

Early Design Guidance Analytic Design Proposal Packet

501 E Pike St, Seattle WA 98122

A Proposed Apartment Development
for Hunters Capital, LLC.

PROJECT #: 3014780

PROJECT CONTACTS

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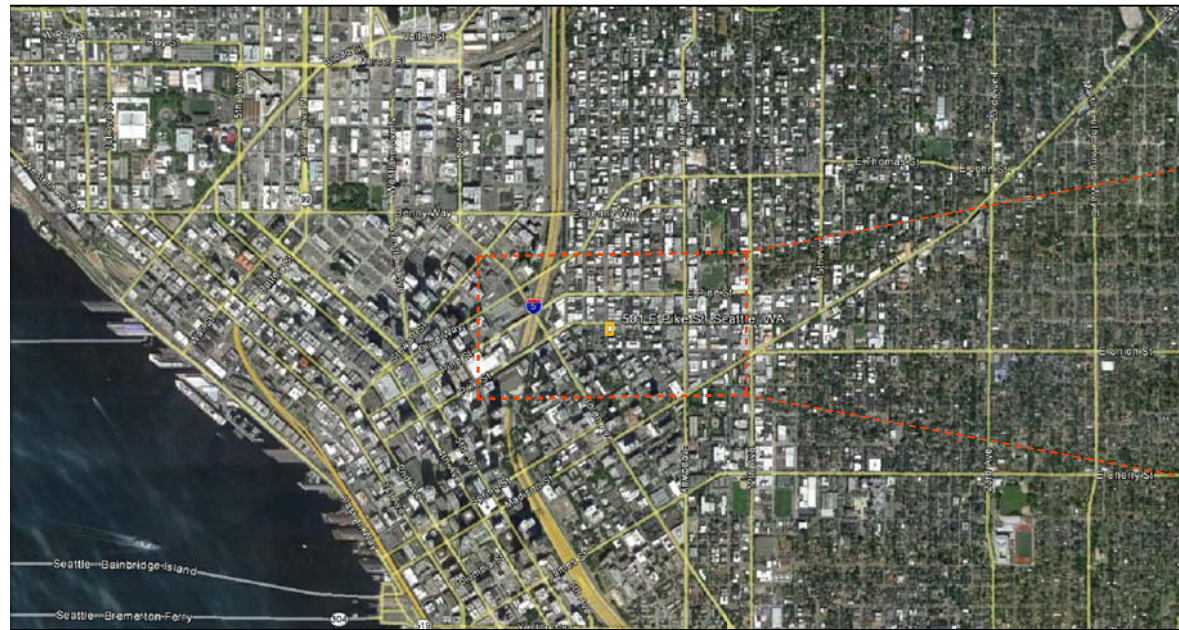
PROJECT INFORMATION

ADDRESS: 501 E PIKE STREET, SEATTLE, WA 98122
 PARCEL #: 880490-0975
 ZONING: NC3P-65
 OVERLAY: PIKE/PINE (URBAN CENTER VILLAGE)
 OTHER: PEDESTRIAN AREA / FREQUENT TRANSIT
 BASE FAR: 4.75 (MIXED-USE)
 FAR INCENTIVE: 25% INCREASE (CHARACTER BUILDING)
 LOT SIZE: 18,000 SF
 BLDG. MAX. HT: 75'-0" (W/ CHARACTER BUILDING)
 SETBACK: 15'-0" (FROM STREET FACING FACADE
 OF CHARACTER STRUCTURE)

