

CONCEPT 3 - APPROVED "J" SCHEME

DESCRIPTION:

The building is identifiable by an "J" shaped footprint. This proposed concept includes five levels of apartments above a ground level amenity lobby space fronting on NE 128th street. Residential units are also provided at level one behind the amenity spaces with patios or balconies at select units. The building massing is separated into three parts, oriented to the north and south property edges and aligned to east-west property in the middle. This massing creates two terraces facing east and west. The 128th street frontage is extended by building above fire lane to the east. The building entry is located at the midpoint of the street frontage. At the NW corner, the indoor amenity space opens onto an outdoor space which connects to the public plaza and pathway. At the NE corner, the covered area at the fire lane provides opportunities for outdoor recreation for residents. 3 levels of below grade parking. Development yield: 134 units.

OPPORTUNITIES:

1. Building frontage is maximized by building over fire lane (received approval from Fire Department).
2. Building entry at mid-point combined with outdoor nodes at both west and east ends, activates the entire street frontage.
3. Maximizes indoor / outdoor connections. Maximizes the covered fire lane as residential recreation area.
4. Provides 2 terraces with both east and west exposures. Maximizes the #units access / frontage.
5. The long west and east facades are reduced by the massing configuration with indented middle portion.
6. The indented middle massing provides for a pedestrian scale adjacent to the pathway along the west edge.
7. Maximizes view opportunities with south facing units.

CONSTRAINTS:

1. Design challenge to successfully integrate structure over fire lane with overall building design.



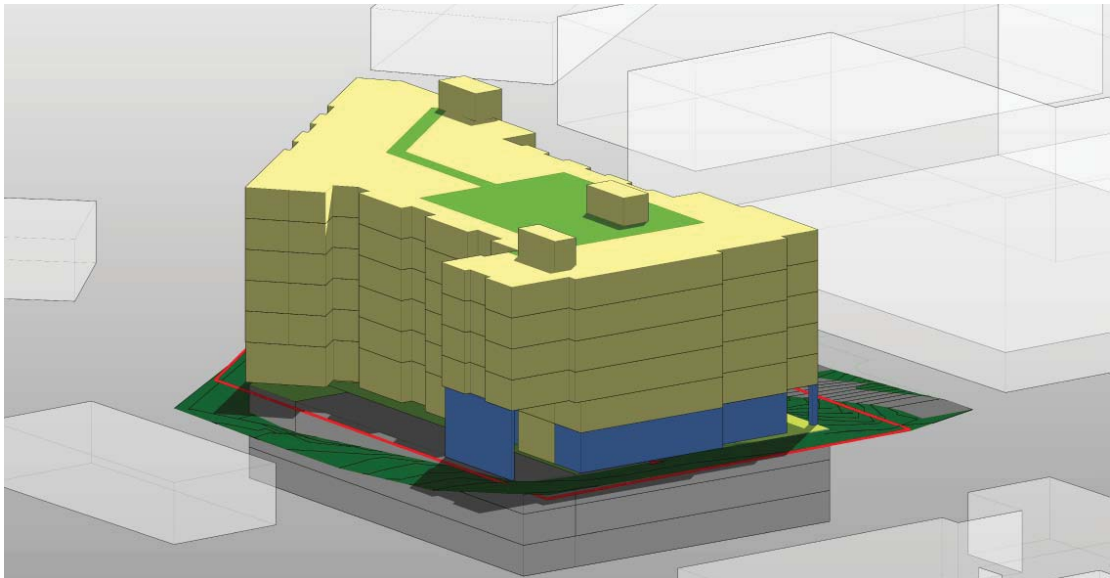
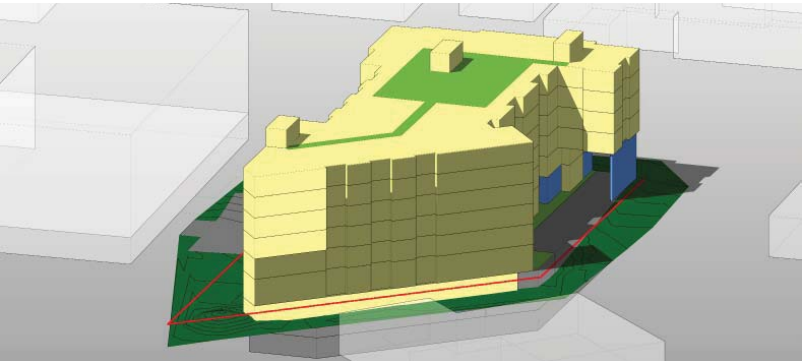
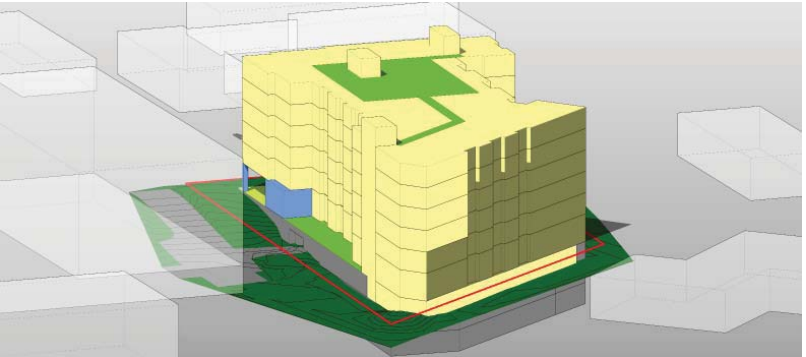
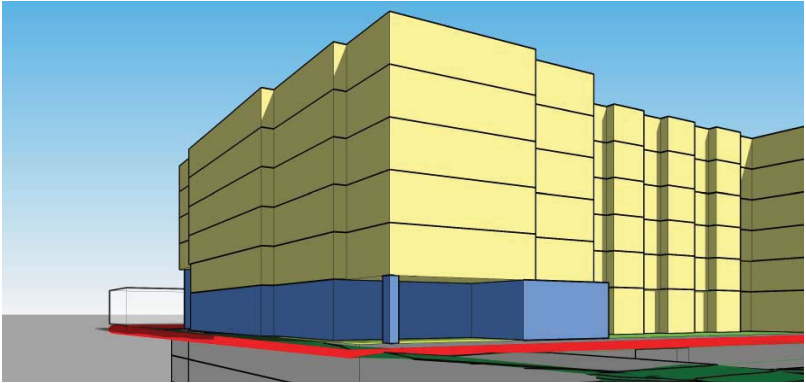
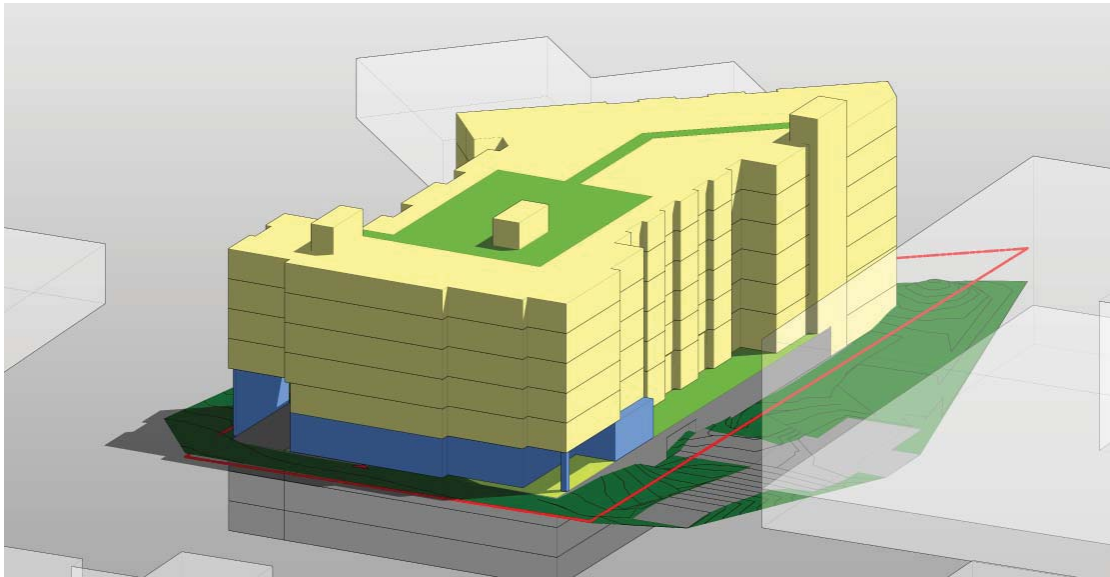
CONCEPT PLANS

