

WRITTEN STATEMENT - 4345 SUNNYSIDE RD

DESIGN REVIEW – CLASS 1

SITE PLAN REVIEW – CLASS 3

October 21, 2022

Project Description:

Develop a new 3-story, 24-unit multi-family community at 4345 Sunnyside Rd SE. The subject property is currently zoned Commercial Office (CO) and consists of approximately 44,867 square feet (1.03-acres).

A multiple-family development is permitted outright in the CO zone but is subject to the Multiple Family Design Review Standards of Chapter 702.

Below are responses to the applicable review and decision criteria found in Unified Development Code (UDC) chapters of the Salem Revised Code (SRC).

220.005 (f)(3) Class 3 site plan review.

An application for Class 3 site plan review shall be granted if:

(A) The application meets all applicable standards of the UDC;

Applicant Response: The proposed development meets the requirements of UDC with the exception of the requested adjustments, as detailed below.

(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;

Applicant Response: The proposed development is located along the frontage of Sunnyside Rd and will be designed to provide efficient circulation of traffic into and out of the proposed development. Any potential negative impacts, though none have been identified, will be mitigated adequately.

(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and

Applicant Response: The proposed development has been designed to provide safe and efficient vehicle, pedestrian, and bicycle users.

(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Applicant Response: The proposed development is located along a major arterial with access to City water, sewer, stormwater facilities, electricity, and phone/internet services as shown on the civil plans. The application complies with this criterion.

SRC 804.025 – Class 2 driveway approach permit

(d) Criteria. A Class 2 driveway approach permit shall be granted if:

(1) The proposed driveway approach meets the standards of this chapter and the Public Works Design Standards;

Applicant Response: The proposed driveway approach has been designed to comply with the standards of this chapter and the Public Works Design Standards.

(2) No site conditions prevent placing the driveway approach in the required location;

Applicant Response: There are no known site conditions that would prevent placing the driveway approach at the proposed location.

(3) The number of driveway approaches onto an arterial are minimized;

Applicant Response: There is proposed to be a single driveway approach for vehicle ingress/egress from Sunnyside Rd. The subject property does not front any other public streets.

(4) The proposed driveway approach, where possible:

(A) Is shared with an adjacent property; or

Applicant Response: There are no adjacent properties with a driveway that could be shared. Adjacent properties are residential and commercial.

(B) Takes access from the lowest classification of street abutting the property;

Applicant Response: The only public street for which the subject property could take access is Sunnyside Rd.

(5) The proposed driveway approach meets vision clearance standards;

Applicant Response: The proposed driveway approach has been designed to meet vision clearance standards.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Applicant Response: The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Applicant Response: The proposed driveway approach would not result in significant adverse impacts to the vicinity.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Applicant Response: The proposed driveway approach would minimize impact to the functionality of adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant Response: The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

CHAPTER 225. - DESIGN REVIEW

(e) Criteria.

(1) A Class 1 design review shall be approved if all of the applicable design review standards are met.

(2) A Class 2 or Class 3 design review shall be approved if all of the applicable design review guidelines are met.

Applicant Response: The proposed development meets all of the applicable design standards for a Class 1 design review.

Adjustments Requests:

Adjustment #1 (A1 on Site Plan) – Reduced Vehicle Parking Setback (SRC 702.020(d)(3))

(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or

(ii) Equally or better met by the proposed development.

Applicant Response: This request is to reduce the vehicle use are setback from 20 feet to 15 feet along the southwest portion of the site that is adjacent to the RS zone. The purpose of this development standard is to provide horizontal separation between commercial parking uses and adjacent residential uses. Applicant is proposing to install an 8' tall cedar fence to provide additional screening height to obscure view and create more privacy for the adjacent residential zone. The purpose underlying the specific development standard is equally met with the proposal for fencing above the minimum height requirement of 6 feet.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant Response: The subject property is not located within a residential zone.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Response: Five (5) adjustments total are being requested. The cumulative effect of all the adjustments would still result in a project that is consistent with the overall purpose of the zone.

Adjustment #2 (A2 on Site Plan) – Tree Canopy Spacing Along Perimeter of Parking Areas – (SRC Figure 702-3)

(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or

(ii) Equally or better met by the proposed development.

