



**3038019-LU**

Response to Guidelines: MUP Application for Design Review

(Attachment 1, SDCI TIP 238)

- 1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location, and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc.***

**Type of Use:** Multifamily, 15 units

**Size of Structure:** 5 stories (plus basement) and occupied roof totaling approximately 21,000 gross sf

**Location of Structure:** Structure covers approximately 60% of the site area. There is a 10' setback from the alley, a 5' min/ 7' avg setback at the side setbacks (interior lot lines), and a 5' min front setback

**Parking:** 10 vehicle spaces and secure bike parking are provided within the building in a sub-grade garage. 5 vehicle spaces are provided at grade accessed off the alley.

**Site Features:** The site is sloping from the east (high side) to the west (low side). The steepest slope is approximately 20% along the north property line. There is a row of shrubs along the

north property line and a rockery on the south property line, which are proposed for removal.

- 2. Please indicate in text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan**

There are no departures requested.

- 3. Please describe how the proposed design responds to the early design guidance provided by the Design Review Board.**

**1. Architecture: Massing**

- a. The preferred massing in scheme C is supported by the Staff and has been retained and further developed

**2. Architecture: Layout**

- a. The entry from the primary frontage on E Lynn Street is on-grade and is slightly above the sidewalk level
- b. The entry screen wall has been removed and an accent material has been added to accentuate the building entrance. These revisions visually highlight the entrance and strengthen the connection of the common amenity space to the building entrance. Additionally, common amenity access was widened, and the access sequence was further studied.
- c. The entry sequence of the ground level unit on Minor has been further developed to allow privacy, while providing an outdoor patio at the entrance.
- d. The vehicle and bicycle parking locations have been maintained, and the driveway width is 10'.
- e. The amount of glazing on the east, south and west facades has been maintained and the north façade glazing has been increased.
- f. The balconies and massing on the west facade have been refined to maintain a cohesive composition and rhythm with the south façade.

### 3. **Architecture: Materials**

- a. Along with the massing and balcony study, the material palette was revisited, and the materials have been refined to include glazing and corrugated metal siding.
- b. Secondary materials include fiber cement panel, concrete, metal guardrails, and an accent material at the entrance. The specific materials will be identified in the Recommendation package.

### 4. **Site**

- a. Noted that a common roof deck would be desirable in this location. However it would be difficult to do so given the building code constraints due to having a single exit from the building.
  - i. The resident access has been enhanced by opening up the courtyard entrance and connection to the building entrance. Studies will be provided in the Recommendation package.
- b. Landscape screening within planters is provided to maintain a sense of privacy for the level 1 decks that face the amenity area. Studies will be provided in the Recommendation package.
- c. Due to further study of the grading, site retaining walls have been limited. Additional grading information will be provided in the Recommendation package.