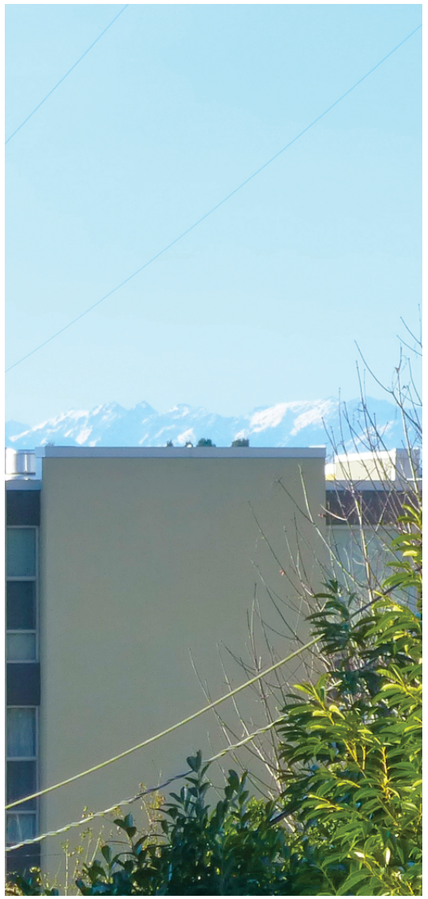


325 N 90th St.

TOWNHOUSE DEVELOPMENT
STREAMLINED DESIGN REVIEW

DPD PROJECT NO.:

3021901

APPLICANT CONTACT:

Peter Tallar, Project Manager
Caron Architecture
petertallar@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

caron

CARON REF #2015.033

CONTENTS

PROJECT TEAM

OWNER
Michael Pollard
Isola Homes

CARON ARCHITECTURE CONTACT
Peter Tallar, Project Manager
petertallar@caronarchitecture.com
206.367.1382
Caron Reference No.: 2015.033

ADDRESS:
325 N 90th St. Seattle WA 98103

DPD PROJECT NO.:
3021901

PARCEL(S):
Parcel A of Lot Boundry Adjustment 3021587

LEGAL DESCRIPTION:
Parcel A of Lot Boundry Adjustment 3021587

The North 103 Feet Of The East Half Of Lot 5, Block 1, Osner's Suburban Homes, According To The Plat Thereof Recorded In Volume 9 Of Plats, Page 92, Records Of King County, WA.

OVERLAY DESIGNATION:
Greenwood-Phinney Ridge Residential Urban Village; Frequent Transit

ECA:
N/A

PARKING REQUIREMENT:
None

DEVELOPMENT STATISTICS:

ZONING:
LR3

LOT SIZE:
7,739 SF

FAR:
1.4 (7,739 SF) = 10834.60 SF

PROPOSED FAR:
10,371.6 SF

RESIDENTIAL UNITS:
7

PARKING STALLS:
5 Garage Stalls

SITE INFORMATION

Project Introduction

DEVELOPMENT OBJECTIVES

The proposed development is to create a townhouse community of 7 units. The goal of the project is to create an attractive, modern development aimed at people looking to move into the great neighborhood of Greenwood. The proposed development is one structure which leaves room for large open yards for nearly every unit as well as rooftop decks to take in the surrounding views of Greenwood and beyond. Garage parking will be provided for 5 of the units and will be accessed from a single driveway from N 90th Street. The proposed development is one of two adjacent parcels which will form a larger townhouse community but will be developed separately with similar building designs. The two projects will retain separate access and utilities.

SITE DESCRIPTION

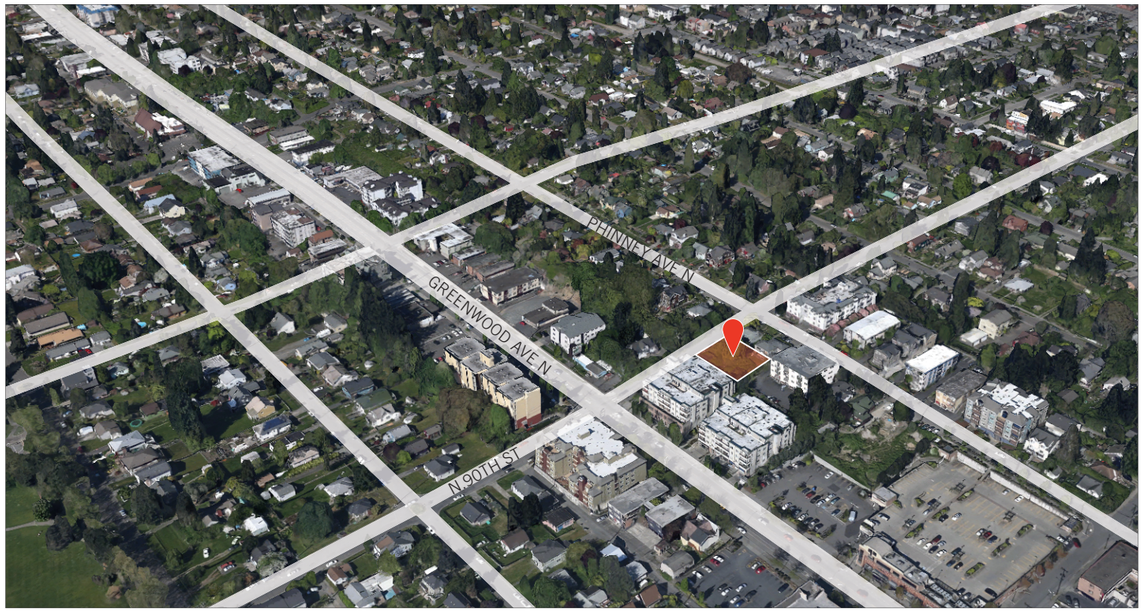
The site is mid-block and fronts onto N 90th St. and is presently occupied by two single family residences on a lot that slopes down to the west and up gradually to the north. There are no exceptional trees on the site.

The site is located just outside of the Phinney – Greenwood pedestrian overlay but within the Greenwood-Phinney Residential Urban Village. There are bike lanes along Greenwood Ave N and Frequent Transit Service with a bus stop along Greenwood Ave N. The area is less densely developed than the Greenwood Town Center at 85th Street. Near the Greenwood Town Center there are single story commercial structures on either side of Greenwood Ave N north of the site and 4-story mixed-use and residential structures located on the other three corners from this site. Single family structures are located a half block away to the east and west, along Phinney Ave. N and Palatine Ave. N.

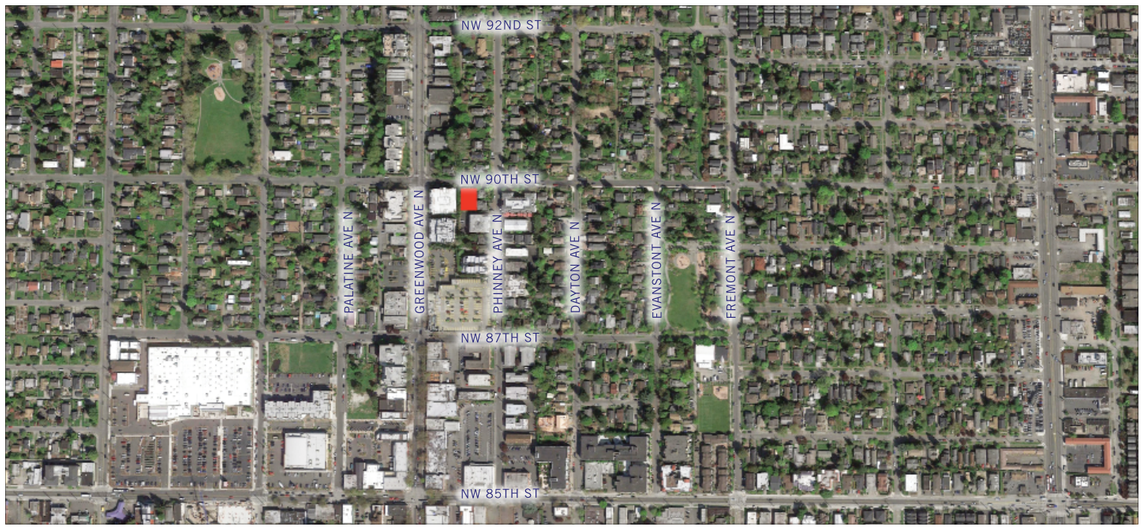
The proposed project is the development of underutilized lots on a corner along Phinney Ave. N, near a prominent transit corridor in the Greenwood-Phinney Residential Urban Village.

