

Site Plan and Design Review - Written Statement

March 30th, 2021

New Multi-Family Development
0 SW 3rd Ave
Canby, OR
Zoned R-2, High Density Residential

The proposed project includes the development of two buildings with 12 residential units, approximately 10,588.5 square feet on a 0.44-acre site. The proposed development will be accessed off of 3rd avenue by the means of an existing easement. Both buildings will be 3-stories in height, approximately 5,294.25 SF, and each are composed of three (3) 2 bd / 2 ba units and three (3) 1 bd / 1 ba units. Outlined below is how the proposed project addresses all applicable approval criteria for a Site Plan and Design Review.

Site Plan and Design Review criteria:

- The proposed project meets all of the applicable standards within the city of Canby's Title 16 – Planning and Zoning Code, the following is a summary of all the applicable development standards for a Multi-Family Development within a R-2 (High Density Residential) zone

16.10 Off-Street Parking and Loading

- **16.10.30.D - Off-street parking spaces for dwellings shall be located on the same lot, or adjacent lot, with the dwelling unit. Parking spaces located within an on-site garage shall count towards the minimum parking requirement for residential uses.**
 - Off-street parking will be located on-site and not within an on-site garage
- **16.10.30.H.1 – The number of vehicular spaces required in Table 16.10.050 may be reduced by up to 10% if the residential density is greater than nine units per gross acre (limit parking to no less than one space per unit for multi-family structures).**
 - The overall density of the site is greater than nine units per acre with a total of 12 units for .44 acres, which equates to 27.3 units per acre, thus allowing a 10% reduction in the required minimum parking. As noted in 16.10.30.H.1, this reduction is limited to no less than one space per unit for multifamily structures.
- **16.10.50 – Parking Standards designated**
 - Per Table 16.10.050, one space per studio or 1-bedroom unit and two spaces per 2-bedroom or larger units is required. The proposed development proposes five (6) 2-bedroom units and five (6) 1-bedrooms units plus an additional 3 guest parking

stalls, resulting in a total of 21 parking stalls. Per 16.10.30.H.1, this requirement may be reduced up to 10%, requiring a minimum of 19 parking stalls. The proposed development meets this minimum parking requirements.

- **16.10.070.A.1 – Parking lot design shall comply with the dimensional standards set forth in Figure 1 of this section**
 - All proposed standard parking stalls meet the dimensional standards expressed in table 16.10.070; standard parking stalls are a minimum 8'-6" wide and 18'-0" deep with a 24'-0" wide access aisle.
- **16.10.070.A.2 – Parking stalls of eight feet in width and sixteen feet in length for compact vehicles may comprise up to a maximum of thirty percent of the total number of parking stalls.**
 - The development proposes 5 compact parking stalls, which make up 26% of the overall parking stalls provided.
- **16.10.070.A.3 – Areas used for standing or maneuvering of vehicles shall have a paved asphalt, concrete, solid concrete paver surfaces, or paved "tire track" strips maintained adequately for all weather use and so drained as to avoid the flow of water across sidewalks or into public streets**
 - The development proposes paved asphalt, both standard and porous, for all vehicular movement and parking lots.
- **16.10.070.A.4 – The full width of driveways must be paved in accordance with (3) above.**
 - The developments parking lot and access aisles will all be paved in accordance with 16.10.070.A.3 above.
- **16.10.070.A.5 – Except for parking to serve residential uses, parking areas adjacent to or within residential planning districts or adjacent to residential uses shall be designed to minimize disturbance of residents. Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way**
 - Does not apply as the proposed parking is for a residential use.
- **16.10.070.A.6 – Groups of more than four parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley**
 - The development complies with this standard as the parking spaces will not require any need to back up or maneuver within a street right-of-way.
- **16.10.070.A.7 – Off-street parking areas, and the accesses to them, shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrian and vehicular traffic on the site and in adjacent roadways**
 - The proposed parking area, and access to said parking area, provides adequate flow for the expected traffic of the proposed use. The proposed development also provides fire truck access and the adequate turn-around necessary for a fire truck apparatus.
- **16.10.070.A.8 – Parking bumpers or wheel stops shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways**
 - All proposed parking stalls are provided with parking bumpers

