

SITE CONTEXT  
NEIGHBORHOOD AMENITY



- 01 FRED MEYER
- 02 QFC - QUALITY FOOD CENTERS
- 03 WHOLE FOODS
- 04 FRED MEYER - GAS STATION
- 05 76 - GAS STATION
- 06 BECU CREDIT UNION
- 07 EVERGREEN ACADEMY MONTESSORI
- 08 EVERBROOK ACADEMY OF KIRKLAND
- 09 LA PETITE ACADEMY OF KIRKLAND
- 10 KIRKLAND POLICE DEPARTMENT
- 11 UPLUND APARTMENTS
- 12 THE VILLAGE AT TOTEM LAKE
- 13 EVERGREENHEALTH MEDICAL CENTER
- 14 HERONFIELD WETLANDS/DOG PARK
- 15 TOTEM LAKE PARK
- 16 JUANITA BEACH PARK



SITE CONTEXT

NEIGHBORHOOD AMENITY



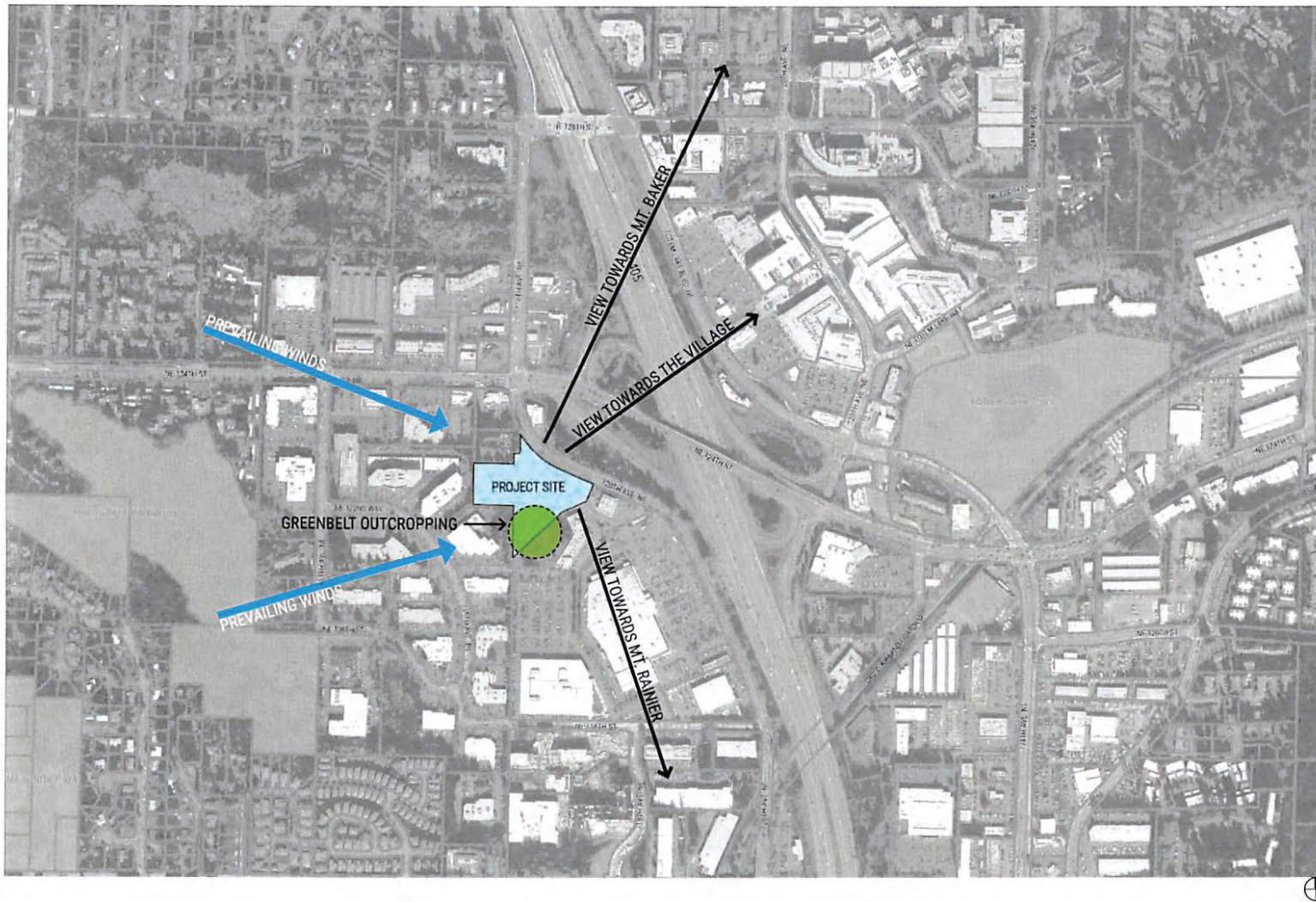
The Totem Lake Business District and surrounding area have an established and growing set of amenities that support the neighborhood and community. Amenities such as parks, lake-front beaches, health care facilities, entertainment and shopping hubs as well as community centers can enhance lifestyles for residents, creating spaces that allow residents to gather and participate, bond, and increase a sense of well-being. The neighborhood amenities are an asset to this community.

A few of these amenities include the Village at Totem Lake which offers a wide range of entertainment and dining options and is under a mile away. Heronfield Wetlands and Jasper's dog park is an amenity for our four-legged friends and in close proximity to the proposed project.





VIEW OPPORTUNITIES & ENVIRONMENT





SITE CONTEXT

## VIEW OPPORTUNITIES



VIEWS OF MT. RAINIER TO THE SOUTHEAST

The project site is currently being used as a single story GMC dealership and service center. Once developed, the proposed project will be roughly 75 feet tall from 120th Ave. NE and provide residents with unobstructed views from the Northwest to the Northeast and potential views of Mt. Baker on a clear day.

The project site is nestled into a designated Greenbelt outcropping on it's Southern flank. The outcropping is an untouched dense vegetated hillside and will provide views of greenery for nearly a quarter of the residents. Lastly, some of the residential units along the Southeast of the proposed project will have potential views of Mt. Rainier.



VIEWS OF THE VILLAGE AT TOTEM LAKE AND EVERGREENHEALTH MEDICAL CENTER TO THE NORTHEAST

## ENVIRONMENT

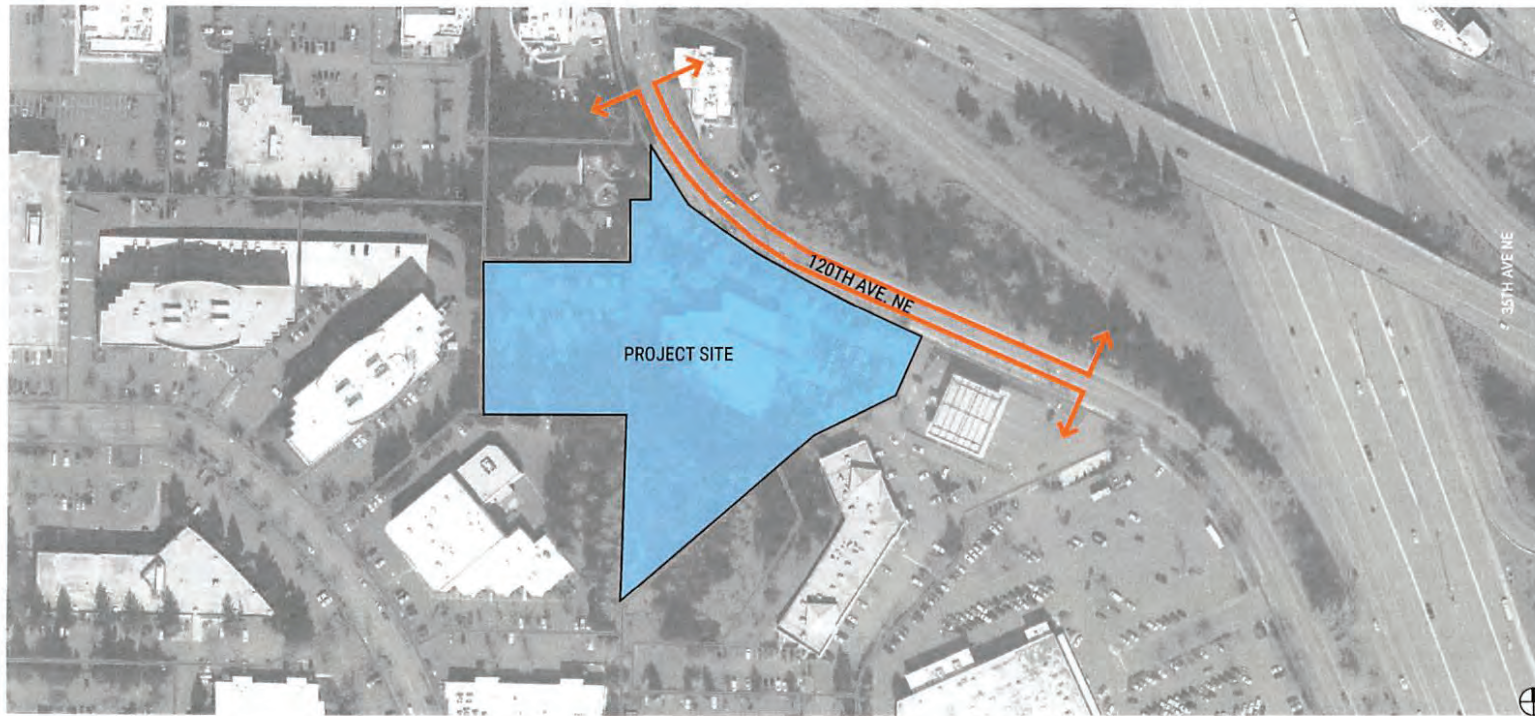
The project site provides the opportunity/ constraint for the main proposed building facade to be orientated parallel to 120th Ave. NE towards the Northeast. As mentioned earlier, the project site has a designated Greenbelt outcropping located at the West and South property lines. This outcropping provides significant challenges while also providing many opportunities to create views and much needed shade in the hot summer months.



