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
Aoife Blake, Associate Planner

Date: September 25, 2022

File No.: DRV22-00569

Subject: **POLARIS AT TOTEM LAKE PROJECT**
DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the October 3, 2022 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in Design Guidelines for 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 topics:

- Building massing
- Pedestrian access
- Plaza design
- Landscaping
- Materials, colors, and details

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. SITE

The subject property is made up of two parcels (containing 171,211 square feet / 3.93 acres) and currently contains a single-story commercial building (Buick/GMC of Kirkland) with associate surface parking. The site has significant upward grade change (approximately 115 feet) from its street frontage along 120th Avenue NE to the top of Welcome Hill in the south-west corner of the property. According to the tree plan and

survey, there are 71 significant trees located on the developable area of the site. Trees on Welcome Hill were addressed generally in the Project Arborist's Report. The property has street frontage along 120th Avenue NE, which is designated as a minor arterial, a major pedestrian sidewalk, and is part of the "circulator", a landscaped boulevard within the Totem Lake Business District.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: TL4B, Montessori School, 30-75 feet above Average Building Elevation

South: TL4B, Commercial, 30-75 feet above Average Building Elevation

East: DOT Right-of-way/ Interstate 405

West: TL 10A, Office, 55 feet above Average Building Elevation

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. CONCEPTUAL DESIGN CONFERENCE

Two Conceptual Design Conferences were held for this project on May 2 and June 6, 2022. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

A. How the design guidelines affect or pertain to the proposed development.

B. Which guidelines applied to the proposed development; and

C. The application materials that are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V.B below under the DRB's discussion on the various design topics.

V. 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 addition to the standard guidelines contained in the *Design Guidelines for Totem Lake Business District,* the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Pedestrian-Oriented Design Guidelines

1. General
   The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.
   - Building Scale
     - Vertical and horizontal modulation
     - Architectural scale
   - Pedestrian-Orientation
     - Plazas
     - Pedestrian friendly building fronts
     - Blank wall treatment
   - Landscaping

- Building material, color, and detail

See the adopted Design Guidelines for Totem Lake Business District for complete text and explanations.

B. Compliance with Design Guidelines

1. Scale

a. DRB Discussion

The DRB expressed a preference for massing Option 3 at the Conceptual Design Conference. Other design direction provided by the DRB included:

- Incorporate more modulation in the building façade of Tower A along 120th Avenue NE as the design progresses.
- Explore ways to reduce the mass of Tower B adjacent to Evergreen Academy.

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.

c. Staff Analysis

As requested by the DRB, the applicant has pursued massing Option 3 and has provided detailed plans for review (see Attachment 2). The project design has evolved from the Conceptual Design Conference with some design changes from the preferred Massing Option. The applicant has outlined these changes on page 4 of Attachment 2.

Staff has reviewed the plans and has the following comments regarding the scale of the building and the use of the applicable design guidelines:

- The applicant has refined the building massing as directed by the DRB to incorporate more modulation in the building façade along 120th Avenue NE (see Attachment 2, pages 4-16). The main changes to the design from the Conceptual Design Conference are:
  - The re-positioning the central massing element of Tower A to align with 120th Avenue NE.
  - Creating an "anchor" element as a focal point for the project
  - Rearranging the bump-out/upper story step backs between the two wings on Tower A.
- The applicant has included a number of different vantages of the project to illustrate modulation techniques and human scale elements along the publicly facing facades to address concerns

regarding mass and scale expressed by the DRB (see Attachment 2, pages 6-16).

- The project uses techniques such as an anchored corner on Tower A, stepping back of upper stories, projection of the base element from the façade of Tower A, and a variety of materials and colors to achieve horizontal modulation.
- Vertical modulation of the building mass is achieved through breaks in the building form to accommodate the public plaza on 120th Avenue NE, courtyards between Tower A and Tower B, and a courtyard along the north face of Tower B. Numerous recessions in the building façade at various depths also add vertical modulation.
- A number of elements are proposed throughout the project to create a human scale such as a bay projection along 120th Avenue NE from Tower A, public plaza, canopies, and landscaping (see Attachment 2, pages 10-27).
- The applicant has included overall building elevations that include relationship with Welcome Hill and neighboring buildings (see Attachment 2, pages 29-30).

The DRB should provide input on the following items:

- *Are the horizontal and vertical modulation techniques effective at breaking up the building mass?*
- *Are the architectural elements incorporated into the design effective at creating a human scale?*
- *Have the concerns around building mass been adequately addressed?*

2. 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.

b. Supporting Design Guidelines

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

- Pedestrian-Friendly Building Fronts: Incorporate transparent windows and doors and weather protection features along all non-residential facades adjacent to a sidewalk or internal pathway.
- 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.
- 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.

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 18-21), such as a public plaza, visual connection from street to the commercial space, overhead weather protection, seating, lighting, and landscaping.

A publicly accessible space that extends the public realm is required at the primary pedestrian frontage. The project is proposing a public plaza along 120th Avenue NE adjacent to the commercial space. The applicant has submitted plans that illustrate a public plaza with seating, landscaping, a visual connection to tenant spaces, and lighting (see Attachment 2, page 21). Staff analysis of this space for zoning compliance is address in Section VI.D of this report.

The DRB should provide input on the following items:

- *Have the concerns around street activation and pedestrian engagement been adequately addressed?*
- *Is the public plaza at the primary pedestrian frontage of the building sufficient in terms of size and design?*

3. Open Space and Landscaping

a. DRB Discussion

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

- Study the usability of the public plaza along 120th Avenue NE given the northerly orientation
- Provide further analysis on the retention of vegetation adjacent to Evergreen Academy and possible mitigation options.
- Provide a landscape plan, which includes a lighting plan

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 preliminary landscape and amenity plan for the public and private areas and a lighting plan (see Attachment 2, pages

23-26, 79-82). Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages.

The DRB should provide input on the following items:

- *Is the proposed landscaping along 120th Avenue NE an effective buffer/screen?*
- *What changes are needed to the landscape plan?*
- *Are there other opportunities for landscaping?*

4. Building Materials, Color, and Details

a. DRB Discussion

The DRB discussed how building materials and color can play a role in articulation of the building form and encouraged the applicant to explore this and provide options to the Board.

b. Staff Analysis

Attachment 2, pages 28 - 44 contain an overview of proposed building materials and color elevation drawings for the project. Prior to the meeting, the applicant submitted a material board of the materials for the DRB to review.

The DRB should provide feedback to the applicant regarding the proposed materials and colors. The DRB should discuss whether additional or larger samples of materials and colors should be provided at the next Design Response Conference.

