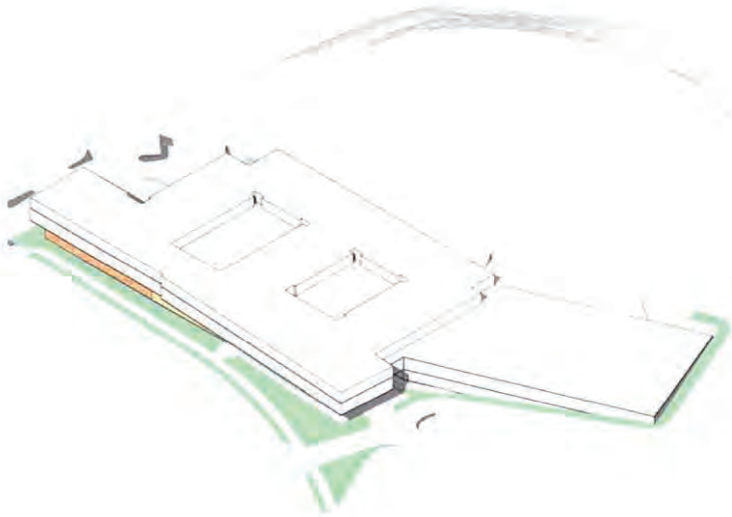


MASSING CONCEPTS - OVERVIEW

PODIUM CONCEPT



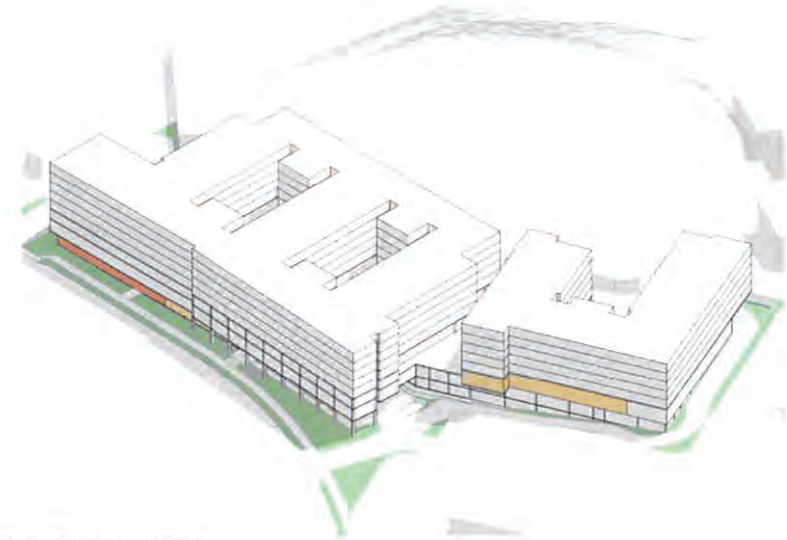
OPPORTUNITIES

- Limitation on various design concepts for this concrete foundation/podium structure based on the constraints listed below
- Bury the parking against the hillside and allow for day lit amenity and commercial space

CONSTRAINTS

- Significant designated Greenbelt outcropping along the majority of the West and Southwestern property lines. This Greenbelt designation is non-develop-able property and towers above the property as seen in the topography above. The difference in grade between the street frontage along 120th Ave. NE and the top of the outcropping is more that 115 feet
- High water table elevation
- Shared access drive(s)/easements limit flexibility of potential project access
- Low fire-flow pressures at 128th Ave. NE create the need for an on-site water loop to increase the required pressures. This creates a need for an access easement between the building and Greenbelt easement

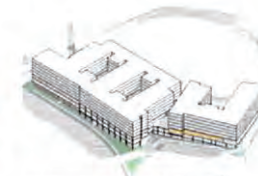
CONCEPT 01



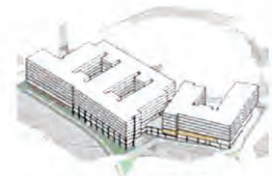
Shadow Progression 07/01/22



Shadow Progression 01/01/22



Shadow Progression 04/01/22



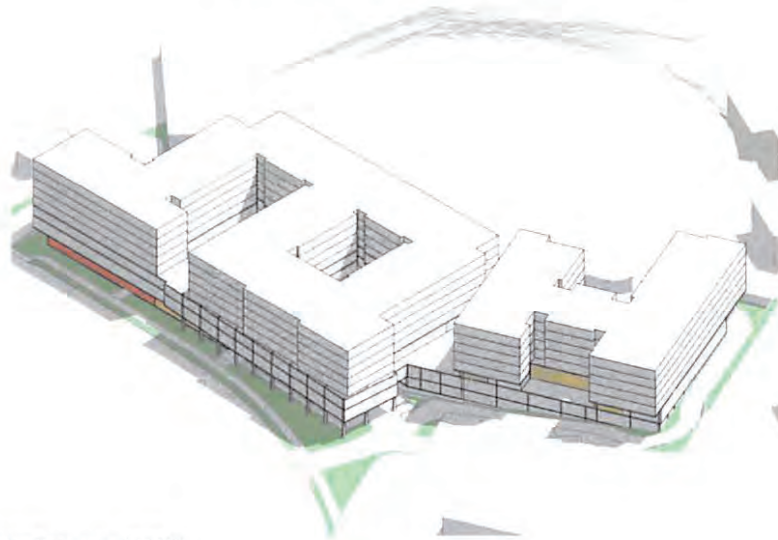
Shadow Progression 10/01/22

DEFINING CHARACTERISTICS

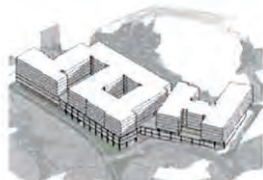
- Enclosed "Double Donut" courtyard scheme on Tower A
- Open "C" courtyard scheme on Tower B
- 9-Story Building (Including the Concrete Podium Structure)
- Maximum amount of usable open space/amenity for residents located on level L1
- (4) Resident Courtyards
- Maximum amount of Amenity/Leasing space overlooking 120th Ave. NE at level L1
- 3-Story Massing element along street frontage
- Structure over fire access lane

BUILDING MASS ANALYSIS
MASSING CONCEPTS - OVERVIEW

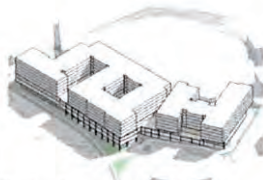
CONCEPT 02 (PREFERRED)



Shadow Progression: 07/01/22



Shadow Progression: 01/01/22



Shadow Progression: 04/01/22

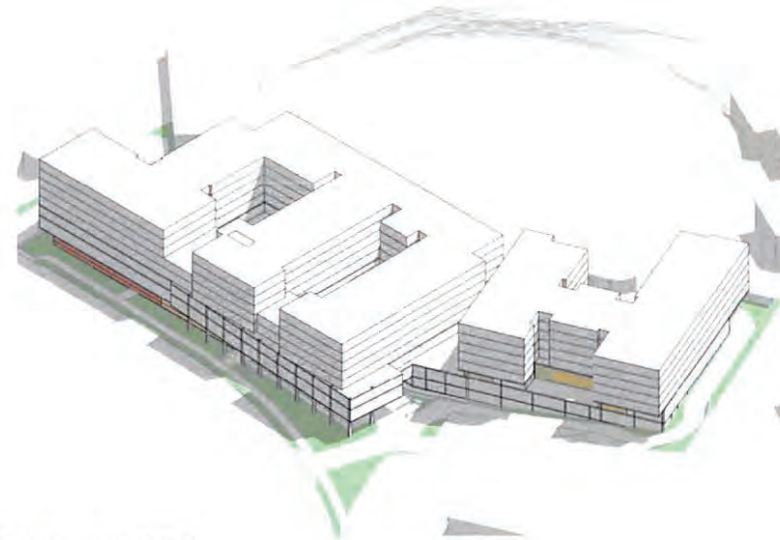


Shadow Progression: 10/01/22

DEFINING CHARACTERISTICS

- Open "Single Donut" courtyard scheme on Tower A
- "H" scheme on Tower B
- 9-Story Building (Including the Concrete Podium Structure)
- (5) Resident Courtyards
- Cantilevered Residential Wings overlooking 120th Ave. NE at levels L2-L6
- 3-Story Massing element along street frontage
- (2) Distinct Massing elements along 120th Ave. NE at Tower A
- Structure over fire access lane

