

11TH AND REPUBLICAN



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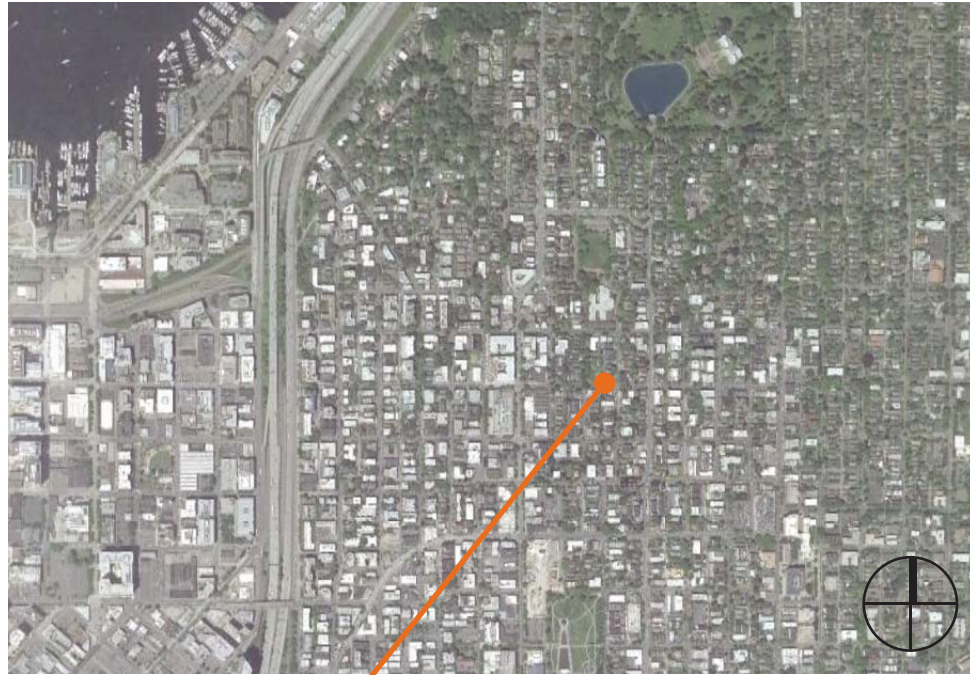
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EARLY DESIGN GUIDANCE DPD #3012300

4302 SW ALASKA STREET
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PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 505 11th Avenue E

DPD PROJECT #: 3012300

OWNER: nic|chick llc

APPLICANT: Nicholson Kovalchick Architects PS

CONTACT: Alyssa Mehl, LEED AP
4302 SW Alaska St. Ste. 200
Seattle, WA 98116
206.933.1150

DEVELOPMENT OBJECTIVES

The proposed project is a four-story apartment building with potential underground parking. The site of the project is located in the LR3 zone in the Capitol Hill Urban Center Village. The site slopes down to the west and opens up to the new Federal Republican Park, which is currently in the community design process. The southeast corner of the site is located at the intersection of 11th Avenue E and E Republican Street. Pedestrian access will likely be located along 11th Avenue E and along E Republican Street. Vehicular access and garbage collection will be located at the southwest portion of the site, along E Republican Street. Outdoor residential amenity space will be created in a landscaped courtyard space between proposed residential buildings. Exterior balconies and rooftop decks will offer residential amenity space as well. The proposed structure height is within the required 40'-0" height limit.

The site currently contains an existing house. The preferred option is to save the original footprint of the house and relocate it to the southeast corner of the site. The wrap-around porch of the existing house will front the street corner of 11th Avenue E and E Republican Street to maintain the pedestrian scale of the adjacent streets. Newly constructed residential units will wrap the existing house and an exterior courtyard space with landscape design elements will separate the new and existing structures. Another design option proposes to move the existing house to the southwest corner of the site, where the front porch will address the park. Other design options consider demolishing the existing house and constructing new residential buildings. These buildings are separated into two smaller buildings that open up to a landscaped exterior courtyard to introduce light and air into exterior walkways and units.

Other development objectives include sustainability and affordability through certified green workforce housing. The project will target LEED H Midrise rating and housing within reach.

Currently, the development team and Nicholson Kovalchick Architects are about to start construction on a 45 unit mixed-use apartment project in lower Queen Anne. This project has HUD-backed financing and it is targeting LEED H Midrise Pilot Gold.

Number of Residential Units:	Approximately 20-28 (depending on design option)
Types of Residential Units:	Mainly studios and one bedroom units. Some two bedroom units.
Number of Parking Stalls:	10
Area of Residential Levels:	Approximately 11,500 sf
Area of Parking Level:	Approximately 3,000 sf
Total Area:	Approximately 14,500 sf

EXISTING SITE

The site is on the northwest corner of the intersection at 11th Avenue E and E Republican Street. The site includes a residential structure that was constructed in the early 1900's. An addition to the house was added in the 1950's. During this time, it was a single family house that was converted to a multi-family house. Although the house has not been well maintained, the main structure of the original house is in tact. A detached garage, constructed in 1925, is located on the northwest corner of the site. The front of the house faces 11th Avenue E. The current driveways for the house extend from E Republican Street and 11th Avenue E. A single family house is located on the property directly to the north of the site. Federal Republican Park, a public park, is being developed on the property directly to the west of the site. More dense multi-family housing projects are located on the southeast corner of 11th Avenue E and E Republican Street and on the south side of E Republican Street.

ZONING AND OVERLAY DESIGNATION

The site is located in the LR3 zone in the Capitol Hill Urban Center Village in the East Core District. The area of the site is 5,983 sf. LR3 is the zoning for several blocks in each direction. The Capitol Hill Neighborhood Priority Design objectives include: preserving the existing attributes of the neighborhood, integrating transit and open space with new development, maintaining pedestrian-oriented streets, and providing various types of new housing while preserving the character of the existing housing.

NEIGHBORING DEVELOPMENT

The neighborhood is located in the East Core District of Capitol Hill. The neighborhood directly surrounding the site is mainly residential, bordered with higher density commercial and residential areas to the west and east of the site. Broadway Avenue E, located 2 blocks to the west of the site and 12th Avenue E, located one block to the east of the site, are dense areas. These streets contain both dense multi-family residential units and active commercial spaces. Additional residential units between these two main streets will encourage the east-west connection of pedestrian traffic and pedestrian scale among the neighborhood. Furthermore, the new Capitol Hill light rail station will make public transportation options more accessible.

The topography of the site slopes to the west and opens up to the Federal Republican Park. The park will provide open space that is adjacent to the newly proposed residential units. The residential units will activate "eyes on the park" to maintain security for the park. The Capitol Hill Neighborhood Priority Design objectives include the integration of open space with new residential development.

Neighborhood landmarks include Lowell School and notable parks. Lowell School is located one block to the north, with a large park on its northern border. The site is within blocks of Volunteer Park to the north and Cal Anderson Park to the south.

PARCEL #: 68527-00320
 ZONING: LR 3
 OVERLAYS: Capitol Hill Urban Center Village
 LOT AREA: 5,983 SF

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FAR

Maximum FAR for apartments inside Urban Villages: 1.6 or 2.0

- The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C State Standards.
- The floor area contained in structures built prior to January 1, 1982 as single-family dwelling units that will remain in residential use is exempt from FAR limits.

23.45.512 DENSITY LIMITS

Minimum lot area per dwelling unit: no limit

- For apartments that meet the standards of 23.45.510.C, there is no density limit.

23.45.514 STRUCTURE HEIGHT

Maximum Base Height: 40'

Additional Height: + 4'

Additional 4' for structures with a partially below grade story:

- Railings, planters, parapets, etc.: 4' above base height limit
- Stair penthouses, mechanical equipment, and chimneys: 10' above base height limit as long as their total area does not exceed 15% of the total roof area or 20% if it includes mechanical equipment.

Rooftop features allowed above height limit:

- Railings, planters, parapets, etc.: 4' above base height limit
- Stair penthouses, mechanical equipment, and chimneys: 10' above base height limit as long as their total area does not exceed 15% of the total roof area or 20% if it includes mechanical equipment.

23.45.518 SETBACK REQUIREMENTS

Front Setback: 5' minimum

Rear Setback: 15' minimum since no alley

Side Setback for facades 40' or less in length: 5'

Side Setback for facades greater than 40' in length: 5' minimum; 7' average

Projections allowed into setbacks:

- Cornices, eaves, gutters, roofs, etc.: 4' max and ≥ 3' from property line

23.45.522 AMENITY AREA

Required Amentiy Area: 25% of Lot Area

- Minimum of 50% shall be at ground level except roof amenity area may be counted as ground level amenity space (must meet 23.45.510E5)

- Ground Level amenity area shall be common space
- All units shall have access to a common or private amenity area
- Amenity area shall not be enclosed within a structure
- Minimum horizontal dimension of a private amenity area abutting a side lot line that is not a side street lot line is 10'. Otherwise there is no minimum dimension for private amenity areas
- No common amenity area shall be less than 250 sf and shall have a minimum horizontal dimension of 10'
- At least 50% of common amenity area provided at ground level shall be landscaped

23.45.524 LANDSCAPE REQUIREMENTS

Required Green Factor Score: 0.6

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS

Maximum structure width for apartments in Urban Villages/Centers: 150'

- Maximum combined length of all portions of facades within 15' of a lot line that is not a rear, street or alley lot line shall not exceed 65% of the length of that lot line

23.54.015 REQUIRED PARKING

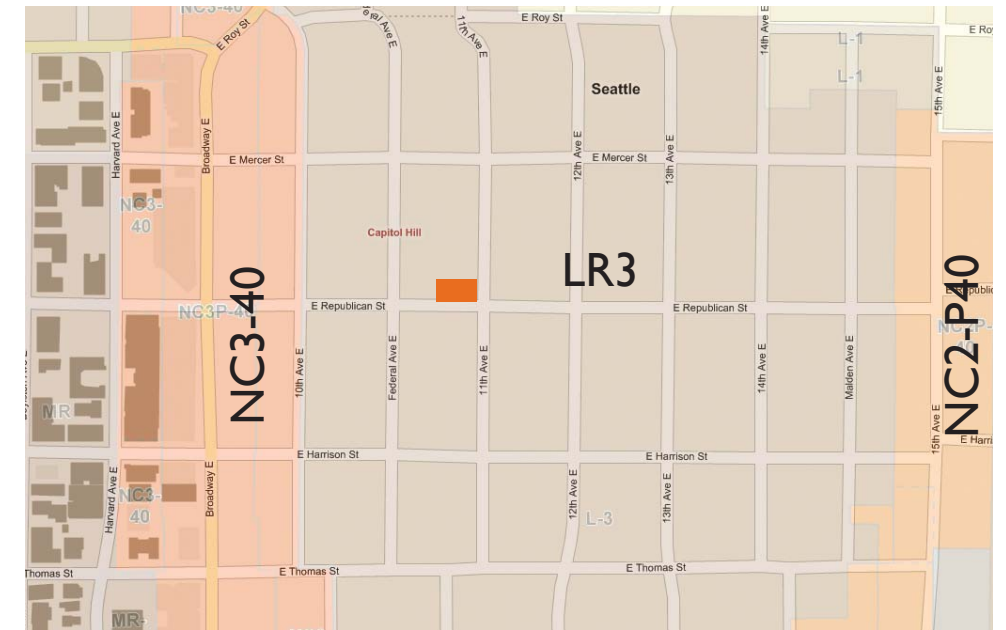
Residential uses in multifamily zones within urban centers: no min. requirement

Curb Cuts:

- Non-arterial street with lot frontage 80 feet or less: 1 curb cut
- Non-arterial street with lot frontage 80-160 feet: 2 curb cuts
- Maximum width of curb cuts: 10'
- Minimum distance between any two curb cuts located on a lot: 30'

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS

Minimum area for shared storage space for 16-25 dwelling units: 225 sf



DPD ZONING MAP

ZONING DEPARTURES	OPTION 1	OPTION 2	OPTION 3	OPTION 4
FRONT SETBACKS			X	X
REAR SETBACKS		X	X	X
SIDE SETBACKS		X	X	
STRUCTURE FACADE WIDTH AND LENGTH			X	X

DEPARTURE RATIONALE

Design options 2, 3, and 4 request setback departures. Extension into the side, front, and rear setbacks allows for at least two elements on the site with adequate open space between. Pulling the buildings into the setbacks creates the opportunity for usable, attractive, and well-integrated open space between the buildings on site. The exterior open space gives light and fresh air to each unit, contributing to the sustainable design objectives of fresh air and daylight. Other departures for setbacks are necessary to save the existing house and to maintain adequate light and air around the house. As shown on the site plan, the sidewalk is further from the property line than most properties; therefore, adequate space between the building and sidewalk would be maintained if the setback departure is granted.

