

**The Village at Totem Lake**  
 CenterCal Properties, LLC · Developer  
 Antunovich Associates · Architect  
 Lifescapes International, Inc · Landscape Architect

**LOADING DOCK**



### CONCERN:

Please clearly define the design intent and material palette for Wells Fargo Bank.

### SOLUTION:

Wells Fargo Bank will occupy a new 2,500 square foot stand alone building in the Village of Totem Lake. The new Building will be replete with two drive-thru teller stations in addition to personal walk-in banking facilities. The design of this Building is documented on the following pages.

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### WELLS FARGO BANK



- Aluminum coping
- Stucco
- Metal and stucco canopy
- Insulated glass storefront
- Cast stone

BUILDING L WEST ELEVATION



BUILDING L NORTH ELEVATION



- Aluminum coping
- Stucco
- Metal and stucco canopy
- Insulated glass storefront
- Decorative light fixture
- Cast stone

BUILDING L SOUTH ELEVATION



BUILDING L EAST ELEVATION

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**WELLS FARGO BANK**



PARTIAL FIRST FLOOR/SIDEWALK PLAN

⊕ SCALE: NTS



BUILDING MATERIALS



BUILDING RENDERING

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**WELLS FARGO BANK**



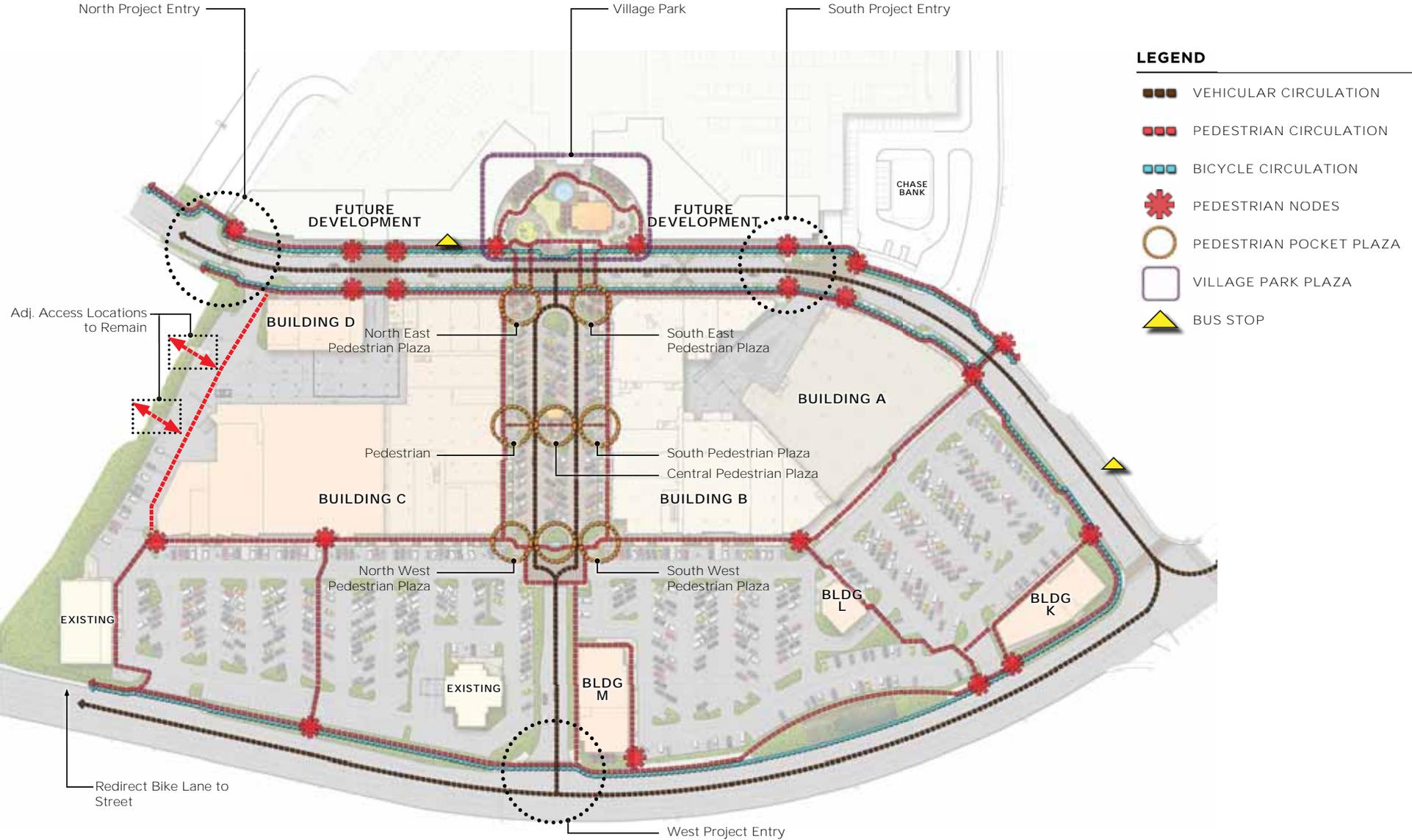


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## LANDSCAPE SITE PLAN

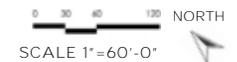
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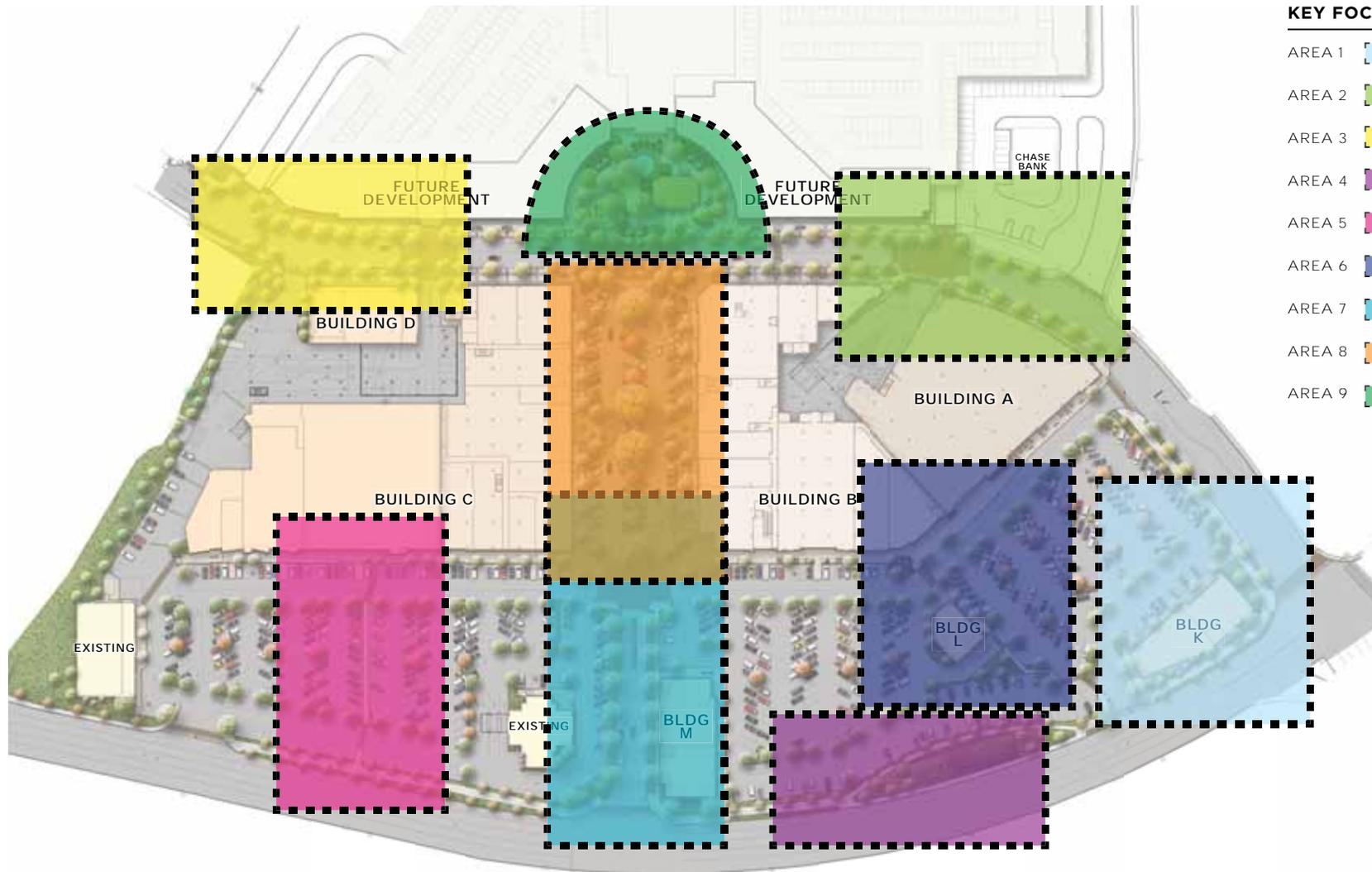


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**CIRCULATION PLAN & POINTS OF INTEREST**



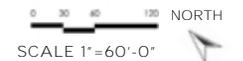


**KEY FOCUS**

- AREA 1  Intersection at 120th Avenue & Totem Lake Blvd.
- AREA 2  120th Avenue - South
- AREA 3  120th Avenue - North
- AREA 4  Totem Lake Blvd
- AREA 5  Totem Lake Blvd. & Pedestrian Connections
- AREA 6  Pedestrian Connections & Building L
- AREA 7  Village Entry Drive
- AREA 8  Village Main Street
- AREA 9  Village Park

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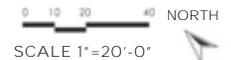
**LANDSCAPE KEY MAP**



**FINISH MATERIALS**



KEYMAP



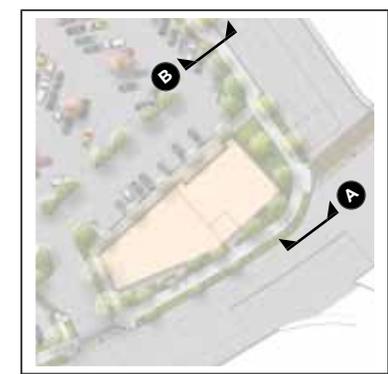
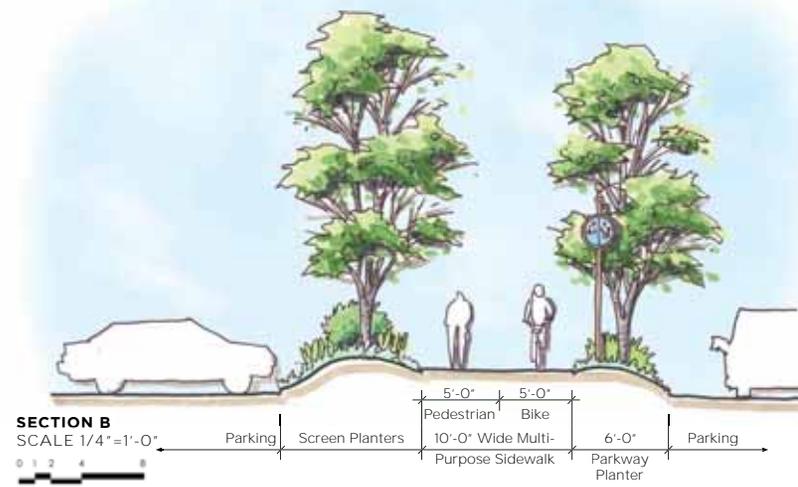
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**AREA 1 - LANDSCAPE PLAN ENLARGEMENT**

