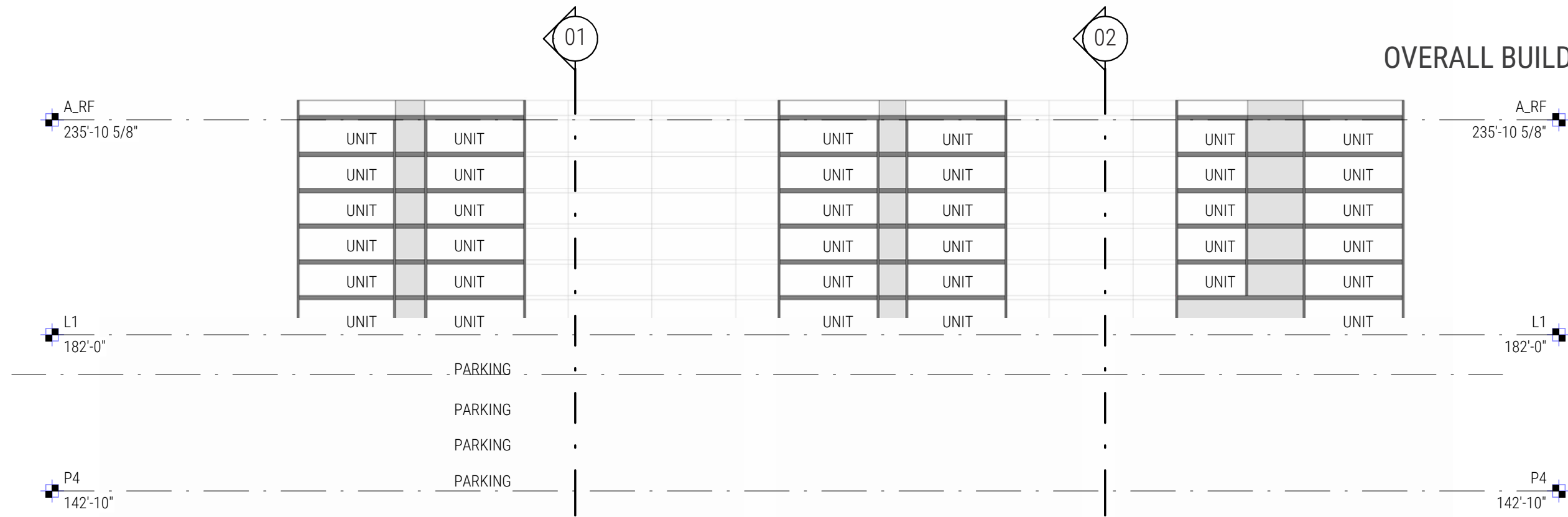
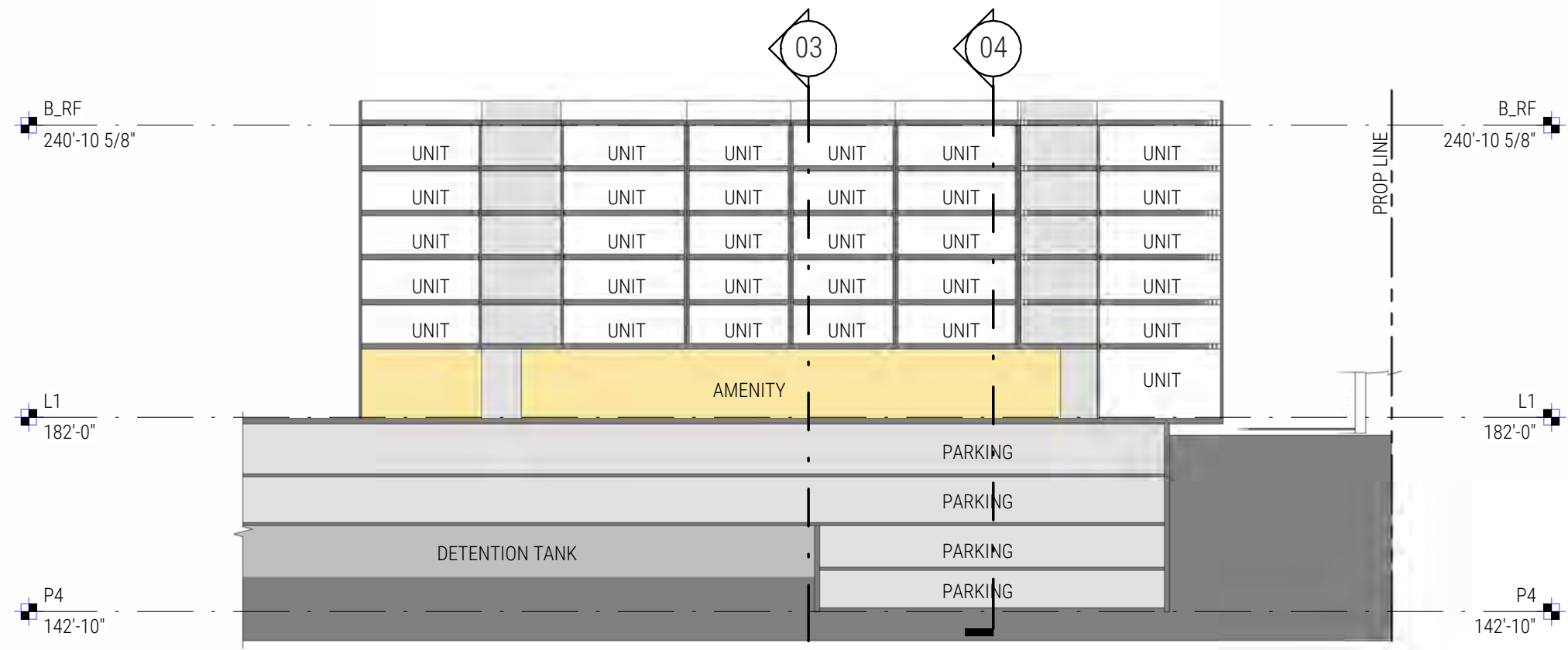


