

EDG 1: DRAFT

OBJECTIVES

RESIDENTIAL

(3) DWELLING UNITS PROPOSED

COMMERCIAL

NO COMMERCIAL PROPOSED

PARKING

OPTION S A&B: (2) MEDIUM (8x16) SPACES
PROPOSED AT REAR OF LOT

OPTION C: NO PARKING PROPOSED

PROJECT INFO.

SITE ADDRESS

7424 RAINIER AVENUE S
SEATTLE, WA 98118

PARCEL MAP NUMBER

262404-9057

LOT SIZE & ZONING

4000 SQ FT
ZONED: LR-3

SDCI NO.

302 3660

PROJECT DIRECTORY

PROPERTY OWNER

GOOD MANNERS, LLC.
2455 190TH STREET, SUITE A
REDONDO BEACH, CA 90278
CONTACT: BRENT COERT
TEL: 310.379.9747
EMAIL: BRENT@THEWORKSHOP-LA.COM

DESIGNER & APPLICANT

CITIZEN DESIGN
46 ETRURIA ST #201
SEATTLE, WA 98109
CONTACT: JACOB YOUNG
TEL: 206.853.8055
EMAIL: JYOUNG@COLLABORATIVECO.COM

SURVEYOR

MOUNTAIN2COAST, LLC
1506 FAIRVIEW STREET SE
OLYMPIA, WA 98501
CONTACT: BLAIR PRIGGE, PLS
TEL: 360.239.1497
EMAIL: BLAIR@MTN2COAST.COM

STRUCTURAL ENGINEER

TBD

LANDSCAPE ARCHITECT

TBD

INTERIOR DESIGNER

TBD

GENERAL CONTRACTOR

TBD

DEVELOPMENT SUMMARY

THE RAINIER 7424 TOWNHOMES DEVELOPMENT PROPOSES TO CONSTRUCT (3) TOWNHOME DWELLING UNITS OF APPROXIMATELY 1,400 SF TO 1,800 SF EACH. PER CURRENT ZONING (LR-3), THE SITE IS CURRENTLY UNDERDEVELOPED WITH A SINGLE FAMILY RESIDENCE IN POOR CONDITION. THIS STRUCTURE WOULD BE DEMOLISHED TO CONSTRUCT THE NEW TOWNHOMES.

THE PROPOSAL SEEKS TO IMPROVE UPON THE GENERALLY POOR CONDITION OF THE STRUCTURES IN THE IMMEDIATE AREA. QUALITY DESIGN, CONSTRUCTION AND MATERIALS, AS WELL AS A COMMITMENT TO BUILD IN ACCORDANCE WITH BUILTGREEN STANDARDS, WILL SERVE TO INCREASE THE QUALITY OF HOUSING AVAILABLE IN THE NEIGHBORHOOD.

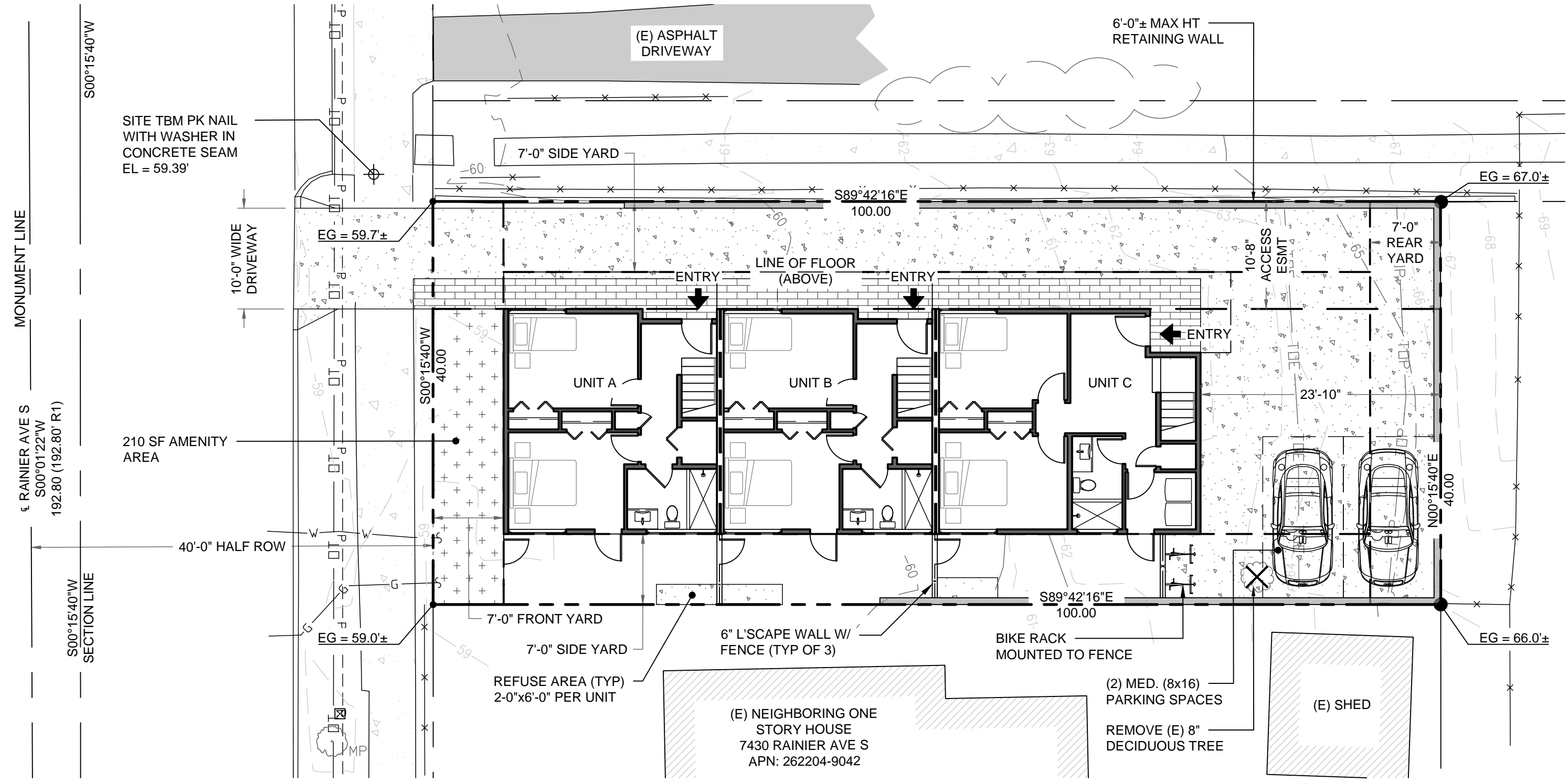
IN ORDER TO PROVIDE VISUAL INTEREST AND A POSITIVE STREET PRESENCE, THE PROPOSAL SEEKS TO UTILIZE AN ARTICULATED MASSING AND A VARIETY OF MATERIALS. FENESTRATION IS ARRANGED SO AS TO PROTECT THE PRIVACY OF NEIGHBORING PROPERTIES WHILE ALLOWING FOR VIEWS TO THE STREET AND NATURAL LIGHT WITHIN THE DEVELOPMENT. FINALLY, AMENITY AREAS ARE ARRANGED THROUGHOUT THE SITE SO AS TO ENCOURAGE NEIGHBORLY INTERACTION AMONG THE RESIDENTS OF THE DEVELOPMENT.



NEW CONSTRUCTION
RAINIER 7424
7424 RAINIER AVENUE S, SEATTLE, WA 98118

City of SEATTLE
EDG 1
TBD

NOT FOR CONSTRUCTION



1 ARCH. SITE PLAN - OPTION A (PROPOSED)
2 SCALE: 1" = 10'

N

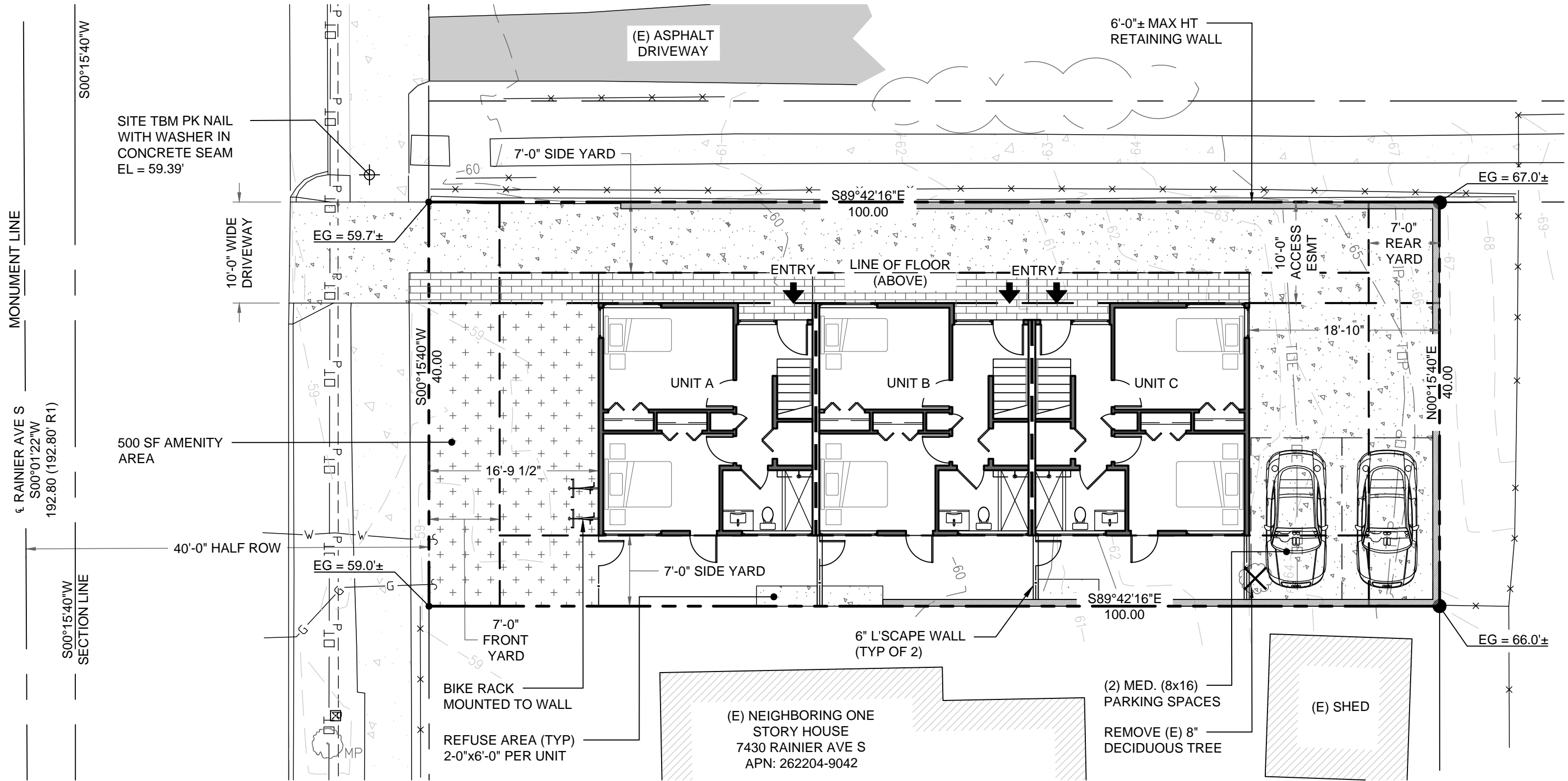
0 5 10 20
1" = 10'

