



TOTEM LAKE APARTMENTS

DESIGN RESPONSE CONFERENCE

11903 NE 128TH STREET KIRKLAND, WA 98034

DRC #2 MEETING DATE 05-21-2018



Selected sheets (elevations and renderings) provided for Board review prior to DRC #2 meeting.

Complete updated packets will be provided at the DRC#2 meeting.

Three options will be provided for the public plaza & artwork at the DRC#2 meeting.





BLANK WALL LANDSCAPE TREATMENT - SEE RENDERINGS AND LANDSCAPE SHEETS FOR DETAIL





GROUND FLOOR UNIT LANDSCAPE TREATMENT - SEE RENDERINGS AND LANDSCAPE SHEETS FOR DETAIL



BLANK WALL LANDSCAPE TREATMENT - SEE RENDERINGS AND LANDSCAPE SHEETS FOR DETAIL



DRC #1 NW CORNER - 128TH FRONTAGE "BEFORE"
LOOKING SOUTH EAST

BOARD GUIDANCE & RESPONSE:

B. BUILDING MATERIAL AND COLOR

- **MATERIAL COLOR:** Refine and add continuity to the color balance between the upper and lower floors. The upper floors need more contrast.

The change to the window frame and trim color adds more contrast to the upper levels. The addition of the dark window trim throughout ties better to the darker color of the lower level. The upper level accent color ties to the metal screen colors at level one. Woodtone soffits are provided at level one to tie to the siding accents above.

- **BRICKWORK:** Explore & refine the detailing of the brickwork.

The brick detailing is shown in the detailed views.

C. PEDESTRIAN IMPROVEMENTS

- **SIDEWALK MOVEMENT & STOREFRONT ACTIVITY ZONES:** Resolve conflict between pedestrian movement and planters and benches. Better define building entry - inset entry.

The modulation of the ground level frontage has been revised to create brick columns and recessed storefronts to provide more depth and dimension and to allow the planters and benches to be out of the pedestrian movement zone. The building entry has been recessed and flanked by brick columns.

DRC #2 NW CORNER - 128TH FRONTAGE "AFTER"
LOOKING SOUTH EAST



DRC#1 BOARD GUIDANCE & RESPONSE:

A. BUILDING MASSING

- **ROOFLINE:** One board member suggested that the white brow on the northwest corner could be rethought. Other members did not take issue with this design element.

The NW corner is consistent with the vertical white box frame expression on the (3) significant corners of the building. The white brow holds the frame as it turns the corner. The recessed element with accent woodtone siding and balconies accentuate the corner expression. The continuation of the brow above provides a cap as the building meets the sky as viewed from the street below. It is a key element of the "prow" corner at the SW corner and the SE corner, which the board agreed was successful. A trim band has been added to the top of the white frame to help reduce the visual height of the brow.

- **ROOFLINE:** Explore the relationship between the white brow and the wood paneled recesses on the east and west facades.

The primary focus of this comment was the east facade. The west facade is consistent with the recessed balcony feature expressed at the corners. See SE Corner view for revisions to the east facade.

- **VERTICAL MODULATION:** Explore refinement either through structural or material changes, i.e. window reveals. Board would like to see panel, window frame and or trim options to help breakup the verticality of the upper floor frames.

The window frames have been revised from "adobe" to "white" and the window trim has been revised to the darker "porpoise" color. This revision provides for more visual contrast and "crispness" of the facade. This helps to breakup the visual flatness of the tall framed facades. The white window frames also help to tie the white building elements together with the warmer colors and tones in the project.



NW CORNER - 128TH FRONTAGE
LOOKING SOUTH EAST



SW CORNER VIEW
LOOKING NORTH EAST



LOOKING EAST



LOOKING NORTH



DRC#1 - SE CORNER VIEW "BEFORE"
LOOKING NORTHWEST

BOARD GUIDANCE & RESPONSE:

B. BUILDING MATERIAL AND COLOR

- **MATERIAL COLOR:** Refine and add continuity to the color balance between the upper and lower floors. The upper floors need more contrast.

The change to the window frame and trim color adds more contrast to the upper levels. The addition of the dark window trim throughout ties better to the darker color of the lower level.

DRC#1 BOARD GUIDANCE & RESPONSE:

A. BUILDING MASSING

- **ROOFLINE:** Explore the relationship between the white brow and the wood paneled recesses on the east facades.

The white brow has been removed from the east facade. This facade was previously treated the same as the west facade, however it is a different massing expression, i.e. not a recessed balcony in white frame. This facade has been revised to be consistent with the expression of the south and east facade with the projecting soffit and woodtone attic story.



DRC #2 - SE CORNER VIEW "AFTER"
LOOKING NORTHWEST





NE CORNER VIEW
LOOKING SOUTH WEST



NE 128TH STREET VIEW
LOOKING SOUTH