

# STREAMLINED DESIGN REVIEW

September 30, 2015

DPD # 3021374  
4122 36th Ave SW  
Seattle, WA 98126

Applicant:  
Alloy Design Group, LLC  
3220 1st Ave South, Suite 500  
Seattle, WA 98134  
Contact: Greg Squires

Owner:  
Matt Johnson  
2212 Queen Anne Ave N  
Seattle, WA 98108

DPD Contact:  
Holly Godard  
holly.godard@seattle.gov  
(206) 684-0532

PROJECT SITE



SDR

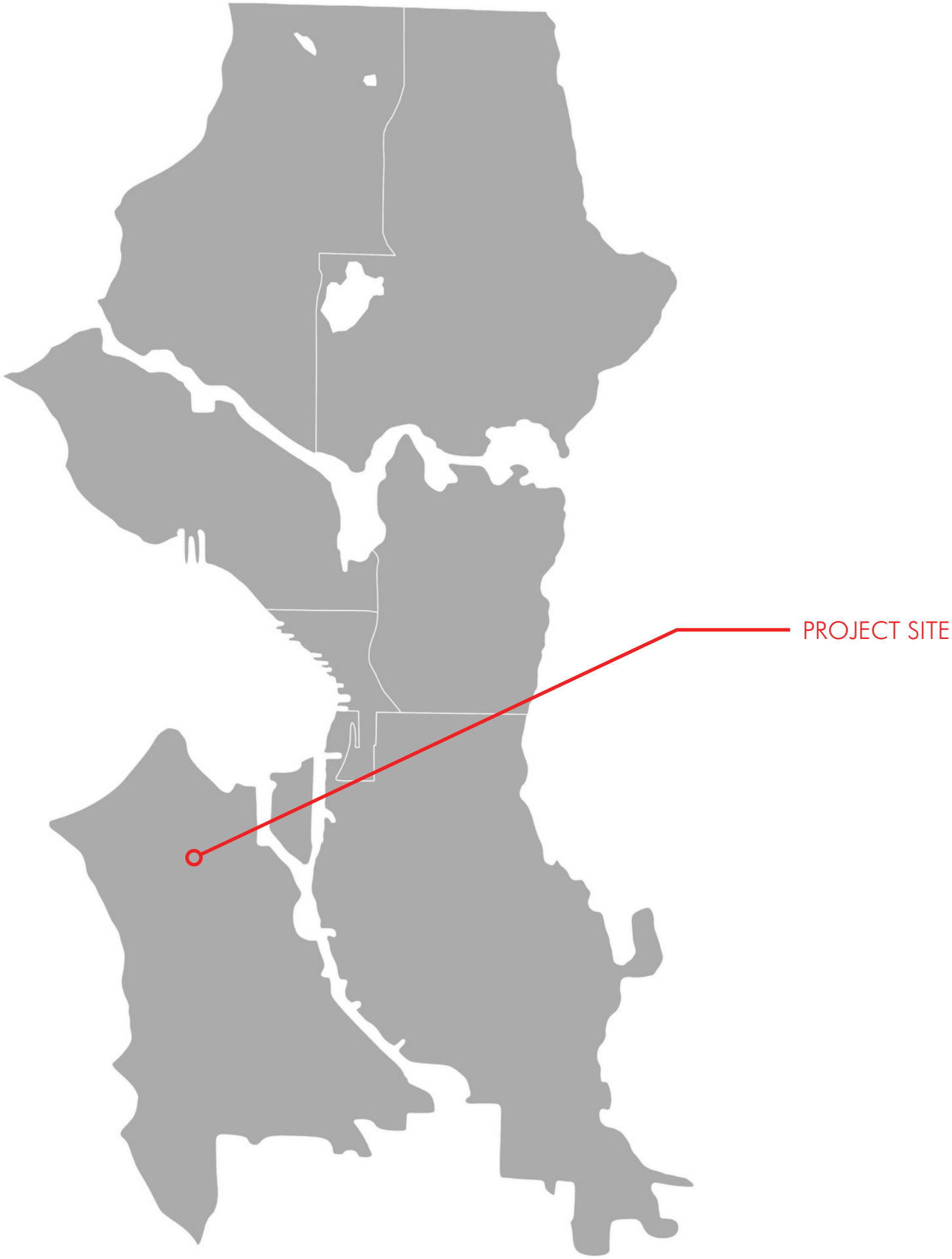
PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs

**alloy**  
DESIGN GROUP LLC

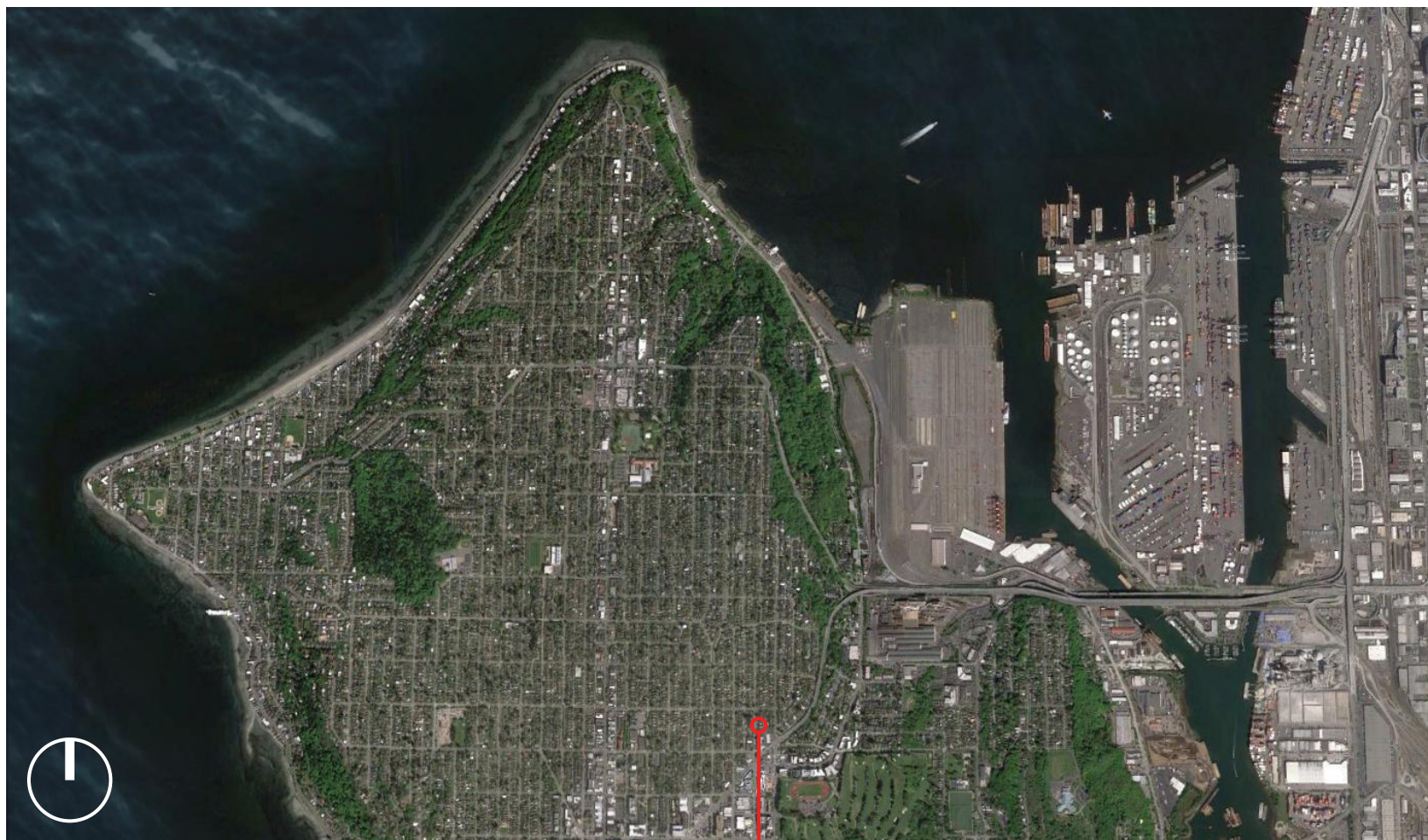


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VICINITY MAP

### DEVELOPMENT OBJECTIVES

The project proposes the construction of twenty (20) total Small Efficiency Dwelling Units (SEDUs) within two (2) four-story structures (the pair connected by a sub-grade floor). The existing triplex and alley accessed parking will be demolished. Between the buildings is the proposed communal space created for circulation, access, and amenities. The façade on the front building is pulled away from the minimum front setback to allow for a friendlier buffer and scale along the street, as well as to provide common amenity space for the residents that fronts the street. Additionally, the site setbacks at certain locations along the building increase to allow more units to share the territorial views from the site. Ultimately, the project endeavors to promote urban density and maintain the neighborhood atmosphere while fitting into the current context of the West Seattle Neighborhood.

### NEIGHBORHOOD DEVELOPMENT

The project site is zoned LR3 and is located within the West Seattle Junction (Hub Urban Village). The immediate neighborhood is comprised of low-rise single-family and multi-family development. Additionally, due to the nearby NC3-65 zoning, there are many restaurants and service-oriented businesses within walking distance of the subject site. A few blocks to the south is SW Avalon Way, along which is a mixture of mid-rise residential units and small-businesses. Slightly further south is the West Seattle Stadium, and the West Seattle Golf Course.

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BIRDSEYE

### SITE LOCATION

4122 36th Ave SW  
Seattle, WA 98126

### PROJECT PROGRAM

Site Area: 4,600 SF  
Number of Residential Units: 20  
Number of Parking Stalls: None  
Proposed Bike Parking: 20 Stalls  
Total Area: 8,452 SF  
Allowable FAR: 9,200 SF  
(LR3 - 1.5 or 2.0)  
(4600 \* 2 = 9200)

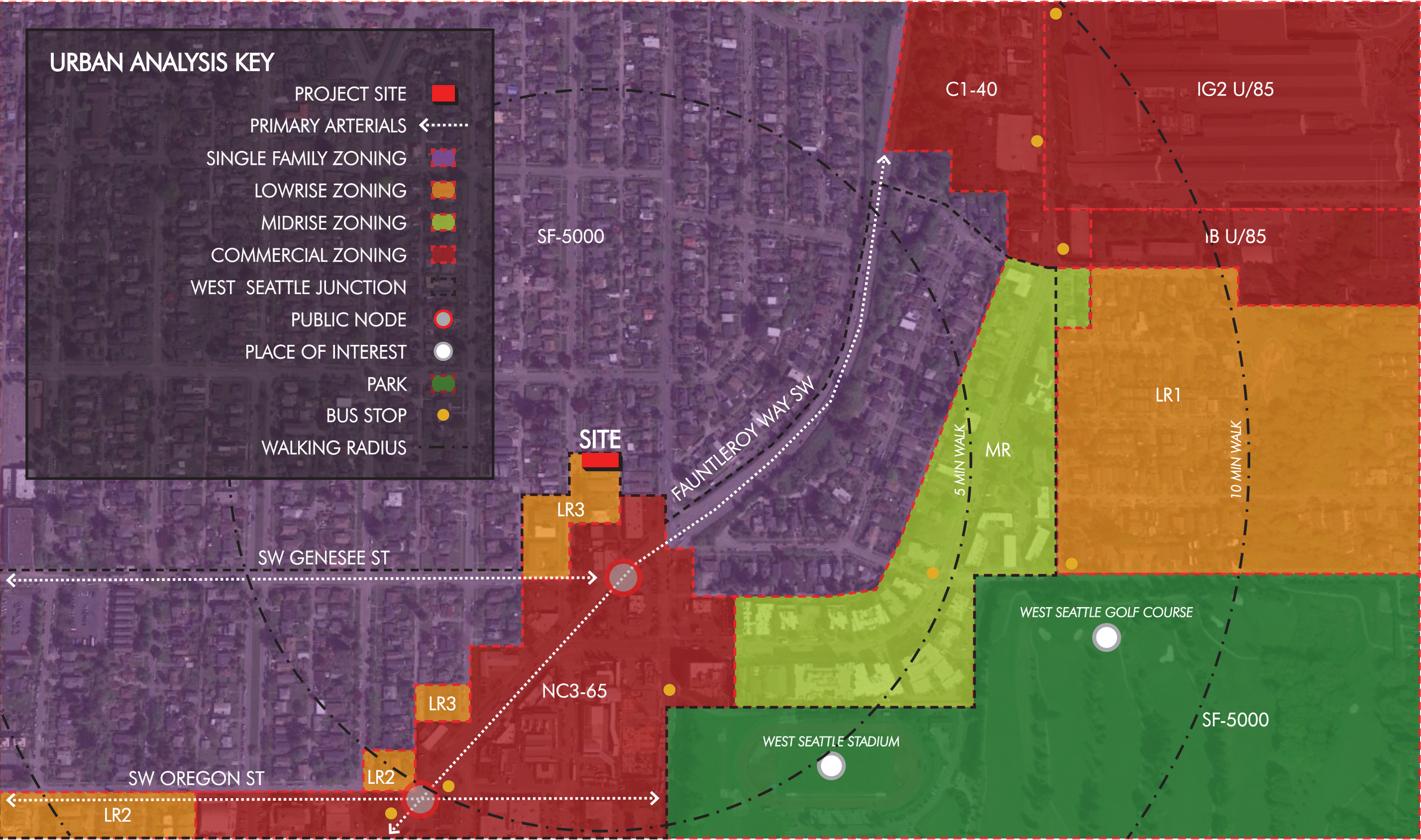
SITE INFORMATION:  
SITE LOCATION + INFORMATION



