

STREAM FIFTEEN APARTMENTS
605 15TH AVENUE EAST



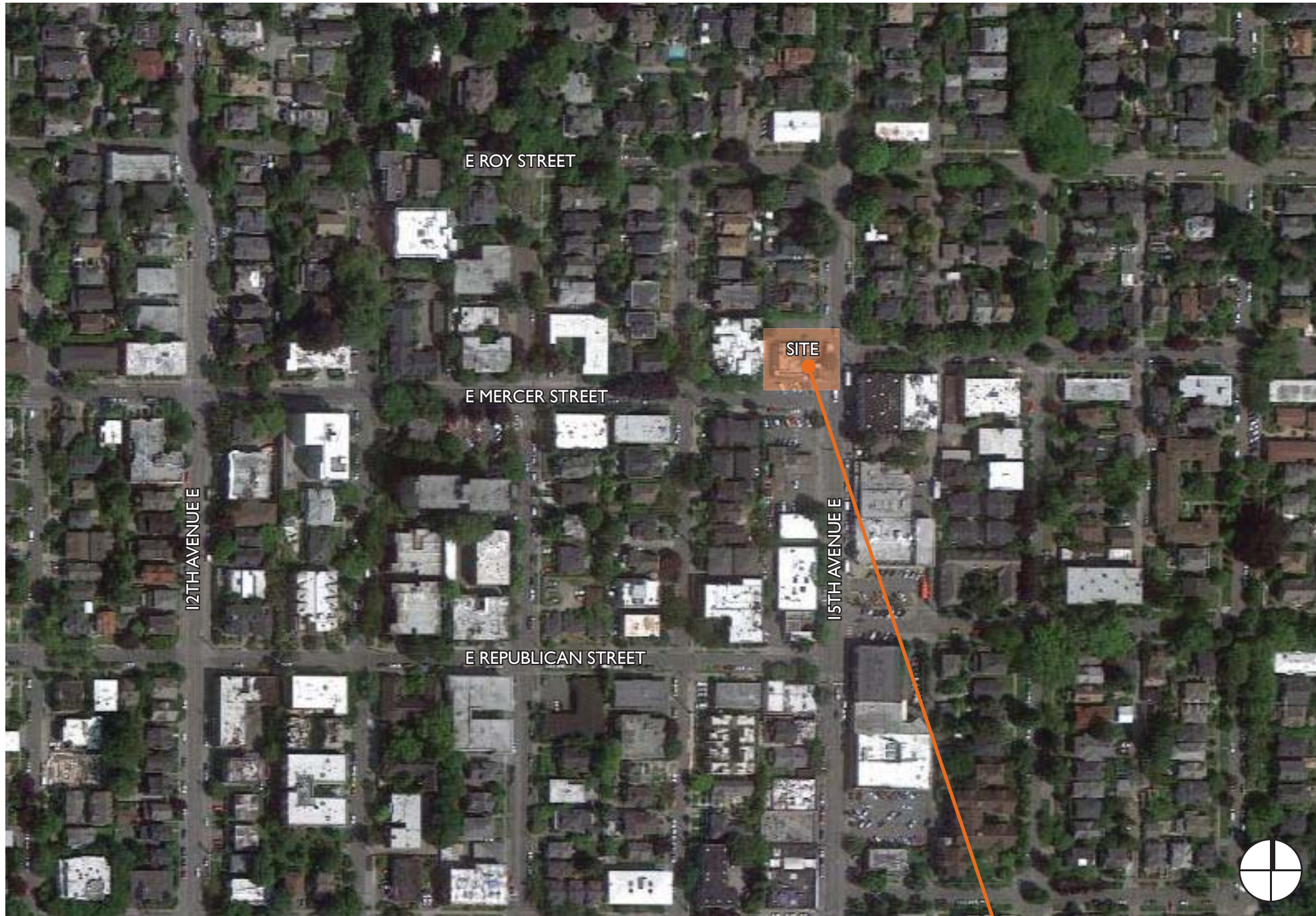
PROJECT SITE AT THE CORNER OF 15TH AVENUE EAST AND EAST MERCER STREET

EARLY DESIGN GUIDANCE
APRIL 3RD, 2013
DPD #3014339

310 First Avenue S, Suite 4S,
Seattle, WA 98104
206.933.1150
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PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 605 15th Avenue East
DPD PROJECT #: 3014339
OWNER: Stream Real Estate
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Gary Oppenheimer, AIA

PROJECT PROGRAM

Number of Residential Units:	Approximately 33
Number of Parking Stalls:	21-25
Area of Residential Levels:	Approximately 20,022 - 20,657 sf
Area of Parking Level:	Approximately 8,065 - 8,119 sf
Area of Retail:	Approximately 3,550 - 3,950 sf
Total Area:	Approximately 31,637 - 32,726 sf

DEVELOPMENT OBJECTIVES

The project consists of the new construction of a 4 story mixed-use building with street level retail space, approximately 33 apartment units and below grade parking. The project seeks to further the neighborhood commercial character with street oriented retail along 15th Avenue while adding market rate apartments to the neighborhood. The goal is to create a terminus for the retail corridor on 15th and a transition to the residential neighborhood to the north.

EXISTING SITE

The site consists of a single tax parcel at the corner of E Mercer Street and 15th Avenue E. The parcel is rectangular and measures approximately 89 feet along Mercer Street by 105 feet along 15th Avenue. The site contains approximately 9,317 square feet. The site is largely level, experiencing only a slight slope from the northwest to southeast corners with an approximate 4 foot grade change. The north and west property lines have a small low retaining wall bounding the site.

ZONING AND OVERLAY DESIGNATION

The project site is on the north boundary of a current NC2P-40 zone. The northern adjacent parcel is designated LR2, while the western adjacent parcel is designated LR3. The entire project site is located within the Capitol Hill Urban Center Village boundary and is in a designated pedestrian area.

NEIGHBORING DEVELOPMENT

The project is located on the northern edge of the 15th Avenue East commercial corridor, known for its diverse, neighborhood-oriented retail establishments. The site is served by bus routes running along 15th, and is within easy walking distance of several high-frequency routes including Broadway Avenue E, E John Street and E Thomas Street. The project is also within 3/4 of a mile of the Capitol Hill Light Rail station, offering easy access to downtown and beyond. The project is in close proximity to several parks, most notably Volunteer Park just five blocks to the north and Cal Anderson Park to the southwest. The neighborhood is very pedestrian friendly with many neighborhood retail options within blocks of the site, and close to the vibrant commercial atmosphere on Broadway Avenue E.

PARCEL #: 330370-0030
 ZONING: NC2P-40
 OVERLAYS: Capitol Hill Urban Center Village
 LOT AREA: 9,317 SF

23.45.504 PERMITTED USES Permitted outright:

- Residential
- Ground Floor Commercial Uses
- Live /Work (20% max of 15th frontage)

23.47A.013 FLOOR AREA RATIO (NC2P-40)

Single-purpose: 3.0
 Mixed-use: 3.25

23.47A.012 STRUCTURE HEIGHT (NC2P-40)

Allowed Maximum Base Height: 40'-0"
 Maximum bonus height per incentives: 44'-0"
 * Maximum height bonus per 13' floor to floor commercial exemption (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)

- 4' additional allowed for parapets: 48'-0"
- 15' additional allowed for stair penthouse: 59'-0"
- 16' additional allowed for elevator penthouse: 60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.47A.014 SETBACK REQUIREMENTS (NC2P-40)

Front setback along 15th: Zero feet (15'x15' Corner @ Adjacent LR2 Zone)
 Front setback along Mercer: Zero feet (15'x15' @ Adjacent LR3 Zone)
 Rear setback: Zero feet below 13' (15' above 13' @ Adjacent LR3 Zone)
 Side setback from interior lot line: Zero feet below 13' (15' above 13' @ Adjacent LR2 Zone)
 Additional setbacks: No setback required.

23.47A.024 AMENITY AREAS (NC2P-40)

Required: 5% of gross floor area in residential use
 Option 1: 5% x 22720 sf = 1136 sf required
 Option 2: 5% x 23335 sf = 1167 sf required
 Option 3: 5% x 23783 sf = 1190 sf required



DPD ZONING MAP

General Requirements:

- All residents shall have access to at least one private or common amenity area
- Amenity areas shall not be enclosed
- Common amenity areas shall have a minimum dimension of 10 ft and be no less than 250 sf in size
- Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 ft

23.47A.016 LANDSCAPING STANDARDS (NC2P-40)

Green factor score minimum 0.3 required.

23.54.015 REQUIRED PARKING (NC2P-40)

Residential Use:
 - No parking is required in commercial or multifamily zones within urban centers.

Commercial Use:
 - Proposed: 3950 sf.
 - Required: None. First 5000 sf of retail is exempt (23.54.015 Table D)

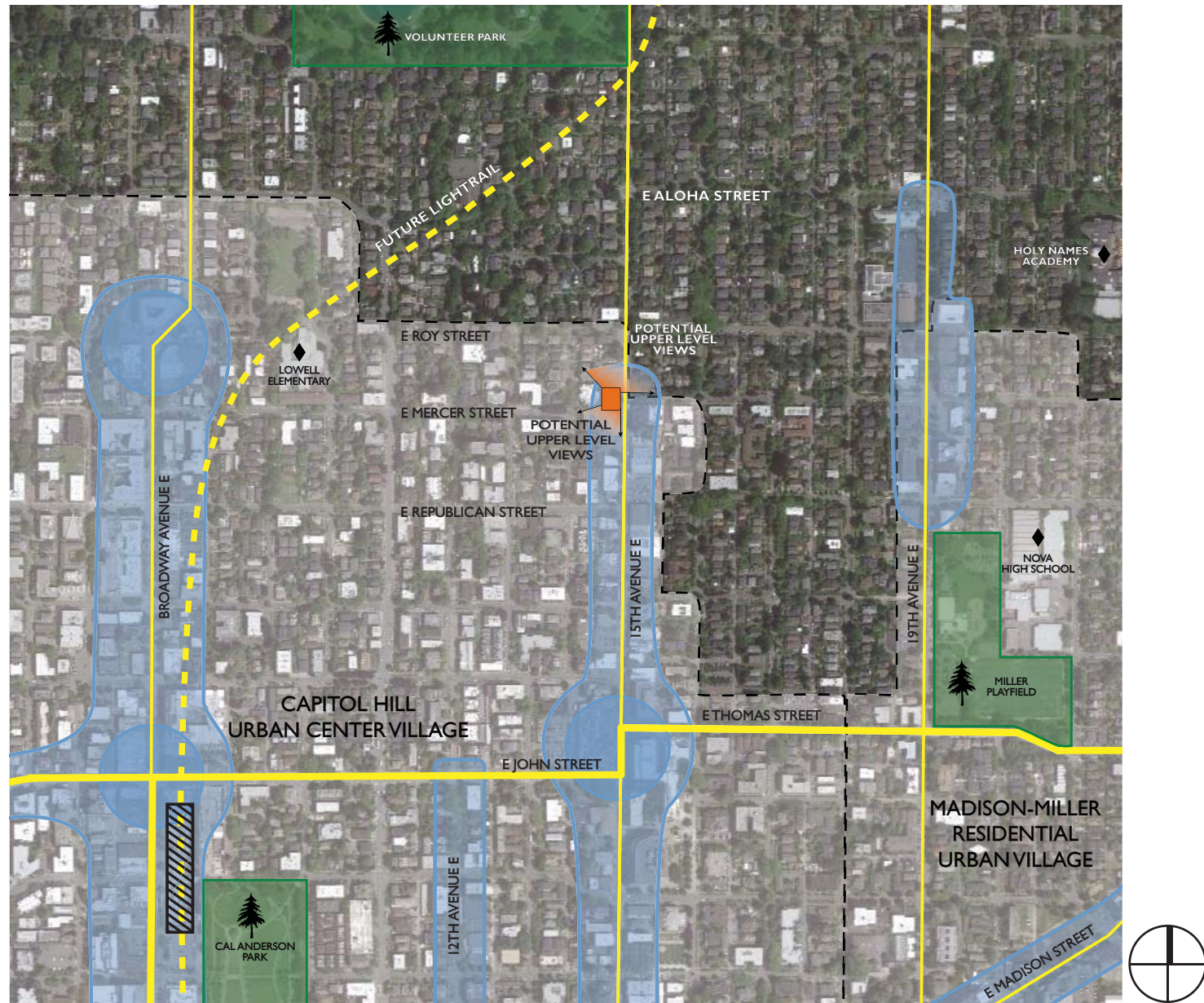
Bicycle long-term parking:
 - Required: 1 per 4 units.
 - Proposed: 33 units = 8 bicycle spaces required

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS (NC2P-40)

Residential:
 - For 26 - 50 units (375 sf required)

Commercial:
 - For 0 - 500 sf minimum area for shared storage space
 82 sf X 50 % = 41 sf required

ZONING DEPARTURES	OPT 1	OPT 2	OPT 3
SIDE & REAR SETBACK ABOVE 13' ADJACENT TO LR ZONE PARCELS TO FOLLOW LR STANDARDS ADJACENT TO LR ZONED PARCELS		X	X
15% DRIVEWAY SLOPE			X



KEY

- SITE
 - NODE
 - COMMERCIAL CHARACTER
 - URBAN VILLAGE BOUNDARY
- TRANSIT LINES
 - 🌲 PARK
 - LANDMARK
 - TRANSIT STATION

OPPORTUNITIES & CONSTRAINTS

The site is located in the north end of the 15th Avenue Commercial Corridor area within the Capitol Hill Urban Center Village. The Capitol Hill Neighborhood Design Guidelines acknowledge the corridor for its quieter nature, full of “diverse neighborhood-oriented retail services, pedestrian scale storefront buildings, and lively mix of locally owned and operated businesses.” The proposed project seeks to enhance the area retail feel by featuring street level retail space along 15th Avenue.

