

## Introduction to Development Project

### Description and other basic information

Address/location of project.	470 NE Cleveland Avenue / 532 NE Cleveland Avenue
Application prepared by:	Jesse Winterowd, Winterbrook Planning
List all adjustments or modifications requested (e.g. alternative buffer, reduction in minimum parking)	None
Description of project (e.g. Conversion of a residential property to commercial use in a mixed use zone with no parking provided)	<p>The proposal is to construct 31 new 'single-family attached dwellings on Lots 1-14, 54-60, and 68-78 of the previously approved Ironcrest Estates and Ironcrest II Subdivision Plats.</p> <p>Ironcrest Estates, a 50-unit single-family attached dwelling subdivision, was approved in 2005. It was then modified in 2006 to add six additional units and reconfigure some street and lot patterns. The final plat for 56 units was completed in 2006.</p> <p>Due to the recession, since 2006 only 25 lots were developed. In the intervening timeframe, we understand the original approval has expired. This application is to complete the final 31 units on this site, consistent with existing platted lots.</p> <p>Proposed units are 3-story row houses on individual lots, accessing private drives with ground floor parking. Units on NE Cleveland and NE Liberty Streets will have main pedestrian entrances and facades on those streets; otherwise, the front facades will be toward the interior private street system.</p>

Check all application types applied for:		
<input type="checkbox"/>	ACDWL	Accessory Dwellings
<input type="checkbox"/>	AX	Annexations
<input type="checkbox"/>	CPA	Comp Plan Amendment
<input type="checkbox"/>	CS	Community Service
<input type="checkbox"/>	DRB	Design Review B
<input type="checkbox"/>	DRC	Design Review C
<input type="checkbox"/>	DRD	Design Review D
<input type="checkbox"/>	FPL	Final Plat – Lot Line
<input type="checkbox"/>	FSP	Future Streets
<input type="checkbox"/>	HO	Home Occupation
<input type="checkbox"/>	LL	Lot Line Adjustment
<input type="checkbox"/>	MISC	Miscellaneous Permits
<input type="checkbox"/>	MP	Partition
<input type="checkbox"/>	SD	Subdivision
<input type="checkbox"/>	PMA	Plan Map Amendments
<input type="checkbox"/>	PD	Planned Developments
<input type="checkbox"/>	TR	Tree Removal
<input type="checkbox"/>	VR	Variance
<input checked="" type="checkbox"/>	Other (specify)	Design Review E

# 4.1100 Downtown Plan (Design) District

## Standards to be addressed in Narrative

Project Name	Ironcrest Estates, Phase II
Site Location or Address	470 Cleveland Avenue / 532 NE Cleveland Avenue
Applicant	Eugene Labunsky, West Coast Home Solutions LLC
Representative	Jesse Winterowd, Winterbrook Planning
Project Description	The proposal is to construct 31 new single-family attached dwellings on Lots 1-14, 54-60 and 68-78 of the previously approved Ironcrest Estates and Ironcrest II Subdivision Plats.

Please choose whether you are complying with the guideline (G) or standard (S) and provide your factual information supporting your compliance in the Findings box.

G: Guideline    S: Standard    N/A: Non-Applicable

### 4.1101 - Design Review Overall Process

	G	S	N/A	Findings
4.1101(A)(1) - Design Review Process	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Proposal is for 31 units in the DRL-2 zone, which requires Design Review "E" - a Type III review.
4.1110 - 4.1116 - Land Use District				DRL-2 Downtown Residential Low-Rise
4.1117 - Split-Zoned Development Sites				Not-Applicable as the zoning for the entire site is DRL-2.
4.1120 - Permitted Land Uses				Single-family attached homes are a permitted use.
4.1121 - Prohibited Uses				Not-Applicable as the development is for single-family attached row homes.
4.1122 - First-Floor Commercial Uses				Not-Applicable as the development is for single-family attached row homes.

### 4.1130 - Downtown Plan Sub-District Standards

	G	S	N/A	Findings
<b>Table 4.1130</b>				
Maximum Height		<input checked="" type="checkbox"/>	<input type="checkbox"/>	DRL-2 has a maximum height of 50'. As shown in the elevation drawings, the proposed attached row homes are 3 stories, with a maximum height of 41'. This standard is met.
Minimum Floor Area Ratio - Base		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum floor area applies only to commercial and mixed-use development and does not apply to residential development.
Maximum Floor Area Ratio		<input type="checkbox"/>	<input checked="" type="checkbox"/>	This standard is not readily applicable to the proposal, since the proposal is to develop existing platted lots consistent with a previously-approved plan.
Maximum Floor Area Ratio with Bonuses - Residential (See 4.1131)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Maximum Floor Area Ratio with Bonuses - Non-Residential (See 4.1131)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	This applies to non-residential development, not to single-family attached residential development.
Maximum Floor Area Ratio with Bonuses - Combined (See 4.1131)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Residential Net Density (Units Per Acre) (See Article 3)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Maximum Residential Net Density (Units Per Acre) (See Article 3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Commercial, Employment, Live/Work, Mixed-Use Building Setbacks Based on Street Types</b>			
Minimum Front Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is a single-family attached row house development and not commercial, employment, live-work or mixed-use so this section is not applicable.
Minimum Side Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Rear Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Alley Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Maximum Front Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Attached Dwellings on a Single Lot Building Setbacks Based on Street Types</b>			
Minimum Front Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is a single-family attached row house development and not attached dwellings on a single lot so this section is not applicable.
Minimum Side Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Rear Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Alley Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Maximum Front Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Single-Family Attached Dwelling Building Setbacks Based on Street Types</b>			
Minimum Front Facade Building Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Single family attached units facing the urban residential or Cleveland setbacks. Front Facade 5' ; Porch 3' ; Side-interior 5' ; Common side yard 0' ; rear (if no alley) 10' or (if alley) 3' As shown on Sheet C3, front facades are set back at least 10' from NE Cleveland and NE Liberty Avenues.
Minimum Front Porch Building Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Front porches are not proposed.
Minimum Front Garage Building Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage 5' ; if parking faces a public street, then 20' No garages are proposed on public street frontages.
Minimum Interior Side Building Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As shown on Sheet C3, interior side setbacks are at least 5'.
Minimum Common Side Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Street Side Porch Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Rear Building Setback - No Alley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Rear Building Setback - Alley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Maximum Front Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Maximum Garage Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Single-Family Detached and Duplex Dwellings Building Setbacks Based on Street Types</b>			
Minimum Front Facade Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is a single-family attached row house development and not single-family detached and duplex dwellings so this section is not applicable.
Minimum Front Porch Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Front Garage Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Interior Side Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Streetside Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Street Side Porch Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Minimum Side Garage Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Rear Building Setback - No Alley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Rear Building Setback - Alley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Maximum Front Building Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Lot Size	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Lot Dimensions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minimum Street Frontage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Map 4.1130 - Minimum Floor Area Ratio

	G	S	N/A	Findings
Map 4.1130 - Minimum Floor Area Ratio		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum floor area applies only to commercial and mixed-use development and does not apply to residential development.

### 4.1131 - Bonus Elements

	G	S	N/A	Findings
<b>4.1131(A) - 0.5 FAR Increase</b>				
4.1131(A)(1) - LEED Silver Certification		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(A)(2) - Exterior Art Elements		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(A)(3) - Water Feature(s)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(A)(4) - Alley Enhancements		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(A)(5) - Canopy Over Sidewalks (Where Not Otherwise Required)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(A)(6) - Through-Block Connection		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(A)(7) - Public Meeting Room		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(A)(8) - Multi-Modal Pathway		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(A)(9) - MAX Pathway Landscaping		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.1131(B) - 1.0 FAR Increase</b>				
4.1131(B)(1) - LEED Gold Certification		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(B)(2) - Structured Parking, On-Grade or Above-Grade		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(B)(3) - Public Plaza		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(B)(4) - Public Greenspace		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(B)(5) - Public Indoor Wintergarden		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.1131(C) - 1.5 FAR Increase</b>				
4.1131(C)(1) - LEED Platinum Certification		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(C)(2) - Roof Garden		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(C)(3) - Eco (Green) Roof		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1131(C)(4) - Underground Parking		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### 4.1132 - Limitations on Outdoor Commercial Activity

	G	S	N/A	Findings
4.1132 - Limitations on Outdoor Commercial Activity		<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is a single-family attached row house development and not commercial with outdoor commercial activity so this section is not applicable.

## DOWNTOWN STREET TYPE STANDARDS

### Map 4.1140 - Downtown Street Types

	G	S	N/A	Findings
Map 4.1140 - Downtown Street Types		<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is an existing approved and recorded plat from 2005-2006 which indicates the single-family attached lots. The development was partially completed as part of an approved subdivision and design review, including the street improvements. The interior streets are private. The design review has expired but the applicant is completing the development generally consistent with the building footprints as designed on the original site plan.

### 4.1141 - Public Works Standards Coordination

	G	S	N/A	Findings
4.1141 - Public Works Standards Coordination		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street planters, public streets, curbs, sidewalks and utilities were completed as part of the approved subdivision. Per PAM 16-26000220, no additional public facilities work is required for this application.

### 4.1143(A) - Urban Boulevard

	G	S	N/A	Findings
4.1143(A)(1) - Compliance with Public Works Standards for Urban Boulevard		<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no Urban Boulevard Street in or adjacent to this site area.
4.1143(A)(2) - Minimum Clear Path and Sidewalk Widths		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(A)(3) - Minimum Amenity Zone Width		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(A)(4) - Parking Location Restriction		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(A)(5) - Street Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(A)(6) - Curbed Bulb-Outs for On-Street Parking		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(A)(7) - Compliance with Clear Vision Area (See 9.0200)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(A)(8) - Single-Family Attached Access Restrictions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### 4.1143(B) - Urban Commercial

	G	S	N/A	Findings
4.1143(B)(1) - Compliance with Public Works Standards for Urban Commercial Street		<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no Urban Commercial Street in or adjacent to this site area.
4.1143(B)(2) - Minimum Clear Path and Sidewalk Widths		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(B)(3) - Minimum Amenity Zone Width		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(B)(4) - Parking Location Restriction		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(B)(5) - Street Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(B)(6) - Curbed Bulb-Outs for On-Street Parking		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.1143(B)(7) - Curb-Cut Restrictions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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### 4.1143(C) - Urban Residential

	G	S	N/A	Findings
4.1143(C)(1) - Compliance with Public Works Standards for Urban Residential Street		<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no Urban Residential Streets in or adjacent to this site area but there are private internal streets built to Local Street standards.  Street trees, landscaping, curbs, and utilities were installed as part of the approved subdivision on this site.
4.1143(C)(2) - Minimum Clear Path and Sidewalk Widths		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(C)(3) - Minimum Amenity Zone Width		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(C)(4) - Parking Location Restriction		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(C)(5) - Transitional Setback Spaces		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(C)(6) - Street Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### 4.1143(D) - Green/Shared Street

	G	S	N/A	Findings
4.1143(D)(1) - Compliance with Public Works Standards for Green/Shared Street		<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no Green/Shared Street in or adjacent to this site area.
4.1143(D)(2) - Minimum Clear Path and Sidewalk Widths		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(D)(3) - Minimum Amenity Zone Width		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(D)(4) - Parking Location Restriction		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(D)(5) - Street Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(D)(6) - Curbs		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(D)(7) - Special Paving Materials		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(D)(8) - Rain Gardens/Stormwater Treatment Facilities		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(D)(9) - Single-Family Attached Access Restrictions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### 4.1143(E) - Main Avenue

	G	S	N/A	Findings
4.1143(E)(1) - Compliance with Public Works Standards for Unique Street - Main Avenue		<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no Main Avenue in or adjacent to this site area.
4.1143(E)(2) - Minimum Clear Path and Sidewalk Widths		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(E)(3) - Parking Location Restriction		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(E)(4) - Street Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(E)(5) - Amenities Location		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### 4.1143(F) - Stanley Street

	G	S	N/A	Findings
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4.1143(F)(1) - Compliance with Public Works Standards for Unique Street - Stanley Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site area is not on or adjacent to Stanley Street.
4.1143(F)(2) - Minimum Clear Path and Sidewalk Widths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(F)(3) - Minimum Amenity Zone Width	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(F)(4) - Parking Location Restriction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(F)(5) - Street Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(F)(6) - Curbed Bulb-Outs for On-Street Parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1143(G) - Third Street

	G	S	N/A	Findings
4.1143(G)(1) - Compliance with Public Works Standards for Unique Street - Third Street		<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not on or adjacent to Third Street.
4.1143(G)(2) - Minimum Clear Path and Sidewalk Widths		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(G)(3) - Minimum Amenity Zone Width		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(G)(4) - Parking Location Restriction		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(G)(5) - Street Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(G)(6) - Curbed Bulb-Outs for On-Street Parking		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1143(H) - Cleveland Avenue

	G	S	N/A	Findings
4.1143(H)(1) - Compliance with Public Works Standards for Unique Street - Cleveland Avenue		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cleveland Avenue is a unique street and is adjacent to the site on the west property line; however, the site began development of the streets and property prior to adoption of Downtown Plan street standards. Street amenities such as street trees and landscaping are already installed, consistent with the approved and recorded plat and the original site plan. Per PAM 16-26000220, no additional public facilities work is required for this application.
4.1143(H)(2) - Minimum Clear Path and Sidewalk Widths		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(H)(3) - Minimum Amenity Zone Width		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(H)(4) - Transitional Setback Spaces		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(H)(5) - Street Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1143(H)(6) - Curbed Bulb-Outs and Rain Gardens for On-Street Parking		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### DOWNTOWN DESIGN GUIDELINES AND STANDARDS

#### 4.1151 - Applicability

	G	S	N/A	Findings
4.1151 - Applicability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposal is for single-family attached dwellings. The Downtown Design Guidelines and Standards apply.

