

ALTERNATIVE 2 LIGHTING PLAN



ALTERNATIVE 2

LANDSCAPE PLAN



ALTERNATIVE OPTION: 2 | PEDESTRIAN INTERACTION W/ THE SITE







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

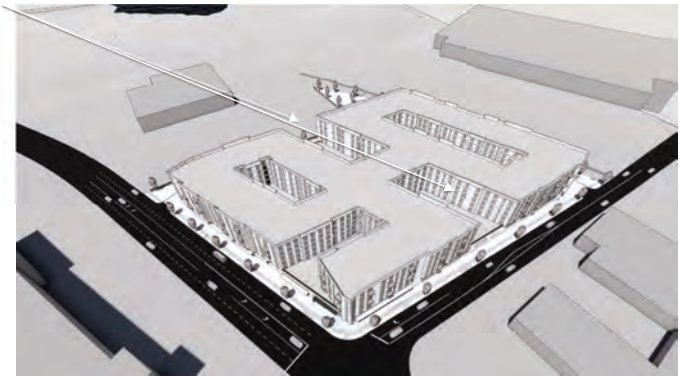
Public open space fronting the CKC runs the full length of the North property line and includes a Fitness Park, a landscape buffer, and Bicycle storage.

Courtyard opens to the East and West with views of Totem Lake, breaking up the building.

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

Pg 32 Architectural Scale. Three courtyard openings along NE 124th, 128th Lane, and facing West towards Volkswagen help reduce scale and give the illusion of multiple smaller buildings.

-  PUBLIC OPEN SPACE
-  PEDESTRIAN CONNECTIONS & PLAZA
-  GARAGE ENTRY
-  PROPOSED TRASH PICK UP



ALTERNATIVE OPTION: 3

(Preferred)



ALTERNATIVE 3 PREFERRED

Our preferred massing scheme, alternative 3 draws on all of the best features of the previous options and many others before them. This option proposes private balconies partially built into the modulation carrying to the 6th floor, then stepping back, breaking up the façade for improved visual interest and scale.

The primary frontage along 124th features a pedestrian plaza supporting the retail space running nearly the entire length of the building. Our NW and SE corners include special design and material treatments to increase visual interest..

The North and South courtyards will also open up to the NW and SE with views of the Village.

Pros

- Human Scale
- Pedestrian Oriented Plaza
- Maximizes views from every façade
- Greater private open space
- Parking needs can be achieved above grade, reducing cost.
- Less bulky structure from all angles
- The most visually interesting street corner
- Double height fitness center overlooking Totem Lake

Cons

- Reduced number of units

UNITS: 454

PARKING SPACES: 720

RETAIL: 13,500 SQ. FT.

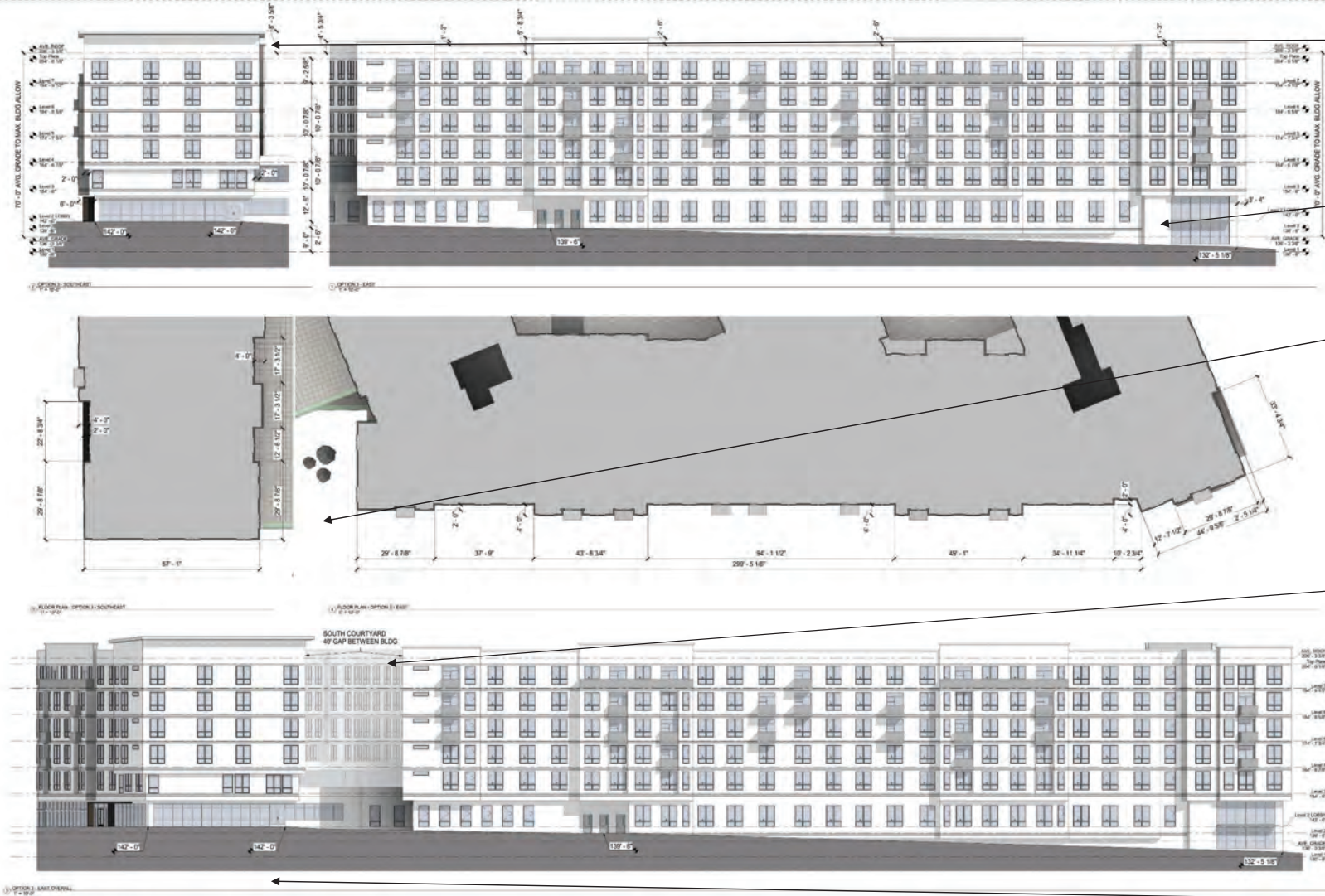
NET RENTABLE: 397,250 SQ.FT.

