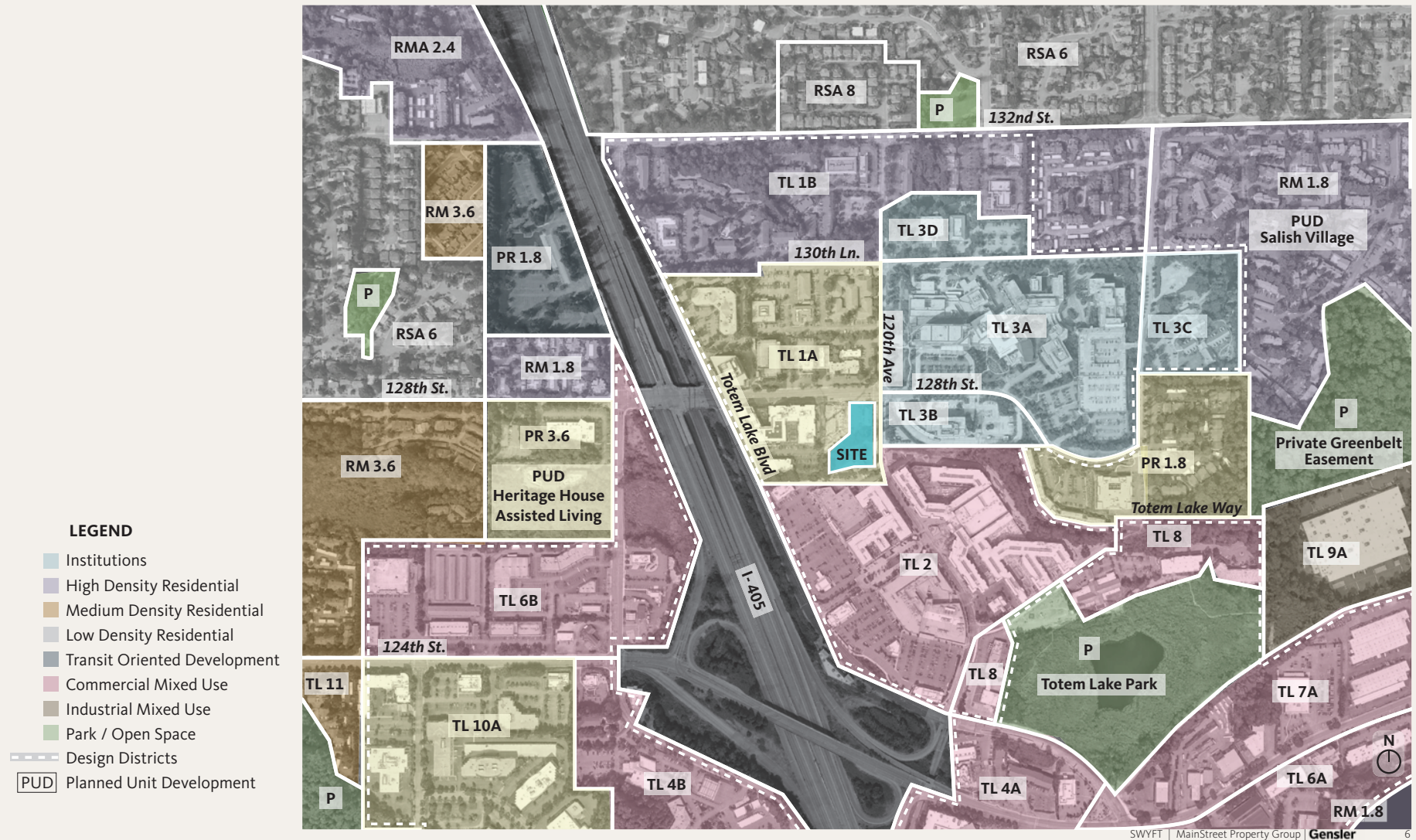
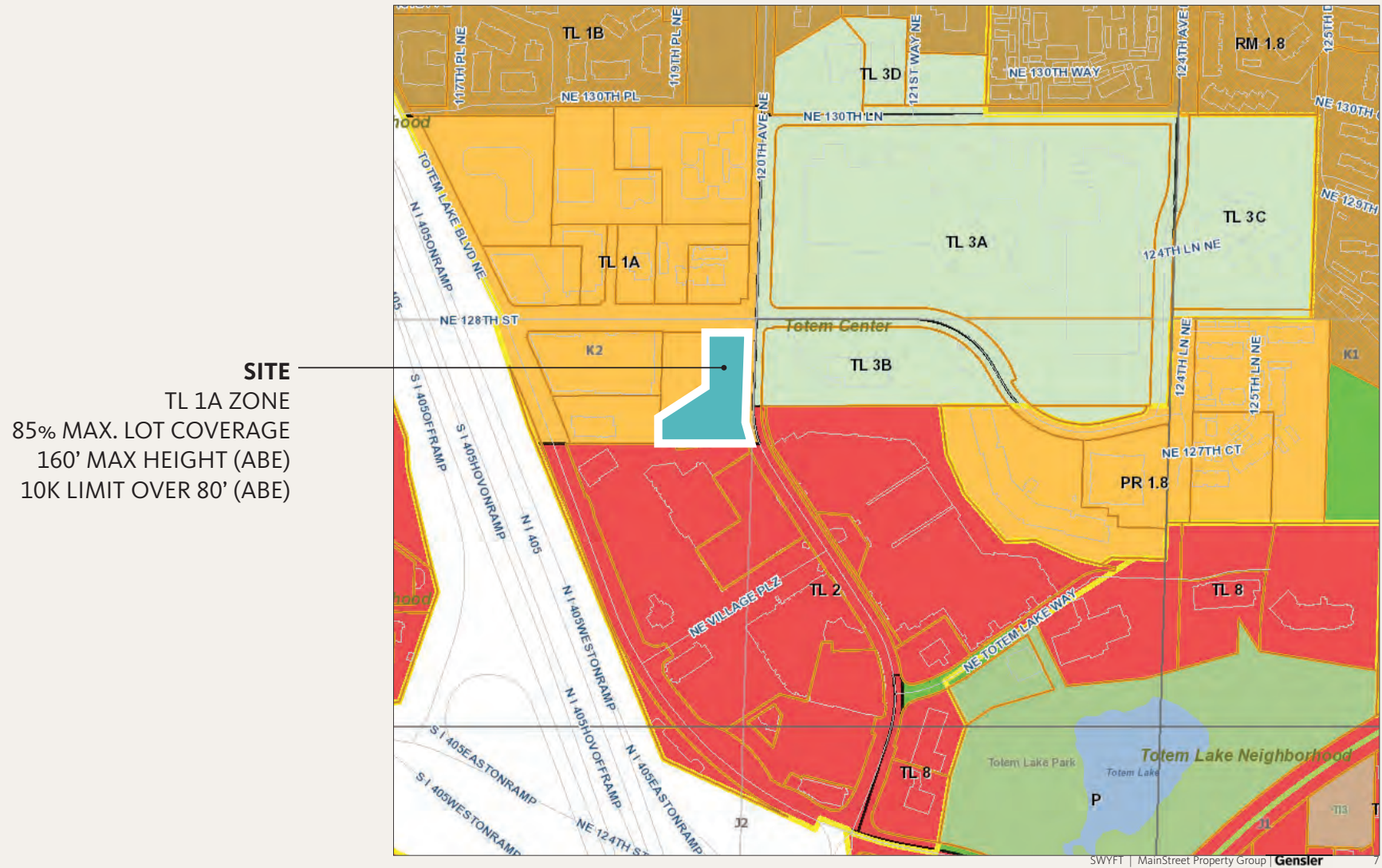