Site Specific Constraints

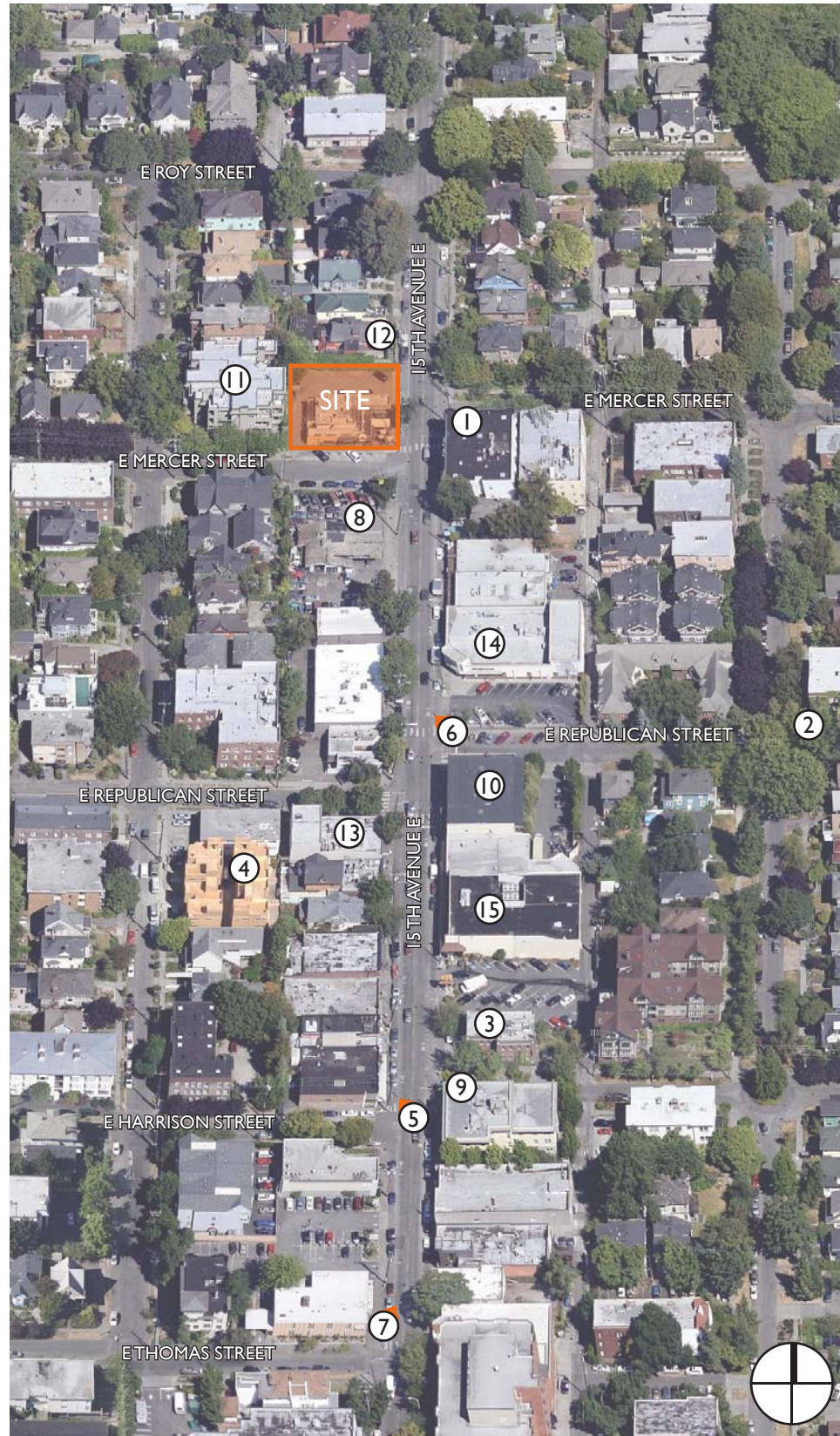
The project site has several outside forces that constrain the building massing. Zoning set backs required by the adjacent LR zones push the building massing towards the street intersection corner. The NC2P-40 Code allows for a zero foot setback at ground floor up to 13 foot which would negatively impact the lower levels of the adjacent residential structures. Following an LR setback dimension would result in a better ground level relationship between neighboring buildings. The north property line currently features a well established laurel hedge that will be incorporated into the new project, adding to the privacy of the neighboring single family home. The proposed garage entry is at the high point of the existing grade. There is no abutting alley at this site and per code the preferred access would be off Mercer. A longer garage access ramp will be required, but the proposed location is adjacent to the neighboring garage access to the west. The overhead power lines will require the upper floors to be setback.

Site Access

The project is well served by public transit routes running along 15th and is within walking distance of several high frequency transit corridors and the future Capitol Hill Light Rail station. This project is providing approximately 15 parking stalls for the 33 residential units in an underground parking level and 6 parking stalls for the commercial retail, accessed off Mercer Street in the southwest corner of the site.

Contextual Opportunity

There are potential views to the southwest and the northeast from the upper levels and roof deck amenity. The project will create a strong terminus of 15th Avenue commercial corridor. The project will create an opportunity develop a transition to residential area to the north.



① FREDONIA



② MULTI-FAMILY



③ FIRE STATION 7



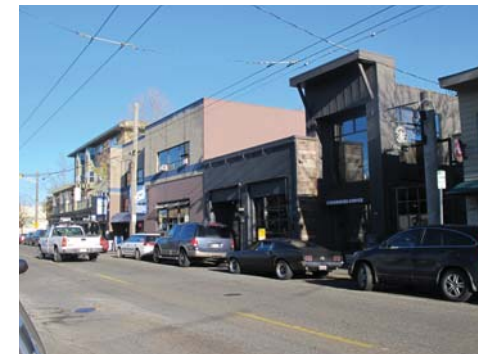
④ MALDEN 8



⑤ NEIGHBORHOOD RETAIL



⑥ NEIGHBORHOOD RETAIL



⑦ NEIGHBORHOOD RETAIL



⑧ HILLTOP SERVICE STATION



⑨ MIXED-USE



⑩ MIXED-USE



⑪ MULTI-FAMILY



⑫ DUPLEX



⑬ CAFE LADRO



⑭ WALGREENS



⑮ QFC

EXISTING SITE PLAN



② LOOKING WEST ALONG MERCER STREET AT PROJECT SITE



⑤ MIXED USE DIRECTLY EAST ACROSS 15TH FROM SITE



③ LOOKING NORTH ALONG 15TH AVENUE



⑥ MULTI FAMILY AT WESTERN ADJACENT PROPERTY



① LOOKING EAST ALONG MERCER STREET TOWARDS PROJECT SITE



④ LOOKING SOUTH ALONG 15TH AVENUE



⑦ LAUREL HEDGE TO REMAIN AT NORTHERN ADJACENT PROPERTY

DESIGN GUIDELINE PRIORITIES

A-2 Reinforce Existing Streetscape Characteristics

The proposed project reinforces the existing urban fabric along 15th and helps to transition the retail development to the south and the residential to the north.

A-4 Human Activity

The site is located at the north end of the commercial corridor and will form the transition of the commercial district to the south and the residential community to the north. The ground level single tenant commercial space will provide an extension of the street level activity and connect this isolated parcel to the district and the residential neighborhood. The enhanced landscaping will strengthen and enliven the streetscape experience.

A-8 Parking and Vehicle Access

Vehicle access is minimized to one curb cut on Mercer in the same location as the existing parking access on the west side of the property. All access to below-grade parking, trash and loading will come via this point to maximize the amount of continuous storefront on 15th and Mercer.

A-10 Corner Lots

The intersection at 15th and Mercer creates a unique opportunity for corner orientated building. The street level retail will extend from the retail active 15th Ave E around the corner onto Mercer creating an inviting extension of the retail district to the north.

B-1 Height, Bulk and Scale Compatibility

The project site is located at a point of transition from the commercial district to the south and the residential community to the north. The mixed use and multifamily buildings to the east and west of this site create an immediate context of similar scale, height and bulk to the proposed development. The smaller scale retail development to the south will be extended to the north to activate and enhance the transition to the neighboring residential community that supports the retail district. The project will respond to the strong street-wall condition established by the Canterbury Building across 15th while using bay articulation and patterning to break down the building massing.

C-1 Architectural Context

Storefronts will feature character-defining elements and materials that are in keeping with the best examples of the Capitol Hill retail environment. Patterning of upper floors will feature bays and fenestration to avoid creating monolithic facades while enhancing the established street-wall of existing buildings.

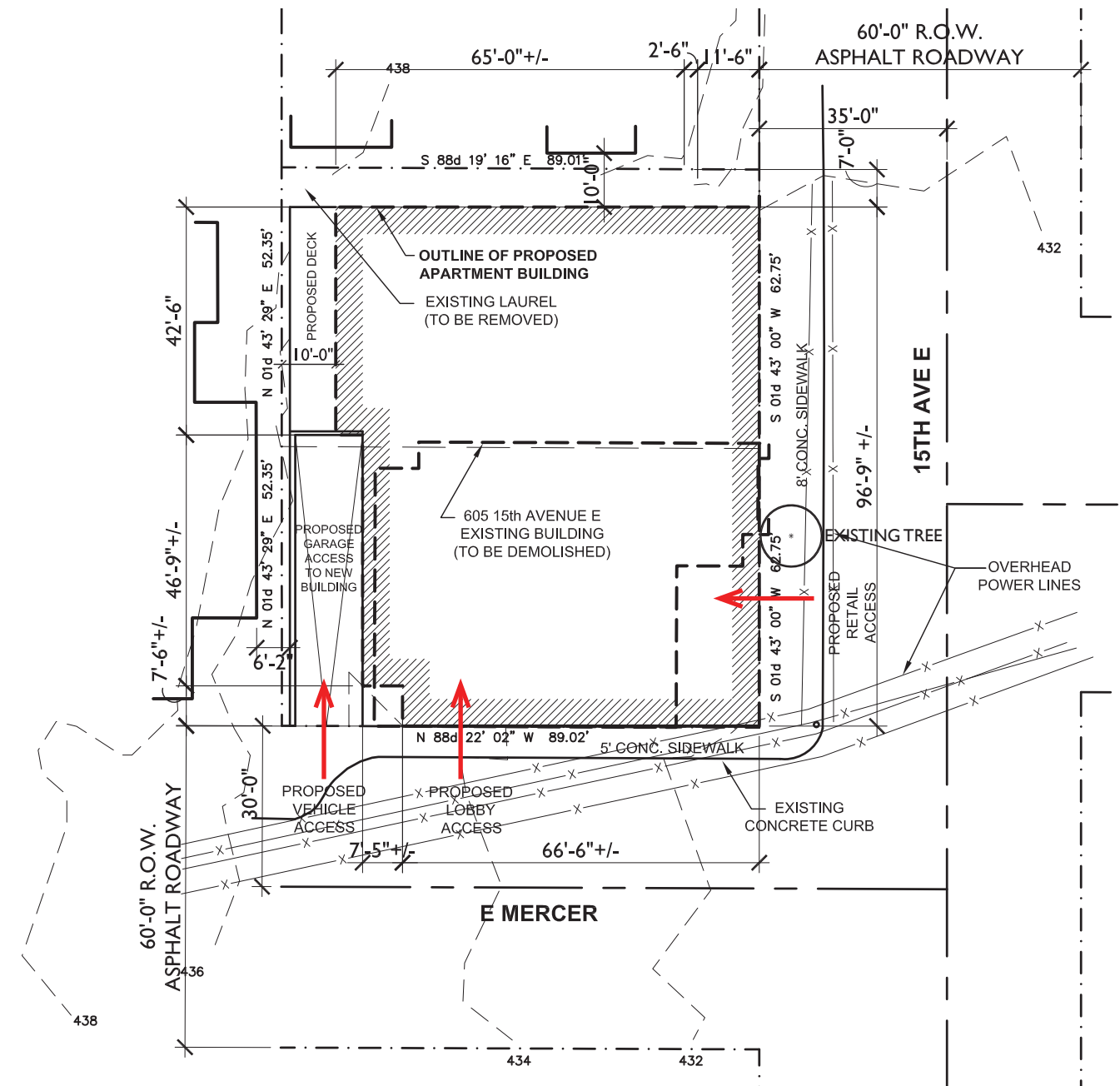
C-2 Architectural Concept and Consistency

The architectural concept is predicated on transitioning the neighborhood commercial district to the surrounding residential community. The building massing and major facade elements will be informed by integrating traditional mixed-use building organization with more contemporary use of materials and detailing to link the historic with the modern.

C-3 Human Scale

In keeping with the architectural concept of transitioning the commercial character and single and multifamily residential community, the project will also establish a scale, rhythm and character appropriate to the pedestrian environment to assure a vibrant retail storefront at grade while the upper floors are modulated to reflect the scale and character of the residential use.

EXISTING SITE PLAN



D-1 Pedestrian Open Spaces and Entrances

The ground floor uses will reinforce conditions established by adjacent properties. The retail spaces oriented along 15th will feature true storefronts and commercial entrances. This retail will wrap the corner at Mercer to create a strong presence at grade and maintain consistency with the ground floor condition of the building across 15th to the east. The residential lobby will be located adjacent to the residential zone to the north to transition the retail character along 15th and the residential neighborhood to the north.

E-1 Reinforce Existing Landscape Character of Neighborhood

Landscaping opportunities along 15th will be appropriately utilized, such as hooks, hanging flower pots and planting around street trees, to enhance the commercial pedestrian environment.