## 4.1151(A)(1) - Integrated Site Planning

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(A)(1)(C)(1) or 4.1151(A)(1)(D)(1) Minimum Building Frontage Percentage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per PAM 16-26000220, this standard does not apply.
4.1151(A)(1)(C)(2) or 4.1151(A)(1)(D)(2) Building Frontage on More than One Street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per PAM 16-26000220, this standard does not apply.
4.1151(A)(1)(C)(3) or 4.1151(A)(1)(D)(3) Building Frontage Reduction for Driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This does not apply because the proposal does not involve any driveways on public rights-of-way.
4.1151(A)(1)(C)(4) or 4.1151(A)(1)(D)(4) Minimum Building Frontage for Courtyard Developments Involving Attached Dwellings or Single-Family Attached Dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not include courtyards.
4.1151(A)(1)(C)(5) or 4.1151(A)(1)(D)(5) Flag Lot Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not include flag lots.
4.1151(A)(1)(C)(6) or 4.1151(A)(1)(D)(6) Publicly Accessible Open Spaces Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Publicly accessible open spaces are not proposed.
4.1151(A)(1)(C)(7) or 4.1151(A)(1)(D)(7) Connections to Principal Pedestrian Entrances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building pedestrian entrances face the public sidewalks or the private street, providing clear pedestrian connections. The units facing the public streets have existing split face concrete block walls with iron fences above and existing temporary wooden gates which will be replaced with new iron gates during construction.
4.1151(A)(1)(C)(8) or 4.1151(A)(1)(D)(8) Location of Parking and Loading Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All garages and guest parking are located facing the private streets and not facing the public streets.
4.1151(A)(1)(C)(9) or 4.1151(A)(1)(D)(9) Parking Lot Frontage Limit at Side	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not include parking lots.
4.1151(A)(1)(C)(10) or 4.1151(A)(1)(D)(10) Parking Lot Setback Limit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not include parking lots.
4.1151(A)(1)(C)(11) or 4.1151(A)(1)(D)(11) Solid Waste and Recycling Collection Area Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste collection will be on a unit-by-unit basis. All solid waste and recycling will be contained in the private garages or screened.
<b>Commercial, Employment, Live/Work</b>				
4.1151(A)(1)(C)(12) or 4.1151(A)(1)(D)(12) Building Facade Location - Ground-Floor Commercial Uses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is a residential single-family attached development.
4.1151(A)(1)(C)(13) or 4.1151(A)(1)(D)(13) Dedicated Loading Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(1)(C)(14) or 4.1151(A)(1)(D)(14) Maximum Setback Exemption and Alternative Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential</b>				
4.1151(A)(1)(C)(15) or 4.1151(A)(1)(D)(15) Entry Locations for Buildings with a Central Courtyard Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is a residential single-family attached development.
4.1151(A)(1)(C)(16) or 4.1151(A)(1)(D)(16) DRL-1 and DRL-2 Building Entry, Setback and Buffer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



4.1151(A)(1)(C)(17) or 4.1151(A)(1)(D)(17) Location of Exterior Waste Collection and Recycling Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential and Single-Family Attached</b>				
4.1151(A)(1)(C)(18) or 4.1151(A)(1)(D)(18) Location and Screening of Exterior Garbage Collection and Recycling Areas and Outdoor Storage Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No exterior garbage collection or recycling areas are proposed. Outdoor storage areas are provided attached to second floor deck areas as shown on architectural site plan drawings.
4.1151(A)(1)(C)(19) or 4.1151(A)(1)(D)(19) Vehicular Circulation and Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is already platted and streets within Ironcrest have already been designated as private streets.
<b>Single-Family Attached</b>				
4.1151(A)(1)(C)(20) or 4.1151(A)(1)(D)(20) Location of Parking Areas, Garages and Vehicular Circulation Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As shown on the site plan and elevation drawings, aside from individual driveways, no on-site surface parking areas, garages, or vehicle circulation areas are proposed to be located between buildings and abutting street rights-of-way.
4.1151(A)(1)(C)(21) or 4.1151(A)(1)(D)(21) Building Orientation when Abutting a Future Street Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site does not abut a future street right-of-way.
4.1151(A)(1)(C)(22) or 4.1151(A)(1)(D)(22) Building Orientation when Located on Two Abutting Streets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site does not have any locations where two public rights-of-way intersect.
4.1151(A)(1)(C)(23) or 4.1151(A)(1)(D)(23) Street Frontage and Building Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No flag lots are proposed. Proposed unit configuration is consistent with the previously approved master plan for the site. Units 10-14 and 54-56 have "front" access/entrances on internal private streets by necessity, and "back" yard areas facing the side of existing buildings on site.
4.1151(A)(1)(C)(24) or 4.1151(A)(1)(D)(24) Driveways and Unit Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vehicular access to the units is entirely from the internal private street system, consistent with the approved plat and street development. No garages are proposed on public street frontages.
4.1151(A)(1)(C)(25) or 4.1151(A)(1)(D)(25) Miscellaneous Standards for Single-Family Attached Dwellings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utilities screening for new development areas is shown on Sheet L1.0, Overall Landscape Plan.

#### 4.1151(A)(2) - Open Spaces

	<b>G</b>	<b>S</b>	<b>N/A</b>	<b>Findings</b>
<b>All Development</b>				
4.1151(A)(2)(C)(1) or 4.1151(A)(2)(D)(1) Provision of Publicly Accessible Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(2)(C)(2) or 4.1151(A)(2)(D)(2) Public Space Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(2)(C)(3) or 4.1151(A)(2)(D)(3) Location of Public Spaces at/near Grade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Commercial, Employment, Live/Work</b>				
4.1151(A)(2)(C)(4) or 4.1151(A)(2)(D)(4) Public Space Dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential single-family attached development.
4.1151(A)(2)(C)(5) or 4.1151(A)(2)(D)(5) Adjacent Uses to Public Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential</b>				
4.1151(A)(2)(C)(6) or 4.1151(A)(2)(D)(6) Provision for Private Open Space for Multi-Family Residential Complexes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential single-family attached development.

4.1151(A)(2)(C)(7) or 4.1151(A)(2)(D)(7) Shared Open Space - Minimum Percentage of Gross Site Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(2)(C)(8) or 4.1151(A)(2)(D)(8) Shared Open Space - Features and Location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(2)(C)(9) or 4.1151(A)(2)(D)(9) Children's Play Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(2)(C)(10) or 4.1151(A)(2)(D)(10) Access to Open Space and Site Amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(2)(C)(11) or 4.1151(A)(2)(D)(11) Visibility of Common Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Single-Family Attached

4.1151(A)(2)(C)(12) or 4.1151(A)(2)(D)(12) Provision for Common Open Space for Single-Family Attached Complexes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Lots in Ironcrest were master planned, approved, platted and partially developed without addressing this standard, making it difficult to provide viable common open space area. Applicant would strongly prefer this requirement be waived due to existing conditions on site.</p> <p>However, the Design Commission requested that the applicant address this code standard or guideline. As shown on landscaping Sheets L0.1 and L2, a common open space area of approximately 2,700 sq. ft. with play equipment is proposed within Tract C (also containing a pump house) and former rear yard areas of Lots 59 and 60.</p> <p>Applicant brought two alternatives to the neighborhood meeting. The other alternative was a small area in the front yard of Lots 59-60. Attendees did not express a preference, other than requesting additional parking areas instead of common open space. On review of site surveys, the option in front of Lots 59-60 is not viable due to installed facilities vaults and driveway access requirements.</p>
4.1151(A)(2)(C)(13) or 4.1151(A)(2)(D)(13) Provision for Private Open Space for Single-Family Attached Complexes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Private open space areas are provided as shown in the architectural plan sets via fenced back yard areas and decks.

### 4.1151(A)(3) - Walkways and Pedestrian Circulation

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(A)(3)(C)(1) or 4.1151(A)(3)(D)(1) Walkway Connections to Public Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(3)(C)(2) or 4.1151(A)(3)(D)(2) Walkway Connections within the Development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(3)(C)(3) or 4.1151(A)(3)(D)(3) Walkway Sustainability Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(3)(C)(4) or 4.1151(A)(3)(D)(4) Walkway Pavement Treatments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(3)(C)(5) or 4.1151(A)(3)(D)(5) Walkway Location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(3)(C)(6) or 4.1151(A)(3)(D)(6) Walkways in Parking Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.1151(A)(3)(C)(7) or 4.1151(A)(3)(D)(7) Walkways Abutting the Head of Vehicle Parking Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(3)(C)(8) or 4.1151(A)(3)(D)(8) Pedestrian Circulation Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(3)(C)(9) or 4.1151(A)(3)(D)(9) DMU and DTM Walkway Location, Size and Connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential &amp; Single-Family Attached</b>				
4.1151(A)(3)(C)(10) or 4.1151(A)(3)(D)(10) On-Site Pedestrian Circulation System Connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The original pedestrian walkway system for the site is largely constructed consistent with the previously approved master plan. Pedestrian connections are generally as shown on the original approved site plan, with the exception of rear sidewalk access to Lots 54-56, as this seemed intrusive to yard areas.
4.1151(A)(3)(C)(11) or 4.1151(A)(3)(D)(11) On-Site Shared Pedestrian Circulation System Accessibility Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed walkways are designed to meet accessibility standards of the building code. Applicant expects a condition of approval consistent with this requirement.
4.1151(A)(3)(C)(12) or 4.1151(A)(3)(D)(12) Site Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per PAM 16-26000220, this standard does not apply.

#### 4.1151(A)(4) - Parking Lot/Parking Garage Screening

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(A)(4)(C)(1) or 4.1151(A)(4)(D)(1) Compliance with 9.0823(C)(4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(4)(C)(2) or 4.1151(A)(4)(D)(2) Screening of Surface Parking Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(4)(C)(3) or 4.1151(A)(4)(D)(3) Screening of Parking Structures Visible from the Street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(4)(C)(4) or 4.1151(A)(4)(D)(4) Rain Gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(4)(C)(5) or 4.1151(A)(4)(D)(5) Limitation of Parking Entrances/Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(4)(C)(6) or 4.1151(A)(4)(D)(6) Prohibited Screening Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(4)(C)(7) or 4.1151(A)(4)(D)(7) Parking Structure Grade at Street Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(4)(C)(8) or 4.1151(A)(4)(D)(8) Location of DCC Parking Lot Screening Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(4)(C)(9) or 4.1151(A)(4)(D)(9) DCC and DMU Structured Parking - Required Uses Along Pedestrian Streets and Blank Wall Treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1151(A)(5) - Landscaping

	G	S	N/A	Findings
<b>All Development and Single-Family Attached</b>				
4.1151(A)(5)(C)(1) or 4.1151(A)(5)(D)(1) Professional Licensed Landscape Architect	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Joyce Jackson, PLA prepared landscape plans included in the application materials.

4.1151(A)(5)(C)(2) or 4.1151(A)(5)(D)(2) Landscape Maintenance Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The home owner's association will enforce landscape maintenance. Applicant expects a Landscape Maintenance Agreement as part of the conditions of approval for this application.
4.1151(A)(5)(C)(3) or 4.1151(A)(5)(D)(3) Site Landscaping and Exceptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant has landscaped the site to the maximum extent possible for the lots previously platted and approved. Please see landscape plans for the proposed rich and coordinated palette of landscape materials for the overall and individual lot design with planting to demarcate the entryways and ornamental plant materials w/trees, flowering shrubs, perennials and ground cover. An automatic watering system will be used by each owner and the use of drought tolerant species will be encouraged by the property management.
4.1151(A)(5)(C)(4) or 4.1151(A)(5)(D)(4) Parking Lot Landscaping and Lighting and Compliance with 9.0823	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No parking lots are proposed with this development.
<b>Multi-Family Residential and Single-Family Attached</b>				
4.1151(A)(5)(C)(5) or 4.1151(A)(5)(D)(5) Shared Open Space Amenities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please see landscaping sheets L1.0, L1.1 and L2. Proposed amenities include multiple items of play equipment, benches, open lawn, and bark chip play area.

