

7508. 43RD AVENUE TOWNHOMES.

PROJECT NUMBER: 3034947-EG | SDR GUIDANCE PACKET | OCTOBER 15th 2019.

ARCHITECT:

VANDERVORT ARCHITECTS

CC: BRIAN O'CONNOR

2000 FAIRVIEW AVE E, SUITE 103

SEATTLE, WA 98102

(206) 784-1614

PROPERTY OWNER:

BUILD SOUND LLC

CC: ROB MCVICARS

3213 W WHEELER STREET

P.M.B. 131

SEATTLE, WA 98199



7508. 43RD AVENUE SOUTH TOWNHOMES.

01. PROJECT INFORMATION

PROJECT DESCRIPTION.

The proposed townhome project is located on 43rd Avenue South in a LR-2 (M) zone. The site is currently developed with a Single Family Residence on site. This project proposes to build (14) townhomes, (6) of which are to front 43rd Avenue South with the other (8) will be oriented North / South. No parking is required as the site is located in the Othello Residential Urban Village and is also in a frequent transit zone. No parking will be provided. The site does not have an alley.

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

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PROJECT #.	3034947-EG
LOT AREA.	11,400 SF
PROPOSED COMMERCIAL UNITS.	N/A
COMMERCIAL SQUARE FOOTAGE.	N/A
PROPOSED DWELLING UNITS.	14 UNITS
RESIDENTIAL UNIT # / TYPE.	14 TOWNHOMES
RESIDENTIAL SQUARE FOOTAGE.	14,999 SF
PARKING.	N/A



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New Building Project

14 Townhouses

7508 43rd Ave South, Seattle, WA 98118



Please join us for a
Community Walking Tour of the project site at
7508 43rd Avenue South
Seattle, WA 98118
Saturday, September 7th at 10am
and
Sunday, September 8th at 1pm

For questions or comments regarding this new project, please contact:
Monisha Harrell, Outreach Manager
7508-43rd@ruleseven.com (email)
206-315-8648 (hotline)

Project Description:
Demolish existing residence. Build 14 townhomes.
No parking is required or will be provided.
Parcel Number: 390410-0040
Zoning: LR2

Interpreter services available on request. If needed, please RSVP at least 2 days prior to Tour Date.
Note: Information collected or submitted through this feedback process may be made public

Để biết thông tin bằng tiếng Việt, vui lòng liên hệ
Monisha Harrell, Liên lạc cộng đồng
7508-43rd@ruleseven.com (e-mail)
206-315-8648 (đường dây nóng)

សំណួរ ឬការពិណ្ឌ ព័ត៌មាន សូម ទាក់ទង ៖
Monisha Harrell, ភ្នាក់ងារ ទាក់ទង
7508-43rd@ruleseven.com (អ៊ីម៉ែល)
206-315-8648 (ល្អាត ហ្វឺក)

Dự án xây dựng mới

14 nhà phố

7508 43rd Ave South, Seattle, WA 98118



Hãy tham gia với chúng tôi
truy cập trang web của dự án
7508 43rd Avenue South
Seattle, WA 98118
Thứ Bảy, ngày 7 tháng 9 lúc 10 giờ sáng
và
Chủ nhật, ngày 8 tháng 9 lúc 1 giờ chiều

Đối với câu hỏi hoặc ý kiến, vui lòng liên hệ:
Monisha Harrell, Liên lạc cộng đồng
7508-43rd@ruleseven.com (e-mail)
206-315-8648 (đường dây nóng)

Sự miêu tả:
Loại bỏ các cấu trúc hiện có. Xây 14 căn nhà mới.
Không có bãi đậu xe là cần thiết hoặc sẽ được cung cấp.
Parcel Number: 390410-0040
Zoning: LR2

Thông dịch viên có sẵn theo yêu cầu. Nếu cần, vui lòng RSVP ít nhất 2 ngày trước Ngày tham quan.
Thông tin được thu thập hoặc gửi qua quá trình phản hồi này có thể được công khai

For information in English, please contact
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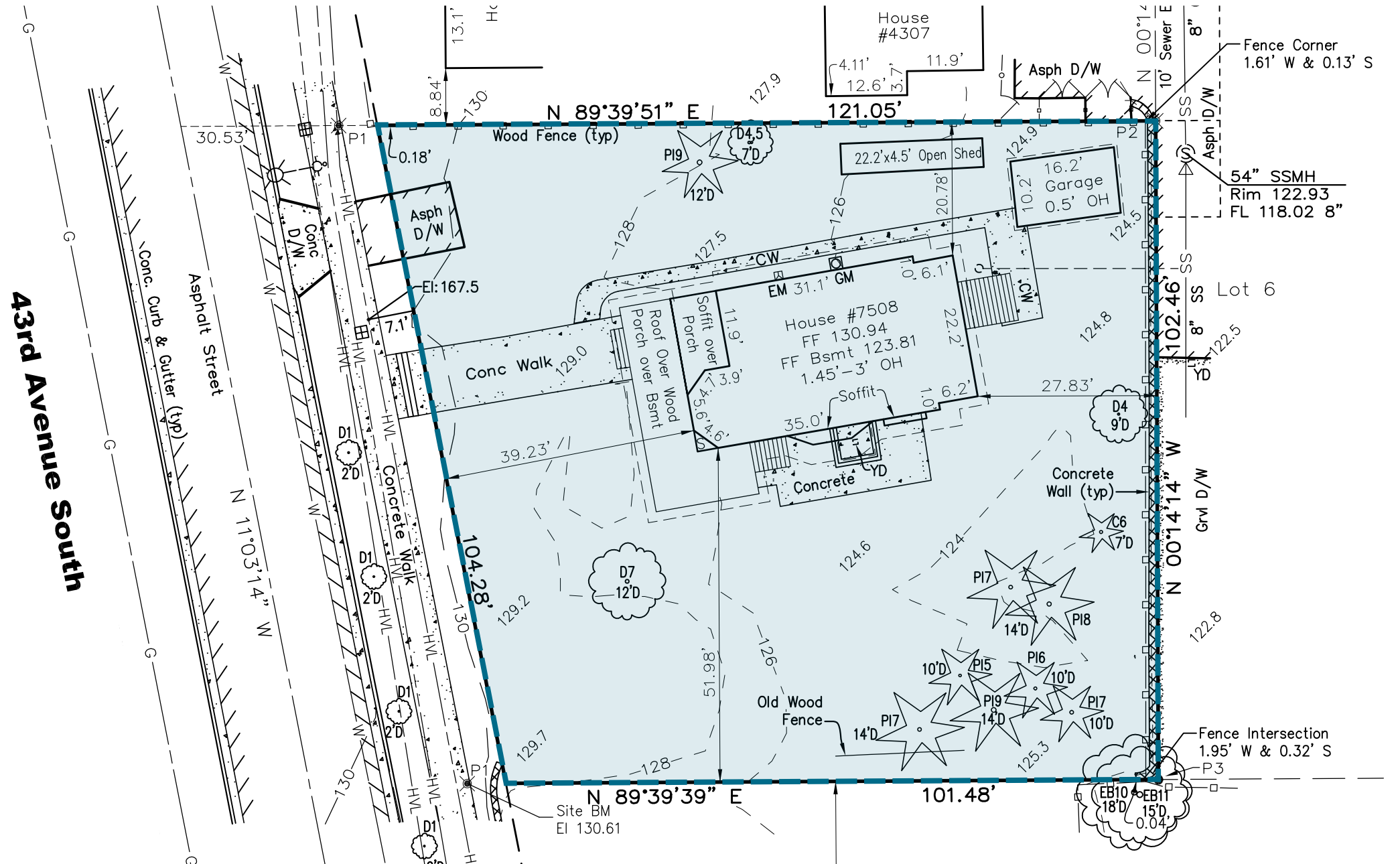
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1. VIEW OF 4301 S. WEBSTER ST.



2. VIEW OF SIDE YARD.



3. VIEW ACROSS 43RD AVE. S.



4. VIEW FROM REAR YARD



5. VIEW OF SIDE YARD.

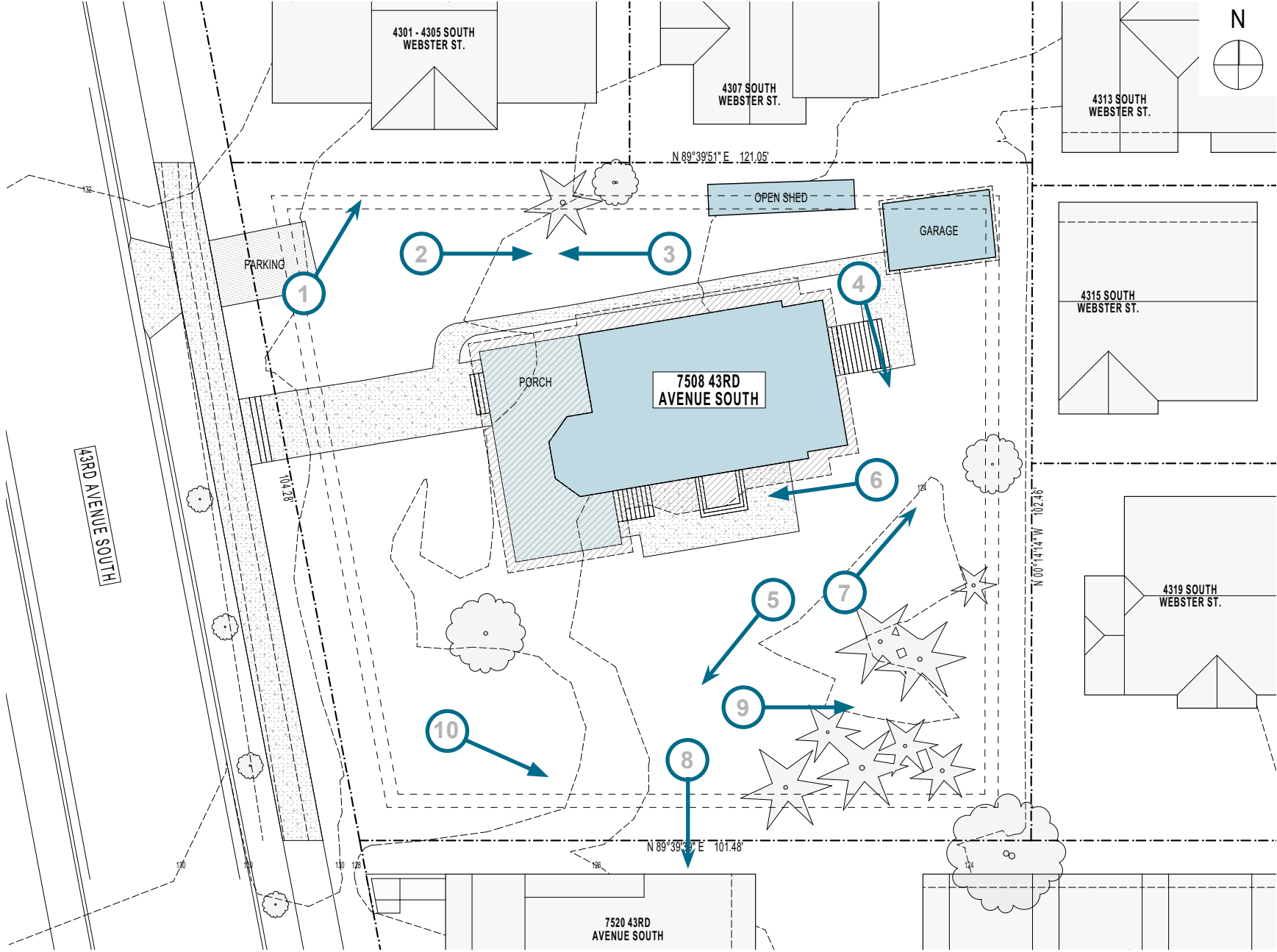


PHOTO KEY PLAN.



6. VIEW OF SIDE YARD.



7. VIEW OF 4315 S. WEBSTER ST.



8. VIEW OF 7520 43RD AVE. S.



9. VIEW OF SIDE YARD.



10. VIEW OF 7520 43RD AVE. S.

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CONCLUSION.

