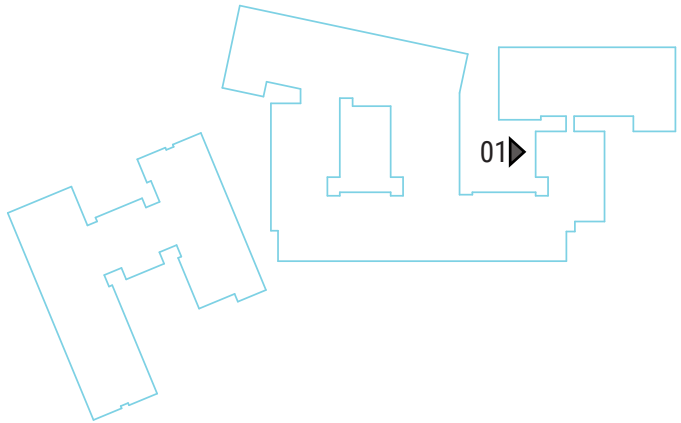
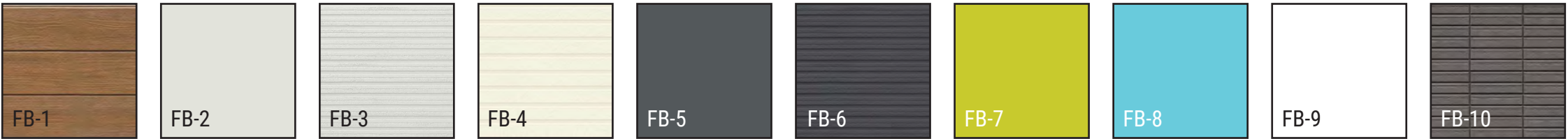


ENLARGED ELEVATION - WEST COURTYARD 5 & 6



MATERIALS:

- | | | | |
|------|---|-------|---|
| FB-1 | CERACLAD // URBAN CEDAR // HONEY | FB-6 | CERACLAD // CAST STRIPE // CHARCOAL |
| FB-2 | CERACLAD // CONTEMPORARY SMOOTH // ASH | FB-7 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-3 | CERACLAD // CAST STRIPE // ASH | FB-8 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-4 | CERACLAD // 8 REVEAL // SILK | FB-9 | CERACLAD // CONTEMPORARY SMOOTH // PEARL |
| FB-5 | CERACLAD // CONTEMPORARY SMOOTH // SUMI | FB-10 | CERACLAD // GRID 9 // GRAY |

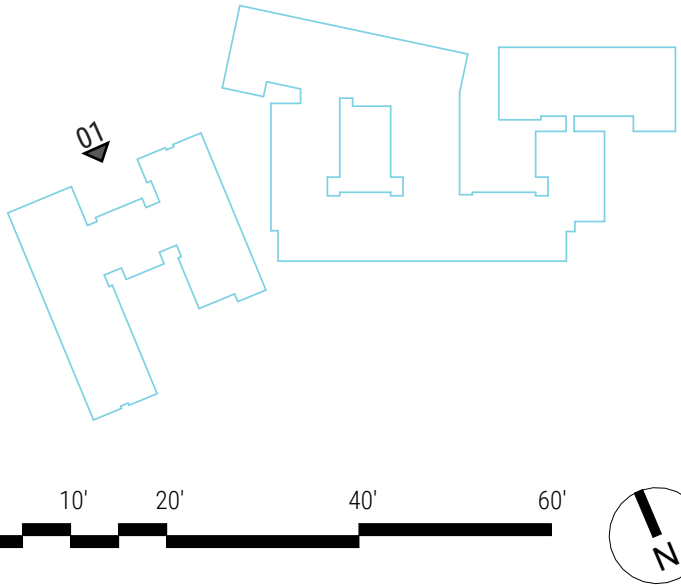
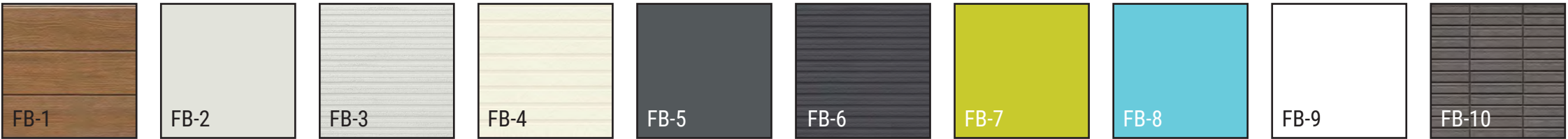


ENLARGED ELEVATION - NORTH



MATERIALS:

- | | | | |
|------|---|-------|---|
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| FB-2 | CERACLAD // CONTEMPORARY SMOOTH // ASH | FB-7 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-3 | CERACLAD // CAST STRIPE // ASH | FB-8 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-4 | CERACLAD // 8 REVEAL // SILK | FB-9 | CERACLAD // CONTEMPORARY SMOOTH // PEARL |
| FB-5 | CERACLAD // CONTEMPORARY SMOOTH // SUMI | FB-10 | CERACLAD // GRID 9 // GRAY |

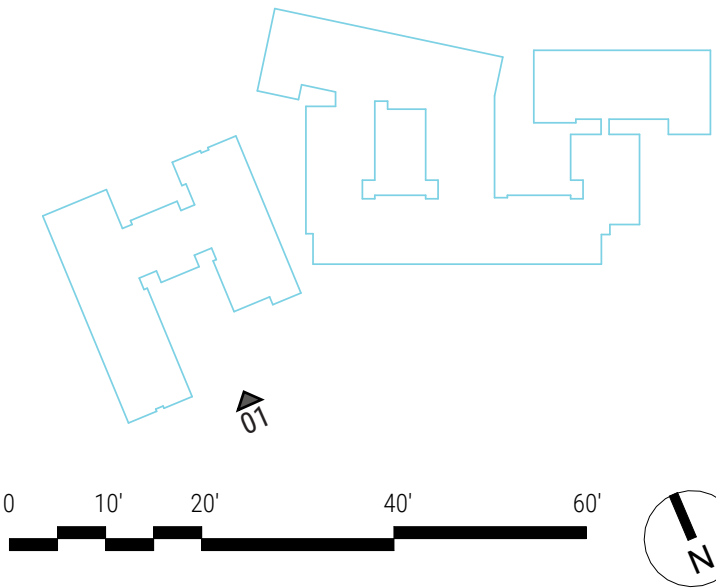
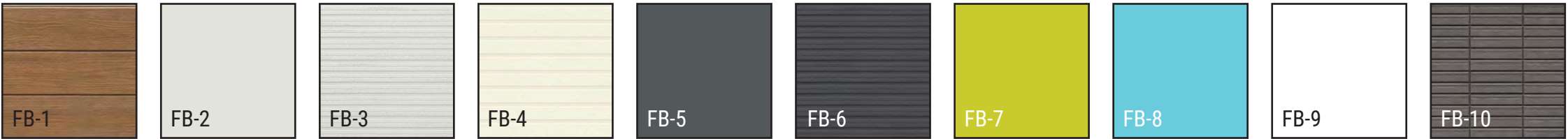


