

EXISTING SITE CONDITIONS



EXISTING SITE PHOTOS

Existing Site frontage along NE 124th St. Note there is no feasible direct pedestrian access to the commercial tenants.



Views of, or from each property line



Views along the CKC. There is currently no connection to the site from the CKC.



EXISTING SITE NEIGHBORING PROPERTIES

Neighboring properties to the East across 128th Lane include light industrial, and a Les Schwab tire Center. There is no interaction with the proposed site anticipated.



Across the very busy NE 124th St to the South are various Retail Strip malls.



The Western property line is flanked directly by a chain link fence and the Volkswagen car dealership.



PEDESTRIAN ORIENTED PERSPECTIVE-PRIMARY CORNER

EXISTING CORNER OF NE 124TH AND 128TH LANE



The existing corner of our site is raised approximately 8 ft above the average grade of our site. The only access to the site for pedestrians is by way of a staircase at the corner. The existing design of the site is not pedestrian oriented and the barrier along NE 124th forces pedestrians much closer to heavy traffic than one would like.

PROPOSED CORNER OF NE 124TH AND 128TH LANE



As proposed, we are raising the grade to meet the right of way at this corner. Down 128th Lane our building pulls back, allowing us to create publicly accessible open space. Heading down NE 124th pedestrians will now enjoy a plaza the full length of our site. Allowing pedestrians of all types to enjoy the commercial space as well as a much safer passage along our site's frontage. What is now virtually inaccessible for people with disabilities, is now ADA accessible from multiple points.

PEDESTRIAN ORIENTED PERSPECTIVE-PRIMARY ENTRY

EXISTING CORNER OF NE 124TH AND VOLKSWAGEN



The existing view facing East from the site's entry by Volkswagen gives us a great visual of the grade change and lack of safe sidewalk. Pedestrians have access to the commercial spaces through the parking lot and would need to come back out this way if they were unable to use the stairs mentioned on the previous page.

PROPOSED CORNER OF NE 124TH AND VOLKSWAGEN



Our proposed plan utilizes roughly the same entry but adds significant green space. The angles, vertical and horizontal modulation, and multiple changes in material present a wonderfully human scale for a building of this size. The sidewalk is proposed to be set back further from the street and lined with street trees. Pedestrians will have access to the plaza as well which provides added safety and weather covering the length of our frontage.

PEDESTRIAN ORIENTED PERSPECTIVE-WEST PROPERTY LINE

EXISTING WEST PROPERTY LINE



The existing West property line along Volkswagen includes a drive aisle that runs from NE 124th to the CKC, in front, and between the existing building. Along this side of the property there are a number of trees along the property line tilting in, towards the subject property. In our arborist report some of these trees were listed as dead or in poor condition. The trees in good condition could potentially be saved but there is no guarantee of their survival through construction. As you can see in the proposed picture and throughout our site, we are proposing a substantial amount of new healthy trees.

PROPOSED WEST PROPERTY LINE



Our proposed West side of our property will feature a landscape buffer between the Volkswagen site and our property flanked with new healthy trees the full length of that property line. To the East of the drive aisle residents with apartments on the Southern half of the building will have access to the upper parking garage. The ground floor will feature parking for retail or restaurant customers and residential guests. Patrons of these spaces will enjoy structured parking and pedestrian access via the sidewalk running from the garage to the ROW.

PEDESTRIAN ORIENTED PERSPECTIVE-128th LANE

EXISTING EAST PROPERTY LINE 128TH LANE



The existing West property line along 128th Lane is an area that was mentioned multiple times by the DRB as being a place people enjoyed walking. Unfortunately, the property line along 128th Lane between NE 124th and the CKC as it is today, has no sidewalk. The commercial areas of the property themselves are lower than the ROW.

PROPOSED EAST PROPERTY LINE 128TH LANE



Our proposed Eastern property line will now feature a sidewalk, landscaping on either side, street trees, publicly accessible green/open space, and pedestrians will be able to better interact with the site. The sidewalk is wide enough to be shared by bicyclists and pedestrians. This will serve as the primary pedestrian access to the CKC.

PEDESTRIAN ORIENTED PERSPECTIVE-CKC

EXISTING CKC INTERACTION WITH SITE



The existing site has no interaction or pedestrian access to the CKC. There is no landscaping along the trail and the only opportunity to interact with the site are loading docks.



PROPOSED CORNER AND CKC VIEW



Our reimagined CKC frontage will include 2 access points, one on each end of the property. The entire frontage will be landscaped, including many new trees. The public will now enjoy places to lock up bicycles, a large dog park, a fitness park, and many other ways to interact with the site. There will now be a safe means of walking to the new coffee shops, or restaurants from the CKC.