Design Response Conference

DATE: 04-16-2018

CONCEPT 3 - APPROVED "J" SCHEME

CDCMASSING CONCEPT - APPROVED SCHEME





128TH STREET FRONTAGE

BOARD GUIDANCE:

A. BUILDING MASSING

- Take cues from the adjacent Lennar project, particularly in respect to streetscape, however the building design should stand by itself.
- Develop rhythm and interest for NE 128th streetscape facade.
- Provide organization and pattern to the NE 128th streetscape facade.
- Create a well designed storefront character along the pedestrian oriented sidewalk.
- Provide texture and modulation, avoid flat facades.
- Develop rooftop treatment, how the building meets the sky.

B. BUILDING MATERIAL AND DETAIL

- Provide texture and detail with particular attention for the pedestrian experience; texture of materials, quality of finishes, small, decorative elements.
- Ornament and applied art, integrated with building design and site environment.
- Use a range of colors compatible with a coordinated color scheme.

C. PEDESTRIAN ORIENTATION

- Provide texture on sidewalk.
- Review artwork opportunities along NE 128th frontage.

DESIGN DEVELOPMENT - RESPONSE:

A. BUILDING MASSING

- Created corner condition for mid-block site at intersection of shared vehicular drive/project access. Locate pedestrian plaza/pocket park and pathway connection at this "corner" location.
- Corner emphasis with massing and recessed balconies to overlook "eyes on the street" of the public sidewalk, plaza and pedestrian connection.
- Stepped massing at street frontage provides organization of the parts of the facade and provides variation and interest along the streetscape.
- Texture and modulation provided with varied materials and color, stepped facade, recessed bays and windows, balconies, decorative screens and play of shadow.
- Varied parapet heights and projecting soffit elements provides interest and scale for the overall building massing.

B. BUILDING MATERIAL AND DETAIL

- Varied texture and color of materials (brick, smooth panel siding, lapped siding and woodtone lapped siding), quality finishes, and decorative elements are proposed throughout.
- Decorative artwork metal screens are integrated with building design and site environment.

C. PEDESTRIAN ORIENTATION

- A variety of paving patterns have been utilized to identify uses: paving at plaza extends out to sidewalk to draw pedestrians in, emphasis at building entry, distinction between curb zone and movement zone.
- Decorative screens are used a varied of ways along the NE 128th frontage, providing pedestrian scaled interest texture and shadow play.





INTERIOR LOT LINES

BOARD GUIDANCE:

C. PEDESTRIAN ORIENTATION

- Through block pathway should be cohesive in design and provide true amenities to enrich the pedestrian experience.
- Southern terminus should end at SW property corner for future development.
- Treatment of the west side of building facade is critical for pathway success.

D. PUBLIC IMPROVEMENTS AND SITE FEATURES

- Lighting, benches, paving, waste receptacles and other site elements are important aspect of the pedestrian-oriented business district character. In addition to the 128th street frontage, these elements will be important for the through-block pathway and fire lane improvements.

E. OPEN SPACE AND LANDSCAPING

- Explore activating the fire lane space with materials other than turf pavers to provide opportunities for both passive and active recreational uses.
- Increase presence of evergreens in the planting list.

DESIGN DEVELOPMENT - RESPONSE:

C. PEDESTRIAN ORIENTATION

- The through-block pathway is connected to the public plaza / pocket park which has been integrated into the streetscape design and building design through special paving design, artwork decorative screen elements and adjacent open spaces. A variety of amenities are provided to enrich the pedestrian experience; including multiple seating and gathering spaces, outdoor fireplace, artwork screens, unique overhead lighting and an overlook view of the pathway, seating nodes, dog park and landscaping to the south.
- The southern terminus ends at SW property corner for future development.
- The west side of building facade has unit balconies and terraces above, overlooking the pedestrian pathway. Overhead canopies for scale and weather protection have been provided at doorway connections to the path. Additional detailing has been provided with a board-formed concrete texture on the exposed garage wall. Large flowering shrubs will help to screen the wall (trees not allowed in waterline easement).

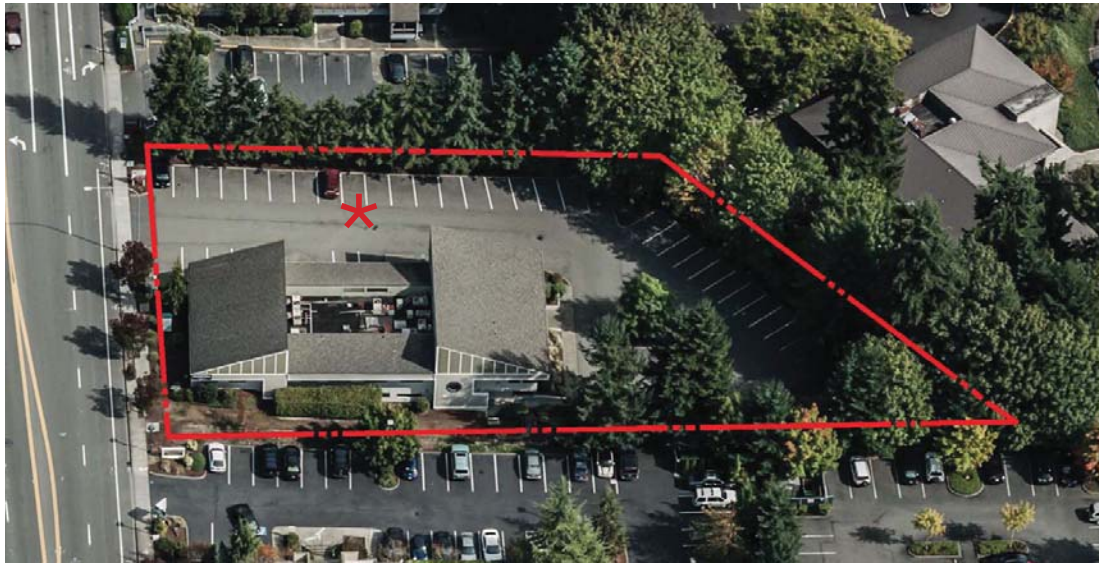
D. PUBLIC IMPROVEMENTS AND SITE FEATURES

- Lighting, benches, paving, waste receptacles are included at the through-block pathway and fire lane improvements.

E. OPEN SPACE AND LANDSCAPING

- The fire lane is provided with hardscape that will provide opportunities for both passive and active recreational uses. A basketball hoop has been provided at the covered fire lane.
- Evergreen plantings have been increased in the planting list (see landscape sheets.)





