

STATEMENT OF CONSISTENCY WITH OBJECTIVE STANDARDS

The purpose of this document is to describe how the proposed project is consistent with all objective zoning and design review standards applicable to the project site.

Use Requirements

The Lower Arsenal Mixed Use, as defined in the General Plan encourages mixed uses, such as commercial and residential components of Mixed Use permitted in the site's CO Zoning. The General Plan's Housing Element identifies the proposed project site as the single largest component of its Opportunity Sites inventory (shown as parcels 3, 4, 5 and 6 of its seven targeted sites, for a potential of 153 of the City's 252 unit housing goal for the 7 sites).

Our Jefferson Ridge proposal seeks to build 124 units, out of the City's total estimated potential for 153 units. The lower unit count we are proposing allows us to approach the City's target while balancing other important needs, specific to the site. First, the development must be compatible in height and massing with neighboring landmark buildings. The project plan also furthers Arsenal Historic Conservation Plan goals of creating a fine-grained pedestrian network, retaining as many mature trees as possible, and expanding on the required view corridors to provide excellent panoramic views to the lower Arsenal and the Carquinez Strait - at street level and from rooftop decks.

Note that per CO Zoning District regulations, the ground level uses of the townhome structures are *not* "residential" per the description of such uses as defined by the City (correspondence between project Applicant representative and City Planner Suzanne Thorsen). The non-residential component required within a project in the CO-Zoned district is provided in the small café at the corner of Park and Adams, and by the ground level portions of the Townhome buildings (resident's workspaces, storage, and parking).

Density Requirements

The maximum density allowed, as given in BMC Title 17 and the Housing Element, is 21 du/acre. The overall density of the project is 124 units on 7.86 acres, which is 15.8 du/acre.

Yard Requirements

Setbacks for new structures north of Jefferson street are based on the adjacent existing building setbacks relative to Jefferson Street. Other proposed buildings used front setbacks between 15' and 20'. Side and rear setbacks follow the CO zoning requirements. The project is currently comprised of five (5) existing parcels and new property lines delineating public and private property are indicated by way of the back of new sidewalks being coincident with the new property lines.

As called for in AHCP Guideline 2.3, the project provides porches, bays, and balconies to provide variation and articulation in the building's massing and form. Some of this articulation occurs within the 5' front setback zone as provided for in

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the OPDS (15'-20' from property line), and some within yard setbacks, as allowed by BMC 17.70.150 (e.g., porches and stairs extend up to 6' into front yard setbacks and 3'-4' into side yard setbacks, and balconies and bays extend up to 30" into a front yard and 18"-24" into side yards).

Height Standards

The CO zoning height limit is 40' above finish grade (and per City requirements, engineered fill selectively added shall be no more than 4'). All buildings will stay beneath this 40' limit, and third floors are partially concealed through integrating their fenestration as gables and dormers of the roof form (as per AHCP Guideline 2.4). The Exception to Height Limit provided for in statute 17.70.180, which allows for certain structures including elevator penthouses, up to 10' additional height, for a maximum of 10% of the building's footprint, is proposed for certain units, to allow the stair enclosures to access the roof deck open spaces. We believe a stair enclosure qualifies as it is "an appurtenance necessary" for accessing the roof deck open space. The stair enclosures are set back as far as possible from the building edges to minimize their visibility.

Lot Coverage Standards

In large part due to the substantial land area dedicated to the Arsenal Cork Oak and North End parks, the lot coverage is far below the ceiling amount allowed. The project stands at 23% lot coverage, where the OPDS allows 50%

Floor Area Ratio Standards

Floor Area Ratios are also well below the allowed maximum. The project is at an overall FAR of 0.47, which is far less than the OPDS maximum of 2.0. The CO zoning would cap FAR at 0.8 for non-residential and 1.2 overall, both of which are far higher than the amount proposed.

Stream setbacks:

There are no streams within or adjacent to the project boundaries.

Stormwater requirements:

The project design includes post-construction stormwater quality features using bioretention and following BASMAA standards. The site design also includes stormwater volume control by way of underground detention systems that will meter stormwater flows to less than pre-project conditions. Additionally, the project will implement temporary erosion control measures during construction. The site's development is of sufficient size (more than one acre of disturbance) that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared and a permit will be opened with the State Water Board once a grading permit is obtained.

Outdoor Living Area:

The required 200sf/unit private open space adjacent to dwellings will be provided principally via roof decks, allowing residents to appreciate one of the greatest assets of the site, i.e., the views available of tree canopies, the Arsenal's historic buildings,

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and from many dwellings, of the Carquinez Strait. Note that the CO zoning requirement that there be no “residential” uses at ground level largely precludes the potential for providing ground level open space directly adjacent to the residence. Additionally, there is a generous amount of shared public open space in the form of pedestrian trails, the cork oak open space, and the North End open space.

Tree Preservation & Protection:

To the extent possible, every effort has been made to preserve existing trees on-site. This includes the grove of cork oaks near Adams, surviving historic street trees along Jefferson and the trees located in the North End Park. The design of the pedestrian circulation and the proposed children’s play area intentionally respects the existing tree trunks and canopies in an effort to reduce any disturbance to this natural resource.

Regarding trees on site that will be removed, the landscape construction documents for the project will include the required number of replacement trees as defined in the OPDS B-1 standards and requirements.

Additionally, a Tree Protection Plan will be included with the project grading plans in order to ensure that the tree protection measures as specified in the OPDS B-2 standards are met.

Landscaping:

The landscape/open space areas comprise 32% of the total project site. The overall landscape design utilizes a low water use, drought-resistant planting palette incorporating a balance of California native plantings. The palette will offer visual interest year-round and was designed with consideration of layering of height and texture.

All of the plant and tree material selected has a WUCOLS rating of Low to Moderate water use. Landscape areas will be irrigated by a system that is automatically controlled by a SMART ET irrigation controller. Plants will be grouped in hydrozones. All MWELo documentation including water use calculations and detailed irrigation plans will be provided with landscape construction documents.

All tree species were selected from the City of Benicia’s Tree Palette 2018 document. Turf has been strategically located to comply with MWELo planting and irrigation design requirements while offering passive recreation opportunities for the community.

The steep embankment on the north side of Adams will be treated with massings of native groundcover plantings. Species will be selected that have root systems suitable for slope stabilization.

Landscape areas will be permanently maintained to established standards by the City of Benicia, or by recorded obligations of a Homeowner’s Association..