

# Interim Objective Design Standards

## For Multi-Family Residential and Mixed-Use Projects

### DR 24-002 / O'Hara Apartments

Planning Division

Effective: June 28, 2023

### 3. Multi-Family Site Development

Objective Design Standard		Has this Standard been met? N/A, Yes, or No	Comment
<b>3.1 Multi-Family Site Parking, Access and Circulation</b>			
A	Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors must be provided to emphasize the conflict point and improve its visibility and safety.	Yes	Provided for all pedestrian crossing
B	Enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete must be used as follows: <ol style="list-style-type: none"> <li>1. Entry Drives - Minimum 12 feet deep across the width of each entry drive.</li> <li>2. Pedestrian Crossings - Minimum one foot wider than connecting walkways across the length of the intersecting primary and side streets.</li> </ol>	Yes	Depicted as part of the proposal
C	Pedestrian pathways must be separated from automobile circulation routes.	Yes	Pedestrian circulation is out of vehicle routes
D	For multi-family and mixed use developments, the ratio of bicycle parking to auto parking spaces shall be 5% (BMC 17.620.013) and must be located as follows: <ol style="list-style-type: none"> <li>1. For mixed-use developments, bicycle parking spaces must be provided within the commercial development in convenient and secure locations within 50-feet of the entrance to the commercial use.</li> <li>2. Within multi-family developments, bicycle parking spaces must be located within 20' of a common area, such as laundry facility, lobby, management office, or rec-room.</li> </ol>	Yes	13 bicycle spaces (38% of total vehicular parking) located in the main breezeway.
E	Continuous Portland cement concrete curbing and vehicle stall striping must be provided for all parking areas.	Yes	Depicted in site plan

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F	Driveway entrances must provide 10-foot clear behind sidewalk prior to starting the first parking space.		
G	Controlled entrances to parking facilities (including gates and doors) must be located a minimum of 20 feet from the back of sidewalk, in order to accommodate one vehicle entering the facility.	N/A	No proposed controlled access
H	Except for garage entrances, structured parking must not be visible from the street, or any adjacent public park, publicly accessible outdoor space or designated open space area. The public right-of-way must be lined with residential uses on all levels, except that commercial may be used on the ground floor when allowed by zoning.	N/A	No structured parking proposed
I	Structured parking must be designed such that interior lighting shall be fully shielded and automobile headlamps must not be visible from adjacent buildings, parcels, streets, public parks, publicly accessible outdoor space or designated open space area.	N/A	No structured parking proposed
J	For multi-family developments, parking shall be provided consistent with BMC Section 17.620. All required guest parking spaces must be located outside of any security gates or other access limitation devices, unless provisions are made to allow a resident to remotely communicate with and provide access to the visiting guest (such as through an intercom and remote control gate, or other similar devices).	N/A	AB 2011 prohibits imposing parking requirements. The parking being proposed is in compliance with the BMC in terms of development standards
K	Parking must not be located between the structure frontage and a public sidewalk.	Yes	No parking is located between structure and public sidewalk
<b>3.2 Multi-Family Site Design</b>			
A	Utility distribution facilities as defined in the BMC are required to be undergrounded within all areas of the City as identified in the Brentwood Municipal Code Section 16.120.120.	Yes	Application indicates that utility distribution facilities are undergrounded.
B	Electrical transformers and similar Utility distribution facilities as defined in the BMC must be undergrounded or placed in the rear of the site. If undergrounding is infeasible due to preexisting site conditions such as high water table, the facility must be enclosed within the	Yes	Transformer is screened by a 6' wooden fence.

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	Building or fully screened from view. Screening must use solid materials, such as berming or enclosures rather than reliance on solely on plant materials.		
C	Rooftop mechanical and electrical equipment, microwave antennae, or building elements to screen rooftop mechanical and electrical equipment, microwave antennae must be designed as an integral part of the building architecture using the same colors and materials of the main building.	Yes	Application has indicated that all rooftop equipment will be screened with integral architectural features such as parapet walls
D	Parapets must be provided around the perimeter of a flat roof and must be high enough to screen all rooftop mechanical equipment from visibility from a public area or along the public right-of-way. Parapets must be at least six inches above the tallest rooftop equipment.	Yes	Application has indicated that all rooftop equipment will be screened from public view
E	Chain link, barbed wire, and razor wire fencing are prohibited.	Yes	None of these fencing materials are being proposed
F	Trash enclosures must be constructed of sturdy, durable, opaque materials, with trash receptacles screened from view. All enclosures must be consistent with the City's Solid Waste Plan Guide & Enclosure Standards. Trash enclosures must include adequate, accessible and convenient areas for collecting and loading recyclable materials. Dimensions of the recycling area must accommodate receptacles to meet the recycling needs of the project.	Yes	A CMU trash enclosure is being proposed and is in compliance with the City's solid waste standards
G	Areas for collecting and loading recyclable materials must be adjacent to the solid waste collection areas.	Yes	Recycling bins are depicted within the trash enclosure area
H	Exterior light of the building and site must be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing.	Yes	Photometric plan and lighting details depict compliance

