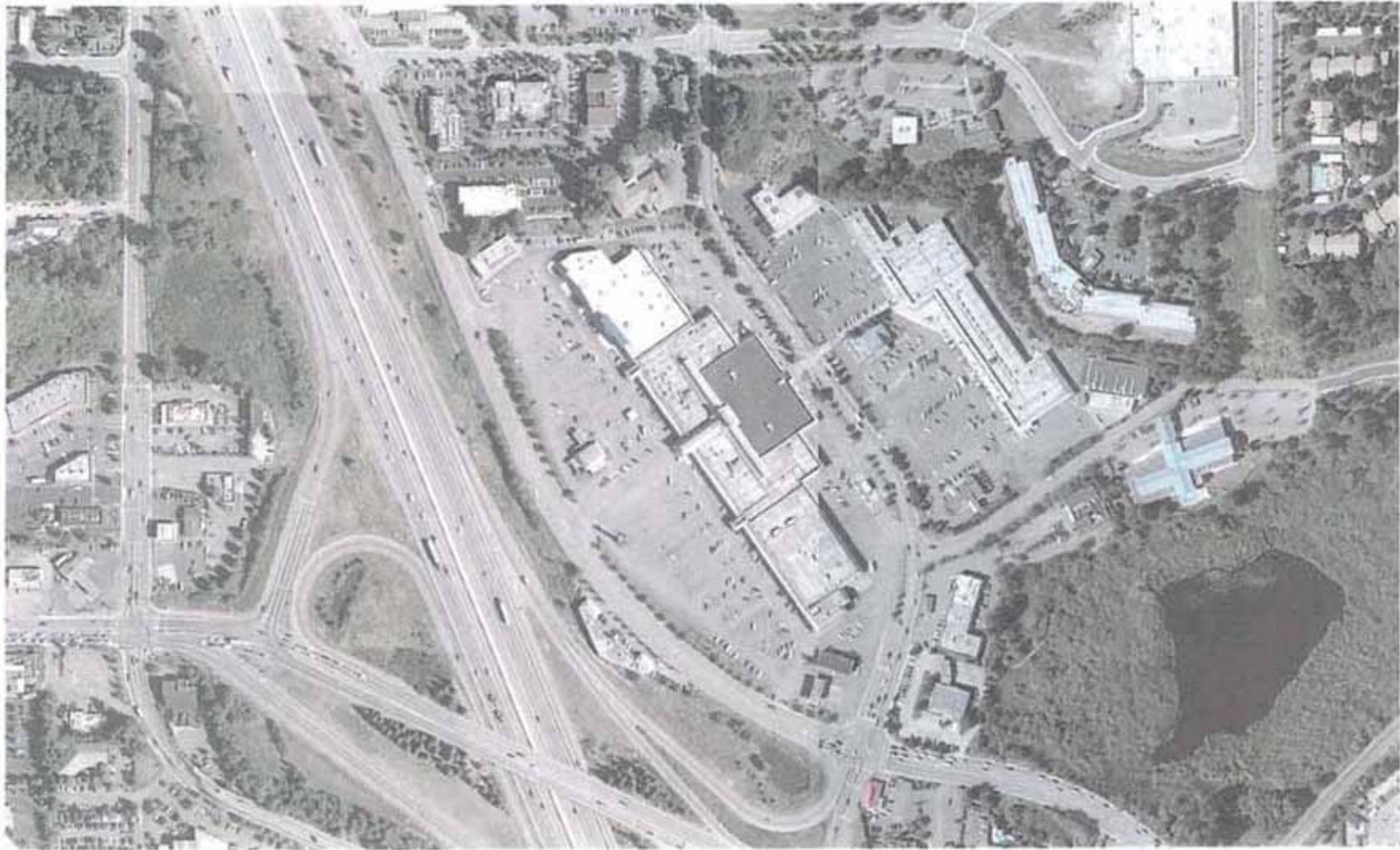


TOTEM LAKE MALL CONCEPTUAL MASTER PLAN

SECOND RESPONSE TO THE CITY OF KIRKLAND'S
DESIGN REVIEW BOARD
November 7, 2005

DEVELOPERS DIVERSIFIED REALTY
FULLER/SEARS ARCHITECTS PC





Aerial Photo of Existing Conditions

TOTEM LAKE MALL DRB RESPONSE No. 2 November 7, 2005 DDR & FULLER/SEARS ARCHITECTS

RETAIL EMPHASIS
WITH 2-STORY
ANCHORS, OFFICE
AND CINEMA

•
STREETFRONT
SHOPS & ON-
STREET PARKING

•
160' WIDE
INTERNAL
PARKING LOOP

•
4-6 LEVEL
PARKING
STRUCTURES

•
3,093 Parking Stalls

•
RETAIL 562,300 sf
OFFICE 144,000 sf
CINEMA 60,000 sf
(3,000 seats)
RESIDENTIAL
226,000 sf (216 units)

