

**14 site examples of
21.07.110C.3. Windows Facing the Street
as recommended to be amended
PZC Case 2015-0049 / May 18, 2015**



1. 901 Medfra Townhouses
2. 32nd and Spenard Townhomes
3. Ashbury Commons
4. Brookshire/ Fire Eagle / Dove Tree
5. Chugach Meadows 1
6. Chugach Meadows 2
7. Denali Park Place
8. Eklutna Estates 2
9. Jewel Lake and 84th.
10. Grass Creek North Apartments
11. Northwood Apartments
12. Rock Ridge Townhouses
13. Whisperwood
14. Zion Court Townhouses

1. 901 Medfra Townhouses: Fairview Neighborhood



7 percent windows on street facing end facade



18 percent windows on main façade

Main façade exceeds requirement.

End facade does not fully meet the code objectives for a street oriented façade. It would need to increase window percent from 7 to 10 percent, either by adding or enlarging a window. It can then use the excess windows on the long façade as credit toward the remaining 5 percent, by-right.

2. 32nd and Spenard Townhomes

Townhouse / Multifamily Structure



15 percent windows - COMPLIES

3. Ashbury Commons 2-unit townhouses



20 percent windows and entries



3 percent windows and entries

The end wall would need more street-facing windows.

To comply, would need to increase window percent from 3 to 10 percent on end wall. It can use the excess windows on the long façade as credit toward the remaining 5 percent, by-right.

4. Brookshire / Fire Eagle / Dove Tree 2-unit townhouses



18 to 20 percent windows and entries



3 to 5 percent windows

Main facades exceed the standard.

End wall does not fully reflect the code intent. To comply, end wall would need to increase window percent to 10 percent on end wall. Basically double the window area. It could then use the excess windows on the long façade as credit toward the remaining 5 percent, by-right.

5. Chugach Meadows 1

entry level townhouses (2011)



Front Facade

23 percent windows and entries



End Façade on side street

9 percent windows

Main facade exceeds the standard.

To comply, south facing end wall would need to increase windows just slightly, from 9 to 10 percent on end wall, such as by adding a first floor window. It could then use the excess windows on the long façade as credit toward the remaining 5 percent, by-right.

6. Chugach Meadows 2 entry level townhouses (2011)



Front Facade

16 percent windows and entries – **EXCEEDS REQUIREMENT**

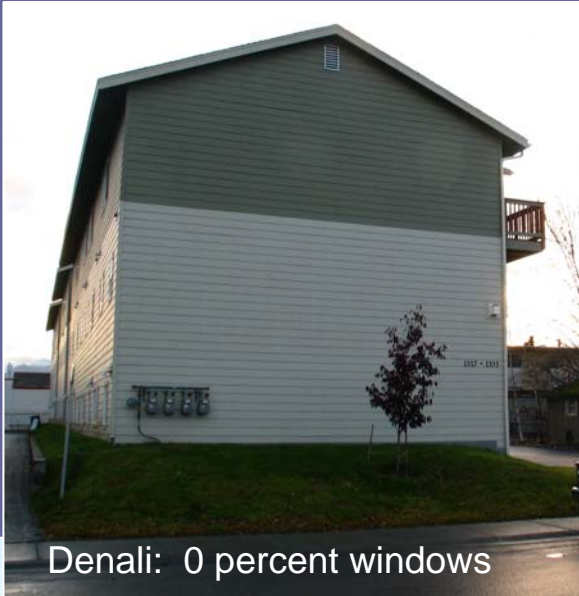


South Facing End Façade on Street

1 - 3 percent windows and entries

Street-facing south end façade would need to add two or three more windows of similar size to existing window, and then use excess windows on façade above as credit toward the remaining 5 percent window area on end wall required as windows.

7. Denali Park Place and Dowling-in-the-Park Townhouses



8. Eklutna Estates 2 Senior Housing (2014, as proposed)

All facades comply as proposed.



15 – 20 percent windows and entries



15 percent windows, as ground floor is exempted below street grade



19 percent windows and entries

9. Jewel Lake and 84th Townhouses



15 percent windows and entries: complies



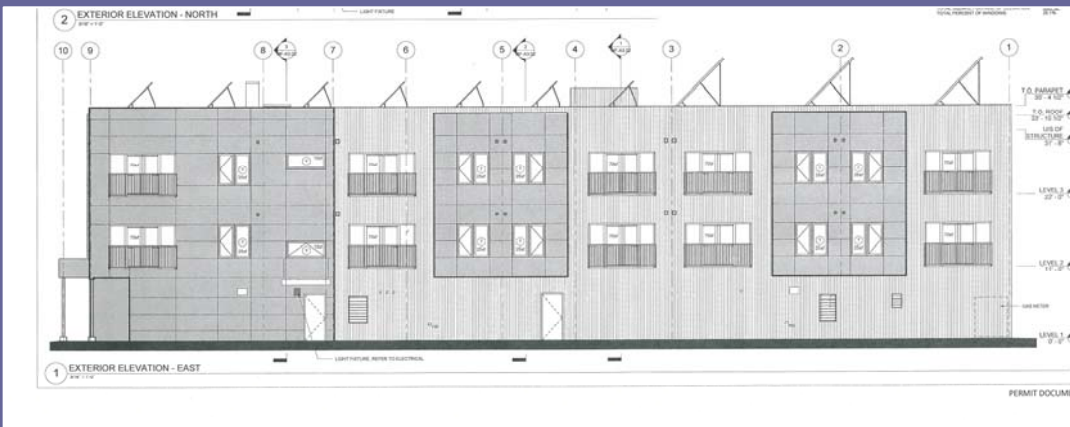
6 percent windows: would not comply

10. Grass Creek North Apartments (2015)



West (Main Entry) Elevation

26 percent windows and entries



East (Muldoon) Elevation

20 percent windows and entries

11. Northwood Apartments (2012)



South Façade

COMPLIES:

Exceeds 15 percent requirement by 460 square feet.



Northwood Drive End Façade

End façade is 56 square feet of window area short of 15 percent, if the block wall of the below grade parking level were included in the measurement of façade area. The missing 56 feet of needed window area could be transferred by right to the south façade above, which already exceeds its 15 percent requirement by 460 square feet. COMPLIES.

Under the proposed amendments, the wall area of the below grade parking level would not be included in the measurement of façade area. Therefore, the window area in fact exceeds the 15 percent requirement. COMPLIES.

12. Rock Ridge Townhouses Eagle River



Main Façade

23 percent windows and entries



Street Facing End Façade

7 percent windows and entries

Main facade exceeds the standard.

To comply, street facing facade would add or enlarge a window, to achieve 10 percent. It could then use the excess windows on the long façade as credit toward the remaining 5 percent, by-right.

13. Whisperwood entry level townhouses



20 percent windows and entries

14. Zion Court Townhomes (2011)



Front Façade

25 percent windows and entries: exceeds requirement



Rear Façade

15 percent windows and entries: complies