

SDCI PROJECT # 3032852-EG



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PROJECT DATA

ADDRESS	6115 Rainier Avenue South Seattle, WA 98118	
TAX ID NUMBER	7868000020 & 8113100820	
SDCI PROJECT #	SDR: 3032852-EG	
LOT SIZE	7,625 sf	
ARCHITECT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144	
OWNER/APPLICANT	JABOODA HOMES LLC 1 EDEN LANE W MERCER ISLAND, WA 98040	
PROPOSAL	6115 Rainier Avenue South is currently (2) lots with (2) SFRs. The applicant proposes to demo SFRs, construct (8) townhouses with (4) open parking stalls, with future unit lot division.	
KEY METRICS	Zone	LR3 (M)
	Urban Village	No
	Frequent Transit	Yes
	FAR	7,625 sf x 1.8 = 13,725 sf allowed
	Structure Height	40' + 4' parapet allowance & 10' penthouse
ANALYSIS OF CONTEXT	The project is located in the Hillman City neighborhood. The site is located on Rainier Avenue South and Goodell Place South. Directly adjacent properties to the west are SFRs. Nearby on Rainier Avenue South, there are 3-story apartment buildings and townhouses, the Green Dot Rainier Leadership Academy, and Seattle Fire Station 28.	

KEY METRICS

	REQUIRED/ALLOWED	PROPOSED
OVERLAY	None	
FAR	7,625 sf x 1.8 = 13,725 sf allowed	10,713 sf
STRUCTURE HEIGHT	40' + 4' parapet allowance 10' penthouse allowance	30'-9" + 4' parapet 10' penthouse
DENSITY	No Limit	8 Units
PARKING	4 spaces	4 open parking stalls
AMENITY AREA	7,625 sf x 25% = 1,906 sf req. 1,906 sf x 50% = 953 sf ground related	3,902.78 sf total amenity area 764.46 sf ground related (40% proposed)
FRONT SETBACK (RAINIER AVE S)	5' minimum	7.9' average, 5' minimum
FRONT SETBACK (GOODELL PL S)	5' minimum	6.3' average, 5 minimum
SIDE SETBACK (NORTH)	3.5' minimum	3.5'
SIDE SETBACK (SOUTH)	3.5' minimum	3.5'
FACADE LENGTH (NORTH)	89.6' x 65% = 58.2'	60.67' (67.8% proposed)
FACADE LENGTH (SOUTH1)	42.8' x 65% = 27.8'	28.67' (67% proposed)
FACADE LENGTH (SOUTH2)	50' x 65% = 32.5'	32.35' (allowed)

DEVELOPMENT OBJECTIVES & PUBLIC OUTREACH

Summary: JW Architects held an in-person community outreach meeting at the 6115 Rainier Avenue site on February 22nd, 2020 from 12:00 - 1:00 pm. Two local residents attended the event, to receive further information about the project and ask questions that were most important to them. Residents were mainly interested in the scale of the proposed development and the timeline for construction. Neighbors also discussed their favorite aspects of the neighborhood which included local businesses and the nearby Brighton Playfield.

6115 Rainier Avenue South

Please join us in person to talk about project ideas and how to make this a successful development in the Columbia City neighborhood. Drop-in hours will be held on site, 6115 Rainier Avenue South, on Saturday, February 22, 2020 from 12:00pm – 3:00pm.

6115 Rainier Avenue South

What is your connection to this development project? (select all that apply)

- ☐ I live very close to the project
- ☐ I live in the general area
- ☐ I own a business nearby
- ☐ I visit the area often for work or leisure
- ☐ I don't have a direct connection, but I care about growth and development in Seattle
- ☐ Other

Other

What is most important to you about a new building on this property? (select up to two)

- ☐ That it fits into neighborhood look
- ☐ That it stands out as a unique and landmark building
- ☐ That it brings new services or amenities to the area (businesses, open space, etc.)
- ☐ That it is affordable for residents and/or businesses
- ☐ That it is designed to be family-friendly
- ☐ That it is designed with environmental sustainability in mind
- ☐ Other

Other

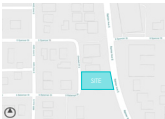
We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)

- ☐ Lots of plants/vegetation

Degamaha Gaaliga ahaaw, wargaysiga ayaa laguugu diray

Mashruuca Hoos Yimaada Casiyaenta Dib u Eegida Ee 6115 Rainier Avenue South

Jababada Holmes Iyo JW Architects ayaa ka kashaynaa nagaahaynta dib u dhiga ee 6115 Rainier Avenue South.



Warbixinta mashruuca:
Mashruuca ayaa ku oolli doona sakad-dhexaadka dhinaca gabbeed ee Rainier Avenue South. Maanta dharmaynta, guvaysha ciisab ayuu uherertaydu nagaan doona 3 daqaaqdaad oo yeelin doona 8 guyo safan iyo meelo go'aasid dhiigasho 4 dh. Waxaan isla haddaan bilabaynaa qaybinta qaybinta ayaa bilaabi karta kaga guga 2020 oo dhiimaha ayaa laga yaabaa in daaha laga gaado ayuu horayn illaa deyrta, 2022.

Xiriirka Mashruuca:
Julian Weber, Founding Principal, JW Architects
outreach@jwseattle.com

Baraanaa ka oolmaynaya:
Waxaan ka oolmaynaya www.jwseattle.com iyo www.jwseattle.com

ONLINE SURVEY (Ooqda Baroorka)
02/03/2020 - 03/02/2020
02/03/2020 - 03/02/2020
02/03/2020 - 03/02/2020
www.jwseattle.com/6115-Rainier

Waqilga la iman karo
Sark, Febrobari 22, 2020
12:00 pm - 1:00 pm
Meesha: 6115 Rainier Avenue South, Seattle
Fadlan nala soo xiriir hadda! aad u baaqan
kafay kufuumaan.

WV ARCHITECTS

[illegible]

The left panel is an aerial map showing the project site highlighted in teal. The site is located at the intersection of Rainier Ave S and Spencer St, bounded by Rainier Ave S to the east and Spencer St to the north. Surrounding streets include S Spencer St, S Bateman St, and S 1st Ave. A north arrow is located in the bottom left corner of the map.

The right panel is a street-level photograph of the project site. It shows a two-story house with a grey roof and white trim, situated behind a concrete retaining wall and a black metal fence. The property is surrounded by mature trees with yellowing autumn leaves. The street in the foreground is Rainier Ave S, with fallen leaves scattered on the pavement.

6115 RAINIER AVENUE SOUTH: Streamlined Design Review

LEGEND

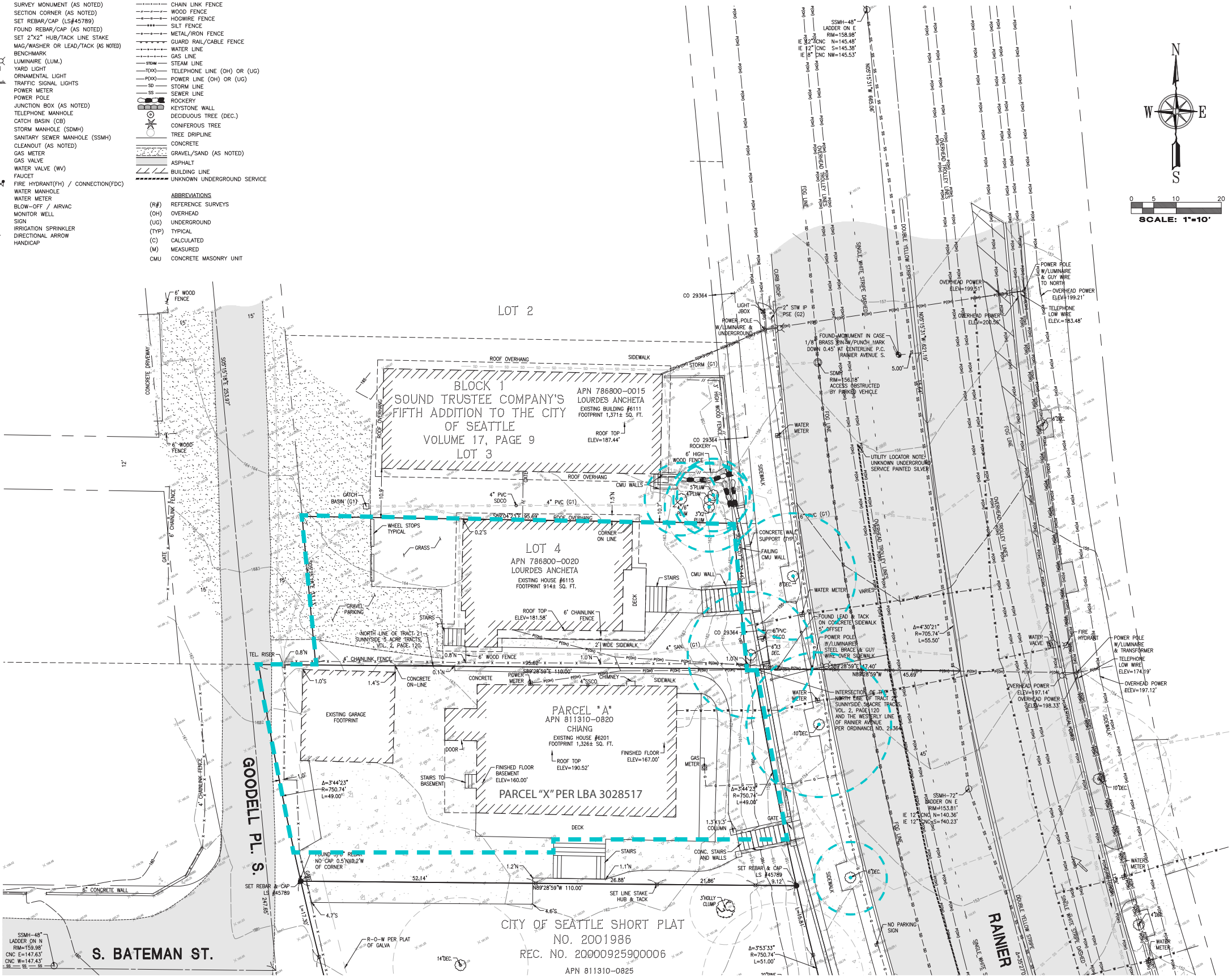
(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

	SURVEY MONUMENT (AS NOTED)		CHAIN LINK FENCE
	SECTION CORNER (AS NOTED)		WOOD FENCE
	SET REBAR/CAP (LS#45789)		HOGWIRE FENCE
	FOUND REBAR/CAP (AS NOTED)		SILT FENCE
	SET 2"x2" HUB/TACK LINE STAKE		METAL/IRON FENCE
	MAG/WASHER OR LEAD/TACK (AS NOTED)		GUARD RAIL/CABLE FENCE
	BENCHMARK		WATER LINE
	LUMINAIRE (LUM.)		GAS LINE
	YARD LIGHT		STEAM LINE
	ORNAMENTAL LIGHT		TELEPHONE LINE (OH) OR (UG)
	TRAFFIC SIGNAL LIGHTS		POWER LINE (OH) OR (UG)
	POWER METER		STORM LINE
	POWER POLE		SEWER LINE
	JUNCTION BOX (AS NOTED)		ROCKERY
	TELEPHONE MANHOLE		KEYSTONE WALL
	CATCH BASIN (CB)		DECIDUOUS TREE (DEC.)
	STORM MANHOLE (SDMH)		CONIFEROUS TREE
	CLEANOUT (AS NOTED)		TREE DRIPLINE
	GAS METER		CONCRETE
	GAS VALVE		GRAVEL/SAND (AS NOTED)
	WATER VALVE (WV)		ASPHALT
	FAUCET		BUILDING LINE
	FIRE HYDRANT(FH) / CONNECTION(FDC)		UNKNOWN UNDERGROUND SERVICE
	WATER MANHOLE		
	WATER METER		
	BLOW-OFF / AIRVAC		
	MONITOR WELL		
	SIGN		
	IRRIGATION SPRINKLER		
	DIRECTIONAL ARROW		
	HANDICAP		

