

urban**IMPACT!**

IMPACT FAMILY VILLAGE

MUP - DESIGN REVIEW MEETING Nov 10, 2009



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IMPACT FAMILY VILLAGE

DPD LANDUSE PROJECT # 3009571

SITE ADDRESS:
7700 RAINIER AVE S SEATTLE, WA

OWNER:
URBAN IMPACT!

DEVELOPER:
HOUSING RESOURCES GROUP

ARCHITECT:
MULVANNYG2 ARCHITECTURE

DEVELOPMENT OBJECTS:

Urban Impact intends to develop the Impact Family Village at 7700 Rainier Ave S. The intent for the Impact Family Village is to build a 44' tall mixed-use structure comprised of 5,700 sq ft of street level retail space and 63 affordable housing units along with approximately 96 parking stalls for both residential and commercial use. Because of the topology of the site the eastern portion of the building will be dug into the hill side and will be less than 20' above the existing grade level at the eastern property line.



Urban Impact
Project Summary

Urban Impact – Overall Development Summary

Urban Impact was founded in 1987 and its mission is to strengthen families and raise servant leaders by building life changing relationships that encourage good health, quality education, and economic opportunity. Urban Impact serves roughly 1500 – 1800 individuals in southeast Seattle each month. Our clients are predominantly African American and SE Asian, Hispanics and East Africans. The census tract served by Urban Impact has a poverty rate of 18.7%, compared to 7.9% for Seattle. A family of four living at poverty level makes \$19,000 or less annually.

Over the past ten years, Urban Impact has worked with community stakeholders to develop a vision for revitalizing the 7700 Rainier Avenue South block in the Rainier Beach Neighborhood.

Between 2000 and 2015, Urban Impact hopes to revitalize this under-developed block by providing:

- 65-90 affordable homes to south Seattle families, couples and individuals earning between 30% to 80% of Seattle's median income.
- Over 30,000sf of program, administrative and commercial space, including a 3-story, multi-purpose community facility that would house Rainier Health & Fitness, a 9,000sf multi-purpose sports/ performance space.
- Parking, landscaping, street improvements and outdoor common space to accommodate 7-day a week activities.

Impact Family Village- Project Description

Currently, the Rainier Beach community is concerned about the lack of affordable housing. In the past three years, Urban Impact has seen scores of its clients, the majority of whom earn less than \$30,000 annually, move south to Federal Way, Auburn, Kent, etc. Lifelong members of the Rainier Valley can no longer afford to live here.

In order to address this pressing need, Urban Impact has partnered with Housing Resources Group and MulvannyG2 Architects to develop a mixed-use affordable housing community – initially named Impact Family Village. The project proposes 63 apartments with a mix of 1BD, 2BD and 3BD units. Proposed income restrictions are a mix of incomes from 30%AMI to 80%AMI which is perceived to be a balance of Urban Impact's goals to provide housing opportunities for its clients and broader neighborhood goals to provide affordable workforce apartments. Impact Family Village will also include 5,700sf of ground floor commercial space, and an at-grade parking structure.

Public financing awards from the City, County and State will be pursued during 2010. Pre-development financing has been secured from Rainier Valley Community Development Fund.

Team Members

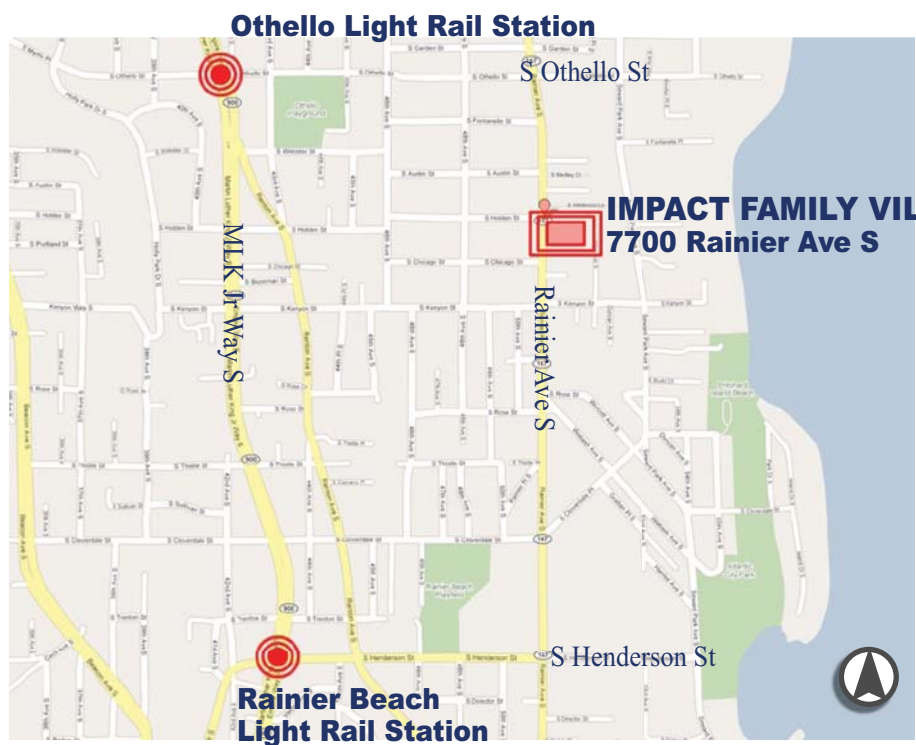
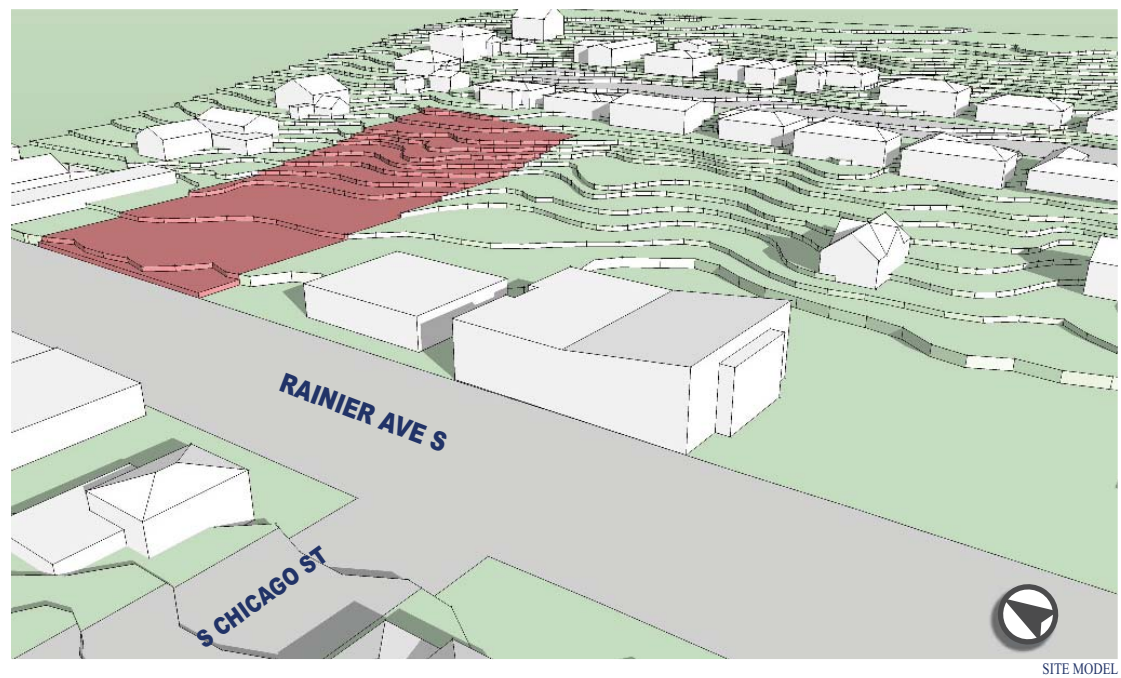
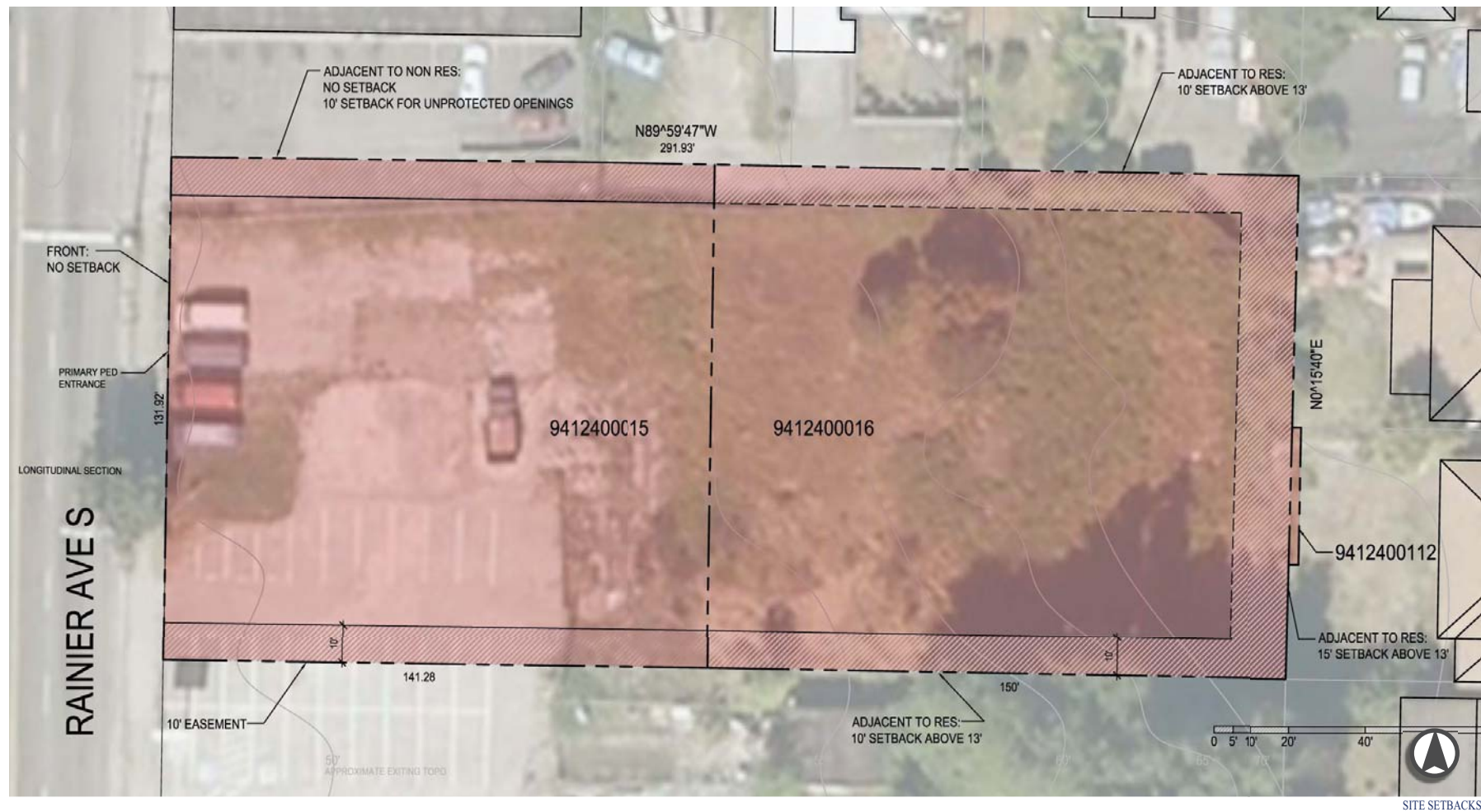
- Urban Impact: Sponsor, Owner, to-be-formed LLC Managing Member
- Housing Resources Group: Development Consultant and Construction Management
- MulvannyG2 Architecture: Architect
- General Contractor: Rafn Construction
- Gordon Derr – Land Use Attorney for rezone process

Neighborhood Information

The proposed project is located in Rainier Beach neighborhood. Urban Impact has initiated preliminary presentations to community groups in the immediate area: Southeast District Council, Rainier Valley Chamber of Commerce, and the Hillman City Business Association. Urban Impact plans to canvas the neighborhood in early 2009 and subsequently hold an open house for their proposed development plans.

