

Planning Entitlement Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: The Retreat at Sacramento

Zoning: RMX-TO (Residential Mixed Use) and M-1-TO (Light Industrial) with Transit Overlay

General Plan Designation: Urban Neighborhood Low / Public

Site address or location of property: 2601 Redding Avenue, Sacramento, CA 95820

Assessor's Parcel Number(s): 015-0033-048

Total property size in acres (Gross/Net): 13.3 acres gross (12.98 acres net)

Square feet if less than one (1) acre: _____

Lot dimensions: irregular shape: 962 x 869 x 156 x 1154 (feet)

Property Owner Information

Contact name: Joshua F. Tyler

Company name: The Dorris Lumber and Moulding Company

Mailing Address: 2601 Redding Avenue

City: Sacramento State: CA Zip: 95820

Phone: 916-452-7531

Ext: _____

Fax: _____

Email Address: _____

Applicant Information

Contact name: Jason Doornbos, Executive Vice President / Andi Panagopoulos, Project Planning Manager

Company name: LCD Acquisitions, LLC; c/o: Cunningham Engineering Corporation

Mailing Address: 315 Oconee Street / 2120 20th Street, Suite 3

City: Athens / Sacramento State: GA / CA Zip: 30601 / 95818

Phone: 706-543-1910 / 916-455-2026

Ext: _____

Fax: _____

Email Address: jdoornbos@landmarkproperties.com

Staff Use Only

Date Filed: _____ Received By: _____

File Number: _____

Licensed
Architect/Design
Professionals

Cunningham Engineering Corporation

2120 20th Street, Suite 3, Sacramento, CA 95818

Project Narrative

Please describe the scope of work being proposed for review. Your "Project Narrative" will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Site Plan and Design Review, Preservation, etc.). You must state any deviations from development standards and any deviations from applicable design guidelines. Provide as much detail as possible regarding all the characteristics of your project and the scope of work requiring review:

Please see attached.

The Retreat at Sacramento

Project Narrative

Prepared 11-September-2018

The Retreat is a proposed new student housing residential redevelopment project located at 2601 Redding Avenue in Sacramento. The proposed development will replace the existing Dorris Lumber and Moulding Company site.

Requested Entitlements

The requested entitlements include Site Plan and Design Review approval as well as a Conditional Use Permit, as some of the units consist of six bedrooms.

History

The Dorris Lumber and Moulding Company in 1944 opened its manufacturing facility and expanded over the years with additional buildings and structures. In the 1950s the site was annexed into the Sacramento city limits. The water tower and office building were likely constructed around 1951. Currently the site has 14 buildings or structures. During the past 10 years the facility has reduced its productivity, shut down the moulding plant and auctioned off equipment. The plant currently produces sawdust bedding for horse stalls.

Physical Features

The approximately 13.3-acre property is bordered by Highway 50 to the north, Southern Pacific railroad tracks to the east, Redding Avenue to the West and Lark Sacramento (formerly The Foundation) apartment complex to the south. The existing project site is primarily impervious with some pervious areas, mainly in the southwest portion of the site.

Community Outreach

The proposed development has been shaped by initial community feedback and through continued stakeholder outreach. Initial communications with the community began on June 27, 2018, with a meeting with Tahoe Park Neighborhood Association Land Use Committee members. Continued outreach efforts include a follow-up meeting with the full Land Use Committee on September 11 to review updated project plans and the draft good neighbor policy. Subsequent discussions with the committee will include review of the draft Operations and Management Plan. Longer-term outreach efforts are anticipated to include engagement of the broader Tahoe Park Neighborhood Association membership, and communications with the Power Inn Alliance.

Proposed Development

Architectural Design Features

The developer is proposing a 224-unit, 736-bedroom multi-family residential development. The project will feature various 2- and 3-story cottage-style and garden-style residential buildings with a central amenity area and clubhouse. Even though these units will be rented like apartments, the architecture utilizes a variety of building configurations, including many smaller footprint buildings like detached single-family and two-family attached, and medium and larger footprint buildings ranging from 4 to 8 attached, stacked “townhome”, and garden-style apartment buildings. There are a variety of building types, containing units with a range of 2 to 6 bedrooms per unit. There is a total of 12 different building types proposed with a total of 31 residential buildings plus a clubhouse (total building square feet for the project is +/- 349,382). Below is a summary of the different building types, their configurations, and number used in the current plan.