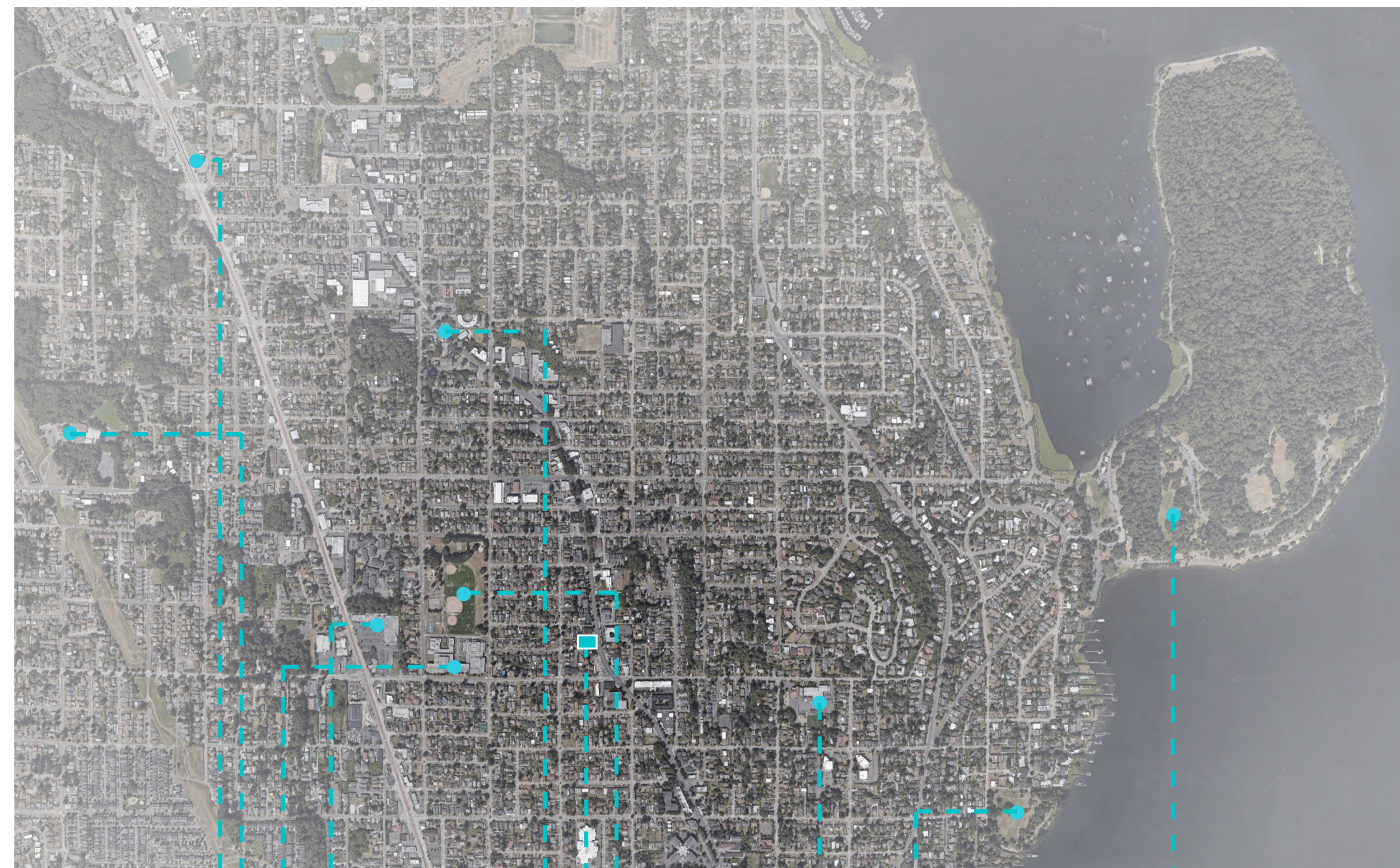
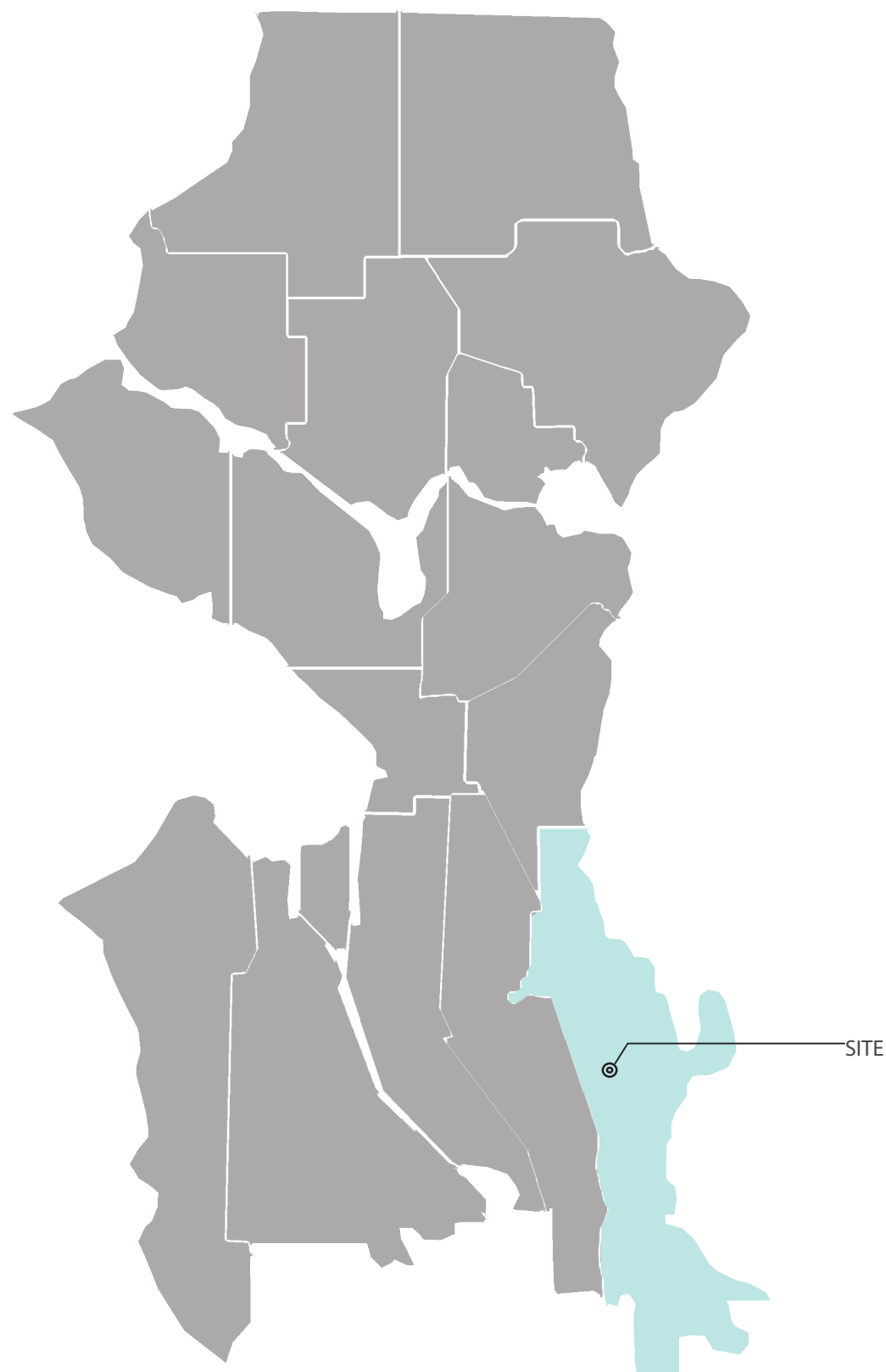
ABBREVIATIONS	
(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
CMU	CONCRETE MASONRY UNIT

LEGAL DESCRIPTION

LOT 4, BLOCK 1, SOUND TRUSTEE COMPANY'S FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 9, RECORD OF KING COUNTY, WASHINGTON;
AND PARCEL X OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3028517, REC NO. 20200207900003, RECORDS OF KING COUNTY, WASHINGTON.



SITE PLAN



- Columbia City Station
- Dearborn Park Elementary School
- Aki Kurose Middle School
- Grocery Store
- Columbia City Shopping/Restaurant District
- SITE: 6115 RAINIER AVE S
- Brighton Playfield
- Graham Hill Elementary School
- Martha Washington Park
- Seward Park

CONTEXT AND ZONING ANALYSIS

ZONE: LR3 (M)

ADJACENT ZONES: LR3 RC (M)
NC2-55 (M)
SF5000

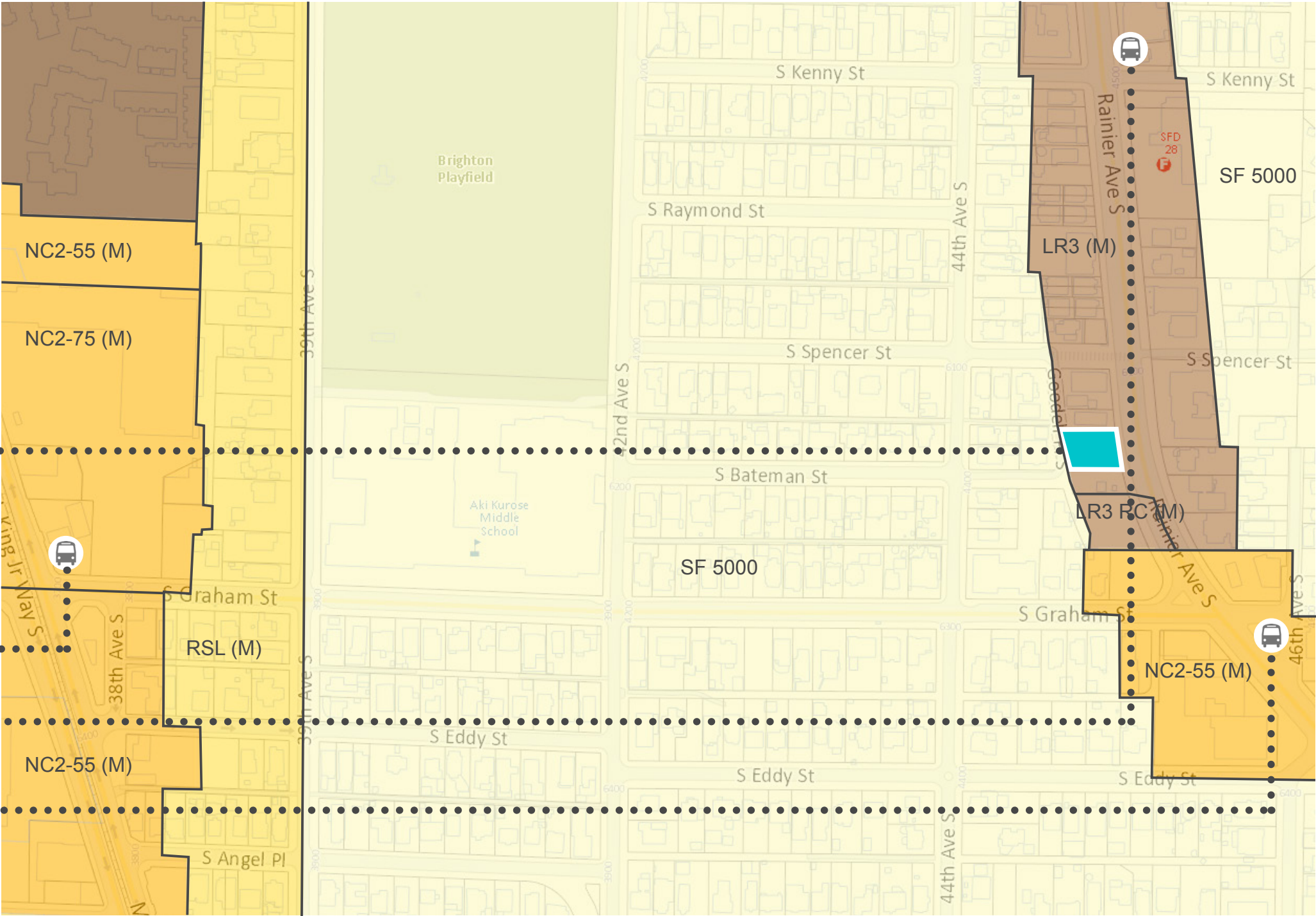
BUS ROUTES: 7 - Prentice Street/Rainier Beach to
Downtown Seattle
9 - Rainier Beach to Columbia City to
Broadway
106 - Renton TC to Downtown Seattle

SITE: 6115 RAINIER AVE S

106 Line
Renton TC to Downtown Seattle

7 Line
Prentice Street / Rainier Beach to Downtown Seattle

9 Line
Rainier Beach to Columbia City to Broadway



ZONING ANALYSIS



ADDITIONAL CONTEXT

The Hillman City neighborhood is experiencing growth, particularly along Rainier Ave S. Townhouse developments (A) of a similar scale and proportion to this project are located nearby. Another project of a similar scale by JW Architects and Jabooda Homes (B) is currently in the permitting process for the neighboring property to the south. These projects will use a similar language and character to create cohesive street facades.

