



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Jennifer Anderer, Associate Planner
Date: November 7, 2022
File No.: DRV22-00569
Subject: **POLARIS AT TOTEM LAKE PROJECT
DESIGN RESPONSE CONFERENCE**

I. **MEETING GOALS**

At the November 7, 2022, Design Review Board (DRB) meeting, the DRB should continue the Polaris at Totem Lake Design Response Conference from the October 3, 2022, meeting and determine if the project is consistent with the design guidelines contained in Design Guidelines for the Totem Lake Business District, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the following items that were brought up by the DRB at the October 3, 2022, meeting:

- Scale:
 - Modulation and articulation particularly along 120th Ave NE.
 - Movement and variation of the parapets
 - Variation of window size and style
 - Expand Tower A so that it functions as an anchor for the building
 - Blank wall treatment
- Pedestrian Oriented Elements:
 - Increase ground floor activation through use of benches, pavers, and landscaping
 - Expand publicly engaging frontage along 120th Ave NE
 - Incorporate artwork within enhanced landscaping spaces particularly in and around the parking garage
 - Consider stair access to the plaza along 120th Ave NE
 - Blend the transition from the sidewalk into the plaza along 120th Ave NE
 - Use of pavers, stamped concrete, and benches
 - Make the plaza more user-friendly by increasing gathering spaces and incorporating more seating opportunities
- Open Space and Landscaping:

- Detailed landscape plan to address privacy, enhancing the public spaces, ground floor pedestrian engagement, and seasonal plantings
- Enhance the wide landscape areas
- Address the views for the units facing the retaining wall adjacent to the greenbelt along the west side of the building by looking into stamped paving, more greenery, and wall treatments

II. PROPOSAL

The subject property is located at 12335 120th Avenue NE (see Attachment 1). The applicant, Dane Knudson of Olson Projects, has applied for a Design Response Conference for a new mixed-use development on the subject property (see Attachment 2). The project consists of two buildings that are eight stories with approximately 442 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. Residential vehicular access is proposed from 120th Avenue NE via an access easement shared with the Totem Lake Plaza, a commercial property to the south of the subject property.

III. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for the Totem Lake Business Districts, as adopted in Kirkland Municipal Code Chapter 3.30. In response to the DRB comments made at the Design Response Conference meeting on October 3, 2022, the applicant has submitted a revised design packet dated November 7, 2022 (see Attachment 2). The list below summarizes the key points that the DRB discussed at the previous meeting.

A. Scale

a. DRB Discussion

The DRB expressed a desire for increased use of horizontal and vertical modulation techniques and requested the applicant vary the height of the parapets, increase modulation along 120th Ave NE, explore variation of window size and style, address blank walls, and create an anchor for the building by developing Tower A.

b. Supporting Design Guidelines

The *Design Guidelines for Totem Lake Business District* contain the following policy statements that address the use of these techniques:

- Incorporate fenestration techniques that indicate the scale of the building.
- Encourage vertical modulation on multi-story buildings.
- Encourage a variety of horizontal building modulation.
- Encourage a variety of roofline modulation techniques.
- Encourage a combination of architectural building elements that lend the building a human scale.
- Minimize blank walls.

c. Staff Analysis

The applicant has provided updated plans that revised the modulation of the building (see Attachment 2, pages 5-9 and 28-29). Staff has reviewed the plans and has the following comments:

- Vertical and Horizontal Modulation: The applicant has added vertical and horizontal modulation to the building design and incorporated more material texture variations to add movement particularly along 120th Ave NE (see Attachment 2, pages 5-6).
- Parapets: The height of the parapets has been increased in varying heights with vertical breaks to break up the flat lines and emphasize Tower A by using higher parapets than the remainder of the east facades (see Attachment 2, pages 5-7).
- Fenestration: Additional window types and styles have been added to the design, with deeper recessed windows and folded scallop panels for movement and visibility from pedestrian vantage points (see Attachment 2, page 8).
- Corner Anchor (Tower A): The applicant revised aspects of Tower A such as column layout, vertical modulation, and parapet heights to carve out an anchor element (see Attachment 2 page 9).
- Blank Walls: The applicant identified blank walls along the northwest facades which have been addressed by redistributing the ventilation openings, adding climbing plantings, additional material articulation, and installation of a more substantial handrail (see Attachment 2, pages 28-29).

