Downtown Design Review

Project Name: 13th & Cherry Apartments Project Address: 526 & 532 13th Ave

Project File Number: 20-4706 Contact Name: Cameron Monda, BGC

Downtown Design Criteria, OMC 18.120

Design Review Application Checklist

This form is for applicants to describe how the proposed project has been designed to meet the Downtown Design Criteria. Information provided is used to assist staff and the Design Review Board in their review. Applicants are responsible for reviewing the code and addressing applicable requirements in their responses.

Applicant responses to the requirements are shown below in red; staff notes are shown in blue. Staff notes should be used as helpful guidance regarding code compliance and areas that may need further consideration and attention, or where recommended conditions are warranted. It is important to note that projects cannot depart from requirements. The Board can recommend departures from the guidelines provided equal or better site design is achieved.

Some requirements are best suited for conceptual review and other requirements will need to be expanded upon and addressed at the detail stage of review. There is also some redundancy and overlapping of requirements, which will explain why a staff recommended condition may appear in more than one section of the checklist.

SECTION A – PROJECT INFORMATION

Downtown Design Sub-District: Residential
Street Type: Type C
High Visibility Street: No

SECTION B – SITE PLANNING

Street Fronts, OMC 18.120.220
For lots with multiple street fronts, please address each street front separately. Street front standards address things like façade details, ground floor uses, ground floor setbacks, street wall definition, driveways, upper story step backs, sidewalk access, outdoor display areas, and the location of surface parking areas. Describe how the proposed project meets the Street Fronts requirements applicable to the proposal (based on adjacent street designation types such as A, B, C, Waterfront, Entry):

See provided site plan for street edge definition in relation to building.
Cherry Street:

- Building set back equal to 7.5’ off property line. Building footprint sits approximately 25’ back from Cherry street edge (8’ city landscape buffer, 5’ city sidewalk, 7’ landscape and 5’ private patio)
- Primary unit access faces street and provides access directly to city sidewalk.

13th Street:

- Building setback also 7.5' with a fire riser rooms sitting approximately 2.5' off property line (city right of way also contains 10' landscape buffer and 5' sidewalk
- Side entries connect to pedestrian pathway and route directly to 13th or Cherry depending on unit location in relation to site.

Both Cherry St and 13th Ave are Type C streets which require that the mass and scale of the buildings be at the sidewalk edge and appropriately scaled for a residential neighborhood. (Corner sites are important and can serve as focal points requiring careful detail at the first two or three floors due to their higher visibility from two streets and longer distances.)

The site plan shows two rectangular buildings adjacent and parallel to the property line and sidewalks, landscaping is proposed on both sides of the sidewalks and the building is broken into distinct townhouse-style units similarly articulated and modulated around the buildings. These site characteristics meet the intent of the residential sub-district, which is to provide an urban, walkable streetscape and development that adds a sense of place in a (this) neighborhood district.

Pedestrian Circulation, OMC 18.120.230

Describe the measures taken to ensure the project meets the pedestrian circulation requirements: pedestrian access is provided around both buildings.

See provided site plan. 5'-0 sidewalks will be provided around perimeter of site (also primary building access). 30' drive lane down center of site will also be means of emergency egress. Circulation connects at all points of site making access to solid waste facilities and mailboxes possible. Pedestrian walkways with-in the building sit back from sidewalks to provide individual unit privacy. Gates will be provided at the private patios to establish relationship from pedestrian sidewalks. Porches above will also provide covered area.

There is a connected pathway system around both buildings, to each individual unit, to the solid waste location area, within the drive aisle, and to the sidewalks and street. Residents will have easy and convenient access from the development site to the surrounding street network. The conceptual design meets this requirement.

Buildings with Ground-Related Residential, OMC 18.120.240

Ground-related residential uses are not allowed on Type A Pedestrian Oriented Streets or in the Waterfront Sub-District. Are any ground related residential uses proposed? ☒ **Yes** ☐ **No**

If yes, describe how the design meets the requirements for ground related residential uses, including street access, privacy, thresholds, outdoor space, and driveways widths/garage access:

See above description relating to both ground floor residential uses and pedestrian circulation.