•
992,300 sf

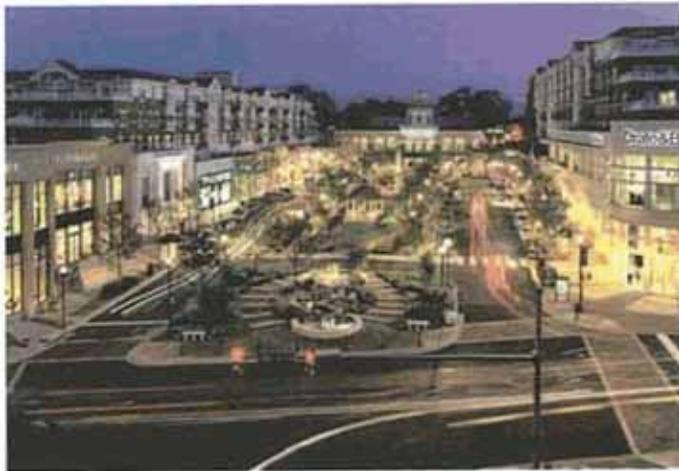
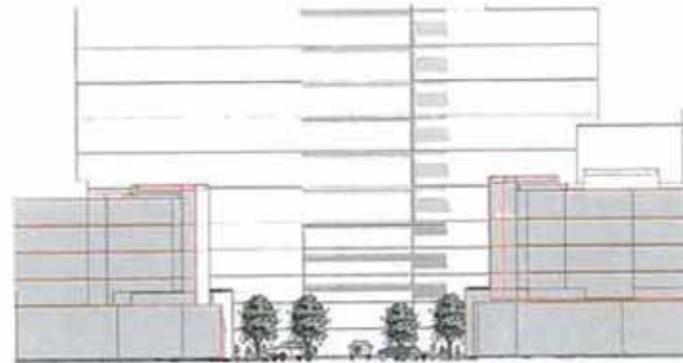
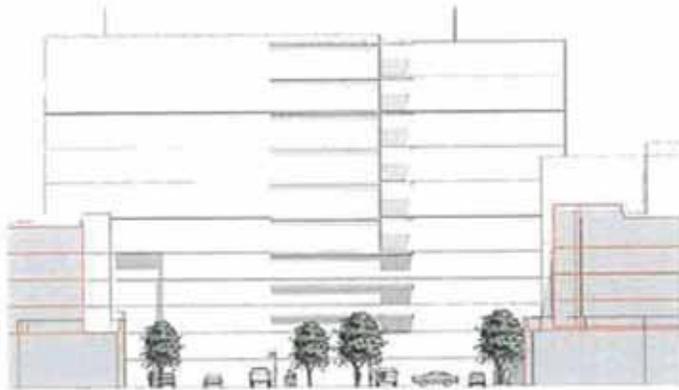


Conceptual Master Plan 9.12.05

TOTEM LAKE MALL REDEVELOPMENT

COMPARATIVE VIEWS: Original & Alternate Boulevard Concepts





ORIGINAL Concept

ALTERNATE Concept

RETAIL EMPHASIS
WITH 2-STORY
ANCHORS, OFFICE
AND CINEMA

•
STREETFRONT
SHOPS & ON-
STREET PARKING

•
92' WIDE
INTERNAL
PARKING LOOP

•
3-7 LEVEL
PARKING
STRUCTURES

•
3,188 Parking Stalls

•
RETAIL 583,600 sf
OFFICE 144,000 sf
CINEMA 60,000 sf
(3,000 seats)
RESIDENTIAL
226,000 sf (216 units)

