

LANDSCAPE CHARACTER



**1 BUTTERFLY GARDEN**  
An area of butterfly attracting plant species is implemented along the street frontage adjacent to the main drive as a public amenity.



**2 PUBLIC PLAZA**  
The front entry space offers seating and short-term bike parking for building visitors and residents. Either side of the entry is generously landscaped to create a welcoming and obvious main entry into the building.



**3 INTERIOR COURTYARD**  
Interior courtyards feature gathering spaces for groups large and small. The seating spaces are surrounded by raised planters with various planting heights to offer privacy between groups and for ground level units.



**4 CHILDREN'S PLAY AREA**  
In addition to several types of games in the interior courtyards, courtyard 'D' includes a children's play structure with associated safety surfacing.



**5 CAFE STYLE SEATING**  
An area for seating is provided along the commercial units on the building frontage. The area blends with the public plaza providing additional gathering spaces and is sheltered from traffic by raised planters.



**6 GREEN WALL**  
A living wall invites pedestrians into the public plaza space as it provides a colorful backdrop and softens the vertical wall of the building.



**7 GREEN ROOF**  
An area of green roof is provided on the terrace space between the public plaza and interior courtyard 'E'. The green roof is comprised of colorful tray plantings and raised planters with accent trees.



**8 PET RELIEF AREA**  
A pet relief area is provided with all-season synthetic turf surfacing, chain link fencing, benches, and a waste station.



# OVERALL PLANTING PLAN

## CONCEPTUAL PLANTINGS

-  **STREET BUFFER**  
4.5' WIDE LANDSCAPE STRIP PER  
KZC 110.40
-  **DRIVE ISLE BUFFER**  
DRIVE ISLE AND PARKING  
LANDSCAPE PER KZC 95.44 AND KZC  
95.45
-  **SUPPLEMENTAL PLANTING**  
SITE OPEN SPACE LANDSCAPE PER  
KZC 95.41
-  **STREET PARKING STRIP**
-  **GREENROOF TRAY PLANTING**
-  **GRASSCRETE**





# TREE PLANTING PLAN



ACER CIRCINATUM



ACER CIRCINATUM 'MONROE'



ACER CIRCINATUM 'PACIFIC FIRE'



ACER GRANDIDENTATUM 'SCHMIDT'



ACER MACROPHYLLUM






CARPINUS BETULUS 'COLUMNARIS'



TILIA CORDATA 'DE GROOT'

## EXISTING TREES

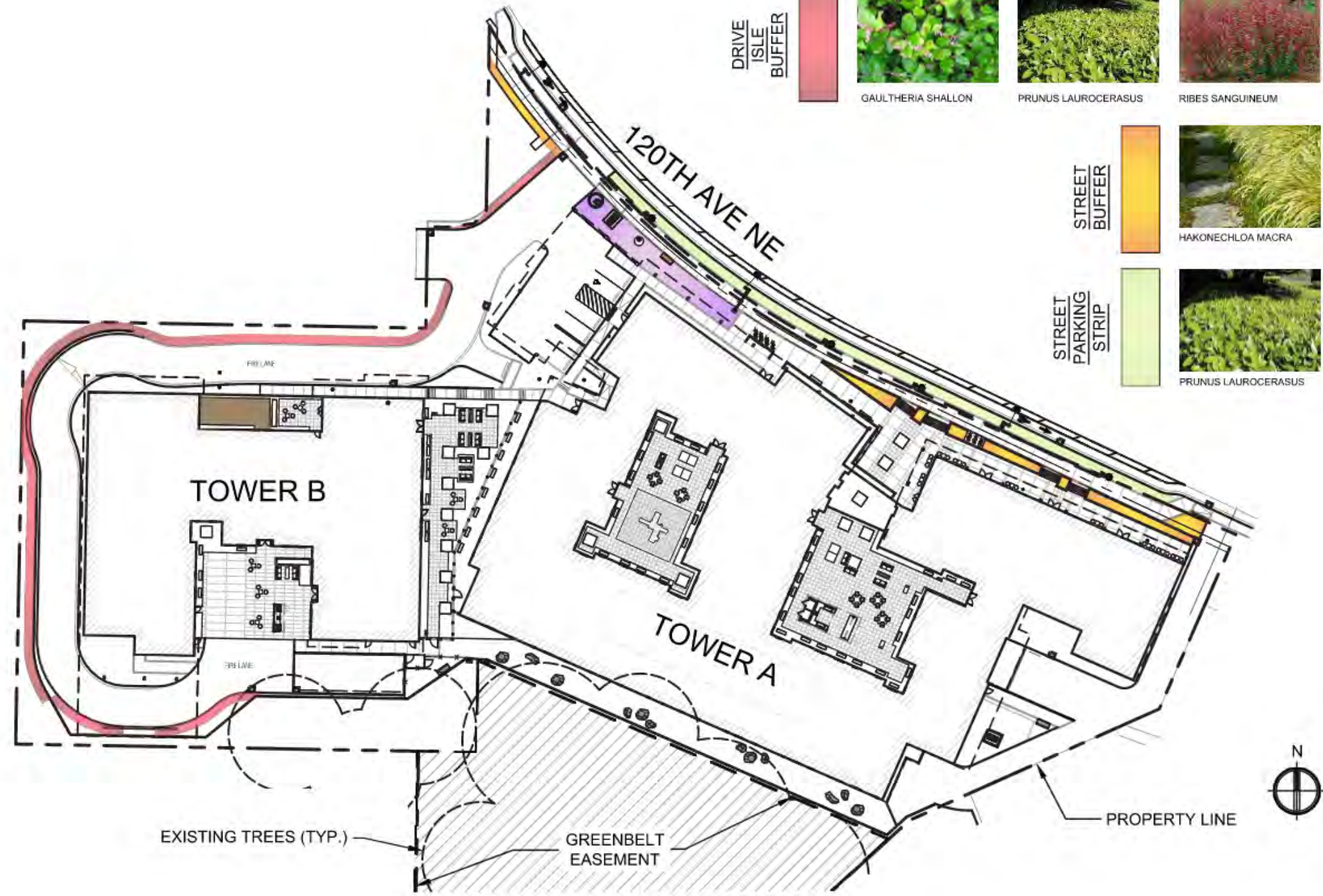
-  EXISTING EVERGREEN TREE TO REMAIN
-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING TREES IN GREENBELT EASEMENT