ENLARGED ELEVATION - SOUTH



MATERIALS:

- | | | | |
|------|---|-------|---|
| FB-1 | CERACLAD // URBAN CEDAR // HONEY | FB-6 | CERACLAD // CAST STRIPE // CHARCOAL |
| FB-2 | CERACLAD // CONTEMPORARY SMOOTH // ASH | FB-7 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-3 | CERACLAD // CAST STRIPE // ASH | FB-8 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-4 | CERACLAD // 8 REVEAL // SILK | FB-9 | CERACLAD // CONTEMPORARY SMOOTH // PEARL |
| FB-5 | CERACLAD // CONTEMPORARY SMOOTH // SUMI | FB-10 | CERACLAD // GRID 9 // GRAY |

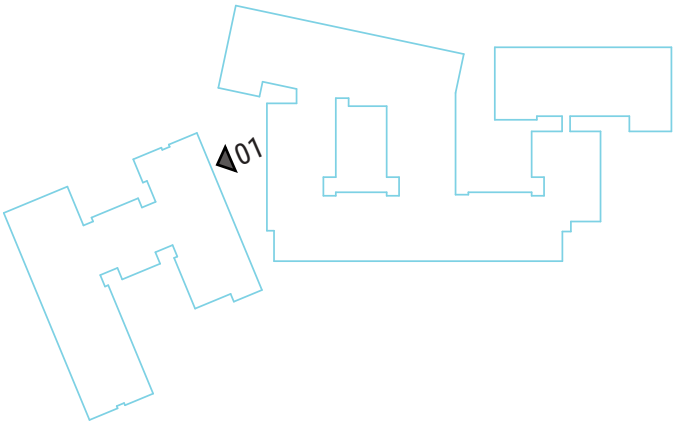
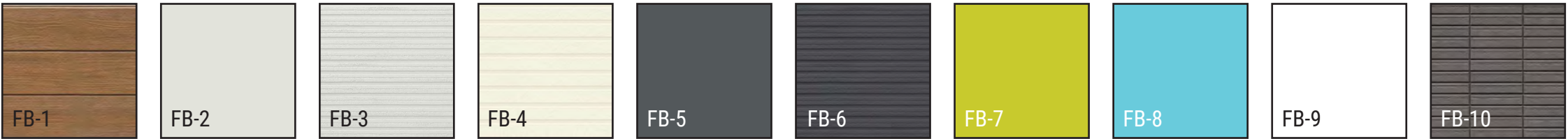


ENLARGED ELEVATION - EAST COURTYARD 3

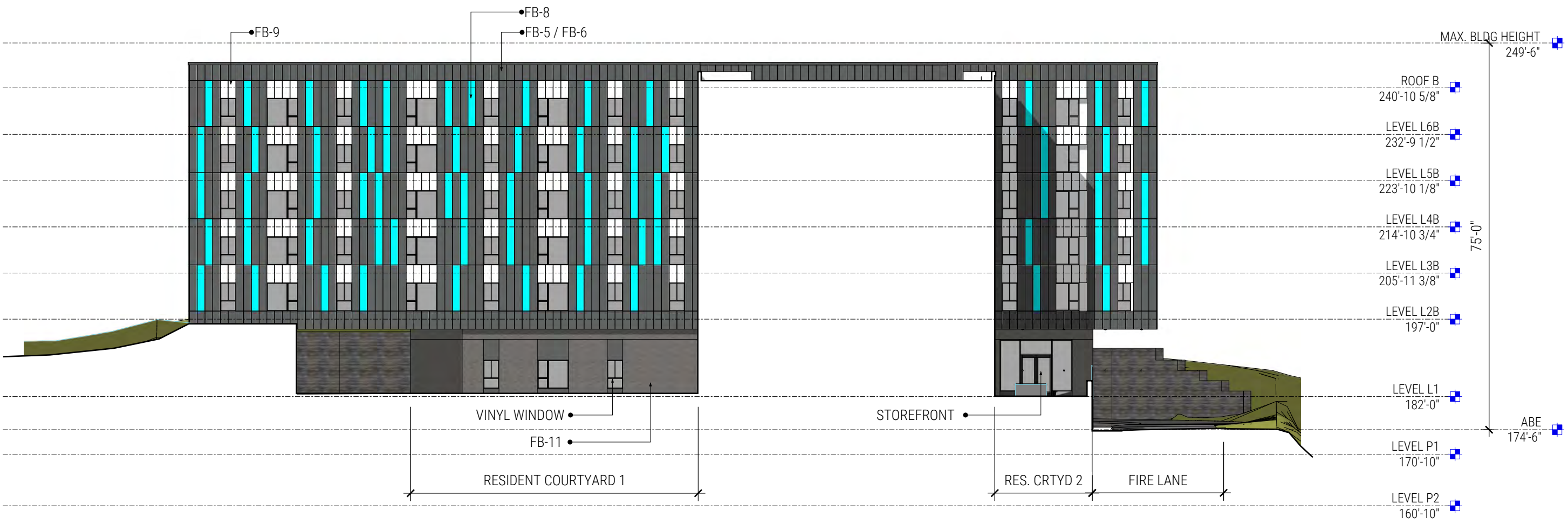


MATERIALS:

- | | | | |
|------|---|-------|---|
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| FB-2 | CERACLAD // CONTEMPORARY SMOOTH // ASH | FB-7 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-3 | CERACLAD // CAST STRIPE // ASH | FB-8 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-4 | CERACLAD // 8 REVEAL // SILK | FB-9 | CERACLAD // CONTEMPORARY SMOOTH // PEARL |
| FB-5 | CERACLAD // CONTEMPORARY SMOOTH // SUMI | FB-10 | CERACLAD // GRID 9 // GRAY |

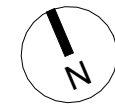
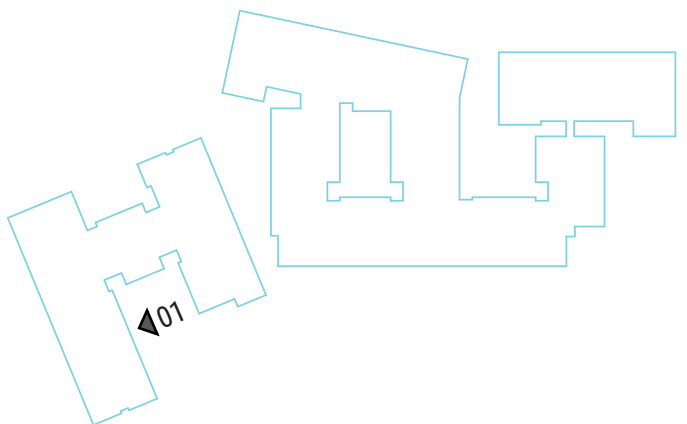
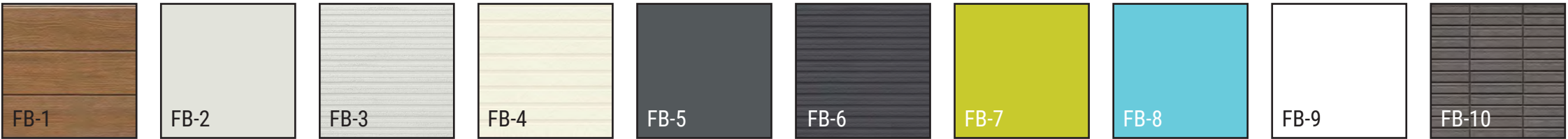


ENLARGED ELEVATION - EAST COURTYARD 1 & 2



MATERIALS:

- | | |
|--|--|
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| FB-2 CERACLAD // CONTEMPORARY SMOOTH // ASH | FB-7 CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-3 CERACLAD // CAST STRIPE // ASH | FB-8 CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-4 CERACLAD // 8 REVEAL // SILK | FB-9 CERACLAD // CONTEMPORARY SMOOTH // PEARL |
| FB-5 CERACLAD // CONTEMPORARY SMOOTH // SUMI | FB-10 CERACLAD // GRID 9 // GRAY |

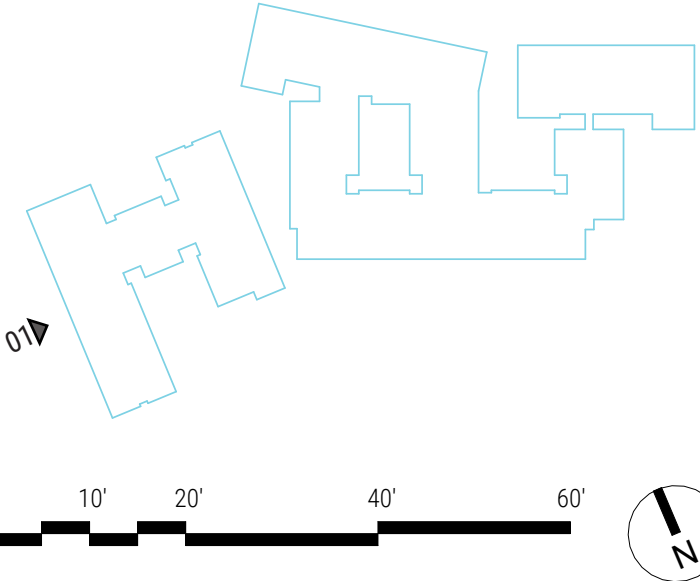
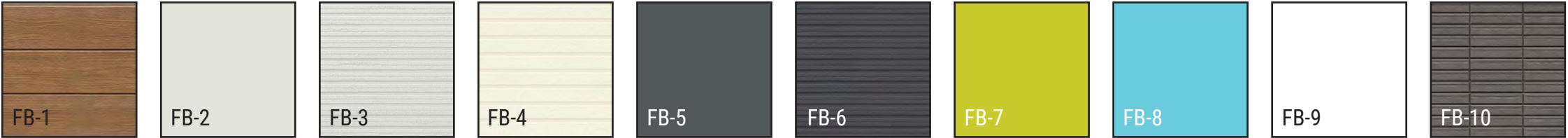