SITE // ZONING MAP

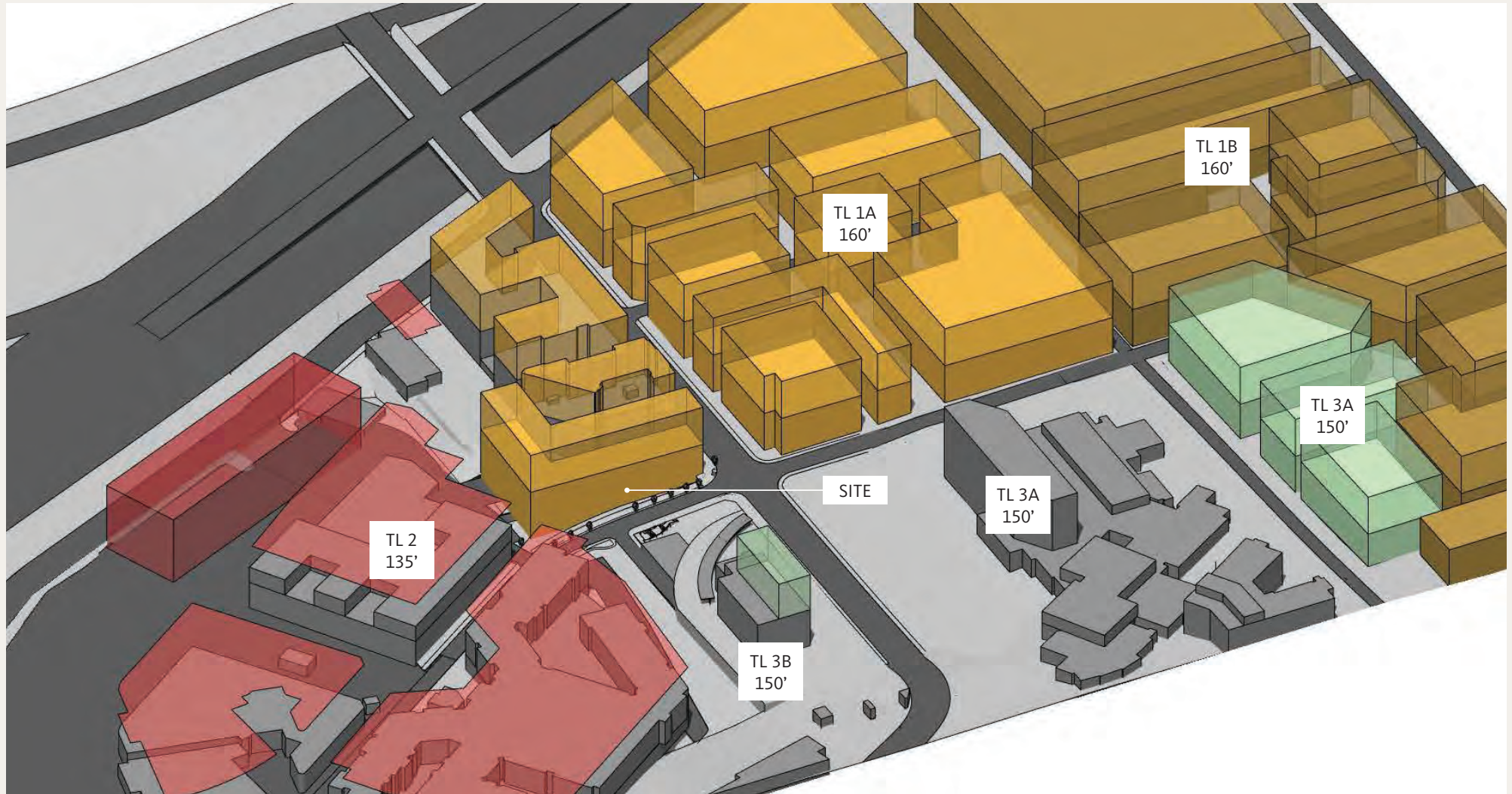
ZONING MAP



SITE // ZONING ANALYSIS



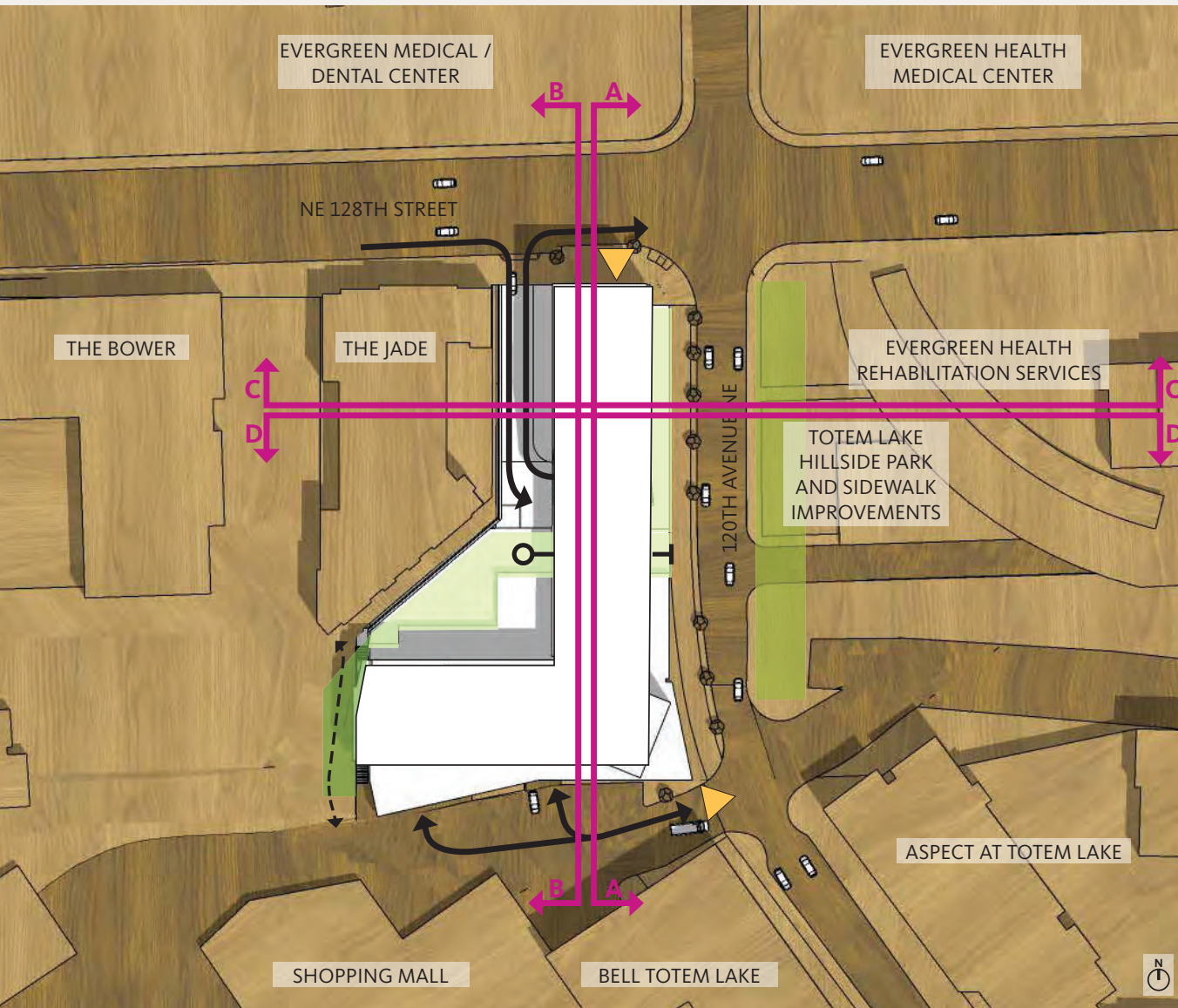
SITE // ALLOWABLE MASSING



02

SITE SECTIONS

SITE ORIENTATION



Site Plan Drivers

The Swyft project proposes to develop two parcels bounded on two sides by NE 128th Street and 120th Avenue NE. The southern edge is bounded by a private access drive and on the West, the project abuts the Jade Residences.

This development will provide a unique, mixed use building that combines residential uses with a medical office use. The site development will aid in anchoring recent development to the South as it continues to pull the established 120th Avenue street frontage northward, culminating at the intersection of NE 128th Street.








The main vehicular access will be located on 128th Street adjacent to the Jade property to maximize the distance from the intersection. The building design proposes a primary residential entry point to be located at this intersection to help activate the street frontage. Service and secondary access will be from the southern drive way access road.

Particular attention is being placed on the SE corner of the site to establish an architectural presence and focal point as it is highly visible from the Village at Totem Lake retail areas. Here a secondary residential entry point is being proposed, alongside a separate medical office building lobby. This mixture will allow residents and office workers to have direct access to the adjacent retail offerings.

