

## 7050 COMMERCE CENTER DEVELOPMENT STANDARDS ADJUSTMENT

### PROJECT STATEMENT      OCTOBER 2024

#### REQUEST

N.E.S. Inc., on behalf of Casco Construction Corp, requests approval of a Development Standards Adjustment to 7.4.2-C to allow a 10' front parking setback where 20' is required for 7050 Commerce Center Drive.

#### PROJECT DESCRIPTION

7050 Commerce Center Drive is located on the northwest corner of E Woodmen Rd and Commerce Center Dr, is approximately 1.41 acres in size and is zoned MX-M/CR HR-O HS-O SS-O. The proposed project includes a 16,000 square foot general and medical office building which will require a future Development Plan submittal. Approximately 40 parking spaces will be required for the future building which will largely be provided on site with 7 additional stalls proposed on-street directly adjacent to the site. The project site has several constraints including steep slopes, a large utility easement, and the outer streamside buffer encumbering 39% of the site. If an effort to work with the existing constraints, meet the parking demand for the use, and provide a quality development, a Development Standards Adjustment is requested to allow a 10' parking setback where 20' is required per City Code table 7.4.2-C – Mixed-Use Dimensional Standards. The proposed parking setback will maintain the required 10' landscape setback while maximizing the usable area of the site. To compensate for the reduced parking setback, the applicant has proposed to provide three compensating benefits. The project will capitalize on the proximity to the Monument Creek corridor by providing a trail and outdoor patio on the west side of the site for use by employees and visitors, a rain garden designed and installed to DCM standards for water quality purposes, and enhanced architectural design of the building to mitigate the impact of reduced parking setback for this challenging site.



## PROJECT JUSTIFICATION

### **CONFORMANCE WITH DEVELOPMENT STANDARDS ADJUSTMENT CRITERIA (CODE SECTION 7.5.525.E)**

The Planning Commission may approve or approve with conditions a Development Standards Adjustment if the Planning Commission determines that the proposed alternative design meets the following criteria:

**1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;**

The compensating benefits proposed for this project include a trail and outdoor patio on the west side of the site, a rain garden designed to provide enhanced water quality, and enhanced architectural design on the proposed building. The proposed trail is a better use of the west side of the site than a parking lot that would require multiple retaining walls. Additionally, due to the proximity of the stream corridor, the proposed water quality feature will provide enhanced drainage near the stream corridor and provide an aesthetic feature for employees and visitors. The quality of architecture proposed will also enhance the appearance of the site for users and passersby while still providing the required landscaping adjacent to the road. All the proposed compensating benefits will enhance the visual nature of the site and experience of employees and visitors.

**2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;**

All the other development standards for the site are being met. The purpose of the streamside overlay district is, *“to guide the development and maintenance of the property adjacent to these stream corridors in a manner that is compatible with the environmental conditions, constraints, and character of these areas.”* The project site is currently an underutilized parcel with challenging development constraints, the enhanced design of the building and the proposed outdoor amenities incorporate the proximity of the creek into the function of the site, provides water quality near the riparian ecosystem, and creates visual interest for adjacent trail-users and employees and visitors to the site.

The site is also within the Hillside Overlay, the purpose of which is, *“to ensure that hillside areas retain their unique character, to safeguard the natural heritage of the City, and to protect the public health, welfare, and safety.”* The proposed parking setback reduction request considers the intent and purpose of the Hillside by pulling the parking area as far from the slopes as possible, minimizing the need for multiple, large retaining walls and maintaining the natural form of the site.

**3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and**

There will be no greater impacts on adjacent properties than if the parking setback were maintained at 20'. The other commercial developments do not have the same constraints as the subject property and have similar parking setbacks to what is proposed. Additionally, the required 10'

landscape setback is being retained which will include plantings along the front property line to help soften the impact of the parking lot on the site.

**4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of**

Multiple compensating benefits are proposed to mitigate the impact of the parking setback. All these features are above and beyond what the base zone district requires for the property. The proposed trail and patio are an additional amenity provided to the users of this streamside site that capitalizes on the western facing views. The design of the water quality feature will incorporate riparian vegetation and exceeds the minimum requirement for a water quality system. Finally, the architectural enhancements of the building far exceed the minimum requirement in City Code section 7.4.1103. The façade materials include transparent glass, composite wood, and stucco. Façade articulation is also proposed on all sides of the building. Techniques include outdoor balconies, window openings, wall plane projects and a mix of building materials. Façade articulation is not typically required for a building less than 100' in length however the proposed building will exceed this requirement.