SITE PLAN-DEVELOPMENT

DEVELOPMENT & SITE PLAN DRIVERS

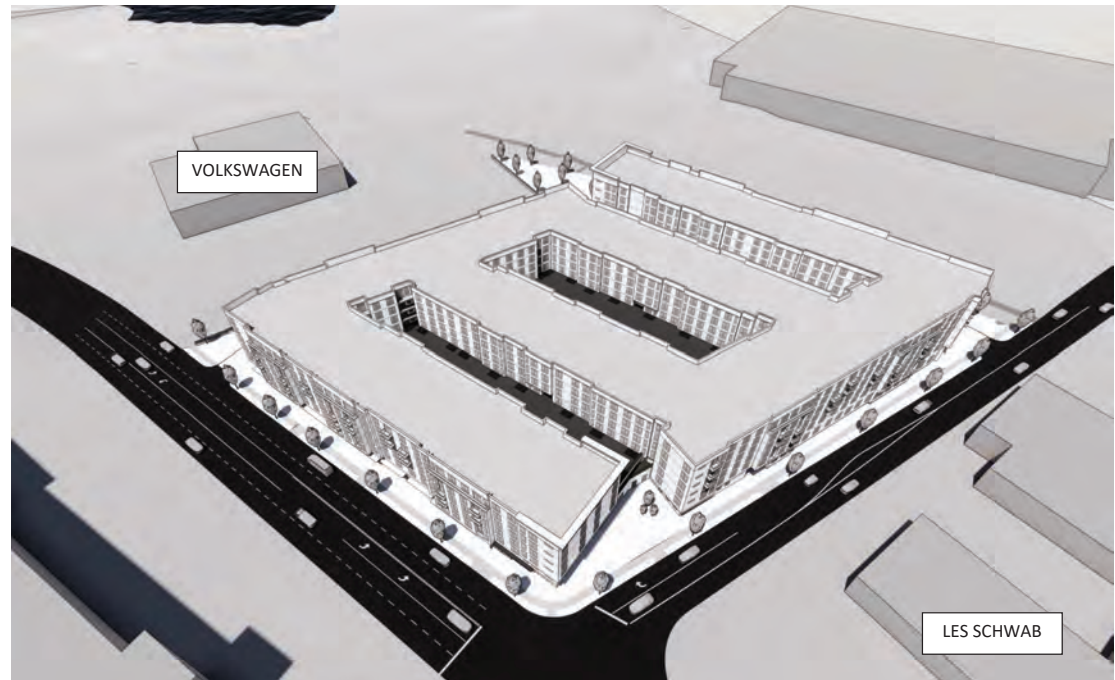
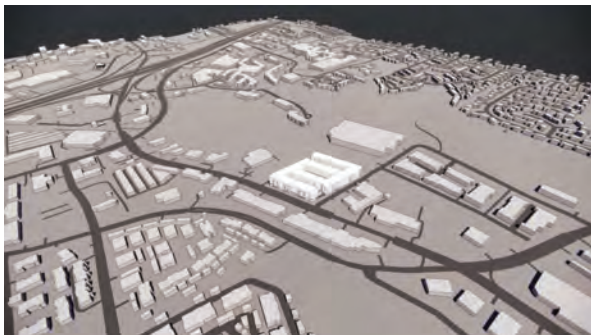
The Foundry development proposes to combine two parcels with primary frontage on 124th ST NE and secondary frontage on 128th Lane NE. The project abuts the Volkswagen dealership and the CKC along Totem Lake.

This development will provide direct access to the Cross Kirkland Corridor trail in 2 locations, with one ADA (Accessible) ramp for all people to access the trail, and provides a close connection to the Village at Totem Lake.

The main vehicular access will be located in nearly the same location as the current building off of 124th adjacent to Volkswagen and maximizing the distance to the intersection at 128th. To improve site circulation there will be a private drive serving vehicular and fire access around the property to our secondary access off 128th. There is direct pedestrian access to the CKC via the 2 new connections accessible from the proposed new sidewalk along 128th Lane NE.