UNIT A INFO.	
FIRST FLOOR FFE =	59.45'±
FOOTPRINT =	480 SF
GROSS FLOOR AREA =	1,600 SF

UNIT B INFO.	
FIRST FLOOR FFE =	59.95'±
FOOTPRINT =	480 SF
GROSS FLOOR AREA =	1,600 SF

UNIT C INFO.	
FIRST FLOOR FFE =	60.45'±
FOOTPRINT =	580 SF
GROSS FLOOR AREA =	1,950 SF

LEGAL DESCRIPTION	
BEG ON E LN OF RAINIER AVE 10 FT S OF N LN OF GL 4 TH E 100 FT TH S 40 FT TH W 100 FT TH N 40 FT TO BEG	



NOT FOR CONSTRUCTION

1
3

ARCH. SITE PLAN - OPTION B (CONFORMING)

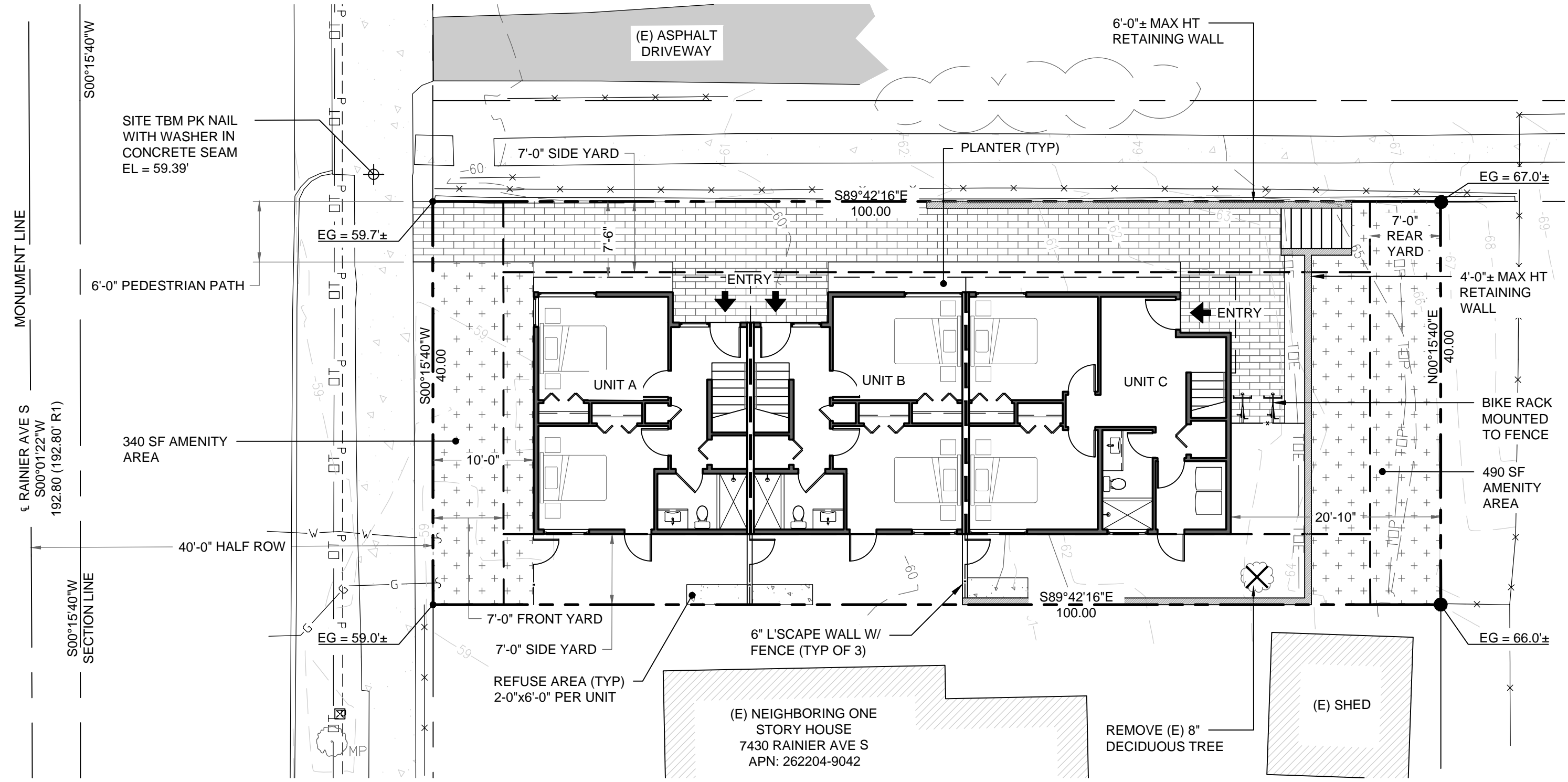
SCALE: 1" = 10'

N

051020

1" = 10'

UNIT A INFO.	UNIT B INFO.	UNIT C INFO.	LEGAL DESCRIPTION
FIRST FLOOR FFE = 59.45'± FOOTPRINT = 480 SF GROSS FLOOR AREA = 1,600 SF	FIRST FLOOR FFE = 59.95'± FOOTPRINT = 480 SF GROSS FLOOR AREA = 1,600 SF	FIRST FLOOR FFE = 60.45'± FOOTPRINT = 480 SF GROSS FLOOR AREA = 1,600 SF	BEG ON E LN OF RAINIER AVE 10 FT S OF N LN OF GL 4 TH E 100 FT TH S 40 FT TH W 100 FT TH N 40 FT TO BEG



1 ARCH. SITE PLAN - OPTION C (PREFERRED) 4 SCALE: 1" = 10'

N

0 5 10 20

1" = 10'

UNIT A INFO.	
FIRST FLOOR FFE =	59.45'±
FOOTPRINT =	530 SF
GROSS FLOOR AREA =	1,600 SF

UNIT B INFO.	
FIRST FLOOR FFE =	59.95'±
FOOTPRINT =	530 SF
GROSS FLOOR AREA =	1,600 SF

UNIT C INFO.	
FIRST FLOOR FFE =	60.45'±
FOOTPRINT =	667 SF
GROSS FLOOR AREA =	2,000 SF

LEGAL DESCRIPTION	
BEG ON E LN OF RAINIER AVE 10 FT S OF N LN OF GL 4 TH E 100 FT TH S 40 FT TH W 100 FT TH N 40 FT TO BEG	



1
5

AXONOMETRIC

SCALE: NTS



2
5

VICINITY MAP

SCALE: NTS



SITE PHOTOS



1
6 VIEW FROM RAINIER AVENUE
SCALE: NTS



3
6 VIEW FROM NORTHWEST
SCALE: NTS



2
6 VIEW FROM SOUTHEAST
SCALE: NTS

CITY OF SEATTLE DEVELOPMENT STANDARDS

REFERENCE:	EXPLANATION/CALCULATIONS	OPTION A COMPLIANCE:	OPTION B COMPLIANCE:	OPTION C COMPLIANCE:
BUILT GREEN: (SMC 23.45.526)	GREEN DESIGN INCENTIVES ARE SOUGHT BY THIS PROJECT. BUILT GREEN 4-STAR OR APPROVED EQUAL WILL BE USED TO DEMONSTRATE COMPLIANCE FOR ALL OPTIONS.	SEE LEFT.	SEE LEFT.	SEE LEFT.
DENSITY: (SMC 23.45.512)	NO LIMIT	3 UNITS	3 UNITS	3 UNITS
F.A.R.: (SMC 23.45.510)	4,000 SF x 1.3 = 5,200 SF	5,150 SF	4,850 SF	5,200 SF
SETBACKS: (SMC 23.45.518)	FRONT (W): 7 FT SIDE (N/S): 7 FT REAR (E): 7 FT	7 FT 7 FT 23.8 FT	16.8 FT 7 FT 18.8 FT	10 FT 7 FT (N), 7.5 FT (S) 20.8 FT
STRUCTURE WIDTH: (SMC 23.45.527.A)	120 FT	26 FT	26 FT	26 FT
FACADE DEPTH: (SMC 23.45.527.B)	65% OF SIDE R WHEN W/IN 15 FT 100 FT * 0.65 = 65 FT	DEPARTURE REQUESTED. REFER TO MATRIX, SHEET 22.	64 FT	DEPARTURE REQUESTED. REFER TO MATRIX, SHEET 23.
STRUCTURE HEIGHT: (SMC 23.45.514)	30 FT ABOVE AVG GRADE +5 FT FOR PITCHED ROOF +4 FT FOR PARAPET +10 FT FOR PENTHOUSE	STRUCTURE IS SEGMENTED PER SMC 23.86.006.A.2. IN EACH SEGMENT, THE HIGHEST POINT NOT EXEMPT FROM HEIGHT LIMITS OR SUBJECT TO A BONUS HEIGHT LIMIT IS LOCATED AT OR BELOW 30 FT ABOVE AVERAGE EXISTING GRADE.	STRUCTURE IS SEGMENTED PER SMC 23.86.006.A.2. IN EACH SEGMENT, THE HIGHEST POINT NOT EXEMPT FROM HEIGHT LIMITS OR SUBJECT TO A BONUS HEIGHT LIMIT IS LOCATED AT OR BELOW 30 FT ABOVE AVERAGE EXISTING GRADE.	STRUCTURE IS SEGMENTED PER SMC 23.86.006.A.2. IN EACH SEGMENT, THE HIGHEST POINT NOT EXEMPT FROM HEIGHT LIMITS OR SUBJECT TO A BONUS HEIGHT LIMIT IS LOCATED AT OR BELOW 30 FT ABOVE AVERAGE EXISTING GRADE.
AMENITY AREA: (SMC 23.45.522)	25% GROSS LOT AREA REQ'D (50% AT GRADE) 4000 SF * 0.25 = 1000 SF (500 SF AT GRADE)	DEPARTURE REQUESTED. REFER TO MATRIX, SHEET 22.	500 SF PROVIDED AT GRADE 960 SF PROVIDED AT BALCONIES AND ROOF DECKS	700 SF PROVIDED AT GRADE 960 SF PROVIDED AT BALCONIES AND ROOF DECKS
PARKING: (SMC 23.54.015)	MIN. 1 MEDIUM STALL/UNIT LESS TRANSIT REDUCTION (50%) 3 * 0.50 = 1.5 2 STALLS REQ'D	2 MED. STALLS PROV'D AT REAR OF SITE	2 MED. STALLS PROV'D AT REAR OF SITE	DEPARTURE REQUESTED REFER TO MATRIX, SHEET 23.
REFUSE STORAGE: (SMC 23.54.040)	(1) 2'x6' PAD PER UNIT OR 7'x12' COMMON AREA	(3) 2'x6' PADS AT SIDE W/ PICK-UP AT STREET CURB	(3) 2'x6' PADS AT SIDE W/ PICK-UP AT STREET CURB	(3) 2'x6' PADS AT SIDE W/ PICK-UP AT STREET CURB