- **16.10.070.A.9 – Accessible parking shall be provided, constructed, striped, signed and maintained as required by ORS 447.233 and all Oregon Structural Specialty Code Requirements**
 - One accessible parking stall is provided per the requirements of OSSC 1106.1. The proposed development provides one accessible van parking stall at 9'-0" wide with an 8'-0" access aisle.
- **16.10.070.B.3 – All ingress and egress shall connect directly with public streets**
 - The proposed development meets this requirement with access directly off of 3rd Avenue
- **16.10.070.B.4 – Vehicular access for residential uses shall be brought to within 50'-0" of the ground floor entrances or the ground floor landing of a stairway, ramp or elevator leading to dwelling units**
 - The proposed parking lot for the residents is within 50'-0" of all ground floor entrances
- **16.10.070.B.5 – Required sidewalks shall extend from the ground floor entrances or the ground floor landing of a stair, ramp, or elevator to the sidewalk or curb of the public street or streets that provide the required access and egress**
 - The proposed development provides sidewalk access from the ground floor entrances to the proposed parking lot and the proposed private drive that provides access to the development from 3rd avenue
- **16.10.100 – Bicycle parking shall be provided for all multi-family residential, institutional, commercial, and industrial uses**
 - The proposed development proposes ten (12) bicycle parking spaces (1 per unit). Two (2) bicycle parking stalls are provided underneath the stairs in the stairwell of each building, for a total of four (4) bicycle parking stalls provided within the building footprint. Eight (8) additional parking stalls are provided under a bike canopy immediately adjacent to both buildings. Each bicycle parking stall meets the minimum requirement and provides a 2'-0" wide x 6'-0" deep stall

16.20 R-2 High Density Residential Zone

- **16.20.10.D – Uses permitted outright in the R-2 ; Multi-family dwelling**
 - The proposed Multi-family development is permitted outright per zoning
- **16.20.030.A – Minimum residential density: New development shall achieve a minimum density of 14 units per acre.**
 - The proposed development meets the minimum residential density requirement. For a site of .35 acres, the minimum requirement would be 5 units. The proposed development exceeds this minimum by provided a total of 12 units
- **16.20.030.D.2 – Rear Yard: all corner lots, 10'-0" single story or 15'-0" two-story; all other lots: 15'-0" single story, or 20'-0" two-story**
 - The proposed development meets this requirement
- **16.20.030.D.3 – Interior Yard: 7'-0", except as otherwise provided for zero-lot line housing**
 - The proposed development meets this requirement
- **16.20.030.D.5 – Multifamily development (3 or more units on the same property) that is adjacent to an R-1 (Low Density Residential) or R-1.5 (Medium Density Residential) zone**

must provide a minimum 15'-0" buffer area between the multifamily development and the R-1 or R-1.5 zoned property

- The proposed development's rear yard is adjacent to a R-1 (Low Density Residential) zone, requiring a buffer zone. The proposed development does not propose any buildings or active recreation activities within the buffer zone
- **16.20.030.E.1 – Principal building: 35'-0"**
 - The proposed development proposes two (2) separate multifamily buildings. The height of both buildings will be 34'-11 1/2"
- **16.20.030.E.3 – Maximum building height for multifamily developments abutting an R-1 (low density residential) or R-1.5 (Medium Density Residential) zone shall not exceed a building height greater than 1'-0" for each 1'-0" of distance from the R-1 and/or R-1.5 property line**
 - The proposed development meets this standard
- **16.20.030.E.4 – Maximum building length shall be 120'-0"**
 - The proposed development meets this standard as both buildings are only 54'-9" in length
- **16.20.030.F – Maximum amount of impervious surface allowed in the R-2 zone shall be 70% of the lot area**
 - The proposed development meets this standard. Impervious surfaces make up 52.39% of the total lot area
- **16.20.030.G.4 – Multifamily development exceeding 10 units shall provide 150 sf of recreation space per dwelling unit**
 - The proposed development exceeds 10 units, therefore, is required to provide 150 sf of recreational space per dwelling unit. This 1,800 sf of required open area is met with the use of open landscaping towards the South and Southwest portions of the site.

