



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Jon Regala, Planning Supervisor
Date: August 5, 2016
File No.: DRV16-00914
Subject: VILLAGE AT TOTEM LAKE PHASE II
DESIGN RESPONSE CONFERENCE – Continued from June 20, 2016

I. MEETING GOALS

At the August 15, 2016 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference for Phase II of the Village at Totem Lake project from June 20, 2016 and provide feedback to the applicant regarding their design response materials. The DRB's feedback should be based on consistency with the design guidelines and conditions found in the Totem Lake Mall Amended Conceptual Master Plan (CMP).

II. BACKGROUND

The subject property is located at 12560 - 12632 120th Avenue NE (see Attachment 1), the 'upper Mall' of the Village at Totem Lake project. The applicant is proposing to demolish the existing buildings and construct a new mixed-used development as the second (and final) phase of the Village at Totem Lake project. This phase of the redevelopment project will consist of approximately:

- 44,197 sq. ft. of retail and restaurant uses
- 35,000 sq. ft. movie theater
- 650 residential units
- 1,393 parking stalls within a parking garage

III. DESIGN RESPONSE CONFERENCE

At the June 20th DRB meeting, the DRB requested that the applicant respond to the items/topics listed below. The applicant has provided a design response based on the DRB's feedback (see Attachment 2). Each item/topic below is followed by a brief summary of the DRB's comments, staff analysis, and the supporting Amended CMP conditions and/or design guidelines.

GENERAL SITE & BUILDING DESIGN

DRB Direction: The DRB discussed the following topics at June 20th meeting:

- Vertical and horizontal modulation techniques to preserve pedestrian scale along 120th Avenue NE and to mitigate the large building expanses.

- Variation of the horizontal datum between the retail and residential levels along 120th Avenue NE.
- Building facade and garage screening east of the Chase Bank building located at the northeast corner of 120th Avenue NE and Totem Lake Way.
- The movie theater design and how it integrates with the public plaza and adjacent buildings.
- The residential component along Totem Lake Way.
- The proposed material palette.

Following their discussion, the DRB provided feedback as follows:

- Revisit the design of the building east of the Chase Bank and address the lack of modulation and large expanse of hardie board material.
- Provide details on the parking garage screening.
- Study further the wedge shape design of the NW building corner, including how this building relates to the approved Phase I building across the street to the west.
- Explore defining and reinforcing the building's top, middle, and bottom using a variety of modulation and building articulation techniques.
- Provide a roof plan.
- Vary the roofline.
- Utilize a variety of materials. Hardie board should be used sparingly.

Staff Analysis/Comments: The proposed site plan is consistent with the site plan layout depicted in the Amended CMP. The site plan focuses on concentrating the density and creating the desired pedestrian-oriented environment along 120th Avenue NE (the new 'main street'), since it has frontage on both the lower and upper Mall, and along the new public plaza. This approach is supported by several design guidelines and conditions in the Amended CMP.

The applicant has responded to the DRB's comments above by providing detailed information regarding the proposed site and building design (see Attachment 2).

As part of the DRB's review, the following topics should be considered:

1. Review the applicant's response to mitigating the building massing. Specific items to consider are:
 - a. Does the proposal respond well to the Phase I buildings? How do the two phases relate to each other?
 - b. Has enough been done with utilizing horizontal and vertical modulation techniques for the building façade along 120th Avenue NE?
 - c. Thoughts on the revised NW building corner design (wedge element removed)?
 - d. Are the changes used to moderate vertical scale of the proposed buildings by clearly defining a building's top, middle, and bottom adequate? Techniques to consider include:
 1. Top: Sloped roofs, strong eave lines, cornice treatments, horizontal trellises, or sunshades, etc.

2. Middle: Windows, balconies, material changes, railings, and similar elements that unify the building design.
3. Bottom: Pedestrian-oriented storefronts, pedestrian-scale building details, awnings, arcades, 'earth' materials such as brick, concrete, stone, etc.

What changes, if any, are necessary for these facades?

- e. Comments on the proposed modulated roofline?
- f. Do the proposed materials, colors, and building articulation reinforce the proposed modulation techniques?
2. Have visible portions of the parking garage been adequately screened, especially in the area near Chase Bank?
3. Provide feedback on the movie theater design as it relates to the adjacent buildings and the public plaza.
4. Overhead weather protection should be varied and located where adjoining a pedestrian walkway. Should the applicant provide an awning plan similar to Phase I?
5. Does the DRB have any comments on the proposed roofscape? On rooftop appurtenance screening?
6. What additional materials does the DRB need in order to conduct additional review of the project design and scale?

