

# TIER 2 EXAMPLE

## AM HOUSING FEASIBILITY STUDIES

1500 NE Sandy Blvd

Cunningham Development Company, Inc. | Feasibility Study | September 21, 2020

Architecture Interiors Planning Brand

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**CONTACT INFORMATION**

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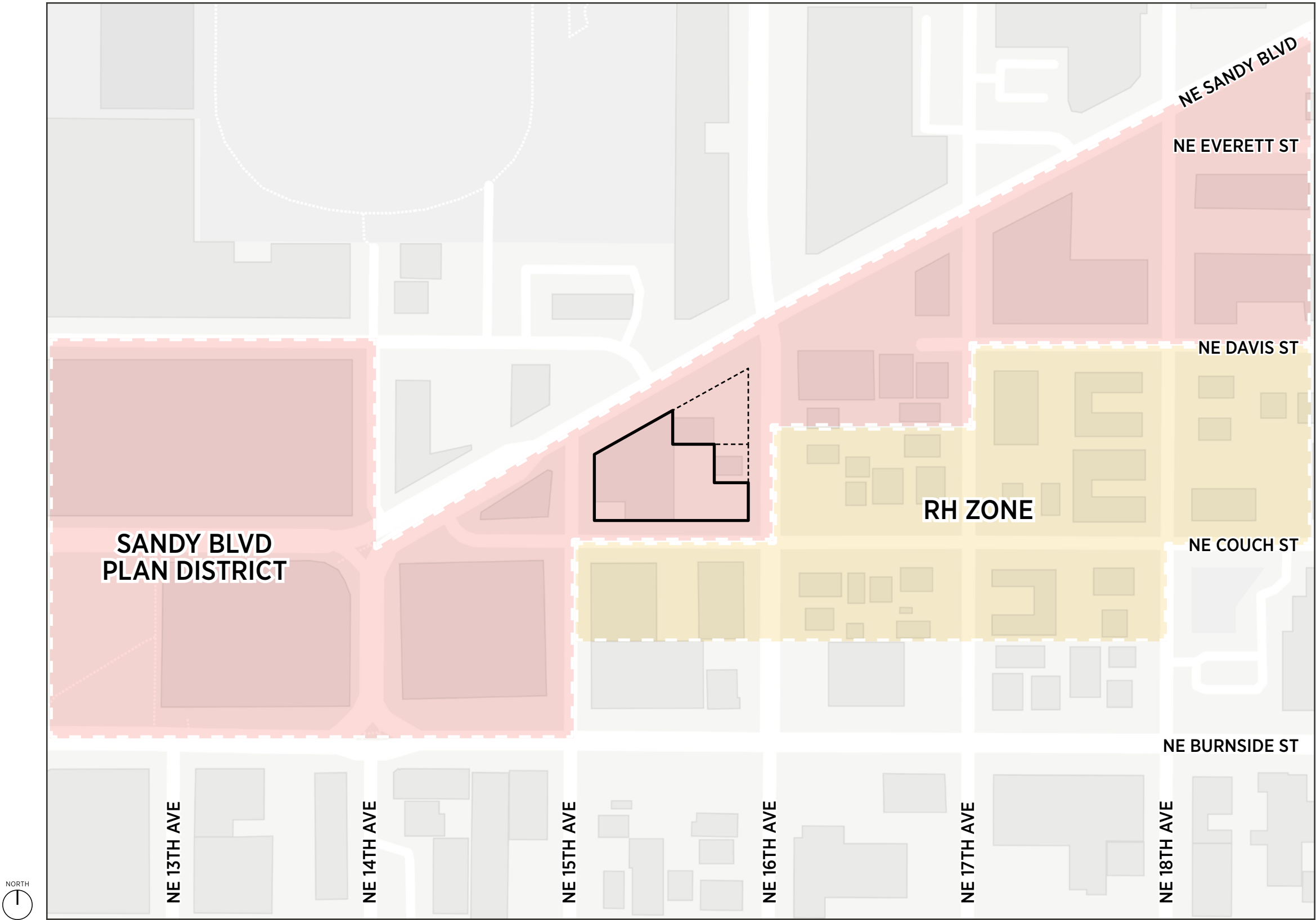
# Site Location & Zoning

EXISTING PROPERTY INFORMATION

Address : 1500 NE Sandy Blvd.  
Property ID Number : R213773  
Block Number : 315  
Lot Number : 2&3, 4&5, 6  
Year Built : 1959  
Description : Warehouse  
Building Area : 10,473 sq ft  
Lot Area : 0.44 acres (19,173 sq ft)  
Neighborhood : Kerns  
Jurisdiction : Multnomah

ZONING INFORMATION

Base : CM3 - Commercial Mixed Use 3  
Overlay : d - Design  
Base Overlay Combo : CM3d(MU-U)  
Comp Plan : MU-U - Mixed Use -  
Urban Center  
Comp Plan Overlay : n/a  
Historic District : n/a  
Conservation Plan : n/a  
Plan District : SD - Sandy Boulevard  
Plan District  
Historic Resource : n/a  
Urban Renewal Area : n/a  
Business District : Kerns



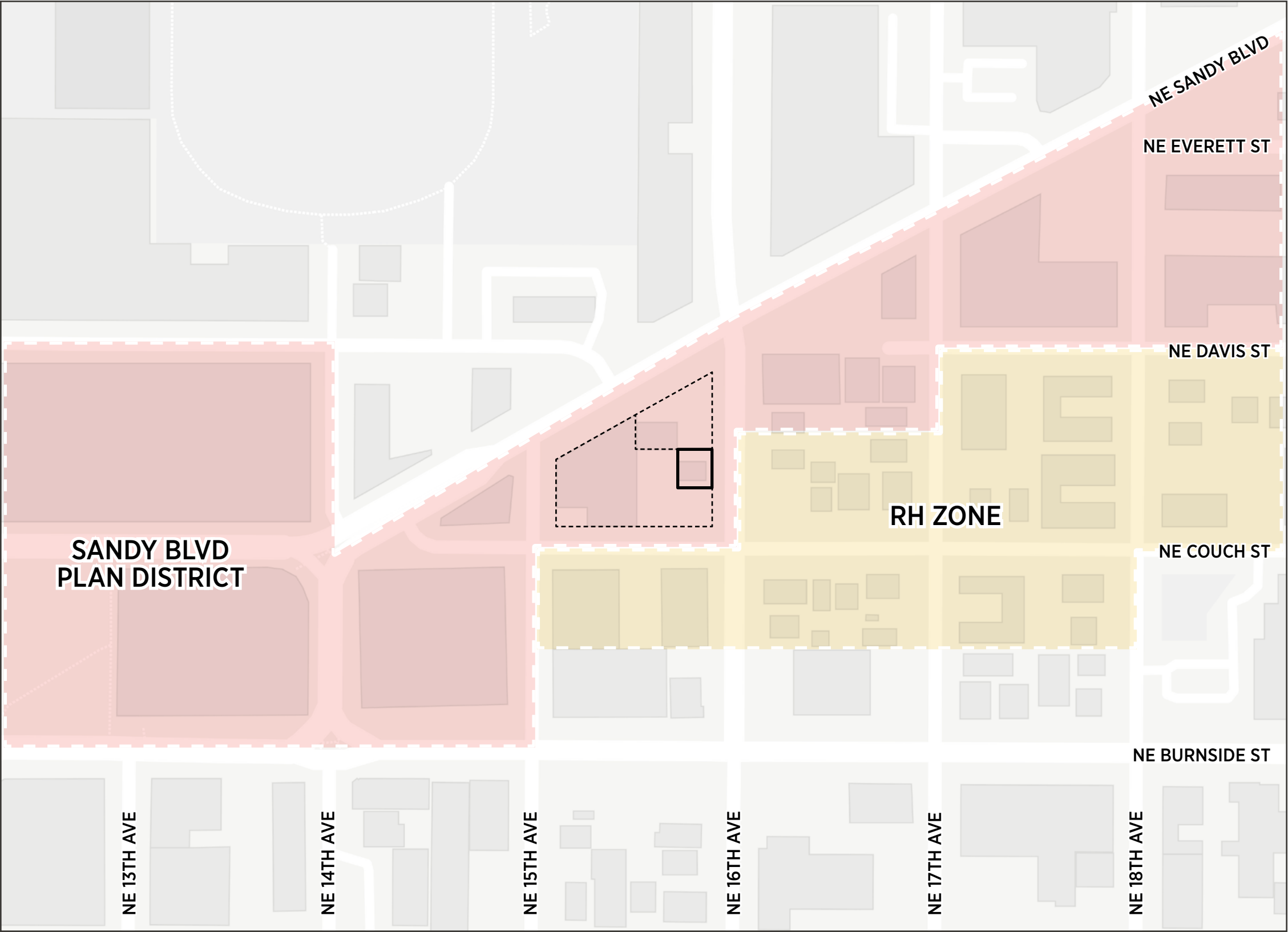
Site Location & Zoning

EXISTING PROPERTY INFORMATION

Address : 115 NE 16th Ave.  
Property ID Number : R213774  
Block Number : 315  
Lot Number : 6  
Year Built : 1900  
Description : Single Family Residential  
Building Area : 1,572 sq ft  
Lot Area : 0.06 acres (2,500 sq ft)  
Neighborhood : Kerns  
Jurisdiction : Multnomah

ZONING INFORMATION

Base : CM3 - Commercial Mixed Use 3  
Overlay : d - Design  
Base Overlay Combo : CM3d(MU-U)  
Comp Plan : MU-U - Mixed Use -  
Urban Center  
Comp Plan Overlay : n/a  
Historic District : n/a  
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Plan District : SD - Sandy Boulevard  
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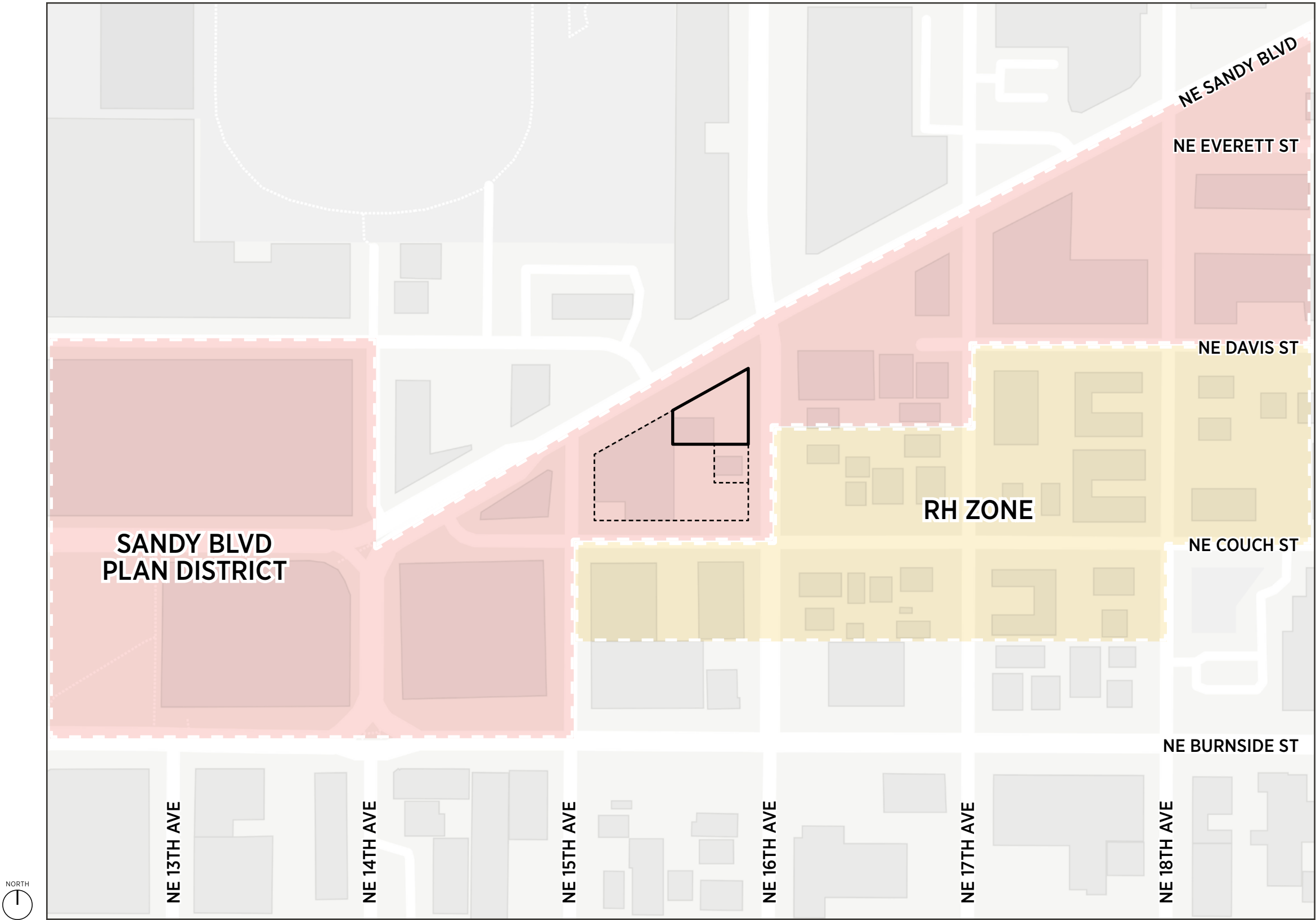
# Site Location & Zoning

EXISTING PROPERTY INFORMATION







Address : 1540 NE Sandy Blvd.  
Property ID Number : R213775  
Block Number : 315  
Lot Number : 7&8  
Year Built : 1964  
Description : Auto  
Building Area : 1,581 sq ft  
Lot Area : 0.17 acres (7,460 sq ft)  
Neighborhood : Kerns  
Jurisdiction : Multnomah

ZONING INFORMATION

Base : CM3 - Commercial Mixed Use 3  
Overlay : d - Design  
Base Overlay Combo : CM3d(MU-U)  
Comp Plan : MU-U - Mixed Use -  
Urban Center  
Comp Plan Overlay : n/a  
Historic District : n/a  
Conservation Plan : n/a  
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Plan District  
Historic Resource : n/a  
Urban Renewal Area : n/a  
Business District : Kerns



Zoning Massing Impacts

PROPERTY ID : R213773, R213774, & R213775	
SITE AREA	29,133 sf Total (19,173 sf (R213773) + 2,500 sf (R213774) + 7,460 sf (R213775))
ZONING	CM3d(MU-U) (Chapter 33.130)
TYPICAL USES       <small>RETAIL OFFICE RESIDENTIAL INDUSTRY INSTITUTIONAL OPEN SPACE</small>	Specific Allowable Uses : Household Living, Retail Sales and Service, Office, Commercial Recreation, Schools, Daycare, Medical Center.
FAR	Max. : 3 to 1 (CM3) Max. w/ Bonuses : 5 to 1 Add'l - Historic resource transfer will allow increase to 6:1 FAR at a 1:1 rate. Planned Development could allow transfer FAR to max 120 ft height.
DENSITY	Min. : 1 unit/1,000 sf of site area
HEIGHT	Base Max. : 65 ft Max. w/ Bonuses : 75 ft (120 ft if Planned Development)
STEP-DOWN HEIGHT	Stepdown height not applicable. Site across from RH and CM3 zones.
BONUSES	Maximum: 5:1 Eligible for multiple bonus options. Inclusionary Housing (2:1 and 10 ft)), Affordable Commercial (1:1 and 10 ft), Planned development (2:1 up to 55 ft)
SETBACKS	Min. : Street Lot Line : 0 ft (Sandy, NE 15th and ortion of NE 16th) 10 ft (NE Couch and majority of NE 16th at RH)  Max. : Street Lot Line : 10 ft
MAX. BUILDING COVERAGE	100%

PROPERTY ID : R213773, R213774, & R213775	
MIN. LANDSCAPE AREA	15%
LANDSCAPE BUFFER	Not applicable. Sites do not abut RH zones. Sites across street from RH zone.
REQ'D OUTDOOR AREA	Required when residential use on site. Sites < 20,000 sf= min 36 sf/du Sites > 20,000 sf = min 48 sf/du Outdoor common area – min 20 ft x 20 ft Alternative for indoor common area
GROUND FLOOR WINDOW STANDARDS	Yes. Street facing windows at least 40% of ground floor wall area within 20 feet of street lot line. Window height measured between 2 and 10 ft. Exception: provide public art in lieu windows.
TRANSIT STREET MAIN ENTRANCE	Applicable to sites with street frontage on NE Sandy and NE 16th Avenue.
PEDESTRIAN STANDARDS	Applicable to site
PARKING	Reductions Allowed : Site located on (1) transit street with 15 min peak service. No commercial parking is required. Sites with Household Living less than 30 units do not require parking. Maximum parking limits exist based upon use. Min. : Standard A In Table 266-2 Household Living : 1 / unit Retail (Restaurant) : 1/250 sf nba Retail (Grocer) : 1/500 sf nba Max. : Standard B In Table 266-2 Household Living : 1.35 / unit Retail (Restaurant) : 1/63 sf nba Retail (Grocer) : 1/196 sf nba

# Zoning Massing Impacts

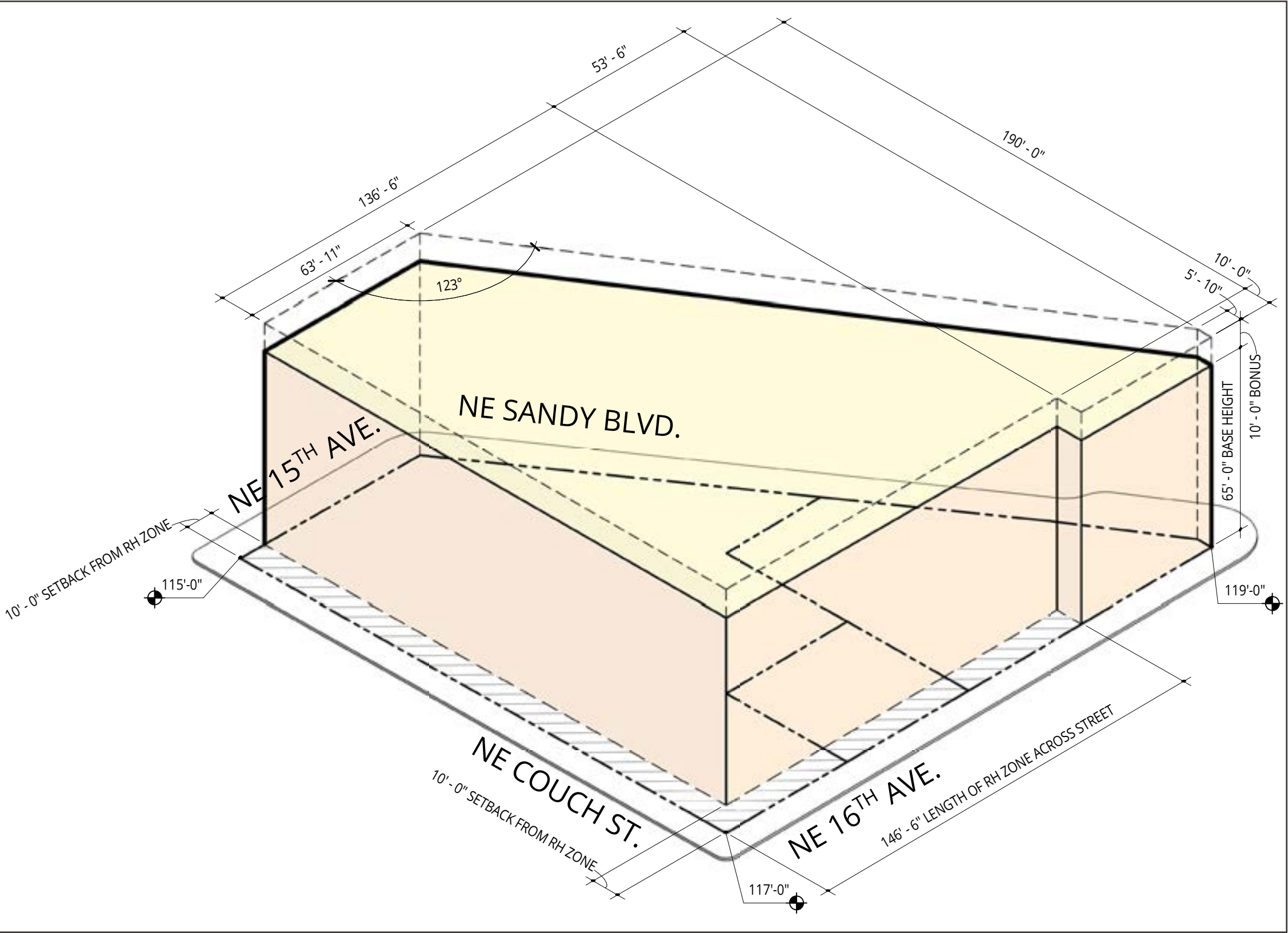
PROPERTY ID : R213773, R213774, & R213775

