



## D/DRC Case

520 Pendleton Street

Innovista Design District

TMS: 08911-03-03 & 08911-03-14

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**January 9, 2014**  
**EVALUATION SHEET**  
**Case # 4**

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**ADDRESS:** 520 Pendleton. Woda Construction/Pulaski Square. TMS#'s R08911-03-03, R08911-03-14.

**APPLICANT:** David Cooper, Developer

**TAX MAP REFERENCE:** 08911-03-03 and 08911-03-14

**USE OF PROPERTY:** Residential - Multi Family Housing

**REVIEW DISTRICT:** Innovista Design District

**NATURE OF REQUEST:** Request for Certificate of Design Approval and Site Plan Approval for Student Housing

Note: Comments within this report are organized by improvements upon private property and are then following by a review of improvements to be located within the public right-of-way.

**Site Planning**

*1.0.1 The manner in which a building and its accessory uses are arranged on a site is critical to how the building contributes to the overall quality of the built environment. This section outlines a series of site planning guidelines that will help establish a human-scale, pedestrian-friendly quality in the Innovista district.*

**1.1 Parking Facility, Location, Landscaping, and Screening**

*1.1.1 Location and design treatment of the parking needed to serve Innovista development will have significant influence on the area's physical structure and visual character. One of the most difficult issues in urban development is providing an adequate amount of convenient parking without allowing parking structures and surface lots to dominate the urban setting. The amount of off-street parking required for any new development is prescribed in the City's zoning ordinance; the guidance provided herein should ultimately be reflected in the parking provisions of that ordinance. Following are several principles that should apply to all parking facilities within the Innovista District, both structured and surface.*

*1.1.2 The use of an entire block for parking (either surface or structure) is discouraged.*

*1.1.3 Auto access to and from parking lots, structures, and service areas should be from "B" Streets only. (Refer to pages 31-37 of the Innovista Mater Plan to identify "A" and "B" streets.)*

**Proposal**

The development proposal positions the parking lot at the rear, or side, of building in all instances except along the Pendleton Street frontage. Surface parking will be provided for the site with 14 garage spaces. The parking lot will be screened from College Street by the Club house, while the Grand Tree protection area will screen the parking lot from Pendleton Street.

**Comments:**

Staff has no comments as to the plans submitted.

Recommendations:

Staff has no recommendation as to the plans that have been submitted.

**1.2 Structured Parking**

*1.2.1 The location and design of both public and private parking structures should be governed by the following guidelines:*

*1.2.2 Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. (Refer to zoning maps for allowable uses in required Ground Floor Activity Zones)*

*1.2.3 Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal-use building oriented to front on the address street. The ground floor of the parking structure should be actively programmed on streets with an active commercial frontage.*

*1.2.4 No parking structure frontage should be permitted on Innovista's "A" streets unless the structure's façade provides a compatible streetscape frontage and active programming on the ground floor. (Refer to pages 31-37 of the Innovista Master Plan to identify "A" and "B" Streets).*

*1.2.5 Any parking structure which is located adjacent to a street should be set back a minimum of 6 feet and a maximum of 10 feet from the sidewalk. This setback should be landscaped with trees, shrubs, and ground cover to soften views of the structure, provide visual interest, and establish a sense of human scale.*

*1.2.6 Structured parking configured as a base level podium supporting a high-rise tower should not be permitted.*

*1.2.7 The parking structure should be compatible in quality, form, materials, colors and textures with the structure's being served.*

*1.2.8 Parking structure roof lines which are visible from the street should be level; ramping should occur within the structure or on the interior of the block where it is screened from the street.*

*1.2.9 Light sources within parking structures shall be screened, architecturally or otherwise, from the street.*

Proposal

The developer is proposing 14 indoor parking spaces that will occur as single garages for units located on the west of the parcel. Garage doors will have arched entries and faux carriage doors that face the parking area.

Comments:

Staff has no comments as to the plans submitted.

Recommendations:

Staff has no recommendation as to the plans that have been submitted.