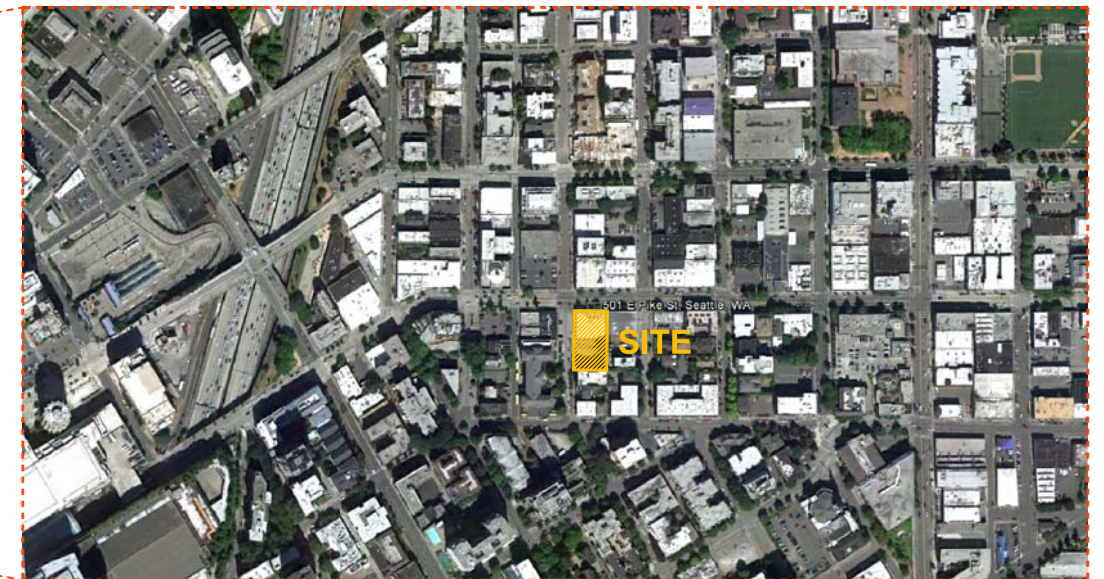
LEGAL DESCRIPTION

UNION ADD SUPPLEMENTARY PLAT N 40 FT LOT 11 TGW LOTS 12-13-14 LESS ST

VICINITY MAP



SITE MAP



TITLE PAGE

EARLY DESIGN GUIDANCE- 501 E PIKE ST

T1

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DEVELOPMENT OBJECTIVES

SITE AERIAL MAP



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

The project site is located on pedestrian area of Pike/ Pine Urban Center Village, southeast of the intersection of E Pike St. and Summit Ave. The site is 18,000 square feet of contiguous land. Currently a character structure (CK Graphics) with surface parking.

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

The project site is zoned NC3P-65. The project site is located in the pedestrian area of Pike/ Pine Urban Village overlay zone. The project site is also located in the city's Frequent Transit Corridor.

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

The neighborhood is a mix of mid-rise zone (MR) and neighborhood commercial zone (NC3P-65), with buildings types ranging from two to eight-story apartments/ condominiums, single family houses, one story office, retail, and restaurant buildings. The project site is situated on the south side of the E Pike Street, which is a major pedestrian street connecting the Seattle downtown core to the Capitol Hill neighborhood. Northwest of the project is the Seattle downtown core. To the east of the project is the Broadway Avenue, connecting the capitol hill neighborhood north/ south direction. Directly south of the project is the mid-rise zone with higher buildings up to ten stories high. Two blocks north of the project is the Historic First Covenant Church. A few blocks Southeast of the project is the Cal Anderson Park. Further east of the project on 12th E and E Pine St is the Seattle Police Department.

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.

This development is a unique opportunity to be the benchmark in Seattle when it comes to façade preservation. Too long have developers been taking advantage of the overlay bonus, yet not designing the upper floors of the building to compliment the older façade they sit on. When we accomplish this, again, it will be a benchmark of all other developers and architects to design to. We take the history of these Capitol Hill Auto Row buildings very seriously; we don't want to turn our back on that. We keep that history in mind while designing the exterior as well as giving the interior a historic theme as well.

Of course our overall goal is to create a diverse, unique development which captures the needs of Capitol Hill renters both in the residential market as well as in the commercial and retail markets. We are a small family owned development company that is building this as a long term hold property. We will strive to build something for us and the surrounding community to be proud of, to be something we can all embrace and celebrate upon completion.

