

DESIGN ADVANCEMENT

DINING PATIO TO RENATURALIZED AREA CONDITION



SECTION B:B

DESIGN ADVANCEMENT

WETLAND BUFFER EXPERIENCE - RESIDENTS

Soft surface trails provide recreation and a connection to nature for Parkshore Juanita Bay residents. Trails are limited to residents for security purposes

A variety of window types and sizes provide visual interest to facades

Brise soleil and balcony assemblies provide residential scale visual points of interest and greater connection to outdoors



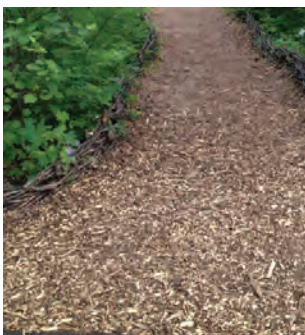
PERSPECTIVE VIEW FROM WETLAND TRAIL - LOOKING SE

## DESIGN ADVANCEMENT

### WETLAND TRAIL



BIRD HOUSES



WOODCHIP PATHWAY



BAT ROCKETS



FERN GARDEN



RENATURALIZE WETLAND BUFFER



KEY MAP



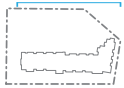
SECTION A:A

DESIGN ADVANCEMENT

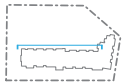
WETLAND BUFFER EXPERIENCE - NE 120<sup>TH</sup> STREET



NORTH ELEVATION AT NE 120<sup>TH</sup> ST - NTS



NORTH ELEVATION AT BUILDING FACE - NTS



DESIGN ADVANCEMENT

PARKING SCREENING & WASTE MANAGEMENT



PARTIAL LANDSCAPE PLAN - NTS



WEST ELEVATION - NTS



SECTION AT WEST FACADE - NTS

Located at the northwest portion of the access drive, waste collection is staged so waste management trucks enter the site, collect waste, turn around, and exit the site entirely within the project site. This alleviates potential collection related traffic congestion along 97<sup>th</sup> Avenue NE. This location also positions waste pick-up farthest from 97<sup>th</sup> Avenue NE and Juanita Bay Park in order to reduce pick-up noise as much as reasonably possible.

LANDSCAPE

LANDSCAPE PLAN - ROOF



LANDSCAPE

CONCEPTUAL LIGHTING PLAN



## LANDSCAPE

### PROPOSED PLANTING PALETTE



**VINE MAPLE**  
ACER CIRCINATUM



**JAPANESE MAPLE**  
ACER PALMATUM



**'AUTUMN BRILLIANCE' SERVICEBERRY**  
AMELANCHIER X GRANDIFLORA 'AUTUMN  
BRILLIANCE'



**SHORE PINE**  
PINUS CONTORTA



**DEER FERN**  
BLECHNUM SPICANT



**BLONDE AMBITION BLUE GRAMA**  
BOUTELOUA GRACILIS 'BLONDE  
AMBITION'



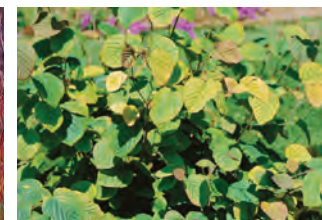
**FEATHER REED GRASS**  
CALAMAGROSTIS X ACUTIFLORA 'KARL  
FOERSTER'



**CAREX**  
CAREX TESTACEA



**KELSEYI DOGWOOD**  
CORNUS SERICEA 'KELSEYI'



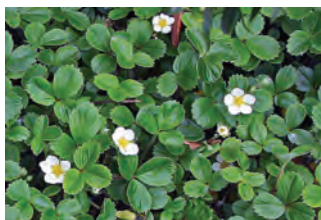
**SPIKE WINTER HAZEL**  
CORYLOPSIS SPICATA 'GOLDEN SPRING'