VIEWS OF MT. BAKER TO THE NORTH



SITE CONTEXT  
STREET CONTEXT VIEWS

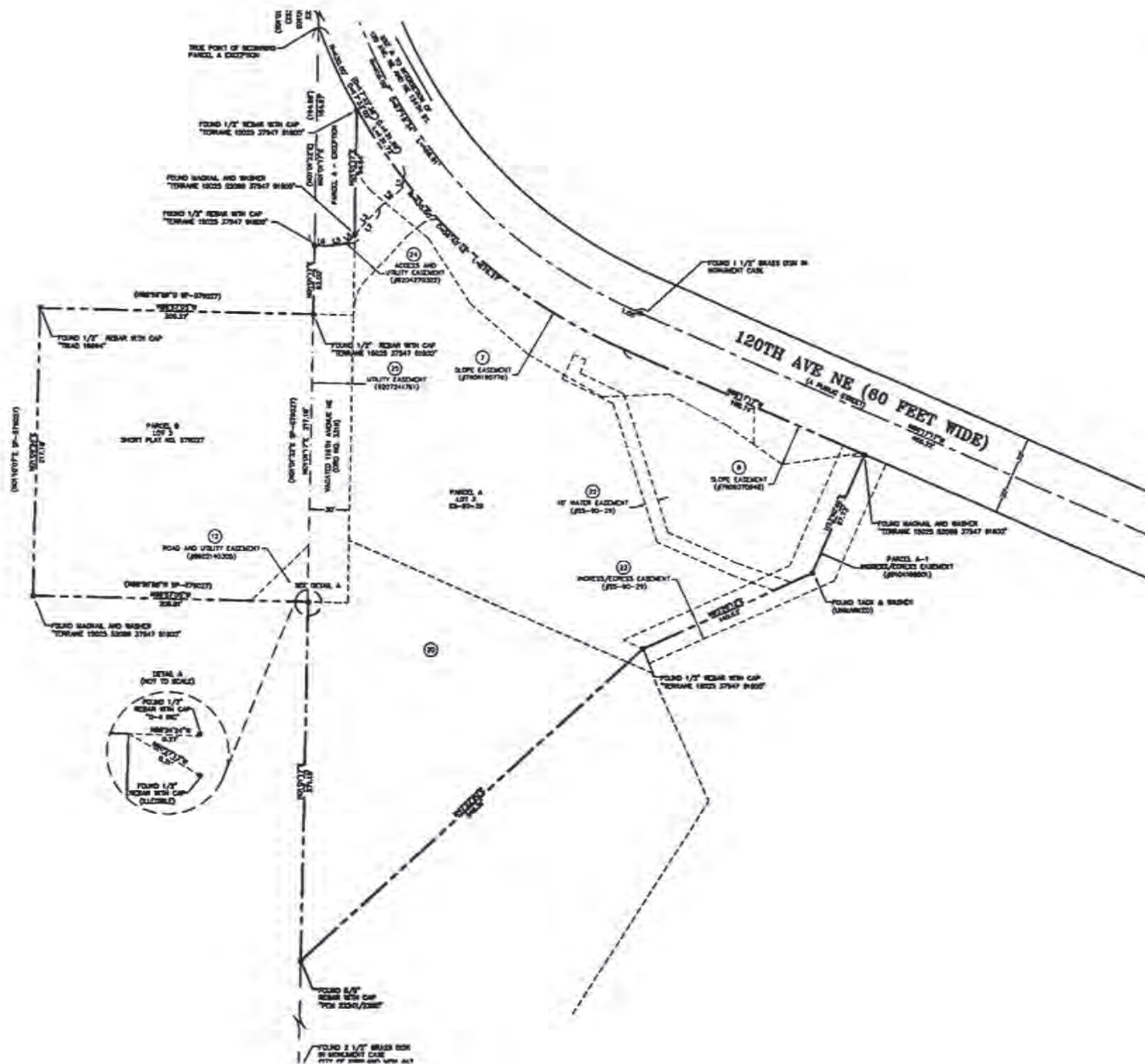


120TH AVENUE NE - LOOKING SOUTHWEST



120TH AVENUE NE - LOOKING NORTHEAST

SITE CONTEXT  
EXISTING SITE SURVEY & EASEMENTS



**LEGEND:**

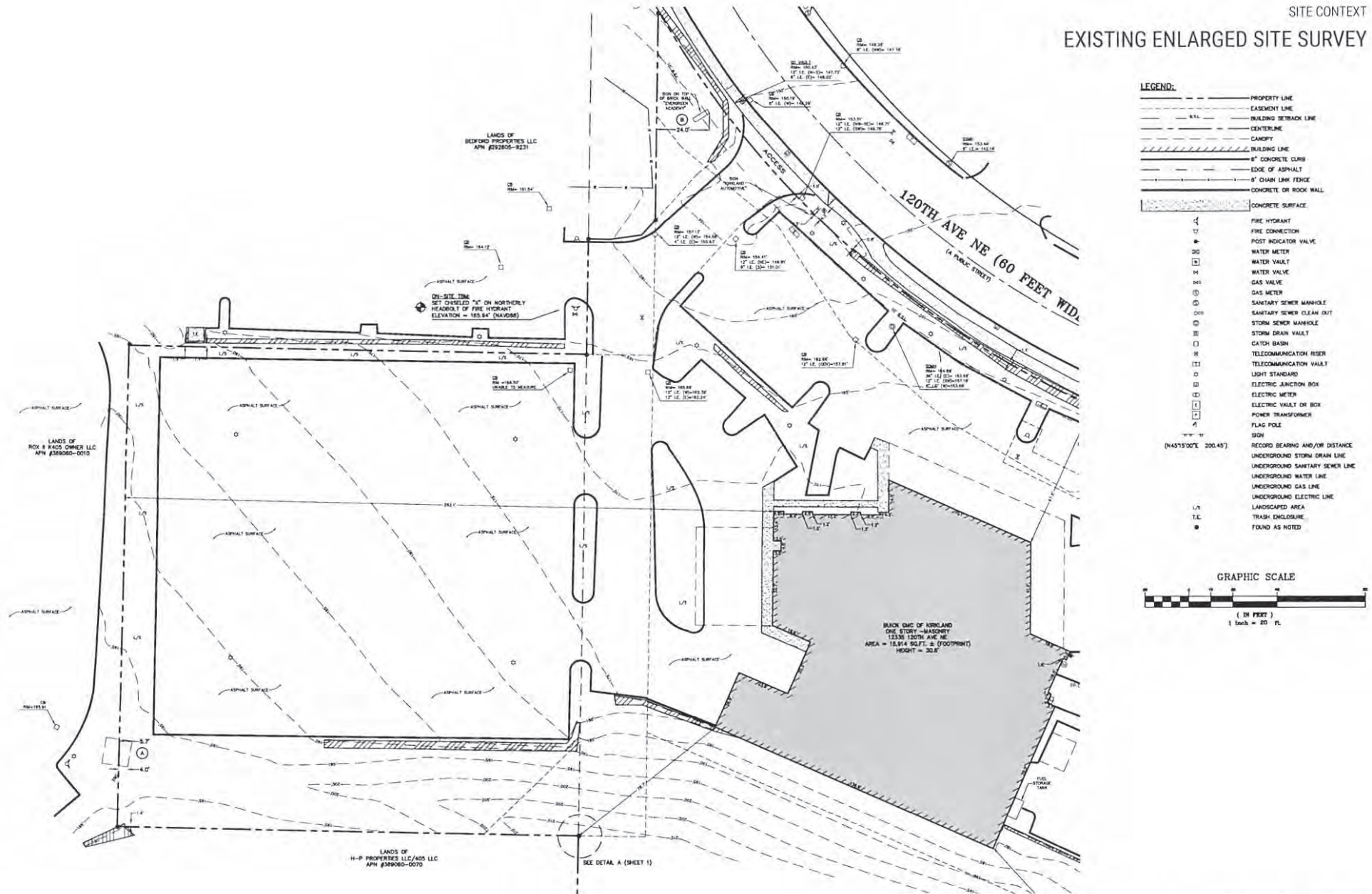
|       |  |
|-------|--|
| —     | PROPERTY LINE                          |
| - - - | EASEMENT LINE                          |
| —+—   | CENTERLINE                             |
| —(X)— | UNDEVELOPED EASEMENT (UNDEVELOPED) (X) |
| (X)   | RECORD BLANKING AND/OR DISTANCE        |
| 10    | FOUND AS NOTED                         |