There are no large scale views either into or out from the site.

CONTEXT ANALYSIS. VICINITY MAP.

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1. OTHELLO LIGHT RAIL STATION.

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2. ASSEMBLY 118 APARTMENTS.

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3. THE STATION APARTMENTS.

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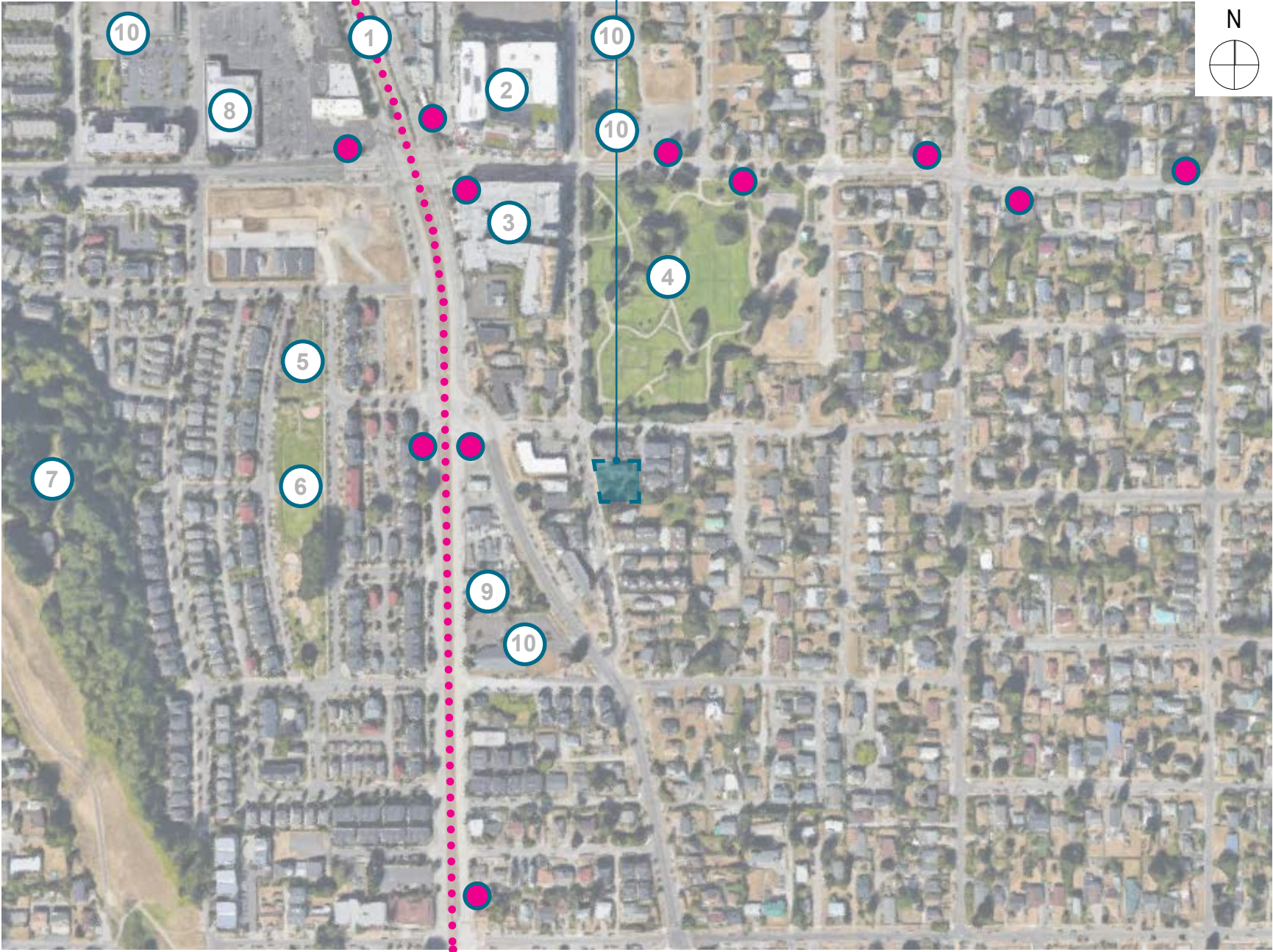
4. OTHELLO PLAYGROUND.

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5. NEW HOLLY COMM. GARDEN.

● BUS STOPS LIGHT RAIL LINE — SITE



6. NEW HOLLY CENTRAL PARK.



7. AUSTIN & HOLDEN PARKS.



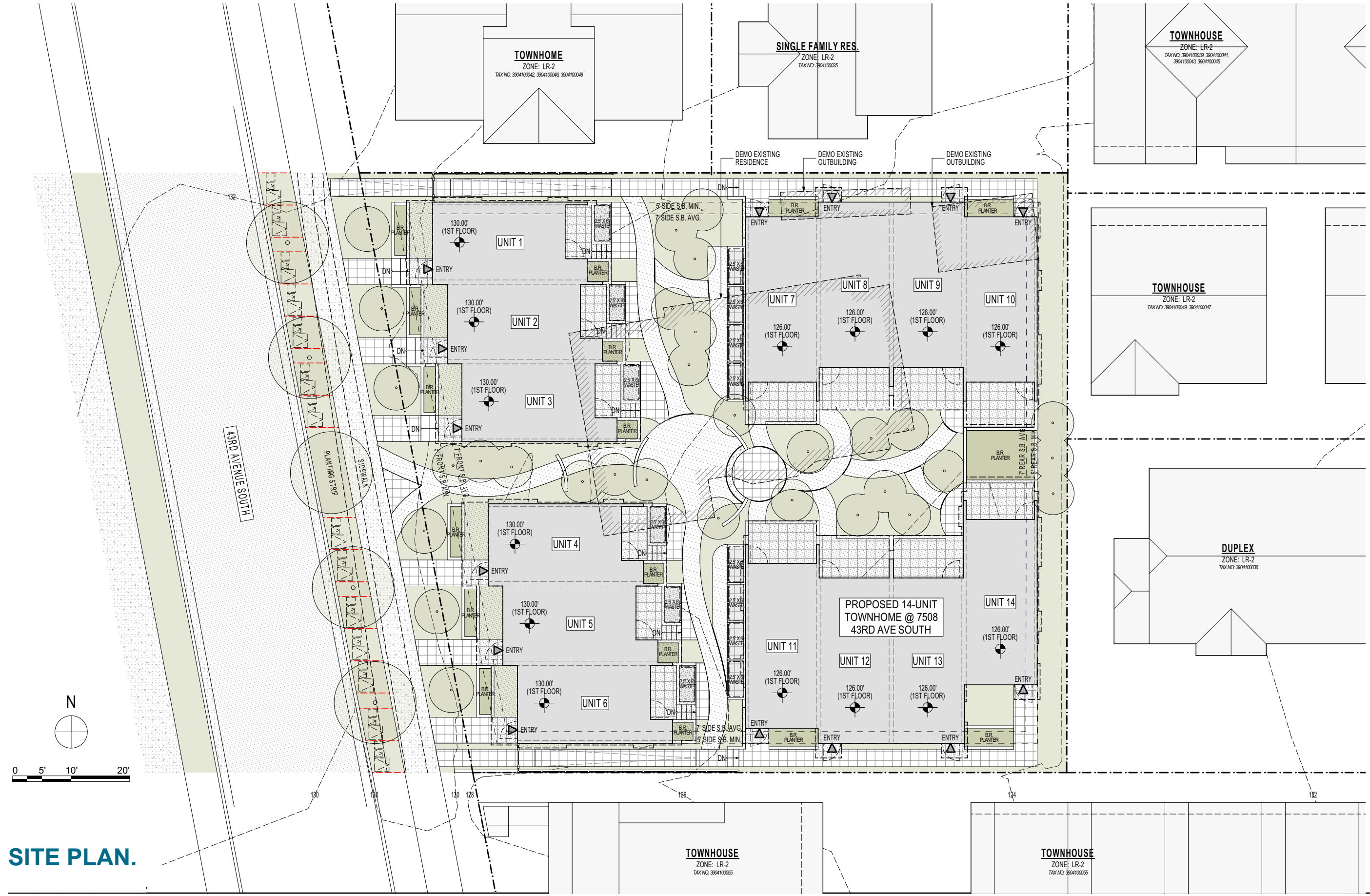
8. SAFEWAY



9. NICKELSVILLE OTHELLO.



10. RELIGIOUS FACILITIES.



SITE PLAN.

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CONTEXT ANALYSIS. ZONING DATA.

01. PROJECT INFORMATION

Lot Area:	11,400 SF
Zoning:	LR-2
ECA:	N/A
Commercial Use:	N/A
Residential Use:	14 TOWNHOMES
FAR:	1.4 PER TABLE A 23.45.510

02. SITE ANALYSIS

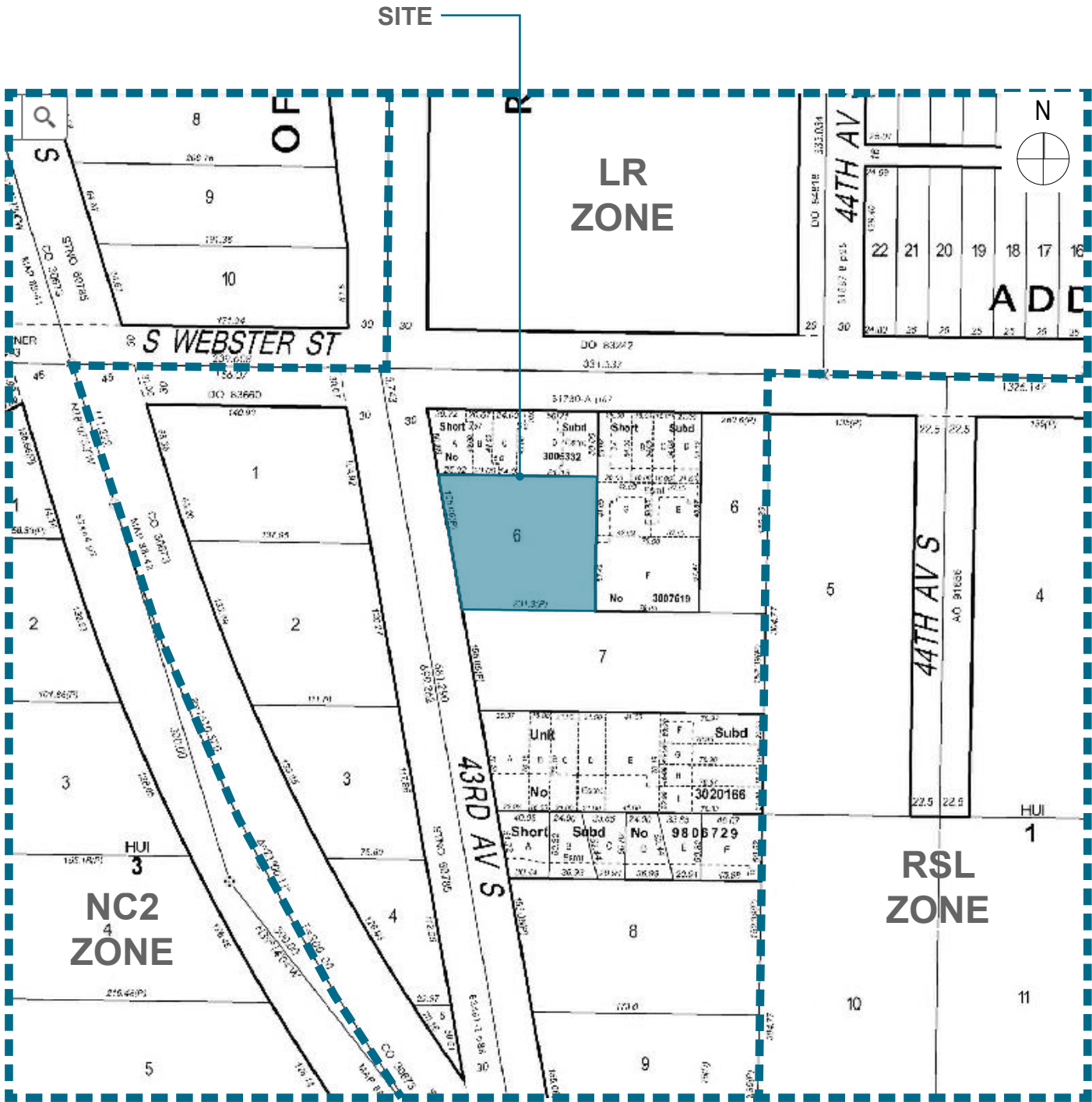
HEIGHT:	*THE HIGHER FAR LIMIT MEANS THIS PROJECT MUST MEET STANDARD OF 23.45.510.C 40' BASE HEIGHT 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.45.514.I2 10' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.45.514.I4
SETBACKS:	FRONT: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518 SIDES: 5' FOR FACADES < 40' PER TABLE A 23.45.518 7' AVERAGE / 5' MINIMUM FOR FACADES > THAN 40' PER TABLE A 23.45.518 REAR: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518

