

Land Use Application Submittal

- 1. Application Form**
- 2. Fee**
- 3. Option Request for an Evidentiary Hearing**
- 4. Requirements for written narrative, maps, plans, etc.**
- 5. Written Statement**
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- 1. Application Form**
 - a. See attached completed 8.5x11 forms
- 2. Fee**
 - a. See attached check submitted by Owner
- 3. Option Request for an Evidentiary Hearing**
 - a. See attached completed 8.5x11 Forms
- 4. Requirements for written narrative, maps, plans, etc.**
 - a. General Submittal Requirements of Zoning Chapter 33.730.060.

Per referenced Section Title “33.730.060.C. Required information for land uses reviews, except land divisions” the following items are provided within this application for Land Use.

1. Two copies of Application Form
2. One Copy of the Written Statement
3. Four copies of the site or development plan
4. Pre-Application conference
 - a. Not required for this application.
5. Transportation impact Study
 - a. Not required for this application
6. Enrollment Verification
 - a. There is no zone change proposed for this project, therefore no information has been provided for verification by the School district.

5. Written Statement

- a. *Complete List of land use reviews requested*
 - i. No Land Use reviews have been provided for this existing site.

- b. *Complete description of the proposal including existing and proposed uses and or changes to the site or buildings.*

This proposal is for a development at the following location:

Site Address: 1130 NE Alberta St.
Portland, OR 97211

Site Area:

Tax Account No: R102792, R102801, R102800

Adj Properties: R102793, R102799, R102794

Quarter Section: 2531

Neighborhood: King Neighborhood Association

District Coalition: Northeast Coalition of Neighborhoods

Zoning: CM2dhm - Commercial Mixed Use 2 with Design, Aircraft Landing, and Centers Main Street Overlays

Comp Plan: MU-U Mixed Use – Urban Center

Transit: TAS – Transit Access St Transit Class
NC – Neighborhood Collector Traffic Class
NMS – Neighborhood Main St Design Class
CW – City Walkway Pedestrian Class
LSB – Local Service Bikeway

General Project Description

The project is for a new (5) story mixed-use building with (1) floor of underground parking. The primary structure of the building is a hybrid of concrete and mass timber construction. Uses planned for the site are extensive, and include a public ground floor market-hall featuring affordable commercial retail with shared prep and cold-storage areas. A wellness-oriented health facility will occupy three floors of the building. It will include hammam-inspired bath and steam room areas below grade, a swimming pool on the ground floor, and reception, gym and treatment rooms on the second floor. The second floor of the building will include an indoor/outdoor dining terrace above Alberta Street managed by one of the ground floor retailers, as well as leasable office and retail units. Third through fifth floors will feature 93 co-living units for long and short term rentals. Rooftop areas will be unoccupied.

Existing Site Conditions

Currently the site along Alberta is mostly a vacant asphalt parking lot. The northeast corner of the Site is occupied by an existing one-story brick building built in 1952 and 9,000sf private fenced parking dedicated to the building. Neither the building nor the existing parking lot meets current Community Design Standards (e.g. limited ground floor windows, and coverage for surface level parking exceeding 50% lot area maximum). Both will be entirely removed from the site as a part of the new development. No existing trees or significant landscape or built features currently exist on the Site.

Building Frontages

On the North, East, and West frontages the building is bounded by existing public streets. All street frontages abutting the site will be renovated and brought up to current City of Portland Bureau of Transportation standards. This will include removal of all existing sub-standard curbs, curb cuts, or signage, including existing egress points onto the site. A new curb cut for access to the garage ramp for sub-grade parking, and a curb cut for access to the new Standard A loading dock provided inside the building will be provided along 11th street. These points of access onsite will observe the required 20ft distance from adjacent residential zone to the south. The garage doors for the loading area and ramp to the lower level of parking will be set within five feet of the property line. A standard PBOT Driveway Design Exception Request form indicating the expected location has been provided as a part of this land use application.

Two feet of the existing property will be dedicated to the right of way along NE Alberta Street to increase the width of the existing sidewalk. Along 12th Avenue an additional one foot will be dedicated to the right of way to increase the width of the existing substandard sidewalk. Along the NE 11th and 12th street frontages, the building façade will be held back from the property line between two and four feet to allow for a more generous pedestrian zone along street facing frontages, and to provide onsite areas for bicycle parking, outdoor seating for retail units or to go food pick up window areas for retailers who intend to provide such amenities.