#### 4.1151(A)(6) - Sustainable Design

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(A)(6)(C)(1) or 4.1151(A)(6)(D)(1) Promotion of Water Conservation and Treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(A)(6)(C)(2) or 4.1151(A)(6)(D)(2) Promotion of Energy Conservation in Site and Building Development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1151(B)(1) - Massing

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(B)(1)(C)(1) or 4.1151(B)(1)(D)(1) Minimum Building Mass or Volume Change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single family attached dwellings.
4.1151(B)(1)(C)(2) or 4.1151(B)(1)(D)(2) Changes in Mass	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(1)(C)(3) or 4.1151(B)(1)(D)(3) DMU Height Limit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(1)(C)(4) or 4.1151(B)(1)(D)(4) DCC Upper Level Building Step Backs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Commercial, Employment, Live/Work</b>				
4.1151(B)(1)(C)(5) or 4.1151(B)(1)(D)(5) Correspondence of Masses to Footprint Size	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single family attached dwellings.
4.1151(B)(1)(C)(6) or 4.1151(B)(1)(D)(6) Massing Changes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(1)(C)(7) or 4.1151(B)(1)(D)(7) Location of Tallest Mass	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.1151(B)(1)(C)(8) or 4.1151(B)(1)(D)(8) Colonnade Feature for Buildings on the North Side of Third Between Main and Kelly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential</b>				
4.1151(B)(1)(C)(9) or 4.1151(B)(1)(D)(9) Overall Horizontal Distance Limitation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please see Sheet C3. No buildings are longer than 95 feet.
4.1151(B)(1)(C)(10) or 4.1151(B)(1)(D)(10) Building Base and Top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The base of the building is differentiated by the board and batt base 9' high. The gable tops of the building have a shingle pattern while the main body is horizontal lap siding. Per ODCC 16-26000223, this approach is agreeable to the Commission and consistent with design of existing homes on site.
<b>Existing Development</b>				
4.1151(B)(1)(C)(11) or 4.1151(B)(1)(D)(11) Massing Provision for Renovations of Existing Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No change is proposed to the existing development on site.
4.1151(B)(1)(C)(12) or 4.1151(B)(1)(D)(12) Additions to Historic and Cultural Landmark Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1151(B)(2) - Facade Composition

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(B)(2)(C)(1) or 4.1151(B)(2)(D)(1) Screening of Mechanical and Communication Equipment and Components	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single family attached dwellings.
4.1151(B)(2)(C)(2) or 4.1151(B)(2)(D)(2) Prohibited Through-Wall Heating/ Cooling Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Commercial, Employment, Live/Work</b>				
4.1151(B)(2)(C)(3) or 4.1151(B)(2)(D)(3) Facade Articulation Strategies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single-family attached dwellings.
4.1151(B)(2)(C)(4) or 4.1151(B)(2)(D)(4) Repeating Facade Rhythm Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(5) or 4.1151(B)(2)(D)(5) Principal Street Facing Facade Minimum Glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(6) or 4.1151(B)(2)(D)(6) Sustainable Features Facade Organization	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(7) or 4.1151(B)(2)(D)(7) DCC Complementary Architectural Character of Adjacent Historic or Noteworthy Building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(8) or 4.1151(B)(2)(D)(8) Recessed Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(9) or 4.1151(B)(2)(D)(9) Blank Wall Treatment Options	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential</b>				

4.1151(B)(2)(C)(10) or 4.1151(B)(2)(D)(10) Division of Wall Planes for Street-Facing Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single-family attached dwellings.
4.1151(B)(2)(C)(11) or 4.1151(B)(2)(D)(11) Minimum Reveal of Exterior Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(12) or 4.1151(B)(2)(D)(12) Prohibition of Blank Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(13) or 4.1151(B)(2)(D)(13) Building Facade Transition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(14) or 4.1151(B)(2)(D)(14) Garage Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(2)(C)(15) or 4.1151(B)(2)(D)(15) Minimum Door/Window Coverage of Street-Facing Facade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Single-Family Attached</b>				
4.1151(B)(2)(C)(16) or 4.1151(B)(2)(D)(16) Length Limitation of Building Exterior Wall or Row of Contiguous Dwellings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Each building is "broken up" to reduce the overall mass by every 2 units staggered by a min. of 4' offsets, front and back, and creating bay windows and windows. As shown on Sheet C3, no proposed buildings exceed 95 feet in length.
4.1151(B)(2)(C)(17) or 4.1151(B)(2)(D)(17) Dwelling Unit Offset	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As shown in architectural drawings, each pair of units is offset by the adjacent units by a 4' front and back for building articulation.
4.1151(B)(2)(C)(18) or 4.1151(B)(2)(D)(18) Entry Covered Porch or Portico	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The main unit entries are made prominent by the recessing which creates covered porticos and by adding columns. Public street facade entries include porticos of at least 50 square feet as shown on first floor architectural site plans.
4.1151(B)(2)(C)(19) or 4.1151(B)(2)(D)(19) Roof Eaves	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We have added many roof dormers plus the varied shingle siding. Also, tower (pyramid) roofs at street corners. The roof eaves cover-hangs are typically 12".
4.1151(B)(2)(C)(20) or 4.1151(B)(2)(D)(20) Window Trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The typical exterior door and window head trim is a 2x6. The jambs are 2x4s plus the sill. There are added beveled 1x3 trim to make the window recess 2" min.
4.1151(B)(2)(C)(21) or 4.1151(B)(2)(D)(21) Facade Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As shown on elevation plans, there are 2x12 trim bands, window trim and 1 x4 corner trim boards.
4.1151(B)(2)(C)(22) or 4.1151(B)(2)(D)(22) Architectural Building Design Elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We have provided (3) different exterior siding materials, bay windows, gable and pyramid roofs and paired unit offsets.
4.1151(B)(2)(C)(23) or 4.1151(B)(2)(D)(23) Exterior Finish Patterns for All Multi-Story Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building bases use LP. board and batt siding, the main siding is Hardie Artisan lap siding w/max. 6" exposure and the upper gables are LP. shingle siding.
4.1151(B)(2)(C)(24) or 4.1151(B)(2)(D)(24) Unique Corner Feature for Corner Buildings Facing both Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We have provided corner towers w/pyramid roofs and a high wall for distinction. Consistent with Design Advice recommendations, we have moved the unique corner feature on Lot 69 from the west to the east side of the building, to be oriented to the intersection corner.
4.1151(B)(2)(C)(25) or 4.1151(B)(2)(D)(25) Provision for Non Lineal Buildings with Common Area Courtyards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not include any non-lineal buildings with common area courtyards.
4.1151(B)(2)(C)(26) or 4.1151(B)(2)(D)(26) Location of Garage Facades	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No garages are proposed facing public right-of-way.
4.1151(B)(2)(C)(27) or 4.1151(B)(2)(D)(27) Maximum Width of Street-Facing Garages	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No garages are proposed facing public right-of-way.

4.1151(B)(2)(C)(28) or 4.1151(B)(2)(D)(28) Minimum Transparency for Street-Facing Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The public street facing ground floor facades have a minimum of 25% clear, transparent glass as shown on the elevation drawings.
4.1151(B)(2)(C)(29) or 4.1151(B)(2)(D)(29) Horizontal Facade Articulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As shown in architectural elevations, renderings and site plans, horizontal facades are reduced through several approaches, including emphasis of building entries, offsets, variation in details, and distinct roof shapes.
<b>Existing Development</b>				
4.1151(B)(2)(C)(30) or 4.1151(B)(2)(D)(30) Compliance with 4.1151(B)(2)(D)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1151(B)(3) - Ground-Level Details

	G	S	N/A	Findings
<b>Commercial, Employment, Live/Work</b>				
4.1151(B)(3)(C)(1) or 4.1151(B)(3)(D)(1) Ground-Floor Street Facade Elements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single-family attached dwellings.
4.1151(B)(3)(C)(2) or 4.1151(B)(3)(D)(2) Ground-Floor Uses at Sidewalk Elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(3)(C)(3) or 4.1151(B)(3)(D)(3) DCC Ground-Floor Storefront Bulkheads	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(3)(C)(4) or 4.1151(B)(3)(D)(4) Building Facade Base Design Elements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(3)(C)(5) or 4.1151(B)(3)(D)(5) Minimum Height of Building Base	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(3)(C)(6) or 4.1151(B)(3)(D)(6) Street-Facing Facades Ground-Floor Uses at Sidewalk Elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential</b>				
4.1151(B)(3)(C)(7) or 4.1151(B)(3)(D)(7) Street-Facing Facades Ground-Floor Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single-family attached dwellings.
4.1151(B)(3)(C)(8) or 4.1151(B)(3)(D)(8) Ground-Floor Grade Elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Existing Development</b>				
4.1151(B)(3)(C)(9) or 4.1151(B)(3)(D)(9) Compliance with 4.1151(B)(3)(D)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No renovations of existing building entries are proposed.

#### 4.1151(B)(4) - Sign Design

	G	S	N/A	Findings
<b>Commercial, Employment, Live/Work</b>				
4.1151(B)(4)(C)(1) or 4.1151(B)(4)(D)(1) Wall Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single-family attached dwellings.
4.1151(B)(4)(C)(2) or 4.1151(B)(4)(D)(2) Projecting Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(4)(C)(3) or 4.1151(B)(4)(D)(3) Window Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(4)(C)(4) or 4.1151(B)(4)(D)(4) Prohibition of Internal Illumination of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Single-Family Attached</b>				

4.1151(B)(4)(C)(5) or 4.1151(B)(4)(D)(5) Addressing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We will provide min. 6" high unit addresses by the entry door of a contrasting color to the background and shall be illuminated for visibility at night. The address numbers will also meet the fire marshall's requirements. Applicant expects a condition of approval reflecting this requirement.
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#### 4.1151(B)(5) - Transparency

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(B)(5)(C)(1) or 4.1151(B)(5)(D)(1) Ground-Floor Minimum Transparency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The public street facing ground floor facades have 26% clear, transparent glass via windows as shown on the elevation drawings.
4.1151(B)(5)(C)(2) or 4.1151(B)(5)(D)(2) Ground-Floor Transparency Percentage by Street Type	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The ground floor clear, transparent glass to be 26% for urban residential street and Cleveland Avenue. Private streets are not applicable.
4.1151(B)(5)(C)(3) or 4.1151(B)(5)(D)(3) Area Calculation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The minimum transparency is calculated on the area of the ground floor facade between 2' and 12 ft. above garage.
<b>Commercial, Employment, Live/Work, Mixed-Use</b>				
4.1151(B)(5)(C)(4) or 4.1151(B)(5)(D)(4) Visible Transmittance Value	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single-family attached dwellings.
4.1151(B)(5)(C)(5) or 4.1151(B)(5)(D)(5) Display Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(5)(C)(6) or 4.1151(B)(5)(D)(6) Film or Other Window Application Restriction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Existing Development</b>				
4.1151(B)(5)(C)(7) or 4.1151(B)(5)(D)(7) Renovation Transparency Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No renovations to existing development are proposed.

#### 4.1151(B)(6) - Prominent Entrances

	G	S	N/A	Findings
<b>Commercial, Employment, Live/Work</b>				
4.1151(B)(6)(C)(1) or 4.1151(B)(6)(D)(1) Street-Level Entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single-family attached dwellings.
4.1151(B)(6)(C)(2) or 4.1151(B)(6)(D)(2) Entrance Location and Connection to Street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(6)(C)(3) or 4.1151(B)(6)(D)(3) Entrance Change in Building Form	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(6)(C)(4) or 4.1151(B)(6)(D)(4) Primary Entrance Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(6)(C)(5) or 4.1151(B)(6)(D)(5) Prominent Entry Based on Street Type	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential</b>				
4.1151(B)(6)(C)(6) or 4.1151(B)(6)(D)(6) Entry Orientation and Emphasis	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for residential single-family attached dwellings.
4.1151(B)(6)(C)(7) or 4.1151(B)(6)(D)(7) Entrance Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(6)(C)(8) or 4.1151(B)(6)(D)(8) Ground-Level Patio Entry Restriction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(6)(C)(9) or 4.1151(B)(6)(D)(9) Exterior Stair and Corridor Restriction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



4.1151(B)(6)(C)(10) or 4.1151(B)(6)(D)(10) Stair Railing Transparency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Multi-Family Residential &amp; Single-Family Attached</b>				
4.1151(B)(6)(C)(11) or 4.1151(B)(6)(D)(11) Entry Orientation for Multiple Ground-Related Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street facade entrances are highlighted through use of porticos and every proposed unit on NE Cleveland and NE Liberty has a street entrance.
<b>Existing Development</b>				
4.1151(B)(6)(C)(12) or 4.1151(B)(6)(D)(12) Compliance with Entry Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No renovations to existing buildings are proposed.