Mayoral and Neighborhood Goals

The existing programs and economic development activities of Urban Impact play an important role in supporting the low-income residents of the neighborhood. In the pursuit of Impact Family Village, Urban Impact responds to both community and mayoral requests to develop new, affordable, mixed-use communities along transit corridors with access to downtown. As such, Urban Impact is coordinating development and rezone activities with the Mayor's Office of Policy Management and will continue to work with City departments and neighborhood groups to discuss the project and incorporate public feedback.



Site information and Existing Zoning

Parcel # 9412400015
ZONED NC2-40
18,674sq ft

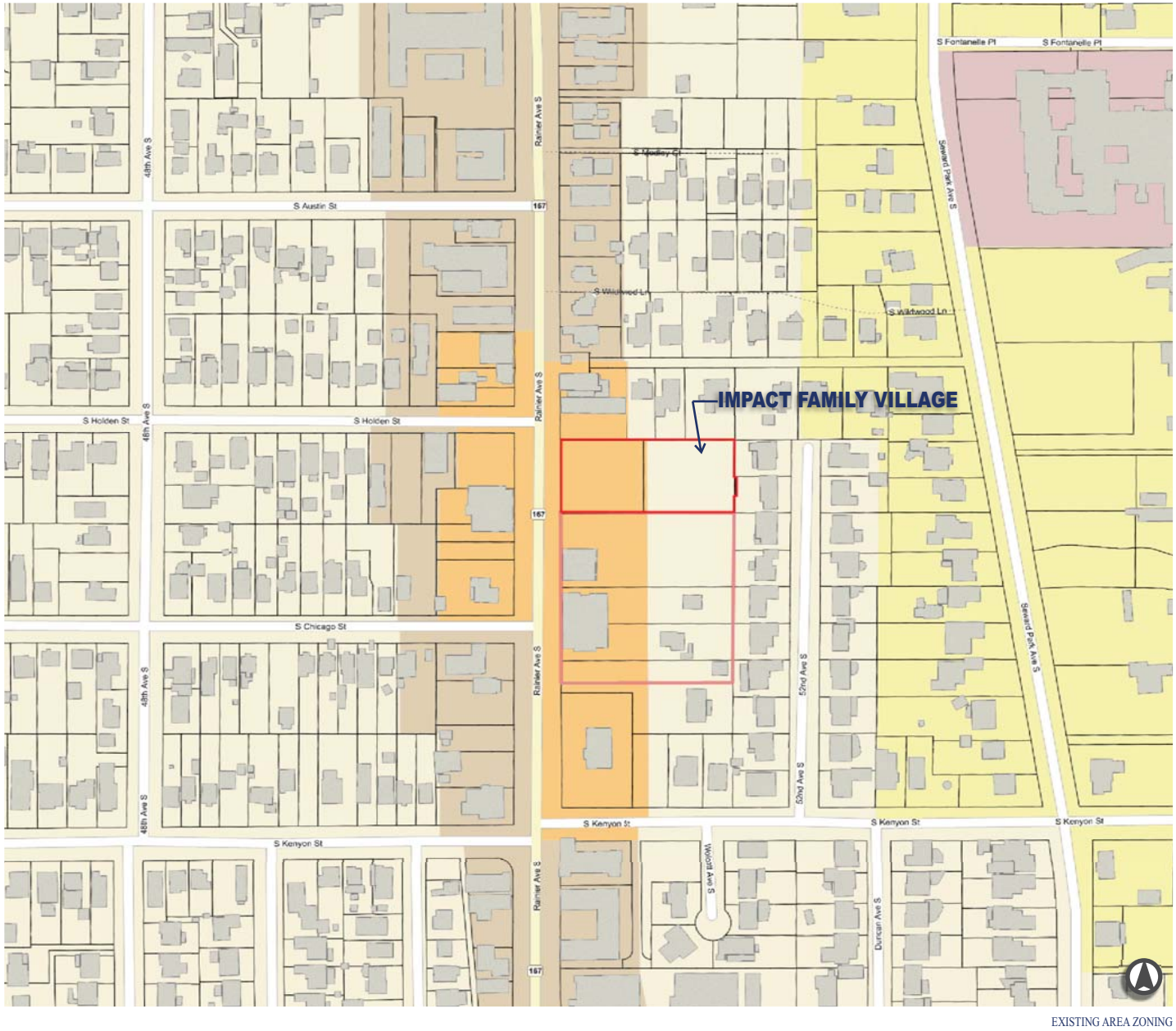
Parcel #9412400016
ZONED SF-5000
19,764sq ft

Parcel #9412400112
ZONED SF-5000
90 sq ft

Total lot sq footage
38,528sq ft

EXISTING SITE INFORMATION

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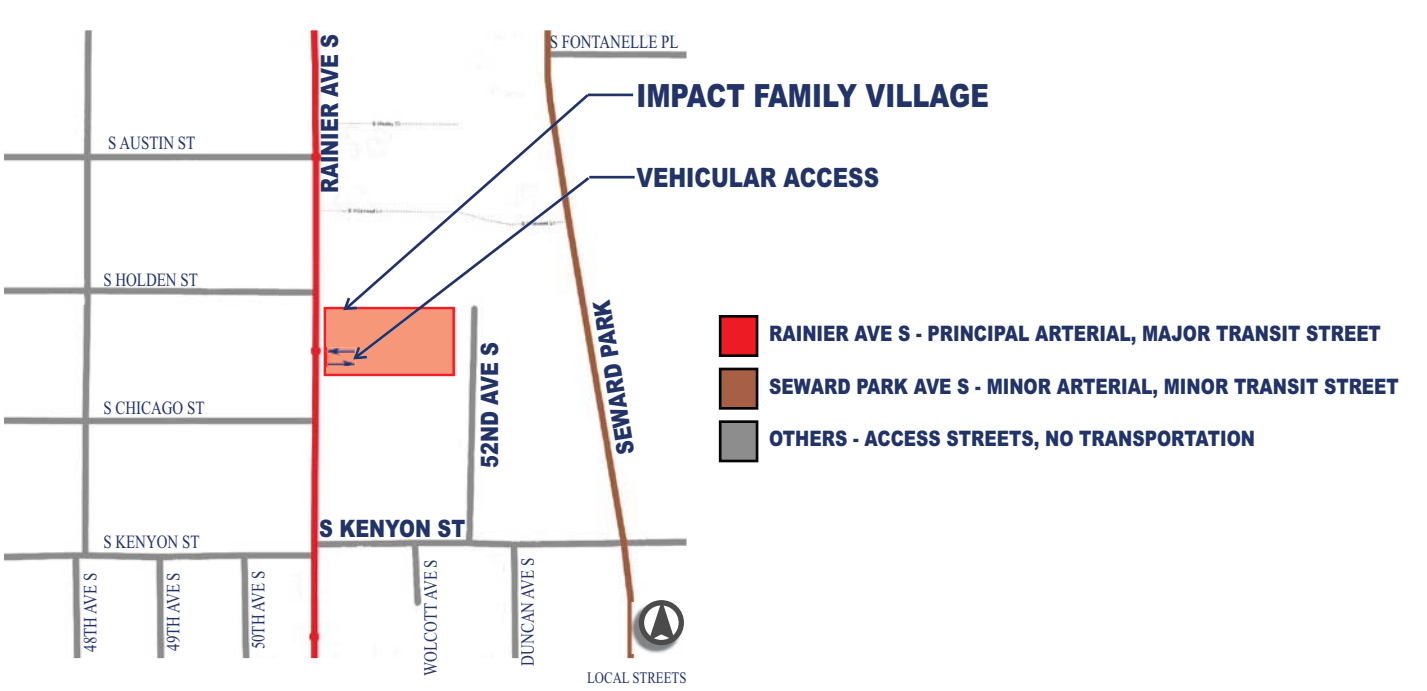
EXISTING AREA ZONING

- NC2-40 (EXISTING)
- L-3
- SF-9600
- SF-5000
- CONTRACT REZONE L1

The 7700 block of Rainier Ave S is a mixture of undeveloped lots, small commercial structures, abandoned commercial structures, single family housing, multi-family housing, church facilities, and community outreach office space. The architectural context is an eclectic mix of different styles and sizes ranging from single family housing that has gone through adaptive reuse turning into small business, restaurants, or other commercial space to larger multi-family apartment buildings and church facilities.

The site has street frontage on Rainier Ave S. The eastern portion of the site is at a significantly higher elevation than Rainier Ave S. This topological break helps mitigate the impact of any development on Rainier Ave S on the single family neighborhood to the east (52nd Ave S). There are no views or community landmarks in this area.

The eclectic mix of uses, styles, and sizes continues as you proceed further north and south on Rainier Ave S. The mix does shift towards more large scale multi-family housing projects including a new multi-family housing development that is currently under construction and a development that is in Design Review at Rainier Ave S and S Rose St.



Basic Code Requirements:

7700 Rainier Ave S

Zoning: NC2-40, Rainier Beach Neighborhood
Lot Size: 38,682 sq ft

Construction type: 1 level Type 1 construction with 3 levels of Type 5 residential construction above

Height: 40' with additional 4' bonus provided 13' floor to floor for street level commercial use (SMC 23.47A.012.A.1.a). Stair, elevator, and Mechanical equipment may extend up to 15' above height limit as long as total coverage does not exceed 25% of roof area (SMC 23.47A.012.D.4).

Use: Mixed use residential. First floor, with 13' floor to floor for street level commercial use, occupied by 5,700 sq feet of commercial space and covered parking and 3 floors of residential above.

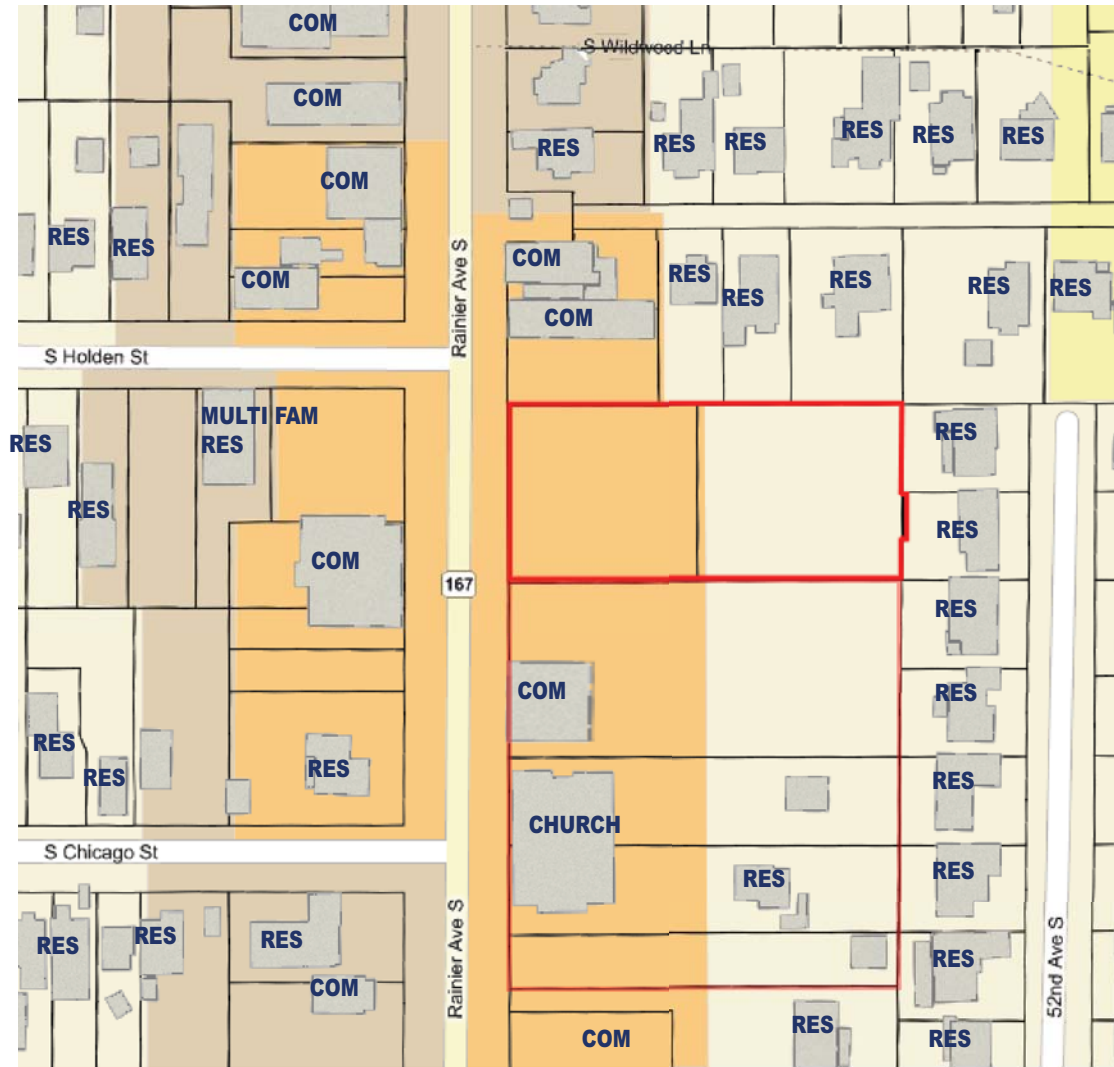
FAR: Max FAR for structures containing both residential and non residential uses is 3.25 (SMC 23.47A.013.B Chart A.2)
Mixed NC2-40