| LINE TABLE |            |          |              |           |
|------------|------------|----------|--------------|-----------|
| LINE       | BEARING    | DISTANCE | ACQ. METHOD  | ACQ. DATE |
| 11         | S89°24'45" | 7.47     | INTERSECTION | 11-1-77   |
| 12         | S89°24'45" | 22.36    | INTERSECTION | 11-1-77   |
| 13         | S89°24'45" | 21.77    | INTERSECTION | N/A       |
| 14         | S89°24'45" | 6.57     | INTERSECTION | N/A       |
| 15         | S89°24'45" | 14.07    | INTERSECTION | 11-1-77   |
| 16         | S89°24'45" | 18.07    | INTERSECTION | 11-1-77   |
| 17         | S89°24'45" | 32.31    | INTERSECTION | 11-1-77   |

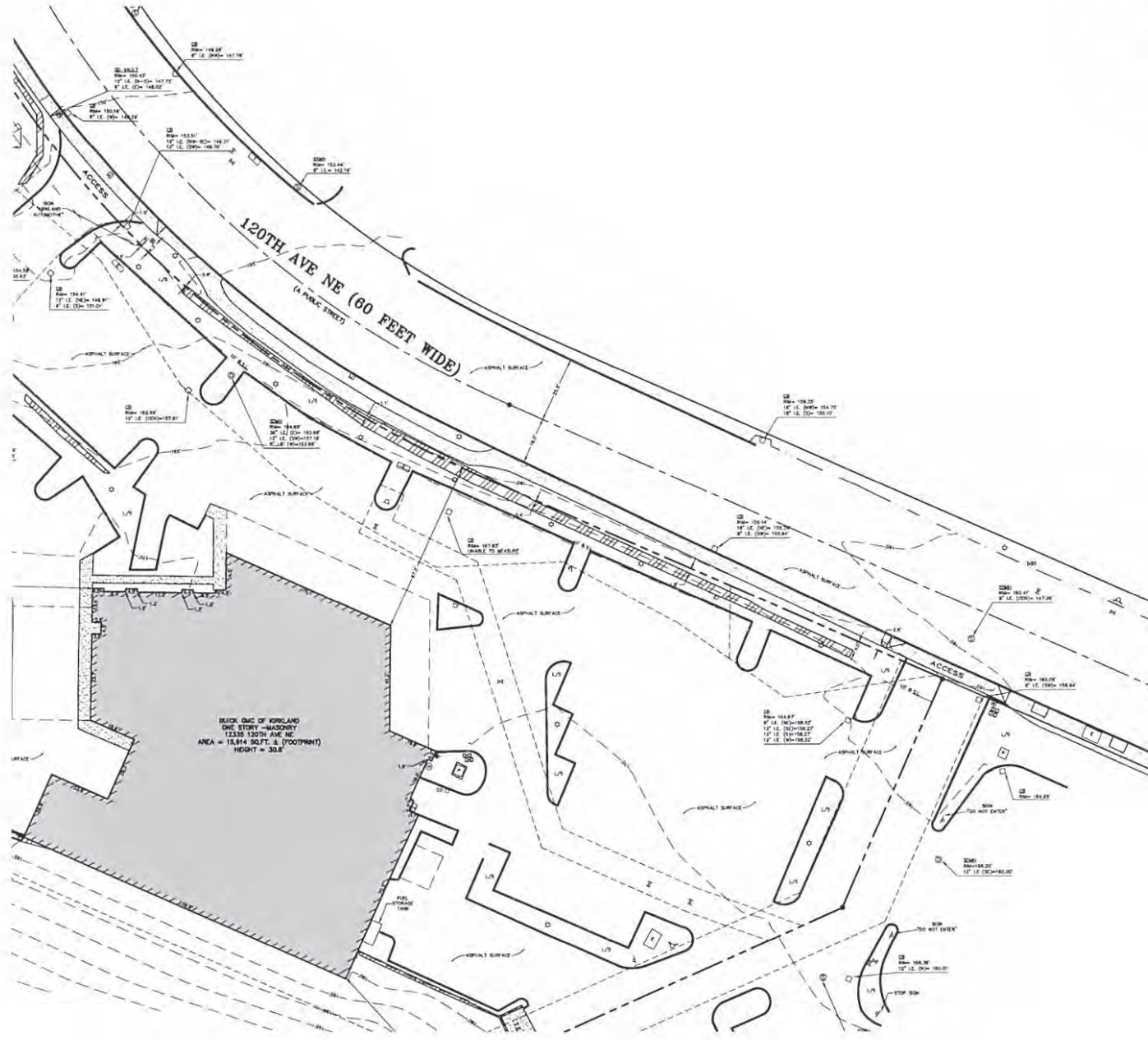




SITE CONTEXT  
EXISTING ENLARGED SITE SURVEY



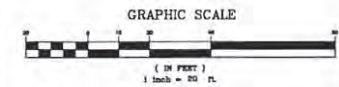
SITE CONTEXT  
EXISTING ENLARGED SITE SURVEY



**LEGEND:**

|     |                                 |
|-----|---------------------------------|
| --- | PROPERTY LINE                   |
| --- | EASEMENT LINE                   |
| --- | BUILDING SETBACK LINE           |
| --- | CENTERLINE                      |
| --- | CANOPY                          |
| --- | BUILDING LINE                   |
| --- | 6" CONCRETE CURB                |
| --- | EDGE OF ASPHALT                 |
| --- | 6" CHAIN LINK FENCE             |
| --- | CONCRETE OR ROCK WALL           |
| --- | CONCRETE SURFACE                |
| +   | FIRE HYDRANT                    |
| +   | FIRE CONNECTION                 |
| +   | POST INDICATOR VALVE            |
| +   | WATER METER                     |
| +   | WATER VAULT                     |
| +   | WATER VALVE                     |
| +   | GAS VALVE                       |
| +   | GAS METER                       |
| +   | SANITARY SEWER MANHOLE          |
| +   | SANITARY SEWER CLEAN OUT        |
| +   | STORM SEWER MANHOLE             |
| +   | STORM DRAIN VAULT               |
| +   | CATCH BASIN                     |
| +   | TELECOMMUNICATION RISER         |
| +   | TELECOMMUNICATION VAULT         |
| +   | LIGHT STANDARD                  |
| +   | ELECTRIC JUNCTION BOX           |
| +   | ELECTRIC METER                  |
| +   | ELECTRIC VAULT OR BOX           |
| +   | POWER TRANSFORMER               |
| +   | FLAG POLE                       |
| +   | SIGN                            |
| +   | RECORD BEARING AND/OR DISTANCE  |
| +   | UNDERGROUND STORM DRAIN LINE    |
| +   | UNDERGROUND SANITARY SEWER LINE |
| +   | UNDERGROUND WATER LINE          |
| +   | UNDERGROUND GAS LINE            |
| +   | UNDERGROUND ELECTRIC LINE       |
| +   | LANDSCAPED AREA                 |
| +   | T.E. TRASH ENCLOSURE            |
| +   | FOUND AS NOTED                  |