BIKE PARKING	<p>Long-Term : Table 266-6</p> <p>Household Living : 2, or 1/12,000 sf nba</p> <p>Retail (Restaurant) : 2, or 1/12,000 sf nba</p> <p>Retail (Restaurant) : 2, or 1/12,000 sf nba</p> <p>Short-Term : Table 266-6</p> <p>Household Living : 2, or 1/5,000 sf nba</p> <p>Retail (Restaurant) : 2, or 1/5,000 sf nba</p> <p>Retail (Restaurant) : 2, or 1/5,000 sf nba</p>
LOADING	<p>Where any floor is a use other than household living :</p> <p>1. &lt; 20,000 sf = 1 Standard B</p> <p>2. 20,000 – 50,000 sf = 1 Standard A</p> <p>3. &gt; 50,000 sf = 2 Standard A</p> <p>Size Of Spaces :</p> <p>Standard A : Must be at least 35 FT long, 10 FT wide, and Clearance of 13 FT.</p> <p>Standard B : Must be at least 18 FT long, 9 FT wide, and Clearance of 10 FT.</p>
DISCLOSURES	<p>Information provided within this Study generated from Portland, Oregon Development Code (33.130) and Multnomah Tax Maps applicable at time study.</p> <p>It is recommended that a Pre-App conference be scheduled with the city to confirm zoning information described.</p>

# Buildable Volume Diagram

**NOTES**

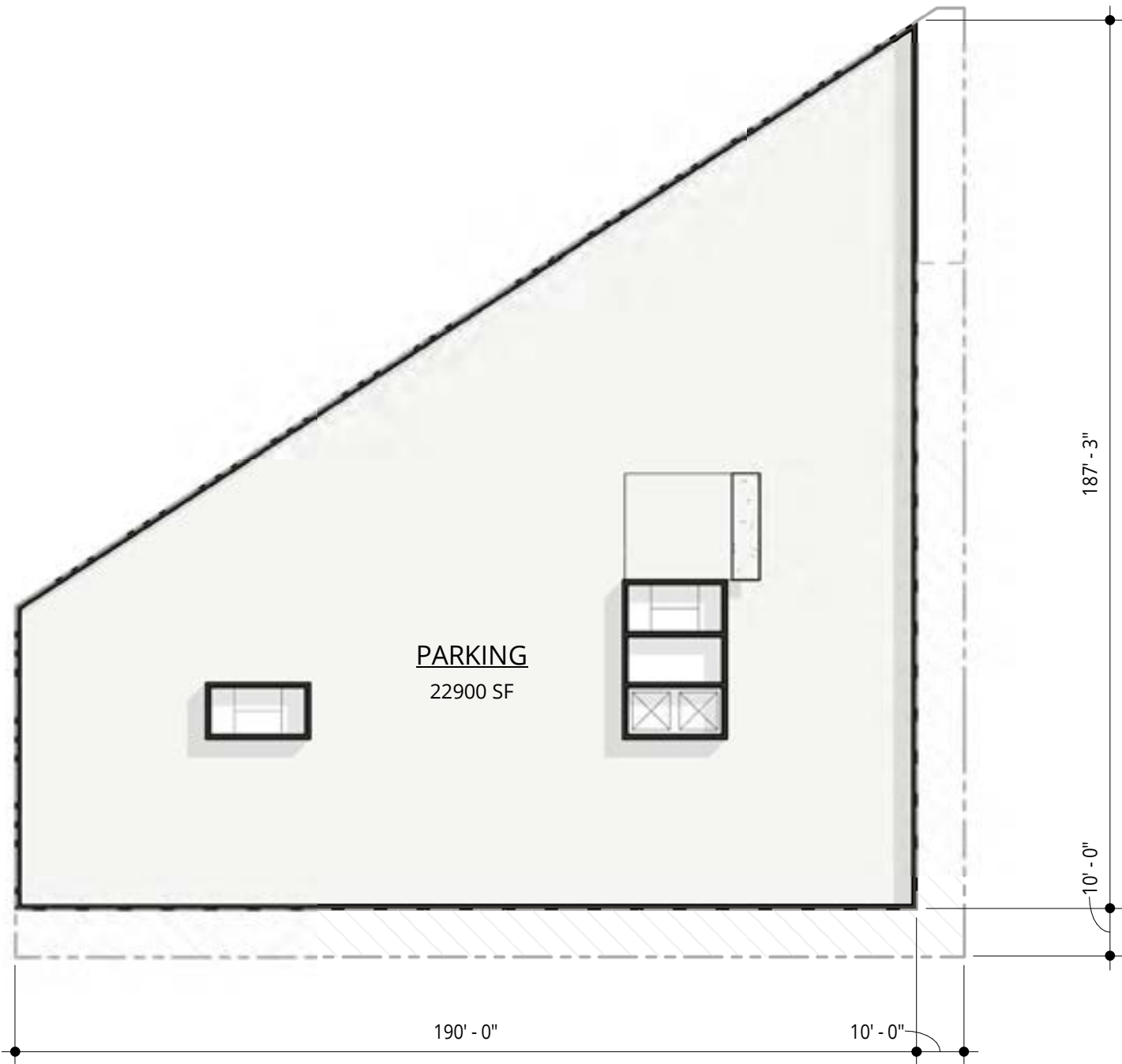
- 1. Site Area : 29,133 sf
- 2. Max. Base FAR : 3 to 1 (87, 399 sf)
- 3. Max. FAR w/ Bonuses : 5 to 1 (145,665 sf)
- 4. Building Coverage : 100% of Site
- 5. Diagram depicts site dimension as is and does not take into account any future street adjustments.



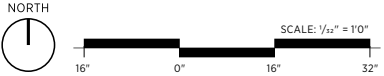
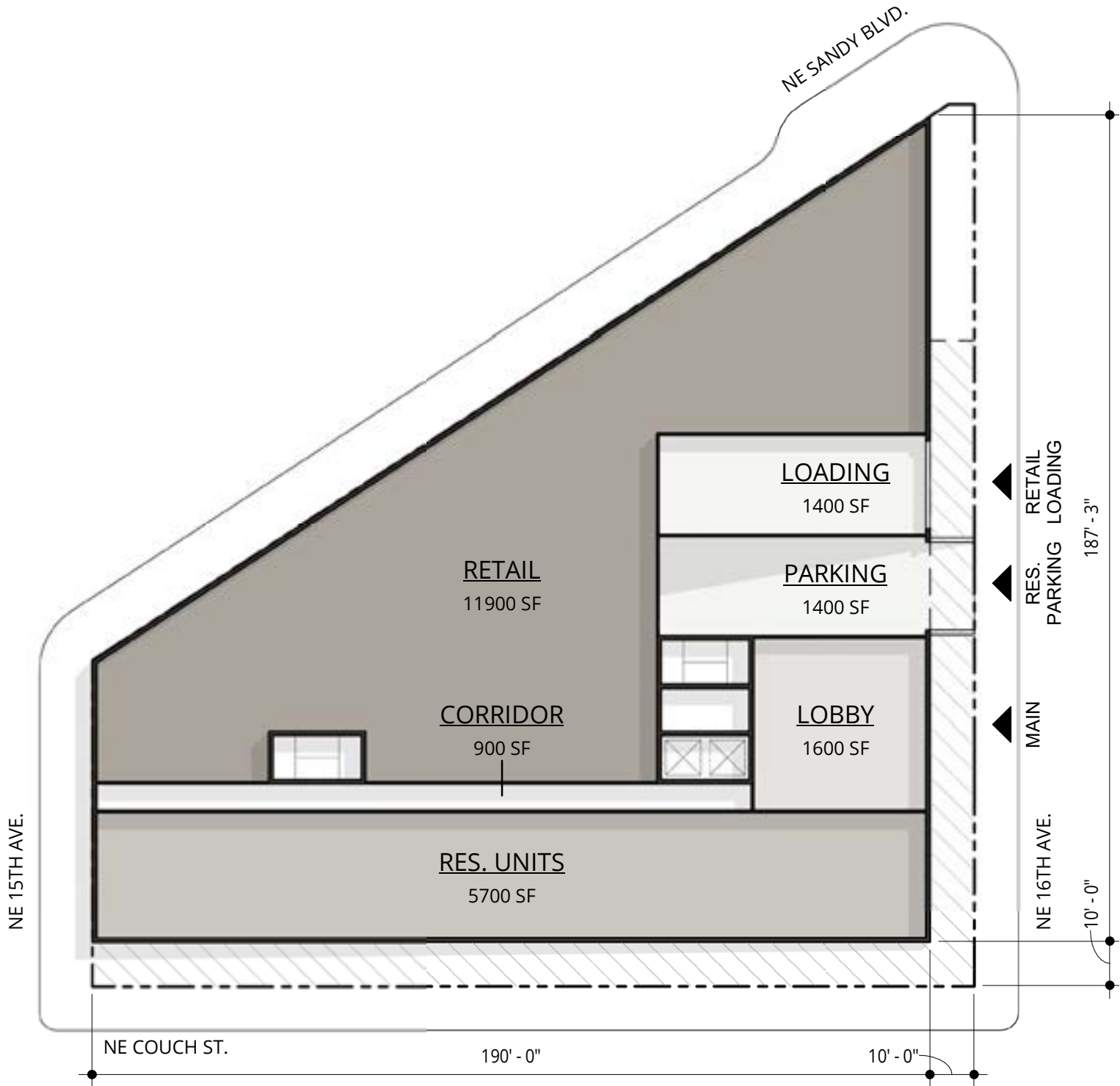


Floor Plans - Scheme A

TYPICAL BELOW-GRADE FLOOR PLAN

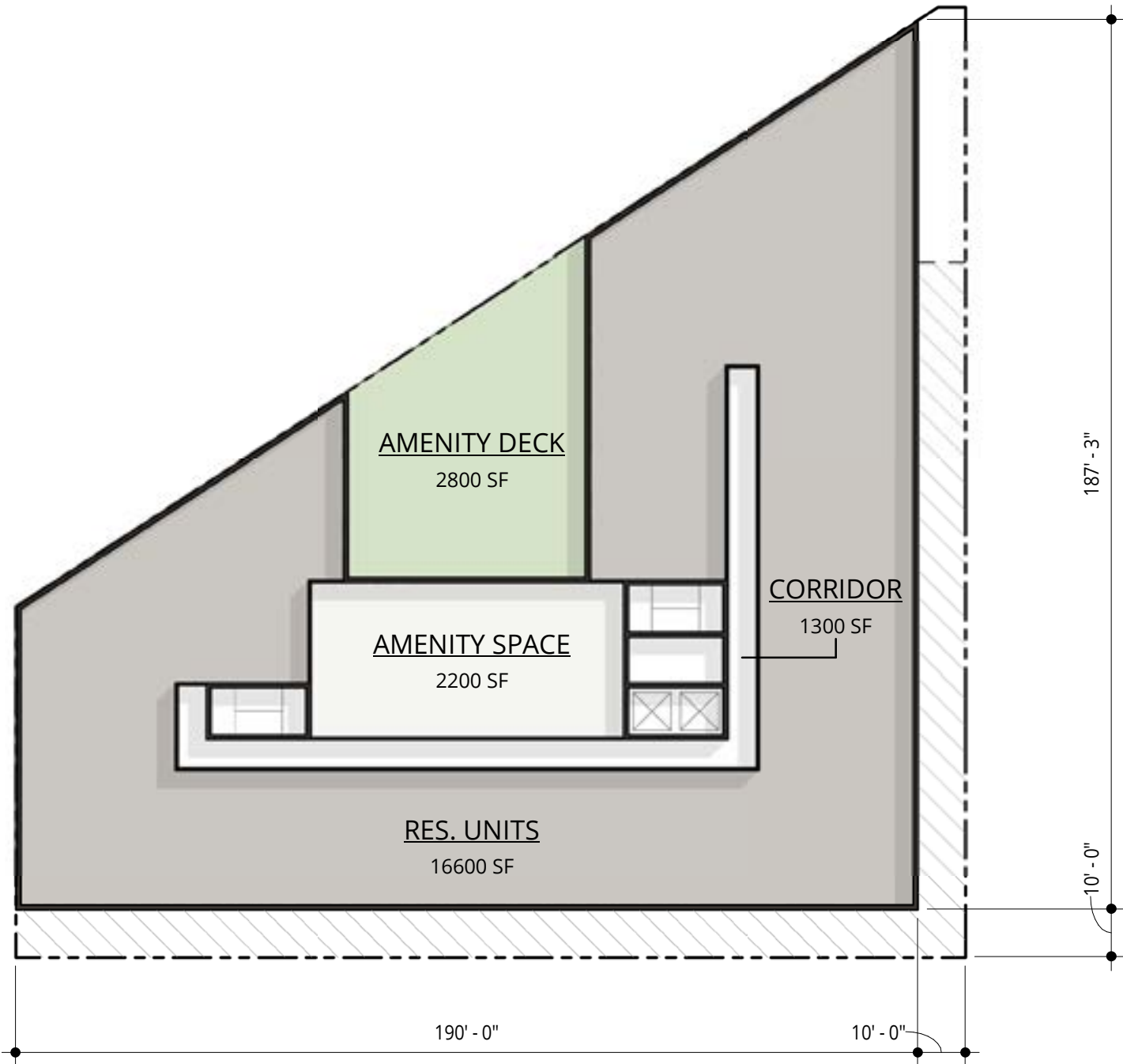


GROUND FLOOR PLAN

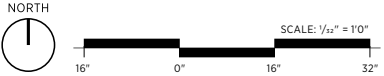
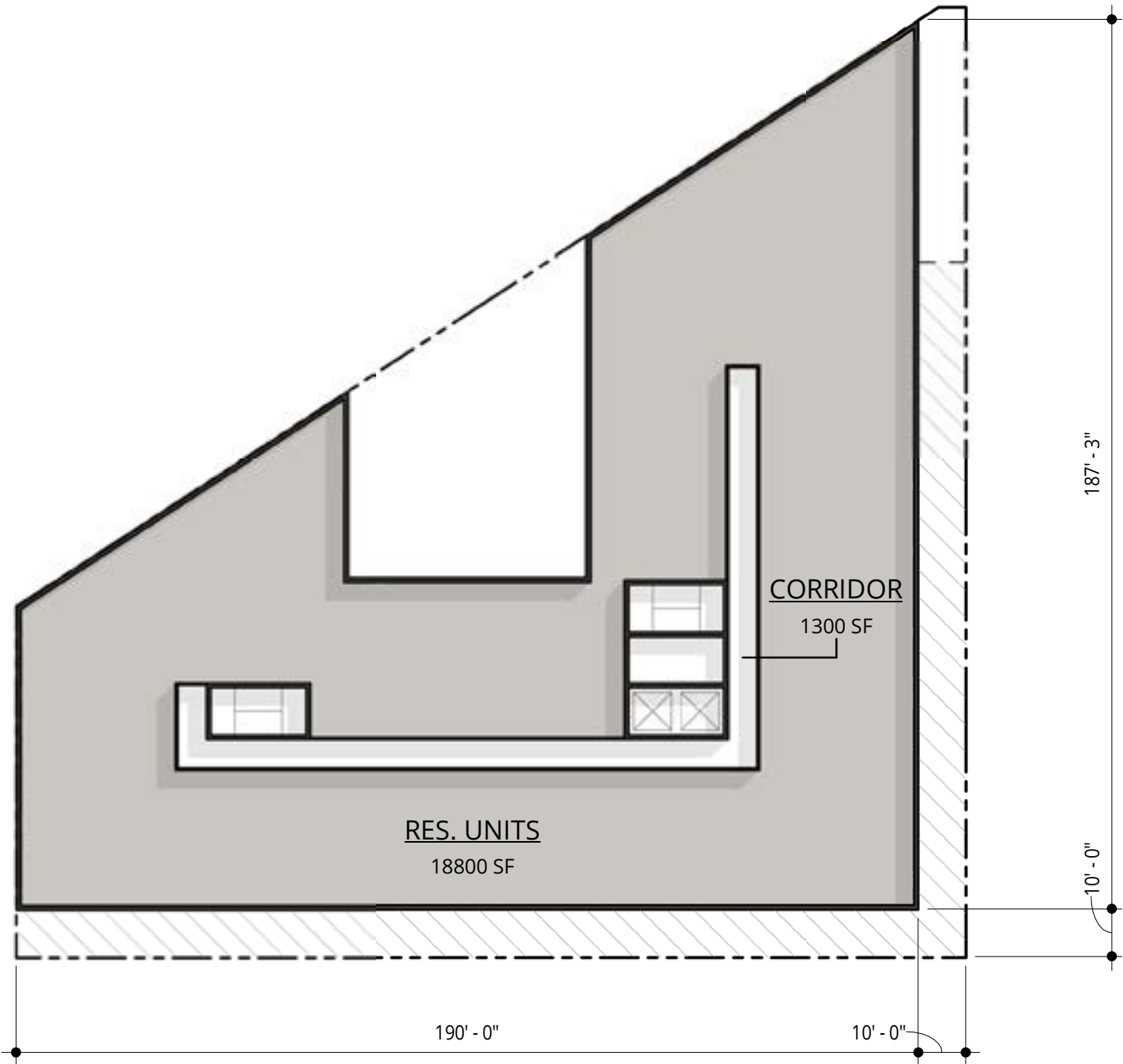