•
1,013,600 sf



Revised Conceptual Master Plan 11.7.05



Overall Aerial View



Aerial View of 120th Avenue from South



120th Avenue from South

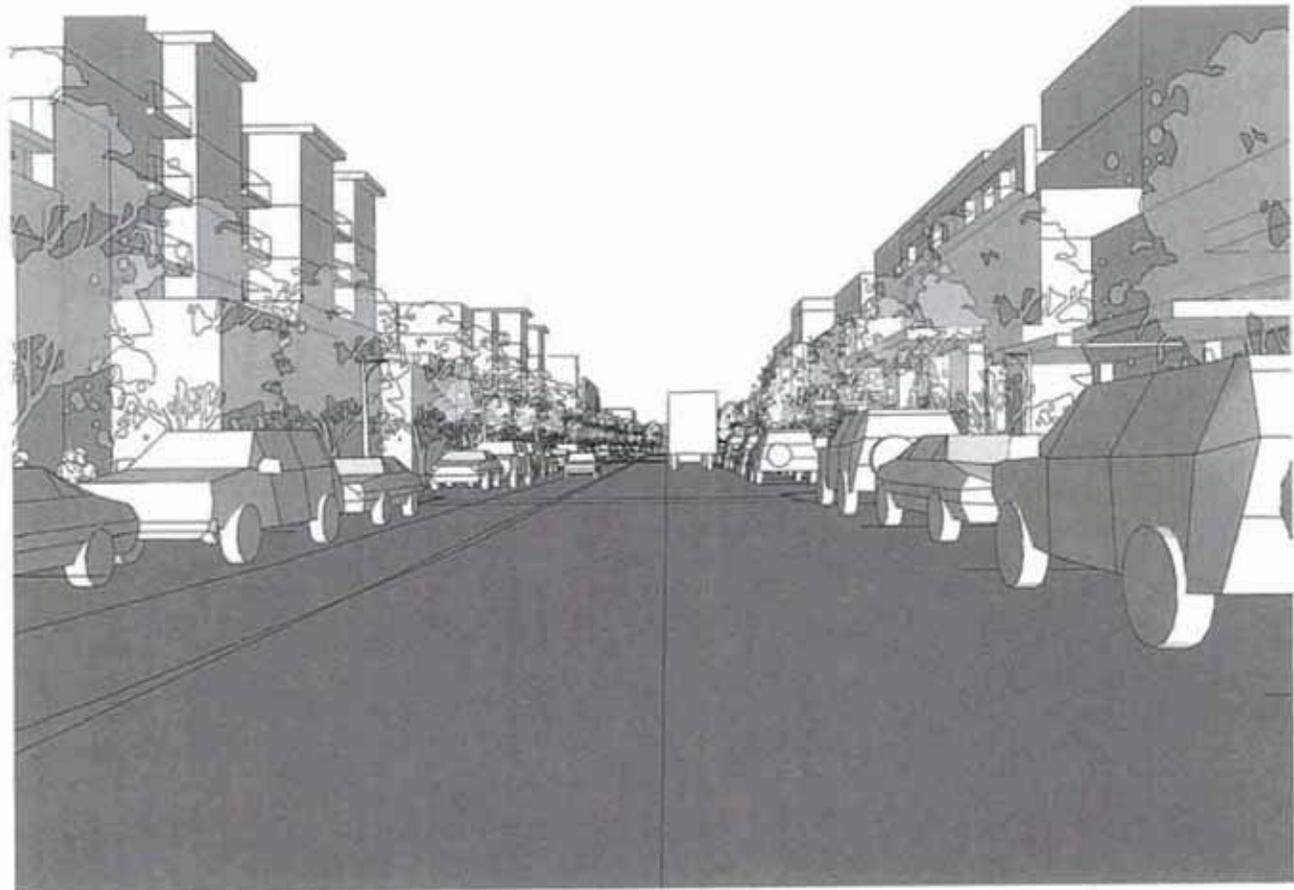
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120th Avenue from South



South Half of 120th Avenue from South

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North Parking Garage

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Approaching Project from North along 120th Avenue

