

# 5221 RAVENNA AVE. NE

EFFICIENCY UNIT APARTMENT BUILDING  
DPD PROJECT #3018644  
STREAMLINED DESIGN REVIEW UPDATE  
05.12.2015

**caron**

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PROJECT INTRODUCTION

**PROJECT ADDRESS:**  
5221 Ravenna Ave NE  
Seattle, WA 98105

**DPD PROJECT #:**  
3018644

**PARCEL:**  
717480-0525

**ZONING:**  
LR2

**SITE AREA:**  
6,716 SF - 67.16' x 100.00'

**URBAN VILLAGE OVERLAY:**  
Ravenna Urban Center  
Village

**Frequent Transit:**  
Yes

**PARKING REQUIREMENT:**  
None

**LEGAL DESCRIPTION:**  
Lot 16 and the north 16 and  
2/3 feet of lot 17, block 11,  
Ravenna Springs Park Supple-  
mental, according to the plat  
thereof recorded in volume 2  
of plats, page 173, records of  
King County, WA.

**PROJECT TEAM:**

**ARCHITECT**  
Caron Architecture  
2505 3rd Ave. Suite 300C  
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**OWNER/DEVELOPER:**  
Michael Nelson  
7556 12th Ave NE  
Seattle, WA 98115  
206.459.3708

DESIGN GOALS

DEVELOPMENT OBJECTIVES

The proposed development will create a 3-story (+basement) apartment building containing 35 small efficiency dwelling units. Parking is not required and will not be provided. Bicycle storage spaces will be provided at a ratio of 1 per 4 units.

There are 3 exceptional trees located on the site and we are proposing to retain the 2 exceptional trees to the north.

Amenity space for the residents will be located on ground level.

DEVELOPMENT STATISTICS

Lot Size:	6,716 SF	Level	FAR SF	# Units	Uses
<b>FAR:</b>	1.3 (BuiltGreen)	<b>3</b>	2,894	10	Residential
<b>Allowable FAR:</b>	8,731 SF	<b>2</b>	2,894	10	Residential
<b>Proposed FAR:</b>	8,686 SF	<b>1</b>	2,894	8	Residential
<b>Residential Units:</b>	35	<b>Basement</b>	0	7	Residential
<b>Parking Stalls:</b>	0	<b>TOTAL</b>	<b>8,682</b>	<b>35</b>	

PROJECT INFORMATION

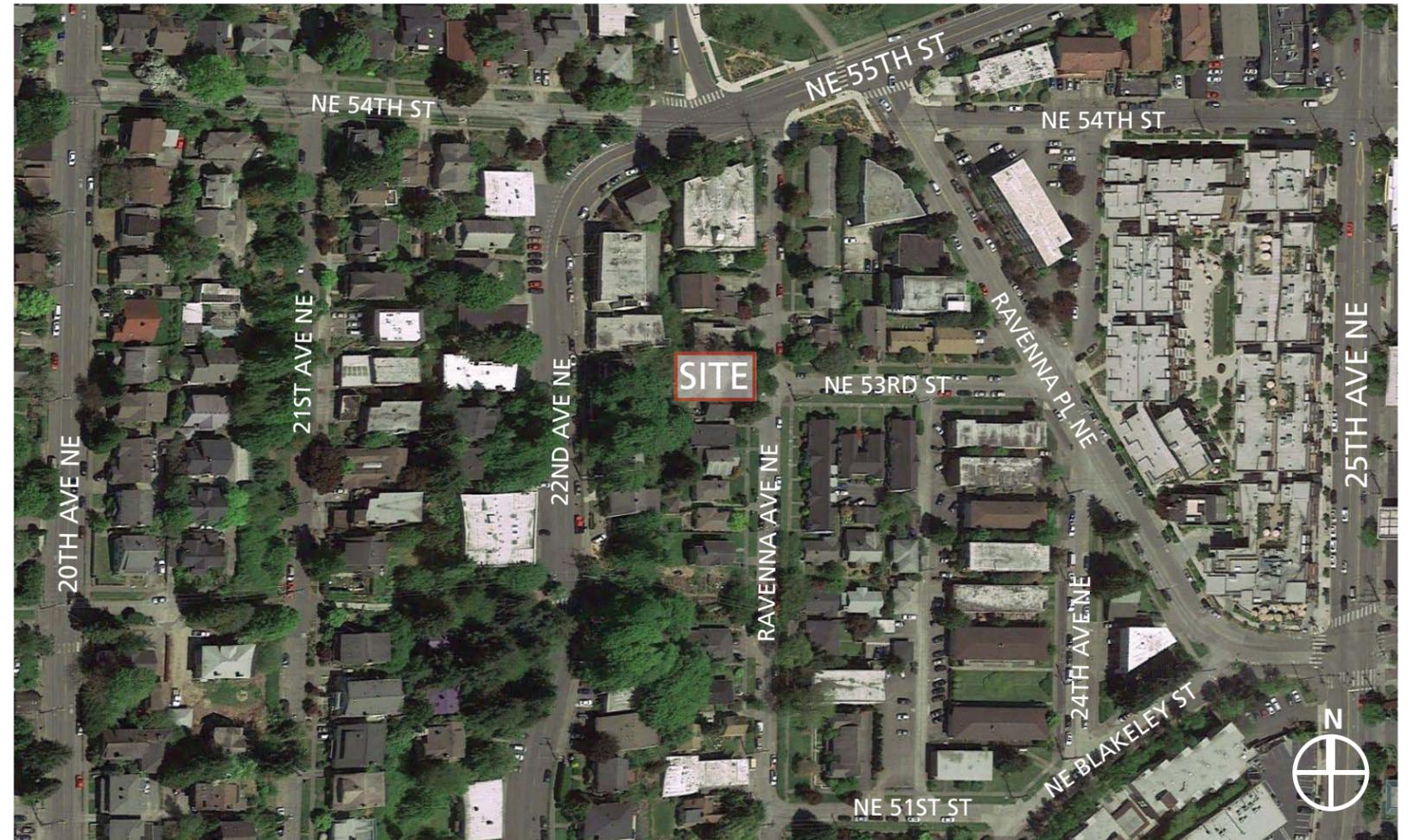
## SITE DESCRIPTION

The site is located at 5221 Ravenna Ave NE, two blocks west of 25th Ave NE in the University District neighborhood of Seattle. It is zoned LR2 and is within the Ravenna Urban Center Village. The site is within walking distance to the University of Washington campus, Ravenna Park, shopping and dining at the University Village, and the Burke Gilman Trail.

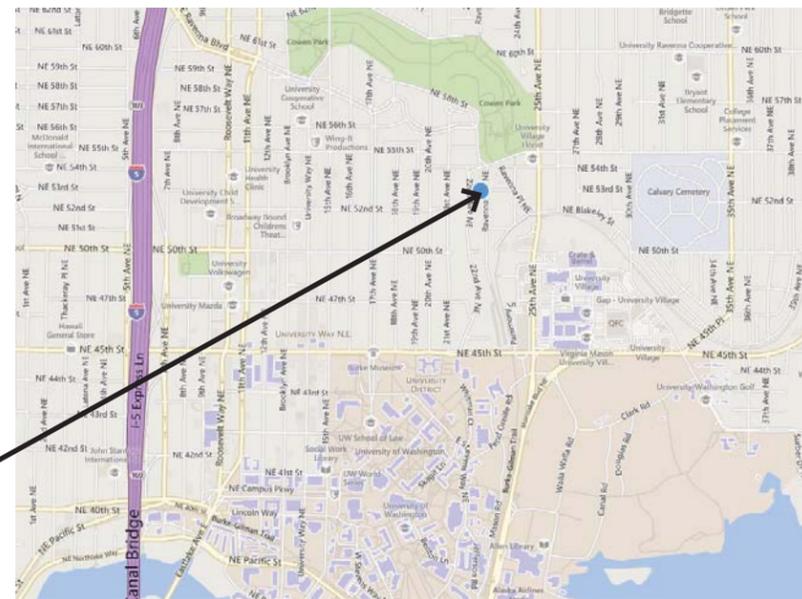
The neighborhood is a mix of single family homes, multi-family structures including apartments and townhomes, offices, and retail, with a few mixed-use developments in the area. Residents of the area are predominantly students attending the University of Washington.

There is one existing single family home on the site; wood frame, built in 1910. A historical analysis will be provided with the MUP submittal. There is a triplex wood frame building to the south and 4-plex wood frame building to the north. There is multi-structure apartment complex to the east and a single family home to the west elevated approximately 20' from the project site.