Floor Plans - Scheme A

SECOND FLOOR PLAN

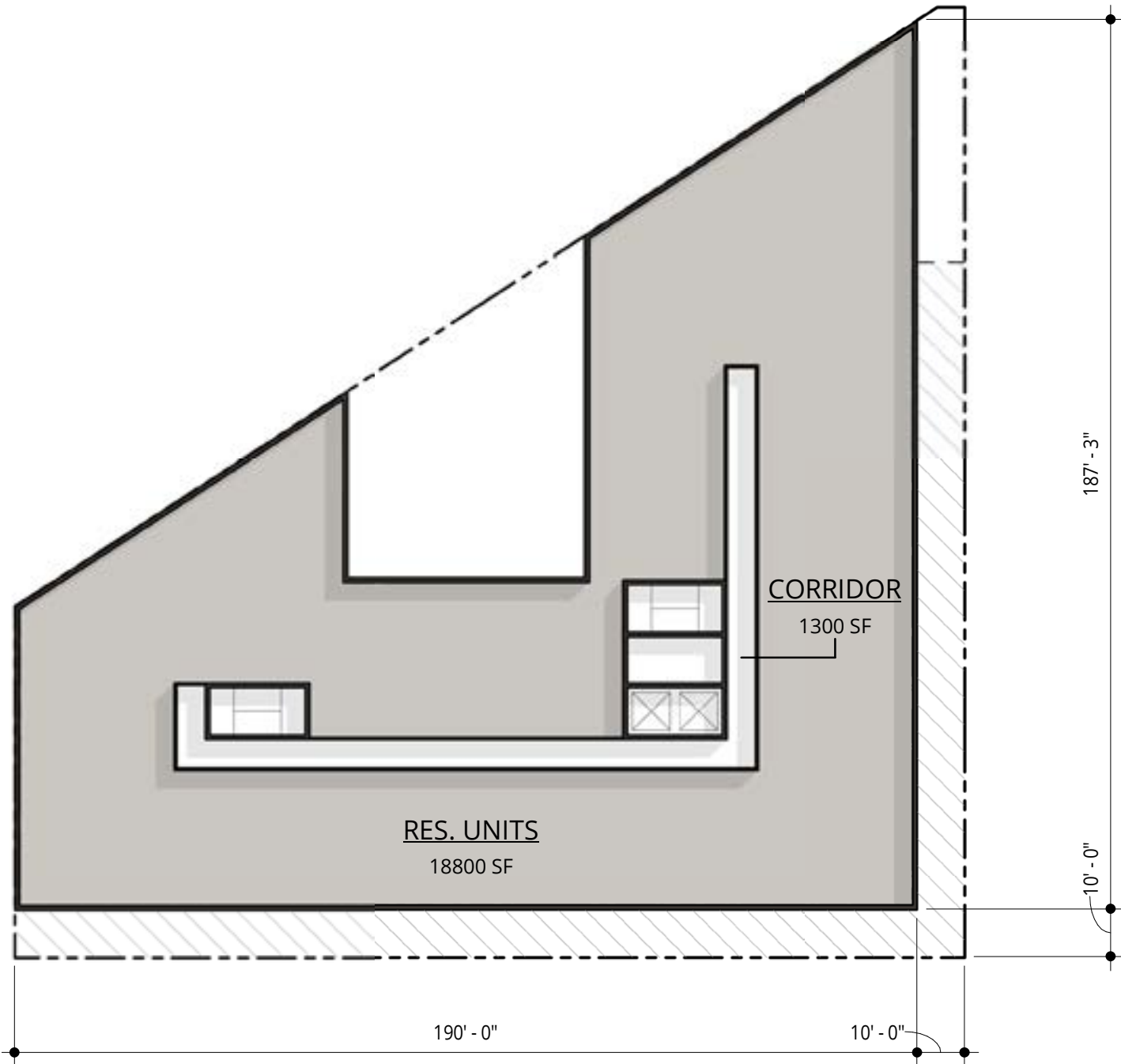


TYPICAL FLOOR PLAN

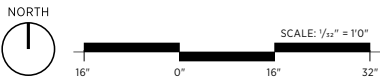
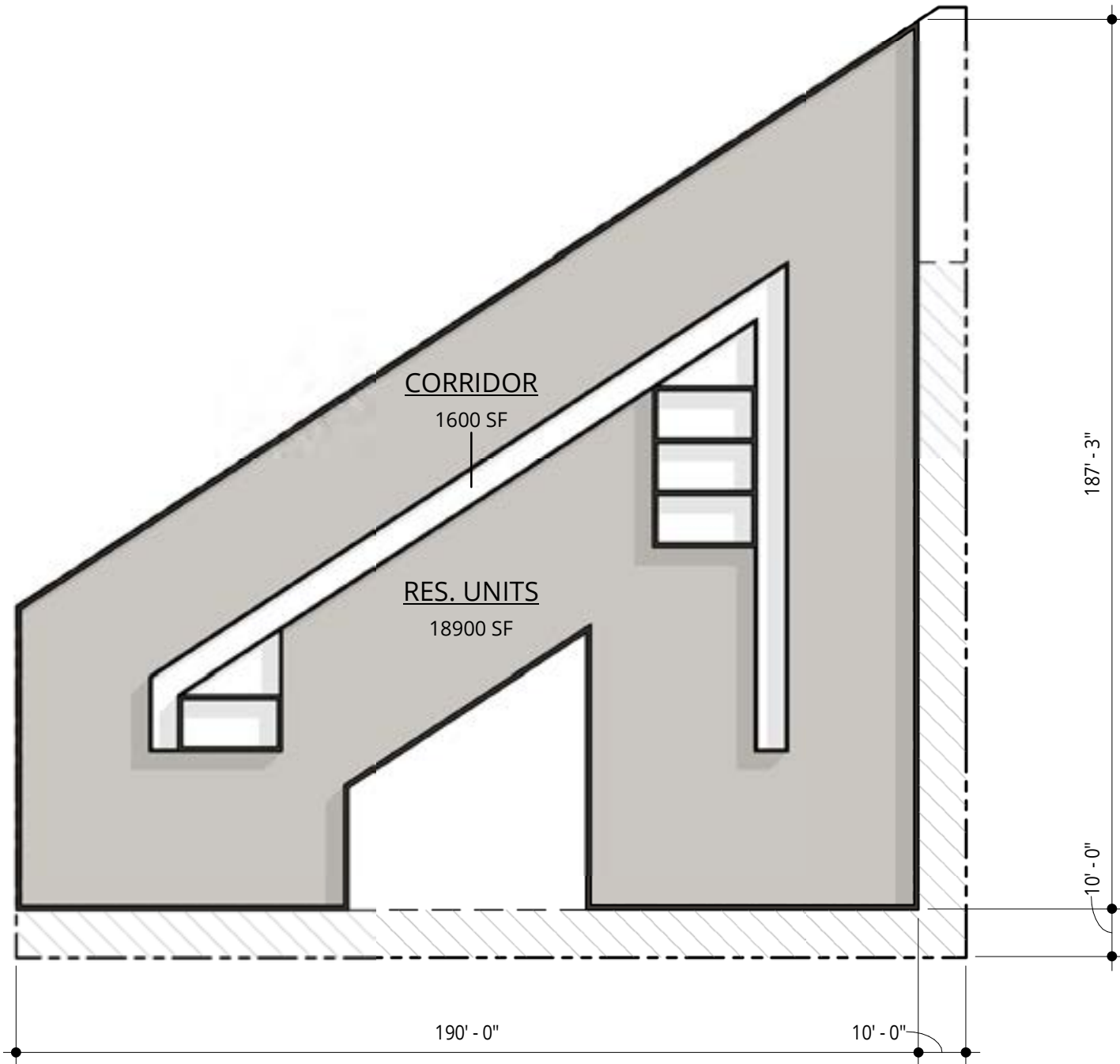


Scheme Comparison

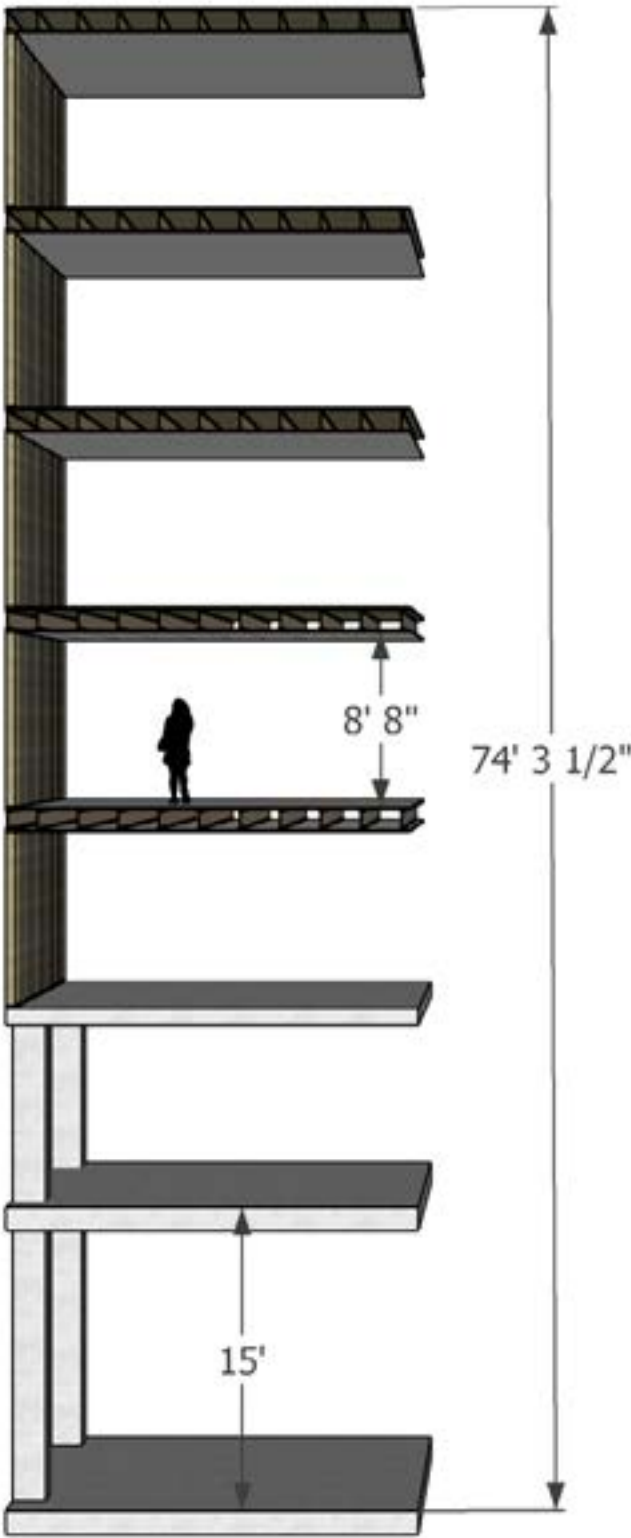
SCHEME A - TYPICAL FLOOR PLAN



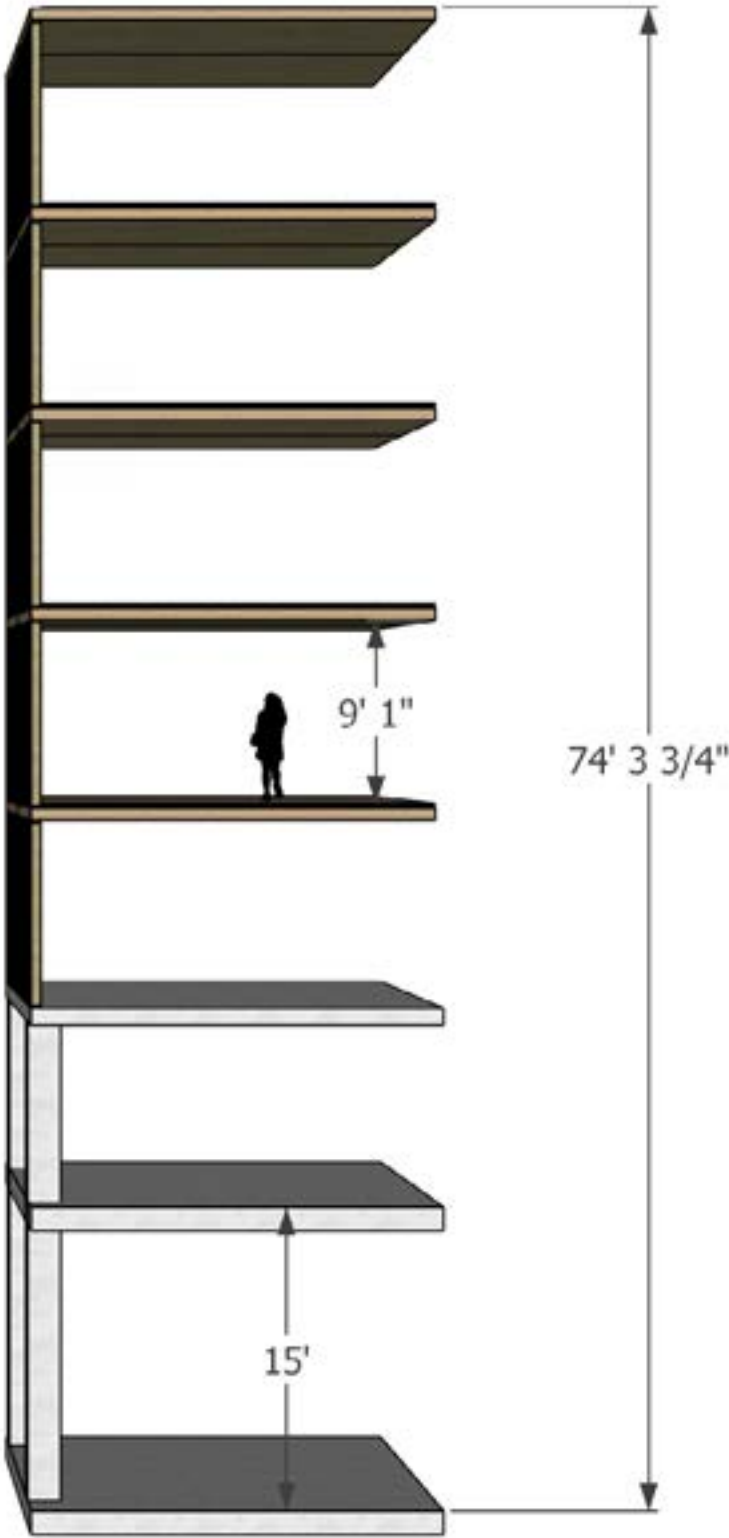
SCHEME B - TYPICAL FLOOR PLAN



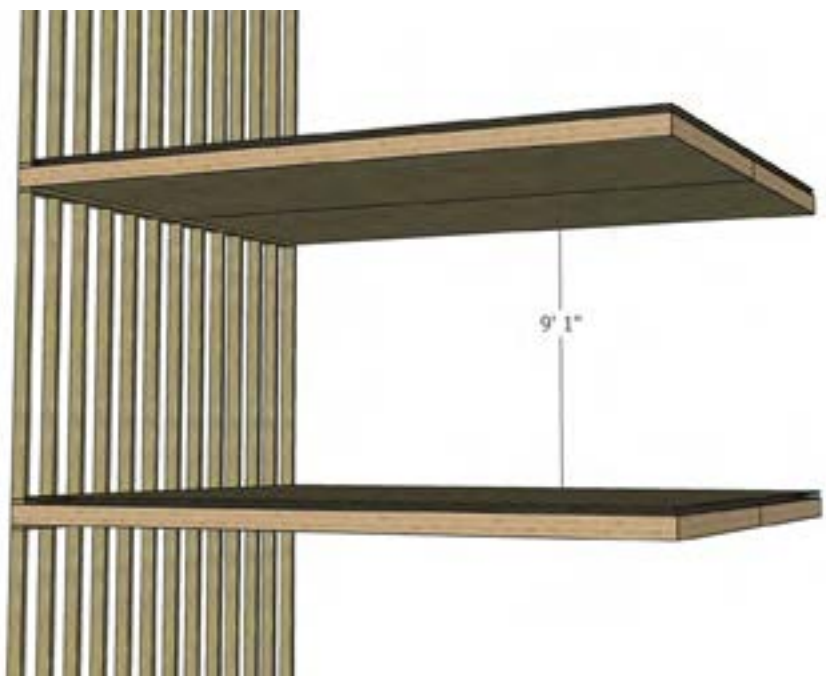
Typical Wall Section and Construction Options



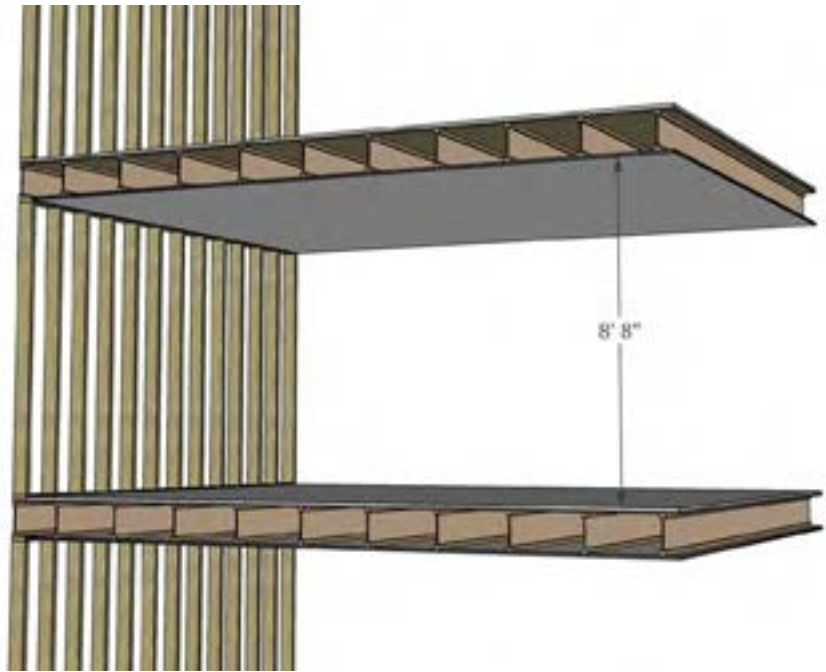
WALL SECTION - TJI FLOOR FRAMING



WALL SECTION - CLT FLOOR FRAMING



WALL SECTION - CLT FLOOR FRAMING



WALL SECTION - TJI FLOOR FRAMING



Area Summary - Scheme A

MARKET-RATE HOUSING  
Base Zone : CM3d(MU-U)

			BUILDING TOTALS				BOH	PARKING				RETAIL + COMMON SPACE				RESIDENTIAL	
			Level	Gross Building Area	Area Towards FAR	FAR Exculsions	Back of House / Circulation	Parking <sup>1</sup>		Bike		Retail	Lobby	Amenity		Net Area	Efficiency <sup>2</sup>
			Roof					Area	Count	Area	Count			Indoor	Outdoor		
		72'	7	21,000 sf	21,000 sf		2,200 sf									18,800 sf	90%
		62.3'	6	21,000 sf	21,000 sf		2,200 sf									18,800 sf	90%
		52.6'	5	21,000 sf	21,000 sf		2,200 sf									18,800 sf	90%
		44'	4	21,000 sf	21,000 sf		2,200 sf									18,800 sf	90%
		34.3'	3	21,000 sf	21,000 sf		2,200 sf									18,800 sf	90%
		24.6'	2	21,000 sf	21,000 sf		2,200 sf									18,800 sf	90%
		15'	1	21,000 sf	21,000 sf		2,200 sf									16,600 sf	90%
		0'		23,800 sf	23,800 sf		3,200 sf	1,400 sf				11,900 sf	1,600 sf	2,200 sf	2,800 sf	5,700 sf	31%
			P1	23,800 sf			900 sf	22,900 sf	59								
			P2	23,800 sf			900 sf	22,900 sf	59								
			TOTAL	197,400 sf	149,800 sf		18,200 sf	47,200 sf	119	0 sf	0	11,900 sf	1,600 sf	2,200 sf	2,800 sf	116,300 sf	81%

Add'l Notes :  
<sup>1</sup> Parking count is utilizing a 385 sf/space average to calculate stalls.  
<sup>2</sup> Efficiency includes Net Residential + Lobby & Amenity / Gross Building Area.

