



SHELTER 20TH TOWNHOMES





Streamlined Design Review

October 17, 2017

PROJECT INFO:

Project SDCI #: 3028513

Project Address:

525 20th Ave E

Seattle, WA 98112

DEVELOPER:

Shelter Homes

125 15th Ave E

Seattle, WA 98112

Phone: 206.413.6800

ARCHITECT:

Christopher Jones Architects

125 15th Ave E

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LANDSCAPE ARCHITECTS:

Root of Design

Phone: 206.491.9545

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SUMMARY:

This site, located in the Madison-Miller Park Urban Village, joins many new and existing multi-family developments that are transforming this neighborhood into a denser, more vibrant community. The remaining single-family houses in the area tend to be large, two-story craftsmans, and while many still serve as single family homes, they are also frequently divided into 2-4 apartments along busier streets.

The majority of the surrounding block contains apartments, retail, and townhouses. A new medical clinic & apartment building has been proposed to replace an two existing structures to the west at 19th and Republican.

Two private schools, one public school and a church are within a two block walk, and there are several restaurants and cafes and an small grocery store located just around the corner.

This project’s site is bordered by a multi-family building to the north, single-family homes to the South & East, and faces the 19th & Mercer Apartments to the West across the alley.

EXISTING USES AND STRUCTURE:

The existing site is composed of a single parcel that measures approximately 40 feet wide by 118 feet deep. Only the western half of the property will be developed, and the existing single-family home on the eastern half of the site will be preserved, helping maintain the character of the property from the street.

PHYSICAL SITE FEATURES:

The site is primarily level, with a slope of about 4’ at the east property line between the existing house and sidewalk. All trees on the property are located in the front yard and will not be impacted by the new development.

PROJECT VISION:

To provide fee-simple townhouses designed for an urban lifestyle and to complement their surroundings, all while preserving the existing structure. These proposed homes will contribute to the growing density and varied architectural language of the surrounding highly walkable neighborhood, with close proximity to frequent transit. They feature high-quality building finishes, richly landscaped outdoor spaces, and will be Built Green 4-Star certified.

PROJECT DETAILS:

- New units: Four, 3-story townhouses w/roof decks
- Existing to remain: One, 2-story single-family home
- Total new floor area: 4,179.5 sq. ft
- Parking spaces: Two parallel stalls off of the alley





Notable local landmarks:

1. Volunteer Park
2. St Joseph Catholic Church
3. St Joseph School
4. Holy Names Academy
5. Russian Community Center
6. Miller Community Center
7. Edmond S Meany Middle School
8. Miller Playfield

In addition to these local landmarks, there are restaurants, a bar, and a general grocery store located in the same block as the proposed project.

Restaurants, Bar , Grocery store:



Monsoon



Hello Robin



Cone & Steiner



Tallulah's bar



1. Volunteer Park



2. St Joseph Catholi Church



3. St Joseph School



4. Holy Names School



5. Russian Community Center



6. Miller Community Center



7. Edmond S Meany School

OVERVIEW:

The site is located on 20th Avenue East, between East Mercer and East Republican Streets. To the northwest of the site is a large, recently built mixed used apartment building, as well as two older, smaller apartments immediately to the north. Older mixed-use lines 19th Ave E to the southwest, and a mix of single-family and townhouses complete the remainder of the block.

19th Ave E at this area is a moderately busy arterial street with numerous retails spaces, and additional shopping and dining options are a few minutes away at 15th Ave E and at the intersection of Madison and 23rd. Miller Playfield and Meany Middle School are one block south. St. Joseph's and Holy Names academies are just 2-3 blocks north, and Volunteer Park is a quick five minute walk away. Additional shopping and dining options are a few minutes away at 15th Ave E and at the intersection of Madison and 23rd.

Frequent transit is available one block away on 19th with a metro transit stop for the 12, 48 and 9 bus routes, connecting the neighborhood with the rest of Capitol Hill, the U-District, and Downtown. Street parking is available on this an all surrounding blocks.

KEY: Urban Context

- Single Family Residence
- Multi-Family & Mixed Use
- Commercial/Retail
- Other

KEY: SDOT Classification

- Metro Bus Stop
- Metro Bus Route
- Bicycle Route



LAND USE / TRANSPORTATION MAP



ZONING SUMMARY:

Parcel #: 440020-0075
Lot Area: 4,800 sq.ft (40' x 118.75')
Zoning: LR2
Overlay: Madison Miller Residential Urban Village
Street Classification: Non-arterial
Frequent Transit: Yes

23.45.510 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Base FAR: 1.0
Max FAR: 1.2, assuming sustainable design

23.45.514 STRUCTURE HEIGHT

Base height limit: 30'-0"
Additional height allowances:
Parapet enclosing roof: +4'-0"
Stairs & mechanical: +10'-0"
Stair penthouse may cover 15% of roof area, or 20% if also screening mechanical equipment.

23.45.518 SETBACK REQUIREMENTS

Front: 7' average, 5' minimum
Side (façade >40'): 7' average, 5' minimum
Side (façade <40'): 5' minimum
Rear: 7' average, 5' minimum

Additional setbacks:

Between structures: 10' min
Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

23.45.522 AMENITY AREA

Required:: 25% of lot area
General requirements:
• All units must have access to a common or private amenity area
• No minimum area for private amenity areas, except 10' horizontal minimum at non-street side lot lines.

- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Minimum 50% of common amenity area at ground level shall be landscaped
- Elements such as seating, lighting, outdoor protection, art, etc shall be provided.

Requirements for townhouse developments in LR zones:

- A minimum of 50% of required amenity area shall be provided at ground level, except roof top amenity area meeting subsection 23.45.510.E.5 may be counted as ground level amenity area: roof amenity area must meet ground level amenity area standards in 23.45.522, and at least 25% of the perimeter of the roof amenity area must not be enclosed by the walls of the structure.
- Ground level amenity area may be either private or common space
- An amenity area shall not be enclosed within a structure in LR zones

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.6 required
Vegetated walls may not count towards more than 25% of Green Factor

23.45.527 STRUCTURE WIDTH & FACADE LENGTH LIMITS IN LR ZONES

Structure Width: 90' maximum
Facade Length: the maximum combined length of all portions of facades within 15' of a lot line that is neither a rear, alley, or street lot line shall not exceed 65% of the length of that lot line.

23.54.015 REQUIRED PARKING

No parking is required for all residential uses within urban villages served by frequent transit.
Bicycle long-term parking: 1 per 4 units.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential development with a single entity for utility billing may provide each dwelling unit with their own 2' x 6' storage area, or can provide 84 SF of shared storage space for 2-8 units.

- The shared storage space for 8 or fewer units shall have a minimum horizontal dimension of 7' in both width and depth.
- The shared storage space must have a floor that is level and hard surfaced
- The shared storage space must be screened from public view and minimize light and glare impacts.

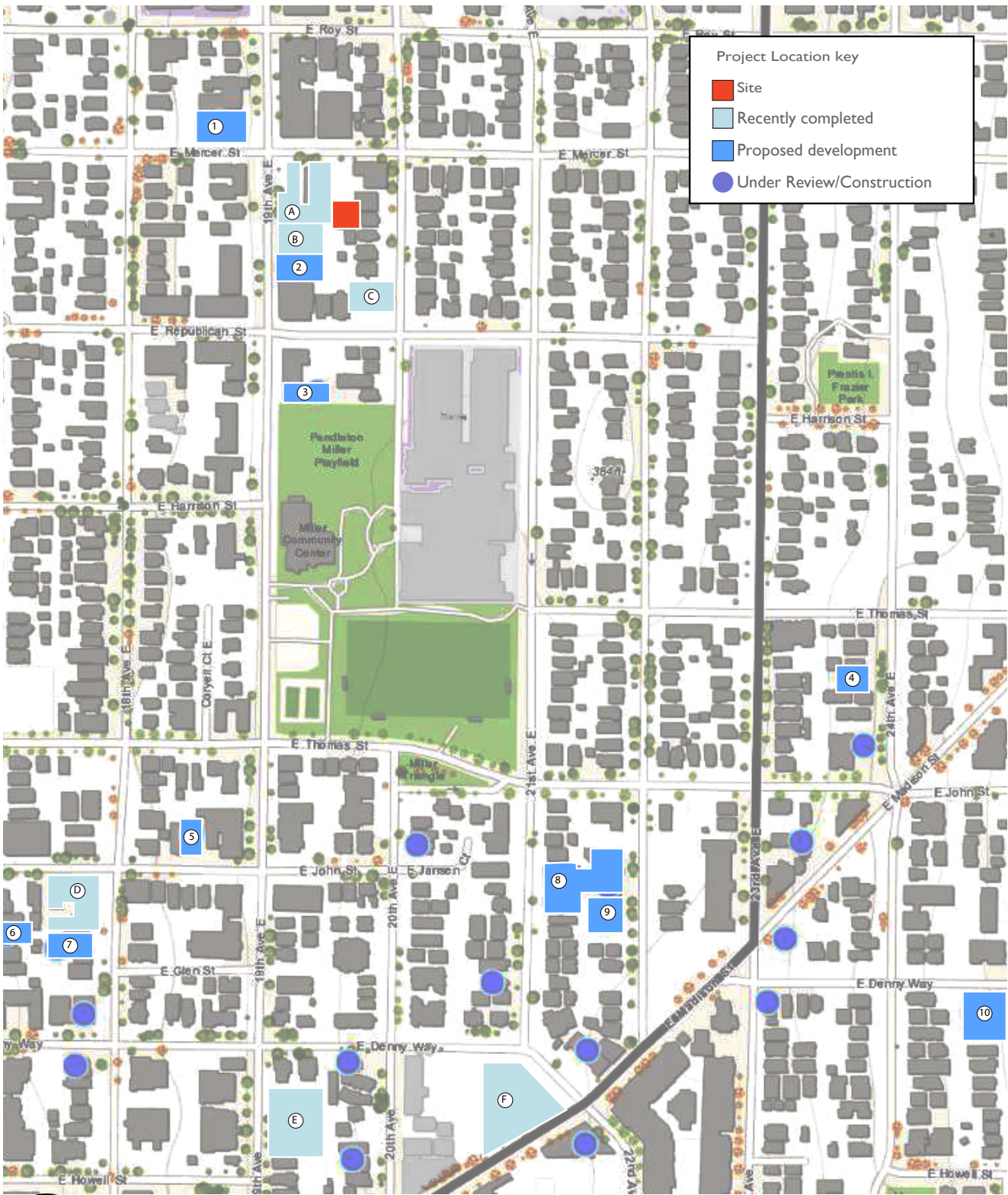


DEVELOPMENT:

There are number of new developments nearby, primarily the south of the site. Three recently completed projects in the immediately surrounding block include two multi-family buildings and a two unit townhouse.