OVERALL BUILDING SECTIONS



**05 TOWER A SECTION**  
 SCALE: 1" = 30'-0"



**06 TOWER B SECTION**  
 SCALE: 1" = 30'-0"

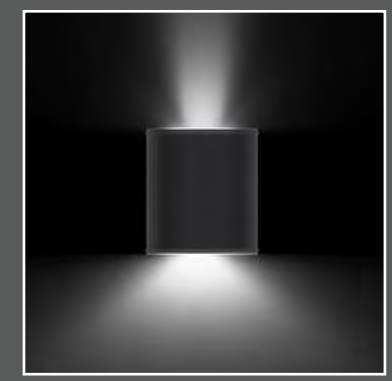
# OVERALL SITE LIGHTING PLAN



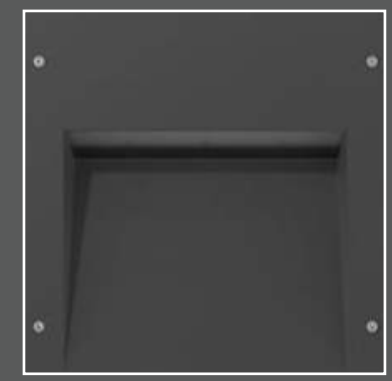
Bollard fixture



Pedestrian pole light



Sconce fixture

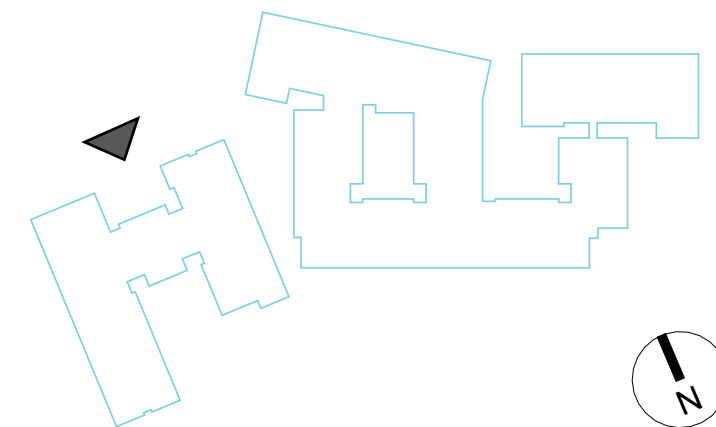


Recessed wall fixture

## COMMON OPEN SPACE

The DRB discussed the open spaces proposed on by the project, particularly the public pedestrian plaza located in front of the commercial space along 120th Avenue NE. The Board encouraged the applicant to study that space and expressed concern about its usability given the northerly orientation.

- (A) Incorporate common open space into multi-family residential uses. In the Totem Lake Business District, where very high-density residential uses are allowed, the quality of the space in providing respite from the buildings on the site is more critical than the amount of space provided. In some developments, multiple smaller spaces may be more useful than one, larger space. Special recommendations for common open space:
- (B) Consider open space as a focal point of the residential development.
- (C) Where possible, open space should be large enough to provide functional leisure or recreational activity. For example, long narrow spaces rarely, if ever, can function as usable common space.
- (D) Open space should provide for a range of activities and age groups. Children's play areas in particular should be visible from dwelling units and positioned near pedestrian activity.
- (E) Open space should feature paths, seating, lighting, and other pedestrian amenities to make the area more functional and enjoyable. It should be oriented to receive sunlight, (preferably south).
- (F) Separate common space from ground floor windows, streets, service areas, and parking lots with landscaping and/or low-level fencing. However, care should be used to maintain visibility from dwelling units towards open space for safety.

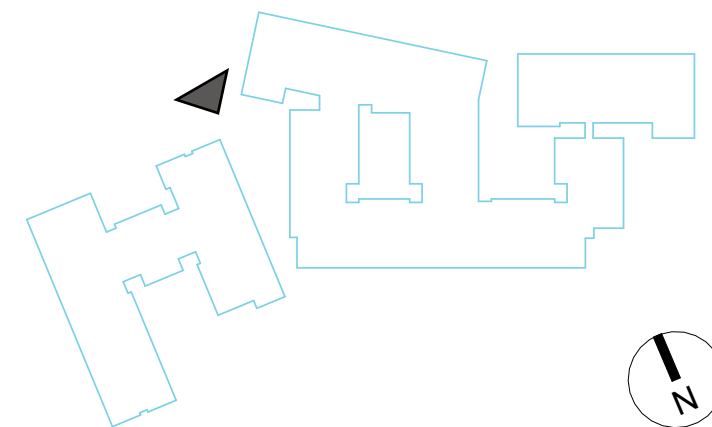


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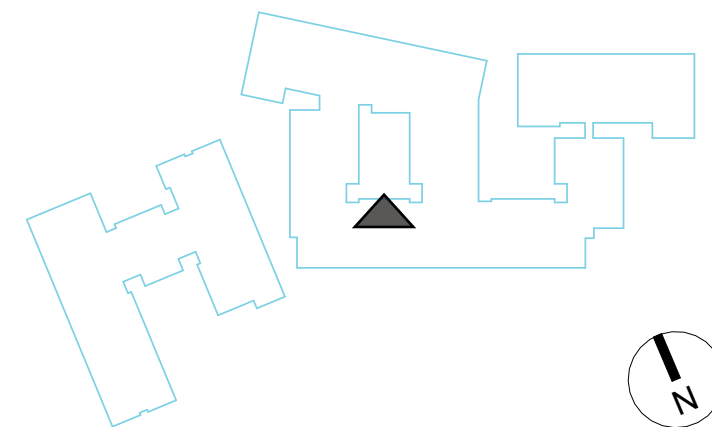
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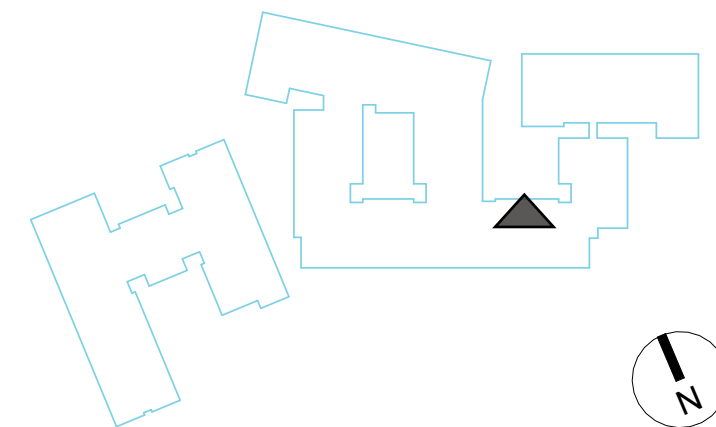
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# EVERGREEN ACADEMY