TOWNHOUSE SUMMARY

Level	FAR SF
Basement	642.4
Level 1	3,127
Level 2	3,157.2
Level 3	3,130
Roof	315
Total	10,371.6 SF



AXONOMETRIC MAP (GOOGLE EARTH)



9-BLOCK AERIAL

Site Context & Urban Design Analysis

SITE ANALYSIS

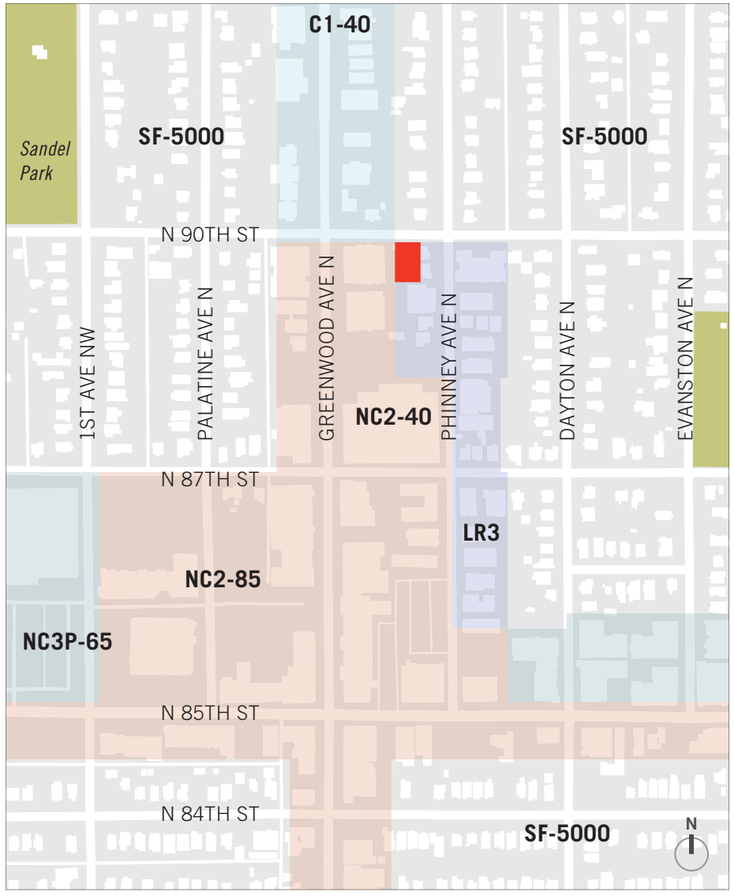
The property is located just north of the designated Greenwood Town Center area. Greenwood Ave is located just west and is the central armature of this area with dense development along the majority of the street, while one block in either direction immediately transitions to single family residential use. Adjacent multifamily structures predominantly do not have a commercial ground floor, while commercial structures tend to be a single story with parking in front, reflecting the traditional suburban model.

ZONING ANALYSIS

The existing site consists of two parcels to be developed separately with similar building designs. Currently two small single family houses sit on the two lots. The street frontage is steeply sloped along 90th Street and tree-lined with adequate sidewalks and a landscaping buffer between buildings and the sidewalk. The surrounding properties are zoned NC2, to the south and west, LR3 to the east, and zoned SF 5000 to the north and slightly further east. The resulting steet pattern is a gradual ease in the density of development from Greenwood to Phinney.

TRANSPORTATION

Greenwood Ave is a major transit street and Frequent Transit Corridor with heavy traffic in both directions. Metro bus stops are located west of the site on Greenwood Ave. Designated bike lanes run in both directions along Greenwood Ave. as well. N. 90th Street is a residential street that is used primarily by drivers trying to avoid traffic along N. 85th Street.



ZONING MAP

- Project Site
- NC2-85 / NC2-40
- NC3P-65
- LR3
- SF-5000
- C1-40
- Park

SURROUNDING USES

- Project Site
- Mixed-Use
- Commercial
- SFR (1-2 Stories)
- Multi-family

Community Nodes & Landmarks

GREENWOOD - PHINNEY RIDGE, SEATTLE, WA

VICINITY & WALKING MAP KEY

- Project Site
- Park
- Pedestrian Area
- Greenwood-Phinney Ridge Urban Village
- Transit Stops
- Bus Stops
- Dedicated Bike Lanes
- View
- 5-Minute Walking Distance

1 GREENWOOD PUBLIC LIBRARY

DISTANCE FROM SITE (0.5 MI):
3 MIN. 9 MIN.

2 SANDEL PARK

DISTANCE FROM SITE (0.1 MI):
1 MIN. 2 MIN.

3 TAPROOT THEATER

DISTANCE FROM SITE (0.3 MI):
2 MIN. 6 MIN.

4 FRED MEYER GROCERY

DISTANCE FROM SITE (0.5 MI):
3 MIN. 10 MIN.

5 GREENWOOD PARK

DISTANCE FROM SITE (0.4 MI):
4 MIN. 7 MIN.

6 SAFEWAY GROCERY

DISTANCE FROM SITE (0.1 MI):
1 MIN. 2 MIN.

7 GREENWOOD SHOPPING CENTER

DISTANCE FROM SITE (0.3 MI):
2 MIN. 7 MIN.

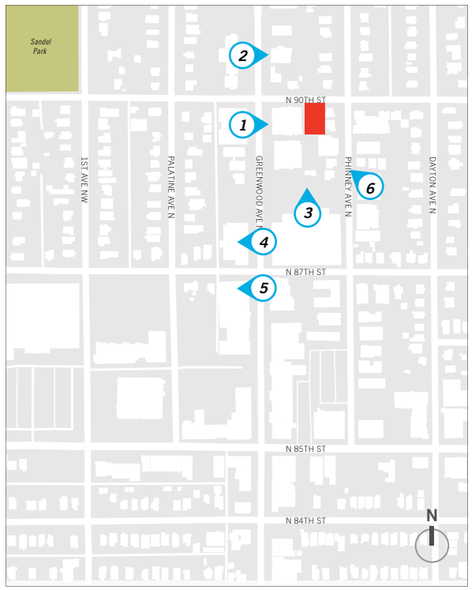
8 COYLE'S BAKESHOP

DISTANCE FROM SITE (0.4 MI):
3 MIN. 7 MIN.

Neighborhood Vicinity

NEIGHBORHOOD CHARACTER

The neighborhood is a host to many eclectic shops, uses, and architectural styles. With such a large array of styles and uses, the neighborhood appeals to families and urbanites alike.



MAP KEY

Site

View

1 WESTVIEW NORTH / 8760 GREENWOOD AVE N

DISTANCE FROM SITE (0.1 MI):

2 MIN. 2 MIN.

2 LAUREL HOUSE APTS / 9010 GREENWOOD AVE N

DISTANCE FROM SITE (0.1 MI):

2 MIN. 2 MIN.

3 FOOTPRINT PHINNEY / 8731 PHINNEY AVE N

DISTANCE FROM SITE (230 FT):

1 MIN. 1 MIN.

4 WALGREENS / 8701 GREENWOOD AVE N

DISTANCE FROM SITE (0.1 MI):

1 MIN. 3 MIN.

5 GREENWOOD TOWERS / N 87TH ST & GREENWOOD AVE N

DISTANCE FROM SITE (0.2 MI):

1 MIN. 3 MIN.

6 CONDOS / 8747 PHINNEY AVE N

DISTANCE FROM SITE (75 FT):

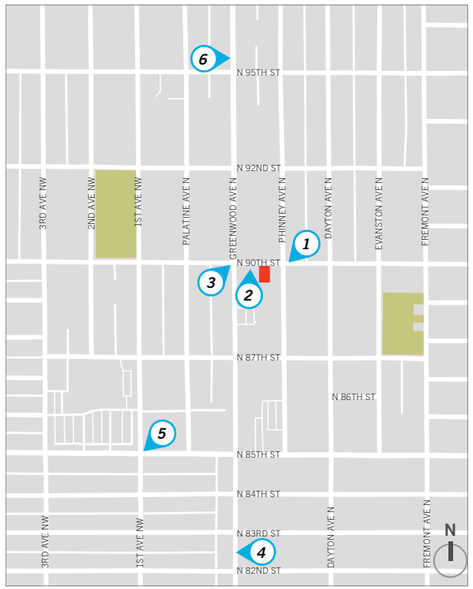
1 MIN. 1 MIN.

Projects Concurrently Under Design Review/Construction

GREENWOOD - PHINNEY RIDGE, SEATTLE, WA

PIPELINE

The neighborhood, filled with a plethora of shops and uses, has much needed residential development infilling the area. These residenses will bring clientel to utilize Greenwood's street-shops.



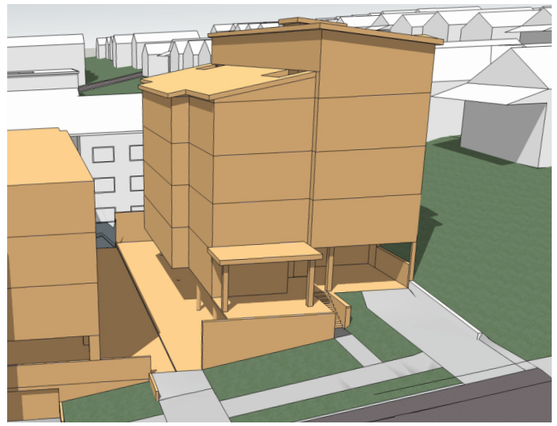
MAP KEY

Site

View

1 8755 PHINNEY AVE N.

ROWHOUSE DEVELOPMENT
DESIGNED BY CARON ARCHITECTURE
7 RESIDENTIAL UNITS



2 308 N 90TH ST.

MULIT-FAMILY DEVELOPMENT
26 RESIDENTIAL UNITS

3 9002 GREENWOOD AVE N.

MULIT-FAMILY DEVELOPMENT
DESIGNED BY CARON ARCHITECTURE
37 RESIDENTIAL UNITS

4 8215 GREENWOOD AVE. N

TOWNHOUSE DEVELOPMENT
DESIGNED BY CARON ARCHITECTURE
4 RESIDENTIAL UNITS

5 101 NW 85TH ST.