Assume first level parking and commercial space with 100% lot coverage
 Levels 2, 3, 4 residential

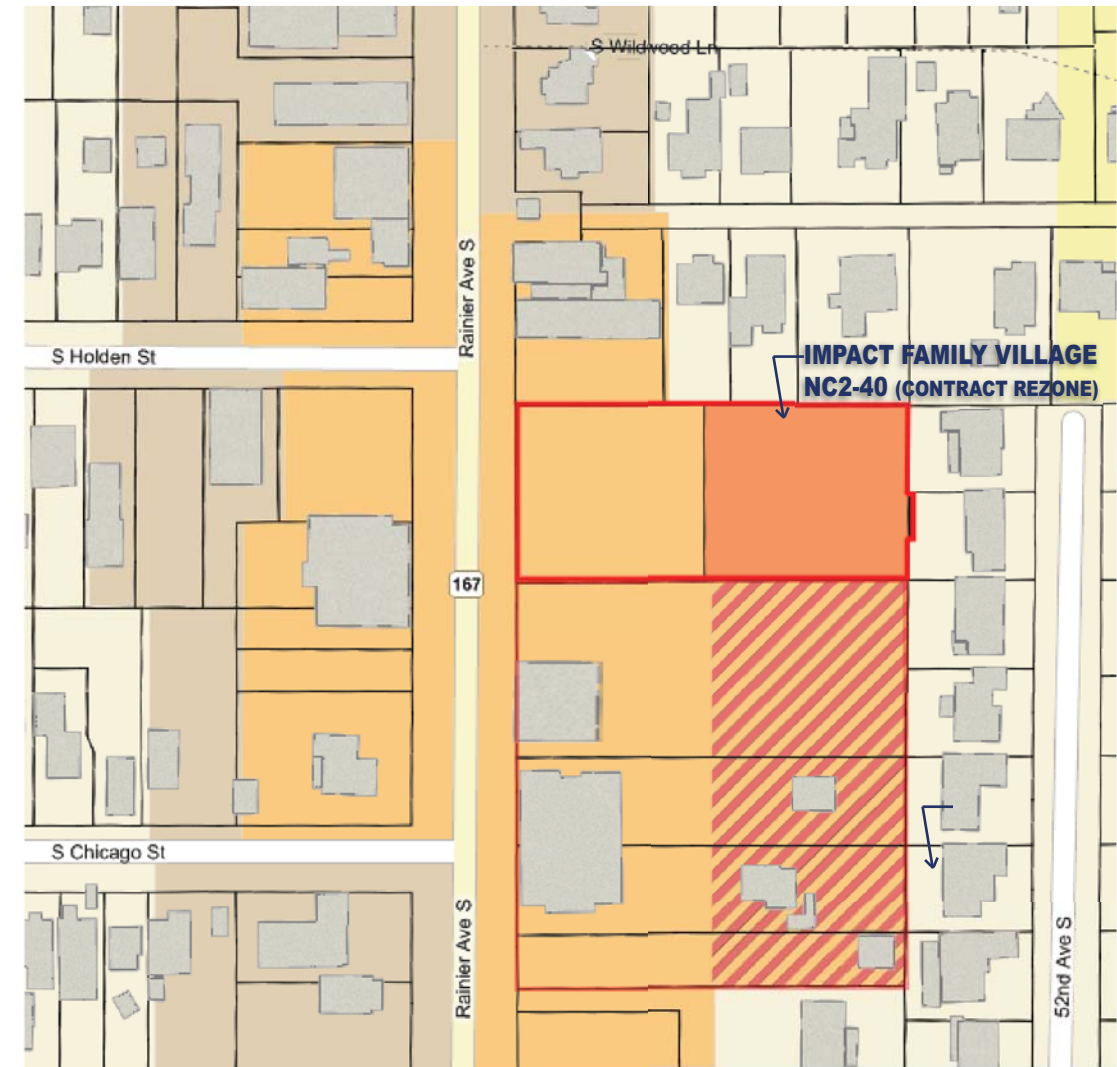
FAR multiplier
 3.25
Max FAR (FAR multiplier x Site sq ft)
 124,338 sq ft

Parking Residential Uses: 1 parking stall per residential unit (SMC 23.54.015 Chart B.B.L) approximately 65-75 stalls provided.

Parking Commercial Uses: No parking is required for the first 2,500 sq ft of non residential uses (SMC 23.54.015 D.3). 1 stall per 100 SF. (CHART A, 23.54.015).



EXISTING ZONING



PROPOSED ZONING

Basic Rezone Criteria

No street access – the eastern parcels have no direct street access. An easement through the adjacent commercial lot would be required limiting the amount of affordable housing that could be built.

Lot size – The eastern parcels are much larger than the adjacent residential lots. The eastern parcels are 19,000 sq ft compared to an average adjacent single family lot of 6,000 sq ft. To effectively serve the SF-5000 zone the eastern parcels would need to be short platted to fit the contextual average lot size.

Block uses – Street access for the eastern parcels can only be achieved through an easement through the adjacent commercial lot to Rainier Ave. The percentage of residential structures on Rainier Ave is significantly less than 70%. The number of single family structures has not increased markedly in the last 5 years.

Topography – The eastern lot line is 20+ feet above the Rainier Street level. Currently the NC2-40 zone abuts directly against SF-5000 with no gradual transition. Using the site's topography and limiting the height of the building to be consistent with the Rainier Ave level would provide a much more gradual transition to the single-family uses to the east. As shown in a site longitudinal section the proposed building would only be 16'-27' above the level of the property line. The adjacent SF lot is allowed a 30' tall structure with a 5' sloped roof bonus. This allowed 35' is significantly higher than the proposed building's height. In effect this contract rezone would improve the existing transition from NC2-40 to SF-5000.

Rainier Beach 2014 Neighborhood Plan – The Rainier Beach Neighborhood plan specifically designates the blocks from Kenyon to Holden as a sub area to establish "housing opportunity". Although the 2014 Plan does not promote any zoning changes as part of the plan, the plan does refer to allowing "flexibility for potential changes or contract rezones" when they support the goals of the Rainier Beach 2014 plan. The contract rezone to NC2-40 allows for the opportunity to provide more affordable housing that can help retain the diverse population of the Rainier Beach neighborhood. Without a rezone the ability to provide needed affordable housing is severely stunted.



REZONE AND EXISTING USE

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village: r234
planning area: rbp

NO SCALE

FIGURE 16
Housing Opportunities Map

Page 55



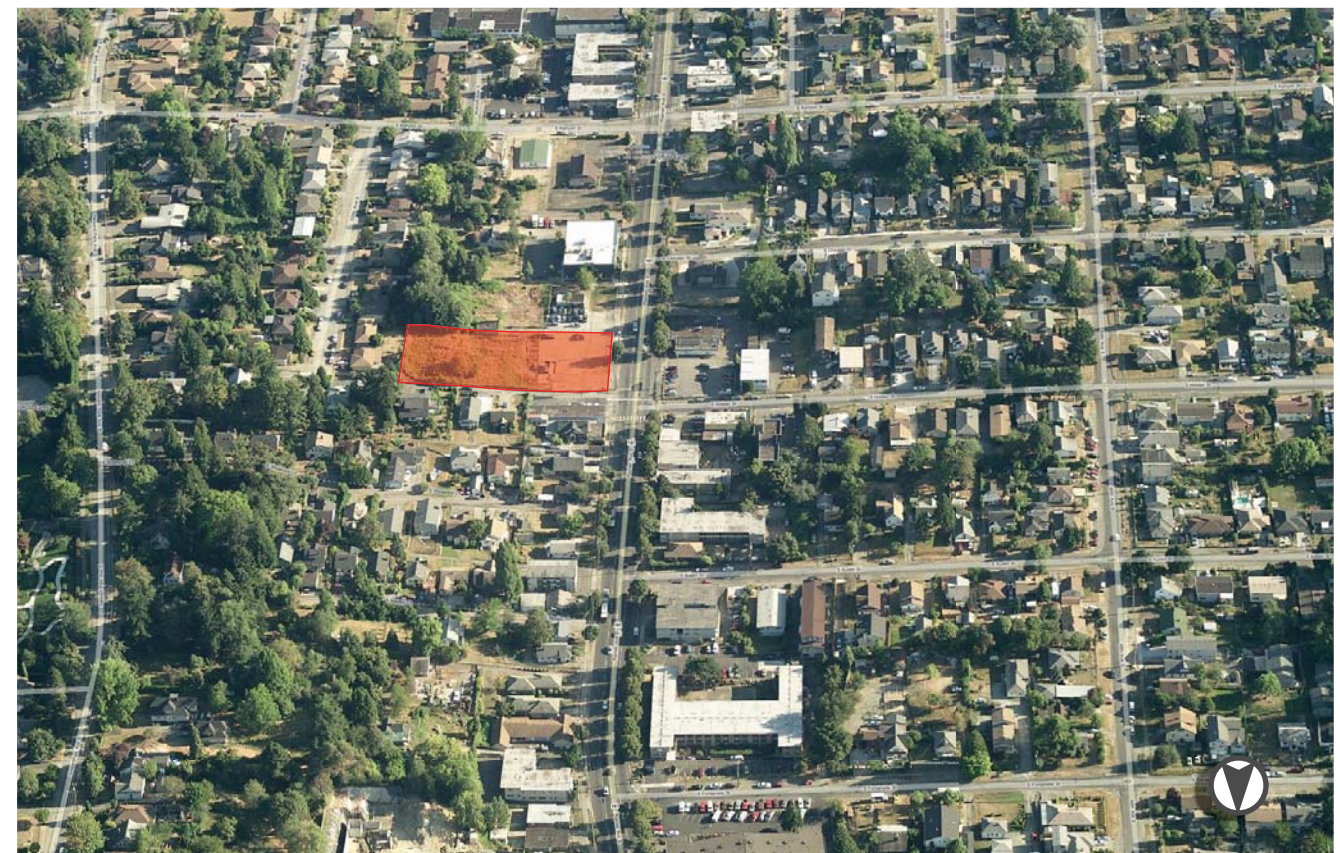
VIEW LOOKING EAST



VIEW LOOKING WEST



VIEW LOOKING NORTH



VIEW LOOKING SOUTH

BIRD'S EYE PHOTOGRAPHS

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MULVANNY G2

NOV 10, 2009

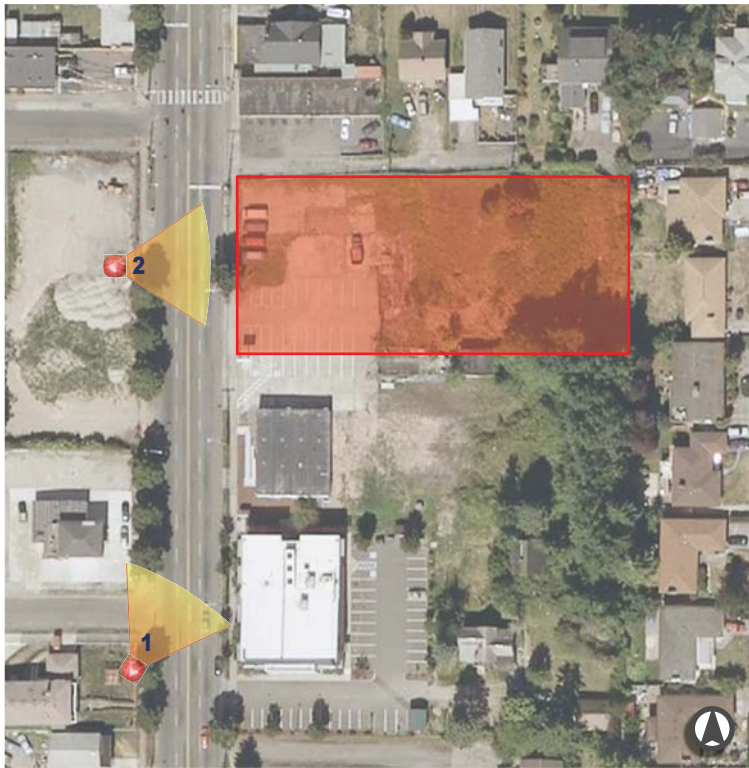
ARCHITECTURE



RAINIER AVE S STREETSCAPE LOOKING EAST



RAINIER AVE S STREETSCAPE LOOKING WEST



VIEW ACROSS RAINIER AVE LOOKING NE



VIEW ACROSS RAINIER AVE LOOKING E



1. VIEW LOOKING NE



2. VIEW LOOKING E



3. VIEW LOOKING N



4. VIEW LOOKING NE



5. VIEW LOOKING E



6. VIEW LOOKING E



7. VIEW LOOKING S



8. VIEW LOOKING E



9. VIEW LOOKING N



10. VIEW LOOKING NW

SITE PHOTOS

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1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc.