New single family houses are also being introduced to the neighborhood along 44th Ave S (C & D). These buildings introduced more contemporary building materials and forms to the existing residential character of the neighborhood.



CONTEXT ANALYSIS

RAINIER AVE S



RAINIER AVE S



GOODELL PLACE S



GOODELL PLACE S



STREET ELEVATIONS

SEATTLE DESIGN GUIDELINES	DESIGN RESPONSE	
CS1 Natural Systems and Site Features	B. Sunlight and Natural Ventilation C. Topography	This project reconciles the significant grade change across the site between Rainier Ave S and Goodell Pl S. Full height glazing is utilized in the upper levels of the project, allowing for views across the neighborhood while maintaining a level of privacy for the residents. All stairs are pulled to interior walls to maximize the amount of daylight entering the units. Vertical fins and wrapped awnings maximize the daylight reflecting into these spaces, while providing variety and depth on the facades. The units each step back along the property line to reflect the angle of site and break down the project to highlight individual units.
CS2 Urban Pattern and Form	A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces D. Height, Bulk, and Scale	The project is located on a site that has recently been upzoned to LR3 (M). The surrounding area has mixed typologies including single family residences, large apartments, small businesses, multiple schools, and townhouse developments. Because of the variety in context buildings, this project seeks to present a transition from the single family residences to the larger scale buildings nearby. This is accomplished through massing and material choices. Massing is broken down by not building out the 40’ height limit and establishing three distinct volumes. These volumes are more in scale with the adjacent homes. Each unit is further defined through facade modulation, colored accent panels, and vertical fin elements. The rhythm of the units reflects the smaller scale residential character found along Goodell Pl S.
PL2. Walkability	B. Safety and Security	This project encourages natural surveillance and creates a safe environment through the placement of large windows overlooking Rainier Ave S and Goodell Pl S. These large windows are located on the upper levels, providing the residents inside with privacy and reducing the likelihood of residents adding privacy screens. The many windows overlook the streets and allow for easy, casual monitoring of the activity in this area. Plantings along the pedestrian walkways and the rhythm of the entries provide a residential character and scale.
PL3. Street Level Interaction	A. Entries B. Residential Edges	Entries along Goodell Pl S are paired with a connected deck, creating opportunities for socialization and establishing a consistent rhythm along the street. These entries are elevated a couple steps above grade, creating a transitional space between the public street and the privacy of the rowhouse interior. A wrapped awning that follows the angle of the street provides overhead protection at the entries. The facade at ground level on Rainier Ave S follows the angle of the street, while the mass above steps back to establish each individual unit. This creates a clear shared pedestrian walkway to the entries, with each entry covered by the mass above. All entries will be clearly labeled with address signage. RH1-4 are elevated above Rainier Ave S due to the topography of the site, increasing the security and privacy for these residents. The main living floors are elevated to the second level in all units, allowing residents to look out over the neighborhood while maintaining a level of privacy.
DC1. Project Uses and Activities	B. Vehicular Access and Circulation. C. Parking and Service Use	Open parking stalls are located in the middle of the site, between RH1-4 and RH5-8. This placement allows parked cars to be largely hidden from view behind the buildings. The driveway access is placed between RH2 and RH3, resulting in a paired rhythm along Goodell Pl S that fits the context.
DC2. Architectural Concept	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	The perceived mass of the project has been addressed in multiple ways. Each unit is clearly defined through stepped facade modulation and colored accent panels. On Goodell Pl S, the rowhouses are paired, with the driveway access in the middle. This establishes a clear rhythm with the neighboring context. Additionally the height of the proposed structure is underdeveloped and does not reach the 50’ height limit. Vertical siding is introduced at the ground-level to complement the residential context of the neighborhood. The clear definition of each unit breaks down the massing to similar proportions of the surrounding neighborhood. Vertical fins and wrapped angular awnings on the street-facing facades provide additional visual interest and articulation.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	Vertical siding at the ground-level introduces a familiar texture and scale at the pedestrian level that reflects the residential character of the neighborhood.

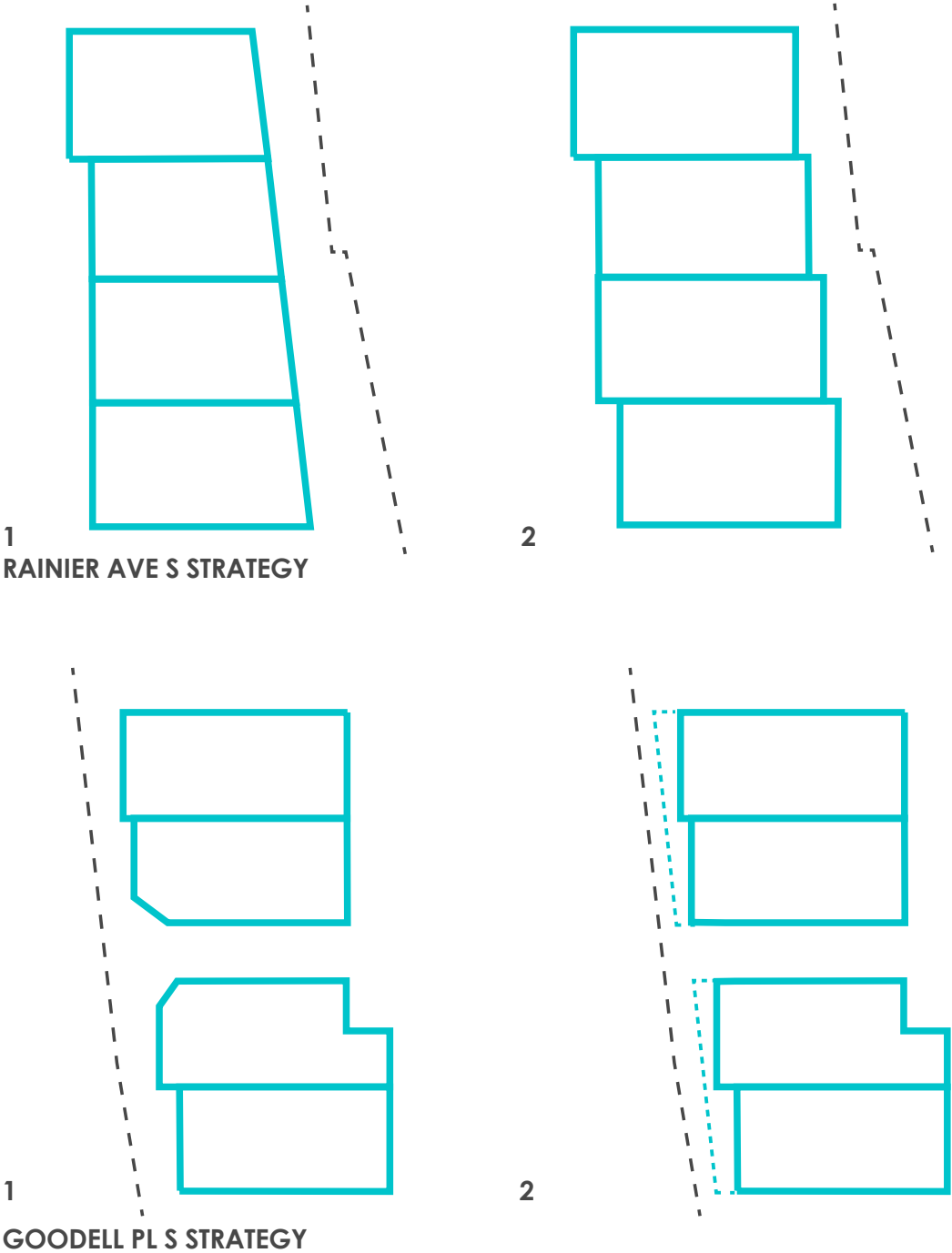
Since the project is situated on a through lot, the design aims to address both frontages, and reconcile the sectional grade change that exists adjacent to Rainier Ave. The Rainier facade utilizes a jogged plan at the upper floors to address the angled property boundary, while angling the ground floor to follow the property line creates a smoother pedestrian experience. Since the units are elevated above Rainer Ave, larger glazing punches have been used at the upper floors to capture views of the Rainier Ave corridor. The modulation on the upper floors, paired with colored accent panels and vertical fin elements, clearly differentiates individual units and breaks down the massing.

All levels of the Goodell units step to address the angled property boundary and to differentiate units. The Goodell frontage uses a wrapped angled awning around the second and third floors that expresses the angle of the property. These rowhouses are paired, with the drive separating them, which builds on the facade rhythm established in the neighborhood. Glazing on the upper floors provides a view overlooking the neighborhood to the west. Both frontages use a vertically oriented lap siding at the ground level, to break down the scale at the pedestrian level.

