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

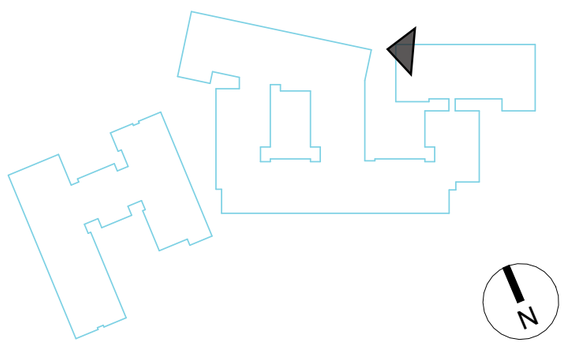
Response:

(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.



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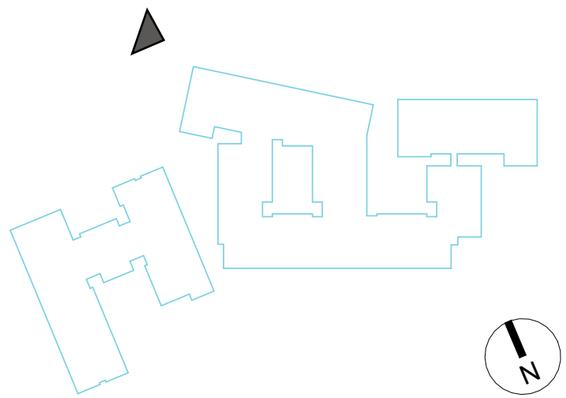


EXISTING TREE PLAN

EXISTING TREES

- OFF-SITE EVERGREEN TREE
- OFF-SITE DECIDUOUS TREE
- AMERICAN SYCAMORE (PLATANUS OCCIDENTALIS)
- AUSTRIAN PINE (PINUS NIGRA)
- BIG LEAF MAPLE (ACER MACROPHYLLUM)
- BLACK COTTONWOOD (POPULUS BALSAMIFERA TRICHOCARPA)
- CALLERY PEAR (PYRUS CALLERYANA)
- DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
- EUROPEAN WHITE BIRCH (BETULA PENDULA)
- KWANZAN CHERRY (PRUNUS SERRULATA 'KWANZAN'
- RED MAPLE (ACER RUBRUM)
- TRIDENT MAPLE (ACER BUERGERIANUM)
- WESTERN RED CEDAR (THUJA PLICATA)

MIXED CONIFER/DECIDUOUS FOREST
DOMINANT CANOPY SPECIES:
Acer macrophyllum
Pseuotsuga menziesii
Thuja plicata
UNDERSTORY SPECIES:
Corylus cornuta
Holodiscus discolor
Polystichum munitum
Mahonia nervosa

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

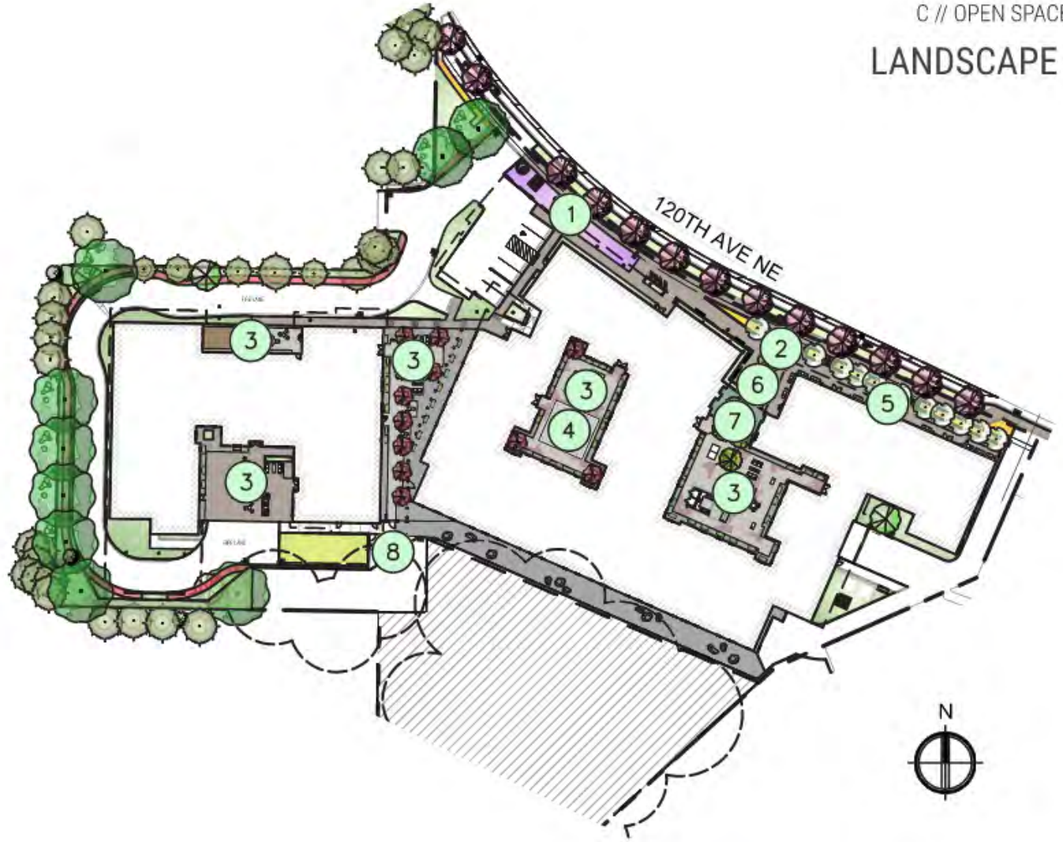
The front entry space offers seating and short-term bike parking for building visitors and residents. Either side of the entry is generously landscaped to create a welcoming and obvious main entry into the building.