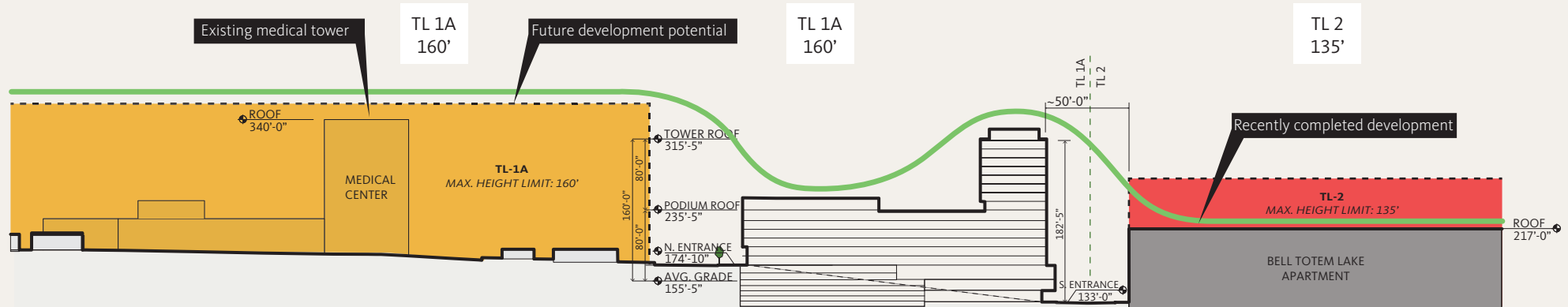
In an effort to minimize massing along 120th Avenue NE, a mid block opening is being incorporated (see preferred massing) that will modulate the facade at grade, provide visual access to the internal courtyard and provide covered outdoor area for potential activities throughout the year.

The residential building has been placed away from the Jade in order to allow for the required parking access, fire access and as a gesture to maintain open space and light penetration between Swyft and The Jade.

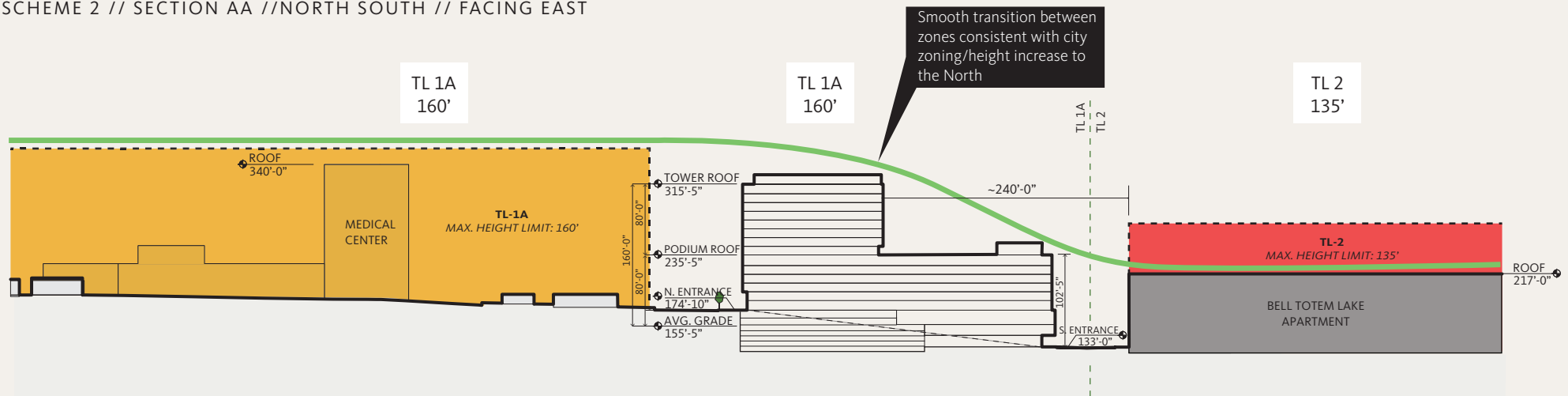
Key

-  Major pedestrian building access points
-  Site section cut line
-  Vehicular access route
-  Pedestrian access route
-  Visual access and openings
-  Hillside Park and sidewalk improvements (By others)
-  Proposed green zone in area of easement

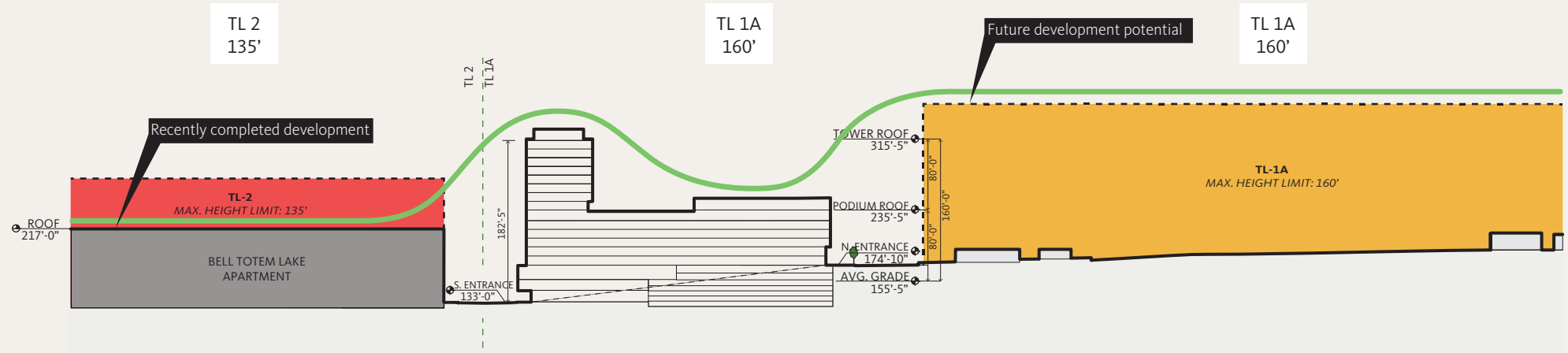
SITE SECTIONS



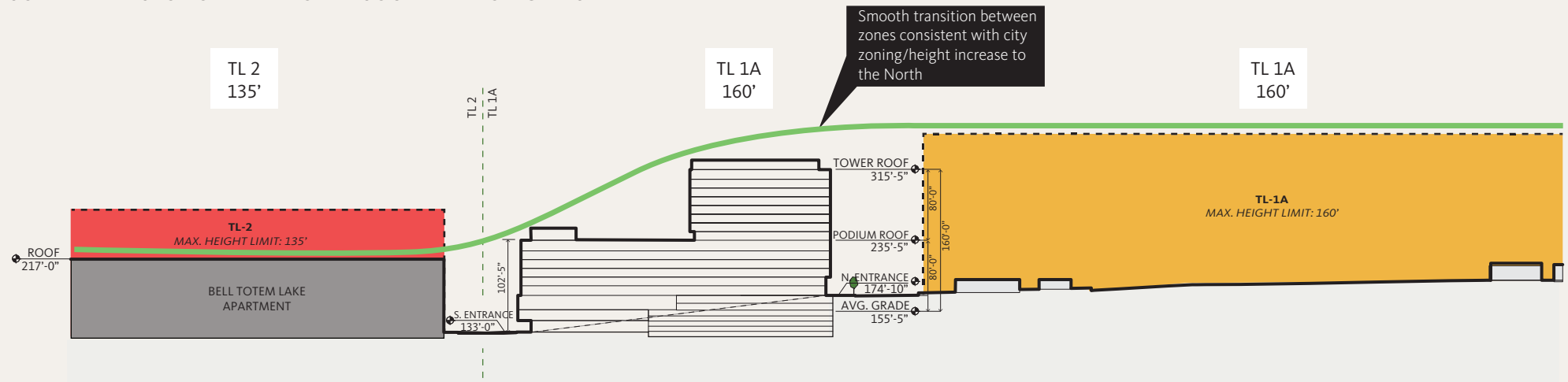
SCHEME 2 // SECTION AA // NORTH SOUTH // FACING EAST