The site has a gradual slope rising from the southeast corner to the northwest corner approximately 10'. There is a low rock retaining wall that runs along the sidewalk at the east property line. Three exceptional trees have been identified on the site and two will be protected during development of the proposed project.



CONTEXT MAP



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VICINITY MAP

ZONING ANALYSIS

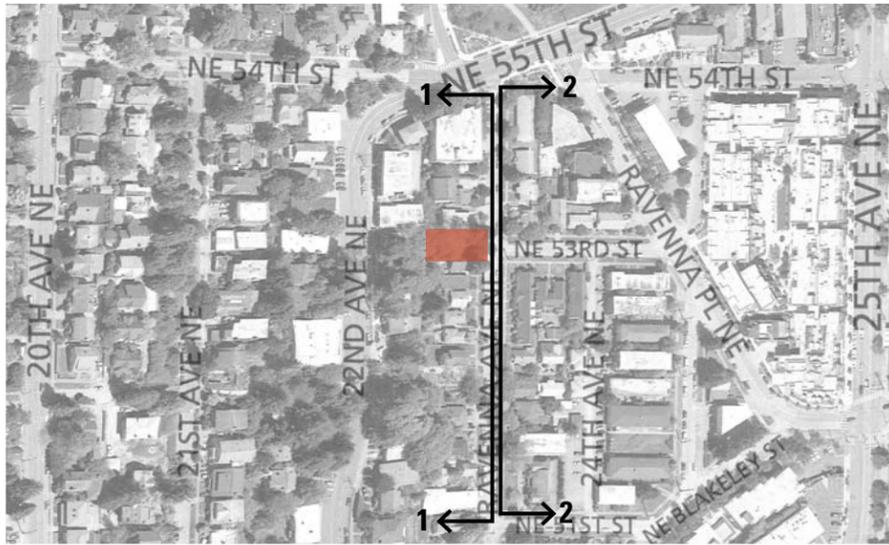


- |   |  |   |  |
|---|--|---|--|
|  SF 5000 |  LR 2 |        |  FREQUENT TRANSIT CORRIDOR    |
|  LR 3    |  LR 1 |  C1-40 |  RAVENNA URBAN CENTER VILLAGE |



NEIGHBORHOOD CONTEXT

EXISTING SITE CONDITIONS



1. STREET ELEVATION, LOOKING EAST

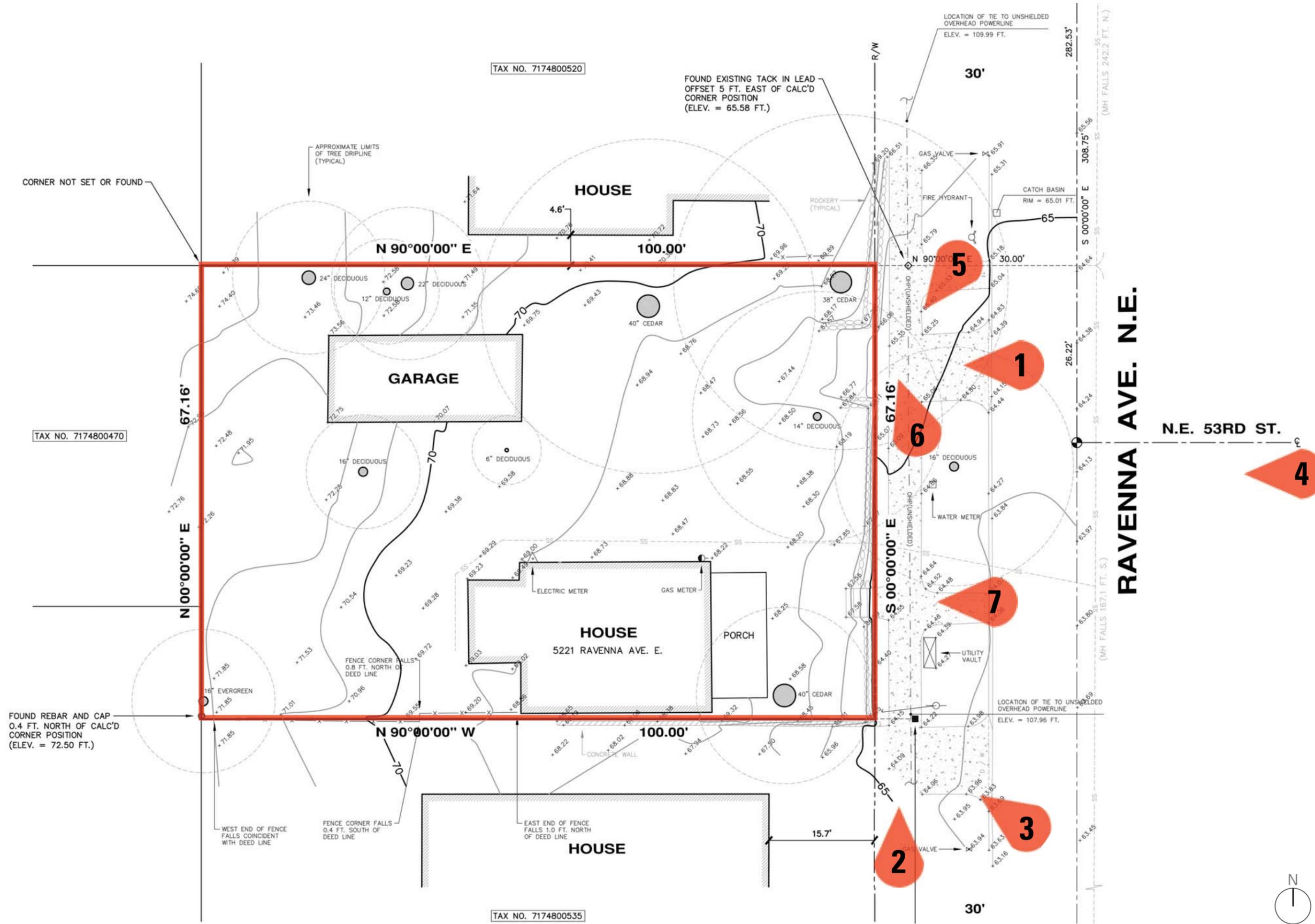


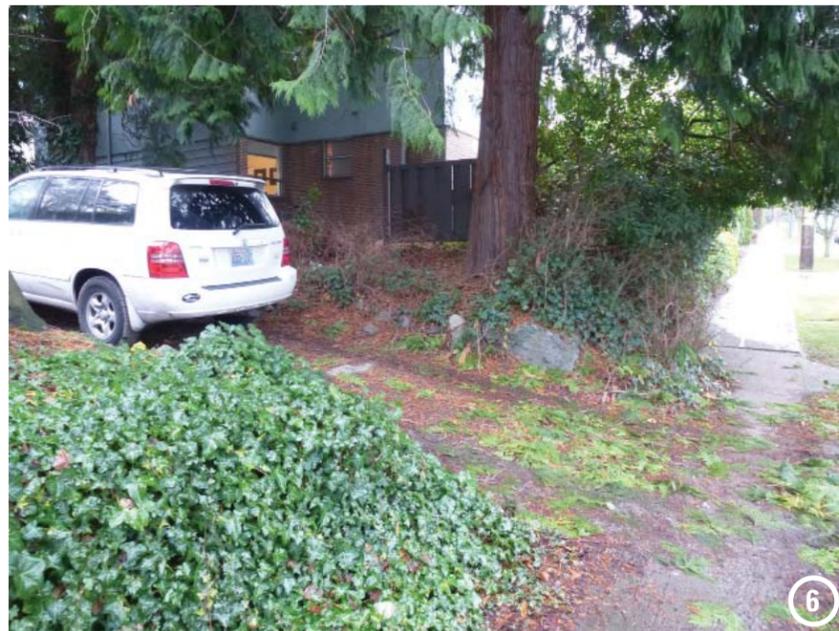
2. STREET ELEVATION, LOOKING WEST

PROJECT SITE



EXISTING SITE CONDITIONS





# SITE PLAN OPTION 1 (PREFERRED)

## OPTION 1 SUMMARY:

- REMOVE SOUTHWEST EXCEPTIONAL TREE #3.
- SET BUILDING IN THE SOUTHWEST CORNER TO MAXIMIZE DISTANCE FROM DRIPLINES OF TWO EXCEPTIONAL TREES TO THE NORTH.
- 35 EFFICIENCY UNITS