**1.3 Surface Parking**

*1.3.1 New surface parking lots should be designed to minimize the negative impact of large paved surfaces on the quality of the visual environment. They should be located behind the building(s) they serve.*

*1.3.2 New surface lots should meet the City's landscape ordinance; however, if a parking lot does not meet the threshold for which the Landscape Ordinance applies, screening and street trees shall be provided per the following:*

*1.3.3 Street trees should be provided along all street frontage and spaced at 35-40 ft. intervals.*

*1.3.4 Continuous landscape screening (along 100 percent of the street frontage except at entrances and exits) must be provided by an evergreen hedge.*

*1.3.5 Street trees should be installed at a minimum size of 2 1/2 inch caliper and should be 14-16*

*ft high.*

*1.3.6 Hedges should be installed at a minimum height of 24 inches, with a maximum spacing of 30 inches; hedges should be maintained at a height of 36 to 42 inches. Hedges should be installed in a minimum 5 foot wide continuous landscape zone.*

*1.3.7 Irrigation is required in all landscaped areas.*

*1.3.8 Solid masonry walls 30 to 36 inches high, or a knee-wall 18 to 30 inches topped with decorative metal fencing can be substituted for hedges to screen parking areas; material should match the site's exterior building materials. Where such walls replace hedges, the 5 foot landscape zone may be reduced to the minimum width required for the wall plus a 12-inch planting zone for planting vines or other vegetation.*

*1.3.9 Where surface parking is not feasible to locate to the rear of the building, and is adjacent to the public sidewalk, specialty paving such as pavers, stamped concrete, or permeable paving should be used to minimize the visual impact on the pedestrian realm.*

#### Proposal

The applicant has made many attempts to locate parking internal to each city block. The applicant has provided 57 parking spaces while ordinances require 48 spaces. Parking is located centrally to the block with four tree islands.

#### Comments:

The applicant has provided a landscaping plan. Some information will be required at permitting.

#### Recommendations:

Some information will be required at permitting. Staff recommends these items be deferred to staff.

1. Details of the hedges will need to be provided, details to be deferred to staff.
2. Street trees shall be installed at a minimum size of 2 ½ inch caliper and should be 14-16 feet high, details to be deferred to staff.
3. Hedges shall be installed at a minimum height of 24 inches, with a maximum spacing of 30 inches; hedges shall be maintained at a height of 36 to 42 inches. Hedges should be installed in a minimum 5 foot wide continuous landscape zone, details to be deferred to staff.
4. An irrigation plan showing generally how irrigation will be provided internally to all landscaped areas shall be provided, details to be deferred to staff.
5. An irrigation plan for all landscaping within the right-of-way will need to be provided, details to be deferred to staff.
6. Details of masonry walls/retaining walls shall be provided; retaining walls shall be clad in a material that is identical or substantially similar to materials on the structure, details to be deferred to staff.

#### **1.4 Setbacks**

*1.4.1 Setbacks shall be determined by the underlying zoning district. Further, detailed setback suggestions are provided in the Innovista Master Plan and should be considered where at all possible, on a site-specific basis.*

*1.4.2 Main building facades should be aligned to define a continuous street edge. When residential buildings face the street on the majority of a block face, the main façade of the building should be recessed up to twelve feet from the edge of the right-of-way to provide privacy on the first floor of the building.*

#### Proposal

The development plans call for all buildings to be located at 0 feet and up to 7 feet. Zoning allows 0 to 15 foot setbacks with residential units being up to 12 feet.

#### Comments:

The application as presented meets the guidelines as reviewed by staff.

Recommendations:

Staff has no recommendation as to the plans that have been submitted.

**1.5 Street Orientation**

*1.5.1 The way in which a structure is oriented to the street plays a major role in establishing the overall feeling of the street. As a general rule, building should be oriented to engage the pedestrian, not only visually, but functionally. This section provides specific directions on how this can be accomplished.*

*1.5.2 Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.*

*1.5.3 The front building façade should be oriented parallel to the street or toward a major plaza or park.*

*1.5.4 The ground floor of buildings should be located at the same level as the open space or sidewalk to emphasize the physical and visual connection with the street. If the primary use is residential, the ground floor may be raised up half a level to protect the privacy of occupants.*