- A. 19th & Mercer
- B. Capital Court
- C. 512 20th Ave
- D. Ruth Court
- E. 19th Lofts
- F. Twenty 20 MAD

- 1. 1830 Mercer St
- 2. 510 19th Ave E
- 3. 416 19th Ave E
- 4. 221 24th Ave E
- 5. 1814 John St
- 6. 122 17th Ave E
- 7. 119 18th Ave E
- 8. 130 21st Ave E
- 9. 131 22nd Ave E
- 10. 1833 25th Ave



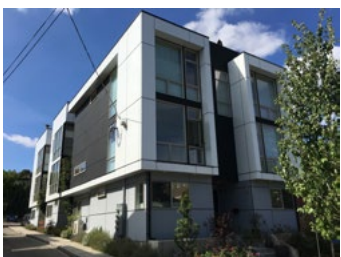
NEIGHBORHOOD DEVELOPMENT MAP



A.
19th & Mercer
526 19th Ave E
4 Stories
Mixed Use



B.
Capital Court
514 19th Ave E
4 Stories
Mixed Use



C.
512 20th Ave E
3 Stories
Townhouse
2 Units



D.
Ruth Court
123 18th Ave E
4 Stories
Multi-family



E.
19th Lofts
1812 19th Ave E
4 Stories
Live/Work , Multi-family



F.
Twenty 20 MAD
2020 E Madison St
5 Stories
5000 sqf retail
Mixed use





- 1.**
1830 Mercer St
5 Stories
Mixed Use
32 Apartment Units
2035 SQF Retail
12 Car Parks



- 6.**
122 17th Ave E
3 Stories
Townhouse
4 Units
5 Car Parks



- 2.**
510 19th Ave E
4 Stories
Mixed Use
8 Apartment Units
8500 SQF Medical Services
on first 2 floors.



- 7.**
119 18th Ave E
3 Stories
Townhouse
4 Units



- 3.**
416 19th Ave E
3 Stories
Townhouse
4 Units
A two Story single family
house



- 8.**
130 21st Ave E
3 Stories
Townhouse
4 Units



- 4.**
221 24th Ave E
3 Stories
Townhouse
6 Units
4 Car Parks



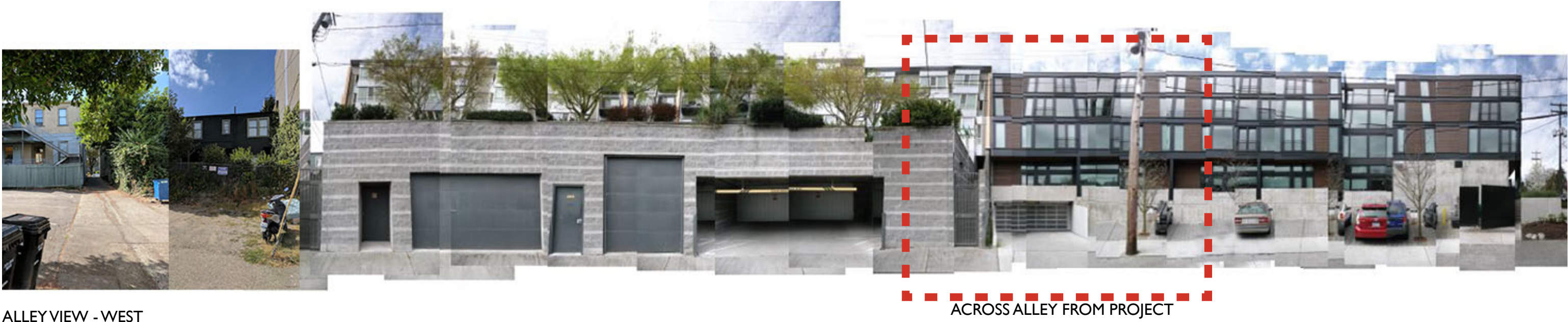
- 9.**
131 22nd Ave E
3 Stories
Townhouse
7 Units
4 Car Parks