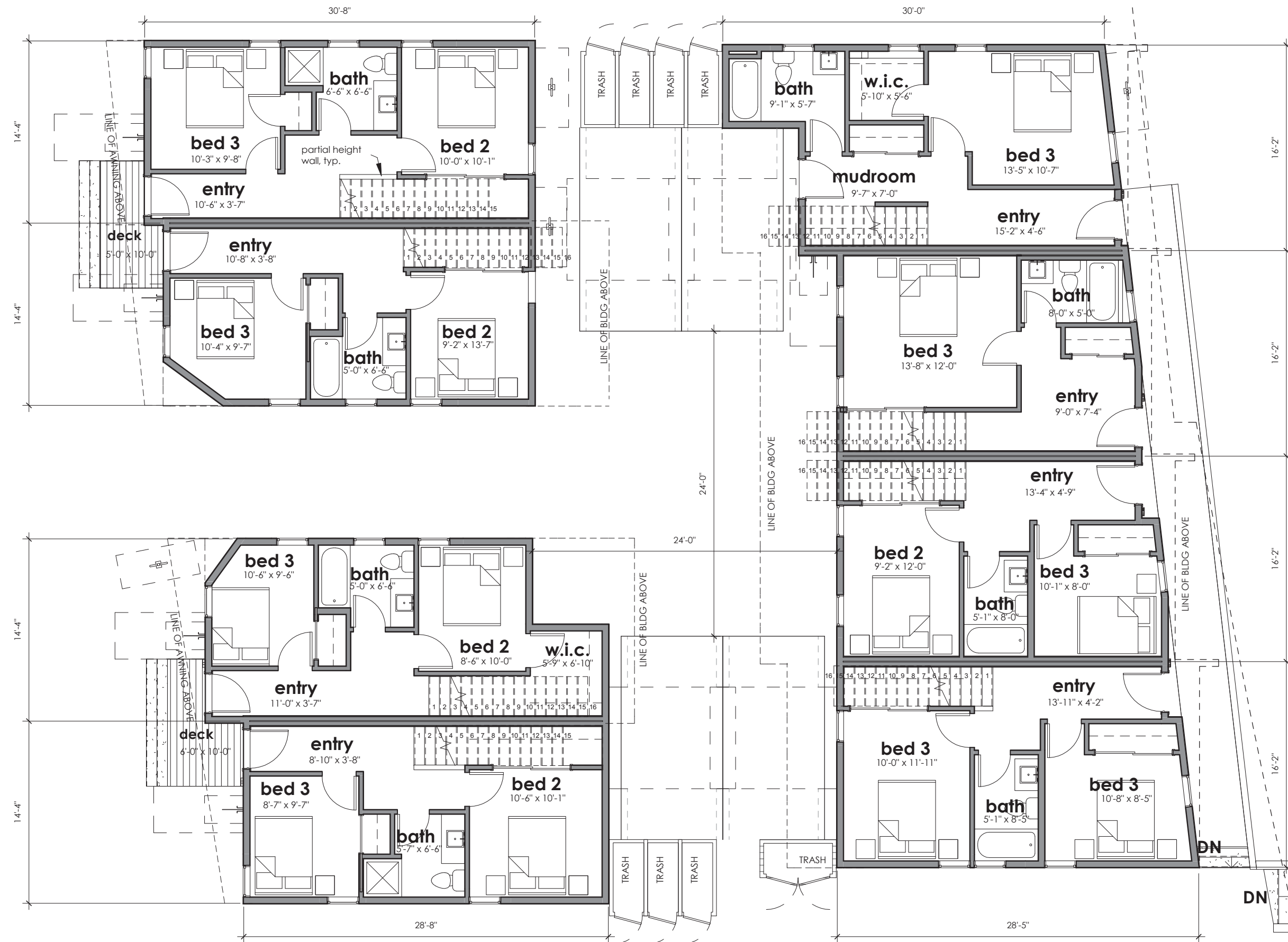
PRECEDENTS



CONCEPTUAL RESPONSE DIAGRAMS







FAR SUMMARY	
LEVEL	GFA
RH1	
LEVEL 1	402 SF
LEVEL 2	403 SF
LEVEL 3	403 SF
PENTHOUSE	59 SF
1,267 SF	

RH2	
LEVEL 1	391 SF
LEVEL 2	461 SF
LEVEL 3	461 SF
PENTHOUSE	50 SF
1,362 SF	

RH3	
LEVEL 1	368 SF
LEVEL 2	443 SF
LEVEL 3	443 SF
PENTHOUSE	50 SF
1,305 SF	

RH4	
LEVEL 1	376 SF
LEVEL 2	376 SF
LEVEL 3	376 SF
PENTHOUSE	55 SF
1,182 SF	

FAR SUMMARY	
LEVEL	GFA
RH5	
LEVEL 1	402 SF
LEVEL 2	475 SF
LEVEL 3	475 SF
PENTHOUSE	60 SF
1,412 SF	

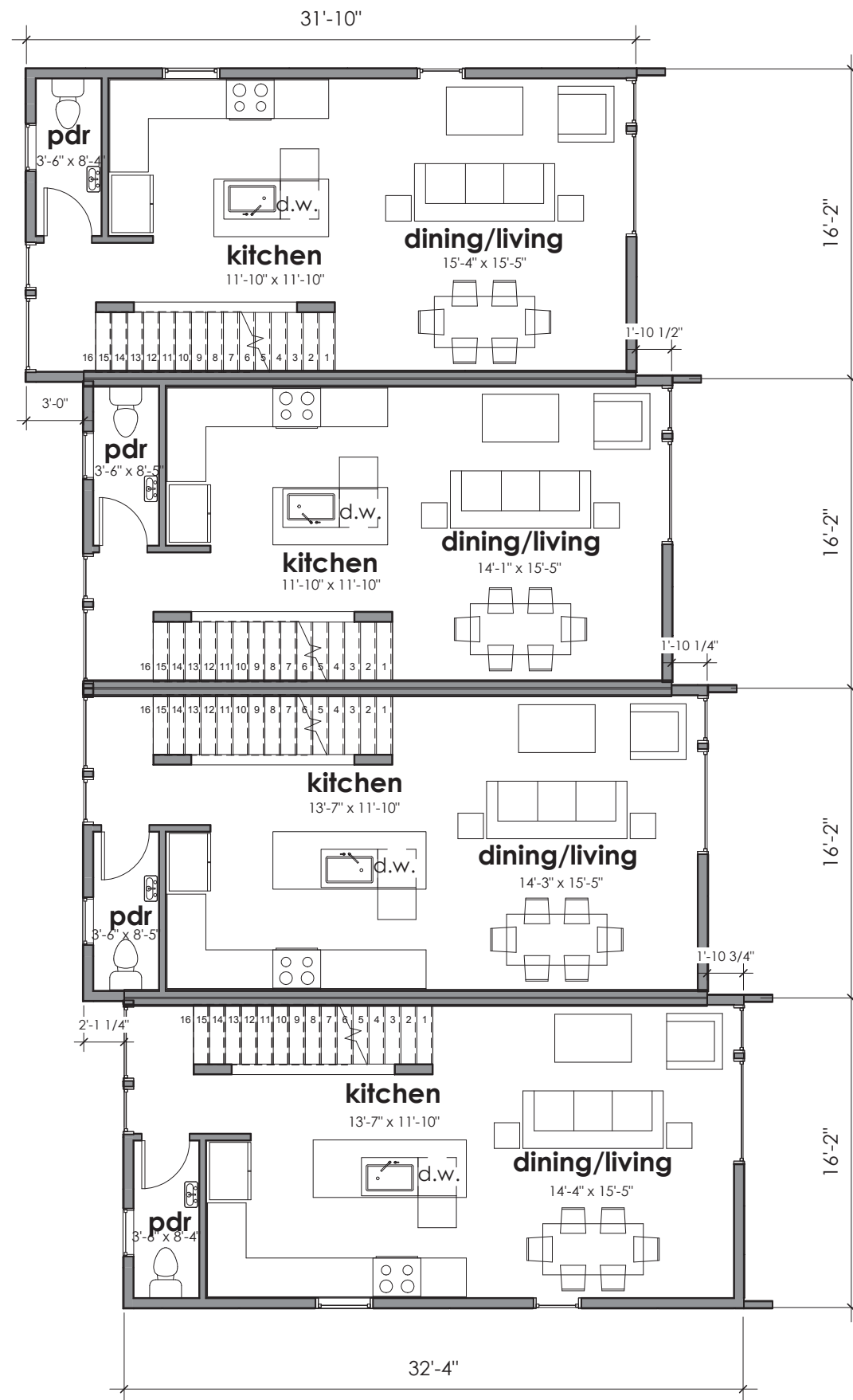
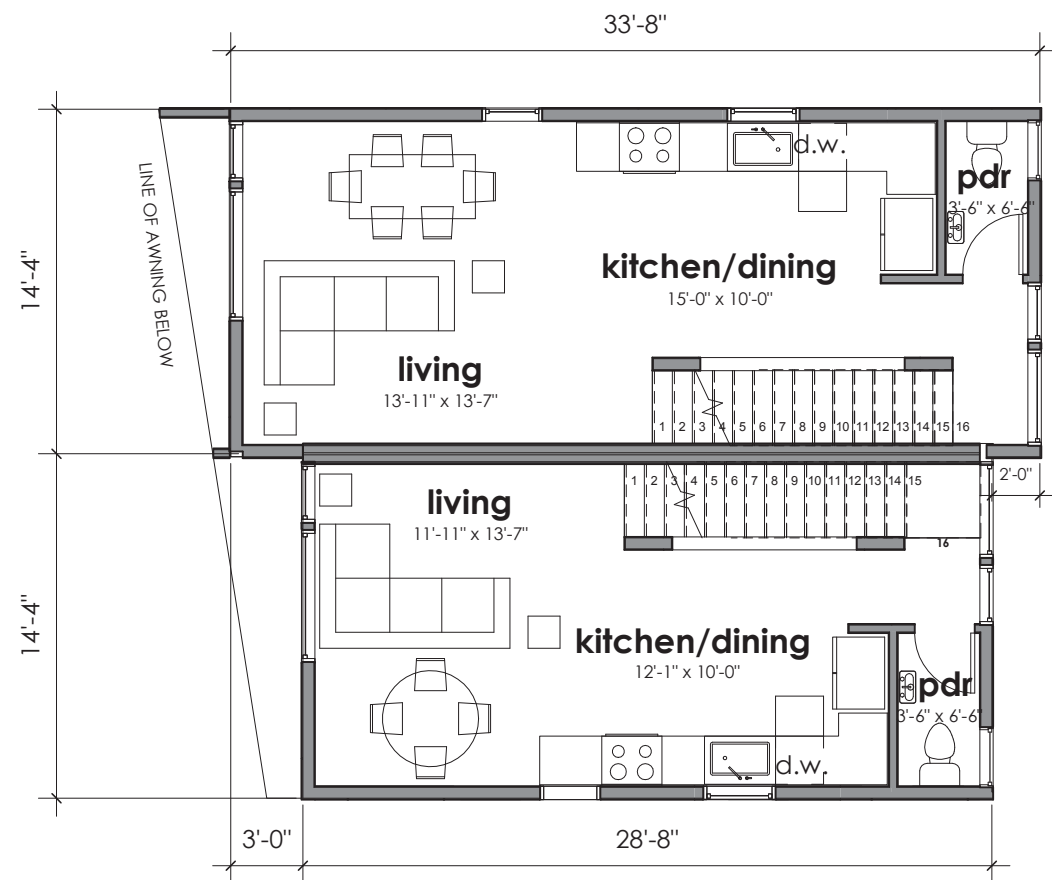
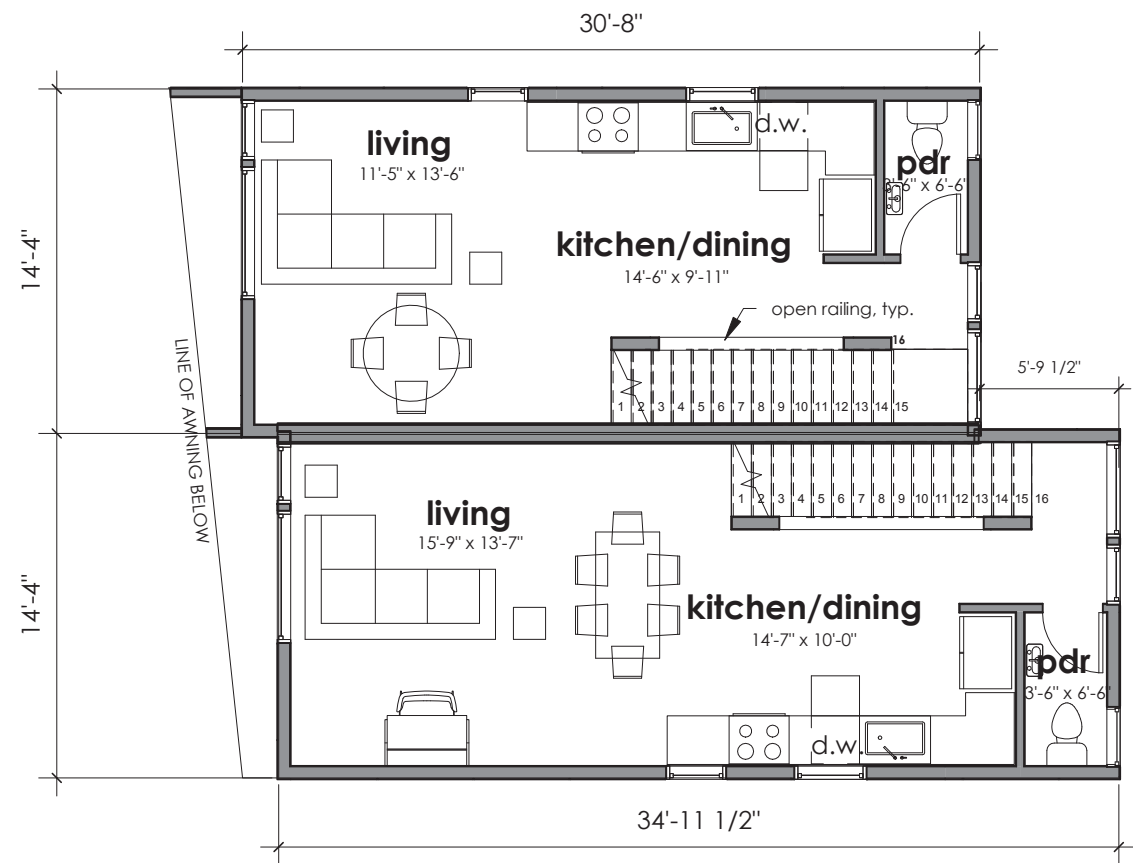
RH6	
LEVEL 1	364 SF
LEVEL 2	462 SF
LEVEL 3	462 SF
PENTHOUSE	50 SF
1,338 SF	