16.21 Residential Design Standards

- **16.21.070.A – For design review applications for multi-family dwellings (three or more units) or for development that contains 3 or more units on a single lot located in any zone, the menu in Table 16.21.070 shall apply. This menu replaces the general menu contained in Chapter 16.49 for such applications**
 - See attached exhibit A for the filled-out design matrix in Table 16.21.070 for how the proposed development passes
- **16.21.070.B – A design review application for multifamily dwellings shall be considered to be compatible if: a minimum of 60% of the total possible points from the Design Menu are accumulated for the whole development**
 - The proposed project earned 40 points in the attached exhibit A, thus passing the Design Menu

16.43 Outdoor Lighting Standards

- **16.43.060.A – All outdoor light sources, except street lights, shall be shielded or installed so that there is no direct line of sight between the light source or its reflection at a point 3'-0" or higher above the ground at the property line of the source**
 - All outdoor lighting affixed to the exterior of the building will be shielded
- **16.43.060.B – The following lighting systems are prohibited from being installed or used except by special use permit: aerial lasers, 'searchlight' style lights, and/or other very intense lighting, defined as having a light source exceeding 5200 lumens**
 - The proposed development does not propose any of the above lighting systems
- **16.43.070.A – All outdoor lighting shall comply with the limits to lamp wattage and the shielding requirements in Table 16.43.070 per the applicable Lighting Zone. These limits are the upper limits**
 - All outdoor lighting will comply with the limits listed in table 16.43.070.
- **16.43.080.A – Lighting mounted onto poles or any structures intended primarily for mounting of lighting shall not exceed a mounting height of 40% of the horizontal distance of the light pole from the property line, nor a maximum height according to Table 16.43.080, whichever is lower;**
 - Per exception 16.43.080.A.3, mounting heights greater than 40% of the horizontal distance to the property line but no greater than permitted by Table 16.43.080 may be used provided that the luminaire is side-shielded toward the property line, thus the proposed lighting for the parking area will be side-shielded and will be no more the 35'-0" in height.
- **16.43.080.B – Lighting mounted onto buildings or other structures shall not exceed a mounting height greater than 4'-0" higher than the tallest part of the building or structure at the place where the lighting is installed, nor higher than 40% of the horizontal distance of the light from the property line, whichever is less.**
 - Per exception 16.43.080.B.2, lighting for facades may be mounted at any height equal to or less than the total height of the structure being illuminated regardless of horizontal distance to the property line. The only proposed façade lighting will be above the balcony/patio doors for each unit, said lighting will be face shielded and only illuminate the balcony/patio door and façade immediately below the light.
- **16.43.090 – Lighting Controls; the city strongly recommends the use of timers and/or motion detectors on outdoor lighting, and that the motion detectors be set to minimize unnecessary activation.**
 - All exterior lighting, limited to parking lot lighting, pathway lighting and stairway lighting, will be equipped with daylight sensors to ensure they are only operating when necessary. All balcony/patio lighting will be controlled by the unit tenants.
- **16.43.110 – A lighting plan shall be submitted with the development or building permit application**
 - A lighting plan will be submitted with the building permit submittal

16.49 Site and Design Review

- **16.49.030.A – The following projects require site and design review approval, except as exempted in B below; 16.49.030.A.1 – All new buildings**
 - The proposed new Multi-family development will undergo a Site and Design Review. This narrative further explains how the development meets all applicable

Site and Design guidelines in Chapter 16 of the Planning and Zoning Code for the City of Canby

- **16.49.065.A – The internal walkway system shall be extended to the boundaries of the property to adjoining properties developed or zoned for commercial, public, or multifamily uses. The walkway shall connect to an existing walkway system on adjoining property or be located so as to provide for development of a logical connection in the future when the adjoining property is developed or redeveloped.**
 - The adjacent properties are zoned residential, thus not requiring the internal walkway system to extend to the right-of-way or adjacent properties.
- **16.49.065.B – On-site facilities shall be provided to accommodate safe and convenient pedestrian and bicycle access within new subdivisions, multi-family developments, planned development, shopping centers, and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers. Residential developments shall include streets with sidewalks and accessways.**
 - The 185'-0" easement off of 3rd avenue is 26'-0" wide. Due to the need for a 26'-0" access and 20'-0" drive aisle for a fire apparatus, the development of sidewalks along this newly established private drive is not possible. However, the internal walkway system connecting the parking lot and bicycle enclosures to the buildings is made as safe and convenient to the pedestrian as possible.
- **16.49.065.D – Use of permeable surfacing materials for walkways is encouraged whenever site and soil conditions make it feasible. Permeable surfacing includes, but is not limited to, paving blocks, turf blocks, and porous asphalt. All permeable surfacing shall be designed, constructed, and maintained in accordance with the Canby Public Works Design Standards**
 - The proposed development will provide porous asphalt under all parking stalls, making up a total of 15.61% of the overall site, and 61.9% of the asphalt on-site.
- **16.49.070.A - The purpose of this section is to establish standards for landscaping within the City of Canby in order to enhance the environment and aesthetic quality of the city by encouraging the retention and protection of existing trees and requiring the planting of trees in new developments**
 - The proposed development will not be able to retain or protect any of the existing trees on-site, however, the new development will be planting a minimum of 8 trees that will replace over 50% of the 7 existing trees that are proposed to be removed
- **16.49.070.B - The purpose of this section is to establish standards for landscaping within the City of Canby in order to enhance the environment and aesthetic quality of the city by using trees and other landscaping materials to temper the effects to the sun, wind, noise and air pollution**
 - The proposed landscape plan will use a combination of plants/shrubbery/trees to help mitigate the effects of the sun, wind, noise and air pollution within the development.
- **16.49.070.C - The purpose of this section is to establish standards for landscaping within the City of Canby in order to enhance the environment and aesthetic quality of the city by using trees and other landscaping materials to define spaces and uses of the specific areas**
 - The proposed landscape plan will use a combination of plants/shrubbery/trees to further distinguish the private/public spaces within the site. Public spaces include the parking lot and private drive access while Private areas include the buffer zone towards the Southern edge of the property
- **16.49.080.C.1 – The minimum area requirement for landscaping for developments coming under review shall be the percentage of the total land area to be developed as follows.**