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3.3 Landscape Design			
A	Dense landscaping and/or architectural treatments must be provided to screen views and features of storage areas, trash enclosures, freeway structures, transformers, generators, and other similar elements.	Yes	Landscape area will screen trash enclosure. Transformer will be screened by 6' fence
B	Electrical transformers that are installed as part of a new project must be located to the rear of the site or undergrounded. Existing transformers located at the front of the site must be fully screened by landscaping and/or an architectural barrier.	Yes	New transformer is in the rear of the lot and will be screened from public view by a 6' fence
C	Required stormwater treatment facilities can be located in publicly accessible outdoor spaces, but must not be located in private outdoor spaces (shared or private), public rights-of-way, or public access easements. Exceptions include: <ul style="list-style-type: none"> <li>1. Permeable paving (as defined by applicable stormwater management standards), which can be used in shared or private open space.</li> <li>2. Landscaped required stormwater treatment planters, which may occupy up to 15% of the shared open space.</li> </ul>	Yes	Stormwater treatment facility will be provided in the rear of the property and will not be located on any private outdoor space, public right of way or public easement.
D	Landscaping must permit sight distance for motorists and pedestrians entering and exiting a site consistent with the Visibility Requirements within the City's Public Works/Engineering Division Standard Plans and Specification and may not interfere with circulation patterns.	Yes	Application depicts a sight distance analysis being in compliance
E	Landscape planting areas must be provided an average of every of thirty feet apart within a surface parking lot to provide visual relief and summer shade. (BMC 17.630)	Yes	Proposed landscape plans depict and show an analysis of average tree spacing being in compliance
F	Reinforced Portland cement concrete curbing must be used at the edges of all planters and paving surfaces adjacent to auto circulation or parking areas.	Yes	Plans depict compliance

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G	Planters and tree wells must have a width of not less than five feet and shall be protected from automobile overhang through the provision of tire stops or other barriers approved by the city. (BMC 17.630)	Yes	Landscape plans depict planters being at least 5 feet
H	Trees must be planted and maintained throughout all surface parking areas to ensure that, within 15 years after establishment of the parking facility, at least 50% of the parking facility will be shaded. All planting, soil volumes, and maintenance must comply with the parking facility tree shading design and maintenance guidelines.	Yes	Provided shade calculation results in a 55% of parking facility being shaded
I	All street trees and parking lot trees must be a minimum of 24-inch box size. In other areas proposed trees must meet the following standards: <ol style="list-style-type: none"> <li>1-14 trees proposed: 50 percent must be 24-inch box size minimum, remainder must be 15 gallon size minimum.</li> <li>More than 14 trees proposed: Of the first 14 trees, seven trees must be 24-inch box size minimum, and the remaining seven trees must be 15 gallon minimum size. Thirty percent of the remaining trees proposed must be 24-inch box size minimum, and the remainder must be 15 gallon size minimum.</li> </ol>	Yes	All parking lot trees are proposed to be in 24-inch box size. 2 additional trees are proposed to be 24-inch box size.
J	All proposed shrubs except accent, color, or ground cover planting, must be a minimum of 5 gallon size.	Yes	All shrubs are proposed to be 5 gallon size
K	Landscaping plans must show all obstructions (including street lights, meters, backflow devices, utility covers, and transformers) that affect plant placement and installation limitations.	Yes	Plans depict all obstruction that would affect plant placement
L	All street trees must be planted and installed per the City's Public Works/Engineering Division Standard Plans and Specification.	N/A	No street trees are required

