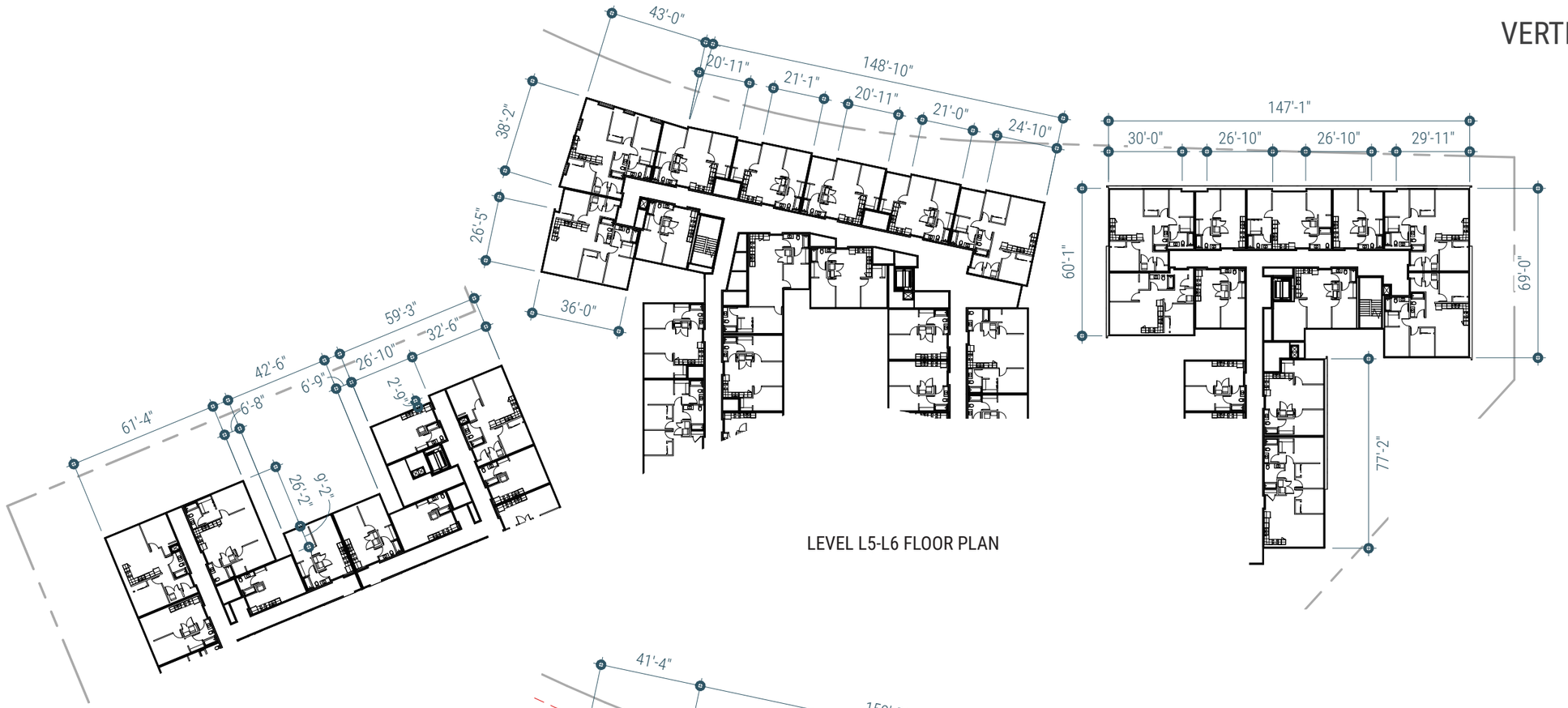
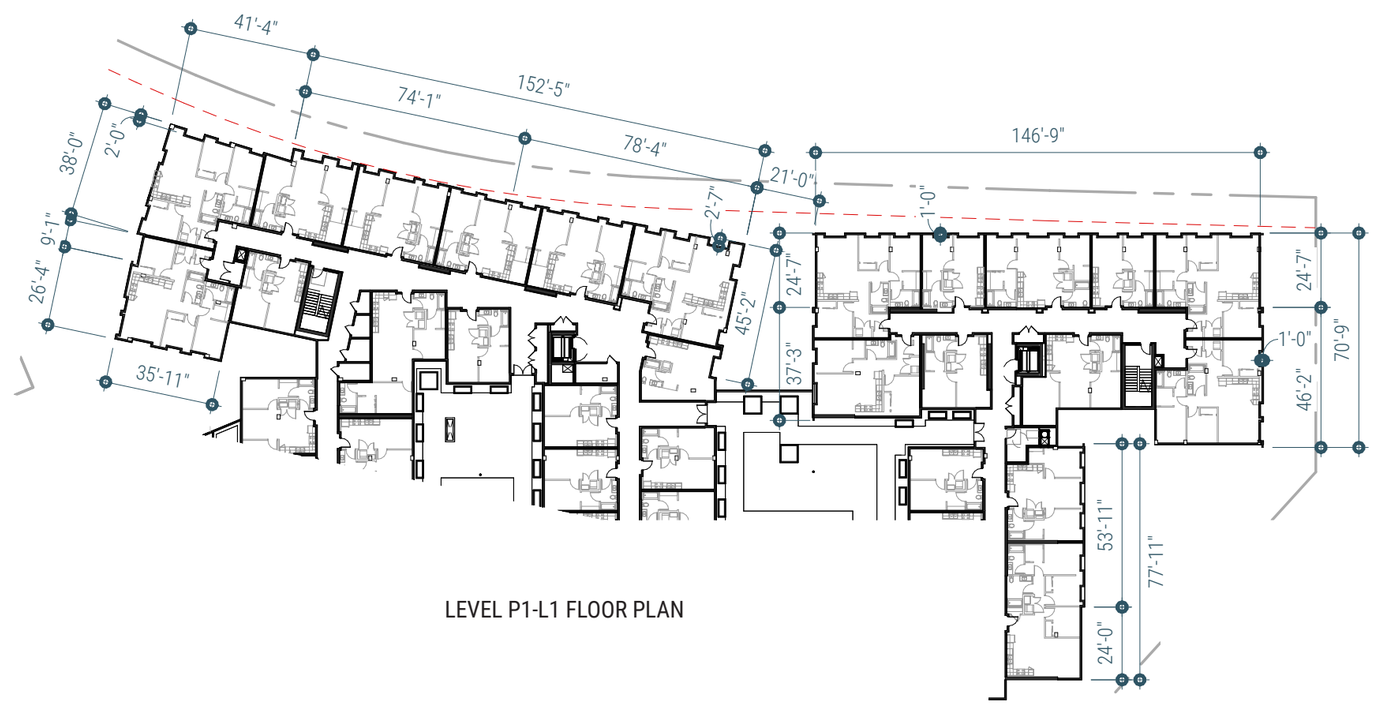
VERTICAL MODULATION



