

COURT YARDS

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERGREEN HOSPITAL

128TH ST

TOTEM LAKE WAY

TOTEM LAKE PARK

120TH AVENUE

LOWER MALL

carrierjohnson + CULTURE



CONNECTIVITY

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



← INTERIOR CIRCULATION

EVERETT HOSP

128TH ST

TOTEM LAKE WAY

TOTEM LAKE PARK

120TH AVENUE

LOWER MALL

carrierjohnson + CULTURE



GENERAL DATA

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERGREEN HOSPITAL

128TH ST

DATA.

LOT 2

TOTAL UNITS: **251**
AVG. SF: **940 GSF**
GROSS NET RENTABLE: **236,216 GSF**
PARKING: **362 STALLS**
PARKING RATIO: **1.44**
TOTAL COMMERCIAL: **24,635 SF**
AMENITIES: **5,000 GSF**

LOT 1

TOTAL UNITS: **407**
AVG. SF: **920 GSF**
GROSS NET RENTABLE: **380,349 GSF**
TOTAL PARKING: **1015 STALLS**
RESIDENTIAL PARKING: **575 STALLS**
RETAIL PARKING: **440 STALLS**
PARKING RATIO: **1.41**
TOTAL COMMERCIAL: **17,097 SF**
AMENITIES: **5,000 GSF**

TOTEM LAKE PARK

120TH AVENUE

LOWER MALL

carrierjohnson + CULTURE



PLAN DIAGRAM

L1.

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



LOWER MALL

carrierjohnson + CULTURE

PLAN DIAGRAM

L2.

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



PARKING
183 STALLS

EVERGREEN HOSPITAL

128TH ST

CINEMAS
34,371 GSF

2

1

11 UNITS
11,343 GSF

TOTEM LAKE PARK

TOTEM LAKE WAY

PARKING
338 STALLS

120 AVENUE

LOWER MALL

carrierjohnson + CULTURE



L3.

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERGREEN HOSPITAL

128TH ST

45 UNITS
41,870 GSF

PEDESTRIAN CONNECTION

COURTYARD
24,000 GSF

RESIDENTIAL

COURTYARD
14,000 GSF

POOL

POTENTIAL AMENITY SPACE

120 AVENUE

LOWER MALL

1

11 UNITS
11,343 GSF

TOTEM LAKE PARK

PARKING
346 STALLS

12 UNITS
12,212 GSF

carrierjohnson + CULTURE



FAIRFIELD
RESIDENTIAL

PLAN DIAGRAM

L4.

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERGREEN HOSPITAL

128TH ST

52 UNITS
49,216 GSF

2

RESIDENTIAL

1

COURTYARD
14,000 GSF

COURTYARD
14,000 GSF

COURTYARD
14,000 GSF

RESIDENTIAL

COURTYARD
14,000 GSF

POOL

84 UNITS
78,377 GSF

TOTEM LAKE PARK

120 AVENUE

LOWER MALL



FAIRFIELD
RESIDENTIAL

PLAN DIAGRAM

L5-6.

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE



EVERGREEN HOSPITAL

52 UNITS
49,216 GSF

94 UNITS
86,726 GSF

TOTEM LAKE PARK

128TH ST

120TH AVENUE

RESIDENTIAL

RESIDENTIAL

LOWER MALL



FAIRFIELD RESIDENTIAL

carrierjohnson + CULTURE

THE VILLAGE AT TOTEM LAKE

ASSISTED LIVING HOUSE

L7.