## PROS:

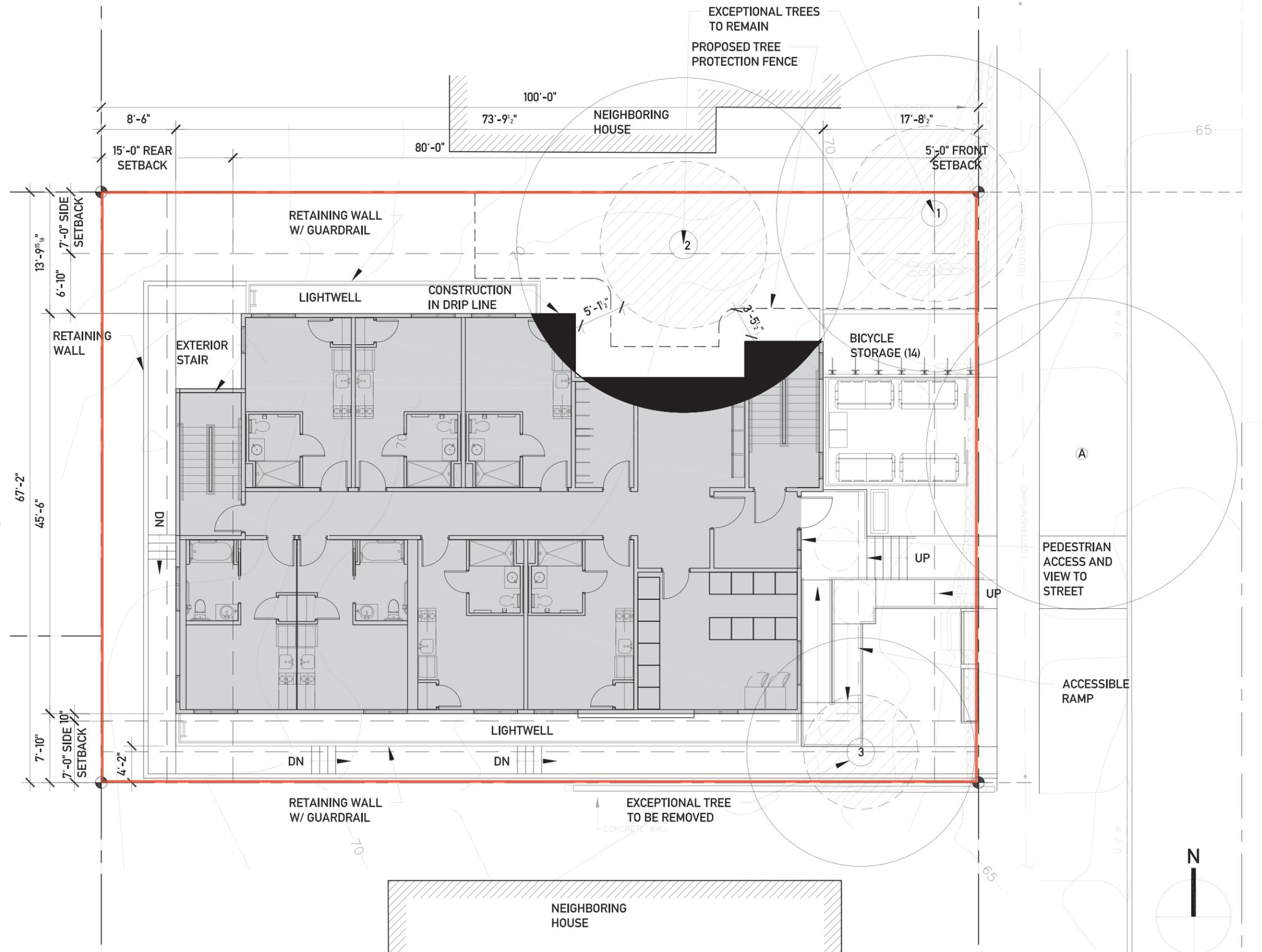
- THE TWO HEALTHIEST EXCEPTIONAL TREES WILL REMAIN.
- FRONT SETBACK SMALLER, WILL HELP WITH EYES ON STREET.
- MORE DENSITY (PRO FOR OWNER)

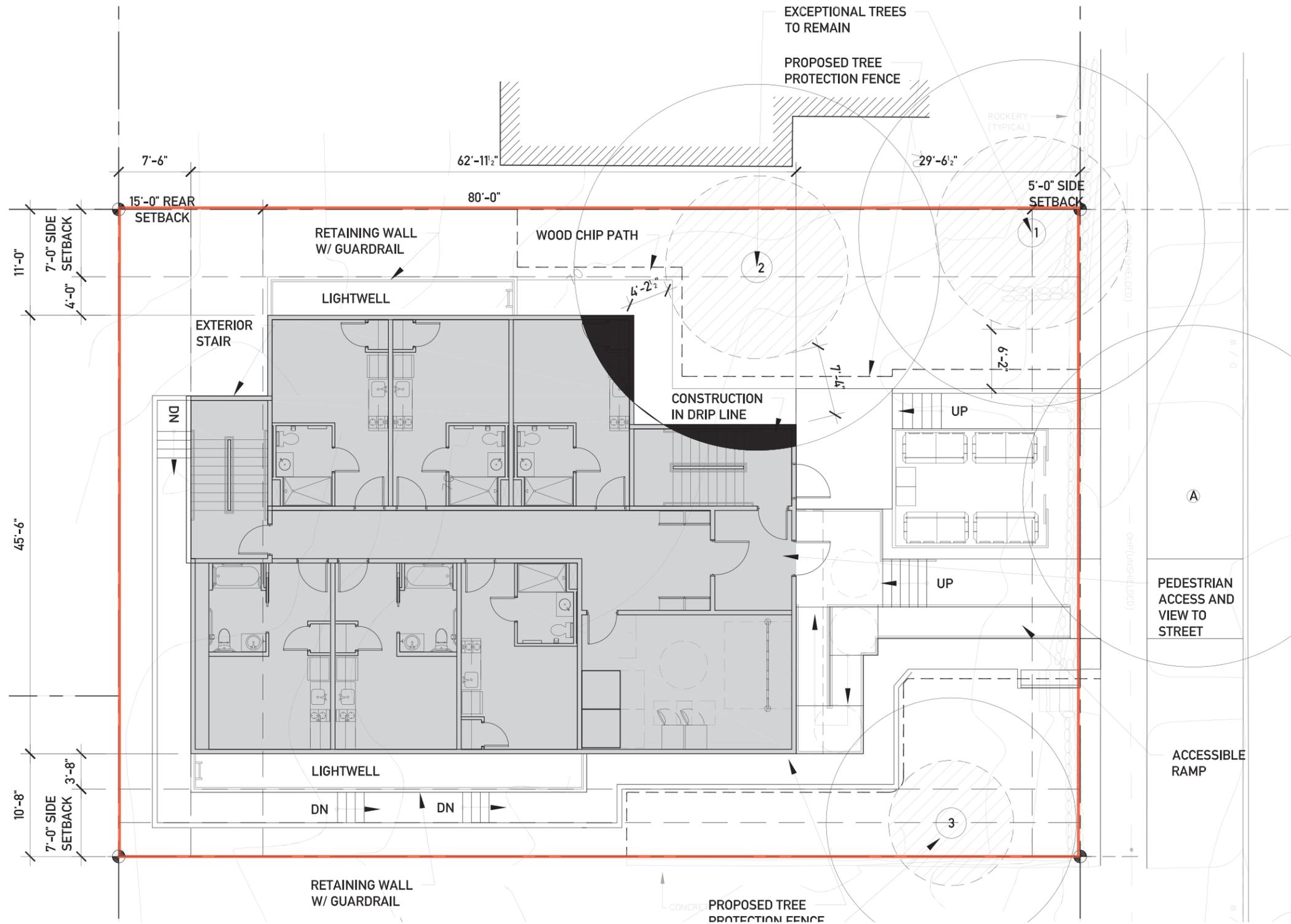
## CONS

- LARGER FOOTPRINT
- MORE DENSITY (CON FOR NEIGHBORS)

## ARBORIST'S COMMENT:

OPTION 1: (REMOVAL OF TREE #3) TREES #1 AND 2 ARE IN BETTER CONDITION THAN TREE #3, SO IT WORKS OUT WELL. THE DRIP LINE OF TREE #2 IS SLIGHTLY INFRINGED BY PROPOSED DISTURBANCES, BUT CAN BE MITIGATED THROUGH ARBORIST SUPERVISION/ ROOT PRUNING DURING EXCAVATION WITHIN THE DRIP LINE.