## EVERGREEN ACADEMY / DEVELOPER MEETING SUMMARY:

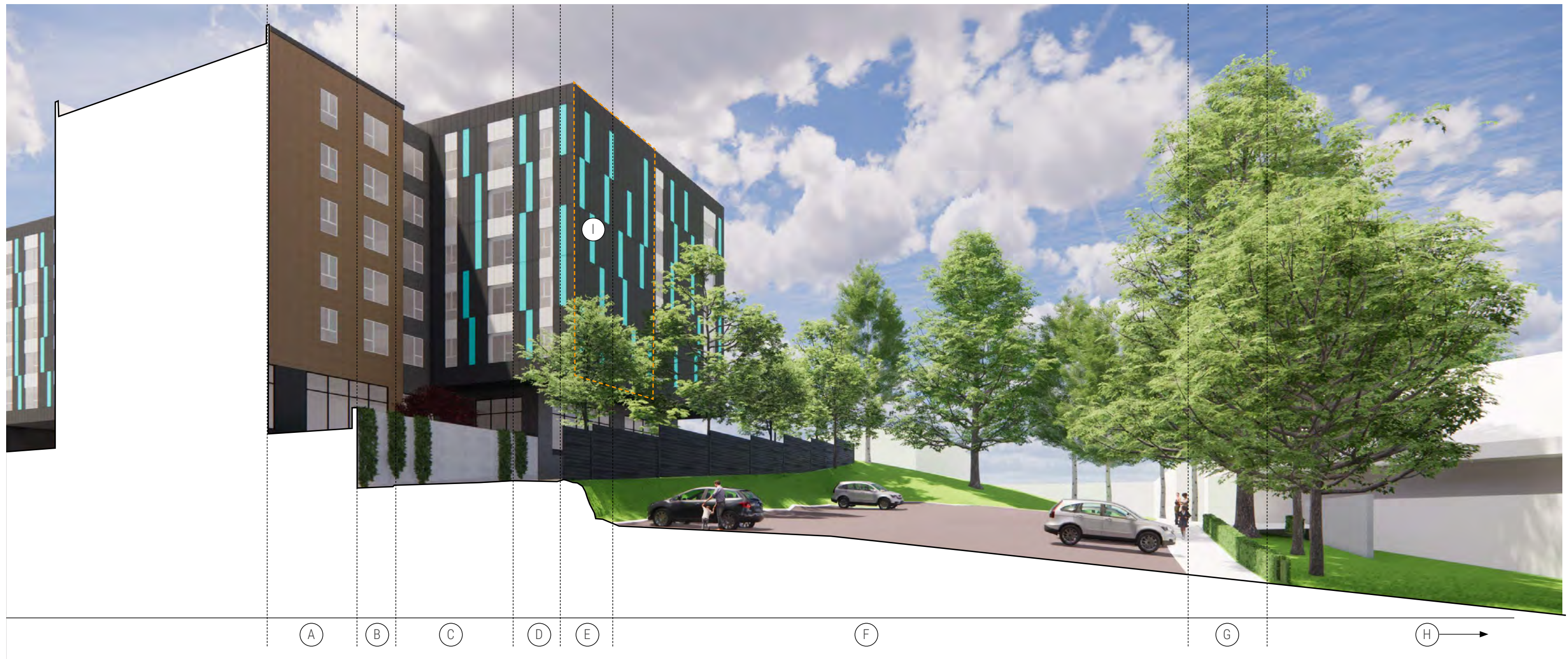
The neighboring property owner directly to the North of the proposed project, the Evergreen Academy, expressed concerns with the following items during the Conceptual Design Conference process:

- 1.) Sight lines from the proposed project down and into the playground areas
- 2.) The scale and proximity of the proposed project to their building
- 3.) The retention of existing trees between the two properties which currently act as a screening wall
- 4.) The potential shadows the project will cast upon their project once completed.

We had a constructive and positive meeting with the neighboring ownership group in which we provided the following exhibits to walk through their concerns.

## PROPOSED DESIGN IN RESPONSE TO CONCERNS:

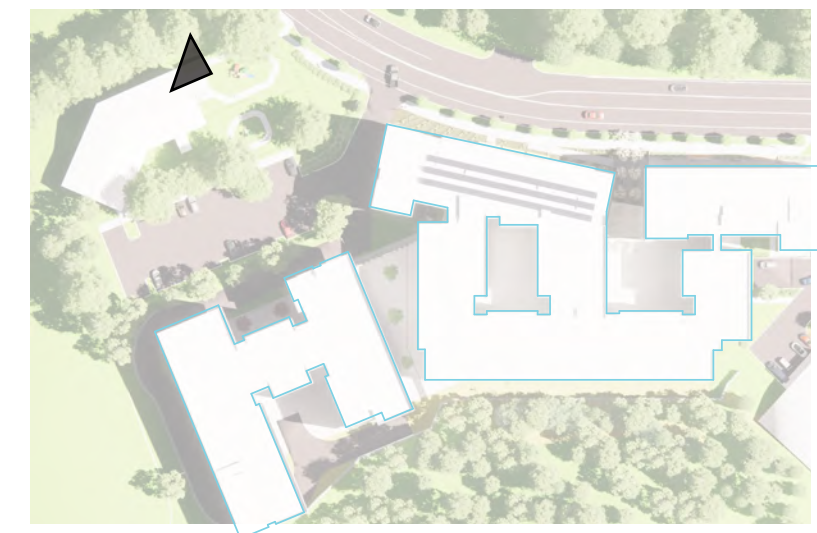
- (A) Tower B residential courtyard positioned in this location to help provide a visual buffer as well as reduce the scale of the building in proximity to the Evergreen Academy
- (B) Tower B resident access / planting strip
- (C) Fire Lane (Emergency Vehicle Access only)
- (D) Planting Strip/ Required Landscape Buffer which includes existing mature trees to remain (on our property)
- (E) Existing site retaining wall
- (F) Evergreen Academy parking lot
- (G) Evergreen Academy sidewalk / site circulation
- (H) Evergreen Academy playground beyond
- (I) Intentional limitation of prime residential views in order to limit sight lines onto the adjacent property - Evergreen Academy



# EVERGREEN ACADEMY - SIGHT LINES

CURRENT PERSPECTIVE VIEW: PLAYGROUND ---> TOWER A

- (A) Tower A
- (B) Tower B
- (C) Playground A
- (D) Playground B
- (E) Existing tree(s) to remain
- (F) Tower A locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High
- (G) Tower B locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High



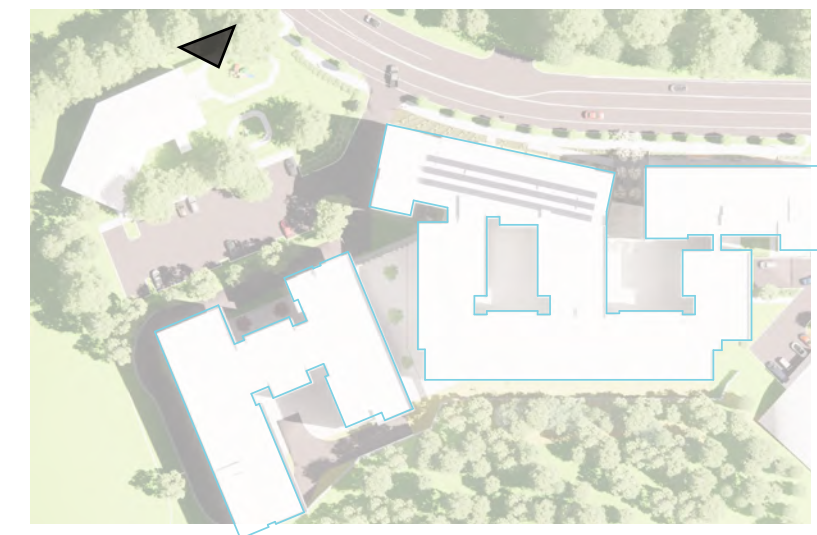


## EVERGREEN ACADEMY - SIGHT LINES

CURRENT PERSPECTIVE VIEW: PLAYGROUND ---> TOWER B



- (A) Tower A
- (B) Tower B
- (C) Playground A
- (D) Playground B
- (E) Existing tree(s) to remain
- (F) Tower A locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High
- (G) Tower B locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High
- (H) Intentional limitation of prime residential views in order to limit sight lines onto the adjacent property - Evergreen Academy