EVERGREEN HOSPITAL

92 UNITS
84,231 GSF

50 UNITS
46,695 GSF

TOTEM LAKE PARK

128TH ST

1

RESIDENTIAL

2

RESIDENTIAL

OUTDOOR LOUNGE

OUTDOOR LOUNGE

120 AVENUE

LOWER MALL

carrierjohnson + CULTURE



FAIRFIELD RESIDENTIAL

THE VILLAGE AT TOTEM LAKE

INSPIRATION



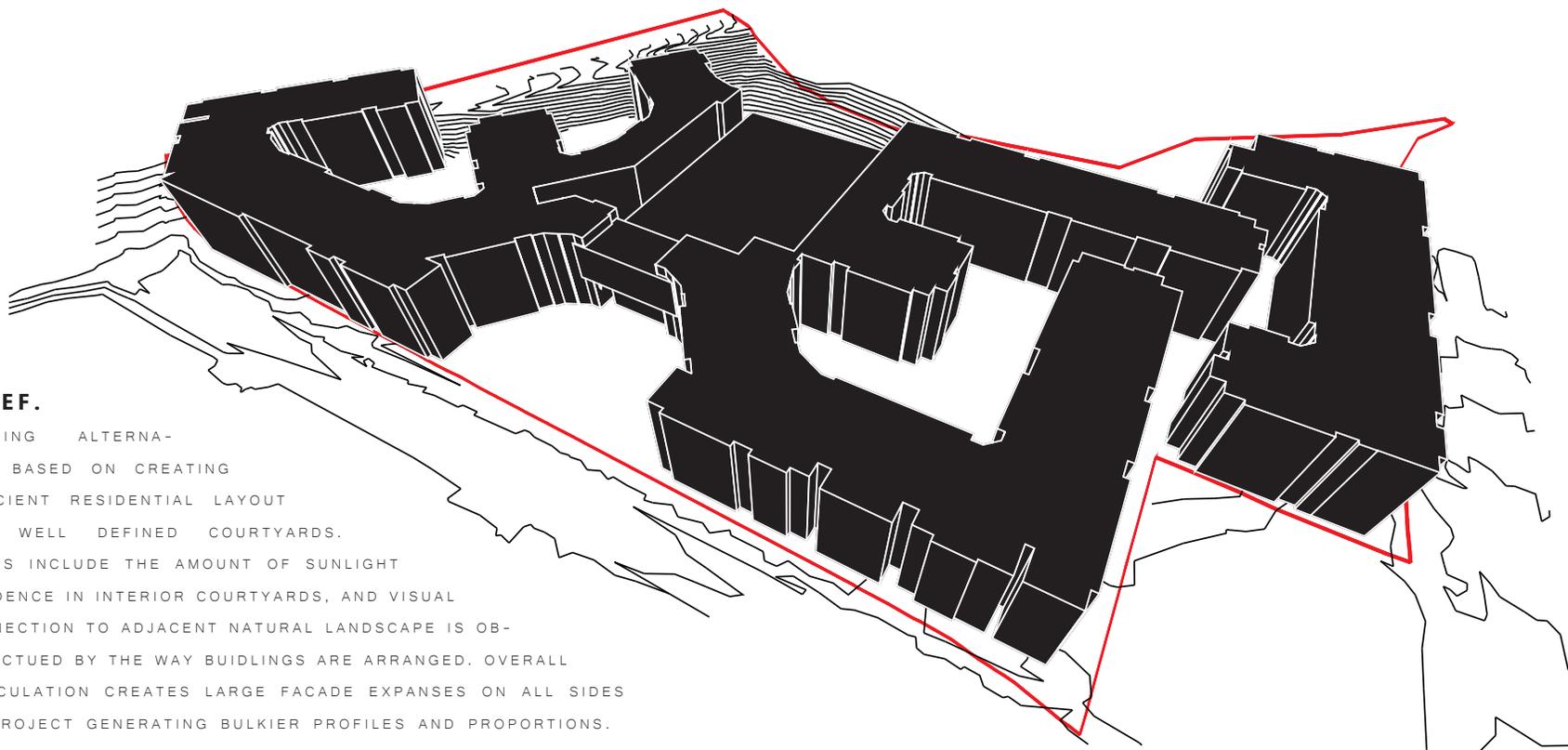
FAIRFIELD
RESIDENTIAL

carrierjohnson + CULTURE

THE VILLAGE AT TOTEM LAKE

MASSING ALTERNATIVE

optA.