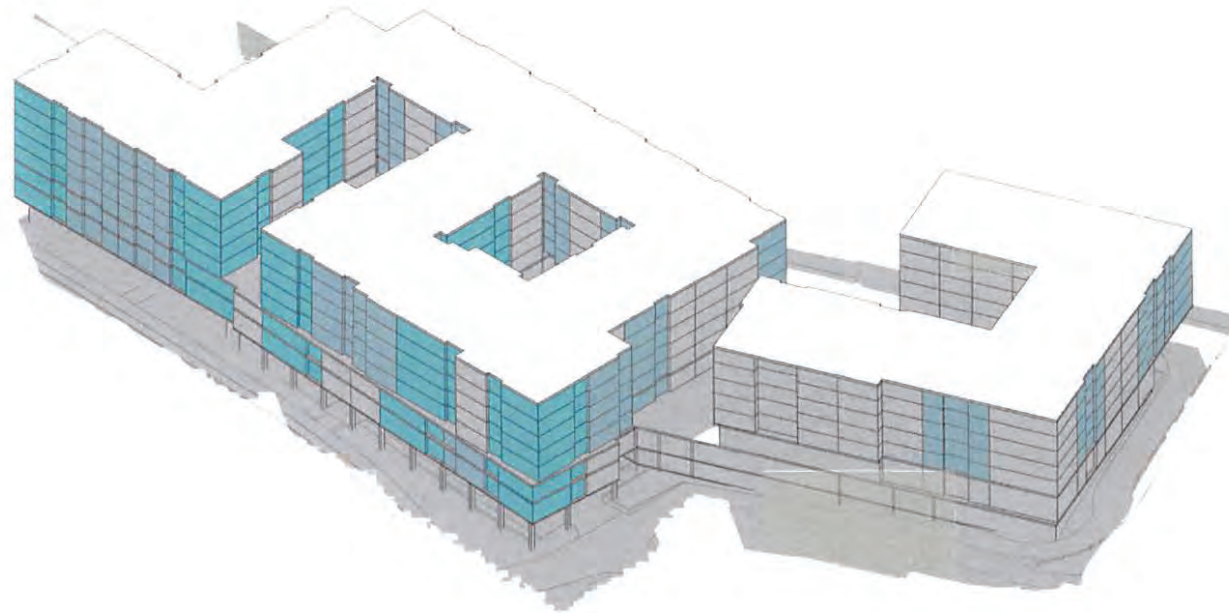
(NAD83/DOE 200.45)





BUILDING MASS ANALYSIS

MASSING CONCEPTS - OPTION 01



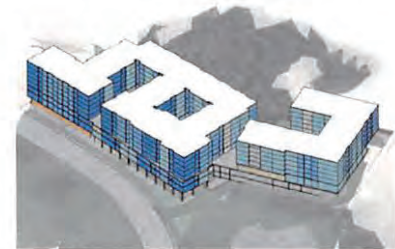
Shadow Progression 07/01/22

OPPORTUNITIES

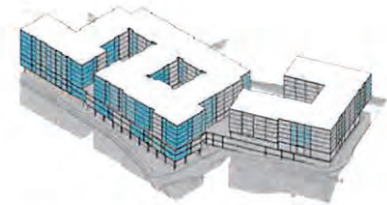
- Create 3-Story massing along the street frontage to help breakdown the scale of the building
- Provide a building break along the street frontage to help establish (2) distinct building masses above the base and further breakdown the scale of the building
- Provide vertical modulation on the 5-story 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