The current design meets many of the requirements in this section, however more architectural detail will need to be provided to 'see' how the street-level building and street elements come together.

Direct street access is provided for each unit oriented along Cherry St; the units are well defined, and each has its own individual entry accessible from the street. The fence and front patio in front of each unit act as a threshold between public and private spaces/realms. Since the units are not set back 10 feet from the right-of-way, which begins from the property line, the plans must show ground floor windows at least 6 feet above the sidewalk grade. Both elevated entries and windows that are a minimum of 6' above grade are preferred. Staff encourages the Board to require both as conditions of final approval.

Staff recommended conditions:

- Provide street level elevations or renderings of the ground floor units.
- Entries shall be elevated 3' above sidewalk and the bottom of the window shall be at least 6' above grade.

Multiple Buildings and Multi-Block Sites, OMC 18.120.250

In all downtown design subdistricts, a development that includes two or more buildings must be based on a unified site plan. Are two or more buildings proposed? ☒ **Yes** ☐ **No**

If yes, describe how the design meets the requirements for multiple buildings and multi-block sites:

Both properties included in the proposed land use application; one building per parcel. See site plan for exact locations. Pedestrian pathways are defined around ground floor unit entries. Parking is provided in private garages serviced off 13th through the 30' drive lane down the center of the project. This will also screen vehicles.

The intent of this requirement is geared towards much larger developments, to ensure that the development come together as one combined architectural expression. This smaller-scale project includes two buildings of similar stature with pathways that circle the buildings, landscaping that weaves between the units and around the buildings encircling the single drive aisle for use by site residents. This requirement is met.

Solid waste facilities, service areas, and mechanical equipment, OMC 18.120.260

Service areas, mechanical equipment areas, and solid waste facilities must be carefully addressed. Describe how the project was designed to address the requirements for location and screening:

Preferred Solid waste (trash/recycle) storage location is with-in garages of each unit. If not, allowed, location will be provided along the north edge of the property line utilizing a private screened gate for access. Service access will be via street access at two locations: 6 units along 13th for the west building and 6 units along Cherry for the east building.

Utility meters will either be provided along the south building elevations or provided individually alongside the garage doors; either option will be screened. If roof mounted mini split systems are to be provided, they will be screened by the parapet wall above. If PTAC units are used, no roof mounted equipment will be needed.

The solid waste area is located along the north property line. The applicant is proposing two options for solid waste management on-site. The first is that the residents will take their carts to the curb on collection day and after pickup will return the carts to the cart storage area. A pad will be provided on each street frontage for the full carts. The second option is that residents will store their carts in their garages, bring them out to the curb on collection day and return the carts to their garages. The applicant will need to show the preferred alternative in the detail design review plan set. Staff Note: solid waste management will be required to meet EDDS design requirements and will be designed to be the least impactful to site design.

Ground-related and building-mounted mechanical equipment, utility meters, electrical conduit, other service and utility apparatus must be located and sited to minimize visual and noise impacts to streets, sidewalks, and adjacent properties – in the least visible areas of the site. It is conceivable that the buildings could be shifted closer to the 13th Ave right-of-way (there are no minimum side setback requirements), and these site elements could be located along the north portion of the site between the building and the north property line. Staff recommends that all site service areas, mechanical equipment and solid waste management be shifted to the (rear) of the property or to a less prominent location on-site, and looks to the Board to provide guidance as to ways the 13th Ave frontage be designed more as a street front with human-scale architectural elements, rather than a service area.

- Show the preferred option for solid waste management – carts stored along the rear property line, or carts stored in individual garages.
- All utility features at the 13th Ave frontage shall be relocated to a less prominent location on site.