BRIEF.

MASSING ALTERNATIVE BASED ON CREATING EFFICIENT RESIDENTIAL LAYOUT AND WELL DEFINED COURTYARDS. LIMITS INCLUDE THE AMOUNT OF SUNLIGHT INCIDENCE IN INTERIOR COURTYARDS, AND VISUAL CONNECTION TO ADJACENT NATURAL LANDSCAPE IS OBSTRUCTED BY THE WAY BUILDINGS ARE ARRANGED. OVERALL ARTICULATION CREATES LARGE FACADE EXPANSES ON ALL SIDES OF PROJECT GENERATING BULKIER PROFILES AND PROPORTIONS.

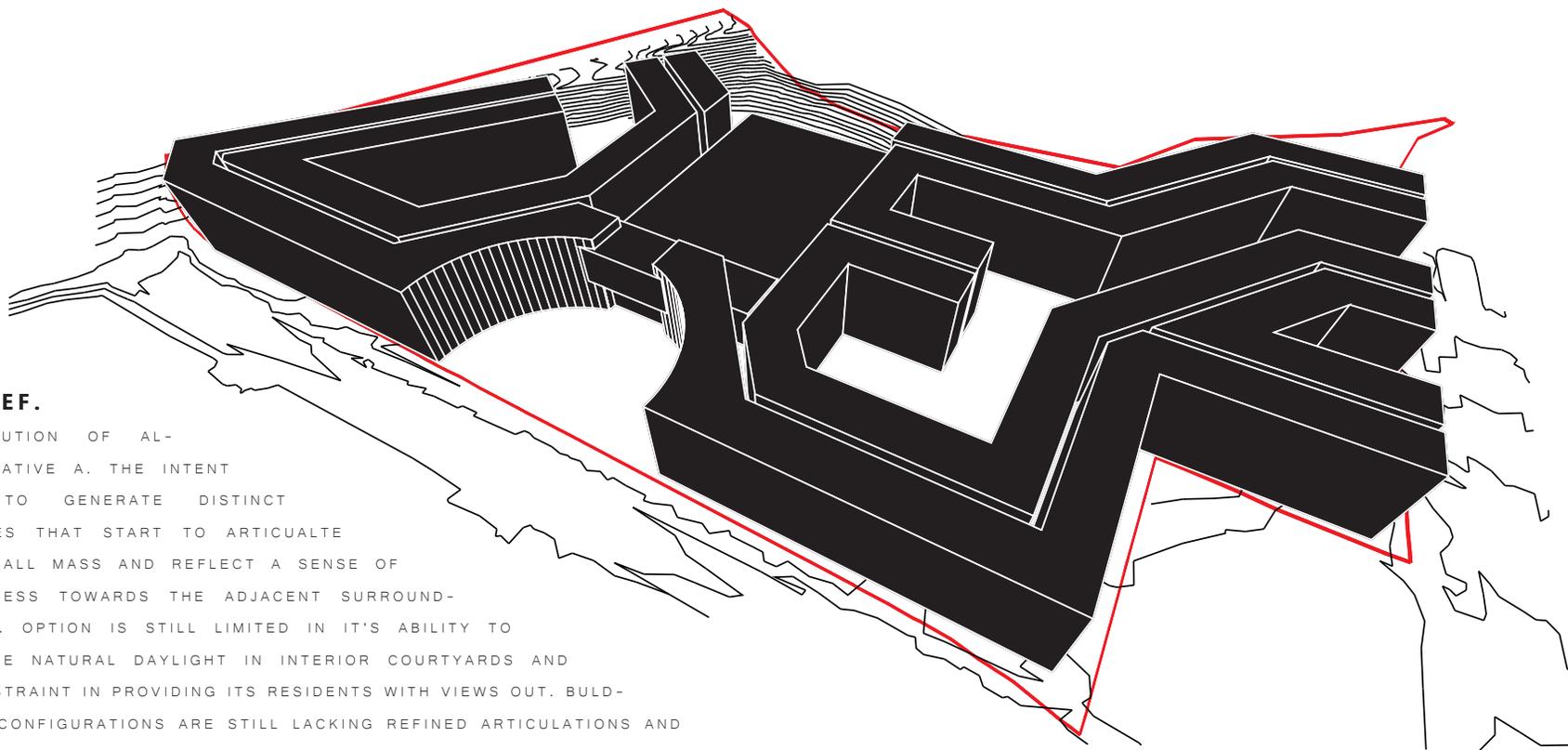


FAIRFIELD
RESIDENTIAL

THE VILLAGE AT TOTEM LAKE

MASSING ALTERNATIVE

optB.



BRIEF.

EVOLUTION OF AL-
TERNATIVE A. THE INTENT
IS TO GENERATE DISTINCT
MOVES THAT START TO ARTICULATE
OVERALL MASS AND REFLECT A SENSE OF
OPENESS TOWARDS THE ADJACENT SURROUND-
INGS. OPTION IS STILL LIMITED IN IT'S ABILITY TO
INVITE NATURAL DAYLIGHT IN INTERIOR COURTYARDS AND
CONSTRAINT IN PROVIDING ITS RESIDENTS WITH VIEWS
OUT. BUILD-
ING CONFIGURATIONS ARE STILL LACKING REFINED ARTICULATIONS AND
APPEAR MASSIVE ON ALL SIDES.