- 5.**
1814 John St
4 Stories
Multi-family
27 SEDU units



- 10.**
1833 25th Ave E
3 Stories
Townhouse
4 Units





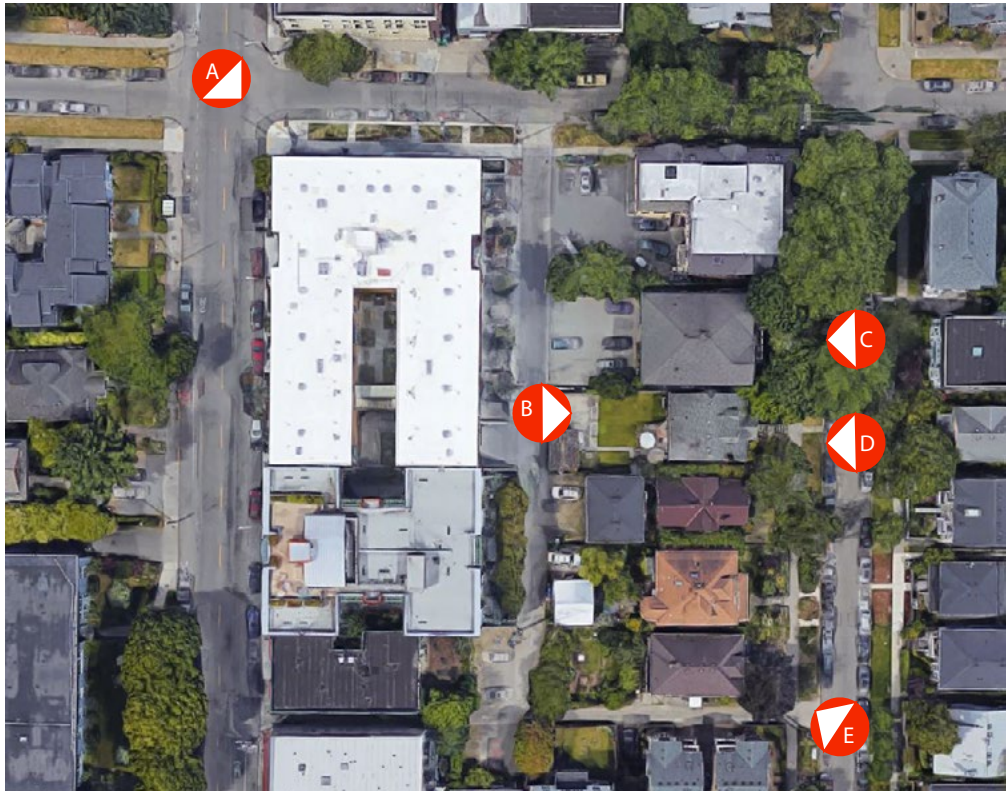
A. 19th & Mercer Apartments



B. 525 20th Ave E (Ally Access)



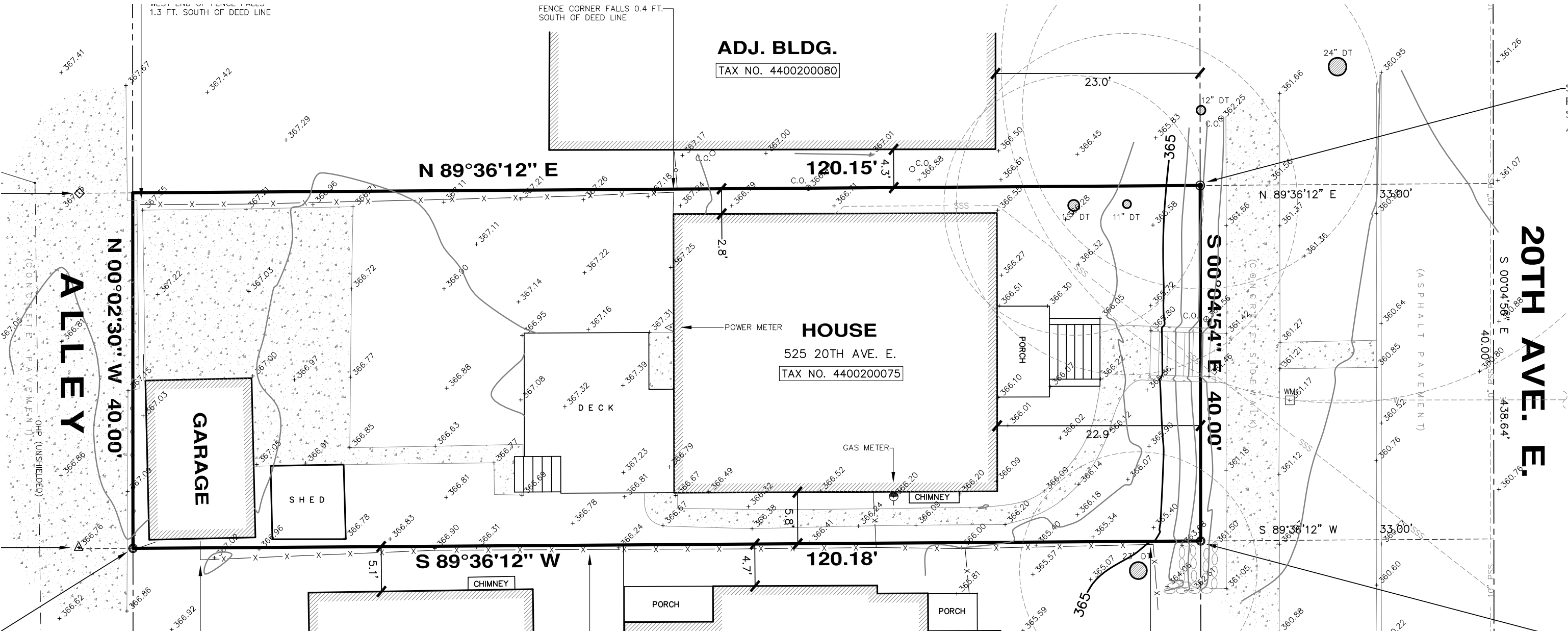
C. 527 20th Ave E



D. 525 20th Ave E

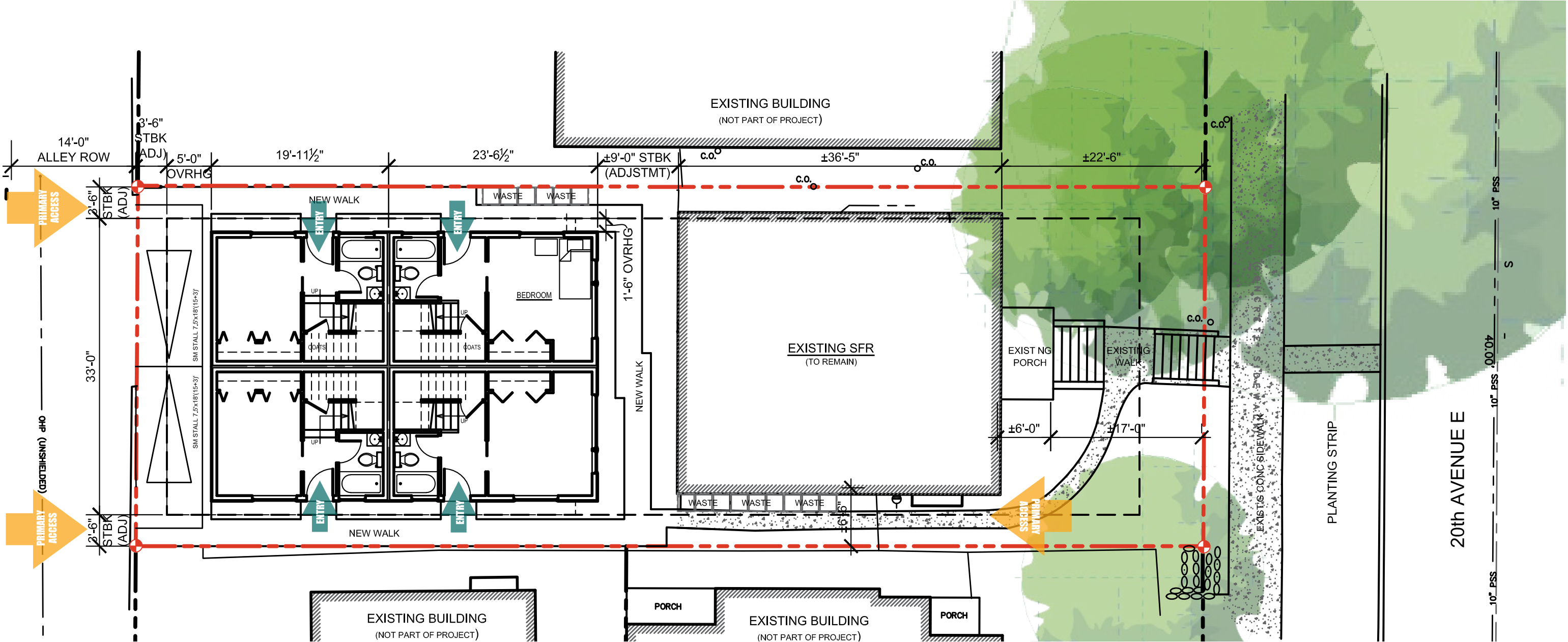


E. 515 20th Ave E



EXISTING SITE PLAN
NTS





PROPOSED SITE PLAN
NTS





- PROPOSAL:**
- Heavy brick base counterbalanced by playful cantilevered form.
 - Cantilevers provide sheltered entries
 - Four townhouses
 - Three stories with roof decks
 - Two bedrooms, two baths each
 - Open plan living/dining/kitchen

Lot area: 4,800 sf
Net floor area: 4,179 sf

FAR Proposed : 0.87
Base FAR Allowed : 1.0

Note: the existing single-family house is exempt from FAR calculation.





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.

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 carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)— in siting and designing the building.

Project Response:

Although primary pedestrian access for the site is from existing and new walkways provided from 20th, the character of the alley is such that many people will enter the site from this side as well. By cantilevering the upper levels over the parking spaces below, the brightly accented building presents a dynamic facade to the alley that complements the right-of-way improvements of the apartments building to the west and aids in locating the residences. large west-facing windows engage with the right-of-way to add security, and address monuments will help visitors navigate the site interior. Windows to the north and south have been minimized to maintain neighbor’s privacy.

D. Height, Bulk, and Scale - Existing Development and Zoning:

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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

Project Response:

By preserving the existing single-family residence facing 20th Avenue E, the townhouses are screened from the street and the existing character of the neighborhood is preserved. The new townhouse building acts as a buffer that steps up the scale from the single family home to the apartment building across the alley to the west, which with its parking level partially exposed to the alley stands almost 5-stories tall. With its parallel parking spaces, and solid west-facing ground level wall, the new building also screens the site and upper levels from cars travelling in and out of the parking garage directly across the alley. The new building is very similar in scale to several townhouse structures built off the alley on properties directly across 20th from this site.



AERIAL VIEW - LOOKING NORTHWEST



AERIAL VIEW - LOOKING SOUTHWEST

PL2 - WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A.Accessibility:

Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).

Project Response:

The existing stair and walkway will be maintained for visitor and resident access from 20th Ave E, with new lighting and addressing monuments to provide safety and wayfinding. Access from the ally will be level with existing grade and no steps should be necessary, making this the primary means of access for those with limited mobility.

DC2 - ARCHITECTURAL CONCEPT

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

B. Architectural and Facade Composition

Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building

Project Response: The brick base anchors the project to the site in a traditional manner, while the red cantilevered mass reaches out to engage the public and grab afternoon sun to from the alley through large windows and juliet balconies. The north and south facades feature shallower cantilevers that provide shelter to entries below, while being minimally fenestrated to maintain privacy and minimize views in and out of the building. The roof decks provide outdoor amenity areas and territorial views, while parapet walls instead of open railings preserve privacy for residents and neighbors alike. The east facade is primarily brick-clad in response to the existing single-family home, and windows open onto the shared green space below.

C. Secondary Architectural Features - Visual Depth and Interest:

Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Dual Purpose Elements: Consider architectural features that can be dual purpose - adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

Project Response: The building’s primary and secondary cantilevers and the considered placement of parapet walls at the roof level create a massing that is both substantial (brick cube) and dynamic (cantilevered red slab). The large openings in the red slab add a lightness to this element, and the juliet balconies add additional detail and shadow lines. The cantilever serves multiple functions by energizing the design, partially covering the parking stalls below, and providing shelter to the side entrances for each unit.



