

Phase 3 – Setback, Bulk, Height and Open Space

Feature	CCE Requirements (Not Applicable)	Zoning Code Requirements	Proposed
Front Setback along Jackson St	12' Average 10' Minimum 20' Maximum	n/a 10' Minimum 20' Maximum for 60% length	15' approx. 10' 20' for Maximum for 90% length
Front Setback along Alameda Ave	5' Minimum	5' Minimum	5'
Rear Setback along Alley	5' Minimum	10' Minimum	10'
Side Setback at North	5' Minimum 10' Minimum for sites wider than 125'	7.5' Minimum	7.5'
Maximum building wall height	32'	n/a	40' to 46'
Maximum height at Ridge	42'	65'	46'
Maximum Building Coverage	65%	n/a	61.5%
Maximum other impervious coverage	10%	n/a	0%
Minimum Landscaped Area	25%	n/a	38.5%
Bulk Plane	10' Vertical, 2:1 pitch	15' Upper Story Setback above 40' at Side Setback Interior (north)	15'

Phase 3 – Design Guidelines

	Requirement	Meets Guidelines
Orientation & Access	Primary Entries face street	Yes
	Connect primary entry to sidewalk	Yes
	Provide front porches and usable open space at primary entries	Yes
	Set back unenclosed porches 4' (min)	Yes
	Minimize curb cuts on front lot lines	Yes
	Access to parking from alleys	Yes
Walls & Fences	Fences/walls 42" high (max)	Yes
	2'-0' wide (min.) landscape strip between wall and sidewalk	Yes
Landscaping	Landscape Compliments architectural features	Yes
	Screens undesirable features,	Yes
	Provides privacy buffers	Yes
	Mitigates environmental factors, i.e. wind, sun, and water consumption	Yes
Lighting	Enhances security, functional and aesthetic needs of the development	Yes
Building Mass	Break up the building mass	Yes
	Emphasize residential scale	Yes
	Emphasize expression of individual units	Yes
	Emphasize expression of entries through use of porches, raised entries and design of front doors	Yes
	Provide covered front porches	Yes
	Provide variety of form	Yes
	Vary wall plane	Yes
	Emphasize room modules	Yes
	Define window bays	Yes
Provide balconies	Yes	
Roof	Vary roof forms and features	Yes
	Vary eave line	Yes
Doors & Windows	Vary the module, proportion and embellishment of doors and windows	Yes
	Use architectural features to emphasize front doors and significant window groupings	Yes
	Vary window sizes to relate to room sizes	Yes
Materials & Detail	Provide materials and detailing of human scale	Yes
	Use modular materials such as brick, architectural masonry units and stone	No
	Break up continuous wall surfaces with details and reveals	Yes
	Provide architectural features such as belt courses, sills, and window surrounds to provide variety & detail	Yes

Phase 3 – Neighborhood Development Agreement - Building Height Clarification

1. 42' too aggressive for a 4-story building:

The 42' height limit in conjunction with 4 stories seems aggressive. The 6-story portion allows 72' height, the 5-story portion allows 62' height, and so shouldn't the 4-story portion allow 52'?

2. 42' height could have negative architectural impacts:

The 42' height will result in 8' ceilings which will have several negative outcomes such as:

- A squattier proportion.
- Lower window heights.
- Lesser eave variation.
- Inadequate screening of rooftop equipment.

Attached graphics illustrate these impacts.

3. 42' height measured from where to where?:

The 42' height measured in keeping with New Zoning Code hurts the project.

- The definition of base plane on a wide site results in a loss of 1.5".
- The Zoning Code measures building height to top of parapet which results in a loss of about 3'.

Can we measure the 42' from top of ground floor to top of roof surface?