Building/Unit/Bed Breakdown											
Building Type	Unit Breakdown by number of bedrooms						Units per Building	Beds per Building	Total Buildings	Total Units	Total Beds
	1BR	2BR	3BR	4BR	5BR	6BR					
Magnolia					1		1	5	2	2	10
Hawthorne					1		1	5	2	2	10
Belmont						1	1	6	5	5	30
Talmadge					2		2	10	4	8	40
Woodbury				9			9	36	6	54	216
Garden Terrace		12		12			24	72	2	48	144
Garden Apartment	12		12				24	48	3	72	144
Finley (4-unit)				4			4	16	3	12	48
Finley (5-unit)				5			5	20	1	5	20
Finley (6-unit)				6			6	24	1	6	24
Baldwin (4-unit)					4		4	20	1	4	20
Baldwin (6-unit)					6		6	30	1	6	30
Total	36	24	36	101	22	5			31	224	736

The proposed community will consist of neo-traditional cottages and apartment structures with attractive craftsman-style architecture. The cottage-style homes have front porches and all units have private patios or balconies for use by the tenants. Only high-quality construction materials, such as brick, cultured stone and cementitious/fiber cement siding, trim, soffit, etc. (i.e. Hardie or similar products) will be used for the facades. Variation within building facades will be provided by utilizing combinations of lap-siding, board and batten, shakes, etc. The clubhouse will be designed as a central focal point for the development and the community and will include architectural features similar to those described above, including porches, details, and materials to provide continuity of design within the proposed community.

Site Design

The proposed design is intended to mimic a lower-density single-family or townhouse development by using smaller footprint buildings where possible, particularly in areas more visible from the public ROW. Therefore, buildings along Redding Avenue consist of the cottage-style homes with the front porches oriented towards the street. This is an intentional design strategy used to encourage social interaction along a pedestrian friendly streetscape. This configuration was repeated along the primary entrance, which is a boulevard terminating at the clubhouse with a roundabout with guest parking and gated entries into the project. All non-public parking for the development is located within the gates. The units along Redding also act as a visual barrier between the street and the parking areas. Even though this is a gated community, the perimeter fencing along Redding Avenue will not be placed between the street and the front of the buildings, but rather between the buildings themselves, so the interaction between streetscape and front door is not infringed. Within the project, there are buildings that also have an attached townhouse appearance, some side-by-side and others stacked, but there are larger buildings that more closely identify as walk-up apartment buildings. No matter the type of building, common elements and details will be utilized to tie the architecture together and create a consistent theme. Internally, the buildings are oriented along vehicular-use and parking areas lined with sidewalks for pedestrian connectivity. By utilizing a higher number of smaller buildings instead of fewer large buildings, the applicant is able to create an increased amount of landscape and non-paved area. In several places, the arrangement of the buildings and pathways creates a larger open landscape area that can provide both passive and active recreation opportunities.

The project contains 525 parking spaces. 479 of those spaces are located in a surface lot. Of those 479 surface parking spaces, 92 are located under covered parking structures. Additionally, The Finley building type contains two-car garages for each unit. There is a total of 46 garage spaces. Behind each Finley garage, there are 2 additional tandem spaces and are considered part of the surface parking. Even though the proposed parking exceeds city requirements, the applicant's experience across the country and their localized parking studies for this use indicate that additional parking above the code minimum is needed to accommodate their residents' needs without overwhelming surrounding neighborhoods and streets. The applicant plans to designate some of the proposed parking as Electric Vehicle (EV) charging spaces. Additionally, bike parking, both long-term covered parking and short-term parking will be provided throughout the development.

To limit traffic impacts, the applicant is encouraging the use of alternative forms of transportation by its residents. A private shuttle will be utilized to transport residents to and from campus. The shuttle will run every weekday from 7 AM to 7 PM in 30-minute intervals year-round. Also, this site was selected by the developer based on its location near Sacramento State, which enables residents to ride their bicycles or walk to campus. They will have direct access to the recently constructed bike and pedestrian infrastructure in Redding Avenue, which provides connection to other pathways that lead to campus. Additionally, the site is located 1/3 of a mile from the

University/65th Street Regional Transit Light Rail Transit Station, which provides access to the Gold light rail line and bus Routes 38 (P/Q Streets), Route 61 (Fruitridge), 65 (Franklin – Univ/65th), 81 (Florin – 65th St), 82 (Howe-65th St), 87 (Howe), and the Megabus. 1/3 of a mile to the west on 65th Street, there are bus stops for Routes 38 (P/Q Streets), 65 (Franklin – Univ/65th), and 81 (Florin – 65th St).

Amenities

The development will be anchored by a centrally-located clubhouse and amenity area. The clubhouse is anticipated to contain leasing offices, community room, lounge areas, fitness facilities, study rooms, meeting rooms, a café, pantry and serving area, and golf simulator. The outdoor amenities include a resort-style pool, layout area, cabanas, grill area, activity courts like volleyball and bag toss, and other features. In addition to these amenities, the applicant intends to build an enclosed dog park.

Utility Design

Water: Point of connection for water is from the existing 8 inch water main located in Redding Avenue. The project will also connect the existing 12 inch water main in 4th Avenue to the existing 8 inch water main in Redding Avenue which dead ends at the intersection of 4th Avenue and Redding Avenue. A domestic water service and meter with submeters for each unit will be provided. A separate fire water service will also be provided.

Sanitary Sewer: The project site will connect to the existing 8 inch sewer main in Redding Avenue, which has been confirmed with Department of Utilities to have capacity to serve the project.

