

SETBACK AND STEPBACK COMPLIANCE: 130TH AVE NE

STEP BACK @130TH AVE NE

KZC 35.10.040.2.d.2 AND d.3 - UPPER STORY STEPBACK COMPLIANCE CALCULATIONS -

FOR ALL BUILDING FACADES FACING AND WITHIN 100 FEET OF THE ABUTTING RIGHT-OF-WAY, ALL PORTIONS OF A STRUCTURE GREATER THAN 3 STORIES IN HEIGHT, AS MEASURED FROM THE ABUTTING RIGHT-OF-WAY, SHALL BE STEPPED BACK FROM THE THIRD STORY BY AN AVERAGE OF 12 FEET (FROM 130TH AVE NE). THE REQUIRED UPPER STORY STEP BACKS FOR ALL FLOORS ABOVE THE THIRD STORY SHALL BE CALCULATED AS TOTAL UPPER STORY STEP BACK AREA AS FOLLOWS:

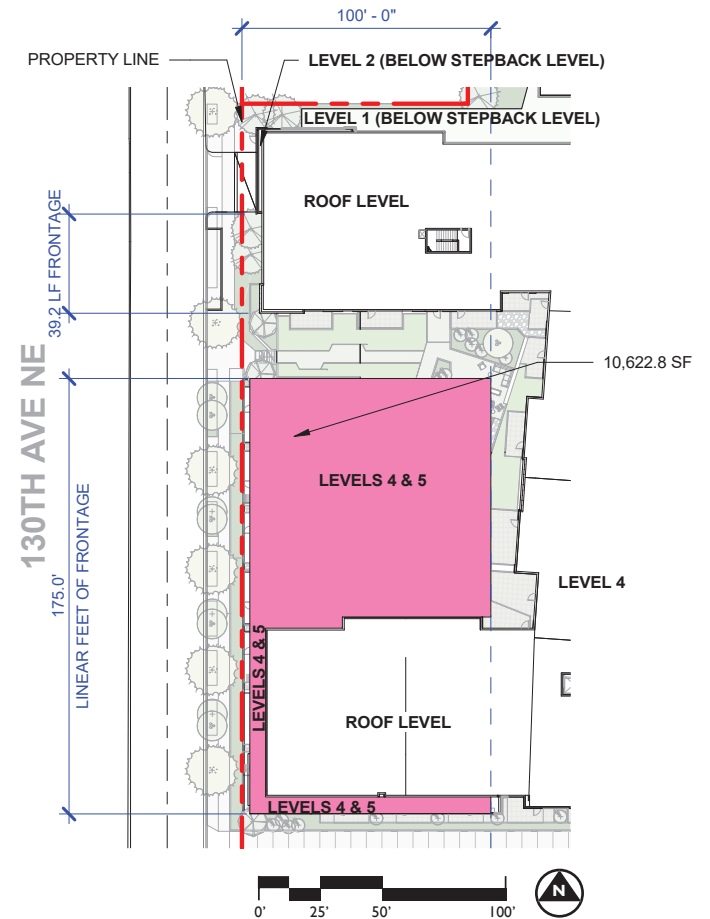
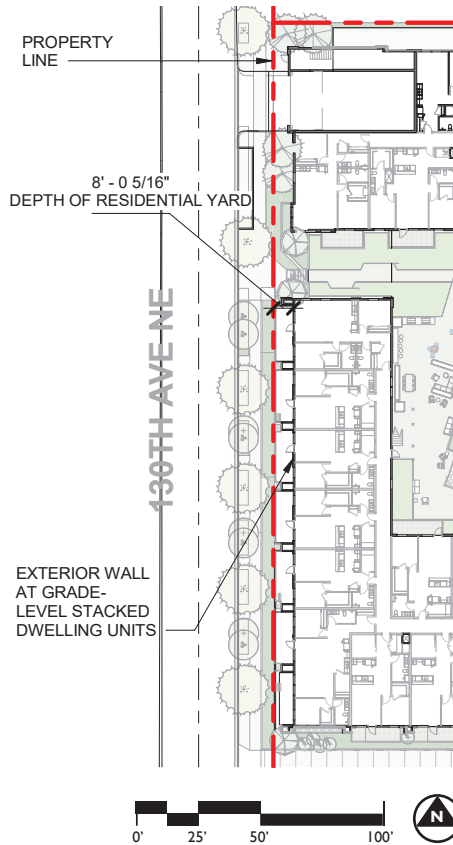
REQUIRED UPPER STORY STEP BACK AREA = LINEAR FEET OF FRONTAGE (NOT INCL PORTIONS OF THE SITE WITHOUT BUILDINGS OR FOR VEHICULAR AREAS) * REQUIRED AVERAGE SETBACK * NUMBER OF STORIES ABOVE THIRD STORY
 = (174.9 FT + 39.2 FT) * 12 FT * 2
 = 5,148 SF