**OPTION 2 SUMMARY:**

- RETAIN ALL THREE EXCEPTIONAL TREES.
- SET BUILDING CLOSEST TO THE WEST PROPERTY LINE TO MAXIMIZE DISTANCE FROM DRIPLINES OF THREE EXCEPTIONAL TREES TO THE EAST.
- 26 EFFICIENCY UNITS

**PROS:**

- ALL THE EXCEPTIONAL TREES REMAIN
- LESS DENSITY
- SMALLER FOOTPRINT
- FRONT SETBACK GREATER WILL HELP MINIMIZE HEIGHT/BULK.

**CONS:**

- RESULTING UNIT COUNT/ LOSS OF FAR NOT ECONOMICALLY FEASIBLE FOR THE OWNER

**ARBORIST'S COMMENT:**

OPTION 2: THIS IS THE BEST OPTION FOR TREE PROTECTION OF ALL THREE TREES.

CODE SUMMARY - 23.45 MULTI-FAMILY			
SMC TITLE		SMC REQUIREMENT	COMPLIANCE/REFERENCE
23.45.504	PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.508	GENERAL PROVISIONS	REQUIRED PARKING, ALLEY ROW IMPROVEMENTS, SOLID WASTE AND RECYCLABLES ADDRESSED BELOW	
23.53.006	PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED. SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT, SEE SITE PLAN
23.53.015	IMPROVEMENT REQUIREMENTS FOR EXISTING STREETS IN RESIDENTIAL AND COMMERCIAL ZONES	IMPROVEMENTS FOR EXISTING ARTERIAL MEETING MINIMUM R.O.W. WIDTH STANDARDS REQUIRED	COMPLIANT, SEE SITE PLAN
23.54.015	REQUIRED PARKING	NO MINIMUM REQUIREMENT FOR AUTOMOBILES (FREQUENT TRANSIT CORRIDOR) PER 23.54.015 TABLE B. BICYCLE PARKING: 1 PER 4 UNITS.	NO VEHICLE PARKING PROVIDED, 10 BICYCLE STALLS PROVIDED, SEE SITE PLAN
23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	375 SF	REDUCED STORAGE SPACE FOR TRASH APPROVED PER LIZ KAIN, SEE SITE PLAN
23.45.510	FLOOR AREA RATIO (FAR) LIMITS	1.3 FAR LIMIT, LOT AREA: 6,716 SF x 1.3 = 8,731 SF, MEETS REQUIREMENTS OF 23.45.510.C	COMPLIANT
23.45.512	DENSITY LIMITS-LOWRISE ZONES	APARTMENTS IN LR2 ZONE - NO DENSITY LIMIT, MEETS REQUIREMENTS OF 23.45.512.A	COMPLIANT
23.45.514	STRUCTURE HEIGHT	30' HEIGHT LIMIT + 4' HIGHEST POINT OF SHED/BUTTERFLY ROOF	COMPLIANT, SEE BUILDING SECTION
23.45.518	SETBACKS AND SEPARATIONS	FRONT: 5' MIN.; SIDE: 5' MIN., 7' AVG.; REAR: 15' MIN. (NO ALLEY)	FRONT: COMPLIANT, SIDES & REAR: ADJUSTMENTS REQUESTED
23.45.518.J.2.	STRUCTURES IN REQUIRED SETBACKS OR SEPARATIONS	ACCESSIBILITY RAMPS ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION	COMPLIANT
23.45.518.J.8.	STRUCTURES IN REQUIRED SETBACKS OR SEPARATIONS	RETAINING WALLS USED TO PROTECT A CUT INTO EXISTING GRADE MAY NOT EXCEED THE MIN HEIGHT NECESSARY TO SUPPORT THE CUT AND WILL REQ. AN OPEN GUARDRAIL ON TOP WITH A MAX. HT OF 42"	COMPLIANT
23.45.522	AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL	COMPLIANT
23.45.524	LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT
23.45.527	STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE.	ADJUSTMENTS REQUESTED
23.45.529	DESIGN STANDARDS	PROJECT FALLS UNDER STREAMLINED REVIEW, DESIGN STANDARDS AND DIAGRAMS PROVIDED FOR REFERENCE	COMPLIANT
23.45.534	LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES	COMPLIANT

## CS1 NATURAL SYSTEMS & SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

### B. Sunlight & Natural Vegetation

- Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

**Response:** The proposed structure is set back approximately 14 feet (option 1) from the north property line which will reduce shading on the adjacent site. In addition the two exceptional trees already provide heavy shade for that site. Each dwelling unit will have large windows, including basement units which will utilize light wells to maximize daylight penetration into the building.

### D. Plants & Habitat

- On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**Response:** All efforts are being made to keep exceptional trees while allowing project to move forward.

## CS1-II LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

### University Supplemental Guidelines

- Plants & Habitat : Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village.

**Response:** Two existing exceptional trees will be retained on the site. Four significant trees will be removed due to their hazardous conditions (either poor health or dead). One exceptional tree will be removed; option 1 removes the tree in the SE corner which the arborist has noted may be unstable due to condition. Option 2 leaves both exceptional trees at the street front, and removes tree in N center.

## CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

### A. A Location in the City & Neighborhood

- Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

**Response:** By retaining the exceptional trees we are able to create an inviting entrance set back from the street. The entry procession leads from the sidewalk by large trees to the defined building entry. The building mass is well articulated, but remains clean and legible as viewed from the street. The sloped roof lines help reduce the appearance of bulk while maintaining a dialog with other existing buildings along the street.

### B. Adjacent Sites, Streets, and Open Spaces

- Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

**Response:** The project will make a strong connection to the street with a clearly identifiable main building entrance. Other features such as a bench and landscaping will provide a visually appealing streetscape.

### D. Height, Bulk, and Scale

- Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**Response:** The setback from the large trees at the front of the property will pull the presence of the building back into the site to provide a less imposing street facade. The facade is broken into vertical bays at the scale of the evolving neighborhood, while the butterfly roof provides contextual clues to its surroundings and provides transition to adjacent structures.

- Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

**Response:** A generous setback of a minimum of 13'-6" (Option 1) along the north property line creates a buffer between the project and the adjacent building. The project will increase the distance to the south neighbor by 7' over the existing structure on the site.

## CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

### A. Emphasizing Positive Neighborhood Attributes

- Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials

**Response:** The scale and articulation of the building are consistent with the growing neighborhood. Appropriate facade articulation and siding materials will help integrate the structure into its

surroundings. Lap siding and fiber cement panels will differentiate the two main volumes of the building, with large glazing units allowing facade transparency and visibility to the street.

## PL1 CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

### B. Walkways and Connections

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**Response:** Although the open space provided along the sidewalk at the ground level will be for the project residents, this area will foster human interaction between residents and people in the community through open lines of sight and the use of low-landscaping.

## PL1 RESIDENTIAL OPEN SPACE

University Supplemental Guidelines

1. The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupyable site feature.

**Response:** The project's ground level open space along Ravenna Ave NE will be designed as an appealing site feature through the use of landscaping, a bench, and the existing large exceptional trees which will provide shade and a welcoming atmosphere for members of the neighborhood.

## PL2 WALKABILITY

### B. Safety and Security

1. Eyes on Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

**Response:** Units along Ravenna Ave NE have been provided additional windows to encourage lines of sight to the street. The east end of each hallway on all 3 above ground levels have been designed with a large window to further increase the amount of eyes on the street. Additional windows are shown in the stairwell as well.

2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**Response:** There is ample circulation provided at the entry to the building as seen from the street.

Wide stairs and a ramp are clearly visible and lead to the entrance lobby.

## PL3 STREET-LEVEL INTERACTION

### A. Entries

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**Response:** The main entrance and lobby will be clearly identifiable with signage and a transparent entry door under a canopy and cantilever covering the entry and ramp.

2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**Response:** The main residential lobby and entrance to the project is located directly off of Ravenna Ave NE and clearly visible from the street. The progression from the street to the building entry is coordinated through the use of landscaping elements, a wide stair concrete stair, and a large canopy with signage overhead. Site lighting will also be provided for nighttime way-finding.

## PL3 ENTRANCES VISIBLE FROM THE STREET

University Supplemental Guidelines

- ii. At least one building entrance should be prominently visible from the street.

**Response:** Although the building will be flanked by existing large trees, the main building entry has been located in the middle of the street-facing facade and is clearly demarcated by the articulation of the front facade and well signed entry podium

- iv. In residential projects, front yard fences over 4 feet in height that reduce visual access and security should be avoided.

**Response:** Garbage and recycle must be stored and collected along the street due to the retention of the large exceptional trees. To screen this storage space, decorative fencing, green screens and landscaping will be utilized to create an appealing enclosed area.

## PL4 ACTIVE TRANSPORTATION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

**B. Planning Ahead for Bicyclist**

1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**Response:** The main entrance and lobby will be clearly identifiable with signage and a transparent entry door under a long canopy.