PROJECT SITE AERIAL

DESIGN DEVELOPMENT RESPONSE:

- The project is bounded on the south by a heavily vegetated steep slope with very tall mature trees. The vegetation is located on the adjacent property and will not be impacted by the proposed development.
- The existing vegetation will screen a majority of the tall south facing facade, minimizing the impact of the development as viewed from the south Totem Lake mall.
- The redevelopment of the mall with large 6-7 story structures will also block distant views to the proposed project.
- Views to the proposed project will be seen from the southwest over the remaining one-story mall structures.
- The south facade has been designed to carry the same design language around the "back" of the building. The unique "gridiron" geometry of the SW corner provides interest for distant views from the south. Rooftop features, including projecting soffits and varied heights serve to mitigate the height of the building as rand attic story to also reduce the overall apparent height of the building.

PROPOSED MALL
REDEVELOPMENT AERIAL



ADJACENT PROPERTY VIEWS

BOARD GUIDANCE:

- The south facade is the tallest portion of the proposed project with seven levels of units on this frontage. The adjoining properties to the south are situated downslope from the property. Consideration should be given to this "backside" facade and it's visual impacts on properties to the south.
- Provide views of the south facade of the project from the Totem Lake Mall.



Note placement of building massing is estimated.

120TH AVENUE NE - looking north west

- The view of the proposed building from 120th Ave NE will be blocked by the proposed 6-7 structures of the Village at Totem Lake.
- Limited views may occur, but will likely be screened by the existing mature vegetation and trees on the adjoining south property.

MALL VIEW OFF TOTEM LAKE BOULEVARD

- looking north east

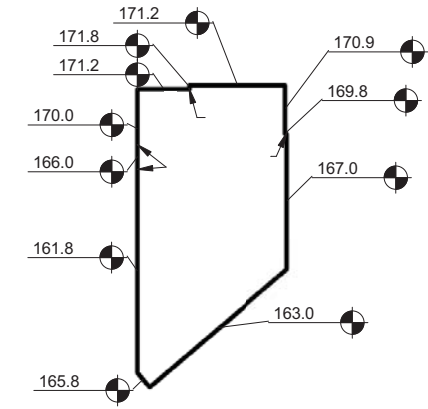
- The view of the proposed building from the Totem Lake Mall off of Totem Lake Boulevard will likely be screened by the existing mature vegetation and trees on the adjoining south property.
- The re-development of the mall with 6-7 story structures behind the existing 1 story mall buildings will provide scale & context for the proposed project.
- The "grid-iron" prow corner of the proposed buildings will be visible through the trees providing a unique and interesting view.



Note placement of building massing is estimated.



SITE CALCULATIONS



AVERAGE BUILDING ELEVATION (KZC)

168.05'

248.05'

252.05'

