



# 901 DEXTER AVE. N



**OWNER:**

Legacy Partners Residential, LLC  
7525 SE 24th Street, Suite 180  
Mercer Island, WA 98040

**CONTACT:**

Glen Scheiber  
206.275.4060



**ARCHITECT:**

Runberg Architecture Group, PLLC  
One Yesler Way, Suite 200  
Seattle, WA 98104

**CONTACT:**

Brian Runberg  
206.956.1970

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Attachment A  
 City of Seattle  
 Application for Early Design Guidance

### PART I: CONTACT INFO

1. Property Address: 901 Dexter Ave. N  
 2. Project number: #3009833

4. Owner: Legacy Partners Residential, LLC

5. Owner Contact : Glen Scheiber  
 Legacy Partners Residential, LLC  
 7525 SE 24th Street, Suite 180, Mercer Island, WA 98040  
 (206) 275-4060

6. Applicant: Brian Runberg  
 Relationship to Project: Architect

7. Design Professional: Brian Runberg, AIA  
 Runberg Architecture Group PLLC  
 1 Yesler Way Suite 200, Seattle, WA 98104  
 (206) 956-1970  
 BrianR@Runberg.com

8. Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

### PART II: SITE AND DEVELOPMENT INFO

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located at the corner of Dexter Ave. N and Aloha St. Dexter Ave. N is a minor arterial and Aloha St. The site and vicinity slope down to the east toward Lake Union. The site is currently occupied by a two story Korry Electronics Building. On the West side of the site there is a steep slope, heavily vegetated with a variety of deciduous trees. To the north of the site there is an existing surface parking lot. Note: The site to the north is under MUP permit # 3006945 for a proposed 348,200 gsf office building to occupy a parcel from Dexter Ave N. to Aurora Ave. N. On Aloha St. & Dexter Ave. N there are existing curbs and sufficient width to accommodate full sidewalk improvements. There are 5 existing trees along Dexter Ave. N. There is a bus stop off the ROW at Dexter Ave. N. serving Metro routes 26 and 28. Much of the site is level, subject to historic grading associated with the adjacent rights of way. A topographic break of roughly 60' runs along the west side of the site. The site's atypical topography due to the pre-existing building is eligible for consideration under Director's Rule 12-2005. Portions of the site are designated as Environmentally Critical Areas on City maps (steep slope, potential slide).

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The site is zoned Seattle Mixed with a 65' base height limit (SM-65). The site is located in the S. Lake Union Hub Urban Village and falls under the South Lake Union Design Guidelines. Properties to the north, south, and east of the site are also zoned SM-65. Land to the west across Aurora Ave. N is zoned Low-rise 3 Residential-Commercial (L3-RC), and directly to the west is zoned Commercial 1 with a 65' base height limit (C1-65)

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Because most of the sites in the vicinity do not reach full zoning potential, the area could experience substantial redevelopment in the future. Low commercial buildings and newer mid-rise residential condominiums characterize the East side of the Aurora corridor, while older low-rise apartment buildings along with some commercial make up the west side. Dexter Ave. N is characterized on both its east and west sides with mid-rise mixed use and residential buildings, some lower commercial, and newer mid-rise office buildings. Several businesses have large accessory surface parking lots. Dexter Ave. N is also a principal route for bicyclists and within close proximity to S. Lake Union Park and the Center for Wooden Boats.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant proposes a 7-story (approx 65 ft high) mixed-use development consisting of approximately 248 residential units, 10,000 sf of retail, and underground parking for 255 vehicles in new construction. Demolition of existing building on site.

No departures anticipated at this time.

## DESIGN GUIDELINES

**A.1** Indicates Relationship to Design Guidelines throughout EDG Packet

### SITE PLANNING

#### A-1 Responding to Site Characteristics

The Siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features. Solar orientation is also important consideration for this project.

#### A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way. Pedestrian friendly streetscapes are an important consideration for this project.

#### A-4 Human Activity

New development should be sited and designed to encourage human activity on the street. Graceful transition from street is an important consideration.

#### A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

#### A-6 Transition Between Residence & Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

#### A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

#### A-8 Parking & Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

### HEIGHT, BULK & SCALE

#### B-1 Height, Bulk & Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between anticipated development potential of the adjacent zones.

- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors, such as modulations or separations between structures.
- Relate proportions of buildings to the width and scale of the street.

### ARCHITECTURAL ELEMENTS & MATERIALS

#### C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

#### C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

### PEDESTRIAN ENVIRONMENT

#### D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

#### D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

#### D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

### LANDSCAPING

#### E-1 Reinforce Existing Landscape Character of Neighborhood

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

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

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

#### E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

## PROJECT DATA

- 1.1 Location:
- 1.2 Site Area:
- 1.3 Zone:

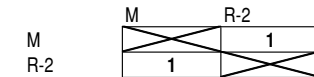
Rectangular parcel at corner of Aloha St. and Dexter Ave N  
52,321 sf  
**SM 65/ South Lake Union Urban Center**  
**Archaeological Buffer Area**  
**ECA- 40% Steep Slope**  
**ECA- Potential Slide Area**  
**Airport Height Overlay: Outer Transitional Surface**  
**Dexter Avenue North is a Class 2 Pedestrian Street**

- 1.4 Building Code:
- 1.5 Proposed Use:

2006 Seattle Amendments to the IBC  
Mixed-Use

- 1.7 Occupancy Classification / Separations

Commercial  
Residential



#### 1.8 Gross Floor Area:

Flr. Lev.	PARKING	VERT CIRC	LOBBY/ CORE	RETAIL (gsf)	RESID. (gsf)	SUPPORT	TOTAL (gsf)	Open Space
concrete Level P1	23,339	1,411				1370	26,120	
concrete Level 1	23,498	1,411	2,837	6,487	8,193	2,215	44,641	
concrete Level 1 Mezz.	25,145	1,592	335		9,964	1383	36,648	
wood Level 2		1,418	4,010		31,305	848	37,581	9,772
wood Level 3		1,418	4,010		31,305	848	37,581	1,113
wood Level 4		1,418	4,010		31,305	848	37,581	1,080
wood Level 5		1,418	4,010		31,305	848	37,581	
wood Level 6		1,418	4,010		31,305	848	37,581	
wood Level 7		1,418	3,044		17,382	3,294	25,138	11,164
wood Level 7 Mezz.					5,365		5,365	11,164
Bay windows					2,100		2,100	
<b>Subtotal</b>	<b>71,982</b>	<b>12,922</b>	<b>26,266</b>	<b>6,487</b>	<b>199,529</b>	<b>12,502</b>	<b>327,917</b>	<b>34,293</b>
No Townhouse ave res sf	173,907	/		250	units	=	696	gsf / unit
W/ Townhouse ave res sf	199,529	/		262	units	=	762	gsf / unit

**Total Rentable Area (Retail + Residential) 206,016**

#### UNIT MIX

	STUDIO	STUDIO +	1-BED	2-BED	Townhouse	Total with Townhouse	Total w/out Townhouse
Level 1					12	12	0
L1 Mezz.						0	0
Level 2	18	6	14	8		46	46
Level 3	18	6	14	8		46	46
Level 4	18	6	14	8		46	46
Level 5	18	6	14	8		46	46
Level 6	18	6	14	8		46	46
Level 7		6	7	7		20	20
	90	36	77	47	12	262	250

STUDIO  
STUDIO +  
1-BED  
2-BED

5% Type A Accessible units 13 ADA units reqd

Avg. exterior wall surface area of residential floors: 14,930 sf

#### PROVIDED PARKING

Level P1	84
Level 1	80
L1 Mezz.	79
<b>TOTAL</b>	<b>243</b>

ZONING

2.0 ZONING DATA

- 2.1 Use: *SMC 23.48.004*
- |                        |           |
|------------------------|-----------|
| Residential            | Permitted |
| General Sales/Svc      | Permitted |
| Eating & drinking est. | Permitted |
| Parks & Open space     | Permitted |
- 2.2 Height: *SMC 23.48.010A*
- Max. Allowed 65' height limit 65' height of underlying zone
- Can be up to 85' if:
- 2 floors have a floor-to-floor height of 1
  - Additional height used to accommodate mechanical equipment.
  - Does not allow more than 6 floors.
- SMC 23.48.010E*
- Projections allowed above height limit: clerestories, guardrails, elevator/stairs overruns
- Slope bonus: 10' Slope bonus
- 2.3 Upper Level Setbacks: *SMC 23.48.012 Map A*
- No upper level setbacks required
- 2.4 General Façade Requirements:
- SMC 23.48.014A*
- A primary building entrance shall be required from the street +/- 3' from sidewalk grade.
- SMC 23.48.014B*
- Minimum Façade Height 25' on Class 2 pedestrian streets (Dexter Ave only)
- All other streets minimum façade height of 15'
- SMC 23.48.014.D*
- Street Level Setback:
- May have setback 12' max. from property line
  - Additional setbacks for 30% of the setback area located 20' min. from street corner.
- SMC 23.48.024.3.a*
- Parking in structures must be separated from street by other uses along Class 2 Pedestrian streets
- 2.5 Transparency and blank façade: *SMC 23.48.018.A.1*
- Transparency:
- No transparency at residential use.
- Class 2 pedestrian streets minimum 60% of façade width must be transparent Dexter Ave N
  - Other streets: minimum 30% of façade width must be transparent Aloha St
  - When slope of street > 7.5%, transparency may be reduced to 45% on Class 2 streets. *SMC 23.48.018.B.3*
- Blank Facades:
- Class 2 pedestrian streets - maximum 15' wide (except garage doors), total <40% Dexter Ave N
  - Other streets - maximum 30' wide (except garage doors), total < 70% Aloha St
- 2.6 Street Level Uses: *SMC 23.48.019*
- Only apply to Class 1 pedestrian streets. - None on this project.
- 2.7 Residential Amenity Area: *SMC 23.48.020*
- Required: 5% gross resid. space = 11,310 sf 34,293 Provided
- Up to 50% of residential amenity may be enclosed (atriums, greenhouses, solariums)
- Minimum dimensions: 15 feet, not less than 225 feet
- 2.8 Screening and Landscaping Standards: *SMC 23.48.024*
- Required: street trees per SDOT Refer to Landscape Drawings

2.9 Solid Waste & Recyclables: *SMC 23.48.031*

- Required: 100+units = 200 s.f. + 2 s.f. for each additional unit.
- Access:
- Front-loading dumpsters shall have direct access from alley or street
  - Gates and access way shall be a minimum of 10' wide.
  - 21' overhead clearance required.

2.9 Required Parking and Loading: *SMC 23.48.034*

- Parking: *SMC 23.48.034*
- 23.54.015.B applies:
- "In commercial zones in urban centers, no parking is required, except for fleet vehicles." It was confirmed that the project is in the South Lake Union Urban Center, and that the SM zone is a "commercial zone" according to the definitions section 23.84.048, "zone, commercial."
- Loading berth: None required per *SMC 23.54.035.B.2*
- SMC 23.48.034B*
- Access: *SMC 23.53.030F*
- If lot does not abut an improved alley, Such access shall be limited to one (1) two (2) way curbcut.
  - Director shall determine whether location of parking/loading will expedite movement of vehicles
- Curb cuts: Director to review & make recommendation
- 5 allowed on Dexter Ave and 2 allowed on Aloha St

Provided Parking

	Commercial				Residential			Totals
	S	M	L	BF	S	M	L	
P1						85	0	85
L1						77	0	77
L1-M						81	0	81
subtotal	0	0		0	0	243		243
	commercial stalls				255 stalls			
commercial:	#DIV/0!		Medium	residential:			95% Medium	
	#DIV/0!		Small				0% Small	

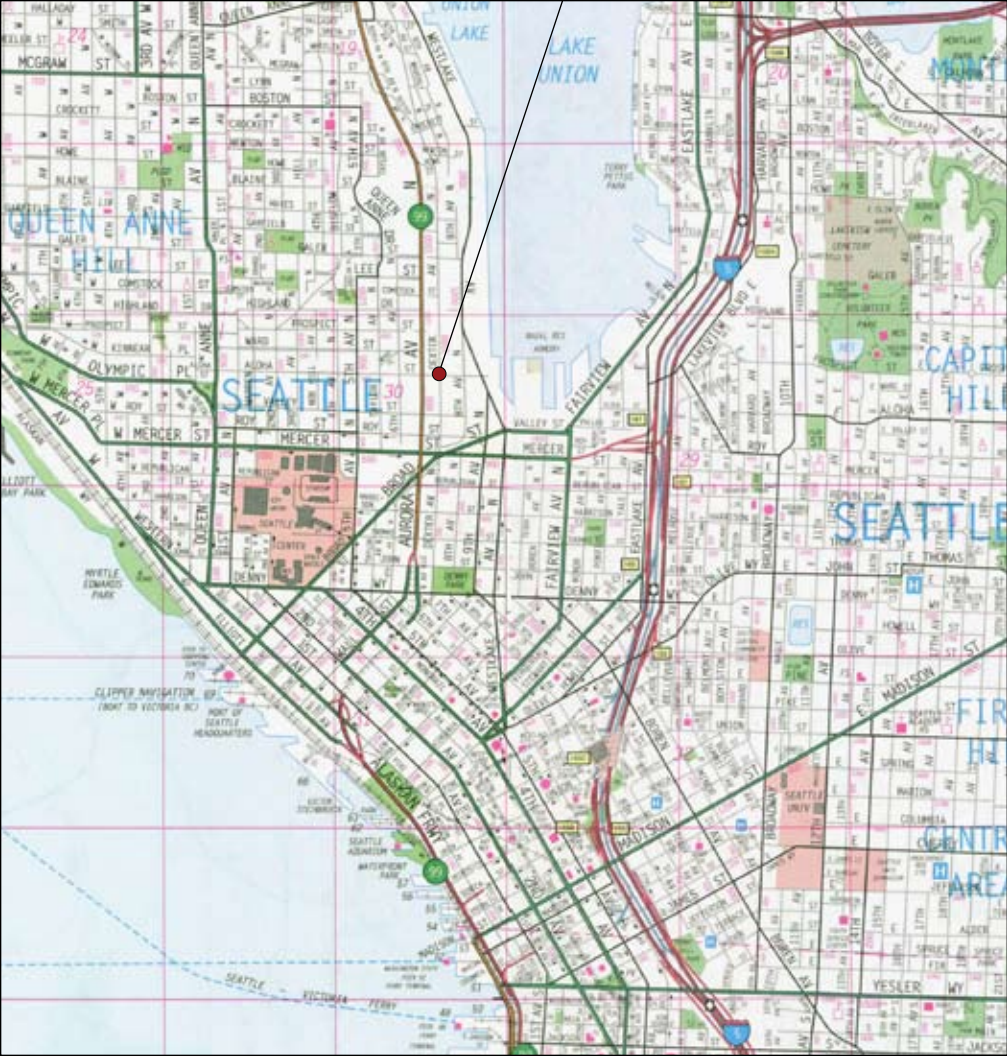
*SMC 23.54.030.G*

Driveway sight triangle: 10' triangle required

Bicycle Parking	<i>SMC 23.54.015 Chart E</i>		Required
	Required Bicycle Parking Ratio		Required
Sales & Service	2 sf	1/ 12000	0.00
Residential	250 units	1/ 4	62.50
			63 long-term bicycle parking stalls
Sales & Service	6,487 sf	1/ 4000	1.62 short-term bicycle parking stalls provided in garage