CONCEPT 03



Shadow Progression: 07/01/22



Shadow Progression: 01/01/22



Shadow Progression: 04/01/22



Shadow Progression: 10/01/22

DEFINING CHARACTERISTICS

- "3" scheme on Tower A
- "H" scheme on Tower B
- 9-Story Building (Including the Concrete Podium Structure)
- (5) Resident Courtyards
- Cantilevered Residential Wings overlooking 120th Ave. NE at levels L2-L6
- 3-Story Massing element along street frontage
- (3) Distinct Massing elements along 120th Ave. NE at Tower A
- Structure over fire access lane

BUILDING MASS ANALYSIS

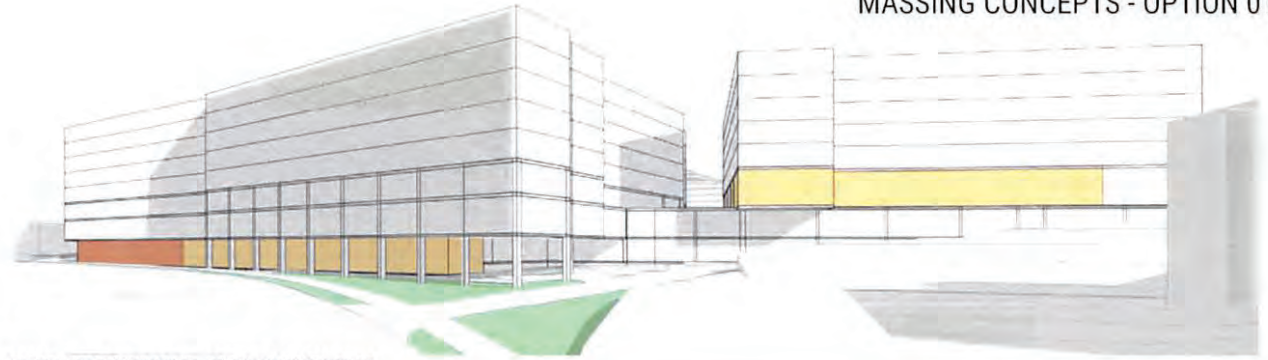
MASSING CONCEPTS - OPTION 01

OPPORTUNITIES

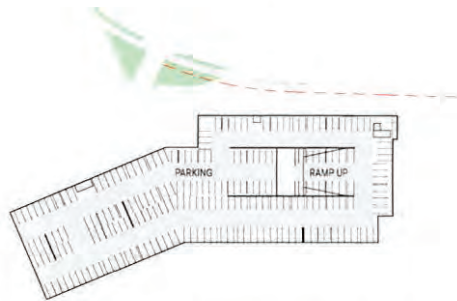
- Provide a simple and efficient building layout and use smaller facade modulation and articulation techniques to breakdown the scale of the building
- Provide a dramatic building mass that can be seen from Southbound I-405 helping to define the Totem Lake region
- The interior courtyards as well as the building fingers are arranged to provide strips of windows at multiple locations in which help to provide natural daylight into residential interior corridors
- The amenity spaces on Tower B are maximized and orientated along the exterior building facade facing the Northwest
- The South courtyard on Tower B is maximized and therefore creating the most continuous usable open space out of any of the massing concepts

CONSTRAINTS

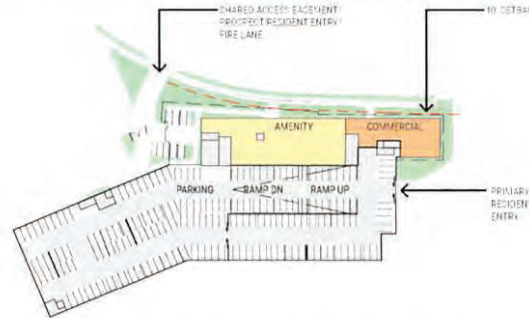
- The building massing will still be very monolithic in nature even after applying modulation and articulation techniques
- The amount of daylight into the enclosed "Double Donut" courtyards will be limited



MASSING PERSPECTIVE - LOOKING SOUTHEAST



LEVEL P3 FLOOR PLAN



LEVEL P2 FLOOR PLAN



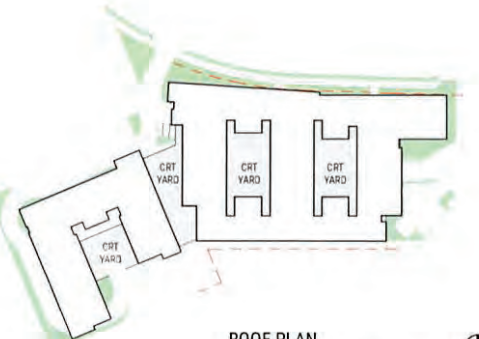
LEVEL P1 FLOOR PLAN



LEVEL L1 FLOOR PLAN

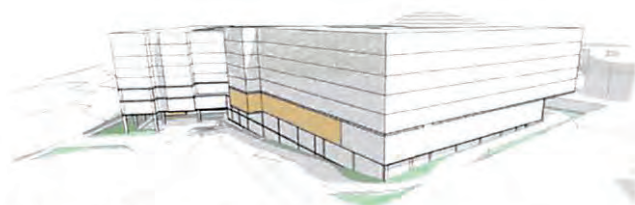


LEVEL L2-L6 FLOOR PLAN



ROOF PLAN

MASSING CONCEPTS - OPTION 01



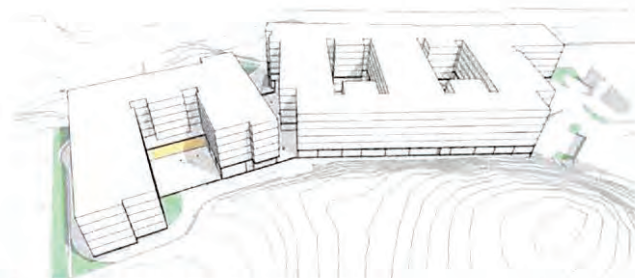
01 MASSING PERSPECTIVE - LOOKING EAST



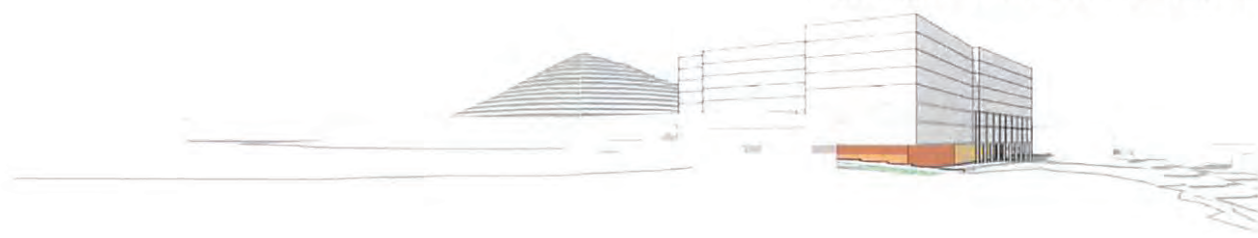
02 MASSING PERSPECTIVE - LOOKING WEST



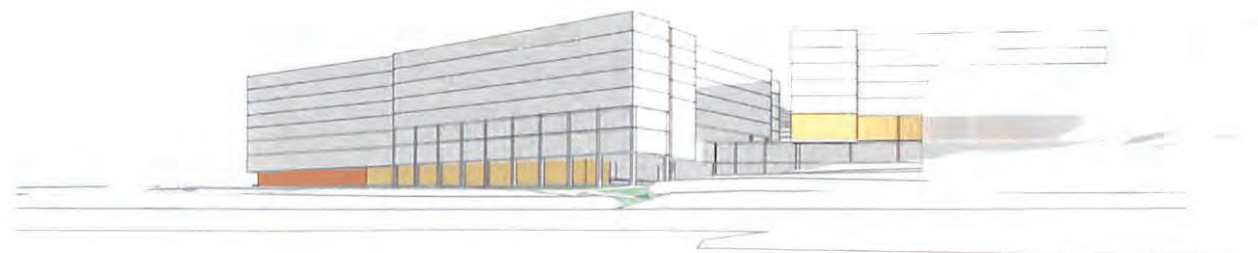
03 MASSING PERSPECTIVE - LOOKING SOUTHWEST