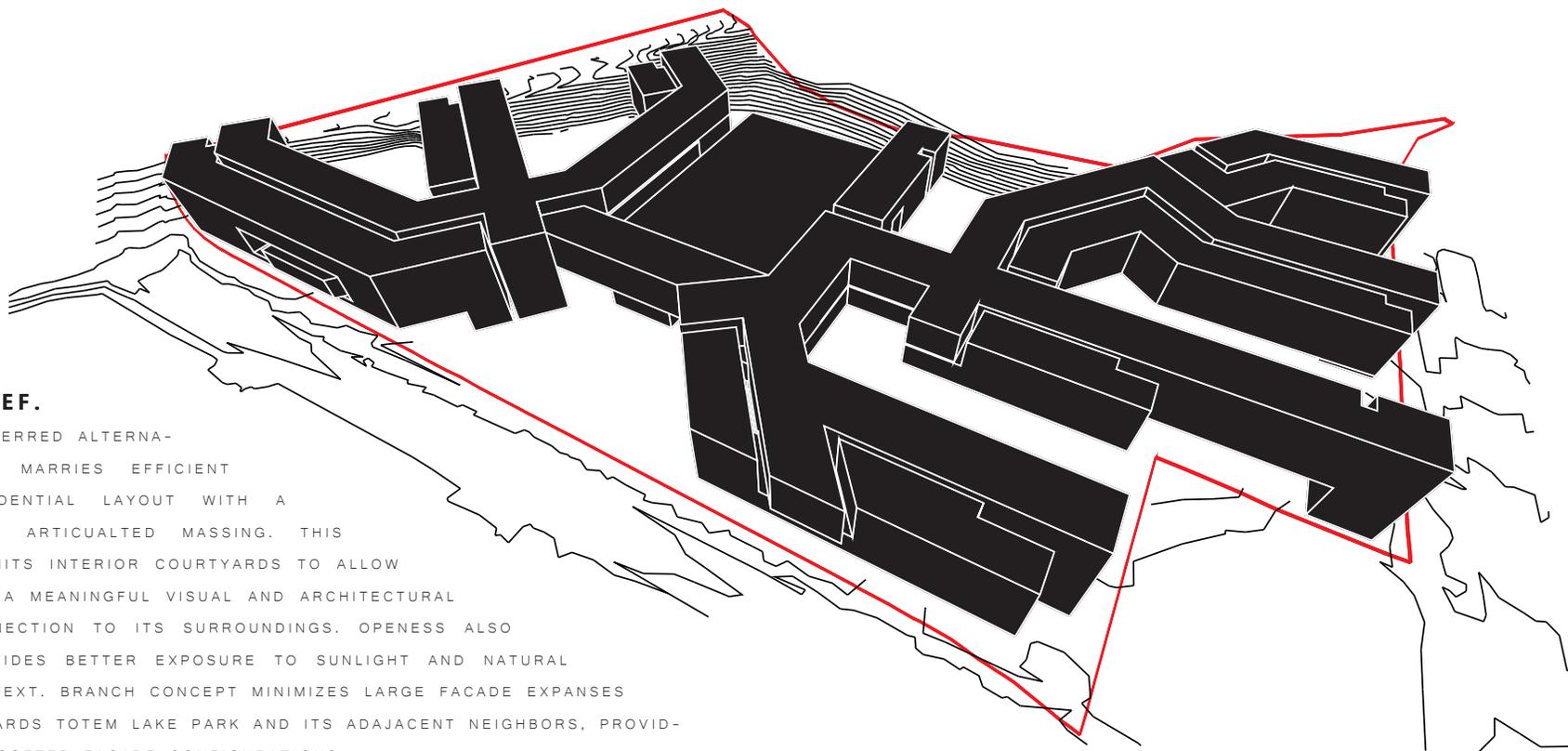


FAIRFIELD
RESIDENTIAL

THE VILLAGE AT TOTEM LAKE

MASSING ALTERNATIVE

optC.



BRIEF.

PREFERRED ALTERNATIVE MARRIES EFFICIENT RESIDENTIAL LAYOUT WITH A WELL ARTICUALTED MASSING. THIS PERMITS INTERIOR COURTYARDS TO ALLOW FOR A MEANINGFUL VISUAL AND ARCHITECTURAL CONNECTION TO ITS SURROUNDINGS. OPENESS ALSO PROVIDES BETTER EXPOSURE TO SUNLIGHT AND NATURAL CONTEXT. BRANCH CONCEPT MINIMIZES LARGE FACADE EXPANSES TOWARDS TOTEM LAKE PARK AND ITS ADAJACENT NEIGHBORS, PROVIDING SOFTER FACADE CONFIGURATIONS.

