

Compliance Table

DEVELOPMENT STANDARDS				
DA-1(S) District Regulations and 4.04.336 Multi-Family and Mixed-Use Residential Development				
Section	District Regulations	Requirement	Proposed	Complies?
2.08.332.A	Density	100 du/ac	150 du/ac (100 du/ac + 50% density bonus)	Yes
2.08.308.C.1	Setback - Davis Street	<i>Per Downtown TOD Strategy</i> 7 ft (min) setback to create a 15 foot pedestrian zone.	Waiver Applied 4 ft setback and 10-foot pedestrian zone	Yes
2.08.308.C.1	Setback - E. 14 th Street	<i>Per Downtown TOD Strategy</i> 7 ft (min) setback to create a 25 ft pedestrian zone	Waiver Applied 4 to 7 ft and a 9.75 to 15 ft pedestrian zone	Yes
2.08.308.C.1	Setback - Dan Neimi Way	<i>Per Downtown TOD Strategy</i> 10 ft (min) sidewalk	11-14 ft sidewalk	Yes
2.08.308.A	Rear Setback	0 ft	2.25 to 5.5 ft	Yes
2.08.312	Height	24 ft (min) on E. 14 th Street 75 ft (building max) 81 ft for parapets 85 ft for penthouse structures	Waiver Applied 76 feet 10 inches to top of roof 82-83.5 ft to top of parapets 87 ft 4 in to top of penthouse	Yes
2.08.320	Floor Area Ratio	3.5 (max)	Waiver Applied 3.78	Yes
2.08.316	Lot Coverage	100% (max)	93%	Yes
2.08.324	Landscaping	5% (min)	11%	Yes

OBJECTIVE STANDARDS COMPLIANCE TABLE (SECTION 4.04.336)

Section	Building Design Requirements		Requirement	Proposed	Complies?
4.04.336.A.1	Buildings located within 20 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage(s) parallel to the fronting pedestrian walkway(s).		Yes	Building is aligned with E. 14th Street, Davis Street, and Dan Niemi Way	Yes
	<i>Entrances – Ground Floor Residential Uses – Shared</i>				
4.04.336.A.2.b.i	All buildings with any exterior entrance that provides access to more than one unit shall provide a minimum of one primary shared entranceway per building in accordance with the following standards.		Yes	Shared entrance on E. 14 th St./Davis St.	Yes
4.04.336.A.2.b.i(A)	The primary entranceway shall lead to a common area a minimum of ten feet in each dimension.		Yes	The primary entrance leads to the main lobby, which is larger than 10'10'	Yes
4.04.336.A.2.b.i(B)	Exterior walls of common spaces, such as lobbies and community spaces, within 20 feet of a front or street side lot line or pedestrian walkway shall include windows, doors, or other openings for at least 30 percent of the building wall on which they are adjacent, between two and a half and seven feet above the level of the sidewalk.		Yes	The exterior walls within 20 feet of E 14 th Street and Davis Street are more than 30 percent transparent.	Yes
4.04.336.A.2.b.i(C)	<p>The primary entranceway shall be emphasized utilizing <u>at least one</u> of the following methods:</p> <ul style="list-style-type: none"> o A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth of five feet and a minimum horizontal area of 30 square feet. o A recessed entry bay with a minimum depth of five feet. o Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. o Incorporating one or more architectural features such as windows, sidelights, decorative materials, lighting, or signage into the entranceway. 		Yes	There is a roofed projection over the door in the form of an overhang that is over 5 ft in depth and a horizontal area greater than 30 sf.	Yes
4.04.336.A.2.b.i(D)	Buildings located within 20 feet of a front or street side lot line shall provide a primary entranceway oriented to and facing a front or street side lot line.		Yes	Entryway is oriented towards E. 14 th St. and Davis St.	Yes
	<i>Encroachments into Required Setbacks</i>				
4.04.336.A.3	In addition to the building encroachments allowed pursuant to Section 4.04.312 , Building Projections into Yards and Courts, additional projections are allowed per Section 4.04.336.A.3.		Yes	The balconies extends out by approximately 1-2 feet	Yes
	Covered porches and patios	7 feet into the Front or Corner Side Yard and Must be unenclosed on three sides			