C.0 SITE CONTEXT

VICINITY MAP



AERIAL MAP



AERIAL VIEW



IDENTIFYING FEATURES



PARCEL SIZES

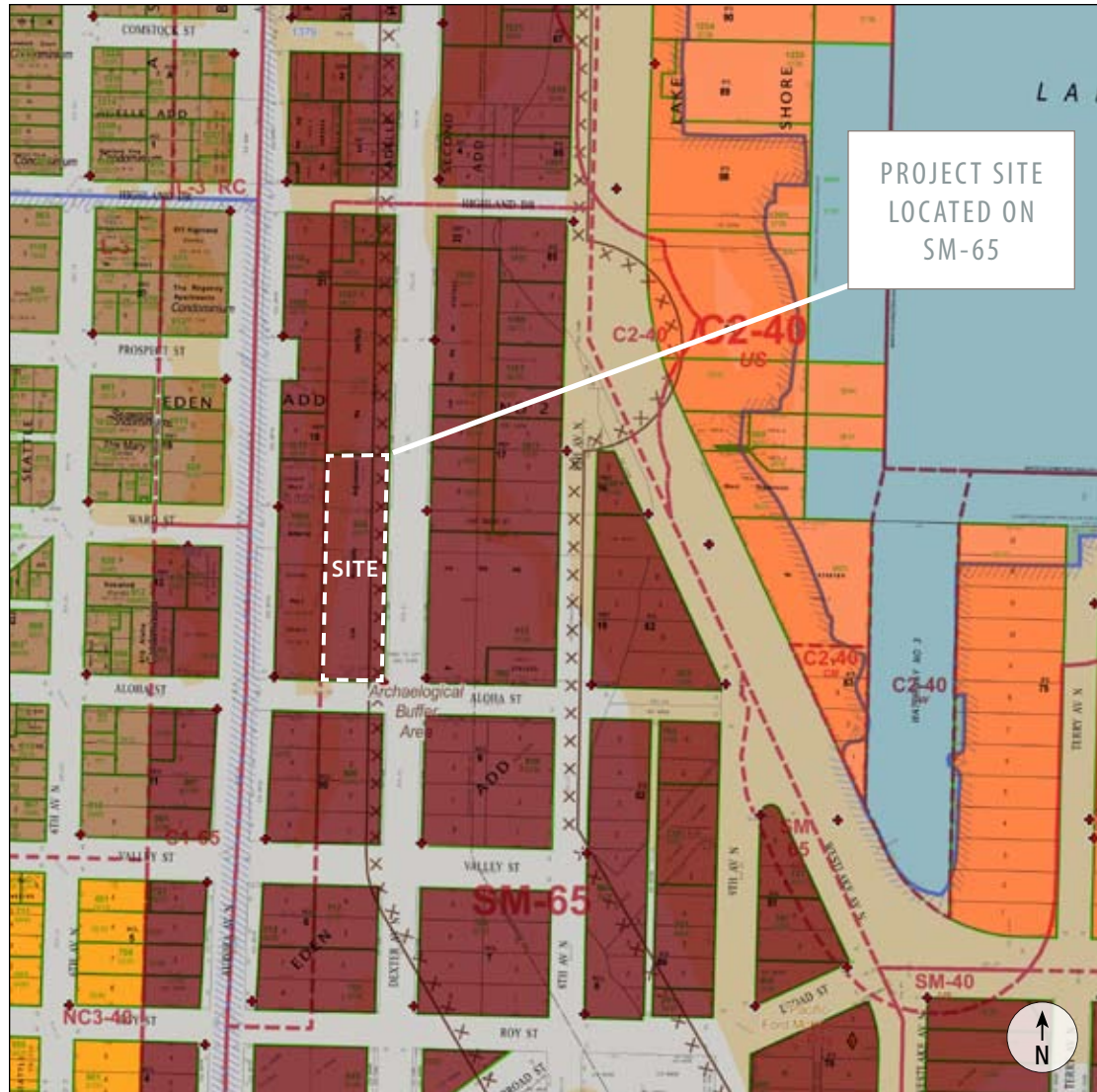


BUILDING MASSING



# C.2 SITE CONTEXT

## ZONING



- Seattle Mixed-Use
- Commercial 2
- Low-Rise
- Commercial 1
- Neighborhood Commercial
- SITE

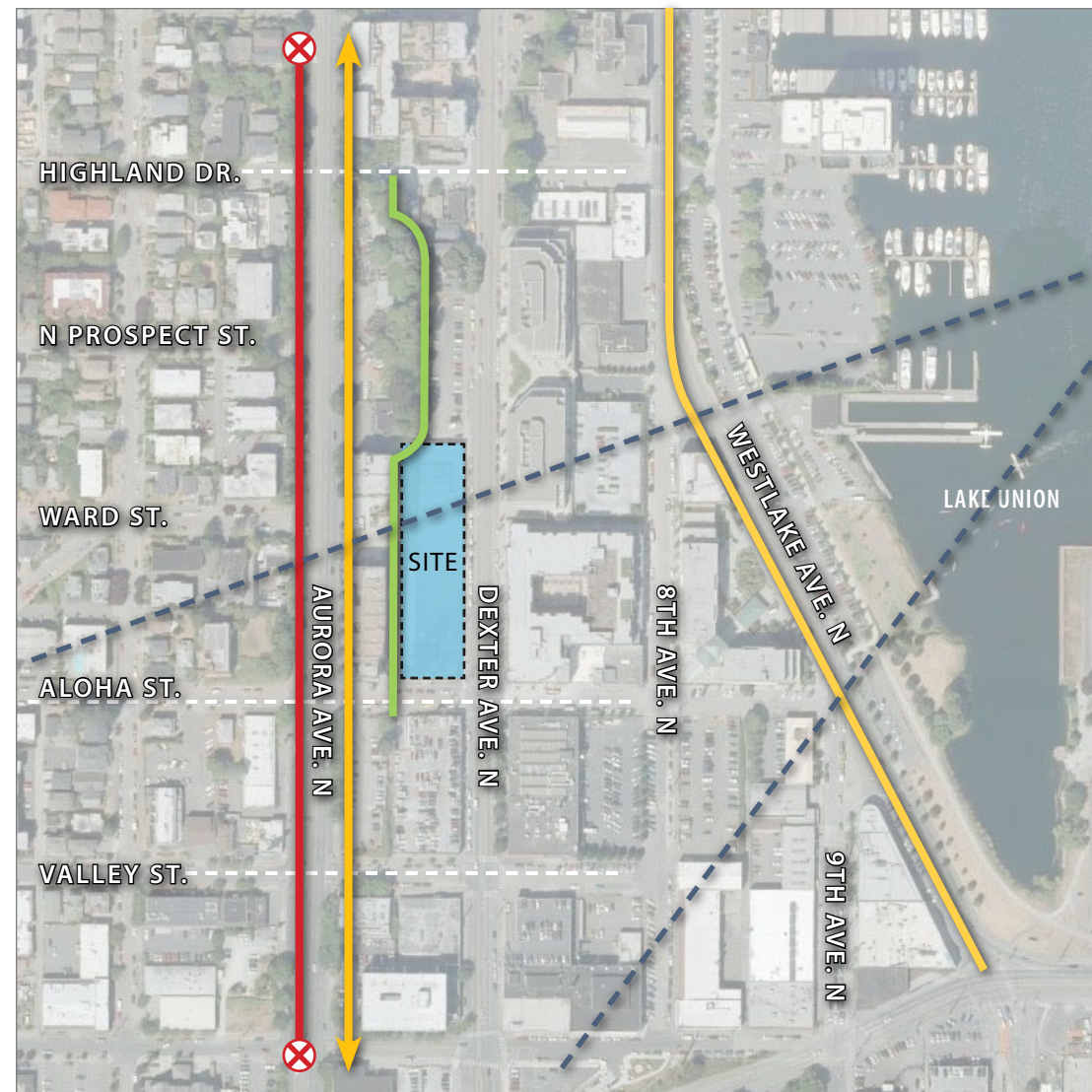
## DEVELOPMENT HISTORY












- Permit Before 2000
- Permit After 2000








CONSTRAINTS



-  Steep slope
-  Afternoon Shadow
-  Substantial shoring required
-  Aurora cut-off pedestrian connection to West Residential Neighborhoods
-  Fast Moving traffic along Aurora Ave.
-  Noise impact of traffic
-  Seaplane approach
-  Brisk traffic along Westlake Ave. N
-  Close to Industrial neighborhood

OPPORTUNITIES

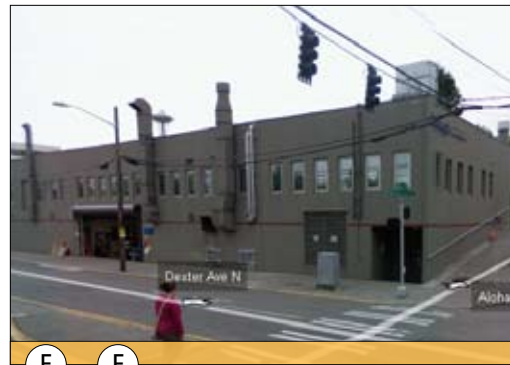


-  Dexter is principal bike street:
  - Ease of access to bike downtown
  - Link to city's interconnected bike route
-  Dexter is Class 2 pedestrian street:
  - Bus 26 & 28 stop right on the corner of Dexter & Aloha; Runs frequently
  - Walking distance to SLUT
-  East solar access
-  Neighborhood Entertainment: (walking distance)
  - Jillians
  - Bucca De-Beppo
  - S. Lake Union Boats
  - S. Lake Union Restaurants
-  Active Entertainment: (walking distance)
  - Lake Union Park
  - Center for Wooden Boats
  - Kenmore Airplanes
  - Kayaking, Boating

# C.4 SITE CONTEXT: SURROUNDING USES



**A** 1200 Dexter Building - Apartments



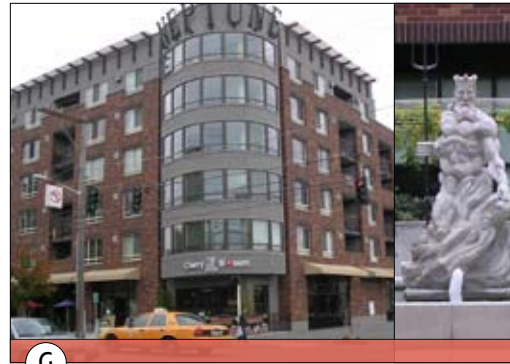
**E F** Esterline Korry Electronics Offices



