

**APPLICATION FOR SITE PLAN AND ARCHITECTURAL REVIEW OF**

**CREEKSIDE APARTMENTS  
HASKELL AND ASH SREETS  
CENTRAL POINT, OR**

**SUBMITTED TO THE CITY OF CENTRAL POINT**

**PREPARED FOR  
HOUSING AUTHORITY OF JACKSON COUNTY  
2252 TABLE ROCK ROAD  
MEDFORD, OR**

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## **II. Project narrative**

Creekside Apartments is a proposed fifty unit apartment project with community building on a 3.27 acre site located west of Haskell Street and between Ash Street and Cheney Loop. The site is zoned TOD-MMR with a maximum density of 32 units/acre and a minimum density of 14 units/acre. The proposed development density will be 15 units/acre. Architecture of the buildings is varied with townhouse style units bordering the streets and flats units more interior to the site. Architectural building design and siting is reminiscent of a similar Scenic Heights design. Open landscape/recreational areas with pedestrian friendly walkways will comprise 49% of the site and a children's play structure is proposed within the central courtyard area. Storm water will be treated in gentle bioswales onsite before entering an existing stormwater detention pond system to the west. Parking is proposed at 1 ½ spaces per living unit as allowed on the TOD district. One half of the parking will be covered with carports bordering the west property boundary.

## **III. Requested review**

The Housing Authority of Jackson County requests review and approval of the proposed site plan, architectural plans, and landscaping plan all of which are designed to be in compliance with 17.72 Site Plan and Architectural Review, Section 17.72 .010 Purpose.

This application for site plan approval is an application for development of needed housing. The following is an excerpt from a previous application written by attorneys as an explanation of the law as it applies to needed housing:

ORS 197.303(1) defines "needed housing" as "housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels" and includes both "multiple family housing for both owner and renter occupancy" and "government assisted housing." ORS 197.303(1) Local governments must permit needed housing in one or more zoning districts and "with sufficient buildable land to satisfy that need." ORS 197.307(3). Local governments may only impose "clear and objective standards, conditions and procedures regulating the development of needed housing." ORS 197. 307(4).

The local government's standards applicable to needed housing must be clear and objective on the face of the ordinance. ORS 227.173(2). Furthermore, the local government bears the burden of demonstrating that the standards, conditions, and procedures are capable of being imposed only in a clear and objective manner. ORS 197.831. Finally, these "clear and objective" standards, conditions, and procedures must not have the effect of "discouraging needed housing through unreasonable cost or delay." ORS 197.307(4).

The legislature's policy goal in enacting the "needed housing" statutes was to prevent local governments from using their land use regulations to exclude certain housing types, particularly manufactured housing, which the legislature believed was needed to satisfy low and moderate-income housing demand." *Rogue Valley Association of Realtors v. City of Ashland*, 35 Or LUBA 139, 156 (1998) af f'd 158 Or App 1, 970 P2d 685, rev den 328 Or 594 (1999). In fact, ORS 197.307(1) states that the "availability of affordable, decent, safe and sanitary housing opportunities for persons of lower, middle and fixed income \*\*\*\*\* is a matter of statewide concern."

LUBA has interpreted these statutes to preclude local governments from applying subjective, discretionary criteria to applications for needed housing:

"'Needed housing' is not to be subjected to standards, conditions or procedures that involve subjective, value- laden analyses that are designed to balance or mitigate impacts of the development on (1) the property to be developed or (2) the adjoining properties or community. Such standards, conditions or procedures are not clear and objective and could have the effect 'of discouraging needed housing through unreasonable costs or delay.'"

Rogue Valley Association of Realtors, 35 Or LUBA at 158 (Emphasis supplied.). Further, LUBA has specifically held that a standard requiring that a development be "compatible with surrounding development" was not clear and objective. Rogue Valley Association of Realtors, 35 Or LUBA at 157 (citing Land Conservation and Development Commission policy that served as basis for legislative enactment of needed housing statute). See also Clark v. Coos County , 53 Or LUBA 325 (2007) (local code approval standard that requires that proposed uses be compatible with surrounding uses is subjective). The Court of Appeals has also held that a local code standard is not "clear and objective" when it can "plausibly be interpreted in more than one way." Tirumali v. City of Portland , 169 Or App 241, 246, 7 P3d 761 (2000).