DESIGN GUIDELINES SUMMARY

REFERENCE:	OPTION A COMPLIANCE:	OPTION B COMPLIANCE:	OPTION C COMPLIANCE (PREFERRED):
DC2: ARCHITECTURAL CONCEPT	AS SUGGESTED UNDER SECTION A2, THE PROPOSAL INCORPORATES BALCONIES AND RECESSES TO REDUCE APPARENT MASS. FACADES ARE ALSO COMPOSED TO CREATE A CONSISTENT AND ATTRACTIVE RHYTHM ACROSS THE LENGTH OF THE BUILDING, AVOID BLANK FACADES, AND CREATE VISUAL INTEREST.	IN ADDITION TO THE STRATEGIES DISCUSSED FOR OPTION A, OPTION B INCORPORATES A REINTERPRETATION OF THE TRADITIONAL GABLE ROOF FORM AS A MEANS OF REFERENCING THE EXISTING ARCHITECTURAL CONTEXT.	THIS OPTION UTILIZES RECESSES AND BALCONIES TO REDUCE THE APPARENT BULK OF THE WESTERN END OF THE PROPOSAL. THE APPARENT HEIGHT OF THE EASTERN END IS REDUCED BY REGRADING THE SITE IMMEDIATELY ADJACENT TO THE BUILDING APPROXIMATELY 4'-0" DOWN. THE EASTERNMOST END OF THE PROPERTY IS TO REMAIN AT ITS EXISTING GRADE AND UTILIZED AS OPEN SPACE.
DC3: OPEN SPACE CONCEPT	OPEN SPACE IN THIS PROPOSAL IS PRIMARILY LOCATED ON ROOF DECKS. SMALLER AREAS ARE ALSO LOCATED AT GRADE AND ON BALCONIES. PER SECTION A1, THIS SOLUTION WAS DEVELOPED TO ENSURE THAT EACH EXTERIOR SPACE WAS CONNECTED AND COMPLEMENTARY TO ADJACENT INTERIOR SPACES. SPACES ARE ALSO LOCATED IN DIFFERENT AREAS TO PROVIDE FLEXIBILITY TO THE RESIDENTS.	OPEN SPACE IN THIS PROPOSAL IS PROVIDED VIA AN OPEN AREA AT GRADE, BALCONIES AND ROOF DECKS. AS DISCUSSED UNDER OPTION A, THE ROOF DECKS AND BALCONIES ARE DESIGNED TO ENSURE THAT EACH SPACE IS CONNECTED AND COMPLEMENTARY TO THE INTERIOR SPACES OF THE STRUCTURE. THIS OPTION ALSO PROVIDES THE DEVELOPMENT WITH A FRONT YARD AKIN TO THOSE PROVIDED TO EXISTING HOUSES IN THE AREA.	OPEN SPACE IN THIS PROPOSAL IS PROVIDED VIA TWO OPEN AREAS AT GRADE, BALCONIES AND ROOF DECKS. IN ADDITION TO THE CONSIDERATIONS DISCUSSED UNDER OPTION A, TWO OF THE ROOF DECKS IN THIS PROPOSAL ARE CONNECTED TO EACH OTHER FOSTER NEIGHBORLY INTERACTION. A SHARED BACK YARD IS ALSO PROVIDED, CREATING AN ADDITIONAL AREA FOR INTERACTION. THE PROVISION OF BOTH FRONT AND BACK YARDS ALSO HELPS THIS OPTION TO RELATE TO THE EXISTING SITING PATTERN IN THE AREA.
DC4: EXTERIOR ELEMENTS AND MATERIALS	HIGH-QUALITY MATERIALS, SUCH AS STAIN-GRADE WOOD, STUCCO AND METAL PANELS, ARE PROPOSED. AS STATED IN SECTION A2, IT IS PROPOSED THAT RAILS AND BALCONIES WILL BE COMPOSED OF WELL-CRAFTED, DURABLE MATERIALS SUCH AS STEEL FLAT STOCK AND CABLE.	SEE LEFT.	SEE LEFT.

DESIGN GUIDELINES SUMMARY

REFERENCE:	OPTION A COMPLIANCE:	OPTION B COMPLIANCE:	OPTION C COMPLIANCE (PREFERRED):
CS2: URBAN PATTERN AND FORM	GUIDELINE SECTION D1 ENCOURAGES ANALYSIS OF BOTH THE EXISTING AND ANTICIPATED DEVELOPMENT OF THE SURROUNDING AREA. AT PRESENT, THE AREA IS PREDOMINANTLY DEVELOPED WITH SINGLE-FAMILY HOUSES. THERE ARE ALSO SEVERAL THREE-STORY APARTMENT HOUSES IN THE AREA. IT IS ANTICIPATED THAT THE AREA WILL BE PREDOMINANTLY DEVELOPED WITH TWO- AND THREE-STORY STRUCTURES ONCE THE NEIGHBORHOOD IS FULLY REDEVELOPED. THIS PROPOSAL SEEKS TO ESTABLISH POSITIVE PRECEDENT FOR NEIGHBORHOOD REDEVELOPMENT.	AS WITH OPTION A, THIS OPTION SEEKS TO ESTABLISH A POSITIVE PRECEDENT FOR THE NEIGHBORHOOD. IN ADDITION, IT UTILIZES SKEWED GABLE ROOF FORMS IN ORDER TO REINTERPRET THE EXISTING ARCHITECTURAL CONTEXT AND REDUCE THE APPARENT MASS OF THE PROJECT.	AS WITH OPTION A, THIS OPTION SEEKS TO ESTABLISH A POSITIVE PRECEDENT FOR THE NEIGHBORHOOD. ADDITIONALLY, IT PROVIDES A BUFFER OF OPEN SPACE BETWEEN THE STRUCTURE AND THE SF-ZONED PARCEL TO THE EAST. FINALLY, IT PROVIDES FEWER BALCONIES ON THE NORTHERN FACADE AS A MEANS OF FURTHER PROTECTING THE PRIVACY OF THE NORTHERLY NEIGHBOR.
PL2: WALKABILITY	THE PROPOSAL PROVIDES STREET-FACING GLAZING AS RECOMMENDED BY SECTION B1. FOR THE PRIVACY OF ITS OCCUPANTS, THIS IS PRIMARILY LOCATED ABOVE THE GROUND FLOOR. WEATHER PROTECTION IS ALSO PROVIDED ALONG THE NORTH FACADE OF THE STRUCTURE, AND THE DESIGN OF THE STRUCTURE AND SITE IMPROVEMENTS SERVE AS A FORM OF INTEGRATED WAYFINDING.	SEE LEFT.	SEE LEFT.
PL4: ACTIVE TRANSIT	COMMON BICYCLE STORAGE IS PROVIDED AT THE REAR OF THE SITE FOR SECURITY. THE SITE IS ALSO LOCATED NEAR (450± FT) TO AN EXISTING FREQUENT TRANSIT STOP ON RAINIER AVENUE S.	COMMON BICYCLE STORAGE IS PROVIDED WITHIN A COMMON AMENITY AREA AT THE FRONT OF THIS PROPOSAL. THIS LOCATION SEPARATES BICYCLE ACCESS FROM VEHICULAR ACCESS TO THE SITE AND WOULD BE SCREENED FROM PUBLIC VIEW AS A SECURITY MEASURE. IN ADDITION, THE TRANSIT STOP MENTIONED IN OPTION A WOULD APPLY TO THIS OPTION AS WELL.	AS WITH OPTION A, COMMON BICYCLE STORAGE IS PROVIDED AT THE REAR OF THE SITE. HOWEVER, THIS OPTION PROVIDES NO PARKING. IN COMBINATION WITH THE PROVISION OF BICYCLE STORAGE AND THE NEARBY TRANSIT STOP, THIS INCENTIVIZES ACTIVE TRANSIT AND DISINCENTIVIZES DRIVING.

MASSING OPTION A





MASSING OPTION C (PREFERRED)



MASSING OPTION COMPARISON



OPTION A (TOP LEFT):

URBAN ANALYSIS REVEALED THAT THE SURROUNDING NEIGHBORHOOD IS GENERALLY UNDERBUILT COMPARED TO WHAT IS PERMITTED UNDER THE LAND USE CODE. RATHER THAN IMITATE THE EXISTING NEIGHBORHOOD CONTEXT, THIS PROPOSAL SEEKS TO SET A POSITIVE PRECEDENT FOR FUTURE REDEVELOPMENT. OPTION A IN PARTICULAR AFFORDS THE OPPORTUNITY TO PROVIDE SUBSTANTIAL OPEN SPACE THROUGH THE USE OF ROOF DECKS AND BALCONIES WHILE STILL INCREASING RESIDENTIAL DENSITY. HOWEVER, THE PROVISION OF PARKING AND TWO UNIT TYPES PRECLUDES A LARGE AMOUNT OF OPEN SPACE AT GRADE.