GROSS BUILDING: 818,318 SQ.FT.

STORIES: 7

PROPOSED MAX HEIGHT: 70'

ALTERNATIVE OPTION: 3-EAST ELEVATION



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

Pg 31 (C,D) PARKING
GARAGES. Wrapped above
grade parking.

Public Open/Green Space.
Accomplished by angling the
feature corner.

The same recessed balconies
and step backs as above.

A courtyard opening facing
the Public open space.

Pg 32 ARCHITECTURAL
SCALE. Material changes and
featured corners throughout
in addition to the large
break in the façade provide
the look of multiple smaller
buildings and improve
human scale.

ALTERNATIVE OPTION: 3-NORTH ELEVATION

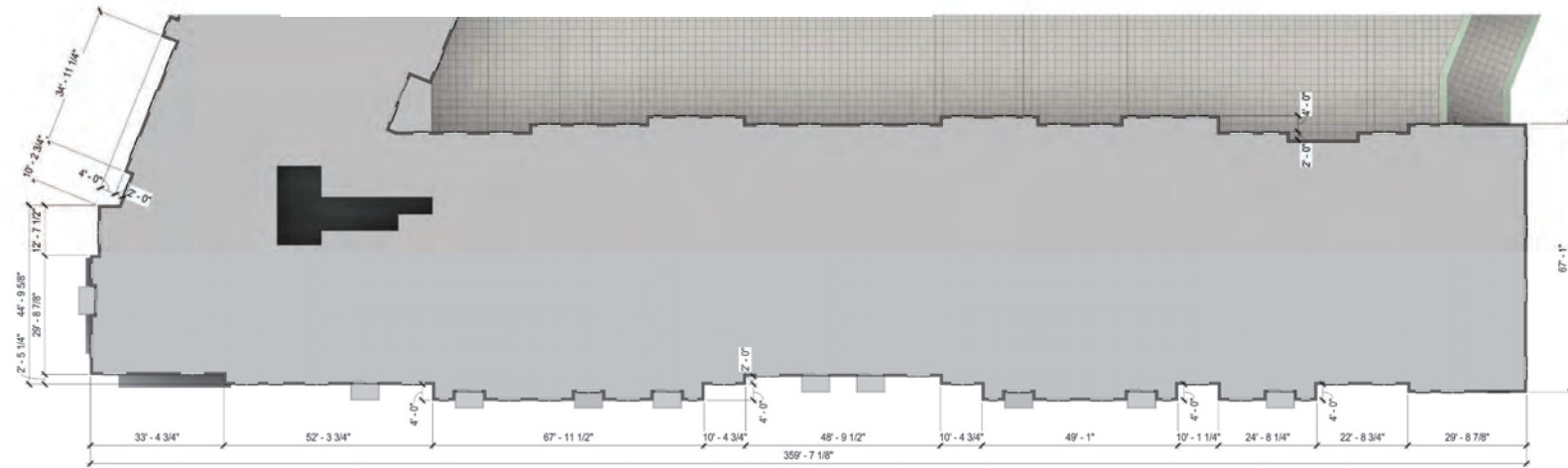


This elevation faces the CKC

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.

Recessed balconies, step backs, and material changes reduce the overall scale of the building.

Our NW corner facing Totem Lake includes a double height amenity space, a fitness center and yoga studio.



3-11 FLOOR PLAN - OPTION 3 - NORTH
1" = 10'-0"

ALTERNATIVE OPTION: 3-WEST ELEVATION



Pg 31 ARCHITECTURAL
STYLE. The West façade will
include a unique featured
corner.

Wrapped above grade
parking.