STREETSCAPE



① MERCER STREET LOOKING SOUTH



③ 15TH AVENUE LOOKING WEST

CONTINUE ON
NEXT PAGE



④ 15TH AVENUE LOOKING EAST

CONTINUE ON
NEXT PAGE

PROJECT SITE



② MERCER STREET LOOKING NORTH

PROJECT SITE



CONTINUING ALONG 15TH AVENUE LOOKING WEST



CONTINUING ALONG 15TH AVENUE LOOKING EAST

OPTION I (CODE COMPLIANT)

DISTINGUISHING FEATURES

- 33 units, 25 parking spaces
- 3700 sf of ground-level retail
- Follows regular provisions of the NC Code
- Utilizes height bonus by providing retail spaces 13'+ floor-to floor height
- Additional resident storage stalls in garage
- Roof top deck provided for amenity space

PROS

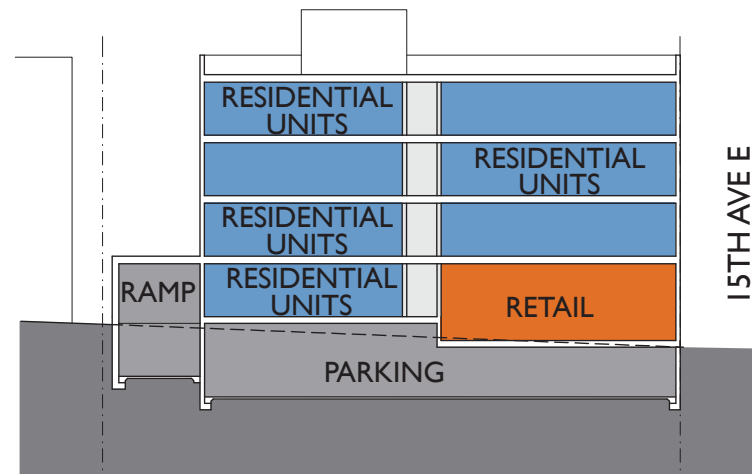
- Lobby located slightly above grade, maximizing visibility
- Corner occupied by retail to anchor and reinforce the streetscape experience at the north end of the commercial corridor
- Double height retail along 15th Avenue E and Mercer

CONS

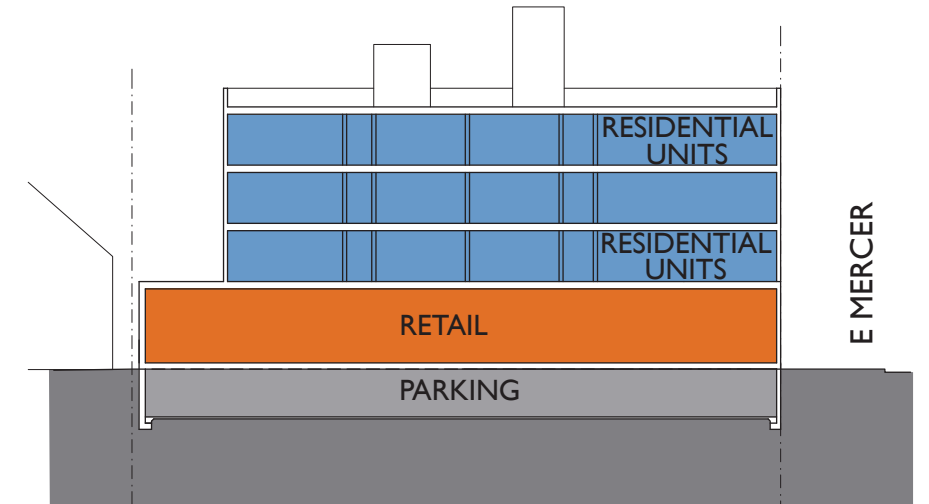
- Overhead Power Lines
- Narrow sidewalk on Mercer

REQUESTED DEPARTURES

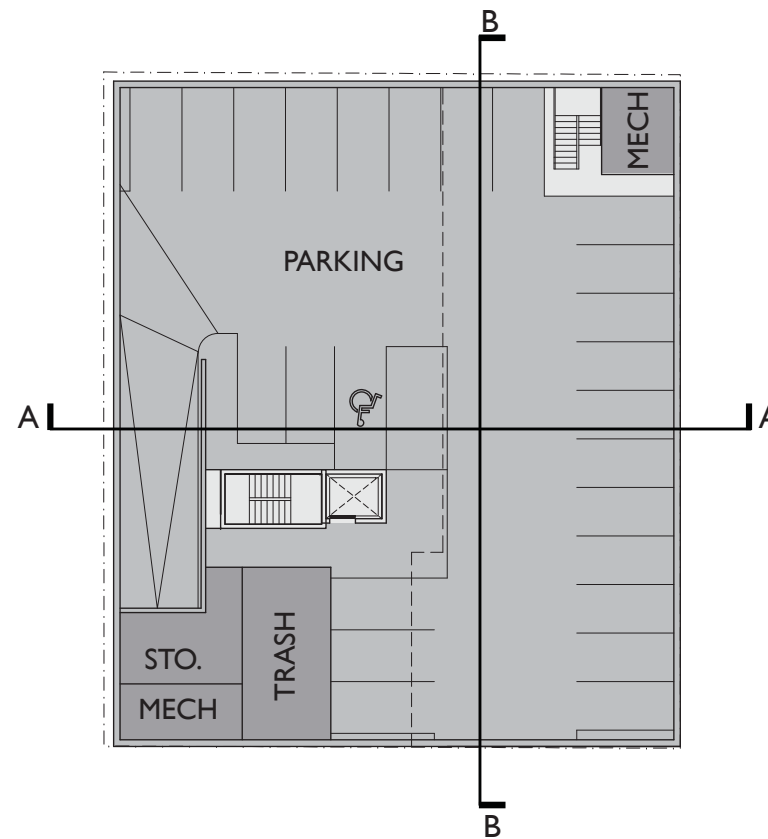
- No Departure Requests



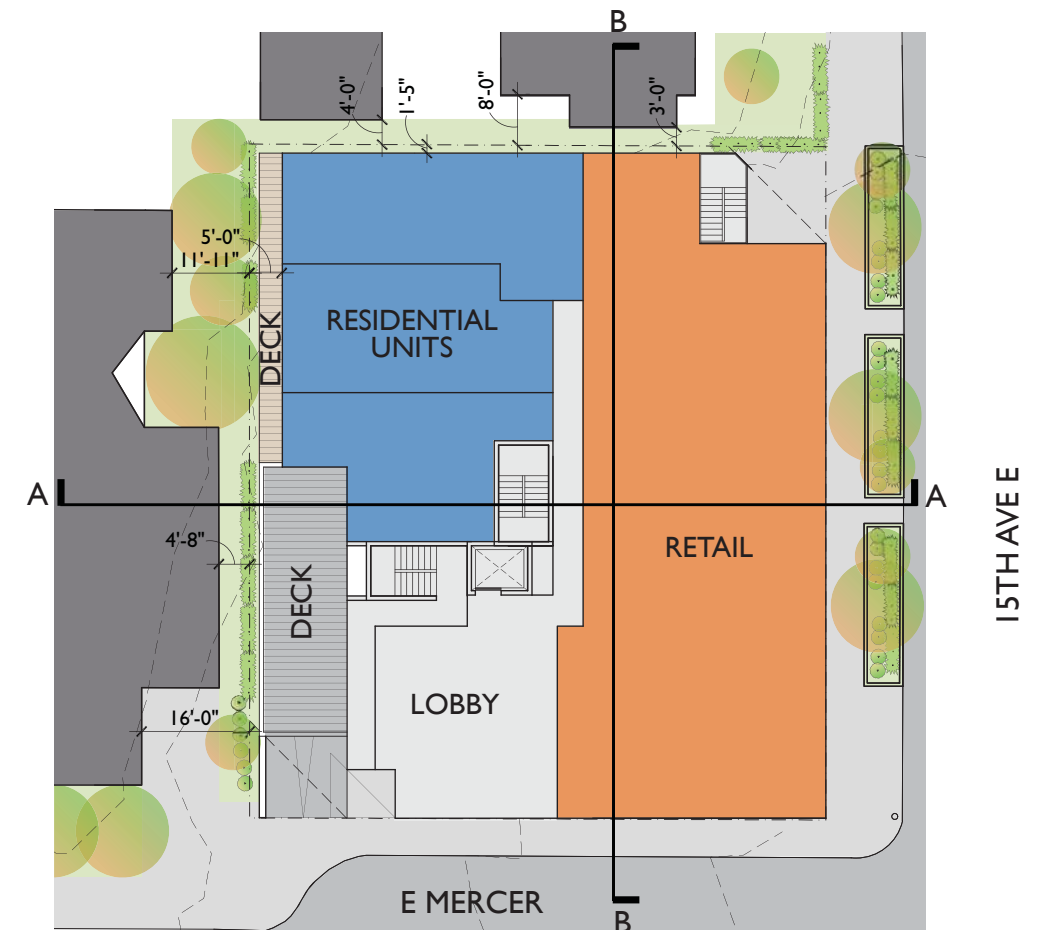
SECTION A



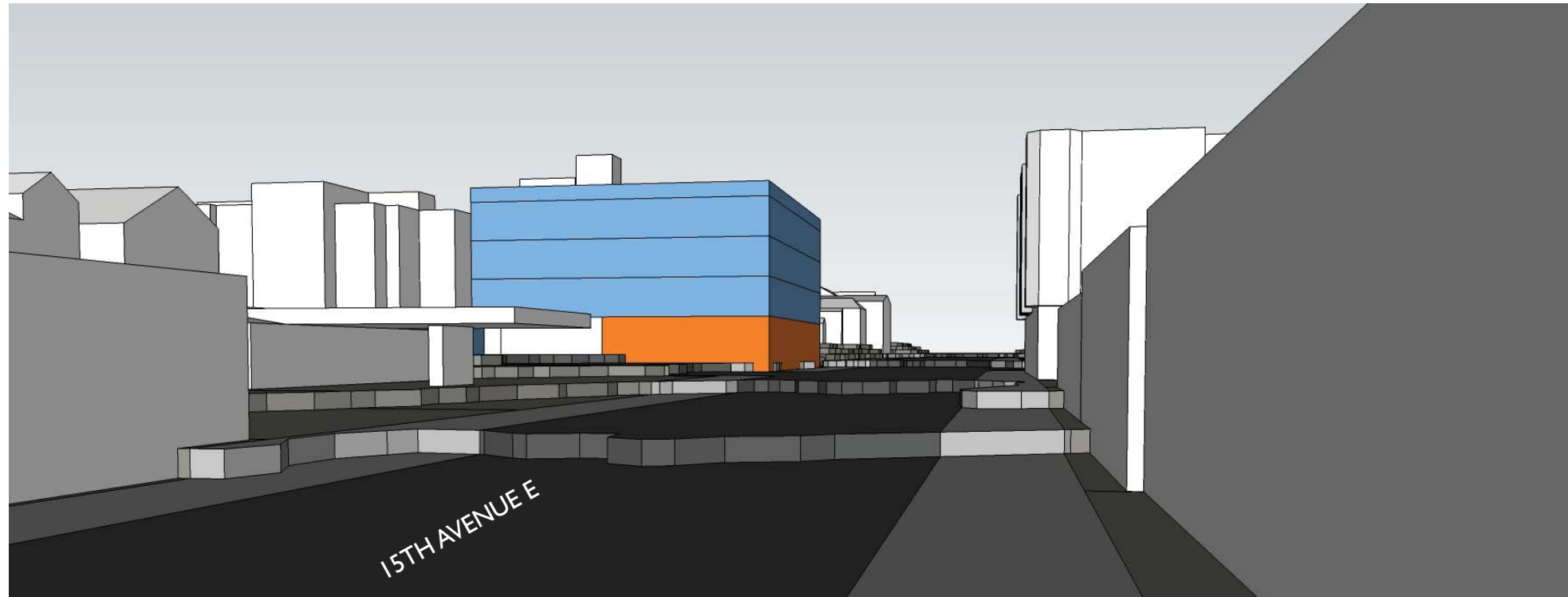
SECTION B



LEVEL P1



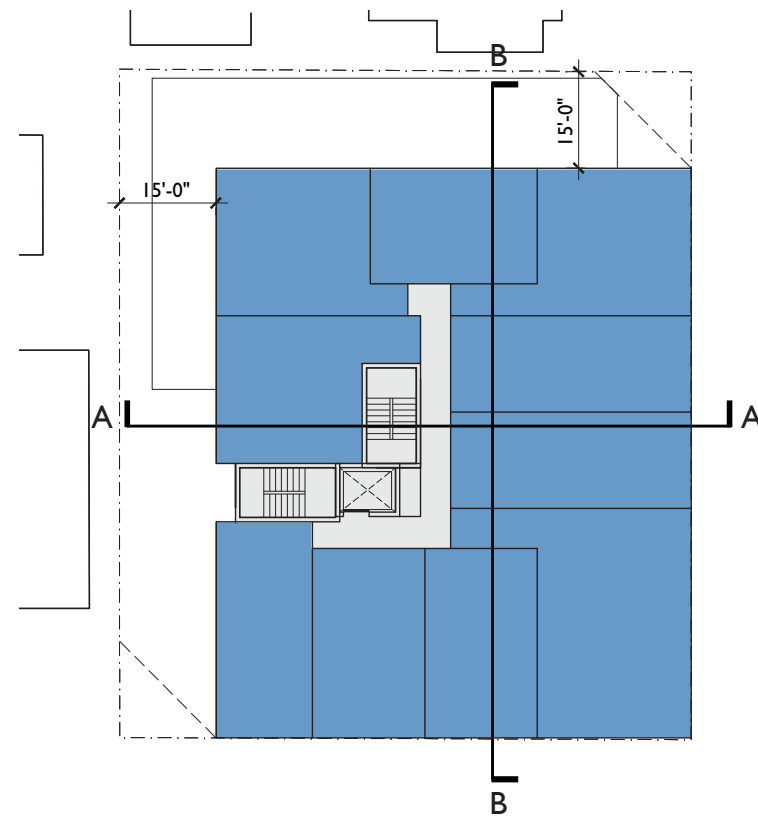
LEVEL I



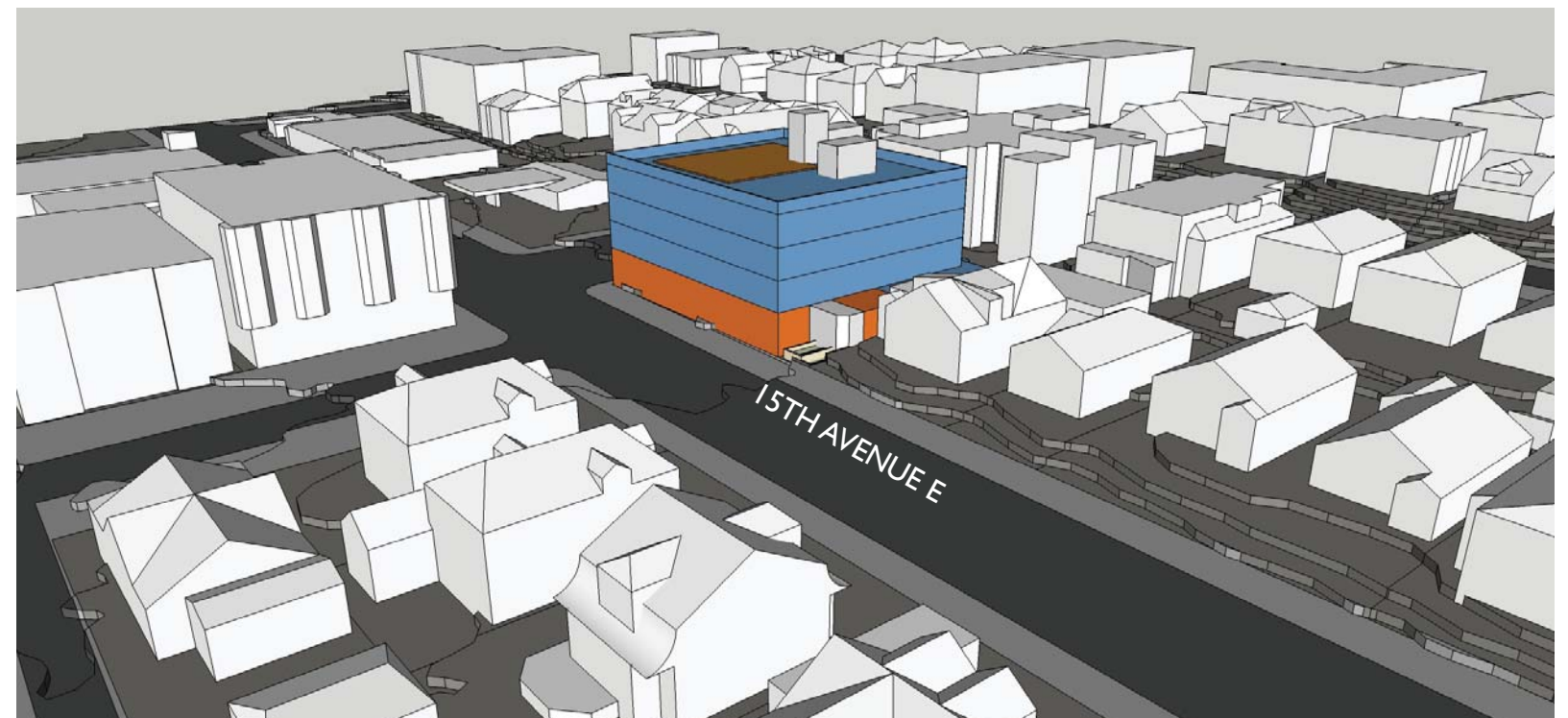
STREETVIEW: LOOKING NORTH ON 15TH AVENUE E



