

**Staff Presentation  
to the  
Planning and Zoning  
Commission**

February 15, 2024





Union Park – Project Development Plan #PDP230005

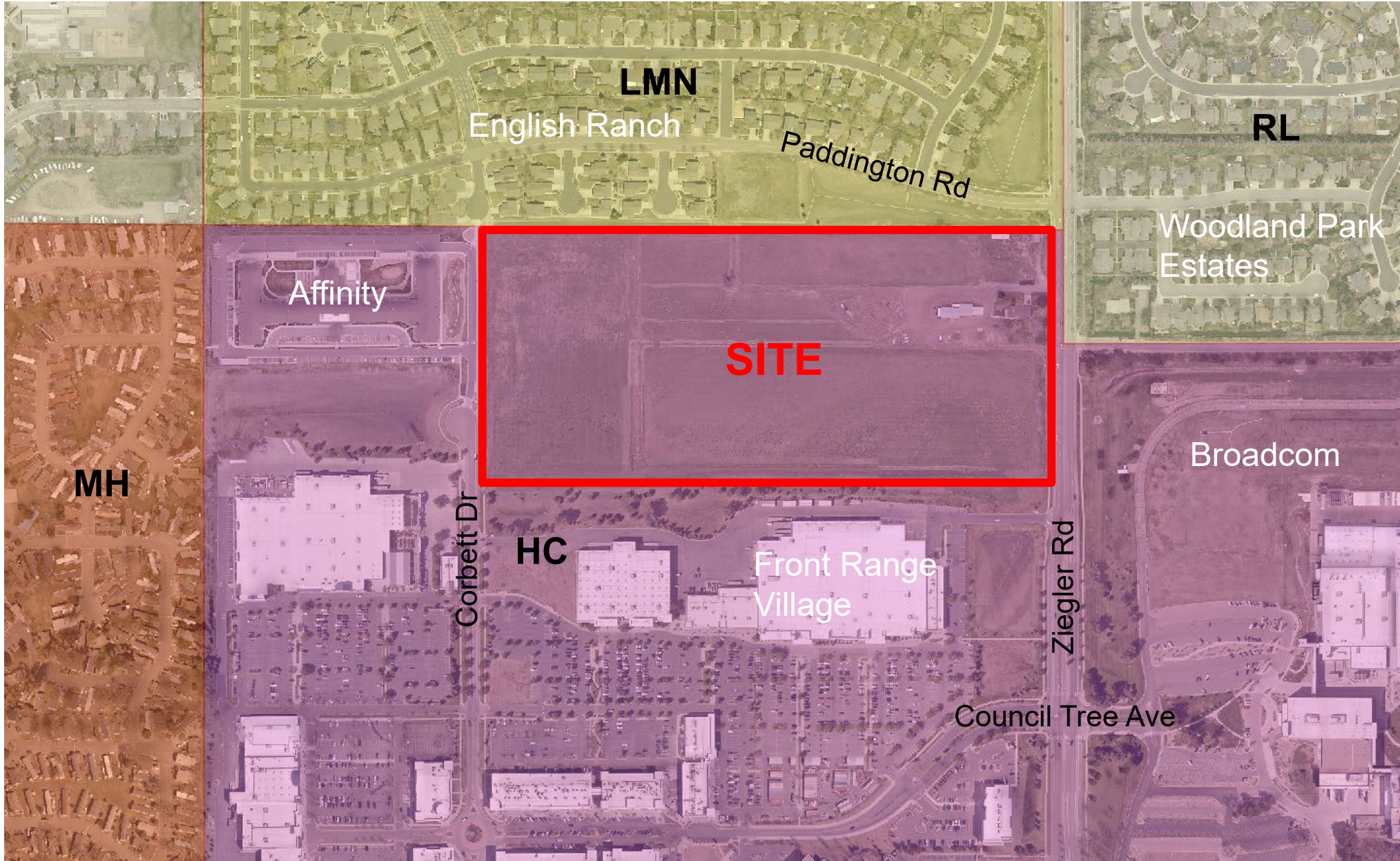
Planning & Zoning Commission Hearing – 02.15.24



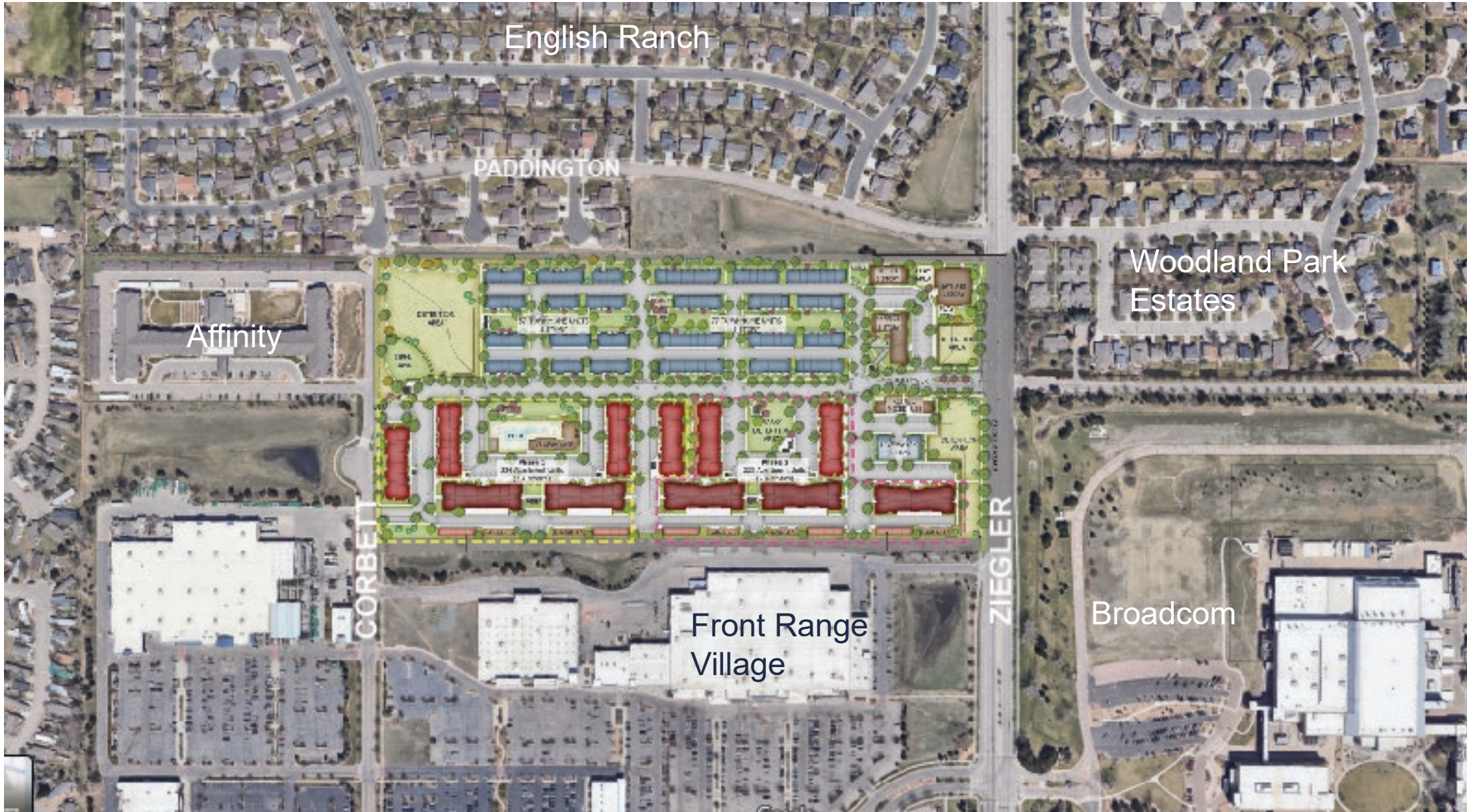


- PDP associated with Ziegler-Corbett Overall Development Plan (ODP)
- Size: 32.6 acres
- Zone: Harmony Corridor (HC)
- Project Elements:
  - 603 dwelling units  
(136) SFA; (457) Multifamily;  
(4) Mixed-Use; (6) Live-Work
  - Childcare Center
  - 34,000sf Office/Retail Space
  - 48 buildings; 2-4 stories
  - 2.3 acres of park & amenity spaces
- Proposed Modifications:
  - Section 3.2.2(K) Parking
  - Section 3.5.2(D) Relationship of Dwellings to Streets/Walkways





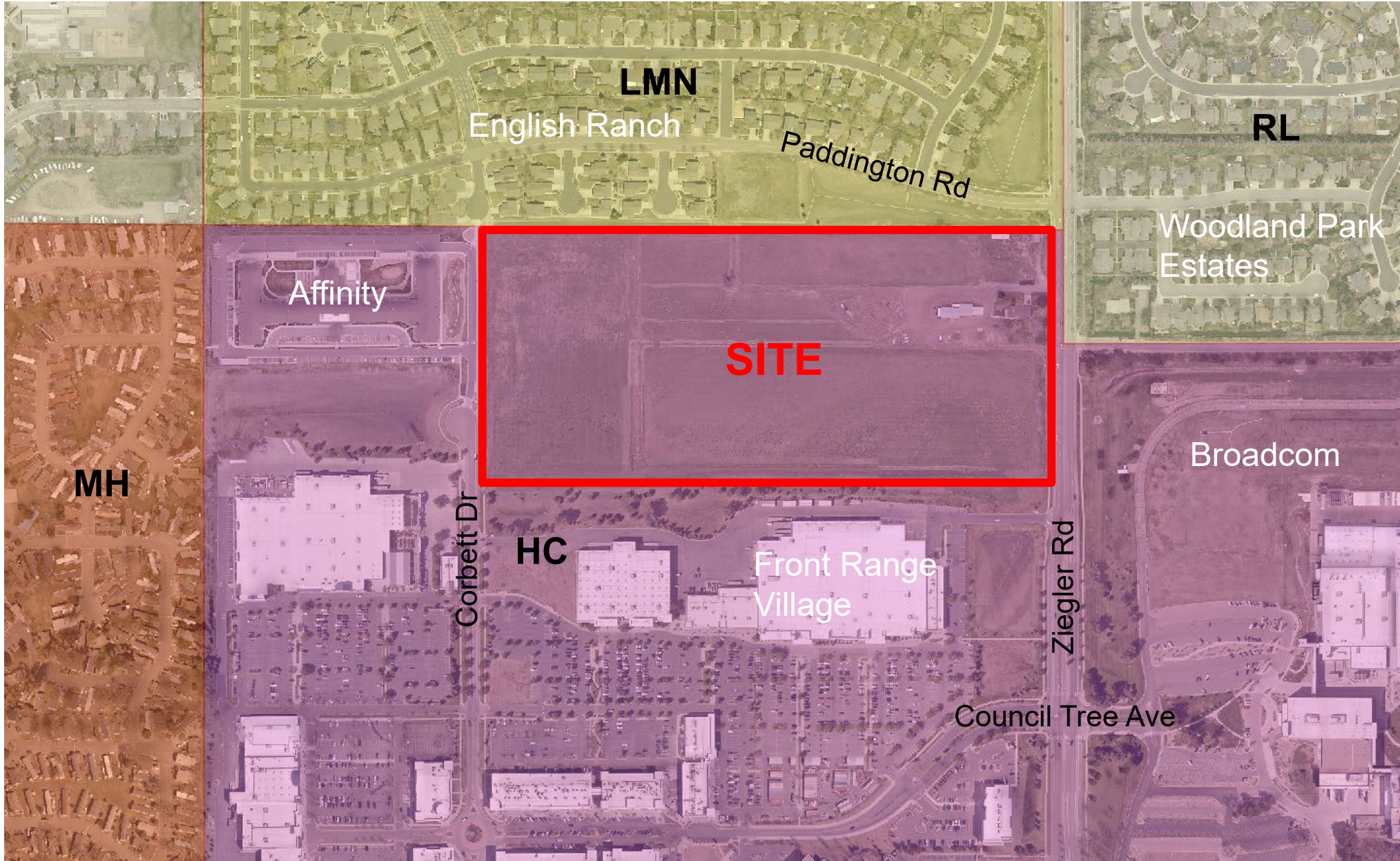






- Additional information on Ziegler-Corbett Overall Development Plan approvals & street connectivity
- Housing model variety & adjacency comparisons
- Context on Phase 1 Land Use Code parking changes
  
- Multifamily Garages - Section 3.5.2(G)(1)
  - Limits max. length of a garage to 60-ft when located within 65-ft of public ROW or property line.
  - Min. 7-ft landscaped separation between garages.
- Proposed garages are located within 65-ft of southern property boundary and exceed 60-ft.
  - Proposed garages need to be reduced in size to ensure structure length does not exceed 60-ft.







## Harmony Corridor Plan

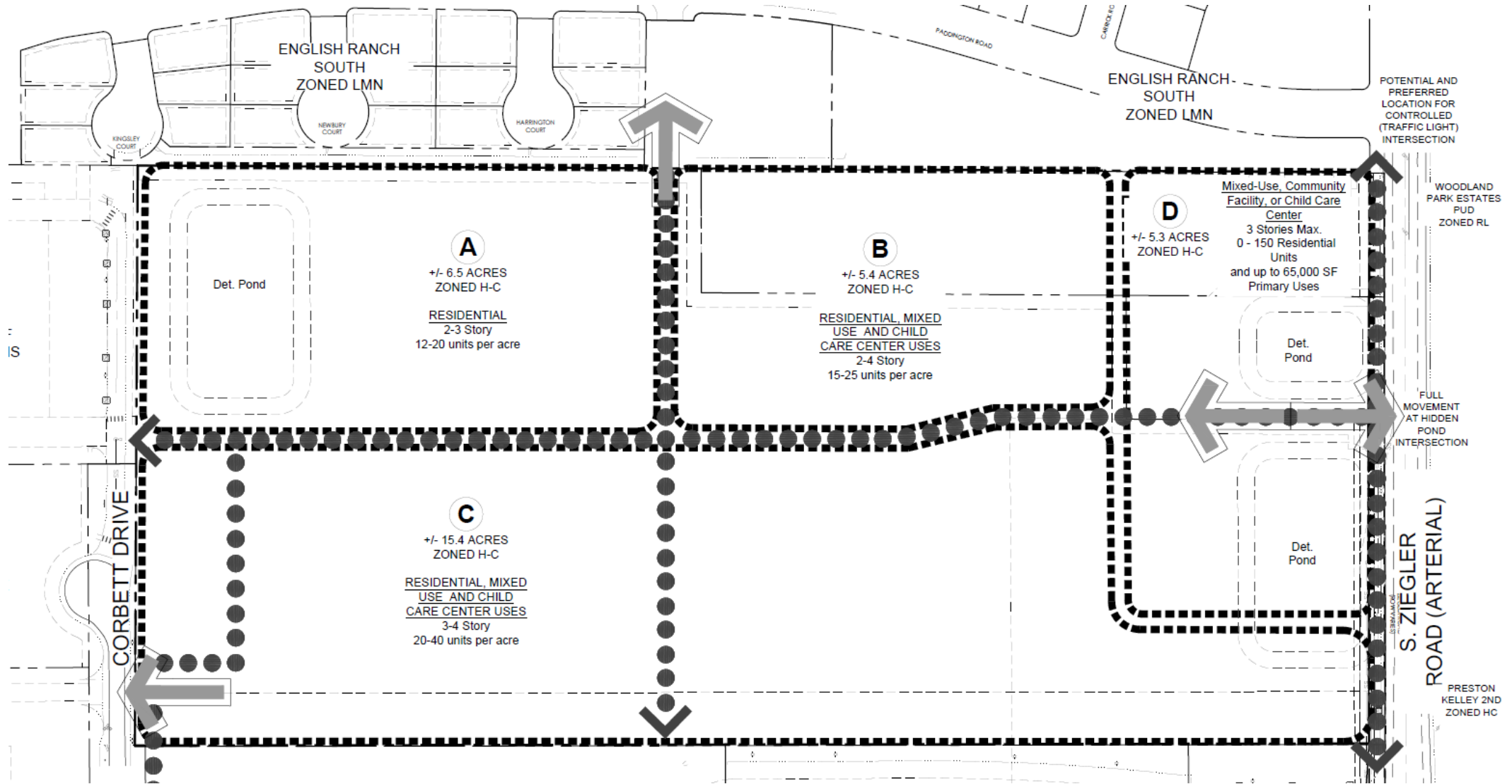
Vision for mixed-use corridor with a strong employment base.