A courtyard opening facing
Totem Lake and the Village

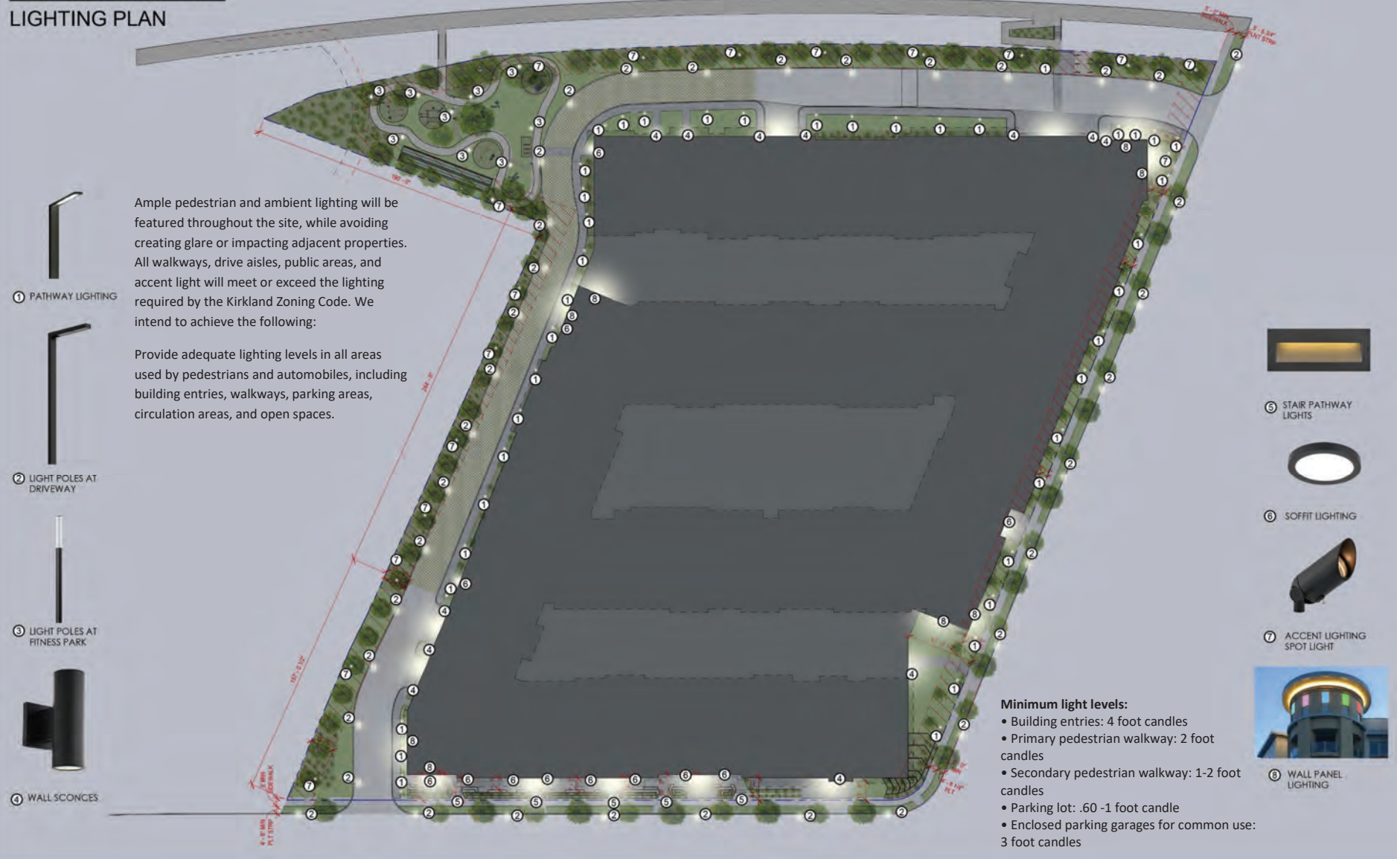
The same recessed balconies
and step backs as above.

Pg 31 ARCHITECTURAL
SCALE. Material changes and
featured corners throughout
in addition to the large
break in the façade provide
the look of multiple smaller
buildings and improve
human scale.

Residential and Retail
parking garage access.

ALTERNATIVE 3

LIGHTING PLAN



ALTERNATIVE 3 LANDSCAPE PLAN



ALTERNATIVE OPTION: 3 | 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, Dog Park, and Bicycle storage.

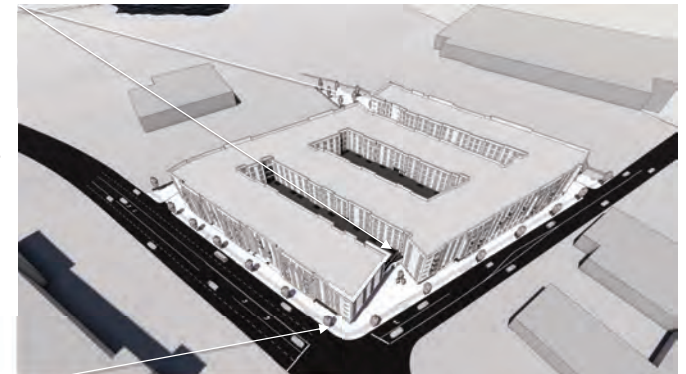
Courtyards open to the West with views of Totem Lake and to the East facing Redmond.

New Sidewalk along West side of 128th Lane connecting to the CKC. Currently no sidewalk exists on the West side of the street.

Public Open space along 128th.

The angle and courtyard openings give the feel of multiple smaller buildings.