LOT COVERAGE

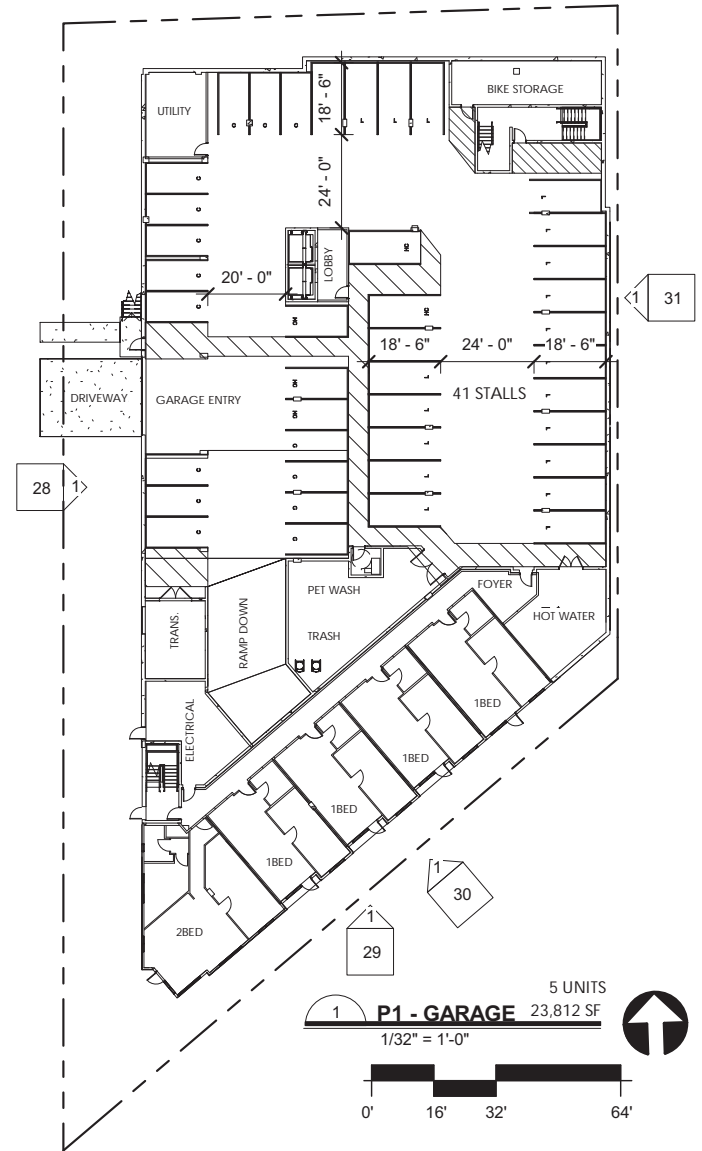
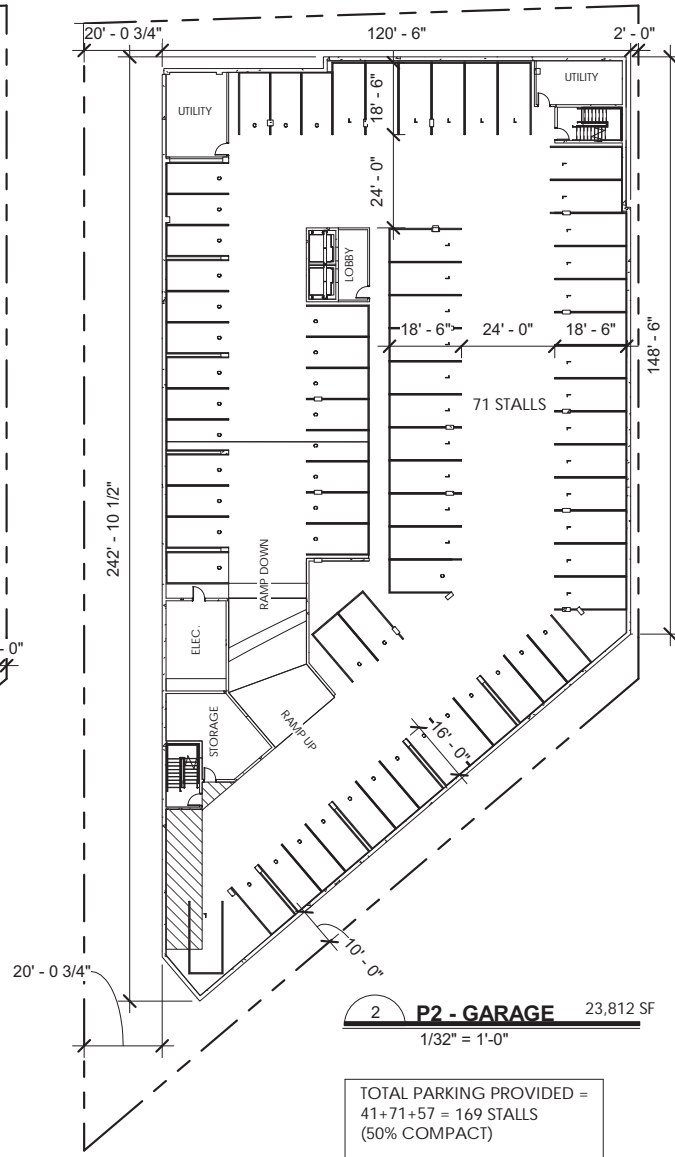
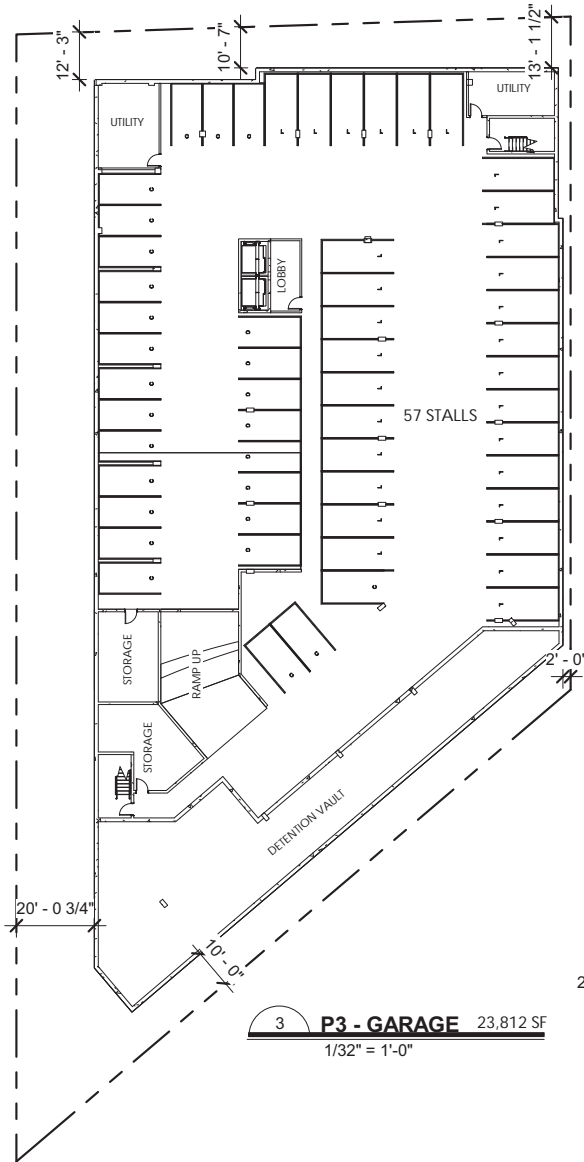
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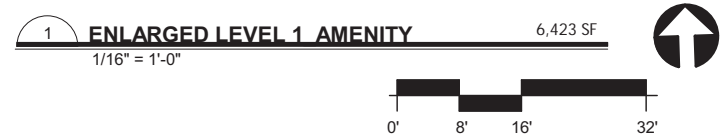
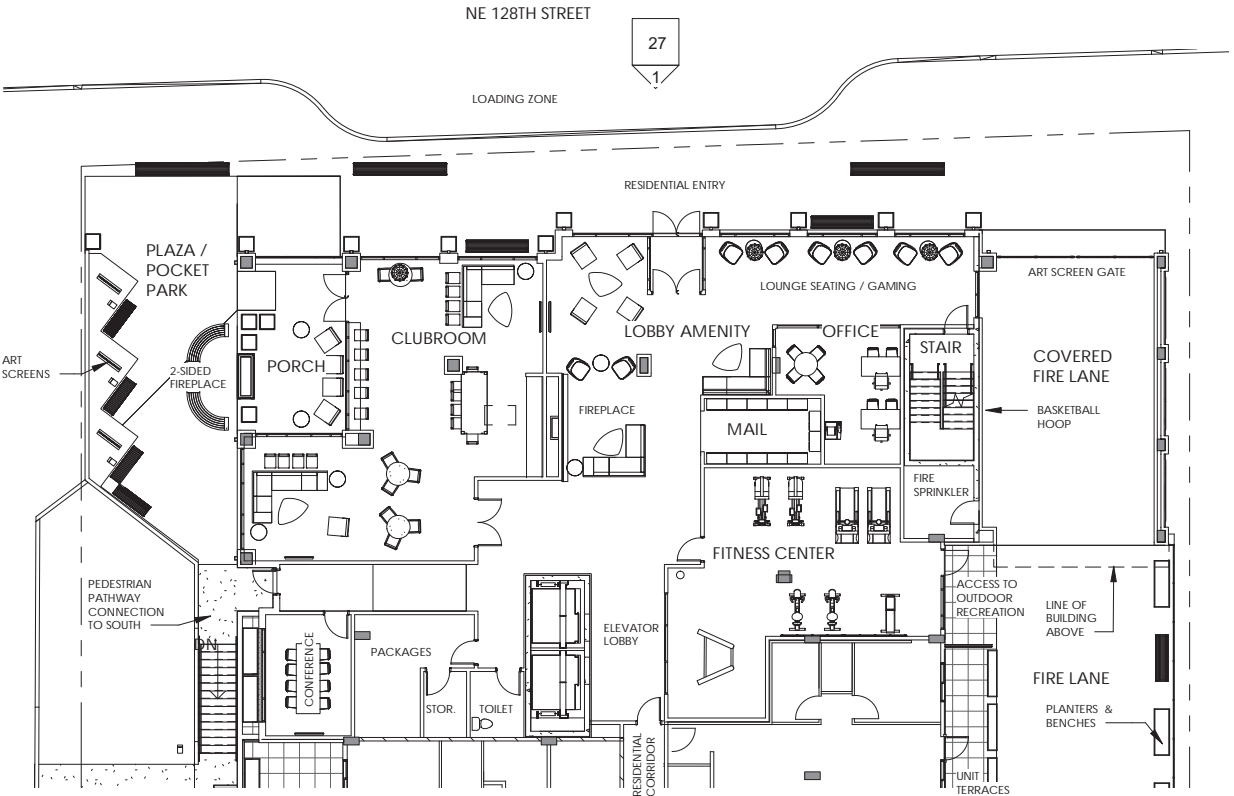
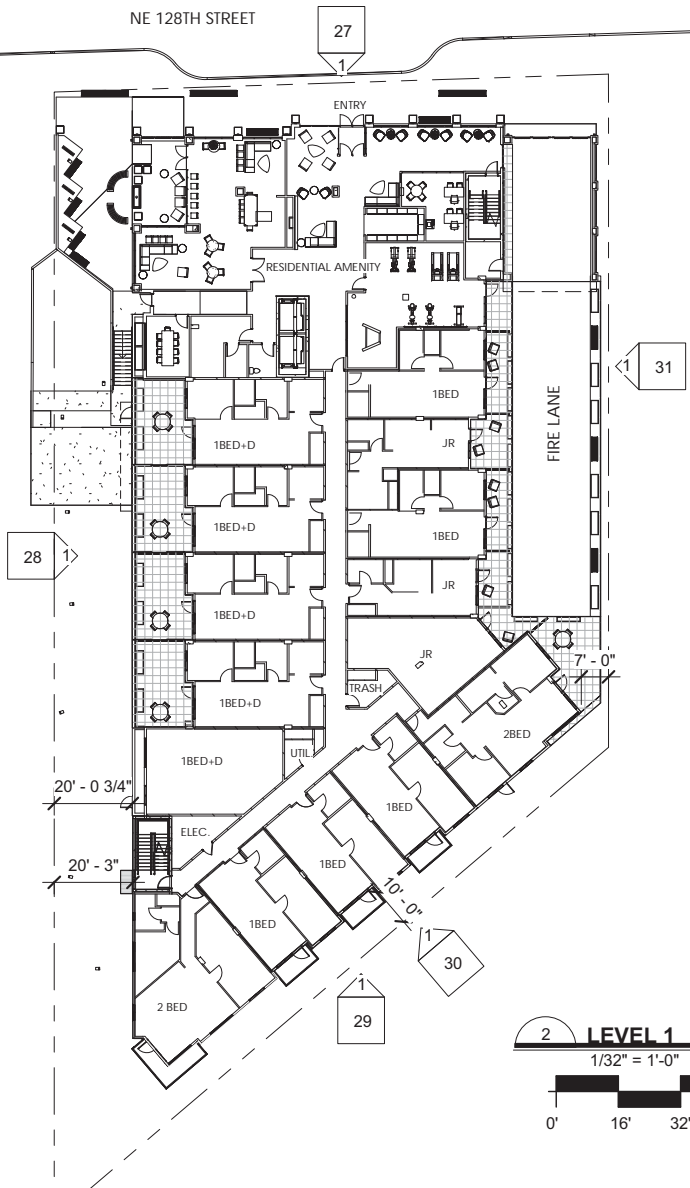
SITE PLAN KEY NOTES