SCHEME 3 **PREFERRED** // SECTION AA // NORTH SOUTH // FACING EAST

SITE SECTIONS

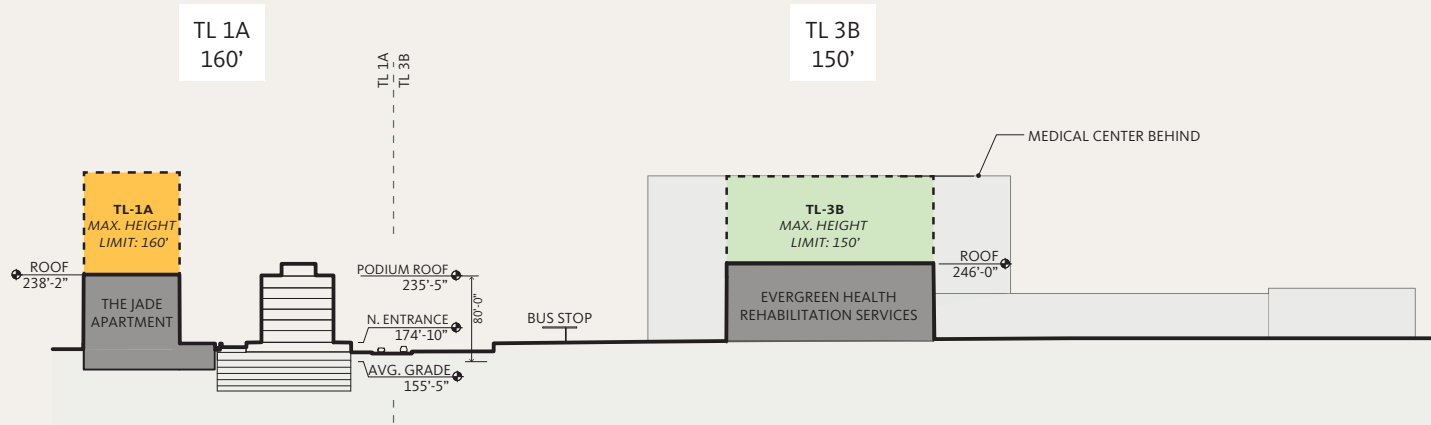


SCHEME 2 // SECTION BB // NORTH SOUTH // FACING WEST

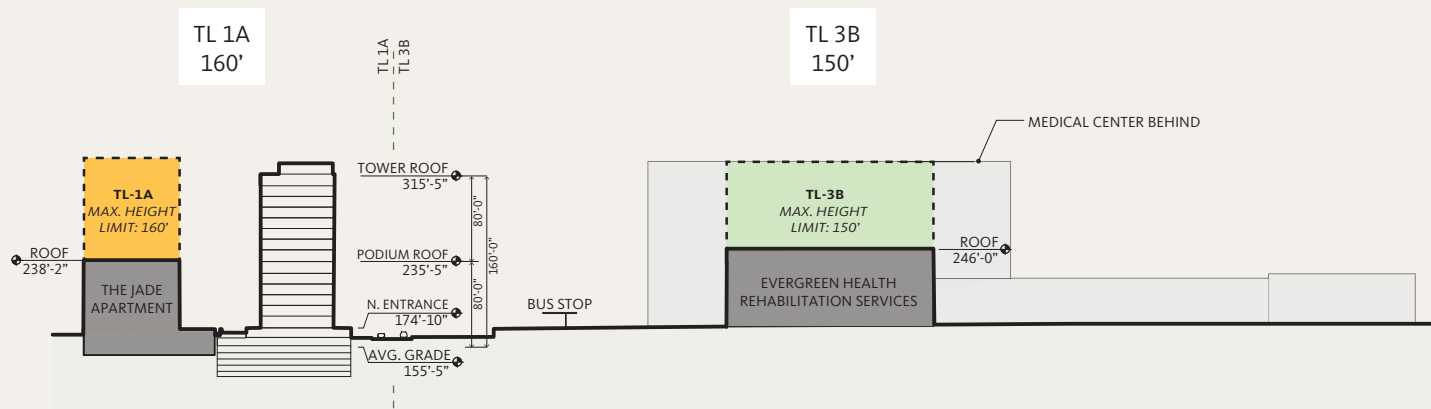


SCHEME 3 **PREFERRED** // SECTION BB // NORTH SOUTH // FACING WEST

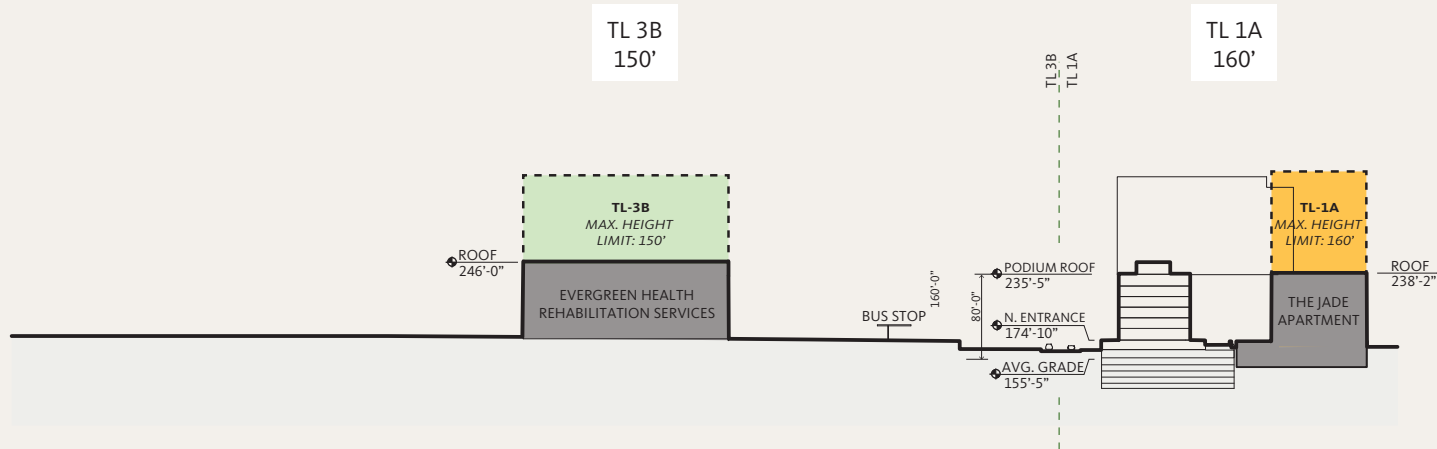
SITE SECTIONS



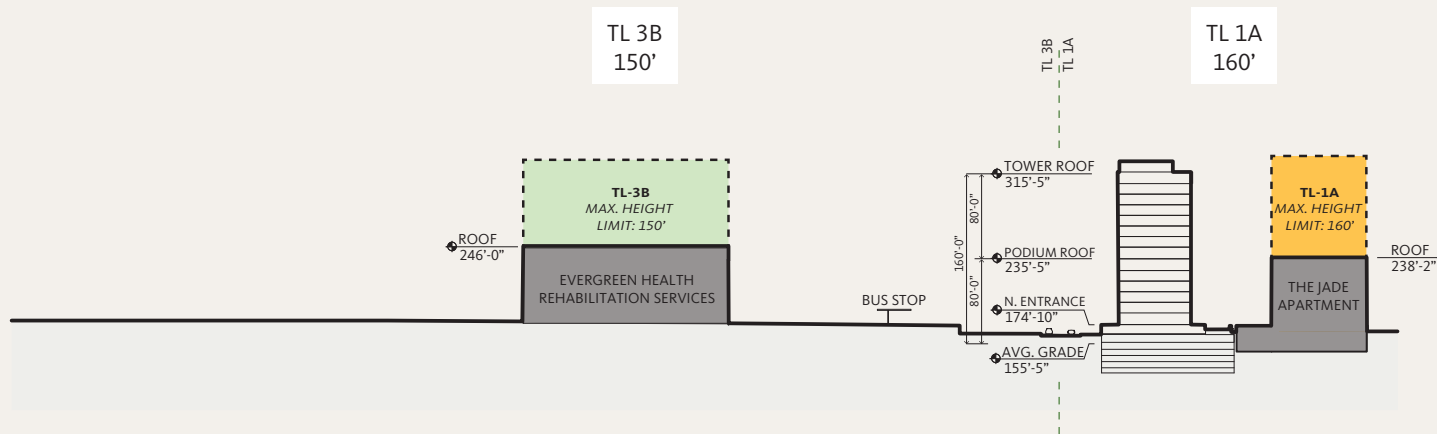
SCHEME 2 // SECTION CC // EAST WEST // FACING NORTH