**J K** Marriott Hotel **K** Kenmore Airplanes



**B** Proposed 1101 Dexter MUP # 3006945



**G** The Neptune Apartments



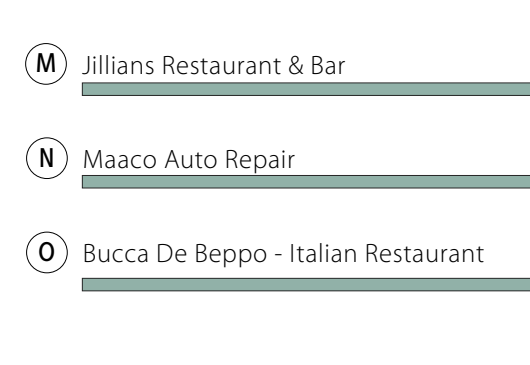
**L** Center for Wooden Boats



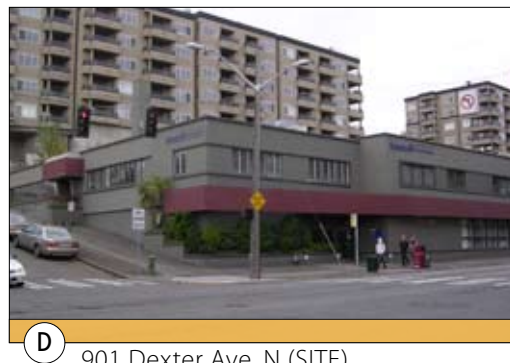
**C** Alterra Condo Building



**H** 1000 Dexter - Office Building



**M** Jillians Restaurant & Bar



**D** 901 Dexter Ave. N (SITE)



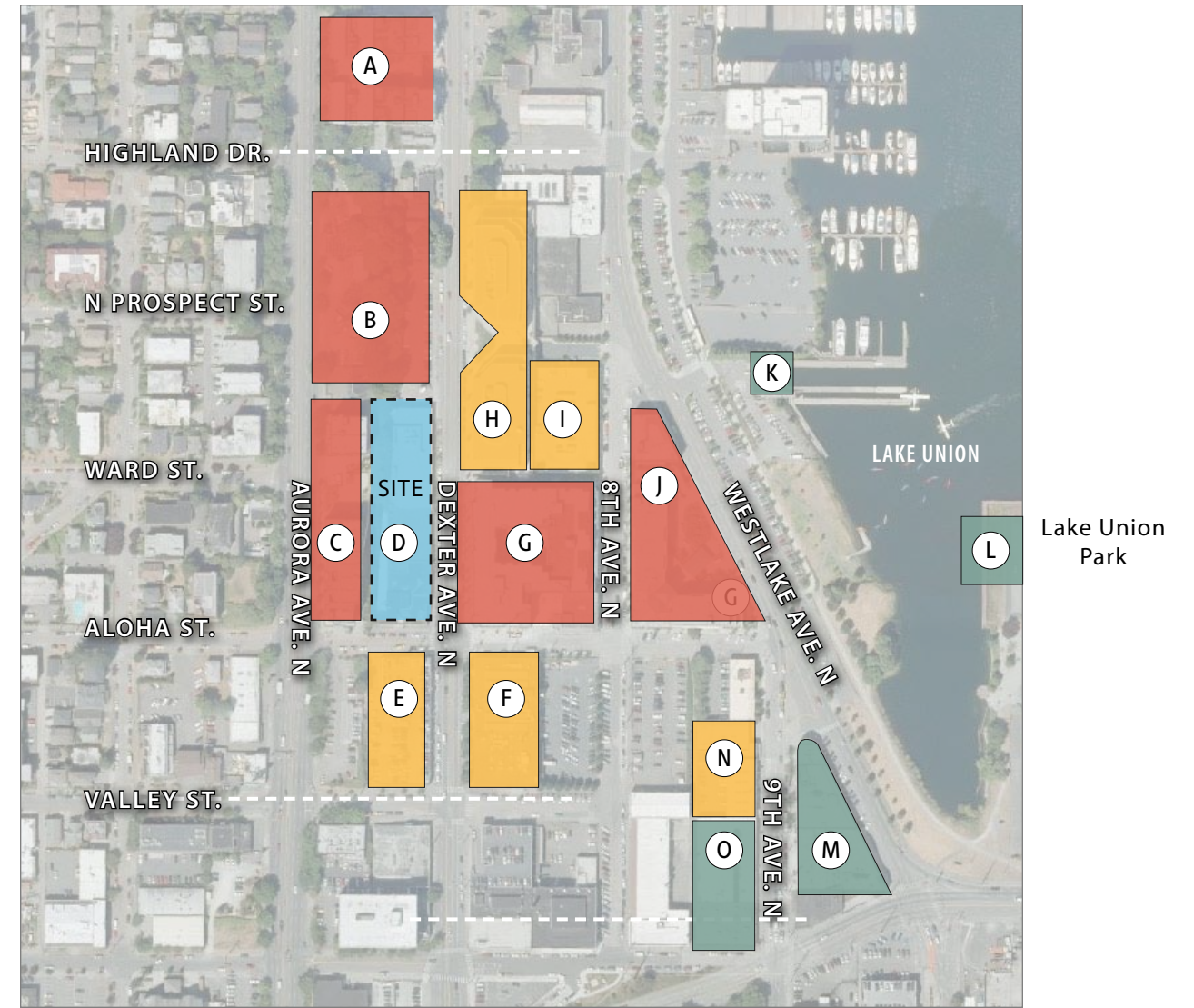
**I** US Bank



**N** Maaco Auto Repair



**O** Bucca De Beppo - Italian Restaurant

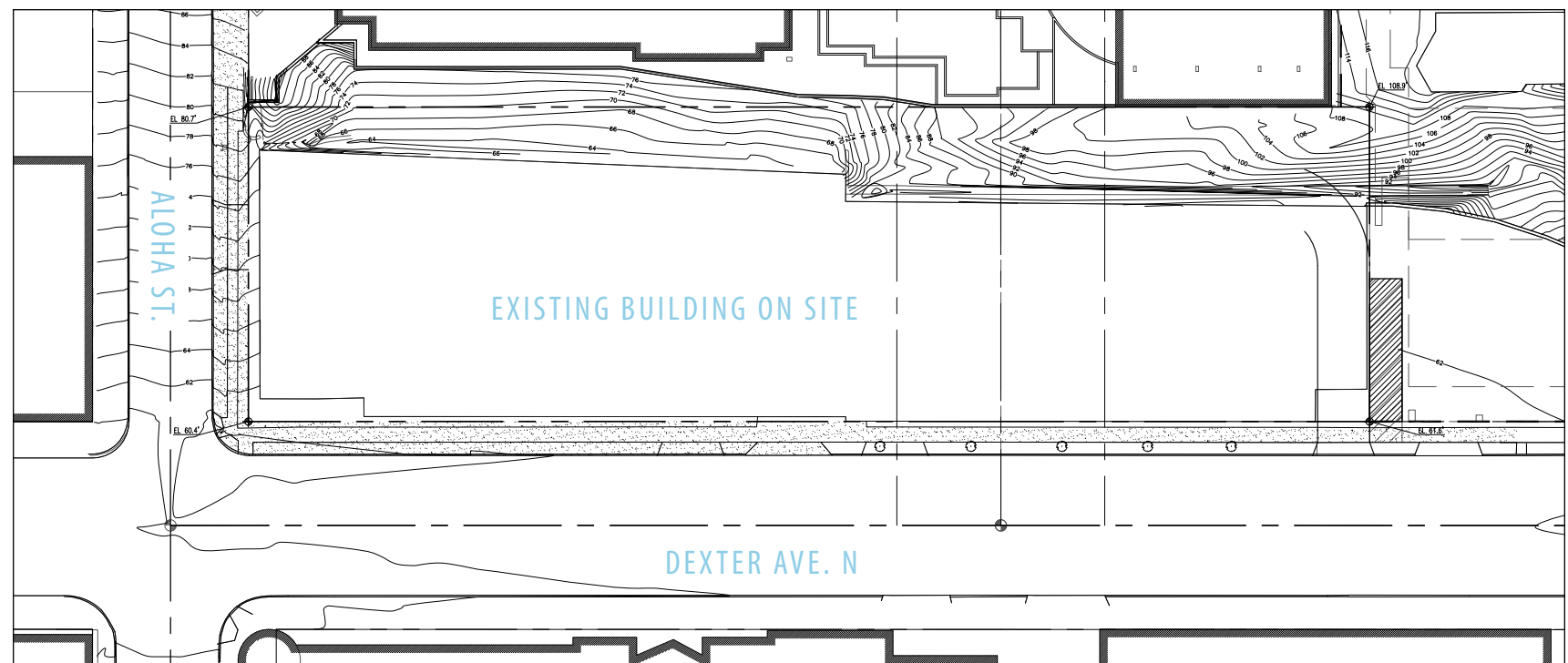


- Residential / Mixed-Use
- Office / Retail
- Entertainment / Recreation

PROJECT SITE



Corner of Dexter Ave. N & Aloha St. - Looking NW (toward site)



Existing Site Plan

## C.6 EXISTING CONDITIONS: PANORAMIC VIEWS



PROJECT SITE



Dexter Ave. N - Looking W (toward site)



Aloha St - Looking N (toward site)

PROJECT SITE

OPPOSITE PROJECT SITE



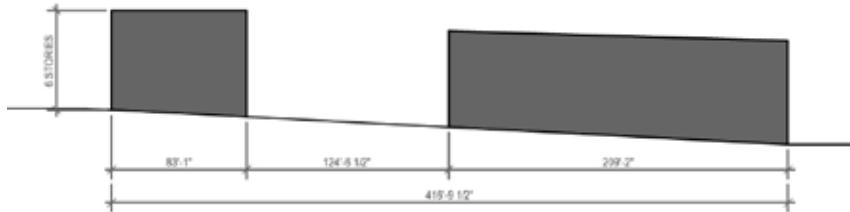
Aloha St - Looking S (away from site)

OPPOSITE PROJECT SITE

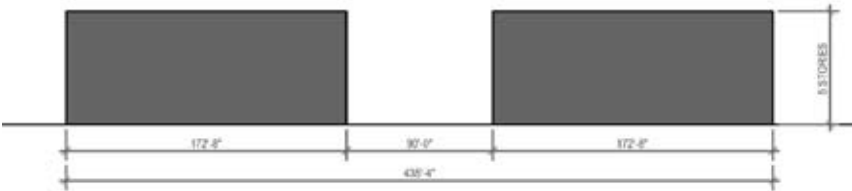


Dexter Ave. N - Looking E (away from site)

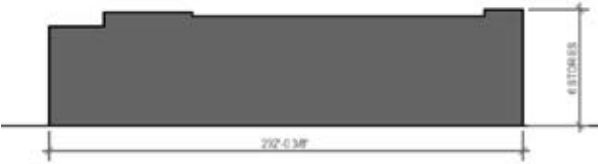
NEIGHBORHOOD PARCELS OF SIMILAR SIZE AND SHAPE TO PROJECT SITE: TENDANCY TO FILL SITE WITH ONE BUILDING OR BREAK INTO TWO BUILDINGS



Alterra from Aurora Ave  
Current zoning: SM-65  
Total length of Site: 416'-9"



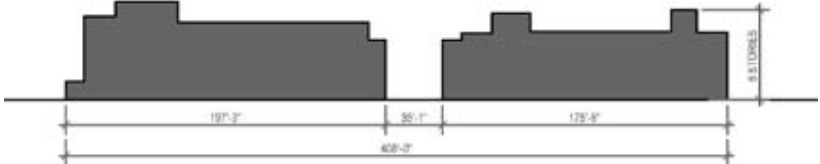
1000 Dexter and 1100 Dexter from Dexter Ave  
Current zoning: SM-65  
Total length of Site: 435'-4"



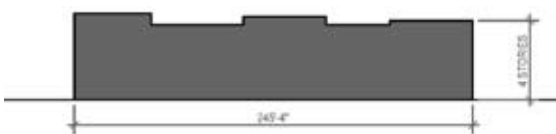
Neptune from Dexter Ave  
Current zoning: SM-65  
Total length of Site: 292'



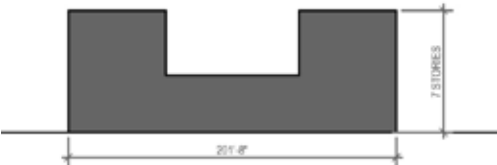
Domaine from Aurora Ave  
Current zoning: C1-65  
Total length of Site: 313'-5"



Portal over Lake Union from Aurora Ave  
Current zoning: C1-65  
Total length of Site: 408'



Cityscape from Aurora Ave  
Current zoning: C1-65  
Total length of Site: 245'-4"



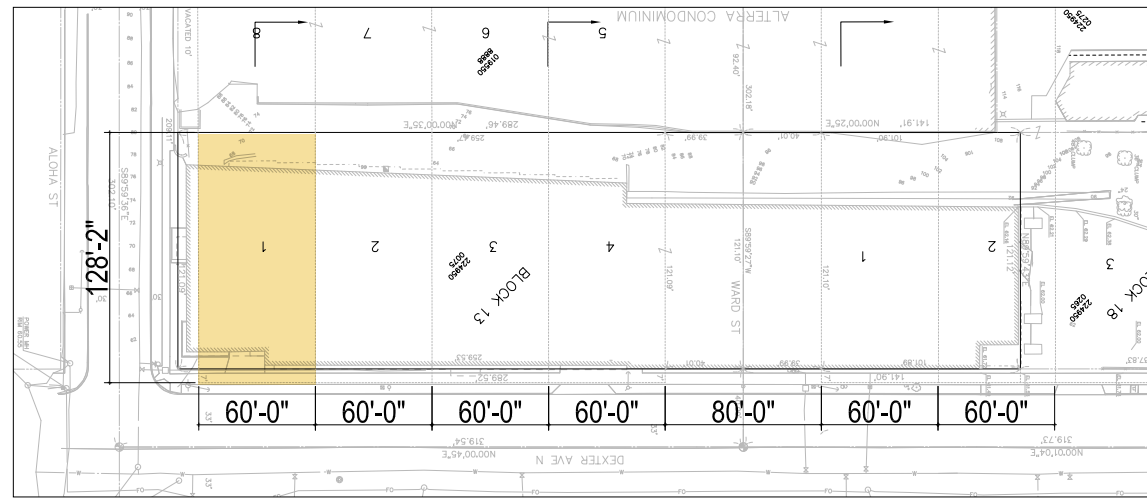
Dexter Lake Union from Dexter Ave  
Current zoning: SM-65  
Total length of Site: 201'-8"



PROJECT SITE  
Total length of Site: 431'-4"

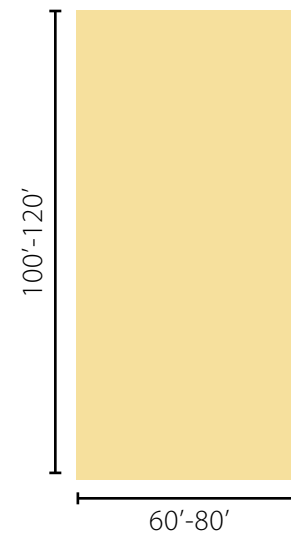
# C.8 EXISTING CONDITIONS: SOLID-VOID STUDY

## SITE PLAN

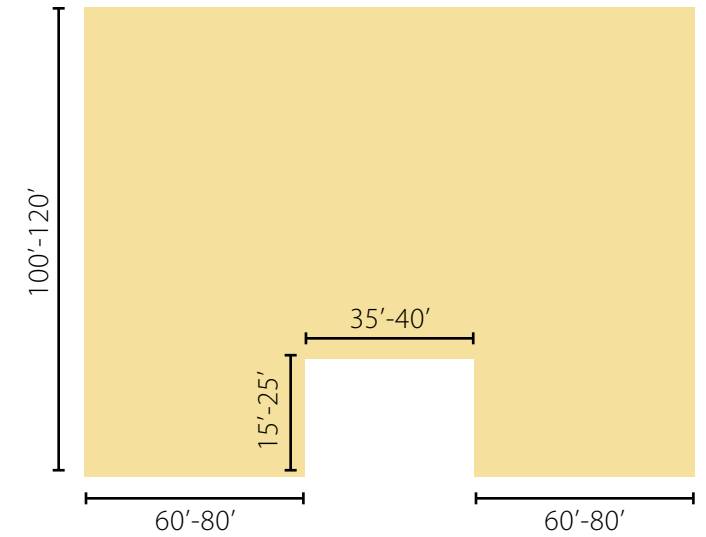


Site Plan Showing Historic Parcel Lines

## SOLID-VOID STUDY



Building footprint module that relates to the historic parcel lines

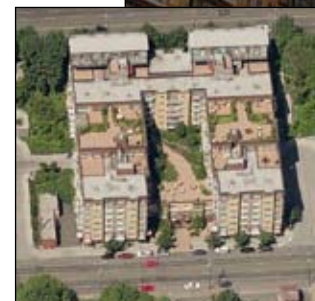


Street level open space width and depth that works well with the building footprint module

## SIMILAR EXISTING BUILDING MODULES IN THE NEIGHBORHOOD



Courtyard Marriott



Dexter Lake Union



The Block on Dexter



Dexter Ave and Crockett St



1200 Dexter Ave. N (Looking South)



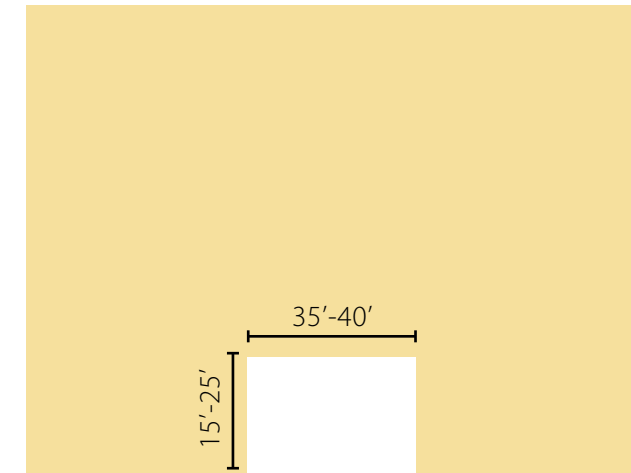
1200 Dexter Ave. N (Looking North)

**Dimensions**

- The width and depth of open space should provide visual and spatial relief from the continuous street facade
- Reduced height of building at open space provides relief from a tall facade and is a better scale for pedestrians

**Program**

- Open space anchored by retail spaces ensures pedestrian activity
- Residential entry located central to open space encourages pedestrian activity
- Portico provides weather relief and breaks down the scale of the building for pedestrians