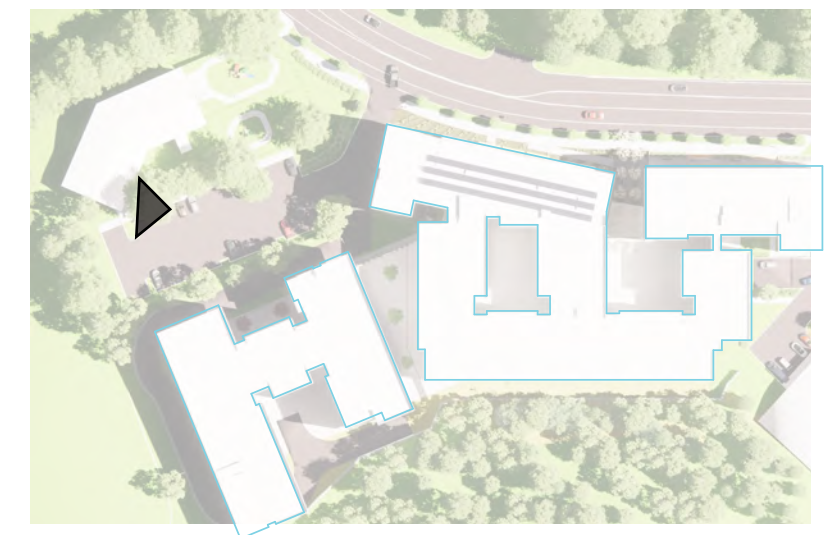


# EVERGREEN ACADEMY - SIGHT LINES

CURRENT PERSPECTIVE VIEW: SOUTHWEST ENTRANCE ----> TOWER A



- (A) Tower A
- (B) Tower B
- (C) Playground A
- (D) Playground B
- (E) Existing tree(s) to remain
- (F) Tower A locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High
- (G) Tower B locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High

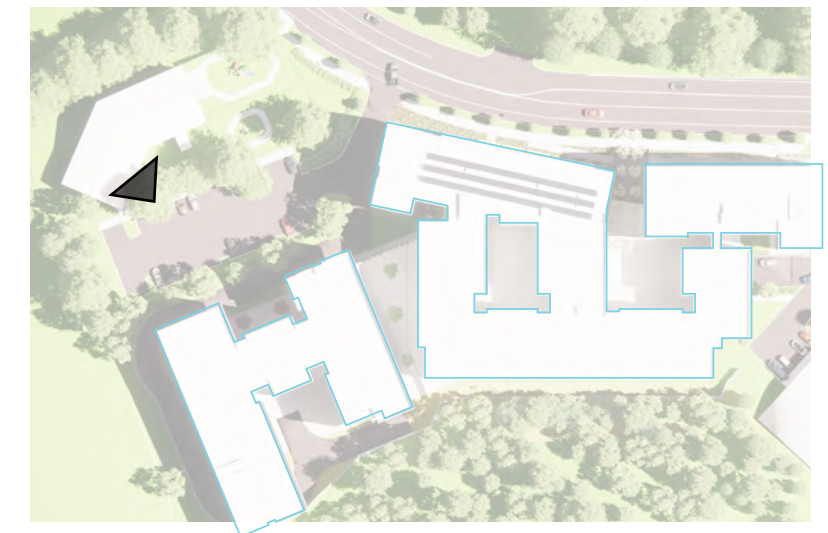


# EVERGREEN ACADEMY - SIGHT LINES

CURRENT PERSPECTIVE VIEW: SOUTHWEST ENTRANCE ----> TOWER B

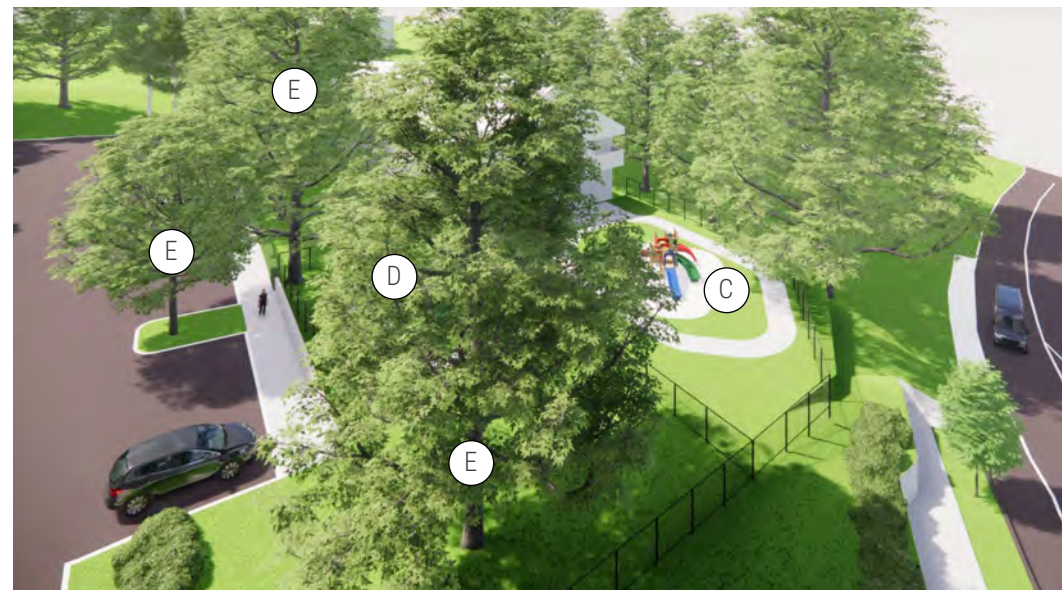
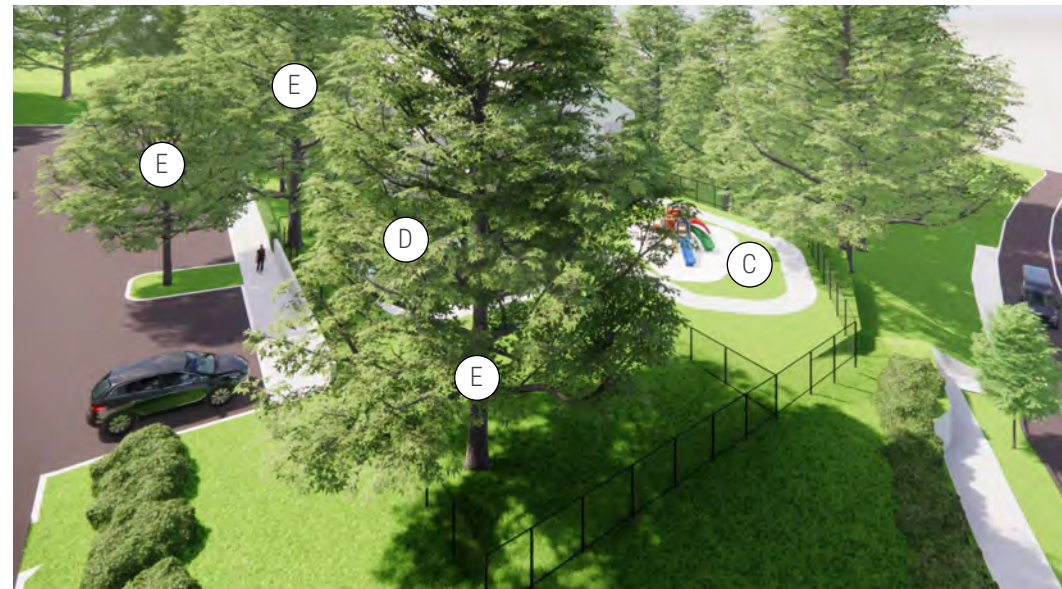