SCHEME 3 **PREFERRED** // SECTION CC // EAST WEST // FACING NORTH

SITE SECTIONS



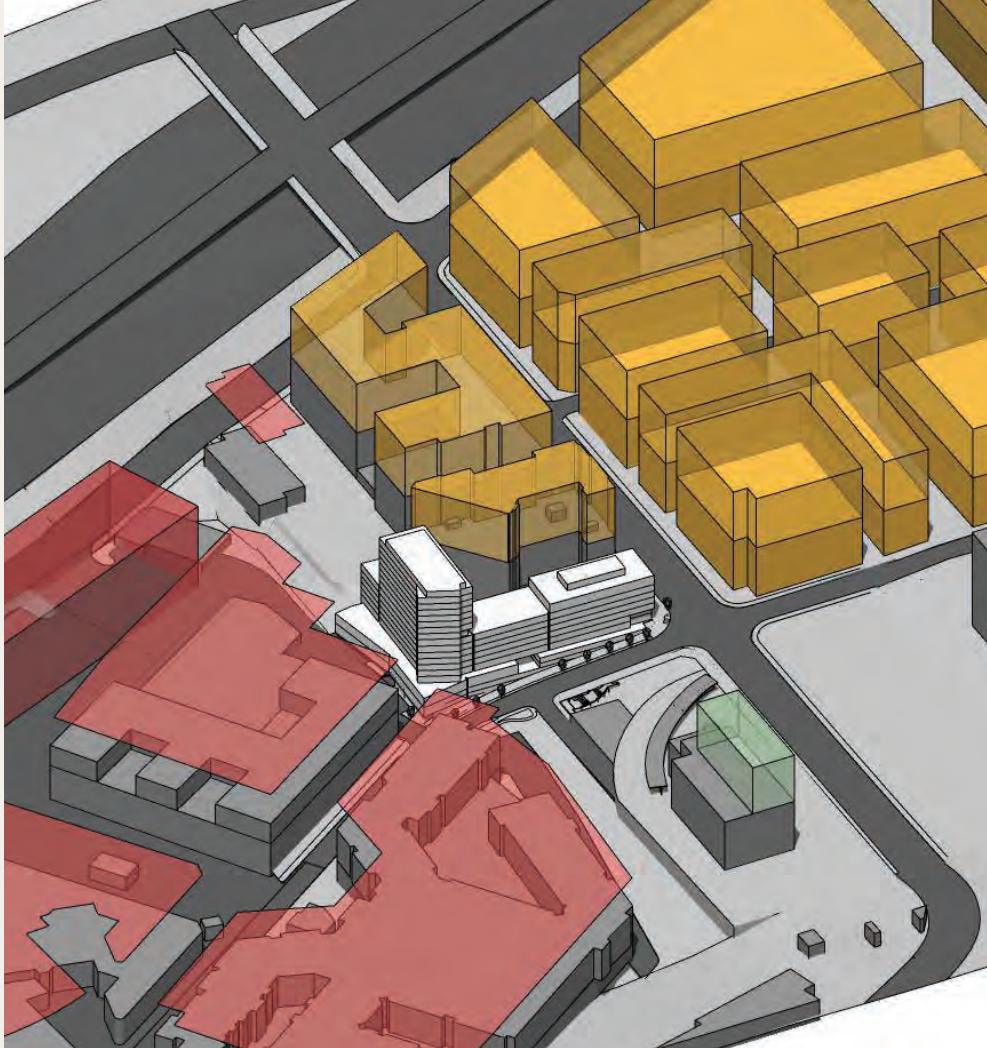
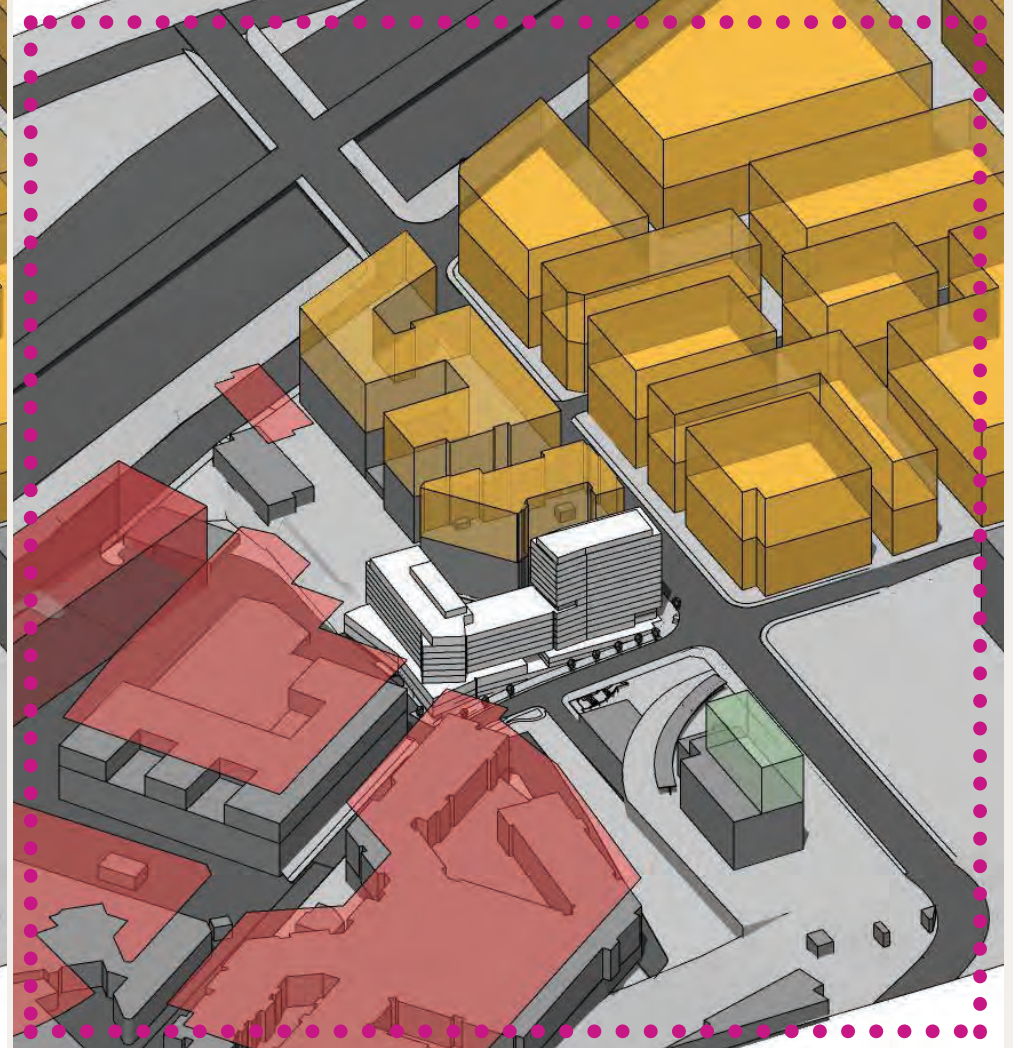
SCHEME 2 // SECTION DD // EAST WEST // FACING SOUTH