- 1 RESIDENTIAL BUILDING ENTRY:
- 2 PEDESTRIAN FRIENDLY STREETScape:
- 3 PUBLIC PLAZA / POCKET PARK
- 4 RESIDENT "PORCH"
- 5 SHARED ACCESS DRIVE:
- 6 PARKING GARAGE ACCESS
- 7 SHARED TRASH STAGING:
- 8 PEDESTRIAN PATH:
- 9 SEATING NODES:
- 10 SHARED DOG PARK:
- 11 BUILDING CONNECTIONS:
- 12 LEVEL ONE TERRACES:
- 13 GROUND LEVEL PATIOS:
- 14 FIRE LANE OPENSAPCE:
- 15 FIRE LANE COVERED OPENSAPCE:
- 16 FIRE HOSE REACH:

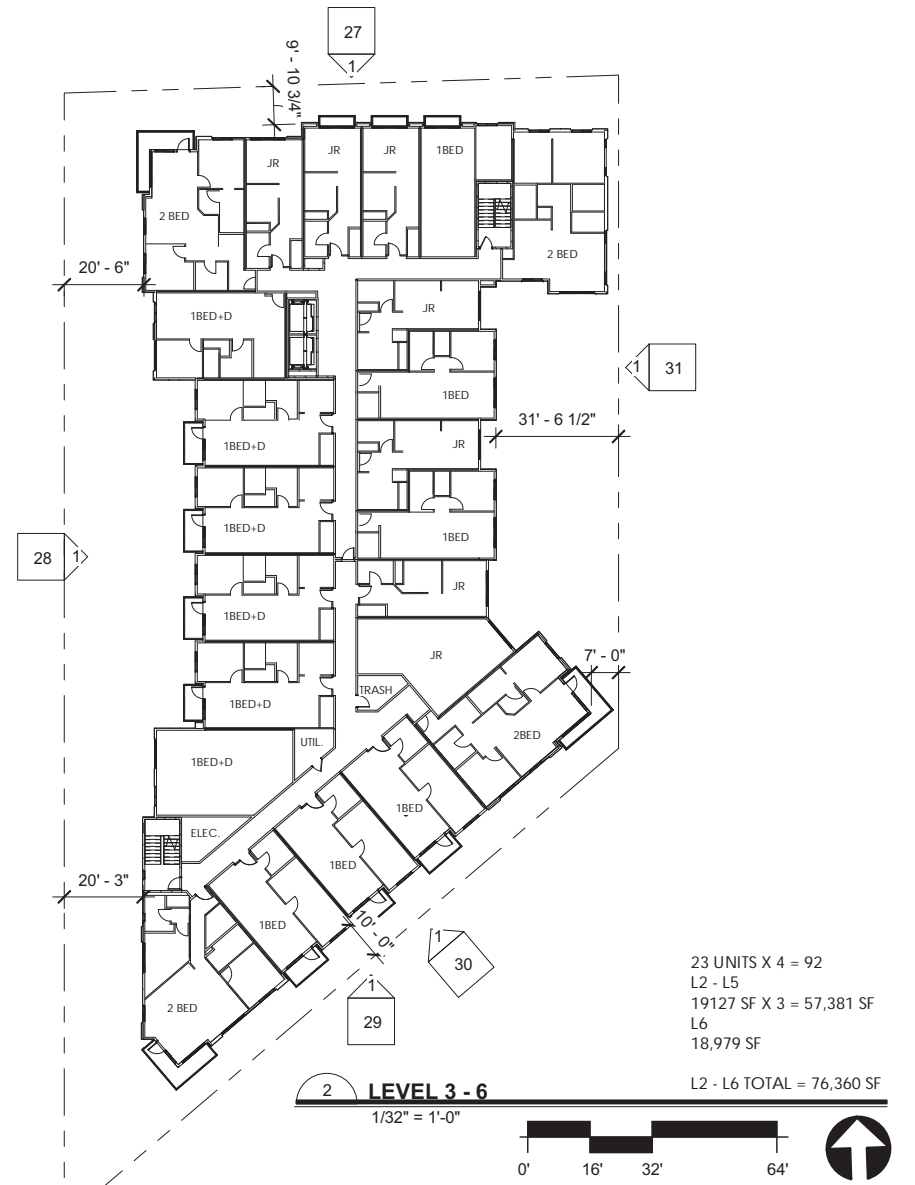
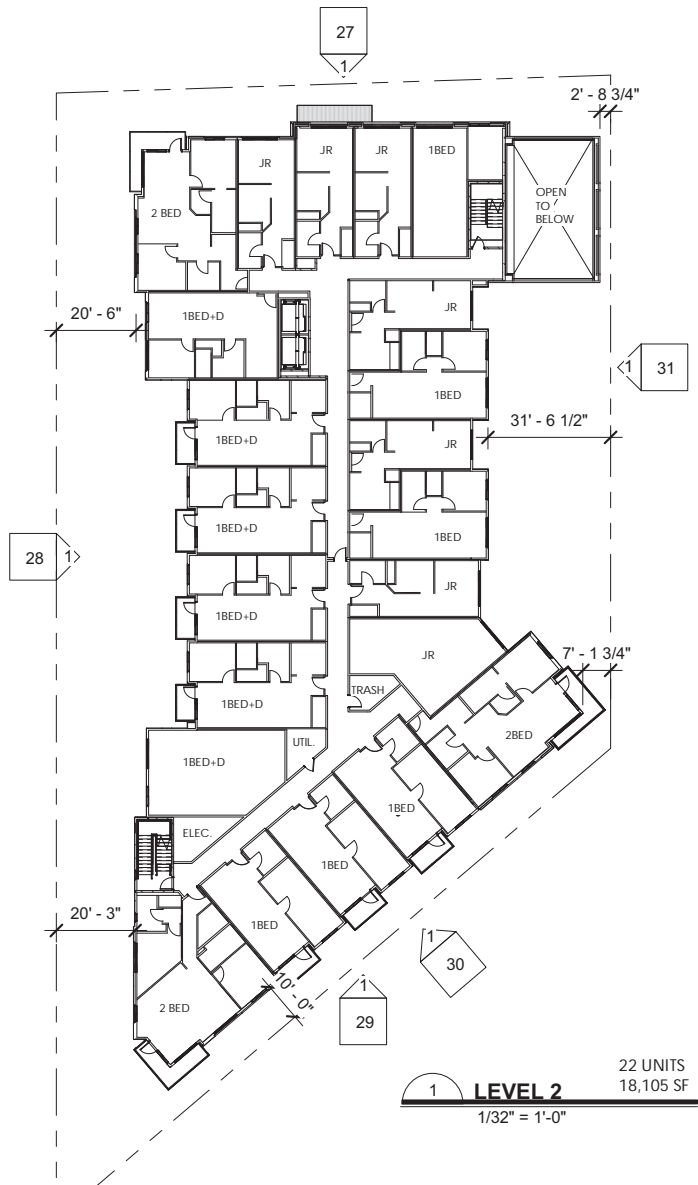