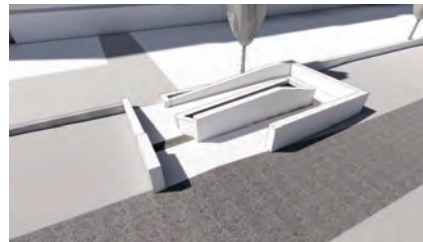
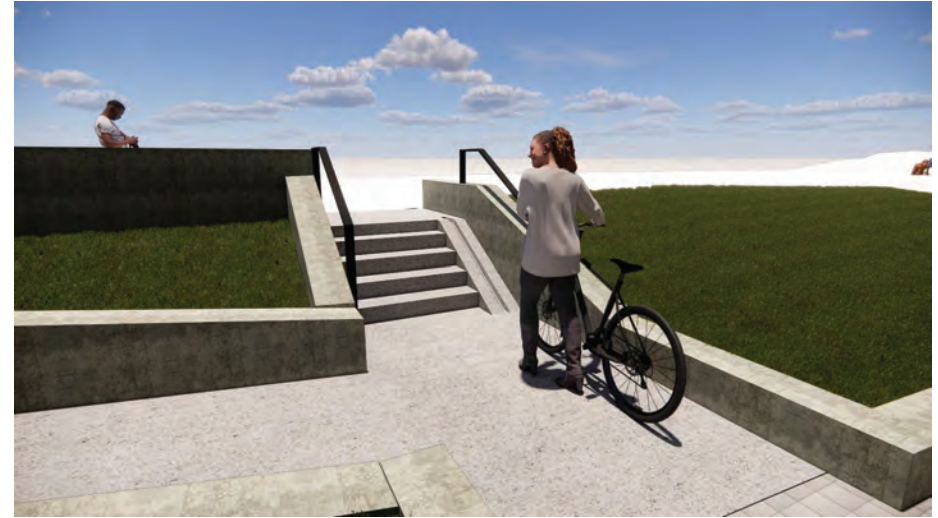
The NW and SE corners will mirror themselves and serve as a prominent architectural feature, visible from the Village at Totem Lake and the major intersection. To minimize the overall scale of the preferred option we are proposing 3 courtyards, 2 of which will be open at opposite corners, a publicly accessible plaza serving the commercial and lobby space set back from 124th and providing pedestrian weather protection the length of the Frontage.

The design proposes one building well under the 80' height limit, a fitness park, dog park, commercial/retail spaces, plentiful amenities, and the appropriate scale for this 4.598 acre site, adding balance to Totem Lake.



< Left: A NW corner perspective of our preferred option, showing critical area restoration, fitness park, and dog park in the distance. As viewed from above the CKC.

EXAMPLE OF CONNECTION TO CKC



These images represent an example of our NE CKC connection located on the back of our site. This connection will include stairs and a ramp for people who are less mobile or have disabilities to easily access the CKC. This access point will be a feature, well designed, and made of concrete.

The second direct connection is on the NW end of our site from the fitness park. This connection has less grade and is a paved pathway surrounded by landscaping. Both of our options connect people to the CKC in thoughtful ways and connects the public to our site so they may enjoy our many publicly accessible amenities, or visit the envisioned restaurants and/or cafes we see as our future commercial tenants.

Currently the site is inaccessible from the CKC.

**These connections can be viewed in plan on page 17 as well.*

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LOT COVERAGE

The area of all structures and any other hardscape on the subject property will be calculated as a percentage of total lot area.

3. Partially Exempt Materials – The following materials shall receive a 50 percent exemption for the area they cover. However, this exemption shall not exceed 10 percent of the total lot size.
- Pavers no larger than 10 inches by 10 inches per individual paver.
 - Grassed modular grid pavement.
 - Open grid decking over non-hardscaped area.
 - Artificial turf.

Per KZC the maximum lot coverage is 80%

The TL7A zoning limits lot coverage to 80% and KZC 115.90 provides an option for partially exempt materials. These materials receive only 50% credit towards the requirement. Our site when considering building coverage, pedestrian walkways, ROW improvements, and all site amenities is below this requirement with 77.70% of our lot covered with impervious surface.

Currently the site is 100% impervious, meaning our introduction of parks and greenspace should substantially improve the current condition.

Additionally, we will be introducing best practices when designing our new storm system that should yield a great environmental improvement. Including amending design to reflect the critical area buffer shown in the included survey.

Our coverages breakdown as follows:

SITE AREA: 200,317.00 SF (4.60 ACRES)
BUILDING FOOTPRINT: 135,820.80 SF
ALLOWED: 160,253.60 SF (MAX 80% LOT AREA)
 40,063.40 SF (MIN 20% GREENSPACE)

PROPOSED

TOTAL PERVIOUS AREA: 44,677.21 SF (22.30% LOT GREENSPACE)
TOTAL IMPERVIOUS AREA: 155,639.79 SF (77.70% LOT AREA)

PERVIOUS SURFACE COVERAGE


PERVIOUS SURFACE AREA INCLUDES:

50% CREDIT PERVIOUS SURFACE (PAVERS, DRIVEWAY, TURF, TRAIL)
 10,344.28 SF

LANDSCAPE SURFACE AREA GREENSPACE: 34,492.73 SF



DESIGN GUIDELINES & INTENT

<p>The Foundry at Totem Lake has considered all TLBD and TL7A Design Guidelines in our design. The intent of the Totem Lake Design guidelines as we understand it has been captured, with few exceptions that result in a superior design.</p> <p>All facades of this building include a variety of materials, horizontal, and vertical modulation. Some sections of the building façade exceed 30 ft between modulations, but in all of those cases there are alternating materials and interesting fenestration to break it up.</p> <p>An area of particular interest is our proposed feature corners. This area has been enhanced with wood planks and metal paneling to provide a unique street corner. Changing this design would result in an inferior design overall.</p> <p>The following include some additional design/code related comments:</p>	<p>PARKING LOTS AND VEHICULAR CIRCULATION: TL DESIGN GUIDELINES PG 30 j-m</p> <p>j. Develop an efficient internal vehicular access system that minimizes conflicts with pedestrians and vehicular traffic.</p> <p>k. Configure development to provide interior vehicular connections to adjacent uses, where desirable. Where current connections to adjacent uses are not feasible, but desirable in the future, configure development to provide the opportunity for a future connection, should the adjacent site be redeveloped.</p> <p>l. Avoid parking lot configurations with dead-end lanes.</p> <p>m. Configure internal access roads to look and function like public streets.</p> <p>Developer Response: We have provided an interior vehicular connection that connects NE 124th to NE 128th Lane and provides safe, efficient vehicular access throughout the site. This connection also serves as a fire lane.</p>	<p>HUMAN SCALE: TL DESIGN GUIDELINES PG 33 Section 18</p> <ul style="list-style-type: none"> To encourage the use of building components that relate to the size of the human body To add visual interest to buildings <p>a. Encourage a combination of architectural building elements that lend the building a human scale.</p> <p>Developer Response: The Foundry, as proposed (specifically in our preferred alternative) Has thoughtfully considered human scale. Typically a building of this size would be greatly challenged to provide a human scale. The Foundry is different: The multiple separations in the façade opening up 2 of the 3 courtyards, the partially recessed balconies, window fenestration, landscaping, and pedestrian weather protection are only a few examples of how we achieved this. This building blends into the environment and radically improves the South side of Totem Lake.</p>
<p>STREET CORNERS: TL DESIGN GUIDELINES PG 13 .3</p> <p>a. Encourage design treatments that emphasize street corners through the use of building location and design, plaza spaces, landscaping, distinctive architectural features, and/or signage. Street corners can be an excellent location for plazas, particularly where adjacent storefronts and building entries are provided. In auto-oriented areas, landscaping elements on street corners can enhance the character of the area and visual relief from pavement areas. Such landscaping elements should incorporate a variety of plant types and textures that add seasonal interest.</p> <p>b. Encourage all buildings located at or near street corner to incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale. This could include a raised roofline, turret, corner balconies, bay windows, special awning or canopy design, and/or distinctive use of building materials</p> <p>Developer Response: The Foundry is located at the corner of NE 124th and 128th Ln NE. Currently the existing commercial site is set below the street level 5-10 ft. Our proposed design brings the primary frontage to the street level and our street corner features unique architectural features such as wood planks, signage, and a residential plaza slightly offset from the corner due to the topography of the site. Our building is within 6 ft of the ROW and contains over 927 sf of substantial landscaping. The varying heights and thoughtful design increase the overall visual interest of the street corner. Our preferred option was especially able to address this and propose a welcoming addition as part of the gateway to Totem Lake when approaching from Redmond.</p>	<p>PEDESTRIAN PLAZAS: TL DESIGN GUIDELINES PG 26</p> <p>a. Provide pedestrian plazas in conjunction with mixed-use development and non-residential uses</p> <p>Developer Response: The Foundry, as proposed provides substantial publicly accessible amenities when compared to typical private development. The existing site is 5-10 below the ROW elevation with very little pedestrian access. Our design proposes a plaza the full length of the commercial/retail and lobby spaces. The entire primary frontage along NE 124th will feature a public plaza 14 ft-17ft wide. This area is ADA accessible with plentiful seating and bicycle lockers.</p> 	<p>RESIDENTIAL OPEN SPACE: TL DESIGN GUIDELINES PG 27</p> <p>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.</p> <p>b. Provide private open space for multi-family residential units. For townhouses and other ground-based housing units, provide patios, decks, and/or landscaped front or rear yards adjacent to the units. For all other units, provide balconies large enough to allow for human activity.</p> <p>Developer Response: The Foundry, will provide significant open space for our Residents, providing a range of activities for all age groups. We do not have ground floor residential units; however, all of our courtyard level units will feature private patios. A large percentage of our higher units will enjoy private decks as well. The Foundry will include 3 large courtyards with many games, BBQ's, lounge areas, fire pits, and other amenities for our Residents. At the ground level we've proposed a large fitness park with viewing areas of the wetland, a sprint track, fitness stations, benches, and a walking path. This area will have direct access to the CKC. We are also including a large, fenced dog park, a residents plaza entry, and many other open spaces. See page 8 for additional detail.</p>

ALTERNATIVE OPTION: 1



ALTERNATIVE 1

Alternative massing scheme 1 proposes building up to 70' in height with a fully enclosed central courtyard featuring an E shape with two smaller courtyards facing NE 124th St opening up that façade to the South. Another courtyard will open to the West facing Totem Lake. The East façade will feature a more traditional vertical modulation extending through all levels of the residential façade, which is quite long.

This option includes 4 courtyards surrounded by residential and a pedestrian plaza running the length of the primary frontage.

