



EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW

PROJECT INFO

DCI # 3033166
5200 Renton Ave S
Seattle, WA 98118

APPLICANT

Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144
Contact : Kyle Kutz

OWNER

GB Investments, LLC
1131 Poplar Place S
Seattle, WA 98144
Contact: Andrew Wolverton

ARCHITECT

Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144

LANDSCAPE ARCHITECT

Root of Design
7104 265th St. NW #218
Stanwood, WA 98292

DCI CONTACT

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SUBMITTAL DATE

02/19/2019





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DEVELOPMENT OBJECTIVES

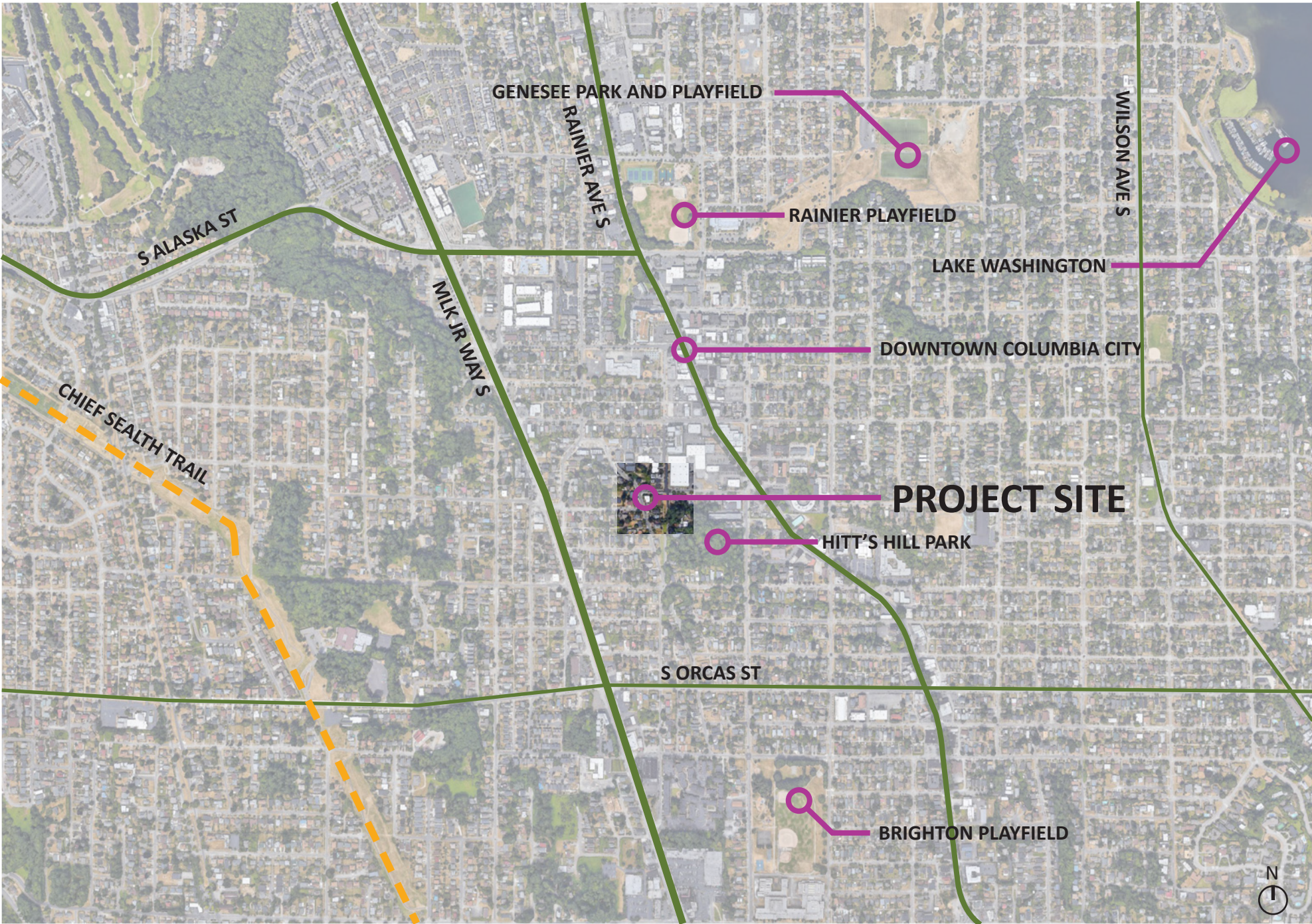
The owner proposes the construction of 7 new rowhouses with 4 parking spaces within 1 new building. The units are intended to be for sale at market-rate. The existing tri-plex is to be demolished, more than doubling the density of the site.

SUSTAINABILITY OBJECTIVES

The project as a whole will be built to a target of 5 Star BuiltGreen. Each unit will be built solar-ready and the buildings will be insulated and air-sealed beyond energy code requirements. Sustainable materials will be used in the construction, such as FSC certified lumber, reclaimed wood, bamboo flooring, and low-to-no VOC interior finishes. Electric car charging stations will be provided in each garage, providing an incentive to use electric transportation. Drought tolerate and low maintenance plantings help reduce water usage while providing natural beauty to the owners and the public.

PROPOSED PROJECT PROGRAM

Site Area	6,084 sf
Number of Residential units	7
Number of Parking Stalls	4 (2 enclosed garages, 2 surface)
Anticipated FAR	7,731 sf
Average Unit Size	1,450 sf
For Sale or Rental	For Sale - Market Rate



SUMMARY OF PUBLIC OUTREACH COMMENTS

Printed Outreach Mailer

A tri-fold mailer, translated into Somali and Vietnamese, was mailed out to all businesses and residences with a 600ft radius of the project site on 01/14/19.

ONLINE SURVEY

An online survey was produced in English, Somali and Vietnamese based on the City of Seattle guidelines for designing a survey for Early Community Outreach for Design Review. The survey was made available on 01/10/2019 and was closed on 02/11/2019.

There were no responses to the online survey.

PUBLIC MEETING

A public meeting was planned for 02/05/2019 from 6:30pm to 7:30pm at the Columbia City Library. The meeting was to include a presentation of the proposed project and a question and answer session. Due to inclement weather, the Columbia City Library closed at 6pm, which led to the cancellation of the meeting. As suggested by the DON, we waited outside the library entrance to meet with any potential attendees as they tried to enter the library. There were none.

Summary

In summary, there were no public comments by online survey, in-person contact, email, mail or phone.

Project Description Green Canopy Homes is redeveloping the property at 5200 Renton Ave S. When it’s complete, the new row-homes will be about 3 stories tall and will include 7 market-rate units, with 6 parking spaces. We’re just getting started planning now – construction could start in Spring, 2020 and the building could be open as early as Fall, 2021.	Sifaynta Mashruuca Guryaha Green Canopy Homes ayaa dib u dhisaysa milki-yadda ku taal 5200 Renton Ave S. Marka la dhammystiro, guryaha-safka ah ee cusub ayuu dhererkoodu noqon doona 3 dabaqadood oo yeelan doona 7 aqal oo sicirka caadiga ee suuqa leh, iyo meelo gaadiid dhigasho 6 ah. Waxaan isla haddadan bilaabeynaa qorsheynta – dhisidda ayaa bilaabmi karta xagaaga, 2020 oo dhismaha ayaa laga yaabaa in daaha laga qaado ugu horrayn illaa deyrta, 2021.	Mô tả dự án Công ty Green Canopy Homes đang tân trang địa điểm 5200 Renton Ave S. Sau khi hoàn thành, dãy nhà mới liền kề sẽ cao khoảng 3 tầng và sẽ gồm 7 căn có giá thị trường, với 6 chỗ đậu xe. Hiện nay, chúng tôi mới vừa lập kế hoạch – việc xây dựng có thể bắt đầu vào mùa xuân năm 2020 và dãy nhà có thể khai trương vào đầu mùa thu năm 2021.
Community Presentation Open to Public What A short presentation followed by a question and answer session. Where Columbia City Library - Columbia Meeting Room When 02/05/2019 - 6:30-7:30pm Online Survey https://greencanopy.typeform.com/to/fnm3En	Bandhigga Bulshada oo u Furan Dadwaynaha Waa Maxay Warbixin gaaban oo ay ku xigaan wakhti su’aal iyo jawaab. Halkee Maktabadda Columbia City Library Goorma 02/05/2019 - 6:30-7:30pm Ra’yi-ururinta Onlaynka ah https://greencanopy.typeform.com/to/fnm3En	Buổi giới thiệu trước công chúng Nội dung Phần ngắn giới thiệu mở đầu và sau đó là phần giải đáp thắc mắc. Địa điểm Thư viện Columbia City Thời gian Ngày 05 tháng 2 năm 2019 – từ 6:30 đến 7:30pm Địa chỉ tham gia thăm dò trực tuyến https://greencanopy.typeform.com/to/fnm3En
More Information To find out more about this project and track our progress through the permitting process, search the project address/number 5200 Renton Ave S / 3033166-EG in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood’s webpage. Project Contact kylekutz@greencanopy.com Privacy Statement Any information you share could be made public. Please do not share any personal or sensitive information.	Macluumaad Dheeraad ah Si aad wax dheeraad ah uga ogaato arrimaha ku saabsan mashruuca oo aad ula socoto horumarkayaga iyada oo la marayo nidaamka ruqsadaynta, raadi cinwaanka/lambarka mashruuca ee ah 5200 Renton Ave S/3033166-EG gudaha Jadwalka Fiirinta Naqshadda (Design Review Calendar) iyo Irridda Adeegyada Seattle (Seattle Services Portal. Si aad u ogaato wax intaa ka badan oo ku saabsan u fidinta hore ee eegidda naqshadda, booqo barta internetka Waaxda Xaafadaha (Department of Neighborhood). Qofka Lagala Xiriiyayo Mashruuca kylekutz@greencanopy.com Bayaanka Asturnaanta Wixii kasta ee macluumaad ah ee aad wadaagto ayaa dadwaynaha u furnaan kara. Fadlan ha wadaagin wixii kasta ee macluumaad shakhsiyeed ama xasaasi ah.	Muốn có thêm thông tin Muốn tìm hiểu thêm về dự án này và theo dõi tiến trình xin giấy phép của chúng tôi, hãy tìm địa chỉ 5200 Renton Ave S hoặc dự án số 3033166-EG trong Lịch Duyệt xét Thiết kế (Design Review Calendar) và Công thông tin Seattle (Seattle Services Portal.) Muốn tìm hiểu thêm về chuyện tham khảo cộng đồng trước về vấn đề thiết kế, xin ghé trang mạng của Ủy ban Khu phố (Department of Neighborhood.) Nơi liên lạc kylekutz@greencanopy.com Xin lưu ý về quyền riêng tư Các thông tin quý vị chia sẻ có thể được công bố. Xin đừng chia sẻ những thông tin cá nhân hoặc nhạy cảm..

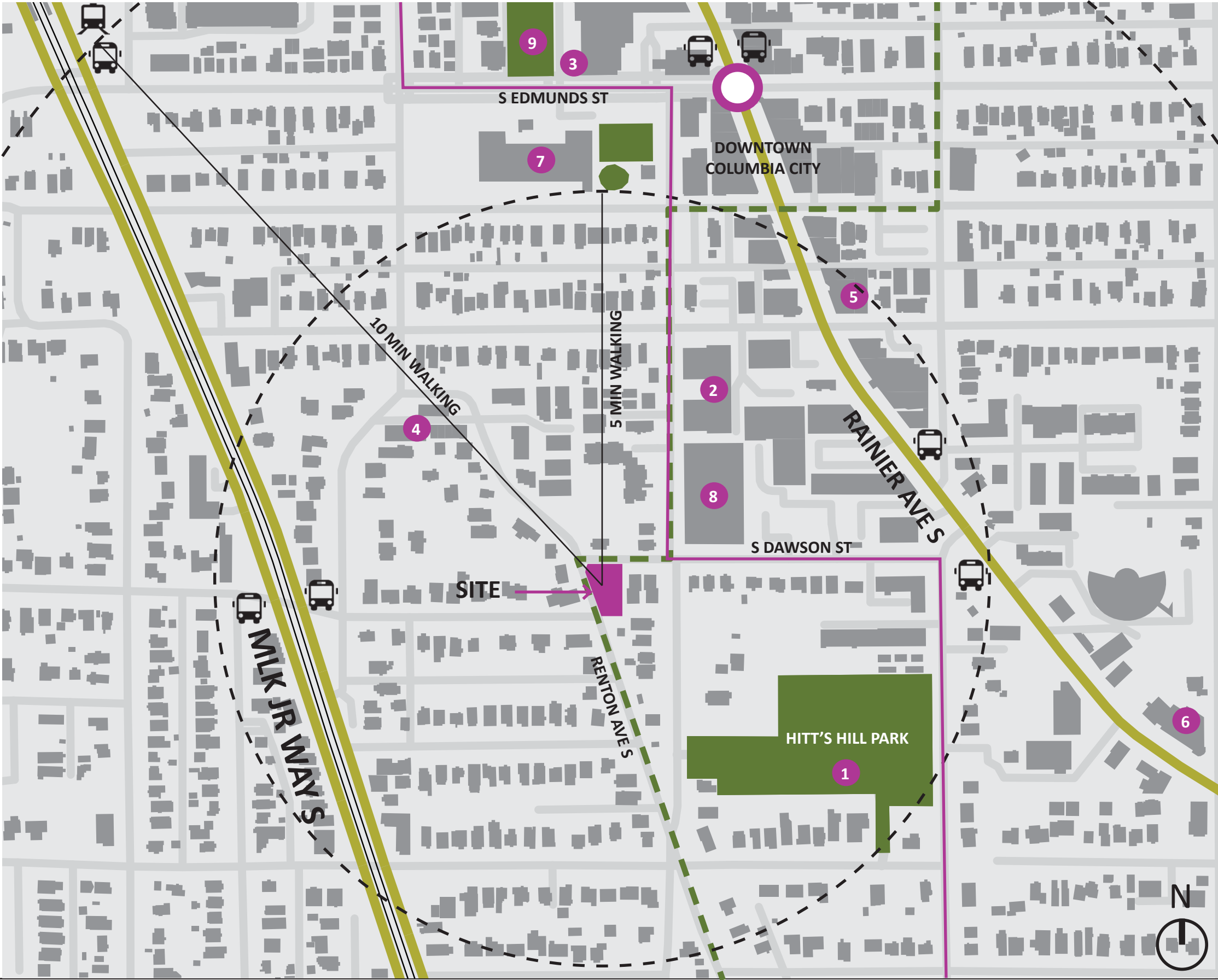
Tri-fold Mailer Translated into Somali and Vietnamese



VICINITY MAP

LEGEND

- MAJOR ROADS
- LINK LIGHT RAIL
- NEIGHBORHOOD GREENWAY
- BIKE SHARROW
- LINK LIGHT RAIL STOP
- BUS STOP
- POINT OF INTEREST
- COMMUNITY NODE





1 HITT'S HILL PARK



2 GREENHOUSE APARTMENTS



3 COLUMBIA CITY FARMER'S MARKET



4 NOTABLE NEIGHBORHOOD ARCHITECTURE



5 COLUMBIA CITY THEATRE



6 RAINIER CHAMBER OF COMMERCE



7 INTERAGENCY ACADEMY



8 SEATTLE GYMNASTICS








9 COLUMBIA PARK

NEIGHBORHOOD MAP

The surrounding neighborhood consists of a mix of existing older single family homes and new rowhouse and townhome developments. Very few of the existing homes have been replaced with new construction or have had exterior renovations. Street parking is prevalent. The adjacent uses consist of single family homes and two duplexes, slated for demolition and to be replaced by apartments.