Design options 3 and 4 request a departure for the structure facade width and length. In order to accommodate the existing house on the site, the building mass of the new development and the existing house exceed 65% of the length of the north side lot line.

URBAN ANALYSIS

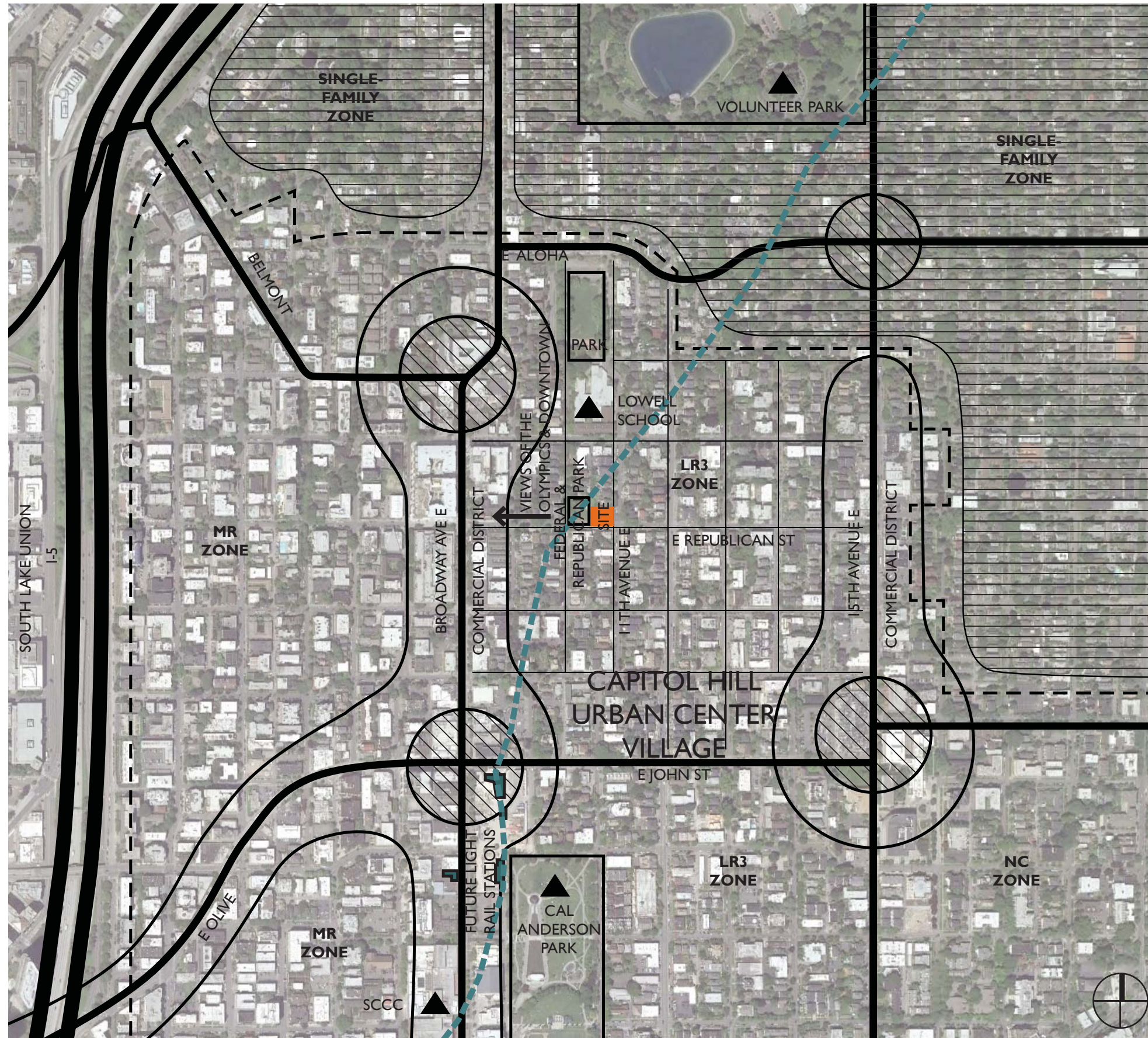
OPPORTUNITIES & CONSTRAINTS

The site is located in the LR3 zone in the Capitol Hill Urban Center Village in the East Core District. The Capitol Hill Design Guidelines define goals to preserve its tightly-knit character, but at the same time, to increase its density in creative ways. This graphic analysis shows that the site is slated for denser residential development. Currently, the site is located within a pocket of single family homes along 11th Avenue E. Directly across the street from the site, the south side of E Republican Street holds higher density residential development. Two urban commercial districts border the site a few blocks to the west and a few blocks to the east. Broadway Avenue E and 15th Avenue E thrive with pedestrian-oriented activity. These commercial districts and the Capitol Hill Urban Center Village overlay encourage density in this residential area of Capitol Hill.






Numerous parks and open spaces surround the site. The site is directly adjacent to Federal Republican Park. The site is within a block of Lowell School and the Lowell School Park. At a broader level, Volunteer Park, 4 blocks to the north of the site and Cal Anderson Park, 4 blocks to the south of the site, offer large open spaces in walkable distances.

The site is in a neighborhood bound by major arterials. Major streets include I-5 to the west. E Aloha and E John are secondary roadways that flank the site to the north and south. North of E Aloha, the residential area is less dense. A single family zone surrounds the north and east areas beyond the Capitol Hill Urban Center Village area. This further encourages residential density to be located between the two commercial districts. The Capitol Hill light rail station is currently under construction and will be located at the corner of Broadway and E John St. This future station is within walking distance of the site and it will encourage pedestrian connection to public transportation.

Views of downtown and the Olympic Mountains can be seen looking west from the site. Directly adjacent to the site, residents would have a view of the Federal and Republican community park.



KEY

-  NODE
-  SINGLE-FAMILY ZONE
-  CAPITOL HILL URBAN CENTER VILLAGE
-  NEIGHBORHOOD LANDMARK
-  FUTURE LIGHT RAIL TRACK & STATION

