

## II. BUILDING DESIGN

### A. Neighborhood Scale

The existing neighborhood features 1 and 2 story single-family homes. Building B (2.5 stories) has been strategically placed to provide a reasonably scaled transition between these homes and Building C (5.5 stories).

All 3 buildings have been analyzed for neighborhood scale.

**Building A:** This building is 2.5 stories and is set back +/-160 to 190 feet from the nearest neighbors (over 6 times the required setback per BMC 20.38.050(A)). A thick re-plant screen has been added along the westerly property line (see updated Landscaping Plan). There is also a parking lot and a +/- 1-acre CUA between the building and the Nevada St. residences. The perceived scale of the building has been minimized through the creation of modules, see RFI Action Item 10: Neighborhood Compatibility for details.

**Building B:** This is the only building within the CityView complex that is both adjacent to and facing an existing neighborhood. Detail on Building B's compliance with neighborhood scale is shown on the following pages, within the context of the Multifamily Design Handbook.

**Building C:** This building is set back +/- 210 to 250 feet from Cityview's western property line. Modules have also been used in Building C to lower the visual scale, see RFI Action Item 10: Neighborhood Compatibility for details. The positioning of Cityview's smaller Buildings A & B, heavily increased property setbacks, the addition of a thick replant screen along the westerly border, combined with the large outdoor common usable area, all serve to minimize and mitigate the scale of Building C.



**Requirement:** The scale of those portions of the building facing an existing developed neighborhood shall conform to the scale established in the neighborhood or the scale identified for the district.

The following Guidelines from the Multifamily Design Handbook have been applied to the exterior design of Building B in order to maximize scale compliance to the adjacent homes.

Guidelines:

1. Use house size building elements when locating a multi-family project within or adjacent to a neighborhood predominantly developed with, or zoned for, single family homes or duplexes by using any of the following methods:

a. Placing 1 and 2 story units adjacent to existing 1 story houses and 2 and 3 story units adjacent to existing 2 story houses.

Building B, adjacent to and facing the existing 1 and 2 story homes on Nevada St. & Marionberry Ct., is 2.5 stories.

b. Using wall modulation and articulation to break a building into smaller sections that are similar in scale to the adjacent neighborhood buildings both in terms of height and width.

Building B has been amended to incorporate vertical columns and horizontal sections.

Vertical dividers have been created based upon natural breaks in the wall modulation to create columns similar in width to single family homes.



Horizontal sections have been added to divide the building into thirds, similar in height to single story family homes. The bottom section has a unique color scheme and creates a proportionate base. The center section features variation in module colors and siding. The top section has variation in module colors, siding and roof form.



c. Arrange and orient the building elements to appear similar in mass and scale to larger single-family houses in the neighborhood.

Building B now contains 3 distinct vertical columns and 3 distinct horizontal sections. The combination of these columns and sections results in the creation of 4 unique modules that are similar in mass and scale of the surrounding single-family homes.

Within these modules, building elements have been oriented to appear similar in mass and scale to the larger single-family homes in the neighborhood. Elements include, but are not limited to, 'walk-up' units, window configuration, and both hipped and gabled roofs (See RFI Action Item 10: Neighborhood Compatibility for details).

The 4 modules of Building B are shown (A1, B1, C1 & C3).



2. This requirement is applicable to infill multifamily housing where the neighborhood context is clearly defined by existing development or where the project is adjacent to a single family or duplex district. This provision will generally be less applicable if the neighborhood plan land use classification anticipates major redevelopment of the surrounding district to a significantly higher density and greater development scale.



Stepping down the height of a building section and using smaller repeating elements such as entry porches help large buildings fit better with adjacent single family neighborhoods.

**Building B, shown below as a 'stepped down' transition to Cityview's larger Building C:**

