

ex.B

List of Example Projects Achieving Higher Density Through Subdivision (Expanded info on Exhibit 7)

The following is a list of development projects on interior (non-corner) lots in LR1 zones that exceed a density of 1 unit per 1,300 square feet by subdividing a lot and building rowhouses on the front lot and townhouses on the rear lot. All of these projects submitted their complete application **on or after April 19, 2019**. This list does not include all projects that are achieving higher densities, but **rather is a selection of projects**.

Columns of information provided by OPCD Exhibit 7													2016 Assessment Tree Canopy Goal at 20 percent coverage			SMC 23.45 code maximum dwelling count per lot area			Deviation over the SMC 23.45 max. dwelling count		
SDCI permit number (s)	Month Year of Application started (mm/yy)	Core Document Exhibit Number	Address			Number of Rowhouse Units	Number of Townhouse Units	Lot Size Rowhouse	Lot Size Townhouses	Total Units	Total Lot Size	Square Feet/Unit	1	32	Number of significant tree species planted	31	1,600 S.F.	1,300 S.F.	1,150 S.F.	dwelling overage	
													Number of significant trees retained	Number of significant trees removed		Total parking spaces provided	2015 - 2019 dwellings at 1 per lot (2200 or) 1600 area	2019 (MHA) dwellings at 1 per 1300 lot area	Proposed dwellings at 1 per 1150 lot area	Excess dwellings allowed 2015 to 2019 code	Excess dwellings allowed over 2019 code
a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v
3034165-LU and 3033356-LU	8/20/2018	8	704 & 712 W Bertona St			5	3	3,746	4,562	8	8,308	1,039	N/A	N/A	appeal interr.	8	5.19	6.39	7.22	3	2
3033557-LU, 3033975-LU, 30336971-LU, 3033976-LU	11/13/2018	9	5030 & 5036 Sand Point Pl NE			5	2	4,440	2,978	7	7,418	1,060	1	4, 5, or 6*	appeal interr.	7	4.64	5.71	6.45	2	2
3034434-LU and 3034745-LU and 3034670-LU and	4/26/2019	10	8322-8326 8350 13th Ave NW	8328 also 8332-		8	8	9,036	10,008	16 **	19,044	1,190	1*	9*	appeal interr.	0	11.90	14.65	16.56	4	2
3019489-LU, 3016918-LU	1/31/2014	11	1716 1718 27th Ave			2	2	2,244	2,564	4	4,808	1,202	unknown	unknown	appeal interr.	4	3.01	3.70	4.18	1	1
6739654-CN (3030024-LU, 6621664-CN (3033526-LU)	9/29/2017	12	3236 3238 14th Ave W			3	2	3,038	2,966	5	6,004	1,201	0	4	appeal interr.	3	3.75	4.62	5.22	1	1
3036586-LU, 3035423-LU, 3033473-LU, 3033510-LU, 6735787-CN,	10/19/2018	13	3408 (more likely 3406) 3412 34th Ave W			5	4	5,168	6,159	9	11,327	1,259	0	13	see notes	9	7.08	8.71	9.85	2	1

704 & 712 W Bertona

Trees before construction: No trees present on property. Per surveyor drawing, four trees present on neighboring properties close to property line with significant overhang on this property. Arborist report identifies the four as Japanese maple, red maple, Italian cypress, hawthorne, DBH ranging from 9" to 22", all in good condition, confirms they are on neighboring property. Trees after construction: Architect's plant schedule indicates intent to plant 3 species, including 3 river birch, 2 katsura, 3 wedding bells. Unknown status of neighboring trees.

5030 & 5036 Sandpoint PI NE

Arborist report under 3033976-LU, 12/17/18 (uploaded 4/8/19)

* At minimum four trees were removed, but possibly as many as six, depending which information source is used. Arborist reported one significant tree on parcel A and two on parcel B, plus one exceptional Hollywood juniper using species measurement, and one 4.96" vine maple both on parcel B. Arborist also reported three sweetgum street trees. But photos of parcel A unmistakably show two mature trees on parcel A, not one, and all the surveyor's site plans unmistakably show only two street trees, not three. The SEPA checklist for parcel B indicates removal of five trees, though possibly two of those were large shrubs, and one would have been the small vine maple.

Expanded information on the OPCD's Core Document Exhibit #7

(Per arborist report, one tree, a 12.8" birch, on Parcel A and four trees on Parcel B: 9.7" flowering cherry, 8" linden, 15.79"exceptional Hollywood juniper (exceptional based on species), 4.96" vine maple, plus a reference to unidentified shrub(s) not included in report.

Per plant schedules, the following were to be planted: three 1.5" European hornbeam and possibly one 2-2.5" American sweet gum. Exceptional juniper was to remain with the required

8322- 8326, 8328 13th Ave NW

Per plan set, 10 trees on the original combined lots. Arborist report filed under 6735697-CN also describes 10 significant trees, all viable, including one exceptional cedar. Arborist report of three street trees, at least two not significant. Correction report regarding 24" deodar cedar to be removed and replaced with similarly-sized tree when mature.

(Per design review cover, 5 street trees)

*** 8332 and 8340, 8344, 8350 13th Ave NW, sister set, of at least 10 rowhouses, 10 parking, with demo of existing houses and 11 trees.**

1716-1718 27th Ave

No arborist report found. Per survey, 3 small street trees and one small tree at front of property, assumed they remained. One site plan drawing included 5 small trees (possibly shrubs) in rear parking area, unidentified, but not on subsequent plans. Unclear plan for two larger alders near property line, but not on final site plan. One dripline12' and one dripline 15' cherry apparently to remain (no measurements provided by DBH). Other original small trees all appeared within new building footprint or walkways. Multiple geotechnical reviews due to slope.

****3236-3238 14th Ave W**

Appears to be five units: rowhouse of three (3236A,B,C) plus townhouse duplex in rear (3238A,B). Parking based on site plan for front units and on parcel viewer photos

3408-3412 34th Ave W

City issued hazard tree notice for exceptional Leyland cypress; arborist reported proximity to foundation would cause it to fail when foundation was demolished. Of the 13 trees on the property, per arborist eight of them were not viable for various reasons (diseased, multiple leaders, poorly pruned, etc)

Per plan set, street trees to be removed with Urban Forestry permit, and replaced with 5 trees (3 eastern redbud, 2 green beech). Six additional trees planned for area between rowhouses