

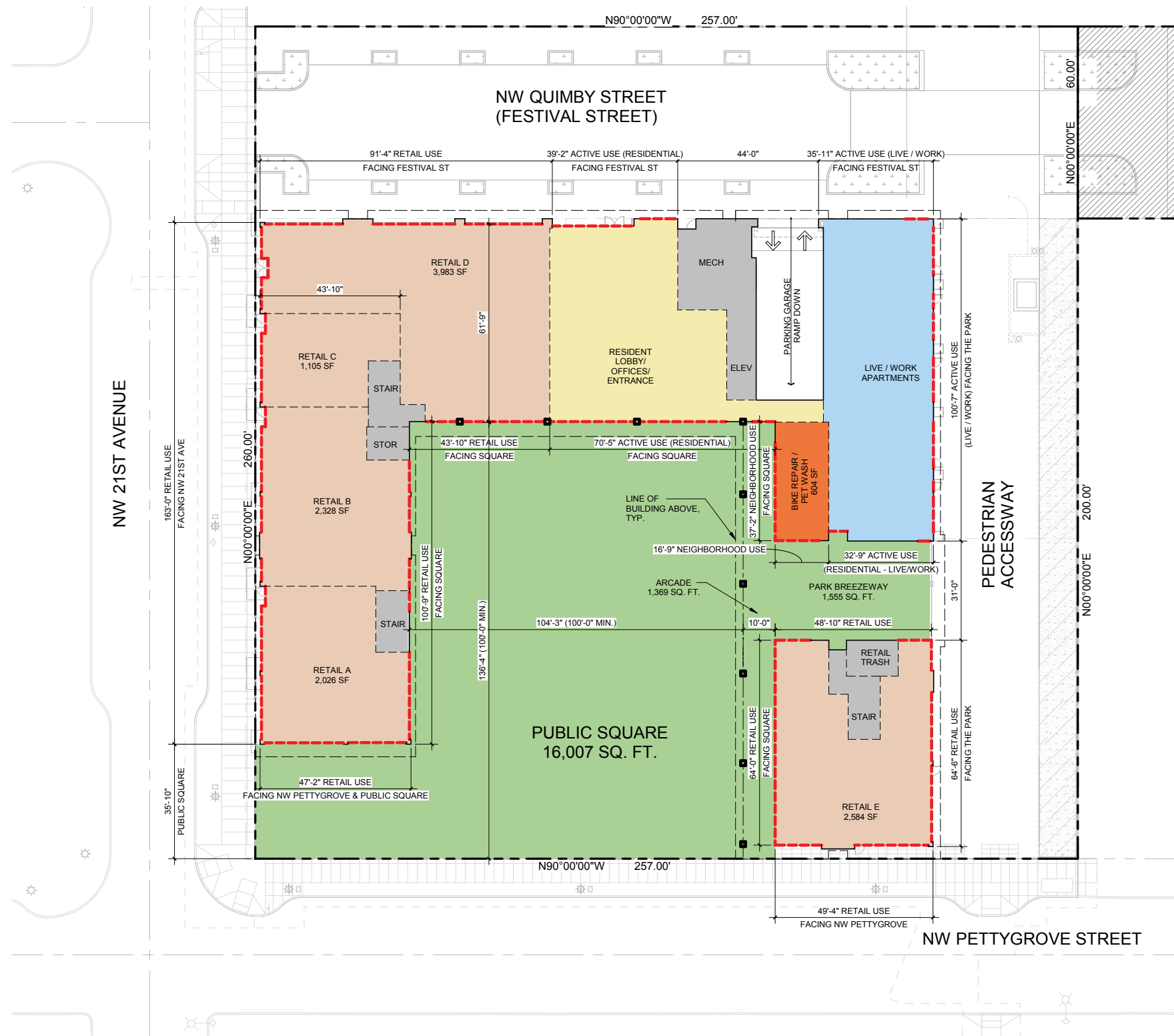
June 22, 2017

KoTi APARTMENTS - BLOCK 290

LAND USE REVIEW TYPE III SUBMITTAL
LU 16-100496 DZM MS



- **The Square redesign and response**
- **Block 290 elevations - North Face**
 - Design Review Original Response
 - Current Design - Preferred Option
 - Current Design - Option B
- **Block 290 elevations - South Face**
 - Current Design - Preferred Option
 - Current Design - Option B



GROUND FLOOR USE LEGEND

- PUBLIC SQUARE (CONWAY MASTER PLAN SECTION 10)
- GROUND FLOOR RESIDENTIAL ACTIVE USE FACING SQUARE OR 21ST AVE (MEETING CONWAY MASTER PLAN, SECTION 8.D STANDARDS)
- GROUND FLOOR RESIDENTIAL ACTIVE USE LIVE / WORK UNITS
- GROUND FLOOR ACTIVE USE (RETAIL) FACING SQUARE OR 21ST AVE (CONWAY MASTER PLAN, SECTION 8.D)
- NEIGHBORHOOD FACILITY FACING SQUARE (CONWAY MASTER PLAN, SECTION 5.B.5)
- BUILDING SERVICES AND VERTICAL CIRCULATION

- EXTERIOR GROUND FLOOR WALL - SEE GROUND FLOOR WALL DIAGRAMS 4.14 & 4.15
- EXTERIOR GROUND FLOOR GLAZING - SEE GROUND FLOOR WALL DIAGRAMS 4.14 & 4.15

GROUND FLOOR EXTERIOR GLAZING:

TOTAL LENGTH OF GROUND FLOOR EXTERIOR WALL FRONTAGE FACING STREETS, PARK AND PUBLIC SQUARE = 1,013' - 6"

TOTAL LENGTH OF GROUND FLOOR GLAZING = 761' - 9" (75.2% OF GROUND FLOOR FRONTAGE)

REFER TO SHEETS 4.14 AND 4.15 FOR ADDITIONAL INFORMATION ON GROUND FLOOR GLAZING AREAS AND REQUIREMENTS.

ACTIVE USE AND RETAIL SPACES FACING SQUARE:

75% OF GROUND FLOOR WALLS FACING SQUARE TO ACCOMMODATE RETAIL SALES AND SERVICE USES OR NEIGHBORHOOD FACILITIES (CONWAY MASTER PLAN, SECTION 7.C)
 PROPOSED DESIGN PROVIDES GREATER THAN 75% FRONTAGE OF SQUARE PERIMETER AS RETAIL AND NEIGHBORHOOD FACILITY USES THAT MEET PROPOSED MODIFIED SECTION 7.D.2.

LENGTH OF SQUARE FACING PERIMETER WALLS = 425'-9"
 LENGTH OF RETAIL / NEIGHBORHOOD USE WALLS FACING SQUARE = 322'-7" (75.8%)
 LENGTH OF RESIDENTIAL ACTIVE USE WALLS FACING SQUARE = 70'-5" (16.5%)
 TOTAL GROUND FLOOR ACTIVE USE/RETAIL WALLS = 393'-0" (92.3%)

ACTIVE USE AND RETAIL SPACES FACING 21ST AVENUE:

75% OF GROUND FLOOR WALLS FACING 21ST AVE TO ACCOMMODATE RETAIL SALES AND SERVICE USES OR NEIGHBORHOOD FACILITIES (CONWAY MASTER PLAN, SECTION 7.C)
 PROPOSED DESIGN PROVIDES GREATER THAN 75% FRONTAGE OF ALONG 21ST AVENUE AS RETAIL AND NEIGHBORHOOD FACILITY USES THAT MEET PROPOSED MODIFIED SECTION 7.D.2.