Applicant Response: This request is to reduce the total number of canopy trees along the perimeter of the parking area due to site constraints. Wider than minimum landscape islands have been installed as a way to make up for the reduced perimeter plantings. This development standard is equally met with the proposal to widen the landscape islands.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant Response: The subject property is not located within a residential zone.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Response: Five (5) adjustments total are being requested. The cumulative effect of all the adjustments would still result in a project that is consistent with the overall purpose of the zone.

Adjustment #3 (A3 on Site Plan) – Landscape Width on South Side of Property (SRC 521.010(b) and Table 521-3.)

(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or

(ii) Equally or better met by the proposed development

Applicant Response: This request is to reduce the landscape buffer width due to site width constraints. A 6-foot-tall cedar fence is proposed in order to provide screening and privacy for adjacent properties to the south in lieu of the setback. Additionally, the proposed landscaping areas is 38% which exceeds the minimum landscaping area of 15%. This development standard is better met by the proposed increased landscape area and 6-foot cedar fencing.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant Response: The subject property is not located within a residential zone.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Response: Five (5) adjustments total are being requested. The cumulative effect of all the adjustments would still result in a project that is consistent with the overall purpose of the zone.

Adjustment #4 (A4 on Site Plan) – Driveway Spacing (804.035(D))

(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or

(ii) Equally or better met by the proposed development.

Applicant Response: This request is to allow a reduction to the driveway spacing standard. The proposed driveway is proposed as far south on the subject property as possible to maximize space. A sight distance analysis has been completed by a licensed civil engineer showing that the proposed driveway will have adequate sight distance of oncoming traffic. The proposal equally meets the underlying development standard.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant Response: The subject property is not located within a residential zone.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Response: Five (5) adjustments total are being requested. The cumulative effect of all the adjustments would still result in a project that is consistent with the overall purpose of the zone.

Adjustment #5 (A5 on Site Plan) – Reduce Building Setback Abutting Street from 12' to 6' (SRC TABLE 521-3)

(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or

(ii) Equally or better met by the proposed development.

Applicant Response: This request is to reduce the building setback abutting a street from 12' to 6'. Due to the site topography, a reduced setback is needed to meet accessibility requirements for the site.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant Response: The subject property is not located within a residential zone.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Response: Five (5) adjustments total are being requested. The cumulative effect of all the adjustments would still result in a project that is consistent with the overall purpose of the zone.

CHAPTER 521. - CO—COMMERCIAL OFFICE

Sec. 521.005. - Uses.

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CO zone are set forth in Table 521-1.

Applicant Response: Pursuant to Table 521-1 Uses, multiple family is allowed as a permitted use in the CO zone.

Sec. 521.010. - Development standards.

Development within the CO zone must comply with the development standards set forth in this section.

(a) Lot standards. Lots within the CO zone shall conform to the standards set forth in Table 521-2.

Applicant Response: Pursuant to Table 521-3 Lot Standards, multiple family developments of 6 or more units require a minimum of 1,000 sq. ft. for each dwelling unit with no more than 2 bedrooms in a 2, or more, story structure. The proposed development site consists of approximately 44,867 square feet. Therefore, a maximum of 44.867 units could be allowed ($44,867 / 1000 = 44.867$). The proposed development includes a request for 24 units which is below maximum allowed. The application complies with this criterion.

Sec. 800.055. - Solid waste service areas

Applicant Response: The proposed solid waste service areas comply with the standards in 800.055. See details on sheet A1.1 for enclosure dimensions.

CHAPTER 702. - MULTIPLE FAMILY DESIGN REVIEW STANDARDS

Sec. 702.001. - Purpose.

The purpose of this chapter is to establish design review standards for multiple family development.

Sec. 702.005. - Multiple family design review.

(a) Except as provided under subsection (b) of this section, and unless otherwise provided in the UDC, design review under SRC chapter 225 is required for all multiple family development.

(b) Exceptions. Multiple family design review is not required for:

(A) Multiple family development within a mixed-use building.

(B) Multiple family development within:

(i) The Central Business District (CB) Zone.

(ii) The South Waterfront Mixed-Use (SWMU) Zone.

(iii) The Neighborhood Center Mixed-Use (NCMU) Zone.

(iv) The Broadway/High Street Retail Overlay Zone (v) The Broadway/High Street Housing Overlay Zone.