3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**Response:** Bicycle storage is located inside the building adjacent to the main lobby. Street access is easily achieved exiting the building through the main entry and utilizing the accessible ramp or wide stairs located directly outside. The project's location provides great access to the Burke-Gilman Trail which is located three blocks southeast.

**DC2 ARCHITECTURAL CONCEPT**

Develop an architectural concept that will result in a unified and functional design that fits well on the site

**A. Massing**

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

**Response:** The building envelope incorporates various recesses to break up the mass of the structure. Large windows have been added to all dwelling units with a well detailed mix of materials to break up the face. The large setback from the street behind the large trees reduces perceived mass.

**C. Secondary Architectural Features**

3. Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

**Response:** Each façade has been designed as part of an overall scheme. Material treatments wrap corners and develop a pattern for the entire project, creating consistency and a design that feels balanced and interesting.

**DC2-IV ARCHITECTURAL ELEMENTS AND MATERIALS**

**University Supplemental Guidelines**

- ii. Buildings in Lowrise zones should provide a "fine-grained" architectural character.

**Response:** Located in a growing neighborhood near the University of Washington the design will provide a model for integrating future developments in the area. We will break the facade into human

scale through articulation and materials. These modern units will complement both existing and future growth along the street with careful detailing, extended front setback, legible entry procession, and butterfly roof. The large canopy that shields the entrance and ramp further breaks down the facade and describes the building entrance.

**DC2 OPEN SPACE CONCEPT**

Integrate open space design with the design of the building so that each complements the other.

**B. Open Spaces Uses and Activities**

4. Reducing Perceived Mass: Multifamily Open Space Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

**Response:** The project's primary open space will occur along the street, in front of the building. With almost 20' between the sidewalk and the building, there is plenty of room for landscaping and a bench. The design of this space aims to encourage interaction among residents and members of the community.

**C. Design**

2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project

**Response:** See DC3-B-4 response above

**DC4 EXTERIOR ELEMENTS AND FINISHES**

Use appropriate and high quality elements and finishes for the building and its open spaces.

**A. Exterior Elements and Finishes**

1. Exterior Finish Materials : Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**Response:** The exterior finish materials will be a combination of horizontal fibercement siding, fibercement panels, and stained cedar wood siding.

**B. Signage**

2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**Response:** Cleanly detailed and clearly visible signage will demarcate the entrance on the landing podium and suspended from the canopy, both of which also serve to highlight the entry.

C. Lighting

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**Response:** Exterior lighting will be used to highlight various features at night throughout the site such as pathways, landscaping, and entries, while also providing an extra level of safety for residents.

D. Trees, Landscape and Hardscape Materials

1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**Response:** Landscaping elements including plants, shrubs, trees and furniture will be selected to reinforce the open spaces of the project, especially those which occur along the street.

DC4-I EXTERIOR FINISH MATERIALS

University Supplemental Guidelines

- i. New buildings should emphasize durable, attractive, and well-detailed finish materials.

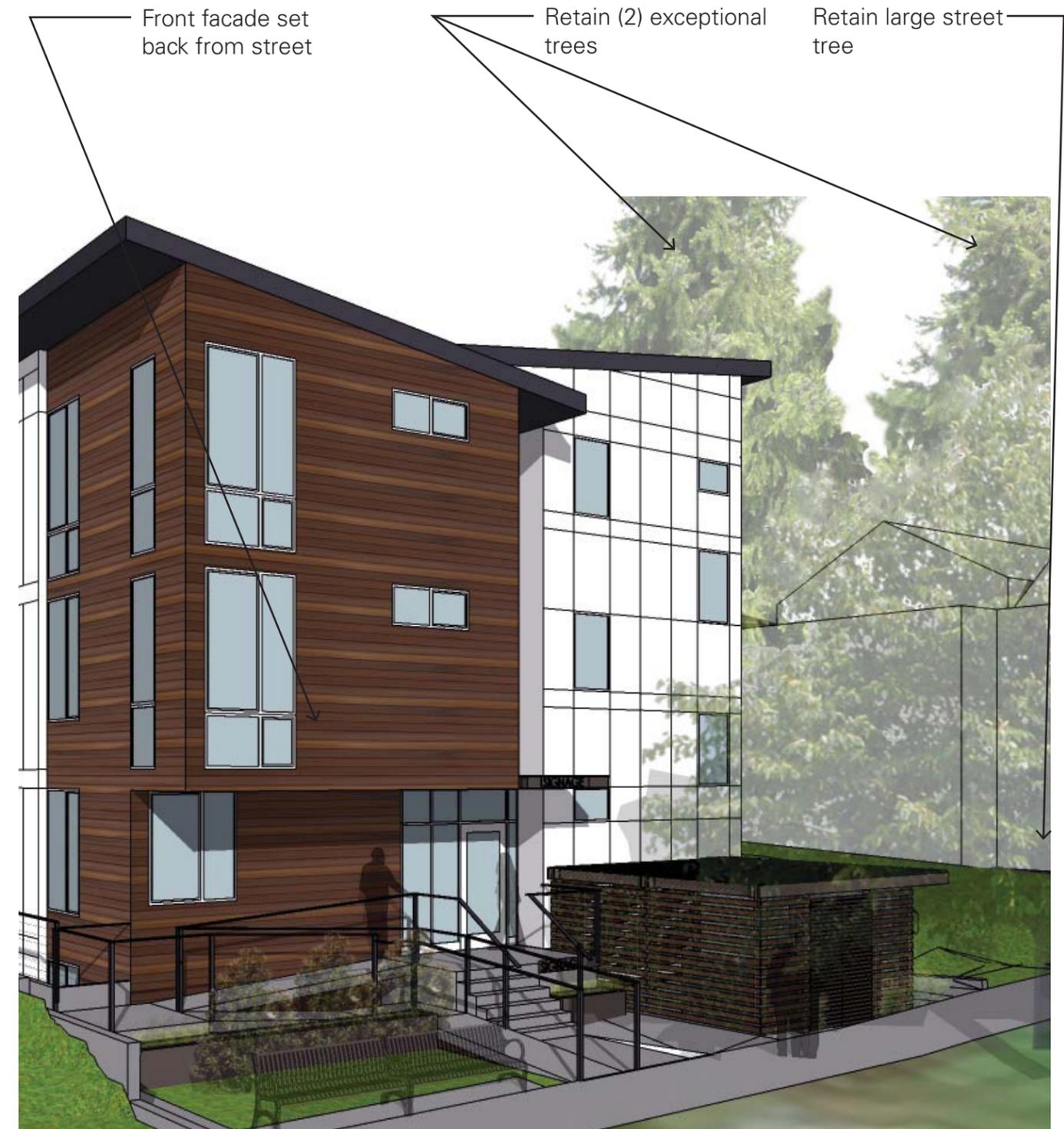
**Response:** We are proposing high quality, low maintenance, sustainable and attractive materials such as concrete, storefront windows, cementitious panels, and horizontal siding.

DC4-II EXTERIOR SIGNS

University Supplemental Guidelines

- i. Provide appropriate address signage.

**Response:** The project will have easily readable signage facing Ravenna Ave NE identifying the address of the project.





EAST ELEVATION (STREET-FACING)