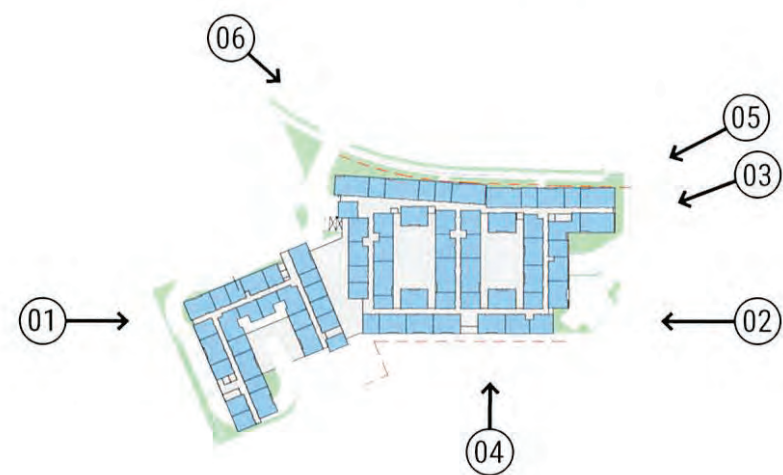
04 MASSING PERSPECTIVE - LOOKING NORTH



05 MASSING PERSPECTIVE - PEDESTRIAN PERSPECTIVE ALONG 120TH AVE. NE LOOKING SOUTHWEST



06 MASSING PERSPECTIVE - PEDESTRIAN PERSPECTIVE ALONG 120TH AVE. NE LOOKING SOUTHEAST



BUILDING MASS ANALYSIS

MASSING CONCEPTS - OPTION 02 (PREFERRED)

OPPORTUNITIES

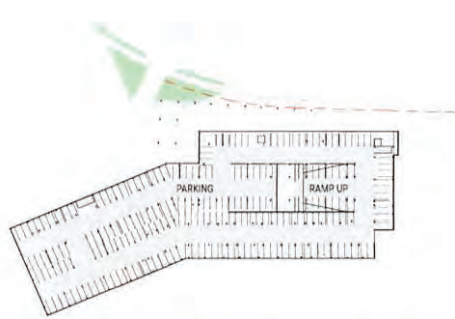
- Create 3-story massing along the street frontage to help breakdown the scale of the building
- Provide a building break along the street frontage to help establish (2) distinct building masses above the base and further breakdown the scale of the building
- Provide vertical modulation on the 5-story mass at Tower A
- The open courtyard allows for daylight to penetrate the interior realm of the project
- Provide cantilevered building masses above the podium structure on Tower B. This includes pushing the connecting corridor between the two building fingers away from the exterior building line helping to create modulation as well as an exterior courtyard adjacent to amenity uses

CONSTRAINTS

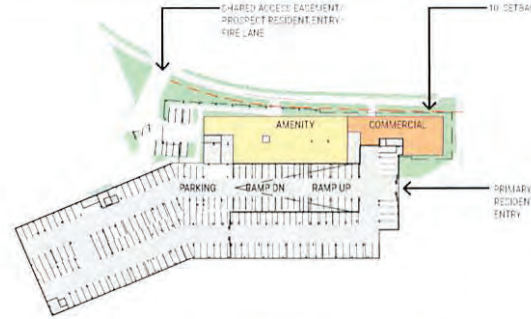
- The building masses are arranged to provide "closed" interior corridor ends and therefore not allowing the opportunity for more glazing and daylight the corridors
- Non-stacking units makes construction more difficult and more costly



MASSING PERSPECTIVE - LOOKING SOUTHEAST



LEVEL P3 FLOOR PLAN



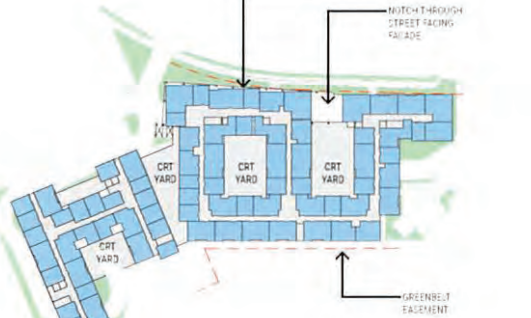
LEVEL P2 FLOOR PLAN



LEVEL P1 FLOOR PLAN



LEVEL L1 FLOOR PLAN

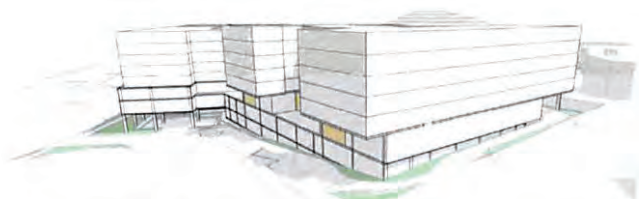


LEVEL L2-L6 FLOOR PLAN



ROOF PLAN

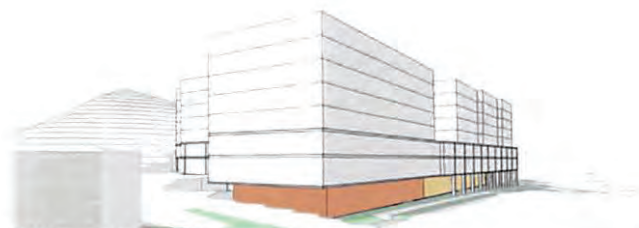
MASSING CONCEPTS - OPTION 02 (PREFERRED)



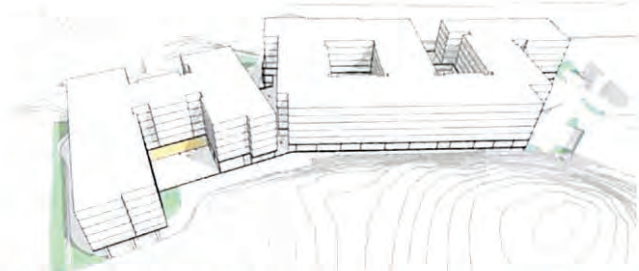
01 MASSING PERSPECTIVE - LOOKING EAST



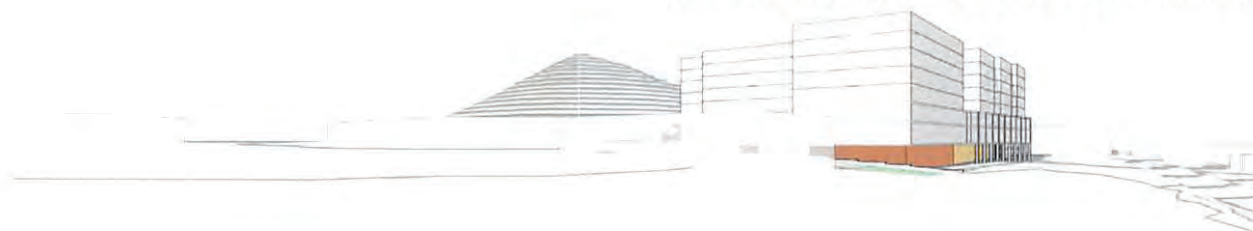
02 MASSING PERSPECTIVE - LOOKING WEST



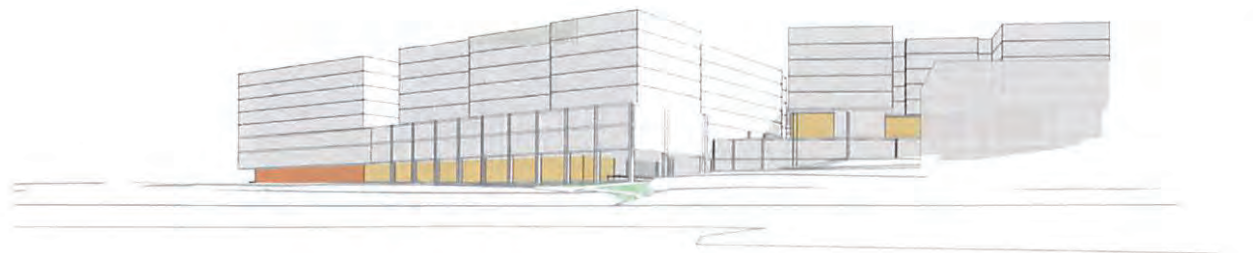
03 MASSING PERSPECTIVE - LOOKING SOUTHWEST