Pros

- Additional units
- Potential weather protection in the courtyards
- Pedestrian Oriented Plaza
- Courtyard openings facing the Frontage on NE 124th

Cons

- Human Scale along 128th Lane will be difficult to achieve when compared to other options.
- Low natural light in most courtyards
- Cost
- Increased parking need results in a need for a sub grade level. Water table is approximately 3' deep, resulting in a substantial cost.
- Increased scale along 128th Lane

UNITS: 449

PARKING SPACES: 730

RETAIL: 13,500 SQ. FT.

NET RENTABLE: 392,875 SQ.FT.

GROSS BUILDING: 830,635 SQ.FT.

STORIES: 7

PROPOSED MAX HEIGHT: 70'



ALTERNATIVE OPTION: 1- SOUTH ELEVATION



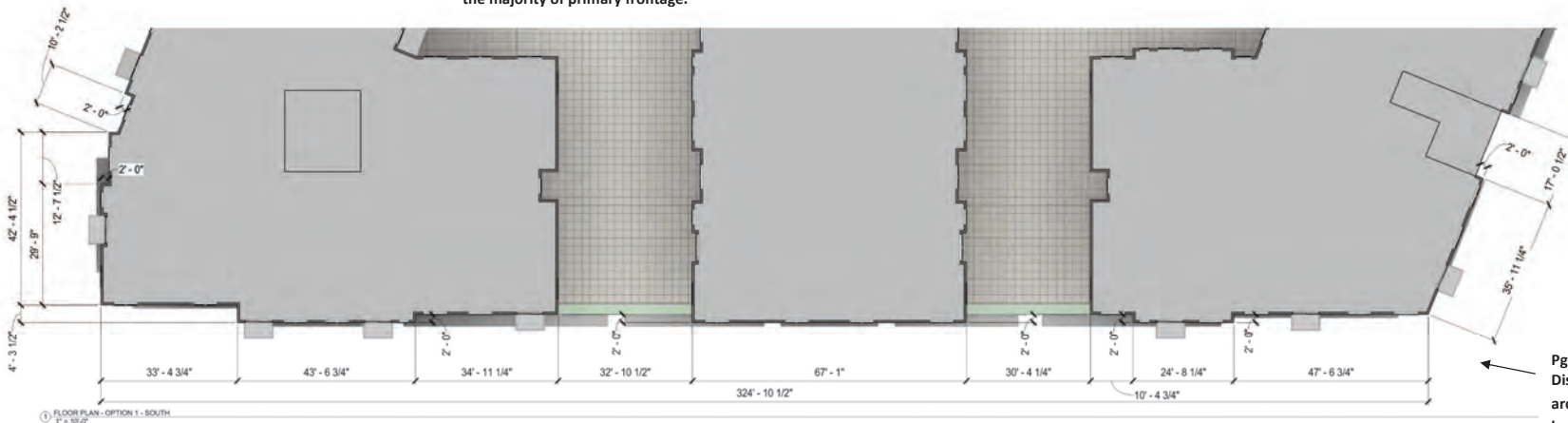
2. OPTION 1 - SOUTH
1" = 10'-0"

Pg 26 (A-I) PEDESTRIAN PLAZAS. A plaza for shopping, outdoor eating, and enjoying the extensive, multi-height landscaping, runs nearly the full length of the South property line.

Pg 15 PEDESTRIAN FRIENDLY BUILDING FRONTS As in all options, commercial space, envisioned as retail, restaurants, and cafes, transparent windows and doors and weather protection accounts for the majority of primary frontage.

Pg 16 (F) BUILDING LOCATION AND ORIENTATION All facades and pedestrian entries are oriented towards the ROW where applicable

Large breaks in the building create the feeling of a collection of smaller buildings (at least on this façade)



Pg 13 (A)(B) STREET CORNERS Distinctive corner will receive architectural features and landscape treatments.

