

Manzanita Apartment Conversion Table 16.21.070 Multi-Family Design Menu							
Design Criteria	Possible Points					Points Scored / Possible Points	Staff Comments
Parking	0	1	2	3	4		
Screening of parking and/or loading facilities from public right-of-way	Not Screened	Partially Screened	Fully Screened	-	-	1	No landscape screening is provided. The building location screens the parking from a portion of the abutting streets. One (1) point is awarded. Note: The applicant did not award themselves the point for building screening.
Parking lot lighting provided.	No	Yes	-	-	-	1	According to the applicant, lighting on the building's exterior will be provided and will light the parking areas. Since a lighting plan has not been provided, compliance with this is required per a condition of approval. See COA #21. One (1) point is awarded.
Parking location (behind building is best)	Front	Side	Behind	-	-	N/A	The location of parking on the site will remain the same. Therefore, the design criterion is not applicable.
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-	0	The applicant is providing over 120% of the required parking. 28 parking spaces are required and 38 parking spaces are proposed. No points are awarded for the number of parking spaces.
Points						2 / 5	
Tree Retention	0	1	2	3	4		
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-	3	No trees on the site will be removed. Three (3) points are awarded.
Replacement of trees removed	<50%	≥50%	-	-	-	N/A	No trees will be removed. This design criteria is not applicable.
Points						3/3	
Building Orientation	0	1	2	3	4		
Primary entrances face the street	Not street facing	Entrance breezeway faces street	All entrances face the street	-	-	1	The breezeway entrance faces NE 15 th Ave. One (1) point is awarded.
Site's frontage has buildings within 25 feet of front lot line. (Full points may be given when courtyards are adjacent to the frontage.)	0-25% of street frontage	26-50% of street frontage	≥51% of street frontage	-	-	N/A	The building's footprint is existing and will not be altered. This criterion is not applicable.
Points						1/2	
Screening of Storage Area & Utility Boxes	0	1	2	3	4		
Trash storage is screened from view by solid wood fence, masonry wall or landscaping	No	Yes	-	-	-	1	New trash enclosure will be entirely screened. COA #22 requires the applicant to provide elevations of the enclosure in subsequent project approvals. One (1) point is awarded.
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	>25 feet from adjacent property	-	-	2	A new trash enclosure is located more than 25-ft from adjacent property lines. Two (2) points are awarded.
Utility equipment is screened from view.	Not screened	Partially screened	Fully screened	-	-	0	New utility equipment will not be screened. Zero (0) points are awarded.
Points						3/5	

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Prevention of Monotonous & Incompatible Design	0	1	2	3	4	
Horizontal length of all buildings is a maximum of 120 feet.	101-120 feet	81-100 feet	≤80 feet	-	-	N/A The building envelope is remaining the same and length of the building is not changing. The design criterion is not applicable.
Roofs have a gable, hip or gambrel form, minimum pitch of 3 to 12 with at least 6- inch overhang.	No	Yes	-	-	-	N/A The existing roof is not changing. The design criterion is not applicable.
A minimum of 15% of street façade areas contains windows or doors. All windows provide trim, recess, or other method of providing shadowing.	No	Yes	-	-	-	0 On the north façade windows and doors comprise 16% of the façade. For the east façade, the window and doors only consist of 10% of the façade. Therefore, the building does not meet the design criterion. No points are awarded. Note: The applicant provided themselves one (1) point for the criteria, stating, “approximately 15% of the street facing façade (facing Manzanita Street) will contain windows w/4" trim.”
Garages are located to minimize their visual impact.	Front of building	Side of building	Back of building	-	-	N/A There are no garages included in the project. This design criterion is not applicable.
Exterior design features include offsets, balconies, projections, window reveals, or similar elements to break up large building expanses.	Less than one design feature within every 30 feet of longest façade.	One design feature within every 30 feet of longest façade.	Two or more design features within every 30 feet of longest façade.	-	-	2 There are several façade design elements that will break up the large building lengths and provide shadowing. They include windows and trim, belly band, two siding colors, and two siding widths. Two (2) points are awarded. The north façade has two siding colors throughout and accent features. The east façade has accent siding throughout most of the façade and different siding colors alternating with less than 30 feet between. The south façade has belly trimming throughout. The west façade has different color siding alternating spaced less than 30 feet apart and belly trim. Note: The applicant awarded themselves one (1) point for this criterion. However, they have and listed at least two design features.
Points						2 / 3

Private Open Space & Landscaping	0	1	2	3	4		
Private open space provided in addition to what is required for the base zone.	No additional open space.	Patios or balconies (at least 48 square feet) provided for 50% of units.	Patios or balconies (at least 48 square feet) provided for 51- 100% of units.	Sport court, tot lot, pool or community room is provided.	-	3	The project proposes 2,418 square feet of outdoor recreation space beyond what is required per 16.20.030. The existing covered area is paved and intended to be used as a sport court, a four square court. According to the applicant, the covered area will be a sport court where residents can pass a ball, exercise, and enjoy fresh air while staying dry throughout the winter. They will delineate a four square court and provide some seating there. Their hope is that it will be a multi-use recreation space for residents, and that they can also use that space for calisthenics, yoga, and tai chi.
Number of non-required trees provided.	-	At least one tree per 500 square feet of landscaping.	-	-	-	N/A	No trees are required for the proposed development. The design criteria is not applicable.
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-	0	The site's landscaping is over 50% grass. No points are awarded. Note: The applicant suggested this criterion in N/A. However, with the magnitude of landscaping being added and modified on the site, staff believe this criterion is applicable.
Points						3/5	
Street & Block Framework	0	1	2	3	4		
Multi-family developments 8 acres or larger are developed as a series of complete blocks bounded by a network of public or private streets with sidewalks and street trees.	No blocks or network.	10-50% of units are along a street with sidewalks, street trees, and on-street parking.	51-100% of units are along a street with sidewalks, street trees, and on-street parking.	-	-	N/A	The site is not 8-acres or larger. This criteria is not applicable.
Points						N/A	

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Low Impact Development (LID)	0	1	2	3	4		
Use of pervious paving materials (% of total paved area)	<10%	–	10-50%	51-75%	>75%	N/A	Existing parking and access aisles are paved. Paving material is not changing. Criteria is not applicable.
Provision of park or open space area for public use	None	–	Open Space (Generally not for public use)	–	Park (public or privately owned for public use)	2	Outdoor recreation space will be provided as required. It is intended for residents and visitors but not the general public. Two (2) points are awarded.
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	–	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant	2	New landscaping will include 25%-50% drought tolerant species. This is a condition of approval will required to be shown on landscape plan in subsequent project approvals, see COA #23. Two (2) points are awarded
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	–	3	Pursuant to the standard 3,167 square-feet of parking lot landscaping is required. 5,515 square feet is proposed. Three (3) points are awarded.
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	–	–	10-50%	>50%	N/A	The existing roof will not be changed. This criteria is not applicable.
Parking integrated within building footprint (below- grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	–	–	10-50%	>50%	N/A	The site currently has surface parking adjacent to the building. This criteria is not applicable.
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	–	–	N/A	Building downspouts will not be changed. Downspouts currently route to drywells and are not connected to public storm. This criteria is not applicable.
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	–	–	N/A	Existing parking is not changing to shared or public. This criteria is not applicable.
Provision of rain gardens/bio retention areas for stormwater runoff (% of total landscaped area)	None	–	10-50%	51-75%	>75%	N/A	The existing stormwater management on the site is not proposed to change. Additional pervious surfaces are being added to the site.
Points						7/11	64% of possible points in LID category
Total Points						21/34	61% of possible points awarded