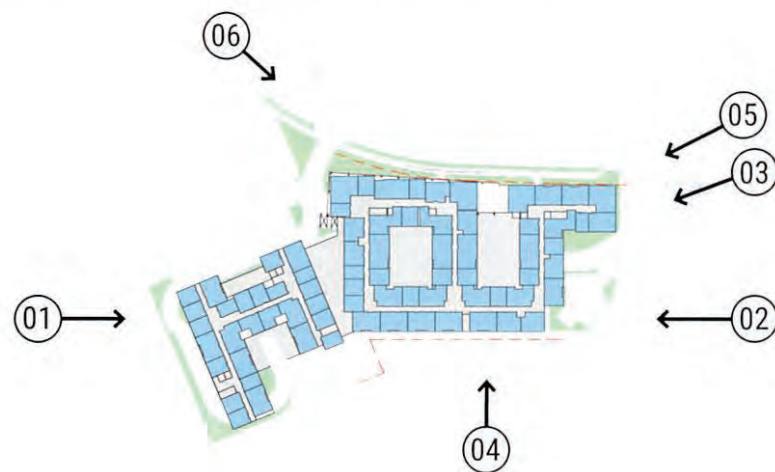
04 MASSING PERSPECTIVE - LOOKING NORTH



05 MASSING PERSPECTIVE - PEDESTRIAN PERSPECTIVE ALONG 120TH AVE. NE LOOKING SOUTHWEST



06 MASSING PERSPECTIVE - PEDESTRIAN PERSPECTIVE ALONG 120TH AVE. NE LOOKING SOUTHEAST



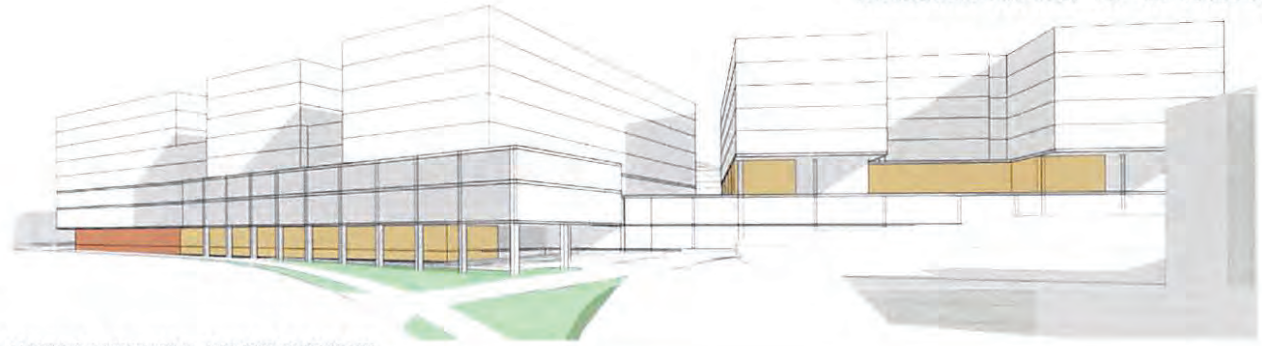
MASSING CONCEPTS - OPTION 03

OPPORTUNITIES

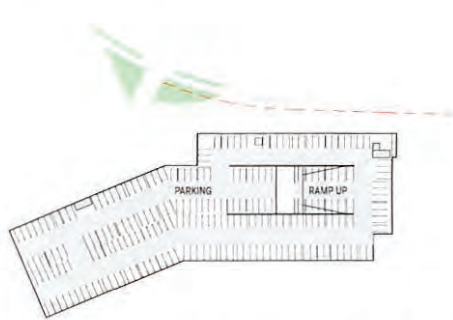
- Create 3-Story massing along the street frontage to help breakdown the scale of the building
- Provide multiple building breaks along the street frontage to help establish (3) distinct building masses above the base and further breakdown the scale of the building
- The open courtyards allow for daylight to penetrate the interior realm of the project
- Provide cantilevered building masses above the podium structure on Tower B. This includes pushing the connecting corridor between the two building fingers away from the exterior building line helping to create modulation as well as an exterior courtyard adjacent to amenity uses

CONSTRAINTS

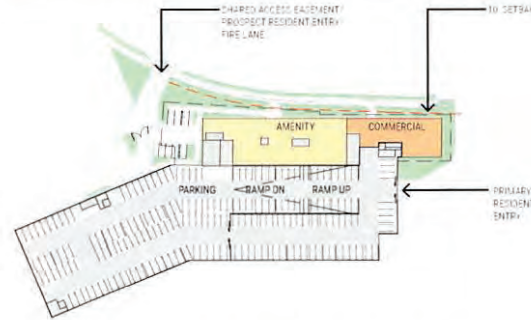
- The building masses are arranged to provide "closed" interior corridor ends and therefore not allowing the opportunity for more glazing and daylight the corridors
- Non-stacking units makes construction more difficult and more costly
- The exterior courtyard in between the two Towers is decreased



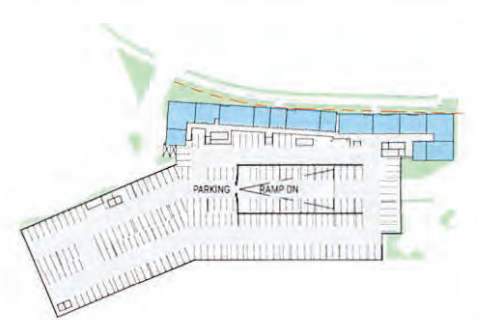
MASSING PERSPECTIVE - LOOKING SOUTHEAST



LEVEL P3 FLOOR PLAN



LEVEL P2 FLOOR PLAN



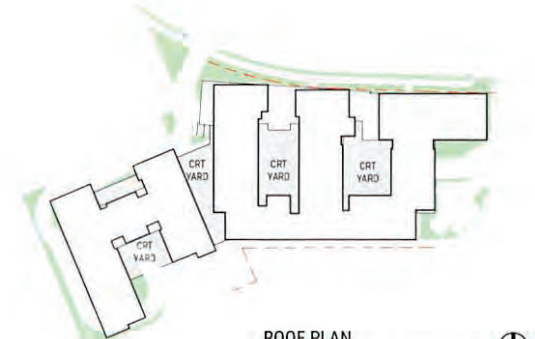
LEVEL P1 FLOOR PLAN



LEVEL L1 FLOOR PLAN



LEVEL L2-L6 FLOOR PLAN



ROOF PLAN

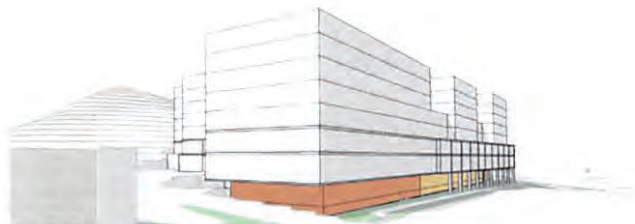
MASSING CONCEPTS - OPTION 03



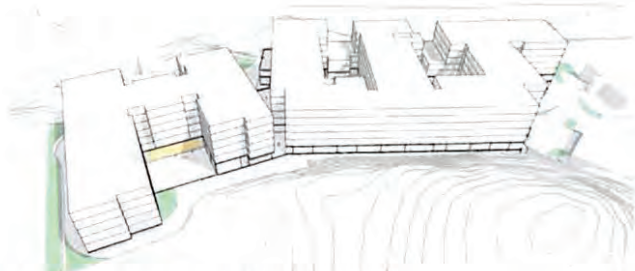
01 MASSING PERSPECTIVE - LOOKING EAST



02 MASSING PERSPECTIVE - LOOKING WEST



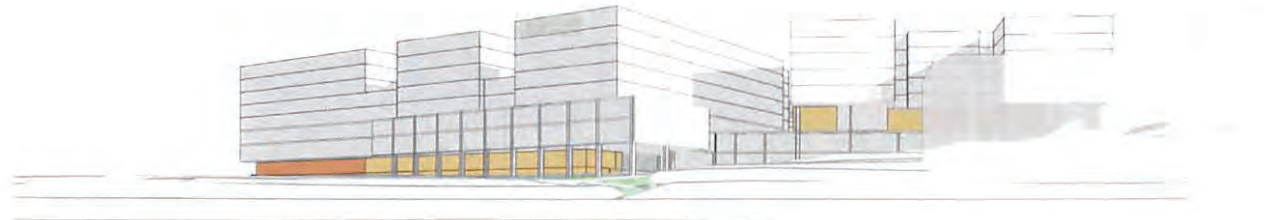
03 MASSING PERSPECTIVE - LOOKING SOUTHWEST



