



3329 CLAREMONT AVE S. TOWNHOMES

STREAMLINED DESIGN REVIEW PACKET • NOVEMBER 14, 2025 • SDCI# **3043621-LU**

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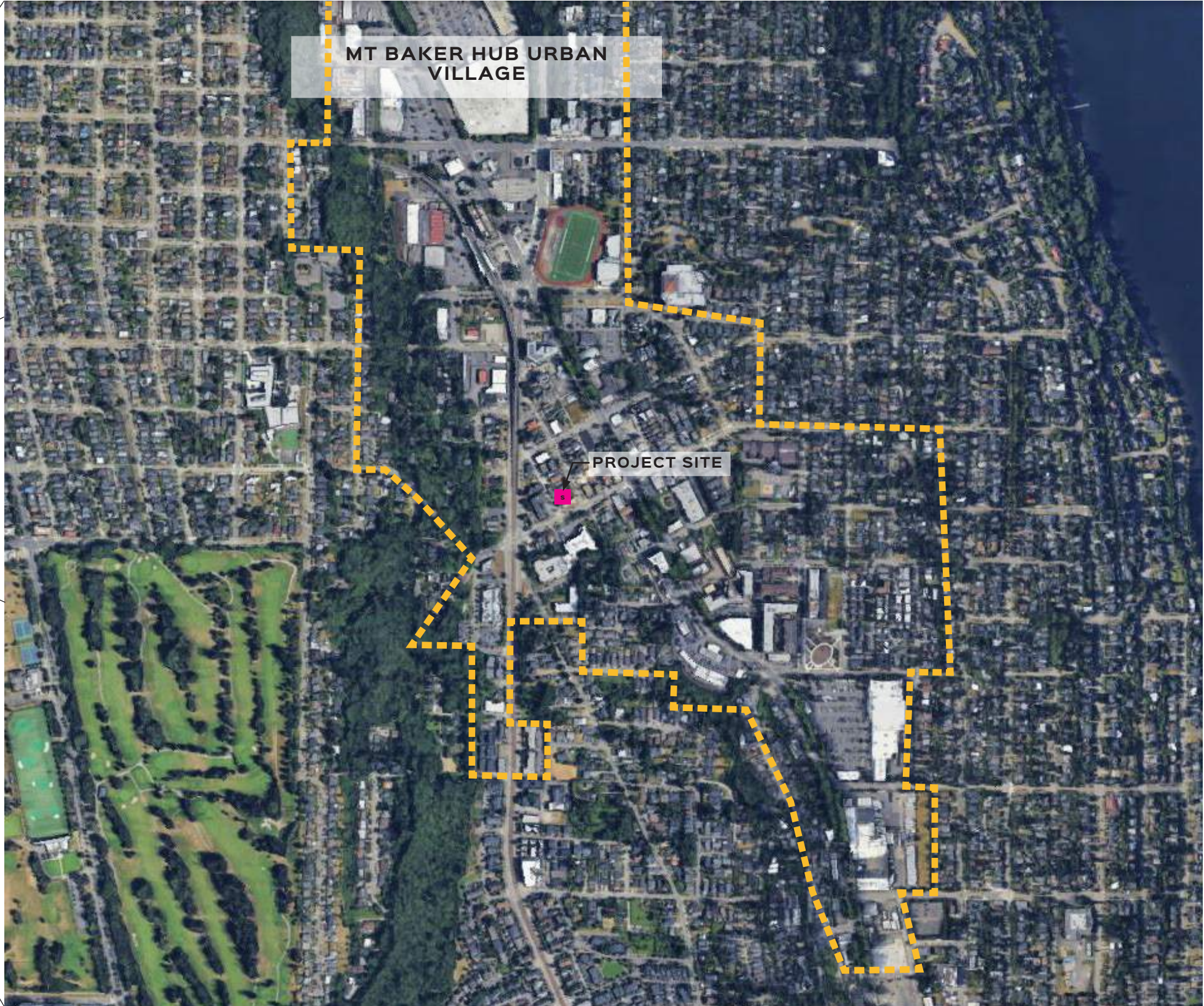
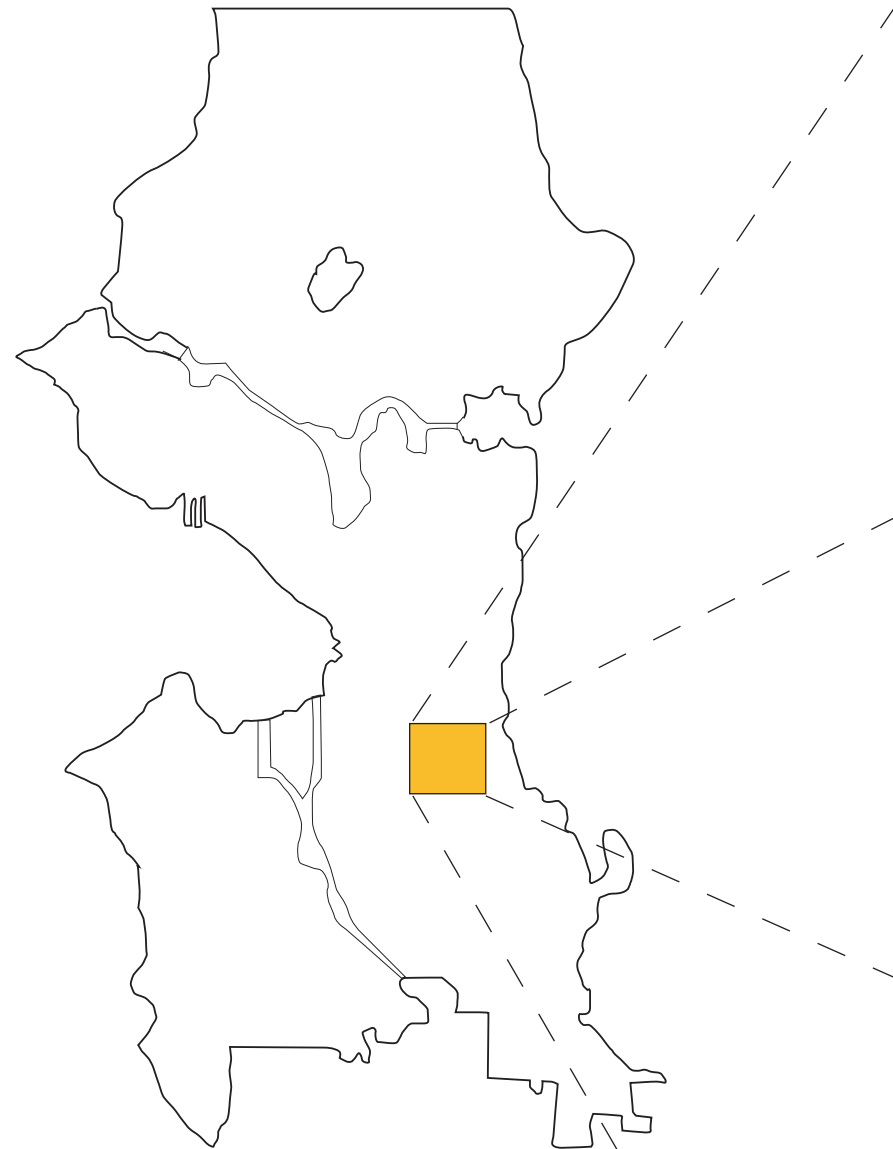
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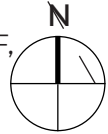


PROJECT ADDRESS: 3329 CLAREMONT AVE S.
SEATTLE WA, 98144

LEGAL DESCRIPTION: BYRON ADD 10 & N 20 FT OF 11
PLAT BLOCK: 7
PLAT LOT: 10 - 11

OWNER: CLAUDETTE JACKSON

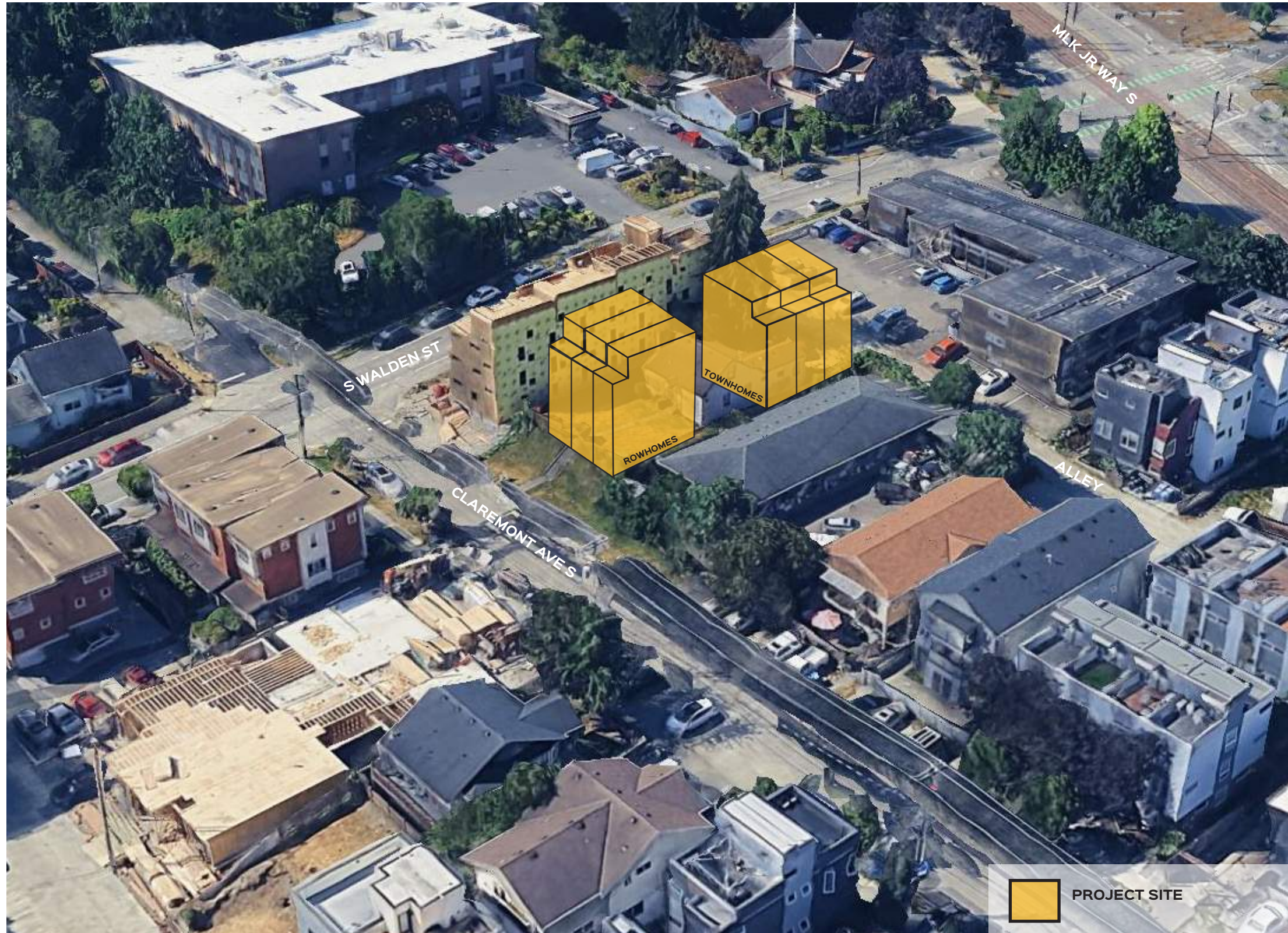
ARCHITECT: ALLIED8
4860 RAINIER AVE S. SUITE F,
SEATTLE, WA 98118
206-324-2420



PRELIMINARY SEATTLE ZONING DATA

Parcel Number 128230-0535
 Lot Area 6,000 SF
 Zone LR3
 Mt Baker Hub Urban Village