*1.5.5 Residential buildings should include the following:*

- *Townhouses or other single-family attached: front door or stoop addressing the public sidewalk. Fences/walls should be transparent if they are higher than 24” above grade.*
- *Multi-family: An entrance to the lobby or common area addressing the public sidewalk.*

*1.5.6 At least 80% of the lot frontage should be covered by a building structure and the remaining land should be landscaped. Spacing between buildings should be minimal to none in order to maintain the continuity of the building edges. Spacing of up to 35 feet between buildings is permitted to provide pedestrian access to parking or courtyards located behind buildings.*

*1.5.7 Building architecture should address the corner to take advantage of the prominent location and having two street frontages. Buildings on corners should typically have corner entrances, and include storefront features for at least 50% of the wall area on the side street elevation.*

Proposal

The applicant has created a site plan, and located the building in such a way as to establish an overall pedestrian feeling for the street. No storefronts have been provided, but the overall first floors of major pedestrian streets have established a rhythm and functional access. In addition, buildings at corners and at some internal corners have architecture that takes advantage of the location of two street frontages.

According to the applicant’s site plan staff scaled the following dimensions with regard to compliance to the 80% requirements of section 1.5.6.

<i>Building</i>	<i>Pulaski (Front)</i>	<i>College</i>	<i>Pendleton</i>
<i>Lot Dimension</i>	<i>420</i>	<i>213</i>	<i>216</i>
<i>Building Frontage</i>	<i>409</i>	<i>70</i>	<i>80</i>
<i>Wetland/ Grand Tree (-)</i>		<i>37</i>	<i>45</i>
<i>Walls</i>	<i>0</i>	<i>55</i>	<i>40</i>
<i>Total frontage Provided</i>	<i>409</i>	<i>125</i>	<i>74</i>
<i>Lot Frontage Required (80%)</i>	<i>97%</i>	<i>71%</i>	<i>70%</i>

Comments:

The application as presented meets the guidelines as reviewed by staff.

Recommendations

Staff has no recommendation as to the plans that have been submitted.

**1.6 Grade Change**

*1.6.2 If a street and sidewalk are sloping, the building façade elements should step down along the façade to address the slope and continue storefront features along the street.*

*1.6.2 If a street and sidewalk are sloping, the building façade elements should step down along the façade to address the slope and continue storefront features along the street.*

*1.6.3 Minimize the use of retaining walls where they would limit access between spaces.*

Proposal

The proposal does have to contend with some grading changes where the building is located on-site. The initial geotechnical reports have shown that the site does not have fill that would support development at this scale. This is also coupled with a topography that falls 10 feet as you progress west across the site. The building elevations do identify the slope in relationship to the structures and this is handled with a base precast concrete water table element.

Comments:

Staff does have concerns about the final relationship of these structures with the grades.

Recommendations

Staff recommends that details related to grade change be deferred to staff for review and approval at the time of permitting.

**2.0 Architectural Style or Theme**

*2.0.1 No predetermined architectural style or theme is mandated in Innovista; however, the design of a building should be compatible with its function and with its surroundings (context) provided those surroundings are urban, pedestrian-oriented developments. New buildings should be compatible with existing, more traditional buildings where present; their design, particularly front facades, should be influenced by those existing facades on the street, but should not attempt to copy them.*

*2.0.2 New buildings should take care in materials selections and architectural detailing so they do not look like cheap historic imitations. These projects should be sympathetic and compatible with urban pedestrian friendly buildings in terms of mass, scale, height, façade rhythm, placement of doors and windows, color, and use of materials without giving the feeling that new or renovated structures must duplicate an architectural style from the past to be successful. Most importantly, buildings should be true to whatever architectural style they are designed, for example, articulating a simple brick warehouse or office building with classical details would not be appropriate.*

*2.0.3 Modern and/or innovative architecture is strongly encouraged. To that end, consideration will be given to buildings that are determined to be strong examples of such, that in specific guidelines typically applied to traditional "main street" architecture may not be appropriate in some situations. Encouraging a mix of uses in an urban setting with building which contribute positively to the pedestrian environment is the primary goal of these guidelines.*

*2.0.4 Architecture should be urban and therefore flexible for various businesses over time. A building should not be so strongly identified with a single business that it cannot reasonably be adapted to another use in the future. Corporate identity should be contained in signage, storefront displays, and/or artwork.*

### Proposal

The proposed building does not have a district architectural style but uses vocabulary from classical revival styles, loft or industrial aesthetics, as well as, contemporary urban warehouse elements.

