

Project Description – 1805 S. Main Alliance House Residential Project

Located at 1805 South Main Street, Salt Lake City, Utah, Alliance House is proposing a 16-unit multi-family community development. The community will consist of 16 one-bedroom units with an average unit size of 480 square feet. One of the residential units will be delivered as a community club room adjacent to a shared community patio, which could be used as a studio for short-term emergency use and convertible to a 1-bedroom residential unit if needed for long-term occupancy. The proposed development will be a two-story building, both stories being residential floors with gabled masses framing private common outdoor spaces and surface parking screened from the street. The project will be Type-V construction. The primary exterior construction materials will be flat cement fiber panel, metal, glass, and stucco. The ground level fronting the street will meet the requirements of the South State Street Overlay to the Commercial Corridor zone, and will be clad with glass, metal, cement fiber panel and stucco. The street elevation meets the South State Street Overlay glazing % requirements for residential uses. The Main Street elevation will feature a primary entrance which will be the design focus of the elevation, residential units with large, glazed openings and Juliet balconies, as well as a gated vehicular entrance to the north side of the structure. The placement of the vehicular access is planned such to maximize building mass on the street while respecting easements and setbacks necessary for Rocky Mountain Power and access to rear parking.

The project complies with building code and meets the City's zoning ordinance requirements, with the exception of requested modifications within this application, which are stated below. The site is currently home to a nine-unit former motel currently used as a residential project that the owner has determined is beyond its useful life. Both the current and new residential projects are mission-driven housing for underserved neighbors in our community, and generally provide deeply affordable housing as part of that mission to meet each resident's ability to pay.

The proposed project replaces the functionally obsolete building with a project of the same use. The project will continue to provide (and will increase) incredibly unique attainable housing for underserved neighbors in our community, but with more units in a brand-new building with greater accessibility, greater energy efficiency, better operational resilience, better spatial quality, better finish quality, and more amenities. In the exchange, the project will increase its density slightly, to a two-story level that is appropriate for the neighborhood, in a better urban form that meets the goals and objectives of the South State Street Corridor Overlay.

Review Standards

The Planned Development ordinance states specific standards that the planning commission must use when approving a Planned Development. With brief explanations of how they are met, they are listed below. Throughout this application it will be demonstrated how these Review Standards are met more thoroughly.

1. Meets the Planned Development purpose statement...

The Planned Development process is not intended to be a means to simply obtain variances from zoning regulations. A Planned Development should result in a more

enhanced product than would be achievable through the strict application of land use regulations by:

- Implementing the City's vision for growth: The City's vision for future growth is accomplished in this Planned Development by creating attainable housing. The Alliance House project will be entirely supported by the Alliance House which serves adults with chronic mental illness in our community. The Alliance House provides a community for those who have struggled with mental health. In addition to the countless charitable acts that this organization performs, they provide a limited amount of deeply attainable housing; subsidized by the Alliance House. They offer long-term housing to its members at 30% of the individuals income. This means that if the individual does not have an income, their rent payment is \$0, and it is subsidized entirely by the Alliance House. The proposed project will provide the same subsidized rent structure, with more units, furthering the reach and increasing the number of attainable units. The current site is a dilapidated, old motel with high energy and maintenance costs. The proposed project will provide a new, more energy efficient, and well-designed building that will be an enhancement to the neighborhood and its residents lives.
 - Encouraging Efficient use of land and resources: The proposed community is an efficient use of land and resources as it will be developed into 16 deeply affordable/attainable, new units, from the 9 old, run-down units that currently exist. It is worth noting the high maintenance demand on the current site. Just to keep the units habitable requires significant resources from Alliance House and it would be a more efficient use of the land and resources to demolish and develop rather than to rehabilitate the current units.
 - Promoting greater efficiency in public and utility services: The proposed community will provide a significantly more energy efficient building which will increase the efficiency in public and utility services. Relative to the current building, the proposed community will have better insulated walls, windows, and ceilings with more efficient heating, cooling, and water systems.
 - Encouraging innovative planning and development: The requested modifications allow for an enhanced product that is more interesting in architectural design, enhanced user experience in functionality and usage, and provides more attainable housing than would otherwise be possible.
 - Reinforcing the character of the surrounding neighborhood: The proposed community is designed to fit into the surrounding neighborhood in scale, massing, and aesthetic. The proposed community figuratively speaks the same language as other new housing developments in the area that is interesting and takes its own unique spin.
2. Meets at least one of the listed City objectives: The proposed community meets the purpose and objectives of a planned development by accomplishing the objectives related to **housing** and **sustainability** as stated in 21A.55.010 of the Planned Development Ordinance.