VI. 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.

VII. 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.

VIII. PUBLIC COMMENT

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

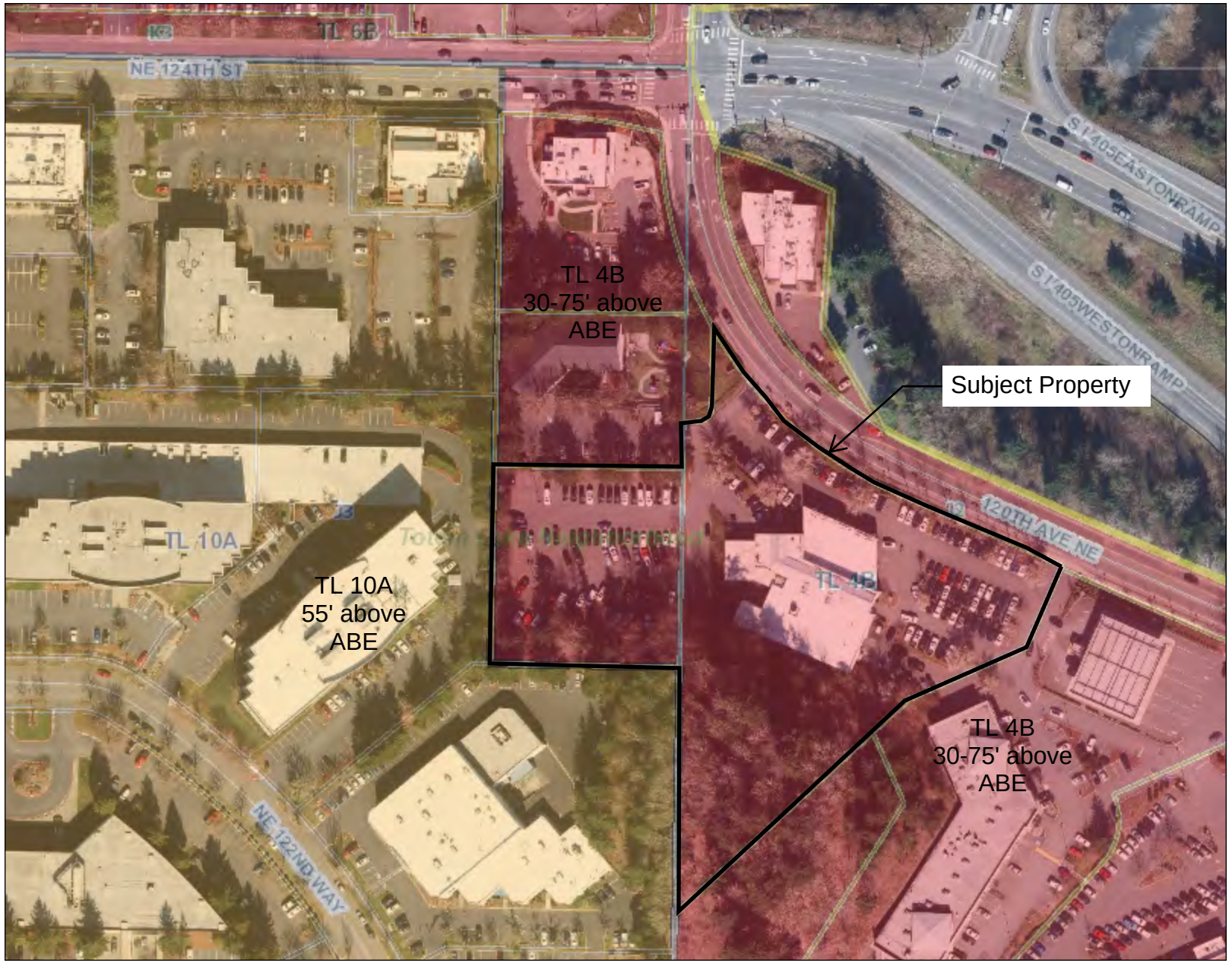
IX. SUBSEQUENT MODIFICATIONS

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.

X. ATTACHMENTS

1. Vicinity Map
2. Proposed Plans dated July 25, 2022
3. Development Standards
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

320.0 0 160.00 320.0 Feet

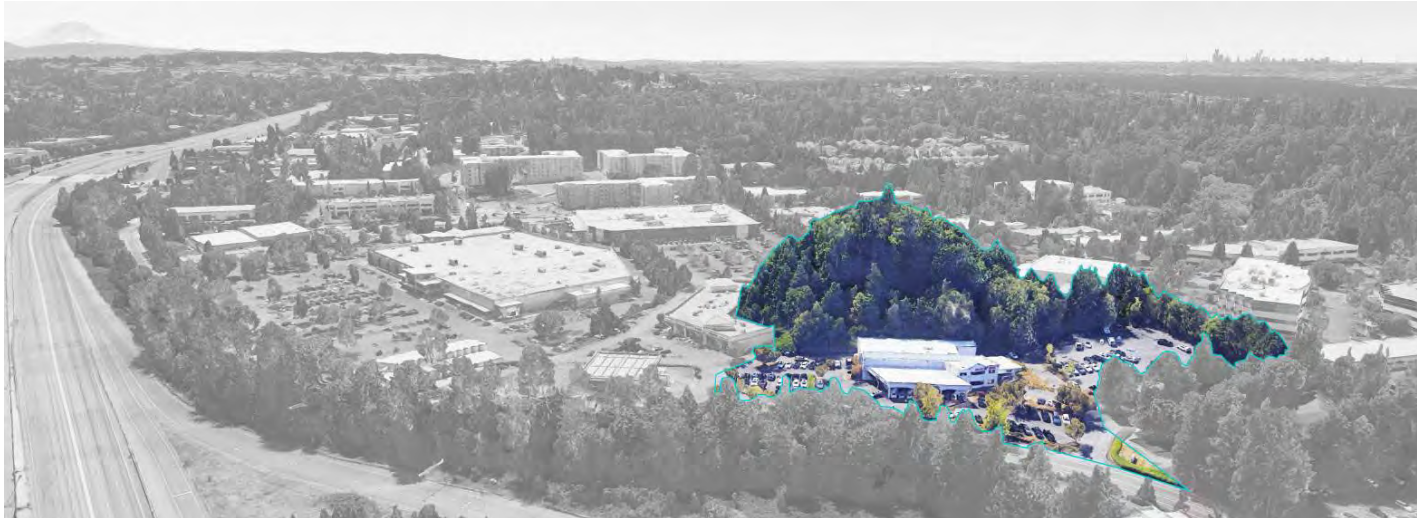
NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Notes

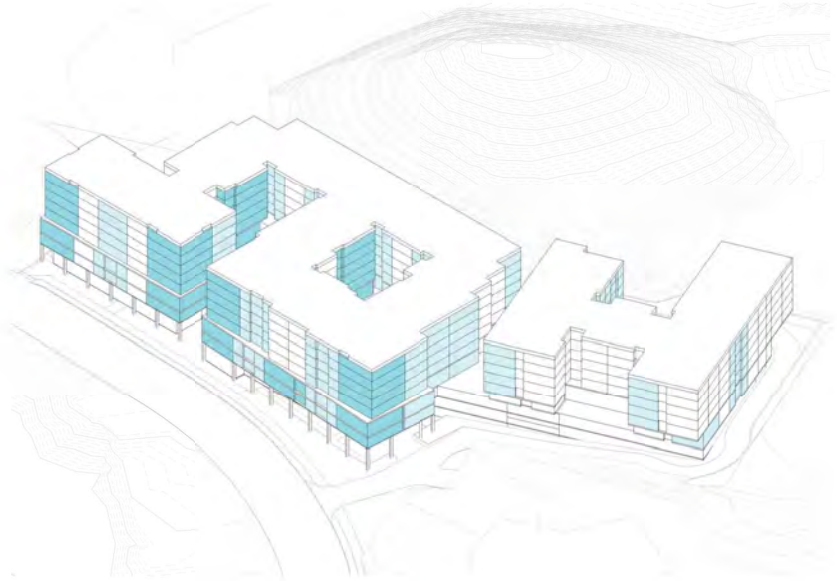
POLARIS AT TOTEM LAKE

12335 120TH AVENUE NE, KIRKLAND, WASHINGTON 98034
DESIGN RESPONSE CONFERENCE - ROUND 1
07.25.2022

SHEET INDEX



CONCEPTUAL DESIGN CONFERENCE - SUMMARY



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

A. Scale

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.

B. Pedestrian Oriented Elements

Given the scale and mass of the building proposed, the DRB expressed concerns about how the project will engage with pedestrians and how street activation could occur along 120th Avenue NE. The DRB debated the merits of massing Option #2 and massing Option #3 in relation to pedestrian-orientated spaces and concluded that Option #3 has the potential to provide a better pedestrian experience. The DRB directed the applicant to examine the pedestrian areas proposed with the project, and to look for opportunities for greater activation and pedestrian engagement along 120th Avenue NE.

C. Open Space and Landscaping

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. The DRB also discussed the existing vegetation on the site, particularly adjacent to the Evergreen Academy and directed the applicant to provide further analysis on the retention of this vegetation and possible mitigation options.

D. Building Materials and Detail

The DRB discussed how building materials and color can play a role in articulation of the building form and encouraged the applicant to explore this and provide options to the Board at the Design Response Conference.

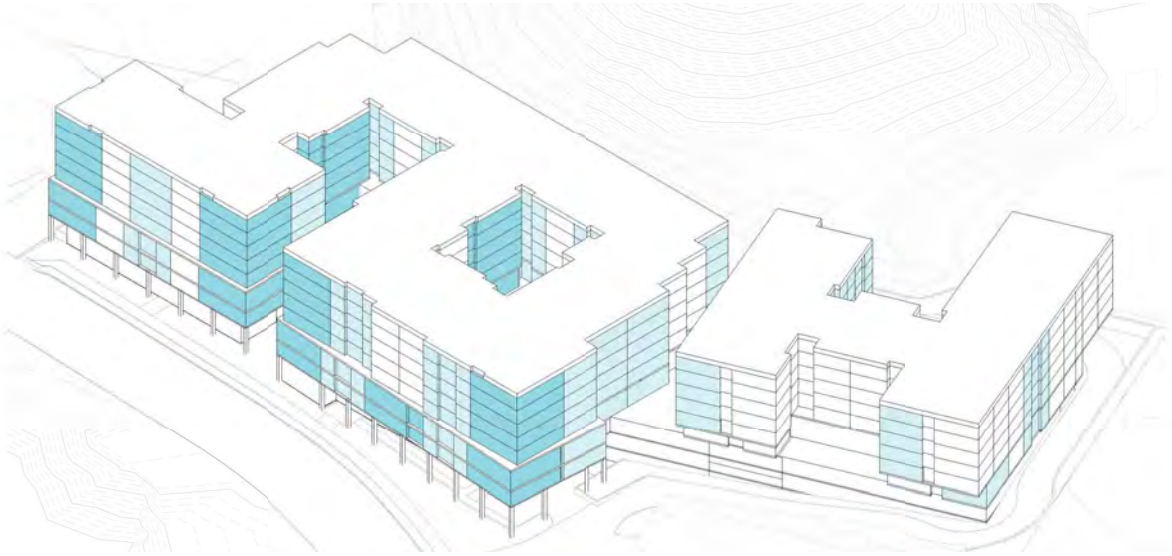
E. Items required for Design Response Conference