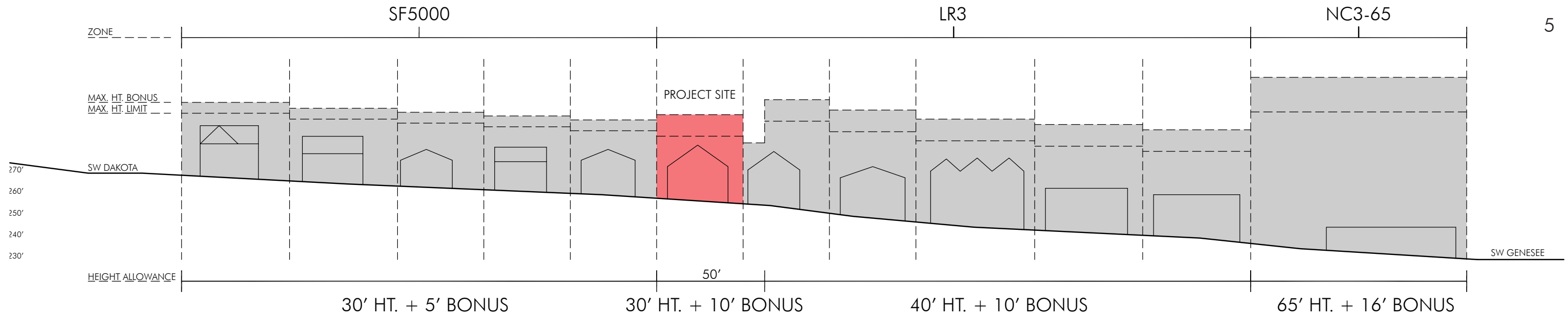
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ZONING

The project is located in an LR-3 zone. The neighborhood is a mix of single family and multi-family dwellings with interspersed commercial uses. Adjacent parcels to the project site are zoned LR3 to the south, and SF-5000 to the north and west. The proximity to SF zoning limits the max allowable height limit to 30’ for this project. Further south down the block, the LR3 zoning borders NC3-65 commercial zoning to the south. This project is located in the West Seattle Junction (Hub Urban Village) Overlay.

PROJECT BREAKDOWN

DPD Project #: 3021374  
Related Project #'s: 6483354  
Project Address: 4122 36<sup>th</sup> Ave SW  
Seattle, WA 98126  
APN: 095200-3990  
Zone: LR-3  
Overlay Zoning: West Seattle Junction (Hub Urban Village)  
Subject Lot Size: 4,600 SF  
Use Type: Multi-family; Apartment Units (R-2)

Legal Description:  
LOT 10 AND THE NORTH 15 FT. OF LOT 11, BLOCK 31, BOSTON CO.'S  
PLAT OF WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED  
IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA.

Density: SMC 23.45.512  
Apartments - LR3: 1 unit/800 or No Limit

Setback Requirements: SMC 23.45.518  
Front: 5'-0" min.  
Side N: 7'-0" avg. / 5'-0" min.  
Side S: 7'-0" avg. / 5'-0" min.  
Rear: 10'-0" min.

Amenity Area: SMC 23.45.522  
25% of lot, or 4,600 SF x .25 = 1,150 SF; 50% at ground level = 575 SF

Structure Height: SMC 23.45.514  
Allowable: 30'-0" (+10' for pitched roof, min. 6:12)

Structure Width & Facade Length: SMC 23.45.527  
Structure Width Allowed: 150'-0"  
Facade Length Allowed: 65% of Lot Depth  
115'-0" x 65% = 74'-9"

Residential Parking Requirements: SMC 23.54.015 Table B, Use M  
Required: None (Frequent Transit in Urban Village)

Bicycle Parking Requirements: SMC 23.54.015.K Table D, Use D.2.  
Required: 0.75 Per SEDU

FAR Calculations: SMC 23.86.007.E  
4,600 SF x 2.0 = 9,200 allowable FAR

REQUESTED ADJUSTMENT

LAND USE DEVELOPMENT STANDARD ADJUSTMENT	
RELEVANT CODE SECTION	PER SMC 23.45.518: A. Required setbacks for LR zones. Table A. Side setback for Facades greater than 40'in length 7' average; 5' minimum
ADJUSTMENT REQUIRED	We are requesting a side setback adjustment for facades greater than 40' in length from 7' average to: 6.34' Avg. - North Setback (9% Reduction) 6.27' Avg. - South Setback (11% Reduction)
NEIGHBORHOOD DESIGN GUIDELINES	A-7: RESIDENTIAL OPEN SPACE - A decrease in side setbacks allows the building to increase both the front and rear setbacks, creating larger yards and more usable, attractive open space and allowing for a spacious central courtyard that links the two building's entries.







