

- 10 units total; 4 stories (51 feet; within zoning reqs.); 9 two-bed units, 1 one-bed ADA unit; bike shelter, rooftop deck; stucco and cedar siding; 2 stalls of parking (one ADA, one utility; none required) located behind house from alley
- Side yard setback variance: desire to move towards setback on southside to create more space from single-family home on north side.
- how much bigger is this bldg footprint over the current house? It is same width, but it goes deeper into the backyard.
- Removing one mature tree, but aim to replace with 2-3 new trees.
- Lighting for pedestrian safety? The front patio space will allow lighting just like the houses next to it, perhaps sidewalk “toad”-lighting (low to ground) and a downcast light in the back for the parking stalls.
- Affordability of rents? Units will be “more affordable” than other apartments in the area; ability to house 4-person families, or roommates.
- Energy-efficient appliances and heating/cooling.