ENLARGED ELEVATION - WEST

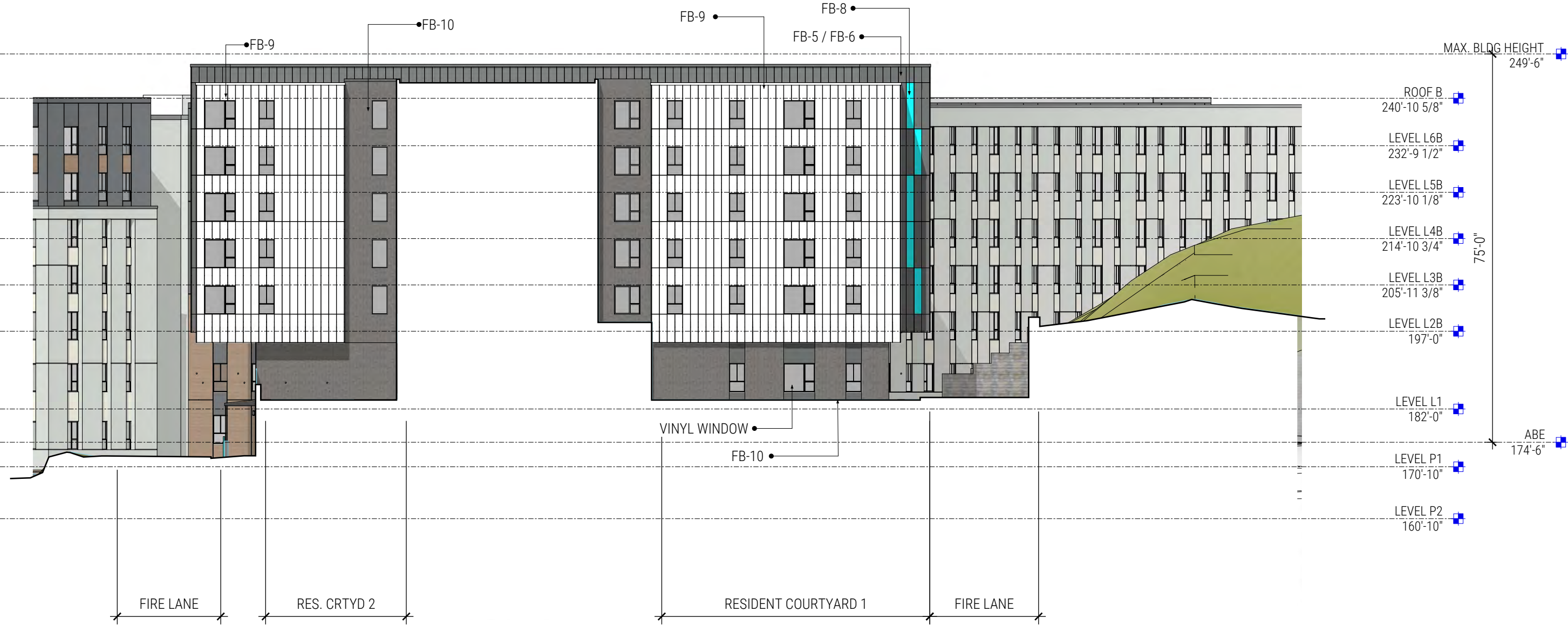


MATERIALS:

- | | | | |
|------|---|-------|---|
| FB-1 | CERACLAD // URBAN CEDAR // HONEY | FB-6 | CERACLAD // CAST STRIPE // CHARCOAL |
| FB-2 | CERACLAD // CONTEMPORARY SMOOTH // ASH | FB-7 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-3 | CERACLAD // CAST STRIPE // ASH | FB-8 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
| FB-4 | CERACLAD // 8 REVEAL // SILK | FB-9 | CERACLAD // CONTEMPORARY SMOOTH // PEARL |
| FB-5 | CERACLAD // CONTEMPORARY SMOOTH // SUMI | FB-10 | CERACLAD // GRID 9 // GRAY |

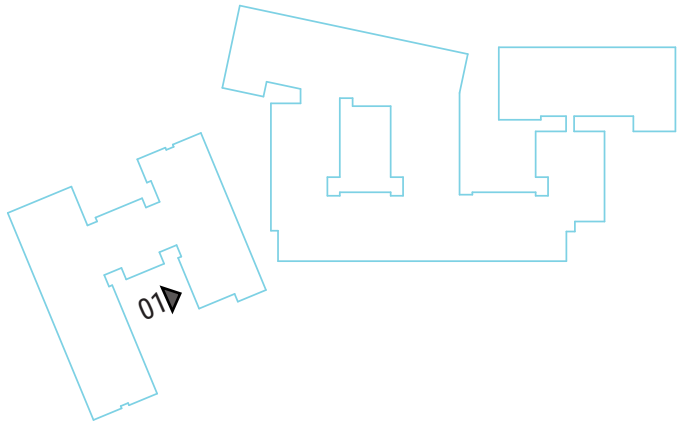
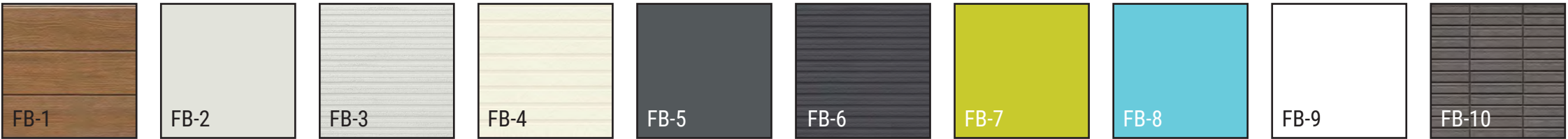


ENLARGED ELEVATION - WEST COURTYARD 1 & 2



MATERIALS:

- | | | | |
|------|---|-------|---|
| FB-1 | CERACLAD // URBAN CEDAR // HONEY | FB-6 | CERACLAD // CAST STRIPE // CHARCOAL |
| FB-2 | CERACLAD // CONTEMPORARY SMOOTH // ASH | FB-7 | CERACLAD // CONTEMPORARY SMOOTH // CUSTOM COLOR |
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| FB-5 | CERACLAD // CONTEMPORARY SMOOTH // SUMI | FB-10 | CERACLAD // GRID 9 // GRAY |



