



SHELTER 712 11TH TOWNHOMES

 christopher jones
ARCHITECTS
WWW.CHRISTOPHERJONESARCHITECTS.COM

STREAMLINED DESIGN REVIEW
712 11th AVENUE E | PROJECT #3030151

March 27, 2018





Streamlined Design Review

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PROJECT INFO:

Project SDCI #: 3030151

Project Address:

712 11th Ave E

Seattle, WA 98102

DEVELOPER:

Shelter Homes

125 15th Ave E

Seattle, WA 98112

Phone: 206.413.6800

ARCHITECT:

Christopher Jones Architects

125 15th Ave E

Seattle, WA 98112

Phone: 206.899.2939

LANDSCAPE ARCHITECTS:

Root of Design

Phone: 206.491.9545

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PROJECT INTRODUCTION

SUMMARY:

This site, located in the Capital Hill Urban Center, 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, multi-story craftsman, and while many still serve as single family homes, they are also frequently divided into 2-4 apartments along busier Avenues such as Broadway, 12th & 15th.

A Public Elementary school and playground are located across the street from the proposed townhouses and there are several restaurants, cafes and a grocery store located nearby on Broadway Avenue.

This project's site is bordered by a future multi-family townhouse development to the north and a recently completed townhome development to the south. The majority of the surrounding block contains apartments, and townhouses.

EXISTING USES AND STRUCTURE:

The existing site is composed of a single parcel that measures approximately 50 feet wide by 117.8 feet deep. The existing single family residence on the site will be demolished.

PHYSICAL SITE FEATURES:

The east side of the site is primarily flat. The western 1/3 of the lot drops approximately 20'-0" down to street level.

PROJECT VISION:

To provide eight fee-simple townhouses designed for an urban lifestyle and to complement their surroundings. 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.

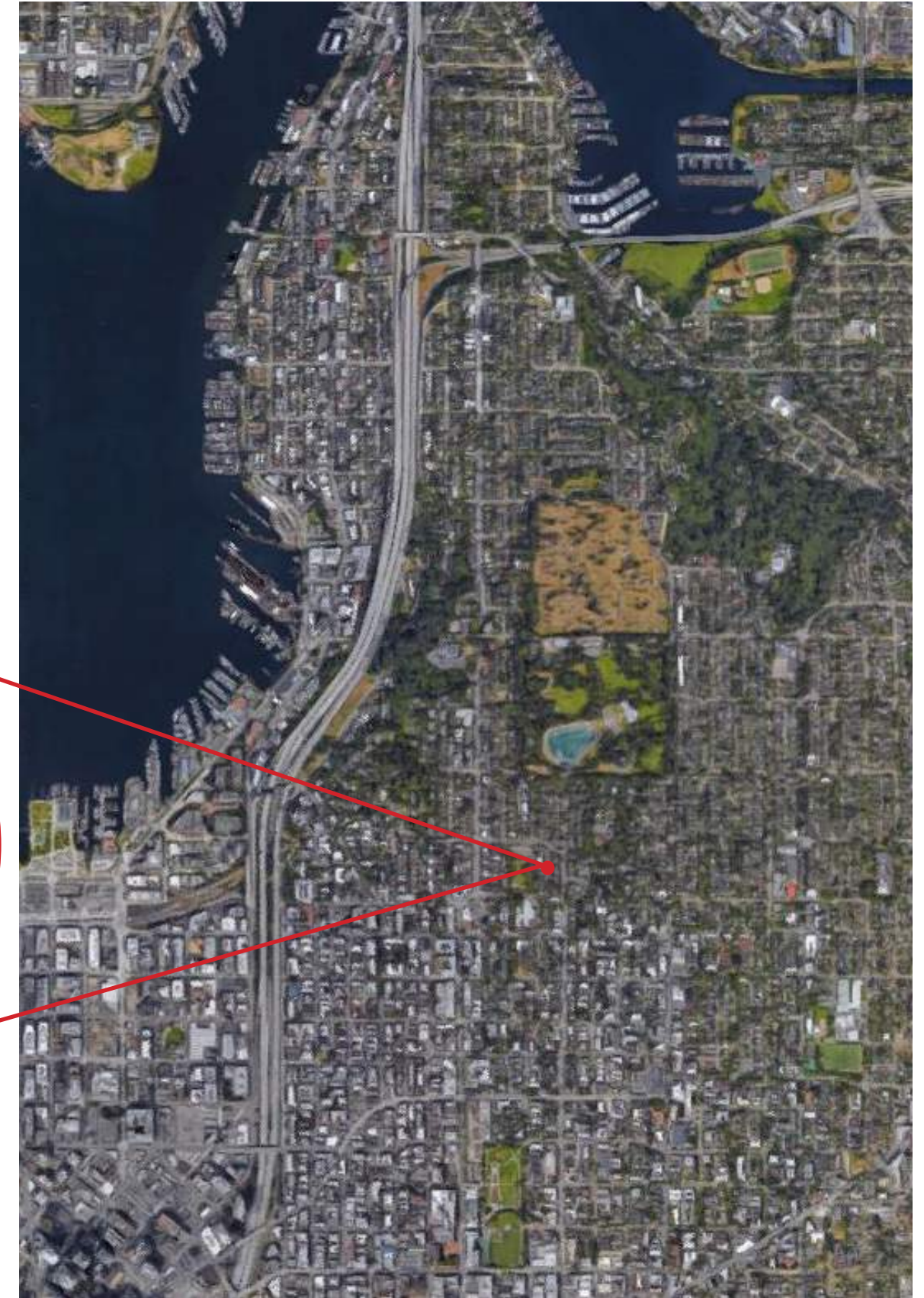
PROJECT DETAILS:

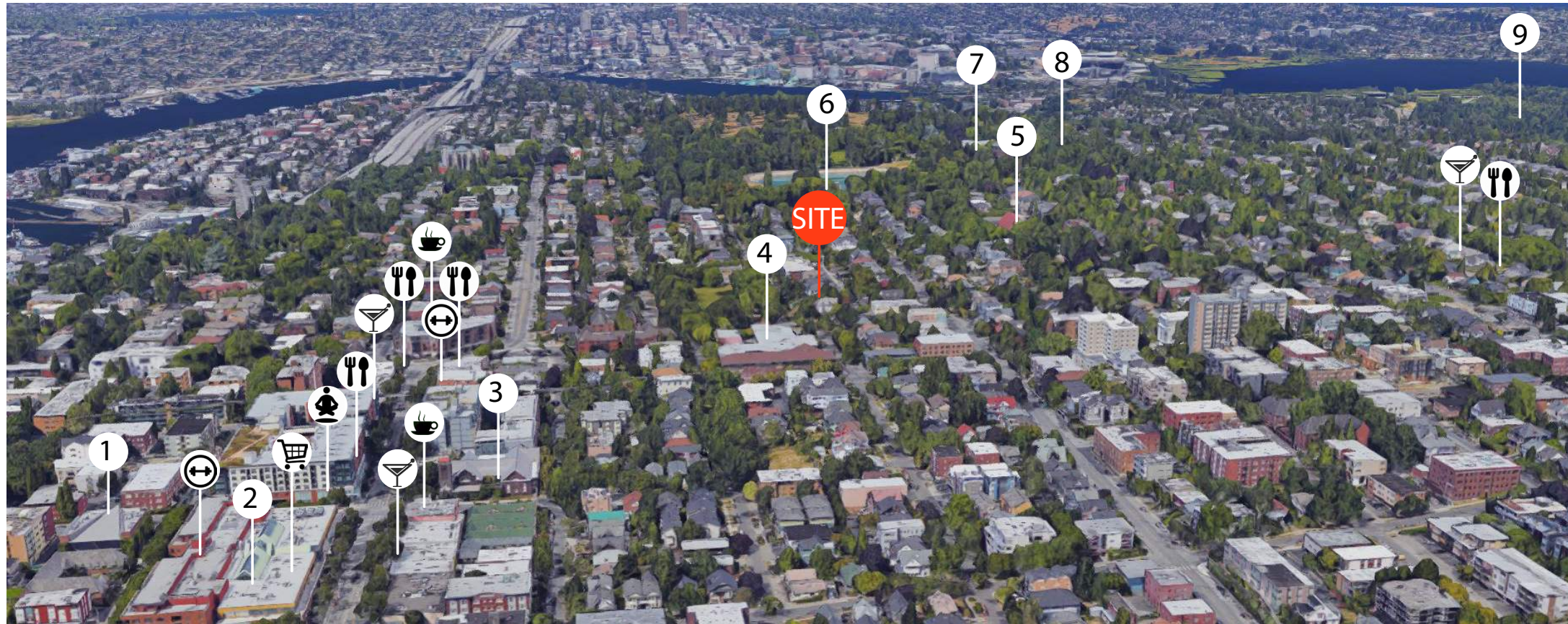
New units: eight, 3-story townhouses with roof decks

Existing single family residence to be demolished.

Total new floor area: 9,065.4 sq. ft.

Parking spaces: Five parking spaces will be provided off of the alley, but are not required.





Notable local landmarks:

1. Capitol Hill Branch Library
2. Broadway Market
3. All Pilgrims
4. Lowell Elementary School
5. Grace Church
6. Volunteer Park
7. Asian Art Museum (SAM)
8. Intertaken Park
9. Washington Park Arboretum

In addition to these local landmarks, there are several gyms, a grocery store, numerous restaurants, and significant retail along Broadway.



1. Capitol Hill Branch Library



2. Broadway Market



3. All Pilgrims



4. Lowell Elementary School



5. Grace Church



6. Volunteer Park



7. Asian Art Museum (SAM)

Notable Restaurants, bars & Cafes



ALTURA



POPPY



LIONHEAD



JOE BAR



ROM MAI THAI



CORVUS & CO



COREPOWER YOGA



LAB FITNESS



PACIFIC NORTHWEST



ORANGETHEORY

Near by Fitness Centers






OVERVIEW:

The site is located on 11th Avenue East, between East Roy and East Aloha Streets. To the west of the site is the Lowell Elementary School playground and to the east of the site there are large single family residences, immediately to the south is a recently completed townhome development and to there north will be a future townhome development. A mix of older single-family homes, townhomes and apartment buildings complete the remainder of the block facing 11th Ave.




Lowell Elementary School is one block south of the site and Volunteer Park is two blocks to the north. Shopping and dining options are a quick walk away on 15th and Broadway Avenues.