The intent for the Impact Family Village is to build a 44’ tall, 4 story, mixed-use structure comprised of approximately 6,000 sq ft of street level retail and 63 affordable housing units above. The street level first floor, 33,600 sq ft w/ 12,400 sq ft completely below grade, also contains 89 covered parking spaces for both residential and commercial uses in a level parking garage that extends into the hillside. The parking, retail, and residential uses are all accessed off of Rainier Ave S. The existing grade climbs 22’-26’ from west street level elevation to the east property boundary, because of this grade change the eastern portion of the building will be recessed into the hill side and will be less than 20’ above the existing grade level at the eastern property line. Additionally the Impact Family Village has a voluntary rear yard setback of all building portions over 10’ in height to between 16’ and 28’ away from the abutting residential lots to the east. The residential floors have been pushed away from the north property line 12’-18’ and a large raised courtyard lies to the south of the residential floors.

2. Please indicate in text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawing with at least four (4) colored and shadowed elevation drawings and site/landscape plan.

No departures requested.

3. Please describe how the proposed design responds to the early design guidance provided by the Design Review Board.

Italicized text are direct early design guidance comments from the Design Review Board:

A-2 Streetscape Compatibility –

Responding to the proposed concept for an upper level blank façade facing Rainier Ave. S., the Board strongly emphasized the need for more glazing to create a pedestrian friendly street presence.

The Board acknowledged the developer’s long term plan for creating a mixed use building and maintaining the athletic facility to the north of the Emerald City Bible Fellowship building.

The majority of the street level façade will be glazed storefront. Windows have been added and expanded in the residences, levels 2, 3, and 4, on the west façade of the building that face Rainier Ave S.

A-4 Human Activity –

The Board discussed the possibility of having the structure extend along Rainier Ave. S. within the Neighborhood Commercial zone rather than stretch back into the existing single family zone since the applicant plans to develop the parcels to the south as well. This would entail demolition of the athletic facility, potentially requiring the facility’s temporarily closure until completion of the new building. (Note: The architect mentioned that the developer did not want a temporary closure of the facility.) The Board did not request an alternative showing scheme along Rainier Ave. S.

Urban Impact plans a phased development including the parcel to the south, but those parcels are not currently under the control of Urban Impact. Also as was stated at the Early Design Guidance Meeting closing the temporary athletic facility is not feasible. Rainier Health and Fitness intends to provide continuous operation to serve the surrounding community.

A-5 Respect for Adjacent Sites -

The Board strongly recommended that the proposed complex’s density should decrease as it extends toward the single family zone on the north and east. Greater physical relief (modulation, open space) should occur along the

north elevation in order to reduce the mass and bulk close to the single family homes. The mass of the northern portion appears too rigid along its length; the facade should be eroded considerably to preserve light to the single family homes and reduce the amount of overall bulk. In addition, the design should have a pedestrian pass through connecting the northern and southern portions of the property approximately one-half or two thirds of the site’s length back from Rainier Ave. This would not necessarily require splitting the complex into two volumes at grade but would provide a pedestrian connection for the tenants between one of the courtyards on the south and a less active open space on the north.

Option #3 appears to better respect the houses to the east of the complex due to the ascending slope. Following-up on a public comment, the Board urged that the roof on the east side be adequately screened or have plantings to provide greenery.

Modulation has been provided on the north facade by breaking up the length of the building with a series of “bays”. The “bays” are similar to the size of individual townhouse units. The individual units are created with variation in the distance from the property line and variation in material choices. The building’s set back from the north property line has been increased to 12’ to 18’. This voluntary set back and the 12’ access easement on the properties to the north, directly adjacent to the north property line, provide greater than 24’-30’ of open space between the bulk of the Impact Family Village’s mass and the buildable area of the north lots.

The topography of the site also masks the bulk of the building’s size. A small portion of the building extends to the east property line. This mass is less than 10’ above existing grade, only 3’-4’ taller than a 6’ privacy fence. Above 10’ the building is set back more than 16’ to over 25’ from the property line. The tallest portion of the building’s eastern edge is only approximately less than 20’ above existing grade at the east property line. The variation of roof levels and varied setback distance from the property line help break down the scale of the building at its eastern edge.

The eastern property edge has been screened with a series of vegetated green walls/fences, raised parapets, and covered lower roofs.

A-7 Residential Open Space –

The Board preferred the three courtyard scheme over the scheme with a single large courtyard. These courtyards should be especially child-friendly in order to accommodate the families the applicant expects to reside in the proposed complex.

The three courtyard scheme has been chosen for the Impact Family Village. These courtyards have been broken into areas of similar use including an open community space, children’s playground area, and a quieter seating area.

A-8 Parking and Vehicle Access –

The Board preferred the vehicular access design shown on page 14 of the EDG packet. The garage entrance should be close to the site’s southern edge.

The garage entrance has been pushed to the southern portion of the site.

B-1 Height, Bulk, and Scale Compatibility -

The general massing of the proposal should transition to a lower residential scale near the single family zone on the north. As stated in guidance A-5, the density of the complex should decrease as it approaches the northern portion of the site. Setbacks should be greater than those shown in the options presented; the mass should ensure adequate light to the single family homes and should provide visually less bulk by use of discreet open space(s) and greater modulation along the facade.

The building’s set back from the north property line has been increased to 12’-18’. This additional setback taken into consideration with the existing easement on the properties to the north, adjacent to the north property line, leaves a considerable buffer between the mass of the Impact Family Village and the single family residential and commercial parcels to the north. The modulation along the north property line, similar to the scale of individual townhouse units, helps reduce the perceived bulk of the building.

The building has been set back even further from the southern property line to create a large south facing open space. The building is set back more than 25’ from the property line with the majority of the building set back in excess of 40’.

The eastern edge of the building sees the most modulation of height and bulk. NC2-40 zoning allows for a building built to the

property line up to 13' high and above 13' setback 15' from the property line. Of the 132' eastern property line, 30' of the project extends to the property line and this portion of the building is less than 10' above existing grade. Above 10', the setback increases to 16' from the property edge for 23' of the eastern edge of the mass and the set back further increases to over 25' from the property line for the rest of the eastern edge of the mass.

The building does not take advantage of the full 40' height limit above the rising grade to the east. Although at the western property line, along Rainier Ave S, the building is 44', above grade the eastern edge of the mass of the building is less than 20' above the existing grade at the eastern property line. This is lower than the allowed 30' height Single Family height limit.

Each "bay" of the building has parapets of varying height to help further increase the modularity of the building. The varying heights along the north and south facades combined with a series of different planes along the façade and variation in material choices help break up the "bays" as separate mass forms and break down the bulk of the facade.

Vegetation has been added along the north and east facades to help soften the edge of the project. Both plantings and vegetated walls help screen the mass of the building and will be reminiscent of the vegetative condition currently between the parcels.

C-1 Architectural Context –

The area along Rainier Ave. lacks a homogenous context of similar structures and materials. The Board recognized the architect's stated desire to create a new precedent along Rainier Ave. S. and viewed the larger master plan for the two acres to the south.

The proposed structure along the north and east should possess an architectural vocabulary sympathetic to the single family neighborhood that will surround it.

The project has a balance of materials that are both sympathetic to the single family neighborhood surrounding it (horizontal plank siding) and to the church to the south (panel siding) while still making a strong design statement that helps identify this block of Rainier Ave S. As the full phased vision of Urban Impact's campus is built, this identity will continue to be solidified. As stated in A-5 and B-1 the height and massing have been reduced and varied at the northern and eastern extents of the project to be sympathetic to the single family neighbors.

C-2 Architectural Concept and Consistency –

The Board will review the architectural concept and its consistency at the Recommendation meeting. However, the Board strongly recommended a plan and program that visually embodied less residential density on the eastern portion of the site near the single family zone.

A design with flat roofs appeared okay with the Board members.

See A-5 and B-1.

C-3 Human Scale –

Creating an intimate sense of human scale is critical to the project's success due to its huge size. Areas of particular importance are the Rainier Ave. façade, the facades closest to the courtyards, and the north elevation near the single family homes.

Rainier Ave – The west façade has large sections of storefront, creating a pedestrian connection from the sidewalk to the planned 1st floor retail. A steel canopy both interrupts the view of the pedestrian, keeping the view confined to the pedestrian level, and also provides protection for the pedestrians at the 1st floor retail. Open spaces surround both the north and south stairs that access the 2nd floor residential courtyard creating gathering spaces, i.e. a "front stoop", for the residences. Increased planting along Rainier Ave S' planting strip helps to create a buffer between vehicular traffic and the pedestrian walk way. Bicycle storage has been added both within the project and at the south stair. The façade is broken into many planes at varied distances from the west property line and multiple

textures have been used to break down the mass of the building to a pedestrian level.

South façade – The south façade has large amounts of glazing on the units fronting the southern courtyard to help create a feeling of community space, security, and safety; the concept of "eyes on the street". Each of the residences on the courtyard has views into the courtyard. Those residences on the 2nd floor have exterior entrances directly accessing the courtyard. The laundry facilities and adjacent lounge on the 3rd floor have been placed overlooking the community open space. The 2nd floor residential lobby space, open to below, and community room, open out onto the south courtyard with a sheltered landscape canopy immediately adjacent. The 2nd floor plaza has ample amounts of moveable chairs, benches, and seating walls. The courtyard has been broken into 3 areas of activity; a community open space connected to the lobby and community on the western side of the property; a kid's play space in the center of the property; and a quieter space sunken into the eastern side of the property. Variation of heights of the parapet at each of the units and the variation of materials along with varying in distances from the property line, from 23' to 40'+, helps break down the scale into individual bays with more of a human scale.

North façade - Multiple materials have been used along with a variation of parapet heights at each unit to help break the bulk of the façade into individual elements reminiscent of "town houses". The base floor units open up directly on to the north courtyard to increase pedestrian activity along the north side. Vegetative walls have been added to the retaining walls and also fences to soften the northern property line. These walls include vegetation on both the exterior facing walls, on the western portion of the site, and the interior facing retaining walls, on the eastern portion of the site. This helps provide screening for both the neighbors to the north and the units along the north side of the project.

C-5 Structured Parking Entrances –

The garage entrance should be as discrete as possible and the curb cut as narrow as possible in order to create a safer pedestrian environment.

The entrance to the garage is set back from the face of the storefront behind a "fin wall" to minimize its visual impact. The curb cut has been reduced to 22' at the curb.

D-2 Blank Walls –

Do not create any blank walls facing Rainier Ave. and the homes to the north.

The majority of the west façade (along Rainier Ave S) is storefront. Also located at the west edge of the project are two stairs accessing the 2nd floor residential plaza level and gathering spaces at the foot of those stairs.

