

Development Review Team Memo

FROM: Kelly Douglas, Senior Planner

DATE: 08/23/2023

RE: PL20220662 The Astrid Development Plan – Submittal #3

Section 210 RR-2 Zone District

1. The modifications made in between submittals #2 and #3 are in a positive direction and appreciated. However, there are still concerns with the west elevation of building 1.
 - a. Walls & Proposed Grade. There are balconies proposed over a retaining wall. It is unclear what the walls in this area are retaining. It appears they may be proposed in an effort to modify the proposed grade to reduce the height of the building? Please provide additional information.
 - b. Appurtenances. The stairs are labeled as a 102'-6" appurtenance. The entire staircase is not considered an appurtenance, only the outlet onto the roof is. This measurement is also inconsistent with others provided. It appears the east elevation exceeds the 75' overall height maximum in this area. Please see staff markups on sheet DP-3.1 for clarity.
2. To be consistent with the CDC and other similar measurements provided, please relabel the south elevation 98' appurtenance height. Please show the appurtenance height dimension separately from the building height dimension.

Section 413 Phasing

3. 413.C.3.b is not referring to amenities, it's referring to pedestrian connections. As proposed, a variance request is needed. Staff is unlikely to support as an Improvements Agreement is an available option to allow for CO in advance of non-critical improvements, such as these stairs, being complete.
4. As proposed, a variance request is needed to 413.C.3.d. Amenities are required to be provided on-site.

Section 418 Retaining Walls

Wall	Site Plan Wall Exhibit	Grading Plan	Correction
7	11'	10'	Wall 11 meets standards but is labeled as 11' on the wall scheduled and 10' on the grading and drainage plan. Please be clarify for consistency.
8A-B	12'	7'	Please label walls 8A-B separately on the grading and drainage plan.

			Wall 8A-B are shown as 12' on the wall schedule and 7' on the grading and drainage plan. Which is correct? Update variance narrative if needed.
9B	5'	9'	Wall 9B meets standards but is labeled as 5' on the wall scheduled and 9' on the grading and drainage plan. Please be clarify for consistency.
10A-C	11'	Wall tiers max height 6'	Please add not to exceed 11' on grading plan.
11	24'	12' only for lower wall	It appears two walls are being grouped together one way on the grading plan and one way on the wall schedule site plan sheet. Please make consistent for clarify. There is a label missing for these walls on both sheets. Please also make sure variance narrative is clear.