LEVEL L5-L6 FLOOR PLAN



LEVEL P1-L1 FLOOR PLAN

HORIZONTAL MODULATION & ARTICULATION

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:

(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:

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.

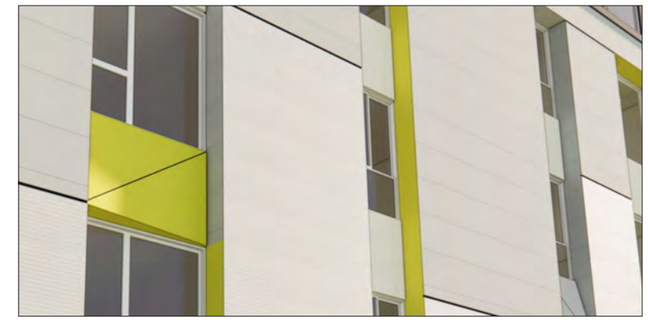
RESPONSE:

- (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

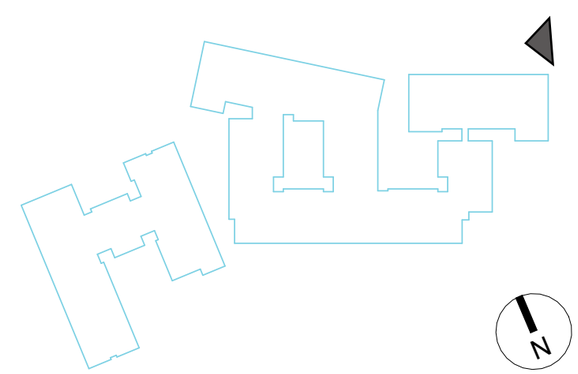
(B) Scallop infill panels to provide movement in both the vertical and horizontal planes of the building facade