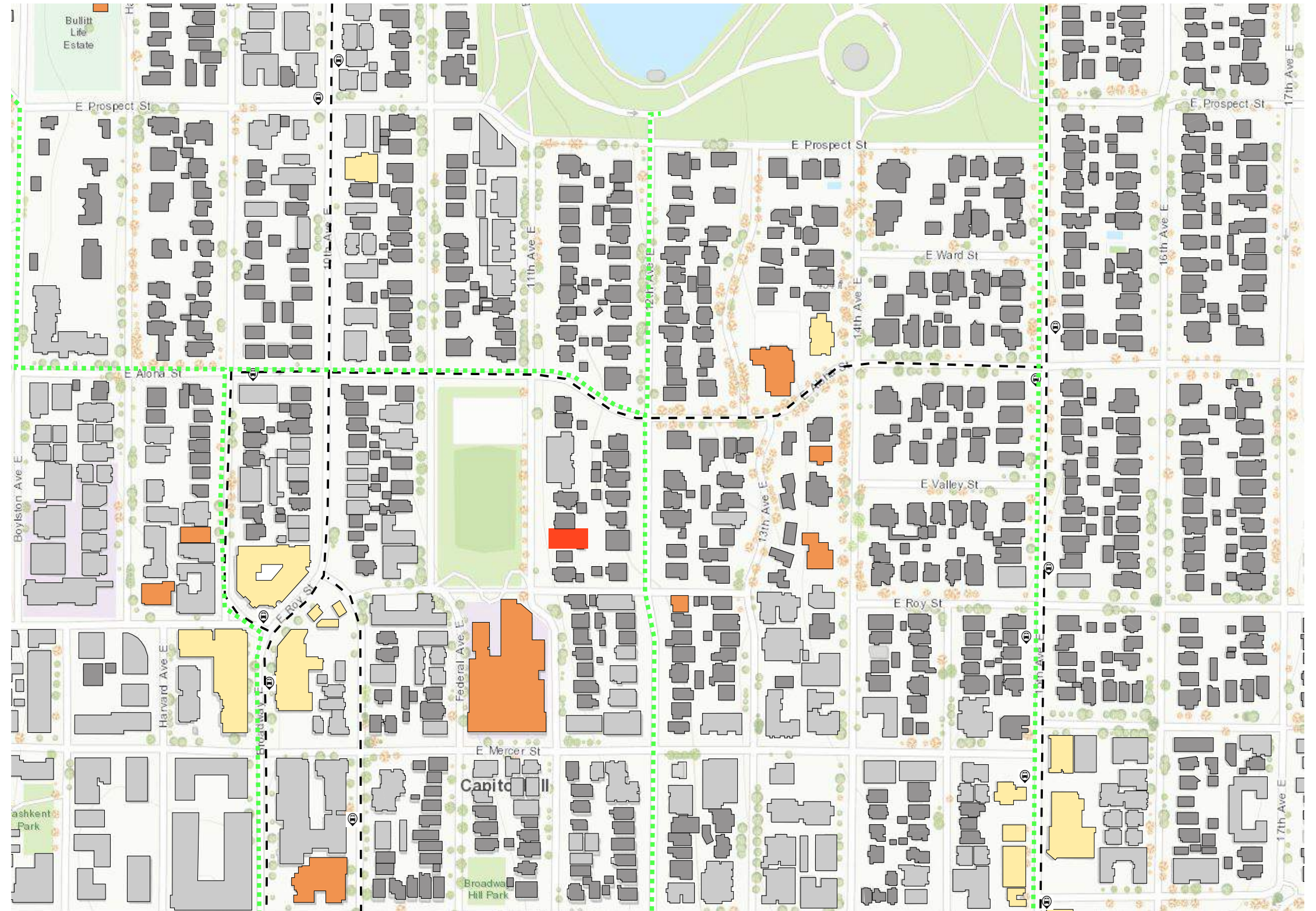
Frequent transit is available 3 blocks away on Broadway Ave E with stops for the 9, 49, 60 and 43 bus routes connecting the neighborhood with the rest of Capitol Hill, the U-District, and Downtown. Sound Transit Light Rail's Capitol station is six blocks to the south at Broadway and John. Street parking is available on this and 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 #: 1336300210
 Lot Area: 5,850 sq.ft (50.0' x 117.8')
 Zoning: LR3
 Overlay: Capitol Hill Urban Center
 Street Classification: Non-arterial
 Legal Description: Lot 15 Block 2 Capitol Hill Add Div # 1
 Frequent Transit: Yes

23.45.510 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Base FAR: 1.2
 Max FAR: 1.4, 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.

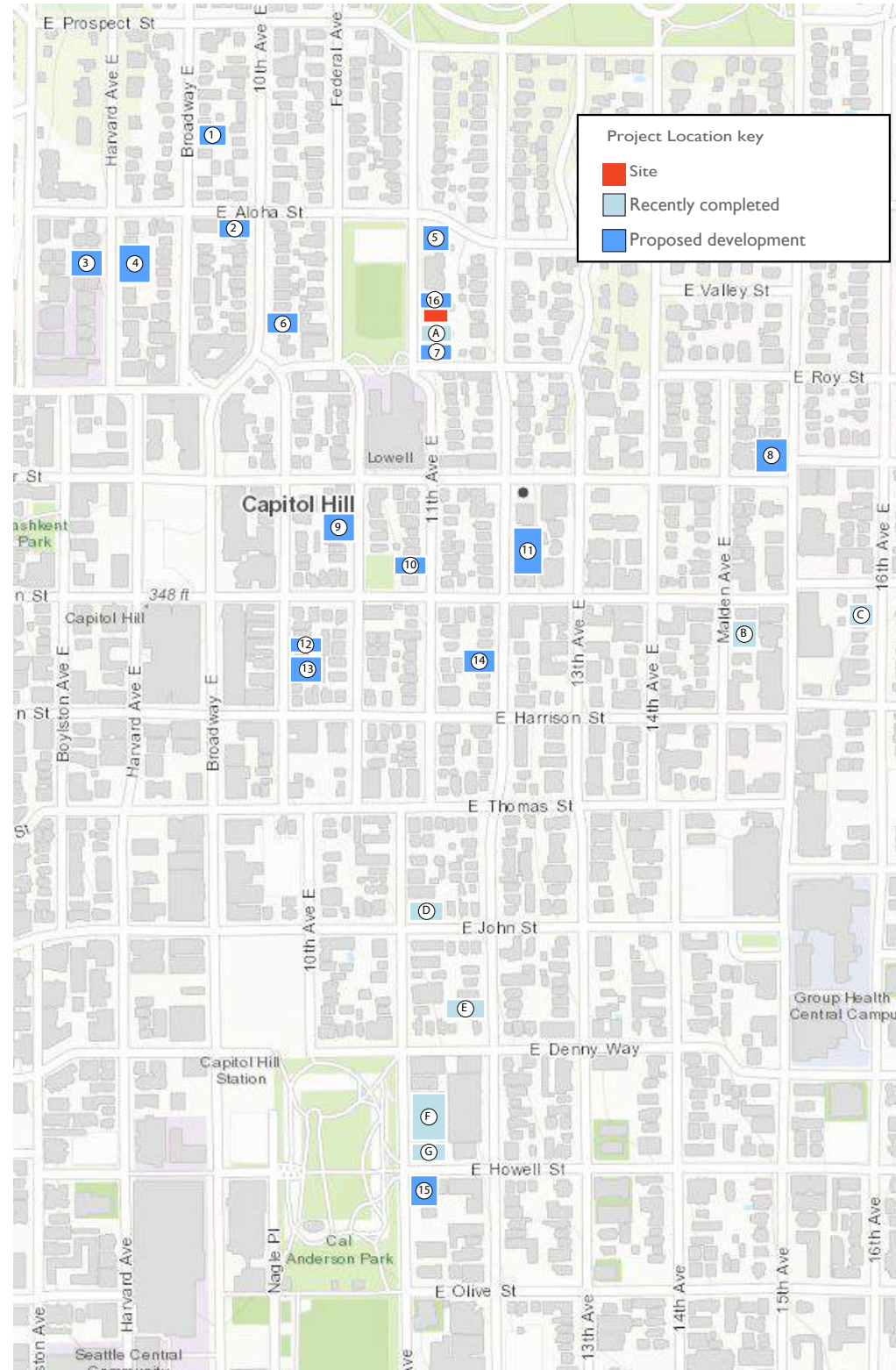
- The shared storage space for 8 or fewer units shall have a minimum horizontal dimension of 7' in both width and depth.
- The shared storage space must have a floor that is level and hard surfaced
- The shared storage space must be screened from public view and minimize light and glare impacts.



DEVELOPMENT:

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

- A. 708 11th Ave E
 - B. 430 Malden Ave E
 - C. 341 16th Ave E
 - D. 200 10th Ave E
 - E. Sola 24
 - F. Eight on Park
 - G. 1800 11th Ave
-
- 1. 920 Broadway Ave E
 - 2. 745 10th Ave E
 - 3. 741 Harvard Ave E
 - 4. 740 Harvard Ave E
 - 5. 750 11th Ave E
 - 6. 711 Federal Ave E
 - 7. 702 11th Ave E
 - 8. 605 15th Ave E
 - 9. 525 Federal Ave E
 - 10. 513 11th Ave E
 - 11. 506 12th Ave E
 - 12. 418 10th Ave E
 - 13. 410 10th Ave E
 - 14. 414 12th Ave
 - 15. 1111 E Howell St.
 - 16. 714 11th Ave E



 NEIGHBORHOOD DEVELOPMENT MAP



A. 708 11th Ave. E
Townhouses



E. SOLA 24
109 12th Ave E
Multi-Family



B. 430 Malden Ave. E
Townhouses



F. Eight on Park
1820 11th Ave
Townhouse



C. 341 16th Ave E
Townhouses



G. 1800 11th Ave E
Townhouses



D. 200 10th Ave E
Townhouses





1. 920 Broadway E
3 Stories
Townhouses
3 Units
3 Parking Stalls



6. 711 Federal Ave E
3 Stories
Townhouses
8 Units
6 Parking Stalls



11. 506 12th Ave E
3 Stories
Townhouse
19 Units
19 Parking Stalls



2. 745 10th Ave E
5 Stories
Residential Multi-family
11 Apartment Units

7. 702 11th Ave E
SEDU
30 Units



12. 418 10th Ave E
3 Stories
Townhouse
6 Units



3. 741 Harvard Ave E
5 Stories
Townhouse
41 Units
A Story partially below grade.



8. 708 15th Ave E
4 Stories
Townhouse
34 Units
24 Parking Stalls



13. 410 10th Ave E
3 Stories
Townhouse
8 Units



4. 740 Harvard Ave E
4 Stories
Residential Multi-family
38 Units 25 SEDU
17 Car Parks