RH7	
LEVEL 1	383 SF
LEVEL 2	491 SF
LEVEL 3	491 SF
PENTHOUSE	60 SF
1,424 SF	

RH8	
LEVEL 1	404 SF
LEVEL 2	483 SF
LEVEL 3	483 SF
PENTHOUSE	53 SF
1,424 SF	

TOTAL 10,713 SF

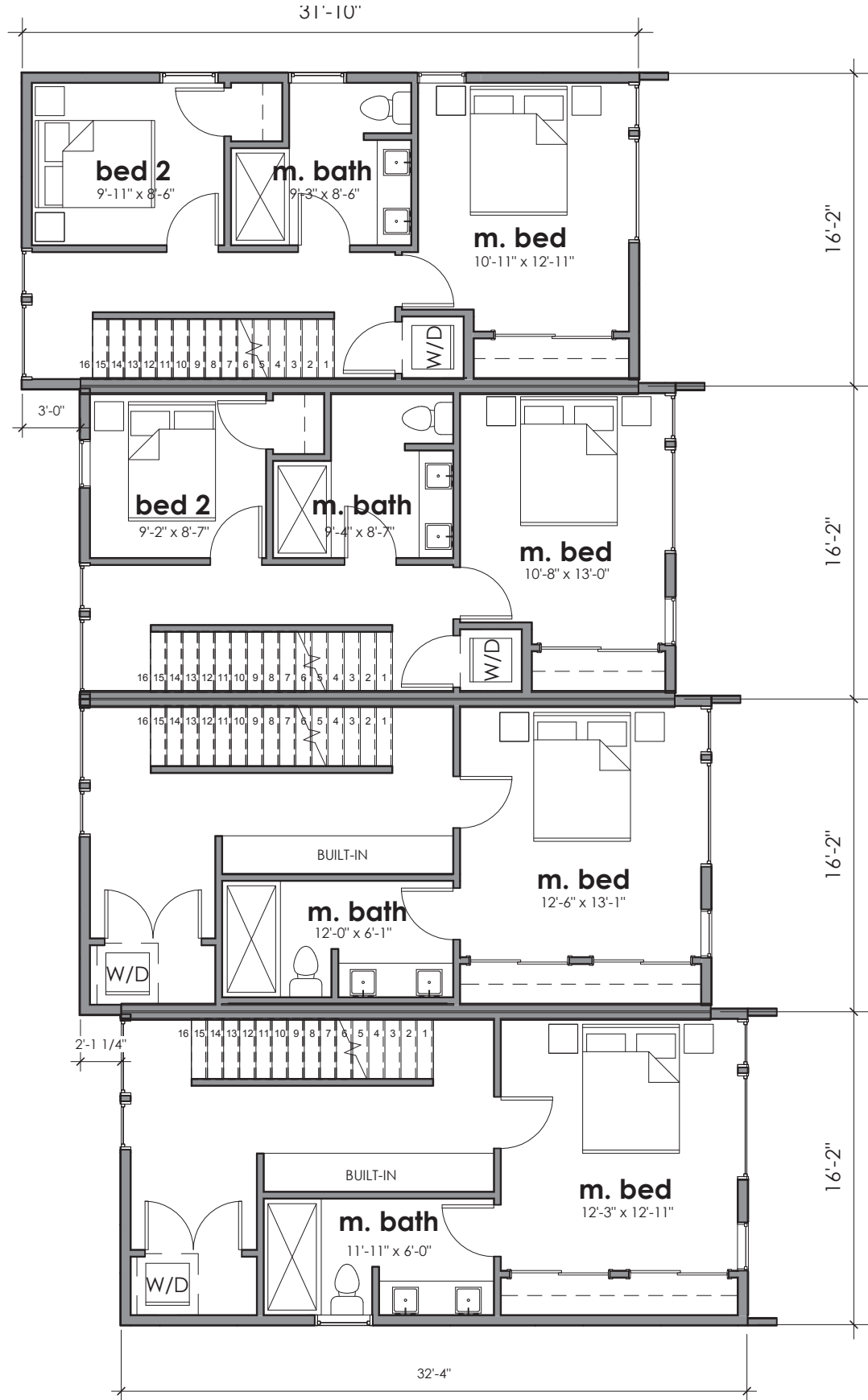
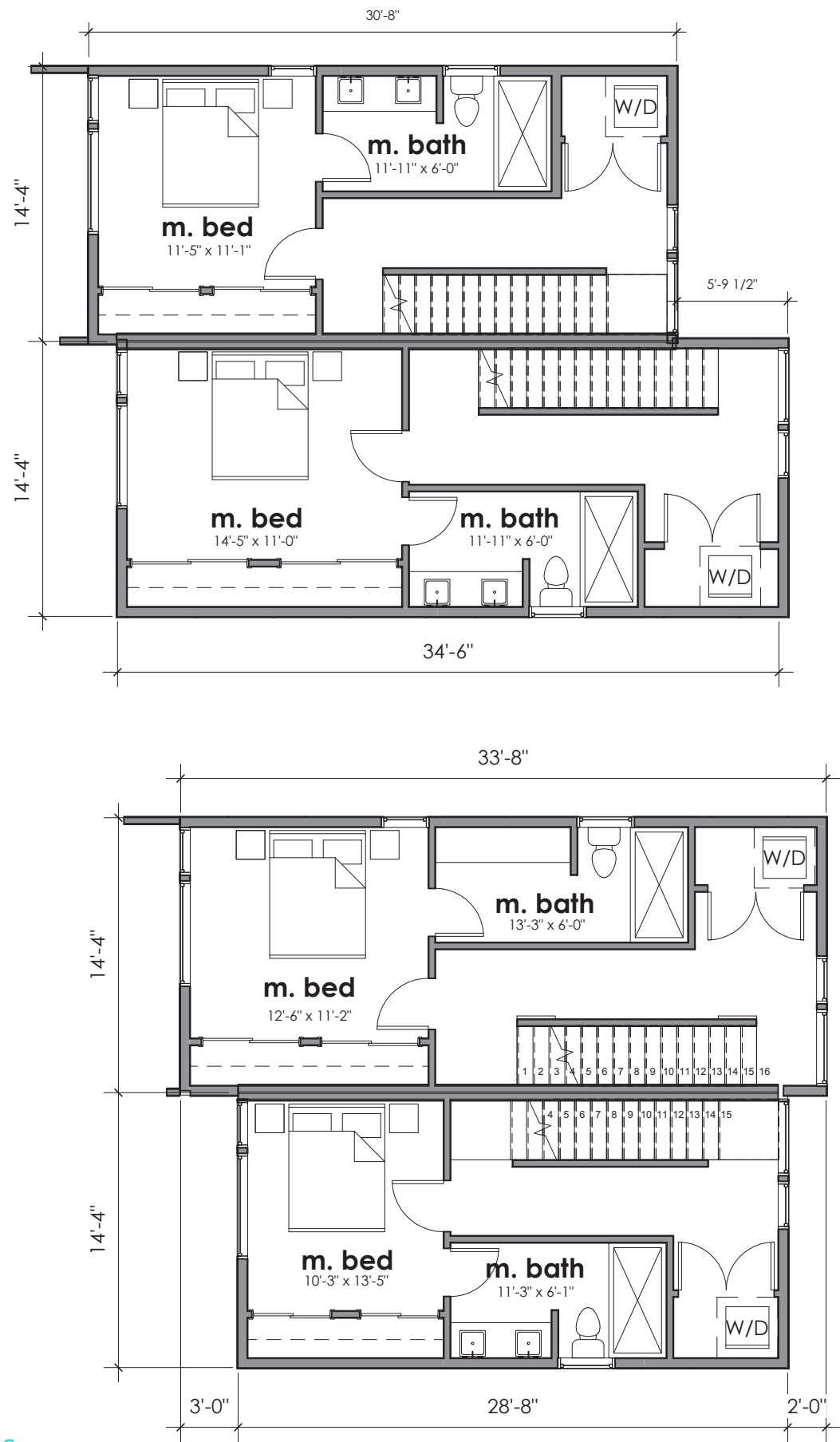
FIRST FLOOR PLANS
SCALE: 1/8" = 1'0"



