

## **STATEMENT OF PROPOSED USE**

Bristlecone LLC (Applicant)

1220 Mount Olivet Road NE

The Property is currently improved by a small commercial building and parking lot. The Applicant proposes to redevelop the Property with a warehouse and green building hub with secondary uses including 1 caretaker unit, 1 artist studio with residence, 2 retail spaces, and a rooftop venue space in the habitable penthouse. Overall, the lot occupancy of the project is 0.974 (1.0 allowed) and the FAR is 3.5 (3.5 allowed). The project will seek Passive House and net zero energy certifications.