STREETSCAPE



① 11TH AVENUE E LOOKING WEST



② 11TH AVENUE E LOOKING EAST



PARK

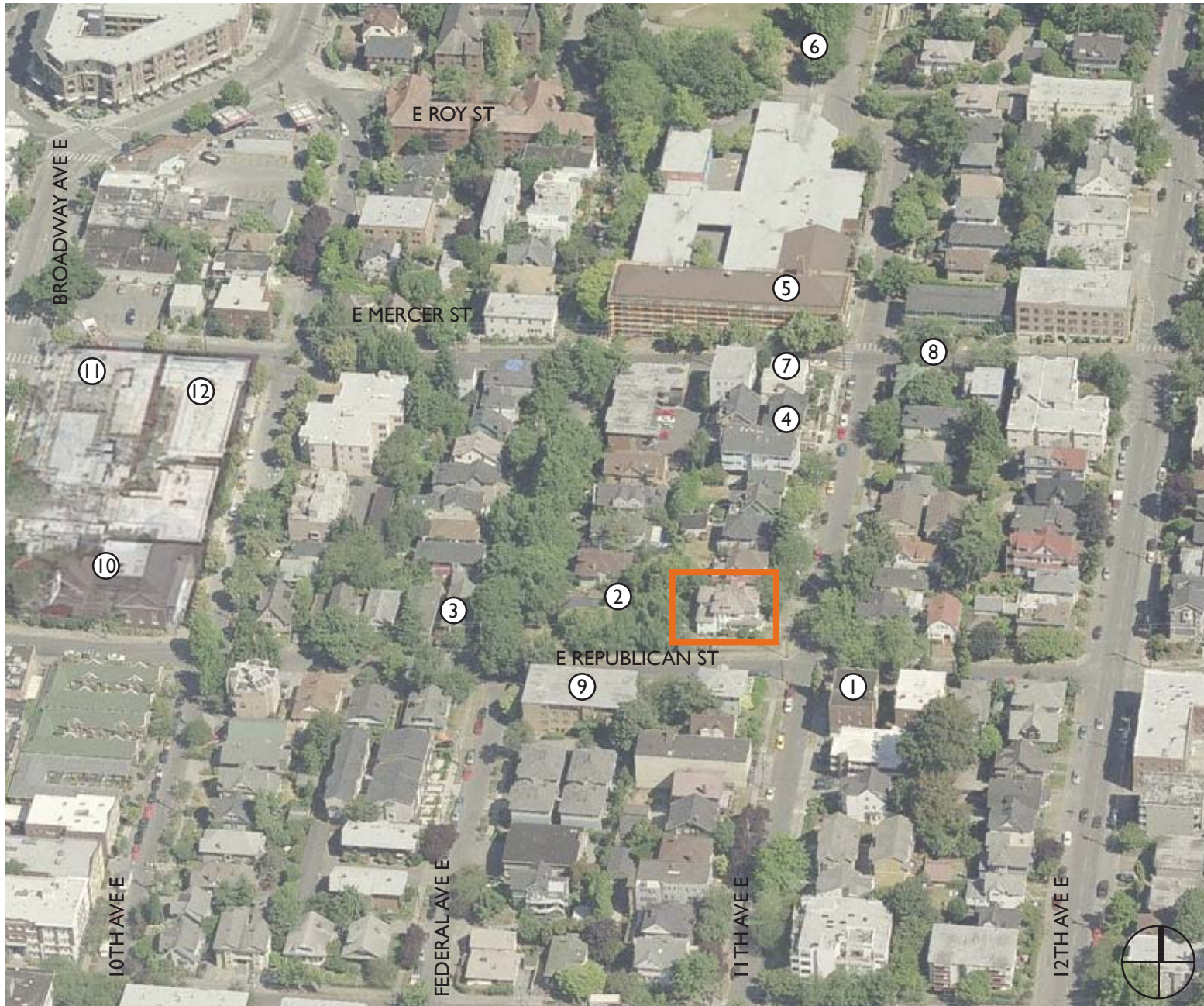
PROJECT SITE

③ E REPUBLICAN STREET LOOKING NORTH

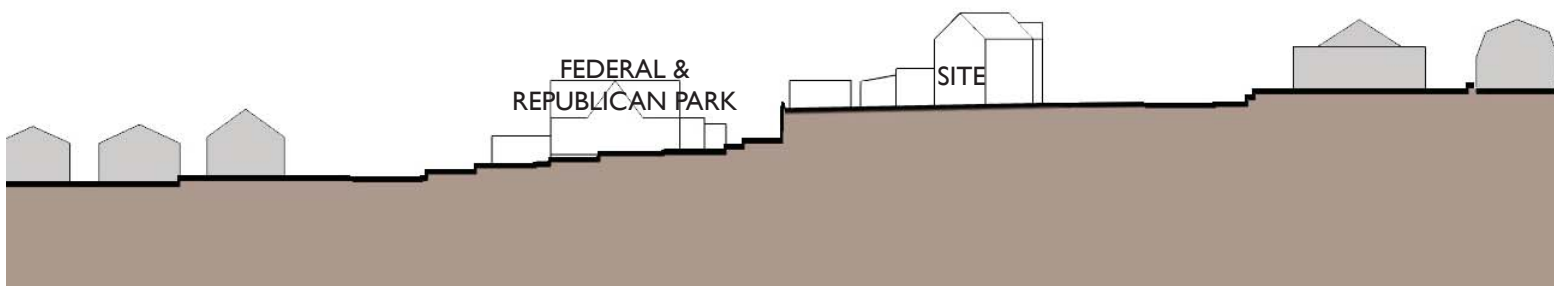


④ E REPUBLICAN STREET LOOKING SOUTH

SITE CONTEXT



9 BLOCK AERIAL PHOTO



SECTION THROUGH SITE FACING NORTH



1 APARTMENTS ON REPUBLICAN



2 FEDERAL REPUBLICAN PARK



3 HOUSE ON REPUBLICAN



4 TOWNHOUSES ON 11TH



5 LOWELL ELEMENTARY SCHOOL



6 PLAYING FIELDS AT LOWELL



7 APARTMENTS ON 11TH & MERCER



8 E MERCER STREET



9 APARTMENTS ON 12TH



10 ALL PILGRIMS CHRISTIAN CHURCH

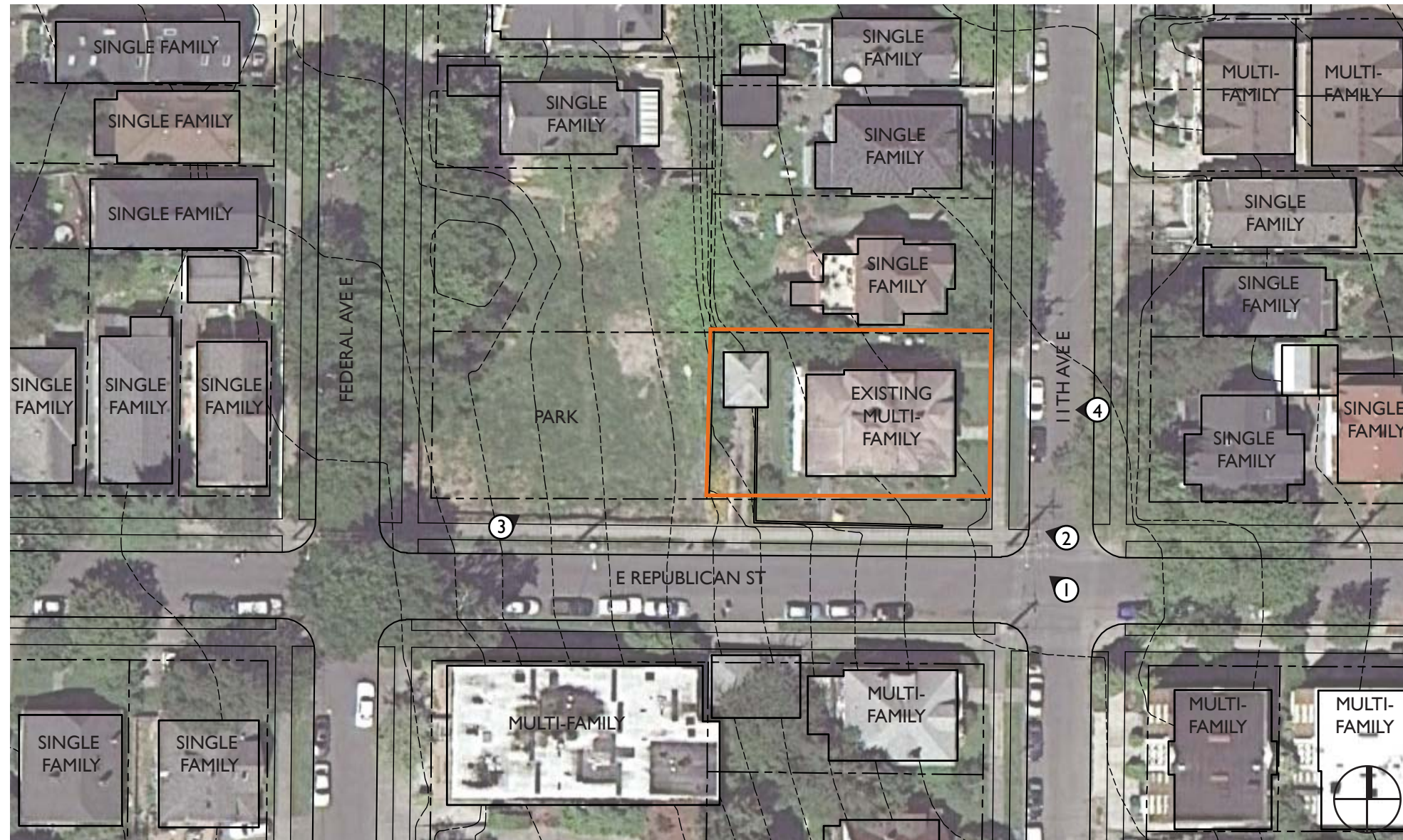


11 BRIX CONDOS ON BROADWAY



12 BRIX CONDOS ON 10TH

EXISTING SITE PLAN



RELEVANT CAPITOL HILL DESIGN GUIDELINE PRIORITIES

- A-2 Streetscape Compatibility
 - The site has adequate distance between the property line and the sidewalk to maintain the spatial characteristic of the right-of-way. If the existing house is saved, the character of the streetscape at the corner of 11th & Republican will be maintained.
 - Vehicular access will be contained to the southwest corner of the site.
- A-5 Respect for Adjacent Sites
 - Project will address the needs of the adjacent park.
 - Project respects character of adjacent single family homes by proposing to save the existing house on the property.
 - Project integrates denser multi-family housing projects south of the site.
- A-7 Residential Open Space
 - Project proposes an exterior landscaped courtyard that offers light, air, and sustainable landscape elements to the units and amenity spaces.
 - Rooftop decks will integrate sustainable landscape design elements.
- A-8 Parking and Vehicular Access
 - Vehicular access will be minimized to the southwest corner of the site.
 - Underground parking will be provided in most design options.
- A-10 Corner Lots
 - Project proposes buildings to be oriented toward the public streetcorner.
 - Vehicular access will be located away from the streetcorner.
- B-1 Height, Bulk, and Scale Compatibility
 - Project massing is divided into multiple buildings for all design options.
 - Sidewalk access and sunlight will be maintained through exterior courtyard spaces between the buildings.
- C-4 Exterior Finish Materials
 - Project materials will be attractive, sustainable, and affordable.
 - Salvageable materials from existing house will be reused and maintained.
- D-1 Pedestrian Open Spaces and Entrances
 - Pedestrian entryways will attempt to link the building to the sidewalk, exterior courtyard, and adjacent park.
- E-3 Landscape Design to Address Special Site Conditions
 - Sustainable landscape design will enhance the character of neighborhood.



① CORNER OF 11TH & REPUBLICAN



② VIEW ALONG REPUBLICAN



③ VIEW FROM PARK



④ VIEW FROM 11TH AVE E

CAPITOL HILL DESIGN GUIDELINES

Three cornerstones of the community's goals are:

1. Increase housing affordability for a broad spectrum of community members.
2. Strengthen and enhance the character of existing residential neighborhoods.
3. Provide a greater range of housing types under the existing zoning.



DISTINGUISHING FEATURES

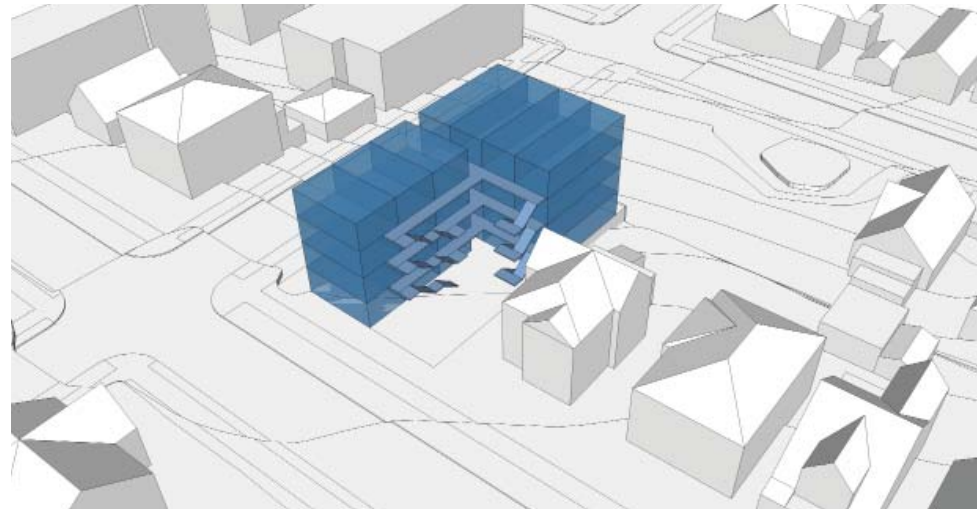
- 28 units.
- Studio & one bedroom units.
- 10 underground parking stalls.
- Mass of project is oriented toward southwest corner of site.
- Exterior courtyard connects pedestrian access to 11th Avenue E.
- Exterior courtyard is formed by the "L" shape of the building masses.
- Project relates to site context of the 4-story street walls of the 1920's tudor apartment building on the southeast corner of 11th Avenue E and E Republican Street.
- Project relates to the site context of the apartment building on the southeast corner of Federal Avenue E & E Republican Street.
- Code compliant scheme. No departures requested.

PROS

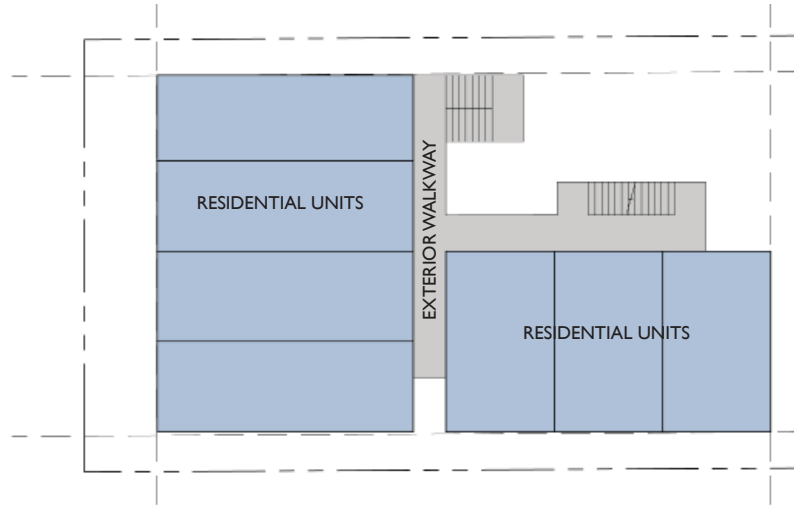
- Follows LR3 zoning requirements and requires no departures.
- Offers space and relief to the north neighbor.
- Units facing the park provide a visual connection to the park to activate security - "Eyes on the Park"

CONS

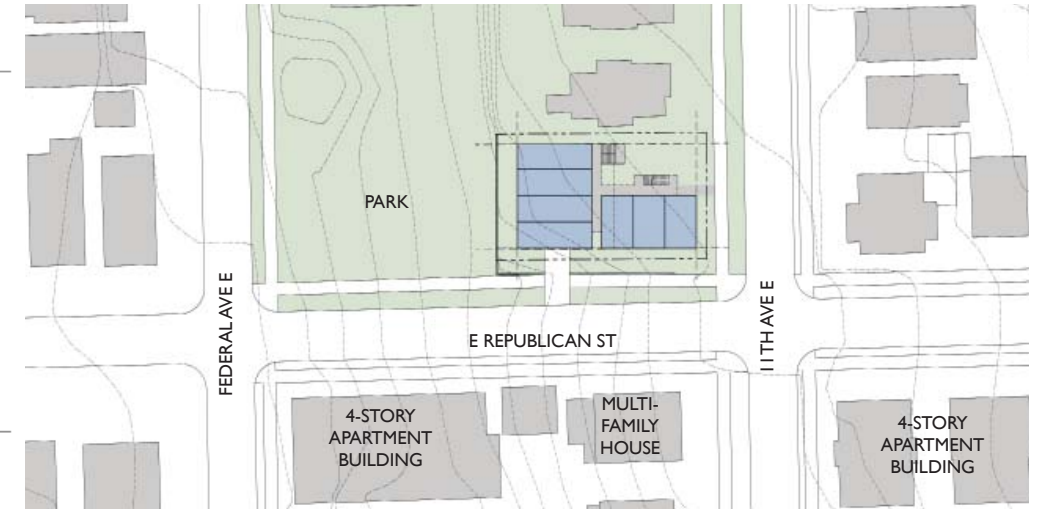
- Loss of existing structure.
- Limited building modulation along E Republican St.
- Provides weak pedestrian connection from E Republican St.



