

1727 17th Ave

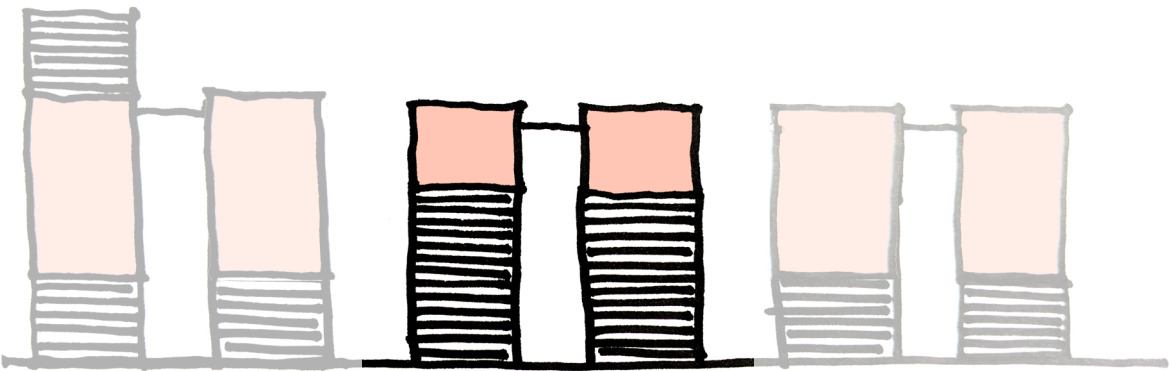
SDCI Project: #3039803-EG
09/19/2022



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: LEGACY GROUP CAPITAL LLC
400 112th Ave NE #440
Bellevue, WA 98004

Landscape Architect: ROOT OF DESIGN
7104 265th St. NW #218
Stanwood, WA 98292



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Project Data

Address: 1727 17th Ave
Seattle, WA 98122

Tax ID Number: 7234600435

SDCI Project Number: 3039803-EG

Lot Size: 7,200 SF

Proposal: multifamily housing. (8) townhouses.
2 buildings, 3 stories. Vacant Lot.

Vehicule Pakring: 6 stalls EV ready

Bike Parking: 8 bike racks long term
1 bike rack short term

FAR: 7,200 SF x 1.8 = 12,960 SF allowed.
10,751 SF proposed

GFA: 12,018 sf > 8,000 SF SDR threshold

MIDDLE LOT FAR

TH1	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	85 SF
1,347 SF	

TH2	
Level 2	421 SF
Level 3	421 SF
Level 1	421 SF
Penthouse	85 SF
1,347 SF	

TH3	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	85 SF
1,347 SF	

MIDDLE LOT FAR

TH4	
Level 1	421 SF
Level 2	421 SF
Level 3	421 SF
Penthouse	85 SF
1,347 SF	

TH5	
Level 1	419 SF
Level 2	421 SF
Level 3	419 SF
Penthouse	77 SF
1,335 SF	

TH6	
Level 1	421 SF
Level 2	421 SF
Level 3	419 SF
Penthouse	86 SF
1,346 SF	

MIDDLE LOT FAR

TH7	
Level 1	419 SF
Level 2	421 SF
Level 3	419 SF
Penthouse	77 SF
1,335 SF	

TH8	
Level 1	421 SF
Level 2	421 SF
Level 3	419 SF
Penthouse	86 SF
1,347 SF	

TOTAL 10,751 SF

MIDDLE LOT FAR CALCULATION			
LOT AREA	Base F.A.R.	ALLOWED	PROPOSED
7,200 SF	1.8	12,960 SF	10,751 SF

Lot Area: 7,200 SF
FAR Allowed: 7,200 SF x 1.8 = 12,960 SF

FAR Proposed: 10,751 SF < 12,960 SF, Complies. 2,209 SF under

Key Metrics	Current	<u>Required/Allowed per SMC 23.45</u>		<u>Proposed</u>
Zone: LR3 (M)		Vehicle Parking:	No Minimum Requirement	(6) Spaces
		Bike Parking:	(9) Spaces Required	(8) Spaces Provided Long-Term
			Long-term: (1) Space per Dwelling Unit	(1) Space Provided Short-Term
			Short-term: (1) Space per 20 dwelling units	
		Amenity Area:	25% of Lot Area = 1,800 SF 900 SF to be Ground-Related	1,695.91 SF Non-Ground Related 948.99 SF Ground Related 2,644.90 SF Total
MHA:	Yes, High area	Structure Height:	50' + 4' parapet allowance & 10' penthouse ALLOWED	33' Proposed + Parapet + Penthouse
Urban Village:	Yes, First Hill/Cap Hill			
Parking Flexibility:	Yes	Front Setback (East):	5' Min, 7' AVG	3'6" min, 4' avg (see adjustment request, pg. 26)
		Rear Setback (West):	5' Min, 7' AVG	25' min, 25.43' avg
		Side Setback (North):	5' Min	5'
		Side Setback (South):	5' Min	5'
		Separation:	10' Min	13' 6"
		Facade Length:	120' x 0.65 = 78' max	South Facade Lengths: BLDG A: 39' BLDG B: 39' Total: 78' North Facade Lengths: BLDG A: 39' BLDG B: 39' Total: 78'



1616 E Howell St



1801 16th Ave



1732 16th Ave

Stoops, Green Space Buffer

In response to community outreach, ensuring this project fits into the neighborhood character was a high priority of the local community. The precedents gathered integrate green space into the street scape while providing opportunities for community members to engage with the landscape. These design moves are demonstrated in the entry series of the proposed design to better integrate with the character of the neighborhood.



1720 E Olive St



1641 15th Ave



949 N 102nd St

Massing - Solid&Void

Precedents gathered highlight graphic punches accented by windows in the surrounding community. Subtractive design was used to increase visual presence on the street, leading to a safer environment by increasing visual presence and highlighting the visual safety net.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

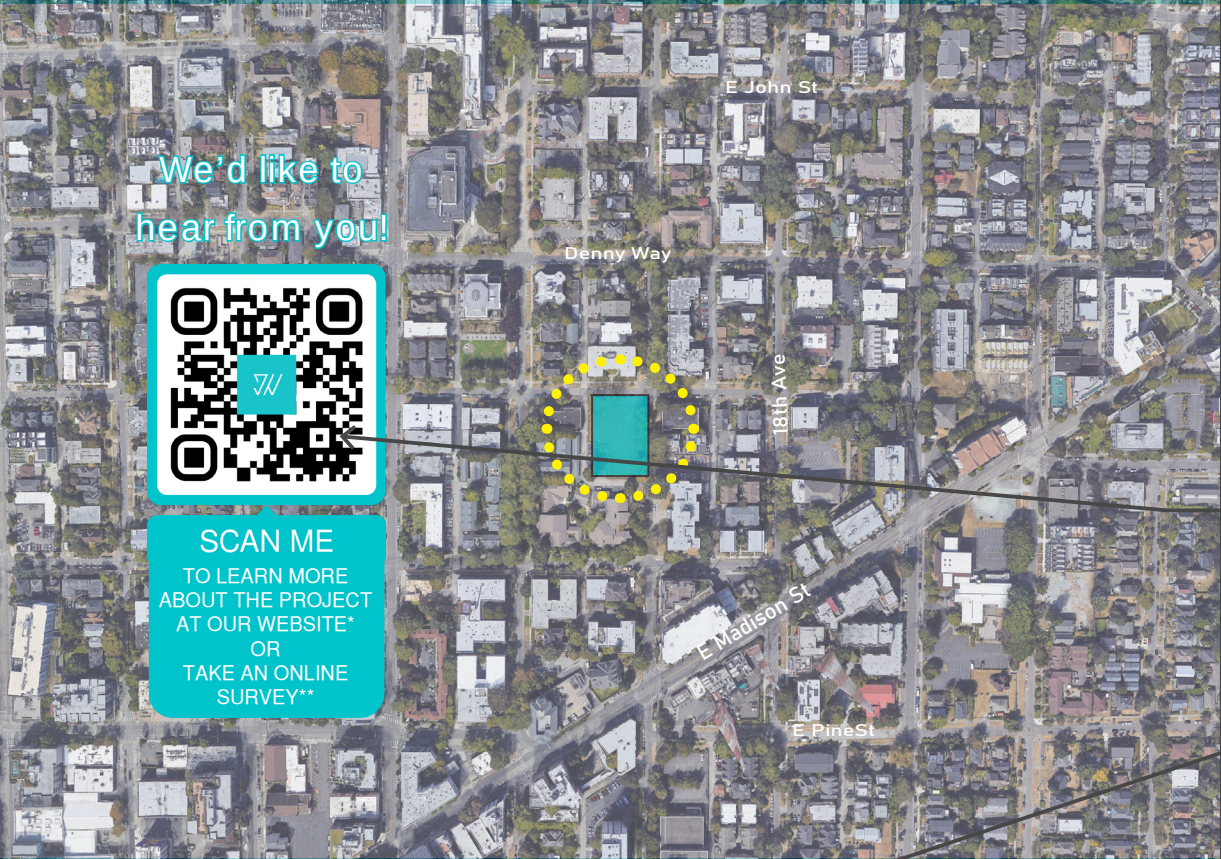
SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**



1729 17th Ave

SDCI #3039631-EG

Legacy Group Capital and JW Architects are collaborating to design the redevelopment of 1729 17th Ave. This project will be located on the corner of E Howell St and 17th Ave in Capitol Hill. This lot will be divided into 3 functionally independent projects all on this same plot of land, when complete there will be (6) fourplexes comprised of (4) THs each totaling (24) TH units with (22) total parking stalls.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number #3039631-EG or project address 1729 17th Ave.

Project Contact:

Julian Weber, Founding Principal, JW Architects

outreach@jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE



* jwaseattleoutreach.wixsite.com/1729 ** ONLINE SURVEY from May 27th - June 17th jwaseattleoutreach.wixsite.com/1729-survey

Early Community Outreach was realized during May and Approved by the Department of Neighborhoods on 06/21/22

QR Code to easily access the online survey and dedicated website

The outreach for three functionally independent lots was conducted under one address and SDCI# Approved by DON

Link to dedicated project website and public comments.

Link to project website and survey.

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on May 27th and ran until June 17th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as affordability and sustainability but also that the building fits into the existing character of this block. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

English Flyer

Public Outreach Summary

1727 17th Ave Streamlined Design Review 6

LEGEND

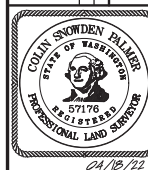
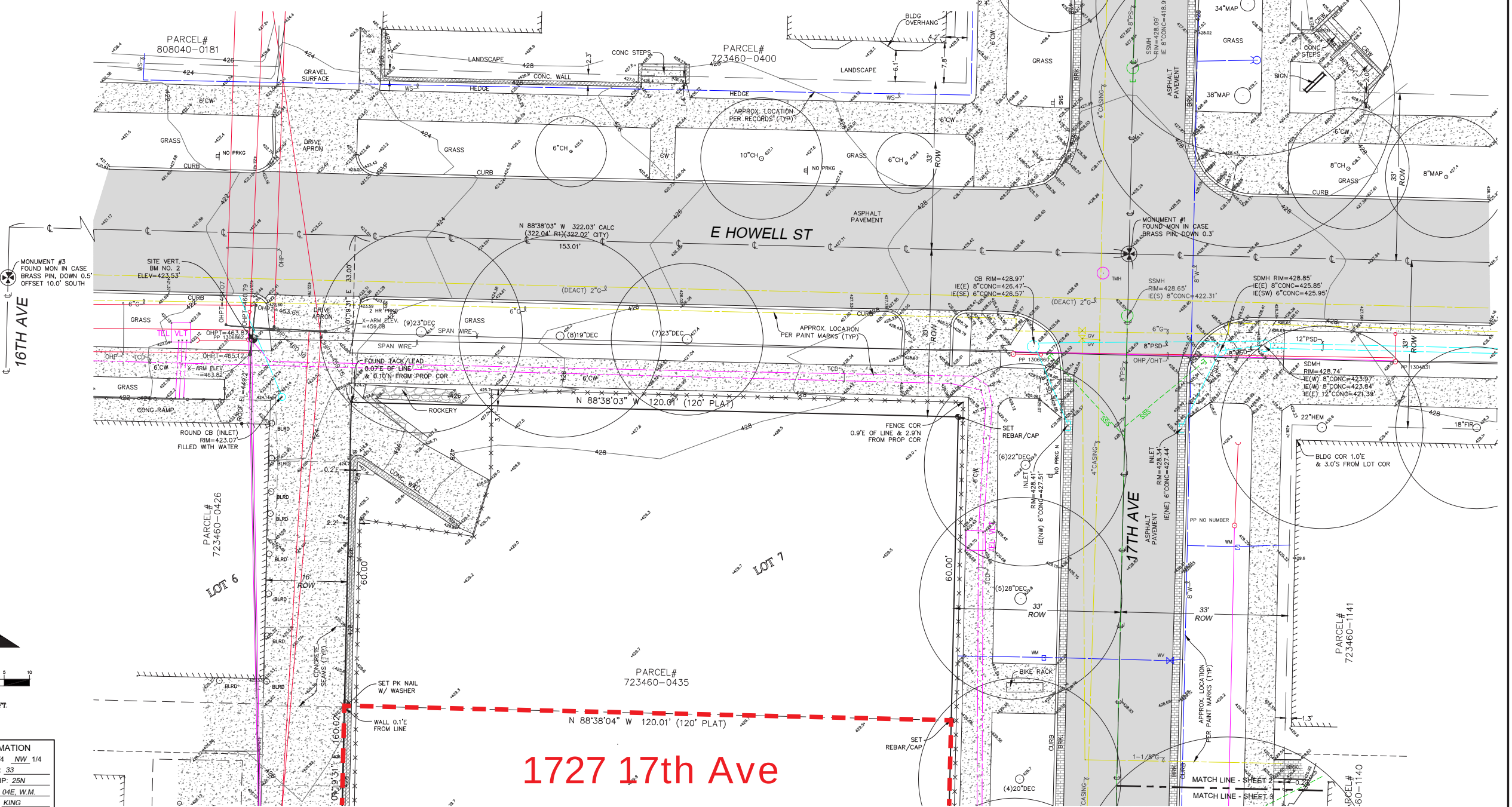
AREA DRAIN
ASPHALT SURFACE
BENCHMARK
BRICK SURFACE
BUILDING
CENTERLINE ROW
CLEANOUT
CONCRETE SURFACE
FENCE LINE (CHAIN LINK)
FENCE LINE (WOOD)
FENCE HANDRAIL
FIRE HYDRANT
GAS LINE
GAS METER
GAS VALVE
GUY ANCHOR
INLET (TYPE I)
MONUMENT (IN CASE, FOUND)
NAIL AS NOTED
POWER METER
POWER (OVERHEAD)
POWER (UNDERGROUND)
POWER POLE
POWER POLE W/ LIGHT
PROPERTY LINE (SUBJECT)
PROPERTY LINES (ADJACENT)
REBAR & CAP
RETAINING WALL
RIGHT-OF-WAY LINES
ROCKERY
SEWER LINE
SEWER MANHOLE
SIGN (AS NOTED)
STORM DRAIN LINE
STORM MANHOLE
TELEPHONE (BURIED)
TELEPHONE (OVERHEAD)
TELEPHONE VAULT
TV HAND HOLE
TREE (AS NOTED)
WATER GATE VALVE
WATER LINE
WATER METER