WEST SEATTLE BIKE CULTURE



WEST SEATTLE SUMMERFEST



CALIFORNIA AVE AS NEIGHBORHOOD HUB



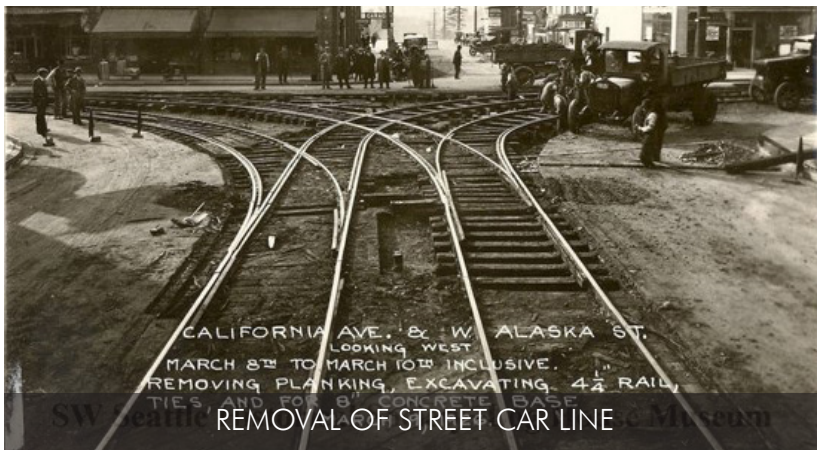
NEIGHBORHOOD MURALS



INTERCONNECTED BY RAPID RIDE



WEST SEATTLE FARMER'S MARKET



CALIFORNIA AVE AS A COMMERCIAL CORE





4130 36<sup>TH</sup> AVE SW



4134, 4136, & 4138 36<sup>TH</sup> AVE SW



4148 36<sup>TH</sup> AVE SW



4147 36<sup>TH</sup> AVE SW



3600 36<sup>TH</sup> AVE SW



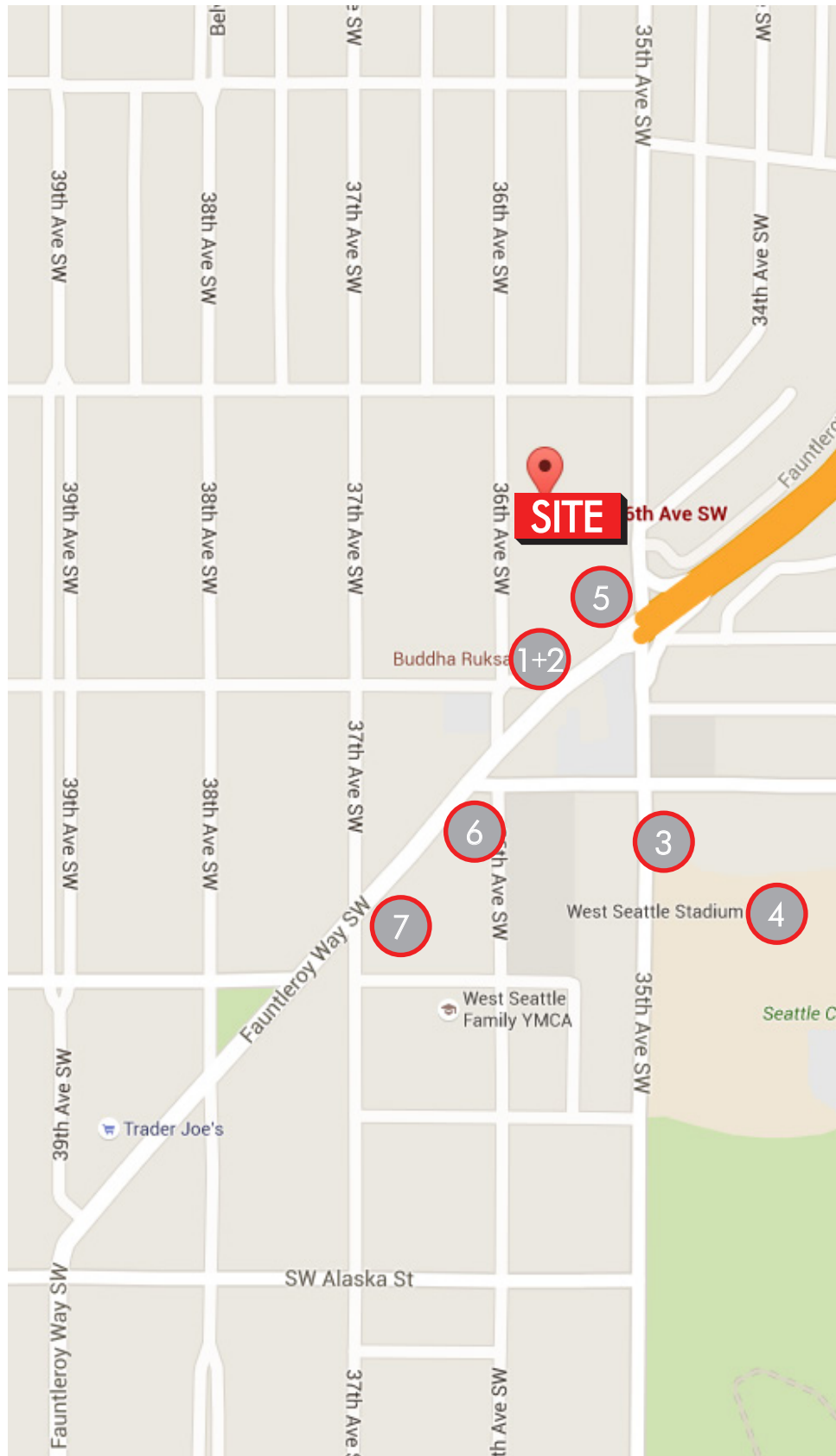
NEIGHBORHOOD INFORMATION:  
NEIGHBORHOOD CONTEXT



PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs











ZEBRA PRINT & COPY; SMILES BY BOND; SEATTLE SUN TAN; ZAW PIZZA



ALKI LUMBER & HARDWARE



RUDY'S BARBERSHOP

NEIGHBORHOOD INFORMATION:  
WEST SEATTLE COMMERCIAL CONTEXT



PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs







36TH AVE SW VIEW TOWARDS THE EAST



36TH AVE SW VIEW TOWARDS THE WEST





36TH AVE SW VIEW TOWARDS THE EAST



36TH AVE SW VIEW TOWARDS THE WEST

NEIGHBORHOOD INFORMATION:  
STREET VIEWS



PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs







ALLEY VIEW TOWARDS THE WEST



ALLEY VIEW TOWARDS THE EAST





ALLEY VIEW TOWARDS THE WEST



ALLEY VIEW TOWARDS THE EAST

SITE INFORMATION:  
ALLEY VIEWS



PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs



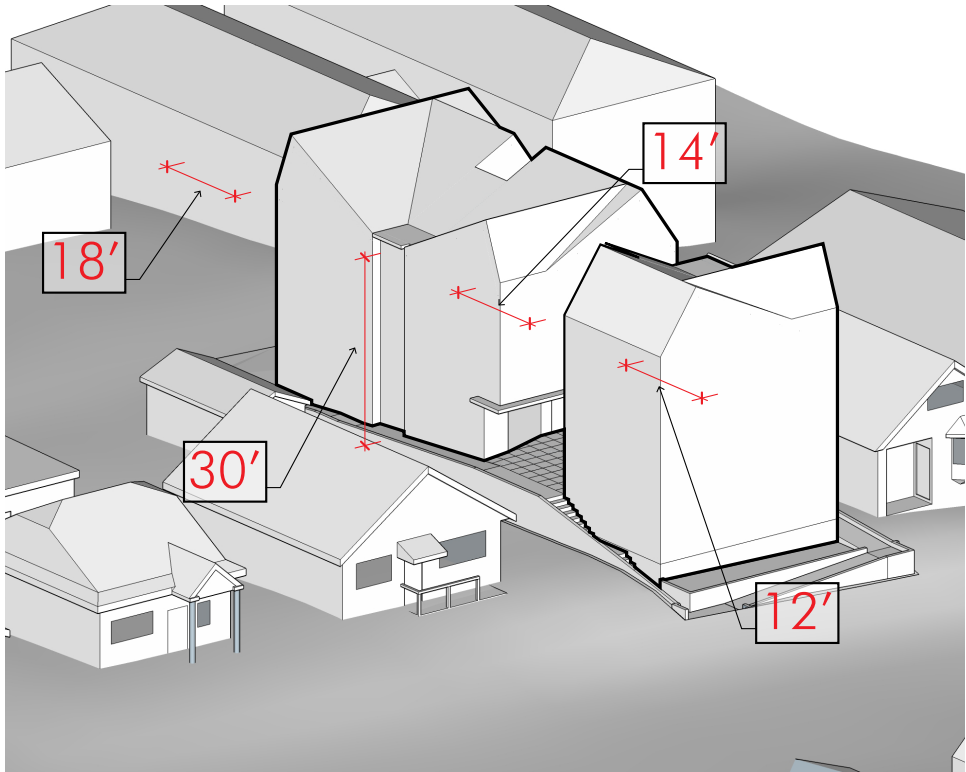


GUIDELINE	DESCRIPTION	APPLICANT RESPONSE
SDG-CS1-B. Natural Systems and Site Features: Sunlight and Natural Ventilation	B2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.	The glazing strategy for this project places windows in close proximity to the intersection of interior walls and ceiling planes in order to maximize the natural illumination of the interior surfaces. The intention is to create interior spaces that require little to no electric illumination during the daytime hours. By using a sloped the gable roof form and creating interior separation between building components this project aims to allow a significant amount of natural daylight to filter through towards the north neighbors’ while still achieving the maximum development potential this site can yield.
SDG-CS1-D. Natural Systems and Site Features: Plants and Habitat	D1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating signifi- cant trees and vegetation if retention is not feasible.	
WSDG-CS2-III. Urban Pattern and Form: Height, Bulk, and Scale compatability	III.i. Site and Surroundings: Applicant must analyze the site in relationship to its surroundings.  III.iii. Modulation: New buildings should use architectural methods including modula- tion, color, texture, entries, materials and detailing to break up the façade—particularly important for long buildings—into sections and character consistent with traditional, multi-bay commercial buildings prevalent in the neighborhood’s commercial core.	Many of the building forms and textures of the surrounding structures have been considered when choosing the material palette for the proposed project. The familiar gable roof form in combination with the smaller-width vertical siding scheme is intended to relate this project to the neighborhood context. The light-colored siding material is broken down through horizontal flashings and an intentionally randomized window package that has been arranged so as to breakdown the scale and mass of the building.
WSDG-CS3-I. Architectural Context and Character	I.i. Facade Articulation: To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural embellishment are important considerations in mixed-use and multifamily residential buildings.	To further relate this multi-family project with its single family neighbors the building has been separated on the upper 3 floors to create a more residential scale for the overall proposal. This separation creates variety in the roof forms that more appropriately relates to the single family fabric of the neighborhood.
WSDG-PL1-I. Connectivity	I.i. Human Activity: Proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment. Building facades should give shape to the space of the street through arrangement and scale of elements. Display windows should be large and open at the street level to provide interest and encourage activity along the sidewalk.	The front setback for the proposed project is 12’-0”, more than double the required front setback of 5’-0”. This will encourage a better pedestrian environment and create a more suitable alignment with the front yard requirements for the SF zones to the north. Connectivity and pedestrian activity are further encouraged by grouping the main entry steps and the entrance to the encircling ramp way at the northwest corner of the site.
WSDG-PL2. Walkability	I.i. Human Scale: Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character.  II.i. Pedestrian Open Scapes and Entrances: Larger sites are encouraged to incorporate pedestrian walkways and open spaces to create breaks in the street wall and encourage movement through the site and to the surrounding area.	Three distinct open spaces are located at the front, interior and rear of the project and linked through a connecting walking pathways and ramps. The intention is to promote movement and activity throughout the site. The interior courtyard also functions as the main entry for the building which has been recessed and covered to provide a safe and sheltered entrance for the future occupants.
SDG-PL2-A. Walkability: Accessibility	A1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.	The surrounding pathways and accessible ramp ways are interwoven through to the center of the project, which contains the primary front door and a secondary entrance to the shared bike amenity. These pathways will integrate illumination intended to cast light on both the walking surfaces and vertical facades in order to provide both direction and safety for all users.
SDG-PL2-B. Walkability: Safety and Security	B2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.	



GUIDELINE	DESCRIPTION	APPLICANT RESPONSE
SDG-PL3-A. Street Level Interaction: Entries	A1c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.	The primary entry has been located at the center of the building to create a semi-private experience for the users, but remains visible from the street via an extended awning that serves to shelter and act as a visual cue.
SDG-PL4-B. Active Transportation: Planning Ahead for Bicyclists	B1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.  B2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.  B3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.	Bicycle parking and facilities provided are above and beyond the code requirement. A dedicated bicycle amenity space is centrally located inside the building just off the interior courtyard with direct access to the encircling ramps that connect the project to the bordering alley and street.
WSDG-DC2-I. Architectural Concept and Consistency  WSDG-DC2-II. Human Scale	I.ii. Roof forms: The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure.  II. Comfort and Activity: Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.	One of the main goals for the architectural concept was to include a multitude of small efficiency dwelling units within a structure that maintained an outwardly simple form. This is achieved by utilizing more traditional roof lines and siding materials, but applying them in a clean, modern fashion. Additionally, the project provides a select variety of window arrangements combining more traditionally-scaled residential components with more expansive window wall configurations. This window patterning is intended to bring a variation and composition to an otherwise basic building form.
SDG-DC3-A. Open Space Concept: Building-open Space Relationship	A1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	As proposed, this project contains attractive, well landscaped, usable front and rear yards. The 12'-0" front yard is compatible with the existing streetscape and provides an attractive transition between the residences and street while maintaining the privacy and security of the occupants. The 18'-0" rear yard is large enough to accommodate the garbage collection area as well as ample amenity space that buffers the building against the adjacent alley, providing both privacy and security to the occupants of the rear units.
SDG-DC4-A. Building Materials  SDG-DC4-C. Lighting	A1. 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.  C1. 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.	Vertical stained cedar siding provides the project with a natural and unique pattern on all building elevations while adding to the building's overall warm and inviting feeling. The standing seam metal roof gives the traditional roof form a modern twist, while increasing the roofs lifespan and augmenting the building's texture field. Side and down lighting illuminate the building's stairs and ramps, providing pedestrians a clear path of travel and increased safety at night. Uplighting accents the site landscaping and building features.