SECOND FLOOR PLANS

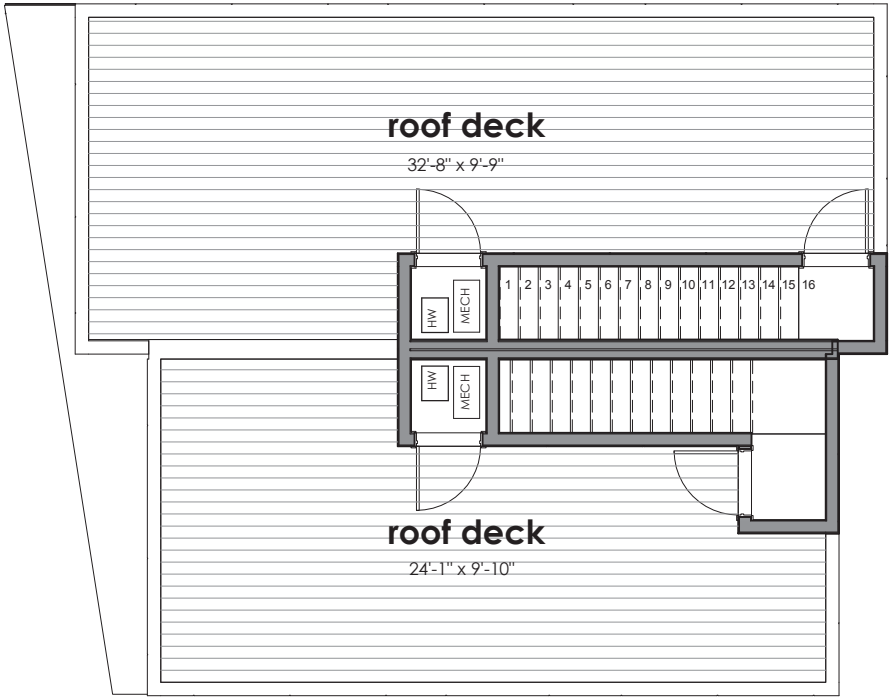
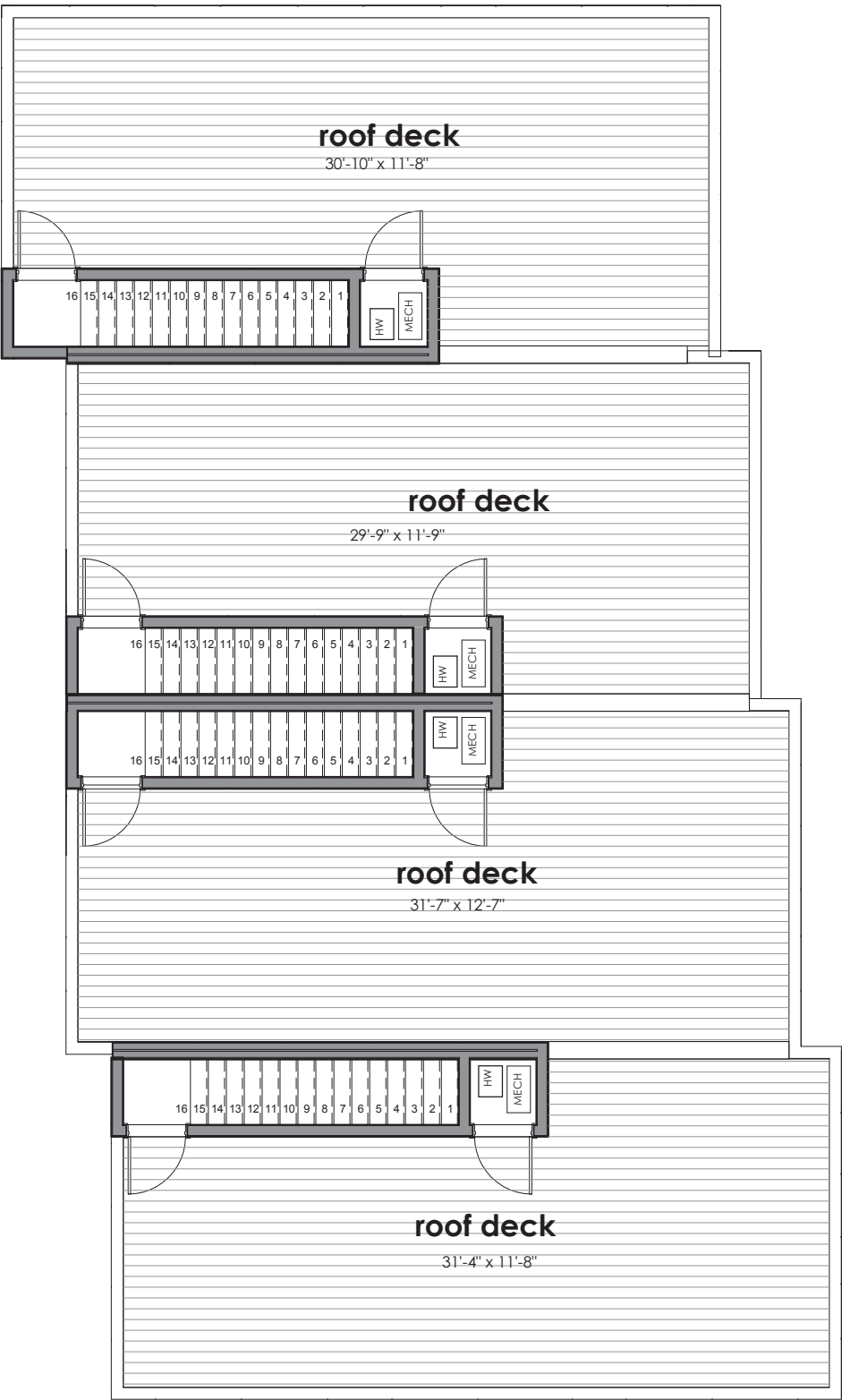
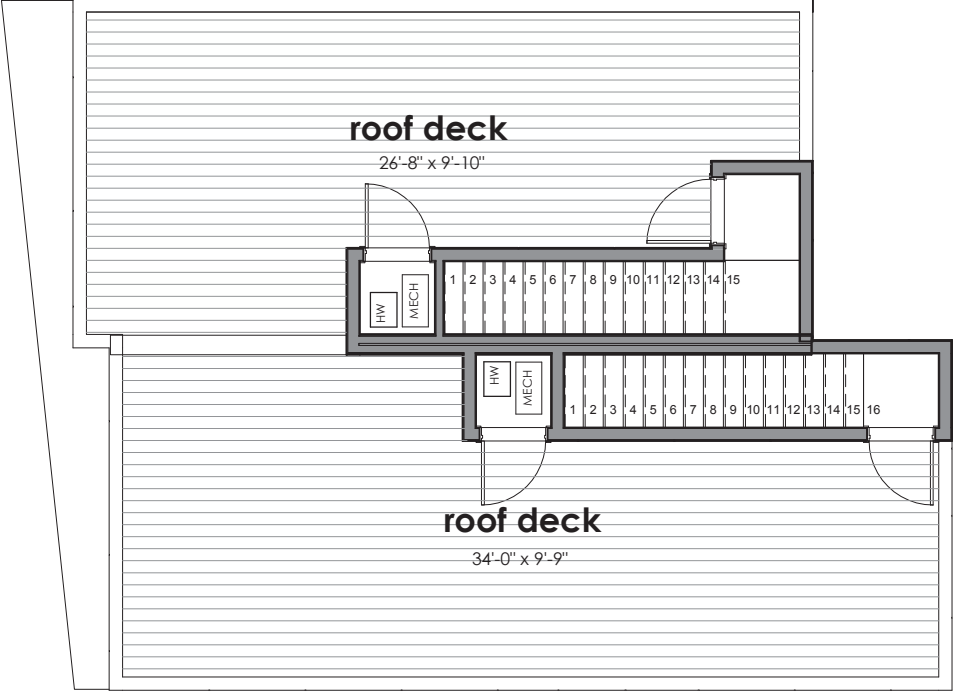
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FLOOR PLANS



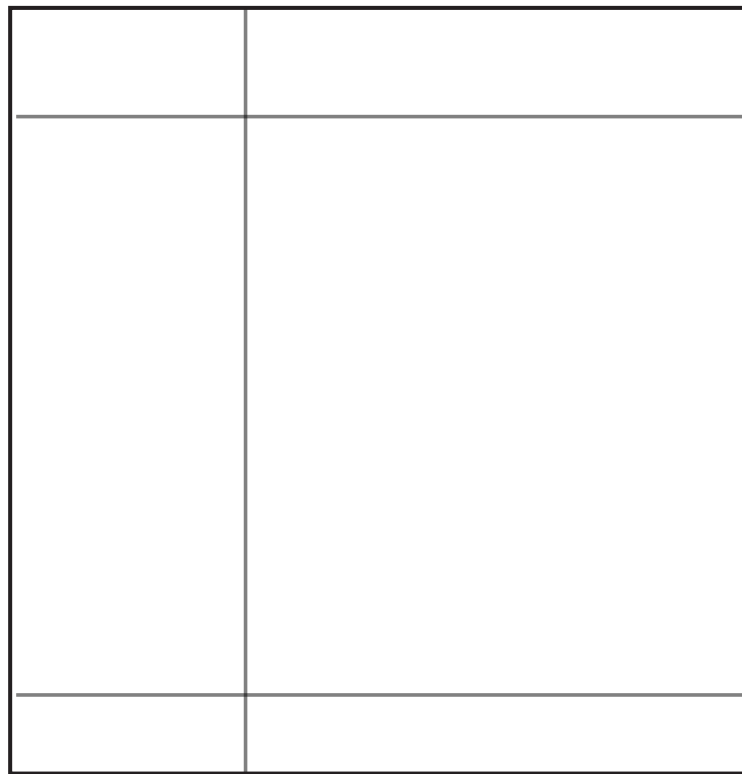
THIRD FLOOR PLANS

SCALE: 1/8" = 1'0"

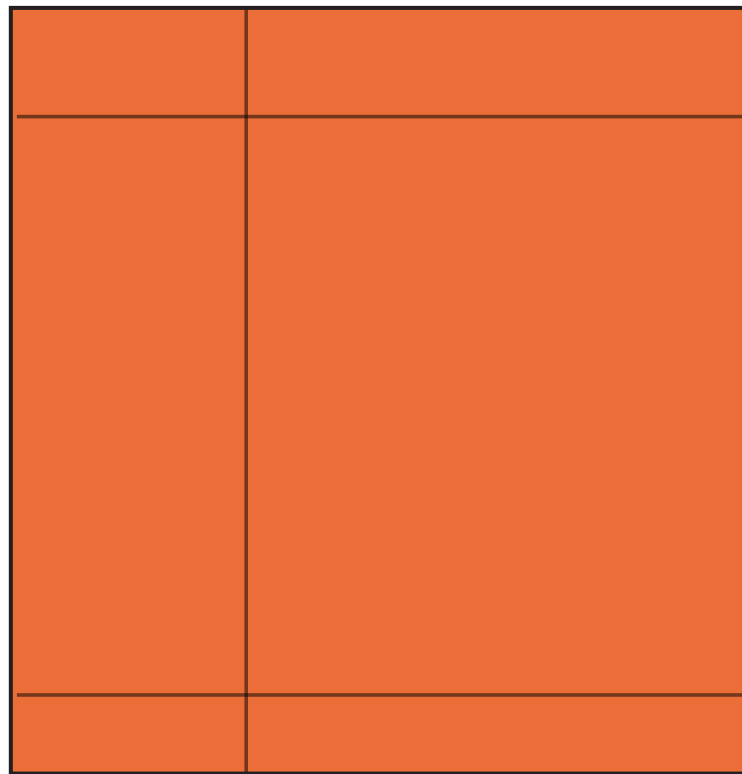


ROOF PLANS
SCALE: 1/8" = 1'0"

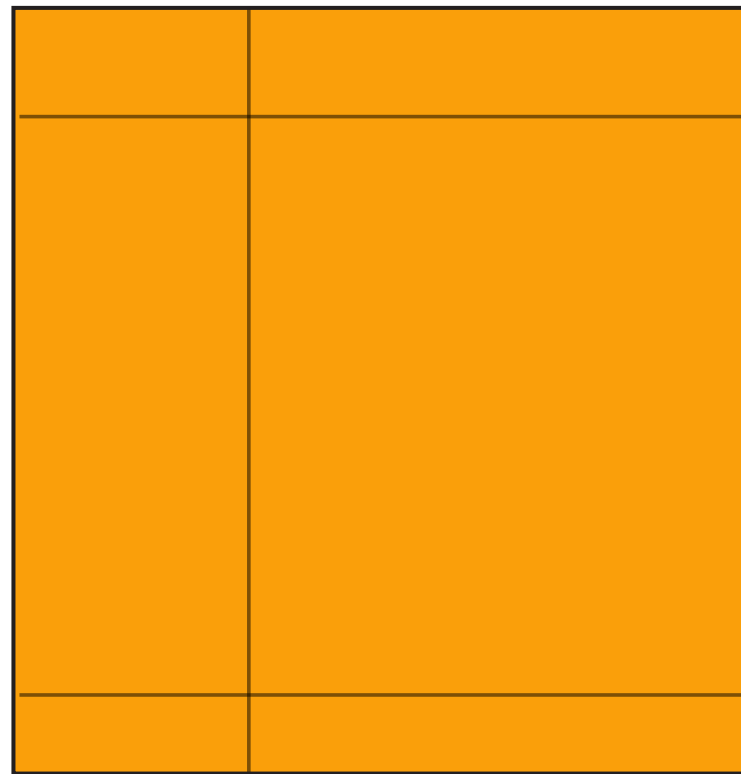
ROOF PLANS



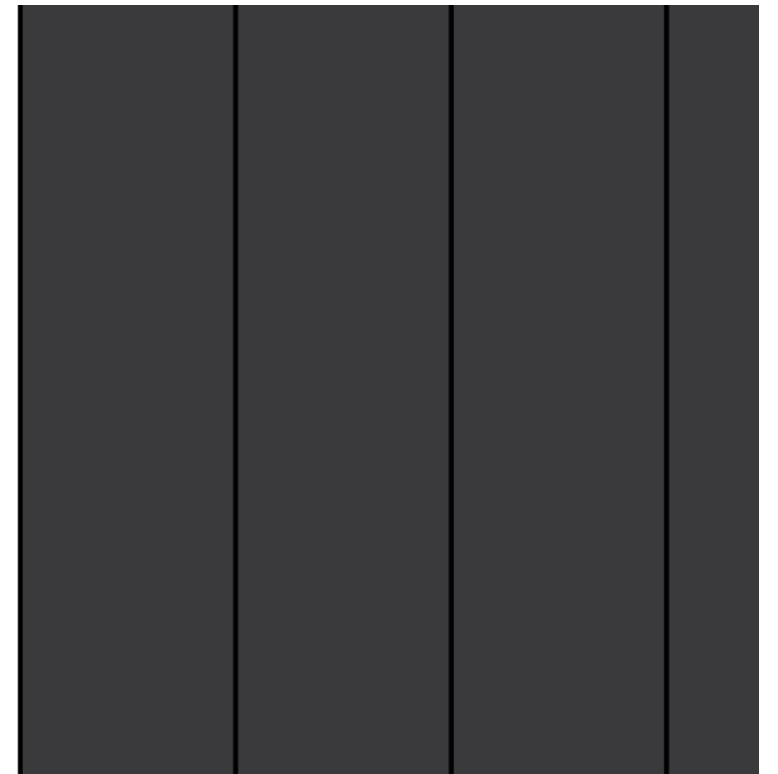
1 5/16" Cementitious Panel Siding
Sherwin-Williams #7626
Zurich White



