

# **MWSH TITAN HILL PROPERTY LLC**

## **Salem, Oregon**

A Land Use Application for:

**Type III Process**  
**SRC 225.010 – Design Review**  
Type III Process

Applicant:  
**MWSH Titan Hill Property LLC**

Project:  
Titan Hill Muti-Family Residential

Re-submitted:  
**January 20, 2023**

Prepared by:  
**MWSH Titan Hill Property LLC**

**Applicant & Property Owner**

**MWSH Titan Hill Property LLC**

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**Tax Lot Information:**

Tax Map: 087W17B0-00400 (a portion)

**Lot Area:**

24.84 acres

**Current Zoning District:**

RM-II (Multiple Family Residential)

**Current Comprehensive Plan  
Designation**

MFR (Multi Family Residential)

**Attachments:**

**(50) Land Use Application – Class III / Site Plan Review – SRC 225.005**

**(51) Ownership Verification:**

**Vesting Deed – MWSH Titan Hill Property LLC**

**LLC Operating Agreement – MWSH Titan Hill Property LLC**

**(54) Application Narrative**

**(60) Site Plan**

**(61) Existing Conditions Plan**

**(62) Preliminary Utility / Stormwater Plan**

**(63) Preliminary Landscape Plan**

**(64) Building Elevations (a/b/c)**

**(65) Preliminary Grading**

**(68) Tree Preservation Plan (a/b/c/d)**

**(69) Open Space Plan (a/b/c)**

**(71) TIA (Traffic Impact Analysis)**

**(73) Stormwater Report**

**(74) Geotechnical Report**

## Project Description

MWSH Titan Hill Property LLC owns approximately 36.72 acres - 2100 Block of Doaks Ferry Road NW in Salem, Oregon (TL 073W17B 00400). This portion of the development consists of 5 of the 6 lots subdivision (pending) approximately 24.84 acres. It is located on the northerly portion of TL 400. This site will consist of 32, three story multi-family residential buildings and 3, two- and three-story townhome buildings, a resident clubhouse, recreation areas, amenities, parking, and stormwater facilities. This site may be constructed in multiple phases.

The following statement addresses the applicable Design Review Standards in the SRC Chapter 702 (Multiple Family Design Review). Information provided on the site plans for the Design Review application further address applicable code requirements.

On June 23, 2022, a Pre-Application Conference (PRE-AP-22-69) was held with the applicant and City staff to discuss the development of the subject property.

### Current Land-Use Approvals:

\*Annexation 2007 ANCX-628

\*Minor Comprehensive Plan Change, Neighborhood Plan change and Zone change No. CPC-ZC21-06

\*Application for Validation of Unit of Land VUL21-04 – Approved / Plat Pending

The subject property 36.72 acres identified as Polk County Tax Parcel 073W17B-00400, The proposed development will access Doaks Ferry Road NW, (minor arterial) on the east boundary and Landaggard Drive NW (currently a collector street) along the northwest boundary of the proposed subdivision. Additionally, the primary access will be via "A" / Colorado street (collector street) will be developed from Doaks Ferry Road traversing the site to the NE edge of the site, with connection to Landaggard. Landaggard will also be extended to the northern edge of this site. Topographically, the site is characterized as gently to moderately sloping terrain (10 to 25 percent) descending downward towards the east/northeast with overall topographic relief estimated at about one hundred and forty (140) feet and ranges from a low about Elevation 272 feet near the easterly portion of the subject site to a high of about Elevation 412 near the northwesterly portion of the site.

The site is bordered on south by Orchard Height Road NW, and by Landaggard Drive NW along a portion of the west side of the parcel.

The subject property is located within the Salem City limits and the Urban Growth Boundary.

The surrounding properties are zoned and used as follows:

North: Outside the city limits Polk County Zoning Suburban Residential Zone

East: RA (Residential Agriculture) and PA (Public Amusement)

South: RA (Residential Agriculture) and PE (Public Private Education).

West: RA (Residential Agriculture)

The applicant is requesting to meet all Design Review Standards, with an adjustment to (Building Length) under SRC 702.020(e) and SRC 803.030 Street Spacing-Block Length).