Supporting CMP Conditions

- *Buildings fronting the public plaza and along the East/West Connector between Totem Lake Boulevard and 120th Avenue NE shall contain continuous retail frontage except for circulation areas or public amenities that contribute to the pedestrian environment, or as otherwise provided in the next bullet list item below. Design techniques shall be used to prevent the dominance of large single occupant structures.*
- *Uses other than retail, restaurants, taverns, fast food restaurants, cinemas, fitness facilities, spas, entertainment, and banking facilities may be permitted on the ground floor of structures only if the use and location do not compromise the desired pedestrian orientation and character of the development*
- *The Project shall include diverse forms of overhead weather protection where adjoining a pedestrian walkway*
- *Changes of color and materials shall be utilized to help break up the mass of the buildings*
- *Roofscapes shall be considered*

Supporting CMP Guidelines

- Fenestration Patterns. *Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized.*
- Architectural Elements. *Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged. Balconies provide private open space, and help to minimize the vertical mass of structures.*

Residential building facades visible from streets and public spaces should provide balconies of a sufficient depth to appear integrated into the building and not “tacked on”.

- *Building Modulation – Vertical.* *Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.*
- *Building Modulation – Horizontal.* *Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes.*
- *Ornamental and Applied Art.* *Ornament and applied art should be integrated with the structures and the site environment and not haphazardly applied. Significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-created details should be considered in special places.*
- *Color.* *Color schemes should adhere to the guidelines enumerated above. The use of a range of colors compatible with a coordinated color scheme should be encouraged.*
- *Street Corners.* *Property owners and developers should be encouraged to architecturally enhance building corners.*
- *Pedestrian Coverings.* *Awnings or canopies should be required on facades facing pedestrian-oriented sidewalks. A variety of styles and colors should be encouraged on pedestrian-oriented streets, and a more continuous, uniform style encouraged for large developments on entry arterial streets.*
- *“Pedestrian-Friendly” Building Fronts.* *All building fronts should have pedestrian-friendly features, such as transparent or decorative windows, public entrances, murals or artwork, bulletin boards, display windows, seating, or street vendors. Blank walls should be mitigated where feasible using architectural techniques such as recessing the wall with niches, artwork on the surface, or installation of trellises or similar architectural features. Since pedestrians move slowly along the sidewalk, the street level of buildings must be interesting and varied.*

Since the potential exists for large tenants to locate within TL 2, efforts should be made to minimize the impacts of these uses along pedestrian-oriented streets and concourses. Along 120th Avenue NE, buildings should be designed to add vitality along the sidewalk, by providing multiple entrance points to shops, continuous weather protection, outdoor dining, transparency of windows and interactive window displays, entertainment and diverse architectural elements. Ground floor development in TL 2 should be set close to the sidewalk along pedestrian streets and concourses to orient to the pedestrian and provide appropriately-scaled environment.

- *Upper-Story Activities.* *All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged.*
- *Lighting From Buildings.* *All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through*

building-mounted lights, canopy – or awning-mounted lights, and display window lights. Encourage a variety in the use of light fixtures to give visual variety from one building façade to the next. Back-lit or internally-lit translucent awnings should be prohibited.

- *Blank Walls. Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.*

PUBLIC PLAZA DESIGN

DRB Comment: The DRB requested additional details regarding the central public plaza including the proposed pedestrian amenity spaces. The DRB was concerned with the plaza, expressing that its design should be more pedestrian-orientated and appropriately scaled to the pedestrian. The surrounding buildings should be well articulated and modulated to also address the pedestrian nature of the area.

Staff Analysis/Comments: The applicant has provided an updated plaza plan that shows in greater detail the proposed landscaping, fountain, stand-alone building, and other pedestrian amenities (see Attachment 2, pages A11.3 to A11.4). Several perspective drawings of the public plaza have also been provided to clearly show the various plaza components (see Attachment 2, pages A8.4 to A8.7 and A11.7).

The CMP contains a condition requiring a focal point at the eastern terminus of the public plaza. The original design proposed by the previous owner contained an office building at the end of a longer and narrower plaza that served both as a vehicular parking and circulation and public event space to be scheduled yearly (see Attachment 3). As shown by the current proposal, the plaza design has changed significantly. It has been reduced in length and no longer contains vehicular elements.

The DRB should consider and provide feedback on the following items:

1. The public plaza design in terms of scale, landscaping, and pedestrian amenities.
2. Has the design intent for a focal point been achieved with the current plaza design? Does the placement of fountain and façade design of the theater help achieve this goal?

Supporting CMP Conditions

- *Buildings fronting the public plaza and along the East/West Connector between Totem Lake Boulevard and 120th Avenue NE shall contain continuous retail frontage except for circulation areas or public amenities that contribute to the pedestrian environment, or as otherwise provided in Condition 8 below. Design techniques shall be used to prevent the dominance of large single occupant structures.*
- *Create a focal point at the eastern terminus of the public plaza*
- *Identify suitable locations for public amenities, such as art, sculptures, fountains, and benches.*

Supporting CMP Guidelines

- *Pedestrian Connections – Commercial. Developments should have well-defined, safe pedestrian walkways that minimize distances from the public sidewalk and transit facilities to the internal pedestrian system and building entrances.*
- *Pedestrian-Oriented Plazas. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of*

enclosure and safety. Public spaces, such as landscaped and/or furnished plazas and courtyards should be incorporated into the development, and be visible and accessible from either a public sidewalk or pedestrian connection. Primary pedestrian access points to retail development in TL 2 along 120th Avenue NE may be especially effective locations for public plazas.

