

## WRITTEN STATEMENT

The property located at the corner of 17<sup>th</sup> ST SE and Oak ST SE; Taxlot Number: 073W26CD04401 is currently within the RM2- Multiple Family Residential 2 zone. Multiple family developments are permitted per Table 514-1. We are proposing 12 multiple family units.

Sec. 514.015. - Design review.

Design review under SRC chapter 225 is required for development within the RM-II 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**.

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**.

**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. **We are proposing 4,185 sf (open space area) / 17,559.8 sf (total site) = 23.8%**

(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. **We are proposing a designated 500 sf open common space area. See drawing SPR-9 for location.**

(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. **We are providing 100 sf private open spaces for the ground units and 48 sf min. private open spaces for floors 2 and 3. See drawing DR-9.**

(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 **We are proposing a designated 500 sf open common space area included inside the 4,185 sf open space area. See drawing SPR-9 for location.**

(ii)Include at least one of the following types of features:

a.Covered pavilion.

b.Ornamental or food garden. **We are proposing a food garden included inside the 4,185 sf open space area. See drawing SPR-9 for location.**

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.

(D)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. **We are located within .2 miles of Aldrich Park. We are not planning on taking the reduction to the proposed open space.**

(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:

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

(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.

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

(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. **Windows are spaced around the perimeter of the building, allowing units to have as many directional views as possible. See sheet SPR-8.**

(2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development. **Wall packs and lighting will be provided at entrances, stair well, parking areas. We are also providing security gates. See sheet SPR-10 for the site safety and security plan.**

(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. **On-site parking is located beside the buildings due to space constraints. See sheet SPR-1.**

(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. **Please see sheet SPR-1 for sidewalks and pedestrian connections.**

(e) Façade 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. **The site abuts 2 RS parcels to the East, the proposed buildings are over 20 feet away per Table 702-2**

(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. **The proposed buildings are up against the 20 foot abutting street setback. See sheet SPR-1.**

(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 a building entrance facing the street, with direct pedestrian access to the adjacent sidewalk. **All buildings are oriented toward the street, along with having entrances facing the same direction. See sheet SPR-1.**

(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. **We are proposing a shared front porch for each building which contains 4 units. See elevations A/SPR-8.**

(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. **We are not proposing any roof top units.**

(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) **The proposed horizontal building length is 62 feet. See A/SPR-8 and D/SPR-8.**