Proposed Building Summary:

- Desired Uses: retail, office, residential
- Structure Height: 75'-0" (including 13'-0" street level and character structure added heights)
- Number of Residential Units: 104
- Building Area: 136,322 SF (including parking garage)
- Number of Parking Stalls: 46

ZONING MAP



KEY

-  URBAN VILLAGE
-  Pedestrian Area
-  NC3P-65
-  MR

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ZONING MAP
EARLY DESIGN GUIDANCE- 501 E PIKE ST

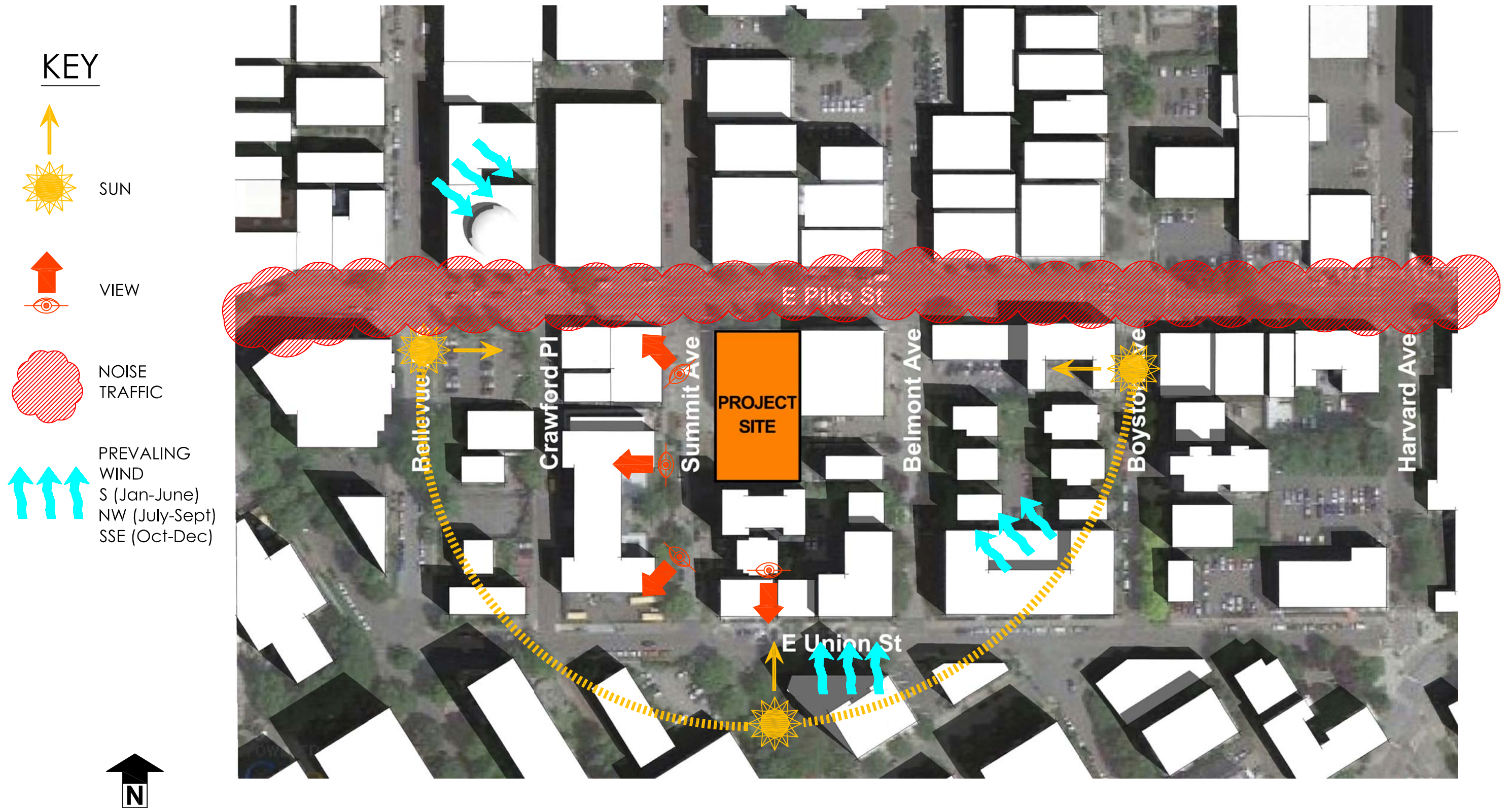
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SITE ANALYSIS