SCHEME 3 **PREFERRED** // SECTION DD // EAST WEST // FACING SOUTH

SITE // MASSING

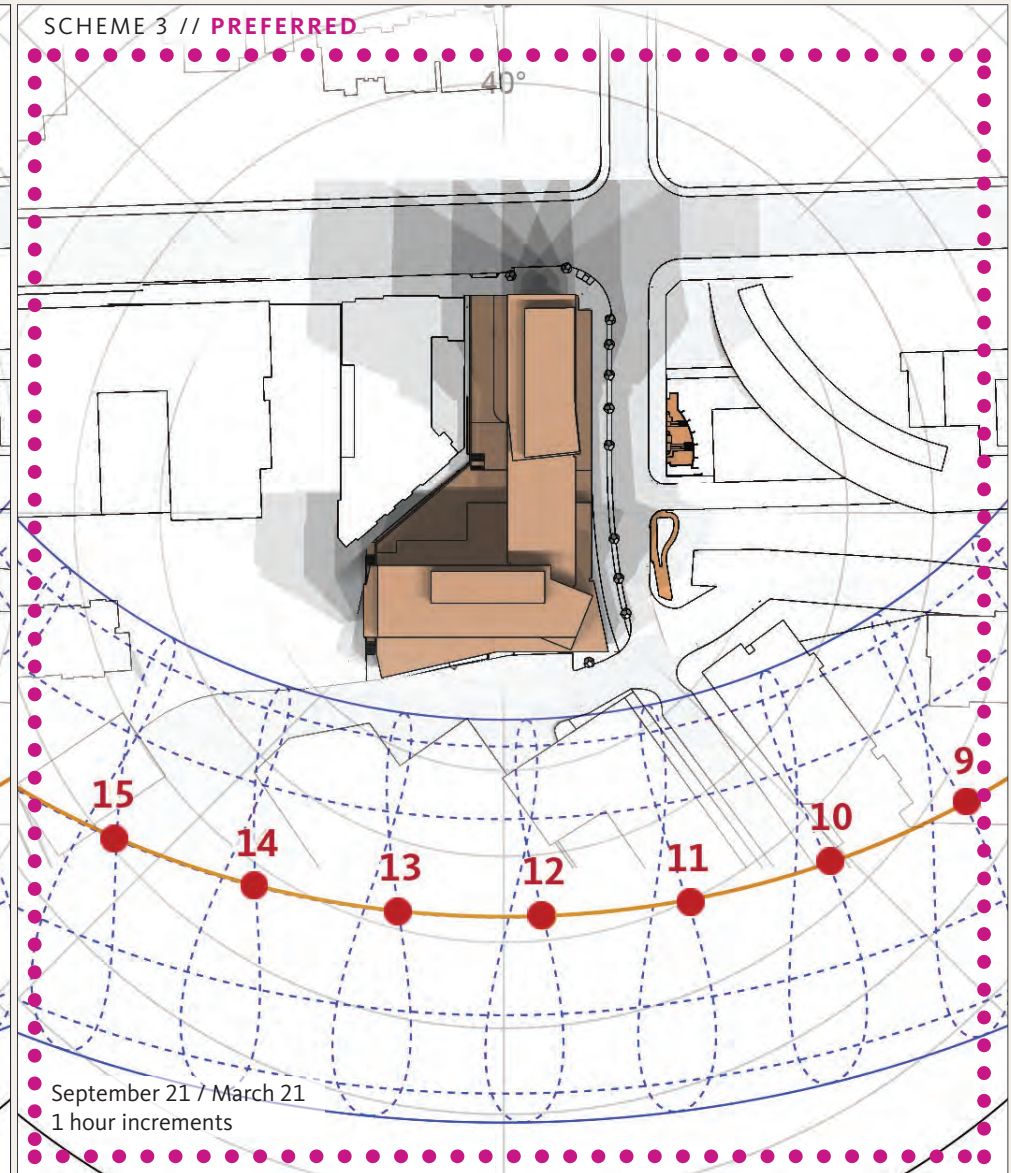
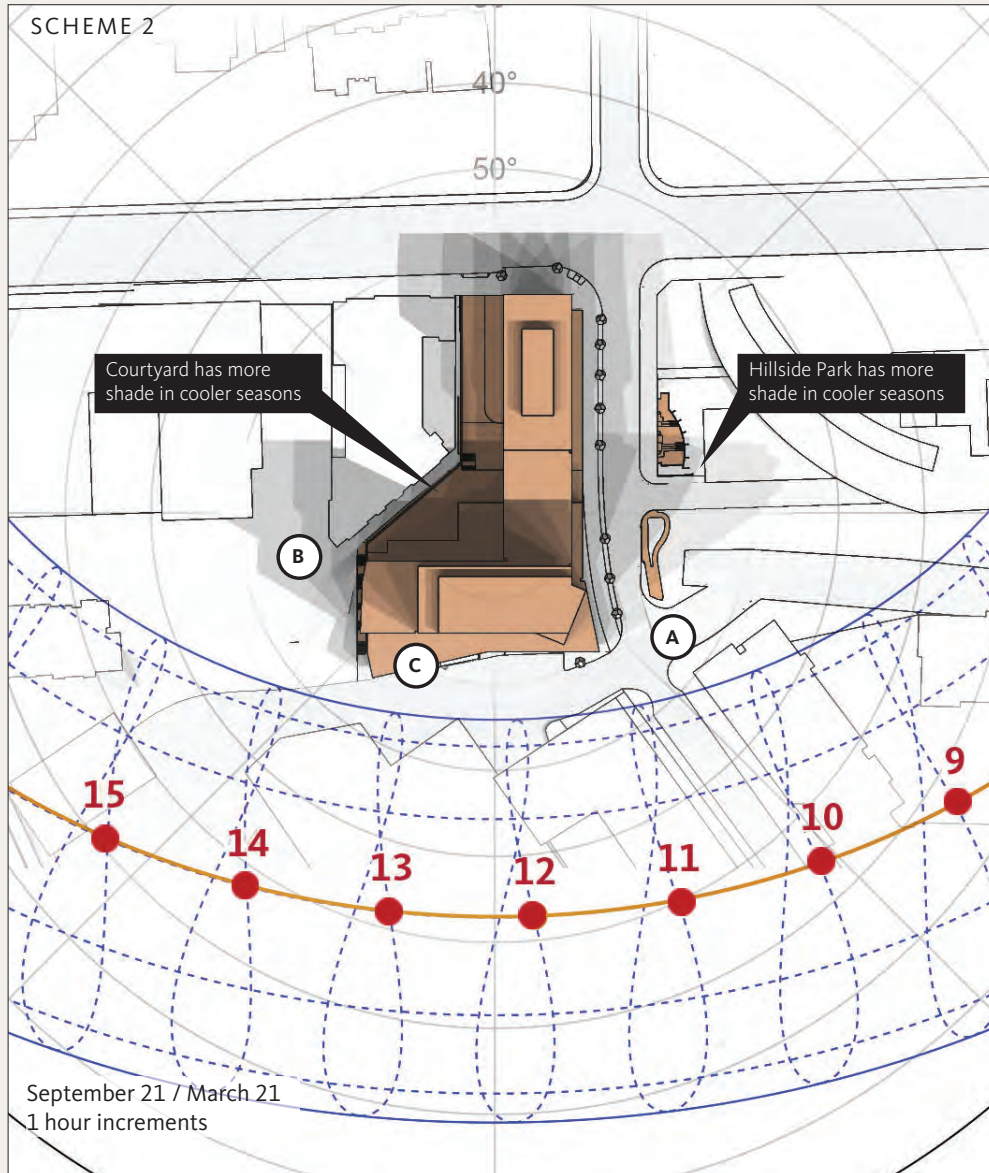
SCHEME 2