The DRB should provide input on the following items:

- *Are the horizontal and vertical modulation techniques effective at breaking up the building mass? In particular, are the proposed modulation techniques adequate at the middle section of the south building facing 120th Ave NE?*
- *Are the architectural elements incorporated into the design effective at creating an anchor for Tower A?*
- *Have the concerns around blank wall treatments been adequately addressed?*

B. Pedestrian-Oriented Elements

a. DRB Discussion

The DRB provided the following direction regarding pedestrian experience:

- Examine the pedestrian areas proposed with the project and look for opportunities for greater activation and pedestrian engagement along 120th Avenue NE by adding items such as benches, pavers, landscaping, and artwork installations.
- Expand the useability of the plaza space along 120th Ave NE by looking into stair access, blending the transition from the public sidewalks into the plaza space, reducing the planter bed sizes, and incorporating more seating opportunities.

b. Supporting Design Guidelines

The *Design Guidelines for Totem Lake Business District* contain the following statements that pertain to vehicular and pedestrian access:

- Pedestrian Amenities: Provide pedestrian amenities along all sidewalks, interior pathways and within plazas and other open spaces. Desired amenities include:

- Pedestrian-scaled lighting (placed between 12'-15' above the ground).
- Seating space. This can include benches, steps, railings and planting ledges. Heights between 12" to 20" above the ground are acceptable, with 16" to 18" preferred. An appropriate seat width ranges from 6" to 24".
- Pedestrian furniture such as trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains.
- Planting beds and/or potted plants.
- Unit paving such as stones, bricks, or tiles.
- Decorative pavement patterns and tree grates.
- Water features.
- Informational kiosks.
- Transit shelters.
- Decorative clocks.
- Artwork.
- Pedestrian Plazas:
 - Provide pedestrian plazas in conjunction with mixed-use development and non-residential uses.
 - Publicly accessible space at the primary frontage and between buildings will extend the public realm while creating a transition between public and private spaces, and attract public use by being well-designed, interesting spaces that are integrated with the street environment. The spaces should be of sufficient size to allow for a variety of features, including pedestrian/multi-use paths, plazas, seating, public art and water features.
 - Position plazas in visible locations on major streets, major internal circulation routes, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks. For large sites, development should be configured to create a focal plaza or plazas.
 - Plazas should be no more than 3' above or below the adjacent sidewalk or internal pathway to enhance visibility and accessibility.
 - Incorporate plenty of benches, steps, and ledges for seating.
 - Provide storefronts, street vendors, or other pedestrian-oriented uses, to the extent possible, around the perimeter of the plaza.
 - Provide landscaping elements that add color and seasonal interest.
 - Consider the solar orientation and the wind patterns in the design of the open space and choice of landscaping.
 - Provide transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
- Pedestrian Coverings:
 - Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.
 - Design weather protection features to provide adequate width and depth at building entries and along building facades that are oriented toward sidewalks and pathways.
 - Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be

considered, where compatible with the architectural style of the building and the ground floor use.

- Back lit, plastic awnings are not appropriate.

c. **Staff Analysis**

The applicant has submitted plans that illustrate the proposed street activation techniques and pedestrian engagement along 120th Avenue NE (see Attachment 2, pages 11-17), such as a public plaza, visual connection from street to the commercial space, overhead weather protection, seating, lighting, and landscaping. The DRB expressed some concern about the pedestrian-oriented elements of the project, in particular:

- **Pedestrian Friendly Building Frontage:** The DRB asked the applicant to expand the amount of frontage along 120th Ave NE that engages the public. The applicant has responded to the DRB's request by providing additional seating spaces along the 120th Ave NE frontage, incorporating decorative paving patterns using linear concrete pavers in multiple gray tones or through saw cut concrete slab on grade, and reducing the side of the planter beds to provide better circulation and pedestrian gathering opportunities (see Attachment 2, pages 11-13).
- **Public Plaza along 120th Ave NE:** The DRB requested the applicant look at ways to increase useability of the plaza space and incorporate it into the public realm. The applicant has revised the space by reducing the planter bed sizes, adding additional seating, providing stairway access at both the primary entrance and the public entrance into the parking garage, incorporating pavers or saw cut concrete, and widening the westerly ramp (see Attachment 2, pages 15-17).
- **Public Artwork Installation:** The DRB highlighted opportunities to incorporate artwork along the ground floor particularly within the wide landscaped areas near the parking garage entrance. The applicant responded to the DRB's suggestions and incorporated a butterfly garden with decorative metal panels to increase ground floor activation and screen portions of the surface parking from the pedestrian spaces (see Attachment 2, pages 13 and 17).

The DRB should provide input on the following items:

- *Have the concerns around street activation and pedestrian engagement been adequately addressed?*
- *Have the concerns on the public plaza at the primary pedestrian frontage of the building been adequately addressed?*
- *Does the design provide sufficient pedestrian coverings?*

C. Open Space and Landscaping

a. **DRB Discussion**

The DRB provided the following direction regarding open space and landscaping:

- Provide a more detailed landscape plan to address privacy, enhancing the public spaces, ground floor pedestrian engagement, and seasonal plantings.
- Utilize opportunities to enhance the wide landscape areas.
- Provide for more pleasant views for the units facing the retaining wall adjacent to the greenbelt along the west side of the building by adding landscaping, paving, and wall treatments.

b. Supporting Design Guidelines

The *Design Guidelines and Zoning Regulations* contain the following guideline addressing the visual quality of landscapes:

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens.
- The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults.

c. Staff Analysis

The applicant has submitted an enhanced landscape plan (see Attachment 2, pages 18-23) to include intended species taking into consideration seasonal plantings, pedestrian engagement, and buffers from the Evergreen Montessori School located to the north of the subject property.