SITE ANALYSIS
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CONTEXT ANALYSIS

BUS STOP (ACROSS E PINE ST.): ROUTES #43 & #47

BUS STOP (ON E PINE ST.): ROUTES #10, #11, #49 & #84



KEY

- RETAIL
- HOUSE
- MIXED-USE
- APARTMENTS/ CONDO
- OFFICE/ SCHOOL
- CHURCH
- PRINCIPAL PEDESTRIAN SIDEWALK
- BUS STOP
- LANDMARK BUILDING
- CHARACTER BUILDING (YELLOW OUTLINE)



BUS STOP: ROUTE #2

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VICINITY PHOTOS



E PIKE STREET - LOOKING WEST



E PIKE STREET - LOOKING WEST



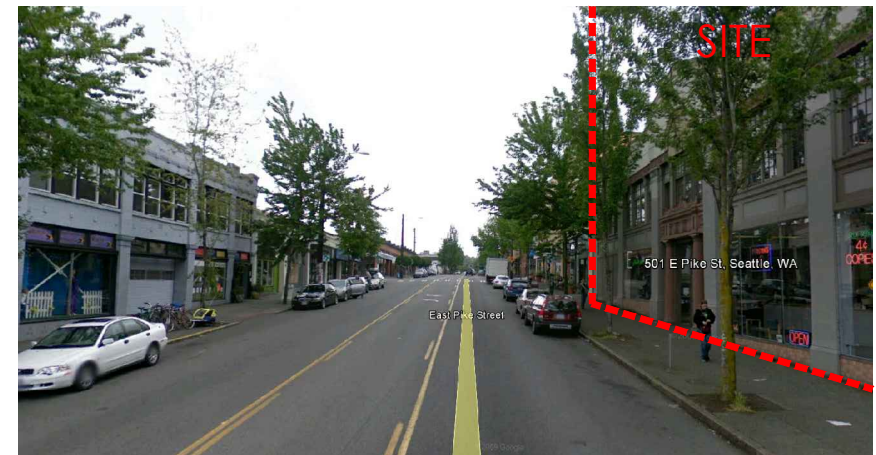
E PIKE STREET - LOOKING WEST



E PIKE STREET - LOOKING EAST



E PIKE STREET - LOOKING EAST



E PIKE STREET - LOOKING EAST



SUMMIT AVENUE - LOOKING SOUTH



SUMMIT AVENUE - LOOKING NORTH



SUMMIT AVENUE - LOOKING NORTH

VICINITY PHOTOS
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PROJECT SITE - CORNER OF EAST PIKE STREET & SUMMIT AVENUE