The City of Central Point's Comprehensive Plan, Housing Element last revised in 1984 does not provide a clear picture of the current need for affordable housing within the city. The following paragraph provides a sense of the current need for affordable housing in the Rogue Valley and is included here as reference.

The City of Medford has determined that it has a need for 4,586 units of multiple-family housing over the planning period from 2009-2029. See Table 34 of GLUP Housing Element. The City also concluded that in 2008, there was a need for 4,450 housing units affordable for households earning less than \$25,000 a year. GLUP Housing Element at 44. Further, the City has estimated that 22% of the City's needed housing over the planning period will develop in the UH plan district. GLUP Housing Element at 60.

Therefore, this application which proposes 50 units of affordable multiple-family housing in the TOD-MMR district-constitutes an application for development of "needed housing" for purposes of ORS 197.307. As a result, the City must only apply clear and objective standards, conditions and procedures to the approval of this application. Furthermore, even these clear and objective standards, conditions and procedures cannot have the effect of discouraging needed housing through unreasonable cost or delay. Where the response to criteria in these findings concern the compatibility of the proposed development, they involve matters that are not clear and objective. Nevertheless, in an effort to fully describe the proposal and how it relates to surrounding uses, the applicant offers the following responses to the criteria, including those that could be considered subjective, without waiving its legal right to have the application reviewed pursuant to ORS 197.307. The applicant's voluntary response to these criteria does not constitute a waiver of the applicant's position that the response to criteria not clear and objective cannot provide a basis to approve or deny the Application

#### **IV. Response to the Approval Criteria**

The following paragraphs are responses (findings) addressing applicable approval criteria per CPMC Chapters 17.05, 17.65, 17.66, 17.67, and 17.72

##### ***17.05 Applications and Types of Reviews Procedures***

**Response:** Per Table 17.05.1 Summary of Approvals by Type of Review Procedure; Site Plan, Landscaping and Construction Plan Review shall be a Type II procedure which is Administrative per 17.05.100. B.2. and 17.05.300

##### ***17.65.050 Zoning regulations--TOD corridor. Table 1***

**Response:** Per Table 1, Dwelling, Multifamily is a permitted use in TOD MMR zoning

##### ***17.65.050 Zoning regulations- TOD corridor. Table 2***

*MMR Density: Min. 14 Max. 32 per net acre*

**Response:** The site is 3.27 ac. net. 3.27 ac x 32= 104 units max.; 3.27 ac x 14= 45 units min.; 50 units are proposed

*Building setbacks:*

*Front (min./max.) 10'/15'*

*Side (between bldgs.) 5' (a)*

*a) The five-foot minimum also applies to the perimeter of the attached unit development.*

*Rear 15'*

**Response:** Proposed setbacks are 15' front (Haskell St); 15' side (Ash Street); 15' side (Cheney Loop) and 15' rear (West) parking area/carports.

*Maximum Building Height - 45'*

**Response:** Building height as defined in Section 17.08.010 is proposed at 21'.

*Maximum Lot Coverage (g) 80%*

*(g) Lot coverage refers to all impervious surfaces, including buildings and paved surfacing.*

**Response:** Proposed lot coverage is 49.5% of site.

*Minimum Landscaped Area (i) 20%*

*i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.*

**Response:** Proposed landscaped area is 49.5% of site.

**17.65.050 TOD District and Corridor Parking Standards; Table 3**

*Dwelling, Multifamily Plexes 1.5 spaces per unit.*

**Response:** 76 parking spaces are proposed with this 50 unit project which is 1 space greater than 1.5 spaces per unit. 38 of proposed parking spaces are to be covered with carports which is greater than half of the required 75 spaces.

**17.66 Application Review Process for the TOD District and Corridor**

**17.66.030 Application and review.**

*17.66.030 (A)(2) . Site Plan, Landscaping and Construction Plan Approval. The provisions of Chapter 17.72, Site Plan, Landscaping and Construction Plan Approval, shall apply to permitted and limited uses within the TOD district and corridor.*

**Response:** See responses to 17.72 below

**17.72 Site Plan and Architectural Review**

**17.72.020 Applicability**

*B. Major Projects. The following are "major projects" for the purposes of the site plan and architectural review process and are subject to Type 2 procedural requirements as set forth in Chapter 17.05, Applications and Types of Review Procedures:*

- 2. Any attached residential project that contains four or more units;*

**Response:** Proposed project is considered a major project with 50 units and is subject to Type II procedural requirements.