2 5/16" Cementitious Panel Siding
Sherwin-Williams #6885
Knockout Orange



3 5/16" Cementitious Panel Siding
Sherwin-Williams #6895
Laughing Orange



4 12" Vertical Siding
Sherwin-Williams #6258
Tricorn Black

MATERIALS

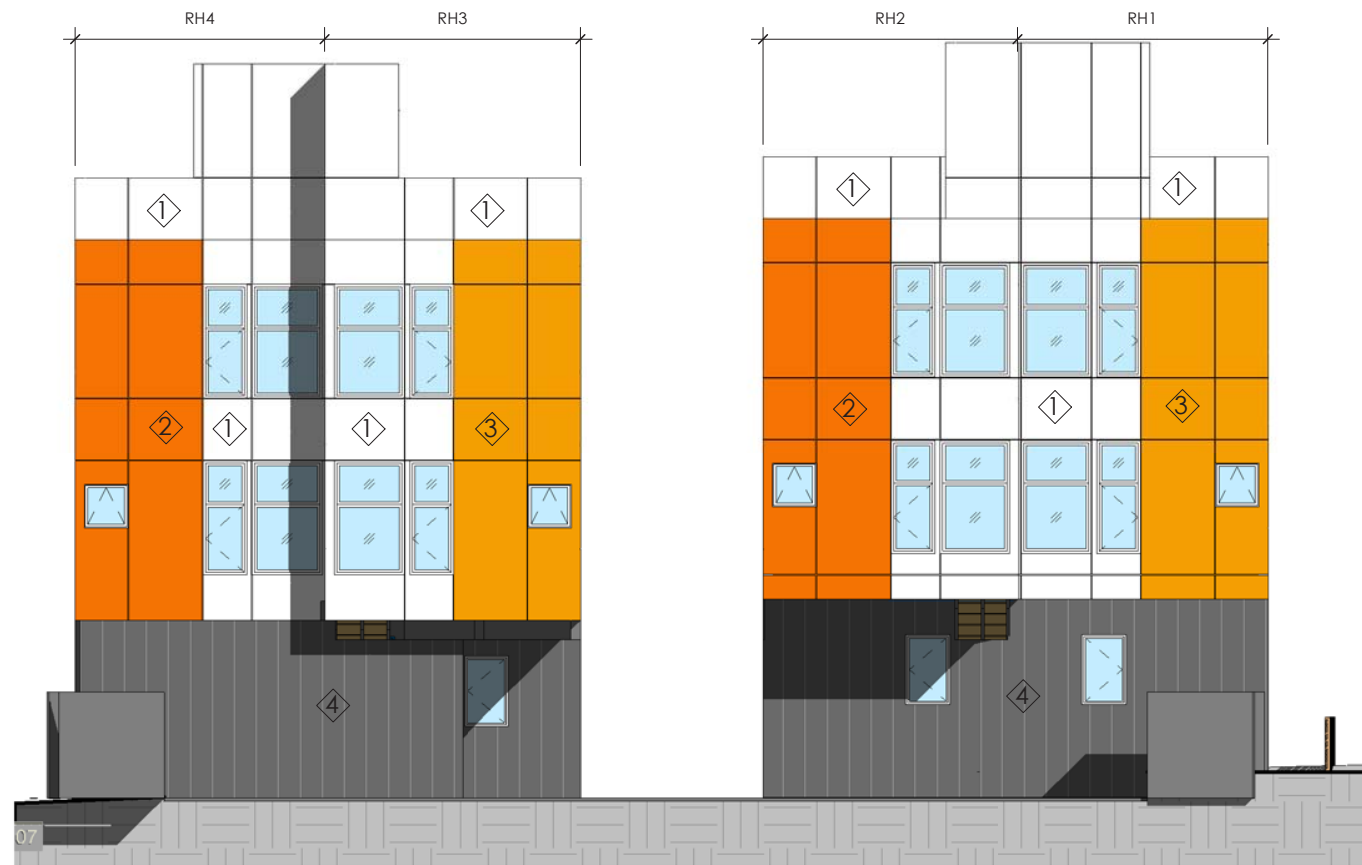


EAST ELEVATION (RAINIER AVE S)
SCALE: 3/32" = 1'0"



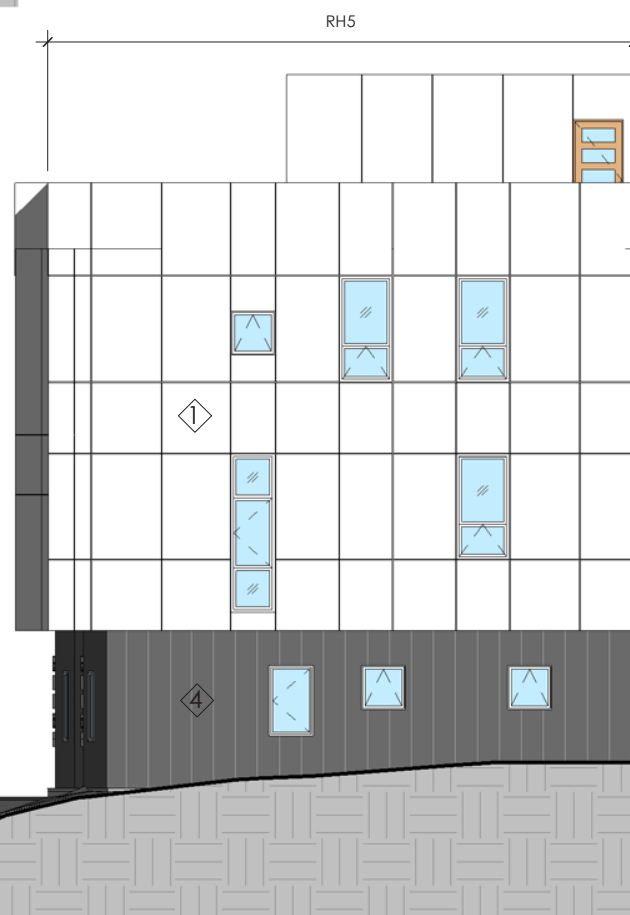
WEST ELEVATION (GOODELL PL S)
SCALE: 3/32" = 1'0"

ELEVATIONS



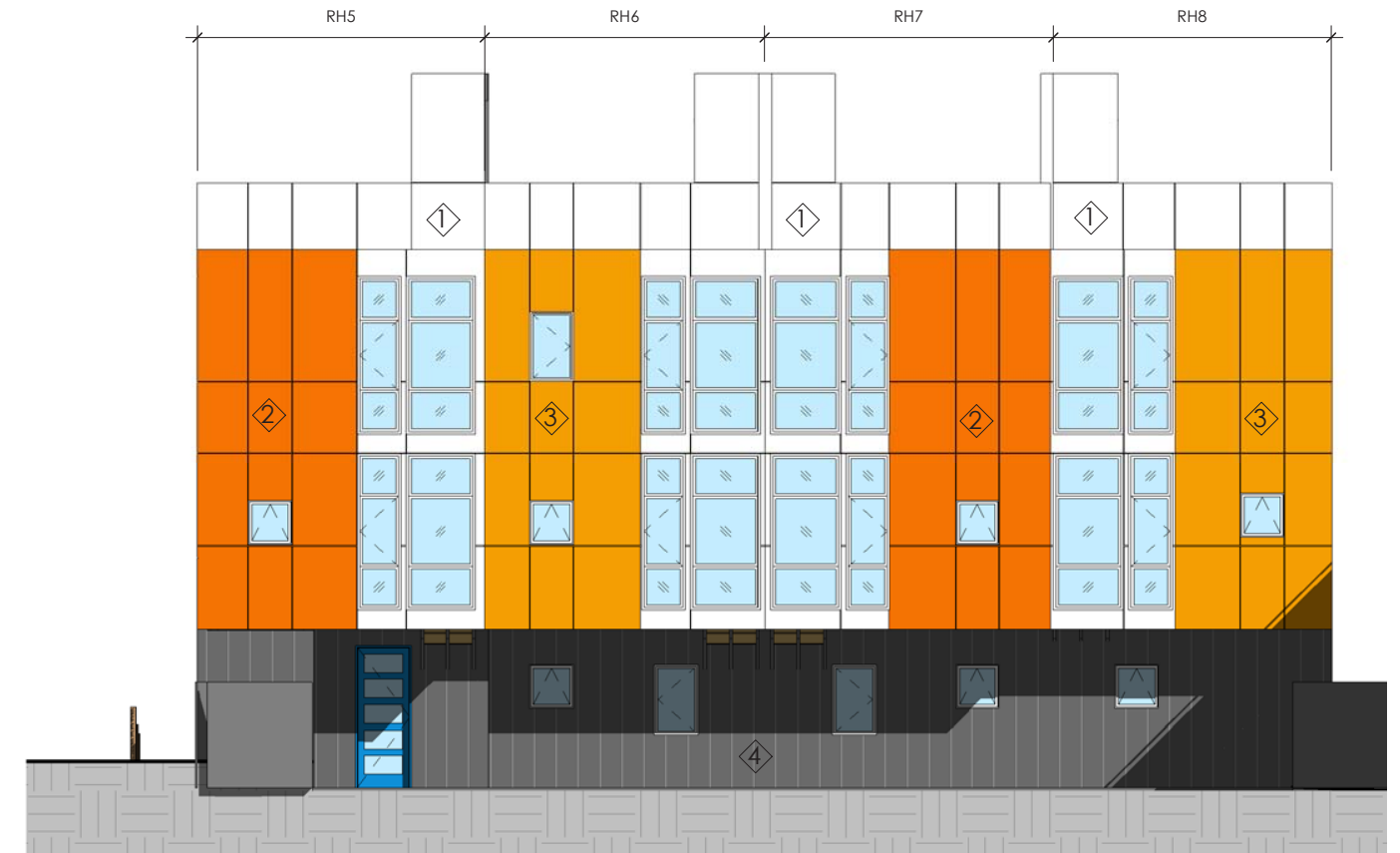
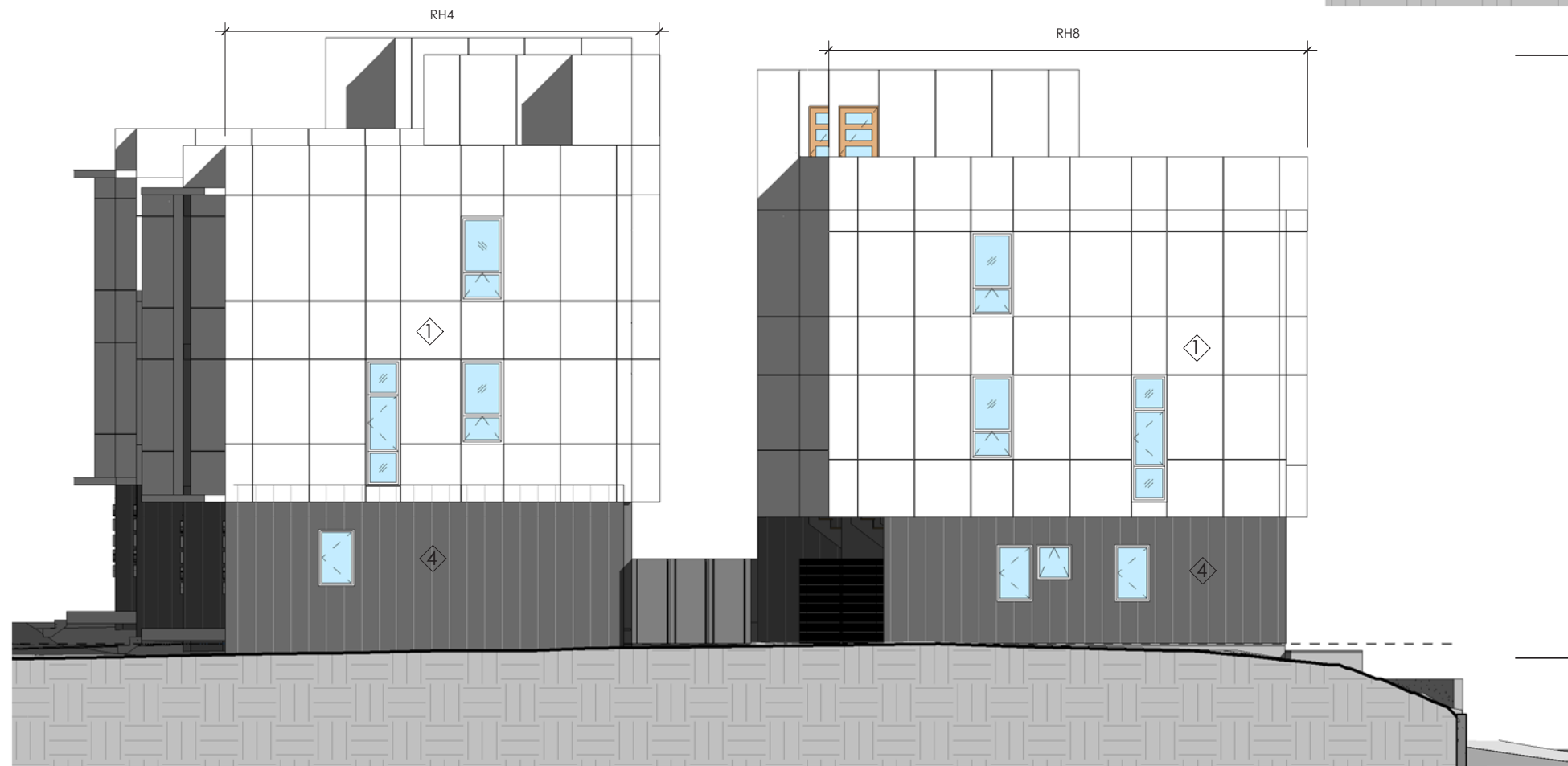
RH1-4 EAST ELEVATION