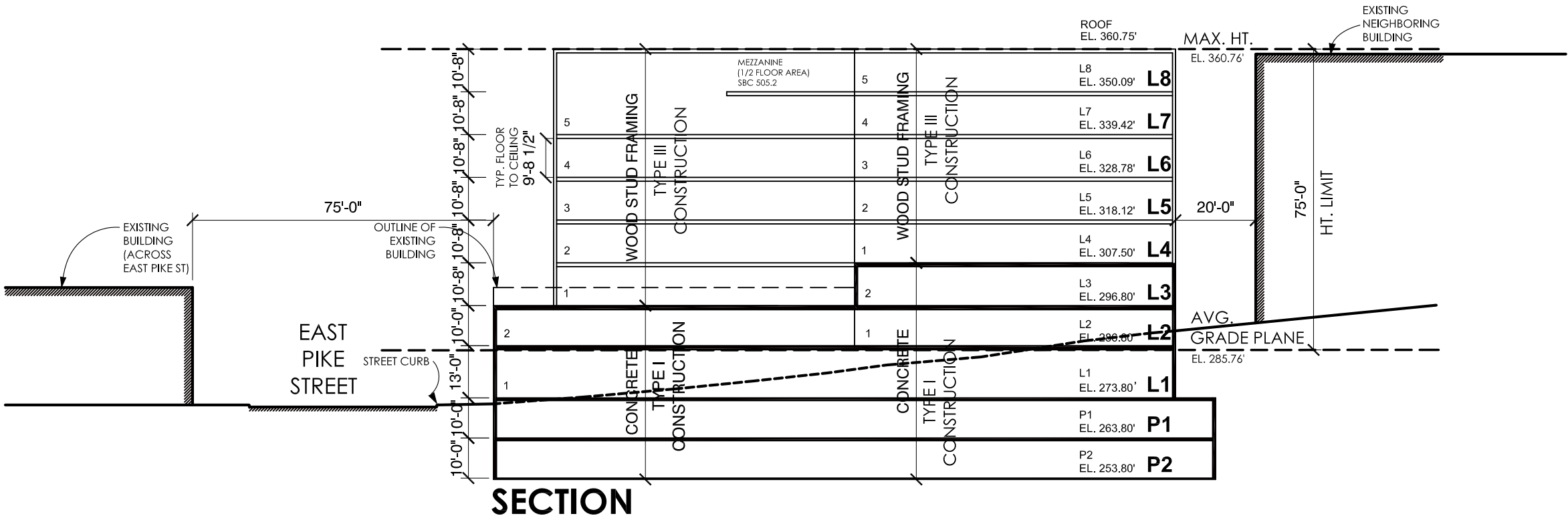
PROJECT SITE - EAST PIKE STREET



PROJECT SITE - SUMMIT AVENUE

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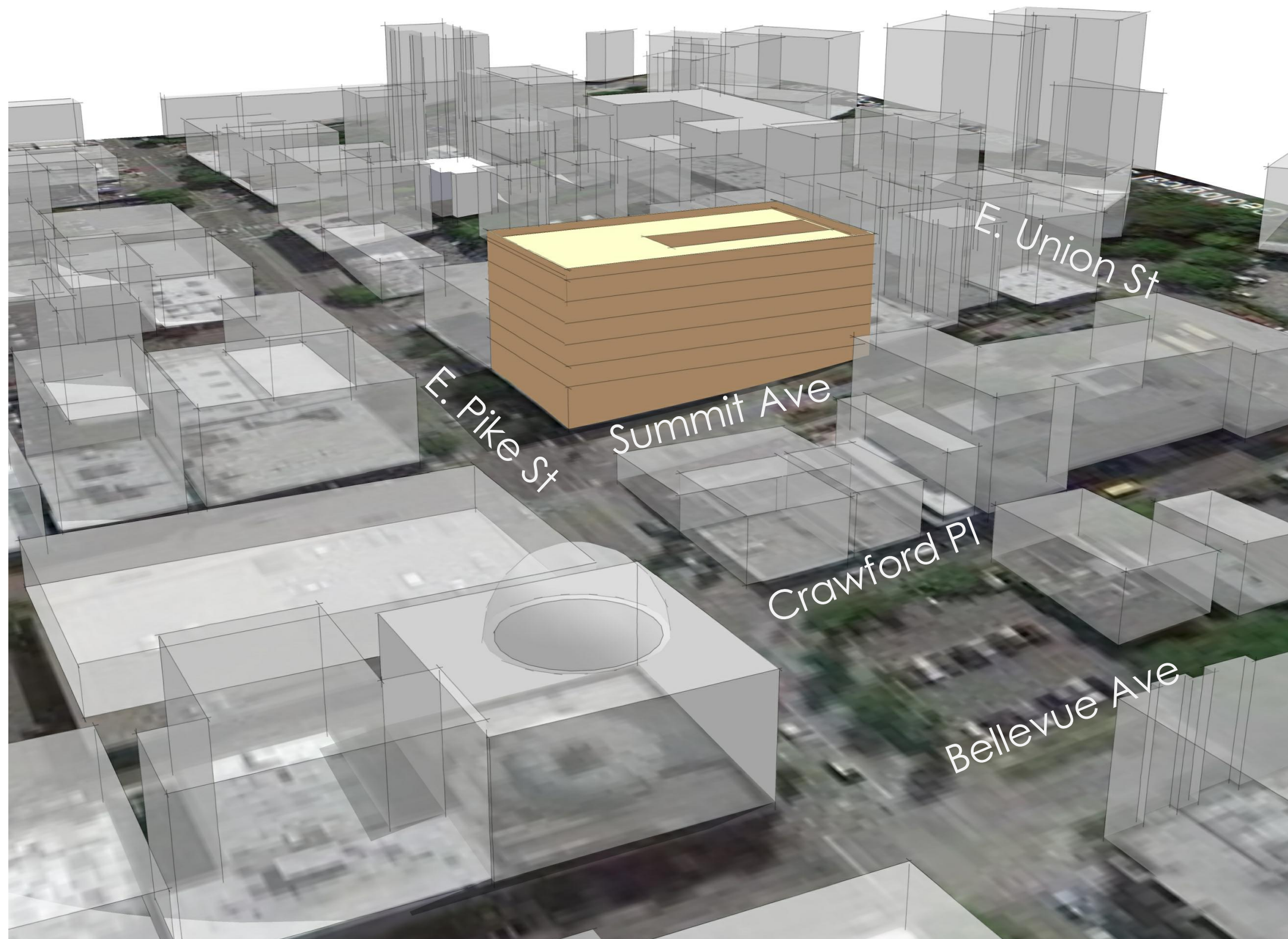
CONCEPTUAL SECTION



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DESIGN PROPOSAL- OPTION 1 (DEMOLISH CHARACTER STRUCTURE)

VIEW - LOOKING SOUTHEAST



Option 1: Demolish Character Structure

Description:

- This scheme will not preserve the existing character structure.
- The new building activates East Pike Street and Summit Avenue at pedestrian level. With retail spaces at the street level, it continues the pedestrian link from Seattle downtown core to the Capitol Hill neighborhood.
- Vehicular entrance to a below grade parking structure is located on Summit Avenue.
- The building footprint is a rectangle shaped, single loaded configuration with an interior courtyard.
- The south side residential units will have frontage toward the East Pike Street, the west side residential units will have frontage toward Summit Avenue. The south and east side residential units are at zero lot line and facing the interior courtyard.

Advantages:

- Do not have the extra expense to preserve the existing character structure.
- Code compliant, no departure needed.

Challenges:

- Blank walls at south and east facades.
- Large building mass is out of scale with neighboring buildings.

