



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO
14027 LAKE CITY WAY NE

CONTACTS

The Leitzke Architects
115 BELL STREET
SEATTLE, WA 98121
P/ 206-920-1664
F/ 206-441-5373
CONTACT: STEVE LEITZKE
steve.leitzke@comcast.net

OWNER: CC LAKE CITY LLC
EDMONDS, WA.
P/206-948-4022
CONTACT: MARK LUNDBERG
markhlundberg@comcast.net

DEPARTURES

LAND USE CODE STANDARD:
Street-level development standards: Either the first floor of a residential use in a commercial zone shall be located 4’ above the sidewalk or set-back at least 10’ from the sidewalk.

PROPOSED:
Street –level residential uses on 32nd Ave are proposed an average set-back of 8.4’ on the North Building and 11’ on the South building. See A000 of the MUP Submittal for calculations.

RATIONALE FOR REQUEST:
The adjacent property line is 5’ West of our line. When the sidewalk is extended across our property it creates a very wide sidewalk relative to the sidewalk to the South that is only 4’ wide, effectively reducing our available setback. The reduction requested is relatively small, 20%.

OBJECTIVES

DEVELOPMENT OBJECTIVES:
The Applicant presented three Alternates at EDG with the preferred option being Alternate B, with 347 D.U. and 9500 sf of retail on Lake City Way and 143rd St.
The Board agreed that, provided that we develop a strong “base” for the structure and develop significant “breaks” in the building façade, the preferred Alternate B, could work.
The following Proposal is based on Alternate B, DRB and City Staff recommendations.
We request approval for A Mixed-Use 320 Unit Apartment Building with ~ 9500 sf Retail. The reduction in D.U. is the result, in part, to our response to EDG recommendations that we should reduce the bulk of the building on Lake City Way NE by providing deeper recesses in the building façade and in particular develop a strong and visible residential entrance with as much transparency as possible.
Taken in the context of the surrounding buildings, the Proposal is of significantly higher standard, both in design and in the quality of materials proposed. We would encourage the Board to consider these facts as mitigating factors to the larger scale of the buildings proposed compared to those in the immediate vicinity.

INDEX

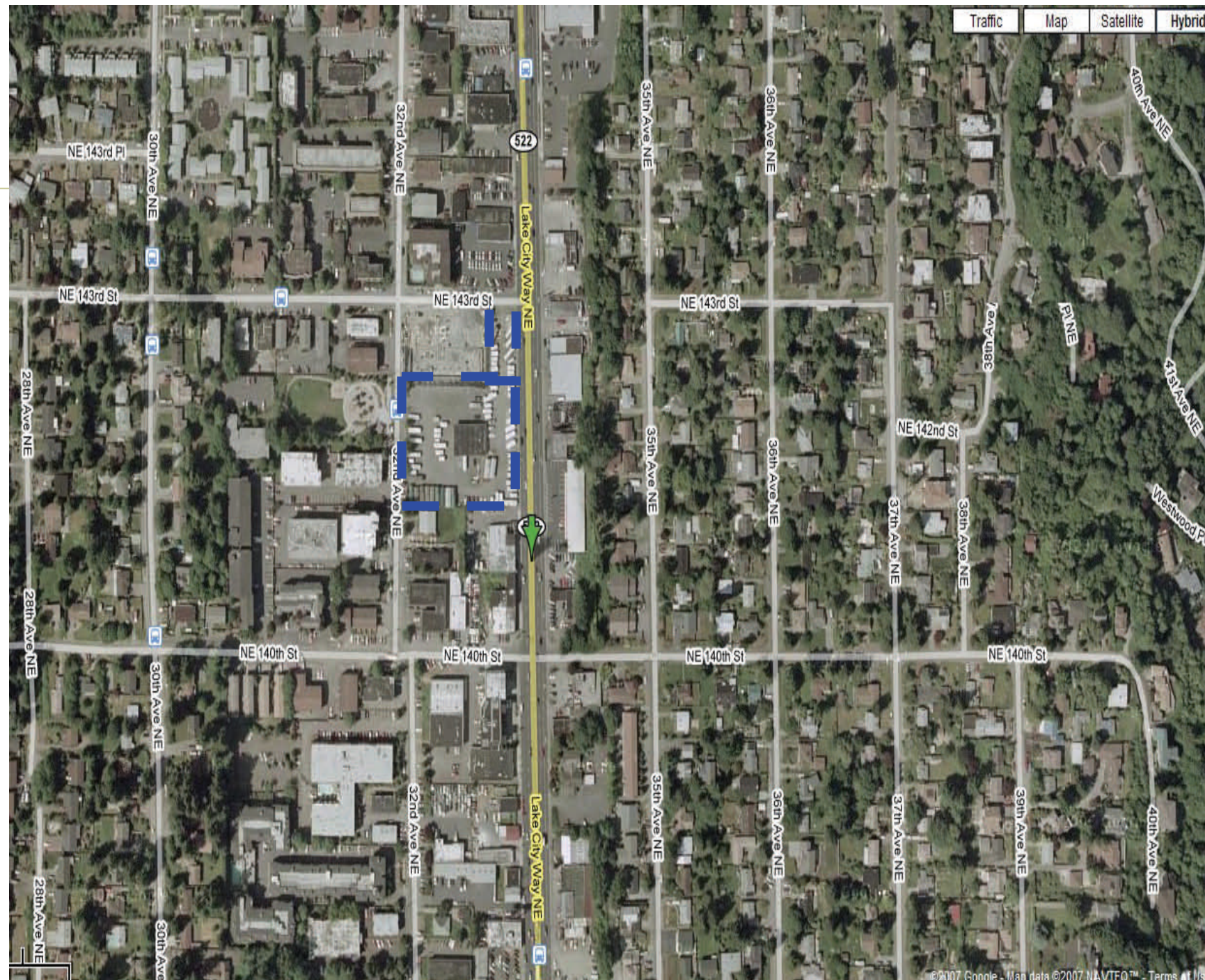
CONTENT/ OBJECTIVES/INDEX	1
VICINITY MAP	2
ZONING/ADDRESS/ AERIAL	3
ADJACENT ZONING	4
SURVEY	5
AERIAL CONTEXT VIEW	6
RELEVANT CITY DESIGN GUIDELINES	7
PROJECT DATA	8
PHOTOS: SITE	9
PHOTOS: SITE	10
PHOTOS: SITE	11
PHOTOS: SITE	12
ALTERNATIVE B EDG	13
SITE PLAN	14
RENDERED LANDSCAPE PLAN	15
LAKE CITY WAY STREETSCAPE PERSPECTIVE	16
32ND AVE. NE STREETSCAPE PERSPECTIVE	17
EAST ELEVATION DETAIL	18
NORTH & SOUTH DIVISION ELEV. @ 32ND AVE.	19
PLANS ELEVATIONS	20A-J
SITE RELATIONSHIP TO PARK	21
VARIOUS SITE VIEWS	21-30

The wider sidewalk affords great visibility an safety for pedestrians. Additional landscaping and screening are proposed creating comfort and security for the occupants on the street level.

LAND USE CODE STANDARD:
One primary street access shall be provide to the parking levels at 143rd street.

PROPOSED:
We are proposing an access from 143rd to serve primarily commercial and guest parking and the primary access from 32nd Ave.

RATIONALE FOR REQUEST:
Impractical to provide all access from 143rd street due to lack of stacking distance. A Traffic Study has been prepared supporting our request.