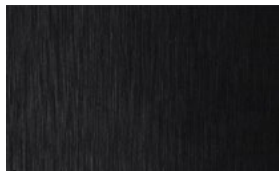
Brick
Mutual Materials,
Coal Creek



Fiber Cement Planks
Dark Gray



Fiber Cement Panels
Medium Red



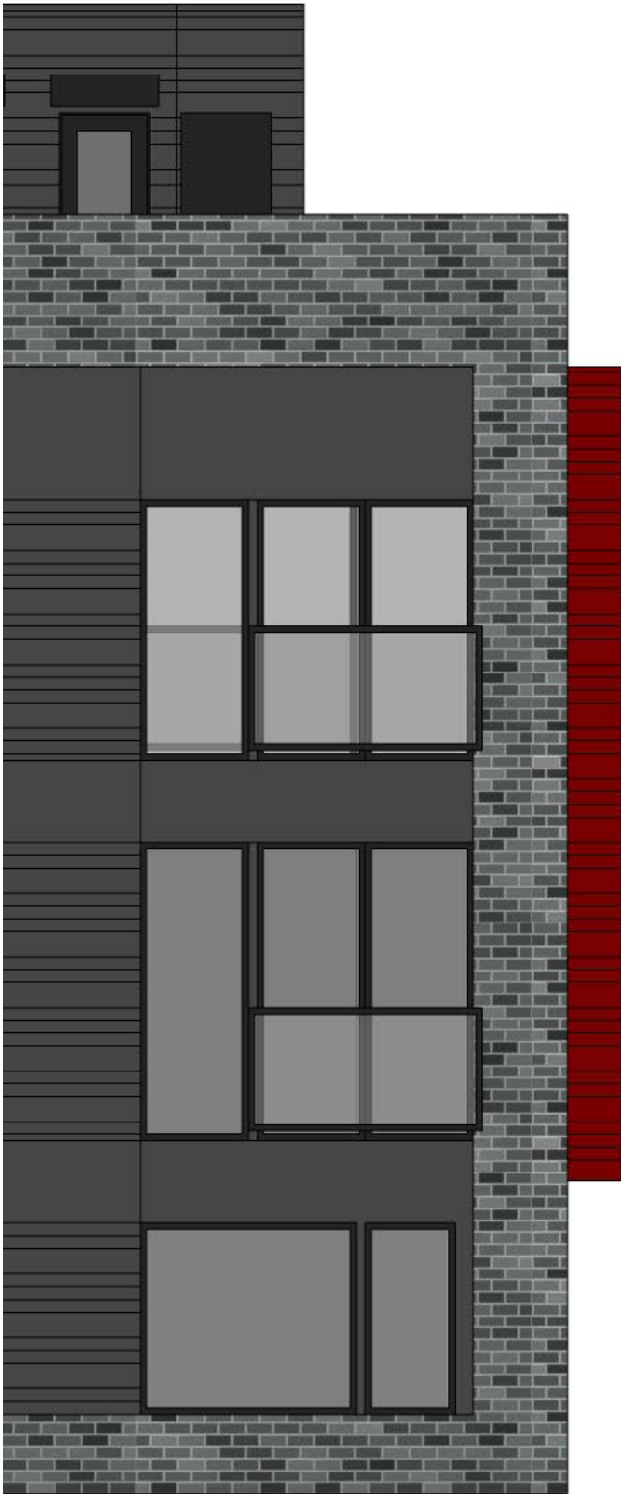
Aluminum trim
Black



Fiberglass Doors
Black



Vinyl Windows
Black



DC4 - EXTERIOR ELEMENTS AND MATERIALS

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

A. Building Materials

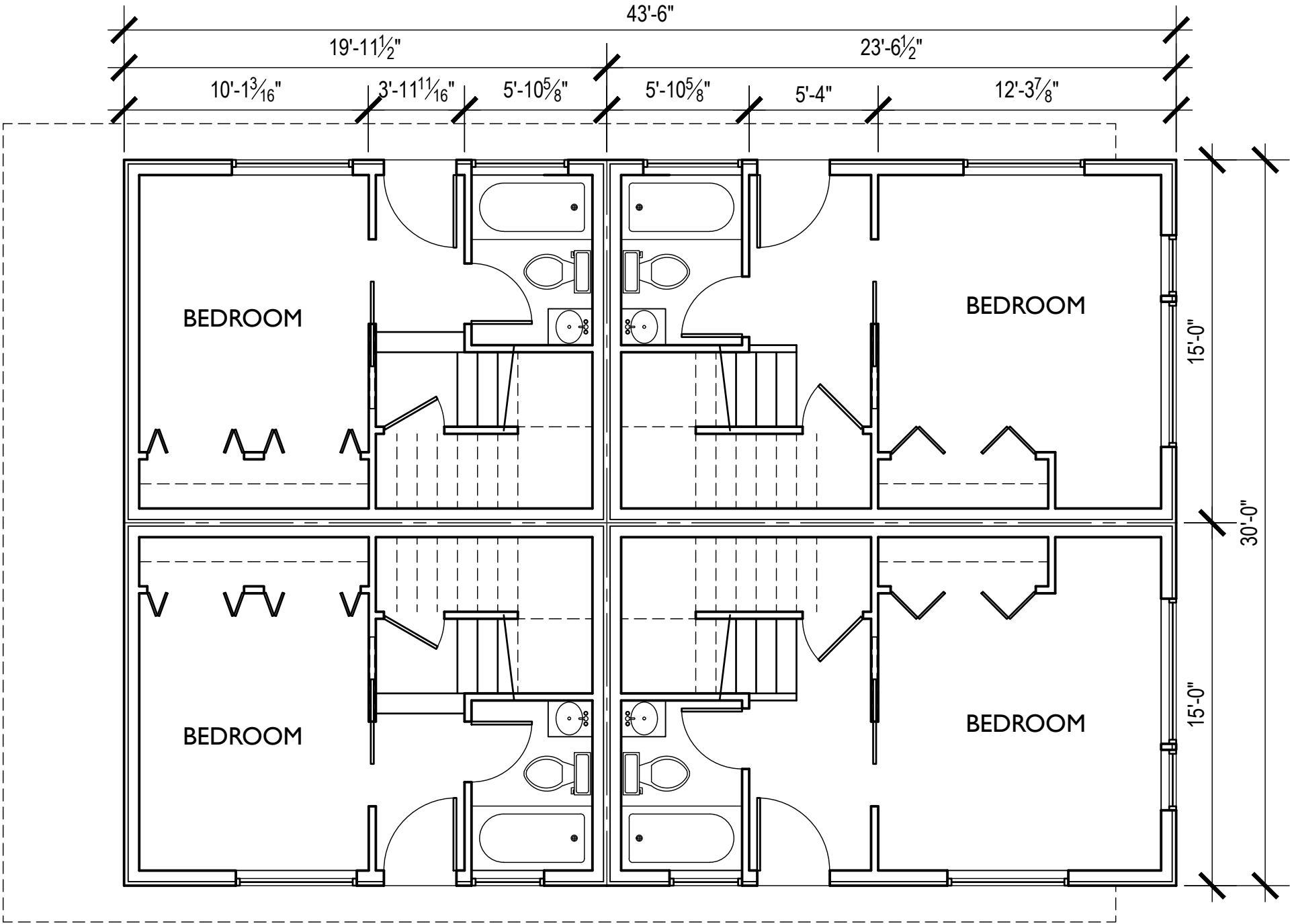
Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.


Project Response: The core of the building is clad in brick that follows the design language of so many other buildings in the area, but establishes its own identity by shifting to a dark gray color that better serves as a foil for the red cantilever above. The cantilever is clad in fiber-cement lap siding, but breaks with tradition by altering the board width at an interval to provide a pleasing rhythm as your eye travels upward. Windows will be black vinyl, with railings and other accent metals black as well to complement the brick. Door handles, address numbers, fencing, and other elements will all be of high-quality and enhance the design.

C. Lighting

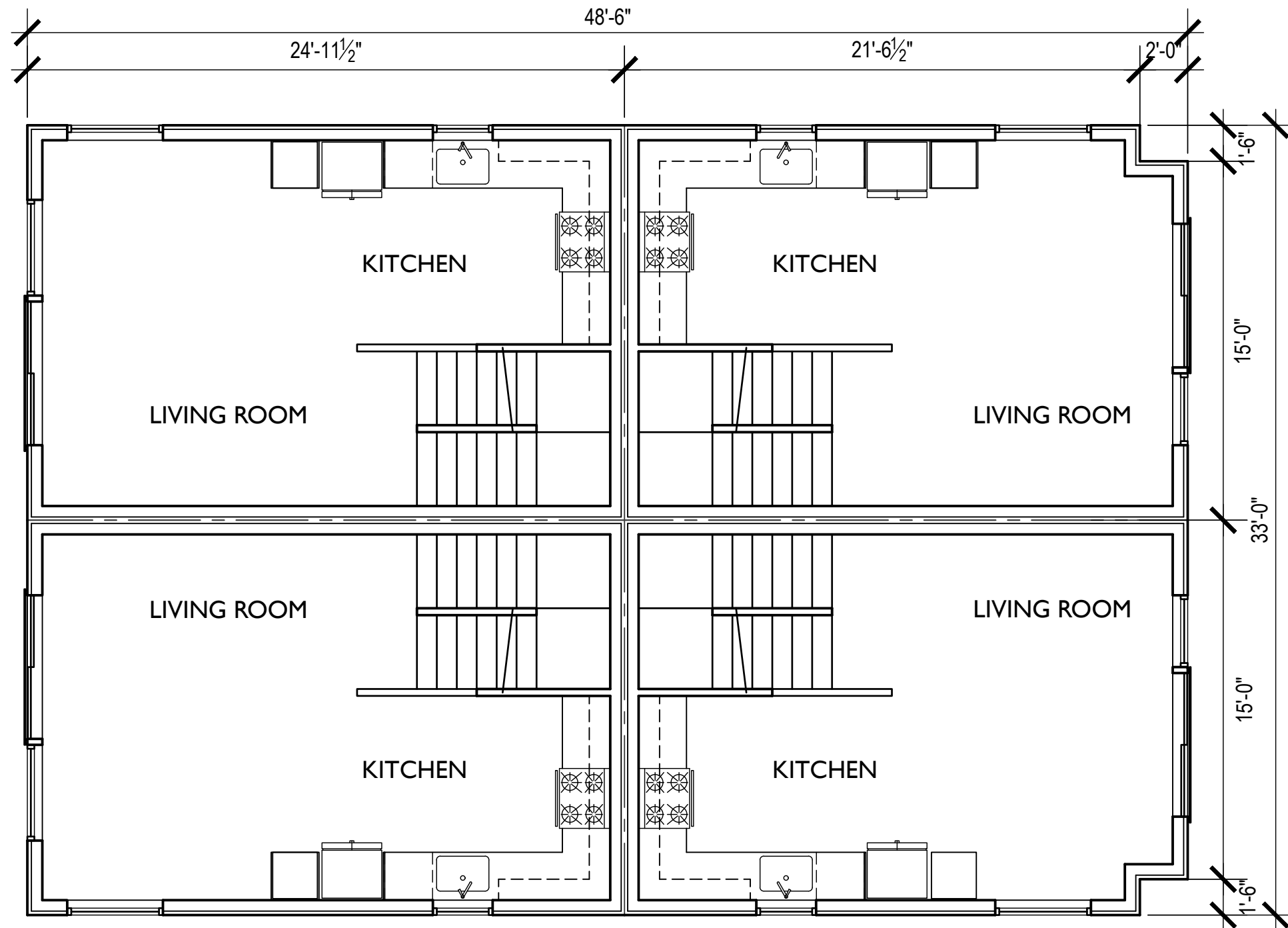
Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.


Project Response: Lighting for the site will be subtle, with high-quality fixtures located to highlight landscape elements, light up pathways, and provide safety and visibility at steps and entrances. All lights will be shielded to minimize glare and light spilling onto neighboring properties.