PROVIDED STEP BACK AT LEVELS 4 & 5 = STEP BACK @ LEVEL 4 + STEP BACK @ LEVEL 5
 = 10,622.8 SF + 10,622.8 SF
 = **21,245.2 SF > 5,148 SF, MEETS REQUIREMENT**

KZC 35.10.040.2.n YARD COMPLIANCE CALCULATIONS -

ATTACHED OR STACKED DWELLING UNITS LOCATED AT THE STREET LEVEL FLOOR ALONG 130TH AVENUE NE SHALL HAVE A MINIMUM 7 FOOT REQUIRED YARD. PER PLAN 2C/G1.02,

YARD PROVIDED = **8'-0 5/16" > 7 FEET, MEETS REQUIREMENT**



BUILDING MODULATION DIAGRAMS: RIGHT OF WAYS

- Major Vertical Modulation (Includes significant plane change)
- Secondary Vertical Modulation (Includes lesser plane change and/or material change)
- Grade to Roof line Vertically Distinct Area
- Major Horizontal Modulation (Includes significant plane change)
- Secondary Horizontal Modulation (Includes lesser plane change and/or material change)
- Major Cornice (Distinguishes roof line and emphasizes individual masses)
- Secondary Cornice (smaller roof line element that adds detail but also contrast from major cornices)
- Expressed Base Material
- Expressed Pedestrian Scaled Massing
- Canopy Plane



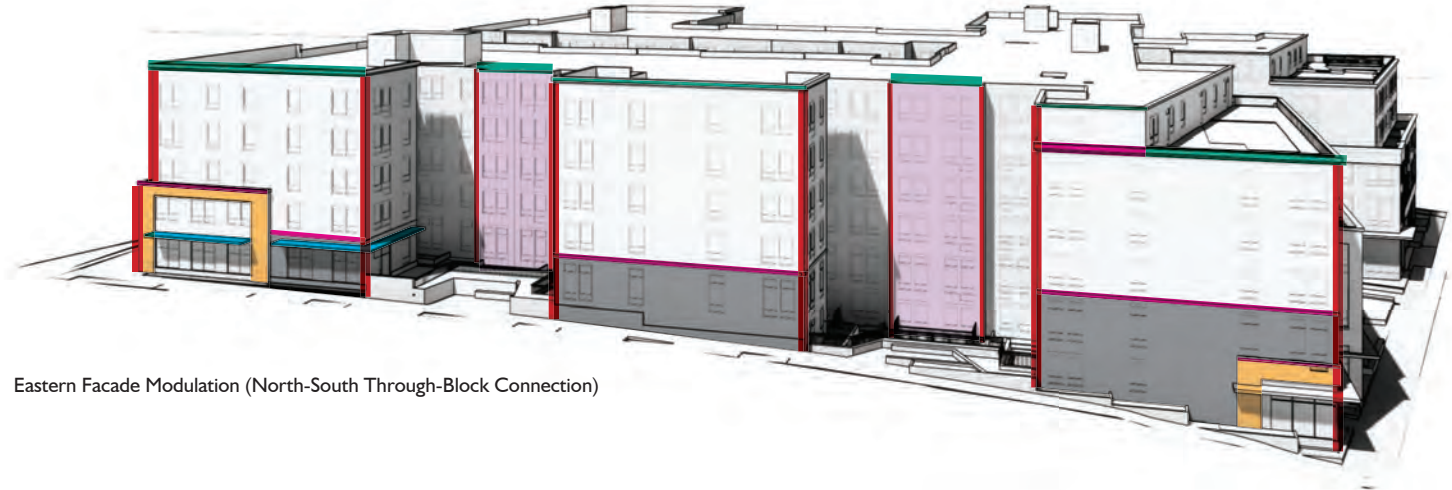
Northern Facade Modulation (NE 70th Place)



