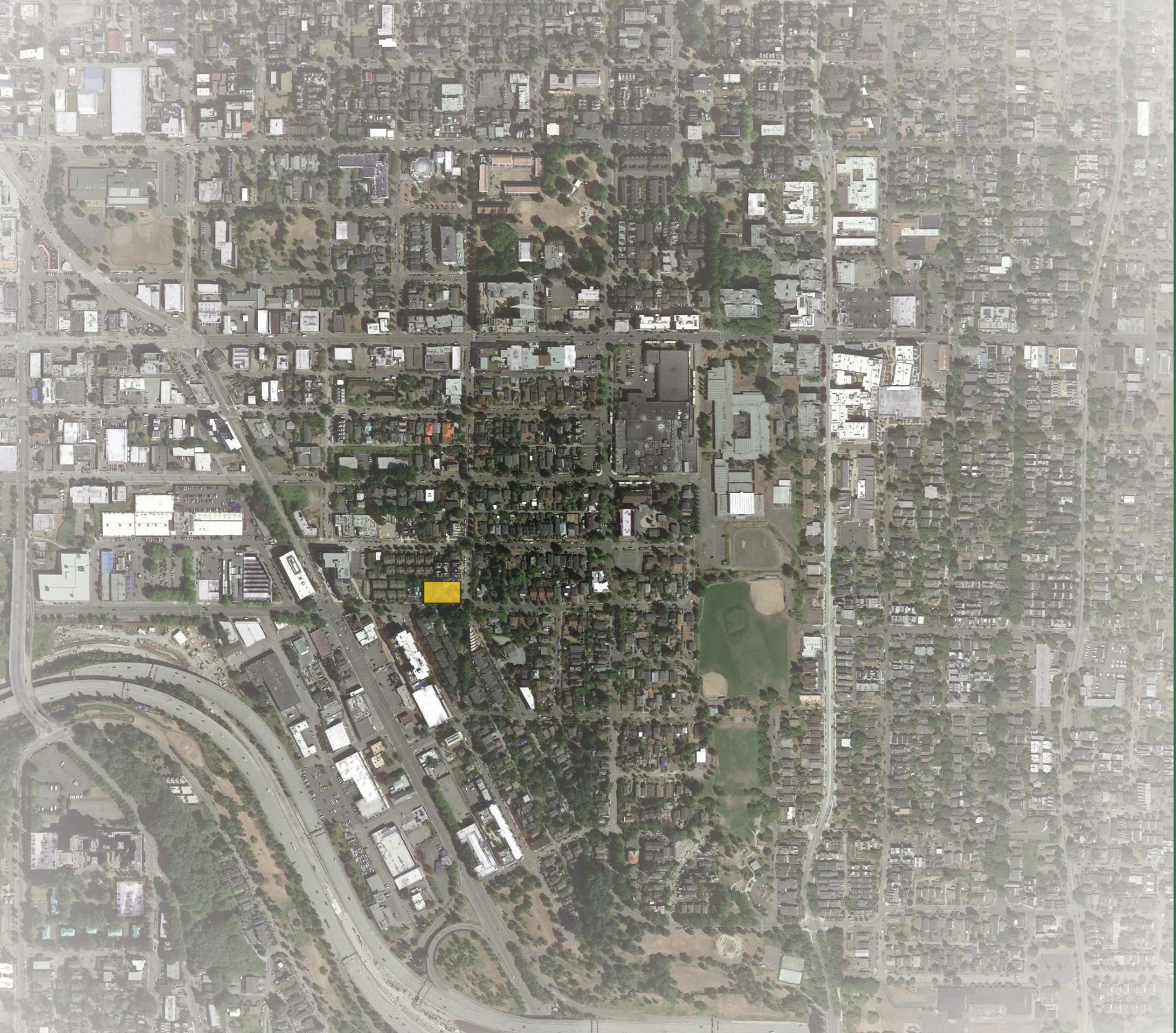


RECOMMENDATION PACKET
ADMINISTRATIVE DESIGN REVIEW

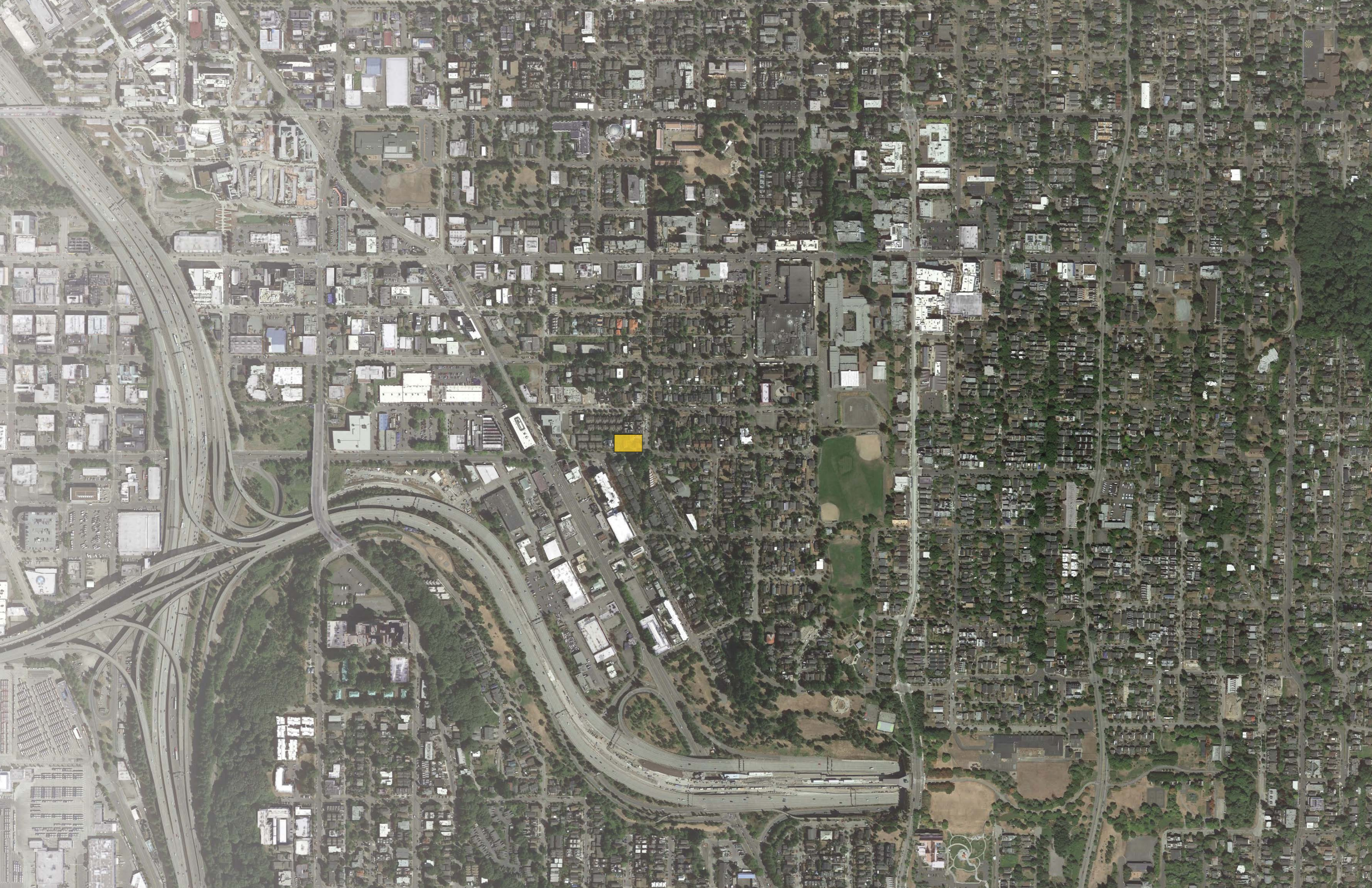
SDCI NO. 3040229-LU & 3038965-LU
1704 & 1712 Dearborn St
Seattle, WA 98144

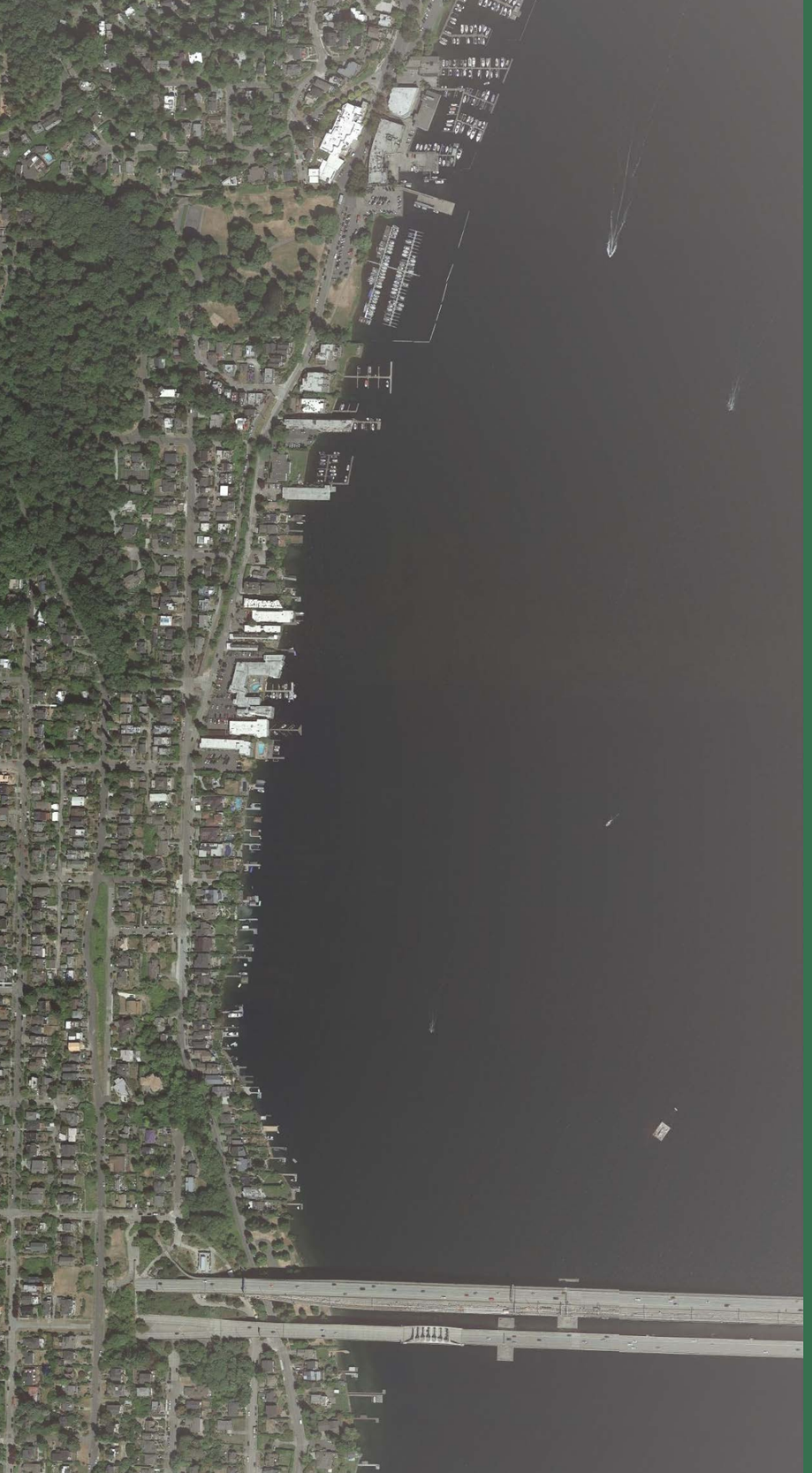
APPLICANT
Green Canopy NODE
27 S Hanford St
Seattle, WA 98134
contact: Jessica Tranquada

DEVELOPER / ARCHITECT
Green Canopy NODE
27 S Hanford St
Seattle, WA 98134

SDCI PLANNER
Joseph Hurley

PACKET SUBMITTAL DATE
02/26/24





DEVELOPMENT OBJECTIVES
4 PROJECT INFORMATION
5 SUMMARY OF PUBLIC OUTREACH

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PROJECT INFORMATION

Administrative Design Review for 8 new 3 & 4-story, market rate town-home units. Parking for 8 vehicles is proposed. Existing buildings to be demolished. To be considered together with 3040273-EG for shared vehicle access.

SUSTAINABILITY GOALS

All units will be designed and built to meet a minimum 4-star BuiltGreen certification. Sustainable materials will be used in the construction, such as low-to-no VOC interior finishes, FSC certified lumber and reclaimed wood. Conduit will be installed for all parking spaces to facilitate installation of future electric car charging stations. Drought tolerant and low maintenance plantings will help to reduce water usage while providing natural beauty to the owners and public.

PROPOSED PROGRAM (PREFERRED)

PROPOSED UNITS:	**8 townhomes**
PARKING SPACES:	**8 spaces**
LOT AREA (SF):	11,196 SF
ALLOWED FAR:	15,674 SF MAX
PROPOSED FAR:	**13,817 SF**
PROPOSED GSF:	**16,027 SF**

SDCI PERMIT NUMBERS:

LOT BOUNDARY ADJUSTMENT:	**3040228-LU**	
EARLY DESIGN GUIDANCE:	1704; **3040274-EG**	1712; 3040273-EG
MASTER USE PERMITS:	1704; **3040229-LU**	1712; 3038965-LU
CONSTRUCTION PERMITS:	1704; **6924867-CN**	1712; 6872685-CN
DEMOLITION PERMITS:	1704; **6924868-DM**	1714; TBD
	1712; **TBD**	1718; 6872686-DM
UNIT LOT SUBDIVISION:	1704; **TBD**	1712; TBD



SUMMARY OF PUBLIC OUTREACH

PRINTED OUTREACH

MAILER

A printed mailer (below) was distributed to all addresses within 500ft of the development site on 10/18/2022. It provided a brief description of the proposed development, applicant contact information and invited interested parties to attend the public presentation and/or provide feedback through the online survey. All text is provided in English, Spanish, Vietnamese and Traditional Chinese.

APPROXIMATE DISTRIBUTION OF OUTREACH FLYER



OUTREACH FLYER



INVITATION TO PARTICIPATE
ONLINE SURVEY AND PUBLIC PRESENTATION

INVITACIÓN PARA PARTICIPAR
ENCUESTA EN LÍNEA Y PRESENTACIÓN PÚBLICA

參加線上問卷調查和
公開情況介紹的邀請

LỜI MỜI THAM DỰ
CUỘC THĂM DÒ TRỰC TUYẾN VÀ BUỔI GIỚI THIỆU TRƯỚC CÔNG CHÚNG

PRSRT STD
U.S. POSTAGE
PAID
SEATTLE, WA
PERMIT # 1445

BRIEF DESCRIPTION
Green Canopy NODE is redeveloping the property at 1718 S Dearborn Street. The site is currently used for four detached single family homes. The proposal includes twelve new townhomes with parking and associated site work designed for sustainability. We're just getting started with planning now. Construction could start in the Summer of 2023 and the townhomes could be finished as early as the Spring of 2025.

PUBLIC COMMUNITY PRESENTATION
What: A short presentation followed by a question and answer session.
Where: Japanese Cultural & Community Center of Washington
1414 S Weller St.
When: 2022 November 8th 6:30PM-7:30PM
Online Survey:
greencanopy.typeform.com/to/iwcUOa3E

MORE INFORMATION
To find out more about this project and track our progress through the permitting proces, search the project address, 1718 S Dearborn / 3040229-LU in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood's website.
Project Contact
jessica@greencanopynode.com
Privacy Statement
Any information you share could be made public. Please do not share any personal or sensitive information.

DESCRIPCIÓN DEL PROYECTO
Green Canopy NODE está reurbanizando la propiedad ubicada en 1704, 1712 y 1718 S Dearborn Street. El sitio actualmente está ocupado por cuatro viviendas unifamiliares. La propuesta contempla la eliminación de las estructuras existentes y la construcción de doce nuevas casas con estacionamiento, paisajismo y mejoras en las calles. Estamos comenzando la fase de planeación. La construcción podría iniciar en el verano de 2024 y las casas podrían estar terminadas para la primavera de 2025.

PRESENTACIÓN COMUNITARIA ABIERTA AL PÚBLICO
Qué: Una breve presentación seguida de una sesión de preguntas y respuestas.
Dónde: Centro Cultural y Comunitario Japonés de Washington
1414 S Weller St.
Cuando: 3 de noviembre de 2022 a las 18:00
Online Survey:
greencanopy.typeform.com/to/iwcUOa3E

INFORMACIÓN ADICIONAL
Para obtener más información sobre este proyecto y seguir nuestro progreso en el proceso de permisos, busque la dirección del proyecto, 1718 S Dearborn / 3040229-LU / 3038965-LU en el Calendario de Revisión de Diseño y en el Portal de Servicios de Seattle. Para obtener más información sobre la divulgación inicial de la revisión del diseño, visite la página web del Departamento de Vecindarios.
Contacto del proyecto
jessica@greencanopynode.com
Aviso de Privacidad
Cualquier información que comparta podría hacerse pública. Por favor no comparta ninguna información personal o de carácter reservado.

項目 描述
Green Canopy NODE 正在 重新開發 位於 S Dearborn Street 的 物業。 1718 S Dearborn Street 的 物業目前 有四 棟獨 戶住宅。 該提 包括 拆除 現有 結構 ，建造 十二 棟新 聯排別墅 和停車 場 ，及進行 景觀美化和街道改善。我們 現在 剛剛 開始 規劃 。 建築施工可 能在 2024 年春季 開始 ， 聯排 別墅 最 早可能在 2025 年春季 完成。

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MÔ TẢ DỰ ÁN
Green Canopy NODE đang tái phát triển bất động sản tại 1704, 1712 & 1718 S Dearborn Street. Tại địa điểm này hiện có bốn ngôi nhà gia đình riêng biệt. Đề xuất bao gồm việc phá dỡ các cấu trúc hiện có và xây dựng mười hai nhà liền kề có chỗ đậu xe, cải tiến cảnh quan và đường phố. Hiện tại, chúng tôi chỉ mới bắt đầu lập kế hoạch. Việc xây dựng có thể bắt đầu vào mùa xuân năm 2024 và các nhà liền kề có thể hoàn thành sớm nhất là vào mùa xuân năm 2025.

PRESENTACIÓN COMUNITARIA ABIERTA AL PÚBLICO
Qué: Una breve presentación seguida de una sesión de preguntas y respuestas.
Dónde: Centro Cultural y Comunitario Japonés de Washington
1414 S Weller St.
Cuando: 3 de noviembre de 2022 a las 18:00
Online Survey:
greencanopy.typeform.com/to/iwcUOa3E

INFORMACIÓN ADICIONAL
Para obtener más información sobre este proyecto y seguir nuestro progreso en el proceso de permisos, busque la dirección del proyecto, 1718 S Dearborn / 3040229-LU / 3038965-LU en el Calendario de Revisión de Diseño y en el Portal de Servicios de Seattle. Para obtener más información sobre la divulgación inicial de la revisión del diseño, visite la página web del Departamento de Vecindarios.
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參加線上問卷調查和公開情況介紹的邀請

Qué: 簡短介紹，隨後 是問答 環節。
Dónde: 華盛頓州日本文化社區中心。
1414 S Weller St.
什麼 時候:
2022年11月8日 ，下午6:30
線上 問卷 調查:
greencanopy.typeform.com/to/iwcUOa3E

更多 資訊
欲瞭 解有關此項目的更多 資訊並跟蹤我們的審批流程進度 ，請在 「設計 審查日曆」(Design Review Calendar) 和西雅圖服務門戶 (Seattle Services Portal) 中搜索項目地址 1718 S Dearborn / 3040229-LU / 3038965-LU。 欲瞭 解更多關於設計審查早期外展活動的資訊，請訪問社區部 (Department of Neighborhood) 網站。
項目 聯絡人
jessica@greencanopynode.com
隱私聲明
您分 享的任何資訊 都可 以公開。 請不要分享任何 個人 或機密資訊。

MỤC ĐÍCH THÔNG TIN
Green Canopy NODE đang tái phát triển bất động sản tại 1704, 1712 & 1718 S Dearborn Street. Tại địa điểm này hiện có bốn ngôi nhà gia đình riêng biệt. Đề xuất bao gồm việc phá dỡ các cấu trúc hiện có và xây dựng mười hai nhà liền kề có chỗ đậu xe, cải tiến cảnh quan và đường phố. Hiện tại, chúng tôi chỉ mới bắt đầu lập kế hoạch. Việc xây dựng có thể bắt đầu vào mùa xuân năm 2024 và các nhà liền kề có thể hoàn thành sớm nhất là vào mùa xuân năm 2025.

BUỔI GIỚI THIỆU TRƯỚC CÔNG CHÚNG
Nội dung: Phần ngắn giới thiệu mở đầu và sau đó là phần giải đáp thắc mắc.
Địa điểm: Trung tâm Văn hóa & Cộng đồng Nhật Bản của Washington
1414 S Weller St.
Thời gian: Ngày 8 tháng 11 năm 2022 lúc 6:30 chiều
Địa chỉ trang khảo sát trực tuyến:
greencanopy.typeform.com/to/iwcUOa3E

MUỐN CÓ THÊM THÔNG TIN
Muốn tìm hiểu thêm về dự án này và theo dõi tiến trình xin giấy phép của chúng tôi, hãy tìm địa chỉ dự án, 1718 S Dearborn / 3040229-LU / 3038965-LU trong Lịch Đánh giá về Thiết kế (Design Review Calendar) và Cổng thông tin Seattle (Seattle Services Portal.) Muốn tìm hiểu thêm về chuyện tham khảo cộng đồng trước về xét đề thiết kế, xin ghé trang mạng của Ủy ban Khu phố (Department of Neighborhood.)
Người liên lạc
jessica@greencanopynode.com
Xin lưu ý về quyền riêng tư
Các thông tin quý vị chia sẻ có thể được công bố. Xin đừng chia sẻ những thông tin cá nhân hoặc nhạy cảm.

ADDITIONAL OUTREACH:

An email message including a copy of the mailer was sent to all local community organizations and media outlets identified by the Department of Neighborhoods. It introduced the project and invited their members to attend the public meeting and complete the online survey.

DIGITAL OUTREACH

ONLINE SURVEY

Both the mailer and additional emails directed interested parties to an online survey based on the City of Seattle guidelines for Early Community Outreach. The survey was translated into English, Spanish, Vietnamese and Traditional Chinese and was available from 10/12/22 - 11/15/22.

SUMMARY OF RESPONSES:

The five survey respondants were concerned with affordability, environmental sustainability, thoughtful landscaping, potential construction noise impacts, building scale with respect to adjacent homes and the new development's impact on parking in the neighborhood.