#### 4.1151(B)(7) - Roof Lines

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(B)(7)(C)(1) or 4.1151(B)(7)(D)(1) Flat Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(7)(C)(2) or 4.1151(B)(7)(D)(2) Sloping Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1151(B)(8) - Gateways

	G	S	N/A	Findings
<b>All Development</b>				
4.1151(B)(8)(C)(1) or 4.1151(B)(8)(D)(1) Minor Gateways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(8)(C)(2) or 4.1151(B)(8)(D)(2) Minor Gateway Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(8)(C)(3) or 4.1151(B)(8)(D)(3) Major Gateways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(8)(C)(4) or 4.1151(B)(8)(D)(4) Developments at Major Gateways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.1151(B)(8)(C)(5) or 4.1151(B)(8)(D)(5) DMU Gateway Public Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1151(B)(9) - Materials

	G	S	N/A	Findings
<b>All Development &amp; Single-Family Attached</b>				
4.1151(B)(9)(C)(1) or 4.1151(B)(9)(D)(1) Building Facade Primary Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed materials include LP. board and batt siding for the base, the main siding is Hardie Artisan lap siding w/max. 6" exposure and the upper gables are LP. shingle siding. These materials are intended to be consistent with existing siding patterns for development on site. Please see materials board, elevations and renderings for proposed materials.
4.1151(B)(9)(C)(2) or 4.1151(B)(9)(D)(2) Secondary Materials Restriction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Please see above.
4.1151(B)(9)(C)(3) or 4.1151(B)(9)(D)(3) Accent Materials Restriction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Please see above.
4.1151(B)(9)(C)(4) or 4.1151(B)(9)(D)(4) Prohibited Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows are proposed to be white vinyl, consistent with existing development on site.
4.1151(B)(9)(C)(5) or 4.1151(B)(9)(D)(5) Fencing Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per Sheet C3, proposed interior fences are wood.
<b>Existing Development</b>				
4.1151(B)(9)(C)(6) or 4.1151(B)(9)(D)(6) Compliance with 4.1151(B)(9)(d)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No modifications to existing development are proposed.

4.1151(B)(9)(C)(7) or 4.1151(B)(9)(D)(7) Uncovering of Original Surfaces during Facade Renovations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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## 7.0220-7.0224 Additional Site Design Review Requirements

Standards to be addressed in narrative

Standard	N/A	Findings
<b>7.0220 – Optional Improvements With Site Design Review</b>		
7.0220(A) – Landscape Plan Suitability	<input type="checkbox"/>	Landscaping plans were prepared by Joyce Jackson, PLA.
7.0220(B) – Grading and Stormwater Drainage Plan	<input checked="" type="checkbox"/>	Per PAM 16-26000220, the development has master planned facilities; no additional private or public facilities are required.
7.0220(C) – Vehicular and Pedestrian Access Facilities	<input checked="" type="checkbox"/>	Vehicular and pedestrian access facilities are already improved and provided consistent with master planned development; no additional vehicular or pedestrian access facilities are proposed.
7.0220(D) – Rights-of-Way and Easement Dedications and Improvements	<input checked="" type="checkbox"/>	Per PAM 16-26000220, adjacent rights-of-way are fully improved and no additional dedication or improvements is required.
7.0220(E) – Commercial or Industrial Frontage Road	<input checked="" type="checkbox"/>	
7.0220(F) – Secondary Street Access	<input checked="" type="checkbox"/>	Access to the site is already developed; no additional accesses are proposed.
<b>7.0221 – Landscaping Installation</b>		
7.0221(A) – Temporary Occupancy Permits	<input type="checkbox"/>	Applicant understands these options.
7.0221(B) – Final Landscape Inspection	<input type="checkbox"/>	Applicant understands this requirement.
<b>7.0222 – Irrigation Provisions</b>		
7.0222 – Irrigation	<input type="checkbox"/>	Applicant proposes irrigation consistent with landscaping plans.
<b>7.0223 – Maintenance Responsibility</b>		
7.0223 – Maintenance Responsibility	<input type="checkbox"/>	Applicant has provided planting and maintenance details on Sheet L2, and is willing to accept a condition of approval related to maintenance of landscaping on site.
<b>7.0224 – Site Lighting</b>		
7.0224 – Sight Lighting	<input checked="" type="checkbox"/>	Lighting for the site has already been developed, consistent with the approved master plan; no site lighting is proposed.

## 9.0100 - Buffering & Screening and 9.0400 - Fencing Standards to be addressed in Narrative

Project Name	Ironcrest Estates Phase II
Site Location or Address	470 NE Cleveland Avenue / 532 NE Cleveland Avenue
Applicant	Eugene Labunsky, West Coast Home Solutions LLC
Representative	Jesse Winterowd, Winterbrook Planning
Project Description	Construct 31 single-family attached dwellings on Lots 1-14, 54-60 and 68-78 of the previously approved Ironcrest Estates and Ironcrest II Subdivision plats.

### 9.0100 - Buffering and Screening Requirements

#### 9.0110 - Requirements

Standard	N/A	Findings
<b>9.0110 - Buffer &amp; Screening Requirements</b>		
9.0110(A) - Use of Buffer Setback	<input checked="" type="checkbox"/>	Section 9.0100 is indicated as non-applicable in PAM 16-26000220.
9.0110(B) - Relationship to Setbacks	<input checked="" type="checkbox"/>	
9.0110(C) - Adjacent Undeveloped Lots and Nonconforming Uses	<input checked="" type="checkbox"/>	
9.0110(C)(1) - Implementation Adjacent to Vacant Lots	<input checked="" type="checkbox"/>	
9.0110(C)(2) - Abutting LDR-5, LDR-7, TLDR or TR Districts	<input checked="" type="checkbox"/>	
9.0110(C)(3) - For LDR-5, LDR-7, TLDR or TR District Dwelling Abutting Vacant Properties	<input checked="" type="checkbox"/>	
9.0110(C)(4) - Abutting Non-Buffered Existing Use	<input checked="" type="checkbox"/>	
9.0110(D) - Abutting Arterial Street	<input checked="" type="checkbox"/>	
9.0110(E) - Required Materials	<input checked="" type="checkbox"/>	
9.0110(E)(1) - Trees	<input checked="" type="checkbox"/>	
9.0110(E)(2) - Shrubs	<input checked="" type="checkbox"/>	
9.0110(E)(3) - Ground Cover	<input checked="" type="checkbox"/>	
9.0110(E)(4) - Fences	<input checked="" type="checkbox"/>	
9.0110(E)(5) - Walls	<input checked="" type="checkbox"/>	
9.0110(E)(6) - Berms	<input checked="" type="checkbox"/>	
9.0110(F) - Maintenance	<input checked="" type="checkbox"/>	
9.0110(F)(1) - Inspections	<input checked="" type="checkbox"/>	
9.0110(F)(2) - Establishment Period	<input checked="" type="checkbox"/>	
9.0110(F)(3) - Maintenance by Owner	<input checked="" type="checkbox"/>	
9.0110(F)(4) - Landscape Maintenance Agreement	<input checked="" type="checkbox"/>	

9.0110(F)(5) - Responsibility and Certificates of Occupancy	<input checked="" type="checkbox"/>	
9.0110(G) - Exemptions	<input checked="" type="checkbox"/>	
9.0110(G)(1) - Existing Screening	<input checked="" type="checkbox"/>	
9.0110(G)(2) - Alternative Plan	<input checked="" type="checkbox"/>	
9.0110(H) - Flag Lots	<input checked="" type="checkbox"/>	
9.0110(H)(1) - Required Landscaping	<input checked="" type="checkbox"/>	
9.0110(H)(2) - For Lots with Greater than 20,000 Square Feet of Flag Area	<input checked="" type="checkbox"/>	
<b>9.0111 - Buffer Matrix</b>		
9.0111 - Requirements	<input checked="" type="checkbox"/>	

<b>9.0400 - Fencing</b> <b>9.0401 - General Provisions</b>		
<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0401 - General Provisions		
9.0401(A) - Livestock Fencing	<input checked="" type="checkbox"/>	
9.0401(B) - Barbed/Razor Wire	<input checked="" type="checkbox"/>	
9.0410 - Fencing of Lots		
9.0410(A) - Residential Fence Height	<input checked="" type="checkbox"/>	Fencing on site is already constructed consistent with approved subdivision plats; gates (replacing wooden temporary fencing) are proposed to be installed to provide access to the units fronting NE Cleveland and NE Liberty Avenues.
9.0410(B) - Pleasant Valley and Springwater		
9.0410(C) - Clear Vision	<input checked="" type="checkbox"/>	
9.0410(D) - Additional LDR-5, LDR-7, TLDR or TR Height Restrictions	<input checked="" type="checkbox"/>	
9.0411 - Fencing of Hazardous Areas		
9.0411 - Fencing Hazards	<input checked="" type="checkbox"/>	

**9.0500 Grading, Drainage and Stormwater**  
Standards to be addressed in narrative

**9.0500 Grading And Drainage and Stormwater Quality Control Requirements**

**Design Guidelines for Grading and Drainage Improvements**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0511 – Steepness of Cuts	<input checked="" type="checkbox"/>	The site is flat; no steep cuts or fills are proposed. The entire site was prepared for development and provided stormwater facilities as part of the approved master plan in 2006-2007. Per PAM16-26000220, no additional private or public facilities are required.
9.0512 – Steepness of Fills	<input checked="" type="checkbox"/>	
9.0512(A) – Preparation of Ground to Receive Fill	<input checked="" type="checkbox"/>	
9.0512(B) – Structural Fill Material	<input checked="" type="checkbox"/>	
9.0512(C) – Structural Fill Compaction	<input checked="" type="checkbox"/>	
9.0512(D) – Non-Structural Fill	<input checked="" type="checkbox"/>	
9.0513(A) – Roof and Foundation Drain	<input type="checkbox"/>	Individual units will drain to the established stormwater facilities on site.
9.0513(B) – Drainage to Creek System	<input checked="" type="checkbox"/>	
9.0513(C) – Private Drainage Easement	<input checked="" type="checkbox"/>	
9.0513(D) – Subsurface Drainage Facilities	<input checked="" type="checkbox"/>	
9.0513(E) – Diversion Ditch	<input checked="" type="checkbox"/>	
9.0513(F) – Damage Prevention	<input checked="" type="checkbox"/>	
9.0513(G) – Maintenance Agreement	<input type="checkbox"/>	The maintenance agreement is already established as part of the approved master plan.
9.0514(A) – Vegetation Stripping	<input type="checkbox"/>	Please see Sheet C5, Grading and Erosion Plan. Detailed erosion control plans, consistent with the Erosion Prevention & Sediment Control Manual, January 2006, will be submitted with development permit applications. Applicant expects a condition of approval consistent with this intent.
9.0514(B) – Stockpiled Top Soil	<input type="checkbox"/>	See above.
9.0514(C) – Seeding and Mulching	<input type="checkbox"/>	See above.
9.0514(D) – Filtration	<input type="checkbox"/>	See above.
9.0514(E) – Temporary Diversion	<input type="checkbox"/>	See above.
9.0514(F) – Temporary Check Dam	<input type="checkbox"/>	See above.
9.0514(G) – Maintenance	<input type="checkbox"/>	See above.
9.0515(A) – Establishment of Vegetation	<input type="checkbox"/>	See above.
9.0515(B) – Permanent Stabilization	<input type="checkbox"/>	See above.
9.0515(C) – Erosion Control Continuance	<input type="checkbox"/>	See above.
9.0515(D) – Erosion Prevention and Sediment Control Responsibility	<input type="checkbox"/>	See above.
9.0515(E) – 1200-C Permit	<input type="checkbox"/>	See above.
9.0515(F) – Removal of Temporary Measures	<input type="checkbox"/>	See above.
9.0516 – Certification of Compliance	<input type="checkbox"/>	See above.

## 9.0500 Grading, Drainage and Stormwater

Standards to be addressed in narrative

### Stormwater Quality Control Requirements

Standard	N/A	Findings
9.0520 – Applicability	<input checked="" type="checkbox"/>	Per PAM16-26000220, no additional private or public facilities are required.
9.0522 – Sites Where it is Infeasible to Install On-Site Facilities	<input checked="" type="checkbox"/>	
9.0523 – Maintenance and Inspection of Private Facilities	<input checked="" type="checkbox"/>	

Project Name	Ironcrest Estates Phase II
Site Location or Address	470 NE Cleveland Avenue / 532 NE Cleveland Avenue
Applicant	Eugene Labunsky, West Coast Home Solutions LLC
Representative	Jesse Winterowd, Winterbrook Planning
Project Description	Construct 31 single-family attached dwellings on Lots 1-14, 54-60 and 68-78 of the previously approved Ironcrest Estates and Ironcrest II Subdivision plats.

