

# UDD 8 Design Narrative

## Basis for Design Review UDD8 Sec. 33.24(15)

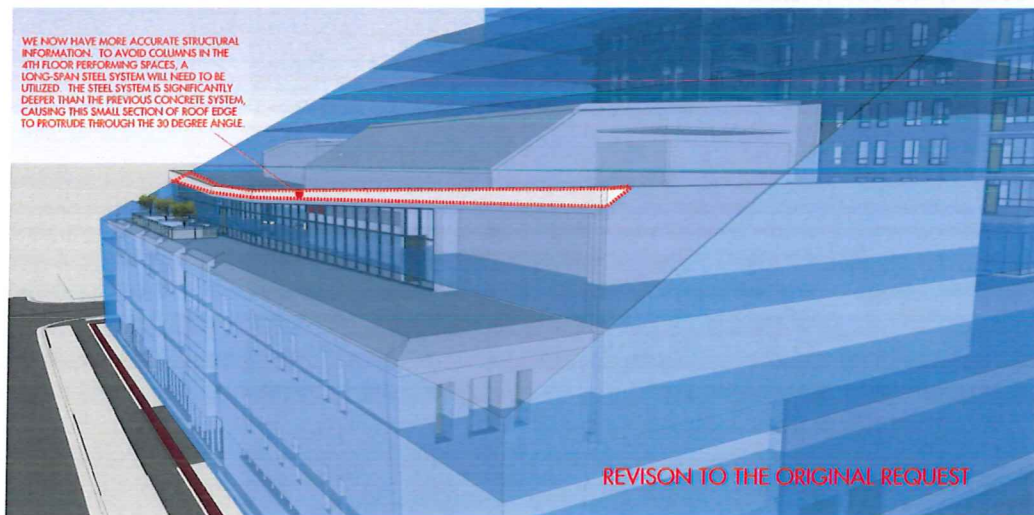
### UDD 8 Sec. 33.24 (15) (e) (1) Building Height

The illustration on Sheet A-02 of the submittal indicate the buildable volume on Blocks 4a and 4b. The height parameters are indicated on this sheet as well. Replacement sheet A-03 indicates the setbacks on all street frontages.

The images below indicate areas and explanation for the basis of a request to the Alder and TLNA for a UDD8 Design Guideline text amendment to the step back on Ingersoll Street. Alder Zellers is working with City Staff to draft the text amendment. Additional notes on the following diagrams indicate where non-occupied space encroaches on the 30-degree angle on Mifflin Street.

### Height and Step Back requirements on Block 4a MYAC.

Please refer to UDD 8 Guidelines sec 33.24 (15) (d)(e)1 Building Height. Item (iii) states Any non-habitable space from architectural features shall not be included in the height calculation. As a result, our elevation along Mifflin street is in compliance with the UDD 8 Guideline because this small triangular roof edge area is a non-habitable architectural feature (it's a fascia and the structural edge of the roof).



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#### **UDD 8 Sec. 33.24 (15) (e) (4) (a) Parking Areas**

The submittal Title Sheet includes a spreadsheet summarizing all project data pertaining to size and parking requirements for cars and bicycles. Sheet A-03 thru A-05 illustrate the parking configuration and dimensions.

#### **UDD 8 Sec. 33.24 (15) (e) (5) (a) Landscaping and Open Space**

Sheet L100 illustrate the landscape design and detail call outs. Sheet L101 indicates species of plantings and point calculations.

Additional Requirement Commentary:

v. There is an existing 6' wide terrace with existing canopy trees.

vii. The trees in the building setback are spaced according to the rhythm and function of the building entrances, signage, bike parking, etc. The average tree spacing is approximately 36' o.c. though the tree to tree spacing varies and is in once case greater than 40' o.c.

viii. In continuation of the recently built Lyric development to the west, the row of canopy trees in the building setback will be in raised planters and canopy tree species of approximately 30-35' mature height were selected to best thrive in this planting condition.

#### **UDD 8 Sec. 33.24 (15) (e) (6) (a) Site Lighting and Furnishings**

Sheets A-10 thru A-16 indicate the location of exterior fixtures on the building facades. Electrical Sheets E0 to E002 indicate light fixtures and photometrics on grade and on building facades.

#### **UDD 8 Sec. 33.24 (15) (e) (7) (a) Building Massing and Articulation**

Sheet A-10 thru A-18 illustrate the building articulation on all sides of the project and are consistent with this section

The Ingersoll elevation will include a Mural and accent lighting to enhance and engage the community. This was discussed in the TLNA Steering Committee meeting dated 11/13/2018 and was received favorable and approved by the committee.