MIXED-USE DEVELOPMENT
105 RESIDENTIAL UNITS

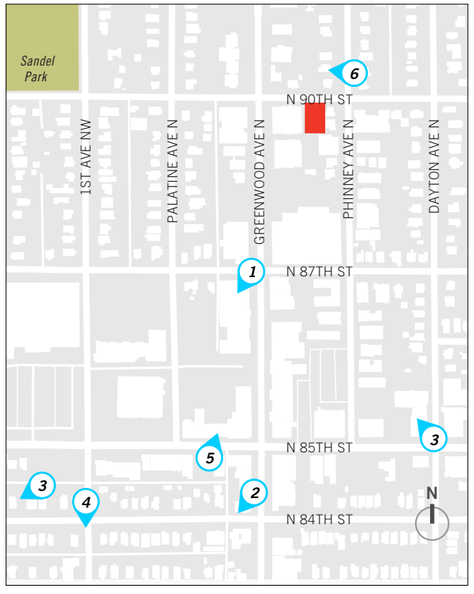
6 9532 GREENWOOD AVE. N

MIXED-USE DEVELOPMENT
14 RESIDENTIAL UNITS - 2 LIVE/WORK

Existing Notable Architectural & Siting Patterns

GREENWOOD DESIGN

Having the proposed development located just outside of the Greenwood-Phinney Ridge town center, it becomes important to immerse the design into the styling of the neighborhood; taking from existing, prominent, and reoccurring architectural features. These design cues will provide a groundwork for how the developing design will proceed.



MAP KEY

Site

View

1 WESTVIEW NORTH

LEVELS STEP BACK AND RESPONDS TO GRADE DIFFERENCES ON THE SITE, HORIZONTAL ELEMENTS

2 COMMERCIAL BUILDING

LARGE BAY WINDOWS

3 SAPPHIRE CONDOS

VERTICALLY ORIENTED MODULATION ON TOP OF BRICK BASE, LARGE CANOPY

4 COMMERCIAL BUILDING

STRONG STRUCTURAL BASE WITH HORIZONTAL ELEMENTS

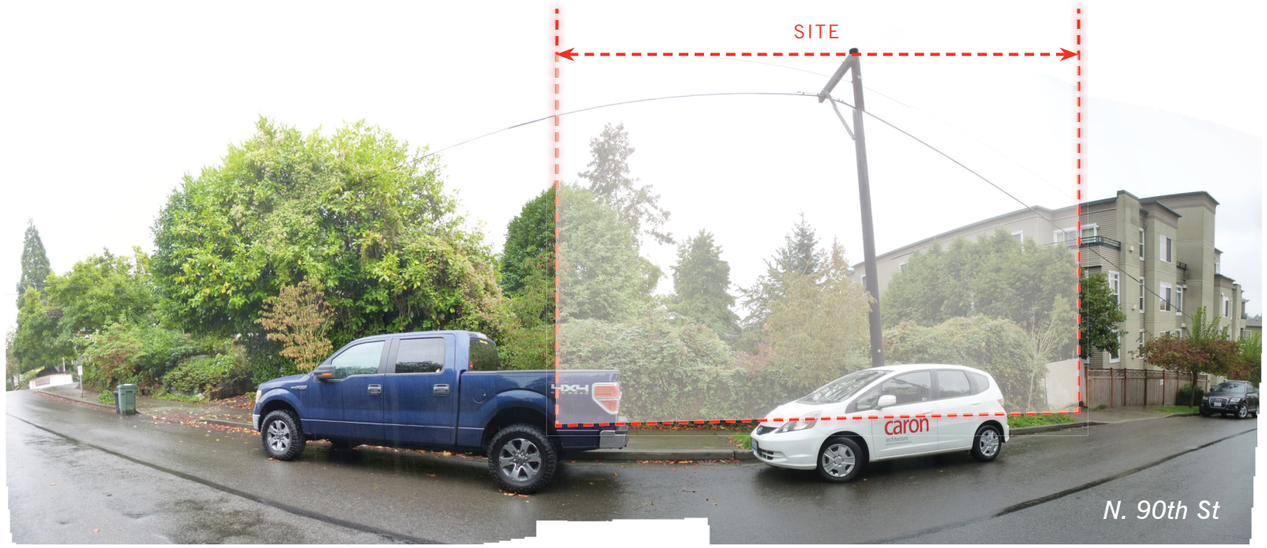
5 TAPROOT THEATER

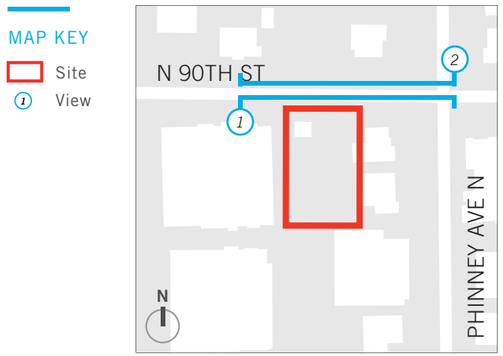
USE OF CANOPIES TO COVER ENTRIES, STOREFRONT SYSTEM ALLOWS LARGE AMOUNT OF GLASS AT ENTRY

6 SINGLE FAMILY RESIDENCE

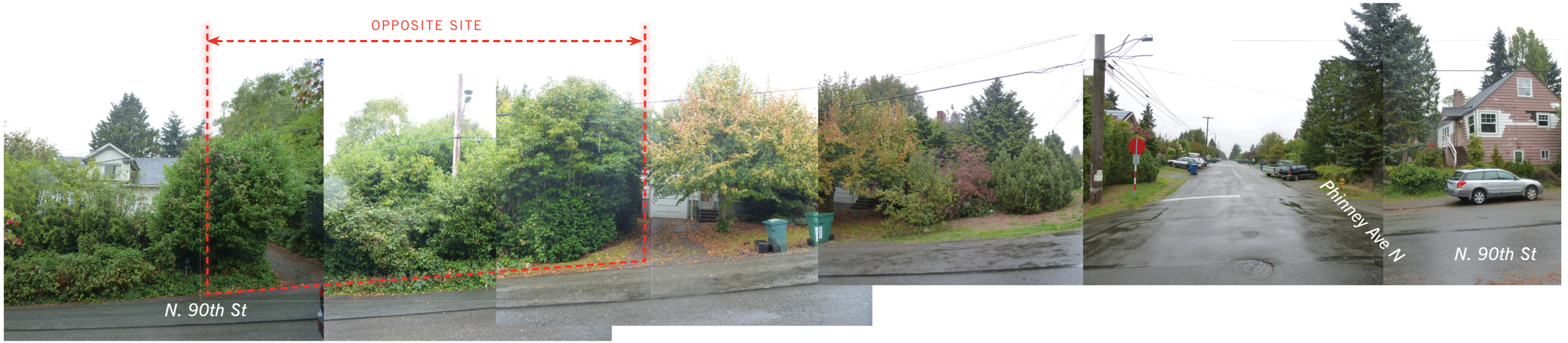
BAYS WITH HORIZONTAL SIDING, PUNCHED OPENINGS, SLOPING ROOF

Streetscapes





1 **N. 90TH ST, LOOKING SOUTH**



2 **N. 90TH ST, LOOKING NORTH**

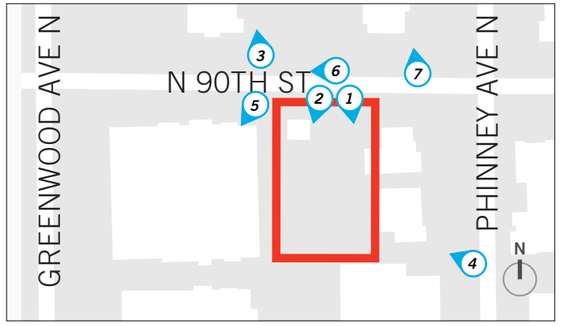
Site Photos

1 LOOKING NORTH AT PROJECT SITE

2 LOOKING SOUTH AT PROJECT SITE

3 LOOKING NORTH FROM N. 90TH ST

4 DRIVEWAY, SOUTH OF SITE



MAP KEY

Site

View

5 N. 90TH STREET, FACING SOUTH

6 N. 90TH STREET, FACING WEST

7 LOOKING NORTH FROM N. 90TH ST

Survey

ORIGINAL PROPERTY DESCRIPTIONS:

Parcel 6431500046: Osner Suburban Homes Add N 53 ft. of E 1/2 Block 1, Lot 5

Parcel 6431500047: Osner Suburban Homes Add S 50 ft. of N 103 ft. of E 1/2 Block 1, Lot 5

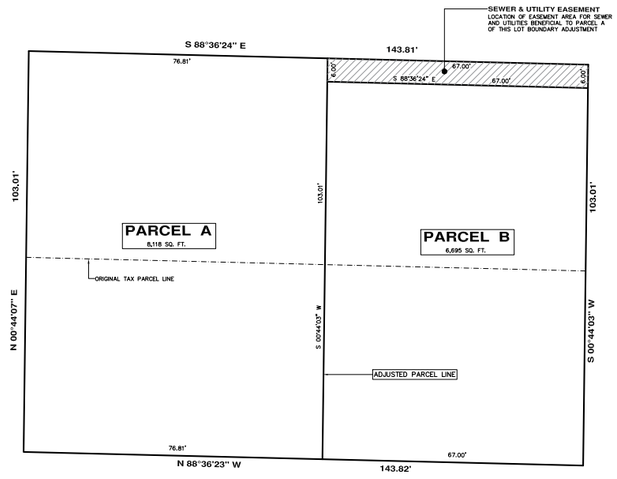
PROPOSED PROPERTY DESCRIPTION:

Parcel A of Lot Boundry Adjustment 3021587

The North 103 Feet Of The East Half Of Lot 5, Block 1, Osner's Suburban Homes, According To The Plat Thereof Recorded In Volume 9 Of Plats, Page 92, Records Of King County, WA.