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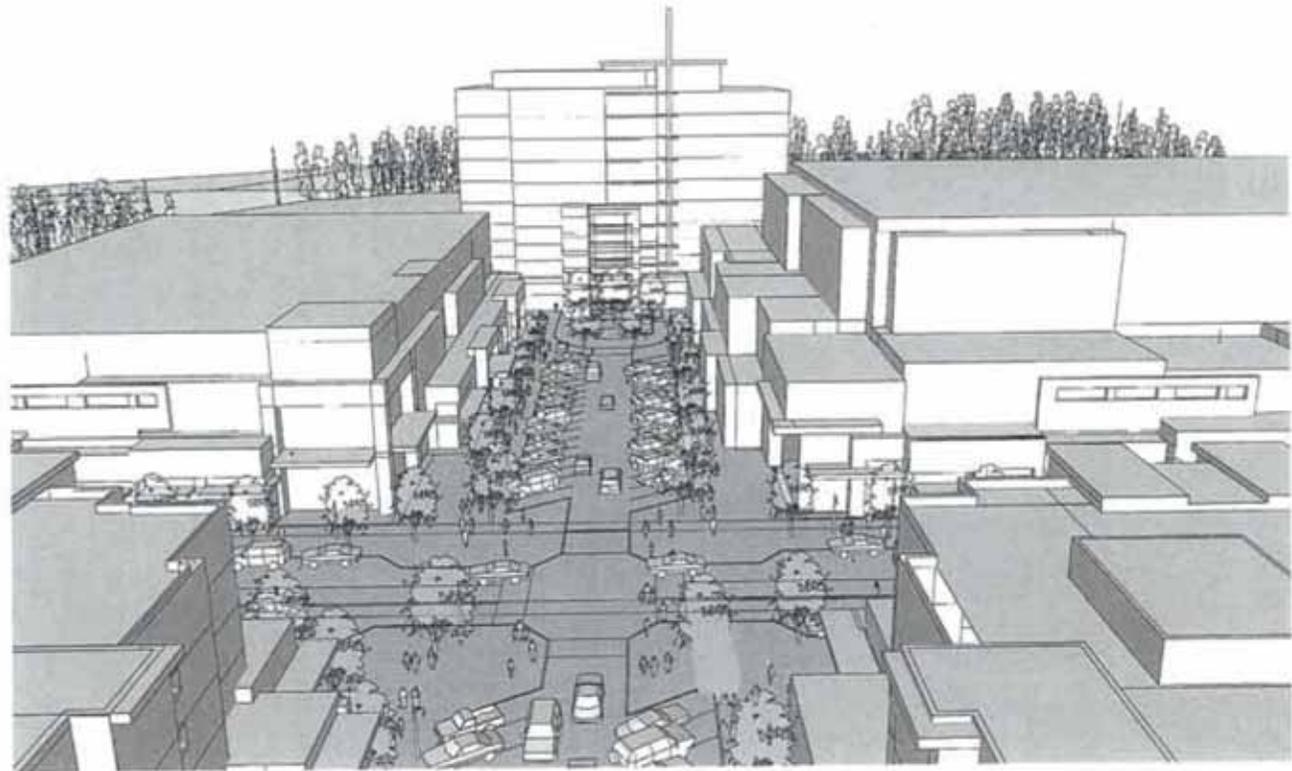


North Half of 120th Avenue from North

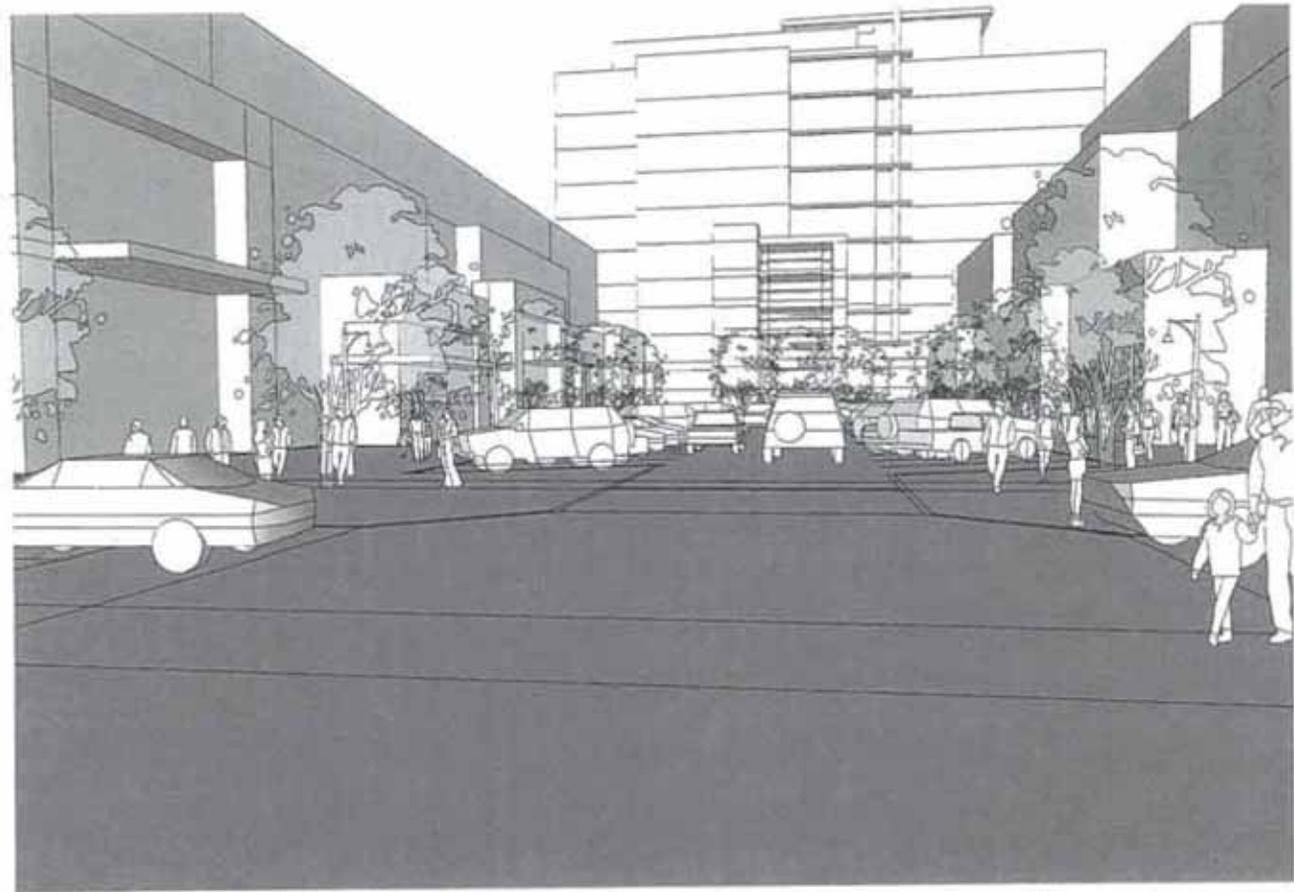
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View of Main Intersection Looking East