ALLOWABLE BUILDING TOTALS		
Site		28,133 sf
Max. FAR	3 to 1	84,399 sf
Bonus FAR	2 to 1	56,266 sf
TOTAL	5 to 1	140,665 sf

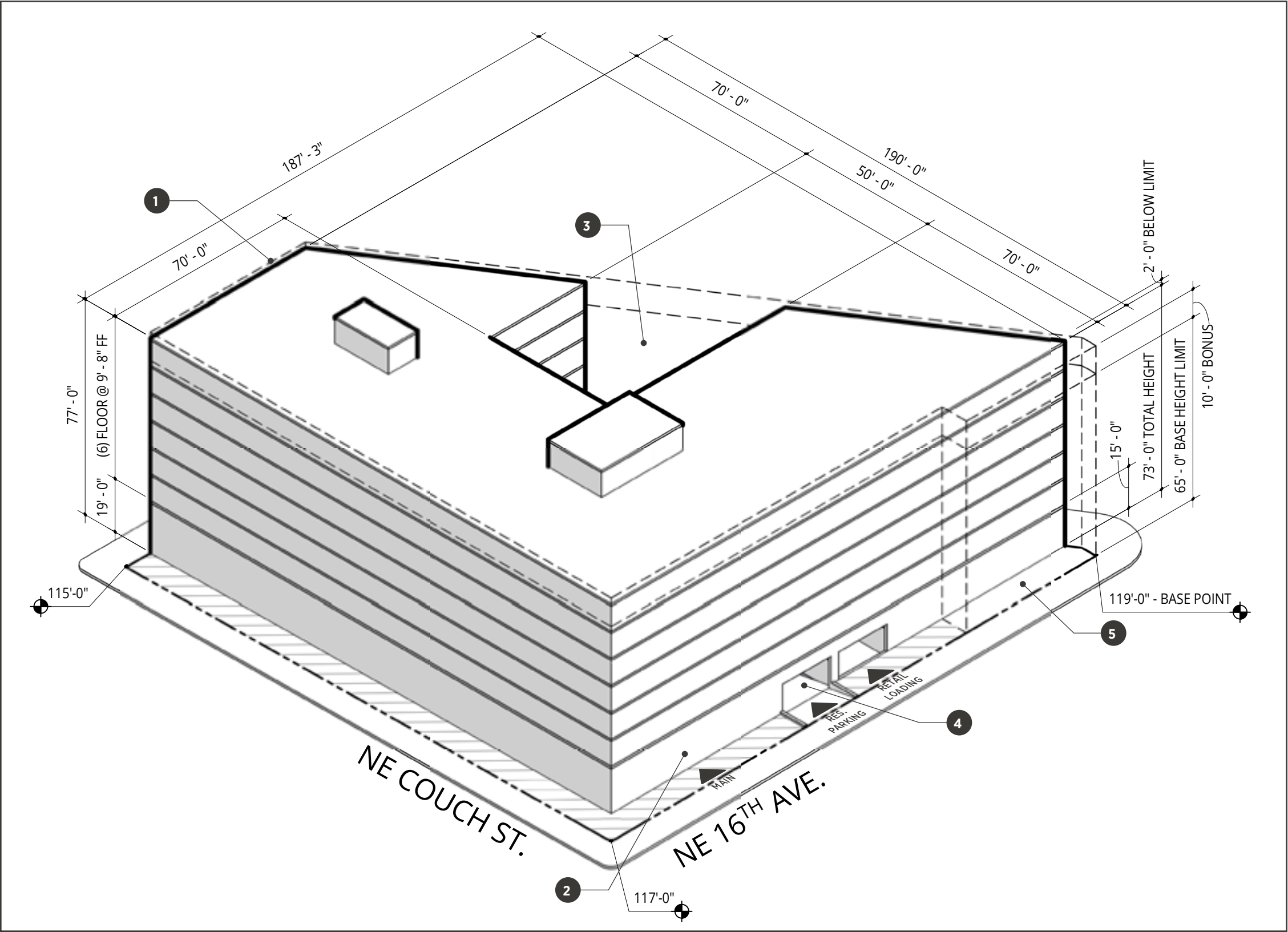
AREA TRACKING		
Current FAR	149,800 sf	5.32 to 1
FAR Remaining	-9,135 sf	-0.32 to 1

UNIT BREAKDOWN			
Level	Net Area	Count	Average
7	18,800 sf	26 Units	725 sf
6	18,800 sf	26 Units	725 sf
5	18,800 sf	26 Units	725 sf
4	18,800 sf	26 Units	725 sf
3	18,800 sf	26 Units	725 sf
2	16,600 sf	23 Units	725 sf
1	5,700 sf	8 Units	725 sf
TOTAL	116,300 sf	160 sf	725 sf

# Simple Massing Diagram - Scheme A

**DESIGN CONSIDERATIONS**

1. Buildable Volume Limits
2. Main Entry off of NE 16th Ave. Removed from the traffic on Sandy Blvd.
3. North facing recess to break up longest facade along Sandy Blvd.
4. Parking entry used as buffer between lobby and retail loading.
5. Additional site area that can be captured.





# TIER 3 EXAMPLE



## 1500 NE Sandy Blvd

Cunningham Development Company, Inc. | Feasibility Study | September 21, 2020

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3D ZONING DIAGRAMS

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**TIER 2 STUDY**

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SECTION STUDY

AREA SUMMARY

SIMPLE MASSING DIAGRAMS

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**TIER 3 STUDY**

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CONCEPT UNITS

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**CONTACT INFORMATION**

ARCHITECT

ANKROM MOISAN ARCHITECTS

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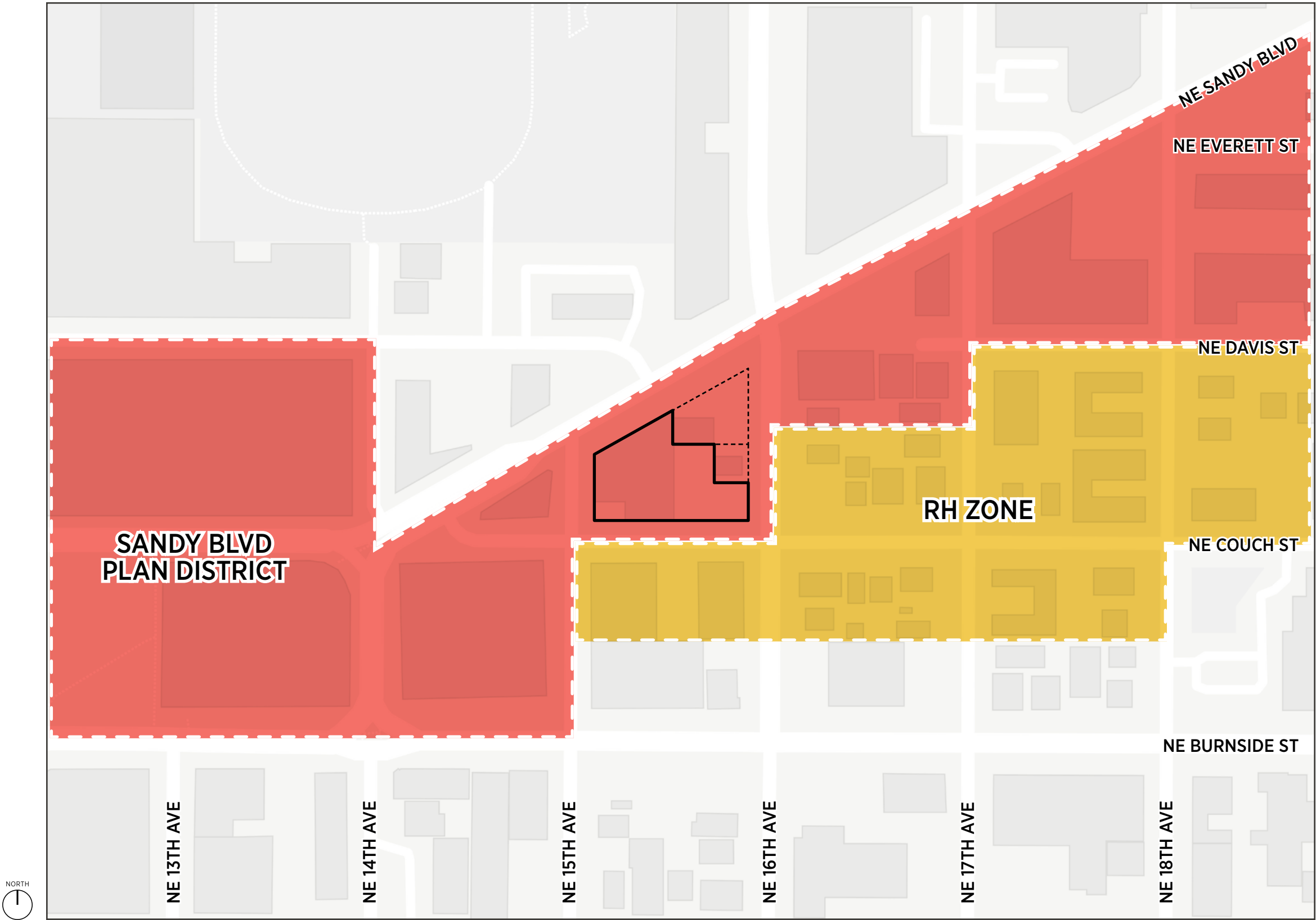
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Comp Plan : MU-U - Mixed Use -  
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Comp Plan Overlay : n/a  
Historic District : n/a  
Conservation Plan : n/a  
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Business District : Kerns



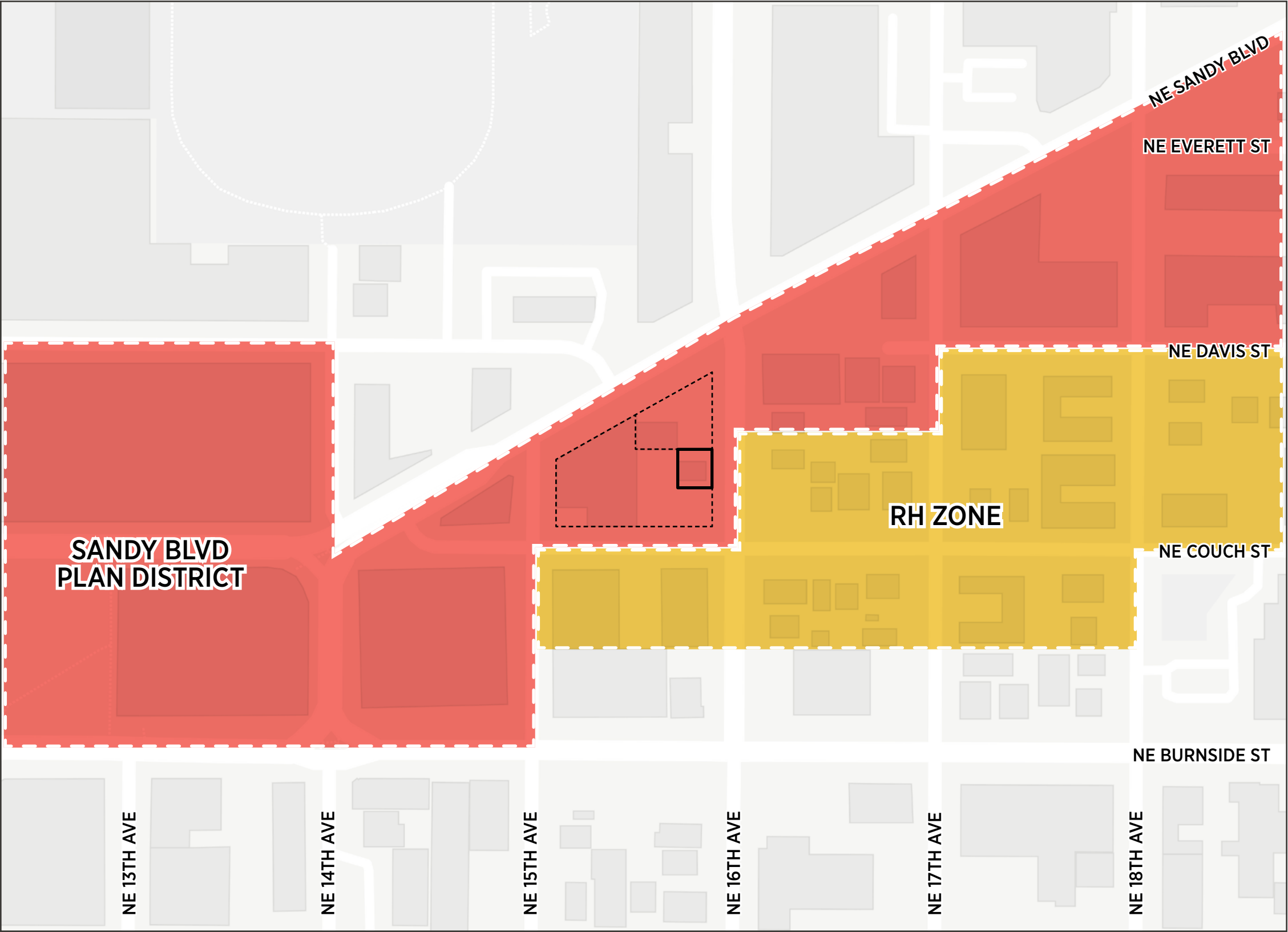
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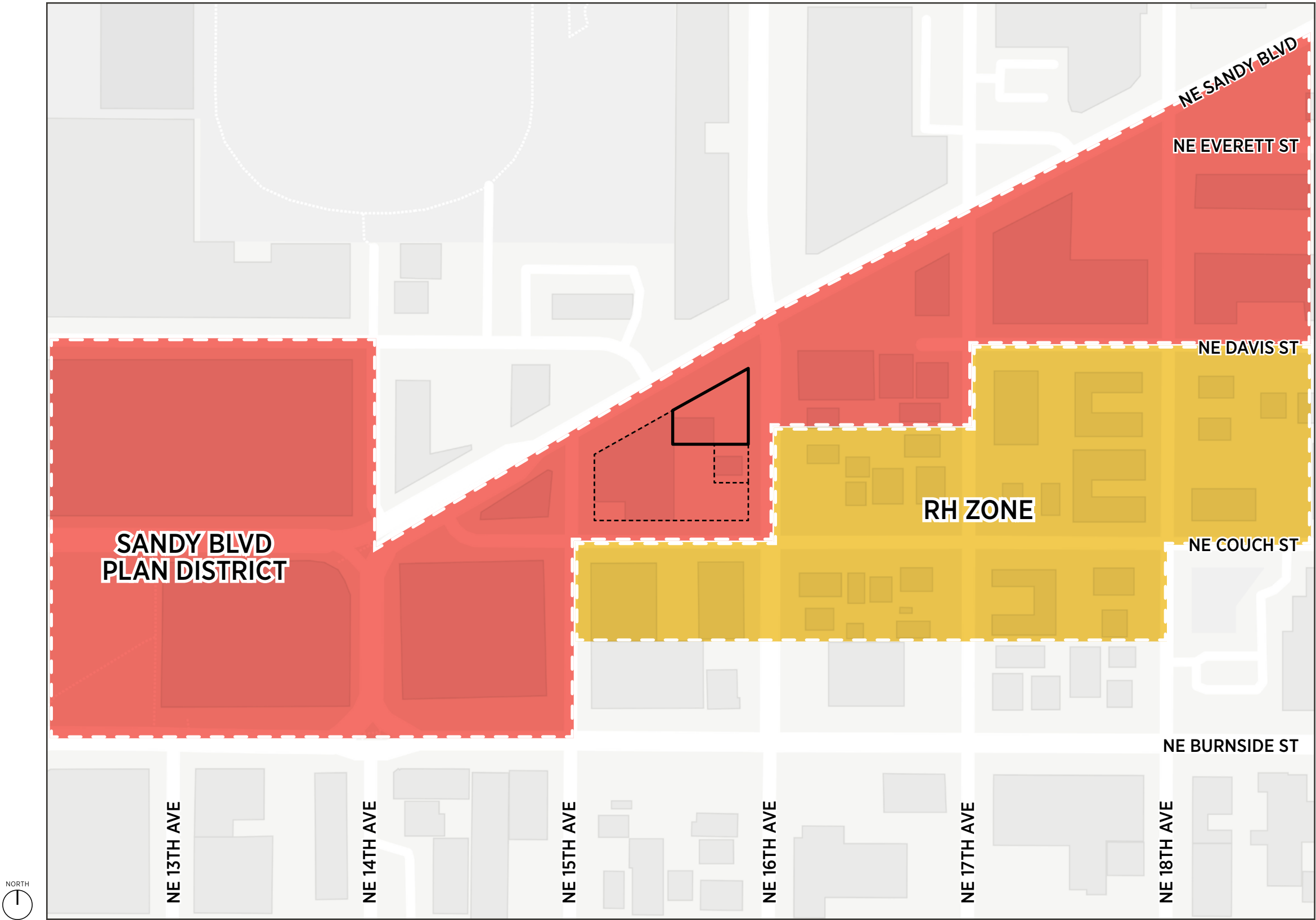
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Business District : Kerns



Zoning Massing Impacts

PROPERTY ID : R213773, R213774, & R213775	
SITE AREA	29,133 sf Total (19,173 sf (R213773) + 2,500 sf (R213774) + 7,460 sf (R213775))
ZONING	CM3d(MU-U) (Chapter 33.130)
TYPICAL USES 	Specific Allowable Uses : Household Living, Retail Sales and Service, Office, Commercial Recreation, Schools, Daycare, Medical Center.
FAR	Max. : 3 to 1 (CM3) Max. w/ Bonuses : 5 to 1 Add'l - Historic resource transfer will allow increase to 6:1 FAR at a 1:1 rate.
DENSITY	Min. : 1 unit/1,000 sf of site area
HEIGHT	Base Max. : 65 ft Max. w/ Bonuses : 75 ft (120 ft if Planned Development)
STEP-DOWN HEIGHT	Stepdown height not applicable. Site across from RH and CM3 zones.
BONUSES	Maximum: 5:1 Eligible for multiple bonus options. Inclusionary Housing (2:1 and 10 ft)), Affordable Commercial (1:1 and 10 ft)
SETBACKS	Min. : Street Lot Line : 0 ft (Sandy, NE 15th and ortion of NE 16th) 10 ft (NE Couch and majority of NE 16th at RH)  Max. : Street Lot Line : 10 ft

PROPERTY ID : R213773, R213774, & R213775	
MAX. BUILDING COVERAGE	100%
MIN. LANDSCAPE AREA	15%
LANDSCAPE BUFFER	Not applicable. Sites do not abut RH zones. Sites across street from RH zone.
REQ'D OUTDOOR AREA	Required when residential use on site. Sites < 20,000 sf= min 36 sf/du Sites > 20,000 sf = min 48 sf/du Outdoor common area – min 20 ft x 20 ft Alternative for indoor common area
GROUND FLOOR WINDOW STANDARDS	Yes. Street facing windows at least 40% of ground floor wall area within 20 feet of street lot line. Window height measured between 2 and 10 ft. Exception: provide public art in lieu windows.
TRANSIT STREET MAIN ENTRANCE	Applicable to sites with street frontage on NE Sandy and NE 16th Avenue.
PEDESTRIAN STANDARDS	Applicable to site