Intersection at 120th Avenue & Totem Lake Blvd



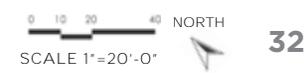
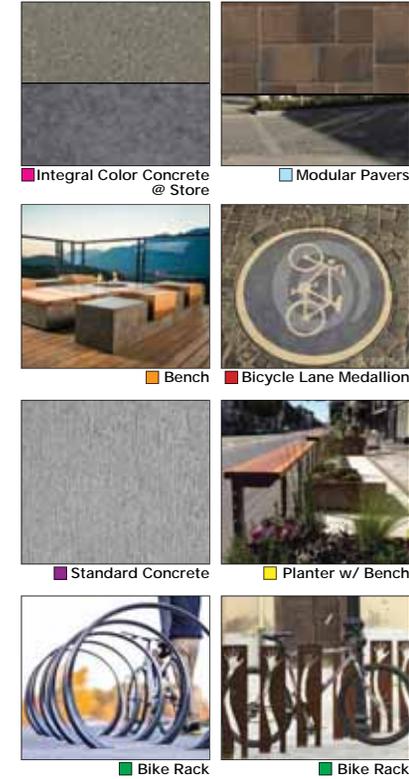
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**AREA 1 - SECTIONS**

Intersection at 120th Avenue & Totem Lake Blvd

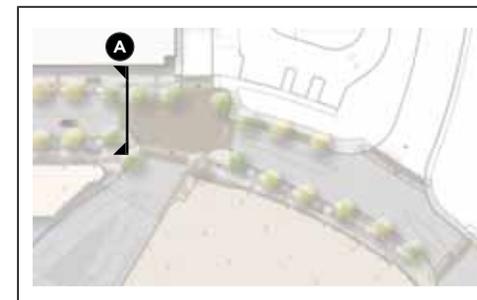
**KEYMAP**

**FINISH MATERIALS**



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**AREA 2 - LANDSCAPE PLAN ENLARGEMENT**  
 120th Avenue South

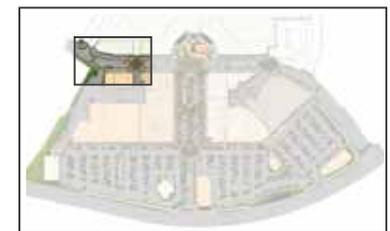
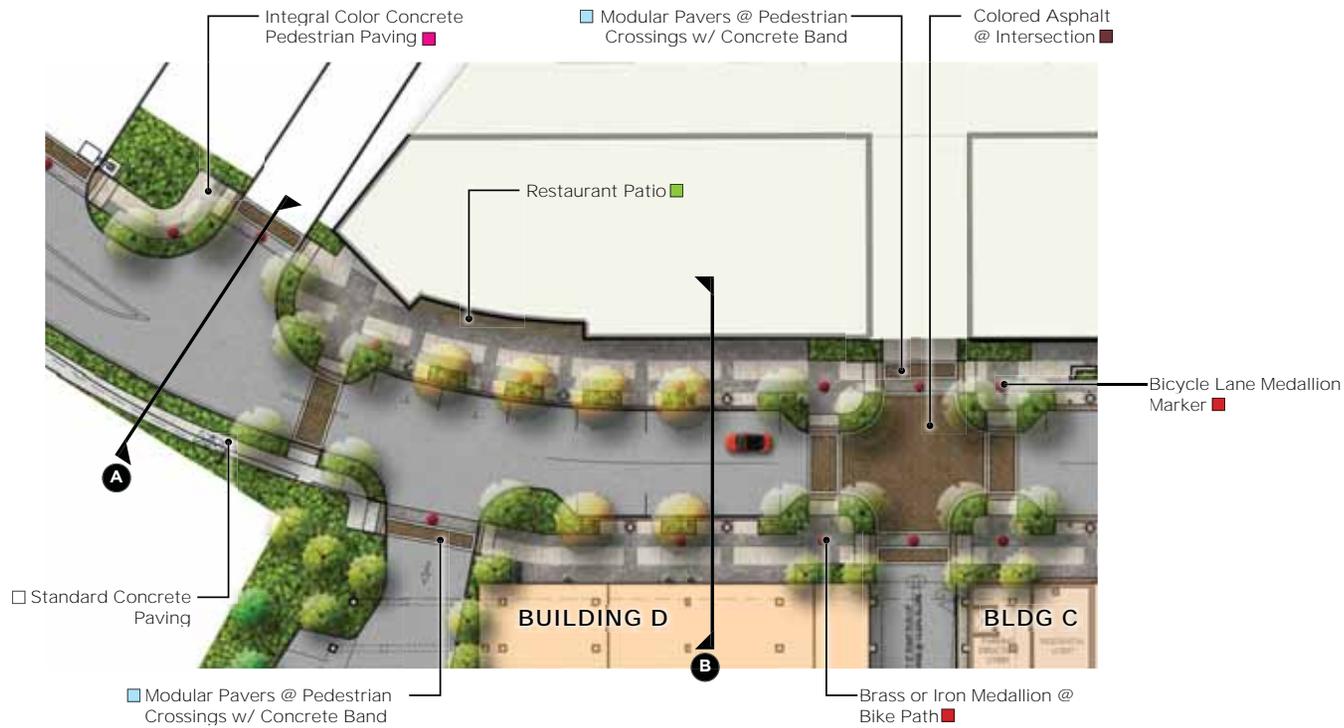
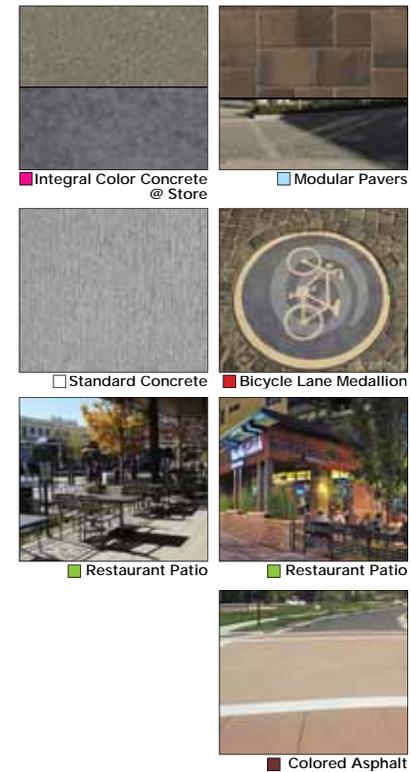


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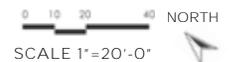
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**AREA 2 - SECTION**  
 120th Avenue South

**FINISH MATERIALS**



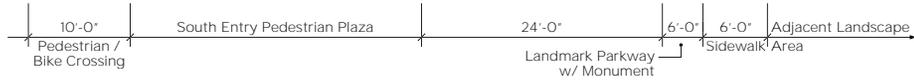
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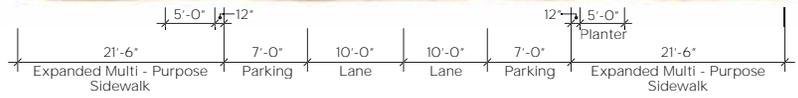
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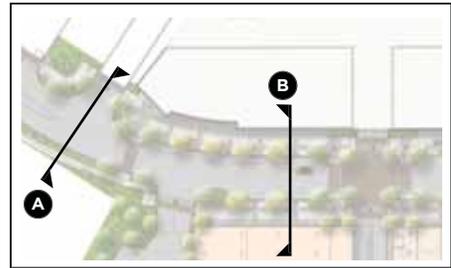
**AREA 3 - LANDSCAPE PLAN ENLARGEMENT**  
 120th Avenue North



**SECTION A**  
 N.T.S



**SECTION B**  
 N.T.S



**KEYMAP**

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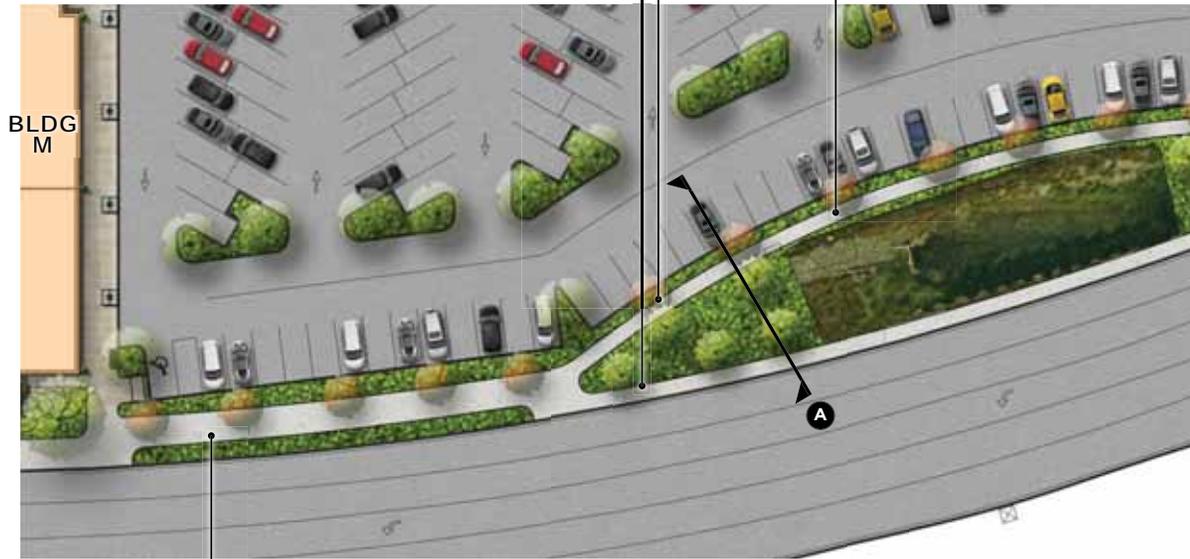
**AREA 3 - SECTIONS**  
 120th Avenue North

**SECTION**



■ Bike & Pedestrian Way Finding Signs

■ Standard Grey Concrete Sidewalk w/ Broom Finish



— Brass or Iron Medallion @ Bike Path ■

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**AREA 4 - LANDSCAPE PLAN ENLARGEMENT**

