



**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 5th Avenue, Kirkland, WA 98033  
425.587.3600 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)

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## **MEMORANDUM**

**To:** Design Review Board  
**From:** Aoife Blake, Associate Planner  
**Date:** April 21, 2022  
**File No.:** DRV22-00228  
**Subject:** **POLARIS AT TOTEM LAKE  
CONCEPTUAL DESIGN CONFERENCE**

### **I. MEETING GOALS**

At the May 2, 2022, Design Review Board (DRB) meeting, the DRB should review the concept design for the Polaris at Totem Lake project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

### **II. BACKGROUND INFORMATION**

The subject property is located at 12335 120<sup>th</sup> Avenue NE (see Attachment 1). The applicant is proposing to construct a two building, eight-story project with approximately 442 affordable housing units, 15,000 square feet of interior amenity space, 4,000 square feet of commercial space, and a parking garage with one-story below grade. Vehicular access to the property is proposed from 120<sup>th</sup> Avenue NE via an access easement over the property to the south of the site. The applicant has provided a context analysis for the site and general project information that includes three building massing options (see Attachment 2). The applicant's preferred building massing option is shown as Massing Option 2.

### **III. SITE**

The subject property is made up of two parcels (containing 171,211 square feet / 3.93 acres) and currently contains a single-story commercial building (Buick/GMC of Kirkland) with associate surface parking. The site has significant upward grade change (approximately 115 feet) from its street frontage along 120<sup>th</sup> Avenue NE to the top of Welcome Hill in the south-west corner of the property. 120<sup>th</sup> Avenue NE is designated as a minor arterial, a major pedestrian sidewalk, and is part of the "circulator", a landscaped boulevard within the Totem Lake Business District.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: TL4B, Montessori School, 30-75 feet above Average Building Elevation

South: TL4B, Commercial, 30-75 feet above Average Building Elevation

East: DOT Right-of-way/ Interstate 405

West: TL 10A, Office, 55 feet above Average Building Elevation

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

#### **IV. KEY ZONING REGULATIONS**

Zoning regulations for uses in the Totem Lake (TL) 4B zone are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

##### **A. Permitted Uses:**

- i. Permitted uses in this zone include, but are not limited to office, retail, and stacked dwelling units (residential).
- ii. The street level floor of residential buildings adjacent to 120<sup>th</sup> Avenue NE are required to have commercial uses and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building). The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.
- iii. Residential lobbies are allowed on the street level provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

*Staff Comment: The applicant is proposing retail and residential uses. Staff will review the proposed buildings for compliance with the street level commercial requirements as part of the Design Response Conference application.*

##### **B. Height:**

- i. The TL4B zone allows a maximum height of 75 feet as measured above the average building elevation (ABE) for a stacked residential use.
- ii. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
  - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
  - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

*Staff Comment: The applicant will need submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase.*

##### **C. Setbacks:** The required setbacks are 10 feet from the 120<sup>th</sup> Avenue NE.

*Staff Comment: The applicant's preferred design scheme complies with the TL4b setback requirements.*

- D. Open Space: The development is required to provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. The proposed development shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

*Staff Comment: Staff and the DRB should review the proposed development for compliance with open space regulations as part of the Design Response Conference application.*

- E. Parking: The project is required to comply with the following parking standards:

i. Residential

- 1.2 stalls per studio unit
- 1.3 stalls per 1-bedroom unit
- 1.6 stalls per 2-bedroom unit
- 1.8 stalls per 3 or more-bedroom unit
- Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

ii. Retail: 1 stall per 300 square feet of gross floor area

*Staff Comment: The applicant will be required to demonstrate compliance with applicable City parking requirements as part of the Design Response Conference application.*

- F. Sidewalks: 120<sup>th</sup> Avenue NE is designated a major pedestrian sidewalk. KZC 110.52.3 requires a minimum 8-foot-wide sidewalk and adequate lighting.

*Staff Comment: The final sidewalk configuration will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.*

## V. **TOTEM LAKE BUSINESS DISTRICT DESIGN GUIDELINES**

In addition to the standard guidelines contained in the *Design Guidelines for the Totem Lake Business District*. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Building Location and Orientation
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, and Amenities
- Residential Open Space
- Parking Lots and Vehicular Circulation
- Blank Wall Treatment
- Architectural Style and Scale
- Human Scale
- Building Details and Materials
- Signs

- Visual Quality of Landscapes

*See adopted Design Guidelines for Totem Lake Business District for complete text and explanations.*

## **VI. CONTEXT**

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

### **A. How does the site relate to its surroundings?**

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

### **B. What are the Opportunities and Constraints of the Site and Vicinity given the following topics?**

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

## **VII. DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the *Design Guidelines for the Totem Lake Business District* apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

### **A. Scale**

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided three massing schemes including a preferred option (Option 2) for the DRB's review and comment (see Attachment 2).

### **B. Pedestrian Access**

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

### **C. Open Space and Landscaping**

What are opportunities for landscaping and/or open space on the subject property?

**VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE**

The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

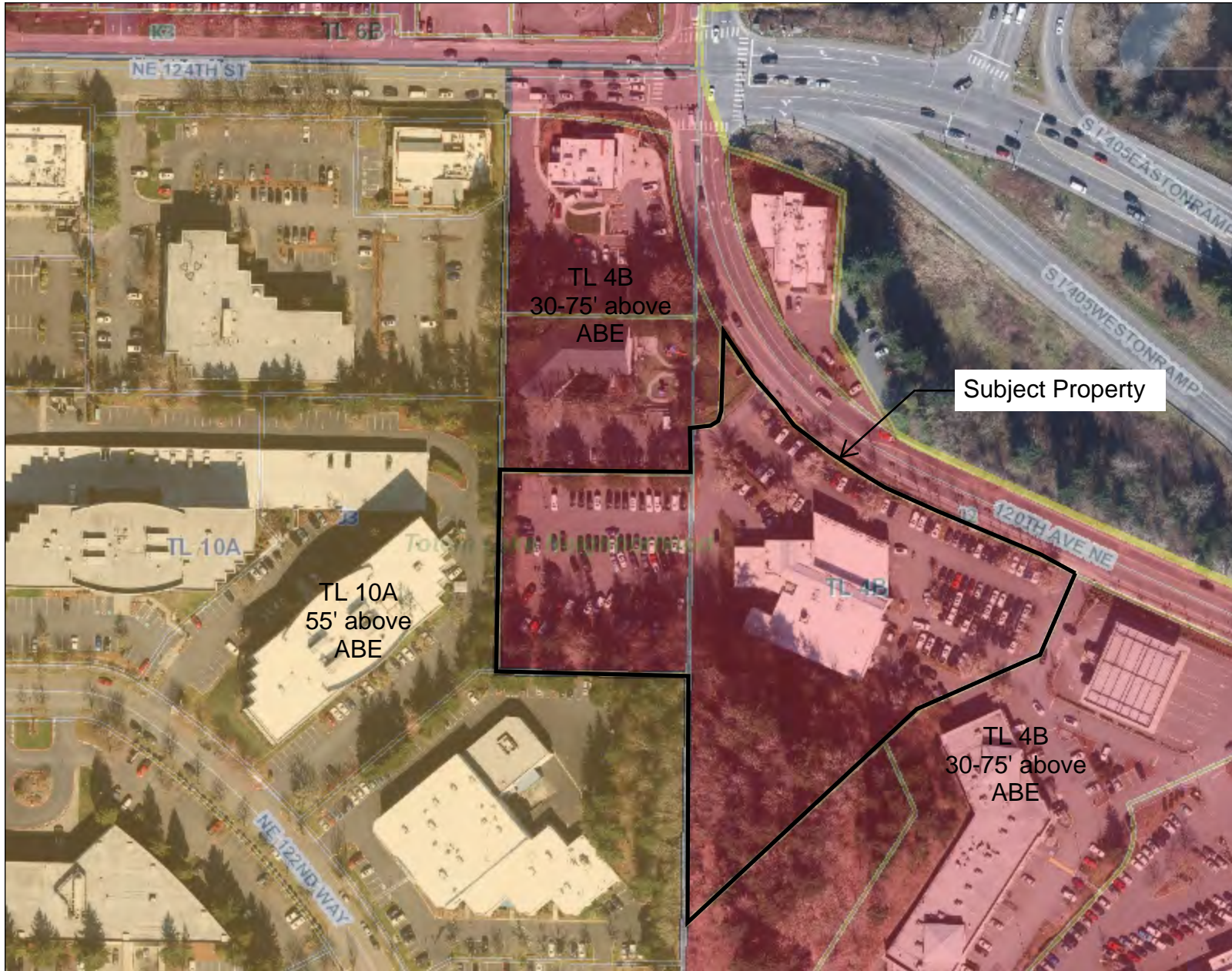
**IX. ATTACHMENTS**

1. Vicinity Map
2. CDC Plan Submittal
3. TL4B Use Zone Chart





## Vicinity Map



### Legend

- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Lakes
- Parks
- Schools
- Overlay Zones**
  - (EQ)
  - (HL)
  - (HP)
- Planned Unit Development
- Design District
- City Zoning**
  - Commercial
  - Industrial
  - Transit Oriented Development
  - Office
  - High Density Residential
  - Medium Density Residential
  - Low Density Residential
  - Institutions
  - Park/Open Space

1: 1,920



### Notes

320.0 0 160.00 320.0 Feet

NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet

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# POLARIS AT TOTEM LAKE

12335 120TH AVENUE NE, KIRKLAND, WASHINGTON 98034  
CONCEPTUAL DESIGN CONFERENCE PACKAGE  
03.25.2022







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**LANDSCAPE ARCHITECT:**  
AHBL  
827 W 1ST AVE., STE 220  
SPOKANE, WA 99201  
509.252.5019  
CRAIG ANDERSON