Storm drainage: The project will conform to the City's hydraulic model and will connect to the existing 30 inch storm drain flowing north in Redding Avenue. A preliminary drainage study will be provided in the subsequent submittal.

Stormwater Quality: The project will incorporate bioretention areas throughout the site to capture storm water runoff prior to entering the City's municipal system.

Landscape Design / Tree Removals

The landscape design will incorporate drought tolerant / native and adapted plantings and a water efficient irrigation system designed for low water use. On-site stormwater treatment will be incorporated into the landscape through the design of planted bioretention areas, contributing to both the function and aesthetics of the site. Shade trees are proposed throughout the site and with the combination of shade trees and covered parking areas, the project will meet the City's 50% parking lot shade requirement. The existing trees along Redding Avenue are intended to remain except for the existing trees located at the proposed vehicular site access at 4th Avenue as well as those near the EVA access at the northern perimeter of the site. The trees anticipated for removal include #610, 611, 612, 613, 614 and 630 (refer to tree numbers referenced in the arborist report).

Environmental Review

An Initial Study is currently being prepared to evaluate the proposed Project development and the potential environmental impacts in order to identify possible mitigation measures, if applicable. The following studies are underway as part of the environmental review analysis:

- Cultural Resources
- Phase I Environmental Site Assessment
- Geotechnical Report
- Arborist Report
- Historical Resources
- Biological Resources Analysis
- Noise Study
- Air Quality / Greenhouse Gas Analysis
- Traffic Study (contracted through the City of Sacramento)

The CEQA Consultant will be coordinating with the Community Development Department to complete the Initial Study and release for public review.

Justification

The purpose of the proposed project is to allow for the reuse of the Dorris Lumber and Moulding Company site and is justified for the following reasons:

- Ideal site for providing much needed housing opportunities on a reuse site, adjacent existing transit services, close proximity to Sacramento State University and other public services and thereby reduction in vehicle miles traveled
- Sacramento State is in the midst of converting from a historically commuter-based student body to more of a traditional full-time student body increasing the demand for housing around the university.
- Development is trending away from industrial uses in this area and towards residential uses.
- Recent improvements to infrastructure like roadways, bikeways, and pedestrian ways are suited for residential users.
- Conforms to the existing uses surrounding the site with a well-integrated community.
- Provides a variety of unit types to appeal to various housing preferences and enhance the character of the surrounding area.

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 08-29-2018

To: City of Sacramento
Community Development Department
300 Richards Boulevard,
Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: LCD Acquisitions; c/o: Cunningham Engineering Phone: 916-455-2026

Applicant's Address: 2120 20th Street, Suite 3, Sacramento, CA 95818

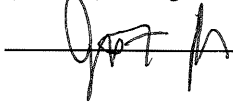
to apply for the following entitlement(s): Site Plan and Design Review and
Conditional Use Permit

The subject property located at: 2601 Redding Avenue, Sacramento, CA 95820

Assessor's Parcel Number: 015-0033-048

Printed Name of Owner of Record: The Dorris Lumber and Moulding Company

Address of Owner of Record: 2601 REDDING AVE Phone: (916) 452-7531
SACRAMENTO CA 95820

Signature of Owner of Record:  CEO 08-29-2018
(must be original signature)

All Projects

Land Use

What is the current use of the site? winding down operations of lumber company

Please list all previous land use(s) of site for the last 10 years. lumber and moulding company

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

Tahoe Park Neighborhood Association - met with on June 27, 2018 and September 11 2018
and will continue outreach

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** or **buildings** on the project site?

☒ YES ☐ NO

If yes, how many? 14

What is the construction date of each structure/building? 1940s - 1950s

Current Use of Existing Structure(s)? winding down operations

Proposed Use of Existing Structure(s)? demolish

Are there any **trees** on the project site?

☒ YES ☐ NO

Are there trees proposed to be **removed**?

☒ YES ☐ NO

Does your site contain any **natural drainage** ways?

☐ YES ☒ NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season?

☐ YES ☒ NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)
Please describe:

multi-family residential to the south and west, hair studio and glass manufacturer (Bagatelos) to the west
railroad tracks to the east with multi-family residential on the other side of the railroad tracks. Highway
50 is north of the site.

Are you proposing any new **fencing or screening**?

☒ YES ☐ NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

8 foot Simtek privacy fence along the perimeter of the northern and eastern perimeters of the site.

Is there **parking** onsite?

☒ YES ☐ NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing n/a

Proposed 525

Are you proposing any parking offsite?

☒ YES ☐ NO

If yes, where is it to be located and how many spaces? 30 (existing spaces adjacent to Redding will remain)

Are you proposing to waive any parking spaces?

☐ YES ☒ NO

Are you proposing any new **signs** with this project?

☒ YES ☐ NO

If yes, please describe the number and type.
internal directional signage.

2 freestanding monument entrance signs and

Are there any **easements** crossing the site?