-  PUBLIC OPEN SPACE
-  PEDESTRIAN CONNECTIONS & PLAZA
-  GARAGE ENTRY
-  PROPOSED TRASH PICK UP



MASSING SCHEME COMPARISON



ALTERNATIVE OPTION 1. E SHAPE FACING 124TH, BELOW GRADE PARKING. PAGE 9



ALTERNATIVE OPTION 2. SINGLE DONUT 90 SHAPE, BELOW GRADE PARKING. PAGE 10



ALTERNATIVE OPTION 3. PREFERRED
SINGLE CENTRAL DONUT, RECESSED BALCONIES, ABOVE GRADE PARKING. PAGE 12

SOLAR STUDY COMPARISON

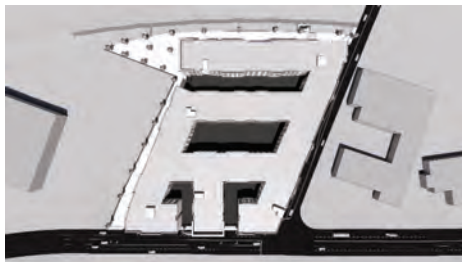
ALTERNATIVE 1



6am



9am

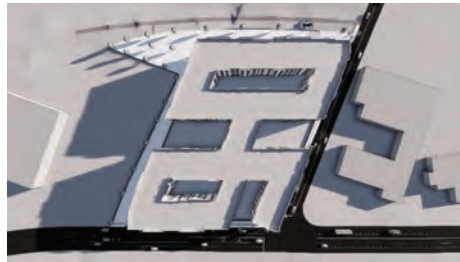


12pm

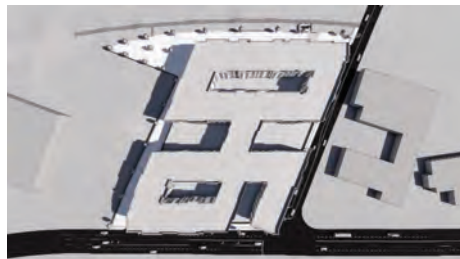


6pm

ALTERNATIVE 2



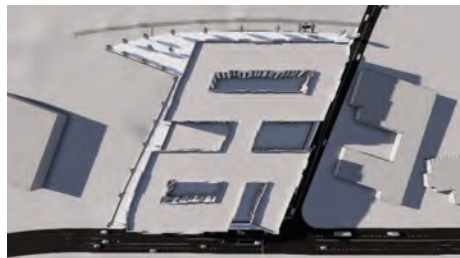
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9am

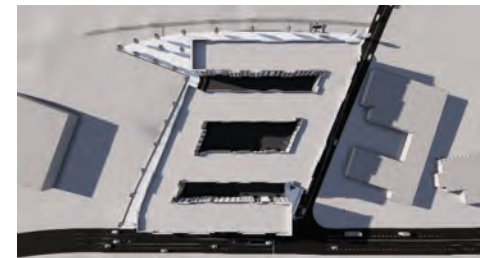
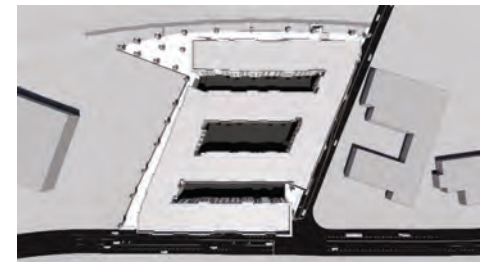
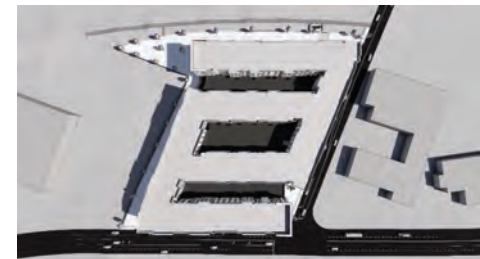