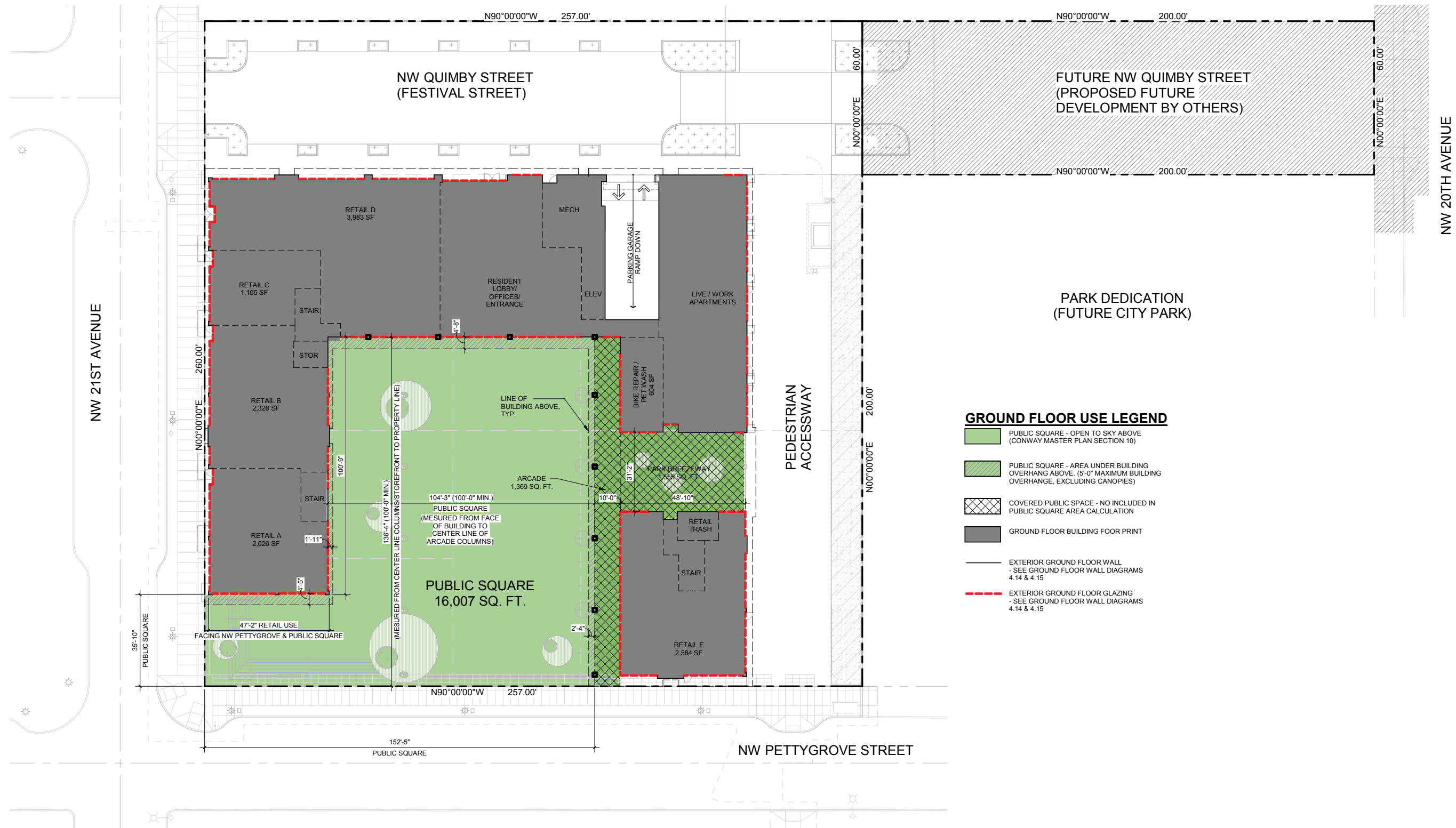
LENGTH OF 21ST AVE. FACING WALLS = 163'-0"
 LENGTH OF RETAIL USE WALLS FACING 21ST AVE = 163'-0" (100%)
 TOTAL GROUND FLOOR ACTIVE USE/RETAIL WALLS = 163'-0" (100%)

Proposed Modifications to Conway Master Plan, Section 7 Special Required Ground Floor Retail Sales, Service or Neighborhood Facility Uses on 21st Avenue and Buildings Facing the Square.

Section 7.D.2 The area must be at least 50 feet deep, measured from the street facing facade (building services, vertical shafts, and underground garage entrances may intrude up to 10 percent of the required area).

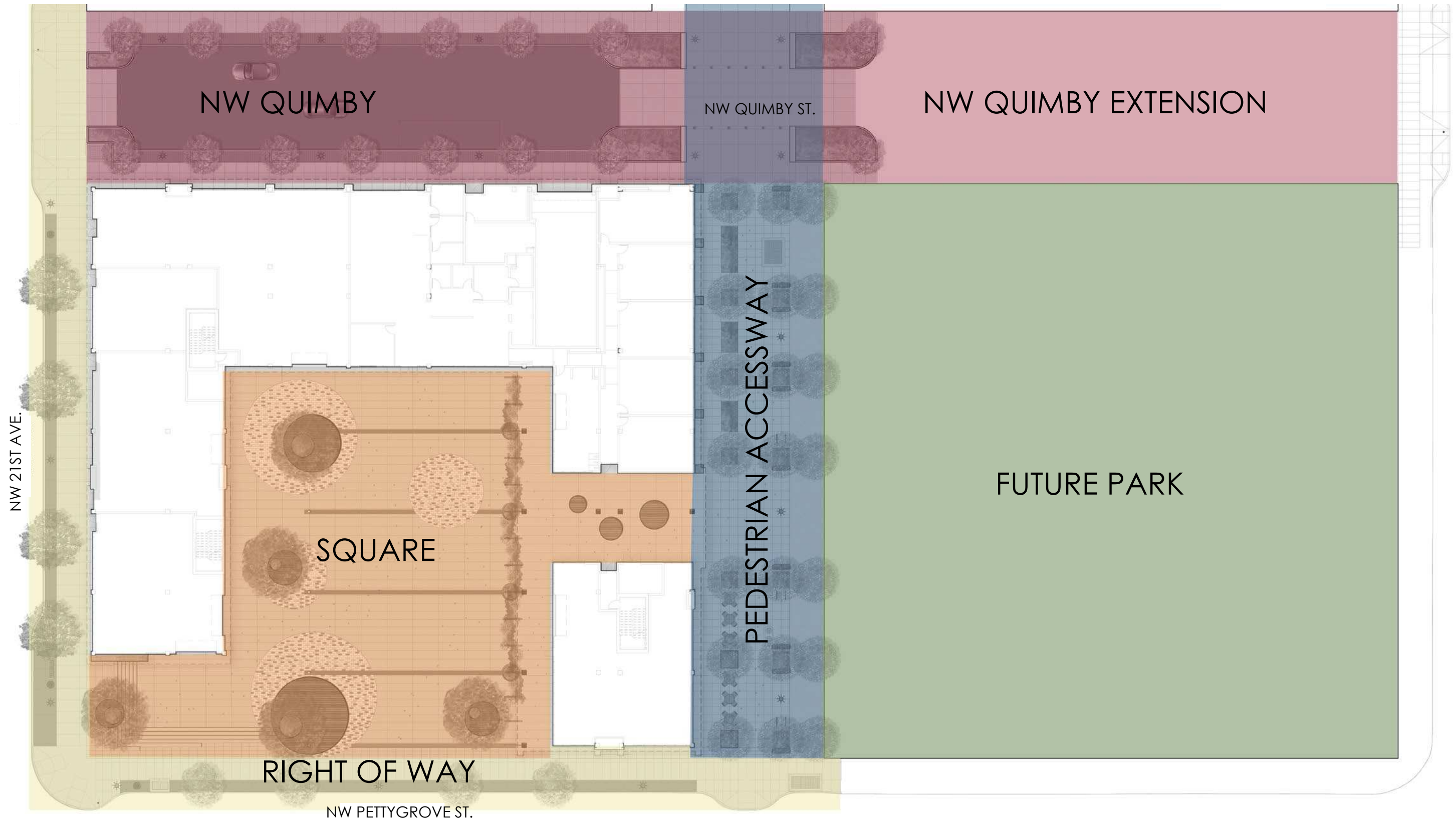
Proposed Modification:
Section 7.D.2. The areas must have a minimum square footage of 1,000 square feet with a minimum average depth of 30 feet, measured from the street/square facing facade (building services, vertical shafts, and underground garage entrances may intrude up to 10 percent of the required area).