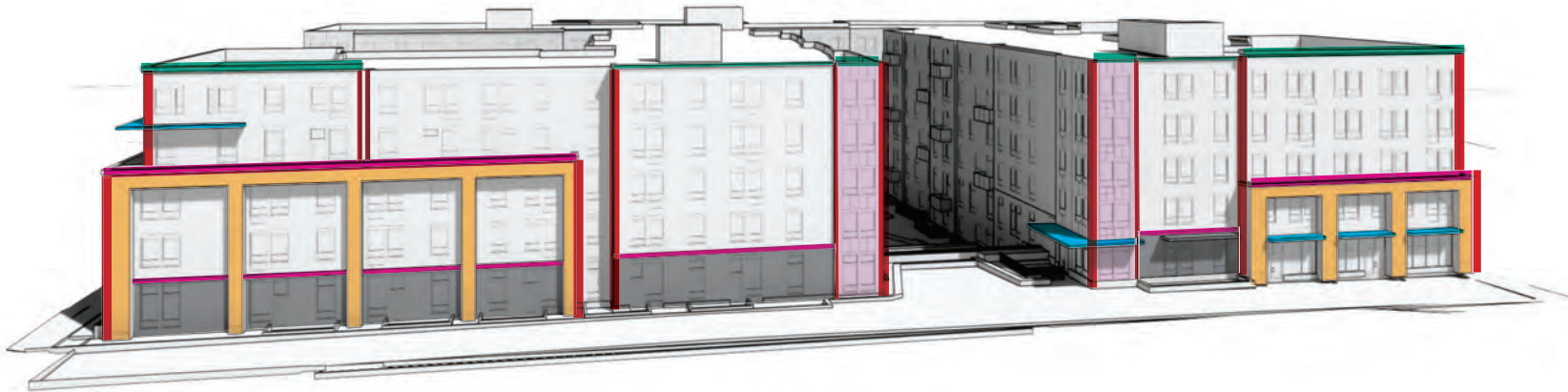
Western Facade Modulation (130th Ave NE)

BUILDING MODULATION DIAGRAMS: THROUGH-BLOCK CONNECTIONS

- Major Vertical Modulation (Includes significant plane change)
- Secondary Vertical Modulation (Includes lesser plane change and/or material change)
- Grade to Roof line Vertically Distinct Area
- Major Horizontal Modulation (Includes significant plane change)
- Secondary Horizontal Modulation (Includes lesser plane change and/or material change)
- Major Cornice (Distinguishes roof line and emphasizes individual masses)
- Secondary Cornice (smaller roof line element that adds detail but also contrast from major cornices)
- Expressed Base Material
- Expressed Pedestrian Scaled Massing
- Canopy Plane



Eastern Facade Modulation (North-South Through-Block Connection)



Southern Facade Modulation (East-West Through-Block Connection)

NORTHERN FRONTAGE ARTICULATION



PE-4 PEDESTRIAN COVERINGS

Canopies are provided along all of 70th. In keeping with larger development and arterial frontage guidance, the canopies are similar in design and style. However the canopy above the primary residential entry is located higher on the facade highlighting this entry and providing variety along the street frontage.

PE-5 “PEDESTRIAN-FRIENDLY” BUILDING FRONTS

The ground-level facade between 2' and 6' above the sidewalk is primarily transparent providing views into active uses and retail. Commercial frontage is prioritized along 70th where commercial activity is likely to be most successful.

PE-6 UPPER-STORY ACTIVITIES OVERLOOKING THE STREET

Resident outdoor amenity space and private residential decks are provided at upper story setbacks adding an additional level of activation along the pedestrian-oriented street frontage.

PE-8 PEDESTRIAN-ORIENTED PLAZAS

Retail / restaurants and the primary residential lobby surround and activate a large public plaza on 70th. Located near the block's bus stop, the plaza provides opportunities for gathering and passive recreation.

S-1 FENESTRATION PATTERNS

Paired and singular punched window openings provide pattern to the facades — a language typical in residential — while finer grain muntins add character to the storefront windows at active uses.

S-2 ARCHITECTURAL ELEMENTS: DECKS, BAY WINDOWS, ARCADES, PORCHES

The building design utilizes a variety of cornice shapes and profiles which add detail to the building modulation.

S-4 & S-5 BUILDING MODULATION HORIZONTAL, & UPPER STORY STEP BACKS

While prescriptive building setbacks are required along 70th and 130th, the code does allow for averaging which provides opportunities for some areas of coplanar facade. These limited areas where the building continues from grade to roof line coupled with variations in the setback parapets reduce the appearance of “wedding cake” massing. The areas with large setbacks provide horizontal modulation to help reduce the apparent height of the building as perceived by pedestrians.

BM-2 COLOR

The building's design focuses on a natural and fresh color palette. A mottled brick has been chosen for the brick frame elements to add variety and depth to the facade and warm, earthy accent colors enhance the richness of the color palette. The upper most level fronting 70th is a neutral gray tone that helps the top floor disappear from view.

BM-3 STREET CORNERS

Raised parapets, wrapping storefront windows, and material changes are architectural gestures that help highlight building corners.

EASTERN FRONTAGE ARTICULATION



PE-4 PEDESTRIAN COVERINGS

Although overhead weather protection is not required along the through-block connections, the development includes canopies in areas where there is active use frontage as a way to enhance pedestrian comfort and also enhance engagement between interior and exterior activities.