AERIAL VIEW: LOOKING SOUTHWEST FROM ABOVE SITE



LEVEL 2 - 4



AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE

OPTION 2

DISTINGUISHING FEATURES

- 33 units, 23 parking spaces
- 3950 sf of ground-level retail
- Splits the difference between NC and LR zoning setbacks at upper level setbacks
- Utilizes height bonus by providing retail spaces 13'+ floor-to-floor height
- Additional resident storage stalls in garage
- Roof top deck provided for amenity space
- Building entry for residents located off 15th Avenue E adjacent to residential zone to the north

PROS

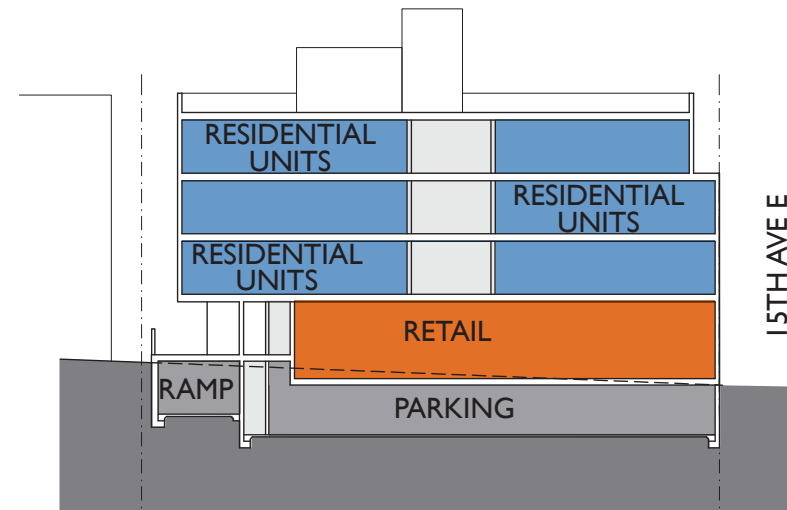
- Lobby located on 15th to provide transition from commercial corridor to the residential zone to the north
- Preserves existing laurel hedge at north property as buffer to residential structure
- Corner occupied by retail to anchor and reinforce the streetscape experience at the north end of the commercial corridor
- Double height retail along 15th Avenue E and Mercer

CONS

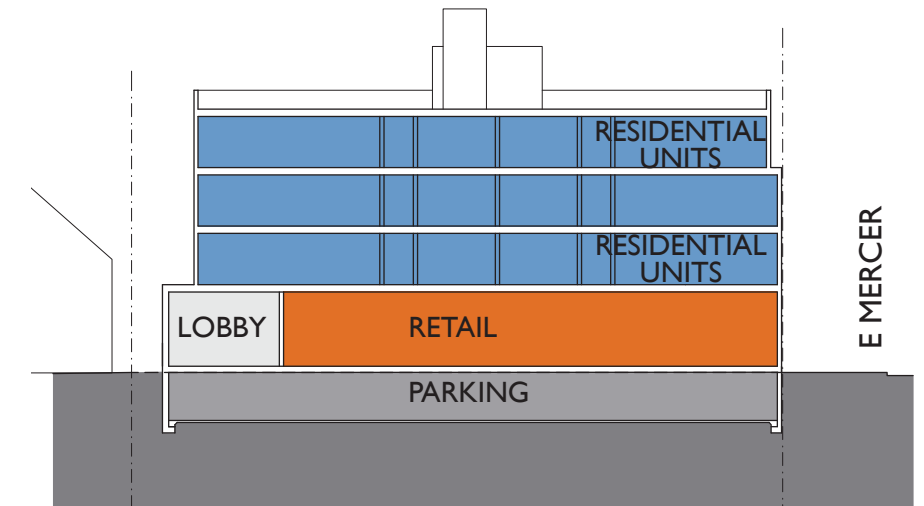
- Overhead Power Lines
- Narrow sidewalk on Mercer

REQUESTED DEPARTURES

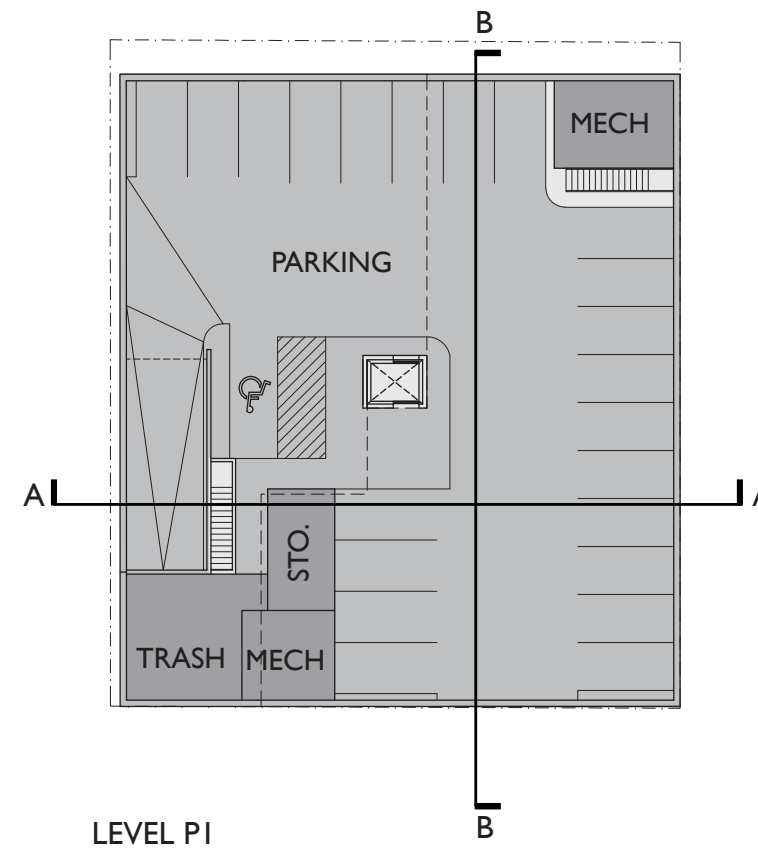
- Sideyard setback departure, following LR sideyard setback standards. See page 20 for detail.