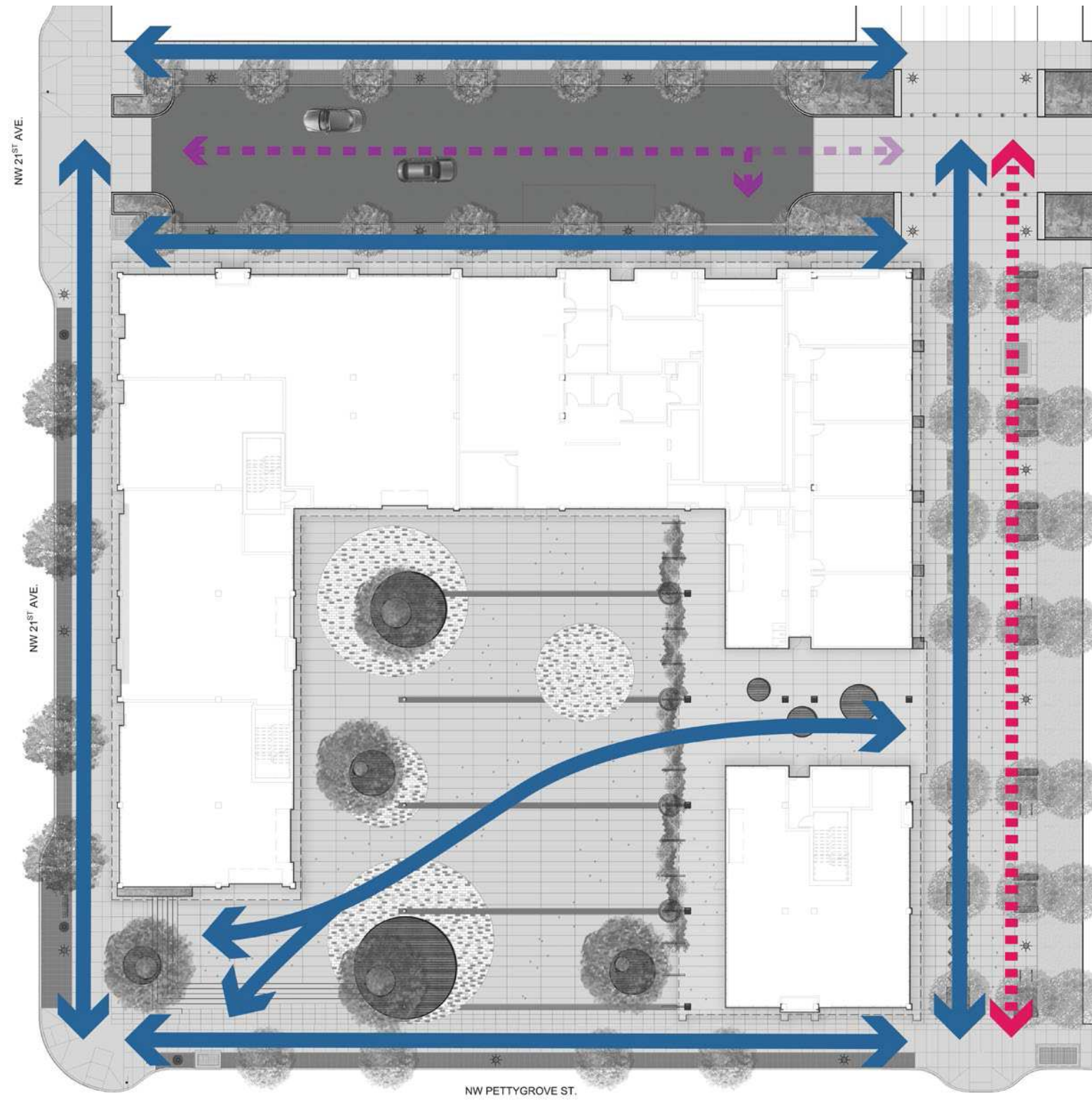







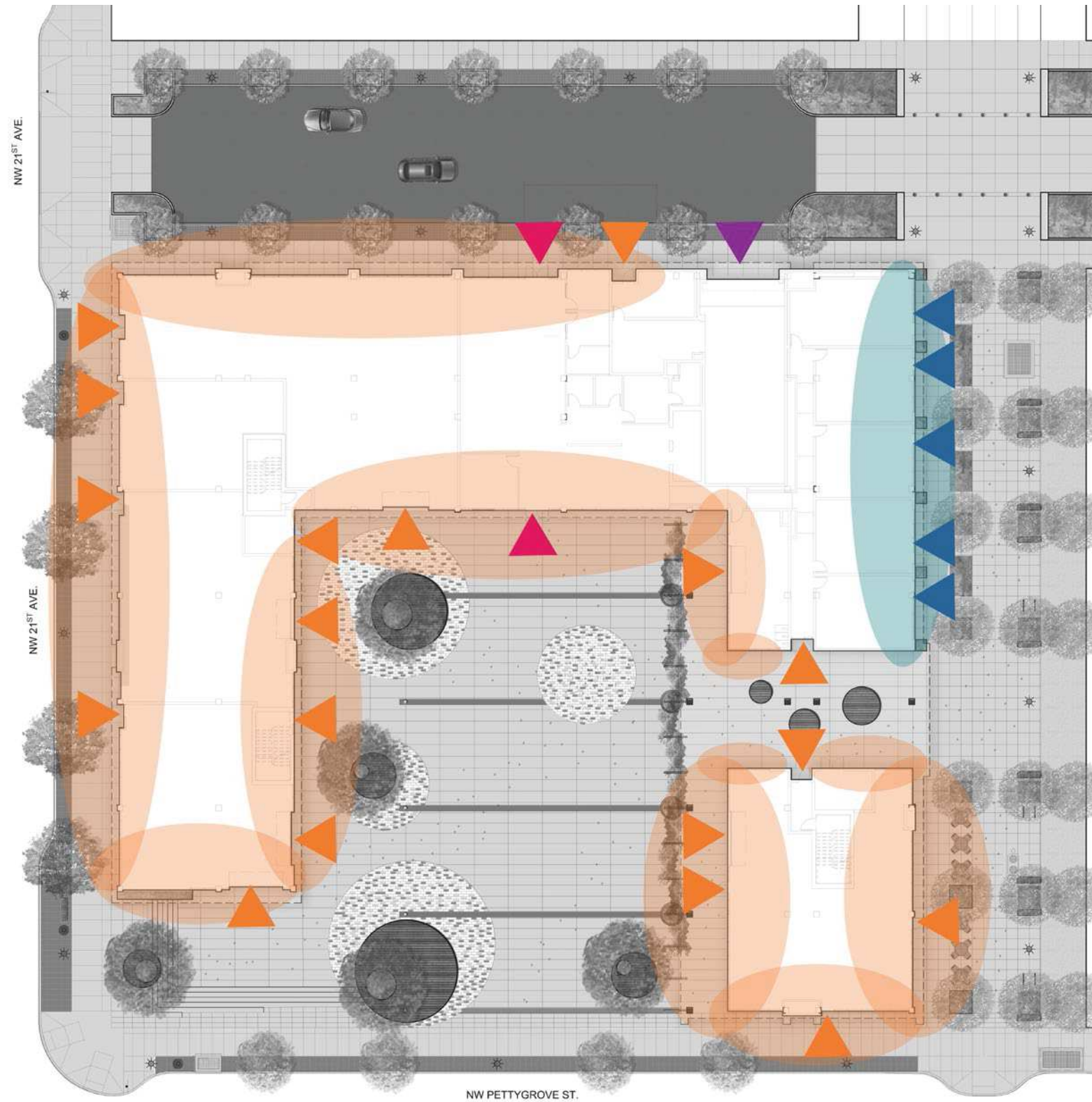
PUBLIC SQUARE AREA DIAGRAM







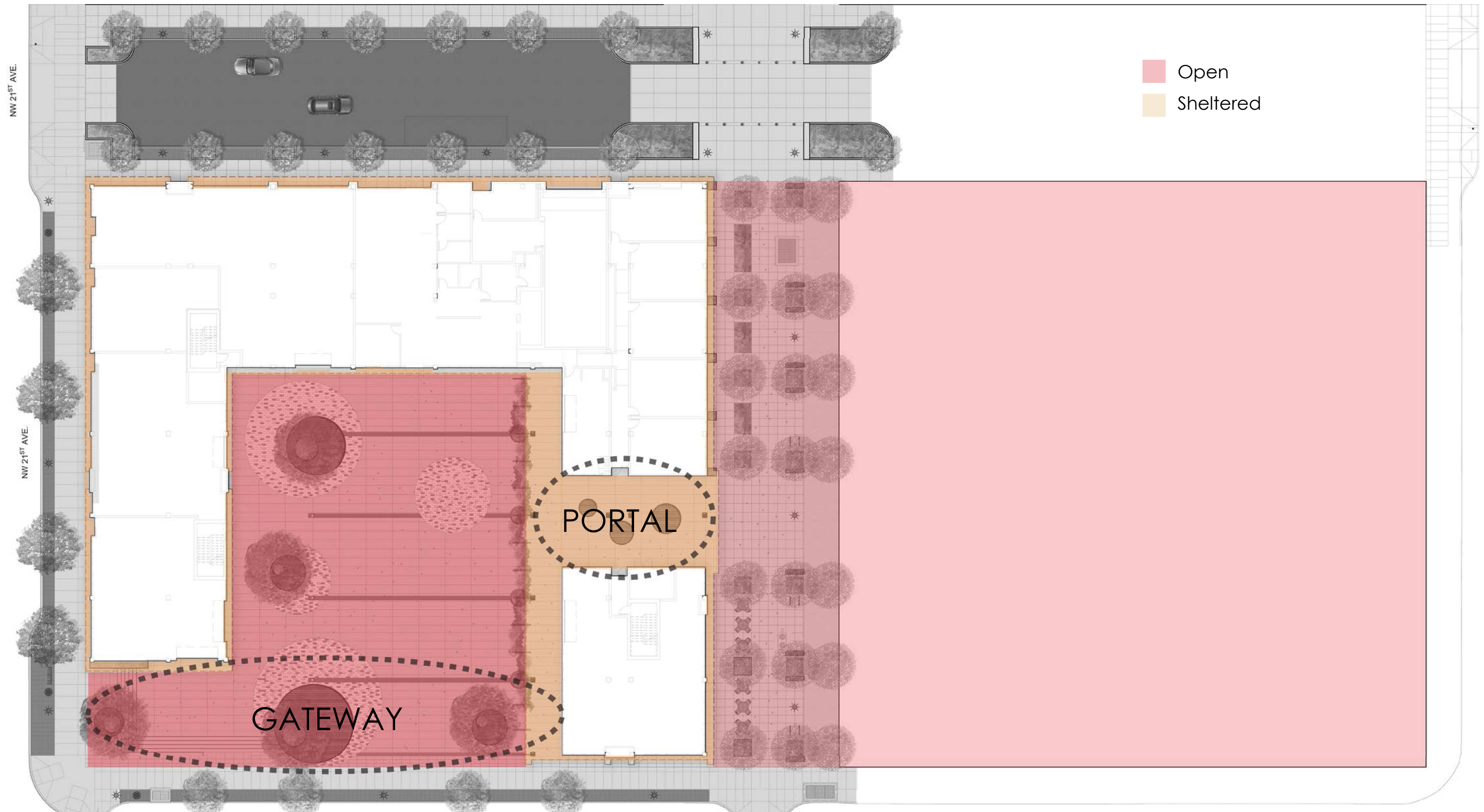




-  Pedestrian
-  Bicycle & Pedestrian
-  Vehicular



-  Active Use
-  Live / Work
-  Lobby
-  Garage





SEATING ISLAND

STAIR

SEATING ISLAND

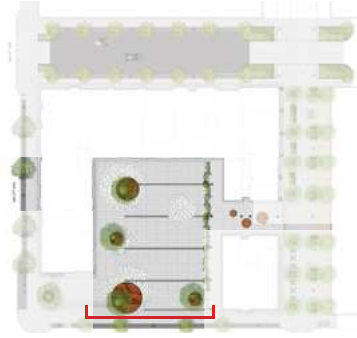
SQUARE ACCESS

SEATING ISLAND

ARCADE

PEDESTRIAN ACCESSWAY

1/16" = 1' - 0"