## Polaris at Totem Lake | 3



## 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.

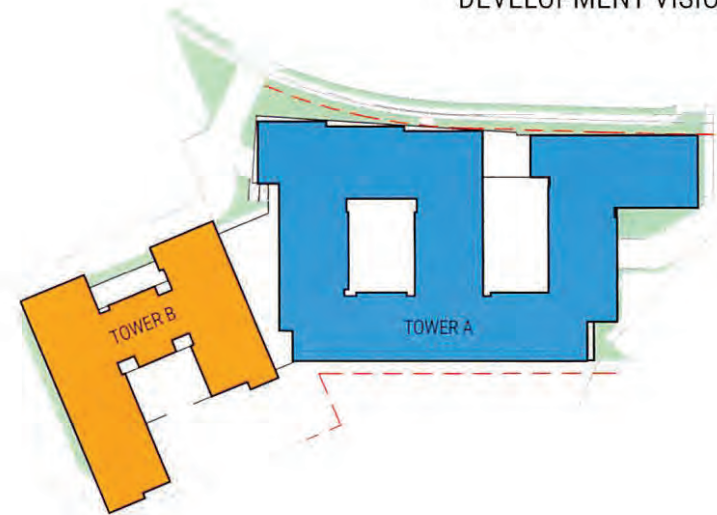
The project is to comply with Evergreen Sustainable Development Standard (ESDS). The ESDS criteria enhances the quality of life of occupants, increases project durability, sustainability, and environmental consciousness through increased energy and water efficiency.

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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The map displays the following land use zones and features:

- Project Site:** Light blue area, centrally located.
- Residential Zones (RM):** RM 1.8, RM 3.6, RM 5.0, RM 2.4, RM 1.8.
- Commercial Zones (TL):** TL 1A, TL 3A, TL 3B, TL 3C, TL 6B, TL 2, TL 8, TL 9A, TL 7A, TL 6A, TL 4A, TL 5, TL 6A, TL 4C, TL 10A, TL 10B, TL 11.
- Wetlands (RSX, RS):** RSX 7.2, RS 7.2.
- Parks (PARK):** PARK, TOTEM LAKE PARK.
- Other Features:** HERONFIELD WETLANDS, PRIVATE GREENBELT.
- Streets:** N. 124th St, N. 100th St, N. 104th St, N. 106th St, N. 108th St, N. 110th St, N. 112th St, N. 114th St, N. 116th St, N. 118th St, N. 120th St, N. 122nd St, N. 124th St, N. 126th St, N. 128th St, N. 130th St, N. 132nd St, N. 134th St, N. 136th St, N. 138th St, N. 140th St, N. 142nd St, N. 144th St, N. 146th St, N. 148th St, N. 150th St, N. 152nd St, N. 154th St, N. 156th St, N. 158th St, N. 160th St, N. 162nd St, N. 164th St, N. 166th St, N. 168th St, N. 170th St, N. 172nd St, N. 174th St, N. 176th St, N. 178th St, N. 180th St, N. 182nd St, N. 184th St, N. 186th St, N. 188th St, N. 190th St, N. 192nd St, N. 194th St, N. 196th St, N. 198th St, N. 200th St, N. 202nd St, N. 204th St, N. 206th St, N. 208th St, N. 210th St, N. 212nd St, N. 214th St, N. 216th St, N. 218th St, N. 220th St, N. 222nd St, N. 224th St, N. 226th St, N. 228th St, N. 230th St, N. 232nd St, N. 234th St, N. 236th St, N. 238th St, N. 240th St, N. 242nd St, N. 244th St, N. 246th St, N. 248th St, N. 250th St, 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\*MAXIMUM BUILDING HEIGHTS ARE MEASURED FROM AVERAGE BUILDING ELEVATION PER KZC