DEVELOPMENT STANDARD	COMPLIANCE	ORDINANCE
Permitted and Prohibited Uses	Residential uses permitted outright with no limitations	23.45.504
Floor Area Ratio	Max FAR for LR3 zone inside an urban village with an MHA Suffix: 2.3 All stories or portions of stories that are underground (or that extend no more than 4-ft above grade) are not counted against max FAR. Exterior corridors and stairs are not counted as gross floor area, per the definition of gross floor area, and are not counted against max FAR.	23.45.510
Density Limits - LR Zones	No Limit	23.45.512
Structure Height	50-ft is maximum base height allowed for rowhouse and townhouse developments in LR3 Zones located inside an urban village Pitched roof exception for minimum slope of 3:12 for LR zones + 5-ft Shed and Butterfly roof exception for LR zones + 3-ft All residential uses in LR3 zones height limit is increased 4 ft for structure that includes a story that is partially below-grade	23.45.514
Setbacks	7-ft average, minimum 5-ft front setback 0-ft rear setback with alley and 7-ft average, 5-ft minimum rear setback without alley Minimum 5-ft side setback	23.45.518
Amenity Area	Total of all amenity areas to equal a minimum of 25% of the total lot area A minimum of 50% of the required amenity shall be provided at ground level Amenity areas to have a minimum horizontal dimension of 10-ft or greater and not less than 250 SF A woonerf may provide a maximum of 50% of the amenity area if design is approved through a design review process as specified in 23.41	23.45.522
Landscaping	Achieve a Green Factor score of 0.6 or greater Street trees are required if any type of development is proposed. The director shall determine the number, type, and placement	23.45.524
Structure Width and Façade Length	The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line	23.45.527
Parking Location , Access, and Screening	No car parking required within urban villages where site is served by a minimum frequent transit service (per Table B)	23.54.015
Bicycle Parking requirements	Townhouse and rowhouse developments 1 per dwelling unit (per Table D)	23.54.015.K
Solid waste & recycling	2-8 dwelling units require a minimum of 84 SF for shared storage 8 or fewer dwelling units, the minimum horizontal dimension (width and depth) storage space is 7 feet Containers shall not be located between a street-facing facade of the structure and the street Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location	23.54.040 23.54.040.D.1 23.54.040.E.1 23.54.040.F.1.a



Project Summary:

This project proposes to remove the existing fire damaged single family structure and to build 3, four-story townhomes and 3, four-story rowhomes on the 6,000 SF site. The site is located in a Low Rise (LR3) zone and intends on maintaining the character of the neighborhood, while adding density. The ground floor will provide off street garage parking for each unit.

Amenity space will be provided for livability and sociability of the site. The central woonerf amenity space is intended as a social space for the tenants to interact. Private roof decks also provide personal outdoor space for each unit. The front yard amenity and landscaping is intended to create a sense of arrival for the tenants and to improve the appearance to the rest of the neighborhood.

The new structures will not displace or remove any trees. The project strives to create a series of structures that create a more dense neighborhood, therefore activating the streets and adding to the vibrancy. The specific design of all street-level amenities and landscaping will be developed in conjunction with a landscape architect, SDOT and SDCl.

Unit Count: 6 units
Unit Sizes: 1,820 SF (Townhomes)
 1,550 SF (Rowhomes)

CONTEXT ANALYSIS: LAND USE & ZONING

Uses

The immediate surrounding area is transitioning from single family residences to small scale multi-family and townhouses.

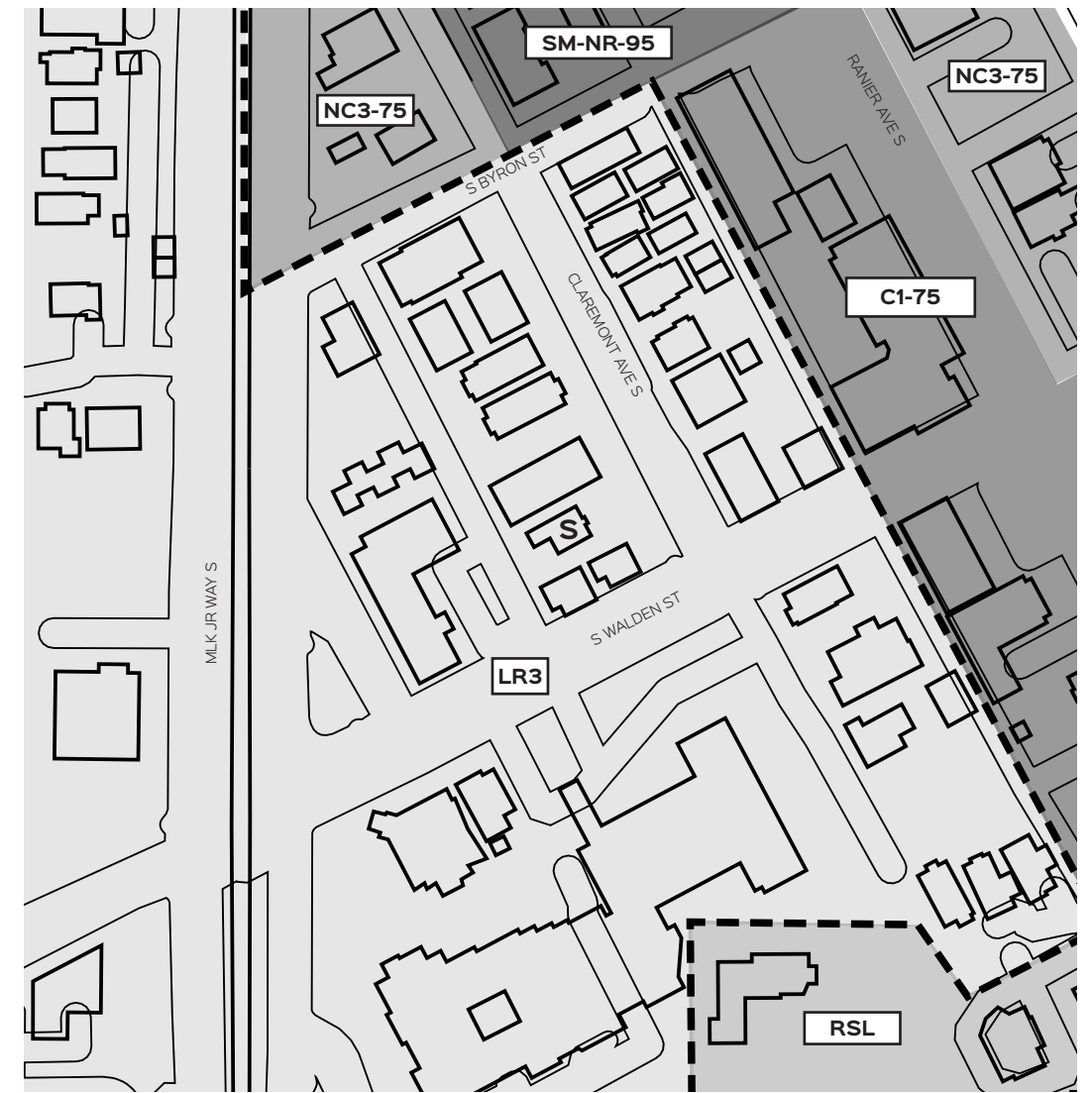
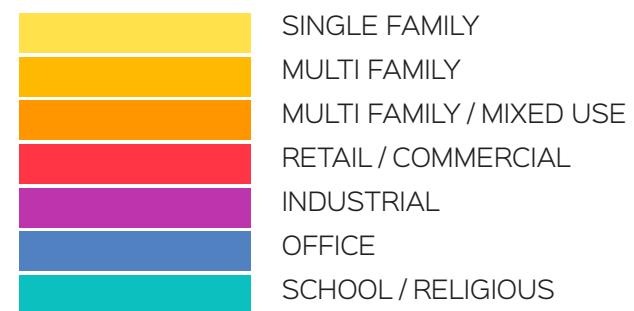
Rainier Ave is a short walk to the East and here you will find Retail, Commercial, Industrial, and Office use.

Zoning

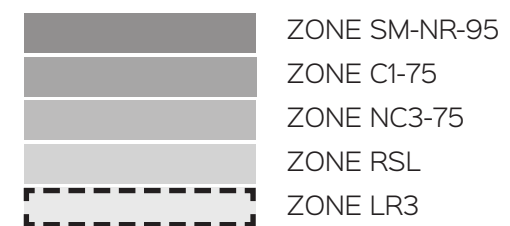
Zoning along Claremont is NC3-75, LR3, and RSL. Along Rainier Ave zoning is SM-NR-95, C1-75, and NC3-75.



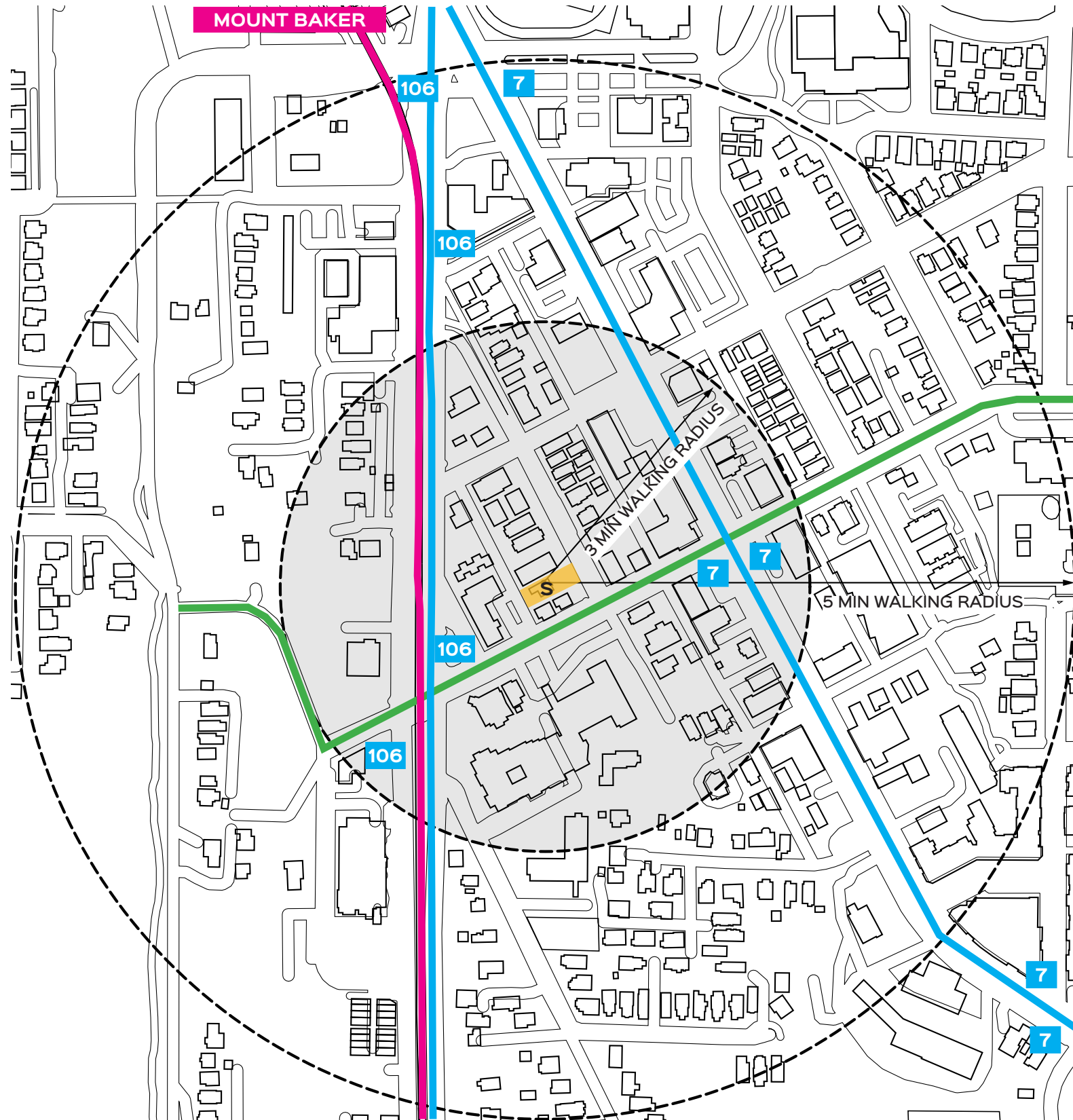
USES



ZONING



CONTEXT ANALYSIS: TRANSIT MODES



TRANSIT

- X BUS STOP
- X LIGHT RAIL STOP
- BUS ROUTE
- LIGHT RAIL ROUTE
- NEIGHBORHOOD GREENWAY
- - - WALKING RADIUS

Transit

The project is located adjacent to a neighborhood greenway connecting to parks and bike paths. This provides accessible bike commuting and recreational use. The number 7 bus line is located a block away on Rainier Ave providing frequent transit. Mount Baker light rail station is located a few blocks away and is one of multiple routes making public transportation simple for residents.