☒ YES ☐ NO

Are there any **trash/recycling** enclosures onsite?

☒ YES ☐ NO

If yes, what is the size of the enclosure(s) and where are they located?

recycling bin and trash compactor (north side of site)

Please describe the height and materials.

Please see attached exhibit.

What is the total number of cubic yards allocated for recycling?

8

Building Setback from Property Lines:

Existing (feet'-inches")

Proposed (feet'-inches")

Front	<u>varies</u>	<u>varies (38.4 foot min)</u>
Rear	<u>varies</u>	<u>varies (24.7 foot min)</u>
Streetside	<u>varies</u>	<u>varies (46 foot min)</u>
Interior Side	<u>varies</u>	<u>varies (17.3 foot min)</u>

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: 3075 Redding Ave

2nd Address: _____

Setback: 38.5 feet

Setback: _____

Exterior Materials

Existing Exterior Building Materials: n/a

Existing Roof Materials: n/a

Existing Exterior Building Colors: n/a

Proposed Exterior Building Materials: Please see attached exhibits.

Proposed Roof Materials: Please see attached exhibits.

Proposed Exterior Building Colors: Please see attached exhibits.

Residential Projects

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

Total Number of Lots:	<u>one</u>	Net Acreage of Site:	<u>12.98</u>
Total Dwelling Units:	<u>224</u>	Density/Net Acre:	<u>17.26</u>

# of Single Family Units:	<u>0</u>	# of Duplex/Halfplex Units:	<u>0</u>
# of Multi-Family/Apartments/3+ Units:	<u>224</u>	# of Condominium Units:	<u>0</u>

Are any of these proposed units to be subsidized? ☐ YES ☒ NO

If yes, please state the number of units and describe the type and source of the subsidy.

Structure Size

Please identify the size of all existing structures to be retained (Identify separately):

Residence	Gross square footage:	<u>0</u>
Garage	Gross square footage:	<u>0</u>
Other	Gross square footage:	<u>0</u>
Size of new structure(s) or building addition(s):	Gross square footage:	<u>349,382</u>
	Total square footage:	<u>349,382</u>

Building Height **REFER TO BUILDING ELEVATIONS

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plateline):	<u>varies</u>	ft.	<u>varies</u>	# of floors
(Measured from the ground to the top of roof)	<u>varies</u>	ft.	<u>varies</u>	
Proposed building height (Measured from ground to the plateline):	<u>varies</u>	ft.	<u>varies</u>	# of floors
(Measured from the ground to the top of roof)	<u>varies</u>	ft.	<u>varies</u>	

Lot Coverage

Total (proposed new and existing to be retained) Building Coverage

Area* (sq. ft.):	<u>141,998</u>	Project Site Lot Area (sq. ft.):	<u>577,360</u>
Total lot coverage percentage:	<u>24.6</u>	%	

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: n/a

If your project includes fixed seats, how many are there? n/a

Building Size

Total Building Square Footage Onsite: n/a gross square feet

Breakdown of square footage: Please mark all that apply.

	Existing	Proposed		Existing	Proposed
Warehouse Area:	<u>n/a</u>	<u>n/a</u>	Sales Area:	<u>n/a</u>	<u>n/a</u>
Office Area:	<u>n/a</u>	<u>n/a</u>	Medical Office Area:	<u>n/a</u>	<u>n/a</u>
Storage Area:	<u>n/a</u>	<u>n/a</u>	Assembly Area:	<u>n/a</u>	<u>n/a</u>
Restaurant/ Bar Area:	<u>n/a</u>	<u>n/a</u>	Theater Area:	<u>n/a</u>	<u>n/a</u>
Structured Parking:	<u>n/a</u>	<u>n/a</u>	Other Area:*	<u>n/a</u>	<u>n/a</u>

*Describe use type of "other" areas

Building Height

Existing building height (Measured from ground to highest point): n/a ft. n/a # of floors

Proposed building height (Measured from ground to highest point): n/a ft. n/a # of floors

Lot Coverage

Total Building Coverage Area, existing and proposed* (sq. ft.): n/a Project Site Lot Area (sq. ft.): n/a

Total lot coverage percentage: n/a %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Design Guidelines

Design Guidelines have been established the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

☒ YES ☐ NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

☒ YES ☐ NO This project meets all the Design Guidelines listed on the checklist.