The DRB should provide input on the following items:

- *Does the proposed landscaping along 120th Avenue NE complement the building design, plaza, and pedestrian-oriented frontage?*
- *Does the landscaping at the north property line of the subject property provide an effective buffer/screen to the adjacent school?*
- *Are there additional view enhancement techniques that could be used to address the views from units adjacent to the greenbelt retaining wall?*

IV. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

Development of the subject property is subject to the regulations for Totem Lake (TL) 4B (see Attachment 4). The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

A. Permitted Uses:

- Permitted uses in this zone include, but are not limited to office, retail, and stacked dwelling units (residential).
- The street level floor of residential buildings adjacent to 120th Avenue NE are required to have commercial uses. At least 20 percent of the total gross floor area located on the street level floor of the building shall include commercial use. 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.
- 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 residential and commercial uses. The commercial space proposed satisfies the size and depth requirements for commercial space in this zone.

B. Height: The TL4B zone allows a maximum height of 75 feet as measured above the average building elevation (ABE) for a stacked residential use.

- In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - i. 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.
 - ii. 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 has submitted a height calculation which has been reviewed by staff and complies as proposed. The applicant is required to demonstrate compliance with the City's height requirements as part of any building permit.

C. Setbacks: The required setbacks are 10 feet from the 120th Avenue NE.

Staff Comment: The applicant's design 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: The applicant is proposing a publicly accessible plaza adjacent to 120th Avenue NE located between the residential entrance and the commercial entrance. The plaza satisfies the zoning requirements in terms of size and dimensions. The DRB should provide feedback on how the space is configured and proposed amenities.

- E. **Parking:** The project is required to comply with the following parking standards:
- 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.
 - Retail: 1 stall per 300 square feet of gross floor area

Staff Comment: The applicant has applied for a Parking Modification for the project. This is being reviewed by the City's Transportation Engineer.

- F. **Sidewalks.** 120th Avenue NE is a designated a major pedestrian sidewalk. Therefore, the sidewalk standards require a minimum 8' wide sidewalk along the entire frontage of the subject property abutting 120th Avenue NE. The final sidewalk configuration should be approved through the design review process.

Staff Comment: The preliminary plans submitted by the applicant illustrates compliance with the sidewalk width and location standards. The applicant is required to demonstrate compliance with the City's right-of-way requirements with any development permit.

V. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. The applicant has submitted an Environmental Checklist and the City is reviewing the application.

VI. PUBLIC COMMENT

No public comments were received at the time of distribution of this staff report.