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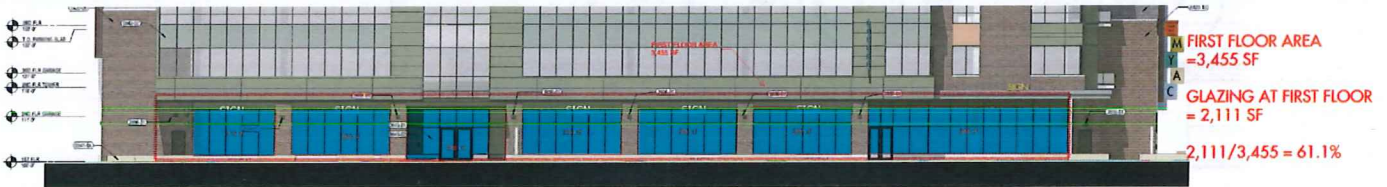
### UDD 8 Sec. 33.24 (15) (e) (8) (a) Materials and Colors

Sheet A-10 thru A-18 illustrate the building articulation on all sides of the project and are consistent with this section. Materials area called out on the elevations sheets and represented in the renderings.

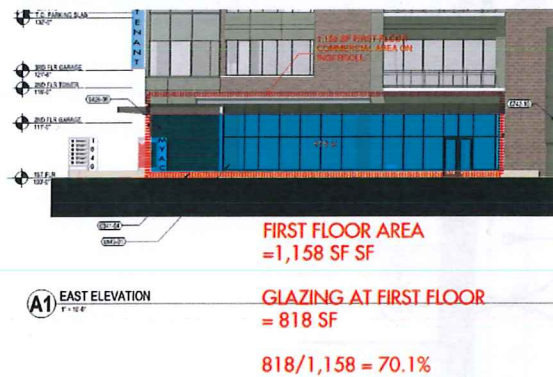
### UDD 8 Sec. 33.24 (15) (e) (9) (a) (i) Windows and Entrances

Ground Floors of commercial buildings shall have at least 60% of the street elevation devoted to windows.

The East Washington Elevation has a 61.1% calculated window area.



The Ingersoll Elevation has a 70.1% calculated window area.



### UDD 8 Sec. 33.24 (15) (e) (12) (a-c) Upper Level Development Standards

In additions to the text in the Narrative with the submittal package the following criterial are met within the project to qualify for a Bonus Story.

Urban Design District 8 Guidelines Sec 33.24 (15) (e) 12.c Upper Development Standards Bonus Stories may be granted if it determined that the provision of at least one element from subsection i or a combination of elements from subsection ii provides public benefit to warrant the additional height.

The elements or combination of elements included from subsection i and ii are:

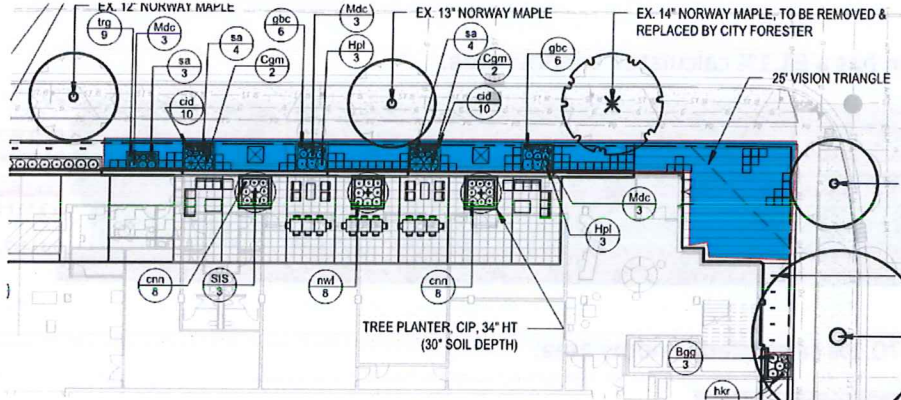
- structured parking that includes space shared by multiple users that is available for public use by patrons of both on and off site uses.
- Publicly accessible plazas with seating and landscaping.
- Mid-block and through block public pedestrian, bike connections.

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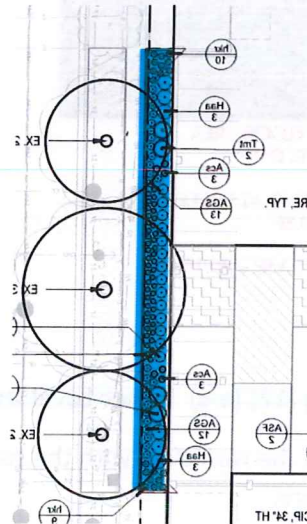
## Basis for Design Review UDD8 Sec. 33.24(15)

- Structured parking that includes space shared by multiple users from multiple lots and that accommodated a substantial space for public use by patrons of both on-and off-site uses.
- Publicly accessible plazas or pocket parks that are visible from the street and provide seating, landscaping, public art/and or other public amenities.

### Public Areas at MYAC Entry



### Mural Zone on Ingersoll



### Public Areas on East Washington