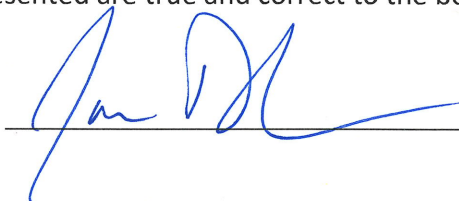
☐ YES ☒ NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant
Signature:



Date:

9/6/18

Staff Use Only

Zoning Information

Zone/Overlay: _____

Special Planning District: _____

Planned Unit Development: _____

Design Review District: _____

Historic District: _____ Historic Landmark?: ☐ YES ☐ NO

General Plan Designation: _____

Council District: _____

Previous file numbers: _____

Planning Entitlement Type

<input type="checkbox"/> <u>Commission</u> <u>Level</u>	<input type="checkbox"/> <u>Director Level</u>	<input type="checkbox"/> <u>Staff Level</u>
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Tentative Map	<input type="checkbox"/> Site Plan and Design Review
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Time Extension (File Number _____)	If deviation:
<input type="checkbox"/> Rezone	<input type="checkbox"/> Subdivision Modification	<input type="checkbox"/> Development Standard
<input type="checkbox"/> Establish Planned Unit Development	<input type="checkbox"/> Variance	<input type="checkbox"/> Design Guideline
<input type="checkbox"/> PUD Guidelines Amendment	<input type="checkbox"/> Time Extension (File Number _____)	List a brief description of deviation (s):
<input type="checkbox"/> Schematic Plan Amendment	<input type="checkbox"/> Preliminary Review	_____
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Reasonable Accommodation (For Residential Projects Only)	_____
<input type="checkbox"/> Major Modification	<input type="checkbox"/> Inclusionary Housing Plan	_____
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Other: _____	_____
<input type="checkbox"/> Time Extension (File Number _____)		_____

Total Number of Lots: _____ Net Acreage of Site: _____

Total Dwelling Units: _____ Density/Net Acre: _____

Information Verified by (Planner Name): _____

Date: _____

MULTIFAMILY RESIDENTIAL DESIGN PRINCIPLES
Site Plan and Design Review Principles Checklist

Applicant's Name: LCD Acquisitions, LLC; c/o: Cunningham Engineering Corporation **Phone:** 916-455-2026
Project Address: 2601 Redding Avenue, Sacramento, CA 95820 **Email:** Andi@cecwest.com

Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.

I. SITE PLANNING/DESIGN

A. SITE PLANNING/ORIENTATION/SETBACK

☒ Site planning and project design shall address the potential impacts on existing and planned adjacent uses. Project designs will address traffic, transit access, parking, circulation and safety issues, light and glare, noise, odors, dust control and security.

1. Arrange buildings to provide functional public and private open spaces.
2. Provide adequate walkways and pedestrian orientation in allocation of space, building size and placement.
3. Encourage appropriate on-site amenities to serve anticipate residents.
4. Provide active common open spaces that encourage gatherings.
5. Multifamily buildings should orient to adjacent public street by providing large windows balconies, etc.
6. Building ends should contain windows and active spaces for security and visual interest.
7. Develop buildings that face on alleys to enhance livability, visual quality, and safety of the alley.
8. Develop setbacks based on context relative to urban or suburban locations.
9. Where appropriate develop variations on setbacks both in street patterns and siting of structures.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

B. PARKING / GARAGES / CIRCULATION / ENTRYWAYS

☒ The visual prominence of vehicles shall be minimized by generally siting parking areas to the rear or side of the property rather than along street frontages, providing underground parking, and screening parking areas from views exterior to the site. Parking shall be designed to minimize potential pedestrian conflicts.

1. Parking lots should be located away from the adjacent public roadways, to the rear or beneath buildings where possible.
2. Parking and vehicle access should be located away from street corners.
3. Parking areas visible from the street right-of-way should be screened from view with landscaping or other types of visual barriers.
4. Parking areas should be buffered with landscaping or other visual barriers from adjacent residential properties.
5. Carport roofs should reflect the design of the project buildings, with materials and colors compatible with adjacent buildings.
6. Pedestrian planning should provide easy pedestrian access to public bicycle/pedestrian ways, neighborhood centers, and transit stops.
7. Redundant circulation should be minimized to incorporate more landscaped areas.
8. Minimize the number and widths of driveways and curb cuts. Shared driveways are encouraged where possible.
9. Textured and patterned parking areas, parking court entries, and driveways areas are encouraged to avoid large monolithic areas of unarticulated paving.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

C. OPEN SPACE / LANDSCAPING

■ Residential projects should be designed to maximize opportunities for creating usable, attractive, and integrated **open space**. Landscaping can be used to complement buildings and to make a positive contribution to the aesthetics and function of the specific site and the area. Planted areas shall be used to enhance the appearance of structures, define site functions, and screen undesirable views. Open space areas should be linked among adjacent developments to allow shared open space opportunities, with a goal of providing contiguous regional open spaces and greenbelts.

1. Provide functional recreational spaces and/or community site amenities.
2. Exterior spaces should be designed to enhance overall appearance and compatibility for development.
3. Street facing elevations should have landscaping at foundation and/or porches. Provide second story above garage element to reduce emphasis on garage.
4. Provide a variety of landscaping including trees, shrubs, and other plantings that are in scale with the project and adjacent uses.
5. Retain existing mature trees where possible.
6. Multifamily projects should be organized around usable common space.
7. Common space should be accessible from all buildings and connected by a comprehensive on-site circulation system.
8. Each dwelling unit should have usable outdoor space at grade, or in the form of a balcony for upper story dwellings.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

D. SECURITY / LIGHTING

■ Project lighting shall respect the scale and character of the adjacent residential neighborhood. Lighting shall not intrude or *create* a nuisance towards adjacent properties. At the same time, lighting should provide for adequate visibility and security for residents.

