

Written Statement

The property located at 666-682 Hawthorne Ave NE; Taxlot Number: 073W25AA09700 is currently within the MU-III- Multi-Use III zone. Multiple family developments are permitted per Table 535-1. We are proposing adding 2 dwelling units to the existing 8 multiple family units.

CHAPTER 535. MU-III—MIXED USE-III

Sec. 535.020. Design review.

Design review under SRC chapter 225 is required for development within the MU-III as follows:

- (a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC **chapter 702**.

CHAPTER 702. MULTIPLE FAMILY DESIGN REVIEW STANDARDS

Sec. 702.010. Multiple family design review standards.

Multiple family development shall comply with all of the applicable design review standards as follows:

- (a) Multiple family development with five to 12 dwelling units shall comply with the design review standards set forth in **SRC 702.015** or the design review standards set forth in SRC 702.020.

Response: Proposed 2 new dwelling units brings total to 10

Sec. 702.015 Design review standards for multiple family development with five to twelve units.

(a) Open space standards.

- (1) To encourage the preservation of natural open space qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 20 percent of the gross site area as designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.

Response: Existing opens space exceeds minimum (8,500sf/28,400sf = 30% > 20%)

- (A) To ensure usable open space, at least one common open space area shall be provided within the development that is at least 500 square feet in size and has a minimum dimension of 20 feet for all sides.

Response: Existing private lane provides over 500sf with minimum dimension of 20ft.

- (B) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-1, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-1.

Response: no private open space proposed.

- (C) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 500-square-foot improved open space area may count as 1,000 square feet toward the open space requirement.
 - (i) Be a minimum 500 square feet in size with a minimum dimension of 20 feet for all sides; and
 - (ii) Include at least one of the following types of features:
 - a. Covered pavilion.
 - b. Ornamental or food garden.
 - c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.
 - d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).

- e. Swimming pool or wading pool.

Response: no improved open spaces proposed.

- (C) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a publicly-owned urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Response: The closest park is 0.4 miles away; section does not apply.

(b) *Landscaping standards.*

- (1) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:

Response: Subject property abuts RS zone to south, existing structures appear conforming. For the two new dwellings, we will meet this standard.

- (A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and

Response: Each new DU has roughly 30LF abutting property line, so (1) tree at each new unit to be planted. The remainder of the property is existing, and seems to be conforming.

- (B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chainlink fencing with slats shall not be allowed to satisfy this standard.

Response: The east proposed DU has an existing 6ft fence on the property line, the West proposed DU has a stepped fence going from 6ft to 3ft at the street. A new section of 6ft fence will be proposed.

- (2) Multiple family developments shall comply with the landscaping standards applicable in the underlying zone in which such developments are located.

Response: underlying zone is MU-III, and will be developed per 535.015(e)

(c) *Site safety and security.*

- (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.

Response: windows provided towards all applicable areas.

- (2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

Response: on new units, exterior lighting will be proposed.

(d) *Parking and site design.*

- (1) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

Response: no proposed parking in project.

- (2) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks. Pedestrian pathways shall be a minimum of five feet in width.

Response: Central private drive provides pedestrian access into and through the site, and connects to the city sidewalk.

(e) *Facade and building design.*

- (1) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in

Table 702-2 to provide appropriate transitions between new buildings and structures on-site and existing buildings and structures on abutting sites.

TABLE 702-2. SETBACKS ABUTTING PROPERTY ZONED RA AND RS		
Building Dimension Adjacent to Property Zoned RA and RS	Number of Building Stories	Minimum Setback
80 feet or less	1 or 2	10 feet

(A) A five-foot reduction is permitted to each required setback in Table 702-2 provided that the height of the required fence in Sec. 702.015(b)(1)(B) is increased to eight feet tall.

Response: Proposed units are set back minimum 10ft from property line abutting the RS zone.

- (2) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

Response: Proposed west unit sits approximately 8ft from the setback line, architect would propose that this is in-line with existing development on the site and adjacent properties, and meets the spirit of this section.

- (3) To orient buildings to the street, any ground-level unit, cluster of units, or interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have an architecturally defined primary building entrance facing the street, with direct pedestrian access to the adjacent sidewalk.

Response: proposed west unit sits within this 25 ft, but entrance will be oriented towards the existing private lane in continuity with existing development.

- (4) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.

Response: covered entry into each new DU will be provided by recessed entry and roof overhang.

- (5) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.

Response: no roof mounted mech equipment proposed.

- (6) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 75 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-1)

Response: proposed units do not individually exceed 75 feet in length. Existing development deemed existing non-conforming and no work proposed.