Totem Lake Blvd



■ Standard Grey Concrete

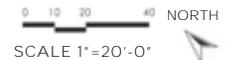
■ Bicycle Lane Medallion

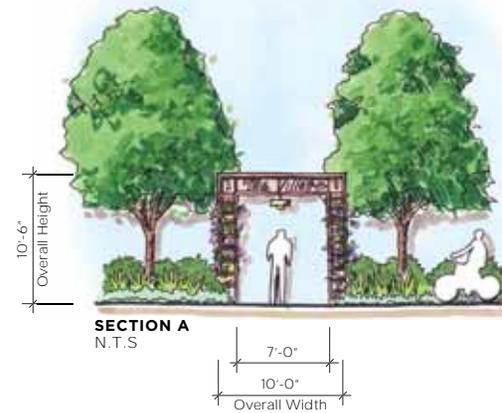
■ Bike & Pedestrian Way Finding Sign

■ Multi Purpose Sidewalk

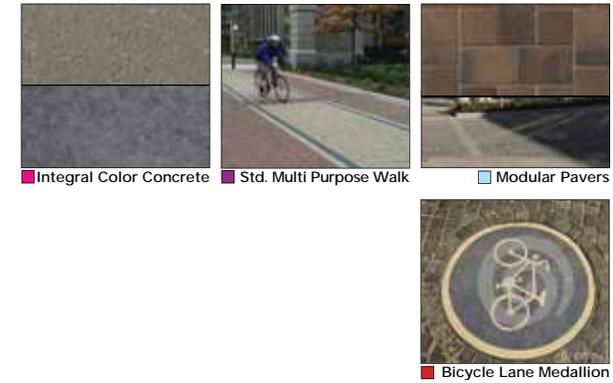


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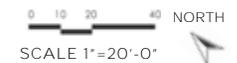
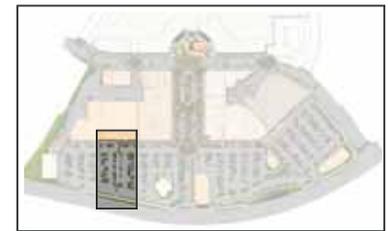
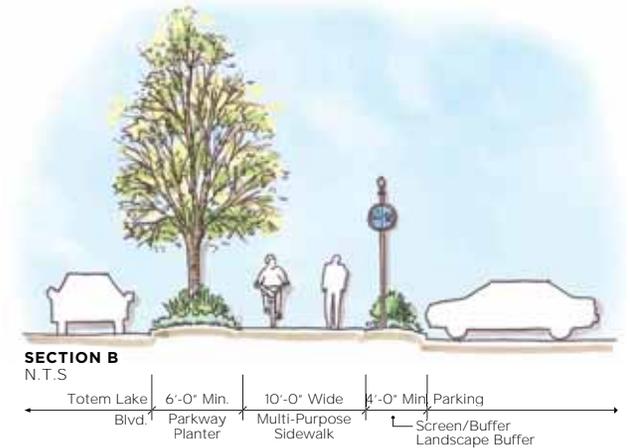




**FINISH MATERIALS**



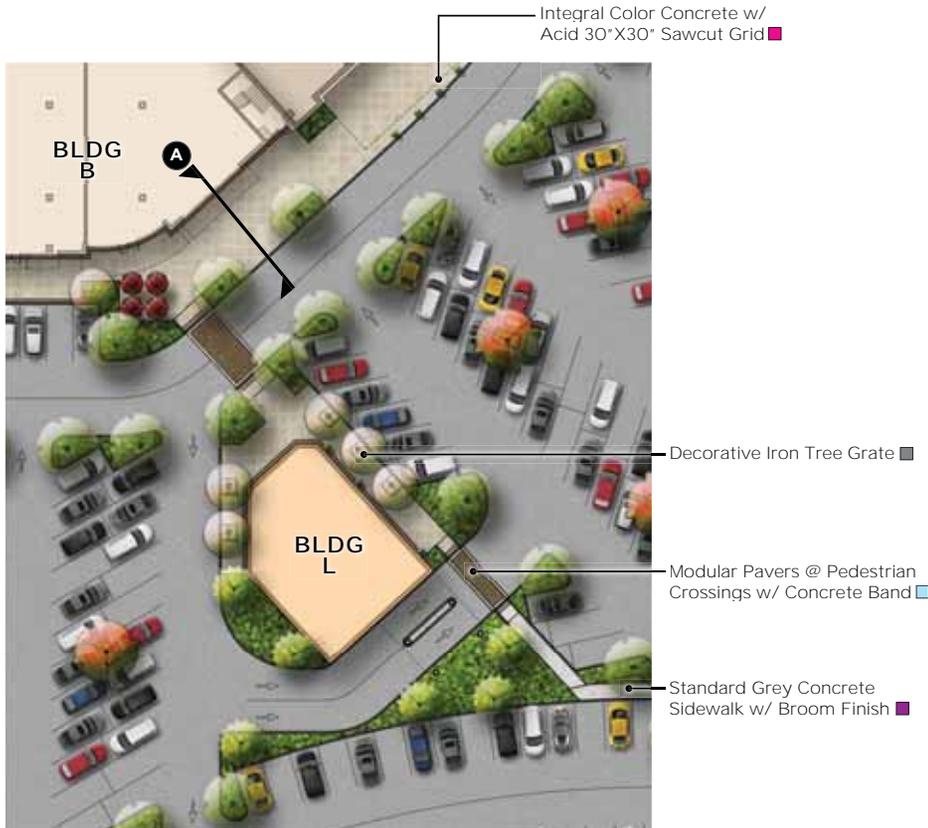
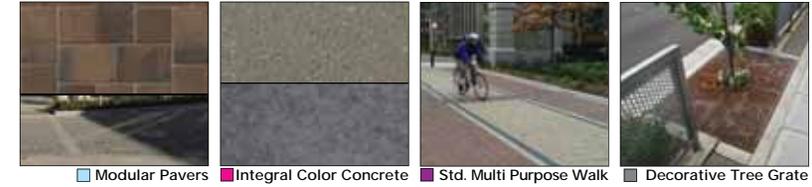
**SECTIONS**



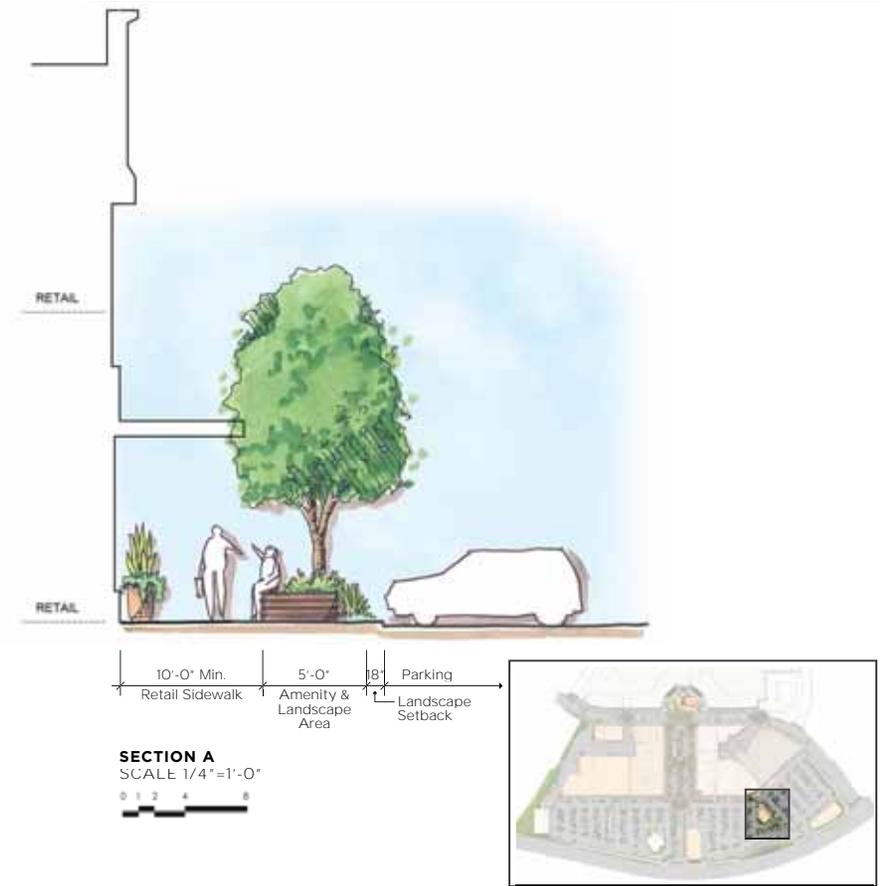
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**AREA 5 - LANDSCAPE PLAN ENLARGEMENT**  
Totem Lake Blvd & Pedestrian Connections

**FINISH MATERIALS**



**SECTION**

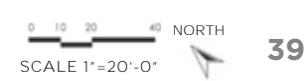
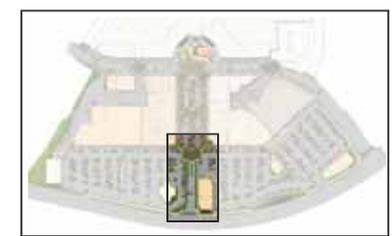


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**AREA 6 - LANDSCAPE PLAN ENLARGEMENT**  
 Building L & Pedestrian Connections

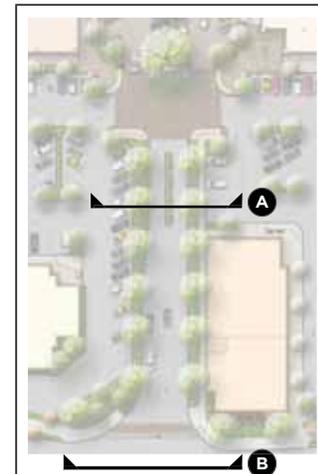
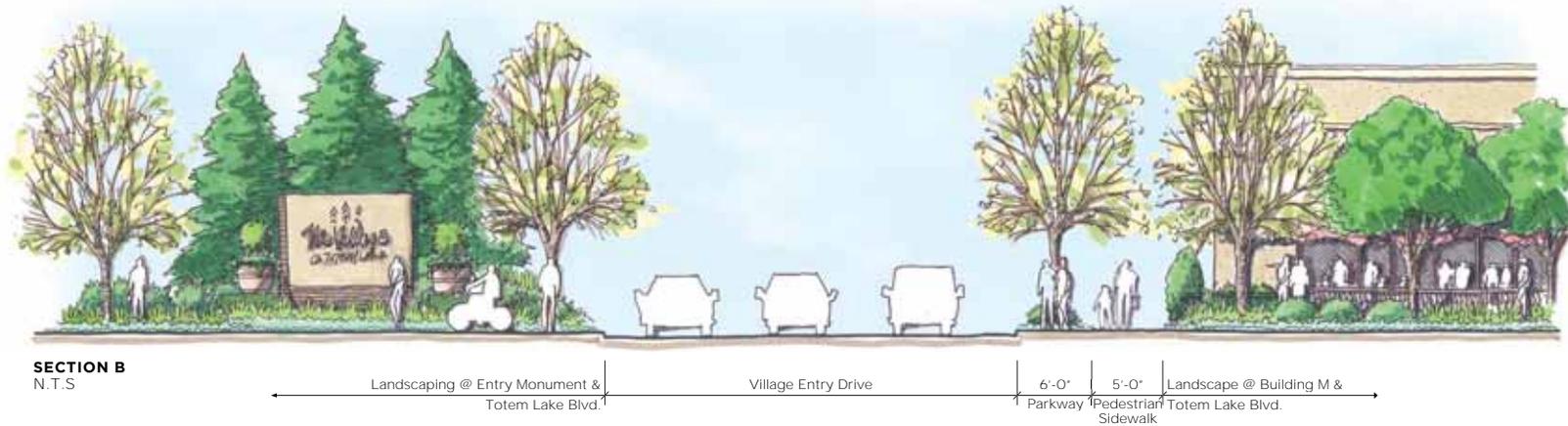
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**FINISH MATERIALS**