9. 525 Federal Ave E
4 Stories
Residential Multi-family
29 Units



14. 141 14th Ave E
3 Stories
Townhouse
5 Units



5. 750 11th Ave E
4 Stories
Residential Multi-family
34 Units



10. 513 11th Ave E
3 Stories
Townhouses
6 Units



15. 1111 E Howell St
3 Stories
Townhouse
6 Units



1. Panoramic View looking E



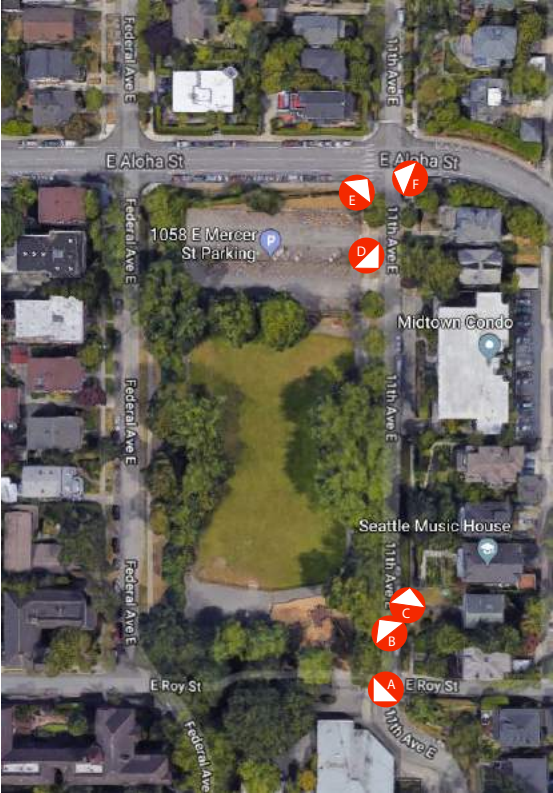
2. Panoramic View looking W



A. Lowell Elementary School



B. Lowell Elementary School play ground



C. Looking Northeast on 11th Ave



D. Looking Southeast on 11th Ave

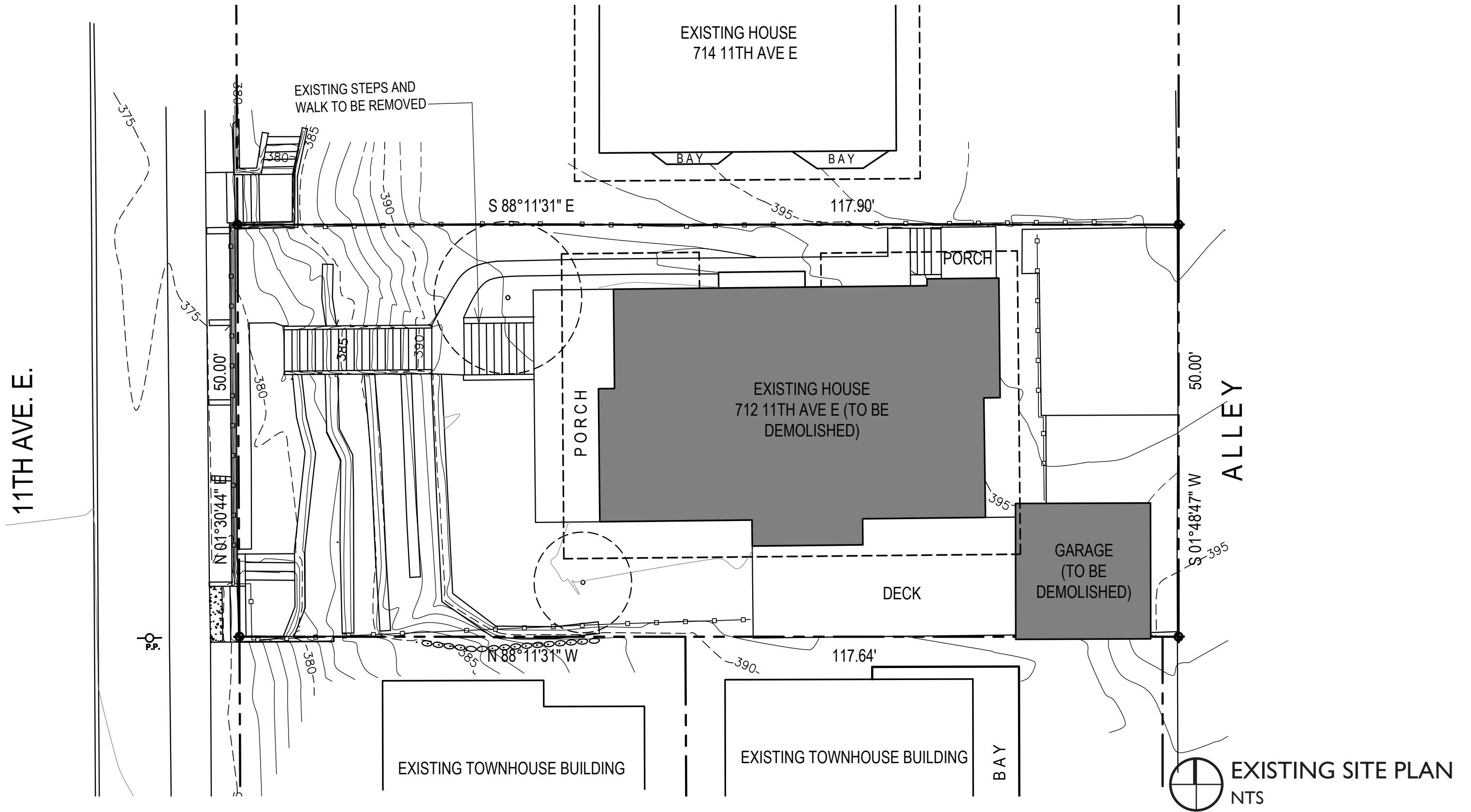


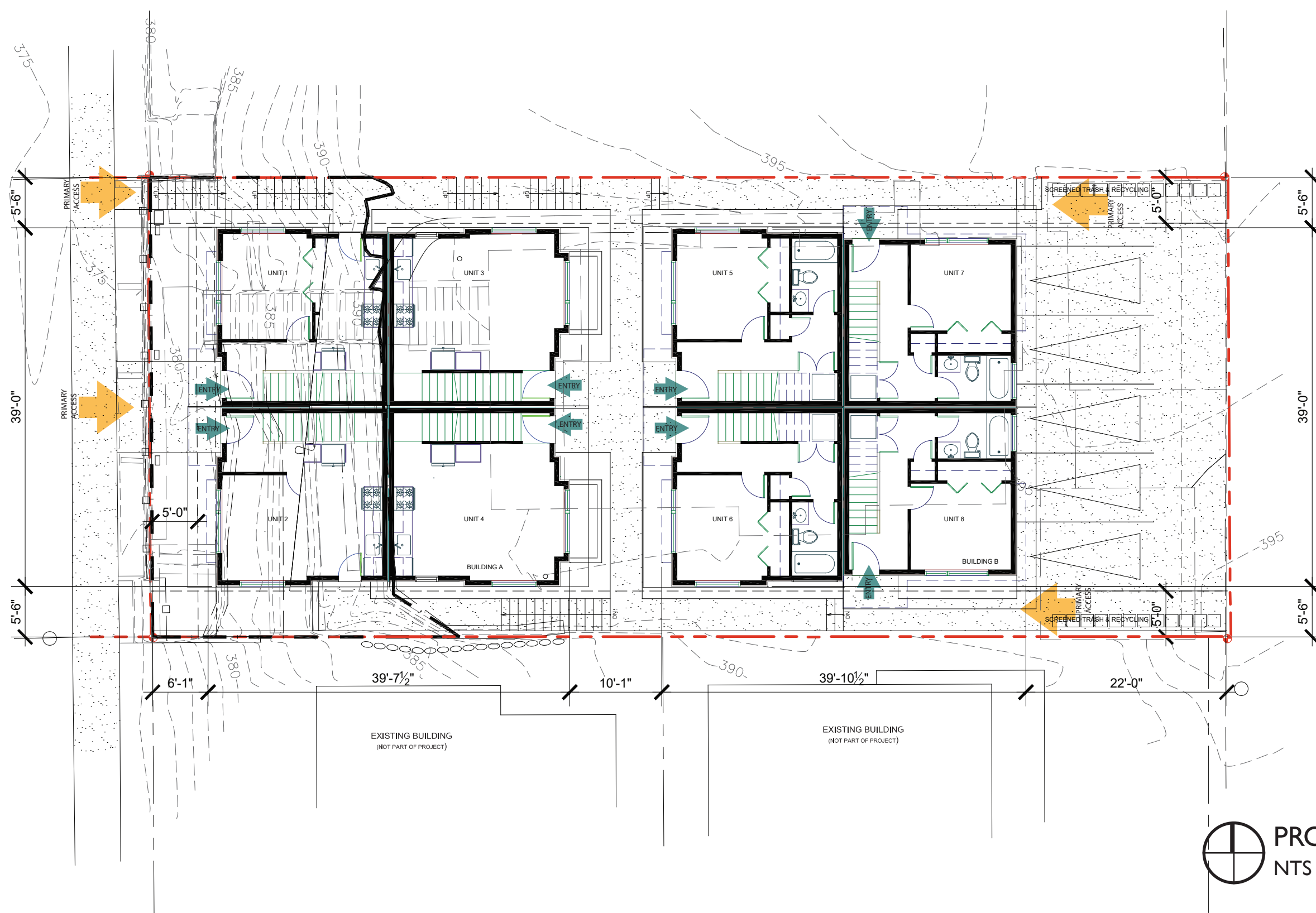
E. Looking Southeast on 11th Ave & E Aloha St



F. Looking Southwest on 11th Ave & E Aloha St







 PROPOSED SITE PLAN
NTS







PROPOSAL:

- Contemporary townhomes with hints of traditional materials to accentuate Seattle's history as well as its future.
- Eight townhomes
- Three stories with roof decks
- Two bedrooms, two baths each
- Open plan living/dining/kitchen

Lot area: 5,850 sf

Net floor area: 7,860.5 sf

FAR Proposed : 1.34

Base FAR Allowed : 1.2

Far Allowed with green incentives: 1.4

Note: All underground stories are exempt from FAR limits.



CSI NATURAL SYSTEMS & SITE FEATURES

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

C.2 Topography: Elevation Changes

Seattle Guideline: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

CH Design Guidelines: None

Response: With a site that slopes up steeply along the street frontage before leveling off, this project responds to the grade in two ways. First, the units are broken up into two separate buildings, allowing them each to respond to the immediate terrain conditions more delicately. Second, the building closest to the street has been split, with the front units lowest floors level with the adjacent sidewalk and the rear units raised up one floor to better connect to the higher courtyard space mid-site. This break in the massing of Building A reduces the perceived height of the building at street level and affords greater privacy for the roof decks above.

CS3 ARCH. CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

A.4 Emphasizing Positive Neighborhood Attributes: Evolving Neighborhoods

Seattle Guideline: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CH Design Guidelines: Preserve and augment the neighborhood’s architectural qualities, historic character and pedestrian scale.

Response: Many of the single-family homes adjacent to this site are being replaced by multifamily developments, such as the new apartment building being constructed at the corner of Aloha and 11th just north of this project. The home immediately south of this site will also be redeveloped as an eight-unit townhouse project, and the property just south of that has recently been replaced with a townhouse development. The east side of 11th Ave between Aloha and Roy is obviously in transition. Responding to site topography and to capture views, former residences were set at the top of the site and disconnected from the street in both proximity and elevation resulting in a poor pedestrian connection. With this project, we have brought the buildings lower and closer to the street, enlivening the pedestrian experience along 11th Ave E.

PLI CONNECTIVITY

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

B.1 Walkways and Connections: Pedestrian Infrastructure

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

CH Design Guidelines: None

Response: Bringing the western most units down to street level dramatically strengthens their connection to the existing sidewalk on 11th Ave. Access to the street-facing homes can be from the courtyards off of the sidewalk, or at the second level via walkways and stairs accessible from both the street and the rear parking area. Because the new staircase projects beyond the facade of Building A, it will be easily recognizable as the entrance to the site, and provides clear circulation across the property to the parking and alley beyond. A courtyard intersects the access walk mid-site, providing a clear path for entry to the interior units and gathering space for residents.

PL3 STREET LEVEL INTERACTION

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

B.2 Residential Edges: Ground-level Residential

Seattle Guideline: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

CH Design Guidelines: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.

Response: The sidewalk level units allow for the creation of exterior courtyards that bridge the public walk and private homes, providing opportunities for social interaction as well as a richer mix of landscaping and hardscape areas. These spaces provide additional visual connection to the street, enhancing security as well as connection to the neighborhood.



