

Applicant Submission

Attention File Manager

The subject site, 236 11 AV NE, was originally developed 85 years ago.

This application is to broaden the available land uses on this site from R-C2 to R-CG.

As such, plumbing quality, insulation effectiveness, heating and electrical equipment efficiencies fall below the quality one expects in the current day. Renovation and or replacement can utilize energy efficient materials that will lessen the environmental impact of the building.

The parcel is located within the historical district as identified in the North Hill Community Plan. The existing house has none of the original detailing and finishes of the period. Siding, windows, doors, and trim have been replaced with "modern" vinyl siding and windows along with plastic trim and replacement doors.

Although this is a land use application, future development permit applications can be detailed to better fit with the established area feel.

Along this block face are a variety of period developments from sixties replacements through seventies infills in a variety of styles.

The objective is to broaden the options available to the redevelopment of the site as to better facilitate appropriate designs for efficient housing provision.

The building is usable, but is constructed of technology of another era. The life span of the existing construction needs either effective renovation or replacement to continue to form a part of the community fabric. The current policies demand green and efficient infrastructure and encourage the replacement of obsolete operational processes. Tying into City infrastructure such as transit, cycling and pedestrian systems is encouraged. Environmental, affordability, and climate considerations are top of mind and are required elements in any redevelopment.

At this stage, a thorough investigation of the structure will reveal what options are available, subject to the existing condition of the building. This can only be explored effectively when the applicable land use is known in order to evaluate these broadened options.