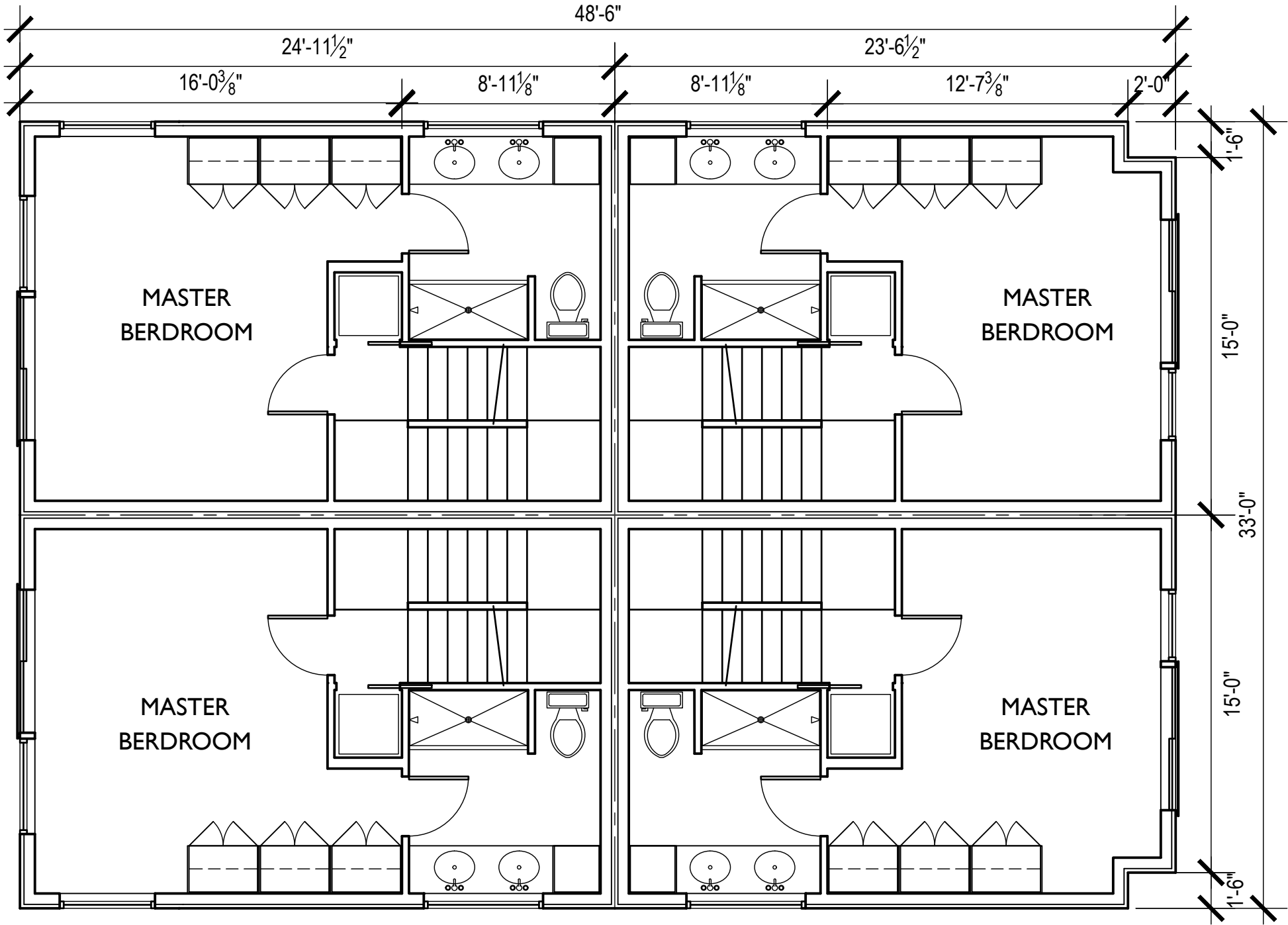



 FLOOR PLAN- LEVEL I
SCALE: 3/16" = 1'- 0"