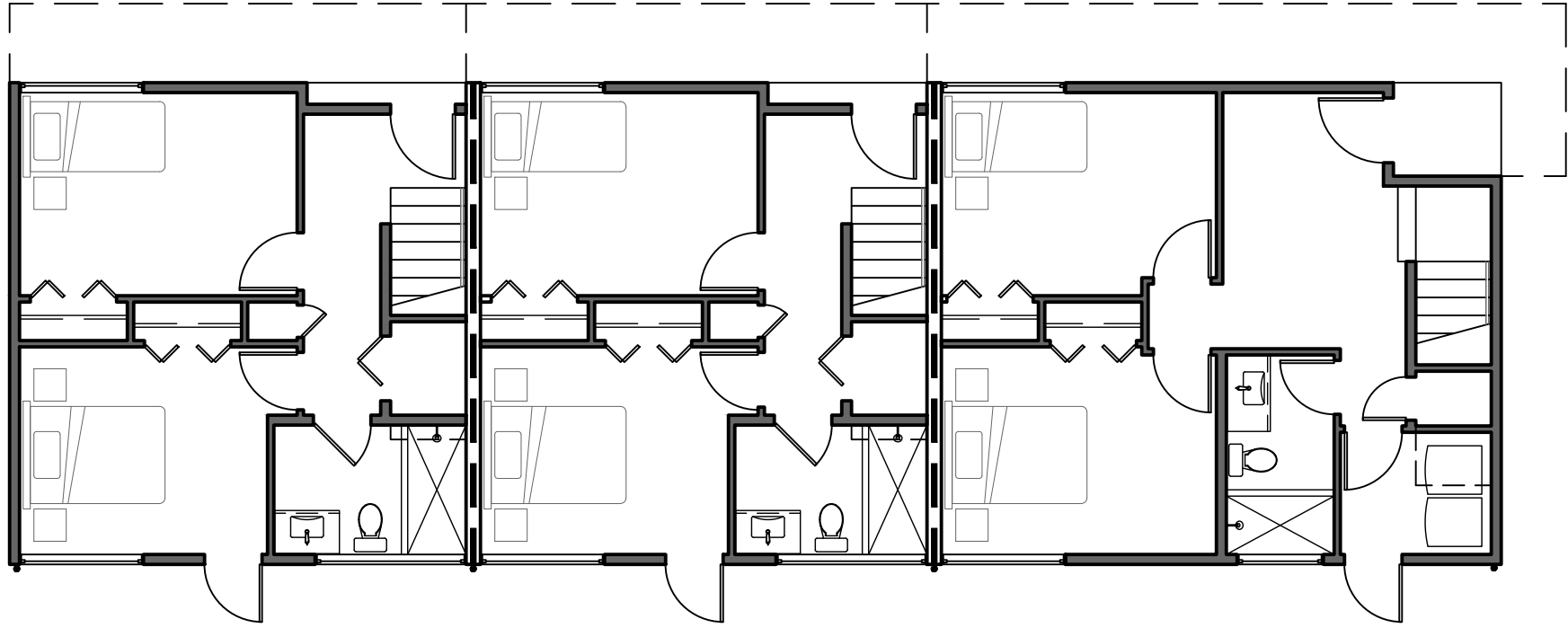
OPTION B (TOP RIGHT):

IN ADDITION TO THE RESPONSE MADE BY OPTION A, THIS OPTION REFERENCES THE EXISTING ARCHITECTURAL FORMS IN THE AREA BY UTILIZING SKEWED GABLE ROOFS. IT ALSO PROVIDES A LARGER GREEN SPACE IN FRONT OF THE STRUCTURE, PROVIDING CONTINUITY WITH THE FRONT YARDS LOCATED ON MANY PARCELS IN THE NEIGHBORHOOD. HOWEVER, IT DOES NOT PROVIDE A VARIETY OF UNIT TYPES.

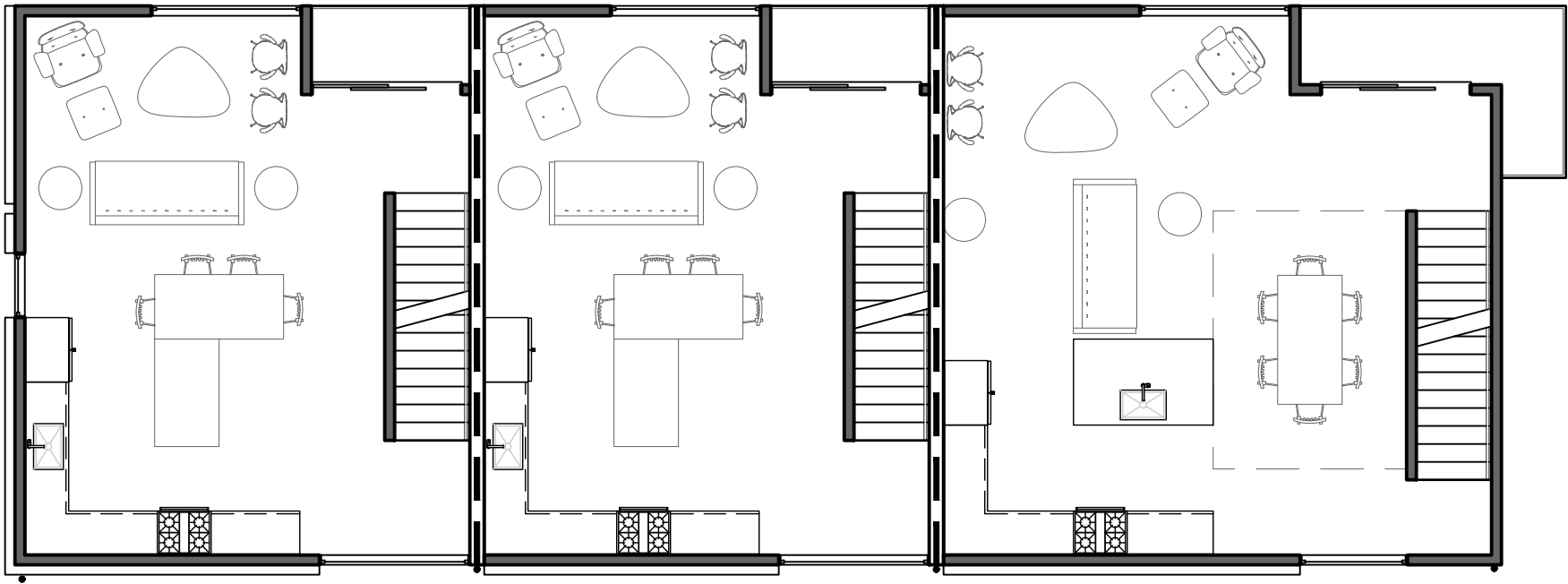
OPTION C (BOTTOM RIGHT):

THE PREFERRED OPTION PROVIDES SIGNIFICANT OPEN SPACE AROUND AND ON TOP OF THE STRUCTURE. THESE OPEN SPACES ARE TYPICALLY SHARED, THUS FOSTERING NEIGHBORLY INTERACTION. IT ALSO PROVIDES CONTINUITY WITH BOTH FRONT AND REAR YARDS FOUND THROUGHOUT THE AREA. FINALLY, THIS OPTION PROVIDES TWO UNIT TYPES BUT NO PARKING.

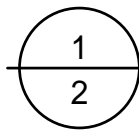
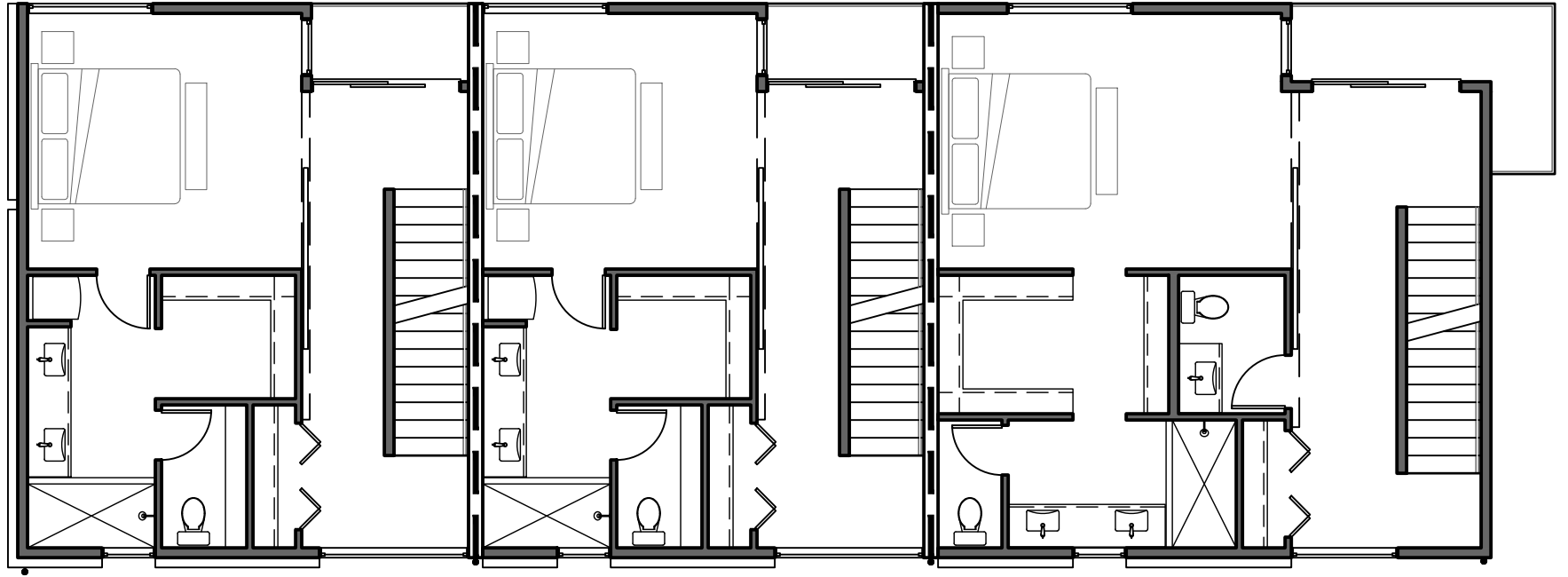




