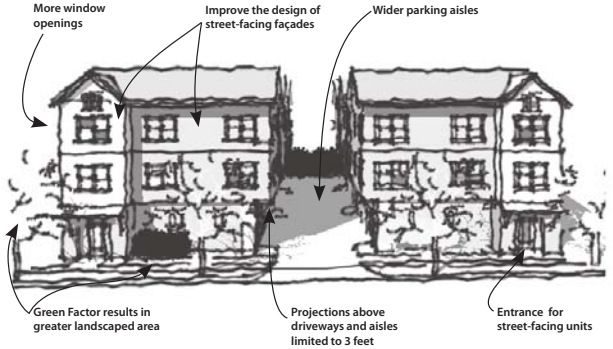


Better Multifamily Neighborhoods Better Design



Existing Conditions



Proposed Improvements

Design Standards

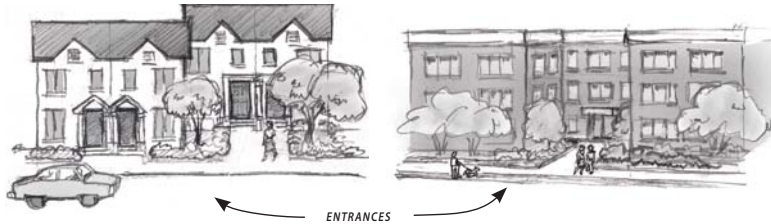
New standards are proposed to raise the level of design quality to promote a better fit with existing neighborhoods. Five design issues are addressed by proposed new standards.

1. Better Façades

Architectural features, material changes, trim or other design treatments.



2. Front Doors That Face the Street



All street facing units must have an entrance facing the street.

3. More Landscaping Around Parking Areas

Surface parking areas must be divided by landscaping into areas limited to 6 spaces.

4. Improved Garage Design

Garages may not be closer to street lot lines than the remainder of the structures, and street facing garage doors are limited to 75 sf in area.



Garage entrance cannot be closer to street property line than other portions of the structure.

5. Lower Fences

Fences would be limited in a street-facing setback to 4' in height.