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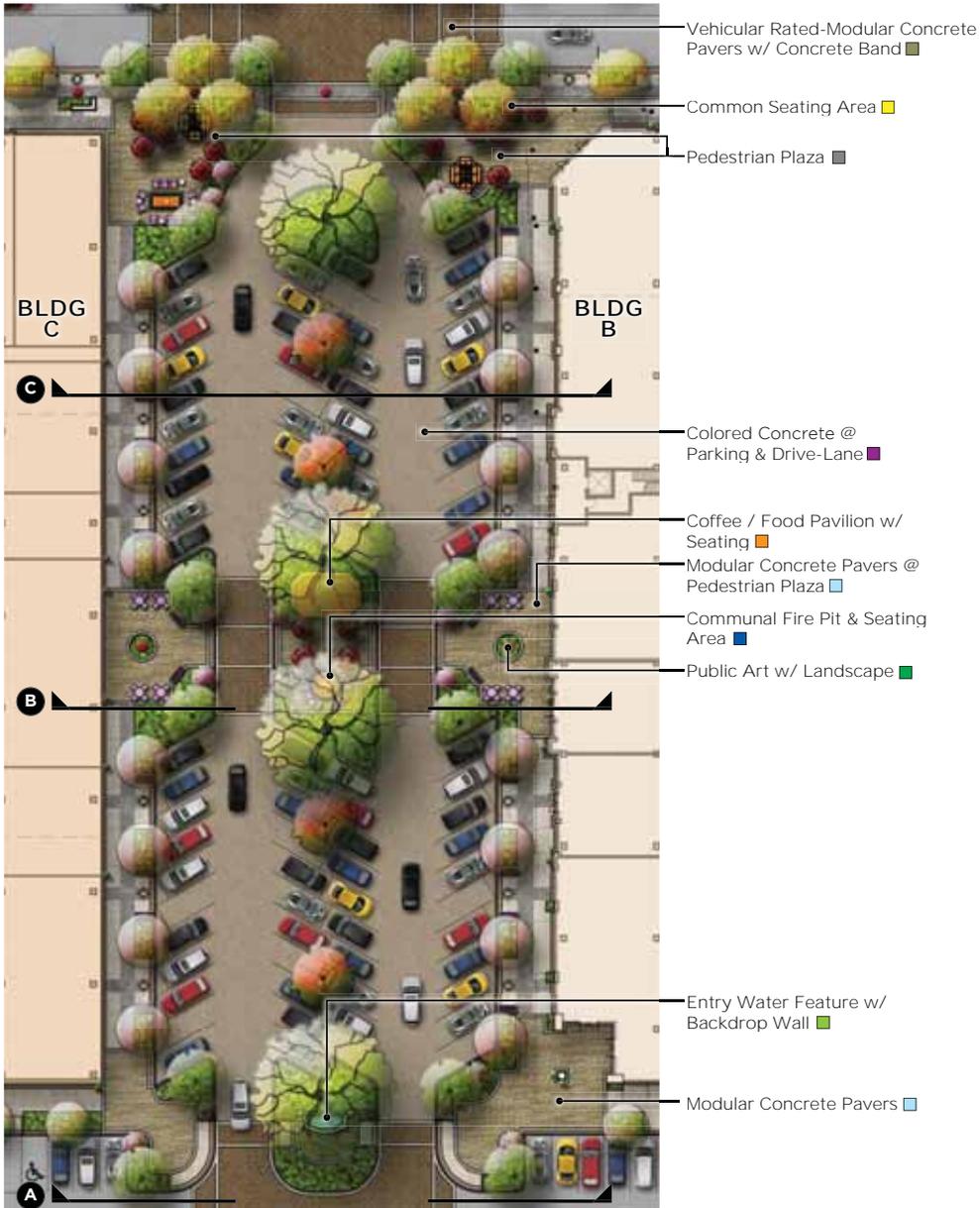
**AREA 7 - LANDSCAPE PLAN ENLARGEMENT**  
 Village Entry Drive



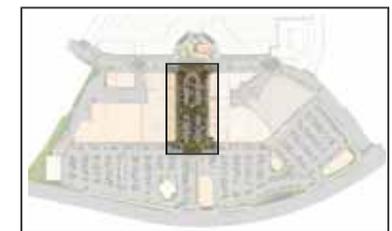
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**AREA 7** - SECTIONS  
 Village Entry Drive

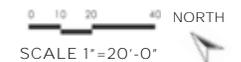
KEYMAP



**FINISH MATERIALS**



KEYMAP

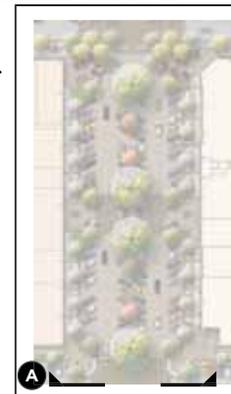


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**AREA 8 - LANDSCAPE PLAN ENLARGEMENT**  
 Village Main Street



**SECTION A**  
 N.T.S



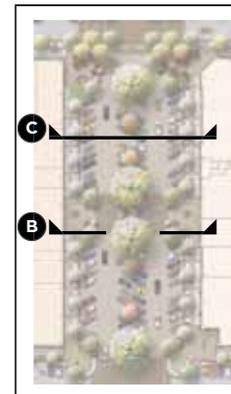
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**AREA 8** - SECTION  
 Village Main Street



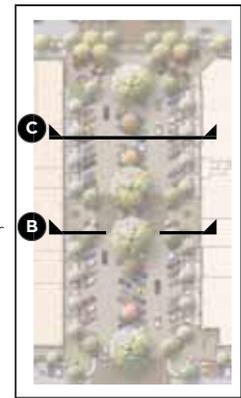
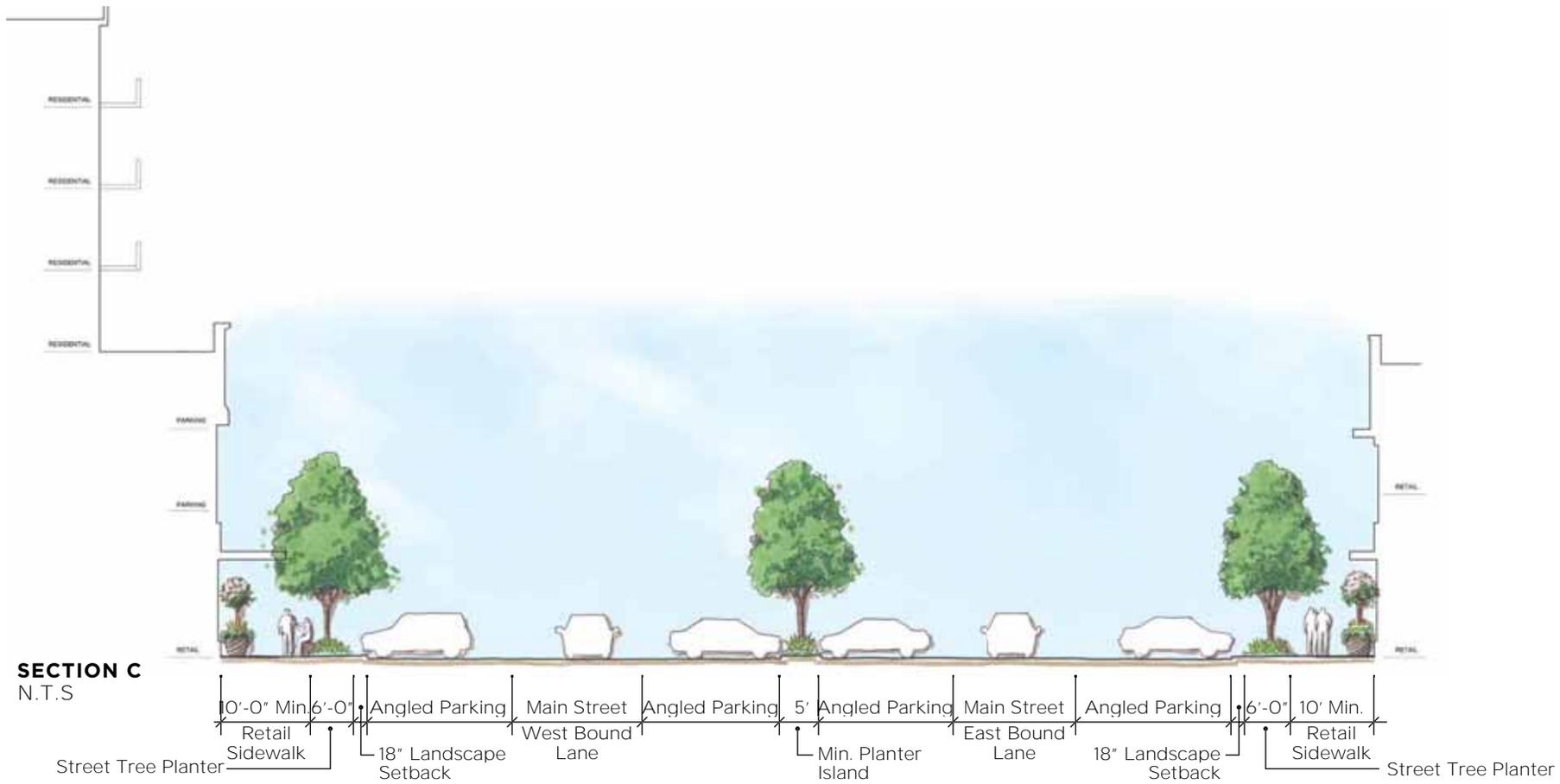
**SECTION B**  
 N.T.S