Multiple Family Residential (RM-II)-SRC Chapter 514

**Sec. 514.010. - Development standards.**

**(b) Lot standards.** Lots within the RM-II zone shall conform to the standards set forth in Table 514-2.

Requirement	Standard
Lot Area - minimum	6000 sq.ft.
Lot Width - minimum	40 ft.
Lot Depth - minimum	80 ft.
Street Frontage - minimum	40 ft.

Applicant Findings: All proposed parcels meet or exceed the standards as set forth. Therefore, this standard has been met

**(c) Dwelling unit density.** Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514-3.

**Minimum Density - 15 DU per acre**  
**Maximum Density - 31 DU per acre**

Applicant findings: the residential density is 17.6 dwelling units per acre. Therefore, this standard has been met

**(d) Setbacks.** Setbacks within the RM-II zone shall be provided as set forth in Tables 514-4 and 514-5. & 702-2

Requirement	Standard
Buildings	Min. Min. 1 ft. for each 1 ft. of building height, but in no case less than 20 ft.
Accessory Structures	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft.
Zone to Zone	Min. 10 ft. / Type C - Landscape Buffer
Vehicle Use Areas	Min. 12 ft.

Applicant Findings: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan (see exhibit 60). Therefore, all setback requirements have been met. Setbacks are shown on the tentative plan.

**(e) *Lot coverage; height.* Buildings and accessory structures within the RM II zone shall conform to the lot coverage and height standards set forth in Table 514-6.**

**Lot Coverage, Building and accessory structures: Max 60%**

Applicant Findings: All building and accessory structures cover 213,389 sq.ft. (19%) of the site. See Exhibit 60). Therefore, building coverage requirements have been met.

**Height: Buildings**

**All uses Max. 50 ft.**

**Apartment Buildings:**

- Building 1 - 36' 8" in height (measured to the highest point)
- Building 2 - 39' 4" in height (measured to the highest point)
- Building 3 - 36' 8" in height (measured to the highest point)
- Building 4 - 39' 4" in height (measured to the highest point)
- Building 5 - 39' 4" in height (measured to the highest point)
- Building 6 is 38' 4" in height (measured to the highest point)
- Building 7 - 39' 4" in height (measured to the highest point)
- Building 8 - 39' 4" in height (measured to the highest point)
- Building 9 - 36' 8" in height (measured to the highest point)
- Building 10 - 40' 1" in height (measured to the highest point)
- Building 11 is 27' 2" in height (measured to the highest point) – 2 story, Town Home (6 Units)
- Building 12 is 37' 7" in height (measured to the highest point)
- Building 13 - 36' 8" in height (measured to the highest point)
- Building 14 - 39' 4" in height (measured to the highest point)
- Building 15 - 38' 5" in height (measured to the highest point)
- Building 16 - 36' 8" in height (measured to the highest point)
- Building 17 - 40' 1" in height (measured to the highest point)
- Building 18 is 27' 9" in height (measured to the highest point) – 3 story, Town Home (2 Units)

Building 18a is 36' 4" in height (measured to the highest point) – 2 story, Town Home (2 Units)

Building 19 - 40' 1" in height (measured to the highest point)

Building 21 - 39' 4" in height (measured to the highest point)

Building 22 - 36' 8" in height (measured to the highest point)

Building 23 - 40' 1" in height (measured to the highest point)

Building 24- 38' 5" in height (measured to the highest point)

Building 25- 38' 5" in height (measured to the highest point)

Building 26- 38' 4" in height (measured to the highest point)

Building 27 - 40' 1" in height (measured to the highest point)

Building 28- 38' 4" in height (measured to the highest point)

Building 29 - 36' 8" in height (measured to the highest point)

Building 30- 39' 4" in height (measured to the highest point)

Building 31 - 40' 1" in height (measured to the highest point)

Building 32 - 38' 8" in height (measured to the highest point)

Building 33 - 40' 1" in height (measured to the highest point)

Building 34 - 39' 4" in height (measured to the highest point)

Building 35 - 37' 7" in height (measured to the highest point)

Clubhouse - 25' 5" in height (measured to the highest point)

Note: The Clubhouse is classified as an accessory building, its design exceeds the 15' height standard. The applicant is submitting for an adjustment to this height standard.