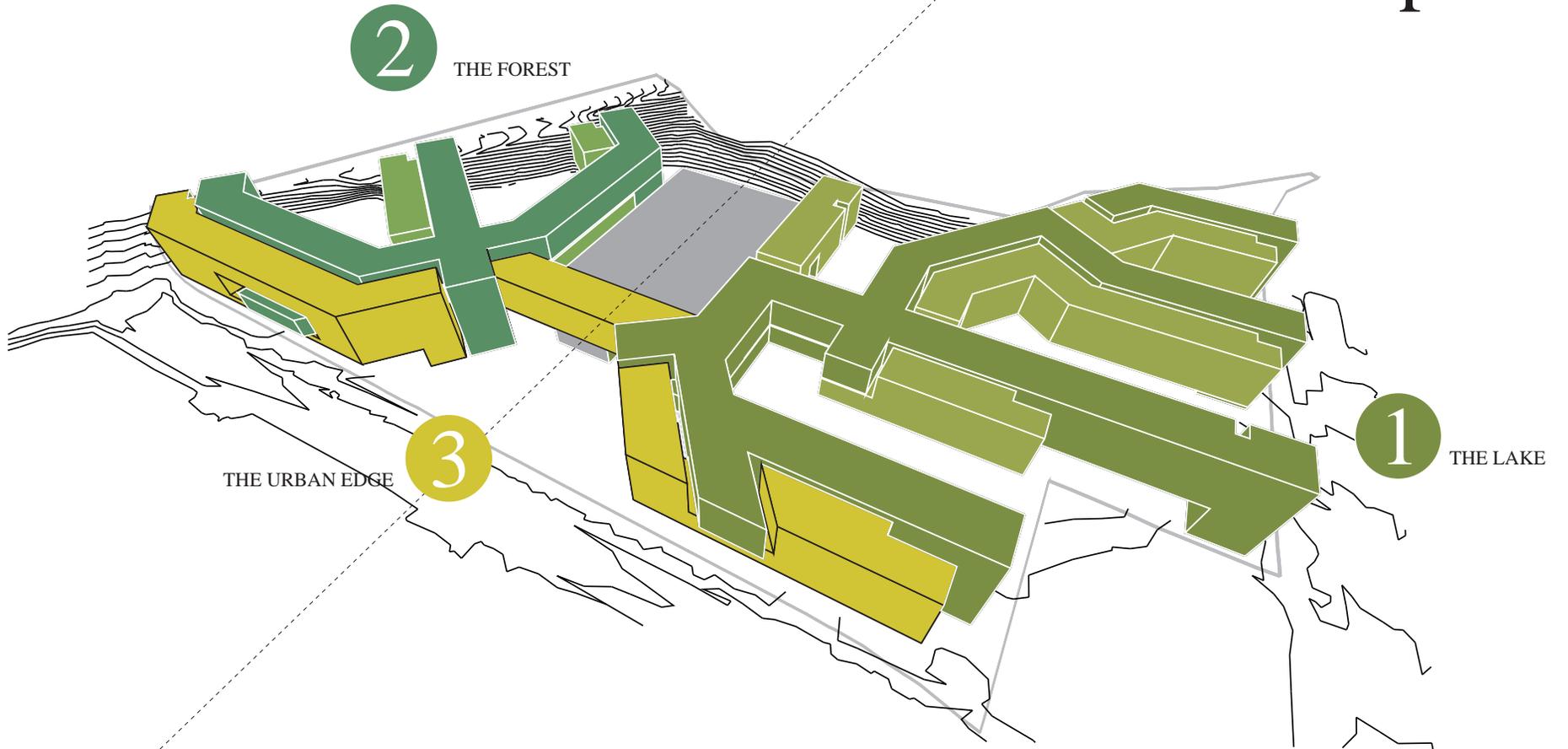


FAIRFIELD
RESIDENTIAL

PREFERRED OPTION

optC.