12pm



6pm

ALTERNATIVE 3-PREFERRED

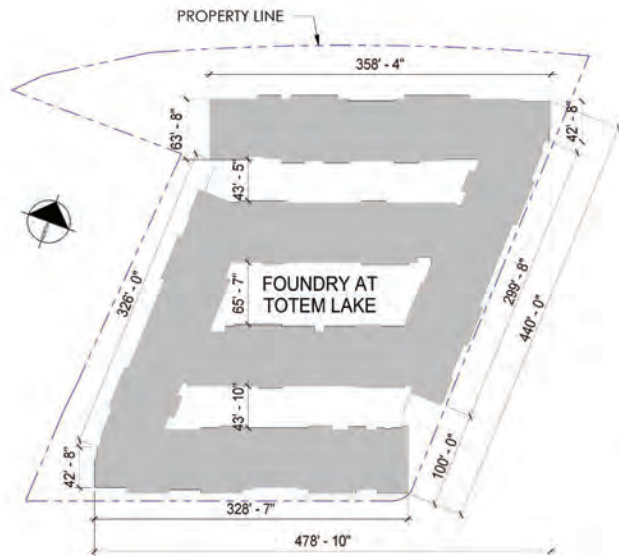


VILLAGE AT TOTEM LAKE, FOOTPRINT COMPARISON

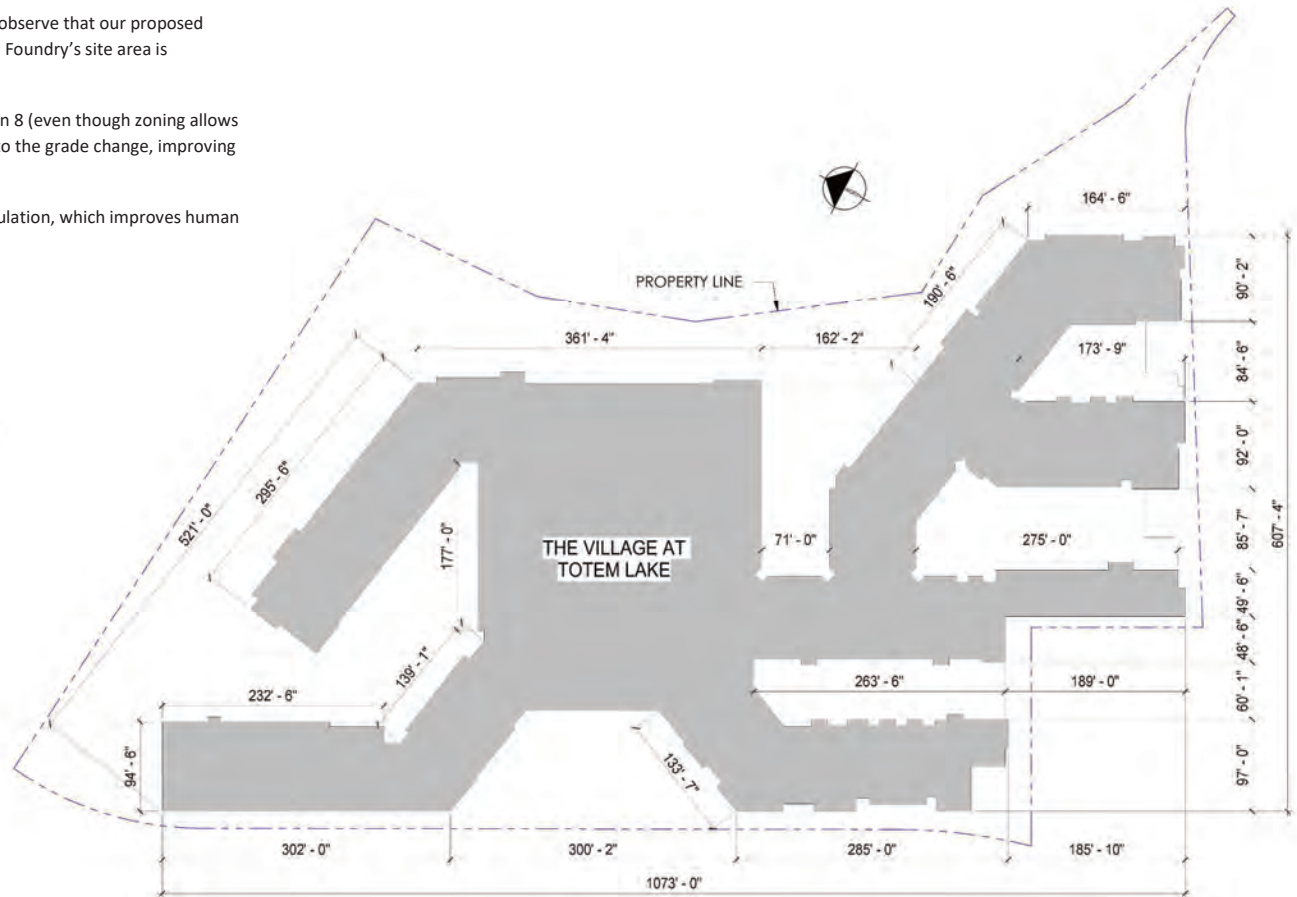
When overlaying our preferred option over the Village at Totem Lake, we can easily observe that our proposed project is considerably less than the scale of the project across the Lake from us. The Foundry's site area is approximately 68% smaller than the Village at Totem Lake.

Furthermore, our proposed project is a full level shorter, reaching 7 floors rather than 8 (even though zoning allows 80 feet by right on our site). Along NE 124th our building is visually only 6 floors due to the grade change, improving the overall scale.

We have proposed variations of high end material changes, combined with our modulation, which improves human scale and is overall more pleasing to interact with for pedestrians.



