

Considerations:

1. Consider a darker color for the brick base and corner elements to be more harmonious with the building located at 920 East Broadway.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project provides a 20 ft. street front setback, consistent with the requirement of the R-1250 zone and compatible with the adjacent historic building to the east.
- The proposed courtyard is centrally located for all residents to easily access, provides a variety of seating areas and, through design, maintains appropriate privacy levels for adjacent residential units.
- The design of the fencing to secure the courtyard is consistent with the project design.
- Trash is proposed in the southeastern portion of the site, accessible from the proposed east/west access easement, which connects to the existing north/south alley and roof mounted equipment will be effectively screened by the parapets of the buildings.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The affordable housing project is located with ½ mile of a major transit stop and entitled to a 33-ft. height/3-story increase. The 60-foot, 5-story project is consistent with the allowable increase in height/stories.
- The project has a clearly defined base, middle and top, which assists in mitigating the appearance of mass.
- The step backs at the top floor units and corner roof decks help break up the building volume and diminish its sense of monumentality at the street facades.
- The variety of façade materials used and recessed balcony volumes reduce the massing of the project.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project has a crisp, modern design and the stucco, brick and metal clad building is internally consistent and appropriately detailed.
- Windows are recessed in their openings and reinforce the style of the building.
- The variety of cladding materials used on the project adds interest to the building and, as conditioned, will butt up against each other and terminate appropriately.

DRB Staff Member Roger Kiesel, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.