

10/21/2015

BUTTERFIELD VILLAGE RESPONSE TO STAFF COMMENTS

RDCS SCORING SHEET

CATEGORY	ITEM	STAFF COMMENT	SCORE	APPLICANT COMMENTS	SCORE
----------	------	---------------	-------	--------------------	-------

18.78.220 Open Space

Provides accessibility to existing or proposed public parks and open space areas outside the project boundary and encourages multiple uses and fee dedication of open space areas adjacent to flood control rights of way and recharge facilities.	A (1) e	The City has not agreed to accept this amenity.	0 out of 1	The City Council has discussed at length the desire to repurpose all or portions of the 7.6 acre detention basin to a public park and open space use. Although final details have not been worked out, at the direction of Council, we have discussed with Staff a number of options for the project to provide access, amenities and or funding for this purpose. The current plan shows <u>public trails</u> connecting from Monterey and around the rim of the open space, and provides additional access points from Butterfield and down the Sutter Extension, and from the 7' multi-use path along the Sutter Connector. The project provides an additional 1.7 ac publically accessible, active park adjacent to the open space and located off the Sutter Extension. The intent of the parties clearly meets the spirit and intent of this category.	1 out of 1
--	---------	---	---------------------	--	---------------------

18.78.230 Orderly & Contiguous

A proposed development located within the existing urban service area which provides for orderly growth and urban in-fill is preferable and helps prevent premature urbanization of	B (3)	Properties to the south, east (which includes the applicants industrial property) and west are undeveloped.	2 out of 5	Staff informs us that the existing approved PUD on the property (most recently amended in 2000) does not constitute land that is approved for development. However, MWest has development	2 out of 5
---	-------	---	---------------------	---	---------------------

agricultural land. Projects that provide for orderly growth patterns throughout residential neighborhoods and compatibility with adjacent and nearby land uses are preferable. Projects that are located adjacent to land that has been developed or approved for development.

applications pending for a DA and Site Plan and Arch Review on the remainder of the industrial property. We request that the Staff and Planning Commission confirm that should the DA be adopted by the Council, this will constitute "land approved for development" and we will earn these 2 points in subsequent RDCS competitions.

Project Master Plan design is above average in terms of addressing internal street circulation and access requirements, appropriate transition of lot size and density within the development and with surrounding developments, and aggregation and use of common open space areas.

B (5) The applicant has not worked with staff to address design issues, including parking layout (site is dominated by parking and is visible from public streets). Building massing do not transition well with the adjacent neighborhood. The building designs and articulation require refinement. A pre-application was not completed for this project.

0 out of 2 Please see supplemental letter provided that addresses these comments. Site plan is certainly above average and pays special attention to transitions between residential and industrial (40 ft landscape buffer along Sutter Connector), along Jarvis (2 story facades, front yards and stoops) and provides over 5.69 acres of open space within and surrounding edges of project. 1 out of 2

18.78.250 Parks and Paths

Provides privately owned and maintained on-site recreational amenities which are of greater value and utility from the list provided. Points will be awarded for any proposed amenity found by the PC to provide recreation or meet the needs of the project residents to a level similar to the list provided.

B (2) Project shall provide: a shade trellis areas (2 pts); 2 picnic/bbq areas (2 pts); exercise room (3 pts); rec hall (3 pts); restroom area (3 pts); separately fenced dog park (2 pts); jacuzzi (2 pts); swimming pool (4 pts); 1/2 soccer field (3 pts); 1/2 sports court (2 pts); tot lot (3 pts). Total 29/8 = 3

3 out of 8 The project is providing a vast array of amenities. Unfortunately, we misunderstood the scoring for this category and divided by 3 instead of 8. However, we also did not list all of the amenities we were providing because we thought we had more than enough. Please see the attached list of all the project amenities. Our revised score is 69/8 = 8.60 points. Mwest commits to provide amenities resulting in a score of 64. 8 out of 8