Blank façades along the north wall are planted with vegetated walls to help minimize the impact of the portions of the garage's exposed concrete walls. Also this wall, facing the commercial property to the north, decreases in height as the existing grade climbs to the east.

D-3 Retaining Walls –

Due to the architect's desire to cut into the slope to reduce the appearance of height, the proposal will likely create a series of retaining walls. These internally facing walls should be well detailed, at a human scale and textured.

The retaining walls on the eastern portions of the project have been planted with vegetative walls to help minimize the visual impact of those walls and soften the edge of the project.

D-6 Screening of Dumpsters, Utilities, and Service Areas –

The Board requested a concept plan for waste and recycling storage for the next meeting.

The utilities, including trash and recycling have been located in the center of the building within the parking level.

D-7 Personal Safety and Security –

Provide a coherent plan addressing safety and security concerns at the next meeting.

The large residential courtyard spaces are placed on the 2nd floor above the street level by 14'. This allows for 2 controlled access points to this courtyard, stairs, on the exterior of the building at the north and south edges of the west façade. Access to the

residential units on floors 2, 3, and 4 will pass by the manager's office adjacent to the elevator core in the residential lobby on floor 1. Additionally, windows have been placed along both the south and the north courtyard to help create a feeling of "eyes on the street" whereby all courtyards have multiple units overlooking them.

D-9 Commercial Signage –

Provide a commercial signage concept plan for the next meeting.

Commercial signage concept will be provided for the next Design Review meeting.

D-10 Commercial Lighting –

Provide a commercial and residential lighting concept plan for the next meeting.

Commercial and residential lighting concept will be provided for the next Design Review meeting.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites –

The landscaping plan should tie into the series of proposed retaining walls near the adjacent properties

Ensure adequate screening between the proposal and the adjacent houses to the north and to the east.

Both fences and retaining walls along the north, east, and south property have been planted as vegetative walls, including the exterior wall of the furthest east residential unit. These vegetative walls have been planted facing both the neighbors and facing internally towards the units. Also plants have been planted along those property lines to help soften the edges of the building at the property line both for the neighbors and the residential courtyards. See drawing L101.

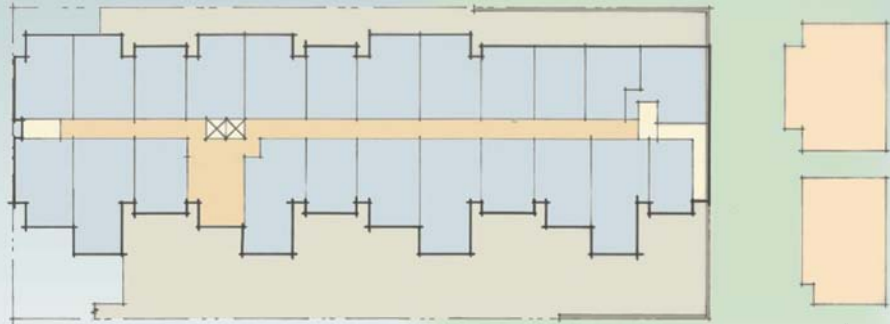
E-2 Landscaping to Enhance the Building and / or the Site –

Provide a comprehensive landscaping plan for the Recommendation meeting.

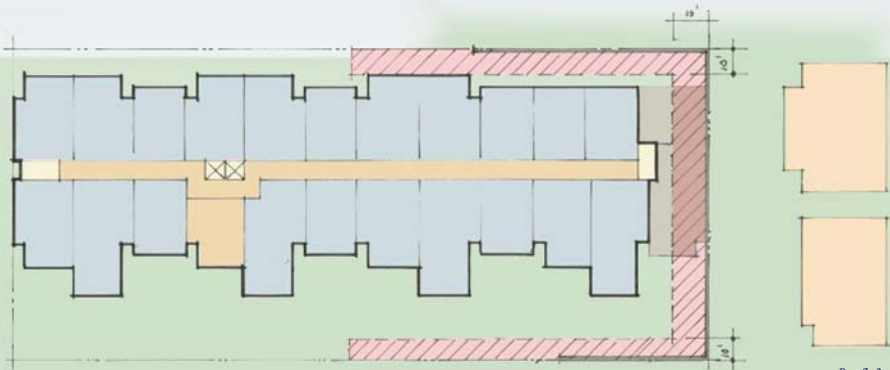
See E-1 and drawing L101.

Design narrative

The design consists of one floor of parking and retail covering 100% of the site at the Rainier Ave S level. This level will be excavated from the site with the majority of parking below existing grade. Above this are 3 floors of residential apartments. The “straight” residential portion is a double loaded corridor running the length of the site east to west. The units focus their views to the north and south. 3 bedroom units on the south side of the building help create individual semi private residential courtyards 13’ above Rainier Ave street level. The courtyards are designed as family friendly play spaces with maximum exposure to the maximum number of surrounding units; “eyes on the street”. At the east end are 4 units in a 2 story section of the structure.