Multifamily Open Space, OMC 18.120.270
All new multifamily buildings with five or more residential units must provide open space. Does the proposed project provide five or more new residential units: ☒ **Yes** ☐ **No**

If yes, describe the amount and type(s) of open space provided:

Open space will be provided in two locations for each of the 12 units. The first will be the patio located at the first floor (approximately 5'-0" x 14'-0). The second location will be provided at the second-floor balcony (approximately 6'-0" x 12'). If further square footage is required, the setbacks could be used as part of calculation.

Common open space is open space for all residents of the development to use and enjoy. Private patios, decks and landscaped areas do not count as common open space, but shared decks, courtyards, gardens, play areas, lawn areas, activity areas with seating – areas that are functional and enjoyable for a range of uses do qualify as common open space.

The Code requires at least 100 sq.ft. of common open space per unit or 10% of the residential unit floor area. This means that there should be anywhere from **1200 sq.ft.** (100 sq.ft. per unit) to **2070 sq.ft**. (20,700 sq.ft. x .10%) of common open space provided for the project, with a minimum of 15' in depth.

At this time in the process of design review the site plan shows landscaping in front of the units and between the building and sidewalk along 13th Ave. A dedicated open space concept for residents of the development to use collectively appears to be missing. Staff has recommended a condition of approval for common open space and looks to the Board to discuss options and possibilities for meeting the requirement.

- Provide 100 sq.ft. of common open space, or 10% of the gross floor area of the development.

Security, OMC 18.120.280
Designing projects to consider security is required. This includes avoiding entrapment areas, increasing visibility of certain areas, preventing visual obstructions, enhancing motorist's views, providing for passive surveillance, controlling access, providing for territorial definition, and addressing maintainability and use of vandal-resistant materials. Describe the measures proposed to address security:

No entrapment areas will be provided. Sidewalks always surround the site presenting two exits. Site lighting will be provided on both 13th and Cherry to light surrounding area. No screening is provided adjacent to a street the only screening will be provided along the adjacent parcels. Porches, balconies, and windows will provide means of passive surveillance. Metal railing will be provided along patio entrances to signal that private open space areas are not open to public.

Corner lot development should provide clear lines of sight for vehicles and pedestrians at the corner and extending into the street. Cars and pedestrians should be able to look down the street and around the corner and clearly see oncoming or passing motorists and pedestrians without vegetation, opaque fencing, or structural elements blocking visibility.

Both the landscape plan and the lighting plan play enormous roles in personal safety and property security.

Vegetation and fences should be sized appropriately to allow visibility into and from the site; all parts of accessible spaces should be visible and well-lit for people occupying the buildings and public spaces.

To assist the Board in making its final recommendation at the next stage of design, the plan set shall include the following:

- Provide photos of all plant choices.
- Add columns to the PLANT LIST that, 1) indicate Native (N), Non-native (NN) or Drought Tolerant (DT), and 2) provide data pertaining to the height and width of the trees, shrubs, ground coverings at maturity.
- To reduce the potential for pedestrian/vehicle collisions, vegetation shall not obstruct views between 3' and 8' above the ground.
- Provide defined and detailed *street-level* black and white and colored elevations, renderings, and perspectives along both streets that show the following in composition:
    - 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).

SECTION C – SITE ELEMENTS AND DESIGN

Parking Areas, OMC 18.120.320
Describe how this proposal provides for adequate walkways through parking areas:

Parked car visibility will be reduced using private garages. Tenants will then access their unit directly through their garage. Access needed to mailboxes, solid waste, bike storage, etc., can all be accessed through the front entry of the residential unit. Should additional access be needed in the drive lane, specialty marked walkways can be added adjacent to each building.

When angled or perpendicular parking stalls abut walkways, a paved area must be provided to prevent the bumper overhang from reducing the walkway width. Describe how this project meets the requirement:

Provided via garage; no angle of perpendicularly parking stalls provided.