Zoning Massing Impacts

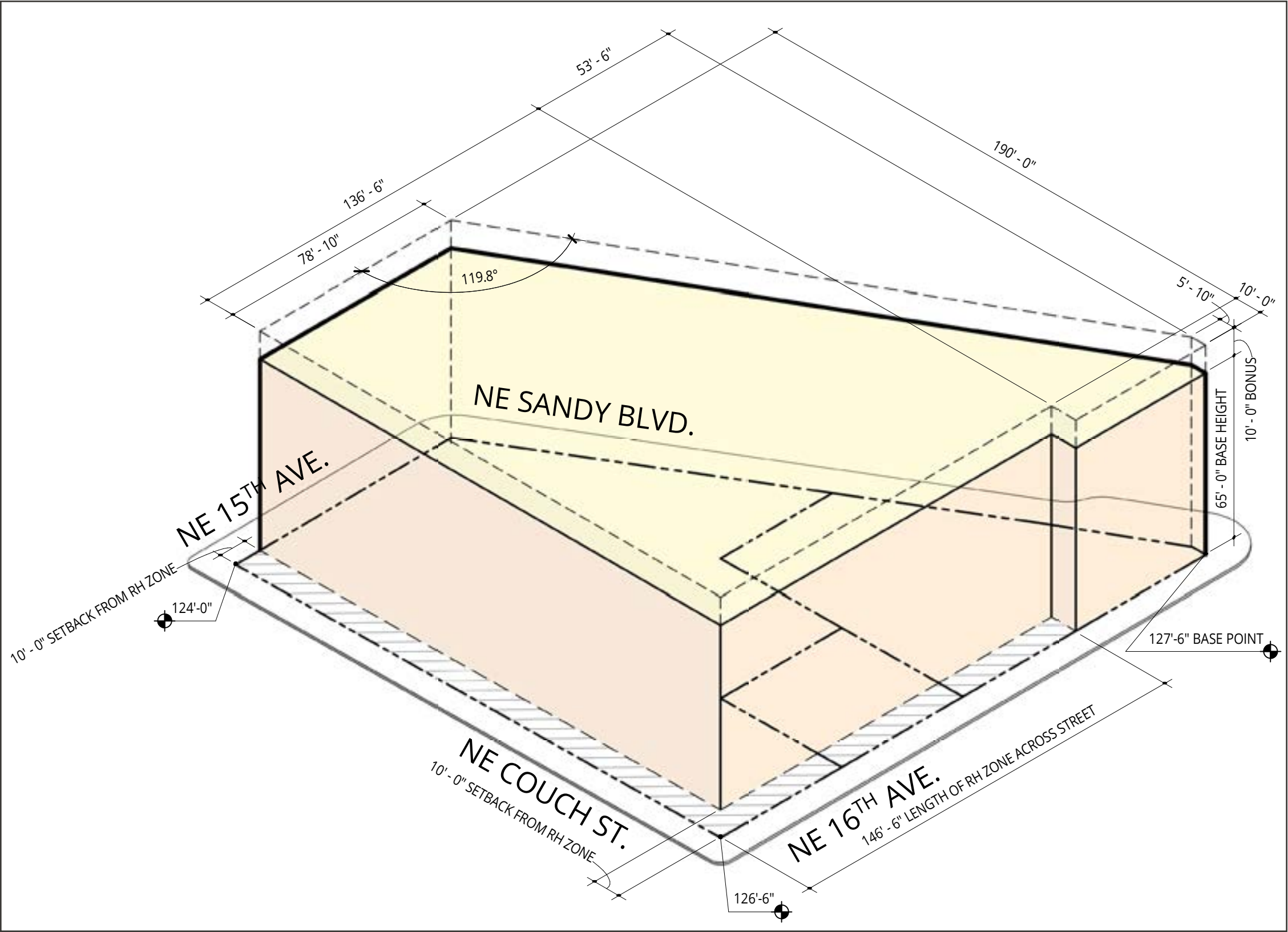
PROPERTY ID : R213773, R213774, & R213775	
PARKING	<p>Reductions Allowed :</p> <p>For sites located 1500 feet or less from a transit station, or 500 feet or less from a transit street with 20-minute peak hour service the following minimum parking requirements apply.</p> <p>Household Living uses :</p> <p>(1) Where there are up to 30 dwelling units on the site, no parking is required;</p> <p>(2) Where there are 31 to 40 dwelling units on the site, the minimum number of required parking spaces is 0.20 spaces per dwelling unit;</p> <p>(3) Where there are 41 to 50 dwelling units on the site, the minimum number of required parking spaces is 0.25 spaces per dwelling unit;</p> <p>(4) Where there are 51 or more dwelling units on the site, the minimum number of required parking spaces is 0.33 spaces per dwelling unit.</p> <p>All other uses :</p> <p>No parking is required for all other uses.</p>
BIKE PARKING	<p>Long-Term : Table 266-6</p> <p>Household Living : 2, or 1/12,000 sf nba</p> <p>Retail (Restaurant) : 2, or 1/12,000 sf nba</p> <p>Retail (Restaurant) : 2, or 1/12,000 sf nba</p> <p>Short-Term : Table 266-6</p> <p>Household Living : 2, or 1/5,000 sf nba</p> <p>Retail (Restaurant) : 2, or 1/5,000 sf nba</p> <p>Retail (Restaurant) : 2, or 1/5,000 sf nba</p>

PROPERTY ID : R213773, R213774, & R213775	
LOADING	<p>Household living :</p> <p>1. &gt; 40 Units and not adjacent to streetcar/rail - 1 Standard B</p> <p>2. &gt; 20 Units and adjacent to streetcar/rail - 1 Standard B</p> <p>3. &gt; 100 Units - 1 Standard A or 2 Standard B</p> <p>Where any floor is a use other than household living :</p> <p>1. &lt; 20,000 sf = Meet standards of Household Living</p> <p>2. 20,000 – 50,000 sf = 1 Standard A</p> <p>3. &gt; 50,000 sf = 2 Standard A</p> <p>Size Of Spaces :</p> <p>Standard A : Must be at least 35 FT long, 10 FT wide, and Clearance of 13 FT.</p> <p>Standard B : Must be at least 18 FT long, 9 FT wide, and Clearance of 10 FT.</p>
DISCLOSURES	<p>Information provided within this Study generated from Portland, Oregon Development Code (33.130) and Multnomah Tax Maps applicable at time study.</p> <p>It is recommended that a Pre-App conference be scheduled with the city to confirm zoning information described.</p>

Buildable Volume Diagram

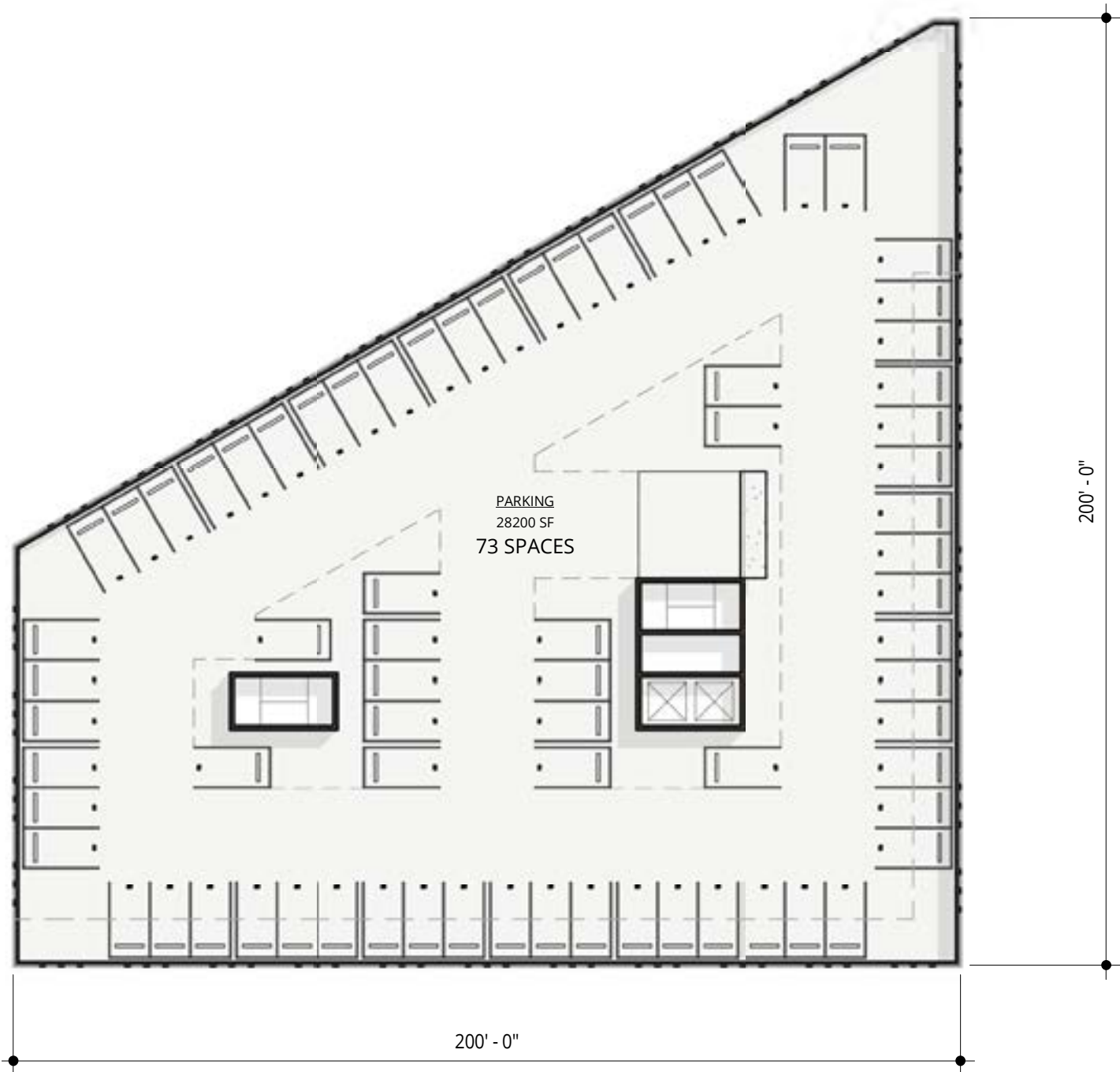
NOTES

- 1. Site Area : 29,133 sf
- 2. Max. Base FAR : 3 to 1 (87,399 sf)
- 3. Max. FAR w/ Bonuses : 5 to 1 (145,565 sf)
- 4. Building Coverage : 100% of Site
- 5. Diagram depicts site dimension as is and does not take into account any future street adjustments.

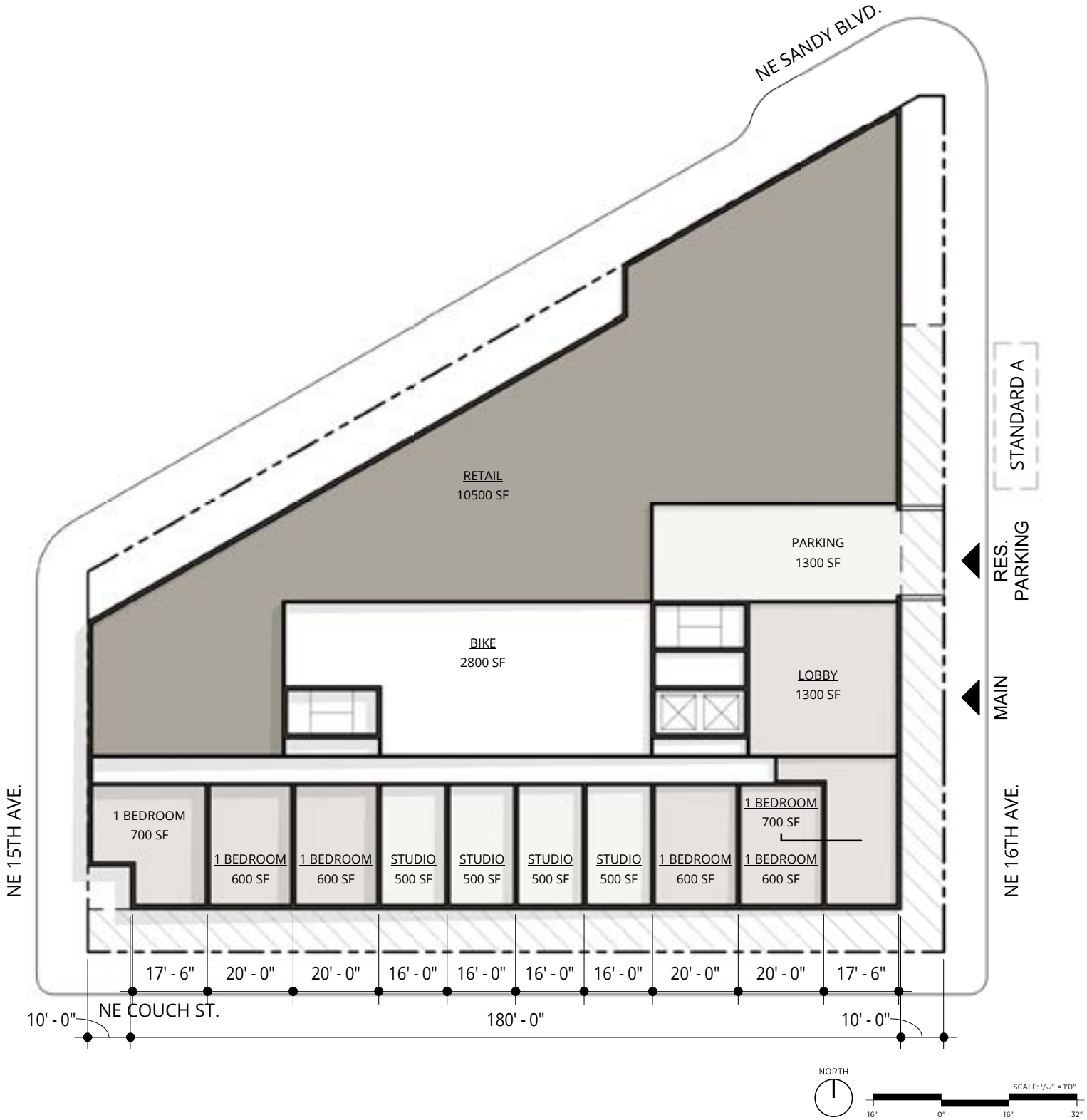


Floor Plans - Scheme A

TYPICAL BELOW-GRADE FLOOR PLAN

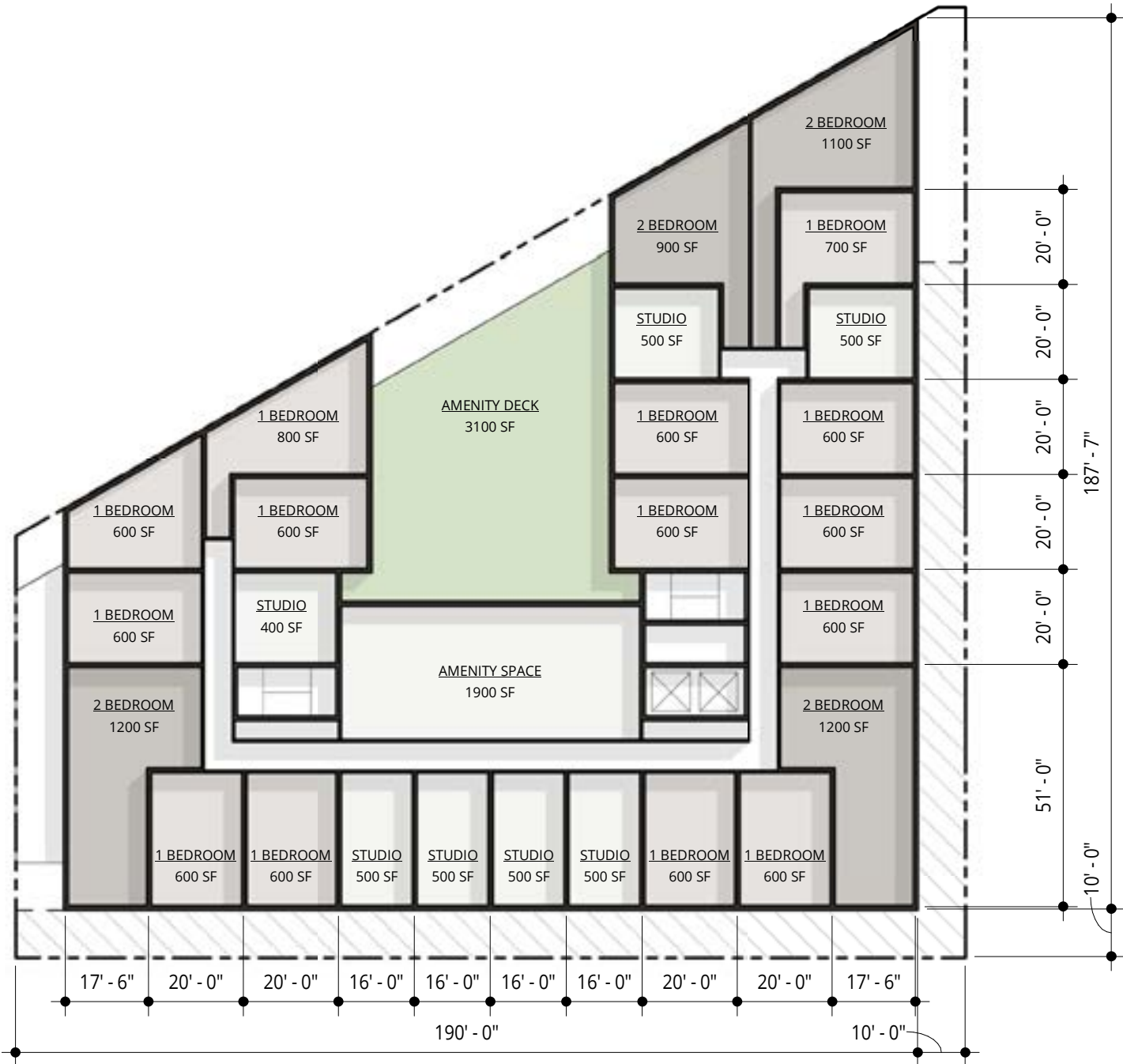


GROUND FLOOR PLAN

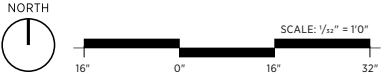
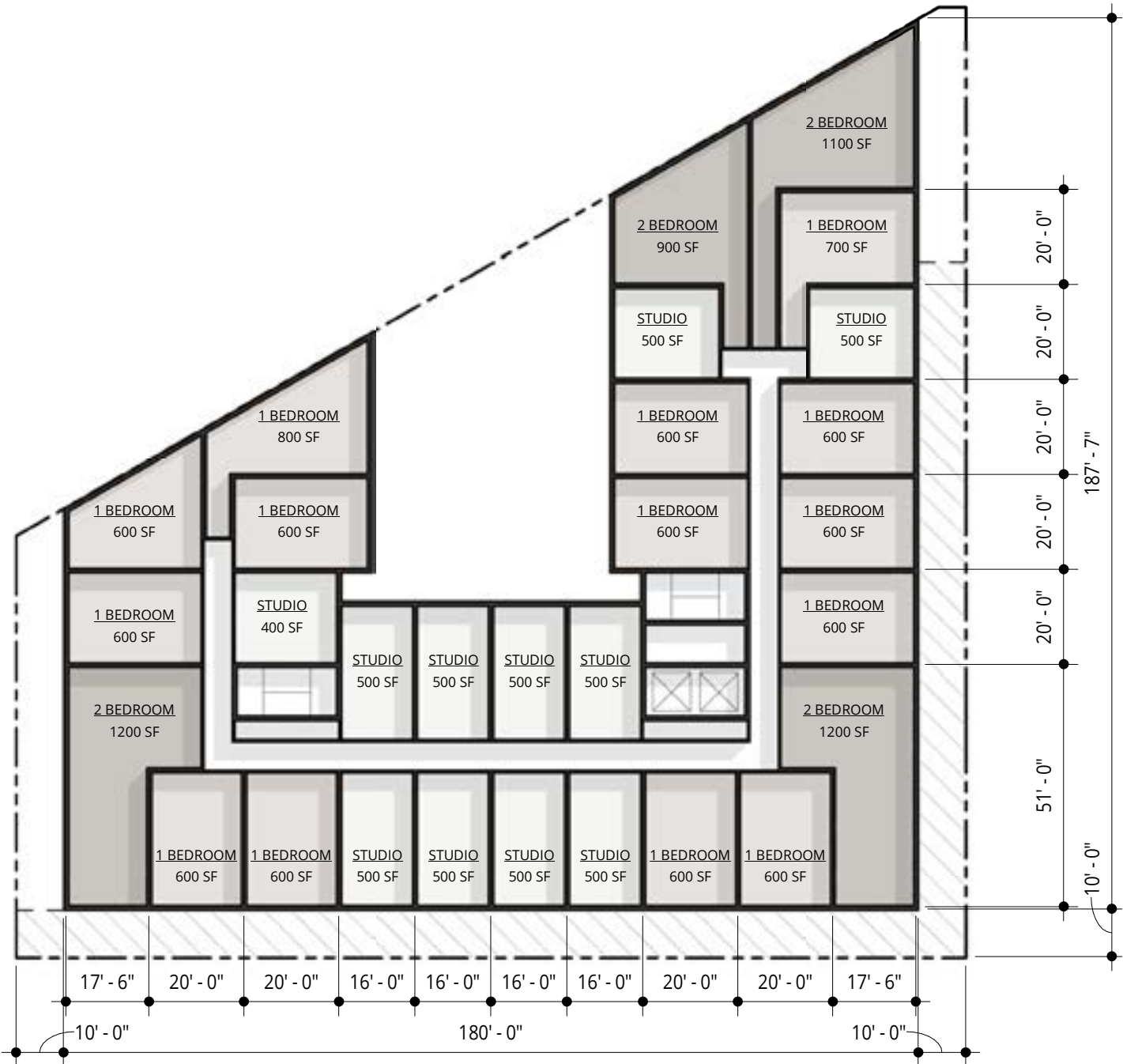