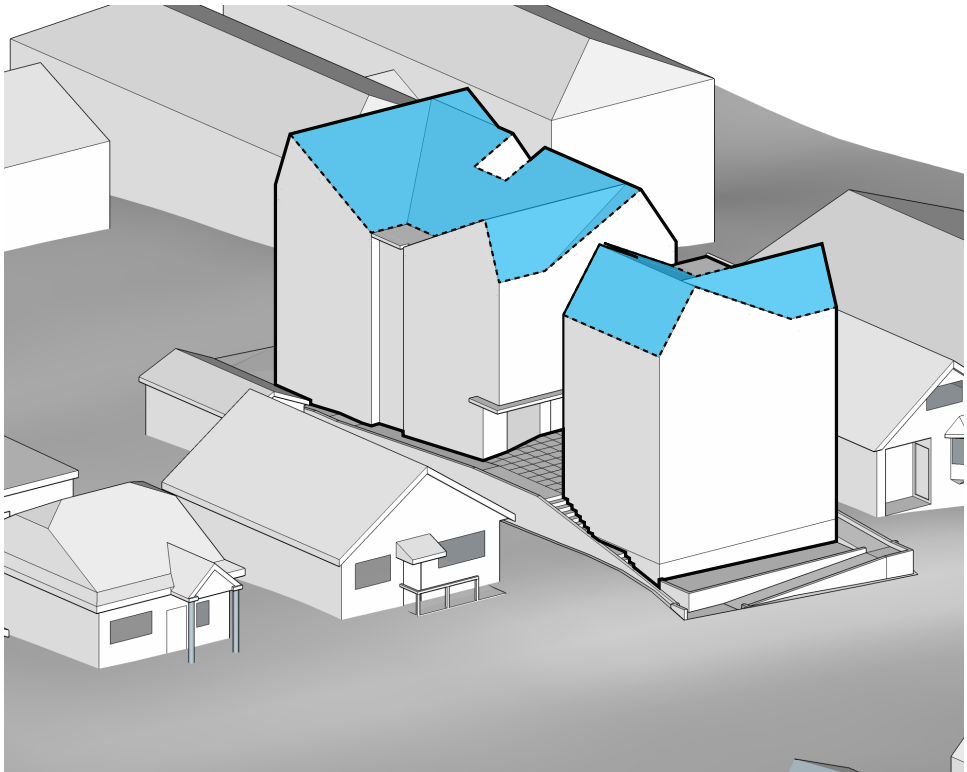




REDUCED HEIGHT LIMIT; INCREASED SETBACKS

WSDG-CS2-III, PL1-I; SDG-DC3-A

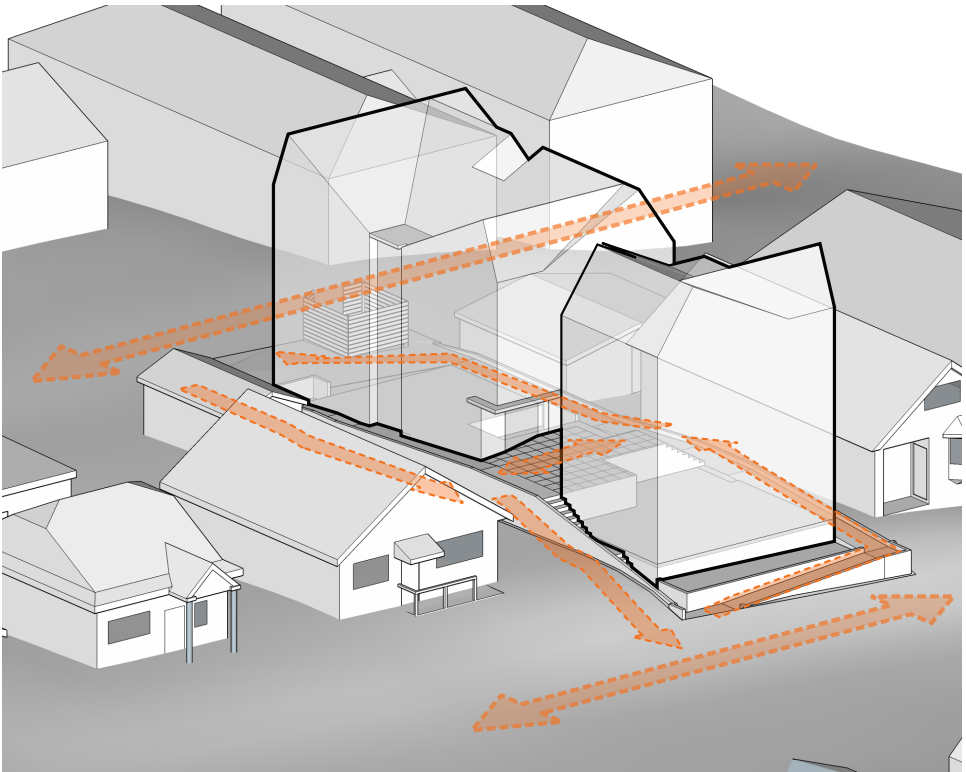
To respect the neighboring SF zoning, this project proposes significant increase to the required minimum front, rear, and interior setbacks. Additionally, based on this proximity, the maximum height limit has been reduced from 40' to 30'. These reductions in setback and height create a more appropriate transition between the various residential zones.



TRADITIONAL CONSISTENCY

WSDG-DC2-I & II, CS2-III, CS3-I

The project borrows familiar gabled roof forms from its surroundings to better integrate this project with the local context. These more traditional roof forms allow increased daylight through to the north neighbors, and create vaulted interior ceilings for the upper units, allowing for maximum light penetration while framing views to downtown Seattle and Mt. Rainier.



CIRCULATION / MOVEMENT

WSDG-PL1-I, PL2- I & II; SDG-PL2-A & B, PL4-B

The existing street and ally for this site serve as significant pedestrian thoroughfare connecting the SF houses to the north to the commercial zoning and mass transit to the south. The project's circulation paths and ramps create a circular link between the alley and the street, maximizing the ability for pedestrians and cyclists alike to enter and exit the project site, highlighting activity, and creating an effective transition between the public and private realms.

REAR SETBACK

10'-0" REQUIRED  
18'-0" PROPOSED

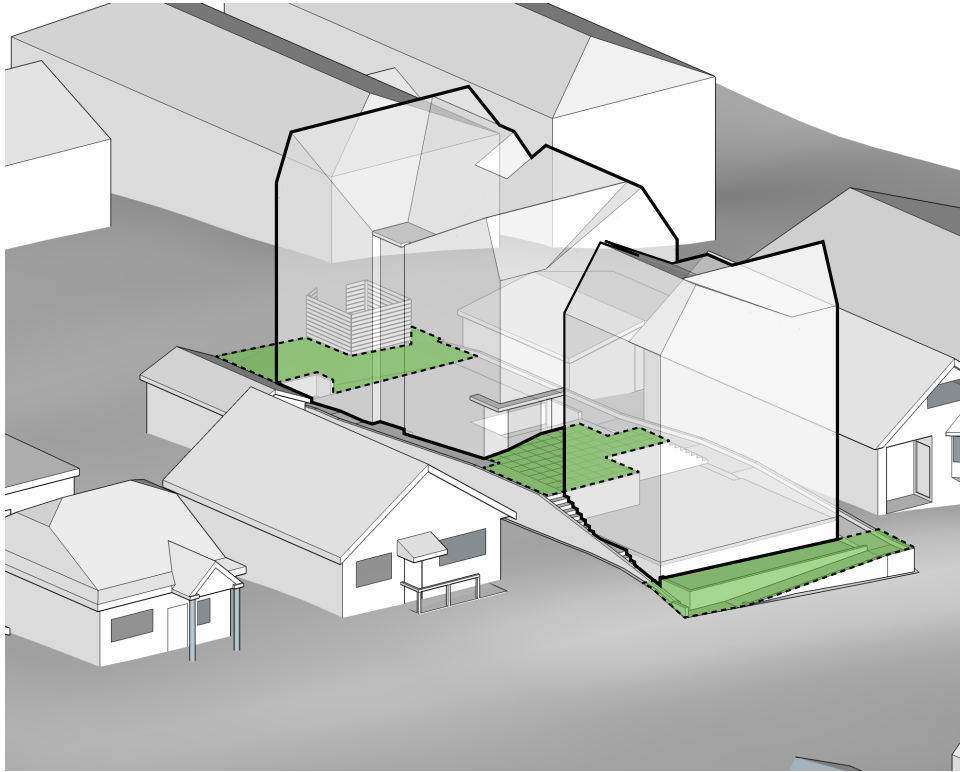
INTERIOR SETBACK

6'-0" REQUIRED  
14'-0" PROPOSED

FRONT SETBACK

5'-0" REQUIRED  
12'-0" PROPOSED

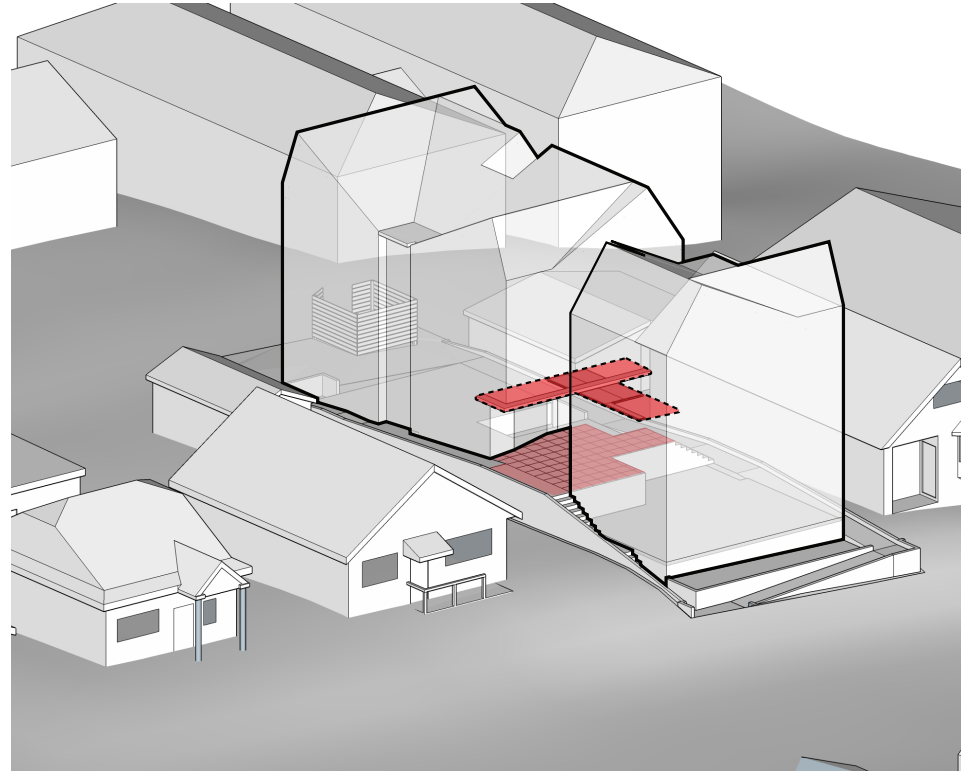




### AMENITY SPACES

WSDG-PL2, DC2-I & II; SDG-CS1-D

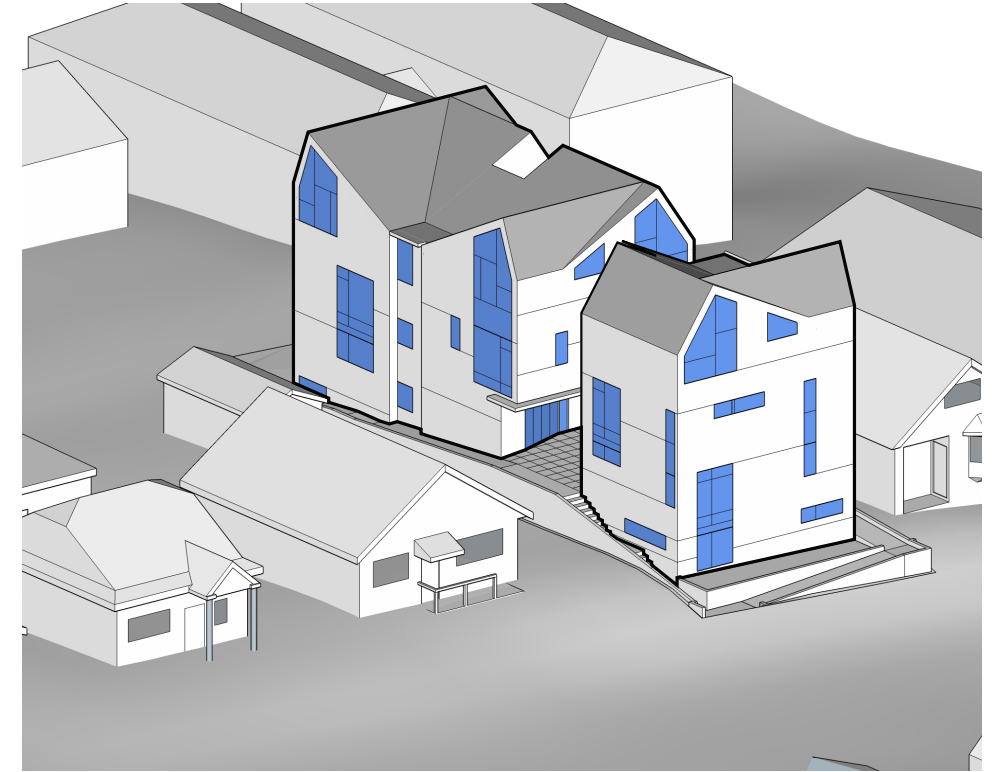
The increased front and rear setbacks in combination with the building separation at the center of the site allow the project to provide all required amenity space at the ground level. These areas provide a human scale at the pedestrian level, reduce the overall massing of the project, and serve to enhance comfort and invite activity.



### RECESSED PROTECTED ENTRY

SDG-PL2-A & B, PL3-A

The primary building entries are linked at the central courtyard by an overhead awning that draws in pedestrians from the street and highlights the path between the structures. The recessed entry for the eastern building creates an inviting gathering space and serves as an extension of the amenity space between the buildings.