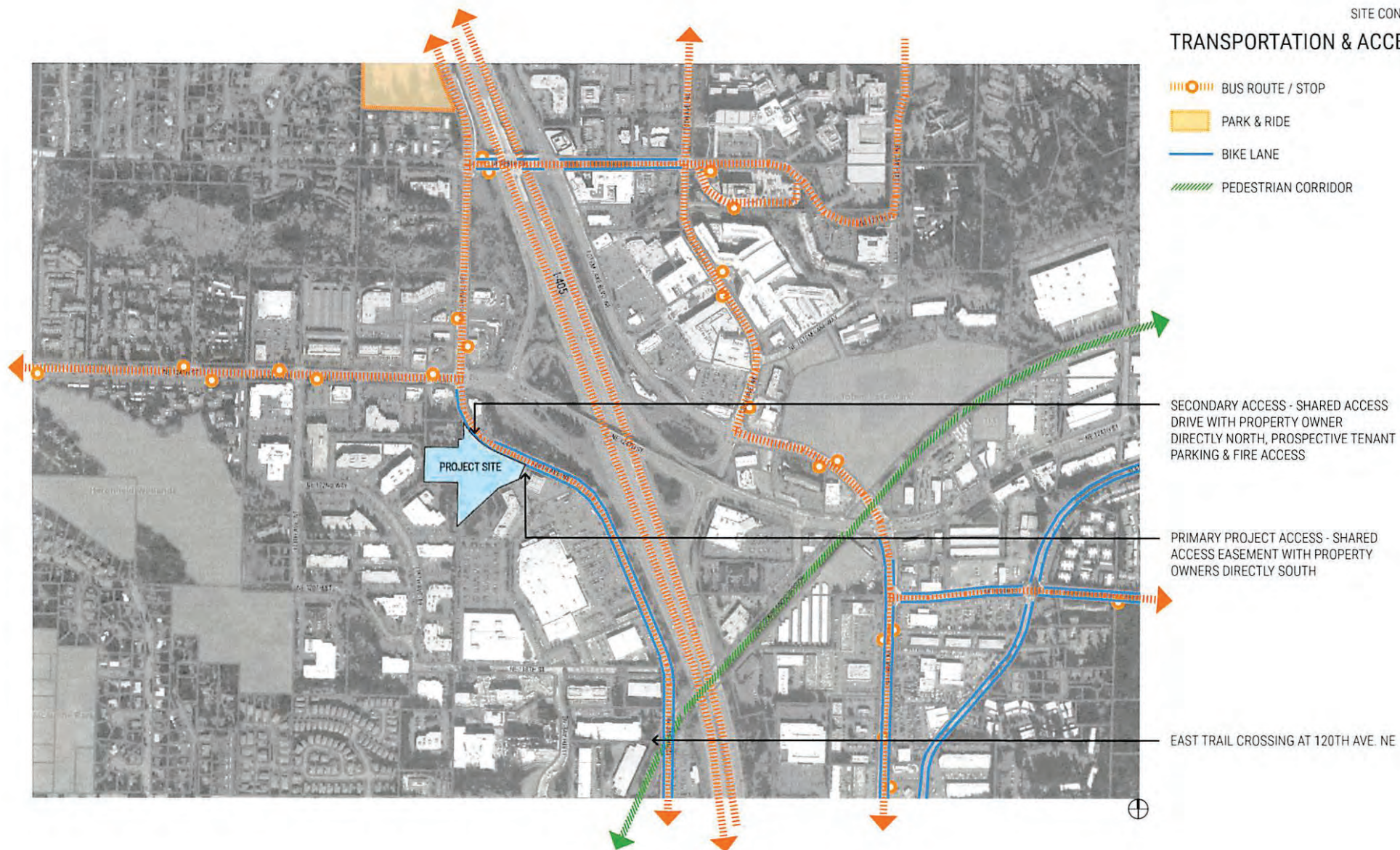
## ZONING ANALYSIS

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





SITE CONTEXT

## 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.





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



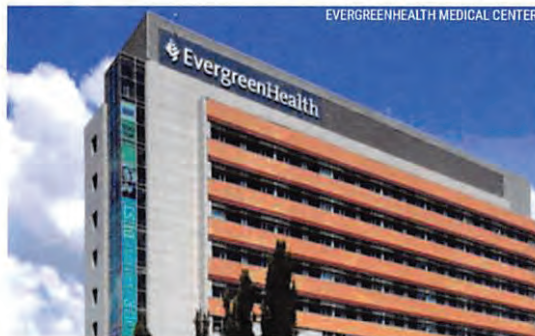
SITE CONTEXT

NEIGHBORHOOD AMENITY



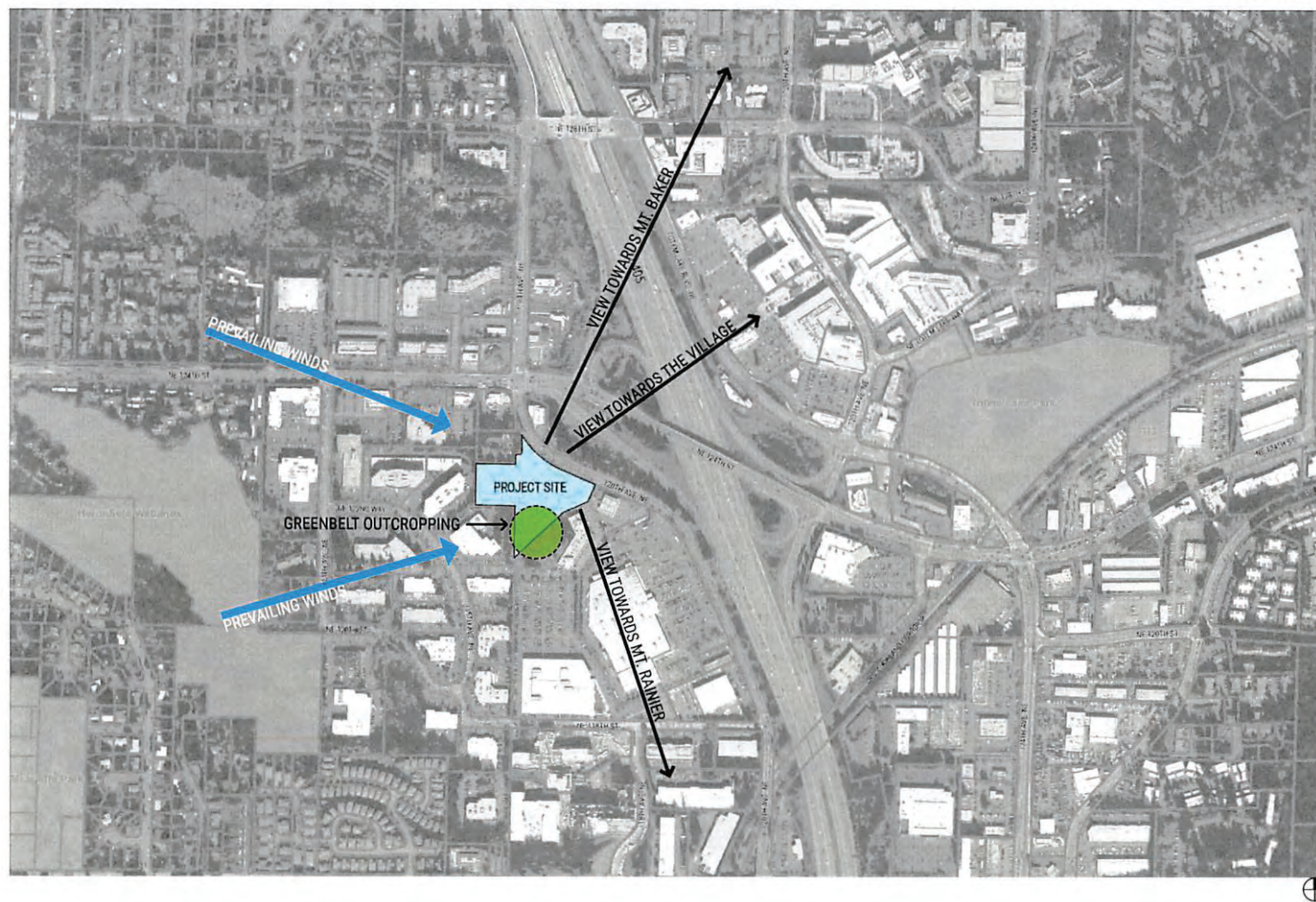
The Totem Lake Business District and surrounding area have an established and growing set of amenities that support the neighborhood and community. Amenities such as parks, lake-front beaches, health care facilities, entertainment and shopping hubs as well as community centers can enhance lifestyles 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.