### Comments:

The application as presented meets the guidelines as reviewed by staff. Details such as cornices, window setbacks, window and door elements etc. have not been provided. In addition, there are some details at the pilasters and quoins in relationship to the cast stone detailing that appear awkward and very from drawing to drawing. Staff recommends these items be deferred to staff at the time of permitting.

### Recommendations

Staff recommends that architectural detailing be deferred to staff with care that details do not look like cheap historic imitations.

## **3.0 Building Mass and Organization**

*3.0.1 Much of the existing context in this underdeveloped area is comprised of wide, one-story buildings, such as many of the metal storage buildings and warehouse structures. While this building type was appropriate when the area was an underutilized, industrial district, it will not contribute to the density and urban character necessary to encourage pedestrian activity. On blocks where the context is such, or on largely undeveloped blocks where little or no context exists, buildings should begin a precedent for urban, pedestrian friendly development.*

*3.0.2 The height and scale of new buildings within Innovista should complement existing structures while providing a sense of human scale and proportion.*

*3.0.3 Buildings heights are determined by the underlying zoning district. Consideration should be given to upper floor step-backs and/ or street-façade articulation to mitigate dramatic height adjacencies. More specific guidance on building height and upper floor step-backs should be gleaned from the Innovista Master Plan.*

### Proposal

The proposal is on a site that has never been fully developed. The proposal would set the context for the surrounding area. The new building is proposed to be 2 and 3 stories, and have architectural elements that contribute to an urban human-scale environment.

### Comments

Staff has no comments as to the plans that have been submitted.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

## **3.1 Building Mass and Organization**

*3.1.1 The spatial definition of the streets within the Innovista area are characterized by the relationship between the height of buildings and the space they face. That ration is ideally 1:1, the width being measured from façade alignment to façade alignment. Should the façade of the building be higher than the 1:1 ratio, additional stories should be recessed at least 8 feet from the main plane of the façade.*

### Proposal

The new building is designed to be 2 stories from grade on Pulaski Street, and have architectural elements such as fences canopies and other details that will contribute to an urban human-scale area. The street rights-of-way within the area are 100 feet. The ratio of road right-of-way to building ratio is more 1 to .25.

### Comments

Staff has no comments as to the plans that have been submitted.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

## **3.2 Façade Proportion and Rhythm**

*3.2.1 The façade is literally the exterior of the building that “faces” the street. It is the architectural front of the building and is typically distinguished from other faces by elaboration of architectural or ornamental details. Building facades are critical to the pedestrian quality of the street. The width and pattern of façade elements can help a pedestrian negotiate a street by providing a standard measure of progress. This is true regardless of the overall width of the building; for example, a building can extend for the full length of the block and still have a façade that divides the building into smaller, pedestrian-scaled elements. The following guidelines deal with establishing a pedestrian-friendly rhythm in new buildings, while subsequent sections address façade detail.*

### Proposal

Overall, the building provides frontage along a majority of the site. Its placement within the site creates a continuous street presence along College Street and Pulaski Street. The frontage along Pendleton Street is not as continuous due to a ruling from the Board of Zoning Appeals that protects a pecan tree that has been ruled a “grand tree” under the landscape ordinance. The design has set up a clear hierarchy of rhythm of units, entries, gardens, and fenestrations.

### Comments

Staff has no comments as to the plans that have been submitted.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

## **3.3 Proportion of Openings**

*3.3.1 Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level for pedestrians to have a better view of the merchandise displayed behind as opposed to upper stories, which have smaller window openings (40 percent).*

*3.3.2 Whenever an infill building is proposed between two adjacent commercial structures, the characteristic rhythm, proportion, and spacing of existing door and window openings should be maintained.*

### Proposal

The design of the building (being residential) does not have a 70 / 40 window area. The window areas on the first floor are similar to the upper floors of the building. There are increases in glazing at corner elements of the building.

### Comments

Given the use, staff has no comments as to the plans that have been submitted.