PROJECT EXAMPLES - THE VILLAGE AT TOTEM LAKE



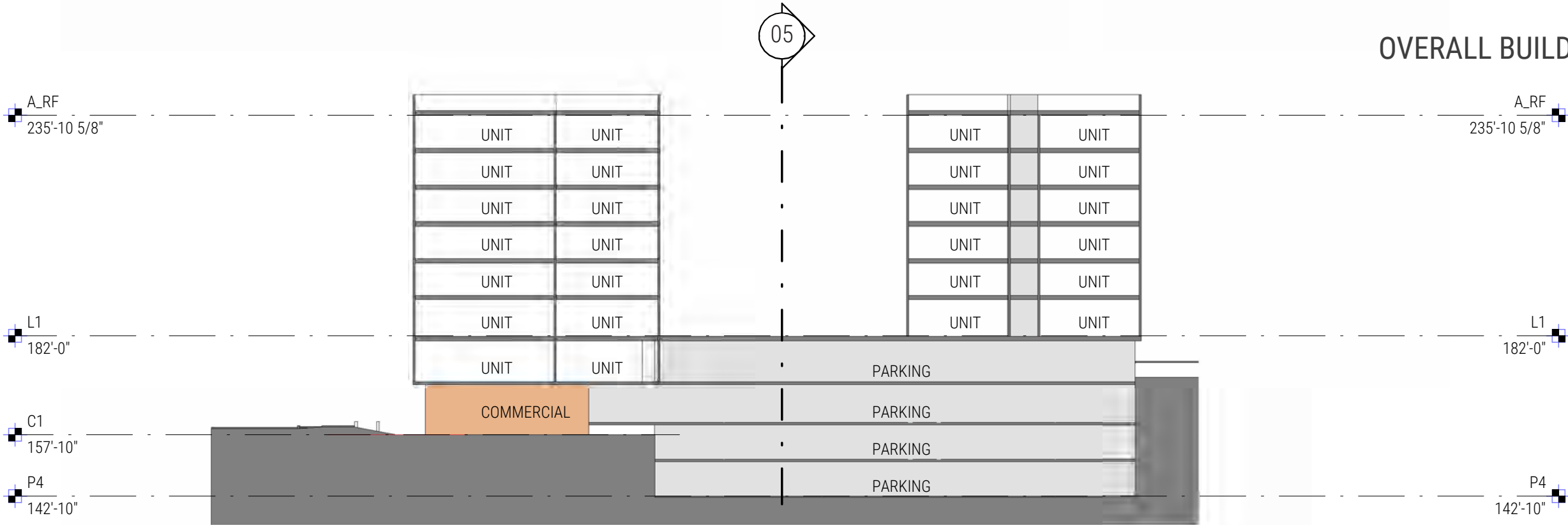
PROJECT EXAMPLES - THE BOWER



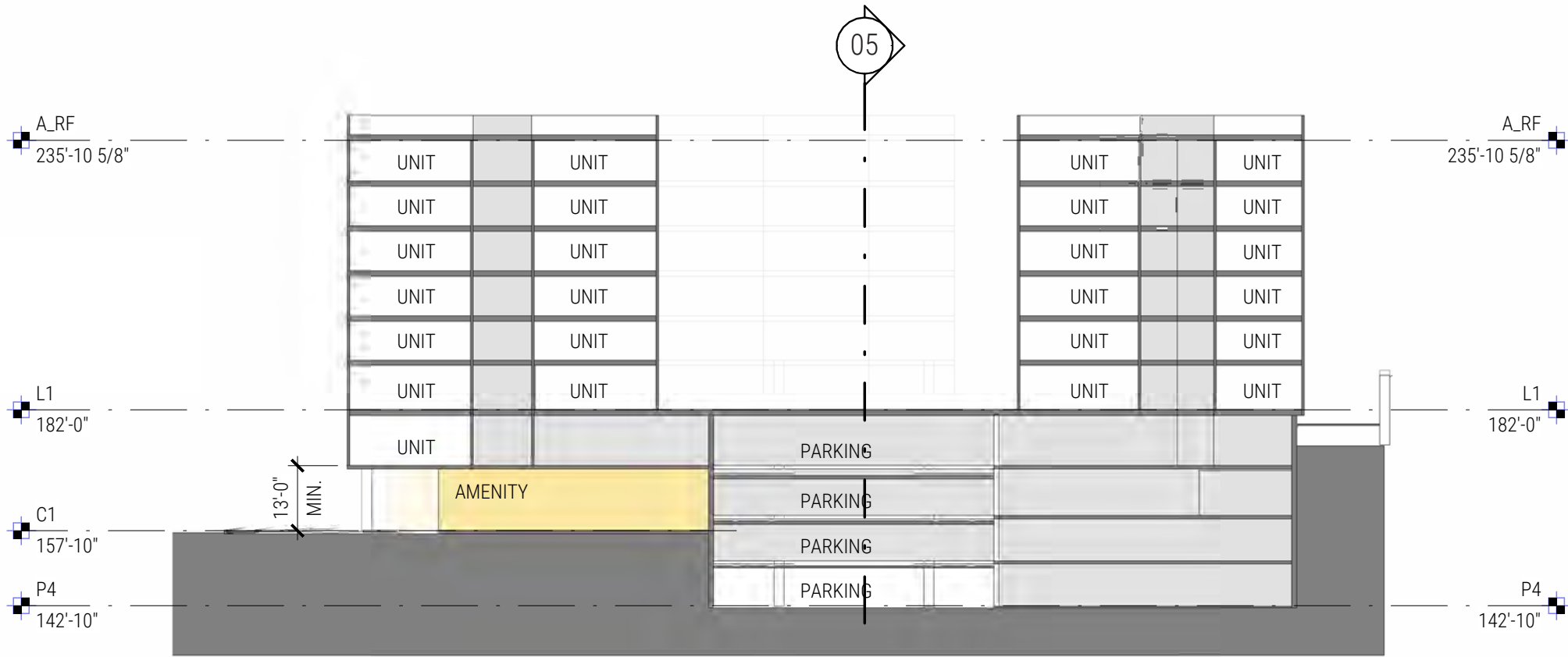
PROJECT EXAMPLES - UPLUND APARTMENTS



OVERALL BUILDING SECTIONS



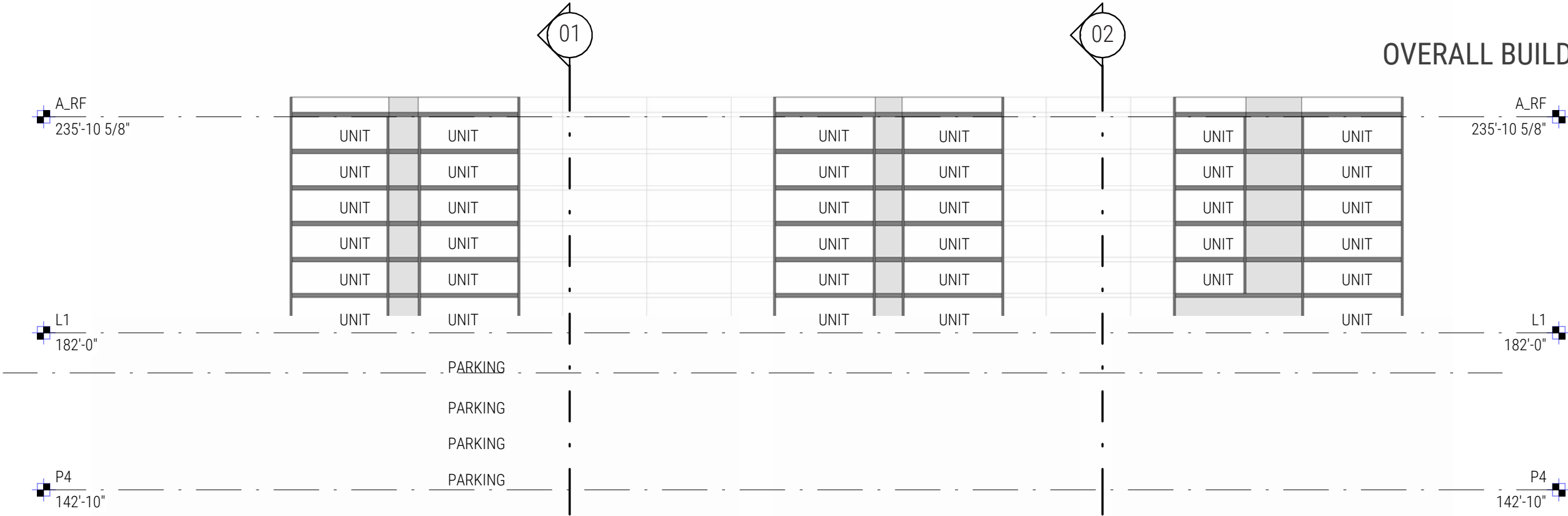
01 TOWER A SECTION
SCALE: 1" = 30'-0"