WINDOW WELL WITH ESCAPE LADDER

NORTH ELEVATION

HORIZ. FIBER CEMENT SIDING  
PAINT, LIGHT GRAY

FIBER CEMENT PANEL  
PAINT, WHITE

VINYL WINDOW

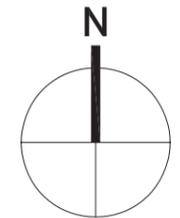
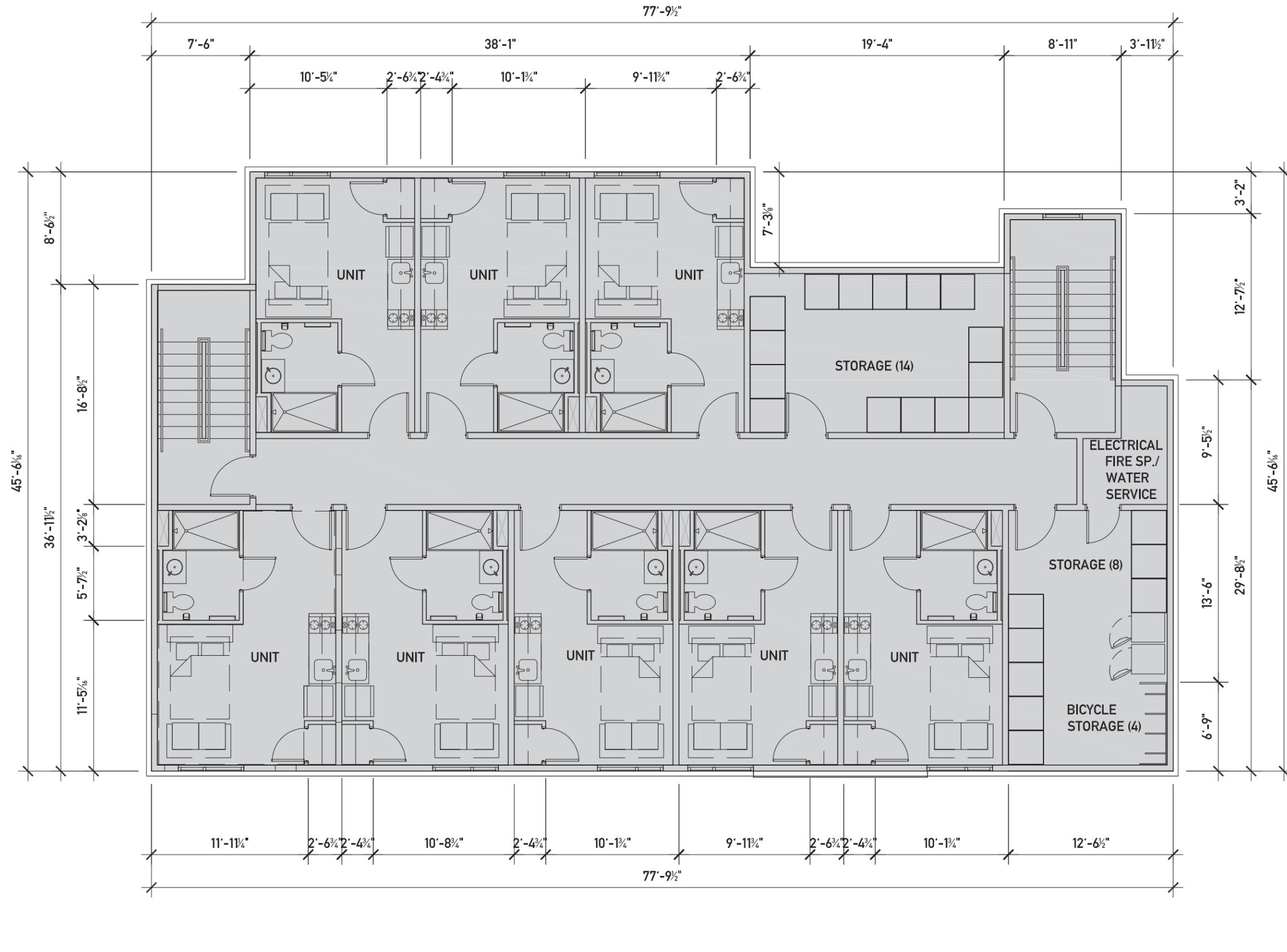
FIBER CEMENT  
PANEL  
PAINT, DARK GRAY

MODERN METAL RAILING

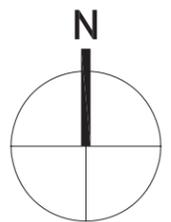
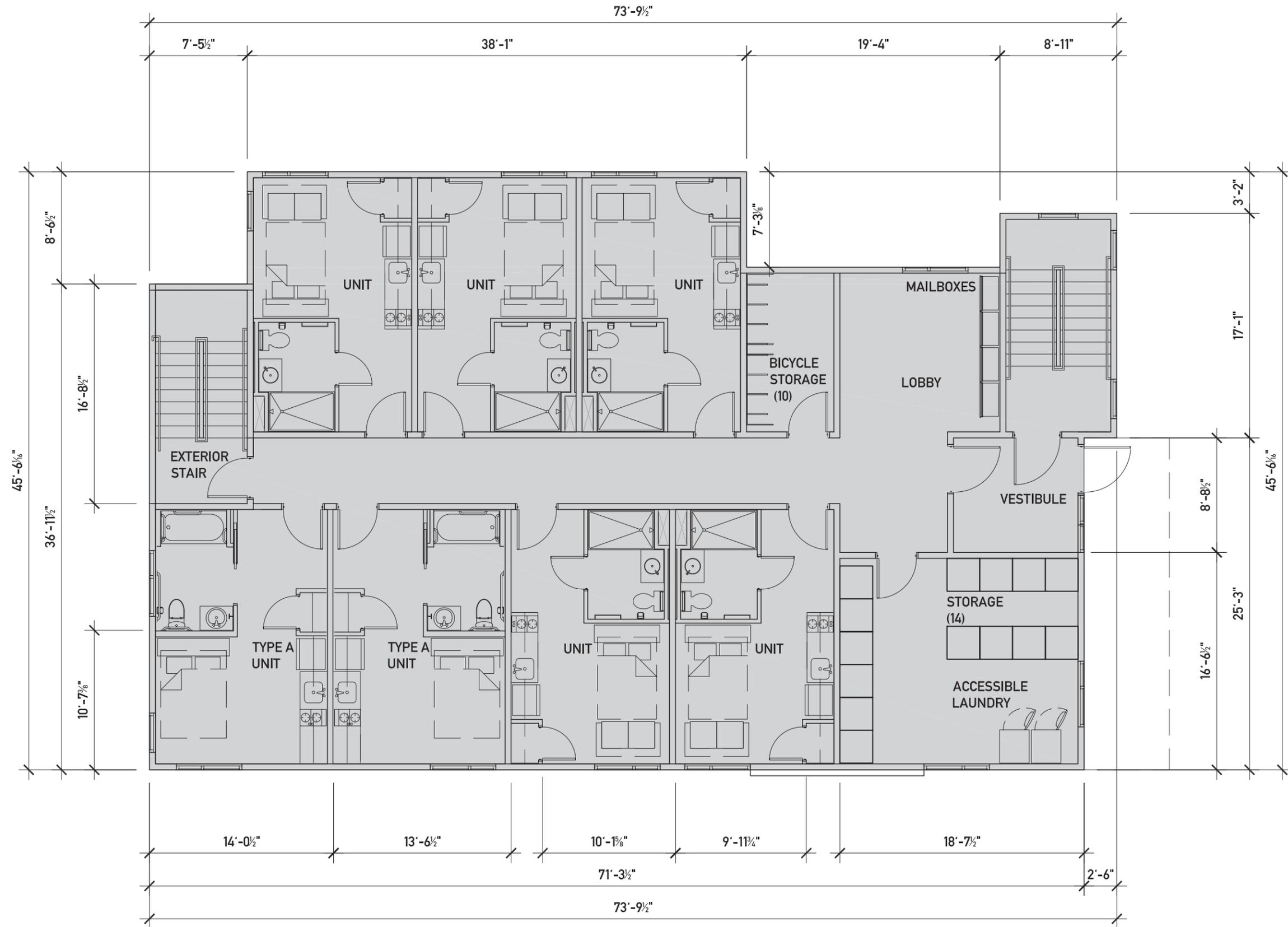
WEST ELEVATION