Utility Locations

New utilities will be provided to the Site. Water for fire protection services will enter the site along NE 12th Avenue. The Fire Department Connection (FDC) will be located above grade at the east corner of the site near the intersection of NE Alberta. It will be mounted on a free-standing riser directly adjacent to the right of way. Water service to the site will enter along NE 12th Avenue at the approximately sixty feet from the north property line. Associated valves and back flow equipment will be located in the lower parking level. Electrical service equipment will be located at the exterior South side of the building in weatherproof equipment, adjacent to 11th Avenue for building service. NE Alberta/11th/12th Street. Power lines along the North building frontage on Alberta are to be put into a trench under the sidewalk. Service equipment for electrical equipment will be located at the exterior side of the south elevation facing the property line. The building intends to utilize natural gas. A gas meter bank will be located at the southwest corner of the property adjacent to the 10ft open area between the building and the adjacent residential zone.

- c. Additional information needed to understand the proposal
- d. Written responses to issues raised at prior Pre-Application and or Design Advice
- e. Zoning Code Analysis

List applicable Zoning Codes

6. LEED Narrative

7. Design Review Narrative

Address in written form, the approval criteria in Section 33.825.055 and 33.825065 and the applicable design guidelines (noted above).

Commercial Zone Standards – Commercial Mixed Use 2 (CM2)

33.130.010 Purpose

The commercial/mixed use zones are intended for commercial and mixed-use areas of the City as designated on the Comprehensive Plan map. These zones implement the vision, guiding principles, and goals and policies of the Comprehensive Plan, and encourage economic prosperity, human health, environmental health, equity, and resilience. The property is zoned Commercial/Mixed Use 2 (CM2) zone, a medium scale zone intended for sites in a variety of centers, along corridors, and in other mixed-use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

33130.050 Neighborhood Contact

Neighborhood contact is required for larger projects in the commercial/mixed-use zones because of the impacts that large projects can have on the surrounding community. The neighborhood contact requirement provides an opportunity for community input on the design of these projects by providing a setting for the applicant and neighborhood residents to discuss a proposal in an informal manner. By sharing information and concerns early, all involved have the opportunity to identify ways to improve a proposal and to resolve conflicts.

The proposed development is more than 10,000 SF of net building area to the site and meets the neighborhood contact requirement. Per 33.700.025, the applicant contacted the neighborhood association and other required neighborhood organizations via certified mail. Following distribution of the letter, the project

team was invited to present at the monthly meeting held by the King Neighborhood Association (KNA). The project team attended the KNA's next meeting to share development of the project. Following the meeting, Michael Barrett, the Land Use Committee Chair at the time, sent an email communication thanking the team for visiting the meeting, outlining aspects of the project the KNA found positive:

[As quoted from the email sent on 04/12/2019]

“The public amenities within your project, such as the spa, public lobby access and shared retail and office space is exciting, especially as an extension to the Albert Main Street concepts, is an improvement to the public realm. We are excited by community building, especially based on Solterra's and Lever's other exemplary projects.

The individual outdoor balconies, commitment to CLT construction and inclusion of sustainable features or public art are also all well received.”

The KNA also provided three recommended aspects to consider as the project developed. Specifically, they requested the team consider the following:

[Quoted from the email sent on 04/12/2019]

- Affordable Housing

While the proposed Group Living use of project is exempt from Inclusionary Zoning requirements, the Neighborhood has expressed a deep desire for increased affordable housing within the community. Any steps taken to create more affordable options within your project is appreciated, especially maximizing long term occupancy over short term rentals. [As a clarification the design team did not propose “Group Living” as defined in zoning code, and are not seeking a Conditional Use allowance for such a use. The term was meant to describe “co-living” alternatives such as the provision of shared amenities including cooking and lounge areas].

- Relationship to Alberta Main Street District Plan:

While the building massing steps back from Alberta, the neighborhood asks that the ground floor level retail design and entrances reinforces the Alberta Main Street District Plan - emphasizing a walk-able pedestrian scale of small businesses.

- Relationship to Single Family Residences:

The inclusion of significant landscape screening or buffering between the southern edge of the building and the single family neighbors is desired. A well design transition to minimize the difference in scale between then differently zoned lots is encouraged.

The team responded to the letter as required by the Neighborhood Contact requirements and ensured additional design consideration was applied to the areas requested.