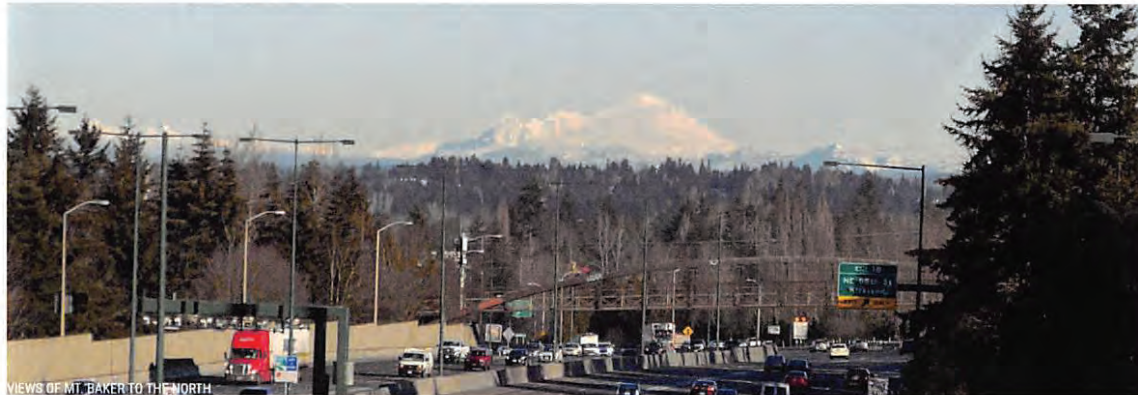
The project site is nestled into a designated Greenbelt outcropping on it's Southern flank. The outcropping is an untouched dense vegetated hillside and will provide views of greenery for nearly a quarter of the residents. Lastly, some of the residential units along the Southeast of the proposed project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