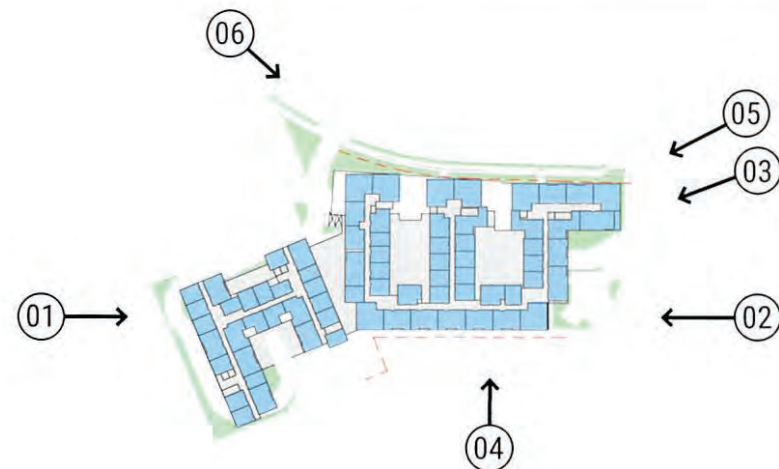
04 MASSING PERSPECTIVE - LOOKING NORTH



05 MASSING PERSPECTIVE - PEDESTRIAN PERSPECTIVE ALONG 120TH AVE. NE LOOKING SOUTHWEST



06 MASSING PERSPECTIVE - PEDESTRIAN PERSPECTIVE ALONG 120TH AVE. NE LOOKING SOUTHEAST

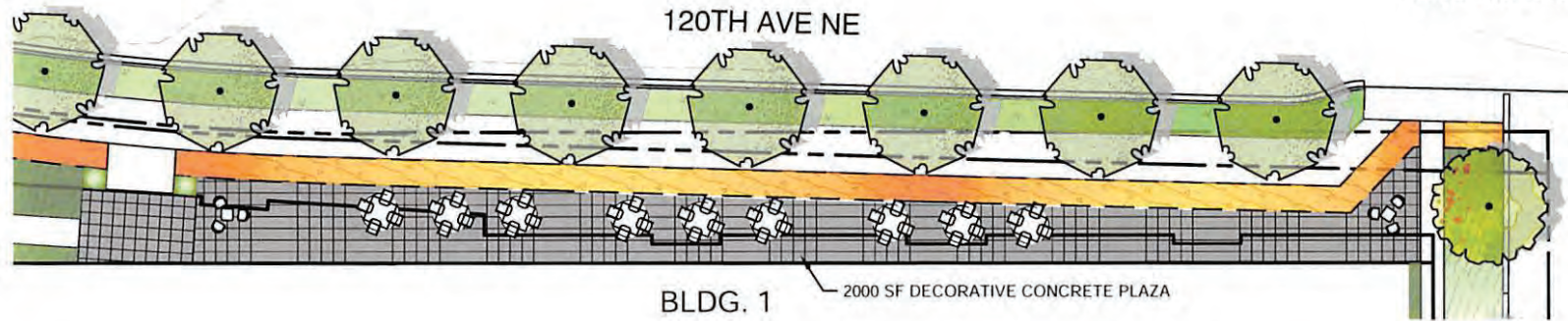


CONCEPTUAL LANDSCAPE ANALYSIS
OVERALL CONCEPTUAL LANDSCAPE PLAN

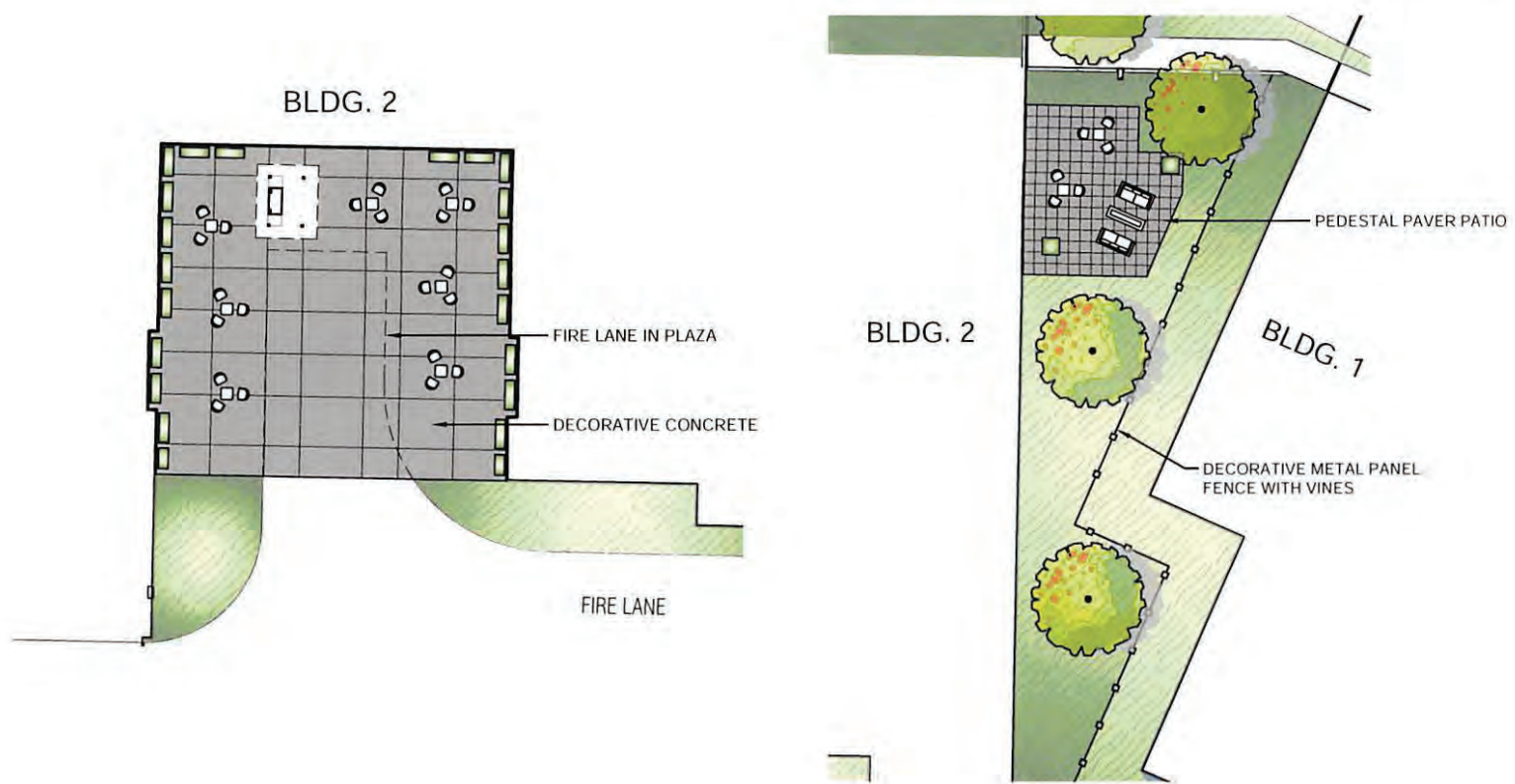


CONCEPT PLANT SCHEDULE	
	<u>STREET TREES</u> STREET TREES @ 30' O.C. PER KZC 110.40
	<u>SITE TREES</u>
	<u>STREET BUFFER</u> 4.5' WIDE LANDSCAPE STRIP PER KZC 110.40
	<u>DRIVE AISLE BUFFER</u> DRIVE ISLE AND PARKING LANDSCAPE PER KZC 95.44
	<u>SUPPLEMENTAL PLANTING</u> SITE OPEN SPACE LANDSCAPE PER KZC 95.41
	<u>LOW GROUND COVER</u> LOW GROUND COVER IN AREA REQUIRING FIRE DEPARTMENT ACCESS