1 FIRST FLOOR PLAN - OPTION A
2 SCALE: 1/8" = 1'-0"

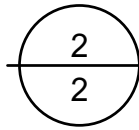
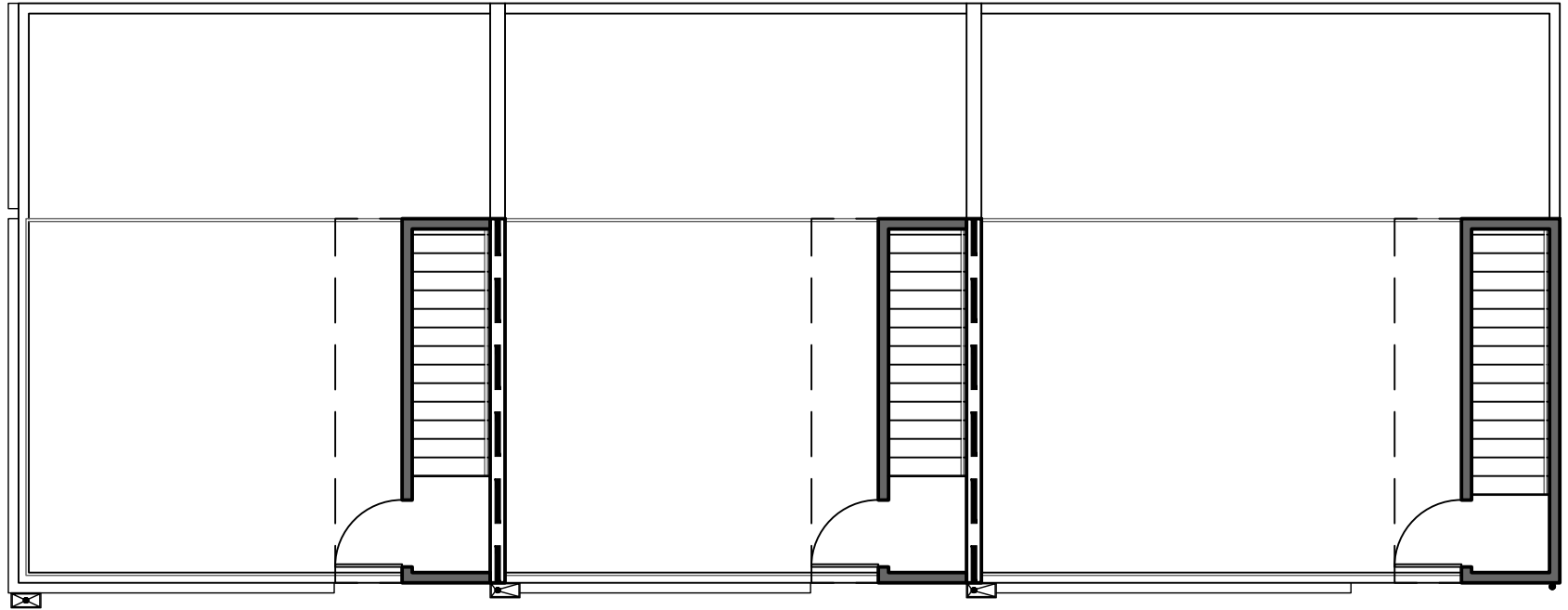


2 SECOND FLOOR PLAN - OPTION A
2 SCALE: 1/8" = 1'-0"



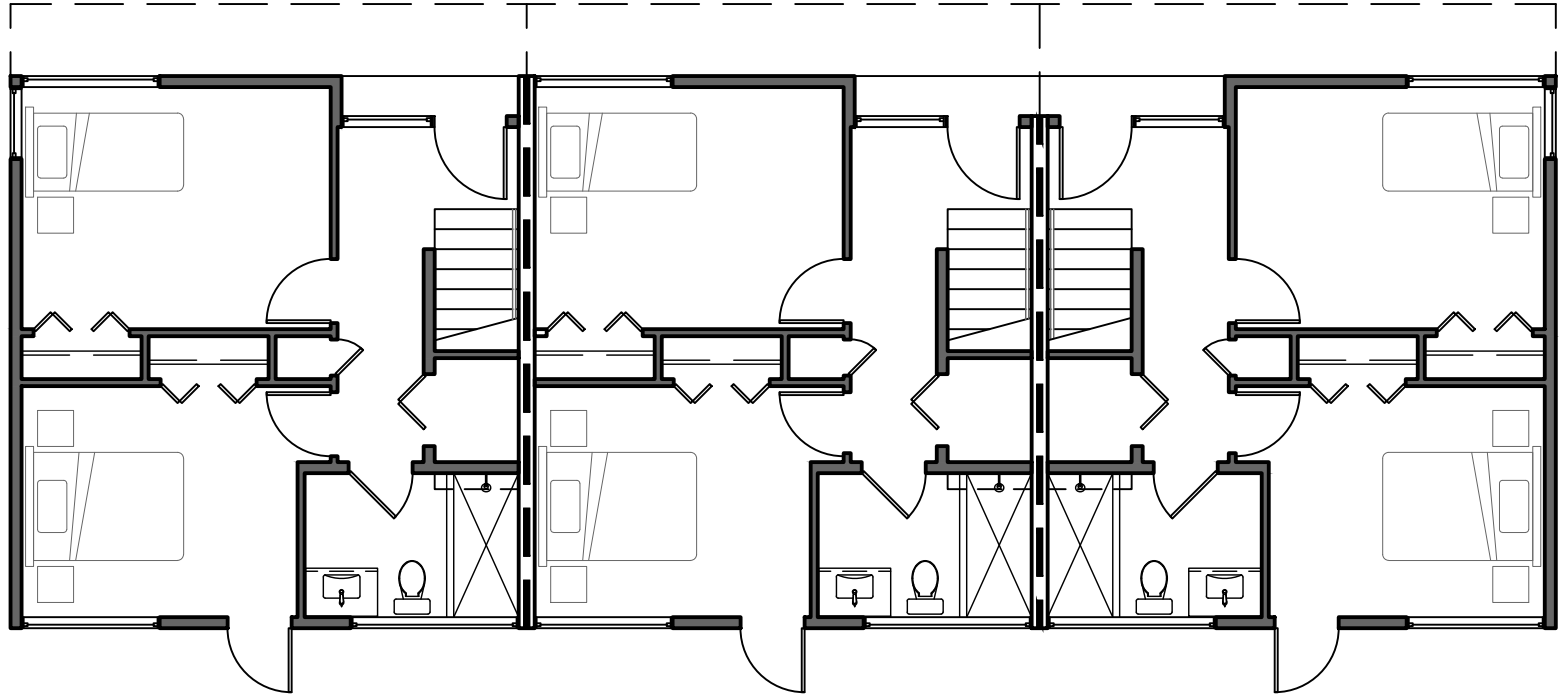
THIRD FLOOR PLAN - OPTION A

SCALE: 1/8" = 1'-0"