This requirement is not applicable to the project. Other than the private garages and drive aisle there is no large parking lot and no need for walkways between the unit garages, and the drive aisle is wide enough to accommodate both people and cars between the buildings.

Pedestrian Oriented Open Space, OMC 18.120.330
When provided, Pedestrian Oriented Open Space must meet certain requirements regarding location, surfacing, seating, landscaping, screening, fencing, blank wall treatments, and exclusion of vehicles. Is this type of open space proposed in this project? ☐ **YES** ☒ **NO**

If yes, describe how the proposed project meets each of the standards: N/A

The intent of this requirement is generally geared towards open space areas that property owners provide as an amenity – for private/public uses, such as a play space, sport court, and providing collective open space elements such as a pocket park, rather than single-unit private open space. This requirement is not applicable to the project.

Landscaping, OMC 18.120.340
Landscaping requirements are specific to the Design Sub-District the project is located within. Provide a

narrative explaining how this proposal meets each of the landscaping requirements for the applicable Design Sub-District, noting if there were any conflicts with the landscaping chapter requirements, and if there were identify how the conflict was addressed:

See provided landscape plan. Landscape includes mix of trees, shrubs, & ground cover. Combination of fencing and landscape shrubbery will be used along west and north property lines to help improve privacy. Landscape is also utilized at surrounding ground floor unit entry patios to help promote outdoor living and space where tenants can utilize use of planters etc. at their patios.

Outdoor living spaces with Hardscapes will consists of concrete pavement.

Site furnishings: Not required although tenants will be able to provide their own patio furniture to help complement the outdoor living space.

Perimeter landscaping requirements for parking lots is required in all Design Sub-Districts. How does this proposal satisfy the requirements:

No parking lots provided; only garages on first floor of units. Landscape screening will be provided along north side of site to hide drive lane from adjacent properties. 4' H Security gate may be added at entrance of driveline which can also provide additional screening from 13th if needed.

The landscape plan should act as a unifying site element, one that supports the security of residents, pedestrians and motorists, and integrates effortlessly with the existing street character. Landscape design for multifamily ground-related residential development should include a mix of trees, shrubs, and ground cover that present a hierarchy of plantings and a buffer, such as a fence and gate, that that define private, semi-private and public space between the building and the street – that delineate where the general public should not enter without an invitation.

This section augments the City's Landscaping and Screening chapter with design requirements specific to the downtown *residential* subdistrict. Added, for the purposes of this sub-district, are requirements for pavements and hardscape elements of the landscape plan (pathways, patios, sidewalks), encouragement for furniture and site furnishings, and options that would add interest and functionality to the plan, such as green walls and bioswales to assist with project drainage.

To reduce the potential for pedestrian/vehicle collisions, vegetation that won't obstruct views between 3' and 8' above the ground is required.

At the next stage of design, the Landscape Plan shall include the following:

- Add columns to the PLANT LIST that, 1) indicate Native (N), Non-native (NN) or Drought Tolerant (DT), and 2) provide data pertaining to the height and width of the trees, shrubs, ground coverings at maturity.
- To reduce the potential for pedestrian/vehicle collisions, vegetation that won't obstruct views between 3' and 8' above the ground is required.
- Hardscaped elements shall consist of high-quality pavements such as concrete and pavers. Show the types of hardscape in the plan set.

Walkways and Circulation Elements, OMC 18.120.350

There are standards for internal walkways for widths, safety, enhancements, for when building facades face parking areas, and to provide for separation for ground related residential uses. Describe how the proposed project meets the requirements:

All walkways are 5' wide around site. See site plan for location of perimeter sidewalk. Landscape strip will also be provided between property line and edge of sidewalks.

Current site plan shows 9' between walkway and ground floor unit. No windows will be provided under 6', or the unit will be raised 3', or the building can be shifted 1' to meet the 10' requirement.

As mentioned in other sections, landscaping and lighting will play a big part in the design of the project. Residents will need clear safe travel from street to unit; low-level landscaping for security, safety, and site surveillance; individual unit lighting, and human-scale lighting directed downward and onto pathways and entries –site elements shall respond to the requirements, and shall be depicted in the architectural plan set.