VII. SUBSEQUENT MODIFICATIONS

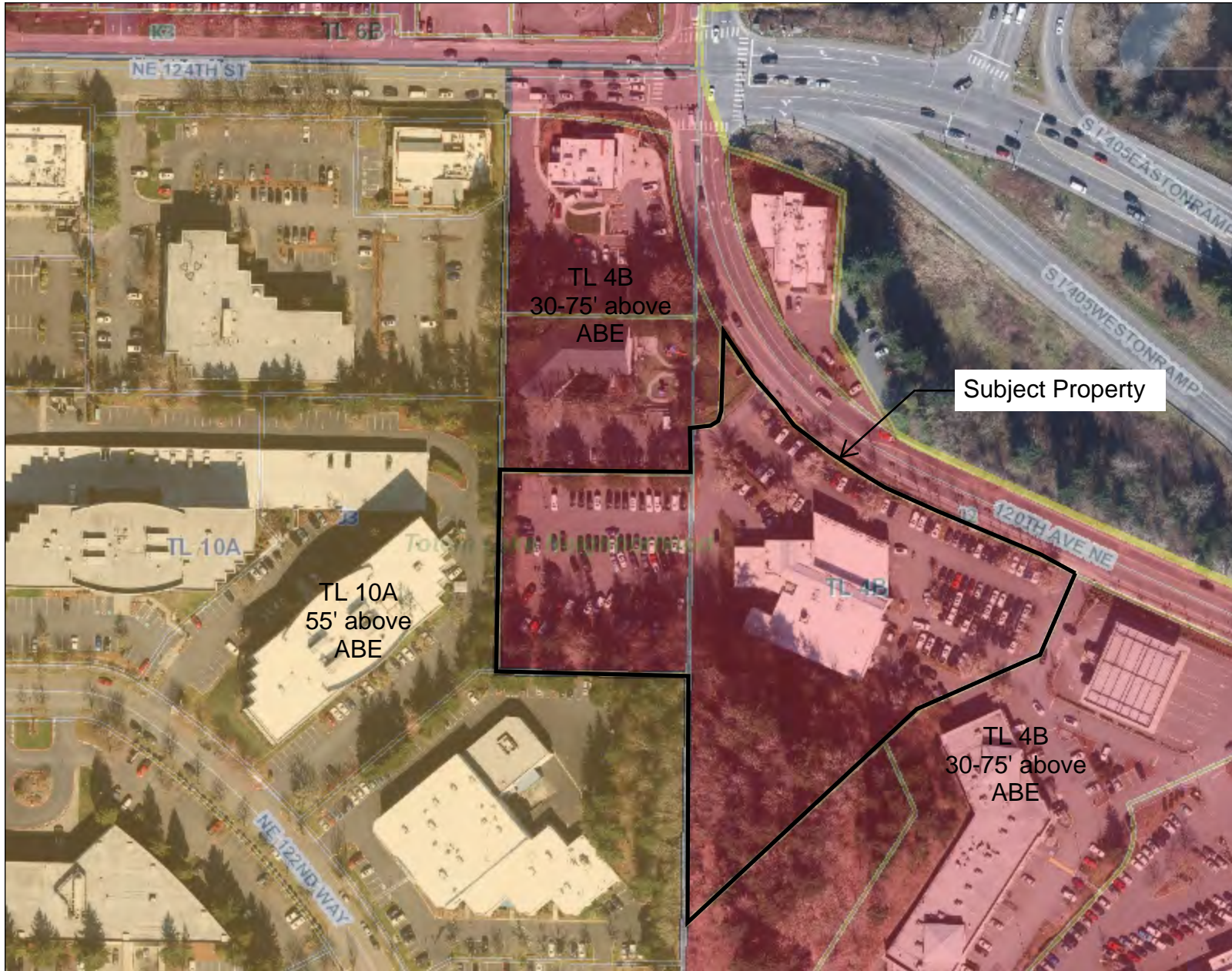
Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

VIII. ATTACHMENTS

1. Vicinity Map
2. Proposed Plans dated July 25, 2022
3. Development Standards
4. TL 4 Zoning Regulations



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 0 160.00 320.0Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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POLARIS AT TOTEM LAKE | 12335 120TH AVENUE NE, KIRKLAND, WASHINGTON 98034
DESIGN RESPONSE CONFERENCE - ROUND 2
11.07.2022

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CONCEPTUAL DESIGN CONFERENCE - SUMMARY

Conceptual Design Conference(s): May 2nd, 2022 & June 6th, 2022
Design Response Conference: October 3rd, 2022

A. Scale

- 1.) Increase overall modulation and articulation particularly along 120th Ave NE
- 2.) More movement and breaking up of the parapet
- 3.) Explore variation of window size and style
- 4.) Expand the corner tower so it functions as an accent and anchor of the building