Affordable Housing

The project has purchased Affordable Housing Fund credits to respond to the need for more affordable housing units in the area.

Relationship to the Alberta Main Street District Plan

The project is predicated on the strength of a continuous and vibrant retail storefront along Alberta Street and wrapping around to the corners of 11th and 12th Ave. In addition to meeting the Pedestrian Standards of the zoning code, additional features, such as at-grade operable street front windows for retail units and at least six points of public entry into the public ground floor level, will be provided to ensure a permeable and highly visible and transparent public ground floor is accessible and visible from the street edge and is of a scale that matches the adjacent Alberta Street Neighborhood. To increase the minimum fifteen foot floor height required for the Affordable Commercial height bonus the initial structural approach of all mass-timber structure was redesigned to be a beamless concrete floor slab with wood formwork left in place. This approach allowed provision of the minimum 15ft clear ground floor height required to benefit from the five foot of additional building height allowed by the Affordable Commercial Height Bonus. Current zoning code wording requires measurement of the floor to be to the bottom of heavy timber beams (usually 18-24 inches deep) which ultimately penalized the use of a more sustainable ground floor structure, in lieu of a more traditional concrete slab requiring no beams, to gain the taller 15ft floor height to the bottom of the ceiling. While the design team would have a preferred a floor constructed of heavy timber beams and columns, the zoning code and Affordable Commercial Bonus do not lend themselves to this approach without provision of an ungainly seventeen foot tall first floor that would have been out of scale with the rest of the neighborhood's street frontage.

Relationship to the Single Family Residences

To maintain privacy and respect the residential zone abutting the project's southern boundary, an eight foot tall solid masonry wall has been provided along the entire southern frontage. Significant landscape screening has been provided along this line meeting L3 standards to ensure landscaping buffers create a dense separation between properties.

With the exception of a small retail garden at the midpoint of the building, residential fenestration along this façade has been set back between twenty five and forty feet from the property line to exceed requirements for lot-line setbacks. Public outdoor space has been located on the North side of the building adjacent to the Alberta street frontage. More private and solitary spaces have been located facing the southern frontage. Exterior balconies and door locations have been reduced and limited to avoid opportunities for exterior noise or activity along these lot lines.

Additional Comments on Neighborhood Contact

In addition to meeting with the King Neighborhood Association, the project team met twice with the Alberta Main Street Community Organization to share details of the project before and after meeting with the King Neighborhood Association. The project team maintained contact with these groups through the development of the project leading up to Land Use and has incorporated suggestions and responded to critique offered by the respective organizations.

33.130.100 Primary Uses

Per Table 130-1, the project's primary uses, Retail Sales and Service, and Office are allowed without conditional use or other review process.

33.130.205 and 33.130.212 Floor Area Ratio

Per table 130-3, the maximum FAR for the site in the CM2 zone is 2.5 to 1. Additional increases in FAR through bonuses are allowed up to a maximum FAR of 4 to 1. The site area for this project is 26,606 (not including areas dedicated to the right of way) and the maximum FAR with bonuses allowed is 106,424sf

The project will seek the full Affordable Commercial Space Bonus of .75 to 1 for an FAR of 3.25:1. An additional increase of .127 FAR (3,378 sf) will be purchased through the Affordable Housing Bonus. This will result in a maximum building area of 89,840sf and rounded FAR of 3.38:1.

33.130.210 Height and 33.130.212 Floor Area and Height Bonus Options

Per section 33.130.210.B.1. and Table 130-2, the Base Height allowed for this site is 45ft. Per Table 130-3 in Section 33.130.212, the maximum height with bonus in the CM2 zone for a site within the Design Overlay Zone and designated MU-U Mixed Use Urban Center is 55ft. The subject site meets these requirements and meets the requirements for receiving .75 FAR of additional Affordable Commercial Space and an additional 10ft of allowed height per the requirements of 33.130.212.D. The site is subject to the step-down height of 35' along adjoining R2.5 properties within 25' of the lot line and within 15' of the lot line facing an R2.5 property across a local service street. Building heights observe and respect these step-down heights.

Exception C.8 in Section 33.130.210 allows the base height, step-down height and bonus height to be increased by 5' when 75% of the ground floor has at least 15 feet between the floor and the bottom of the structure above. The project meets the requirements for this exception to be applied for an overall allowed building height of 60ft. Based on a survey of the existing property, the grade plane is set at 223'-3 1/2". Top surface of the building surface / roof is below 283'-3 1/2". This standard is met.

