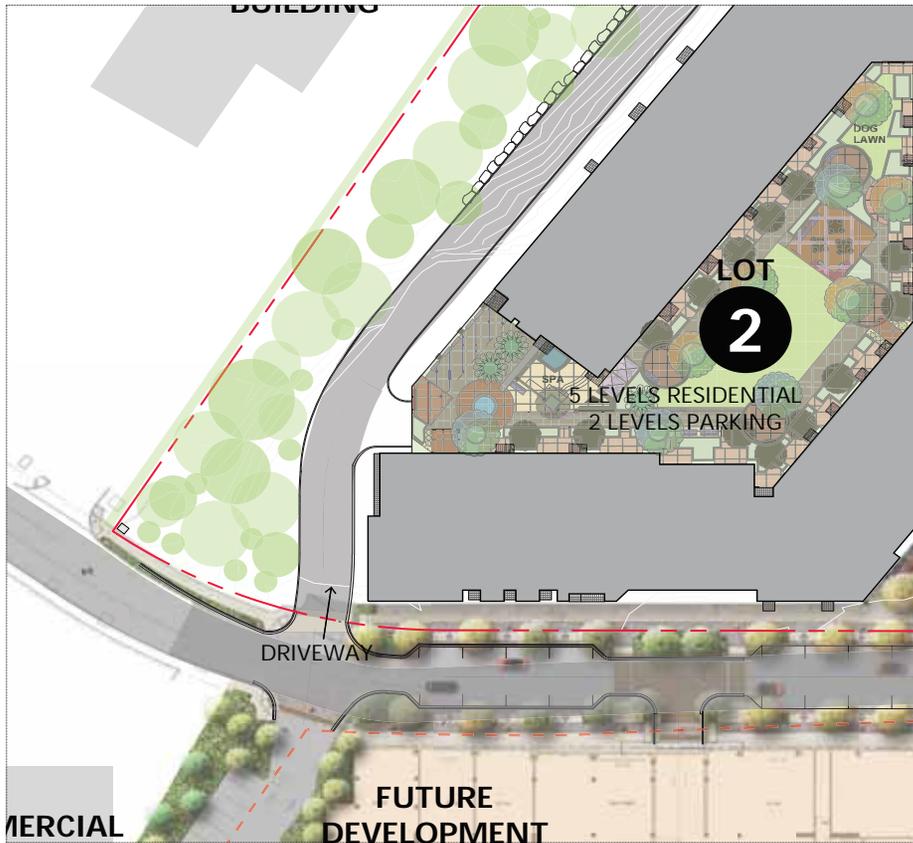


DRB COMMENT:

At the northwest corner the wedge shaped element is also showing a dead end at the fire access road. If this area is for loading it does not seem an appropriate use. The Design Team needs to further study this area as it should complement Phase 1 and act as a gateway on 120th Street. Also the DRB is not sure about the metal corner and driving under an oddly angled port-cochere.

DESIGN TEAM RESPONSE:

The northwest corner has been restudied and the fire access driveway under the building has been eliminated to better define a gateway corner into the project. The architecture at the corner has been articulated to truly define a gateway and better relate to the architecture of Phase 1