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

## ENVIRONMENT

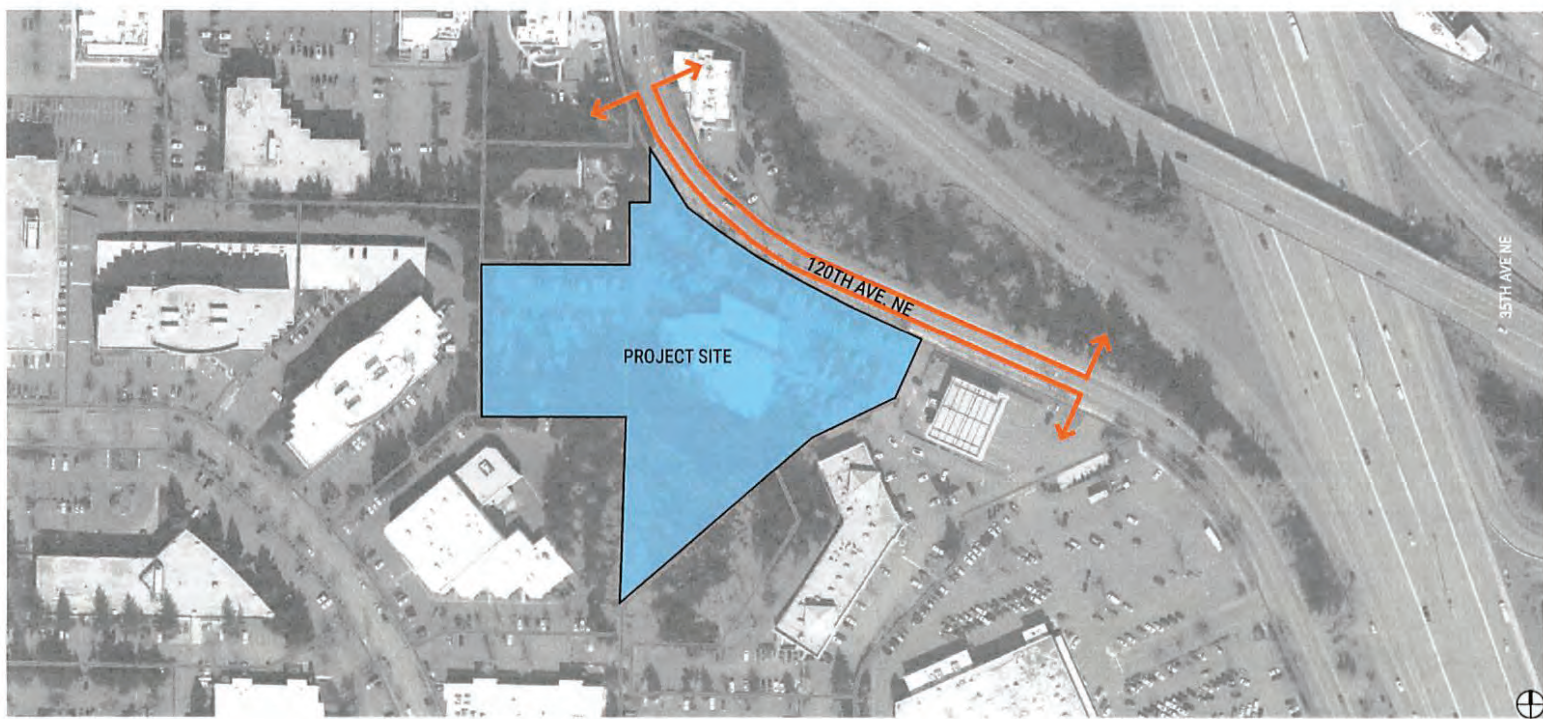
The project site provides the opportunity/ constraint for the main proposed building facade to be orientated parallel to 120th Ave. NE towards the Northeast. As mentioned earlier, the project site has a designated Greenbelt outcropping located at the West and South property lines. This outcropping provides 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