KEYMAP

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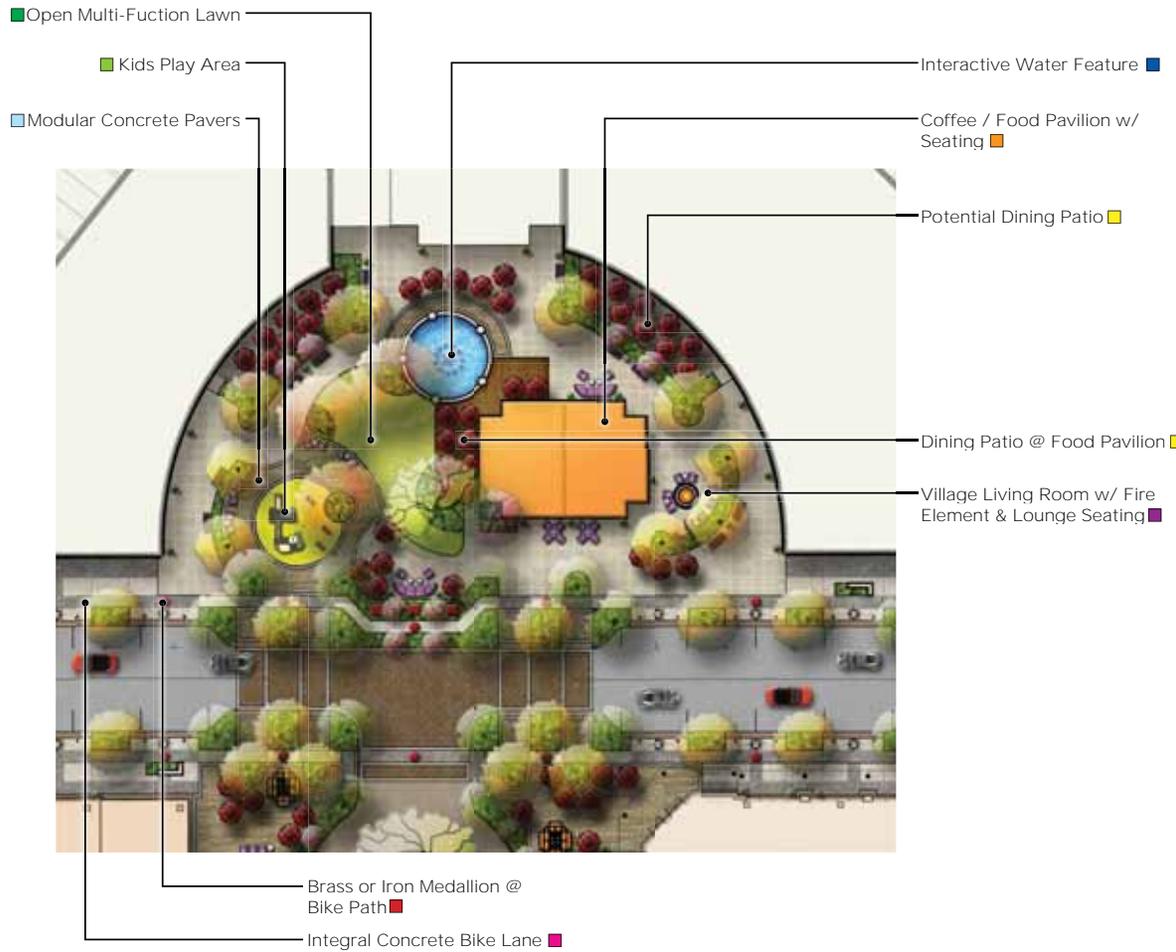
**AREA 8 - SECTIONS**  
 Village Main Street



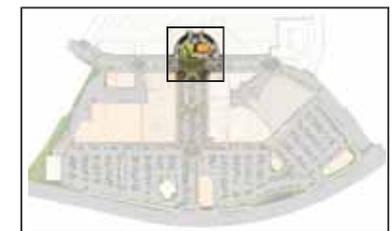
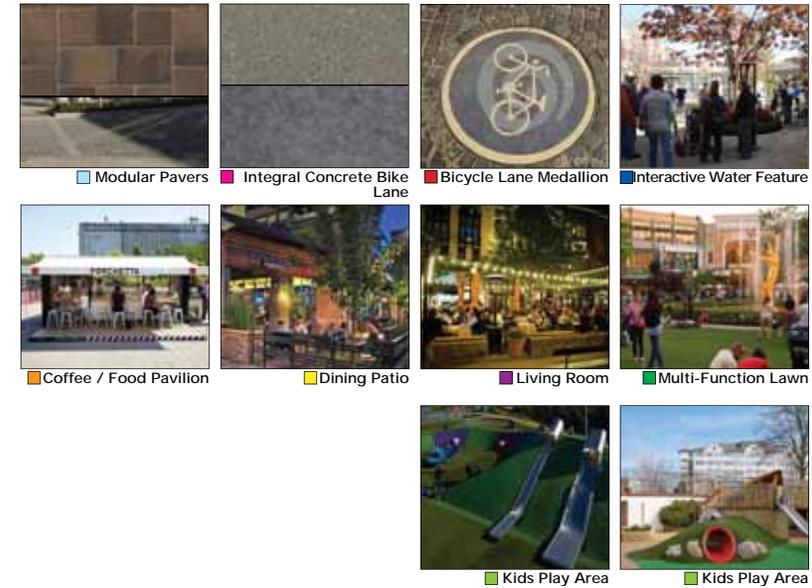
KEYMAP

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**AREA 8** - SECTIONS  
 Village Main Street



**FINISH MATERIALS**



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**AREA 9 - LANDSCAPE PLAN ENLARGEMENT**  
 Village Park

**TREE IMAGES**

**SPECIMEN TREE**



**GINKGO SPECIES**  
GINKGO

**MAGNOLIA SPECIES**  
MAGNOLIA TREE

**QUERCUS RUBRA**  
RED OAK

**CONIFERS TREE**



**CEDRUS SPECIES**  
CEDAR

**CRYPTOMERIA JAPONICA**  
JAPANESE CEDAR

**JUNIPER SPECIES**  
JUNIPER

**PINUS SPECIES**  
PINE

**TAXUS SPECIES**  
YEWE

**THUJA PLICATA**  
RED CEDAR

**ACCENT TREE**



**ACER PALMATUM**  
JAPANESE MAPLE

**AESCLUS X CARNEA 'BRIOTII'**  
RED HORSECHESTNUT

**ARBUTUS SPECIES**  
MADRONE

**CERCIS SPECIES**  
EASTERN REDBUD



**CORNUS KOUSA 'SATOMI' (LOW BRANCHING)**  
KOUSA DOGWOOD

**FAGUS SPECIES**  
BEECH TREE

**LAGERSTROEMIA INDICA**  
CRAPE MYRTLE

**PICEA PUNGENS 'HOOPSI'**  
BLUE SPRUCE

**FLOWERING / DECIDIOUS TREE**



**ACER PLATANOIDES 'CRIMSON KING'**  
NORWAY MAPLE

**ACER RUBRUM 'OCTOBER GLORY'**  
RED MAPLE

**ALNUS GLUTINOSA**  
COMMON ALDER

**CARPINUS BETULUS 'FASTIGIATA'**  
PYRAMIDAL EUROPEAN HORNBEAN

**CORNUS FLORIDA**  
FLOWERING DOGWOOD



**GINKGO BILOBA**  
MAIDENHAIR TREE

**KOELREUTERIA PANICULATA**  
GOLDENRAIN TREE

**LIRIODENDRON TULIFERA**  
TULIP TREE

**MALUS SPECIES**  
CRABAPPLES



**PLATANUS OCCIDENTALIS**  
SYCAMORE

**POPULUS ALBA**  
WHITE POPLAR

**PRUNUS CERASIFERA 'THUNDERCLOUD'**  
THUNDERCLOUD PLUM

**PRUNUS SPECIES**  
FLOWERING CHERRY

**PYRUS CALLERYANA 'BRADFORD'**  
CALLERY PEAR



**ROBINA PSEUDOACACIA 'PURPLE ROBE'**  
PURPLE ROBE LOCUST

**SOPHORA JAPONICA**  
PAGODA TREE

**ULMUS SPECIES**  
ELM TREE

**ZELKOVA SERRATA**  
JAPANESE ZELKOVA

**CANOPY / EVERGREEN TREE**



**ARBUTUS MENZIESII**  
PACIFIC MADRONA

**ILEX SPECIES**  
HOLLY TREE

**MAGNOLIA SPECIES**  
MAGNOLIA TREE

**QUERCUS ILEX**  
EVERGREEN OAK

**SHRUB LIST + IMAGES**

**BOTANICAL NAME  
 HIGH SHRUBS**

ABELIA 'EDWARD GOUCHER'  
 ABUTILON 'FAIRY CORAL RED'  
 CHIONANTHUS VIRGINICUS  
 CLERODENDRON TRICHOTOMUM  
 CORNUS ALTERNIFOLIA  
 ELAEAGNUS EBBINGEI  
 RHUS TYPHINA 'LACINIATA'  
 RIBES ODORATUM 'KING EDWARD VII'  
 SPIRAEA JAPONICA GOLD MOUND  
 SYMPHORICARPOS C. 'HANCOCK'  
 SYRINGA M. 'PALBIM'  
 VIBURNUM BURKWOODII  
 VIBURNUM DAVIDII  
 WEIGELA FLORIDA 'MINUET'

**COMMON NAME**

GLOSSY ABELIA  
 FAIRY CORAL RED FLOWERING MAPLE  
 WHITE FRINGE TREE  
 HARLEQUIN GLORYBLOWER  
 PAGODA DOGWOOD  
 SILVERBERRY  
 LACINIATA SUMAC  
 CLOVE CURRENT  
 GOLD MOUINDSPIREA  
 HANCOCK CORALBERRY  
 DWARF KOREAN LILAC  
 BURKWOOD VIBURNUM  
 DAVID VIBURNUM  
 MINUET WEIGELA



**BOTANICAL NAME  
 MEDIUM SHRUBS**

BERBERIS THUMBERGII 'CRIMSON PYGMY'  
 EDGEWORTHIA CHRYSANTHA  
 EUONYMUS FORTUNEI 'EMERALD GAJETY'  
 FORSYTHIA VIRIDISSIMA 'KUMSON'  
 HYDRANGEA ARBORESCENS 'ANNABELLE'  
 HYDRANGEA ARBORESCENS 'BELLA ANNA'  
 ILEX CRENATA 'CONVEXA'  
 ILEX CRENATA 'HELLERI'  
 MAHONIA AQUIFOLIUM  
 PHILADELPHUS 'SNOWBELLE'  
 PIERIS JAPONICA 'FIRE AND ICE'  
 PIERIS JAPONICA 'FOREST FLAME'  
 PYRACANTHA COCCINEA 'LALANDEI MONROVIA'  
 RHODODENDRON SPECIES  
 SARCOCOCCA HOOKERIANA VAR. HUMILIS 'DIGYNA'  
 SKIMMIA JAPONICA  
 TAXUS CUSPIDATA 'NANA AURESCENS'

**COMMON NAME**

JAPANESE BARBERRY  
 PAPER BUSH  
 EMERALD GAJETY EUONYMUS  
 FORSYTHIA  
 ANNABELLE HYDRANGEA  
 BELLA ANNA HYDRANGEA  
 CONVEX JAPANESE HOLLY  
 HELLERI HOLLY  
 OREGON GRAPE  
 SNOWBELLE MOCK ORANGE  
 FIRE AND ICE PIERIS  
 FOREST FLAME PIERIS  
 SCARLET FIRETHORN  
 RHODODENDRON  
 SWEET BOX  
 SKIMMIA  
 GOLDEN DWARF JAPANESE YEWE



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**LANDSCAPE PLANTING MATERIAL SUMMARY**