(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

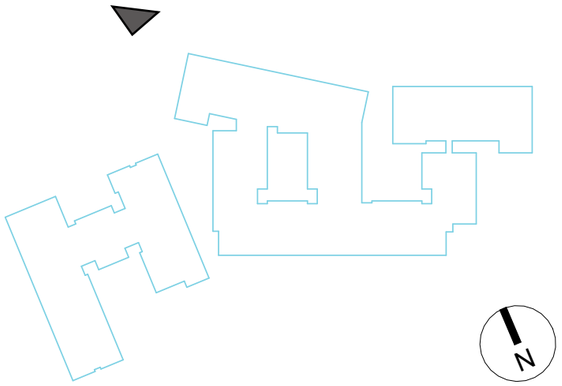
Emergency vehicle gate location

(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



PROJECT PROGRESSION

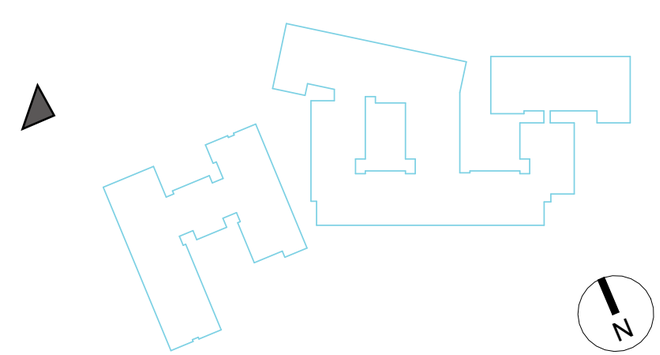
(A) Proposed building signage location

(B) Material palette:
1.) Contrasting black and white primary materials
2.) Blue accent panel
3.) Warm accent panel

(C) 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

(D) Courtyard between Tower A and Tower B

(E) Limited building transparency along the North facade to limit the visibility to the adjacent Evergreen Academy property to the North



PEDESTRIAN-FRIENDLY BUILDING FRONTS

(A) Incorporate transparent windows and doors and weather protection features along all non-residential facades adjacent to a sidewalk or internal pathway.

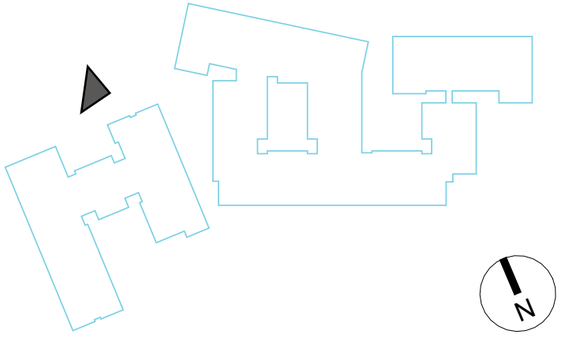
(B) Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.

(C) Design weather protection features to provide adequate width and depth at building entries and along building facades that are oriented toward sidewalks and pathways.