APPROXIMATE
ASPHALT
BENCHMARK
BRICK
BUILDING
CENTER CHANNEL
CALCULATED
CATCH BASIN
CONCRETE RETAINING WALL
CITY OF SEATTLE
CONCRETE
CORNER
CONCRETE WALK
DECIDUOUS
ELECTRICAL CONDUIT (BURIED)
ELEVATION
FINISH FLOOR
LAND SURVEYOR NUMBER
MEASURED
MONUMENT
OVERHEAD POWER
OVERHEAD TELEPHONE
PROPERTY
PIPE SEWER
PIPE STORM DRAIN
POST
PARKING
RIGHT OF WAY
RECORD DATA
STREET NAME SIGN
SANITARY SEWER MANHOLE
SANITARY SIDE SEWER
TELEPHONE CONDUIT BURIED

SLOPES & UTILITIES EASEMENT
PER REC. NO. 7507230496

LEGAL DESCRIPTION:

PARCEL B: LOTS 7 AND 8 IN BLOCK 10 OF RENTON'S ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 118, RECORDS OF KING COUNTY, WASHINGTON.



TERRANE PROJECT#220552

TERRANE

We are the measure | terrane.net

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20.....	DESIGNED	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED	PROJECT MANAGER
20.....	DRAWN: TLR 4/13/22	
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	CHECKED: CSP 4/18/22	REVISED AS-BUILT.....
20.....	DESIGN REVIEW	
	All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.	

City of Seattle
Seattle Department
of Transportation

SCALE: H. 1"=10' V. N/A INSPECTOR'S BOOK

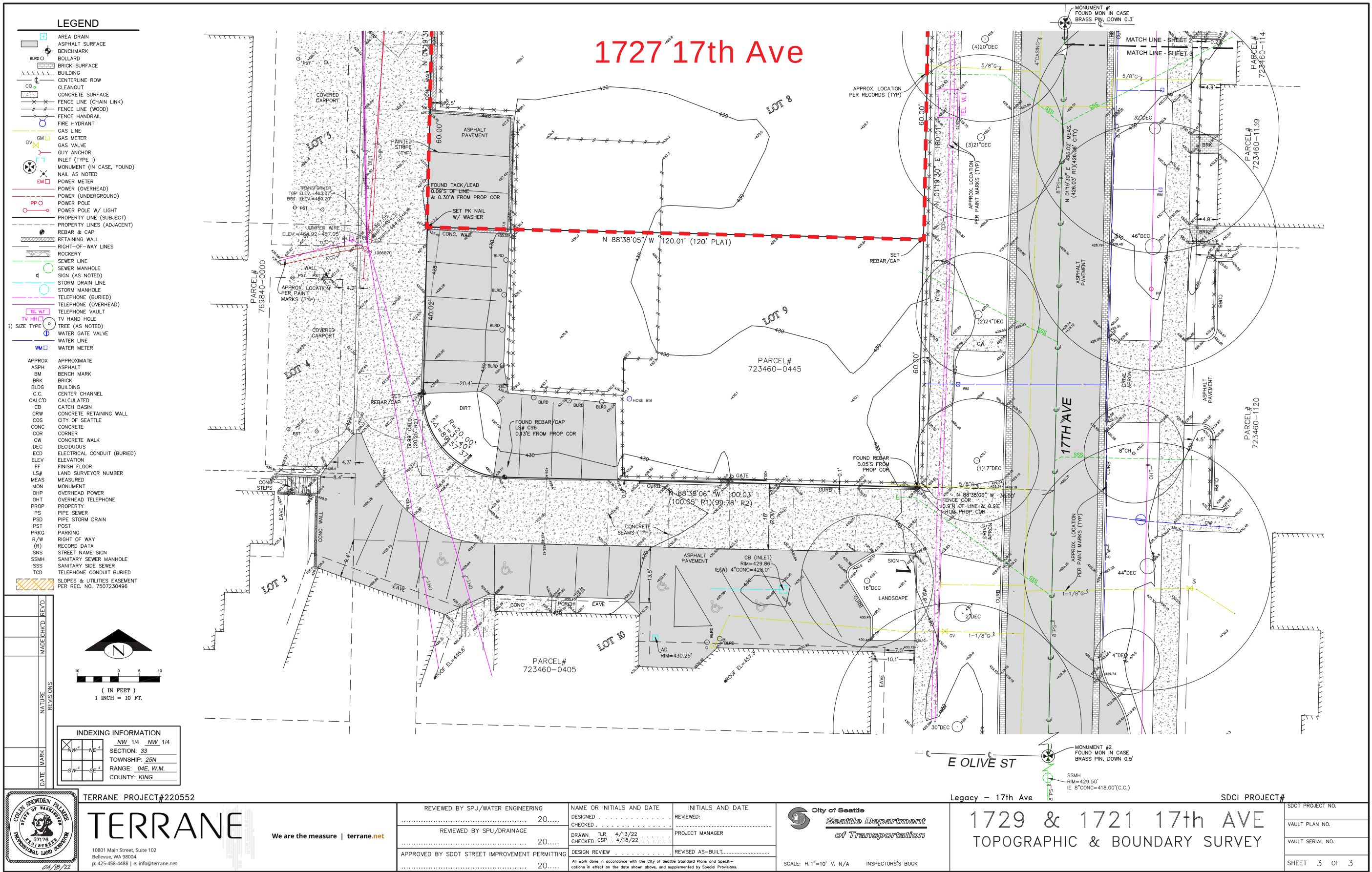
Legacy - 17th Ave

SDCI PROJECT#

1729 & 1721 17th AVE
TOPOGRAPHIC & BOUNDARY SURVEY

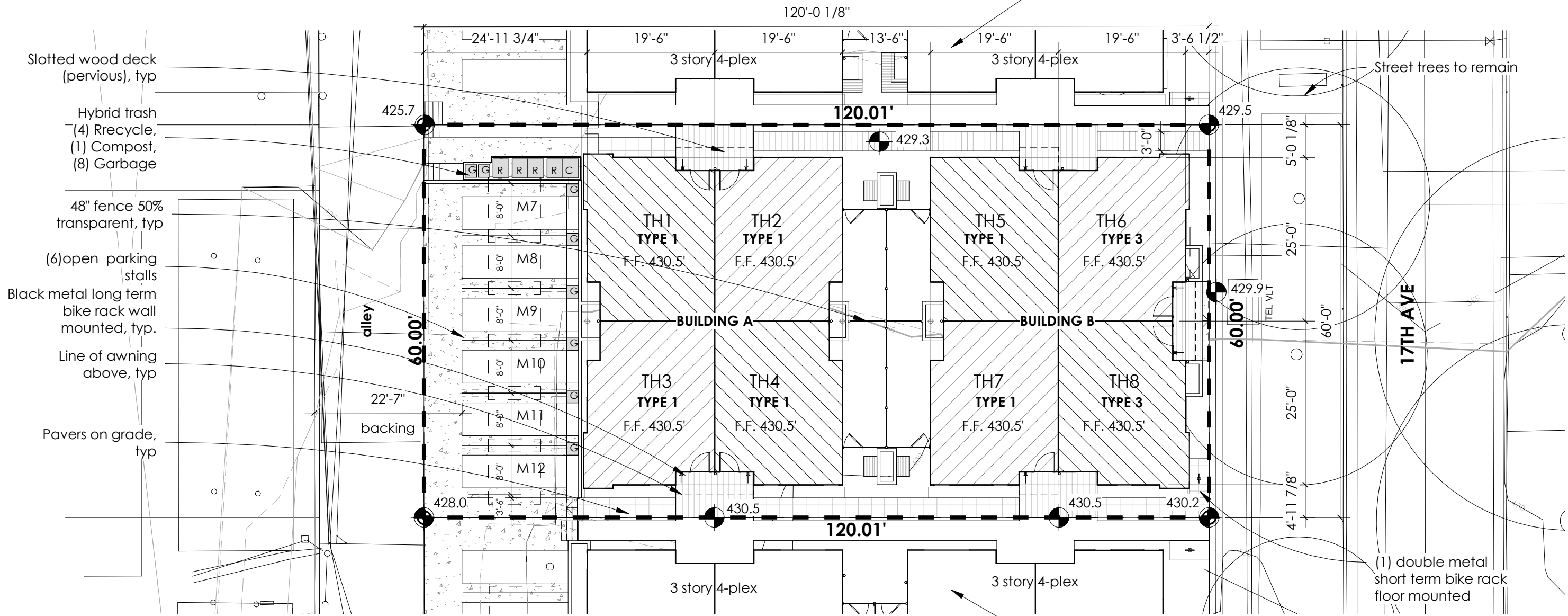
SDOT PROJECT NO.
VAULT PLAN NO.
VAULT SERIAL NO.
SHEET 2 OF 3

Project Site & Survey



Project Site & Survey

proposed development on adjacent parcel under
SDCI project #3039631-EG, site is functionally
independent per DR 2018-19

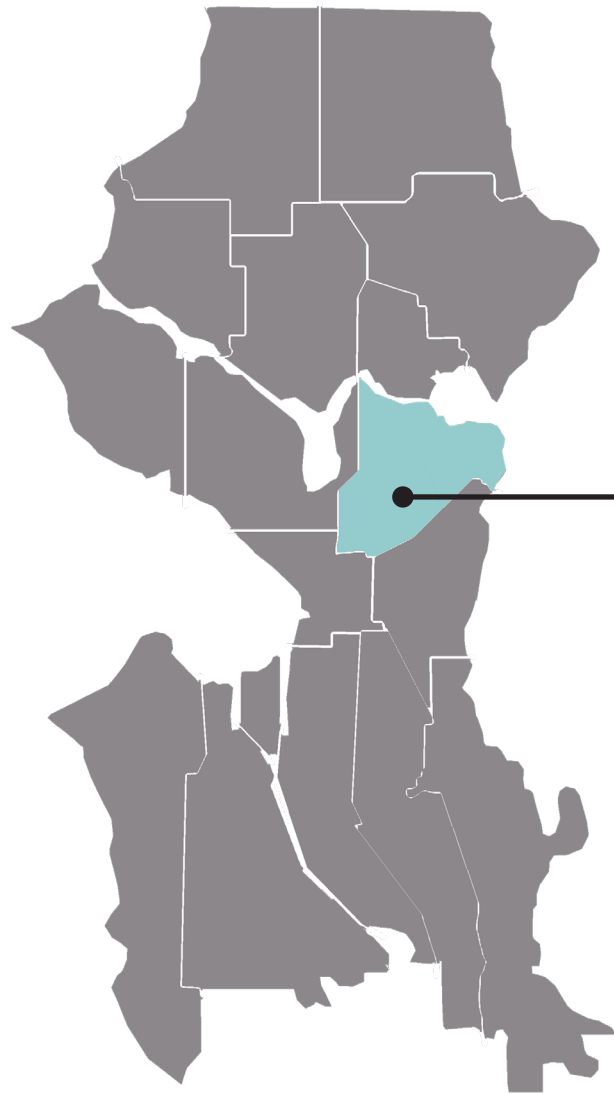


proposed development on adjacent parcel under
SDCI project #3039630-EG, site is functionally
independent per DR 2018-19

SITE PLAN
SCALE: 1/16" = 1' 0"