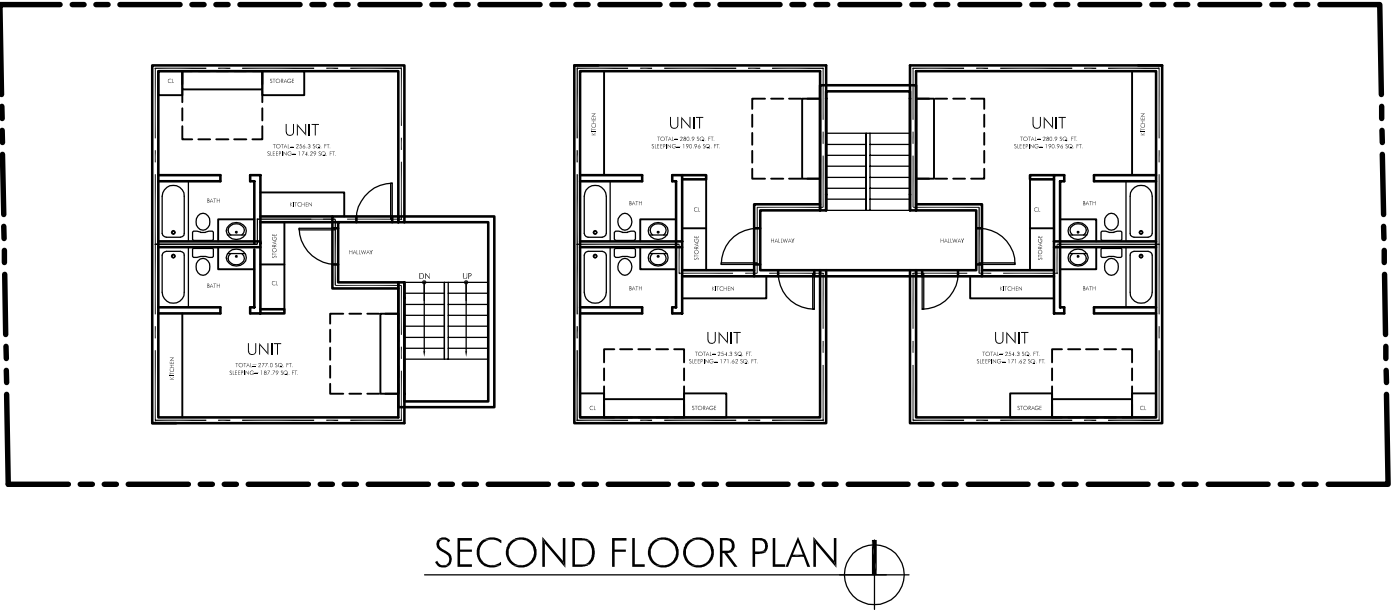
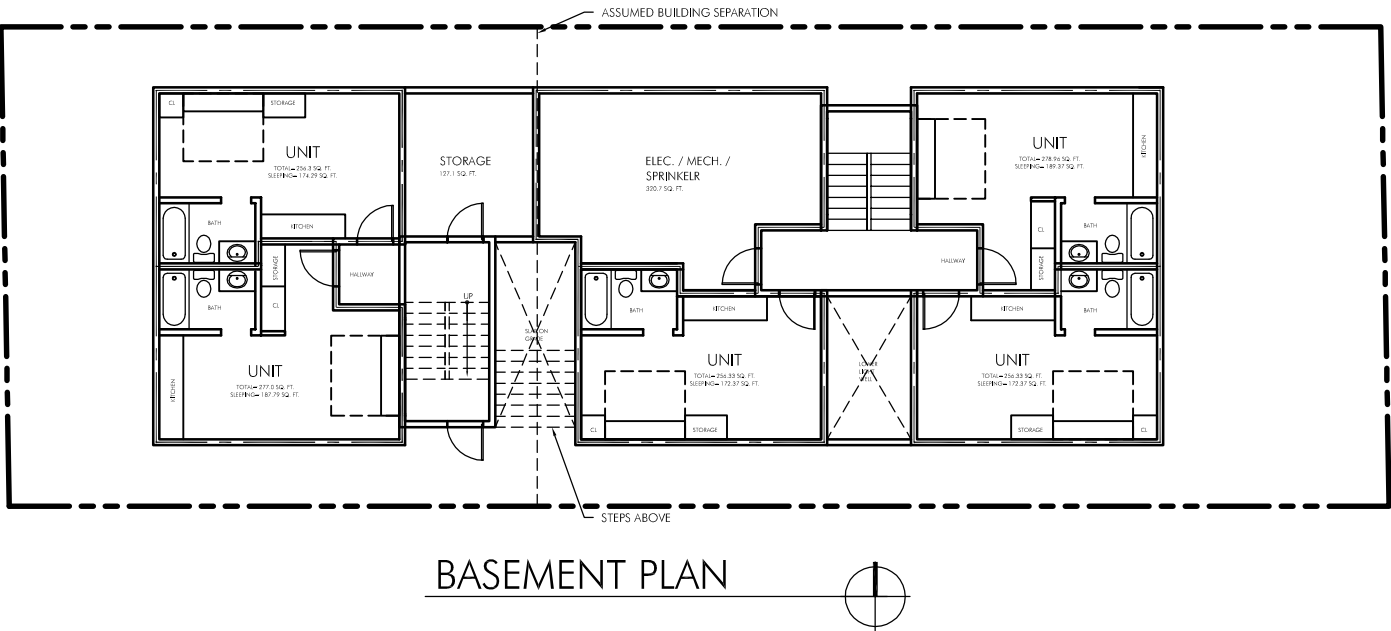
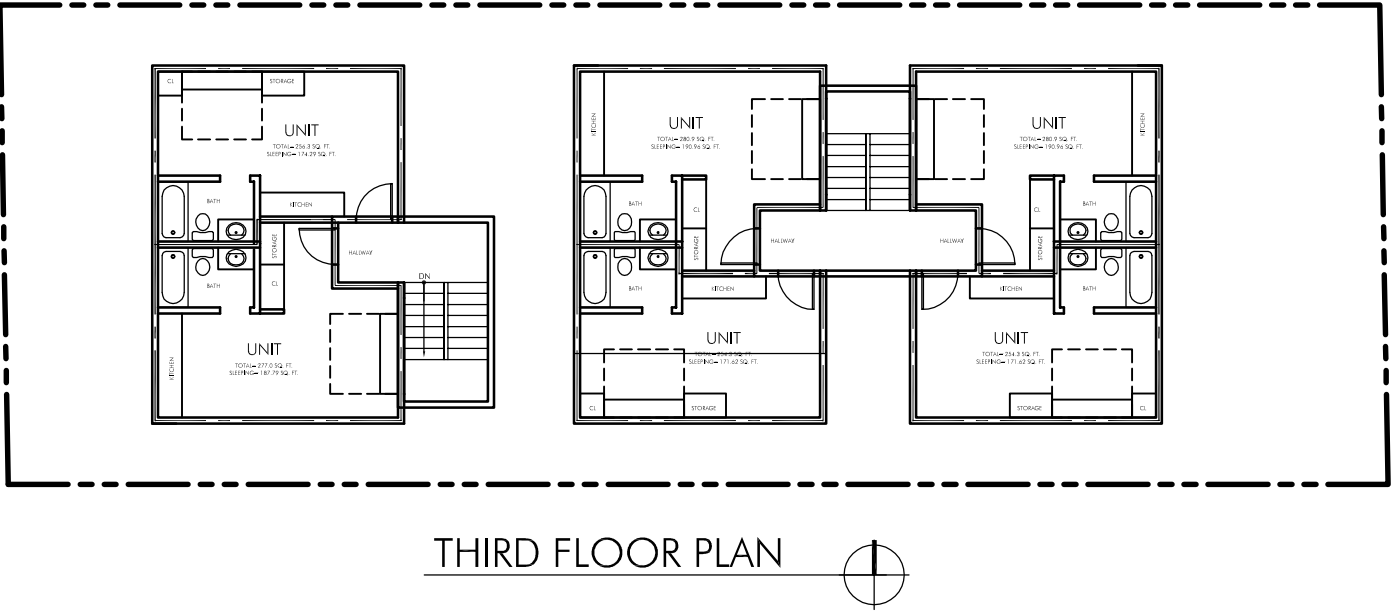
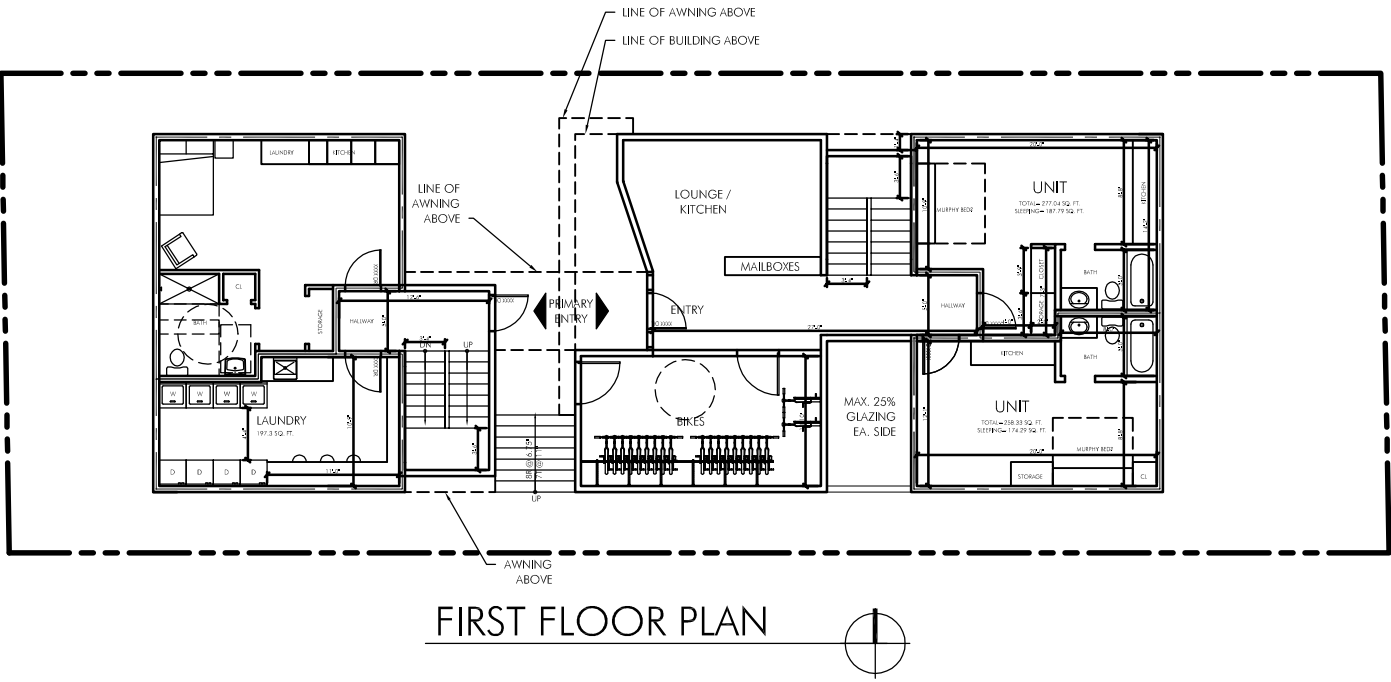


### WINDOW VARIATIONS

WSDG-CS2-III; SDG-CS1-B, PL2-B

The varied window patterns combined with linear breaks in the siding system reduce the scale of the building mass and break down the overall form. Larger window configuration provided for each unit produce ample daylight for the small interior spaces and highlight the beautiful views afforded by this site.