LEGEND

-  SITE
-  SFR
-  LR2
-  C/NC
-  PUBLIC PARK





EXISTING SITE

PROPOSED PROJECT SITE

One parcel, approximately 6,084sf, at the intersection of Renton Avenue South and South Dawson Street. At its smallest, the site is 110’ long and 40’ deep.

ADJACENT BUILDINGS AND USES

To the North
Existing 1 story single family residence
New 3-story townhome

To the South
Existing 1 story single family residence

To the East
Existing 2 story duplex. A new 3 story apartment building is currently under review

To the West
two, 1 story single family residences

SOLAR ACCESS

An north/south orientation allows for large areas of roof for surface mounted solar panels.

VIEWS

Views of downtown Seattle to the northwest may be possible from upper levels as well as views of the Cascade Mountain range to the Northeast.

TRAFFIC AND PARKING

Both Renton Ave and Dawson St are two way, streets with free street parking on both sides. No bike lanes or landscape strips exist.

STREETSCAPE

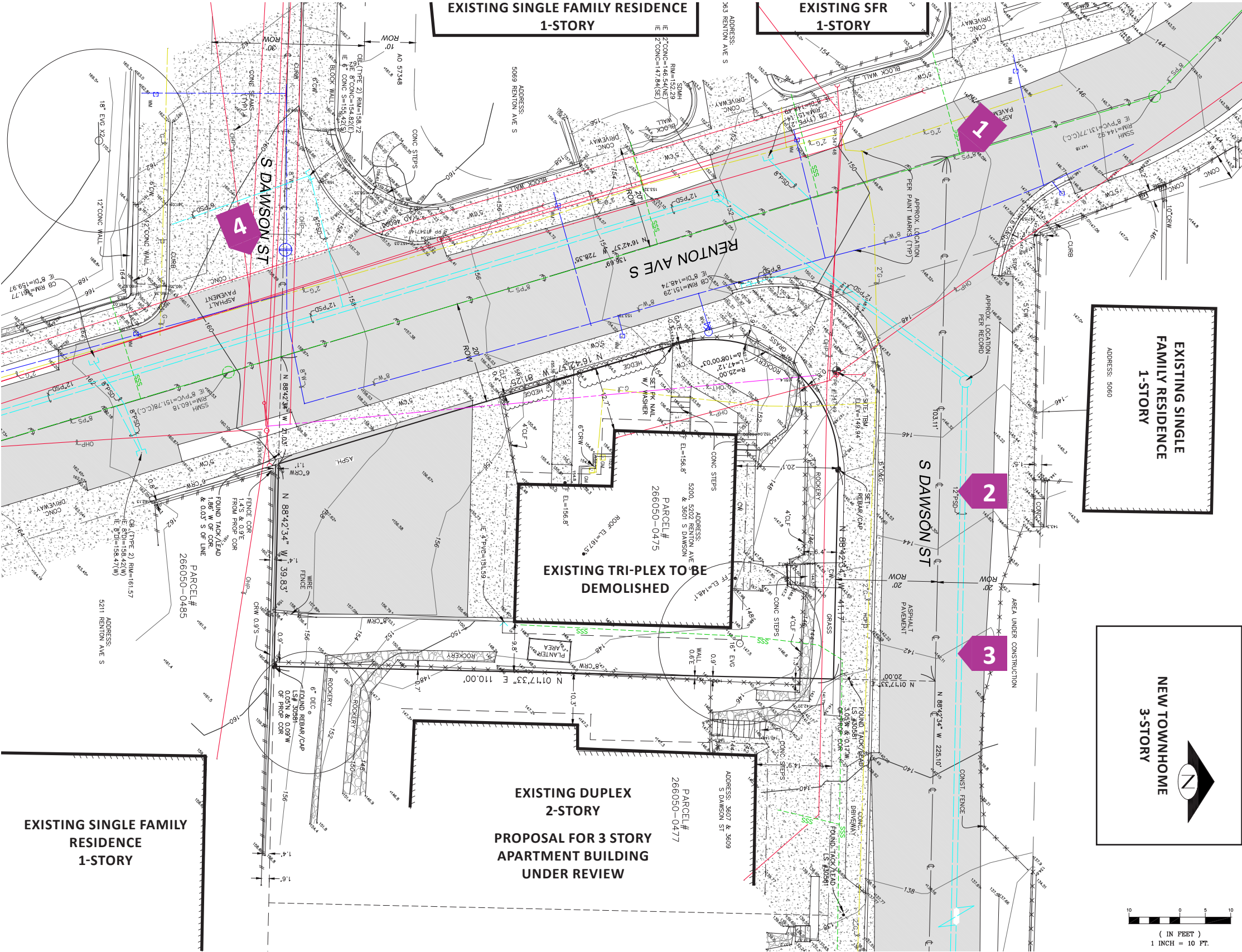
Most of Renton Ave and Dawson St do not have curbs, planting strips or street trees. Sidewalk access is inconsistent and non-continuous where it exists.

TREES

The site contains 1 existing tree, an exceptional Hinoki Cypress (see arborist report).

LEGAL DESCRIPTION

APN 266050-0475: TRACT 35, LESS THE EAST 92’, LESSPORTION FOR STREET, FRYE’S ADDITION TO COLUMBIA



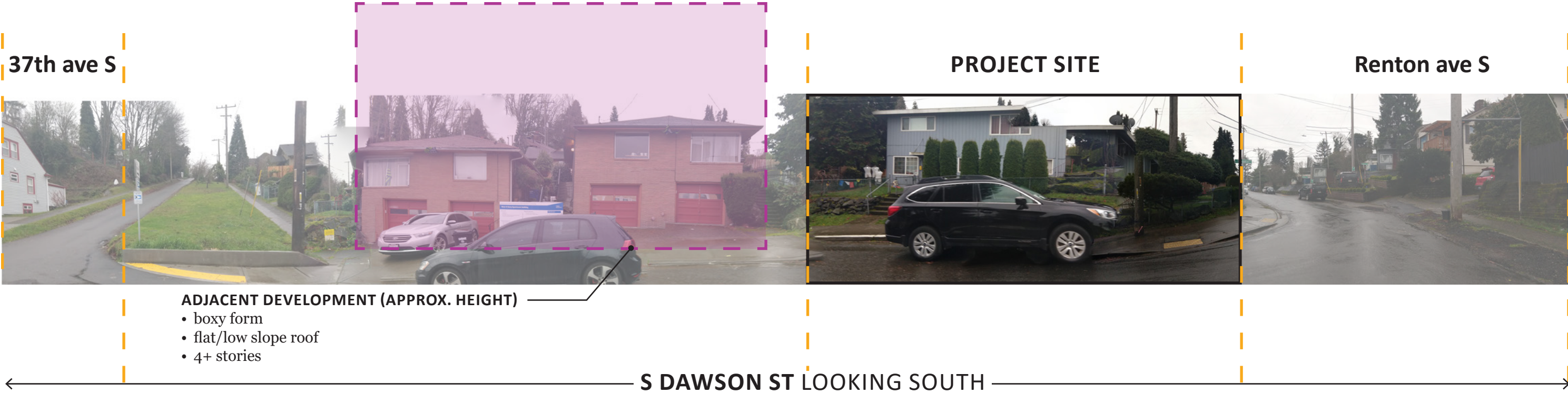
SITE PHOTOS

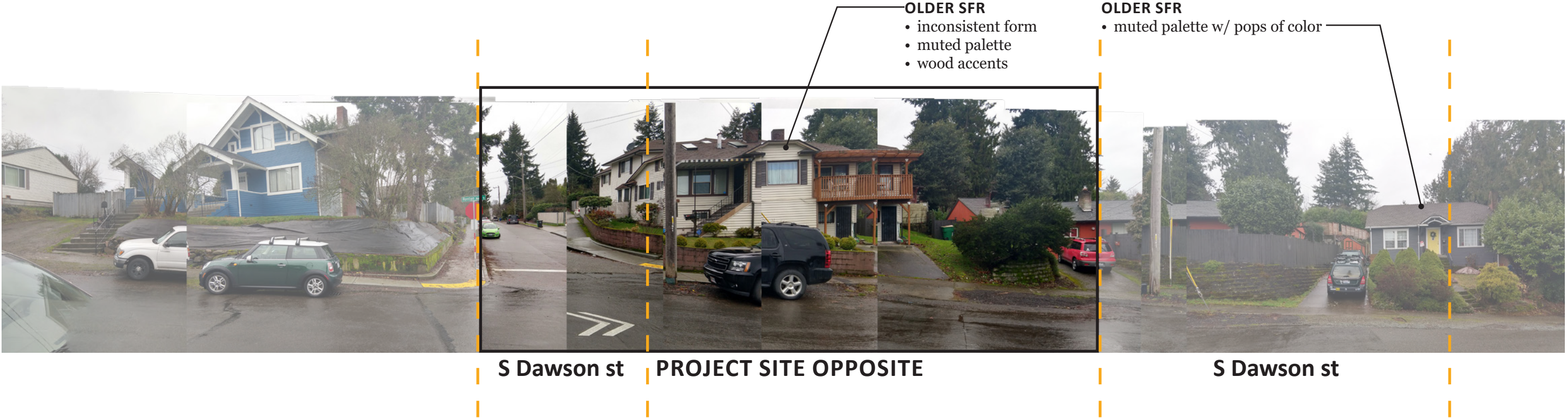


STREETSCAPE

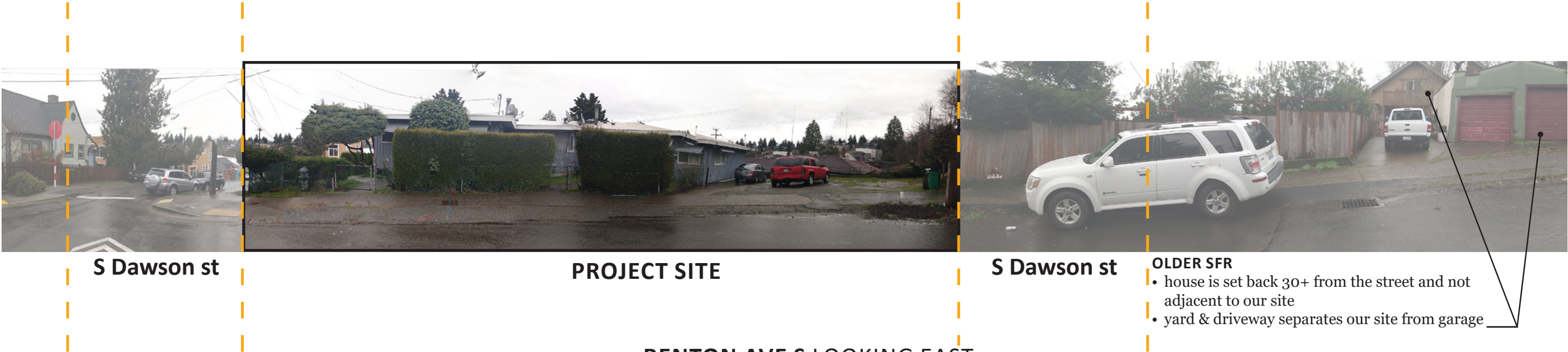


← S DAWSON ST LOOKING NORTH →





← RENTON AVE S LOOKING WEST →

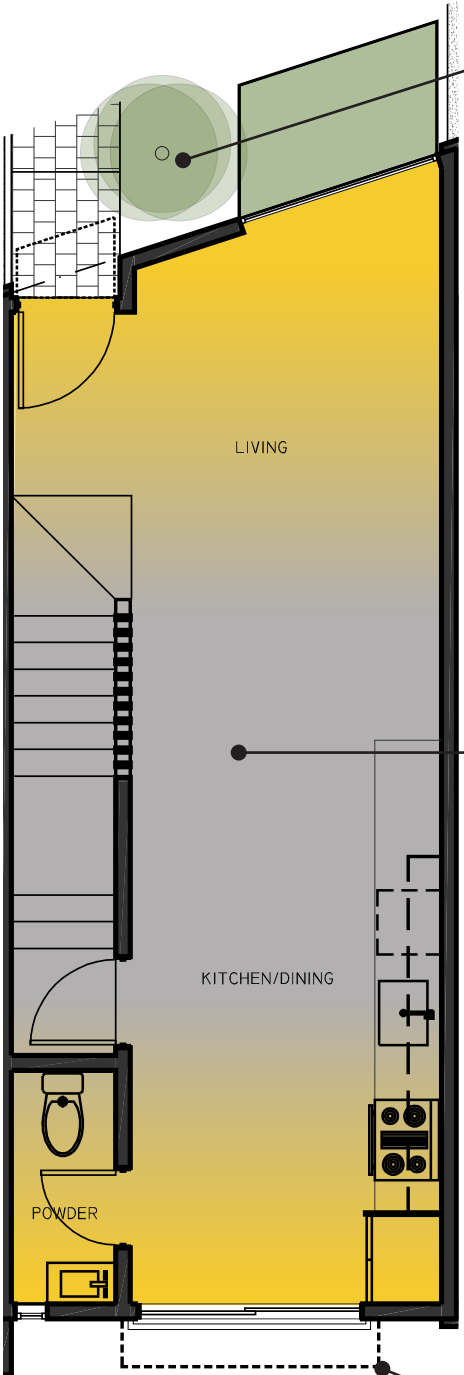


← RENTON AVE S LOOKING EAST →

DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	RESPONSE
CS1 Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	B. Sunlight and Natural Ventilation	2. Daylight and Shading Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site. 3. Managing Solar Gain Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.	Large windows on the east and west facades provide significant amount of light to the main living and sleeping spaces in the units. Utility spaces are relegated to the interior of the floor plan where daylighting/views are not crucial or desired. Newly planted trees will shield the large windows on the west facade from the hot western sun.
CS2 Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	D. Height, Bulk, and Scale	2. Existing Site Features Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.	The preferred massing, steps down the sloping site, breaking up the mass into smaller portions. The preferred massing also steps to two stories from three at the south of the site, which is adjacent to a SF zone. The massing also steps down at the corner of the lot, softening the overall impact on the corner.
CS3 Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.	Using a simple palette of neutral colors, natural woods, and traditional siding profiles allows the building to fit into the overall palette of the neighborhood while utilizing a new, contemporary form relative to the neighborhood.
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges	A. Entries	D. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.	Each unit entry is pulled back into the mass of the building, and is highlighted by a material change over head, differentiating each unit from the next. The use of wing walls between the units could further delineate and distinguish each unit entry.
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges	B. Residential Edges	Ground-level Residential Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.	The building entries are either setback from the public sidewalk or step down from the sidewalk, creating sense of transition from public to private. The placement of stormwater planters and street trees in front of the large front windows provides another layer of privacy and sense of privacy to the occupants, while still allowing the occupants to see out of the units onto the street.

