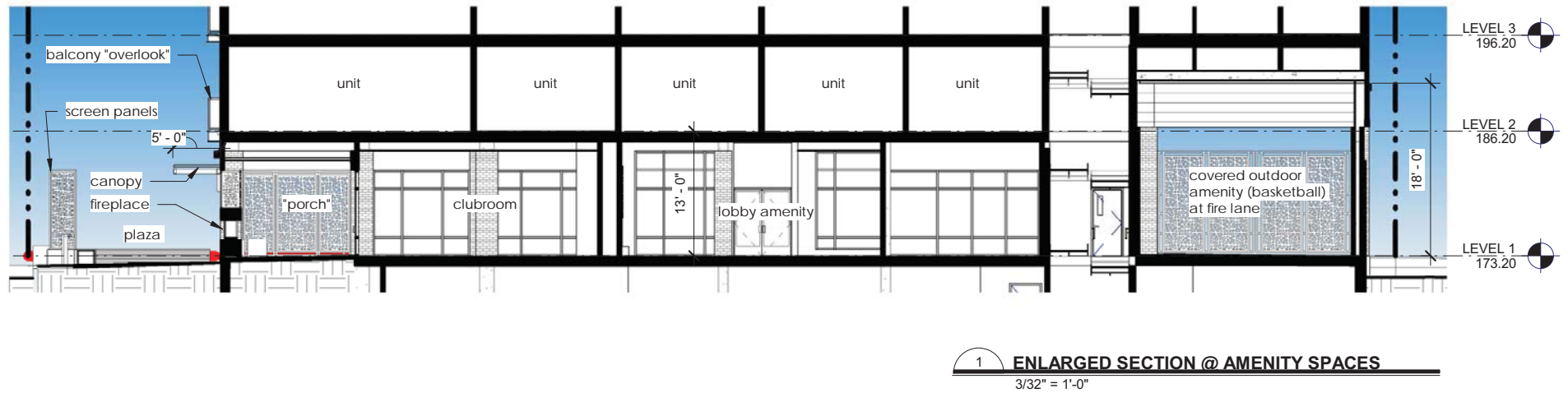


SECTIONS



RENDERING



NW CORNER - 128TH FRONTAGE
LOOKING SOUTH EAST

Totem Lake Apartments
Terrene Urban, LLC



Design Response Conference
DATE: 04-16-2018

RENDERING



SW CORNER VIEW
LOOKING NORTH EAST



LOOKING EAST



LOOKING NORTH

RENDERING



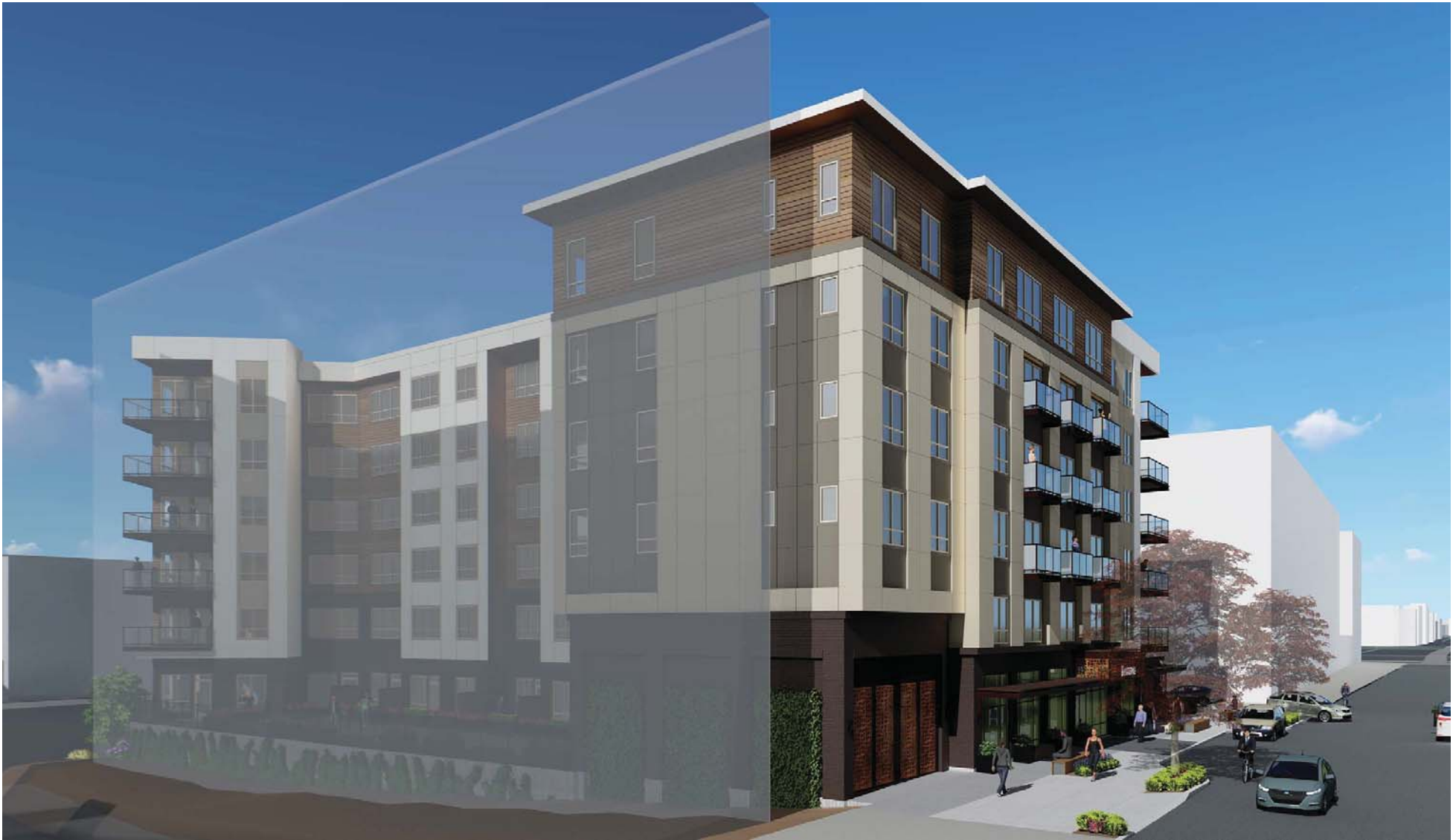
SE CORNER VIEW
LOOKING NORTHWEST

Totem Lake Apartments
Terrene Urban, LLC



Design Response Conference
DATE: 04-16-2018

RENDERING



NE CORNER VIEW
LOOKING SOUTH WEST

RENDERING



NE 128TH STREET VIEW
LOOKING SOUTH

Totem Lake Apartments
Terrene Urban, LLC



Design Response Conference
DATE: 04-16-2018

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VIDEO WALK-THROUGH OF STREETScape AND PEDESTRIAN CONNECTION



LOOKING SOUTH WEST - ACROSS NE 128TH STREET



128TH STREETSCAPE @ FIRE LANE DECORATIVE SCREEN GATE & OUTDOOR RECREATION



128TH STREETSCAPE @ RESIDENTIAL ENTRY & INTERIOR AMENITY SPACES



128TH STREETSCAPE TOWARDS PLAZA

Totem Lake Apartments
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DATE: 04-16-2018



LOOKING NORTH EAST- NE 128TH STREETSCAPE @ PLAZA ENTRY



128TH STREETSCAPE @ PLAZA / POCKET PARK ENTRY



PLAZA / POCKET PARK AND "PORCH"