PE-5 “PEDESTRIAN-FRIENDLY” BUILDING FRONTS

The ground-level facade between 2' and 6' above the sidewalk is primarily transparent at active uses to provide views into active spaces. Commercial frontage is prioritized along 70th where commercial activity is likely to be most successful. However, the project strategically places other active uses, like residential amenities along the through-block connections, to activate pedestrian experience.

PI-1 PATHWAY WIDTH

The project provides two smaller public open spaces along the north-south through-block connection in keeping with the special considerations for BCX in design guidelines PI-1. These open spaces provide stopping points along the through-block connection for pedestrians climbing grade between 70th and the center of the BCX zone.

S-1 FENESTRATION PATTERNS

Paired and singular punched window openings provide pattern to the facades — a language typical in residential — while finer grain muntins add character to the windows at active uses.

S-2 ARCHITECTURAL ELEMENTS: DECKS, BAY WINDOWS, ARCADES, PORCHES

The building design utilizes a variety of cornice shapes and profiles which add detail to the building modulation.

S-3 BUILDING MODULATION VERTICAL

Two, courtyard recesses in the eastern frontage break the frontage into segments shorter than 120 feet. This building modulation makes the massing feel more like a collection of smaller buildings along the eastern frontage. Above the pedestrian-scale base, the upper exterior material varies between massing segments, reinforcing their distinction from one another. The southern massing is clad in larger horizontal banding, while the center mass's upper stories are clad in a similar, but smaller scale plank. The eastern mass utilizes the same panel as the upper facade on 70th.

S-4 BUILDING MODULATION HORIZONTAL,

While building setbacks are not required along the through-block connections, the building design does add horizontal modulation and distinguishes the pedestrian realm through material changes. The lowest levels of the facade along the north-south through-block connection are clad in large horizontal bands reminiscent of stone modules and capped with trim adding texture to the pedestrian experience and scale to the building.

BM-2 COLOR

The building's design focuses on a natural and fresh color palette. A mottled brick has been chosen for the brick frame elements to add variety and depth to the facade and warm, earthy accent colors enhance the richness of the color palette. The upper most level fronting 70th is a neutral gray tone that helps the top floor disappear from view.

SOUTHERN FRONTAGE ARTICULATION



PE-4 PEDESTRIAN COVERINGS

Although overhead weather protection is not required along the through-block connections, the development includes canopies in areas where there is active use frontage as a way to enhance pedestrian comfort and also enhance engagement between interior and exterior activities.

PE-5 “PEDESTRIAN-FRIENDLY” BUILDING FRONTS

The ground-level facade between 2' and 6' above the sidewalk is primarily transparent at active uses to provide views into active spaces. Commercial uses are prioritized along 70th where they are likely to be most successful. The project strategically places other active uses, like residential amenities along the through-block connections activating the pedestrian experience. The ground floor is kept to commercial height for future flexibility.

PI-1 PATHWAY WIDTH

The east-west through-block connection varies in width but is over eight feet wide in all locations, providing plenty of space for residential amenities to spill out, as well as space for joggers, kids bike riding, strollers and other pedestrians. The wide through-block connection is safely separated from the adjacent shopping center parking lot by continuous planting and street trees.

S-2 ARCHITECTURAL ELEMENTS: DECKS, BAY WINDOWS, ARCADES, PORCHES

The building design utilizes a variety of cornice shapes and profiles which add detail to the building modulation.

S-3 BUILDING MODULATION VERTICAL

A large break in the frontage separates the massing into shorter building segments. The resulting two masses are further broken down by vertical gestures running from grade to roof line. These gestures are highlighted by plane changes in the massing as well as material changes on the facades and changes in the roof line. No segment on the southern frontage is over 120 feet long.

S-4 & S-5 BUILDING MODULATION HORIZONTAL & UPPER STORY STEPBACKS

While building stepbacks are not required along the through-block connections, the building design does step back the massing along much of the southern frontage. Additionally the lowest levels of the facade are clad in large horizontal bands reminiscent of stone modules and capped with trim, further horizontally modulating the massing distinguishing the pedestrian realm.

BM-2 COLOR

The building's design focuses on a natural and fresh color palette. A mottled brick has been chosen for the brick frame elements to add variety and depth to the facade and warm, earthy accent colors enhance the richness of the color palette.

BM-3 STREET CORNERS

At the facade opening at the southern facing residential courtyard, the building corners are highlighted by their massing, contrasting cladding, and raised parapets.

WESTERN FRONTAGE ARTICULATION AT SOUTHWEST CORNER



PE-6 UPPER-STORY ACTIVITIES OVERLOOKING THE STREET

Resident outdoor amenity space and private residential decks are provided at upper story setbacks adding an additional level of activation along the through-block connection.