Res flr 1 + 2



Res flr 3





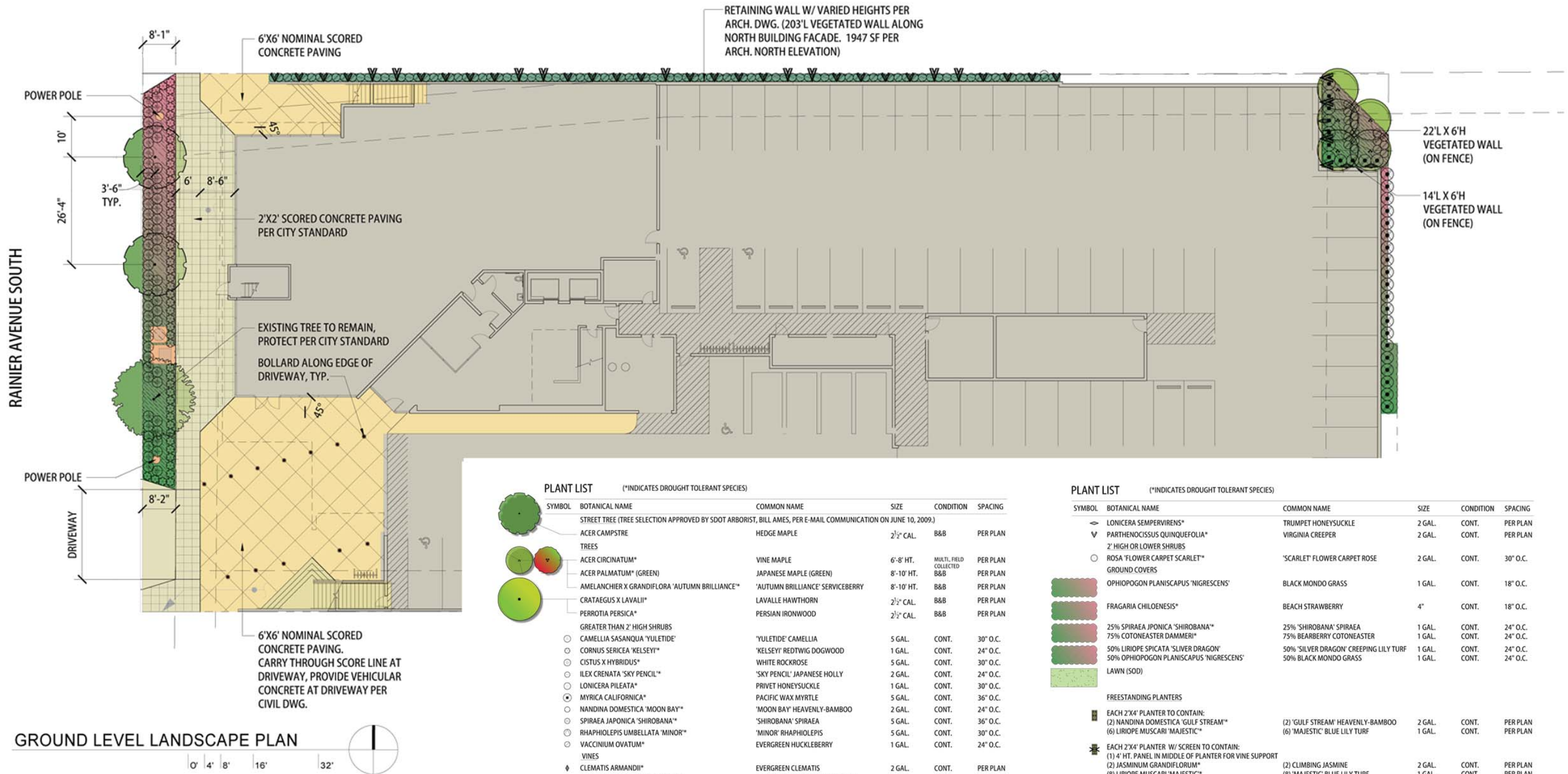
SITE PLAN

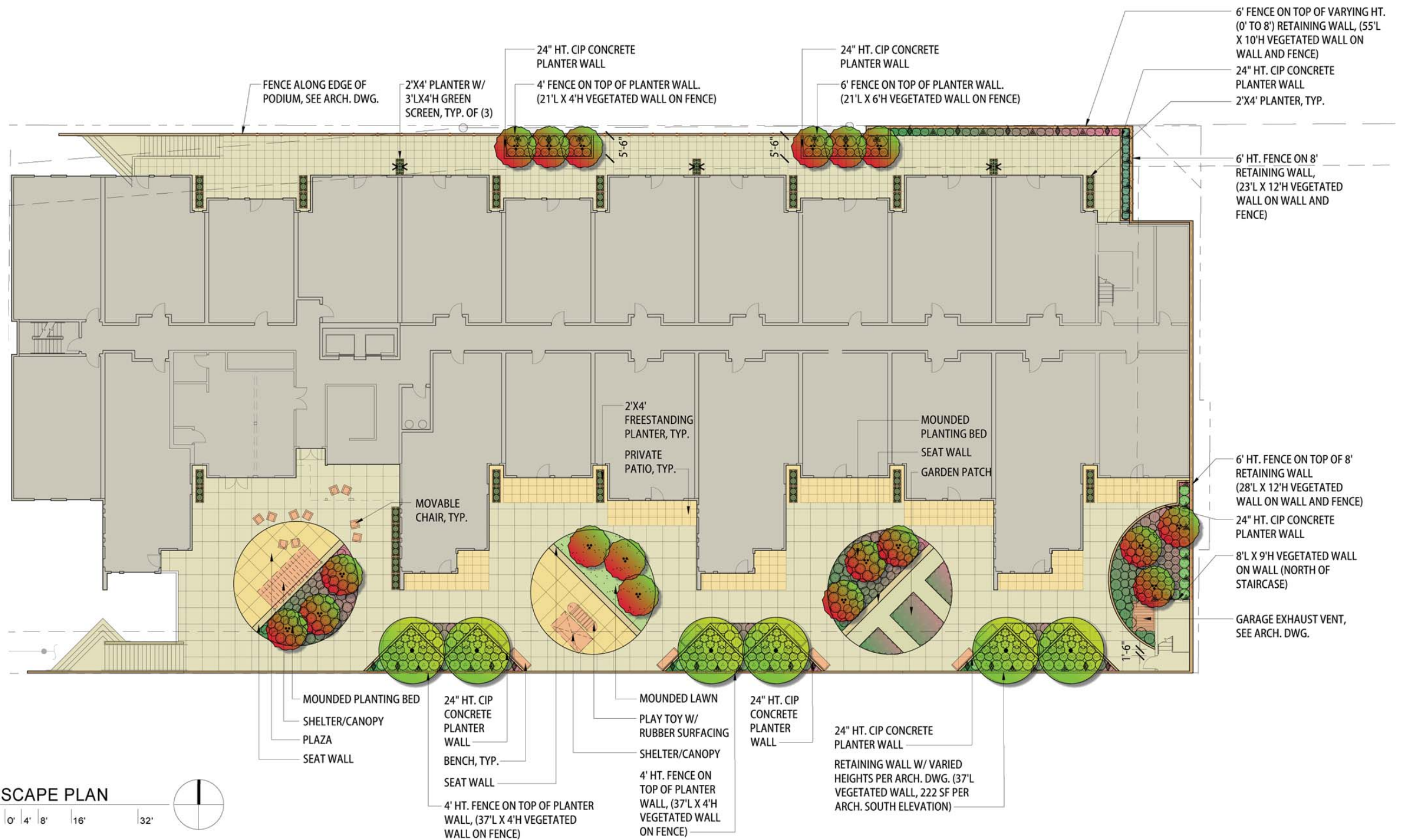
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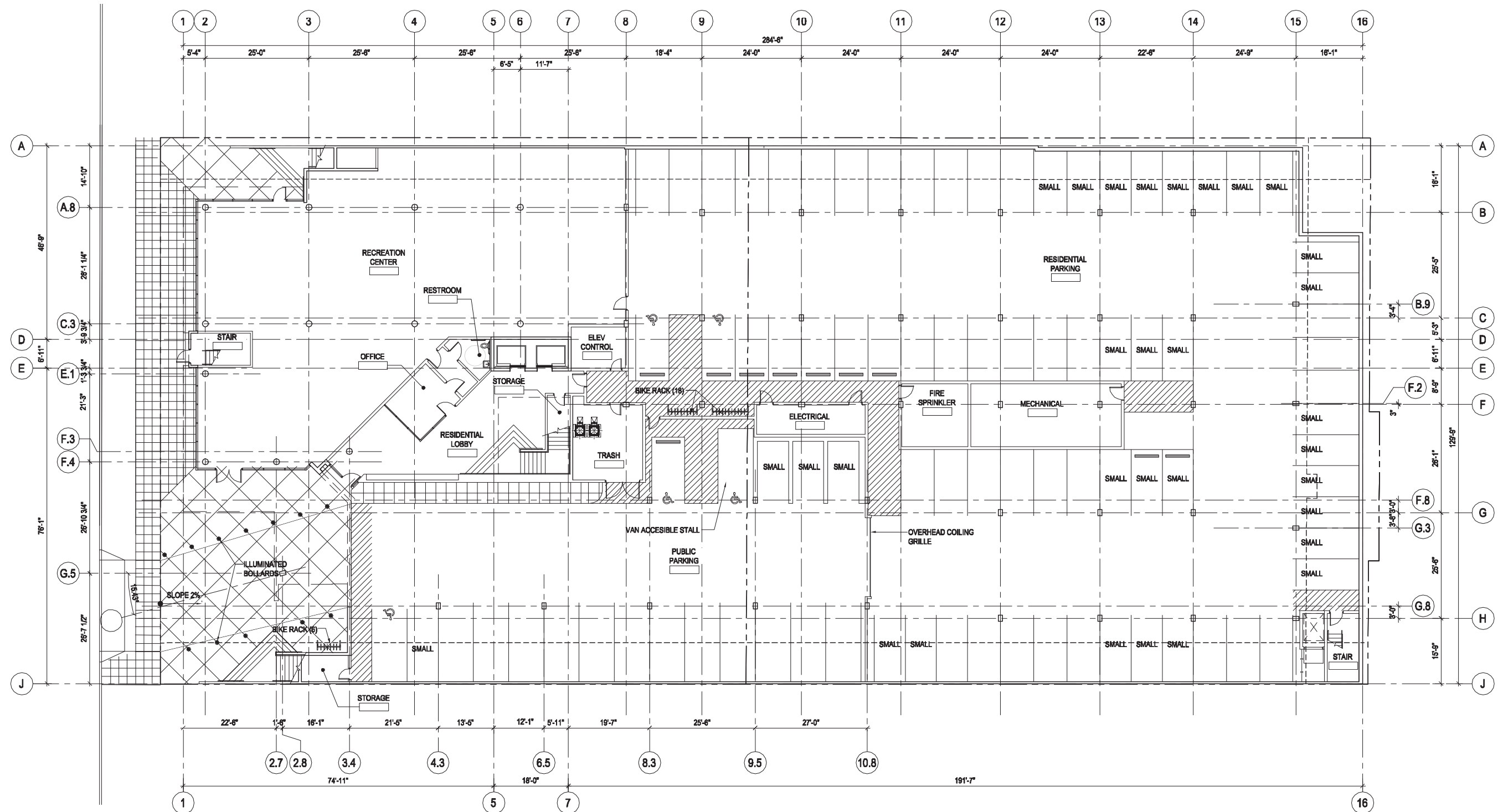
urban**IMPACT!** MULVANNY G2
IMPACT FAMILY VILLAGE

NOV 10, 2009

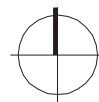
ARCHITECTURE





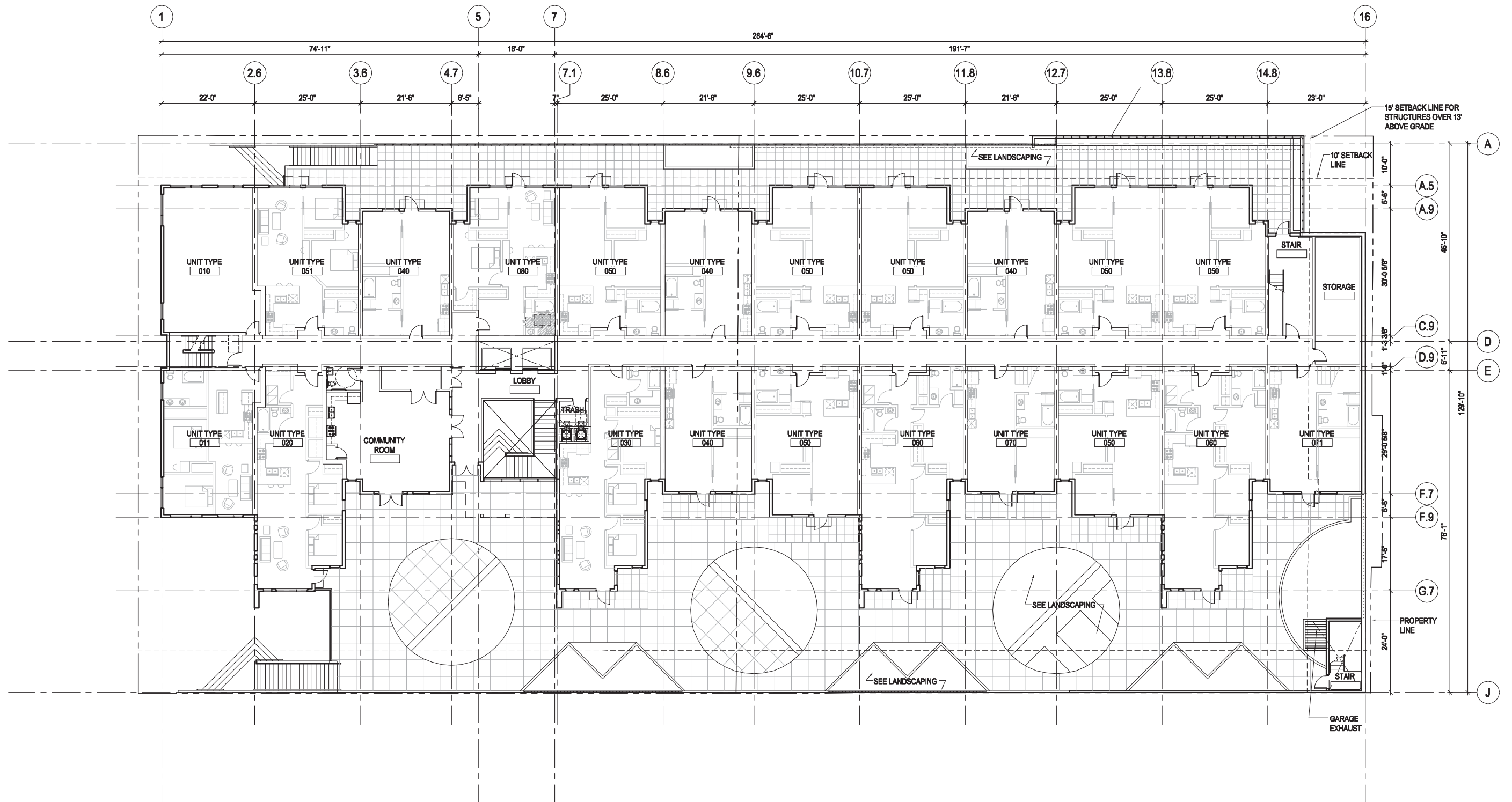


1ST FLOOR PLAN



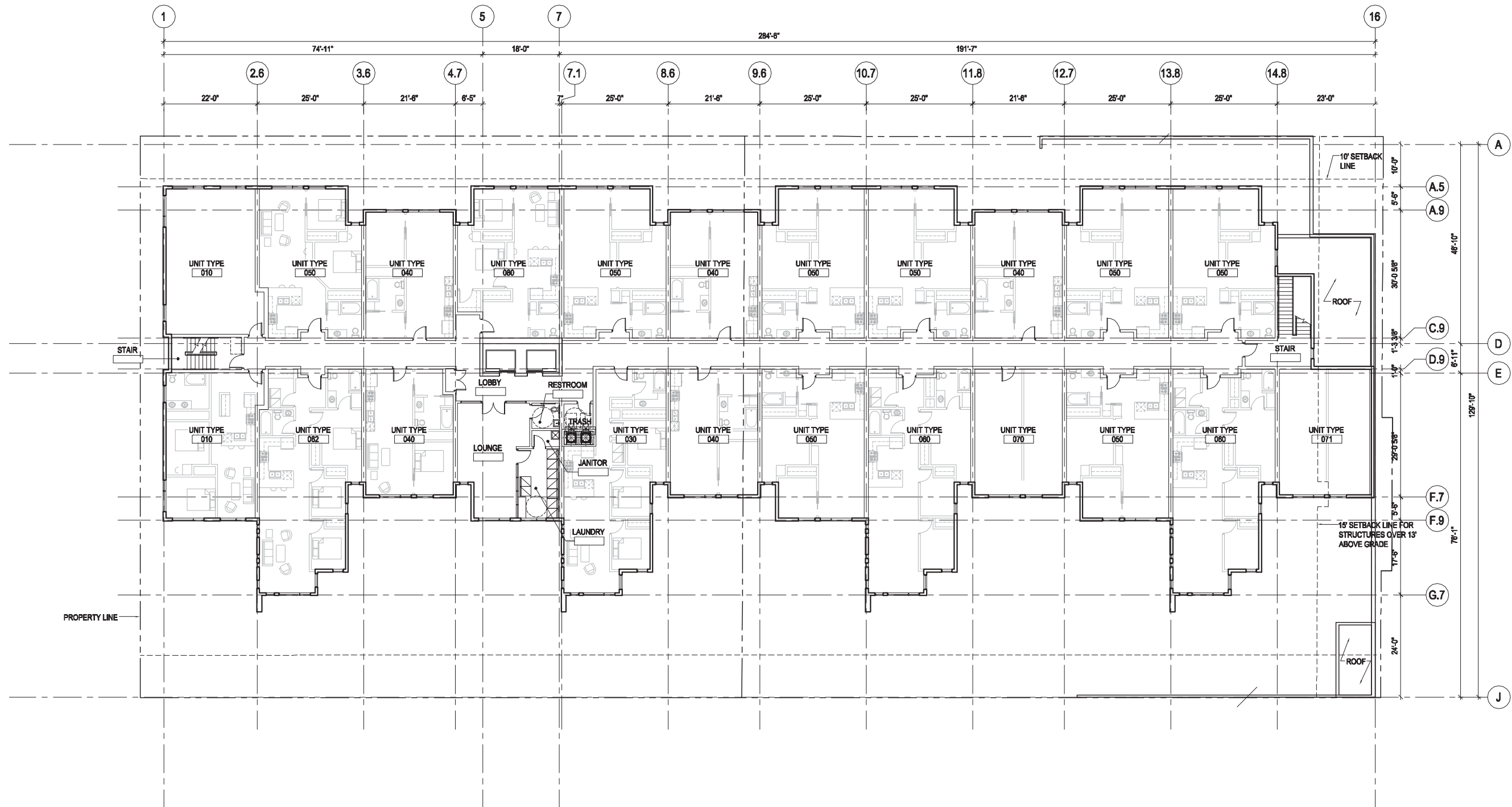
FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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DPD LANDUSE PROJECT #3009571