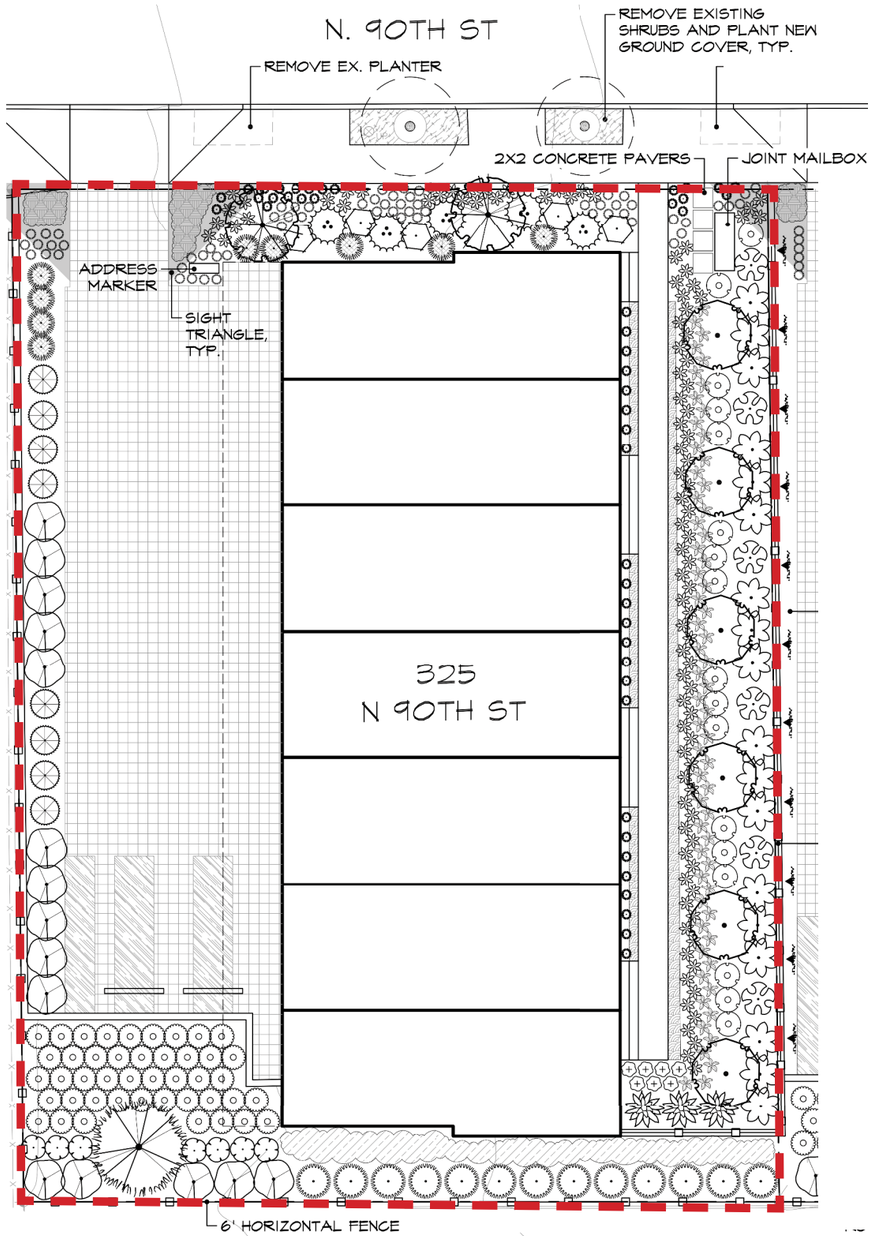
EXISTING TREE MAP KEY

- Common Apple (Malus Spp.)
- WIld Cherry (Prunus Avium)
- American Sweetgum (Liquidambar Straciflua)



LOT BOUNDARY ADJUSTMENT SURVEY

Landscape Plan



Landscape Plan Schedule

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Calocedrus decurrens / Incense Cedar	5’-6’ ht	2
	Fagus sylvatica ‘Dawyck’ / Dawyck Beech	1.5” cal	6
	Malus x ‘Tschonoskii’ / Tschonoski Crabapple	1.5” cal	4
	Malus x ‘Tschonoskii’ / Tschonoski Crabapple	1.5” cal	2
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Aralia Cordata ‘Sun King’ / Sun King Aralia	2 gal	18
	Carax testacea / Orange Sedge	1 gal	125
	Chamaecyparis obtusa ‘Filicoides Aureo’ / Golden Fernspray Cypress	3 gal	10
	Choisya ternata ‘Sundance’ / Golden Mexican Mock Orange	5 gal	15
	Cornus sanguinea ‘Midwinter Fire’ / Blood-Twig Dogwood	5 gal	18
	Deschampsia cespitosa ‘Norther Lights’ / Northern Lights Tufted Hair Grass	1 gal	47
	Dryopteris erythrosora / Autumn Ferm	1 gal	63
	Euonymus fortunei ‘Emerald ‘n’ Gold’ TM / Wintercreeper	1 gal	60
	Fatsia japonica / Japanese Fatsia	5 gal	6
	Festuca glauca ‘Elijah Blue’ / Blue Fescue	1 gal	104
	Helleborus niger ‘HGC Jacob’ / Christmas Rose	1 gal	7
	Liriope muscari “Big Blue’ / Big Blue Lilyturf	1 gal	162
	Mahonia aquifolium ‘Compacta’ / Compact Oregon Grape	3 gal	7
	Miscanthus sinensis ‘Strictus’ / Porcupine Grass	1 gal	38

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Phyllostachys nigra / Black Bamboo	4’-6’ ht	12
	Picea abies ‘Nidiformis’ / Nest Spruce	3 gal	11
	Pieris jajponica ‘Brouwer’s Beauty’ / Lily of the Valley Bush	3 gal	3
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	17
	Taxus x media ‘Hicksii’ / Hicks Yew	3’-5’ ht	8
	Thujo occidentalis ‘Smaragd’ / Emerald Green Arborvitae	4’-6’ ht	13
VINES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Thujo occidentalis ‘Smaragd’ / Emerald Green Arborvitae	4’-6’ ht	13

GROUND COVER	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	Ajuga reptans ‘Chocolate Chip’ / Chocolate Chip Carpet Bugle	1 gal	24’ o.c.	14
	Epimedium alpinum / Barrenwort	1 gal	24’ o.c.	34
	Isotoma fluviatilis / Blue Star Creeper	4’ pot	12” o.c.	81
	Pachysandra terminalis / Japanese Spurge	4’ pot	12” o.c.	127
	Vinca minor ‘Burgundy’ / Burgundy Periwinkle	4’ pot	18” o.c.	166

Architectural Design Response

GREENWOOD / PHINNEY NEIGHBORHOOD DESIGN GUIDELINES

CS1. Natural Systems & Site Features

I. RESPONDING TO SITE CHARACTERISTICS

Take advantage of/enhance on scenic views from the building and public right-of-way.

- The site is quite sloped and it was brought to our attention that the hydrology of the site is also of concern. The development of this site and its neighbor will stabilize the slope by building in terraced cuts that are informed by the uniform slope of the sites and of N. 90th St. A large amount of permeable surface area will be retained to allow site drainage and direct surface runoff to storm water systems.

CS2. Urban Pattern & Form

I. STREETSCAPE COMPATIBILITY

i. Treatment of Side Streets:

- The existing sidewalks and street trees shall be maintained. The development creates substantial open space between adjacent developments.

II. HEIGHT, BULK & SCALE COMPATIBILITY

i. Impact of New Buildings on the Street:

- Surrounding buildings are 5 stories, built to the maximum height, and setback upper floors which reflect the change in grade across the site. Facades are articulated vertically into separate planes. The preferred option uses similar methods in following the grade of the site in order to taper down the number of stories and provide a transition from NC2-40 zoning, directly west, to SF 5000 zoning, to the north and northeast.

CS3. Architectural Context & Character

I. ARCHITECTURAL CONCEPT & CONSISTENCY

Respect for the neighborhood's character of utilitarian, non-flamboyant, traditional architectural style (except for churches):

- This block of N. 90th St. lacks a cohesive street pattern that much of the surrounding neighborhoods possess. By using canopies and varied roof lines, this project can define positive street-scape patterns and help in the transition from commercial to residential. The preferred option uses design cues from surrounding residential and commercial architecture which promotes the building to fit well with its surroundings.

PL1. Connectivity

I. PEDESTRIAN OPEN SPACES & ENTRANCES

Incorporate small, usable open spaces:

- Building entrances will be made easily identifiable by using canopies, signage, lighting, and well thought out landscaping. Lighting will be placed strategically to provide security and safety without being a nuisance to adjacent properties. The connections to the building from the R.O.W. will be landscaped to provide interest at the street and encourage pedestrian activity.

Dc1. Project Uses & Activities

I. BLANK WALLS

Storefronts are encouraged to be located at the sidewalk edge, particularly in neighborhood commercial districts, and should be continuous, minimizing blank walls:

- Since the building is residential, we will be proposing as much glazing as possible for the units. This will minimize blank walls along N 90th Street. Landscaping will add a sense of layering between the street and the façade on N. 90th St. where blank walls may occur. The facades will employ differing colors and materials to break down any further walls and help provide scale to the building.

Dc2. Architectural Concept

I. ARCHITECTURAL CONTEXT

Facade articulation and modulation:

- The perceived massing of the street facing façade is reduced and broken up by horizontal lines and materials. Open railings are used instead of opaque parapet walls. Numerous windows create a visual connection to the street. The resulting structure articulation is in keeping with the scale and aesthetics of existing buildings in the area.

II. HUMAN SCALE

Consider methods to coordinate a building's upper and lower stories. The parts should function as a composition - not necessarily requiring the top and bottom to be the same or similar:

- The building features a strong base which allows the upper floors to feel light and less dense. Canopies help add a layer of fine detail to give the project a sense of proportion related to the pedestrian environment which the preferred option intends to encourage.