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 in 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
- SUPLEMENTAL PLANTING
  SITE OPEN SPACE LANDSCAPE PER KZC 95.41
- STREET PARKING STRIP
- GREENROOF TRAY PLANTING
- GRASSCRETE

C // OPEN SPACE AND LANDSCAPING

TREE PLANTING PLAN

ACER CIRCINATUM

ACER CIRCINATUM `MONROE`

ACER CIRCINATUM `PACIFIC FIRE`

ACER GRANDIDENTATUM 'SCHMIDT'

ACER MACROPHYLLUM

EXISTING TREES

EXISTING EVERGREEN TREE TO REMAIN

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING TREES IN GREENBELT EASEMENT

CARPINUS BETULUS 'COLUMNARIS'

TILIA CORDATA `DE GROOT`

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'

DRIVE ISLE BUFFER


GAULTHERIA SHALLON


PRUNUS LAUROCERASUS


RIBES SANGUINEUM


RHODODENDRON


SYMPHORICARPOS ALBUS

STREET BUFFER


HAKONECHLOA MACRA

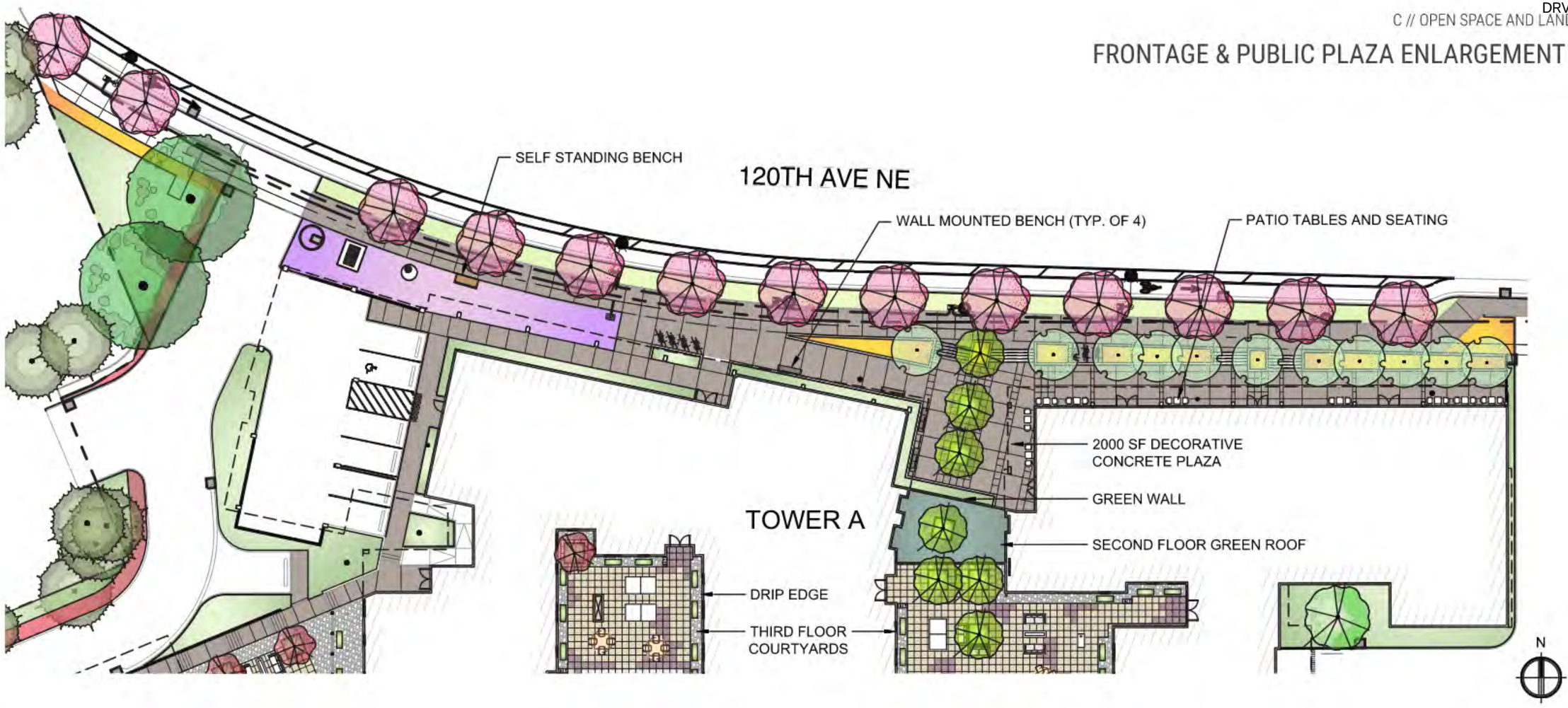

NANDINA DOMESTICA


SARCOCOCCA HOOKERIANA HUMILIS

STREET PARKING STRIP


PRUNUS LAUROCERASUS

FRONTAGE & PUBLIC PLAZA ENLARGEMENT PLAN

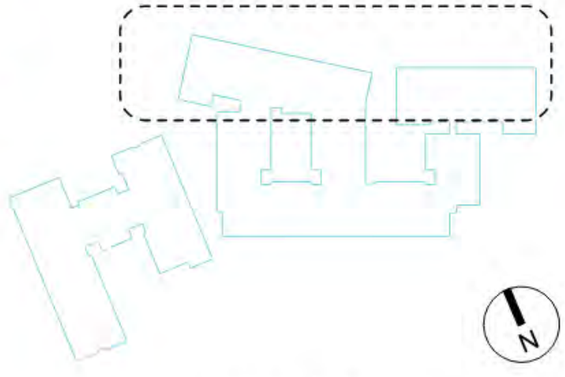



GREEN WALL


FRONTAGE PLANTING

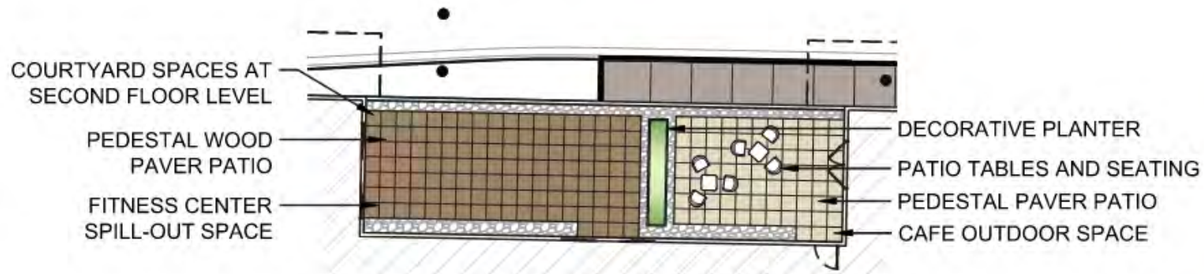

CAFE STYLE SEATING


ALLEE OF TREES THROUGH PLAZA



PLAZA ENLARGEMENT PLANS

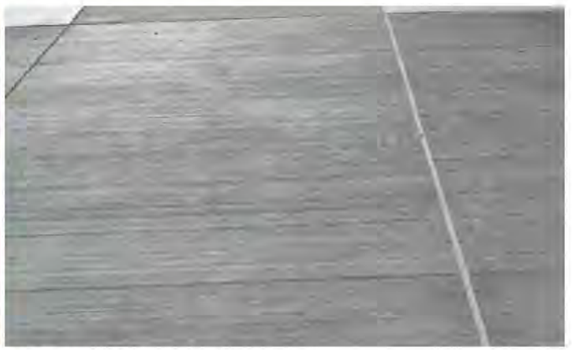
PLAZA 'A'