Housing Objective: As stated in Section 21A.55.010 of the Planned Development Ordinance, the Housing objective is fulfilled by providing affordable housing with at least twenty percent (20%) of the housing for those with incomes that are at or below eighty percent (80%) of the area median income. It is the

case with the Alliance House proposed community that one-hundred percent (100%) of the units will be for individuals with incomes as low as 0% AMI.

Sustainability Objective: As stated in Section 21A.55.010 of the Planned Development Ordinance, the sustainability objective is fulfilled through the creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems by energy use and generation. The design of the building implements the use of on-site solar panels for the generation of energy from an on-site renewable resource. This will significantly increase the energy efficiency of the site, especially when compared to the site in its current state.

3. Is compatible with the surrounding neighborhood: The proposed community is designed to fit into the surrounding neighborhood in scale, massing, and aesthetic. The proposed community figuratively speaks the same language as other new housing developments in the area that is interesting and takes its own unique spin. The Central Community Master Plan governing the site speaks to Urban Design policies fulfilled by the project design. The project sits at a section of Main Street where large 4-6 story buildings with large lots give way to smaller gable and hipped-roof structures, many of which are residential houses converted to commercial use or small, one- and two-story gabled office buildings. The design of the Alliance House housing transitions the larger buildings to the south to the smaller buildings to the north with its two-story height, and mimics the design, scale, and rhythm of the residential-form commercial buildings with its gabled roofs and separated massings. The modern approach to the cladding aesthetic speaks to the newer townhouses and rowhouses just to the north of the project. Urban Design policy UD-1.3 on page 19 of the Central Community Master Plan states to *“Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods”*. The urban design section in general lists among its primary goals to *“Encourage property improvements that are visually compatible with the surrounding neighborhood.”*

The Purpose Statement in 21A.26.050A of the Corridor Commercial (CC) district states that it strives to provide economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. The South State Street Corridor Overlay (SSSC) Purpose Statement in 21A.34.090 states that the overlay is meant to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.

The proposed community fulfills this purpose by replacing a functionally obsolete “tourist court” motel with 9 residential unit with a larger 16-unit, new construction project using the same site strategies as the historical motel use while also meeting the design imperatives of the South State Street Corridor Overlay. The proposal complies with all aspects of the district and overlay ordinances with the exception of the Rear yard and Minimum Lot Size, as listed below:

Minimum lot area: Ten Thousand (10,000) square feet. The existing lot is 11,761 square feet.
Front and corner side yard: Fifteen feet (15') in the Corridor Commercial district. However, the South State Street Corridor Overlay includes a Minimum Yard Requirement Exemption for front yards of structures located in the CC and SSSC which exempts the project from the minimum front yard requirement.

Interior Side Yard: No setback required. The north side of the building has a setback of

eighteen feet (18'), although a setback is not required, which is used for access to the rear parking area.

Landscape Buffer: The proposed community location is not abutting a residential district and needs no buffer yard by code.

Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of the Code, which specifies that arbors or trellises less than 12 feet tall and 120 square feet may sit within the rear setback. The project plans a covered sitting area within the 10-foot required setback but outside the 1' setback requested in this application.