Future residents will be able to enjoy proximity to multiple green spaces including Cheasty Green Space and Mount Baker Boulevard.

RAINIER AVE S & S WALDEN
 STOP # 8380 NORTH BOUND - SUNDAY
 7 - DOWNTOWN SEATTLE VIA RAINIER AVE S

AM	5:	44					
	6:	14	29	44	59		
	7:	14	29	39	54		
	8:	10	25	40	52		
	9:	04	16	28	40	52	
	10:	04	16	28	41	53	
	11:	05	17	29	41	53	
PM	12:	05	17	29	41	53	
	1:	05	17	29	41	53	
	2:	05	17	29	41	53	
	3:	05	17	29	41	53	
	4:	05	17	29	41	53	
	5:	05	16	28	40	51	
	6:	03	15	27	31	39	54
	7:	04	09	24	44	54	
	8:	09	24	39	54		
	9:	09	23	38	53		
	10:	07	22	37	49	52	
	11:	07	22	37	51		
AM	12:	07	22	37	42	52	
	1:	05	37				
	2:	05	52				
	3:	51					
	4:	37					

RAINIER AVE S & S WALDEN
 STOP # 8380 NORTH BOUND - WEEKDAY
 7 - DOWNTOWN SEATTLE VIA RAINIER AVE S

AM	5:	04	34	49						
	6:	04	19	34	44	56				
	7:	04	12	20	28	36	45	51		
	8:	02	10	18	23	33	41	49	55	
	9:	05	13	22	32	42	52			
	10:	02	12	22	32	42	52			
	11:	02	12	22	32	42	52			
PM	12:	02	12	22	32	42	52			
	1:	02	12	22	32	42	52			
	2:	02	12	22	32	42	53			
	3:	03	13	23	31	38	46	53		
	4:	01	08	16	23	31	38	46	53	59
	5:	08	16	21	33	43	46	51	59	
	6:	09	16	20	29	40	46	50	56	59
	7:	07	16	19	34	40	49			
	8:	04	10	19	34	39	47			
	9:	04	19	34	49					
	10:	04	19	34	38	49				
	11:	04	19	29	49	59				
AM	12:	19	29	49						
	1:	03	19	49						
	2:	13	43							
	3:	18								
	4:	03								

RAINIER AVE S & S WALDEN
 STOP # 8380 NORTH BOUND - SATURDAY
 7 - DOWNTOWN SEATTLE VIA RAINIER AVE S

AM	5:	48					
	6:	03	18	33	49		
	7:	04	19	34	49		
	8:	01	13	25	37	49	
	9:	01	13	23	33	45	55
	10:	05	15	25	35	46	56
	11:	06	16	26	36	46	56
PM	12:	06	16	26	37	47	57
	1:	07	17	27	37	47	57
	2:	07	17	27	37	47	57
	3:	07	17	27	37	47	57
	4:	07	17	26	36	46	56
	5:	06	16	26	36	46	56
	6:	06	16	26	36	46	56
	7:	06	16	31	46		
	8:	01	16	31	45		
	9:	00	15	30	44	58	
	10:	13	27	43	47	58	
	11:	13	18	27	43	57	
AM	12:	13	43				
	1:	13	43				
	2:	12	49				
	3:	12					
	4:	12	40				

COMMUNITY NODES AND LANDMARKS

The project is located at 3329 Claremont Ave S, between Rainier Ave and Martin Luther King Jr Way in the Mt Baker Hub Urban Village.

Rainier Ave S Commercial & Retail

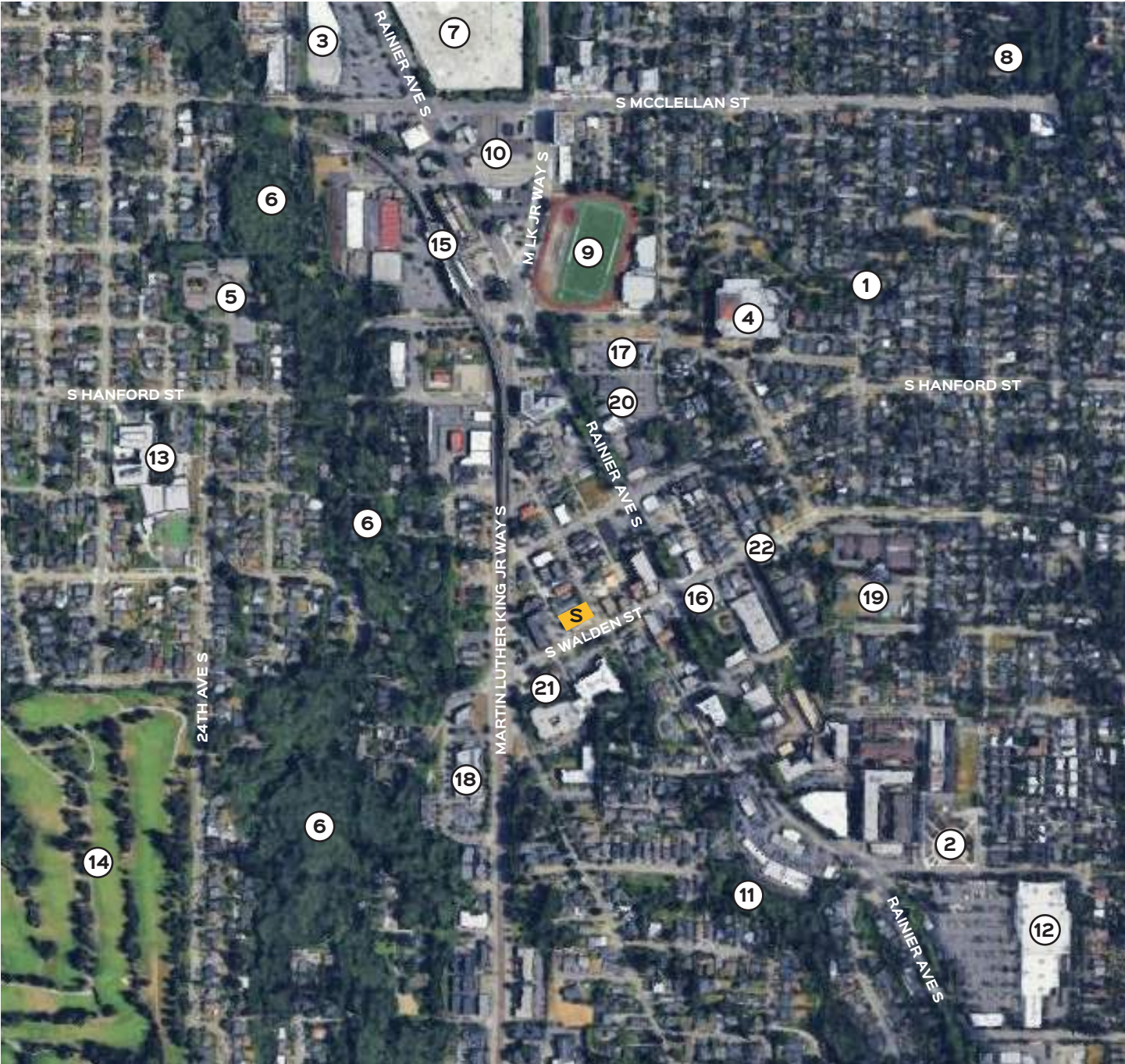
Rainier Ave S is a key neighborhood retail and commercial street, providing nearby residents with everyday conveniences. Along this corridor you can find grocery stores, schools, places of worship, a fire station, a major hardware store, and restaurants. This corridor will continue to grow with the neighborhood as it is zoned C1-75 and SM-NR 95, allowing it to meet the demands the developing area.

Cheasty Greenspace

The Cheasty Boulevard Greenspace is located three blocks from the project site. This greenspace is a 43-acre urban forest and parkland on the east slope of Beacon Hill in South Seattle, developed through community efforts focused on forest restoration and a local network of walking and biking trails. The Rainier Valley Neighborhood Greenway along Walden St provides safer, calmer neighborhood connections and a link to the broader bicycle network and other community destinations.

Walkable Community

With the convenience of public transportation and the amount of nearby neighborhood amenities, the project is well situated to enjoy the benefits of this community. Adding density to this neighborhood will only improve the viability of the commercial and retail that make this neighborhood desirable.



- 1. MOUNT BAKER BOULEVARD PARK
- 2. CHERYL CHOW PARK
- 3. QFC
- 4. FRANKLIN HIGH SCHOOL
- 5. BLAINE MEMORIAL METHODIST CHURCH
- 6. NEIGHBORHOOD GREENWAY - CHEASTY BLVD S
- 7. LOWE'S HOME IMPROVEMENT
- 8. MOUNT BAKER PARK
- 9. FRANKLIN HIGH SCHOOL FIELD
- 10. MOUNT BAKER TRANSIT CENTER
- 11. LAKE PEOPLE PARK
- 12. SAFEWAY
- 13. KIMBALL ELEMENTARY SCHOOL
- 14. BILL WRIGHT GOLF COMPLEX
- 15. MOUNT BAKER LIGHTRAIL STATION
- 16. MEKONG ASIAN MARKET
- 17. SEATTLE FIRE STATION 30
- 18. ASIAN COUNSELING & REFERRAL SERVICES
- 19. JOHN MUIR ELEMENTARY SCHOOL
- 20. SCOUTING AMERICA CHIEF SEATTLE COUNCIL
- 21. UNITED HOUSE OF PRAYER FOR ALL PEOPLE
- 22. RAINIER VALLEY NEIGHBORHOOD GREENWAY

CONTEXT ANALYSIS: MT BAKER URBAN HUB NEIGHBORHOOD



15. MOUNT BAKER TRANSIT CENTER



15. MOUNT BAKER TRANSIT CENTER



19. JOHN MUIR ELEMENTARY SCHOOL



4. FRANKLIN HIGH SCHOOL



21. UNITED HOUSE OF PRAYER FOR ALL PEOPLE



16. MEKONG SUPERMARKET



6. CHEASTY GREENSPACE



12. SAFEWAY



3. QFC



22. NEIGHBORHOOD GREENWAY



9. FRANKLIN HIGH SCHOOL FIELDS

CONTEXT ANALYSIS: STREET SECTIONS

PROJECT SITE



1 - CLAREMONT AVE S. LOOKING WEST

NORTH →

OPPOSITE PROJECT SITE



2 - CLAREMONT AVE S. LOOKING EAST

← NORTH



CONTEXT ANALYSIS: NEIGHBORING BUILDINGS



EXISTING SITE: PHOTOS



1



2

Site Characteristics that Inform Design:

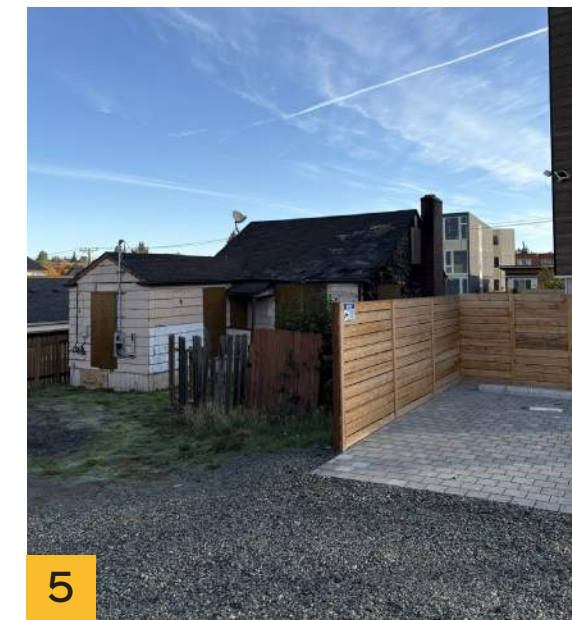
- Fire damaged existing single family residence
- Pedestrian access from Claremont Ave
- Vehicular access from Alley
- Visibility from Claremont Ave
- Access to Light and Air



3



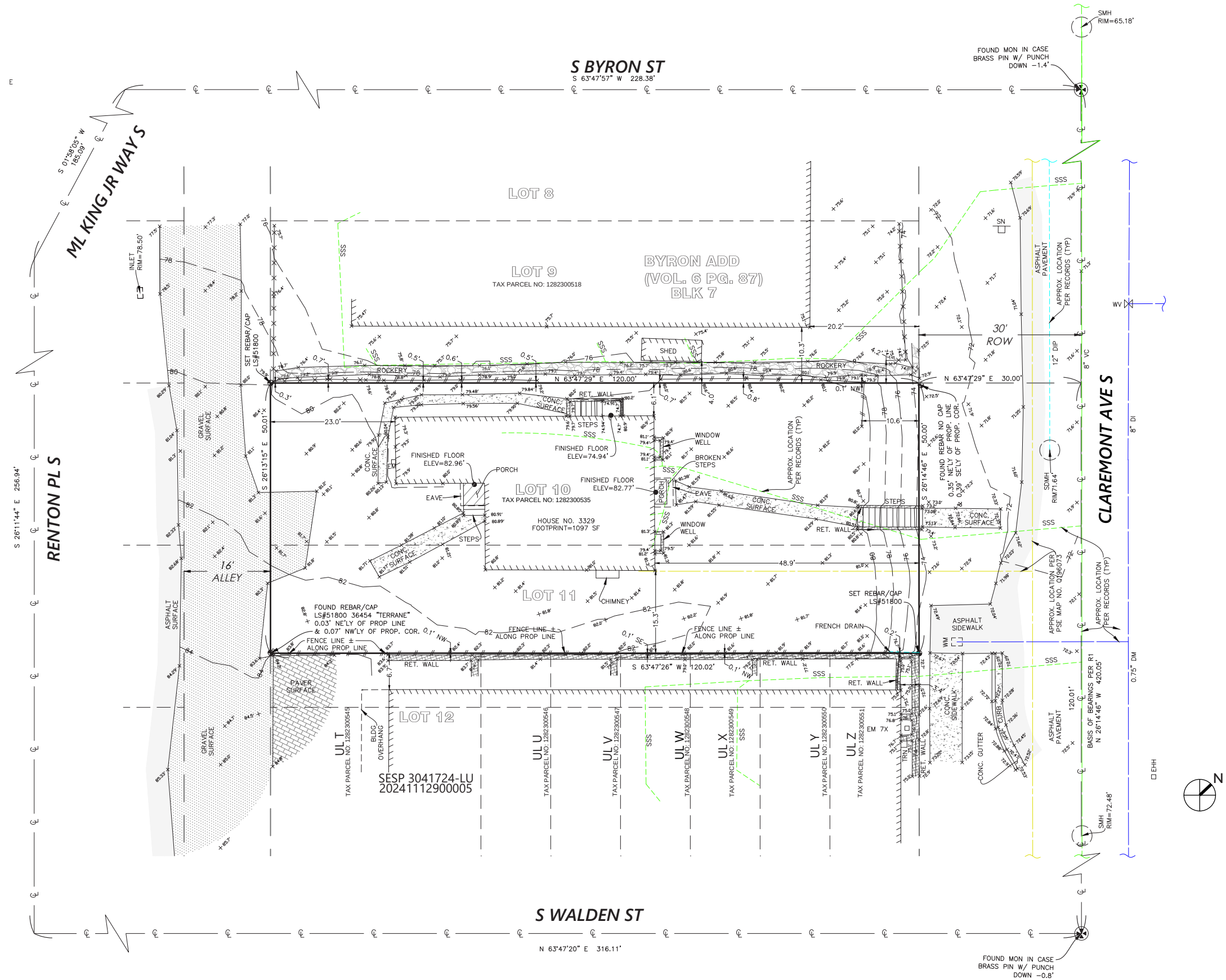
4



5

EXISTING SITE PLAN

LEGAL DESCRIPTION:
 BYRON ADD 10 & N 20 FT OF 11
 Plat Block: 7
 Plat Lot: 10-11



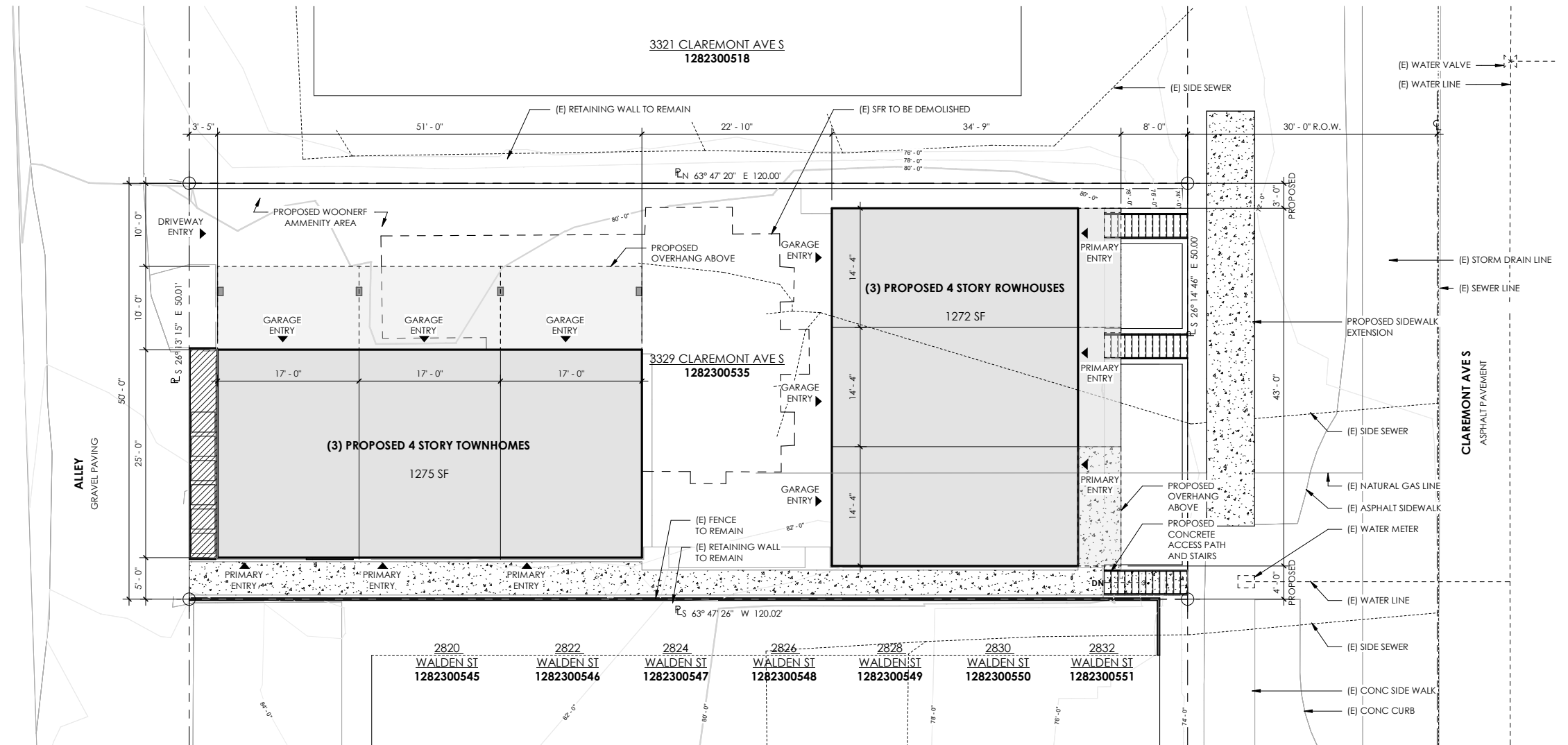
PROPOSED SITE PLAN

The existing single family residence was built in 1919 and will be demolished under a separate permit due to fire damage. This is a mid block development on an alley with a multi-family structure to the North and a recently completed 7 unit townhouse development occupying the lot to the South. Parcels directly across Claremont Ave to the East and across the alley to the West are also occupied by multi-family structures

The Claremont Ave frontage is 50' long with about 6'-7" of grade change from the street. This proposal intends to extend the 6' wide sidewalk adjacent to the property line from Walden Ave S with a 5'-6" planting strip between the new sidewalk and Claremont Ave. The interior lot lines are 120' long and the grade is fairly flat on most of the site due to a existing retaining wall on the North property line.

The site will utilize a new curb cut off the alley.

New street trees will be planted to increase the current character of the street.