### Recommendations

Staff has no recommendation as to the plans that have been submitted.

## **3.4 Wall Articulation**

3.4.1 *Whenever an infill building is proposed, the common horizontal elements (e.g., cornice line and window height, width, and spacing) established by neighboring structures should be identified and the infill design should complement and accentuate what is already in place.*

3.4.2 *Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements).*

3.4.3 *Monolithic street wall facades should be “broken” by vertical and horizontal articulation. These features are characterized by breaks in the surface of the wall, placement of door and window openings, or the placement of balconies, awnings, and/ or canopies.*

3.4.4 *Large, unbroken façade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways, including:*

- *Dividing the façade into a series of display windows and smaller panes of glass,*
- *Constructing the façade with small human-scale materials such as brick or tile along the bulkhead,*
- *Providing traditional recessed entries,*
- *Careful sizing, placement and overall design of signage, and*
- *Providing consistent door and window reveals.*

#### Proposal

The design of the building façades does have regular horizontal and vertical elements incorporated in the design. Brick patterning and details have been used in areas where closets and other interior elements deter the use of windows.

#### Comments

Staff has concern about the proportions of brick panel elements. These elements need further study to align with other elements. Details of these brick details should be provided. 2.0.2.

#### Recommendations

Staff recommends brick details, panels and other elements have details submitted at the time of permitting and to be reviewed and approved by staff.

### **3.5 Roofs and Upper Story Details**

3.5.1 *Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.*

3.5.2 *Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape, and size. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).*

#### Proposal

The design is to have a flat roof with parapets. No information pertaining to HVAC screening has been submitted.

#### Comments

Information pertaining to HVAC screening shall be submitted and deferred to staff.

#### Recommendations

Information pertaining to HVAC screening shall be submitted and deferred to staff.

## 4.0 Exterior Walls/ Materials

4.0.1 *The design elements for exterior walls involve two aspects- color and texture. If the building's design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic) a finely textured material, such as a patterned masonry, can greatly enrich the building's overall character.*

### *Recommended Materials*

4.0.2 *Building materials should be high-quality, commercial grade materials, to ensure long-wear and minimal maintenance. Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within the Innovista District. The number of different wall materials used on any one building should, however, be kept to a minimum (ideally two or less). Most importantly, materials must be appropriate to the style and application in an urban setting.*

*Building Walls: clear glass, glass block (storefront only)*

*Glass block (Transom)*

*Stucco/ exterior plaster (smooth trowled)*

*New or used face brick*

*Cut stone, rusticated block (cast stone)*

4.0.3 *The following building materials are considered inappropriate in Innovista and are discouraged.*

### *Building walls:*

- *Imitation masonry (e.g. imitation, rusticated block) of any kind, especially at street-level*
- *Reflective or opaque glass (at the street level)*
- *Vinyl siding*
- *Metal siding, as in the case of pre-fabricated butler buildings*
- *Imitation stone or flagstone parquet*
- *Rough sawn or "natural" (unfinished) wood*
- *"Pecky" cedar*
- *Used brick with no fired face (salvaged from interior walls)*
- *Imitation wood siding*
- *Coarsely finished "rough sawn" or rustic materials (e.g. wood shakes, barnwood, board and batten or T-111 siding)*
- *Plastic panels*
- *Vertical siding*
- *EFIS or other synthetic/ imitation stucco*

### *Roofs:*

- *Crushed stone*
- *Shake*
- *Brightly colored tile (orange, blue, etc.)*
- *Corrugated fiberglass*

## Proposal

Specific materials have not been provided. The applicant has provided a general list.

The applicant has proposed the following:

- Face Brick
- Brick Solider Course
- Brick Quoining Pilasters
- Metal Cladding
- Corrugated Metal Siding
- Precast Concrete Cornice
- Metal Deck and rail

- Precast concrete water table
- Precast lintel
- Aluminum or wood insulating window unit
- Metal or fiberglass insulated doors
- Metal canopy
- Metal security gate
- Metal traffic gates with access control
- Metal fence
- Masonry openings with metal security grille
- Brick lintel
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#### Comments

The applicant is proposing to use a number of materials. Samples and specifications, profiles of muntins, cast concrete etc. have not been provided.