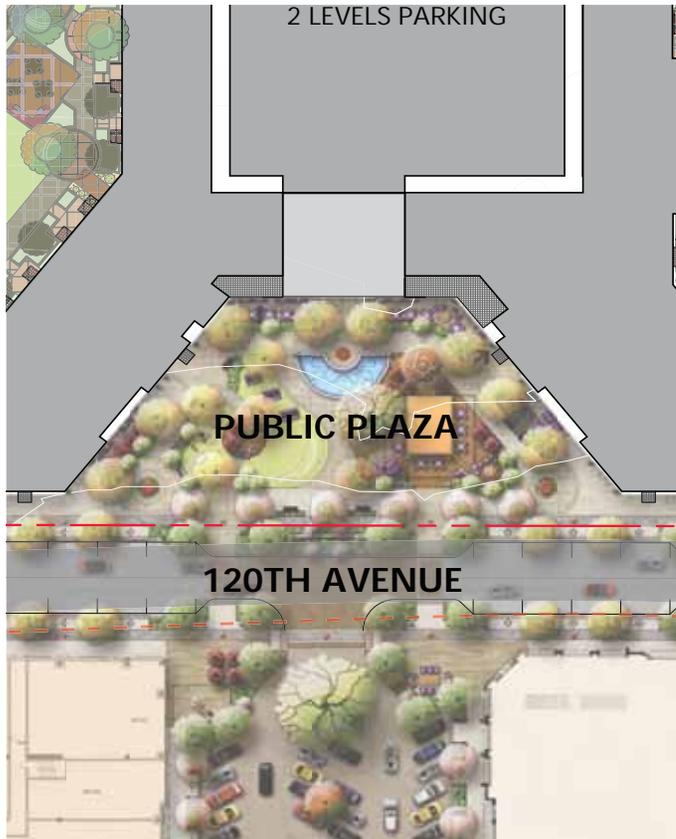


DRB COMMENT:

The conceptual master plan calls for a focal element at the main plaza. At this time no hierarchy is shown in the plaza concept. In previous versions the plaza was a grand plaza but now it is broken up with too many different elements. Need more information on the proposed program in this area, the main water feature and how materials from Phase 1 translate to Phase 2.

DESIGN TEAM RESPONSE:

Revised plaza plans and renderings better reflect the proposed program and clearly show the various components of the plaza. Enhanced materials are used throughout the building elements facing the plaza. The architecture and the expression of accent elements complements the overall plaza concept.



DRB COMMENT:

There is a flatness in scale especially at the upper stories and the architecture shows a static roof edge. Parapets are very linear, rectangular and not differentiated enough. The DRB would like to see more change in the parapet heights and roof modulation. Also the thickness of some canopies at the top level and the height of the solid portion at the very top needs to be reevaluated as they seem out of proportion.

DESIGN TEAM RESPONSE:

The articulation of the roof lines has been further explored. Projected eaves are now shown at key locations, breaks along a continuous parapet are carefully articulated and in the overall composition the roof lines are now more defined. Special attention has been given to accentuating the top area of corner elements.



BEFORE



BEFORE



AFTER

corner accent

corner accent

corner accent

more thickness

corner accent



AFTER

more thickness corner accent

DRB COMMENT:

Concerned with what will be seen at the roofs looking down from Evergreen as well as Madison House and the color of the roof material proposed. Also the DRB is not comfortable with how the public from the theatre will be looking down on private residential deck spaces.

DESIGN TEAM RESPONSE:

A single ply roof membrane in a tan color is intended to be the finish at the roofs throughout. No green roofs are proposed but the lush courtyards, a key design element at the podium levels will be part of the roof landscape that will be seen by adjacent properties. The relationship in elevation from adjacent buildings and the proposed project as well as the existing top of tree line is depicted in the revised set.



existing tree line
@ average of +252'



single ply roof (color tan) courtyards as roof landscape

courtyards as roof landscape

DRB COMMENT:

In general all facades look very rigorous. They are in need of more reveals and depths at the window sills. The concept of base, middle and top needs to be looked at. Proposed step backs should be clearly depicted on floor plans matching articulation shown on elevations. Recommends incorporating some of the more eroded façade elements from Totem Lake Way in other areas of the project. Also the scale of the window boxes not working.

DESIGN TEAM RESPONSE:

The various building facades have been further articulated to provide more definition at the top, give hierarchy to the corners and create more of a base, middle and top approach. Cues have been taken from the Totem Lake Way façade as well as the buildings on Phase 1. The boxes framing the windows have been eliminated and other features like projecting eaves and deeper window sills at select areas have been introduced.



BEFORE



AFTER

more depth frame boxes eliminated frame boxes eliminated more depth



hierarchy to the corners more depth more depth



hierarchy to the corners more depth



FAIRFIELD RESIDENTIAL

DRB COMMENT:

The material selections for the project with an extensive use of hardie board is of concern. The execution of a material like hardie board is very critical as well as the modulation whether siding or larger panels are used. The DRB would prefer hardie board only be used sparingly and for other materials like terracotta and tile to be considered. The approach of using different materials in the same color right next to each other is not successful and should be further evaluated. The industrial nature of the use of metal is welcomed and should be expanded. Brick on a larger scale should be used with caution. Also renderings show the window system in a dark color rather than a white typical of vinyl windows. Need clarification.

DESIGN TEAM RESPONSE:

The use of hardie board is now limited to the courtyard facades and the façade facing the fire access road. Use of tile has been introduced and the use of brick has been expanded as well as metal panel to replace previously shown hardie board. All proposed materials are represented on a materials board.