III. MASS & SCALE

Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding plat patterns:

- The facades are broken up into blocks of color and siding to help accentuate the vertically proportioned windows. As one enters the landscaped entry the facades are staggered so each unit has its own entry. Units are also varied in height to compliment the cross slope of the site. The materials in the entry amenity space retain the neighborhood palette, with wide lap siding and canopies over the entry doors.

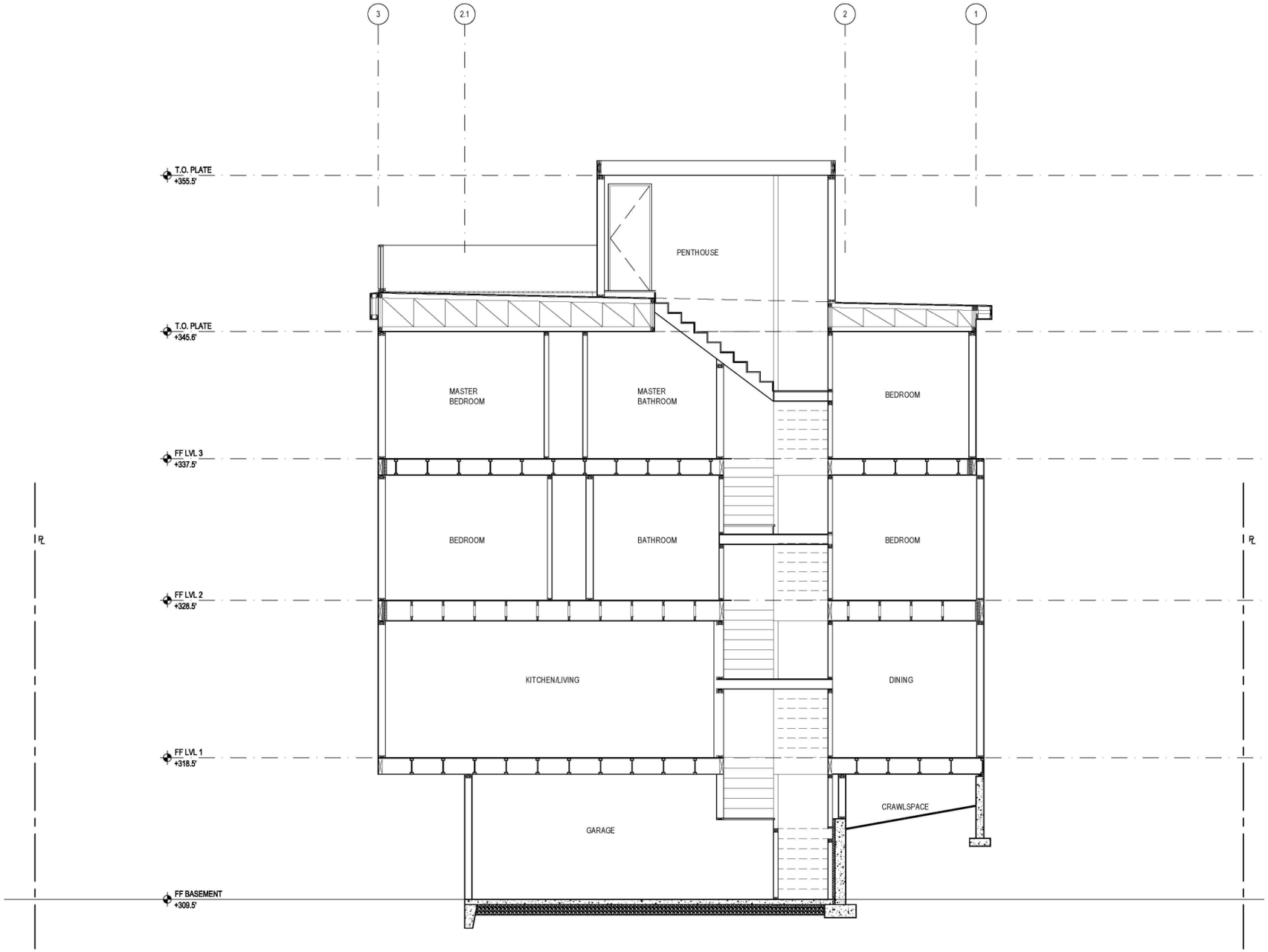
DC4. Exterior Elements & Finishes

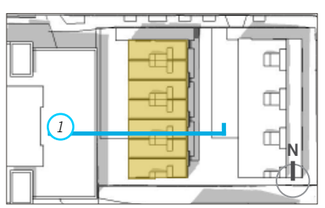
II. EXTERIOR FINISH MATERIALS

Feature durable, attractive and well-detailed finished materials:

- A mix of materials have been gleaned from the surrounding neighborhood. Cedar, lap siding, and panel are all featured in the surrounding streetscape. The proposed building features a strong base with a transition to cedar at the entries that helps to distinguish individual units.

Building Section

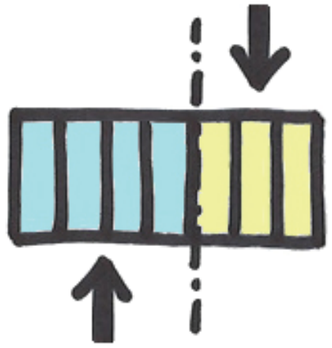




KEY

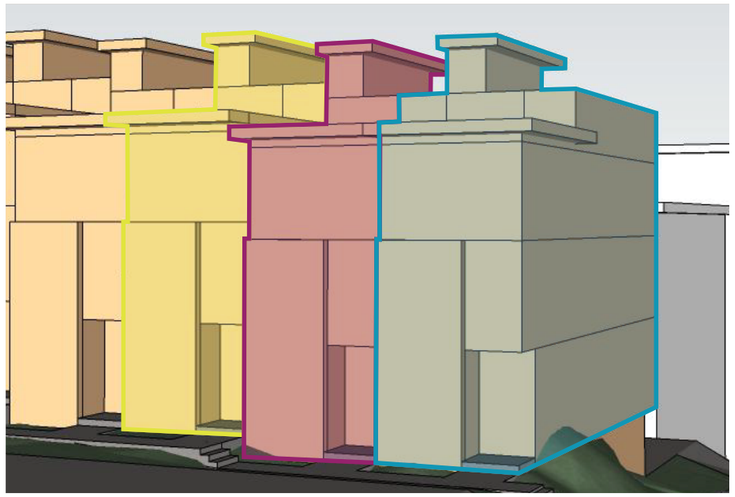
- Circulation
- Residential Amenity
- Parking/Garage

Design Concept



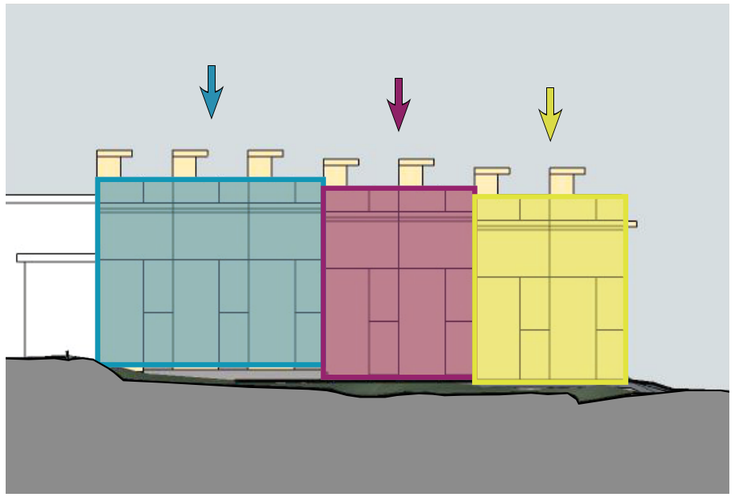
# UNITS:	7
PARKING STALLS:	5
BIKE STALLS:	0
FAR SF:	10.371.6 SF
OPPORTUNITIES:	• Abundant unit privacy • Individual unit entries • Large common amenity area • Massing follows existing grade
CONSTRAINTS:	• Fewer opportunities for views • Unconsolidated penthouses fill skyline
CODE COMPLIANCE:	Yes, code compliant

CONCEPT DIAGRAMS



INDIVIDUALITY IN REPETITION DIAGRAM

By using the same layout for each unit and then staggering the entry grades, unit seperation becomes much more apparent and individualized.



STEPPED VOLUMES DIAGRAM

The structures volumes are stepped down to follow the gradual slope down from south to north. This allows for less excavation and breaks the building into smaller fragents.

DESIGN CUES FROM THE NEIGHBORHOOD

DC2:

Broken up horizontal modulation, recesses in the building envelope, and a variety of materials and colors will be adopted into the design from the surrounding neighborhood.

CS2:

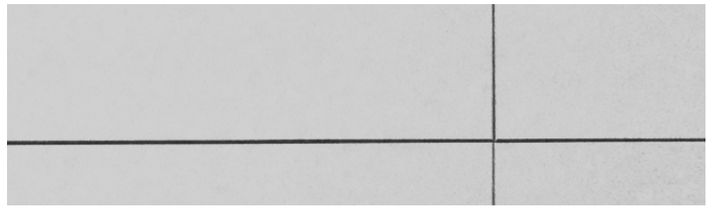
An off street entry amenity that is developed into a common outdoor space, can help improve security and privacy.

DC4:

Facades are articulated vertically into separate planes and employ differing colors and materials to break down walls to help provide scale to the building.