# BUFFER & FRONTAGE PLANTING PLAN

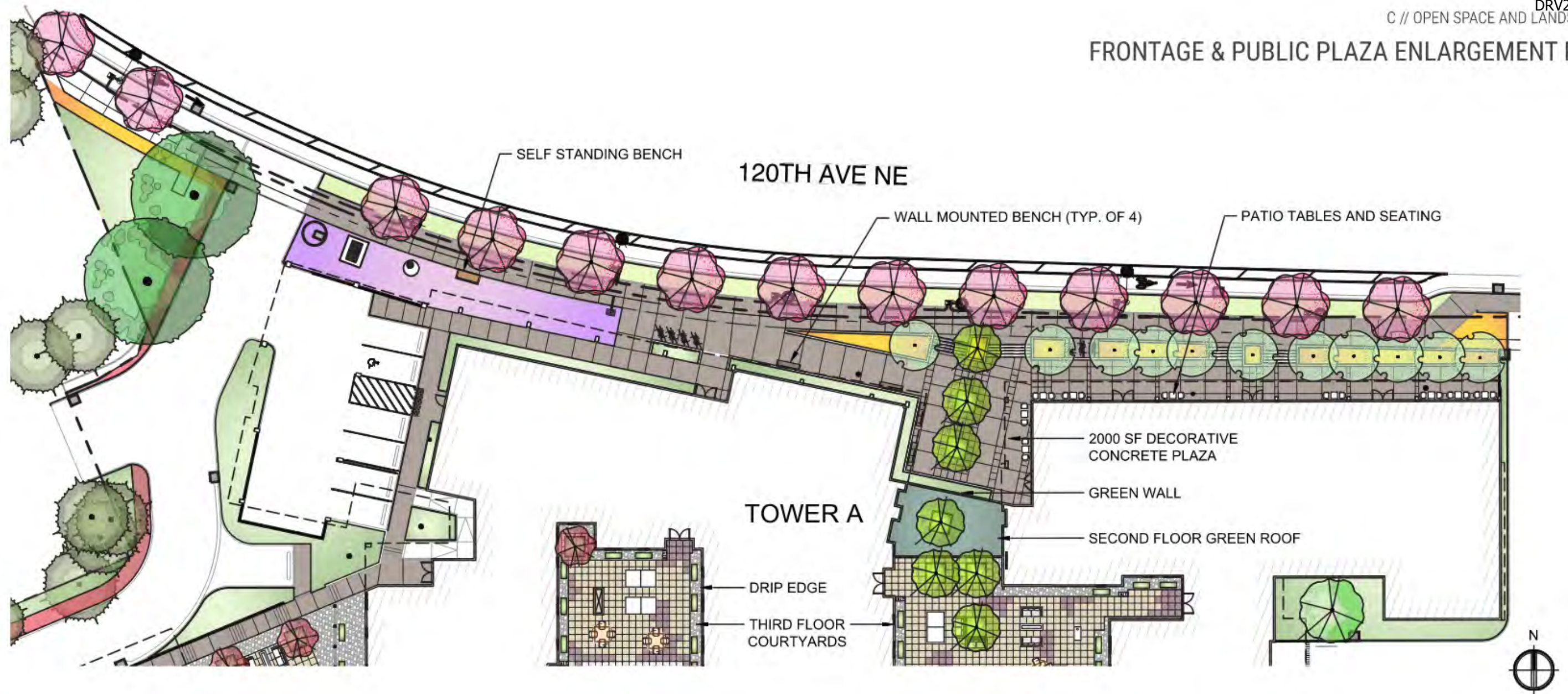
## CONCEPTUAL PLANTINGS

BUTTERFLY GARDEN		LANTANA CAMARA 'MARY ANN'		MONARDA X 'BEE-MERRY'		NEPETA X FAASSENII 'CAT'S MEOW'		NEPETA X FAASSENII 'SNOWFLAKE'		SYMPHYOTRICHUM NOVI-BELGII 'ROYAL RUBY'		SYRINGA X 'BLOOMERANG'
		GAULTHERIA SHALLON		PRUNUS LAUROCERASUS		RIBES SANGUINEUM		RHODODENDRON		SYMPHORICARPOS ALBUS		
						HAKONECHLOA MACRA		NANDINA DOMESTICA		SARCOCOCCA HOOKERIANA HUMILIS		
						PRUNUS LAUROCERASUS						