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3.4 Multi-Family Architecture			
A	The primary wall material (the material covering the largest percentage of surface area of any building face or elevation) must be wood, stone, brick, stucco, fiber cement or other cementitious material, or composite wood or stone. T1-11 siding and other siding that use plywood (with the exception of board and batten) are prohibited. Thin layer synthetic stucco products may not be used within 8 feet of ground level unless specially reinforced or located away from pedestrian accessible areas.	Yes	The proposed materials are: Cements plaster, porcelain tile, thin brick and board and batten
B	Developments must incorporate a minimum of two building materials on each structure elevation.	Yes	Each elevation proposed at least two materials
C	All vents, gutters, downspouts, flashing, electrical conduits, etc., must be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element.	Yes	All of the mentioned equipment will be painted to match the color of the adjacent surface
D	Soffits and other architectural elements visible to the public but not detailed on the plans must be finished in the same material as other exterior materials used on the building.	Yes	Application indicates compliance
E	Approved address numbers must be provided so that they are legible to the public from the street fronting the property.	Yes	Application indicates compliance
F	Garage doors must be recessed into the garage wall, with a minimum of four inches provided between the face of the garage door and the adjacent primary wall plane, to accentuate shadow patterns and relief.	Yes	Plans depict 7 ½ inch recess
G	Building facades visible from any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, may not extend more than 40 feet in length without a five-foot variation in depth in the wall plane utilizing varying setbacks, building entries and recesses, courtyards or structural bays. Major breaks shall be a minimum of 5 feet deep and 10 feet wide, and must extend at least two-thirds of the height of the building. Exceptions include:	No, seeking waiver	Density Bonus waiver requested (See density bonus waiver request matrix)

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	1. For buildings with upper stories (above first floor) stepped back at least five feet, the major break need only extend two-thirds of the height of the portion of the front façade that is not stepped back.		
H	Buildings greater than two stories must be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap. Buildings less than two stories must include a defined base and top.	Yes	Through projections of in architecture on the 2 <sup>nd</sup> and 3 <sup>rd</sup> floors and material change. Top has cornice and parapets.
I	Rooflines must be vertically articulated at 30-foot minimum intervals along the street frontage through one of the following techniques: <ul style="list-style-type: none"> <li>1. A change in height of a minimum four feet;</li> <li>2. A change in roof pitch or form; or</li> <li>3. The inclusion of dormers, gables, parapets, varying cornices, and/or clerestory windows.</li> </ul>	Yes	Provided by a change in parapets and cornice.
J	When a pitched roof is used, all roofing material must be of tile materials.	N/A	No pitched roof proposed.
K	Primary building entrances and associated paths of travel must be visible from the adjacent street with a minimum recess or projection of 48 square feet in area.	Yes	All entrances are recessed at least 48 square feet
L	Within any mixed-use project, any mixed-use building street frontage greater than 150 feet in length must have multiple pedestrian entrances to access the businesses or residences in the building. The maximum distance between building entrances along the same frontage will be no more than 75 feet.	N/A	Not a mixed used project
M	Blank walls (facades without doors, windows, or landscaping treatments) must be less than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.	Yes	All blank walls are along the mentioned areas are less than 30 feet. The longest (SW corner) is 26 feet.

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N	Storefronts in new mixed-use developments must contain clear openings and windows or a minimum of 60% of the total area of the first floor facades facing sidewalks, pedestrian walks, or publicly accessible outdoor space areas.	N/A	No storefronts proposed with the project
O	Structure Height (adjacent to existing residential). The side and rear walls of any structure within 10 feet of a required setback must not be more than two stories higher or lower than the directly adjacent existing residential structure. Structures that exceed this height requirement shall stepback upper floors so that the wall plane does not fall within 10 feet of a required setback adjacent to existing residential.	N/A	Building is setback 28 feet from neighboring residential lot.
P	Publicly visible walls more than 20 feet in length along any street frontage or front elevation, or 30 feet along an interior rear or side elevation, must be articulated by at least three of the following features: <ol style="list-style-type: none"> <li>1. doors and windows recessed by a minimum of two inches;</li> <li>2. exterior arcades or other ground floor building recessions that provide sheltered walkways within the building footprint. These features must have a minimum area of 48 square feet;</li> <li>3. variations in wall plane (projection or recess) by a minimum of two feet in depth;</li> <li>4. a recessed or projected entry with a minimum area of 24 square feet; or</li> <li>5. vertical elements, such as pilasters, that protrude a minimum of six inches from the wall surface and extend the full height of the structure.</li> </ol>	Yes	All publicly visible walls contain features from #1, #4 or #5
Q	Exterior stairwells may not be oriented to the street. For safety and security, exterior stairwells must be oriented to interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways and not be separated from these areas by landscaping, fences, or walls taller than three feet.	N/A	No exterior stairwell proposed