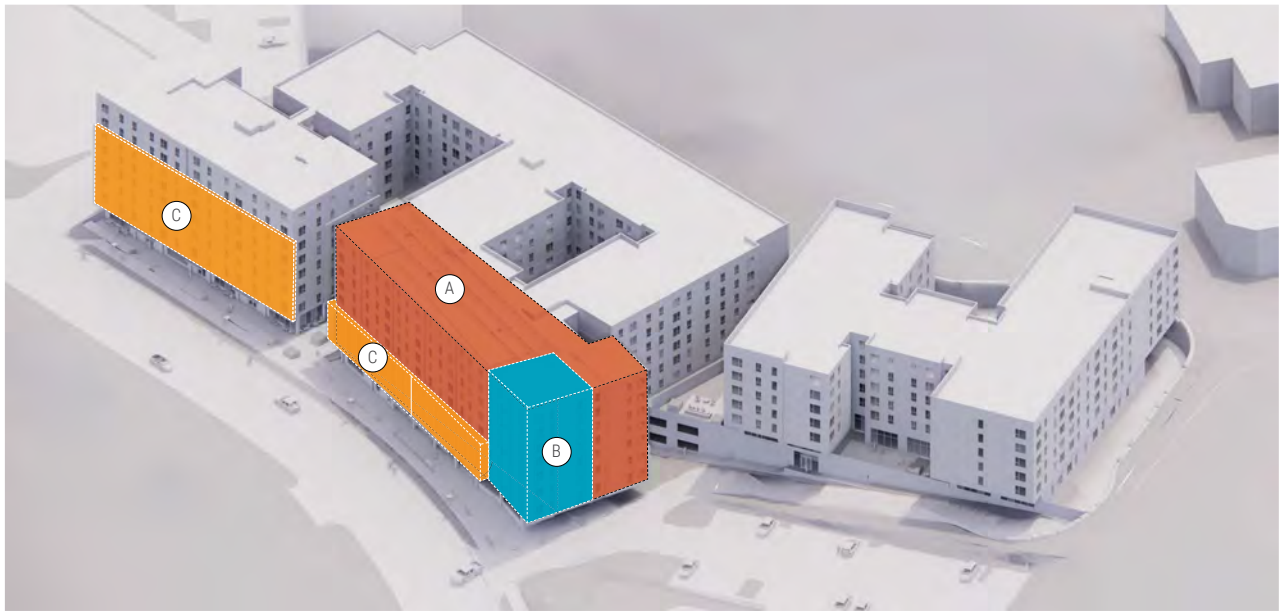
In addition to the items outlined in the application form for the Design Response Conference (attached), the DRB noted the need for the following items to be submitted for review:

- 3D model (provide at DRB meeting)
- Renderings from the 3D model illustrating key vantages of the project, including view north and southbound on 120th Ave NE, views to and from adjoining properties (Evergreen Academy and Totem Hill Plaza)
- Detailed building elevations & sections showing context with adjacent properties. The elevations should also show dimensions of features (particularly parapets) and identify any blank walls and how they are to be treated.
- Extended site plan that includes adjacent properties
- Detailed cross sections through the project (particularly with the courtyards) and adjacent properties, including Welcome Hill.
- Solar study
- Landscape plan, including lighting information for those areas.
- Site-wide lighting plan
- Material and color board
- Tree Retention Plan (also a City requirement)
- Examples from previously approved Totem Lake projects for reference
- Information regarding relationship between NGPE associated with Welcome Hill and the proposed buildings

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 since 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 to separate wings together, especially along the base or pedestrian level to create a more fluid experience.

A // SCALE

A // SCALE

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

A // SCALE

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

A // SCALE

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.

A // SCALE

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".

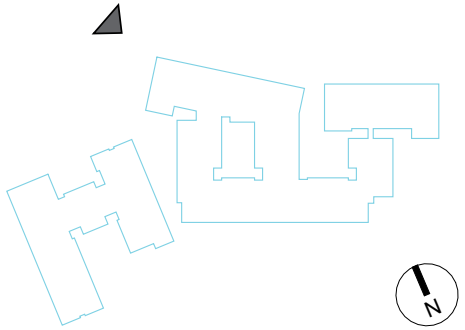
(C) Horizontal building articulation using materiality to help define the facade transparency and promote a residential feel.

(D) Building articulation using material transitions (in-plane) to break down the facade.

A // SCALE

PROJECT PROGRESSION

- (A) Deep recessed windows
- (B) Accent materials between vertical modulation elements on corner anchor
- (C) Roof modulation:
  1.) Corner anchor element
  2.) Primary Tower A building mass
  3.) Recessed vertical modulation breaks
- (D) Warm material palette at the building modulation breaks, 120th Ave. NE building base and at the residential window sills
- (E) Proposed building signage
- (F) Modulation break between corner anchor mass and primary Tower A building facade
- (G) Warm soffit material at street frontage
- (H) New street frontage per City Requirements



A // SCALE

PROJECT PROGRESSION

(A) Proposed building signage location

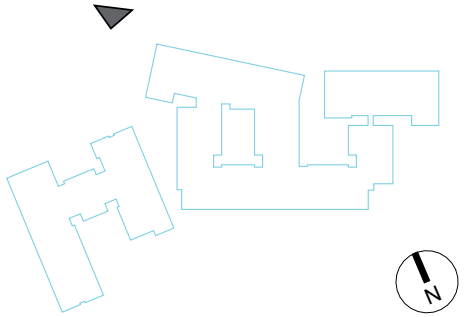
(B) Emergency vehicle gate location

(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



A // SCALE

PROJECT PROGRESSION

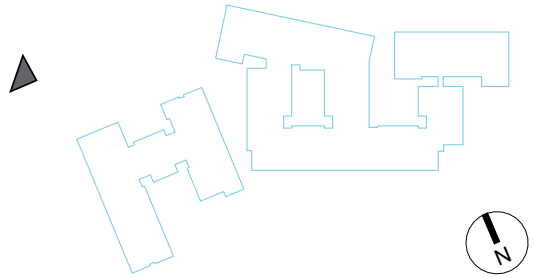
(A) Proposed building signage location

(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



A // SCALE

PROJECT PROGRESSION

(A) Deep recessed windows

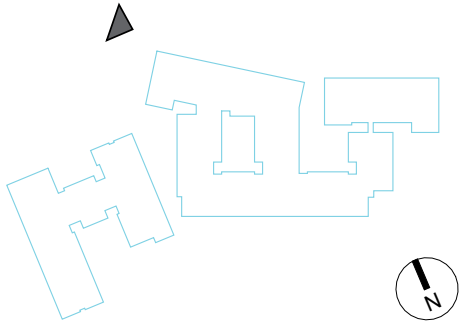
(B) Proposed building address location

(C) Modulation break between corner anchor mass and primary Tower A building facade

(D) Warm soffit material at street frontage

(E) New street frontage per City Requirements

(F) Accent material to highlight base element



A // SCALE

PROJECT PROGRESSION

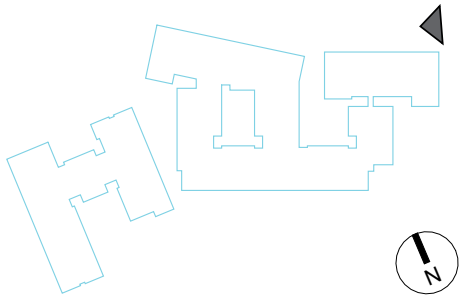
(A) Recessed windows

(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

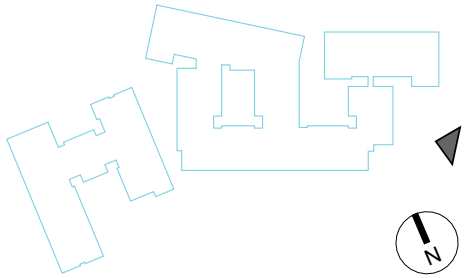
(E) Weather protection / Way finding elements



A // SCALE

PROJECT PROGRESSION

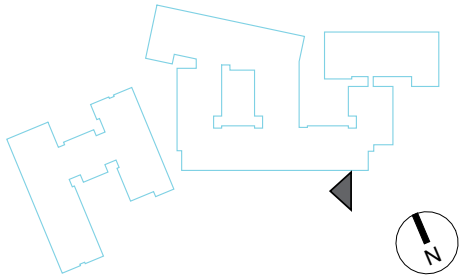
- (A) Recessed windows
- (B) Parking garage entrance
- (C) Pedestrian entrance/connection to adjacent businesses
- (D) Greenbelt Protection Area



A // SCALE

PROJECT PROGRESSION

- (A) Greenbelt Protection Area
- (B) Proposed site shoring wall
- (C) Dog Run
- (D) Privacy Fence
- (E) Tower A
- (F) Tower B



B // PEDESTRIAN ORIENTED ELEMENTS

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.