(vi) The General Retail/Office Overlay Zone.

(vii) The Front Street Overlay Zone.

(viii) The Riverfront High Density Residential Overlay Zone.

(ix) The Riverfront Overlay Zone.

(x) The Salem Downtown Historic District.

(xi) The Public and Private Health Services (PH) Zone.

(xii) The Mixed Use-I (MU-I) Zone.

(xiii) The Mixed Use-II (MU-II) Zone.

(xiv) The West Salem Central Business District (WSCB) Zone.

Applicant Response: The proposed development does not fall within any of the exceptions as noted in 702.005(b), therefore design review under Chapter 225 is required.

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.

(b) Multiple family development with 13 or more dwelling units shall comply with the design review standards set forth in SRC 702.020.

Applicant Response: The proposed multi-family development will include 24 units. Therefore, the design review standards set forth in SRC 702.020 shall apply to this proposed development.

(c) The design review standards set forth in this chapter are in addition to, and not in lieu of, all other applicable development standards in the UDC. Where the design review standards conflict with the development standards in the UDC, the design review standards shall be the applicable development standard.

(Ord. No. 1-20 , § 2(Exh. B), 2-24-2020)

Applicant Response: The applicant is not aware of any explicit conflicts between Chapter 702 and other chapters of the UDC.

Sec. 702.020 - Design review standards for multiple family development with thirteen or more units.
modified

(a) Open space standards.

- (1) To encourage the preservation of natural open 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 30 percent of the gross site area in 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.

Applicant Response: The proposed development includes 45.9% of the site as permanently reserved open space.

- (A) To ensure usable open space that is of sufficient size, at least one common open space area shall be provided that meets the size and dimension standards set forth in Table 702-3.

TABLE 702-3. COMMON OPEN SPACE AREA SIZE AND DIMENSIONS

Number of Dwelling Units	Minimum Open Space Area Size	Minimum Horizontal Dimension
13 to 20	750 sq. ft.	25 ft.
More than 20	1,000 sq. ft., plus an additional 250 sq. ft. for every 20 units, or portion thereof, over 20 units.	25 ft.

Applicant Response: Based upon Table 702-3 above, the minimum open space requirements would be 1,000, plus an additional 250 sq. ft. for every 20 units, or portion thereof, over 20 units. The minimum horizontal dimension of each open space area is 25 feet. Therefore, a total of 1,012.5 sq. ft. is required for 24 units.

The proposed Open Areas Plan, Sheet A1.2, includes one large common open space area with a playground structure. The total open area consists of 1500 sq. ft. The proposed development exceeds the minimum open space area size and meets the minimum horizontal dimension of 25 feet.

- (B) To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.

Applicant Response: The entire common open space area is located on land with slopes less than 25%. The proposed grading plan, Sheet C2.0, for specific information about the elevations near the play area. The difference is approximately 2-4 feet in elevation change throughout the 1,500 sq. ft. common open space area.

- (C) 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 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.

TABLE 702-4. PRIVATE OPEN SPACE SIZE AND DIMENSIONS

Location of Dwelling Unit	Minimum Open Space Area Size	Minimum Dimension
Not more than 5 feet above finished grade	96 sq. ft.	6 ft.

More than 5 feet above finished grade	48 sq. ft.	6 ft.
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Applicant Response: The proposed common open area on the west end of the site would be 1,500 sq. ft. which meets the requirements of Table 702-3. The private open space areas and common open space areas are depicted on the Open Areas Plan, Sheet A1.2. The ground floor units include private open spaces areas of between 98 square feet and 128 square feet. The minimum private open space dimension is 6 feet or greater.

(D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

Applicant Response: Each proposed dwelling will include private open space directly accessible through a doorway in the unit. See Sheets A3.1, A3.2, A3.3, and A3.4 for details.

(E) 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 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.

(i) Be a minimum 750 square feet in size with a minimum dimension of 25 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.

Applicant Response: The proposed common open space area includes a conceptual playground structure, but the area is not proposed to be fenced.

(F) 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 public 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.

Applicant Response: The proposed development is located approximately 0.24 miles from Woodmansee Park, measure from the southern edge of the subject property and following the route along Sunnyside Road south to the edge of Woodmansee Park. No proposed reductions to the open space requirement are requested from the minimum.