PEDESTRIAN CONNECTIONS

DRB Comment: The DRB's discussion on this topic was limited. The DRB requested that the applicant explore a pedestrian connection at the north property line (connecting to EvergreenHealth) and at the southeast portion of the property (connecting to Madison House).

Staff Analysis/Comments: An updated pedestrian plan was not submitted prior to the distribution of this packet. The applicant is currently working on finalizing the details of the pedestrian plan and will submit it at the August 15th DRB meeting.

At the meeting, the DRB should review the pedestrian plan for compliance with the KZC and CMP conditions described below. This topic was also addressed in the Amended CMP. Exhibit 3 of the CMP contains the pedestrian circulation plan (see Attachment 4). Conditions were also placed in the CMP that required a number of pedestrian connections to be studied further as part of the appropriate project phase.

The primary pedestrian connection between the upper and lower Mall occurs at the intersection of 120th Avenue NE and the east/west connection and flows into the proposed pedestrian plaza at the upper Mall. This intersection will be a signalized pedestrian crossing.

Of particular interest with the current discussion is the mid-block connection between EvergreenHealth and the Mall project. This connection should be studied further with the design review application for Phase II (upper Mall). Attachment 5 contains additional background on this topic since there were concerns expressed by the EvergreenHealth and by the Mall property owner at the time (DDR) regarding a mid-block connection, safety for pedestrians, property owner liability, and access through a parking garage.

On a related note, a short plat and new assisted living/memory care facility is being proposed on the property east of the Mall (see Attachment 6). As part of the neighboring proposal, the City will be requiring the existing pedestrian easement along the east property line of the Madison House property be modified from its current location to terminate at a point near the southeast property line of the Village at Totem Lake project. The reason for the modification is due to the steep slope condition on the southern portion of the Madison House property. Attachment 7 contains the most recent information regarding the pedestrian connection location.

The DRB should provide feedback on the EvergreenHealth and Madison House pedestrian connection.

Supporting Zoning Code Regulations

Pursuant to Kirkland Zoning Code Section 55.19.3, the applicant shall install at least one through-block pathway pursuant to the standards in KZC 105.19 from Totem Lake Boulevard to 120th Avenue NE, between the upper and lower portions of TL 2 and within TL 2 where necessary to strengthen pedestrian connections to streets between buildings, parking areas, and public spaces. Pedestrian connections to surrounding uses, including the Transit Center, the EvergreenHealth campus, and to the TL 1 zone shall also be provided.

KZC 105.2.d also requires pedestrian walkways connecting to adjacent properties. The location for the access points to adjacent lots should be coordinated with existing and planned development to provide convenient pedestrian links between developments. Where there are topographic changes in elevation between properties, stairs or ramps should be provided to make the pedestrian connection.

Supporting CMP Condition

- *A pedestrian pathway on the Mall property connecting with the approved pedestrian connection on the Evergreen Hospital property, adjacent to the transit center.*

Supporting CMP Guidelines

- *Sidewalk Width – Movement Zone. A sidewalk should support a variety and concentration of activity yet avoid overcrowding and congestion. The average sidewalk width should be between 10' and 18'. New buildings on pedestrian oriented streets should be set back a sufficient distance to provide at least 10' of sidewalk. If outdoor dining, seating, vending or displays are desired, an additional setback is necessary. New development in TL 2 should provide sidewalks at the recommended width, to contribute to the pedestrian-orientation of new development. Public gathering places, such as pedestrian-oriented plazas linked to the sidewalk, should be encouraged.*
- *Sidewalk Width – The Storefront Activity Zone. New buildings should be set back a sufficient distance from the front property line a minimum of 10' to allow enough room for pedestrian movement. Wider setbacks should be considered to accommodate other sidewalk uses that would benefit businesses and the pedestrian environment. Lighting and special paving of the storefront activity zone are also beneficial.*
- *Lighting From Buildings. All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy – or awning-mounted lights, and display window lights. Encourage a variety in the use of light fixtures to give visual variety from one building façade to the next. Back-lit or internally-lit translucent awnings should be prohibited.*
- *Pedestrian Connections – Commercial. Developments should have well-defined, safe pedestrian walkways that minimize distances from the public sidewalk and transit facilities to the internal pedestrian system and building entrances.*
- *Pathway Width. Design all major pedestrian pathways to be at least 8' wide. Other pathways with less activity can be 6' wide. Through-site connections from street to street, between the upper and lower portions of TL 2, and within TL 2 are needed to provide convenient pedestrian mobility, and to contribute to the village-like character desired for TL 2. Pedestrian connections to surrounding related uses, such as the hospital campus and transit center should also be provided.*

LANDSCAPING

DRB Comment: The DRB requested a creative landscape plan that considers a variety of colors, species, and long term viability given the purpose of the landscaping.