### Land Use Policy Plan:

*...promotes the maximum utilization of land within the corridor, higher density development, phased growth, a mix of uses and concentrated building activity. The availability of public facilities, including streets, sewer, water, natural gas, and electricity, establishes the corridor as a preferred location for intense urban activity...*

- (a) Maximize the use of existing services and facilities (streets and utilities).
- (b) Promote the development of the corridor as a high quality, self-contained and compact business center.
- (c) Provide for the location of industry and business in the city by identifying prime locations for such uses.
- (d) Provide shopping and service areas convenient to both residents and employees of the corridor.
- (e) Provide for a variety of housing types.
- (f) Preserve and protect existing residential neighborhoods from intrusive or disruptive development.







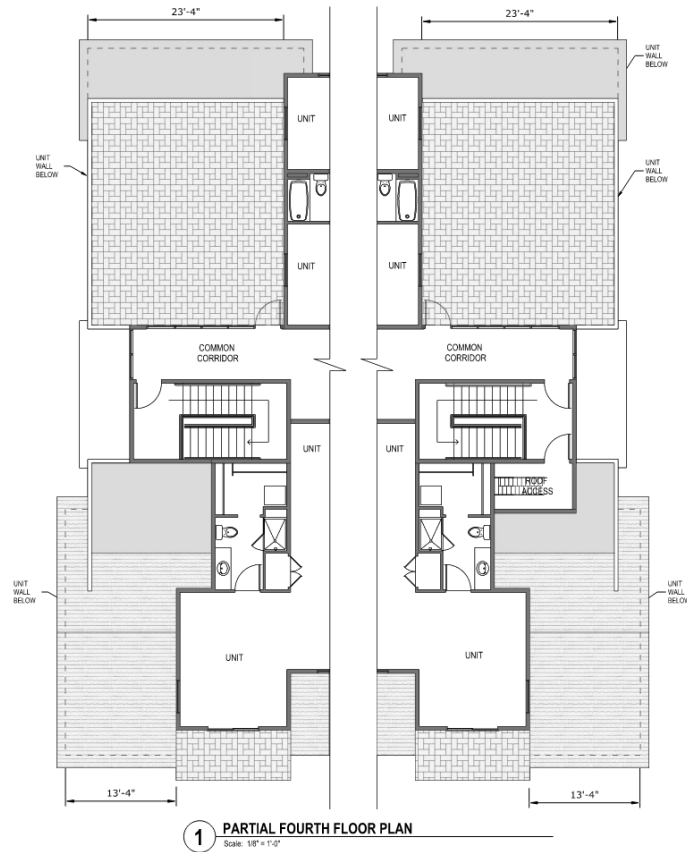
- Complies with approved land-use, housing mix, and density ranges
  - ODP approved for 400-700 units & 3 housing types
  - PDP proposes 603 units (18.5 units/acre) and 3 housing types
- Complies with street connectivity standards, Section 3.6.3(F).
  - Proposal stubs a local street connection to the northern property boundary
- Complies with preliminary drainage report and detention areas
- ODP was approved with two modification of standards:
  - 100% secondary uses in the HC zone district
    - PDP proposes a mix of primary (office) and secondary uses (residential, retail, childcare)
  - Up to 4 residential stories on Parcels B & C with stepback conditions
    - PDP proposes a 4<sup>th</sup> story only on Parcel C.



- ODP height conditions:

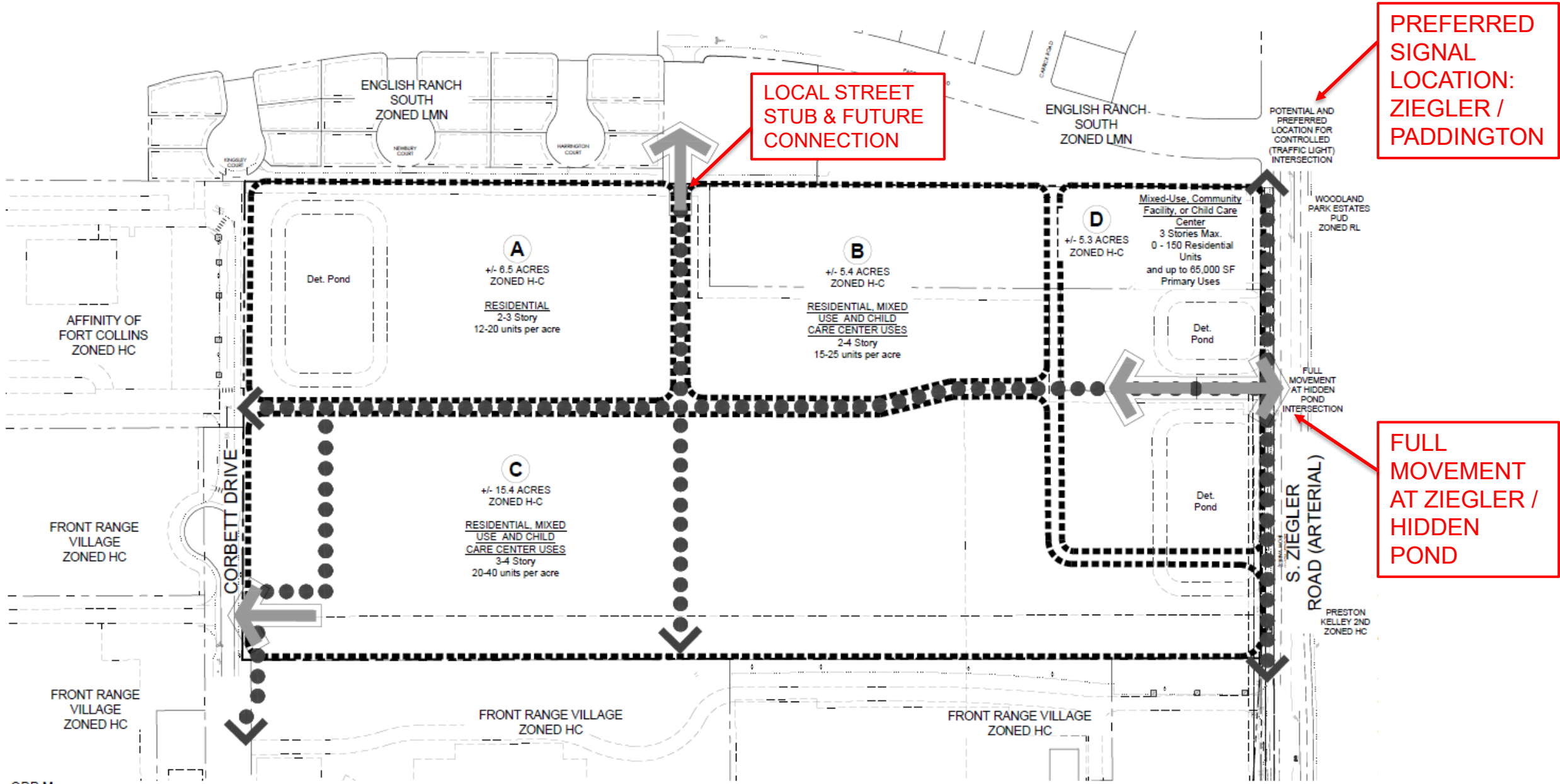
PARCEL B - 4TH STORIES SHALL BE SET BACK A MINIMUM OF 10-FT ON ALL SIDES AND THE 4TH STORY FLOOR AREA SHALL NOT EXCEED TWO-THIRDS (2/3) OF THE FLOOR AREA OF THE FLOOR BELOW, BUT NOT INCLUDING OPEN BALCONIES OR ROOFTOP PATIOS.

PARCEL C - 4TH STORIES OF RESIDENTIAL BUILDINGS SHALL BE SET BACK AN AVERAGE OF 10-FT ON AT LEAST TWO SIDES FROM THE FLOOR BELOW.





- Section 3.6.3(F)
  - Requires future street connectivity by continuing existing/approved streets or stubbing a street to adjacent developable parcels at intervals not to exceed 660-ft.
    - English Ranch South PUD approved street connection
    - Adjacent street connectivity required to a developable parcel
  
- Street Connectivity History
  - First ODP iteration – approved with alternative compliance for bike/ped connection only
  - ODP Major Amendment – Expanded ODP boundary allowed for consideration of alternative compliance and traffic signal at Ziegler/Hidden Pond vs Ziegler/Paddington
    - Council appeal and remanded hearing
  - ODP Major Amendment Remanded Hearing – Meet 3.6.3(F) standards and stub a local street north for future connectivity to Paddington.
    - Affirm preferred location of a future signal at the Ziegler/Paddington intersection





- ODP Condition: Demonstrate compliance with the following City Plan policies:

*POLICY LIV 3.5 - DISTINCTIVE DESIGN: REQUIRE THE ADAPTATION OF STANDARDIZED CORPORATE ARCHITECTURE TO REFLECT LOCAL VALUES AND ENSURE THAT THE COMMUNITY'S APPEARANCE REMAINS UNIQUE. DEVELOPMENT SHOULD NOT CONSIST SOLELY OF REPETITIVE DESIGN THAT MAY BE FOUND IN OTHER COMMUNITIES.*

*POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT ENSURE THAT ALL DEVELOPMENT CONTRIBUTES TO THE POSITIVE CHARACTER OF THE SURROUNDING AREA. BUILDING MATERIALS, ARCHITECTURAL DETAILS, COLOR RANGE, BUILDING MASSING, AND RELATIONSHIPS TO STREETS AND SIDEWALKS SHOULD BE TAILORED TO THE SURROUNDING AREA.*

- Project architecture developed for the site and unique to the community
- Seeks to fulfill land use guidance provided by City Plan & Harmony Corridor Plan for mixed-use, higher intensity development with an appropriate transition to existing neighborhoods
  - Incorporates vertical and horizontal mixed-use and trials unique types of housing (mixed-use, live/work)
  - Creates project gateway and identity using low walls, landscaping design, and street furniture
  - Provides numerous active and passive amenity spaces
  - Uses landscaping and building material palette common to surrounding context
- Provides commitment to other community-wide goals and policies:
  - Solar energy collection and LEED Gold or Zero Energy Ready certification
  - Recruitment for a childcare center