03. DESIGN STANDARDS

PARKING:	NONE REQUIRED
PARKING ACCESS:	N/A
BICYCLE PARKING:	1 BIKE PARKING SPACE PER DWELLINGS PER 23.54.015 TABLE D 1 SHORT TERM BIKE PARKING SPACE PER 20 DWELLINGS (ROUND TO NEXT EVEN #)
AMENITY AREA:	25% OF THE LOT AREA PER 23.45.522A 50% OF THE REQUIRED AMENITY AREA MUST BE PROVIDED AT THE GROUND LEVEL
EXCEPTIONAL TREE:	N/A
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A2

04. BUILDING DESIGN

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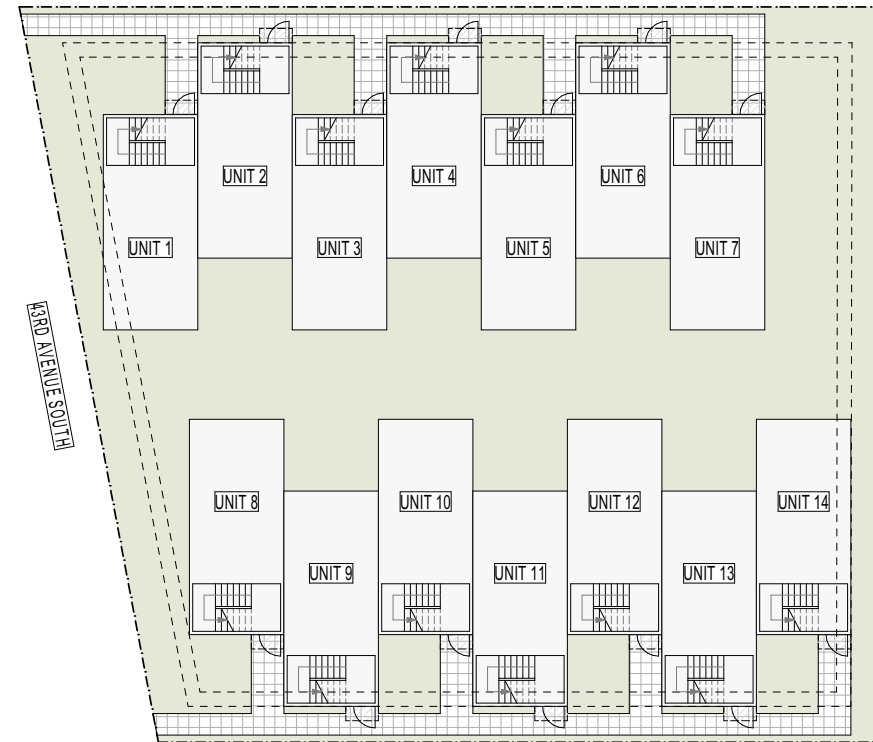
INITIAL PRE-APP SITE PLAN.

PROS:

- DESIGN MAXIMIZES NUMBER OF UNITS WITH STREET FRONTAGE
- CREATES A LARGE CENTRALIZED LANDSCAPED AREA
- STEPPING OF BUILDINGS ALONG STREET-FRONT MIMICS ANGLE

CONS:

- DUE TO STAIR LAYOUT NO ENTRIES ARE OFF OF THE FRONTAGE
- SMALL ACCESS PATHWAYS ON NORTH AND SOUTH
- HIGH % OF MIDDLE UNITS MEANING LESS OVERALL GLAZING
- BACK UNITS CROWD THE REAR OF THE LOT
- ALL UNITS ORIENTED EAST / WEST (POOR SOLAR ACCESS)
- BACK BUILDINGS ENTER OFF OF REAR OF SITE



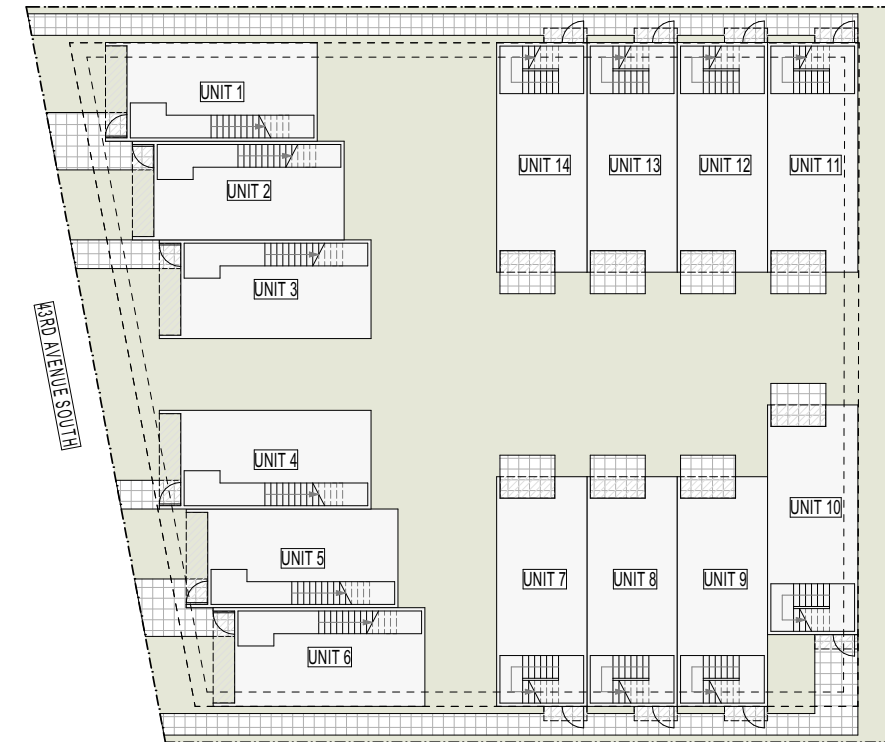
OPPOSITE APPROACH.

PROS:

- UNITS ORIENTED NORTH SOUTH FOR INCREASED SOLAR ACCESS
- STEPPING ALLOWS MORE OPPORTUNITIES FOR GLAZING
- LARGER ACCESS PATHWAYS ON SITE

CONS:

- MINIMAL AREA FOR LANDSCAPING (LONG AND NARROW)
- NO UNITS FACE THE STREET AND ONLY 2 FRONT THE STREET
- DOES NOT RESPOND TO THE ANGLE OF THE STREET
- ALL ENTRIES ARE OFF OF NORTH AND SOUTH PATHWAYS
- LARGE MASSING DUE TO 14 UNITS OVER 2 BUILDINGS
- INEFFICIENT USE OF SITE / LANDSCAPING



MERGING OF IDEAS.

PROS:

- 6 UNITS FRONT THE STREET
- STEPPING OF BUILDINGS ALONG STREET-FRONT MIMICS ANGLE
- STAIR LAYOUT CHANGES TO ALLOW ACCESS FROM STREET
- MORE GENEROUS PATHWAYS ALONG NORTH & SOUTH
- CENTRAL COURTYARD HAS CONNECTION TO STREET
- 4 BUILDINGS REDUCES THE HEIGHT BULK AND SCALE
- DOUBLE THE NUMBER OF END UNITS AND ACCESS TO LIGHT
- ORIENT THE 8 BACK UNITS NORTH SOUTH FOR SOLAR ACCESS
- PATIOS REACH OUT TO CENTRAL LANDSCAPE FEATURES
- BUILDING ENTRIES OFF STREET OR SIDE LOT LINES

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BLOCK FACE STUDY. NW 59TH STREET.

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VIEW FROM 43RD AVENUE SOUTH. LOOKING EAST.



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VIEW FROM 43RD AVENUE SOUTH. LOOKING WEST.

BLOCK FACE STUDY. NW 59TH STREET.

RENTON AVE. SOUTH
RIGHT-OF-WAY →



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VIEW FROM 43RD AVENUE SOUTH. LOOKING EAST.

8TH AVE SOUTH
RIGHT-OF-WAY



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VIEW FROM 43RD AVENUE SOUTH. LOOKING WEST.

DESIGN STANDARDS. COMPLIANCE.

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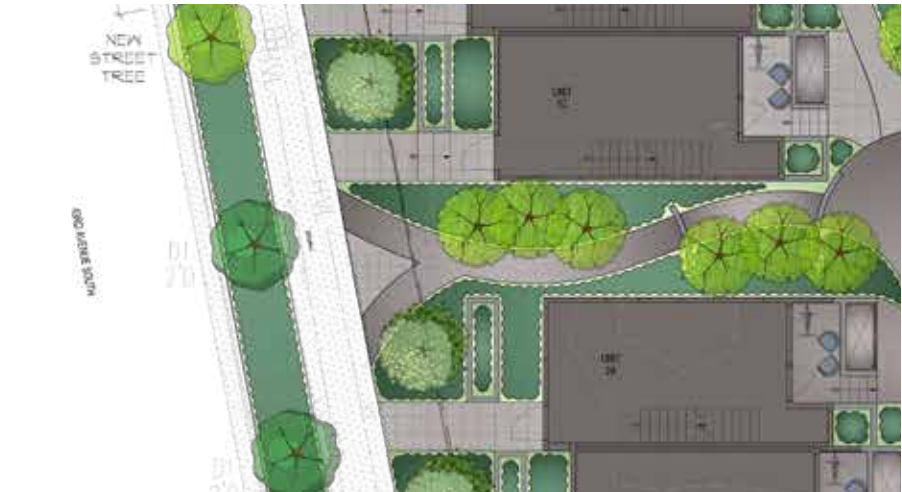
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CS1: NATURAL SYSTEMS AND SITE FEATURES
A.1 Energy Choices
B.2 Daylight and shading

For this site layout, we started with a concept that lined up two rows of buildings, one behind the other, parallel to the street. This option allowed for only two the dwellings to have access to the sun. As we explored options, we discovered that by breaking the dwellings into four buildings, we were able to orient 10 of the units such that they will have south exposure. This change not only enhances the shared courtyard, but it also allows dwellings to have good access to sun and natural light. Additionally, we are proposing thickened wall and roof systems in order to create highly energy-efficient dwelling units. This project will meet or exceed the requirements of Built Green 4-star certification.

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CS2: Urban Pattern and Form (Othello Design Guideline)
A.1 Sense of Place
B.2 Connection to the Street

This project is on a block face where the sense of place is not particularly well established. Our proposal is to bring a strong visual language to the street face with dwellings that are clearly identifiable as townhomes via an explicit gable form, but they are also updated to current sensibilities with materials and colors. Additionally, the middle of the site is developed as a shared, landscaped courtyard, which can be viewed from the street. Our vision for this courtyard is that of a grove, with many trees that are placed throughout this space and even continue out to connect with the street. We have taken cues from the nearby Othello Playground in our site layout and pathway geometries (organic pathway concept). Finally, we have connected these townhomes to the street with various elements at the ground floor: cast concrete signage wall, bioplanters and entry doors/sidelights. The second floor (which contain the primary living spaces) connect to the street via large windows with low sills.