B. Pedestrian Oriented Elements

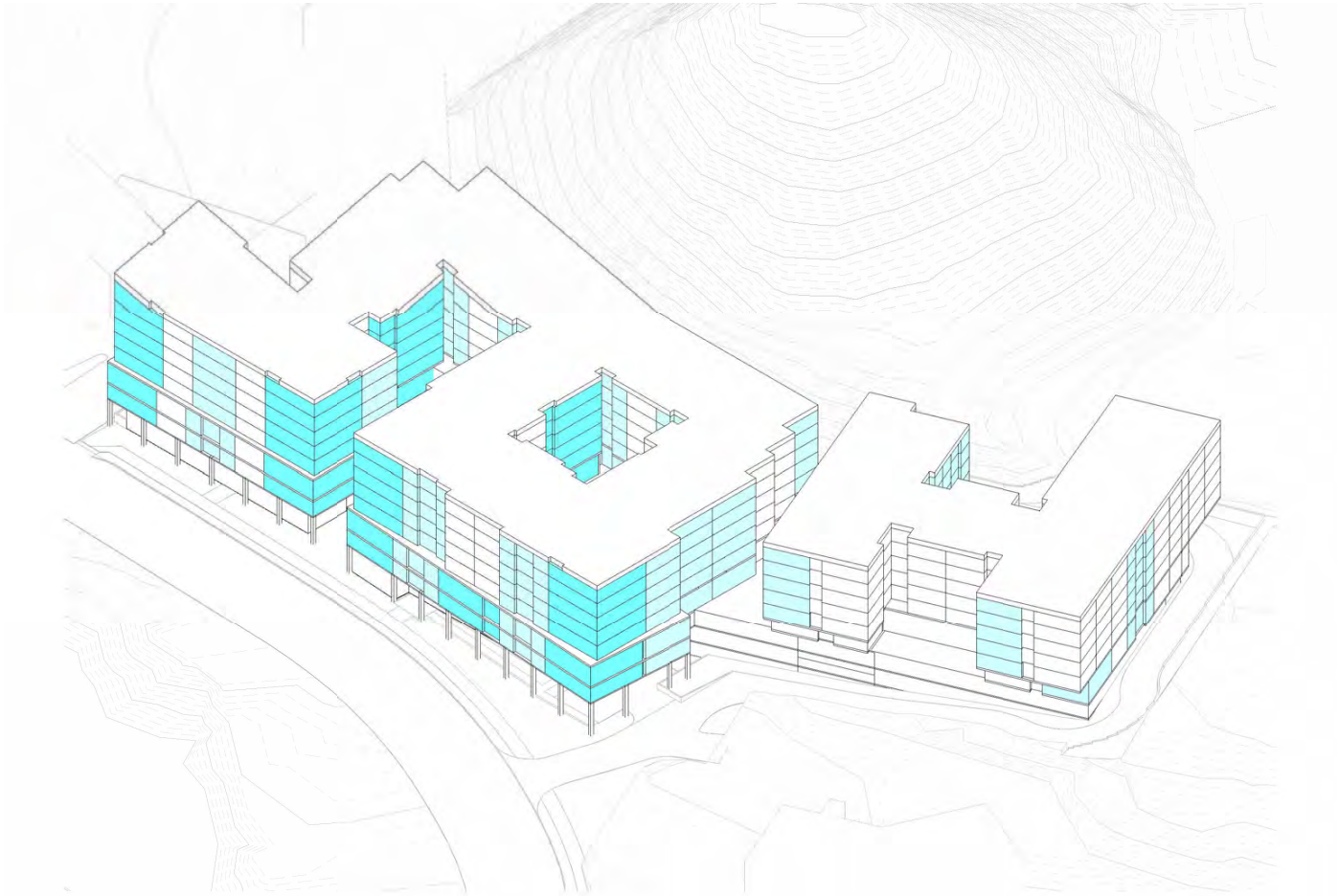
- 1.) Ground floor activation through use of benches, pavers, landscaping
- 2.) Expand the amount of frontage along 120th Ave. NE that engages the public
- 3.) Explore artwork opportunities within enhanced landscaping spaces particularly in and around the parking garage

C. Open Space and Landscaping

- 1.) Consider stair access to the plaza
- 2.) Can the plaza space spill over into the ramp area for a more blended transition from the sidewalk into the plaza space?
- 3.) Look into use of pavers, stamped concrete, benches
- 4.) Provide a more detailed landscape plan (including species) to address privacy, enhancing the public spaces (plaza etc.), ground floor pedestrian engagement, and seasonal plantings
- 5.) Opportunities to explore with the wide landscape areas

D. Other Comments

- 1.) Blank Wall Treatments: Identify any blank walls and how they will be treated.
- 2.) 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.



A // SCALE

VERTICAL & HORIZONTAL MODULATION

Board Comment(s) / Summary:

- 1.) Increase overall modulation and articulation particularly along 120th Ave NE

Response:

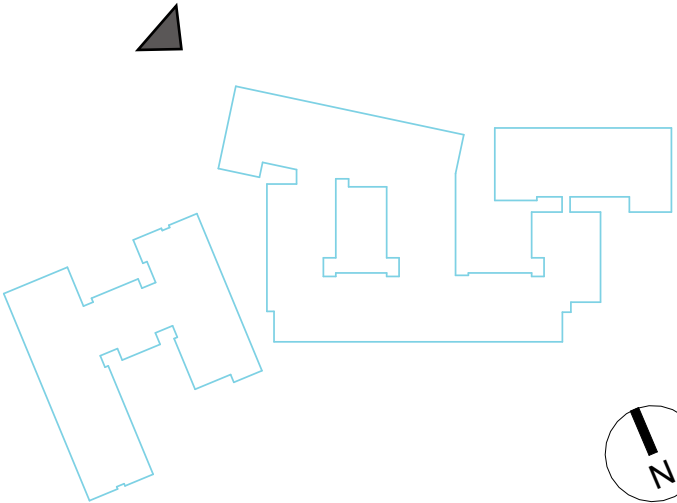
- (A) Material articulation
 - Texture variation - changes in fiber cement patterns from smooth to coarse help to add movement in the building facade which can be visible at various directions and times of the day
- (B) Additional modulation at levels 5 and 6 on Tower A - East Wing
- (C) Roof line parapet modulation - See page 7 for more information
- (D) Similar 2/3 Proportional relationship as Tower A - West Wing to create bookend appearance
- (E) Additional fenestration type/style to help further breakdown the scale of the facade and highlight more activated spaces within the building - See page 8 for more information
- (F) Vertical modulation to help break the corner anchor element from the rest of the primary building mass and emphasize verticality along the facade