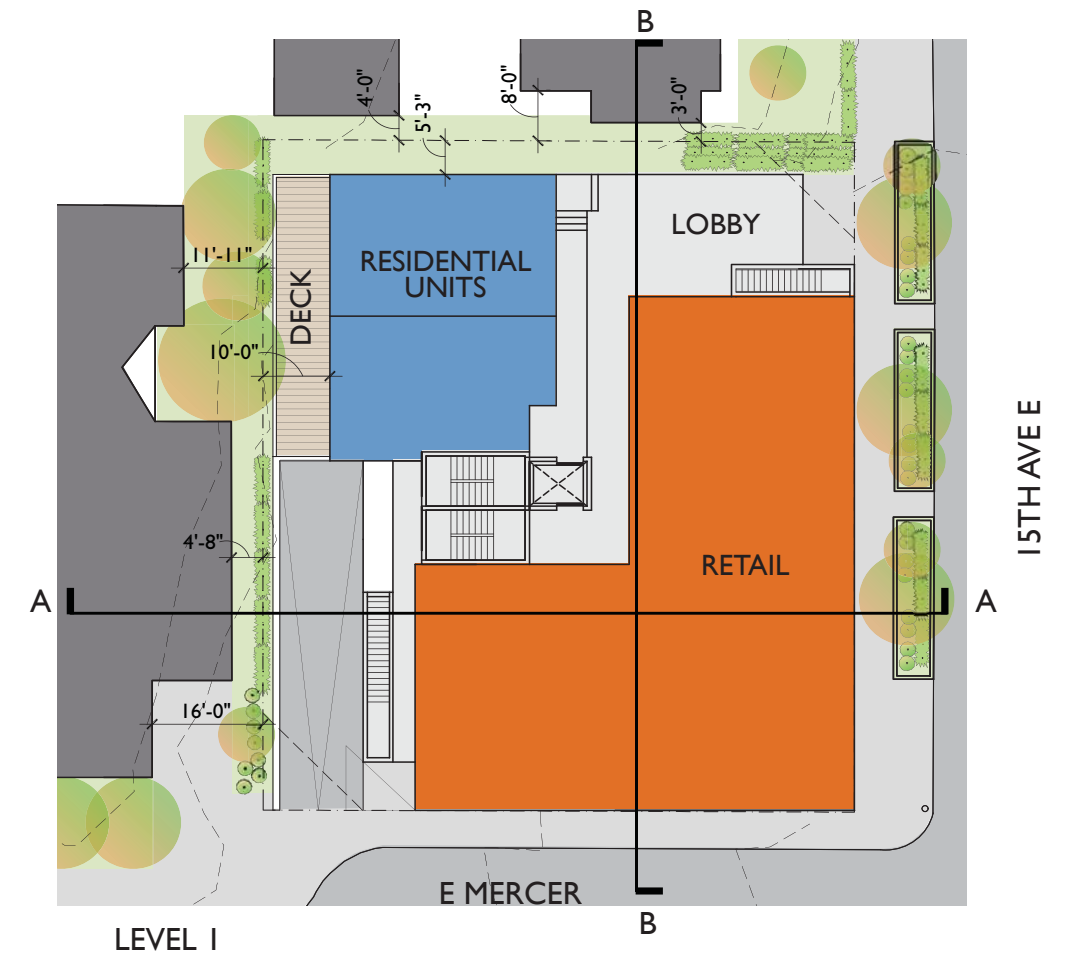
SECTION A



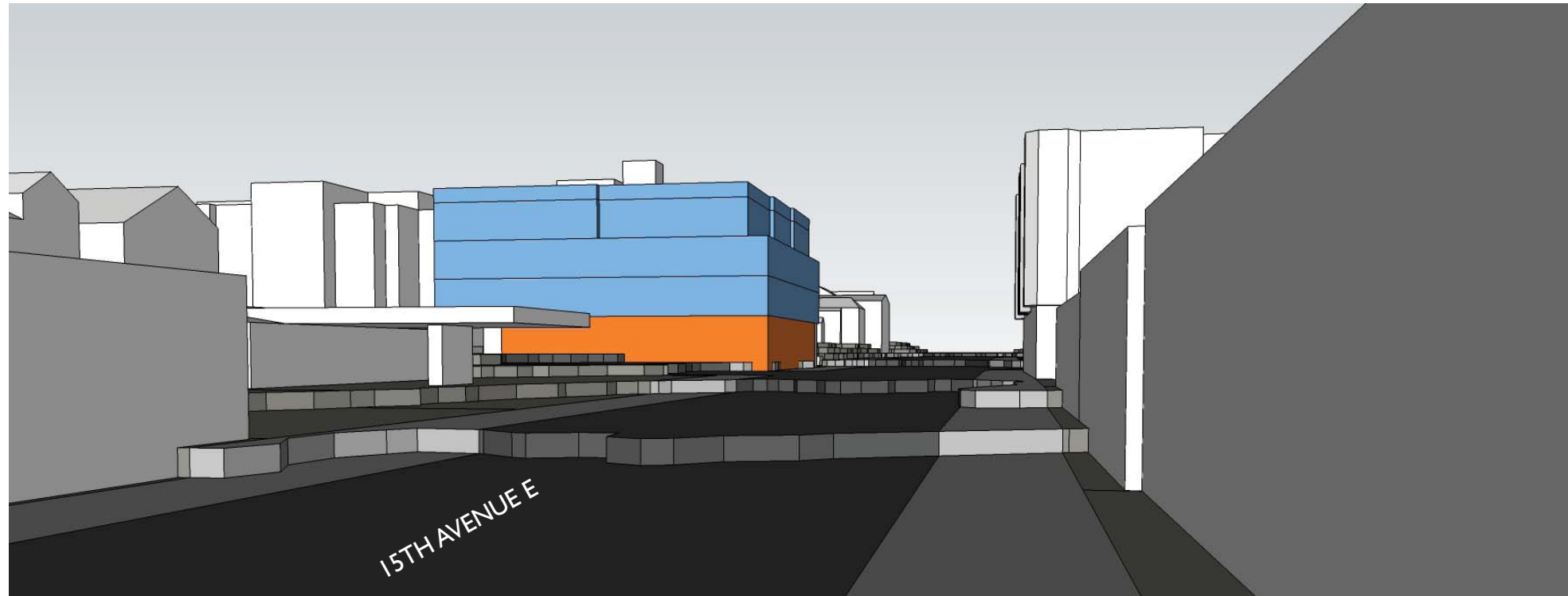
SECTION B



LEVEL P1



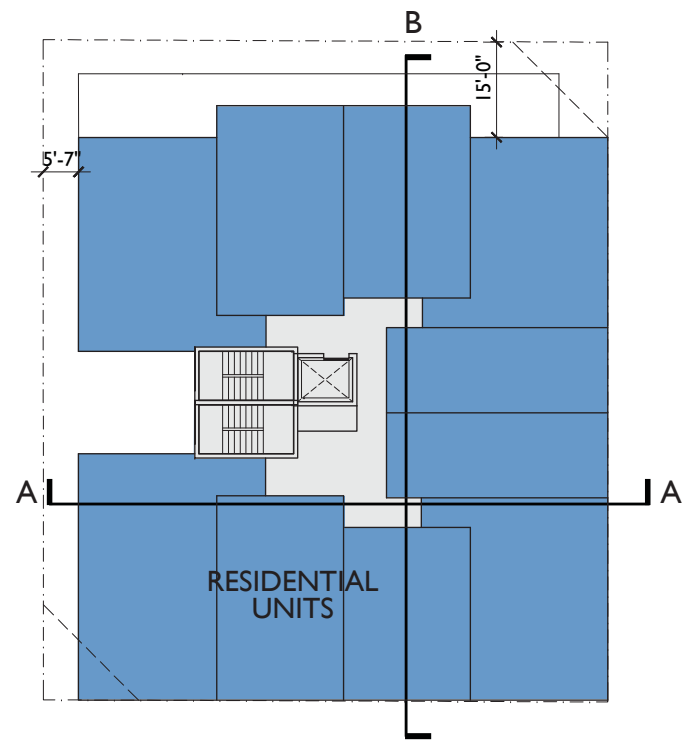
LEVEL I



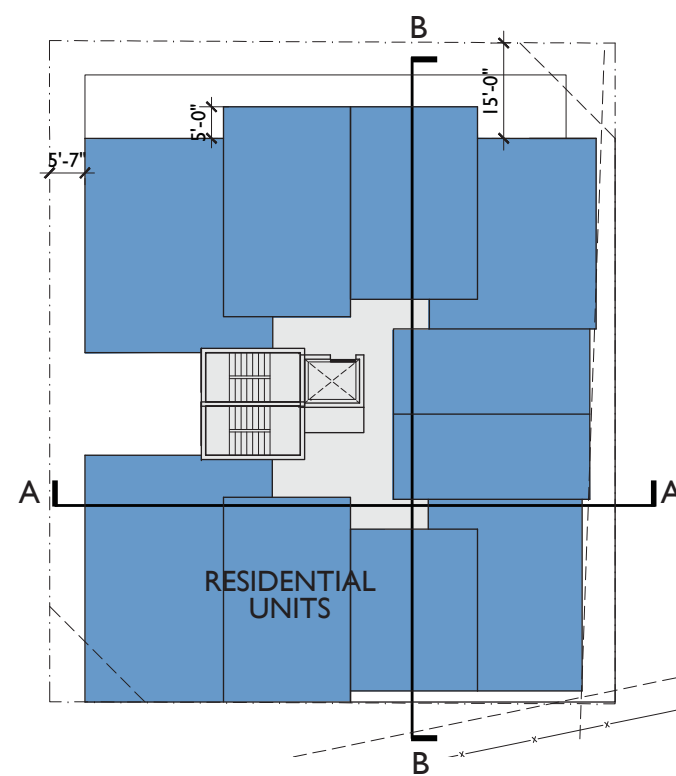
STREETVIEW: LOOKING NORTH ON 15TH AVENUE E



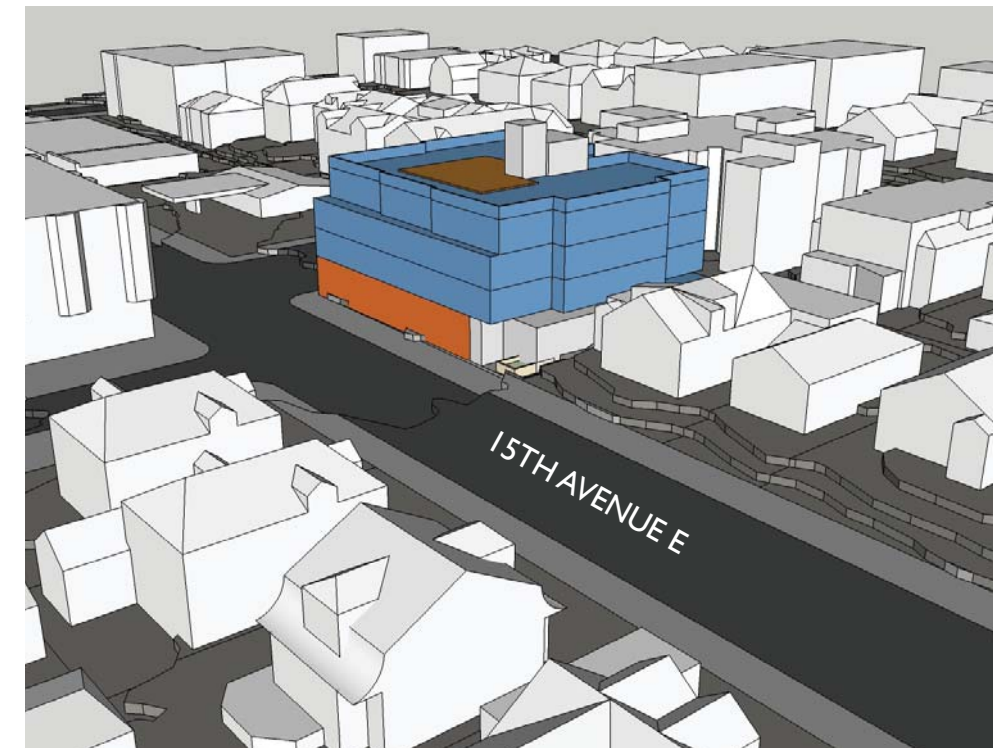
AERIAL VIEW: LOOKING SOUTHWEST FROM ABOVE SITE



LEVEL 2 - 3



LEVEL 4



AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE

OPTION 3 (PREFERRED)

DISTINGUISHING FEATURES

- 33 units, 21 parking spaces
- 3550 sf of ground-level retail
- Provides a 7'-0" setback at the north property line
- Provides an average 11'-0" setback along the west property line
- Utilizes height bonus by providing retail spaces 13'+ floor-to-floor height
- Bike parking & additional resident storage units in garage
- Roof top deck provided for amenity space

PROS

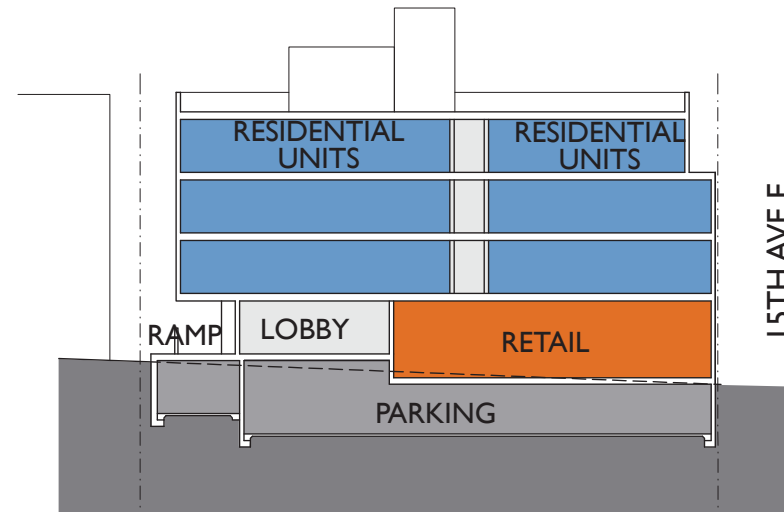
- Preserves existing laurel hedge at north property as buffer to residential structure
- Green screens at north & west elevations to provide transition to residential zones
- Double height retail along 15th Avenue East
- Corner occupied by retail to anchor and reinforce the streetscape experience at the north end of the commercial corridor

CONS

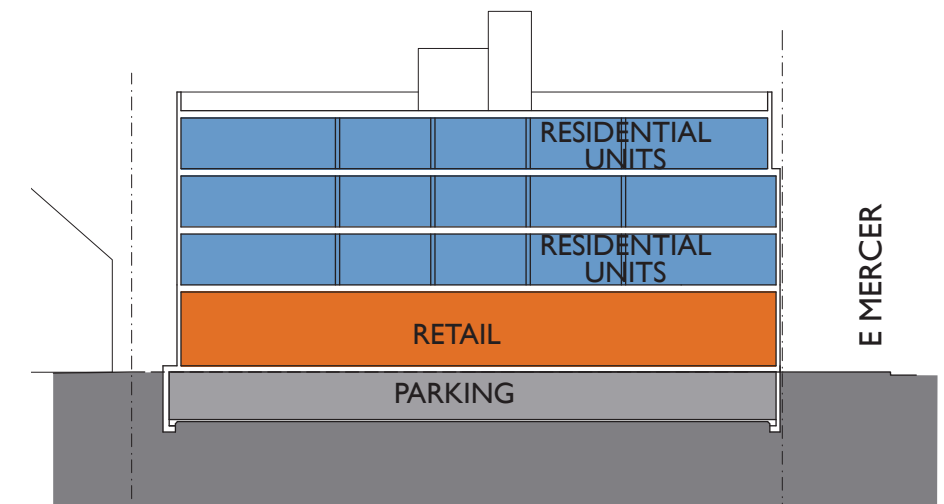
- Overhead Power Lines
- Narrow sidewalk on Mercer

REQUESTED DEPARTURES

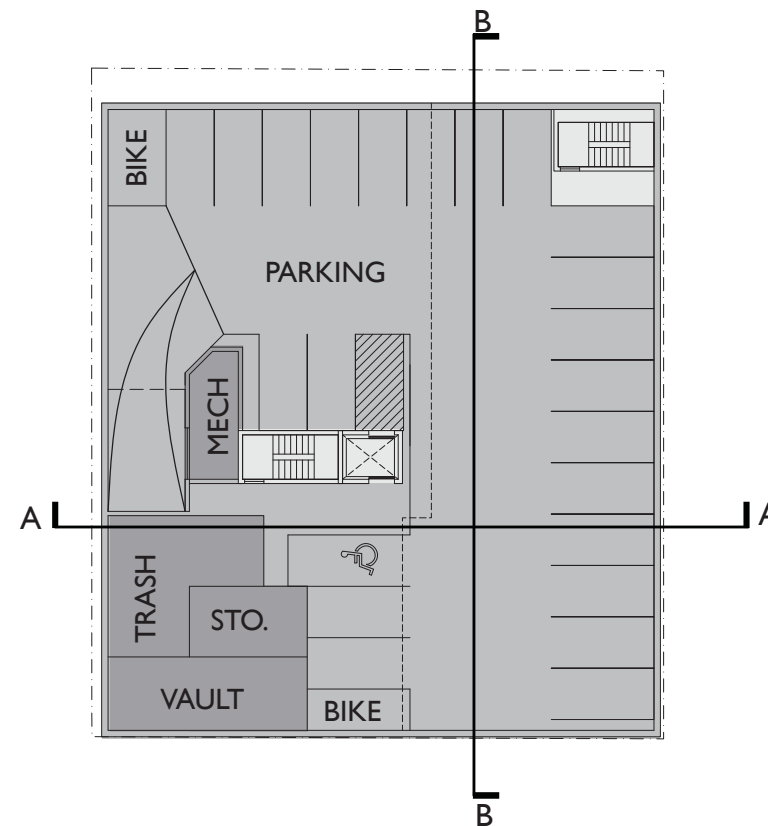
- Sideyard setback departure, following LR sideyard setback standards. See page 20 for detail.
- Parking ramp grade increase from 15% to 20%.