DESIGN PROPOSAL- OPTION 1
EARLY DESIGN GUIDANCE- 501 E PIKE ST

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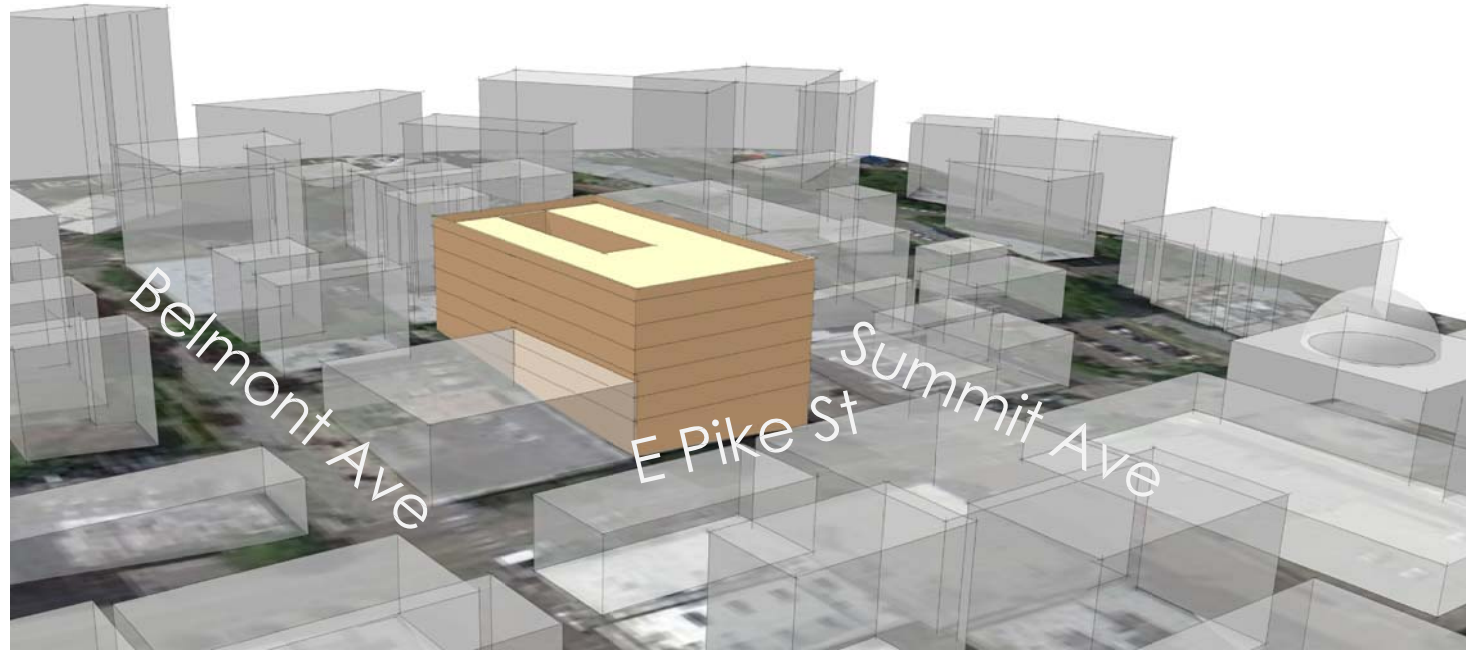
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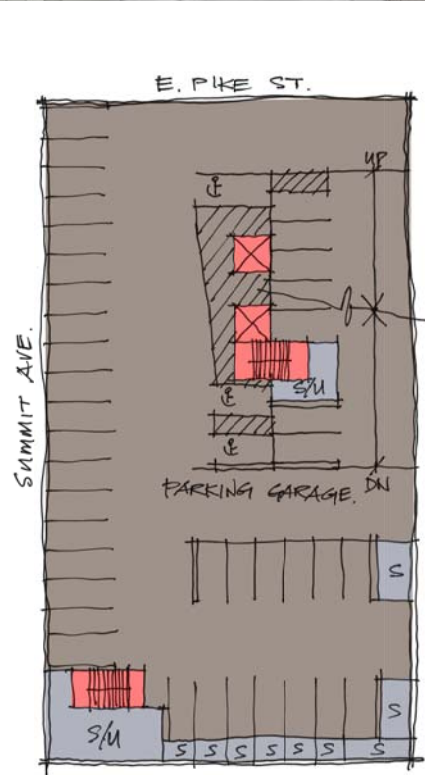
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DESIGN PROPOSAL- OPTION 1 (NOT PRESERVING FACADE)