Staff recommends that the Board require as a condition that street level perspectives and elevations be shown that demonstrate compliance with this requirement. See also OMC 18.120.280.

Lighting, OMC 18.120.360

Lighting is an important component of safety and design. Describe how each of the following are addressed in this proposal: site lighting levels; light quality, height, and shielding; architectural lighting; and the character of the light fixtures and mounting:

Both the perimeter pedestrian sidewalks and the center drive lane will be fit with sufficient lighting levels. The drive lane will be illuminated using wall sconces (or similar) mounted outside each of the 12 garages. Wall sconces will be provided and the front entry of each unit entry to help illuminate the pedestrian sidewalks. A streetlight will be provided on Cherry to illuminate the street as there is no street lighting currently.

Lighting will be an important component of the site design. Fixture and lighting types should be located to provide security around the site and on the building and should be consistent with the architectural style of the building and the residential scale of the development.

Staff recommends the following:

- Provide lighting at sufficient lumen intensities and (human) scales along pathways, above entries, in the drive aisle, etc.
- Add the locations of each type of light fixture to the building elevations – black and white and colored elevations.
- Show the fixture cut sheets and specifications in the architectural plan set for detail design review.

Other Site Features, OMC 18.120.370

Other site features include improvements such as fences, walls, poles and vertical elements, and alcoves. Describe how this proposal addresses other site features:

Fences will be cedar or chain-link with slats for screening. No screening will be provided on 13th or Cherry. Only metal railings at patio alcove entrances. If a security gate is added at drive lane along 13th, it will be made of metal and be provided with vertical slats adequate to provided visibility into the property.

Other site features include short-term bike parking which is required to have overhead weather protection, metal 'man' gates located in the northeast and southwest corners of the site, metal railings around porches and decks, and a metal mechanical gate along south side of the building at the driveway from 13th Ave that opens and closes, and extends from one fire/riser closet to the other across the driveway entrance.

The Board should see these secondary site elements in detail at the street-level to ensure that visibility across the site is maintained, and features maintain a consistent residential style around the building, among other

things.

Chain link fencing is not permitted in the residential sub-district unless used as a temporary means for project construction purposes.

The applicants indicate on the site plan that the mechanical gate may be optional. Staff suggests the Board encourage eliminating the gate altogether in favor of a more creative urban response for smaller-scale non-gated multifamily housing development.

- Remove the mechanical gate that extends across the driveway from the design program.
- Show all site features proposed, including but not limited to, overhead short-term bicycle structure design, and design details of fencing and gates.
- Identify hardscape areas and materials – provide images and specifications of the materials.

SECTION D – BUILDING DESIGN

Building Character, OMC 18.120.420
Some building character provisions apply to all projects in all Design Sub-Districts. Provide a narrative about how the proposal meets the Design Character of Building Elements and Details requirements:

See conceptual elevations. Project contains patios at front of building entrance and porches at second floor to enhance the outdoor living space. 12' set back will be provided on north side of building with fence screening to help minimize the impact of adjacent neighbors. Building fronts contain landscape spaces and set back from property line is approximately 7.5'. Building will contain, brick, fiber cement panel, and lap siding creating multiple building elements. Primary colors used will be neutral dark/light browns and greys to match that of surrounding buildings.

Provide a narrative about how the proposal meets the Compatibility with Architectural Character of Design Sub-District requirements:

See above narrative.

Remaining requirements are specific to the Design Sub-District. Describe how the proposed project meets those requirements by identifying <u>each</u> of the menu options that were selected for the proposal:

See above narrative.

The architectural concept of the buildings clearly 'read' residential townhouse-style buildings. The individual units have distinct and functional residential elements – patio, separate entry, private decks, front yard setbacks with landscaping, contemporary residential building materials. This requirement is met.