Shadow Progression 01/01/22



Shadow Progression 04/01/22

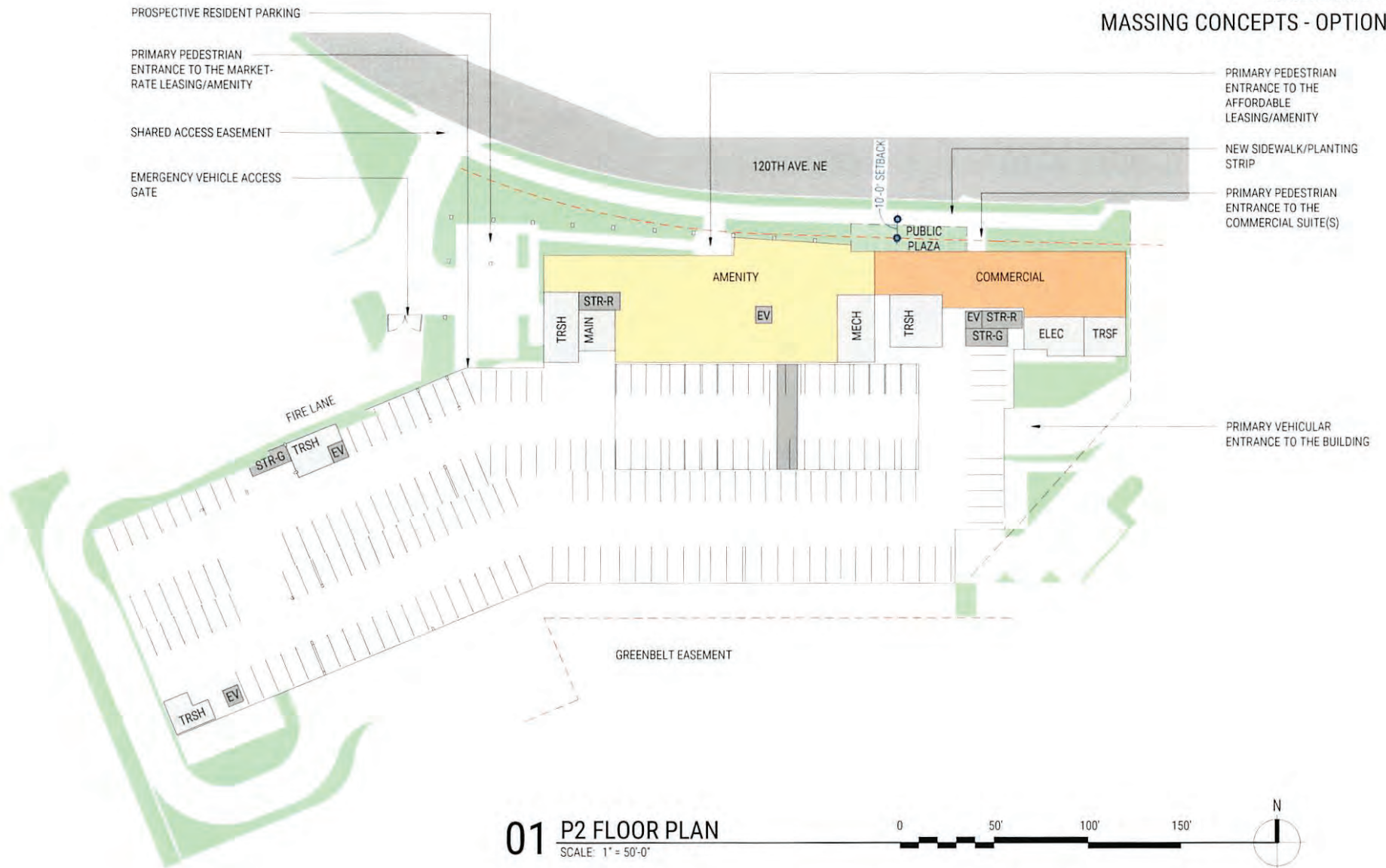


Shadow Progression 10/01/22



BUILDING MASS ANALYSIS

MASSING CONCEPTS - OPTION 01





BUILDING MASS ANALYSIS  
MASSING CONCEPTS - OPTION 01



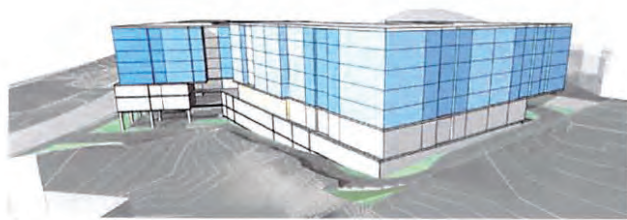


BUILDING MASS ANALYSIS  
MASSING CONCEPTS - OPTION 01

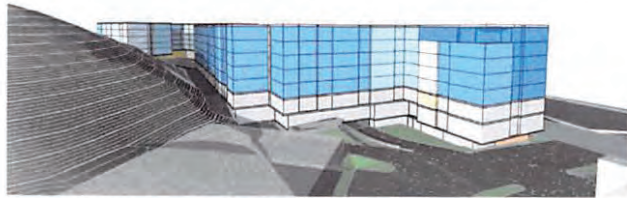




MASSING CONCEPTS - OPTION 01



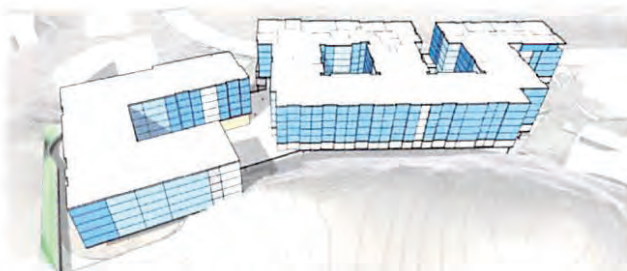
01 MASSING PERSPECTIVE - LOOKING EAST



02 MASSING PERSPECTIVE - LOOKING WEST



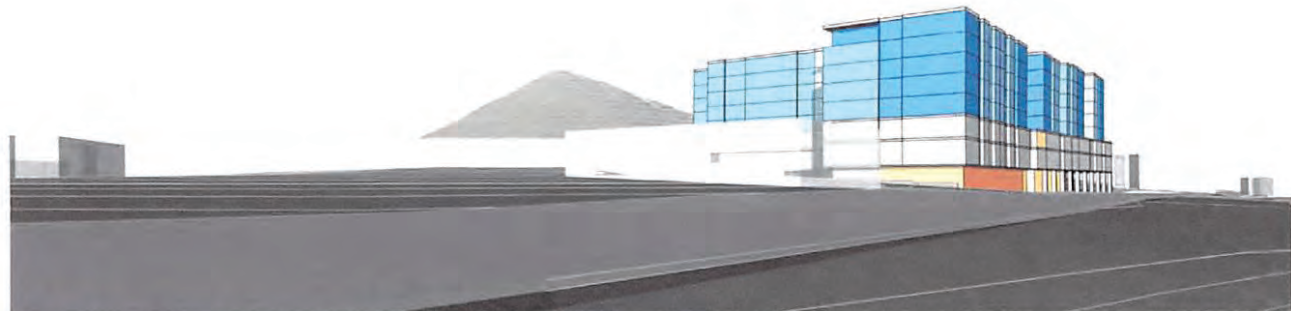
03 MASSING PERSPECTIVE - LOOKING SOUTHWEST



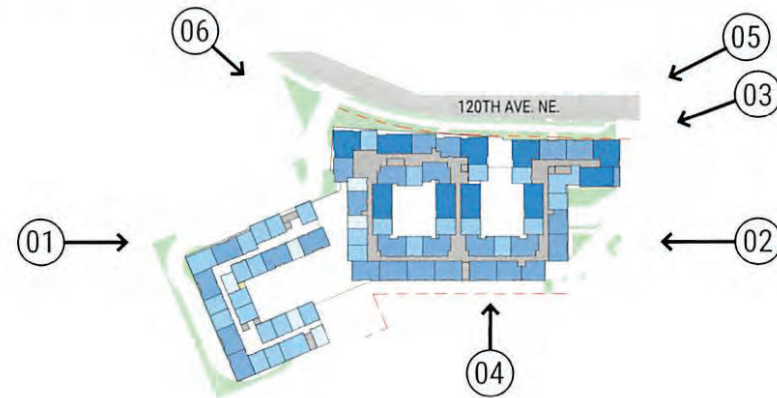
04 MASSING PERSPECTIVE - LOOKING NORTH



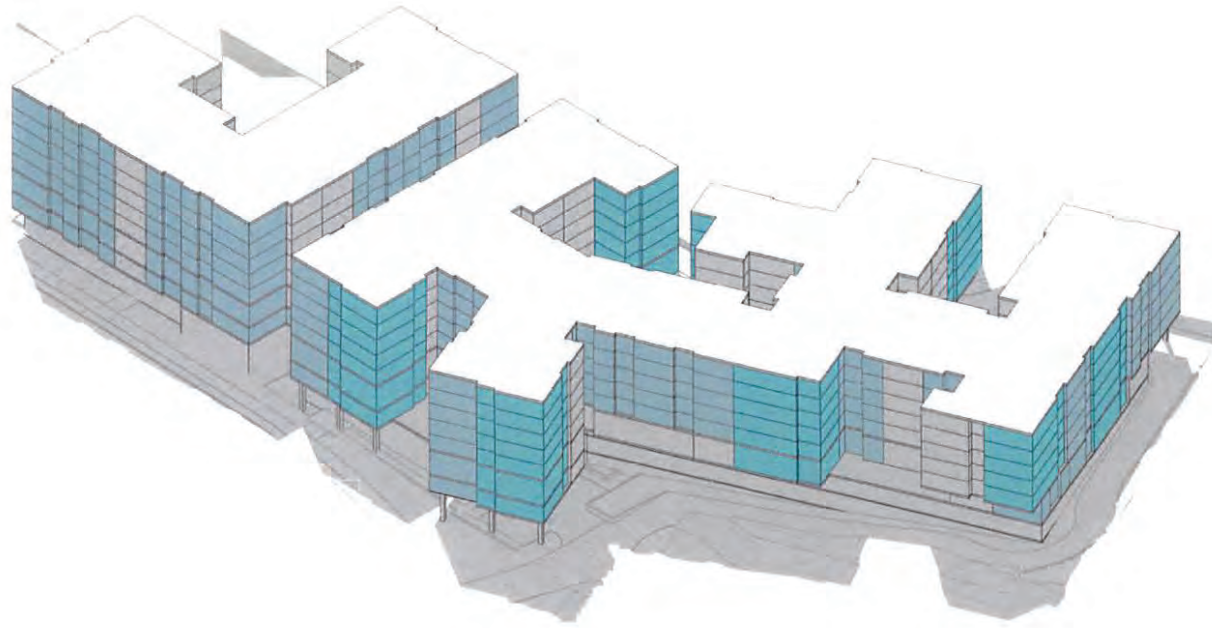
05 MASSING PERSPECTIVE - PEDESTRIAN PERSPECTIVE ALONG 120TH AVE. NE LOOKING SOUTHWEST



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



## MASSING CONCEPTS - OPTION 02



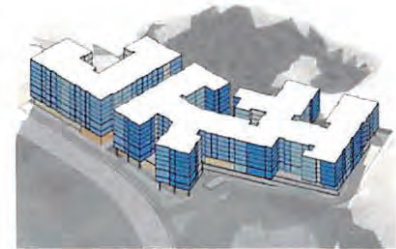
Shadow Progression 07/01/22

### OPPORTUNITIES

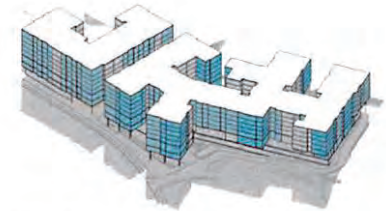
- Provide multiple building breaks along the street frontage to help establish (3) distinct building masses and further breakdown the scale of the building
- The large courtyard to the Affordable portion of the project allows for Southern daylight as well as opens to the upper, more private region of the project.
- The multiple building fingers allow for unique facade modulation.

### CONSTRAINTS

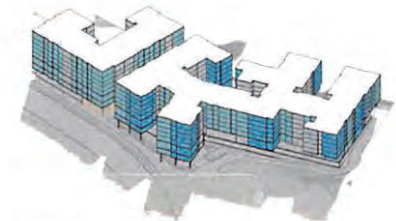
- The building masses for the Affordable Tower create acute and obtuse angles which reduce interior and exterior useable space
- The exterior courtyard in between the two Towers is a nice gesture but provide a narrow (30'-0" wide) and tall (6 stories) void through the project. Units at these locations are directly adjacent from eachother and lack privacy.