**17.66.050 Application**

*17.66.050 Application approval criteria.*

*B. Site Plan, Landscaping and Construction Plan Approval*

1. *The provisions of Chapter 17.72, Site Plan, Landscaping and Construction Plan Approval, shall be satisfied; and*
2. *The proposed improvements comply with the approved TOD district or corridor master plan for the property; and*
3. *Chapter 17.67, Design Standards--TOD district and TOD corridor.*

**Response:** Item B.1.- See above for responses to 17.72; Item B.2.- The proposed multifamily is in compliance with the MMR designation of the site within the approved TOD district master plan; and Item B.3.- See below for responses to 17.67, Design Standards

### **17.67 Design Standards**

#### **17.67.040 Circulation and Access Standards**

##### *A. Public Street Standards*

6. *All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.*
7. *Connections shall be provided between new streets in a TOD district or corridor and existing local and minor collector streets.*
8. *Pedestrian/Bike Accessways Within Public Street Right-of-Way*

**Response:** Proposed project will require minor Public Street improvements anticipated to be limited to sidewalk improvements on Haskell Street, Ash Street, and Cheney Loop. All other street improvements including curb and gutter at these three streets are existing.

##### *B. Parking Lot Driveways.*

3. *Where possible, parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites.*

**Response:** The main parking lot and driveway as well as pedestrian connections are between Ash Street and Cheney Loop. A minor parking lot is proposed with driveway in alignment with an existing curb cut opposite a driveway into an existing townhome development.

##### *C. On-Site Pedestrian and Bicycle Circulation. Attractive access routes for pedestrian travel should be provided by:*

1. *Reducing distances between destinations or activity areas such as public sidewalks and building entrances. Where appropriate, develop pedestrian routes through sites and buildings to supplement the public right-of-way;*
2. *Providing an attractive, convenient pedestrian accessway to building entrances;*
5. *Connecting parking areas and destinations with pedestrian paths identified through use of distinctive paving materials, pavement stripings, grade separations, or landscaping.*

**Response:** Pedestrian access is provided through the site connecting all units to all streets and parking as well as providing access to individual living unit entries. Landscaping is proposed to be provided along all pedestrian routes. A 6" curb provides a grade separation between sidewalk and parking area.

**17.67.050 Site Design Standards.**

*A. Respect for Existing Facilities and On-Site Features*

**Response:** There are no existing facilities or natural features to preserve.

*B. Natural Features*

**Response:** None exist

*C. Topography*

**Response:** Site is, for all intents and purposes, flat.

*D. Solar Orientation*

**Response:** Proposed buildings are aligned longitudinally, to the extent feasible, east and west for enhancement of solar exposure.

*E. Existing Buildings on the Site*

**Response:** 1. There are no existing buildings on site. 2. The existing adjacent neighboring buildings do not display a well defined architectural character that would warrant trying to complement.

*F. New Prominent Structures*

**Response:** None proposed.

*G. Views*

**Response:** Views from site are limited by existing adjacent development and landscaping to the north and south. The proposed two story multiplexes are sited to take advantage of the available views to the extent possible.

*I. Transitions in Density*

**Response:** The proposed higher density development is within an existing MMR zone with existing higher density development abutting north and south in MMR and LMR zones respectively. The parcel to the east across Haskell Street is zoned TOD-GC and the parcel to the west is city owned open space running down to Daisy Creek.

*J. Parking.*

*1. Parking Lot Location.*

*a. Off-street surface parking lots shall be located to the side or rear of buildings. Parking at midblock or behind buildings is preferred.*

*b. Off-street surface parking lots shall not be located between a front facade of a building and a public street.*

*c. If a building adjoins streets or accessways on two or more sides, off-street parking shall be allowed between the building and the pedestrian route in the following order of priority:*

*1st. Accessways; 2nd. Streets that are nontransit streets; 3rd. Streets that are transit streets.*

**Response:** The main parking area is located on west end of property and connecting to both Ash Street and Cheney Loop. A secondary 10 space parking area is provided with access off of Cheney Loop with the entrance driveway being aligned with an existing driveway across the street.