- (A) Tower A
- (B) Tower B
- (C) Playground A
- (D) Playground B
- (E) Existing tree(s) to remain
- (F) Tower A locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High
- (G) Tower B locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High
- (H) Intentional limitation of prime residential views in order to limit sight lines onto the adjacent property - Evergreen Academy

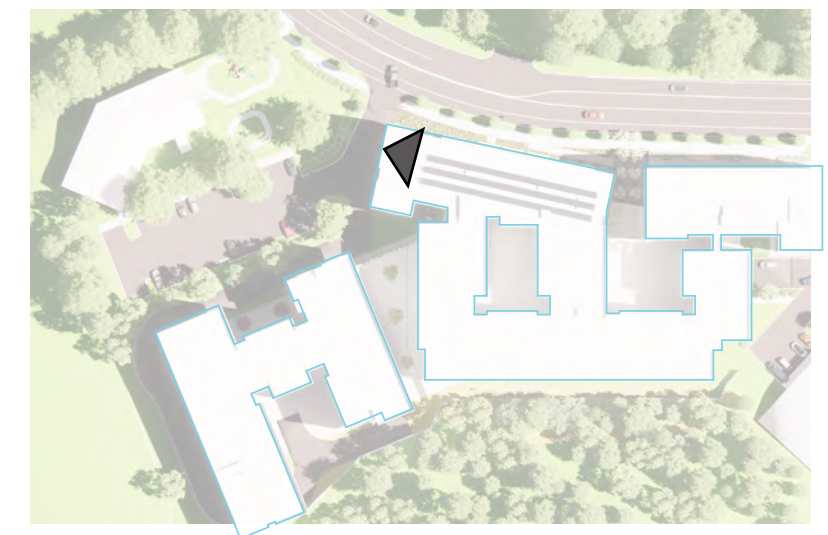


# EVERGREEN ACADEMY - SIGHT LINES

CURRENT PERSPECTIVE VIEW: TOWER A ---> PLAYGROUND



- (A) Tower A
- (B) Tower B
- (C) Playground A
- (D) Playground B
- (E) Existing tree(s) to remain
- (F) Tower A locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High
- (G) Tower B locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High



WITHOUT TREES

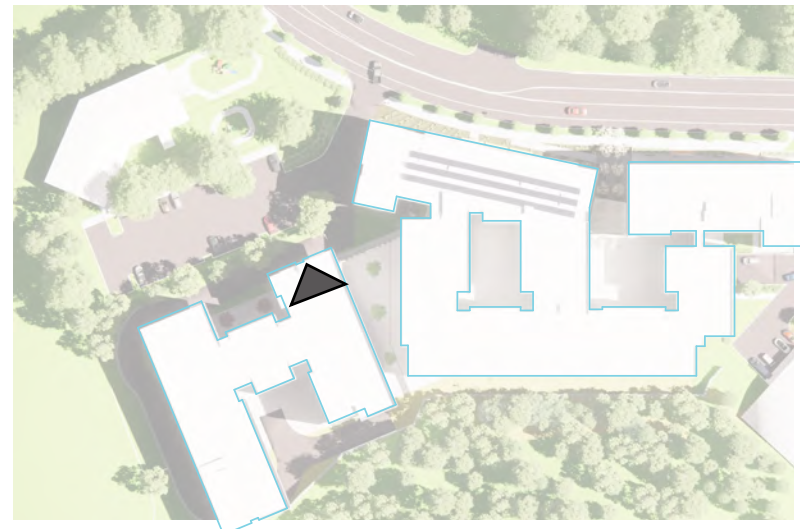


WITH TREES



CURRENT PERSPECTIVE VIEW: TOWER B ---> PLAYGROUND

- (A) Tower A
- (B) Tower B
- (C) Playground A
- (D) Playground B
- (E) Existing tree(s) to remain
- (F) Tower A locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High
- (G) Tower B locations:
  - 1.) Low
  - 2.) Middle
  - 3.) High





September 27, 2022

City of Kirkland Design Review Board  
123 Fifth Avenue  
Kirkland, WA 98033

SUBJ: Polaris at Totem Lake project

Dear Members of the Design Review Board,

My name is Joe Tovar. I represent Bedford Properties, owners of the property immediately north of the Polaris site. The Evergreen Academy Montessori School has been located at the Bedford property for over a decade and has the right to occupy this property until 2045. My clients and I have been in discussions with the project applicant, the Inland Group, for over a year and have reviewed the Inland submittals that will be reviewed by the Design Review Board (DRB) on October 3, 2022. Below are our comments and recommendations to the DRB.

I request the opportunity to respond to your questions at the October 3 meeting. Our comments are grouped into four issue areas:

**1. Views of the playground area of the Montessori School from the Polaris Towers**

At any point during the day, there are up to forty children, ages 2 to 6, using the open playground at the east end of the Montessori School. The proximity of the Polaris Towers to the property line will create lines-of-sight between the windows of the units and the open-air playground. See Attachment A.

*To make the directness of these lines-of-sight apparent, we recommend that the DRB have the Inland architect show these lines-of-sight on the computer model with the tree layer turned off and the Polaris Towers and Montessori playground intact. Showing the DRB this information will make apparent why, for reasons of privacy and security, we have asked that windows, facade details or other design treatments be incorporated into these building facades to minimize the lines-of-sight.*

*The responses by the applicant so far do not appear to accomplish this objective. We therefore recommend that the DRB direct the applicant to develop and incorporate architectural modifications or additions to the windows and facades to limit the open views between both Towers and the Montessori School playground.*

For example, one potential design refinement would be for windows on the facades that face the Montessori site to be re-configured to face either more easterly (enhancing views toward the Cascades) - or in other cases westerly (toward the Olympics) instead of northerly (toward the Montessori School).

Bay windows often protrude outside the plane of a building's façade, so perhaps a similar treatment would enable canting the Towers' windows to face more easterly (or westerly as the case may be). Another approach would be to increase and extend the depth of the windowsills. This could help constrain downward views toward the school without affecting the units' broad scenic views.

These types of approaches could also add to the building's visual interest and help further break up the apparent mass of the five and eight story facades. Yet another architectural modification would be to increase the depth of the blue "fins" that now appear on these facades, moving them closer to the windows and canting them diagonally to help orient primary views to the east or west rather than the north. Below are several examples of such potential window details, both recessing inside and protruding outside the facade.