Parking lot landscaping area is including in calculating the following landscape areas: 30% for all residential zones

- The total proposed developed landscape area makes up 32.01% of the total site, thus satisfying this requirement
- *16.49.080.D – LID stormwater management facilities, such as rain gardens and bioretention areas, may be counted toward the minimum landscaping requirement when they are located on private property.*
 - The proposed development will use a rain garden to mitigate a portion of the building and sites run-off, this rain garden is factored into the 32.01% of site landscaping
- *16.49.080.E – Trees and other plant materials to be retained shall be identified on the landscape plan. The Site and Design Review Board encourages the retention, to the extent practical, of existing healthy trees and vegetation*
 - The proposed Landscape Plan identifies existing landscaping features that may or may not be retained.
- *16.49.080.F.1-6 – During the construction process: the owner or the owner's agent shall provide above and below ground protection for existing trees and plant materials identified to remain, trees and plant materials identified for preservation shall be protected by chain link fencing placed around the tree at the drip line.. etc.*
 - None of the existing trees will be preserved, thus the above requirements do not apply to the proposed development
- *16.49.080.G – Landscaping under preserved trees shall be compatible with the retention and health of said trees*
 - None of the existing trees will be preserved, thus the above requirements do not apply to the proposed development
- *16.49.080.H – When it is necessary for a preserved tree to be moved in accordance with the Tree Ordinance, the landscaped area surrounding said tree or trees shall be maintained and replanted with trees which relate to the present landscape plan, or if there is no landscaping plan, then trees which are complimentary with existing, nearby landscape materials*
 - None of the existing trees will be preserved, thus the above requirements do not apply to the proposed development
- *16.49.080.I – Any required landscaped area shall be designed, constructed, installed and maintained so that within three (3) years, the ground shall be covered by living grass or other plant material. (The foliage crown of trees shall not be used to meet this requirement) A maximum of 5% of the landscaped area may be covered with bark chips, mulch or other similar materials. A maximum of 5% of the landscaped area may be covered with rock, stones, walkways, or other similar material acceptable to the Board. Required sidewalks shall not be used to meet the landscaping requirements*
 - The landscaped areas are designed in accordance with the above requirements. Sidewalks are not counted towards the percentage of landscaped area calculated earlier in this narrative.
- *16.49.080.J – All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristics of the species. The use of tree and plant species native to the Pacific Northwest is encouraged. Any new street tree planted must be included on the city's list of approved tree species.*