PREVIOUS



CURRENT



VERTICAL & HORIZONTAL MODULATION

Board Comment(s) / Summary:

- 1.) Increase overall modulation and articulation particularly along 120th Ave NE

Response:

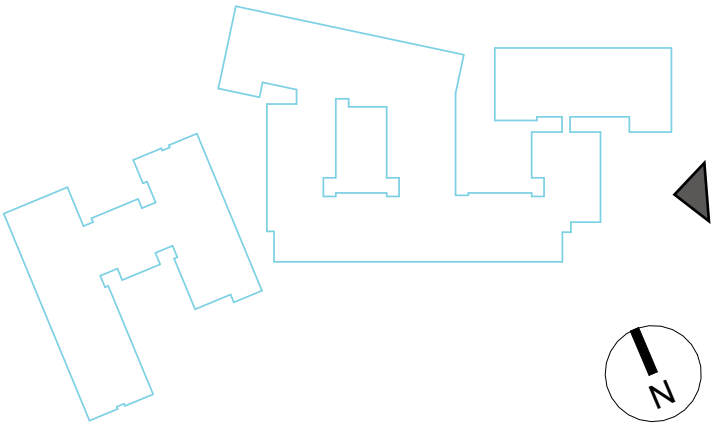
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- (B) Additional modulation at levels 5 and 6 on Tower A - East Wing
- (D) Roof line parapet modulation - See page 7 for more information
- (E) Similar 2/3 Proportional relationship as Tower A - West Wing to create bookend appearance
- (F) Additional fenestration type/style to help further breakdown the scale of the facade and highlight more activated spaces within the building - See page 8 for more information
- (G) Vertical modulation to help break the corner anchor element from the rest of the primary building mass and emphasize verticality along the facade



PREVIOUS



CURRENT



ROOF LINE PARAPET MODULATION

Board Comment(s) / Summary:

2.) More movement and breaking up of the parapet

Response:

We revised the exterior elevations to provide more modulation to the parapets at the roof. Vertical breaks at the roof now occur at each of the recessed wall locations. This move helps to break down the overall building mass into smaller, more vertical elements along the 120th Ave. NE frontage.

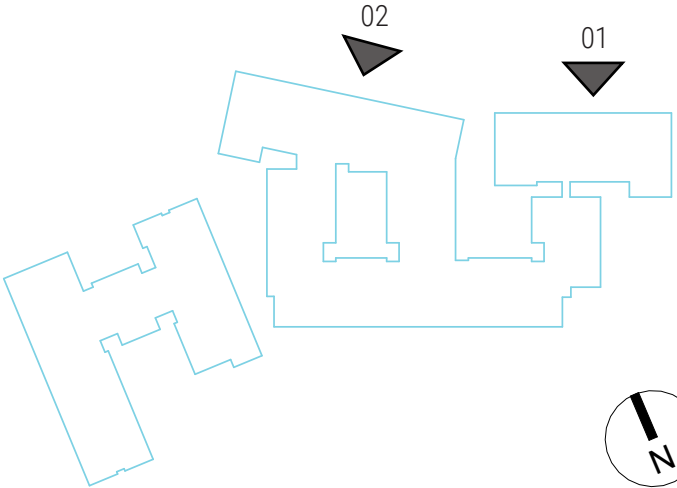
- (A) Increased parapet height by 2'-6" at corner anchor element
- (B) Increased parapet height by 1'-0"
- (C) Added vertical wall modulation
- (D) Omitted roof connection at recessed wall locations



01//PERSPECTIVE



02//PERSPECTIVE



FENESTRATION

Board Comment(s) / Summary:

3.) Explore variation of window size and style

Response:

We have provided an additional window type/style to the project to help further breakdown the overall scale of the building as recommended by the board. By increasing the size of fenestration at certain unit living rooms along 120th Ave. NE. the overall floor to floor relationship is minimized and therefore reduces the vertical scale/precieved height of the building. Larger window openings at these living areas also help to breakdown the horizontal patterning, creating relief points in the building facade. In addition, the board made a comment in regards to the detailing of the scallop infill panels. The comment stated that they are a nice touch but might be more affective if pedestrians at the street level could witness the variation in their faceting. In response, we revised the single slope scallop to provide a folded scallop which still provides minimal surfacing for dirt and debris collection but allows for shape variation which can be seen from below.