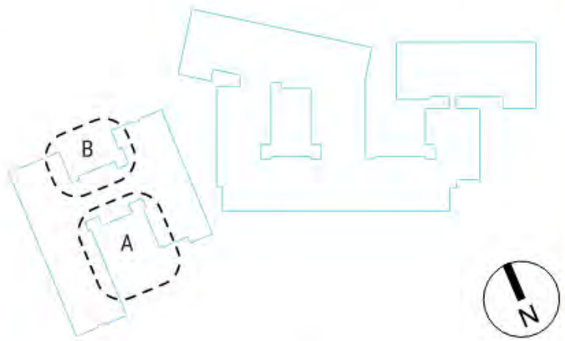
PLAZA 'B'

PEDESTAL PAVER SYSTEM

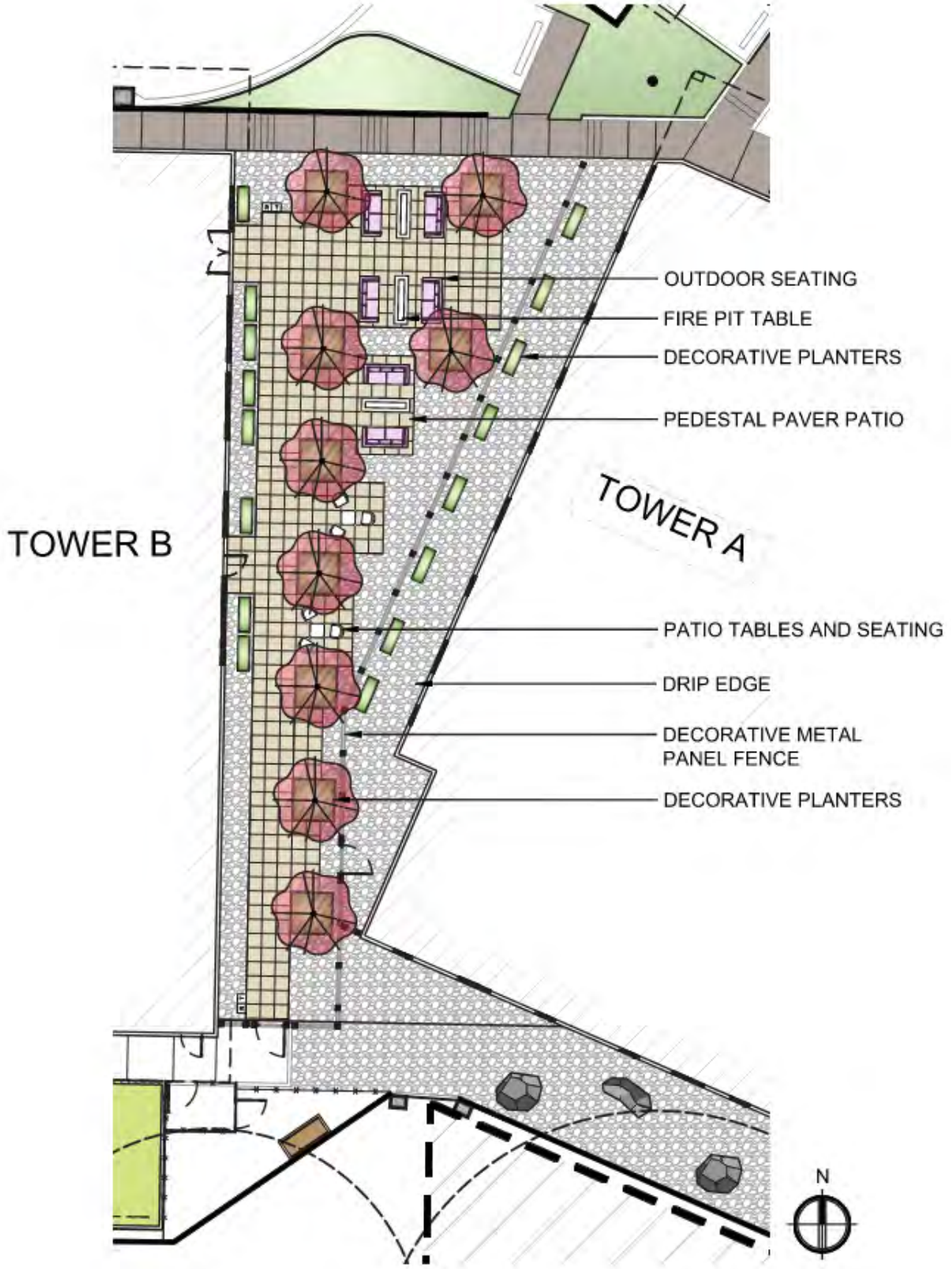
WOOD PEDESTAL PAVERS



DECORATIVE CONCRETE



PLAZA ENLARGEMENT PLAN



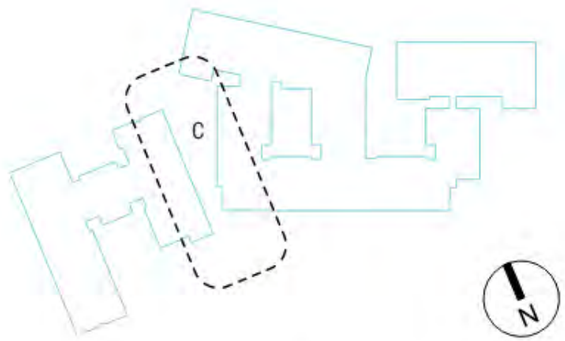

OUTDOOR SEATING


DECORATIVE METAL FENCE

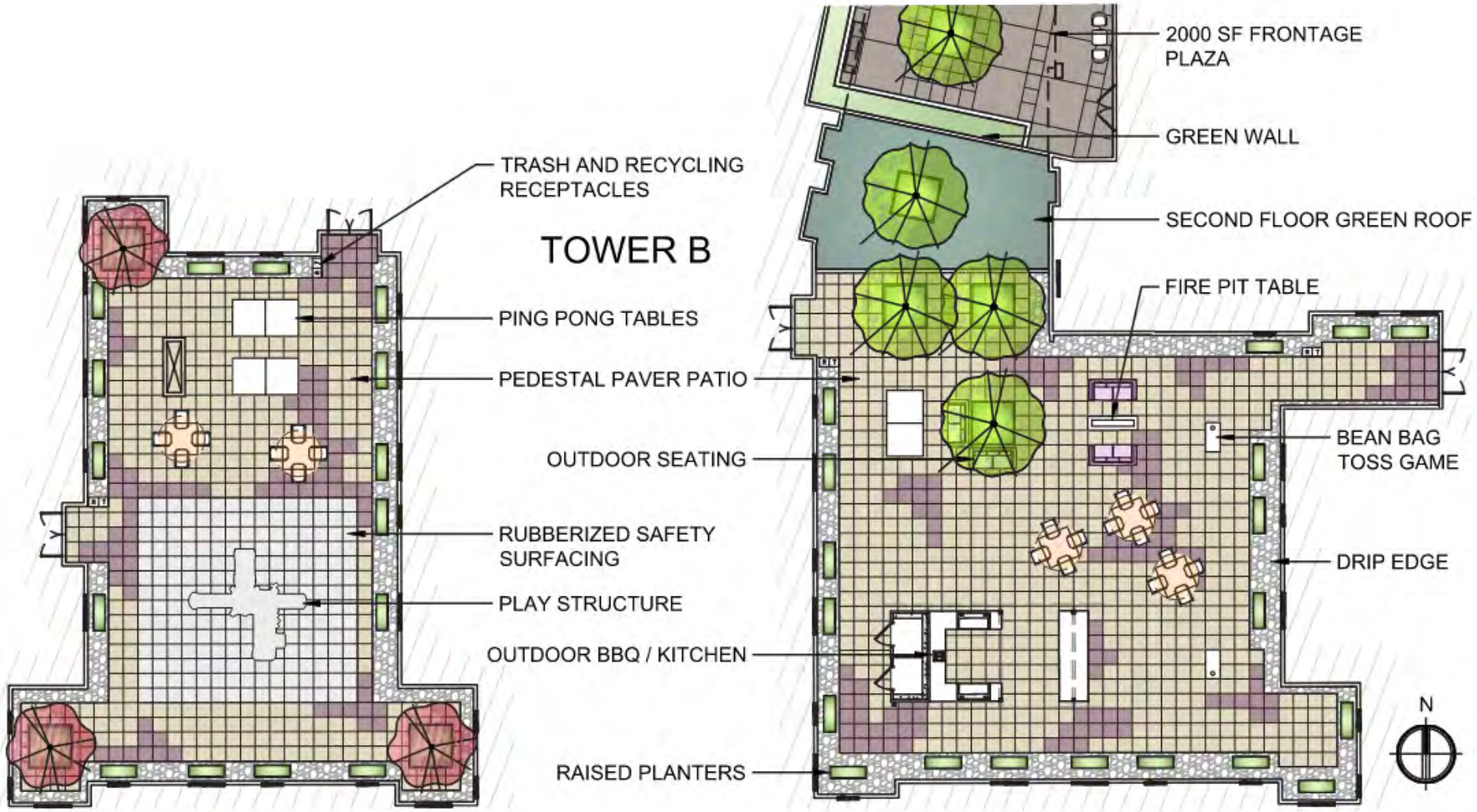