**GRAY-LEAF COTONEASTER**  
COTONEASTER GLAUCOPHYLLUS  
HORT.



**BLUE FESCUE**  
FESTUCA GLAUCA



**BEACH STRAWBERRY**  
FRAGARIA CHILOENSIS



**ALL GOLD JAPANESE FOREST GRASS**  
HAKONECHLOA MACRA 'ALL GOLD'



**OREGON IRIS**  
IRIS TENAX



**LAVENDER**  
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'

## LANDSCAPE

### PROPOSED PLANTING PALETTE



**CREeping LILY TURF**  
LIRIOPE SPICATA



**ORANGE HONEYSUCKLE**  
LONICERA CILIOSA



**MAHONIA REPENS**  
CREeping MAHONIA



**SOFT CARESS MAHONIA**  
MAHONIA X MEDIA 'SOFT CARESS'



**GRACILLIMUS EULALIA GRASS**  
MISCANTHUS SINENSIS 'GRACILLIMUS'



**MEXICAN FEATHER GRASS**  
NASSELLA TENUISSIMA



**LITTLE BUNNY FOUNTAIN GRASS**  
PENNISETUM ALOPECUROIDES  
'LITTLE BUNNY'



**WESTERN SWORD FERN**  
POLYSTICHUM MUNITUM



**RED FLOWERING CURRANT**  
RIBES SANGUINEUM



**WHITE FLOWERING CURRANT**  
RIBES SANGUINEUM 'WHITE ICICLE'



**DWARF SWEETBOX**  
SARCOCOCCA HOOKERIANA VAR.  
HUMILIS



**EVERGREEN HUCKLEBERRY**  
VACCINIUM OVATUM



**DAVID VIBURNUM**  
VIBURNUM DAVIDII

## BUILDING MATERIAL, COLOR, & DETAIL

### MATERIAL PALETTE

- BRK-1** Brick | Size: Norman | Texture: Mission | Color: Redondo Gray
- C-1** Lap siding | Texture: Smooth | Color: Gray
- C-2** Composite Panel | Color: White
- C-3** Accent panel
- P-1** Accent paint | Location: Bris-Soleil, Parapet trim | Color: Dark Gray
- W-1** Vinyl window system | Color: Black
- W-2** Aluminum window system | Color: Black

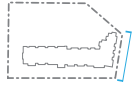


# BUILDING MATERIAL, COLOR, & DETAIL

## ELEVATIONS



EAST ELEVATION  
1" = 30'



ROOF  
78' - 0"

LEVEL 3  
66' - 0"

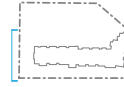
LEVEL 2  
55' - 0"

LEVEL 1  
42' - 0"

LEVEL P1  
32' - 0"



WEST ELEVATION  
1" = 30'



ROOF  
78' - 0"

LEVEL 3  
66' - 0"

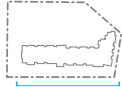
LEVEL 2  
55' - 0"

LEVEL 1  
42' - 0"

LEVEL P1  
32' - 0"



SOUTH ELEVATION  
1" = 30'



ROOF  
78' - 0"

LEVEL 3  
66' - 0"

LEVEL 2  
55' - 0"

LEVEL 1  
42' - 0"

LEVEL P1  
32' - 0"



BRK-1



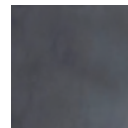
C-1



C-2



C-3



P-1



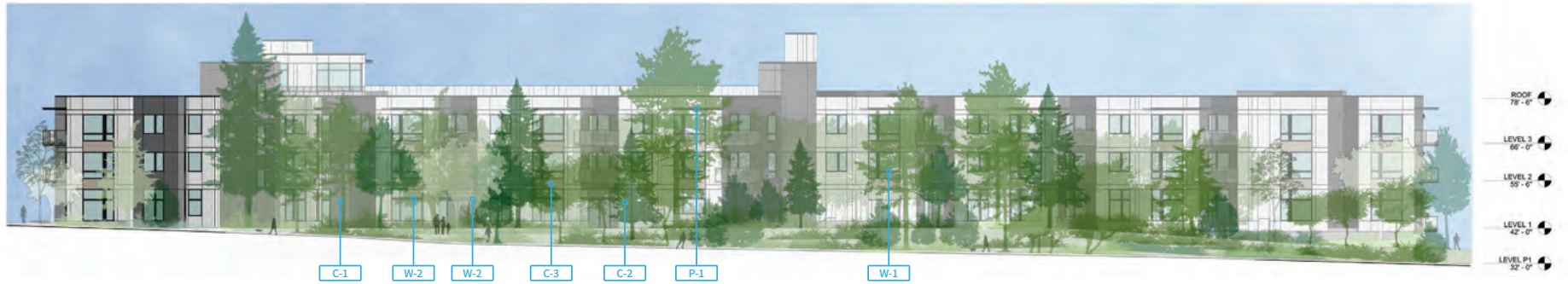
W-1



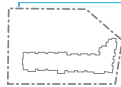
W-2

# BUILDING MATERIAL, COLOR, & DETAIL

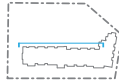
## ELEVATIONS



NORTH ELEVATION - AT NE 120<sup>TH</sup> ST  
1" = 30'



NORTH ELEVATION - PARTIAL  
1" = 30'