2 - 3 story  
SF attached

Land Use  
Intensity &  
Building  
Heights

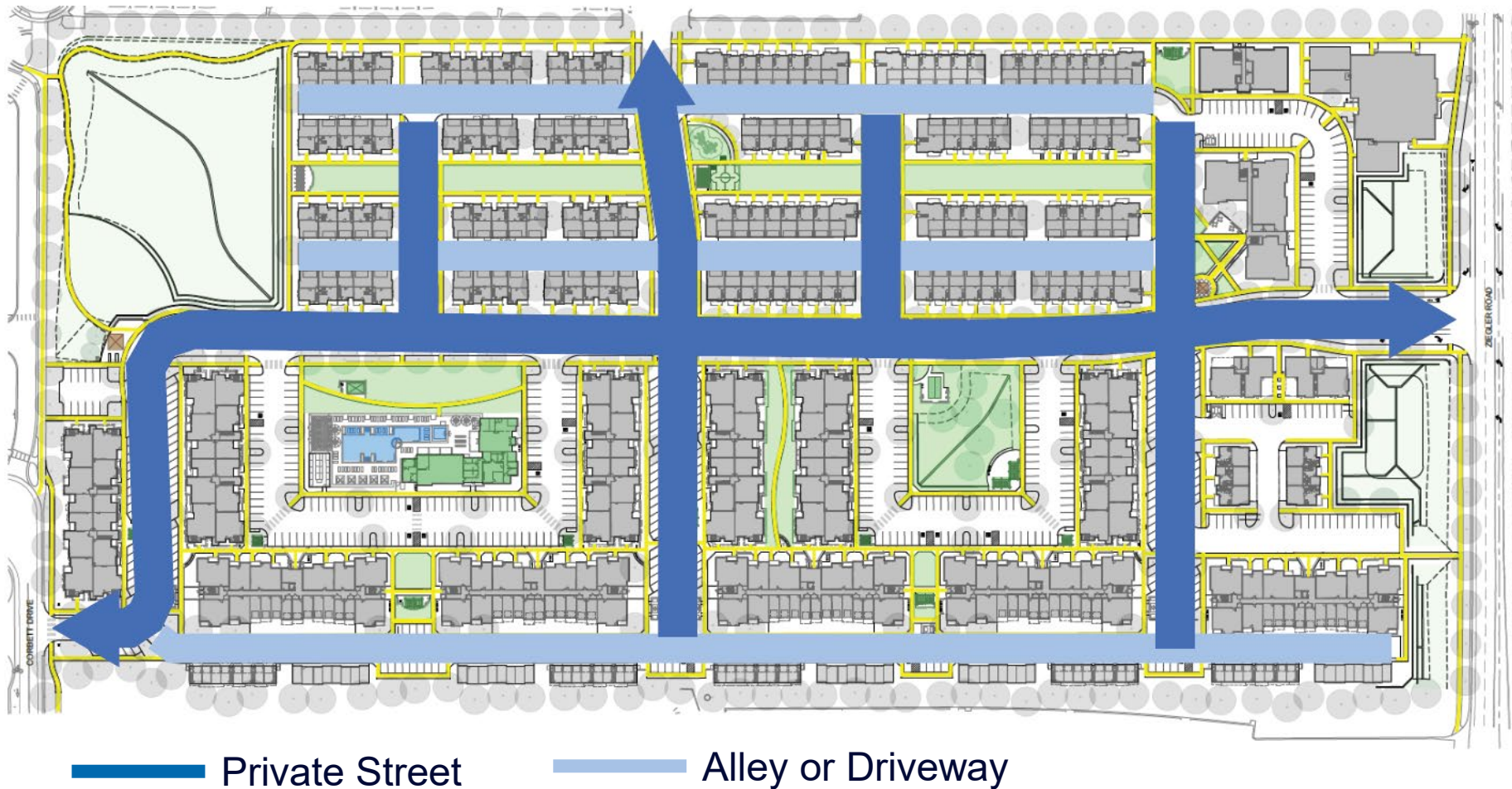
2 - 4 story  
multifamily



More suburban,  
detached walks,  
parks,  
playgrounds

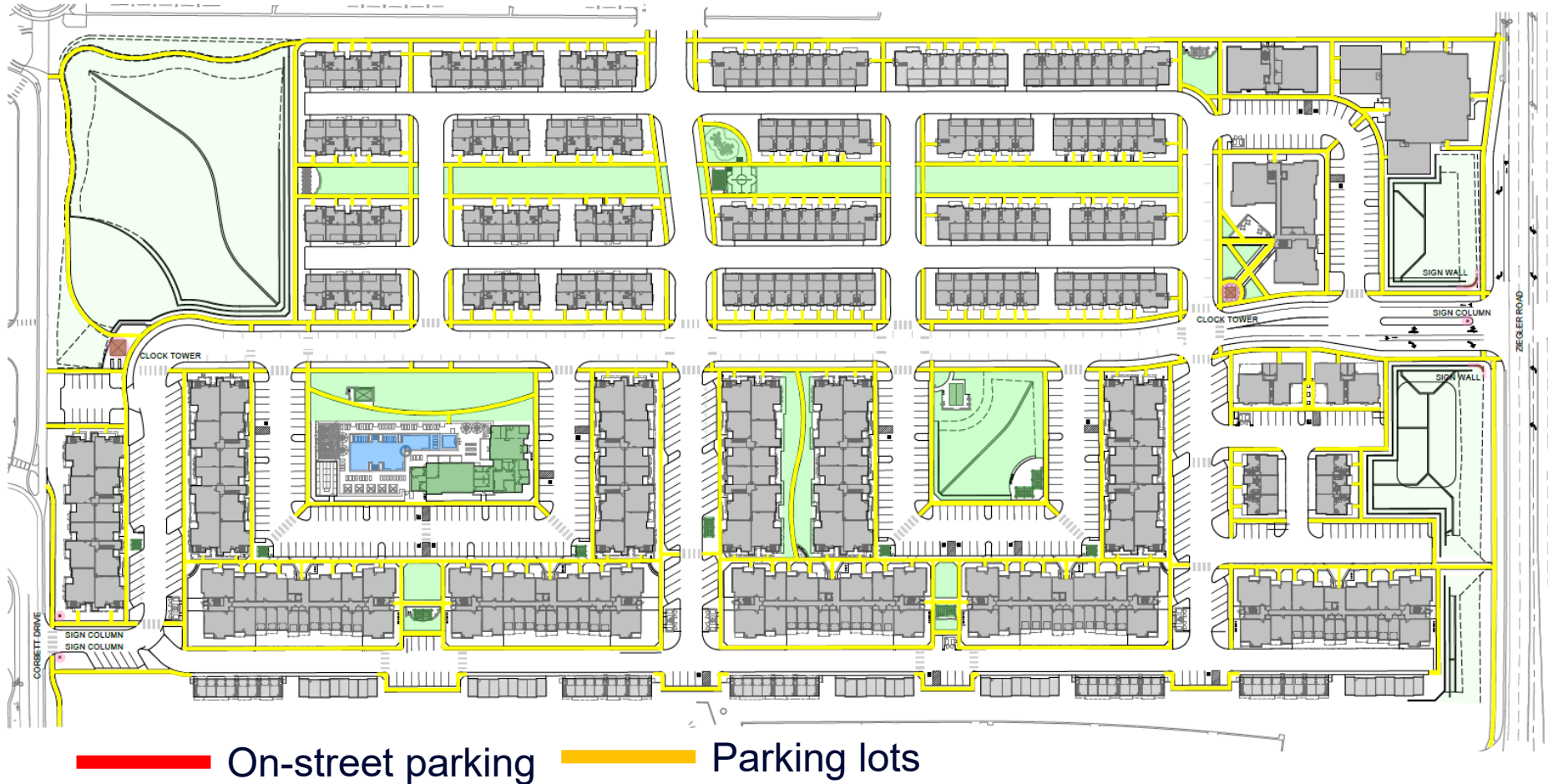
Experience  
& feel

More urban,  
mixed-use, wide  
sidewalks/plazas

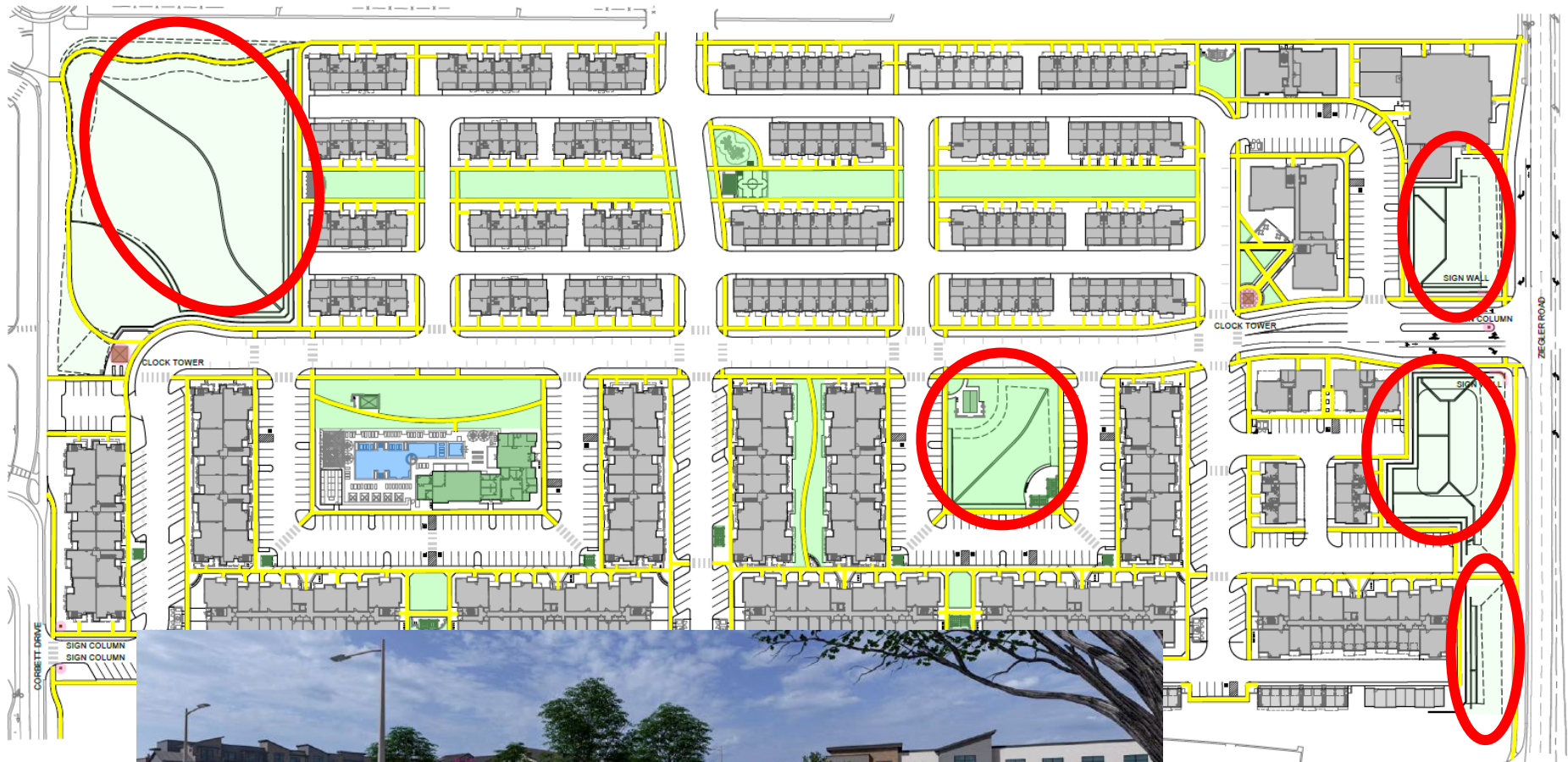


- Network of Private Streets
- Primary east-west route from Ziegler Rd (east) to Corbett Dr (west)
- Several north-south streets, including stub north (future connection to Paddington Rd)
- Alleys / drives provide access to SFA & MF garages
- Linear green space for SFA units





- 985 spaces
- Modification for multifamily parking
- Emphasis on garage & on-street parking for attached and multifamily units
- Minimize presence of large surface parking lots



- Large amount of detention needed
  - On-site demand & off-site flows
- Mix of more naturalistic detention areas (west) and formalized areas (east).
- Utilize underground chambers
- Exploring additional recreational access to detention areas
- Ziegler Rd detention areas with tiered walls and formal landscaping







- 2.3 acres of amenity areas
  - Parks
  - Plazas
  - Clubhouse
  - Playgrounds
- Active & Passive spaces

- Standard requires a minimum amount of vehicle parking based on land uses
- Across entire site, LUC requires 1,093 parking spaces; 985 are proposed
  - Reduction of 108 spaces comes from the multifamily portion of the project
    - 64 spaces provided for nonresidential uses and 2-car garages and on-street parallel parking meet requirements for townhomes

| Land Use / Unit Type          | LUC Standard          | Project Amount | Parking Required |
|-------------------------------|-----------------------|----------------|------------------|
| <b>Childcare Center</b>       | 1 space per 1,000 sf  | 10,000 sf      | 10               |
| <b>Office*</b>                | 1 space per 1,000 sf  | 17,000 sf      | 17               |
| <b>Retail*</b>                | 2 spaces per 1,000 sf | 17,000 sf      | 34               |
|                               |                       |                | Subtotal: 51     |
| <b>Single-family attached</b> |                       |                |                  |
| 1 br.                         | 1.5                   | 0              | 0                |
| 2 br.                         | 1.75                  | 51             | 89.25            |
| 3 br.                         | 2                     | 80             | 160              |
| 4 br.                         | 3                     | 12             | 36               |
|                               |                       |                | Subtotal: 282.25 |
| <b>Multifamily</b>            |                       |                |                  |
| 1 br. & studio                | 1.5                   | 252            | 378              |
| 2 br.                         | 1.75                  | 145            | 253.75           |
| 3 br.                         | 2                     | 64             | 128              |
| 4 br.                         | 3                     | 0              | 0                |
|                               |                       |                | Subtotal: 759.75 |

**Total Project Parking: 1,093**

\*Assumes a 50/50 split between these proposed uses



- Proposal relies on the new multifamily parking rates adopted as part of the Phase 1 LUC updates, with reductions for 1- & 2-bedroom units.

| NEW LUC REQUIREMENTS | Vehicle Parking per unit | Bike Parking per unit | OLD LUC REQUIREMENTS | Vehicle Parking per unit | Bike Parking per unit |
|----------------------|--------------------------|-----------------------|----------------------|--------------------------|-----------------------|
| Studio               | 1                        | 1                     | Studio               | 1.5                      | 1                     |
| 1BD                  | 1                        | 1                     | 1BD                  | 1.5                      | 1                     |
| 2BD                  | 1.5                      | 2                     | 2BD                  | 1.75                     | 2                     |
| 3BD                  | 2                        | 3                     | 3BD                  | 2                        | 3                     |
| 4BD                  | 3                        | 4                     | 4BD                  | 3                        | 4                     |

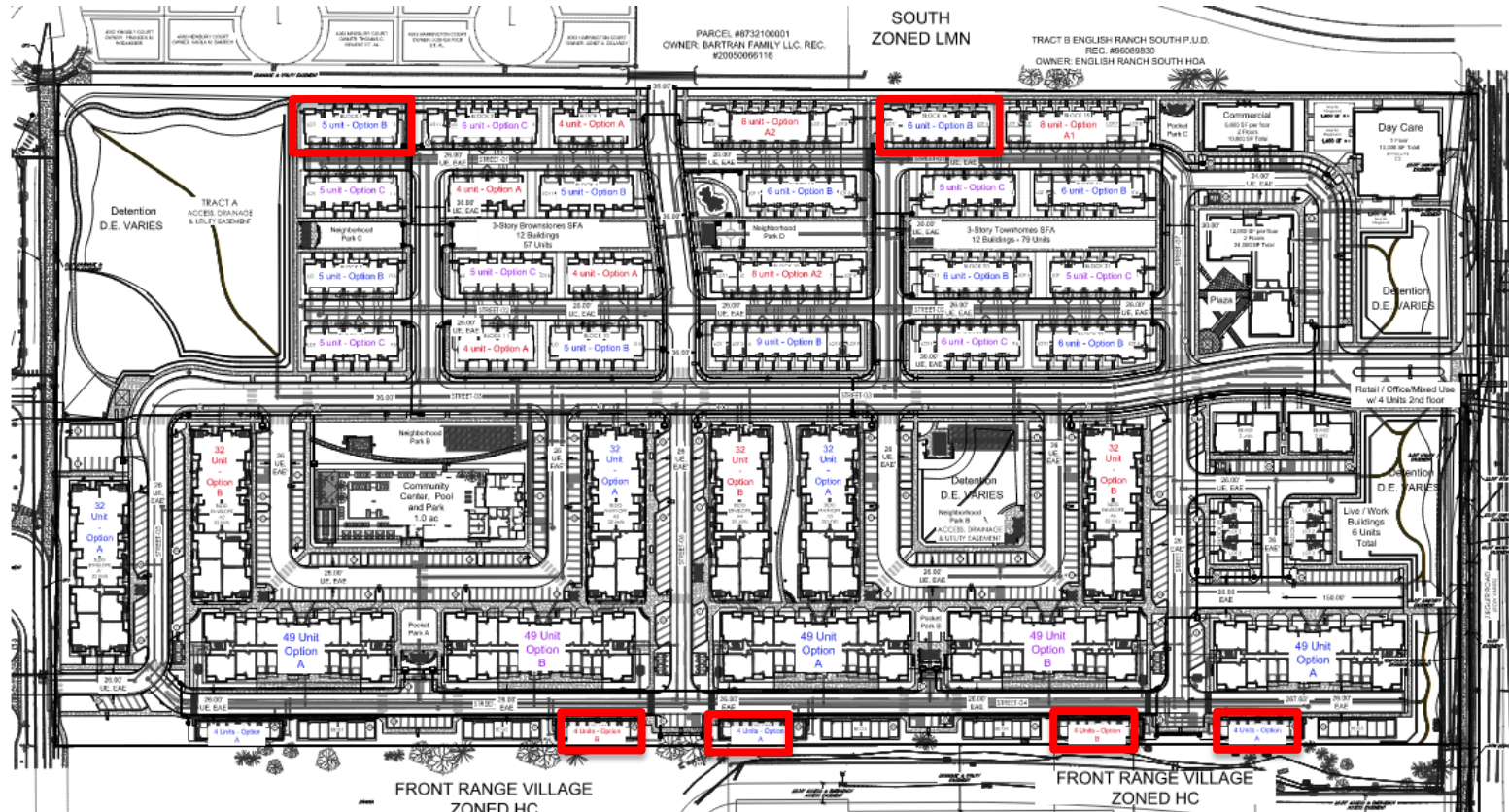
- Based on parking occupancy studies and pro-forma analysis in the LUC Diagnostic Report
- Diagnostic Report Finding: For most multifamily projects in mixed-use and commercial zones, the key constraint on housing density, diversity, and affordability is off-street parking.