Registered Historic District and Sites, OMC 18.120.430
Is the property located in a Historic District: ☐ **YES** ☒ **NO**
Is the property a designated historic site: ☐ **YES** ☒ **NO**
As defined is this code section, is a substantial alteration proposed: ☐ **YES** ☒ **NO**
As defined in this code section, is a minor alteration proposed: ☐ **YES** ☒ **NO**

This requirement does not apply.

Architectural Composition, Massing, and Articulation, OMC 18.120.440
The requirements of this section are intended to reduce the perceived scale of large buildings and add visual interest, encourage development of a compatible architectural scale, create a skyline that is visually interesting, create clear and welcoming building entries, add visual interest to buildings, protect designated landmark views, and to maintain light and air circulation. Describe how the proposal addresses the code requirements for:

Façade articulation (commercial and mixed-use buildings): N/A
Façade articulation (residential buildings, residential portion of mixed-use):

Typical window pattern provided at each of the 12 units. Change in building materials i.e. changing from brick to panel, to lap siding (see conceptual elevation) Balconies will also be provide at the second floor to create vertical modulations; this is also apparent at the third floor where the building projected approximately 2'.

Maximum façade width: 100'
Roofline modulation:

Roof line will be composed of different roof heights. Given grades of site, building will step at 30' intervals; see conceptual elevation. Parapet heights will be designed and built to accommodate roofline modulation.

New buildings in Residential Sub-District:

Building is 3 stories in height; not 4. Building façade materials will be similar to facade materials similar to Campus Lofts on 12th & Cherry; use of brick, lap, and fiber cement siding with similar neutral colors. Windows will be dark bonze in color. Relationship to sidewalks etc. will also resemble Campus loft townhomes.

Modulation to enhance views: N/A
If required, how has vertical articulation been addressed: N/A Building Siding (multiple sides visible to public):

Multiple sides of building are visible to public; both on 13th and on Cherry. Similar building materials will be used. This includes brick and lap siding.

Architectural composition is the arrangement of parts or elements of the building into appropriate proportion or relation that is effectively vertically and horizontally unified– around the entire building envelope. Articulation is when elements of a building are purposefully arranged to clearly distinguish how the part fits into the whole.

Each unit represents an approximately 20 foot wide section of the building, singularly articulated with a combined small front yard, fence, porch, entry, upper level decks, and building modulation that makes each unit distinct *and* a component of the building as a whole. Each building section exists on its own and makes up a part of the whole. Taken as a whole all facades are attractive and well-proportioned.

The mass and scale of each building is not disproportional to buildings adjacent or in the vicinity. Similar size and scale buildings exist in every direction of the site, in multifamily and commercial buildings. The project meets the requirements of this section.

Human Scale Building Elements and Details, OMC 18.120.450
These requirements are intended to enhance the human scale of buildings by providing attractive and welcoming façades and pedestrian environments, enhancing the quality of building façades, and adding interest to the building and streetscape. Describe how the proposed project has been designed to address:

Human Scaled Elements:

Patios provided on the first floor; balconies provided on the second totaling more than 100 sf. Balcony at second floor provides covered patio below. Landscape is provided around patio to further enhance.

Building Entries:

All building entries are covered utilizing the balcony porch provided on the second floor. All entries will be provided with wall sconces or similar for visibility.

Façade Details: N/A

Building located in residential district.

Window Design:
Windows provided Dark bronze in color to help blend will neutral facade colors. Windows provided in distinct 3-panel patter; horizonal mullion may be added in window groupings to further enhance the pattern and create a multi-paneled effect.

High Visibility Street Corners:

Building site not located on highly visible street corner.

At least one technique that adds visual interest and depth to upper story windows is required in this code section. The facades may include recessed or projecting windows at least 2 inches from the façade, a distinct arrangement of windows, multipaned windows (more than 4 panes), significant window trim or molding, or other treatments that meet the intent of this section. Staff has included a recommended condition of approval and encourages the Board review this section to ensure the requirement is met.