ALTERNATIVE OPTION: 1- NORTH ELEVATION



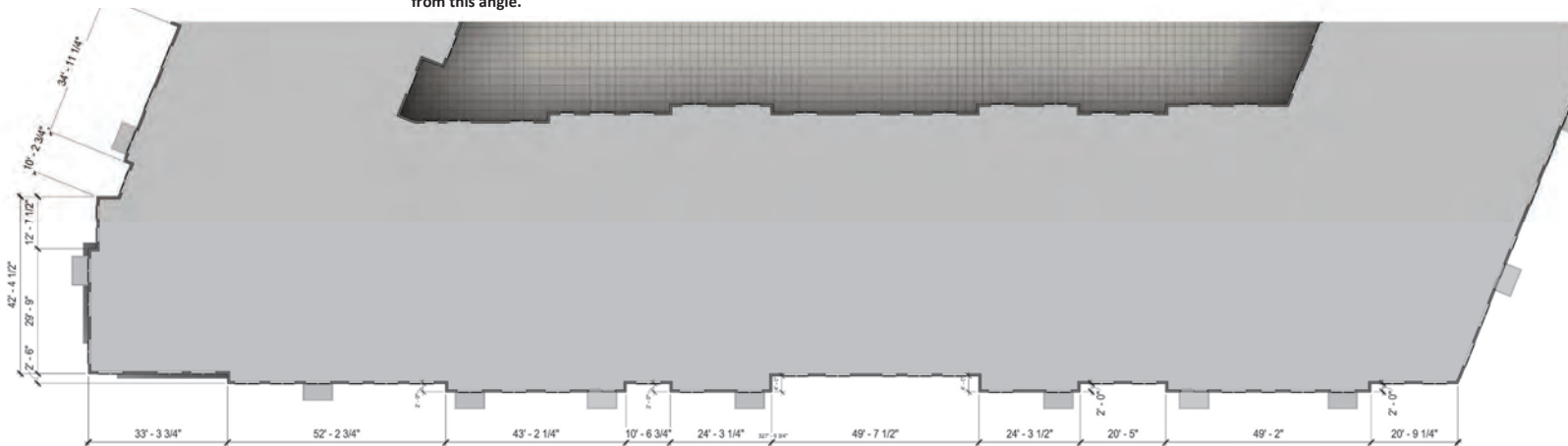
OPTION 2 - NORTH

This elevation faces the CKC and due to the shape of the lot in addition to other constraints is similar in other alternatives.

There are many ways for residents and pedestrians to interact with this façade. Our double height NE lobby draws viewers in with extensive use of store fronts, move in storage areas, trash storage, and our North Garage entry can be seen from this angle.

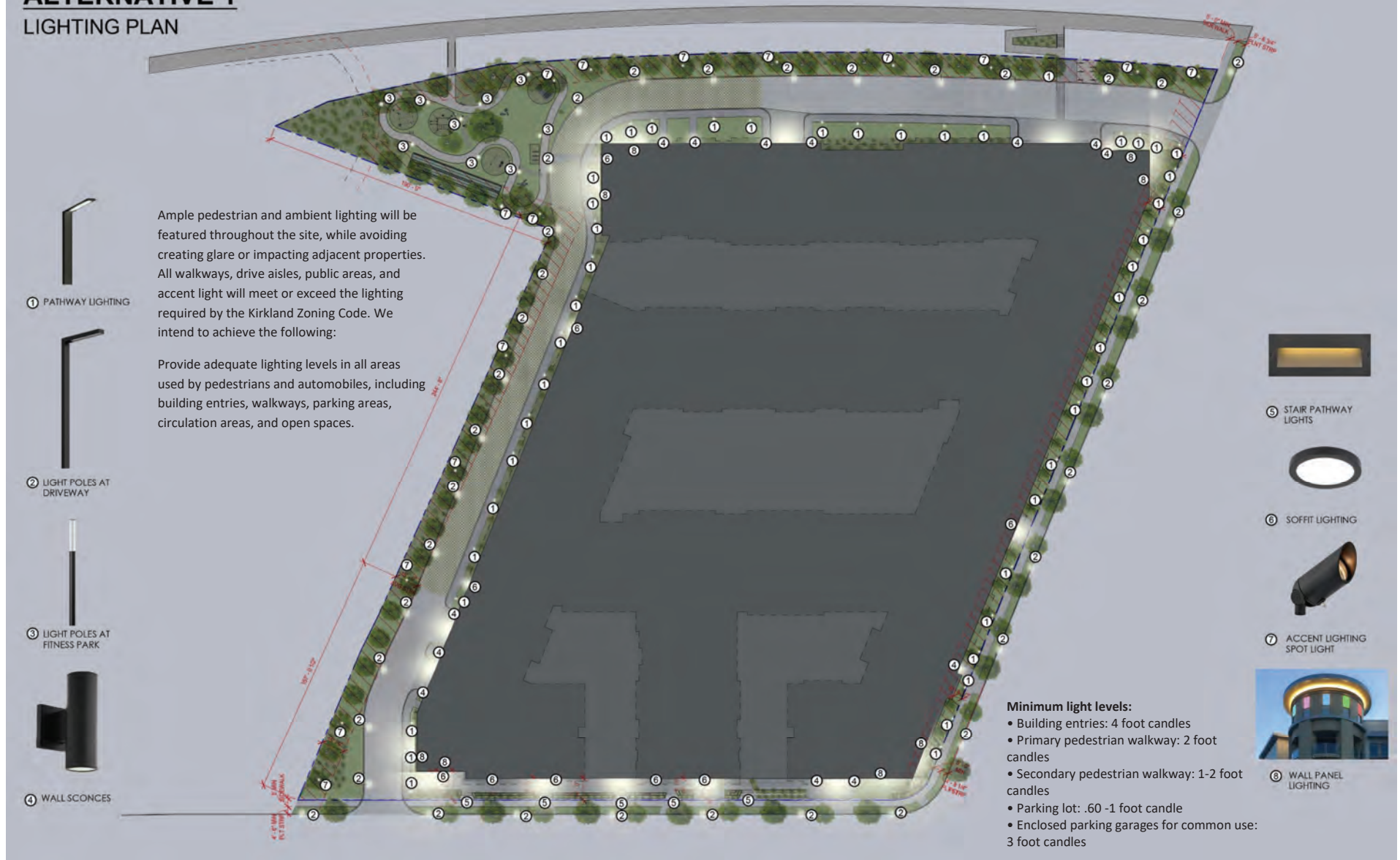
PG 32 ARCHITECTURAL SCALE. Vertical modulation, balconies, roof line modulation, and open courtyards, give the appearance of smaller buildings.