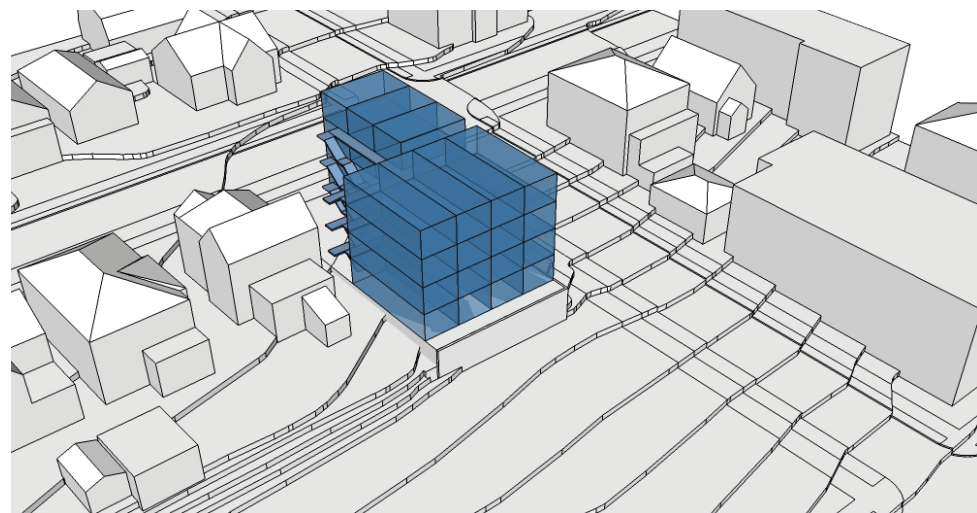
NORTHEAST AERIAL



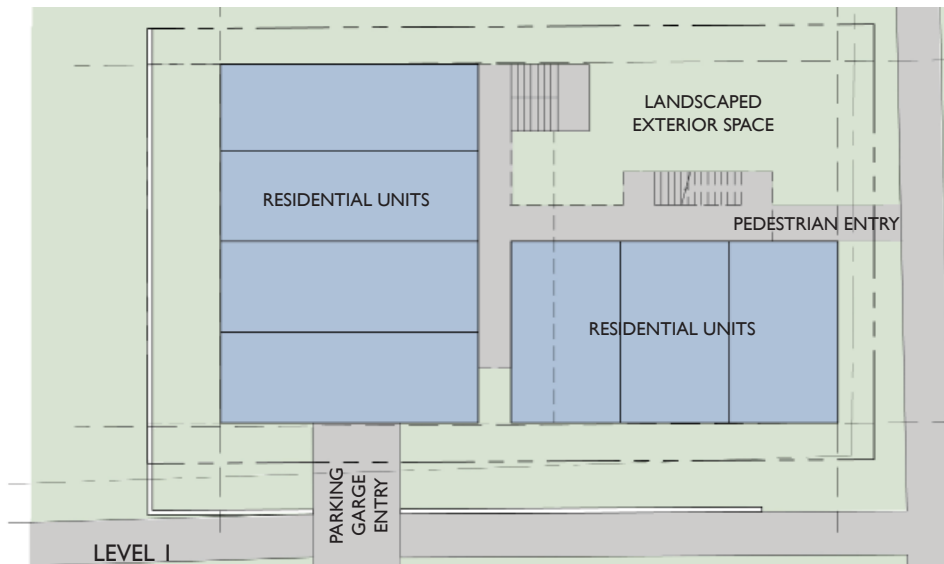
LEVELS 2-4



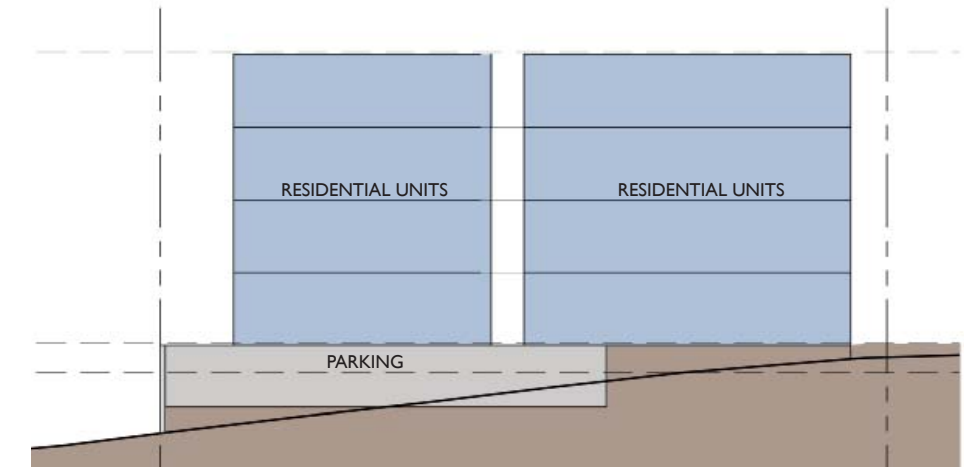
SITE PLAN



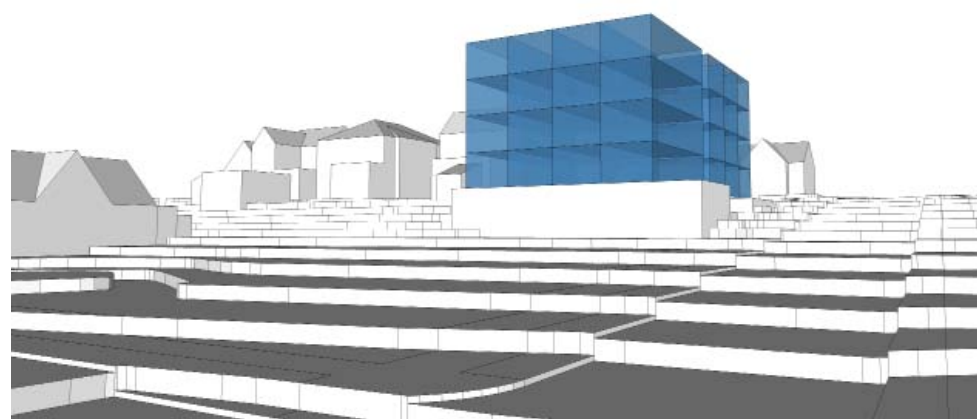
SOUTH AERIAL



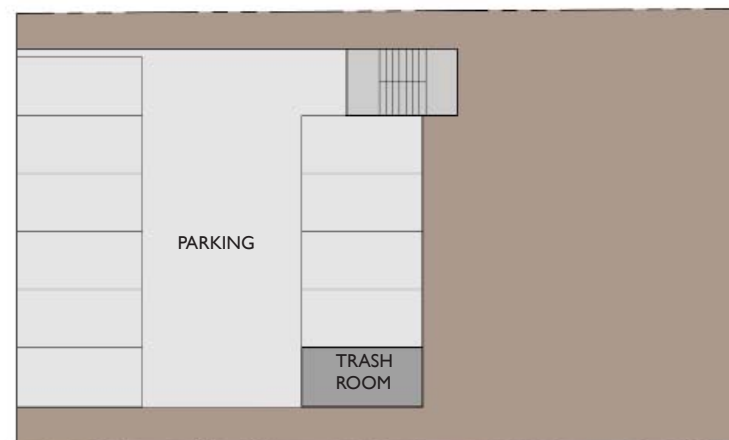
LEVEL 1



SECTION I



STREET VIEW FROM PARK



LEVEL P1

OPTION 2 - TWO BUILDINGS WITH ALTERNATING LEVELS



DISTINGUISHING FEATURES

- 24 units.
- Studio, one bedroom, and two bedroom units.
- 10 underground parking stalls.
- The west building is 1/2 story taller than the east building.
- Exterior courtyard is formed between the two buildings.
- Project relates to site context of the 4-story street walls of the 1920's tudor apartment building on the southeast corner of 11th Avenue E and E Republican Street.
- Project relates to the site context of the apartment building on the southeast corner of Federal Avenue E & E Republican Street.

PROS

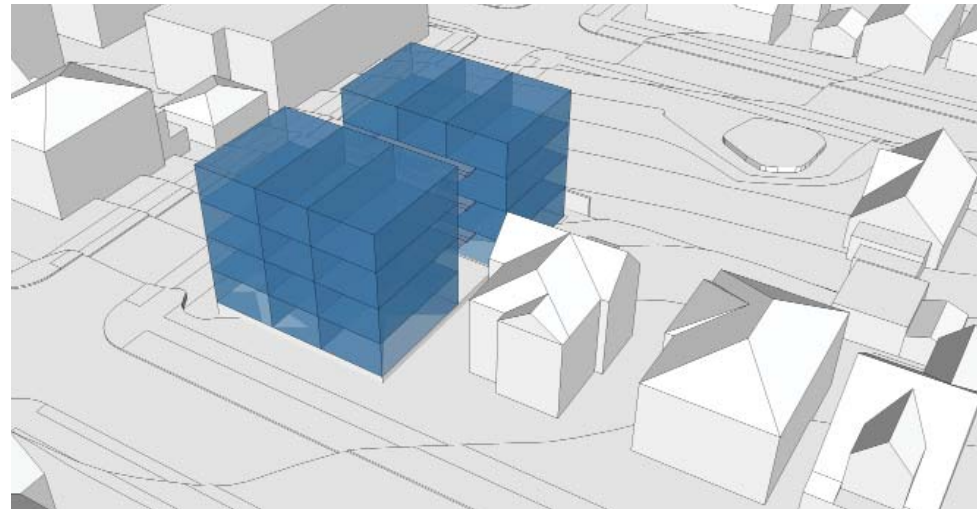
- Alternating floor heights and exterior stairways between the buildings create a dynamic facade along E Republican St.
- Exterior stairways and courtyard create a defined point of entry.
- Units facing the park provide a visual connection to the park to activate security - "Eyes on the Park"

CONS

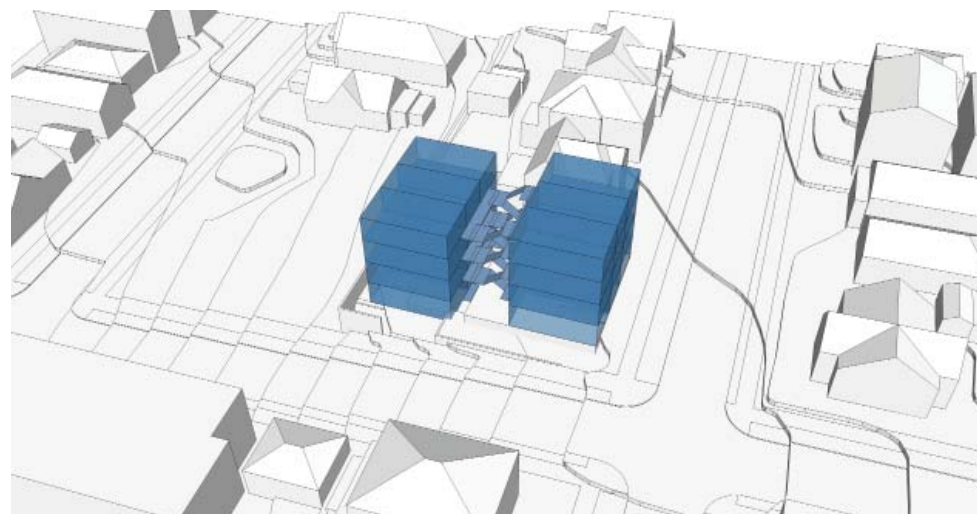
- Loss of existing structure.
- Limited building modulation along 11th Avenue E.
- Provides weak pedestrian connection from 11th Avenue E.

POTENTIAL DEPARTURES

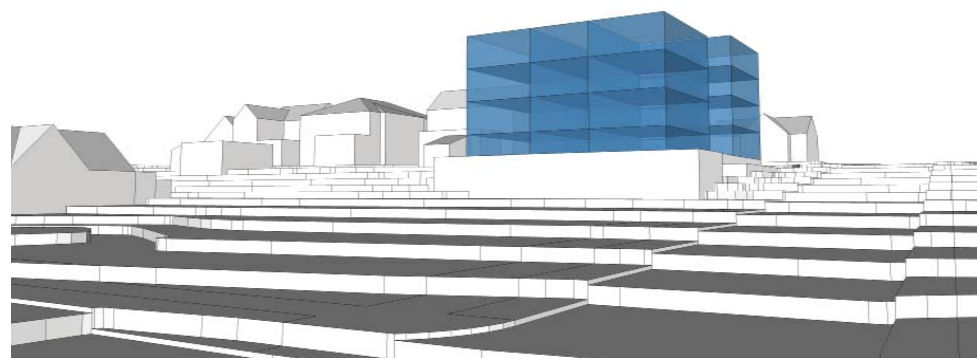
- Side setback: 3'-0" encroachment into 5'-0" south side setback.
- Rear setback: 8'-0" encroachment into 15'-0" rear setback.