PL2: Walkability (Othello Design Guideline)
B.1 Eyes on the Street
D.1 Wayfinding

For all dwellings, the primary living spaces are on the second floor. These main living spaces will always have excellent views of the spaces below via low-sill windows. This applies at the street frontage, as well as the courtyard homes as well. This configuration will allow for natural surveillance of the resident's immediate surroundings. This site project is organized such that primary entries are either along the street (front buildings), or along the north or south property lines (back buildings). Signage will be incorporated along the street frontage to make clear where circulation and access paths lead.

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PL3: Street-Level Interaction (Othello Design Guideline)
A.2 Ensemble of Elements

PL4: Active Transportation (Othello Design Guideline)
A.1 – Serving All Modes of Travel

We have considered our entry design very carefully in order to make sure that the connection to the street is both gracious and secure. We are proposing a low cast-concrete wall with an address marker as both a signage element and as a visual threshold that helps to start the transition from public to private. This wall also forms a backdrop for at-grade bioplanters that will feature plants that help filter and clean the site’s stormwater. The entry access pathway runs next to the concrete wall and the biplanter and leads directly to the front door, which is set in a wall of high-quality stained cedar cladding. In some cases, there are a couple of risers down to the entry level along the entry path. The second and third floors overhang the entry to provide protection and definition. All entries are accessed either directly on the street, or via a short side walkway that encourages easy foot-traffic connections to transit or street parking. Bicycle parking is provided at all dwellings in covered back patio areas.

DC2: Architectural Concept
B.1 Façade Composition

We have established a very strong visual language on this project that is carried throughout the development. Each townhouse dwelling is comprised of a front-gable form with an extruded frame front and back. All facades that relate to the street or the courtyard present this consistent gable form. The north façade of the north building and the south façade of the south building are dropped down to a low-parapet condition in order to reduce the building scale along the property line edges.

DC3: Open Space Concept
B.4 – Multifamily Open Space

A very important aspect of this project is the creation of a central landscaped courtyard – dubbed the Grove by the design team. This space creates “back yard” connections between all of the dwellings on the site. There will be a central meeting area with a flexible activity space – including a large paved area with flexible seating included. Each dwelling will have covered patio that will be connected to and partially open to the common Grove space. Additionally, at the second level, each dwelling will have decks that have a direct visual connection to the Grove as well.

DC4: Exterior Elements and Finishes (Othello Design Guideline)
A.1 Exterior Finish Materials
D.1 Choice of Plant Materials

Exterior materials for this project will be high-quality and residentially appropriate. At the ground level, stained cedar will be used to signify dwelling entries and will provide a richness of color and texture. The primary building material above the first floor will be fiber-cement cladding in panel form. This cladding will be well detailed to emphasize the extruded gable form that we are proposing for the project. The roofing will be a high-quality composition roofing that will add texture and visual connection to other residentially-scaled buildings. One of the key visual elements of this project will be the balconies that reach out to the common courtyard. These balconies will be fitted with cable railings that also lend visual interest to the building facades as well. The courtyard grove will be planted with trees and shrubs selected by the Landscape Architect that will provide seasonal color and a range of scale and texture that will enliven this common space.

Katsura Trees are proposed throughout the interior to create a grove of trees that provides seasonal interest with color & movement. Paperbark Maple, a decorative small tree, is proposed at the front of the units along 43rd for it’s beautiful fall color and unique peeling bark. Drought tolerant and northwest adapted shrubs and groundcover provide the understory. Low dark spreading evergreen shrubs provide the foundation of the planting with an assortment of colors and textures strategically located to draw attention to entrances, intersections and gathering areas. Plants have been chosen to be tolerated of the varying levels of shade throughout the site. Strategically placed larger shrubs will provide a sense of privacy while maintaining visual safety.

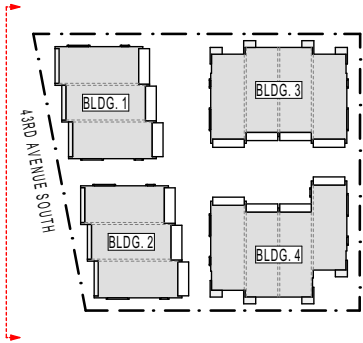
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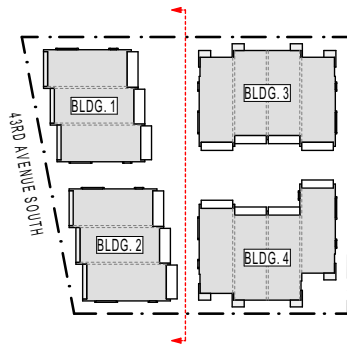
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WEST ELEVATION. BUILDINGS 1 & 2.



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EAST ELEVATION. BUILDINGS 1 & 2.

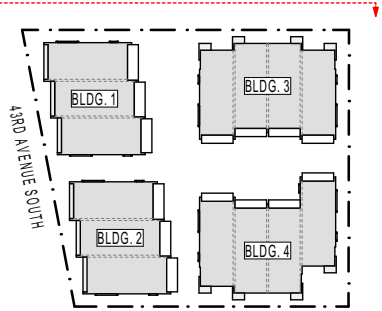
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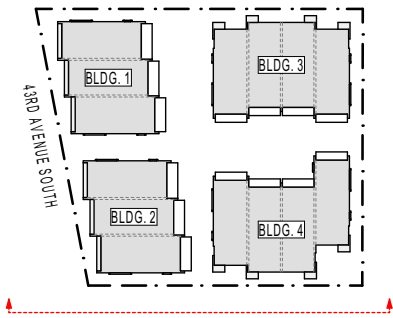
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NORTH ELEVATION. BUILDINGS 1 & 3.



SOUTH ELEVATION. BUILDINGS 2 & 4.

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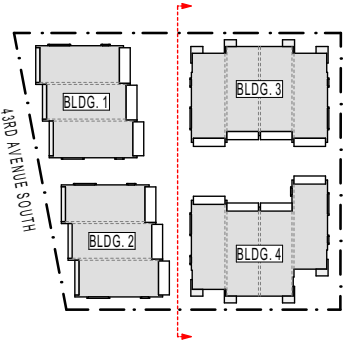
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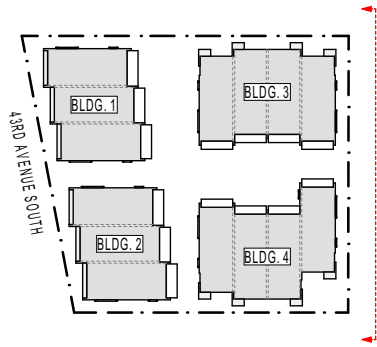
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WEST ELEVATION. BUILDINGS 3 & 4.



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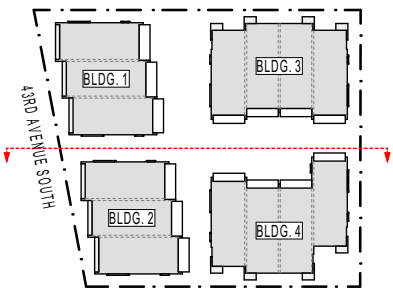
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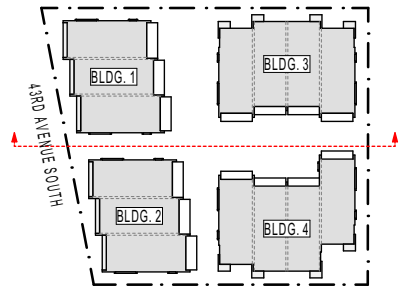
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NORTH ELEVATION. BUILDINGS 2 & 4.



SOUTH ELEVATION. BUILDINGS 1 & 3.

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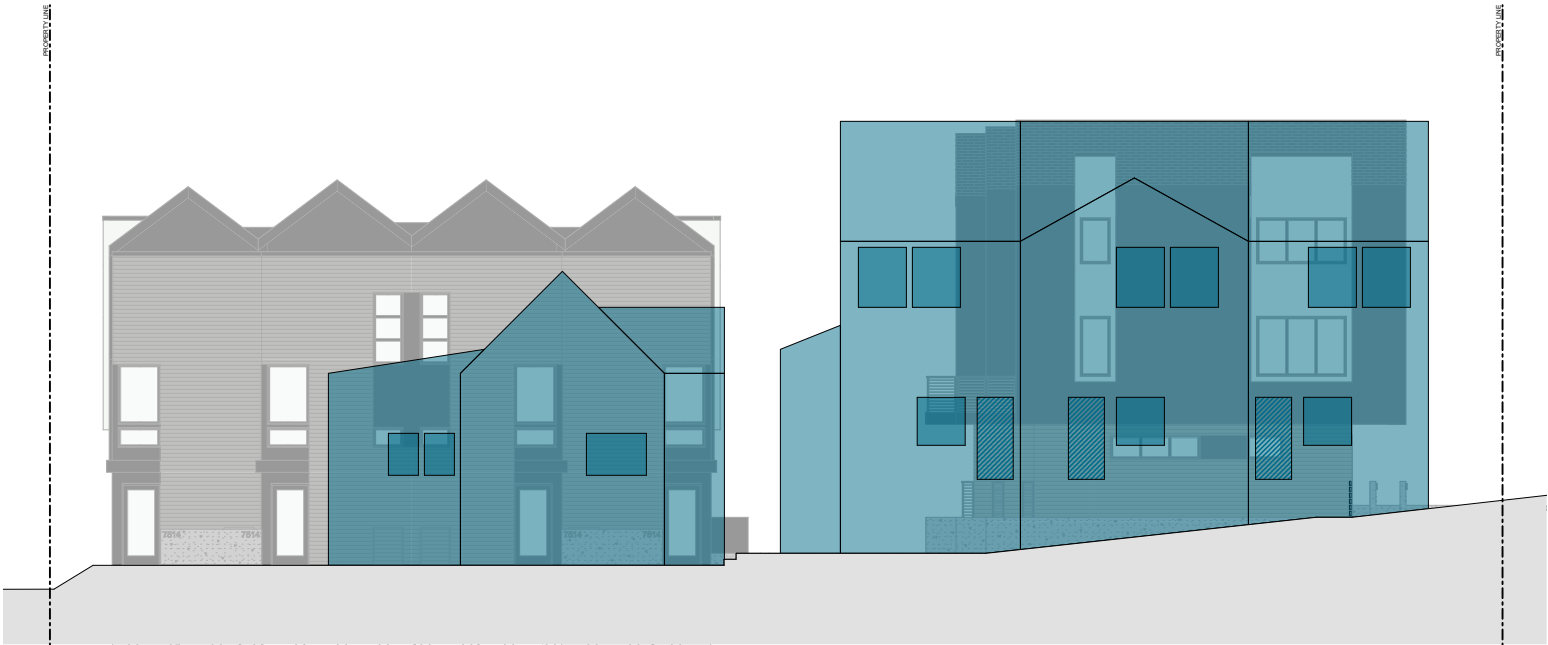
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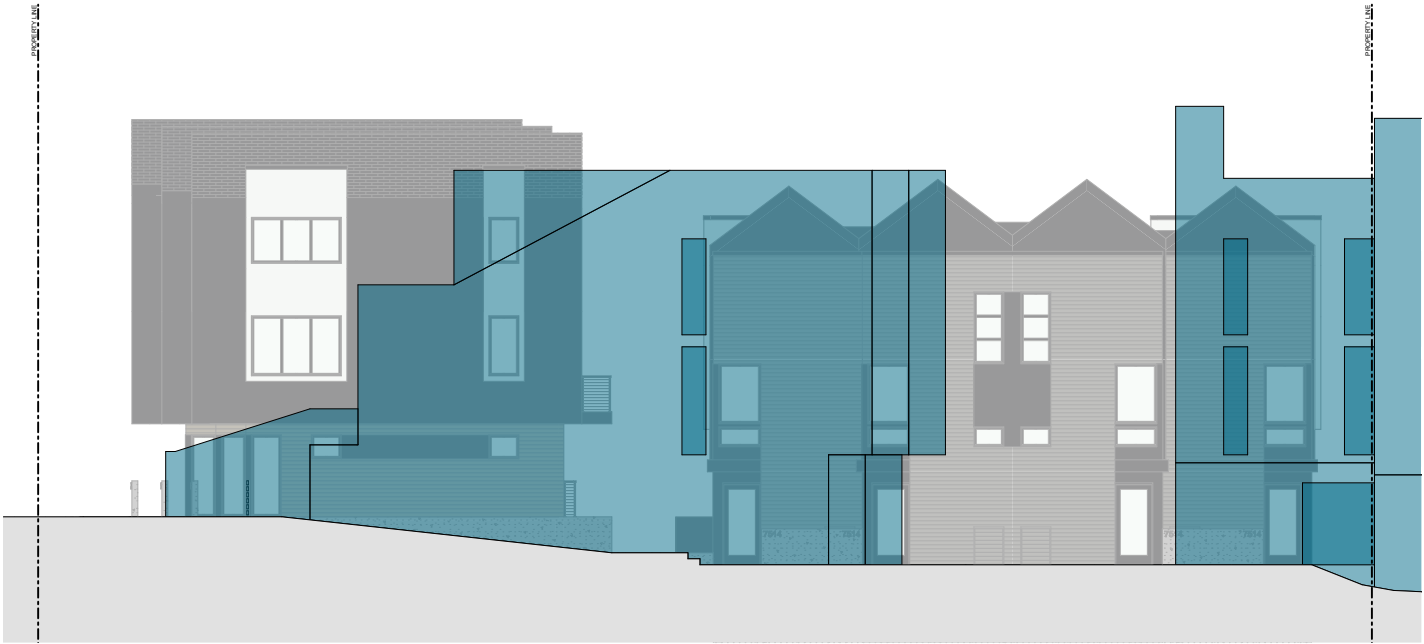


NORTH ELEVATION. BUILDINGS 1 & 3.