| Place Type  | Estimated Affordability Range (Market Rate) | Key Barriers to Housing Diversity and Affordability  | Rezoning Opportunities  | Other Code Issues  |
|---|---|--|---|--|
| <b>MIXED NEIGHBORHOODS</b><br>35% of vacant land<br>63% of housing capacity   | <br>94% - 172% of AMI                       | <ul style="list-style-type: none"> <li>Low min/max density range of 4-9 units/acre in LMN zone</li> <li>Limits on multifamily and townhouses in the NCM zone</li> <li>Minimum setbacks for residential buildings</li> <li>Off-street parking requirements in all zones</li> </ul>        | <ul style="list-style-type: none"> <li>Land zoned RL may in this place type be appropriate to rezone to LMN or new zone</li> </ul>  | <ul style="list-style-type: none"> <li>Neighborhood center requirements of LMN zone are infeasible in many locations</li> <li>Required mix of housing types and complex design standards add costs to development</li> </ul> |
| <b>MIXED-USE DISTRICTS</b><br>10% of vacant land<br>11% of housing capacity   | <br>92% - 115% of AMI                       | <ul style="list-style-type: none"> <li>Off-street parking requirements in all zones</li> <li>Maximum height of 3-4 stories in CG, CS, and CL zones.</li> <li>Minimum setbacks for residential buildings</li> </ul>   | <ul style="list-style-type: none"> <li>Land zoned HC in this place type may be appropriate to rezone to a commercial/mixed use district</li> <li>Expansion of the TOD Overlay Zone</li> </ul> | <ul style="list-style-type: none"> <li>No clear scaling or differentiation across various commercial zones</li> </ul>  |
| <b>MIXED EMPLOYMENT</b><br>17% of vacant land<br>22% of housing capacity      | <br>97% - 109% of AMI                       | <ul style="list-style-type: none"> <li>Off-street parking requirements in all zones</li> <li>Limit on residential to 25% of gross area of the HC zone</li> <li>Maximum height of 3 stories for residential uses in E zone</li> <li>Minimum setbacks for residential buildings</li> </ul> | <ul style="list-style-type: none"> <li>Expansion of the TOD Overlay Zone to some of these areas</li> </ul>  | <ul style="list-style-type: none"> <li>Need more nuanced approach to integration of residential uses</li> </ul>  |
| <b>SUBURBAN NEIGHBORHOODS</b><br>20% of vacant land<br>8% of housing capacity | <br>189% - 207% of AMI                      | <ul style="list-style-type: none"> <li>Housing options largely limited to single-family detached due to use regulations and maximum density standards</li> <li>ADUs not permitted in most zones despite policy direction of City Plan</li> </ul>   | <ul style="list-style-type: none"> <li>Land zoned LMN in this place type may be appropriate to rezone to align with place type</li> </ul>   | <ul style="list-style-type: none"> <li>Min setbacks may need to be adjusted if additional housing types are permitted</li> </ul>   |

- Staff findings – not detrimental to the public good and a nominal or inconsequential change
  - Utilizing a new code standard developed and supported by staff and City Council and applied via modification to other similar projects
  - Guidance to bring forward the reducing parking standard once again as part of anticipated re-adoption of foundational Phase 1 LUC changes
  - New Code standard would permit a greater reduction in spaces based on the number of multifamily units with 1 or 2 bedrooms versus what is proposed. (Potential reduction of 162 spaces vs 108 proposed).

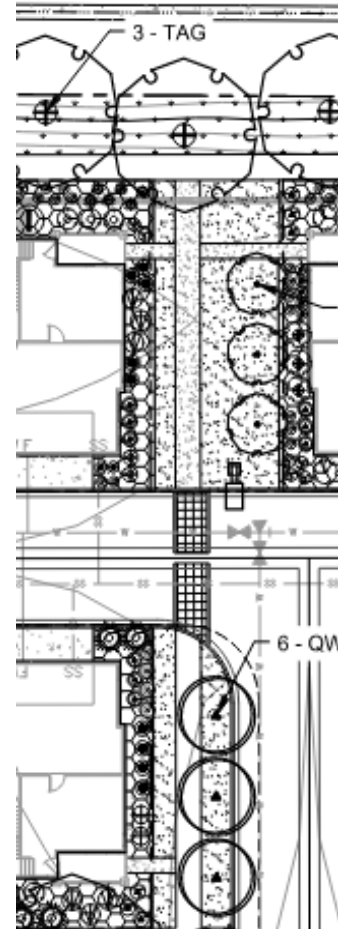
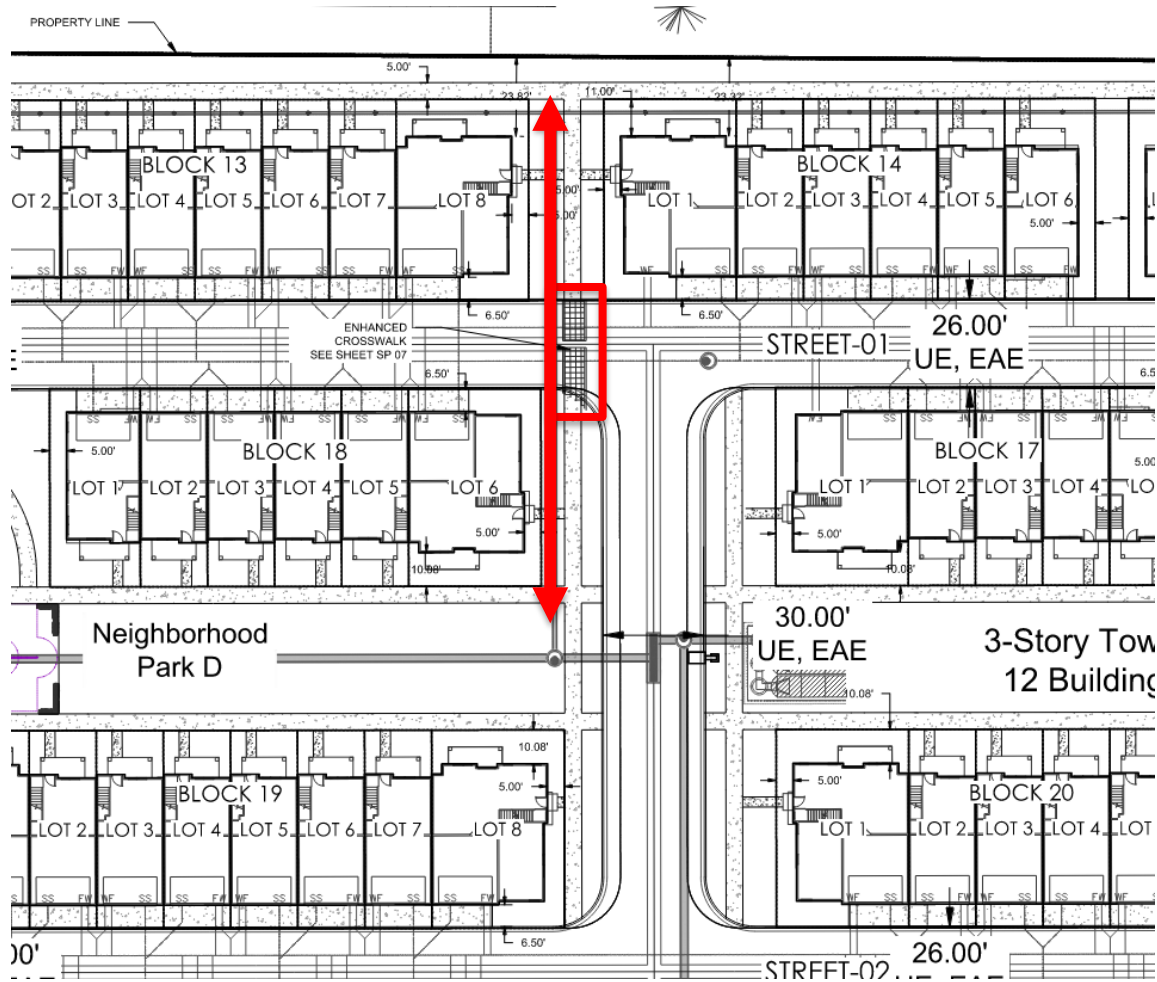


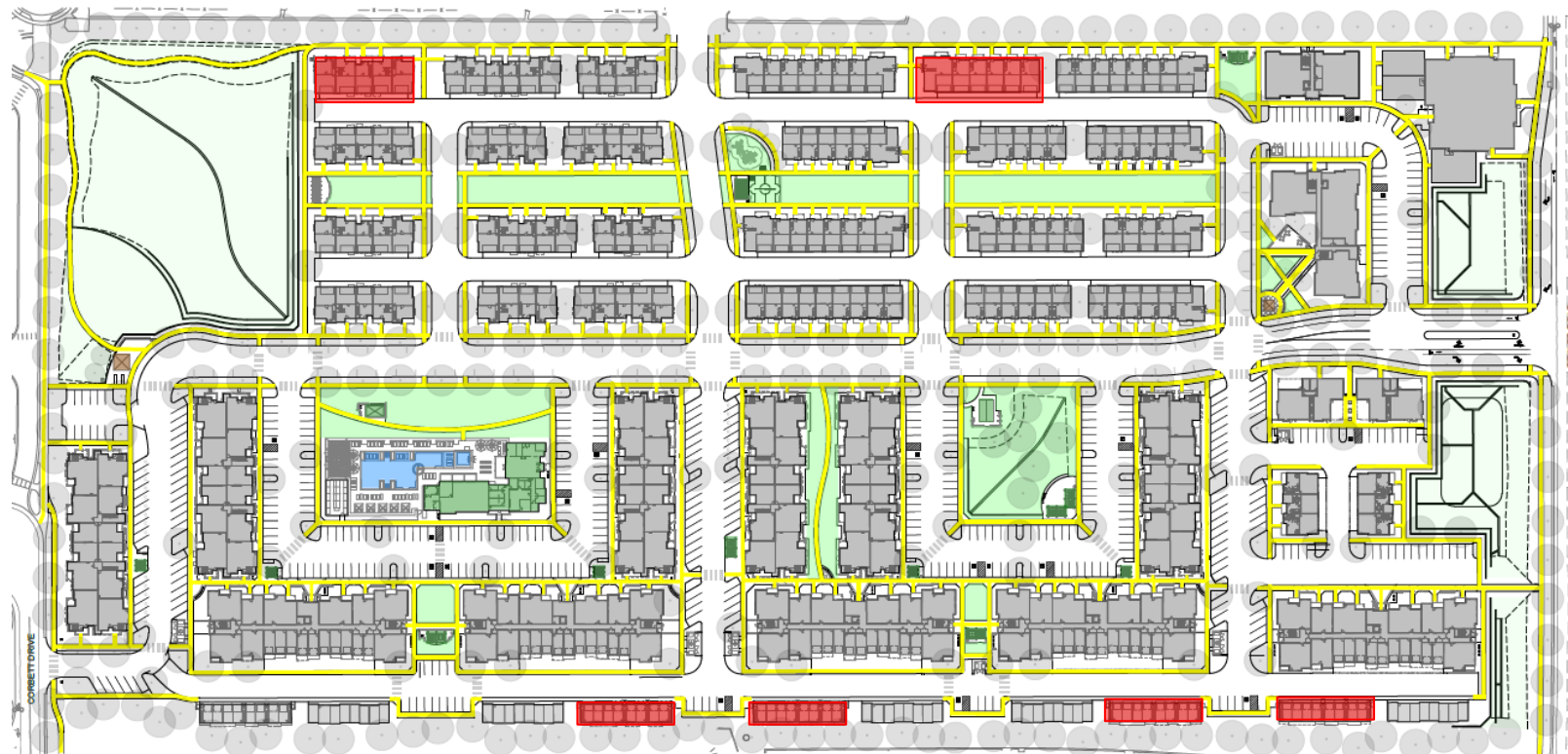
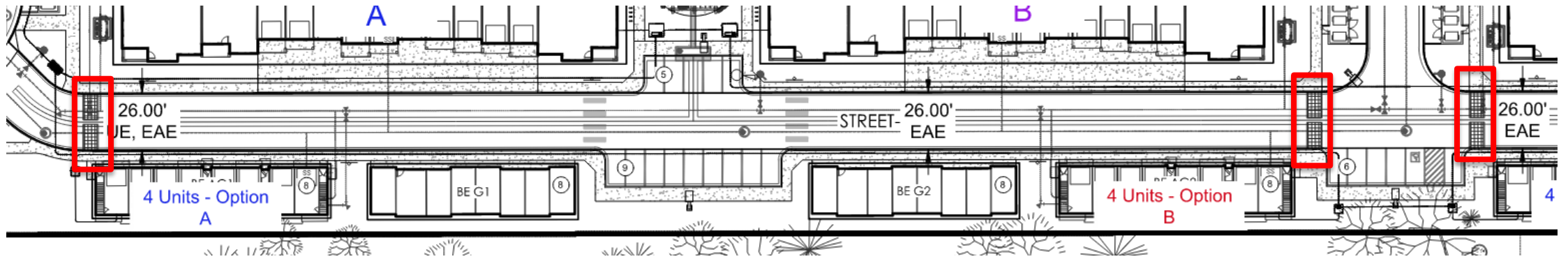
- Standard section requires dwellings to face streets or connecting walkways and such walkways shall be no more than 200-ft from a street sidewalk.
- Two structures containing 11 SFA units and 4 structures containing 16 MF units do not meet this standard
  - Either located beyond 200-ft from a street sidewalk or requires crossing an alley/driveway



- Staff findings – not detrimental to the public good and an ‘equal to or better’ application
  - Proposed mitigation measures
    - Enhanced crosswalks with special paving patterns/materials connect units to street sidewalk system
    - Walkway maintains consistent landscaping and unit relationship found along streets
  - Units are located at the termination of private streets and the walkway connections remain visually prominent
  - Units remain well-connected to the overall site walkway network, fronting upon major east-west route
  - (SFA Units) – Allows for more building orientations where front facades can face adjacent development