Staff Analysis/Comments: The DRB should review the applicant's landscape plan for consistency with the CMP conditions and guidelines described below. Landscape species should be appropriate to Kirkland and context of the site.

Supporting CMP Condition

Provide a conceptual landscape plan, with performance standards/goals, that show trees in the following areas:

- *Pedestrian walkway along western frontage of lower Mall;*
- *120th Avenue NE and the public plaza;*
- *Totem Lake Boulevard fronting the Autozone store;*
- *Lower Mall parking lot; and*
- *Landscaping or other design features on the top level of parking structures*

Supporting CMP Guidelines

- *Street Trees. Street trees within this area [TL 2] should be selected to achieve the varying objectives of the district. Some preliminary ideas for a street tree planning plan are:*
 - *120th Avenue NE. South of NE 128th Street, choose street trees that will emphasize the pedestrian connection between the upper and lower mall, such as the use of larger trees at crossings and major points of entry. Choose spacing and varieties to create a plaza-like character to encourage pedestrian activity. Trees in planters and colorful flower beds will soften the area for pedestrians but allow visual access to adjoining businesses.*
- *Landscaping. The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens. The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults.*
- *Natural Features. An important goal in the Totem Lake Neighborhood Plan is to establish a "greenway" extending in an east/west direction across the neighborhood. Portions of the greenway follow totem Lake Boulevard, along the western boundary of TL 2. Properties abutting the designated greenbelt should be landscaped with materials that complement the natural areas of the greenway where possible.*

IV. KEY ZONING REGULATIONS

The subject property is zoned TL 2. The following regulations are important to point out as they form the basis of any new development on the site.

- A. Lot Coverage. TL 2 zoning regulations allow for 80% lot coverage.

Staff Comment: Updated lot coverage calculations should be submitted as the site and landscape plans are being refined. Lot coverage should be calculated as a percentage the total area of the upper and lower Mall. Compliance with this requirement will be finalized with the building permit review for the project.

- B. Height. The maximum height allowed in the TL 2 zone ranges from 90' to 135' above average building elevation. Building height may exceed 90' if approved through the CMP; provided that no more than 10% of the gross site area included within the CMP may have the increased building height. The increased building height may not exceed 135' above average building elevation.

Staff Comment: Preliminary height calculations show that the proposed buildings are no taller than 79.17' above average building elevation (ABE). Additional information based on the topographic survey is needed and compliance with the height requirement will be finalized with the building permit review for the project.

- C. Parking: Parking for the Mall project will be based on a parking demand study to be provided by the applicant.

Staff Comment: Staff has not yet evaluated the parking requirements for the proposed project.

- D. Wetland: Under current City regulations, a small Type III wetland has been identified and delineated at the northeastern portion of the upper Mall (see Attachment 2, Sheet T0.5). The subject property is located in a primary basin as designated by the KZC.

Staff Comment: A Type III wetland located in a primary basin is required a 50' buffer. An additional 10' buffer setback is required. Only minor improvements would be allowed within the 10' buffer setback. Minor improvements include: walkways, pedestrian bridges, benches, and similar features. Driveways are not considered a minor improvement. The applicant's proposal does not comply with the required wetland buffer and buffer setback requirements and it should be redesigned to comply.

Another option is to apply for a buffer reduction through enhancement. Through this process, a wetland buffer may be reduced by no more than 1/3 of the standard buffer width if the criteria in KZC 90.60 are met. If this option is desired by the applicant, the applicant should refer to KZC 90.60 and meet with the project planner to go over the details associated with this approach.

The applicant should inform the City as to their approach on this topic.

- E. Tree Retention. The applicant has submitted an updated Tree Retention Plan for review by the City (see Attachment 8).

Staff Comment: The City's Urban Forester will conduct a review of the applicant's Tree Retention Plan and provide feedback to staff. This review is anticipated to be completed towards the end of August.

V. PUBLIC COMMENT

Prior to the finalization and distribution of this staff memo, no public comment was received.

VI. ATTACHMENTS

1. Vicinity Map
2. Applicant's Design Response Packet
3. Original Plaza Design
4. CMP Exhibit 3 (Pedestrian Circulation)
5. EvergreenHealth Pedestrian Connection Background Memo
6. Madison House Map
7. Madison House Pedestrian Connection
8. Tree Retention Plan

THE VILLAGE AT

TOTEM LAKE

DESIGN RESPONSE CONFERENCE

08.01.2016



FAIRFIELD
RESIDENTIAL

carrierjohnson + CULTURE

PROJECT LOCATION



PROJECT TEAM

OWNER
 CENTERCAL PROPERTIES, LLC
 1600 East Franklin Avenue
 El Segundo, CA 90245
 Tel: 310.563.6900
 E: rbeason@centercal.com
 Contact: Rick Beason

DEVELOPER
 FAIRFIELD RESIDENTIAL
 5510 Morehouse Drive, Suite 200
 San Diego, CA 92121
 Tel: 619.787.6100
 E: bhayes@ffres.com
 Contact: Brendan Hayes