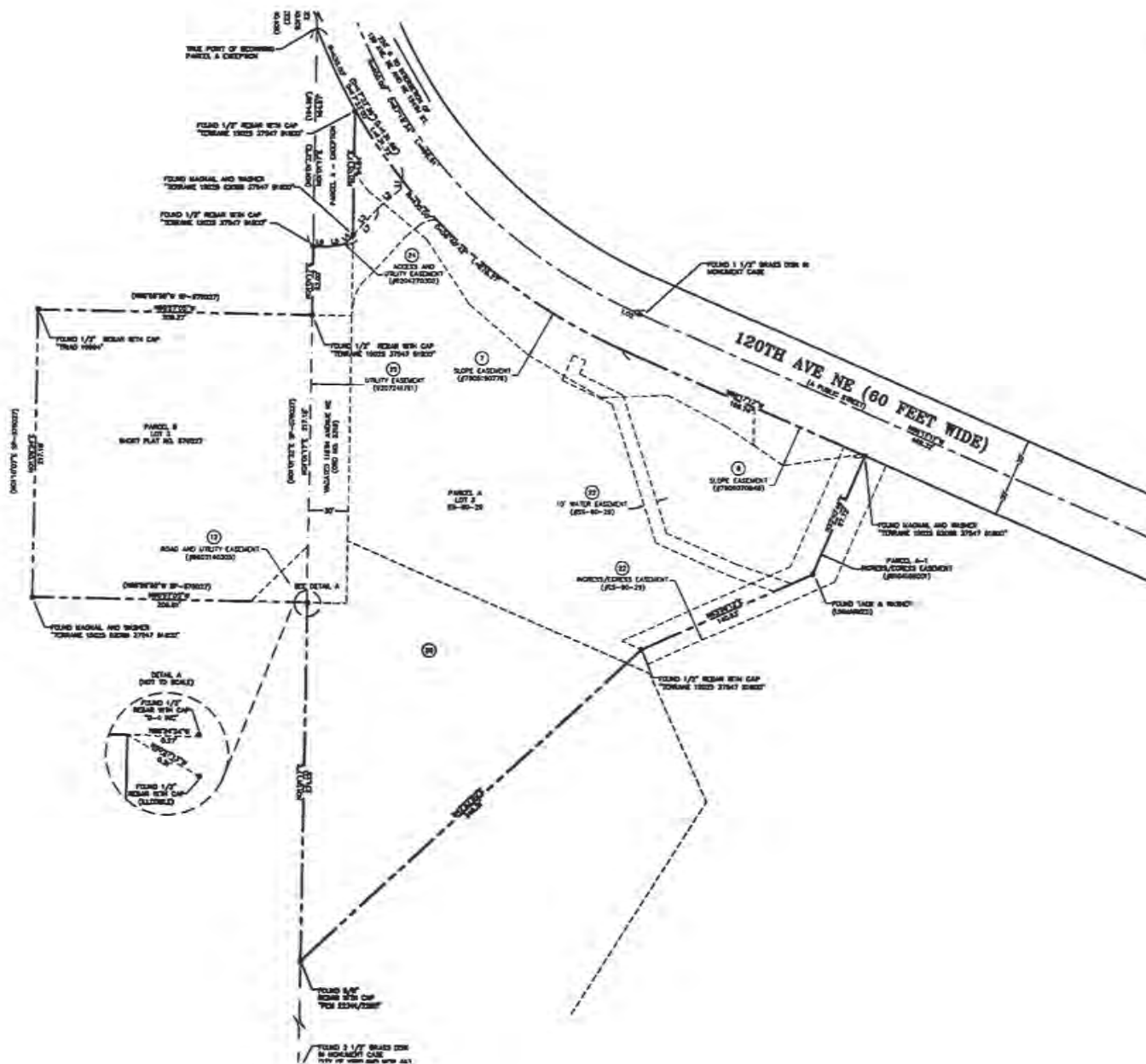


120TH AVENUE NE - LOOKING NORTHEAST



SITE CONTEXT

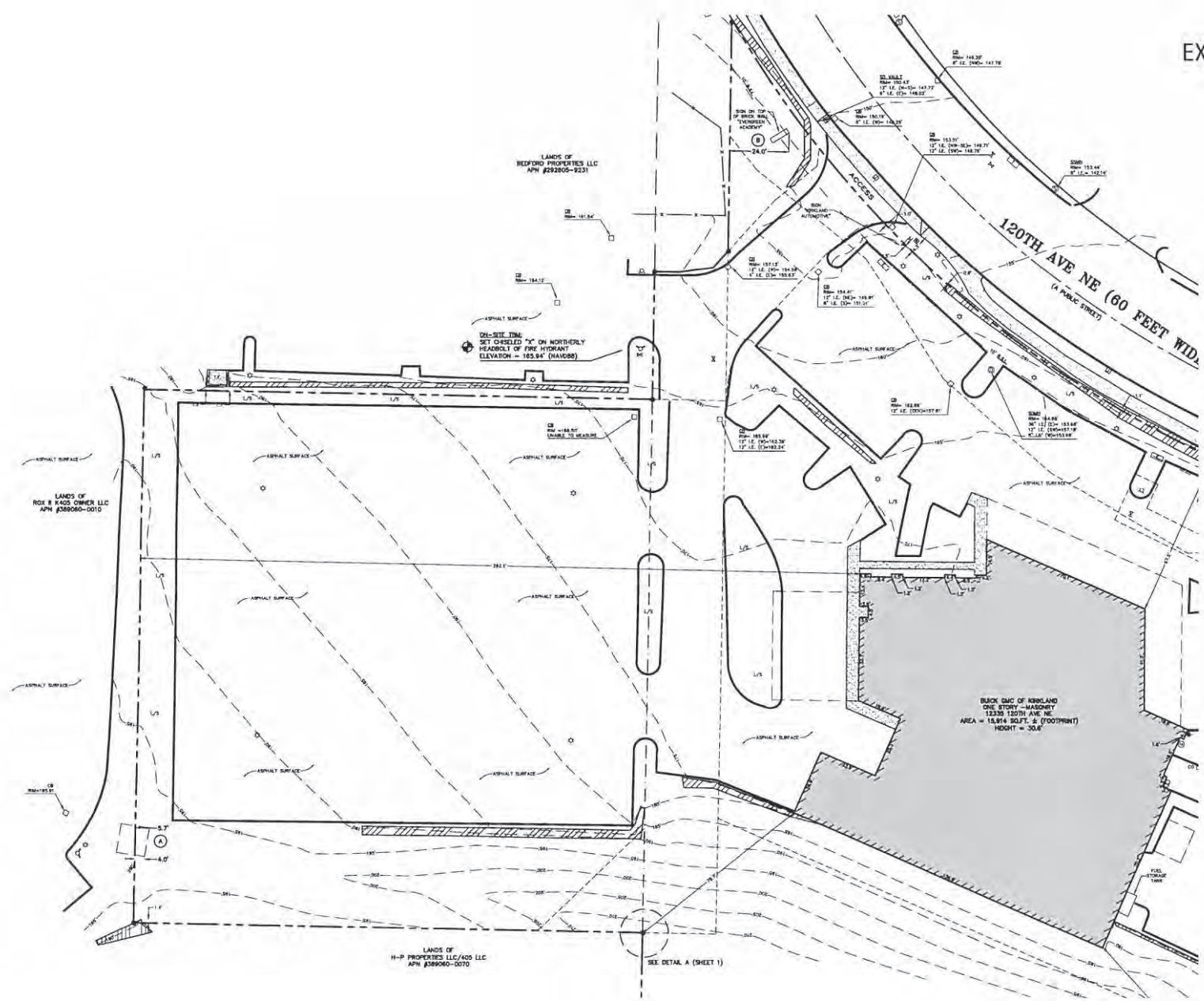
EXISTING SITE SURVEY & EASEMENTS



LINE	SCHEME	DISTANCE	SEE SCHEMES	SEE DISTANCES
11	BOUNDARY	1.00'	BOUNDARY	22.10'
12	BOUNDARY	33.30'	BOUNDARY	122.30'
13	BOUNDARY	22.22'	BOUNDARY	8.60'
14	BOUNDARY	8.67'	BOUNDARY	8.60'
15	BOUNDARY	14.50'	BOUNDARY	14.50'
16	BOUNDARY	15.00'	BOUNDARY	15.00'
17	BOUNDARY	25.41'	BOUNDARY	120.00'

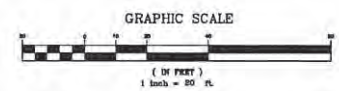


SITE CONTEXT  
EXISTING ENLARGED SITE SURVEY



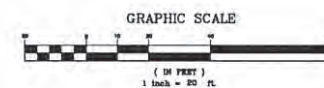
**LEGEND:**

---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CENTERLINE
---	CANOPY
---	BUILDING LINE
---	8" CONCRETE CURB
---	EDGE OF ASPHALT
---	8" 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
---	TRASH ENCLOSURE
+	FOUND AS NOTED