NORTHEAST AERIAL

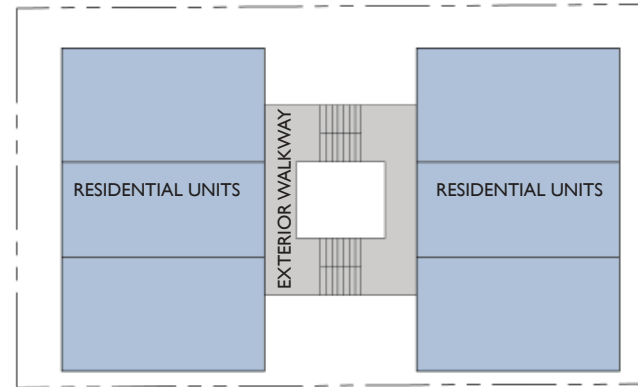


SOUTH AERIAL

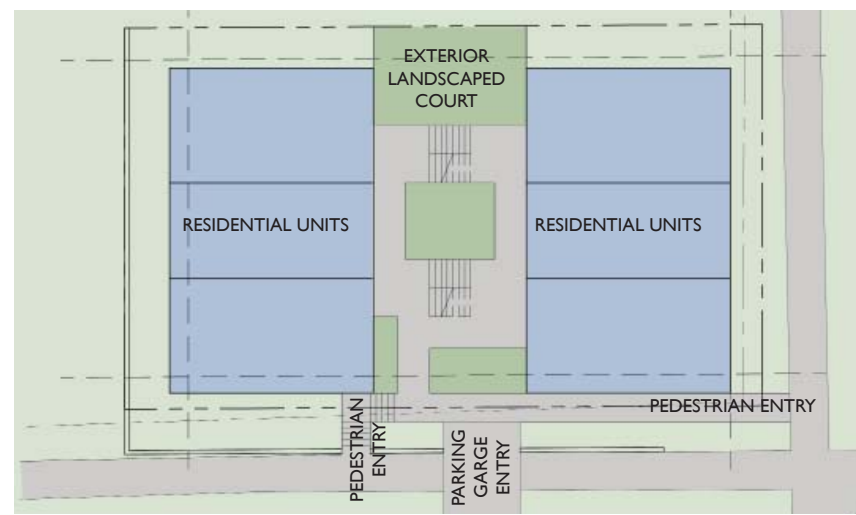


STREETVIEW FROM PARK

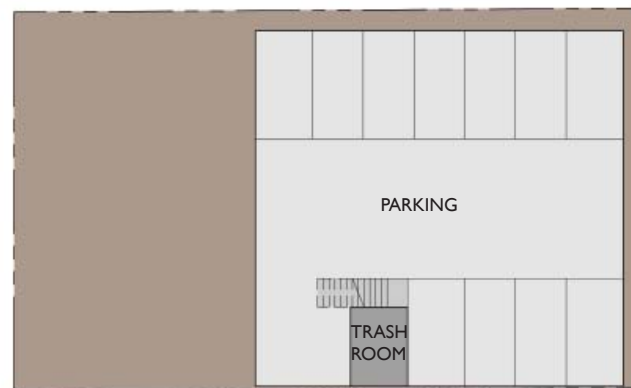
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LEVELS 2-4

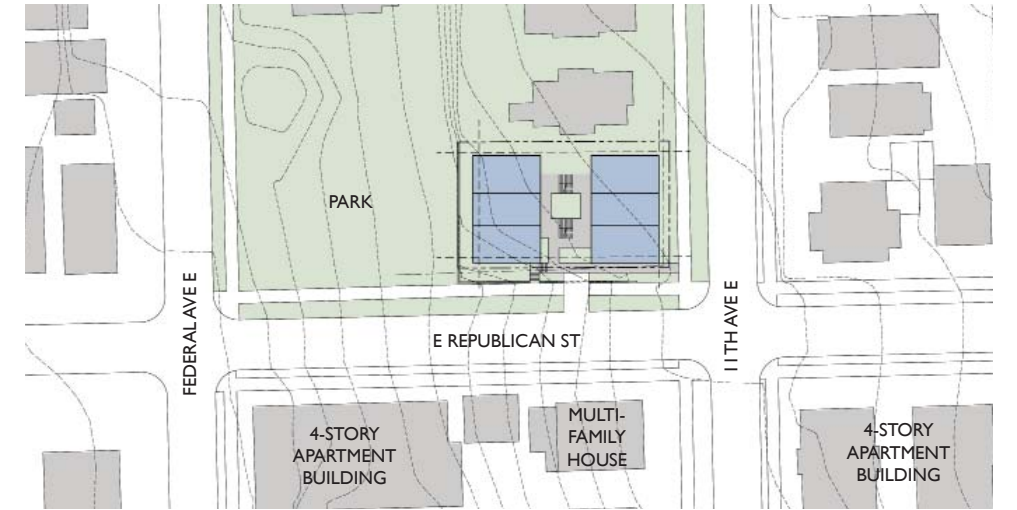


LEVEL I

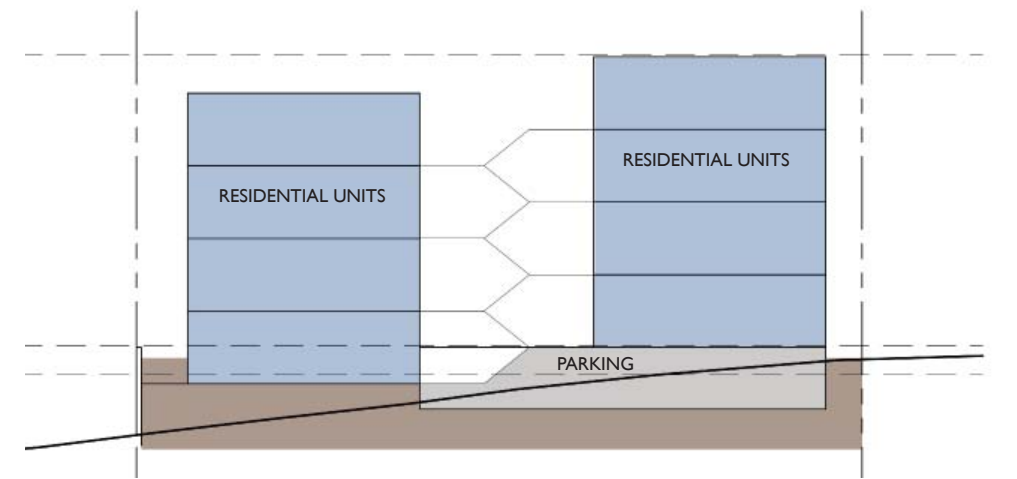


LEVEL P1

OPTION 2 - TWO BUILDINGS WITH ALTERNATING LEVELS



SITE PLAN



SECTION I

EARLY DESIGN GUIDANCE

OPTION 3 - EXISTING HOUSE FACING PARK



DISTINGUISHING FEATURES

- 20 units: 16 units within the new building. + 4 units within the existing house.
- Studio & one bedroom units.
- No underground parking stalls.
- Existing house is saved and relocated.
- Existing house and wrap-around porch fronts the park.
- Project relates to site context of the 4-story street walls of the 1920's tudor apartment building on the southeast corner of 11th Avenue E and E Republican Street.
- Project relates to the site context of the apartment building on the southeast corner of Federal Avenue E & E Republican Street.

PROS

- Existing house is saved.
- Existing house addresses the park.
- Visual interest is created along E Republican St by the existing house, the open space, the new building, and the exterior stair of the new building.
- Provides strong pedestrian connection along E Republican St.

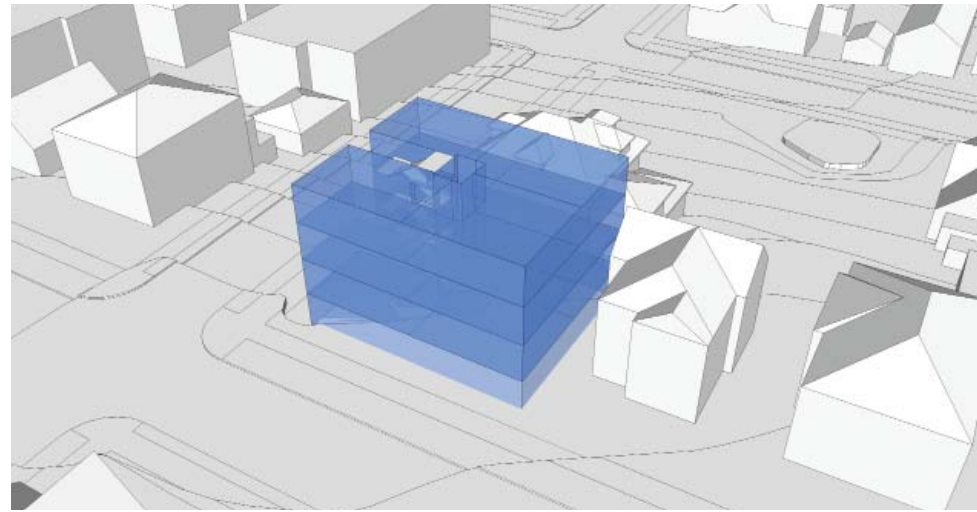
CONS

- New building mass, located along the north side setback, offers little relief to the north neighbor.
- Limited building modulation along 11th Avenue E.
- Provides weak pedestrian connection from 11th Avenue E.

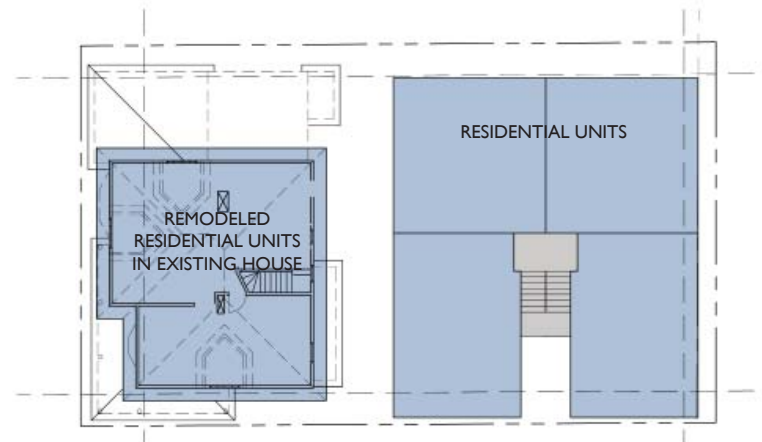
POTENTIAL DEPARTURES

- Front setback: 2'-2" encroachment into 5'-0" front setback.
- Side setback: 5'-0" encroachment into 5'-0" side setback.
- Rear setback: 13'-6" encroachment into 15'-0" rear setback.
- Structure width and facade length: Proposed design exceeds 65% of the length of the north lot line. Request to not exceed 86% of the north lot line.