DESIGN GUIDELINE VIGNETTES



CS1.B.2&3
Street trees shade and filter the hot western summer light, while screening views into the units

CS1.B.2&3
Utilitarian functions, such as the kitchen, circulation and bathrooms, are located towards the interior of the units where natural light is not as necessary or desirable

CS2.D.2
Stepping the units with the slope of the site helps to break down the scale of the building

CS2.D.2
The two end units step down to better associate with the shorter single family homes adjacent to the site

CS1.B.2&3
Shading devices and light shelves help regulate heat gain in the hot summer months

PL3.A.d & PL3.B
Warm cedar siding signals the entry to the individual units

Street trees add shading and privacy to the western windows




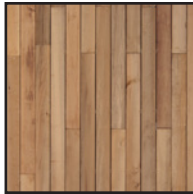
Awnings over the entries further signals the entry from the street

Entries are set back into the facade, creating a portal and sense of separation from the street

Stormwater planters help screen views to the interior and provide a physical barrier between the street and building



CS3.A.2
Using a simple palette of neutral colors, natural woods, and traditional siding profiles allows the building to fit into the overall palette of the neighborhood .

			
A. RUSTED STEEL PLANTERS	B. FIBER CEMENT PLANK SIDING	C. FIBER CEMENT PANEL SIDING	D. CEDAR SIDING



ZONING DATA

ZONE LR2
OVERLAYS None
Frequent Transit Area Yes
SITE AREA 6,084sf

23.45.510 B	FLOOR AREA RATIO ALLOWED Rowhouse in LR2 - 1.3 (Higher FAR per 510.C) 6,084 sf x 1.3 = 7,909 sf MAX
C	A commitment to meet green building standards is required to qualify for higher FAR
23.45.512	DENSITY LIMITS ALLOWED No Limit PROVIDED 7 Units
23.45.514 A	STRUCTURE HEIGHT ALLOWED 30 ft above Average Existing Grade
J2	Parapets may be extended 4 ft above the height limit
23.45.518 A	SETBACKS FRONT 5' SIDE @ North - min 3.5' @ South - min 5' REAR Average 7', Min 5' - provided 5' @ shortest
23.45.518 F	SEPARATION ALLOWED 0'
23.45.522 A	AMENITY AREA REQUIRED 25% Lot Area - (.25 x 6,084 sf) = 1,521 sf (min. 760sf @ ground level)
23.45.524 A	LANDSCAPING REQUIRED Min Green Factor score of 0.6

23.45.527 A	STRUCTURE WIDTH ALLOWED No Limit
23.45.527 B2	FACADE LENGTH ALLOWED The max combined length of all portions of facades within 15 ft of and lot line shall not exceed 65% of the lot line length and 40ft for a rowhouse locate within 15ft of a Single Family lot line.
23.45.534 A	LIGHT AND GLARE Exterior lighting shall be shielded and directed away from adjacent properties
23.54.015 TABLE B	PARKING REQUIRED 1 per dwelling unit (7 total)
23.54.020 K	Lot is located within 1,320ft of a frequent transit service area, 50% reduction, min 3. PROVIDED 4 BICYCLE PARKING REQUIRED (1) long term parking space per dwelling unit + 1 short term space
23.54.040 A.1	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE REQUIRED Residential uses proposed to be located on separate platted lots for which each dwelling unit will be billed separately for utilities, shall provide (1) storage area per dwelling. Unit that has min dimensions of 2'-0" x 6'-0",
23.58D.002	GREEN BUILDING STANDARD REQUIRED When a commitment to meet the green building standard is required to qualify for additional height or extra floor area in an applicable zone, the owner shall make commitment that the proposed development will meet the green building standard.



MASSING CONCEPTS

MASSING CONCEPT 1 CODE COMPLIANT



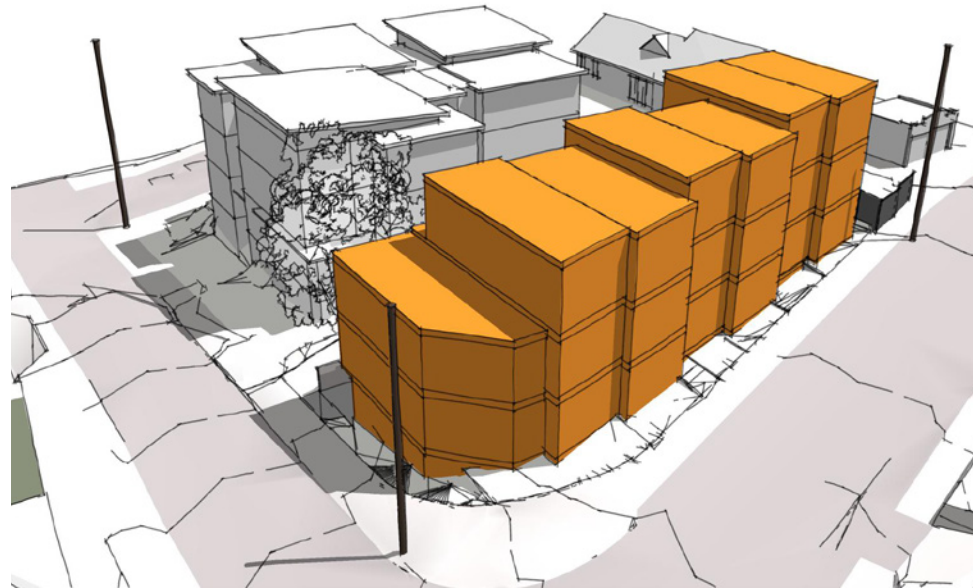
OPPORTUNITIES

- Vertical stepping follows topography
- By following the angled property line, the squared off front facades visually separate each unit
- Views to the Northwest
- Rear vehicular access

CONSTRAINTS

- Massing at the corners is overbearing in relation to the context
- Large monolithic massing
- 3-story unit at the south requires a power pole relocation

MASSING CONCEPT 2 CODE COMPLIANT



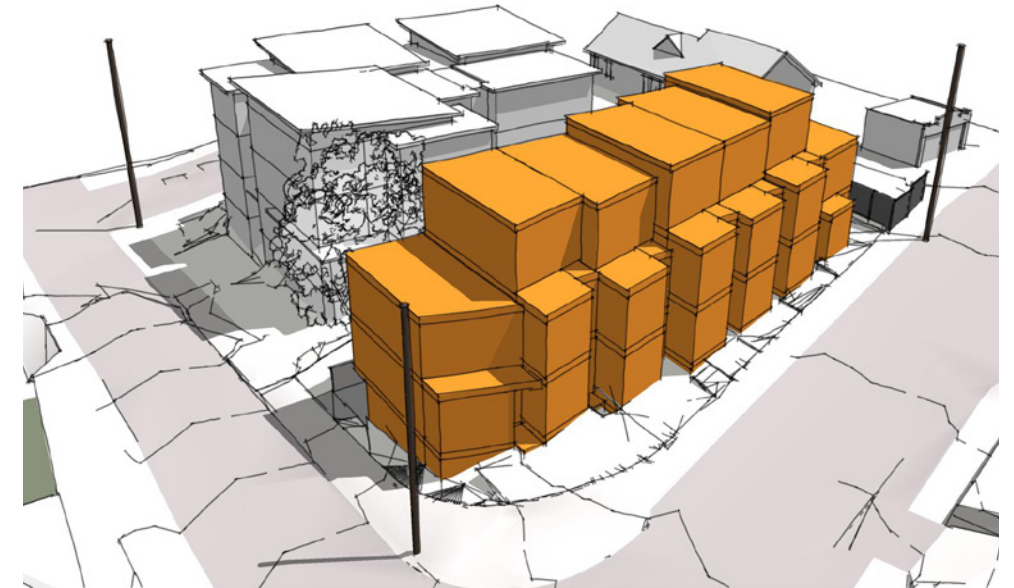
OPPORTUNITIES

- Vertical stepping follows topography
- Front facade is angled with the street, responding to the site
- Stepping of the north unit reduces the mass at the corner, softening the building's appearance in relationship to the context.
- Rear vehicular access
- Eastern facing upper level balconies have potential views

CONSTRAINTS

- Balconies in the back may have privacy issues with new development to the east.
- Pushing the units in and out requires unique floor plans
- Massing still bulky from the street

MASSING CONCEPT 3 PREFERRED



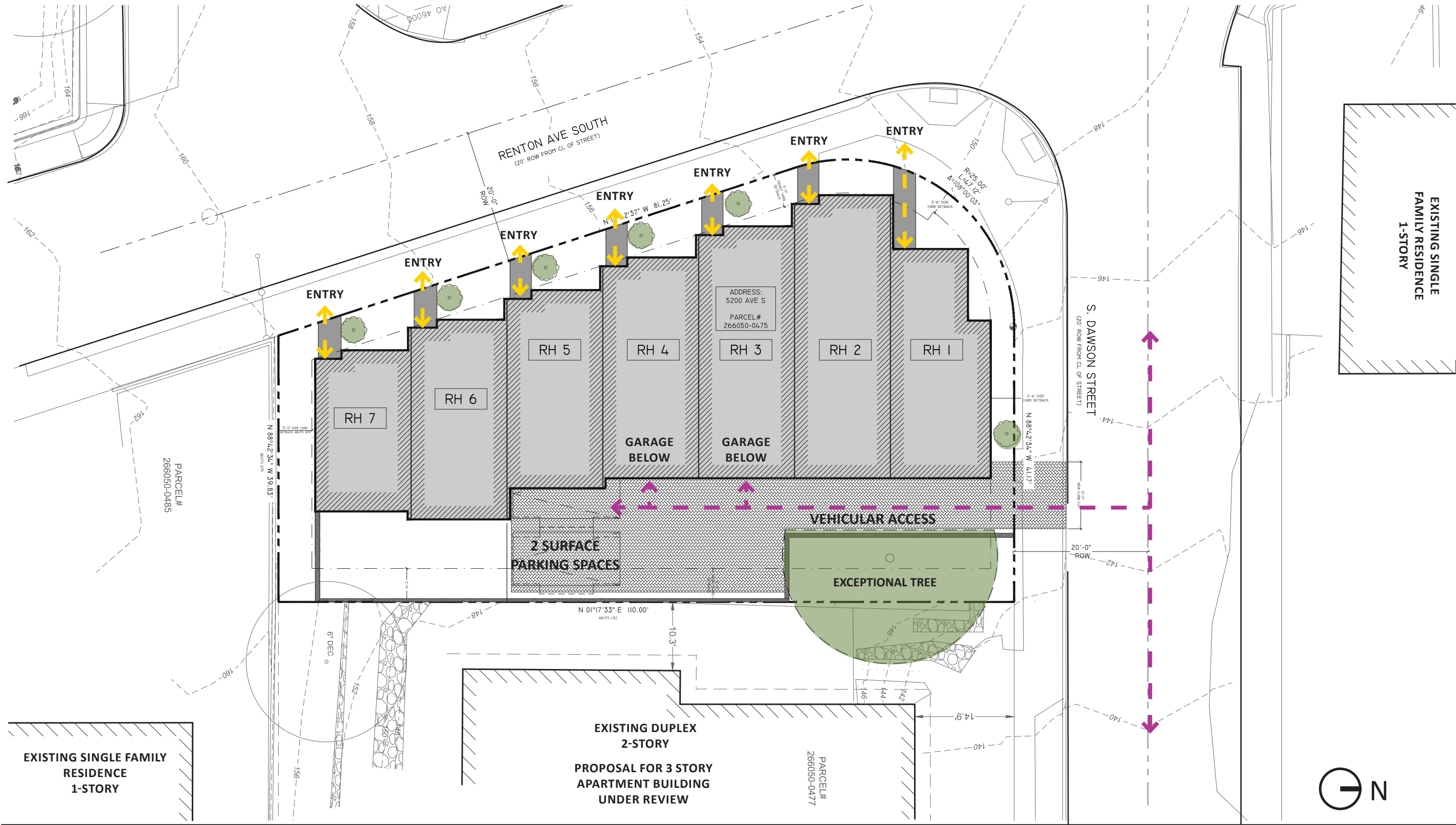
OPPORTUNITIES

- Vertical stepping follows topography
- Stepping of the two end units softens the appearance in relationship to the neighbors.
- Upper level balcony areas at the front further break down the massing from the street
- Unit facades follow the angle of the street.