STONE TILE PALETTE



TOTEM LAKE WAY
 HARDIE BOARD (black) STONE TILE METAL PANEL (olive) HARDIE BOARD (brown) BRICK



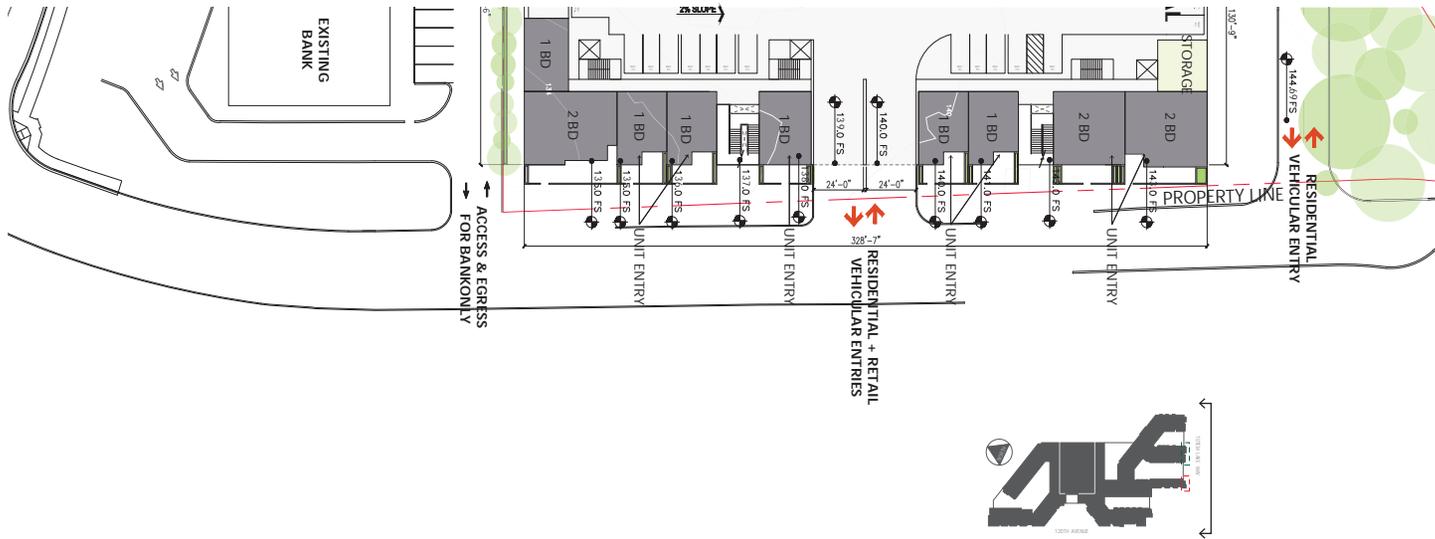
120TH
 METAL PANEL (oxidized brown) METAL PANEL (gray) BRICK HARDIE BOARD (black) STONE TILE METAL PANEL (tan/lightbrown) STONE TILE METAL PANEL (tan/lightbrown) STONE TILE METAL PANEL (tan/lightbrown) METAL PANEL (tan/lightbrown) BRICK METAL PANEL (oxidized brown)

DRB COMMENT:

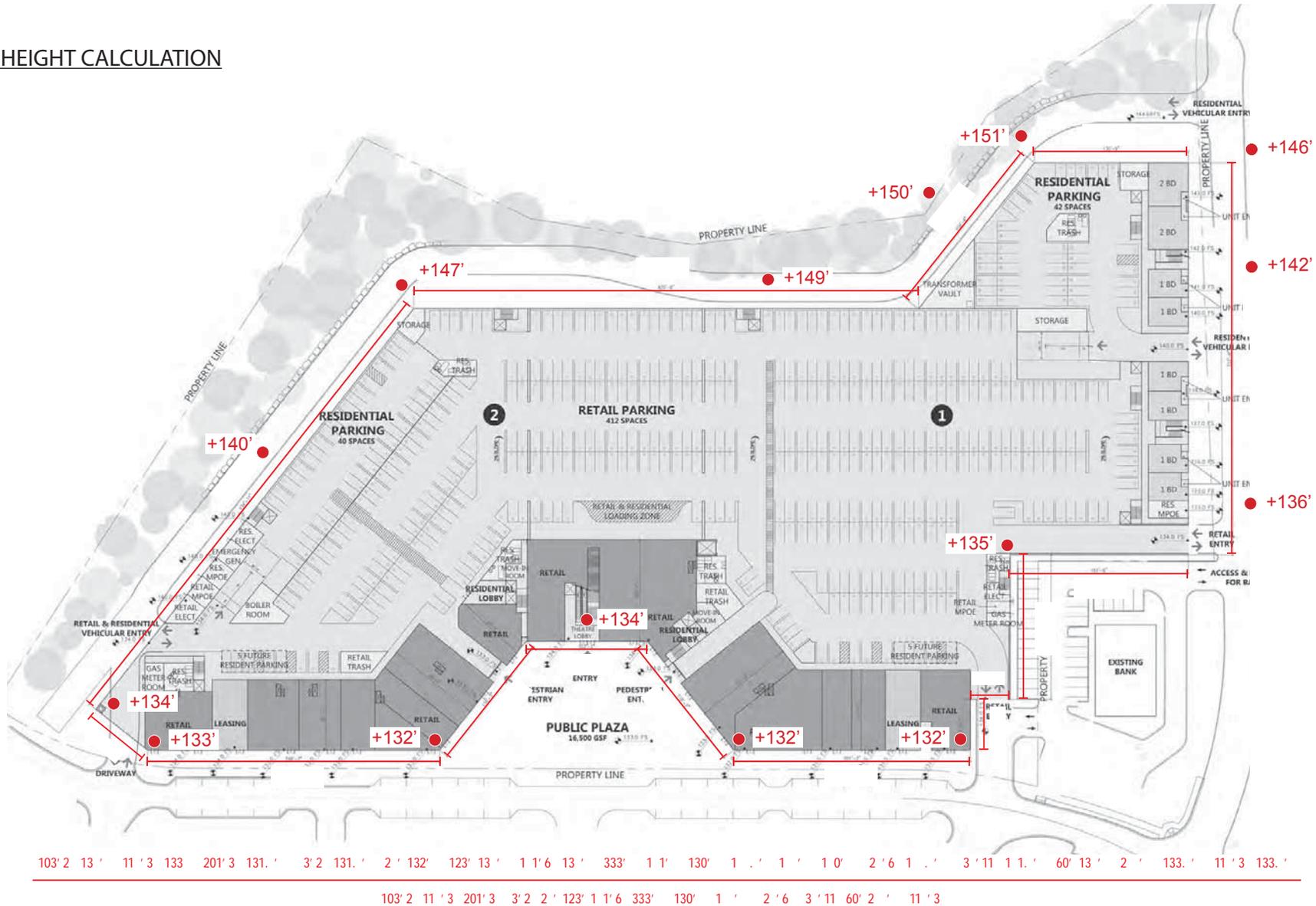
Various driveways are shown throughout the project. DRB is interested in combining them if possible. The parking entrances screening also needs further development. The Design Team has indicated standard roll up gates are a place holder.

DESIGN TEAM RESPONSE:

With the intent of further screening the parking areas tilt up vertical doors are shown in lieu of standard roll up gates. Driveways have been grouped along Totem Lake Way to minimize various curb cuts.