THE VILLAGE AT TOTEM LAKE

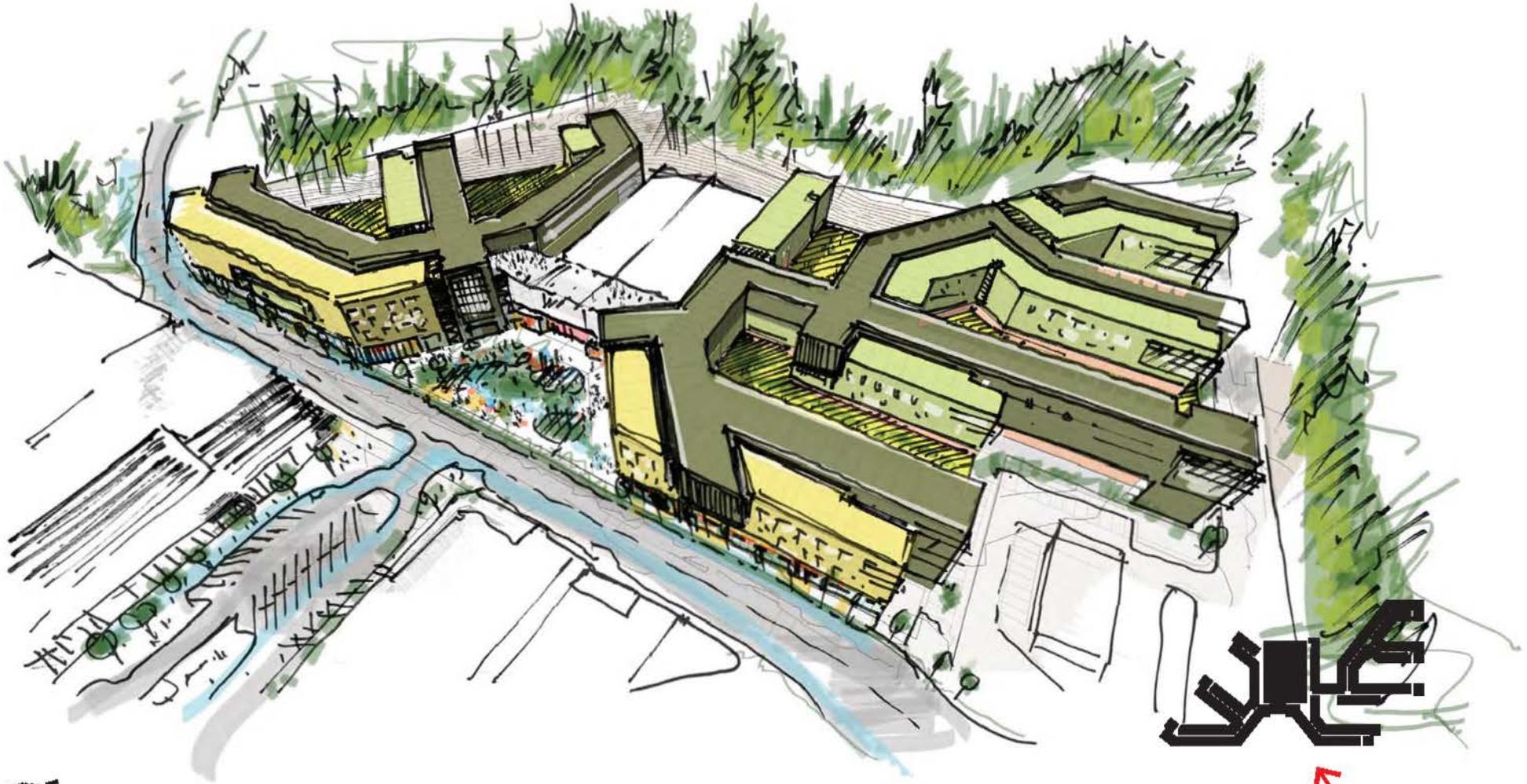


FAIRFIELD
RESIDENTIAL

THE VILLAGE AT TOTEM LAKE

CONCEPTUAL VIEW

VANTAGE POINT.



FAIRFIELD
RESIDENTIAL



THE VILLAGE AT TOTEM LAKE

CONCEPTUAL VIEW

VANTAGE POINT.



FAIRFIELD
RESIDENTIAL

THE VILLAGE AT TOTEM LAKE

TH [REDACTED]



FAIRFIELD
RESIDENTIAL

THE VILLAGE AT TOTEM LAKE

CONCEPTUAL VIEW

THE OVERLOOK.



THE VILLAGE AT TOTEM LAKE

CONCEPTUAL VIEW

120TH AVE.



FAIRFIELD
RESIDENTIAL

carrierjohnson + CULTURE

THE VILLAGE AT TOTEM LAKE

CONCEPTUAL VIEW

120TH AVE.



THE VILLAGE AT TOTEM LAKE

CONCEPTUAL VIEW

THE PLAZA.



FAIRFIELD
RESIDENTIAL

THE VILLAGE AT TOTEM LAKE

CONCEPTUAL VIEW

THE PLAZA.