	Building Design			
4.04.336.A.4.b.i-ii	<p>Roof lines shall be varied and designed to minimize the bulk of a building, screen roof-mounted equipment, and enhance the building's architectural design through the following methods:</p> <ul style="list-style-type: none"> o A minimum of one roof line offset of at least 18 inches in height and 20 feet in length shall be provided for every 150 feet of façade length; AND o Where parapets are provided, the minimum 18-inch offset in height required above may be substituted by an offset of at least 18 inches in depth. All parapets shall provide returns of at least six feet in depth at the end of the parapet face to avoid a false front appearance. 	Yes	Roof line offsets are provided to minimize the height and bulk of the building.	Yes
4.04.336.A.4.c	Any building over 150 feet wide shall provide a massing break with a minimum width of 20 feet and minimum depth of ten feet for every 150 feet of façade length.	Yes	Waiver Applied	Yes
4.04.336.A.4.c.i	<p>The upper and lower stories in buildings of three or more stories shall be distinguished by incorporating <u>one or more</u> of the following features. These features may be applied to the transitions between any floors, except where otherwise specified.</p> <ul style="list-style-type: none"> o A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. o A horizontal design feature such as a water table, belt course, or bellyband. o A base treatment at the ground floor consisting of a material such as stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. o Setting back the top floor or floors of the building at least five feet from the remainder of the façade. 	Yes	A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials.	Yes
	Windows and Openings - Residential Uses			
4.04.336.A.5.b	Windows for residential uses shall have trim at least one-half inch in depth, or be recessed at least two inches from the plane of the surrounding exterior wall.	Yes	Windows are inset by 2-3 inches	Yes
	Façade Design			
4.04.336.A.6.a.i	All building facades shall incorporate details, such as window and door trim, window recesses, cornices, changes in materials, or other design elements.	Yes	All building facades are well articulated with architectural details.	Yes
4.04.336.A.6.a.ii	Horizontal building elements shall be aligned within three feet of like buildings elements on the same facade and adjacent buildings.	Yes	Horizontal building elements are aligned within three feet of like buildings	Yes

			elements on the same facade	
4.04.336.A.6.a.iii	No wall facing a public right-of-way shall run in a continuous plane of more than 30 feet without a window, door, or other opening.	Yes	An opening is provided at least every 30 feet along each facade.	
4.04.336.A.6.b.i	Each facade shall have three or more colors and three or more materials.	Yes	More than three colors and three materials are proposed on each facade.	Yes
4.04.336.A.6.ab.ii	The following materials are prohibited: <ul style="list-style-type: none"> • Vinyl siding; • T-111 plywood siding; • Exterior Insulation Finishing System (EIFS). 	Yes	No prohibited materials are proposed.	Yes
	SPACE REQUIREMENTS	Requirement	Proposed	Complies?
	<i>Residential Uses</i>			
4.04.336.B.2	The minimum ground floor height for residential uses is 10 feet measured floor to floor.	Yes	10' ground floor plate is provided	Yes
	<i>Amenities</i>			
4.04.336.B.4	<p>Amenities that enhance the livability of the project and are not required elsewhere in this Chapter shall be provided.† Projects shall include <u>at least four</u> of the following amenities.</p> <ul style="list-style-type: none"> o Conference room. o Electric vehicle (EV) charging stations or 220 V power outlet for 25 percent of required parking spaces. o Fitness center. o Lap pool. o Tenant activity area, such as joint eating and cooking area, clubhouse, play area, screening room, or other activity area. o On-site commercial child care facility. o Pet washing facility or relief area. o Playground or outdoor active recreation facility. o Public art. o Enclosed, lockable storage space at least 250 cubic feet in size with minimum dimension of four feet by eight feet for a minimum of 25 percent of the units. o Study room and/or library. o Publicly accessible open space provided consistent with Subsection 4.04.336.C.2 for projects with 25,000 square feet of floor area or less or publicly accessible open space of 15 square feet per 1,000 square feet of floor area for projects with over 25,000 square feet of floor area. o Provision of car sharing services for service subscribers. 	Yes	<p>More than four amenities are provided, they include:</p> <ul style="list-style-type: none"> • Fitness Center • Lounge • Commercial Kitchen • Pet Area • Storage space • Study Room • Public Plaza 	Yes