#### Recommendations

Staff recommends that details related to materials be deferred to staff.

### **5.0 Storefront Composition, Accessories, and Detail**

#### **5.1 Entries and Doorways**

*5.1.1 The main entry to a building, leading to a lobby, stair or central corridor, should be visually emphasized, and articulated in a way that is compatible with the style and scale of the building.*

*5.1.2 Commercial storefront entries are typically recessed and/ or sheltered by a covered arcade structure, canopy or awning. This provides more area for display space, a sheltered transition area to the interior of the store and reinforces the entrance. Recessed entries should be retained and are strongly encouraged in a new storefront construction, although overly-deep entries (over 5 feet) should be avoided.*

#### Proposal

Entry doors details have not been provided. Two types of canopies one flat and one arched have been proposed.

#### Comments

Staff has no comments as to the plans that have been submitted.

#### Recommendations

Staff has no recommendation as to the plans that have been submitted.

#### **5.2 Door and Window Design**

*5.2.2 Use of clear glass (at least 88 percent light transmission) on the first floor is recommended.*

*5.2.3 Window openings and mullions should have a substantial enough profile to help articulate the building with recesses and shadow lines. Muntins without a profile on the exterior of the window are not allowed.*

*5.2.4 Exterior details will ideally be functional as well as decorative. If a detail is not functional, such as a window shutter, it shall be scaled properly so that it is proportionate to both the window and the building façade.*

*5.2.5 Permanent, fixed security grates or grills in front of windows are discouraged; as an alternative security glass is recommended. If security grilles are necessary, they should be placed inside the building behind the window display area. (Applicants should also review such features with the fire marshal).*

#### Proposal

As noted above the applicant is proposing the following for windows and doors. Specific details and profiles have not been provided.

#### Comments

Details and profiles and depth from the main façade material have not been provided. Staff recommends that these details be deferred to staff as typically window manufactures vary and the choice of manufacturer may change during the construction document and costing process.

#### Recommendations

Staff recommends that window and door details be deferred to staff.

### **5.3 Awnings and Canopies**

*5.3.1 Awnings and canopies provide the opportunity to add color and visual relief to buildings, as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used to contribute positively to Innovista's overall design quality.*

*5.3.2 When several businesses occupy one building, awnings of a compatible color should be used with simple signs on the valance flap that may vary in type style and color to differentiate the individual businesses within the building. Bright and/ or contrasting colors should be avoided.*

*5.3.3 Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers) awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion and rhythm created by the structural bay.*

*5.3.4 Fabric awnings, if used, should be of durable, commercial grade fabric, canvas or similar materials having a matte finish.*

*5.3.5 Permanent awnings of a material integral to the building architecture are strongly encouraged.*

*5.3.6 Awning frames and supports should be of painted or coated metal or other non-corroding material.*

*5.3.7 Glossy or shiny plastic or similar awning material is not recommended.*

*5.3.8 Awnings should be well-maintained, washed regularly, and replaced when faded or torn.*

*5.3.9 Awnings should have a single color or two-color stripes. Utilizing more colors or patterns is permitted but will be considered as a sign area.*

#### Proposal

At this time, the application has provided a detail of the canopies at the entries. Details are only for flat canopies.

#### Recommendations

Staff recommends that awning/canopy details be deferred to staff.

### **6.0 The Upper Façade**

*6.0.1 The upper façade of a building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components:*

- *The cornice and fascia that cap the building front;*
- *The building's upper stories;*
- *The windows, which provide articulation and interest to the upper architecture;*
- *The piers, which extend to the ground level to visually support the façade and frame the storefront.*

*6.0.2 Typically, the more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials and conditions of the upper*

*façade play an important role in defining the architectural style of the building and in relating it to the neighboring buildings in the block face.*

Proposal

The applicant has provided a variety of cornice details, window shapes and sizes, and recesses with balconies.

Comments

Staff recommends that these details be deferred to staff.

Recommendations

Staff recommends that details of the cornice, cap, windows and other details be deferred to staff.

**6.1 Cornice and Fascia**

*6.1.1 A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade. The new cornice or fascia should be designed in proportion with the overall mass of the building.*

Proposal

The design has a variety of cornices, some are strong elements, and others are simple trim caps. Details of the cornices have not been provided.