## *2. Design.*

*a. All perimeter and interior landscaped areas must have protective curbs along the edges. Trees must have adequate protection from car doors and bumpers.*

*b. A portion of the standard parking space may be landscaped instead of paved. The landscaped area may be up to two feet in front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space. Landscaping must be groundcover plants. The landscaping does not apply towards any perimeter or interior parking lot landscaping requirements, but does count towards any overall site landscaping requirement.*

*c. In order to control dust and mud, all vehicle areas must be paved.*

*d. All parking areas must be striped in conformance with the city of Central Point parking dimension standards.*

*e. Thoughtful siting of parking and vehicle access should be used to minimize the impact of automobiles on the pedestrian environment, adjacent properties, and pedestrian safety.*

*f. Large parking lots should be divided into smaller areas, using, for example, landscaping or special parking pattern*

**Response:** Parking area and driveway are bordered on all sides by 6" curb with tree landscaping set back adequately to be protected from cars. All surfaces are proposed to be paved with asphalt paving and will be striped to City dimensional standards. Parking area has access to adjacent sidewalks minimizing impact of autos on pedestrian circulation and safety. Landscape islands are interspersed throughout the larger parking area to provide visual relief and shade.

## *K. Landscaping.*

### *1. Perimeter Screening and Planting.*

*a. Landscaped buffers should be used to achieve sufficient screening while still preserving views to allow areas to be watched and guarded by neighbors.*

*b. Landscaping should be used to screen and buffer unsightly uses and to separate such incompatible uses as parking areas and waste storage and pickup areas.*

**Response:** Landscaping consisting of shrubs, trees, and ground cover is proposed along the three street frontages of the proposed project as well interior to the site and in a landscape strip between the western parking area and the city owned open area. Six foot high trash enclosures built of split face concrete block with solid gates will screen waste storage, the trash enclosures themselves will be additionally screened with landscaping.

2. *Parking Lot Landscaping and Screening.*

- a. *Parking areas shall be screened with landscaping, fences, walls or a combination thereof.*
  - i. *Trees shall be planted on the parking area perimeter and shall be spaced at thirty feet on center.*
  - ii. *Live shrubs and ground cover plants shall be planted in the landscaped area.*
  - iii. *Each tree shall be located in a four foot by four foot minimum planting area.*
  - iv. *Shrub and groundcover beds shall be three-feet wide minimum.*
  - v. *Trees and shrubs must be fully protected from potential damage by vehicles.*

**Response:** Parking areas including internal landscape islands are proposed to be bordered with 6" concrete curb and landscaping including shrubs, trees and groundcover are proposed at the perimeter and internally with spacing of trees not to exceed 30 ft. All landscaping requirements of this section will be met.

b. *Surface parking areas shall provide perimeter parking lot landscaping adjacent to a street that meets one of the following standards:*

- i. *A five-foot-wide planting strip between the right-of-way and the parking area. The planting strip may be interrupted by pedestrian-accessible and vehicular accessways. Planting strips shall be planted with an evergreen hedge. Hedges shall be no less than thirty-six inches and no more than forty-eight inches in height at maturity. Hedges and other landscaping shall be planted and maintained to afford adequate sight distance for vehicles entering and exiting the parking lot;*
- ii. *A solid decorative wall or fence a minimum of thirty-six inches and a maximum of forty-eight inches in height parallel to and not closer than two feet from the edge of right-of-way. The area between the wall or fence and the pedestrian accessway shall be landscaped. The required wall or screening shall be designed to allow for access to the site and sidewalk by pedestrians and shall be constructed and maintained to afford adequate sight distance as described above for vehicles entering and exiting the parking lot;*
- iii. *A transparent screen or grille forty-eight inches in height parallel to the edge of right-of-way. A two-foot minimum planting strip shall be located either inside the screen, or between the screen and the edge of right-of-way. The planting strip shall be planted with a hedge or other landscaping. Hedges shall be a minimum thirty-six inches and a maximum of forty inches in height at maturity.*

**Response:** A minimum 10 ft. landscape strip is proposed between all right of ways and the parking areas. An evergreen hedge meeting the requirements above will be planted in the landscape strip.