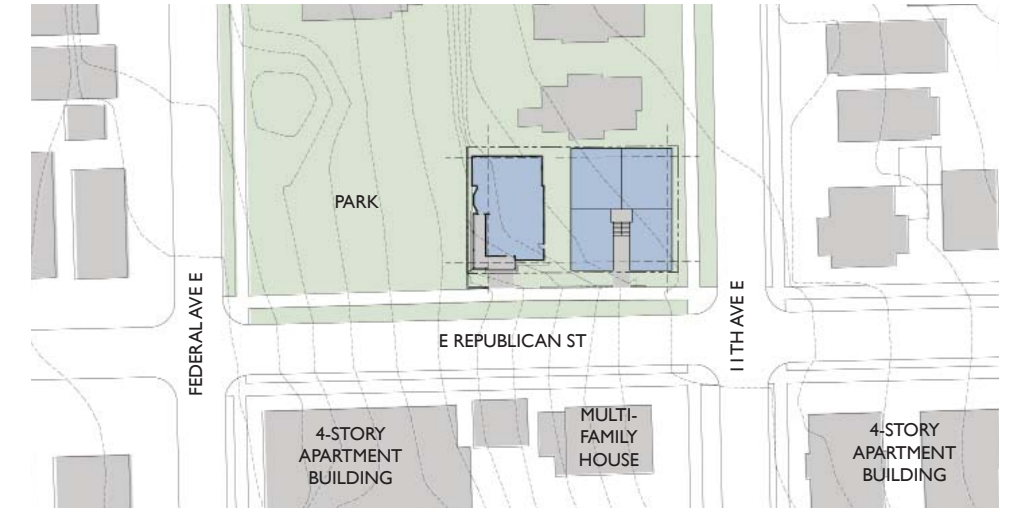
OPTION 3 - EXISTING HOUSE FACING PARK



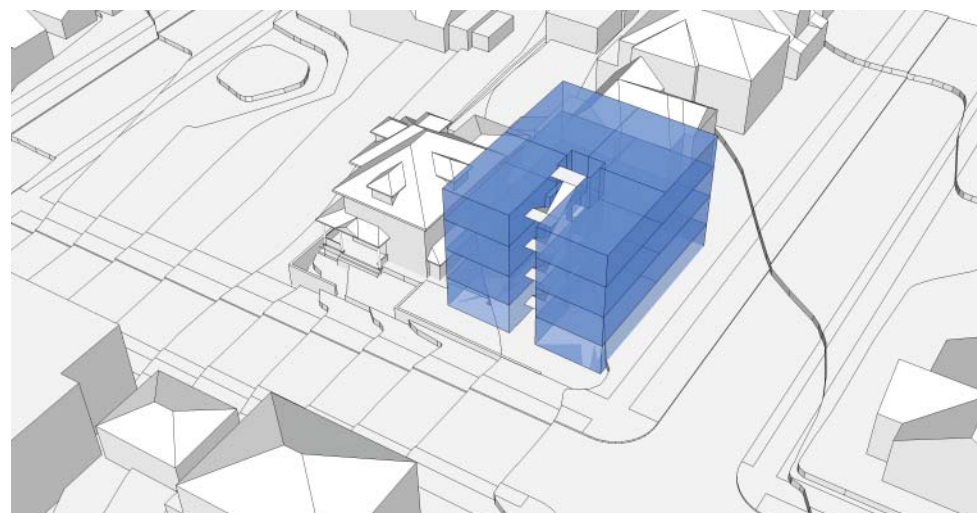
NORTHEAST AERIAL



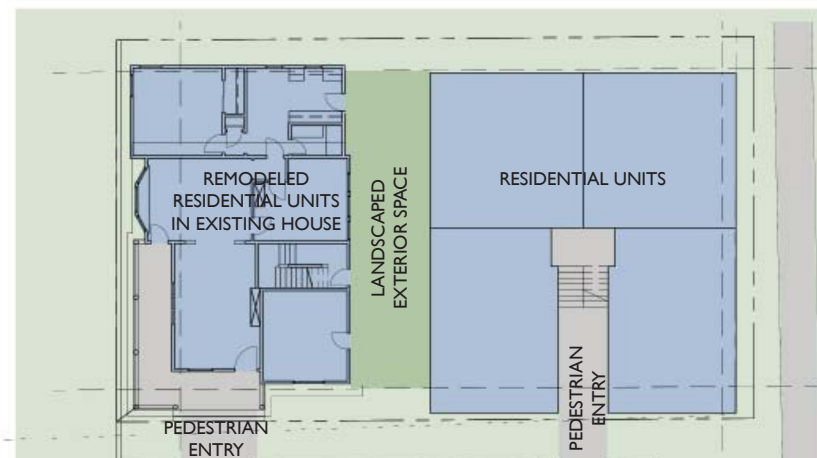
LEVELS 2-4



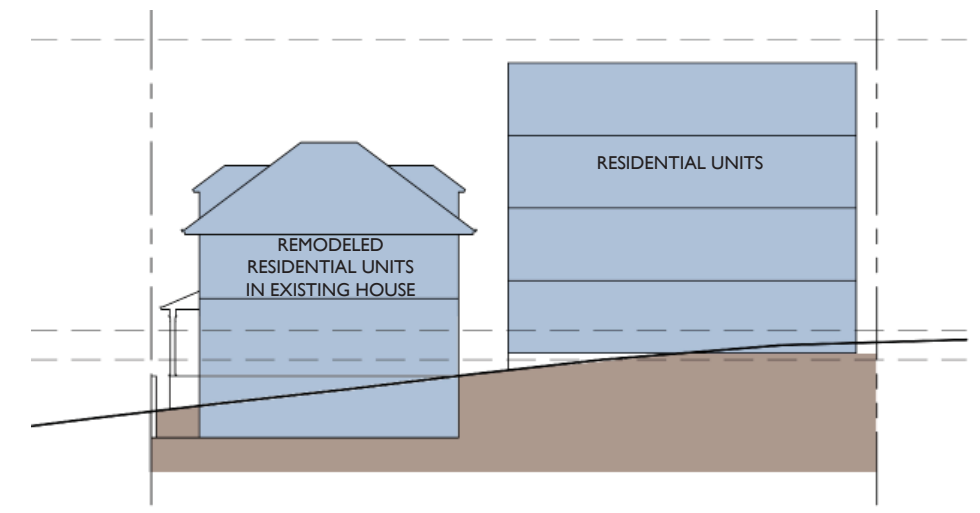
SITE PLAN



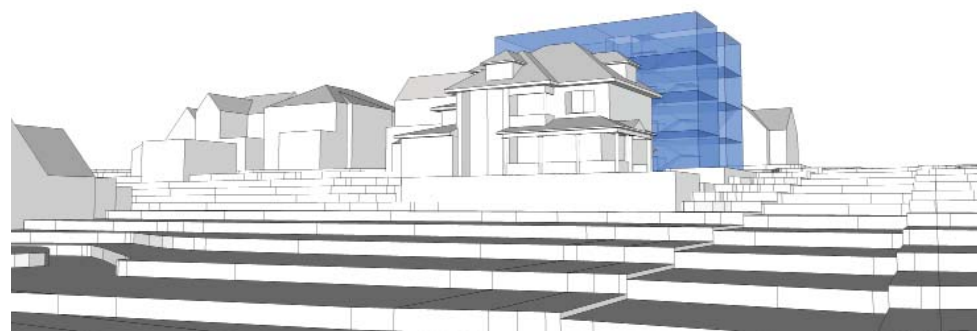
SOUTHEAST AERIAL



LEVEL 1



SECTION I



STREETVIEW FROM PARK

OPTION 4 - EXISTING HOUSE FACING SE STREETCORNER - PREFERRED OPTION



DISTINGUISHING FEATURES

- 24 units: 20 units within the new building. + 4 units within the existing house.
- Studio & one bedroom units.
- 10 underground parking stalls.
- Existing house is saved and relocated.
- Existing house and wrap-around porch fronts the corner of 11th & Republican.
- Exterior courtyard is formed between the house and the new structure.
- Mass and height of the new construction is behind existing house and porch.

PROS

- Existing house is saved.
- Front porch of existing house addresses the street corner of 11th Avenue E and E Republican St.
- Units facing the park provide a visual connection to the park to activate security - "Eyes on the Park"

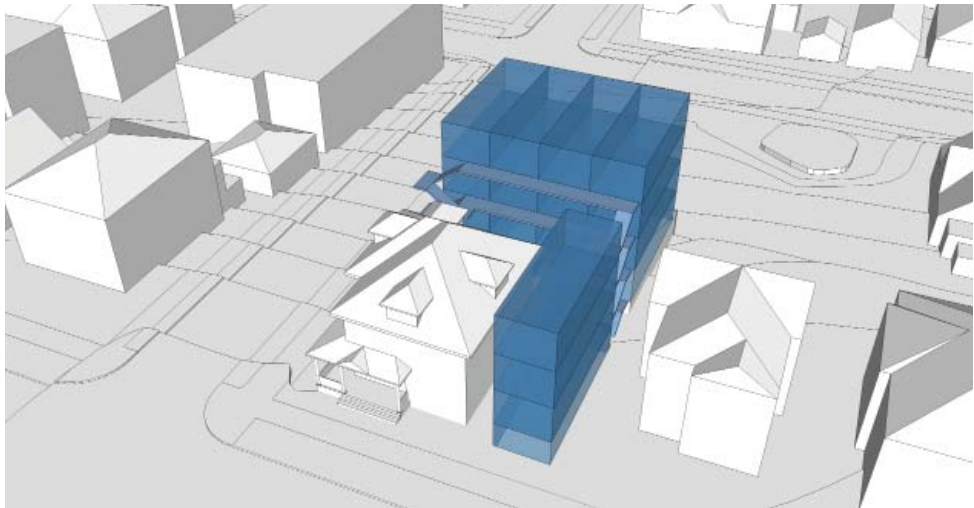
CONS

- New building mass fronts side setback along the north side of the property.

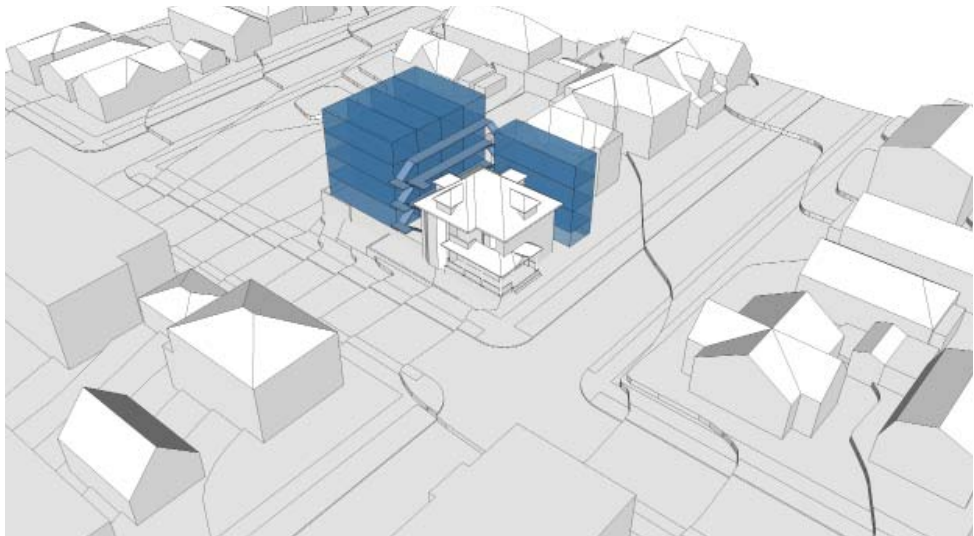
POTENTIAL DEPARTURES

- Front setback: 1'-0" encroachment into 5'-0" front setback.
- Rear setback: 10'-0" encroachment into 15'-0" rear setback.
- Structure width and facade length: Proposed design exceeds 65% of the length of the north lot line. Request to not exceed 76% of the north lot line.