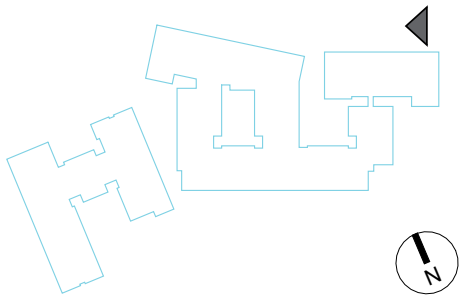
(B) Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.

(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.



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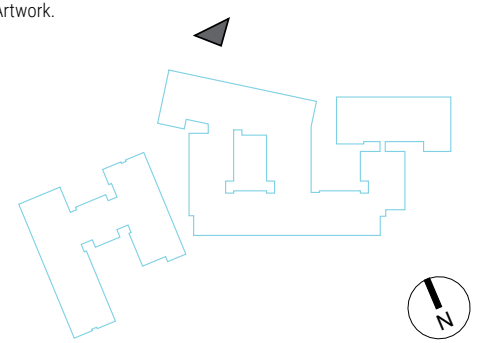

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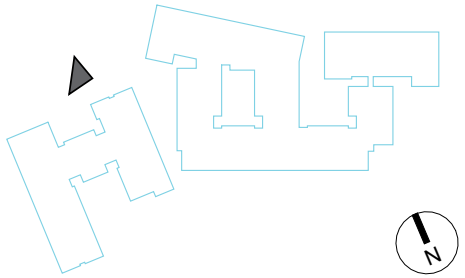


KZC 55.31.4

In TL 4B, development shall 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. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments 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.

PEDESTRIAN PLAZAS

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.

Provide pedestrian plazas in conjunction with mixed-use development and non-residential uses.

(A) 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.

(B) 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.

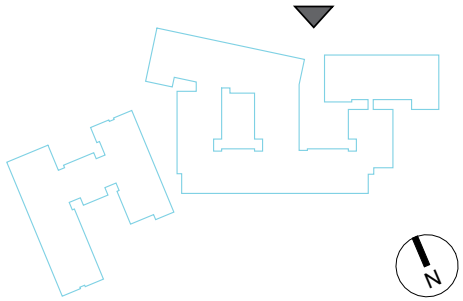
(C) Incorporate plenty of benches, steps, and ledges for seating.

(D) Provide storefronts, street vendors, or other pedestrian-oriented uses, to the extent possible, around the perimeter of the plaza.

(E) Provide landscaping elements that add color and seasonal interest.

(F) Consider the solar orientation and the wind patterns in the design of the open space and choice of landscaping.

(G) Provide transitional zones along building edges to allow for outdoor eating areas and a planted buffer.



C // OPEN SPACE AND LANDSCAPING

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COMMON OPEN SPACE

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(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:

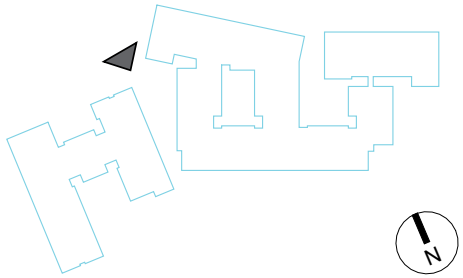
(B) Consider open space as a focal point of the residential development.

(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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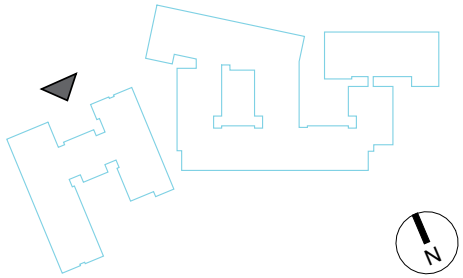

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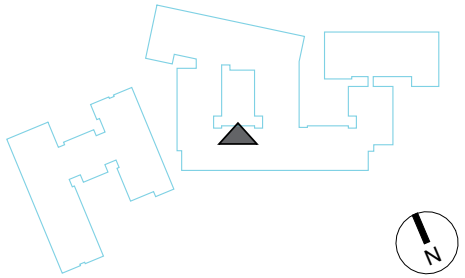

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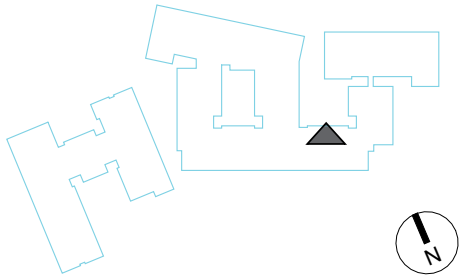


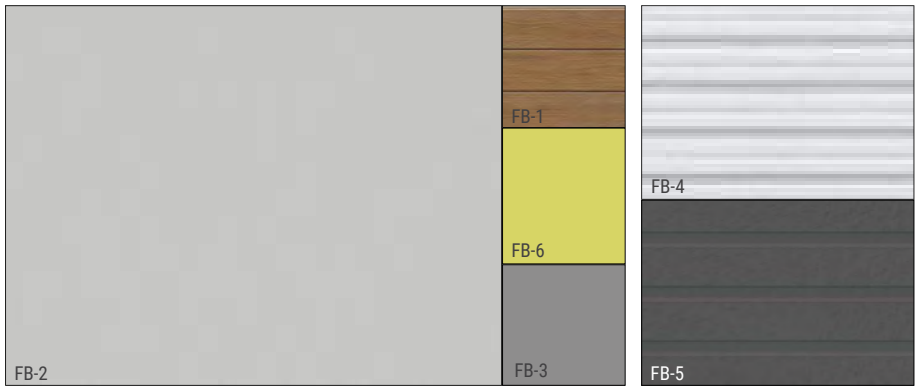
D // BUILDING MATERIALS AND DETAIL

BUILDING DETAILS AND MATERIALS

The DRB discussed how building materials and color can play a role in articulation of the building form and encouraged the applicant to explore this and provide options to the Board at the Design Response Conference.

Encourage the integration of ornament and applied art with the structures and the site environment. For example, significant architectural features should not be hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas. Ornament and applied art can be used to emphasize the edges and transition between public and private space, and between walls to ground, roof to sky, and architectural features to adjacent elements. Ornament may consist of raised surfaces, painted surfaces, ornamental or textured banding, changing of materials, or lighting.

Use a variety of quality building materials such as brick, stone, timber, and metal, to add visual interest to the buildings and reduce their perceived scale. Masonry or other durable materials should be used near the ground level (first 2 feet above sidewalk or ground level).

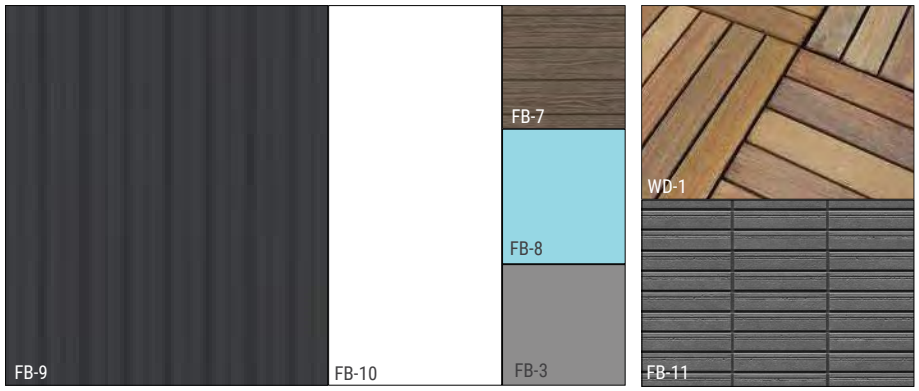


TOWER A - MATERIAL SCHEME:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-4	**CERACLAD//** CASTSTRIPE// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD

SHARED MATERIAL SCHEME:

CN-1	**CONCRETE//** SEALED
CN-2	**HANOVER// CONCRETE PAVER//** GRAY TONES
MR-1	**REVAMP//** METAL RAILING

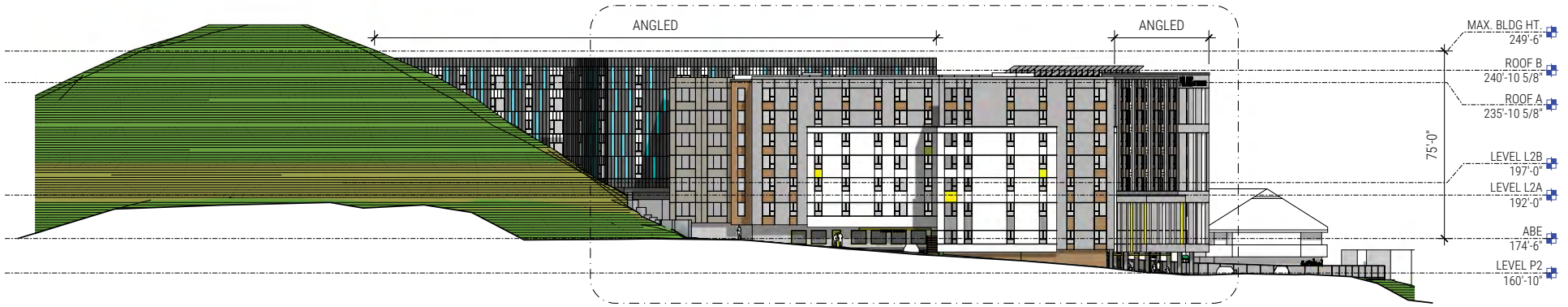


TOWER B - MATERIAL SCHEME:

FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-11	**CERACLAD//** GRID 9// GRAY

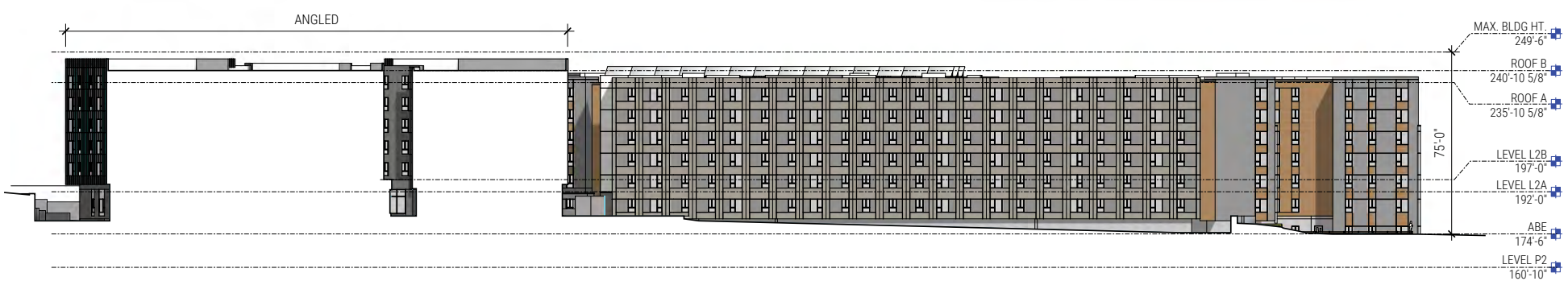
OVERALL BUILDING ELEVATIONS

01 OVERALL BUILDING ELEVATION - NORTH

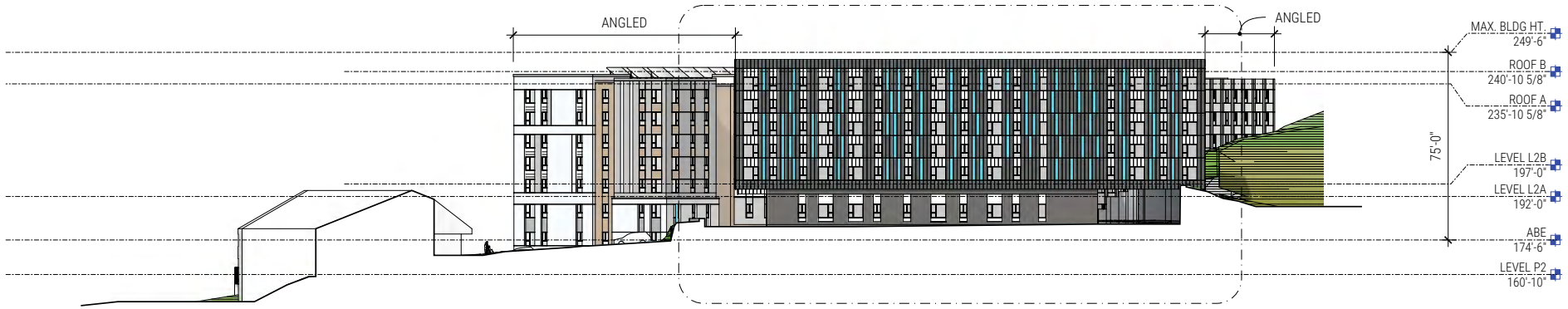


02 OVERALL BUILDING ELEVATION - EAST

OVERALL BUILDING ELEVATIONS



01 OVERALL BUILDING ELEVATION - SOUTH



02 OVERALL BUILDING ELEVATION - WEST

D // BUILDING MATERIALS AND DETAIL

ENLARGED ELEVATION - NORTH

MATERIALS:

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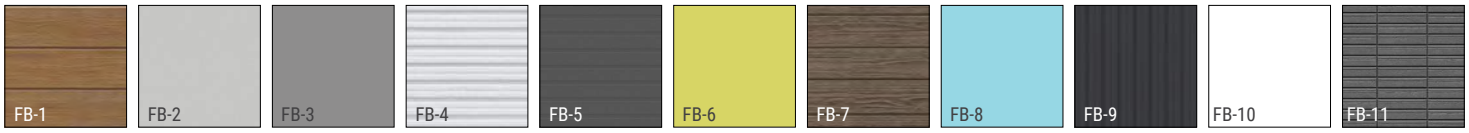
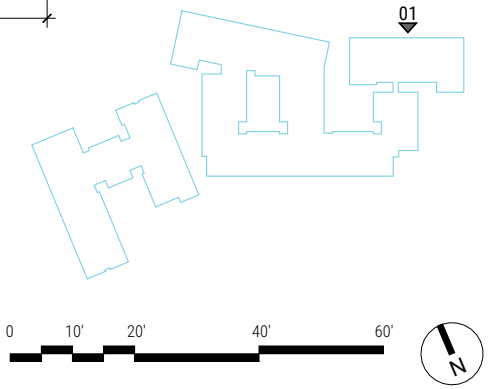
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		





D // BUILDING MATERIALS AND DETAIL

ENLARGED ELEVATION - NORTH

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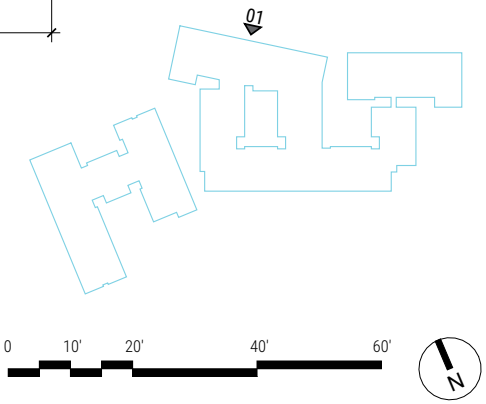

ENLARGED ELEVATION - EAST

MATERIALS:

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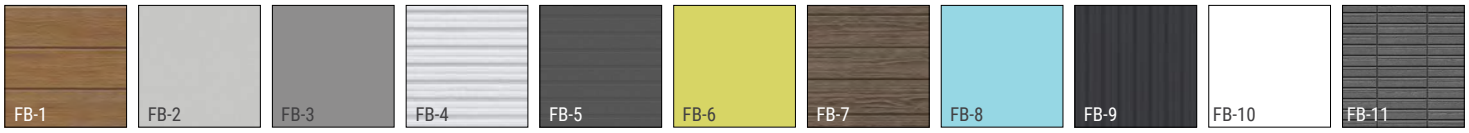
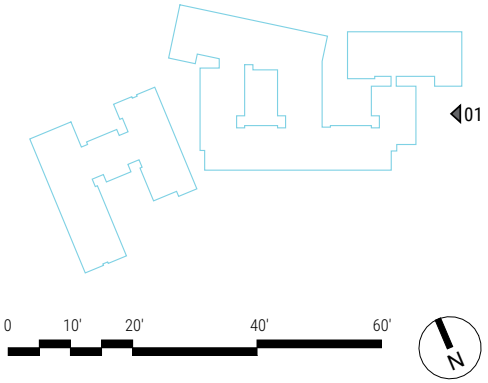
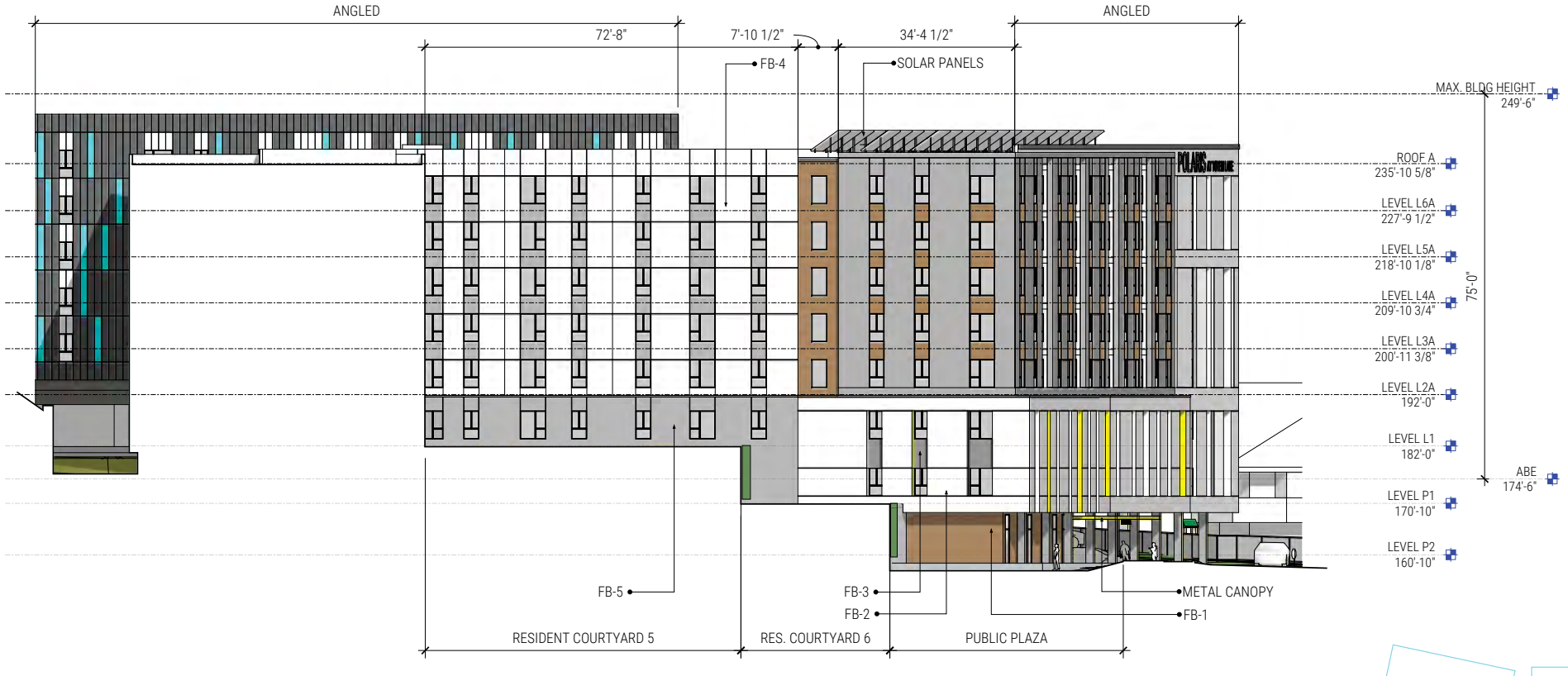
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		