	SITE DESIGN REQUIREMENTS		Requirement	Proposed	Complies?
4.04.336.C.1	Frontage improvements consistent with the Master Plan of City Streets, Bicycle and Pedestrian Master Plan, applicable Specific Plan and/or development strategy, Subdivision Improvement Standards, and any other applicable standard or requirement of the City shall be provided for all subdivisions, new construction, and additions of 10,000 square feet or more of gross floor area.		Yes	Bike parking, street trees, street lighting are proposed and conditioned for.	Yes
	Open Space				
4.04.336.C.2	No portion of required open space shall be used for driveways or off-street vehicle parking and loading facilities, nor may one area of open space be double counted as satisfying the requirements of multiple types of required open space. However, the area provided to meet the open space requirement may count toward other site requirements such as landscaping, amenities, and stormwater retention and control if the area provided as open space also meets the criteria of those individual requirements.		Yes	The required open spaces are not used for driveways and are only counted where allowed.	Yes
	Area Requirements				
4.04.336.C.2	Publicly Accessible Open Space	DA and SA Districts, development with over 25,000 square feet of floor area - 5 square feet per 1,000 square feet of floor area	Yes	1,008 sf is required and a 1,060 sf plaza is proposed on the corner of E. 14 th Street and Davis Street.	Yes
4.04.336.C.2	Private & Common Open Space (required area can be provided as a combination of private and common open space)	DA and SA Districts 60 square feet/Dwelling Unit	Yes	Over 11,000 square feet of private and common open space is provided, when 10,800 square feet is required.	Yes
	Private Open Space				
4.04.336.C.2.a	Private Open Space provides open space areas for the exclusive use of the occupants of a single dwelling unit and includes but is not limited to balconies, decks, terraces, patios, fenced yards, and other similar private areas.		Yes	Private balconies are accessed from individual units.	Yes
4.04.336.C.2.a.i	Private Open Space shall be a minimum of 60 square feet and have no dimension less than six feet.		Yes	Private balcony are at least 6 feet by 10-34 feet	Yes
4.04.336.C.2.a.ii	Private Open Space shall be accessible to only one dwelling unit by a doorway to a habitable room or hallway.		Yes	Access to the private balconies is provided by single units.	Yes
	Common Open Space				
4.04.336.C.2.b	Common Open Space provides shared access for all building occupants and includes, but is not limited to, courtyards, terraces, forecourts, gardens, outdoor dining areas, plazas, landscaped areas, patios, swimming pools, barbeque areas, athletic courts or fields, playgrounds, recreation areas, gardens, rooftop amenities,		Yes	Courtyard and other common spaces provided	Yes

	and other similar common areas intended for shared use by building occupants.			
4.04.336.C.2.b.i	Common Open Space shall have minimum length and width dimensions of 20 feet - except Common Open Space areas with building walls on two opposite sides (e.g., courtyards) shall have a minimum width between the walls equal to the height of the shortest building wall facing the courtyard.	Yes	<i>Waiver Applied</i> A width of 55 feet 10 inches is required, and ~50 feet is provided	Yes
4.04.336.C.2.b.ii	Common Open Space shall be accessible to all building occupants.	Yes	The common open space is accessible to residents and is accessed through shared corridors	Yes
4.04.336.C.2.b.iii	A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, decking, or other serviceable, dust-free surfacing.	Yes	The surface of common open space is usable for outdoor living and recreation.	Yes
4.04.336.C.2.b.iii(A)	A minimum of ten percent of the total common open space area shall be planted.	Yes	Over 10 percent of the common open space is landscaped	Yes
4.04.336.C.2.b.iii(B)	Landscaping on podiums and rooftops shall provide minimum soil depths as follows. <ul style="list-style-type: none"> o Ground cover: 12 inches. o Shrubs: 20 inches. o Trees: 36 inches. 	Yes	Conditioned	Yes
4.04.336.C.2.b.iii(C)	Slopes shall not exceed ten percent.	Yes	No slope is over 10%	Yes
	<i>Publicly Accessible Open Space</i>			
4.04.336.C.2.c	Paseos, plazas, outdoor dining areas, dog parks, recreation areas, and other similar areas available for use by the public. Publicly Accessible Open Space shall be provided on-site and in accordance with the following standards or met through Alternative Compliance options pursuant to Subsection 4.04.336.C.2.c.ii, Alternative Compliance.	Yes	The space is accessible and available to the public and is conditioned to meet all applicable requirements.	Yes
4.04.336.C.2.c.i(A)	Publicly Accessible Open Space must be either offered as dedication to the City or privately owned and maintained with dedication of a public access easement. Publicly Accessible Open Spaces shall be maintained at no public expense. The owner of the property on which the open space is located shall maintain it by keeping the area clean and free of litter and keeping in a healthy state any plant material that is provided.	Yes	Conditioned	Yes
4.04.336.C.2.c.i(B)	Publicly Accessible Open Space shall have at least one minimum ten-foot dimension.	Yes	The publicly accessible open space measures approximately 48 ft wide.	Yes