- (A) Added window type / style
- (B) Two window types/ styles are grouped together to provide the appearance of a larger opening
- (C) Deep recessed windows
- (D) Folded scallop infill panels



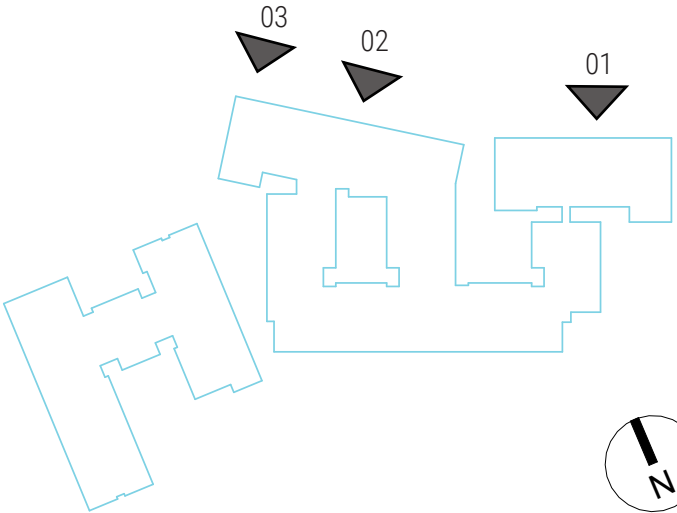
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03//PERSPECTIVE



CORNER ANCHOR

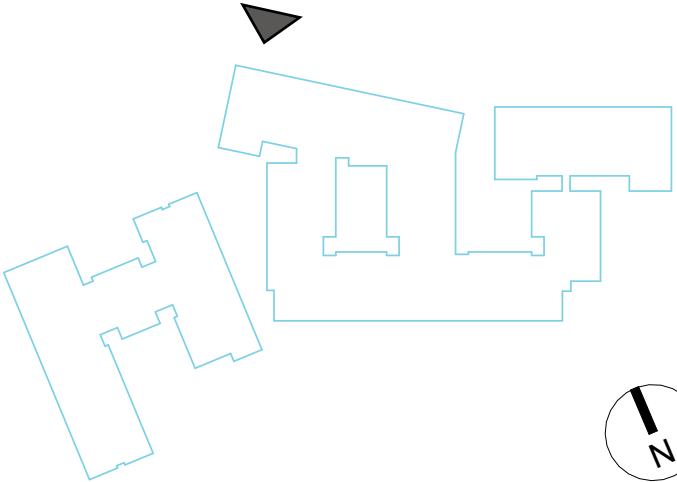
Board Comment(s) / Summary:

- 4.) Expand the corner towerer so it functions as an accent and anchor of the building

Response:

We have revised numerous aspects of the corner anchor element from our last DRC meeting on October 3rd. Based on the boards feedback there was just something intangible about this portion of the building that didn't corelate to the rest of project and furthermore lacked definition to further promote an "anchor element". The following points represent the revisions that have taken place:

- (A) We revised the column layout to better align with the perimeter of the corner anchor and help ground this element
- (B) Vertical modulation to help break the corner anchor element from the rest of the primary building mass and emphasize verticality along the facade
- (C) Raised the parapet to help emphasize the priority of this corner anchor element
- (D) Removed the parapet extension to isolate this element and once again promote vertically
- (E) We revised the fenestration on both facades to provide larger openings and therefore create a stronger more visually interesting aspect of the project



B // PEDESTRIAN ORIENTED ELEMENTS

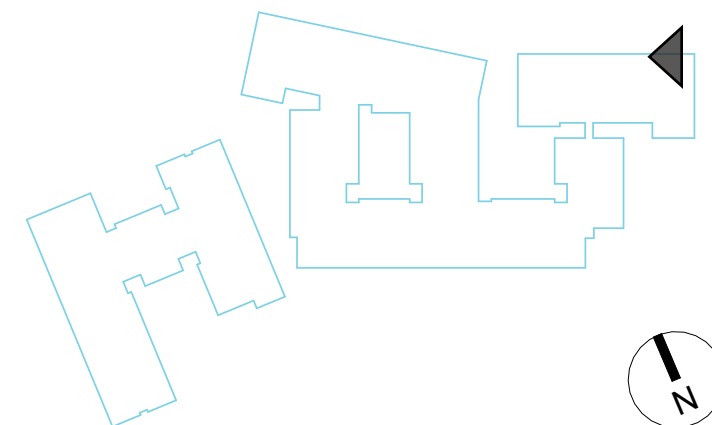
PEDESTRIAN-FRIENDLY BUILDING FRONTS

Board Comment(s) / Summary:

- 1.) Ground floor activation through use of benches, pavers, landscaping.
- 2.) Expand the amount of frontage along 124th Ave NE that engages the public.
- 3.) Explore artwork opportunities within enhanced landscaping spaces particularly in and around the parking garage.