PI-1 PATHWAY WIDTH

The east-west through-block connection varies in width but is over eight feet wide in all locations, providing plenty of space for residential amenities to spill out, as well as space for joggers, kids bike riding, strollers and other pedestrians. The wide through-block connection is safely separated from the adjacent shopping center parking lot by continuous planting and street trees.

S-3 BUILDING MODULATION VERTICAL

A large break in the frontage separates the massing into shorter building segments. The resulting two masses are further broken down by vertical gestures running from grade to roof line. These gestures are highlighted by plane changes in the massing as well as material changes on the facades and changes in the roof line. No segment on the southern frontage is over 120 feet long.

S-4 & BUILDING MODULATION HORIZONTAL S-5 & UPPER STORY STEP BACKS

While building stepbacks are not required along the through-block connections, the building design does step back the massing along much of the southern frontage. Additionally the lowest levels of the facade are clad in a different material and capped with trim. This expression further horizontally modulates the massing and distinguishes the pedestrian realm, adding scale to the building.

BM-2 COLOR

The building's design focuses on a natural and fresh color palette. A mottled brick has been chosen for the brick frame elements to add variety and depth to the facade and warm, earthy accent colors enhance the richness of the color palette.

BM-3 STREET CORNERS

At the facade opening at the southern facing residential courtyard, the building corners are highlighted by their massing, contrasting cladding, and raised parapets. The upper level interior amenity space at the south west corner is similarly distinguished.

WESTERN FRONTAGE ARTICULATION



PE-6 UPPER-STORY ACTIVITIES OVERLOOKING THE STREET

Resident outdoor amenity space and private residential decks are provided at upper story setbacks adding an additional level of activation along 130th street frontage.

PL-1 PARKING LOCATIONS & ENTRANCES

A parking entry is provided at the north end of 130th in a location where it is best separated from residential patios at grade and the intersection with the east-west through-block connection.

S-1 FENESTRATION PATTERNS

Paired and singular punched window openings provide pattern to the facades — a language typical in residential typology.

S-2 ARCHITECTURAL ELEMENTS: DECKS, BAY WINDOWS, ARCADES, PORCHES

Balconies fronting the residential street emphasize the residential nature of the building and enhance the human scale of the facade. The building design also utilizes a variety of cornice shapes and profiles which add detail to the building modulation.

S-3 BUILDING MODULATION VERTICAL

A large opening in the massing at the western facing courtyard breaks the building into two smaller massing segments. To the north, vertical gestures running from grade to roof line further break down the frontage. To the south, the frontage is broken down by the rhythm of brick pilasters that run grade to parapet and the groupings of paired balconies modulating the frontage.

S-4 & BUILDING MODULATION HORIZONTAL S-5 & UPPER STORY STEP BACKS

While prescriptive building stepbacks are required along 70th and 130th, the code allows for averaging which provides opportunities for areas of coplanar facade. These limited areas coupled with the large portion of the frontage with no upper stories reduce the appearance of “wedding cake” massing. Additionally the lowest levels of the facade are clad differently and capped with trim further horizontally modulating the massing.

BM-2 COLOR

The building’s design focuses on a natural and fresh color palette. A mottled brick has been chosen for the brick frame elements to add variety and depth to the facade and warm, earthy accent colors enhance the richness of the color palette.

BM-3 STREET CORNERS

At the facade opening to the western facing residential courtyard, the building corners are highlighted by their massing, contrasting cladding, and raised parapets. At the southwest upper massing, a canopy wraps the frontage where there is amenity space highlighting the building corner as well as the unique use.

NF-1 VISUAL QUALITY OF LANDSCAPES

Street trees coupled with landscaping and additional trees mimic the lush landscaping of the adjacent neighborhood and soften the developments frontage to feel coherent with the Bridle Trails neighborhood.

WESTERN FRONTAGE ARTICULATION AT THE NORTHWEST CORNER

PE-4 PEDESTRIAN COVERINGS

Canopies are provided along all of 70th. In keeping with larger development and arterial frontage guidance, the canopies are similar in design and style. However the canopy above the primary residential entry is located higher on the facade highlighting this entry and providing variety along the street frontage.

PE-5 “PEDESTRIAN-FRIENDLY” BUILDING FRONTS

The ground-level facade between 2’ and 6’ above the sidewalk is primarily transparent providing views into active uses and retail. Commercial frontage is prioritized along 70th where commercial activity is likely to be most successful.

PE-6 UPPER-STORY ACTIVITIES OVERLOOKING THE STREET

Resident outdoor amenity space and private residential decks are provided at upper story setbacks adding an additional level of activation along the pedestrian-oriented street frontage.