COVERED PORCH VIEW TO PLAZA

OPEN SPACE VIEWS



PLAZA OVERLOOK TO PEDESTRIAN CONNECTION / LINEAR PARK BEYOND



WEST FACADE ALONG PEDESTRIAN PATHWAY



FIRE LANE & OUTDOOR RECREATION - DECORATIVE SCREEN GATE



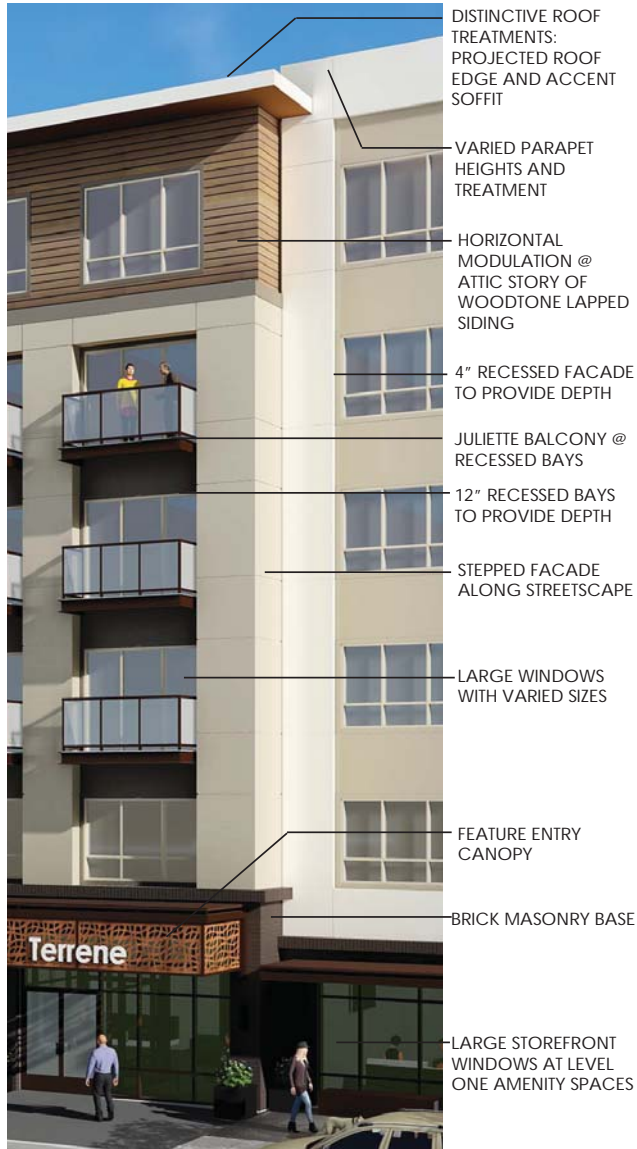
FIRE LANE HARDSCAPE - LOOKING NORTH

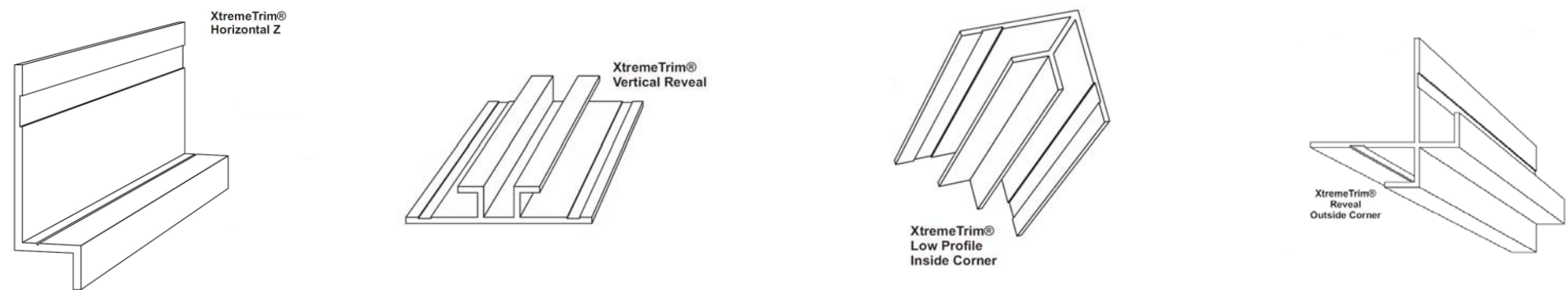
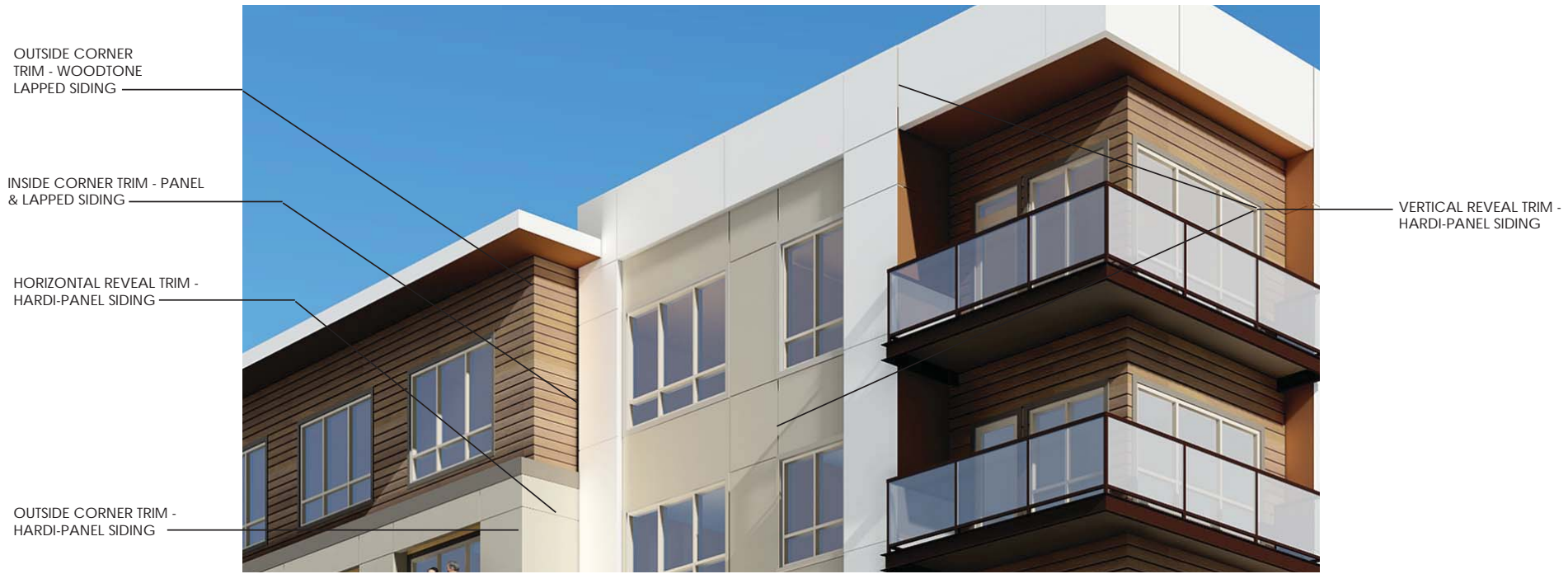
Totem Lake Apartments
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Design Response Conference
DATE: 04-16-2018