8.0 DESIGN GUIDELINES

CS1 Natural Systems & Site Features	<p>B*. SUNLIGHT AND NATURAL VENTILATION</p> <ol style="list-style-type: none"> 1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible. 2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and / or design of structures on the site. <p>Response: The dual massing scheme and small scale of this project allows for most occupiable space to have multiple exposures allowing for cross ventilation and direct sunlight throughout the day.</p>
CS2 Urban Pattern and Form	<p>D*. HEIGHT, BULK, AND SCALE</p> <ol style="list-style-type: none"> 1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies. 5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings. <p>Response: The project is in an evolving neighborhood. This development continues the trend of increasing density on these small lots. The adjacent new developments are maxing out the site with 4 story townhomes. This proposal minimizes the 4 story feel by reducing the bulk of the project into two smaller forms. The building height is primarily concentrated at the South property line adjacent to existing 4-story townhomes and reduces bulk along the North property line adjacent to the neighboring one story development. The facade along Claremont Ave is broken up with recessed pedestrian entryways and terraced fourth floor roof decks to reduce the visible height and massing from the street. Material variety at these massing articulations is also provided to further break up each building form.</p>
CS3 Architectural Context & Character	<p>A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES</p> <ol style="list-style-type: none"> 1. Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and / or the use of complementary materials. 2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means. 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future <p>Response: This building will be a good example for high quality design through contemporary materials and a form compatible with the surrounding structures. The building will serve as an example for future development.</p>
PL1 Connectivity	<p>A*. NETWORK OF OPEN SPACES</p> <ol style="list-style-type: none"> 1. Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.. <p>Response: The recessed ground floor entry and retaining walls on Claremont Ave activate the previously underutilized sloped front yard to create street facing open space in support of more landscaping, the possibility of outdoor seating, and an enhanced pedestrian realm. The roof decks and interior courtyard create a variety of outdoor spaces for circulation and occupation by residents and guests, encouraging social and recreational interaction.</p>
PL2 Walkability	<p>B. SAFETY AND SECURITY</p> <ol style="list-style-type: none"> 1. Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. <p>Response: Entries are clustered and will provide ample lighting and visibility onto shared walkways through the site. Amenity area lighting and lighting along the pedestrian pathway will provide quality light to safely and securely navigate the site.</p>
<p>PL3 Street-Level Interaction & PL3 Street Level Interaction (Mount Baker Supplemental Guidance)</p>	<p>B. RESIDENTIAL EDGES</p> <ol style="list-style-type: none"> 2. Ground Level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence <p>Response: The three units along the East property line were intentionally turned to provide primary entryways off of the Claremont Ave street frontage. Privacy and security for units facing Claremont Ave will be taken into account by creating a landscaping buffer, retaining wall, patio, and recessed entry as transition area between the street. Staircases transitioning to building entry level will be highly visible for safety reasons and will clearly identify the transition from public sidewalk to the private residences.</p>



8.0 DESIGN GUIDELINES



DC1 Project Uses & Activities

B. VEHICULAR ACCESS AND CIRCULATION

1. Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

Response: Existing alley will be utilized for vehicular access, allowing sidewalks and Claremont Ave street frontage to remain non-motorist. Parking areas will utilize a shared driveway and will be visually screened from the street and alley. The shared driveway will operate as a woonerf, providing flexibility as a common space to be utilized by residents.

DC2 Architectural Concept

A*. MASSING

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

Response: The proposed project has been split into two primary structures to break up the building facades, respond to the scale of the neighborhood, and introduce light and air into the central area of the site. The two individual structures further utilize secondary architectural elements such as terraced roof decks, ground floor recessions, and highlighted building entries to appear visually de-bulked and relate to the character of the neighborhood.

B*. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

Response: The street facing facade includes big windows, recessed entries, and changes in siding orientation, all of which contribute to a rich composition and human scale facing the street. The alley facing facade also utilizes an overhang and recessed entry point at the ground floor with siding orientation variation. Each unit in the project has a private roof deck for facade modulation at the top floor.



DC3 Open Space Concept &
DC3 Open Space Concept *(Mount Baker Supplemental Guidance)*

B*. OPEN SPACE USES AND ACTIVITIES

4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

Response: The proposed building is sited to create a social amenity space between the two new structures. This space will act as a woonerf and will be enhanced by landscaping and pavers to encourage social interaction. Private recessed entry spaces at Claremont Ave and roof amenity areas provide strategic privacy while also aid in increasing interaction among residents.

DC4 Exterior Elements & Materials &
DC4 Exterior Elements and Finishes
(Mount Baker Supplemental Guidance)

A. EXTERIOR ELEMENTS AND FINISHES

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

Response: Wood siding adds texture and richness to the facade while being a sustainable, natural resource that lends to a high quality of detailing. Wood siding blends well with the nearby natural landscape of the Cheasty greenbelt. An extended parapet will enclose the roof decks, allowing for facade continuity and a well crafted, easy to maintain, beautiful detail for a highly visible deck feature.



D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

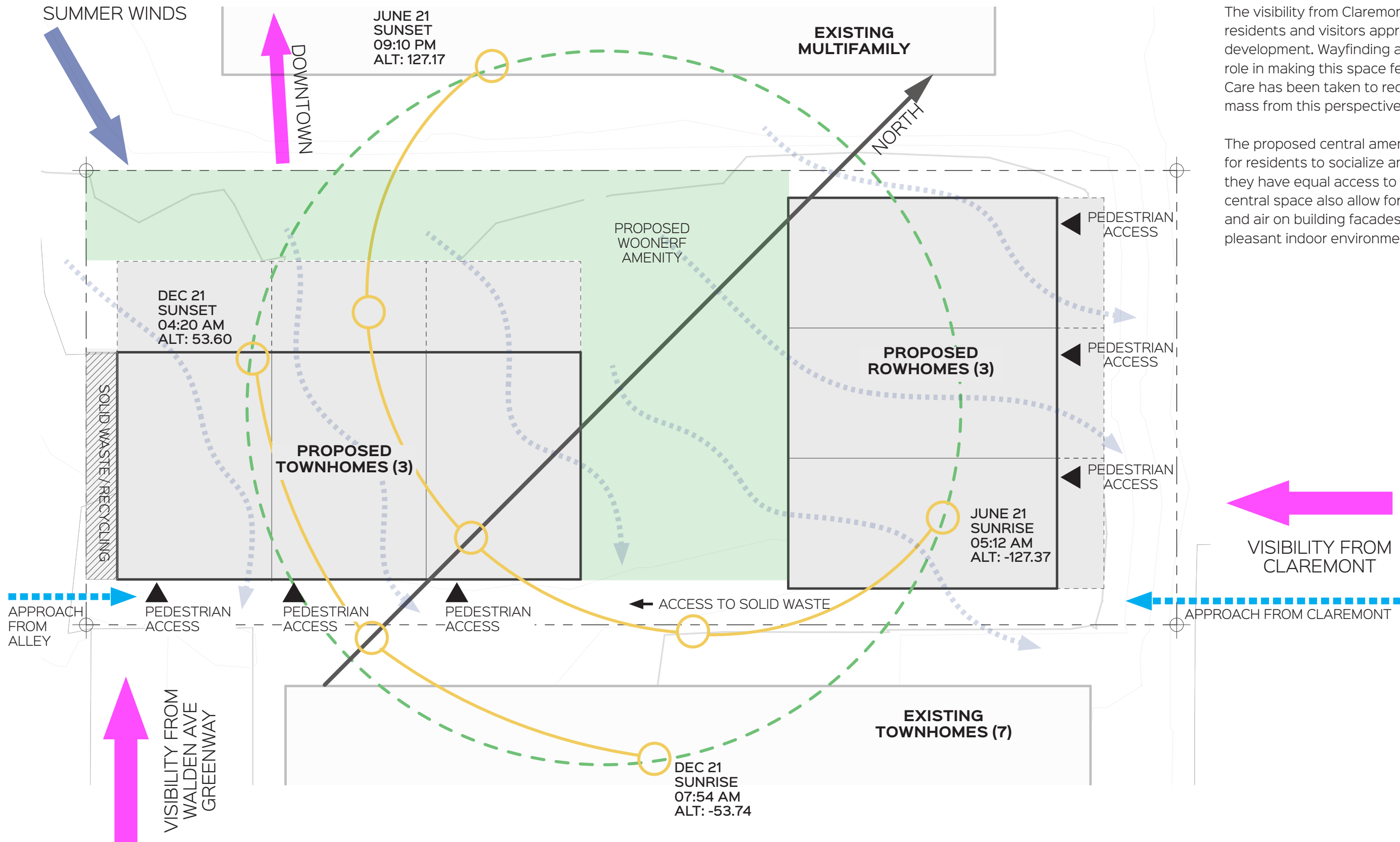
1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Response: The hardscape and softscape of the landscape design will enhance the current conditions of the site and set a good example for future development. The permeable pavers of the shared driveway will add texture and color through the center of the site, allowing for light vegetative growth to break up the hardscape design. A retaining wall at Claremont Ave will create a landscaping area to buffer the proposed building from the street, complimenting the building architecture and breaking down the visual mass.

* Denotes Priority Guidelines

PARTIAL SITE PLAN W/ SITE ANALYSIS



The visibility from Claremont Ave is important as residents and visitors approach the proposed development. Wayfinding and lighting will play a role in making this space feel inviting and safe. Care has been taken to reduce the bulk and mass from this perspective.

The proposed central amenity space will allow for residents to socialize and feel as though they have equal access to this space. This central space also allow for access to light and air on building facades, creating a more pleasant indoor environment for the residents.

The Design Proposal is 3 four-story townhomes and 3 four-story rowhomes on the lot of an existing single family residence. The two separate structures allow for a communal central amenity space shared between the residents of both structures.

The design intent is to align the redevelopment with the contemporary character that now defines this evolving Seattle neighborhood. This proposal brings the site's scale and density in line with the infill multifamily projects that have recently transformed the surrounding blocks.

The streamlined design reinforces the contemporary character of the street through clean lines, minimal articulation, and a cohesive material palette. Separating the units into distinct rowhome and townhome structures reduces perceived mass and preserves a central amenity space, allowing the development to integrate respectfully into the block's established scale and rhythm.

PROGRAM:

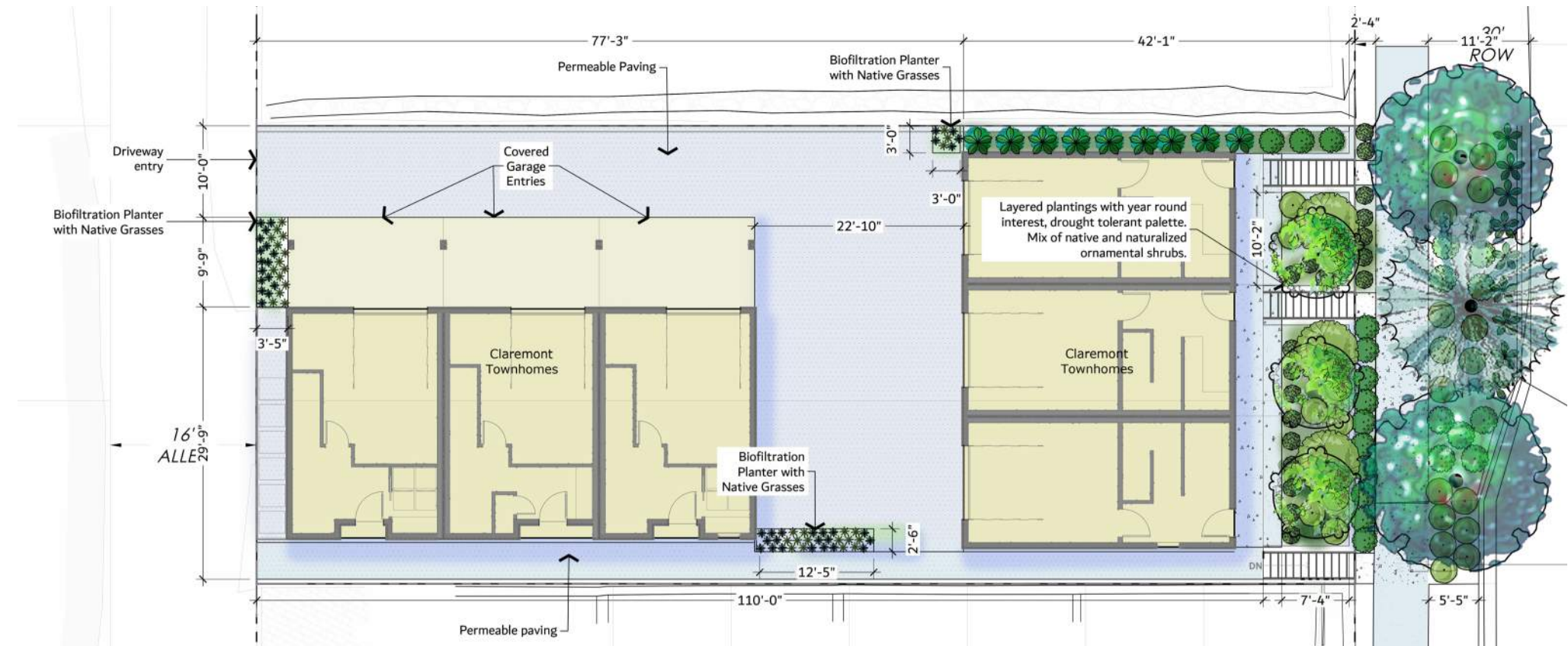
Stories	4
Unit Count	6 Units
FAR	11,477 SF Total