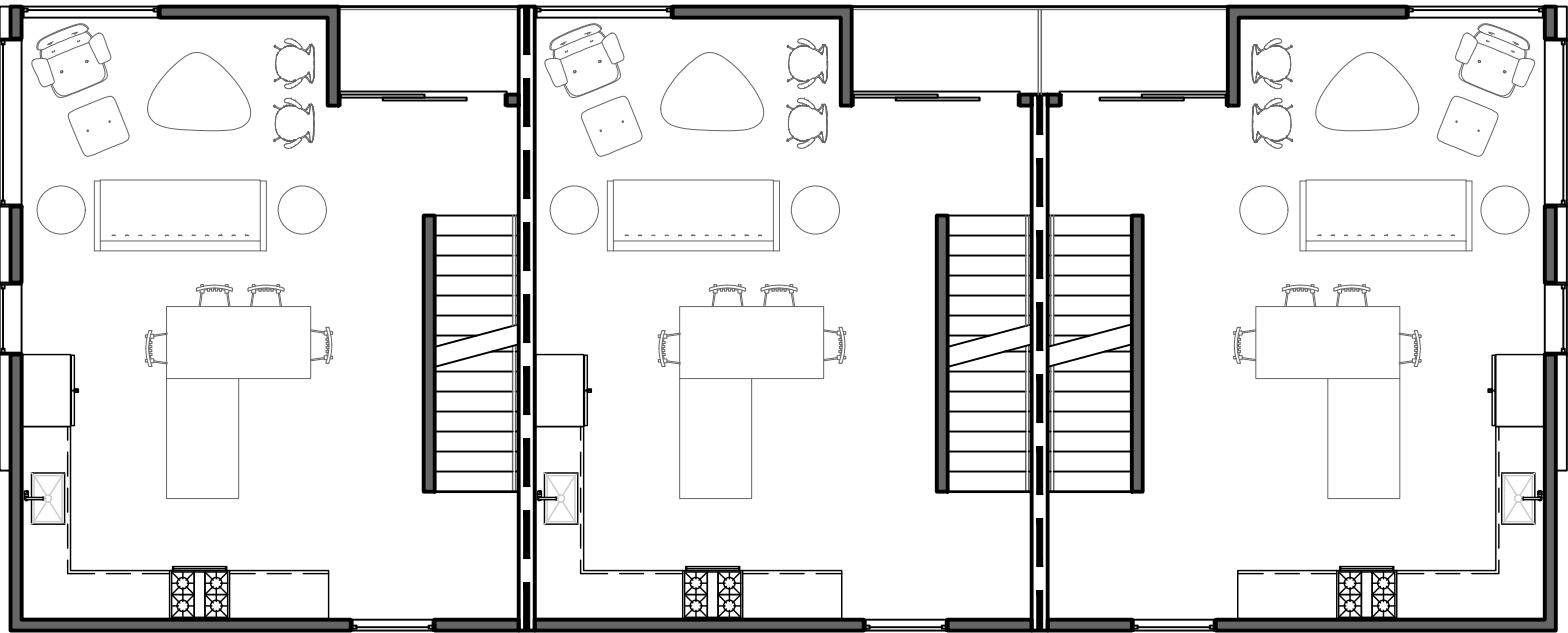


ROOF DECK PLAN - OPTION A

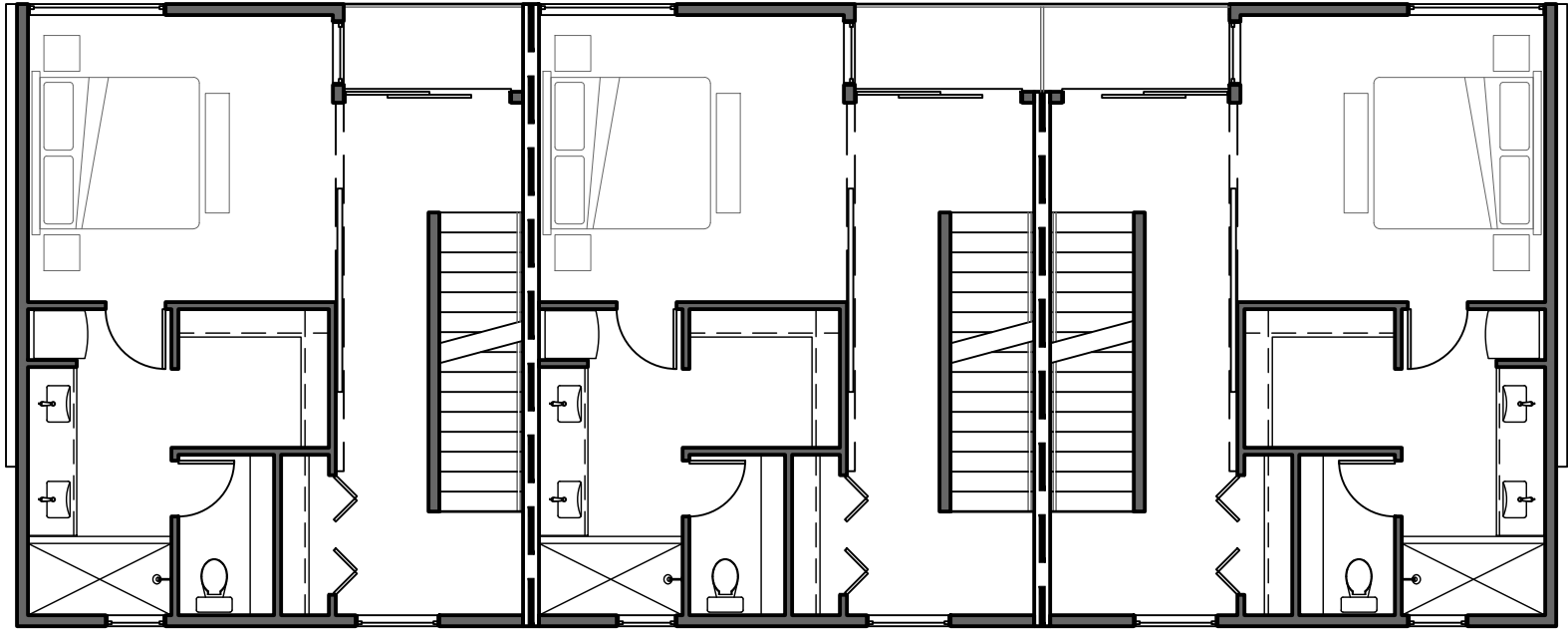
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN - OPTION B
2 SCALE: 1/8" = 1'-0"



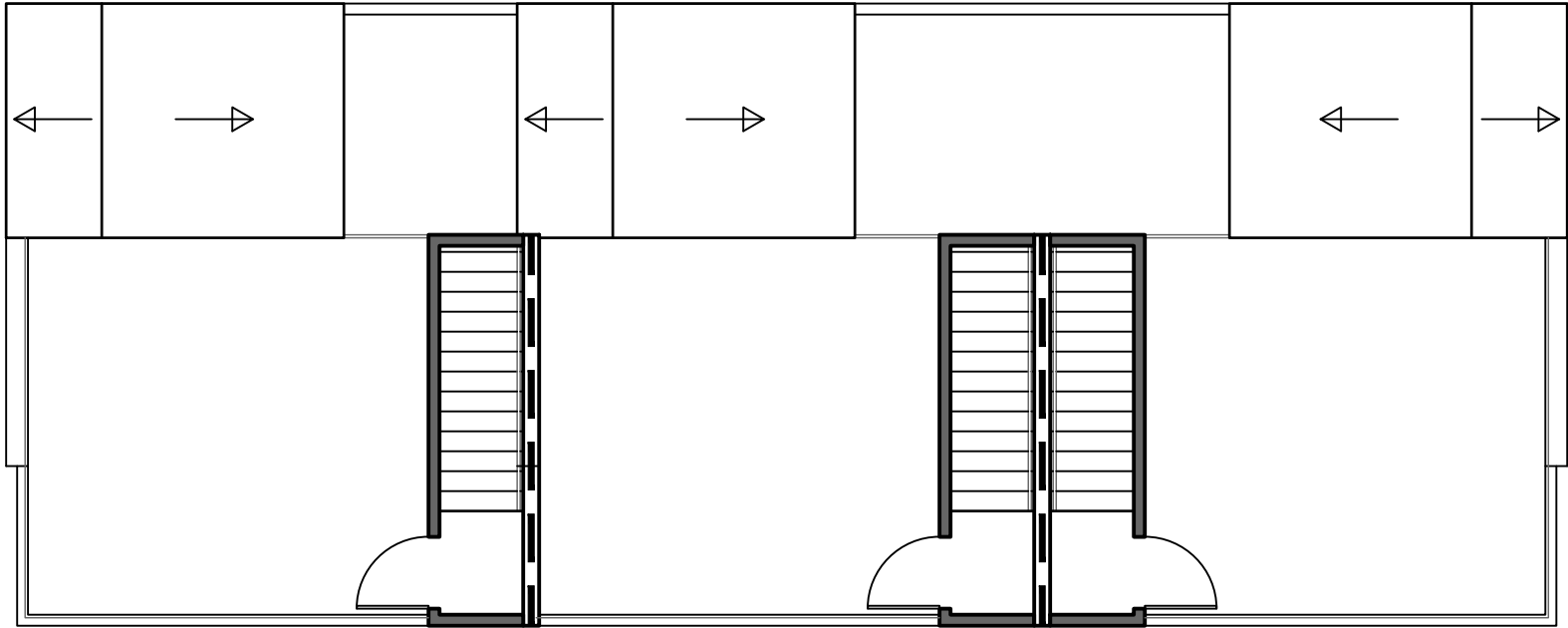
2 SECOND FLOOR PLAN - OPTION B
2 SCALE: 1/8" = 1'-0"



1
2

THIRD FLOOR PLAN - OPTION B

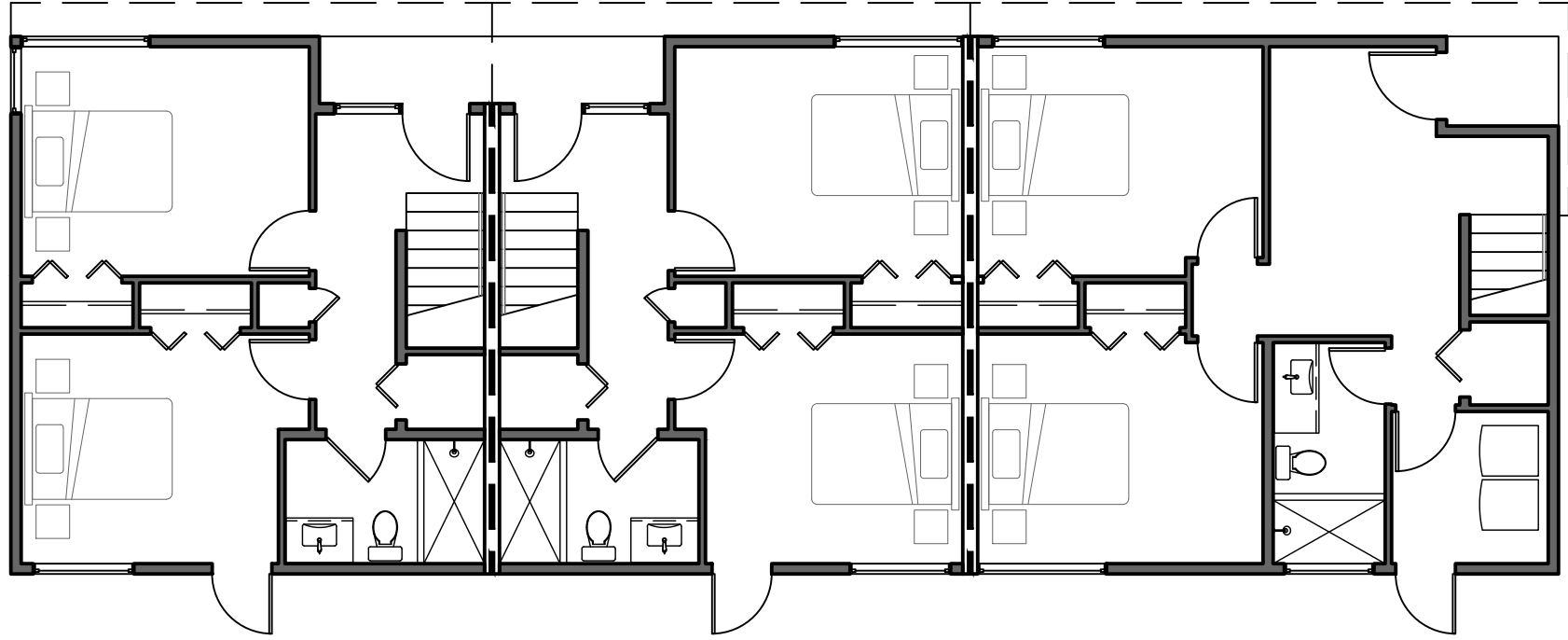
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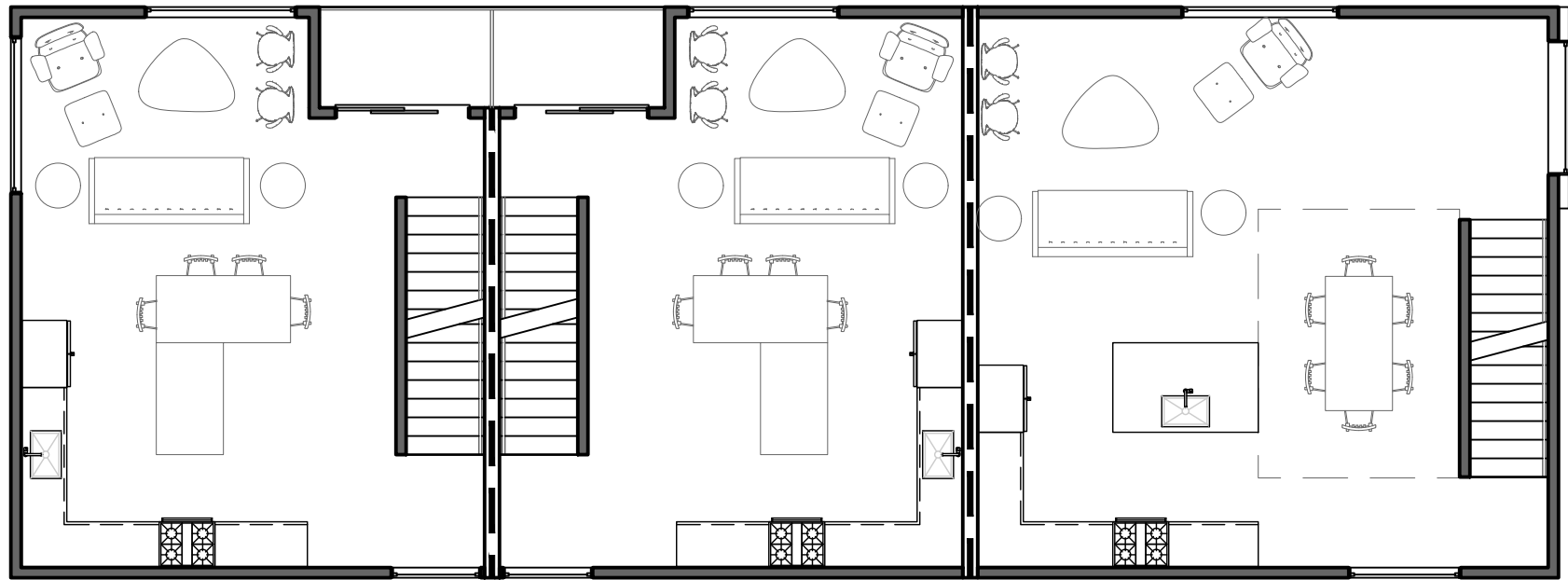
2
2