S-1 FENESTRATION PATTERNS

Paired and singular punched window openings provide pattern to the facades — a language typical in residential — while finer grain muntins add character to the storefront windows at active uses.

S-4 & BUILDING MODULATION HORIZONTAL, S-5 & UPPER STORY STEPBACKS

While prescriptive building setbacks are required along 70th and 130th, the code allows for averaging which provides opportunities for areas of coplanar facade. These limited areas where the building continues from grade to roof line coupled with variations in the setback parapets reduce the appearance of “wedding cake” massing. The areas with large setbacks provide horizontal modulation to help reduce the apparent height of the building as perceived by pedestrians.

BM-2 COLOR

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MATERIALS PALETTE

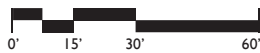


BUILDING ELEVATIONS: STREETS

NORTH ELEVATION: NE 70th PLACE



WEST ELEVATION: 130th AVE NE

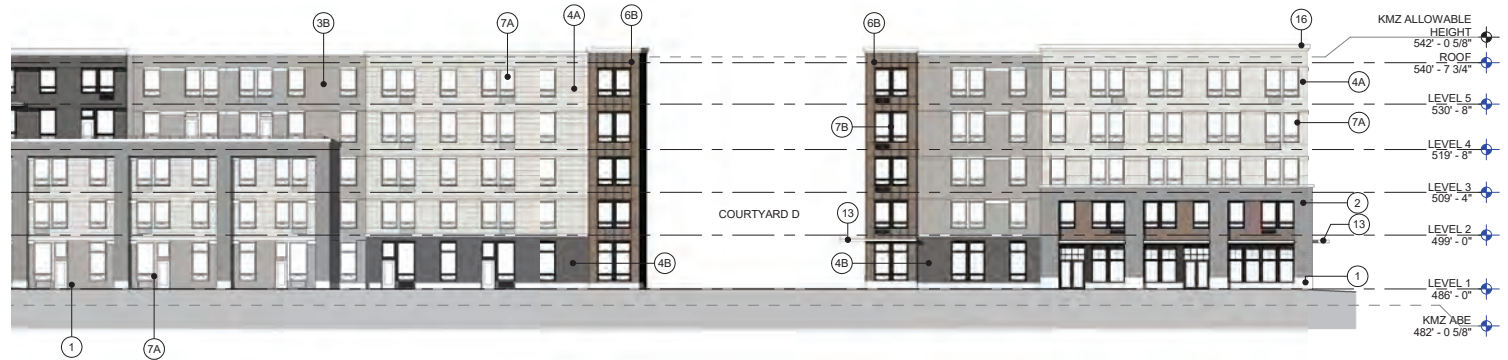


MATERIAL LEGEND

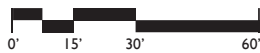
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|--------------------------------|---|-------------------------------|-----------------------------------|
| ① Concrete, Cast in Place | ④A Horizontally Expressed Fiber Cement Panel: Color A | ⑥B Wood-Look Board and Batten | ⑬ Metal and Glass Canopy |
| ② Masonry | ④B Horizontally Expressed Fiber Cement Panel: Color B | ⑦A Vinyl Windows: White | ⑭ Metal and Glass Guardrail |
| ③A Fiber Cement Panel: Color A | ⑤ Fiber Cement Plank | ⑦B Vinyl Windows: Black | ⑮ Metal and Glass Bolt-on Balcony |
| ③B Fiber Cement Panel: Color B | ⑥A Wood-Look Panel | ⑧ French Doors | ⑯ Cornice |
| ③C Fiber Cement Panel: Color C | | ⑨ Aluminum Storefront | ⑰ Roll Up Garage Door |

BUILDING ELEVATIONS: THROUGH-BLOCK CONNECTIONS

SOUTH ELEVATION: THROUGH-BLOCK CONNECTION



EAST ELEVATION: THROUGH-BLOCK CONNECTION



MATERIAL LEGEND

- | | | | |
|--------------------------------|---|-------------------------------|-----------------------------------|
| ① Concrete, Cast in Place | ④A Horizontally Expressed Fiber Cement Panel: Color A | ⑥B Wood-Look Board and Batten | ⑬ Metal and Glass Canopy |
| ② Masonry | ④B Horizontally Expressed Fiber Cement Panel: Color B | ⑦A Vinyl Windows: White | ⑭ Metal and Glass Guardrail |
| ③A Fiber Cement Panel: Color A | ⑤ Fiber Cement Plank | ⑦B Vinyl Windows: Black | ⑮ Metal and Glass Bolt-on Balcony |
| ③B Fiber Cement Panel: Color B | ⑥A Wood-Look Panel | ⑧ French Doors | ⑯ Cornice |
| ③C Fiber Cement Panel: Color C | | ⑨ Aluminum Storefront | ⑰ Roll Up Garage Door |