IN-PERSON EVENT

PUBLIC MEETING

A community meeting was held on 11/08/2022 from 6:30pm - 7:30pm at the Japanese Community and Cultural Center of Washington. The meeting included an introduction to Green Canopy NODE's mission of sustainability and social responsibility, a presentation of the proposed development and a question and answer session. Five residents of neighboring properties attended the meeting.

SUMMARY OF COMMENTS

At the Community meeting, neighbors raised several concerns and added valuable feedback that will help us improve the final project design. The following is a summary of the comments and issues raised by members of the community.

- *Concern about planting new street trees on 18th – previous street trees were hit by cars and subsequently died. Will there be any protection to prevent that? Will the tree in the roundabout be replaced? It appears to be in poor shape.*
- *Is it possible to install a bench near the intersection? Providing a space to rest at the top of the hill would be a great amenity for the neighborhood. The bench could be in the form of a thick retaining wall – anything that would allow people to rest.*
- *Concern about affordability of new townhomes. There are many affordable developments in the vicinity, would like for this to also provide affordable home ownership.*
- *Displacement of tenants in the existing homes.*
- *Water main in Dearborn – has leaked several times (west of the development site) and some of the existing street paving appears to be sinking.*
- *Stormwater management – concern that this project to add to the runof that already accumulates on Dearborn.*
- *Site upkeep before construction start. 1614 S Dearborn (west of the site) is already a safety concern on this block, neighbors don't want 1704-1718 to become another safety issue once the current tenants move out.*
- *Lifecycle of the proposed structure?*
- *Will there be a landscape architect, will the project utilize native plantings?*
- *Limit size of roof decks, would prefer units to focus amenity space at or near grade to improve street inter-face. There are many good examples in the neighborhood of front porches that activate the street.*
- *Design needs to consider the facades facing 18th – they shouldn't be an after-thought. 18th is a fairly-active pedestrian route since it connects several area parks with the P-Patch.*
- *Concern about site security for the fnished homes, pay attention to side / rear yards and how to minimize possible criminal activity.*
- *Excited about proposed ROW improvements. Removing the existing retaining walls, replacing the sidewalk and adding curb ramps will make the ROW safer and easier to navigate.*

VICINITY MAP

LEGEND

Development Site

PATHS

Local roads

Arterial roads

Divided lane highways

Multi-purpose Trails

Neighborhood Greenways / Bike Lanes

Shared Roads

EDGES

Edge defined by large road with high speed and volume of traffic.

Edge of neighborhood defined by Highway

The area highlighted was designated as - "Hazardous" in the 1930 federal HOLC.

NODES

Bus Stop

1 Point of Interest - see next page

Community Node

DISTRICTS

Parks and public open space

23rd & Jackson character area

LANDMARKS

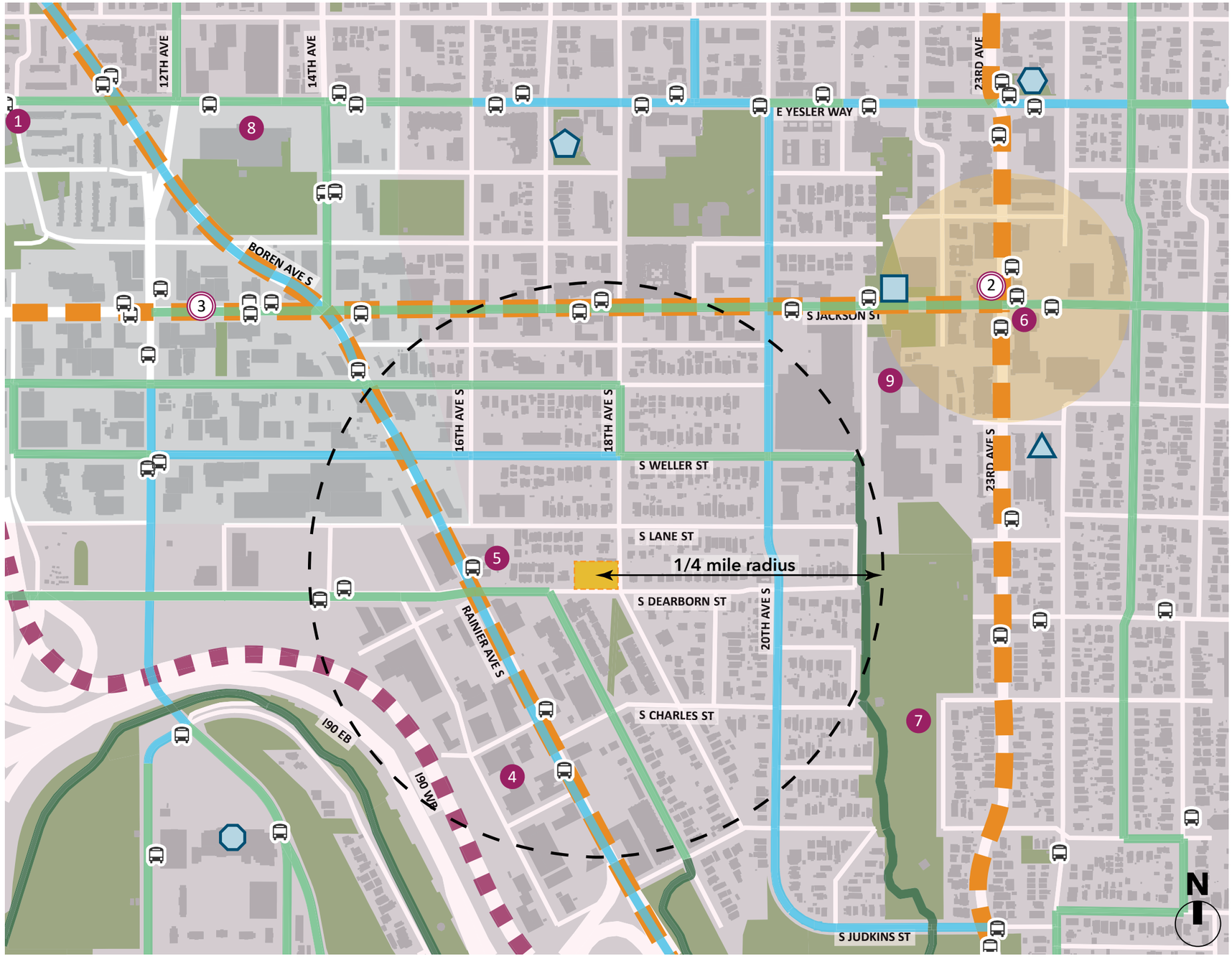
Wood Technology Center

Seattle Vocational Institute

Langston Hughes Performing Arts Institute

Douglass Truth Library

Pacific Tower / Old Marine Hospital



POINTS OF INTEREST



1 Yesler Community Center



2 Neighborhood Commercial Corridor



3 Ding How Center



4 Seattle Bouldering Project



5 Big John's PFI



6 Amazon Fresh



7 Judkins Park



8 Bailey Gatzert Elementary School



9 Washington Middle School

ADJACENT ZONING MAP

CONTEXT ANALYSIS

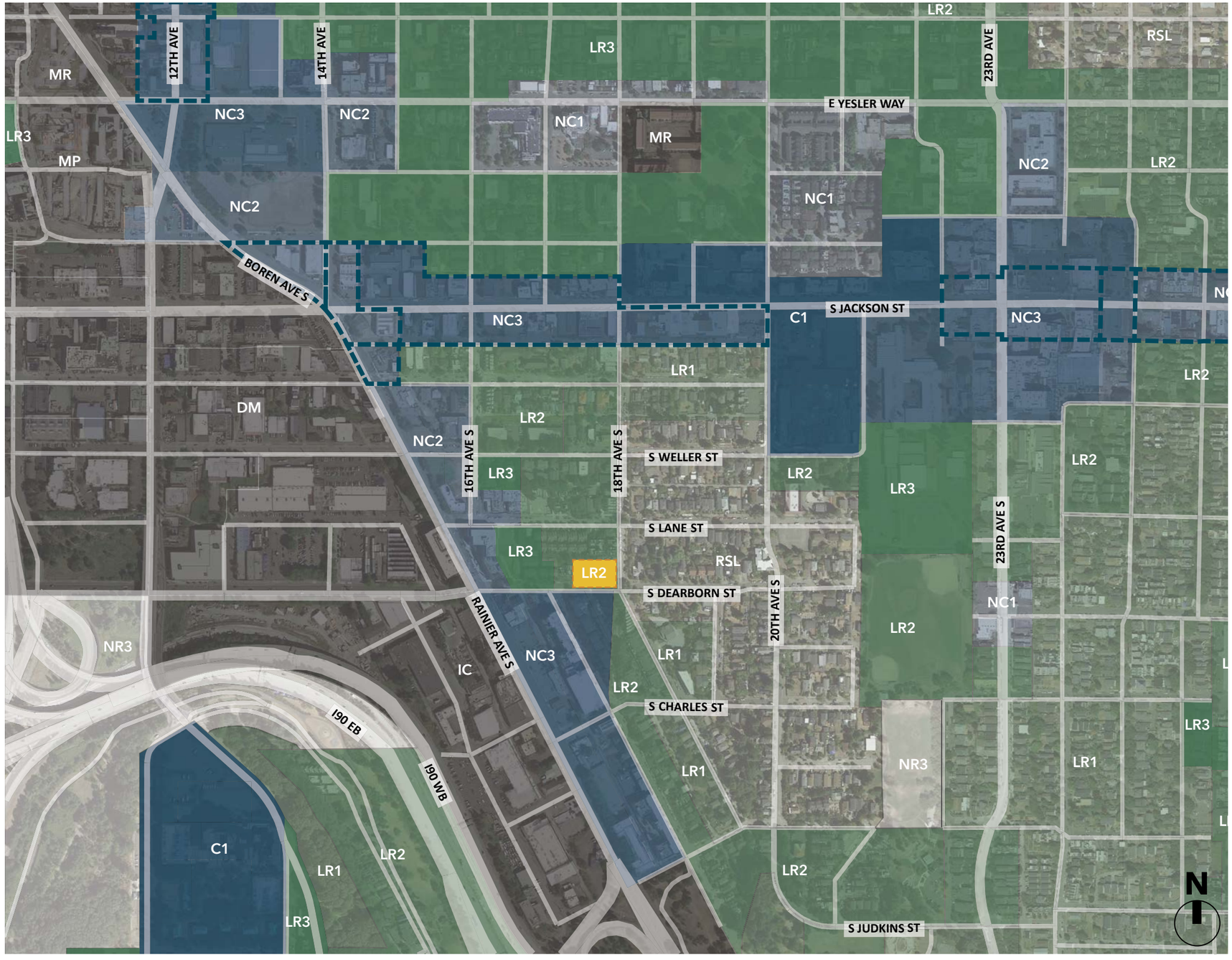
The development site is surrounded by a diverse mix of multi-family buildings, apartments, condominiums, townhomes, neighborhood commercial, industry, and single-family homes.

This site is in a transitional zone from the denser neighborhood commercial and industrial buildings to the west and smaller scale single family homes to the east. In addition, this site has decent views to the South and West out towards the Puget Sound, and with a clear view of the Pacific Tower / Old Marine Hospital.

All lots abutting to the development site and many in the surrounding area have been recently redeveloped to a similar pattern of height and density. See aerial view on the next page.

LEGEND

- LR2 - Development Site
- Industrial / Manufacturing
- C1 - Commercial
- NC3 - Neighborhood Commercial 3
- NC2 - Neighborhood Commercial 2
- NC1 - Neighborhood Commercial 1
- LR3 - Low Rise 3
- LR2 - Low Rise 2
- LR1 - Low Rise 1
- RSL - Residential Small Lot
- Pedestrian Zone



3D SITE VIEW


2018
2020
2021
Townhome Development Completed 2016
Townhome Development Completed 2008
Single Family Home Completed 2014
Townhome Development Completed 2009
Mixed-Use Development Completed 2018
18th Ave S
Davis Pl S
Project Site
Steep 20% + Slope
S Dearborn St
Townhome Development Completed 2020
Co-Housing Development Completed 2001
Multi-Family Development Completed 2009

STREETSCAPES

3 Story Townhomes
Boxy form, mass broken down with two story bays, vertical modulations, and materiality changes. Entry stoops are raised and set back from the sidewalk.

Single family home
Modern boxy form, with panel siding, strong roof lines and other strong horizontal elements.

PROJECT SITE



Looking North
S DEARBORN ST

Looking South



Six story multi-family building
Blocky utilitarian building with material changes used to highlight massing modulation.

Three & Four Story Co-housing
Uses traditional materials, siding, and roof forms to break up massing with eaves and other horizontal features as well as material changes.

STREETSCAPES



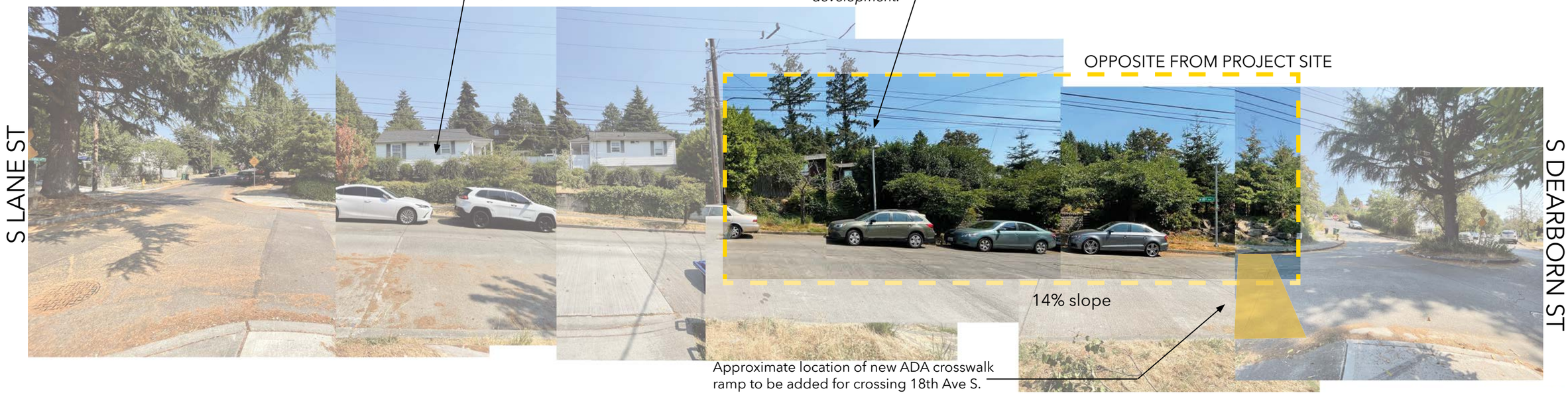
Approximate location of new ADA crosswalk ramp to be added for crossing 18th Ave S.

Single Story Cottage Homes
These classic, simple, small, and pleasing structures are clad with lap siding and asphalt shingle roofing.

Looking West
18th AVE S
Looking East

2 Story Single Family Home
Mostly shielded from view by vegetation, the side of this home is directly across the street from the proposed development.

3 Story Townhomes and Duplexes
Boxy massing with a lot of three dimensional facade modulation. This pushing and pulling is further accentuated with a variety of materials.



Approximate location of new ADA crosswalk ramp to be added for crossing 18th Ave S.

SITE OPPORTUNITIES & CONSTRAINTS

LEGAL DESCRIPTION

PARCEL A OF LBA NO. 3040228-LU

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, RAINIER BOULEVARD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 59, RECORDS OF KING COUNTY, WASHINGTON.
THENCE N 1° 14' 28" E 99.93 FEET;
THENCE S 88° 45' 50" E 169.46 FEET;
THENCE S 1° 08' 45" W 48.84 FEET;
THENCE N 88° 45' 32" E 112.40 FEET;
THENCE S 1° 14' 28" W 51.11 FEET;
THENCE N 88° 45' 32" W 57.14 FEET TO THE POINT OF BEGINNING.

ADJACENT BUILDING & USES

NORTH - 3 story townhome and duplex developments adjacent to the north property line
EAST - 1.5 story single family home across the street
SOUTH - 3 story co-housing buildings and P-Patch Community Gardens across the street
WEST - 3 story residence adjacent to the west property line.

EXISTING LOT CONDITIONS

The lot slopes down from the Northeast corner of the property to the Southwest corner with roughly a 50 ft elevation change across the site between those two corners. The North property line drops 18 feet over its 169 foot length. The East property line drops 14 feet over 100 feet. The South property line drops 38 feet over 169 feet. The West property line drops 34 feet over 100 feet. Several retaining walls along the South side of the property encroach into the right-of-way and will be removed. Due to the existing topography vehicular access is preferred along 18th Ave. All four existing primary structures on the development site will be removed.

VIEWS

The site has views of the Old Marine Hospital tower, the Puget Sound, and fireworks displays from both stadiums.

TREES

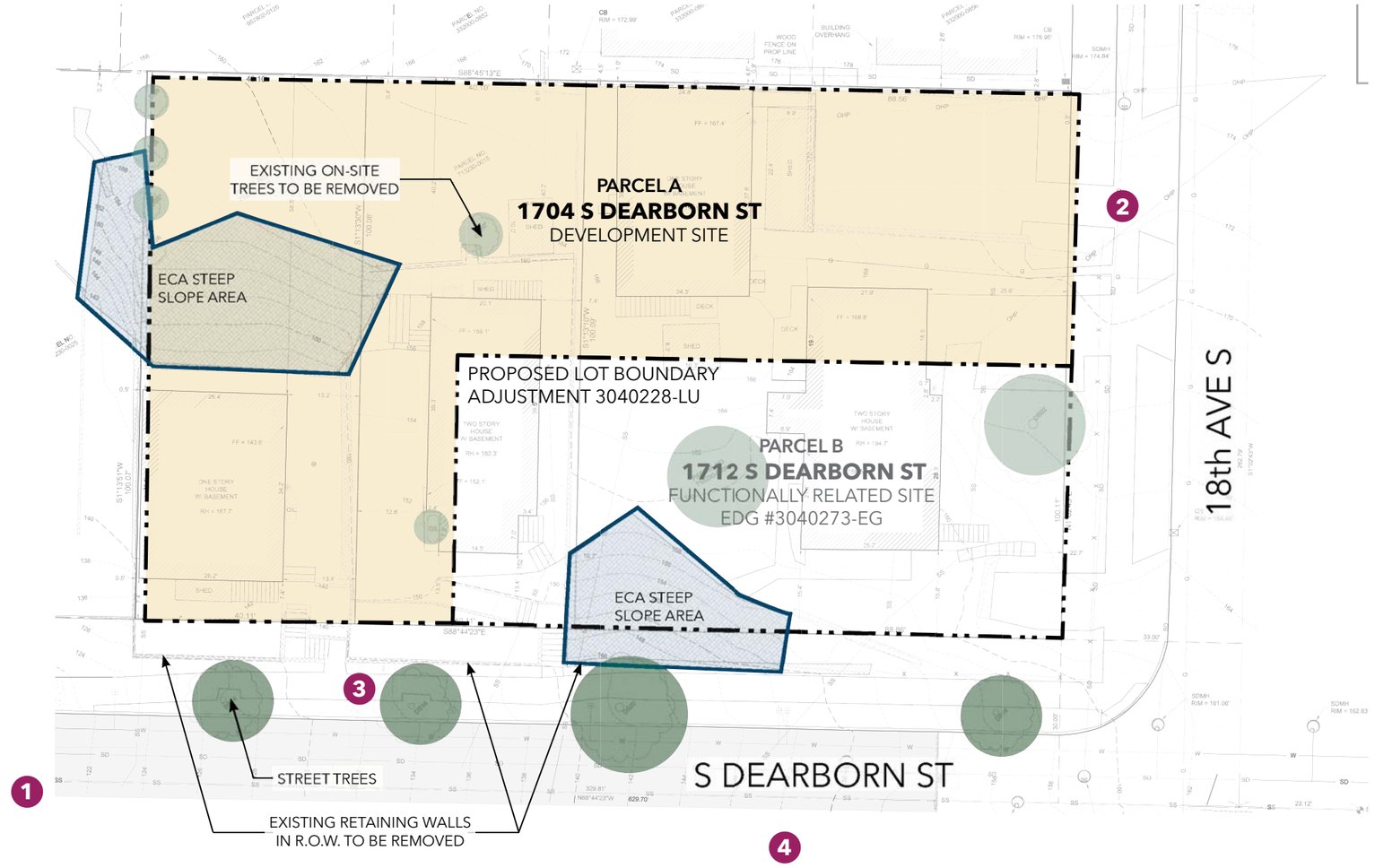
There are 4 existing street trees along Dearborn that will be retained and protected during construction. None of the trees meet the requirements to be labeled exceptional. There are also eight trees on the entire site, none of which are exceptional, and all of which will be removed.

SOLAR ACCESS

The site has unrestricted solar access due to the topography, allowable building heights and limited tree canopy coverage south of the site

ECA STEEP SLOPE AREAS

The surveyor has identified two ECA steep slope areas within the development site so this project will apply for relief from prohibition on steep slope development. A Geotechnical Engineer has reviewed the site and believes that both ECAs identified on the site will qualify for relief because they were created through previous legal grading activity.



EXISTING SITE PHOTOS

Local Office
18809 10th Ave NE
Shoreline, WA, 98155
206-536-2977

Corporate Headquarters
295 South Water Street
Kent, OH 44240
1-800-828-8312

December 1, 2021

Clinton Fry | Senior Estimator | Green Canopy Homes
27 S Hanford St, Seattle WA 98134
P. 253-381-8702 | E. clinton@greencanopynode.com

RE: Arborist Report for Feasibility Study | 1704-1718 Dearborn Street

Clinton Fry, a Senior Estimator with Green Canopy Homes, requested that an arborist from Davey Resource Group, Inc. (DRG) visit the project site located at 1704-1718 Dearborn Street in Seattle, WA (Parcel Identification Numbers: 7132300020, 7132300015 & 7132300005). The objective was to evaluate trees for feasibility of site development. On November 30 and December 1, 2021, an ISA Certified Arborist (WE-11849AU) from DRG visited the site and inspected the trees on all three parcels. Additionally, City street trees and trees on adjacent properties with canopy driplines within the project site were evaluated. Per industry standards, each tree was measured at breast height in order to obtain the diameter (DBH) and is represented in inches. A symbol (*) notes DBHs of multiple stem trees that were equated according to Seattle's DPD Director's Rule 16-2008 and rounded to the nearest inch.