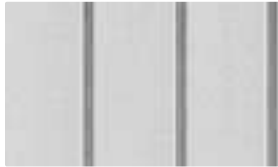
Brick Mutual Materials, Covington



Fiber-cement Panel Siding, Dark Gray



Fiber-cement Lap Siding, Color to Match Brick



12" Vertical Reveal Fiber-cement Siding, Light Gray



Fiberglass Doors Black



Vinyl Windows Black



Concrete Foundation & Retaining Walls



House Numbers



Entry Lighting



Path Lighting

DC2 ARCHITECTURAL CONCEPT

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

A.1 Massing: Site Characteristics & Uses

Seattle Guideline: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

CH Design Guidelines: None

Response: Although the site is steep, we are bringing the west side units down to street level, creating a more intimate connection for pedestrians and reducing the perceived scale of the buildings. Open private/public yards adjacent to the sidewalk provide a buffer between the street and the buildings. From the alley side, we held the building back from the property line. This allows us to add parking and reduce the impact to surrounding streets. We have chosen to break the project into two separate buildings rather than a single, less expensive, larger structure. This reduces the scale of the buildings to more closely approximate the character of single family homes in the neighborhood and creates a mid-site open space for circulation and gathering.

C.1 Secondary Arch. Features: Visual Depth & Interest:

Seattle Guideline: Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade 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.

CH Design Guidelines: None

Response: Bay window projections and modulation on all facades of the buildings break down the mass, add depth and interest, and help the buildings better relate to pedestrian scale. Awnings at provide scale, shelter, and clearly delineate unit entries. The roof decks are provided with a mix of solid parapets and open railing to reduce the scale and provide a more texture edge at the top of the homes. The extensive use of brick on the public-facing facades further adds to the richness, while providing a connection to Capitol Hill's traditional character.

DC4 EXTERIOR ELEMENTS & MATERIALS

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

A.1 Building Materials: Exterior Finish Materials

Seattle Guideline: 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.

CH Design Guidelines: Masonry and terra-cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

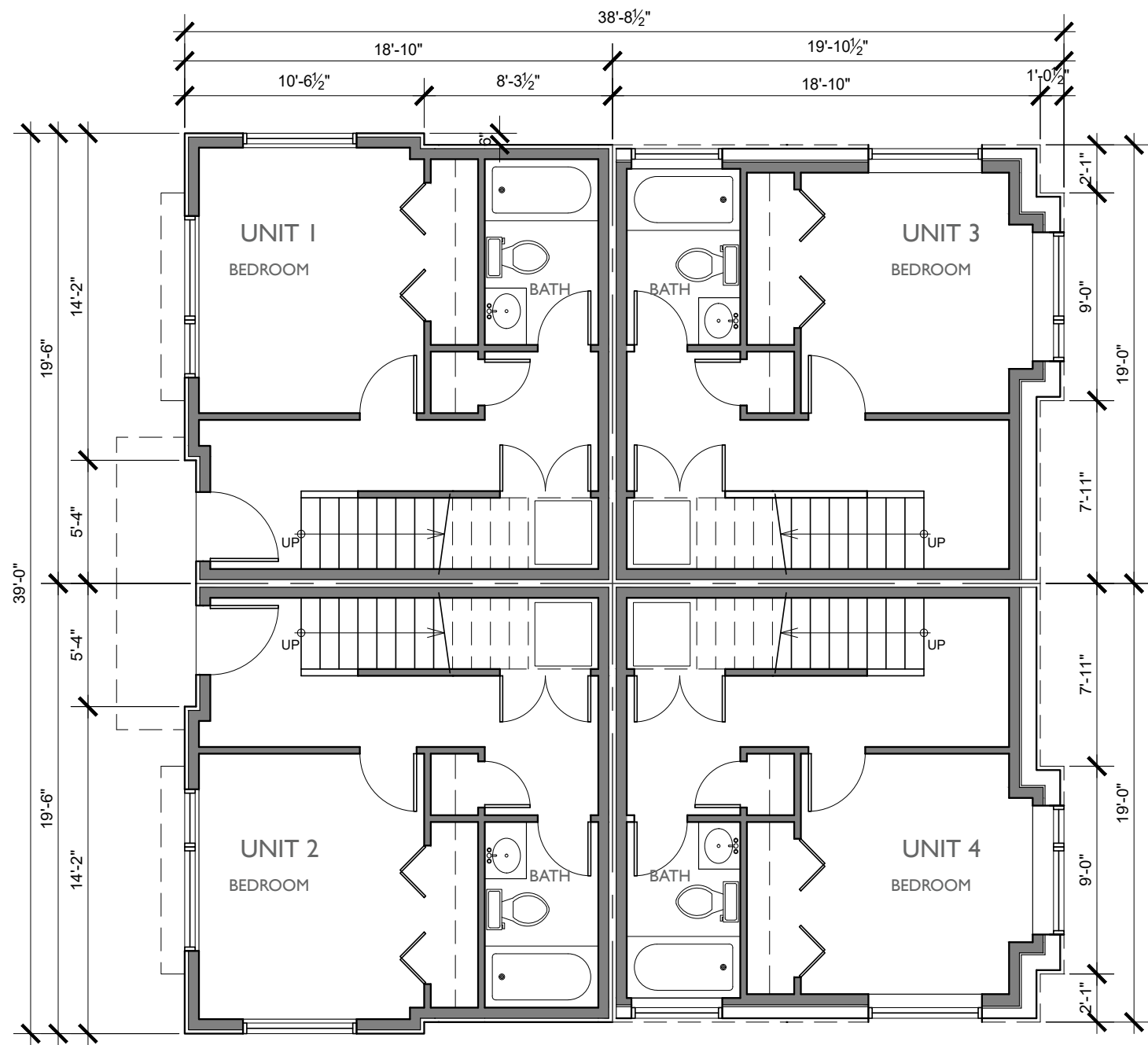
Response: Elements facing 11th Ave and the alley feature extensive use of brick, a high-quality durable material which evokes the architecture of traditional buildings in the area. Bay projections, clad in fiber-cement panels, are painted a dark grey to break down the building form in both color and rhythm, while complementing the black windows and doors. In less public areas at the interior of the lot, fiber cement lap siding harkens back to the traditional residential character and scale of the neighborhood. Finally, the vertically-oriented fiber cement siding provides another textural break from the horizontal brick and lap siding as well as provide a modern twist on traditional board and batten siding. Windows are black vinyl, providing a break from the typical white vinyl found in most projects. Door handles, address numbers, fencing, and other elements will all be of high quality and enhance the design.

C.1 Lighting: Functions

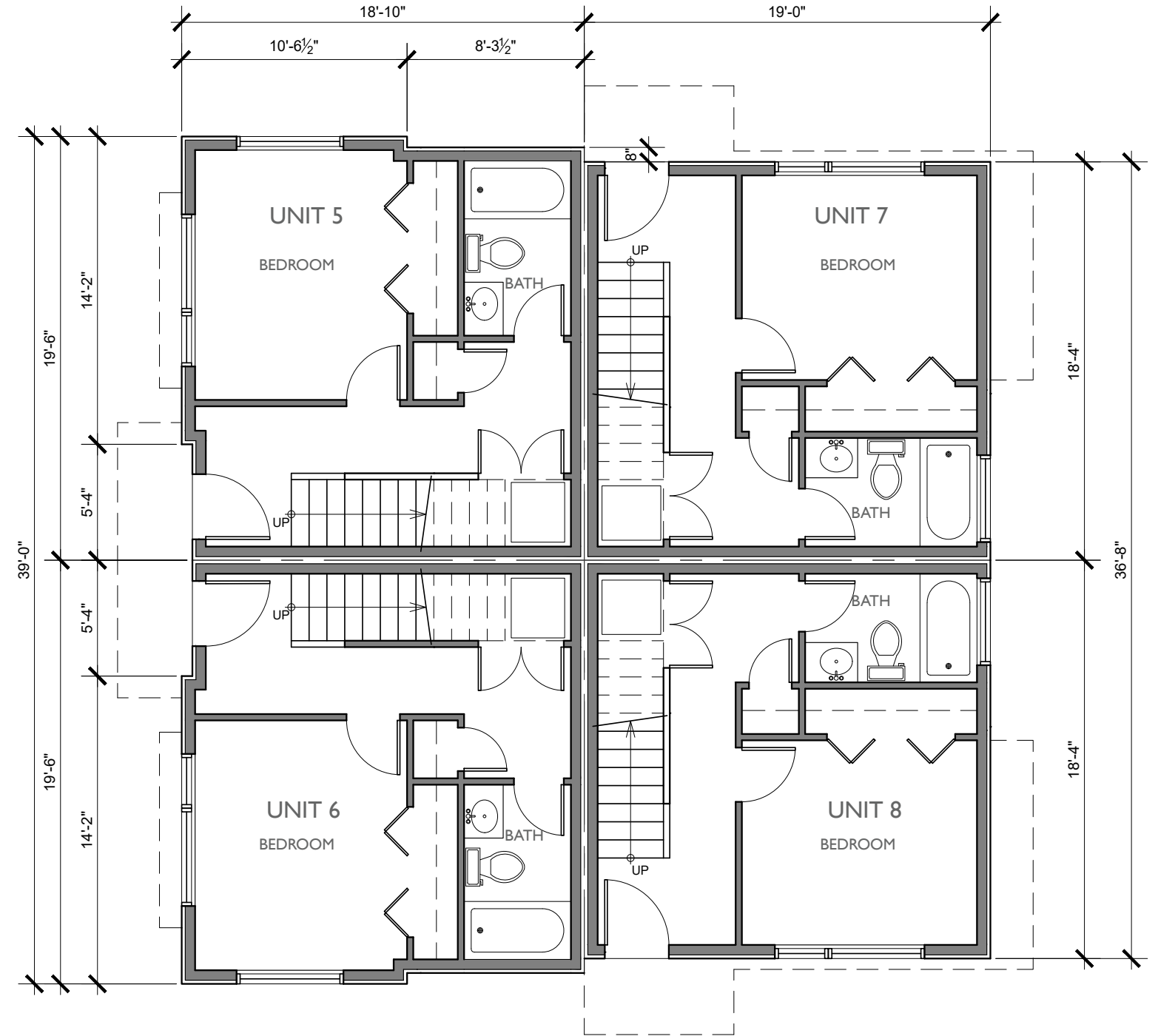
Seattle Guideline: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