For projects of than 150 units, provides an improved on-site public neighborhood park at a location accessible from an adjacent public street or provides an off-site public neighborhood park at a location approved by the City, with a written agreement prior to the competition that the city will accept the dedication offer and the amenities (park improvements) 4 points Projects will receive 3 points for land only dedications with fees equal to the improvement cost for future improvements by the City.	B (5)		0 out of 4	We did not give ourselves points in this category because a written agreement has not yet been reached between the City and MWest. However, we intend to request points for this category once the final details have been worked out for the dedication of land and improvements for Central Park, (which may be privately owned but open to the public), and for the conversion of all or a portion of the City's 7.6 acre detention basin to a public park and open space.	0 out of 4
Points award for projects committing to exceed the dedicated land requirements by up to 50%. (4 points for over 50%)	8	Project shall dedicate a min. of 6.61 acres to spaces that function as park or recreation spaces. This shall not include yards, court areas, and required setbacks.	4 out of 4	The total land dedication requirement for the project is 3.29 acres for 374 units. The project commits to meet or exceed the min. required land dedication by 50%. However, as we are not sure how the City is defining setbacks, we ask that Staff reword the comment to say that the "Applicant shall commit to exceed the park land dedication requirement by 50%. This shall not include yards, court areas, and required setbacks." We have large landscaped buffer areas with enhanced trails, but at this time we are not sure how much of these areas would be viewed as part of the setback. If this is a concern, we would appreciate the opportunity to discuss. (Please see park/open space calculations provided on sheet L-1.0.)	4 out of 4

18.78.260 Housing Needs

For multi-family rental projects, a project providing 75% of the units with an enclosed garage will receive 2 points. Property management shall require that on-site parking occurs within the garages and that garages are not utilized solely for storage purposes.

B (5) A data table has not been provided to demonstrate the total number of garage spaces.

0 We apologize as we did not see a require- 2
out ment to include a data table. However, we out
of stated that the project includes 1:1 covered
2 parking, including attached garages in each 2
building and conveniently located, detached
garages. This is indicated in both the
Site Plan and the building plans included in
the submittal. Thus 100% of the units will
have one enclosed garage. Please also see
the attached data table showing all
garage and parking calculations.

18.78.290 Lot Layout and Orientation

Avoids driveways greater than 150 ft in length for access (1 point)

B (1) e The entire circulation within the project is one long internal driveway exceeding 150 feet. The project indicates these are drive aisles.

0 Staff had advised us that it is difficult for 1
out MF projects to score well under the current out
of criteria, as a large percentage only apply to of
1 SF projects. We lost several points for 1
categories that we did not realize were only
for SF projects. It would be helpful to make
this more clear in the narratives in the future.
This particular criteria - which seems to
disregard drive aisles - is nearly impossible
to meet for private MF rental communities.
No driveway in our project exceeds 150 ft.
All internal roads loop to a main street
that leads to a public right of way.
We believe we have met the spirit and
intent of this criteria.
Please advise on what is expected of MF
projects under this category.

A sufficient transition in lot sizes, or building sizes in R-3 and vertical mixed-use developments is proposed in the site plan design to allow compatibility between existing and proposed neighborhoods. (1 point)	B(1) f	The massing of structures does not provide a compatible transition between the adjacent neighborhood.	0 out of 1	Please see the supplemental letter where <u>we provide support for this criteria.</u> The project provides a custom designed 2/3 story building along the Jarvis frontage in deference to the opposite R-3 community, which has similar 2/3 story massing We believe we have more than met the spirit and intent of this category.	1 out of 1
Overall excellence of lot layout. Average Project - a project requiring 2 or more major design changes, or 4 or more minor problems. (0 points) Above Average Project - A project requiring 1 major design change or 3 or more minor problems. Superior Project - a project requiring no major design change and has 2 or less minor problems. (2 points)	B(1) g	The applicant has not worked with staff to address design issues with the project. The project does have design flaws that need to be addressed for it to be considered an above average or superior project, which include parking layout, building design, neighborhood transition.	0 out of 2	Please see the supplemental letter where <u>we provide support for this criteria.</u> The site plan is a highly livable and walkable community with useable interior parks and open space reflecting best practices in land planning and architecture. The project respects its environmental context, neighbors, and transitions smoothly to adjacent industrial use.	2 out of 2
Provides street design which complements lot layout and building orientation. Locates street, designs lots, and arranges units to enhance neighborhood security by arranging minimum of 75% of the units so that entrances are visible from the public ROW or private circulation	2 (b)	The project does not indicate the percentage units with entrances visible from the public right of way, private circulation areas or pedestrian walkways. A data table has not been provided or other detailed information within the plan set to verify this criteria. No other security measures have been identified.	0 out of 2	We apologize as we may have misunderstood this criteria. Regarding neighborhood security, our Garden community includes buildings with internal corridors, so security is inherent in the project design. Only 72 (19%) of units are on the ground level and all of these have front doors visible from ROWs or private circulation	2 out of 2

areas and pedestrian walkways. An additional point may be awarded for other security measures.

areas and pedestrian walkways. Majority of units (81%) have front doors that are accessible from inside a secure building. In addition, we have active common areas in each of 3 zones within the plan area, above standard lighting and a property manager on-site. We believe we have met the intent of this criteria to earn 2 pts.