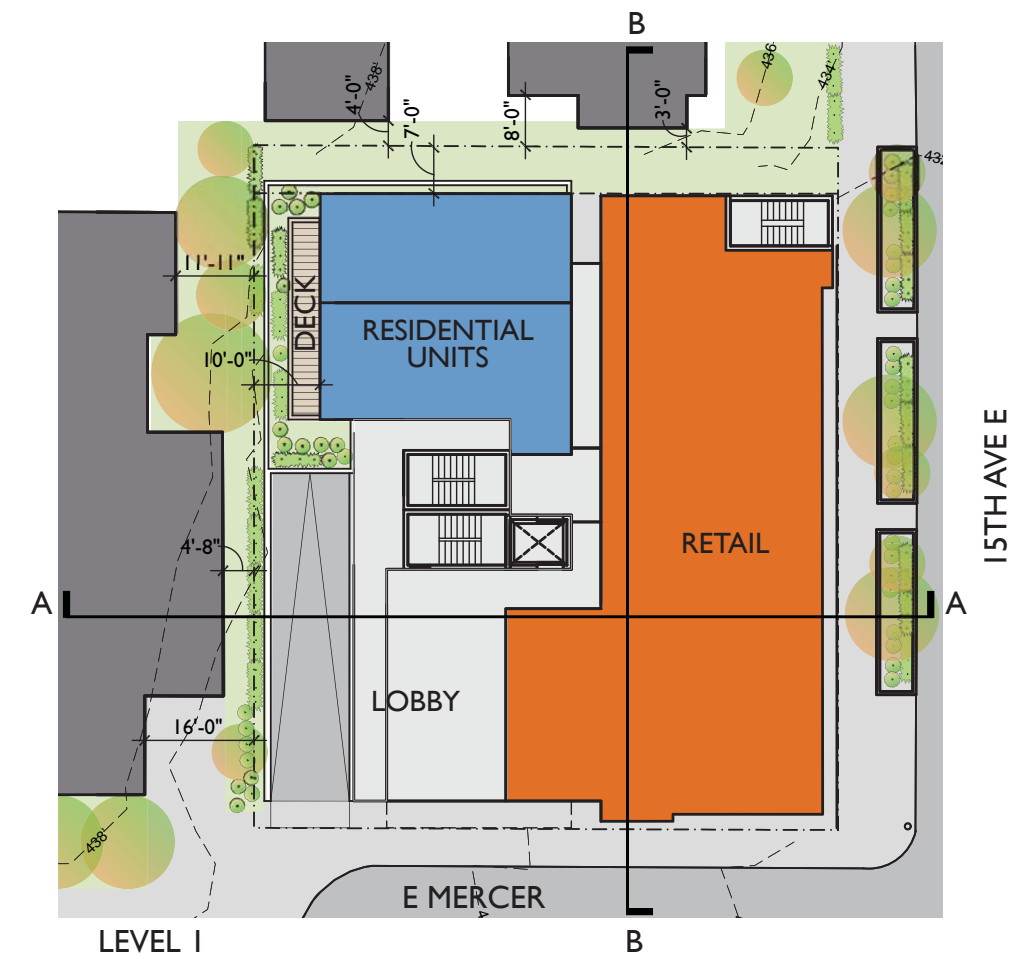
SECTION A



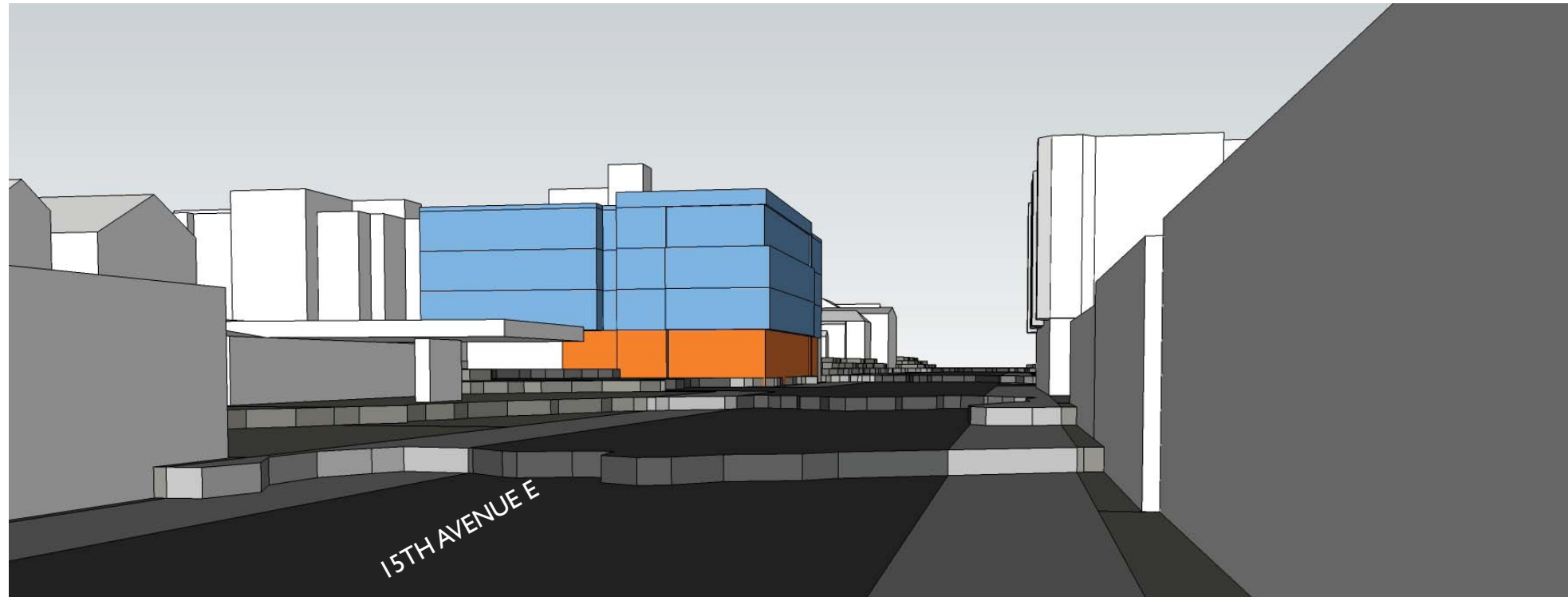
SECTION B



LEVEL P1



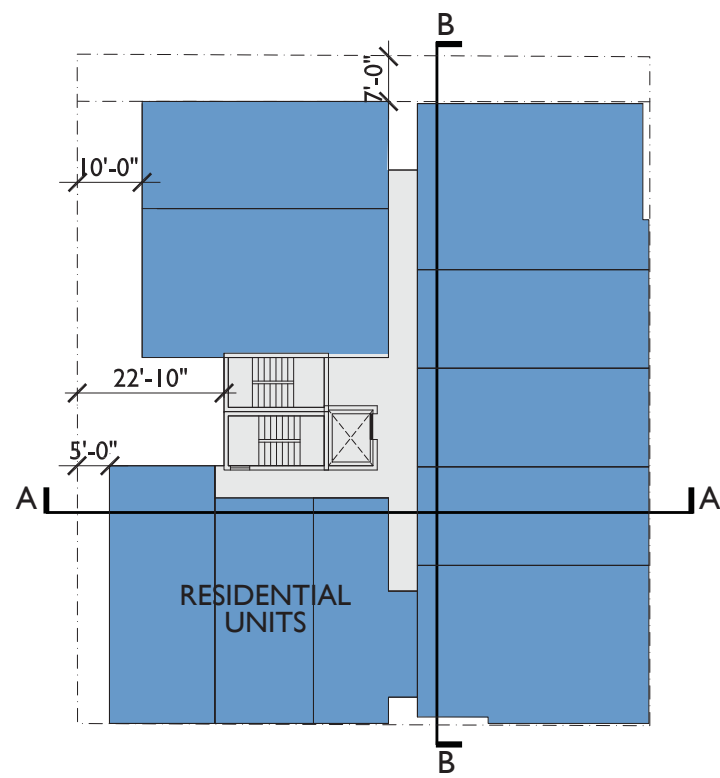
LEVEL I



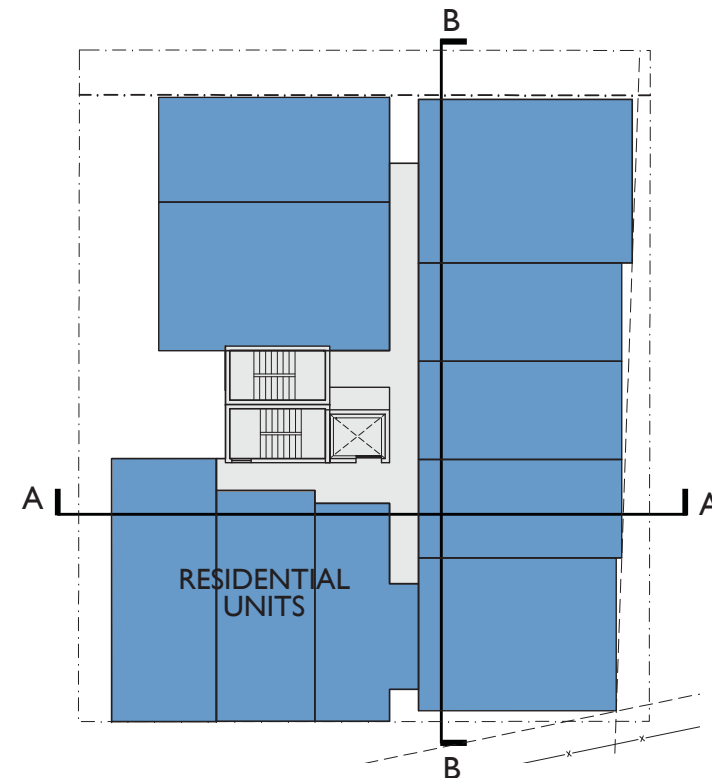
STREETVIEW: LOOKING NORTH ON 15TH AVENUE E



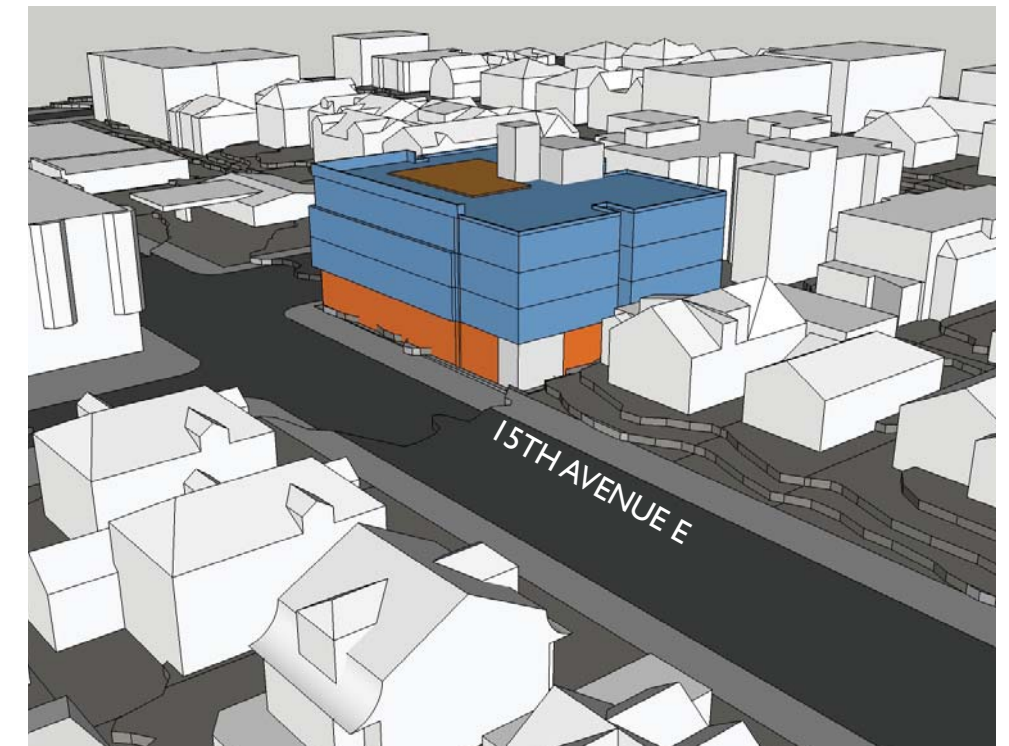
AERIAL VIEW: LOOKING SOUTHWEST FROM ABOVE SITE



LEVEL 2 - 3



LEVEL 4



AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE

DESIGN CHARACTER

The architectural character of the building is informed by the neighboring residential apartment buildings and the more eclectic retail development along the 15th Avenue commercial corridor. The massing of the building is broken by vertical notches separating the larger stronger expression of the corner mass with the smaller more refined elements that relate and transition to the residential development to the west and to the north. A strong commercial storefront with continuous canopy defines the streetscape along 15th and a recessed glazed entry defines the residential entry on Mercer. The edges of the building at both the north and west street-level corners are softened with green screens to transition to the smaller residential structure to the north and the apartment project to the west.



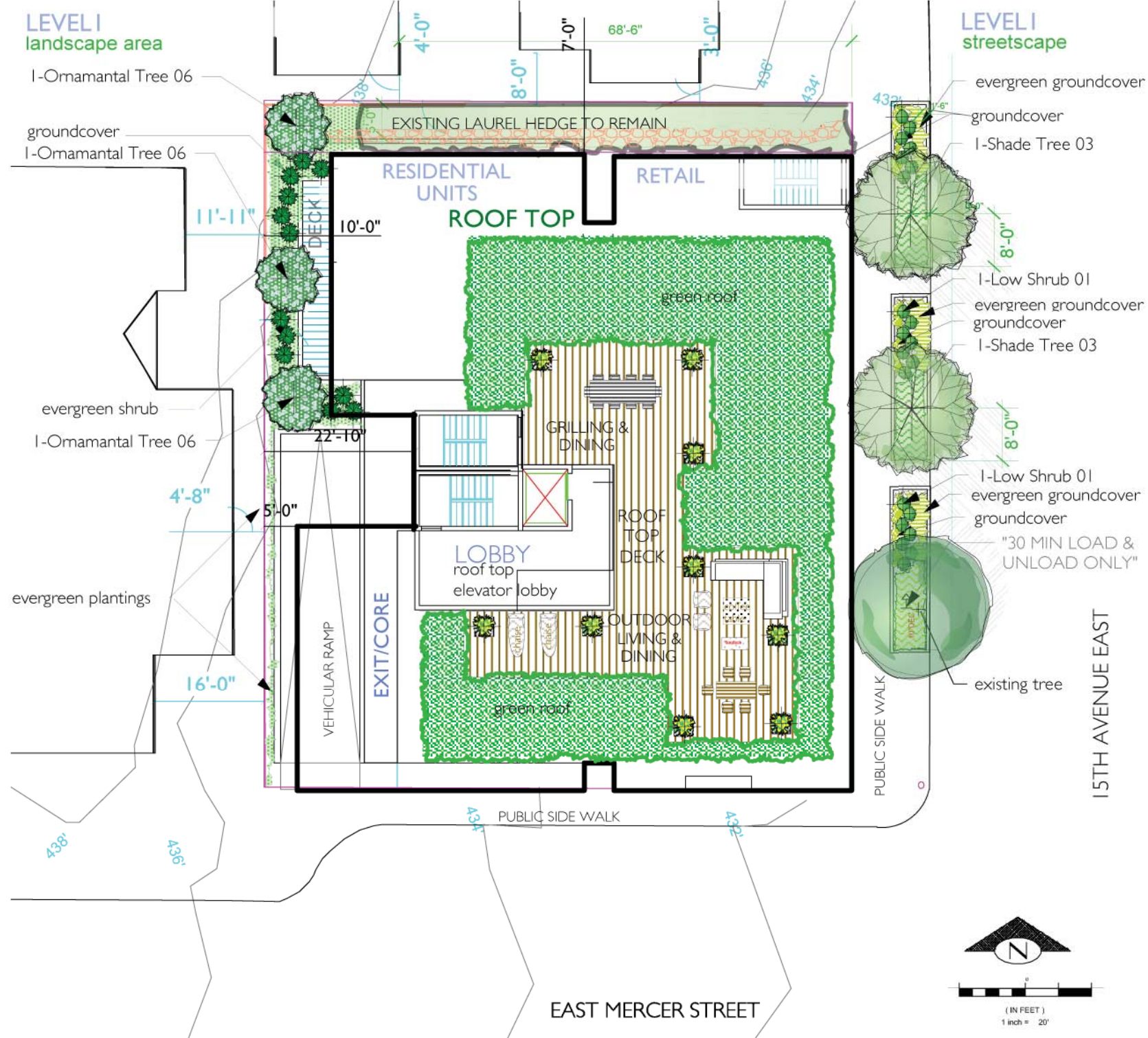
VIEW LOOKING NORTHWEST



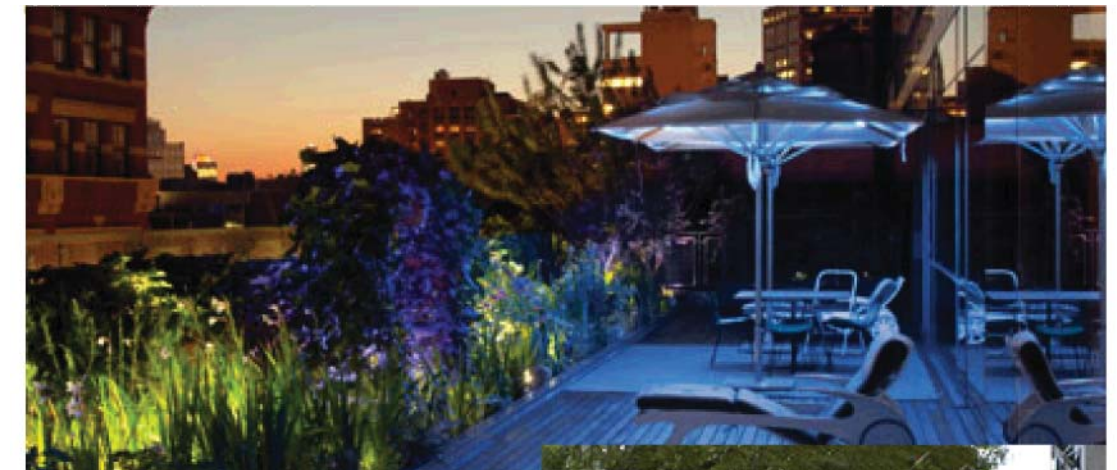
VIEW LOOKING EAST ALONG MERCER ST.