CONCRETE PEDESTAL PAVERS


RECEPTACLES


DECORATIVE PLANTERS



PLAZA ENLARGEMENT PLANS



PLAZA 'D'

PLAZA 'E'

DECORATIVE PLANTERS

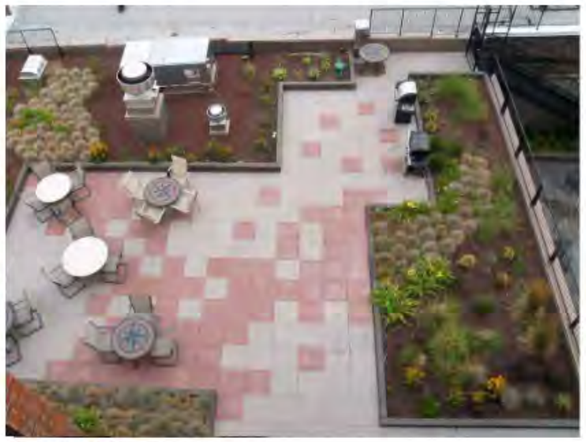
LIGHTING

PLAY STRUCTURE

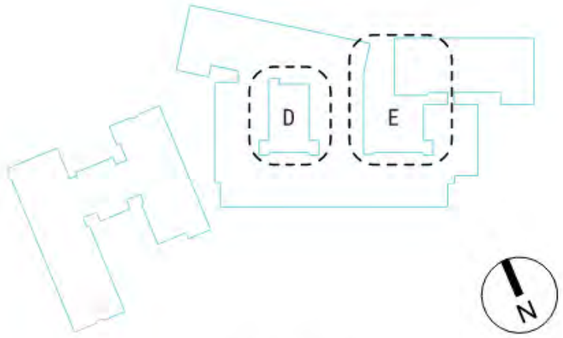
BBQ / KITCHEN

DRIP EDGE

PING PONG



PEDESTAL PAVERS



D // OTHER COMMENTS

BLANK WALLS

01//PREVIOUS

01//CURRENT

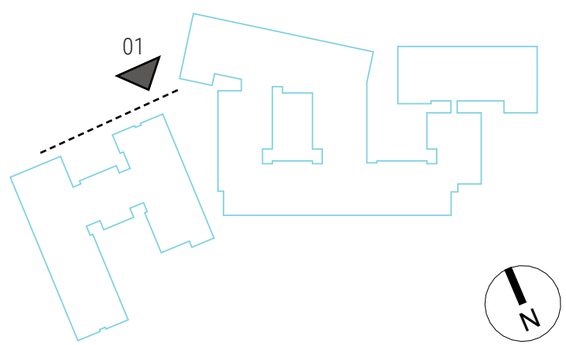
Board Comment(s) / Summary:

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



BLANK WALLS

02//PREVIOUS

02//CURRENT

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.