Per Section 33.130.212.5.a, no additional height is sought where the step-down height limits of 33.130.210.B.2 apply.

33.130.215 Setbacks

Per Table 130-2, no Minimum Building Setbacks are required at the Street Lot Lines. Minimum Building Setbacks at Lot Lines abutting an R zoned lot is 10 ft. Minimum Building Setbacks at Lot Lines facing R2.5 properties across a local service street is 10'. Up to one third of the setback area can be hard surfaced for pedestrian or bicycle access. Along the East, West, and South frontages the building sets back between two feet and seven feet along retail frontages. The front door is set back 17ft from the street lot line along NE Alberta Street and is approximately 20ft in width to accommodate pedestrian features such as landscaping, seating areas, and to differentiate it from the other retail entrances along the Alberta Street frontage.

The Street Lot line on the southeast side faces an R2.5 property and has the required 10 ft. setback. The façade within this area will not be used for exterior display or storage. This standard is met.

Per Table 140-3, Minimum Landscape Buffer from Residential lot lines is 10 ft. @ L3 at side and rear lot lines of R zoned lots. Paved areas for pedestrian and bike paths do not encroach closer than 5' to the lot line.

Bay windows are not provided in this design.

Maximum Street Setback is 10'. At least 50% of the length of the ground level street-facing façade meets the maximum setback. While the front entry sets back 17ft, it's width is less than 10% of the overall façade length. The remaining frontages all fall within 10' of the property line at all street-facing elevations. This standard is met.

33.130.220 Building Coverage

Per Table 130-3, Maximum Building coverage is 100% of site area. Building coverage is 79.8%. This standard is met.

33.130.225 Landscaped Areas

Per Table 140-3, Minimum Landscaped area is 15% of site area. The project provides 5,375sf or 20% area of landscaped site area. This standard is met.

33.130.230 Windows

At least 15% of street facing facades will be windows and main entrance doors. For Commercial ground floors, windows must cover 40% of street facing façade between 2 and 10 feet that are 20 ft or closer to lot line or public plaza. Non-transit facing street facades have at least 25% window coverage from 2 to 10 feet. Qualifying windows allow views in. Windows into bicycle parking can account for up to 25% of requirement. The bottom of qualifying windows are less than 4' above adjacent exterior grade. This standard is met.

33.130.235 Screening

B. Exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Screening must

comply with at least the L3 or F2 standards. No exterior areas for garbage collection exist. This standard is met.

C. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators, must be screened from the street and any abutting residential zones by walls, fences, or vegetation. Screening must comply with at least the L2 or F2 standards, and be tall enough to screen the equipment. No equipment is located on the ground, therefore this standard is met.

33.130.240 Pedestrian Standards

B.1. Connections. Pedestrian connections are required as specified below:

a. Connection between streets and entrances.

1. Sites with one street frontage.

- Generally. There must be a connection between one main entrance of each building on the site and the adjacent street. The connection may not be more than 20 feet longer or 120 percent of the straight-line distance, whichever is less. This standard does not apply as the site has more than one street frontage.

2. Sites with more than one street frontage. Where the site has more than one street frontage, the following must be met:

- The standard of B.1.a (1) must be met to connect the main entrance of each building on the site to the closest sidewalk or roadway if there are no sidewalks. There are sidewalks so this standard does not apply.
- An additional connection, which does not have to be a straight-line connection, is required between each of the other streets and a pedestrian entrance. However, if at least 50 percent of a street facing facade is within 10 feet of the street, no connection is required to that street.

b. Internal connections. The system must connect all main entrances on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any

pedestrian amenities. All areas of the building are connected to the street and sidewalk via accessible connections. This standard is met.

B.2. Materials.

a. The circulation system must be hard-surfaced and be at least 6 feet wide. The project provides exterior concrete sidewalks and interior concrete, tile, or other hard-surfaced walking material throughout. This standard is met.

b. Where the system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement. Elevation changes and speed bumps must be at least 4 inches high. This standard is met.

c. Where the system is parallel and adjacent to an auto travel lane, the system must be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used it must be at least 4 inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than 5 feet on center. Raised curbs are provided along street frontages. This standard is met.

B.3. Lighting.

The on-site pedestrian circulation system must be lighted to a level where the system can be used at night by the employees, residents, and customers. This standard is met.