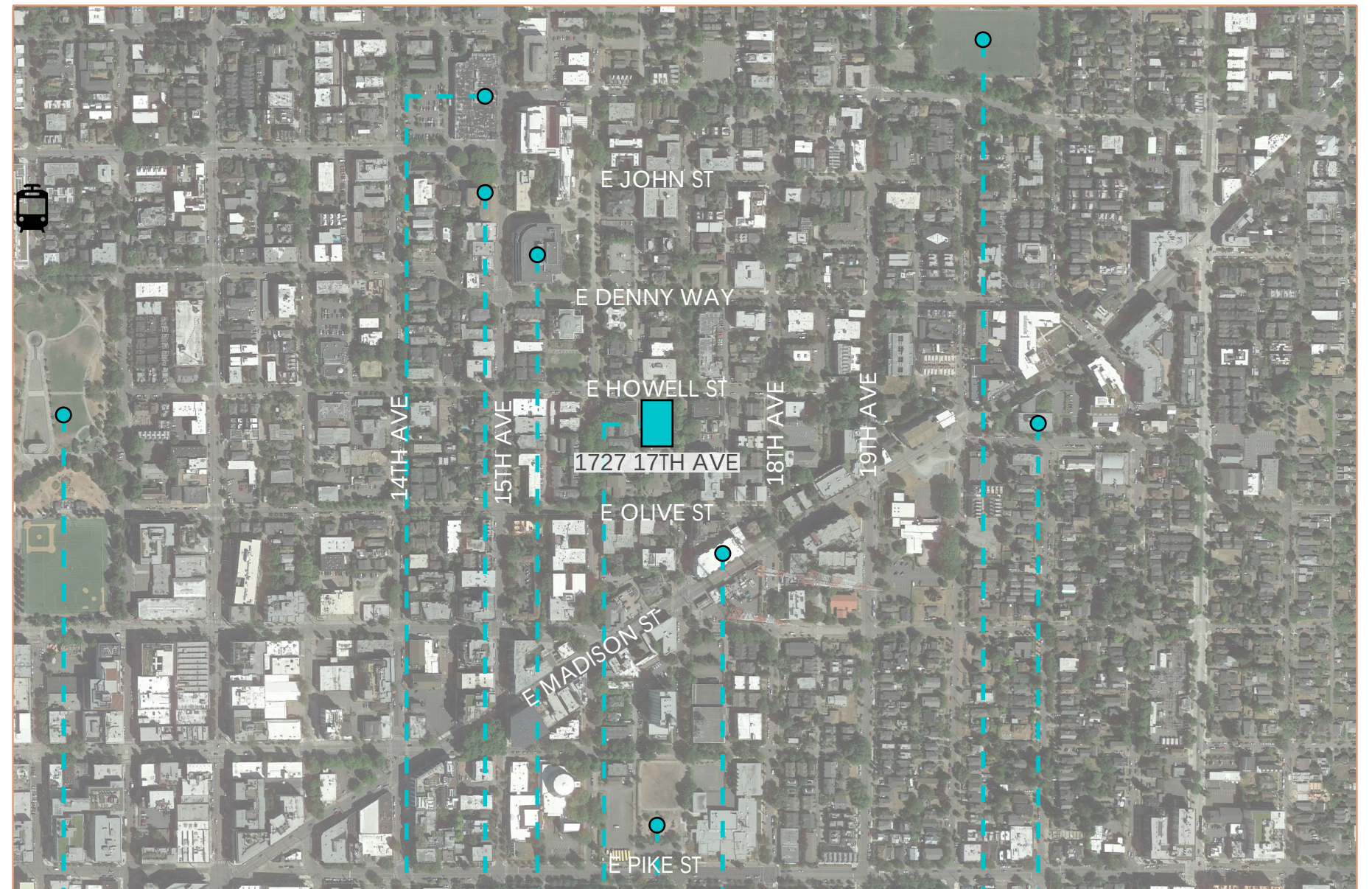
Site Plan



1727 17TH AVE,
CAPITOL HILL



EXISTING SITE



Cal Anderson Park 

Safeway 

Bakery Nouveau 

Kaiser Permanente 

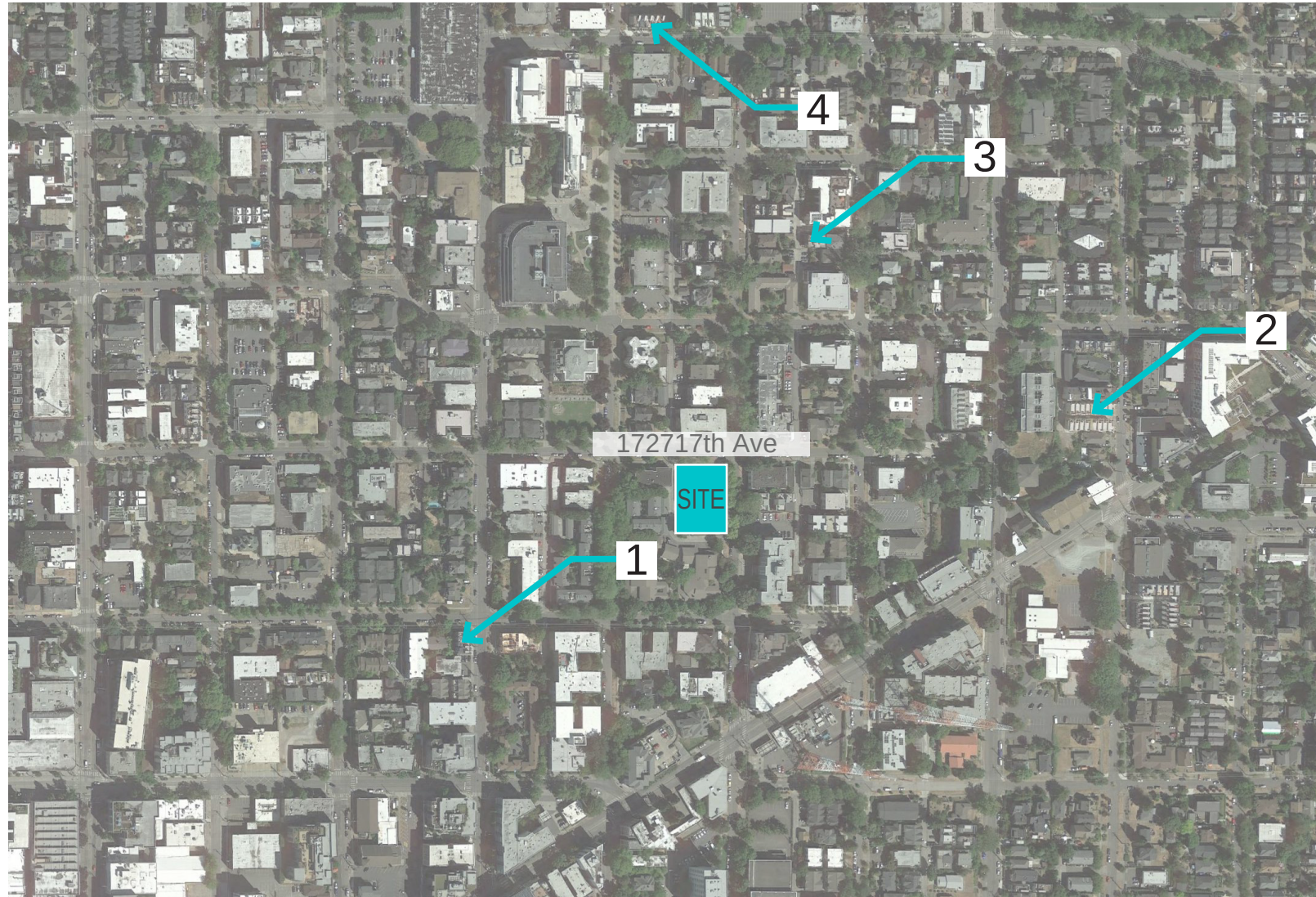
Trader Joe's 

 TT Minor playground/
Seattle World School

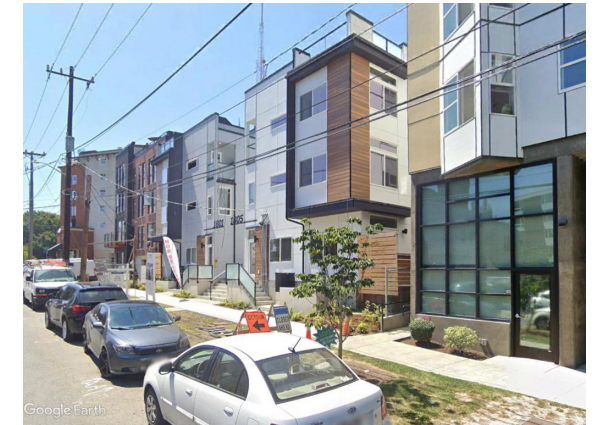
 Planned Parenthood

 Miller Playfield/
Edmonds S Meany
Middle School

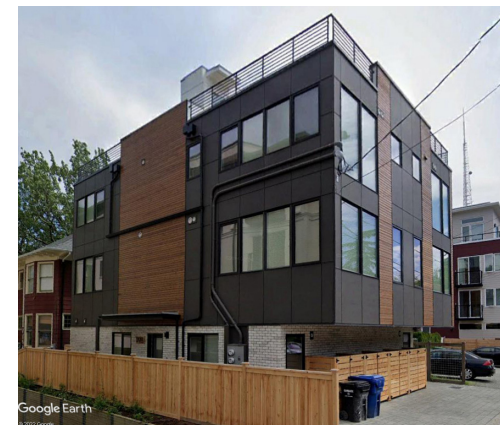
SITE: 1727 17TH AVE



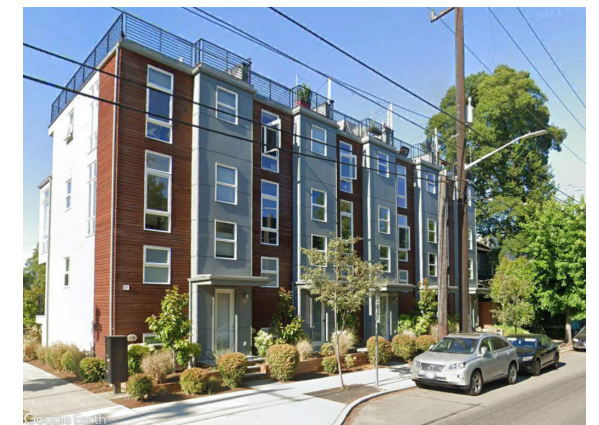
1. 1633 15th Ave



2. 1805 20th Ave



3. 119 18th Ave E



4. 1601 E Thomas st

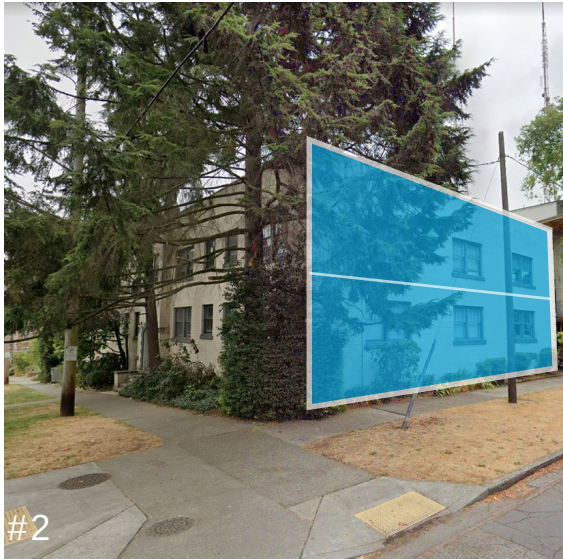
Neighborhood

The project at 1727 17th Ave is located in a LR3 (M) neighborhood. The surrounding context is a clear indication of this zoning designation as it features a diverse mix of housing types. Precedents gathered for this project show the prevalence of contemporary multi family projects in the area which feature similar architectural moves made in the design of this project such as material placement, facade articulation, and main entry design.

Visual Context Analysis



#1
Address: 1616 E Howell St
Proportions: 3 over 1
Materials: Painted CMU, Brick, Stucco, Wood Trim



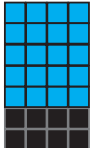
#2
Address: 1799 17th Ave
Proportions: 2 over 0
Materials: Painted Brick



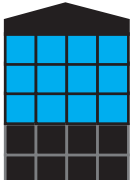
#3
Address: 1726 17th Ave
Proportions: 2 over 1
Materials: White Cementitious Panel, Wood Siding



#4
Address: 1714 17th Ave
Proportions: 5 over 2
Materials: Stucco



#5
Address: 1701 17th Ave
Proportions: 1 with gable over 3 over 2
Materials: Concrete, Painted Cementitious Panel, & Painted Siding



#6
Address: 1600 E Olive St
Proportions: 1 with gable over 1
Materials: Brick, Wood Siding



#7
Address: 1610 E Howell St
Proportions: 2 over 0
Materials: Painted Wood Siding



Proposed Proportions:



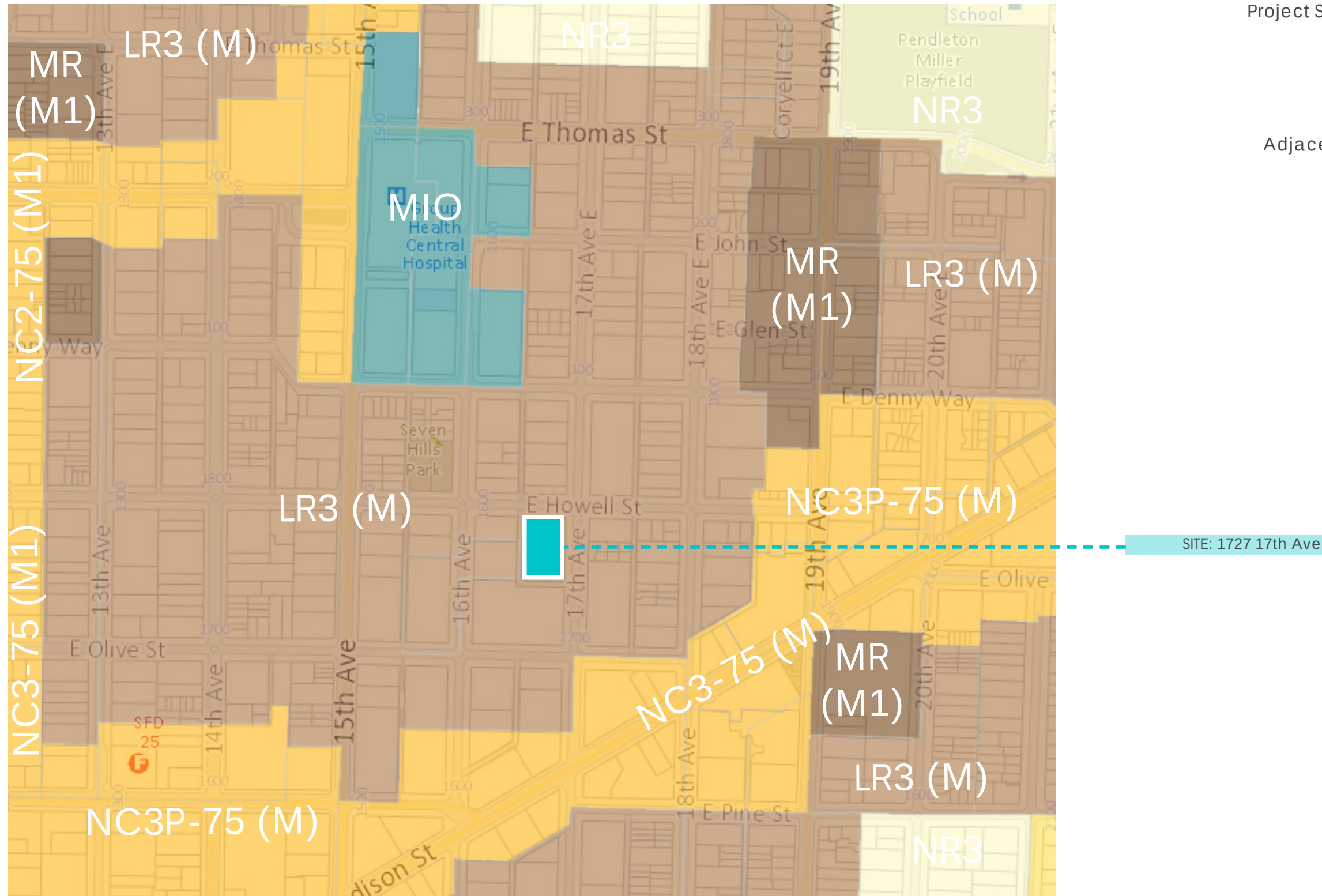
Proposed developments on adjacent parcels under SDCI project #'s 3039631-EG & 3039630-EG, site is functionally independent per DR 2018-19

Neighborhood Analysis

It became clear to the deign team early in the process that this part of Capitol Hill was not the typical mix of single and multifamily structures. In order to better understand the area and the influences on the site, the team created this diagram as an analysis of this site's immediate neighbors to see what characteristics make up this block.