# FRONTAGE & PUBLIC PLAZA ENLARGEMENT PLAN



GREEN WALL



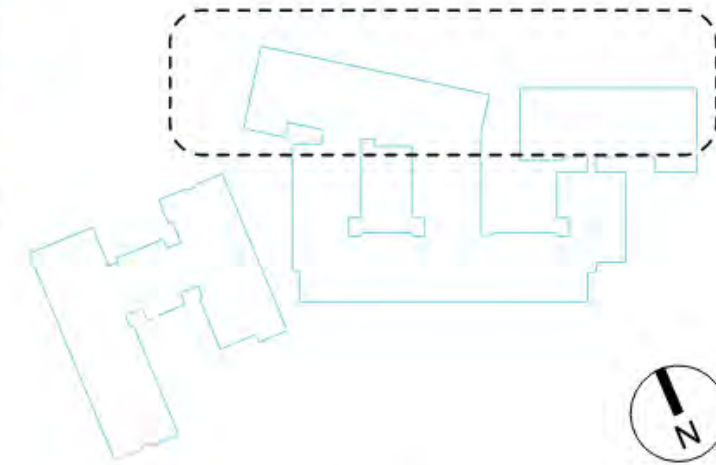
FRONTAGE PLANTING



CAFE STYLE SEATING

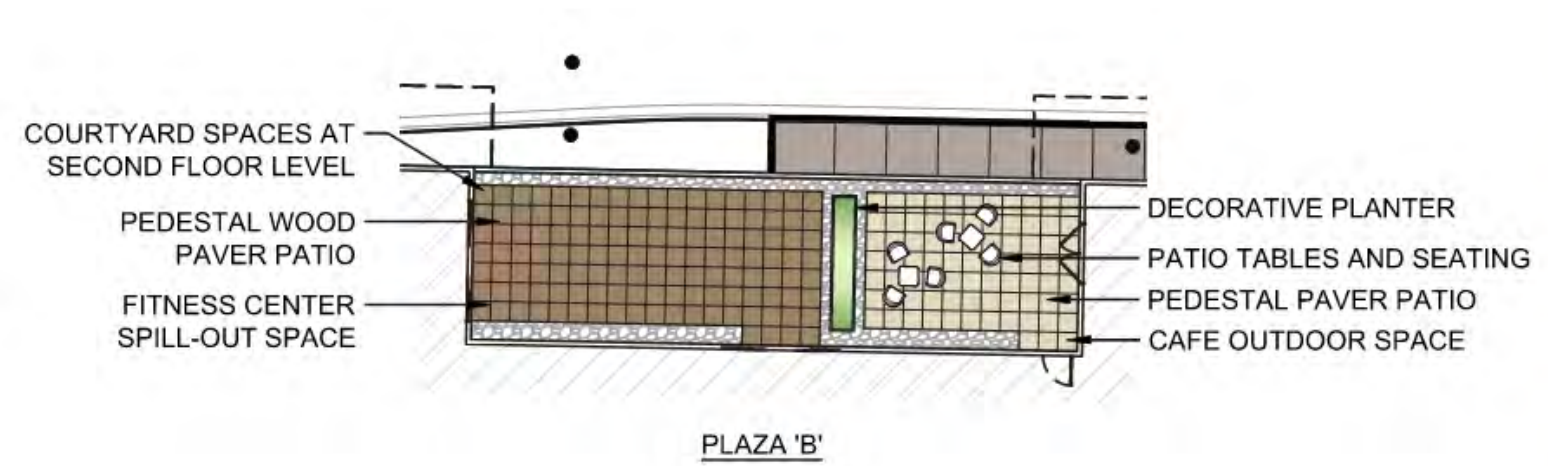


ALLEE OF TREES THROUGH PLAZA





# PLAZA ENLARGEMENT PLANS



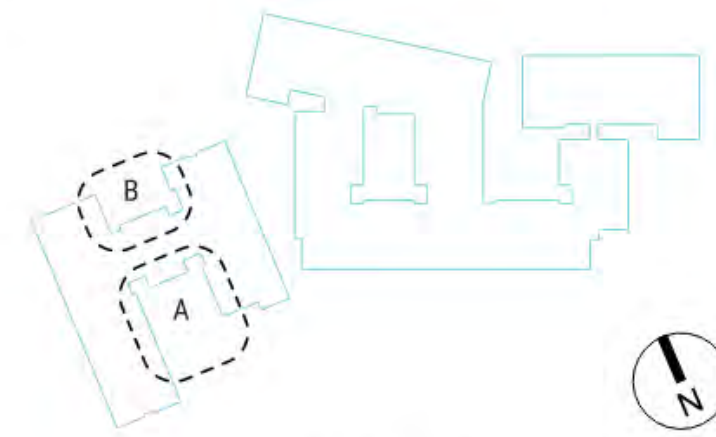
PEDESTAL PAVER SYSTEM



WOOD PEDESTAL PAVERS

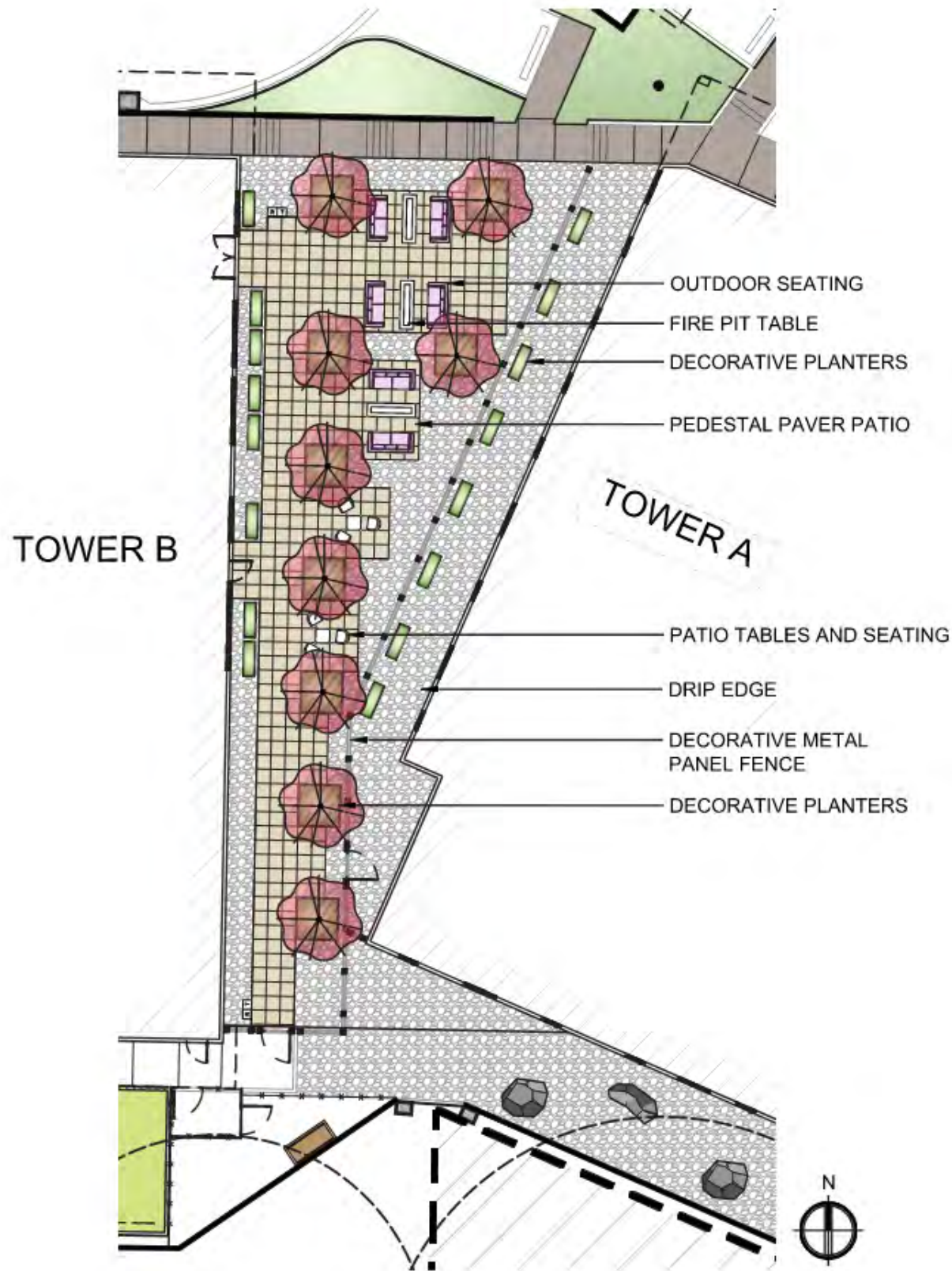


DECORATIVE CONCRETE





# PLAZA ENLARGEMENT PLAN



OUTDOOR SEATING



DECORATIVE METAL FENCE