**SHRUB LIST + IMAGES**

**BOTANICAL NAME  
 LOW SHRUBS**

BUXUS MICROPHYLLA 'WINTER GEM'  
 COTONEASTER THYMIFOLIUS  
 EUONYMUS F. 'EMERALD N GOLD'  
 HELLEBORUS ARGUTIFOLIUS  
 HELLEBORUS 'CHAMPION'  
 HEMEROCALLIS 'STELLA D'ORO'  
 HEUCHERA 'BERRY SMOOTHIE'  
 HEUCHERA 'GREEN SPICE'  
 HOSTA PLANTAGINEA VAR. JAPONICA  
 HYPERICUM 'MAGICAL RED FLAME'  
 ILEX CRENATA 'GOLD GEM'  
 IRIS PUMILA 'ALBO-VARIEGATA'  
 IRIS PUMILA 'BLUE DENIM'  
 LIRIOPE MUSCARI BIG BLUE  
 LIRIOPE SPICATA  
 NANDINA DOMESTICA NANA PURPUREA  
 POLYSTICHUM MUNITUM  
 POLYSTICHUM POLYBLEPHARUM  
 RUDBECKIA FULGIDA. 'GOLDSTURM'  
 SALVIA OFFICINALIS E. 'GOLDEN DELICIOUS'  
 SANTOLINA CHAMAECYPARISSUS  
 SEDUM 'AUTUMN JOY'  
 SEDUM 'CARNEA'  
 SEMPERVIVUM TECTORUM

**GROUND COVERS**

ARCTOSTHYLOS UVA URSI  
 COREOPSIS SPECIES  
 ERICA CARNEA 'SPRINGWOOD PINK'  
 IBERIS SEMPERVIRENS 'PURITY'  
 LAVANDULA AUNGUSTIFOLIA  
 ROSA RUGOSA 'ALBA'  
 ROSA RUGOSA (PINK)  
 TEUCRIUM CHAMAEDRYS  
 VERBENA 'HOMESTEAD PURPLE'  
 VINCA 'ILLUMINATION'

**VINES**

CLEMATIS ALPINA 'APPLE BLOSSOM'  
 WISTERIA SINESIS

**COMMON NAME**

BOXWOOD  
 THYME LEAF COTONEASTER  
 EMERALD AND GOLD EUONYMUS  
 CORSICAN HELLEBORE  
 HELLEBORE  
 STELLA D'ORO DAYLILY  
 CORAL BELLS  
 CORAL BELLS  
 VARIEGATED HOSTA  
 HYPERICUM  
 GOLD GEM HOLLY  
 VARIEGATED IRIS  
 DWARF BEARDED IRIS  
 CREEPING LILYTURF  
 BIG BLUE LILY TURF  
 PURPLE HEAVENLY BAMBOO  
 WESTERN SWORD FERN  
 JAPANESE TASSEL FERN  
 BLACK EYED SUSAN  
 GOLDEN SAGE  
 LAVENDER COTTON  
 AUTUMN JOY SEDUM  
 STONECROP  
 SEMPERVIVUM

BEARBERRY KINNIKINNIK  
 COREOPSIS  
 WINTER HEATH  
 EVERGREEN CANDYTUFT  
 ENGLISH LAVANDER  
 RUGOSA ROSE  
 RUGOSA ROSE  
 GERMANDER  
 HOMESTEAD VERBENA  
 VARIEGATED PERIWINKLE

EVERGREEN CLEMATIS  
 WISTERIA

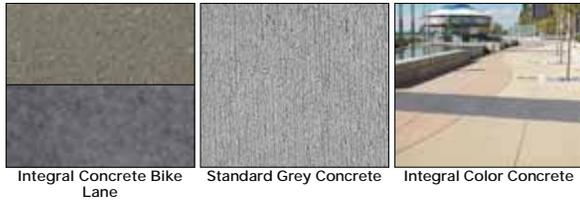


**The Village at Totem Lake**

CenterCal Properties, LLC · Developer  
 Antunovich Associates · Architect  
 Lifescapes International, Inc · Landscape Architect

**LANDSCAPE PLANTING MATERIAL SUMMARY**

**CONCRETE**



**PRE-CAST CONCRETE**



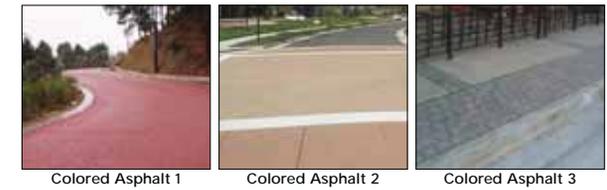
**AMENITIES**



**WOOD**



**COLORED ASPHALT**



**The Village at Totem Lake**  
 CenterCal Properties, LLC · Developer  
 Antunovich Associates · Architect  
 Lifescapes International, Inc · Landscape Architect

**HARDSCAPE MATERIAL SUMMARY FINISH & SCHEDULE**



**The Village at Totem Lake**  
CenterCal Properties, LLC · Developer  
Antunovich Associates · Architect  
Lifescapes International, Inc · Landscape Architect

## LANDSCAPE SITE TREE PLAN

0 30 60 120 NORTH  
SCALE 1"=60'-0"

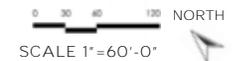
**TREE LEGEND**

BOTANICAL NAME	COMMON NAME
<b>CANOPY / EVERGREEN TREE</b>	
 ARBUTUS MENZIESII	PACIFIC MADRONA
 MAGNOLIA SPECIES	MAGNOLIA
 QUERCUS ILEX	EVERGREEN OAK
BOTANICAL NAME	COMMON NAME
<b>FLOWERING / DECIDUOUS TREE</b>	
 GINKGO BILOBA	MAIDENHAIR TREE
 LIRIODENDRON TULIFERA	TULIP TREE
BOTANICAL NAME	COMMON NAME
<b>ACCENT TREE</b>	
 ARBUTUS SPECIES	MADRONE
 CERCIS SPECIES	EASTERN REDBUD
 FAGUS SPECIES	BEECH TREE
 LABURNUM SPECIES	GOLDEN CHAIN
 LAGERSTROEMIA INDICA	CREPE MYRTLE
 PICEA PUNGENS 'HOOPSII'	BLUE SPRUCE



**The Village at Totem Lake**  
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 Antunovich Associates · Architect  
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**LANDSCAPE SITE TREE PLAN**  
 120th Street



**TREE LEGEND**

BOTANICAL NAME	COMMON NAME
<b>CANOPY / EVERGREEN TREE</b>	
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS ILEX	EVERGREEN OAK
<b>CONIFERS TREE</b>	
CEDRUS SPECIES	CEDAR
CRYPTOMERIA JAPONICA	JAPANESE CEDAR
JUNIPER SPECIES	JUNIPER
PINUS SPECIES	PINE
TAXUS SPECIES	YEW
THUJA PLICATA	RED CEDAR
<b>FLOWERING / DECIDIOUS TREE</b>	
ALNUS GLUTINOSA	COMMON ALDER
PLATANUS OCCIDENTALIS	SYCAMORE
POPULUS ALBA	WHITE POPLAR
<b>ACCENT TREE</b>	
ARBUS SPECIES	MADRONE
CERCIS SPECIES	EASTERN REDBUD
FAGUS SPECIES	BEECH TREE
LABURNUM SPECIES	GOLDEN CHAIN
LAGERSTROEMIA INDICA	CREPE MYRTLE
PICEA PUNGENS 'HOOPSII'	BLUE SPRUCE

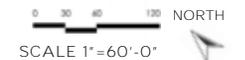


**The Village at Totem Lake**

CenterCal Properties, LLC · Developer  
 Antunovich Associates · Architect  
 Lifescapes International, Inc · Landscape Architect

**LANDSCAPE SITE TREE PLAN**

Totem Lake Blvd



**TREE LEGEND**

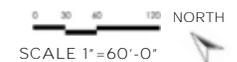
BOTANICAL NAME	COMMON NAME
<b>CANOPY / EVERGREEN TREE</b>	
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS ILEX	EVERGREEN OAK
<b>BOTANICAL NAME</b>	
<b>FLOWERING / DECIDUOUS TREE</b>	
CORNUS FLORIDA	FLOWERING DOGWOOD
PYRUS CALLERYANA 'BRADFORD'	CALLERY PEAR
ZELKOVA SERRATA	JAPANESE ZELKOVA
<b>BOTANICAL NAME</b>	
<b>SPECIMEN TREE</b>	
GINKGO SPECIES	GINKGO
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS SPECIES	OAK
<b>BOTANICAL NAME</b>	
<b>CONIFERS TREE</b>	
CEDRUS SPECIES	CEDAR
CRYPTOMERIA JAPONICA	JAPANESE CEDAR
JUNIPER SPECIES	JUNIPER
PINUS SPECIES	PINE
TAXUS SPECIES	YEW
THUJA PLICATA	RED CEDAR



**The Village at Totem Lake**

CenterCal Properties, LLC · Developer  
 Antunovich Associates · Architect  
 Lifescapes International, Inc · Landscape Architect

**LANDSCAPE SITE TREE PLAN**  
 East Entry Drive & Main Street



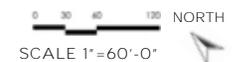
**TREE LEGEND**

BOTANICAL NAME	COMMON NAME
<b>CANOPY / EVERGREEN TREE</b>	
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS ILEX	EVERGREEN OAK
<b>FLOWERING / DECIDUOUS TREE</b>	
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE
MALUS SPECIES	CRABAPPLES
<b>SPECIMEN TREE</b>	
GINKGO SPECIES	GINKGO
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS SPECIES	OAK
<b>CONIFERS TREE</b>	
CEDRUS SPECIES	CEDAR
CRYPTOMERIA JAPONICA	JAPANESE CEDAR
JUNIPER SPECIES	JUNIPER
PINUS SPECIES	PINE
TAXUS SPECIES	YEW
THUJA PLICATA	RED CEDAR



**The Village at Totem Lake**  
 CenterCal Properties, LLC · Developer  
 Antunovich Associates · Architect  
 Lifescapes International, Inc · Landscape Architect

**LANDSCAPE SITE TREE PLAN**  
 Building Facades



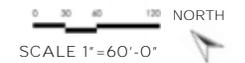


**TREE LEGEND**

BOTANICAL NAME	COMMON NAME
<b>CANOPY / EVERGREEN TREE</b>	
ARBUS MENZIESII	PACIFIC MADRONA
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS ILEX	EVERGREEN OAK
BOTANICAL NAME	COMMON NAME
<b>CONIFERS TREE</b>	
CEDRUS SPECIES	CEDAR
CRYPTOMERIA JAPONICA	JAPANESE CEDAR
JUNIPER SPECIES	JUNIPER
PINUS SPECIES	PINE
TAXUS SPECIES	YEW
THUJA PLICATA	RED CEDAR
BOTANICAL NAME	COMMON NAME
<b>FLOWERING / DECIDUOUS TREE</b>	
ZELKOVA SERRATA	JAPANESE ZELKOVA

**The Village at Totem Lake**  
 CenterCal Properties, LLC · Developer  
 Antunovich Associates · Architect  
 Lifescapes International, Inc · Landscape Architect