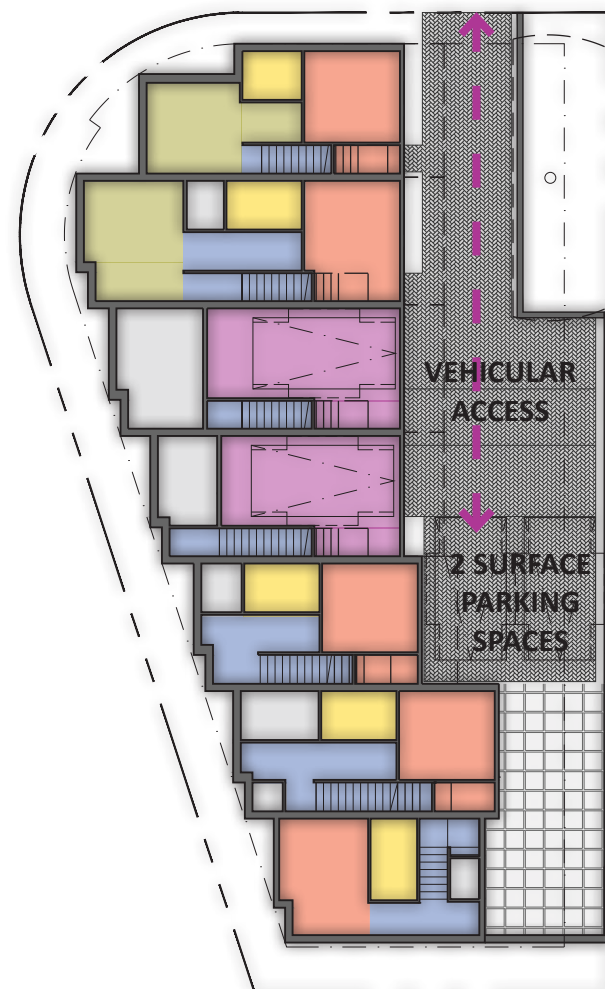
CONSTRAINTS

- Several unique floor plans
- Requires facade length departure

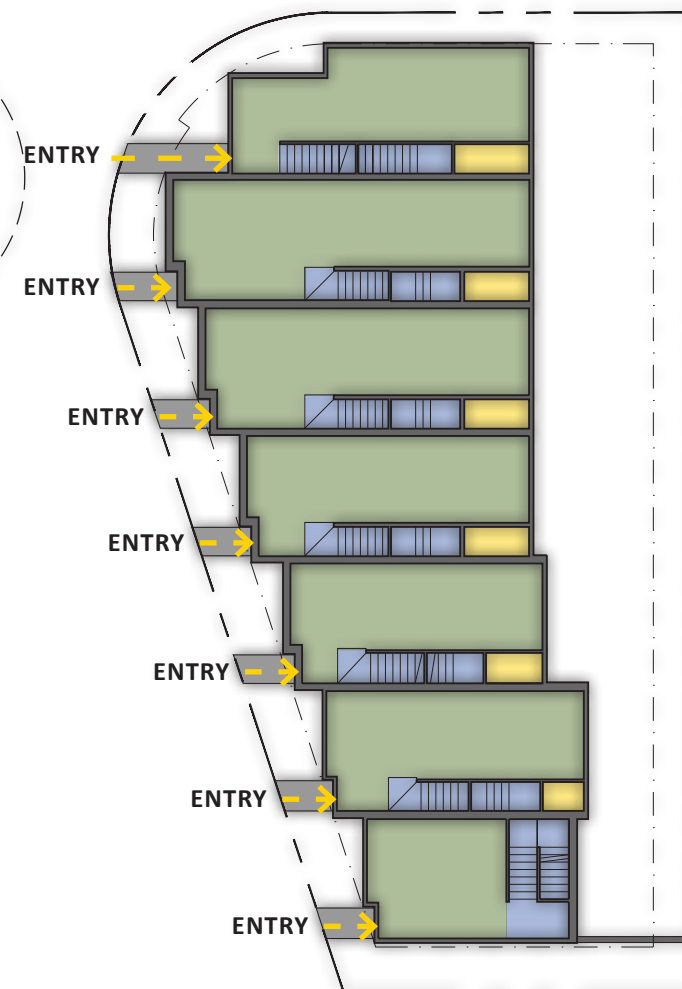
CONCEPT 1 CODE COMPLIANT - SITE PLAN



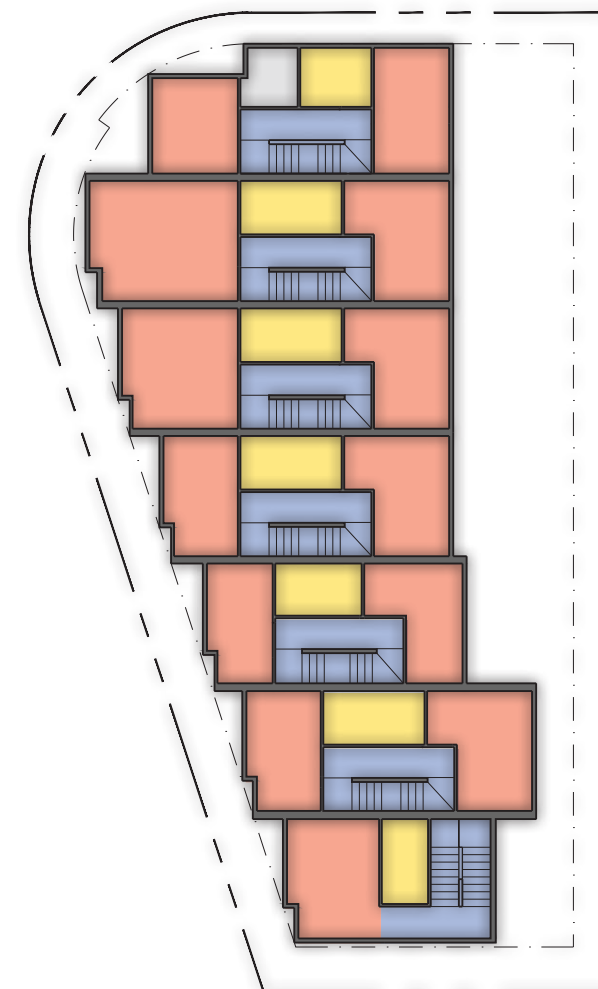
CONCEPT 1 CODE COMPLIANT - FLOOR PLANS



FLOOR PLAN LEVEL 0



FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2

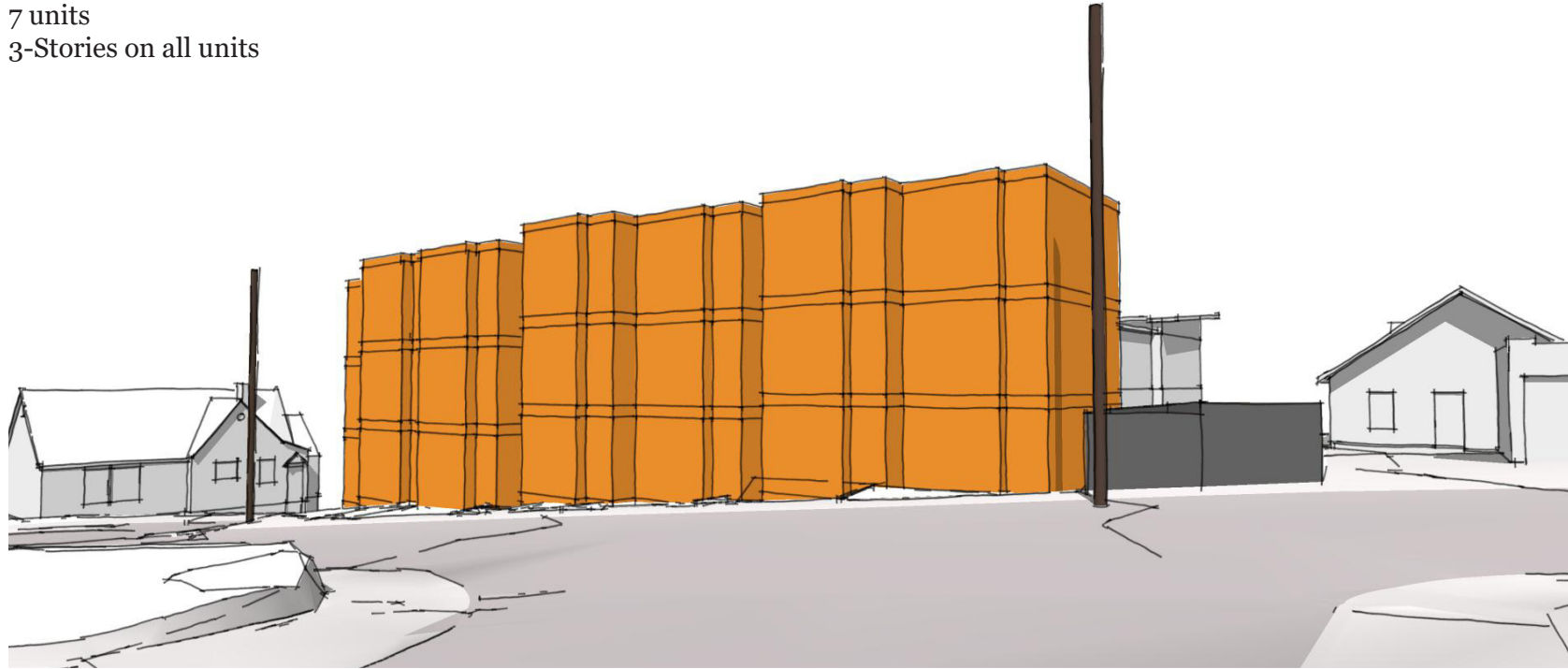


FLOOR PLAN LEVEL 3



CONCEPT 1 CODE COMPLIANT MASSING

7 units
3-Stories on all units



CONCEPT 1 CODE COMPLIANT - SHADOW STUDY



MARCH 21 9AM



MARCH 21 12PM



MARCH 21 3PM



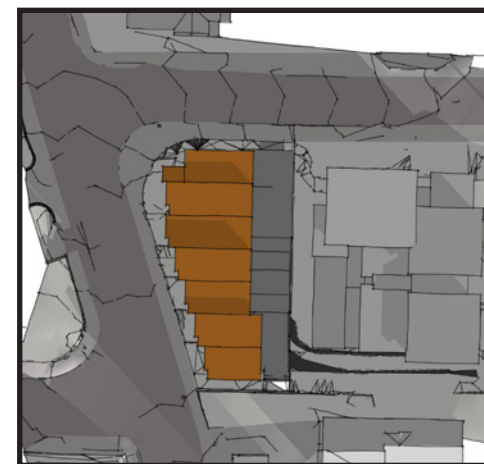
JUNE 21 9AM



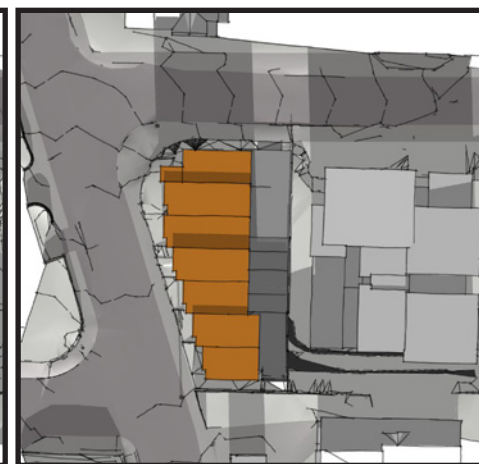
JUNE 21 12PM



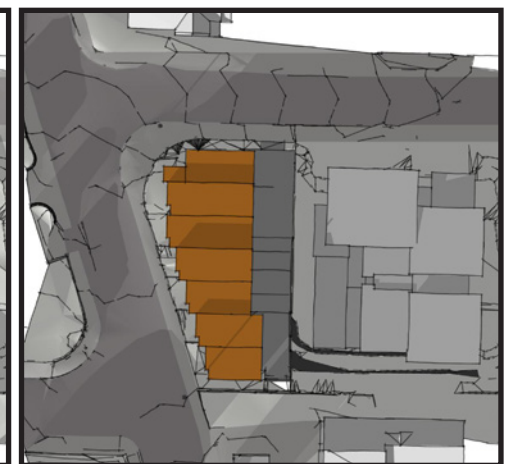
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DECEMBER 21 9AM