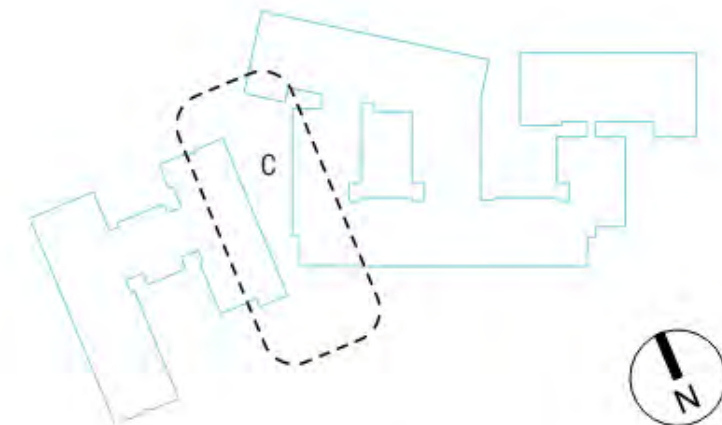
CONCRETE PEDESTAL PAVERS



RECEPTACLES

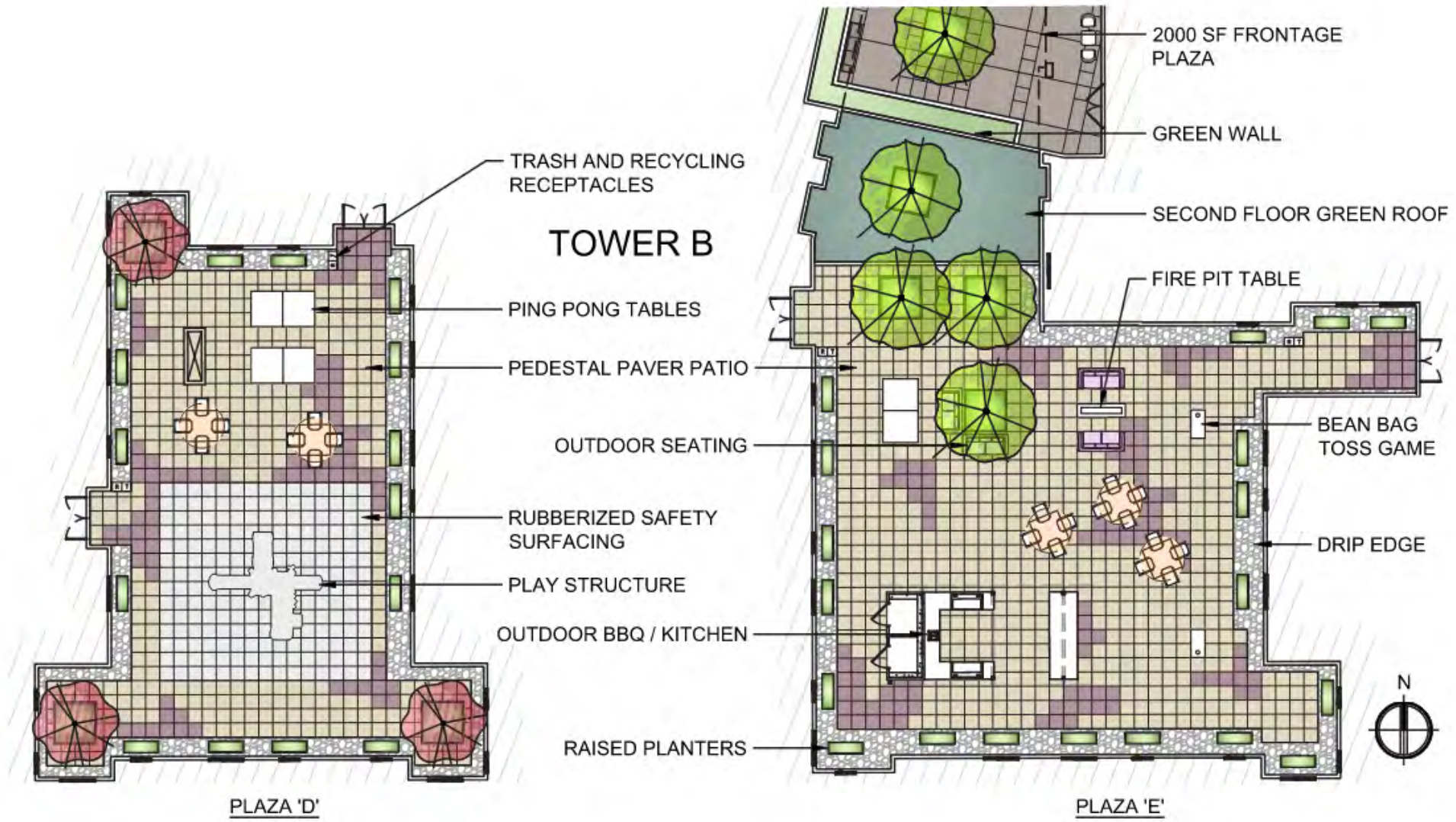


DECORATIVE PLANTERS





# PLAZA ENLARGEMENT PLANS



DECORATIVE PLANTERS



LIGHTING



PLAY STRUCTURE



BBQ / KITCHEN



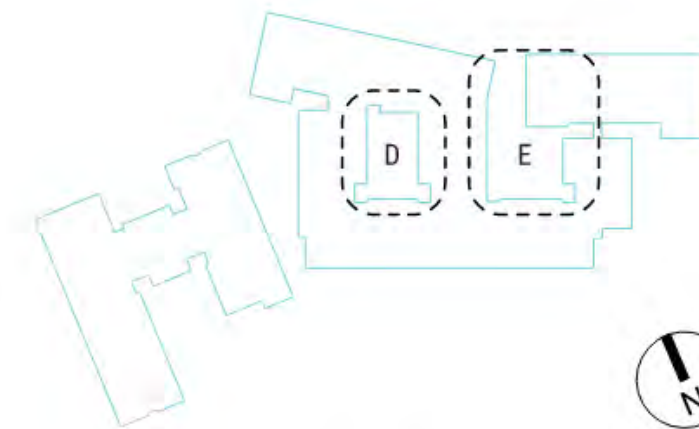
DRIP EDGE



PING PONG



PEDESTAL PAVERS





# D // OTHER COMMENTS



**BLANK WALLS**

**Board Comment(s) / Summary:**

1.) Blank Wall Treatments: Identify any blank walls and how they will be treated.