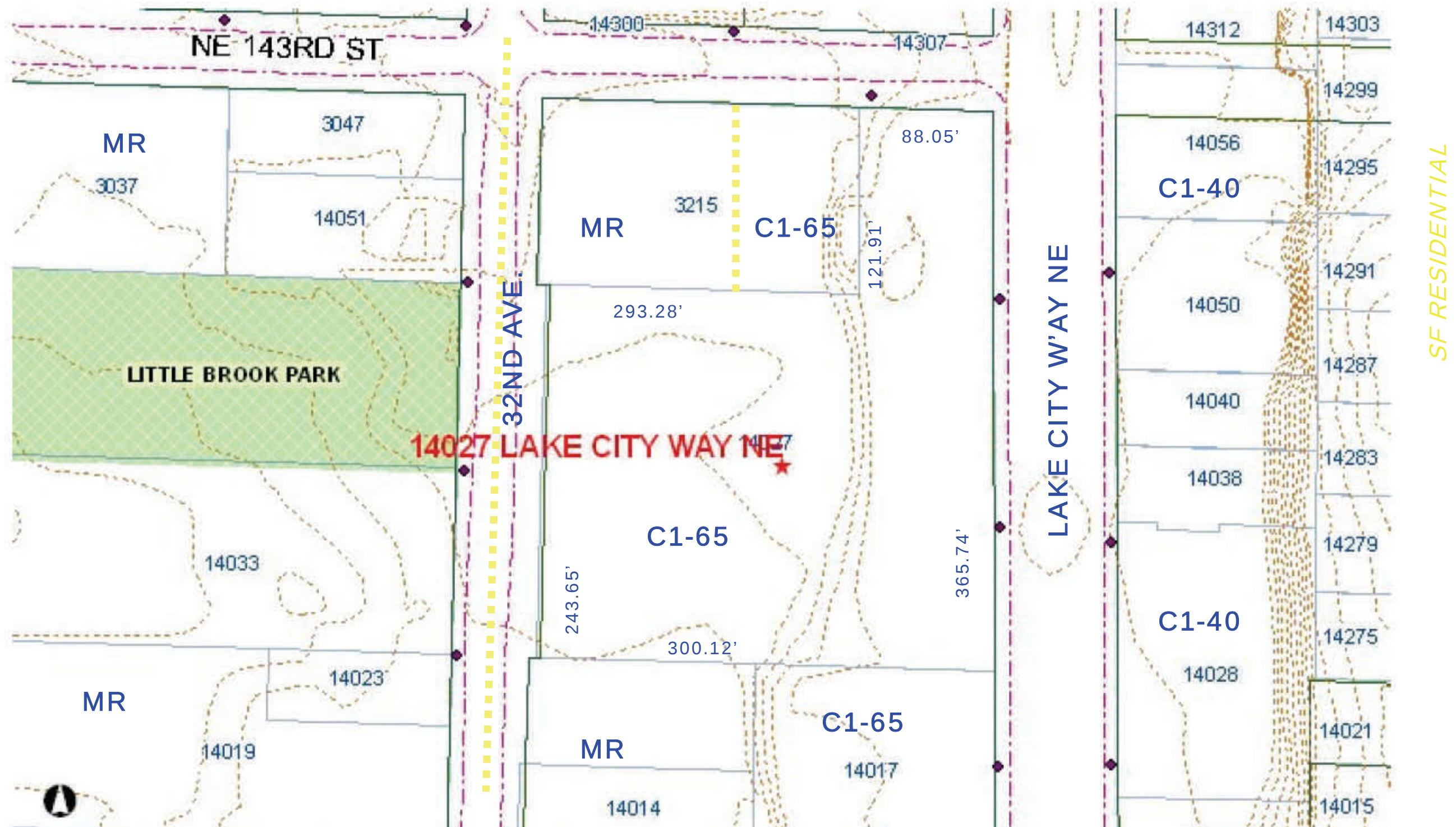


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

VICINITY MAP

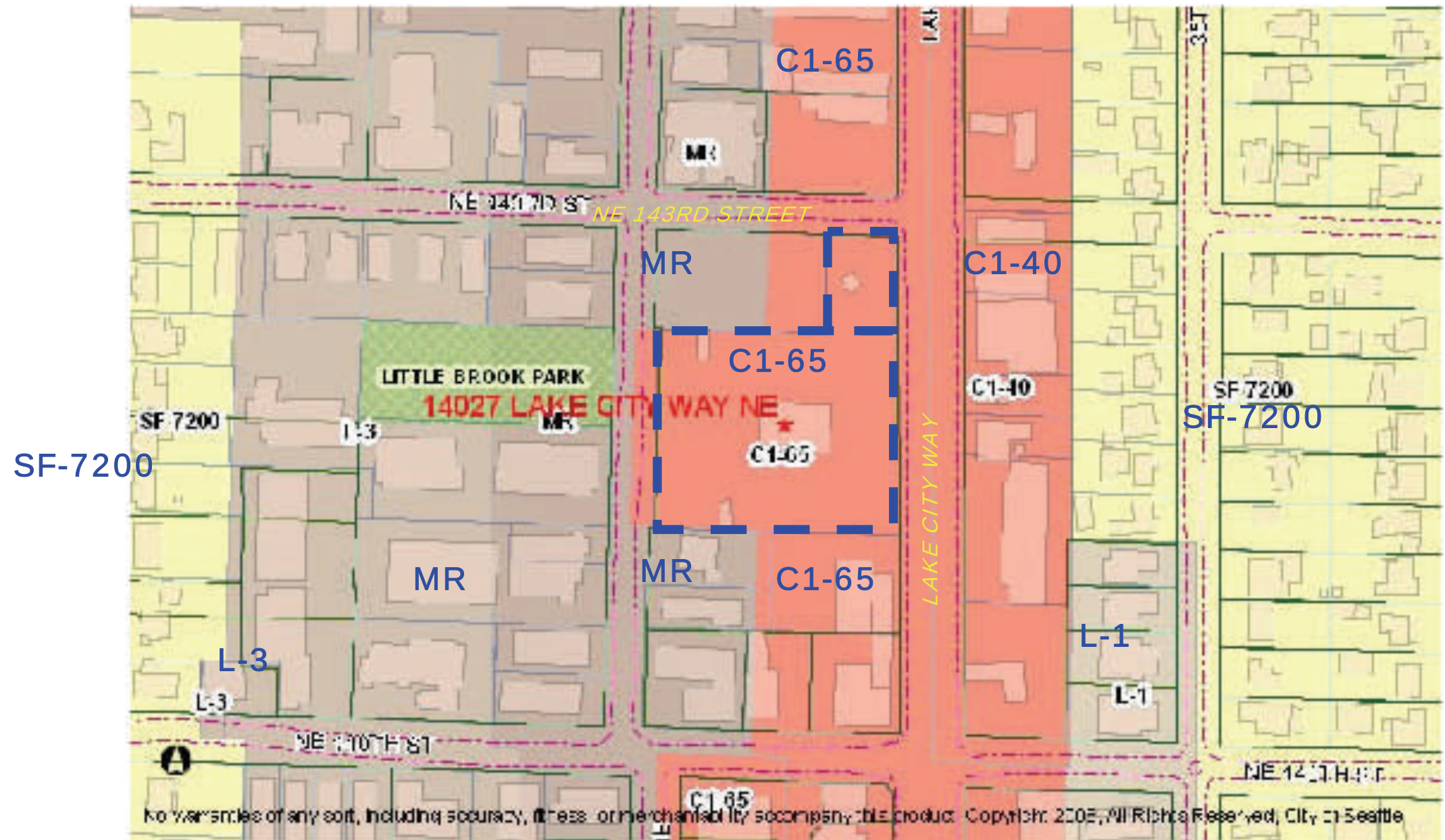
2



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

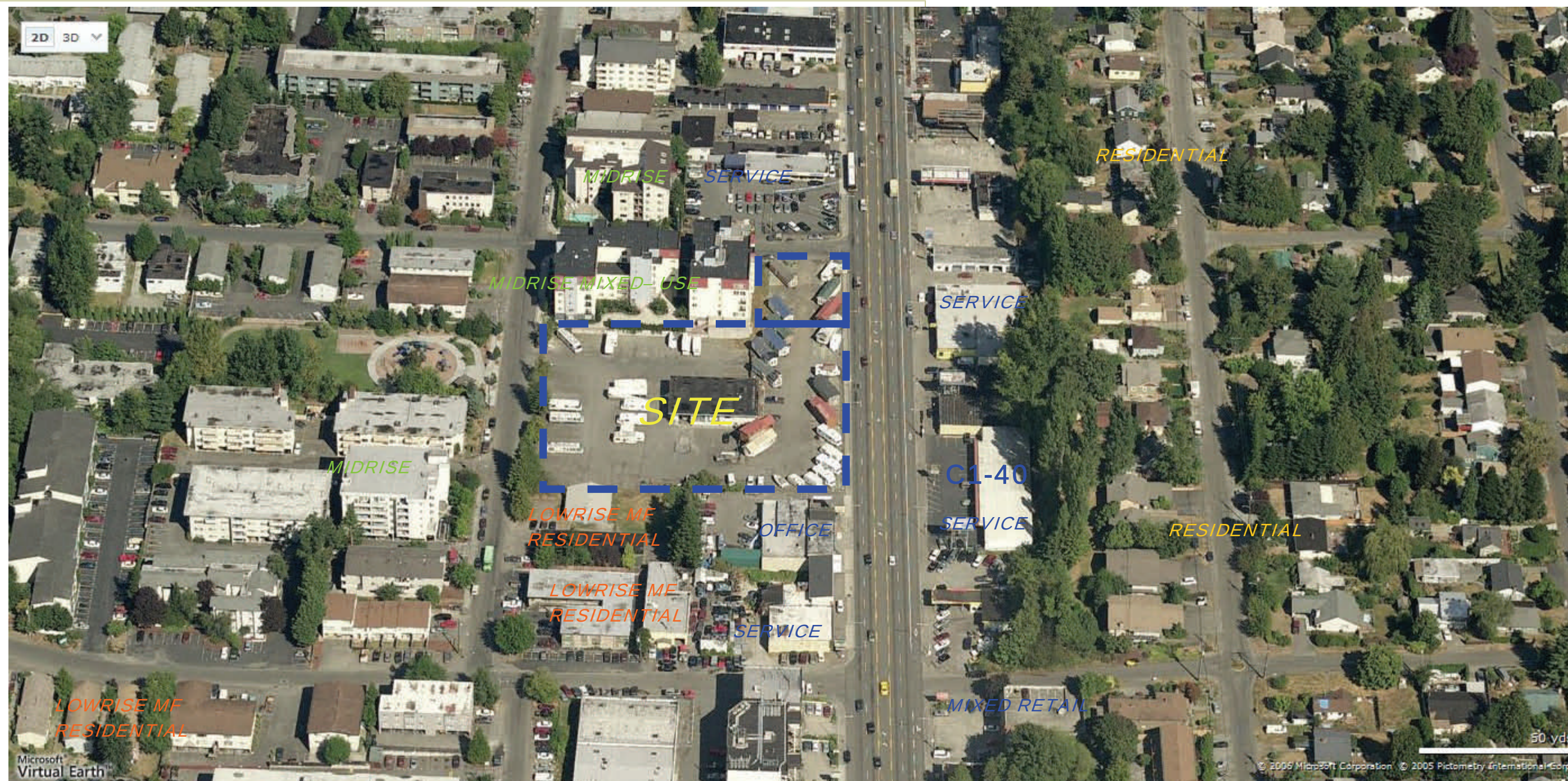
ZONING/ ADDRESS
AERIAL TOPO



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

ADJACENT ZONING



LOOKING FROM THE SOUTH

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

AERIAL CONTEXT VIEW

6

RELEVANT CITY DESIGN GUIDELINES:

North Neighborhood Planning Area

A-1 Responding to Site Characteristics:
The site is on two plateaus, one level with Lake City Way
And one level with 32nd Ave. A multi– building scheme is preferred over parking garage

A-2 Streetscape Compatibility:
Lake City Way & NE 143rd will be developed with retail uses on the ground level. 32nd Ave. will be developed with residential uses on the ground level. The recently constructed multi-family building to the North has no commercial uses on 32nd Ave. There are no commercial uses within several blocks on 32nd. It would seem appropriate to develop this streetscape as residential.

A-3 Entrances Visible from the Street:
Residential entrances are proposed at 32nd Ave and Lake City Way. Commercial will be accessed from Lake City Way Via an improved sidewalk.

A-5 Respect for Adjacent Sites:
The adjacent mixed-use project to the North of the Proposal is built to the max. height limit 60'+ and comparable in bulk. The SW corner of the site is adjacent to two three-story multi-family structures. This represents a significant underutilization of the lot that allows a structure height of 60'. Thus, the impacts to the adjacent development are largely self-imposed and future development of the adj. parcel could result in larger bulkier buildings. We would propose 12'-17' Setbacks (Code req. = 10') with increased landscape screening to mitigate the impacts of the larger scaled buildings of

A-8 Parking and Vehicle Access:
All parking will be located below the structure.
Direct access to the Project from Lake City Way is not a likely alternative. Although access from NE 143rd is the preferred access point, we are proposing access to only one level of parking for 80 cars to serve the retail, guest parking and residential units. Bicycle parking will also be on this level. Because of the close proximity of the access to the intersection of 143rd & Lake City Way and the garage access for the adjacent bldg. Peak hour traffic flows will create long backups and congestion. Therefore, A separate access to the remaining 400 (approx.) parking spaces is proposed at the SW corner of the site on 32nd Ave. NE. A traffic study will be provided at a later date to support our view.

B-1 Height, Bulk and Scale Compatibility:
The residential access is located opposite the Park allowing for vistas from the park to plaza. A visual link from Lake City Way to the Park is possible. For security purposes a pathway through the Project is not proposed. Scale reducing elements such as awnings, trellis's, overhangs, decks and Juliet balconies will be developed on all elevations. Building masses will be articulated to “read” as multiple buildings adjacent to each other.

C-4 Exterior finish materials:
A variety of high quality, low-maintenance materials will

E-1 Reinforce Existing Landscape Character of Neighborhood:
Existing landscape character is poor.

E-2 Landscaping to Enhance the Building and/or Site: Landscaped courtyard will be open to and provide a visual connection to the Park.

E-3 Landscape Design to Address Special Site Conditions:
Additional landscaping adjacent to smaller scaled buildings on the South property line. Use of drought tolerant and native plant material. Street trees will be provided on all street improvements.

BUILDING DATA					
NUMBER	UNIT TYPE	SIZE	UNIT AREA	DECK AREA	AMENITY
	58 STUDIO	510	29680	1160	
	120 ONE BEDROOM/ ONE BATH	720	86400	2400	
	72 ONE BEDROOM/ ONE BATH/ DEN	787	57384	1440	
	70 TWO BEDROOM/ TWO BATH	1051	73570	4900	4900
	320		246934	9800	
	NON-RESIDENTIAL		AREA		
	RETAIL		9000		
	AMENITY SPACES:				
	ROOF DECK				8555
	PLAZA @ GRADE 226.5				3946
	PLAZA @ GRADE 215 EXERCISE RM				642
	LANDSCAPED COURTYARD				8724
	PRIVATE DECKS				4900
	TOTAL AMENITY SPACE PROPOSED				26767
	TOTAL AMENITY SPACE REQUIRED				14198
LEVEL	EAST BUILDING AREA			FIRE AREA	
LEVEL 1E	22224				
LEVEL 2E	22308				
LEVEL 3E	23029				
LEVEL 4E	23029				
LEVEL 5E	22336				
LEVEL 6E	22336				
SUB-TOTAL	135262				
	NORTH BUILDING AREA				
LEVEL 1N	12710				
LEVEL 2N	13070				
LEVEL 3N	13040				
LEVEL 4N	13040				
LEVEL 5N	13040				
LEVEL 6N	13040				
SUB-TOTAL	77940				
	SOUTH BUILDING AREA				
LEVEL 1S	14397				
LEVEL 2S	16558				
LEVEL 3S	16637				
LEVEL 4S	16637				
LEVEL 5S	16637				
LEVEL 6S	16637				
SUB-TOTAL	97504				
TOTAL	310707				
	PARKING GARAGE/ AMENITY AREA				
LEVEL P1	30374				
LEVEL P2	72655				
LEVEL P3	52665				
SUB-TOTAL	155694				
TOTAL PROJ	466400				

