

**MODIFICATION REQUEST
DTLS APARTMENTS – 114 SE DOUGLAS STREET**

1. FLOOR AREA RATIO MODIFICATION

Required FAR: Maximum Floor Area Ratio is 1.0 FAR

Proposed FAR: 2.03 FAR

Site Area = 162,666 sq. ft.

Building sq. ft. = 329,535 sq. ft.

The applicant is proposing a 4-story, 278 unit, multi-family building on the subject property including an attached parking garage. This will allow for the number of units needed to make the project economically feasible and will not negatively impact that City's public utilities and services.

2. SUBDIVISION 8 – DESIGN STANDARDS FOR DOWNTOWN CORE AREA

Requirement: Street facing facades including alley facing facades (for corner buildings that have both) shall consist of: First and second floor elevations: Brick.

Proposal: To create a more dynamic façade, masonry heights have been varied. Rather than have a static two story band of masonry, it has been raised up to the full four story height in some locations, and dropped down to one story in limited, mostly recessed spaces. This varying of the height helps to reinforce base, middle and top across the various elements of the façade.

3. SECTION 8.620 – PARKING LOT DESIGN

Required Parking Space Dimension: 9' wide x 19' long

Proposal: Standard parking spaces = 8.5' wide x 18' long

Compact parking space = 8' wide x 18' long

Justification: Please see attached National Parking Association Study and
ULI Parking Study.