DETAILS - MODULATION







FEATURE ENTRY CANOPY & SIGNAGE

- DECORATIVE SCREENS PROVIDE TEXTURE AND SHADOW
- BACKLIT AT NIGHT FOR "LANTERN GLOW"



SIGNAGE

- CANOPY MOUNTED LETTER SIGN
- INTERNALLY LIT



SIMPLE GEOMETRIC SCONCE
LIGHTING ALONG STREET
FRONTAGE



SIMPLE GEOMETRIC BOLLARD
LIGHTING ALONG PATHWAY AND
FIRE LANE



STRING LIGHTS OVER PLAZA TO
CREATE OUTDOOR ROOM

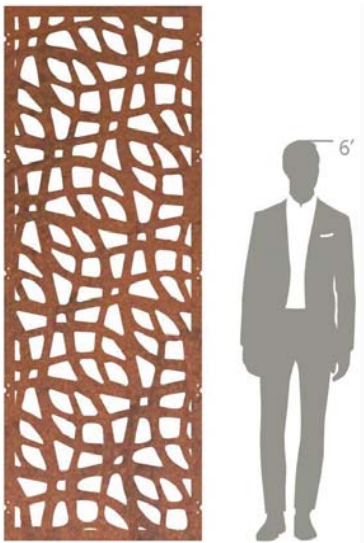


LASER CUT METAL PANELS
WITH BACK/UP LIGHTING





8 FT TALL DECORATIVE SCREEN PANELS AT FIRE LANE GATE



SCALE OF SCREEN & PATTERN
3' X 8' & 4' X 8' PANELS

DETAILS - ARTWORK SCREENS



JULIETTE BALCONY SCREENS & ENTRY CANOPY



SCREENS AT OUTDOOR "PORCH" @ PLAZA



FEATURE SCREENS AT FIREPLACE (INTERNALLY LIT)



LANDSCAPE SCREENS @ PLAZA (BACK & UP LIT)