Comments

Staff recommends that these details be deferred to staff.

Recommendations

Staff recommends that cornice details be deferred to staff.

**Signage**

Proposal

Signage is indicated on the plans. DDRC does not review signage.

Recommendation

Signage for the building shall be approved under a separate Certificate of Design Approval.

**Bike Parking**

Proposal

The applicant is providing 5 bike racks. The total quantity of bike racks has not been indicated. If this project were to be student housing 26 parking spaces would be required. It appears from the plans that each bike parking rack is a 5 bike rack which would provide 25 bike parking locations for the development.

Comments

No information has been provided regarding the rack types. Staff recommends that this could be an item to be deferred to staff.

Recommendations

Exterior Rack information shall be submitted at the time of permitting and details to be differed to staff. At a minimum there shall be 5 racks with each with the ability to hold 5 bikes.

**Improvements to be provided within public right-of-way**

General

The developer and staff have had multiple conversations about the streetscape improvements and the relationship between the Innovista Master Plan. The original plans approved last year did call for the implementation of the Innovista master plans streetscape. When this application was submitted the development team requested to keep the existing angled parking that was installed with a previous failed project. Staff indicated that if no changes to the on-street parking areas occurred than no upgrades would be necessary. However sidewalks, trees, and lighting would need to be located in a location that would facilitate the implementation of the Innovista Master Plan Streetscaping. Street trees are being proposed for the right-of-way and are being used in calculations for compliance with the landscaping ordinance.

As proposed staff is unable to support this hybrid streetscape design, in addition to angled parking the proposed curbing is irregular and wavy and not to a standard envisioned by the Innovista Master Plan or a world class city.

#### Recommendations

Staff recommends that details of the Pulaski Street, College, and Pendleton have sidewalks, shade street trees, parallel parking, and street lighting that complies with the concepts of the Innovista right of way sections. Staff recommends details to be worked out with the development team during the encroachment process and details to be deferred to staff.

#### **STAFF RECOMMENDATIONS:**

Staff recommends granting a **Certificate of Design Approval** for the project located at 520 Pendleton Street as proposed, with the following conditions:

##### Design Recommendations:

1. The grand pecan tree on Pendleton Street shall be protected as required in previous rulings;
2. Details of masonry walls/retaining walls shall be provided, retaining walls shall be clad in a material that is identical or substantially similar to materials on the structure, details to be deferred to staff;
3. Window profiles and exterior muntins details shall be provided for staff review;
4. Street trees shall be installed at a minimum size of 2 ½ inch caliper and should be 14-16 feet high, details to be deferred to staff.
5. An irrigation plan showing generally how irrigation will be provided internally to all landscaped areas shall be provided, details to be deferred to staff.
6. An irrigation plan for all landscaping within the right-of-way will need to be provided, details to be deferred to staff.
7. Details of masonry walls/retaining walls shall be provided; retaining walls shall be clad in a material that is identical or substantially similar to materials on the structure, details to be deferred to staff.
8. Details related to grade change be deferred to staff for review and approval at the time of permitting.
9. Architectural detailing shall be deferred to staff with care that details do not look like cheap historic imitations.
10. Brick details, panels and other elements have details submitted at the time of permitting and to be reviewed and approved by staff
11. Information pertaining to HVAC screening shall be submitted and deferred to staff.
12. Details related to materials shall be deferred to staff.
13. Window and door details shall be deferred to staff.
14. Awning/canopy details shall be deferred to staff.
15. Details of the cornice, cap, windows and other details shall be deferred to staff.
16. Cornice details shall be deferred to staff.
17. Signage for the building shall be approved under a separate Certificate of Design Approval.

18. Exterior bike rack information shall be submitted at the time of permitting and details to be deferred to staff. At a minimum there shall be 5 racks with each with the ability to hold 5 bikes.
19. Details of the Pulaski Street, College, and Pendleton have sidewalks, shade street trees, parallel parking, and street lighting that comply with the concepts of the Innovista right of way sections. Details to be worked out with the development team during the encroachment process and details to be deferred to staff.
20. All remaining details to be deferred to staff.