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

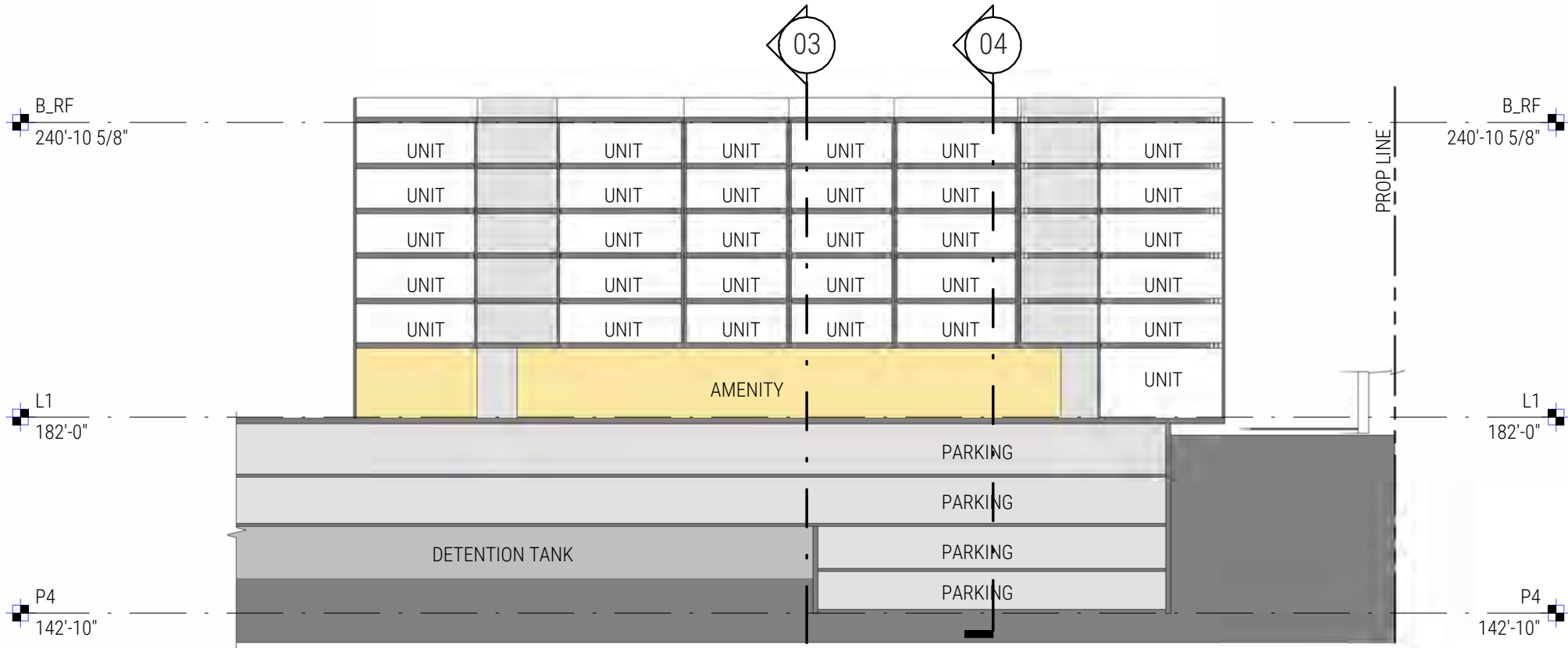


OVERALL BUILDING SECTIONS



05 TOWER A SECTION

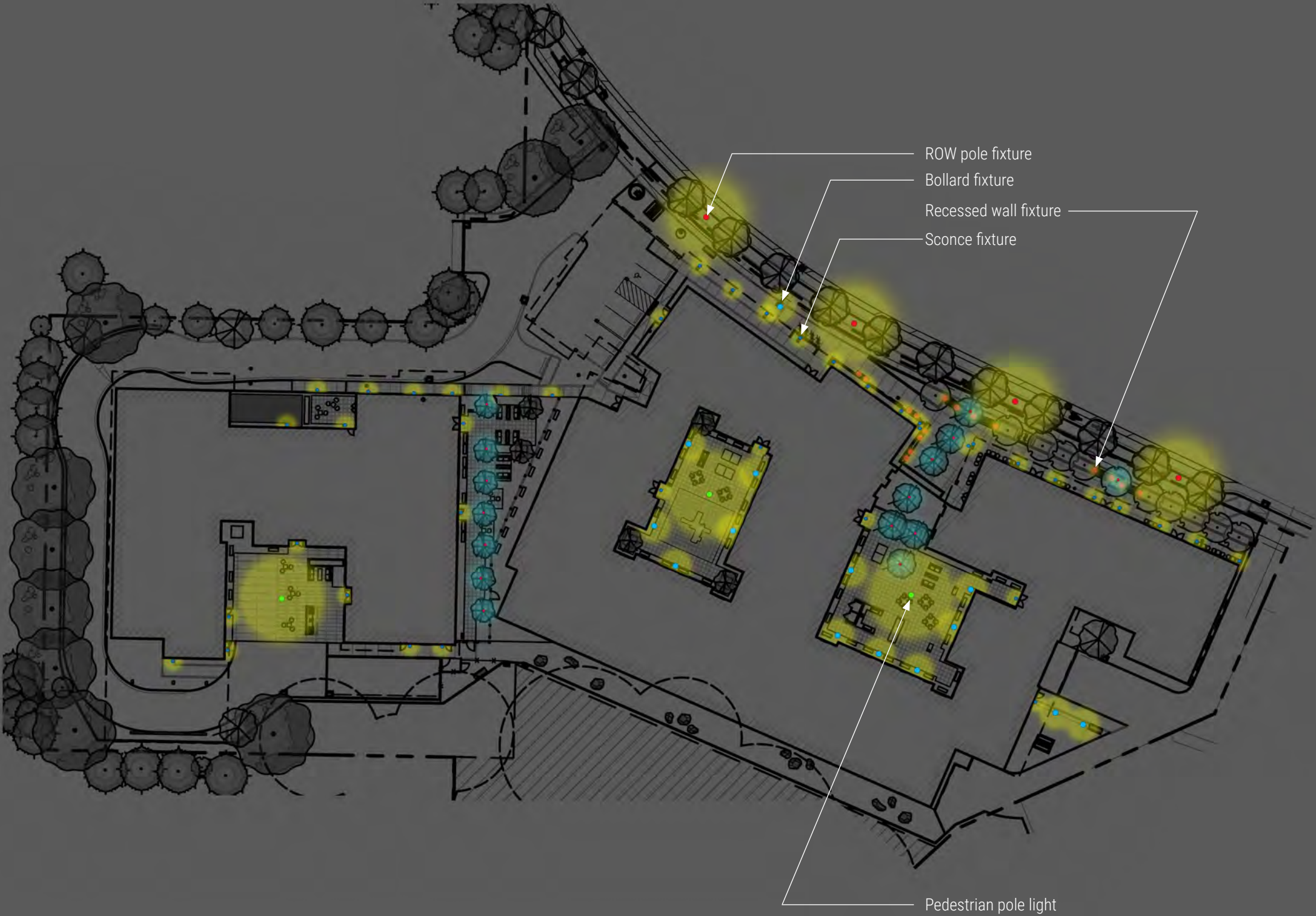
SCALE: 1" = 30'-0"



06 TOWER B SECTION

SCALE: 1" = 30'-0"

OVERALL SITE LIGHTING PLAN



Bollard fixture



Pedestrian pole light



Sconce fixture

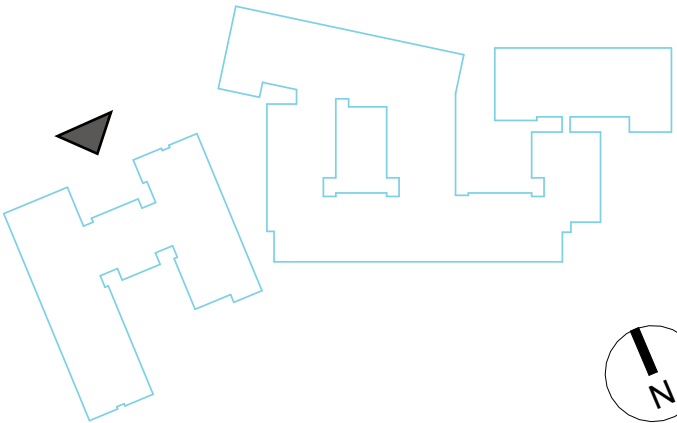


Recessed wall fixture

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.

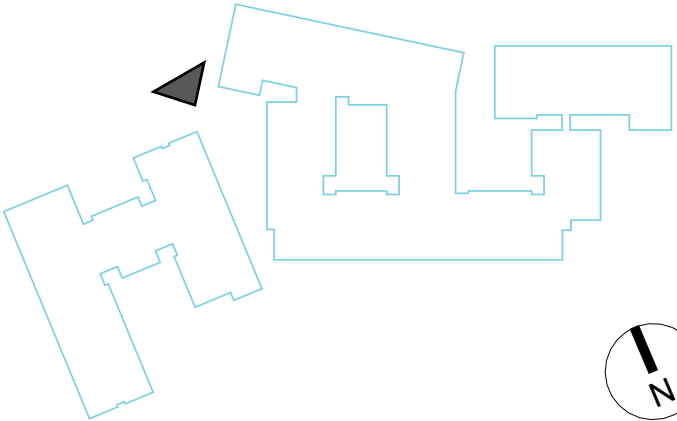
