# **APPLICANT'S PROPOSAL ASSESSMENT**

# GENERAL DESIGN STANDARDS MULTI-FAMILY DEVELOPMENT

File Number	Project Address	Applicant

The General Design Standards for Multi-Family development are provided below in a checklist format to assist you in evaluating your proposal's compliance.

# ASSESSMENT SECTION GUIDE

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H. EQUIPMENT AND SERVICE AREA SCREENING  3.2 BUILDING DESIGN	
A. ROOF FORMS B. WINDOWS C. BUILDING ENTRY D. ARTICIII ATION	2 5 5

Please complete the applicable portions of this checklist and submit it with your design review application. Use the following scoring system when comparing your proposal to the Design Standards and Guidelines.

Scoring Guide					
Fully Complies	5				
Moderately Complies	4				
Neutral	3				
Moderately Inconsistent	2				
Inconsistent/Does Not Comply	1				
Not Applicable	0				

By signing below I certify that I have read and understand the Design Standards that are applicable to my project.

Applicant Signature Printed Name Date
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#### 3.1 SITE DESIGN

#### 3.1.A Sidewalks and Street Trees

- 1. Sidewalk widths and materials shall be consistent with street frontage improvements of adjacent developments, unless determined infeasible by the City Engineer.
- 2. Street trees shall be provided within tree grates or minimum 4-foot-wide planting areas.
- 3. Street tree species shall be selected based on their appropriateness for the specific location and the local environment.

3.1.A Sidewalks and Street Trees					
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):		
Moderately Complies	4				
Neutral	3				
Moderately Inconsistent	2				
Does Not Comply	1				
Not Applicable	0				

### 3.1.B Parking Lots

- 1. Parking lots shall be structured or located behind buildings when feasible. Parking lots that are proposed in front of or beside buildings shall provide a 5-foot-wide planting area between the parking lot and adjacent street to include:
  - · A year-round sight barrier, including low walls or fencing
  - Evergreen shrubs and ground cover
  - Trees
- 2. Developments containing ten or more units shall provide pedestrian lighting leading from the parking area to the building entry.
- 3. Parking lot lights shall be no taller than 20 feet. Pedestrian scale lighting shall be no taller than 12 feet. All lighting shall be shielded to reduce glare onto adjacent properties.
- 4. Driveways shall be consolidated wherever possible to minimize obstructions to pedestrian movement and reduce curb cuts. Shared driveways are encouraged.
- 5. Chain link fencing is prohibited when visible from a public right of way.

3.1.B Parking Lots					
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):		
Moderately Complies	4				
Neutral	3				
Moderately Inconsistent	2				
Does Not Comply	1				
Not Applicable	0				

#### 3.1.C Parking Lot Landscaping

- 1. Planting areas consisting of trees and ground cover species are required within parking lots containing ten or more stalls.
- The number of trees required in the internal planting areas in parking lots shall depend on the location of the parking lot in relation to the building and public right-of-way:

Between building and street
 Beside building, partially abutting street
 Behind building, minimally visible from the street
 One tree per five stalls (1:5)
 One tree per eight stalls (1:8)

3.1.C Parking Lot Landscaping					
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):		
Moderately Complies	4				
Neutral	3				
Moderately Inconsistent	2				
Does Not Comply	1				
Not Applicable	0				

#### 3.1.D Pedestrian Walkways

- 1. Parking lots that contain more than 20 parking spaces shall provide pedestrian connections from the building to the highest concentration of parking stalls.
- 2. When a parking lot is located between the building and the sidewalk, a pedestrian walkway shall be provided from the sidewalk to the main building entry.
- 3. Pedestrian walkways through parking lots shall be a minimum of five feet wide, clearly delineated through the use of special paving, raised sidewalks, or striping.
- 4. Chain link fencing may not be used to separate pedestrians from vehicular traffic or to define pedestrian walkways.

3.1.D Pedestrian Walkways					
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):		
Moderately Complies	4				
Neutral	3				
Moderately Inconsistent	2				
Does Not Comply	1				
Not Applicable	0				

#### 3.1.E Front Yards and Entries

- 1. When there are common entries, they shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
- 2. Multi-family buildings containing six or more units shall provide site elements that highlight the main entrance, including at least two of the following:
  - Open space, plaza with seating, or courtyard
  - Site-appropriate vegetative landscaping
  - Special paving
  - Ornamental gate and/or fence

- Water features
- Art work
- Pedestrian scale lighting
- Permanent benches
- 3. Primary building entries shall face the street. If the doorway doesn't face the street, a clearly marked walkway shall connect the entry to the sidewalk.
- 4. Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility boxes, outdoor storage areas, and dumpsters.
- 5. Signage identifying building address shall be visible from the street and public pedestrian walkway.
- 6. Developments containing six or more units shall provide bicycle storage facilities in the form of racks, lockers, or within individual garages.