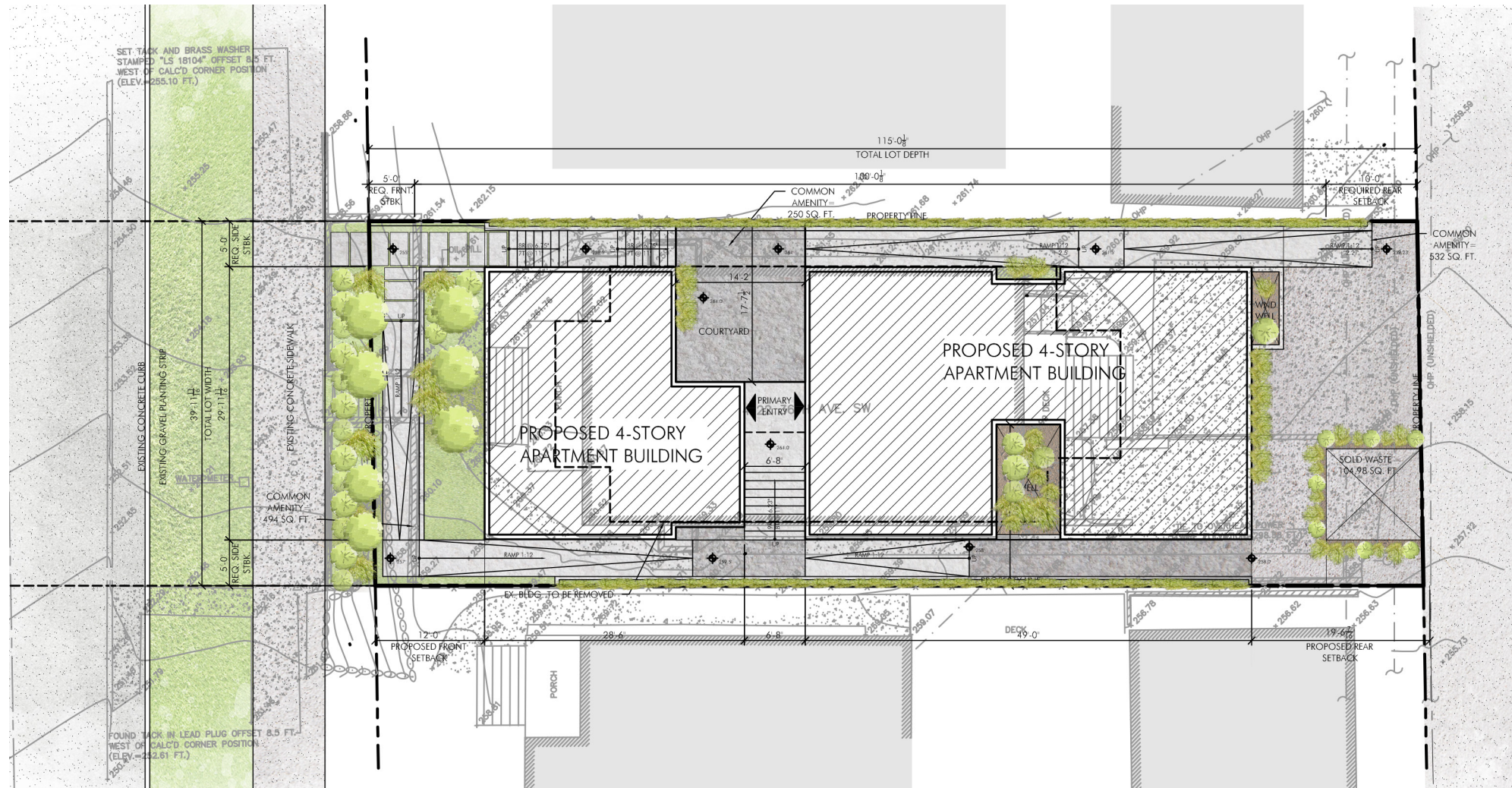




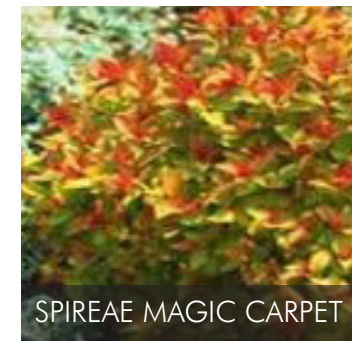
**UNIT PLANS**

The project is comprised of 20 units, all of which are similarly sized and programmed, that are connected by a common basement floor plan as well as ample ground-level amenity space above. On the first floor is also a common mail area, laundry room, kitchen/lounge space, and a secured bicycle parking room. Wrapping around the exterior of the project are the circulation paths; stairs for quick pedestrian access, and a ramp that connects 36<sup>th</sup> Ave SW to the eastern alley so that bicycle traffic can easily access either route.





ACER ACONTIFOLIUM



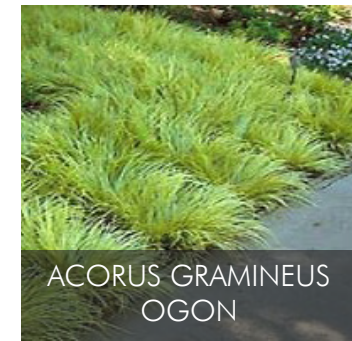
SPIREAE MAGIC CARPET



SARCOCOCCA HUMILIS



KARL FORESTER GRASS



ACORUS GRAMINEUS  
OGON



CAREX EVERCOLOR  
EVERIL



CAMBELL BAMBOO



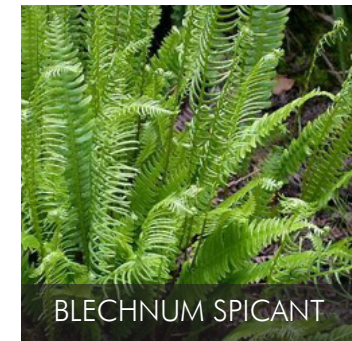
SEDUM ANGELINA



SALAL



OREGON GRAPE



BLECHNUM SPICANT



NANDINA DOMESTICA  
GULF STREAM

### LANDSCAPE APPROACH

The landscaping proposed located tall plantings (i.e. bamboo, tall grass) directly in front of the units for privacy, with smaller shrubs adjacent to the sidewalk and steps at the rear units. The side yards will be landscaped accordingly.

DESIGN PROPOSAL:  
SITE + LANDSCAPE APPROACH

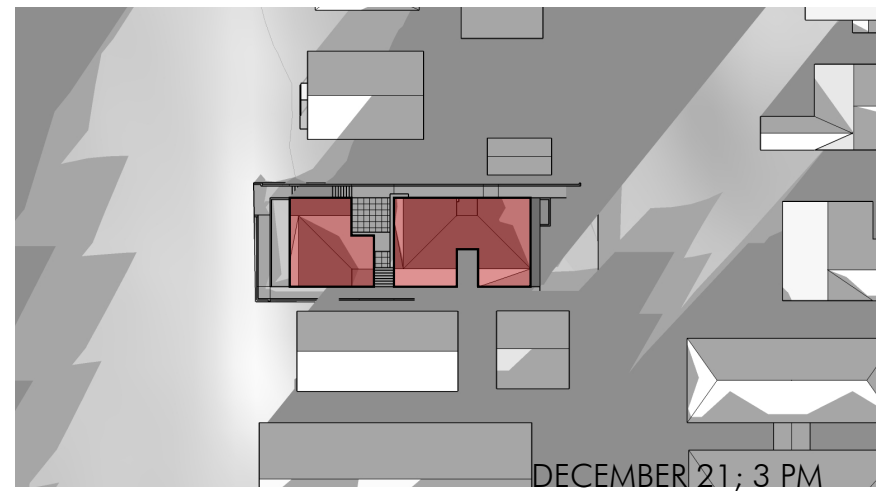
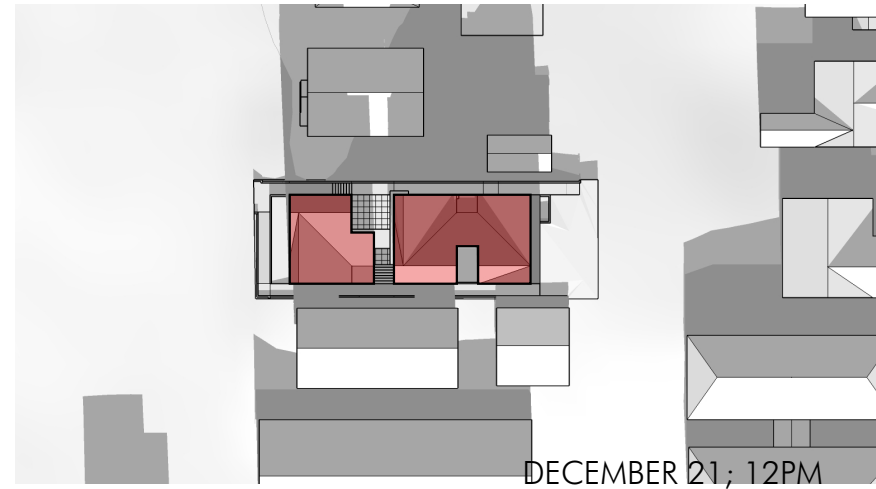
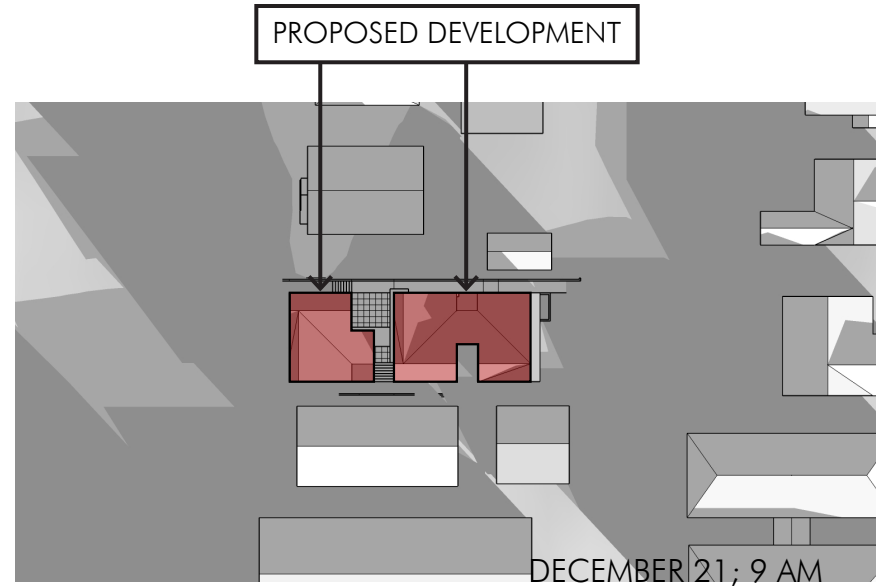


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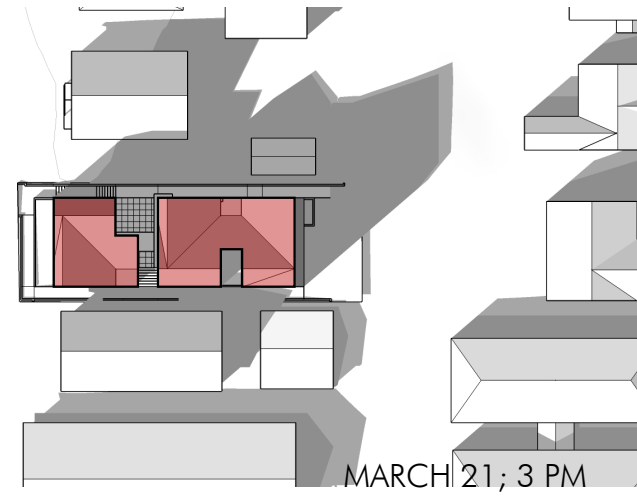
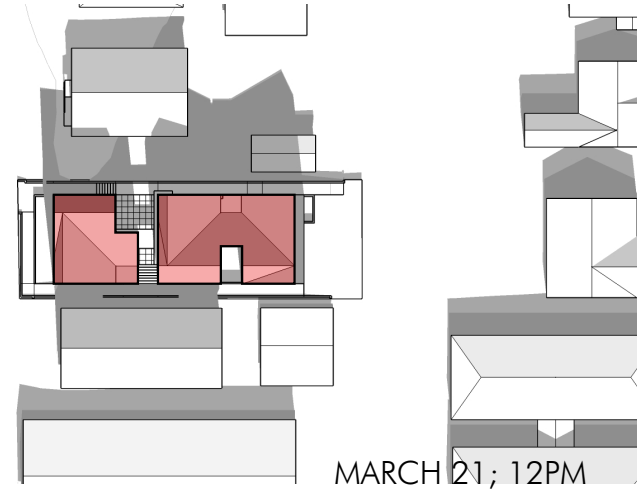
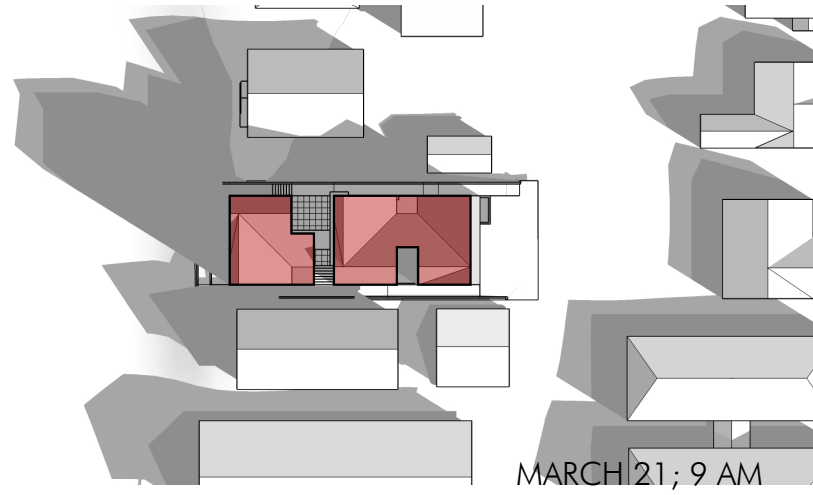




