

Attachment 1: Project Inconsistencies with Objective Design Standards

Identified based on Preliminary Designs and Provided for context as to current standards and challenges for development of workforce housing, particularly on smaller, constrained sites.

Street Facing Facade – Building walls along a street-facing façade do not abut the front or street-side setback line for at least 50% of the property frontage for the project.

Sidewalks – Preliminary plans did not identify public sidewalks. Public sidewalks are required parallel to the front setback line. Sidewalk dimensions and design shall comply with the applicable standards of the Town of Truckee Public Improvement Engineering Standards.

- Preliminary plans did not identify a connection to the on-site pedestrian circulation system from a required off-site public sidewalk at intervals of at least one connection for each 200 linear feet of frontage.

Parking:

- Parking areas are not located at the rear of buildings and screened from the public right-of-way. Screening is required to include either of the following, dense three tiered landscaping.
- Every ten parking spaces are required to be separated from additional parking spaces by a landscaped bulb not less than ten feet wide. Architectural elements (e.g., roof overhangs, trellises, porches, or stairways) may extend into these landscaped bulbs by up to 18 inches.
- Carports limited to 10 parking spaces.

Common Outdoor Areas and Common Recreational Amenities:

- Common outdoor areas are defined as usable outdoor space that is designed and/or programmed for recreation, leisure, and pleasure. The preliminary plans did not identify common outdoor areas.
- Common Recreational Amenities are required for every 25 DUs or fraction thereof. The preliminary plans did not identify common recreational amenities. Examples of recreation amenities include:
 - Barbecue area with plumbed gas stub, concrete pad, picnic tables, and roof;

- Recreation building with community room, including exercise equipment;
- Fenced dog play area that is a minimum of 2,500 square feet in size with decomposed granite or gravel cover and regularly maintained waste stations;
- Bocce courts, basketball courts, volleyball courts; and
- Children's outdoor play area with play equipment, with a minimum of 2,500 sf.

Building Height – Any time a development is within 50 ft. of an existing building, a proposed building cannot exceed the height of the adjacent building by more than one story or 10 feet, whichever is less, for 25% of the width of the adjacent building. Additional information is needed to evaluate whether this objective design standard is applicable to the project.

Colors and Building Materials – The preliminary proposal did not include a materials palette nor the precise color scheme for the project. Objective Design Standards related to materials and colors are:

- A maximum of two color shades, tones, or tints of the base color and a maximum of two accent colors shall be used to accent building features. Accent colors are colors that are not a shade, tone, or tint of the base color and comprises 10% of the façade colors.
- Façade designs shall incorporate a minimum of two different building materials that vary in size, texture, color or pattern to add articulation and dimension.
- Changes in material direction are required on wall planes for a minimum of 20% of the building façade. Materials changes shall begin and end at wall plane breaks and shall not occur on the same plane.
- Veneers shall turn corners and extend at least five inches, avoiding exposed edges. A change of materials shall occur with a change of plane and shall not occur on the same plane or at the outside corner.
- Roof materials: roofing material shall have a Solar Reflectance Index (SRI) of 29 or higher for pitches greater than 2:12 and an SRI value of 78 or higher for roofs with a pitch less than 2:12.
- Exterior window frames are required to be a dark color.

Utilities and Service Areas – The preliminary proposal did not identify plans for utilities or details related to service areas. The Objective Design Standards for utility and service areas include:

- Utilities located in a utility room within the structure or enclosed utility cabinets at the rear of the structure, unless required in a different location by the utility provider.
- All ground-mounted utility areas shall be combined and shall be located in areas out of view from public rights-of-way, or open space areas and/or be integrated into the building architecture through use of materials or color found on the primary buildings or screened using fences or landscaping.
- All waste facilities shall be fitted with wildlife resistant containers and/or enclosures and shall be consistent with Section 18.30.150 (Recycling Facilities)

Upper story setbacks – The preliminary plans do not include setbacks for the third story. The Objective Design Standards requires uildings three stories or taller to step back the third story 10 ft. from the ground floor that face a public street.

Height and Roofline Articulation – The preliminary plans included one single roof plane and building height. Standards in Chapter 18.25 related to wall or roof height and articulation are:

- Changes in wall or roof height at a minimum of 80% the maximum height of the building frontage for a minimum width of 20% of the elevation width.
- At least one change in the roofline related to the specific building elevation.

Doors – Additional details are needed to determine if a project would comply with Objective Design Standards related to doors, as follows:

- Doors shall be recessed into the wall at the frame by a minimum of four inches.
- Doors shall not be located closer than 18 inches to the outside corner of a building.

Balconies, porches, decks, and patios – Each residential unit is proposed to have a balcony or patio. However, balconies and patios are inconsistent with the following Objective Design Standards:

- All residential units shall have one private balcony, patio, or deck that is a minimum of 48 sf. with no dimension less than six feet (6').
 - One patio area is 44 sf. The remainder of the balconies and patio areas satisfy this standard.

- Fences and railings for balconies, porches, and decks shall be 50% transparent and shall use metal, wood, cable, or materials found on the structure of the building.
- If a private, at-grade-level patio is provided, it shall be enclosed through fencing or railing or other solid material. Fences and railings for patios shall be 50% transparent and shall use metal, wood, cable, board formed concrete, or materials found on the structure of the building. A solid enclosure may be permitted if it is a maximum of two feet in height.

Storage – The preliminary proposal identifies 13 sf. of storage areas per unit, where the Objective Design Standards identify that at least 40 sf. of storage needs to be provided for each residential unit, not including closets in bedrooms with a minimum height of five feet six inches (5'-6").