

Development Standards Compliance Table
535 and 555 Walker Drive, 619 and 629 Alamo Court, and 640 Taylor Court

Standard/Guideline	Requirement	Inconsistency/Exception
<i>Building Layout</i>		
Rowhouse Guidelines 6.1.1	The main facade of new rowhouses facing public streets should be located parallel to the public street (rather than sideways) to provide an attractive street edge.	Along Alamo Court and Taylor Court, rowhouse buildings are located perpendicular to the street providing a repeated pattern of building ends and driveways which does not provide an attractive, activated streetscape.
Rowhouse Guidelines 6.6.1/6.6.6	Rowhouses shall have a 15' minimum setback from the front property line along a public street. On irregular lots, the Zoning Administrator may allow buildings to encroach into the setback areas if the area of the building encroaching is equal or less than the area of open space between the setback line and the building.	Buildings are located closer than 15' from the front property line along Alamo Court and Taylor Court. Guideline 6.6.6 allows for some flexibility on irregular lots. Information has not been provided to establish applicability of the exception.
Rowhouse Guidelines 6.6.3/6.6.6	First and second floors shall have a 10' minimum setback from side property lines; third floors shall have a 15' minimum setback.	Side setbacks are not met along southeast property line (Buildings 8 and 9). The boundaries of the carport structure are not shown but it appears it would not meet setbacks. Guideline 6.6.6 allows for some flexibility on irregular lots as noted above. Information has not been provided to establish applicability of the exception.

Standard/Guideline	Requirement	Inconsistency/Exception
Rowhouse Guidelines 8.1	<p>Rowhouses should face public and internal streets whenever possible to provide an attractive environment for both residents and visitors, and provide clearly identifiable addresses for units. Building fronts should face other building fronts or open spaces whenever possible, rather than sides of buildings or perimeter walls.</p> <p>Rowhouses should have front entrances on streets or paseos and should avoid back-to-front facing relationships.</p>	Buildings 10 and 11 face side and rear property lines rather than public streets, internal streets, or paseos.
<i>Circulation and Parking</i>		
Rowhouse Guidelines 7.2.3/7.2.5	<p>Internal streets serve as the framework for a rowhouse development. They should conform to the high-quality standards of public streets, with sidewalks, parallel parking, street trees, landscaping, and lighting.</p> <p>Although internal streets are the preferred site design choice, new developments may provide a publicly accessible pedestrian paseo network on a limited basis as a means to provide front door access to units and allow higher overall densities. Paseos should be designed as “junior streets” so that residents can clearly and comfortably access community amenities and the public street from visitor parking and visitors can easily locate units.</p>	<p>Vehicle circulation is provided solely through driveways/alleys which do not conform to public street standards. Driveways/alleys in the project do not offer any sidewalks, street, trees, parallel parking, or other similar amenities.</p> <p>Three paseos cross the site between buildings. Paseos connect pedestrians to public streets and the limited site amenities provided. The current layout does not provide easy and direct access between visitor parking and paseos.</p>
Rowhouse Guidelines 7.2.3	Internal streets should provide loop circulation whenever possible rather than dead end cul-de-sacs.	Loop circulation is not provided. Vehicle circulation consists of two through-driveways extending from Alamo Court to Taylor Court, as well as a third driveway taking access from Alamo Court which leads to a pair of dead ends. The site layout does not result in a unified vehicle circulation plan.

Standard/Guideline	Requirement	Inconsistency/Exception
Rowhouse Guidelines 7.2.4	Dead-end driveways should be less than 100' long.	The southernmost driveway taking access from Alamo Court results in dead ends more than 150' long.
Rowhouse Guidelines 7.5.3	Open parking should be located along internal streets, preferably in a parallel parking orientation along streets rather than in a perpendicular "parking lot" layout.	All open guest parking spaces are provided in perpendicular "parking lot" layout.
Rowhouse Guidelines 7.5.4	Driveway aprons should be no more than 4' long so that people will not use them for parking.	Approximately half of driveway aprons appear to exceed 4' in length. Staff notes exceptions from this standard are commonly granted to respond to roadway curvature or facilitate placement of meters on driveway aprons.
<i>Open Space and Landscaping</i>		
Rowhouse Guidelines 7.3	Because of the inherent limitations to private open space, it is essential that rowhouse developments provide an adequate, central, well-designed public open space to act as a community focal point and gathering space.	The site layout does not provide a well-designed central open space to act as a community focal point or gathering space. Common open space requirements are met through relatively narrow linear paseos which lack amenities other than pedestrian paths and seat walls. An amenity area is located along the southeast property line containing a fire pit and barbecue grill. In general, open space is distributed through the site rather than focused in a centralized location.
Rowhouse Guidelines 7.3	Common amenity areas should be appropriate to the size of the development. For larger rowhouse developments, recreational facilities such as a swimming pool or tennis courts, along with picnic areas should be provided.	The proposed project is medium-sized but has very limited amenities. Additional recreational opportunities in a centralized open space would be needed to meet this guideline.