Provides a variety of setbacks which complements the overall site design. The minimum zone district setback shall be met with a minimum five-foot front setback variation provided between adjoining units for SF dwellings, and 4 foot front setback variation provided between adjoining buildings for MF developments.

3 (a) The buildings are not offset from each other and do not have varying setbacks. This requirement has not been met.

0
out
of
1

Presumably the intent of this criteria is to provide some variety in setbacks along streetscapes, which makes the most sense for SF projects, as a 4 or 5 foot setback variation between MF buildings of this scale would not be perceptible. Where appropriate, we have varying front yard setbacks and a minimum 4 foot variation between adjacent buildings along perimeter streets. The project meets or exceeds all zone district setback requirements. Please provide clarification on the design objective of this category.

1
out
of
1

The minimum zone district setback shall be met with a min. 5 foot rear setback variation for SF dwellings, and 4 foot rear setback variation for MF buildings provided between adjoining units.

3 (b) The buildings are not offset from each other and do not have varying setbacks. This requirement has not been met.

0
out
of
1

The project meets or exceeds all minimum setbacks. Again, this criteria seems to make sense for SF projects, but not for MF projects of this scale (Garden Style). Nevertheless, our project meets the spirit and intent, which is to place buildings in such a way as to complement design. Please provide greater clarification as to the applicability of this criteria to MF projects.

1
out
of
1

For all SF and MF projects, uses garage placement to provide lot variation. MF projects may satisfy this criterion by locating garages, carports and parking spaces at the side or rear of building at locations not directly visible from the public ROW.

3 (d) Garages have been provided; however, parking lots provided are visible from public ROW.

1 Please see the attached supplemental 2
out letter which responds to Staff's comments out
of regarding parking. The project has unique of
2 conditions along its perimeter, and must 2
respond contextually to those conditions.
Where residential uses are opposite industrial uses, we believe that a greater separation is important to prevent conflict between uses. We have placed a min. 90 foot separation, with a 40' bermed, landscaped buffer, between residences and the Sutter Connector; garages will not be visible. The need for this separation was also raised by the business community due to noise and other potential issues. All other detached garages are interior and placed out of view of main streets and ROWs. Other than the Sutter Connector, all attached garages in the project are located between bldgs (side or rear) and not visible from public ROWs. We believe we have met the spirit and intent of this criteria.

For MF projects, building articulation or varying placement provides visual variety from the public ROW.

3 (e) Building placement and articulation provided does not adequately address the visual design requirements along the public ROW.

0 Please see the supplemental letter offering 2
out additional support for our compliance with out
of this criteria. We also recommend looking of
2 at the photographs we provided of 2
precedent architecture designed by our award winning architect, TCA. Computer models can be difficult to translate but the

photos show how the various elements described in our letter work together to provide ample articulation. With the exception of the Sutter Connector, which is a unique condition given the proximity to planned industrial (and the need to protect the integrity of the residential experience), all buildings along the public ROW's (Jarvis and Monterey) face outward and garages are located internal to the project. The project provides expansive and creatively designed buffers along Monterey, Jarvis and the Sutter Connector. Buildings will have varying placement where appropriate. Please also see the attached exhibit showing articulation of building facades, which uses techniques typical of the style to achieve the desired variation and visual interest. We are happy to explore other suggestions in keeping with the style, but the project meets the spirit and intent of this criteria.

For projects in the Downtown or for MF projects, building setback areas above the second story are articulated with design elements that provide visual interest, such as the use of outdoor decks and balconies (must be provided on at least one elevation visible from a public or private street. Articulation must be a min. of 3 horizontal feet and be 30% of the extent of story (not necessarily continuous)

5 Articulation must be a min. of 3 horizontal feet and be 30% of the extent of the story (not necessarily continuous). Project does not appear to qualify for this point.

0 Our building plans are articulated with cantilevered balconies, awnings, shutters, corbels and belly bands to achieve color breaks and visual interest. 1 Articulation is a min. of 3 horizontal feet and 30% of the extent of the story. Project meets and commits to this criteria. Please see attached exhibit.

1 out of 1

1 point.