Applicant Findings: Maximum building height allowed in the RM II zone is 50'. All proposed buildings are in compliance with the requirements of the Code.

**(f) *Maximum square footage for all accessory structures.*** In addition to the maximum coverage requirements established in Table 514-6, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 514-7.

Applicants Findings: the applicants site plan addresses and meets standards for square footage of accessory structures (see site plan Exhibit 60)

Therefore, this criteria is met.

**Sec. 514.020.**

**(g) Landscaping.**

**(1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC [chapter 807](#).

**(2) Vehicle use areas.** Vehicle use areas shall be landscaped as provided under SRC chapters [806](#) and [807](#).

**(3) Development site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC [chapter 807](#). Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.

Applicants Findings the applicants landscape plan address standards for setbacks, vehicle use and minimum of landscaped areas (see landscape plan Exhibit. 63) Therefore, this criteria is met.

***(h) Outdoor storage. Within the RM-II zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.***

Applicants Findings the only outdoor storage on site is the trash / recycle area, applicants landscape plan address standards for screening of this outdoor storage area. (See landscape plan Exhibit. 63) Therefore, this criteria is met.

**Sec. 806.015. Amount off-street parking.**

**Multiple family Table 806-1: 1 space per multiple family dwelling unit.**

Applicant Findings: The development is for 426-apartment units and 10 townhomes Code requires 1 vehicle parking space for per apartment dwelling unit.

The applicant is required to provide a minimum of 436 on-site vehicle parking spaces for the apartments and town homes, as shown on the site plan, 782 on-site parking spaces are being provided.

Parking: 436 required

529 Standard Parking Stalls  
239 Compact Parking Stalls  
14 Handicap Parking Stalls  
782 Total Parking Stalls



Adequate parking has been provided throughout the development with approximately 1.79 parking spaces per dwelling unit. This exceeds the maximum standard of 1.75 parking spaces per dwelling unit (Sec. 806.015(d)) therefore the applicant has submitted for an adjustment for this increase

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the residents. A total of 44 bicycle parking spaces are required. 45 have been provided on-site.

Recycling (Exhibit 60 / Site Plan) There is one trash/recycle area provided, centrally located within the development.

Trash receptacles are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall.

Stormwater: As stated in the Preliminary Drainage Report dated August 7, 2022, the proposed "design will conform with City of Salem requirements for both detention and water quality". The Preliminary Drainage Report dated August 7, 2022, has been submitted as part of this proposal. The detention basins for the site are located along the eastern portion of the development. Therefore, meeting the requirements of the Public Works Department.

Landscaping: The RM-II zone requires that 15% of the site be landscaped. The net developable area is 914,800 square feet in size with 356,367 square feet of landscaping throughout. Therefore, the development provides 38.9% landscaping throughout the site.

Trees: There are 326 trees currently identified on the site. The site design has considered the locations of the existing trees to preserve as many trees as possible as well as enhancing the site. Applicant proposes to retain 88 trees and remove 238 trees.  
(See Tree Conservation Plan Exhibit 69 REV2)

#### Multiple Family Design Review Standards- Chapter 702

##### **702.020(a):**

**702.020(a)(1) Open Space (Sheet SDR4):** In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

**Per the code the proposed development shall provide a minimum 30% open space.**

Applicants finding: The minimum open space area required for this development is 343,654 square feet of the net developable area. The portion of the subject property being developed is zoned RM II and is 1,145,512.89 (26.3 acres) square feet in size with 396,510.25 square feet of open space, including landscaped areas, a tot lot, and a sports court. Therefore, totaling 36% open space.

Site Area:

Boundary: 1,703,187 square feet (39.1 acres)

Site: 1,145,512 square feet (26.3 acres)

Developable: 1,703,187 square feet (39.1 acres)

Open Space-396,510.25 square feet. (36%)

Therefore, this standard has been met.