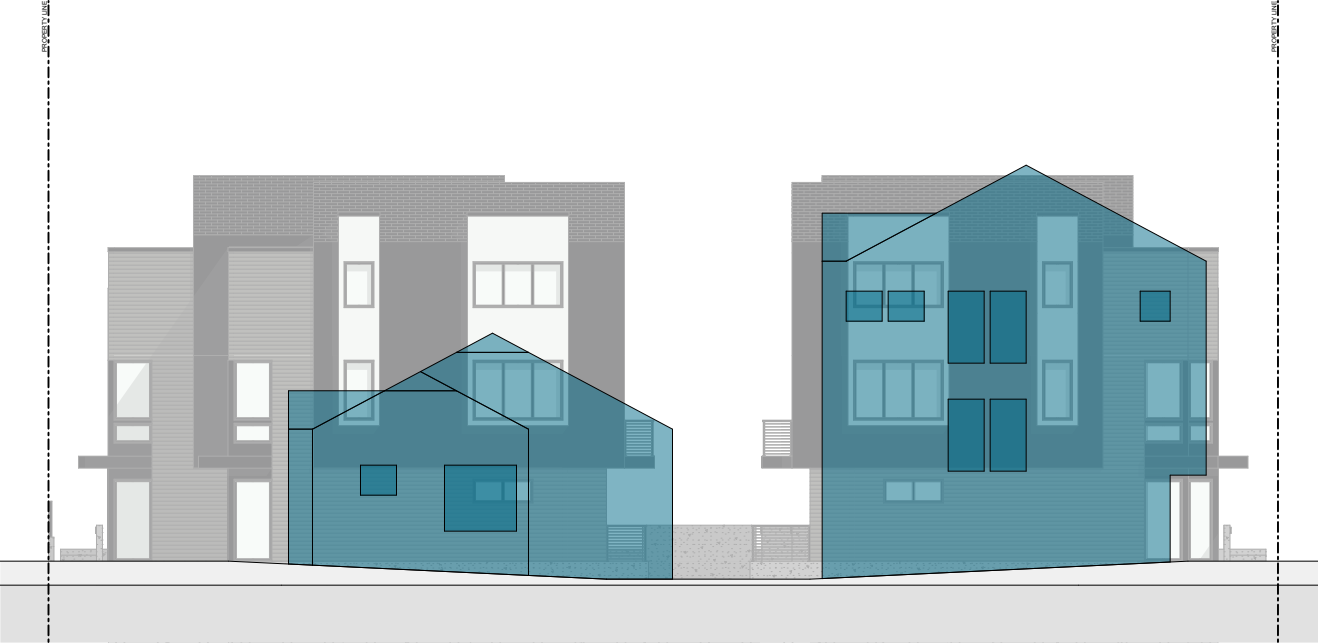
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SOUTH ELEVATION. BUILDINGS 2 & 4.



EAST ELEVATION. BUILDINGS 3 & 4.



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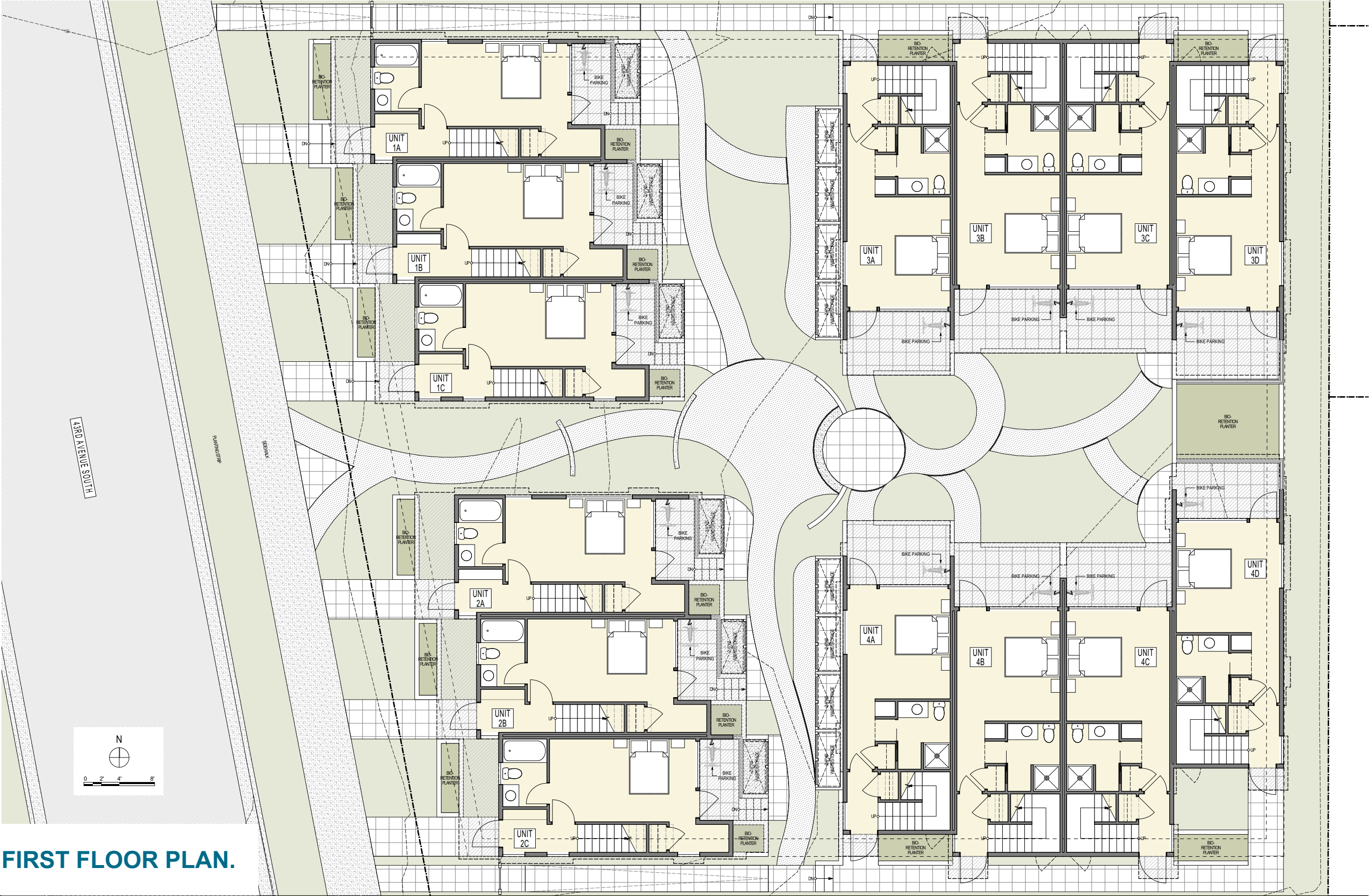
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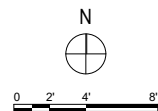
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FIRST FLOOR PLAN.

SECOND FLOOR PLAN.



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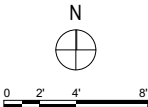
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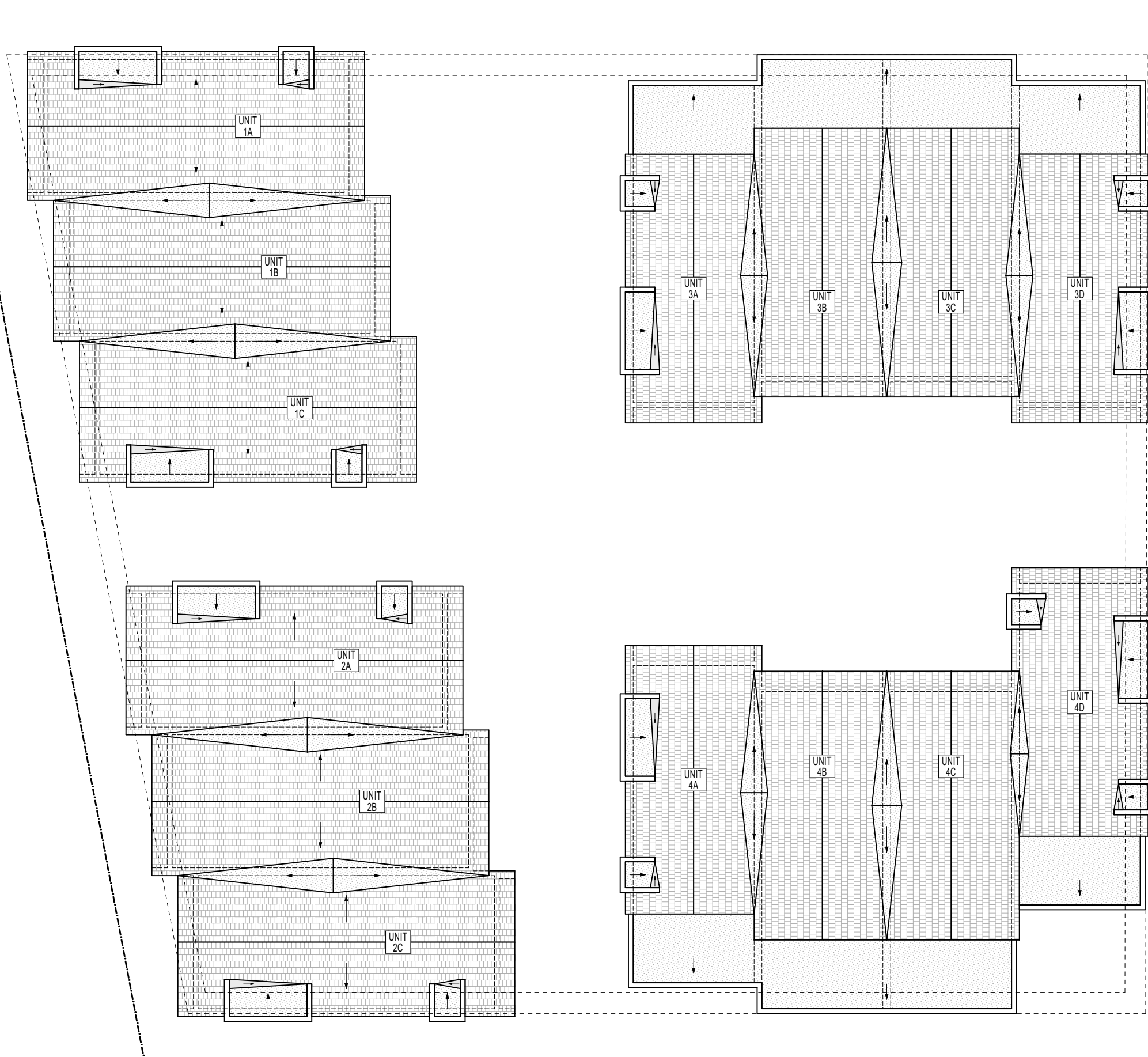
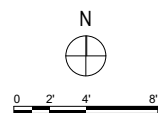
05.
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THIRD FLOOR PLAN.