c. *Gaps in a building's frontage on a pedestrian street that are adjacent to off-street parking areas and which exceed sixty-five feet in length shall be reduced to no more than sixty-five feet in length through use of a minimum eight-foot-high screen wall. The screen wall shall be solid, grill, mesh or lattice that obscure at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).*

**Response:** There are no gaps in a building's frontage on a pedestrian street adjacent to off street parking.

d. *Parking Area Interior Landscaping.*

*i. Amount of Landscaping. All surface parking areas with more than ten spaces must provide interior landscaping complying with one or both of the standards stated below.*

**Response:** Parking lot interior landscaping conforms to (A) Standard 1. By providing interior planters at a rate of 20 square feet per stall. One tree, six shrubs, and ground cover are proposed to be planted for each 200 square feet of landscaped area.

*3. Landscaping Near Buildings. Landscaping shall serve as a screen or buffer to soften the appearance of structures or uses such as parking lots or large blank walls, or to increase the attractiveness of common open spaces*

**Response:** Perimeters of all buildings are proposed to be landscaped with shrubbery in dedicated planter beds. In addition, landscaping is proposed at site perimeter and throughout the site in open yard areas.

*4. Service Areas. Service areas, loading zones, waste disposal or storage areas must be fully screened from public view.*

*Prohibited screening includes chainlink fencing with or without slats.*

*a. Acceptable screening includes:*

*i. A six-foot masonry enclosure, decorative metal fence enclosure, a wood enclosure; or other approved materials complementary to adjacent buildings; or*

*ii. A six-foot solid hedge or other plant material screening as approved.*

**Response:** Three trash enclosures are proposed to be constructed of 6 ft high split face concrete block with a pair of 6 ft wide solid Trex type material faced gates. Additional screening of enclosure will be provided by landscaping.

*5. Street Trees. Street trees shall be required along both sides of all public streets with a spacing of twenty feet to forty feet on center depending on the mature width of the tree crown, and planted a minimum of two feet from the back of curb. Trees in the right-of-way or sidewalk easements shall be approved according to size, quality, tree well design, if applicable, and irrigation shall be required. Tree species shall be chosen from the city of Central Point approved street tree list.*

**Response:** Street trees are proposed along Haskell Street, Ash Street, and Cheney Loop frontages spaced at 25' to 30' apart. An automatic irrigation system will provide drip irrigation to street trees.

*L. Lighting.*

*1. Minimum Lighting Levels. Minimum lighting levels shall be provided for public safety in all urban spaces open to public circulation.*

*a. A minimum average light level of one and two-tenths footcandles is required for urban spaces and sidewalks.*

*b. Metal-halide or lamps with similar color, temperature and efficiency ratings shall be used for general lighting at building exteriors, parking areas, and urban spaces. Sodium-based lamp elements are not allowed.*

c. *Maximum lighting levels should not exceed six footcandles at intersections or one and one-half footcandles in parking areas.*

**Response:** 10' pole lights with LED lamps are interspersed throughout the parking/driveway areas as well as throughout the interior of the site for pedestrian way illumination. In addition, the carport areas will have ceiling mounted LED lighting. All site lighting will be within the min/max ranges of the requirements above.

2. *Fixture Design in Public Rights-of-Way.*

a. *Pedestrian scale street lighting shall be provided including all pedestrian streets along arterials, major collectors, minor collectors and local streets.*

b. *Pedestrian street lights shall be no taller than twenty feet along arterials and collectors, and sixteen feet along local streets.*

**Response:** Street lighting exists along Haskell, Ash, and Cheney Loop. It is anticipated that no new street lighting will be required.

3. *On-Site Lighting. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances the drama and presence of architectural features. Street lighting should be provided along sidewalks and in medians. Selected street light standards should be appropriately scaled to the pedestrian environment. Adequate illumination should be provided for building entries, corners of buildings, courtyards, plazas and walkways.*

a. *Accessways through surface parking lots shall be well lit with fixtures no taller than twenty feet.*

b. *Locate and design exterior lighting of buildings, signs, walkways, parking lots, and other areas to avoid casting light on nearby properties.*

c. *Fixture height and lighting levels shall be commensurate with their intended use and function and shall assure compatibility with neighboring land uses. Baffles shall be incorporated to minimize glare and to focus lighting on its intended area.*

d. *Additional pedestrian-oriented site lighting including step lights, well lights and bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.*

e. *In addition to lighting streets, sidewalks, and public spaces, additional project lighting is encouraged to highlight and illuminate building entrances, landscaping, parks, and special features.*

**Response:** 10' pole lights with hooded LED lamps are proposed for parking/driveway areas and internal pedestrian circulation areas for general lighting. The proposed carports will each have ceiling mounted LED lighting on photocell. Unit entries, rear patio/decks, and stair/balconies will have photocell controlled LED soffit lighting. See attached manufacturer's cut sheets for proposed pole lights.