GOVERNING CODES					
EDITION					
	2003 SEATTLE BUILDING CODE				
	2003 SEATTLE FIRE CODE				
	2003 SEATTLE MECHANICAL CODE				
	2003 SEATTLE FUEL GAS CODE				
	SEATTLE ENERGY CODE				
TITLE 23	SEATTLE LAND USE CODE				
23.30.010	ZONING CLASSIFICATION	C1-85			
23.42.010	PROPOSED USE	MIXED-USE MULTI-FAMILY			
23.42.020	ACCESSORY USE	BELOW GRADE PARKING STRUCTURE			
23.47A.008	STREET LEVEL DEVELOPMENT STDS:				
A.	BLANK FACADES MAY NOT EXCEED 20' IN WIDTH				
B.	A MIN. OF 80 PERCENT OF THE WIDTH OF A STRUCTURES STREET LEVEL FAÇADE MUST BE OCCUPIED BY COMMERCIAL USES PER 23.47A.005 E1			SEE DRAWING A000, EAST ELEVATION OF EAST BUILDING	
	COMMERCIAL USES SHALL HAVE A FLOOR TO FLOOR HEIGHT OF AT LEAST 13'			SEE EAST ELEVATION OF EAST BUILDING	
	COMMERCIAL USES SHALL EXTEND A N AVERAGE OF 30' IN DEPTH WITH A MIN. DEPTH OF 15'			SEE DRAWING A000	
	RESIDENTIAL STREET LEVEL REQUIREMENTS:				
A.	EITHER THE FIRST FLOOR OF THE STRUCTURE AT OR ABOVE GRADE SHALL BE AT LEAST 4' FEET ABOVE SIDEWALK GRADE OR THE STREET LEVEL FAÇADE SHALL BE SET BACK AT LEAST 10' FROM THE SIDEWALK				
	DEPARTURE REQUESTED TO REDUCE THE SETBACK OF 10' MIN TO THE SIDEWALK TO 8' - 12'			SEE ATTACHMENT B RESPONSE, SITE PLAN, WEST SITE ELEVATIONS, LANDSCAPE PLAN, SHEET A000	
B.	AT LEAST ONE OF THE STREET LEVEL FACADES MUST HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY TRANSPARENCY			BOTH STREET FRONTAGES HAVE PROMINENT PEDESTRIAN ENTRIES	
23.47A.032	PARKING LOCATION AND ACCESS:			SEE SHEET A000 FOR CALCULATIONS	
	PARKING ACCESS MUST BE FROM THE STREET WITH THE FEWEST LINEAL FEET OF COMMERCIALLY ZONED FRONTAGE				
	DEPARTURE REQUESTED TO ALLOW ACCESS FROM NE 32ND STREET DUE TO SITE CONSTRAINTS			SEE TRAFFIC AND PARKING ANALYSIS BY MIRAI, SEPT 26 2007	
23.47A.012	STRUCTURE HEIGHT	65'			
	ROOFTOP FEATURES:	PARAPETS, OPEN RAILINGS, PLANTERS MAY EXTEND A MAX. OF 4' ABOVE THE ALLOWED HEIGHT LIMIT			
		STAIR AND ELEVATOR PENTHOUSES MAY EXTEND 15' ABOVE THE ALLOWED HEIGHT LIMIT			
23.47A.013	FLOOR AREA RATIO ALLOWED	4.75			
	FLOOR AREA RATIO PROPOSED	3.83			
23.47A.016	LANDSCAPING AND SWCREENING STANDARDS:				
	A GREEN AREA FACTOR OF 0.30 IS REQUIRED			SEE LANDSCAPE DRAWINGS L1-L3	
	NO ABOVE GRADE PARKING, OPEN STORAGE AREAS, OR DUMSTERS ARE PROPOSED				
23.47A.024	RESIDENTIAL AMENITY AREAS:				
	5 PERCENT OF THE AREA DEVOTED TO RESIDENTIAL USES = 14198 SF				
	PRIVATE EXTERIOR DECKS AND PATIOS (10% MIN) NONE				
	COMMON AREA DECKS, PATIOS, LANDSCAPED AND PAVED COURTYARD (MIN. 250 SF IN AREA)				
	ROOFTOP DECK			SEE L3 LANDSCAPE PLAN	
23.47A.029	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE:				
	RESIDENTIAL	840 SF			
	COMMERCIAL	125 SF			
23.54.015	REQUIRED PARKING				
	COMMERCIAL USES	1/500 SF=	18		
	COMMERCIAL PARKING PROPOSED	27			
	RESIDENTIAL USE REQUIRED	320			
	RESIDENTIAL PARKING PROPOSED	406Z			
23.54.015	PARKING FOR BICYCLES	E			
	COMMERCIAL USES		2		
	RESIDENTIAL USES	2004 + 120/ 8 = 65		SEE P1 LEVEL FOR LONG TERM BICYCLE PARKING SEE SITE PLAN FOR 8 SHORT TERM BICYCLE PARKING	
23.54.030	PARKING STANDARDS	PERCENTAGE			
	MEDIUM 8'X16	80%		P3=124	P2=117
	SMALL 7.5'X15'	20%		P3=45	P2=68
	LARGE 8.5'X19'	20%		P3=0	P2=3
	BARRIER FREE	5%		P3=5	P2=8
		100%		174	196
					35
					406
	PARKING COMMERCIAL				
	MEDIUM 8'X16				P1=17
	SMALL 7.5'X15'				P1=3
	LARGE 8.5'X19'				P1=6
	BARRIER FREE				P1=1
					27
	TOTAL PROJECT PARKING			174	196
					62
					432

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

PROJECT DATA

8



1. VIEW OF SITE FROM WEST ON 32ND STREET



2. WEST SIDE OF 32ND STREET TOWARD PARK



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

SITE PHOTOS



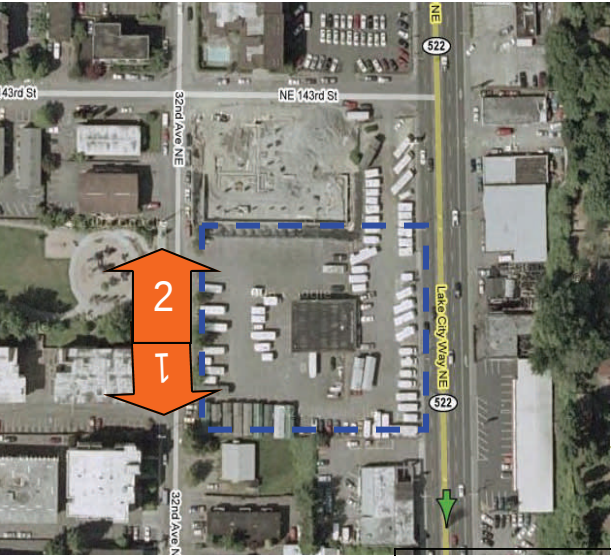
1. LOOKING SOUTH FROM SITE ON 32AVE. NE

SOUTHWEST PROP. CORNER @ CEDAR TREES



2. LOOKING NORTH TOWARD SITE ON 32ND AVE. NE

PROPOSED PARKING GARAGE ENTRANCE

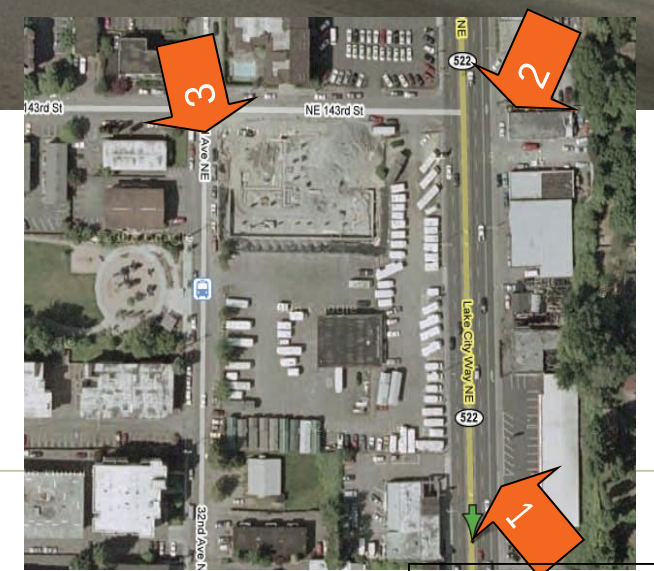


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

SITE PHOTOS

2. LOOKING SOUTH FROM LAKE CITY WAY @ INTERSECTION OF NE 143RD STREET



3. SIDEWALK IMPROVEMENTS ADJ. PROP. TO NORTH



1. LOOKING SOUTH FROM LAKE CITY WAY



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

SITE PHOTOS



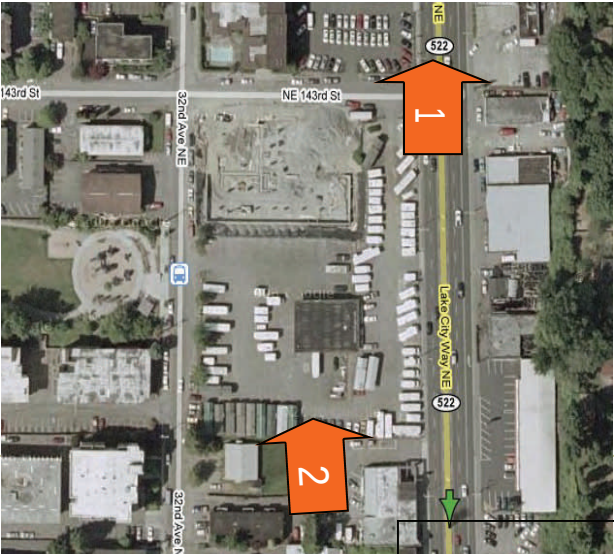
3. STREET CONTEXT EAST SIDE OF LAKE CITY WAY



1. LOOKING NORTHWARD ON LAKE CITY WAY NE



2. LOOKING NORTH TO SOUTH ELEVATION OF PROMINADE



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

SITE PHOTOS

ALTERNATIVE B (PROVIDED FOR REFERENCE ONLY)

- 347 units, stacked flats
- Parking below grade.
- 62% lot coverage
- 65' Building height
- Open space at grade and in private patios/decks.

Pros

- Lower density than Alternative A.
- Lower lot coverage.
- "Vista" from Lake City Way to Park

Cons

- Probably rental housing
- Created more traffic than Alternative C.

'Std. Departures'

- SMC 23.47A.008 Allow reduced residential setback on 32nd Ave. NE to 5'
- Allow residential uses at 1' above grade on 32 Ave. NE instead of 4'