1. Exterior lighting should be architecturally integrated with the building style, materials, and colors.
2. Raised light pole bases should be attractively designed, avoid cylindrical concrete pole bases.
3. Parking areas and entry drives should be lighted to facilitate pedestrian movement and safety.
4. For security purposes avoid plantings that may provide hiding spaces.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

E. ACCESSORY STRUCTURES / INFRASTRUCTURE

■ Amenities and accessory structures (such as community rooms, mail rooms/kiosks, recreation rooms, garages, carports etc.) should be centrally located and easily accessible by residents. Service elements and infrastructure such as trash enclosures, loading docks and mechanical equipment shall be located away from street views.

1. Roof pitch of accessory structures should be consistent with the predominant roof slope of primary structures. Materials and colors should also be consistent.
2. Resident storage should be integrated in to the building design with architectural treatment consistent with the main buildings.

3. Views of trash storage areas should be minimized from public streets and located to avoid impacting adjacent properties.
4. Trash enclosures are required to be built of concrete block or other durable material. Split face block, brick, and stucco materials are preferred.
5. Landscaping should be incorporated around trash enclosures to provide more effective screening.
6. Mechanical equipment should be integrated into the design of projects as much as possible. When integration is not possible, equipment should be screened from view. Mechanical equipment should not be placed on building roofs.
7. Utility equipment such as transformers, meters, panels, etc., should be screened by walls and/or landscaping.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

F. FENCING / WALLS

■ The establishment of new walled developments or developments which are isolated or barricaded from the surrounding community is discouraged.

1. Sound walls, masonry walls, and fences should be designed to minimize visual monotony with changes in plane, height, material, and landscaping.
2. Fencing and gating should be designed as an integrated part of the site.
3. Alternative fencing designs and materials are encouraged, such as wrought iron with brick pillars, hedges, shortened walls/fencing, etc.
4. Fencing and walls should reflect the architectural style, materials, and colors of the buildings and site.
5. Solid fencing greater than 4 feet in heights is discouraged with street side setback areas.
6. Fencing should allow pedestrian ingress and egress to the site.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

G. DRAINAGE / WATER QUALITY

■ New multi-family development shall incorporate design features which provide for on-site source and treatment of urban runoff.

1. Tree planting areas can be used to satisfy the City requirement to provide on-site treatment of storm water.
2. Parking lots that are part of a new development with 1 acre or more are typically required to provide treatment control that measures and captures storm water runoff.
3. Provide covered trash and recycling containers in common areas.
4. Provide vehicle wash areas feasible.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

II. BUILDING DESIGN / ARCHITECTURE

H. GENERAL ARCHITECTURE

☒ New multiple family residential developments shall respect the scale and character of the adjacent residential neighborhood through attention to views, building scale and orientation and proximity to adjacent uses.

1. Provide architectural variety in roof forms, mass, shape, and material changes.
2. Projects greater than 200 units should contain a variety of building elevations.
3. Avoid excessive repetition of elevations throughout a neighborhood.
4. Use high quality building materials to contribute to sustained quality and sense of permanence.
5. Design multifamily projects to respect the privacy of surrounding uses, with upper story views into adjacent yards discouraged.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

I. SCALE/MASSING/ARTICULATION

☒ New multiple family residential developments shall be compatible with their surroundings with respect to building scale, mass, setbacks, and articulation.

1. Buildings should be stepped down at upper levels in areas with smaller scale character.
2. Extremely long facades should be designed with sufficient articulation and landscaping. Long expanses of uninterrupted walls, unbroken roof forms, and box like structures should be avoided.
3. Street elevations should contain appropriate features that provide visual interest.
4. Units clustered into one structure should have varying setbacks, staggered roof planes, and variety in orientation.
5. Articulation such as dormers, hips, gables, balconies, etc. should be used to break up the visual massing of building facades. End units should have articulation such as windows and doors facing the sidewalks.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

J. ARCHITECTURAL ELEMENTS / DETAILS

☒ Designs within a specific project area need to be consistent in scale and character yet not to the point of being identical or repetitious. The design shall respect the predominant characteristics of the existing developments in the project area. Variety and distinctiveness in design is desirable.

1. Provide entries that allow residents to see and be seen.
2. Entries should be clearly defined and in scale with the proposed project, and should relate directly to the street frontage. The front door to each unit should be clearly visible.
3. Building design should include windows with visible massing and detail such as shutters, trim, awnings, and moldings. Avoid aluminum window frames without trim or other details.
4. Materials should be high quality and durable such as stucco, wood siding, stone, brick, etc. Less durable materials, and prefabricated plywood siding is discouraged. A variety and combination of building materials is encouraged.
5. Provide signage consistent with the quality of the project.
6. Roofing materials such as clay tile and concrete tile are encouraged, as well as shake, shingle, and dimensional composition shingles.
7. Relentless grids of repeated windows should be avoided.

Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

K. ENERGY CONSERVATION

☒ New multi-family development shall incorporate site planning and building design features that help to reduce *energy* consumption.

1. Living units should be designed to be energy efficient by lowering the requirement for heating and cooling with proper building orientation, efficient framing, weather stripping, insulation, shading, and high quality windows.
2. Install energy efficient lighting and appliances.
3. Include renewable energy measures such as photovoltaic roofs where possible.
4. Use recycled and sustainable building materials wherever possible.
5. Incorporate features that reduce water consumption.

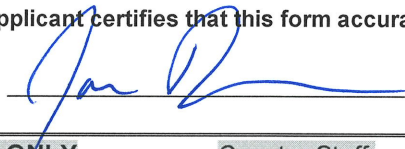
Comments / Deviations:

Please refer to the attached Project Narrative.

Staff Comment:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature:



Date:

9/6/18

Name of Planner:

FOR CITY STAFF USE ONLY

Counter Staff:

A. SITE PLANNING/ORIENTATION/SETBACK

1. Buildings are arranged along Redding Avenue to create “front yard” areas that coincide with the intent for the residential units to interact with the sidewalks and streets. Internally, the buildings and vehicular areas are arranged to create spaces either framed by buildings or buildings and the vehicular use areas.
2. Walkways are provided along the vehicular use areas and also to connect to the front and in many cases the rear of the units. Also, buildings are oriented towards Redding Ave and the internal vehicular use areas.
3. A centralized amenity area is proposed on the site.
4. Active common open spaces are provided in the centralized amenity area as well as other spaces throughout the property.
5. Buildings are oriented towards Redding with elements like windows, porches, etc. dominating the facades.
6. The sides of buildings oriented adjacent to each other are designed with fewer windows to provide privacy between units, so windows are not facing windows of other units. The ends of units facing open areas are typically adjacent to pedestrian ways, vehicular use areas, etc.
7. Buildings along Redding face Redding, with an internal vehicular use area behind. The internal buildings face the internal vehicular use areas. No alleys are located behind units.
8. Setbacks are set in keeping with urban context. Buildings are placed closer to the street along Redding Avenue.
9. By utilizing multiple building types with varying facades that include different porches and wall offsets, the setbacks are varied along the street.

B. PARKING / GARAGES / CIRCULATION / ENTRYWAYS

1. Parking lots are located away from public ROW and behind the buildings on Redding.
2. No parking is located at street corners.
3. Parking areas are screened by proposed buildings.
4. Parking areas located along the side and rear property lines are buffered by an opaque fence.
5. Carport roof designs will be compatible with other architecture within the development.
6. The internal pathways in the development will tie into multiple locations along Redding Avenue, where public bicycle/pedestrian ways have been recently constructed.
7. Circulation was designed to provide the most efficient patterns throughout the site without reducing landscape areas unnecessarily.
8. The project utilizes one main entrance at the intersection of 4th Avenue to be used by residents and guests. The entrance is a boulevard design that provides adequate width for passing cars not utilizing the call box and reduces the likelihood of a blocked entrance, which is important for emergency access. There is also an emergency access located at the north end of the site to be utilized by Fire and EMA vehicles if necessary.
9. The roundabout will be paved with textured pavement to accent the terminus of the main entrance.

C. OPEN SPACE / LANDSCAPING

1. An active amenity area for use by residents will be located behind the clubhouse and is centrally located within the site.
2. Exterior spaces will be utilized as both functional and visual enhancements to the overall appearance to the development.
3. Landscaping will be provided along all street facing elevations. A second story will be located above any garage elements.
4. A variety of landscaping is proposed and will be compatible with the scale of the project and adjacent uses.
5. The interior of the site is devoid of mature trees. There are several street trees along Redding and only those conflicting with the proposed entrances are anticipated to be removed.
6. The centrally located amenity area and clubhouse as well as other common use areas are provided throughout the property.
7. A comprehensive on-site circulation system makes the common space accessible from all buildings.
8. Each dwelling unit will have an at-grade patio, balcony, or deck provided exclusively for that unit.

D. SECURITY / LIGHTING

1. Exterior lighting attached to the buildings, like porch and patio lighting, will match the architectural style of the buildings.
2. The applicant does not intend to use above ground pole bases and typically utilizes direct burial poles. Cylindrical concrete pole bases will be avoided wherever possible.
3. All parking and entry drive areas will be lighted to facilitate pedestrian movement and safety.
4. Plantings that may provide hiding spaces will be avoided wherever possible. For example, large, opaque planting areas will not be placed in areas not immediately adjacent to a fence or wall.