Office Building from Main Intersection



Southwest Corner of Main Intersection

TOTEM LAKE MALL DRB RESPONSE No. 2

November 7, 2005

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Southeast Corner of Main Intersection

TOTEM LAKE MALL DRB RESPONSE No. 2

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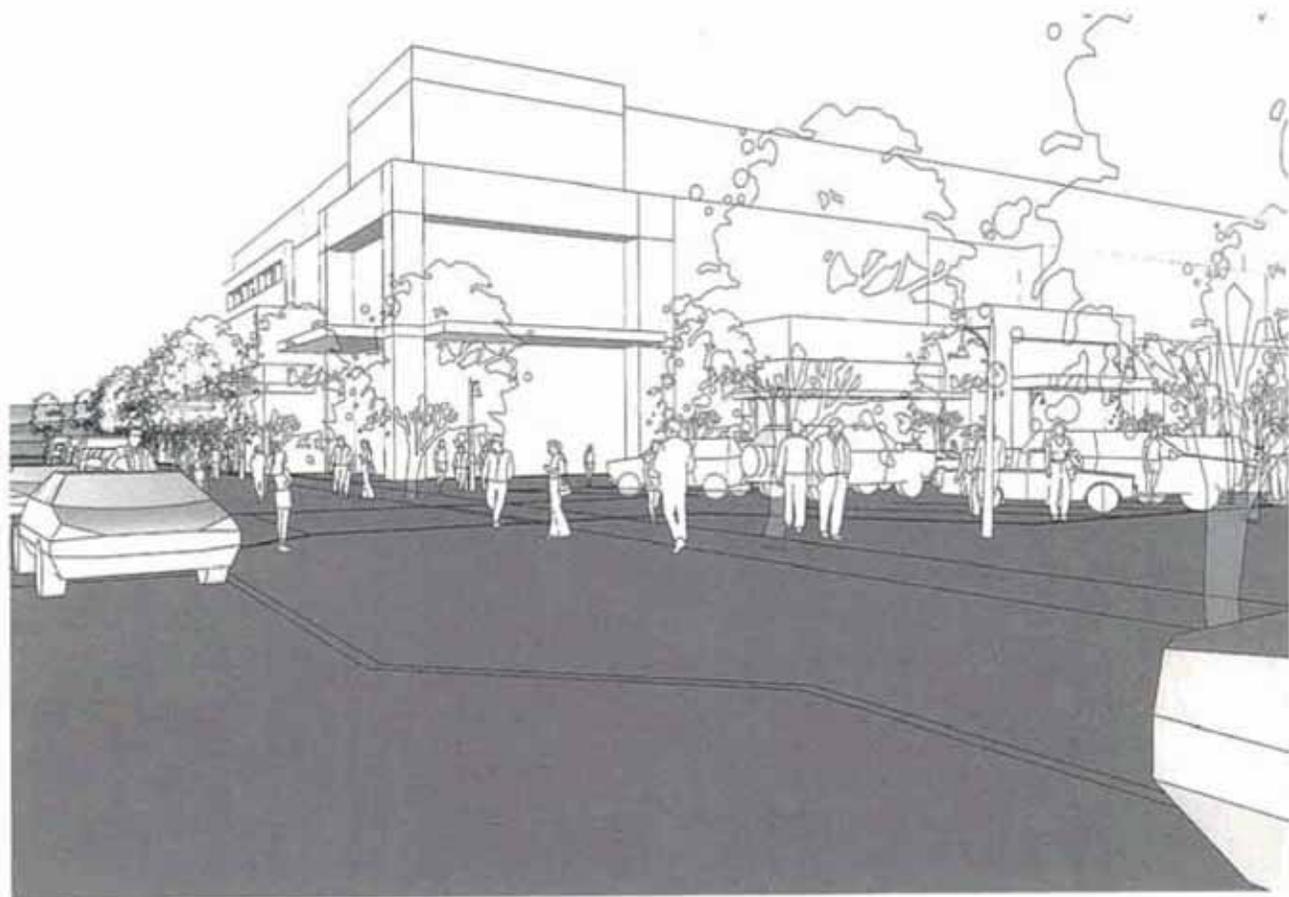