ROOF PLAN.



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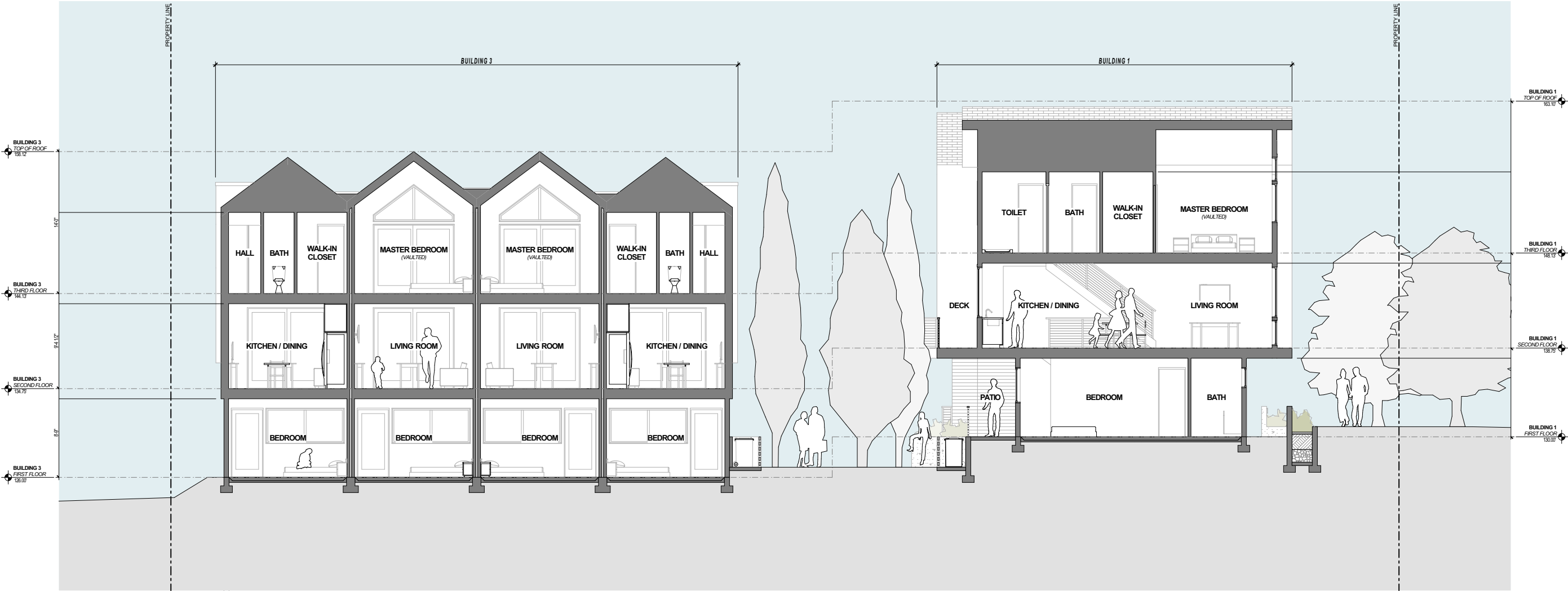
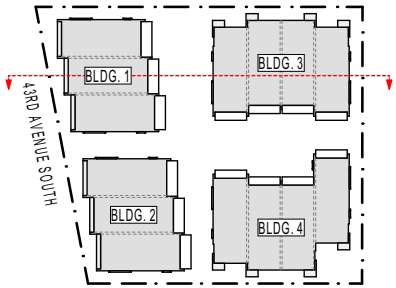
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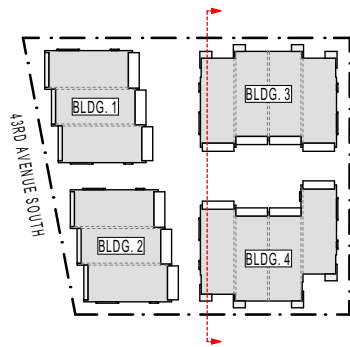
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BUILDING SECTION. EAST / WEST.



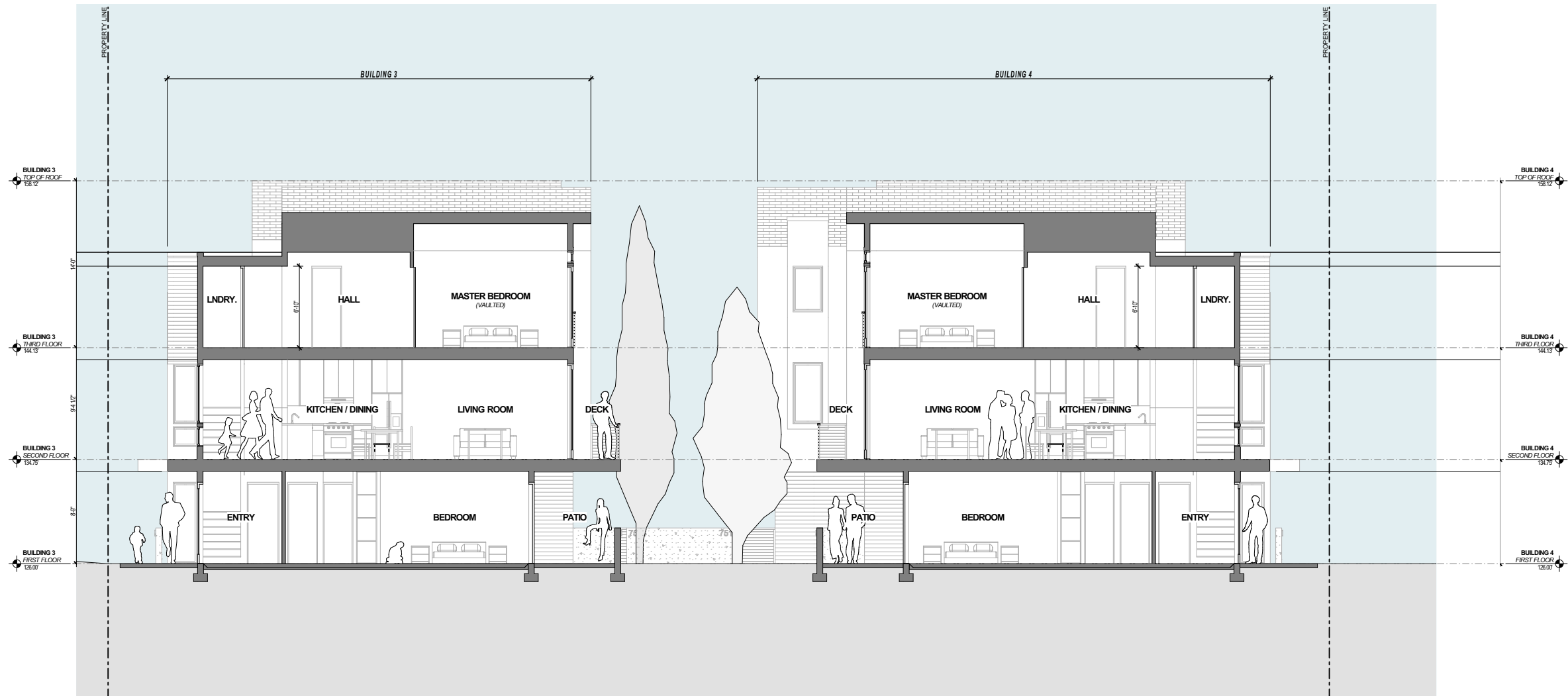
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BUILDING SECTION. NORTH / SOUTH.

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LANDSCAPE PLAN.





PAPERBARK MAPLE.
ACER GRISEUM.



KATSURA TREE.
CERCIDIPHYLLUM JAPONICUM.



EDDIE WHITE WONDER.
CORNUS.



RED CARPET SEDUM.
SEDUM SPURIUM.



ANGELINA SEDUM.
SEDUM X 'ANGELINA'.



BOWLES PERIWINKLE.
VINCA MINOR 'BOWLES'.



GOLDEN SWEET FLAG.
ACORUS GRAMINEUS 'OGON'.



GOLDEN ROCKET.
BERBERIS T.



DEER FERN.
BLECHNUM SPICANT.



ORANGE SEDGE.
CAREX TESTACEA.



GOLDEN HEATH.
ERICA CARNEA.



JAPANESE FOREST GRASS.
HAKONECHLOA MACRA.



BIG BLUE LILYTURF.
LIRIOPE MUSCARI 'BIG BLUE'.



MOSS GREEN.
LONICERA PILEATA.



GULF STREAM BAMBOO.
NANDINA DOMESTICA.



GOSHIKI.
OSMANTHUS HETEROPHYLLUS.



HAMELN.
PENNISETUM ALOPECUROIDES.



SWEET BOX.
SARCOCOCCA HUMILIS.

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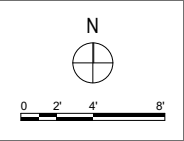
04.
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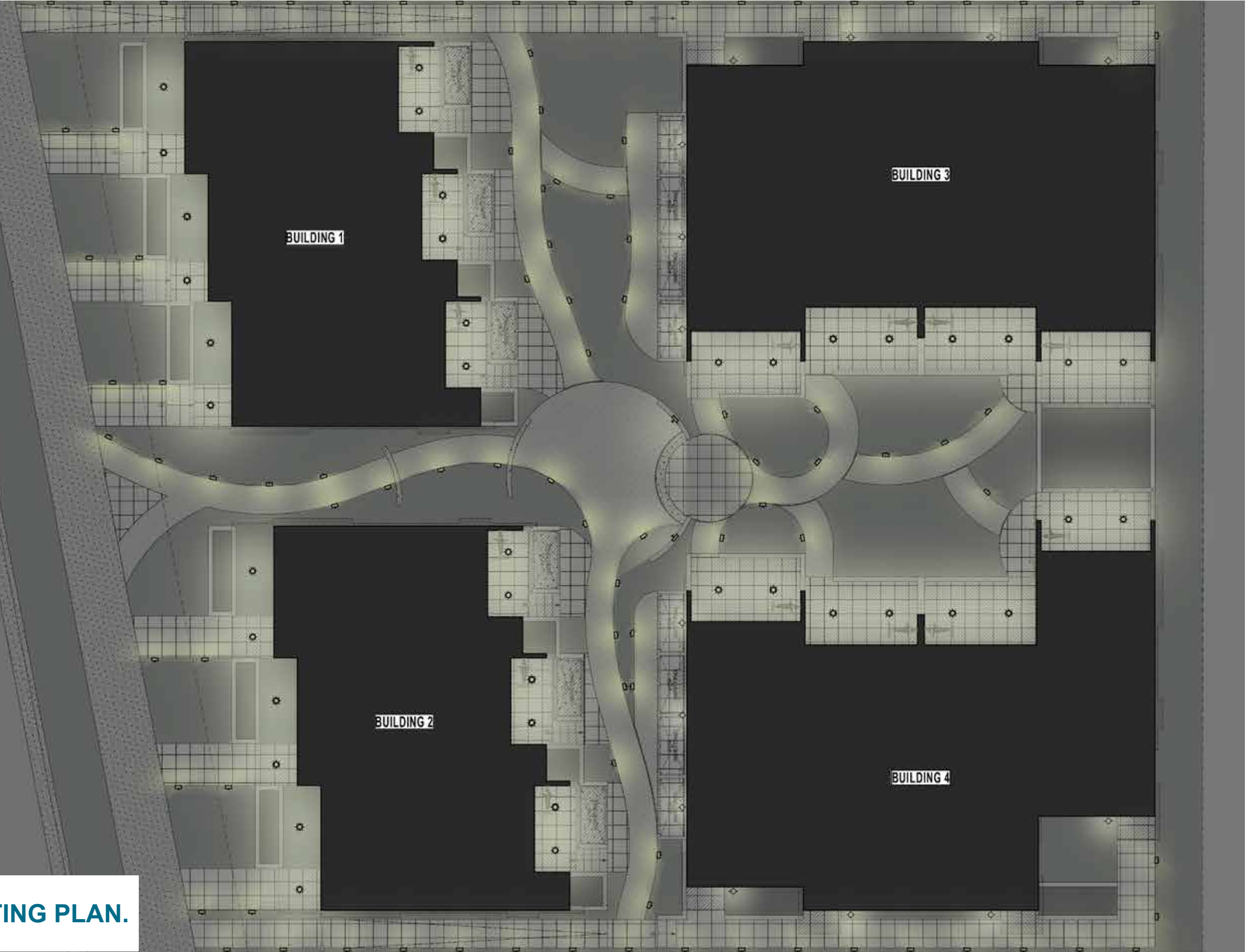
EXT. LIGHTING LEGEND*