Code Requirement (KZC 92.15):	Providing:	Exceeding with:
All zones: Must provide at least 175 square feet of pedestrian-oriented space at the main building entrance in a central location, or adjacent to a parking area.	X	Development of 10 ft. setback as a pedestrian oriented space provides 1,296 SF at building entry and streetscape frontage, the public plaza at through-block pedestrian connection provides 967 SF and the covered porch provides 311 SF, far exceeding the 175 sf requirement.
2.a. 1. Enhance visual and pedestrian access, including handicapped access, onto the subject property from the sidewalk	X	Visual and Pedestrian access is provided from sidewalk to property and expanded through the property with the use of specialty paving patterns, artwork screens, wayfinding elements, pedestrian connections, lighting & landscaping.
2. Contain paved walking surface of either concrete or approved unit pavers	X	A variety of paving patterns and colors are used to enhance pedestrian features.
3. Contain on-site or building-mounted lighting which provides adequate illumination	X	Sconce lighting at streetscape, bollard lights along pedestrian pathways and overhead string lights at plaza enhance the pedestrian experience.
4. Contain two (2) linear feet of seating area or one (1) individual seat per 65 square feet of area between the sidewalk and the building = 45 Linear feet required	X	79 LF of seating provides an additional 37 LF or 18 additional seats at the street frontage and plaza. Additional seating is provided along the through-block pathway, as well as outdoor porch.
5. Contain landscaping such as trees, shrubs, trellises, or potted plants	X	Providing multiple landscaping elements including, street trees and shrubs in landscape beds and potted plants along street frontage and plaza / porch.
6. It may not include asphalt or gravel pavement or to be adjacent to an unscreened parking area, a chain link fence or a blank wall which does not comply with the requirements of subsection (3) of this section, Blank Wall Treatment	X	Pedestrian oriented space along street frontage and plaza utilize patterned concrete paving. Street scape does not contain blank walls. Blank walls along through block connection at parking garage is mitigated with textured board-formed concrete and a variety of landscape screening.



STREETSCAPE FRONTAGE



PUBLIC PLAZA

Code Requirement (KZC 105.19.2.a):	Provided	Exceeding with:
Pedestrian access shall be provided by means of dedicated rights-of-way, tracts, or easements at the City's option	X	
The width of the access right-of-way, tract, or easement, and the walkway material and width, shall be determined per the Public Works Pre-Approved Plans	X	Pedestrian connection and greenbelt utilizes entire 20 ft. wide waterline easement with meandering path, seating nodes & landscaping.
The height of solid (blocking visibility) fences along a pedestrian walkway that is not directly adjacent to a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors	X	No fencing provided between adjacent property to the west. Shared uses of pedestrian connection and pocket dog park, expands use and visual connections.
All new building structures shall be set back a minimum of five (5) feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent to a public or private street right-of-way	Limitation of structures (stair) in water line easement	Pathway meanders through 20 ft. wide landscape greenbelt, except where structured stairs are required. Must be adjacent to building, away from water line.
The alignment of walkways shall consider the location of proposed and existing buildings (preferably located along building fronts or property lines)	X	Meandering path, maximizes use of available open space between buildings.
Adequate pedestrian lighting at a maximum of 12 feet in height shall be provided along the pathway	X	Bollard lighting provides pathway lighting without impacting upper level residential units.
Overhead weather protection shall be installed consistent with KZC 105.18(3): Canopies will be 5' deep, and a minimum of 8' above the walking surface below	X	In addition to canopies along the street frontage, canopies are provided at plaza and pathway connection for overhead weather protection and visual connection of pathway.

Code Requirement (KZC 105.19.2.b):	Providing:	Exceeding with:
<i>Through-block Pathway Standards</i>		
A minimum unobstructed pavement width of eight (8) feet, paved with decorative concrete. A minimum of five (5) feet may be approved for residential uses.	X	6 ft walkway for residential uses provided. The wider pathway allows for two people & dog to travel while also maximizing site area for landscaping.
Trees placed at an average of 30 feet on-center between the pathway and any parking or vehicular access area (see Figure 105.19.A) Exceptions:		
a) To increase business visibility and accessibility, the City may allow modifications in the required tree coverage adjacent to primary building entries; however, no less than one (1) tree per 60 linear feet of the required pathway shall be provided.	Unable to put trees in the water easement, however will be retaining existing trees	A variety of large shrubs, plants, groundcovers and grasses will provide interest and appropriate height for screening of building.
b) The required trees must be placed in planting strips at least 4.5 feet in width or within tree grates.		
Barriers that will limit pedestrian access between the subject property and adjacent properties are not permitted.	X	Access between subject property and adjacent property is encouraged through a shared through-site pathway and shared amenity spaces
If subject to Design Review the City will specifically review and approve the material and configuration of all through-block pathways as part of the Design Review decision.	X	