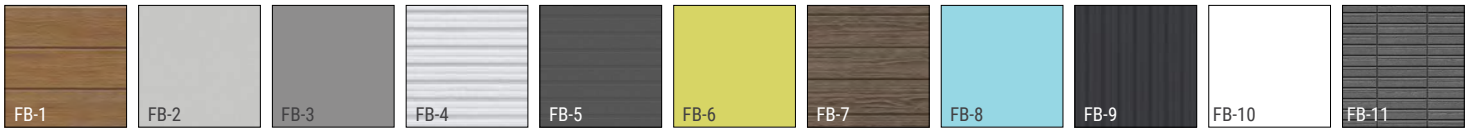


ENLARGED ELEVATION - EAST COURTYARD 5 & 6

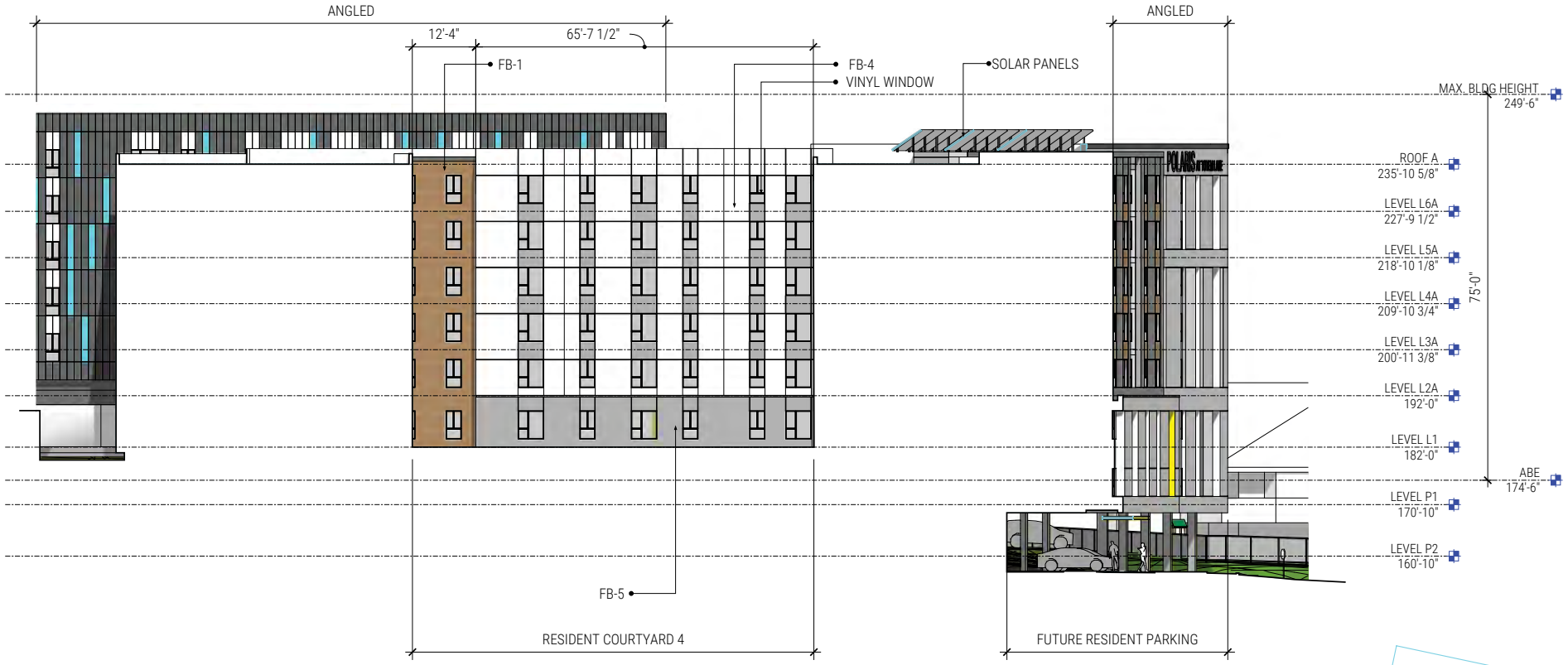


MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		

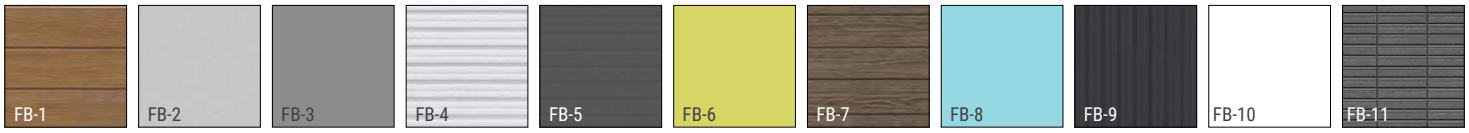


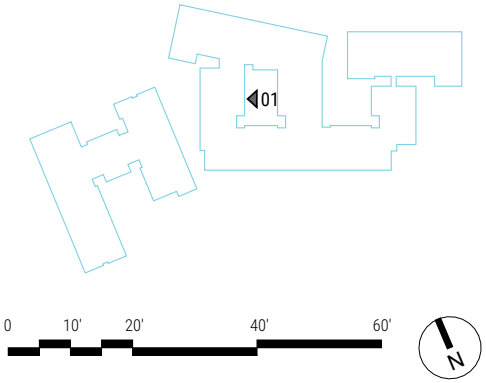
ENLARGED ELEVATION - EAST COURTYARD 4



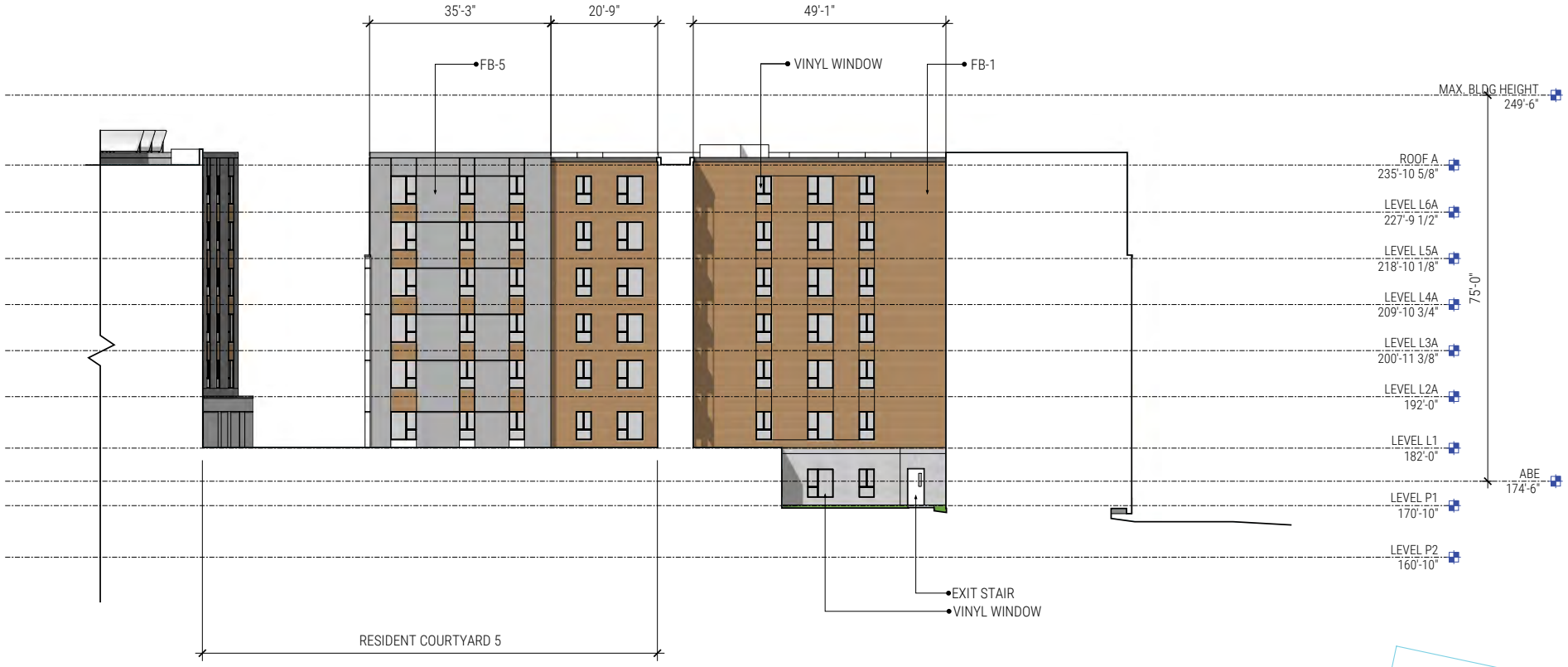
MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		