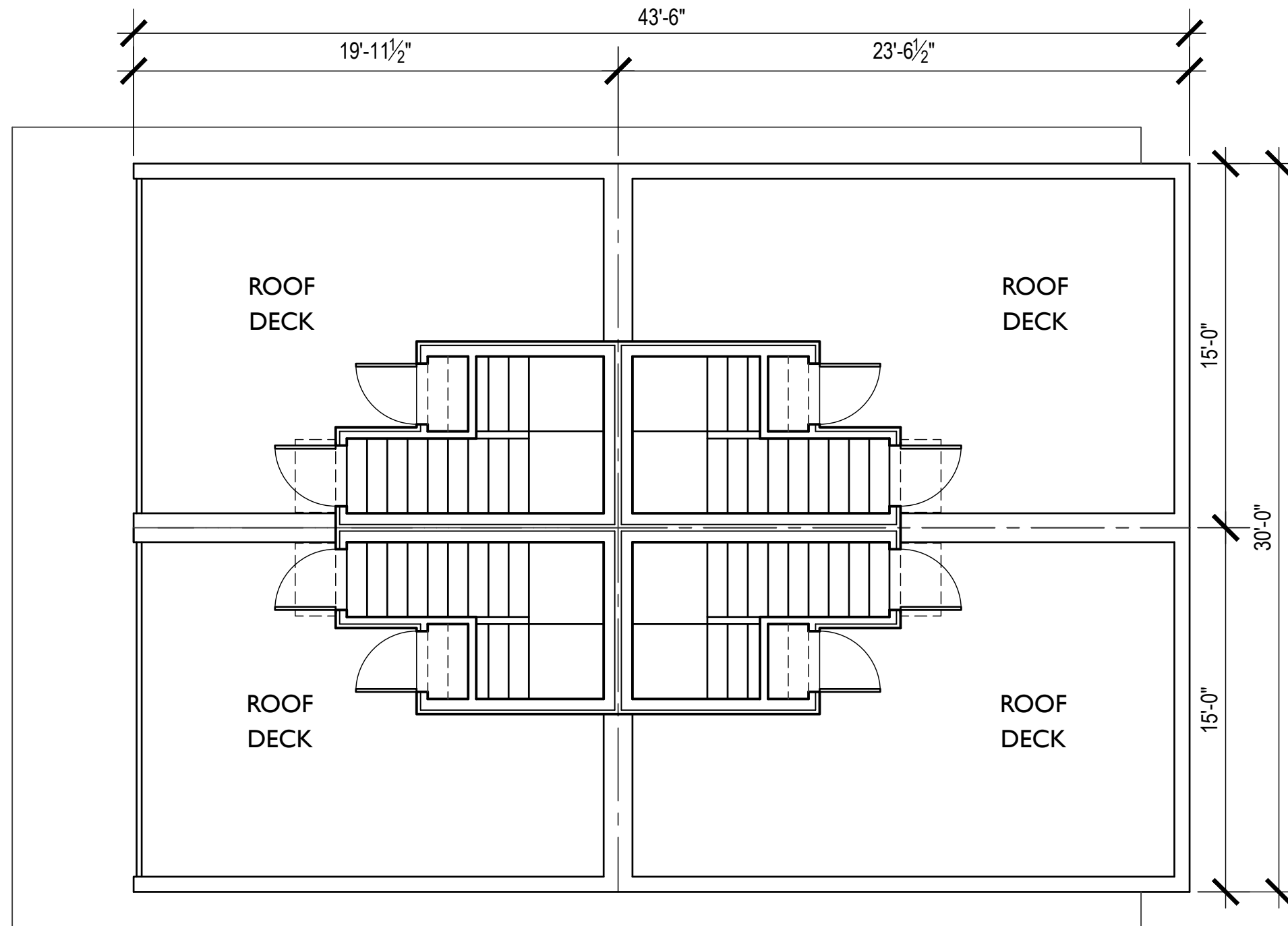



 **FLOOR PLAN- LEVEL 2**
SCALE: 3/16" = 1'- 0"

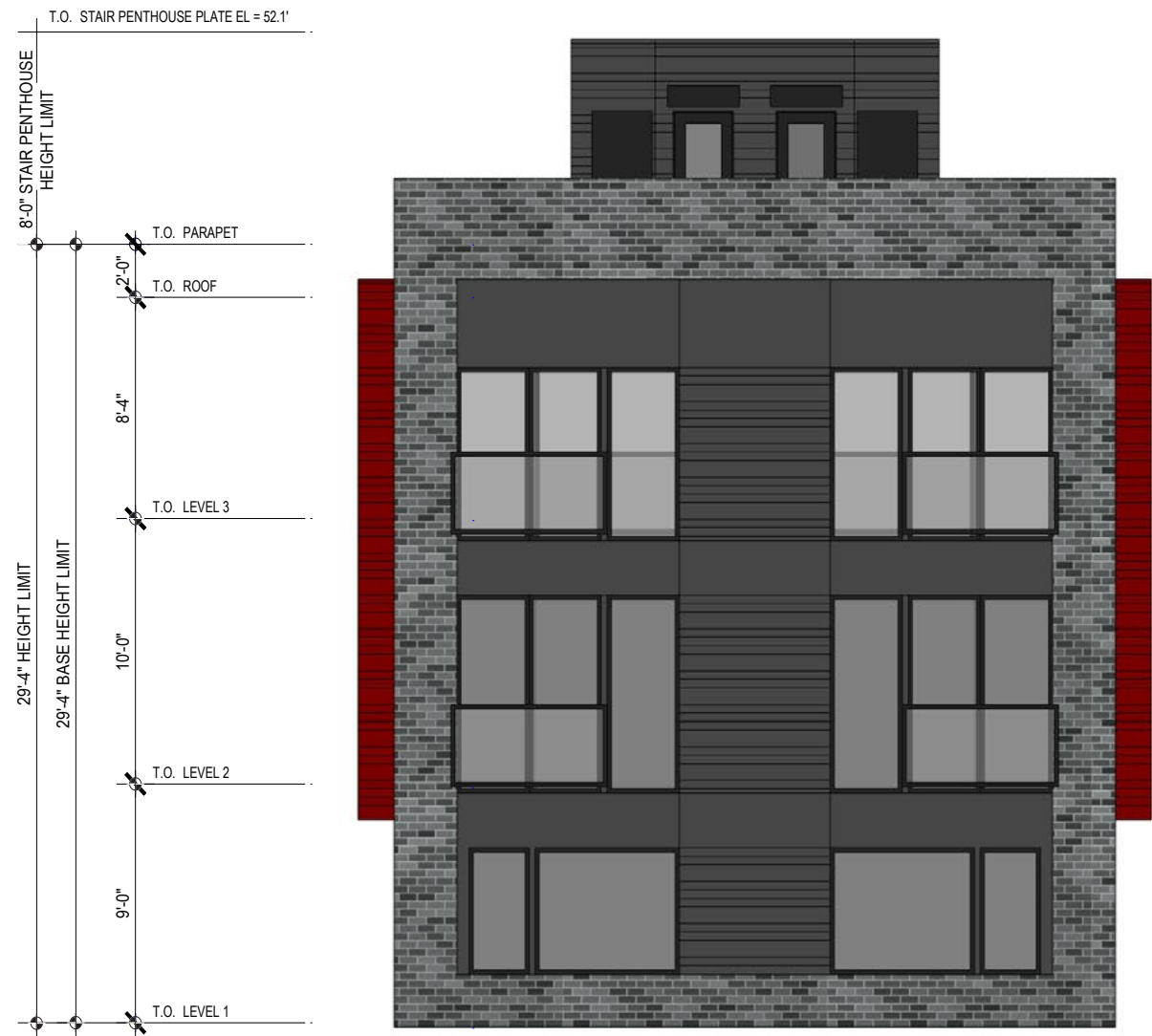


 FLOOR PLAN- LEVEL 3
SCALE: 3/16" = 1'- 0"





 **FLOOR PLAN- LEVEL 4**
SCALE: 3/16" = 1'- 0"



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



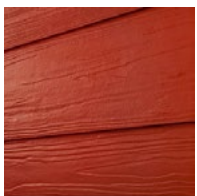
ELEVATION - SOUTH
SCALE: 1/8" = 1' - 0"



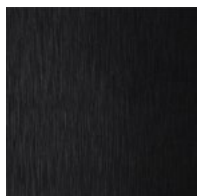
Brick
Mutual Materials,
Coal Creek



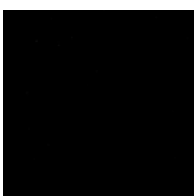
Fiber Cement Planks
Dark Gray



Fiber Cement Panels
Medium Red



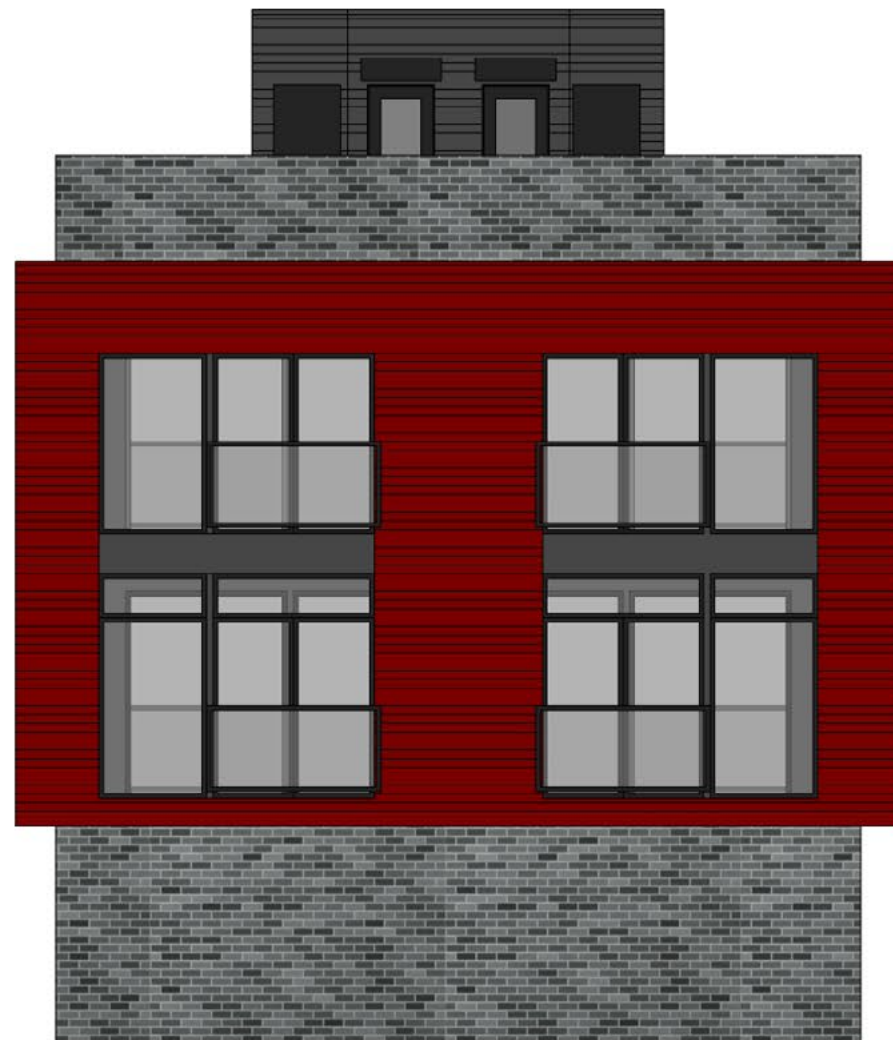
Aluminum trim
Black



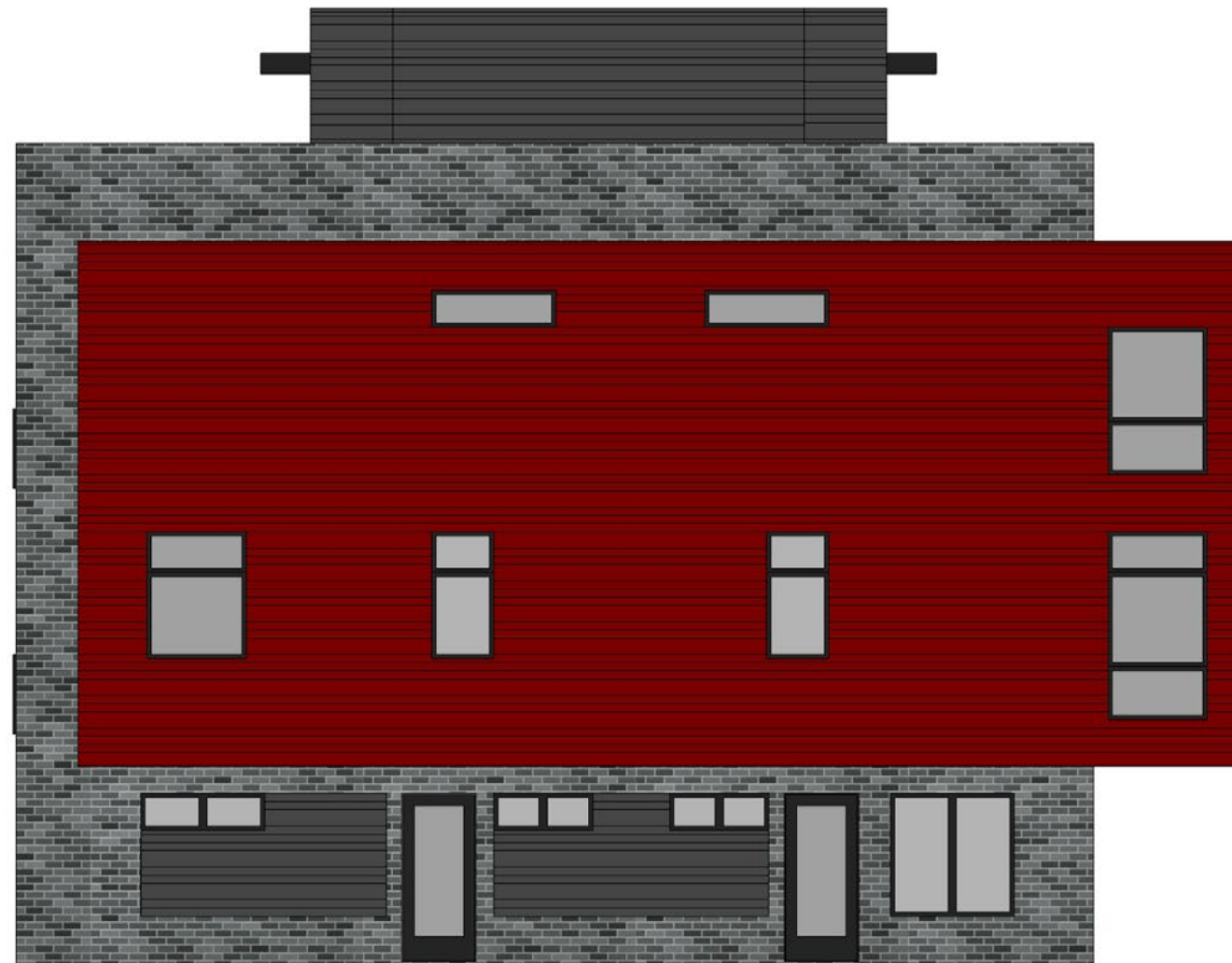
Fiberglass Doors
Black



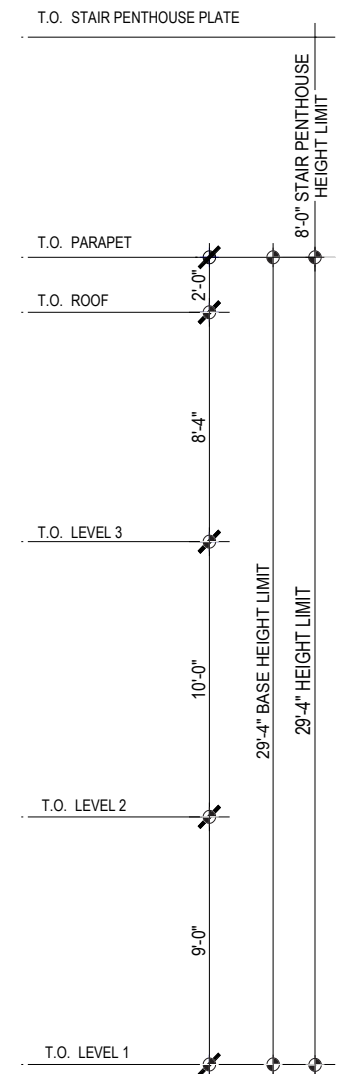
Vinyl Windows
Black



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



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





STREET VIEW
Looking North along Alley



STREET VIEW
Looking East across Alley



STREET VIEW
Looking South along Alley

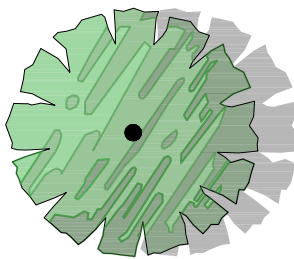


STREET VIEW
Looking West from 20th Ave E



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
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Carpinus caroliniana / American Hornbeam
Street Tree