VIEW LOOKING SOUTH ALONG 15TH AVE E



ROOF TOP CONTAINER PLANTING & GREEN ROOF TRAYS



ROOF TOP LOUNGING & GATHERING

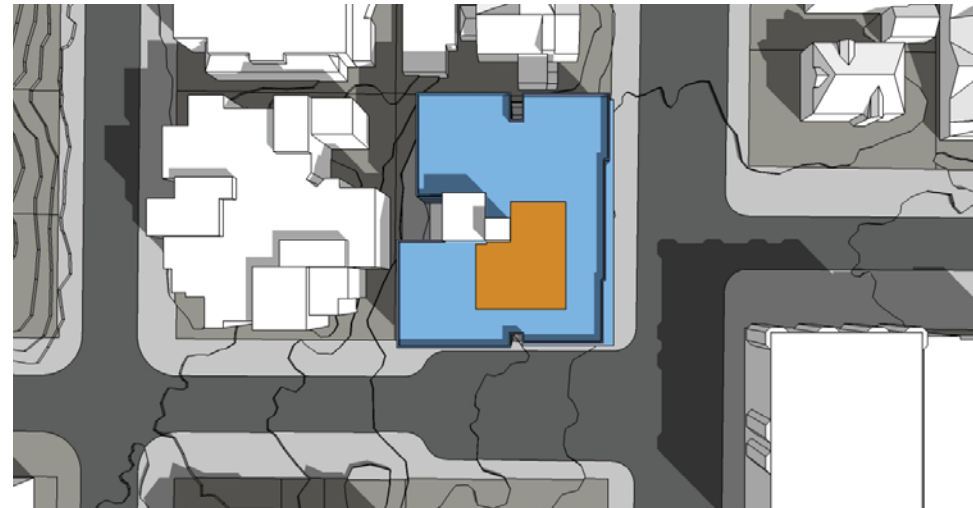


STREET SCAPE

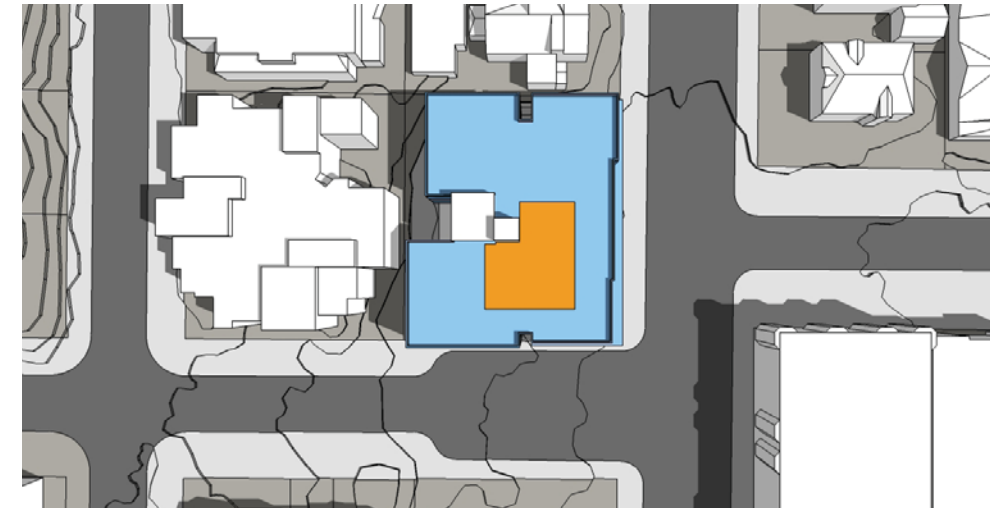
SHADOW STUDIES - OPTION 3 (PREFERRED)