The team focused primarily on the adjacent sites' proportions of materials and where drastic changes to material or color occurred. All adjacent sites feature 2+ story buildings and almost all buildings utilize a "base material" and an "upper finish" which the team included in the materials for this project.

Diagrammatic Context Analysis



Project Site Zoning: LR3 (M)

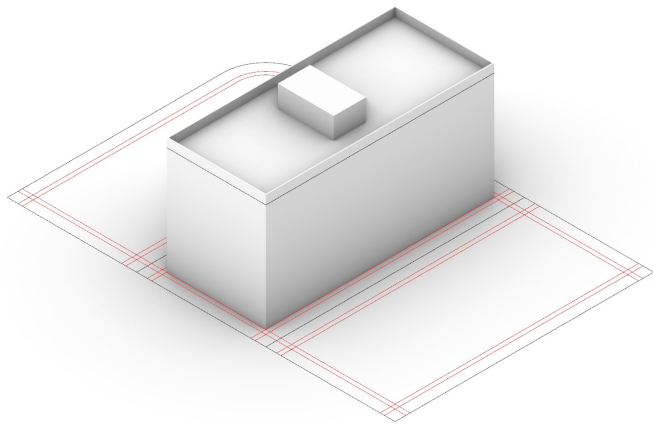
**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

Adjacent Zoning: MIO, MR (M1), NC3, NC2, NR3

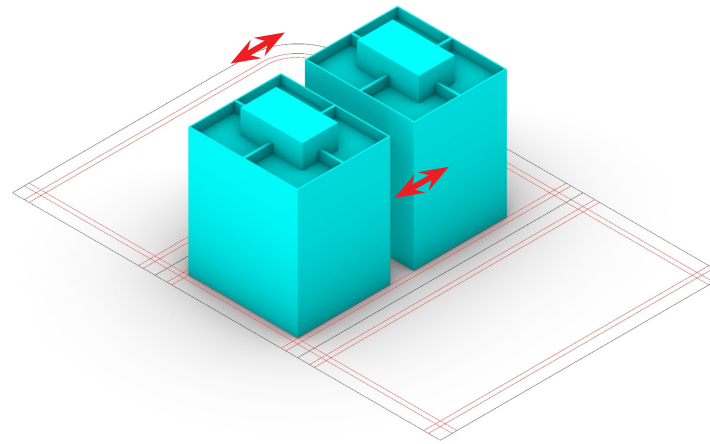
Key:

- NR3
- MIO
- MR
- LR3
- NC3

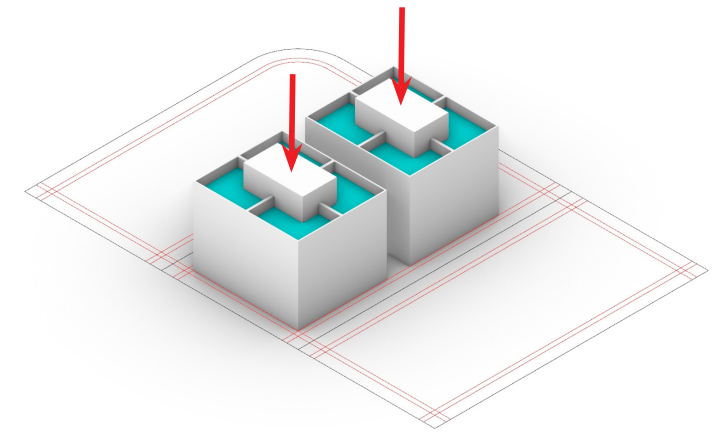
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS2-I-iv (Street scape Compatibility)	Orient townhouse structures to provide pedestrian entrances to the sidewalk.	In response to this guideline calling for a strong connection to the street and adjacent sites, the design team made the decision to feature a street facing main entry for any unit in this project which faces either E Howell or 17th Ave in order to achieve this. The entries for each unit are also shared with their neighbor to create a welcoming and friendly entry sequence for day to day interactions among neighbors. These moves at the entries also carry through to the interior of the site where entries which do not front E Howell or 17th Ave still feature some of the details found on the street-side units such as landscaping, shared entries, and porches. All entries feature a covered awning as well which seeks to create a pedestrian scale space right off the streets or the shared pathways of this project. These awnings also interact with the facade treatments on this project to create a strong datum at which the materials of the facade change from the darker base level to the lighter upper level treatments.
CS2-III-i (Height Bulk and Scale)	Vary and break up facade treatments to give the impression of multiple small-scale buildings	This project is zoned LR3(M) and is located in a part of Capitol Hill which surrounds this project with other larger scale multifamily residential buildings rather than single family homes. The height of this project was determined by the deign team to then be appropriate for this area considering this context. In addition to reviewing the height of the building, the mass itself has been broken down with facade treatments which give the impression of multiple, small-scale buildings in keeping with the establish development pattern.
CS2-II (Corner Lots)	Special Corner Treatments	This project is located on a corner site with the cross streets of E Howell and 17th Ave. This condition provided the team with an opportunity to connect with the neighborhood further at this corner condition. In response to this opportunity the team has elected to treat this corner with a bio planter buffer to provide spacing from the units as well as screening. In addition to those uses, the bio planter also features a bench which is accessible and usable by the public right off of the sidewalk.
CS3-I (Architectural Concept & Consistency)	Neighborhood Priority	The established characteristics of this site's neighborhood appear to not align with the typical perception of Capitol Hill. Typically associated with a good mix of Single Family homes and some low rise multifamily structures, this part of the neighborhood seems to be comprised almost entirely of multifamily sites and medical/assisted living facilities. This aspect of the site informed the massing approach to this project as well as provided some inspiration as to how the facade treatment will echo or complement the proportions seen around the site.
DC1-II (Screening of Dumpsters, Utilities & Services)	Screening Service Uses	The alley that wraps around this site made the most sense as the location for both parking and solid waste receptacles. Since it would provide easy access for solid waste collection and a direct connection to the site for residents. However, since this location is visible from the street the design team implemented and considered ways to screen both parking and solid waste in order to comply with this guideline. The location of the trash enclosure is near the parking on the West side of the site where it is screened by a small wooden fence. The fence couple with the placement of cars should make it so that the garbage receptacles are not visible from the street or even when walking through the site while still providing easy pick up from the alley. Screening for the parking itself also comes in the form of a small but densely planned planting strip which sits in between the west facade of the building and the parking stalls which will reduce glare from headlights into windows and reduce privacy concerns.
DC3-I (Residential Open Space)	i. quasi-public open space ii. courtyard style open space	The attention given to the open space on this site was aimed at creating as comfortable and attractive a space as possible for resident's use and the public's enjoyment. In the front setback off of 17th Ave, the project features a long planting strip mixed with bio planters as needed for GSI to create a landscaped buffer between the sidewalk and the units utilizing varying height plants and soil levels to create a strip with adequate screening for residents along with visual interest for the public. At the interior of the site there is a space between buildings which the design team has divided into private amenity areas for the units directly attached to them. This space features a small fence to delineate the private yards which are then lined with plants and shrubs to create a comfortable and attractive space for everyday use. On this project, the design team is also seeking a design departure which will decrease the front setback therefore increasing the amount of space provided in this in-between space. These same considerations that went into the setbacks and private yards also trickle into the shared pathways between units which are lined with bio planter benches and plantings.



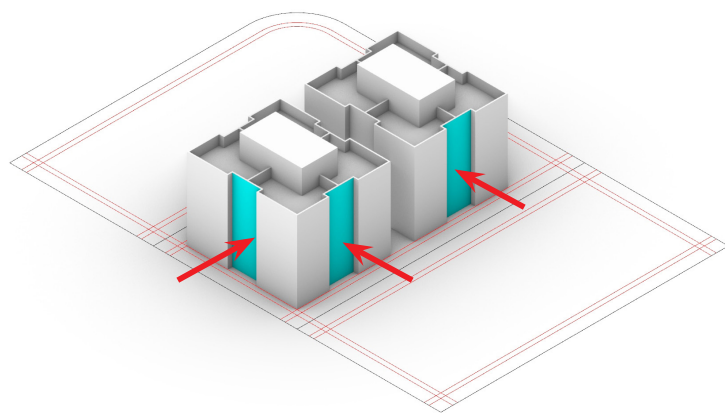
1. Massing Allowed by code-50' with parapets and pent-houses



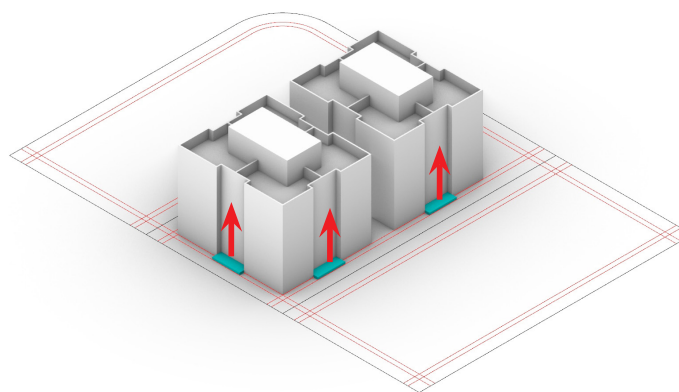
2. Split Mass into two buildings and divide roof decks