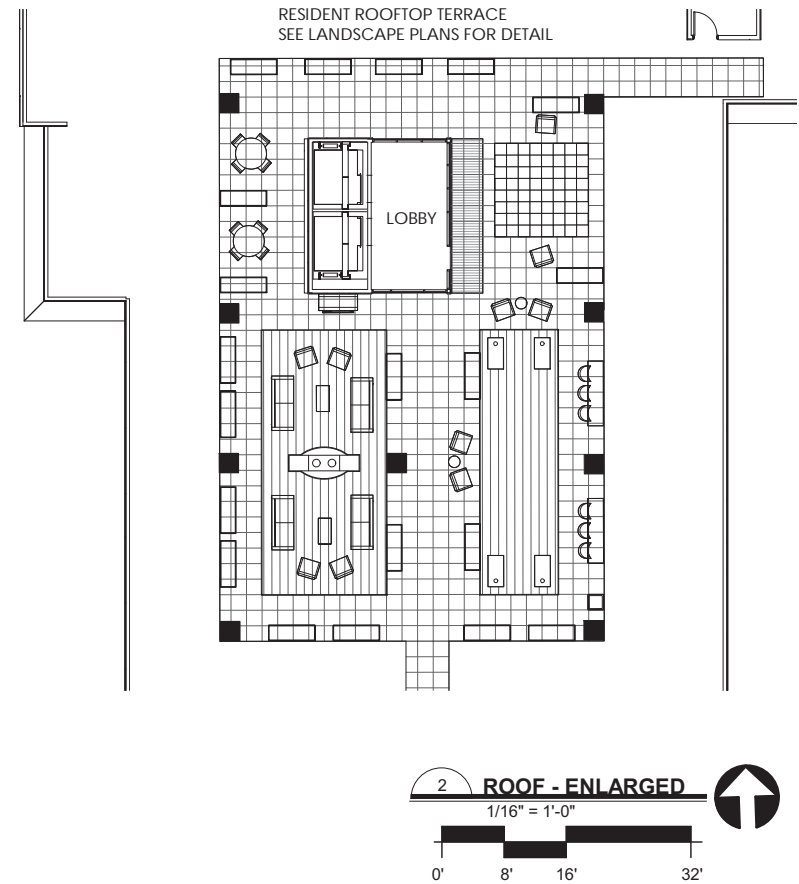
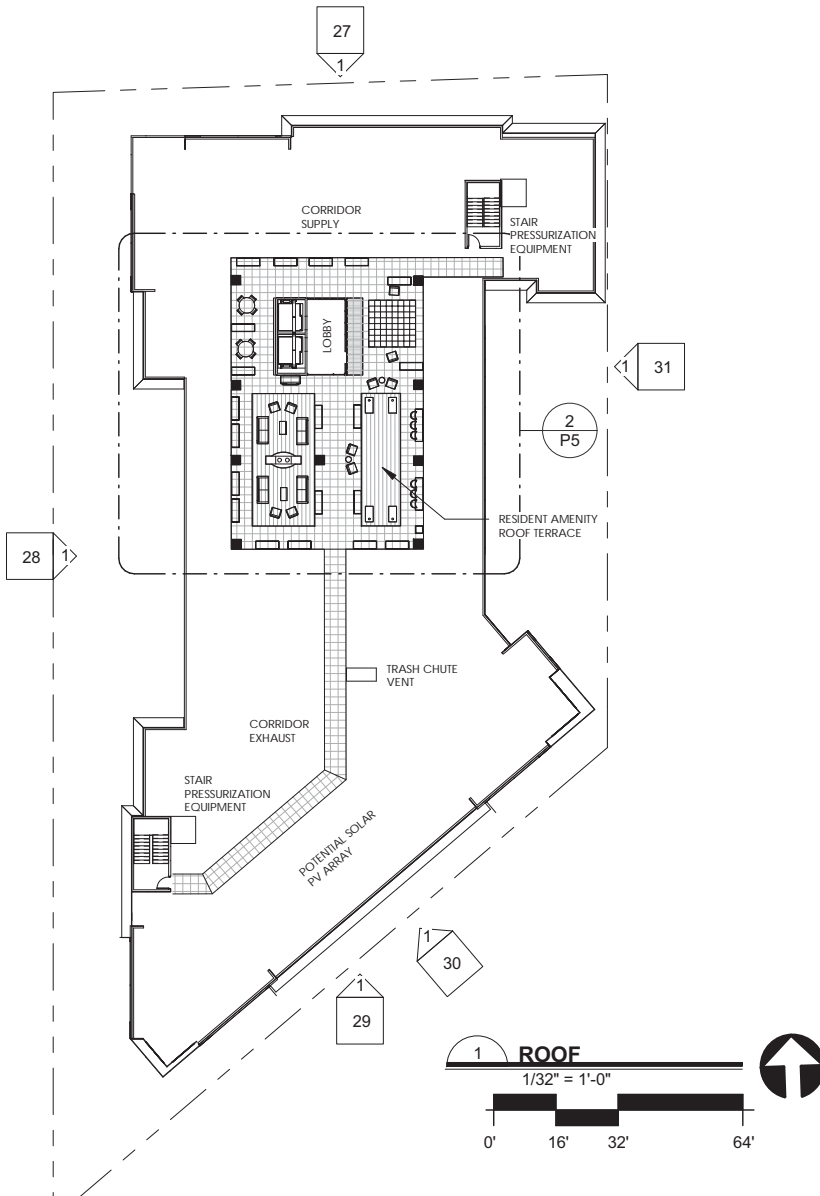
FLOOR PLANS





FLOOR PLANS





NE 128TH STREET - STREETSCAPE CONTINUITY

BOARD GUIDANCE:

- Take cues from the adjacent Lennar project, particularly in respect to streetscape, however the building design should stand by itself.
- Develop rhythm and interest for NE 128th streetscape facade.
- Provide organization and pattern to the NE 128th streetscape facade.
- Create a well designed storefront character along the pedestrian oriented sidewalk.
- Provide texture and modulation, avoid flat facades.
- Develop rooftop treatment, how the building meets the sky.

RESPONSE:

- PEDESTRIAN FRIENDLY BUILDING FRONTAGE:
 - Canopies
 - Storefront Glazing / Active Uses
 - Art Elements
 - Benches, Planters
 - Indoor/Outdoor Connection
 - Upper levels overlook, corner balcony, Juliette balconies
 - Distinctive rooftop features
- CUES FROM LENNAR DEVELOPMENT
 - Set building to 10' setback
 - Stepped vertical modulation
 - Provide depth in facade above street
 - Contrast strong horizontal "white box" expression with vertical corner treatment
 - Provide horizontal modulation with recessed facades, windows, balconies and attic story for finer texture and shadows.
 - Utilize a compatible color scheme with use of Woodtone siding and white panels, but use warmer colors and pops of accent color.