Open space width and depth that works well with the building footprint module

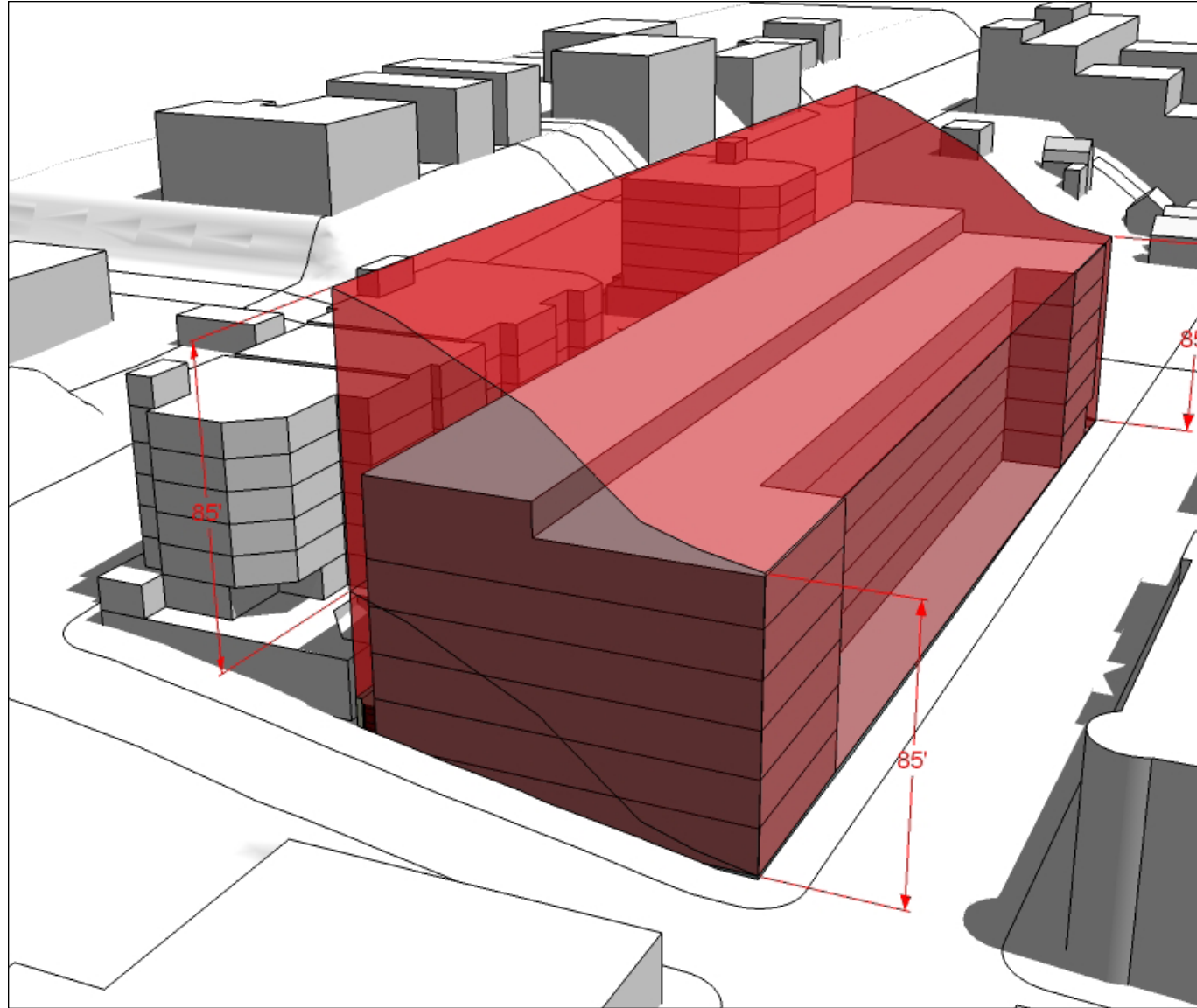


1200 Dexter Ave. N (Courtyard)



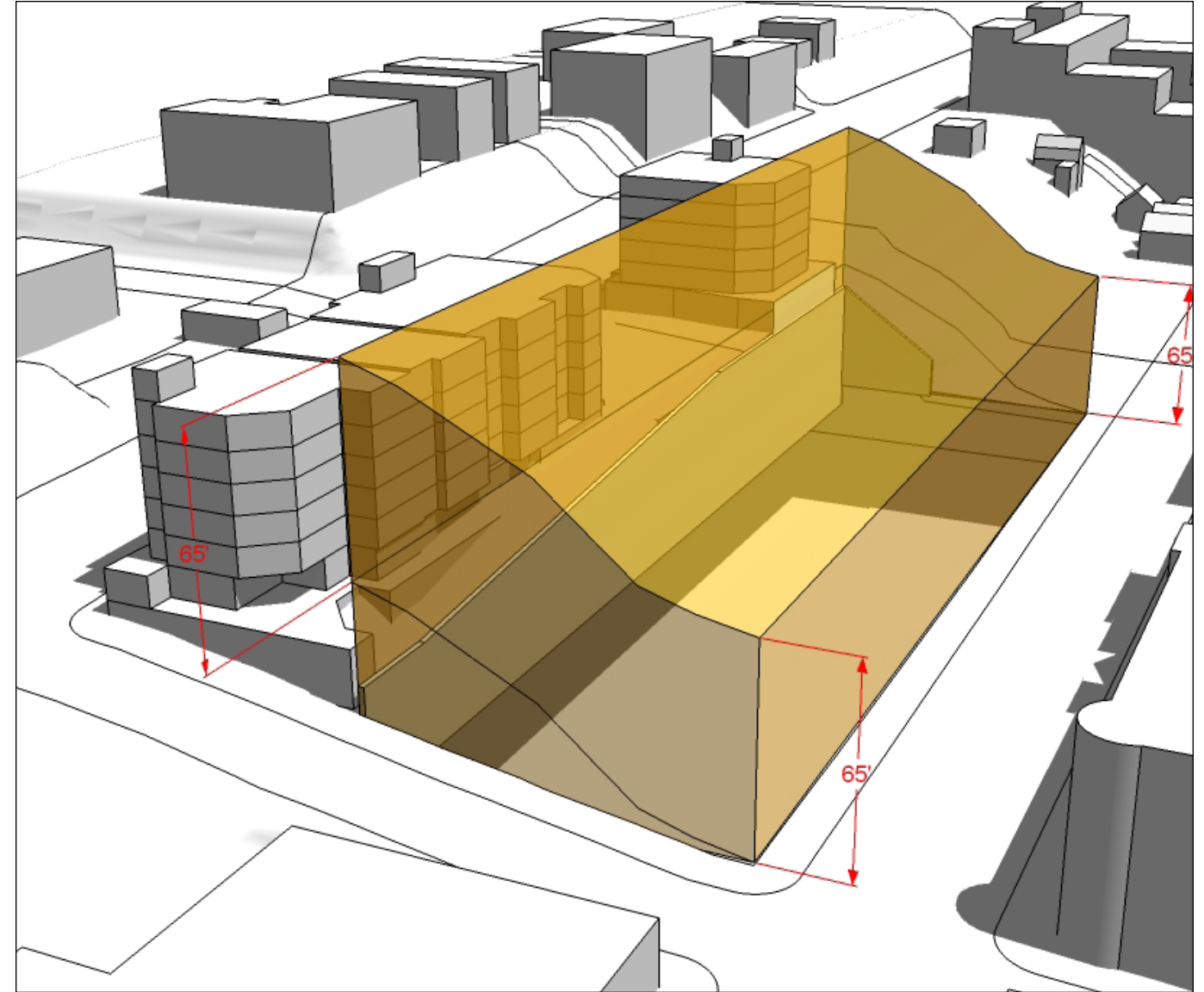


85' OFFICE PROPOSAL



85' HEIGHT DR-12-2005 TOPOS ZONING LIMITATIONS

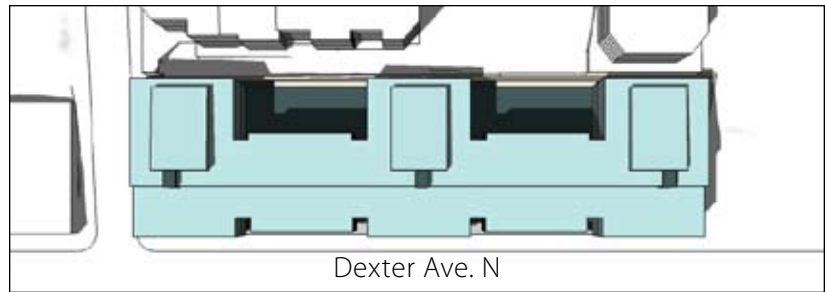
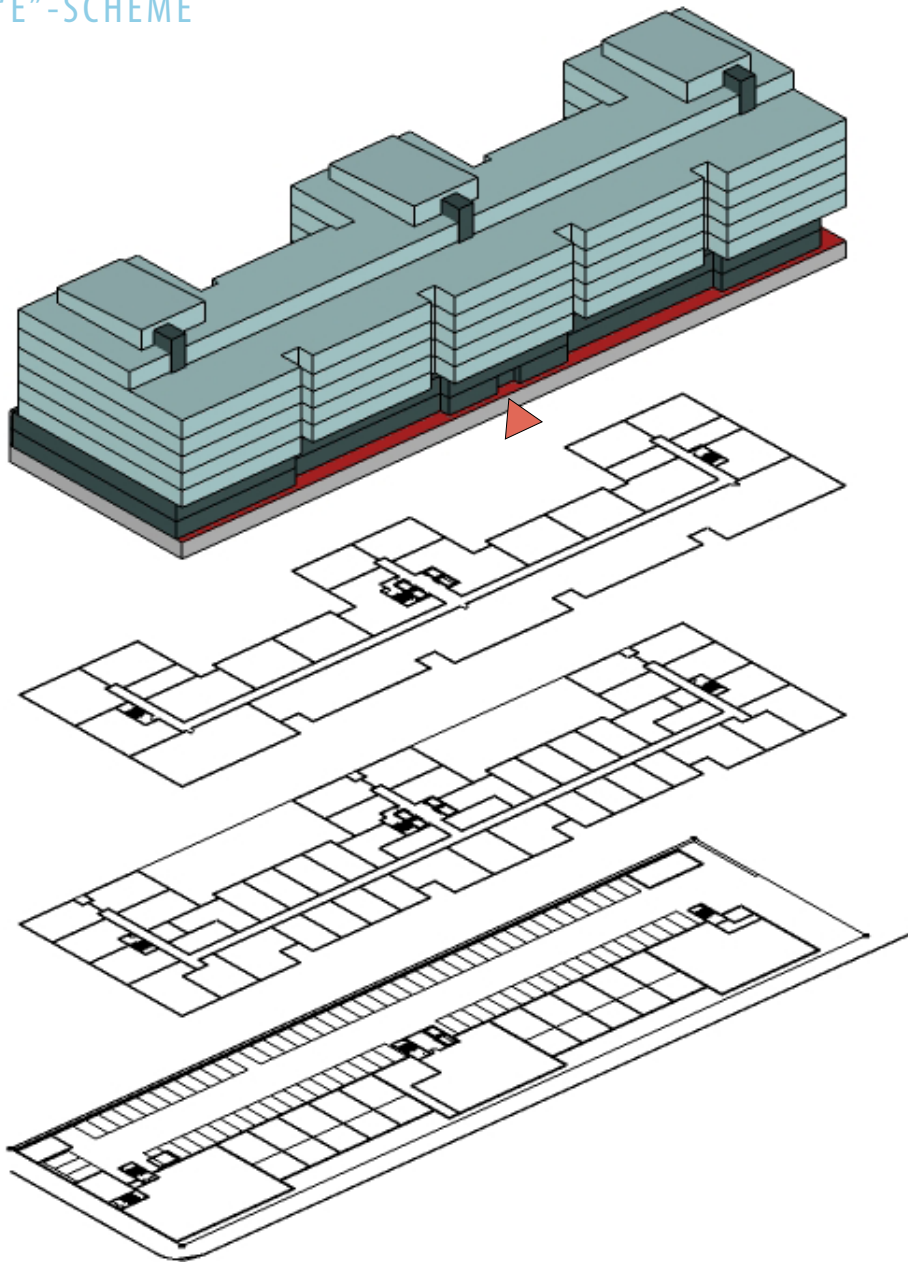
65' MIXED-USE PROPOSAL



65' HEIGHT DR-12-2005 TOPOS ZONING LIMITATIONS

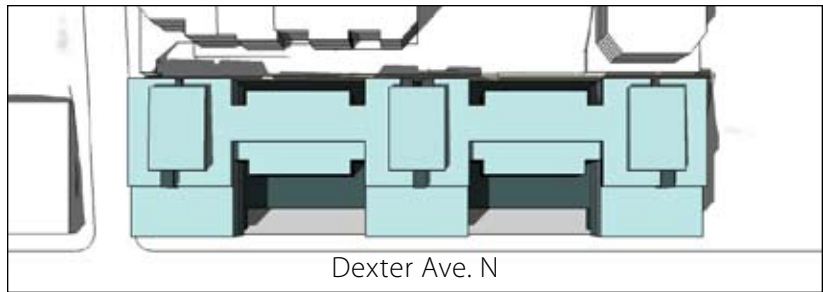
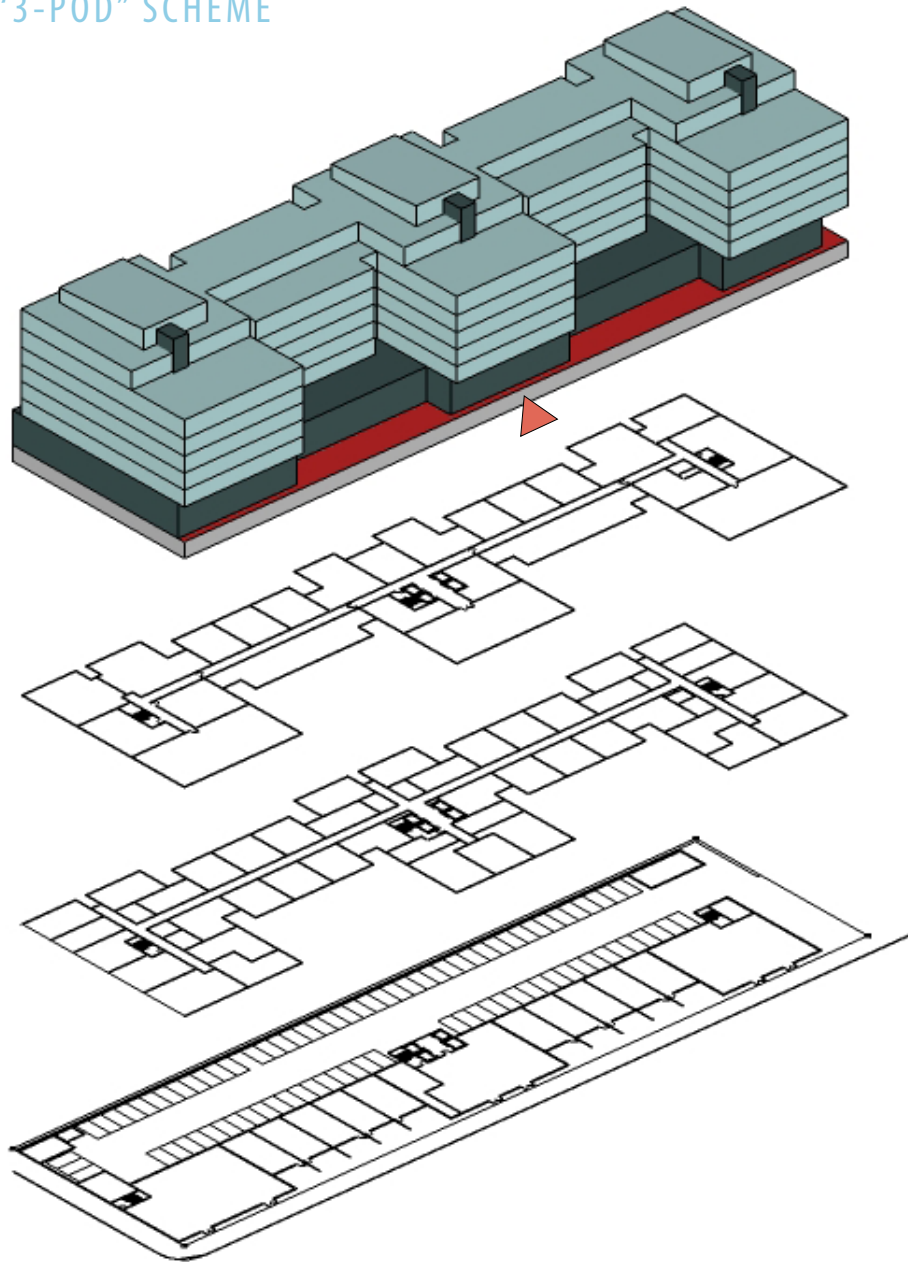
# D.1 ARCHITECTURAL MASSING DIAGRAMS

"E"-SCHEME



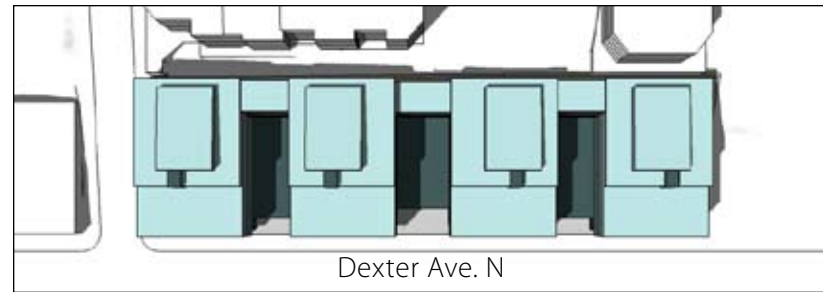
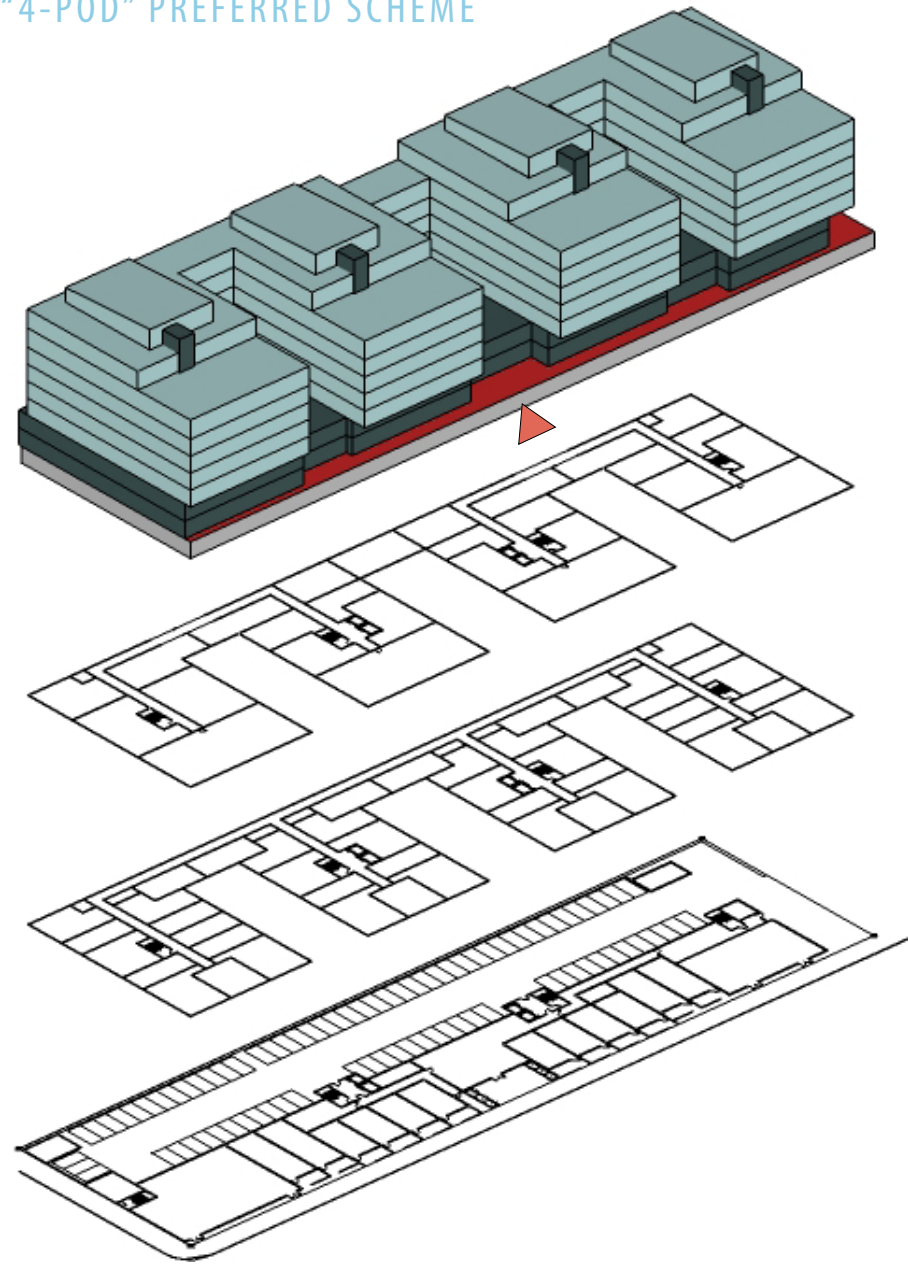
Dexter Ave. N