DECEMBER 21 12PM

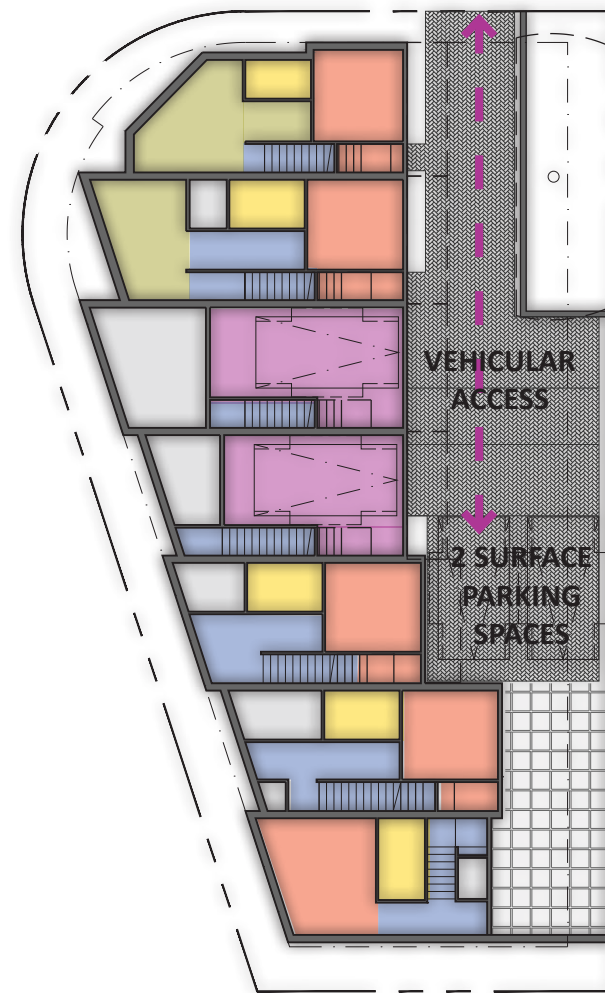


DECEMBER 21 3PM

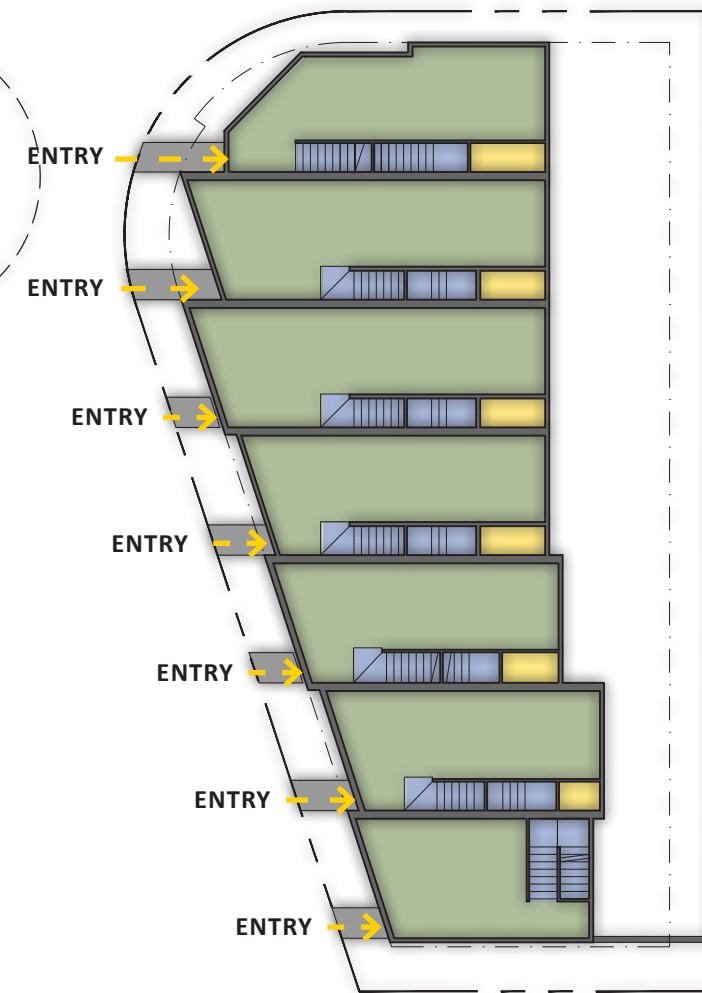
CONCEPT 2 CODE COMPLIANT - SITE PLAN



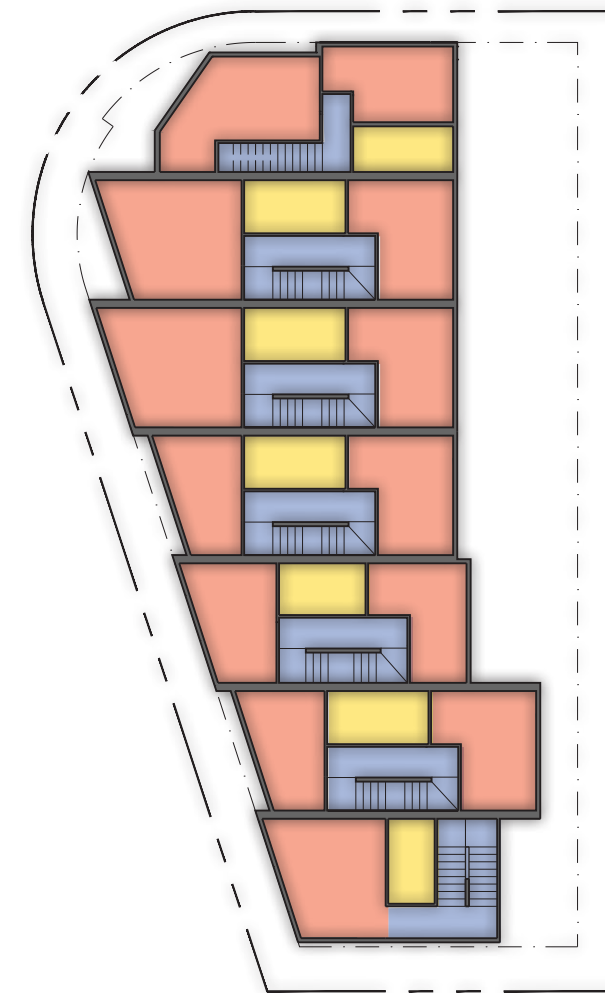
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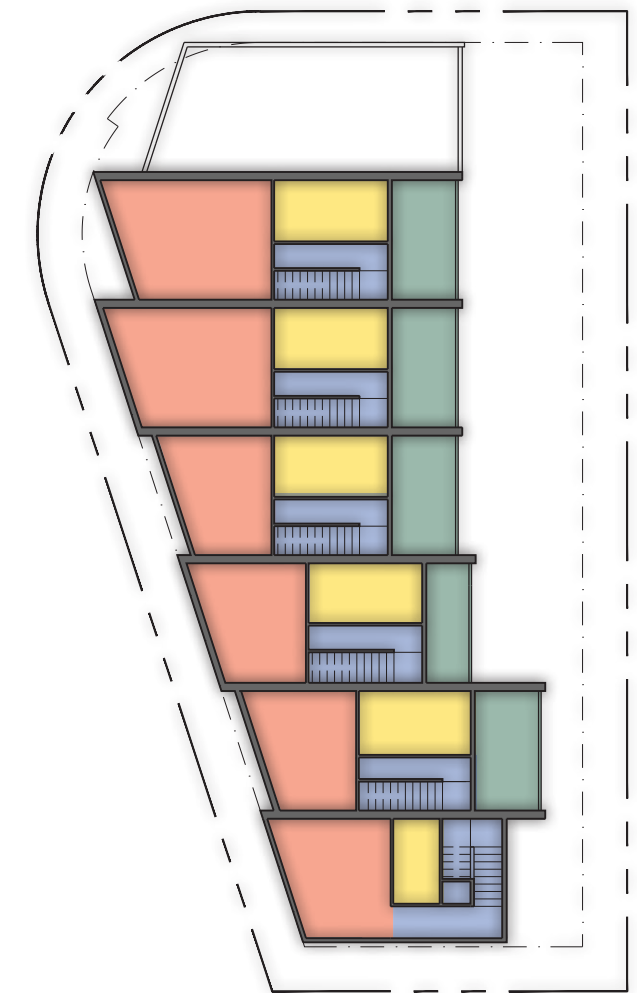
FLOOR PLAN LEVEL 0



FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2



FLOOR PLAN LEVEL 3

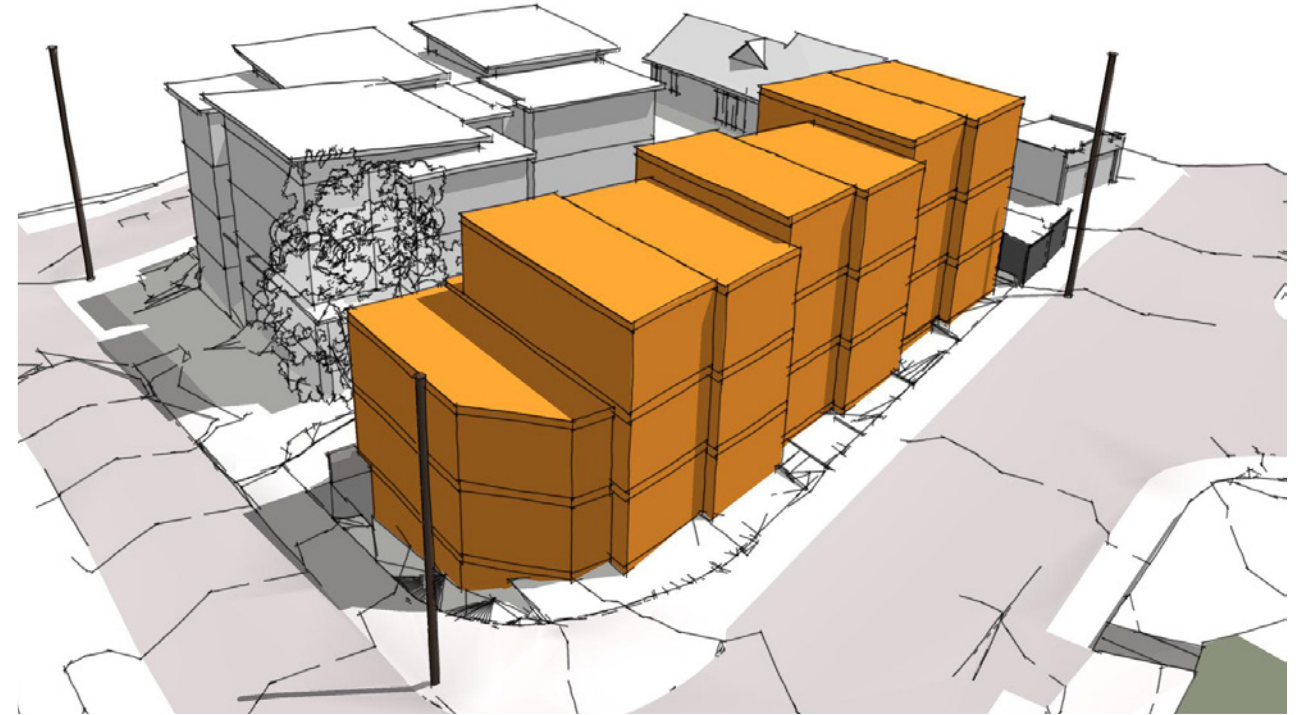
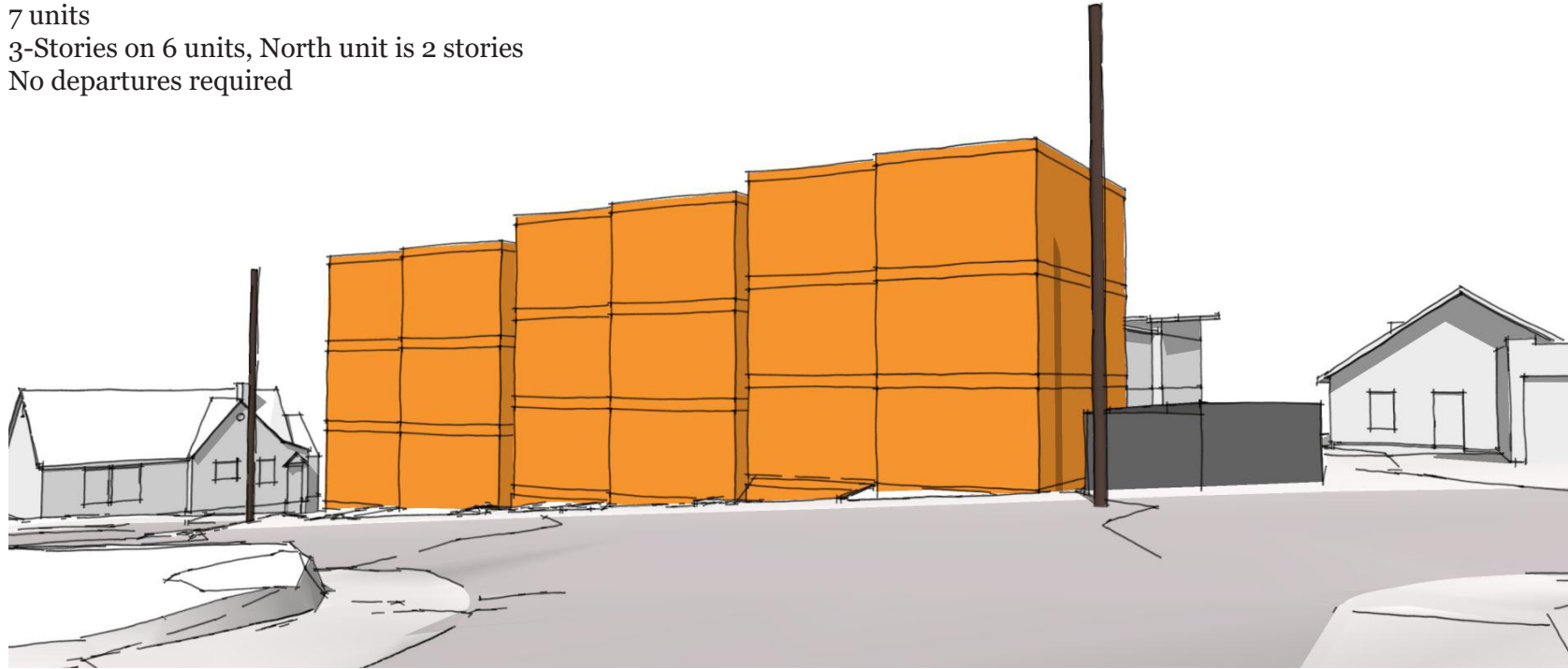