56'
STAIR

27'
SEATING ISLAND

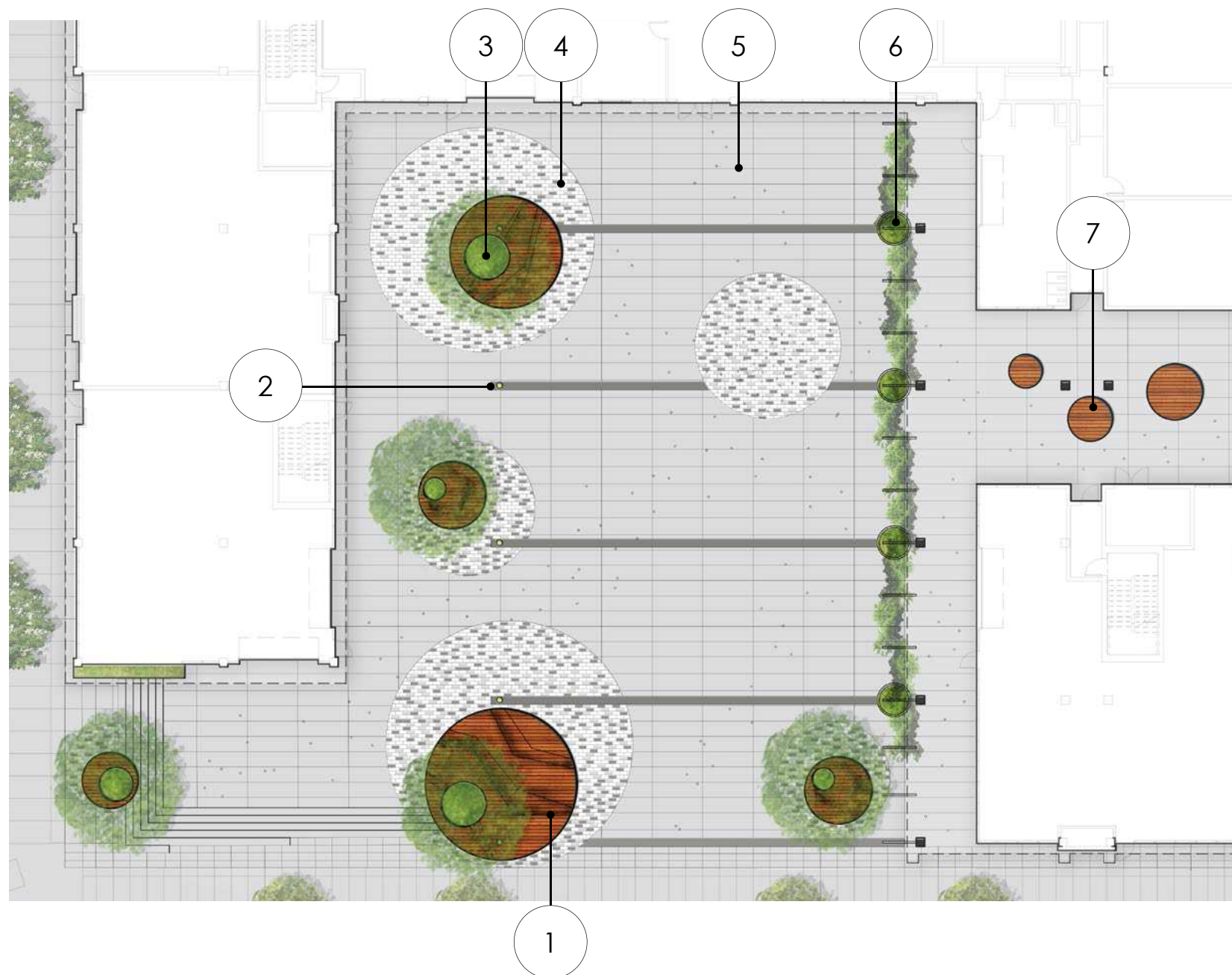
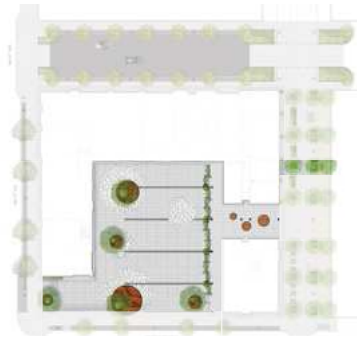
47'
SQUARE ACCESS

12'
SEATING ISLAND

6'
PLANTER

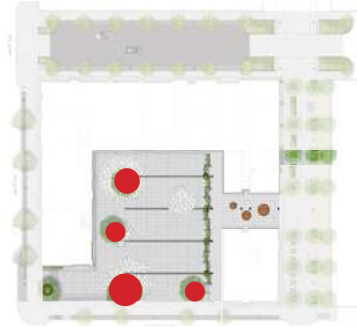
13'
ARCADE

NTS

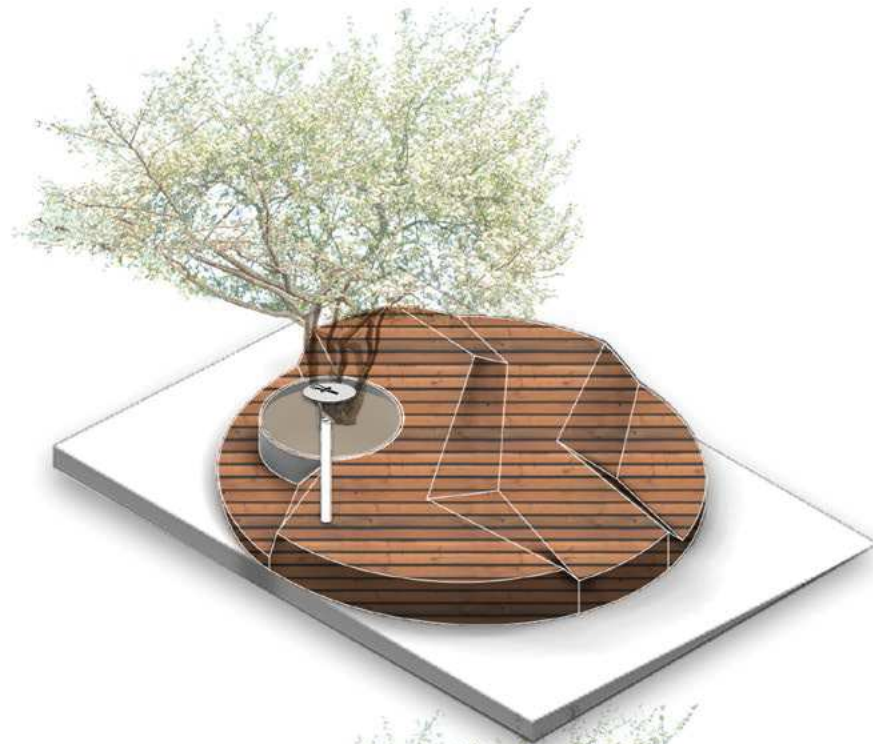


1. Seating Island
2. Pole Light
3. Sculptural Tree
4. Accent Paving
5. In Ground Glow Lights
6. Vine Planter
7. Round Bench

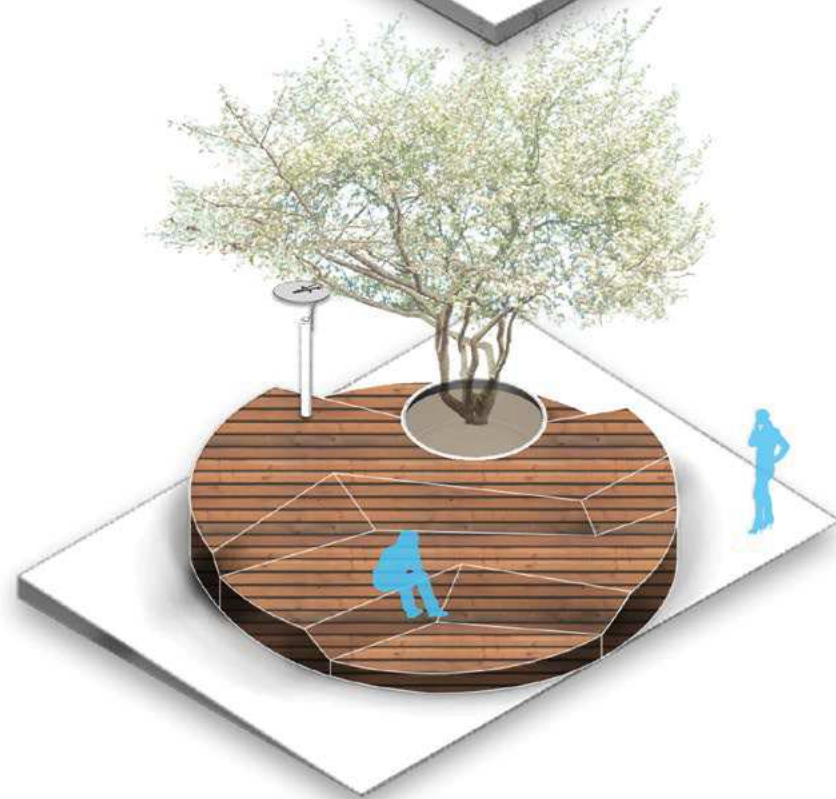
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SE VIEW