4. Preserves and provides appropriate landscaping: The proposed community applies standards set forth by the City Code of Ordinances Chapter 21A.48 and those standards with a Planned Development. The proposed planned development preserves, maintains or provides native landscaping where appropriate. Native trees located along the periphery of the property and along the street will be maintained and preserved wherever possible. However, it is the case the tree currently on the site and the street trees are in the way of the proposed community's drive aisle and preserving the trees will not be possible. In replacement of the street trees, new trees will be planted and there will be five trees planted on-site, whereas currently, there are none. Currently there is no landscaping that provides additional buffering to the abutting properties, however, the proposed community will include landscaping to provide additional buffering to the abutting properties, where appropriate. Please refer to the attached Landscape Plan. In the North-East corner of the property, there is an outdoor patio area that includes landscaping as an additional buffer. The proposed landscaping is designed to lessen potential impacts created by the proposed community by creating a visual and sound barrier where appropriate by using landscaping. Please refer to the attached Landscape Plan. In the North-East corner of the property, there is an outdoor patio area that includes landscaping as an additional buffer. The proposed landscaping is appropriate for the scale of the development. Please refer to the attached Landscape Plan.
5. Promotes City mobility goals: The proposed community supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. Drive access to local streets will not negatively impact the safety, purpose, and character of the street. The proposed community is not requesting any additional curb cuts or drive access to the site to the site. The current site has one drive access, and the proposed community will retain one drive access. Sight lines to streets, drive aisles, and sidewalks will be up to code. Please refer to Civil Plan. The site considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design: The drive access includes appropriate sight lines to the sidewalk and the proposed community includes a separated and pedestrian only entrance.
 - b. Bicycle facilities and connections: Bicycles will be able to access the site safely and with adequate sight lines.
 - c. Minimizing conflicts between different transportation modes: It is anticipated that the proposed community will not generate significant traffic within or outside the site and transportation modes have been separated as much as possible. There is a separate pedestrian entrance into the proposed community and the drive aisle is adequate in dimensions to provide sufficient sight lines and access.

The site design of the proposed community promotes or enables access to adjacent uses and amenities. The site design does not interfere with any adjacent use, and it would not be

appropriate to promote or enable access to any adjacent uses and there are no adjacent amenities. The proposed community provides adequate emergency vehicle access. Emergency vehicles can access the site via Main Street and circulate within the site to provide adequate access to anywhere in the proposed community. Loading access and service areas are adequate for the site and minimize the impacts to the surrounding area and public rights-of-way. There is adequate space within the site if loading access.

6. Preserves natural and built features that significantly contribute to the surrounding character: The existing building is an old, dilapidated motel with high energy and maintenance costs with no historic value and does not contribute to the surrounding character. The current building has no visual penetration or interest created from the street.

7. Does not have a detrimental effect on City utilities: The proposed community will not have a detrimental effect on City utilities. Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. This Alliance House project has had a DRT review with city departments where utility capacity was addressed and confirmed, along with steps that the project will undertake to advance upgrades to the neighborhood’s water service.

Requested Modifications

The proposed development requests the following modifications to the zoning regulations as disclosed in Section 21A.55 for the proposed location.

Design Standard	Required	Requested	Note
Rear Setback	10 Feet	1’	The reduced rear setback is meant to allow for a common space outdoor amenity accessible to the residents of the entire project, additional landscape within the project, and additional space between the glazed openings and balconies on the west (interior) side of the project units and the parking area. The rear side of the unit types have no openings.
Minimum Lot Width	75 Feet	71.8’	The lot has been 71.8 feet since at least 1950, and the lot is generally wider than the surrounding and abutting lots.
Reduced Parking	16 stalls	10 stalls (including 2 ADA stalls)	The current parking demand for the Alliance House residential portfolio is less than 1/2 of a stall per unit. The parking ratio requested exceeds the affordable housing requirement, which is a more appropriate requirement for this project.