**LANDSCAPE SITE TREE PLAN**  
 Parking



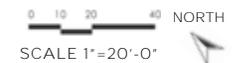


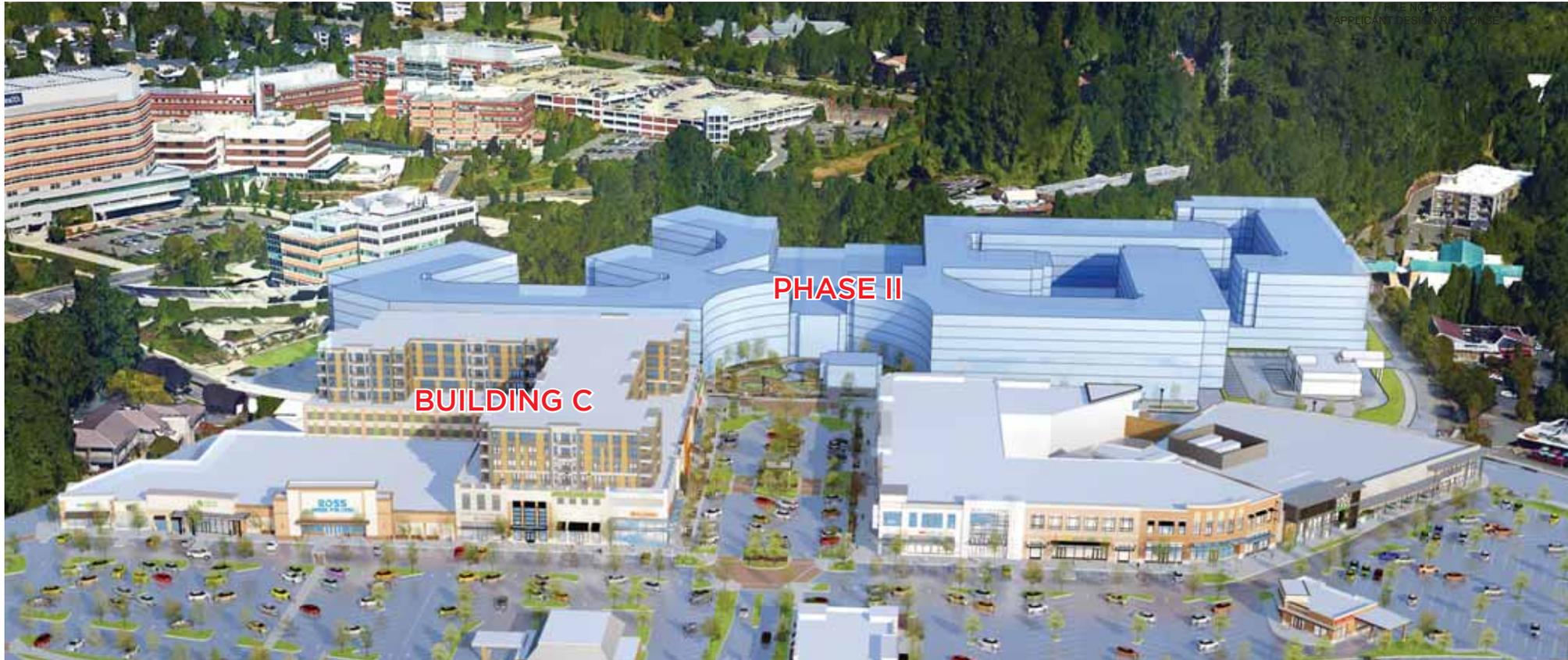
**TREE LEGEND**

BOTANICAL NAME	COMMON NAME
<b>CANOPY / EVERGREEN TREE</b>	
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS ILEX	EVERGREEN OAK
<b>FLOWERING / DECIDUOUS TREE</b>	
ACER PLATANOIDES 'CRIMSON KING'	NORWAY MAPLE
GINKGO BILOBA	MAIDENHAIR TREE
LIRIODENDRON TULIFERA	TULIP TREE
<b>ACCENT TREE</b>	
ARBUS SPECIES	MADRONE
CERCIS SPECIES	EASTERN REDBUD
FAGUS SPECIES	BEECH TREE
LABURNUM SPECIES	GOLDEN CHAIN
LAGERSTROEMIA INDICA	CREPE MYRTLE
PICEA PUNGENS 'HOOPSII'	BLUE SPRUCE

**The Village at Totem Lake**  
 CenterCal Properties, LLC · Developer  
 Antunovich Associates · Architect  
 Lifescapes International, Inc · Landscape Architect

**LANDSCAPE SITE TREE PLAN**  
 Village Park





**CONCERN:**

Provide an update on Building C and Phase II.

**SOLUTION:**

CenterCal are continuing to work on the design and the development of Building C. Options are being considered for constructing Parking above the Ground floor Retail stores, with Residential and/or a Hotel included above. We will return to DRB for the complete design approval of Building C.

CenterCal are still evaluating their partnership options with Residential Developers for the development of Phase II.

The Village at Totem Lake  
CenterCal Properties, LLC · Developer  
Antunovich Associates · Architect  
Lifescapes International, Inc · Landscape Architect

**BUILDING C AND PHASE II**



## MEMO

To: Eric Shields AICP  
Director of Planning and Community Development

From Mark Hinshaw FAIA FAICP  
Director of Urban Design  
LMN Architects

Subject: Totem Lake

Date: August 22, 2005

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On Wednesday, August 17, you hosted a forum in which you sought advice from me, Doug Macy FASLA, principal of Walker/Macy Landscape Architects in Portland, and Marilee Utter of Citiventure Associates in Denver. I provided an overall urban design perspective. Doug brought his expertise and experience in designing great public spaces. Marilee offered commentary relating to urban development and the retro-fitting of older suburban malls. After much interactive discussion with you and the design team, we shared our observations and ideas on how to ensure that the City of Kirkland would be investing in a lively and gracious public space. Our remarks fall into six areas:

### **1. Modify the Boulevard Concept**

We are very concerned about the dimension of the space in the center of the proposed boulevard. It is not wide enough to truly serve as an active green space or to accommodate gatherings. On the other hand, by separating the retail shops that face onto it by such a very large distance, the chances of the retail functioning well is decreased, due to less visibility and proximity. The success of this ground level retail component is very crucial.

We suggest a design that narrows this boulevard at some points to the dimension of a typical shopping street (approximately 80 feet) but widening it at other points to create more generous "village squares." This approach would compress the retail and focus it around more active spaces. One village square should be located in front of the proposed office building and between the two major retail anchors. The other should be at the intersection of the boulevard and 120<sup>th</sup>. And a third might be out toward the large parking lot on the west side. Each of these squares should be surrounded by retail uses. Some or all of them could contain dramatic water features.

The narrowed segment could perhaps be designed to feel like a shared space so that people and cars can mix freely. This might involve having no curbs, using a continuous paving pattern, bollards and other elements. It should be possible at times to close the central segment to traffic in order to allow for functions like seasonal events and a public market.

## **2. Make 120<sup>th</sup> a Great “Main Street”**

The development plan indicates that numerous small shops would face onto 120<sup>th</sup>. We think this is a good idea but would suggest that 120<sup>th</sup> be re-designed to serve as the “main street” for Totem Lake. This would require that the sidewalks be widened to 15 feet to allow for a sufficient street tree planting zone, a sufficiently wide walking zone, and a storefront zone for tables and chairs. On-street parking must be allowed as shown and traffic should be calmed using various devices. (We would expect that some of the through-traffic would shift over to the road along the freeway.)

120<sup>th</sup> has the potential of being a great street that provides the district with a sense of focus. This would require that any parking structures abutting the street also contain some amount of street level retail, as well as architectural treatment. The intersection with the new proposed boulevard be treated in a special manner, because that is where we see the major “village square” being located.

## **3. Ensure High Quality Fixtures and Finishes**

We believe that the City should not be as concerned about the quantity of public space but rather the *quality* of it. Often such spaces look good on a drawing but end up being austere and unused. The sidewalks and public spaces within this redevelopment should be of very high quality, with particular consideration to paving, unique lighting, seating, street furnishings and art. Rather than simply specifying generic fixtures from a catalog, the City should pursue having certain objects, such as the lighting, be unique to this district and serve as an identifying feature. The expected quantity would justify having them specially designed and fabricated.

Since the City of Kirkland is purchasing the land and funding the spaces, we believe that the City should take the lead in guiding the design, perhaps using their own design team who would be accountable to a City client group.

## **4. Complete the Grid**

The introduction of the proposed boulevard is commendable in that it helps break up the massive super-blocks associated with the current shopping center. Having

multiple streets and smaller blocks allows for more choices of circulation, calms the traffic, and creates more exposure for retailers.

We believe that the grid could be further extended by converting the driving lane in front of the current buildings that face the freeway into a true street. It would be fitted with sidewalks and street trees. Over time, the other side of this street (that is, the parking lot) might be filled in with development. The City could participate in the conversion of the lane to a street by some combination of purchase and physical improvements.

## **5. Build a Connection Up the Hill**

From what we can tell, little thought has been given to how to link the redevelopment of the site to the hospital and the future transit center. Public transportation plays a very important role in mixed-use development as it can serve employees and shoppers, as well as local residents. The connection shown in the plans for the medical office building and transit center is very weak. It is unclear, for example, how handicapped people would use the connection, which would require the use of the office elevators, when the buildings are closed.

We believe that there should be a major structure that allows for clear and easy vertical circulation up and down the hillside. It should be located along 120<sup>th</sup> so that it is highly visible. It could include ramps and stairs and possibly an elevator. It would intersect with the transit center at the level of the waiting platform – rather than a level beneath it. And it should be a landmark structure, incorporating lighting, planting and public art.

## **6. Design is Not the Only Issue**

It is very challenging to make public spaces that are safe, attractive, active and well-used throughout the day and evening. While design is important, other factors are also critical to success. A number of active uses must abut, face onto the space. Storefront windows should be generous and allow for adjacent uses to “spill out” onto the space. So tenancies, their entrances, signs and other operating attributes are essential to get right. Furthermore, the space needs to be managed to ensure regular programming and cleaning and to oversee vending and security. If the City is to pay for and own the space, it must have a significant role in its on-going operation.

Furthermore, public spaces are most successful when there is a lot of density around them. This is confirmed by examples of similar spaces investigated by the design team. Virtually all of the spaces have a considerable amount of residential use in close proximity, if not right within the development.

We are concerned that the proposal does not include enough housing. Therefore we suggest that the number of units be increased. These could be added along 120<sup>th</sup> over parking structures. Such housing could consist of senior housing so that parking requirements are only minimally increased. Finally, any housing should be part of initial phase of development, not deferred until a later point in time.

We hope that these observations are useful in your deliberations. We would be glad to assist you in any further aspect of this endeavor and wish you well in the steps ahead.