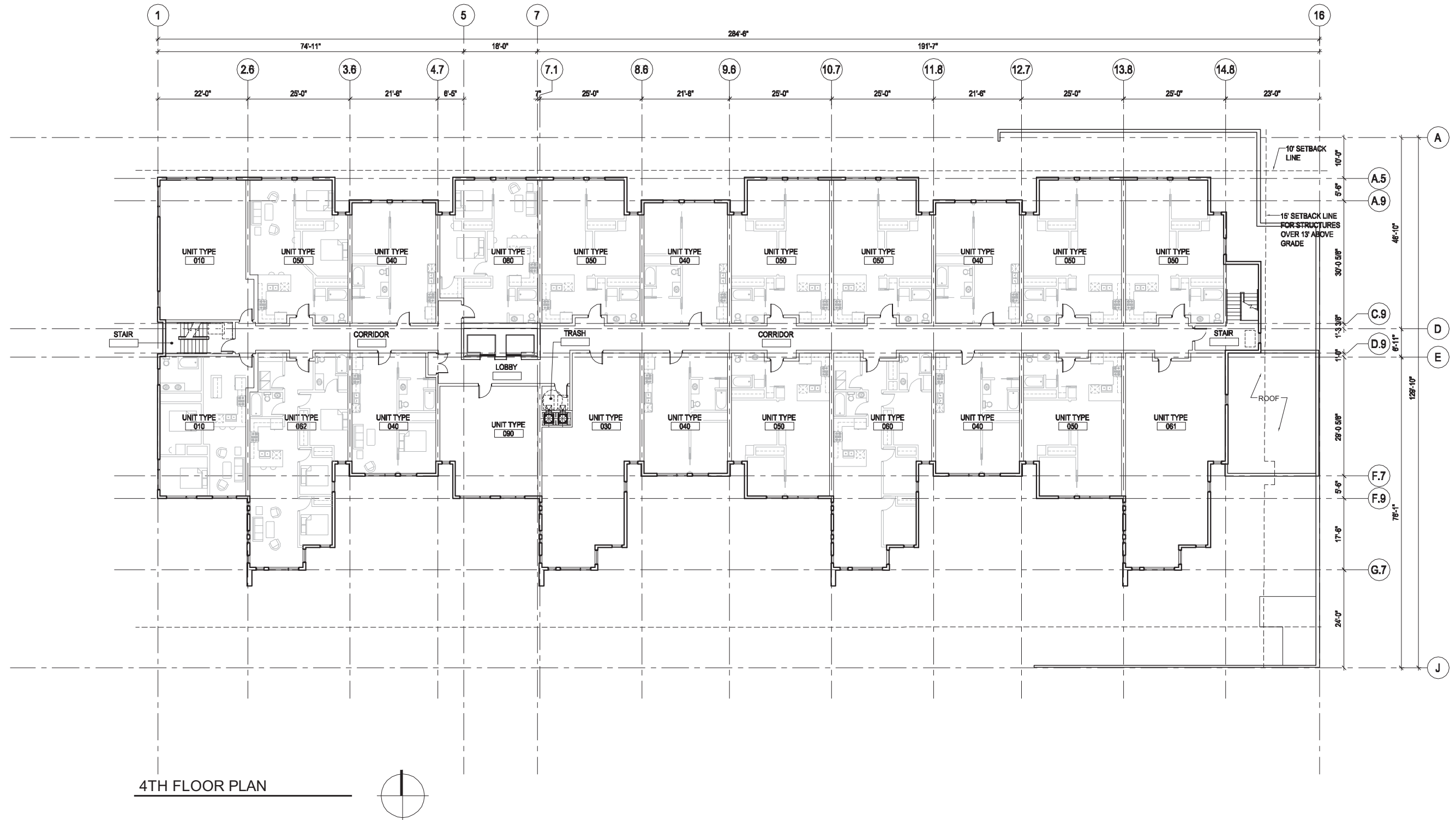


3RD FLOOR PLAN



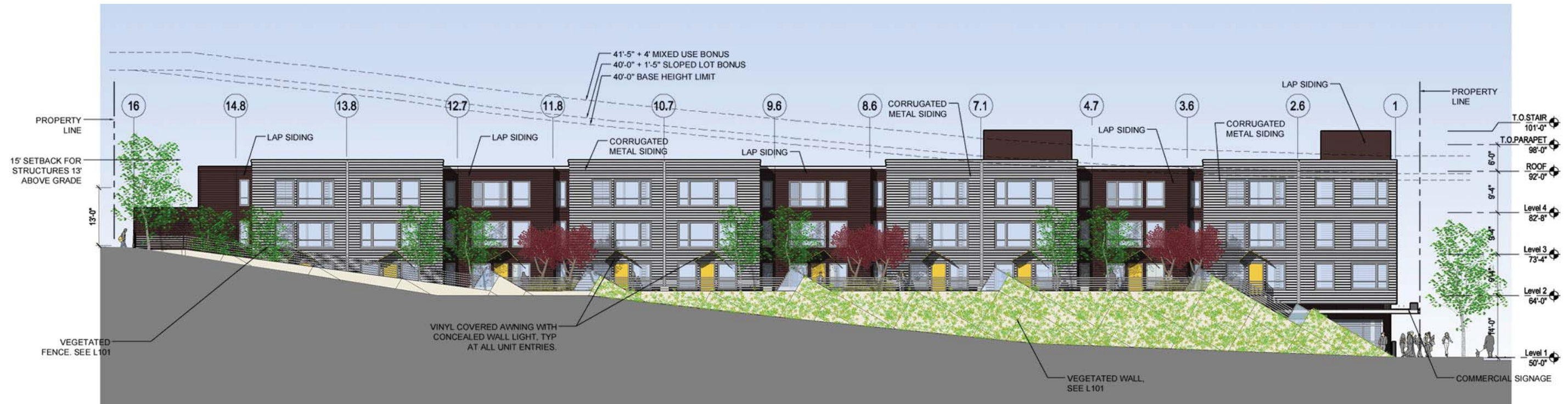
THIRD FLOOR PLAN

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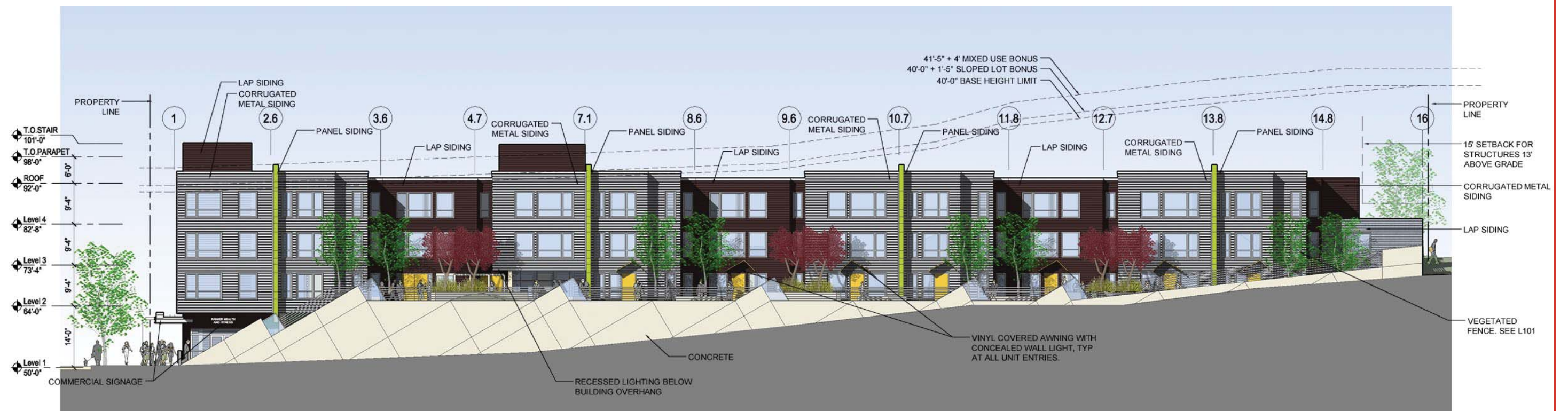


FOURTH FLOOR PLAN

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NORTH ELEVATION

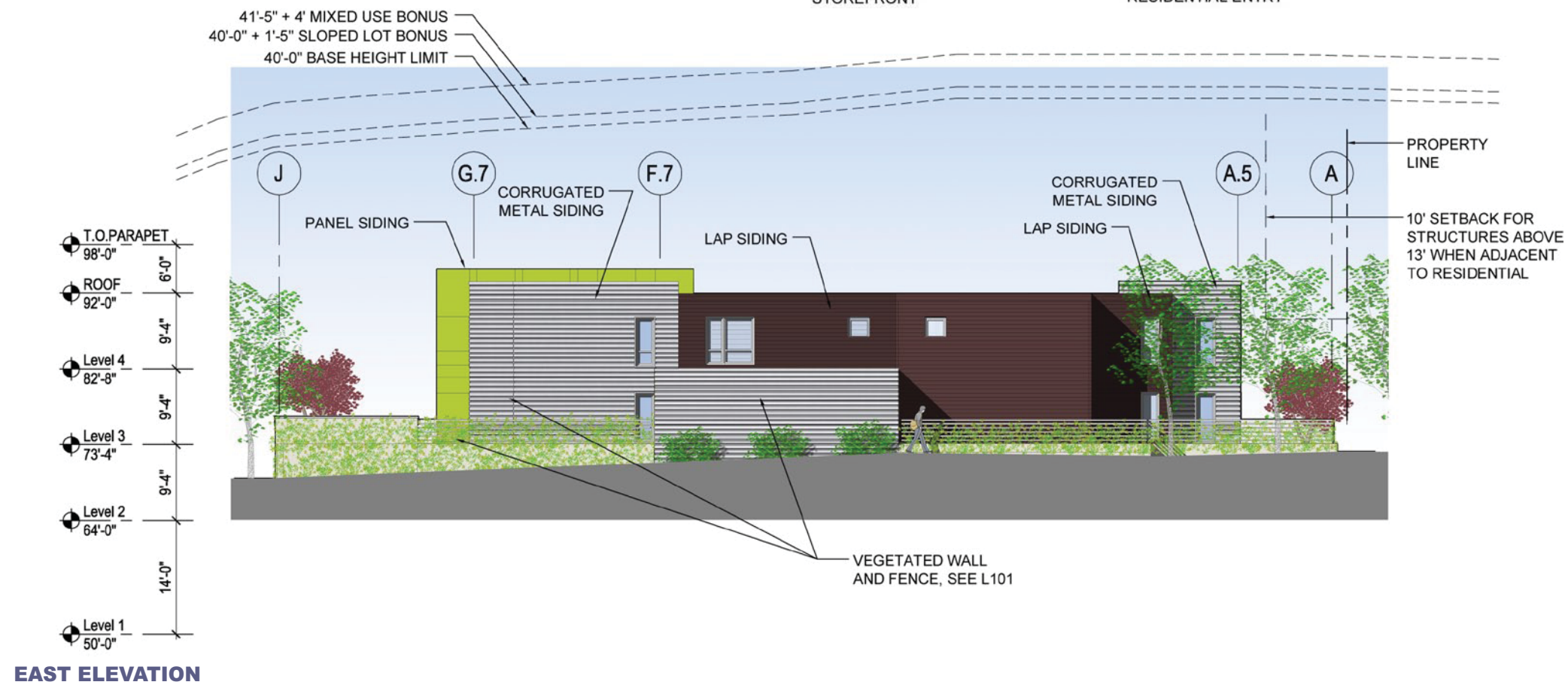
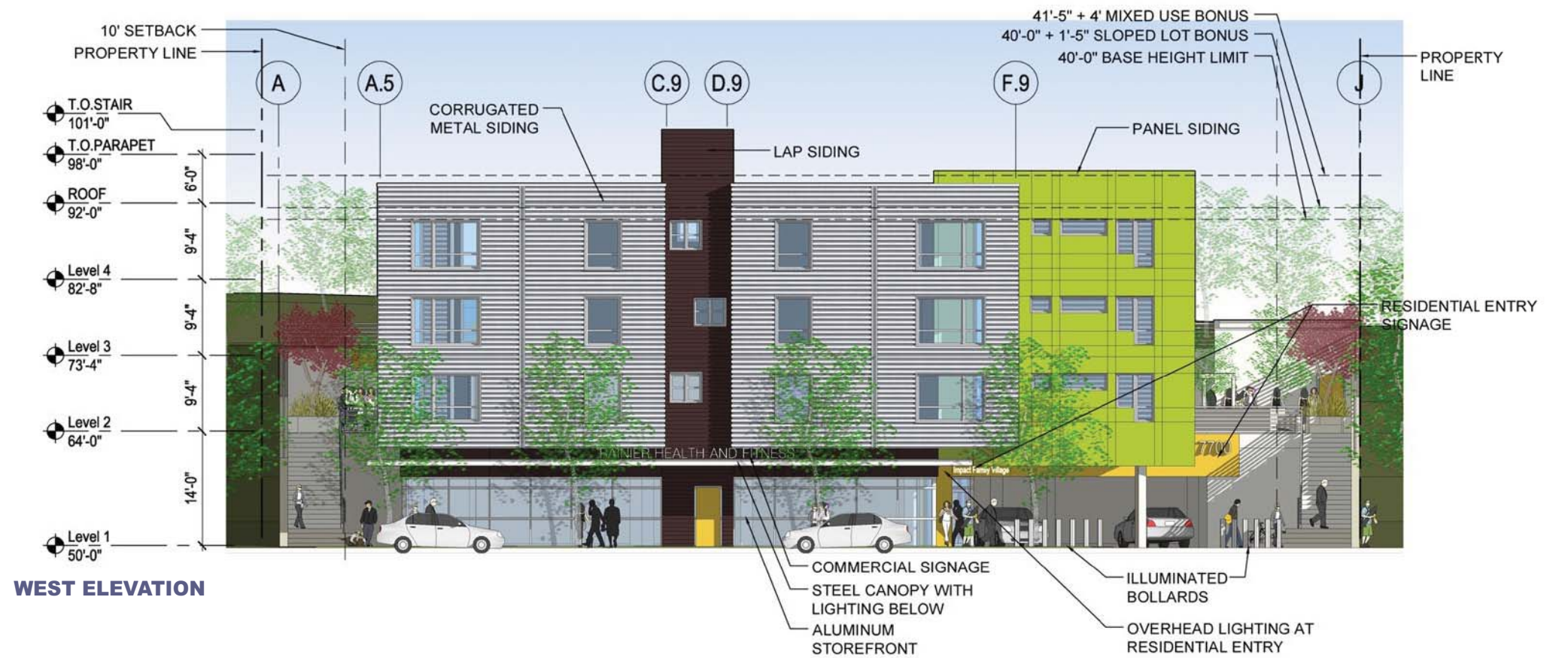