Rear Setback: The Commercial Corridor district requires a ten-foot (10') rear setback. The proposed community requests a one foot (1') rear setback. The rear elevation of each unit and building mass has no openings, which grants privacy to the Business Park-zoned property behind the site. With no openings looking upon the rear yard, it will not be engaging and the space raises security concerns. The rear elevation of the building has no openings in keeping with the unit and building plans of the other building masses and their limited setbacks. Thus, the reduced rear yard will not result in a loss of privacy to the abutting structures. The existing building has a reduced rear yard currently (3.5').

More importantly, moving the rear building mass towards the rear property line allows the proposed community to collect its fragmented open spaces into an outdoor community space with tables, seating, BBQ, and landscape connected to the club room and kitchen. It also introduces breathing space into the surface parking area, allowing for landscape islands and additional distance between the parking area and the residential spaces. The requested modification does not detract from the proposed community or any abutting neighbors and provides a benefit to the community by being able to develop a more enhanced product with better functionality and open space/outdoor features.

Minimum Lot Width: Seventy-five feet (75'). The current lot is 71.8' wide, which is its historical width and generally wider than the surrounding and abutting lots.

Reduced Parking: The Salt Lake City Parking Ordinance requires one stall per dwelling unit for one-bedroom units in the current zoning. The current parking demand for the Alliance House residential portfolio is less than ½ per unit (< 50%). The Alliance House is requesting, and it is proposed in this application that a .625 parking stall to dwelling unit be approved. That is ten parking stalls for sixteen dwelling units. Two stalls will be reserved for ADA accessible parking. The affordable housing requirement is .5 stalls per dwelling unit and is a more appropriate benchmark for this project as this project will be deeply affordable, with individuals' incomes potentially as low as 0% of the Area Median Income. That benchmark would require eight stalls (8) and the proposed community would exceed that standard.

Bike racks will be provided in order to encourage alternative means of transportation. In considering the usage of the Alliance House residential portfolio, the affordable housing requirements (that are more appropriate standards for this project), and the encouragement of alternative means of transportation through bike racks, it is proposed to allow for a reduction in the parking requirement to ten total stalls (two of which are ADA) for sixteen residential dwelling units for a parking ratio of .625.

Planned Development Information

- a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the planned development ordinance.**

The proposed community meets the purpose and objectives of a Planned Development by accomplishing objectives related to Housing and Sustainability as stated in Section 21A.55.010 of the Planned Development Ordinance.

Housing Objective: As stated in Section 21A.55.010 of the Planned Development Ordinance, the Housing objective is fulfilled by providing affordable housing with at least twenty percent (20%) of the housing for those with incomes that are at or below eighty percent (80%) of the area median income. It is the

case with the Alliance House proposed community that on-hundred percent (100%) of the units will be for individuals with incomes as low as 0% AMI.

Sustainability Objective: As stated in Section 21A.55.010 of the Planned Development Ordinance, the sustainability objective is fulfilled through the creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems by energy use and generation. The design of the building implements the use of on-site solar panels for the generation of energy from an on-site renewable resource. This will significantly increase the energy efficiency of the site, especially when compared to the site in its current state.

By fulfilling the Housing and Sustainability Objectives, the proposed community will provide a benefit to the community. Through the planned development process, Alliance House will be able to provide a more enhanced product than would otherwise be achievable through strict application of the land use regulations, while enabling the proposed community to be compatible with the adjacent and nearby developments.

b. Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of planned development ordinance.