2" Cal 2

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
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Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather

1 gal 16



Festuca glauca / Blue Fescue

1 gal 47



Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo

2 gal 16



Pennisetum orientale / Oriental Fountain Grass

1 gal 10

SHADE PLANTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
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Aralia cordata 'Sun King' / Sun King Aralia

2 gal 2



Dryopteris erythrosora / Autumn Fern

1 gal 24



Epimedium x rubrum / Red Barrenwort

1 gal 22



Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa

1 gal 27



Helleborus niger 'HGC Jacob' / Christmas Rose

1 gal 16



Liriope muscari 'Big Blue' / Big Blue Lilyturf

1 gal 46



Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress

2 gal 12



Mahonia repens / Creeping Oregon Grape

1 gal 12



Sarcococca ruscifolia / Fragrant Sarcococca

2 gal 11

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
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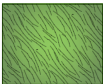
Ajuga reptans / Bugleweed

4"pot 24" o.c. 42



Epimedium x rubrum / Red Barrenwort

1 gal 18" o.c. 93



Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

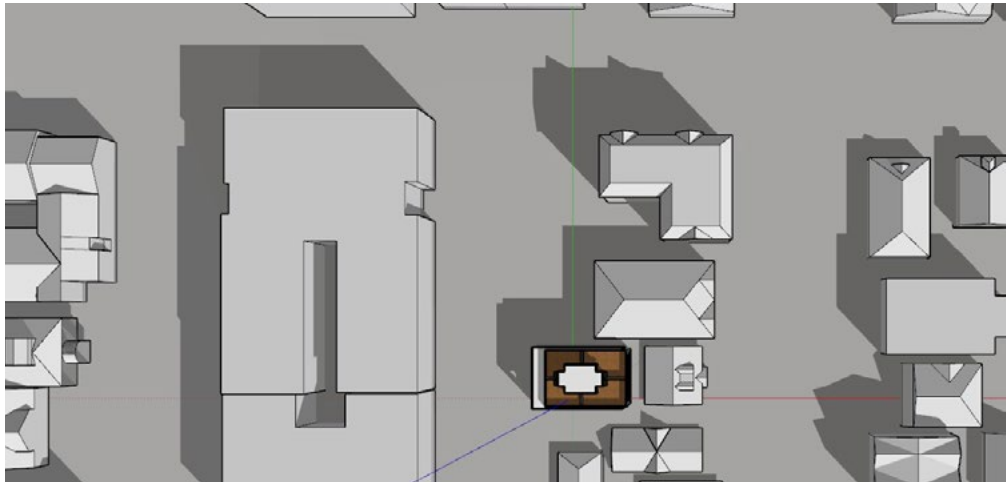
4"pot 24" o.c. 83

NORTH

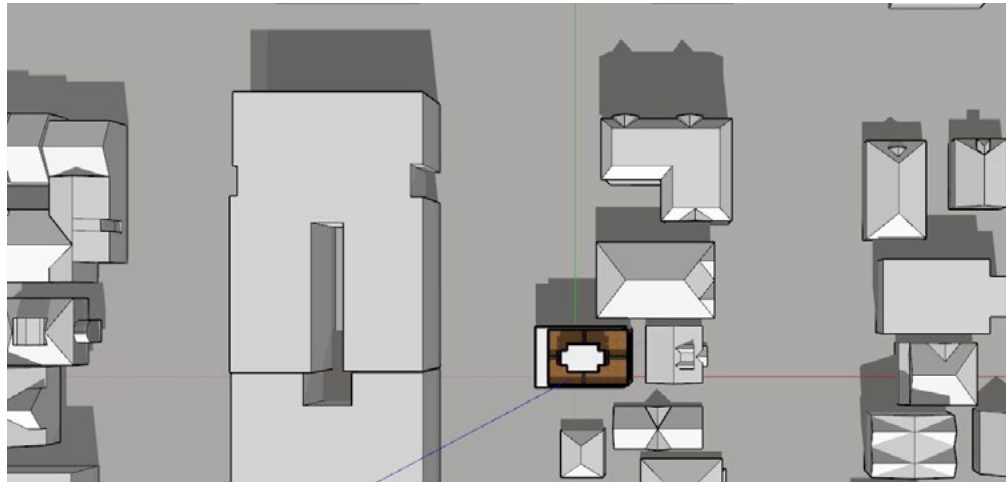


DESIGN REFERENCES

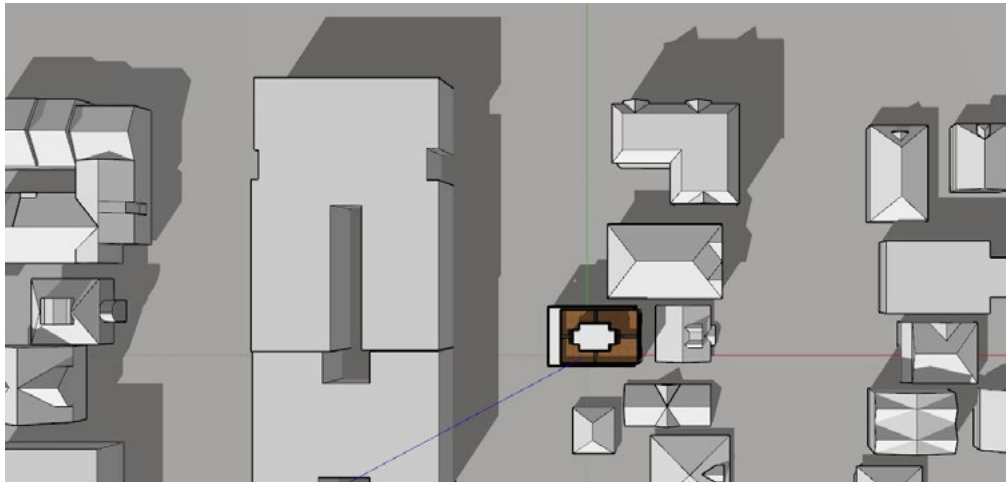




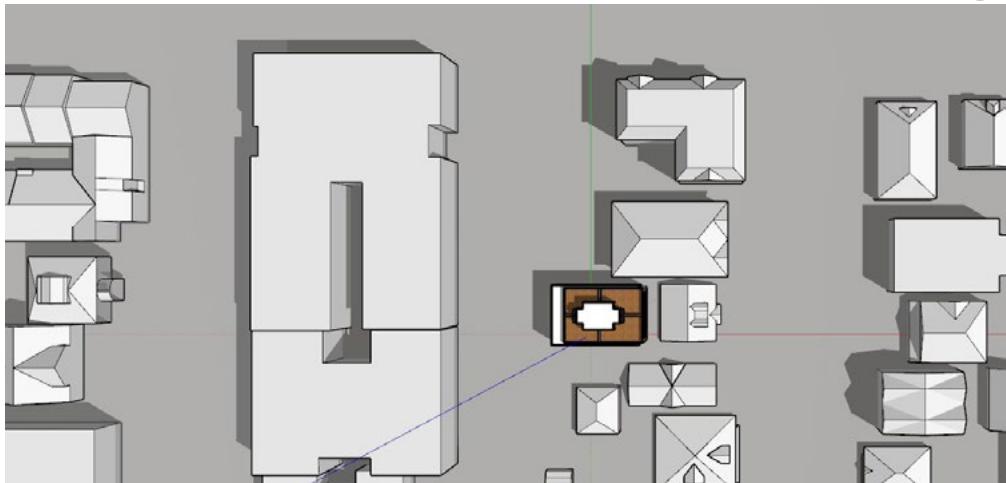
MARCH/SEPT 21st - 10am



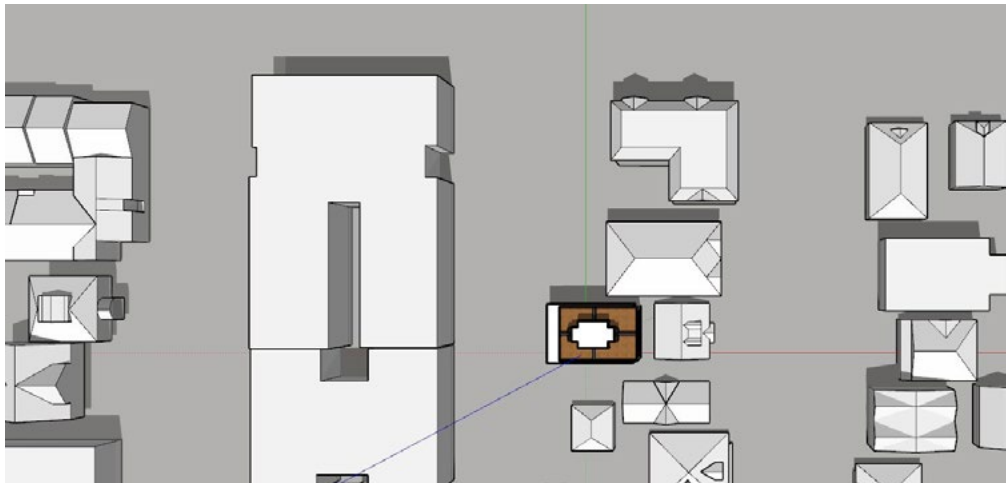
MARCH/SEPT 21st - 12pm



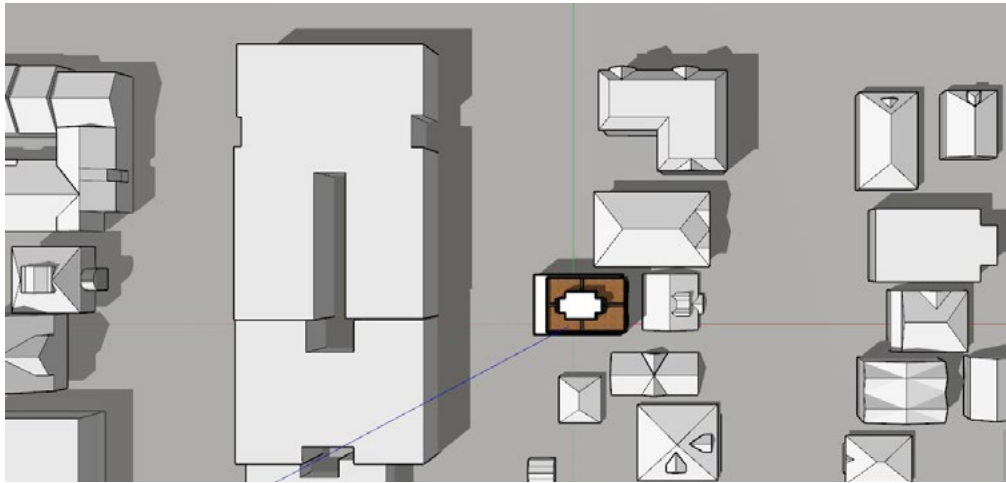
MARCH/SEPT 21st - 2pm



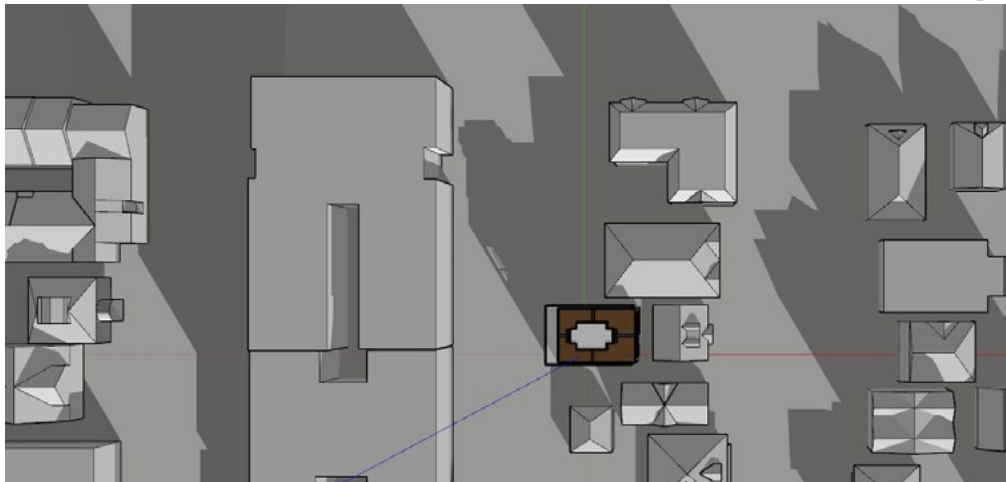
JUNE 21st - 10am



JUNE 21st - 12pm



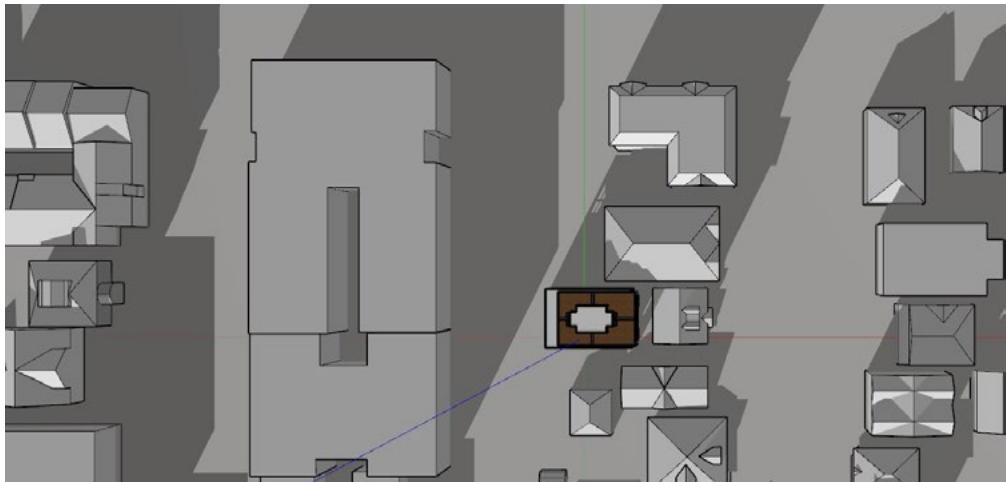
JUNE 21st - 2pm



DECEMBER 21st - 10am



DECEMBER 21st - 12pm



DECEMBER 21st - 2pm



	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	ADJUSTMENT AMOUNT	REASON FOR ADJUSTMENT Increasing the facade length will help the project to better meet the following Design Review Guidelines:
A	SMC 23.45.527.B Maximum Facade Length	The maximum combined length of all portions of facades 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.	Proposed facade length within 15 feet of the side lot lines is 84'-10" or 70.6%	Allowed per code: $120'-2" \times 65\% = 78'-1"$ Maximum 10% adjustment: $78'-1" + 7'-9" = 85'-10"$ Proposed length: 84'-10" Departure amount: 9.5%	CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning DC3-A.1 Building-Open Space Relationship By allowing the facade length extend and additional 6'-9", this proposal allows for the cantilevered upper levels that provide the defining character element of the building, and preserves area at grade off the alley to provide two parking stalls where none are required. This additional length also allows for greater floor area within the new building that allows the units to be large enough that we are able to preserve the existing single-family residence and existing front yard, and thus the street facing character of the site.
