

# 7 site tests of 21.07.110C.6. Building and Site Orientation Menu as recommended to be amended PZC Case 2015-0049 / May 18, 2015

1. 82<sup>nd</sup> and Jewel Lake
2. Chugach Meadows
3. Jewel Lake and 84<sup>th</sup>
4. Northwood Apartments
5. Sunbeam Apartments
6. Tudor Commons
7. Zion Court Townhouses



# 1. 82<sup>nd</sup> and Jewel Lake (2006)



Front Façade



End Façade on 82nd

## Building & Site Orientation Menu 21.07.110.C.6

## Combined Development

a. Courtyard Housing	
b. Orientation of Living Spaces & Windows-Ground Floor	
c. Orientation of Living Spaces & Windows-Overall Development	✓ or almost
d. Orientation of Living Spaces & Windows-Add. Transparency	
e. Street Frontage-Parking Beside or Behind the Building	
f. Street Frontage-Limited Parking Width	
g. Street Corner Building	
h. Limited Front-Facing Garage Width for Townhouses	
i. Enhanced Sidewalk	
j. Separated Walkways to the Street	
k. Visible Front Entry	almost
l. Enhanced Front Yard Landscaping	
m. Site Entry Feature	1 out of 3 required: <b>add 2 more</b>

## 2. Chugach Meadows (2011)



Building 1



Building 2



Building & Site Orientation Menu 21.07.110.C.6	Combined Development
a. Courtyard Housing	
b. Orientation of Living Spaces & Windows-Ground Floor	
c. Orientation of Living Spaces & Windows-Overall Development	✓
d. Orientation of Living Spaces & Windows-Add. Transparency	
e. Street Frontage-Parking Beside or Behind the Building	
f. Street Frontage-Limited Parking Width	almost
g. Street Corner Building	✓
h. Limited Front-Facing Garage Width for Townhouses	
i. Enhanced Sidewalk	
j. Separated Walkways to the Street	
k. Visible Front Entry	almost
l. Enhanced Front Yard Landscaping	
m. Site Entry Feature	
How does it fare?	2 of 3 required : <b>add 1 more</b>

### 3. Jewel Lake and 84th



Orientation Menu 21.07.110.C.6	
a. Courtyard Housing	
b. Orientation of Living Spaces & Windows-Ground Floor	
c. Orientation of Living Spaces & Windows-Overall Development	
d. Orientation of Living Spaces & Windows-Add. Transparency	
e. Street Frontage-Parking Beside or Behind	✓
f. Street Frontage-Limited Parking Width	
g. Street Corner Building	✓
h. Limited Front-Facing Garage Width for Townhouses	almost
i. Enhanced Sidewalk	
j. Separated Walkways to the Street	
k. Visible Front Entry	✓
l. Enhanced Front Yard Landscaping	
m. Site Entry Feature	
How does it fare?	3 out of 3 required: <b>COMPLIES</b>

## 4. Northwood Apartments



### Orientation Menu 21.07.110.C.6

a. Courtyard Housing	
b. Orientation of Living Spaces & Windows-Ground Floor	
c. Orientation of Living Spaces & Windows-Overall Development	✓
d. Orientation of Living Spaces & Windows-Additional Transparency	
e. Street Frontage-Parking Beside or Behind the Building	✓
f. Street Frontage-Limited Parking Width	
g. Street Corner Building	
h. Limited Front-Facing Garage Width for Townhouses	
i. Enhanced Sidewalk	
j. Separated Walkway to the Street	✓
k. Visible Front Entries	✓
l. Enhanced Front Yard Landscaping	
m. Site Entry Feature	
How does it fare?	4 out of 3 features: <b>COMPLIES</b>

## 5. Sunbeam on W. 26<sup>th</sup> (2005)



### Orientation Menu 21.07.110.C.6

a. Courtyard Housing	
b. Orientation of Living Spaces & Windows-Ground Floor	✓
c. Orientation of Living Spaces & Windows-Overall Development	✓
d. Orientation of Living Spaces & Windows-Additional Transparency	✓
e. Street Frontage-Parking Beside or Behind the Building	
f. Street Frontage-Limited Parking Width	
g. Street Corner Building	
h. Limited Front-Facing Garage Width for Townhouses	
j. Enhanced Sidewalk	
j. Separated Walkway to the Street	
k. Visible Front Entries	✓
l. Enhanced Front Yard Landscaping	
How does it fare?	4 out of 3 required: <b>COMPLIES</b>

## 6. Tudor Commons



### Building & Site Orientation Menu 21.07.110.C.6

a . Courtyard Housing	
b . Orientation of Living Spaces & Windows- Ground Floor	
c. Orientation of Living Spaces & Windows- Overall Development	
d. Orientation of Living Spaces & Windows- Additional Transparency	
e. Street Frontage-Parking Beside or Behind the Building	
f. Street Frontage-Limited Parking Width	
g. Street Corner Building	
h. Limited Front-Facing Garage Width for Townhouses	✓
i. Enhanced Sidewalk	
j. Separated Walkway to the Street	
k. Visible Front Entries	
l. Enhanced Front Yard Landscaping	
m. Site Entry Feature	
How does it fare?	1 out of 3 required: <b>add 2 more</b>

## 7. Zion Court (2011)

Front  
Facade



Rear Façade on side street

### Building & Site Orientation Menu 21.07.110.C.6

a . Courtyard Housing	
b . Orientation of Living Spaces & Windows- Ground Floor	
c. Orientation of Living Spaces & Windows- Overall Development	✓
d. Orientation of Living Spaces & Windows- Additional Transparency	
e. Street Frontage-Parking Beside or Behind the Building	✓
f. Street Frontage-Limited Parking Width	
g. Street Corner Building	✓
h. Limited Front-Facing Garage Width for Townhouses	✓
i. Enhanced Sidewalk	
j. Separated Walkway to the Street	✓
k. Visible Front Entries	
l. Enhanced Front Yard Landscaping	
m. Site Entry Feature	
How does it fare?	5 out of 3 required: <b>COMPLIES</b>