E. ACCESSORY STRUCTURES / INFRASTRUCTURE

1. Any accessory structure that is not a carport or covered parking area will have a roof slope consistent with the proposed primary structures. The carports or covered parking structures will utilize a flatter shed roof to limit the height of these structures and prevent them from dominating any views of the primary buildings, open space areas, etc.
2. No accessory buildings dedicated to storage is proposed.
3. Trash is not to be stored outside of the buildings and only placed temporarily outside the units on designated days when the internal valet trash service is to pick it up. Management policies will be in place to enforce this. In any case, no trash will be stored visible from Redding Avenue.
4. A trash enclosure is proposed in the northeast portion of the site and will be built of concrete block and will be given a façade treatment consistent with the architecture of the primary buildings, i.e. siding, brick, cultured stone, etc.
5. Landscaping will be provided around the trash enclosure.
6. Mechanical equipment will be placed on the ground and screened appropriately by landscaping.
7. Utility equipment will be screened by landscaping in a manner that still accommodates access by the utility provider and emergency personnel.

F. FENCING / WALLS

1. An 8 foot tall Simtek, or equivalent, fence will be provided along the northern and eastern perimeter of the property. Plantings will be placed along the wall to break up any monotonous views by residents. The existing wall along the southern perimeter of the property for the adjacent development is intended to remain.
2. Pedestrian and vehicular gating will be provided using decorative metal and masonry columns at entry portals.
3. A variety of fencing is proposed throughout the site. Decorative black metal fencing is proposed between the buildings fronting Redding Avenue and the main entrance, around the main entry gates, and amenity area. Masonry pillars wrapped in cultured stone and/or brick will be utilized as corner monuments, entry portals, etc. along the decorative metal fencing. The privacy fencing utilized around the northern and eastern perimeter property lines will be an 8 foot Simtek, or equivalent, sound attenuation fence that has a textured, decorative façade.
4. Both the decorative metal fence and the perimeter fencing will reflect the architectural style of the buildings and site.
5. No solid fencing greater than 4' in height is proposed along the street.
6. Pedestrian entry portals will be provided at various points along Redding Avenue.

G. DRAINAGE / WATER QUALITY

1. Bioretention areas are incorporated throughout the site to capture stormwater runoff.
2. As mentioned above, bioretention areas are incorporated throughout the site to capture storm water runoff prior to entering the City's municipal system. Please refer to the stormwater quality layout exhibit.
3. The loading chute portion of the proposed trash/recycling facility is proposed to be covered.
4. Vehicle wash areas are not proposed.

H. GENERAL ARCHITECTURE

1. The applicant is proposing 12 different residential building types plus a clubhouse, which provides a variety in roof forms, mass, shape, and material changes.
2. The project exceeds 200 units. Multiple building types are utilized, which provides a variety of building elevations.
3. Repetition of multiple elevations will be limited as much as possible, however, where they are used adjacent to each other, color and material variations will be used to reduce monotony.
4. High quality materials will be used for construction. Exterior materials will consist of brick, cultured stone and cementitious/fiber cement siding, trim, soffit, etc. will used.
5. Buildings have been placed to limit upper story views into neighboring yards.

I. SCALE/MASSING/ARTICULATION

1. Proposed buildings are smaller in scale as a whole and stepped down upper levels are not necessary.
2. Extremely long facades were avoided if possible. In a few cases, front and rear building facades that do have any significant length are broken up with wall articulation, offsets, porches, etc.

3. There are multiple building types proposed along Redding Avenue and all feature a variety of architectural detail, including front porches, that provide visual interest.
4. Buildings with multiple units are designed with varying setbacks and staggered roof planes.
5. Articulation has been added break up the visual massing of the building facades. All units have windows and doors facing the sidewalks.

J. ARCHITECTURAL ELEMENTS / DETAILS

1. All buildings are designed to include well-lit, highly visible entries.
2. All entries along the public street frontage are clearly defined by porches, match the scale of the building, are oriented towards the street, and are clearly visible.
3. Windows with visible massing and details are proposed. Durable, high quality materials are proposed.
4. High quality materials will be used for construction. A variety of exterior materials will consist of brick, cultured stone and cementitious/fiber cement siding, trim, soffit, etc. will used.
5. Signage will match the scale and architectural detail of the development.
6. Roofs will be asphalt shingles.
7. Relentless grids of repeated windows are not used.

K. ENERGY CONSERVATION

1. Living unit will be energy efficient.
2. Energy efficient lighting and appliances will be utilized.
3. Energy efficient / sustainable designs are incorporated throughout the site planning and building designs; however, photovoltaic roofs are not anticipated to be provided.
4. The applicant utilizes recyclable and sustainable building materials. Examples would include, but are not limited to finger-jointed or MDF trim on the interiors of the buildings and the use of exterior finishes that are manufactured and not made of wood.
5. Low flow fixtures, like toilets, shower heads, etc. are utilized in the units. Also, the landscape design will incorporate drought tolerant / native and adapted plantings and an irrigation system designed for low water use.