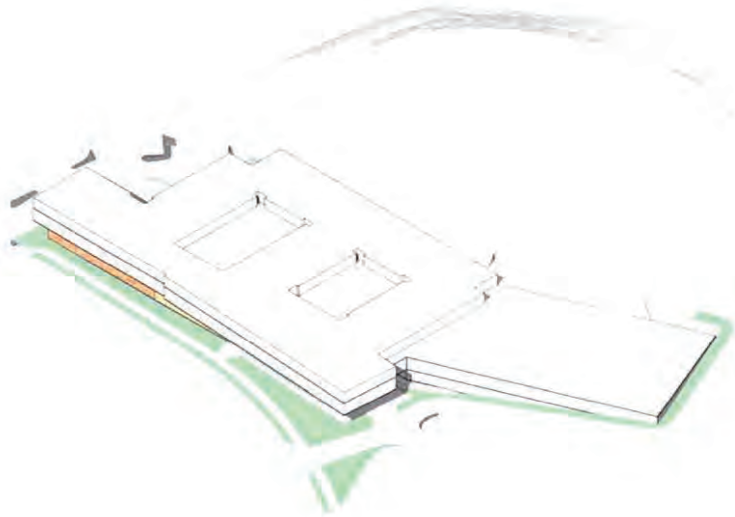


LEGEND:	
	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CENTERLINE
	CANOPY
	BUILDING LINE
	8" CONCRETE CURB
	EDGE OF ASPHALT
	8" CHAIN LINK FENCE
	CONCRETE OR ROCK WALL
	CONCRETE SURFACE
	FIRE HYDRANT
	FIRE CONNECTION
	POST INDICATOR VALVE
	WATER METER
	WATER VAULT
	WATER VALVE
	GAS VALVE
	GAS METER
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	STORM SEWER MANHOLE
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	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	LANDSCAPED AREA
	TRASH ENCLOSURE
	FOUND AS NOTED



## MASSING CONCEPTS - OVERVIEW

### PODIUM CONCEPT



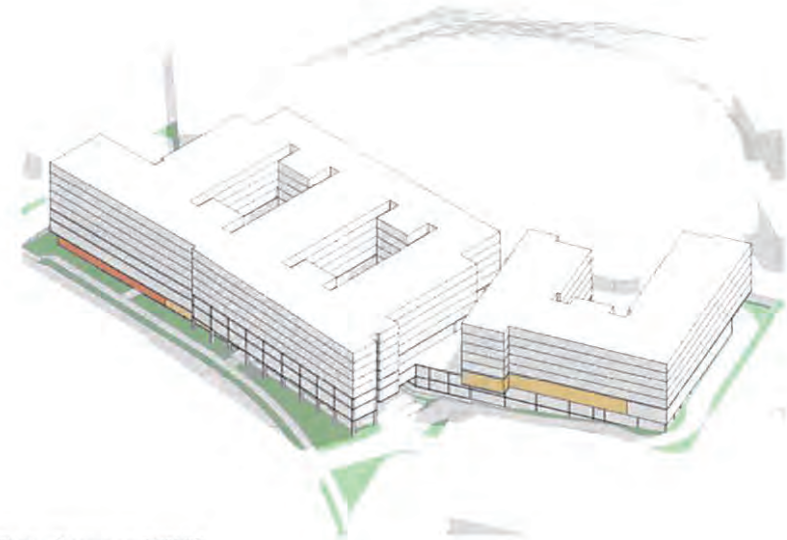
#### OPPORTUNITIES

- 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

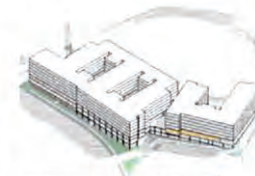
### CONCEPT 01



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