18.78.300 Circulation Efficiency

Provides, if applicable, for the future extension of streets for proper access or circulation to adjacent properties by providing one or more stubs or other improvements internal to the project. This criteria applies to any project adjacent to vacant or under-utilized parcel planned for future development.

B (1) a The project will provide a stub for the future extension of Sutter Boulevard.

1	The project meets the full criteria to earn	2
out	2 points because the project provides for	out
of	the future extension of Sutter Blvd, and	of
2	also provides for circulation adjacent to	2
	the vacant industrial land parcel to the east.	
	The proposed Sutter Connector Street will	
	provide access to the residential project	
	as well as the planned industrial project.	
	The development of the industrial park will	
	complete the full street width improve-	
	ments in the same manner that Butterfield	
	Village is completing the Jarvis Drive full	
	street width improvements; the industrial	
	project will finish the street with sidewalk	
	and landscaping. The project meets the	
	intent of this criteria.	

Eliminates existing stub or sub-standard streets, if applicable. Frontage improvements will not apply to this criterion unless the improvements occur along an arterial or the project completes full width street improvements along the project frontage.

B (1) c Jarvis Drive has been constructed to its ultimate width with curb and gutter and streetlights on both sides. The installation of detached sidewalk entitles the project to a point in this category.

1	In addition to Jarvis Drive improvements,	2
out	the project will also provide frontage	out
of	improvements along an arterial street as	of
2	stated in the requirements. The project	2
	will complete the substandard intersection	
	of Butterfield Blvd and Sutter Blvd. Improve-	
	ments will include: full signalization,	
	sidewalk, completing the dead end cross-	
	walks, and completing the westbound left	
	turn lane along Sutter Blvd. Also, full	
	width improvements will be provided for	

the 440+/- LF along the Sutter Extension. We feel that we have met the intent of this criteria and should be awarded 2 points.

18.78.330 Natural and Environmental

Foundation types are designed to minimize grading of the site and road alignment follows and maintains existing ground elevation to the greatest extent possible. Minimal grading is considered fill or excavation of less than two feet in depth (four feet is acceptable for detention ponds and 3 ft is acceptable as required for flood protection), and restricts the amount of runoff caused by impervious surfaces and the covering of land area suitable for percolation or bio-swales where applicable.	B (1)	The project does not comply with preservation techniques as prescribed in the standards and criteria. The project will exceed the fill and excavation thresholds prescribed by the criteria.	0 out of 1	The project is maintaining existing ground elevation and existing drainage patterns throughout the site. Foundation types are designed to minimize grading. Cut and fills have been kept to less than 2 feet from the existing surface to finished surface. Fills greater than 2 feet occur only at the existing overflow detention basin area to provide overland release for flood protection. Please note that the overflow detention basin is a man-made detention facility that is not in use. The overflow detention pond is an artificial man-made depression on the site and does not reflect the natural terrain of the area. The intent of this criteria is to preserve natural features to the greatest extent practicable, which the project clearly does. The average depth in the basin is about 4 ft. Grading has also been minimized in the basin, with fills averaging about 4ft. We are filling the pond to the existing natural grades and thus restoring it to its original condition. The project meets the spirit and intent of this criteria.	1 out of 1
--	-------	--	---------------------	--	---------------------

15.78.335 Livable Communities

Provides architectural variation and differentiation by providing following criteria:

- a. Uses porches, balconies, for any area viewed from the public ROW or multi-unit courtyards interior to the project on at least 25% of units to promote a neighborhood feel.
- b. Uses at least two different roof lines and two different pitches throughout the project.
- c. Uses architecture and profiles and massing that are compatible and works with the existing surrounding neighborhoods.
- d. Provides a consistent level of architectural relief and detailing on all building elevations.

6 Uses portches, balconies, for any area viewed from the public right of way or multi-unit courtyards interior to the project on at least 25% of units to promote a neighborhood feel. Unable to verify this requirement based on the information provided with the plan set and applicant's comments.

0	The project will meet or exceed this	3
out	requirement to use porches and balconies	out
of	on 25% of the units which are visible from	of
3	a public ROW to promote a neighborhood	3
	feel and enhance visual interest.	
	We also employ at least two different	
	rooflines and two different pitches (shed,	
	gable and hip roofs). Our design uses profiles,	
	stepped massing and appropriate elevation	
	character to respond to adjacent neighbors.	
	Buildings are 4 sided with architectural	
	relief in both horizontal and vertical massing.	
	The project commits to meet the criteria	
	of this category. <u>Please also see attached</u>	
	exhibit.	