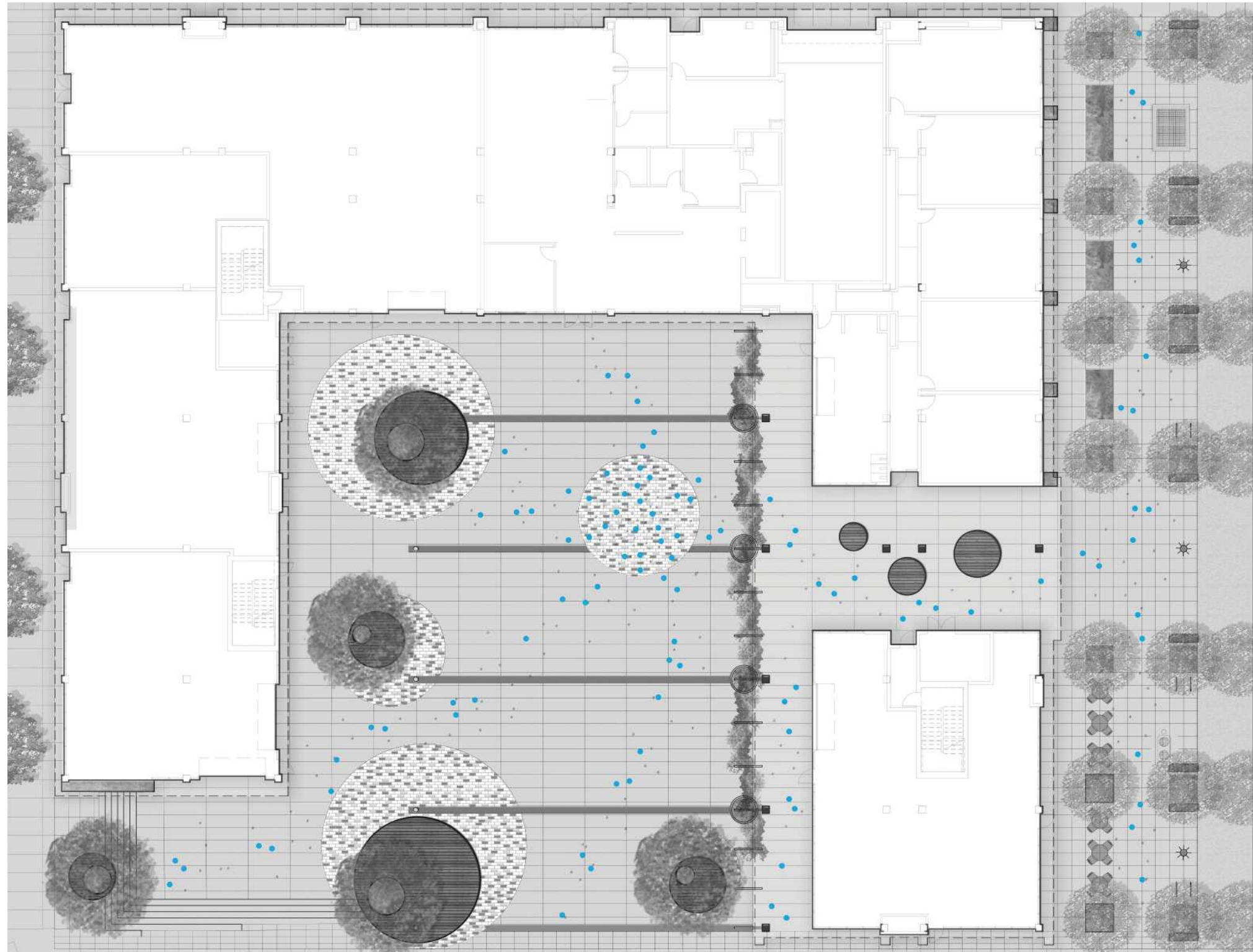
NE VIEW



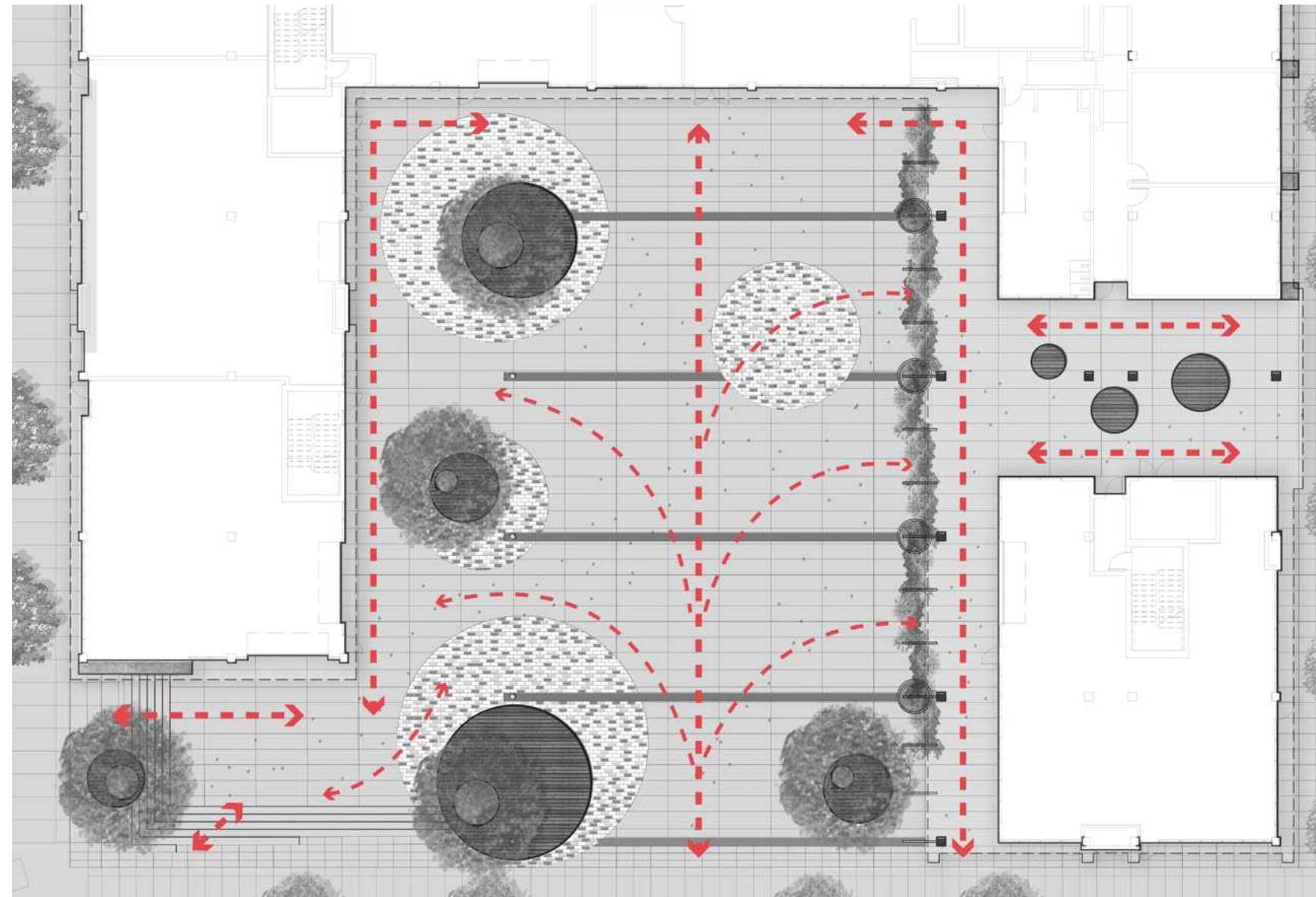
LARGE
27'

MEDIUM
20'