POTENTIAL ADJUSTMENTS:

- 23.45.518 Setbacks
- 23.45.527 Facade Length



PROPOSED LANDSCAPE



FRONTEIR ELM



LAVENDER



MOUNTAIN SPIREA



MT. VERNON LAUREL



RED FLOWERING CURRANT



VINE MAPLE



SLOUGH SEDGE



SMALL-FRUITED BULRUSH

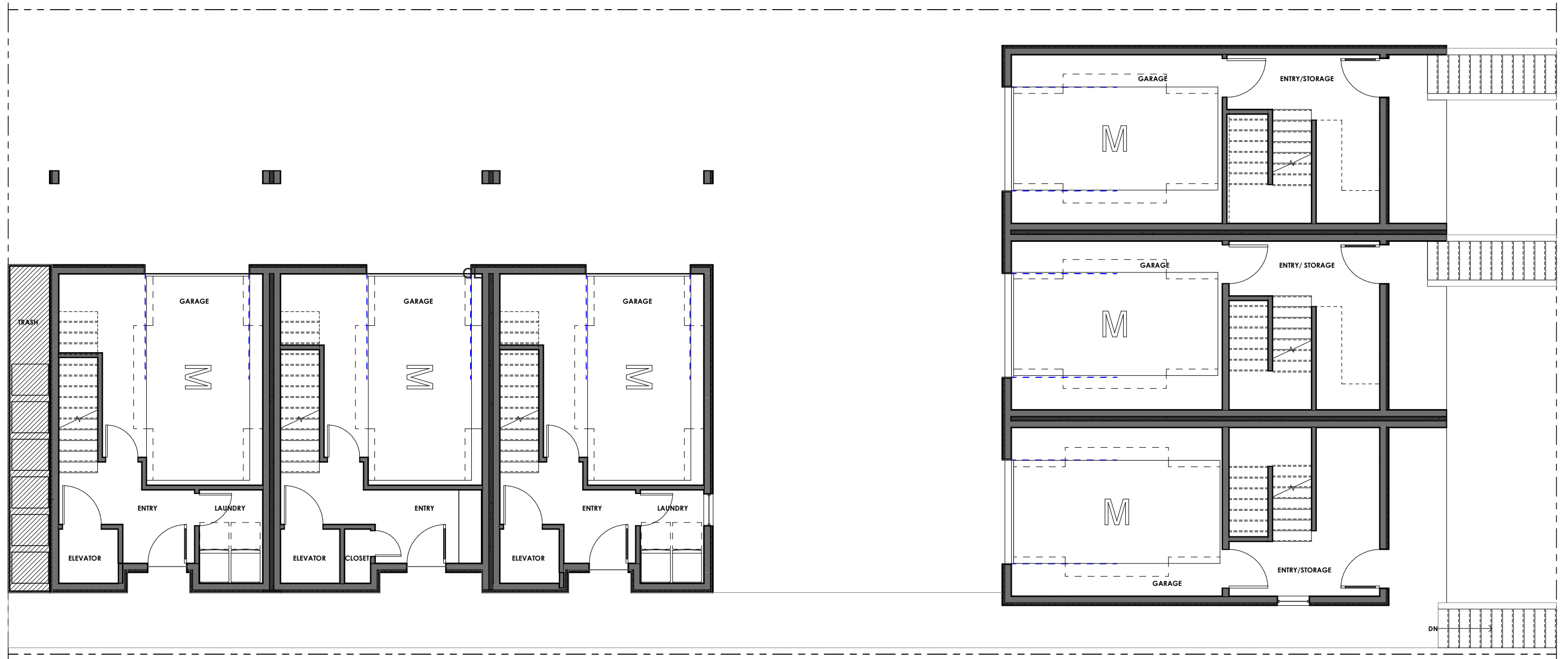


SPIREA



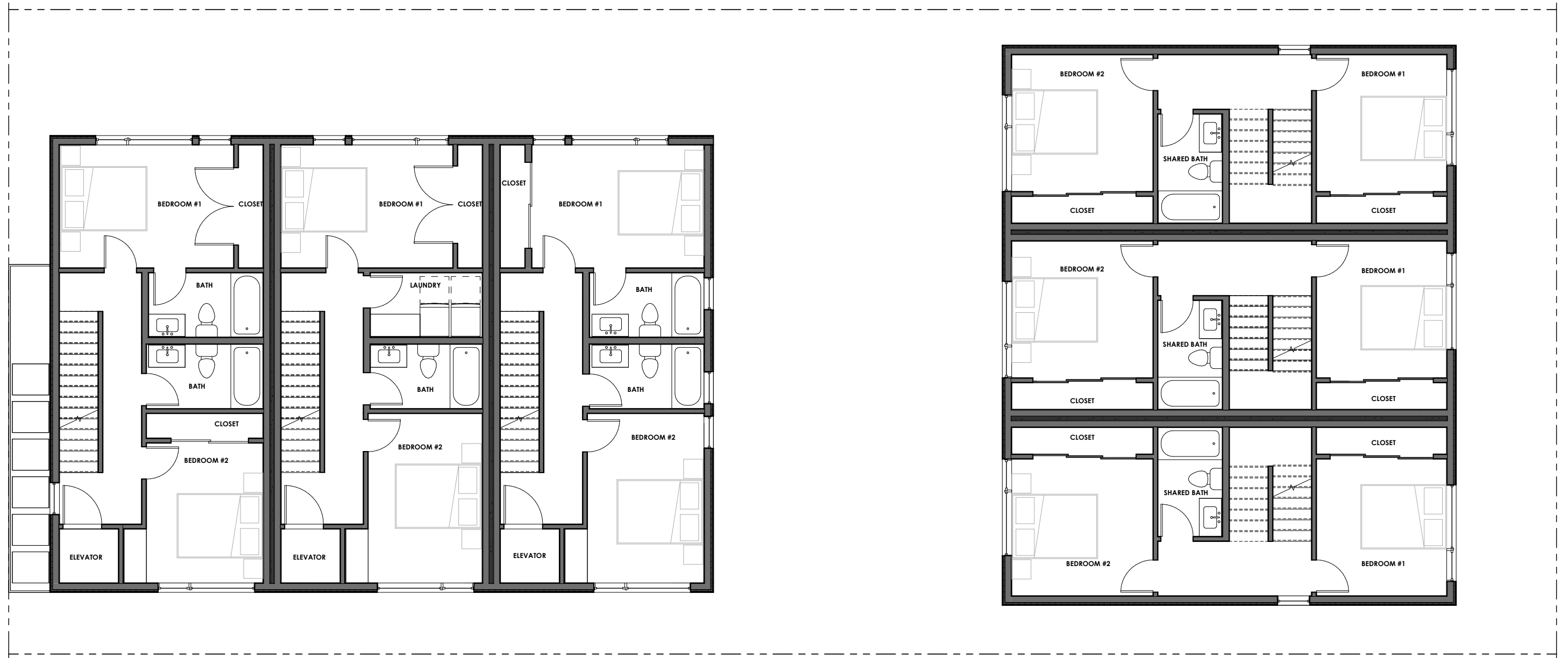
GREEN TOWER BOXWOOD

PROPOSED FLOOR PLANS

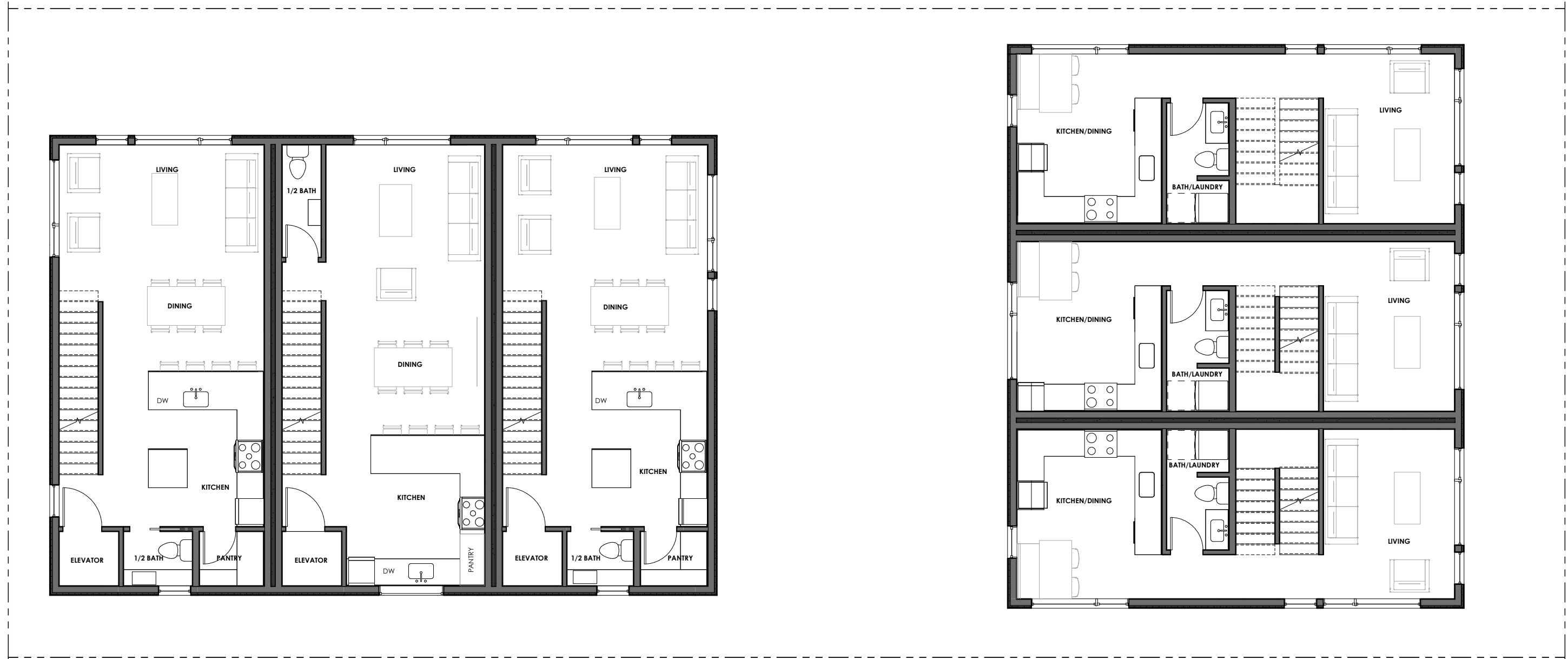


LEVEL 1 FLOOR PLAN





LEVEL 2 FLOOR PLAN 

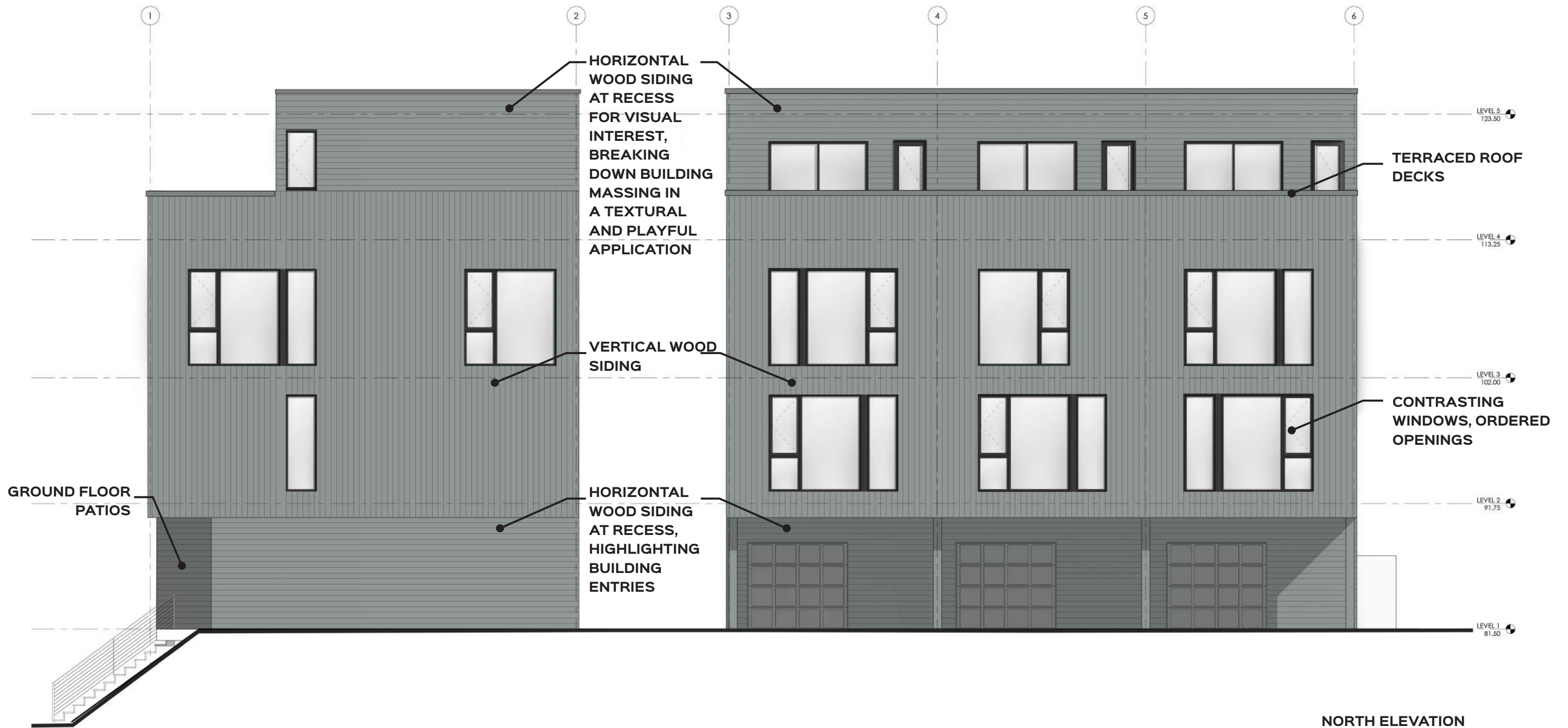


LEVEL 3 FLOOR PLAN 

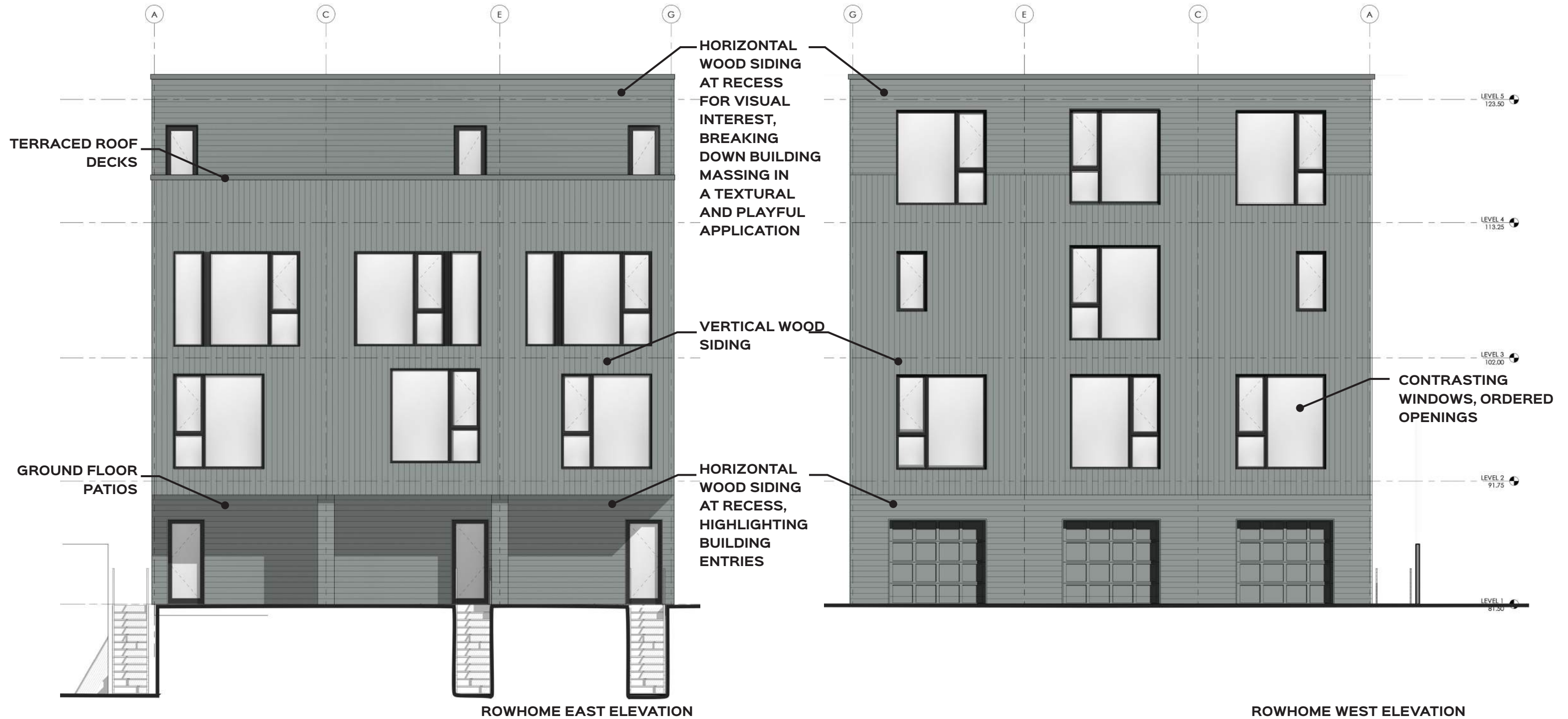


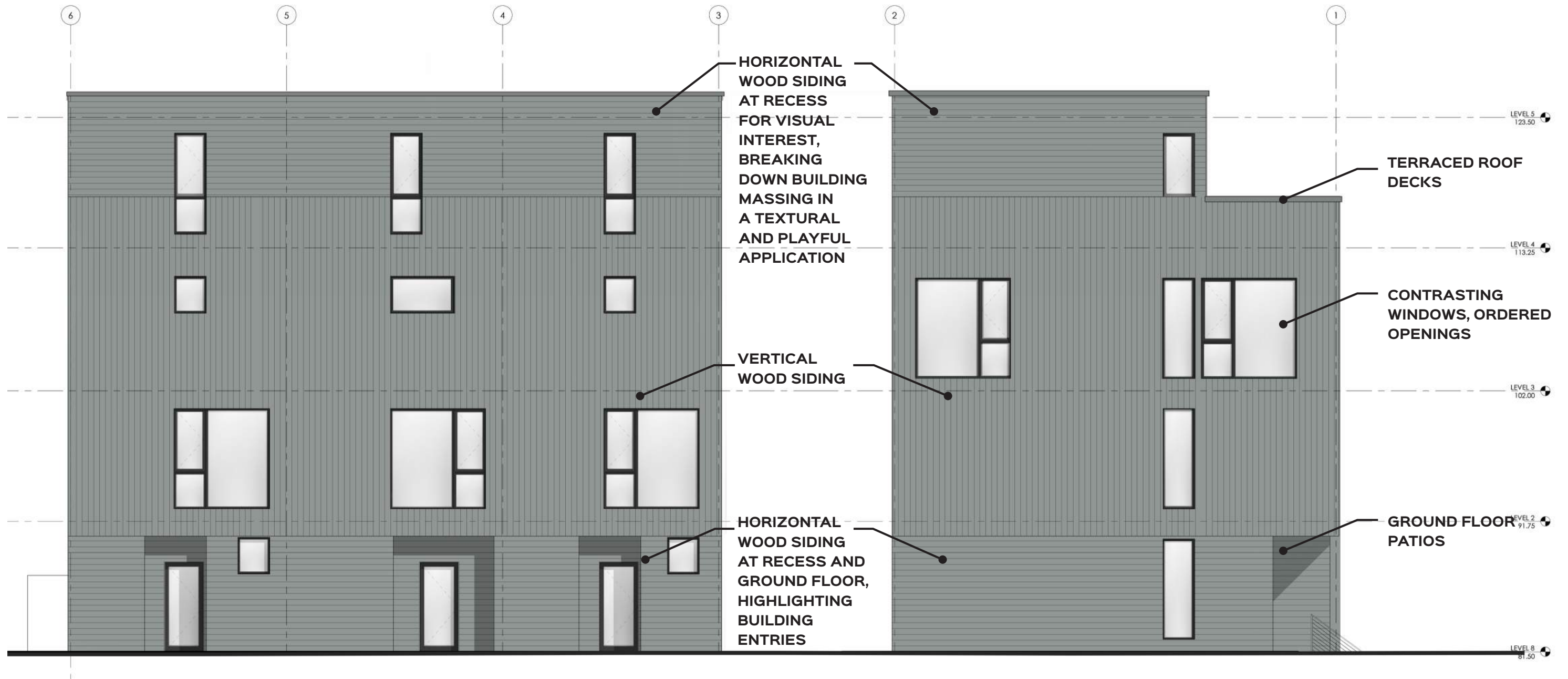
LEVEL 4 FLOOR PLAN



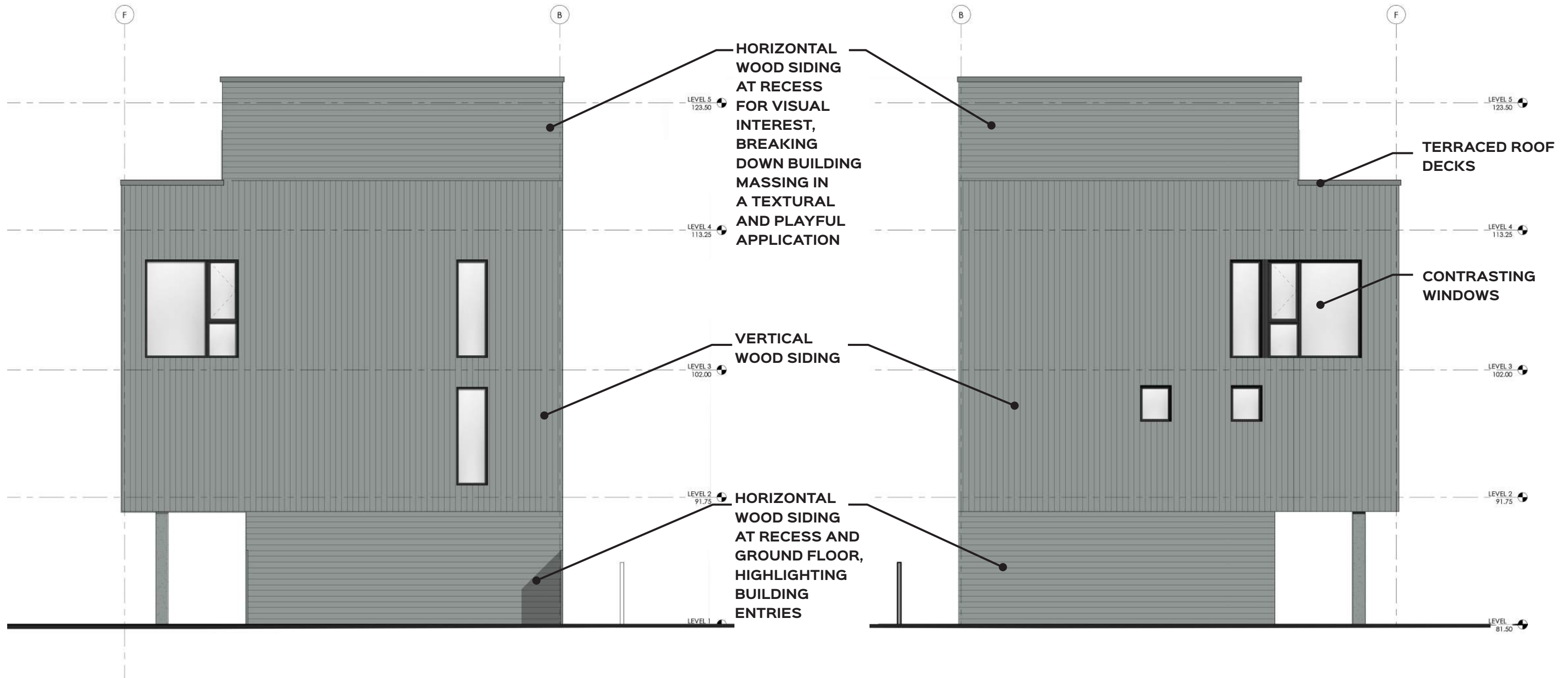


NORTH ELEVATION





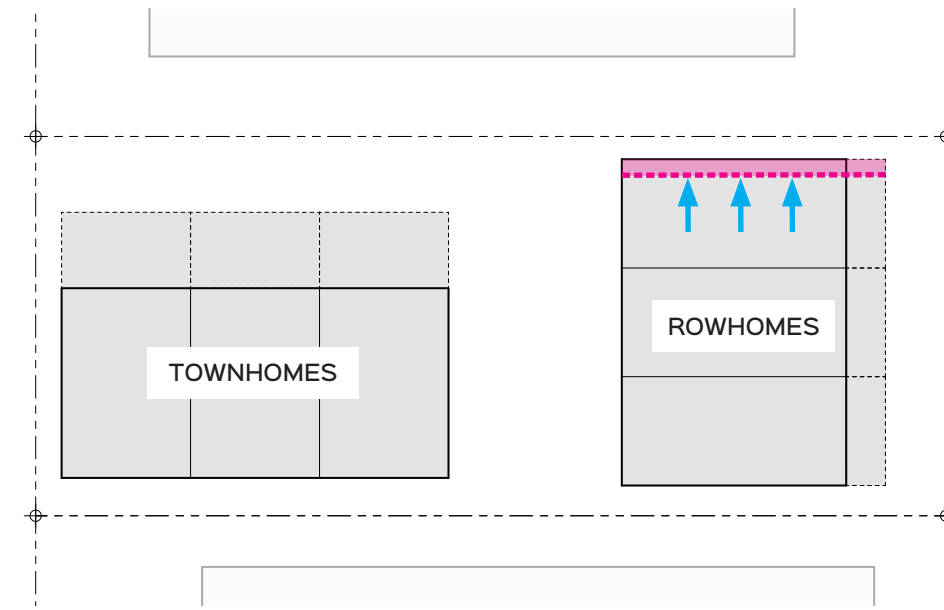
SOUTH ELEVATION



TWNHOME WEST ELEVATION

TOWNHOME EAST ELEVATION

ADJUSTMENT REQUESTS



1 - 40% NORTH SIDE SETBACK ADJUSTMENT

ADJUSTMENT 1

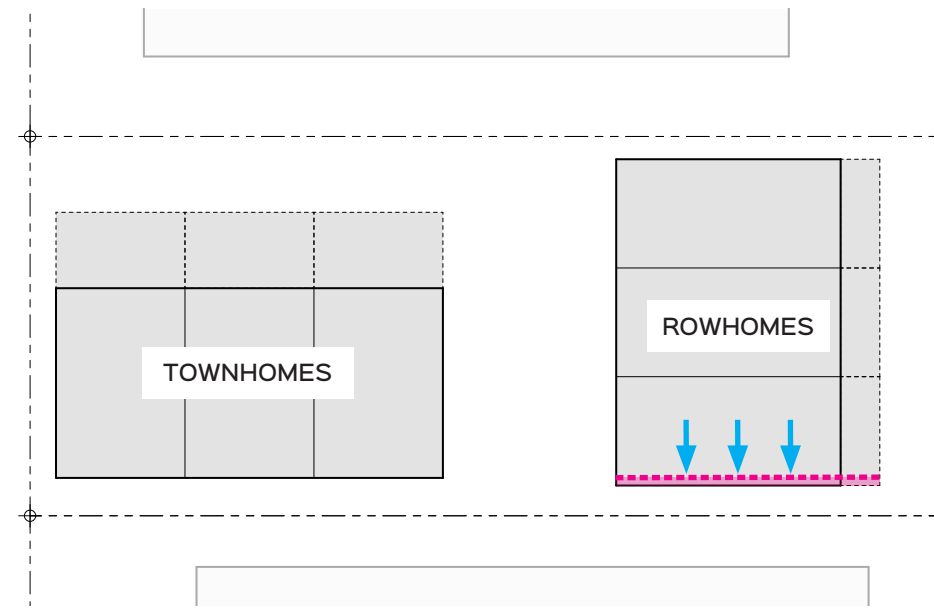
CODE CITATION: 23.45.518 Setbacks

CODE REQUIREMENT: Required side setbacks for LR zone developments are 5 ft minimum.

ADJUSTMENT REQUESTED: 40% reduction in the North side setback from 5 ft to 3 ft.

JUSTIFICATION: The requested setback adjustment allows the project to maintain appropriate unit dimensions while responding to the neighborhood context by prioritizing street-facing entries, creating clear wayfinding for residents and visitors, and contributing to a more vibrant streetscape along Claremont Avenue. The modest reduction maintains adequate separation between structures while optimizing the site's housing potential, parking, and neighborhood connectivity.