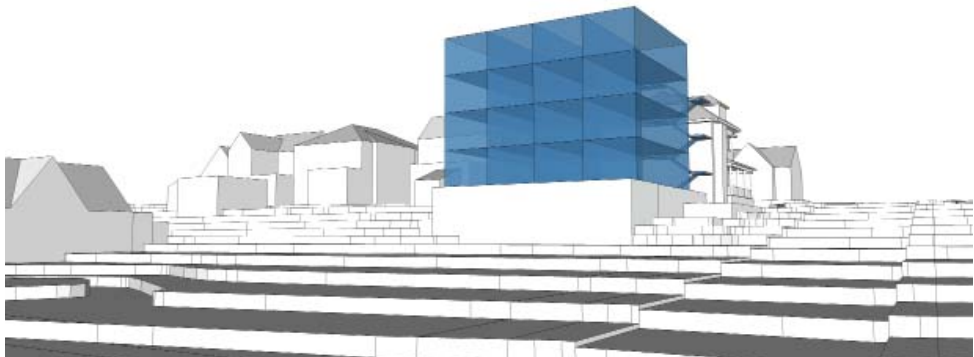
OPTION 4 - EXISTING HOUSE FACING SE STREETCORNER - PREFERRED OPTION



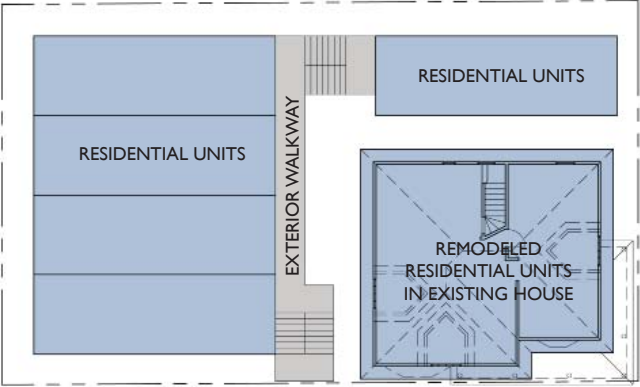
NORTHEAST AERIAL



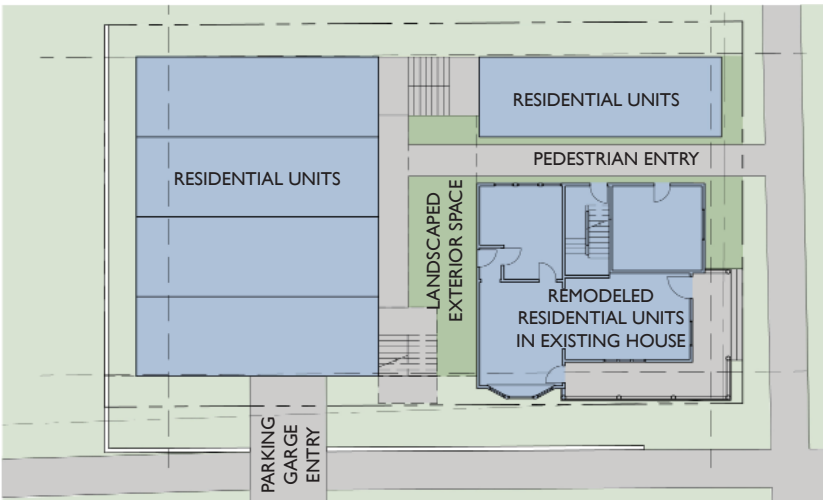
SOUTHEAST AERIAL



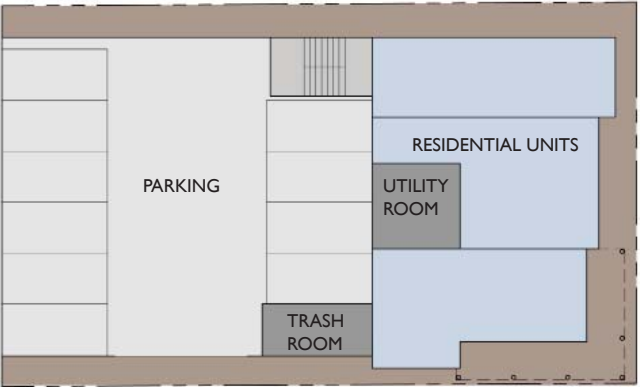
STREETVIEW FROM PARK



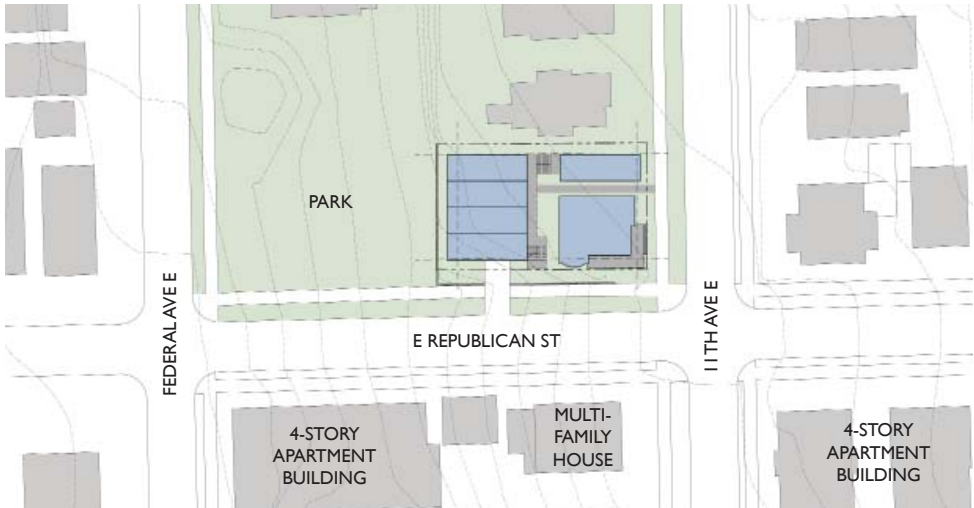
LEVELS 2-4



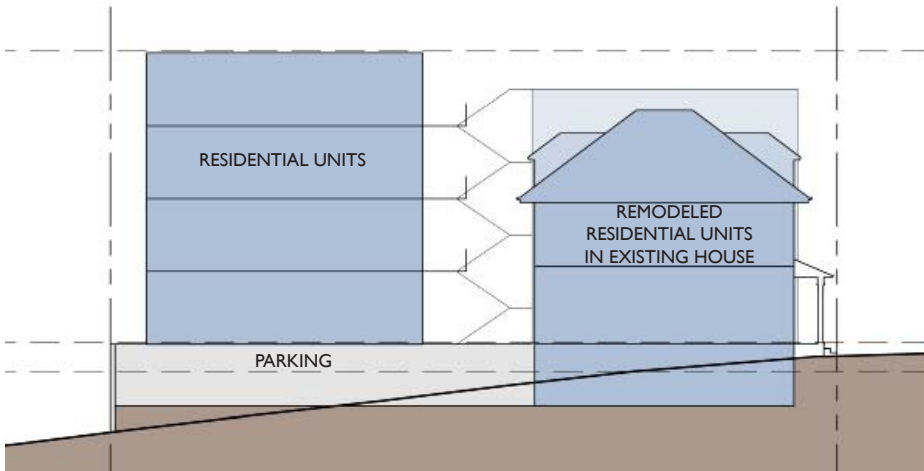
LEVEL 1



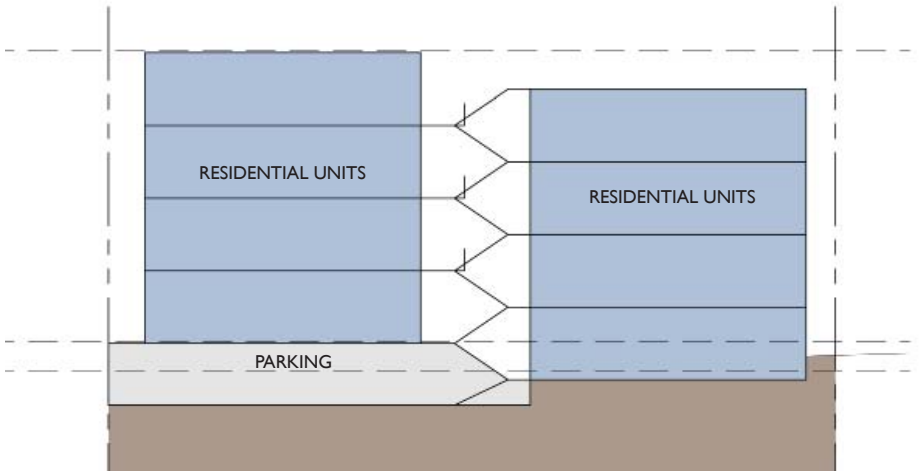
LEVEL P1



SITE PLAN

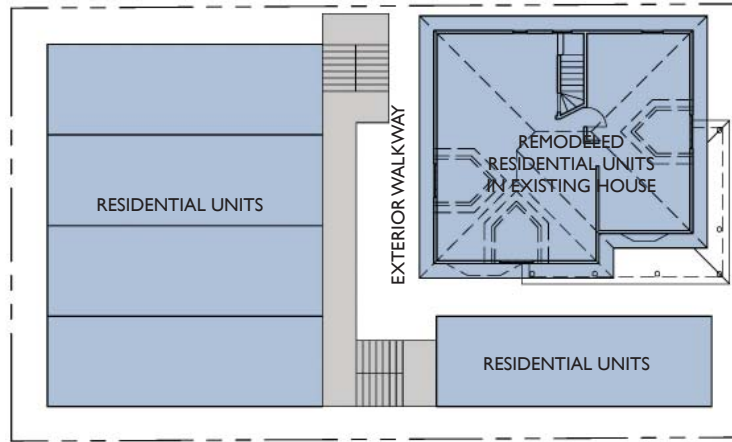


SECTION 1

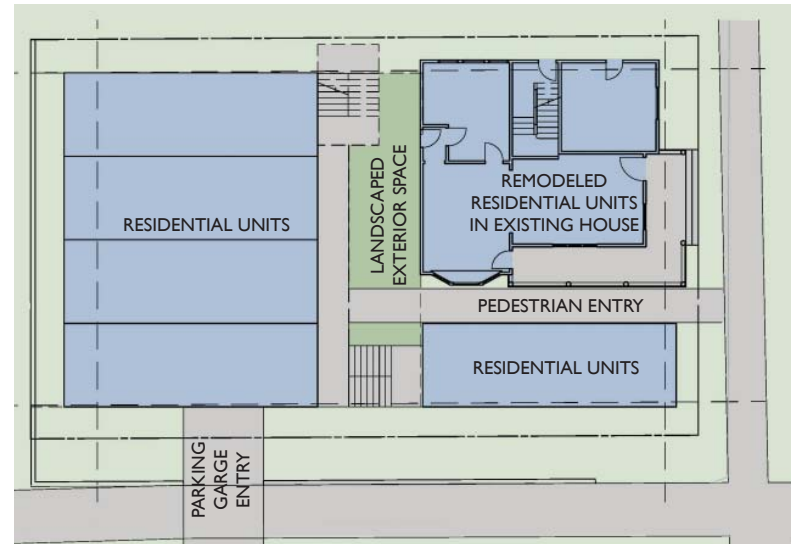


SECTION 2

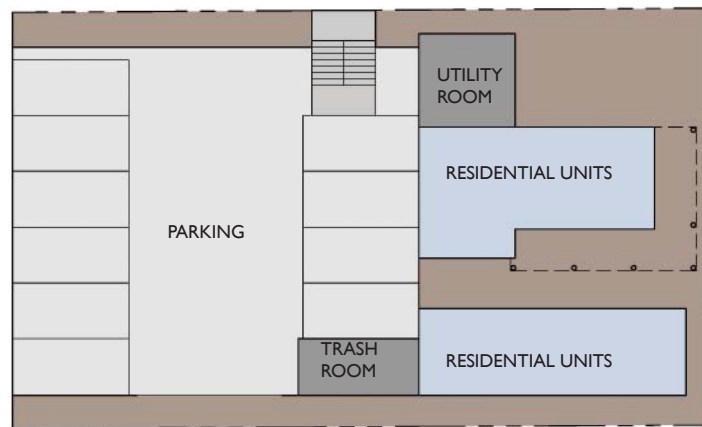
OPTION 5 - EXISTING HOUSE ON NE CORNER OF PROPERTY



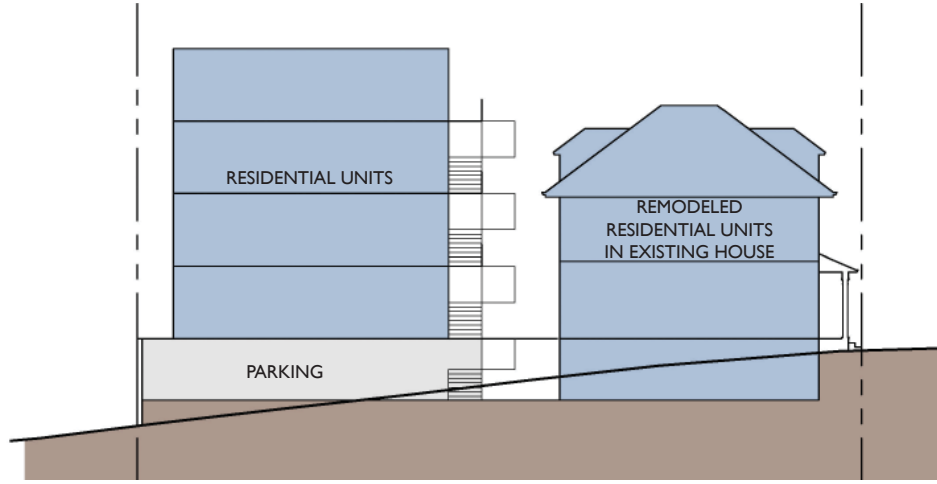
LEVELS 2-4



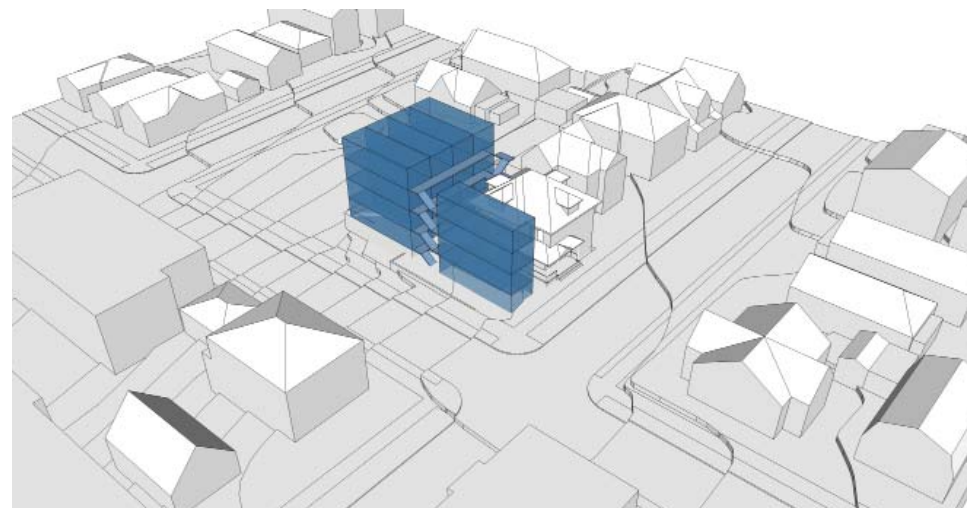
LEVEL I



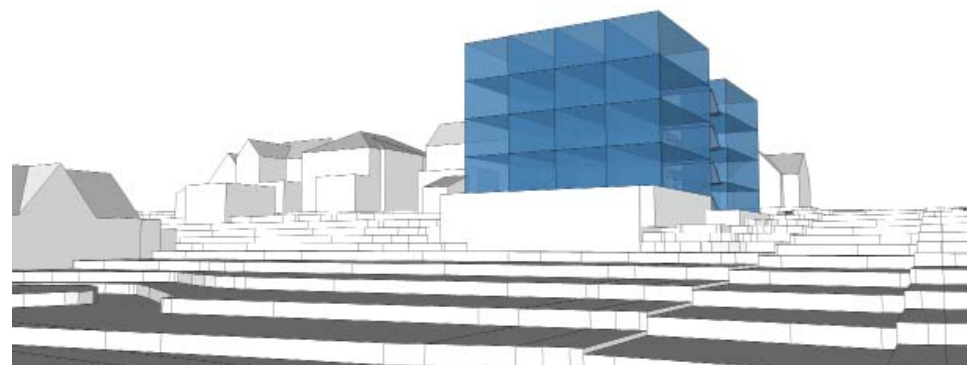
LEVEL P1



SECTION I



SOUTHEAST AERIAL



STREETVIEW FROM PARK

DISTINGUISHING FEATURES

- 24 units: 20 units within the new building. + 4 units within the existing house.
- Studio & one bedroom units.
- 10 underground parking stalls.
- Existing house is saved and relocated.
- Existing house is relocated to the northeast corner of the site.
- Exterior courtyard is formed between the house and the new structure.