- A. Planned Development Objectives: The proposed community achieves the objectives of a Planned Development by achieving the Housing and Sustainability Objectives. As stated in Section 21A.55.010 of the Planned Development Ordinance, the Housing objective is fulfilled by providing affordable housing with at least twenty percent (20%) of the housing for those with incomes that are at or below eighty percent (80%) of the area median income. It is the case with the Alliance House proposed community that on-hundred percent (100%) of the units will be for individuals with incomes as low as 0% AMI. As stated in Section 21A.55.010 of the Planned Development Ordinance, the sustainability objective is fulfilled through the creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems by energy use and generation. The design of the building implements the use of on-site solar panels for the generation of energy from an on-site renewable resource. This will significantly increase the energy efficiency of the site, especially when compared to the site in its current state.
- B. Master Plan Compatibility: The Central Community Master Plan governing the site speaks to Urban Design policies fulfilled by the project design. The project sits at a section of Main Street where large 4-6 story buildings with large lots give way to smaller gable and hipped-roof structures, many of which are residential houses converted to commercial use or small, one- and two-story gabled office buildings. The design of the Alliance House housing transitions the larger buildings to the south to the smaller buildings to the north with its two-story height, and mimics the design, scale, and rhythm of the residential-form commercial buildings with its gabled roofs and separated massings. The modern approach to the cladding aesthetic speaks to the newer townhouses and rowhouses just to the north of the project. Urban Design policy UD-1.3 on page 19 of the Central Community Master Plan states to “*Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods*”. The urban design section in general lists among its primary goals to “*Encourage property improvements that are visually compatible with the surrounding neighborhood.*”

The Alliance House project at 1805 S. Main is consistent with City master plans. Specifically, the project speaks to the following residential land use policies outlined in the 2005 Central Community Master Plan:

Overall Land Use

RLU-1.2: Provide Opportunities for medium-density housing in areas between the Central Business District and lower density neighborhoods and in areas where small multi-family dwellings are compatible.

New Construction Policy

RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.

RLU-3.2 ...Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

RLU-3.4 Encourage high performance, energy-efficient residential development.

- C. Design and Compatibility: The proposed community is compatible with the area and is designed to achieve a more enhanced product than would otherwise be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:

1. The scale, mass, and intensity of the proposed community is compatible with the neighborhood where the planned development will be located. The scale is within the land use regulations. The proposed community was designed with the intent to fit into the neighborhood and implement the vision of the Central Community Master Plan. Please refer to the section above titled, "Master Plan Compatibility" for further details. For these reasons, the proposed community's design fits within the neighborhood and the proposed adjustments are appropriate.

The primary building façade and primary entrance to the project is oriented to the sidewalk and the street; individual unit entrances are accessed from inside the property. The building is medium scaled at two stories, much smaller than the buildings to the south but generally bigger than the residential bungalows converted to commercial to the north. While not large scaled, the building masses have been designed and detailed to mimic the residential scale, detailing and rhythm of the residential/commercial buildings immediately surrounding it. The façades of the building includes balconies, entry doors, façade detailing to create the visual of vertical bays and emphasized corners. The residential scale of the openings matches the residential scale of the openings, even in structures converted to commercial use.

2. The building is oriented in a way so that it fronts Main Street and is compatible with the Master Plan, zoning ordinance, overlay district, and the neighborhood. The building materials are selected to be compatible with the neighborhood and site design standards. Please refer to the included project design drawings and renderings. Building

materials include Hardie board and panels, brick masonry, and aluminum storefront systems.

3. Building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood of the character described in the applicable master plan. The building was designed to be consistent with the neighborhood. The façade materials and masonry colors are meant to complement the surrounding built environment of new developments.
 - b. Provide sufficient space for private amenities. The proposed community provides a clubroom and outdoor community area. The outdoor space will include tables, seating, and BBQ. The clubroom room will include a kitchen and flex space for community events and lounging.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. The proposed community provides setbacks as required by land use zoning regulations on three of the four sides. For this purpose, Alliance House is requesting a modification of the rear setback. The rear setback, although reduced will still provide a buffer as the proposed community building will line the east property line with no openings, doors, or windows; thus providing a sufficient buffer to the neighboring property. The buildings to the east are ten feet (10') off the property line and adequate buffer space exists already. The current building sits three and a half feet (3.5') off the existing property line. The proposed modification will allow for an enhanced product and fulfill the objectives of the planned development, the zoning ordinance, existing master plan, and overlay district.
 - d. Provide adequate sight lines to streets, driveways, and sidewalks. The proposed community provides adequate sight lines to streets, driveways, and sidewalks. Refer to Circulation Plan. Drive aisle access to the site provides sufficient and safe sight lines to streets, driveways, and sidewalks.
 - e. Provide sufficient space for maintenance. The community provides for enough space for maintenance. Many of the supplies may be kept in the flex unit or be kept off site. Currently, all maintenance and operation supplies and equipment are stored off-site, and the Alliance House plans to continue to operate similarly. What is provided will be sufficient for Alliance Houses operations.
4. The building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction. The proposed community has been designed to allow for a balance of large, glazed openings and privacy in the residential areas, along with a primary entrance with large amounts of glazing and detailing to signify its importance while providing a large awning at the ground level to reinforce the human scale. The façade composition creates visual interest and articulation along the primary façade. The project only has residential uses, but the design has large openings and Juliet balconies to engage the street. The project has separated the residential masses at the street on both the first and second level to make space for a storefront-style primary entrance, with commercial signage and significant amounts of glazing, including clerestory glazing above the main entrance and awning.