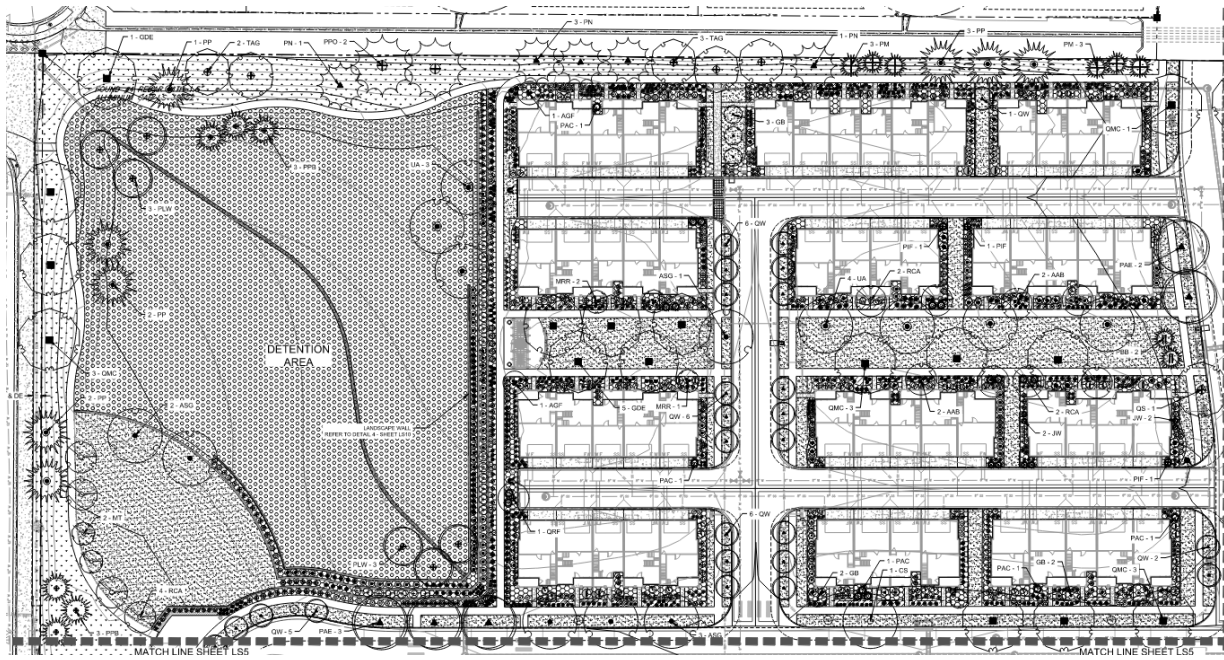




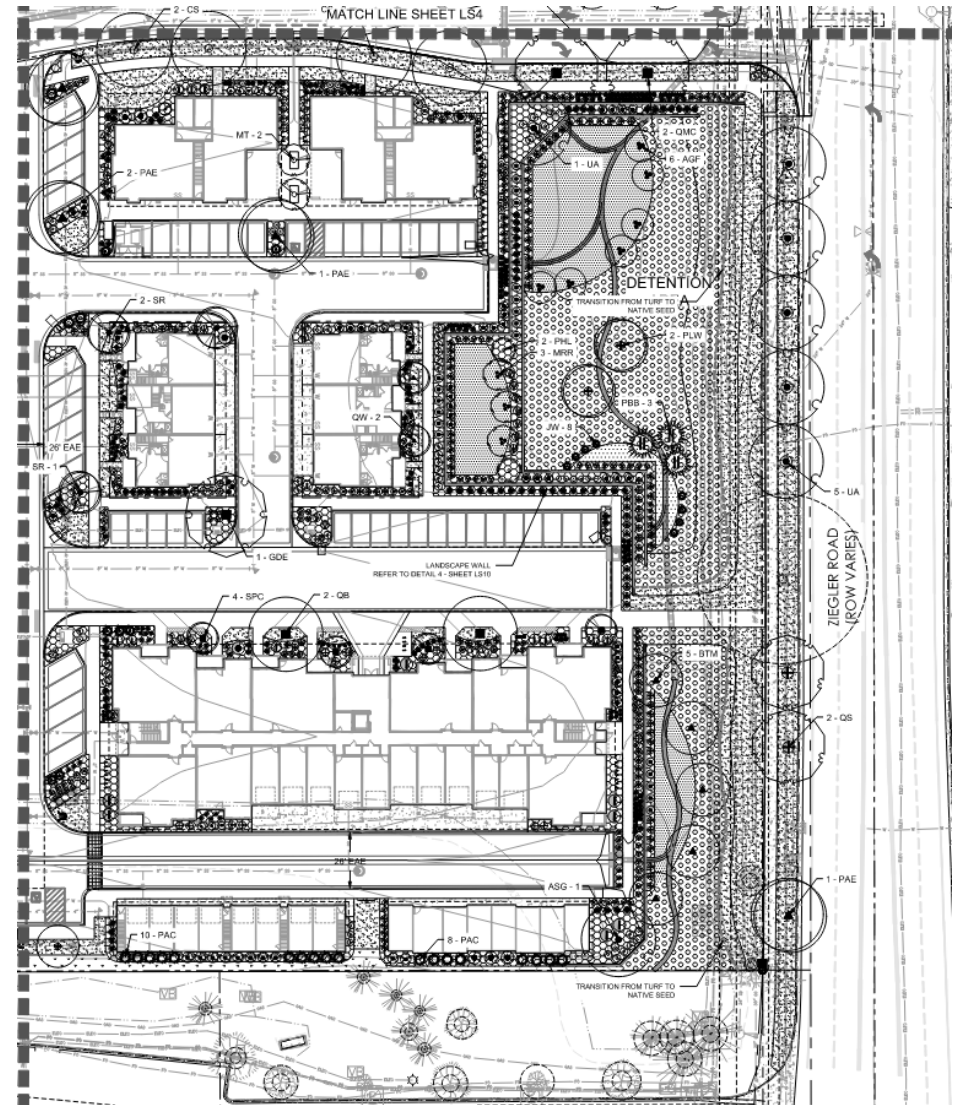
- Formal, garden-like landscape design. Integrated with detention designs along Ziegler Rd
- Naturalistic design elements near western detention areas
- Development of street tree and canopy network
- Foundation plantings in association with hardscape/paving design patios/porches design to reinforce multifamily entrances and semi-private spaces for individual MF and SFA units.





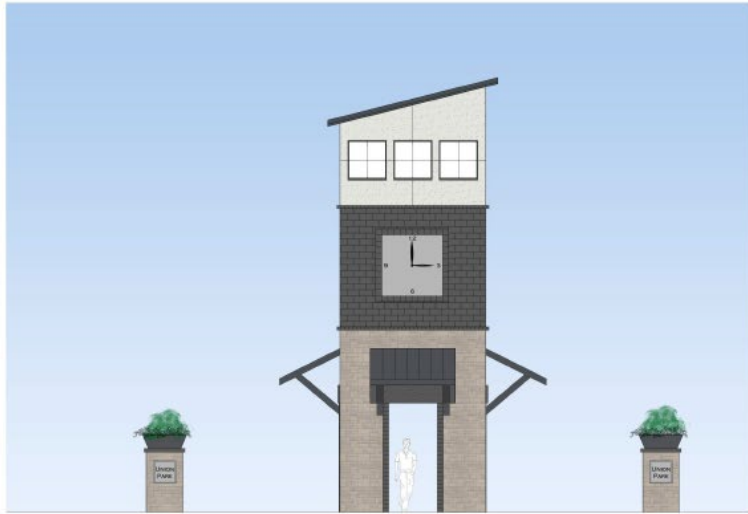


Landscaping along western detention pond



Landscaping along eastern detention pond / project gateway

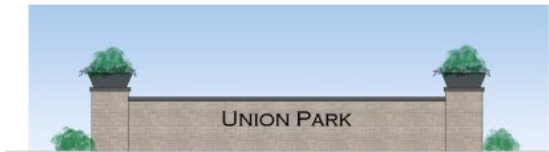




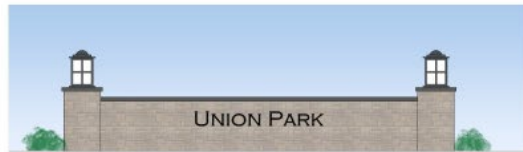
1 CLOCK TOWER- ELEVATION- OPTION 1  
1/4" = 1'-0"



2 CLOCK TOWER- ELEVATION- OPTION 2  
1/4" = 1'-0"



3 ENTRANCE SIGN- ELEVATION- OPTION 1  
1/4" = 1'-0"



4 ENTRANCE SIGN- ELEVATION- OPTION 2  
1/4" = 1'-0"

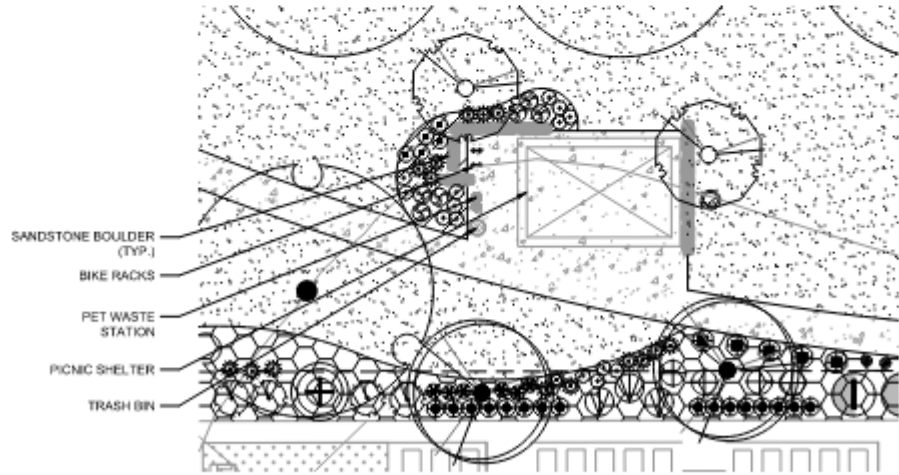
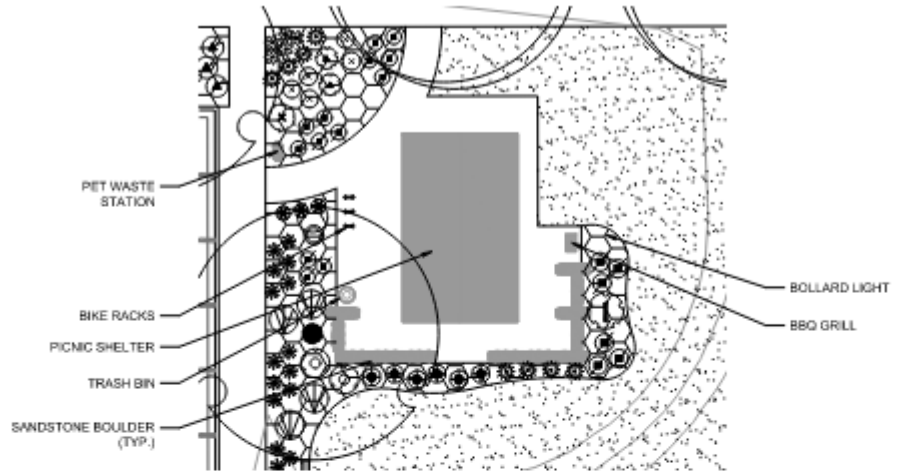


5 MEDIAN COLUMN- ELEVATION- OPTION 1  
3/4" = 1'-0"

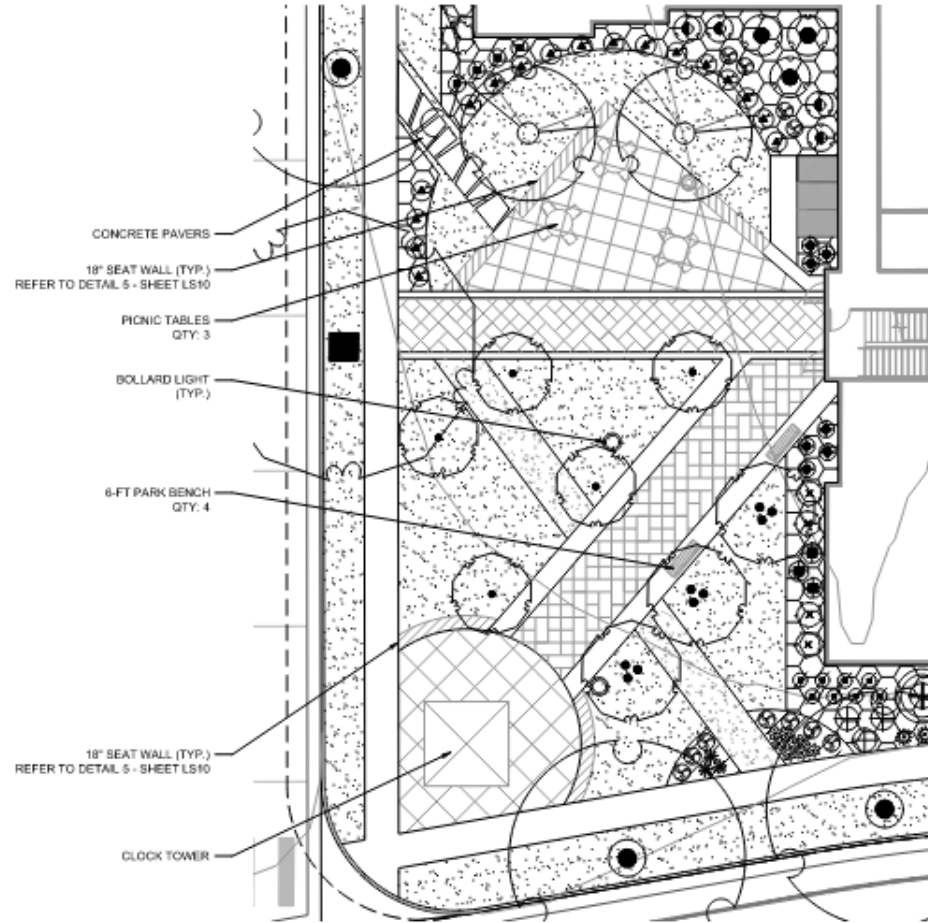


5 SIGN COLUMN- ELEVATION  
1/4" = 1'-0"





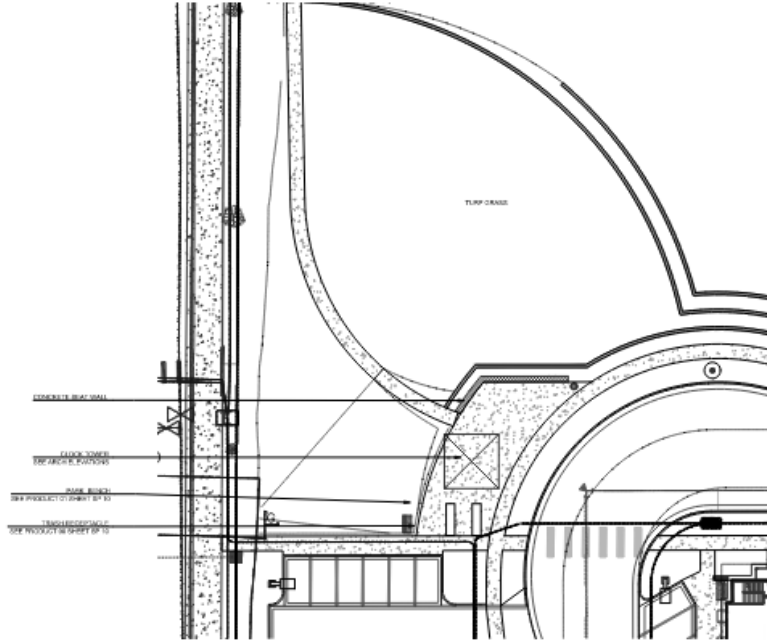
Park Enlargements



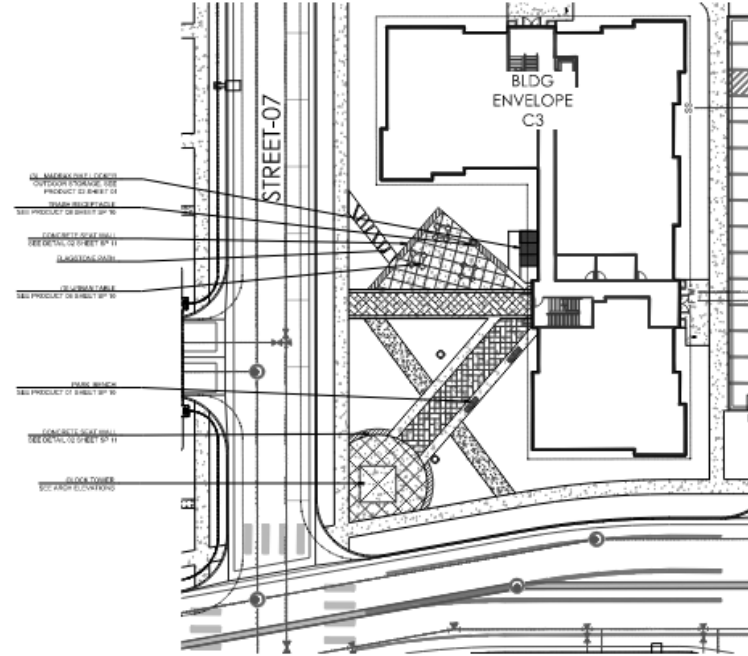
Plaza Enlargement



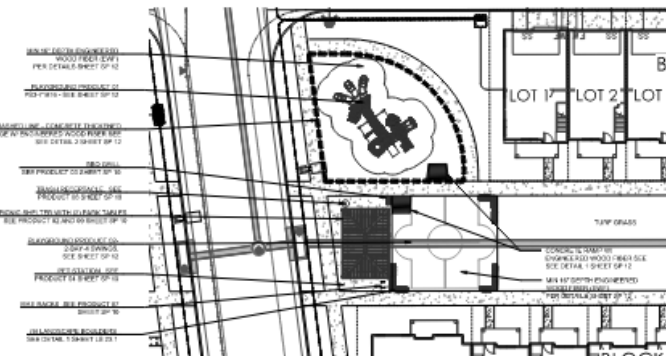
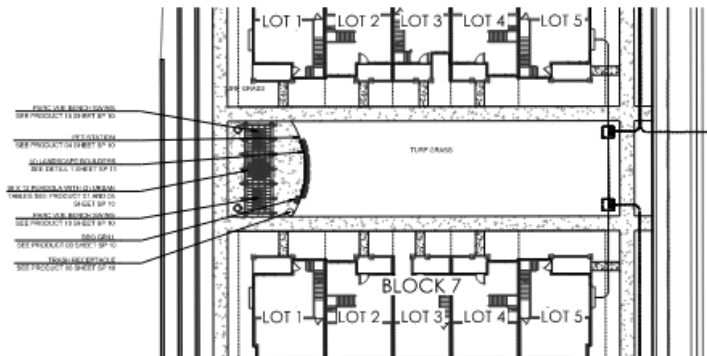




