

BRAND

Land Use

Additional Findings for Adjustments

Adjustment 1: No pedestrian amenities in the setback on Grove. With the alternative street standard and planting street trees on both sides of the sidewalk, there is not room for a typical pedestrian amenity. The applicant is requesting relief from the requirement to include a pedestrian amenity within the proposed approximately 13-inch setback along Grove Street NE, proposing instead an alternative solution that meets the intent of the standard while enhancing the pedestrian experience. At the city's request, the applicant is implementing an alternative street standard and planting staggered street trees on both sides of the sidewalk. These trees, as they mature, will create a shaded canopy, transforming the sidewalk into a comfortable, visually appealing corridor that fosters an inviting pedestrian environment. The staggered street trees provide a long-term, lively enhancement that will offer shade, aesthetic value, and a sense of enclosure for pedestrians. This approach aligns with purpose of the pedestrian amenity requirement.

Adjustment 2: Middle façade recess/extensions. The applicant proposes a projection of 18 inches, which is 6 inches short of the requirement. Meeting the standard is cost prohibitive from a structural standpoint and as an alternative the design incorporates architectural sails that effectively break up the façade and add visual interest. The sails create depth, texture, and shadow. Coupled with the 18 inch projection the project achieves the standard's intent by preventing monotony and enhancing the building's visual appeal. These elements provide a dynamic and engaging design that serves the same purpose as providing the 24 inch projection while offering a more distinctive aesthetic, which is important to the Voyager's Village project.

Adjustment 3: Canopy coverage on Grove. The city has requested an alternative street standard for this project, moving the sidewalk off the property line. The applicant is incorporating staggered street trees on both sides of the sidewalk. Installing canopies over this area would conflict with the tree plantings, potentially hindering the growth and health of the trees that are essential to creating a shaded, pedestrian-friendly environment. Additionally, the project design includes a prominent pedestrian plaza at the building entrance, offering weather protection and a welcoming space for pedestrians. As proposed, the design balances the city's design standards with practical considerations, creating an engaging and weather-protected streetscape.