

# Applicant Submission

Company Name (if applicable):

Midnight Design Studio, Ltd

LOC Number (office use only):

Applicant's Name:

Matt Klinkenborg

Date:

1/2/24

The project will consist of five attached rental units with an attached single-car garage that will be accessible coming off of the lane adjacent to the lot to the east. This lane is adjacent to an existing apartment building this is east of the lane.

The design of this project as a 5-plex bridges a large contextual gap between the large, bulky apartment buildings to the east of this development and the older single-family next door and the other semi-detached projects west of the development. The design will appear as a natural visual step from dense multi-family to the more sparse multi-family. Additionally, it will have more of a residential feel of townhomes than a large condo project or an apartment building. Having attached garages will also keep the street more clear for visitors in the neighborhood or those owners already living in the area.

Given that the current designation is RC2, which could also house secondary suites in the units, we are only requesting an additional unit for this property to provide a better and more equitable housing scenario as rentals versus "for sale" condos or semi-detached, thereby providing more accessible housing rental rates.