3.1.E Front Yards and Entries				
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):	
Moderately Complies	4			
Neutral	3			
Moderately Inconsistent	2			
Does Not Comply	1			
Not Applicable	0			

#### 3.1.F Common Recreation Spaces

Common outdoor areas shall be provided in multi-family developments containing ten or more units. Amenities provided shall accommodate a variety of ages and activities including four of the following:

- Site furnishings
- Patios or courtyards
- Gardens
- Open lawn with trees
- Play field
- Special interest landscape

- Pedestrian scale, bollard, recessed, or accent lighting
- Special paving
- Public art
- Water feature
- · Playground equipment
- Rain gardens

3.1.F Common R	3.1.F Common Recreation Spaces				
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):		
Moderately Complies	4				
Neutral	3				
Moderately Inconsistent	2				
Does Not Comply	1				
Not Applicable	0				

# 3.1.G Private Outdoor Spaces

- 1. Outdoor spaces such as yards, decks, terraces, and patios shall be visually shielded from each other and delineated from the street. Shielding may consist of walls, fences, berms, hedges, and landscaping.
- 2. Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
- 3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.

3.1.G Private Out	3.1.G Private Outdoor Spaces					
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):			
Moderately Complies	4					
Neutral	3					
Moderately Inconsistent	2					
Does Not Comply	1					
Not Applicable	0					

### 3.1.H Equipment and Service Area Screening

- 1. All service, loading, and trash collection areas shall be screened by a combination of masonry, wood, or metal walls and planting areas.
- Loading and service areas shall not face any residential use unless no other location is possible, and then shall incorporate landscape screening.
- 3. Communications equipment shall blend with the design of the building on which it is attached.

3.1.H Equipment and Service Area Screening					
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):		
Moderately Complies	4				
Neutral	3				
Moderately Inconsistent	2				
Does Not Comply	1				
Not Applicable	0				

#### 3.2 BUILDING DESIGN

#### 3.2.A Roof Forms

- 1. Structures with pitched roof forms shall have slopes between 4:12 and 12:12.
- Structures with flat roofs shall incorporate large cornices or distinctive parapets.
- 3. Roof mounted mechanical equipment shall not project above the building's roof line.
- 4. Shallower pitches may be appropriate for subordinate roof forms, including weather protection or auxiliary structures.

3.2.A Roof Forms BUILDING I						
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):			
Moderately Complies	4					
Neutral	3					
Moderately Inconsistent	2					
Does Not Comply	1					
Not Applicable	0					

#### 3.2.B Windows

- 1. Street facing façades shall incorporate a minimum of 18% window area.
- 2. Vertically-oriented windows shall be the predominant window proportion, however a variety of sizes and shapes that contribute to overall composition may be integrated.

3.2.B Windows BUILDING DES				
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):	
Moderately Complies	4			
Neutral	3			
Moderately Inconsistent	2			
Does Not Comply	1			
Not Applicable	0			

# 3.2.C Building Entry

- 1. The main entry to the building shall be visible from the street or main parking area and clearly delineated through at least three of the following:
  - Recesses and overhangs
  - Canopies and awnings
  - Porticos and porches
  - Extensive glazing including clerestory, transom, side lites, and glazed doors
- Distinctive roof forms
- Towers
- Plazas, seating, and landscaping
- Stone, masonry, or tile in entry
- · Changes in cladding materials
- 2. Weather protection is required at the main entry. Canopies or awnings may incorporate pedestrian scale downlighting, but shall not be internally illuminated unless the material is opaque.

3.2.C Building Entry BUILDING DESIG						
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):			
Moderately Complies	4					
Neutral	3					
Moderately Inconsistent	2					
Does Not Comply	1					
Not Applicable	0					

### 3.2.D. Articulation

- 1. Horizontal façades longer than 30 feet shall be articulated into smaller units, through one of more of the following methods:
  - Distinctive roof forms
  - Changes in cladding materials
  - Window patterns
  - Recesses / offsets

- Secondary entrances
- Balconies
- Canopies and awnings

3.2.C Articulation BUILDING DESIGN					
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):		
Moderately Complies	4				
Neutral	3				
Moderately Inconsistent	2				
Does Not Comply	1				
Not Applicable	0				