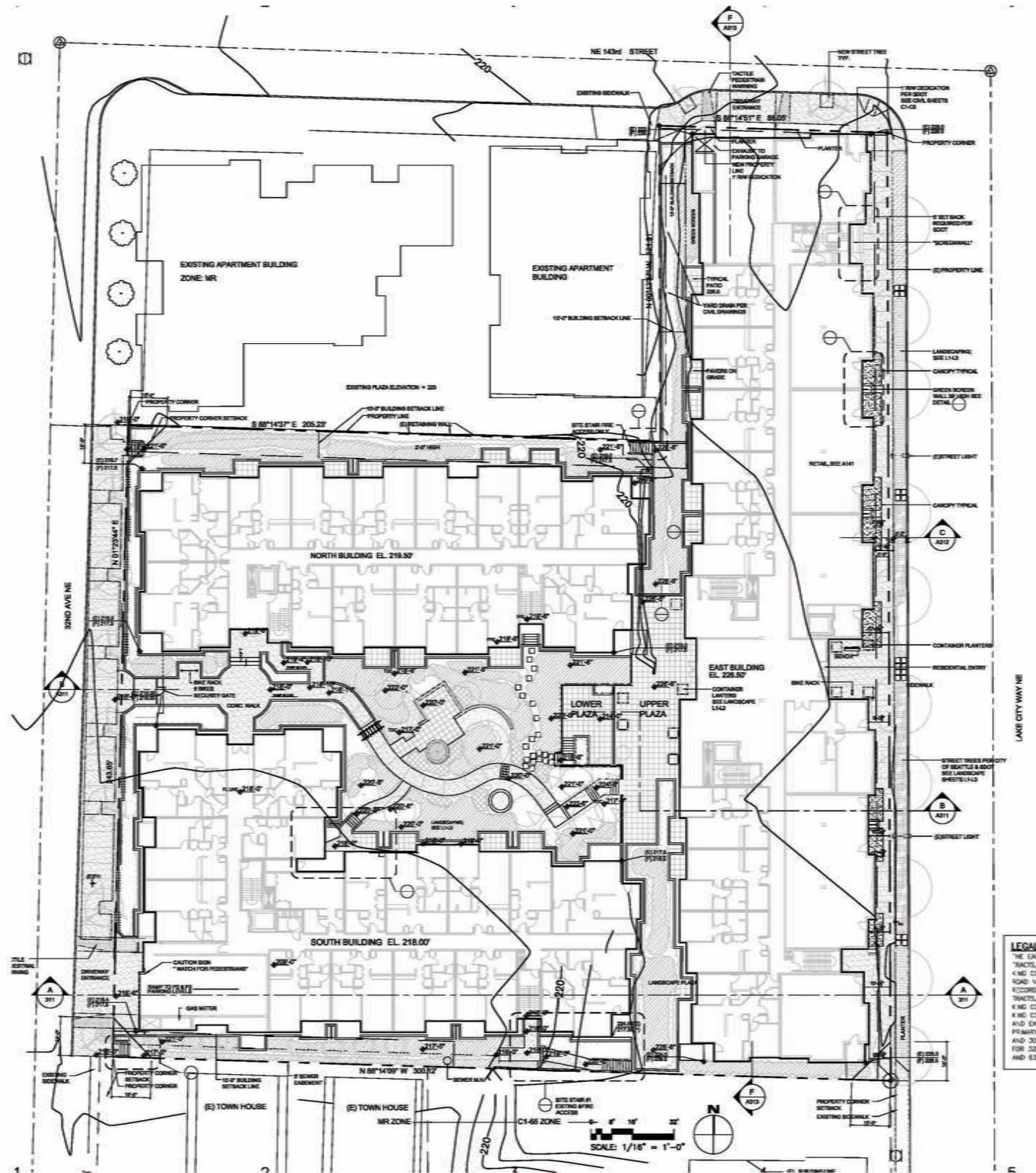


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

ALTERNATE B EDG

13

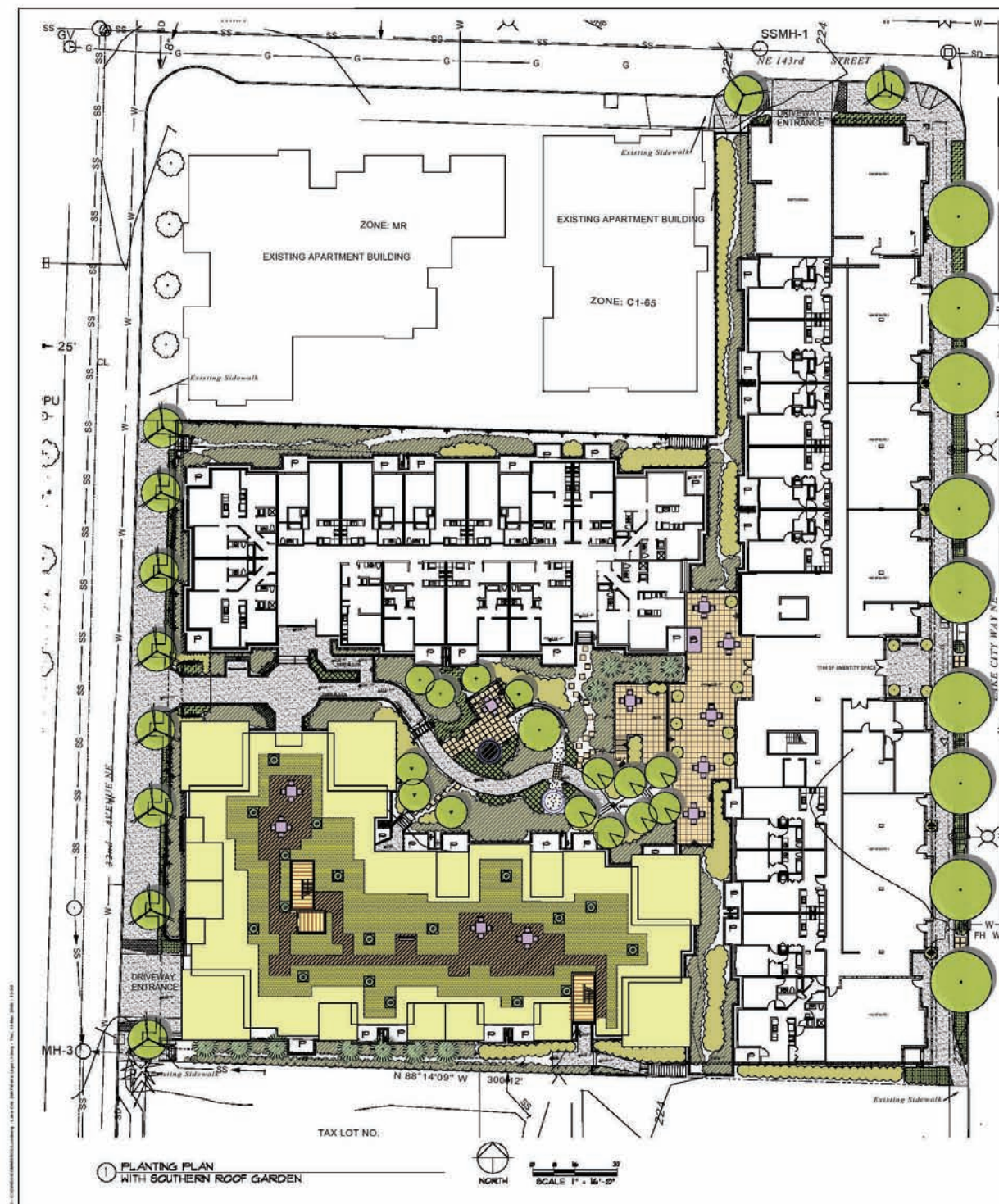


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

SITE PLAN

Sedums

[illegible]

LANDSCAPE LEGEND



REVISIONS	BY
1-17-08	

This landscape plan is diagrams, 42 drawings and the appropriate and must be field checked.

 GMA LANDSCAPE ARCHITECTS 2007

gh

GMA Landscape Architects
 1417 E. 55th St.
 Seattle, WA 98148
 (206) 325-1234 FAX (206) 325-1887

ABELLA LAGO DEVELOPMENT
143rd and Lake City Way NE, Seattle, WA
LANDSCAPE SITE PLAN AND PLANTING PLAN for MUP SUBMITTAL, SHOWING ROOF GARDEN

DATE 12-13-07
SCALE ON PLAN
DRAWN BY NS
JOB
SHEET

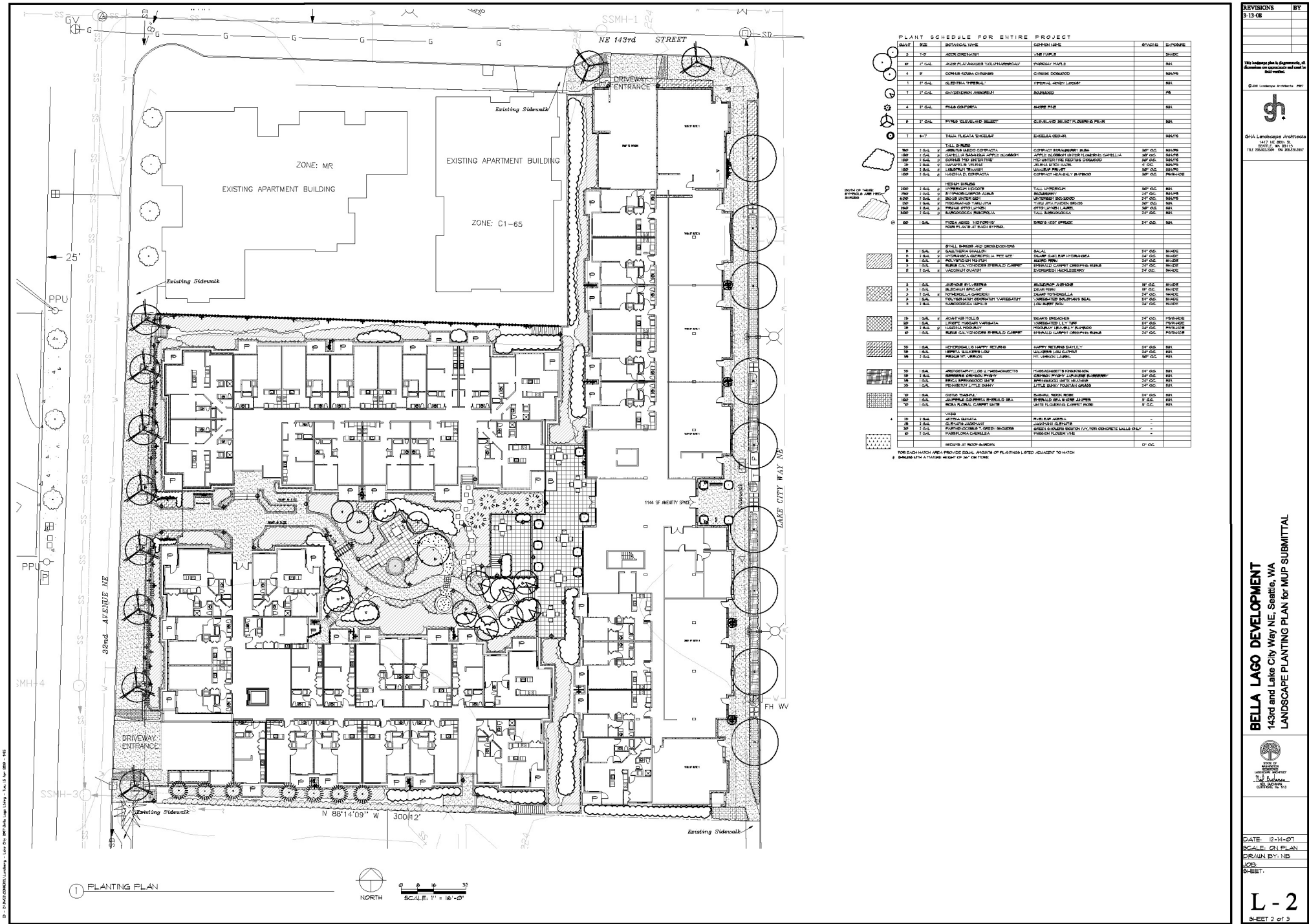
L - 3

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

L3 LANDSCAPE PLAN RENDERED

15



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

L2 LANDSCAPE
PLANTING PLAN

15A



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

LAKE CITY WAY
STREETSCAPE PERSP.

16



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

32ND AVE. NE
STREETSCAPE PERSP.