Shadow Progression 01/01/22



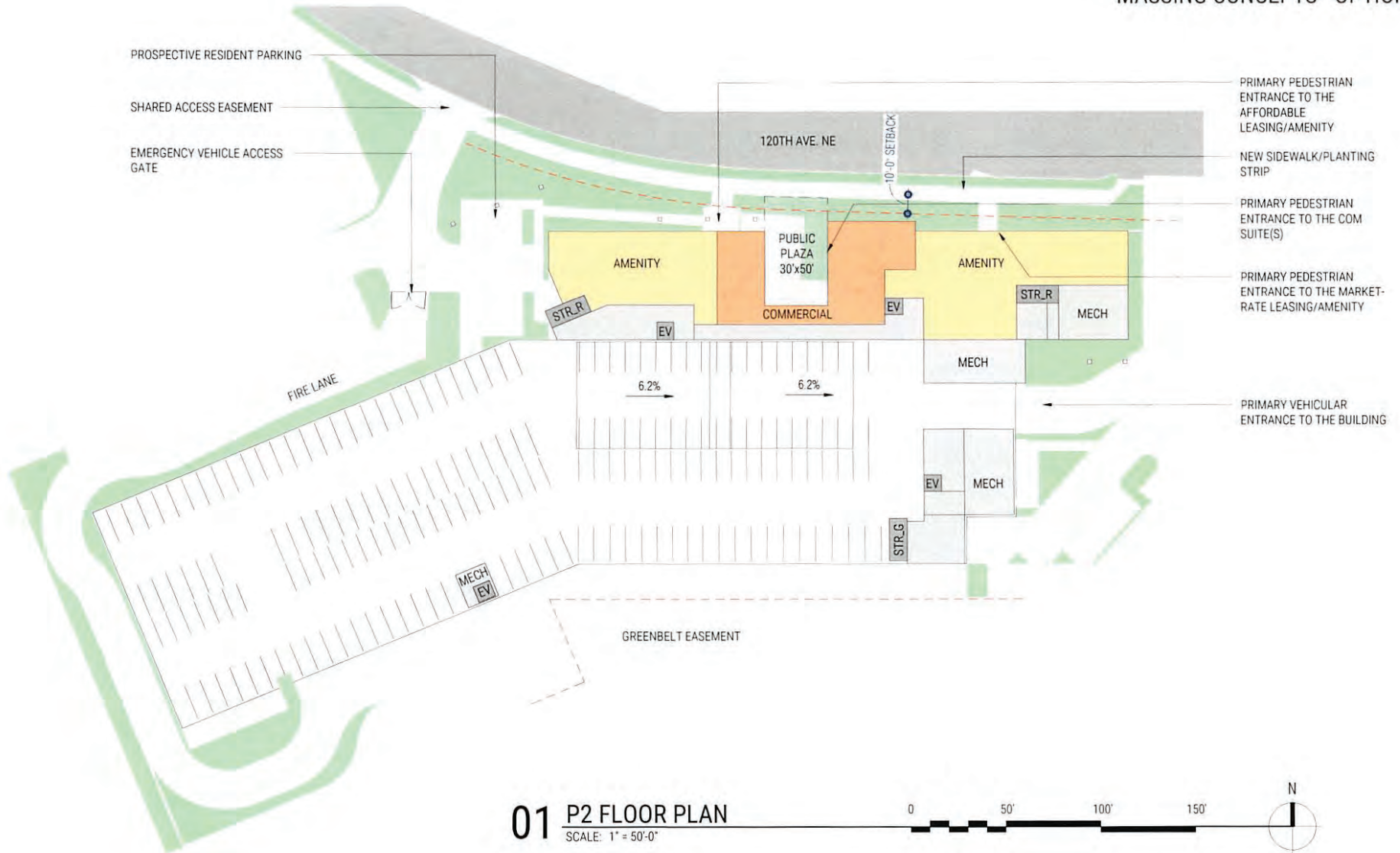
Shadow Progression 04/01/22



Shadow Progression 10/01/22



MASSING CONCEPTS - OPTION 02



BUILDING MASS ANALYSIS  
MASSING CONCEPTS - OPTION 02

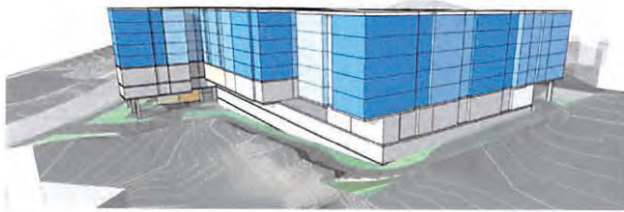




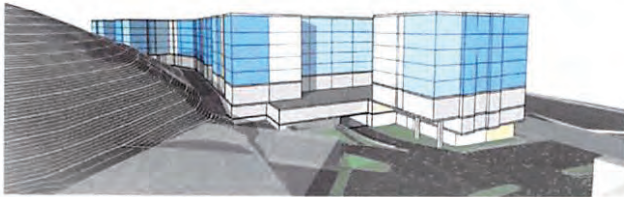
BUILDING MASS ANALYSIS  
MASSING CONCEPTS - OPTION 02



MASSING CONCEPTS - OPTION 02



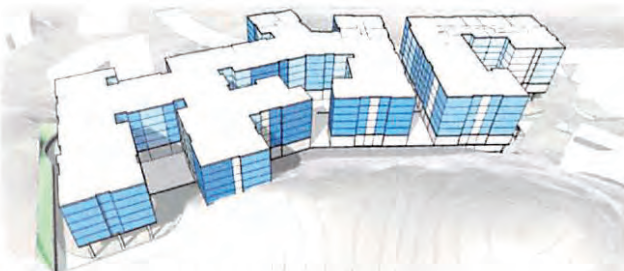
01 MASSING PERSPECTIVE - LOOKING EAST



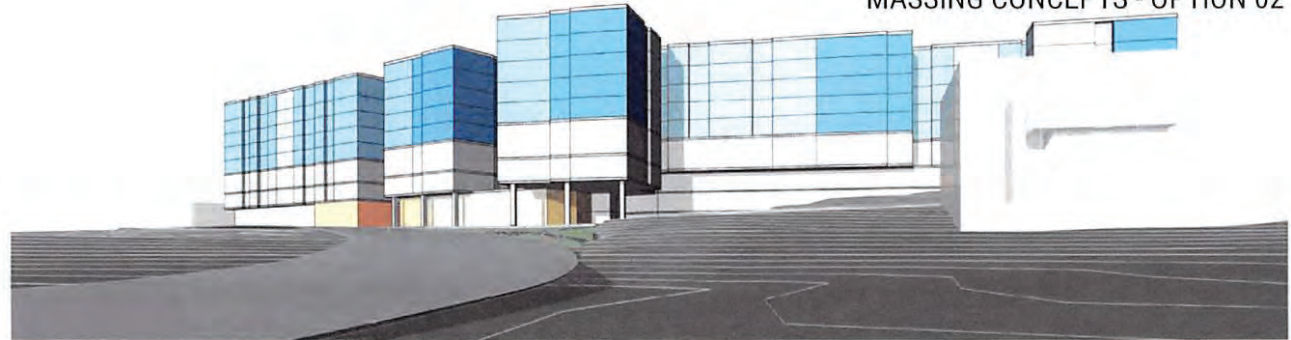
02 MASSING PERSPECTIVE - LOOKING WEST



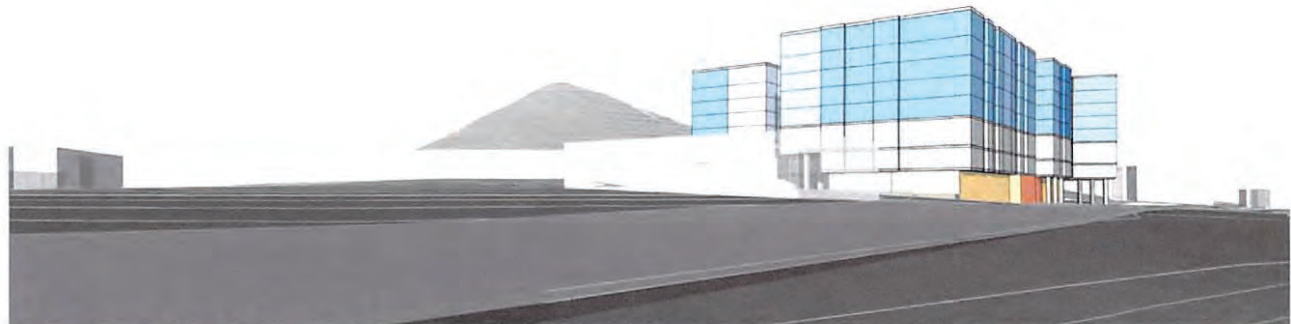
03 MASSING PERSPECTIVE - LOOKING SOUTHWEST



