

Exhibit A
File No. 220626
Minor Modification to a Detailed Planned Development known as Elevation 1659
1659 N. Jackson Street
September 20, 2022

Previous File History and Project Summary

A Detailed Planned Development (DPD) was established for this site in 2019 as File No. 190161. The DPD allows the property to be developed into a 6-story multi-family residential building (5 stories along Jackson Street due to the slope and grade of the site) consisting of 76 apartments and 76 interior parking spaces. The building design entails a triangular-shaped footprint closely matching the shape of the parcel. Additionally, a landscaped open space will be located at the corner of Water Street and Jackson Street. Substantial landscaping will be along Water Street.

Minor Modification Summary

The applicant, Elevation 1659 LLC (an affiliate of Ogden Multifamily Partners LLC and Ogden & Company, Inc.) is requesting a minor modification to the DPD to allow changes to the building design and materials. The proposed changes are being made in order to reduce the overall cost of the project in an effort to maintain the project's economic viability. The need for such changes has been caused by the significant level of construction cost inflation in the time since the original DPD was approved. The applicant, along with the project's architect, has taken great care to retain all of the key characteristics of the original Plan/Design to the greatest extent possible, while making what it deems to be minor modifications that can have a favorable impact on the overall project cost.

The previously approved landscape plan and corner landscape plaza will remain unchanged. All other aspects of the proposed DPD zoning remain unchanged.

List of Attachments

Updated PDF submitted for original DPD approval including:

1. Vicinity map
2. Site photos
3. Landscape plan
4. Floor plans, rendered exterior elevations (approved and revised)
5. Balcony detail (approved and revised)

Proposed Changes

Specific changes proposed as part of this minor modification are as follows:

1. Typical all elevations:
 - a. Exposed concrete foundation will be cast in place concrete in lieu of precast wall panels.
 - i. Vertical ribbed finish will remain where indicated on rendered exterior elevations.
 - ii. Fine concrete vertical texture where indicated on rendered exterior elevations will be replaced by fine sandblasted texture.
 - b. Balcony guardrail design will be revised to include approximately 2" square corner posts and balusters with approximately ½" square vertical pickets in lieu of the approved painted, metal mesh front guardrails, and tempered glass side guardrails. Tie back top has been raised from guardrail height to approximately window / door head height (see exhibit page 17).

Minor Modification Owner's Written Narrative

- c. Siding material revisions typical to all elevations, see exhibit pages 8 and 9:
 - i. Terra cotta SIDING-1 will be replaced by fiber cement rain screen. Color will remain white.
 - i. Terra cotta SIDING-2 will be replaced by vertically oriented corrugated metal panel. Color will remain matte black.
 - ii. Terra cotta SIDING-3 will be replaced by fiber cement rain screen. Color will remain white.
 - iii. Terra cotta SIDING-4 will be replaced by fiber cement rain screen. Color will be light gray.
2. North (Jackson Street) Elevation:
 - a. North facing balconies have been shortened approximately eight feet in length.
 - b. Corner element: the Eastern most projecting plane at the Northeast corner of the building has been removed along with projecting balconies, and has been replaced by a projecting window bay facing East. Refer to exhibit page 15 for approximate façade depths.
3. West (Water Street) Elevation:
 - a. Balconies between gridlines 1 and 1.8, and 11 and 12 have been replaced with Juliet guardrails.
 - b. Balconies at deep inset, SIDING-2 locations have been replaced with Juliet guardrails.
4. East Elevation:
 - a. Balconies have been relocated from end of unit 'fingers' to now between 'fingers', within inset portion of facade.
 - b. Corner element: see Item #2 (b) above.
5. South Elevation:
 - a. SIDING-1 terra cotta has been replaced inward from corners approximately 8' and 12' respectively with corrugated metal SIDING-2.
6. Landscape plan:
 - a. Native perennial mix has been substituted for originally approved, non-native Perennial Mix A; see attached exhibits.