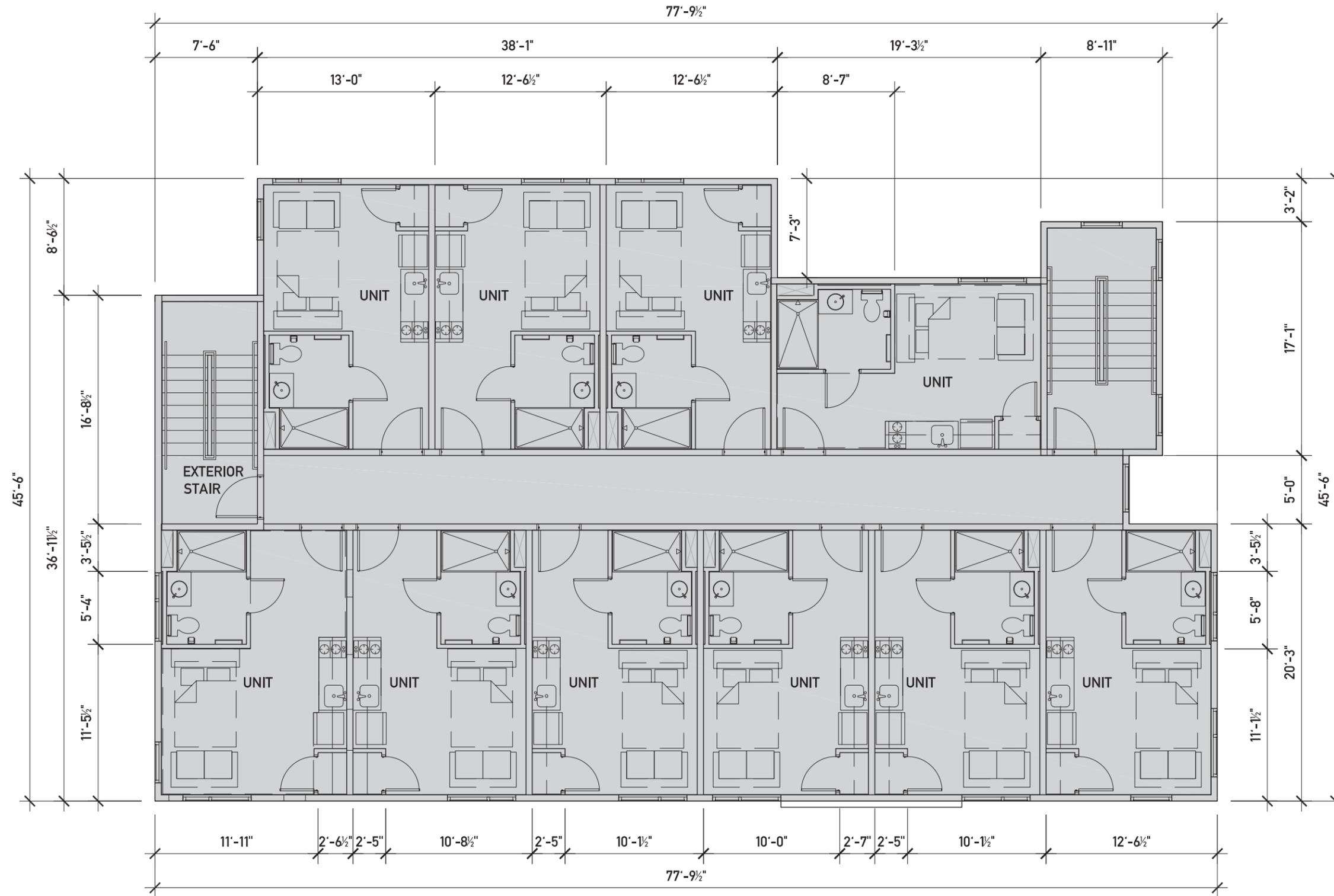




FLOOR PLAN - BASEMENT



FLOOR PLAN - GROUND

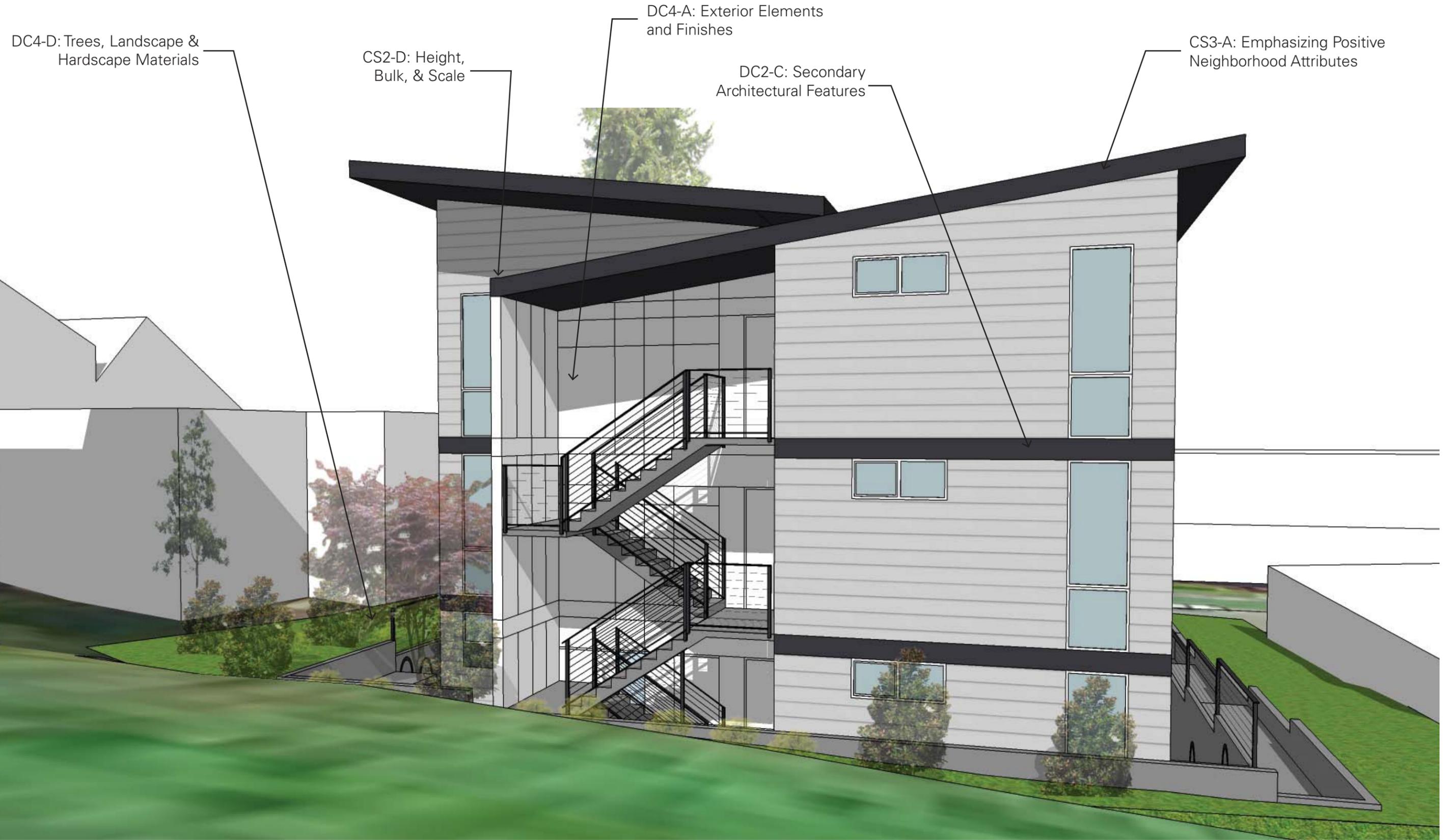


FLOOR PLAN - TYPICAL FLOOR (2 & 3)