Union Neighborhood Park 'A' - Site Plan



Union Neighborhood Park 'B' - Site Plan



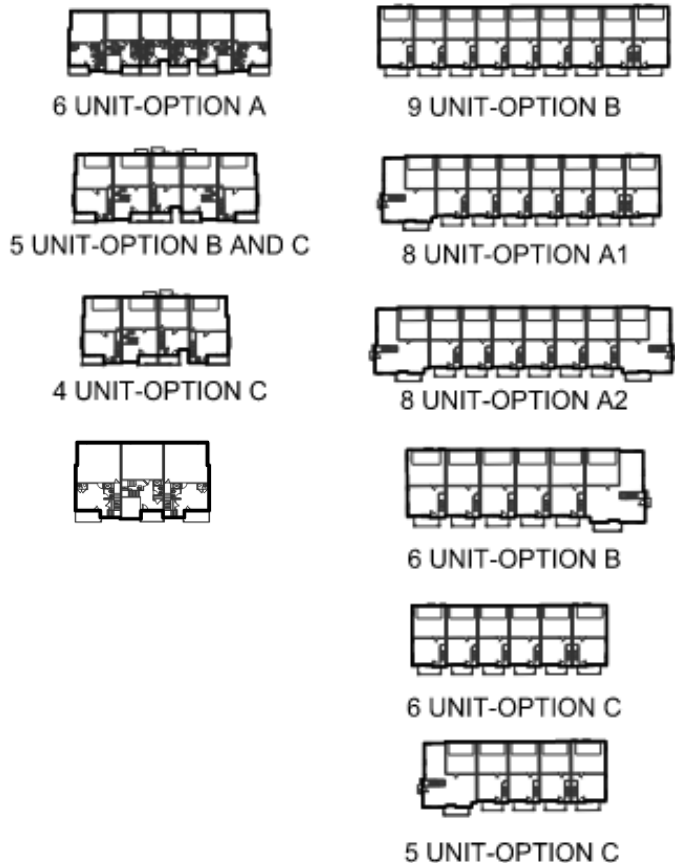


- Tree plantings:
  - 633 new trees
    - 318 shade/canopy, 217 evergreen, 98 ornamental
    - Includes 93 mitigation trees
  - Tree Removal
    - 51 proposed removals due to conflicts with proposed detention areas and street access along Ziegler Rd or Front Range Village trees planted across property line
      - Full mitigation on project site & working with FRV on replacement plantings





- Three model varieties required, including:
  - Substantial variation in footprint size/shape
  - Other unique architectural elevations such as entrance features, roof forms, massing proportions, etc.



Footprint sizes & shapes vary based on range of 3 – 9 units per structure and presence of end-units featuring 2-story elevations with side entrances, and changes in projections / recesses for patios and balconies.

Elevations feature a mix of gable and shed roof elements, side and front building entrances with covered patios or canopies. Additional variation through changes in window sizes, design and fenestration patterns, and symmetrical and asymmetrical building form.



- Three model varieties required, including:
  - Substantial variation in footprint size/shape
  - Other unique architectural elevations such as entrance features, roof forms, massing proportions, etc.



Footprint sizes & shapes vary based on range of structures with 4, 32, or 49 units per building with varying shapes including 2-story stepdown units on the 32-unit buildings, and outdoor terraces and step-backs on the 49-unit buildings.



The 32- & 49-unit structures feature:

- Mix of flat, gable, and shed roof elements and changes in roof pitch/orientation
- Canopy vs awning entrance & ground-floor accents
- Window and doorway designs



The 32- & 49-unit structures feature:

- Mix of flat, gable, and shed roof elements and changes in roof pitch/orientation
- Canopy vs awning entrance & ground-floor accents
- Window and doorway designs



3 OPTION B PERSPECTIVE



The 4-unit multifamily and mixed-use structures

- Mix of gable, and shed roof elements and changes in roof pitch/orientation
- Canopy vs awning entrance & ground-floor accents
- Window and doorway designs



4 PERSPECTIVE - OPTION B



2 PERSPECTIVE - OPTION A





- Mix of 3, 4, 5, 6, 8, or 9-unit buildings











- Mix of 4, 5, or 6-unit buildings



4 6 UNIT BROWNSTONES - RIGHT - OPTION C  
Scale: 1/8" = 1'-0"



3 6 UNIT BROWNSTONES - REAR - OPTION C  
Scale: 1/8" = 1'-0"

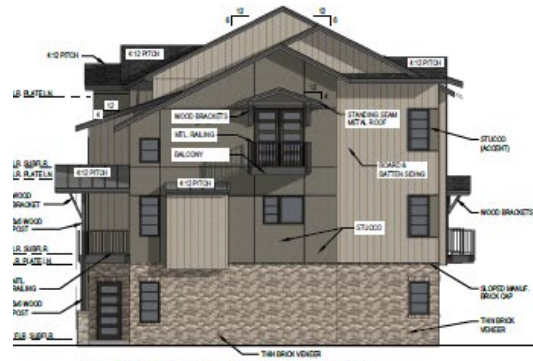


6 6 UNIT BROWNSTONES - LEFT - OPTION C



5 6 UNIT BROWNSTONES - FRONT - OPTION C

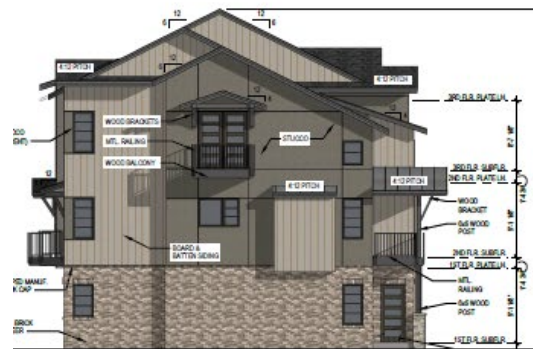




4 4 UNIT BROWNSTONES - RIGHT - OPTION A  
Scale: 1/8" = 1'-0"



3 4 UNIT BROWNSTONES - REAR - OPTION A  
Scale: 1/8" = 1'-0"



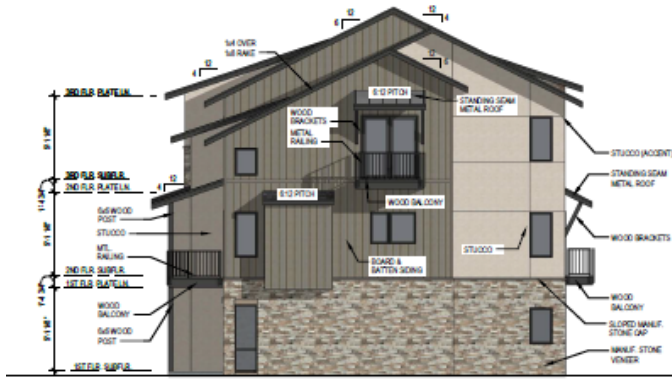
1 4 UNIT BROWNSTONES - LEFT - OPTION A



2 4 UNIT BROWNSTONES - FRONT - OPTION A

ADJUST RAILING AS REQUIRED FOR ALTERNATE SIDEWALK



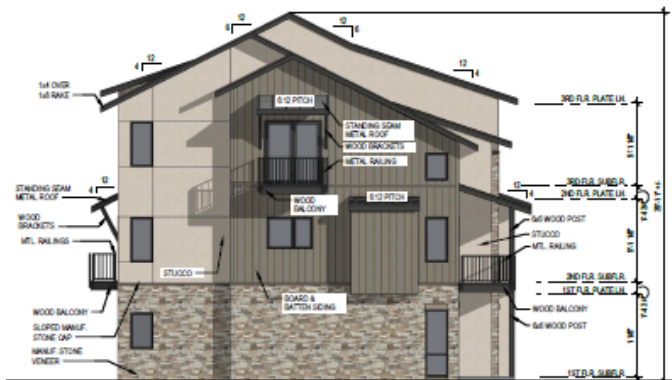


4 3 UNIT BROWNSTONES - RIGHT - LIVE/WORK  
Scale: 1/8" = 1'-0"



4 3 UNIT BROWNSTONES - REAR - LIVE/WORK  
Scale: 1/8" = 1'-0"

- 3-Units per Bldg.





- 32 units per building



4 REAR ELEVATION  
Scale: 1/8" = 1'-0"



3 LEFT ELEVATION  
Scale: 1/8" = 1'-0"

2 RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



1 FRONT ELEVATION  
Scale: 1/8" = 1'-0"

- 32-unit buildings



4 REAR ELEVATION  
Scale: 1/8" = 1'-0"



3 LEFT ELEVATION  
Scale: 1/8" = 1'-0"

2 RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



FRONT ELEVATION





4 PERSPECTIVE - OPTION B



3 PERSPECTIVE - OPTION B







**MATERIAL LEGEND**

-  LAP SIDING  
ROYCROFT PEWTER - SW 2848
-  STUCCO  
SPARE WHITE - SW 7603
-  FIBER CEMENT PANEL  
PAVESTONE - SW 7642
-  MANUFACTURED STONE VENEER  
BALA LIMESTONE - SUNSET STONE
-  STANDING SEAM METAL  
SLATE GRAY
-  TRIM - IRON ORE - SW 7069
-  WINDOWS - BLACK

NOTE: ALL BUILDING MOUNTED UTILITIES AND EQUIPMENT (INCLUDING GAS METERS) ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.

NOTE: WITH THE EXCEPTION OF THE DECORATIVE LANTERNS, ALL LIGHTING SHALL BE FULL CUT-OFF FIXTURES MOUNTED IN FULL CUT-OFF POSITION.

NOTE: ROOFS TO BE ENGINEERED FOR FUTURE INSTALLATION OF SOLAR PANELS. COORDINATE SOLAR PANEL LOCATIONS AND REQUIREMENTS WITH SOLAR ENGINEER.



- 49-unit buildings



**MATERIAL LEGEND**

|  |  |
|--|--|
|  | LAP SIDING<br>SERIOUS GRAY - SW 6256                     |
|  | STUCCO<br>PAVESTONE - SW 7642                            |
|  | STUCCO<br>SKYLINE STEEL - SW 1015                        |
|  | MANUFACTURED STONE<br>WINTERSKY LIMESTONE - SUNSET STONE |
|  | STANDING SEAM METAL<br>SLATE GRAY                        |
|  | ARCHITECTURAL SHINGLES<br>ESTATE GRAY                    |
|  | TRIM - PEPPERCORN - SW 7674                              |
|  | WINDOWS - BLACK  |

NOTE: ALL BUILDING MOUNTED UTILITIES AND EQUIPMENT (INCLUDING GAS METERS) ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.

NOTE: WITH THE EXCEPTION OF THE DECORATIVE FIXTURES, ALL LIGHTING SHALL BE FULL CUT-OFF FIXTURES MOUNTED IN FULL CUT-OFF POSITION.

NOTE: ROOFS TO BE ENGINEERED FOR FUTURE INSTALLATION OF SOLAR PANELS. COORDINATE SOLAR PANEL LOCATIONS AND REQUIREMENTS WITH SOLAR ENGINEER.







④ OPTION B PERSPECTIVE

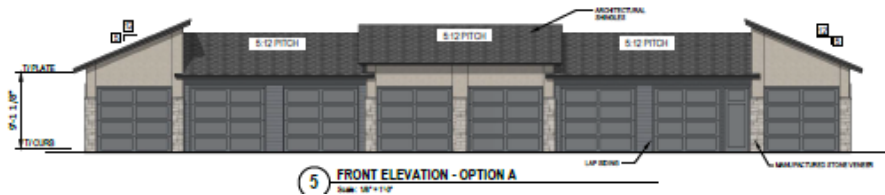
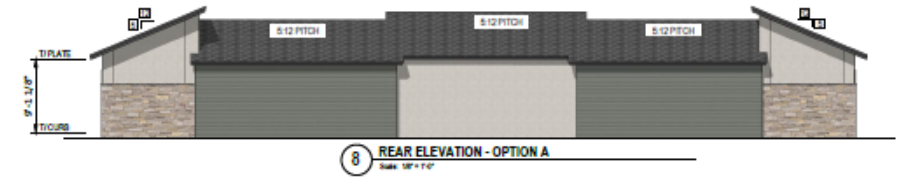