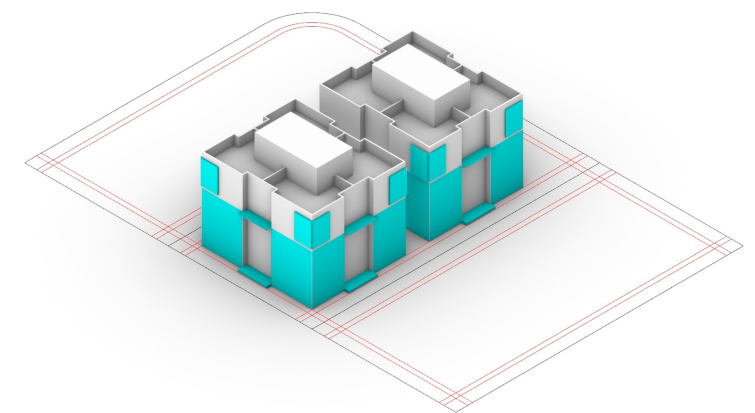
3. Reduce height by 2 stories



4. Modulate buildings to articulate individual units and create a place for entries

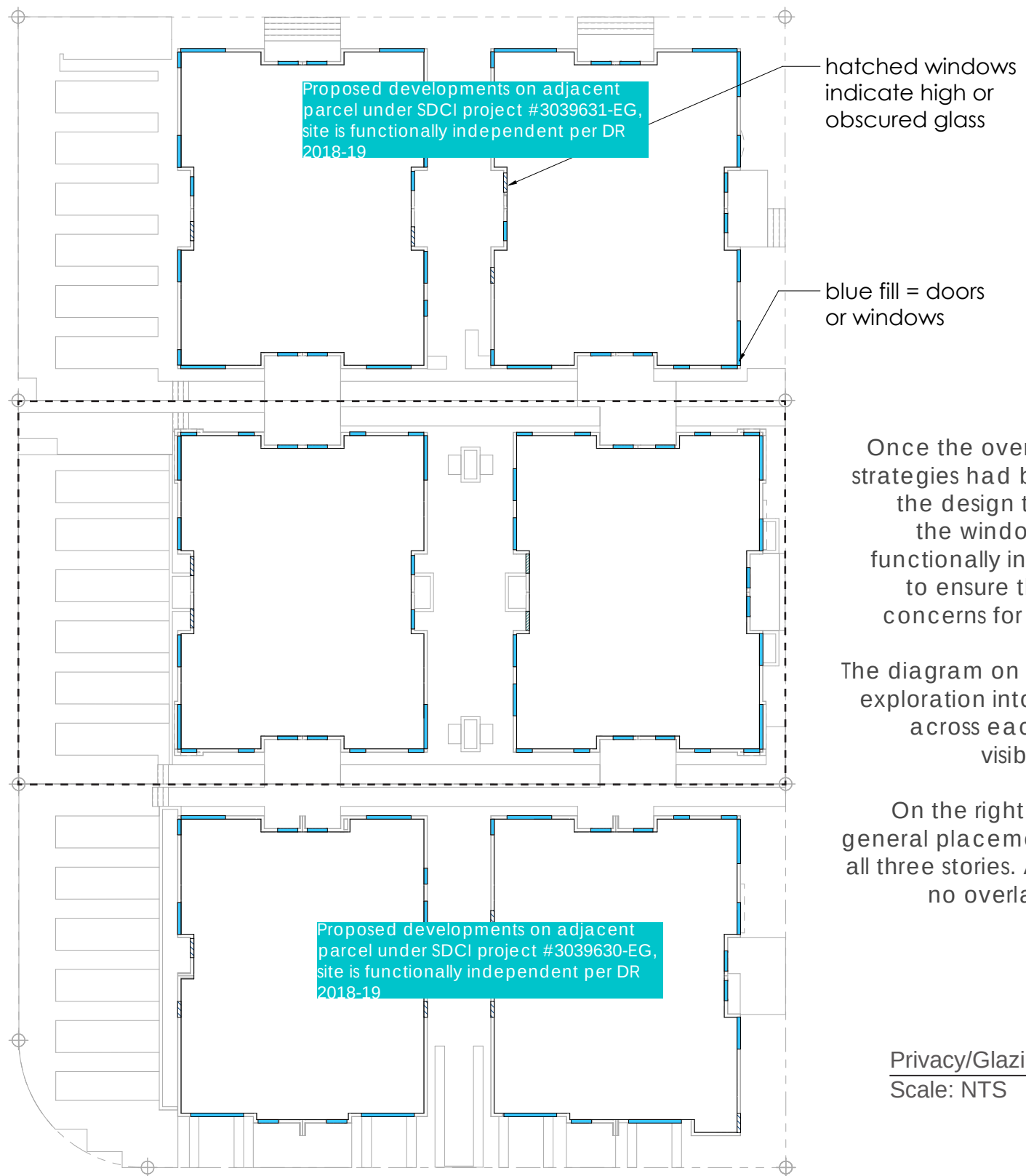
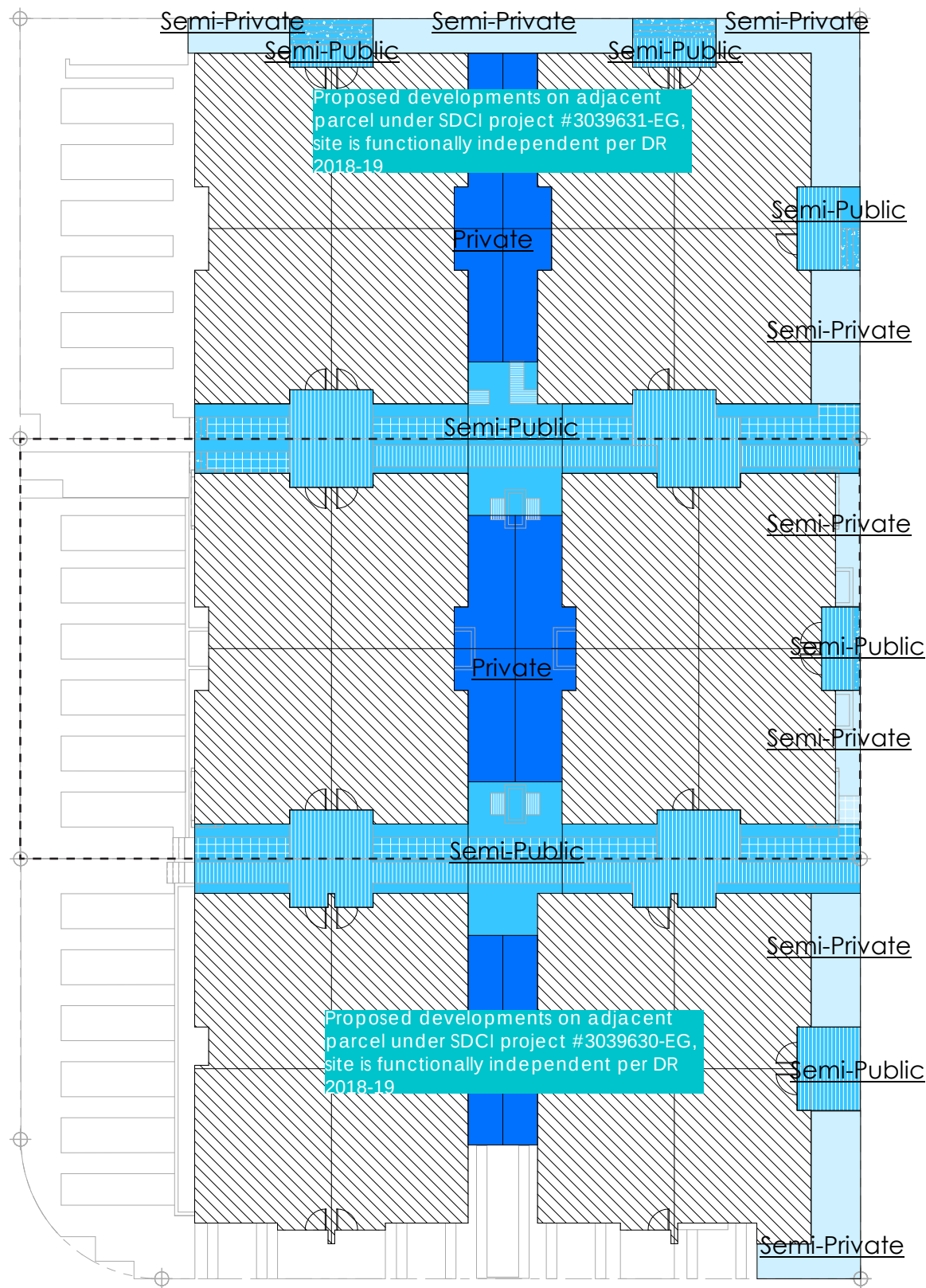


5. Raise the decking in front of entries to separate entries from sidewalk level



6. Utilize awnings, overframing at windows, and materials to articulate massing proportions

Design Concept - Massing



Privacy Analysis

Once the overall massing concept and plan strategies had been established in this project the design team moved into planning out the window placement across the three functionally independent lots. This was done to ensure that there would be no privacy concerns for residents in any of these units .

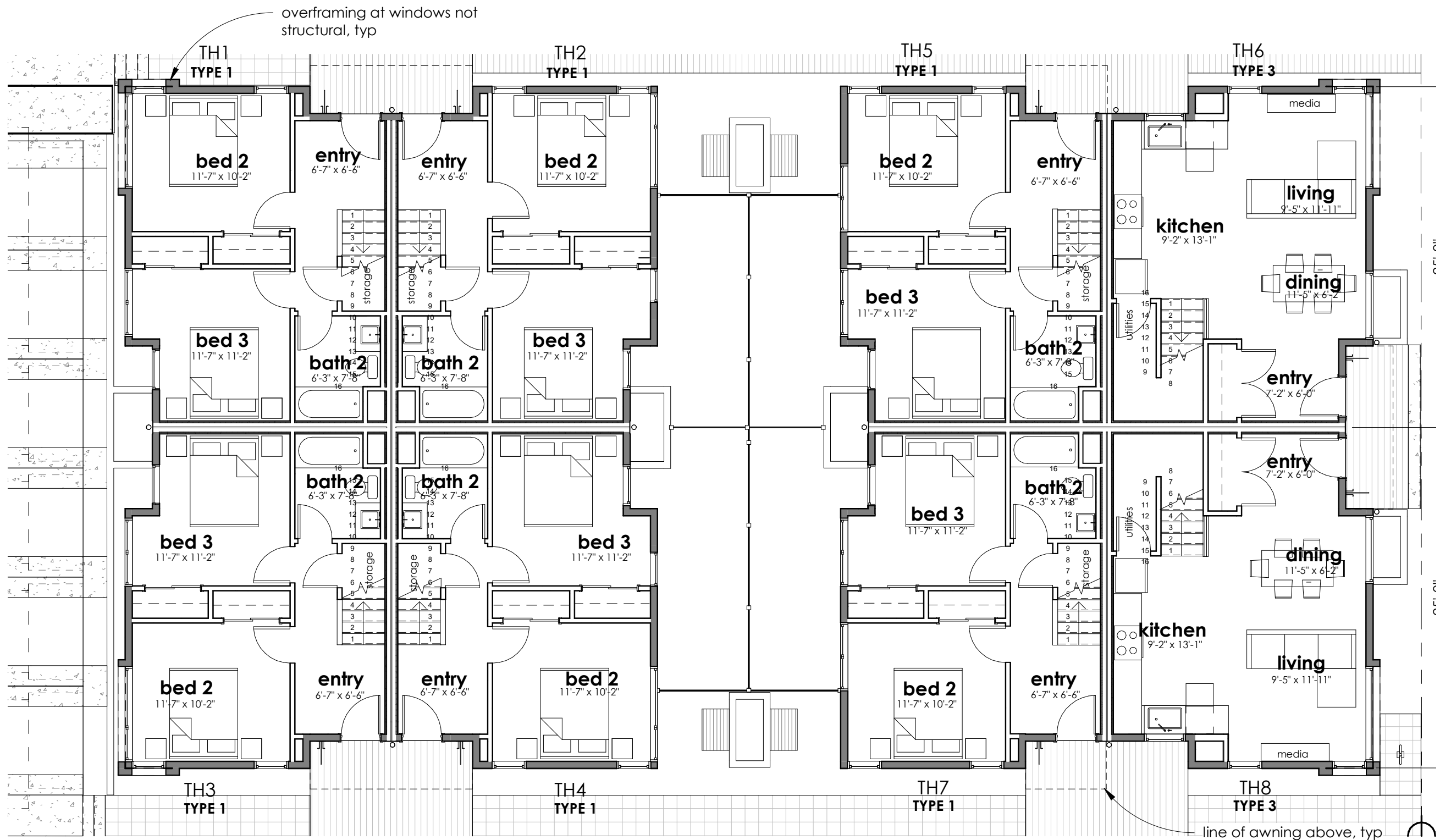
The diagram on the Left of this page details an exploration into the qualities of all the spaces across each project to inform how much visibility each section should have.

On the right is a diagram which details the general placement of glazing in this project on all three stories. As seen in the diagram there is no overlap of views between buildings.

Privacy/Glazing Diagram
Scale: NTS



Design Concept - Glazing

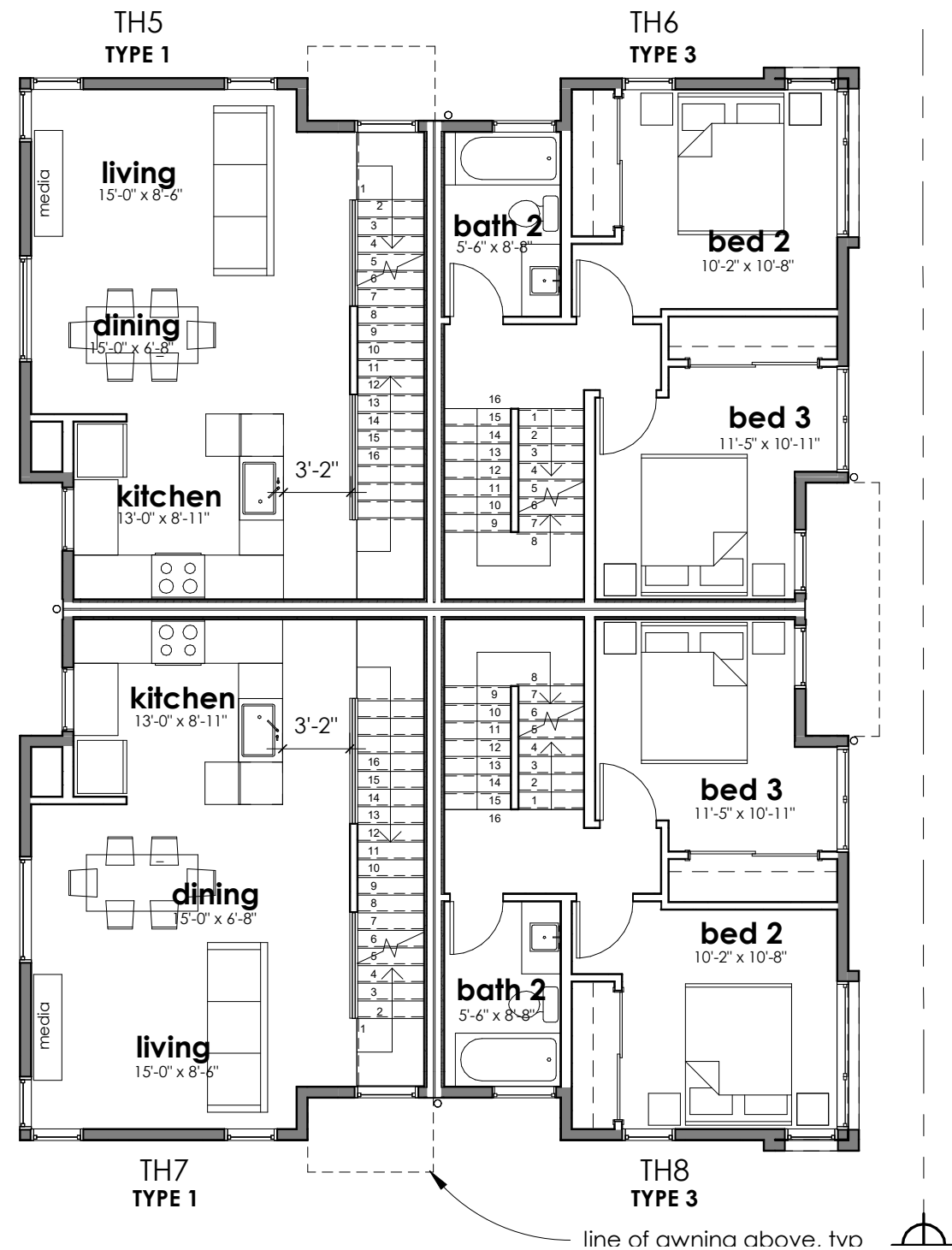
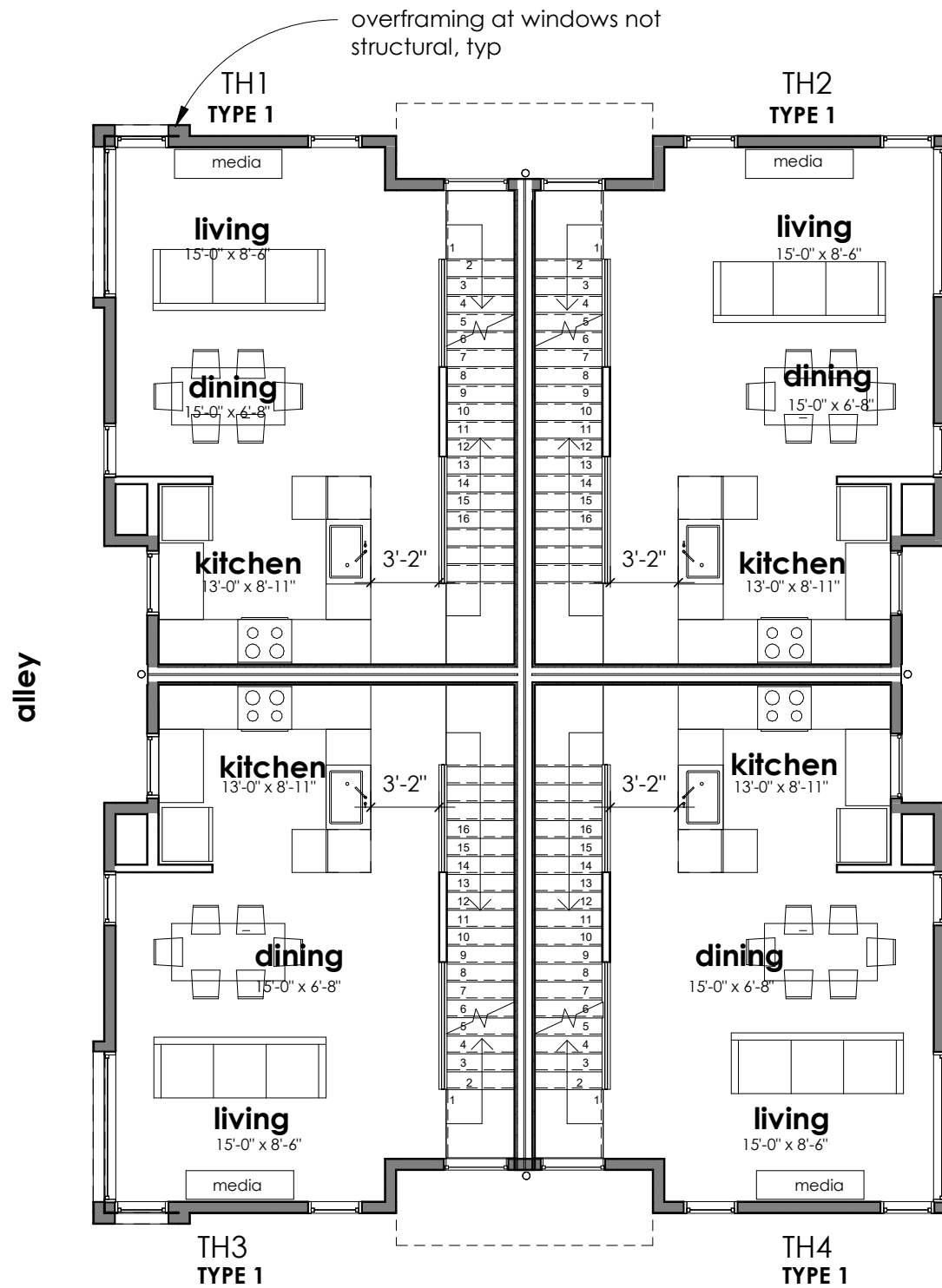