(See attached site plan Exhibit 60 and open space plan Exhibit 68).

**702.020(a)(1)(A) Common Open Space Area Size and Dimensions (Exhibit):**

The applicant is proposing a development consisting of 426 apartment units and 10 town home units as shown on the site plans. The apartments and town homes will be developed with the RM II zoned portion of the site that consists of 24.84 acres.

**Per Table 702-3**, the minimum open space area required for this development is 6500 square feet of the site. The portion of the subject property being developed is zoned RM II and is 1,124,520.89 square feet (26.3 acres) feet in size with 279,500 square feet of common open space, including landscaped areas, a tot lot, a sports court, a recreation building and pool. Therefore, totaling 30.5% open space. o accommodate the common open space requirement for the of this development "Tot Lot, Sport Court and clubhouse amenities proved 16,915 sq. ft. of common open space area (See Open Space Plan Exhibit 68c)

Development: (436-units): 6500 square feet of common open space required (See Open Space Plan 68c)

Site Area- 1,145,512.89 square feet (26.3 acres)

Open Space- 279,500 square feet. (30.5%)

Open Space w/in Perimeter Setbacks- 141,117.98 (12%)

Landscaped Areas-356,367 square feet (38.9%)

Landscape w/in Parking 19,208.63 square feet (1.6%)

**702.020(a)(1)(B):** As shown on the site plan all open space is usable open space. The existing conditions plan, and grading plan identify all the slopes throughout the site. (See Exhibits, 60,65 & 68).

**702.020(a)(1)(C) and (D):** Private Open Space: All units will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 48 square feet in size, with no dimension less than 6 feet. All private open space areas are located contiguous to the dwelling unit and will be screened with 5-foot-high landscaping. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

**702.020(a)(1)(E):** In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that usable open space is an integral part of the overall development design.

As shown on the site plan, there is usable open space area located within the development. Open space amenity areas include a covered pavilion, sport court, tot lot play area and a swimming pool, (See Open Space Plan Exhibit 68).

**702.020(a)(1)(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 findings: Due to the location of the development, there are no qualified parks located within ½ a mile of the subject property. However, the proposed development will have adequate open space areas on-site.

**702.020(b)(1) and 702.020(b)(2) 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.**

**(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**

**(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. Chain-link fencing with slats shall be not allowed to satisfy this standard.**

Applicants Response: Landscape meeting the standards for 702.020(b)(2) is included the landscape design (see Exhibit 63). Additionally, landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 356,367 square feet of landscaped area throughout the site. Fencing will be added in areas as need to provide adequate screening and buffers. Therefore, 38.9% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met. See attached landscape plans (Exhibit 63).

A permanent underground irrigation system will be provided when development plans are final.

Trees:

There are 326 trees located on the subject property. There are 238 trees are designated for removal and there are 8 trees designated to remain.

The applicant is submitting a tree variance as a part of this land use process.

**702.020(b)(3), (4), (5):**

**(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.**

**(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.**

**(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.**

Applicants Findings: Landscaping has been provided around the proposed buildings as shown on the plans meeting the landscape design requirements. (See Exhibit 63)

**702.020(b)(6):**

**(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.**

Applicants Findings: All private ground level open space areas are located contiguous to the dwelling unit and will be screened with 5-foot-high landscaping. This will help to ensure privacy for the patio areas designated as private open space for residents. (See Exhibit 63)

**702.020(b)(7) and (8):**

**(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.**

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

**(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.**

Applicant Findings: All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 18,208.63 square feet of landscaping within the parking areas. This does not include the landscaped areas surrounding the parking areas.

**(8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC chapter 806.**

Applicants Findings: The proposal is for 426-Apartment units and 10 town home units; therefore, the development is exempt from the requirements of SRC 806.035(d)(2).

**702.020(c)(1) and (2) Site Safety and Security Standards:**

**(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.**

**(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.**

Applicants Findings: All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

**702.020(c)(3) and (4):**

**(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.**

**(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.**

Applicants Findings: Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstructs visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

**702.020(d)(1), (2), and (4)**

**(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).**

**(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.**

**(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.**

Applicants Findings: Parking and Site Design Standards: The subject property has street frontage on "A" St / Colorado Drive. Internal driveways are proposed within the development.