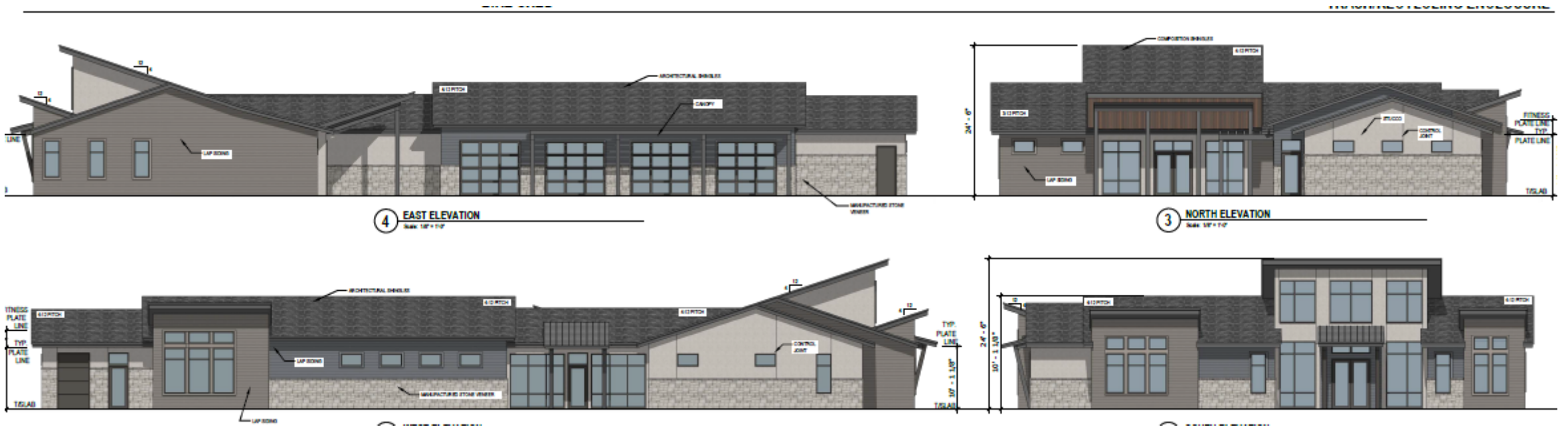
③ OPTION B PERSPECTIVE





4-unit buildings & garages







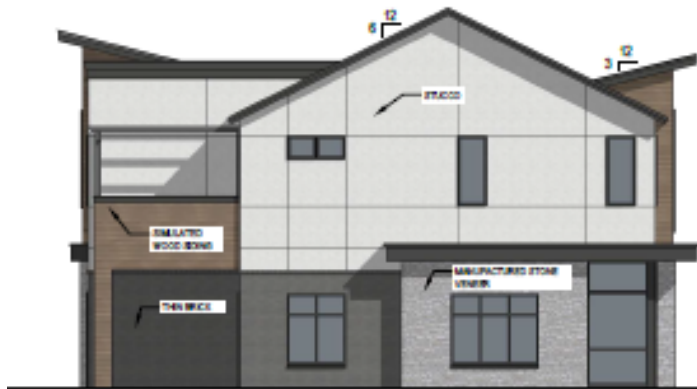




8 SIDE - EAST / WEST ELEVATION  
Scale: 1/8" = 1'-0"



7 REAR - NORTH ELEVATION  
Scale: 1/8" = 1'-0"



6 SIDE - EAST / WEST ELEVATION  
Scale: 1/8" = 1'-0"



5 FRONT - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



- EXTERIOR CORNER STONE
- STANDING SEAM METAL  
SLATE GRAY
- LAP SIDING  
SERIOUS GRAY- SW 6256
- TRIM - PEPPERCORN - SW 7674
- WINDOWS - BLACK

NOTE: ALL BUILDING MOUNTED UTILITIES AND EQUIPMENT (INCLUDING GAS METERS) ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.

NOTE: WITH THE EXCEPTION OF THE DECORATIVE LANTERNS, ALL LIGHTING SHALL BE FULL CUT-OFF FIXTURES MOUNTED IN FULL CUT-OFF POSITION.



④ WEST ELEVATION  
Scale: 1/8" = 1'-0"



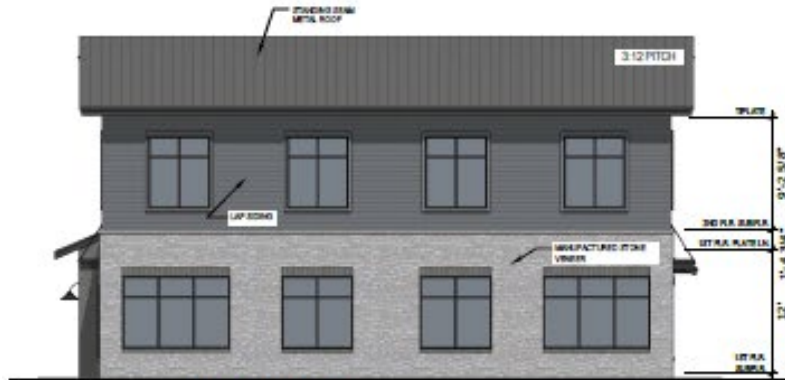
③ SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



② NORTH ELEVATION  
Scale: 1/8" = 1'-0"



① EAST ELEVATION  
Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
Scale: 1/8" = 1'-0"



3 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



WEST ELEVATION



4 SOUTH ELEVATION

- Approval of the two Modification of Standards for:
  - Section 3.2.2(K) – Number of Off Street Parking Spaces
  - Section 3.5.2(D) – Relationship of Dwellings to Streets & Parking
- Approval of the Union Park Project Development Plan, #PDP230005



## RESOURCES

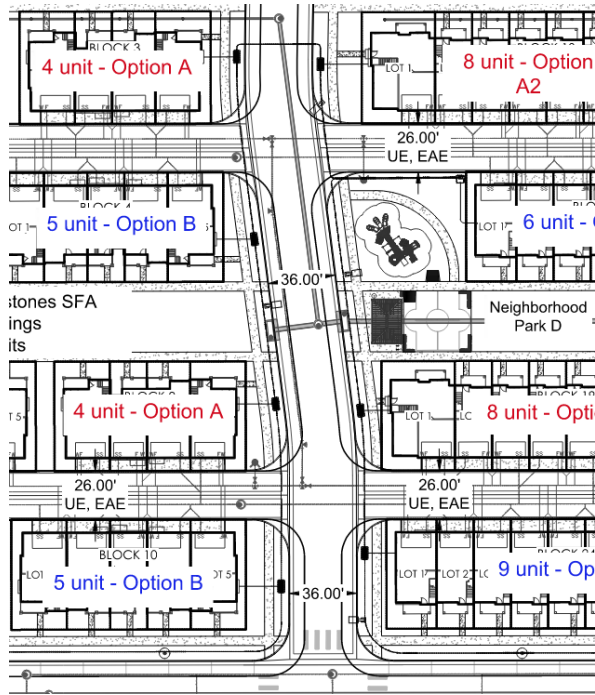


### Residential

- 457 multifamily units (1-3 bedrooms)
- 4 mixed-use units (2 bedrooms)
- 136 single-family attached units (1-4 bedrooms)
- 6 live-work units (2 & 3 bedrooms)

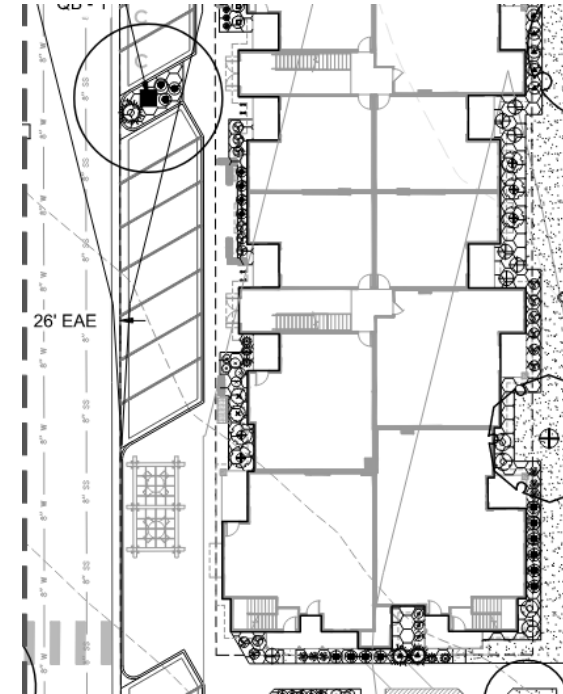
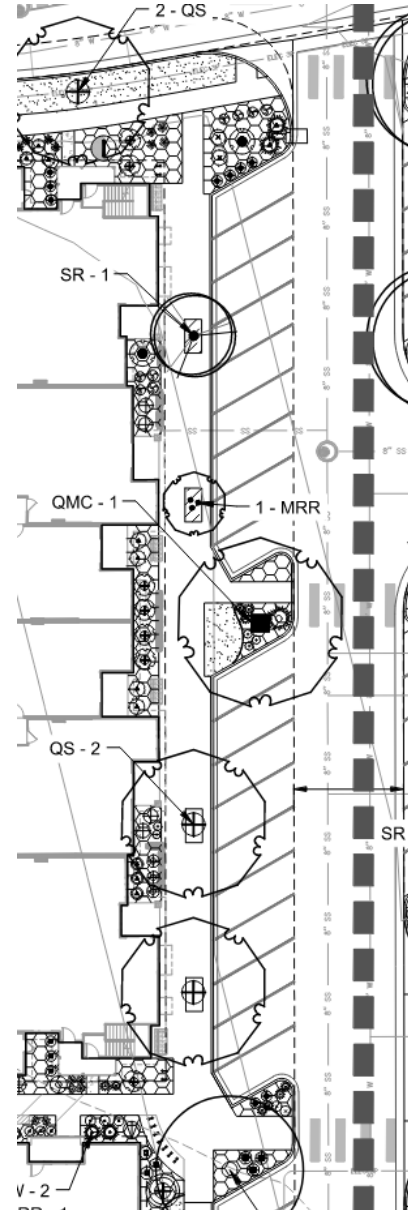
### Nonresidential

- 10,000 sf childcare center
- 34,000sf office & retail
  - Two office buildings
  - Two mixed-use buildings



Private Street (northern half of site)

- 30' or 36' roadway width
- 5-ft detached sidewalks w/ tree lawns
- Some streets w/ parallel parking

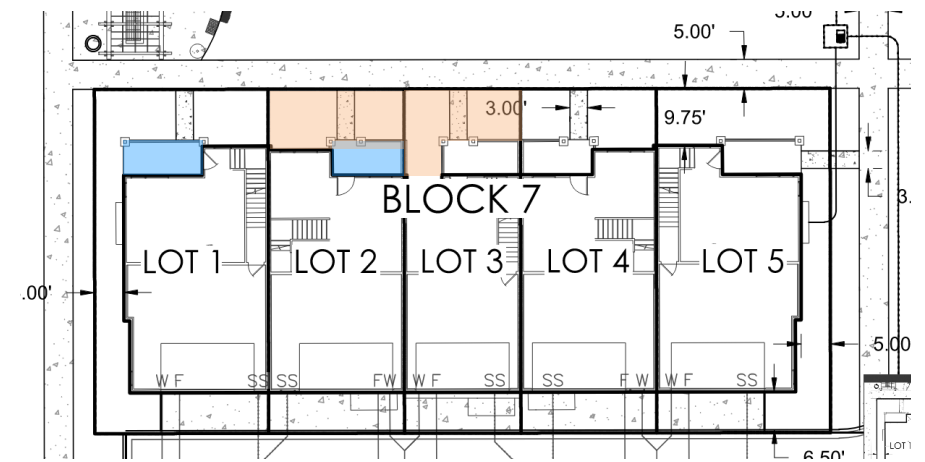


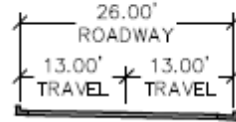
Private Street (southern half of site)

- 13' travel lanes
- 11' sidewalks w/ tree cutouts (left) or
- 7-9' sidewalks w/ associated plazas & street furniture (top)
- Diagonal parking

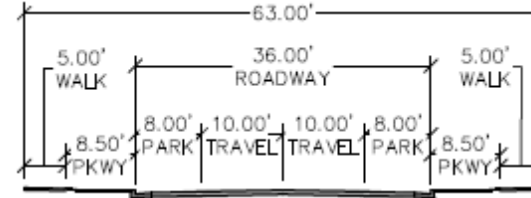


- Single Family Attached Units – Semiprivate Spaces
- Dimensions vary slightly unit-to-unit
  - Porch/balconies (blue):
    - 14' x 6'
    - 12.5' x 6'
  - Semi-private front yards (orange):
    - 10' x 23'
    - 12' x 20'

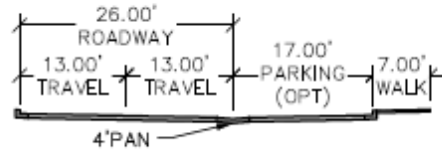




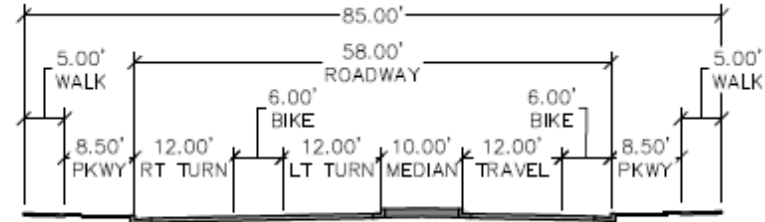
**TYPICAL 26' PITCHED STREET SECTION**  
NTS



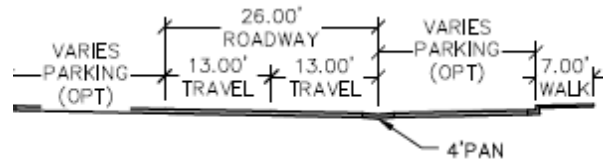
**TYPICAL 36' CROWNED STREET SECTION**  
NTS



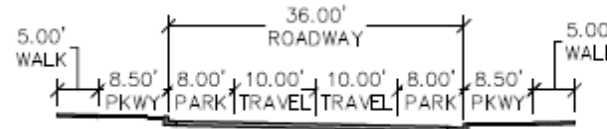
**TYPICAL 26' PITCHED STREET W/ PARKING**  
NTS



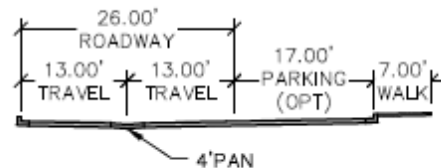
**TYPICAL CONNECTOR LOCAL W/ MEDIAN & LEFT TURN**  
NTS



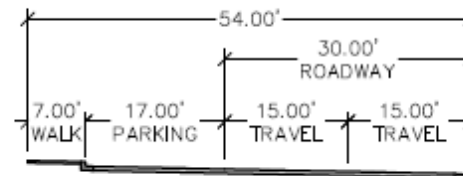
**TYPICAL 26' PITCHED W/ PARKING**  
NTS