Provide a statement explaining how the proposal complies with each standard. When plans show how standards are being met, indicate on which plan sheet number compliance is illustrated as well as its location on the plan sheet.

**9.0802 - General Provisions**

Standard	N/A	Findings
9.0802(A) - Applicability	<input checked="" type="checkbox"/>	As indicated in 9.0803 Exceptions: "By definition, parking lot design standards do not apply to detached dwellings, attached single-family dwellings, or duplexes on a unit by unit basis (see Sections 9.0870 - 9.0872 for applicable standards)." The proposal is for development of single-family attached units on 31 platted lots; the proposal does not modify existing tracts, developed lots or infrastructure.
9.0802(B) - Issuance of C of O	<input checked="" type="checkbox"/>	
9.0802(C) - Use of Parking Spaces	<input checked="" type="checkbox"/>	
9.0802(D) - Expansion of Buildings	<input checked="" type="checkbox"/>	

**9.0820 - General Location for Surface Parking Lots**

Standard	N/A	Findings
9.0820 - On-site or within 1,000 Feet	<input checked="" type="checkbox"/>	No parking lot or loading area development is proposed as part of this application.
9.0820(A) - Safe, Direct, Attractive, Lighted, Convenient Walkway	<input checked="" type="checkbox"/>	
9.0820(B) - Assurance of Use of Parking Spaces	<input checked="" type="checkbox"/>	
9.0820(C) - Location of Loading Spaces	<input checked="" type="checkbox"/>	
9.0820(D) - Off-Site Parking and On-site Commercial/Residential Densities	<input checked="" type="checkbox"/>	

**9.0821 - Parking Lot Location on Transit Streets (Corridor Districts) and in the Civic Neighborhood Plan District**

Standard	N/A	Findings
9.0821(A) - Location	<input checked="" type="checkbox"/>	No parking lot development is proposed as part of this application.
9.0821(B) - Not between Street Facade with Primary Entrance and Street	<input checked="" type="checkbox"/>	
9.0821(C) - 50% of Street Frontage	<input checked="" type="checkbox"/>	



9.0821(D) - Proximity to Intersections	<input checked="" type="checkbox"/>	
9.0821(E) - Civic Neighborhood Primary Pedestrian Streets	<input checked="" type="checkbox"/>	
9.0821(F) - Ground Floor Window Standards and Parking Lot Location in Downtown Corner Lot	<input checked="" type="checkbox"/>	

### 9.0822 - Vehicle Circulation and Parking

Standard	N/A	Findings
9.0822(A)(1) - Surface and Striping	<input checked="" type="checkbox"/>	No parking lot development is proposed as part of this application.
9.0822(A)(2) - Curb Cuts/Access Points	<input checked="" type="checkbox"/>	
9.0822(A)(3) - Driveways/Driveway Approach Width and Grade	<input checked="" type="checkbox"/>	
9.0822(A)(4) - Driveways/Drive Aisle Width	<input checked="" type="checkbox"/>	
9.0822(A)(5) - Turnaround Areas	<input checked="" type="checkbox"/>	
9.0822(A)(6) - Setbacks for Parking Spaces and Drive Aisles	<input checked="" type="checkbox"/>	
9.0822(A)(7) - Cluster of Spaces	<input checked="" type="checkbox"/>	
9.0822(A)(8) - Connect Parking Lots	<input checked="" type="checkbox"/>	
9.0822(A)(9) - Minimum Clearance	<input checked="" type="checkbox"/>	
9.0822(A)(10) - Drainage	<input checked="" type="checkbox"/>	
9.0822(A)(11) - Clear Vision Area	<input checked="" type="checkbox"/>	
9.0822(A)(12) - Service and Loading Areas	<input checked="" type="checkbox"/>	
9.0822(B) - DEQ Indirect Source Construction Permit	<input checked="" type="checkbox"/>	

### 9.0823 - Landscaping of Parking Lots

Standard	N/A	Findings
9.0823(B) - General Provisions		
9.0823(B)(1) - Vegetation Retention	<input checked="" type="checkbox"/>	
9.0823(B)(2) - Permanent Irrigation	<input checked="" type="checkbox"/>	
9.0823(B)(3)(a) - 70% Vegetation	<input checked="" type="checkbox"/>	
9.0823(B)(3)(b) - Tree Size	<input checked="" type="checkbox"/>	
9.0823(B)(3)(c) - Evergreen Shrub Size	<input checked="" type="checkbox"/>	
9.0823(B)(3)(d) - Ground Cover Size	<input checked="" type="checkbox"/>	
9.0823(B)(3)(e) - Evergreen Shrub Mature Size	<input checked="" type="checkbox"/>	
9.0823(C)(1) - Parking Lot Entryway	<input checked="" type="checkbox"/>	
9.0823(C)(2) - Parking Area/Building Buffer	<input checked="" type="checkbox"/>	
9.0823(C)(3) - Landscaping/Screening Along a Public Right of Way	<input checked="" type="checkbox"/>	
9.0823(C)(4) - Perimeter Screening		
9.0823(C)(4)(a) - Planting Strip	<input checked="" type="checkbox"/>	
9.0823(C)(4)(b) - Wall or Hedge	<input checked="" type="checkbox"/>	

9.0823(C)(4)(c) - Landscape Berms	<input checked="" type="checkbox"/>	
9.0823(C)(5) - Interior Parking Lot Landscaping - 10% of Maneuvering Area	<input checked="" type="checkbox"/>	
9.0823(C)(5)(a) - Number of Trees	<input checked="" type="checkbox"/>	
9.0823(C)(5)(b) - Evergreen Ground Cover	<input checked="" type="checkbox"/>	
9.0823(C)(5)(c) - Landscape Strips	<input checked="" type="checkbox"/>	
9.0823(C)(5)(d) - Planting Bays	<input checked="" type="checkbox"/>	
9.0823(C)(5)(e) - Extruded Curbs or Wheel Stops	<input checked="" type="checkbox"/>	
9.0823(C)(6) - Alternate Landscaping Plan	<input checked="" type="checkbox"/>	

### 9.0824 - Pedestrian Circulation/Walkways

Standard	N/A	Findings
9.0824(A) - Protected Raised Walk	<input checked="" type="checkbox"/>	
9.0824(B) - Bicycle-to-Building Entrance Connection	<input checked="" type="checkbox"/>	
9.0824(C) - Raised Walks and Slip-Resistant Material	<input checked="" type="checkbox"/>	
9.0824(D) - Pedestrian Walkway Crossings of Vehicular Drives	<input checked="" type="checkbox"/>	
9.0824(E) - Walk Widths Abutting Parking	<input checked="" type="checkbox"/>	
9.0824(F) - ADA Accessibility	<input checked="" type="checkbox"/>	

### 9.0825 - Space and Aisle Standards for Surface Parking Lots

Standard	N/A	Findings
9.0825(A) - Dimensions - Table 9.0825(A)	<input checked="" type="checkbox"/>	
9.0825(B) - Standard vs. Compact	<input checked="" type="checkbox"/>	
9.0825(C) - Parallel Parking Space Striping	<input checked="" type="checkbox"/>	
9.0825(D) - Parallel Parking Space Dimensions	<input checked="" type="checkbox"/>	

### 9.0826 - Accessible Parking

Standard	N/A	Findings
9.0826(A) - Accessible Parking Location and Dimensions	<input checked="" type="checkbox"/>	
9.0826(A)(1) - Van Accessible Parking	<input checked="" type="checkbox"/>	
9.0826(A)(2) - Marking	<input checked="" type="checkbox"/>	
9.0826(A)(3) - Medical Care	<input checked="" type="checkbox"/>	
9.0826(A)(4) - Passenger Drop-Off and Loading Zones	<input checked="" type="checkbox"/>	
9.0826(B) - ADA Accessibility	<input checked="" type="checkbox"/>	

### 9.0827 - Electric Vehicle Charging Units

Standard	N/A	Findings
9.0827(A) - Placement	<input checked="" type="checkbox"/>	

9.0827(B) - Parking Space Size	<input checked="" type="checkbox"/>	
9.0827(C) - Signage	<input checked="" type="checkbox"/>	
9.0827(D) - Charging Unit Equipment	<input checked="" type="checkbox"/>	

### 9.0830 - Bicycle Parking Design Standards

Standard	N/A	Findings
9.0830(B) - Minimum Number of Spaces	<input checked="" type="checkbox"/>	According to Table 9.0851, no bicycle parking is required; no bicycle parking is proposed.
9.0830(C) - Bike Parking Location and Access	<input checked="" type="checkbox"/>	
9.0830(C)(1) - Use	<input checked="" type="checkbox"/>	
9.0830(C)(2) - Lighting	<input checked="" type="checkbox"/>	
9.0830(C)(3) - Location	<input checked="" type="checkbox"/>	
9.0830(C)(4) - Amenities	<input checked="" type="checkbox"/>	
9.0830(C)(5) - Pedestrian Conflicts	<input checked="" type="checkbox"/>	
9.0830(D) - Covered Bicycle Parking Spaces	<input checked="" type="checkbox"/>	
9.0830(E)(1)(a) - Bicycle Rack Type - Security	<input checked="" type="checkbox"/>	
9.0830(E)(1)(b) - Bicycle Rack Type - Bike Attachment	<input checked="" type="checkbox"/>	
9.0830(E)(2) - Bicycle Parking Space Dimensions	<input checked="" type="checkbox"/>	
9.0830(E)(2)(a) - Accessibility	<input checked="" type="checkbox"/>	
9.0830(E)(2)(b) - Space Rental/Lease	<input checked="" type="checkbox"/>	
9.0830(F) - Paving and Surfacing of Bicycle Parking Area	<input checked="" type="checkbox"/>	
9.0830(G) - Exemptions	<input checked="" type="checkbox"/>	

### 9.0840 - Off-Street Loading Requirements

Standard	N/A	Findings
9.0840(C) - General Loading Requirements		
9.0840(C)(1) - Number	<input checked="" type="checkbox"/>	According to Table 9.0840(C), no loading areas are required; no loading areas are proposed.
9.0840(C)(2) - Provision and Maintenance	<input checked="" type="checkbox"/>	
9.0840(C)(3) - Surfacing	<input checked="" type="checkbox"/>	
9.0840(C)(4) - Off-Street Parking	<input checked="" type="checkbox"/>	
9.0840(C)(5) - Loading Space and Maneuvering Area Dimensions	<input checked="" type="checkbox"/>	
9.0840(C)(6) - Setback and Perimeter Landscaping Compliance	<input checked="" type="checkbox"/>	
9.0840(C)(7) - Loading for Uses Not Specifically Mentioned	<input checked="" type="checkbox"/>	
9.0840(C)(8) - Concurrent Different Uses	<input checked="" type="checkbox"/>	
9.0840(C)(9) - Design Districts	<input checked="" type="checkbox"/>	

9.0840(C)(9)(a) - Loading can be Accommodated	<input checked="" type="checkbox"/>	
9.0840(C)(9)(b) - Max Loading Space is One	<input checked="" type="checkbox"/>	
9.0840(C)(9)(c) - Reduced Loading Space Dimensions	<input checked="" type="checkbox"/>	
9.0840(D) - Location	<input checked="" type="checkbox"/>	
9.0840(D)(1) - Same Lot and Required Off-Street Parking	<input checked="" type="checkbox"/>	
9.0840(D)(2) - Setbacks, Driveways, Required Parking Spaces	<input checked="" type="checkbox"/>	
9.0840(D)(3) - Public Streets - Use	<input checked="" type="checkbox"/>	
9.0840(D)(4) - Public Streets - Parallel	<input checked="" type="checkbox"/>	
9.0840(D)(5) - Arterial Streets	<input checked="" type="checkbox"/>	
9.0840(E) - Approval Criteria for Modification of Loading Facilities		
9.0840(E)(1) - Procedure	<input checked="" type="checkbox"/>	
9.0840(E)(2) - Approval Criteria	<input checked="" type="checkbox"/>	
9.0840(E)(2)(a) - Adverse Impacts	<input checked="" type="checkbox"/>	
9.0840(E)(2)(b) - Vehicular and Pedestrian Interference	<input checked="" type="checkbox"/>	
9.0840(E)(2)(c) - Off-Street Loading Needs	<input checked="" type="checkbox"/>	
9.0840(E)(2)(d) - Loading Dimensions and On-Site Circulation	<input checked="" type="checkbox"/>	