SCHEME 3 // **PREFERRED**

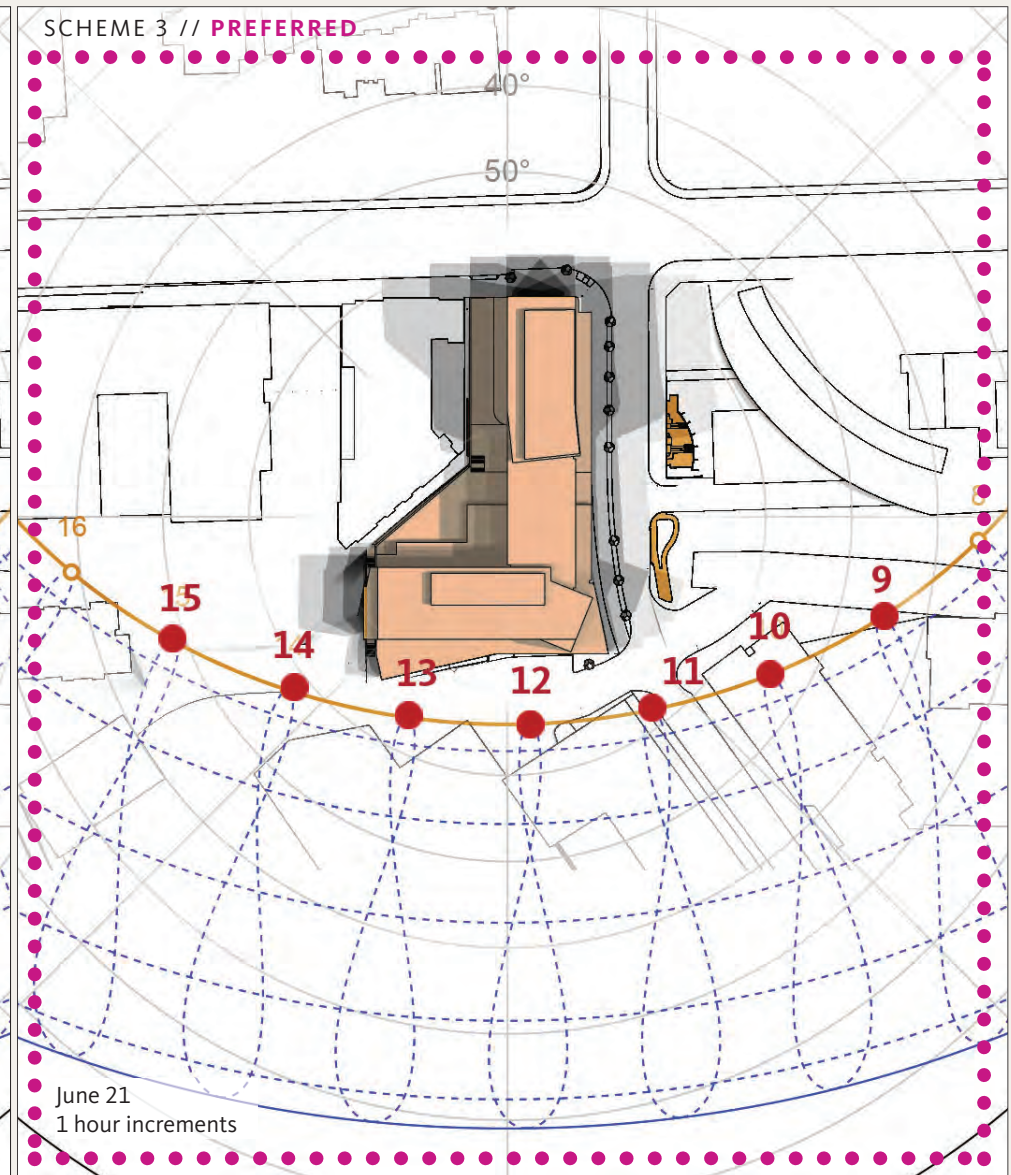
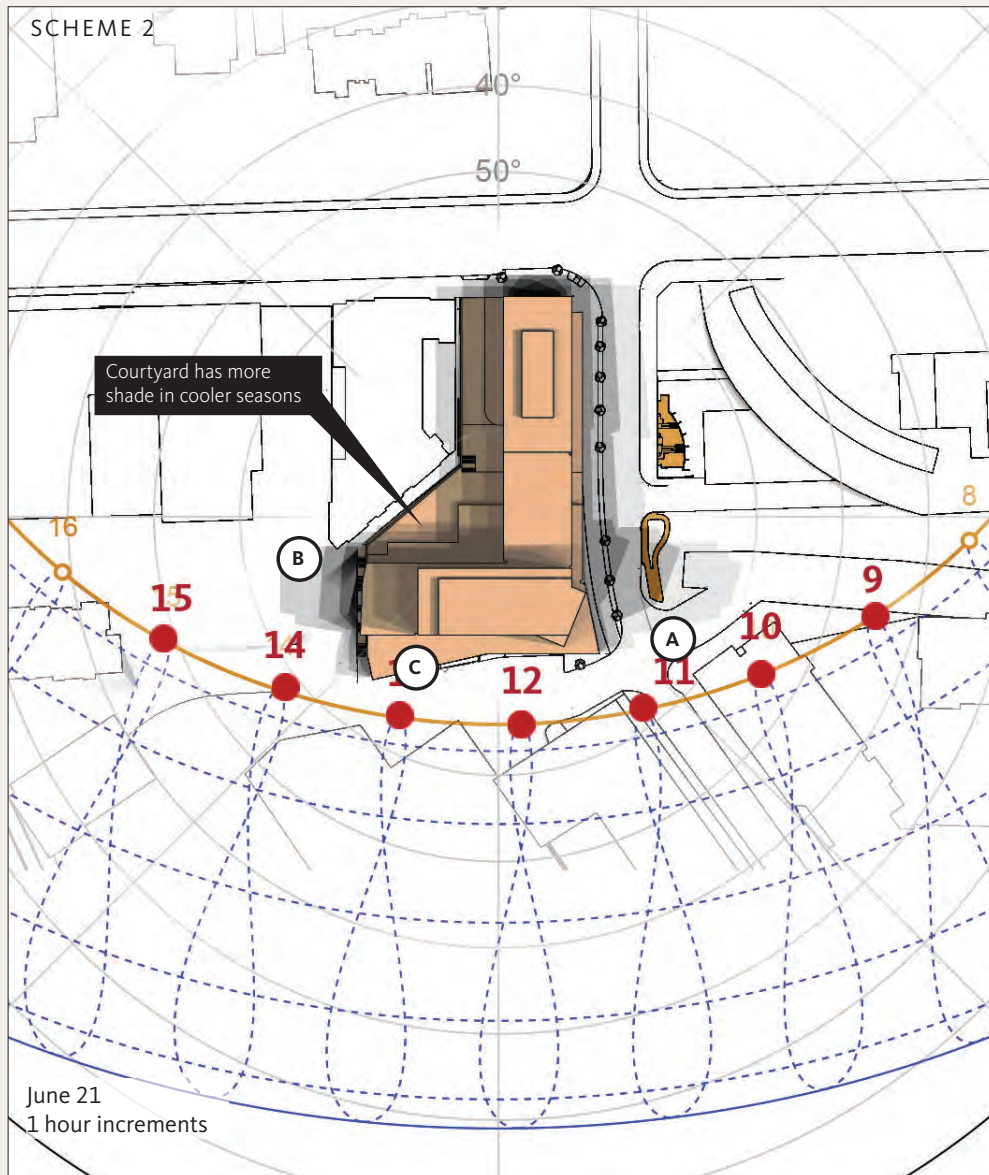
03