**Response:**

In our initial Design Response Conference the board made a comment about potential locations of blank walls on the project and to make sure we identify them and propose mitigation strategies if needed. In response to this comment we have provided the following enlarged elevations/perspectives of the northwest elevations on Tower B. Since the first DRC meeting on October 3rd we have revised this area of the project to eliminate any blank walls. The following details help to rationalize our approach.

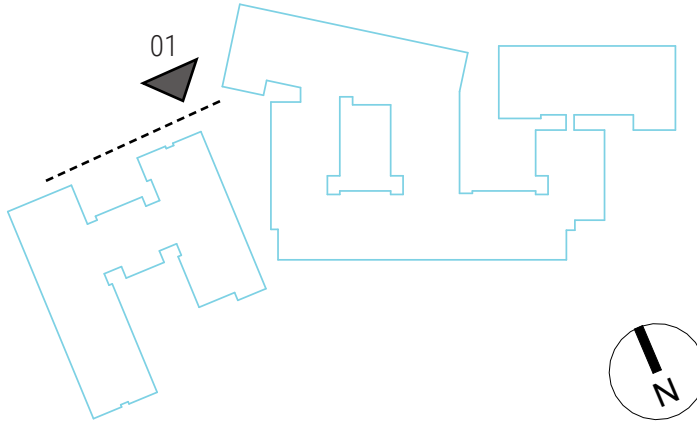
- (A) Redistributed ventilation openings in the concrete foundation wall w/ powder coated welded wire mesh screen and frame
- (B) Cast-in-place concrete stairs and site retaining wall to provide pedestrian access to Tower B
- (C) Powder coated custom metal guardrail/handrail
- (D) Powder coated custom metal guardrail/support for climbing plantings
- (E) Material articulation/transition
- (F) Climbing plantings



01//PREVIOUS



01//CURRENT





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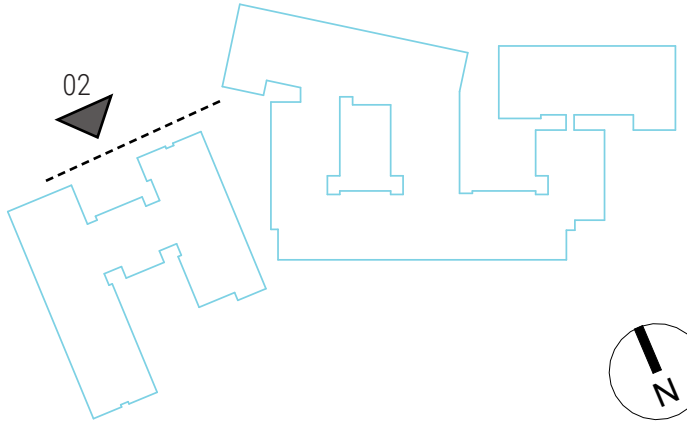


02//PREVIOUS



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## GREENBELT EASEMENT SCREENING

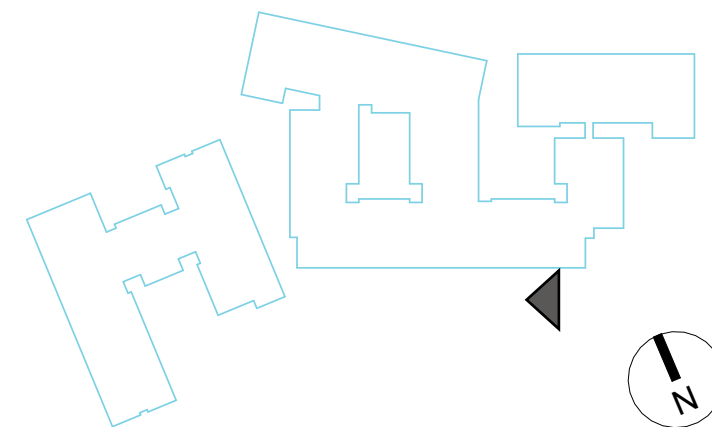
### Board Comment(s) / Summary:

- 1.) Retaining Wall: Address the views for units facing the retaining wall adjacent to the greenbelt along the west side of the building. Consider stamped paving, more greenery, and wall treatments.

### Response:

In response to the board's comments regarding the residential views at the South facade of Tower A, we provided more detail as to what this area might look like and what features we intend to provide as listed below. We feel that based on the proposed 15'-0" separation between the unit windows and the shoring wall coupled with the fact that the units are already off of the base of the shoring by 2-3' minimum that these units will still have a pleasant and desirable view.

- (A) Painted metal wide flange beams that are part of the permanent shoring wall
- (B) 4x8 pressure treated wood lagging to be left exposed and weathered
- (C) Planting and landscape maintenance for top/shoring wall vegetation to include vertical climbing plantings
- (D) Gravel ground cover and decorative boulders to reduce maintenance and provide visual interest