### Minimum and Maximum Required Off-Street Parking

Standard	N/A	Findings
9.0850 - General		
9.0850(A) - Exceptions to the Maximum Parking Requirements	<input checked="" type="checkbox"/>	No exceptions to maximum parking requirements are proposed.
9.0850(B) - Exceptions to the Minimum and Maximum Parking Requirements	<input checked="" type="checkbox"/>	No outside storage parking is proposed.
9.0850(C) - Residential Fee Spaces	<input checked="" type="checkbox"/>	No residential fee spaces are proposed.
9.0850(D) - Accommodation for Future Development	<input checked="" type="checkbox"/>	No surface parking lots are proposed.
9.0850(E) - Electric Vehicle Charging Stations	<input checked="" type="checkbox"/>	No EV charging stations are proposed.
9.0851 - Minimum/Maximum Auto and Bicycle Parking Standards	<input type="checkbox"/>	Table 9.0851 requires 2 parking spaces per dwelling unit. Please see discussion under 9.0870 Off-Street Parking for Private Residences.
9.0852(A) - Civic Neighborhood Plan District		
9.0852(A)(1) - Minimum Off-Street Parking	<input checked="" type="checkbox"/>	The proposal is not within the Civic Neighborhood Plan District.
9.0852(A)(2) - Maximum Off-Street Parking	<input checked="" type="checkbox"/>	
9.0852(B) - Downtown Plan District	<input checked="" type="checkbox"/>	
9.0852(B)(1) - Minimum Off-Street Parking	<input checked="" type="checkbox"/>	
9.0852(B)(2) - Maximum Off-Street Parking	<input checked="" type="checkbox"/>	

9.0852(C) - Accommodation for Future Development	<input checked="" type="checkbox"/>	
9.0853 - Exceptions to Minimum Parking Space Standards		
9.0853(A) - Parking District Waiver	<input checked="" type="checkbox"/>	
9.0853(B) - Allowed Motor Vehicle Parking Reductions	<input checked="" type="checkbox"/>	
9.0853(C) - Reduction for Bike Parking	<input checked="" type="checkbox"/>	
9.0853(D) - Motor Vehicle Parking Reductions near LRT Stations	<input checked="" type="checkbox"/>	
9.0853(E) - Additional Motor Vehicle and Bicycle Parking Reductions	<input checked="" type="checkbox"/>	
9.0853(F) - Motor Vehicle Parking Reductions for Existing Uses	<input checked="" type="checkbox"/>	
9.0853(G) - Modifications of Regulations (10.1521)	<input checked="" type="checkbox"/>	
9.0854 - Exceptions to Maximum Parking Space Standards		
9.0854(A) - Exceptions for Small Developments	<input checked="" type="checkbox"/>	
9.0854(B)(1) - SC and RTC Districts - Type II Exceptions	<input checked="" type="checkbox"/>	
9.0854(B)(1)(a) - RTC and Transit Street Purposes	<input checked="" type="checkbox"/>	
9.0854(B)(1)(b) - On-Street and Shared Parking	<input checked="" type="checkbox"/>	
9.0854(B)(1)(c) - Transit and Pedestrian Activity	<input checked="" type="checkbox"/>	
9.0854(B)(1)(d) - Potential Redevelopment of Excess Parking	<input checked="" type="checkbox"/>	
9.0854(B)(1)(e) - Special Features	<input checked="" type="checkbox"/>	
9.0854(B)(2) - Civic Neighborhood and Downtown Plan Districts - Type II Exceptions		
9.0854(B)(2)(a) - Exception to Maximum Parking Spaces	<input checked="" type="checkbox"/>	No exceptions to parking space requirements are proposed.
9.0854(B)(2)(b) - Exception to Maximum Parking Spaces	<input checked="" type="checkbox"/>	
9.0854(B)(3) - All Other Districts - Type II Exceptions		
9.0854(B)(3)(a) - Unique or Unusual Characteristics	<input checked="" type="checkbox"/>	
9.0854(B)(3)(b) - Shared or Joint Parking	<input checked="" type="checkbox"/>	
9.0854(B)(3)(c) - Minimum Necessary	<input checked="" type="checkbox"/>	
9.0855 - Joint Vehicle Parking Lot	<input checked="" type="checkbox"/>	
9.0856 - Parking in Mixed-Use Projects		
9.0856(A) - Parking District Waiver	<input checked="" type="checkbox"/>	
9.0856(B) - Allowed Motor Vehicle Parking Reductions	<input checked="" type="checkbox"/>	
9.0856(C) - Reduction for Bike Parking	<input checked="" type="checkbox"/>	
9.0857 - Required Carpool and Vanpool Parking Lot	<input checked="" type="checkbox"/>	
9.0858 - Fleet Motor Vehicle Parking	<input checked="" type="checkbox"/>	

## Other Public Parking

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0860 - Interim Parking		
9.0860(A) - In Dedicated ROW	<input checked="" type="checkbox"/>	No interim parking is required or proposed.
9.0860(B) - Blocks within Civic Neighborhood	<input checked="" type="checkbox"/>	
9.0861 - Parking Structures		
9.0861(A) - Ground Floor Use	<input checked="" type="checkbox"/>	No parking structures are proposed.
9.0861(B) - Ground Floor Windows	<input checked="" type="checkbox"/>	
9.0861(C) - Landscaping, Buffering, and Setbacks	<input checked="" type="checkbox"/>	
9.0861(D) - Site Design Review	<input checked="" type="checkbox"/>	
9.0861(E) - Building Code	<input checked="" type="checkbox"/>	
9.0861(F) - Parking Layout and Internal Circulation	<input checked="" type="checkbox"/>	
9.0863 - MAX Park-and-Ride		
9.0863(A) - Maximum Number of Spaces	<input checked="" type="checkbox"/>	
9.0863(B) - Exception to Maximum	<input checked="" type="checkbox"/>	
9.0863(C) - Expansion	<input checked="" type="checkbox"/>	
9.0864 - On-Street Parking	<input type="checkbox"/>	Public rights-of-way adjacent to the proposed development (NE Cleveland and NE Liberty Avenues) are fully improved to public street standards.
9.0865 - Minor Access Street Parking	<input checked="" type="checkbox"/>	No minor access streets are proposed.
9.0870(A) - Private Residence Standards - Minimum	<input type="checkbox"/>	Two off-street parking spaces per dwelling unit are required. As shown on Sheet C3, Site Plan Building & Furnishings Plan, Units 1-9 and 69-78 provide 2-car garages, while Units 10-14 and 54-60 provide single-car garages and sufficient driveway space (20 feet) to park a second vehicle.
9.0870(B) - Tandem Parking	<input checked="" type="checkbox"/>	Tandem parking is not proposed.
9.0870(C) - Location	<input type="checkbox"/>	Off-street parking spaces are proposed within garages or driveways, consistent with this standard.
9.0870(D) - Driveway Surfacing	<input type="checkbox"/>	All driveways are proposed to be paved.
9.0870(E) - Driveway Minimum Width	<input type="checkbox"/>	Proposed driveways are at least 10 feet wide, consistent with the required 10' standard.
9.0870(F) - Driveway Approach Minimum Width	<input checked="" type="checkbox"/>	Please see Form A5.000 Public Facilities (A5.503)
9.0870(G) - Curb Cuts	<input checked="" type="checkbox"/>	No curb cuts on public streets are proposed.
9.0870(H) - Steep Slope Shared Private Driveways	<input checked="" type="checkbox"/>	The site is flat and outside the Hillside Physical Constraint Overlay District; no steep slope driveways are proposed.
9.0870(H)(1) - Maximum Households and Length	<input checked="" type="checkbox"/>	
9.0870(H)(2) - Maximum 12% Slope	<input checked="" type="checkbox"/>	
9.0870(H)(3) - Minimum Shared Driveway Width	<input checked="" type="checkbox"/>	
9.0870(H)(4) - Deed Restrictions	<input checked="" type="checkbox"/>	

9.0871 - Recreational Vehicles	<input checked="" type="checkbox"/>	No RV parking is proposed.
9.0871(A) - Park on Hard Surface	<input checked="" type="checkbox"/>	
9.0871(B) - Corner Lot Clear Vision Area Restriction	<input checked="" type="checkbox"/>	

**9.1020 Standards for Single-Family Detached Dwellings, Duplexes and Single-Family Attached Dwellings**

Standard	N/A	Findings
9.1020 – Uses include: <ul style="list-style-type: none"> <li>• Single-family detached</li> <li>• Duplexes</li> <li>• Single-family attached residential homes</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	The proposal is for development of single-family attached houses.

9.1021 Exemptions

Standard	N/A	Findings
9.1021(A) – Exemptions to Tree Removal Permit for Regulated Trees	<input checked="" type="checkbox"/>	No trees exist on areas proposed for development. No trees are proposed for removal.
9.1021(A)(1) – Not Subject to Conditions of Approval from Previous Development Permit	<input checked="" type="checkbox"/>	
9.1021(A)(2) – Not in Overlay	<input checked="" type="checkbox"/>	
9.1021(A)(3) – Not Significant Tree	<input checked="" type="checkbox"/>	
9.1021(A)(4) – Number of Regulated Trees Removed Per 12-Month Period	<input checked="" type="checkbox"/>	
9.1021(B) – City of Gresham Exemption	<input checked="" type="checkbox"/>	
9.1021(C) – Electric Utility Exemption	<input checked="" type="checkbox"/>	

9.1022 Tree Protection During Development

Standard	N/A	Findings
9.1022(A) – Applicability of Tree Protection Standards and Submittal Requirements	<input checked="" type="checkbox"/>	No trees exist in areas proposed for development. Street trees exist along NE Cleveland Avenue, NE Liberty Avenue, and NE 6 <sup>th</sup> Street. However, street trees are separated from planned development areas by a fence and sidewalk. Development staging will be contained within the fence that surrounds the site. No machinery or development staging will be located within public right-of-way that could impact street trees.
9.1022(B) – Tree Protection Plan	<input checked="" type="checkbox"/>	
9.1022(C) – Significant Tree Preservation Plan and Conservation Easement	<input checked="" type="checkbox"/>	
9.1022(D) – Prior Written Approval	<input checked="" type="checkbox"/>	
9.1022(E) – Minimum Tree Protection Measures	<input checked="" type="checkbox"/>	
9.1022(F) – Soil Hydrology and Site Drainage within Protection Zone	<input checked="" type="checkbox"/>	



9.1023 Street Tree Planting During Development

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1023(A) – Street Tree Plan	<input checked="" type="checkbox"/>	Street trees were planted consistent with City requirements as part of the approved Ironcrest master plan. No additional improvements to public rights-of-way are required, per PAM16-26000220
9.1023 (B) – Size Requirement	<input checked="" type="checkbox"/>	
9.1023 (C) – Tree Spacing and Quantity	<input checked="" type="checkbox"/>	
9.1023 (D) – Attached Single Family Dwelling Tree Quantity	<input checked="" type="checkbox"/>	
9.1023 (E) – Setbacks from Street Lights, Stormwater Catch Basins, Driveway Cuts and Underground Public Utilities	<input checked="" type="checkbox"/>	
9.1023 (F) – Setback from Crosswalks and Intersections	<input checked="" type="checkbox"/>	
9.1023 (G) – Approved Tree List	<input checked="" type="checkbox"/>	
9.1023 (H) – Planting Exception if Infeasible and Tree Fund	<input checked="" type="checkbox"/>	

9.1024 Tree Removal During Development

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1024 (A) – Slope Prohibition	<input checked="" type="checkbox"/>	No trees exist within development areas on site. No trees are proposed for removal.
9.1024 (B) – Single Family Dwelling Tree Removal	<input checked="" type="checkbox"/>	
9.1024 (C) – Removal Standards for Required and Significant Trees	<input checked="" type="checkbox"/>	
9.1024 (D) – Type II Permit Threshold	<input checked="" type="checkbox"/>	
9.1024 (E) – Type II Permit Retention Criteria	<input checked="" type="checkbox"/>	
9.1024 (E)(1) – Water Quality Resource Areas	<input checked="" type="checkbox"/>	
9.1024 (E)(2) – Stands of Trees	<input checked="" type="checkbox"/>	
9.1024 (E)(3) – Structure Relocation	<input checked="" type="checkbox"/>	
9.1024 (E)(4) – Mitigation Guarantee	<input checked="" type="checkbox"/>	
9.1024 (E)(5) – Mitigation Plan or Windthrow Assessment Reports	<input checked="" type="checkbox"/>	
9.1024 (F) – Clear Cutting	<input checked="" type="checkbox"/>	
9.1024 (G) – Overlay Tree Removal	<input checked="" type="checkbox"/>	
9.1024 (G)(1) – Street, Buffer and Landscape Trees	<input checked="" type="checkbox"/>	

9.1024 (G)(2) – Significant Trees	<input checked="" type="checkbox"/>	
9.1024 (G)(3) – Regulated Trees	<input checked="" type="checkbox"/>	