17

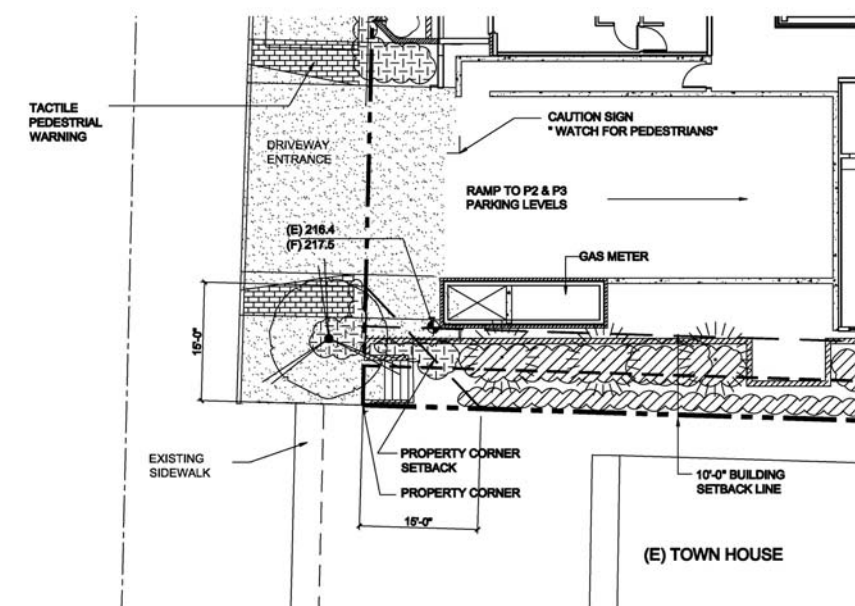


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

COURTYARD @ NIGHT

17A

[illegible]