ROOF DECK PLAN - OPTION B

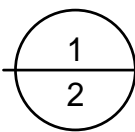
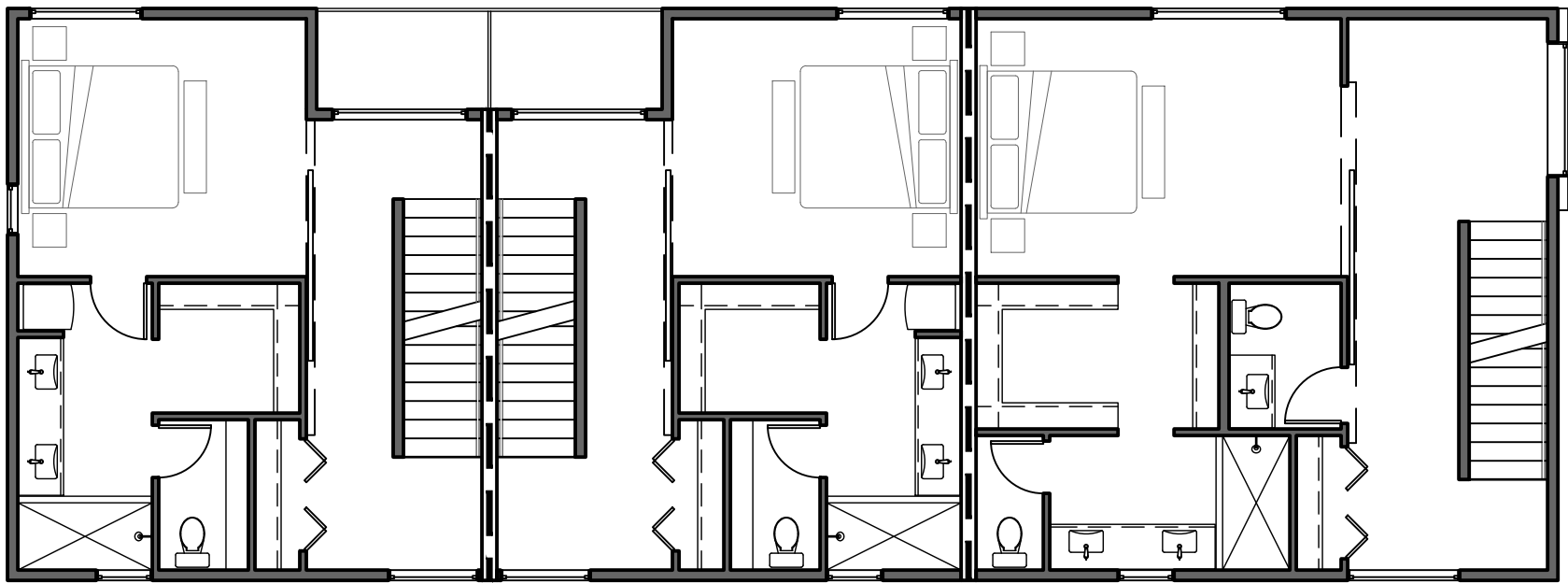
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN - OPTION C
2 SCALE: 1/8" = 1'-0"

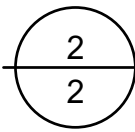
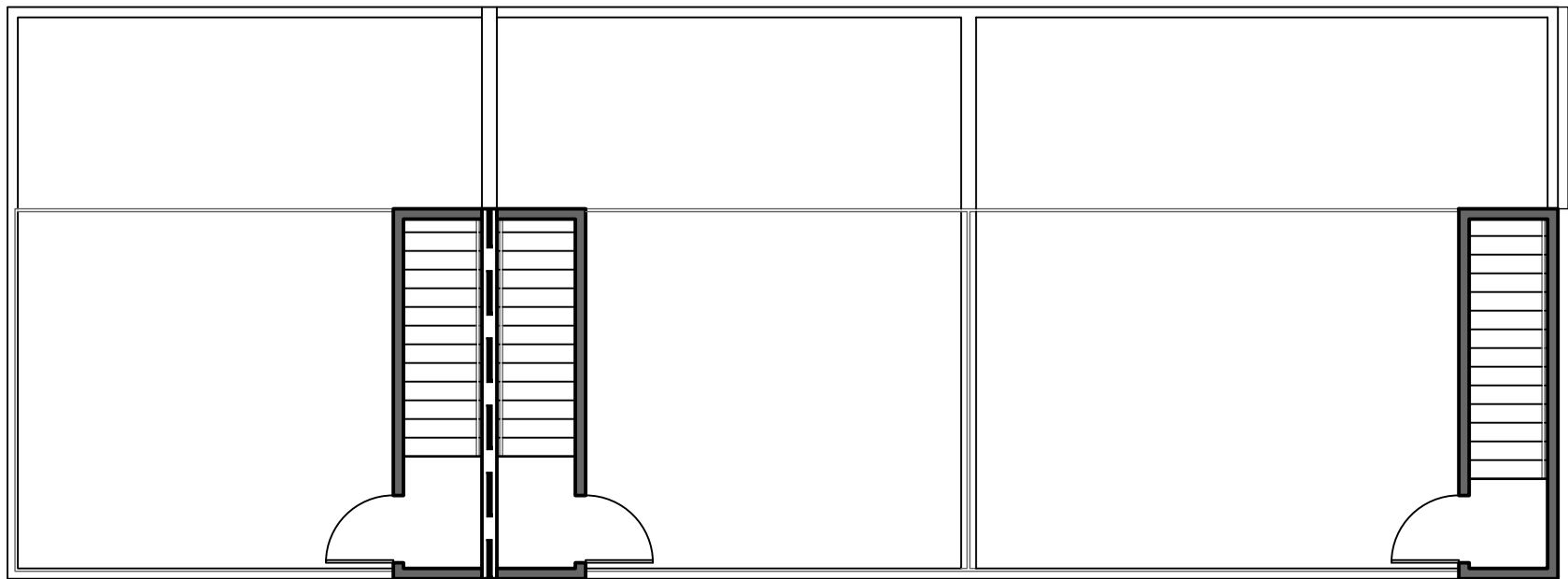


2 SECOND FLOOR PLAN - OPTION C
2 SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN - OPTION C

SCALE: 1/8" = 1'-0"



ROOF DECK PLAN - OPTION C

SCALE: 1/8" = 1'-0"