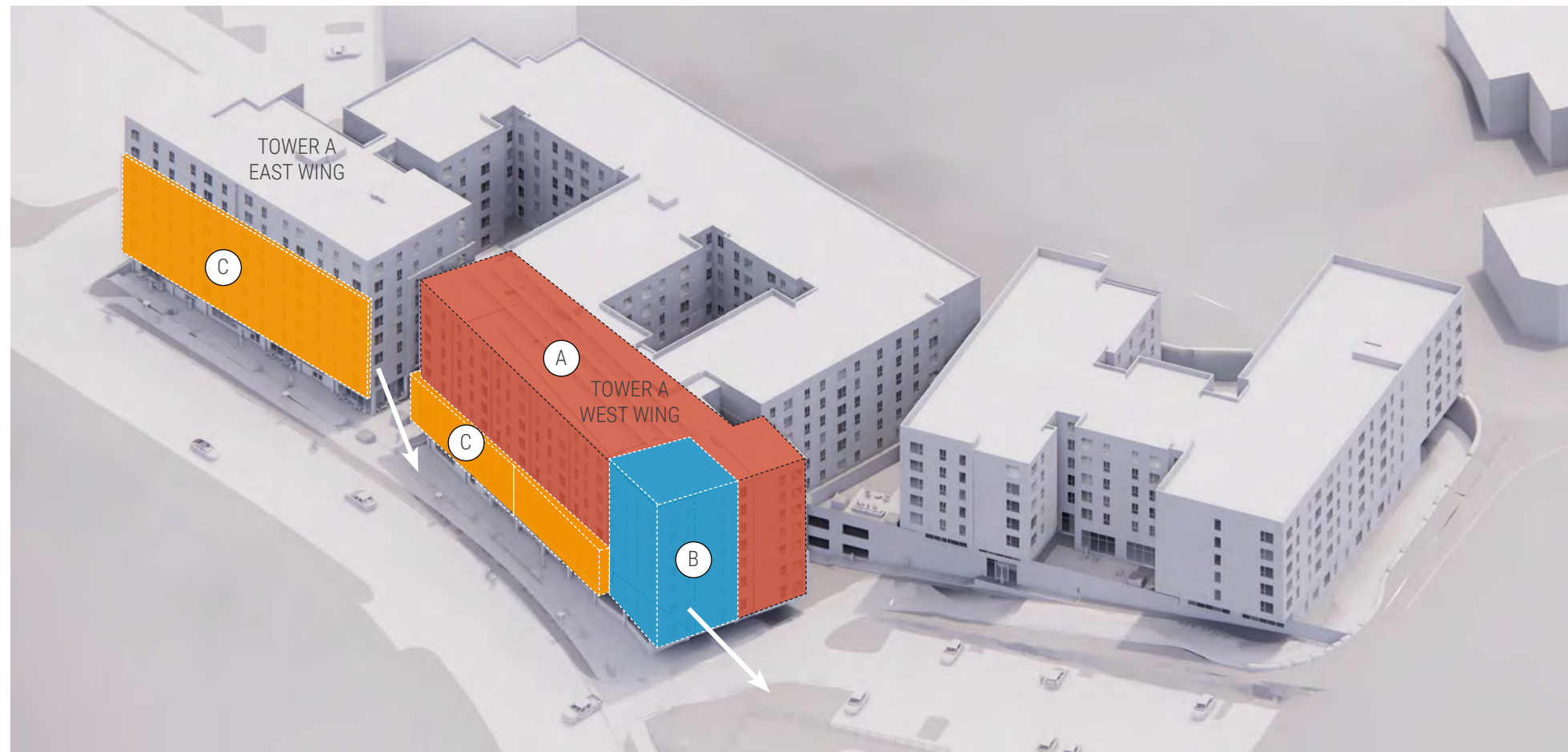
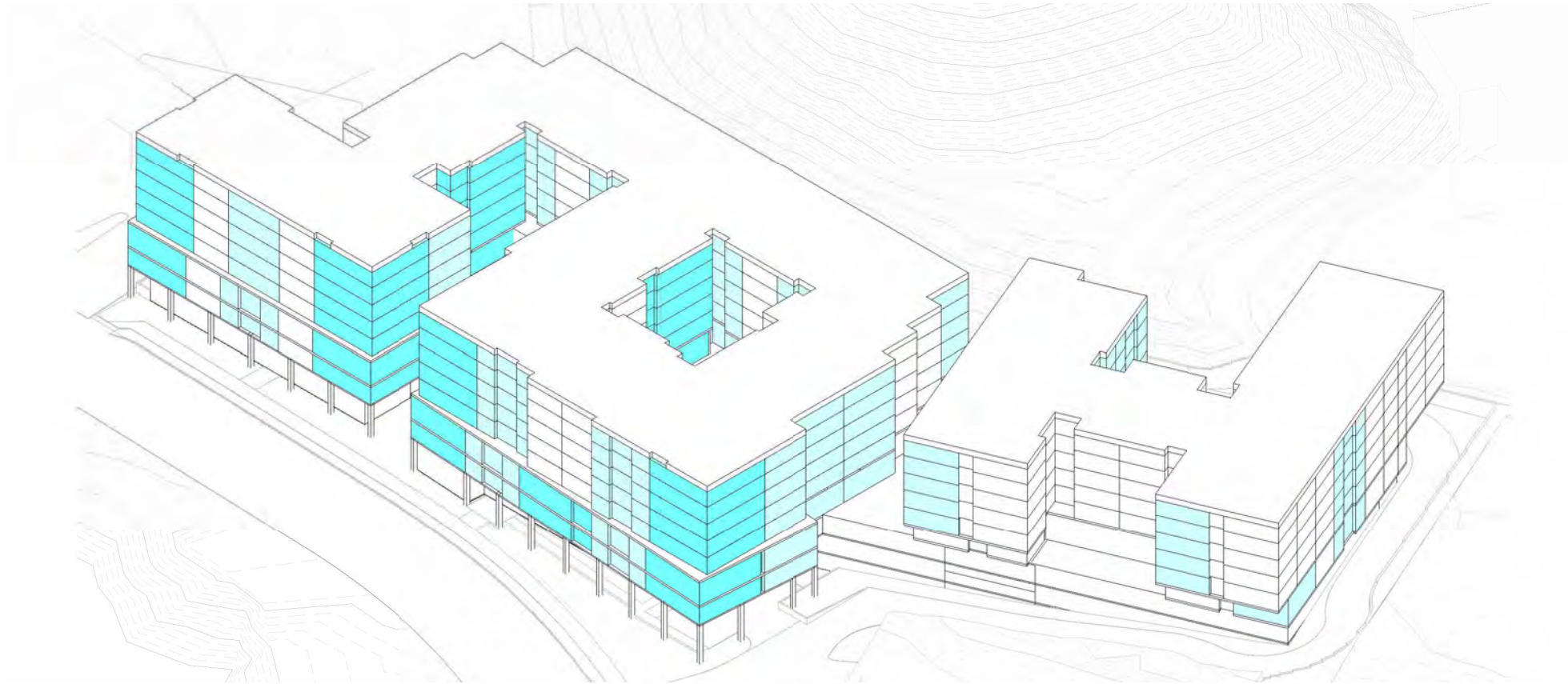
# E // APPENDIX



## CONCEPTUAL DESIGN --> DESIGN RESPONSE

During the time between the Conceptual Design Conference and now our team has been working hard to push the development of the project forward. With that being said, there has been a few modifications to the previously approved Option #3 Massing design from the CDC meeting held on June 6th, 2022.