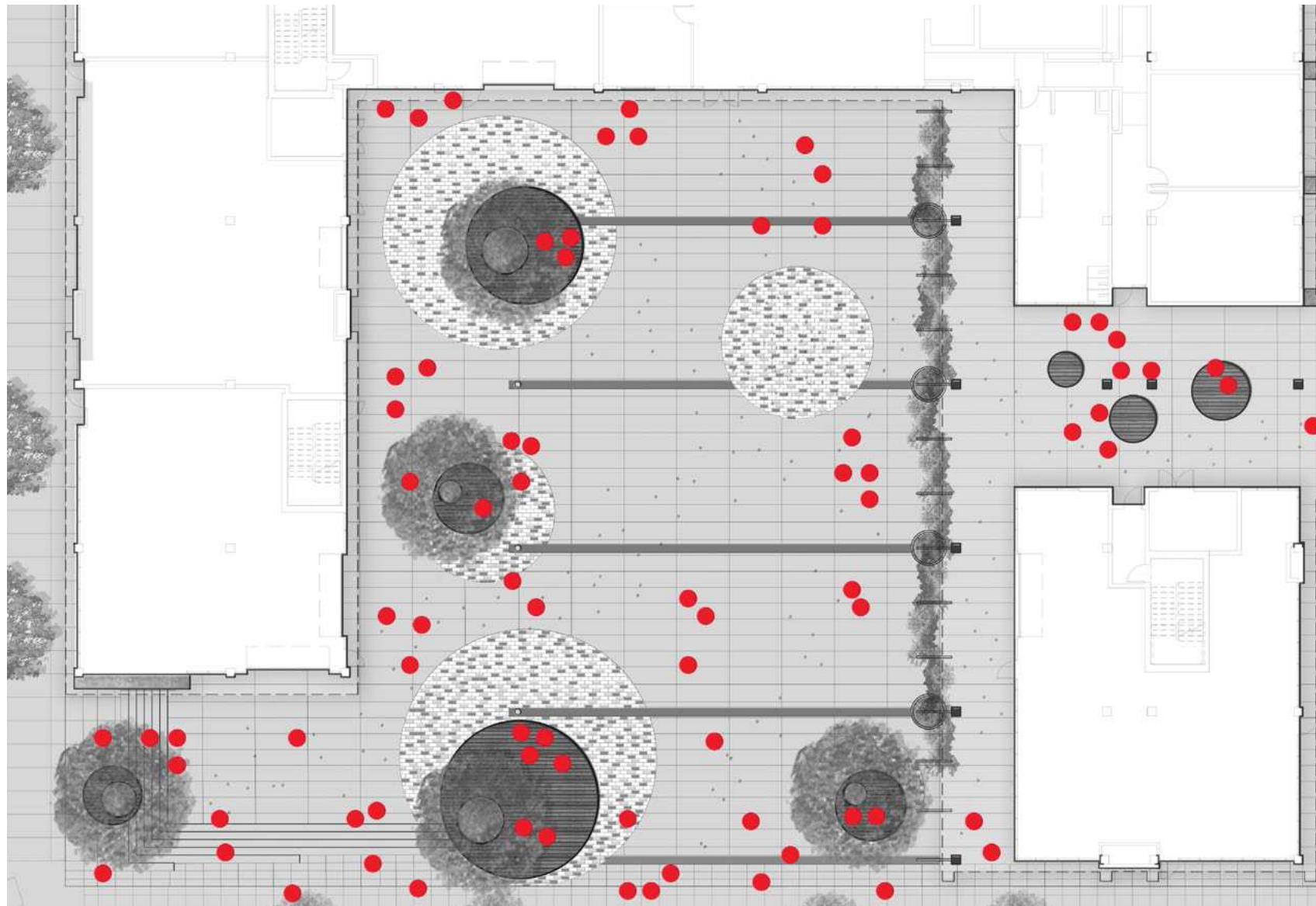
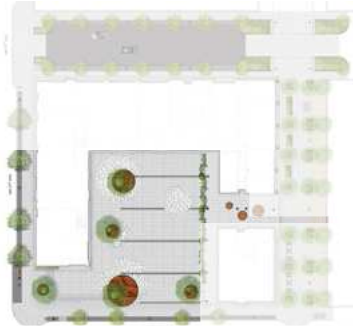
SMALL
12'



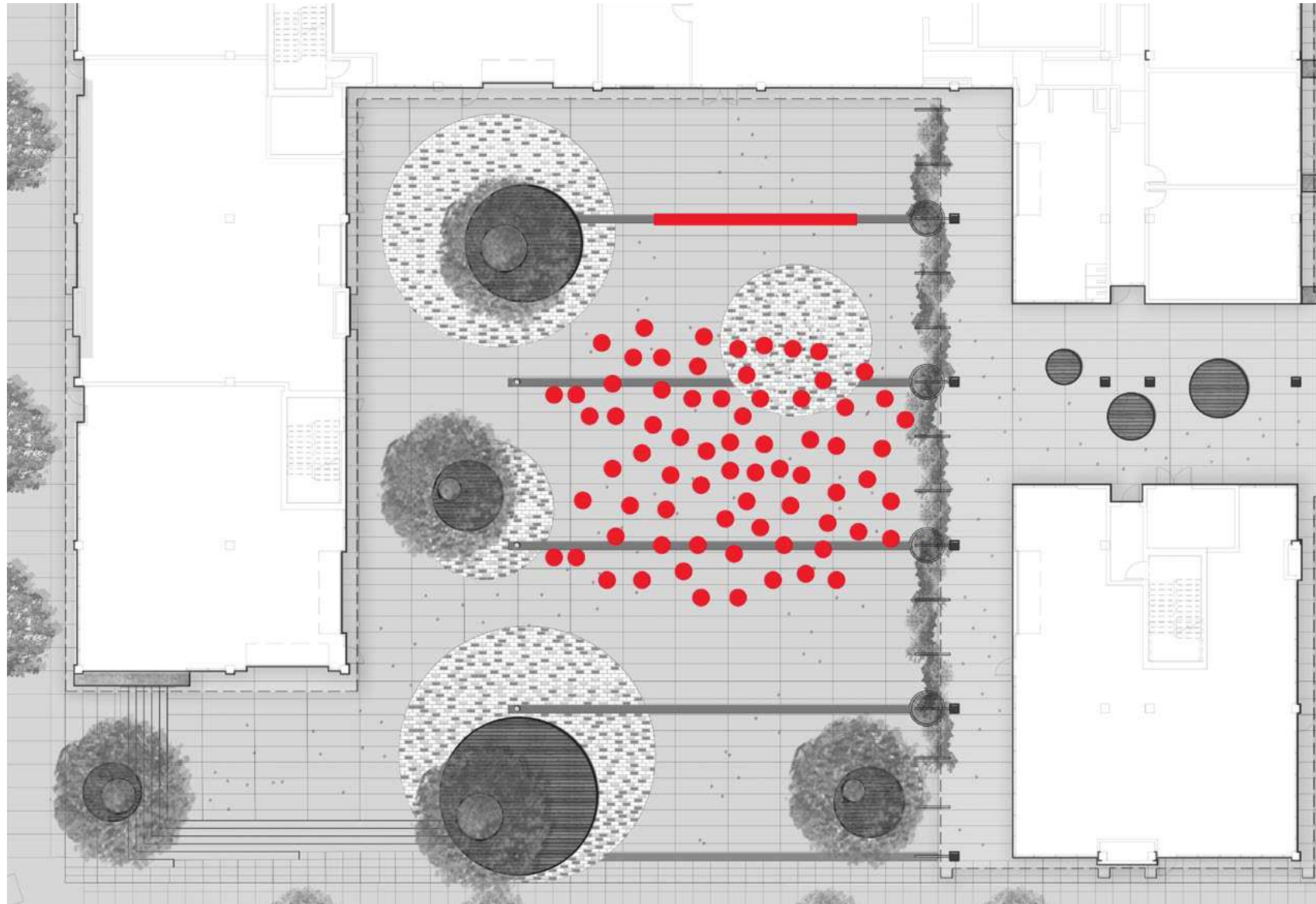
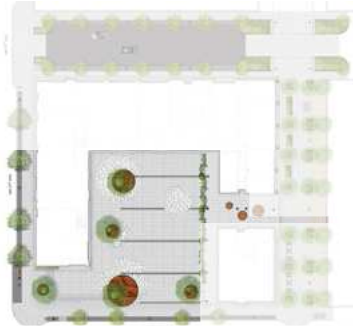
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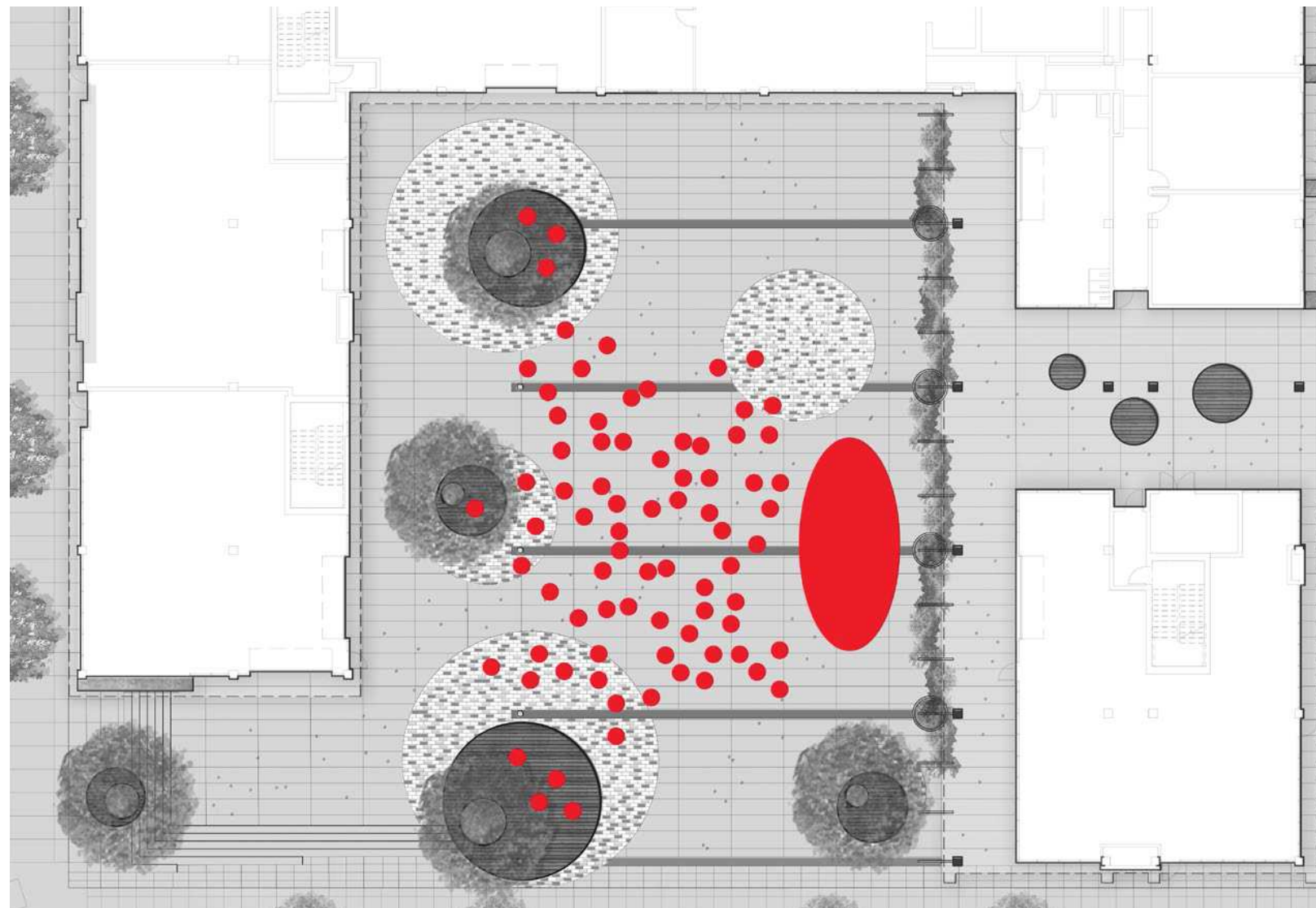
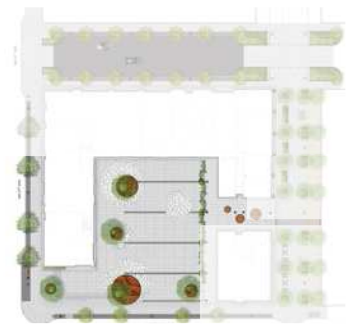
NTS