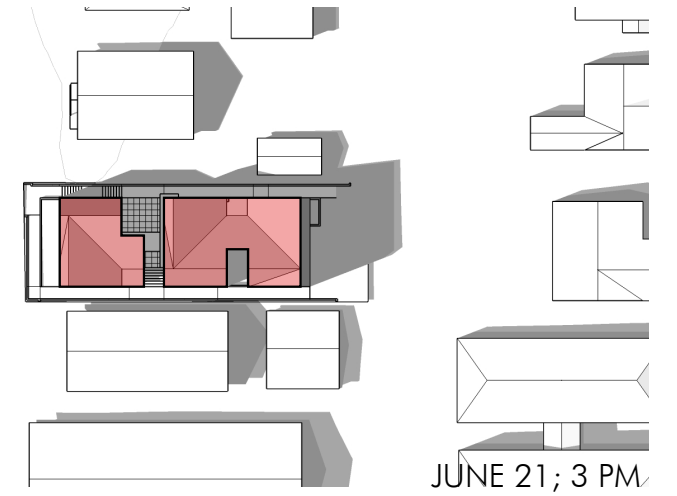
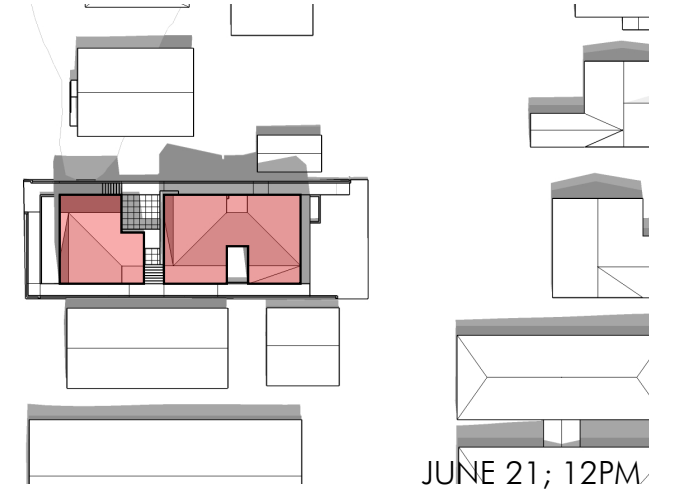
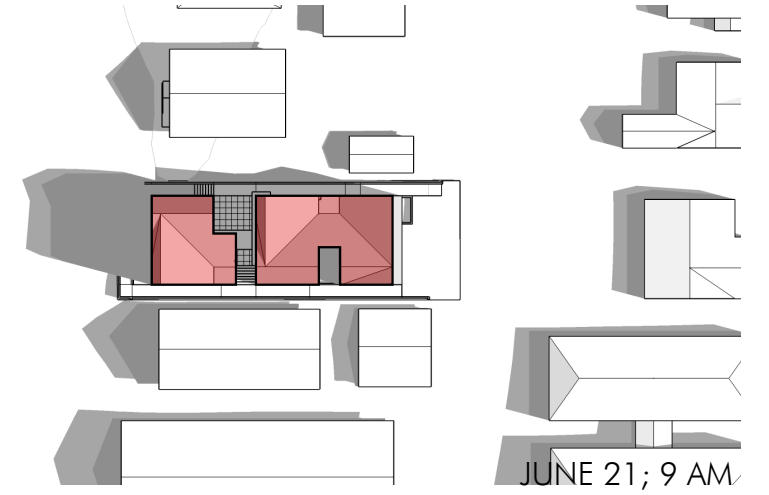
DECEMBER SOLAR STUDIES



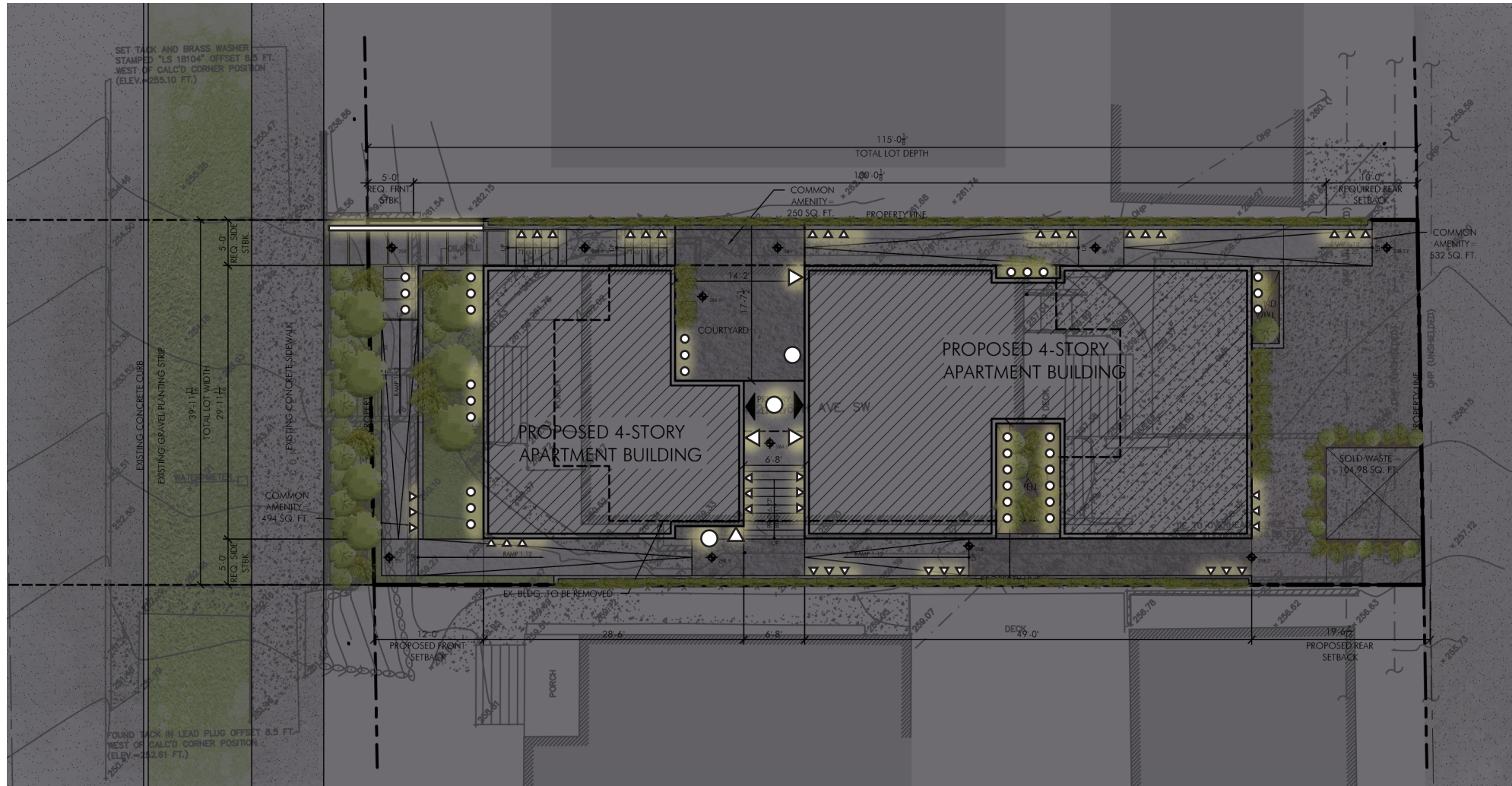
MARCH SOLAR STUDIES



JUNE SOLAR STUDIES

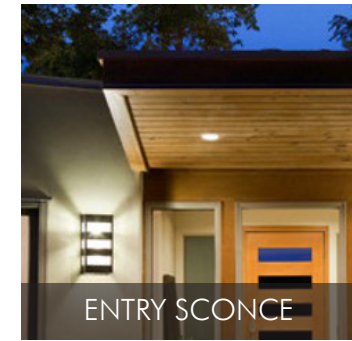






RECESSED CAN LIGHT

○ Can lights recessed in alcoves and in overhangs for safety and visual interest



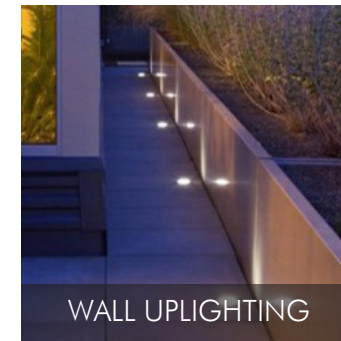
ENTRY SCONCE

▷ Individual sconces to indicate entries to units



SIDE PATH LIGHTING

▽▽▽ Lighting integrated with the poured concrete stairs



WALL UPLIGHTING

○○○ Uplight walls alongside path / stairs for safety and visual interest



WALL UPLIGHTING



PATH LIGHTING

══ Safety lighting for entry and side pathways

### LIGHTING APPROACH

In general, the lighting will be minimal and integrated into the architecture as much as possible. The main lighting focus will be on the two paths at the northern and southern property edges of the site, and the central courtyard between the two buildings. This is for safety, but also to minimize the amount of direct light into the units' front windows, and into neighboring residences.