(b)Landscaping standards.

(1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.

Applicant Response: The gross site area is 44,867 square feet. Therefore, 44,867 sq. ft. / 2,000 sq. ft. / tree = 22 trees minimum required. The proposed landscape plan, Sheet L1.1 include 22 trees.

(2)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

Applicant Response: The northwestern and southwestern portions of the subject property are adjacent to the RS zone. The northwestern portion lies near a riparian area of a creek. The area is proposed to remain undisturbed and the existing trees and vegetation will provide substantial screening between the RS zone and subject property.

The southwestern portion of the property has approximately 60 feet that is adjacent to the RS zone. The proposed landscape plan, Sheet L1.1, shows two (2) Columnar European Hornbeam trees of 1.5" caliper. This is a ratio 1 tree every 30 linear feet which meets the minimum of 1 tree every 30 linear feet.

(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 be not allowed to satisfy this standard.

Applicant Response: A 6-foot tall cedar fence is proposed along the northern and southern portions of the property, except for in the area of the riparian area which shall remain undisturbed.

(3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.

Applicant Response: The primary entryway to each dwelling unit includes a minimum two plant units. Details of the proposed plantings can be found on Sheet L1.1.

(4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

Applicant Response: The proposed plantings are shown below and are listed within the proposed Landscape Plan, Sheet L1.1

North Bldg. Wall (150 l.f.) $150 / 60 = 2.5 \times 10 = 25$ PU required
 Shade tree (1) x 10 PU= 10 PU
 Conifer (1) x 5 PU= 5 PU
 Ornamental Trees (5) x 2 PU= 10 PU
 Total 25 PU

West Bldg. Wall (72 l.f.) $72 / 60 = 1.2 \times 10 = 12$ PU required
 Shade tree (1) x 10 PU= 10 PU
 Conifers (3) x 5 PU= 15 PU
 Ornamental Tree (1) x 2 PU= 2 PU
 Total 27 PU

Note- 7 PU are located within 25 ft. of building due to play area.

South Bldg. Wall (150 l.f.) $150 / 60 = 2.5 \times 10 = 25$ PU required
 Shade trees (2) x 10 PU= 20 PU
 Conifer (1) x 5 PU= 5 PU
 Total 25 PU

East Bldg. Wall (72 l.f.) $72 / 60 = 1.2 \times 10 = 12$ PU required
 Shade trees (4) x 10 PU= 40 PU
 Note- Street trees used for shade trees due to close proximity building to public sidewalk. Trees are not feasible in front of building.

(5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.

Applicant Response: The proposed plantings are shown below and are listed within the proposed Landscape Plan, Sheet L1.1

North Bldg. Wall (150 l.f.) $150 / 15 = 10$ PU
 Large shrubs (3) x 2 PU= 6 PU
 Medium/small shrubs (18) x 1 PU= 18 PU
 Total 24 PU

West Bldg. Wall (72 l.f.) $72 / 15 = 5$ PU
 Medium/small shrubs (15) x 1 PU= 15 PU

South Bldg. Wall (150 l.f.) $150 / 15 = 10$ PU
 Large shrubs (4) x 2 PU= 8 PU
 Medium/small shrubs (19) x 1 PU= 19 PU
 Total 27 PU

East Bldg. Wall (72 l.f.) $72 / 15 = 5$ PU
 Medium/small shrubs (12) x 1 PU= 12 PU
 Grasses (5) x 1 PU= 5 PU
 Total 23 PU

(6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

Applicant Response: Ground level private open space is separated by perimeter landscaping by means of a low hedge to maintain security and visibility.

(7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).

(A) A minimum of one canopy tree shall be planted within each planter bay.

Applicant Response: The parking perimeter consists of approximately 220 linear feet (l.f). Therefore, 220 l.f./ 50 l.f. / tree = 4.4 or five (5) canopy trees. The proposed site landscaping includes 5 (five) canopy trees within planting bays inside the parking areas.

(B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces. (see Figure 702-3).

Applicant Response: The proposed parking lot layout includes a landscaped planter bay spaced every 12 auto parking spaces or less. See proposed Site Plan, Sheet A1.1.

FIGURE 702-3. CONCEPTUAL PARKING AREA LAYOUT

702-3A

(8)Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC chapter 806.(c) Site safety and security.