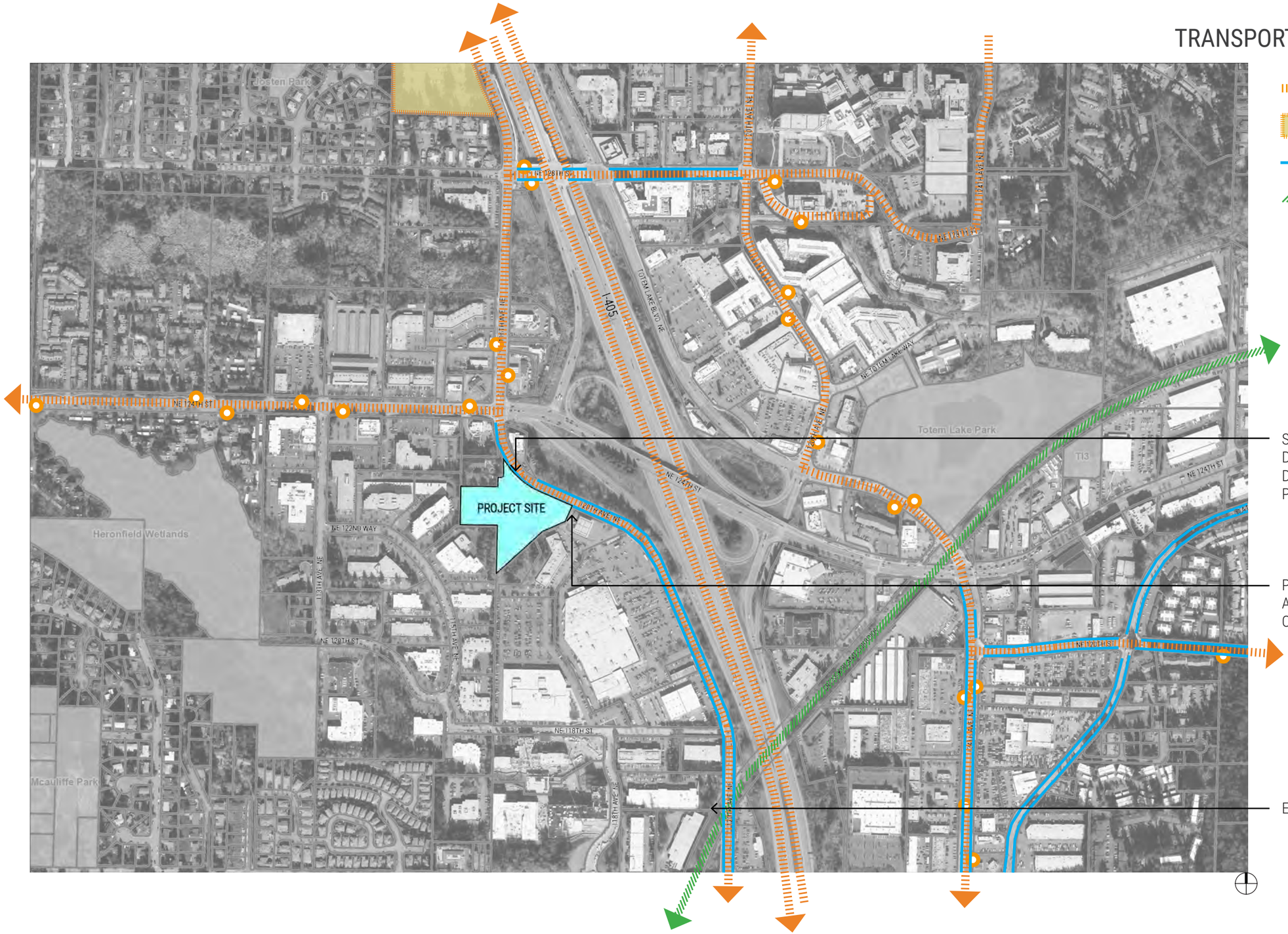
(D) Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be considered, where compatible with the architectural style of the building and the ground floor use.

(E) Provide pedestrian amenities along all sidewalks, interior pathways and within plazas and other open spaces. Desired amenities include:

1) Pedestrian-scaled lighting (placed between 12'-15' above the ground).
2) 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".
3) Pedestrian furniture such as trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains.
4) Planting beds and/or potted plants.
5) Unit paving such as stones, bricks, or tiles.
6) Decorative pavement patterns and tree grates.
7) Water features.
8) Informational kiosks.
9) Transit shelters.
10) Decorative clocks.
11) Artwork.