Floor Plans - Scheme A

SECOND FLOOR PLAN

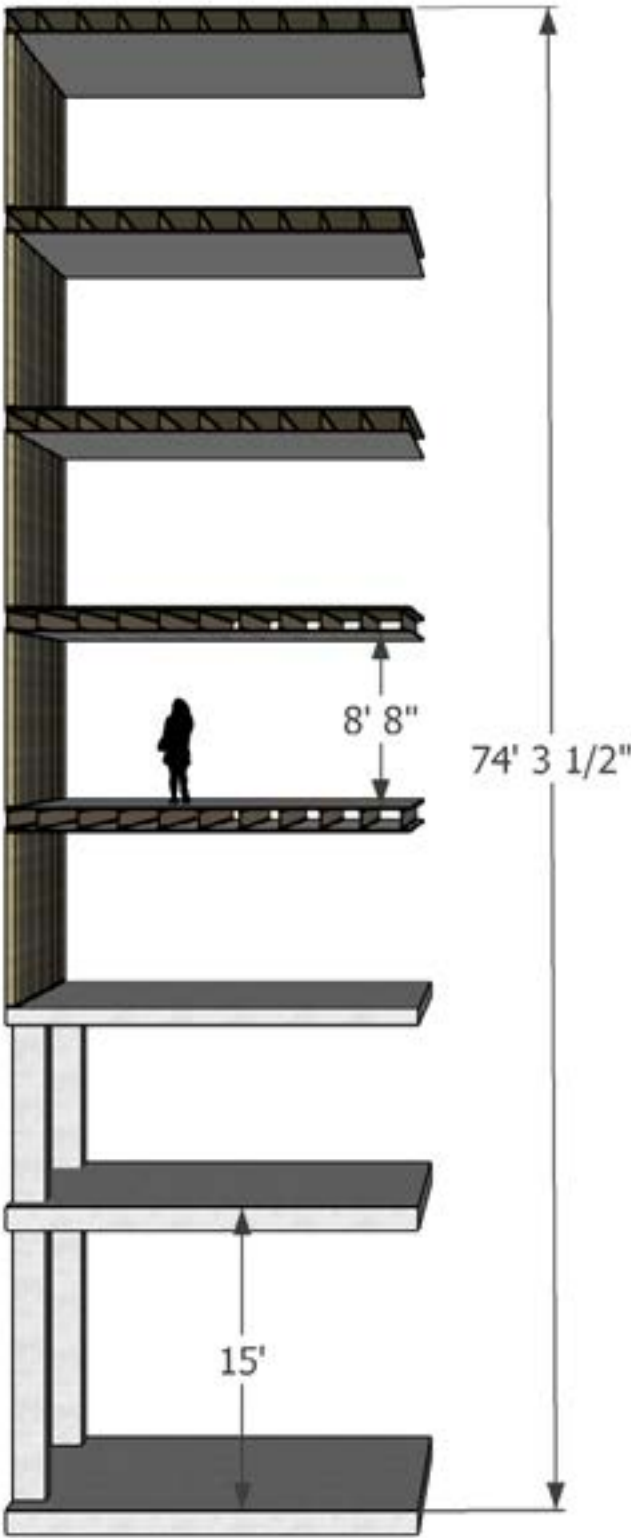


TYPICAL FLOOR PLAN

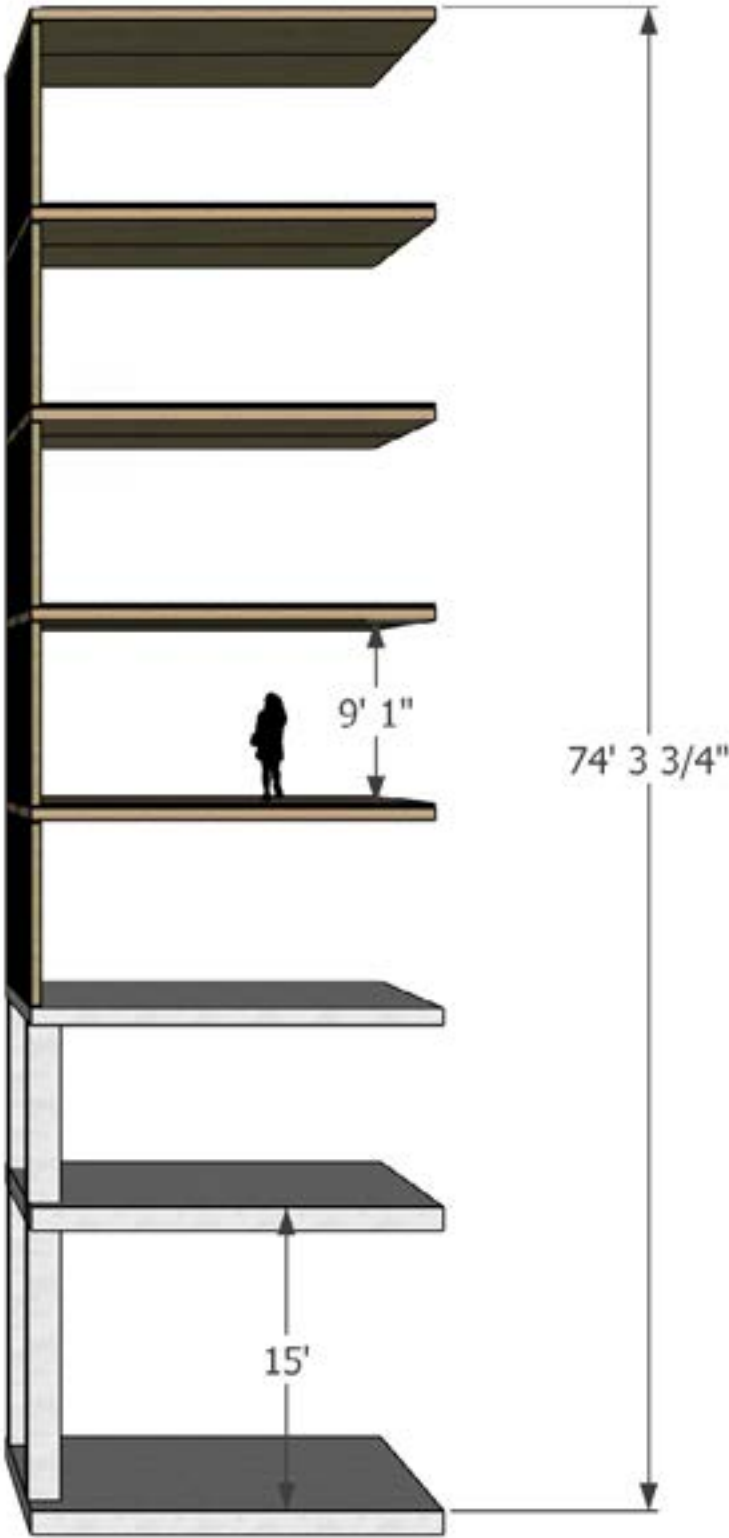




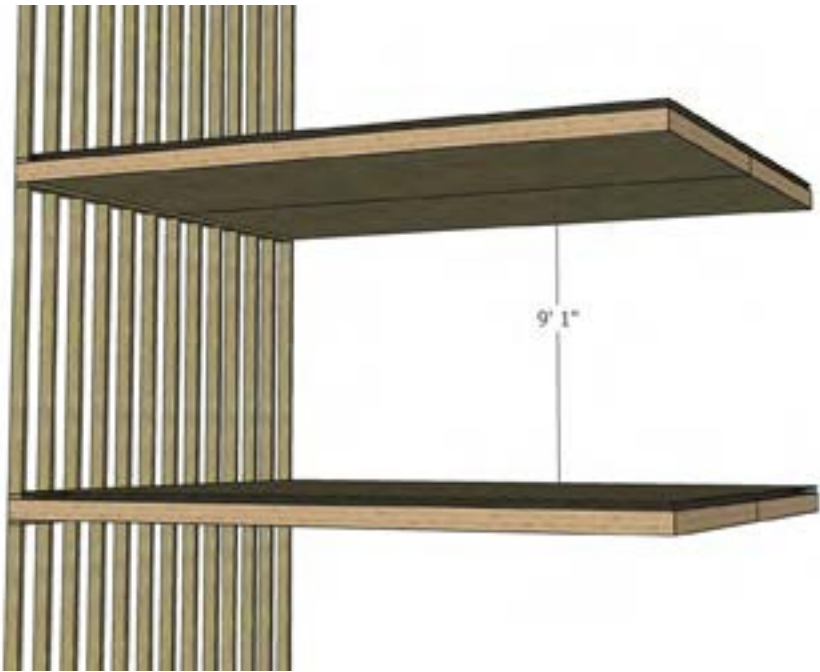
Typical Wall Section and Construction Options



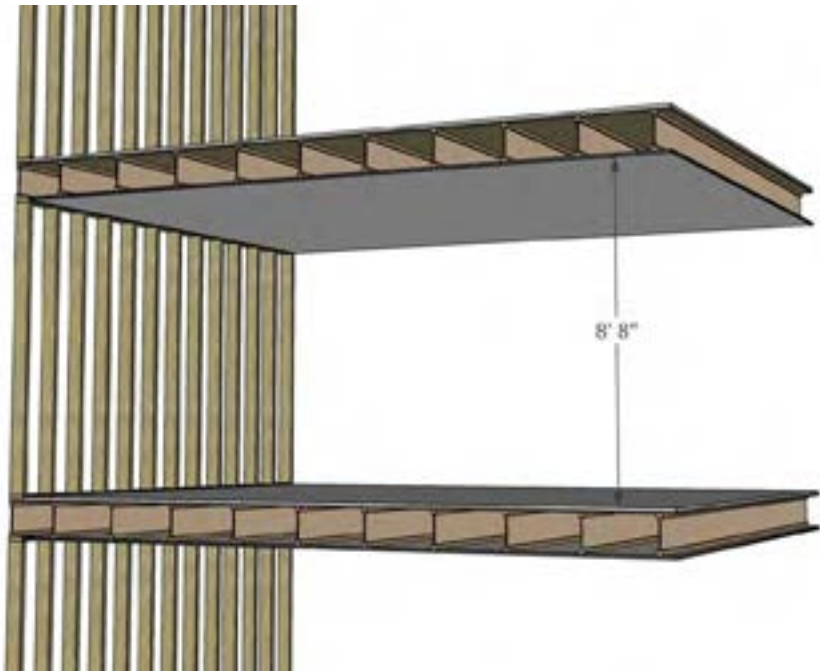
WALL SECTION - TJI FLOOR FRAMING



WALL SECTION - CLT FLOOR FRAMING



WALL SECTION - CLT FLOOR FRAMING



WALL SECTION - TJI FLOOR FRAMING

Area Summary - Scheme A

MARKET-RATE HOUSING  
Base Zone : CM3d(MU-U)

			BUILDING TOTALS				BOH	PARKING				RETAIL + COMMON SPACE				RESIDENTIAL	
			Level	Gross Building Area	Area Towards FAR	FAR Exculsions <sup>3</sup>	Back of House / Circulation	Parking <sup>1</sup>		Bike		Retail	Lobby	Amenity		Net Area	Efficiency <sup>2</sup>
								Area	Count	Area	Count			Indoor <sup>4</sup>	Outdoor		
			Roof														
		72'	7	20,900 sf	20,900 sf		2,800 sf									18,100 sf	87%
		62.3'	6	20,900 sf	20,900 sf		2,800 sf									18,100 sf	87%
		52.6'	5	20,900 sf	20,900 sf		2,800 sf									18,100 sf	87%
		44'	4	20,900 sf	20,900 sf		2,800 sf									18,100 sf	87%
		34.3'	3	20,900 sf	20,900 sf		2,800 sf									18,100 sf	87%
		24.6'	2	20,900 sf	20,900 sf		2,800 sf									16,200 sf	87%
		15'	1	20,900 sf	20,900 sf		2,800 sf					10,500 sf	1,300 sf	1,900 sf	3,100 sf	5,700 sf	87%
		0'	P1	23,800 sf	22,500 sf	-1,300 sf	2,200 sf							2,800 sf			41%
				29,100 sf			900 sf	28,200 sf	73								
			TOTAL	178,300 sf	147,900 sf		19,900 sf	28,200 sf	73	0 sf	0	10,500 sf	1,300 sf	4,700 sf	3,100 sf	112,400 sf	80%

Add'l Notes :

- <sup>1</sup> Parking count is utilizing a 385 sf/space average to calculate stalls.
- <sup>2</sup> Efficiency includes Net Residential + Lobby & Amenity / Gross Building Area.
- <sup>3</sup> Floor Area for structured parking, up to a maximum FAR of 0.5 to 1, is not calculated as part of the FAR for the site.
- <sup>4</sup> Level 1 Amenity is for bike room, not included is SF for mezzanine of equal footprint.

ALLOWABLE BUILDING TOTALS		
Site		29,113 sf
Max. FAR	3 to 1	87,339 sf
Bonus FAR	2 to 1	58,226 sf
TOTAL	5 to 1	145,565 sf

AREA TRACKING		
Current FAR	147,900 sf	5.08 to 1
FAR Remaining	-2,335 sf	-0.08 to 1

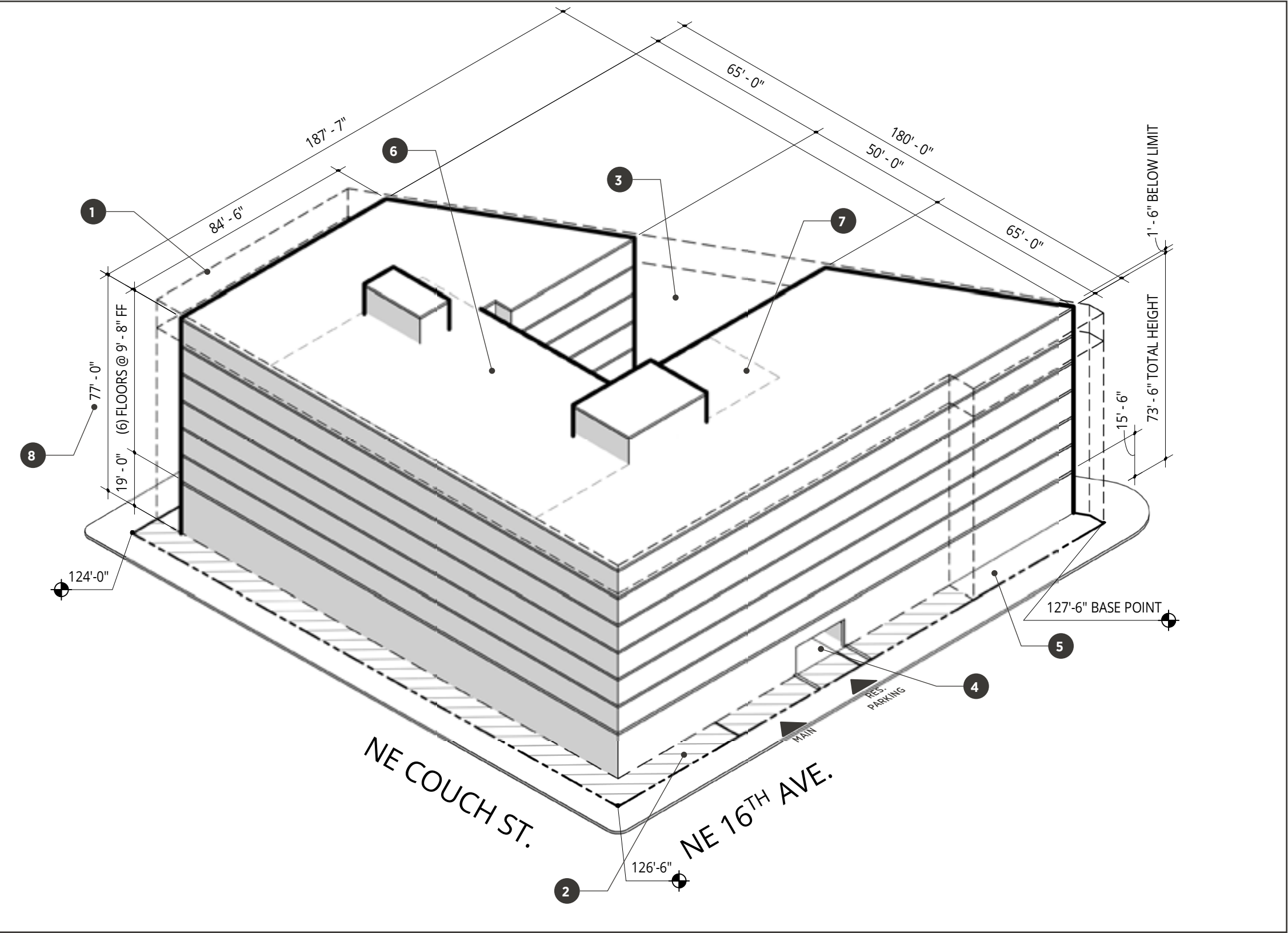
\* All concepts have recessed decks which will reduce FAR.

UNIT BREAKDOWN				UNIT MIX					
Level	Net Area	Count	Average	Studios		1 BR		2 BR	
				Count	%	Count	%	Count	%
7	18,100 sf	29 Units	624 sf	11	38%	14	48%	4	14%
6	18,100 sf	29 Units	624 sf	11	38%	14	48%	4	14%
5	18,100 sf	29 Units	624 sf	11	38%	14	48%	4	14%
4	18,100 sf	29 Units	624 sf	11	38%	14	48%	4	14%
3	18,100 sf	29 Units	624 sf	11	38%	14	48%	4	14%
2	16,200 sf	23 Units	704 sf	7	30%	14	61%	2	9%
1	5,700 sf	10 Units	570 sf	4	40%	6	60%	0	0%
TOTAL	112,400 sf	178 Units	628 sf	66	37%	90	51%	22	12%

# Simple Massing Diagram - Scheme A

## DESIGN CONSIDERATIONS

1. Buildable Volume Limits
2. Main Entry off of NE 16th Ave. Removed from the traffic on Sandy Blvd.
3. North facing recess to break up longest facade along Sandy Blvd.
4. Parking entry used as buffer between lobby and retail.
5. Additional site area that can be captured.
6. Shows extent of potential roof deck with two means of egress. Only limits are travel distance, can be any size.
7. Extent of potential roof deck with one means of egress. Limited to 750 sf total.
8. If roof deck is added, the max height from the lowest point on the site has to be 75'-0" since the roof is now an occupiable floor.