33.130.242 Transit Street Main Entrance

At least one entrance for shall be provided for each tenant space within the portion of the building within the max setback. The main entrance must be within 25' of the transit street and face the street. A minimum of one entrance is required per 200 feet. For the project, six entrances along the Alberta Street elevation exist, each retail space receives its own accessible entrance, meeting the requirements in item C. below.

C. Location. For portions of a building within the maximum building setback, at least one main entrance for each nonresidential tenant space on the

ground floor, and one main entrance to a multi-dwelling structure must meet the standards of this section. The ground floor is the lowest floor of the building that is within four feet of the adjacent transit street grade. The main entrance must:

1. Be within 25 feet of the transit street;
2. Allow pedestrians to both enter and exit the building; and
3. Meet one of the following:
 - a. Face the transit street;
 - b. Be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-13; or
 - c. If it is an entrance to a multi-dwelling structure:
 - (1) Face a courtyard at least 15 feet in width that is adjacent to the transit street and that is landscaped to at least the L1 level, or hard-surfaced for use by pedestrians; and
 - (2) Be within 50 feet of the transit street.

These standards are met.

33.130.245 Exterior Display, Storage and Work Activities

Exterior display does not include display of motor vehicles parts or supplies, building materials, and the display of goods associated with an industrial use. There is no exterior storage or work activities, except for those permitted: outdoor eating areas, outdoor markets and vendor stalls. This project is not proposing exterior display, storage and work activities. This standard is met.

33.130.270 Fences

Fences abutting street lot lines are 8' high and less than 50% site obscuring. Fences abutting rear lot lines are 8' high and 100% opaque. An 8ft tall fence will be provided along the abutting rear lot lines and will be 100% opaque. This standard is met.

33.130.290 Parking and Loading

The standards pertaining to the minimum required and maximum allowed number of auto parking spaces, minimum required number of bicycle parking spaces, parking lot placement, parking lot setbacks and landscaping, and loading areas are stated in Chapter 33.266, Parking and Loading. Given the uses proposed, no minimum parking is required.

33.140.300 Signs

The sign regulations are stated in Title 32, Signs and Related Regulations. No signs are proposed under this application, therefore this standard is met.

33.140.315 Recycling Areas

Requirements for recycling areas are regulated by the Bureau of Planning and Sustainability. See Section 17.102.270, Businesses and Multifamily Complexes Required to Recycle, of the Portland City Code. This standard is met.

Parking and Loading

33.266.110 Minimum Required Parking Spaces

33.266.110 B. 1. Minimum for site located close to transit. For sites located within 1,500 feet or less from a transit station, or 500 feet or less from a transit street with 20-min peak hour service the following minimum parking requirements apply. The bureau of transportation will publish a map annually, adopted through administrative rule, showing sites that meet these service thresholds. No parking is required for any use (aside from household living). The uses of the building are retail sales and service (retail, restaurants, health club, and temporary lodging). This project provides 30+ parking spaces in a below-grade garage. This standard is met.

33.266.200 Bicycle Parking Standards

See table below for required Long-term and Short-term bicycle parking spaces. The total area of the two office buildings is 219,130 sf. Long-term and Short-term parking will be provided in the North Building.

Long Term

Temporary Lodging	1 per 20 rooms	5 spaces required
Office	1 per 10,000 SF	1 spaces required
Retail Sales and Svc	1 per 12,000 SF	1 spaces required

Short Term

Office	1 per 40,000 SF	1 spaces required
Retail Sales and Svc	1 per 5,000 SF	2 spaces required

10 total spaces required

Title 33 Community Design Standards

33.218.140 B Improvements between Buildings and Pedestrian Oriented Streets

The ground floor of the building that has frontage on a transit street must meet the C base zone maximum street setback of 10' along 100% of the street lot line. The area between the building and the transit street must be hard surfaced. For each 100 SF of hard surface between the building and the street (>2ft is exempt), an amenity must be installed (bench, tree, planter, drinking fountain, kiosk, bike parking). This standard is met through the provision of trees, planters, and bike parking at ten foot intervals along street frontages.

33.218.140 C Reinforce the Corner

The corner shall be reinforced with the highest point of the street facing elevation and a main entrance being within 25' of the corner. This standard is met.