SHADOW ANALYSIS

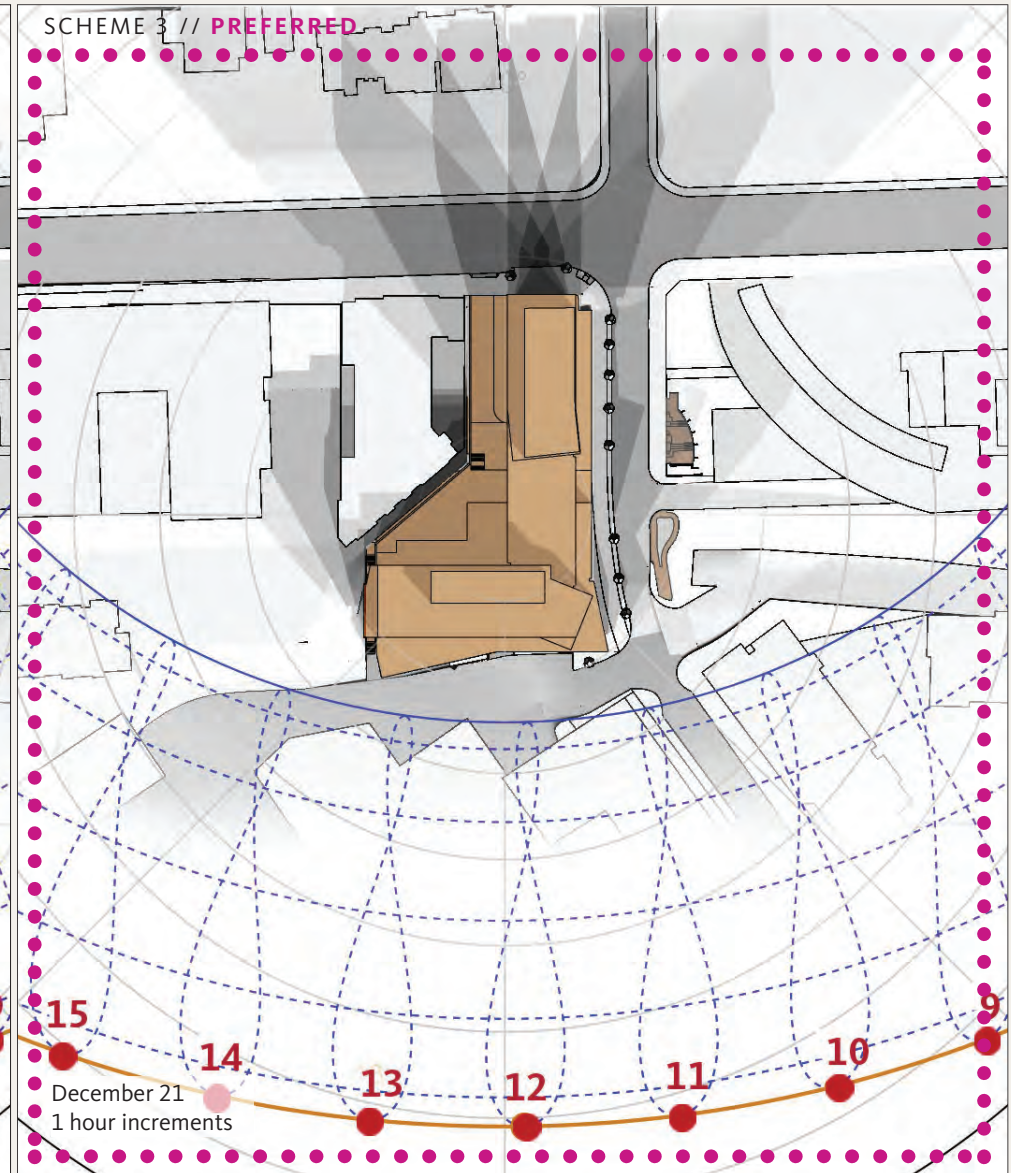
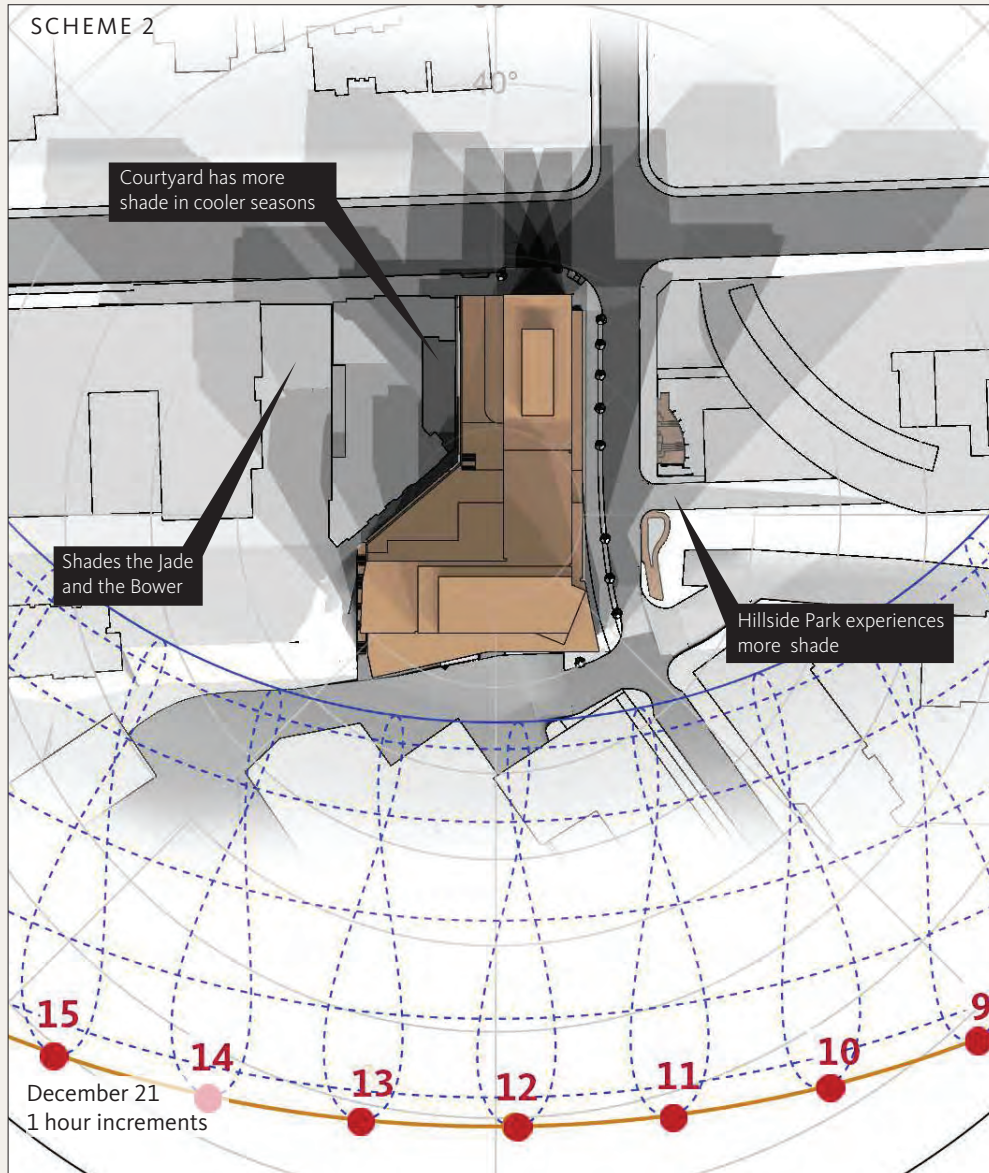
SHADOW ANALYSIS // SPRING & AUTUMN EQUINOX



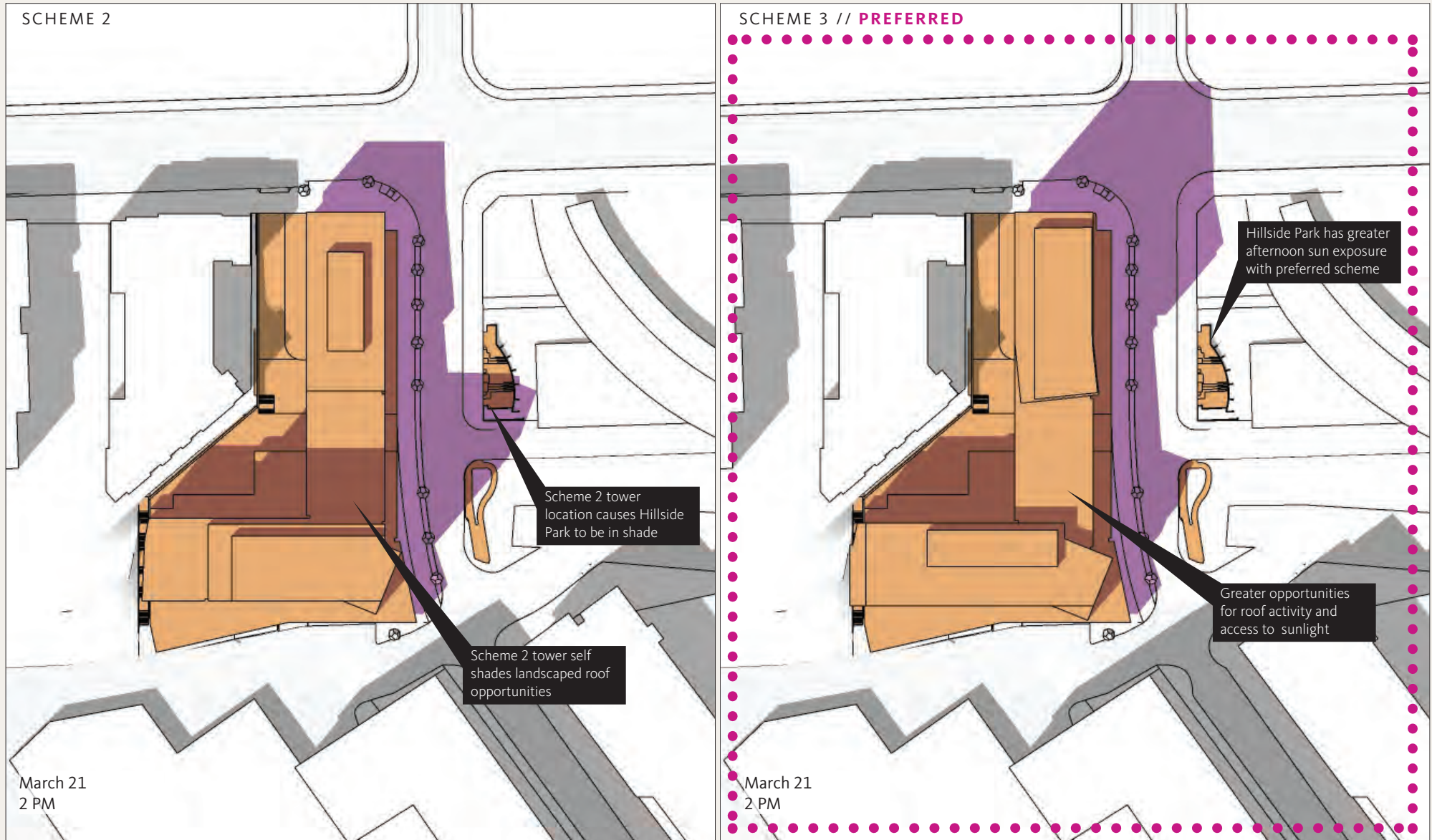
SHADOW ANALYSIS // SUMMER SOLSTICE



SHADOW ANALYSIS // WINTER SOLSTICE



SHADOW ANALYSIS // KEY OBSERVATIONS



SHADOW ANALYSIS // KEY OBSERVATIONS

SCHEME 2



December 21
10 AM

SCHEME 3 // **PREFERRED**



December 21
10 AM

04

STREET SECTIONS AND VIEWS