- (A) Incorporate common open space into multi-family residential uses. In the Totem Lake Business District, where very high-density residential uses are allowed, the quality of the space in providing respite from the buildings on the site is more critical than the amount of space provided. In some developments, 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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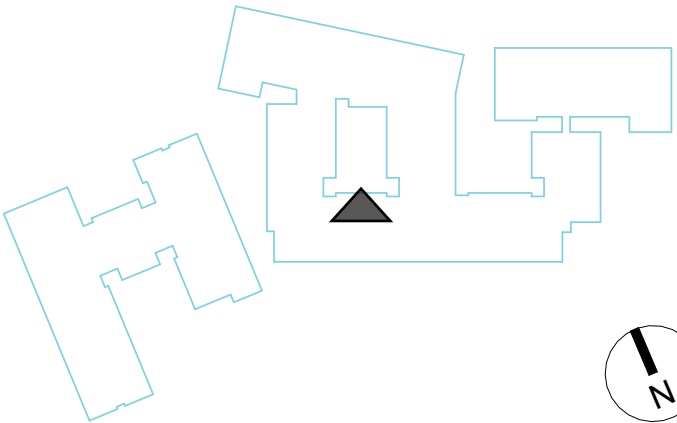
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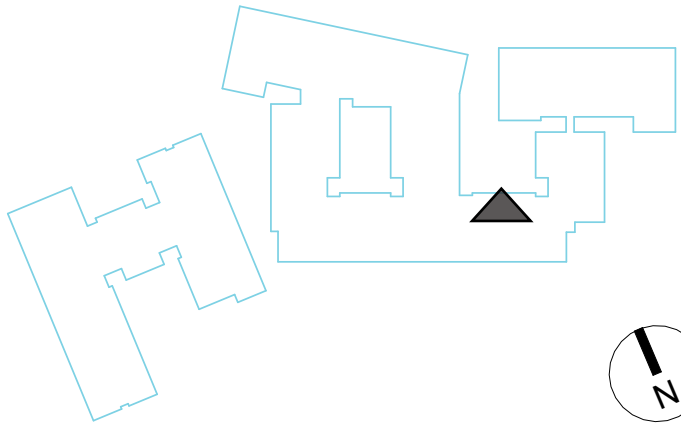
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EVERGREEN ACADEMY