-  RECESSED CAN
-  WALL SCONCE
-  PATH LIGHT

** ALL LIGHTING SHALL BE ORIENTED TO SHINE AWAY FROM NEIGHBORING PROPERTIES TO MINIMIZE GLARE IMPACTS TO NEIGHBORING PROPERTIES.*

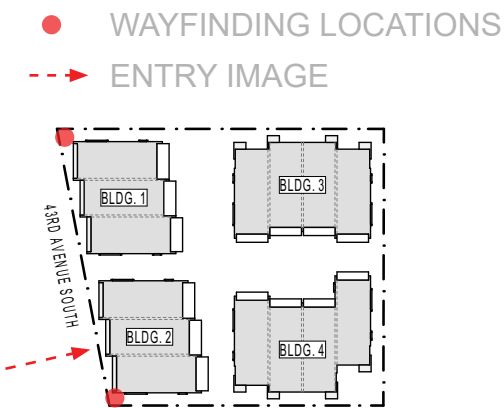


EXTERIOR LIGHTING PLAN.

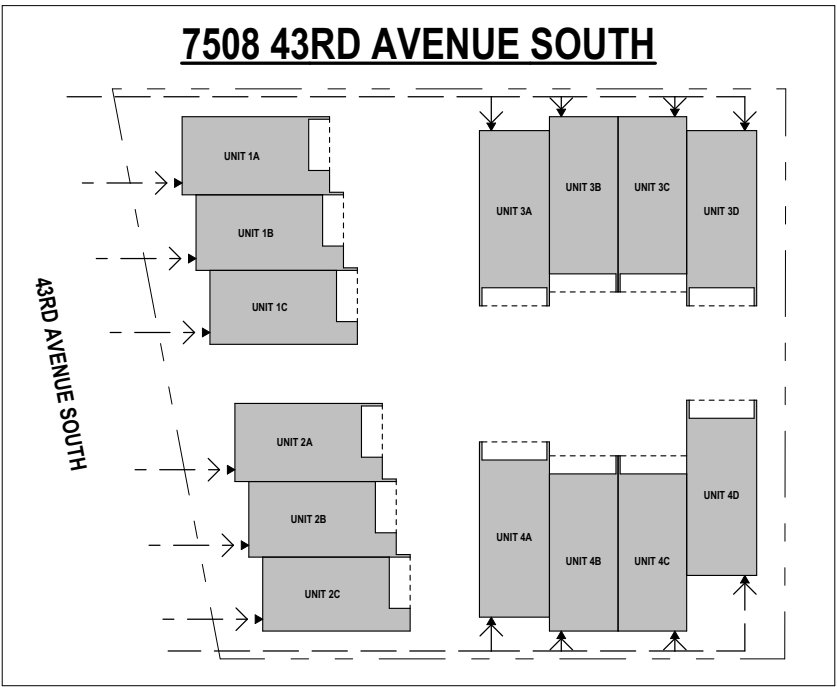




ENTRY SIGNAGE.



KEY PLAN.



WAYFINDING SIGNAGE.

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ADJUSTMENTS. SETBACKS.

01. PROJECT INFORMATION

ADJUSTMENT:
REDUCE MINIMUM AND AVERAGE SETBACKS

- CODE CITATION:
- FRONT & REAR SETBACKS: 5' MIN., 7' AVG.
 - SIDE SETBACKS FACADES GREATER THAN 40' IN LENGTH: 5' MIN., 7' AVG.

02. SITE ANALYSIS

- PROPOSED MODIFICATION:
- BUILDING 1: REDUCE MINIMUM SIDE SETBACK TO 4'-2"
 - BUILDING 2: REDUCE AVERAGE FRONT SETBACK TO 6'-9 1/2", REDUCE MINIMUM SIDE SETBACK TO 4'-2"
 - BUILDING 3: REDUCE AVG. SIDE SETBACK TO 6'-6", REDUCE MIN. REAR SETBACK TO 4'-5", REDUCED AVG. REAR SETBACK TO 5'-8"
 - BUILDING 4: REDUCE MINIMUM REAR SETBACK TO 4'-3"

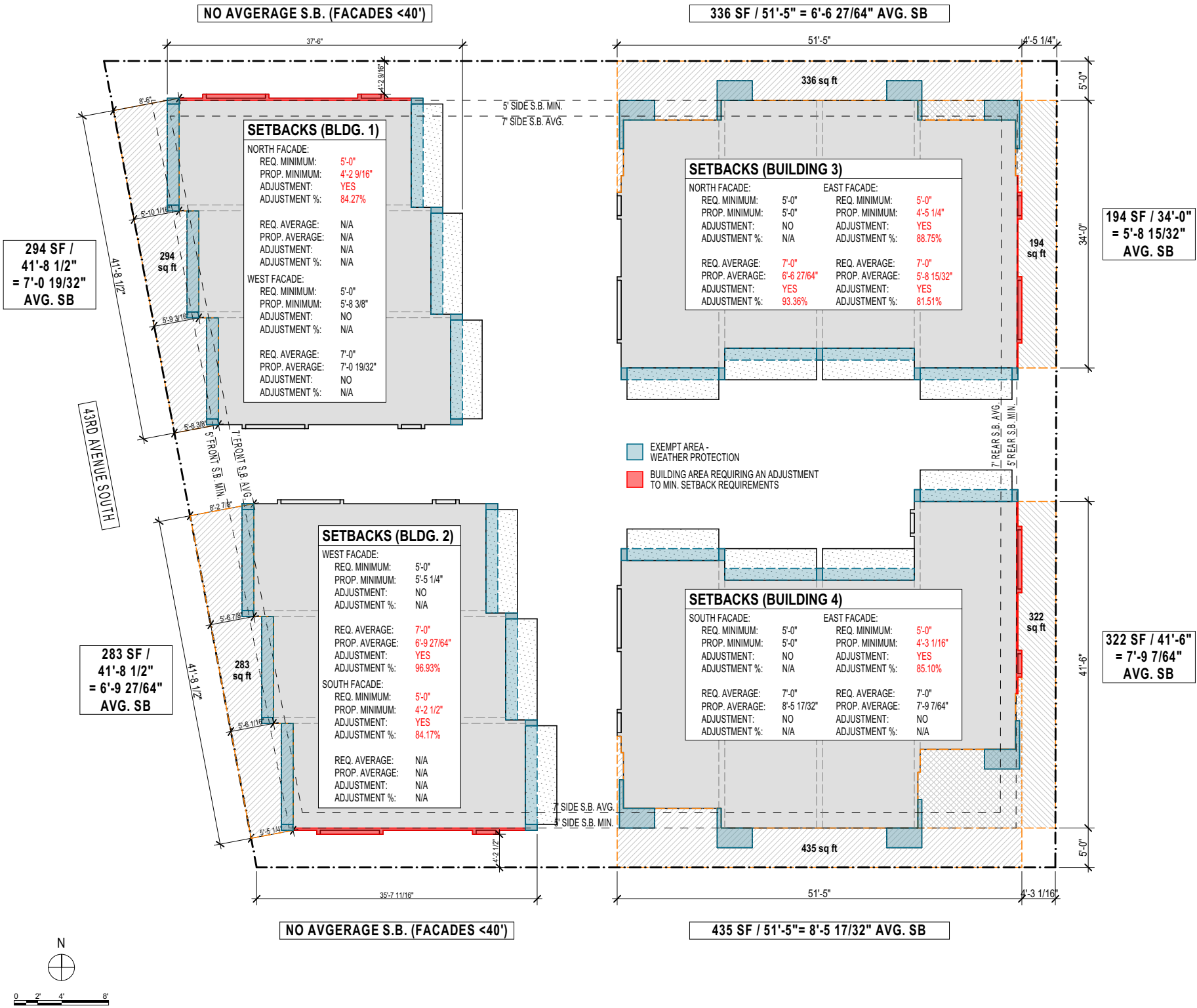
03. DESIGN STANDARDS

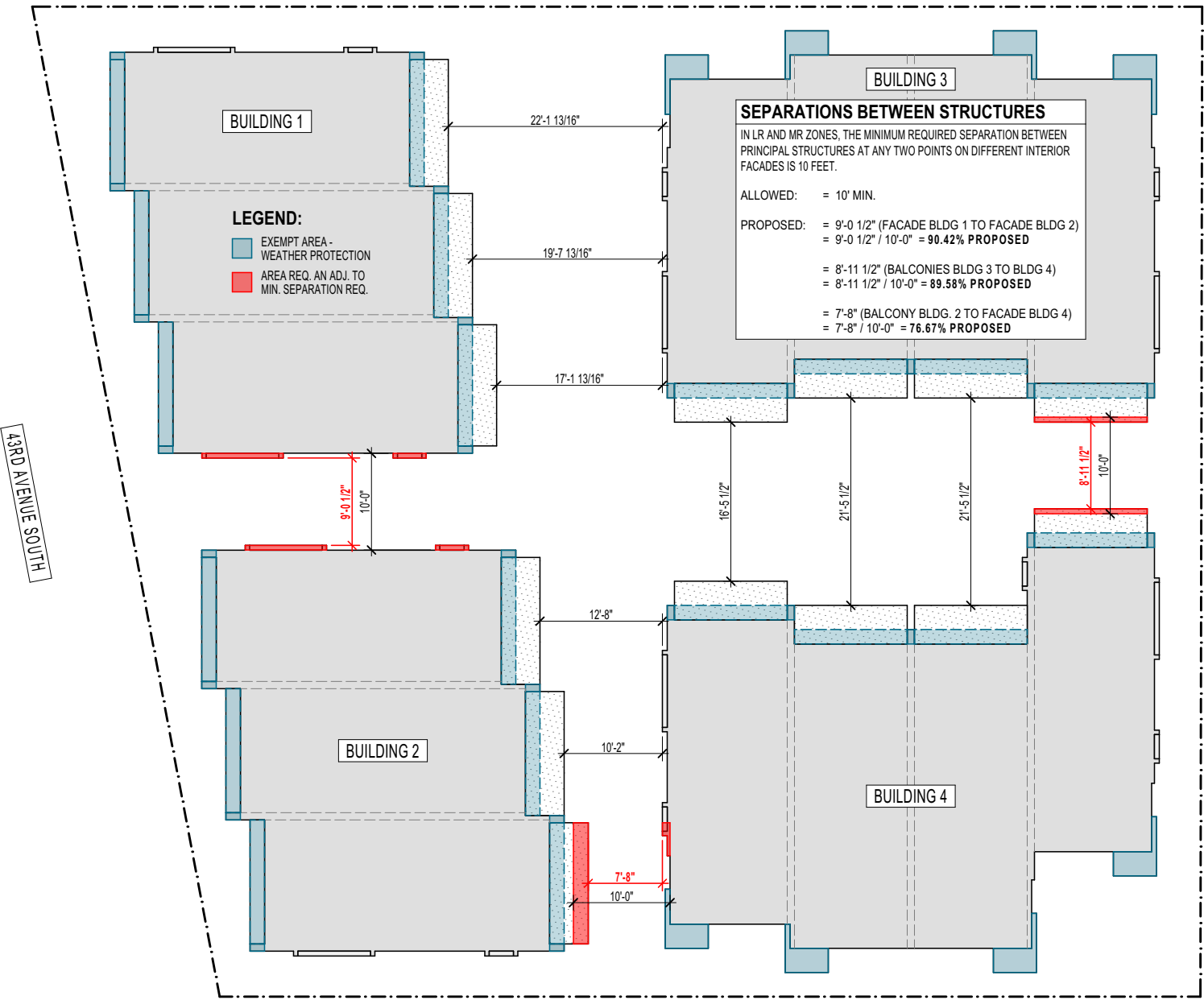
- REASON FOR REQUEST:
- REDUCING REQUIRED SETBACKS WILL ALLOW US TO EMPLOY THE OPEN SPACE CONCEPT THAT WE HAVE ENVISIONED. IN ORDER TO CARVE OUT ENOUGH SPACE FOR THE COURTYARD, WE ARE ASKING TO SLIGHTLY NUDGE SOME OF THE BUILDINGS CLOSER TO THE PROPERTY LINES:
- AT THE STREET FRONTAGE, A SLIGHTLY REDUCED AVERAGE SETBACK WILL ALLOW US TO MAINTAIN A STRONG STREET EDGE ALONG A FRONTAGE THAT ALREADY HAS A LARGE DISTANCE BETWEEN THE FRONT PROPERTY LINE AND THE EXISTING SIDEWALK.
 - AT THE SIDE PROPERTY LINES OF BUILDINGS 1 AND 2, WE ARE ASKING TO REDUCE THE MINIMUM SIDE SETBACK IN ORDER TO ACCOMMODATE THICKENED WALLS AND FACADE ELEMENTS ONLY. THE THICKENED WALLS ARE PART OF OUR ENERGY USE REDUCTION SCHEME AND THE ARCHITECTURAL ELEMENTS WILL CREATE VERTICAL COMPONENTS WITH RECESSED WINDOWS THAT HELP TO PROVIDE TEXTURE AND ROOFLINE VARIATION TO THESE SIDE FACADES.
 - AT THE SIDE AND REAR PROPERTY LINES OF BUILDING 3, REDUCING THE REQUIREMENT FOR THE AVERAGE SIDE SETBACK ALLOWS US TO MAXIMIZE THE COURTYARD SPACE BETWEEN BUILDINGS 3 AND 4.
 - AT THE REAR PROPERTY LINE OF BUILDINGS 3 AND 4, WE ARE ASKING TO REDUCE THE MINIMUM REAR SETBACK IN ORDER TO ACCOMMODATE THICKENED WALLS AND FACADE ELEMENTS ONLY. THE THICKENED WALLS ARE PART OF OUR ENERGY USE REDUCTION SCHEME AND THE ARCHITECTURAL ELEMENTS WILL CREATE VERTICAL COMPONENTS WITH RECESSED WINDOWS THAT HELP TO PROVIDE TEXTURE AND ROOFLINE VARIATION TO THESE SIDE FACADES.