The use of design features on the building facades would provide an enduring method to help screen views of the school playground from the two towers.

## 2. Scale, mass, and facade details of Polaris Towers

The Polaris Towers are six and eight stories above grade. At the Conceptual Design Conference, the DRB directed the applicant to incorporate more modulation into the mass and scale of both towers and to look at ways to reduce the mass of Tower B adjacent to the Montessori School. In response, the applicant offers some degree of "horizontal building articulation" and "facade material transitions" to reduce the apparent mass of the facade. The effect of these responses is not readily apparent from the illustrations provided and appear to us to be insufficient.

*We recommend that the DRB consider requiring additional and more effective ways to visually break up the apparent mass of the facades of both Tower A and Tower B that are oriented toward the Montessori School. It is not clear if the windows in these two facades are designed to open. Alternative window configurations such as those illustrated above (e.g., canted windows and sills that extend outward from the facade) would create a pattern of architectural elements that would further break up the monotony of the relatively flat facades on these towers.*

### **3. Retention of vegetative screening between the Towers and the Montessori playground**

Another important way to screen the views of the playground from the Towers is to retain existing significant trees on the Polaris site. Preserving all mature trees within this viewscape would help to break up the angularity of the towers and retain some screening of the playground.

The applicant acknowledges our previously expressed concerns that the existing trees between the two properties be retained and protected during construction. In their submittal materials these trees are shown on several pages, most specifically on a rough landscaping plan which identifies a number of coniferous trees between the proposed Fire Lane and the common property line with the Montessori site. That plan also shows offsite trees and provides their diameters along with the notation "Good Condition." The trees on the common property line are not identified by species, size, or condition but they appear to be coniferous and therefore provide some amount of visual screening between the Inland and Bedford properties year around.

We strongly believe that retaining the screening effect of the trees along the common property should be a high priority for the design and placement of improvements on the Polaris property. These trees are the principal means of screening the playground from the building. Because many of the trees will be leafless for much of the year and because we cannot be sure the trees will remain for the life of building, we have asked that architectural computer views be prepared by the applicant which show the views between the Polaris Towers and the Montessori playground **without the trees**. *We recommend that before issuance of any building or grading permits for the project that the applicant submit a more detailed landscaping plan to the City identifying these trees by species, diameter, soils and drainage conditions, and current health.*

We also note that the landscape plans do not identify the trees on the school grounds, yet the architect's modelling of the views incorporates these trees. In the views presented by the architect the trees on the school grounds appear at times to obscure much of the mass of buildings A and B, at least from a single vantage point. Recognizing that any deciduous tree would have a very reduced effect on screening the site for six months of the year, it would be helpful for the trees on the school grounds located between the towers and the school building/playground to be identified on the more detailed landscaping plan in the same way as



the aforementioned offsite trees. That information should also be transferred to the relevant drawings.

It is our understanding that Inland has commissioned an arborist report. We requested that Inland use the arborist report to update all views from three levels in both towers to the Montessori playground and to the SW corner of the School building as well as views of the two towers from the playground and SW corner of the School building. As of this writing, we have not seen the arborist report or renderings of these views. These renderings of views should be done for both summer and winter so we can see the difference in the screening effect after the leaves have dropped from the deciduous trees. *We recommend that the DRB direct this information be prepared and presented.*

*We also recommend that the planting strip adjacent to the fire lane be designated as a “no touch zone” protected by a Native Growth Protection Easement to be recorded on the property title; that the planting strip be widened to assure that any land surface modification, including all construction activities for the fire lane, is outside the root zone/drip line of these trees; that the southern perimeter of this “no touch zone” be protected by the erection and maintenance of a solid plywood fence during the construction of the project; and that the City’s urban forester advise the DRB of any other reasonable measures that should be required to protect these trees long-term.*

We believe the City should both allow and require that the fire access lane be improved with pervious pavement, separate pavers, or other low impact materials that will lessen the potential damage to the root systems of the trees.

#### **4. Shadow patterns cast from Towers A and B**

The applicant acknowledges the concerns that we have expressed regarding the shadows that will be cast by the Polaris towers on the Montessori site. They have provided to us a number of “solar study” drawings to depict shadow patterns at different times of the day and different seasons. It is our understanding that the applicant will be providing these drawings to the DRB in advance of the October 3 meeting. Clear illustrations of the shadows cast at the solstices and equinoxes will be important.

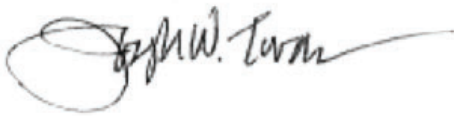
One of the chief concerns we have about the shadows is their potential effect on the long-term, or even near-term, health of the trees along the common property line. It is our understanding that not all species of coniferous trees will thrive or even survive in extended periods of shadow.

*We recommend that the City’s urban forester assess the impact of the shadow patterns from the Polaris towers on the long-term health of these trees and, in the event that the shadows have a serious negative impact on the health of these existing trees, recommend potential replacement species. We also ask that the city’s forester review any arborist report submitted by Inland and provide his/her own report and recommendations to the DRB on the most*

*effective ways to maximize the life of the existing trees and ways to provide for replacement with mature vegetation of equal size to replace the existing trees when they reach the end of their life span.*

As noted above, we understand that Inland will be submitting additional information for our, and the DRB's, review later this week. When received, we may provide the DRB with additional written comment. We will be in attendance at your October 3 meeting to offer testimony and look forward to answering questions you may have.