- (A) While reviewing the overall building form along the 120th Ave. NE frontage our team has proposed to re-position the central massing element on Tower A to provide a more dramatic alignment with 120th Ave. NE. This proposed change not only provides wider viewing angles for exterior pedestrian visual interest but also provides a better resident experience on the interior by expanding view corridors toward the Northwest.
- (B) Along with the proposed re-alignment of the central massing element on Tower A our team has proposed to create an anchor element or focal point for a better sense of arrival. The proposed corner anchor element also helps to breakup the long horizontal middle and top building facades on this wing of Tower A.
- (C) To further break down the long horizontal building facade along 120th Ave. NE and get the project to appear more as an aggregate of smaller buildings, our design team has proposed to invert the proportional relationship between the separate wings on Tower A. In the approved massing option #3 from the CDC the relationship was roughly a 1/3 base element to 2/3 middle or top element(s). By inverting the relationship between the separate wings we feel that the frontage appears more diverse and adds more visual interest. With the right material placement and detailing the intent is to still weave the separate wings together, especially along the base or pedestrian level to create a more fluid experience.





## VERTICAL MODULATION

### CONCEPTUAL DESIGN CONFERENCE COMMENTS:

The DRB debated the three massing options presented by the applicant and concluded the project should move forward to a Design Response Conference with Option #3. Throughout the two CDC meetings, the DRB discussed the mass and scale of the building with regard to modulation (vertical & horizontal) of the building form proposed. The DRB directed the applicant to incorporate more modulation in the building façade of Tower A along 120th Avenue NE as the design progresses and look at ways to reduce the mass of Tower B adjacent to Evergreen Academy.

### RESPONSE:

- Recessed vertical modulation 1 foot in depth
- Recessed vertical modulation 1-3 feet in depth
- Recessed vertical modulation at massing breaks
- Vertical building articulation using materiality (in-plane)

- (A) Public Pedestrian Plaza provides vertical modulation at the Tower A primary building facade along 120th Ave. NE
- (B) Courtyard between Tower A and Tower B provides vertical modulation and relief between the two building masses
- (C) Courtyard along North face of Tower B provides relief in the building massing from the adjacent Evergreen Academy property to the North





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### RESPONSE:

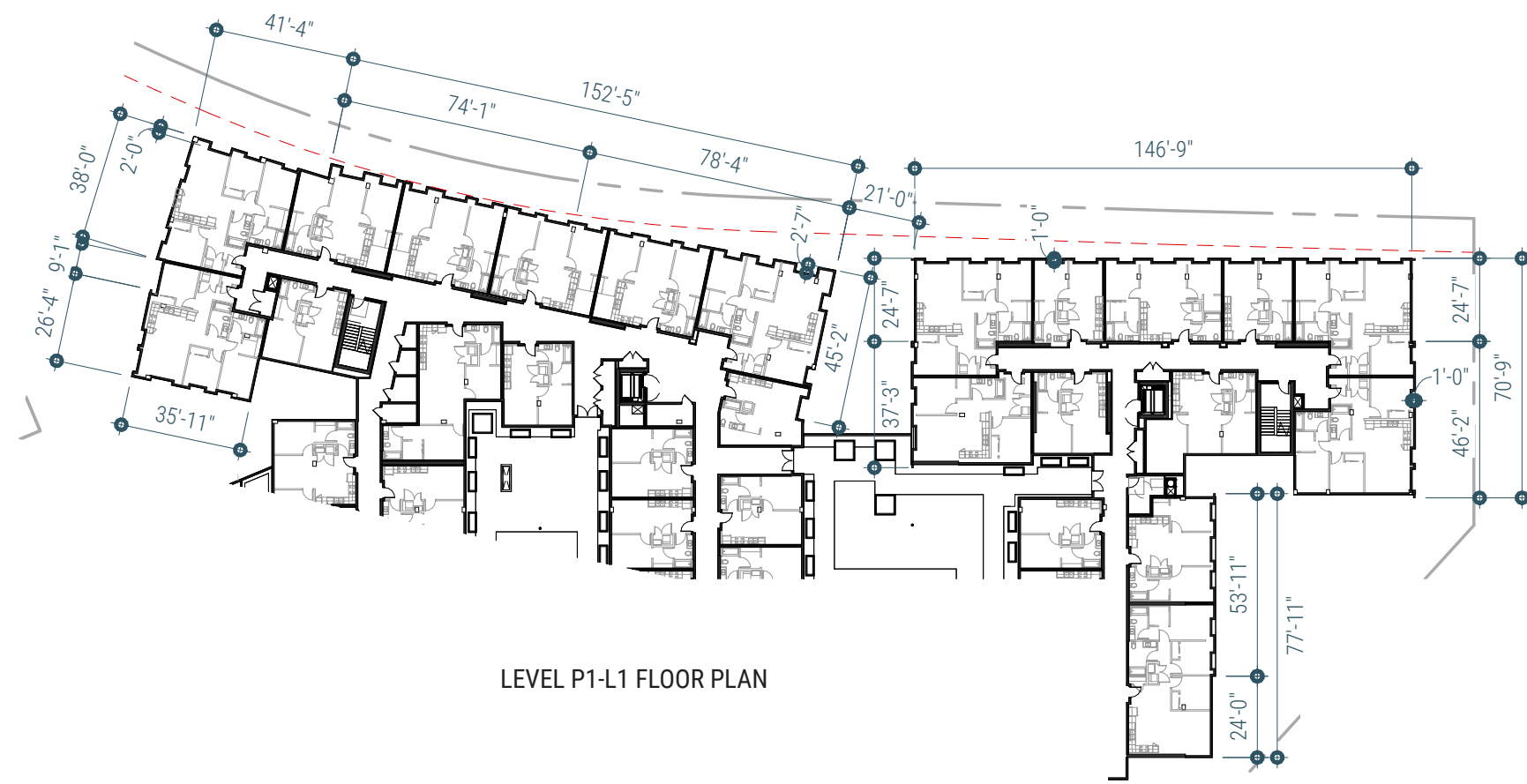
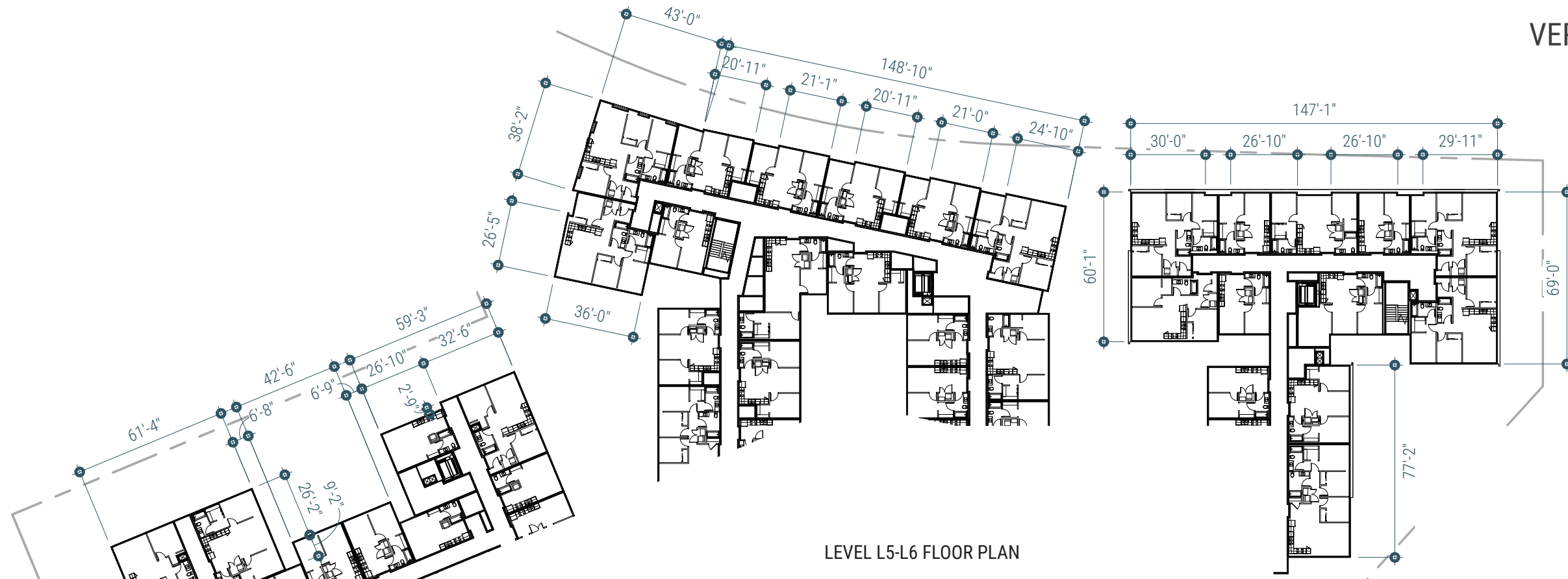
- Recessed vertical modulation 1 foot in depth
- Recessed vertical modulation 1-3 feet in depth
- Recessed vertical modulation at massing breaks
- Vertical building articulation using materiality (in-plane)

