

**Date:** May 17, 2024

**Project:** 13+Cherry Townhomes

**Attn:** Jackson Ewing, Associate Planner

**Copy:** Community Planning & Development, Dept Staff  
Scott Anderson, Anderson Architecture

**Permit:** No. 24-2894

**RE:** **Detailed Design Review Checklist & Analysis**

Provide information and make revisions as recommended by the Design Review Board ("DRB") at the Concept Design Review meeting on Jan 14, 2021. Submit that information and those revisions for Detail Design Review prior to or at the time of building permit application.

6. **Design Review.** Provide information and make revisions as recommended by the Design Review Board at the Concept Design Review meeting on Jan 14, 2021. Submit that information and those revisions for Detail Design Review prior to or at the time of building permit application.
  - a. Show the preferred option for solid waste management – carts stored along the rear property line, or carts stored in individual garages. *OMC 18.120.260*
  - b. Relocate all utility features at the 13<sup>th</sup> Ave frontage to a less prominent location on site or mitigate any aesthetic impacts to the fullest extent. *OMC 18.120.260*
  - c. Provide 100 sq.ft. of common open space per unit, or 10% of the gross floor area of the development with a minimum of 15' depth. *OMC 18.120.270*
  - d. Continue to develop the common open space concept in the direction of making the drive aisle a mixed pedestrian-vehicle shared space in accordance with the schematic design presented at the design review Board meeting or provide another common open space option(s). Provide photos of all plant choices. *OMC 18.120.270*
  - e. Provide construction-level design landscaping plan with the next review to evaluate the appropriateness of planting materials and to ensure there are no areas of pedestrian entrapment. *OMC 18.36.*
  - f. To reduce the potential for pedestrian/vehicle collisions, vegetation shall not obstruct views between 3' and 8' above the ground. *OMC 18.120.270*
  - g. Provide defined and detailed *street-level* black and white and colored elevations, renderings, and perspectives along both streets that show the following in composition:
    - 1) Landscaping, fencing (patio, border, 'man' gates, and main entry gate), entryways, lighting type and placement, pedestrian amenities (bicycle parking), driveway and drive aisle, building modulation and articulation (depth, dimension and form of the building). *OMC 18.120.280*
  - h. Hardscape elements shall consist of high-quality pavements such as concrete and pavers. Provide images and specifications of the materials, including the permeable pavement in the drive aisle, in the plan set. *OMC 18.120.340*
  - i. Provide lighting at sufficient lumen intensities and (human) scales along pathways, above entries, in the drive aisle, etc. *OMC 18.120.360*
  - j. Add the locations of each type of light fixture to the building elevations – black and white and colored elevations. *OMC 18.120.360*
  - k. Show the fixture cut sheets and specifications in the architectural plan set for detail design review. *OMC 18.120.360*
  - l. Provide the proposed materials for the mechanical gate that extends across the driveway from the design program. *OMC 18.120.370*
  - m. Show all site features proposed, including but not limited to mail kiosks, overhead short-term bicycle

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- structure design and materials, and design details of fencing and gates. *OMC 18.120.370*
- n. Provide street level elevations and renderings of the ground floor units. *OMC 18.120.240*
  - o. The unit must be set back at least 10 feet from a public right-of-way or elevated at least 3 feet above the sidewalk grade (or preferably, both). If the building front is less than 10 feet from the public right-of-way, the bottom of the ground floor windows facing the street must be at least 6 feet above sidewalk grade. *OMC 18.120.240*
  - p. Recess or project individual windows, at grade and above the ground floor, at least 2 inches from the façade or incorporate other design elements that add depth, richness and visual interest to the façade. *OMC 18.120.450 and OMC 18.120.470*
  - q. Arrange joints and panel detailing consistently with windows, balconies and building modulation. *OMC 18.120.470*
  - r. Add human-scale uses or design elements to the blank walls along 13<sup>th</sup> Ave. *OMC 18.120.480*
  - s. Simplify the cornice of building to cap the parapet wall.
  - t. Corner material should wrap through the transition around a corner – cite code.
  - g. Provide materials and color samples of site features and building materials.

**DRB condition a)** Show the preferred option for solid waste management – carts stored along the rear property line, or carts stored in individual garages. *OMC 18.120.260*

**Applicant response to a)** Solid waste and recycling carts will be stored inside each units garage, and then rolled to a designated pick up pad. There are two (2) designated pads, conveniently located for each building. Bldg. A residents will roll carts to Cherry St and Bldg. B residents will roll carts to 13th Ave. The two (2) separate locations will aid in reducing unattractive congestion and clustering of carts on pick up days.