33.218.140 D Residential Buffer

The portion of the site within 25' of the adjacent R2.5 zone and 15' from the intervening service street will meet that zones height limit of 35'. A 10' L3 Landscaped buffer will be provided at the R2.5 lot line and a 5' L2 landscaped buffer will be provided along the street facing lot line across a service street from R2.5 zone. An 8ft tall fence is provided along the abutting lot line, and a 10ft zone landscaped to L3 standards is provided. This standard is met.

33.248 C. L3, high screen.

1. Intent. The L3 standard is a landscape treatment which uses screening to provide the physical and visual separation between uses or development. It is used in those instances where visual separation is required.
2. Required materials. The L3 standard requires enough high shrubs to form a screen 6 feet high. The shrubs must be evergreen. In addition, one large tree is required per 30 linear feet of landscaped area, one medium tree per 22 linear feet of landscaped area, or one small tree per 15 linear feet of landscaped area. Trees

of different sizes may be combined to meet the standard. Ground cover plants must fully cover the remainder of the landscaped area. A 6-foot-high masonry wall may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, any required or non-required screen, wall, or fence is to be placed along the interior side of the landscaped area. This standard is met.

33.218.140 E Building Height

The maximum height of the C base zone of 55' need confirmation of height bonus for 15 clear ceilings. An additional 5' of height is allowed as an exception through provision of Affordable Commercial Space since 75% of the ground floor ceiling exceeds 15ft of clearance from the floor surface. This standard is met.

33.218.140 F Main Entrance

The main entrance of the building will face the street lot line. This standard is met.

33.218.140 G Vehicle Areas

Access to vehicle areas will be 20' from residential zones. The garage entrance to below-grade parking and vehicle areas is further than 20ft from the residential zone. This standard is met.

33.218.140 H Foundation Material

Foundation material will not be revealed more than 3' above the finished grade level adjacent to the foundation wall. This standard is met.

33.218.140 I Exterior Finish Materials

The exterior finish materials will not include more than 10% of the exterior finishes listed for limited use. This standard is met.

33.218.140 J Roof-Mounted Equipment

Roof mounted equipment will be screened by a parapet or screen that is as tall as the tallest part of the equipment. The equipment will be set back 4' for each foot of height of the equipment.

33.218.140 K Rooftop Solar Energy Systems

The solar array will be mounted flush on a flat roof with the system extending no more than 5' above the top of the highest point of the roof, not including the

parapet. The street facing façade will have a parapet as tall as the tallest part of the system. Where there is no parapet or the system projects above the parapet, the system must be set back from the street facing edges 4' for every 1' of projection above the roof.

33.218.140 L Water Cisterns

Cisterns must match the color of the wall, trim or gutter or be screened by development, plantings or fences. No above grade cisterns are provided. This standard is met.

33.218.140 M Ground Floor Windows

Street facing elevations will meet the C base zone standards. This standard is met.

33.218.140 N Distinct Ground Floor

The ground floor must be visually distinct from the upper floors. The separation will be provided by a row of clerestory windows on the building's street facing elevation or changes in material or texture. The color and texture of ground floor cladding differs from the floors above, and windows at the street level are operable and taller in proportion and size. This standard is met.

33.218.140 O Building Roofs

The roof will have a pitch of less than 6/12 and will have a cornice that is 24" tall and projects 2" from the face of the building with the upper portion projecting 6" further from the lower portion. The roof is sloped at 1/4" per foot. A cornice meeting the requirement of this section is not provided to remove 12" from the overall height of the building's exterior walls.

33.218.140 P Base of Buildings

The building will have a base that is at least 2' above grade and distinguished from the rest of the building by a different color/material. A concrete base is extended 2ft above the adjacent grade and is painted to match the ground floor wall. This standard is met.

Centers Main Street Overlay Zone

33.415.010 Purpose

The Centers Main Street overlay zone encourages a mix of commercial, residential and employment uses on the key main streets within town centers and neighborhood centers identified in the Comprehensive Plan. The regulations are intended to encourage a continuous area of shops and services, create a safe and pleasant pedestrian environment, minimize conflicts between vehicles and pedestrians, support hubs of community activity, and foster a dense, urban environment with development intensities that are supportive of transit.

33.415.100 Prohibited Uses

The building does not include uses that are prohibited within 100 feet of a transit street. This standard is met.

33.415.200 Required Ground Floor Active Use

The street facing façade that falls within 100' of the transit street is programmed for retail sales and service and exceeds the designated use requirement for 25% of the ground floor area. This standard is met.