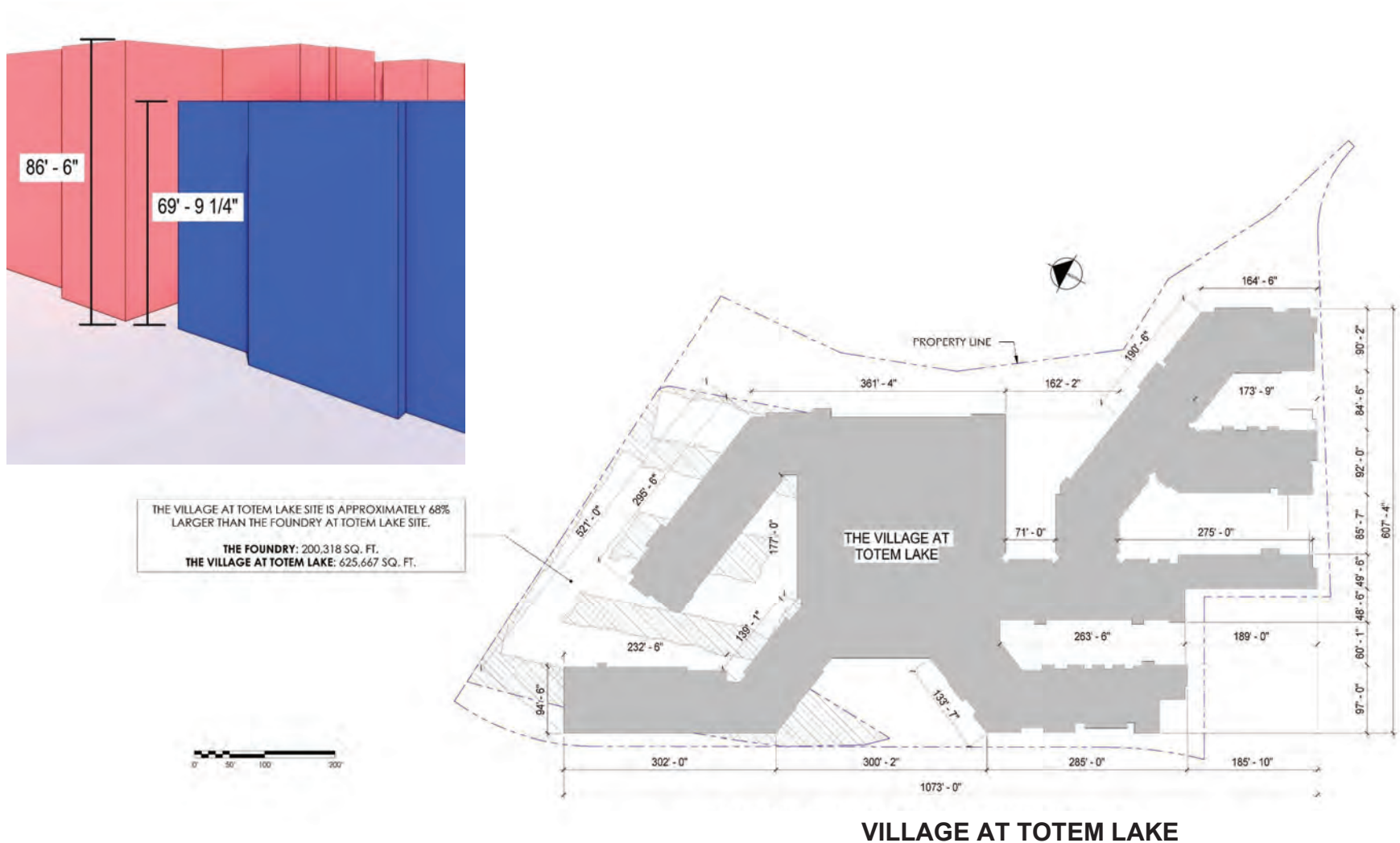
PROPOSED – FOUNDRY AT TOTEM LAKE



EXISTING - VILLAGE AT TOTEM LAKE

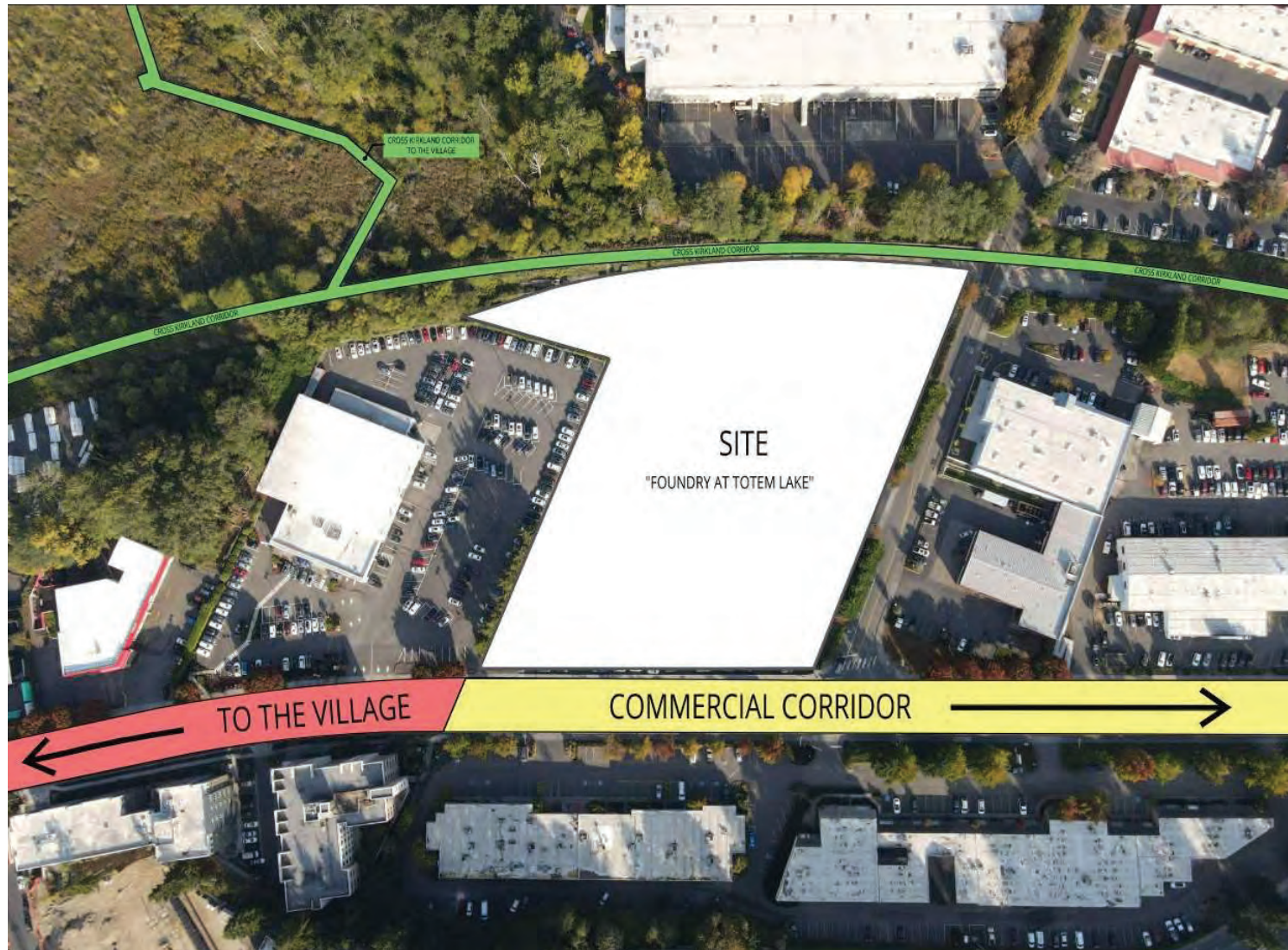


VILLAGE AT TOTEM LAKE, OVERLAY AND SCALE COMPARISON



VILLAGE AT TOTEM LAKE

SITE CONTEXT



SITE CONTEXT-SURROUNDING ZONING



SITE CONTEXT-VIEWS



SITE CONTEXT-CIRCULATION

A narrative explaining site constraints and limitations in offering alternative drive aisle locations. (Response to comment #1)

Comment #1 of the CDC Comment letter is a repeat comment for a previously addressed issue. The City's request is to provide alternative site access and drive aisle designs. Unfortunately, this site does not allow alternative access in a manner that would permit a functional new development. This is likely the reason the existing commercial development is designed the way it is, and