9.1025 Tree Replacement for Trees Removed During Development

Standard	N/A	Findings
9.1025 (A) – Required Tree Requirements	<input checked="" type="checkbox"/>	No trees are proposed for removal.
9.1025 (B) – Approved Tree List	<input checked="" type="checkbox"/>	

**9.1030 Standards for Other Uses (Not Including Single-Family Detached Dwellings, Duplexes and Single-Family Attached Dwellings) and Parking Lots**

Standard	N/A	Findings
9.1030 – Uses include: <ul style="list-style-type: none"> <li>• Attached dwellings on a single lot</li> <li>• Elderly housing and residential facilities</li> <li>• Commercial uses</li> <li>• Industrial uses</li> <li>• Institutional uses</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

9.1031 Exemptions

Standard	N/A	Findings
9.1031(A) – Exemptions to Tree Removal Permit for Regulated Trees	<input checked="" type="checkbox"/>	
9.1031(A)(1) – Not Subject to Conditions of Approval from Previous Development Permit	<input checked="" type="checkbox"/>	
9.1031(A)(2) – Not in Overlay	<input checked="" type="checkbox"/>	
9.1031(A)(3) – Not Significant Tree	<input checked="" type="checkbox"/>	
9.1031(A)(4) – Number of Regulated Trees Removed Per 12-Month Period	<input checked="" type="checkbox"/>	
9.1031(B) – City of Gresham Exemption	<input checked="" type="checkbox"/>	
9.1031(C) – Electric Utility Exemption	<input checked="" type="checkbox"/>	

9.1032 Tree Protection During Development

Standard	N/A	Findings
9.1032 (A) – Applicability of Tree Protection Standards and Submittal Requirements	<input checked="" type="checkbox"/>	
9.1032 (B) – Tree Protection Plan	<input checked="" type="checkbox"/>	

9.1032 (C) – Significant Tree Preservation Plan and Conservation Easement	<input checked="" type="checkbox"/>	
9.1032(D) – Prior Written Approval	<input checked="" type="checkbox"/>	
9.1032(E) – Minimum Tree Protection Measures	<input checked="" type="checkbox"/>	

**9.1033 Street Tree Planting During Development**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.0133 (A) – Street Tree Plan	<input checked="" type="checkbox"/>	
9.1033 (B) – Size Requirement	<input checked="" type="checkbox"/>	
9.1033 (C) – Tree Spacing and Quantity	<input checked="" type="checkbox"/>	
9.1033 (D) – Setbacks from Street Lights, Stormwater Catch Basins, Driveway Cuts and Underground Utilities	<input checked="" type="checkbox"/>	
9.1033 (E) – Setbacks from Crosswalks and Intersections	<input checked="" type="checkbox"/>	
9.1033 (F) – Approved Tree List	<input checked="" type="checkbox"/>	
9.1033 (G)&(H) – Planting Exception if Infeasible and Tree Fund	<input checked="" type="checkbox"/>	

**9.1034 Tree Removal During Development**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1034 (A) – Slope Prohibition	<input checked="" type="checkbox"/>	
9.1034 (B) – Standards for Required and Significant Trees	<input checked="" type="checkbox"/>	
9.1034 (C) – Type II Permit Threshold	<input checked="" type="checkbox"/>	
9.1034 (D) – Type II Permit Retention Criteria	<input checked="" type="checkbox"/>	
9.1034 (D)(1) – Water Quality Resource Areas	<input checked="" type="checkbox"/>	
9.1034 (D)(2) – Stands of Trees	<input checked="" type="checkbox"/>	
9.1034 (D)(3) – Structure Relocation	<input checked="" type="checkbox"/>	
9.1034 (D)(4) – Mitigation Guarantee	<input checked="" type="checkbox"/>	
9.1034 (D)(5) – Mitigation Plan or Windthrow Assessment Reports	<input checked="" type="checkbox"/>	
9.1034 (D)(6) – Health Removal	<input checked="" type="checkbox"/>	

Reasons for Required Trees		
9.1034 (D)(7) – Non-Health Removal Reasons for Required Trees	<input checked="" type="checkbox"/>	
9.1034 (E) – Clearcutting with Concurrent Development	<input checked="" type="checkbox"/>	
9.1034 (F) – Clearcutting with Non-Concurrent Development	<input checked="" type="checkbox"/>	
9.1034 (G) – Overlay Tree Removal	<input checked="" type="checkbox"/>	
9.1034 (G)(1) – Street, Parking Lot, Buffer, Perimeter and Landscape Trees	<input checked="" type="checkbox"/>	
9.1034 (G)(2) – Significant Trees	<input checked="" type="checkbox"/>	
9.1034 (G)(3) – Regulated Trees	<input type="checkbox"/>	

9.1035 Tree Replacement for Trees Removed During Development

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
9.1035 (A) – Required Tree Requirements	<input checked="" type="checkbox"/>	
9.1035 (B) – Approved Tree List	<input checked="" type="checkbox"/>	
9.1035 (C) – Planting Exception if Infeasible and Tree Fund	<input checked="" type="checkbox"/>	

**A5.000 Public Facilities**  
Standards to be addressed in narrative

**A5.000 General**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
<b>A5.002(A) – Compliance with Public Works Standards</b>	<input type="checkbox"/>	Per PAM 16-26000220, the site has master planned public facilities, developed with recorded agreements consistent with City standards. No additional public or private facilities are required.
<b>A5.005(A) – Timing of Right-of-Way and/or Utility Easement Recordation</b>	<input checked="" type="checkbox"/>	
<b>A5.006 – Subdivisions</b>	<input checked="" type="checkbox"/>	
A5.006(A) – Design & Construction of Public Facilities	<input checked="" type="checkbox"/>	
A5.006(B) – Extension of Public Facilities to Plat Boundaries	<input checked="" type="checkbox"/>	
<b>A5.007 – Commercial, Mixed-Use, Industrial, Moderate and High Density Residential and Community Service Building Permits Development</b>	<input checked="" type="checkbox"/>	
A5.007(B) – Timing of Public Facilities Improvements	<input checked="" type="checkbox"/>	
A5.007(C) – Staging of Public Facilities Improvements	<input checked="" type="checkbox"/>	
<b>A5.009 – Deferral of In-Lieu-Of Payments for Public Improvements</b>	<input checked="" type="checkbox"/>	

**A5.100 – Sanitary Sewer Facilities**

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
<b>A5.101 – General Provisions</b>		
A5.101(A) – Installation per DEQ & City of Gresham Standards	<input checked="" type="checkbox"/>	Per PAM 16-26000220, "The development has master planned the sewer facilities. No additional private or public facilities are required. "
A5.101(B) – Connections per City of Gresham GRC & DEQ	<input checked="" type="checkbox"/>	
A5.101(C) – Design & Construction per Public Works Standards	<input checked="" type="checkbox"/>	
<b>A5.102 – Separate Connections</b>	<input checked="" type="checkbox"/>	
<b>A5.103 – Sewage Pumps/Lift Stations</b>	<input checked="" type="checkbox"/>	
<b>A5.104 – System Design – City Sewer Master Plan Conformance</b>	<input checked="" type="checkbox"/>	
<b>A5.105 – Subsurface Sewage Disposal</b>		
A5.105(A) – Permitted Locations	<input checked="" type="checkbox"/>	
A5.105(B) – New Subsurface Disposal Systems	<input checked="" type="checkbox"/>	
A5.106 – Termination of Subsurface Disposal Systems – See GRC Chapter 4 & DEQ Regulations	<input checked="" type="checkbox"/>	
<b>A5.108 – Easements</b>		
A5.108(A) – Limitation to Use of	<input checked="" type="checkbox"/>	

**A5.000 Public Facilities**  
Standards to be addressed in narrative

Standard	N/A	Findings
Easements		
A5.108(B) – Easement Language, Forms, Timing for Recordation	<input checked="" type="checkbox"/>	
A5.108(C) – Design & Dimensioning per Public Works Standards	<input checked="" type="checkbox"/>	

**A5.200 – Surface Water Management Systems**

Standard	N/A	Findings
<b>A5.201 – General Provisions</b>		
A5.201(A)(1) – Adequacy of Stormwater Drainage System	<input checked="" type="checkbox"/>	Per PAM 16-26000220, "The development has master planned the storm sewer facilities. No additional private or public Facilities are required. There is a recorded agreement to maintain stormwater facilities which is sufficient for the proposed row houses. Erosion and sedimentation control shall comply with the Erosion Prevention & Sediment Control Manual, January 2006. "
A5.201(A)(2) – Conveyance to an Approved Point of Disposal	<input checked="" type="checkbox"/>	
A5.201(A)(3) – Extension of Storm Drainage System	<input checked="" type="checkbox"/>	
A5.201(A)(4) – Design & Construction of Stormwater Drainage Systems per Public Works Standards	<input checked="" type="checkbox"/>	
A5.201(B)(1) – Stormwater Quality Treatment Controls	<input checked="" type="checkbox"/>	
A5.201(B)(2) – Design & Construction of Stormwater Quality Treatment Controls per Public Works Standards	<input checked="" type="checkbox"/>	
<b>A5.202 – Accommodation of Upstream Drainage</b>	<input checked="" type="checkbox"/>	
<b>A5.203 – Effect on Downstream Drainage</b>	<input checked="" type="checkbox"/>	
<b>A5.205 – Drainage Management Practices</b>	<input checked="" type="checkbox"/>	
<b>A5.206 – Detention Requirements</b>	<input checked="" type="checkbox"/>	
A5.206(A) – Exceptions	<input checked="" type="checkbox"/>	
<b>A5.207 – Subsurface Storm Drainage Facilities - Design &amp; Construction per Public Works Standards</b>	<input checked="" type="checkbox"/>	
A5.207(A) – Geotechnical Investigation	<input checked="" type="checkbox"/>	
A5.207(B) – Conformance with City Stormwater Master Plan	<input checked="" type="checkbox"/>	
A5.207(C) – DEQ Compliance	<input checked="" type="checkbox"/>	
<b>A5.208 – Minimum Design Standards – Design</b>	<input checked="" type="checkbox"/>	

**A5.000 Public Facilities**  
Standards to be addressed in narrative

Standard	N/A	Findings
<b>Storm</b>		
<b>A5.209 – Easements</b>		
A5.209(A) – Limitation to Use of Easements	<input checked="" type="checkbox"/>	
A5.209(B) – Easement Language, Forms, Timing for Recordation	<input checked="" type="checkbox"/>	
A5.209(C) – Design & Dimensioning per Public Works Standards	<input checked="" type="checkbox"/>	

**A5.220 – Stormwater Quality Control Requirements**

Standard	N/A	Findings
<b>A5.220 – In accordance with other code.</b>	<input checked="" type="checkbox"/>	

**A5.300 – Water Facilities**

Standard	N/A	Findings
<b>A5.301 – General Provisions</b>		
A5.301(A) – Designed to Meet State Water Administrative Rules and Conform to the City Water Master Plan	<input type="checkbox"/>	Per PAM 16-26000220, "The site lies in the Grant Butte service level. Fire Department will determine required fire flow for the development. The existing public and private facilities are adequate for the proposed use. "
A5.301(B) – Minimum Required Water System Demands	<input checked="" type="checkbox"/>	
A5.301(B) – Approved Water Connection & Locational Requirements	<input checked="" type="checkbox"/>	
A5.301(B) – Adequacy of Water Facilities	<input checked="" type="checkbox"/>	
A5.301(C) – Private Water Well Exception	<input checked="" type="checkbox"/>	
A5.301(D) – Public Water System Connections	<input checked="" type="checkbox"/>	
A5.301(E) – Conformance with the Public Works Standards	<input checked="" type="checkbox"/>	
<b>A5.302 – System Design</b>		
A5.302 – Extension of Storm Drainage System	<input checked="" type="checkbox"/>	
A5.302 – Provision of Fire Flows per GRC Chapter 5	<input checked="" type="checkbox"/>	
<b>A5.303 – Grid System – Looped Water Lines</b>	<input checked="" type="checkbox"/>	
<b>A5.304 – Connection to Public Water Lines</b>	<input checked="" type="checkbox"/>	
<b>A5.305 – Water Line Oversizing and Reimbursement</b>	<input checked="" type="checkbox"/>	
<b>A5.306 – Easements</b>		
A5.306(A) – Limitation to Use of Easements	<input checked="" type="checkbox"/>	
A5.306(B) – Easement Language, Forms, Timing for Recordation	<input checked="" type="checkbox"/>	

**A5.000 Public Facilities**  
Standards to be addressed in narrative

Standard	N/A	Findings
A5.306(C) –Design & Dimensioning per Public Works Standards	<input checked="" type="checkbox"/>	