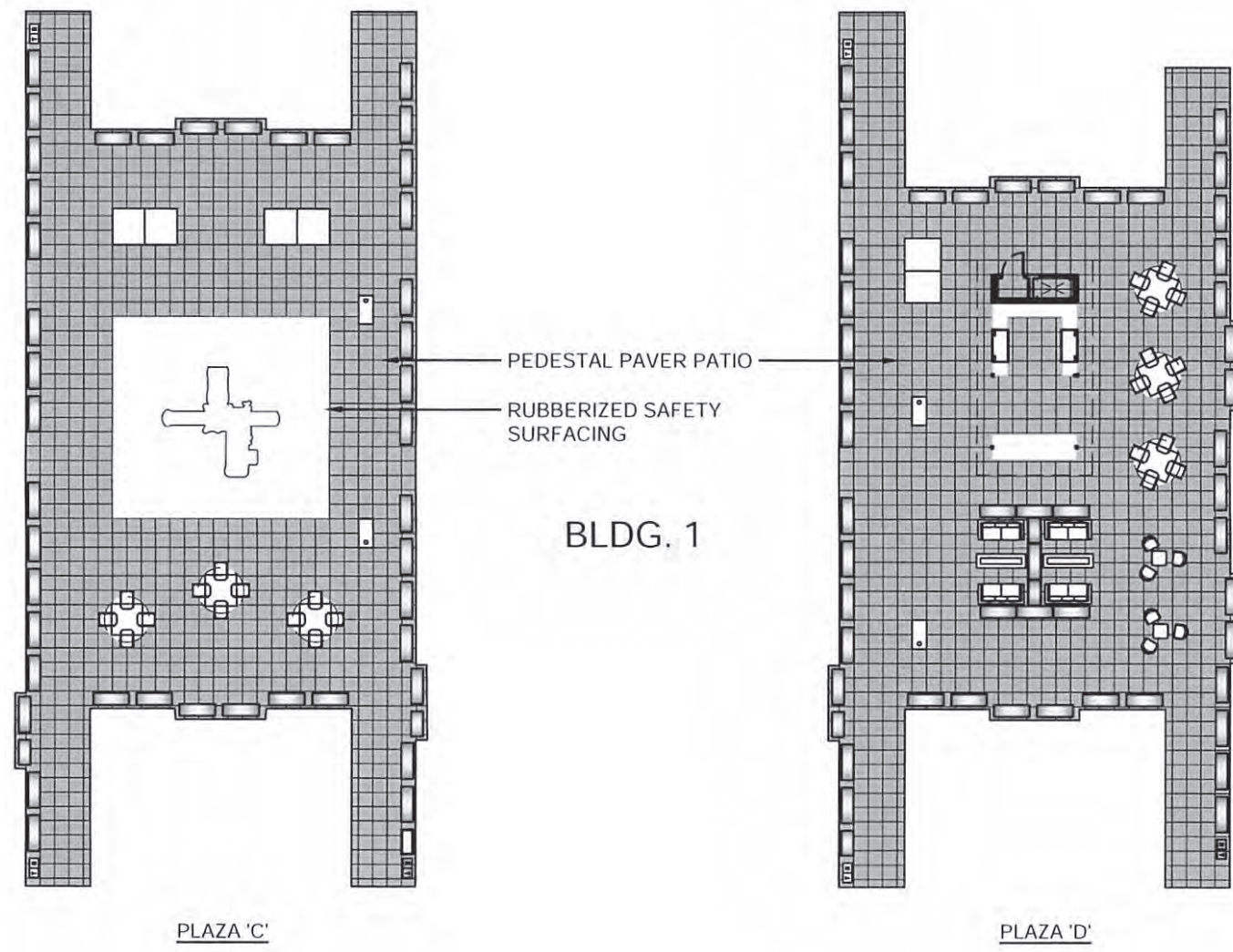
CONCEPTUAL LANDSCAPE ANALYSIS
ENLARGED CONCEPTUAL LANDSCAPE PLANS



SYMBOL	DESCRIPTION
	PATIO DINING TABLE AND CHAIRS
	OUTDOOR CHAIR
	OUTDOOR END TABLE
	LANDSCAPE PLANTER, RECTANGULAR
	OUTDOOR END TABLE



CONCEPTUAL LANDSCAPE ANALYSIS
ENLARGED CONCEPTUAL LANDSCAPE PLANS



PLAZA FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION
	PATIO DINING TABLE AND CHAIRS
	OUTDOOR SOFA
	FIRE TABLE
	OUTDOOR CHAIR
	OUTDOOR END TABLE
	LANDSCAPE PLANTER, RECTANGULAR
	CONCRETE BEAN BAG TOSS GAME
	TRASH AND RECYCLING RECEPTACLE
	CONCRETE PING PONG TABLE
	PLAY AREA
	OUTDOOR KITCHEN