Our NW corner facing Totem Lake includes a double height fitness center and yoga room.



FLOOR PLAN - OPTION 2 - Dependent 1
1" = 10'-0"

ALTERNATIVE 1 LIGHTING PLAN





ALTERNATIVE OPTION: 1 | PEDESTRIAN INTERACTION W/ THE SITE



The CKC can be accessed on the North side of the site from these points.

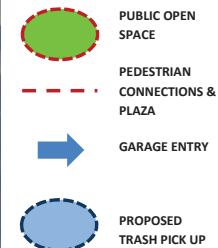
Public open space fronting the CKC runs the full length of the North property line and includes a Fitness Park, Landscape Buffer, and Bicycle storage.

Courtyard opens to the West with views of Totem Lake.

New sidewalk along West side of 128th Lane connecting to the CKC.

Modulation per KZC along this longer façade. Feels larger than other alternatives.

Two courtyard openings along NE 124th gives the feel of a collection of smaller buildings from this façade.



ALTERNATIVE OPTION: 2



ALTERNATIVE 2

Alternative massing scheme 2 benefits from a small courtyard facing S, E, and W creating a 90 shape when viewed from above. This option provides separation in nearly all façades improving human scale.

In addition to the pedestrian plaza running the length of the frontage, the angled SE corner adds visual interest.

Pros

- Open courtyards give the illusion of a smaller building
- Improved Human Scale
- Additional Units
- Pedestrian Oriented Plaza
- Increased Modulation

Cons

- Small courtyards
- No opening facing Totem Lake
- Sub grade parking requirement, which is a challenge due to the water table being approximately 3' deep, resulting in a substantial cost.
- Primary corner not as much of a feature as the preferred option.

UNITS: 465

PARKING SPACES: 820

RETAIL: 14,000 SQ. FT.

NET RENTABLE: 406,875 SQ.FT.

GROSS BUILDING: 923,390 SQ.FT.

STORIES: 7 + 1 (BELOW GRADE)

PROPOSED MAX HEIGHT: 70'



ALTERNATIVE OPTION: 2- SOUTH ELEVATION



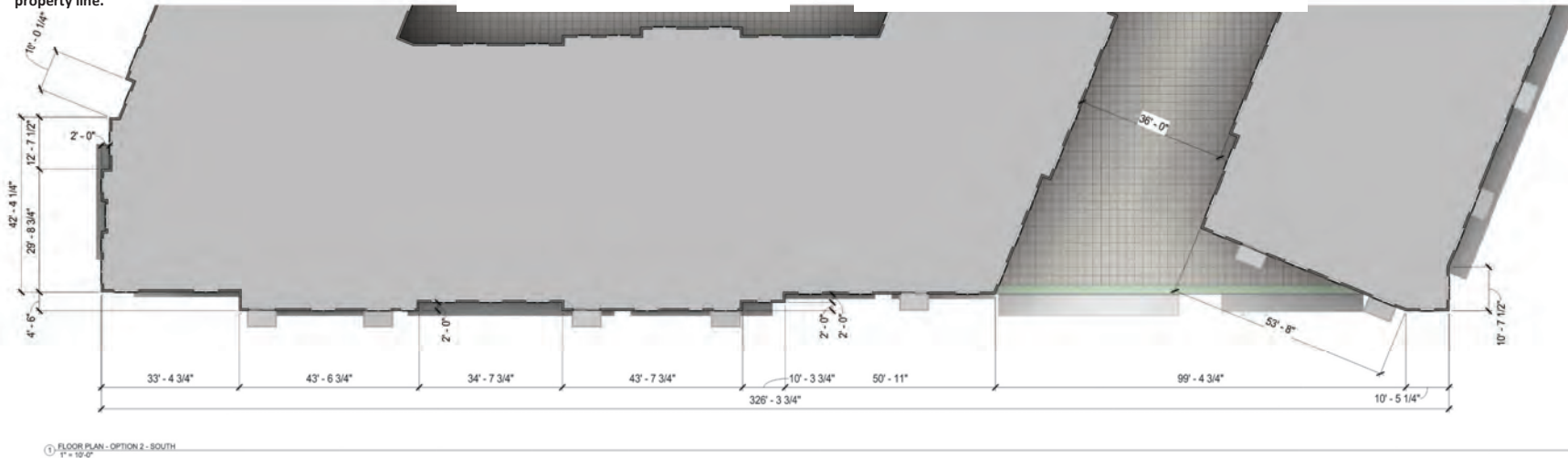
Pg 26 (A-I) PEDESTRIAN PLAZAS. A plaza for shopping, outdoor eating, and enjoying the extensive, multi-height landscaping, runs nearly the full length of the South property line.