CH Design Guidelines: None

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



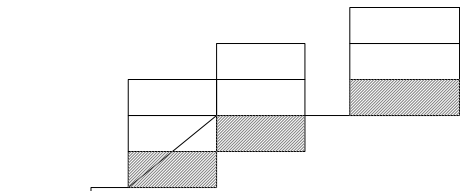
BUILDING A

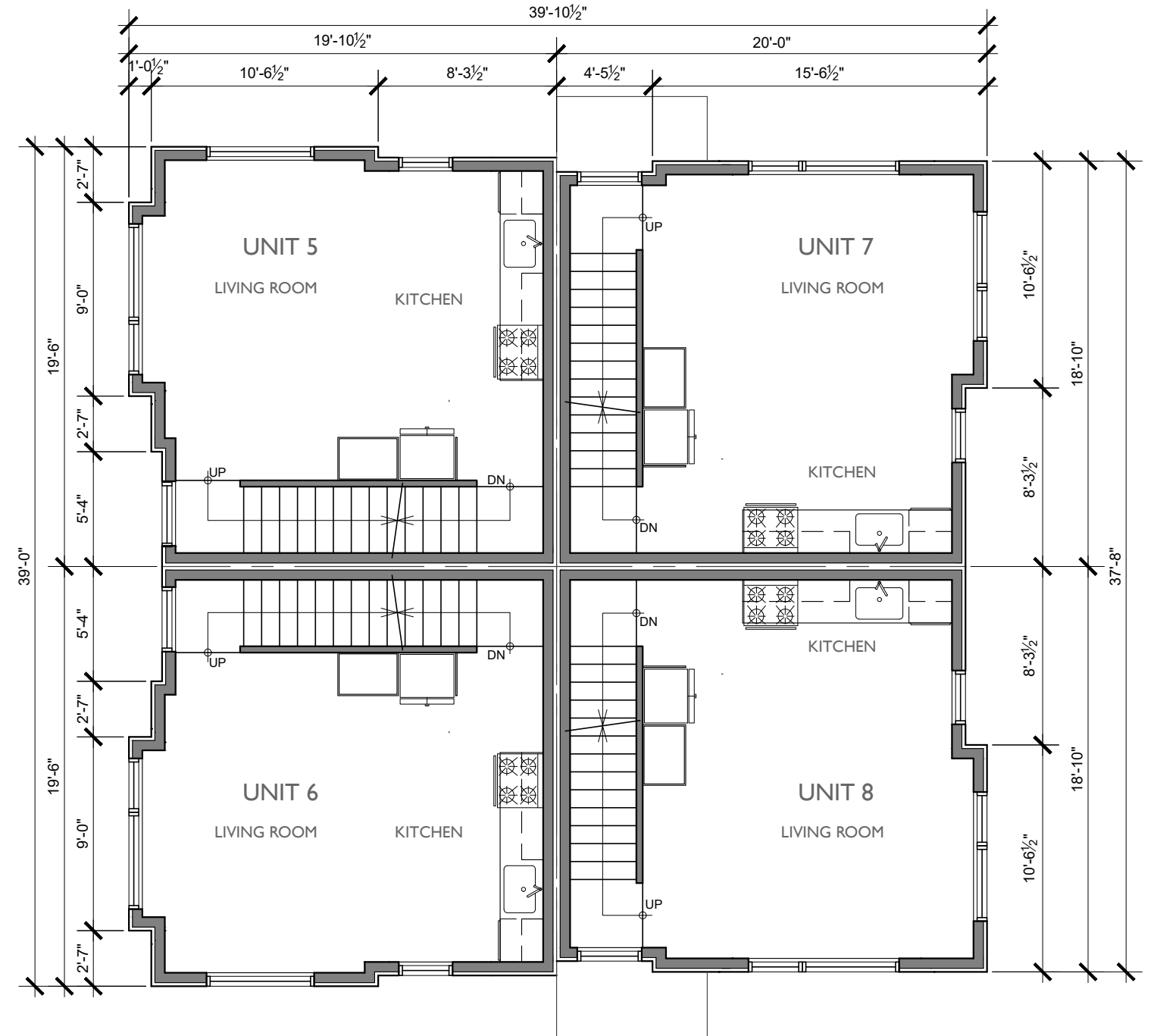
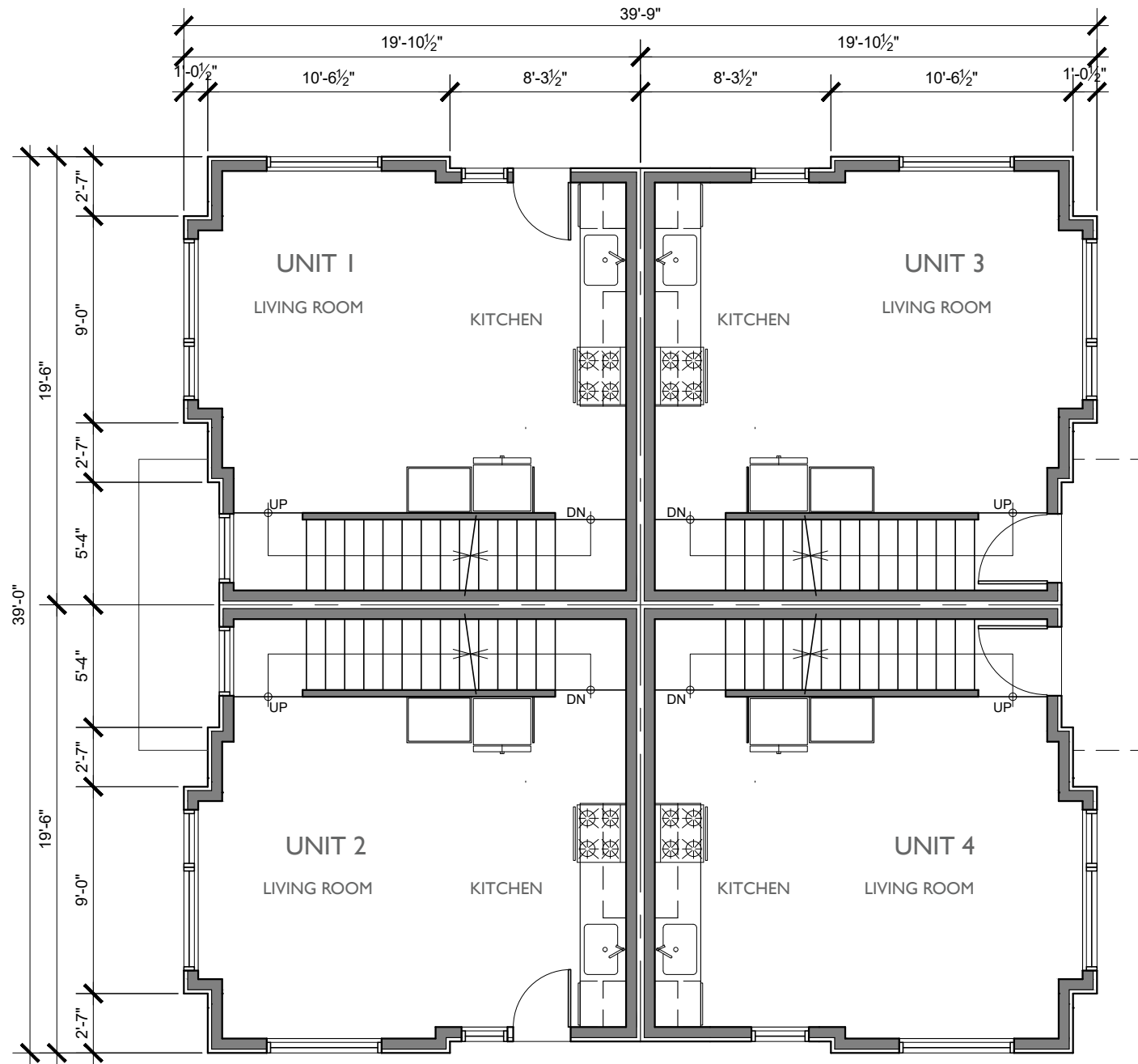


BUILDING B



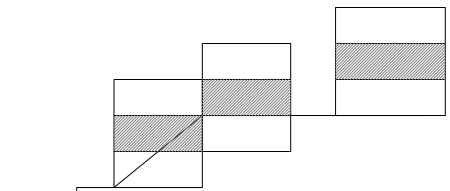
FLOOR PLAN- LEVEL I
N.T.S.