TRANSITIONAL MASSING EXPRESSION



PROPOSED APARTMENTS

HORIZONTAL MASSING EXPRESSION



APPROVED DESIGN - ADJACENT LENNAR APARTMENTS

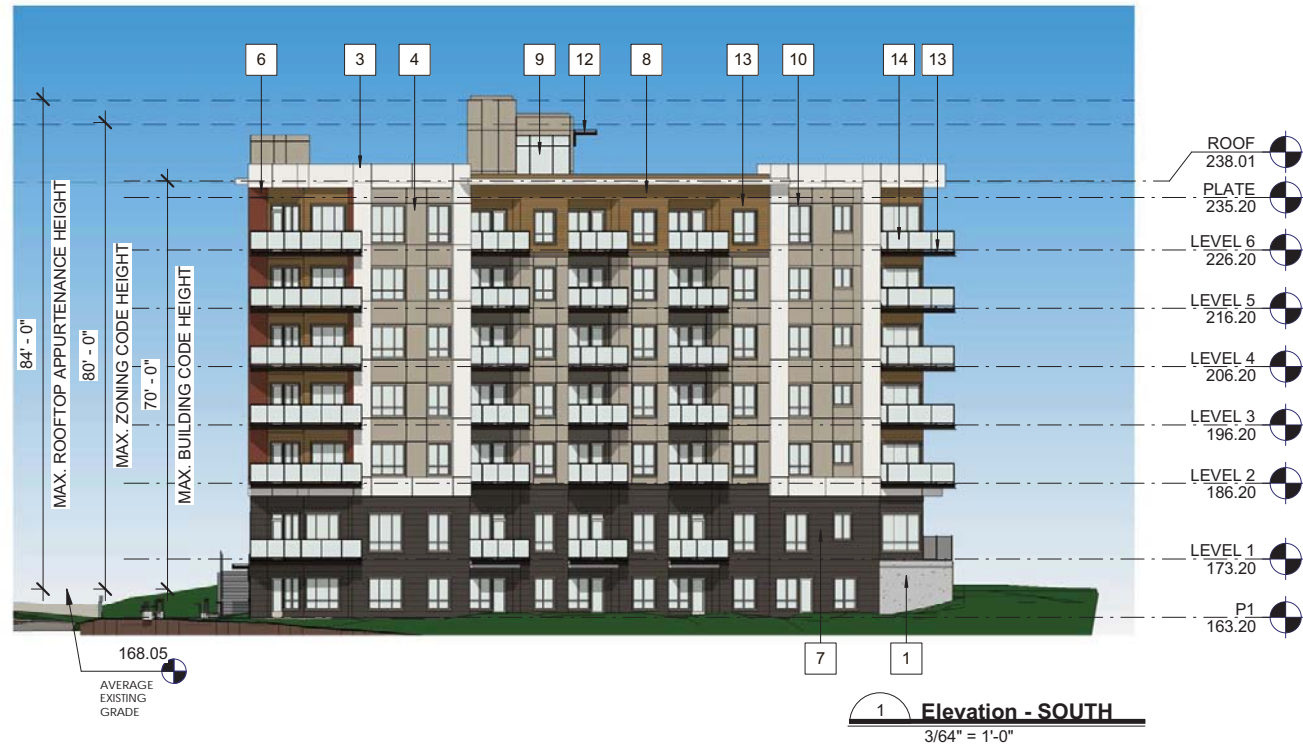
VERTICAL MASSING EXPRESSION



ELEVATIONS



BLANK WALL LANDSCAPE TREATMENT - SEE RENDERINGS AND LANDSCAPE SHEETS FOR DETAIL



ELEVATIONS



GROUND FLOOR UNIT LANDSCAPE TREATMENT - SEE RENDERINGS AND LANDSCAPE SHEETS FOR DETAIL