TRANSPORTATION & ACCESS - OFF-SITE



BUS ROUTE / STOP

PARK & RIDE

BIKE LANE

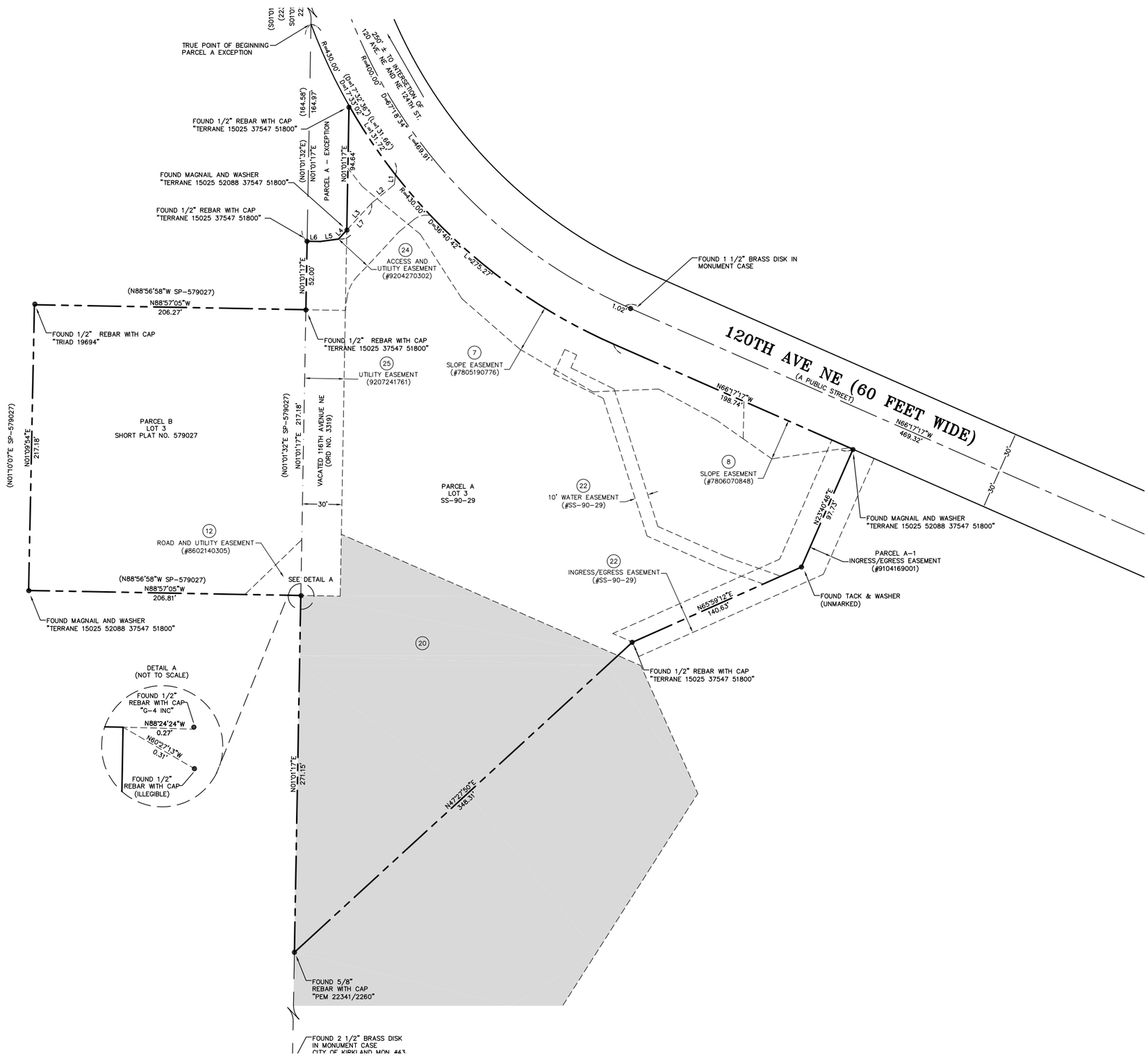
PEDESTRIAN CORRIDOR

SECONDARY ACCESS - SHARED ACCESS DRIVE WITH PROPERTY OWNER DIRECTLY NORTH, PROSPECTIVE TENANT PARKING & FIRE ACCESS

PRIMARY PROJECT ACCESS - SHARED ACCESS EASEMENT WITH PROPERTY OWNERS DIRECTLY SOUTH

EAST TRAIL CROSSING AT 120TH AVE. NE

EXISTING OVERALL SITE SURVEY



LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- GREENBELT EASEMENT (#9008100831) (20)
- (N45°15'00"E 200.45') RECORD BEARING AND/OR DISTANCE
- ● FOUND AS NOTED