City street trees include:
- Four (4) Red Maples (*Acer rubrum*) with DBHs of 12, 13, 13, and 24 inches

Trees within PIN 7132300005 include:
- Three (3) English holly (*Ilex aquifolium*) with DBHs of 6, 7*, and 27 inches
- One (1) Cherry laurel (*Prunus laurocerasus*) with a DBH of 11* inches

Trees within PIN 7132300015 include:
- Three (3) Common fig (*Ficus carica*) with DBHs of 11*, 11*, 13*, and 15*inches
- One (1) Bay laurel (*Laurus nobilis*) with a DBH of 16* inches

There are no trees within PIN 7132300020. However, there is a large woody shrub and includes:
- One (1) Japanese camellia (*Camellia japonica*) with a DBH of 10 inches

There are no driplines from trees on adjacent properties that are within the project site.

As defined by Seattle Municipal Code, there are thirteen (13) significant trees on site and adjacent to the site. Of these, four (4) are City DOT street trees and are not on either of the three parcels owned by the developer. **There are no exceptional trees or continuous canopy groves on site.** King County identifies *Ilex aquifolium* and *Prunus laurocerasus* as Weeds of Concern and encourages removal.

The Red maple measuring 24" may be considered exceptional at 25" according to the City of Seattle. This may result in it requiring additional protections and preservation during any construction project. The tree is currently healthy and could add another inch within the next growing season. It's unclear from Seattle DPD Rule 16-2008 if the measurement at this time would be accepted in future permit applications and the tree is likely to grow into sufficient size through 2022 to be arguably assigned an *exceptional tree* status. Please contact DRG with any further questions or clarifications.

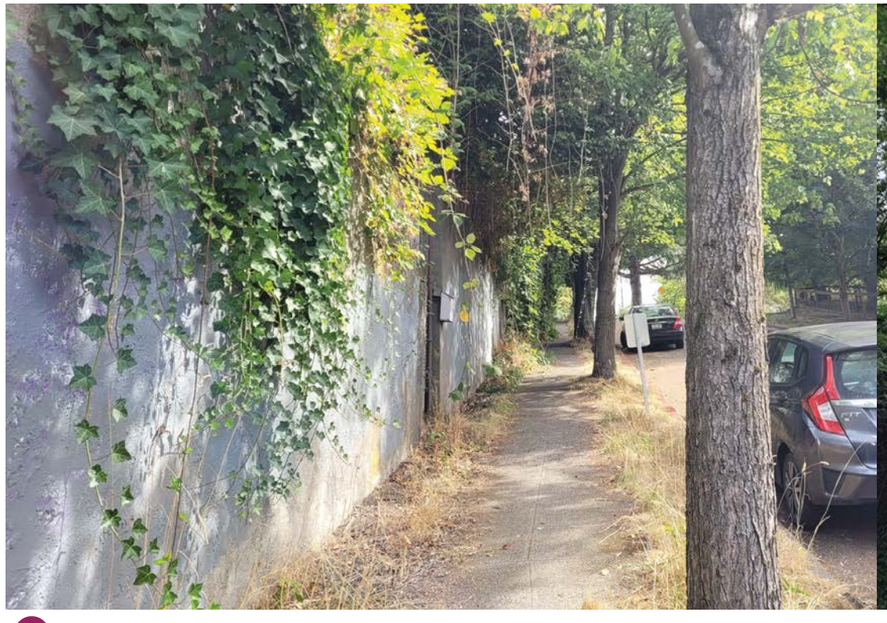
Respectfully,
Marc Leonard *Marc Leonard*
Associate Consultant | Davey Resource Group, Inc. (DRG)
ISA Certified Arborist (WE-11849AU) |marc.leonard@davey.com |206.331.0869



1



2



3



4

LAND USE CODE SUMMARY - PARCEL A

ZONE: LR2 (M)

OVERLAYS: 23rd & Union-Jackson Residential Urban Village, Frequent Transit Area

LOT AREA (SF): Concept 1: 7,808 Concept 2: 5,622 **Preferred Concept 3: 11,196**

23.45.510 FLOOR AREA RATIO

B ALLOWED: *1.4 x Lot Area (lowrise, inside urban center/village)*
Concept 1: 10,931 sf Concept 2: 7,871 sf ***Concept 3: 15,674 sf max***
D.1 *All stories, or portions of stories, that are entirely below grade are exempt from FAR limits*
PROPOSED: Concept 1: 9,162 sf Concept 2: 7,660 sf **Concept 3: 13,817 sf**

23.45.512 DENSITY LIMITS

ALLOWED: no limit
PROPOSED: Concept 1: 6 Units Concept 2: 4 Units **Concept 3: 8 Units**

23.45.514 STRUCTURE HEIGHT

A ALLOWED: *40.0' max (townhome in LR2 w/ MHA suffix)*
D *+ 5.0' pitched roofs w/ min 3:12 slope*
E *+ 3.0' - exception for shed roofs*
F *+ 4.0' - exception for structures that include a partially below grade story*
PROPOSED: All concepts **30.0' to 44.0' max above average existing grade**

23.45.517 MANDATORY HOUSING AFFORDABILITY

REQUIRED: LR zones with an MHA suffix are subject to provisions of 23.58C
PROPOSED: **This project is electing to fulfill the MHA payment option per 23.58C.040**

23.45.518 SETBACKS

Table A FRONT *REQUIRED: 5.0' min, 7.0' avg*
PROPOSED: **All Concepts: 5.0' min, 7.0' avg**

SIDE REQUIRED: 5.0' min (facades < 40.0')
PROPOSED: **All Concepts: 5.0' min**

REAR REQUIRED: 5.0' min, 7.0' avg
PROPOSED: **All Concepts: 5.0' min, 7.0' avg**

H.5 *REQUIRED: Unenclosed porches or steps no higher than 4 ft above existing grade or the grade at the street lot line, whichever is lower, may extend to within 4 ft of the street lot line, except portions not greater than 2.5 ft in height from existing or finished grade may extend to a street lot line. Unenclosed porches or steps permitted in required setbacks shall be limited to a combined maximum width of 20 ft.*
PROVIDED: Concept 1 & 2: Compliant
Concept 3: May require departure for stairs and landings within the front setback along S Dearborn St. See page 34 for departure request.

23.45.518 BUILDING SEPARATION

F *REQUIRED: 10.0' min between principal structures on the same lot.*
24.0' min where principal structures are separated by parking aisle (max 3.0' cantilever on either side)
12.0' min where principal structures are separated by a driveway.
PROVIDED: **All concepts are compliant.**

23.45.522 AMENITY AREA

A *REQUIRED: 25% of lot area*
*Concept 1: 7,808 * 0.25 Concept 2: 5,622 * 0.25* ***Concept 3: 11,257 * 0.25***
Concept 1: 1,952 sf min Concept 2: 1,406 sf min ***Concept 3: 2,814 sf min***
A.2 *Minimum 50% of required amenity area shall be provided at grade.*
PROVIDED: **All concepts are compliant.**

23.45.524 LANDSCAPING STANDARDS

A.2 *REQUIRED: Minimum Green Factor score of 0.6 for any development proposing [...] more than one dwelling unit*
PROVIDED: **Landscaping will achieve a min score of 0.6**

23.45.527 STRUCTURE WIDTH

A *ALLOWED: 90.0'*
PROVIDED: Concept 1: 81.25' Concept 2: 46.0' **Concept 3: 46.0'**

23.45.527 FACADE LENGTH

B *REQUIRED: The maximum combined length of all portions of facades within 15 ft of a lot line that is neither a rear or street lot line shall not exceed 65% of the length of that lot line.*
PROVIDED: Concept 1: Compliant
Concept 2: Compliant
Concept 3: Departure required for Unit 2 East facade on Parcel A. See page 34 for departure request.

23.54.015 VEHICLE PARKING

Table B *REQUIRED: None - Residential use within urban village & frequent transit zone.*
PROVIDED: Concept 1: 18 total (6 on Parcel A, 12 on Parcel B) provided in garages and surface parking
Concept 2: 12 total (4 on Parcel A, 8 on Parcel B) provided in individual garages
Concept 3: 12 total (8 on Parcel A, 4 on Parcel B**) in garages and partially covered spaces**

23.54.015 BICYCLE PARKING

Table D *REQUIRED: (1) long term space per dwelling unit & (1) short term space per 20 dwelling units*
PROVIDED: All concepts:
(12) total long term spaces provided in garages or adjacent to carport spaces or both.
(4) short term spaces proposed in planting strip (2 for each lot) subject to SDOT approval

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE

A1. *REQUIRED Individual: Provide one storage area per dwelling unit with min. dimensions of 2.0' x 6.0'.*
Shared: 150 sf shared storage space (9-15 dwelling units)
D *Minimum horizontal dimension: 7 ft (for 8 units or fewer); 12 ft (for 9 units or greater)*
E *The storage space shall not be located in any required driveways, parking aisles or parking spaces and shall not block any fire exits, or pedestrian or vehicular access*
PROPOSED: Concept 1: Shared solid waste service for 6 units on Parcel A; individual service for 6 units on parcel B
Concept 2: Shared solid waste service for all units located along the driveway.
Concept 3: Individual solid waste service for all units.

LAND USE CODE SUMMARY - PARCEL B

ZONE: LR2 (M)

OVERLAYS: 23rd & Union-Jackson Residential Urban Village, Frequent Transit Area

LOT AREA (SF): Concept 1: 9,099 Concept 2: 11,285 **Preferred Concept 3: 5,747**

23.45.510 FLOOR AREA RATIO

B *ALLOWED:* *1.4 x Lot Area (lowrise, inside urban center/village)*
Concept 1: 12,739 sf *Concept 2: 15,799 sf* ***Concept 3: 8,046 sf max***

D.1 *All stories, or portions of stories, that are entirely below grade are exempt from FAR limits*

PROPOSED: Concept 1: 12,735 sf Concept 2: 15,320 sf **Concept 3: 6,562 sf**

23.45.512 DENSITY LIMITS

ALLOWED: *no limit*

PROPOSED: Concept 1: 6 Units Concept 2: 4 Units **Concept 3: 8 Units**

23.45.514 STRUCTURE HEIGHT

A *ALLOWED:* *40.0' max (townhome in LR2 w/ MHA suffix)*
D *+ 5.0' pitched roofs w/ min 3:12 slope*
E *+ 3.0' - exception for shed roofs*
F *+ 4.0' - exception for structures that include a partially below grade story*

PROPOSED: All concepts **30.0' to 44.0' max above average existing grade**

23.45.517 MANDATORY HOUSING AFFORDABILITY

REQUIRED: *LR zones with an MHA suffix are subject to provisions of 23.58C*

PROPOSED: **This project is electing to fulfill the MHA payment option per 23.58C.040**

23.45.518 SETBACKS

Table A *FRONT* *REQUIRED:* *5.0' min, 7.0' avg*
PROPOSED: **All Concepts: 5.0' min, 7.0' avg**

SIDE *REQUIRED:* *5.0' min (facades < 40.0')*
PROPOSED: **All Concepts: 5.0' min**

REAR *REQUIRED:* *5.0' min, 7.0' avg*
PROPOSED: **All Concepts: 5.0' min, 7.0' avg**

H.5 *REQUIRED:* *Unenclosed porches or steps no higher than 4 ft above existing grade or the grade at the street lot line, whichever is lower, may extend to within 4 ft of the street lot line, except portions not greater than 2.5 ft in height from existing or finished grade may extend to a street lot line. Unenclosed porches or steps permitted in required setbacks shall be limited to a combined maximum width of 20 ft.*

PROVIDED: Concept 1 & 2: Compliant
Concept 3: May require departure for stairs and landings within the front setback along S Dearborn St. See page 34 for departure request.

23.45.518 BUILDING SEPARATION

F *REQUIRED:* *10.0' min between principal structures on the same lot.*
24.0' min where principal structures are separated by parking aisle (max 3.0' cantilever on either side)
12.0' min where principal structures are separated by a driveway.

PROVIDED: **All concepts are compliant.**

23.45.522 AMENITY AREA

A *REQUIRED:* *25% of lot area*
*Concept 1: 9,099 * 0.25* *Concept 2: 11,285 * 0.25* ***Concept 3: 5,650 * 0.25***
Concept 1: 2,275 *Concept 2: 2,821* ***Concept 3: 1,412***

A.2 *Minimum 50% of required amenity area shall be provided at grade.*

PROVIDED: **All concepts are compliant.**

23.45.524 LANDSCAPING STANDARDS

A.2 *REQUIRED:* *Minimum Green Factor score of 0.6 for any development proposing [...] more than one dwelling unit*

PROVIDED: **Landscaping will achieve a min score of 0.6**

23.45.527 STRUCTURE WIDTH

A *ALLOWED:* *90.0'*

PROVIDED: Concept 1: 81.25' Concept 2: 46.0' **Concept 3: 46.0'**

23.45.527 FACADE LENGTH

B *REQUIRED:* *The maximum combined length of all portions of facades within 15 ft of a lot line that is neither a rear or street lot line shall not exceed 65% of the length of that lot line.*

PROVIDED: Concept 1: Compliant
Concept 2: Compliant
Concept 3: Compliant

23.54.015 VEHICLE PARKING

Table B *REQUIRED:* *None - Residential use within urban village & frequent transit zone.*

PROVIDED: Concept 1: 18 total (6 on Parcel A, 12 on Parcel B) provided in garages and surface parking
Concept 2: 12 total (4 on Parcel A, 8 on Parcel B) provided in individual garages
Concept 3: 12 total (8 on Parcel A, 4 on Parcel B) in garages and partially covered spaces

23.54.015 BICYCLE PARKING

Table D *REQUIRED:* *(1) long term space per dwelling unit & (1) short term space per 20 dwelling units*

PROVIDED: All concepts:
(12) total long term spaces provided in garages or adjacent to carport spaces or both.
(4) short term spaces proposed in planting strip (2 for each lot) subject to SDOT approval

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE

A1. *REQUIRED* *Individual:* *Provide one storage area per dwelling unit with min. dimensions of 2.0' x 6.0'.*
Shared: *150 sf shared storage space (9-15 dwelling units)*

D *Minimum horizontal dimension: 7 ft (for 8 units or fewer); 12 ft (for 9 units or greater)*

E *The storage space shall not be located in any required driveways, parking aisles or parking spaces and shall not block any fire exits, or pedestrian or vehicular access*

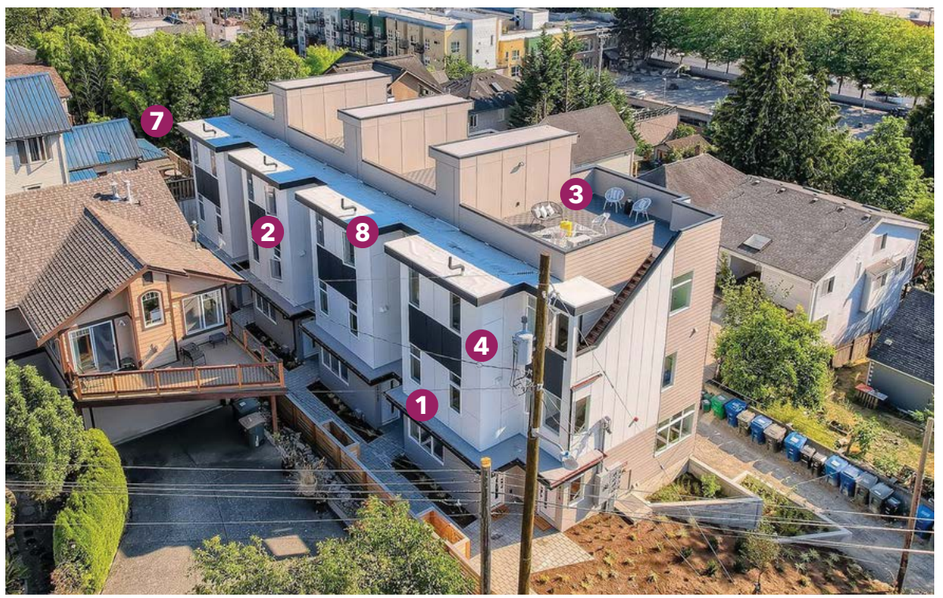
PROPOSED: Concept 1: Shared solid waste service for 6 units on Parcel A; individual service for 6 units on parcel B
Concept 2: Shared solid waste service for all units located along the driveway.
Concept 3: Individual solid waste service for all units.

ARCHITECTURAL CONTEXT & CUES

1. facade massing broken down with vertical modulations that define individual units
2. two-story bay used to create modulation and reduce perceived mass of building
3. solid parapets at roof decks increase privacy for residents
4. materiality reinforces facade modulation
5. weather protection, facade modulation and/or materiality help distinguish unit entries
6. raised stoops and landscaping provide transition from ROW to unit entries
7. strong roof line is reinforced with secondary horizontal elements
8. roof form reinforces facade modulation and reduce perceived mass of structure
9. simplified massing is accented with high quality materials



1653 S LANE ST



1811 S CHARLES ST



1617 S WELLER ST



709 18TH AVE S

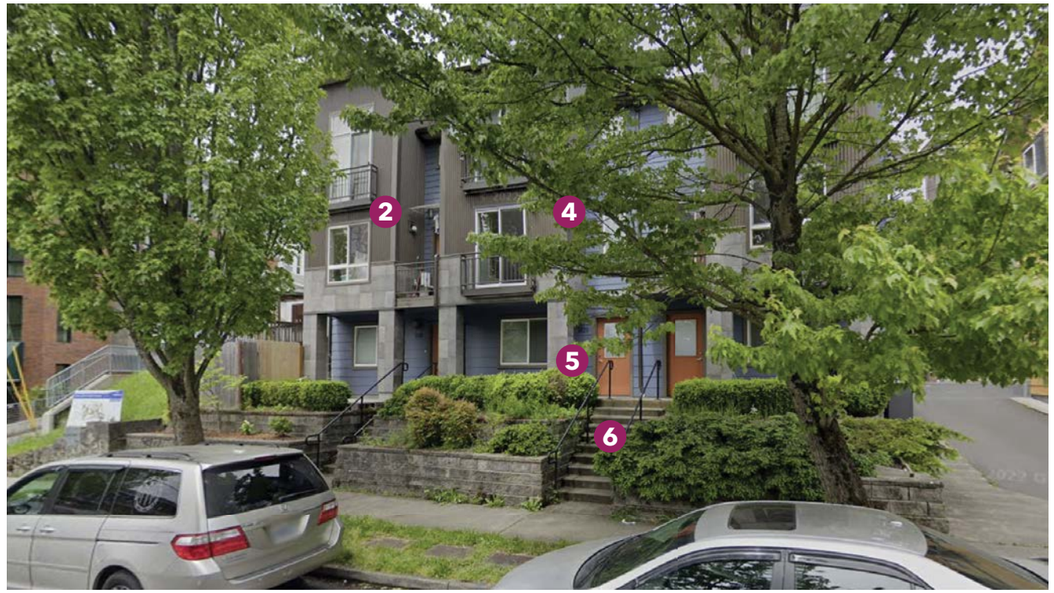


1620 S LANE ST

ARCHITECTURAL CONTEXT & CUES



1802 S CHARLES ST



1622 S DEARBORN ST



791 RAINIER AVE S



1640 S DEARBORN ST



1900 S BUSH PL

1 facade massing broken down with vertical modulations that define individual units

2 two-story bay used to create modulation and reduce perceived mass of building

3 solid parapets at roof decks increase privacy for residents

4 materiality reinforces facade modulation

5 weather protection, facade modulation and/or materiality help distinguish unit entries

6 raised stoops and landscaping provide transition from ROW to unit entries

7 strong roof line is reinforced with secondary horizontal elements

8 roof form reinforces facade modulation and reduce perceived mass of structure

9 simplified massing is accented with high quality materials

DESIGN GUIDELINE PRIORITIES

CS1 Natural Systems and Site Features

I.i. Local Topography *- Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.*

DC2 Architectural Concept

I.v. Building Layout and Massing *- Consider all sides of the building and the impacts each façade has on its immediate neighboring context. If building on a slope, consider the project's roofscape as well.*

Response: The development site slopes significantly along both street frontages with a total grade change of 50 ft from the Northeast corner to the Southwest corner. All massing options propose to cluster the units in groups of 2-3 and step the structure height to follow the existing ROW grades. Stepping the building heights also allows all units access to territorial views to the West and South from the upper floors.

Massing option 3 has reduced the roof deck dimensions to allow all units enough roof area for future solar panels. Gable roof forms have been carefully designed to ensure that the proposed structures don't obstruct territorial views for the townhomes north of the development site. Terraced retaining walls will be used to accommodate the grade change along the ROW with dense plantings providing a transition from public to private spaces.

CS2 Urban Pattern and Form

I.ii. Transition and Delineation of Zones *- In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation.*

CS3 Architectural Context and Character

I.i. Neighborhood Context *- Retain, respect, and encourage the extension of existing positive attributes of the surrounding neighborhood character.*

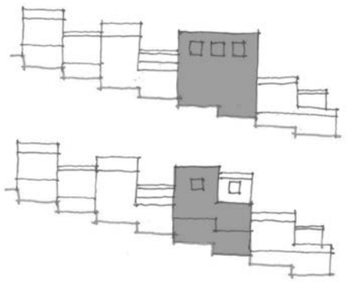
Response: This site is in a transitional zone from the denser neighborhood commercial and industrial buildings to the West and smaller-scale single family homes to the East. The lot is zoned LR2 with a 40 ft height limit but all lots directly adjacent to the site and in the vicinity are relatively new construction, developed to the previous 30 ft height limit. They are primarily clusters of 1-3 dwelling units, 2-3 stories tall with a mix of roof decks and gable roof forms.

All massing options are proposing to align with the established development pattern, taking inspiration from positive aspects of the neighboring designs in combination with thoughtful massing that responds to the existing site topography. Gable roofs provide space for future solar panels as well as helping to break down the building massing.

Massing Option 3 proposes partial roof decks at the third floor that set the upper floor back from the street-facing façade 10 – 12 ft to reduce the perceived height of the units. Modulation of the building massing creates a detached appearance which aligns with the scale of adjacent townhome developments and reinforces the transition to single family homes.



Building massing flowing with topography.





Use building massing and articulation to transition to smaller scale buildings





Lower or pull back a part of the mass between connected duplexes to distinguish units and break up massing to look more like single family townhomes in scale.

DESIGN GUIDELINE PRIORITIES

PL3 Street-Level Interaction

II.viii. Streetscape Treatment *- Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, buildings setback to allow for usable porches, stoops, and outdoor seating).*

Response: All development proposals include work in the ROW to remove the existing retaining walls along Dearborn St and upgrade the sidewalk in both street frontages to urban village standards. Removing the retaining walls will provide a lot more space for pedestrians and improve visibility along the street frontage. Street trees will be added along 18th Ave and the planting strips will be re-vegetated with native shrubs & groundcover to make the space much more inviting and provide a buffer between the sidewalk and street.