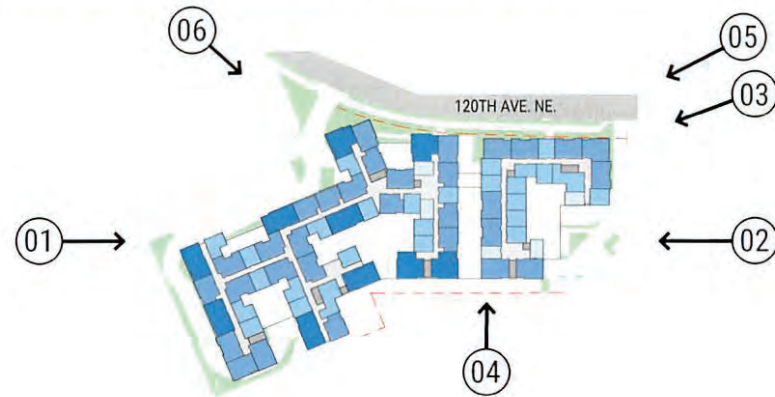
04 MASSING PERSPECTIVE - LOOKING NORTH



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

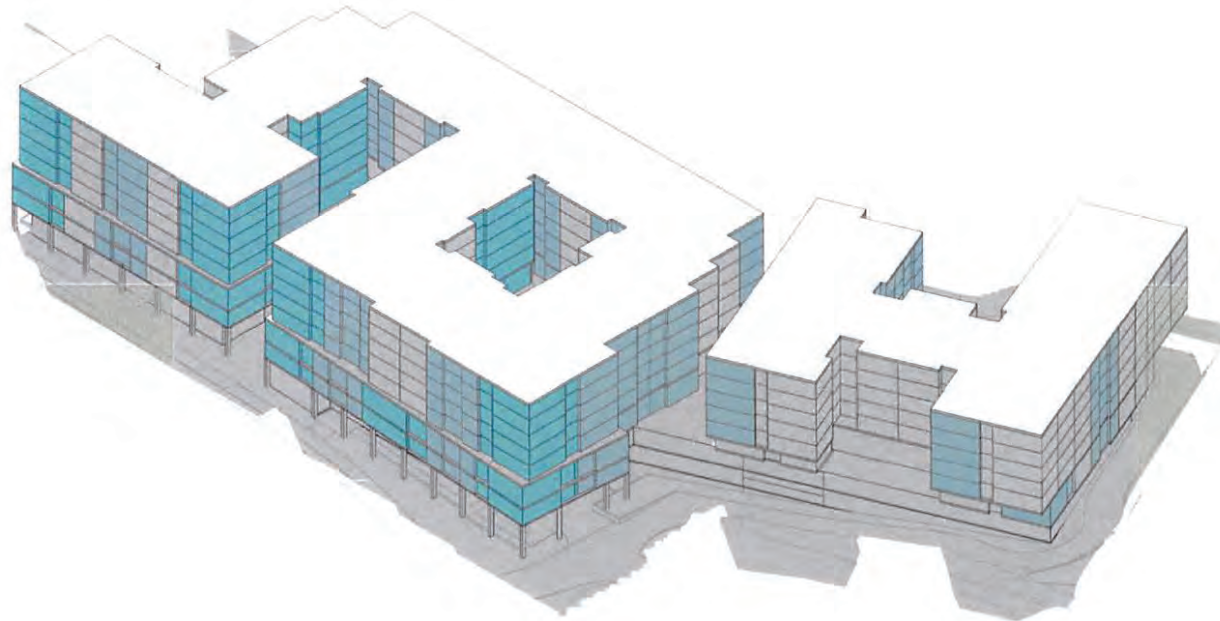


06 MASSING PERSPECTIVE - PEDESTRIAN PERSPECTIVE ALONG 120TH AVE. NE LOOKING SOUTHEAST





## MASSING CONCEPTS - OPTION 03 (PREFERRED)



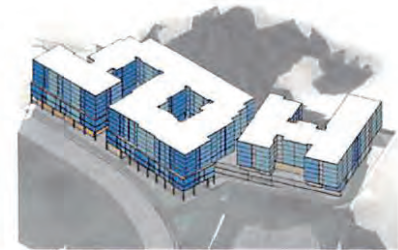
Shadow Progression 07/01/22

### 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 (2) 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 especially along 120th Ave. NE. and the southern facade.
- Building setback at Level L1 helps to further distinguish the base from the upper massing

### 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



Shadow Progression 01/01/22



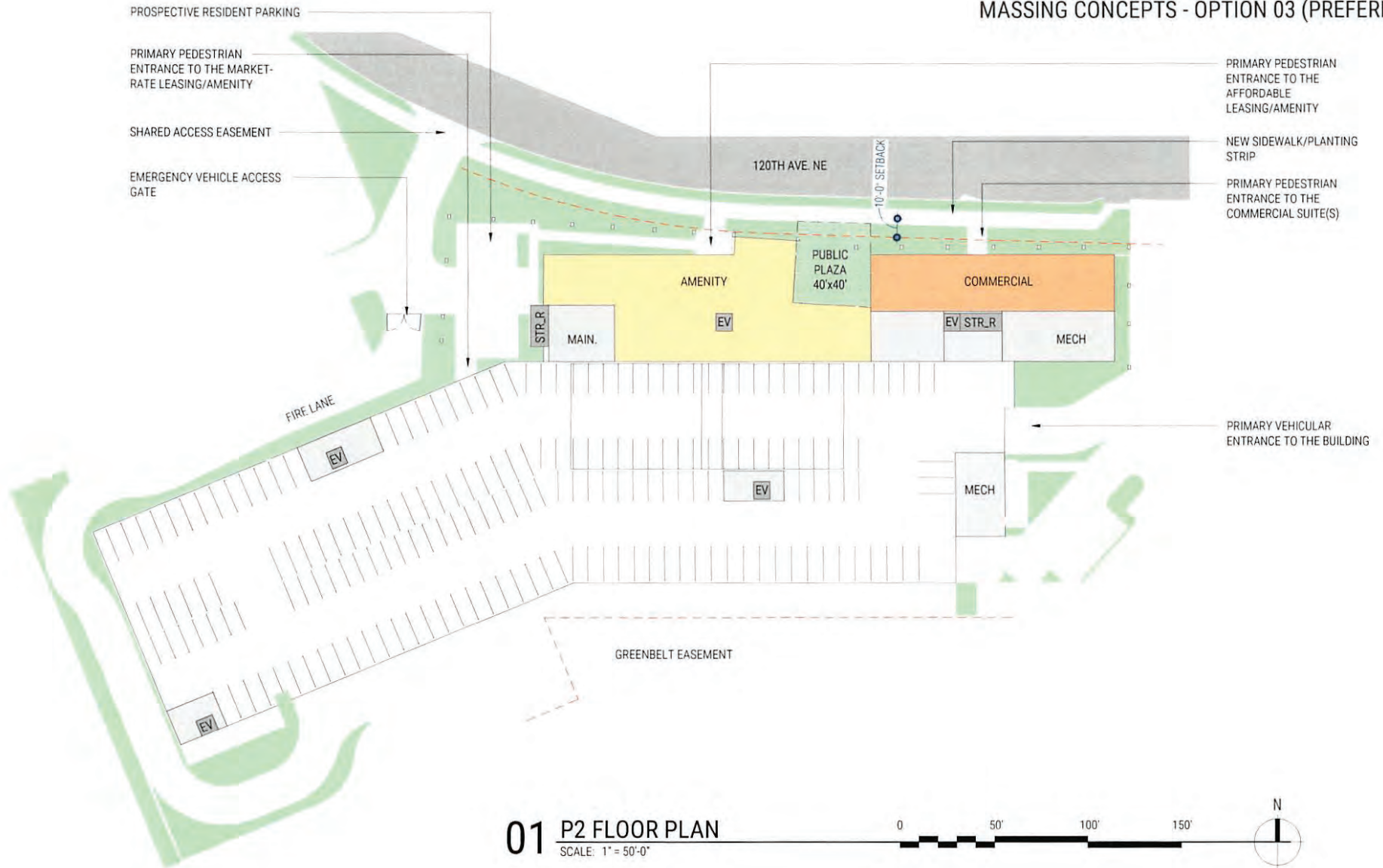
Shadow Progression 04/01/22



Shadow Progression 10/01/22

BUILDING MASS ANALYSIS

MASSING CONCEPTS - OPTION 03 (PREFERRED)