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

EAST ELEVATION DETAIL

18



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

NORTH & SOUTH DIV.
ELEVATIONS @ 32ND AVE

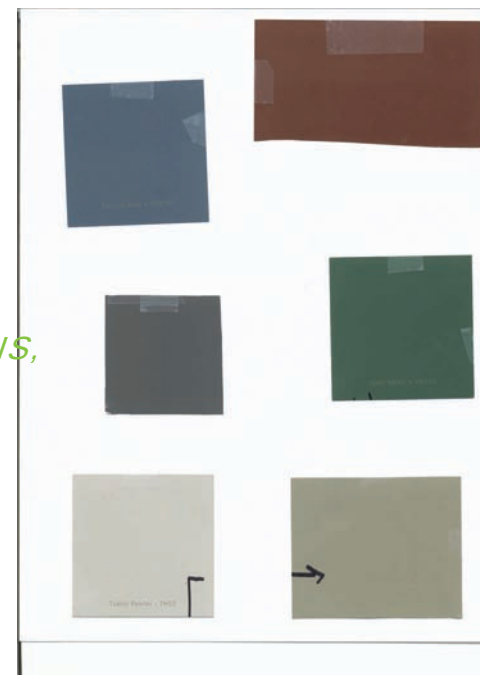
19



12" FLUSH METAL SIDING
AEP SPAN STD. COLOR

METAL DECKS, TRELLIS,
CANOPY, AWNING
CHARCOAL GRAY

4" BOX RIB METAL SIDING
AEP SPAN



MUTUAL MATERIALS "RUBY
RED" , STUCCO @ NON-
STREET ELEVATIONS

12" FLUSH METAL SIDING
AEP SPAN STD COLOR

6" HARDIE SI'DING

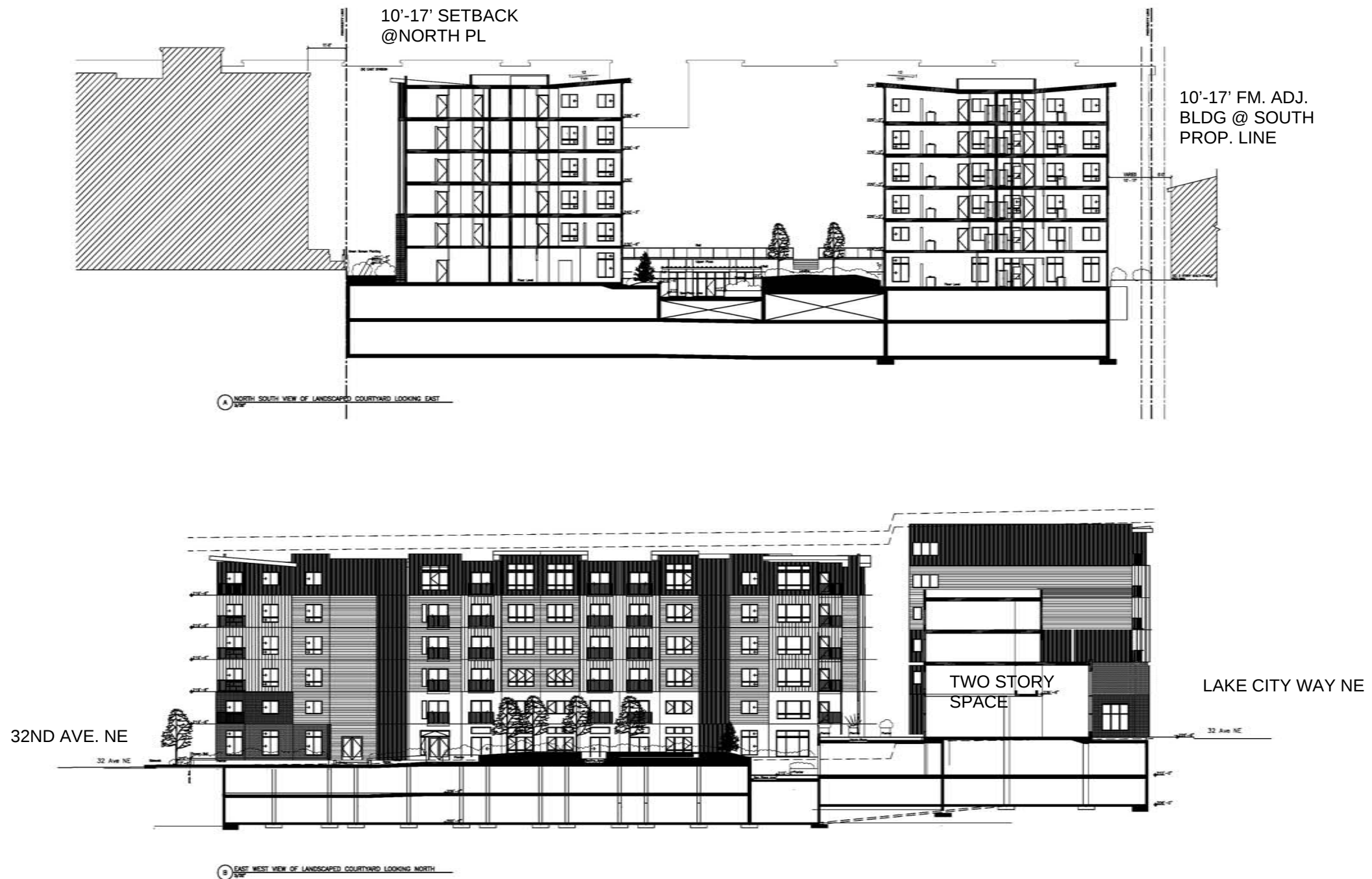
GREENSCREEN

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

EAST DIVISION
ELEVATIONS @ LAKE
CITY WAY

20



SITE SECTIONS

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

20A

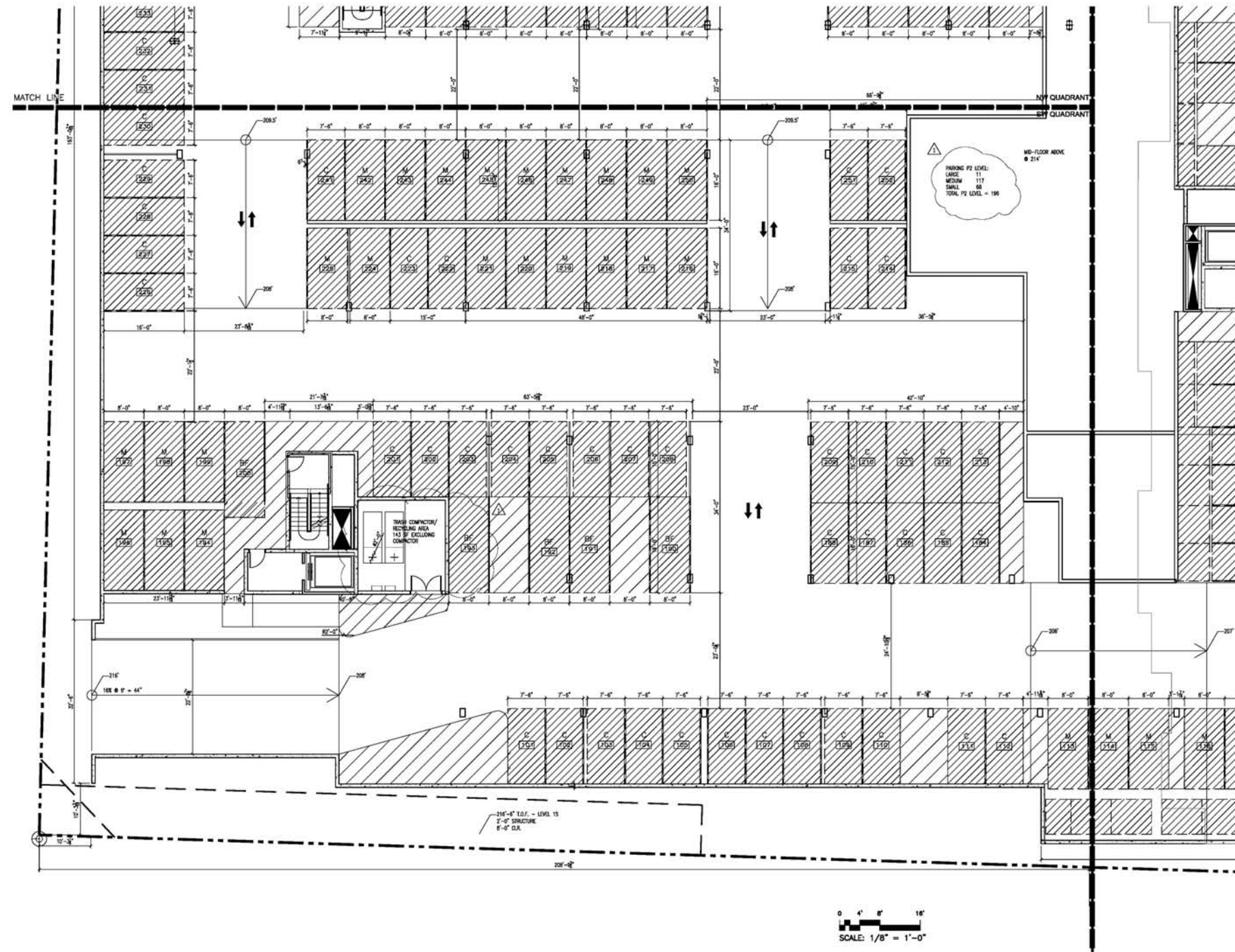


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

PARKING GARAGE
@ NORTH ENTRANCE

20B

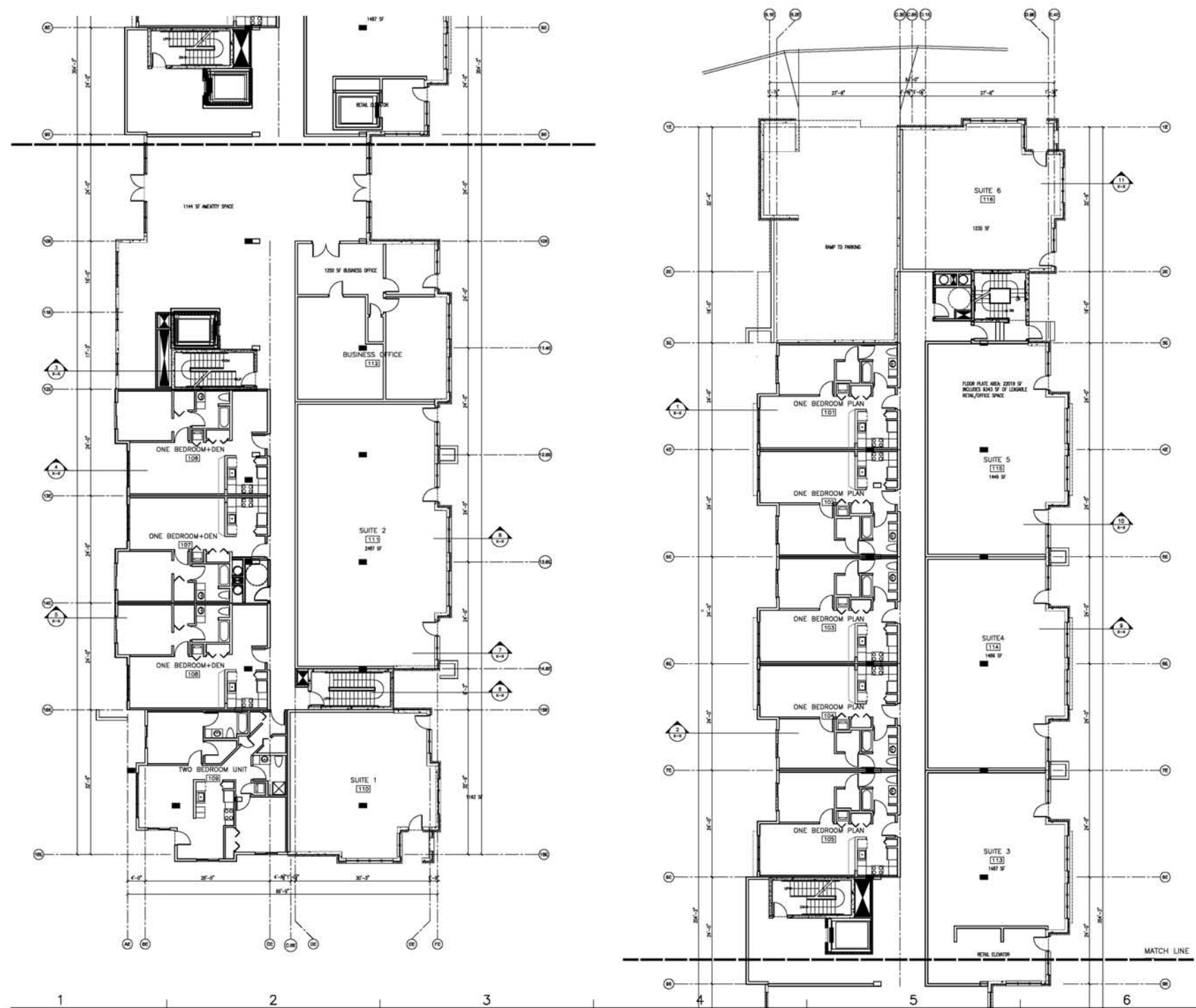


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

P2 PARKING GARAGE
@ NORTH ENTRANCE

20C

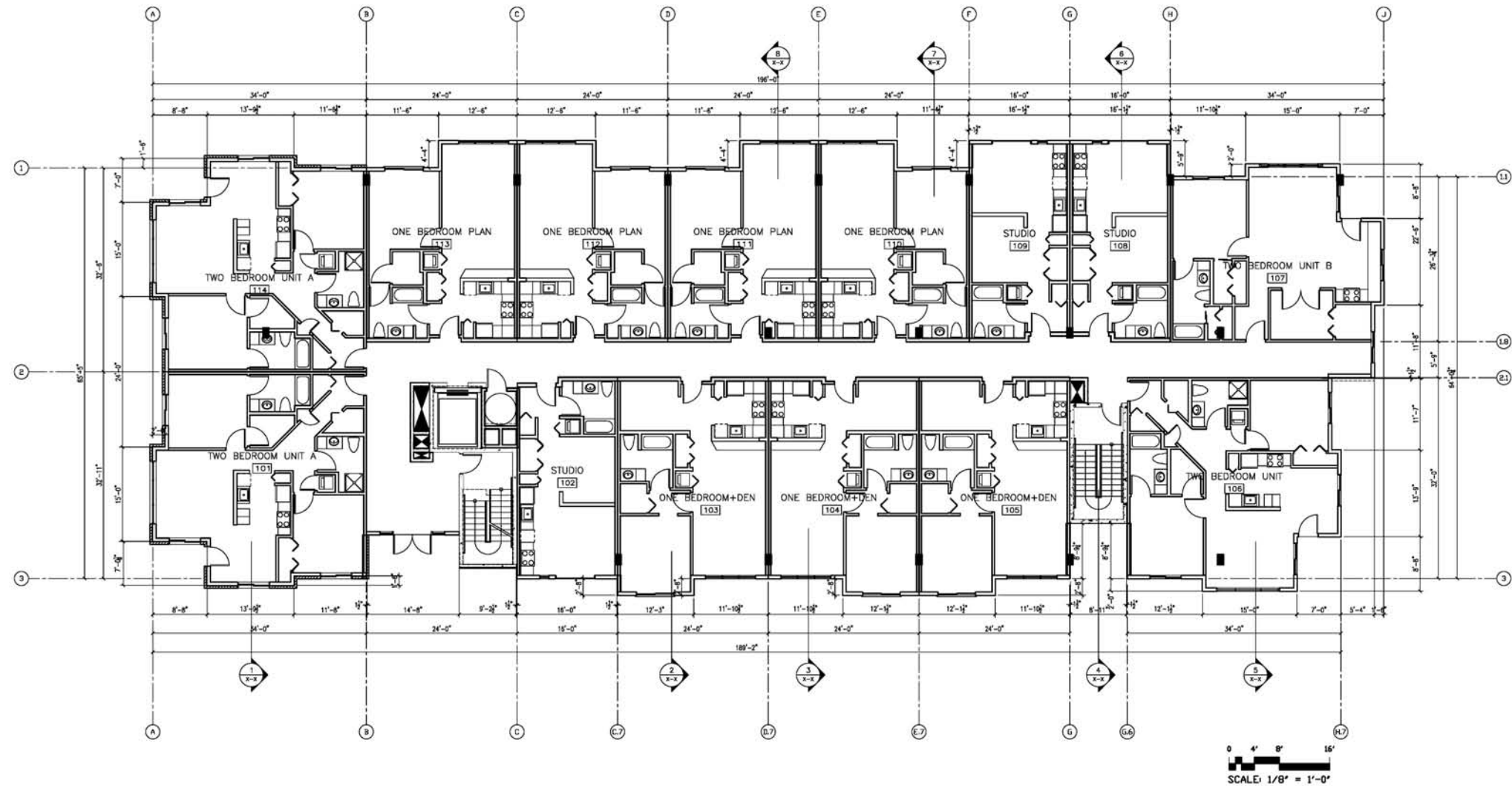