Massing concept 3 proposes that all vehicle access is consolidated to one curb cut along 18th Ave so the frontage along Dearborn is not interrupted by curb cuts, this will encourage a safer pedestrian experience and opens up more area along the street frontage for wider unit entries and landscaping that will help activate the streetscape.

Additional Guidance A.1

I.vi. History and Heritage *- Provide amenities appropriate to the community, such as basketball hoops, chess boards, or other family oriented activities. When other amenities such as bicycle parking are required, they should be viewed as an artistic opportunity.*

Response: S Dearborn St provides a direct pedestrian connection between the commercial corridor along Rainier Ave and single family homes east of 18th Ave S. The street has a roughly 20% slope along our development site which can be tough to navigate especially for older members of the community. In response to a suggestion from neighbors at the community outreach meeting, this project is proposing to incorporate 1 or 2 built-in benches to the terraced landscaping along Dearborn St to provide a place for community members to rest while walking up the hill. This project also includes replacing and upgrading the sidewalks and adding curb ramps to the street crossing at 18th Ave to improve the pedestrian experience.

DC4 Exterior Elements and Finishes

II.ii. Building Materials *- Encourage variation in building materials with an emphasis on high quality materials.*

III.iii. Building Details and Elements *- Incorporate elements such as bay windows, columns, and deep awnings which add human scale and façade texture.*

Response: As the project is developed further, the massing will be refined through the use of vertical façade modulation, articulated entries, material changes and window composition. Secondary architectural features such as weather protection, materiality, lighting and signage will create an ensemble of elements to delineate unit entries and provide human-scale details.

The primary siding material will be horizontal lap with accents of fiber cement panel and T&G cedar siding. Horizontal lap & panel siding will create a primary composition while cedar siding, fencing and oxidized steel planters will provide texture and natural color that will evolve over time.





Wide planter zones with good visibility and good buffers







Planters and benches provided along the sidewalk create an inviting environment for pedestrians and community





A variety of high-quality building facade materials work together to break down the massing of the buildings to a human scale.

DESIGN GUIDELINE PRIORITIES

PL1 Connectivity

III.i. Livability for Families and Elderly *- Provide safe areas for children to play where they can be seen. Incorporate seating areas nearby for parents, guardians, and other community members to congregate.*

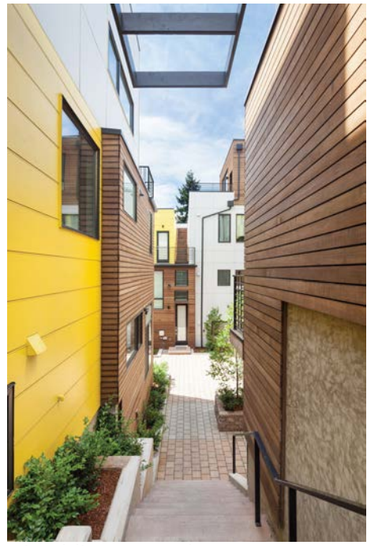
DC3 Open Space Concept

I.i. Semi-public Spaces *- Where possible, provide semi-public courtyards and spaces that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully public realm.*

Response: Massing Option 3 proposes the most integrated pedestrian network for the entire development site. Stairs and walkways are provided between structures to create North-South connections across the entire site, linking the north units to the central parking area and S Dearborn St.

Massing Option 3 proposes consolidating all of the vehicle access to a single curb cut off of 18th Ave. Units are arranged around 3 vehicle turnarounds (forming central courtyard areas) that are connected by drive aisles sloped at 15-20% max to follow existing grade and allow a flatter slope for the larger courtyard space. Since this area is shared by all residents and fairly flat, it can be used as an informal community gathering space and/or a safe place for children to play since all units have primary living spaces overlooking the space. As the design is developed further, exterior lighting, landscaping, pavement design and window layouts will be incorporated to make this space more inviting and safe for residents.





Inviting pedestrian connections to semi-public courtyards.



A central driveway and turn-arounds create semi-public courtyards.

PL1 Connectivity

II.iv. Connection Back to the Community *- Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize publicly accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from public view.*

PL3 Street-Level Interaction

II.x. Streetscape Treatment *- To facilitate usable stoops and patios, and encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.*

Response: Southern units in massing options 2 & 3 have bonus rooms at street level with primary living spaces directly above; these active uses adjacent to the ROW create transparency along the street-facing facades and provide opportunities for passive surveillance. They take advantage of the topography to provide terraced entries at both levels, strengthening their connection to ground-level amenity and increasing activation of the street frontage. The units facing 18th Ave have primary living space at the street-level with large entries in the front setback - landscaping and mild grade changes will be employed as a buffer between the public and private spaces.

Massing option 3 has only one curb cut so there is more space along the ROW for porches and pedestrian entries. This option also reduces private roof deck areas to encourage more active use of ground-level amenities. Large entry landings provide opportunities for personalization such as potted plants and furniture to encourage residents to use their porches. This also creates a semi-private transitional zone from the public ROW to private units.

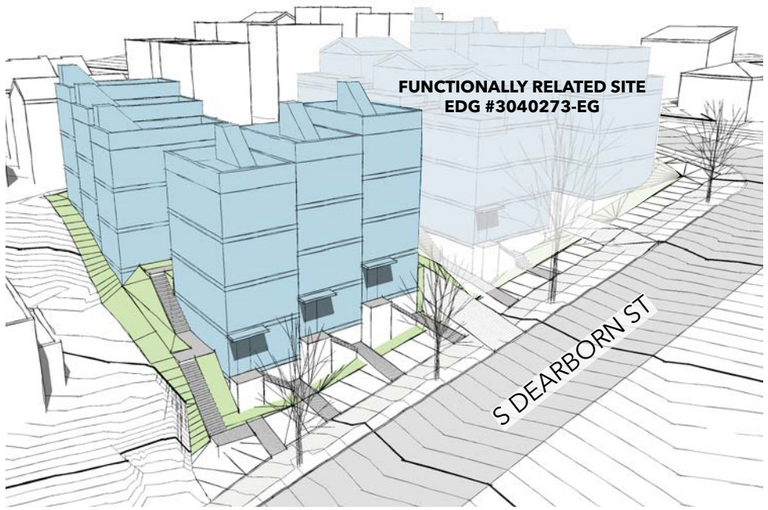




Street facing entrances, porches, and stairs to connect to the sidewalk and provide a semi-public transition zone between the street and residences.

DESIGN ALTERNATIVE SUMMARY

MASSING CONCEPT 1 CODE COMPLIANT



SUMMARY OF PROPOSAL

Parcel A:	6 units w/ 6 parking spaces	FAR: 9,162
Parcel B:	6 units w/ 12 parking spaces	FAR: 12,735
Total:	12 units w/ 18 parking spaces	FAR: 21,897

Vehicle access from 2 curb cuts on Dearborn St

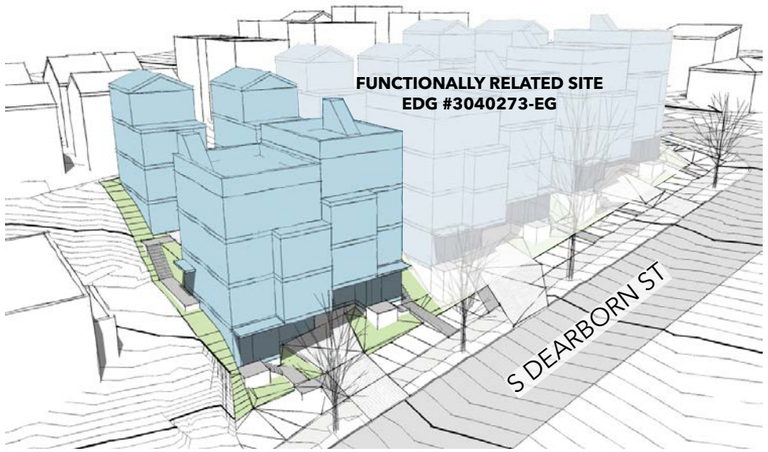
ADVANTAGES:

- Code compliant scheme
- Nearly maxes out allowable floor area for the development
- Units 1, 2, 3 & 10, 11, 12 have strong street frontages with primary and/or secondary living spaces at the street-level, providing many opportunities for passive surveillance of the street
- All units have large roof decks with access to territorial views

DISADVANTAGES:

- Two driveway curb cuts off of Dearborn may be difficult to navigate and will remove multiple street parking spaces along Dearborn.
- Eastern site and Western site units function relatively independently with no real shared community space
- Southwestern unit roof decks accentuate building height and bulk when viewed from the Dearborn ROW
- Vehicle access is from low side of the site so Northern end of parking areas will require very tall, exposed retaining walls (15 - 20' tall)
- Drive aisles and vehicle turnarounds take up a lot of the site and driveways are very visually prominent along Dearborn St.
- Unit 7 connection to Dearborn St is not ideal because entry is on the side facade instead of facing the street.
- Pedestrian entry sequence for landlocked units are adjacent to the surface parking areas with limited space for landscape screening available
- Pedestrian experience around site is broken by multiple driveways.
- Only units 7, 8, 9 have roof area available for future solar panels.

MASSING CONCEPT 2



SUMMARY OF PROPOSAL

Parcel A:	4 units w/ 4 parking spaces	FAR: 7,660
Parcel B:	8 units w/ 8 parking spaces	FAR: 15,320
Total:	12 units w/ 12 parking spaces	FAR: 22,980

Vehicle access from 3 curb cuts on Dearborn St & 1 curb cut on 18th Ave

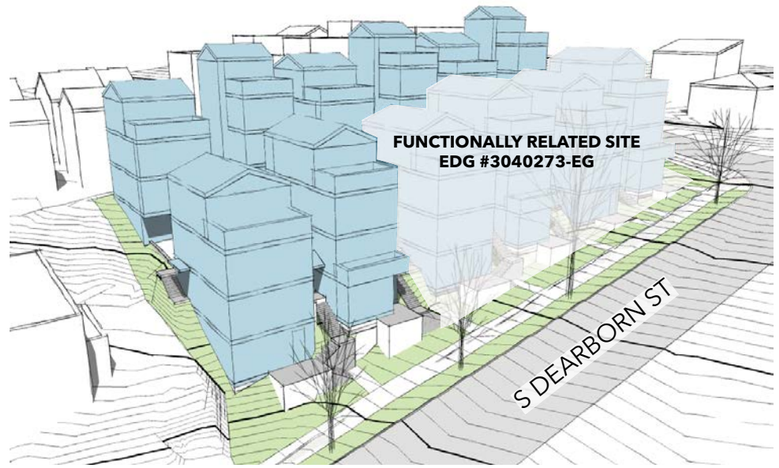
ADVANTAGES:

- Nearly maxes out allowable floor area for the development
- Drive aisles for north units are sloped at 15-20% max to allow duplexes to step down in height, following the existing grade
- Pedestrian entry sequence for north units is along the north property line, separate from vehicular access.
- South units have bonus rooms at the street-level & primary living space directly above, providing many opportunities for passive surveillance of the street.
- South units have terraced entries along Dearborn, increasing activation of the street frontage
- Stair along the West property line is provided so north units have direct access to S Dearborn St
- All units have large roof decks

DISADVANTAGES:

- Requires Type 1 Director's Decision for drive aisle slope > 17%
- North and South units are mostly independent without shared community space
- South unit roof decks accentuate building height and bulk when viewed from the Dearborn ROW
- In order to limit height of the South units, vehicle access is provided from Dearborn St via three paired driveways. The garages are set back from the street per code but are still very prominent along the street frontage and limit the space available for pedestrian entries and landscaping in the front setbacks.
- Shared solid waste for North units is prominent when entering the site from 18th.
- Only the North units have roof area available for future solar panels

MASSING CONCEPT 3 PREFERRED



SUMMARY OF PROPOSAL

Parcel A:	8 units w/ 8 parking spaces	FAR: 13,817
Parcel B:	4 units w/ 4 parking spaces	FAR: 6,562
Total:	12 units w/ 12 parking spaces	FAR: 20,379

Vehicle access from 1 curb cut on 18th Ave

ADVANTAGES:

- All vehicle access is consolidated to the center of the lot and slopes down from the street, reducing the visual prominence of the parking area.
- Drive aisles within the site are sloped at 15-20% max to allow duplexes to step down in height, following the existing grade. This also creates vehicle turnarounds that are fairly flat and can be used as informal community gathering spaces since all units share use of the space.
- Gable roofs provide space for future solar panels on all units as well as helping to break down the building massing. Roof decks on the south units step the upper floor of the units back to reduce their perceived height viewed from S Dearborn St.
- Modulation of the building massing creates a detached appearance which aligns with the scale of adjacent townhome developments and provides a transition from denser developments West of the site to single family zoning to the East.
- Pedestrian entry sequence for north units is along the north property line, separate from vehicular access.
- South units have bonus rooms at the street level & primary living space directly above, providing many opportunities for passive surveillance of the street.
- South units have terraced entries along Dearborn, this massing option provides the most space for porches and landscaping in the front setbacks, allowing for prominent unit entries and increasing activation of the street frontage.

DISADVANTAGES:

- Requires Type 1 Director's Decision for drive aisle slope > 17%
- Requires facade length departure for Unit 2 along internal LBA.
- May require stairs and porch departures for the front setback due to Dearborn St.

RESPONSE TO EDG REPORT



AERIAL VIEW OF SITE FROM SOUTHWEST CORNER



SOUTH FACADE FACING S DEARBORN ST



CONCEPT 3 MASSING AT EDG



CHARACTER SKETCH AT EDG

- **A** Entry landings changed from concrete to stained wood decking to increase high quality materials and finer texture along the ROW
- **B** Glazing adjacent to the ROW has been increased
- **C** Weather protection at unit entries has been expanded to make spaces more functional
- **D** Material and color composition creates a legible and cohesive development while also defining individual units
- **E** High quality material articulates and reinforces modulation, contining onto side and rear facades to provide a consistent appearance wrapping the structures
- **F** Sloped parapets provide privacy from Eastern units while directing views from the decks toward the Southwest.

GUIDANCE

1. Massing Options

a. *Staff considered the three massing alternatives, which are very similar in terms of height, bulk and scale, but differ in the layout of ground levels and site planning. In agreement with public comment, Staff is generally supportive of the preferred massing alternative (Concept 3). Staff notes the site configuration creates recognizable units and a finer-gauge texture at the Dearborn Street edge which is appropriate to the scale and character of the existing neighborhood. (CS2-D, CS3-A)*

4. Architectural Composition

a. *Echoing public comment, Staff supports the architectural character emerging in the sketches provided, noting in particular the composition of differently scaled and clearly legible architectural elements strengthened by significant changes in plane and cladding material on the S Dearborn St edge. (DC2, DC2-1.c, DC2-1.g)*

Additional Guidance: *Staff recognize the intent to respond to the site's significant topography demonstrated through this change to the third story roof line at S Dearborn St. That said, the stepping of those third story roof parapets in the EDG design (page 37 of the 3040273-EG packet), taken as part of the overall South Elevation is also effective in doing this. That well-ordered composition of differently scaled and expressed elements appears as an appropriate response to topography and evinces a legible and context-connected urban character that clearly meets the intent of the CS (Context and Site) and DC (Design Concept) Design Guidelines.*

RESPONSE

1a. The design has moved forward with the massing option 3, with focus on creating a strong presence along both street frontages. The finer gauge texture of the Dearborn street edge has been continued onto the 18th street-facing facades.

4a. The architectural character proposed in the EDG packet has been maintained and further developed with careful material selection. The sloped parapets at the third floor roof decks are not only intended to reduce the visual mass of the structures, they provide privacy from units to the East and direct views toward the Southwest. The unit entry landings and stairs have been changed from concrete to wood framed decks to bring more high-quality materials and texture to the streetscape.

RESPONSE TO EDG REPORT

GUIDANCE

1. Massing Options

b. *Staff notes many aspects of the Concept 1 east façade are positive responses to the Design Guidelines, including upper-level setbacks in response to context and zone, a recognizable two-story datum connected to the scale of existing development, a simple, well proportioned composition of window, wall and materials, clearly legible front doors, and an understandable repetitive order to the facade that is legible and clear. Staff encourages the design team to bring those qualities to the Concept 3 east façade as the design evolves. (DC2-1.a, DC2-1.c, CS2-D.1, CS2-D.3, CS2-1, DC2, PL3-A, CS2-B.2, DC2-1.g)*

Additional Guidance: *The design of the entry area for this unit (6 & 12) appears to be heading in the right direction. As the design develops, please keep in mind Guideline criteria in both the Citywide and Central Area guidelines to use a variety of architectural, landscape, lighting and signage elements to create an occupiable and welcoming entry that engages the street and encourages human interaction. Please clearly identify and document these elements in the Recommendation packet to demonstrate how the design meets the intent of these Guidelines. (PL3-A, CS2-B.2, CS3-A, DC2)*

3. Street Edges

a. *As discussed at the Early Design Guidance Pre-submittal conference, both the Citywide and Central District Neighborhood Guidelines prioritize design that helps create activity and human interaction at the street edge. Per those Guidelines and public comment, the street edge at 18th Ave S should be designed to reinforce positive residential urban fabric elements and make a strong connection to the street. Staff recognizes this is EDG, but notes that the Character Sketches of the street-facing facades along 18th Ave suggest a secondary, "side-facade" character, versus the primary "front" appearance called for by the Guidelines (and exhibited on the S Dearborn St elevations). There are any number of ways to resolve this (additional glazing, bay windows, larger and more distinct entry, etc.), as shown in the Character Sketches for Concept 1. Staff is open to the possibility of a departure if it would help the project better meet the intent of the guidelines. (CS2-B.2, CS3-1, PL3, PL3-1, PL3-2, DC2, PL3-2-a)*

RESPONSE

b. The massing of the combined development and individual structures is fairly complex so the East street-facing facades of units 6 & 12 have maintained a simple composition with material application aligning with the primary massing. Materiality is further reinforced with overframing of the dark gray massing to strengthen the transitions. The overall scale of massing and secondary features is consistent with the adjacent townhome development.

a. Both units with frontage on 18th Ave have been oriented so the entries into their primary living spaces face the street with additional glazing to ensure visual connections. The entry landings and weather protection have been expanded to provide a more functional outdoor space that can accommodate furniture and other personalization. A departure is requested to allow a 3' deep framed roof above the unit 6 entry porch.



EAST FACADE FACING 18TH AVE

- **A** Large entry landings allow space for personalization such as potted plants and furniture, encouraging residents to comfortably occupy their porches
- **B** Material and color composition creates a legible and cohesive development while also defining individual units
- **C** Full-light doors and adjacent windows provide transparency at the first floor and a clear connection to living spaces
- **D** Proposed structures align with scale and massing of existing development
- **E** Accent paint on primary entry doors differentiate them from secondary entries
- **F** Extended roof awnings, materiality, lighting and signage support the overall design concept and identify individual entries



CHARACTER SKETCH AT EDG

RESPONSE TO EDG REPORT

GUIDANCE

2. Site Planning:

a. *Echoing public comment, Staff is concerned about potential privacy issues at the north and west property lines. In developing the facades, arrange the windows to minimize overlap with the existing townhouses to the north and west and include a window privacy study at the Design Recommendation stage of review. (CS2-D-5)*

c. *For dwelling units without entries on the street, use architectural lighting, landscape and hardscape elements as well as signage, to ensure the pedestrian path to these units are clearly marked and recognizable. (DC2-1.a, PL2-D, PL3-A, PL3-2-a)*

RESPONSE

a. Window placement along the north and west facades has been designed to limit alignment with adjacent developments. See privacy elevations, page 50.

c. For the five north units without street frontage, the common walkway along the north property line has been carefully developed to provide a prominent and inviting site entry. Unit entries face east, toward 18th Ave and are recessed from the primary walkway with generous entry landings to create individual, welcoming spaces surrounded by terraced plantings. The varying relationship of units to walkway grade and stair configuration ensure that each entry feels unique. An ensemble of secondary architectural features including weather protection, materiality, exterior lighting and signage work together to create a clear and inviting entry sequence to the north units.

A Large entry landings offset from the walkway allow space for personalization and furniture, encouraging residents to use the space and fostering interaction between residents

B Transparency into the primary living spaces encourages passive surveillance of the common walkway

C Extended roof awnings, materiality, lighting and signage support the overall design concept and identify individual entries

D White washed cedar identifies the entry locations

E Clerestory windows on the side facades provide visual interest and natural light into the units while maintaining privacy for residents and neighboring structures

F Vertically oriented windows on the Northeast corner of the units creates a focal point drawing visitors in along the shared walkway

G Clear wayfinding signage adjacent to the common walkway

H Double height entry provides visual interest



COMMON WALKWAY ACCESS AT 18TH AVE



NORTH UNIT ENTRY WALKWAY

RESPONSE TO EDG REPORT

GUIDANCE

2. Site Planning:

b. *Staff supports the individual ground level residential entries to the units along the street edges as shown in the preferred option. Staff also supports creating transitional spaces at all those edges (as indicated schematically in the Character Sketches) to help further distinguish the entry areas and to provide a buffer layer between public and private. (CS2-1, PL3-B.1)*

3. Street Edges

b. *The provision of porches and stoops at the street edges is supported by Staff. As the design develops, please refer to the appropriate Guidelines, particularly the Central District Neighborhood Guidelines which state: Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk." and "…to foster a sense of community and visual interest in building entryways…provide generous porches at these entries to encourage sitting and watching the street." (PL3-2.ix, PL3-1.g, CS2-B.2, PL3-1)*

Additional Guidance: *Central Area Neighborhood Design Guideline PL3-2.i – Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk and talk together on the sidewalk.*

c. *The Design Guidelines call for entries to be obvious, welcoming, and distinctive and to encourage human interaction. The Guidelines encourage design teams to incorporate a combination of elements in the ground plane and overhead, be appropriately scaled and occupiable, well proportioned, and include secondary human-scale details, and include lighting and landscape elements. (PL3-A-1, PL3-A-2, PL2-C.1, PL3-A-4)*

RESPONSE

2b. The street-facing entries have been developed further based on the character sketches provided in the EDG report. The raised porches contribute to an urban aesthetic that is aligned with the surrounding neighborhood and can function as informal open space for residents. The height of the porches in combination with proposed landscaping provides a buffer between the public ROW and private units that makes the space feel private without blocking views from the ROW.

3b. The porches along S Dearborn St have been revised from concrete to wood decking to improve visual interest and bring high-quality, textured materials to the pedestrian zones. All units along Dearborn have entry porches for both their daylight basement bonus rooms and the primary living space above. The generous terraced landings provide space for furniture and connections to multiple primary levels of the units encourage the interior living spaces to spill out to the exterior. The two north-south oriented common walkways extend the full depth of the site, creating internal courtyard corridors and a secondary entry sequence for the North, land-locked units. These walkways incorporate multiple runs and landings that weave between terraced planters to slow down circulation and provide multiple scaled spaces where neighbors can connect.