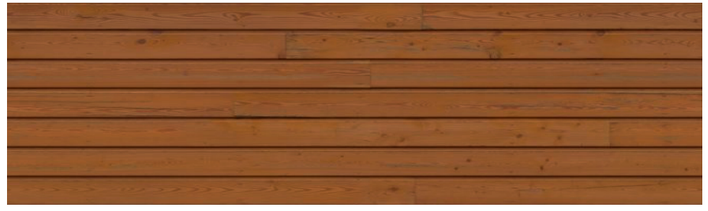
Rendering

AERIAL VIEW LOOKING SW



FIBER CEMENT PANEL - LIGHT

FIBER CEMENT PANEL - DARK



CADAR LAP

HORIZONTAL FIBER CEMENT LAP - MEDIUM

Rendering

AERIAL VIEW LOOKING NW

Rendering

VIEW LOOKING SOUTHEAST FROM N. 90TH STREET

Rendering

VIEW LOOKING NORTHEAST

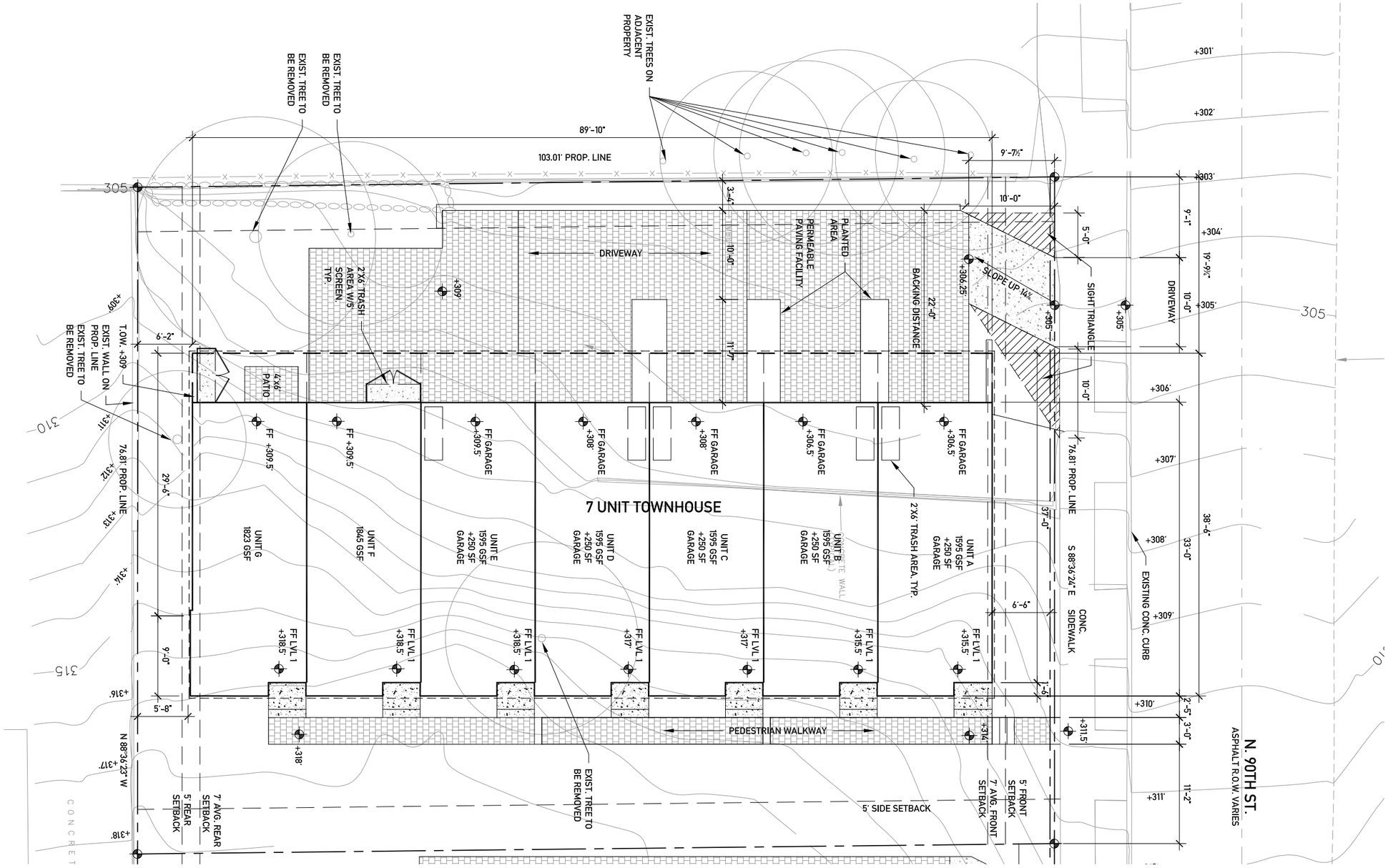
Rendering

ENTRY VIEW LOOKING TO SW

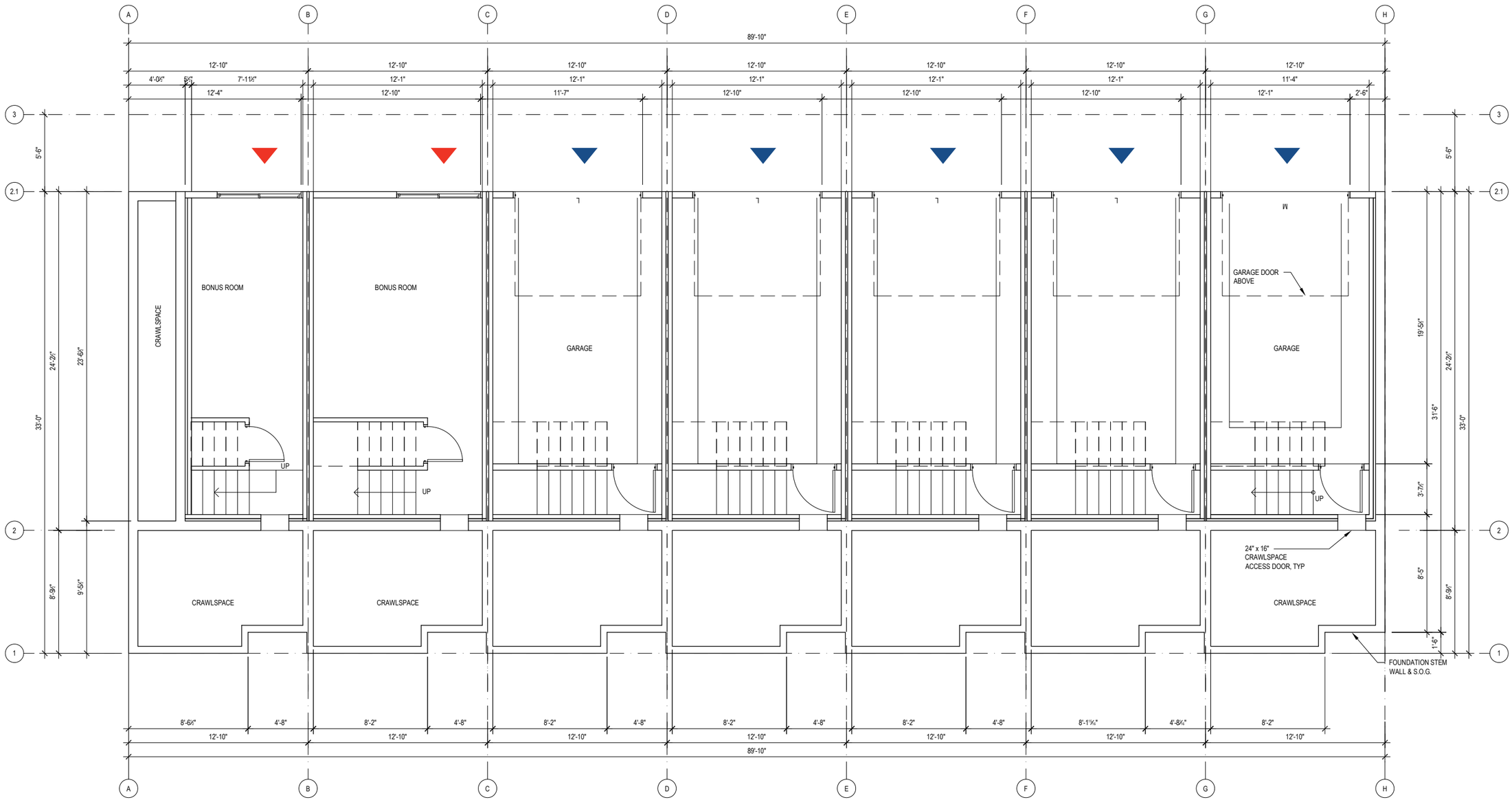
Rendering

ENTRY VIEW LOOKING NW

Site Plan


7 UNIT TOWNHOUSE
EXIST. TREES ON ADJACENT PROPERTY
EXIST. TREE TO BE REMOVED
EXIST. TREE TO BE REMOVED
89'-10"
103.01' PROP. LINE
9'-7½"
10'-0"
3'-4"
DRIVEWAY
10'-0"
PERMEABLE PAVING FACILITY
PLANTED AREA
BACKING DISTANCE
22'-0"
SLOPE UP 14%
5'-0"
SIGHT TRIANGLE
10'-0"
2'X6' TRASH AREA W/5' SCREEN TYP.
11'-7"
6'-2"
4'X8' PATIO
EXIST. WALL ON PROP. LINE
EXIST. TREE TO BE REMOVED
T.O.W. +309
76.81' PROP. LINE
29'-6"
9'-0"
8'-8"
N 88°36'23" W
7' AVG. REAR SETBACK
5' REAR SETBACK
FF +309.5'
FF +309.5'
FF GARAGE +309.5'
FF GARAGE +308'
FF GARAGE +308'
FF GARAGE +306.5'
FF GARAGE +306.5'
UNIT G 1823 GSF
UNIT F 1845 GSF
UNIT E 1595 GSF +250 SF GARAGE
UNIT D 1595 GSF +250 SF GARAGE
UNIT C 1595 GSF +250 SF GARAGE
UNIT B 1595 GSF +250 SF GARAGE
UNIT A 1595 GSF +250 SF GARAGE
2'X6' TRASH AREA. TYP.
FF LVL 1 +318.5'
FF LVL 1 +318.5'
FF LVL 1 +318.5'
FF LVL 1 +317'
FF LVL 1 +317'
FF LVL 1 +315.5'
FF LVL 1 +315.5'
PEDESTRIAN WALKWAY
EXIST. TREE TO BE REMOVED
5' SIDE SETBACK
7' AVG. FRONT SETBACK
5' FRONT SETBACK
76.81' PROP. LINE
S 88°36'24" E
CONC. SIDEWALK
37'-0"
6'-6"
1'-6"
EXISTING CONC. CURB
33'-0"
38'-6"
2'-5"
3'-0"
11'-2"
N. 90TH ST.
ASPHALT R.O.W. VARIES
DRIVEWAY
10'-0"
9'-1"
19'-9½"
+301'
+302'
+303'
+304'
+305'
+306'
+307'
+308'
+309'
+310'
+311'
+311.5'
+314'
+316'
+317'
+318'
+305
305
310
315
CONCRETE