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R	If the elevation facing a public or private street is longer than 50 feet, no more than 50 percent of a building façade must be on a single plane. An average of a five-foot offset, with a minimum of one foot offset, is required for the remaining 50 percent of the building façade.	No, seeking waiver	Density Bonus waiver requested (See density bonus waiver request matrix)
S	Elevations not facing a public or private street must have no more than 75 percent of a building façade on a single plane. An average of a five-foot offset, with a minimum of one foot offset, is required for the remaining 25 percent of the building façade.	No, seeking waiver	Density Bonus waiver requested (See density bonus waiver request matrix)
T	Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a public or private street, adjacent public park or public open space.	N/A	Building is not over three stories

### 3.5 Useable Open Space – Private and Shared

A	<p>Residential projects must provide and maintain private and shared open space as follows:</p> <ol style="list-style-type: none"> <li>1. A minimum of five hundred square feet of usable open space must be provided for each dwelling unit on a lot.</li> <li>2. A minimum of seventy-five percent of the dwelling units on a lot must be provided with private usable open space as follows: <ol style="list-style-type: none"> <li>a. Private usable open space must be directly accessible from the unit served and available only to that unit.</li> <li>b. Ground level private usable open space must have a minimum area of one hundred square feet and a minimum dimension of eight feet, furthermore, no more than fifty percent of that area may be covered by a roof or second story balcony or deck.</li> </ol> </li> </ol>	No, seeking waiver	Density Bonus waiver requested (See density bonus waiver request matrix)
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	<p>c. Private usable open space above the ground level must have a minimum area of sixty square feet and a minimum dimension of six feet, furthermore, no more than fifty percent of that area may be covered by a roof, balcony or deck.</p> <p>3. Shared usable open space must be available and accessible to all occupants of the residential project for purposes of active and/or passive outdoor recreation, exclusive of driveways, areas for off-street parking and services, and exclusive of the required front yard setback as follows:</p> <p>a. A minimum of seventy-five percent of the shared usable open space must be at ground level, the remainder may be located above ground on a balcony or roof deck.</p> <p>b. Ground level shared usable open space must have a minimum dimension of twelve feet and shall not be covered by any roof, balcony or other such covering.</p> <p>c. Shared usable open space above ground level must have a minimum dimension of ten feet and minimum area of two hundred square feet, which must be unobstructed and shall not serve as access to any residential unit. A maximum of twenty-five percent of the aboveground level shared open space may be covered.</p> <p>Usable open space may be provided as a combination of "private" and "shared" outdoor spaces, defined as follows:</p> <ul style="list-style-type: none"> <li>"shared" outdoor space is provided with shared access for all building tenants. This includes courtyards, gardens, play areas, outdoor dining areas, Recreation amenities, rooftop amenities.</li> <li>"private" outdoor space is provided with direct access from the dwelling unit which it serves. This includes balconies, private gardens, private yards, terraces, decks, porches.</li> </ul>		
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B	Within the required shared outdoor spaces areas as required in Standard 3.5(A), amenities are required to be provided as follows:		No, seeking waiver	Density Bonus waiver requested (See density bonus waiver request matrix)
	Number of Units in Development	Passive Recreation Amenities		
	11-30	2 with a minimum area of 300 sq. ft. total		
	31-60	2 with a minimum area of 400 sq. ft. total		
	61-100	2 with a minimum area of 500 sq. ft. total		
	101+	2 with a minimum area of 600 sq. ft. total		
<p>Amenity types are defined as follows:</p> <p>Passive Recreation Amenities. Passive recreation amenities include community gardens, outdoor gathering/seating area, picnic/barbeque area, pet area/dog park, or courtyard/ plaza. Each passive recreation area shall include a minimum seating capacity of one for each 10 units and at least one of the following: trellis, gas fire pit, BBQ, or picnic table</p> <p>Active Outdoor Amenities. Active recreation amenities include playground/tot lots, sport court/field, outdoor fitness area, swimming pool, exercise structure or complex, clubhouse w/kitchen, recreation hall.</p>			No, seeking waiver	Density Bonus waiver requested (See density bonus waiver request matrix)

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C	Unless located on the rooftop, shared outdoor spaces must be designed to be visible from inside the building, such as windows located at building entrances and/or dwelling unit windows.	No, seeking waiver	Density Bonus waiver requested (See density bonus waiver request matrix)
D	Up to 15% of the shared outdoor space may be landscaped using required stormwater treatment planters that are contiguous with the common outdoor space.	No, seeking waiver	Density Bonus waiver requested (See density bonus waiver request matrix)