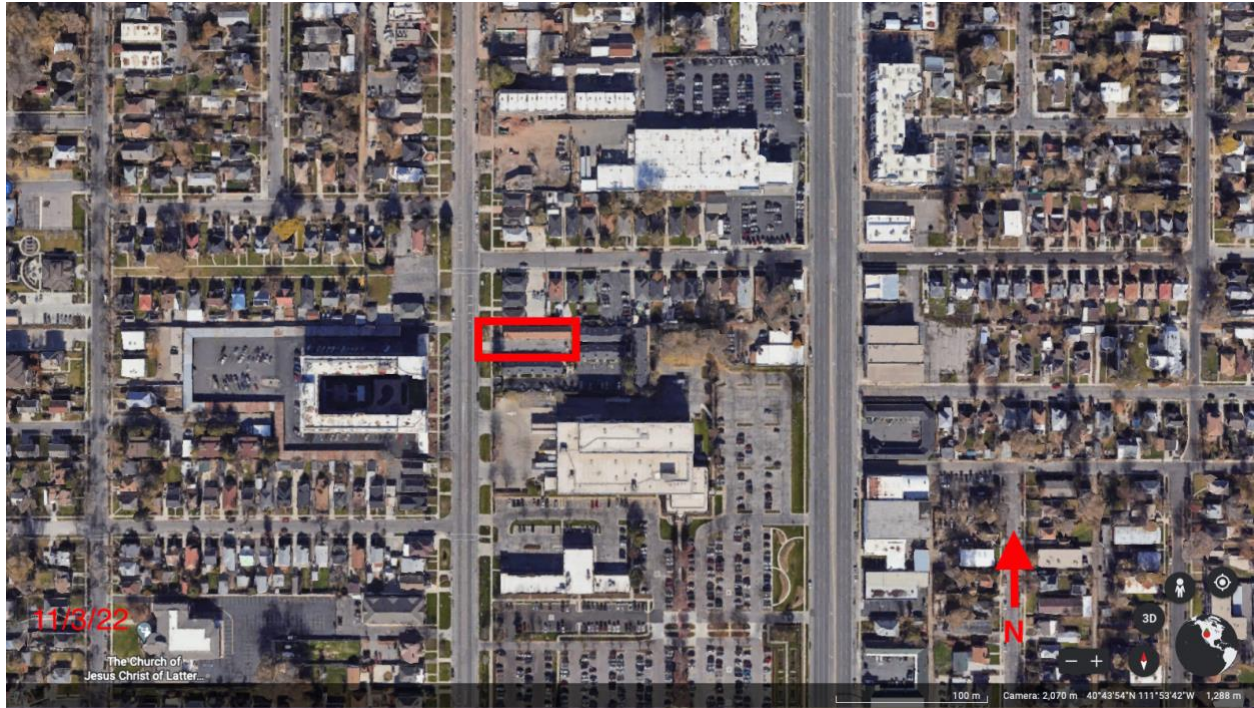
5. Lighting is designed for safety and visual interest while minimizing impacts on surrounding property. Please refer to the Lighting Plan. Lighting is designed to provide sufficient lighting within the proposed community and along Main Street in order to provide safety. Lighting impacts are minimized by down casting the lights so that they do not flood onto neighboring properties.
 6. Dumpsters and service areas are appropriately screened as the dumpster will have a screen around it. There are no loading docks.
 7. Parking areas are appropriately buffered from adjacent uses: The parking for project is located behind the building's primary mass, within the property, screened from the public way. The location of the parking is illustrated on the submitted site plan. The building will have a reduced setback, sited close to the public sidewalk, in accordance with the South State Street Corridor Overlay. The modifications proposed in this application assist to separate parking spaces from adjacent uses and create a buffer.
- D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:
1. Native trees located along the periphery of the property and along the street will be maintained and preserved wherever possible. However, it is the case the tree currently on the site and the street trees are in the way of the proposed community's drive aisle and preserving the trees will not be possible. In replacement of the street trees, new trees will be planted and there will be five trees planted on-site, whereas currently, there are none.
 2. Currently there is no landscaping that provides additional buffering to the abutting properties, however, the proposed community will include landscaping to provide additional buffering to the abutting properties, where appropriate. Please refer to the attached Landscape Plan. In the North-East corner of the property, there is an outdoor patio area that includes landscaping as an additional buffer.
 3. The proposed landscaping is designed to lessen potential impacts created by the proposed community by creating a visual and sound barrier where appropriate by using landscaping. Please refer to the attached Landscape Plan. In the North-East corner of the property, there is an outdoor patio area that includes landscaping as an additional buffer.
 4. The proposed landscaping is appropriate for the scale of the development. Please refer to the attached Landscape Plan.
- E. Mobility: The proposed community supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood.
1. Drive access to local streets will not negatively impact the safety, purpose, and character of the street. The proposed community is not requesting any additional curb cuts or drive access to the site to the site. The current site has one drive access, and the