VIEW TO NORTH



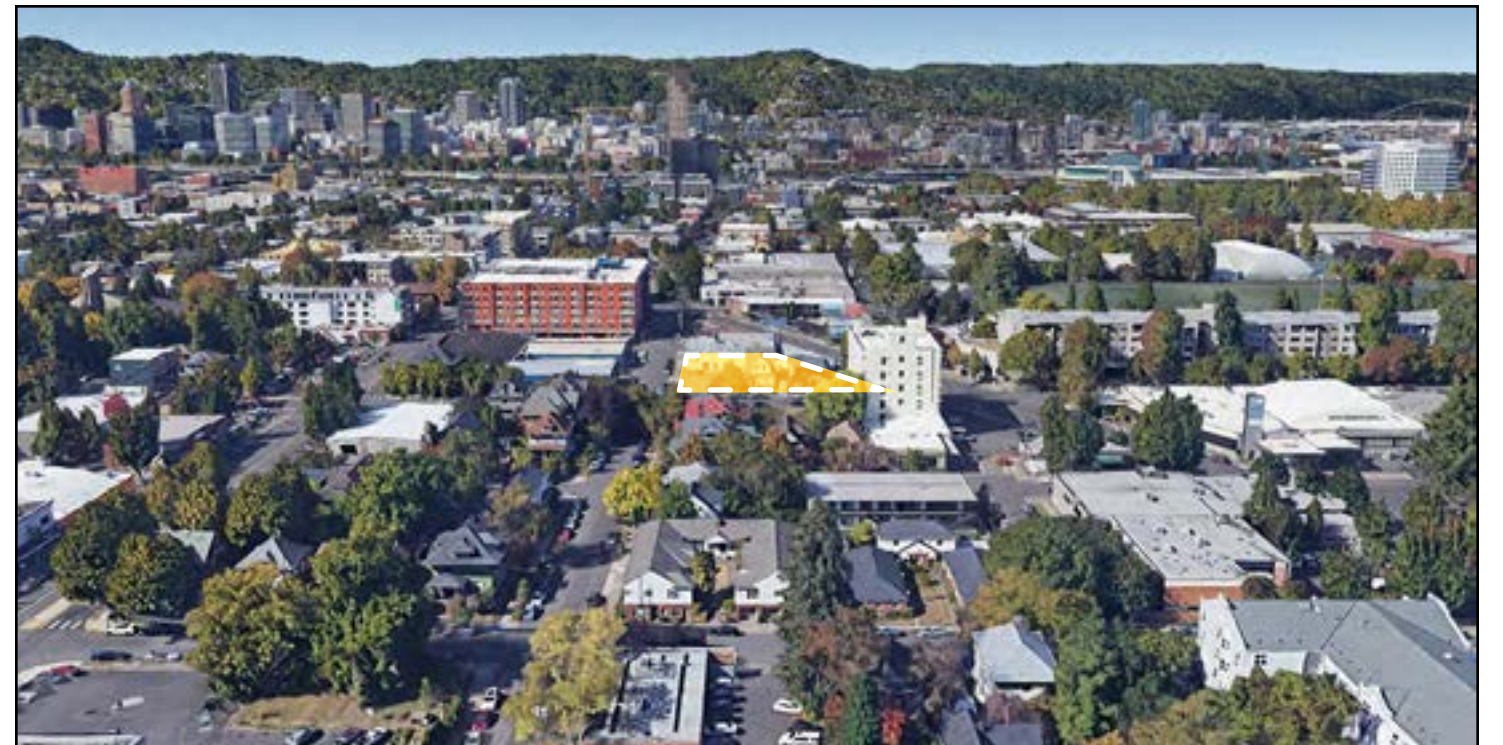
VIEW TO WEST



VIEW TO SOUTH



VIEW TO EAST





NE 15TH AND SANDY BLVD.



NE 16TH AND SANDY BLVD.



NE 16TH AND COUCH ST.



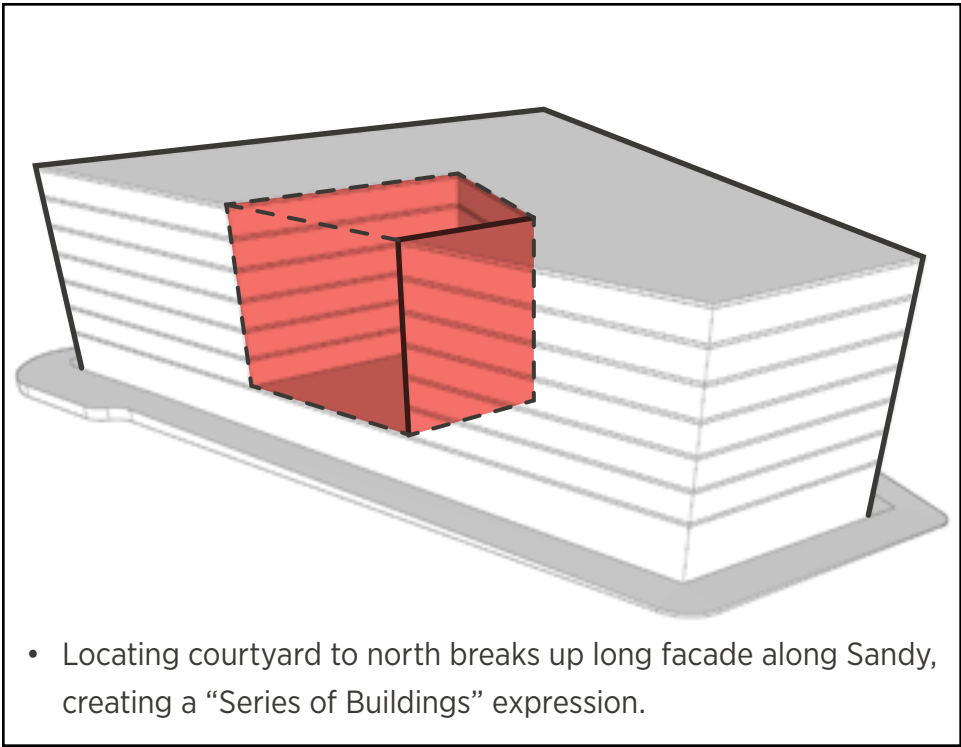
NE 15TH AND COUCH ST.





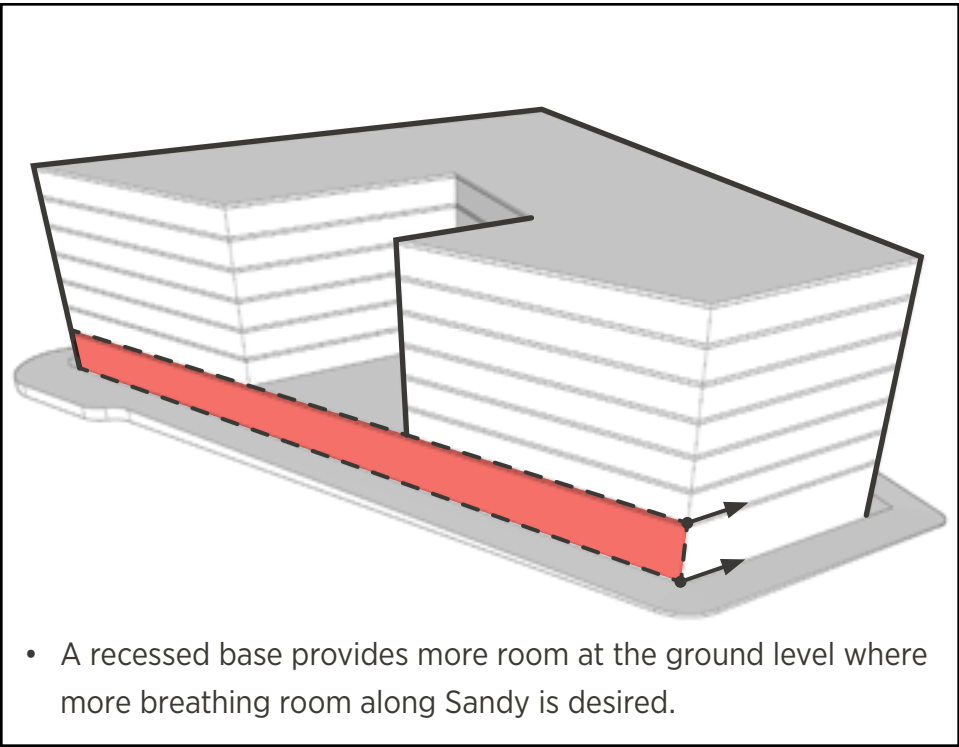
# Massing Diagrams

01 - ADD NORTH COURTYARD



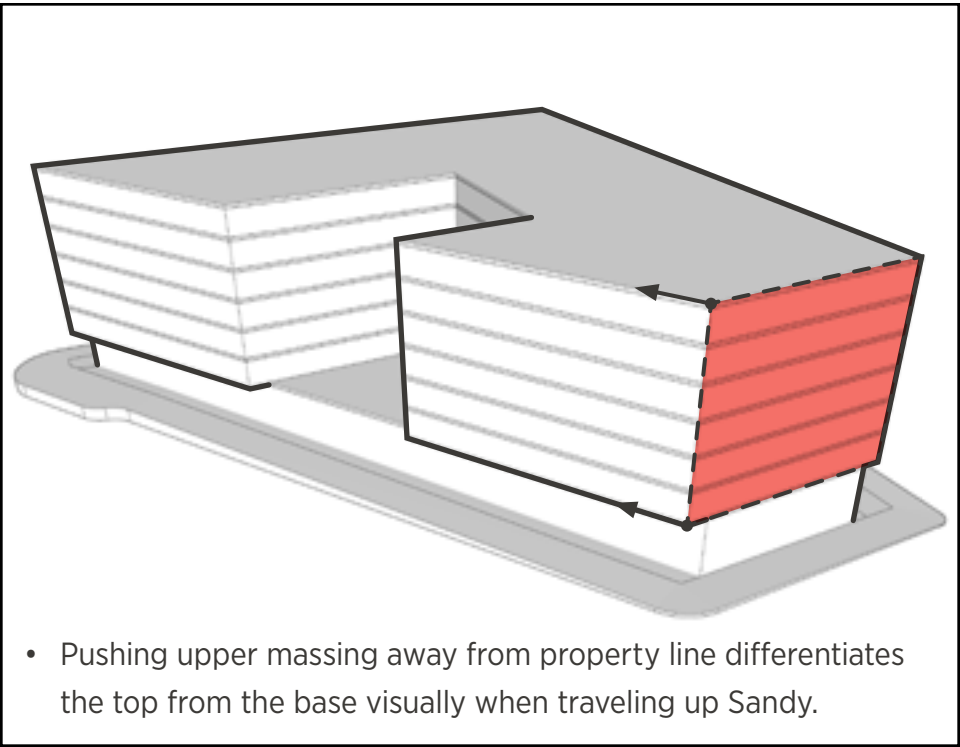
- Locating courtyard to north breaks up long facade along Sandy, creating a “Series of Buildings” expression.

02 - RECESS THE BASE



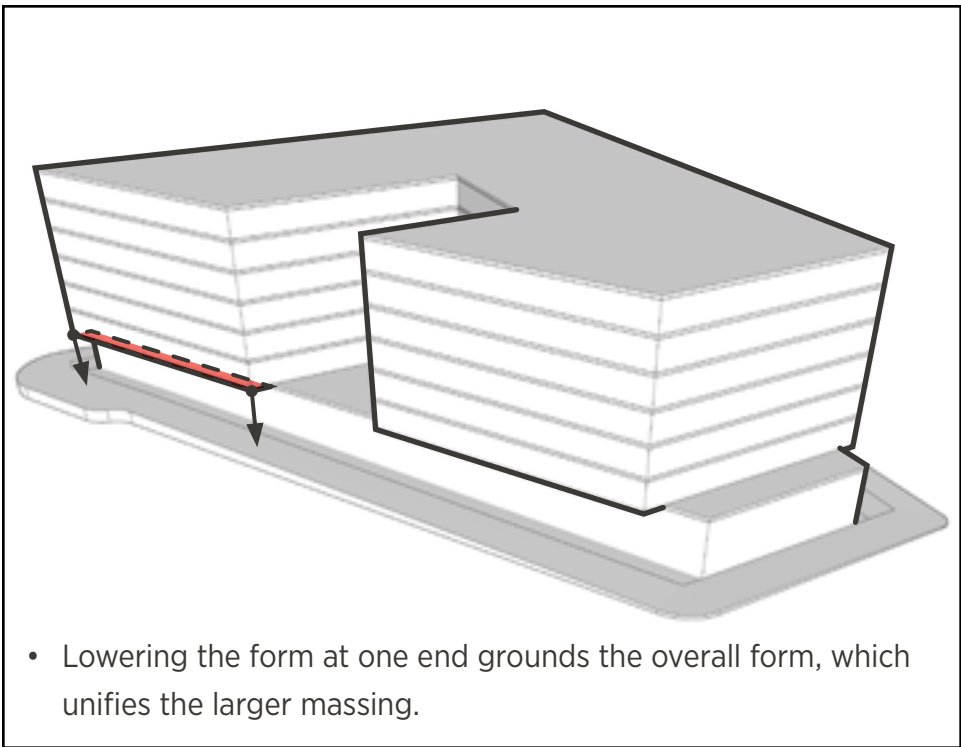
- A recessed base provides more room at the ground level where more breathing room along Sandy is desired.

03 - SHIFT THE TOP



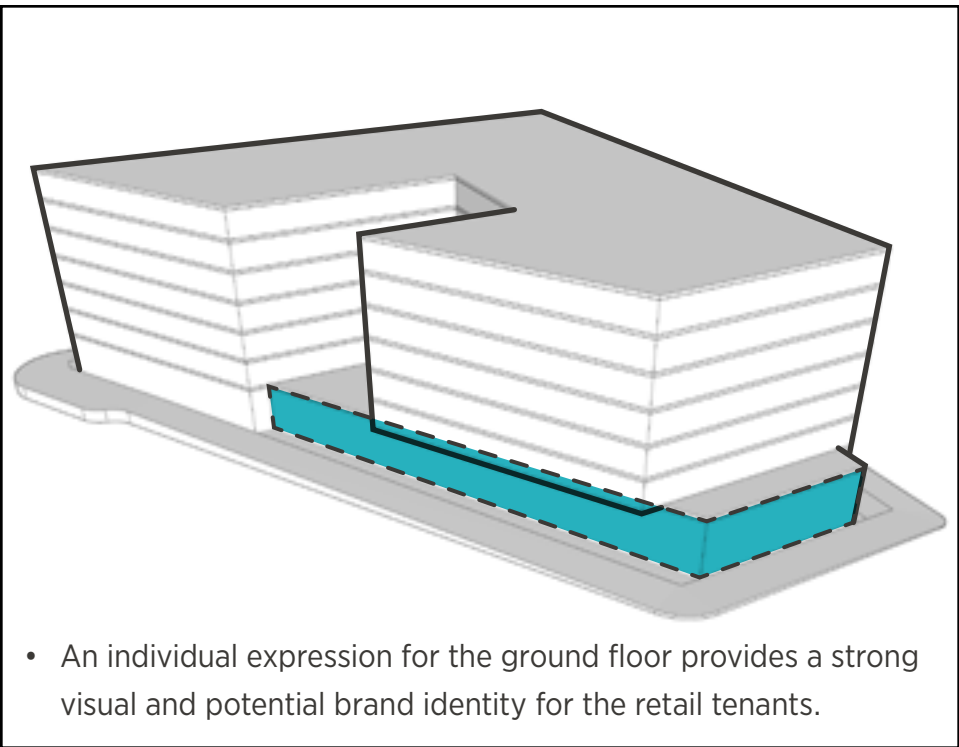
- Pushing upper massing away from property line differentiates the top from the base visually when traveling up Sandy.

04 - GROUND THE FORM



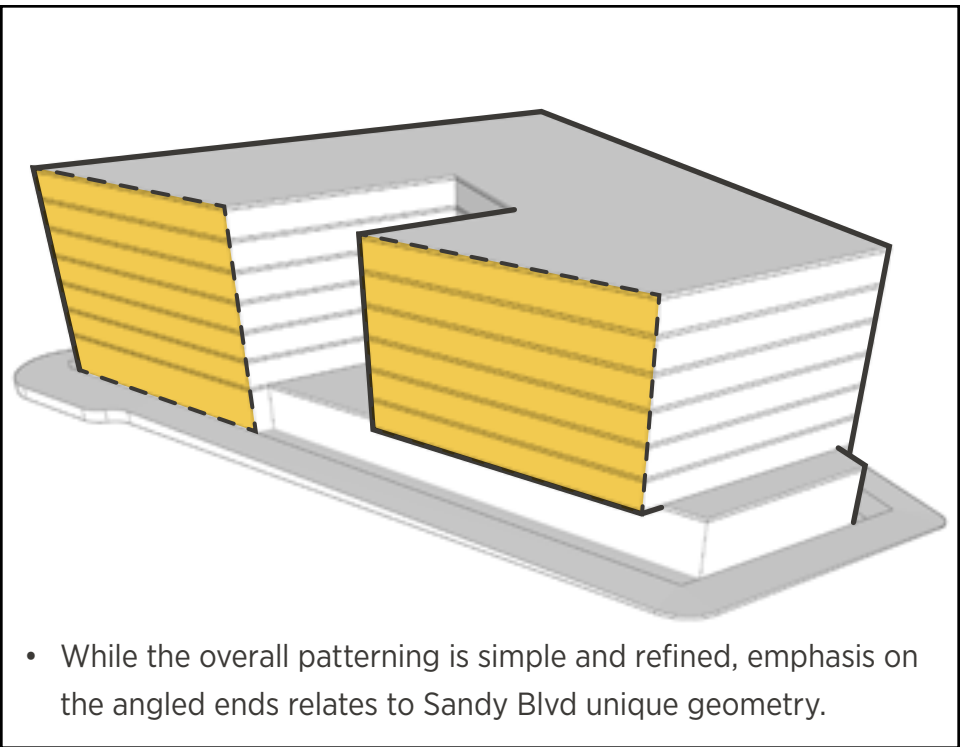
- Lowering the form at one end grounds the overall form, which unifies the larger massing.

05 - INDIVIDUALIZE RETAIL EXPRESSION



- An individual expression for the ground floor provides a strong visual and potential brand identity for the retail tenants.

06 - CREATE UNIQUE ENDS ON SANDY



- While the overall patterning is simple and refined, emphasis on the angled ends relates to Sandy Blvd unique geometry.