Northwest Corner of Main Intersection

TOTEM LAKE MALL DRB RESPONSE No. 2

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Northeast Corner of Main Intersection



Boulevard from West



West Half of Boulevard from East



SOUTH PARKING
GARAGE

SOUTHWEST RETAIL /
RESIDENTIAL

NEW
BOULEVARD

NORTHWEST RETAIL /
RESIDENTIAL

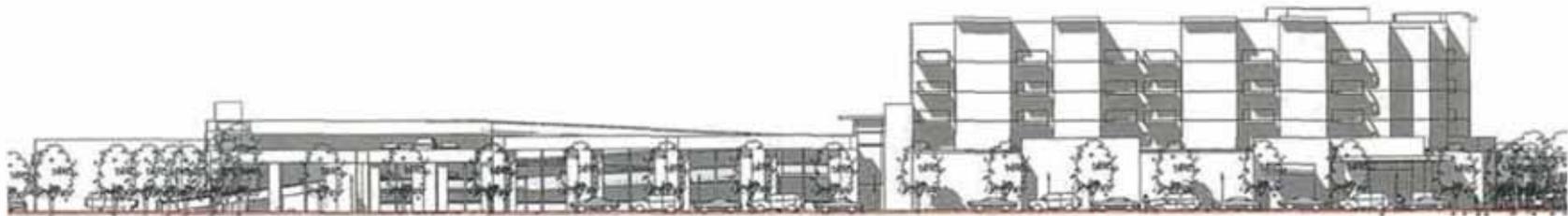
NORTH PARKING
GARAGE

West Elevation along 120th Avenue

TOTEM LAKE MALL DRB RESPONSE No. 2

November 7, 2005

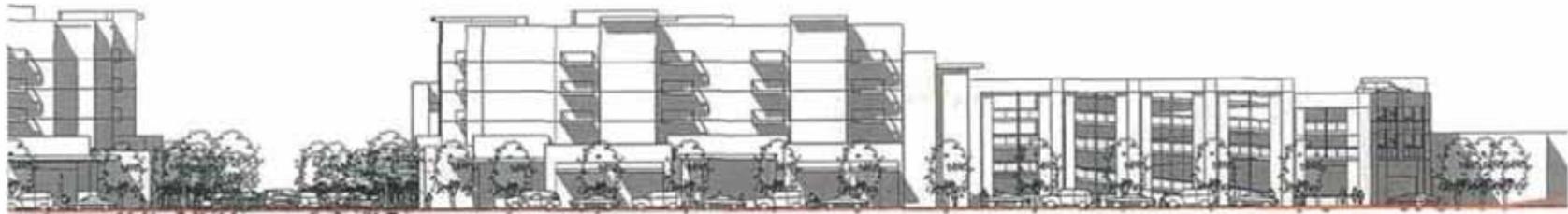
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SOUTH PARKING
GARAGE