proposed community will retain one drive access. Sight lines to streets, drive aisles, and sidewalks will be up to code. Please refer to Civil Plan.

2. The site considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design: The drive access includes appropriate sight lines to the sidewalk and the proposed community includes a separated and pedestrian only entrance.
 - b. Bicycle facilities and connections: Bicycles will be able to access the site safely and with adequate sight lines.
 - c. Minimizing conflicts between different transportation modes: It is anticipated that the proposed community will not generate significant traffic within or outside the site and transportation modes have been separated as much as possible. There is a separate pedestrian entrance into the proposed community and the drive aisle is adequate in dimensions to provide sufficient sight lines and access.
3. The site design of the proposed community promotes or enables access to adjacent uses and amenities. The site design does not interfere with any adjacent use and it would not be appropriate to promote or enable access to any adjacent uses and there are no adjacent amenities.
4. The proposed community provides adequate emergency vehicle access. Emergency vehicles can access the site via Main Street and circulate within the site to provide adequate access to anywhere in the proposed community.
5. Loading access and service areas are adequate for the site and minimize the impacts to the surrounding area and public rights-of-way. There is adequate space within the site if loading access.
- F. Existing Site Features: There are no natural or built features that significantly contribute the character of the neighborhood and/or environment therefore, no existing site features will be preserved.
- G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. This Alliance House project has had a DRT review with city departments where utility capacity was addressed and confirmed, along with steps that the project will undertake to advance upgrades to the neighborhood's water service.

c. Describe the plan for long-term maintenance of all private infrastructure as stated in 21A.55.110 of planned development ordinance.

Alliance House will own and operate the proposed community for the foreseeable future. Their intention is to own the property long-term, in order to provide this service of deeply affordable, self-subsidized housing to its members. With that, it is important to the Alliance House to plan for the long-term and consider the durability and functionality of the proposed community. Alliance House plans for regularly scheduled maintenance of the site for each year.



Vicinity Map: Zoning Classifications include commercial (CC, RO, RMF, BP) and single family uses (R-2, R-1-50000). Currently, neighboring properties within eighty five feet (85') include commercial spaces and single family residences.