Reference slide 6 of Detailed Design Review Packet deck.

**DRB condition b)** Relocate all utility features at the 13th Ave frontage to a less prominent location on site or mitigate any aesthetic impacts to the fullest extent. *OMC 18.120.260*

**Applicant response to b)** Most intrusive utility features are the (i) PSE meter banks, (ii) PSE handhole, and (iii) backflow preventers. All three (3) of these infrastructure components are located on 13th Ave. Due to the tight site constraints and location of existing power feed and water main, this area is the most feasible option. PSE meter stacks will be screened, in part, by a Venus Dogwood, Magic Carpet Spirea and Kramer's Rote Heath. PSE handhole are underground and covered in a meter box. The above grade backflow assembly will be housed in a vandal resistant enclosure. Efforts to improve neighborhood aesthetics resulted in the removal of two (2) existing power poles on 13th and Cherry. This has been approved by PSE and Xfinity/Comcast and will eliminate overhead lines. Moreover, it was determined the project does not need a new transformer, so this large unpleasant utility is omitted from design.

Reference slide 7 of the Detailed Design Review Packet deck.

**DRB condition c)** Provide 100 sq.ft. of common open space per unit, or 10% of the gross floor area of the development with a minimum of 15' depth. OMC 18.120.270

**Applicant response to c)** This requirement has been met.

Reference slide 6 and 7 of the Detailed Design Review Packet deck.

**DRB condition d)** Continue to develop the common open space concept in the direction of making the drive aisle a mixed pedestrian-vehicle shared space in accordance with the schematic design presented at the design review Board meeting or provide another common open space option(s). Provide photos of all plant choices. OMC 18.120.270

**Applicant response to d)** Efforts made to develop the common space include (i) perpendicular joints/lines in the drive aisles permeable concrete to emulate or delineate a pedestrian walking path between each unit, (ii) stamped concrete in a designated common space area with overall shaped transition, and (iii) installation of community grill or barbeque in the open common space. (Note: it is still being determined whether or not the grill will be wood/coal burning or natural gas.)

Reference slide 6 of the Detailed Design Review Packet deck.

**DRB condition e)** Provide construction-level design landscaping plan with the next review to evaluate the appropriateness of planting materials and to ensure there are no areas of pedestrian entrapment. OMC 18.36.

**Applicant response to e)** This request has been met.

Please reference slides 14 and 15 of the Detailed Design Review Packet deck.

**DRB condition f)** To reduce the potential for pedestrian/vehicle collisions, vegetation shall not obstruct views between 3' and 8' above the ground. OMC 18.120.270

**Applicant response to f)** The developer and design team have taken great care to reduce the potential for pedestrian/vehicle collisions by incorporating vegetation into the landscape design which does not obstruct views between 3' and 8' above the ground.

Reference slides 7, 14 and 15 of the Detailed Design Review Packet deck.

**DRB condition g)** Provide defined and detailed street-level black and white and colored elevations, renderings, and perspectives along both streets that show the following in composition:

1) Landscaping, fencing (patio, border, 'man' gates, and main entry gate), entryways, lighting type and placement, pedestrian amenities (bicycle parking), driveway and drive aisle, building modulation and articulation (depth, dimension and form of the building). OMC 18.120.280

**Applicant response to g)** This requirement has been met.

Please reference slides 1, 8, and 11 of the Detailed Design Review Packet deck.

**DRB condition h)** Hardscape elements shall consist of high-quality pavements such as concrete and pavers. Provide images and specifications of the materials, including the permeable pavement in the drive aisle, in the plan set. OMC 18.120.340

**Applicant response to h)** This requirement has been met.

Please reference slide 6 of the Design Review Narrative Packet deck.

**DRB condition i)** Provide lighting at sufficient lumen intensities and (human) scales along pathways, above entries, in the drive aisle, etc. OMC 18.120.360

**Applicant response to i)** Developer and design team have provided sufficient lumen intensities and scale.

Reference slides 11 and 12 of the Design Review Narrative Packet deck.

**DRB condition j)** Add the locations of each type of light fixture to the building elevations – black and white and colored elevations. OMC 18.120.360

**Applicant response to j)** This ask has been met.

Reference slides 11 and 12 of the Design Review Packet deck.

**DRB condition k)** Show the fixture cut sheets and specifications in the architectural plan set for detail design review. OMC 18.120.360

**Applicant response to k)** Sample cut sheets and specifications for exterior lighting features can be found on slide 13 of the Detailed Design Review Packet deck. Detailed product specifications in the form of manufacturer submittal sheets have been included with this submittal as separate pdf file.