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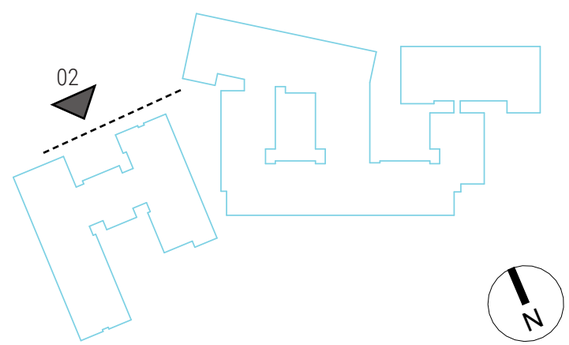


GREENBELT EASEMENT SCREENING

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:

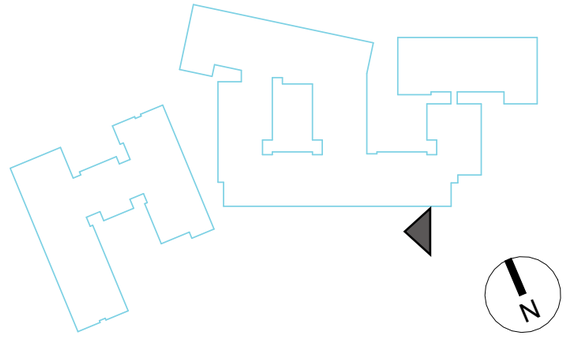
In response to the board's comments regarding the residential views at the South facade of Tower A, we provided more detail as to what this area might look like and what features we intend to provide as listed below. We feel that based on the proposed 15'-0" separation between the unit windows and the 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

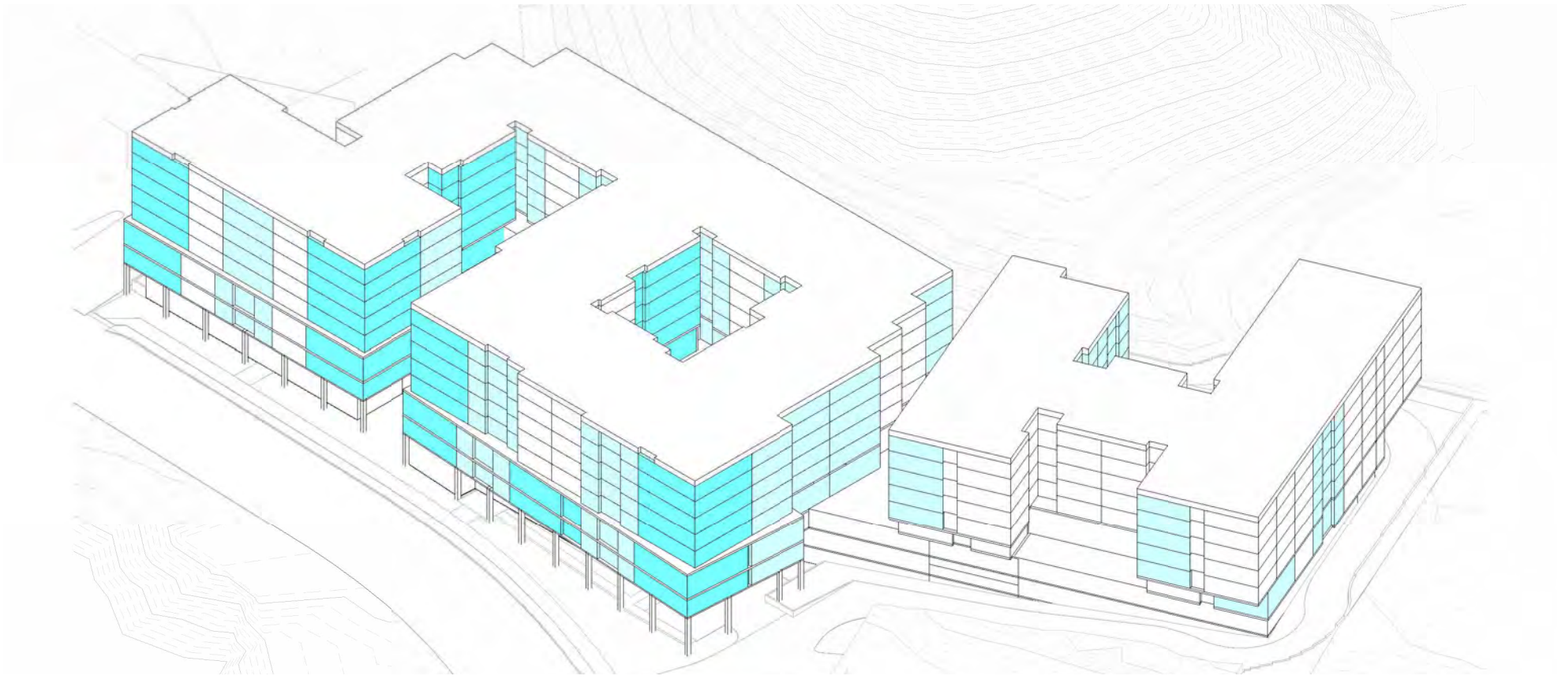
(B) 4x8 pressure treated wood lagging to be left exposed and weathered