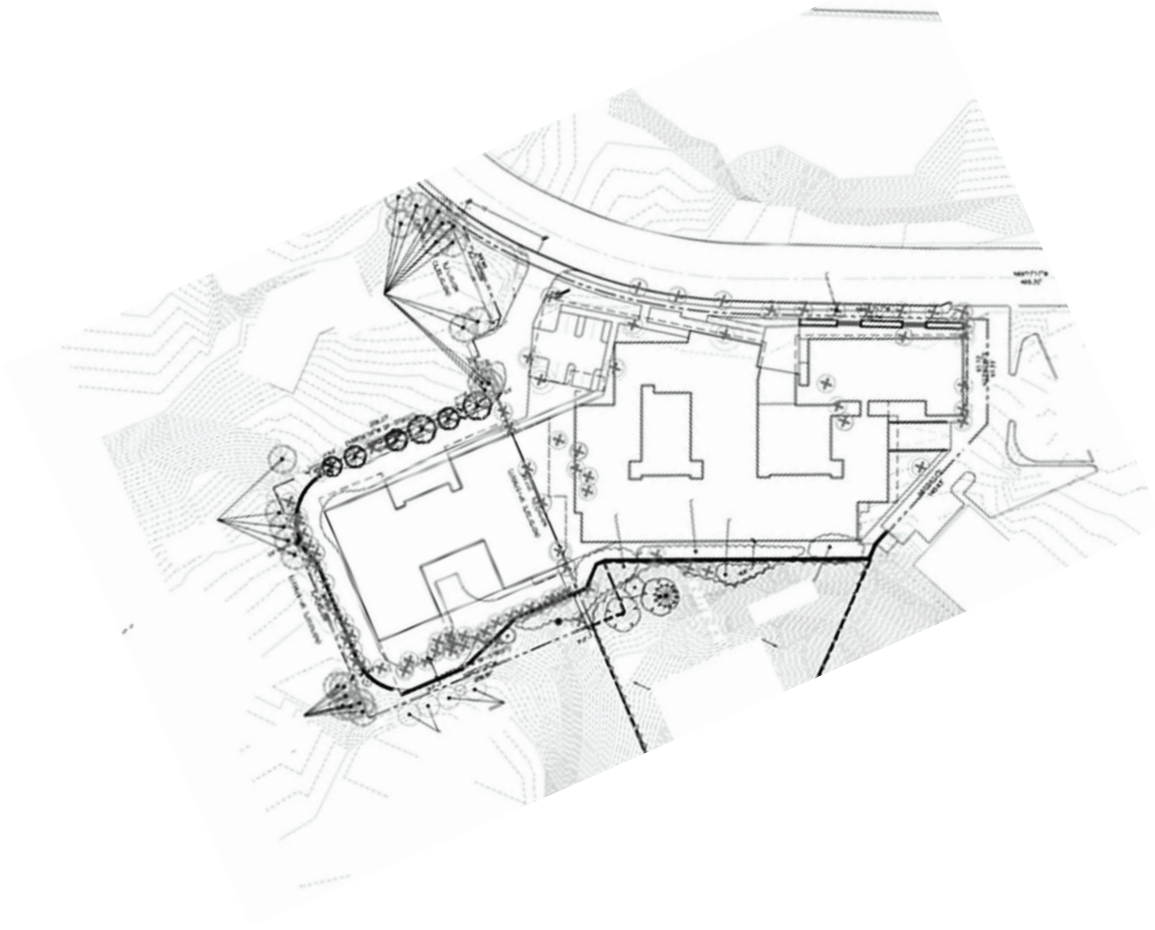
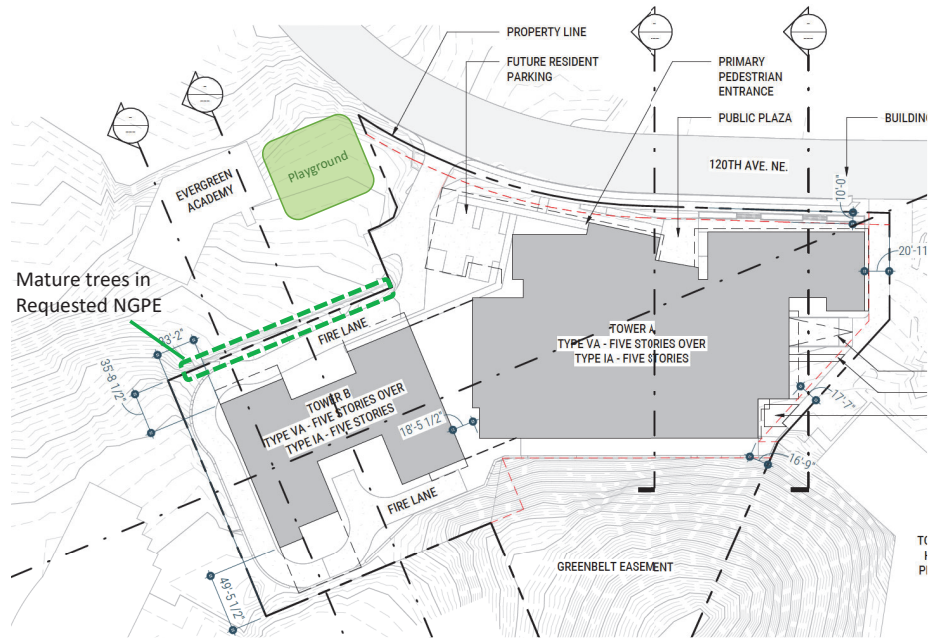
Respectfully,

A handwritten signature in black ink, appearing to read "Joseph W. Tovar". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joseph W. Tovar, FAICP  
Tovar Planning  
540 Dayton Street, #202  
Edmonds, WA 98020

cc Jennifer Anderer, Associate Planner, City of Kirkland  
Aiofe Blake, Associate Planner, City of Kirkland  
Adam Weinstein, Planning Director, City of Kirkland  
John Fisher, Inland Group

**Attachment A – Playground, trees, towers**





# Inland Group

Comprehensive Multifamily Construction & Development Services

September 30, 2022

City of Kirkland Design Review Board  
123 Fifth Avenue  
Kirkland, WA 98033

RE: Response to Joseph Tovar's letter dated 9/27/2022

Dear Members of the Design Review Board,

Thank you for providing us the opportunity to respond to the letter from Mr. Tovar to the Design Review Board (DRB) dated September 27, 2022. We have had ongoing conversations with our neighbors, the Bedford's for the past year and have addressed various questions and concerns along the way.

We have worked in good faith since October 2021 with Mr. Tovar and his clients the Bedford's. We made several changes to our initial design to minimize our impacts to the Evergreen Montessori School (EMS). Such measures and mitigations include:

- Changing the entrance to our garage to the east side of the property to avoid conflict with the existing shared driveway and access point to the EMS.
- Completing additional geotechnical exploration along our shared property line that was requested by the Bedford's.
- Implementing recommendations for pre-construction surveys, optical monitoring, and vibration monitoring as proposed/recommended by the Bedford's geotechnical consultant.
- Redesigning our emergency access road and grading plans to preserve the root zone of the existing trees along our shared property line.
- Reducing the number of units that have site lines to EMS by modulating the building, adding a courtyard buffer, moving units to upper floors, and increasing distances between units and the outdoor playgrounds.
- Hosting a meeting with the Bedford's and Mr. Tovar in which we used our 3D model to show various perspectives of our impacts with and without trees to the school and playgrounds.
- Hosting a special informational meeting for parents and staff of the EMS.
- Completing a tree inventory and arborist report for the EMS property.

The Bedford's have identified four main areas of concern, which I have attempted to address below. I look forward to further discussing our efforts at the DRB meeting on October 3.

**1. Views of the playground area of the Montessori School from the Polaris Towers**

The concern of views to the playground has been a topic we have been discussing and addressing with the Bedford's since October 2021. As a result of those discussion and the Bedford's concerns, we have designed our community to reduce the total number of units with views towards EMS. Out of our 442 planned units, only 34 units (less than 8%) are located along the shared property line. Out of the 34 units along our shared property line, 10 units have no views to the playgrounds, 16 units have filtered views of the playground, and 8 units have direct views (less than 2% of total units). The reason that only 8 units have direct views to the playground is because we have listened to the Bedford's concerns, accommodated their requests, and mitigated the impacts (at significant cost). Given our significant mitigation efforts and the reduced scale of impact (2% of total units), we do not believe additional mitigation is warranted, particularly a large change to our massing concept that was approved by the DRB. Also, with regards to the Tower B courtyard, that amenity is located on the third floor from grade, and it will not have access to the fire lane below.