PROJECT RENDERINGS:  
CENTRAL COURTYARD



PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs











PROJECT RENDERINGS:  
AERIAL VIEW FROM ABOVE 36<sup>TH</sup> AVE SW

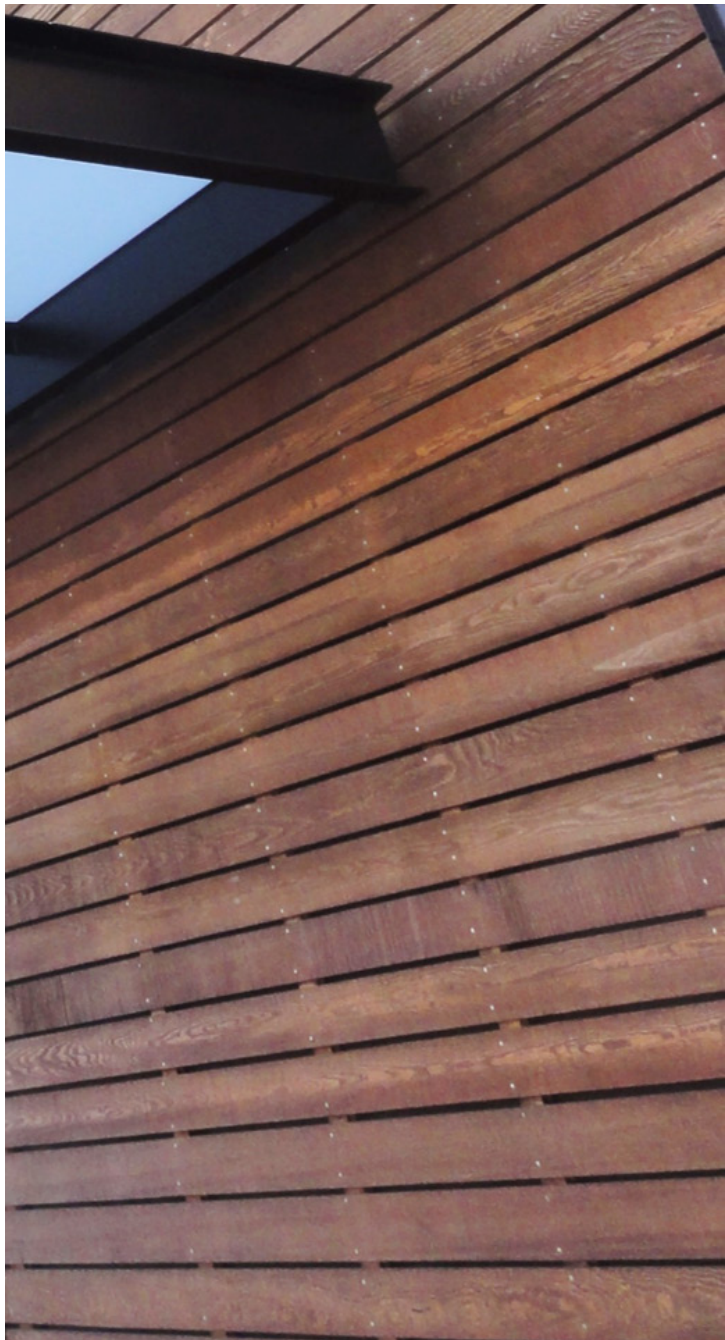
SDR

PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs









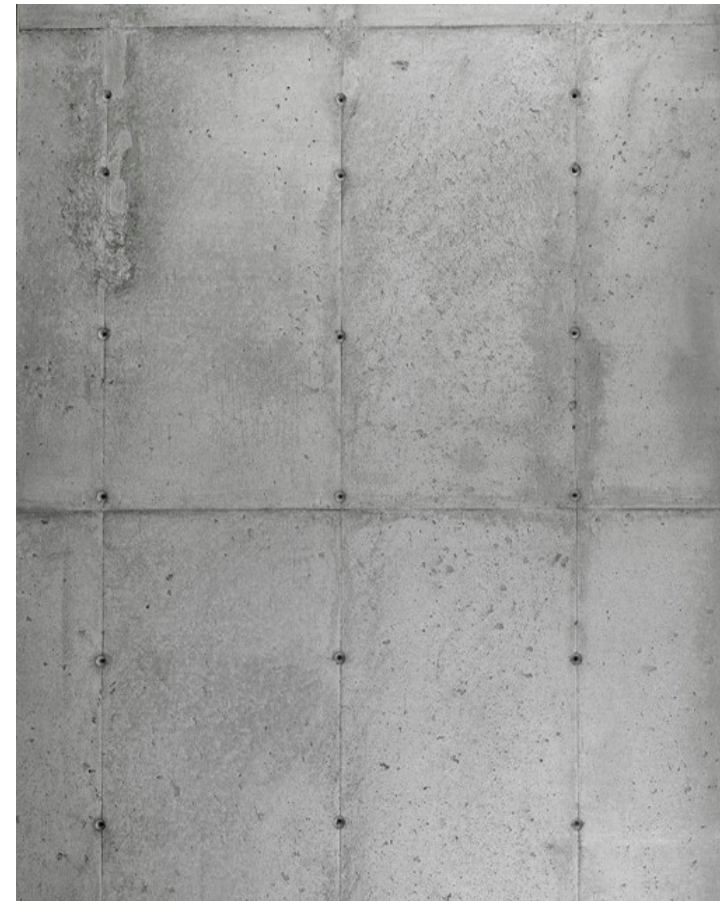
#### CEDAR RAINSCREEN

Cedar is proposed as an accent to add warmth to the exterior design. At the third floor, the rainscreen also transitions to a cedar railing, allowing for a seamless transition of materials to the roof deck.



#### HARDIE PANEL

Cementitious panel is found in all of the modern development found within the neighborhood. Two toned panels will be used; a light “volume” panel and a dark “infill” panel.



#### CONCRETE

Concrete will be used at site retaining locations, as well as at other landscaping points.

#### EXPOSED FASTENERS

To add visual interest, stainless fasteners will be exposed at the corners of the dark “infill” panels.



#### NEIGHBORHOOD MATERIALS

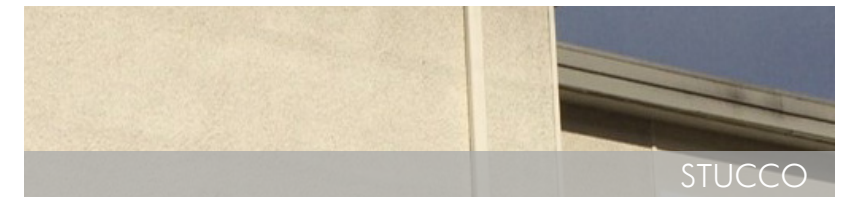
The neighborhood has a variety of cladding materials that can be seen throughout. Several of these materials are more present than others, such as brick, cementitious panel, and wood siding. Therefore, we are proposing two of these materials as our primary exterior cladding.



BRICK



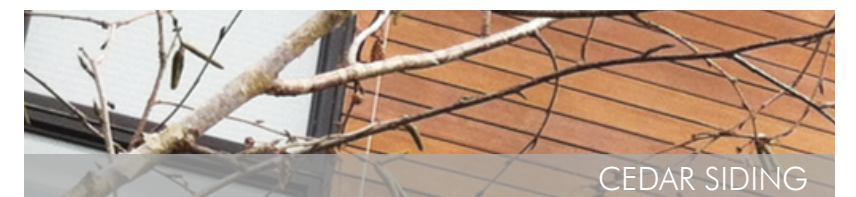
PAINTED WOOD SIDING



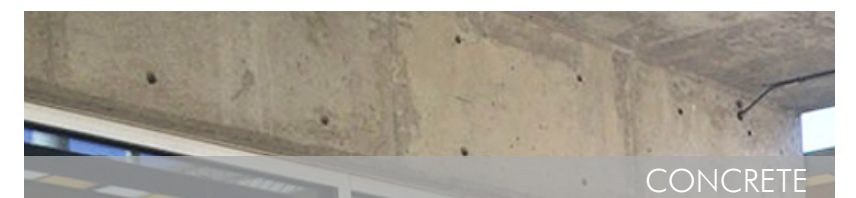
STUCCO



CEMENTITIOUS PANEL



CEDAR SIDING



CONCRETE

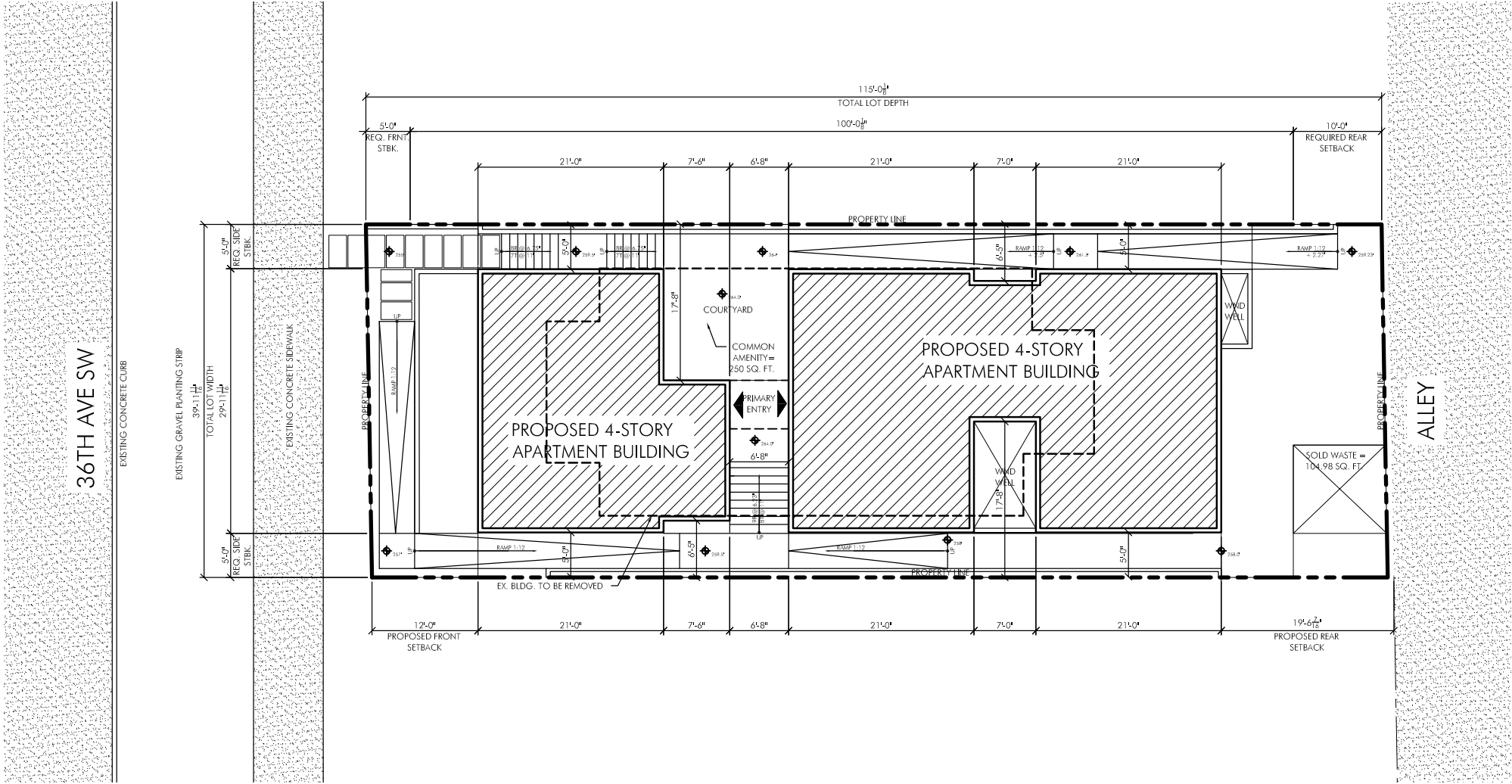
DESIGN PROPOSAL:  
MATERIALS PALETTE



PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs







REQUESTED ADJUSTMENT

LAND USE DEVELOPMENT STANDARD ADJUSTMENT	
RELEVANT CODE SECTION	PER SMC 23.45.518: A. Required setbacks for LR zones. Table A.  Side setback for Facades greater than 40'in length 7' average; 5' minimum
ADJUSTMENT REQUIRED	We are requesting a side setback adjustment for facades greater than 40' in length from 7' average to: 6.34' Avg. - North Setback (9% Reduction) 6.27' Avg. - South Setback (11% Reduction)
NEIGHBORHOOD DESIGN GUIDELINES	A-7: RESIDENTIAL OPEN SPACE - A decrease in side setbacks allows the building to increase both the front and rear setbacks, creating larger yards and more usable, attractive open space and allowing for a spacious central courtyard that links the two building's entries.

SIDE SETBACK AVERAGE: NORTH

	Façade Length	Setback Distance	Product
	63.00'	x 5.00'	= 315.00SF
	7.00'	x 6.33'	= 44.31SF
	7.50'	x 17.62'	= 132.15SF
TOTAL	77.50'		491.46SF

AVERAGE: 491.46 SF / 77.50' = 6.34'

SIDE SETBACK AVERAGE: SOUTH

	Façade Length	Setback Distance	Product
	63.00'	x 5.00'	= 315.00SF
	7.00'	x 17.66'	= 123.62SF
	7.50'	x 6.33'	= 47.48SF
TOTAL	77.50'		486.10SF

AVERAGE: 486.10 SF / 77.50' = 6.27'



PROJECT NAME:  
36<sup>TH</sup> AVE SW SEDUs

SDR

REQUESTED ADJUSTMENT:  
DECREASED SIDE SETBACKS