CONCEPTUAL LANDSCAPE ANALYSIS
CONCEPTUAL LANDSCAPE FURNISHING IDEATION



BEAN BAG TOSS GAME



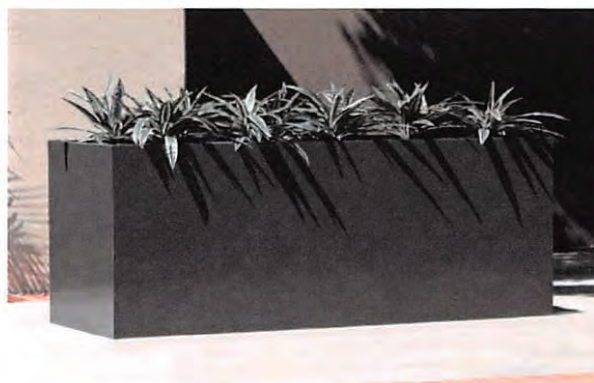
OUTDOOR CHAIRS, TABLE, AND SOFA



GAS FIRE PIT



PING-PONG TABLE

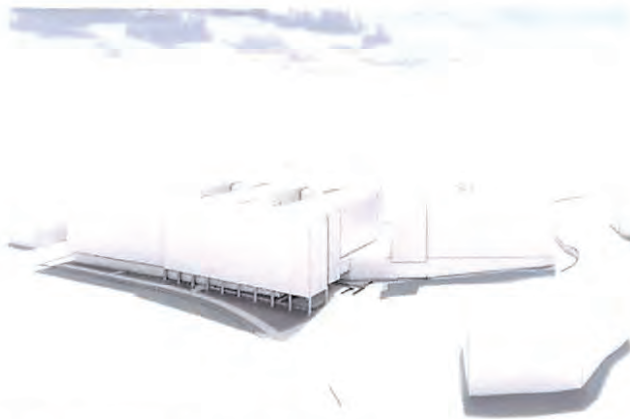


ABOVE GRADE PLANTER

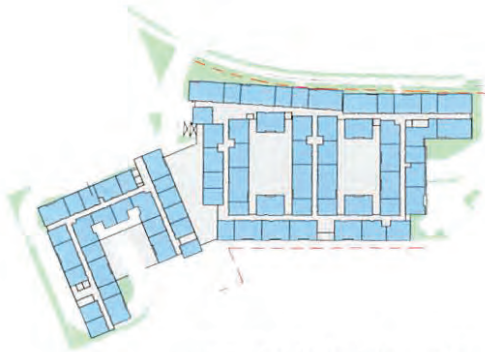


TRASH AND RECYCLING RECEPTACLE

CONCEPT 01

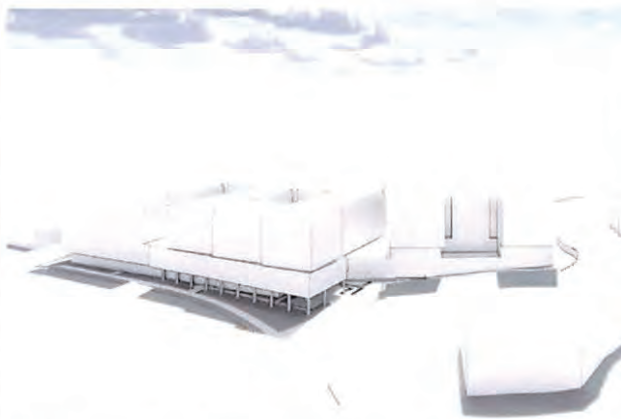


MASSING PERSPECTIVE - LOOKING SOUTHEAST

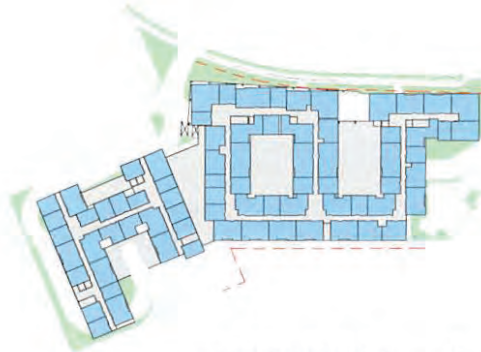


LEVEL L2-L6 FLOOR PLAN — ⊕

CONCEPT 02 (PREFERRED)

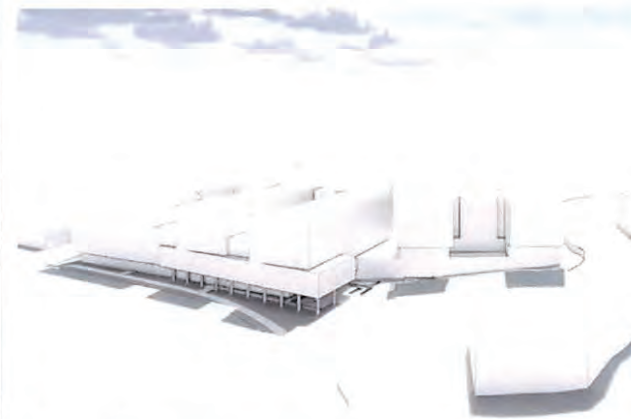


MASSING PERSPECTIVE - LOOKING SOUTHEAST

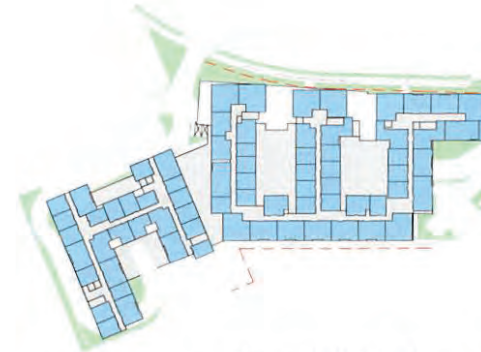


LEVEL L2-L6 FLOOR PLAN — ⊕

CONCEPT 03



MASSING PERSPECTIVE - LOOKING SOUTHEAST



LEVEL L2-L6 FLOOR PLAN — ⊕

POLARIS AT TOTEM LAKE

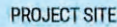
12335 120TH AVENUE NE, KIRKLAND, WASHINGTON 98034
CONCEPTUAL DESIGN CONFERENCE PACKAGE - ROUND 2
05.26.2022





SHEET INDEX

2	PROJECT INFORMATION - SHEET INDEX
3	PROJECT INFORMATION - PROJECT TEAM & PROJECT SITE INFORMATION
4	PURPOSE - DEVELOPMENT VISION & GOALS
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8-9	SITE CONTEXT - TRANSPORTATION & ACCESS
10-11	SITE CONTEXT - NEIGHBORHOOD AMENITY
12-13	SITE CONTEXT - VIEW OPPORTUNITIES & ENVIRONMENT
14	SITE CONTEXT - STREET CONTEXT VIEWS
15	SITE CONTEXT - EXISTING OVERALL SITE SURVEY & EASEMENTS
16-17	SITE CONTEXT - EXISTING ENLARGED SITE SURVEY
18-22	BUILDING MASS ANALYSIS - MASSING CONCEPTS - OPTION 01
23-27	BUILDING MASS ANALYSIS - MASSING CONCEPTS - OPTION 02
28-32	BUILDING MASS ANALYSIS - MASSING CONCEPTS - OPTION 03 (PREFERRED)
33	CONCEPTUAL LANDSCAPE ANALYSIS - CONCEPTUAL LANDSCAPE PLANS
34-35	CONCEPTUAL LANDSCAPE ANALYSIS - ENLARGED CONCEPTUAL LANDSCAPE PLANS
36	CONCEPTUAL LANDSCAPE ANALYSIS - CONCEPTUAL LANDSCAPE FURNISHING IDEATION
37	PROJECT SUMMARY



NWC ADD & LOT 3 TGW VAC 116TH AVE NE KIRKLAND SP #SS-90-29 REC
#9104169001 SD SP DAF - POR SW 1/4 OF SEC 28-26-05 TGW POR LOT 1
TGW VAC SD ADJ OF NWC ADD DAF - BEG NW COR OF SD LOT 1 TH S 89-
19-00 E 332.98 FT TO SW COR OF E 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4
(PT A) TH S 36-50-25 E 172 FT TH S 24-00-33 E 274.11 FT TH N 65-59-27 E
164.79 FT TH S 24-00-33 E 154.65 FT TAP ON A LN PLT & 34 FT NLY OF SLY
LN OF TR CONV UNDER ADD FILE #5207488 TH S 89-19-00 E 516.82 FT TO
WLY R/W OF 120TH AVE NE TH S 19-33-46 E 36.24 FT TAP ON SLY LN SD
TR CONV TH N 89-19-00 W 1298.87 FT TO WLY LN OF SEC TH N 01-01-
32 E 491.13 FT TO POB LESS RD (AKA POR LOT 1 NWC ADD KK SP #424
REC 7907130973) TGGW W 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 LY SLY OF
120TH AVE NE EXIT LESS ST TGW POR OF E 3/4 OF NW 1/4 OF SW 1/4 LY
SWLY OF 120TH AVE NE EXIT & NWLY OF LN DAF - BEG AT PT A TH N 01-
06-53 E 258.12 FT TO TPOB & TAN CRV TO RGT RAD= 100 FT C/A 41-14-51
TH ALG SD CRV 71.99 FT TO TH N 42-21-45 E 165.38 FT TO TAN CRV TO LFT
R=70 FT C/A 62-03-54 TH ALG SD CRV 75.83 FT TH N 19-42-09 W 5.18 FT
TH N 65-59-27 E 272.52 FT TO SLY MGN OF 120 TH AVE NE EXIT & TERMS
OF SD LN (AKA REV PCL D KK SP #424 REC #7907130973) LESS W 30 FT
OF FOLG - BEG AT W 1/4 COR OF SD SEC 28 TH S ALG W LN THOF 223.37
FT TO NXN WITH SWLY MGN 120TH AVE NE EXTN & TPOB TH SELY ALG
SD MGN & A CRV TO LFT RAD = 430 FT C/A 17-32-36 ARC DIS 131.66 FT
TH S 06-10-59 W 7.13 FT TH S 00-44-53 W 22.38 FT TH S 42-40-38 W 37.04
FT TH S 82-21-42 W 14.14 FT TH N 88-58-28 W 10 FT TAP ON SD W SEC LN
& 52 FT NLY AS MEAS ALG SD LN FR NE COR OF LOT 3 OF KCSP #579027
TH NLY ALG SD SEC LN 164.58 FT TO TPOB PER KIRKLAND LLA #LL-92-72
REC #9209280805

DEVELOPMENT VISION & GOALS

The project site is a prime candidate to provide affordable living for hard working individuals and families at close proximity to various businesses and services and therefore further lessening the impact of rising standard of living costs.