ARCHITECT
 CARRIER JOHNSON + CULTURE
 1301 Third Ave.
 San Diego, CA 92101
 Tel: 619.239.2353
 Fax: 619.239.6227
 E: cce@carrierjohnson.com
 Contact: Claudia Escala

CIVIL ENGINEER
 BARGHAUSEN CONSULTING
 ENGINEERS, INC
 18215 72nd Avenue South
 Kent, WA 98032
 Tel: 425.251.6222
 Contact: James Pullicino

LANDSCAPE ARCHITECT
 ANIL VERMA ASSOCIATES, INC
 444 South Flower Street, Suite 1688
 Los Angeles, CA 90071
 Tel: 213.624.6908
 Contact: Jim Keenan

DRAWING INDEX

T0.1	PROJECT LOCATION, DATA SUMMARY	A8.3	PERSPECTIVE 3
T0.2	DEVELOPMENT SUMMARY LOT 1	A8.4	PERSPECTIVE 4
T0.3	DEVELOPMENT SUMMARY LOT 2	A8.5	PERSPECTIVE 5
T0.4	VICINITY MAP-SURROUNDING PARCELS	A8.6	PERSPECTIVE 6
T0.5	TOPOGRAPHIC SURVEY	A8.7	PERSPECTIVE 7
		A8.8	PERSPECTIVE 8
A1.0	SITE PLAN	A9.0	COLORS & MATERIALS PALETTE
A2.0	LEVEL 1	A9.1	MATERIAL BOARD
A2.1	LEVEL 2	A9.2	DESIGN/DETAIL CONCEPTS
A2.2	LEVEL 3		
A2.3	LEVEL 4	A10.1	LANDSCAPE INSPIRATION
A2.4	LEVEL 5	A10.2	LANDSCAPE PODIUM LOT 1
A2.5	LEVEL 6	A10.3	LANDSCAPE PODIUM LOT 2
A2.6	LEVEL 7		
A6.1	NORTH PROJECT ELEVATION	A11.1	DRB RESPONSE #1
A6.2	EAST PROJECT ELEVATION	A11.2	DRB RESPONSE #2
A6.01	ENLARGED NORTH 1	A11.3	DRB RESPONSE #3
A6.02	ENLARGED NORTH 2	A11.4	DRB RESPONSE #4
A6.03	ENLARGED NORTH 3	A11.5	DRB RESPONSE #5
A6.04	ENLARGED EAST 1	A11.6	DRB RESPONSE #6
A6.05	ENLARGED EAST 2	A11.7	DRB RESPONSE #7
		A11.8	DRB RESPONSE #8
		A11.9	DRB RESPONSE #9
A7.1	BUILDING SECTION 1 + SECTION 2	A11.10	DRB RESPONSE #10
A7.2	BUILDING SECTION 3 + SECTION 4	A11.11	DRB RESPONSE #11
A7.3	SECTION LOCATION SITE PLAN	A11.12	DRB RESPONSE #12
A7.4	WALL SECTION 1	A11.13	LEVEL HEIGHT CALCULATION
A7.5	WALL SECTION 2	A11.14	SITE AREA CALCULATION
A7.6	WALL SECTION 3	A11.15	TREE RETENTION PLAN
A7.7	WALL SECTION 4		
A7.8	WALL SECTION 5		
A7.9	WALL SECTION 6		
A7.10	WALL SECTION 7		
A7.11	WALL SECTION 8		
A8.1	PERSPECTIVE 1		
A8.2	PERSPECTIVE 2		

TOTEM LAKE DATA SUMMARY

8/4/2016

PARKING	PARKING (Residential)	COMMERCIAL
Lot 1 315,768 sf	Lot 1 603	Lot 1 24,728 sf
Lot 2 221,454 sf	Lot 2 372	Lot 2 25,185 sf
537,222 sf	975	49,913 sf
NET RENTABLE	PARKING RATIO (Residential)	PARKING (Commercial)
Lot 1 382,440 sf	Lot 1 1.5	Lot 1 412 Cars
Lot 2 241,713 sf	Lot 2 1.5	
624,153 sf	1.5	
LEASING	UNITS	THEATRE
Lot 1 2,040 sf	Lot 1 402	Level 1 - Entry 2,083 sf
Lot 2 1,807 sf	Lot 2 248	Level 3 38,120 sf
3,847 sf	650	40,203 sf
TOTAL GSF	PROJECT FAR	
Lot 1 839,217 sf	GSF 1,379,292 sf	
Lot 2 499,872 sf	Site Area 432,584 sf	
1,379,292 sf	3.19	

content PROJECT LOCATION/DATA. DRAWING INDEX. / project 5638.00 / date 08.01.2016