4.04.336.C.2.c.i(C)	<p>Publicly Accessible Open Spaces shall meet <u>all</u> the following design standards:</p> <ul style="list-style-type: none"> o Be unobstructed by fully enclosed structures; o Include any practicable combination of lawn, garden, flagstone, wood planking, concrete, decking, or other serviceable, dust-free surfacing; o Not exceed a ten percent slope; o Provide pedestrian-scale lighting; o Provide seating; o Provide one or more plaques visible to the public stating the right of the public to use the space, the type of open space, and the hours of use; o Maintain a smoke-free environment; AND o Provide at least one of the following: <ul style="list-style-type: none"> • Site furnishings, including, but not limited to, tables, chairs, and gathering places. • Active recreation spaces, such as tot lot or playground, sport court, or similar. • Shading. • Public art. o Be located on the ground floor; AND o Have a direct, accessible pedestrian connection to a public right-of-way or easement. 	Yes	Conditioned	Yes
	<i>Lighting</i>			
4.04.336.C.2.a.i	<p>The maximum height of a freestanding lighting standard is</p> <ul style="list-style-type: none"> • 16 feet within 100 feet of a Residential District: • 25 feet for all other locations 	Yes	Conditioned	Yes
4.04.336.C.2.a.ii	Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof.	Yes	Conditioned	Yes
4.04.336.C.2.b.i	Lighting in parking areas, garage areas, and carport areas shall be maintained with a minimum of one foot-candle of illumination at the ground level during the hours of darkness.	Yes	Conditioned	Yes
4.04.336.C.2.b.ii	Aisles, passageways, and recesses related to and within a development shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness.	Yes	Conditioned	Yes
	<i>Landscaping</i>			
4.04.336.C.3	All areas of the site not used for access, parking, buildings, open space, mechanical equipment, or other function shall be landscaped consistent with Chapter 4.16, Landscape Requirements, and the following requirements. Required landscaping areas shall be planted with a combination of trees,	Yes	Trees, shrubs, and groundcover, is provided where required and feasible.	Yes

	shrubs, and groundcover. Stormwater treatment areas may count toward required landscaping.			
4.04.336.C.3.a	A minimum of one 24-inch box size or greater tree shall be planted per 25 linear feet of landscape area. Tree grates shall be used for trees located in hardscape areas.	Yes	Conditioned	Yes
4.04.336.C.3.b	Shrubs shall be a container size of five gallons or greater at planting and planted at spacing distances appropriate for the plant species.	Yes	Conditioned	Yes
4.04.336.C.3.c	<p>Landscaped areas that are not planted with trees or shrubs shall be planted with groundcover plants. Mulch (as a ground cover) shall be confined to areas underneath plants and is not a substitute for ground cover plants.</p> <ul style="list-style-type: none"> Groundcover plants other than grasses shall be four-inch pot size or greater and planted at spacing distances appropriate for the plant species. Groundcover plants shall be planted at a density that will cover the entire area within two years. 	Yes	Conditioned	Yes
	PARKING & CIRCULATION	Requirement	Proposed	Complies?
	<i>Vehicle Parking</i>			
4.04.336.C.4.a	Parking shall be provided pursuant to Chapter 4.08 Off-Street Parking and Loading Regulations except that no parking is required for nonresidential uses less than 5,000 square foot in size and part of a mixed-use development.	N/A - within 0.5 mile of Major Transit	236 spaces are provided	Yes
4.04.336.C.4.b	Curb cuts and driveways providing access to parking facilities shall be from an alley or secondary street, rather than from the principal street, wherever such alley or secondary access is feasible.	Yes	Access to garage is on Dan Niemi Way >100' away from Davis Street	Yes
4.04.336.C.4.b.i	Minimum 20 feet driveway length	Yes	26' Driveway	Yes
4.04.336.C.4.b.ii	Maximum 24 feet driveway width, or minimum required for emergency vehicle access	Yes	26' Driveway - minimum required for emergency vehicle access	Yes
4.04.336.C.4.c	In the DA and SA Districts, a minimum of 15 percent of parking spaces shall be electric vehicle (EV) charging stations.**	Yes	15 percent is currently provided	Yes
	<i>Parking - Commercial and Professional Districts</i>			
4.04.336.C.4.e.i	Above ground parking and structured parking, including partially submerged or underground parking with three or more feet above ground shall be located a minimum of 40 feet from the primary street facing property line.†	Yes	<i>Waiver Applied</i> 18 feet provided	Yes
	<i>Off-Street Loading Areas</i>			
4.04.336.C.5.a-c	In addition to the requirements of Section 4.08.164 , Location and Design of Off-Street Loading Spaces, loading docks shall be designed according to the following standards.	Yes	The loading dock is less than 20 feet, has a door, and is within the building.	Yes

	<ul style="list-style-type: none"> o Loading docks shall not exceed 20 feet in width, o Loading docks shall be screened from view by fencing, landscaping, or architectural elements from any adjacent street, sidewalk, or other publicly accessible accessway or open space. o Loading docks shall be internal to the building envelope and equipped with closable doors 			
	<i>Pedestrian Access</i>			
4.04.336.C.6.c	Pedestrian connections shall be provided from transit stops adjacent to the building frontage to building entrances.	Yes	The Tempo BRT stop is accessible from the building via the sidewalk.	Yes