Polaris at Totem Lake is a proposed high-impact, large-scale affordable housing development that will deliver approximately 442 total units split into a variety of different afford-ability ranges. The largest number of units, 300 in total, are aggregated into Tower A while another 142 units are located in Tower B. Both towers provide a wide range of amenities and services for future residents.

The project is to comply with Evergreen Sustainable Development Standard (ESDS). The ESDS criteria enhances the quality of life of occupants, increases project durability, sustainability, and environmental consciousness through increased energy and water efficiency.

With that being said the goals of the development are as follows:

- Provide a safe and reliable residential community that can help to drive and develop a stronger Totem Lake Business District.
- Help to create a visual landmark along the I-405 corridor through the use of proper planning and execution of guidance from the City of Kirkland and other regional partners.
- Promote a sense of quality and craftsmanship through the use of durable materials and the detailing of those materials.
- Strive for the balance between "less is more" and "more is better" while still providing visual interest that compliments the surrounding/regional design language.
- Enhance the pedestrian realm along 120th Avenue NE by creating opportunities for public and resident seating and reflection.
- Maximize the overall development opportunities such as unit count, parking, resident amenities and open space

PROJECT DATA GOALS

RESIDENTIAL UNITS:	442 TOTAL UNITS
REQUIRED 20% THREE BEDROOM UNITS	89 UNITS
INTERIOR AMENITY SPACE:	15,000 SF
COMMERCIAL SPACE:	4,000 SF
PARKING:	
SURFACE LEVEL (P2) PARKING:	7 STALLS
BELOW GRADE PARKING GARAGE:	559 STALLS
	(50% COMPACT)
	(PARKING REDUCTION/STUDY)

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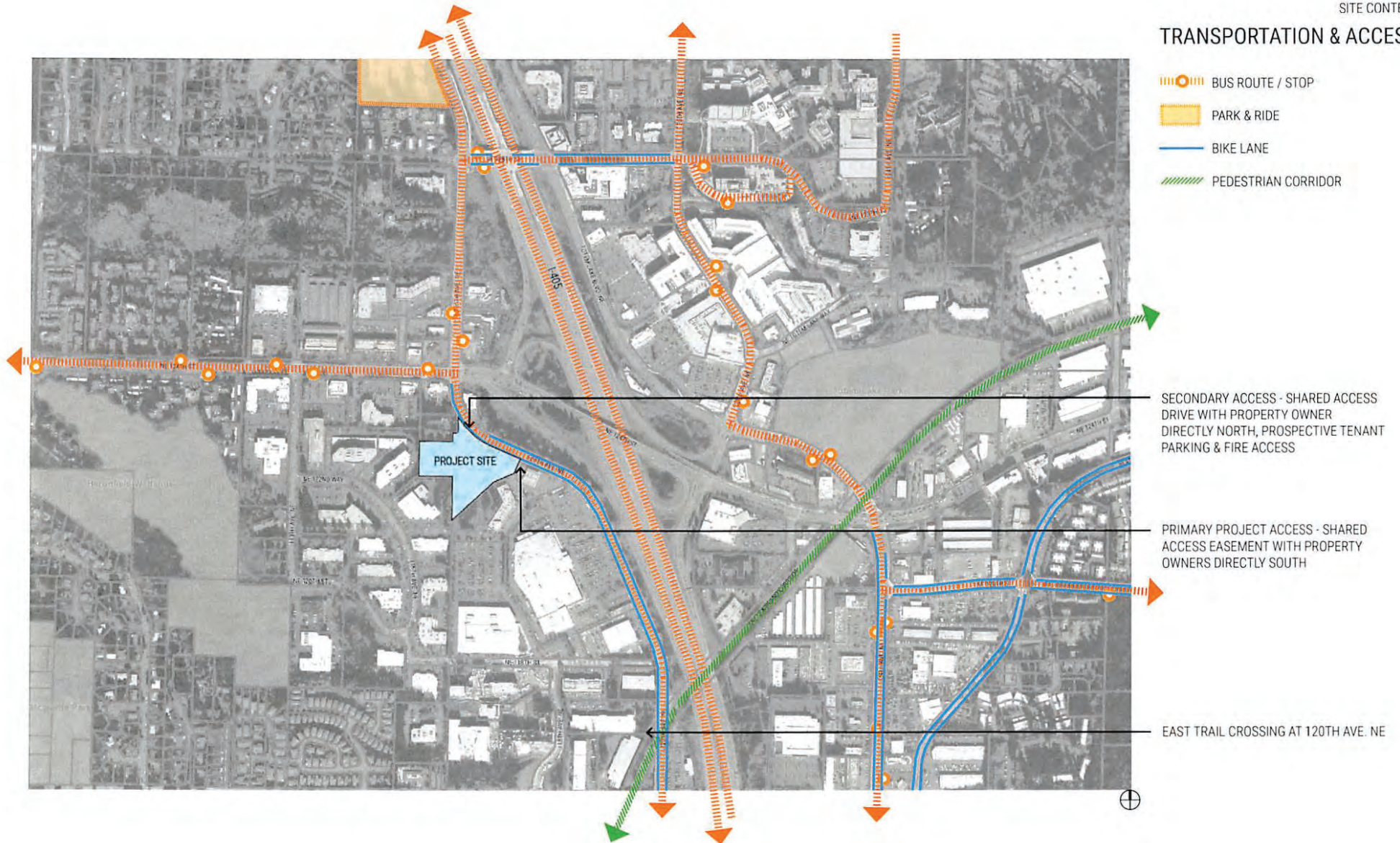
*MAXIMUM BUILDING HEIGHTS ARE MEASURED FROM AVERAGE BUILDING ELEVATION PER KZC

ZONING ANALYSIS

ZONE:	TL 4B	LANDSCAPING:	Category: D
OVERLAY:	Totem Lake Neighborhood Design District	GROUND FLOOR BASE:	Ground floor adjacent to Pedestrian Walkway shall be 13'-0" high
R.O.W. DESIGNATION:	Plate 34B: Circulator Street Plate 34C: Major Pedestrian Sidewalk	GROUND FLOOR COMMERCIAL:	A. 20% of the total gross floor area located on the street shall include commercial use B. Street facing with a minimum depth of 20'-0" and average depth of 30'-0"
ADJACENT ZONING:	North: TL 4B East: TL 4B South: TL 4B & TL 10A West: TL 10A	PEDESTRIAN ACCESS:	A. 8'-0" minimum unobstructed width B. Trees at 30'-0" spacing located in tree grates C. Provide weather protection along the building facade
LOT SIZE:	Parcel Number: 2826059225 = 2.90 Acres Parcel Number: 2926059232 = 1.03 Acres Total: 3.93 Acres (171,211 SF)	WEATHER PROTECTION:	A. Along Pedestrian Walkways or sidewalks B. Building Entries (including dwelling units if applicable) C. 5'-0" minimum in width with a minimum height of 8'-0"
ALLOWABLE FAR:	Max. Lot Coverage: 80% = 3.14 Acres (136,969 SF)		
SETBACKS:	Front: 10'-0" Side: 0'-0" Rear: 0'-0"		
STRUCTURE HEIGHT:	<75'-0" Above Average Building Elevation		
ROOFTOP SCREENING:	A Solid Screening Enclosure equal to the height of the rooftop appurtenance is required		
PARKING:	Vehicle Parking: Studio: 0.75 Per Unit One Bed: 1.00 Per Unit Two Bed: 1.60 Per Unit Three Bed: 1.80 Per Unit Guest: 10% of Required Stalls Compact Stalls are allowed up to 50% Bike Parking: 1 Bike Stall Per 12 Vehicle Stalls		

SITE CONTEXT

TRANSPORTATION & ACCESS



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TRANSPORTATION & ACCESS

There are many options for public transit at the proposed project location. Within a short walk away, residents and users of the proposed project have access to multiple bus routes, a park and ride facility, neighborhood green ways and bike lanes.

For residents who own a vehicle, access to arterial roadways and state highways are in close proximity. The main access point into the project is in the form of a shared access drive/ easement with the neighboring properties to the South. There is a turn lane on 120th Ave. NE at this location making left-in and left-out traffic across 120th Ave NE an easier obstacle.