DEVELOPMENT SUMMARY LOT 1

TOTEM LAKE LOT 1

8/4/2016

Level	Use	GFA	Core	Net Leasable	FAR
Lvl 1	Totals	138,500 sf	3,473 sf	8,484 sf	138,500 sf
	Parking	99,775 sf			
	Commercial	24,728 sf			
	Residential	8,484 sf			
	Leasing	2,040 sf			
	Core	3,473 sf			
Lvl 2	Totals	140,362 sf	19,516 sf	21,632 sf	140,362 sf
	Parking	96,200 sf			
	Residential	21,632 sf			
	Core	19,516 sf			
	Fitness	3,014 sf			
Lvl 3	Totals	149,844 sf	8,784 sf	19,842 sf	149,844 sf
	Parking	119,793 sf			
	Residential	19,842 sf			
	Core	8,784 sf			
	Fitness Mez.	1,425 sf			
Lvl 4	Totals	102,107 sf	19,178 sf	82,000 sf	102,107 sf
	Residential	82,000 sf			
	Core	19,178 sf			
	Dog Wash	929 sf			
	Open Space	48,136 sf			
Lvl 5	Totals	102,184 sf	17,839 sf	84,345 sf	102,184 sf
	Residential	84,345 sf			
	Core	17,839 sf			
Lvl 6	Totals	102,184 sf	17,839 sf	84,345 sf	102,184 sf
	Residential	84,345 sf			
	Core	17,839 sf			
Lvl 7	Totals	104,036 sf	19,718 sf	81,792 sf	104,036 sf
	Residential	81,792 sf			
	Core	19,718 sf			
	Club House	2,526 sf			
	Total Commercial	24,728 sf		24,728 sf	
	Total Residential	382,440 sf		382,440 sf	
	Total Parking	315,768 sf			
	Total GSF Above Grade	839,217 sf			

Unit Mix

Levels	Studio	1 BD/1 BA	2 BD/2 BA	3 BD/2 BA	Total
	27.6%	37.6%	34.8%	0.0%	
7	27	30	30	0	87
6	27	31	31	0	89
5	27	31	31	0	89
4	26	31	29	0	86
3	2	10	8	0	20
2	2	12	8	0	22
1	0	6	3	0	9
				TOTAL	402

Average Unit Size	951 sf				
Percent	27.6%	37.6%	34.8%	0.0%	100%

	Studio	1 Bed	2 Bed	3 Bed	Total
Total	111	151	140	0	402
Avg.	650 sf	856 sf	1,252 sf	0 sf	

Parking

Parking	moto	tandem	standard	ADA	
L1 (Commercial Only)	0	0	224	5	229
L1 (Leasing)	0	0	4	1	5
L1 (Residential)	0	0	39	2	41
L2 (Residential)	0	0	222	5	227
L3 (Residential)	0	0	328	7	335
Total					603

Total Commercial	223
Total Residential	603
TOTAL	826
Parking Ratio (Residential)	1.50

ADA (Residential)	2%	14
-------------------	----	----

Height Diagram

Sectional Diagram		
Parpaet		3 ft
1 7		10 ft 0 in
1 6		10 ft 0 in
1 5		10 ft 0 in
1 4		10 ft 0 in
1 3		11 ft 0 in
1 2		11 ft 0 in
1 1		20 ft 0 in

# Ground Lvl 1	1		
# Level 2	1		
# Level 3	1		
# Level 4	1		
# Level 5	1		
# Level 6	1		
# Level 7	1		
# Total Floors	7	85 ft	0 in

Total Height	85.00 ft
---------------------	-----------------

DEVELOPMENT SUMMARY LOT 2

TOTEM LAKE LOT 2 **8/4/2016**

Level	Use	GFA	Core	Net Leasable	FAR
Lvl 1	Totals	137,949 sf	2,308 sf	25,185 sf	29,300 sf
	Parking	108,649 sf			
	Commercial	25,185 sf			
	Leasing	1,807 sf			
	Core	2,308 sf			
Lvl 2	Totals	136,081 sf	8,774 sf	13,000 sf	21,774 sf
	Parking	112,805 sf			
	Residential	13,000 sf			
	Core	8,774 sf			
	Fitness	1,502 sf			
Lvl 3	Totals	55,723 sf	9,736 sf	45,207 sf	55,723 sf
	Residential	45,207 sf			
	Dog Wash	780 sf			
	Core	9,736 sf			
	Open Space	25,956 sf			
Lvl 4	Totals	56,053 sf	10,779 sf	45,274 sf	56,053 sf
	Residential	45,274 sf			
	Core	10,779 sf			
Lvl 5	Totals	57,318 sf	10,871 sf	46,447 sf	57,318 sf
	Residential	46,447 sf			
	Core	10,871 sf			
Lvl 6	Totals	57,318 sf	10,871 sf	46,447 sf	57,318 sf
	Residential	46,447 sf			
	Core	10,871 sf			
Lvl 7	Totals	56,748 sf	10,196 sf	45,338 sf	55,534 sf
	Residential	45,338 sf			
	Core	10,196 sf			
	Club House	1,214 sf			

Total Commercial	25,185 sf	25,185 sf
Total Residential	241,713 sf	241,713 sf
Total Parking	221,454 sf	

