

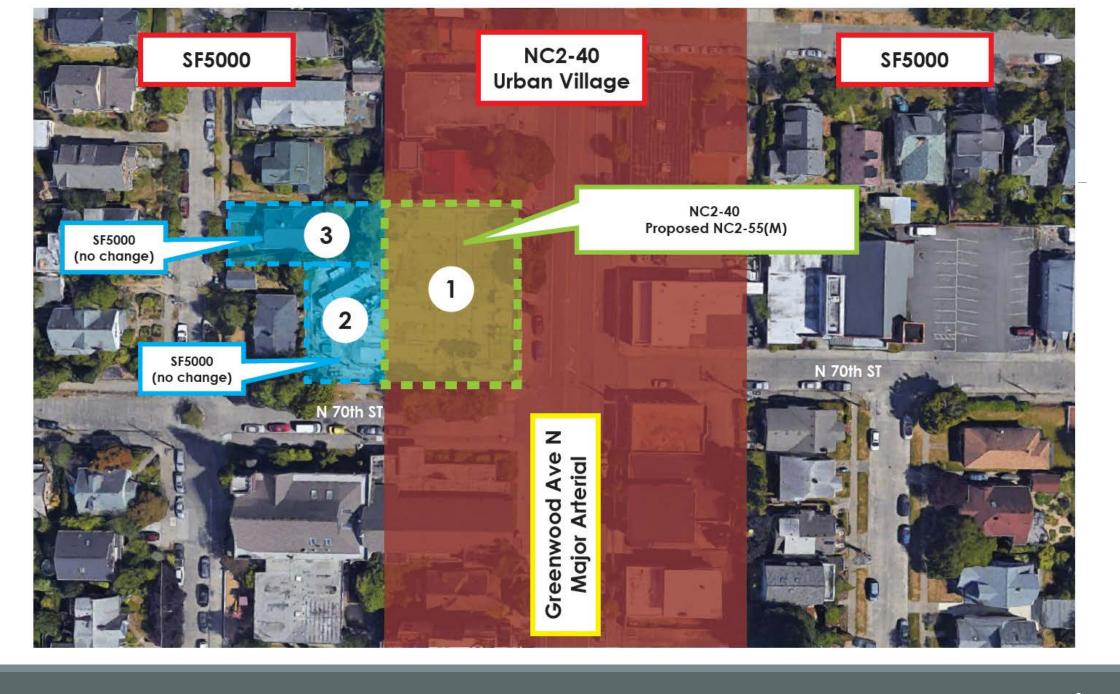
Clerk File 314356 – Contract Rezone and Appeal for 7009 Greenwood Ave North

Planning, Land Use and Zoning Committee | July 18, 2018

Clerk File 314356 – 7009 Greenwood Rezone

Application of 70th & Greenwood Ave, LLC to rezone an approximately 12,188 square foot site located at 7009 Greenwood Avenue North from Neighborhood Commercial 2 with a 40 foot height limit (NC2 40) to Neighborhood Commercial 2 with a 65 55 foot height limit and M Mandatory Housing Affordability suffix (NC2 65 NC2 55 (M)) (Project No. 3023260; Type IV).

Excerpts from Hearing Examiner's Exhibit 50.



ARCHITECTURAL CONCEPT

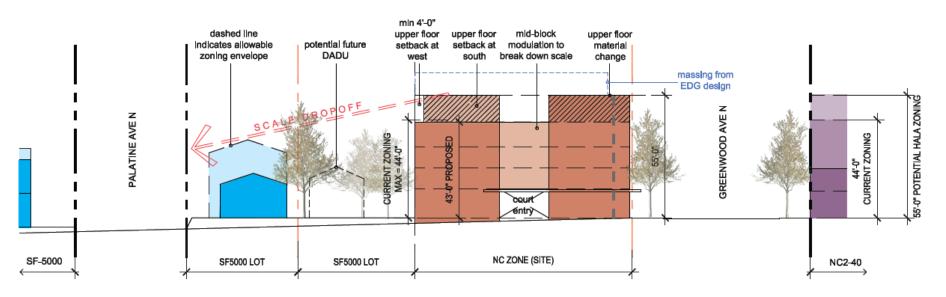
N 70th St

The project development site includes two adjacent single-family parcels that border the entire length of the site to the west. The southwest single family parcel will be landscaped and the northwest single family parcel contains a single-family house that is to remain. The previous pedestrian cut-through from Greenwood Ave N through the interior courtyard to the west single-family parcel has been eliminated to provide more privacy and a buffer between retail and adjacent residential uses. The ground floor courtyard helps break the at-grade expression down to a scale that is on par with the existing fabric of the neighborhood.





^ looking NE to project from N 70th St with upper floor setback and mid-block modulation



CURRENT DESIGN: elevation from south (n 70th st)



A looking S along Greenwood Ave N



^ looking N along Greenwood Ave N