M. *Signs.*

Table 2. *Sign Requirements*

**Response:** One single sided, stone faced, ground lighted monument sign is proposed at the intersection of Haskell

Street and Ash Street. The proposed sign is 4' high and 16 square feet in area conforming to Table 2.

**17.67.070 Building design standards.**

*A. General Design Requirements.*

*B. Architectural Character.*

*1. General.*

*a. The architectural characteristics of surrounding buildings, including historic buildings, should be considered, especially if a consistent pattern is already established by similar or complementary building articulation, building scale and proportions, setbacks, architectural style, roof forms, building details and fenestration patterns, or materials. In some cases, the existing context is not well defined, or may be undesirable. In such cases, a well-designed new project can establish a pattern or identity from which future development can take its cues.*

*b. Certain buildings, because of their size, purpose or location, should be given prominence and distinct architectural character, reflective of their special function or position*

*c. Attention should be paid to the following architectural elements:*

*i. Building forms and massing;*

*ii. Building height;*

*iii. Rooflines and parapet features;*

*iv. Special building features (e.g., towers, arcades, entries, canopies, signs, and artwork);*

*v. Window size, orientation and detailing;*

*vi. Materials and color; and*

*vii. The building's relationship to the site, climate, topography and surrounding buildings.*

**Response:** Existing context architectural style, roof forms, and building details of adjacent development are not well defined. Design of the proposed development has taken into consideration and has incorporated features and detail to provide buildings of residential scale and massing, articulated wall and roof lines, recessed and covered entries, appropriate fenestration, and finish materials of residential character. Multiple finish colors in the earthtone range will be used on multiple siding types to provide additional interest to the development.

*C. Building Entries.*

*1. General.*

*a. The orientation of building entries shall:*

*i. Orient the primary entrance toward the street rather than the parking lot;*

*ii. Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway.*

*b. Building facades over two hundred feet in length facing a street shall provide two or more public building entrances off the street.*

*c. All entries fronting a pedestrian accessway shall be sheltered with a minimum four-foot overhang or shelter.*

*d. An exception to any part of the requirements of this section shall be allowed upon finding that:*

*i. The slope of the land between the building and the pedestrian street is greater than 1:12 for more than twenty feet and that a more accessible pedestrian route to the building is available from a different side of the building; or*

*ii. The access is to a courtyard or clustered development and identified pedestrian accessways are provided through a parking lot to directly connect the building complex to the most appropriate major pedestrian route(s).*

**Response:** The proposed clustered type development is designed with individual exterior entries to individual units for convenience and privacy of tenants. Location and orientation of buildings and entries is in response to pedestrian friendly street frontage and an interior pedestrian court yard area. Architectural detailing at the covered patio and upper decks include posts and gabled roof structures are proposed at the building façades facing streets to provide interest and a sense of pedestrian connectivity to the buildings. Each of the individual entries is connected to a well defined pedestrian walkway from a public sidewalk and each are covered with a minimum 4' overhang or balcony.

*3. Residential.*

*a. The main entrance of each primary structure should face the street the site fronts on, except on corner lots, where the main entrance may face either of the streets or be oriented to the corner. For attached dwellings, duplexes, and multi-dwellings that have more than one main entrance, only one main entrance needs to meet this guideline. Entrances that face a shared landscaped courtyard are exempt.*

*b. Residential buildings fronting on a street shall have an entrance to the building opening on to the street.*

*i. Single-family detached, attached and row house/townhouse residential units fronting on a pedestrian street shall have separate entries to each dwelling unit directly from the street.*

*ii. Ground floor and upper story dwelling units in a multifamily building fronting a street may share one or more building entries accessible directly from the street, and shall not be accessed through a side yard except for an accessory unit to a single-family detached dwelling.*