Total GSF Above Grade	499,872 sf
------------------------------	-------------------

Unit Mix

Levels	Studio	1 BD/1 BA	2 BD/2 BA	3 BD/2 BA	Total
	15.3%	48.0%	31.5%	5.2%	
7	6	23	14	3	46
6	6	23	15	3	47
5	6	23	15	3	47
4	7	23	15	2	47
3	7	22	15	2	46
2	6	5	4	0	15
1	0	0	0	0	0
TOTAL					248

Average Unit Size 975 sf

Percent 15.3% 48.0% 31.5% 5.2% 100%

	Studio	1 Bed	2 Bed	3 Bed	Total
Total	38	119	78	13	248

Avg. 634 sf 846 sf 1,243 sf 1,414 sf

Parking

Parking	moto	tandem	standard	ADA	
L1 (Commercial Only)	0	0	185	4	189
L1 (Leasing)	0	0	4	1	5
L1 (Residential)	0	0	28	1	29
L2 (Residential)	0	0	336	7	343
Total					372

	Total Commercial	189
	Total Residential	372
	TOTAL	561
Parking Ratio (Residential)		1.50

ADA (Residential) 2% 8

Height Diagram

Sectional Diagram		
Parapet		3 ft
1 7		10 ft 0 in
1 6		10 ft 0 in
1 5		10 ft 0 in
1 4		10 ft 0 in
1 3		11 ft 0 in
1 2		11 ft 0 in
1 1		20 ft 0 in

# Ground Lvl 1	1	
# Level 2	1	
# Level 3	1	
# Level 4	1	
# Level 5	1	
# Level 6	1	
# Level 7	1	
# Total Floors	7	85 ft 0 in

Total Height 85.00 ft



FAIRFIELD
RESIDENTIAL

content VICINITY MAP / project 5638.00 / date 08.01.2016

T0.4 17
carrierjohnson + CULTURE

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVAL AND REPLACING ALL SURVEY MONUMENTS THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. PURSUANT TO WAC 332-120, APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 900-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1171 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98540-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

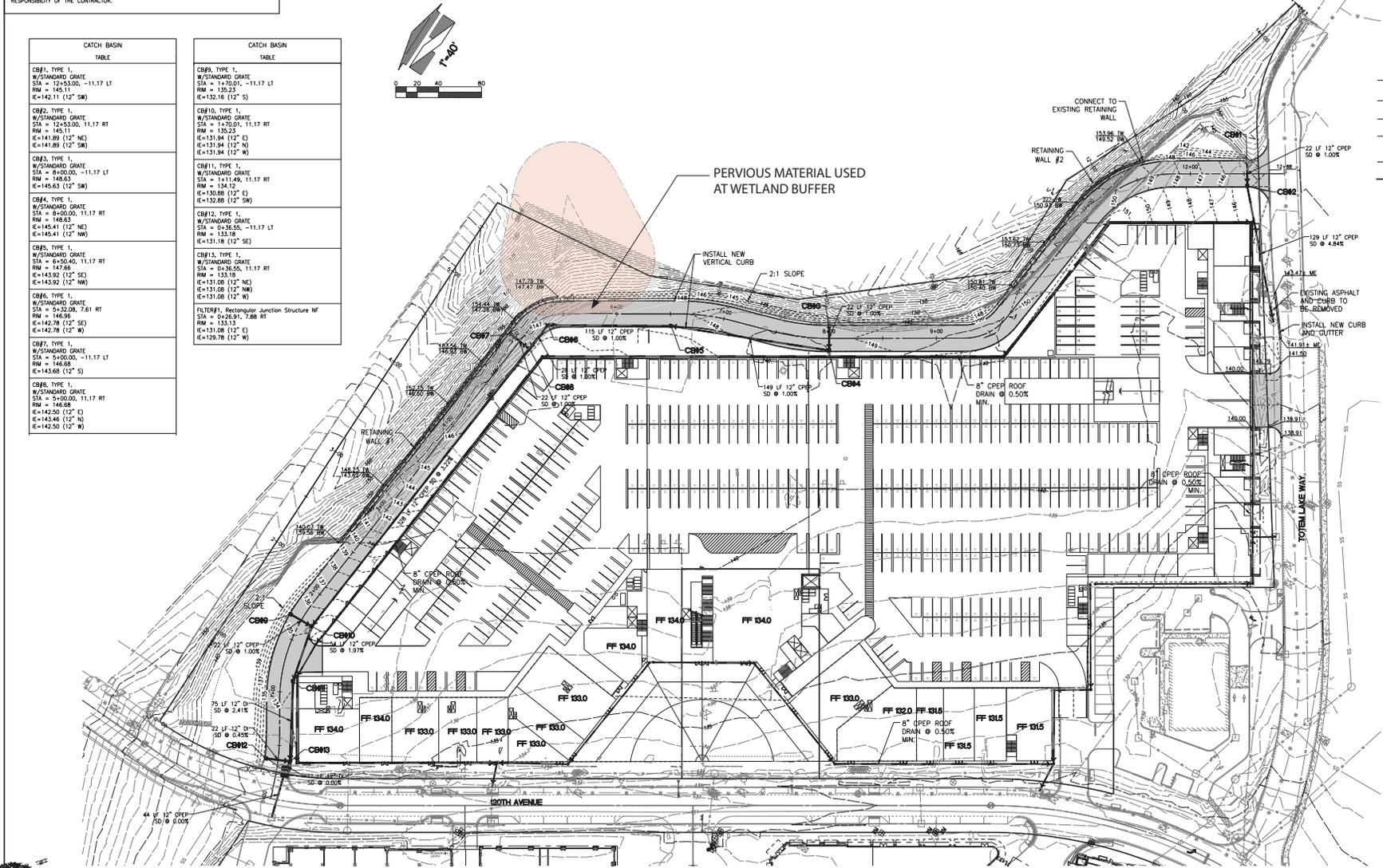
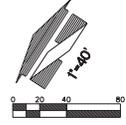
CALL BEFORE YOU DIG:
1-800-424-5555