- Recess or project individual windows about 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.

Pedestrian Oriented Façades and Weather Protection, OMC 18.120.460
For projects located on Type A or B Pedestrian Oriented Streets and for buildings on sites directly fronting on the waterfront, certain provisions are required to provide a better pedestrian environment. Describe how the proposal satisfies requirements for the following:

Transparent window areas/window displays: Building not located on Type A or B street.
Building entry location and orientation:

Building not located on Type A or B street although one primary building face does face Cherry street.

Weather protection:
Building not located on Type A or B street although balconies will provide weather protection.

Ground floor height:

Building not located on Type A or B street.

This requirement is not applicable because the two streets, Cherry St and 13th Ave, are both Type C streets – the requirement applies to pedestrian oriented facades on Type A, Type B, and waterfront sites.

Materials and Colors, OMC 18.120.470
These requirements are intended to encourage the use of durable, high quality, and urban building materials, promote the use of a distinctive mix of materials, and to place the highest priority for the quality and detailing of materials on the first two to three stories of the building. Describe how the proposed projects addresses the following:

Quality building materials:

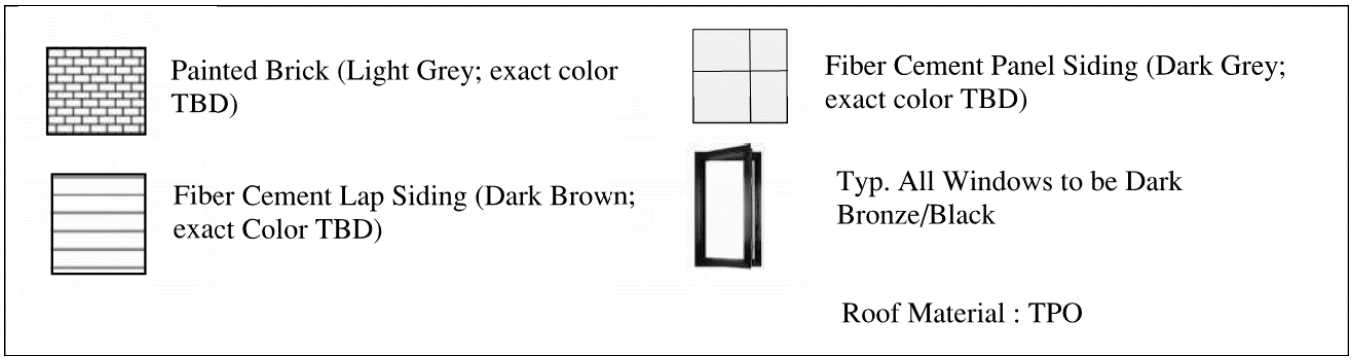
Brick, concrete, and lap used on first floor. Second and third floor include brick, lap and fiber cement siding materials.

Flood proofing: N/A
Specific material limitations:

No CMU used. Cement board siding will be provided with joints creating consistent pattern.

Sub-District specific materials:

See conceptual elevation. Proposed façade materials are all covered under residential sub-district.



Exterior building materials proposed include brick and fiber cement panels or lap siding; materials typically used in modern buildings with little (known) issue or concern regarding near-term deterioration (in this climate).

If cement board paneling and siding are planned to be the primary or secondary materials, the paneling or siding joints must be arranged consistently with windows, balconies, and modulated building planes, and the paneling or siding must be enhanced with façade details that add visual interest from the ground level and adjacent buildings. Compliance with this requirement will need to be clearly demonstrated in the detail-level architectural plans.