"3-POD" SCHEME

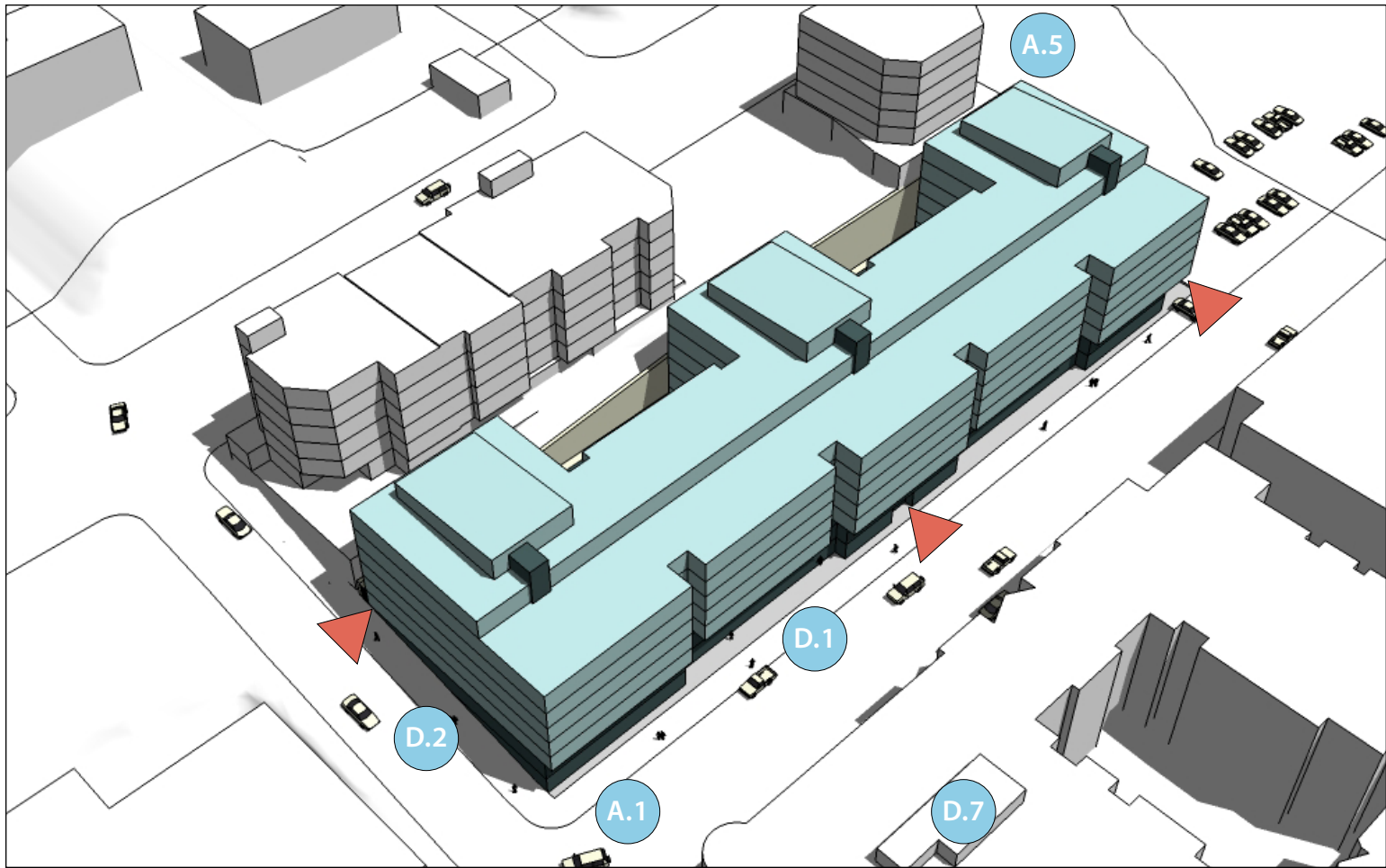


Dexter Ave. N

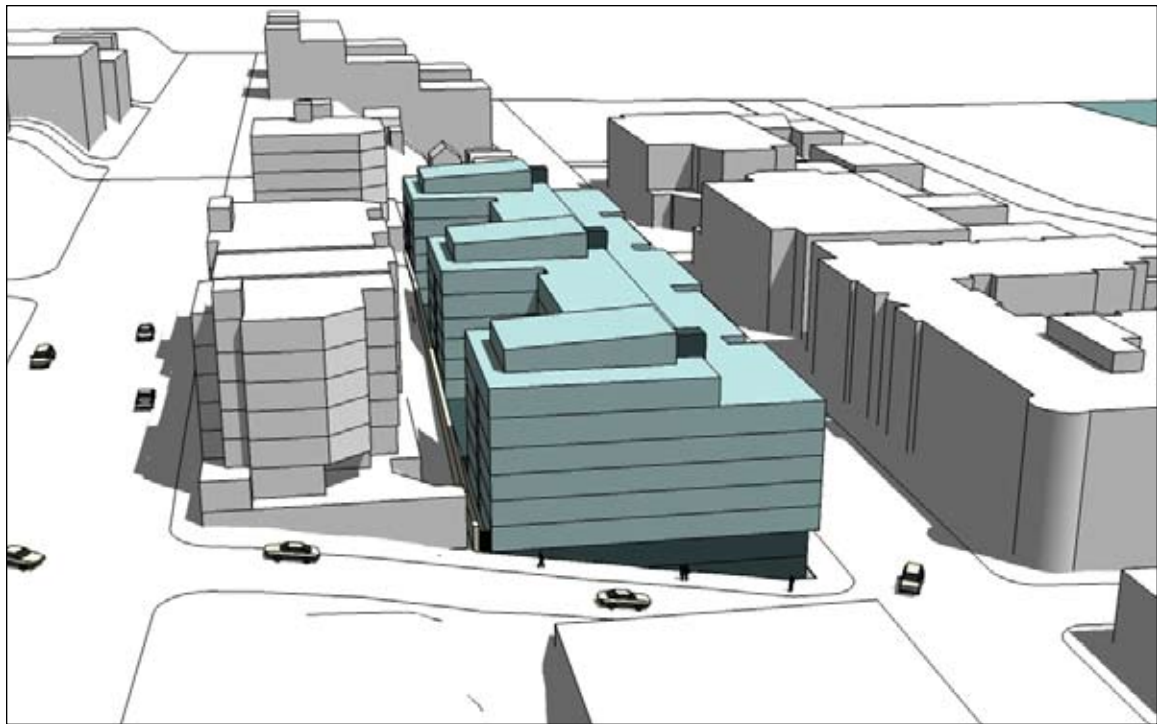
"4-POD" PREFERRED SCHEME



Dexter Ave. N



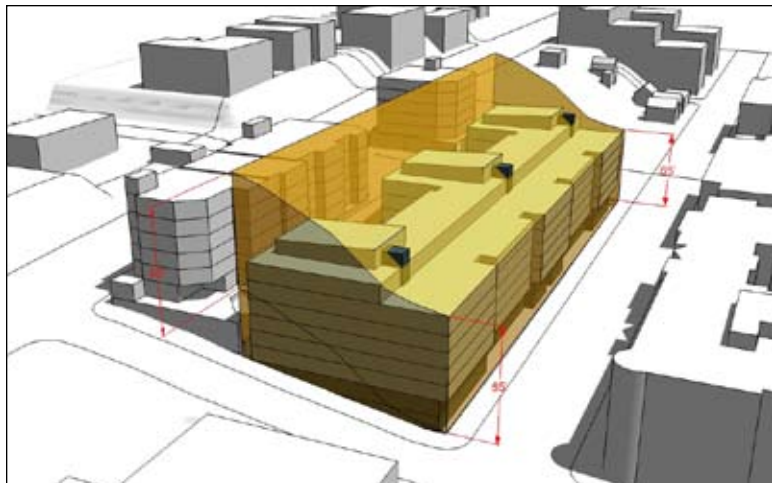
VIEW FROM SE



VIEW FROM SW



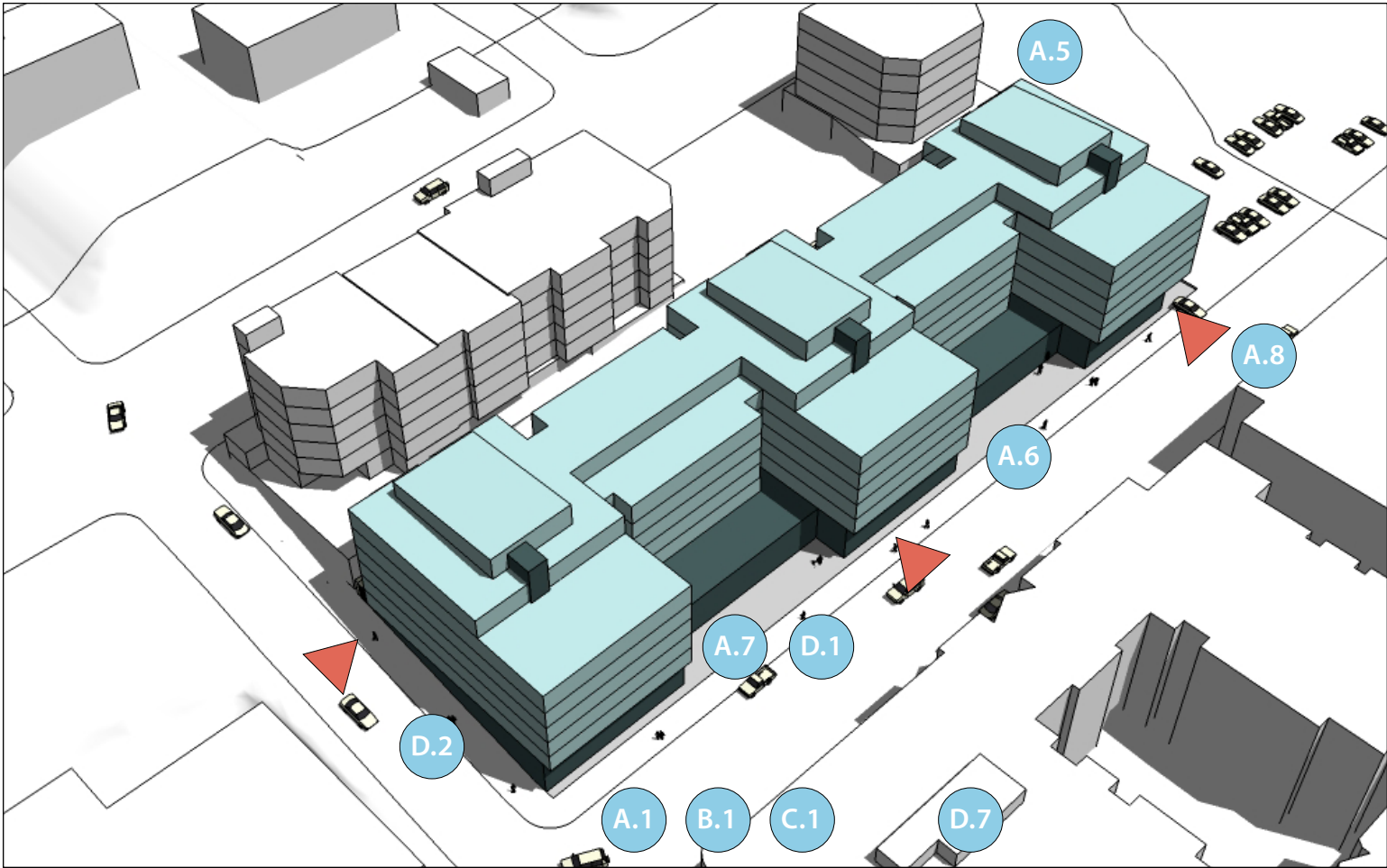
VIEW FROM NE



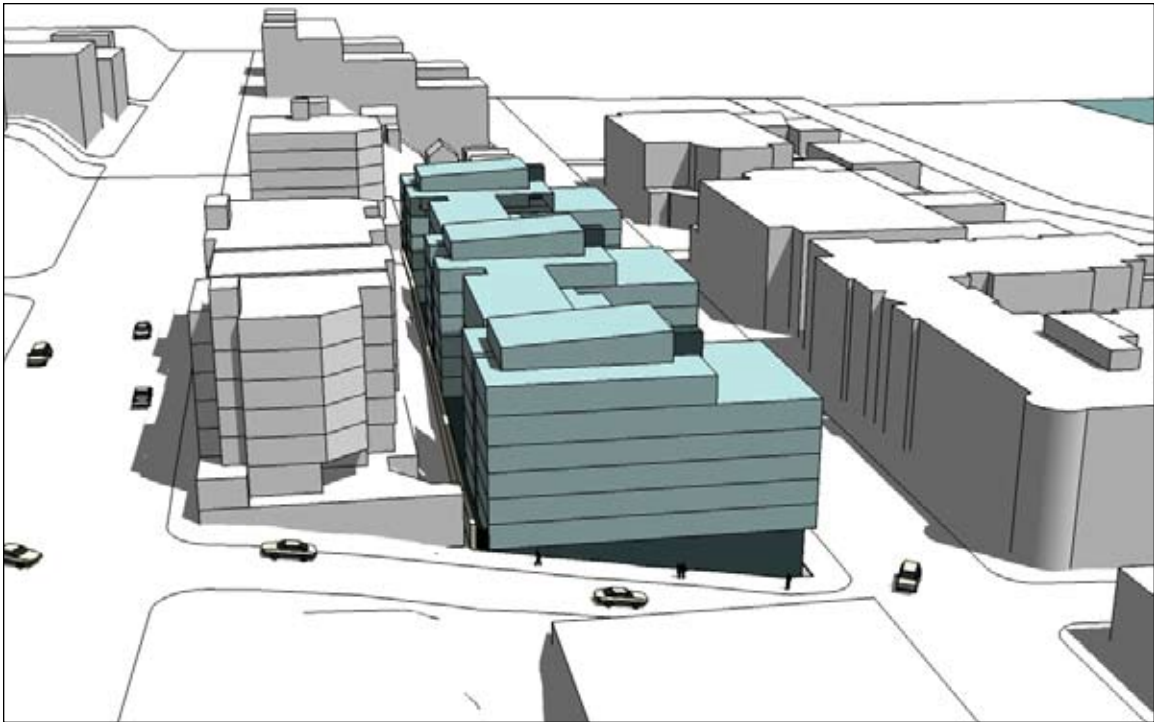
BUILDING ENVELOPE

- PROS
- Creates strong urban edge along Dexter Ave. N
  - Majority of units receive quality light & air on east side
- CONS
- Majority of units along Dexter Ave (more noise for units)
  - Massiveness of building not broken down along Dexter
  - Lack of modulation on east facade
  - Residential courtyards prone to shade (on west side)