Applicant Response: This criterion is acknowledged and understood.

(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.

Applicant Response: All habitable rooms include windows that face common open space, parking areas, and pedestrian paths.

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

Applicant Response: Lighting will be provided to illuminate all exterior dwelling unit entrances, parking areas, and pedestrian paths.

(3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

Applicant Response: No fences, walls, or plant materials are proposed between street-facing dwelling units and public or private streets.

(4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Applicant Response: Landscaping and fencing adjacent to common open space, parking, areas, and dwelling unit entryways shall be maintained to a maximum height of three feet.

(d) Parking and site design.

- (1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).

Applicant Response: The proposed parking lot layout includes landscaped planter bays that are a minimum of nine (9) feet in width. See dimensions on Sheet A1.1.

- (2) 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.

Applicant Response: The proposed parking areas are located on the southern portion of the property with no parking areas between the proposed dwelling units and the street. See Sheet A1.1 for details.

- (3) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.

Applicant Response: The proposed development is located adjacent to RS-zoned properties along the northwestern and southwestern portion of the subject property. The parking areas would be located downhill from adjacent residential zones and would minimize visual impacts on abutting residential properties.

- (4) 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.

Applicant Response: The proposed development includes pedestrian pathways that connect the buildings to the common areas, parking areas, and public sidewalk at Sunnyside Rd. See Sheet A1.1 for details.

(e) Façade and building design.

- (1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

Applicant Response: The longest portion of the building is approximately 72 feet, which is less than the maximum of 150 feet in the criterion above. See Sheet A1.1 for details.

- (2) 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 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.

TABLE 702-5. SETBACKS ABUTTING PROPERTY ZONED RA AND RS

Number of Building Stories	Minimum Setback
1	Min. 1 foot for each 1 foot of building height, but in no case less than 14 ft.
2 or more	Min. 1 foot for each 1 foot of building height, but in no case less than 20 ft.

Applicant Response: The proposed development is adjacent to RS-zoned properties at the northwestern and southwestern corners of the property. The proposed structures are 3-stories in height and are not adjacent to an RA or RS zoned property.

- (A) A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.020(b)(2)(B) is increased to eight feet tall.

Applicant Response: The proposed development is adjacent to RS-zoned properties at the northwestern and southwestern corners of the property. The proposed structures are 3-stories in height and are not adjacent to an RA or RS zoned property.

- (3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Applicant Response: The proposed development is adjacent to RS-zoned properties at the northwestern and southwestern corners of the property. The proposed dwelling units include sight-obscuring railings on balconies located on the 2nd and 3rd level of the structure. Details are shown on the proposed elevations, Sheet A6.1

- (4) 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.

Applicant Response: The proposed structure nearest to Sunnyside Rd has approximately 41.7% of the sites buildable width located at the 12-foot setback line.

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

Applicant Response: The proposed development includes ground-level units with patios facing the street that could be used as unit entrances.

(6) 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.

Applicant Response: An architecturally defined entry areas is provided for each ground level dwelling unit. See Sheet A6.1 for details.

(7) 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.

Applicant Response: Rooftop-mounted mechanical equipment will be screened from ground level.

(8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 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 702-4).

Applicant Response: The building roof heights include differences in elevation of at least 4 feet and do not exceed a horizontal length of 100 feet.

(9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.

- (A) Offsets (recesses and extensions).
- (B) Covered deck.
- (C) Covered balcony.
- (D) Cantilevered balcony, provided at least half of its depth is recessed.
- (E) Covered entrance.

Applicant Response: The maximum building length is approximately 149 feet, 4 inches. Covered entrances are provided to each ground-level unit. See proposed elevations, Sheet A6.1.

FIGURE 702-5. EXAMPLE OF DESIGN ELEMENTS FOR ARTICULATION

(10) To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):

- (A) Change in materials.
- (B) Change in color.
- (C) Molding or other horizontally-distinguishing transition piece.

Applicant Response: Changes in material and changes in color are included to break up the vertical mass of the building and distinguish the first level from upper floors. See proposed elevations on Sheet A6.1.

If you have any questions or need any additional information, please contact me at (503) 399-1090 or by e-mail at samt@lenityarchitecture.com. Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel A. Thomas".

Samuel A. Thomas

Senior Land Use Specialist