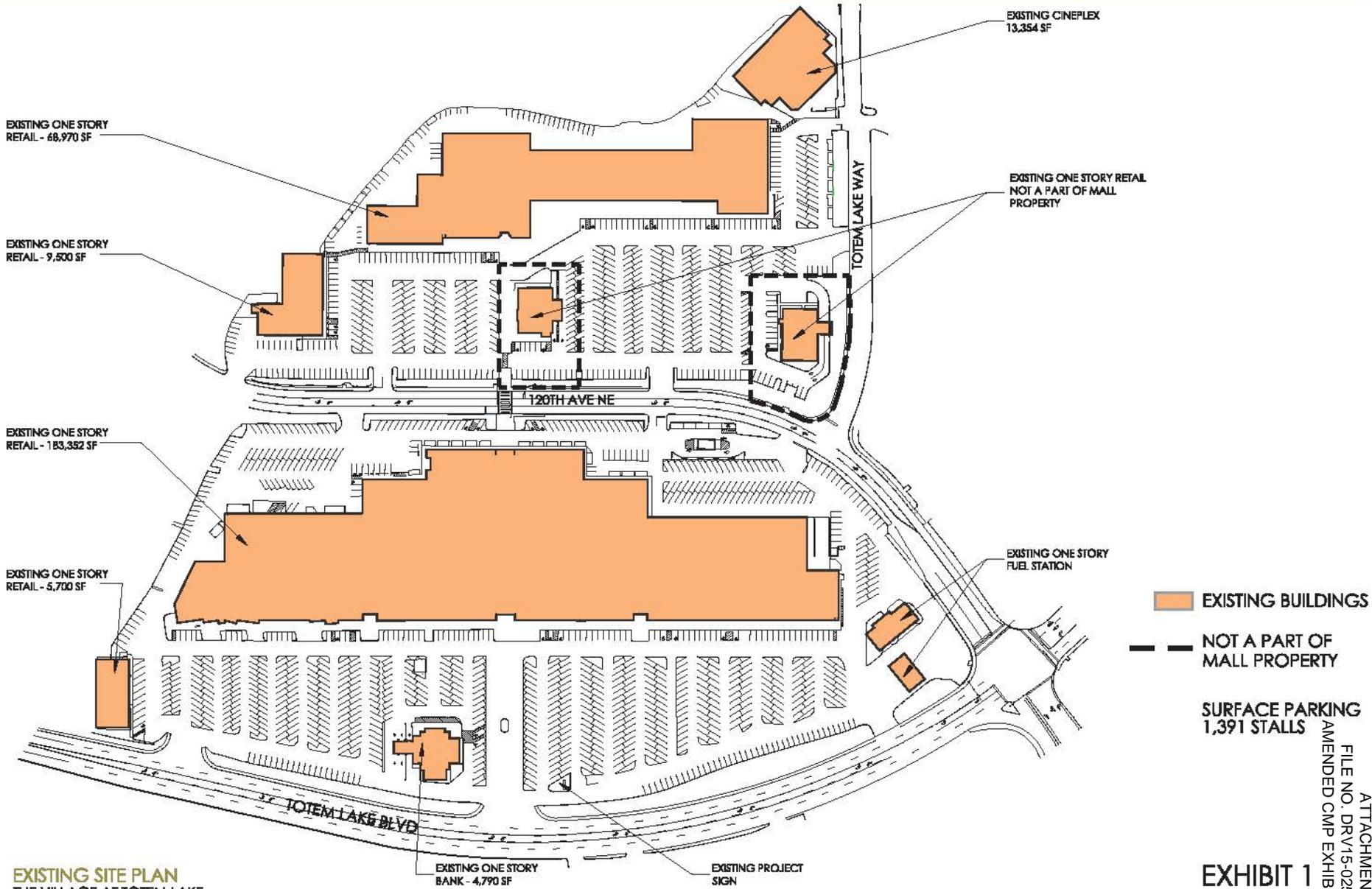


THE VILLAGE AT
TOTEM LAKE

CONCEPTUAL DESIGN REVIEW
12.18.2015



THE VILLAGE AT TOTEM LAKE



EXISTING SITE PLAN
THE VILLAGE AT TOTEM LAKE



EXHIBIT 1

ATTACHMENT 3
FILE NO. DRV/15-02580
AMENDED CMP EXHIBITS