BUILDING ELEVATIONS: ADDITIONAL NORTHERN ELEVATIONS

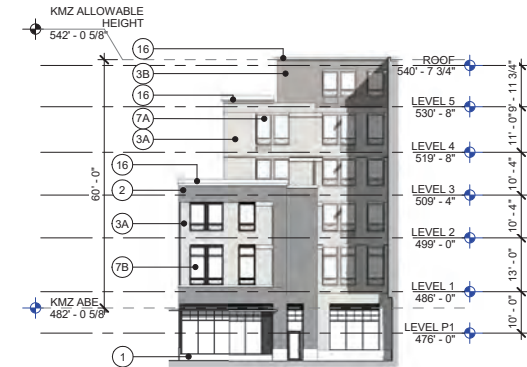
WEST ELEVATION: FACING PAGLIACCI SITE



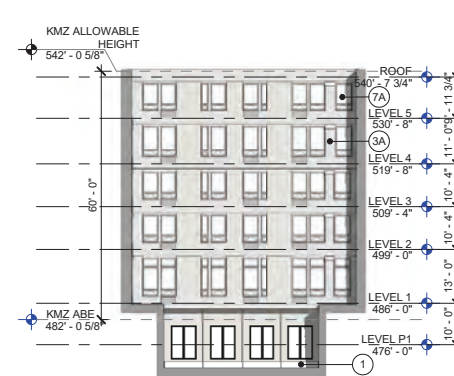
NORTH ELEVATION: FACING PAGLIACCI SITE



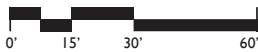
EAST ELEVATION: PLAZA A



SOUTH ELEVATION: PLAZA A



WEST ELEVATION: PLAZA A



MATERIAL LEGEND

- ① Concrete, Cast in Place
- ② Masonry
- ③A Fiber Cement Panel: Color A
- ③B Fiber Cement Panel: Color B
- ③C Fiber Cement Panel: Color C

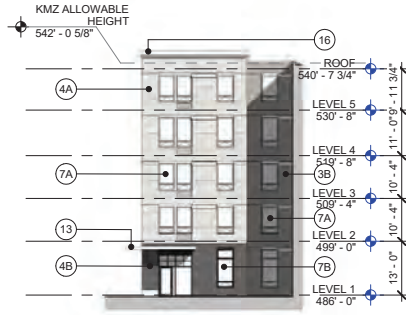
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- ⑤ Fiber Cement Plank
- ⑥A Wood-Look Panel

- ⑥B Wood-Look Board and Batten
- ⑦A Vinyl Windows: White
- ⑦B Vinyl Windows: Black
- ⑧ French Doors
- ⑨ Aluminum Storefront

- ⑬ Metal and Glass Canopy
- ⑭ Metal and Glass Guardrail
- ⑮ Metal and Glass Bolt-on Balcony
- ⑯ Cornice
- ⑰ Roll Up Garage Door

BUILDING ELEVATIONS: EASTERN COURTYARDS C & B

SOUTH ELEVATION: COURTYARD C



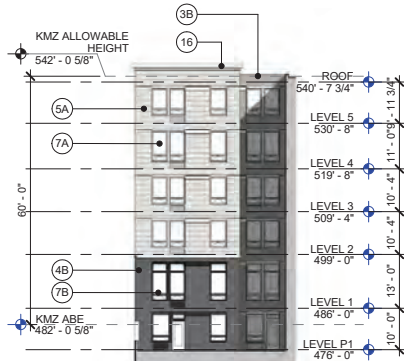
WEST ELEVATION: COURTYARD C



NORTH ELEVATION: COURTYARD C



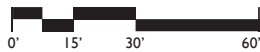
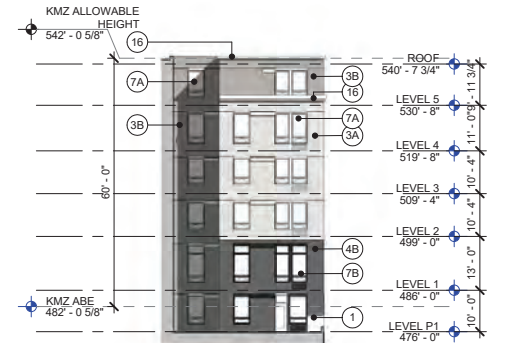
SOUTH ELEVATION: COURTYARD B