3c. An ensemble of secondary architectural features including weather protection, materiality, exterior lighting and signage work together to create a clear and inviting entry sequence to the units. The wood decking serves to differentiate private unit entries from the common walkways.

- **A** Large entry landings allow space for personalization such as potted plants and furniture, encouraging residents to comfortably occupy their porches
- **B** Full-light doors and adjacent windows provide transparency at the first floor and a clear connection to living spaces
- **C** The variation of unit floor plans and height in relation to the sidewalk provides opportunities for each entry to feel unique
- **D** Material application articulates and reinforces modulation, contining onto side and rear facades to provide a consistent appearance wrapping the structures
- **E** Common walkway weaves between terraced planters
- **F** High quality stained cedar porches add visual interest and texture to the pedestrian zone
- **G** Landscaping is carefully designed to provide a buffer between public and private spaces without obstructing views
- **H** Private porches are differentiated from common walkways through materiality
- **I** Accent paint on primary entry doors differentiate them from secondary entries



COMMON ENTRY ALONG S DEARBORN ST



UNIT ENTRIES ALONG S DEARBORN ST

RESPONSE TO EDG REPORT

GUIDANCE

4. Architectural Composition

b. *Echoing public comment, Staff notes that changes in cladding material type or color should be accompanied by appropriately scaled changes in plane. Staff appreciates the design intent driving these siding transitions (to break down scale, create visual interest, add detail, mark program elements, etc.) but notes that this compositional strategy should be executed in three dimensions to be successful. When used in a disciplined and carefully considered manner, small areas of contrasting 'accent' material can reinforce spatial ordering systems and strengthen facade composition. Without an accompanying change of plane, material changes on larger areas appear as two-dimensional patterns applied to a surface and weaken the overall composition. Except where used as accents and at the demising line between two residences, in-plane changes to siding type or color are discouraged as they do not meet criteria in Design Guideline DC2 - Architectural Concept.*

Additional Guidance: *To meet Guideline criteria, where siding changes color or type, provide an appropriately scaled change in plane. NOTE: this is particularly important on street-facing elevations.*

5. Exterior Materials

a. *Echoing public comment, Staff notes the Design Guidelines call for contextually appropriate high-quality materials that have sufficient thickness to prevent warping or deformation, do not require paint for a finish, are attractive when viewed up close, lend themselves to a high level of detailing, have integral color or texture, and age well in our climate. Staff discourages the use of painted 5/16" fiber-cement products as the principal cladding material, as their lack of structural integrity makes their appearance highly dependent on flatness of substrate and quality of installation. Staff encourages the use of cladding materials with integral color and texture or inherent structural integrity (7/16"-plus). (DC4- A.1, CS3, DC4, DC4-A.2, DC4-1)*

b. *Staff supports the intention noted by the applicant to prioritize high-quality materials for the street-facing elevations. (DC-4) c. To ensure that the built work matches the high-quality appearance of the Design Review documents when painted 5/16" cementitious panels are specified: Staff recommends either the inclusion of complete specification and installation details for the material and/or the inclusion of a general note as follows (or similar): "Exterior Materials: The appearance of all exterior materials must match the approved documents. Cementitious panels shall be flat with no noticeable warpage, buckling, deflections or other surface irregularities. Material joints and flashing shall be of uniform dimension and appearance, with no visible irregularities, bending or other deformation." (DC4-A.1, CS3, DC4, DC4-A.2, DC4-1)*

RESPONSE

4b. All project elevations have been carefully considered and treated consistently with material variation corresponding to volumetric expression. Where material changes are otherwise coplanar, secondary elements such as framed roof projections, downspouts and trim are used to define and reinforce those transitions. Overframing has been added to the dark gray façade planes at the East facades of units 6 & 12 to further reinforce the composition.

5a. High quality materials such as cedar siding have been incorporated into the design, especially along the street facades and adjacent to pedestrian zones. Clear coat cedar installed in roof soffits provides a very saturated, warm tone that stands out against the otherwise muted color palette. The original concrete entry landings have been replaced with framed porches clad in stained cedar planks, adding a finer texture along the ROW.

5b. Siding installation details have been included in the MUP sets on sheets A8.15 & A8.55. The general note about exterior material appearance has been included on all building elevations.

- **A** Full-light doors and adjacent windows provide transparency at the first floor and a clear connection to living spaces
- **B** High quality stained cedar porches add visual interest and texture to the pedestrian zone
- **C** Clear coat cedar on entry soffit provides warmth & texture
- **D** Roof projections support and reinforce moulation
- **E** Entry sequence is well lit for safety and wayfinding
- **F** Secure bike parking and storage is hidden below entry porches providing easy access for commuters
- **G** Accent paint on primary entry doors differentiate them from secondary entries
- **H** Vent hoods are painted to match adjacent siding
- **I** Overframing added to differentiate facade planes & reinforce materiality



COMMON ENTRY ALONG S DEARBORN ST



EAST FACADE FACING 18TH AVE

COMPOSITE SITE PLAN



FLOOR PLANS



SOUTH LEVEL 0
1/16" = 1'-0"

FLOOR PLANS



SOUTH LEVEL 0 - NORTH LEVEL 1
1/16" = 1'-0"

FLOOR PLANS



SOUTH LEVEL 2 - NORTH LEVEL 1
1/16" = 1'-0"

FLOOR PLANS



SOUTH LEVEL 3 - NORTH LEVEL 2
1/16" = 1'-0"

FLOOR PLANS



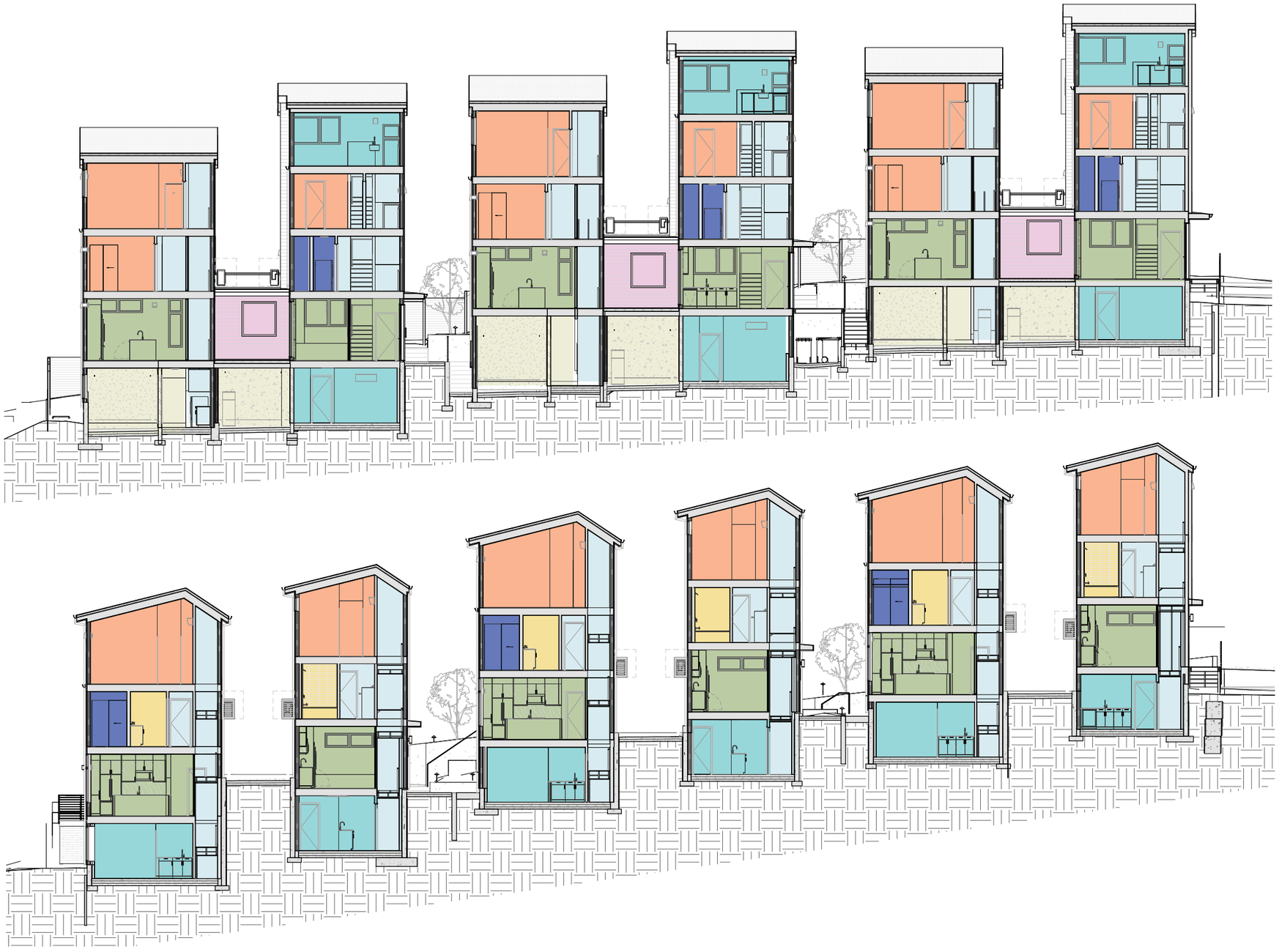
SOUTH ROOF - NORTH LEVEL 3
1/16" = 1'-0"

FLOOR PLANS



NORTH LEVEL 4
1/16" = 1'-0"

SITE SECTIONS EAST-WEST



CIRCULATION
LIVING / DINING
BATHROOM
BEDROOM
STORAGE / UTILITY
ROOF DECK
STUDY / BONUS
GARAGE

SITE SECTIONS NORTH-SOUTH

CIRCULATION
LIVING / DINING
BATHROOM
BEDROOM
STORAGE / UTILITY
ROOF DECK
STUDY / BONUS
GARAGE





SITE PLANS LANDSCAPE



SITE PLANS PLANTINGS


ALPINE FIR


VINE MAPLE


JAPANESE HORNBEAM


TUSCARORA HYBRID CRAPE MYRTLE


RED OSIER DOGWOOD


FIRELIGHT SPIREA


ORIENTAL FOUNTAIN GRASS

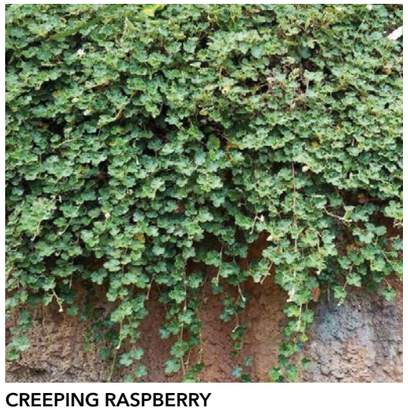

PACIFIC WAX MYRTLE

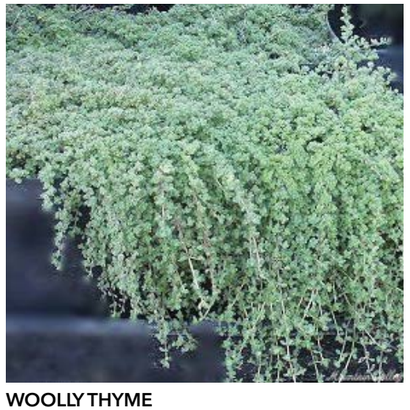

ICE DANCE JAPANESE SEDGE


LIMELIGHT HYDRANGEA


BUGLEWEED

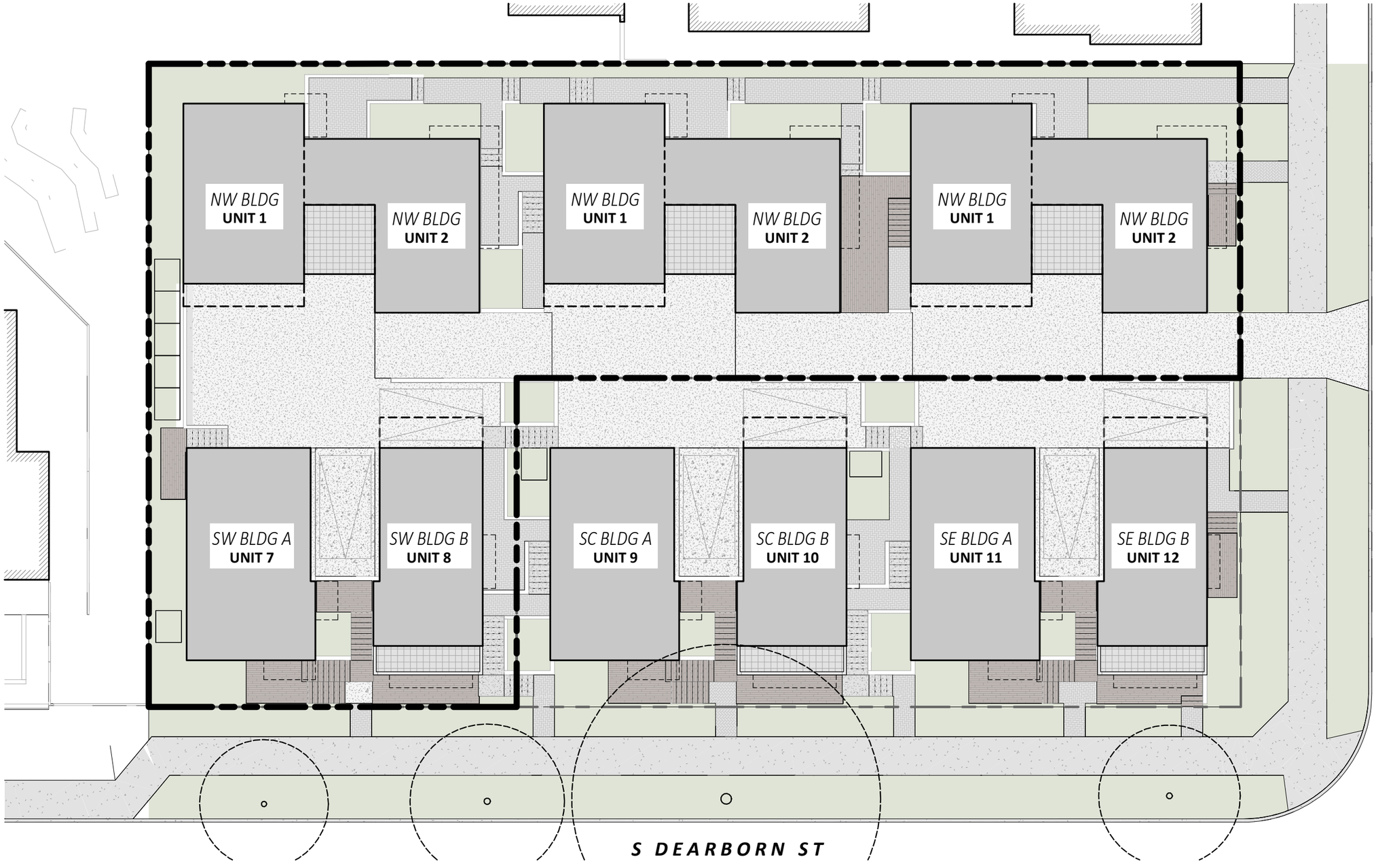

JAPANESE SPURGE


CREEPING RASPBERRY

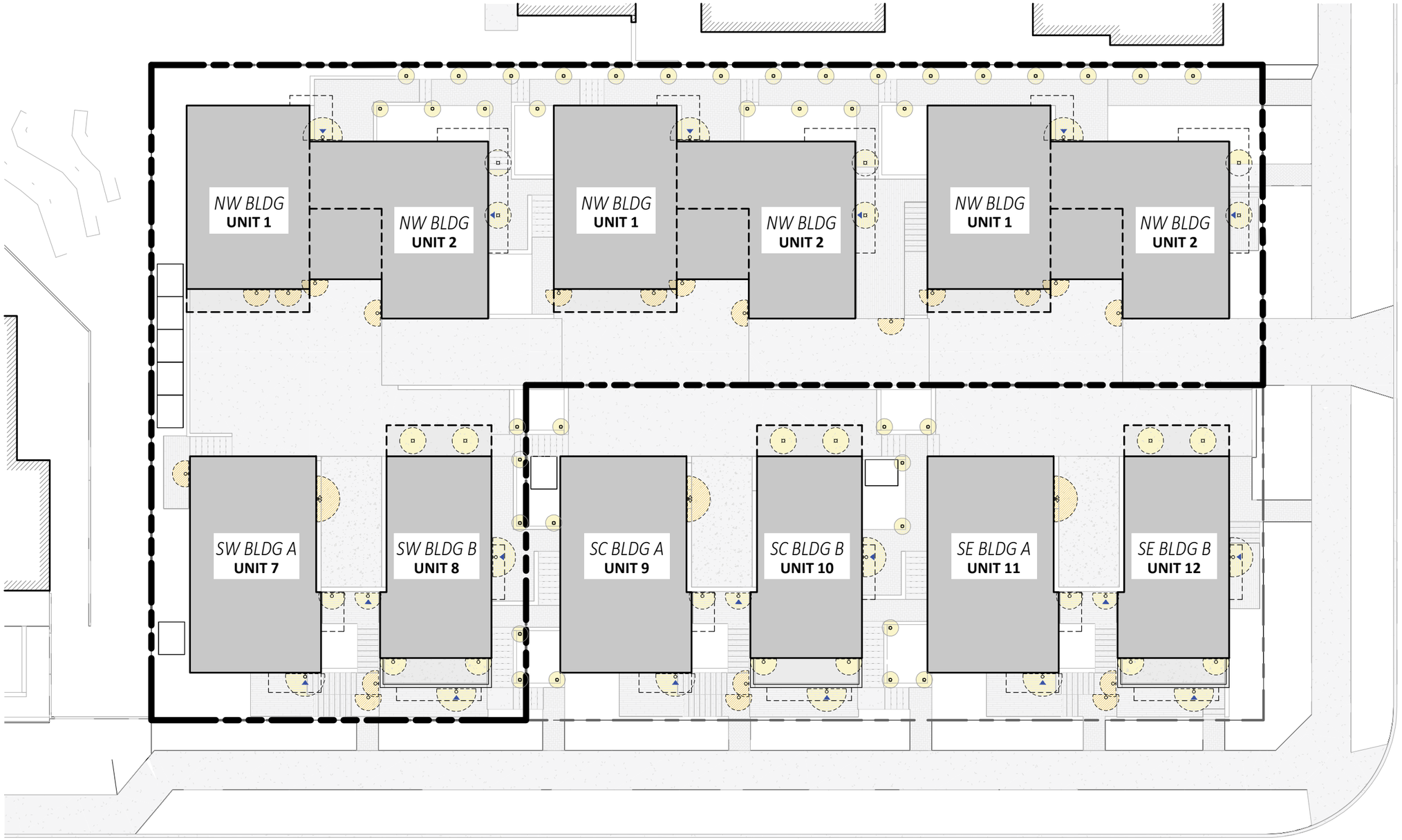

WOOLLY THYME


OREGON GRAPE

SITE PLANS HARDSCAPE



SITE PLANS LIGHTING



- **WALL SCONCE** *W/ INTERIOR SWITCH*
- **WALL SCONCE** *ON MOTION SENSOR*
- **UP/DOWN WALL SCONCE** *W/ INTERIOR SWITCH*
- **SEMI-FLUSH CEILING LIGHT** *W/ INTERIOR SWITCH*
- **FLOOD LIGHT** *ON MOTION SENSOR*
- **PATH LIGHTS** *AUTO ON @ NIGHT*
- **WAYFINDING SIGNAGE**



SEMI-FLUSH CEILING LIGHT



WALL SCONCE

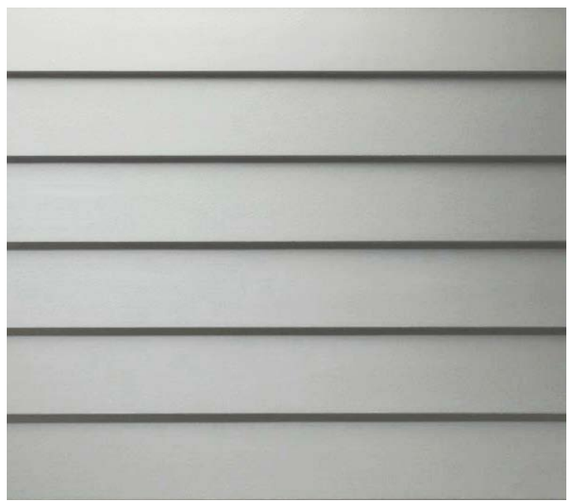


PATH LIGHT



FLOOD LIGHT

MATERIAL PALETTE BLDG EXTERIORS



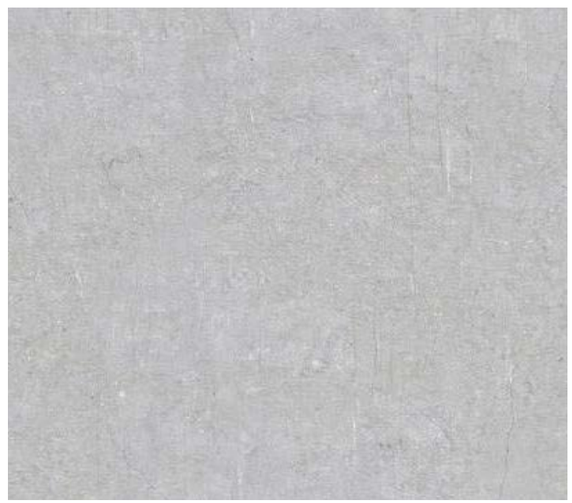
PRODUCT **Fiber Cement Lap Siding**
SIZE **6”, 8” or 10.75” Reveal per Elevations**
FINISH **Smooth, Painted**
LOCATION **Siding per Elevations**



PRODUCT **Fiber Cement Panel Siding**
SIZE **48” x 120” (max)**
FINISH **Smooth, Painted**
LOCATION **Siding & Soffit per Elevations**



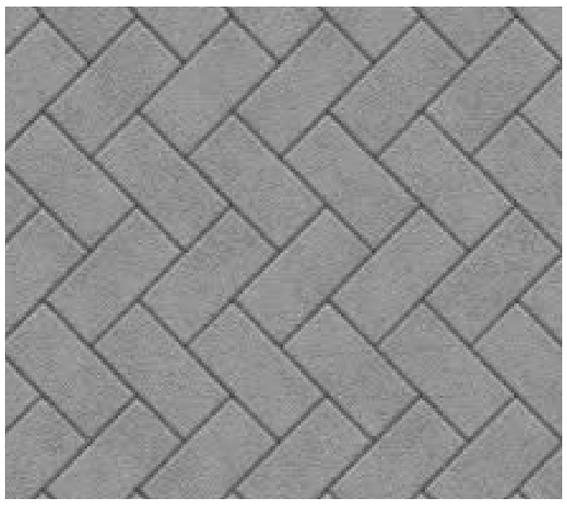
PRODUCT **T&G Cedar**
SIZE **1” x 6” (nom.)**
FINISH **Smooth, Satin Finish**
LOCATION **Siding & Soffit per Elevations**