PRECEDENT IMAGES



7725 RAINIER AVE S

RECTILINEAR MASSING

WHITE WINDOWS

VARIED MATERIALS



4918 S OTHELLO ST

THREE STORY STRUCTURE

WHITE WINDOWS

RECTILINEAR MASSING



1141 18TH AVE S

MATERIAL CONTRAST

TALL, NARROW STREET FACADE

SECOND FLOOR USED AS WEATHER PROTECTION

NARROW FRONT YARD



2450 E DENNY WAY

VARIED MATERIALS

GABLE AND FLAT ROOFS

REPETITIVE MASSING



7007 S FRONTENAC ST

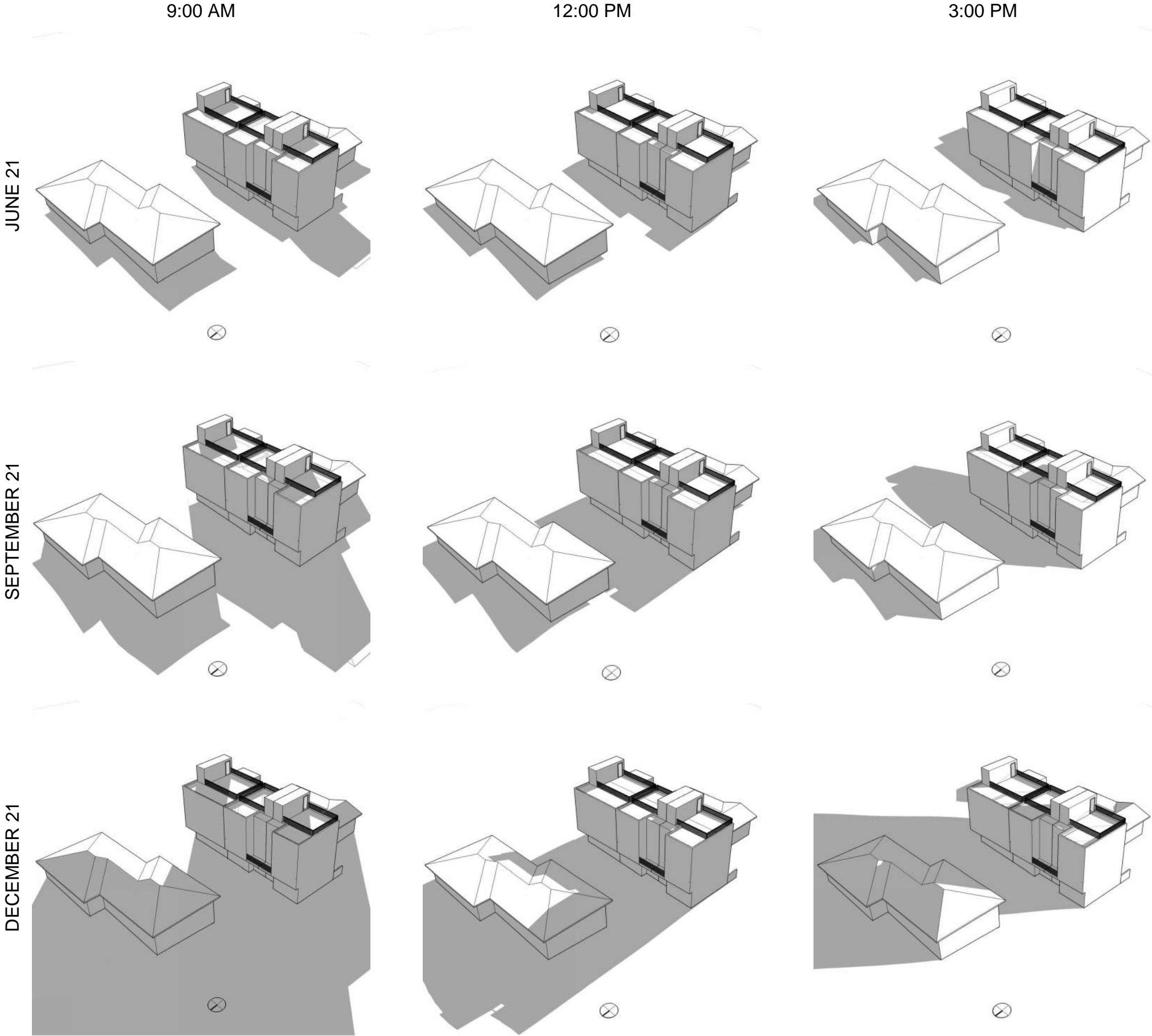
VARIED MATERIALS

WOOD ACCENT

WHITE WINDOWS

SUN AND SHADOW STUDIES

NOTE: ALL OPTIONS OCCUPY A SIMILAR VOLUME. THESE STUDIES WERE PREPARED FROM OPTION C AS IT HAS THE FEWEST FACADE MODULATIONS AND RECESSES.



DEPARTURE SUMMARY TABLE - OPTION A

REFERENCE:	CODE CITATION	EFFECT OF CODE AS WRITTEN	PROPOSED DEPARTURE	JUSTIFICATION
FACADE LENGTH: (SMC 23.45.527.B.2)	"THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2."	THE LENGTH OF THE SIDE LOT LINES FOR THIS PROPOSAL IS 100 FT. THEREFORE, FAÇADES GOVERNED BY THIS SECTION MAY BE A MAXIMUM OF 65 FT LONG. THE LOT IS 40 FT WIDE. THEREFORE, ANY STRUCTURE WIDER THAN 10 FT WILL BE WITHIN 15 FT OF ONE OF THE SIDE LOT LINES.	INCREASE THE LIMIT FROM 65% TO 72% OF THE LOT LINE LENGTH, PERMITTING A MAXIMUM BUILDING LENGTH OF 69 FT WITH A 3 FT DEEP BALCONY EXTENDING FROM THE EAST FAÇADE.	DESIGN GUIDELINE DC2 ENCOURAGES THE DEVELOPMENT OF FACADES WITH VISUAL INTEREST THROUGH THE USE OF SECONDARY ARCHITECTURAL FEATURES. THIS OPTION INCLUDES BALCONIES ON THE NORTHERLY FAÇADE. THE ADDITIONAL FAÇADE LENGTH WILL ENABLE THE PROJECT TO ACCOMMODATE LARGER BALCONIES, AND MORE OUTDOOR SPACE, WHILE STILL PROVIDING SUFFICIENT FLOOR AREA FOR THE PROPOSED USE.
AMENITY AREA: (SMC 23.45.522.A.1) (SMC 23.45.522.A.2) (SMC 23.45.522.D.4.a)	"THE REQUIRED AMOUNT OF AMENITY AREA FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS IN LR ZONES IS EQUAL TO 25% OF THE LOT AREA." "A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.E.5 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL." "THERE IS NO MINIMUM DIMENSION FOR PRIVATE AMENITY AREAS, EXCEPT THAT IF A PRIVATE AMENITY AREA ABUTS A SIDE LOT LINE THAT IS NOT A SIDE STREET LOT LINE, THE MINIMUM HORIZONTAL DIMENSION MEASURED FROM THE SIDE LOT LINE IS 10 FEET."	THE LOT CONTAINS 4000 SF. THEREFORE, 1000 SF OF AMENITY AREA IS REQUIRED. OF THIS AREA, 500 SF MUST BE PROVIDED AT GROUND LEVEL OR ON THE ROOF OF A STRUCTURE MEETING THE REQUIREMENTS OF SMC 23.45.510.E.5.	REDUCE THE AMOUNT OF AMENITY AREA REQUIRED AT GROUND LEVEL TO 20% OF THE REQUIRED AMENITY AREA. THIS WOULD RESULT IN A MINIMUM GROUND-LEVEL AMENITY AREA OF 200 SF. NO DEPARTURE IS REQUESTED FROM THE TOTAL AMENITY AREA REQUIREMENT. ALTERNATIVELY, REDUCE THE MINIMUM HORIZONTAL DIMENSION OF SIDE YARD AMENITY AREAS FROM 10 FT TO 7 FT. THIS WOULD RESULT IN ADDITIONAL GROUND LEVEL AMENITY, ALLOWING THE REQUIREMENT TO BE SATISFIED.	DESIGN GUIDELINE DC3.A STATES THAT THE OPEN SPACE CONCEPT OF A SITE SHOULD BE DESIGNED TO "ENSURE THAT INTERIOR AND EXTERIOR SPACES RELATE WELL TO EACH OTHER AND SUPPORT THE FUNCTIONS OF THE DEVELOPMENT." DUE TO THE RESTRICTIONS OF THE SITE AND PLACEMENT OF PRIMARY LIVING AREAS ABOVE GRADE, OPEN SPACE AT GROUND LEVEL WILL NOT RELATE TO THE INTERIOR OF THE TOWNHOUSES. HOWEVER, OPEN SPACE PROVIDED ABOVE GRADE, SUCH AS BALCONIES AND ROOF DECKS, CAN EASILY PROVIDE FOR THE USUAL FUNCTIONS OF OPEN SPACE IN RESIDENTIAL DEVELOPMENT (SUCH AS GARDENING, OUTDOOR COOKING AND DINING, ETC.) NOTE THAT THE PROPOSAL INCLUDES 1395 SF OF TOTAL AMENITY AREA, APPROXIMATELY 40% MORE THAN IS REQUIRED.

OPTION B INCLUDES NO DEPARTURE REQUESTS

DEPARTURE SUMMARY TABLE - OPTION C (PREFERRED)

REFERENCE:	CODE CITATION	EFFECT OF CODE AS WRITTEN	PROPOSED DEPARTURE	JUSTIFICATION
FACADE LENGTH: (SMC 23.45.527.B.2)	"THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2."	THE LENGTH OF THE SIDE LOT LINES FOR THIS PROPOSAL IS 100 FT. THEREFORE, FAÇADES GOVERNED BY THIS SECTION MAY BE A MAXIMUM OF 65 FT LONG.	INCREASE THE LIMIT FROM 65% TO 70% OF THE LOT LINE LENGTH, PERMITTING A MAXIMUM BUILDING LENGTH OF 69'-7".	THE LOT IS 40 FT WIDE. THEREFORE, ANY STRUCTURE WIDER THAN 10 FT WILL BE WITHIN 15 FT OF ONE OF THE SIDE LOT LINES. IN ORDER TO PROVIDE VISUAL INTEREST TO THE FAÇADE AS SUGGESTED BY DESIGN GUIDELINE DC2.C, THE PROPOSAL INCLUDES BALCONIES ON THE NORTHERLY FAÇADE. THE ADDITIONAL FAÇADE LENGTH WILL ENABLE THE PROJECT TO ACCOMMODATE LARGER BALCONIES, AND MORE OUTDOOR SPACE, WHILE STILL PROVIDING SUFFICIENT FLOOR AREA FOR THE PROPOSED USE.
REQUIRED PARKING: (SMC 23.54.015.TBL B) (SMC 23.54.020.F.2.a)	<p>THE REQUIRED AMOUNT OF PARKING FOR MULTIFAMILY RESIDENTIAL USES IS 1 SPACE PER DWELLING UNIT.</p> <p>"IN MULTIFAMILY AND COMMERCIAL ZONES, THE MINIMUM PARKING REQUIREMENT FOR ALL USES IS REDUCED BY 50 PERCENT IF THE USE IS LOCATED WITHIN 1,320 FEET OF A STREET WITH FREQUENT TRANSIT SERVICE. THIS DISTANCE WILL BE THE WALKING DISTANCE MEASURED FROM THE NEAREST TRANSIT STOP TO THE LOT LINE OF THE LOT CONTAINING THE USE."</p>	THE PROPOSAL CONTAINS (3) DWELLING UNITS. THEREFORE, (3) PARKING SPACES ARE REQUIRED BEFORE THE TRANSIT REDUCTION IS IMPLEMENTED. THE TRANSIT REDUCTION LOWERS THIS REQUIREMENT TO (1.5) SPACES, WHICH IS ROUNDED TO A FINAL REQUIREMENT OF (2) SPACES.	WAIVE THE PARKING REQ'T.	<p>DESIGN STANDARD PL4 ENCOURAGES PLANNING FOR ACTIVE TRANSIT. BY PROVIDING SECURE BICYCLE STORAGE AND ELIMINATING PARKING, THIS OPTION INCENTIVIZES ACTIVE TRANSPORTATION WHILE DISINCETIVIZING DRIVING. AS THE SITE IS ALSO WITHIN 1320 FT OF A FREQUENT TRANSIT BUS STOP, TRANSPORTATION OVER LONGER DISTANCES WILL REMAIN AVAILABLE TO DEVELOPMENT RESIDENTS.</p> <p>DESIGN STANDARD DC3 ENCOURAGES PLANNING OPEN SPACES IN A DEVELOPMENT TO ENCOURAGE NEIGHBORLY INTERACTION. BY REMOVING THE DRIVEWAY AND PARKING AREA, SUFFICIENT SHARED OPEN SPACE IS CREATED TO PROVIDE A COMMON FRONT AND REAR YARD TO THE DEVELOPMENT IN ADDITION TO THE PRIVATE BALCONIES AND ROOF DECKS.</p>