LEVEL 1

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



Floor Plans

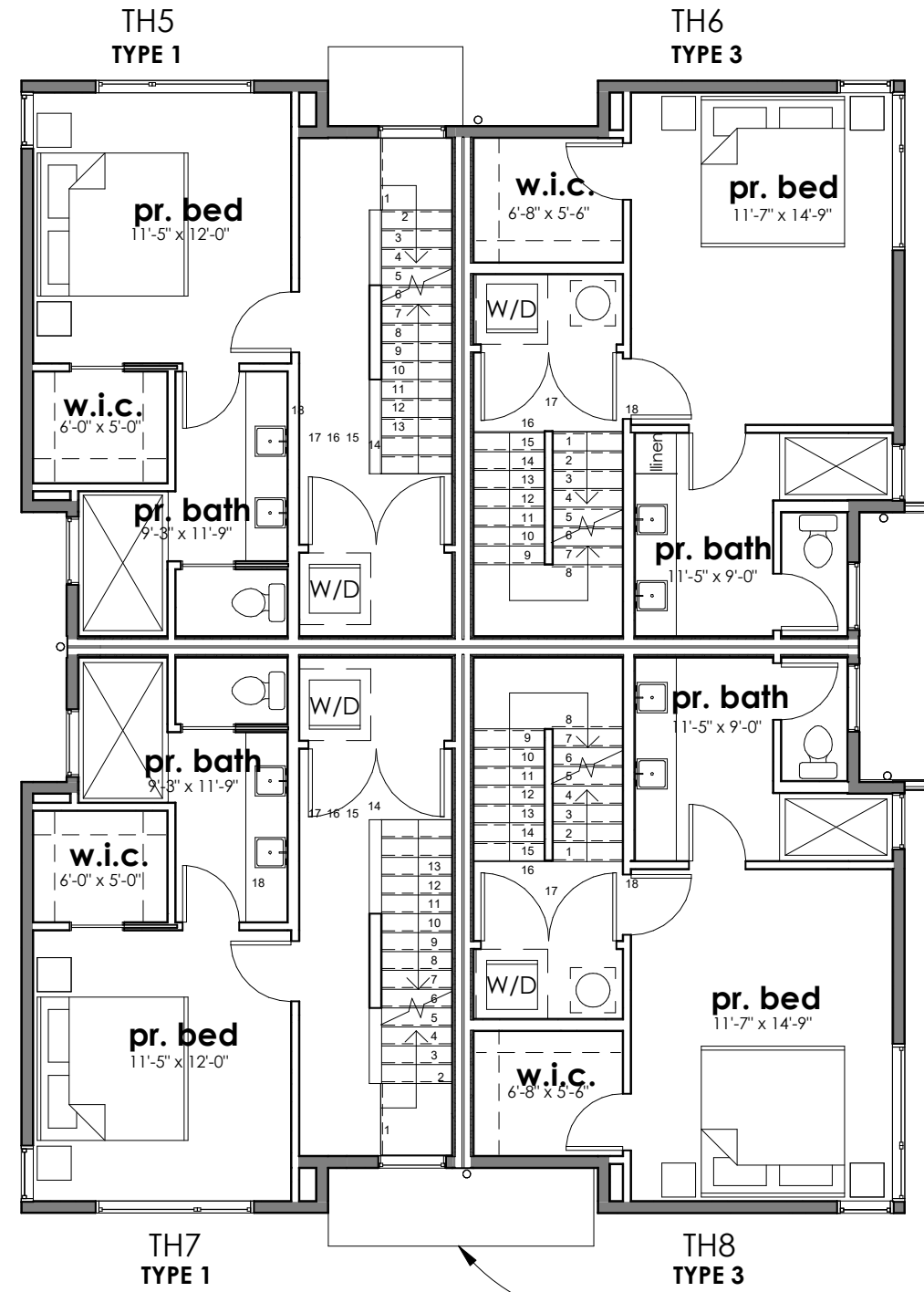
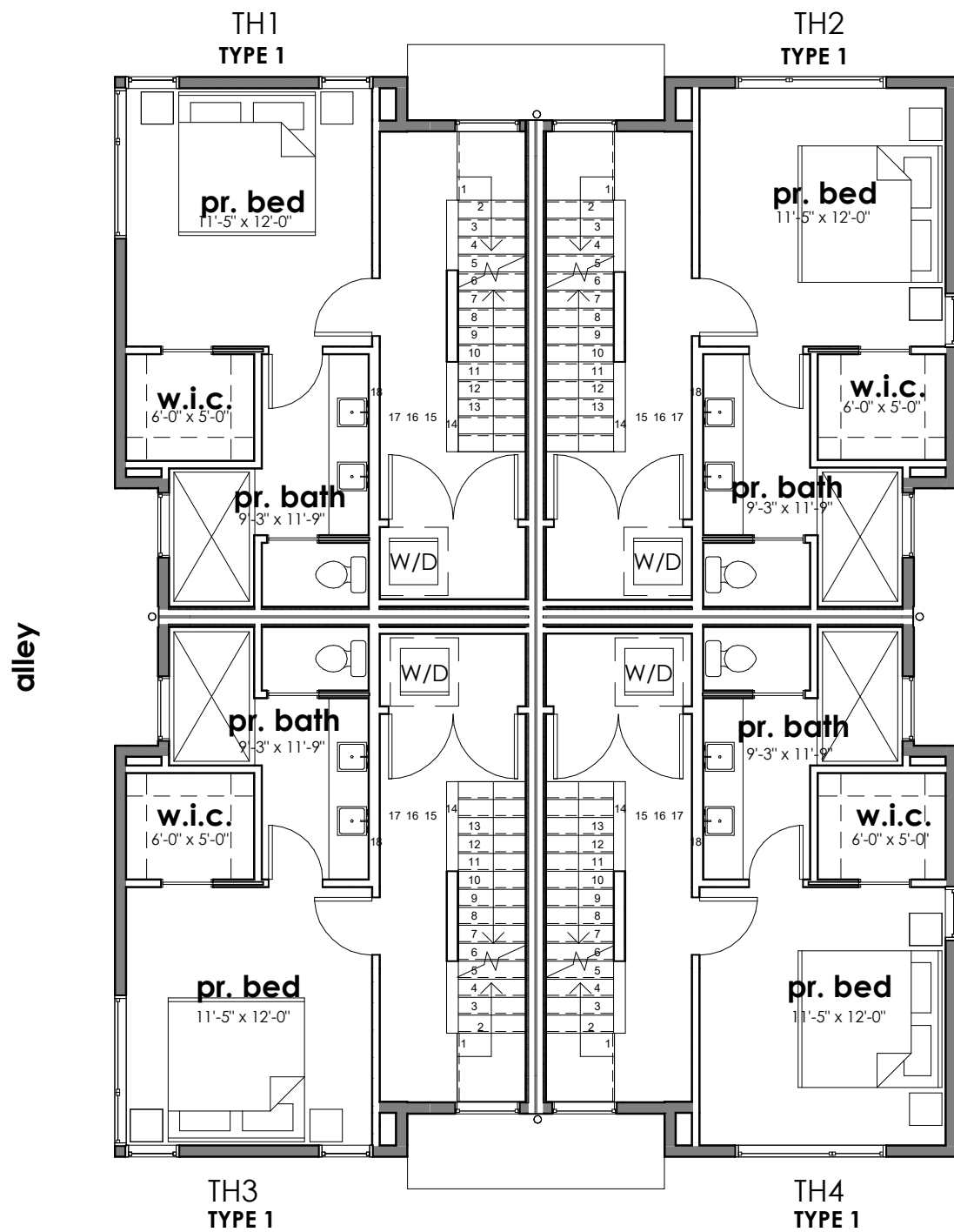


LEVEL 2

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



Floor Plans

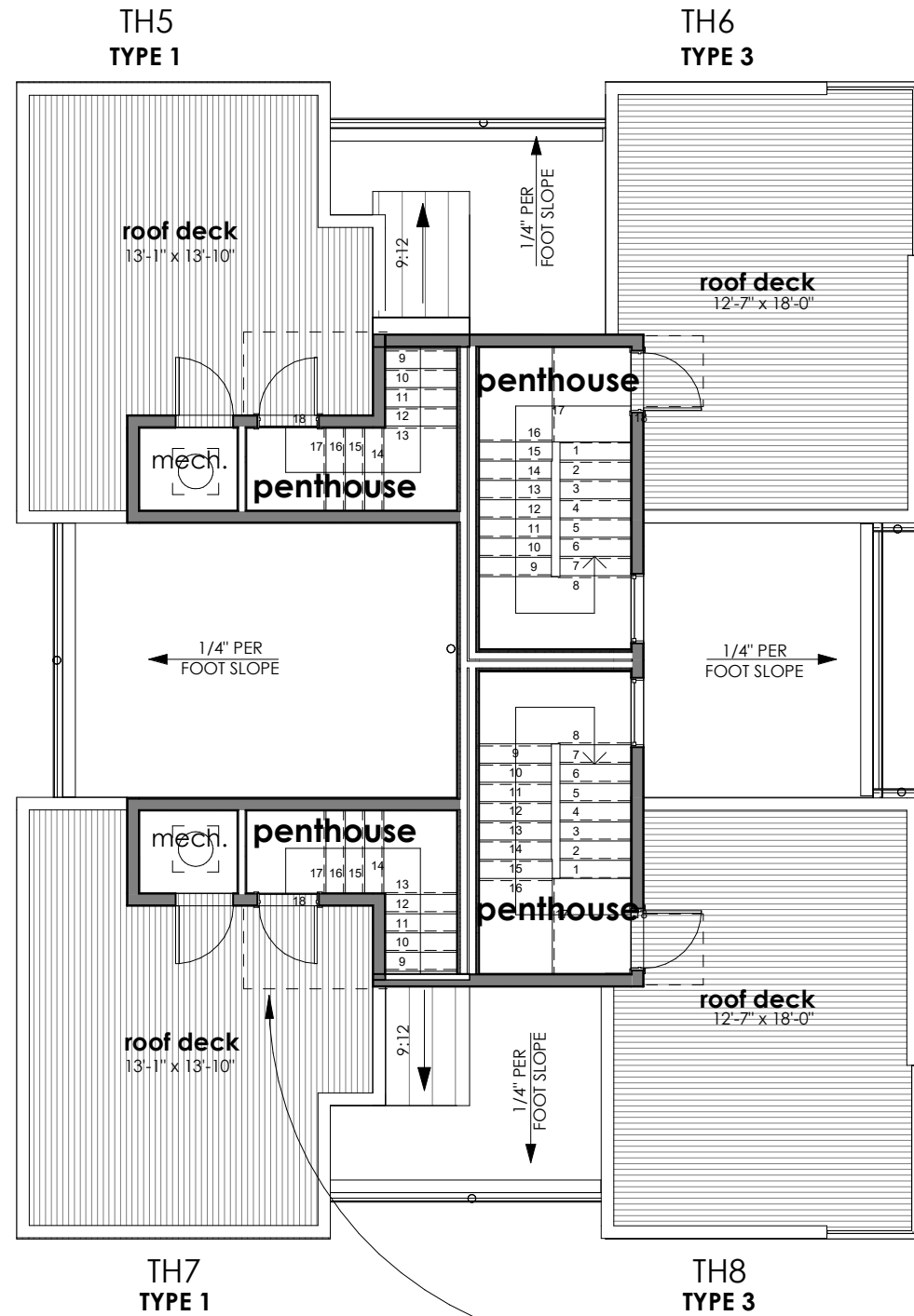
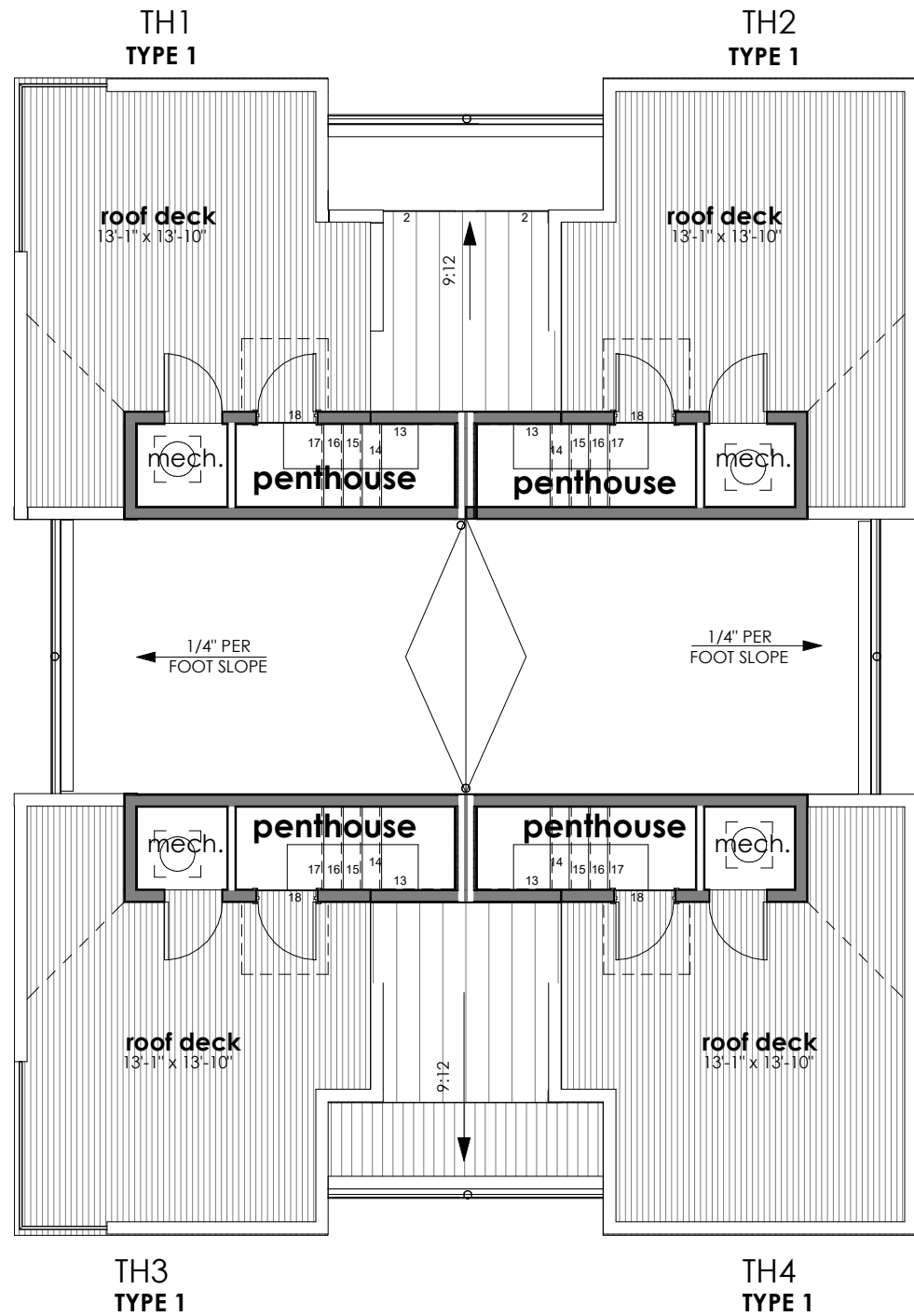