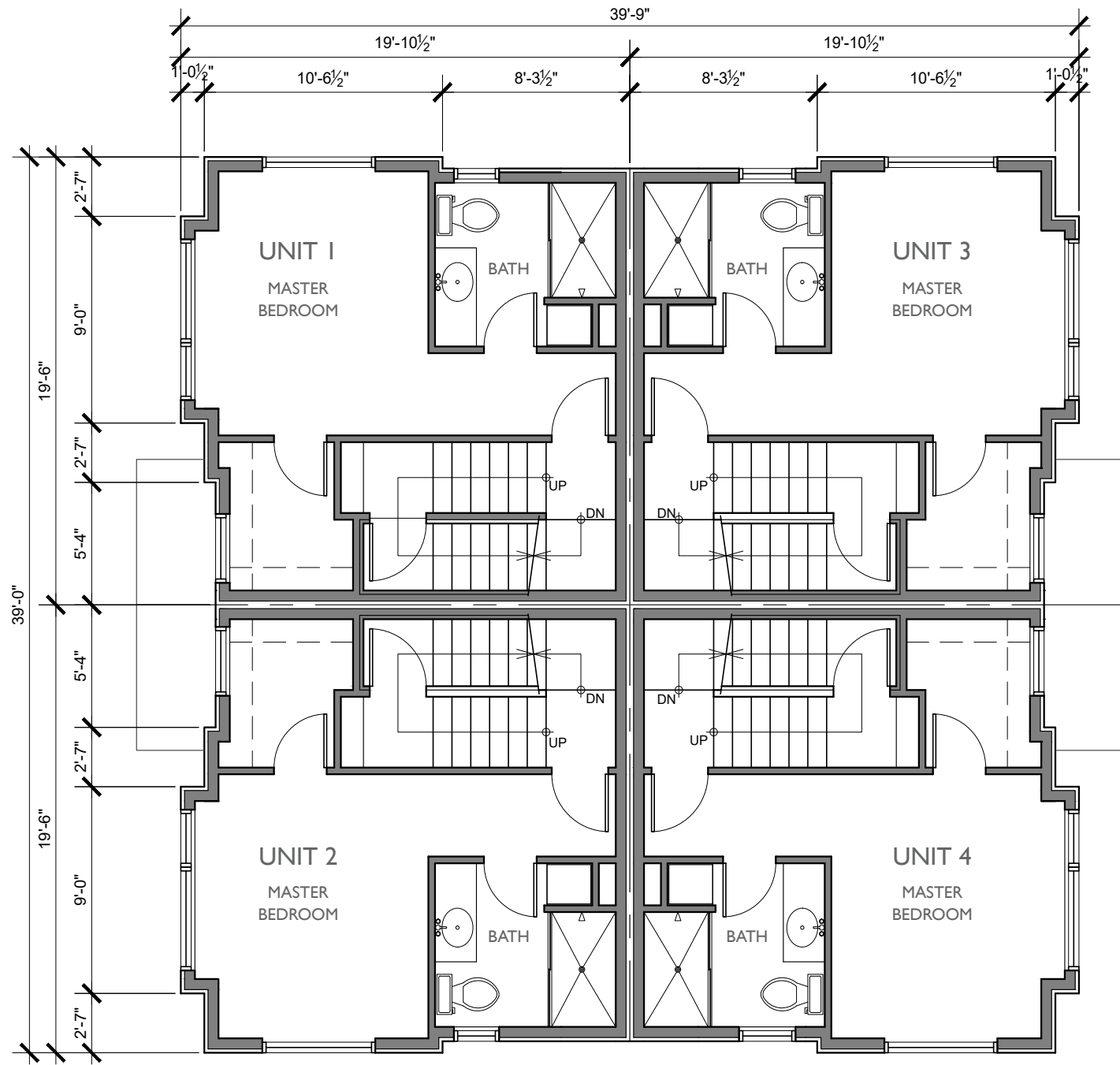
BUILDING A

BUILDING B

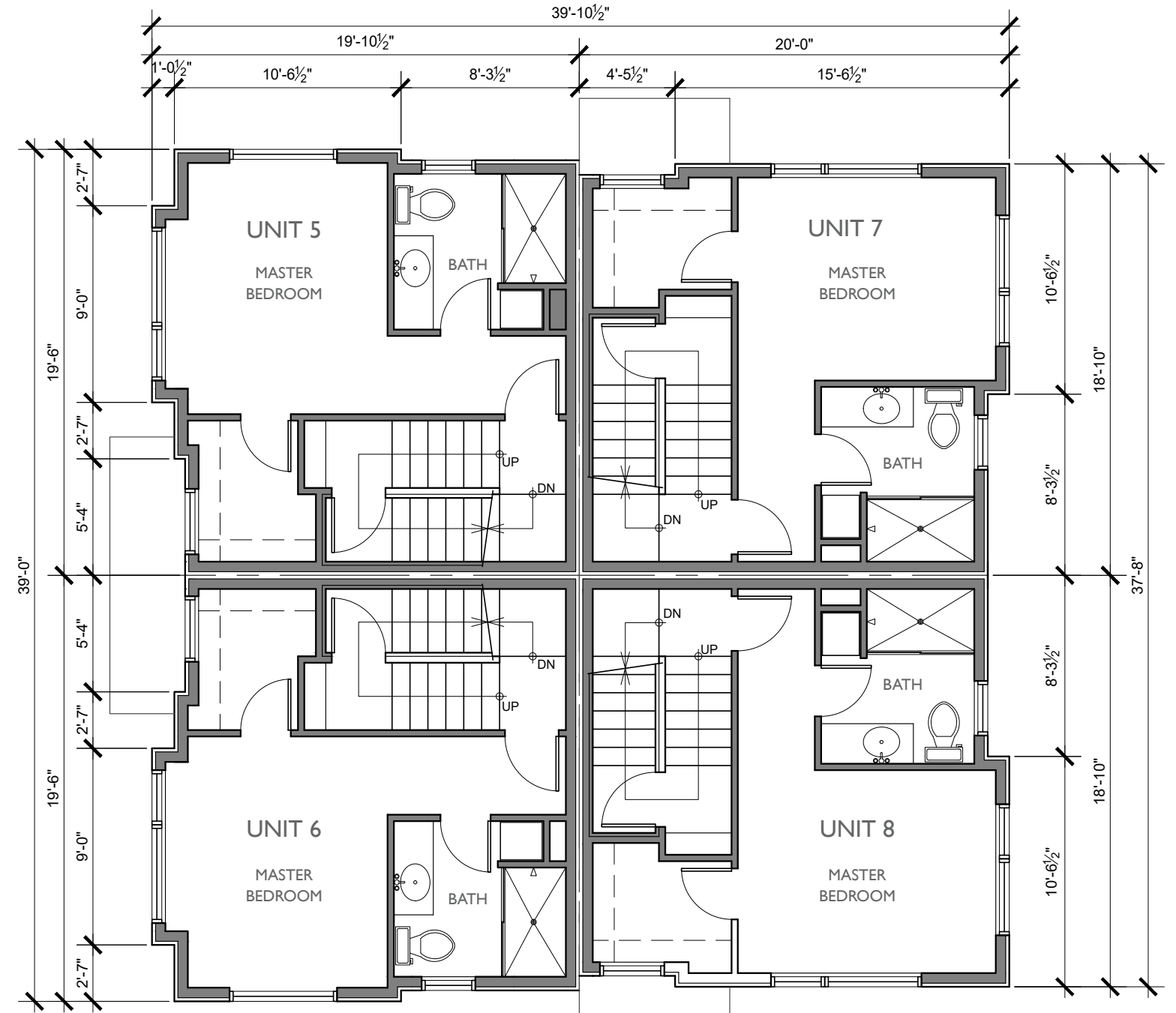


 FLOOR PLAN- LEVEL 2
N.T.S.



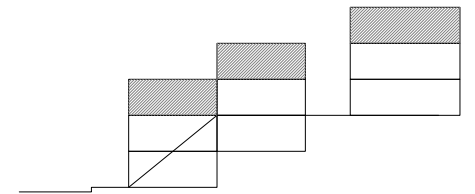


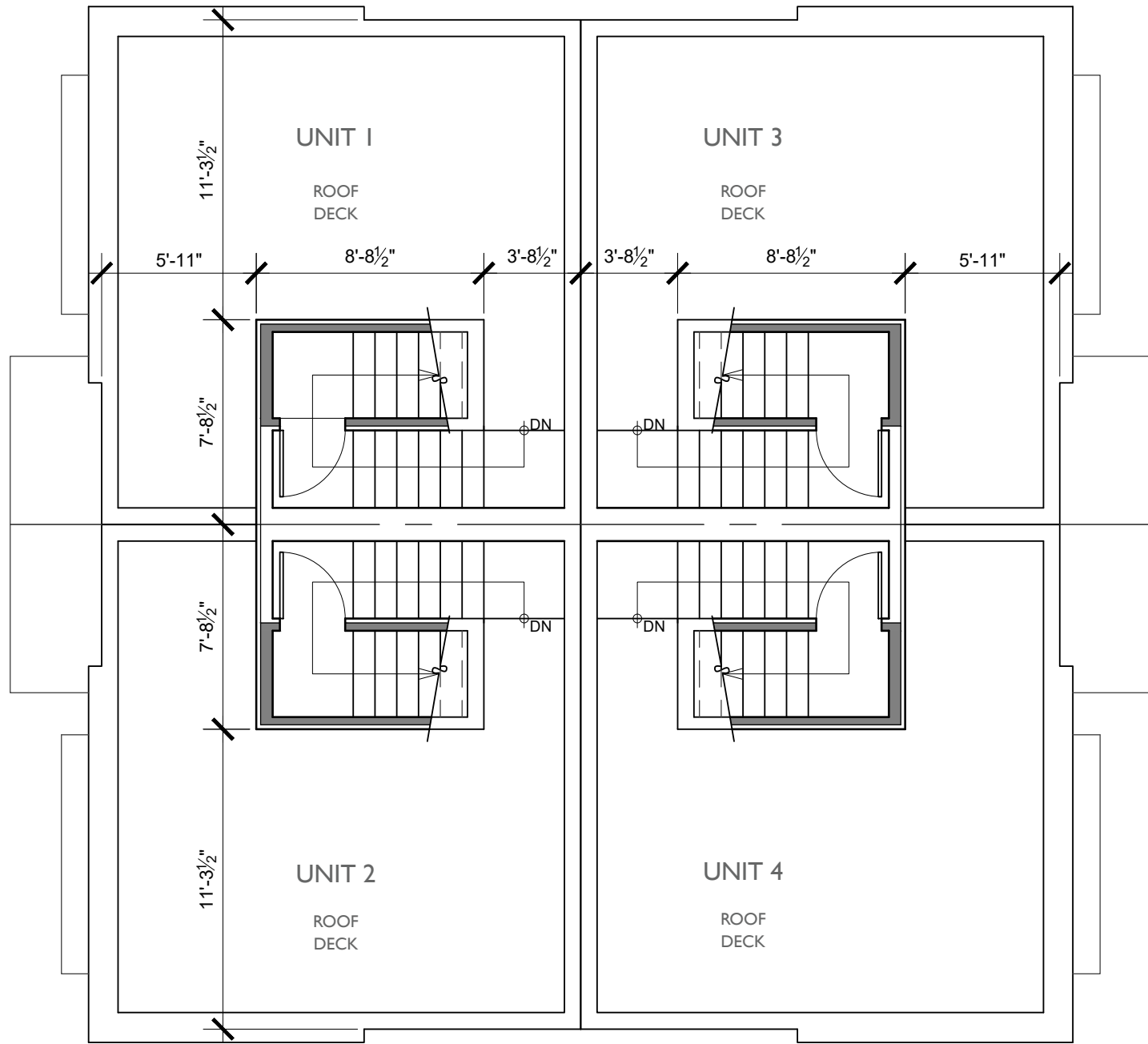
BUILDING A



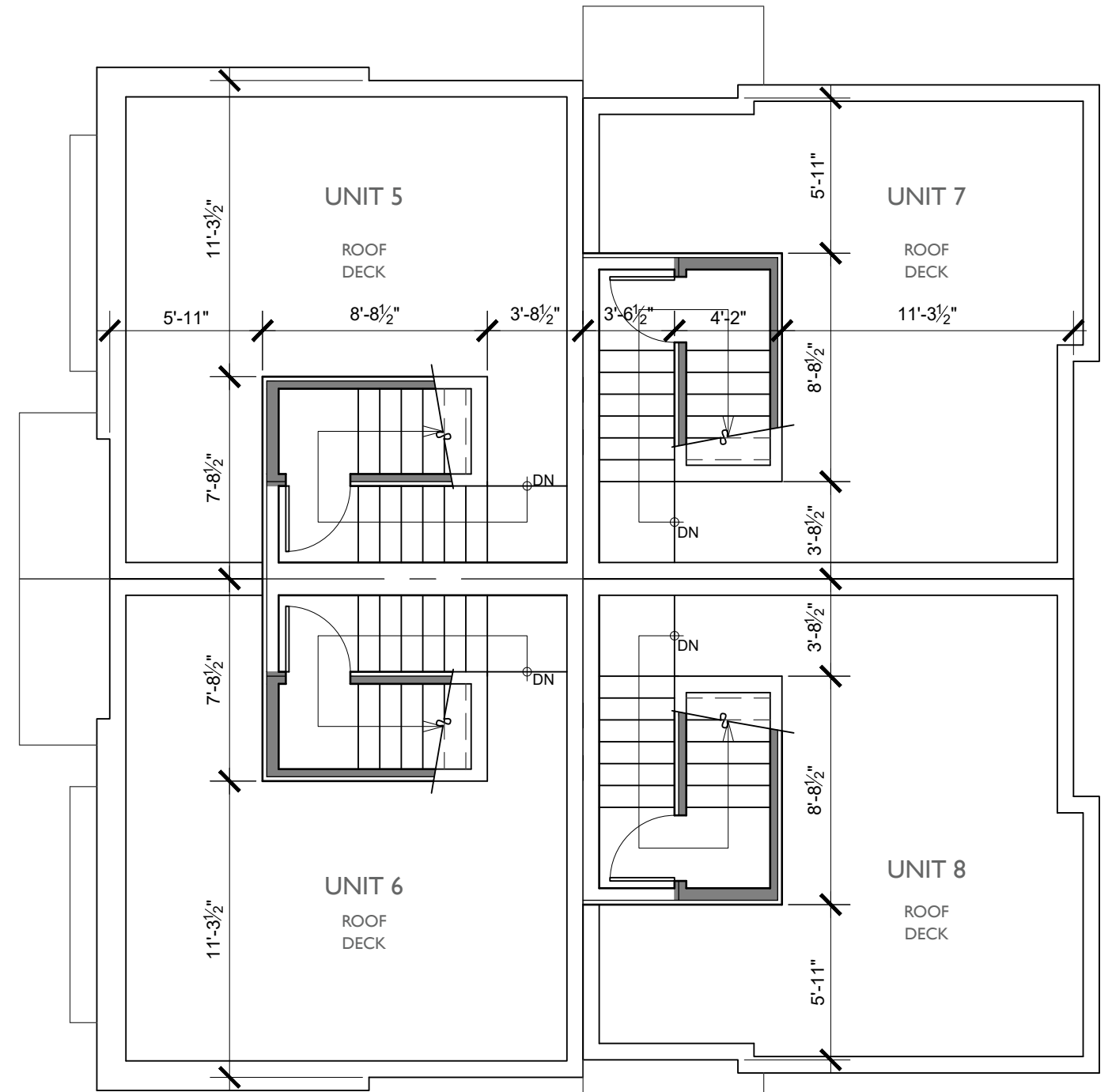
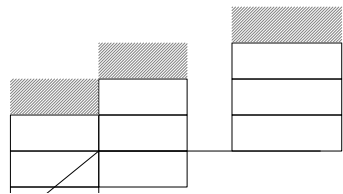
BUILDING B

 FLOOR PLAN- LEVEL 3
N.T.S.





BUILDING A



BUILDING B

 FLOOR PLAN- ROOF
N.T.S.