SOUTH ELEVATION

BUILDING ELEVATIONS

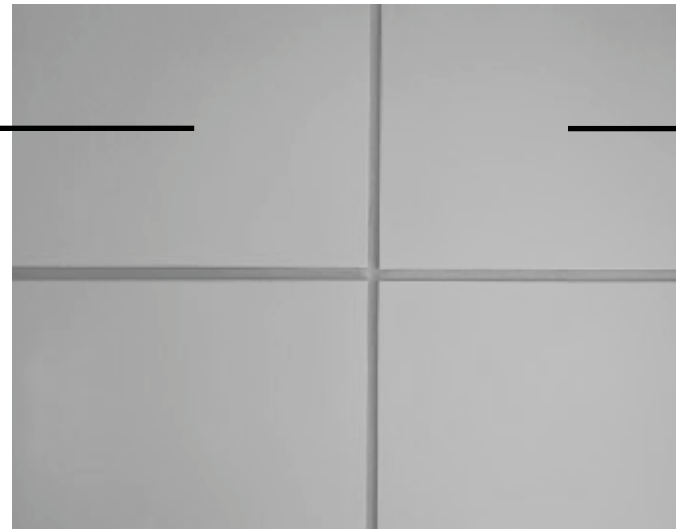
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BUILDING ELEVATIONS

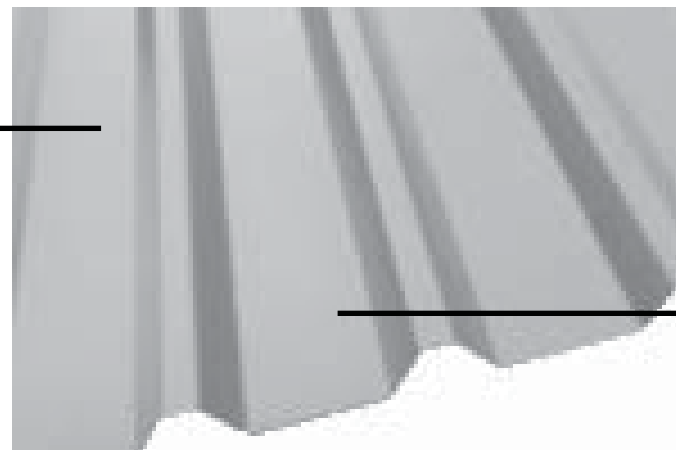
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FIBER CEMENT PANEL SIDING



FIBER CEMENT LAP SIDING



CORRUGATED METAL SIDING



COLOR PALETTE



NORTHEAST ISOMETRIC

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SOUTHEAST ISOMETRIC

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ENLARGED SOUTHEAST ISOMETRIC

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GROUND LEVEL ENTRY PERSPECTIVE

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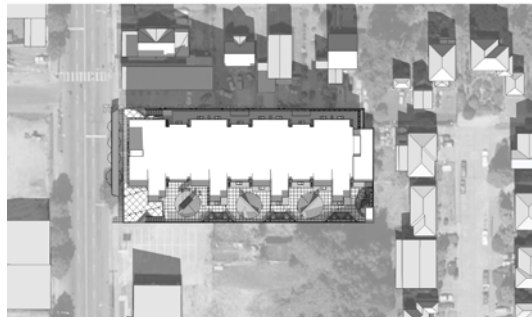
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ARCHITECTURE



PLAZA LEVEL ENTRY PERSPECTIVE

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DEC. 21ST SHADOW STUDY -
SHADOWS FALL BELOW SILL OF MAIN LIVING LEVEL WINDOWS



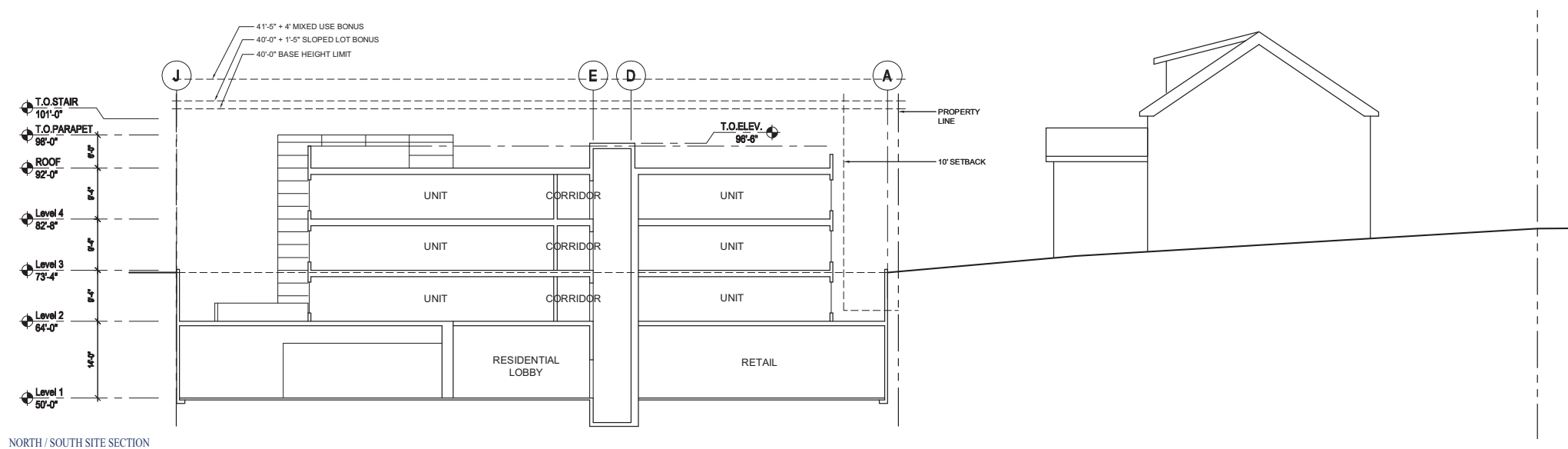
SEPT / MARCH SHADOW STUDY



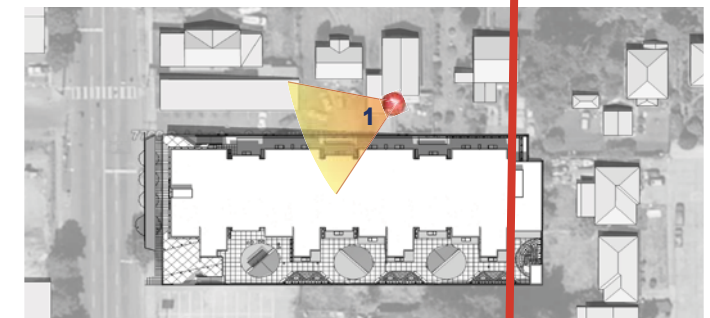
JUNE 21ST SHADOW STUDY



1. APPROXIMATE VIEW FROM NEIGHBOR DECK



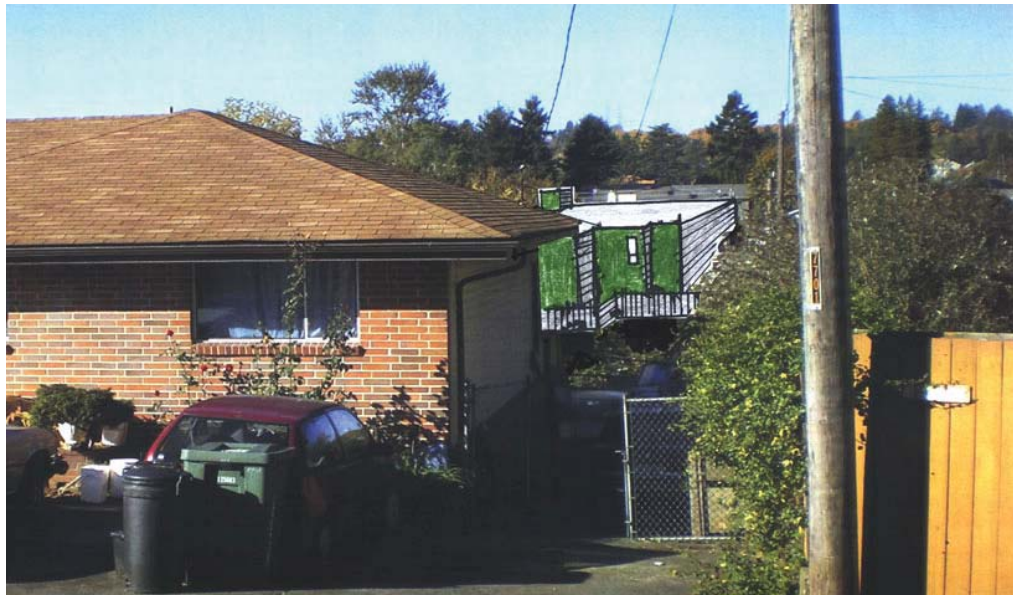
NORTH / SOUTH SITE SECTION



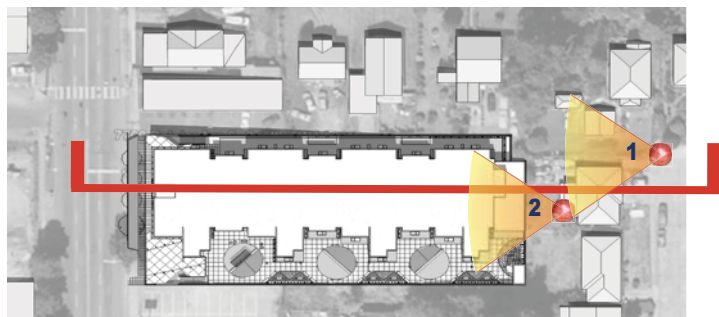
NORTH RESIDENCE ANALYSIS

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1. APPROXIMATE VIEW FROM 52ND AVE SOUTH



2. APPROXIMATE VIEW FROM NEIGHBOR DECK