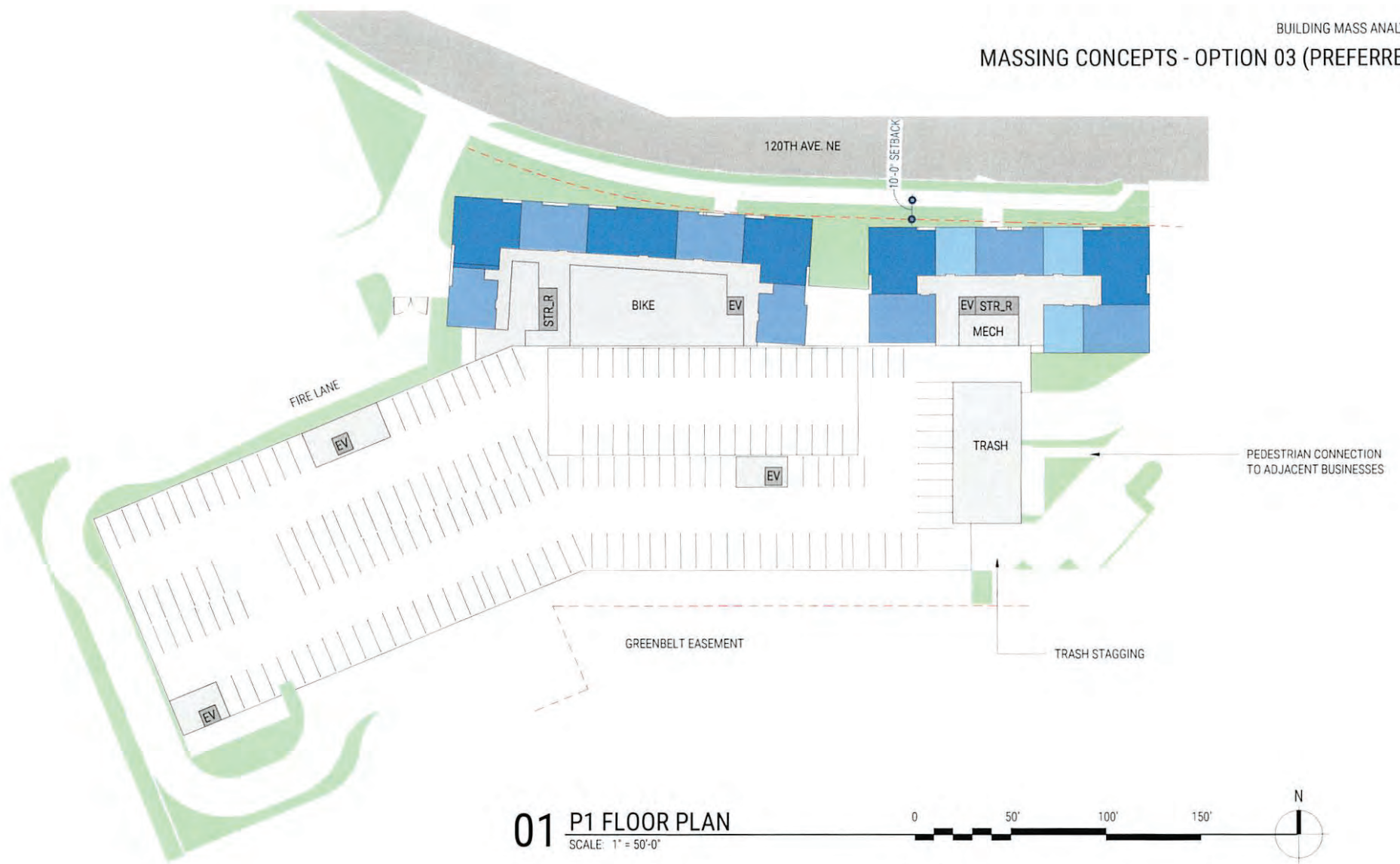


**01** P2 FLOOR PLAN  
SCALE: 1" = 50'-0"



BUILDING MASS ANALYSIS

MASSING CONCEPTS - OPTION 03 (PREFERRED)



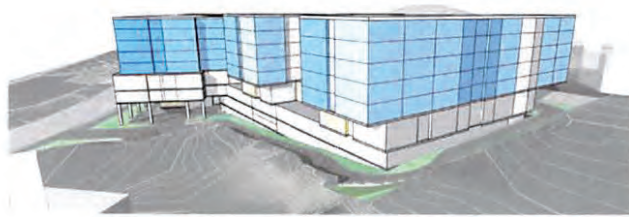
**01** P1 FLOOR PLAN  
SCALE: 1" = 50'-0"

MASSING CONCEPTS - OPTION 03 (PREFERRED)

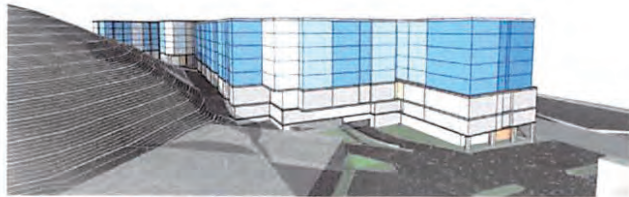




MASSING CONCEPTS - OPTION 03 (PREFERRED)



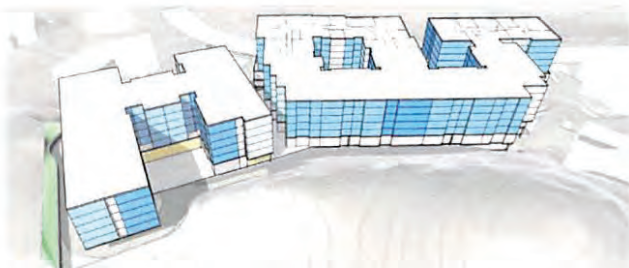
01 MASSING PERSPECTIVE - LOOKING EAST



02 MASSING PERSPECTIVE - LOOKING WEST



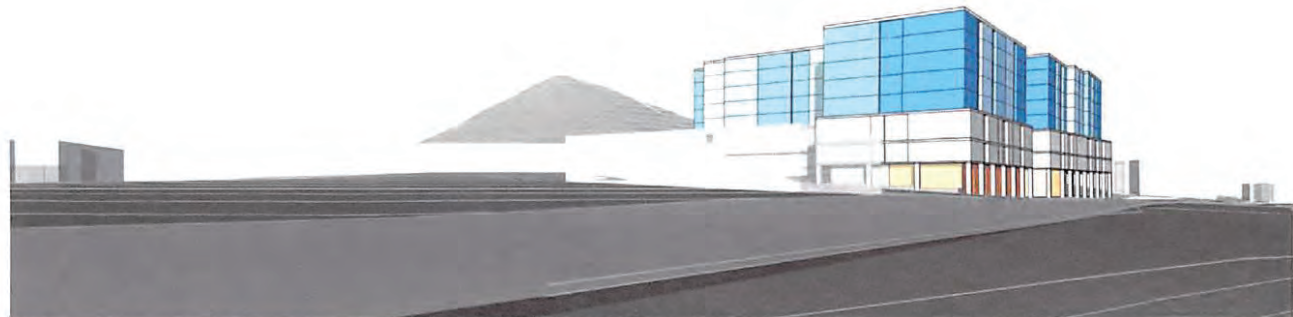
03 MASSING PERSPECTIVE - LOOKING SOUTHWEST



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