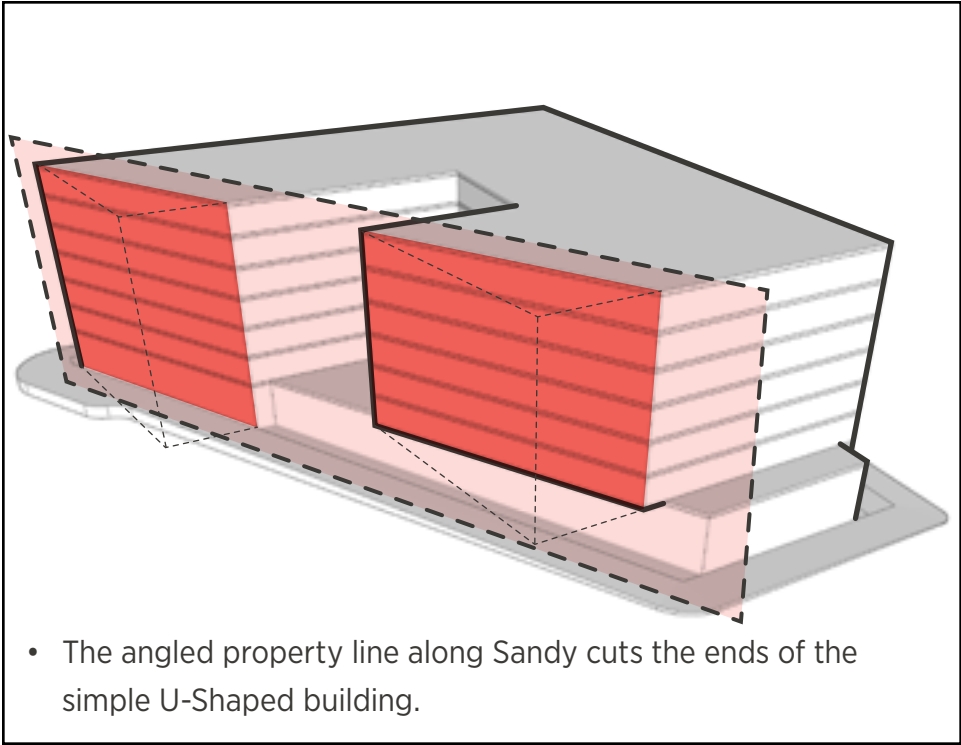
Exterior Imagery



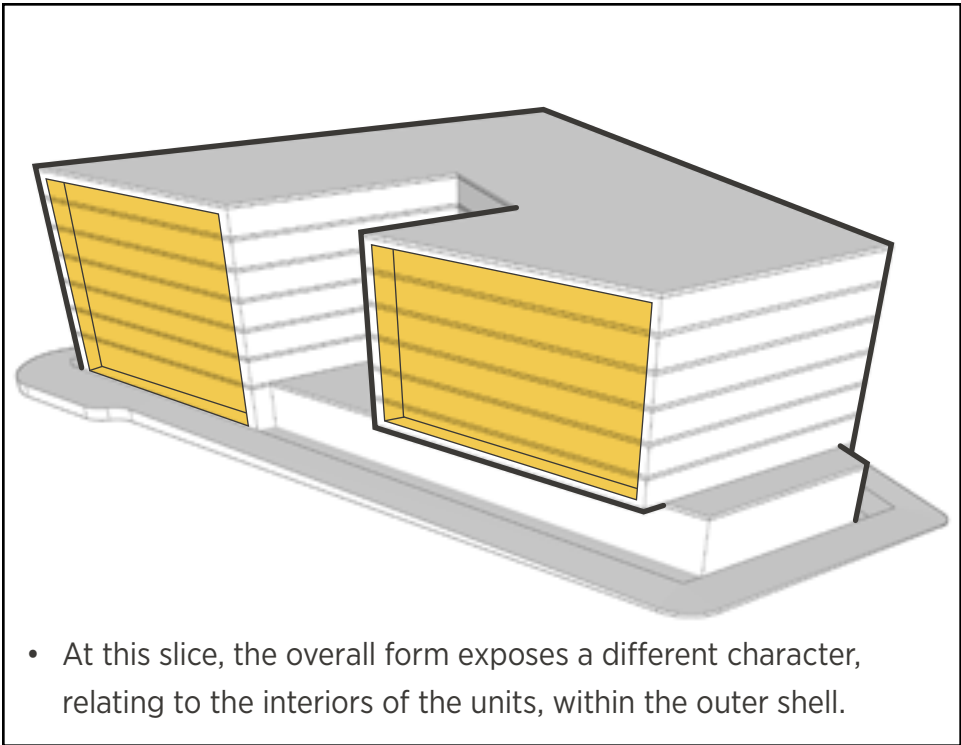


Concept 01 - Sliced Form

01 - ANGLE CUTS THE FORM



02 - SLICE EXPOSES “INSIDE” CHARACTER



PERSPECTIVE - LOOKING EAST UP SANDY BLVD





Concept 01 - Sliced Form

PERSPECTIVE - LOOKING WEST DOWN SANDY BLVD



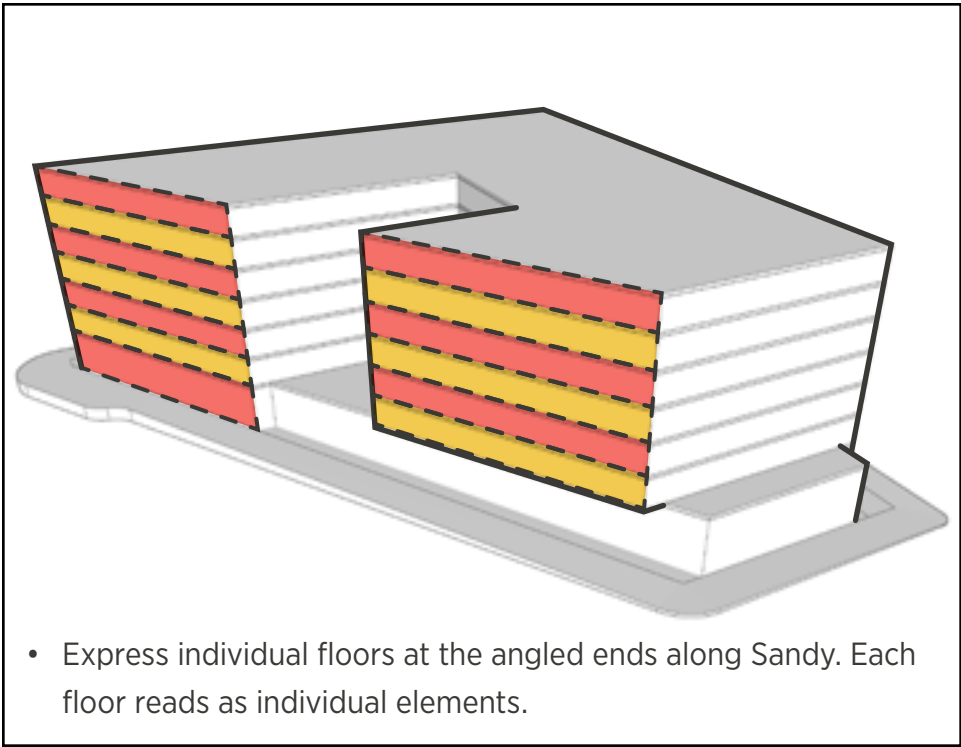
PERSPECTIVE - CLOSE UP OF BALCONIES



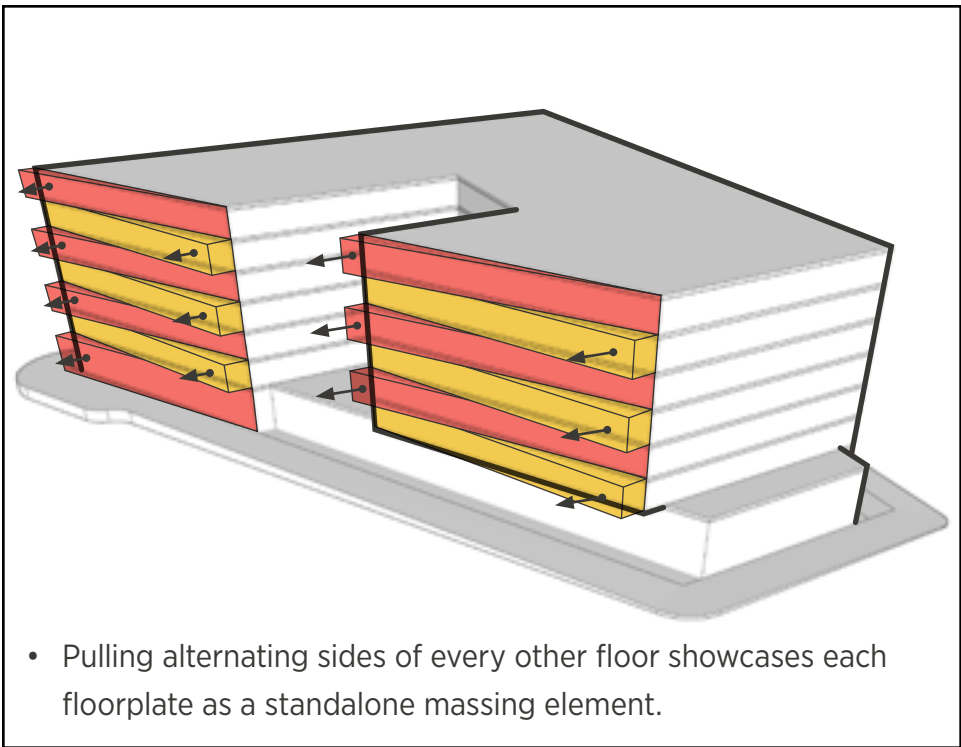


# Concept 02 - Staggered Floors

## 01 - HIGHLIGHT THE FLOORLINES



## 02 - ALTERNATE THE BALCONIES



## PERSPECTIVE - LOOKING EAST UP SANDY BLVD





Concept 02 - Staggered Floors

PERSPECTIVE - LOOKING WEST DOWN SANDY BLVD



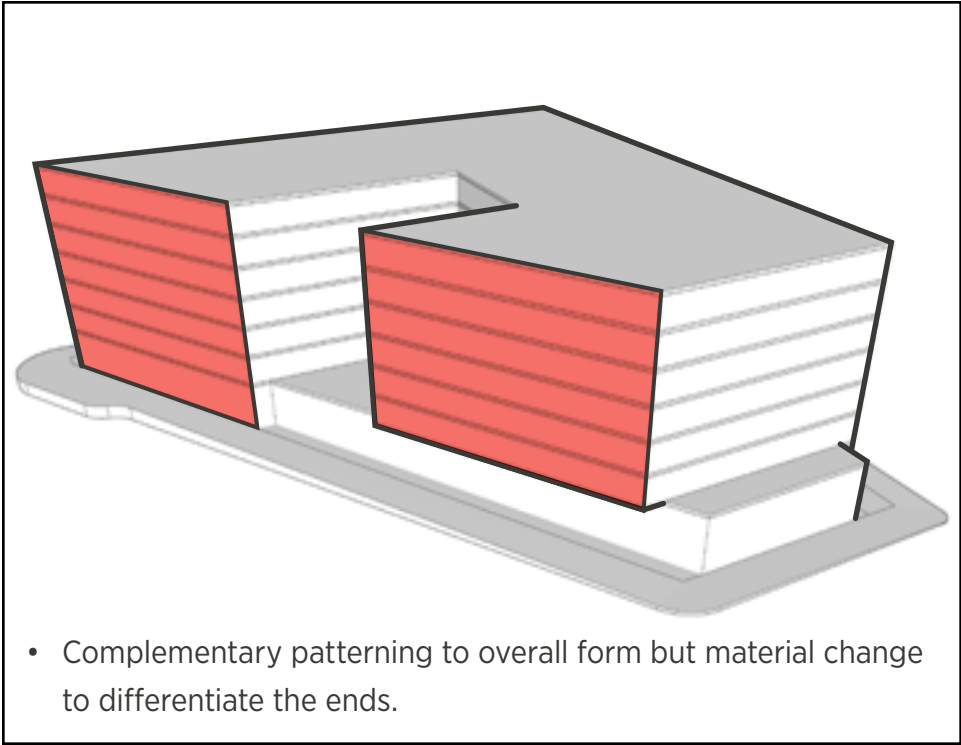
PERSPECTIVE - CLOSE UP OF BALCONIES



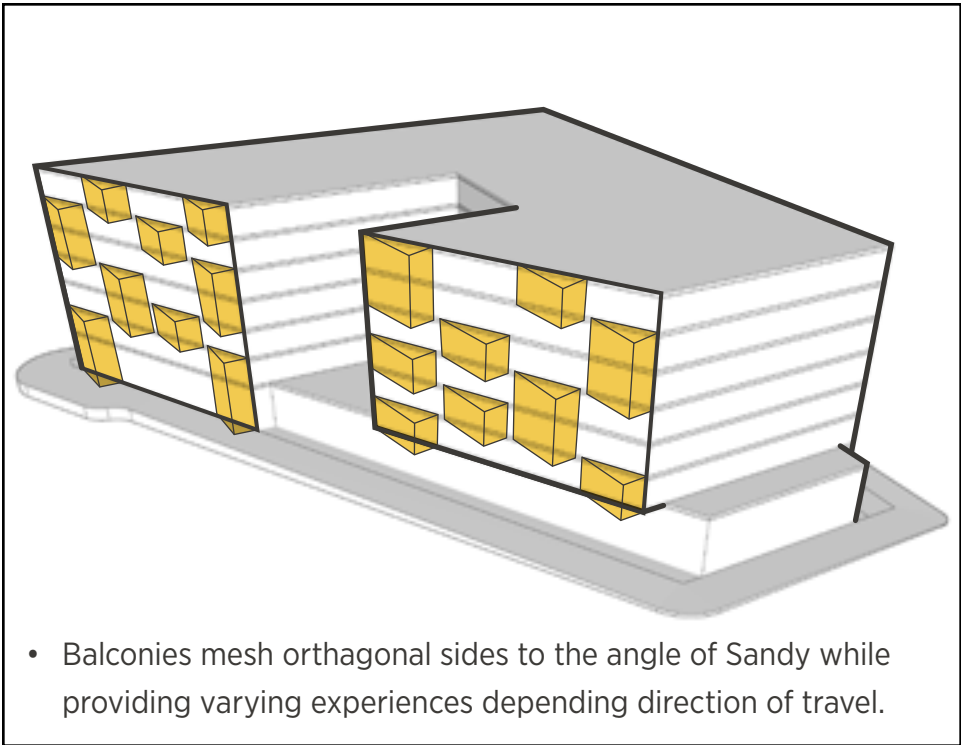


Concept 03 - Attached Balconies

01 - USE A MATERIAL CHANGE



02 - ADD ATTACHED BALCONIES



PERSPECTIVE - LOOKING EAST UP SANDY BLVD





Concept 03 - Attached Balconies

PERSPECTIVE - LOOKING WEST DOWN SANDY BLVD



PERSPECTIVE - CLOSE UP OF BALCONIES





# Facade Along Couch St.

## EXTENSIONS INTO SETBACKS (CHAPTER 33.130.215.B3)

a. The following features of a building may extend into a required building setback **up to 20 percent of the depth of the setback**. However, except for building eaves and stormwater planters, they may not extend closer than 5 feet to a lot line abutting an RF – RH or RMP zoned lot.

(1) Eaves, chimneys, fireplace inserts and vents, mechanical equipment, fire escapes, water collection cisterns and stormwater planters;

(2) Stairways and wheelchair ramps that do not meet the standard of Subparagraph B.3.b below; and

**(3) Bays and bay windows may extend into a street setback, but not a required setback abutting an RF – RH or RMP zoned lot, and also must meet the following requirements:**

- Each bay and bay window may be up to 12 feet long, but the total area of all bays and bay windows on a building facade cannot be more than 30 percent of the area of the facade;
- At least 30 percent of the area of the bay which faces the street lot line requiring the setback must be glazing or glass block;
- Bays and bay windows must cantilever beyond the foundation of the building; and
- The bay may not include any doors.

b. The following minor features of a building are allowed to fully extend into required building setbacks, but may not extend closer than 5 feet to a lot line abutting an RF – RH or RMP zoned lot.

(1) Uncovered decks, stairways, and wheelchair ramps with surfaces that are no more than 2-1/2 feet above the ground;

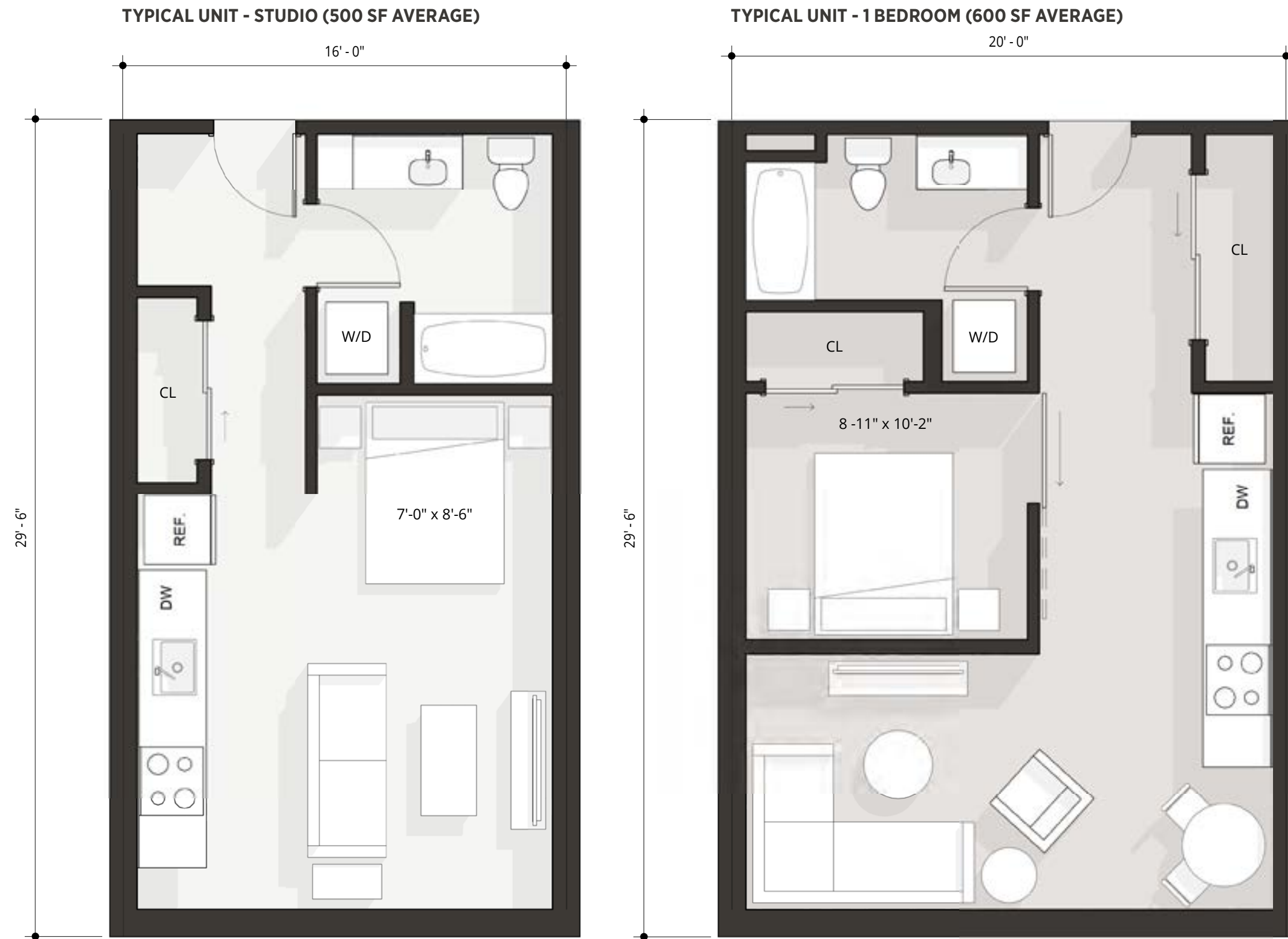
(2) On lots that slope down from the street, vehicular and pedestrian entry bridges with surfaces that are no more than 2-1/2 feet above the average sidewalk elevation; and

(3) Canopies, marquees, awnings, and similar features may fully extend into a street setback.

**c. Uncovered decks are allowed to fully extend in req'd setbacks.**

## PERSPECTIVE - LOOKING AT RESIDENTIAL UNITS ON COUCH ST.







Unit Concept Images





PLACES PEOPLE THRIVE.