*c. The main entrances to houses and buildings should be prominent, interesting, and pedestrian-accessible. A porch should be provided to shelter the main entrance and create a transition from outdoor to indoor space.*

*d. Generally, single-dwelling porches should be at least eight feet wide and five feet deep and covered by a roof supported by columns or brackets. If the main entrance is to more than one dwelling unit, the covered area provided by the porch should be at least twelve feet wide and five feet deep.*

*e. If the front porch projects out from the building, it should have a roof pitch which matches the roof pitch of the house. If the porch roof is a deck or balcony, it may be flat.*

*f. Building elevation changes are encouraged to make a more prominent entrance. The maximum elevation for the entrance should not be more than half-a-story in height, or six feet from grade, whichever is less.*

*g. The front entrance of a multi-dwelling complex should get architectural emphasis, to create both interest and ease for visual identification*

**Response:** See response to 17.67.070. C.1. above.

*D. Building Facades.*

*1. General.*

- a. All building frontages greater than forty feet in length shall break any flat, monolithic facade by including discernible architectural elements*
- b. Building designs that result in a street frontage with a uniform and monotonous design style, roofline or facade treatment should be avoided.*
  
- c. Architectural detailing, such as but not limited to: trellis, long overhangs, deep inset windows; should be incorporated to provide sun-shading from the summer sun.*
  
- d. To balance horizontal features on longer facades, vertical building elements shall be emphasized.*
- e. The dominant feature of any building frontage that is visible from a pedestrian street or public open space shall be the habitable area with its accompanying windows and doors. Parking lots, garages, and solid wall facades (e.g., warehouses) shall not dominate a pedestrian street frontage.*
  
- f. Developments shall be designed to encourage informal surveillance of streets and other public spaces by maximizing sight lines between the buildings and the street.*
  
- g. All buildings, of any type, constructed within any TOD district or corridor, shall be constructed with exterior building materials and finishes that are of high quality to convey permanence and durability.*
  
- h. The exterior walls of all building facades along pedestrian routes, including side or return facades, shall be of suitable durable building materials including the following: stucco, stone, brick, terracotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board-and-batten siding, articulated architectural concrete or concrete masonry units (CMU), or similar materials which are low maintenance, weather-resistant, abrasion-resistant, and easy to clean. Prohibited building materials include the following: Plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard), Exterior Insulated Finish Systems (EIFS), and similar quality, nondurable materials.*
  
- i. All visible building facades along or off a pedestrian route, including side or return facades, are to be treated as part of the main building elevation and articulated in the same manner. Continuity of use of the selected approved materials must be used on these facades.*
  
- j. Ground-floor openings in parking structures, except at points of access, must be covered with grills, mesh or lattice that obscure at least thirty percent of the interior view, (e.g., at least thirty percent solid material to seventy percent transparency).*

k. *Appropriately scaled architectural detailing, such as but not limited to moldings or cornices; is encouraged at the roofline of commercial building facades, and where such detailing is present, should be a minimum of at least eight inches wide.*

l. *Compatible building designs along a street should be provided through similar massing (building facade, height and width as well as the space between buildings) and frontage setbacks.*

**Response:** The proposed buildings have been designed to provide interest to facades through articulation of wall and roof lines by offsetting walls; recessing entries; including multiple windows with internal grids; providing balconies and decks with detailed columns and roof covers; using high quality cement fiber lap, board and batten, and shingle style siding each of a subtly varying color; and providing 40 yr architectural grade comp shingle roofing on 'rowhouse' style roof lines with 18" overhangs. The scale and massing of the proposed two story buildings is similar in nature and character to the adjacent two story residential structures.

### 3. Residential.

a. *The facades of single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) shall comply with the following standards:*

i. *No more than forty percent of the horizontal length of the ground floor front elevation of a single-family detached or attached dwelling shall be an attached garage.*

ii. *When parking is provided in a garage attached to the primary structure and garage doors face the street the front of the garage should not take up more than 40 percent of the front facade in plan, and the garage should be set back at least ten feet from the front facade. If a porch is provided, the garage may be set back 10 feet from the front of the porch. In addition, garage doors that are part of the street-facing facade of a primary structure should not be more than square feet in area, and there should not be more than one garage door for 16 feet of building frontage.*

iii. *Residential building elevations facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural details such as windows, dormers, porch details, balconies or bays*