SCALE: 3/32" = 1'0"



NORTH ELEVATION

SCALE: 3/32" = 1'0"



RH 5-8 WEST ELEVATION

SCALE: 3/32" = 1'0"

SOUTH ELEVATION

SCALE: 3/32" = 1'0"



APPROACH FROM GOODELL PL S



APPROACH FROM RAINIER AVE S

RENDERINGS FOR ILLUSTRATION PURPOSES ONLY



APPROACH FROM GOODELL PL S

adjustment request #1:

facade length adjustment

STANDARD: SMC 23.86.015 - Maximum facade length measurement

A. In Lowrise zones, the length of certain facades is limited by development standards. Facade length is measured as follows:

1. Draw a line parallel to, and 15 feet from, the lot line along which the length of a facade is limited.
2. For each portion of a structure that located between the line drawn in subsection 23.86.015.A.1 and the lot line, mark the points at which that portion of the structure crosses the line drawn in subsection 23.86.015.A.1, and measure the distance between those points.
3. the facade length limit applies to the sum of the lengths of the portions of the structures measured in subsection 23.86.015.A.2 (see Exhibit A and Exhibit B for 23.86.015)

ADJUSTMENTS & DEPARTURES - Development Standard Adjustments

The second important difference between an adjustment and a departure is that adjustments are only available for a designated set of land use code development standards. SMC Section 23.41.018.D.3 provides the list of the specific development standards for which adjustments may be allowed, and is summarized below:

- + Setback and separation standards may be reduced by a maximum of 50 percent.
- +Amenity areas may be reduced by a maximum of 10 percent
- +Landscaping and screening may be reduced by a maximum of 25 percent
- +Structure width, depth, and facade length limits may be increased by a maximum of 10 percent
- +Screening of parking may be reduced by a maximum of 25 percent

ADJUSTMENT RATIONAL:

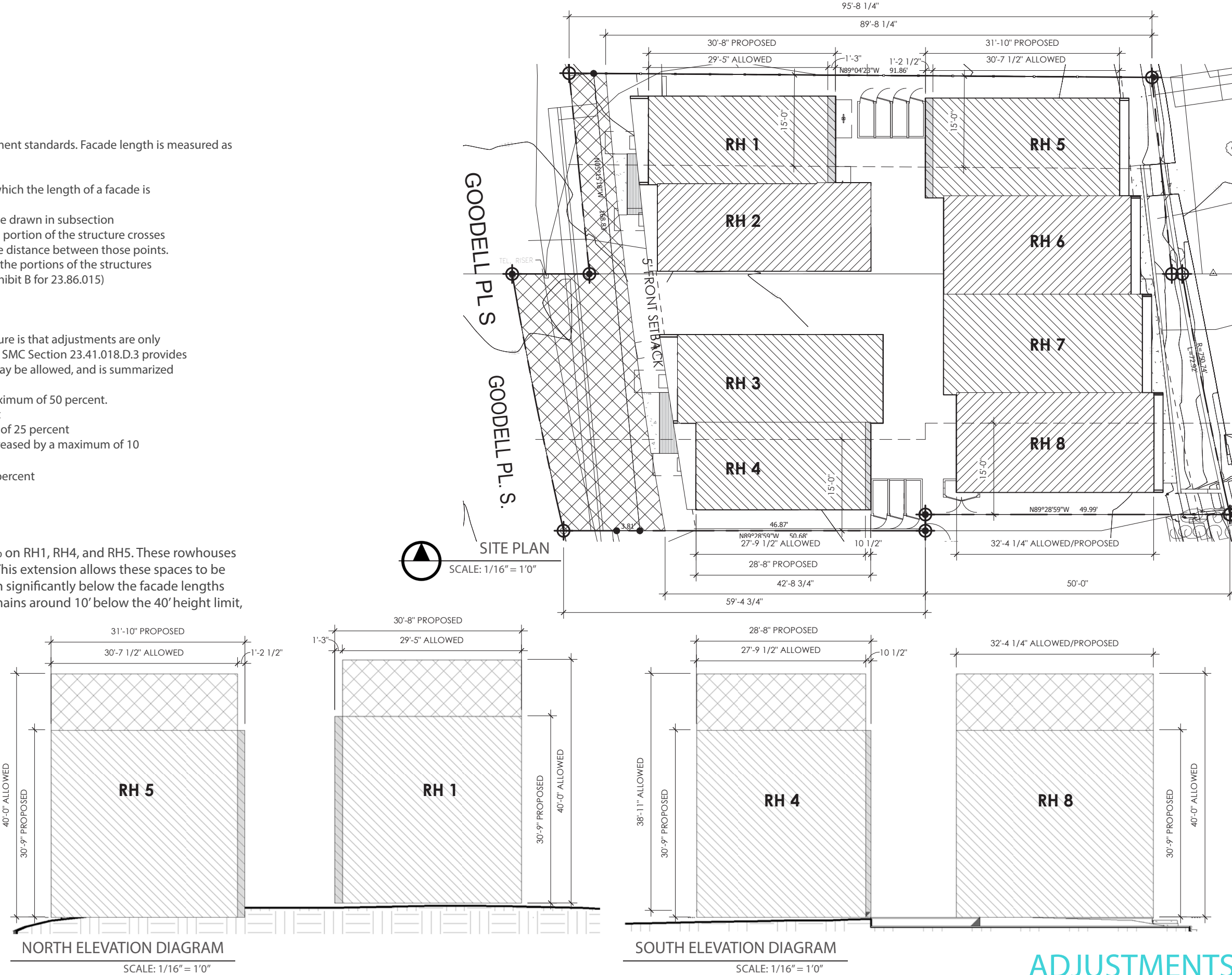
The design proposes an extension of the facade length up to 3% on RH1, RH4, and RH5. These rowhouses are designed to be family-friendly with 3 bedrooms in all units. This extension allows these spaces to be more habitable for future residents. The adjusted facades remain significantly below the facade lengths calculated before the dedication on Goodell Pl S. The design remains around 10' below the 40' height limit, which significantly reduces the overall bulk and mass.

CALCULATIONS:

NORTH:
Allowed = 89.6' x 65% = 58.2'
Proposed = 30.67' (RH1) + 30' (RH5) = 60.67' = 67.8% proposed
Before Dedication = 95.6' x 65% = 64'

SOUTH 1 (RH4):
Allowed = 42.8' x 65% = 27.8'
Proposed = 28.67' = 67% proposed
Before Dedication = 59.4' x 65% = 38.6'

SOUTH 2 (RH8):
Allowed = 50' x 65% = 32.5'
Proposed = 32.35' (allowed)



adjustment request #2:

amenity area adjustment

STANDARD: SMC 23.45.522 - Amenity Area

- A. Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones
- 1.The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.
 - 2.A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.
 - 3.For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.
 - 4.For apartments, amenity area required at ground level shall be provided as common space.
- D. General requirements. Required amenity areas shall meet the following conditions:
- 1.All units shall have access to a common or private amenity area.
 - 2.Enclosed amenity areas
 - a. In LR zones, an amenity area shall not be enclosed within a structure.
 - b.In MR and HR zones, except for cottage housing, no more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.
 - 3.Projections into amenity areas. Structural projections that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade.
 - 4.Private amenity areas
 - a.There is no minimum dimension for private amenity areas, except that if a private amenity area abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line is 10 feet.
 - b.An unenclosed porch that is a minimum of 60 square feet in size and that faces a street or a common amenity area may be counted as part of the private amenity area for the rowhouse, townhouse, or cottage to which it is attached.
 - 5.Common amenity areas for rowhouse and townhouse developments and apartments shall meet the following conditions:
 - a.No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.
 - b.Common amenity areas shall be improved as follows:
 - 1)At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.
 - 2)Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.
 - c.The common amenity area required at ground level for apartments shall be accessible to all apartment units.
 - 6.Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.
 - 7.Swimming pools, spas, and hot tubs may be counted toward meeting the amenity area requirement.
 - 8.Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.011.C.1, do not qualify as amenity areas.

ADJUSTMENTS & DEPARTURES - Development Standard Adjustments

The second important difference between an adjustment and a departure is that adjustments are only available for a designated set of land use code development standards. SMC Section 23.41.018.D.3 provides the list of the specific development standards for which adjustments may be allowed, and is summarized below:

- + Setback and separation standards may be reduced by a maximum of 50 percent.
- +Amenity areas may be reduced by a maximum of 10 percent
- +Landscaping and screening may be reduced by a maximum of 25 percent
- +Structure width, depth, and facade length limits may be increased by a maximum of 10 percent
- +Screening of parking may be reduced by a maximum of 25 percent

ADJUSTMENT RATIONAL:

This design proposes decreasing the ground-related amenity area by 10%. The 16’ dedication required on Goodell PI S reduced footprint of the lot and constrained the proportions, affecting where ground-related amenity could feasibly be located. The total amenity area provided is more than twice what is required in this zone. The design of this project significantly exceeds the required total amenity area by providing private roof decks for all units. These generous roof decks provide a higher quality, year-round amenity space with views overlooking the surrounding neighborhood.

CALCULATIONS:

REQUIRED:
Total Amenity Area = 7,627sf x 25% = 1,906.75sf
Ground Amenity Area = 1,906.75 x 50% = 953.38sf

PROPOSED:
Total Amenity Area = 3,902.78sf
Roof Deck Amenity Area = 3,138.32sf
Ground Amenity Area = 764.46sf = 40% proposed

ADJUSTMENTS