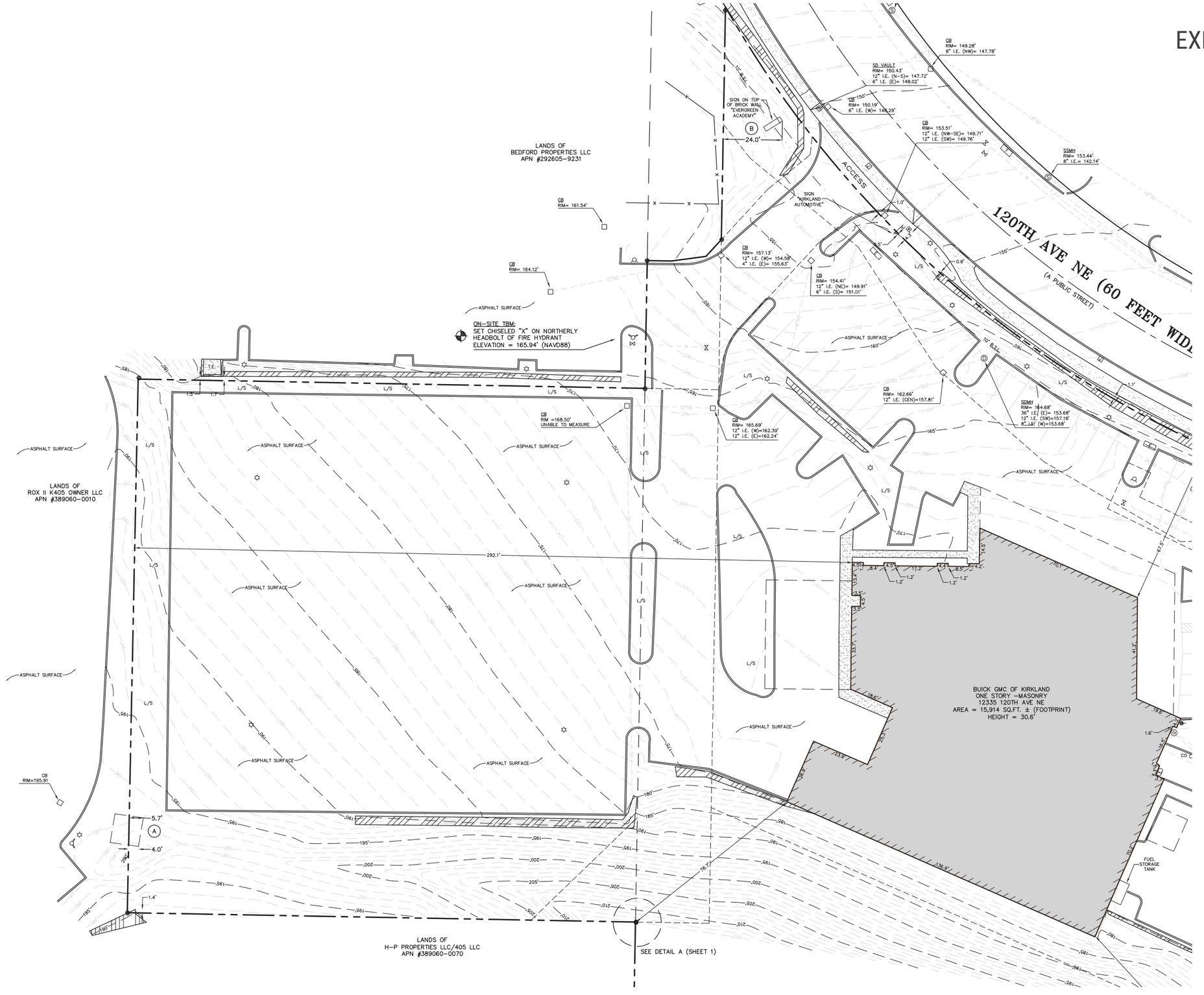
LINE TABLE				
LINE	BEARING	DISTANCE	REC BEARING	REC DISTANCE
L1	S06°10'43"W	7.47'	(S06°10'59"W)	(7.13')
L2	S50°44'37"W	22.38'	(S50°44'53"W)	(22.38')
L3	S42°40'23"W	27.77'	(S42°40'38"W)	N/A
L4	S42°40'23"W	9.27'	(S42°40'38"W)	N/A
L5	S82°21'27"W	14.00'	(S82°21'42"W)	(14.00')
L6	N88°58'43"W	10.00'	(N88°58'28"W)	(10.00')
L7	S42°40'23"W	37.11'	(S42°40'38"W)	(37.04')

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

EXISTING ENLARGED SITE SURVEY



LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE (B.S.L.)
- CENTERLINE
- CANOPY
- BUILDING LINE
- 6" CONCRETE CURB
- EDGE OF ASPHALT
- 6' CHAIN LINK FENCE
- CONCRETE OR ROCK WALL
- CONCRETE SURFACE
- FIRE HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER METER
- WATER VAULT
- WATER VALVE
- GAS VALVE
- GAS METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- STORM SEWER MANHOLE
- STORM DRAIN VAULT
- CATCH BASIN
- TELECOMMUNICATION RISER
- TELECOMMUNICATION VAULT
- LIGHT STANDARD
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC VAULT OR BOX
- POWER TRANSFORMER
- FLAG POLE
- SIGN
- (N45°15'00"E 200.45') RECORD BEARING AND/OR DISTANCE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- L/S LANDSCAPED AREA
- T.E. TRASH ENCLOSURE
- FOUND AS NOTED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.