## Jon Regala

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**From:** keithdbuffalofan@comcast.net  
**Sent:** Thursday, November 05, 2015 5:16 PM  
**To:** Jon Regala  
**Subject:** Village at Totem Lake-Ideas for a new retail block at Village entrance  
**Attachments:** Village at Totem Lake Phase I new retail block.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jon,

I wanted to pass along to you some ideas that I have for improvements/enhancements to the site plan for Phase One for the Village at Totem Lake. Please feel free to share these ideas and concepts with both the Kirkland Design Review Board along with CenterCal the Village developers.

Please see the attachment above that provides a rough sketch of some of the ideas I am sharing with the City.

I also want to urge both the Design Review Board and CenterCal to take a look at Birkdale Village, located in Huntersville, North Carolina. I visit there at least 2 times a year, and I have felt for a long time that this is a great model for the redevelopment of Totem Lake.

The link is at [birkdalevillage.net](http://birkdalevillage.net)

I strongly feel that what the developers and designers did at Birkdale can be instructive particularly as it relates to the treatment of the median area on the main street at the Village at Totem Lake. Their main street is called the "Birkdale Commons Parkway", and they have integrated residential above main floor retail on many of their blocks.

Please take a look at: [birkdalevillage.net](http://birkdalevillage.net) and click on both their retail and office commercial leasing, as well as residential leasing. They have many of the national quality brand stores that I think will be beating a path to be part of the Village at Totem Lake, including stores like Banana Republic, Talbots, Gap, Barnes and Noble, Ben and Jerry's, Loft, etc., etc.

Check out the photos. Then finally use Google maps or other techniques to take virtual close up look at the streetscape, particularly how they created a linear park environment in the center of their village with diagonal parking on each side, and parallel parking next to the curb and storefronts. Also look at how they handle residential above some of the retail in several of their village blocks.

My first suggestion is to include a landscaped median in the middle of the one-way boulevard that extends through the heart of the Village.

A Birkdale, they have a focal point in the middle of the boulevard and the boulevard ends in a multiplex theater, much like is planned in Phase Two of the Village (realizing that the focal point for Totem Lake is the plaza area with water feature in front of the theater). For the Village at Totem Lake, this median treatment can be a real amenity for the Village and help to create a very aesthetically pleasing pedestrian environment. In transferring this idea to the Village at Totem Lake, a pedestrian walkway could be placed down the middle of this landscaped median, which could connect to pedestrian crossings of the one way street pattern both at the end of a block, and the mid-block crossings now shown on the design concepts. Also along this boulevard, there are cafes and restaurants which spill out onto the sidewalk contributing to the Village environment and patronized both Village residents and visitors alike.

I can imagine it would be quite easy to market the Village at Totem Lake to a prospective Village resident when I see included a well planned and well landscaped Village environs, complete with quality retail stores, banks, grocery stores, a movie theater complex and other venues, along with the adjacent Cross Kirkland Corridor Trail just immediately to the south. Really its own Village neighborhood within a larger city environment. The key or challenge is to make the "feel" of the Village both "hometown friendly" and accessible to a larger population at the same time.

A second suggestion is to eliminate all of the outbuildings in Phase One with the exception of Autozone at the far north of the property. Under this concept, the existing Key Bank property along with the proposed moving of Wells Fargo Bank into two new residential blocks which I have labeled for discussion as parcels C and D on the diagram above. Also a new street would be created between parcels A and B and C and D. Their would be retail storefronts on each side of this new street. This would do several things:

1. Creates two new commercial retail blocks giving the Village at Totem Lake a real village "feel" with two connected blocks of retail facing the main street.
2. Provides a more fitting entrance into the Village from the main access point, Totem Lake Blvd with a proper landscaped entry and inviting immersion into the Village.
3. Provides a more appealing view of the new Village from Interstate 405 and helps to eliminate the current view of a sea of asphalt and cars in a huge parking lot at the very front of the Village.
4. Provides additional retail square footage which increases leasing profits and enhances the city tax base.
5. Adding the new street between parcels A and B and C and D would provide for good traffic flow and traffic turning movements north and south along the new street from the main entrance at Totem Lake Boulevard to gain customer access to either end of Phase One of the Village (Whole Foods on the south end and Ross and other stores to the north).
6. Creating this new retail space would allow for Trader Joe's to occupy the southern portion of parcel "C" and like Whole Foods, have the advantage of directly

being on a large surface parking area that would be adjacent to both stores. This would increase visibility for Trader Joe's as well as seen from Totem Lake

Blvd. that would also be enjoyed by Whole Foods. For grocery shoppers with carts, etc. this would be a big advantage not required of most other retail businesses.

(Think shopping bags vs. grocery carts).

7. Surface parking lots would be retained in front of Whole Foods and south of new parcel "C" as well as a second surface lot north of parcel "D" and adjacent

to the retained development at Ross, Famous Footwear, Car Toys and Autozone.

8. Creating two new residential blocks (C and D) not only creates more retail square footage than all the out buildings combined, its more aesthetically pleasing to

have all this retail within the well designed retail blocks instead of an isolated business surrounded by parking. Also, for customers, they would be

more tempted to park their car once and be a pedestrian while shopping at other businesses than the temptation to visit one store and leave, or

get back into their car and relocate.

Finally, there are three banks presently occupying space in Phase One and Phase Two; Key, Wells Fargo and Chase. The current drive through features at each of these banks

should not be the defining criteria to "dictate" that each bank have a drive through and thus require out buildings in the middle of what should be valuable space for future

retail or office commercial or residential uses. One would think given the more upscale nature of this new Village environment and the prospect of not only serving retail customers

and office space employees, that there will be upwards of over 1,000 new residential residents located within walking distance within the Village that proximity within the village vs.

a stand alone bank out in the middle of a parking lot would make more sense anyway. I would think all three banks would jump at the chance to be part of this new Village complex. One has to look no

further at what Wells Fargo built at Juanita Village (no drive through) and where Key Bank is relocating from Park Place to a site across 85th in downtown Kirkland (no drive through in new

building). I can't help but think that each bank, if given good retail locations within either Phase 1 or 2 of the Village development, would be pleased to be part of the retail mix, even without a drive through feature.

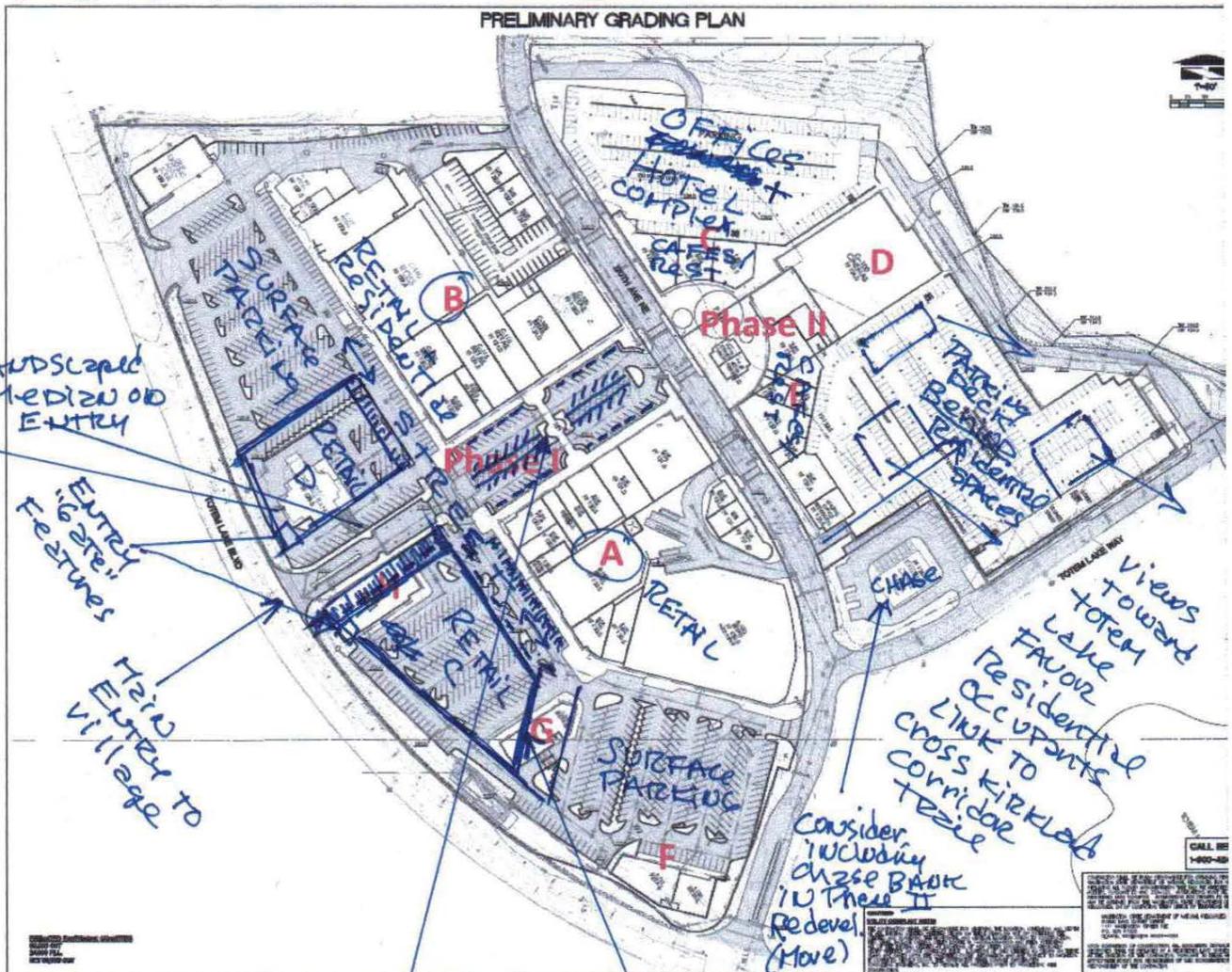
I am happy to discuss any of the ideas with you, or the Design Review Board if they have any questions as well.

Thanks for the opportunity to comment on the Village at Totem Lake. As refinements continue on the development, I am confident that between the City Council, Planning Commission and Staff and the Design Review Board all working hard with CenterCal, that a top notch new Village mixed use environment will be created that will provide a lasting legacy to the Kirkland community and benefit both current and future residents and visitors.

Respectfully,

Keith Dunbar  
Finn Hill Resident  
City of Kirkland

# Site Topography



Move Key BANK INTO RETAIL BLOCK (D?) (ELIMINATE DRIVE THROUGH)

LANDSCAPE MEDIAN OR ENTRY

ENTRIES "GATE" FEATURES

Main Entry to Village

IN THIS BLOCK:

1. Switch to Parallel Parking next to CURB/STONES
2. Diagonal Parking in Middle next to Median
3. WIDER Median AREA with street trees, Plantings + Pedestrian WALKWAY down center connecting with Ped. STREET CROSSINGS AT each end.

(Move) TRADER JOE'S HERE, NEW BLOCK

CREATE NEW RETAIL BLOCK + NEW STREET ACROSS FROM PARCELS A + B.

TRADER JOE'S + WHOLE FOODS WOULD BOTH FACE + HAVE ADVANTAGE OF SURFACE LOT DIRECT ACCESS.