Design Guidelines for Pedestrian Oriented Business Districts		
Public art is encouraged	X	Artistic screen panels are provided at Plaza, at Fire lane gate, and dispersed along the street-facing façade. The Art panels at plaza are positioned in the landscape to visually draw pedestrians into the space, to screen from adjacent driveway and to act as a way-finding element. Art panels in gate at Fire lane anchors the east corner of the property while allowing visibility of resident activity beyond. The art panels also demarc the residential building entry along the streetscape.
Architectural Elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged	X	Balconies at NW corner units, Juliette balconies over-looking street, landscaping along street and through-site pathway, art pieces, and public plaza are provided. Balconies and porch / plaza provide "eyes on the street", while the landscape / green belt design enhances the pedestrian experience. Canopies along street frontage and at plaza provide weather protection for pedestrians. Art pieces provide aesthetic interest and way-finding totems.
Upper Story Activities encouraged	X	Upper level balconies and terraces provide "eyes on street" as well as "eyes on the plaza and through-site pathway."

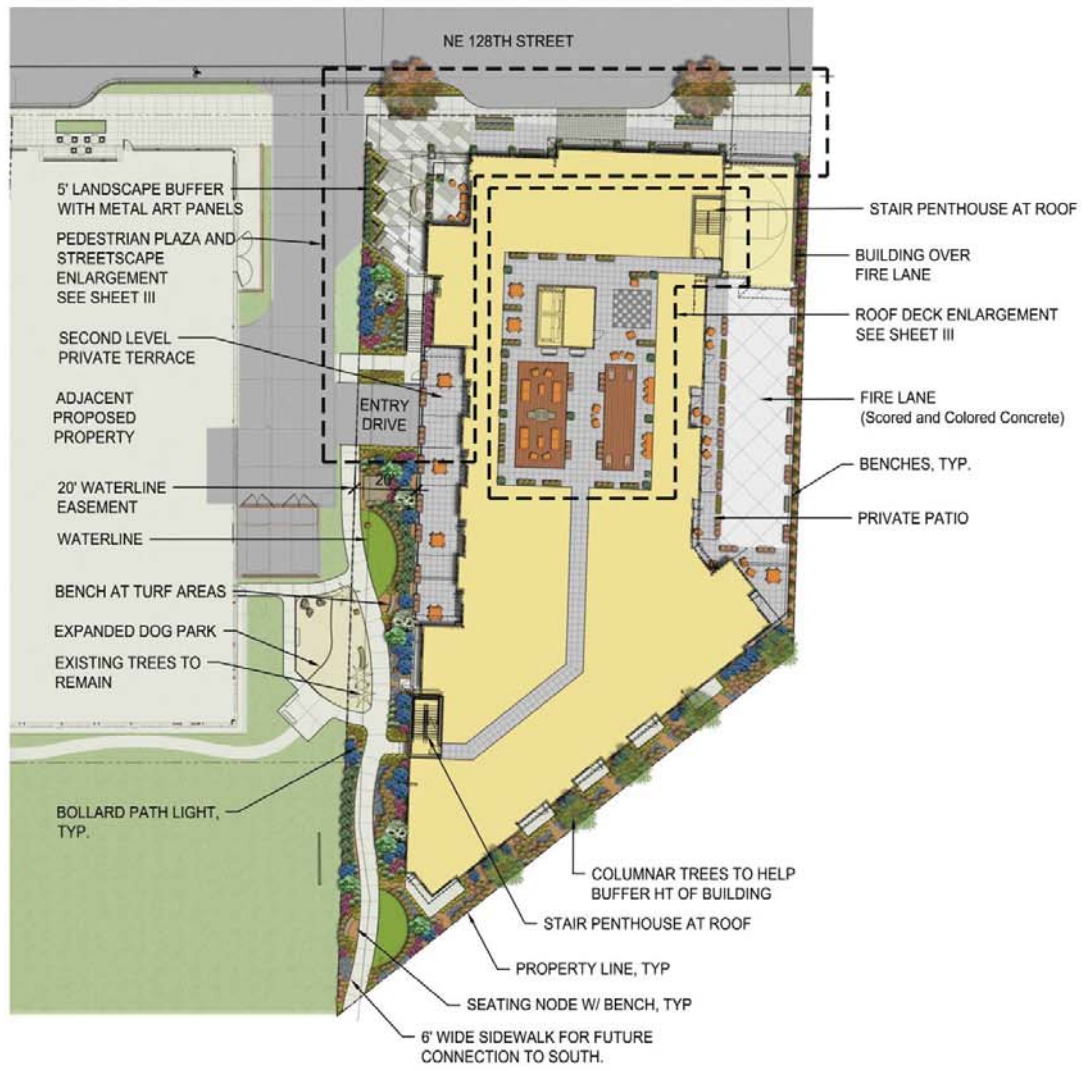
Totem Lake Urban Center Enhancement + Multimodal Network Plan		
The following items were guiding principals in the development of the pedestrian-oriented design for the project:		