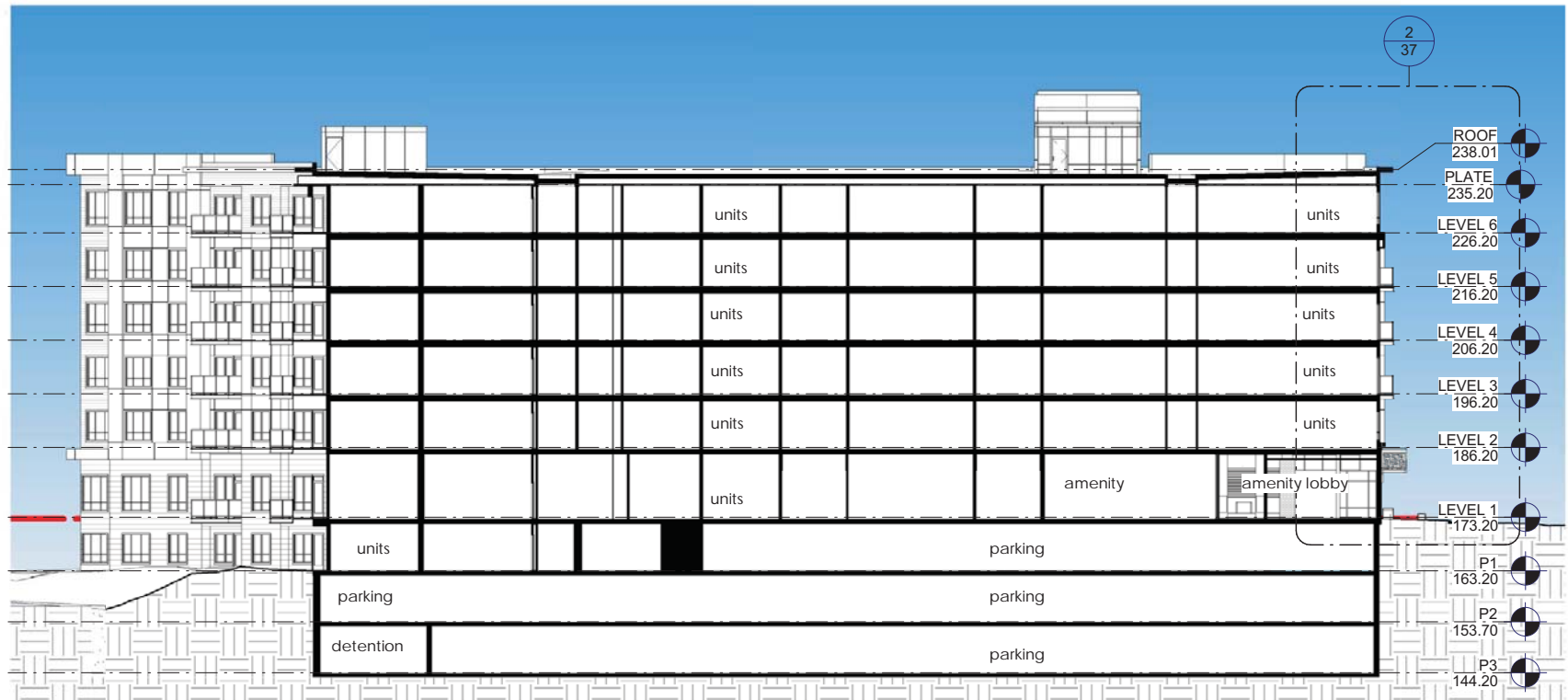
BLANK WALL LANDSCAPE TREATMENT - SEE RENDERINGS AND LANDSCAPE SHEETS FOR DETAIL

SECTIONS

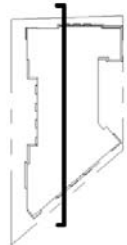


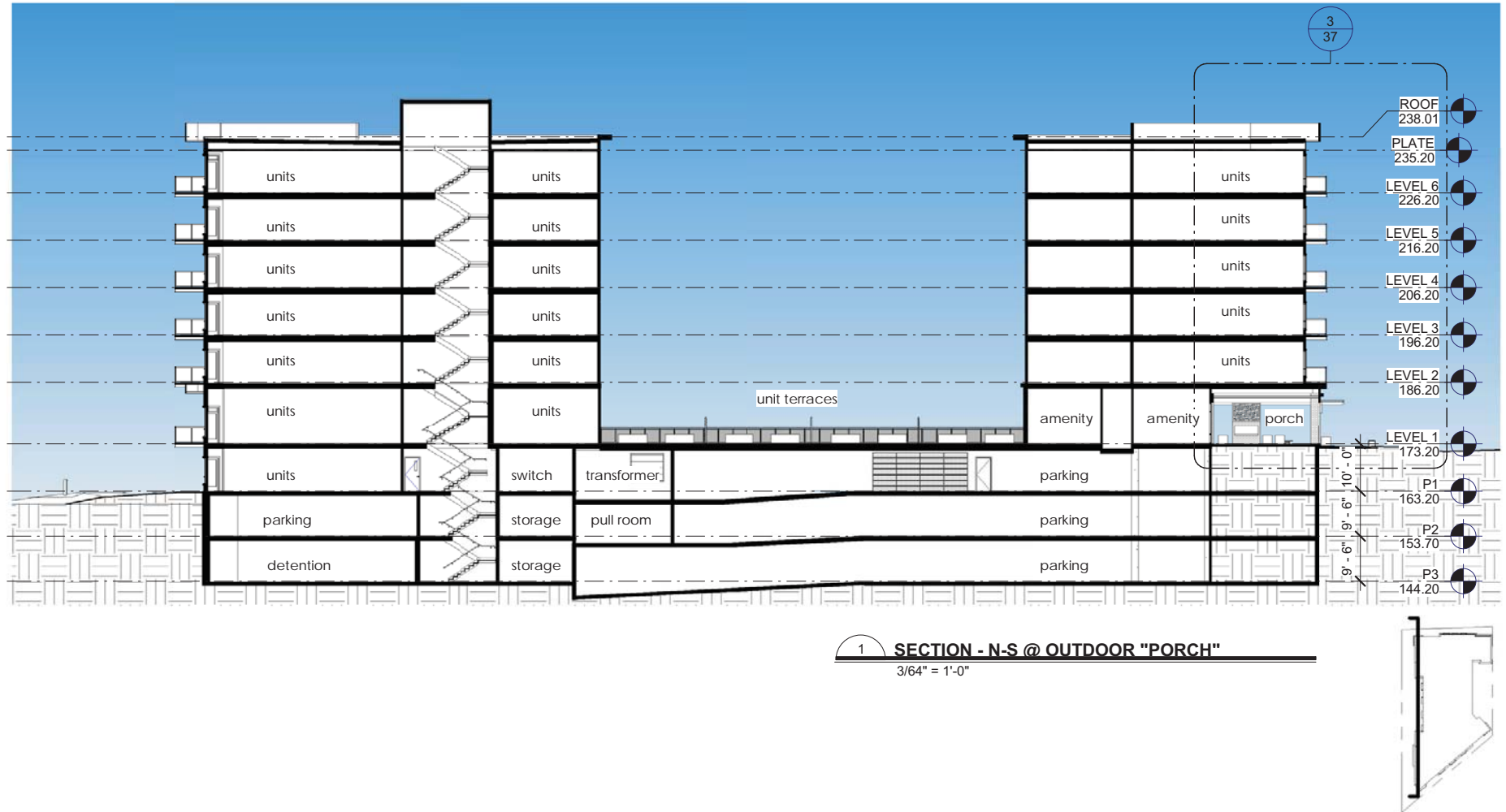
1 SECTION - N-S @ FIRE LANE
3/64" = 1'-0"

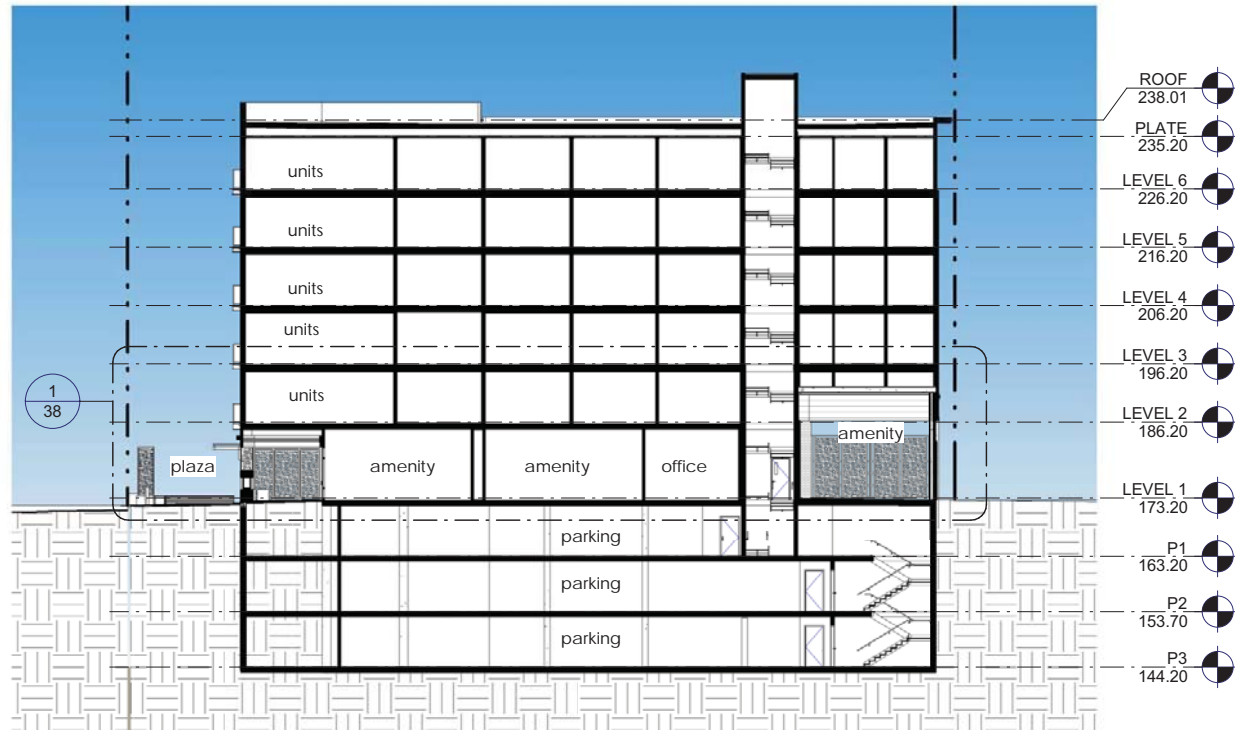




1 SECTION - N-S @ RES. AMENITY
3/64" = 1'-0"







1 SECTION - W-E @ RES. AMENITY
3/64" = 1'-0"