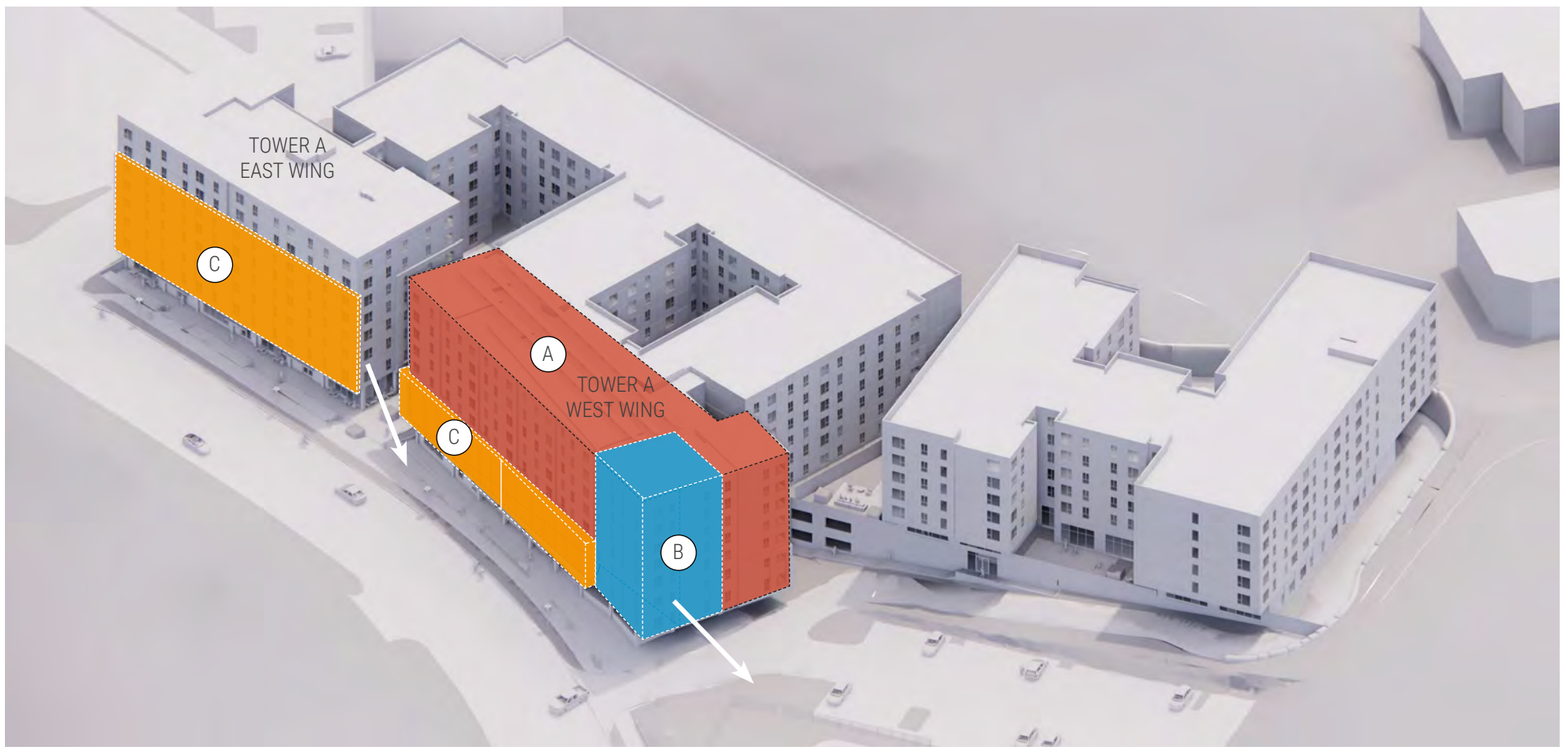
(C) Planting and landscape maintenance for top/shoring wall vegetation to include vertical climbing plantings

(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

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) Recessed vertical modulation at the building knuckle between building masses

(B) Public Pedestrian Plaza provides vertical modulation at the Tower A primary building facade along 120th Ave. NE