Pedestrian Network		
ENHANCE: Widen sidewalks, Add buffer amenities such as planting, lighting and seating. Integrate placemaking and way finding with these streetscape elements.		
ENHANCE: Improve pedestrian safety		Shared driveway connection with adjacent development to limit number of curb cuts
INTRODUCE: Mid-block connections		

Placemaking Enhancements		
Areas of enhancements include through block connectors and pathways, enhanced sidewalks with seating zones, and linear parks that traverse grades. "Within new development areas, opportunities for increased public amenity are based on right of way enhancements that, when paired with through block connections may take form as new urban plaza spaces or neighborhood green space."		
Developments should have publically accessible spaces at their primary frontage which contributes to the character and quality of the community. Shall have no dimension less than 15 ft. and occupy 20% of the frontage. Mini public spaces should range from 500 - 1000 SF.		Public plaza = 967 SF Connected "Porch" = 311 SF
Public Art as a means to reinforce the identity of the space		
Wayfinding Enhancements		
Mark distinct gateway moments. Artistic "totems" can be used as waymakers		Art screens in landscape demarc minor gateway for through block connection and Public plaza



THROUGH BLOCK CONNECTION / LINEAR GREEN SPACE PARK



CIP CONCRETE BENCH WITH WOOD VENEER



CURVED BENCH AT SEATING NODES



DARK GREY SEMI GLOSS FIBERGLASS POTS - 24"Sq x 32"H



ENHANCED PLANTING IN POTS ALONG STREET FRONTAGE AND PLAZA



TIVOLI STRING LIGHTS IN PLAZA



SCORED COLORED CONCRETE AT STREET FRONTAGE AND PLAZA

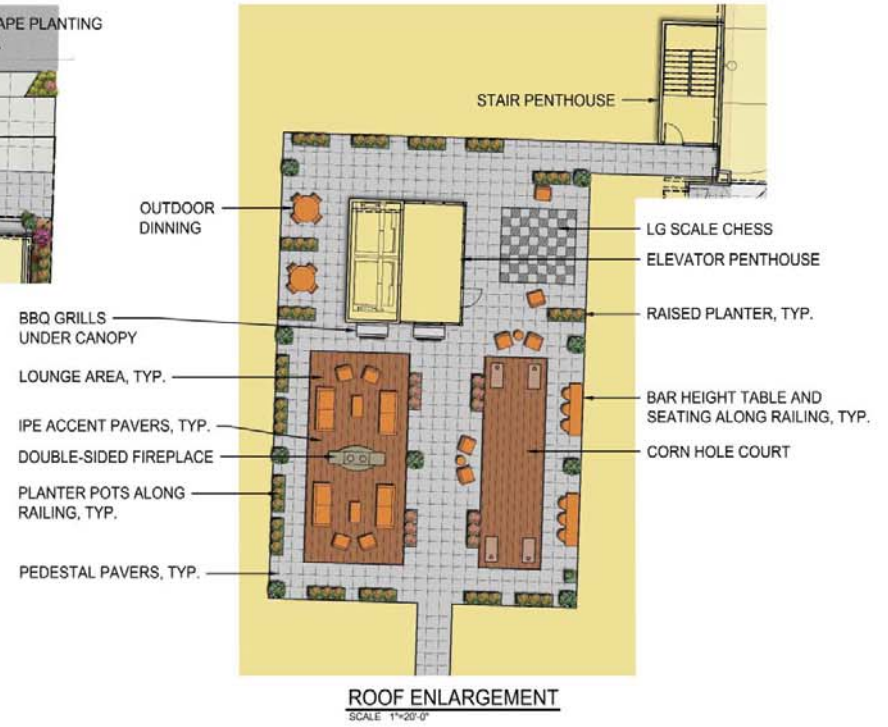
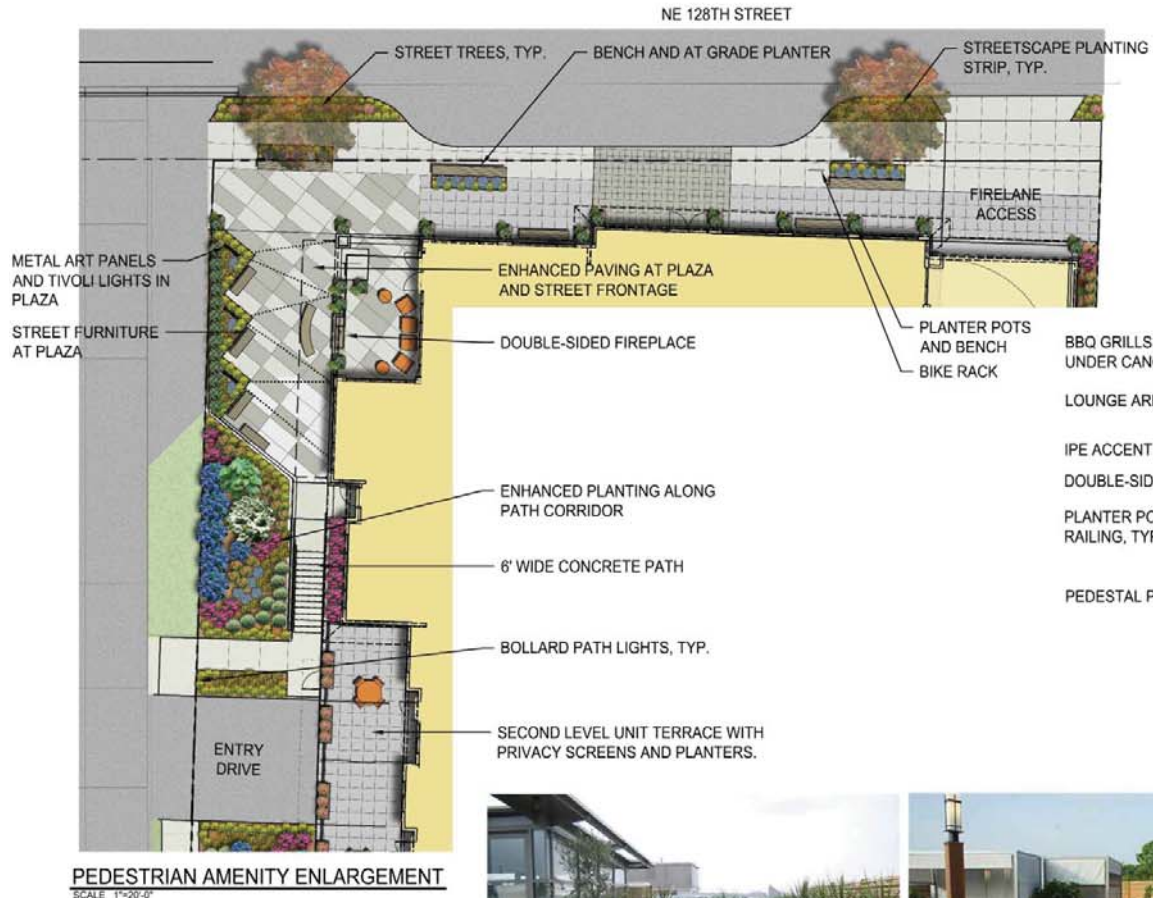


BOLLARD LIGHT AT PATH



METAL ART PANELS AT PLAZA TO MATCH ARCH. DETAIL

LANDSCAPE ENLARGEMENTS



WOOD DECK PANELS AT SPECIALTY SEATING AREAS ON ROOF TERRACE



OVER SCALED CHESS GAME AT ROOF TERRACE



TWO SIDED FIRE PLACE AT ROOF TERRACE SEATING AREAS



PEDESTAL PAVERS ON ROOF TERRACE AND PRIVATE PATIOS