LEVEL 1 EAST BLDG

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

20D

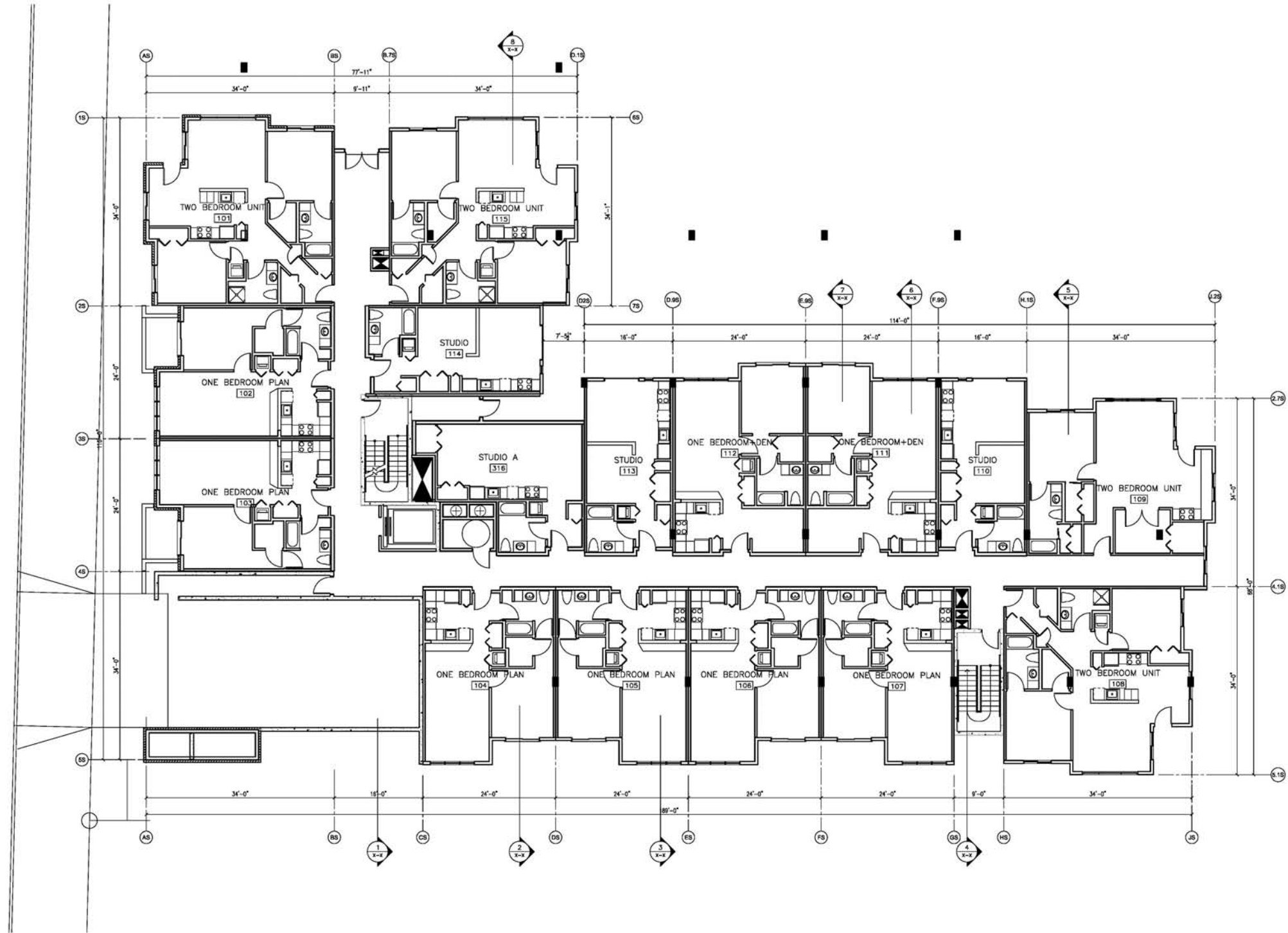


LEVEL 1 NORTH BLDG

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

20E

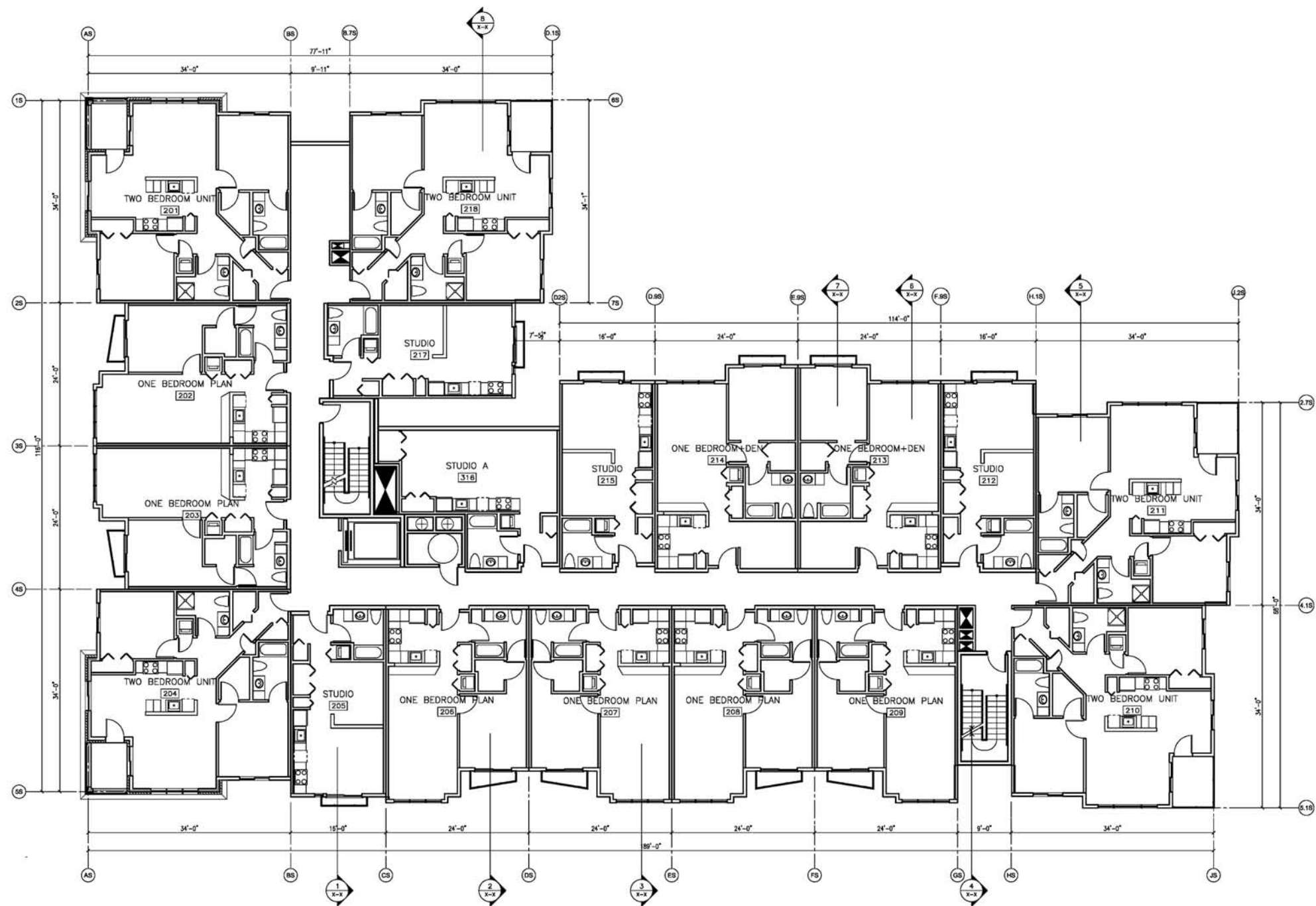


LEVEL 1 SOUTH BLDG

20F

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

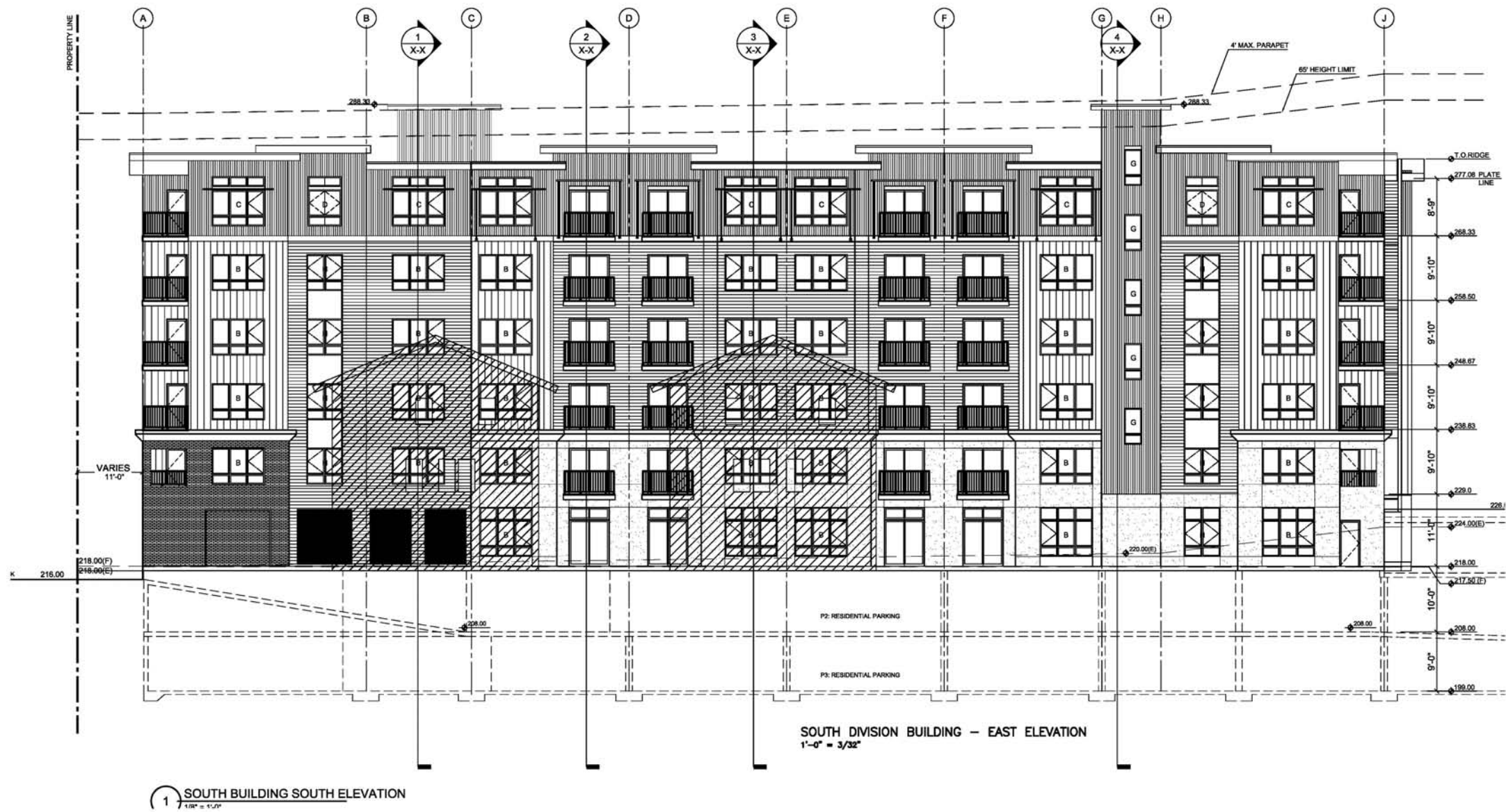


LEVEL 2 SOUTH BLDG

20G

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

SOUTH ELEVATION
SOUTH BUILDING

20H



CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

NORTH ELEVATION
NORTH BUILDING

201

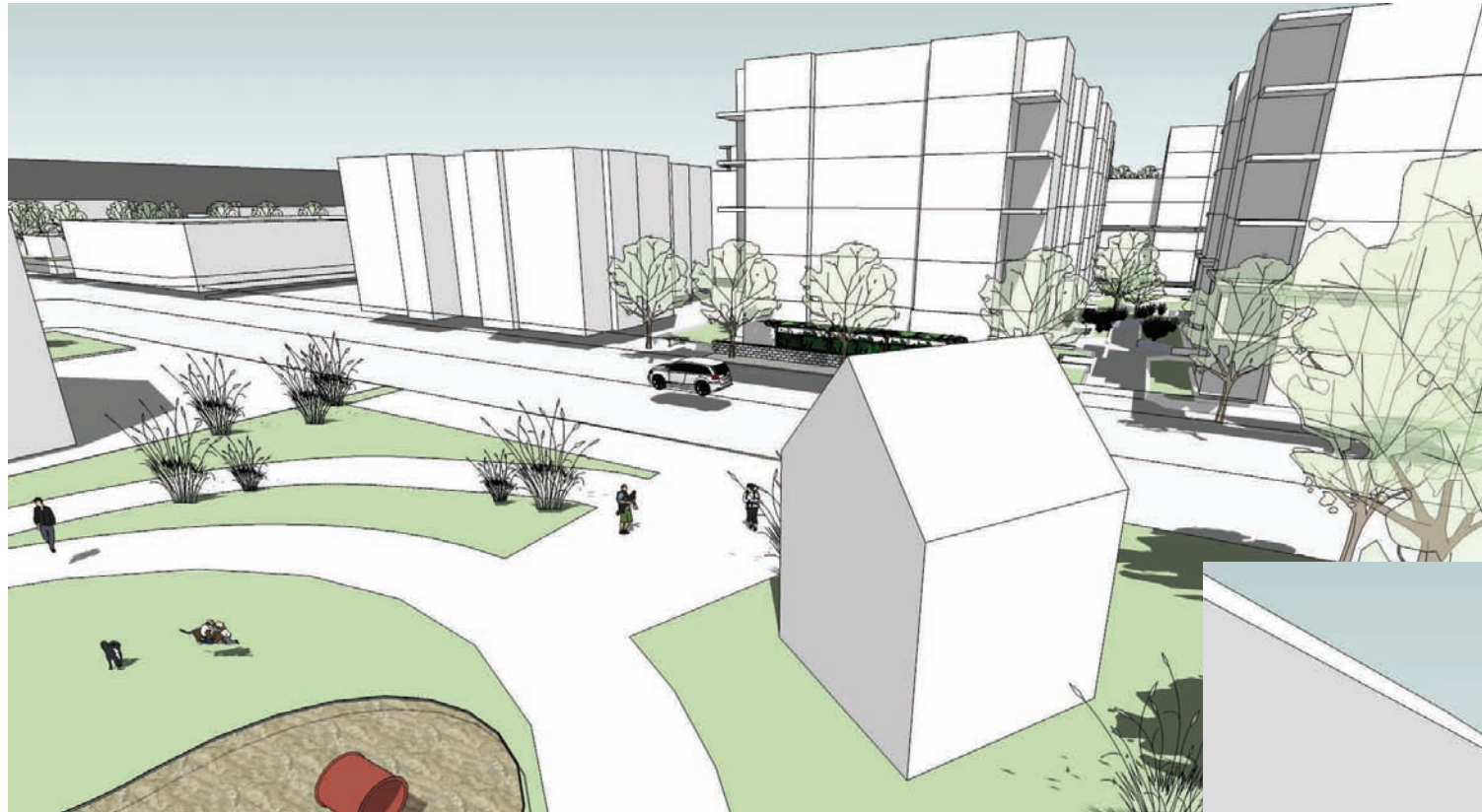


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

LOOKING TOWARD PARK
FROM STREET LEVEL
UNITS NORTH DIVISION

22



LOOKING TOWARD
PROJECT

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

23



VIEWS OF COURTYARD

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

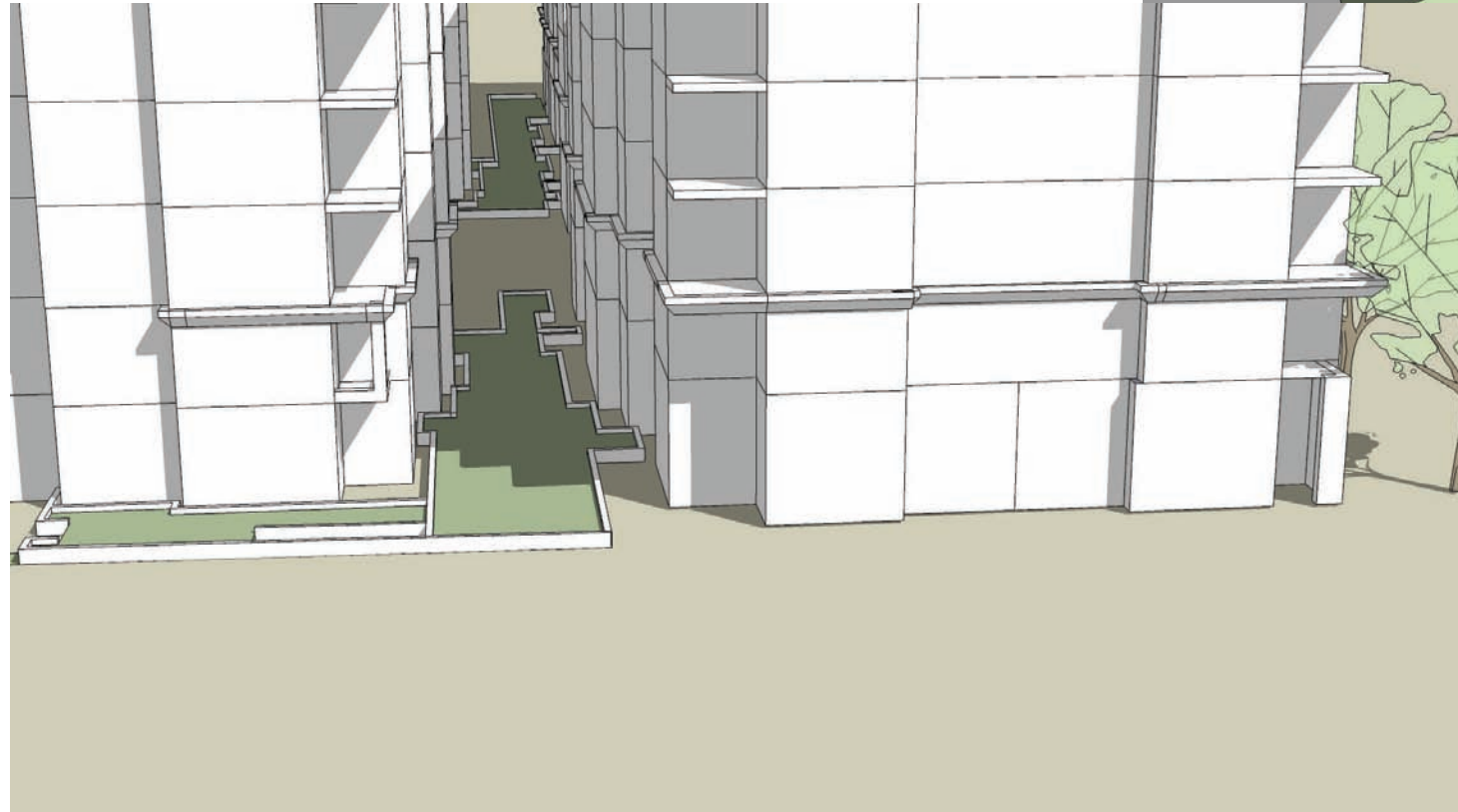
BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008