33.415.300 Prohibited Development

The building does not include development that is prohibited within 100 feet of a transit street. This standard is met.

33.415.310 Minimum Floor Area Ratio

Per map 415-1, the property lies within the inner pattern area, where the minimum floor area ratio for a new development is .5 to 1. This standard is met.

33.415.320 Maximum Building Setback

Per map 415-1, the property lies within the inner pattern area, where at least 70 percent of the length of the ground level street-facing façade of the building must meet the maximum building setback standard of the base zone. Along all frontages only 20ft of the building does not meet the maximum building setback. Therefore this standard is met.

33.415.330 Location of Vehicle Areas

Per map 415-1, the property lies within the inner pattern area, so no more than 30% of the transit street frontage may be used for vehicle areas. The building minimizes conflicts between vehicles and pedestrians by locating the parking entrance, as well as parking and loading access, on the 11th Avenue side street.

Parking and vehicle areas are located below grade under the building. This standard is met.

33.415.340 Ground Floor Windows

The ground floor window requirement as defined by the base zone requirements is increased to 60% in the Centers Main Street overlay zone. 125 lineal ft of ground floor windows are provided along 200 lineal feet of façade. This standard is met.

33.415.350 Entrances

On transit streets, at least one entrance is required ever 100 feet of building length for portions of the building subject to the maximum street setback. NE Alberta meets the designation of Transit Street. Per 33.130.242, entrances must be designed to meet the Transit Main Street Entrance requirements. The project provides six entrances along the transit street, one for the building main entrance, and five for retail/restaurant space main entrances, therefore this standard is met.

33.415.410 Additional Use and Development Standards in the CM1 Zone

Site is zones CM2, so requirement does not apply.

33.239.303 Development Standards

Residential density is not limited by the Group living standards in C zones, but complies with the building, housing code and FAR of the base zone.

The requirement for outdoor areas applies in all residential zones except RH and RX. Larger areas may be required as part of a conditional use review. The outdoor area requirement is 48 square feet for every 3 residents, with a minimum dimension of 6 feet by 6 feet. Individual outdoor areas may be combined. The minimum size of a combined area is 500 square feet and the minimum dimension is 15 by 15 feet.

The property is zoned CM2 and no residential dwelling units are proposed. This standard does not apply.

33.239.040 Other Regulations

Uses in the Group Living use category may also be subject to County, State, or Federal licensing. No Group Living use is proposed for the project. This standard is met.

8. Design Modifications Narrative

9. Previous Conditions of Approval

- a. *Address in writing conditions of approval from previous land use reviews on the site and discuss the current status of compliance.*

No previous conditions of approval exist.

10. Manufacturer's Cutsheets

- a. *Show proposed exterior building skin, windows, doors, light fixtures, rooftop equipment, exterior vents, etc.*

11. Site Photos

- a. *Provide photos of site, immediate context and neighborhood.*

12. Site Utility and Feasibility Plan

- a. *Show proposed and existing sewer service connections, water service connections, septic drainfields, stormwater disposal methods, PGE/PPL electrical vault locations, etc.*

13. Vicinity Plan

- a. *Submit plan that shows buildings, streets and open spaces in a 3-block context.*

14. Site Plan

- a. *Submit plan that shows adjacent street frontages, relationships of existing curb-cuts and building entrances, base points, for height and FAR measurements.*

15. Tree Plan

- a. *Show all existing trees on the site that are 6" or larger in diameter.*

16. Landscape Plan

- a. *Provide details including plant species.*

17. Floor Plan Diagrams

- a. *Show floor areas and FAR calculations at each floor.*

18. Floor Plans and Roof Plan

19. Building Elevations

20. Enlarged Elevations

- a. *At the street level, windows, balconies, garage/loading doors, railings, vents, parapets, and rooftop mechanical enclosures, etc.*

21. Building Sections

- a. *Showing building height and base point height, showing key areas of the building, etc.*

22. Enlarged Typical Sections and Details

- a. *Show walls, windows, balconies, railings canopies, garage/loading doors, exterior vents, rooftop mechanical enclosures, material joints, etc.*

23. Perspectives

- a. *Show context, distinct sightlines.*

24. Colored Renderings

- a. *Include nighttime renderings.*

25. Sign Plans

- a. *Provide elevations, details, sections and mounting details*
 - i. *No signage is proposed as a part of this application.*