# D.3 MASSING DIAGRAMS: 3-POD SCHEME



VIEW FROM SE



VIEW FROM SW

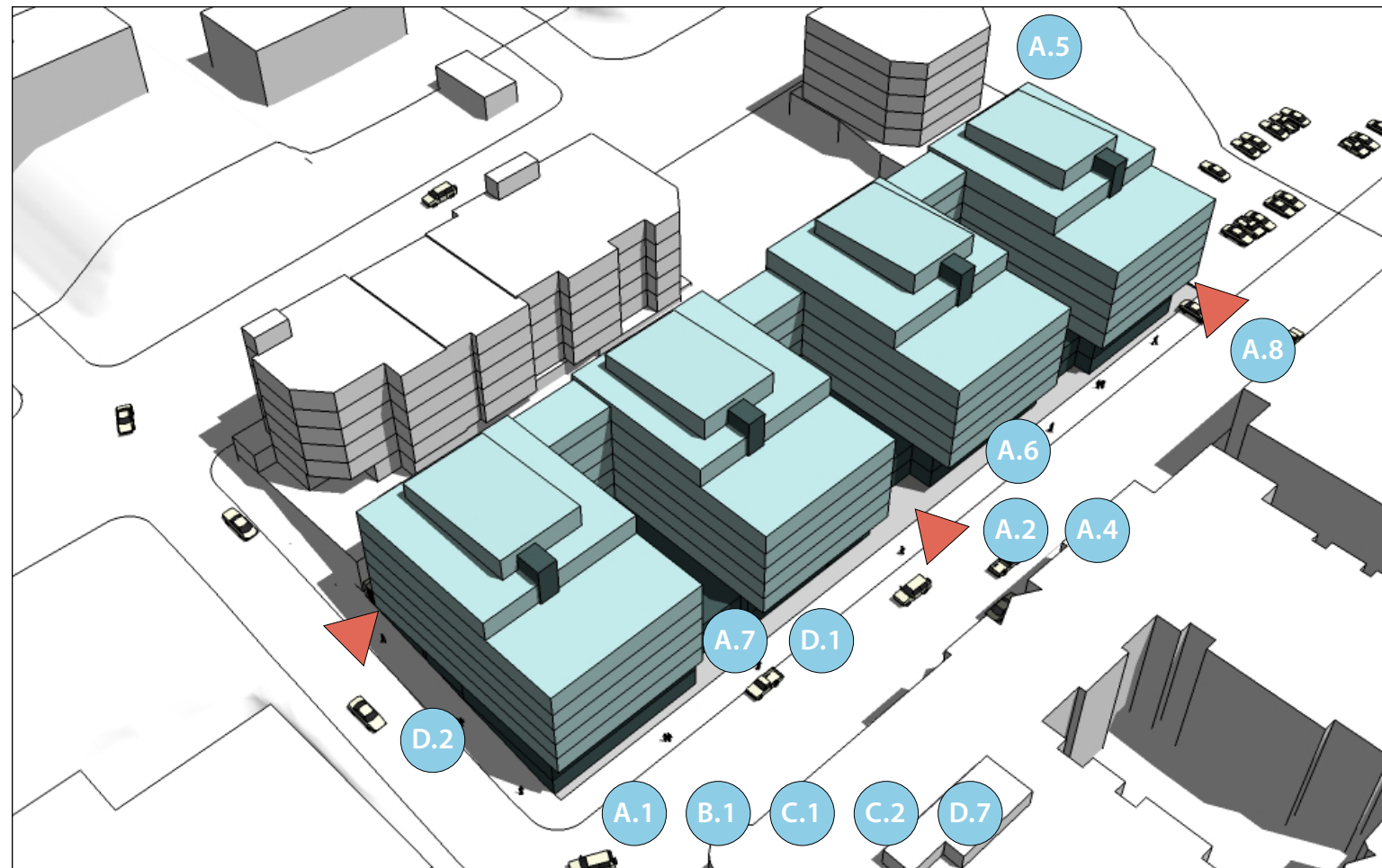


VIEW FROM NE

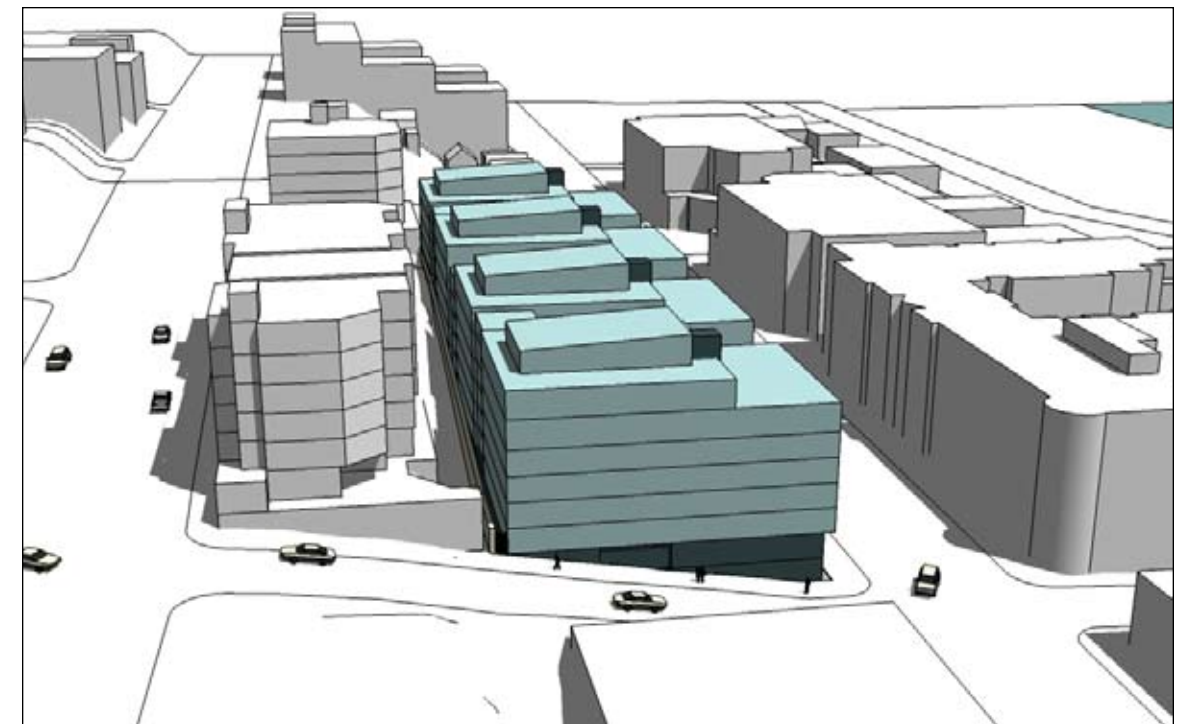


BUILDING ENVELOPE

- PROS
- Massing broken down
  - Pedestrian friendly transition at street
  - Quality of light & air for east facing units
  - Massing sets back from Dexter Ave (less noise for units)
- CONS
- West-facing units get limited quality of light & air
  - Urban edge lost with oversized courtyards at street level



VIEW FROM SE



VIEW FROM SW



VIEW FROM NE



BUILDING ENVELOPE

PROS

- Massing relates to historical parcel size
- Massing along site broken into four smaller pods
- Scale, rhythm, and modulation of massing provides balanced urban edge and relief with courtyards along Dexter Ave. N
- Scale provides pedestrian friendly transition at street
- Quality of light & air for maximum number of units

CONS

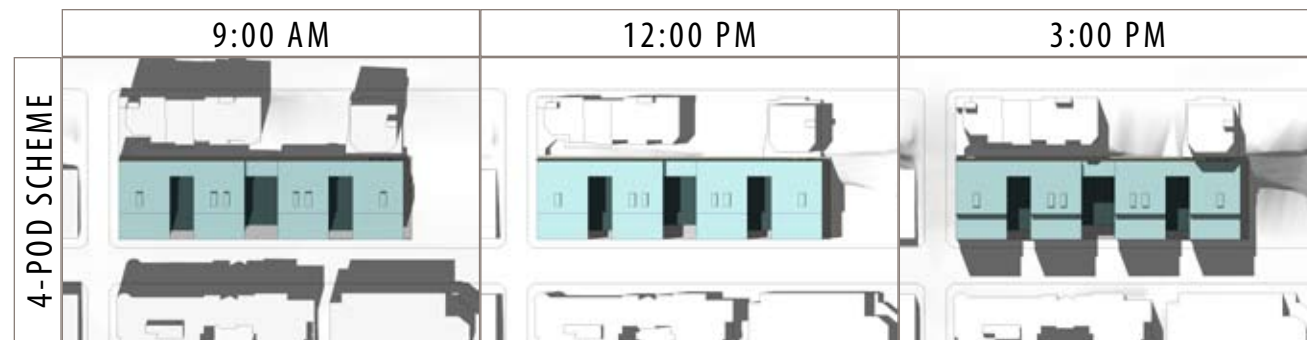
- Too much circulation





SUMMER SOLSTICE

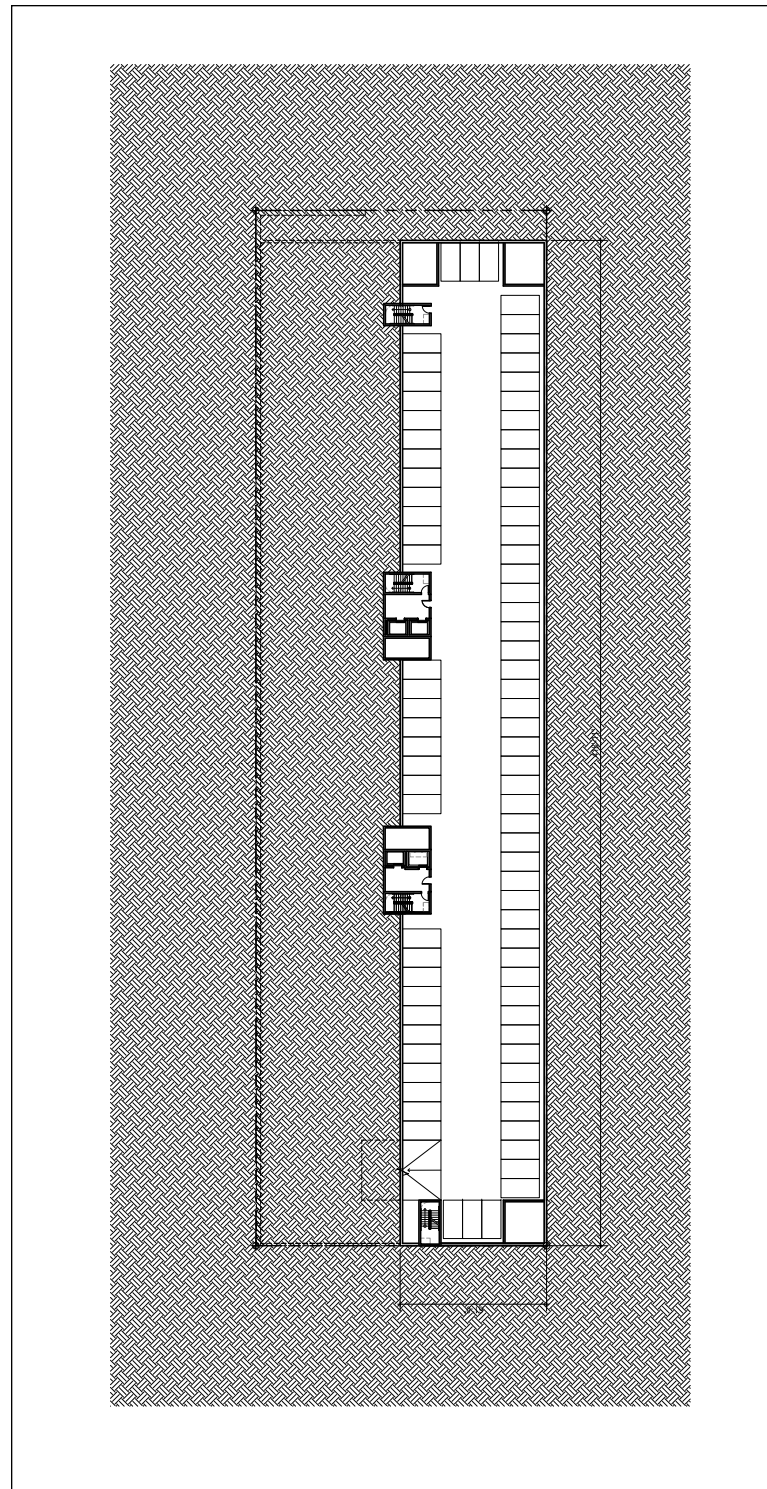
FALL/SPRING EQUINOX



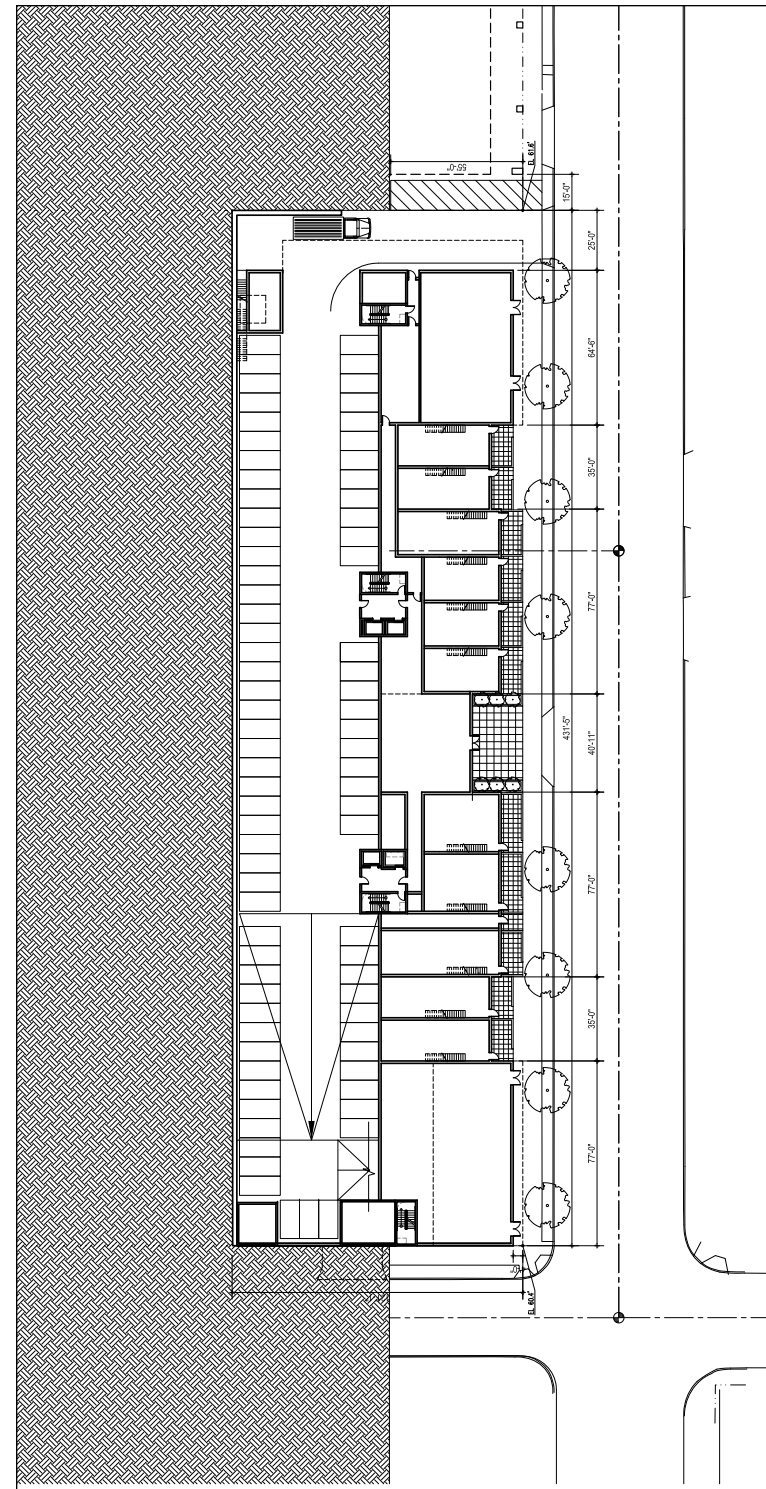
NOTE: Most relevant time frames depicted.