why we have predominantly adopted the same existing condition in our design, while improving the site's circulation and frontages the best we can under the circumstances.

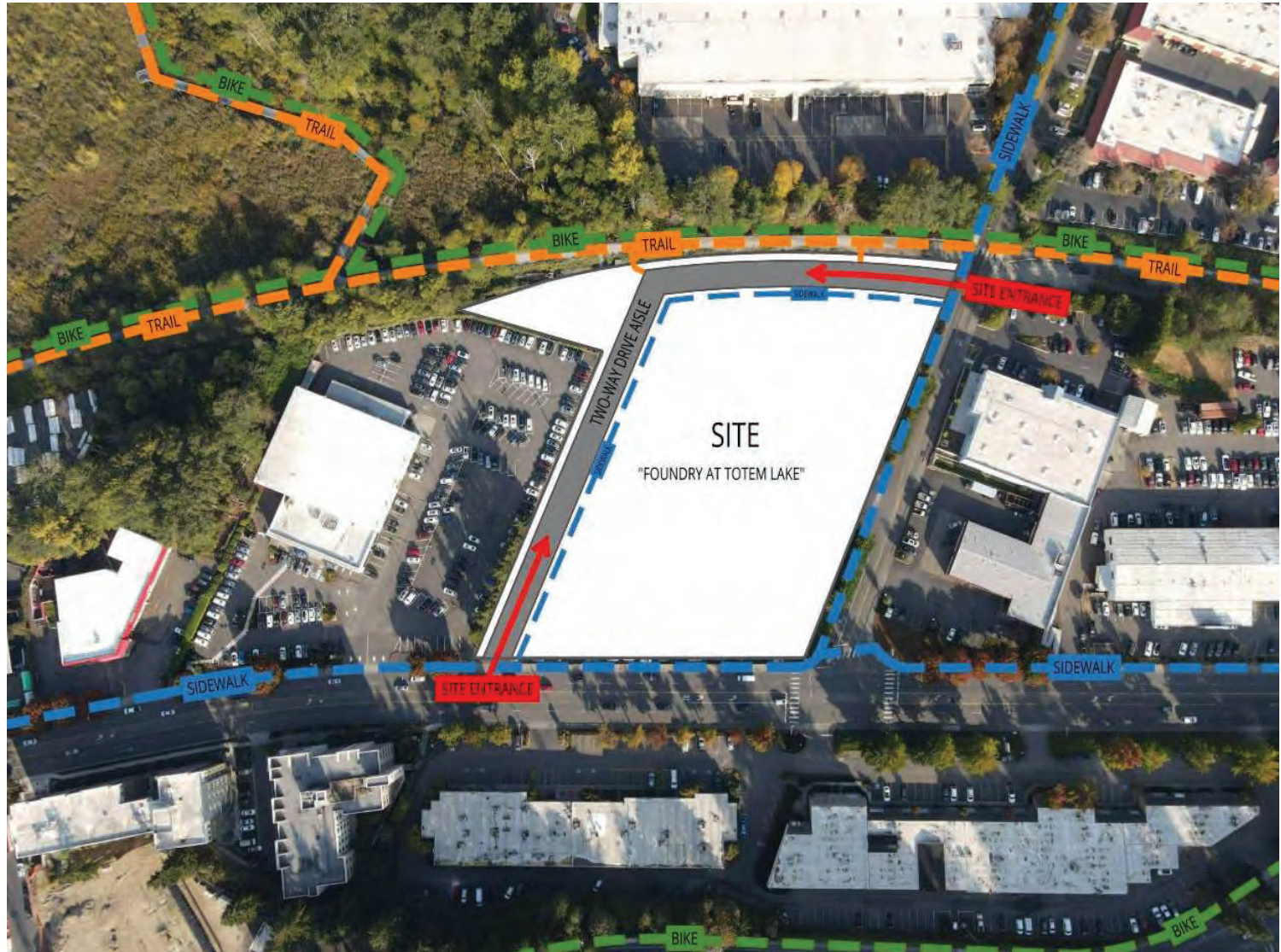
All proposed alternatives utilize the same site access and circulation in part due to the following constraints: The existing and finished grade slope away from the intersection on the corner of NE 124th and 128th Lane in both directions. Each corner of the site is at a different elevation which makes meeting the City's design guidelines in addition to achieving proper circulation, commercial access, pedestrian plazas, pedestrian open space, CKC connections, pedestrian circulation, landscape buffers, street improvements, fire lanes, and the countless other benefits to the City this development proposes difficult at best.