ADJACENT TOWNHOUSE

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

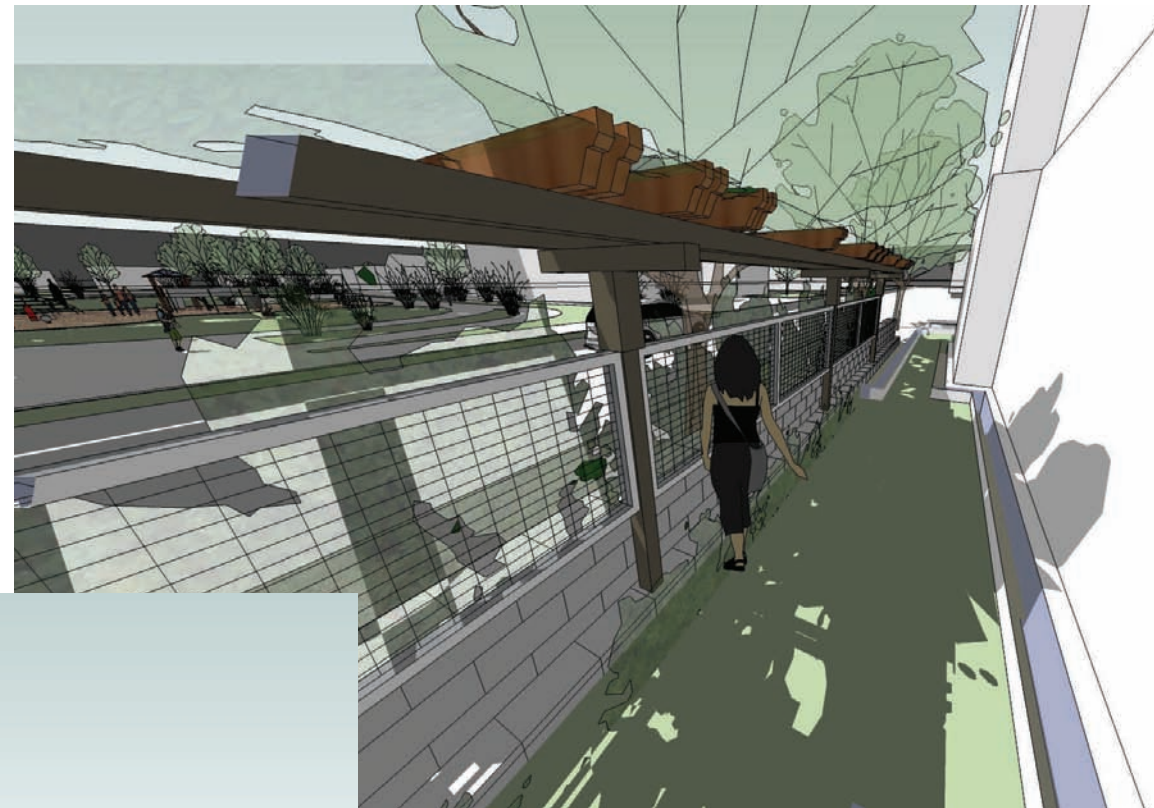


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

32ND STREET
PLAZA LEVEL

26

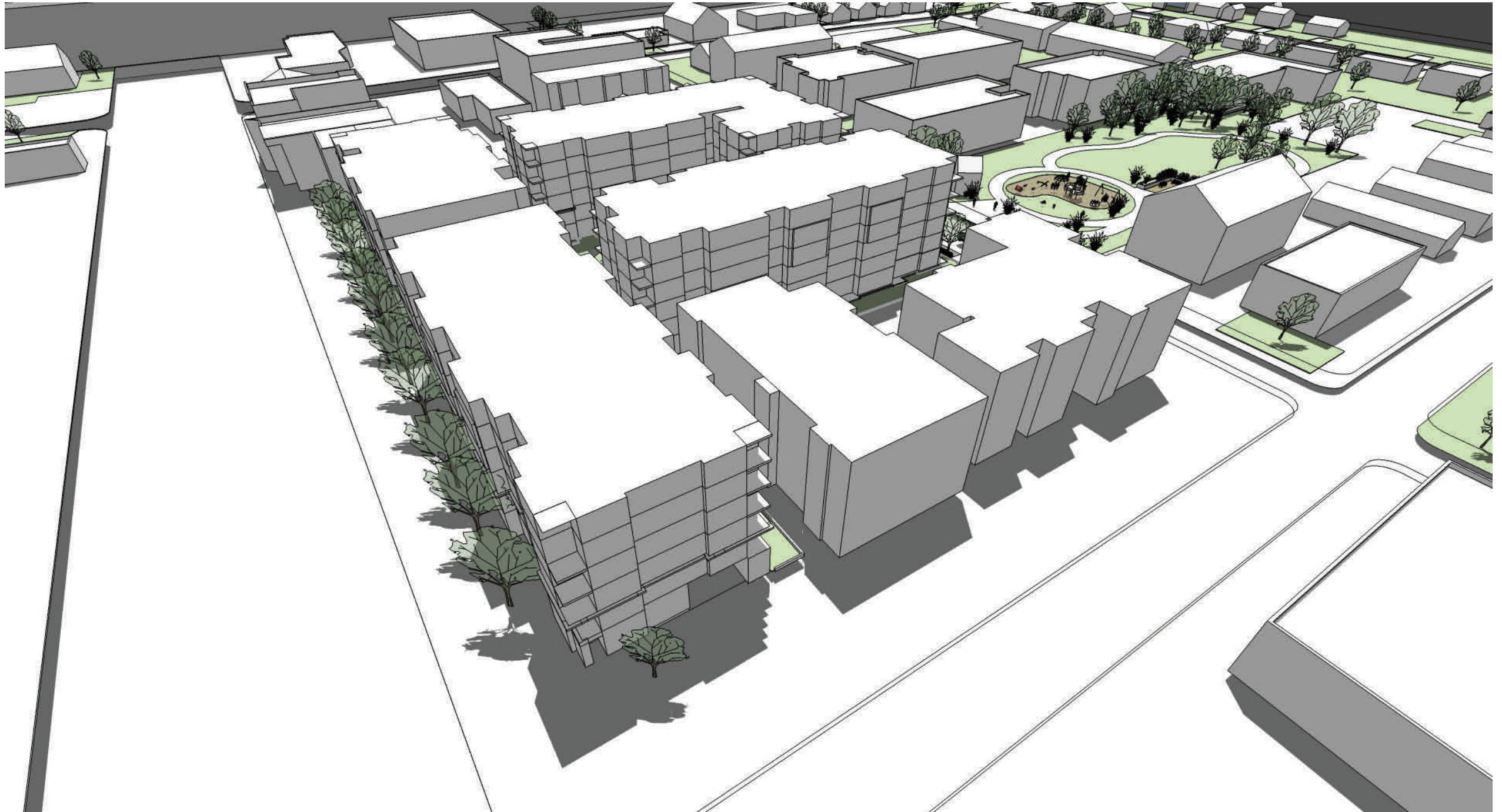


CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008

32ND STREET
TRELLIS @ NORTH
BUILDING

27



VIEW FROM NORTH @
LAKE CITY WAY

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

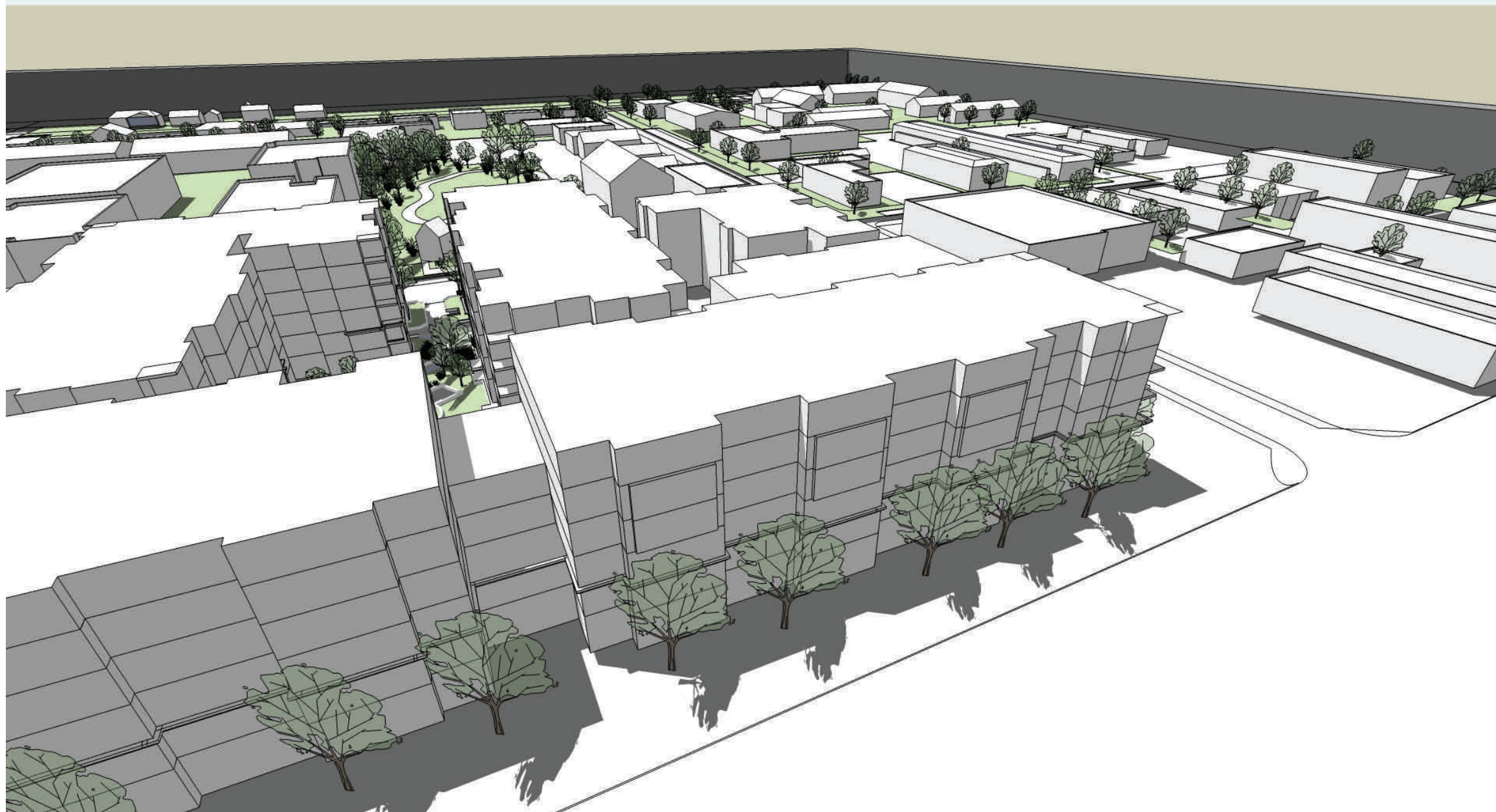
BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008



VIEW FROM SOUTH @
LAKE CITY WAY

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008



VISTA

CC LAKE CITY, LLC
THE LEITZKE ARCHITECTS

BELLA LAGO 14027 LAKE CITY WAY NE
DESIGN REVIEW: DPD# 3007337 - APRIL 21, 2008