As shown on the site plan (Exhibit 60) some of the parking areas are greater than 6,700 square feet in area. In order to minimize large expanses of continuous pavement, 9-foot wide planter islands have been provided a maximum of every 12 parking spaces. Therefore, meeting the code.

All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development. In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 18,208.63 square feet of landscaping within the parking areas.

Parking Area Landscaping-18,208.63 square feet (1.6%)

This does not include the landscaped areas surrounding the parking areas.

The development does provide setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses.

Therefore, meeting this standard.

**702.020(e)(1) through (8) Façade and Building Design: These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries, and yards to public streets.**

**(e) Façade and building design.**

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

Each buildings is designed with offsets that break up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated into the design adding some visual element to the buildings. Therefore, breaking up the long building length. The height and length of the buildings and structures conform to the measuring requirements in code,

**(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.**

**(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.**

Applicants response 702.020(e)(2) and (3) : The buildings in areas abutting RA or RS zone will provided sight-obscuring railings, landscape buffers, and 8' fencing where appropriate . (See Exhibits 60 63 & 64a)

**(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.**

Adjustment request:

Due to the extensive topographical challenges for this site, onsite stormwater facilities and potential retaining walls that prohibit the buildings identified in this adjustment from meeting the direct pedestrian access standards of the code. Therefore an adjustment is being submitted for Buildings 1, 2, 3, 29, 30

**(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 an architecturally defined primary building entrance facing that street, with direct pedestrian access to adjacent sidewalks.**

Adjustment request:

Due to the extensive topographical challenges for this site, onsite stormwater facilities and potential retaining walls that prohibit the buildings identified in this adjustment from meeting the direct pedestrian access standards of the code. Therefore an adjustment is being submitted for Buildings 1, 2, 3, 4, 5, 7, 8, 29, 30, 32 and 33.

Applicants response: Each building is oriented with architecturally defined entrance design facing the street, sidewalks provide convenient direct pedestrian access. (See Building Elevation Exhibits. 64a,b,c)

**(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: Each residence entrance is design to provide convenience, privacy and security, with covered porch access to all units. (See Building Elevation Exhibit. 64a)

Buildings have entrances physically and visually connected to the internal sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically, and visually incorporating them into the building's architecture design. The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.



**(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.**

Applicants Findings: All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits. Therefore, this guideline has been met.

**(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)**

Applicants Findings: The building design does not have long flat walls or roof lines. The buildings will have offsets that break up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated into the design adding some visual element to the buildings. Therefore, breaking up the long building length.

**702.020(e)(9) and (10)**

**(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.**

**(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 Findings (See Building Elevations Exh.64a,b,c): Varied materials, textures, and colors are being used on the buildings. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, and lap siding. (See building elevations Exhibit 64)

The proposed buildings provide the required offsets and design elements as shown on the building elevations.

The proposed buildings provide offsets, Covered Decks and Recessed Balconies and Covered Entrances:

Note: The applicant is requesting to meet all Design Review Standards, with the exceptions of:

- Sec. 514.010(e) Accessory Building Height:
- Sec. 702.020(e)(4) Façade and Building Design - Frontage
- Sec. 702.020(e)(5) Façade and building design – Pedestrian Access
- Sec. 808.045. Tree Variance
- Sec. 806.015(d) Maximum Off Street Parking
- (SRC 803.0300) Street Spacing-Block Length).

Therefore, the applicant has requested adjustments to these standards.

#### Conclusion:

The applicant requests approval of a Sec. 225.005, Design review, Type III Review. Providing justification in the form of plans, detailed reports, supporting documents and findings and necessary adjustments and permits, in support of the proposed application as addressed in this narrative and the supporting plans and documents, with the proposed adjustments this proposal does meet all applicable code provisions. As such, the applicant respectfully requests that the Type III Design review and adjustments be approved as submitted.