**A5.400 – Streets**

Standard	N/A	Findings
<b>A5.401 – General Provisions</b>		
A5.401 – Frontage or Approved Access to a Public Street	<input checked="" type="checkbox"/>	Per PAM 16-26000220, "NE Cleveland Avenue is a classified as a standard collector and currently built to a modified minor arterial standard. No improvements are required. NE Liberty Avenue is classified as a local transitional and no dedication or improvements are required. NE 6th Street is classified as a local transitional and no dedication or improvements are required."
A5.401 – Abutting Street Dedicated and Approved per Public Works Standards	<input checked="" type="checkbox"/>	
A5.401 – Adequacy of Transportation Facilities	<input checked="" type="checkbox"/>	
A5.401 – Dangerous or Hazardous Traffic Conditions	<input checked="" type="checkbox"/>	
<b>A5.402 – General Design Requirements</b>		
A5.402(A) – Performance Standards	<input checked="" type="checkbox"/>	
A5.402(B) – Identification per A5.501	<input checked="" type="checkbox"/>	
A5.402(C) – Level of Service Criteria	<input checked="" type="checkbox"/>	
A5.402(D) – Block Length Standards	<input checked="" type="checkbox"/>	
A5.402(E) – Permanent Dead-End Street Criteria	<input checked="" type="checkbox"/>	
A5.402(F) – Permanent Dead-End Street Limitations	<input checked="" type="checkbox"/>	
<b>A5.403 – Truck Restrictions</b>		
<b>A5.404 – Residential Lot Access to Arterials</b>		
A5.404(A) – Single-Family Residential Lot	<input checked="" type="checkbox"/>	
A5.404(B) – Shared Driveway Requirement	<input checked="" type="checkbox"/>	
A5.404(C) – Access Control Strip	<input checked="" type="checkbox"/>	
<b>A5.405 – Street Surfacing and Improvements</b>		
A5.405(A) – Public Streets & Alleys Improved per Public Works Standards	<input checked="" type="checkbox"/>	
A5.405(B) – Improvements to Collector or Arterial-Type Streets	<input checked="" type="checkbox"/>	
<b>A5.406 – Street Lighting</b>		
A5.406(A) – Provision of Complete Lighting System	<input checked="" type="checkbox"/>	
A5.406(B) – PGE Lighting Plan	<input checked="" type="checkbox"/>	
A5.406(C) – Street Light Type per Public Works Standards	<input checked="" type="checkbox"/>	
<b>A5.407 – Street and Traffic Control Sign Standards</b>		
	<input checked="" type="checkbox"/>	



**A5.000 Public Facilities**  
Standards to be addressed in narrative

Standard	N/A	Findings
<b>A5.408 – Half Street</b>	<input checked="" type="checkbox"/>	
<b>A5.409 – Additional Right-of-Way and Street Improvements</b>	<input checked="" type="checkbox"/>	
<b>A5.410 – Street Names</b>	<input checked="" type="checkbox"/>	
<b>A5.411 – Traffic Analysis – Thresholds</b>	<input checked="" type="checkbox"/>	
A5.411(A) – Purpose of Report and Study Objectives	<input checked="" type="checkbox"/>	
A5.411(B) – Executive Summary	<input checked="" type="checkbox"/>	
A5.411(C) – Description of Site and Study Area Roadways	<input checked="" type="checkbox"/>	
A5.411(D) – On-Site Traffic Evaluation	<input checked="" type="checkbox"/>	
A5.411(E) – Technical Appendix	<input checked="" type="checkbox"/>	
A5.411(F) – Recommendations for Public Improvements	<input checked="" type="checkbox"/>	
A5.411(G) – Access Management	<input checked="" type="checkbox"/>	
A5.411(H) – Alternative Access Points Analysis	<input checked="" type="checkbox"/>	
A5.411(I) – Alternate Access Analysis Parameters	<input checked="" type="checkbox"/>	
A5.411(J) – Recommendations Based on Adequacy of Transportation Facilities	<input checked="" type="checkbox"/>	
A5.411(K) – Discussion of Bicycle & Pedestrian Usage and Mass Transit Availability	<input checked="" type="checkbox"/>	

**A5.500 – Transportation System Description and Function**

Standard	N/A	Findings
<b>A5.501 – Streets</b>		
A5.501(A) – Freeway	<input checked="" type="checkbox"/>	Per PAM 16-26000220, "NE Cleveland Avenue is a classified as a standard collector and currently built to a modified minor arterial standard. No improvements are required. NE Liberty Avenue is classified as a local transitional and no dedication or improvements are required. NE 6th Street is classified as a local transitional and no dedication or improvements are required."
A5.501(A) – Principal Arterial	<input checked="" type="checkbox"/>	
A5.501(B) – Arterial	<input checked="" type="checkbox"/>	
A5.501(C) – Boulevard	<input checked="" type="checkbox"/>	
A5.501(D) – Collector	<input checked="" type="checkbox"/>	
A5.501(E) – Community Street	<input checked="" type="checkbox"/>	
A5.501(F) – Local Streets		
A5.501(F)(1) – Queuing Street	<input checked="" type="checkbox"/>	
A5.501(F)(2) – Transitional Street	<input checked="" type="checkbox"/>	
A5.501(F)(3) – Lane	<input checked="" type="checkbox"/>	
A5.501(F)(4) – Cul-de-Sac	<input checked="" type="checkbox"/>	
A5.501(F)(5) – Minor Access Streets	<input checked="" type="checkbox"/>	
A5.501(F)(6) – Public Park Access Road	<input checked="" type="checkbox"/>	
A5.501(G) – Other Classifications		
A5.501(G)(1) – Transit Street	<input checked="" type="checkbox"/>	
A5.501(G)(2) – Transitway	<input checked="" type="checkbox"/>	

## A5.000 Public Facilities

Standards to be addressed in narrative

Standard	N/A	Findings
A5.501(G)(3) – Transit Route	<input checked="" type="checkbox"/>	
A5.501(G)(4) – Private Driveway Accesses	<input checked="" type="checkbox"/>	
A5.501(G)(5) – Scenic Routes	<input checked="" type="checkbox"/>	
A5.501(G)(6) – Alleys	<input checked="" type="checkbox"/>	
<b>A5.502 – Intersections</b>		
A5.402 – Arterial Intersections	<input checked="" type="checkbox"/>	
A5.402 – Community Street and Local Street Intersections	<input checked="" type="checkbox"/>	
A5.402 – Intersection Angles	<input checked="" type="checkbox"/>	
A5.402 – Intersection Off-Sets	<input checked="" type="checkbox"/>	
<b>A5.503 – Driveways</b>		
A5.503 – Number of Driveways on Arterial & Collector Streets	<input checked="" type="checkbox"/>	
A5.503 – Driveway Proximity to Street Intersection Queue Length (Collector & Higher)	<input checked="" type="checkbox"/>	
A5.503 – Curb Cut Proximity to Property Line	<input checked="" type="checkbox"/>	
A5.503 – Commercial, Industrial & Multi-Family Residential Shared Driveways and Internal Access	<input checked="" type="checkbox"/>	
A5.503 – Multi-Family Residential Driveway Standards	<input checked="" type="checkbox"/>	
A5.503 – Driveway Locations	<input checked="" type="checkbox"/>	
A5.503 – Driveway Approach Widths	<input checked="" type="checkbox"/>	
<b>A5.504 – Transit Facility Standards</b>		
A5.504(A) – Adjacent to Transit Streets or Transit Routes (Existing or Future)	<input checked="" type="checkbox"/>	
A5.504(B) – Provision of Transit Facilities	<input checked="" type="checkbox"/>	
A5.504(C) – Transit Facility Standards	<input checked="" type="checkbox"/>	
A5.504(C)(1) – New Transit Stops or Upgrades	<input checked="" type="checkbox"/>	
A5.504(C)(2) – Bus Turnouts or Other Facilities	<input checked="" type="checkbox"/>	
A5.504(C)(3) – Bus Stop Improvements and Dimensions	<input checked="" type="checkbox"/>	
A5.504(C)(4) – Bus Stop Location	<input checked="" type="checkbox"/>	
<b>A5.505 – Transitway Standards for Light Rail</b>		
A5.505(A) – Location	<input checked="" type="checkbox"/>	
A5.505(B) – Within an Arterial	<input checked="" type="checkbox"/>	
A5.505(C) – 24-Hour Activity Location	<input checked="" type="checkbox"/>	
A5.505(D) – ADA Accessibility Design	<input checked="" type="checkbox"/>	
A5.505(E) – Pedestrian Crossings	<input checked="" type="checkbox"/>	
A5.505(F) – Platforms	<input checked="" type="checkbox"/>	
A5.505(G) – Lighting	<input checked="" type="checkbox"/>	
A5.505(H) – Provision of	<input checked="" type="checkbox"/>	

## A5.000 Public Facilities

Standards to be addressed in narrative

Standard	N/A	Findings
Telephones		
A5.505(I) – Light Rail Shelters	<input checked="" type="checkbox"/>	
<b>A5.506 – Sidewalks</b>		
A5.506(A) – Requirement for Sidewalks & Guarantee for Residential Sidewalk Improvements	<input checked="" type="checkbox"/>	
A5.506(B) – Location of Sidewalk Within the Right-of-Way	<input checked="" type="checkbox"/>	
A5.506(C) – Obstructions in the Sidewalk	<input checked="" type="checkbox"/>	
A5.506(D) – ADA Clearances	<input checked="" type="checkbox"/>	
A5.506(E) – Modification of Sidewalk Design and Location	<input checked="" type="checkbox"/>	
A5.506(F) – Sidewalk Meander	<input checked="" type="checkbox"/>	
A5.506(G) – Sidewalks on Both Sides of Streets	<input checked="" type="checkbox"/>	
<b>A5.507 – Bicycle Facilities</b>	<input checked="" type="checkbox"/>	
<b>A5.508 – Pedestrian/Bicycle Accessways</b>	<input checked="" type="checkbox"/>	
A5.508(A)(1) – Bicycle & Pedestrian Connections	<input checked="" type="checkbox"/>	
A5.508(A)(2)(a) – Access to Pedestrian/Bicycle Destinations	<input checked="" type="checkbox"/>	
A5.508(A)(2)(b) – Access to Permanent Dead-End Streets to Destinations	<input checked="" type="checkbox"/>	
A5.508(A)(2)(c) – Access to Permanent Dead-End Streets to Arterials or Collectors	<input checked="" type="checkbox"/>	
A5.508(A)(2)(d) – Accessway Spacing	<input checked="" type="checkbox"/>	
A5.508(A)(3) – Accessway Type and Purpose	<input checked="" type="checkbox"/>	
A5.508(A)(4) – Exceptions	<input checked="" type="checkbox"/>	
A5.508(B) – Street Entry	<input checked="" type="checkbox"/>	
<b>A5.508(C) – Accessway Design Standards</b>		
A5.508(C)(1) – Public Right-of-Way or Easement	<input checked="" type="checkbox"/>	
A5.508(C)(2) – Right-of-Way or Easement Width	<input checked="" type="checkbox"/>	
A5.508(C)(3) – Clear Vision	<input checked="" type="checkbox"/>	
A5.508(C)(4) – Lighting	<input checked="" type="checkbox"/>	
A5.508(C)(5) – Slope and Stairs	<input checked="" type="checkbox"/>	
A5.508(C)(6) – Fencing & Screening	<input checked="" type="checkbox"/>	
A5.508(C)(7) – Motor Vehicle Prohibition	<input checked="" type="checkbox"/>	
A5.508(C)(8) – Cross-Slopes & Stormwater Runoff	<input checked="" type="checkbox"/>	
A5.508(C)(9) – Pavement Width & Materials	<input checked="" type="checkbox"/>	
A5.508(C)(10) – Constructed per	<input checked="" type="checkbox"/>	

**A5.000 Public Facilities**  
Standards to be addressed in narrative

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
Public Works Standards		
<b>A5.509 – Public Trails</b>		
A5.509(A)(1) – Trail Easement Width	<input checked="" type="checkbox"/>	
A5.509(A)(2) – Conformance with City Trails Master Plan	<input checked="" type="checkbox"/>	
A5.509(A)(3) – Location of Trail for Buffering	<input checked="" type="checkbox"/>	
A5.509(A)(4) – Location for Avoiding Non-Pedestrian Uses & Activities	<input checked="" type="checkbox"/>	
A5.509(B) – Trail Easements & Open Space/Landscaping Requirements	<input checked="" type="checkbox"/>	
<b>A5.510 – Underground Utilities</b>		
A5.510(B)(1) – Applicability	<input checked="" type="checkbox"/>	
A5.510(B)(2) – Electrical Line & Equipment Exceptions	<input checked="" type="checkbox"/>	
A5.510(B)(3) – Costs Exception	<input checked="" type="checkbox"/>	
<b>A5.511 – Street Trees</b>	<input checked="" type="checkbox"/>	
<b>A5.512 – Additional Public Facilities Requirements</b>	<input checked="" type="checkbox"/>	