LEVEL HEIGHT CALCULATION



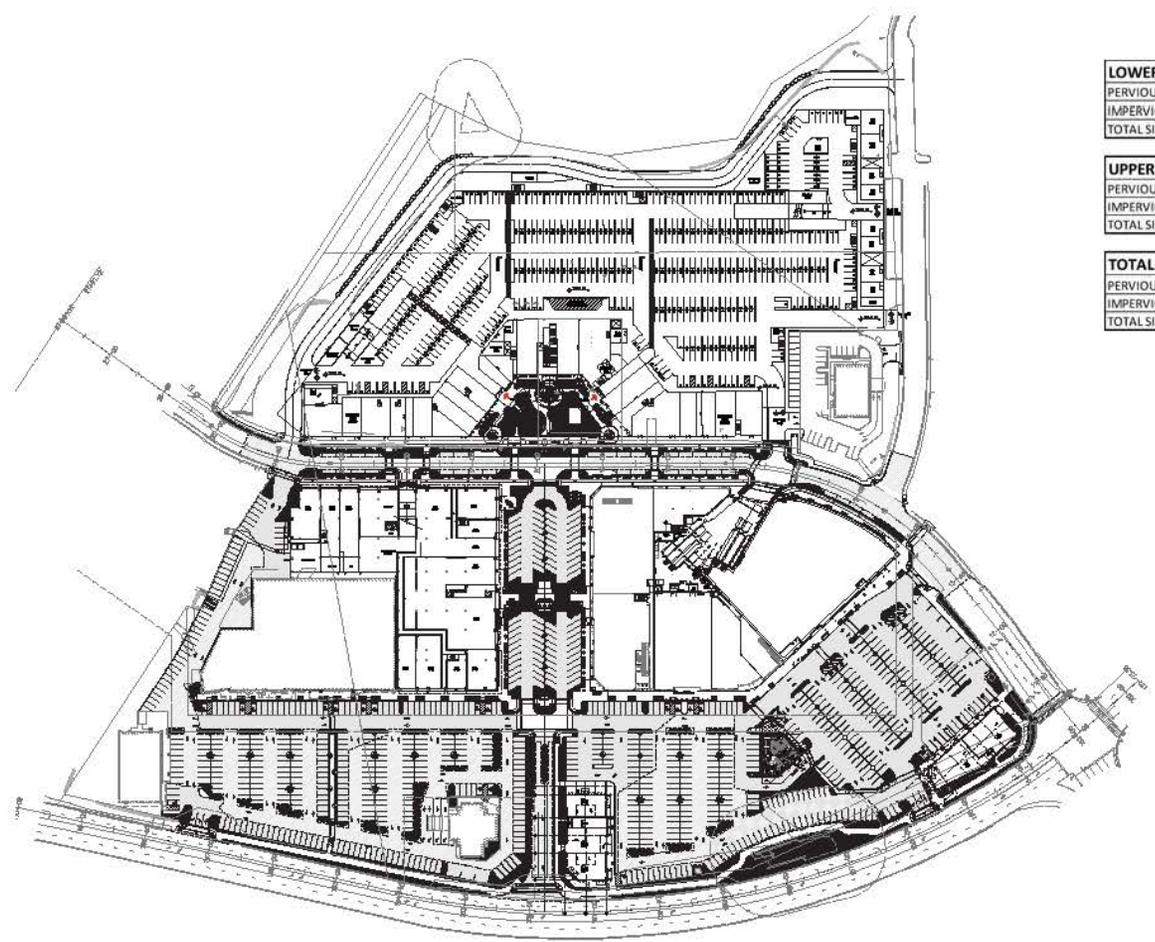
FAIRFIELD
RESIDENTIAL

A A AG BUILDING L A ION
A A BUILDING IG

content LEVEL HEIGHT CALCULATION / project 5638.00 / date 08.01.2016



SITE AREA EXHIBIT
 FOR
THE VILLAGE AT TOTEM LAKE
 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 6 EAST, W. M.
 CITY OF KIRKLAND, KING COUNTY, STATE OF WASHINGTON



LOWER SITE			
PERVIOUS:	65,000 SF	1.5 AC	9.0%
IMPERVIOUS:	655,729 SF	15.1 AC	91.0%
TOTAL SITE:	720,729 SF	16.5 AC	

UPPER SITE			
PERVIOUS:	98,500 SF	2.3 AC	22.8%
IMPERVIOUS:	334,084 SF	7.7 AC	77.2%
TOTAL SITE:	432,584 SF	9.9 AC	

TOTAL SITE:			
PERVIOUS:	163,500 SF	3.8 AC	14.2%
IMPERVIOUS:	989,813 SF	22.7 AC	85.8%
TOTAL SITE:	1,153,313 SF	26.5 AC	

No.	Date	By	For	BITTE AREA EXHIBIT
For: CENTERCAL PROPERTIES, INC 1600 EAST FRANKLIN AVENUE EL SEGUNDO, CA 90245				
Scale:	Sheet:			
Design: JFC Drawn: JFC Checked: JFC Approved: JFC Date: 03/23/15	1815 79th Avenue South Kent, WA 98032 (206) 831-4522 (206) 831-6782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES			
No. Number 17301	Date 1 1			



FAIRFIELD
RESIDENTIAL

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