ARCHITECTURAL CONCEPT: ELEVATIONS BUILDING A



Brick
Mutual Materials,
Covington



Fiber-cement Panel
Siding, Dark Gray



Fiber-cement Lap
Siding, Color to
Match Brick



12" Vertical Reveal
Fiber-cement Siding,
Light Gray



Fiberglass Doors
Black



Vinyl Windows
Black



Concrete Foundation
& Retaining Walls

35
82

House Numbers



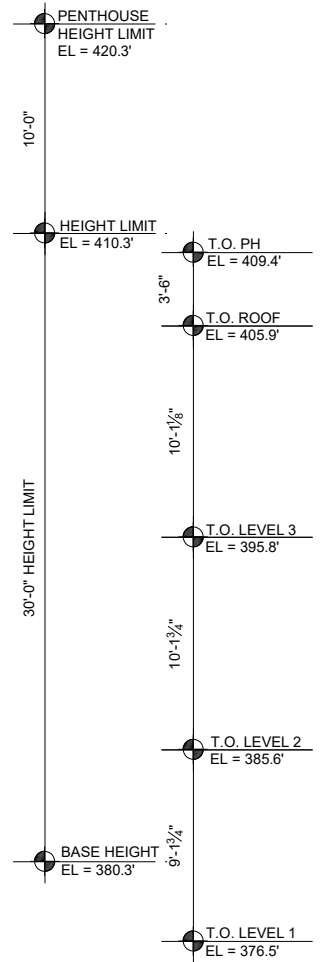
Entry Lighting



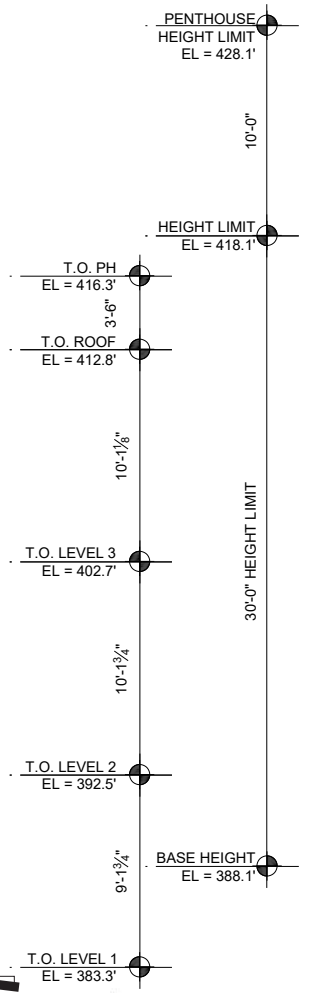
Path Lighting



BUILDING A - WEST ELEVATION
N.T.S.

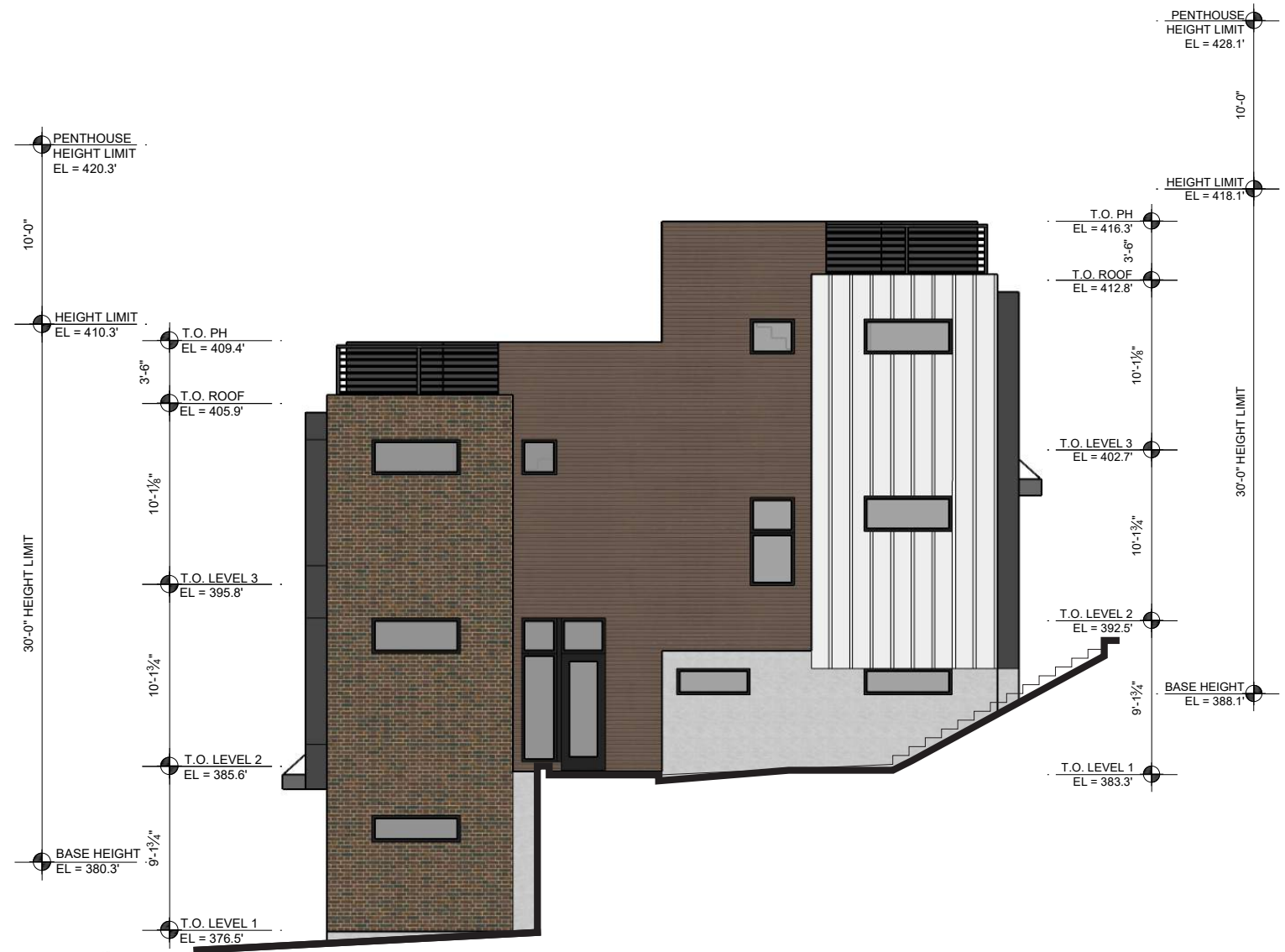


BUILDING A - NORTH ELEVATION
N.T.S.





BUILDING A - EAST ELEVATION
N.T.S.



BUILDING A - SOUTH ELEVATION
N.T.S.



ARCHITECTURAL CONCEPT: ELEVATIONS BUILDING B



Brick
Mutual Materials,
Covington



Fiber-cement Panel
Siding, Dark Gray



Fiber-cement Lap
Siding, Color to
Match Brick



12" Vertical Reveal
Fiber-cement Siding,
Light Gray



Fiberglass Doors
Black



Vinyl Windows
Black



Concrete Foundation
& Retaining Walls

35
82

House Numbers



Entry Lighting



Path Lighting



BUILDING B - WEST ELEVATION
N.T.S.



BUILDING B - NORTH ELEVATION
N.T.S.





BUILDING B - EAST ELEVATION
N.T.S.



BUILDING B - SOUTH ELEVATION
N.T.S.





STREET VIEW
Looking Northwest



STREET VIEW
Looking Northeast



STREET VIEW
Looking Southeast



STREET VIEW
Looking Southeast



SITE STAIRS
Looking Southeast



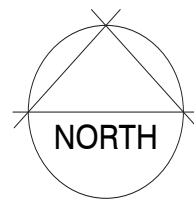
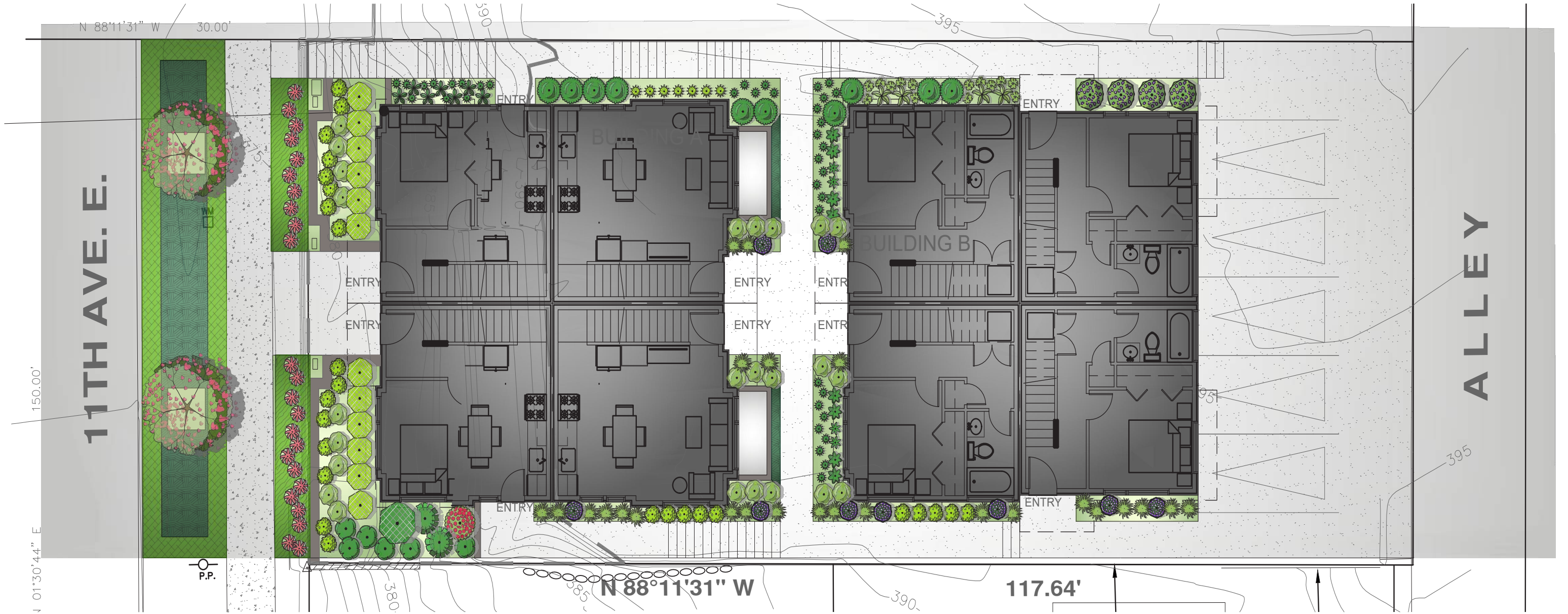
SITE STAIRS
Looking Northeast



COURTYARD
Looking South



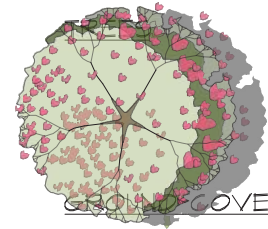
SOUTH SIDE ENTRY
Looking Northeast



RENDERED LANDSCAPE PLAN NTS

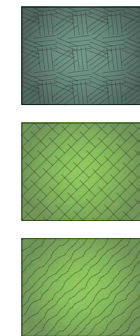


PLANT SCHEDULE



BOTANICAL NAME / COMMON NAME	SIZE
Magnolia x 'Galaxy' / Galaxy Magnolia Street Tree	2" Cal

GROUND COVERS



BOTANICAL NAME / COMMON NAME	SIZE	SPACING
Ajuga reptans / Bugleweed	4"pot	24" o.c.
Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	24" o.c.
Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot	24" o.c.