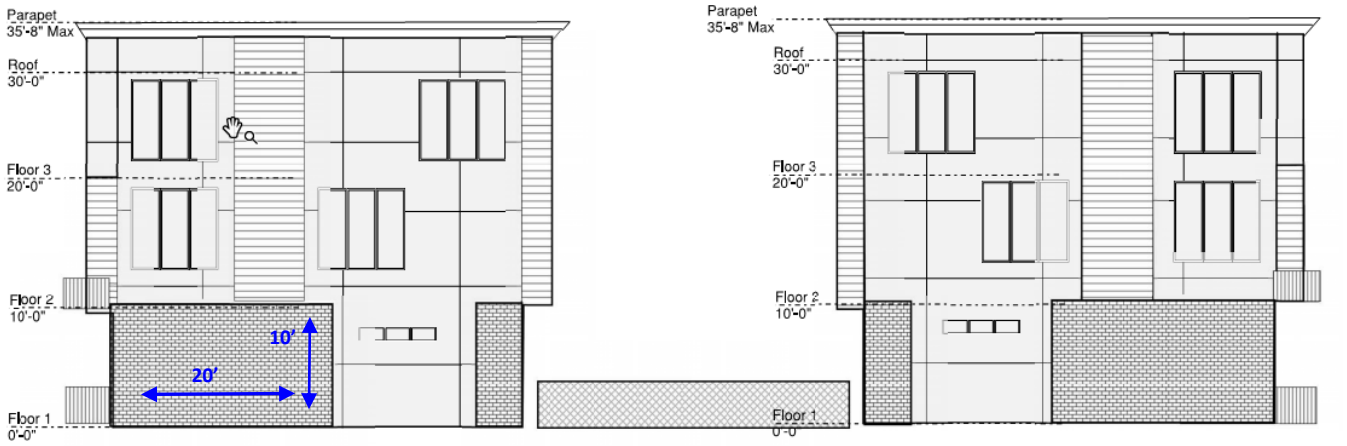
- Add details around all windows. See also OMC 18.120.450.

- Arrange joints and panel detailing consistently with windows, balconies and building modulation.

Blank Wall Treatments, OMC 18.120.480
Limiting blank walls and requiring blank wall treatments will ensure large expanses of walls visible from a public street or public park do not detract from the Downtown environment and add interest to local streetscapes. New blank walls facing a public street, pedestrian oriented space, common open space areas, or pedestrian pathways are prohibited, unless treated. Blank walls are defined as "*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*."

What design elements (e.g. use of display windows, use of a trellis with climbing vegetation, building details, use of artwork) have been provided to address blank walls:

No blank walls per definition provided.



This requirement *does* apply to the project. New blank walls facing a public street must include uses or design treatments at the street level that have human scale and are designed for pedestrians. New blank walls facing a public street are prohibited unless human-scale design treatments are employed.

The site plan shows the south facades of the buildings facing a public street. The black and white elevations depict a first story with brick and fiber cement building materials, and a row of three upper level windows on the fire/riser closet that is bumped out. The length of this first story façade facing 13th Ave is approximately 37 feet, 20 feet of which is a blank brick wall – dimensions 10'x20'.

The floor plans show that behind the blank wall are a stairway and garage space. Staff encourages the Board to consider modifications to the blank walls facing 13th Ave, such as vertical elements such as trellis, green wall, or glass block, or artwork.

- Add human-scale uses or design elements to the blank walls along 13th Ave.

Above-Grade Structured Parking, OMC 18.120.490
These requirements are intended to minimize negative visual impacts of parking garages or above grade structured parking in buildings. Describe how the proposed project has been designed to address the following:

Obscure the view from the ground of parked cars:

Private garages provided on ground floor of units via access through the drive lane. See conceptual floor plan. Garage doors obscured from view using the drive lane.

Provide pedestrian environment enhancements (within 10 feet of sidewalk): N/A
Provide articulation treatments:

See above description for location of garages.

Use of light shielding from street level/sidewalk:

Garage overhead doors shield any light from garage to street view.

Structured parking is defined as a building or portion of a building used for the parking of motor vehicles, which generally means, for example, stand-alone parking garages below office space, or entire buildings designed for parked cars. The project proposes off-street vehicle parking located at ground level in a separate garage in each dwelling unit. The requirement does not apply.