**DRB condition l)** Provide the proposed materials for the mechanical gate that extends across the driveway from the design program. OMC 18.120.370

**Applicant response to l)** This mechanical (or security) gate at the drive aisle entrance along 13th Avenue has been omitted/eliminated from the design. The primary reason

for decision is economic feasibility. Should the developer find additional budget/funding for this feature, or should the resident-buyer market indicate high levels of demand, it could be re-introduced via design amendment through CPD dept and/or change order in the field, whichever is appropriate. At this time however, value engineering has resulted in its deletion.

**DRB condition m)** Show all site features proposed, including but not limited to mail kiosks, overhead short-term bicycle structure design and materials, and design details of fencing and gates. OMC 18.120.370

**Applicant response to m)** This request has been met. Please also note that the short term bicycle parking is located under cover as an extension of the roof assembly from the adjacent mechanical room.

Please reference slide 6 of the Detailed Design Review Packet deck.

**DRB condition n)** Provide street level elevations and renderings of the ground floor units. OMC 18.120.240

**Applicant response to n)** This request has been met.

Please reference slides 1, 8 and 11 of the Detailed Design Review Packet deck.

**DRB condition o)** The unit must be set back at least 10 feet from a public right-of-way or elevated at least 3 feet above the sidewalk grade (or preferably, both). If the building front is less than 10 feet from the public right-of-way, the bottom of the ground floor windows facing the street must be at least 6 feet above sidewalk grade. OMC 18.120.240

**Applicant response to o)** According to OMC Section 18.04.080, Table 4.04, Residential Development Standards, there is no minimum side yard setback (along 13<sup>th</sup>) in the UR Zone. The project also complies with the 10' front yard setback (along Cherry).

Please reference slides 6 of the Detailed Design Review Packet deck.

**DRB condition p)** Recess or project individual windows, at grade and above the ground floor, at least 2 inches from the façade or incorporate other design elements that add depth, richness and visual interest to the façade. OMC 18.120.450 and OMC 18.120.470

**Applicant response to p)** The building is designed such that there are three groupings of two units along the primary facade. As the site slopes from south to north, each of these groupings step down the slope. This creates variety in the heights of fenestration, projections, and balconies.

At each grouping, the second-floor façade projects out from the plane of the first floor and features a balcony. The fenestration on the second floor is recessed 2'-6" from the face of the projecting facade. The first-floor fenestration is also recessed from the second-floor projection and the entry is protected/ covered by the second-floor balcony. The plane of the third-floor windows is projected 2'-6" out from the plane of the second floor windows. In addition, all fenestration is trimmed in a 6" wide trim material painted in an accent color.

**DRB condition q)** Arrange joints and panel detailing consistently with windows, balconies and building modulation. OMC 18.120.470

**Applicant response to q)** As previously noted, the building is designed such that there are three groupings of two units along the primary facade. As the site slopes from south to north, each of these groupings step down the slope. This creates a variety in the heights of fenestration, projections, and balconies.

While the wall panel joints are consistently aligned within each grouping, the necessary change in grade elevation does not allow the same alignment to continue on the adjacent grouping. As a transition between groupings, a 3-foot-wide solid wall panel, without the reveal joints, is provided.

**DRB condition r)** Add human-scale uses or design elements to the blank walls along 13th Ave. OMC 18.120.480

**Applicant response to r)** According to the definition of blank wall in OMC 18.120.120 (B.2), this project does not have a blank wall. Applicable paragraph shown below:

"2. Blank wall: Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature or any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section."

The largest ground floor wall, without a window or door, in this project is only 14'-6" which is less than the 15-foot threshold described.

**DRB condition s)** Simplify the cornice of building to cap the parapet wall.

**Applicant response to s)** This condition has been site.

Please reference slides 6 and 8 of the Detailed Design Review Packet deck.

**DRB condition t)** Corner material should wrap through the transition around a corner – cite code.

**Applicant response to f)** The project currently complies. All exterior materials wrap around outside corners to meet the same material there. Corner board trim is used at the horizontal lap siding, but it is of the same material and color. Material changes only occur at inside corners.

**DRB condition g)** Provide materials and color samples of site features and building materials.

**Applicant response to g)** This ask has been met.

Reference slides 9 and 10 of the Detailed Design Review Packet deck. Detailed product specifications in the form of manufacturer submittal sheets have been included with this submittal as separate pdf file.