*The project was originally designed in compliance with reduced setbacks for rowhouse typology allowed under the previous zoning code; however, the interim code standardized setback provisions, necessitating this adjustment request.



2 - 20% SOUTH SIDE SETBACK ADJUSTMENT

ADJUSTMENT 2

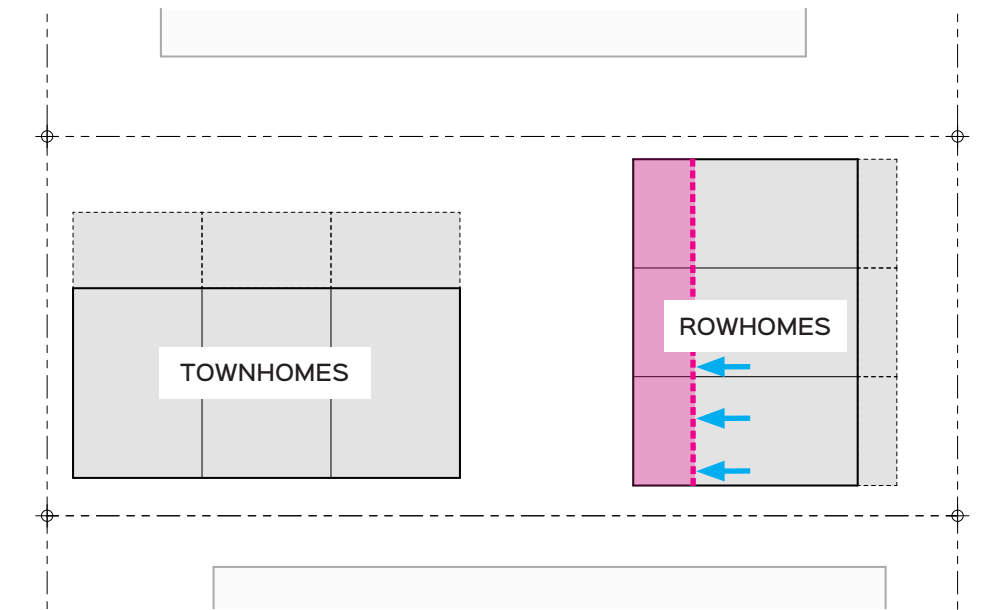
CODE CITATION: 23.45.518 Setbacks

CODE REQUIREMENT: Required side setbacks for LR zone developments are 5 ft minimum.

ADJUSTMENT REQUESTED: 20% reduction in the South side setback from 5 ft to 4 ft.

JUSTIFICATION: The requested setback adjustment allows the project to maintain appropriate unit dimensions while responding to the neighborhood context by prioritizing street-facing entries, creating clear wayfinding for residents and visitors, and contributing to a more vibrant streetscape along Claremont Avenue. The modest reduction maintains adequate separation between structures while optimizing the site's housing potential, parking, and neighborhood connectivity.

*The project was originally designed in compliance with reduced setbacks for rowhouse typology allowed under the previous zoning code; however, the interim code standardized setback provisions, necessitating this adjustment request.