A.1

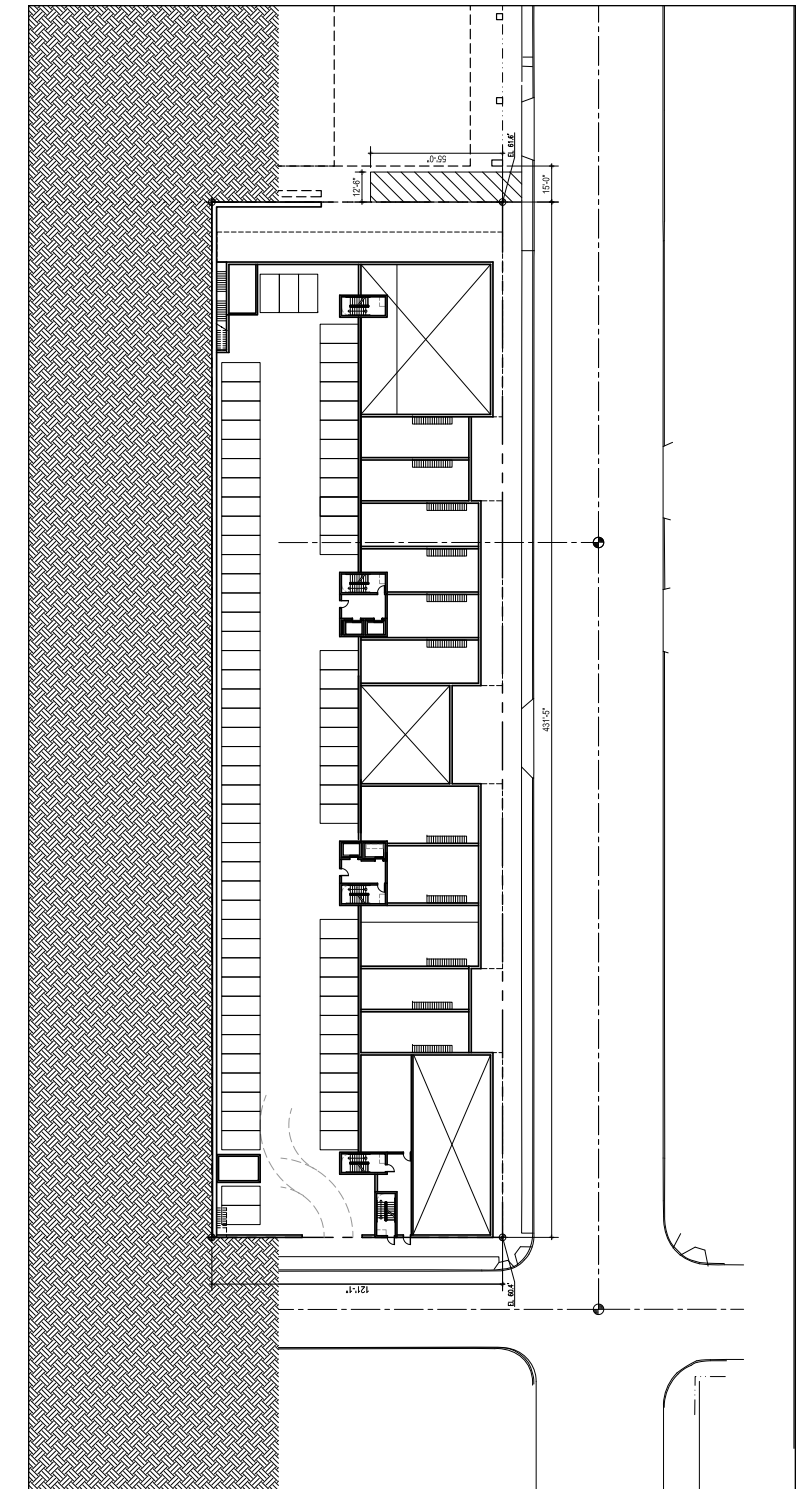
## D.6 ARCHITECTURAL PLANS 4-POD: PREFERRED SCHEME



PARKING LEVEL 1

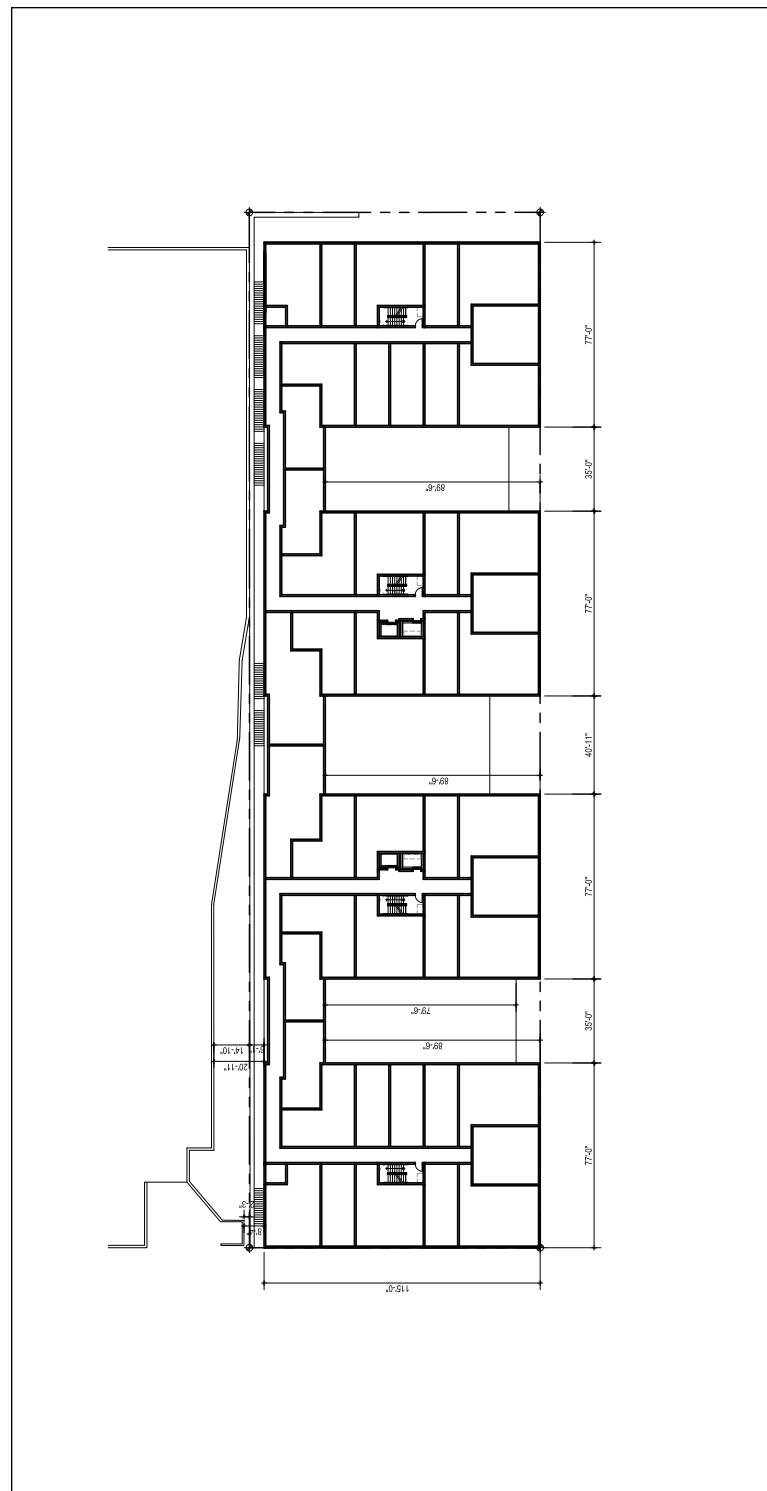


LEVEL 1

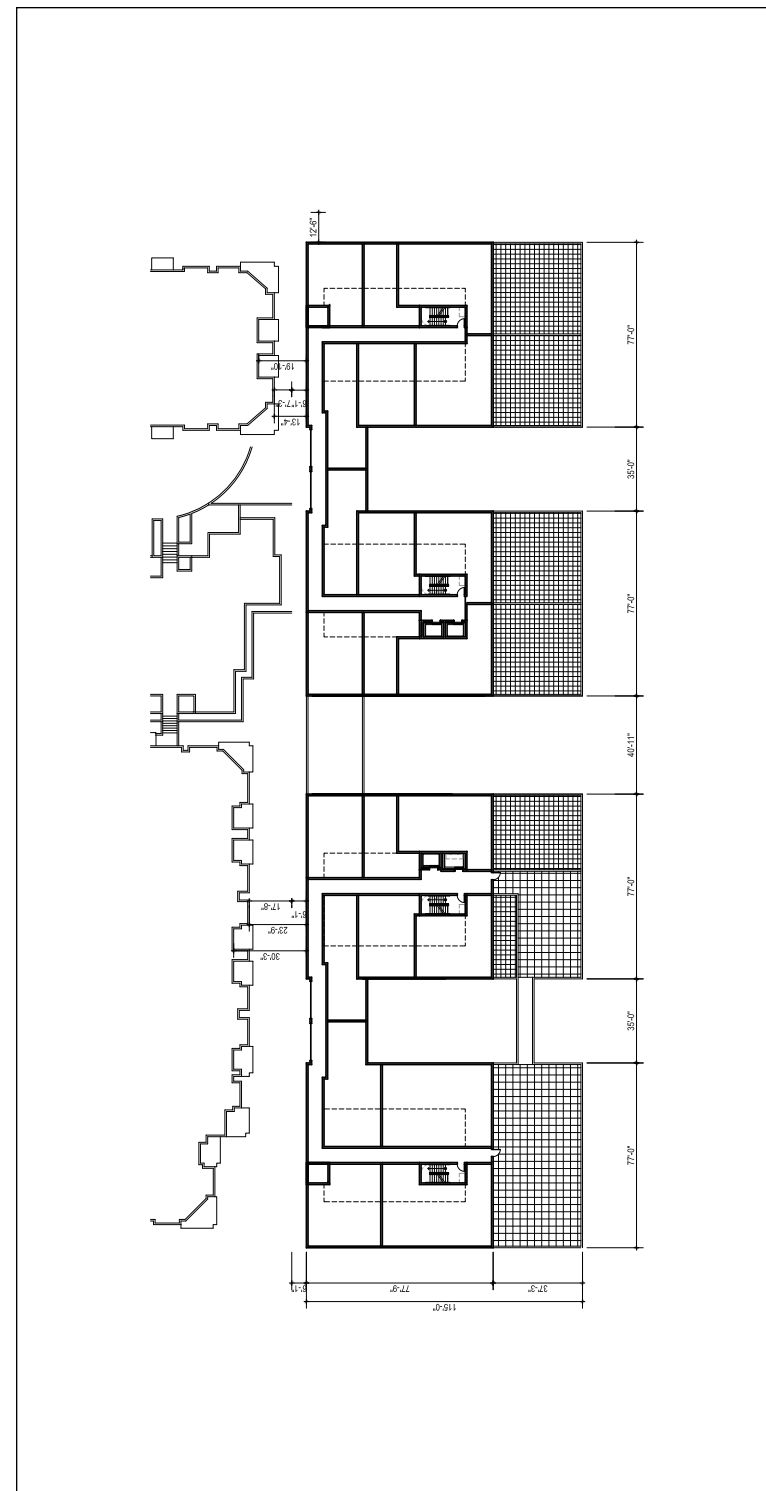


LEVEL 1- MEZZANINE

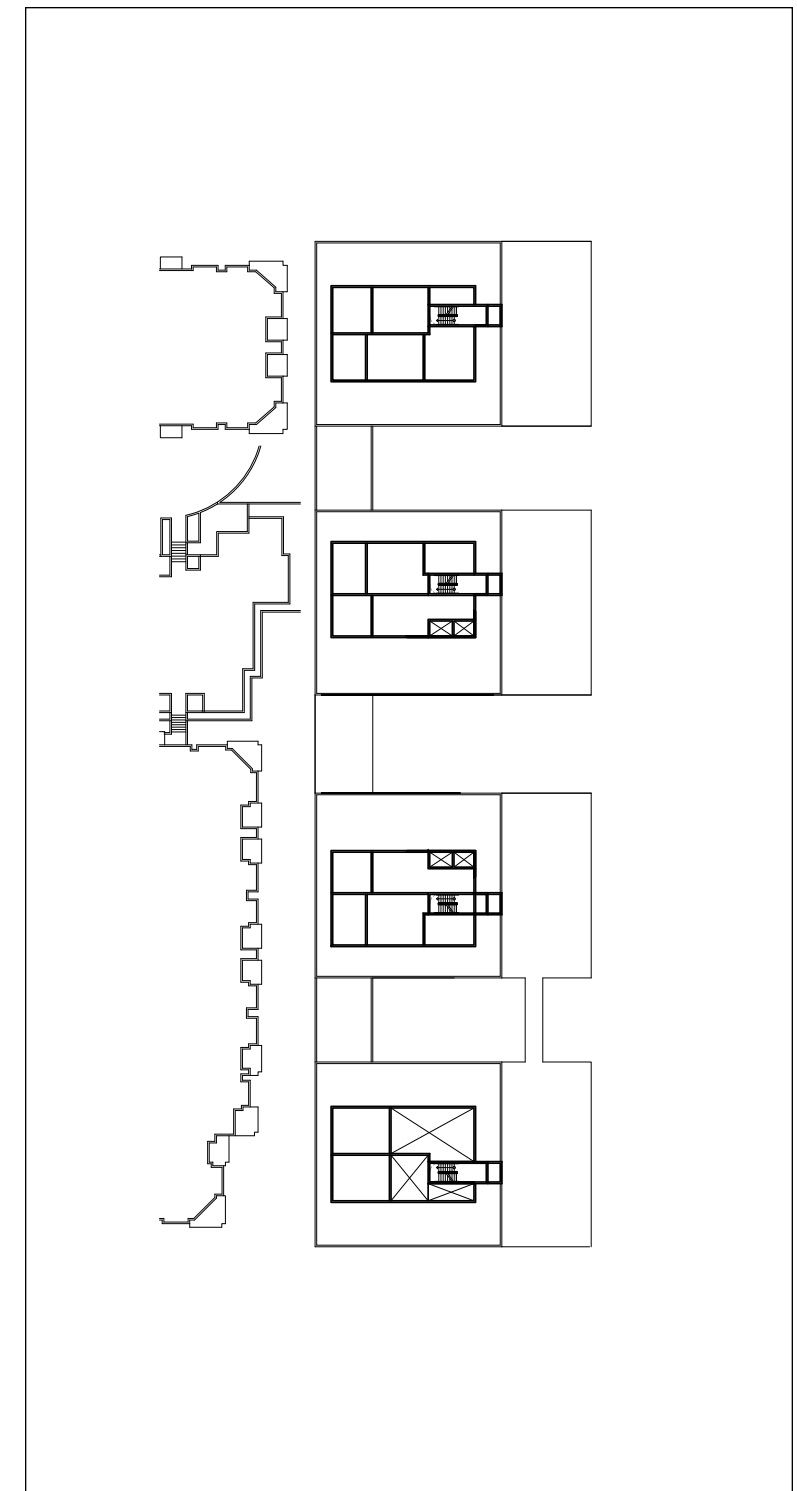




LEVEL 2-6



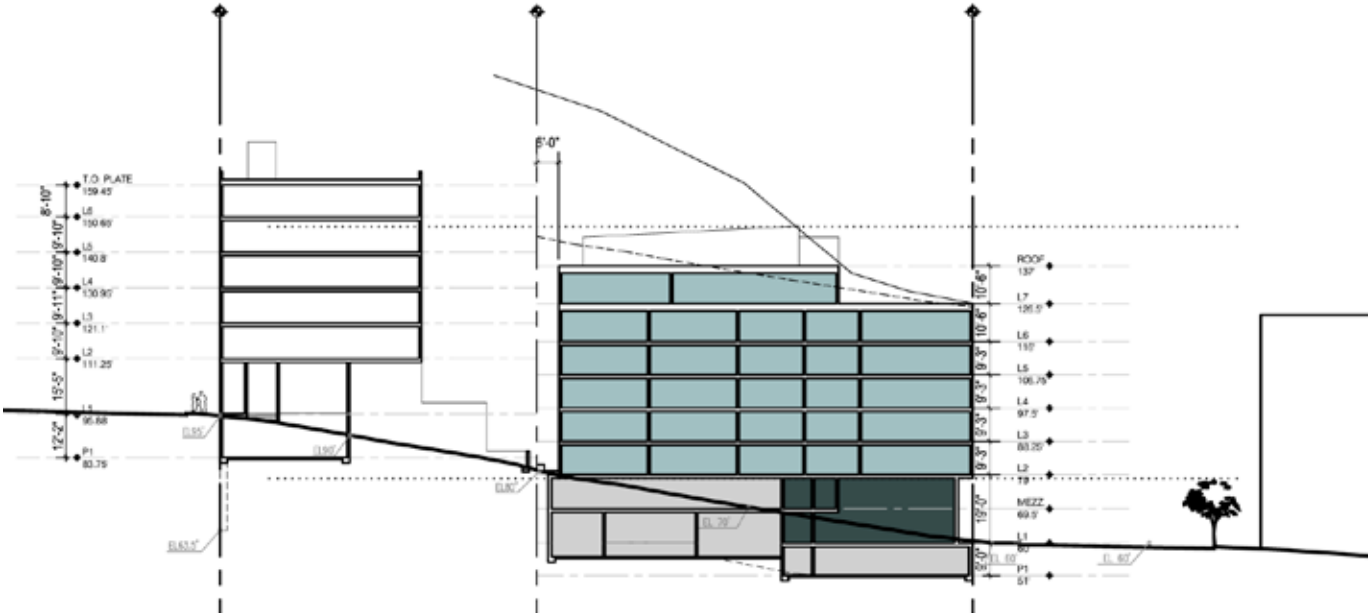
LEVEL 7



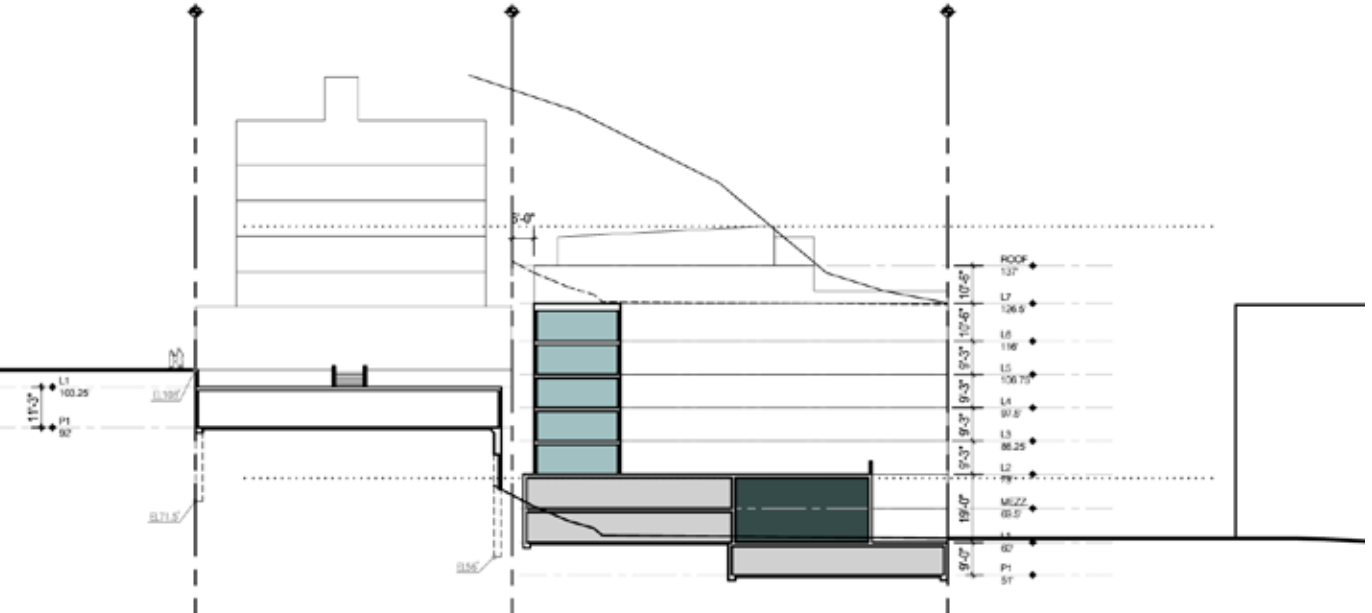
LEVEL 7-MEZZANINE

# D.8 ARCHITECTURAL SECTIONS 4-POD: PREFERRED SCHEME

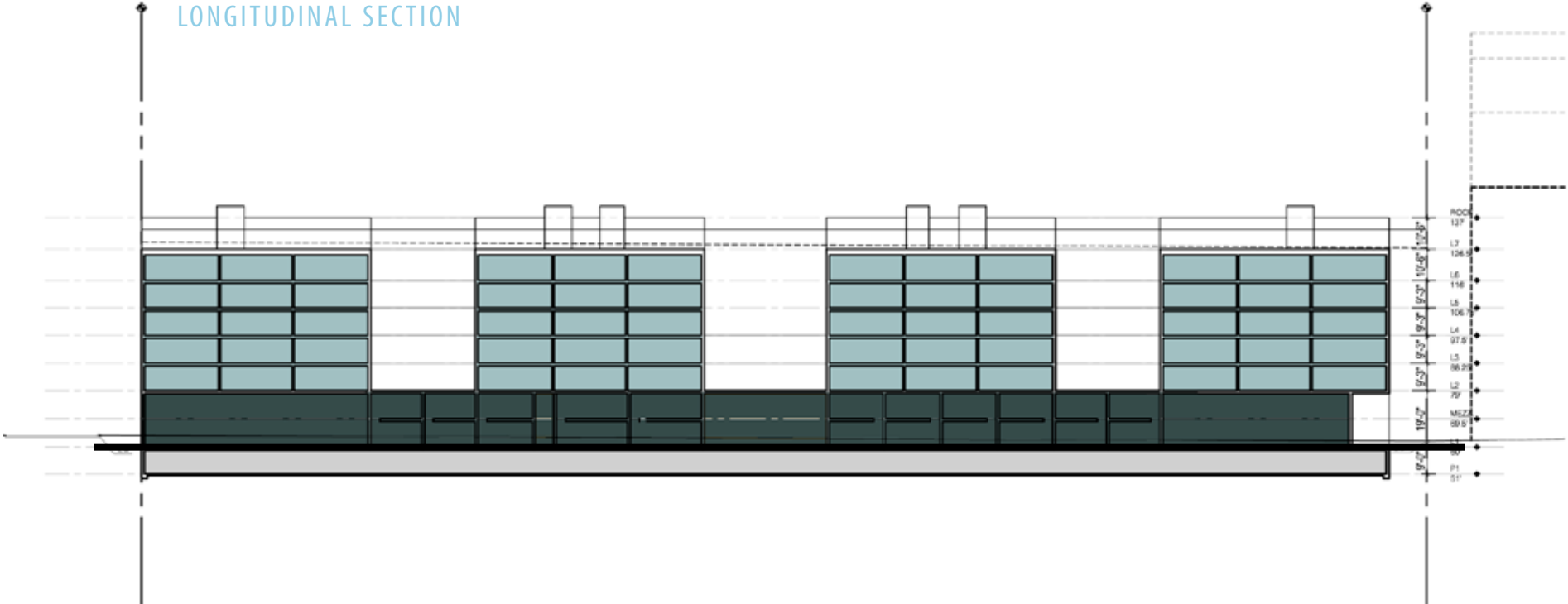
SECTION A

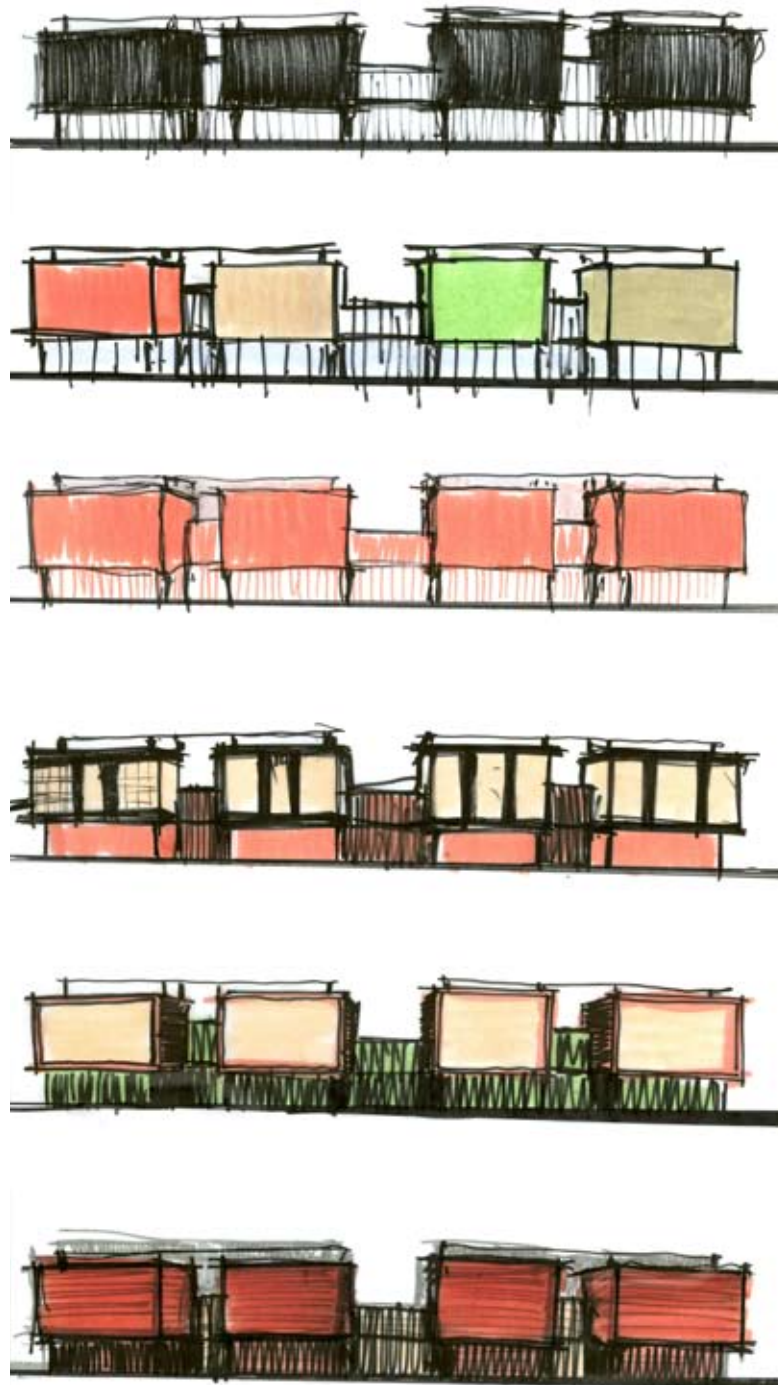


SECTION B



LONGITUDINAL SECTION





Conceptual Sketches of preferred scheme