WEST ELEVATION: COURTYARD B



NORTH ELEVATION: COURTYARD B



MATERIAL LEGEND

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|--------------------------------|---|-------------------------------|-----------------------------------|
| ① Concrete, Cast in Place | ④A Horizontally Expressed Fiber Cement Panel: Color A | ⑥B Wood-Look Board and Batten | ⑬ Metal and Glass Canopy |
| ② Masonry | ④B Horizontally Expressed Fiber Cement Panel: Color B | ⑦A Vinyl Windows: White | ⑭ Metal and Glass Guardrail |
| ③A Fiber Cement Panel: Color A | ⑤ Fiber Cement Plank | ⑦B Vinyl Windows: Black | ⑮ Metal and Glass Bolt-on Balcony |
| ③B Fiber Cement Panel: Color B | ⑥A Wood-Look Panel | ⑧ French Doors | ⑯ Cornice |
| ③C Fiber Cement Panel: Color C | | ⑨ Aluminum Storefront | ⑰ Roll Up Garage Door |

BUILDING ELEVATIONS: SOUTHERN COURTYARD D

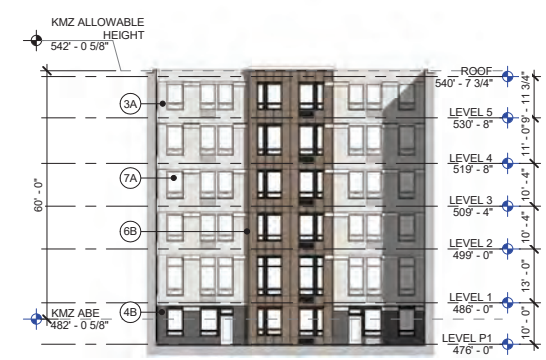
COURTYARD D WEST ELEVATION



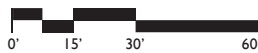
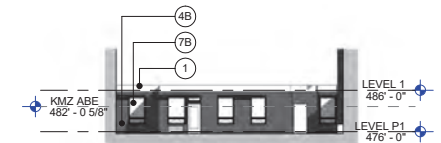
COURTYARD D EAST ELEVATION



COURTYARD D NORTH ELEVATION



COURTYARD D SOUTH ELEVATION



MATERIAL LEGEND

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|--------------------------------|---|-------------------------------|-----------------------------------|
| ① Concrete, Cast in Place | ④A Horizontally Expressed Fiber Cement Panel: Color A | ⑥B Wood-Look Board and Batten | ⑬ Metal and Glass Canopy |
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| ③B Fiber Cement Panel: Color B | ⑥A Wood-Look Panel | ⑧ French Doors | ⑯ Cornice |
| ③C Fiber Cement Panel: Color C | | ⑨ Aluminum Storefront | ⑰ Roll Up Garage Door |

BUILDING ELEVATIONS: WESTERN COURTYARD E

COURTYARD E: NORTH ELEVATION



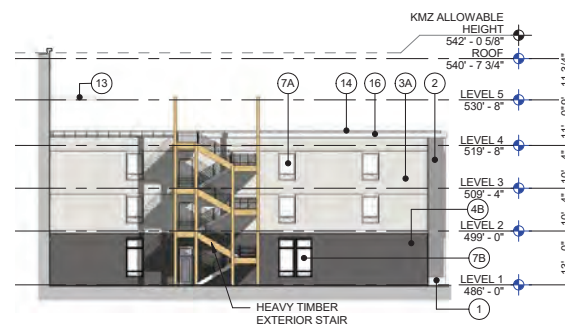
COURTYARD E: EAST ELEVATION



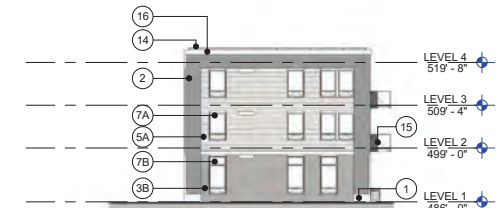
COURTYARD E: SOUTH ELEVATION



COURTYARD E: WEST ELEVATION



COURTYARD E: ELEVATION AT END OF 3 STORY BAR



MATERIAL LEGEND

- | | | | |
|--------------------------------|---|-------------------------------|-----------------------------------|
| ① Concrete, Cast in Place | ④A Horizontally Expressed Fiber Cement Panel: Color A | ⑥B Wood-Look Board and Batten | ⑬ Metal and Glass Canopy |
| ② Masonry | ④B Horizontally Expressed Fiber Cement Panel: Color B | ⑦A Vinyl Windows: White | ⑭ Metal and Glass Guardrail |
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VEHICLE AND PEDESTRIAN ACCESS AND PUBLIC OPEN SPACE

GRADE RELATED USES