NTS

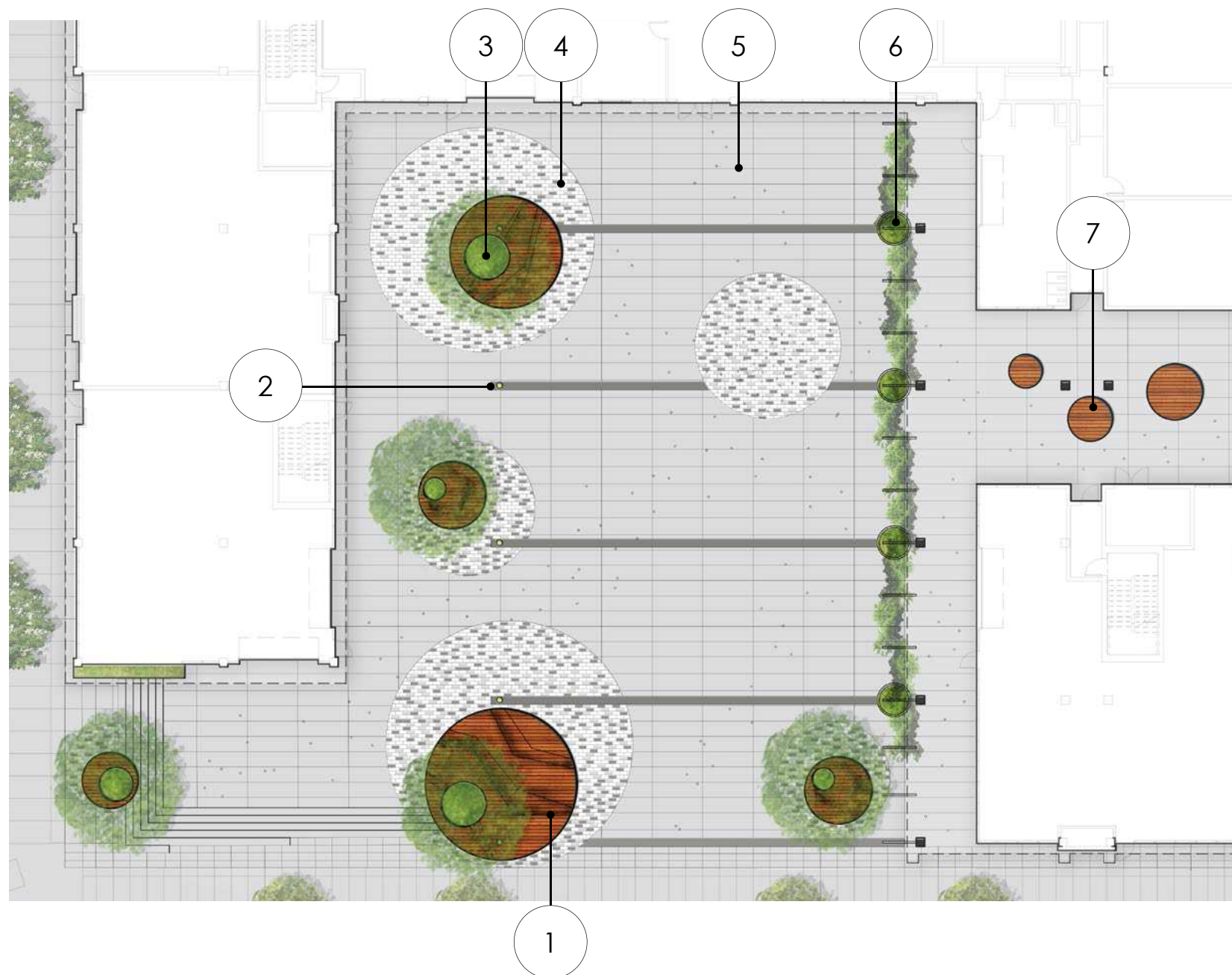
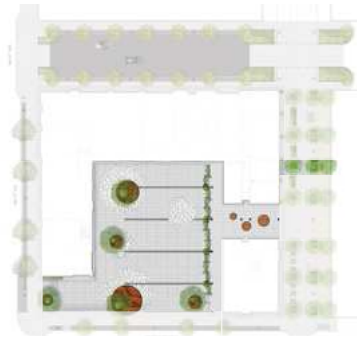


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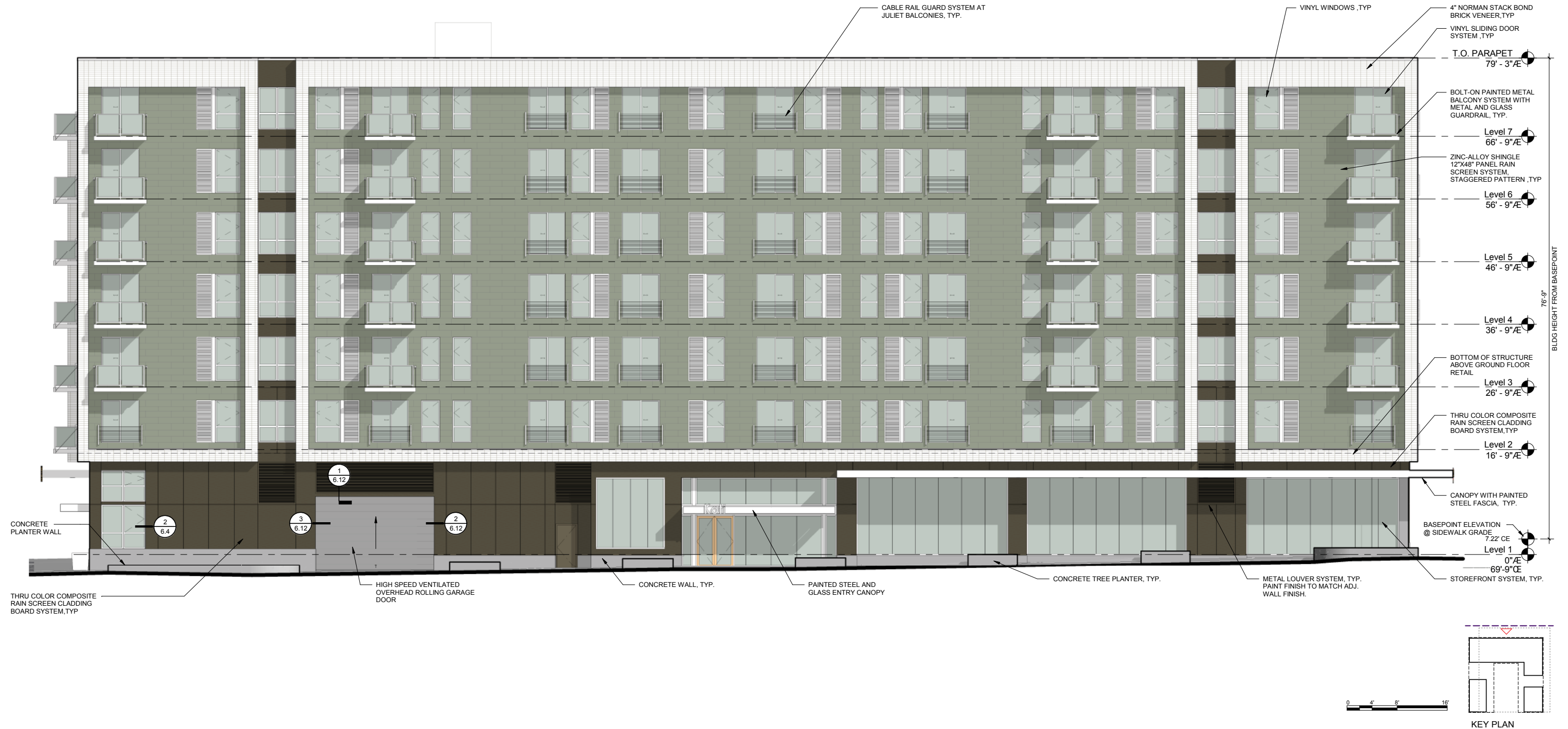
NTS