C.1 C.2



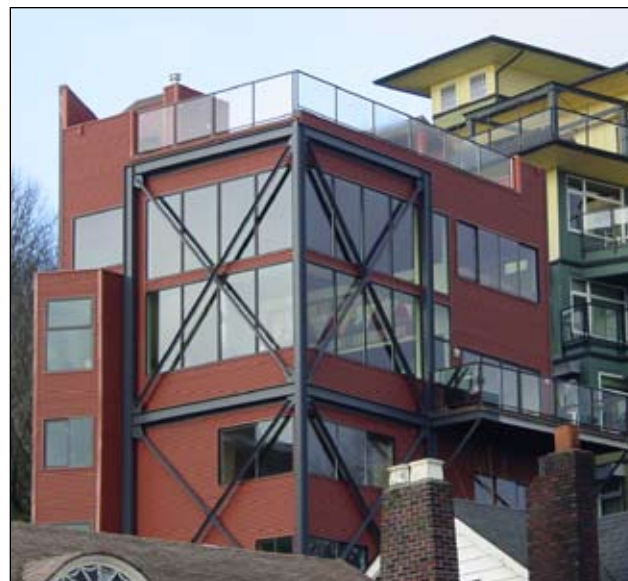
Multifamily building, Portland



Mixed-Use building, Portland



Multifamily building, San Francisco



Multifamily building, Dexter Ave N, Seattle



Swedish Cultural Center, Dexter Ave N, Seattle



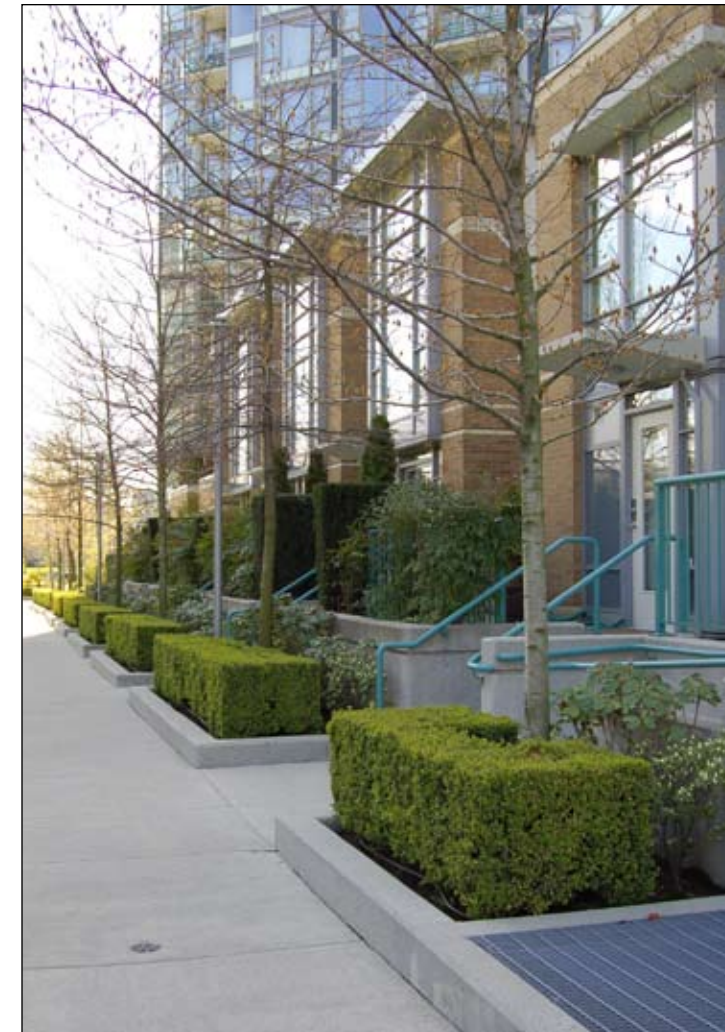
Multifamily building, Dexter Ave N, Seattle



Multifamily building, Dexter Ave N, Seattle



Residential Court in Portland



Stoops & landscaping in Vancouver, BC



Stoops & landscaping in Portland, OR



Entry Courtyard at the Dexter Apartment Building, Dexter Ave N, Seattle

E.1 E.2 E.3

NO DEPARTURES REQUESTED  
AT THIS TIME