Floor Plans

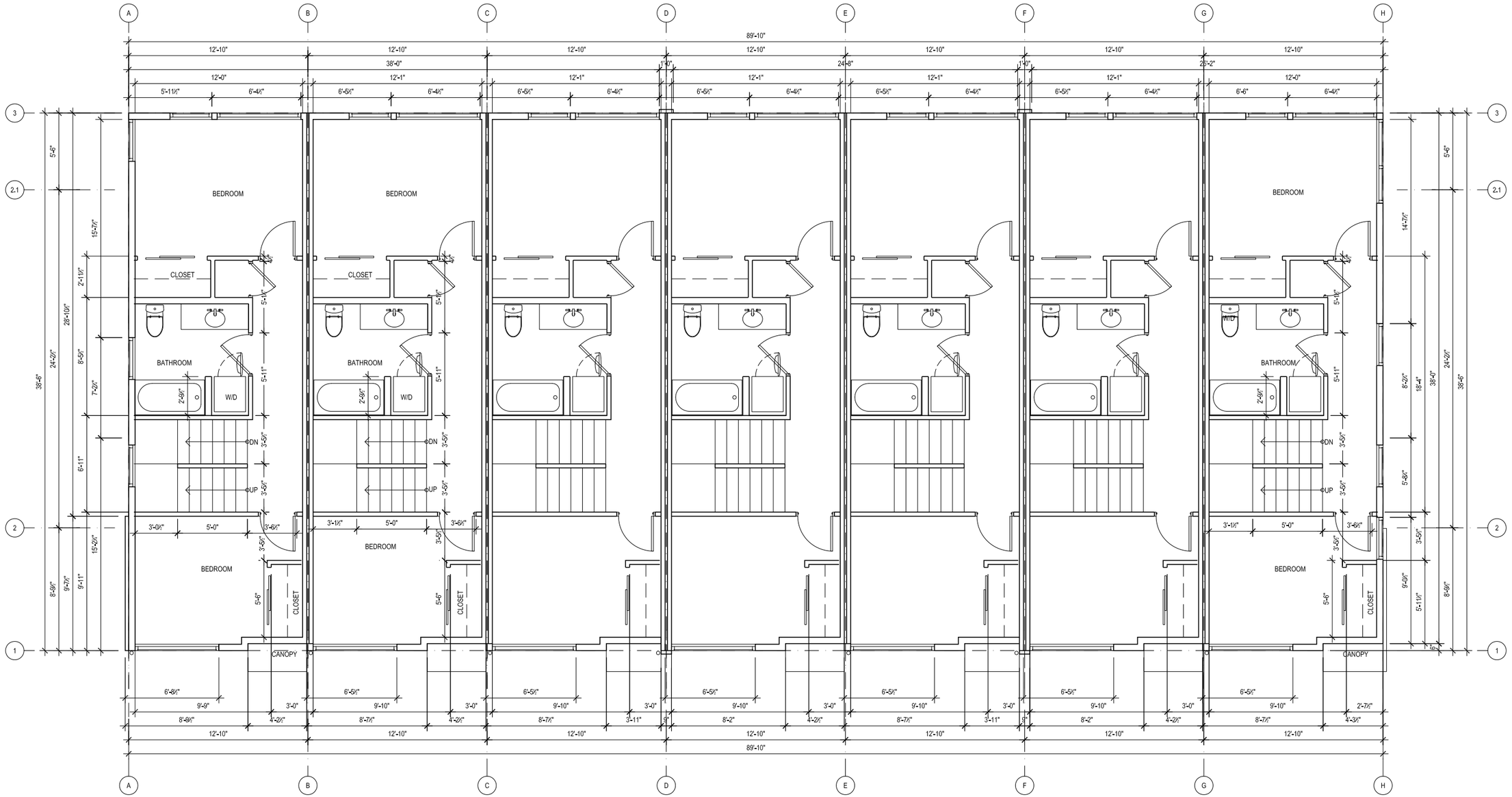


BASEMENT

Floor Plans

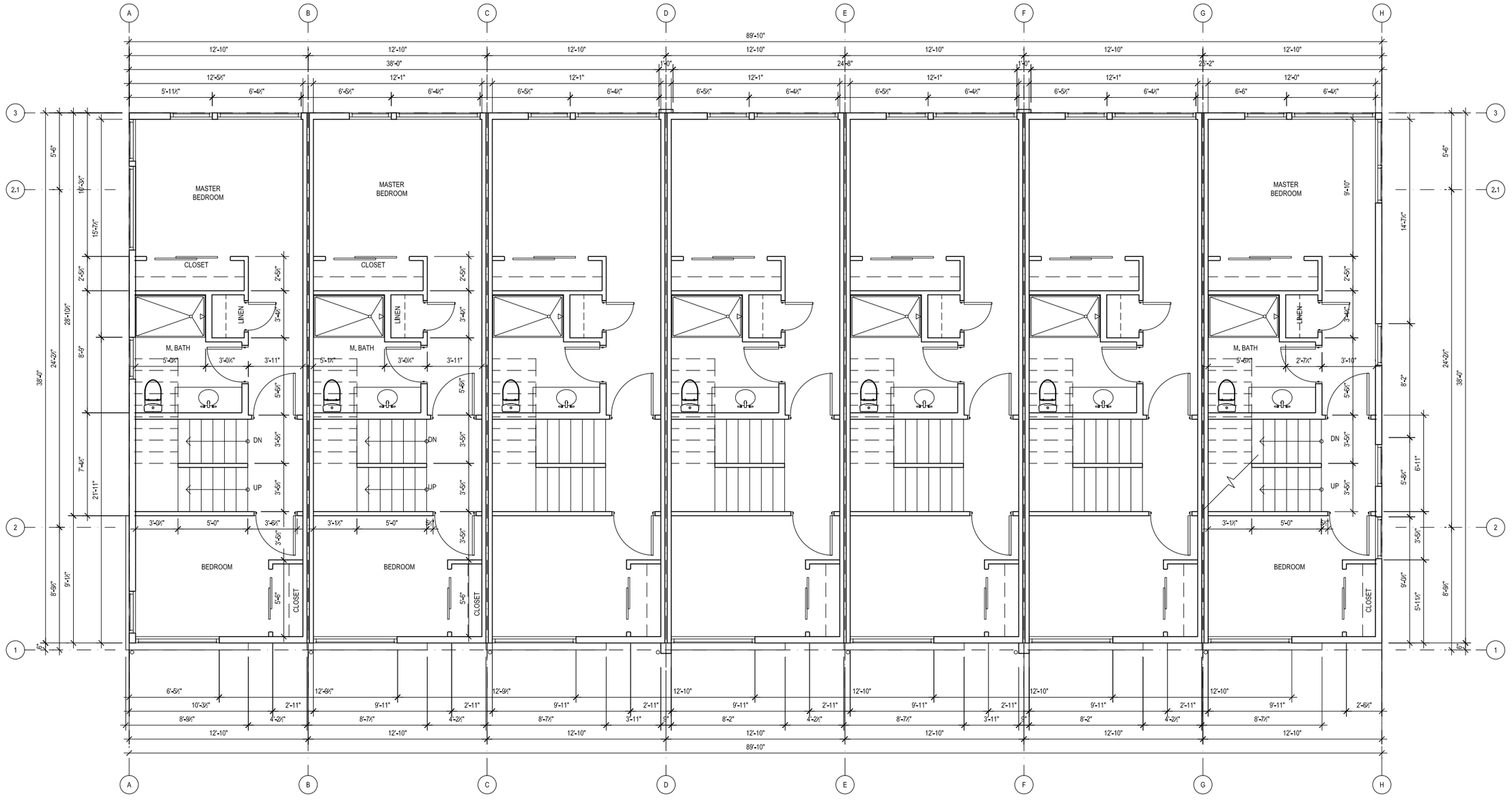
GROUND LEVEL

Floor Plans



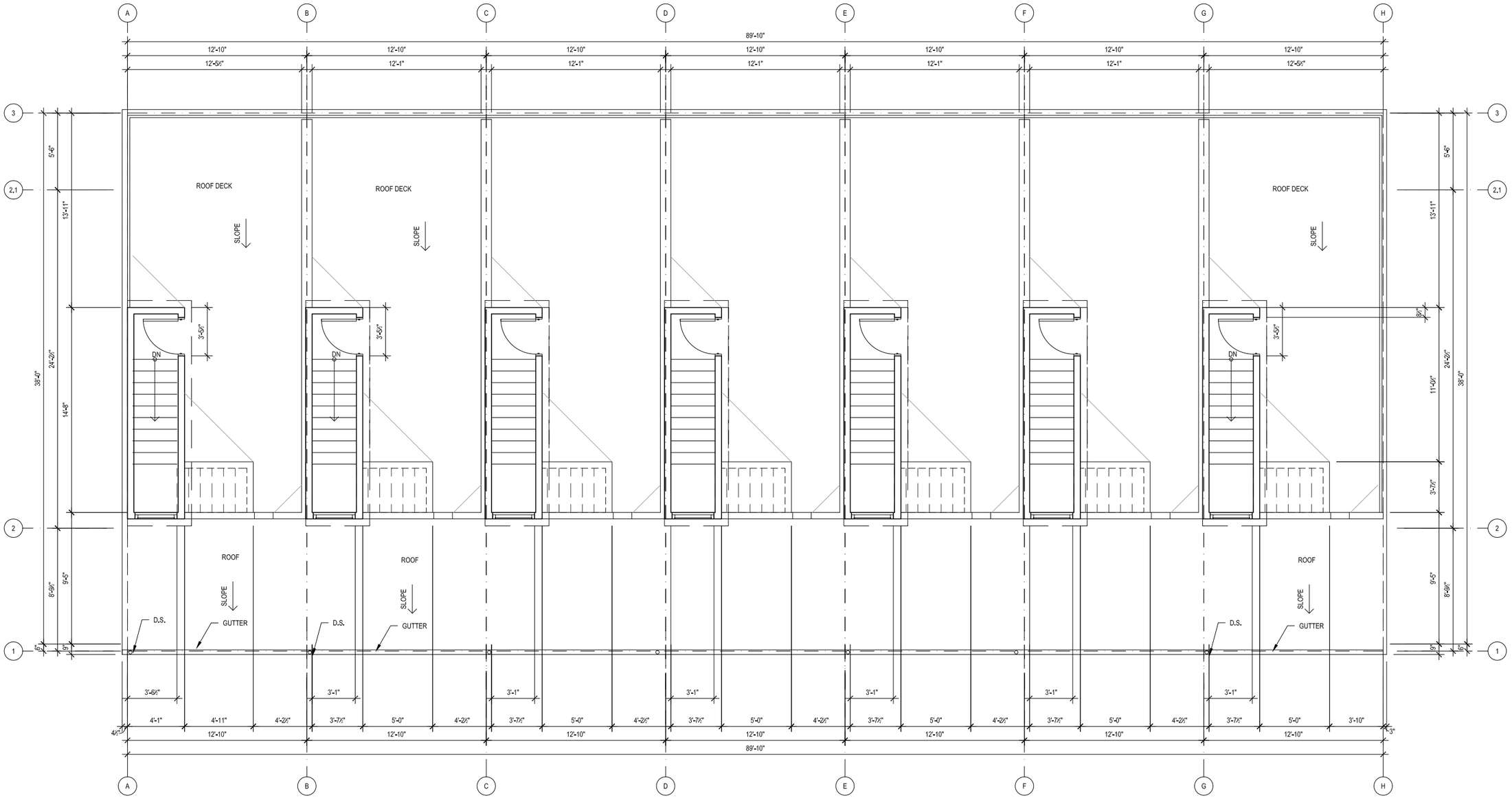
LEVEL 2

Floor Plans



LEVEL 3

Floor Plans



ROOF LEVEL

Code Compliance

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	COMPLIANCE/REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	Table A	1.4 FAR limit in LR-3 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	The project is committed to acheiving Built Green 4 star or better.
Density Limits- Lowrise Zones	23.45.512	Table A	1/1,600 or No limit in LR-3 zone for townhouse developments. No limit if the requirements of 23.45.510.C are met.	The project is committed to acheiving Built Green 4 star or better.
Structure Height	23.45.514	D.3.b	In LR-3 zone, ridge of pitched roof may extend up to 5 feet above the height limit, if the height exception in 23.45.514.F is used.	When applicable, structure ridge will not exceed 5 feet in height
		E.1	In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514	When applicable, structure roof will not exceed 3 feet in height
		F.1	4' height limit increase from 23.45.514.A, for residential uses in LR3 zones with a partially below-grade story.	Structure will not exceed 34 foot height limit as measured from average grade.
		J.4.a	In LR zones, stair penthouses may extend 10 feet above the height limit set in subsections 23.45.514.A and F. Total penthouse coverage may not exceed 15 percent of the roof area.	Structure will not exceed 15 percent roof area nor will it exceed 10 foot height limit.
Setbacks & Separations	23.45.518	Table A	Front and Rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 40' greater, 7' average, 5' minimum	Structure is within 7 feet average and/or 5 feet minimum from all site property lines.
Amenity Area	23.45.522	A	25% of lot area: 50% of required amenity space to be at ground level (10' min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	Amenity area at both roof and ground levels will meet and exceed requirements.
Landscaping Standards	23.45.524	A.2.a	Green factor score of 0.6 required as set forth in Section 23.86.019.	The project is committed to achieving the required Green Factor score.
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	A	To achieve a higher far limit, townhouse will meet Built Green 4 star building performance standards. Either Built Green 4 star rating or LEED Silver rating.	Parapets and other rooftop additions are not anticipated to rise above the allowed 4 extra feet.