- All new trees and plants will be healthy, disease-free, damage-free, and of a well-branched stock. All proposed tree and plant species are native to the Pacific Northwest
- **16.49.080.K – Landscaping methods should be guided by the provisions of the most recent edition of the Sunset Western Garden Book or similar publication**
 - The proposed landscaping methods are guided by the above requirements
- **16.49.080.L.1-2 – The following guidelines are suggested to insure the longevity and continued vigor of plant materials**
 - The trees, plants and landscape materials selected for the proposed development so as to provide a hardy and drought resistant landscaped area. Over 75% of the plant species selected are of drought-resistant species.
- **16.49.080.M.1-3 – All plant growth in landscape areas of developments shall be controlled by pruning, trimming or otherwise, so that it will not interfere with designated pedestrian or vehicular access, and it will not constitute a traffic hazard because of reduced visibility, and it will not hinder solar access considerations**
 - The landscaped area will be properly maintained by the developments management company to ensure that all landscaping will not hinder the pedestrian and vehicular circulation.
- **16.49.080.N – After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting**
 - The above standards will be met upon completion of the site grading
- **16.49.080.O – All planting areas shall be graded to provide positive drainage**
 - All landscaped areas will provide adequate drainage
- **16.49.080.P – Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways**
 - Both the private drive and parking lot areas will be protected by curbs to prohibit the landscaping materials from washing into them upon heavy rainfall. Subsequently, all sidewalks will be raised a couple inches above adjacent landscaped areas to further prohibit any landscaping material from washing over them upon heavy rainfall
- **16.49.090.A-E – Specifications for tree and plant materials**
 - All proposed trees, plants and landscaping materials will adhere to the requirements listed within 16.49.090.A-E
- **16.49.100.A – Landscaping Installation and Maintenance: Except as allowed by subsection (2), all landscaping and exterior improvements required as part of the site and design review approval shall be completed prior to the issuance of any certificate of occupancy**
 - All landscaping and exterior improvements will be completed before obtaining any certificate of occupancy for the multifamily buildings.
- **16.49.100.C – All landscaping approved through the site and design review process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the Site and Design Review Board, unless later altered with Board approval**
 - All landscaping will be continually maintained by the developments management company to the extend as approved by the Site and Design Review Board
- **16.49.110 – Landscaping area credit for preservation of existing trees and tree groves**
 - The provisions of 16.49.110 does not apply to the proposed development as none of the existing trees are proposed to be preserved

- **16.49.120.B – Application: Parking lot landscaping standards shall apply to any surface passenger vehicle parking area of ten (10) spaces or more, or to any paved vehicular use area 3,500 square feet or larger on the same tax lot or on contiguous tax lots under common ownership. Any paved vehicular area which is used specifically as a utility storage lot or a truck loading area shall be exempt from landscaping requirements within a parking lot**
 - The proposed development proposes two separate parking areas. The main parking area houses 11 parking stalls and has a 3,440.23 SF footprint, thus requiring parking lot landscaping. The secondary parking area provides 8 additional parking stalls and has a 2,527.97 SF footprint, thus not requiring any parking lot landscaping. However, parking lot landscaping is provided for both parking areas. Please see the Site and Design Review Type II – Landscaping Calculation Form attached
- **16.49.120.C.1 – Area within a parking lot shall include the paved parking and maneuvering area, as well as any area within ten (1) feet of any exterior face of curb surrounding the paved parking and maneuvering area**
 - The proposed overall square footage of landscaped area within 10'-0" of the two parking areas equates to 1,623.65 SF
- **16.49.120.D.1 – Minimum area required to be landscaped within a parking lot shall be 15% for all residential, industrial, and commercial zones**
 - The overall SF of the parking area required to provide landscaping is 3,440.23 SF which results in a minimum of 630.23 SF of parking lot landscaping
- **16.49.120.E – All parking areas with more than 16 spaces shall include landscape island to break up the parking area into rows of not more than 8 contiguous parking spaces**
 - The main parking area provides a total of 11 parking stalls, while the secondary parking area only provides 8, thus the above requirements do not apply
- **16.49.120.F – Deciduous, evergreen and/or shade trees in parking areas shall meet the criteria listed in 16.49.120.F.1-7**
 - All interior parking lot trees that are provided will adhere to the requirements listed in 16.49.120.F.1-7
- **16.49.120.G – Perimeter of Parking and Loading Areas: Screening of parking and loading areas is required. Within three (3) years of planting, screening shall be of such height and density as to shield vehicular use area**
 - The bulk of the perimeter around the parking area is screened from adjacent neighbors due to the placement of the buildings. The parking area will be screened from the R-2 property to the East and R-1 property to the South with shrubbery and a 6'-0" fence along the property line. The R-2 property to the West will be screened from the adjacent parking lot with a 6'-0" fence along the property line.
- **16.49.120.H – Landscaped areas shall be provided with automatic irrigation systems or a readily available water supply with at least one (1) outlet located within approximately 150'-0" of all plant materials to be maintained.**
 - An irrigation system will be provided for all landscaping

We believe that through the findings above, the proposed project meets all applicable Site and Design approval criteria for a Type II Site and Design Plan Review.