GRADING AND DRAINAGE PLAN

FOR
THE VILLAGE AT TOTEM LAKE UPPER MALL SITE
A PORTION OF THE SE1/4 + SW1/4, OF THE NW1/4 OF SEC. 28,
AND A PORTION OF THE NW1/4 + NE1/4, OF THE SW1/4 OF SEC. 28,
TWP. 26 N, RANGE 5 EAST, W. M.
CITY OF KIRKLAND, KING COUNTY, STATE OF WASHINGTON

CAUTION
UTILITY CONFLICT NOTE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POLOING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES AT LOCATIONS OF NEW UTILITIES CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARRHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CATCH BASIN	CATCH BASIN
TABLE	TABLE
<p>CB#1, TYPE 1, W/STANDARD GRATE STA = 12453.00, -11.17 LT RM = 145.11 E=142.11 (12' SW)</p>	<p>CB#9, TYPE 1, W/STANDARD GRATE STA = 1470.01, -11.17 LT RM = 135.23 E=132.16 (12' S)</p>
<p>CB#2, TYPE 1, W/STANDARD GRATE STA = 12453.00, 11.17 RT RM = 145.11 E=141.89 (12' NE) E=141.89 (12' SW)</p>	<p>CB#10, TYPE 1, W/STANDARD GRATE STA = 1470.01, 11.17 RT RM = 135.23 E=131.84 (12' E) E=131.84 (12' W) E=131.84 (12' W)</p>
<p>CB#3, TYPE 1, W/STANDARD GRATE STA = 8400.00, -11.17 LT RM = 148.63 E=145.63 (12' SW)</p>	<p>CB#11, TYPE 1, W/STANDARD GRATE STA = 14174.00, 11.17 RT RM = 134.12 E=132.88 (12' E) E=132.88 (12' SW)</p>
<p>CB#4, TYPE 1, W/STANDARD GRATE STA = 8400.00, 11.17 RT RM = 148.63 E=145.41 (12' NE) E=145.41 (12' NW)</p>	<p>CB#12, TYPE 1, W/STANDARD GRATE STA = 14174.00, -11.17 LT RM = 133.18 E=131.18 (12' SE) E=131.18 (12' W)</p>
<p>CB#5, TYPE 1, W/STANDARD GRATE STA = 6450.40, 11.17 RT RM = 147.66 E=143.92 (12' SE) E=143.92 (12' NW)</p>	<p>CB#13, TYPE 1, W/STANDARD GRATE STA = 14174.00, 11.17 RT RM = 133.18 E=132.88 (12' E) E=131.08 (12' NW) E=131.08 (12' W)</p>
<p>CB#6, TYPE 1, W/STANDARD GRATE STA = 5430.06, 7.61 RT RM = 146.69 E=142.78 (12' SE) E=142.78 (12' W)</p>	<p>FF#1, Rectangle Junction Structure NF STA = 14295.50, 7.68 RT RM = 133.13 E=131.08 (12' E) E=129.78 (12' W)</p>
<p>CB#7, TYPE 1, W/STANDARD GRATE STA = 5400.00, -11.17 LT RM = 146.69 E=143.68 (12' S)</p>	
<p>CB#8, TYPE 1, W/STANDARD GRATE STA = 5400.00, 11.17 RT RM = 146.69 E=142.50 (12' E) E=143.46 (12' W) E=142.50 (12' W)</p>	



GRADING AND DRAINAGE PLAN

JOB NUMBER: 17301
SHEET: C2 5

DATE: 08/02/2016

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

FOR: CENTRAL PROPERTIES, LLC
1600 EAST FRANKLIN AVENUE
EL SEGUNDO, CA 90245

SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=4'

DATE: 08/02/2016

18015 7TH AVENUE SOUTH
KENT, WA 98032
(425)251-6222 FAX
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

BARRHAUSEN CONSULTING ENGINEERS, INC.



FAIRFIELD
RESIDENTIAL