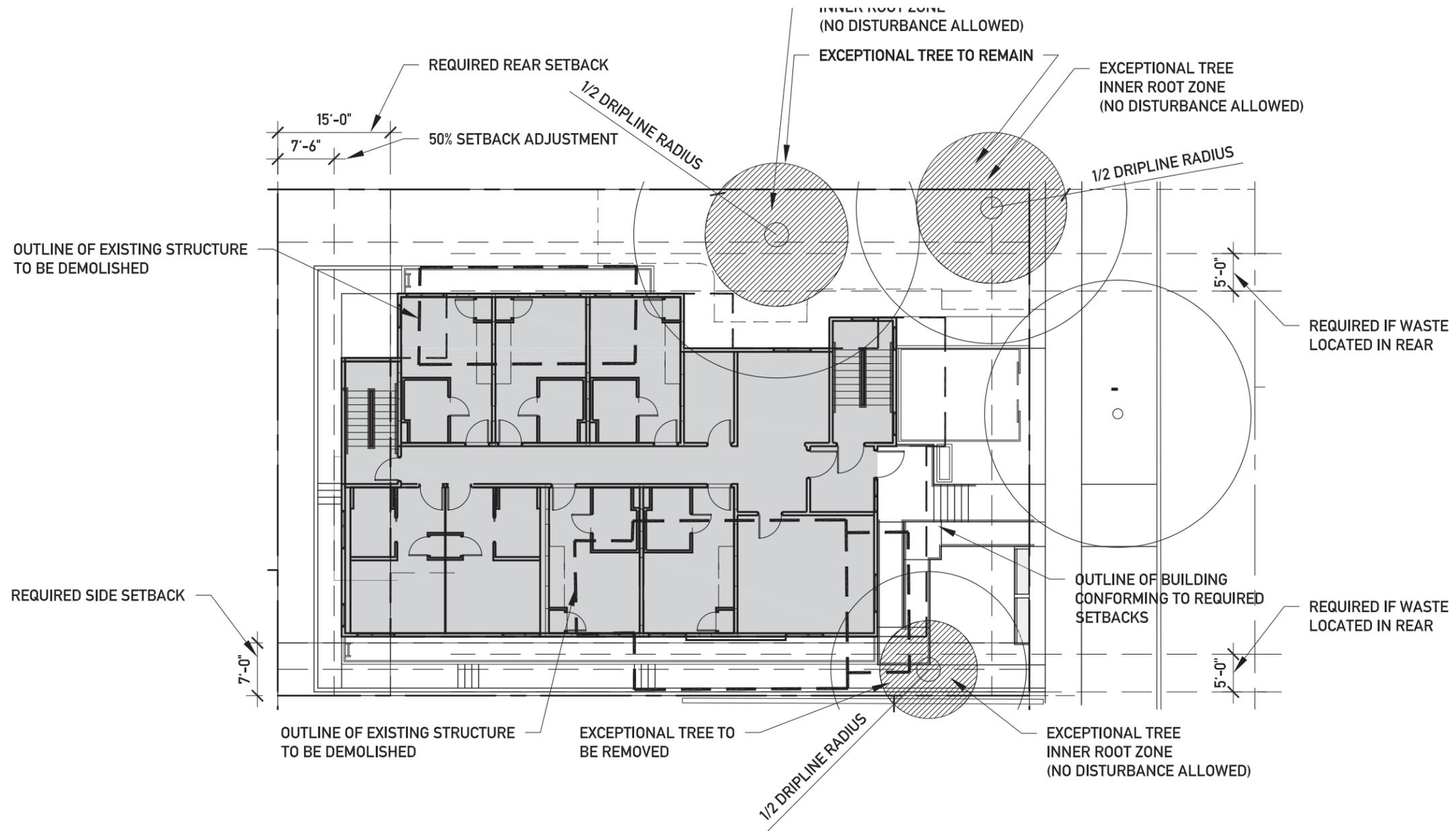




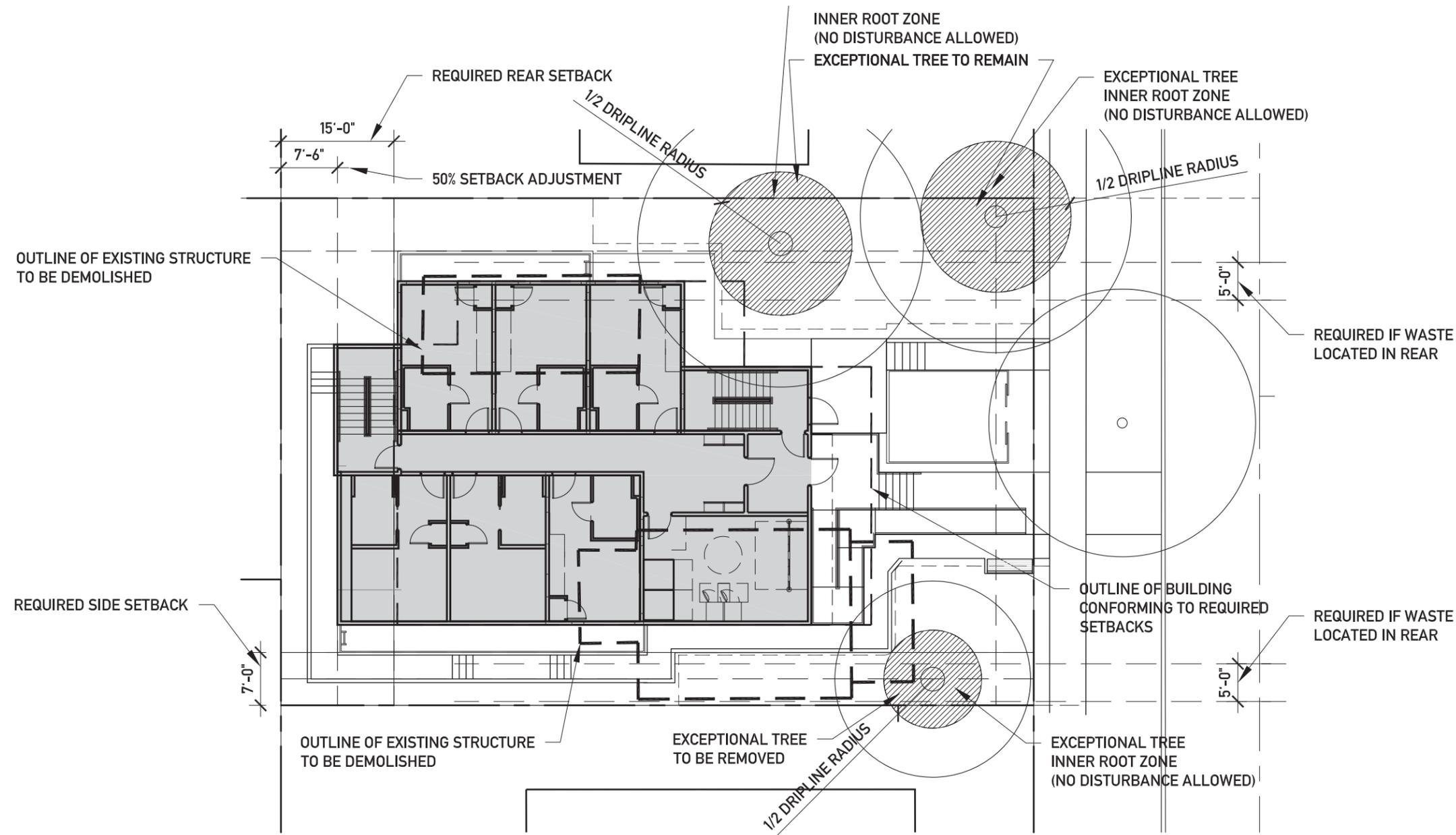




ADJUSTMENTS OPTION 1  
PREFERRED



REQUESTED ADJUSTMENT				
#	SMC TITLE	SMC REQUIREMENT	ADJUSTMENT	JUSTIFICATION
1	23.45.518.A REQUIRED SETBACKS FOR LR ZONES	REAR SETBACK FOR APARTMENTS WITH NO ALLEY: 15' MIN.	7'-6" REAR SETBACK (50% REDUCTION)	PER 23.41.018.D.3.b. A REDUCTION IN THE REAR SETBACK WILL PROVIDE A BETTER DESIGN RESPONSE IN RELATION TO THE LOCATION OF EXISTING EXCEPTIONAL TREES
2	23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE.	INCREASE FACADE LENGTH BY A MAX. OF 10%	PER 23.41.018.D.4.d. AN INCREASE IN THE WIDTH OF THE BUILDING WILL PROVIDE A BETTER DESIGN RESPONSE IN RELATION TO THE LOCATION OF THE EXISTING EXCEPTIONAL TREES.
3	23.54.040.E.1 LOCATION OF SOLID WASTE AND RECYCLABLE MATERIALS STORAGE SPACE	STORAGE SPACE SHALL NOT BE LOCATED BETWEEN A STREET-FACING FACADE OF A STRUCTURE AND THE STREET	WASTE STORAGE SPACE LOCATED BETWEEN STREET-FACING FACADE AND STREET	RETAINING THE EXISTING EXCEPTIONAL TREES ALONG THE NORTH AND SOUTH PROPERTY LINES LIMITS THE POSSIBLE LOCATIONS FOR WASTE STORAGE, ACCESS AND PICKUP. SEE DESIGN GUIDELINES: CS1-D-1, CS1-II-i (UNIVERSITY SUPPLEMENTAL GUIDANCE).



REQUESTED ADJUSTMENT					
#	SMC TITLE	SMC REQUIREMENT	ADJUSTMENT	JUSTIFICATION	
1	23.45.518.A	REQUIRED SETBACKS FOR LR ZONES	REAR SETBACK FOR APARTMENTS WITH NO ALLEY: 15' MIN.	7'-6" REAR SETBACK (50% REDUCTION)	PER 23.41.018.D.3.b. A REDUCTION IN THE REAR SETBACK WILL PROVIDE A BETTER DESIGN RESPONSE IN RELATION TO THE LOCATION OF EXISTING EXCEPTIONAL TREES
2	23.54.040.E.1	LOCATION OF SOLID WASTE AND RECYCLABLE MATERIALS STORAGE SPACE	STORAGE SPACE SHALL NOT BE LOCATED BETWEEN A STREET-FACING FACADE OF A STRUCTURE AND THE STREET	WASTE STORAGE SPACE LOCATED BETWEEN STREET-FACING FACADE AND STREET	RETAINING THE EXISTING EXCEPTIONAL TREES ALONG THE NORTH AND SOUTH PROPERTY LINES LIMITS THE POSSIBLE LOCATIONS FOR WASTE STORAGE, ACCESS AND PICKUP. SEE DESIGN GUIDELINES: CS1-D-1, CS1-II-i (UNIVERSITY SUPPLEMENTAL GUIDANCE).