DECEMBER 21, 9AM



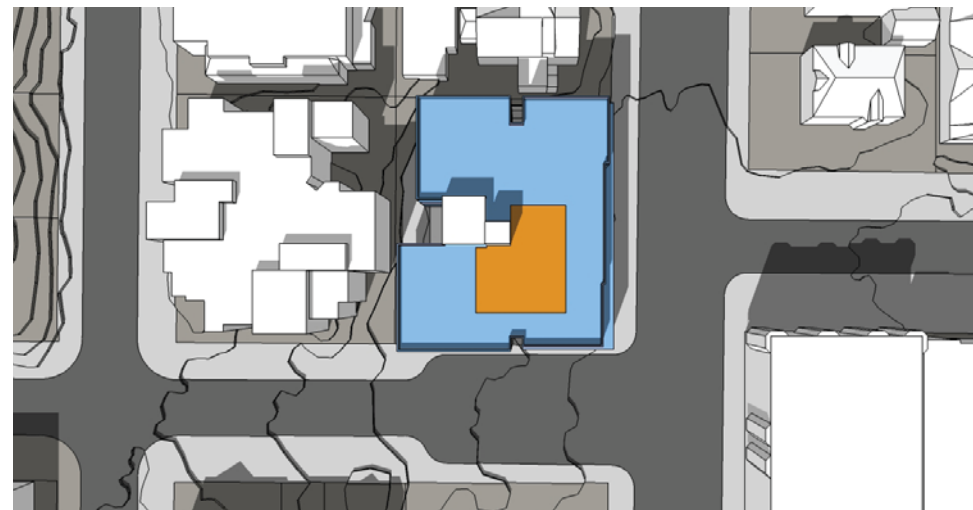
MARCH 20 AND SEPTEMBER 22, 9AM



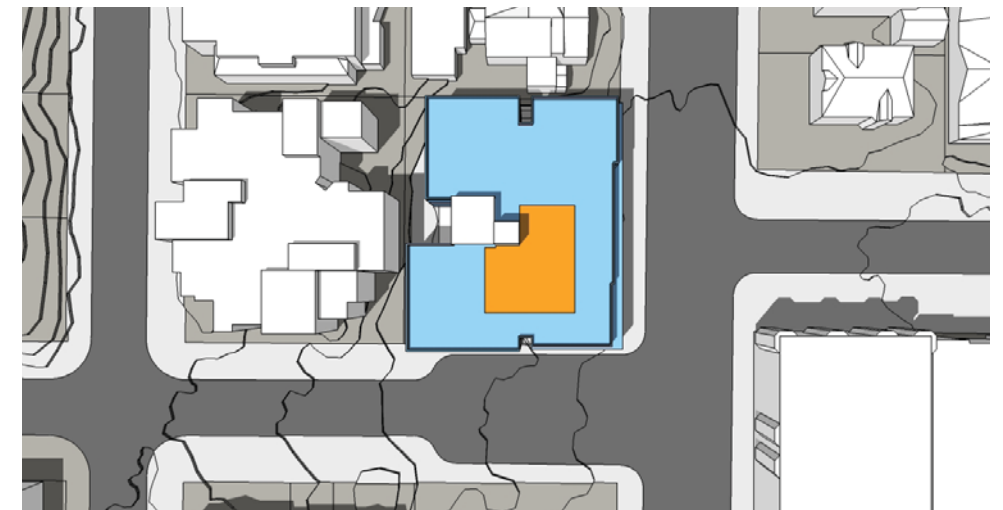
JUNE 21, 9AM



DECEMBER 21, NOON



MARCH 20 AND SEPTEMBER 22, NOON



JUNE 21, NOON



DECEMBER 21, 3 PM

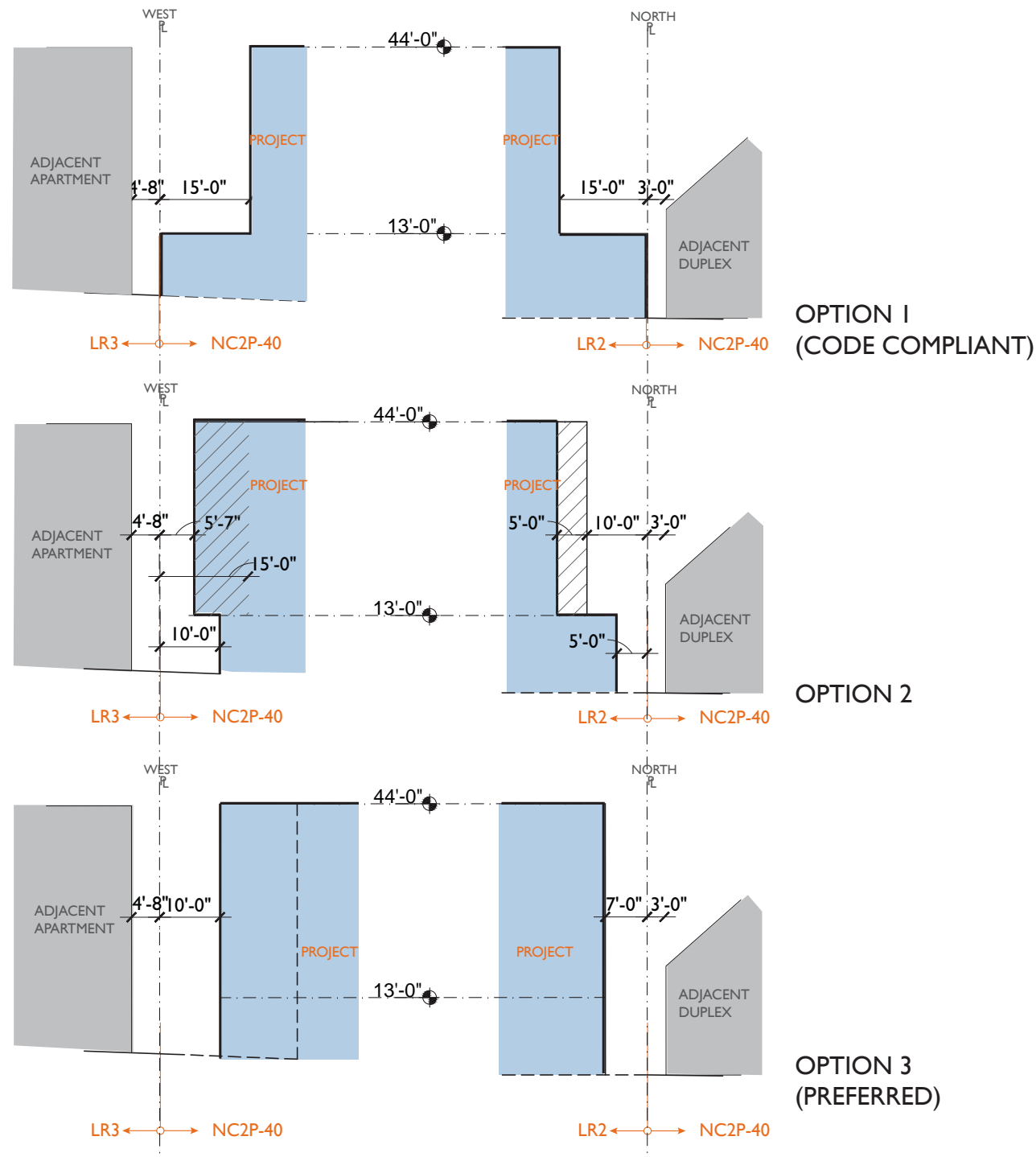


MARCH 20 AND SEPTEMBER 22, 4 PM

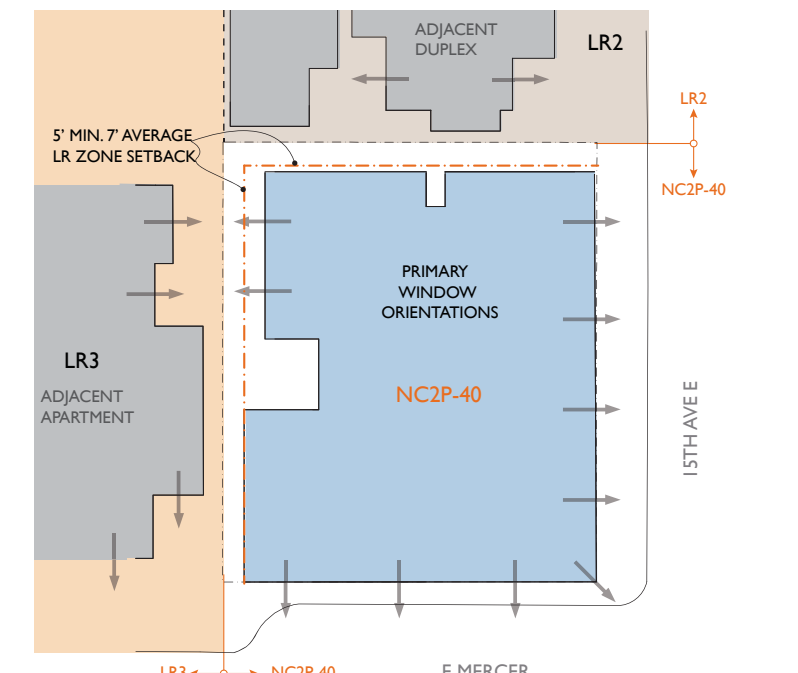
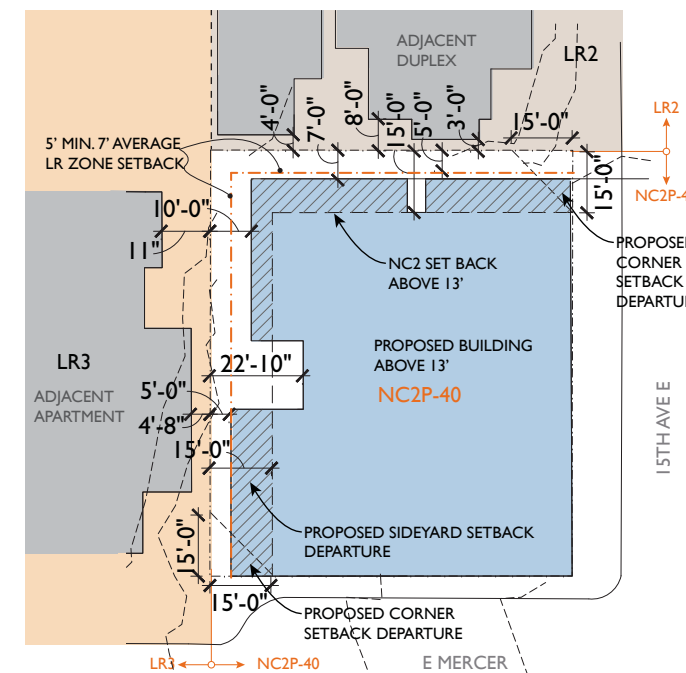
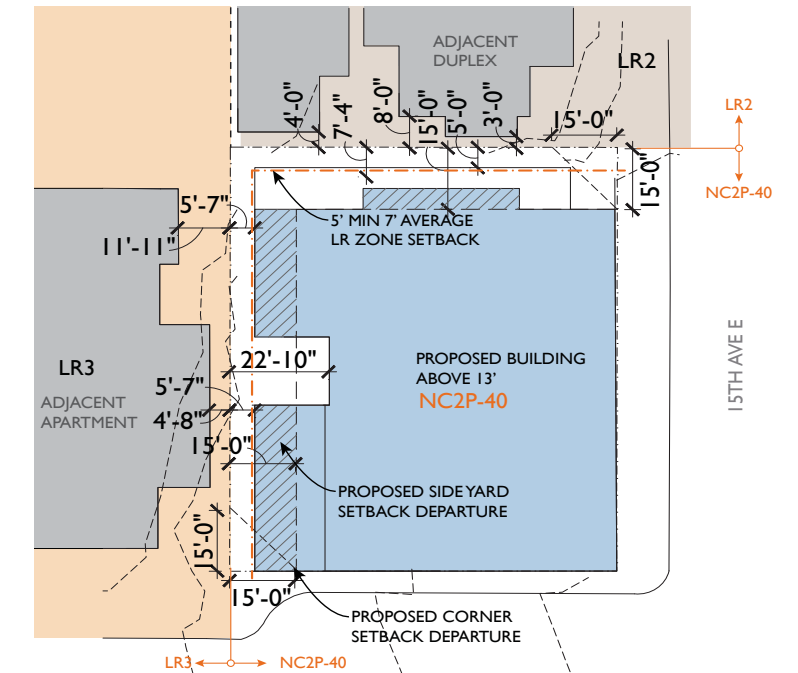
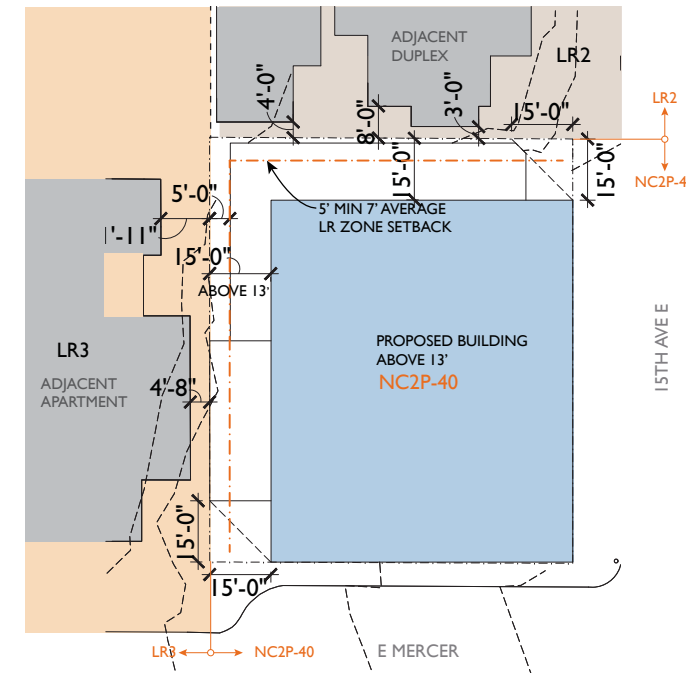


JUNE 21, 4 PM

As illustrated in the adjacent diagram, the existing zoning envelope would allow the ground floor up to 13' tall of the new structure to extend fully to the north and west property lines leaving 3' to the existing house to the north and 4'-8" to the apartment building to the west. By adopting an LR zoning strategy for our site at the north and west property lines the project preserves the existing laurel hedge to the north and creates a better transition to the residential structure and creates a modulated façade along the west property line that varies from 5'-1" to 22'-10" for an average setback of approximately 11'. The proposed departure does not create a larger structure but allows for a better relationship to the neighbors to the north and west.



STREAM 15TH APARTMENTS - DPD #3014339



EARLY DESIGN GUIDANCE

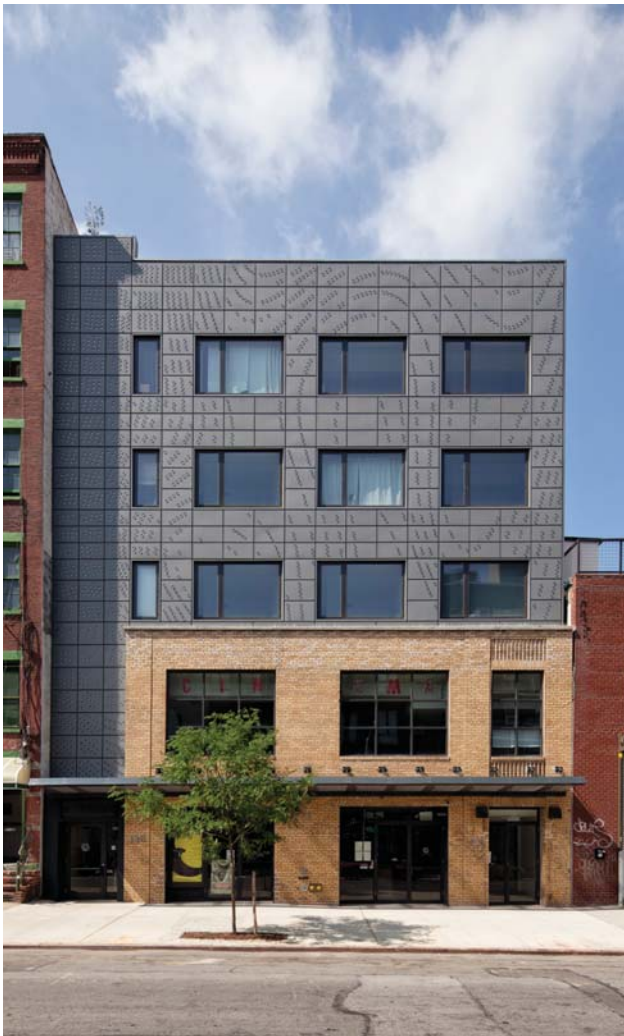
DEPARTURE MATRIX

NC2P-40 ZONING CODE	REQUIREMENT	REASON FOR DEPARTURE \ IMPROVEMENT TO DESIGN GUIDELINES	PROPOSED	DEPARTURE AMOUNT	DESIGN REVIEW GUIDELINES
<p>#1 ABUTTING SIDE SETBACK SMC 23.47A.014.B</p>	<p>A 15' setback is required for that portion of the structure above 13' when a portion of the proposed structure contains a residential use.</p> <p>A 15'X15' corner setback required for a Commercial Lot abutting a Residential Lot, no development is allowed within setback.</p>	<p>As the project site is zoned NC2P-40, the regular provisions of the code would allow the ground floor to be constructed directly on the north and west property line to a height of 13' where it abuts the adjacent LR-zoned properties. Rather than creating a blank wall condition directly against two residentially-zoned parcels, our preferred scheme seeks to apply an LR setback standard to our project site. This creates a setback condition for all floors, from grade to sky.</p> <p>By applying an LR zoning setback standard for our project (7' average, 5' minimum) at these property lines we achieve a more open relationship between structures at the ground level. Toward the west, where a handful of units are oriented toward the sidewalk, we are applying a modulated setback to provide relief where it is needed most. The average westerly setback is 10'-2".</p> <p>The structure to the north is oriented more toward the front and rear yards and a tall hedge runs along the northerly property line. The setback from grade to sky allows the hedge to remain in order to maintain privacy (this has been agreed to with the neighbor) and the roofline has been lowered to allow for more solar exposure. The average northerly setback is 7'-7".</p> <p>The open areas created at grade provide additional open space and landscaping opportunities and reduce the overall building footprint.</p>	<p>Westerly Side Yard Setback (side yard perpendicular to E Mercer Street:)</p> <p>- Allow a 10'-2" average, 5'-0" minimum setback for all floors (with the exception of support columns at the garage entry ramp). Corner setback would be limited to 5'-0" setback from ground to sky where it abuts the driveway of the adjacent project.</p> <p>Northerly Side Yard Setback (side yard perpendicular to 15th Ave E:)</p> <p>- Allow a 7'-7" average, 7'-0" minimum setback for all floors. Corner setback would be limited to 7'-0" setback from ground to sky as measured along street frontage.</p>	<p>Westerly Side Yard Setback (side yard perpendicular to E Mercer Street:)</p> <p>- Increase of ground floor setback by 10'-2" on average. Reduction of upper floors by 4'-10" on average. Reduction of corner triangle setback by 10' along street frontage.</p> <p>Northerly Side Yard Setback (side yard perpendicular to 15th Ave E:)</p> <p>- Increase of ground floor setback to 7'-7" on average. Reduction of upper floors by Reduction of corner triangle setback by 8' as measured along street frontage.</p>	<p>A-5 Respect for Adjacent Sites A-7 Residential Open Space B-1 Hght, Bulk, Scale D-2 Blank Walls E-2 Landscaping to Enhance the Building and/or Site</p>
<p>#2 DRIVEWAY SLOPE SMC 23.54.030.D.3</p>	<p>A driveway may not slope more than 15% unless topography or other special characteristic of the lot makes a 15% slope infeasible.</p>	<p>The only feasible garage access point is in the southwest corner of the site off of Mercer, the highest point of grade. There is no alley abutting the site and 15th Avenue E is an arterial street, making the Mercer street frontage the only possible point of access.</p> <p>Given that the driveway entrance occurs at the highest point of grade, a longer entry ramp is required before enough grade change occurs to clear the ground floor patio spaces. A 20% maximum slope would reduce the amount of run needed before the ramp would clear the patios located on level one by approximately 7', providing more landscaping opportunities and reducing the negative visual impacts from the units the look down on the entry ramp for both the proposed project and the adjacent residential building to the west. In addition, the maximum required driveway width would be increased from 10' to 12' (as the garage serves fewer than 30 cars) to improve vehicular access.</p>	<p>A driveway with a maximum slope of 20%</p>	<p>A 5% increase in the maximum allowed slope.</p>	<p>A-8 Parking & Vehicle Access C-5 Structured Parking Entrances D-5 Visual Impacts of Parking Structures A-5 Respect for Adjacent Sites E-2 Landscaping to Enhance the Building and/or Site</p>

The design goal of the project is to create a strong terminus to the 15th Avenue commercial corridor and a transition to the neighboring residential community that supports the commercial district. The project aims to create a building that complements the eclectic mix of modern and historic residential and commercial buildings that makeup this vibrant district. Conceptually, the design team is looking at modern window and cladding treatment such as the 19th and Mercer Mixed-Use project in Seattle while also looking at projects that successfully blend traditional and modern elements including the Nitehawk Cinema in New York and The Block 51-C Building in Amsterdam to provide inspiration for the expressive treatment of fenestration and masonry.



19TH & MERCER _ MIXED-USE DEVELOPMENT



NITEHAWK CINEMA, BROOKLYN, NY



MIXED-USE



THE PARK MODERN - RAVENNA MIXED USE



12TH & PIKE, CAPITOL HILL



THE BLOCK 51-C, AMSTERDAM

STREAM PROJECTS



The project examples on this page represent a sampling of work completed or in process by Stream, the developer for this project.

Stream Uptown (top, left & right) is a 118 unit apartment project located in the uptown area of Lower Queen Anne and was completed in December of 2012. Located in the vibrant and bustling heart of the city, this project is Seattle's newest and greenest apartment community. This modern community is decked out with the latest amenities and the greatest green-built features.

Stream Belmont (lower left) is under construction with completion slated for Spring of 2014. This 70 unit apartment building is located in the Capitol Hill neighborhood and will seek LEED certification, as well as compliance with other environmental and sustainability features and programs.

Broadstone KOI (lower right) is a 166 unit apartment building located just blocks away from downtown Ballard. The property was taken through design review and building permits before it was sold.



STREAM UPTOWN

STREAM UPTOWN



STREAM BELMONT



BROADSTONE KOI



WESTLAKE VILLAGE



DAKOTA



CHELAN RESORT SUITES



TRIAD 12TH



VIEW 222

STREAM 15TH APARTMENTS - DPD #3014339



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ARTHOUSE



APERTURE - BUILT GREEN 3-STAR TARGET