PRODUCT **Cast in Place Concrete**
SIZE **Depth per Plan**
FINISH **Smooth**
LOCATION **Foundation Walls, Site Stairs**



MATERIAL **Interlocking Deck Tiles**
SIZE **12” x 12”**
COLOR **Charcoal**
PATTERN **Alternate Directions**
LOCATION **Roof Decks**



MATERIAL **Permeable Pavers**
SIZE **4” x 8”**
COLOR **Gray**
PATTERN **Herringbone**
LOCATION **Walkways & Patios**



MATERIAL **Composite Deck Planks**
SIZE **1 x 6**
COLOR **Dark Teak or Sim.**
PATTERN **N/A**
LOCATION **Framed Entry Decks & Stairs**



MATERIAL **Corten Steel Planters**
SIZE **Dimensions Per Plan**
COLOR **Red-Brown Patina**
PATTERN **N/A**
LOCATION **Bioplanters**

MATERIAL PALETTE PAINT & FINISHES



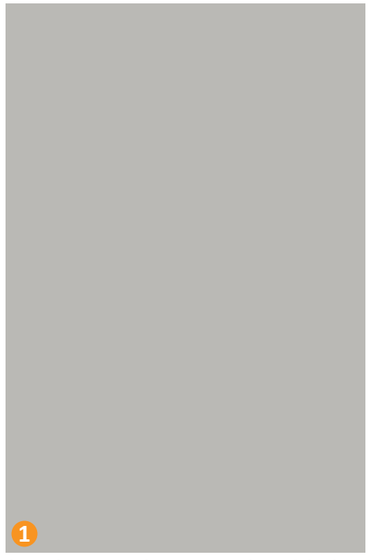
CABOT SEMI-SOLID STAIN - CORDOVAN LEATHER FRAMED DECK ENCLOSURES



CABOT CLEAR STAIN - CRYSTAL CLEAR ROOF SOFFITS



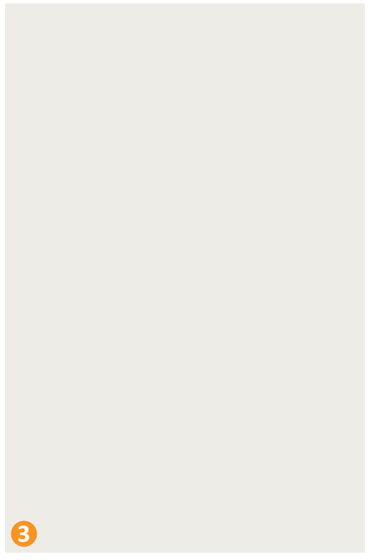
CABOT SEMI-SOLID STAIN - SKY GRAY BODY COLOR



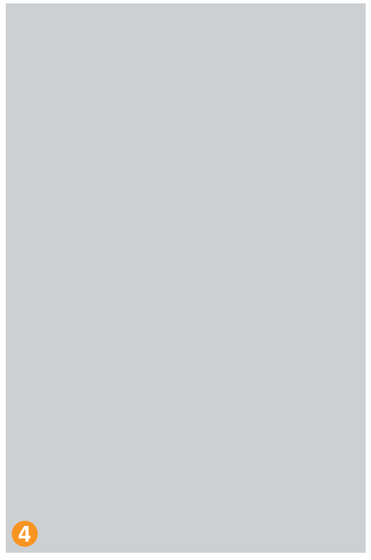
SW 7064 MARCH WIND BODY COLOR



SW 7069 IRON ORE BODY COLOR



SW 7005 PURE WHITE BODY COLOR



SW 6246 NORTH STAR ACCENT COLOR



SW 6258 TRICORN BLACK ACCENT



SW 7618 DEEP SEA DIVE ACCENT

SW 6909 LEMON TWIST ACCENT

COLOR ELEVATIONS NW BLDG



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



EAST ELEVATION
1/16" = 1'-0"



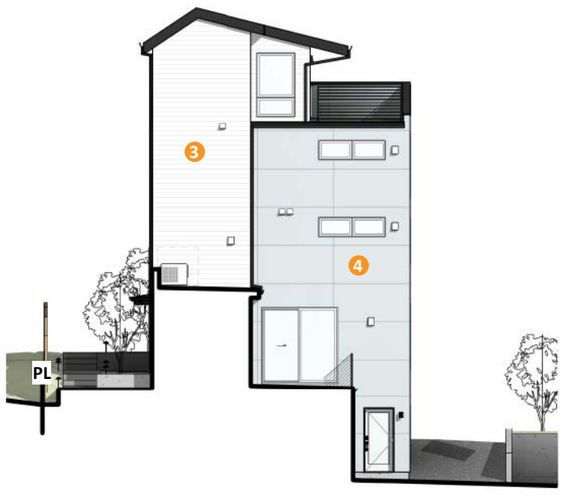
UNIT 1 - EAST ELEVATION
1/16" = 1'-0"



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



WEST ELEVATION
1/16" = 1'-0"

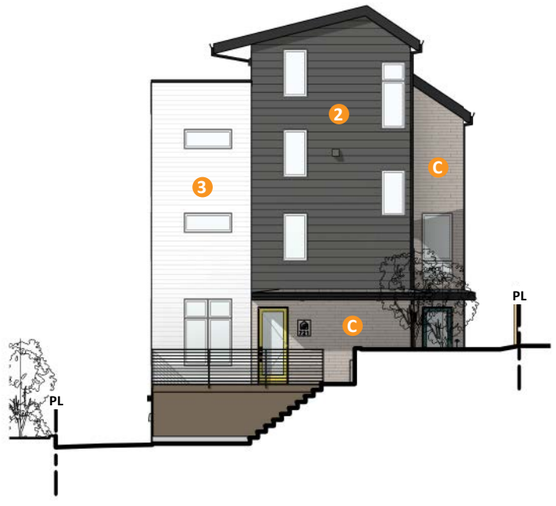


UNIT 2 - WEST ELEVATION
1/16" = 1'-0"

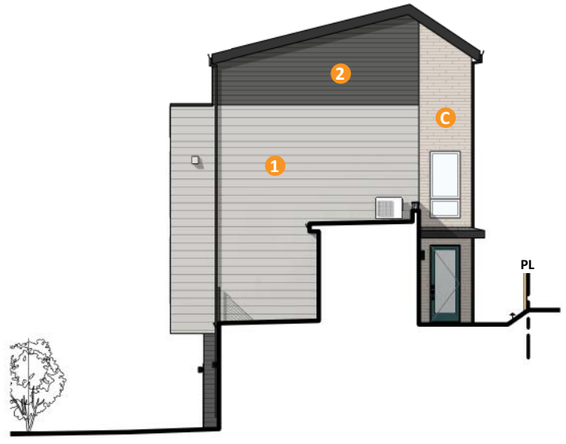
COLOR ELEVATIONS NC BLDG



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



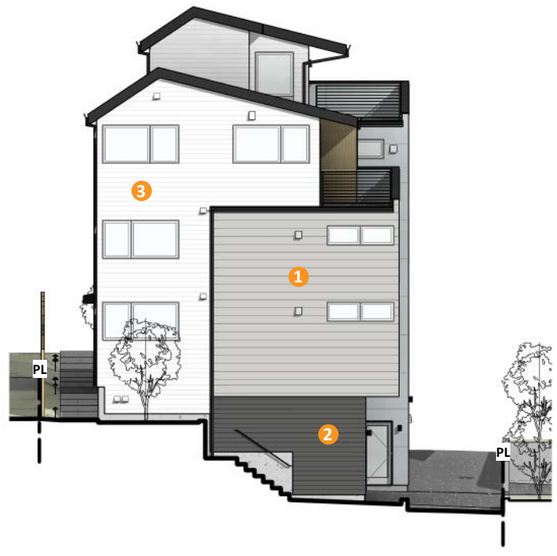
EAST ELEVATION
1/16" = 1'-0"



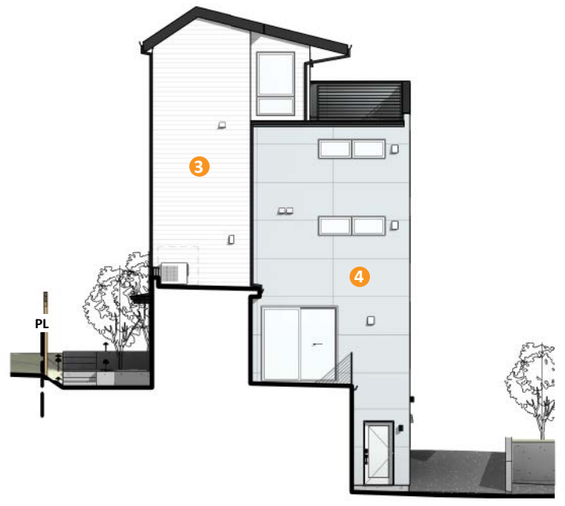
UNIT 3 - EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION



WEST ELEVATION



UNIT 4 - WEST ELEVATION

COLOR ELEVATIONS NE BLDG



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



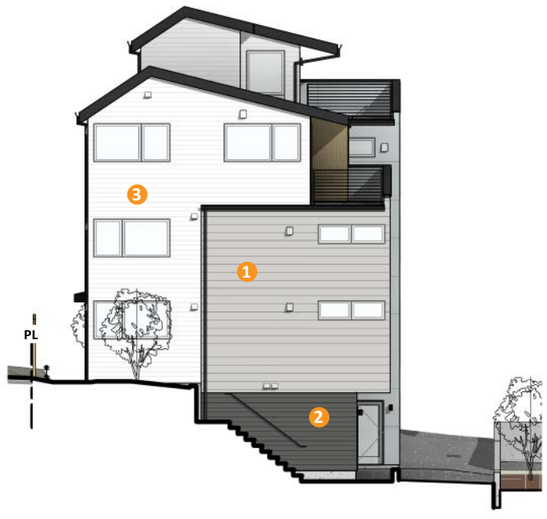
EAST ELEVATION
1/16" = 1'-0"



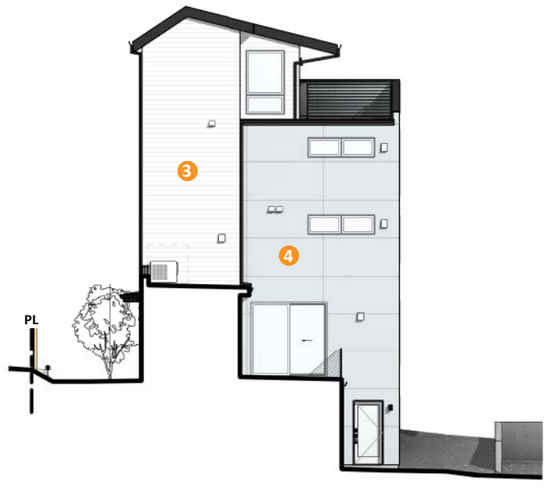
UNIT 5 - EAST ELEVATION
1/16" = 1'-0"



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



WEST ELEVATION
1/16" = 1'-0"



UNIT 6 - WEST ELEVATION
1/16" = 1'-0"

COLOR ELEVATIONS SW BLDG



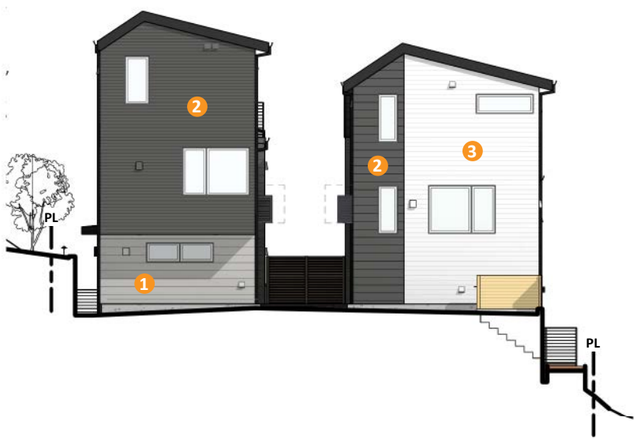
SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



UNIT 7 - EAST ELEVATION
1/16" = 1'-0"



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



WEST ELEVATION
1/16" = 1'-0"



UNIT 8 - WEST ELEVATION
1/16" = 1'-0"

COLOR ELEVATIONS SC BLDG



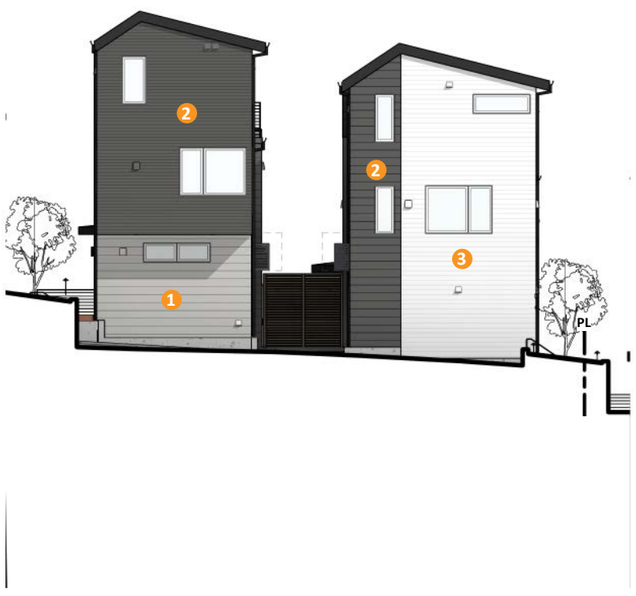
SOUTH ELEVATION
1/16" = 1'-0"



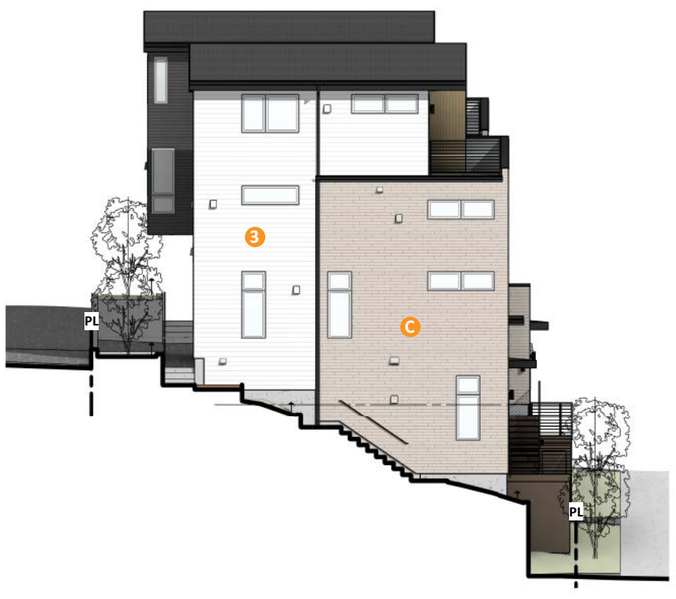
EAST ELEVATION
1/16" = 1'-0"



UNIT 9 - EAST ELEVATION
1/16" = 1'-0"



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



WEST ELEVATION
1/16" = 1'-0"



UNIT 10 - WEST ELEVATION
1/16" = 1'-0"

COLOR ELEVATIONS SE BLDG



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



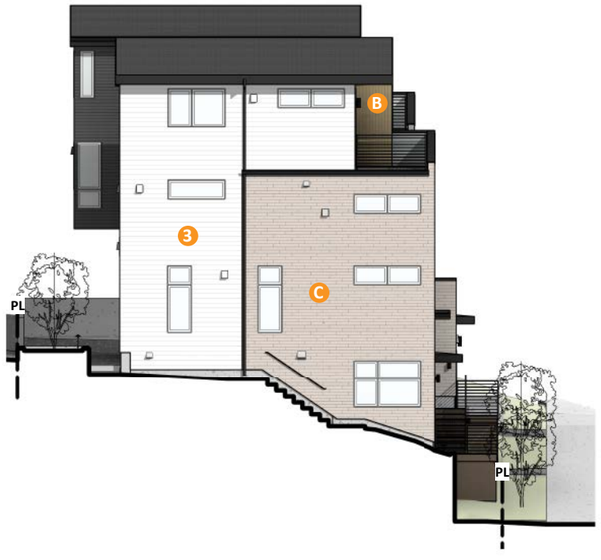
EAST ELEVATION
1/16" = 1'-0"



UNIT 11 - EAST ELEVATION
1/16" = 1'-0"



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



WEST ELEVATION
1/16" = 1'-0"



UNIT 12 - WEST ELEVATION
1/16" = 1'-0"

COLOR ELEVATIONS DEVELOPMENT SITE



SOUTH SITE ELEVATION
1/16" = 1'-0"

EAST SITE ELEVATION
1/16" = 1'-0"

COLOR ELEVATIONS DEVELOPMENT SITE



NORTH SITE ELEVATION
1/16" = 1'-0"



WEST SITE ELEVATION
1/16" = 1'-0"

COLOR ELEVATIONS PRIVACY STUDY



NORTH SITE PRIVACY ELEVATION
1/16" = 1'-0"

WEST SITE PRIVACY ELEVATION
1/16" = 1'-0"

RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



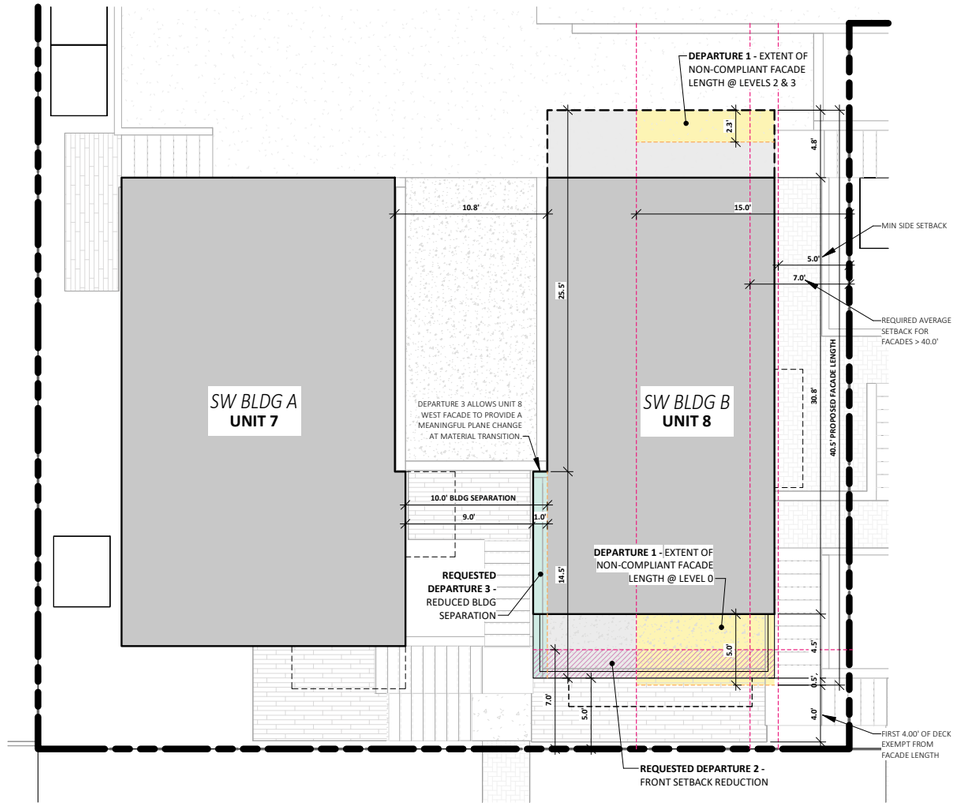
RENDERINGS



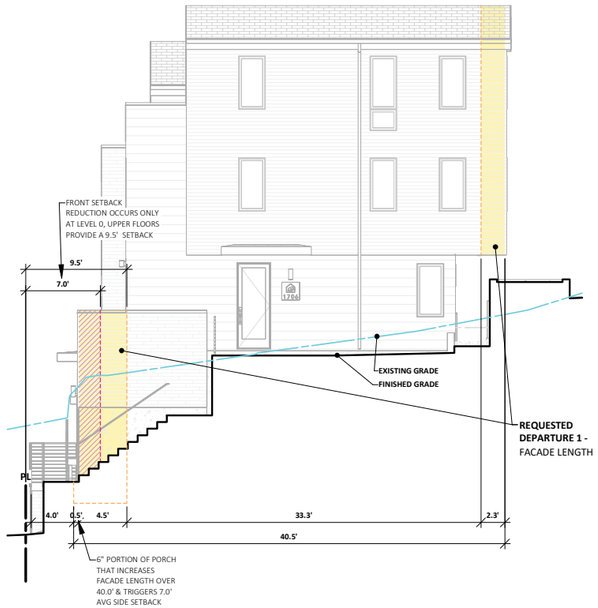
REQUESTED DEPARTURES MATRIX PARCEL A

ITEM	APPLICABLE DEVELOPMENT STANDARD	PROVIDED	AMOUNT OF DEPARTURE	RATIONALE FOR DEPARTURE	SUPPORTING GUIDELINES
1	***23.45.527.B FACADE LENGTH*** *The maximum combined length of all portions of facades within 15 ft of a lot line that is neither a rear or street lot line shall not exceed 65% of the length of that lot line.*	**SW Building B East Facade** Required: (51.11' x 0.65) = 33.2' Proposed: 40.5'	7.3' increase (79% lot line length)	**The increased facade length occurs along a lot line internal to the proposed development and results from a design approach intended to reduce the perceived mass of structures facing S Dearborn St and increase the amount of sunlight reaching the north units on the site. This strategy of reducing the building widths fronting S Dearborn St so they appear more consistent with the scale of adjacent single family homes required the footprints to be lengthened in order to acheive the same square footage of interior space as more traditional, attached townhome units.** **Most of the requested facade length departure occurs at the basement level of unit 8 - the floor plan includes a 4.5' deep roof deck off of the main living space along the street frontage. The deck provides outdoor amenity space adjacent to the public realm that encourages residents to occupy the space and increases activity along the street.** **Additional Context: A majority of the departure request is a result of how the internal lot boundary is laid out. SCL has determined that electrical service for both lots will come from the distribution lines along 18th Ave S. Massing option 3 proposed a lot configuration that would give both parcels frontage on 18th Ave, simplifying the service routing and reducing the amount of electrical equipment required on site.** **If the internal LBA line was proposed to continue north-south between units 2 & 3, the maximum facade length of unit 8 would be 38.0' instead of 33.2' so it would only require a departure of 2.5'.**	CS2.1b. Transition and Delineation of Zones CS1.2a. Connection to Nature DC2.1c. Building Layout & Massing
2	***23.45.518.A.1 – SETBACKS*** *Front Setback (Townhomes): 7.0' avg; 5.0' min*	**SW Building B South Setback** Required: 7.0' avg; 5.0' min Proposed: 5.0' avg; 5.0' min @ level 0 9.5' setback @ level 1 & above	2.0' decrease in average setback @ level 0 only	**The design proposal employs a variety of strategies to encourage human activity and foster a sense of community adjacent to the public realm. Along S Dearborn St, this is acheived with a layering of exterior spaces that include framed entry porches and roof decks off the main living space that step up with the grade, encouraging a gradual transition from public to private space and creating a variety of exterior spaces for residents to occupy that engage with the streetscape.** **The proposed encroachment into the average front setback occurs only at the basement level with a roof deck above providing private amenity space and the rest of the structure provides a minimum 9.5' setback. The basement level volume will be clad in high-quality, contextural materials and feature large window openings for transparency and eyes on the street.** **Additional Context: The building configuration at permit intake proposed units 7 & 8 being connected into a duplex with the average front setback exceeding the minimum 7.0'. When the units were separated into detached structures, the unit 8 front setback no longer complied with average setback requirements.** **The proposed setback is compliant with requirements for rowhomes, which is consistent with the design of units on the adjacent, functionally related lot.**	PL3.2j&k Streetscape Treatment PL1.2d Connection Back to the Community DC4.3b. Building Details & Elements
3	***23.45.518.F.1 – SEPARATIONS*** *The minimum required separation between principal structures at any two points on different interior facades is 10.0'*	**SW Building A & B Separation** Required: 10.0' Proposed: 9.0'	1.0' decrease (10% reduction) over 14.5' (36% of facade length)	**The proposed building separation reduction occurs along 14.5' of the 40.0' long west facade of unit 8. The 9.0' separation provides enough space for a gracious entry landing to unit 7 while allowing for a 1.0' facade modulation at unit 8 that articulates a material transition and aligns with the edge of the level 3 roof deck massing.** **We believe that the facade modulation at unit 8 allows the project to better meet the intent of the design guidelines by providing a meaningful plane change to reinforce a material transition at unit 8 without negatively impacting the entry sequence to unit 7.** **Additional Context: The building configuration at permit intake proposed units 7 & 8 connected as a single structure with an 8' separation between units at the south facade to provide an entry sequence to the level 1 primary living space for unit 7. When the units were separated into detached structures in response to a zoning correction, the south separation between the units was increased to 9.0', the remaining 1.0' departure allows a modulation on the West face of unit 8 that reinforces a material change.**	CS2.1b. Transition and Delineation of Zones DC2.1c. Building Layout & Massing DC4.3b. Building Details & Elements
4	***23.45.518.A.1 – SETBACKS*** *Side Setback (facade> 40'): 7.0' avg; 5.0' min*	**SW Building B East Setback** Required: 7.0' avg; 5.0' min Proposed: 5.3' avg; 5.3' min @ level 0	1.7' decrease in average setback minimum setback is compliant	**The reduced average side setback occurs along a lot line internal to the proposed development and the departure results from 6" of the front porch being counted toward facade length. The structure is compliant with side setback requirements based on the facade length of building which is 40'. The front porch is 4.5' deep; per code, the first 4.0' of the porch may be exempt from facade length calculations so the remaining 6" pushes the building length over 40'and into the requirement for a 7.0' average side setback.** **We believe the additional 6" of porch depth allows the project to better meet the intent of the Design Guidelines by providing space for personalization such as furniture and potted plants, encouraging residents to comfortably occupy their porches and bringing more eyes on the street.**	CS1.1a. Local Topography CS2.1d. Transition and Delineation of Zones PL1.1a. Accessible Open Space DC2.1c. Building Layout & Massing

REQUESTED DEPARTURES PARCEL A



DEPARTURE ITEMS 1 - 4
1/8" = 1'-0"

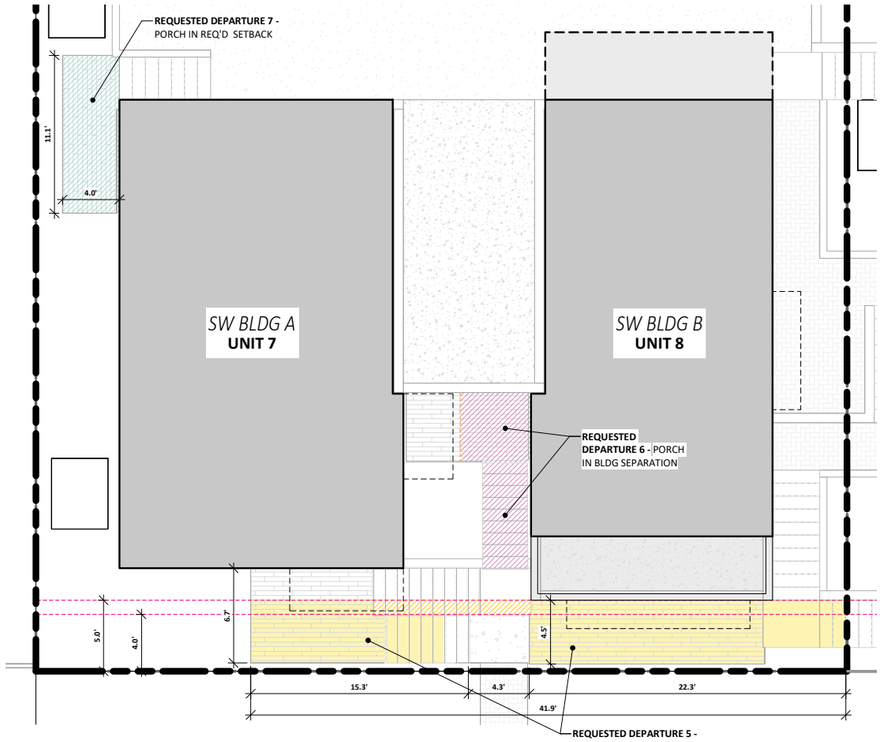


UNIT 8 - EAST ELEVATION
3/32" = 1'-0"

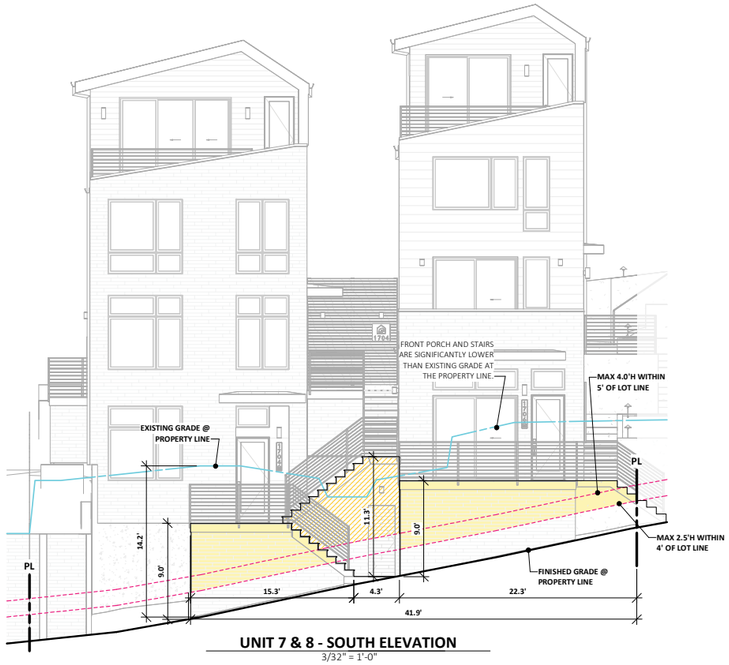
REQUESTED DEPARTURES MATRIX PARCEL A

ITEM	APPLICABLE DEVELOPMENT STANDARD	PROVIDED	AMOUNT OF DEPARTURE	RATIONALE FOR DEPARTURE	SUPPORTING GUIDELINES
5	***23.45.518.H.5 – PORCHES IN REQUIRED SETBACKS*** *a. Unenclosed porches or steps no higher than 4 ft above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 ft of a street lot line, except that portions of entry stairs or stoops not more than 2.5 ft in height, excluding guardrails, may extend to the street lot line.* *c. Unenclosed porches or steps permitted in the required setbacks shall be limited to a combined maximum width of 20 feet.*	**NE Building Unit 6 East Porch** **SW Building A & B South Porches** Required: max 2.5'H within 4' of lot line max 4.0'H within 5' of lot line max combined width: 20.0' Proposed: max 9.0'H within 4' of lot line max 11.3'H within 5' of lot line combined width: 41.9'	6.5' increase within 4' of front lot line 7.3' increase within 5' of front lot line 21.9' increase combined width	**The existing site has a 50 ft grade change from the northeast to the southwest corners. The site strategy for massing concept 3 is to step the units down the site in both N-S and E-W directions to deal with this extreme grade change. The south units (7 & 8) have structural limitations on how low they can step down in elevation because of maximum retained soil height to the north and surcharge from the parking area. Due to these limitations, the units are a few feet above the finished ROW grade. The combination of finished floor elevations and the average 22% slope along S Dearborn St cause the entry landings to quickly exceed maximum height limits.** **Providing larger entry landings along the street-facing facades allows space for personalization such as furniture and potted plants which encourages residents to comfortably occupy their porches. The variation of unit floor plans and height in relation to the sidewalk provides opportunities for each entry sequence to feel unique, contributing to a more dynamic and active streetscape.** **We believe the proposed departure helps the project better meet the the intent of the design guidelines by providing functional private outdoor spaces adjacent to public sidewalks that encourage pedestrian-to-resident interaction and increase eyes on the street. The material of the front porches also adds visual interest, texture and elements of human scale at these facades.** **Additional Context:** **An alternate scheme could add interior stairs at level 0 to lower the entry door to meet a code compliant entry landing height but this would not be a usable interior space, it would only function as an entry vestibule and not encourage a connection to the exterior. The finished floor of level 0 would remain at the same height above the ROW but without an expanded entry porch that allows the interior space to spill out and create a stronger connection to the public realm. This configuration would also loose the primary level 1 entries to both units so there would be fewer direct connections to the ROW.**	CS1.1a. Local Topography PL1.2d. Connection Back to the Community PL3.1g&h. Frontages PL3.2j&k Streetscape Treatment DC4.1b. Screening DC4.2b. Building Materials DC4.3b. Building Details & Elements
6	***23.45.518.H.5 – PORCHES IN BLDG SEPARATION*** *b. Unenclosed porches or steps no higher than 4 ft above existing grade may project into the required rear setback or required separation between structures a maximum of 4 ft provided they are a min of 5 ft from a rear lot line.*	**SW Building A Porch @ Level 1** Required: max 4.0'H abv EG max 4.0' projection Proposed: max 6.5'H abv EG max 9.0' projection	2.51' height increase 5.0' projection increase	**The design proposal includes framed stairs and a porch between units 7 & 8 that provides the primary entry to unit 7 on level 1. This deck has extra width to provide space for personalization, encouraging extended us by residents and fostering a connection to the public realm.** **If the stairs & porch were constructed of terraced concrete retaining walls, they would be considered 'at grade' & not restricted within the building separation. We believe that the proposed framed porches and stairs better meet the design guidelines than the code compliant alternate because they are clad in stained cedar slats which provides a higher quality material with increased visual interest and human scale texture than cast in place concrete.**	CS1.1a. Local Topography CS3.1a. Neighborhood Context PL1.1a. Accessible Open Space PL3.1g&h. Frontages DC4.2b. Building Materials
7	***23.45.518.H.5 – PORCHES IN REQUIRED SETBACKS*** *b. Unenclosed porches or steps no higher than 4 ft above existing grade may project into the required rear setback or required separation between structures a maximum of 4 ft provided they are a min of 5 ft from a rear lot line.*	**SW Building A Porch - West Facade** Required: max 4.0'H abv EG max 4.0' projection Proposed: max 5.8'H abv EG max 4.0' projection	1.8' height increase	**Due to the level 1A finished floor elevation being significantly lower than the adjacent parking area, the design is proposing a rear entry from the surface parking to unit 7 via a framed porch extending into the side setback.** **If the porch were constructed of concrete retaining walls, it would be permitted in the side setback without restriction per 23.45.518.I8.a. 'bulkheads and retaining walls used to raise grade are allowed in any required setback if they are limited to 6' in height, measured above existing grade.' We believe that the proposed framed porch will better meet the design guidelines than the code compliant alternate because it is clad in stained cedar slats which is a higher quality material providing more visual interest and human scale texture than cast in place concrete.**	CS1.1a. Local Topography PL1.1a. Accessible Open Space DC4.2b. Building Materials

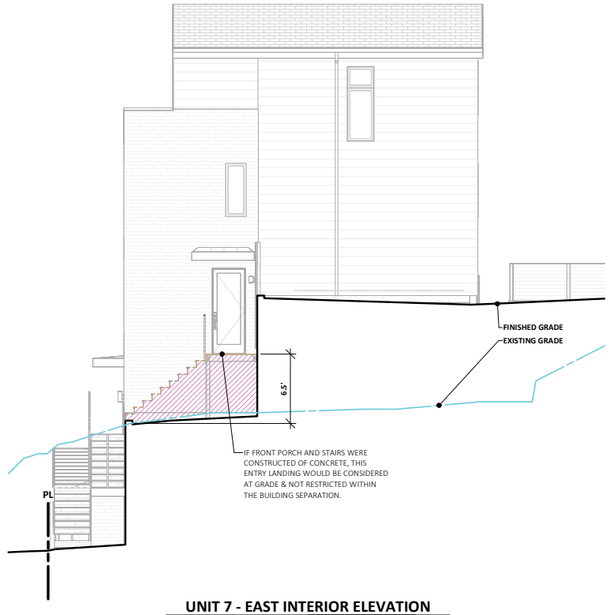
REQUESTED DEPARTURES PARCEL A



DEPARTURE ITEMS 5 - 7
1/8" = 1'-0"



UNIT 7 & 8 - SOUTH ELEVATION
3/32" = 1'-0"



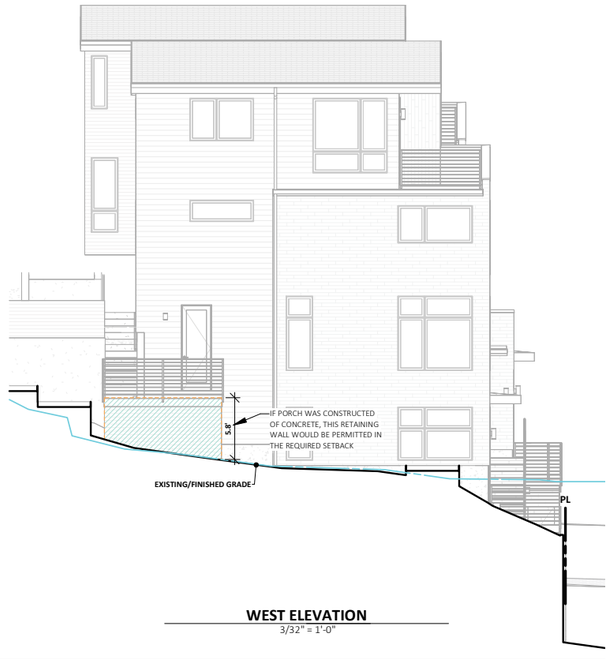
UNIT 7 - EAST INTERIOR ELEVATION
3/32" = 1'-0"



VIEW OF PORCHES ALONG S DEARBORN ST



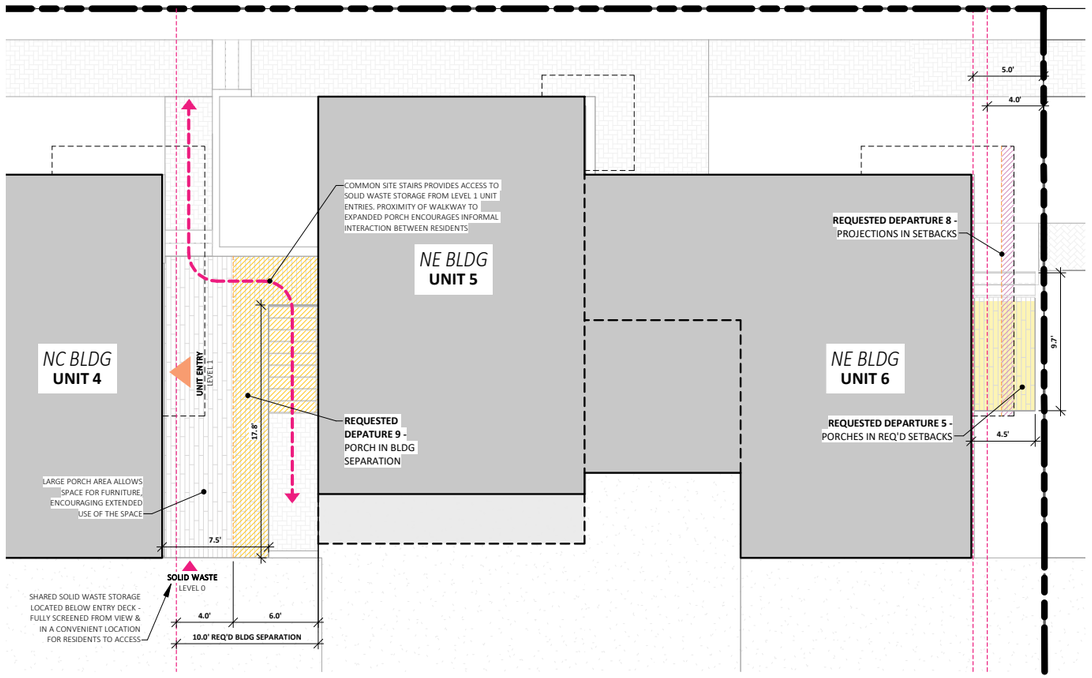
VIEW OF PORCHES ALONG S DEARBORN ST



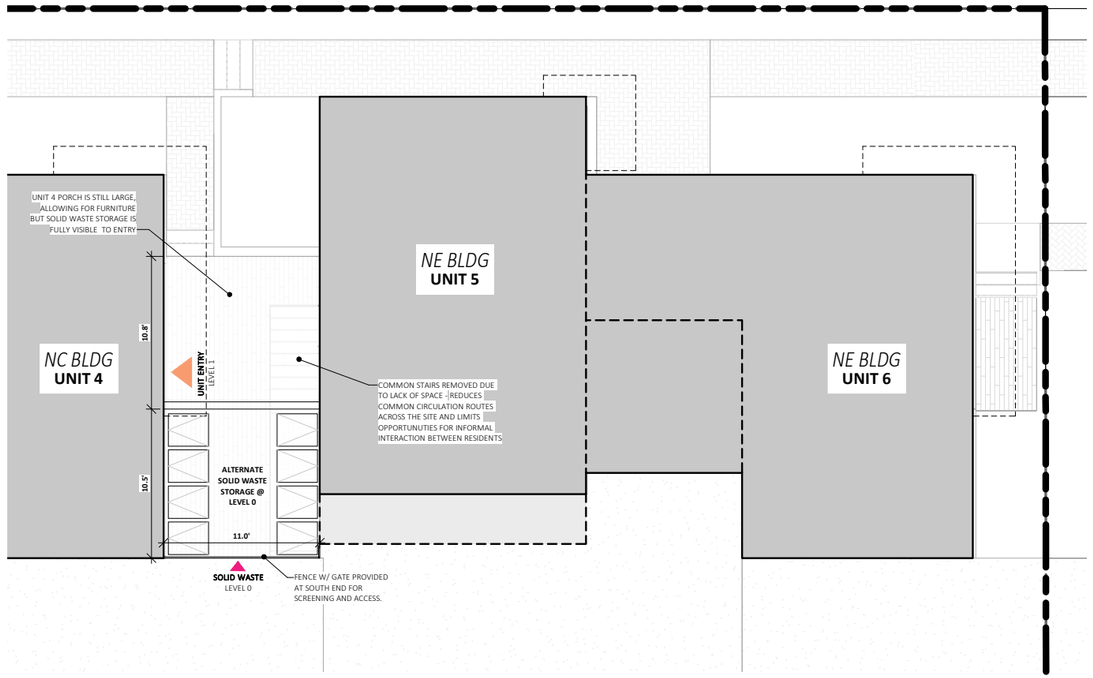
WEST ELEVATION
3/32" = 1'-0"

REQUESTED DEPARTURES MATRIX PARCEL A

ITEM	APPLICABLE DEVELOPMENT STANDARD	PROVIDED	AMOUNT OF DEPARTURE	RATIONALE FOR DEPARTURE	SUPPORTING GUIDELINES
8	***23.45.518.H.1 – PROJECTIONS IN SETBACKS*** *Eaves, gutters, roofs and other forms of weather protection may project into required setbacks a maximum of 4 ft if they are no closer than 3 ft to any lot line.*	**NE Building - East Facade** Required: 3.0' min Proposed: 2.1' min	0.9' reduction	**Overhead weather protection is utilized to mark individual entries and increases the usability of the entry landings by providing protection from the elements. The roof awning creates a horizontal datum at the first floor, breaking up the overall height of the structure into proportions that align with existing developments.** **The proposed setback reduction occurs at the roof eave projection above the primary entry to unit 6, facing 18th Ave S. We believe that the additional 0.9' projection increases visibility of the unit entry, provides better weather protection and has a stronger street presence than a code compliant projection.**	DC4.1b. Screening DC4.3b. Building Details & Elements
9	***23.45.518.H.5 – PORCHES IN BLDG SEPARATION*** *b. Unenclosed porches or steps no higher than 4 ft above existing grade may project into the required rear setback or required separation between structures a maximum of 4 ft provided they are a min of 5 ft from a rear lot line.*	**NC Building Porch - East Facade** Required: max 4.0'H abv EG max 4.0' projection Proposed: max 5.1'H abv EG max 10.0' projection	1.1' height increase 6.0' projection increase	**The design proposal includes framed stairs and a porch in the separation between units 4 & 5 that provides the primary entry to unit 4 on level 1 and covers the shared solid waste storage area at level 0.** **A code compliant scheme would reduce the size of the unit 4 entry porch and locate the shared solid waste storage south of the entry. A fence and gate would be provided at the south side of the solid waste storage for access and visual screening but the storage area would be fully visible from the unit 4 entry above and the exterior stairs would need to be removed due to lack of space.** **We believe the proposed departure helps the project better meet the the intent of the design guidelines by providing complete screening of the shared solid waste storage area while locating it in a convenient location for residents. The proposed porch is a very generous size, providing a lot of space for personalization & furniture encouraging residents to occupy it.** **Additional Context: If the stairs & porch were constructed of terraced concrete retaining walls, they would be considered 'at grade' & not restricted within the building separation. We believe that the proposed framed porch and stairs better meet the design guidelines than the code compliant alternate because they are clad in stained cedar slats which is a higher quality material providing more visual interest and human scale texture than cast in place concrete.**	CS1.1a. Local Topography CS3.1a. Neighborhood Context PL1.1a. Accessible Open Space PL3.1g&h. Frontages DC4.1b. Screening DC4.2b. Building Materials