CONCEPT 2 CODE COMPLIANT - MASSING

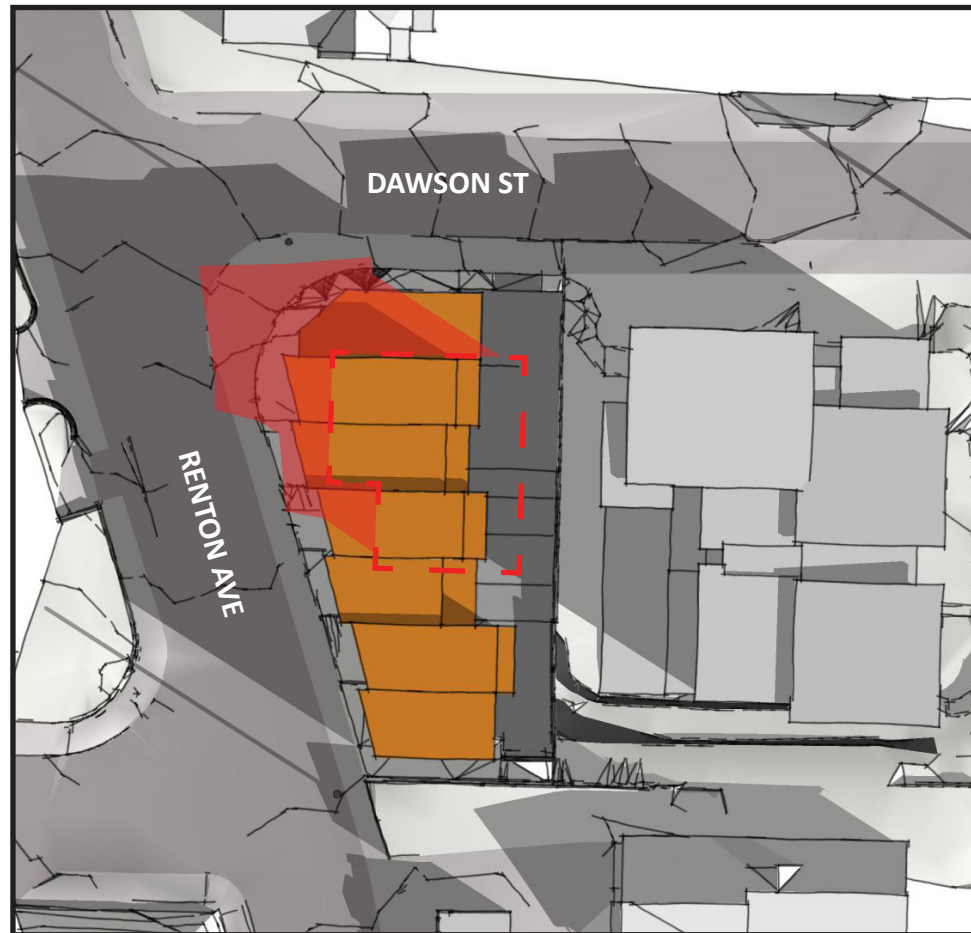
7 units

3-Stories on 6 units, North unit is 2 stories

No departures required



CONCEPT 2 CODE COMPLIANT - SHADOW STUDY



MARCH 21 9AM



MARCH 21 12PM



MARCH 21 3PM



JUNE 21 9AM



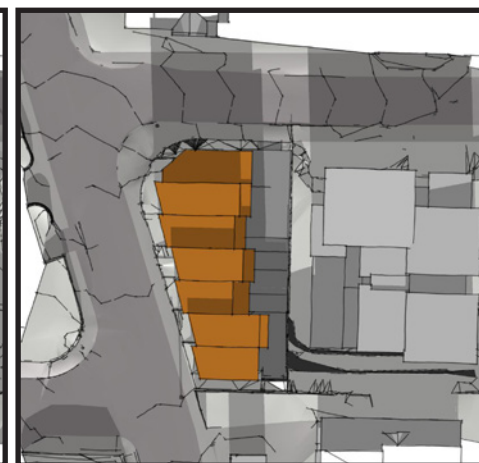
JUNE 21 12PM



JUNE 21 3PM



DECEMBER 21 9AM



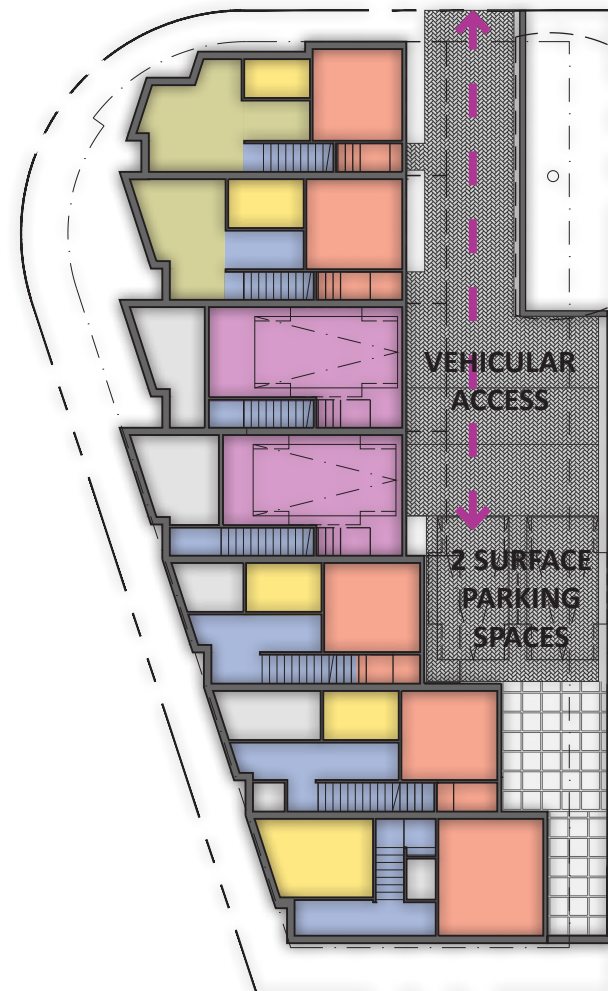
DECEMBER 21 12PM



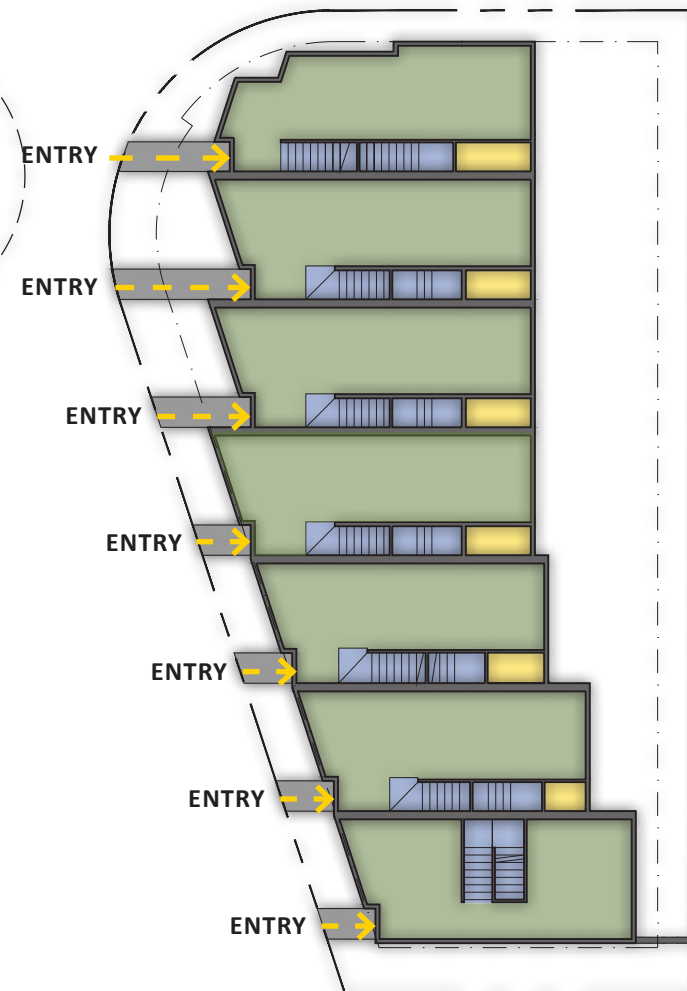
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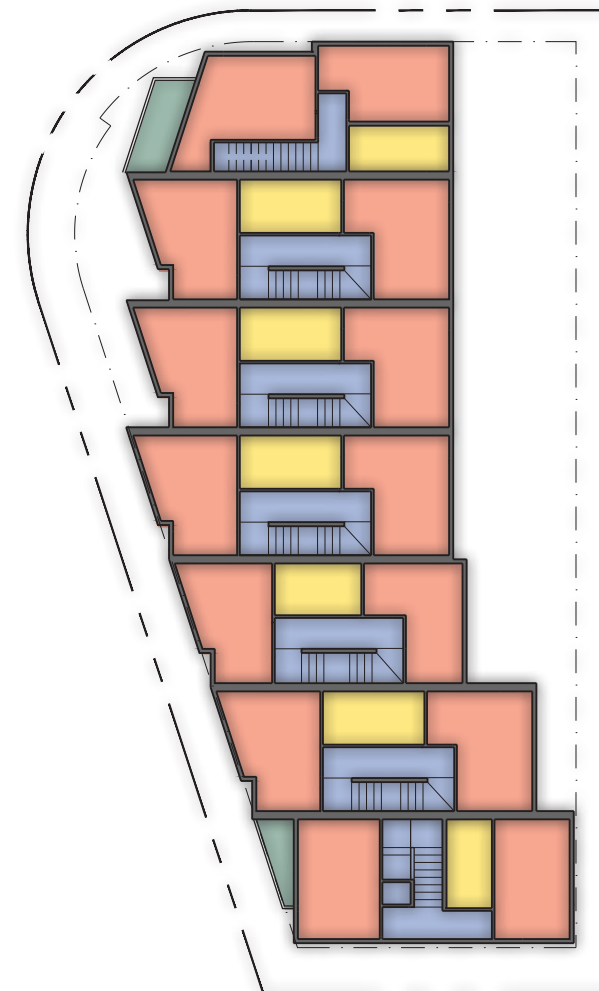
CONCEPT 3 FLOOR PLANS - PREFERRED