SOUTHWEST RETAIL /
RESIDENTIAL

South Half of West Elevation along 120th Avenue



NEW
BOULEVARD

NORTHWEST RETAIL /
RESIDENTIAL

NORTH PARKING
GARAGE

North Half of West Elevation along 120th Avenue

TOTEM LAKE MALL DRB RESPONSE No. 2 November 7, 2005 DDR & FULLER/SEARS ARCHITECTS



RETAIL PAD

NORTHWEST RETAIL /
RESIDENTIAL

120TH
AVENUE

NORTHEAST RETAIL /
RESIDENTIAL

OFFICE / PARKING
GARAGE

North Elevation along New Boulevard

TOTEM LAKE MALL DRB RESPONSE No. 2

November 7, 2005

DDR & FULLER/SEARS ARCHITECTS



NORTHWEST RETAIL /
RESIDENTIAL

120TH
AVENUE

West Half of North Elevation along New Boulevard

TOTEM LAKE MALL DRB RESPONSE No. 2

November 7, 2005

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NORTHEAST RETAIL /
RESIDENTIAL

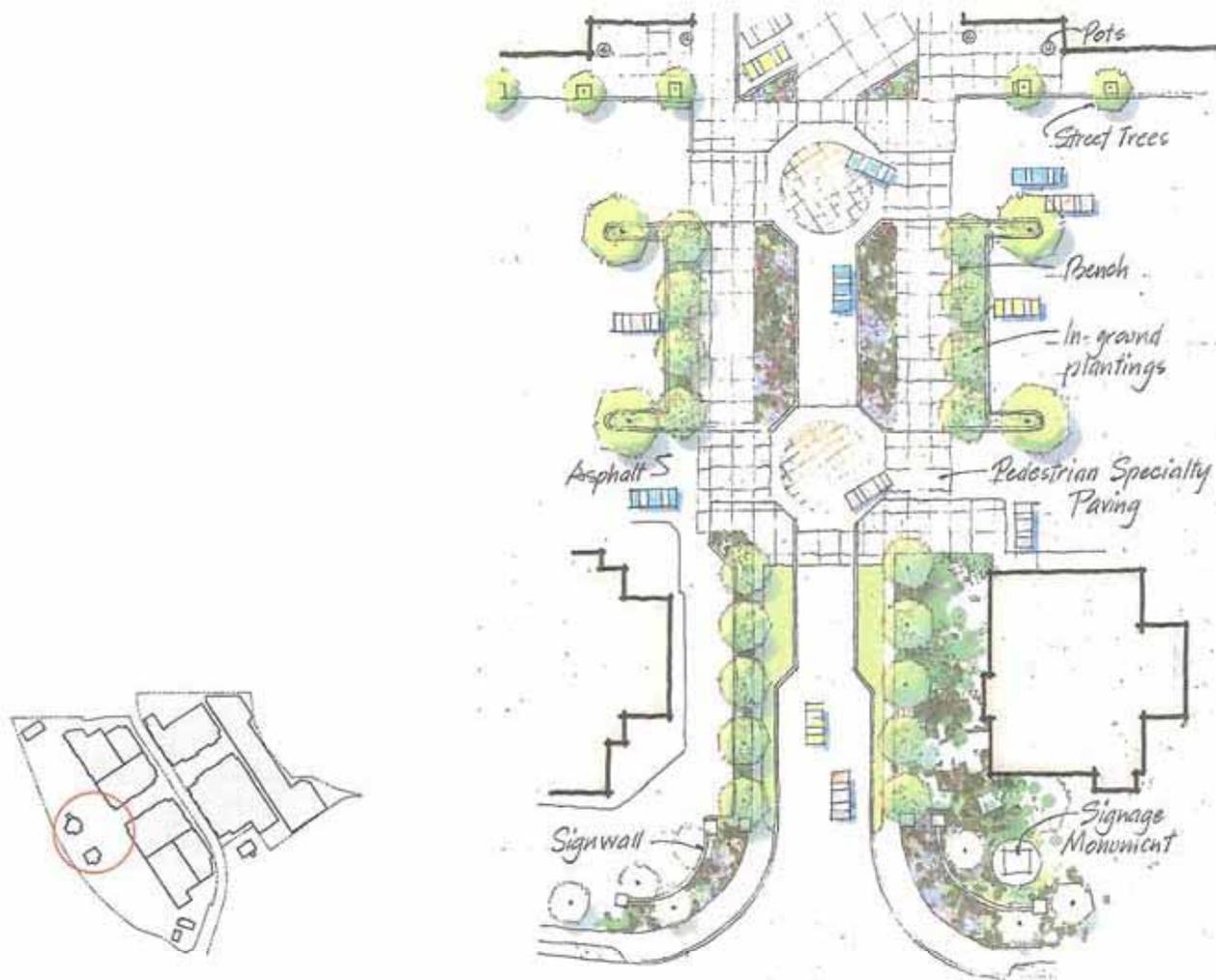
OFFICE / PARKING
GARAGE

East Half of North Elevation along New Boulevard

TOTEM LAKE MALL DRB RESPONSE No. 2

November 7, 2005

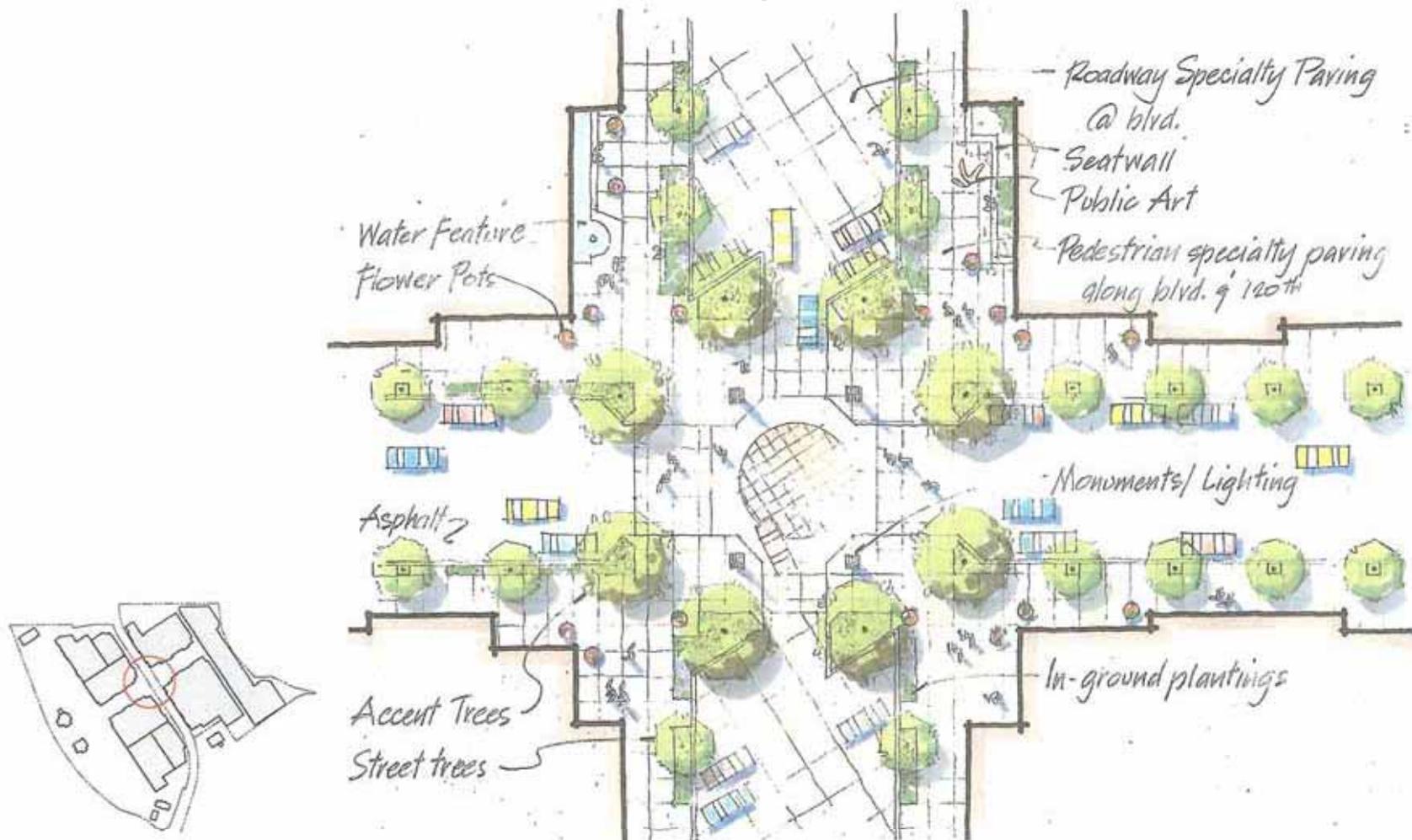
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West Entry Landscape Plan



West Boulevard Landscape Plan



Landscape Plan at 120th & New Boulevard



East Boulevard Landscape Plan



Typical Boulevard Landscape Section

TOTEM LAKE MALL DRB RESPONSE No. 2

November 7, 2005

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