The existing commercial development was depressed from the ROW and vehicular access is primarily in the same locations as our proposed development because of these challenges.

The elevations of each corner are:

- SW (primary entry) 136'
- SE (corner and intersection) 144'
- NW (facing Totem Village) 131'
- NE (secondary entry) 128'

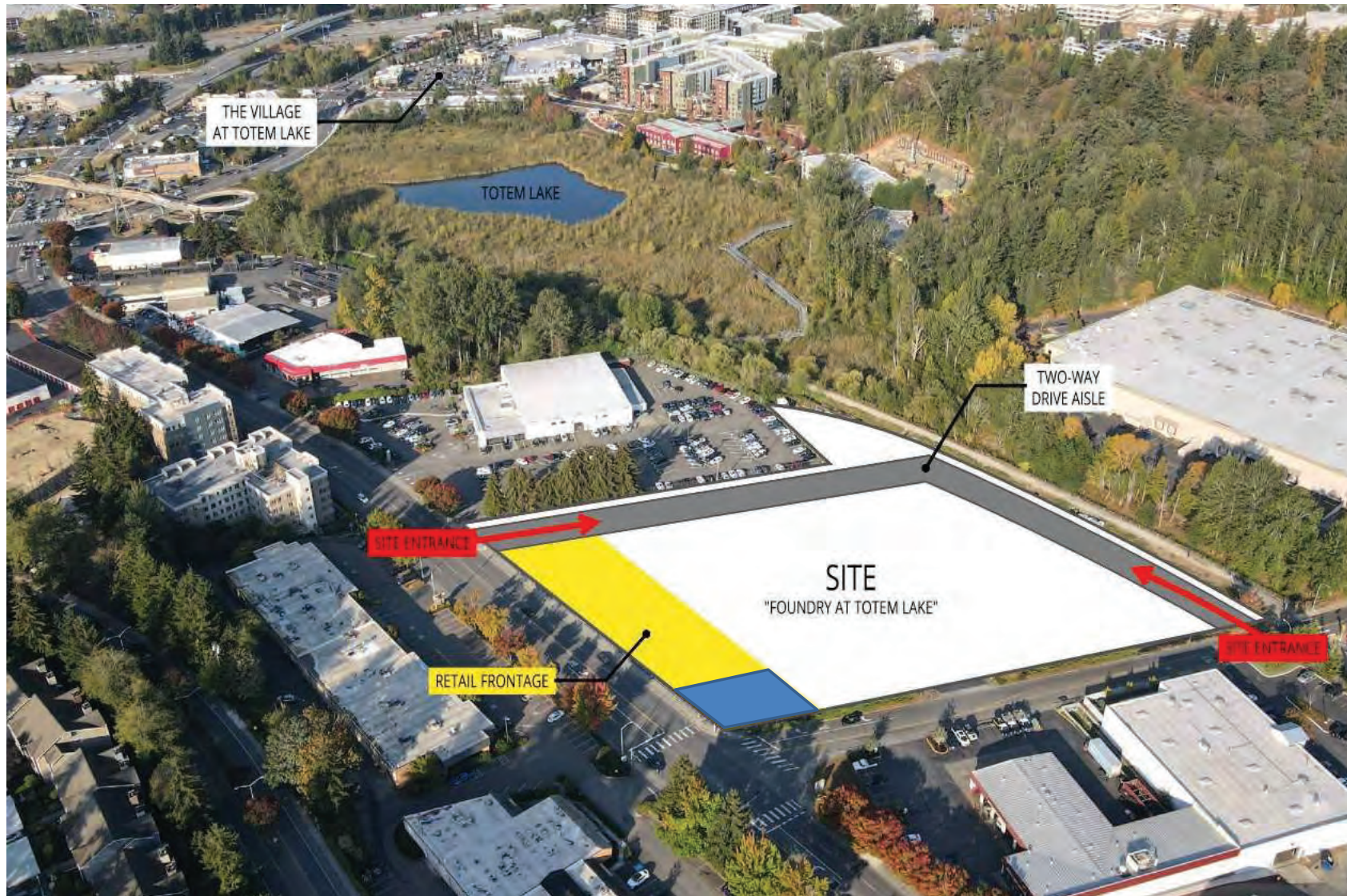
In addition to the ROW elevations presenting a challenge, there is a King County sewer line and easement running from West to East approximately 10'-15' behind the building the full width of the site. We have designed this building to represent the highest and best impact for the community, primarily within the City's guidelines, and in a way that improves its long-term chance of success.



SITE CONTEXT-CIRCULATION 2



SITE CONTEXT-CIRCULATION 3



SITE CONTEXT-CIRCULATION 4