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NTS

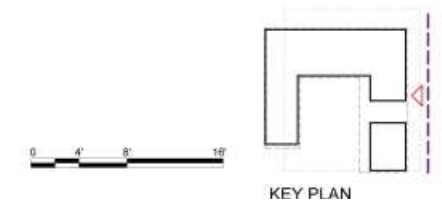




EXTERIOR ELEVATIONS - NORTH (NW QUIMBY)



EXTERIOR ELEVATIONS - NORTH (OPTION B)



EXTERIOR ELEVATION - EAST (PARK/PEDESTRIAN WAY)

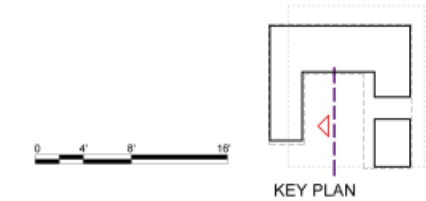


EXTERIOR ELEVATIONS - SOUTH (NW PETTYGROVE)

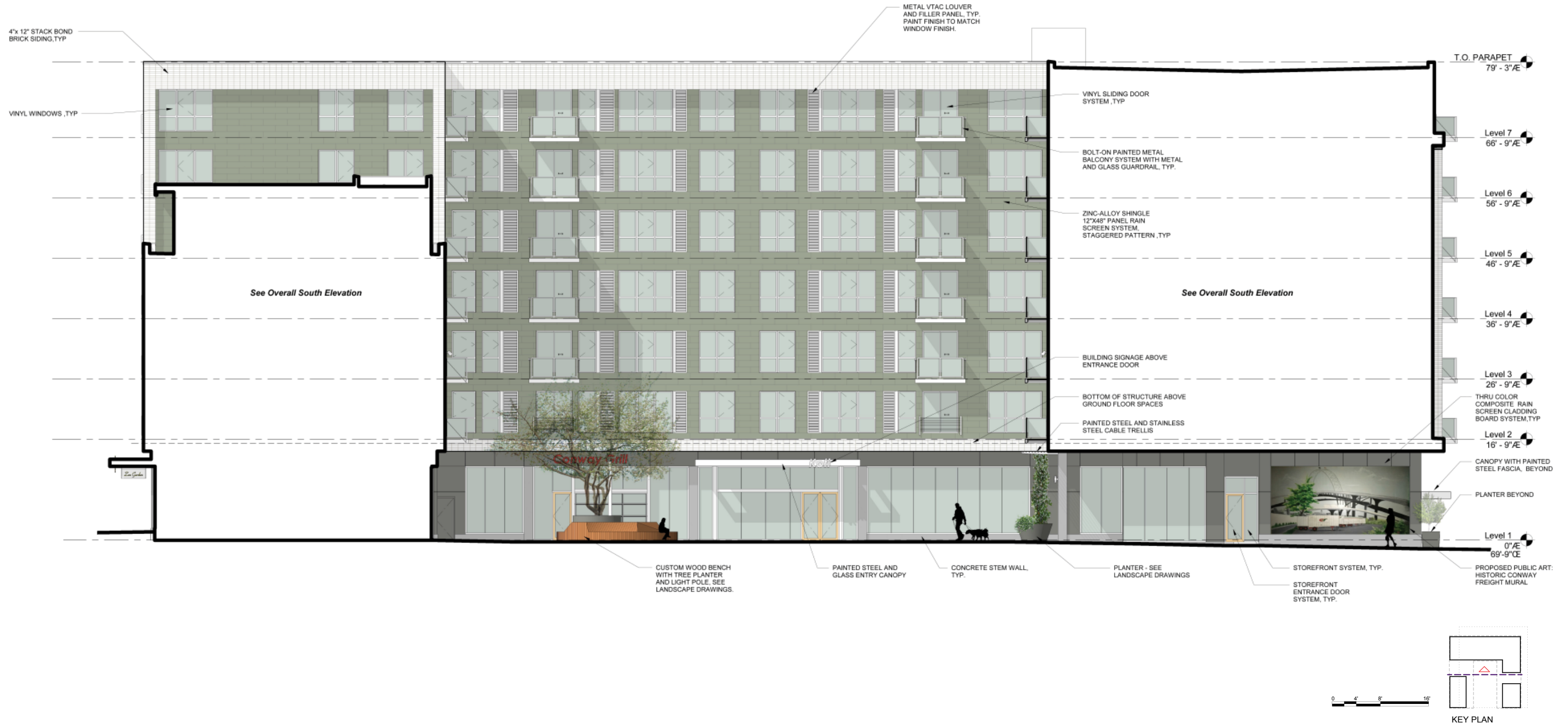




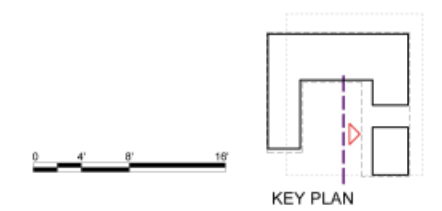
EXTERIOR ELEVATIONS - WEST (NW 21ST AVE)



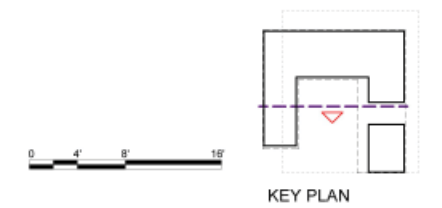
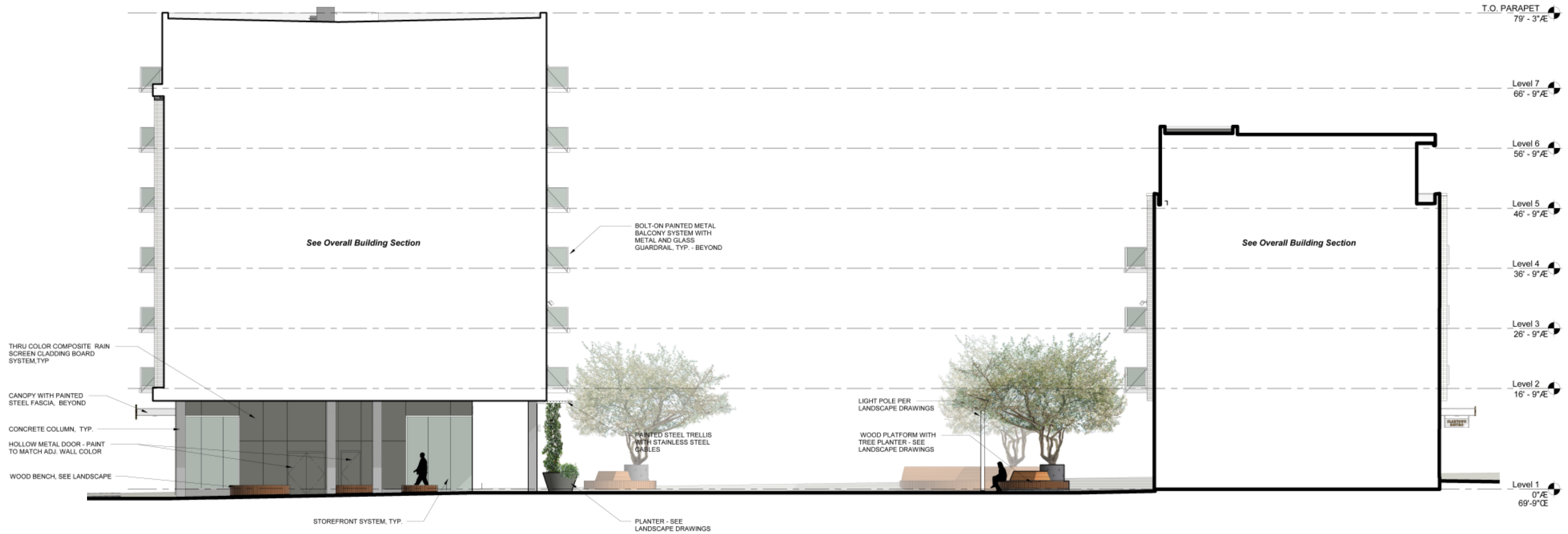
SQUARE ELEVATIONS - LOOKING WEST



SQUARE ELEVATIONS - LOOKING NORTH



SQUARE ELEVATIONS - LOOKING EAST



SQUARE ELEVATION - LOOKING SOUTH





AERIAL VIEW - NE CORNER



PERSPECTIVE - SE CORNER ACROSS NW PETTYGROVE



PERSPECTIVE - NW CORNER ACROSS NW 21ST



PERSPECTIVE - NW CORNER ALONG SW QIMBY



PERSPECTIVE - NE CORNER ALONG PEDESTRIAN WAY



PERSPECTIVE - PEDESTRIAN WAY AT BREEZEWAY



PERSPECTIVE - SE CORNER ALONG PEDESTRIAN WAY



PERSPECTIVE - SE CORNER ALONG SW PETTY GROVE



PERSPECTIVE - THE SQUARE DURING THE DAY



PERSPECTIVE - THE SQUARE DURING THE EVENING



PERSPECTIVE - SW CORNER ALONG SW 21ST