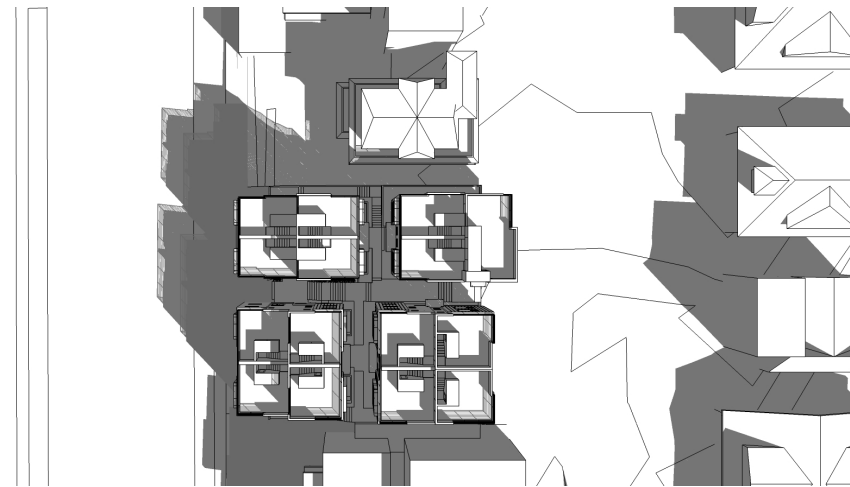


PLANT SCHEDULE

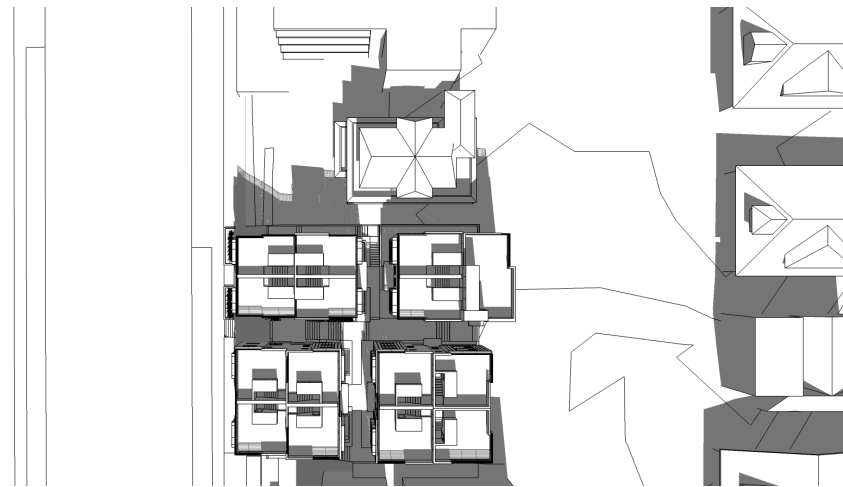
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal
	Beesia deltophylla / Beesia	1 gal
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal
	Blechnum spicant / Deer Fern	1 gal
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
	Dryopteris erythrosora / Autumn Fern	1 gal
	Epimedium x rubrum / Red Barrenwort	1 gal
	Erica carnea 'Golden Starlet' / Golden Heath	1 gal
	Gaultheria shallon / Salal	1 gal
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal
	Imperata cylindrica / Japanese Blood Grass	1 gal
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal
	Pennisetum orientale / Oriental Fountain Grass	1 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal

DESIGN REFERENCES

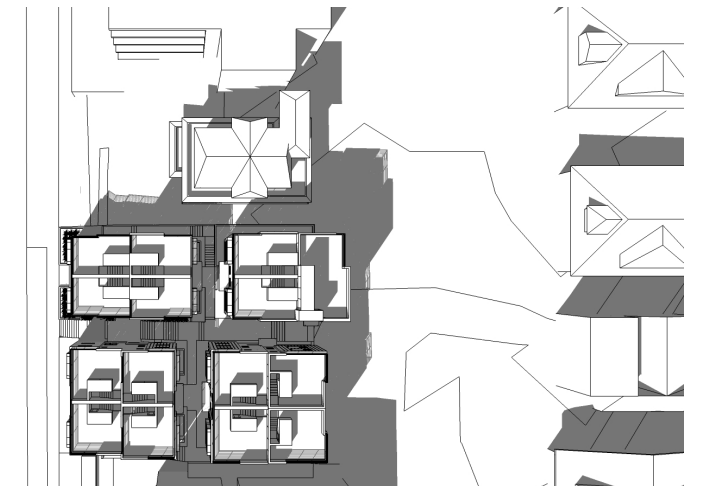




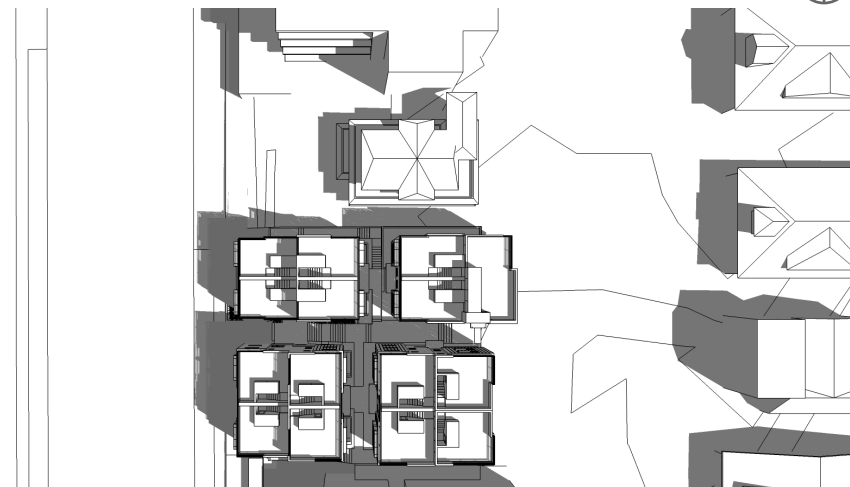
MARCH/SEPT 21st - 10am



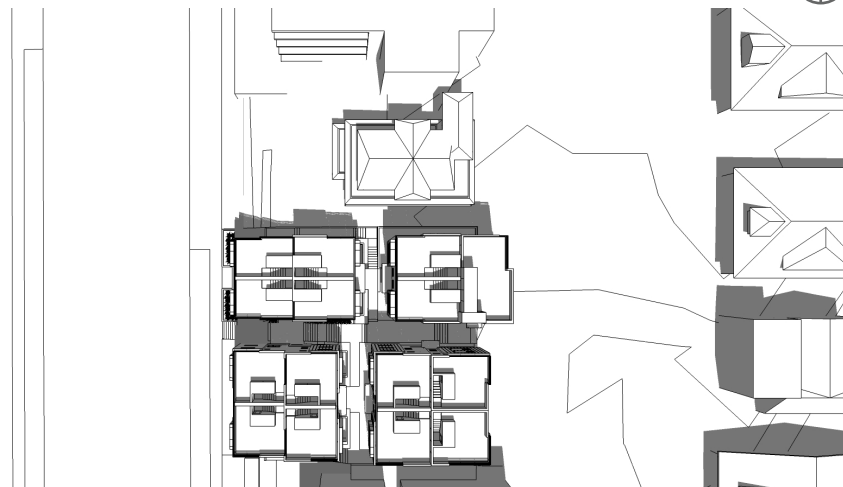
MARCH/SEPT 21st - 12pm



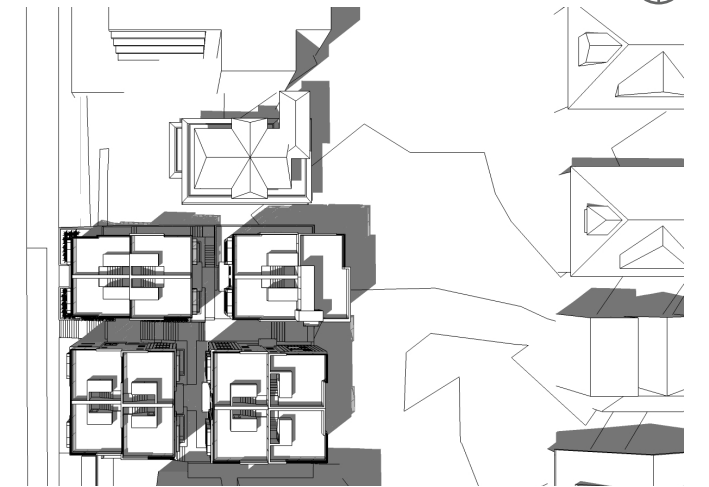
MARCH/SEPT 21st - 2pm



JUNE 21st - 10am



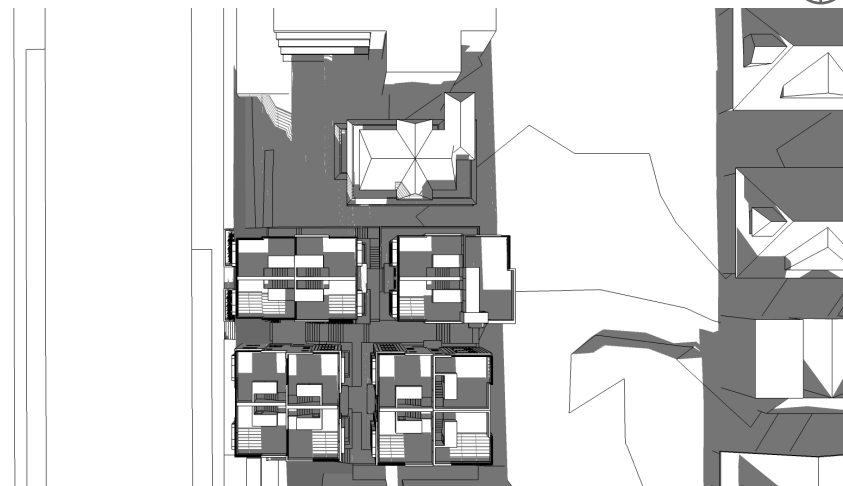
JUNE 21st - 12pm



JUNE 21st - 2pm



DECEMBER 21st - 10am



DECEMBER 21st - 12pm



DECEMBER 21st - 2pm



	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	ADJUSTMENT AMOUNT	REASON FOR ADJUSTMENT
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% of the length of that lot line.	Proposed facade length within 15 feet of the side lot lines is 79'-8" or 67.7%	Allowed per code: $117'-7\ 1/2" \times 65\% = 76'-6"$ Maximum 10% adjustment: $76'-6" + 7'-6" = 84'-0"$ Proposed length: 79'-8" Departure amount: 5.2%	Increasing the facade length will help the project to better meet the following Design Review Guidelines: CS2-B.2 Connection to the Street DC2-C.1 Visual Depth and Interest. By allowing the facade length to be 3'-2" beyond than the allowable 65%, this proposal allows greater facade modulation and overhangs for bays to accentuate the structures adding visual depth and interest as well as breaking down the larger building form to a more intimate scale. The increase in facade length also allows us to further break down the scale by allowing us to construct two smaller separate buildings instead of a single structure. The proposed buildings will more closely match the scale of the single family residences and townhouses nearby. Separate buildings also allows us to bring the western most portion of the building down to the level of 11th Avenue giving us a more direct connection to the street.