- Ⓐ Recessed vertical modulation at the building knuckle between building masses
- Ⓑ Public Pedestrian Plaza provides vertical modulation at the Tower A primary building facade along 120th Ave. NE





# VERTICAL MODULATION





## HORIZONTAL MODULATION & ARTICULATION

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### RESPONSE:

- (A) Anchored corner to help direct focus from vehicular and pedestrian traffic traveling South bound. This corner anchor provides deep recessed windows ranging from 1-3 feet.
- (B) Two-story mass over the base provides roughly a 1/3 proportion along the 120th Ave. NE frontage. This element wraps around the West facade of the building.
- (C) Five-story mass over the base provides roughly a 2/3 proportion along the 120th Ave. NE frontage. This element continues around the East facade of the building.
- (D) Base element peels away from the primary Tower A building facade to better align with 120th Ave. NE.

- (E) Upper Building Proportion Cantilevered over Base structure by 12'-0".
- (F) Horizontal building articulation using materiality to help define the facade transparency and promote a residential feel.





## HORIZONTAL MODULATION & ARTICULATION

### CONCEPTUAL DESIGN CONFERENCE COMMENTS:

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### RESPONSE:

- (A) Five-story mass over the base provides roughly a 2/3 proportion along the 120th Ave. NE frontage. This element continues around the East facade of the building.
- (B) Upper Building Proportion Cantilevered over Base structure by 8'-0".
- (C) Horizontal building articulation using materiality to help define the facade transparency and promote a residential feel.
- (D) Building articulation using material transitions (in-plane) to break down the facade.





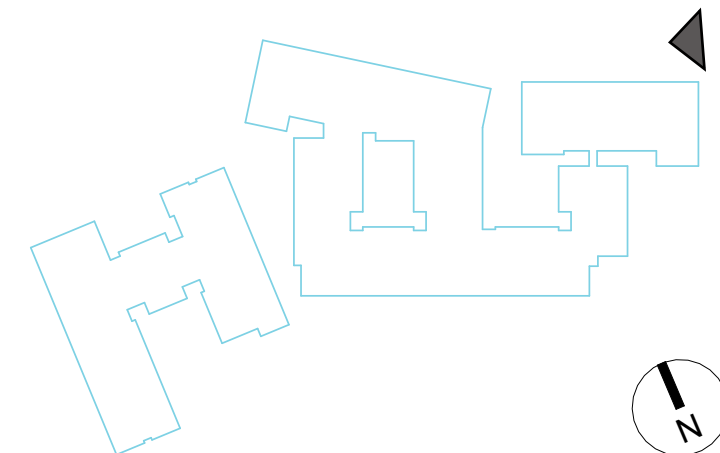
# PROJECT PROGRESSION



- (A) Recessed windows
- (B) Scallop infill panels to provide movement in both the vertical and horizontal planes of the building facade



- (C) Warm materiality at street frontage base element
- (D) New street frontage per City Requirements
- (E) Weather protection / Way finding elements





## PROJECT PROGRESSION



- (A) Proposed building signage location
- (B) Emergency vehicle gate location
- (C) Material palette:
  - 1.) Contrasting black and white primary materials
  - 2.) Blue accent panel
  - 3.) Warm accent panel
- (D) Roof modulation:
  - 1.) Primary Tower B Black building mass
  - 3.) Secondary Tower B White building mass
  - 3.) Central building knuckle
  - 4.) Recessed vertical modulation breaks
- (E) Evergreen Academy playground - Adjacent property to the North
- (F) Courtyard between Tower A and Tower B