Standard/Guideline	Requirement	Inconsistency/Exception
Rowhouse Guidelines 6.8	A minimum of 35% of the total site shall be landscaped.	Project data indicates 46% of the site is landscaped; however, this data appears to include roof decks. Roof decks are private usable open spaces but cannot be counted as landscaping/open area for rowhouse developments. The total site landscaping appears to be approximately 34%.
Rowhouse Guidelines 7.2.3	Streetscapes should maximize the amount of soft landscaping on both the public right-of-way and the private lot respecting pedestrian, cycling, motorist safety, and maintenance activities.	Along Taylor Court and Alamo Court, the combination of frequent entry driveways and guest parking located close to the public right-of-way results in minimal landscaping along these streetscapes.
Rowhouse Guidelines 7.4.5	New developments should preserve and protect existing healthy and mature Heritage trees and natural areas.	The arborist report and project plans indicate all 49 on-site trees are to be removed, 20 of which are Heritage trees.
<i>Architecture</i>		
Rowhouse Guidelines 7.1.1	The public street elevation should foster an appearance of a residential neighborhood with facade articulation reflecting the rhythm of nearby residential areas.	The proposed architectural design lacks facade articulation, with units generally presenting a uniform footprint on all three floors.
Rowhouse Guidelines 7.1.1	Facades should include porches, projecting eaves and overhangs, and other traditional architectural elements that provide residential scale and help break up building mass.	The lack of facade articulation and minimal use of projecting elements result in substantial building mass which is incompatible with the lower-scale surrounding development and inconsistent with community design expectations.
Rowhouse Guidelines 7.1.2	Where new rowhouses are built adjacent to existing lower-scale residential development: Massing and orientation of rowhouses should respect neighboring structures by stepping back the third story to minimize visual impact.	Third stories do not step back, except for limited areas on front facades where exterior stairs access roof decks. This results in excessive building mass.

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Rowhouse Guidelines 7.1.2	Where new rowhouses are built adjacent to existing lower-scale residential development: Privacy of neighboring structures should be respected, with windows and upper-floor balconies positioned so they minimize views into neighboring properties. Sight lines into and from neighboring properties should be considered.	Each unit is provided with an individual roof deck. The design and location of decks as shown in the plans may result in privacy and noise impacts on adjacent uses as well as between units within the development.
Rowhouse Guidelines 7.4.2	The front porch for each dwelling unit should be the dominant element through articulation and should have a dimension that encourages outdoor seating and use. Raised porches are encouraged. The first floor level should be raised approximately three to five steps above the grade of the sidewalk directly in front of the front entrance.	None of the units offer porches with usable dimensions to encourage outdoor seating or use. Based on the limited floor plans and elevations provided, less than a third of units have small entry porches framing entry doors, while remaining units have no porches. The few proposed porches are not raised.
Rowhouse Guidelines 7.4.3	Decks should be integrated into the overall building design and not appear to be applied to the building facade.	Decks are not provided on facades, but each unit has a roof deck. Roof decks appear to limit options for roof-line variation and encourage building design which lacks a clear visual top. Elevations show trellises projecting above the roofline for some decks, which create an awkward appearance. Exterior stairs from the third-floor to the roof deck along front facades are not well-integrated into the overall building design.
Rowhouse Guidelines 8.2.1	Dwelling entries such as stoops and porches should be the predominant facade feature.	Small porches frame entries for only a few units; dwelling entries are not a predominant design feature.
Rowhouse Guidelines 8.2.2	The massing of rowhouses should break the main facade into three or four distinct elements: entry, main facade, a single- or two-story element, and the roof.	Units have monolithic forms with generally continuous building walls from ground level to the roof. Articulation is minimal. Materials are applied to create the illusion of distinct elements, but massing breaks are not present.

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Rowhouse Guidelines 8.2.2	Front building facades should have step-backs, particularly above the second floor.	Facades do not provide upper-story step-backs, except in limited areas where exterior stairs from the third floor provide access to roof decks.
Rowhouse Guidelines 8.2.4	Roof elements should be varied to minimize the appearance of mass and bulk.	Rooflines are generally flat and continuous along the central roof deck area, with some lower hip roof elements provided.
Rowhouse Guidelines 8.2.4	Gable roofs are encouraged to emphasize vertical proportion and create modulation.	Gable roofs are not proposed for this project.
Rowhouse Guidelines 8.2.5	Changes in materials generally should not occur on the same plane, as this may result in an insubstantial or applied quality. Changes should correspond to variations in building mass.	Buildings lack massing variations, and most units have material changes on the same plane. This results in an applied quality which is inconsistent with community design expectations.
Rowhouse Guidelines 8.4	<p>Generally, garages should be recessed behind the back elevation wall plane.</p> <p>Where garage doors are flush with upper level facades, the facade should feature upper-level building projections and decorative building elements such as trellises to provide visual interest.</p> <p>Recessed garage doors are encouraged with wing walls to manage their visual impact.</p>	Garage doors are flush with back elevation wall planes. Upper-level facades are also flush with garage doors, but do not provide any building projections for visual interest. Limited decorative elements are provided including Juliet balconies and pot shelves.