Sincerely,



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SITE AND DESIGN REVIEW –TYPE II – LANDSCAPING CALCULATION FORM

Site Areas

1. Building area	3,529.50	- Square footage of building footprints
2. Parking/hardscape	7,777.79	- Square footage of all sidewalks, parking, & maneuvering areas
3. Landscaped area	6,099.94	- Square footage of all landscaped areas
4. Total developed area	19,055.74	- Add lines 1, 2 and 3
5. Undeveloped area	0	- Square footage of any part of the site to be left undeveloped.
6. Total site area	19055.74	- Total square footage of site

Required Site Landscaping (Code 16.49.080)

7. Percent of landscaping required in Zoning District	30%	- Fill in the Appropriate Percentage: R-1, R-1.5, R-2 Zones: 30%; C-2, C-M, C-R, M-1, M-2 Zones: 15%; C-1 Zone: 7.5%
8. Required minimum square footage of landscaping	5,716.72	- Multiply line 4 and line 7
9. Proposed square footage of landscaping	6,099.94 / 32.01%	- Fill in value from line 3

Required Landscaping within a Parking Lot (Code 16.49.120(4))

Note: This section and the next apply only to projects with more than 10 parking spaces or 3,500 square feet of parking area

10. Zone	R2	- Fill in the Appropriate Zone and Percentage: C-1 Zone: 5%; Core Commercial sub-area of the Downtown Canby Overlay: 10%, except for parking lots with 10 or more spaces and two or more drive aisles: 50 square feet per parking space; All other zones: 15%.
11. Percent of required landscaping	15%	
12. Area of parking lot & hardscape	3,440.23 SF / 2,527.97 SF	- Fill in area of parking and maneuvering areas plus all paved surface within ten (10) feet of those areas.
13. Number of vehicle parking spaces	11 / 8	- For Core Commercial sub-area in the Downtown Canby Overlay only, fill in the total # of parking spaces on-site.
14. Required square footage of landscaping within 10 feet of parking lot	516.03 SF / 379.20 SF	- Multiply area of parking lot (line 12) by percent of required landscaping (line 11) -OR- for the CC sub-area in the Downtown Canby Overlay multiply line 13 by 50 square feet.
15. Proposed square footage of Landscaping within 10 feet of parking lot	655 SF / 628.25 SF	- Calculate the amount of landscaping proposed within 10 feet of all parking and maneuvering areas.

Parking Lot Tree Calculation

16. Number of parking spaces	11 / 8	- Total number of vehicle parking spaces
17. Area of parking lot & hardscape	3,440.23 SF / 2,527.97 SF	- Area from line 12
18. Number of parking spaces (line 16) divided by 8	2 / 1	- Round up to the nearest whole number
19. Area of parking lot area (line 17) divided by 2,800	2 / 1	- Round up to the nearest whole number
20. Number of required trees in parking lot	2 / 1	- Fill in the larger of row 18 and row 19
21. Number of trees provided within 10 feet of parking lot	2 / 2	- Fill in the number of proposed trees within 10 feet of parking and maneuvering areas.

Table 16.21.070 Multi-Family Design Menu

As part of review of multi-family developments, the following menu shall be used as part of the review. In order to “pass” this table 60% of total possible points shall be earned,
(10% of the total possible points must be from LID elements)

Design Criteria	Possible Points				
Parking	0	1	2	3	4
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Tree Retention	0	1	2	3	4
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-
Replacement of trees removed	<50%	≥50%	-	-	-
Building Orientation to the Street	0	1	2	3	4
Primary entrances face the street	Not street-facing	Entrance breezeway faces street	All entrances face the street	-	-
Building Orientation to the Street, cont.	0	1	2	3	4
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	-	-
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
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	-	-
Utility equipment is screened from view.	Not screened	Partially screened	Fully screened	-	-
Prevention of Monotonous and 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	-	-
Roofs have a gable, hip or gamble form, minimum pitch of 3 to 12 with at least 6-inch overhang.	No	Yes	-	-	-

Design Criteria	Possible Points				
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	-	-	-
Garages are located to minimize their visual impact.	Front of building	Side of building	Back of building	-	-
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.	-	-
Private Open Space and 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.	-
Number of non-required trees provided.	-	At least one tree per 500 square feet of landscaping.	-	-	-
Private Open Space and Landscaping, cont.	0	1	2	3	4
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Street and 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.	-	-
Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
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)
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant

Design Criteria	Possible Points				
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-
Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	>75%
Total Possible Points= 67 60%=40 points (rounding down), 10%=7 points (rounding up)					

(Ord. 1338, 2010)