B	SMC 23.45.518.B Setbacks and Separations Rear Setback	Required rear setbacks in LR Zones for townhouse developments is 7' average and 5' minimum	Proposed setback is 3'-6"	Allowed per code: 7'-0" avg & 5'-0" min Maximum 50% adjustment: 3'-6" avg & 2'-6" min Proposed setback: 3'-6" avg & min Departure amount: 50%	CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning DC3-A.1 Building-Open Space Relationship In conjunction with Adjustments C, D, and E, shifting the new building an additional 3'-6" towards the alley allows sufficient site development area to permit the preservation of the existing house and front yard, which helps maintain the current character of 20th Ave E. This adjustment allows a more exciting proportion to the cantilevered building element, and provides additional shelter for parking below.
C	SMC 23.45.518.A Setbacks and Separations North Side Setback	Required side setbacks in LR Zones for townhouse developments is 5'-0" minimum & 7'-0" average for facades greater than 40' in length.	Proposed setback is 3'-6"	Allowed per code: 7'-0" avg & 5'-0" min Maximum 50% adjustment: 3'-6" avg & 2'-6" min Proposed setback: 3'-6" Departure amount: 50%	CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning DC3-A.1 Building-Open Space Relationship In conjunction with Adjustments B, D, and E, reducing the side setbacks an additional 3'-6" allows sufficient site development area to permit the preservation of the existing house and front yard, which helps maintain the current character of 20th Ave E. By cantilevering Levels Two & Three out, a better building mass is created that also helps shelter the entries below. A 5'-0" setback is maintained at the ground and roof deck levels.
D	SMC 23.45.518.A Setbacks and Separations South Side Setback	Required side setbacks in LR Zones for townhouse developments is 5'-0" minimum & 7'-0" average for facades greater than 40' in length.	Proposed setback is 3'-6"	Allowed per code: 7'-0" avg & 5'-0" min Maximum 50% adjustment: 3'-6" avg & 2'-6" min Proposed setback: 3'-6" Departure amount: 50%	CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning DC3-A.1 Building-Open Space Relationship In conjunction with Adjustments B, C, and E, reducing the side setbacks an additional 3'-6" allows sufficient site development area to permit the preservation of the existing house and front yard, which helps maintain the current character of 20th Ave E. By cantilevering Levels Two & Three out, a better building mass is created that also helps shelter the entries below. A 5'-0" setback is maintained at the ground and roof deck levels.
E	SMC 23.45.518.F Setbacks and Separations Between Structures	Required separation between multiple structures in and LR zone is 10'-0".	Proposed setback is 9'-0" avg and 8'-11" min.	Required per code: 10'-0" Maximum 50% adjustment: $10'-0" \times 50\% = 5'-0"$ Proposed setback: 9'-0" Departure amount: 80%	CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning DC3-A.1 Building-Open Space Relationship In conjunction with Adjustments B, C, and D reducing the separation between the new and existing structures by 1'-0" allows sufficient site development area to permit the preservation of the existing house and front yard, which helps maintain the current character of 20th Ave E. With the existing house being a single story, the impact is further minimized.