**2. Scale, mass and façade details of Polaris Towers.**

The Bedford's letter expressed concerns that the current design still does not create enough modulation and articulation in the building. Out of all the massing concepts presented to DRB, the current design incorporates the most building breaks and modulation to Tower B. We have accomplished this with a modified "H" design that gives a step back to the middle corridor and two wings with additional modulation, which breaks the Tower B building into three distinct areas. This concept meets the intent of the Kirkland Design Code and is in line with previous projects that were approved by the DRB within the Totem Lake neighborhood.

**3. Retention of vegetative screening between the Towers and the Montessori playground**

We also continue to share the same goals with the Bedford's to retain the existing trees along our property line. We have changed our grading plans to preserve the root zones of those trees and will have a tree protection plan in place during construction created by a certified arborist. The future conditions will create a wider planting strip than is currently in place, which should improve the long-term health of the trees and root zone. We provided a more detailed illustration of this area in our landscape plans to the DRB.

We commissioned a certified arborist to conduct an assessment on the health and conditions of the trees on the EMS property. This was done at the Bedford's request and at Inland's expense. The conclusion of the report was that the trees on the EMS property (Other than the trees along our shared property line) are not expected to experience a dramatic change in available light and therefore should not be expected to decrease in health or condition because of the Polaris development. The report gave recommendations for the trees along our shared property line to continue to thrive under the new conditions from the development. Those recommendations include soil amendments and mulch, supplemental irrigation, and canopy cleaning. These mitigation efforts will be incorporated in our landscape plans.

**4. Shadow Patterns cast from Tower A and B.**

Illustrations showing the shadow patterns were provided to the Bedford's and the DRB. As identified in the arborist report the Polaris building will not impact the trees on the EMS property except for the trees along our shared property line.

We look forward to our meeting and discussion on October 3<sup>rd</sup>.

Sincerely,

A handwritten signature in blue ink that reads "John B. Fisher". The signature is fluid and cursive, with the first name "John" and last name "Fisher" clearly legible.

John Fisher

Developer, Inland Group

Cc Jennifer Anderer, Associate Planner, City of Kirkland  
Adam Weinstein, Planning Director, City of Kirkland  
Joseph Tovar, Tovar Planning



**Bedford Properties, LLC**  
**A City of Kirkland Green Business**

October 3, 2022

City of Kirkland Design Review Board  
123 Fifth Avenue  
Kirkland, WA 98033  
SUBJ: Polaris at Totem Lake project

Dear Members of the Design Review Board,

We are pleased that Inland Construction was able to respond to our 9-27 letter to the DRB.

In their letter of response to the DRB dated 9-30, Inland offered 8 dot points listing “several changes to [their] initial design to minimise... impacts to the Evergreen Montessori School (EMS)”, our long-term tenant. We at Bedford Properties welcome being able to work with Inland Construction to achieve outcomes satisfactory to both of us.

- Changes listed by Inland which were endorsed or recommended by others:
  - members of the DRB in their June 6 Meeting endorsed using the southern access as the project’s main entrance (Amy, Randall);
  - Amy recommended further analysis to retain the mature trees on the northern boundary of the development area;
  - Carlos, Amy, Brad and Randall recommended further modulation, which was generally agreed to by the members of the DRB.
- We appreciate geotechnical work undertaken by Inland which should help ensure the integrity of the project and forestall potential damage to our neighbouring property, which the City of Kirkland identifies as potentially susceptible to landslide and soil liquefaction.
- We appreciate the initial modulation of Tower B which reduces visibility from some of the units of the children playing in the EMS playgrounds. It appears to us that most of the units on the North side of Tower B will have nearly unobstructed views of the playgrounds for the months of November through March when the deciduous trees that provide “screened” views of the playgrounds have dropped their leaves. We believe there are also views of the children in the playgrounds from Tower A. In this age of the World Wide Web visual privacy is important, especially for children.
- On July 20 we had a very informative meeting with members of the Inland team at which they presented computer generated illustrations “to show various perspectives of [their project’s] impacts with and without trees to the school and playgrounds.” We ask Inland to provide to the DRB these illustrations without at a minimum the deciduous trees, so the DRB members can see the largely unobstructed view of the playground from many of the units in Tower B and possibly Tower A during the months when the deciduous trees are barren of leaves.
- We thank Inland for adding the trees on our property to its arborist study.

Following the bullet point list, Inland’s 9-30 letter to the DRB lists “four main areas of concern which [they] have attempted to address.” We suggest reading our responses alongside Inland’s bullet points in their 9-30 letter to the DRB.

**Bedford Properties, LLC**  
1037 NE 65<sup>th</sup> Street, Suite 80054, Seattle, WA 98115

1. Views of the playground area of the Montessori School from Polaris Towers

Bedford Properties focuses our inquiry on the north-facing side of the development which abuts our property. We express no views regarding the 408 units on the South, West or East faces of the development. Our interest and all our representations regarding the buildings today pertain to the 34 units on the North side of the development adjacent to our property and overlooking Evergreen Academy. We make no comment, request no modification, and seek no action for 92% of the units in the development focusing our request to consideration for the units overlooking the Evergreen Academy playground.

Inland’s comments note that 34 of 442 units, or 8% of the total units in the proposed property, overlook Evergreen Academy. By Inland’s reckoning 24 of the 34 or 71% have views of the school playground that are direct (8 units) or “filtered” (16 units). To the extent that the “filter” for any unit is foliage of a deciduous tree, the leaves will fall and from November to March the units will depart the “filtered” group and join the “direct” class.

We have noted in our dialog with Inland that illustrations of the view of Towers A and B from the Evergreen Academy appear to show deciduous trees on the school property interrupting the visibility of the Towers.

We think illustrations of the views from the Towers to the playgrounds from three different levels without the trees on both of our properties would be worthwhile to illustrate the number of Polaris units in both Towers with direct views of the playground. Removing the deciduous trees from the illustrations is a close surrogate for a winter view because these trees provide limited “filtering effect” when the leaves have dropped. Furthermore, disease, damage, windthrow, or age may at some point compel removal of some view-filtering trees.

We believe that minimizing direct views of the children’s playground is best accomplished with mitigating architectural design features, perhaps similar to any of the three examples provided in our letter to the DRB dated September 27, 2022, shown directly below.



We thank Inland for reassuring us that the Tower B northern courtyard is on the third floor and therefore cannot provide access to the fire lane. We have requested that the wall of the courtyard be of sufficient height and materials to eliminate any views of the school playgrounds, year-round.

2. Scale, mass and Façade details of Polaris Towers

We endorse the modified “H” design on which Inland and the DRB have agreed. We believe that the surfaces of the towers need more modulation such as three-dimensional façade details to reduce perceived mass of the two walls facing the school. This would help break down the apparent scale of the facades and help to reduce the number of units in the Towers with views of the Montessori School,