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

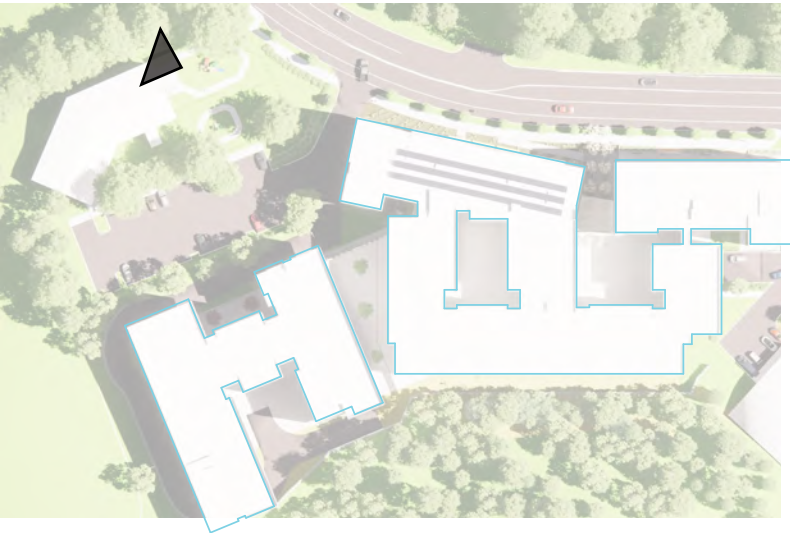
(I) Intentional limitation of prime residential views in order to limit sight lines onto the adjacent property - Evergreen Academy



EVERGREEN ACADEMY - SIGHT LINES

CURRENT PERSPECTIVE VIEW: PLAYGROUND ---> TOWER A

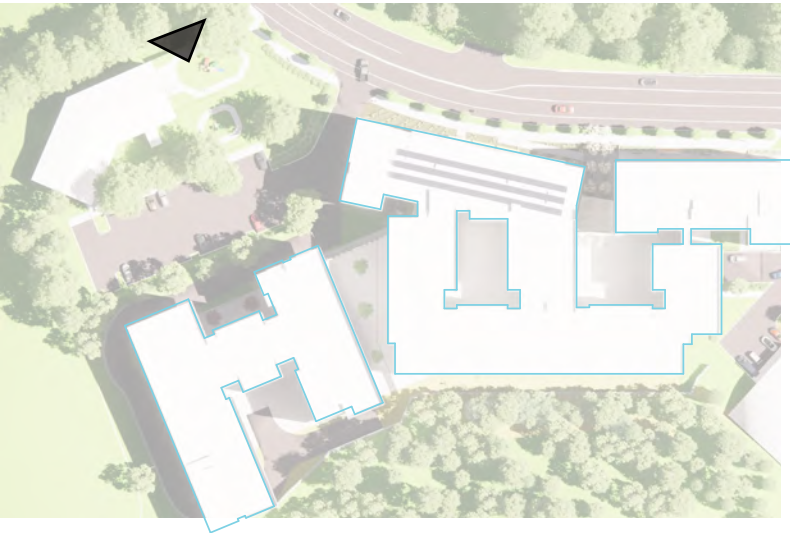
- (A) Tower A
- (B) Tower B
- (C) Playground A
- (D) Playground B
- (E) Existing tree(s) to remain
- (F) Tower A locations:
 - 1.) Low
 - 2.) Middle
 - 3.) High
- (G) Tower B locations:
 - 1.) Low
 - 2.) Middle
 - 3.) High



EVERGREEN ACADEMY - SIGHT LINES

CURRENT PERSPECTIVE VIEW: PLAYGROUND ---> TOWER B

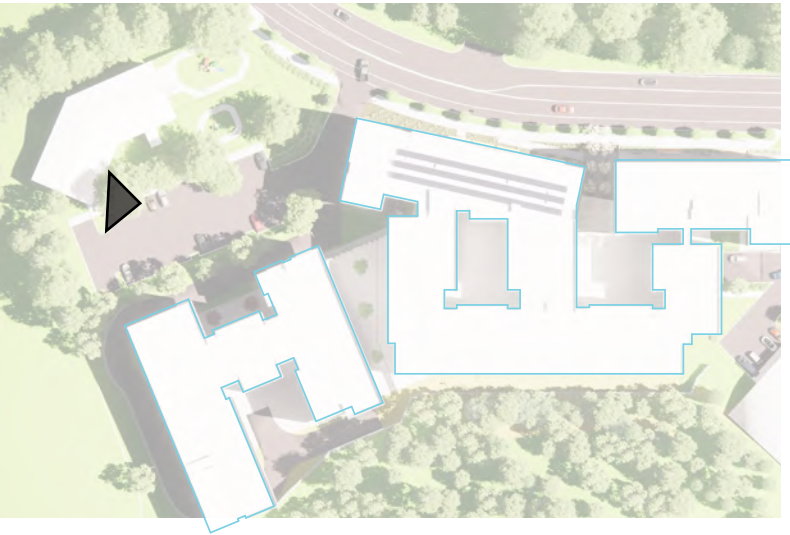
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- (B) Tower B
- (C) Playground A
- (D) Playground B
- (E) Existing tree(s) to remain
- (F) Tower A locations:
 - 1.) Low
 - 2.) Middle
 - 3.) High
- (G) Tower B locations:
 - 1.) Low
 - 2.) Middle
 - 3.) High
- (H) Intentional limitation of prime residential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