04. BUILDING DESIGN

05. CODE ADJUSTMENT

- DR GUIDELINES CITED:
- NATURAL SYSTEMS AND SITE FEATURES CS1.A.1 – ENERGY CHOICES
 - OPEN SPACE CONCEPT DC3.B.4 – MULTIFAMILY OPEN SPACE
 - URBAN PATTERN AND FORM CS2.A.1 - SENSE OF PLACE
 - ARCHITECTURAL CONCEPT DC2.B.1 – FAÇADE COMPOSITION





**ADJUSTMENT:
SEPARATIONS BETWEEN STRUCTURES.**

CODE CITATION:
PER 23.45.518.F.1: IN LR ZONES, THE MIN. REQUIRED SEPARATION BETWEEN PRINCIPAL STRUCTURES AT ANY TWO INTERIOR POINTS ON DIFFERENT FACADES IS 10 FEET.

PROPOSED MODIFICATION:

- DECREASE THE MIN. REQUIRED SEPARATION AT THREE POINTS TO NO LESS THAN 7'-8" BETWEEN THE CLOSEST POINTS ON EITHER SUBJECT BUILDING.

REASON FOR REQUEST:

IN GENERAL, BUILDING SEPARATIONS FOR THIS PROJECT EXCEED 10 FEET. IN MANY INSTANCES, PARTICULARLY IN OUR COURTYARD, THE SEPARATIONS ARE SIGNIFICANTLY MORE THAN THE MINIMUM REQUIRED. AT A FEW SPECIFIC LOCATIONS, WE ARE PROPOSING A REDUCED SEPARATION AND THE SEPARATIONS ARE EXTREMELY INCIDENTAL. BETWEEN BUILDINGS 1 AND 2, WE ARE REQUESTING A SLIGHT REDUCTION IN SEPARATION IN ORDER TO PROVIDE FAÇADE RELIEF ELEMENTS AND TO MAKE THE VISUAL EXPERIENCE OF THESE BUILDINGS MORE ENGAGING (ARCHITECTURAL CONCEPT) BETWEEN BUILDINGS 2 AND 3 AND BUILDINGS 3 AND 4, WE ARE PROPOSING BALCONY PROJECTIONS THAT WOULD REDUCE THE SEPARATION DISTANCE AT DECK EDGES, BUT NOT BETWEEN THE PRINCIPAL STRUCTURES THEMSELVES. WE FEEL THAT THESE SMALL ADJUSTMENTS ENABLE US TO CREATE A MORE DYNAMIC CENTRAL COURTYARD THAT CONTAINS BOTH COMPRESSED SPACES (AREAS WHERE WE ARE ASKING FOR ADJUSTMENTS) THAT RELATE TO EXPANDED SPACES (CENTER OF COURTYARD).

DR GUIDELINES CITED:

- OPEN SPACE CONCEPT DC3.B.4 – MULTIFAMILY OPEN SPACE
- URBAN PATTERN AND FORM CS2.A.1 - SENSE OF PLACE
- ARCHITECTURAL CONCEPT DC2.B.1 – FAÇADE COMPOSITION

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ADJUSTMENTS. FACADE LENGTH.

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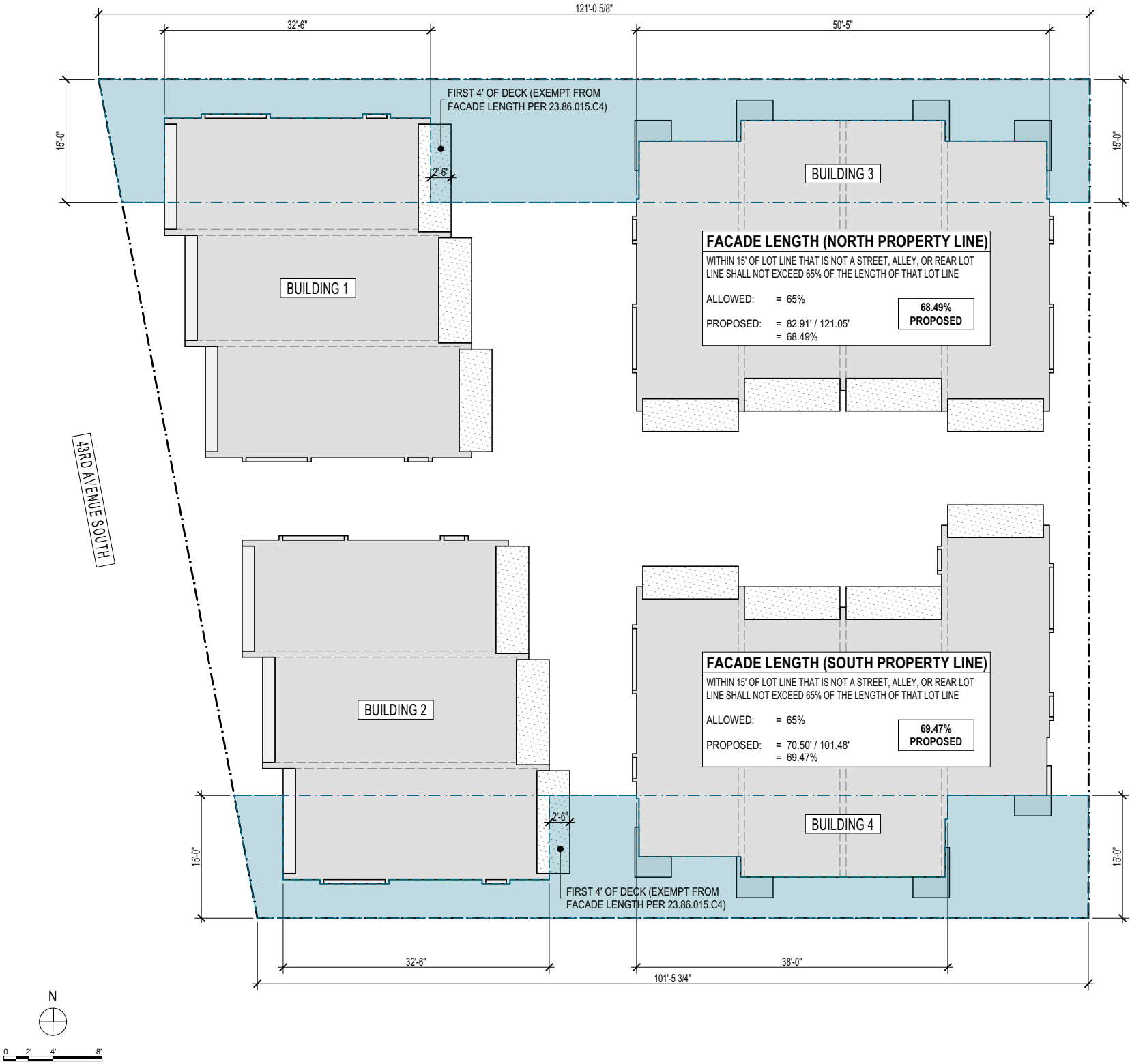
ADJUSTMENT: FAÇADE LENGTH, NORTH AND SOUTH PROPERTY LINES.

CODE CITATION:
PER 23.45.527.B.1: THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE OR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE.

- PROPOSED MODIFICATION:
- INCREASE THE PROPOSED FAÇADE LENGTH TO 68.5% OF NORTH PROPERTY LINE.
 - INCREASE THE PROPOSED FAÇADE LENGTH TO 69.5% OF THE SOUTH PROPERTY LINE.

REASON FOR REQUEST:
OUR VISION FOR THIS PROJECT IS TO CREATE A VIBRANT CENTRAL COURTYARD THAT IS A REAL BENEFIT TO BOTH THE RESIDENTS AND THE CITY AT LARGE. BY ORGANIZING THE BUILDINGS AROUND THIS COURTYARD, WE ARE ALSO ABLE TO CREATE A CENTRAL GAP ALONG THE STREET FRONTAGE THAT ALLOWS VIEWS INTO, AND ACCESS TO, THIS PROPOSED COURTYARD. THE LAND USE CODE LIMITS THE LENGTH OF FACADES ALONG SIDE PROPERTY LINES TO 65% OF THE SIDE LOT LINES. A STRICT APPLICATION OF THE CODE HAMPERS OUR ABILITY TO CREATE A COURTYARD THAT WOULD ENGAGE ALL OF THE DWELLINGS IN AN EQUAL FASHION. ADDITIONALLY, BY ORIENTING THE BACK DWELLINGS AS WE HAVE, 10 OF THE 14 DWELLINGS WILL HAVE DIRECT ACCESS TO SOUTH LIGHT. THE DESIGN REVIEW GUIDELINES PRIORITIZE MEANINGFUL OPEN SPACE AND ENHANCED STREET CONNECTIONS, AND WE BELIEVE THAT OUR DESIGN CAN ACHIEVE THESE GOALS WITH THIS MINOR ADJUSTMENT.

- DR GUIDELINES CITED:
- NATURAL SYSTEMS / SITE FEATURES CS1.B.2 – DAYLIGHT AND SHADING
 - OPEN SPACE CONCEPT DC3.B.4 – MULTIFAMILY OPEN SPACE
 - URBAN PATTERN AND FORM CS2.A.1 - SENSE OF PLACE



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