**TYPICAL 36' PITCHED STREET SECTION**  
NTS



**TYPICAL 26' VALLEY W/ PARKING**  
NTS



**TYPICAL 30' PITCHED STREET SECTION**  
NTS



















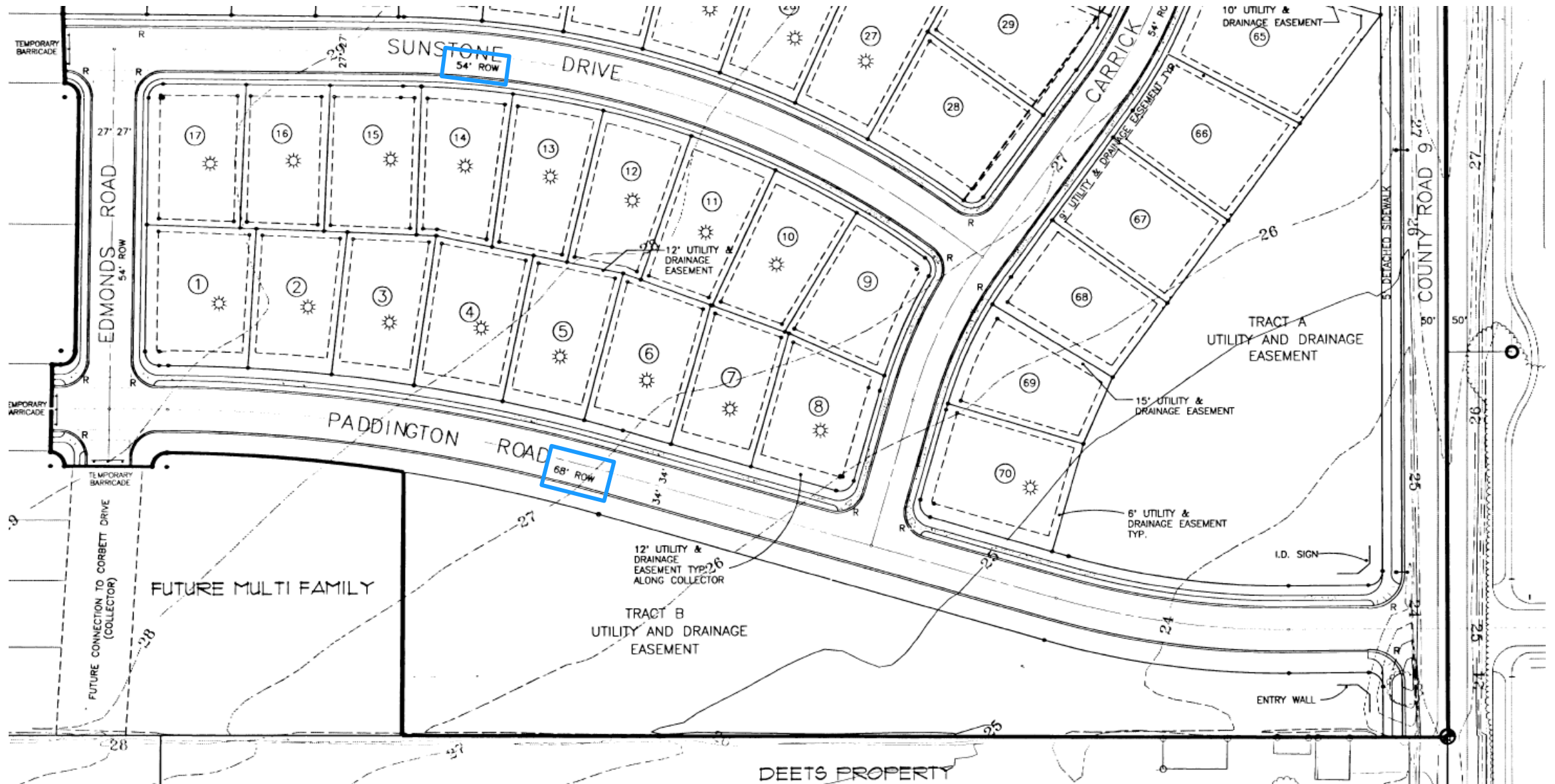
December 21st - 9:00AM



December 21st - 12:00PM



December 21st - 3:00PM

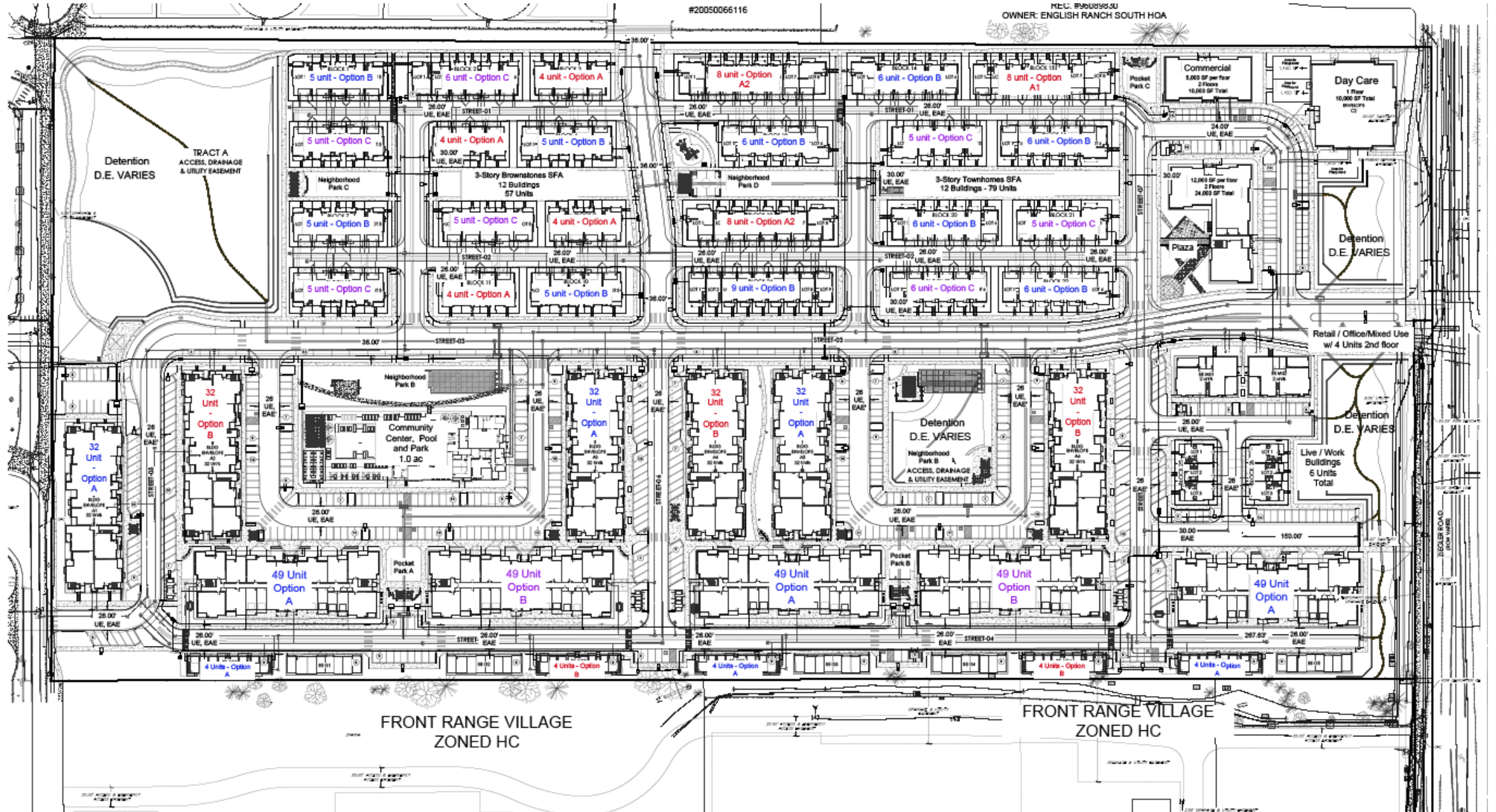




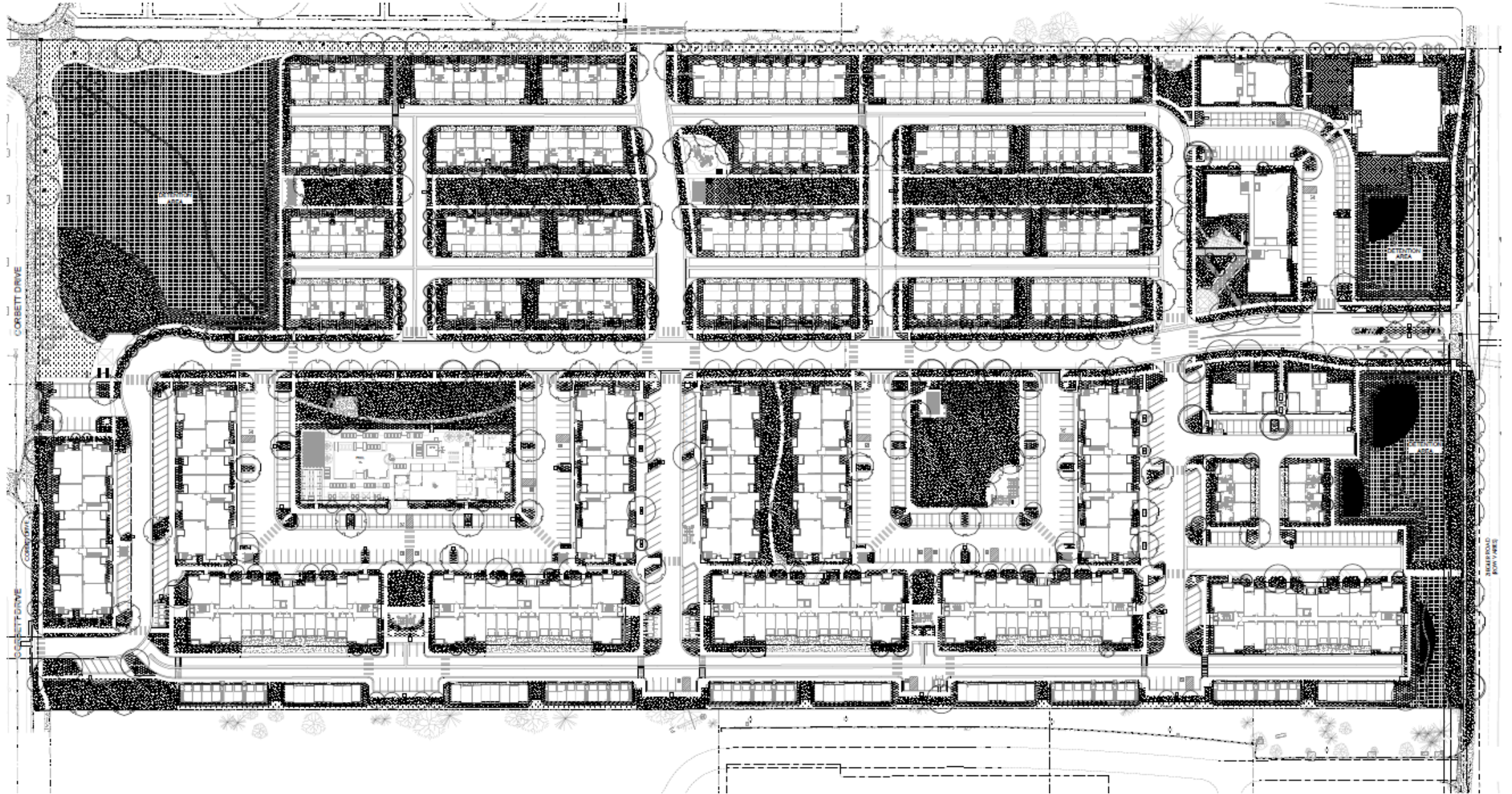
**LU-7 Preserve a transition or cushion of lower intensity uses or open space between existing residential neighborhoods and the more intense industrial/commercial areas.**

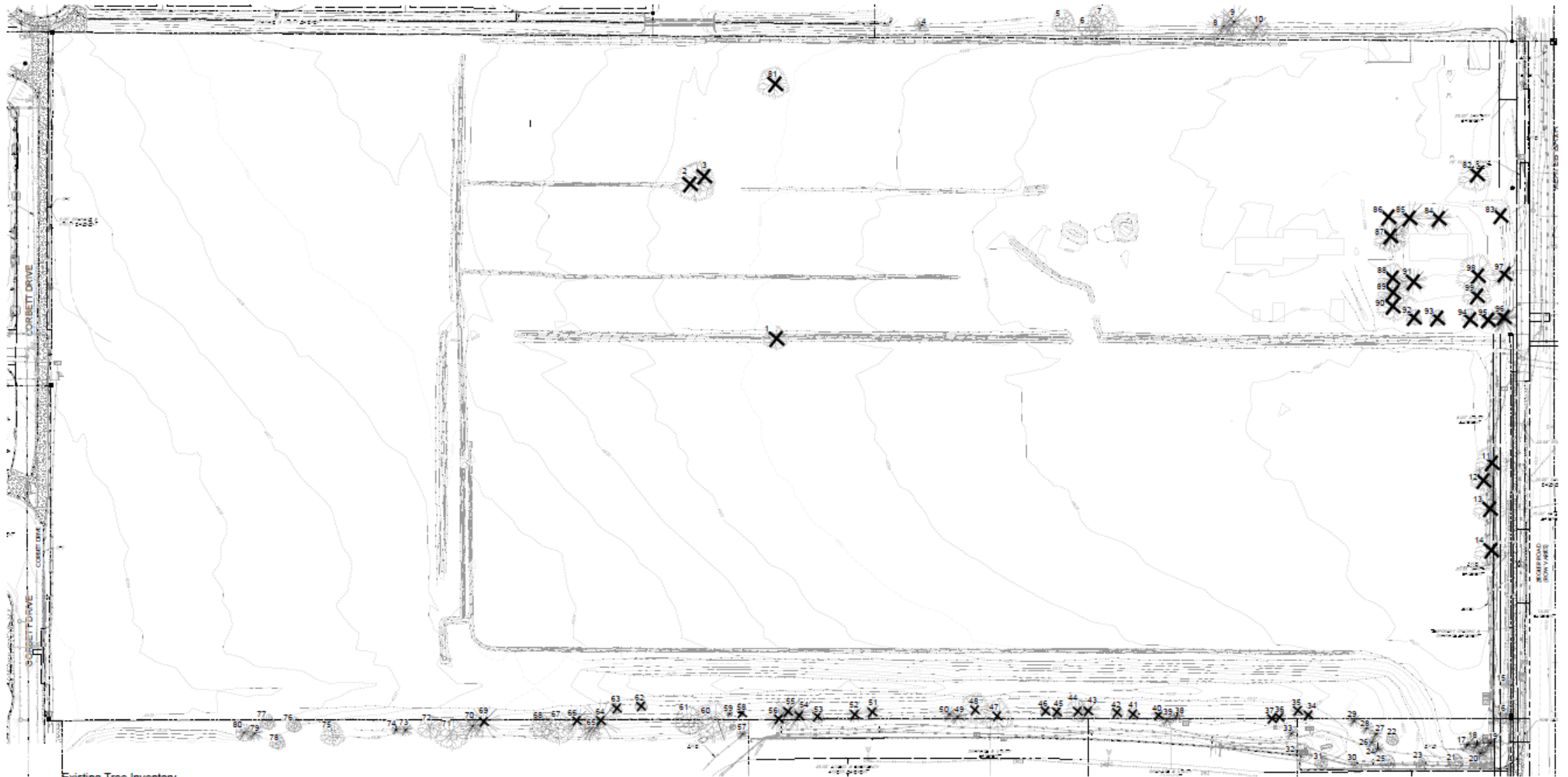
An important goal of the *Harmony Corridor Plan* is to provide a harmonious relationship between land uses and to protect the character of new and existing residential neighborhoods against intrusive and disruptive development. Open space, setbacks, landscaping, physical barriers and appropriate land use transitions can be effective ways to provide a cushion between different uses. The following are generally considered to be appropriate transitional land uses:

- low intensity professional offices
- multi-family housing
- churches
- childcare centers; and
- nursing homes and/or elderly retirement homes.









Existing Tree Inventory

| Tree ID | Species         | Size | Condition | Removal Status | Mitigation # |
|---------|-----------------|------|-----------|----------------|--------------|
| 27      | Prayer Pine     | 2.5" | Good      |                | 2            |
| 28      | Prayer Pine     | 2.5" | Good      |                | 2            |
| 32      | Australian Pine | 9"   | Good      | Remove         | 3            |
| 54      | Australian Pine | 17"  | Good      | Remove         | 4            |
| 83      | Australian Pine | 24"  | Good      | Remove         | 4            |
| 84      | Australian Pine | N/A  | Dead      | Remove         | 0            |