Response:

- (A) By providing more seating nodes along the frontage we have created more opportunities of reprieve, interaction as well as reflection for patrons and the public alike
- (B) The intent is to provide a decorative paving pattern either through the use of linear concrete pavers in multiple gray tones or through saw cut concrete slab on grade
- (C) By reducing the square footage of certain raised planters we have revised the proposed open space layout to provide more area for pedestrian circulation and gathering
- (D) We have enhanced the pedestrian experience along 120th Ave. NE by taking the board's advice and incorporating a "butterfly garden" through the use of specific landscaping techniques
- (E) We have also provided decorative metal panels as a backdrop to the landscaping which doubles as screening for the proposed surface parking lot in this region of the project



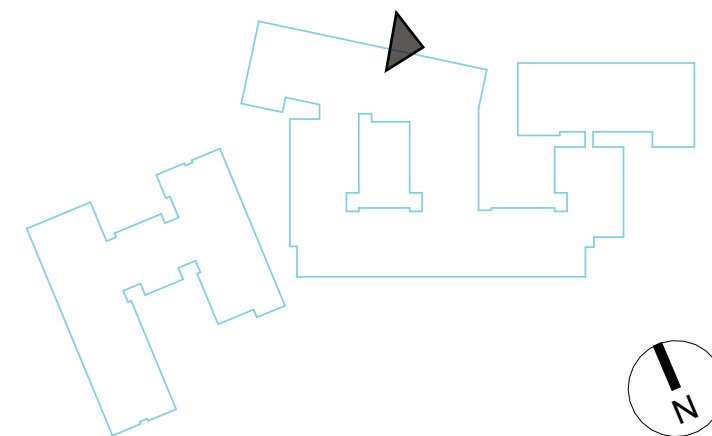
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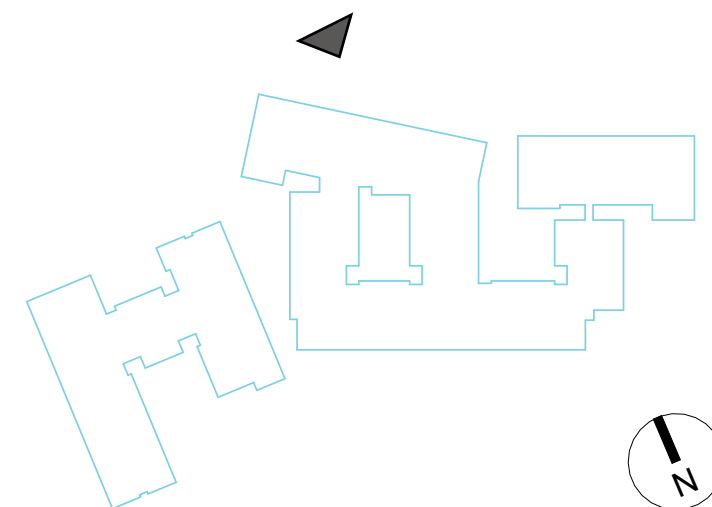
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Response:

- (A) By providing more seating nodes along the frontage we have created more opportunities of reprieve, interaction as well as reflection for patrons and the public alike
- (B) The intent is to provide a decorative paving pattern either through the use of linear concrete pavers in multiple gray tones or through saw cut concrete slab on grade
- (C) By reducing the square footage of certain raised planters we have revised the proposed open space layout to provide more area for pedestrian circulation and gathering
- (D) We have enhanced the pedestrian experience along 120th Ave. NE by taking the board's advice and incorporating a "butterfly garden" through the use of specific landscaping techniques
- (E) We have also provided decorative metal panels as a backdrop to the landscaping which doubles as screening for the proposed surface parking lot in this region of the project



C // OPEN SPACE AND LANDSCAPING

PEDESTRIAN PLAZAS

Board Comment(s) / Summary:

- 1.) Consider stair access to the plaza
- 2.) Can the plaza space spill over into the ramp area for a more blended transition from the sidewalk into the plaza space?
- 3.) Look into use of pavers, stamped concrete, benches
- 4.) Provide a more detailed landscape plan (including species) to address privacy, enhancing the public spaces (plaza etc.),ground floor pedestrian engagement, and seasonal plantings
- 5.) Opportunities to explore with the wide landscape areas

Response:

- (A) We have revised the pedestrian circulation/access scheme by providing stairways at both the primary entrance into the plaza as well as the public entrance into the parking garage.
- (B) We have revised the westerly “ramp” entrance down into the public plaza by increasing the overall width. By reducing the planter widths, increasing the circulation width and providing seating areas along the low planter wall this area allows gathering space to spill over from the plaza as suggested by the board.
- (C) We are proposing concrete pavers or saw cut concrete joinery at these public spaces.
- (D) We have enhanced the pedestrian experience along 120th Ave. NE by taking the board’s advice and incorporating a “butterfly garden” through the use of specific landscaping techniques. We have also provided decorative metal panels as a backdrop to the landscaping which doubles as screening for the proposed surface parking lot in this region of the project.