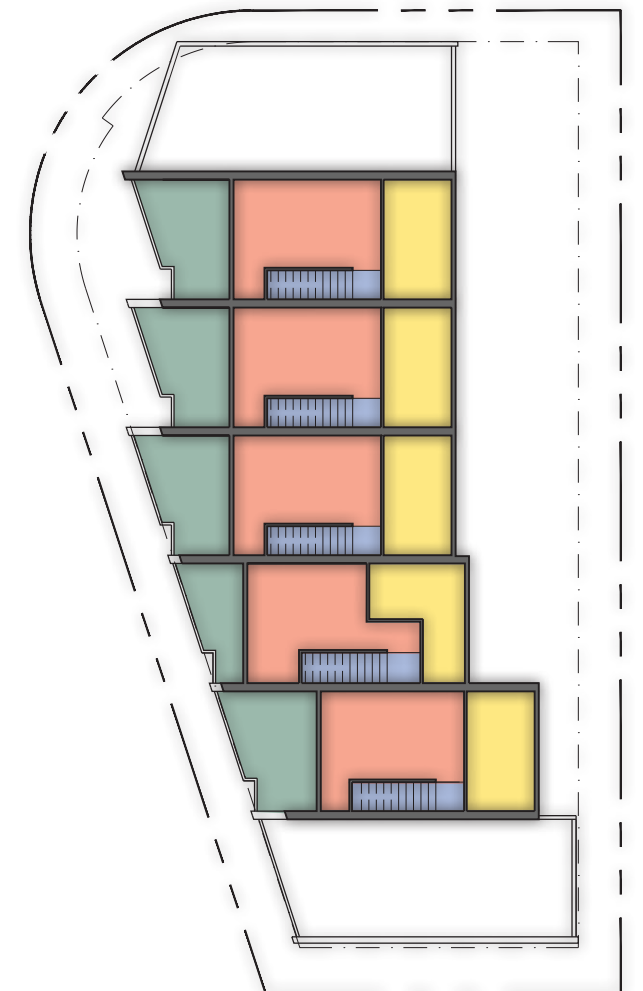
FLOOR PLAN LEVEL 0



FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2

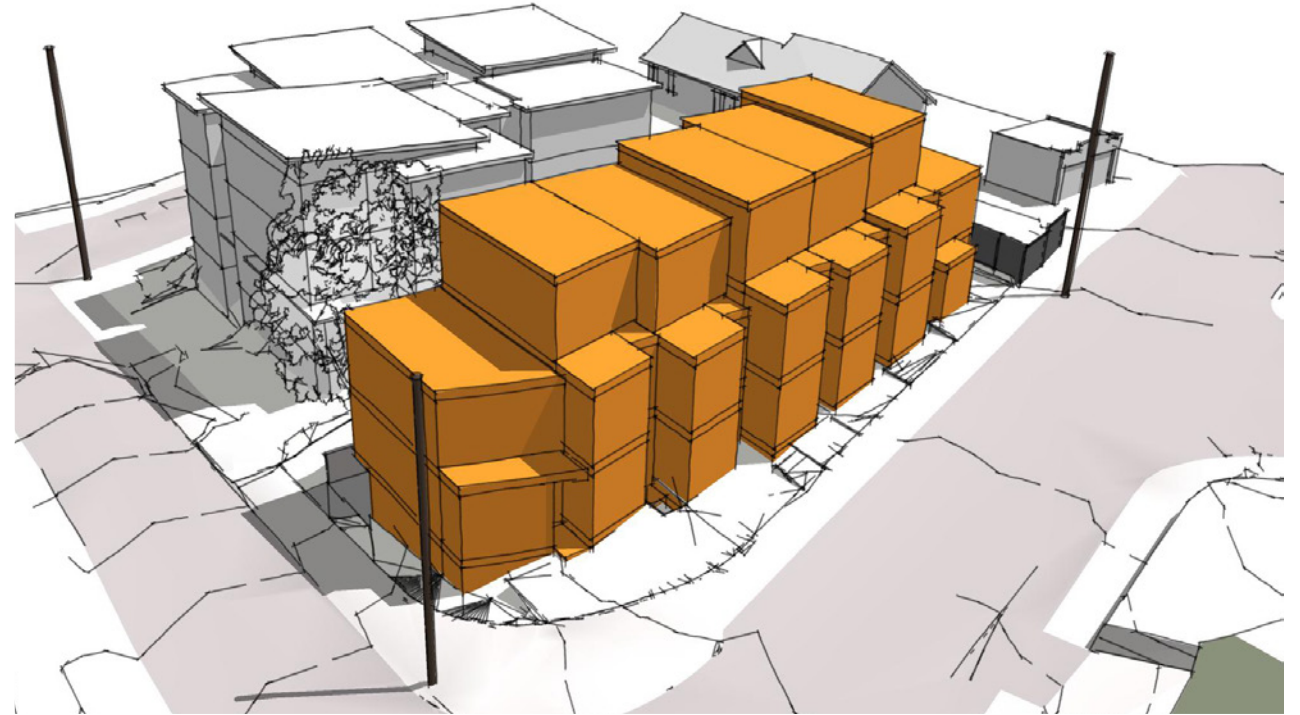
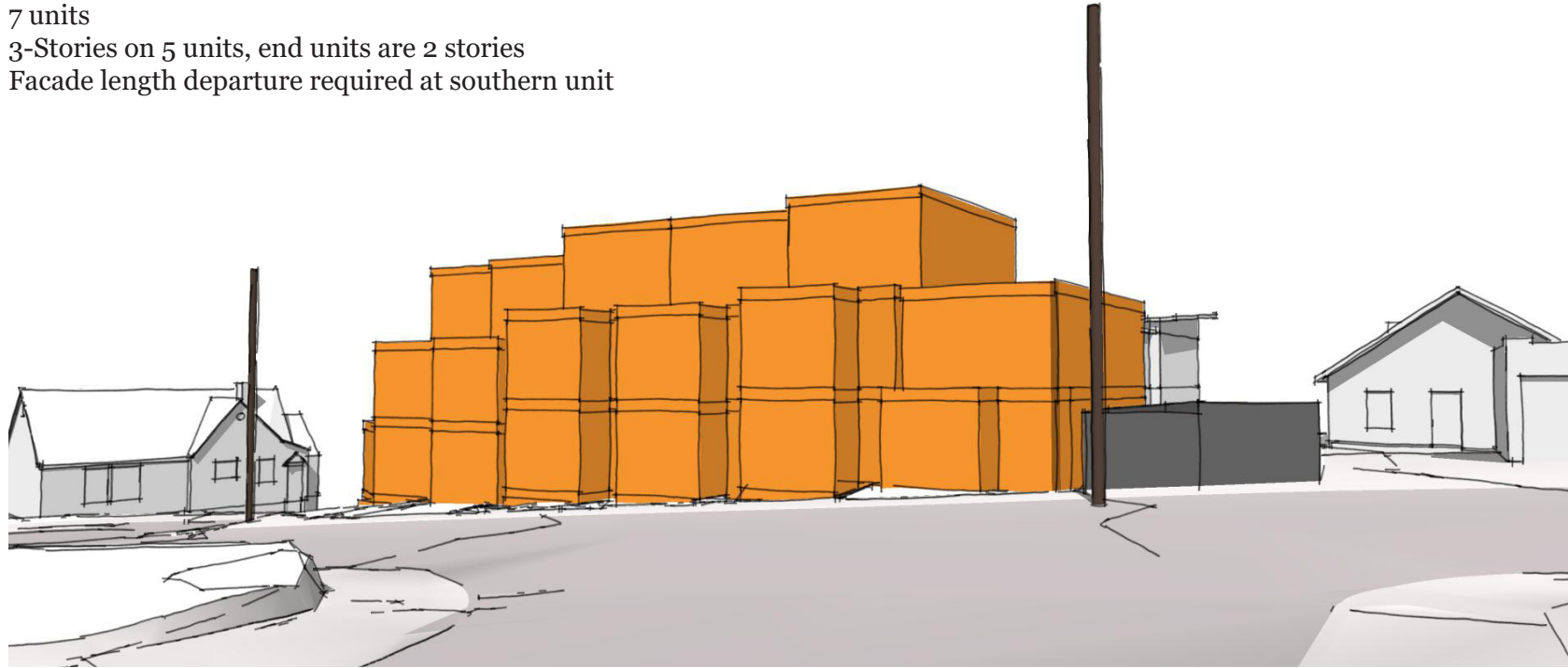


FLOOR PLAN LEVEL 3

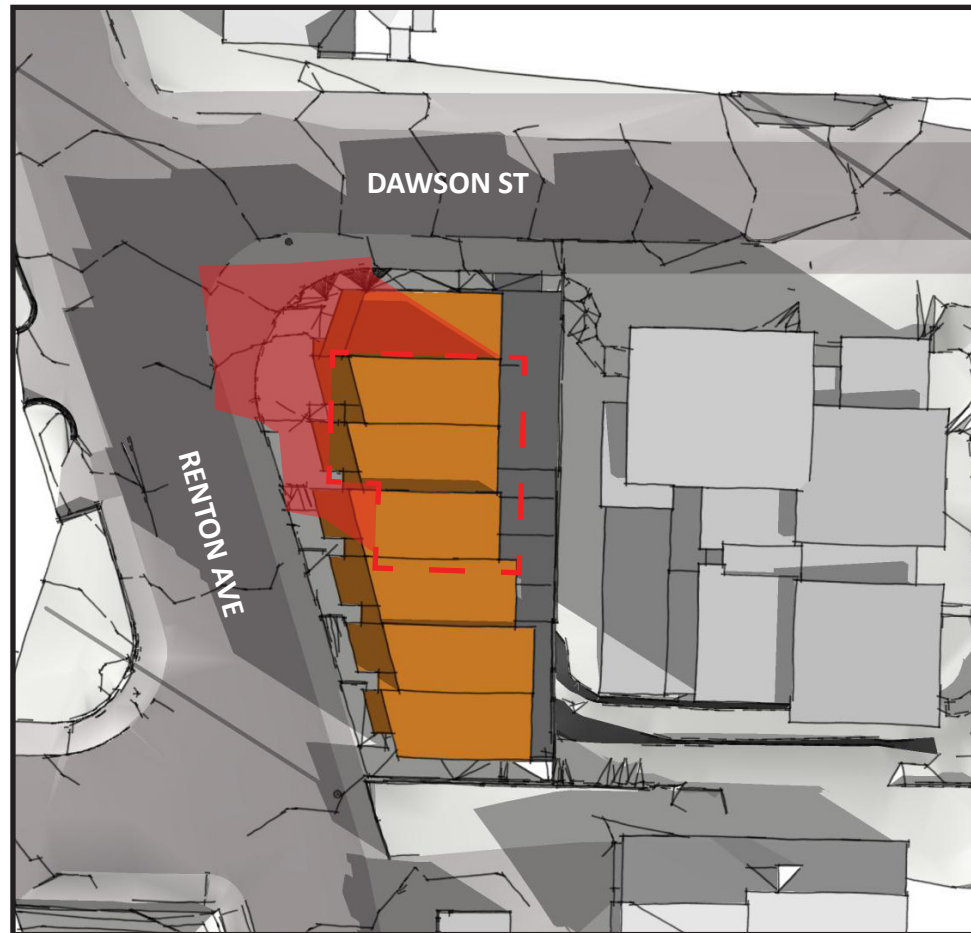


CONCEPT 3 MASSING- PREFERRED

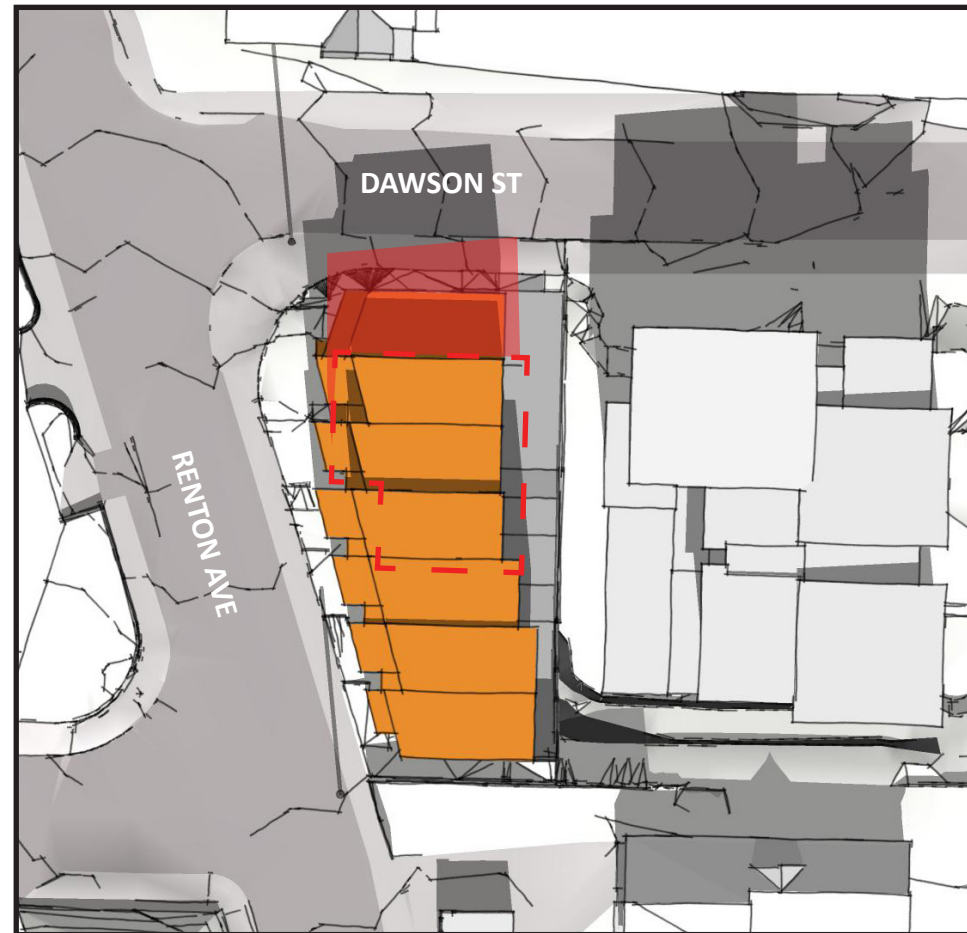
7 units
3-Stories on 5 units, end units are 2 stories
Facade length departure required at southern unit