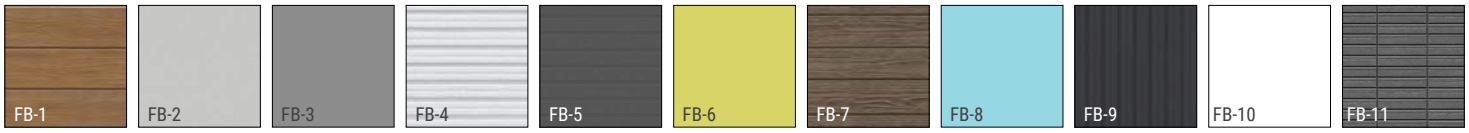


ENLARGED ELEVATION - SOUTH COURTYARD 5

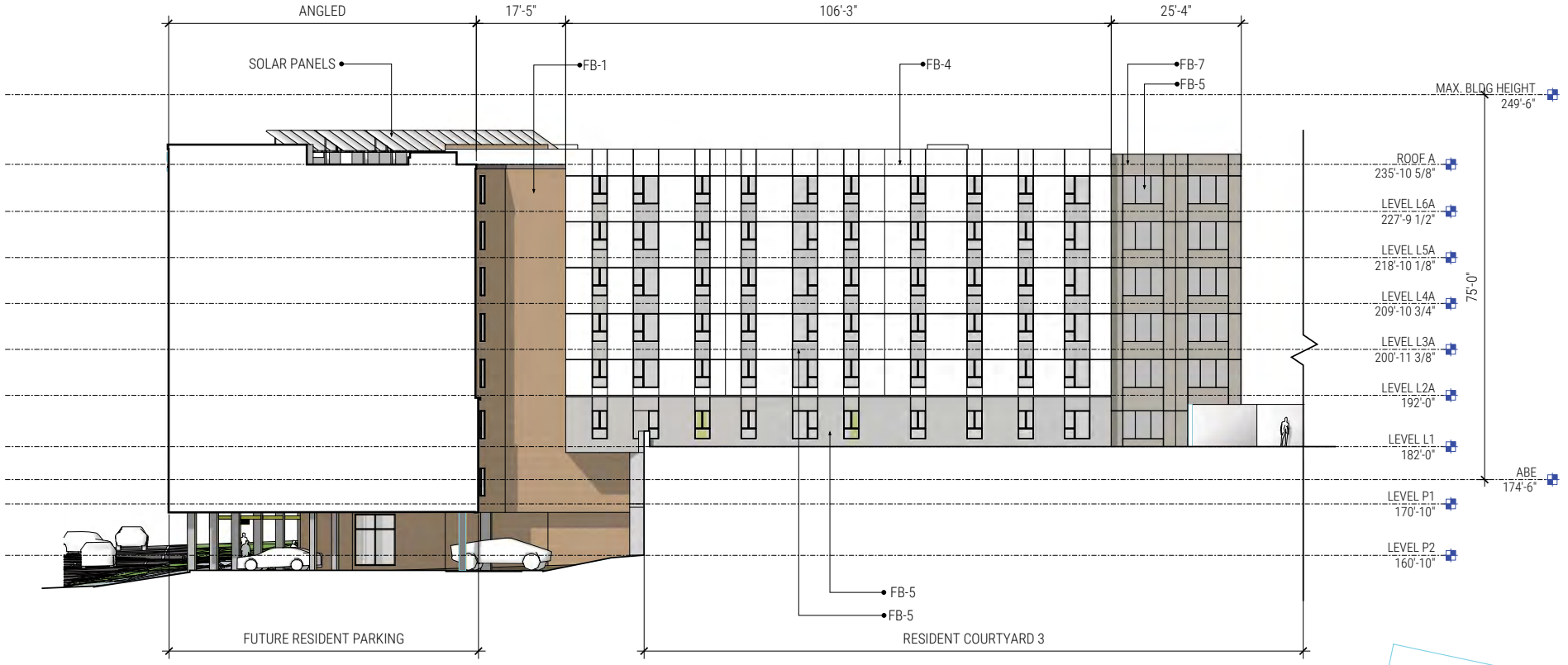


MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		

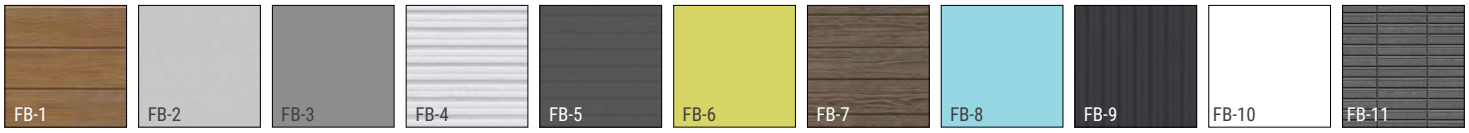


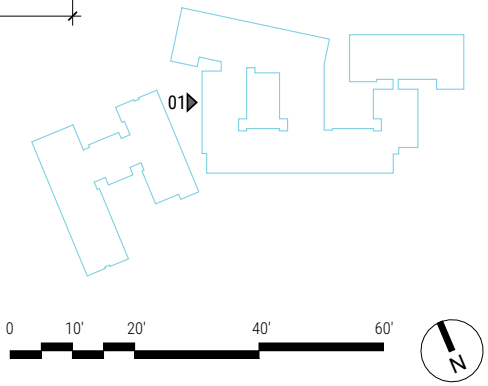
ENLARGED ELEVATION - WEST COURTYARD 3



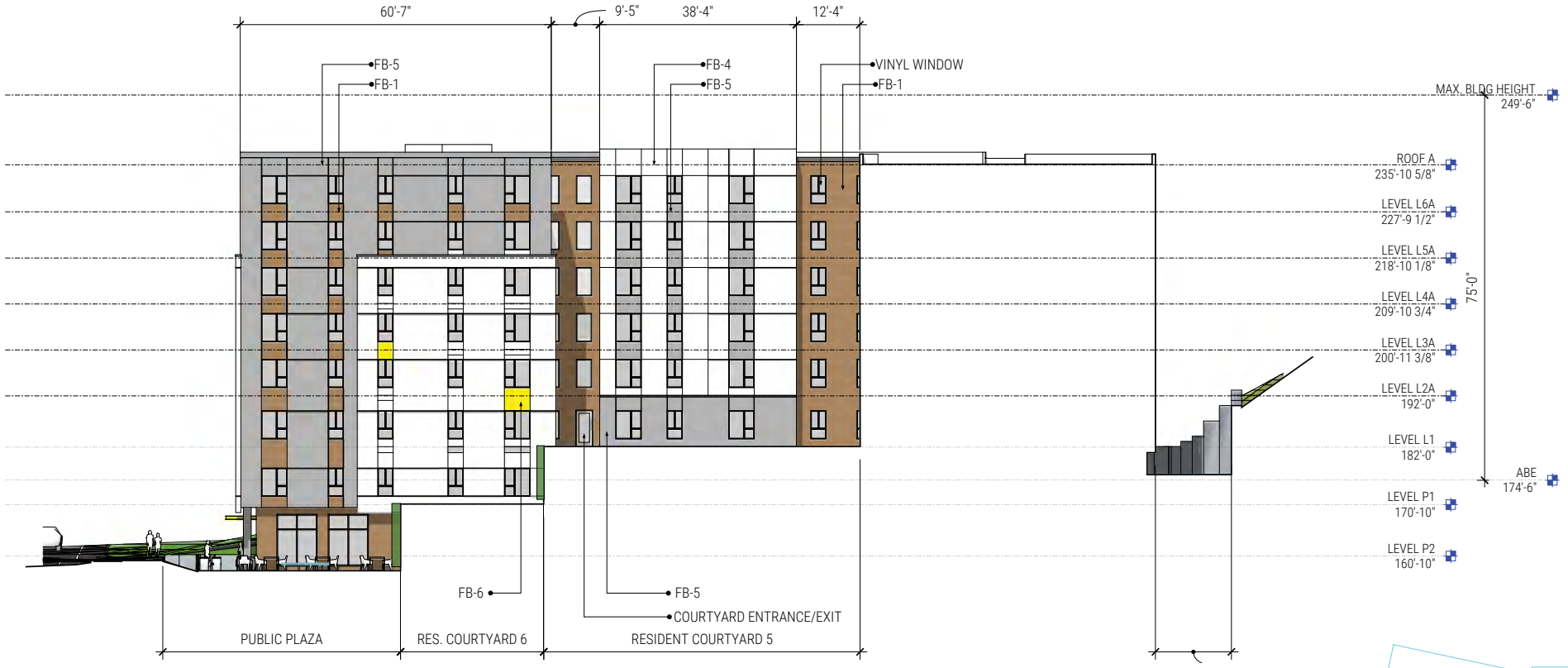
MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		



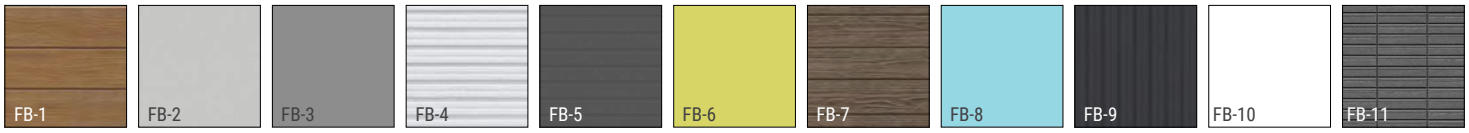


ENLARGED ELEVATION - WEST COURTYARD 5 & 6



MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		

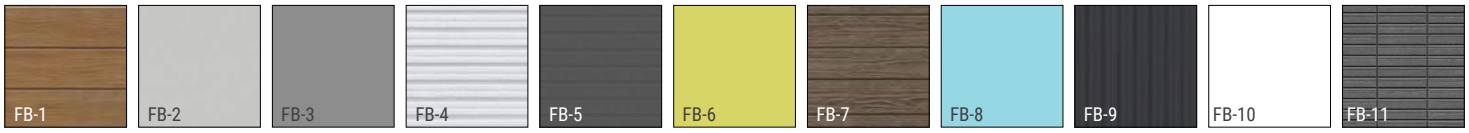


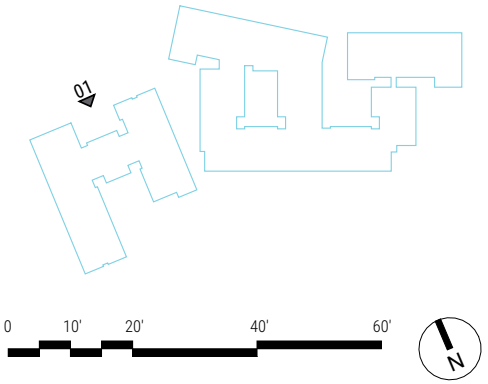
D // BUILDING MATERIALS AND DETAIL

ENLARGED ELEVATION - NORTH

MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		



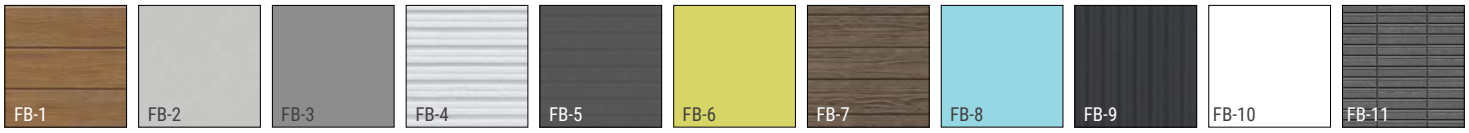


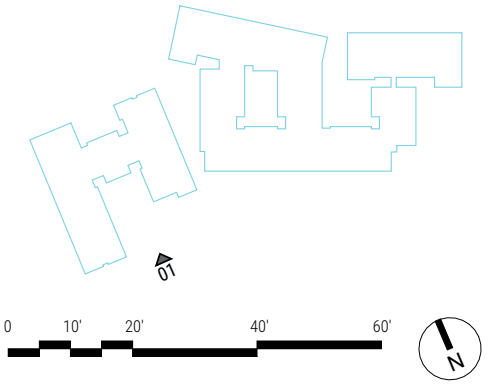
D // BUILDING MATERIALS AND DETAIL

ENLARGED ELEVATION - SOUTH

MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		

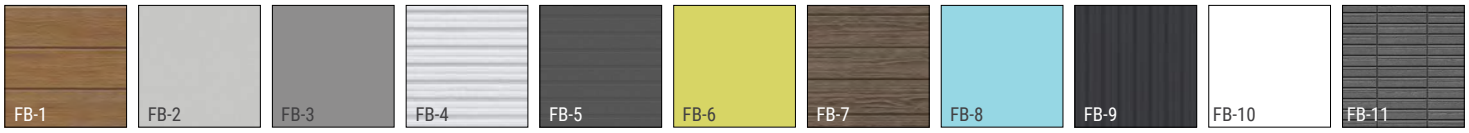


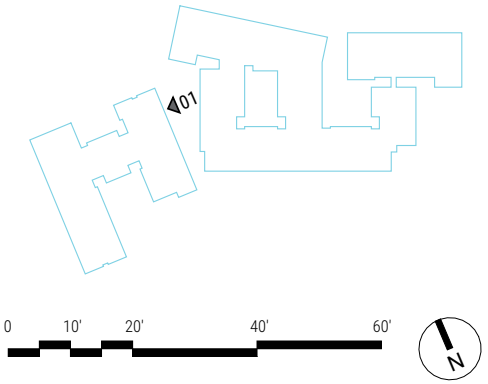


ENLARGED ELEVATION - EAST COURTYARD 3

MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD		





ENLARGED ELEVATION - EAST COURTYARD 1 & 2

MATERIALS:

FB-1	**CERACLAD//** URBAN CEDAR// HONEY	FB-7	**CERACLAD//** URBAN CEDAR// BRONZE
FB-2	**CERACLAD//** CONTEMPORARY SMOOTH// ASH	FB-8	**CERACLAD//** CONTEMPORARY SMOOTH// TBD
FB-3	**CERACLAD//** CONTEMPORARY SMOOTH// TBD	FB-9	**CERACLAD//** CASTSTRIPE// CHARCOAL
FB-4	**CERACLAD//** CASTSTRIPE// PEARL	FB-10	**CERACLAD//** CONTEMPORARY SMOOTH// PEARL
FB-5	**CERACLAD//** 8 REVEAL// SLATE	FB-11	**CERACLAD//** GRID 9// GRAY
FB-6	**CERACLAD//** CONTEMPORARY SMOOTH// TBD