LEVEL 3

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



Floor Plans



17th Ave

line of awning above, typ

ROOF DECK
SCALE: 1/8" = 1'-0"



Floor Plans

Woodtone - Rustic Series Panels

1. Sand Castle



1x2 Battens @ 8" o.c. over
Woodtone Rustic Series Panels
painted with "Sand Castle"

Utilized as primary cladding at
base/lower levels

2. Black Canyon



1x2 Battens @ 8" o.c. over
Woodtone Rustic Series painted
with "Black Canyonn"

Utilized as primary cladding
within building recesses and
upper level penthouses

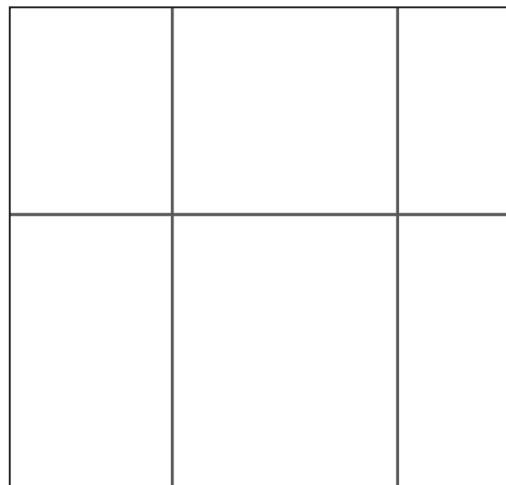
3. Coastal Grey



1x2 Battens @ 8" o.c. over
Woodtone Rustic Series painted
with "Sand Castle"

Utilized as primary cladding for
upper levels

4. White Panels



4x8 Cementitious James Hardie
Panel

Utilized at bay windows, window
accents, and material transition

5. Black Metal Trim



Black Sheet Metal

Utilized at fascias, gutters,
downspouts, and awnings

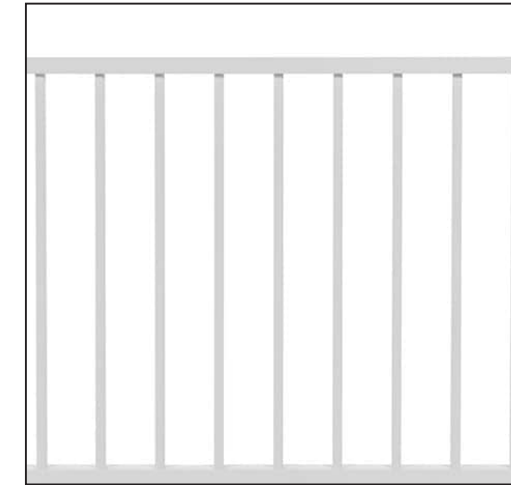
6. Cedar Fencing



6" Real cedar fencing

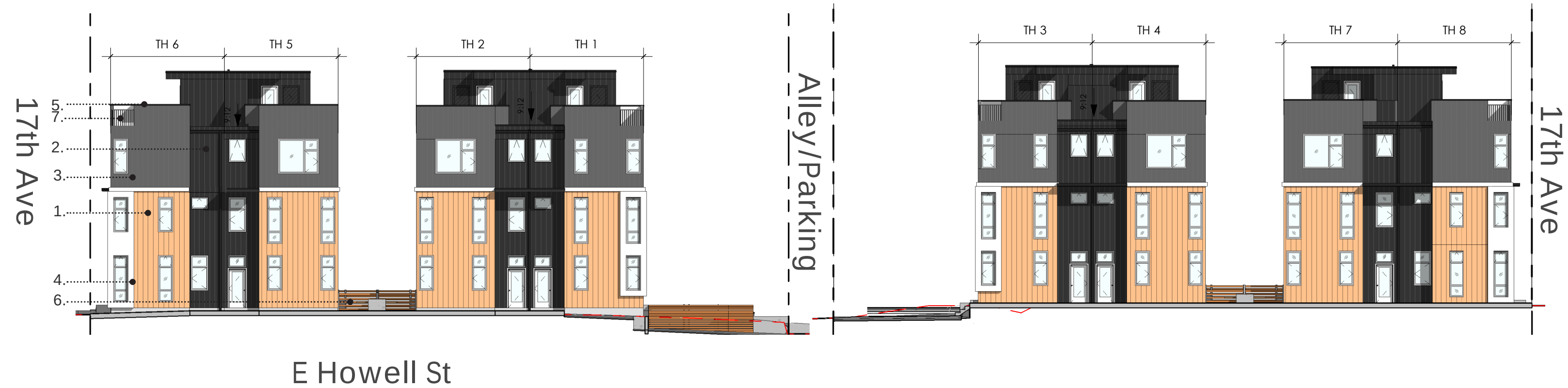
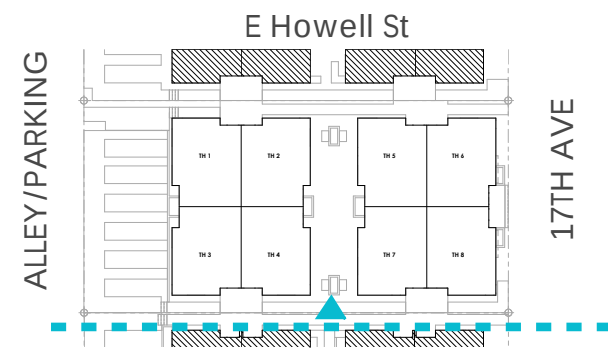
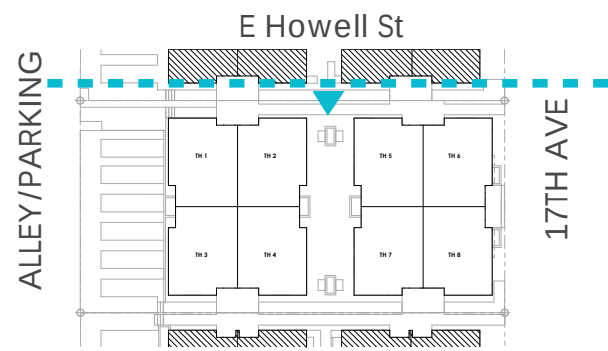
Utilized as solid waste storage
screening, fencing, and
parking screening

7. White Metal Railing



Metal guardrail painted white

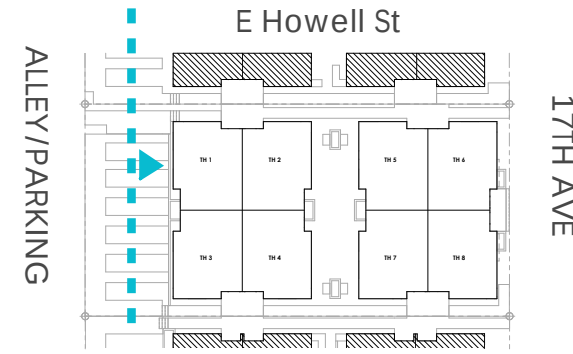
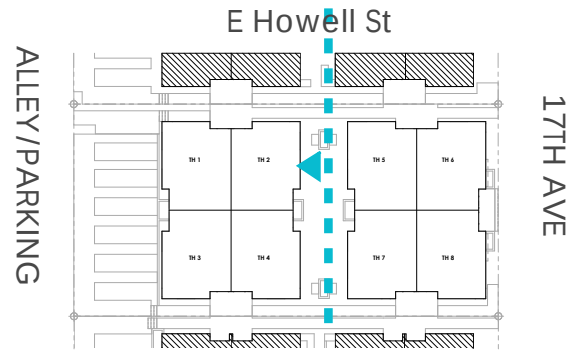
Utilized at roof deck corners



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Building Elevations



E Howell St

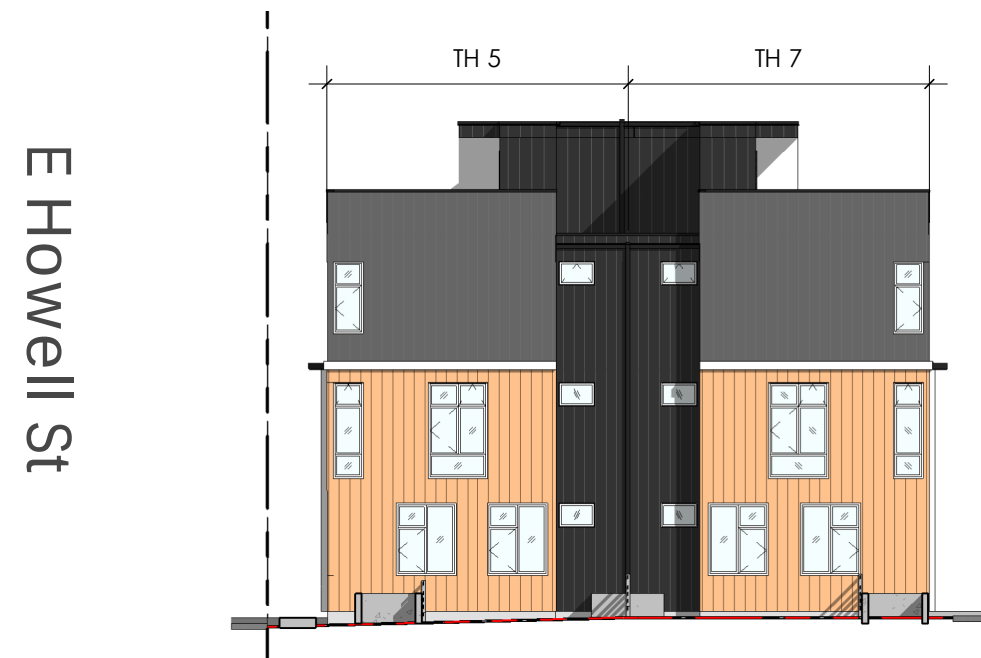
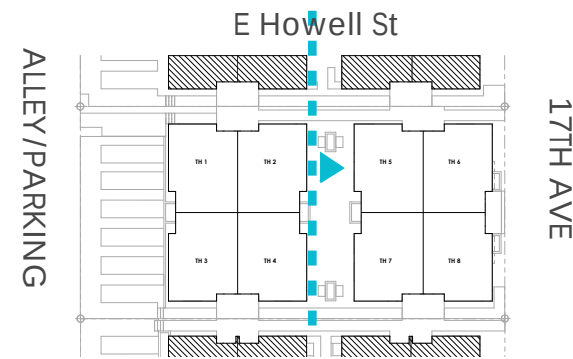
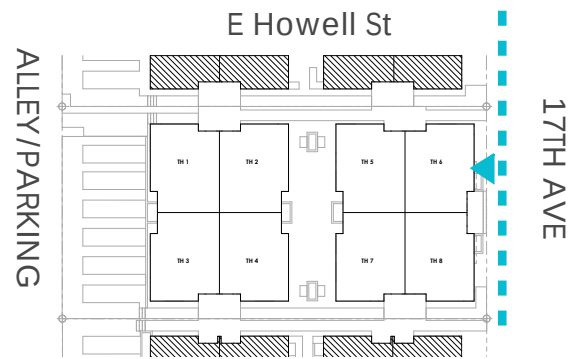
EAST ELEVATION - BLDG A
SCALE: 1/16" = 1'-0"



