

Detailed Analysis - Design Review Standards in Matter of Right

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Could already be included in a “Matter-of-Right” development:

604.7 (a) Street frontages designed to be safe, comfortable, and encourage pedestrian activity

Green space buffering the sidewalk and surrounding low-density, single-family homes from the proposed development are unrelated to increased density. This could easily be provided no matter what the size of the development is.

604.7 (a) (1) Multiple pedestrian entrances

Pedestrian entrances are unrelated to the increased density requested by the applicant. The lot does not present access challenges that require more height or density to achieve this goal.

604.7 (a) (2) Driveway or garage access to the street is discouraged

Discouraging driveway access to the street only involves careful use of the existing alleyways. It is not dependent on increasing density on the lot.

604.7 (a) (3) Commercial ground floors containing active uses with clear, inviting windows

There is no correlation between increasing the size of the building and being able to provide retail space that is respectful of its surroundings.

604.7 (a) (4) Minimized blank walls

See above.

604.7 (a) (5) Wide sidewalks

Setbacks from the existing public space can be achieved no matter the size of the building. Wide sidewalks are only dependent on location of the structure in relation to the street, not on increased density.

604.7 (b) Public gathering spaces are encouraged near major boulevards and public spaces

Again, this is in no way dependent on increasing the size, height, or density of the proposed development. This is achievable through careful site planning and integration with the surrounding community.

604.7 (d) (1) Elevated detailing and design of first and second stories

Design is an architectural problem not to be solved by density. In the case of this project, considerate design aesthetics are completely unrelated to the size of the building.

604.7 (e) Sustainable landscaping

Sustainable landscape design should not be used as a bargaining chip by the applicant to extract or extort zoning relief.

604.7 (f) (2) Incorporate transit and bicycle facilities and amenities

Zoning law, even if the applicant was proposing a matter-of-right development, already mandates bicycle facilities. Neither the applicant's current proposal nor a theoretical matter-of-right development would incorporate any transit into the project.