The development site comprises the two tax lots shown here. (TLs 13200 & 13300)

The site is rough 125.5 feet East-to-West and 157.5 feet North-to-South. Total area = approx. 19,766 s.f.

The development site’s eastern lot line is 14 feet from the lot lines of the single-family homes to the east (TLs 13100, 13400, 13500).

The development site is proposed to be zoned Mixed Use / Active Frontage (MU/AF).

The 3 residential properties are currently zoned R-1, and occupied by a duplex (which appears to be an owner-occupied home, attached to a rental) and 2 single-family, detached (SFD) homes.

Parking access is from an alley.

The model has a single, fully-connected building with three elevations. With respect to code standards in SW-SAZ Table 9.3854(2)(e), the “building footprint” includes the total area under the three elevations.

The model site plan has 16 standard 8'x18' spaces with a 25' clear aisle counting the alley, and has 10 compact spaces 8'x15' – 6 are parallel with 20' clear bay; 4 are 90-degree with 22' clear isle.

There may need to be some tweaking for the screening trees, but there’s plenty of “headroom” to slightly adjust parking placement or reduce the required parking spaces and still have a similar massing.
Single-Story
Area: 110.5' x 30' = 3,315 s.f.

Two-Story
Area: 30' x 49.5' x 2 = 2,970 s.f.

Semi-Public Open Space
Area: 45.5' x 68' = 3,094 s.f.

7-Story
157.5' x 30' = 4,725 s.f. x 6 floors = 28,350 s.f.
Plus 650 s.f. ground
Plus 2,970 + 3,315 = 6,315
Total Floor Area = 35,285 s.f.
/ 660 s.f. = 54 (53.5) parking spaces
Less 29 for semi-public open space – limited to 50% or 27 reduction = 27 required.
NOTE: There’s also a 25% reduction for “near transit.” So … you could actually add more floor area on additional stories for the 1-story structures.
27 spaces would support 35,640 s.f.

Semi-Public Open Space
Area: 35' x 29.5' = 1,032.5 s.f.
(not counted for parking reduction)

Semi-Public Open Space
Area: 47' x 59.5' = 2,796.5 s.f.

Semi-Public Open Space
Area: 35' x 29.5' = 1,032.5 s.f.
Greater than 25% of lot area 19,766 s.f
Results in reduced parking = 5,890.5 s.f. / 200 s.f = 29 spaces

Total footprint = 3,315 s.f. + 1,485 s.f + 4,725 s.f. = 9,525 s.f.
50% = 4,762.5 s.f.

125.5' East-West Boundary
30' Setback
14' Alley

157.5' North-South Boundary on Willamette Street
110.5' (70%) North-South Facade on Willamette

SURFACE PARKING
277 spaces

ALLEY

50% = 4,762.5 s.f.
Total footprint = 3,315 s.f. + 1,485 s.f. + 4,725 s.f. = 9,525 s.f.
50% = 4,762.5 s.f.

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7-Stor. 157.5' x 4,725 s.f. x 6 = 28,350

Passage under Building
12' Clear Aisle
22' Clear Aisle

17' under bldg Clear bay
20' Wide
11'
14'

125.5' East-West Boundary
14' Alley