BRK-1



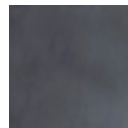
C-1



C-2



C-3



P-1



W-1

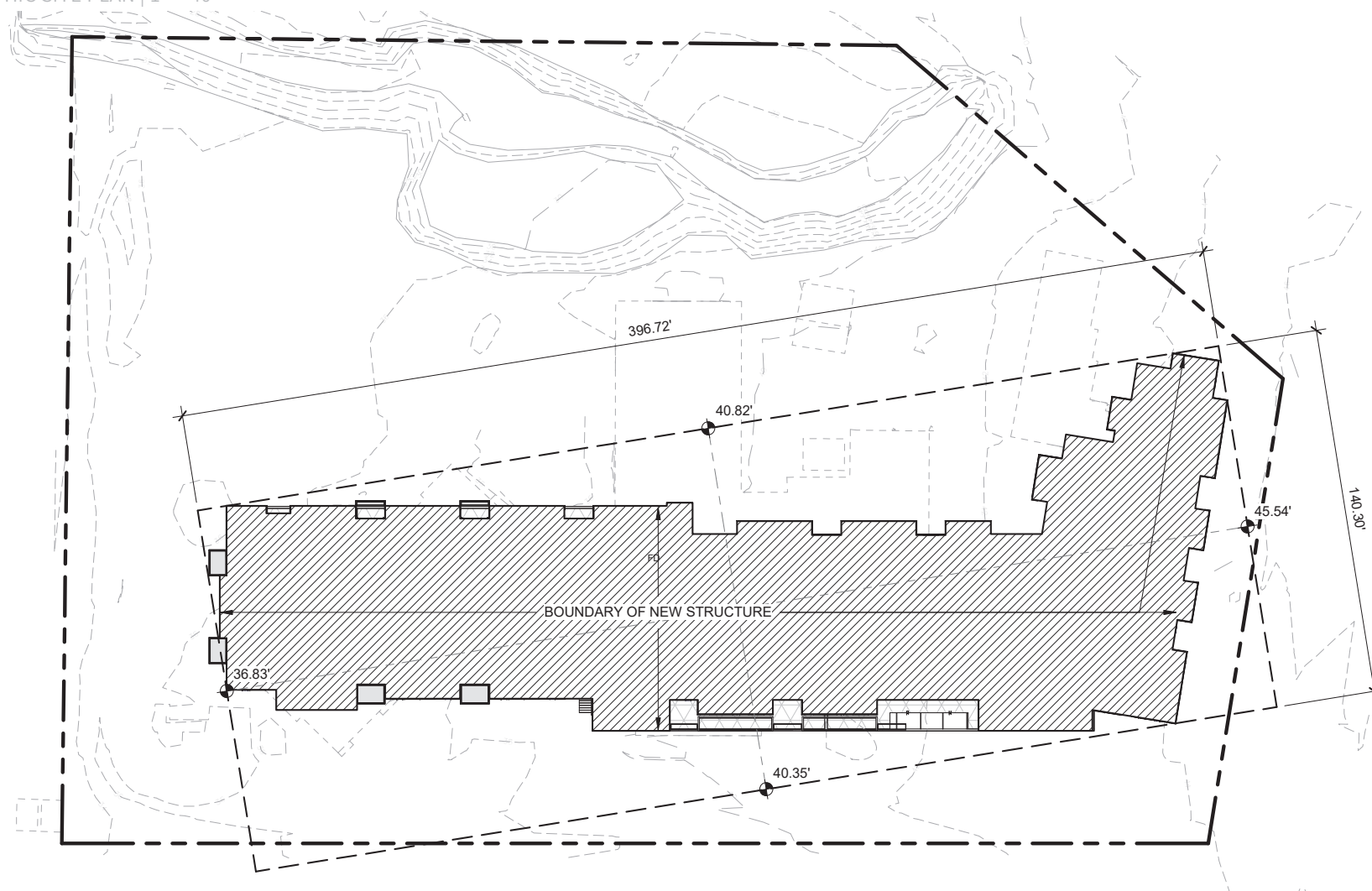


W-2

APPENDIX

AVERAGE BUILDING ELEVATION

EXISTING TOPOGRAPHIC SITE PLAN | 1" = 40'



AVERAGE BUILDING ELEVATION

$$\frac{(40.82 \times 396.72) + (45.54 \times 140.30) + (40.35 \times 396.72) + (36.83 \times 140.3)}{(386.52 + 145.25 + 386.52 + 145.25)} = \frac{43,758.27}{1,074.04} = 40.74' \text{ AVERAGE BUILDING ELEVATION}$$

11 JULY 2023

DRV22-00593





## DEPARTURES & EXCEPTIONS

### ADDITIONAL HEIGHT EXCEPTION

KZC 52.40.3 allows an additional 13' of height if the impacts of the additional height are mitigated by design techniques that minimize the perceived building mass and achieve superior architectural and human scale.

The allowed height in JBD 6 is 26', with the additional 13' of height we are proposing to equal 39' of total height in three stories. This also incorporates a taller first floor necessary for the resident amenity spaces.

The Design Review Board supported granting this additional height at the Concept Design Conference as it is in keeping with the surrounding context, such as the Townhouses on the east side of 97<sup>th</sup> Ave NE and the increased height is much less than other adjacent developments on the East side of 97<sup>th</sup> Ave NE.

Superior articulation and human scale is provided through major bay articulation to break up the length of the south facade which faces Juanita Beach Park. In addition to the major articulation is a minor articulation language with smaller bays and recesses. These areas incorporate individual unit balconies and brise-soleil features that further break down the building scale. Additional material textural features give the building a human scale. These include brick at the major masonry 'tower' expression and the joint patterns and vertical window groupings in the secondary 'Bay' expression.

Along 97<sup>th</sup> Ave NE, individual unit patios provide places for interaction at the street and break down the mass of the overall building.







APPENDIX

SURVEY