E Howell St

WEST ELEVATION - BLDG A
SCALE: 1/16" = 1'-0"

Building Elevations



EAST ELEVATION - BLDG B
SCALE: 1/16" = 1'-0"

WEST ELEVATION - BLDG B
SCALE: 1/16" = 1'-0"

Building Elevations



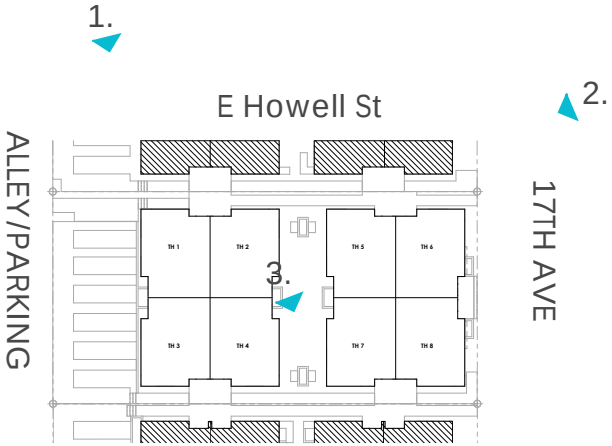
1. APPROACH FROM SOUTHEAST ACROSS 17TH AVE



2. APPROACH FROM NE ACROSS E HOWELL STREET AND 17TH AVE



3. INTERIOR SITE ENTRY VIEW SPACE BETWEEN BUILDINGS



Renderings

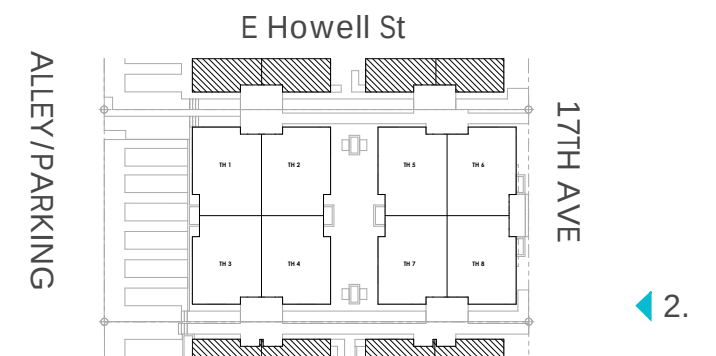


2. AERIAL VIEW FROM EAST



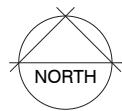
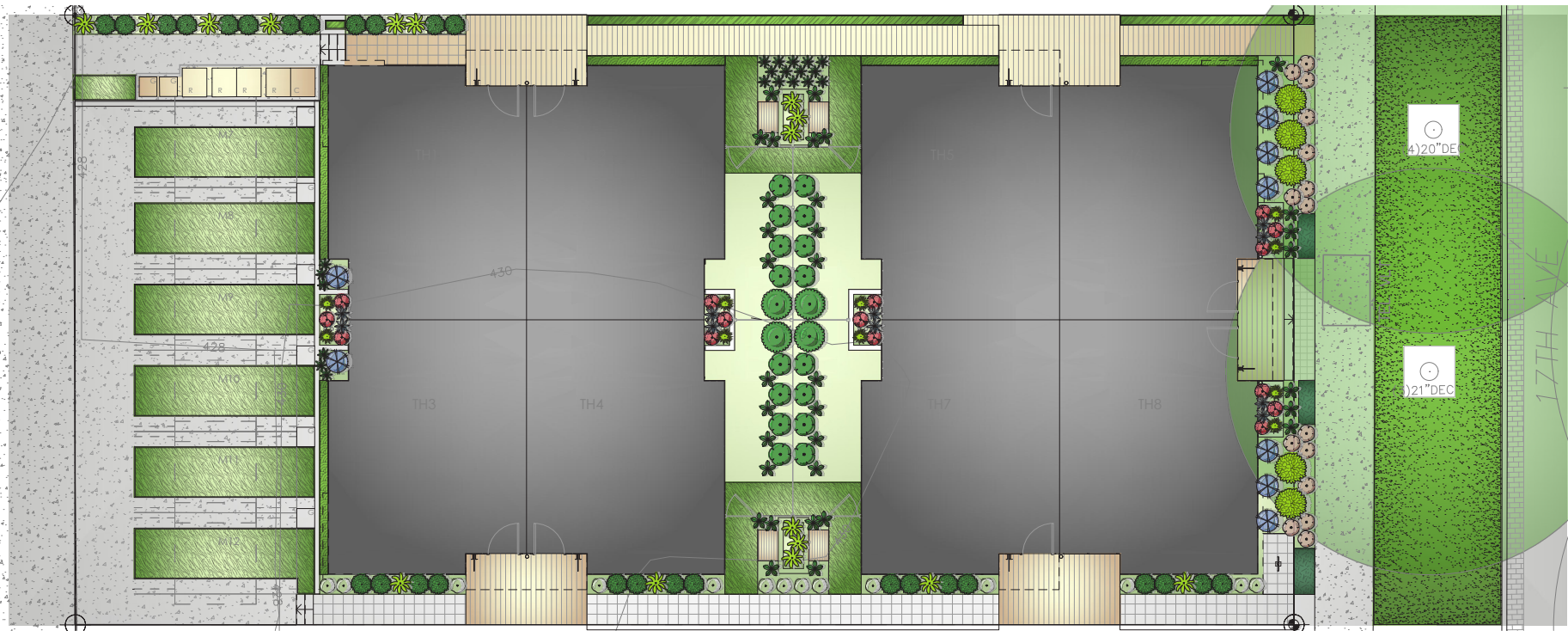
2. AERIAL VIEW REAR FACADES FROM SOUTHWEST

Proposed developments on adjacent parcels under SDCI project #'s 3039631-EG & 3039630-EG, site is functionally independent per DR 2018-19



1.

Renderings



RENDERED LANDSCAPE PLAN
SCALE: NTS



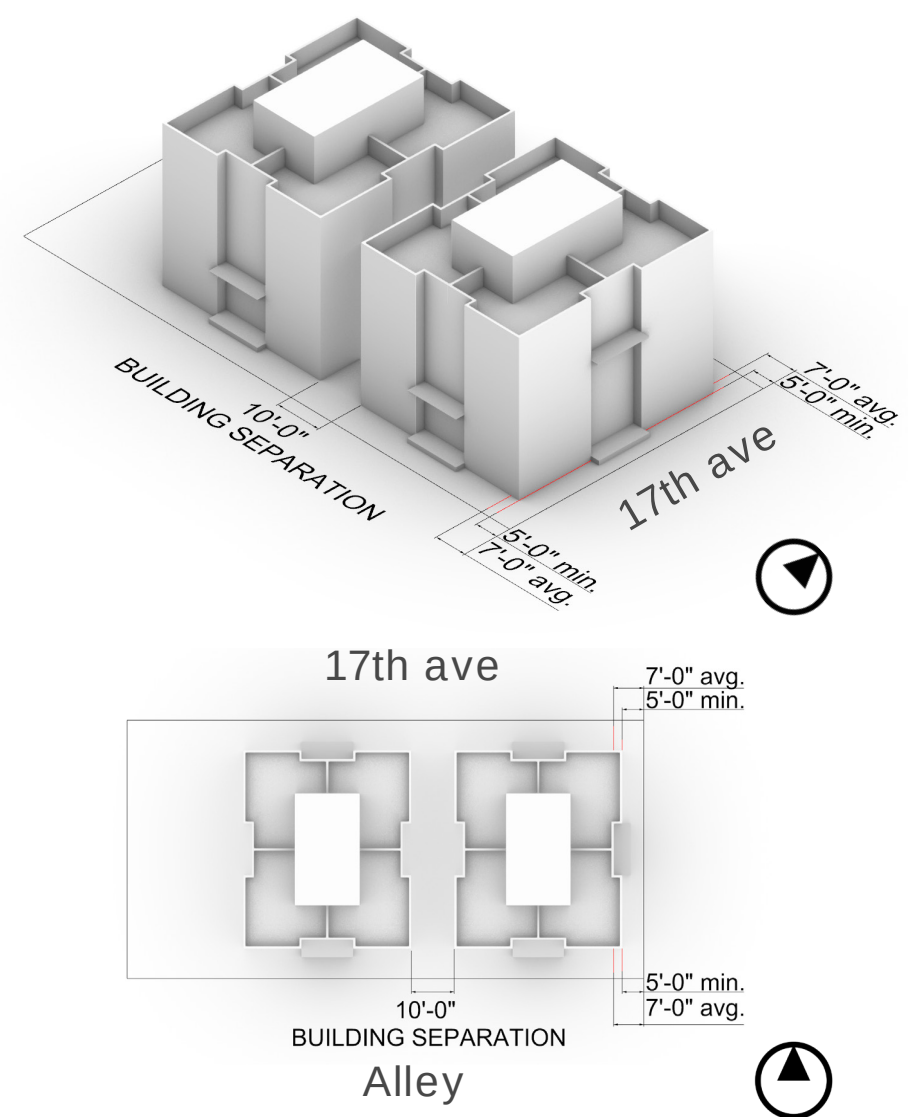
PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Calluna vulgaris 'Spring Cream' / Spring Cream Heather
	Erica x darleyensis 'Kramer's Rote' / Kramers Red Darley Heath
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Gaultheria shallon / Salal
	Hakonechloa macro 'Aureola' / Golden Variegated Hakonechloa
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Polystichum munitum / Western Sword Fern
	Rhododendron macrophyllum / Pacific Rhododendron
BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus sericea 'Kelsey' / Kelsey Dogwood
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass

PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME
	Mentha requienii / Corsican Mint
	Pachysandra terminalis / Japanese Spurge
	Thymus praecox 'Elfin' / Elfin Creeping Thyme
	Turf Sod / Drought Tolerant Fescue Blend
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

CODE COMPLIANT SCHEME



CODE CITATION:

SMC 23.45.518

This table outlines the required setbacks for LR zones in Seattle. According to this table, Townhouse Developments in all LR zones are required to meet a front setback of 7' Avg and 5' Min.

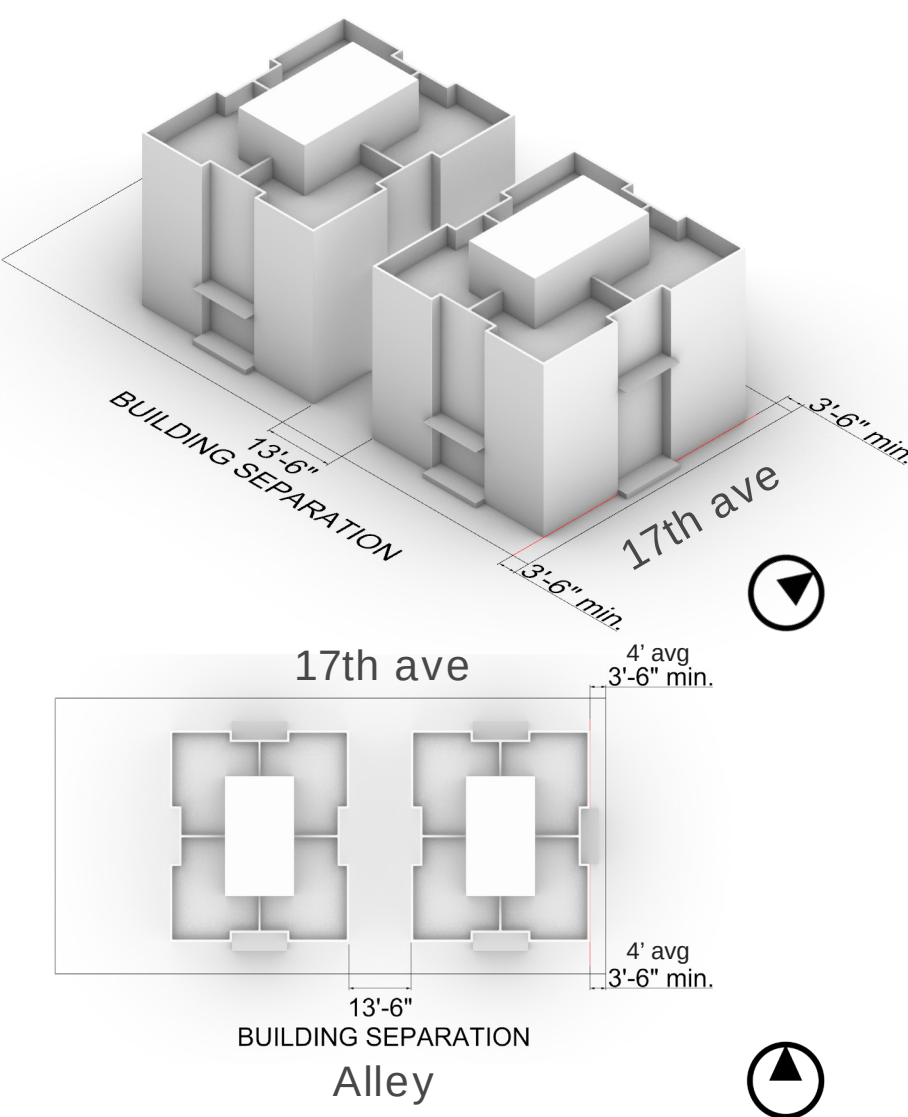
CODE REQUIREMENT:

Front setback for this building is required to be 7' Avg 5' Min

PROPOSED DESIGN ADJUSTMENT:

We propose a reduction of the front setback to a 3' 6" min, 4' avg setback.

ADJUSTED SCHEME



RATIONALE:

This adjustment will create a greater modulation and activation of the street and pedestrian walkway of this site in relation to the north and south neighboring lots, which are developed by the same owner but are not functionally related. Additionally, shifting the building into the front setback will create a larger space between the two proposed buildings. The code minimum is for 10 foot spacing, but this would create a 13' 6" spacing. This added area creates more usable space for the residents. Shifting the building will also offset window and entry doors from the neighboring lots to create more privacy. This adjustment also allows this project to better follow the design guideline DC3-I in addressing residential open space.

Adjustment Request