iv. *For any exterior wall which is within twenty feet of and facing onto a street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.*

v. *Architectural detailing is encouraged to provide variation among attached units. Architectural detailing includes but is not limited to the following: the use of different exterior siding materials or trim, shutters, different window types or sizes, varying roof lines, balconies or porches, and dormers. The overall design shall recognize that color variation, in and of itself, does not meet the requirements of this subsection.*

vi. *Fences or hedges in a front yard shall not exceed three feet in height. Side yard fencing shall not exceed three feet in height between the front building facade and the street. Fences beyond the front facade of the building in a sideyard or back yard and along a street, alley, property line, or bike/pedestrian pathway shall not exceed four feet in*

height. Fences over four feet in height are not permitted and hedges or vegetative screens in no case shall exceed six feet in height.

**Response:** Section 17.67.070 D.3. does not apply to multifamily multiplexes.

*b. The facades of multi-family residences shall comply with the following standards:*

*i. Building elevations, including the upper stories, facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural detailing such as windows, balconies, and dormers.*

*ii. For any exterior wall which is within twenty feet of and facing onto a pedestrian street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.*

*iii. Arcades or awnings should be provided over sidewalks where ground floor retail or commercial exists, to shelter pedestrians from sun and rain.*

**Response:** Building elevations including upper story have articulated wall lines with recessed entries, windows, doors, and balconies. Articulated roof lines additionally add interest to building facades.

#### *E. Roofs.*

##### *2. Residential.*

*a. Flat roofs with a parapet and cornice are allowed for multifamily residences in all TOD, LMR, MMR and HMR districts, in which the minimum for sloped roofs is 5:12.*

*b. Flat roofs with a parapet and cornice are allowed for single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) in all TOD residential districts, except the LMR zone.*

*c. For all residences with sloped roofs, the roof slope shall be at least 5:12, and no more than 12:12. Eaves shall overhang building walls at a minimum twelve inches deep on all sides (front, back, sides) of a residential structure.*

*d. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.*

**Response:** Proposed roofs are 6 in 12 slope with architectural grade composition shingles, medium gray color. Overhangs will be 18". Roof lines are broken up to provide 'rowhouse' appearance and include a mix of gable and hip configurations giving individual identity to living units as much as possible.

#### *F. Exterior Building Lighting.*

##### *2. Residential.*

*a. Lighting shall not draw inordinate attention to the building facade.*

- b. Porch and entry lights are encouraged on all dwellings to create a safe and inviting pedestrian environment at night.*
- c. No exterior lighting exceeding one hundred watts per fixture is permitted in any residential area.*

**Response:** Unit entries, rear patio/decks, and stair/balconies will have LED lighting with wattages of 13 watts per fixture.

*G. Service Zones.*

*4. Screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.*

*a. The visual impact of chimneys and equipment shall be minimized by the use of parapets, architectural screening, rooftop landscaping, or by using other aesthetically pleasing methods of screening and reducing the sound of such equipment.*

**Response:** Proposed trash enclosure is 6' split face concrete block with solid gates and screened with landscaping. No other service zone screening is required or proposed.

**17.05.900 Traffic impact analysis.**

*17.05.900 Traffic impact analysis. §A(1)*

*A. When a Traffic Impact Analysis is Required. The city shall require a traffic impact analysis (TIA) as part of an application for development, a change in use, or a change in access in the following situations:*

- 1. If the application includes residential development, a TIA shall be required when the land use application involves one or more of the following actions:*
  - a. A change in zoning or a plan amendment;*
  - b. An increase in site traffic volume generation by two hundred fifty average daily trips or more;*
  - c. An increase in peak hour volume of a particular movement to and from the State highway by twenty percent or more; or*
  - d. An increase in use of adjacent streets by vehicles exceeding the twenty thousand pounds grossvehicle weights by ten vehicles or more per day;*

**Response:** The proposed residential development does not involve one or more of the actions a. through d. above.

**V. Conclusion**

Based on the foregoing analysis and findings, the applicant requests approval of the proposed Site Plan, Architecture, and Landscaping Plan as being in compliance with all applicable approval criteria.

**VI. Exhibits**

- A. Site Plan
- B. Architectural Drawings
- C. Landscaping Plan
- D. Site lighting fixture manufacturer's information sheets