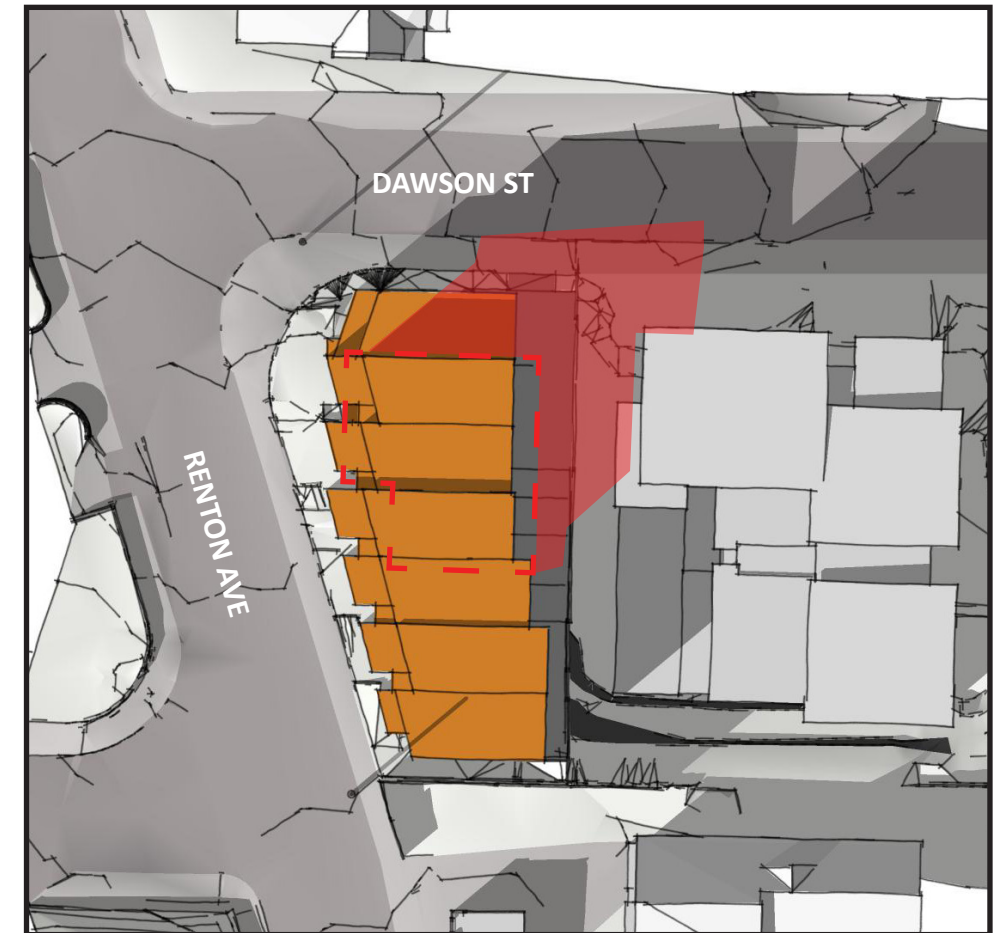
CONCEPT 3 SHADOW STUDY



MARCH 21 9AM



MARCH 21 12PM



MARCH 21 3PM



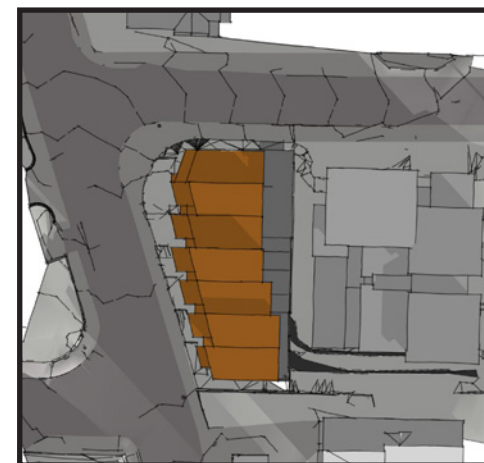
JUNE 21 9AM



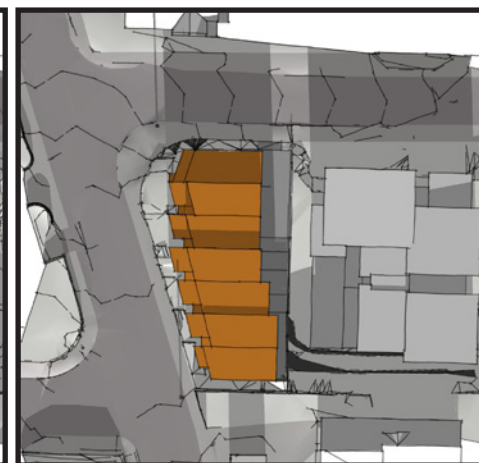
JUNE 21 12PM



JUNE 21 3PM



DECEMBER 21 9AM



DECEMBER 21 12PM

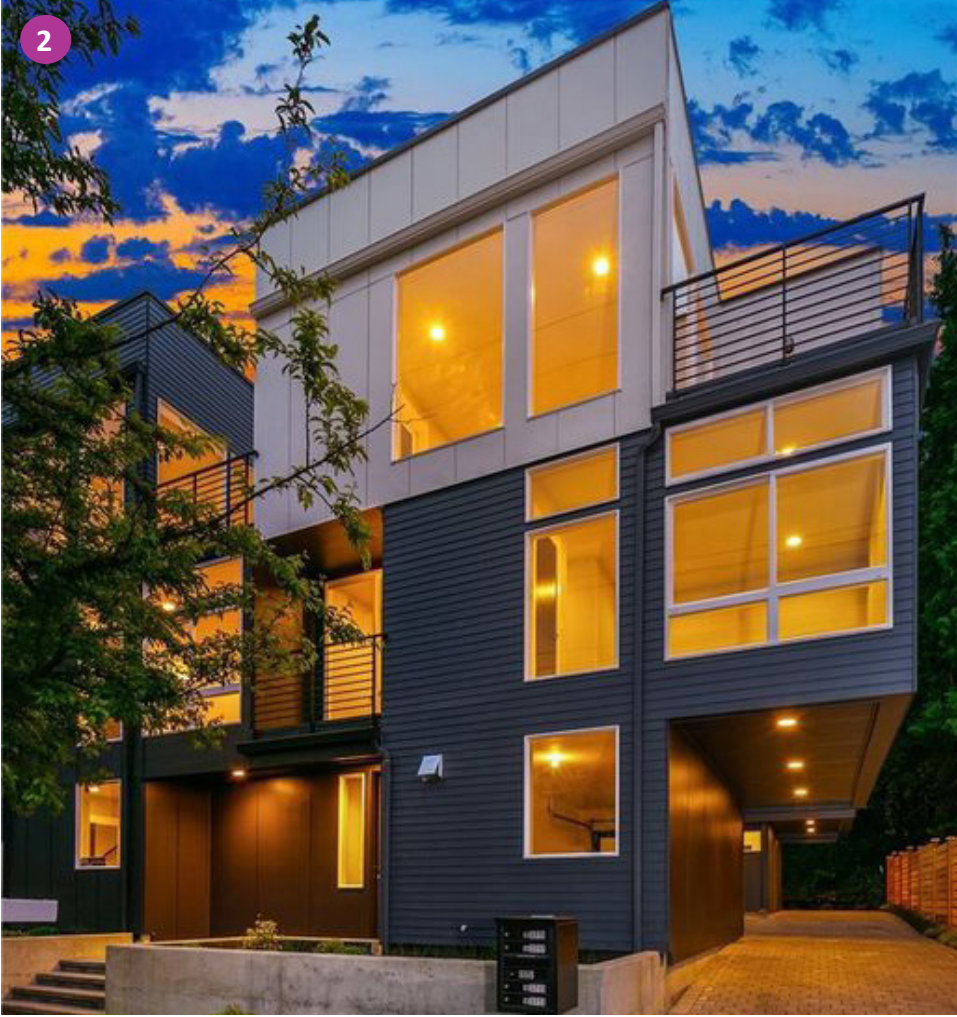


DECEMBER 21 3PM

NEW DEVELOPMENT IN THE NEIGHBORHOOD



- Muted Palette
- Mix of new and traditional siding
- Boxy design
- Flat roof/low slope



- Muted Palette
- Mix of new and traditional siding
- Boxy design
- Flat roof/low slope



- Muted palette with pops of color
- Mix of traditional and contemporary boxy design
- Traditional pitched roof



- Use of wood accents
- Mix of new and traditional siding
- Boxy design
- Flat roof/low slope



- Muted Palette with wood accents
- Mix of wood and metal
- Boxy design
- Flat roof/low slope



- Muted Palette
- Mix of new and traditional siding
- Boxy design
- Flat roof/low slope

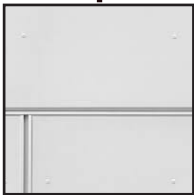


- Muted Palette
- Mix of new and traditional siding
- Boxy design
- Flat roof/low slope

CHARACTER RENDERING CONCEPT 1 CODE COMPLIANT



STAINED CEDAR
SIDING



FIBER CEMENT
PANEL SIDING

CHARACTER RENDERING CONCEPT 1 CODE COMPLIANT



FIBER CEMENT
PANEL SIDING



STAINED CEDAR
SIDING

CHARACTER RENDERING CONCEPT 2 CODE COMPLIANT



FIBER CEMENT
LAP SIDING



STAINED CEDAR
SIDING



FIBER CEMENT CEDAR
SHAKE SIDING

CHARACTER RENDERING CONCEPT 2 CODE COMPLIANT



FIBER CEMENT CEDAR
SHAKE SIDING

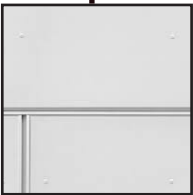


FIBER CEMENT
LAP SIDING

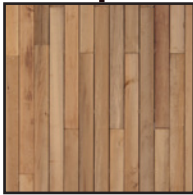


STAINED CEDAR
SIDING

CHARACTER RENDERING CONCEPT 3 PREFERRED MASSING



FIBER CEMENT
PANEL SIDING



CEDAR SIDING



FIBER CEMENT
PLANK SIDING

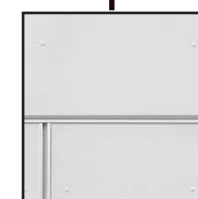
CHARACTER RENDERING CONCEPT 3 PREFERRED MASSING



FIBER CEMENT
PLANK SIDING



CEDAR SIDING



FIBER CEMENT
PANEL SIDING

DEPARTURES REQUESTED

23.45.527. B2 FACADE LENGTH

ALLOWED

The max combined length of all portions of facades within 15ft of and lot line shall not exceed 65% of the lot line length and 40ft for a rowhouse locate within 15ft of a Single Family lot line.

REQUESTED FACADE LENGTH DEPARTURE

The southern lot line is approximately 39'-10". Per 23.45.527 B2, we are allowed 65% of the lot line length or 25'- 10 5/8", not to exceed 40'. We request a departure allowing for a facade length of 33'-0" (83% of lot line length), measured 15'-0" from the Southern lot line (see exhibit B).

RATIONALE

It is our opinion that this departure will allow the project to better meet the design guidelines, specifically guide-lines *CS2.D.Height, Bulk and Scale*. By increasing the allowable facade length, we are able to include two bedrooms on the second floor of the unit, meeting our program requirements in two stories instead of three. Keeping this unit shorter improves the relationship and transition to the neighboring SFR zone by reducing the height difference between the two lots (1. *Existing Development and Zoning & 3. Zone transitions*) and reduces the overall bulk of the building visible from the street (4. *Massing Choices*). Reducing the height to two stories also increases privacy for both the unit and the neighboring lot (5.*Respect for Adjacent Sites*). Additionally, a longer facade creates more roof area for solar panels reinforcing our sustainability objectives.

POTENTIAL IMPACTS

Increasing the facade length will have little impact on the neighboring SFR, as the home is not situated directly adjacent to our southern lot line. There is currently an 6ft privacy fence on top of a 2-3' retaining wall screening the lot directly adjacent to the southern lot line, which maintains privacy for both lots (see exhibit A) in line with *CS2.D.Height, Bulk and Scale 5. Respect for Adjacent Sites*.

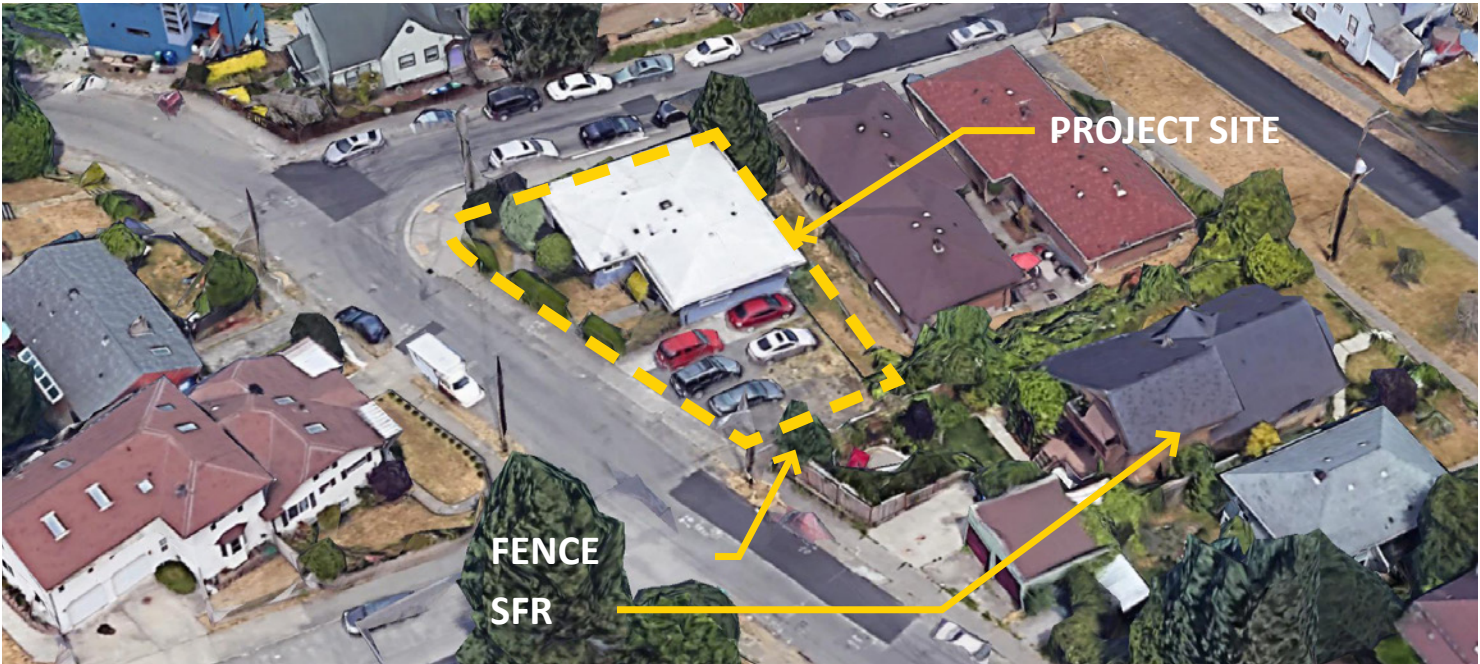


EXHIBIT A - RELATIONSHIP OF SOUTHERN LOT LINE TO SFR

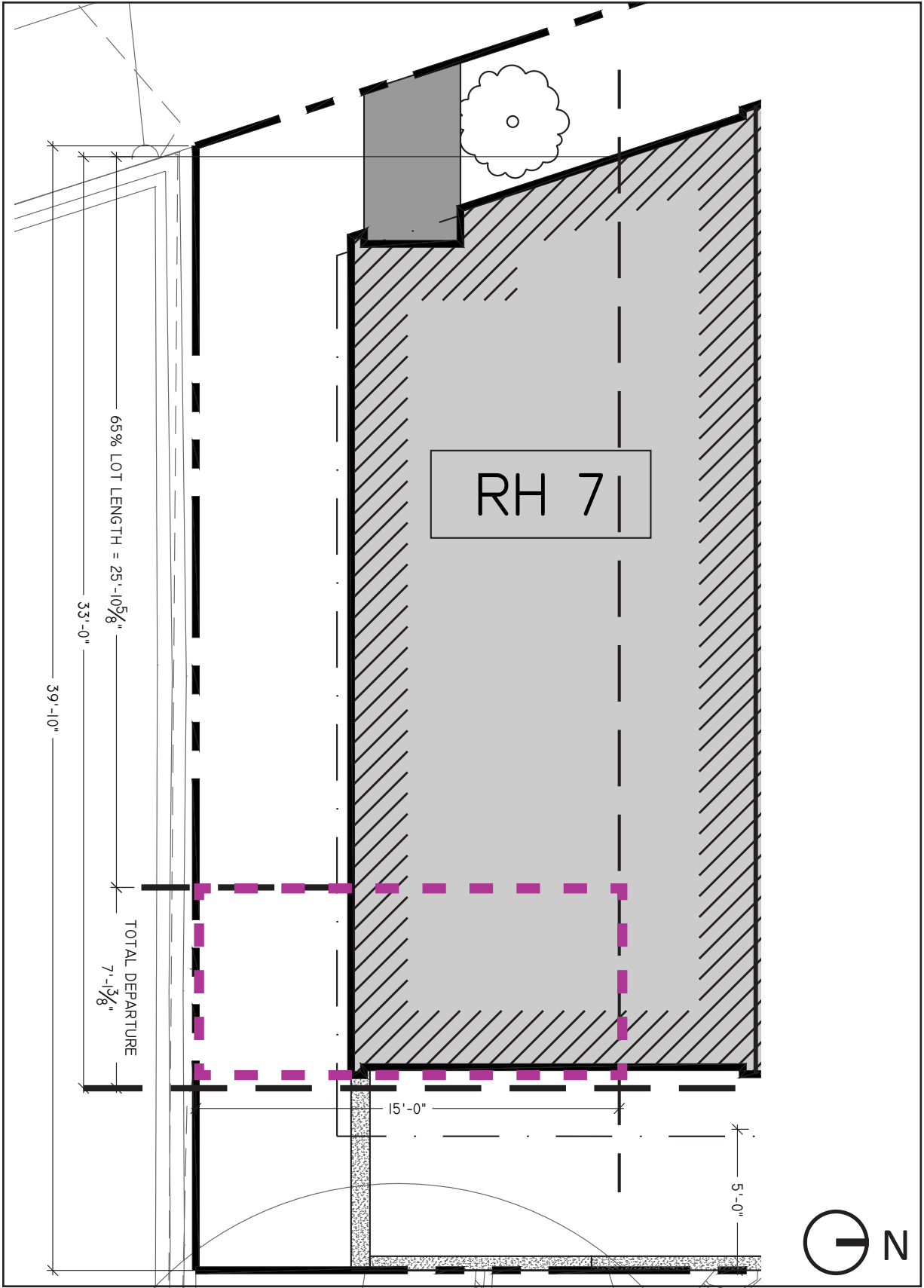


EXHIBIT B

PREVIOUSLY BUILT PROJECTS



5200 RENTON AVE ROWHOUSES #3033166-EG