3- 10% FACADE LENGTH ADJUSTMENT

ADJUSTMENT 3

CODE CITATION: 23.45.527 Façade Length

CODE REQUIREMENT: The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

ADJUSTMENT REQUESTED: 9.9% increase in façade length is requested for the North and South facades. Increasing the total length from 78 ft to 85 ft - 9 in.

JUSTIFICATION: The additional volume gained by this adjustment allows the design to reduce overall bulk and perceived height through depth variations, setbacks, and entry articulation. The separation between the street-facing rowhouses and alley-adjacent townhomes provides substantial visual break and site permeability while maintaining the usability and design quality of the central woonerf amenity space.



ADDITIONAL INFORMATION: SHADOW STUDY

JUNE 21



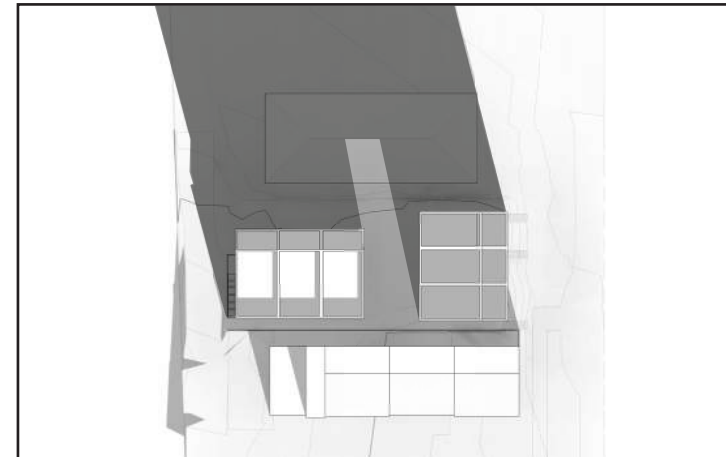
9:00 AM

MARCH / SEPTEMBER 21



9:00 AM

DECEMBER 21



9:00 AM

Shadow Study

The proposed building predominately creates shadows to the north and east of the site. The adjacent proposed northern neighbor primarily faces Charles St and turns its back on our property with very few windows on its south facade. The single family houses to the northeast of the site are only slightly affected during the winter months. This is due to the quick elevation change across the street. This houses sit up on a hill.



12:00 NOON



12:00 NOON



12:00 NOON



3:00 PM



3:00 PM



3:00 PM