DEPARTURE ITEMS 5, 8 & 9
1/8" = 1'-0"

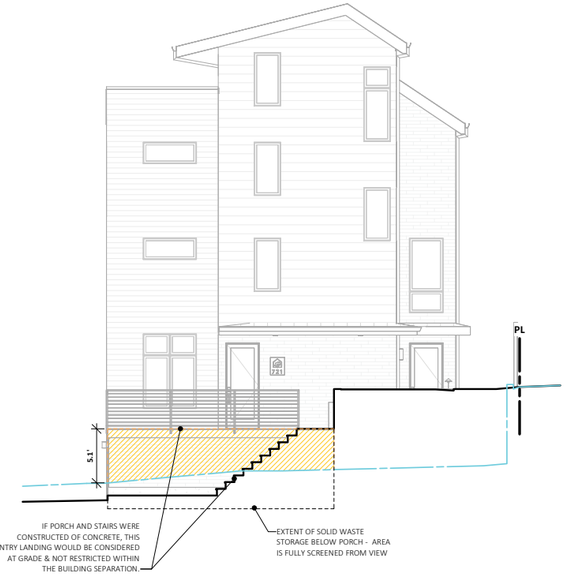


DEPARTURE 9 - CODE COMPLIANT SCHEME
1/8" = 1'-0"

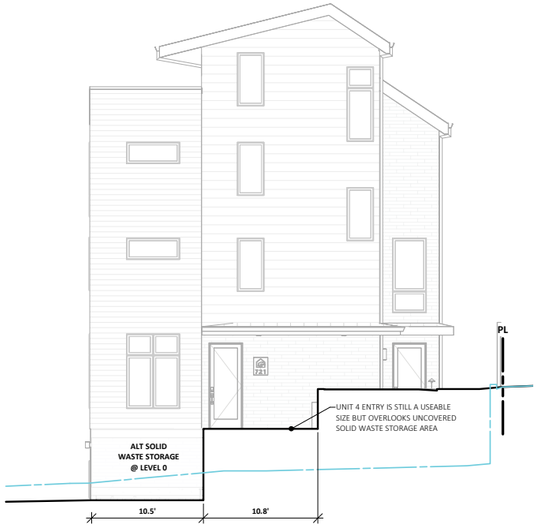
REQUESTED DEPARTURES PARCEL A



DEPARTURE ITEM 8 - INCREASED ROOF PROJECTION IN SETBACK



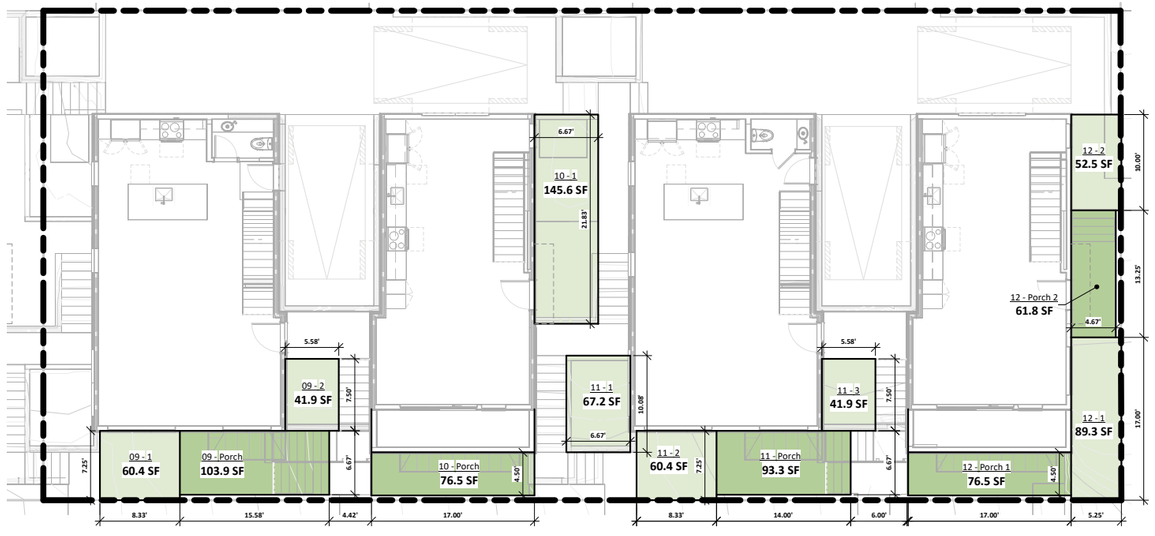
NC BLDG
EAST ELEVATION - PROPOSED
3/32" = 1'-0"



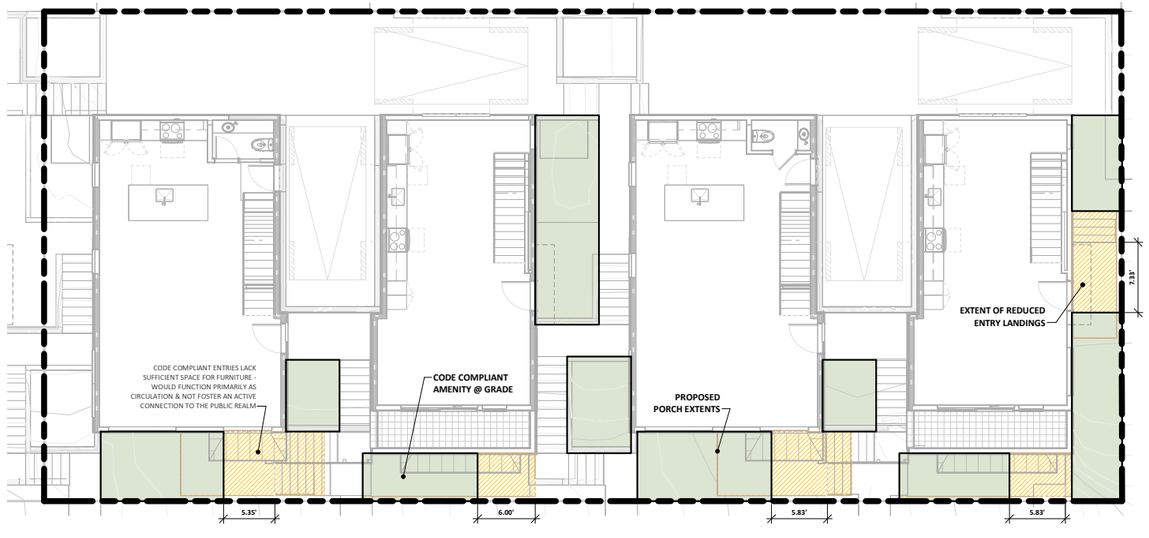
NC BLDG
EAST ELEVATION - CODE COMPLIANT SCHEME
3/32" = 1'-0"

REQUESTED DEPARTURES MATRIX PARCEL B

ITEM	APPLICABLE DEVELOPMENT STANDARD	PROVIDED	AMOUNT OF DEPARTURE	RATIONALE FOR DEPARTURE	SUPPORTING GUIDELINES
1	***23.45.522.A AMENITY AREA*** *2. At least 50% of the required amenity area shall be provided at ground level.*	**All Units** Required: 1,437 sf total 719 sf @ grade Proposed: 559.1 sf @ grade 971.2 sf (if porches are counted)	Reduce amenity @ grade to 38.9% of required amenity or Allow porch amenity to be counted toward @ grade amenity.	**In response to a zoning correction, the amenity area calculation has been revised to count the entry porches separately from at grade amenity.** **We believe that counting the porch areas toward at grade amenity allows the project to better meet the design guidelines which prioritize larger entries that allow space for personalization such as potted plants and furniture. The porches provide a gradual transition from public to private space and create a variety of exterior spaces for residents to occupy that engage with the streetscape and foster a connection to the public realm.** **Additional Context: a code compliant scheme to meet minimum at grade amenity without counting the porches would require reducing the porches to minimum dimensions required for clear walking spaces. This would limit the space available for personalization or furniture and contribute to a less dynamic and active streetscape.**	CS1.1a. Local Topography PL1.2d. Connection Back to the Community PL3.1g. Frontages PL3.2j&k Streetscape Treatment DC4.1b. Screening



DEPARTURE ITEM 1 - PROPOSED
3/32" = 1'-0"

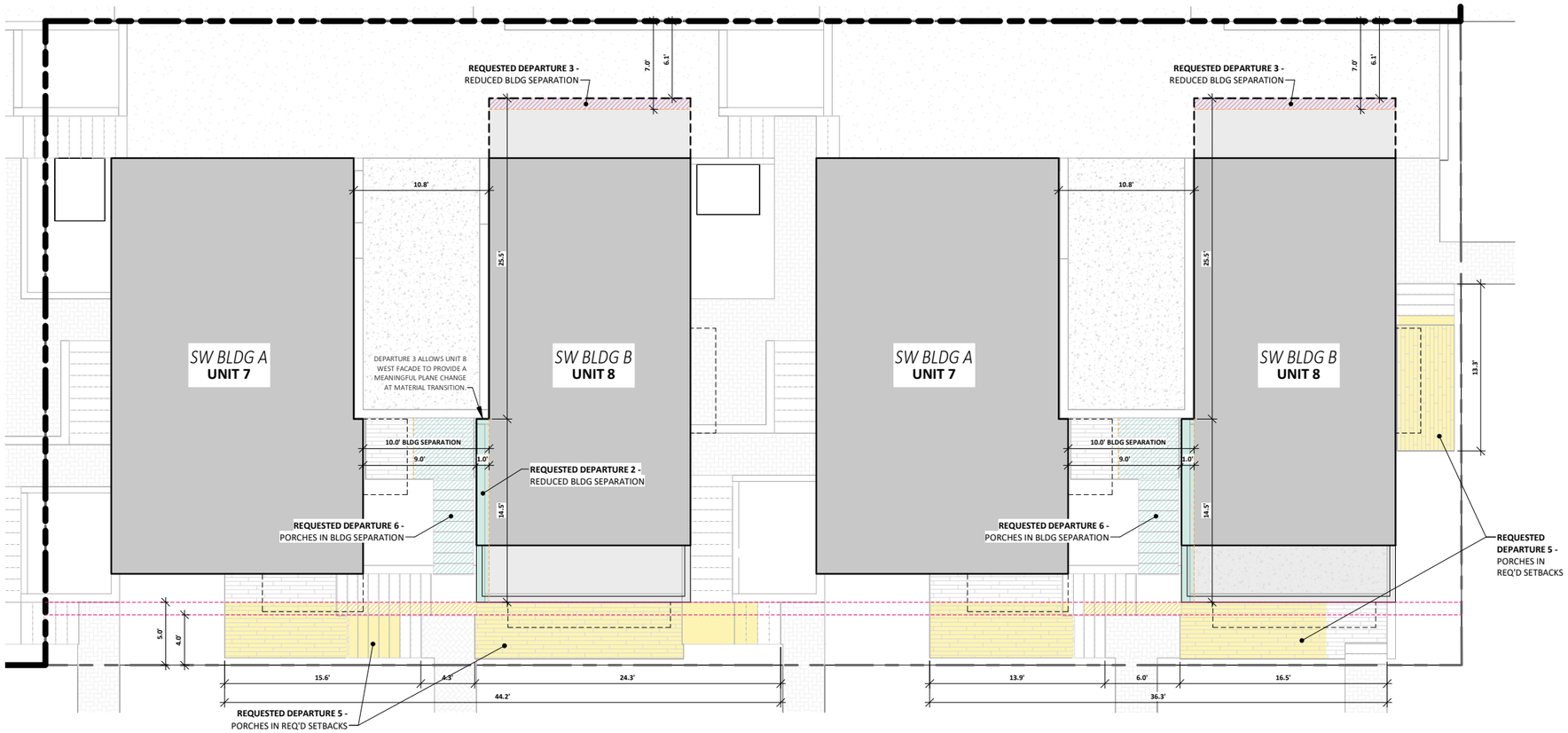


DEPARTURE 1 - CODE COMPLIANT SCHEME
3/32" = 1'-0"

REQUESTED DEPARTURES PARCEL B

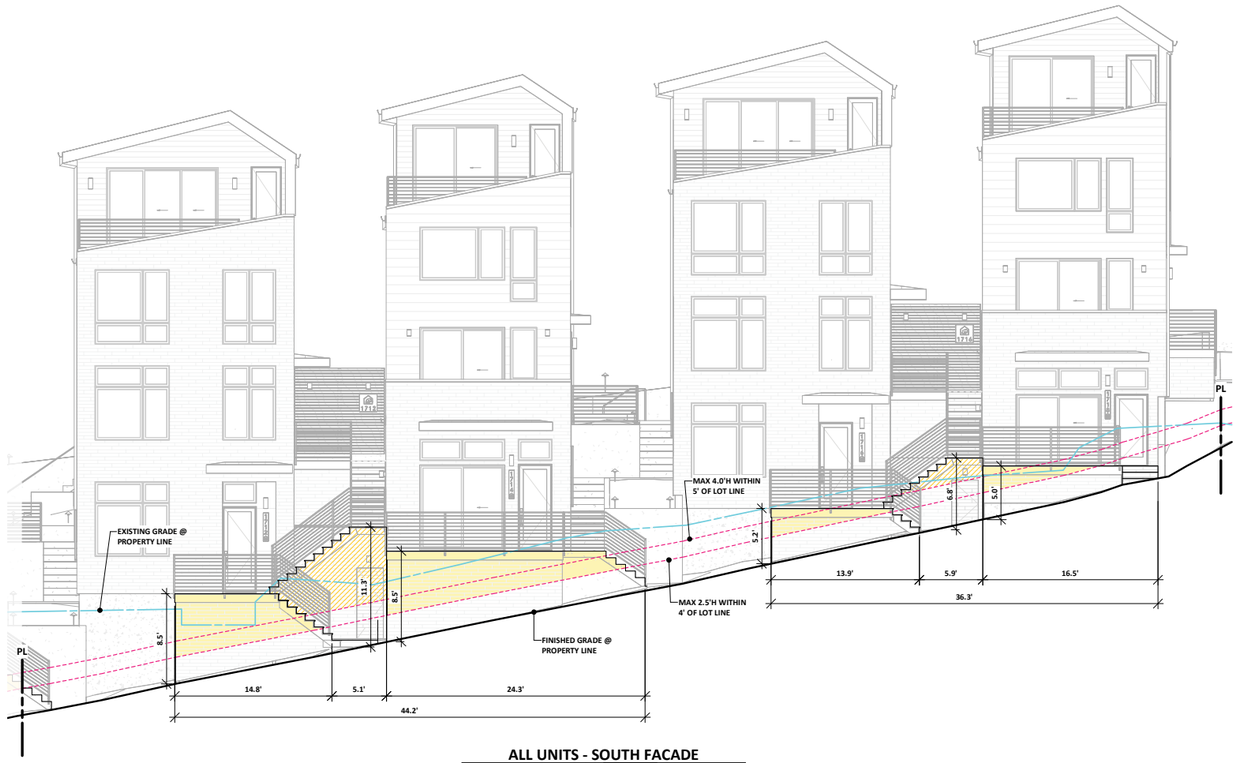
ITEM	APPLICABLE DEVELOPMENT STANDARD	PROVIDED	AMOUNT OF DEPARTURE	RATIONALE FOR DEPARTURE	SUPPORTING GUIDELINES
2	***23.45.518.F.1 – SEPARATIONS*** *The minimum required separation between principal structures at any two points on different interior facades is 10.0'*	**SC & SE Building A & B Separation** Required: 10.0' Proposed: 9.0'	1.0' decrease (10% reduction) over 14.5' (36% of facade length)	**The proposed building separation reduction occurs along 14.5' of the 40.0' long west facade of units 10 & 12. The 9.0' separation provides enough space for a gracious entry landing to units 9 & 11 while allowing for a 1.0' facade modulation at unit 10 & 12 that articulates a material transition and aligns with the edge of the level 3 roof deck massing.** **We believe that the facade modulation allows the project to better meet the intent of the design guidelines by providing a meaningful plane change to reinforce a material transition without negatively impacting the entry sequence to unis 9 & 11.** **Additional Context:** **The building configuration at permit intake proposed two dupexes with an 8' separation between attached units at the south facade to provide an entry sequence to the level 1 primary living space for units 9 & 11. When the units were separated into detached structures, the south separation between the units was increased to 9.0'.**	CS2.1b. Transition and Delineation of Zones DC2.1c. Building Layout & Massing DC4.3b. Building Details & Elements
3	***23.45.518.A.1 – SETBACKS*** *Rear Setback (Rowhomes): 7.0' avg; 5.0' min*	**SC & SE Building B North Setback** Required: 7.0' avg; 5.0' min Proposed: 6.1' avg & min	0.9' decrease to average setback (12.9% reduction)	**The reduced average rear setback occurs along a lot line internal to the proposed development and results from a design approach intended to reduce the perceived mass of structures facing S Dearborn St and increase the amount of sunlight reaching the north units on the functionally related site. This strategy of reducing the building widths fronting S Dearborn St so they appear more consistent with the scale of adjacent single family homes required the footprints to be lengthened in order to acheive the same square footage of interior space as more traditional, attached townhome units. With the reduced average rear setback, the buildings still maintain a 16.3' separation from the units to the north on the adjacent property.** **Additional Context:** **The building configuration at permit intake proposed two dupexes with the average rear setback exceeding the minimum 7.0'. When the units were separated into detached structures in response to a zoning correction, the unit 10 & 12 rear setbacks no longer complied with average setback requirements.**	PL3.2j&k Streetscape Treatment PL1.2d Connection Back to the Community DC4.3b. Building Details & Elements
4	***23.45.518.H.5 – PORCHES IN REQUIRED SETBACKS*** *a. Unenclosed porches or steps no higher than 4 ft above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 ft of a street lot line, except that portions of entry stairs or stoops not more than 2.5 ft in height, excluding guardrails, may extend to the street lot line.* *c. Unenclosed porches or steps permitted in the required setbacks shall be limited to a combined maximum width of 20 feet.*	**All Units - South Porches** **Unit 8 - East Porch** Required: max 2.5'H within 4' of lot line max 4.0'H within 5' of lot line max combined width: 20.0' Proposed: max 8.5'H within 4' of lot line max 11.3'H within 5' of lot line combined width: 80.5'	6.0' increase within 4' of front lot line 7.3' increase within 4' of front lot line 60.5' increase combined width	**The existing site has a 50 ft grade change from the northeast to the southwest corners. The site strategy for massing concept 3 is to step the units down the site in both N-S and E-W directions to deal with this extreme grade change. The south units (9-12) have structural limitations on how low they can step down in elevation because of maximum retained soil height to the north and surcharge from the parking area. Due to these limitations, the units are a few feet above the finished ROW grade. The combination of finished floor elevations and the average 22% slope along S Dearborn St cause the entry landings to quickly exceed maximum height limits.** **Providing larger entry landings along the street-facing facades allows space for personalization such as furniture and potted plants which encourages residents to comfortably occupy their porches. The variation of unit floor plans and height in relation to the sidewalk provides opportunities for each entry sequence to feel unique, contributing to a more dynamic and active streetscape.** **We believe the proposed departure helps the project better meet the the intent of the design guidelines by providing functional private outdoor spaces adjacent to public sidewalks that encourage pedestrian-to-resident interaction and increase eyes on the street. The material of the front porches also adds visual interest, texture and elements of human scale at these facades.** **Additional Context:** **An alternate scheme could add interior stairs at level 0 to lower the entry door to meet a code compliant entry landing height but this would not be a usable interior space, it would only function as an entry vestibule and not encourage a connection to the exterior. The finished floor of level 0 would remain at the same height above the ROW but without an expanded entry porch that allows the interior space to spill out and create a stronger connection to the public realm. This configuration would also loose the primary level 1 entries to both units so there would be fewer direct connections to the ROW.**	CS1.1a. Local Topography PL1.2d. Connection Back to the Community PL3.1g&h. Frontages PL3.2j&k Streetscape Treatment DC4.1b. Screening DC4.2b. Building Materials DC4.3b. Building Details & Elements
5	***23.45.518.H.5 – PORCHES IN BLDG SEPARATION*** *b. Unenclosed porches or steps no higher than 4 ft above existing grade may project into the required rear setback or required separation between structures a maximum of 4 ft provided they are a min of 5 ft from a rear lot line.*	**SC & SE Building A Porch @ Level 1** Required: max 4.0'H abv EG max 4.0' projection Proposed: max 6.5'H abv EG max 9.0' projection	2.5' height increase 5.0' projection increase	**The design proposal includes framed stairs and a porch between units 9/10 & 11/12 that provides the primary entry to unitS 9 & 11 on level 1. These decks include extra width to provide space for personalization, encouraging extended us by residents and fostering a connection to the public realm.** **If the stairs & porch were constructed of terraced concrete retaining walls, they would be considered 'at grade' & not restricted within the building separation. We believe that the proposed framed porches and stairs better meet the design guidelines than the code compliant alternate because they are clad in stained cedar slats which provides a higher quality material with increased visual interest and human scale texture than cast in place concrete.**	CS1.1a. Local Topography CS3.1a. Neighborhood Context PL1.1a. Accessible Open Space PL3.1g&h. Frontages DC4.2b. Building Materials

REQUESTED DEPARTURES MATRIX PARCEL B



DEPARTURE ITEMS 2-5
1/8" = 1'-0"

REQUESTED DEPARTURES PARCEL B



ALL UNITS - SOUTH FACADE
3/32" = 1'-0"



UNIT 12 - EAST FACADE
3/32" = 1'-0"



VIEW OF PORCHES ALONG S DEARBORN ST



VIEW OF PORCHES ALONG S DEARBORN ST

COMPLETED WORK FROM GREEN CANOPY NODE



3251 W Commodore Way



4418 Dayton Ave N



5200 Renton



4332 SE Madison St (Portland OR)

COMPLETED WORK FROM GREEN CANOPY NODE



126 W Florentia



5123 N Michigan (Portland, OR)



2116 13th Ave S



1004 26th Ave E