

Mission May Apartments – 23rd and Mission

Introduction

The proposed project consists of 96 apartment units on 2.9 acres located at Mission and 23rd Streets. Currently the site is vacant, but once was home to Curly's Dairy. The owner of this development also owns the commercial retail center at Mission, built in 2008. The projects are intended to work together and blend together. There are a total of 6 apartment buildings, three stories in height varying from 12 to 18 units per building. Parking is onsite and shared with the retail center. The site will include open area, common area and new landscaping.

Common Open Space

A variety of open space is provided throughout the site. A minimum 30% or 38,138 sf is required, of which not more than 50% can be in required setbacks and 15% in slopes greater than 25%. The chart below shows the actual areas and percentages.

	Square footage	Required	Percentage of total
Total Site Area	127,128sf		100%
Building footprint	32,640sf		26%
Vehicle pavement	30,474sf		24%
Sidewalks	9,128sf		7%
Common open Area	54,886sf	30% or 38,138 sf	43% of total
Common open Area in Setbacks	11,886sf	50% or 19,069sf	
Common open Area in Swales	3,662sf	15% or 5,720	
Private open Area in balconies	18,432sf	18,432sf	

Per (SRC) Table 702-1, at 96 units a minimum 2,250 square feet of open space with a minimum horizontal distance of 25' is to be provided. Along 23rd Street a 6,980 sf open area is provided and 2,960 sf of open space provided under the existing White Oak trees.

Children's play area, at 96 units meets the minimum at 2,000 square feet of space is required and provided. This area shall be fenced with a 30" high fence and have play equipment included.

Private space for each unit is 96 square feet at the first floor units and 48 square feet at the upper units. A total 96 sf is provided for each ground floor unit and 48 sf for the upper units. All apartment units are provided with either a patio or an elevated deck. Each private space on the

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ground level shall be visually and physical separated from the common open space through landscaping.

Landscaping

Landscaping is provided throughout the site with a mix of trees, ground cover and shrubbery. Landscaping provides screening and establishes a sense of place. A total of 64 trees are required and 103 are provided. Street trees are provided along 23rd Street. The site will also have a 6 foot high cedar fence installed around the perimeter (except street facing areas). Landscaping is provided at the entry of the buildings to enhance the front façade. Street trees are provided in the parking areas within the planter islands and every 50 feet along the perimeter.

Parking areas are not greater than 6,700 sf in between planter islands with a minimum width of 18'-0". The largest parking area is to the east of the development at 5,954 sf.

Crime prevention

The site is provided with light bollards along the walkways and path ways throughout the site. Overhead pole lights are provided in the parking areas. Landscaping is placed to avoid hidden areas. Windows are provided on all sides of the apartment buildings allowing for visual surveillance of the site.

Parking, Site Access and Circulation

The existing parking lot to the north is utilized for a portion of the required parking, a smaller parking lot is provided at the western end of the site. Pedestrian walkways interconnect all building entrances to common area amenities. All walkways are 10 feet separated from units.

Site access is provided from the existing parking area.

Direct access is provided from Building 1 to 23rd Street that it faces.

Building Mass and Façade Design

The site is flat, the buildings are three stories in height. The façade and roof lines are stepped throughout each elevation to break up the large planes. Finishes vary and are a mix of fiber cement siding, board and bat and cultured stone. The entries are recessed into the building and decks protrude from the building to help break up the mass. The units are also staggered 4'-0" between them. Of the common entrances for a typical 6 units, the upper four are provided with

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their own stair access. Windows are provided in all habitable rooms through the buildings. Windows also vary in size and location.

On Site Trash

The new development is provided with a new trash enclosure. The design and materials match that of the new apartment buildings. Access to the trash enclosure is off the existing parking area and direct forward access is provided to the trash area.

Compatibility

Ground floor entries are provided within covered alcoves. The alcoves are architecturally highlighted to define them as the entrance into the building.