As in all options, commercial space, envisioned as retail, restaurants, and cafes, accounts for the majority of primary frontage.

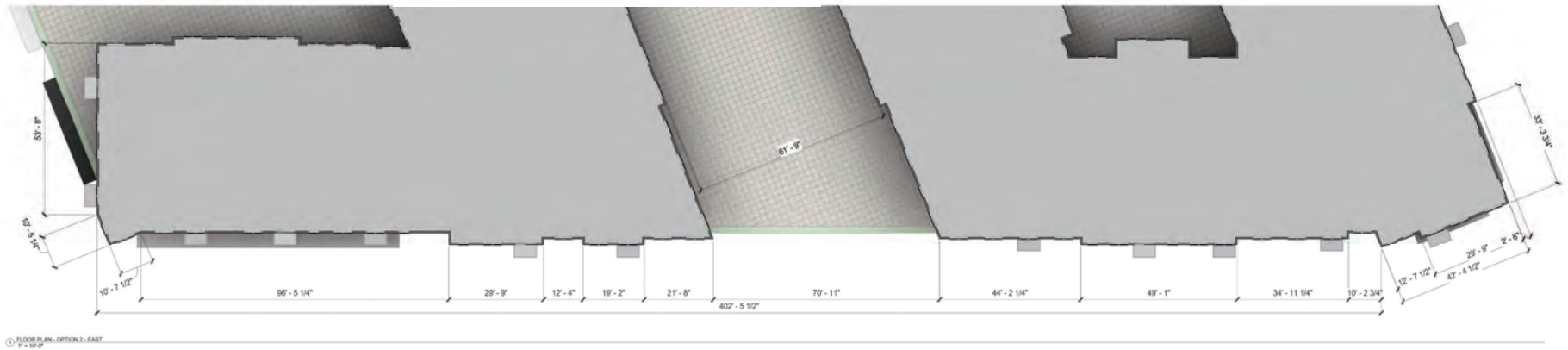
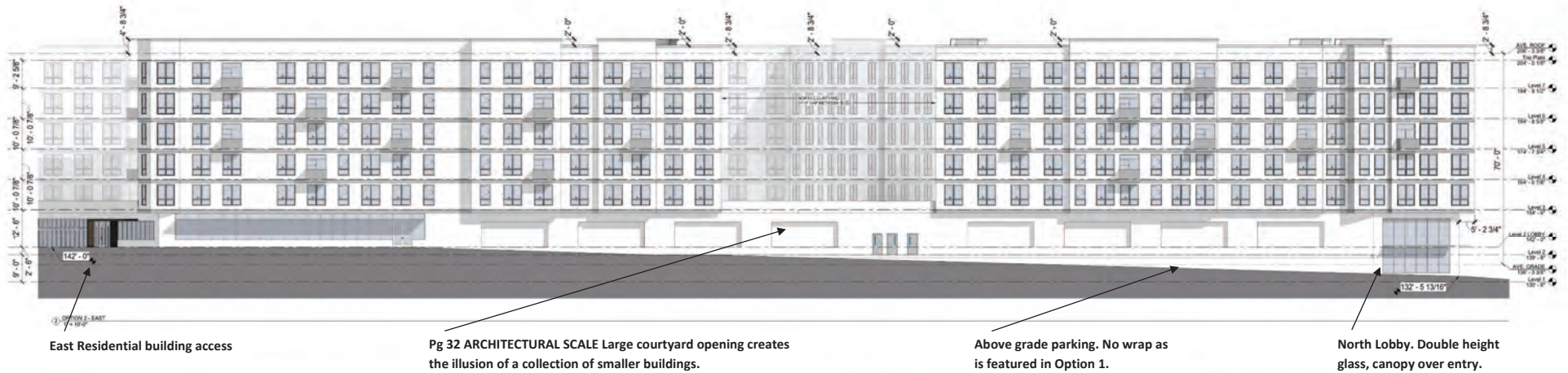
Large courtyard opening and angled E wing, creates the illusion of a collection of smaller buildings and allows more natural light into the courtyard.

Lobby Entry and feature corner

Pg 13 (A)(B) STREET CORNERS
Distinctive corner will receive architectural features and landscape treatments.



ALTERNATIVE OPTION: 2- EAST ELEVATION





The West Elevation showcases the grade change required to have the site meet the ROW in a usable format.