Structure Width & Facade Length Limits in LR Zones	23.45.527	Table A, B	Townhouses inside Urban Center LR3 have a maximum width: 150' and not more than 65% of lot depth, within 15' of side lot line 103.00 x 0.65 = 66.95'	Structures are located outside 15' of side lot lines.
Light & Glare Standards	23.45.534		All light to be shielded and directed away from adjacent / abutting properties	Parking to have 5' - 6' screen or hedge.
Pedestrian Access & Circulation	23.53.006	C	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	Existing sidewlks will be replaced and repaired as required
Solid Waste & Recyclable Materials Storage & Access	23.54.040	A.1	Each dwelling unit will be billed separately for utilities and shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day.
Required Parking	23.54.015	B	Residential Use inside Urban Village with Frequent Transit. No Parking Required.	5 parking spaces will be provided as garage parking.

Departure Request - Option 1 & 3

REAR SETBACK DEPARTURE REQUEST

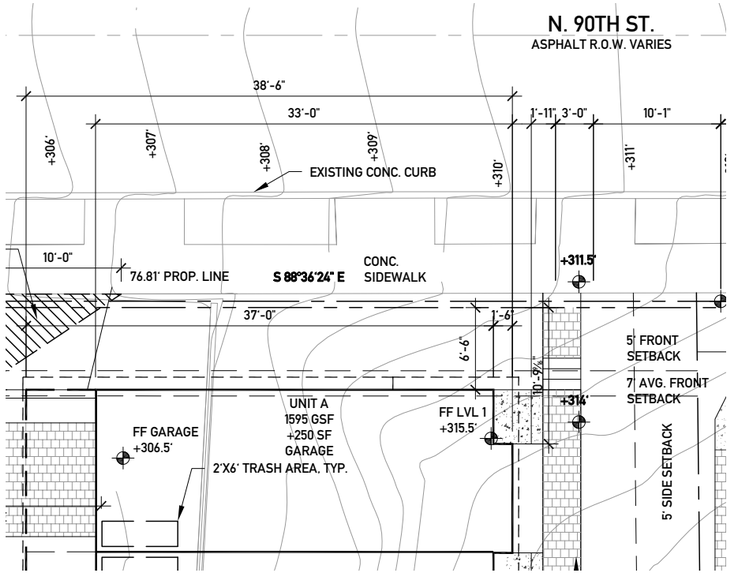
SMC 23.45.518 TABLE A

Front and Rear Setback For Townhouse Developments Is 7' Average And 5' Minimum.

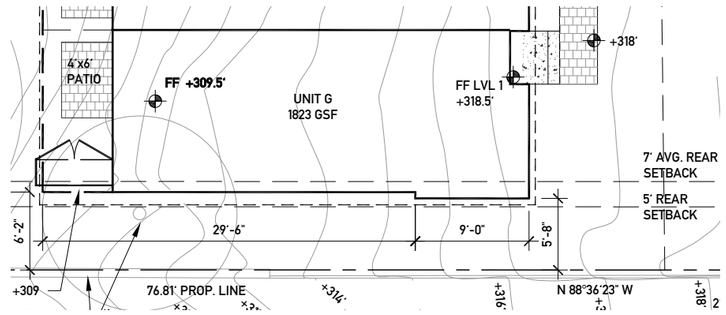
RESPONSE: The proposed design has a rear setback of 5.79' and a front setback of 6.25' which is less than the code required average but within the minimum.

The proposed structure has modulation on all facades which bring character and scale to the building. The street facing facade's articulation is abutted against the front setback which helps to retain a large distance between townhouse and street, helping to follow design guideline CS2.I by developing greater space for landscaping and street appeal. By maintaining this area from the street, the proposed structure protrudes into the 7' average front and rear setbacks to the point where the structure's modulation no longer meets the setback average. With neighboring apartments looking out onto the project site, preserving the articulation would allow for the project to better adhere to DC2.I, thereby providing greater and more interesting views onto the proposed design.

We request that the front setback be reduced by .75' (11%) and the rear setback reduced by 1.21' (17%) to define and maintain the important modulation characteristic of the street facing design so as to better fit into the neighborhood.



NORTH PROPERTY LINE SETBACK



SOUTH PROPERTY LINE SETBACK

Shadow Study