PROS

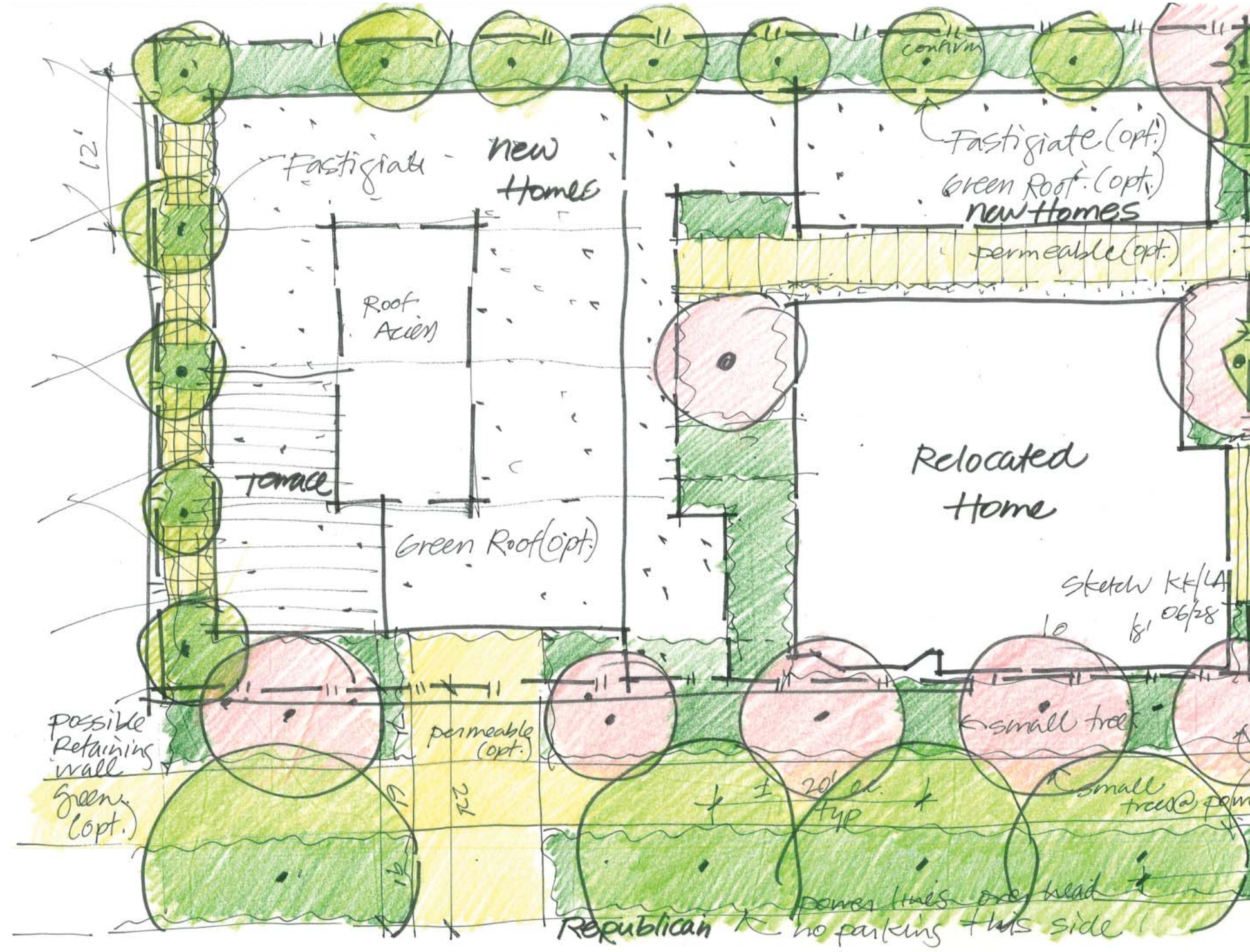
- Existing house is saved.
- Gradual massing transition from single family homes on the north of the site to streetwall and apartment buildings on the south of the site.
- Units facing the park provide a visual connection to the park to activate security - "Eyes on the Park"

CONS

- Wrap-around front porch of existing house is hidden by the new building.
- More shadowing of the site from the new structure location at the south.

POTENTIAL DEPARTURES

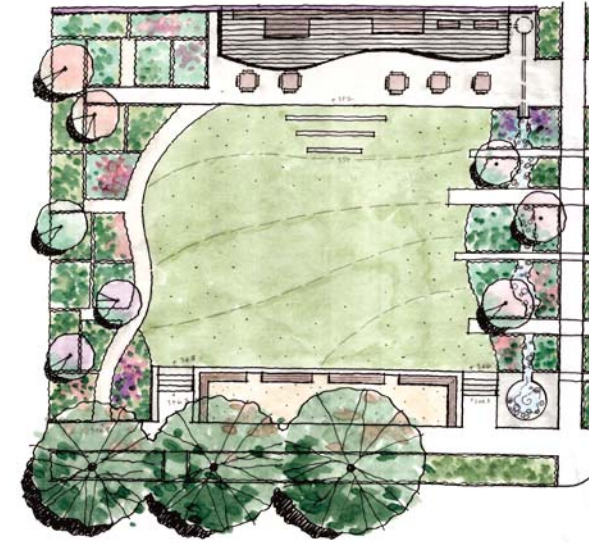
- Front setback: 1'-0" encroachment into 5'-0" front setback.
- Rear setback: 10'-0" encroachment into 15'-0" rear setback.
- Structure width and facade length: Proposed design exceeds 65% of the length of the south lot line.



Federal Republican Park Development

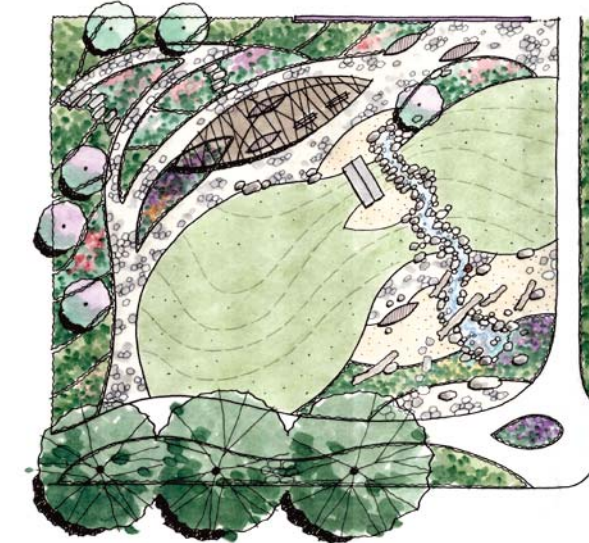
CONCEPT* A

Concept 'A' uses the metaphor of a "front porch" in the layout of the park. The site is lifted up by several feet on the Federal Ave frontage allowing for a separate seating area and bocci court. The gently sloping lawn area serves as the 'front yard' allowing for informal play, gatherings or just relaxing. The sunny upper level or 'front porch' contains a numbering of seating and gathering options partially covered by a trellis structure. A community garden borders the north edge (similar to its current position). The Republican Ave edge is bordered by a cascading rain garden taking water from the upper 'front porch' level ending up in a special terminus feature at the corner of the site.



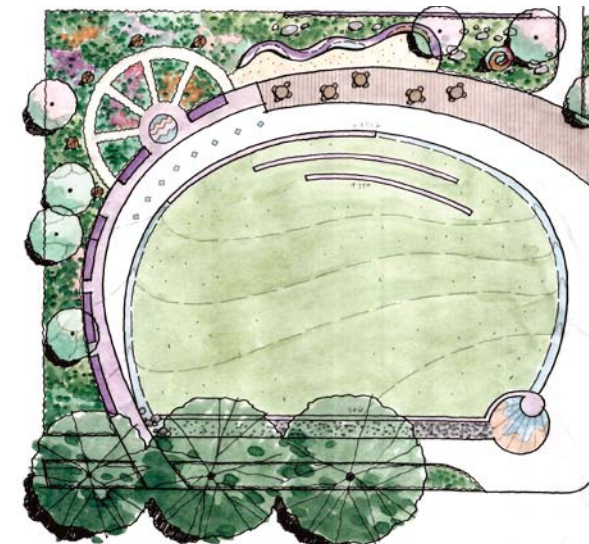
CONCEPT* B

Concept 'B' orients the site to the southwest corner creating organic and playful spaces. Terraced gardens border the north and east edges of the site and contain a mixture of tended community gardens and natural or ornamental landscape plantings. A trellis structure with seating below anchors the upper level area and could be designed to mimic the organic character of the terraced gardens. A meandering, cascading runnel links the upper and lower level areas and bisects a sloping, sculpted lawn area. The lower level is comprised of natural elements such as logs, stones and sand to provide for unstructured play and gathering opportunities for families.



CONCEPT* C

Concept 'C' is anchored by a curving promenade that preserves a majority of the space for a gently sloping lawn. The promenade offers multiple seating and gathering opportunities and could be designed with artful paving inlays and textures. Runnels along the promenade collect rainwater, leading to an artful terminus at the corner of the site. The Republican Ave edge contains a "reflexology" walk comprised of seeded stones. A "birds and butterflies" garden borders the north and east edges and contains native and ornamental plants to attract urban wildlife. An ornamental/demonstration garden provides a more intimate gathering space in the northeast corner. An artful play area anchors the upper level along the existing wall on the eastern edge of the site.

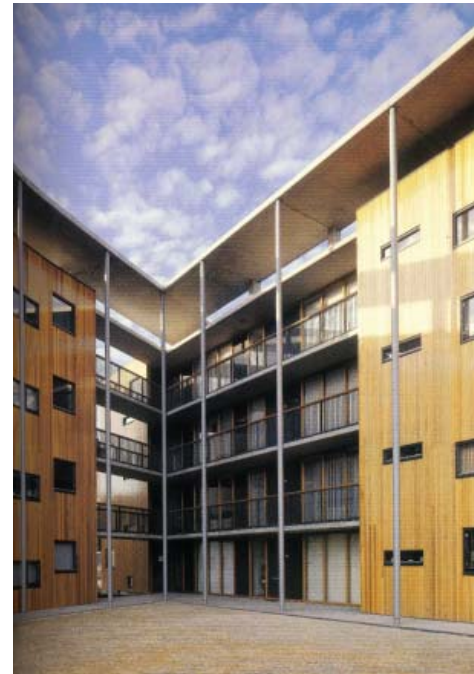


PRECEDENTS



PANTAGES HOUSE, CAPITOL HILL

This precedent shows an existing building that was preserved and incorporated into a new development. The character of the neighborhood is maintained by the street frontage and pedestrian entry of the existing building.



EXTERIOR WALKWAYS

This precedent shows the design opportunities that are available through exterior walkways and stair towers. These simple circulation elements can form a design feature that activates the pedestrian scale. The exterior walkways introduce light and air to all units.

SUMMARY

- **Option 4 proposes to save the original footprint of the existing house and relocate it to the streetcorner of 11th Avenue E and E Republican Street. This option proposes a creative way to pursue the Capitol Hill Design Guideline goals to increase density, while maintaining the character of the neighborhood.**
- **This project will target high levels of sustainable design. It will follow the sustainable design guidelines of LEED for Homes Midrise program.**



WESTLAKE VILLAGE



222 VIEW APARTMENTS



CHELAN RESORT SUITES



THE DAKOTA



SALVEO - LEED H PLATINUM



H2O APARTMENTS - LEED H MIDRISE PILOT GOLD TARGET



BROADSTONE KOI APARTMENTS - LEED NC CERTIFIED TARGET



OLIVE WAY MIXED-USE APARTMENTS - LEED NC SILVER TARGET



MIST APARTMENTS - LEED NC SILVER TARGET