VIEW - LOOKING SW



VIEW - LOOKING NE



PARKING LEVEL



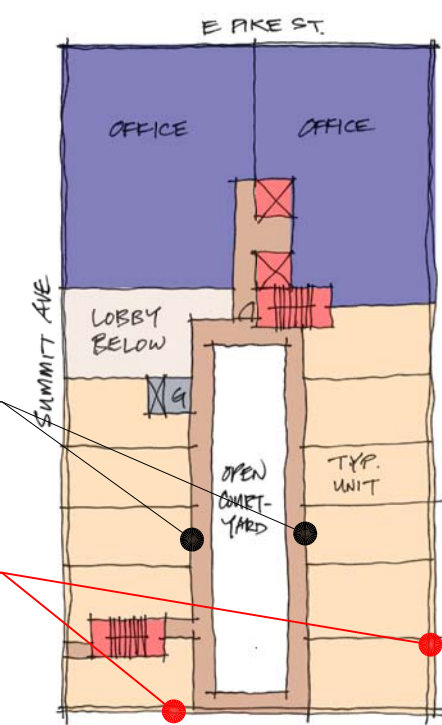
STREET/RETAIL LEVEL

B-1
CODE COMPLYING FOOTPRINT

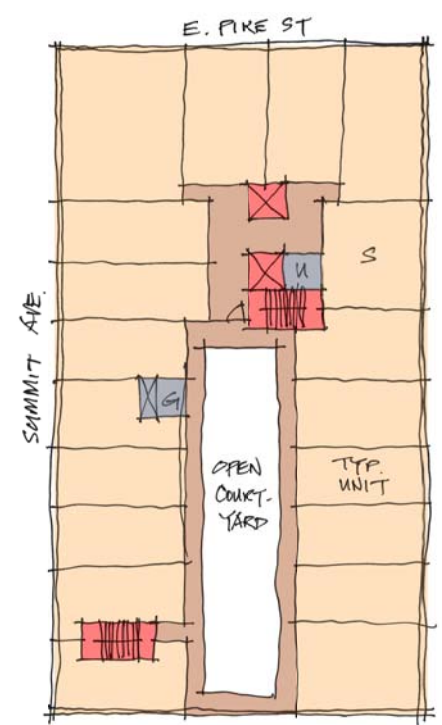
A-1
Large building mass out of scale with neighboring buildings.

A-5
INTERNAL COURTYARD FACING WINDOWS MINIMIZE DISRUPTION OF ADJACENT BUILDING PRIVACY.

D2
INTERNAL COURTYARD FORCES RESULTS IN LARGE BLANK WALL AGAINST SOUTH & EAST PROPERTY LINES



OFFICE/RES. LEVEL



RESIDENTIAL LEVELS

DESIGN PROPOSAL- OPTION 1
EARLY DESIGN GUIDANCE- 501 E PIKE ST

A10

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DESIGN PROPOSAL- OPTION 2 (INTERIOR COURTYARD)

View- Looking Southeast



Option 2: Interior Courtyard

Description:

- This scheme will preserve the existing character structure.
- The new building activates East Pike Street and Summit Avenue at pedestrian level. With retail spaces at the street level, it continues the pedestrian link from Seattle downtown core to the Capitol Hill neighborhood.
- Vehicular entrance to a below grade parking structure is located on Summit Avenue.
- The building footprint is an L-shaped, single loaded configuration with an interior courtyard.
- The south side residential units will have frontage toward the East Pike Street, the west side residential units will have frontage toward Summit Avenue. The south and east side residential units are at zero lot line and facing the interior courtyard.

Advantages:

- Preserve the character structure and the historic character of E Pike Street.
- Code compliant, no departure needed.

Challenges:

- Blank walls at south and east facades
- Large building mass is out of scale with neighboring buildings.

DESIGN PROPOSAL- OPTION 2

EARLY DESIGN GUIDANCE- 501 E PIKE ST

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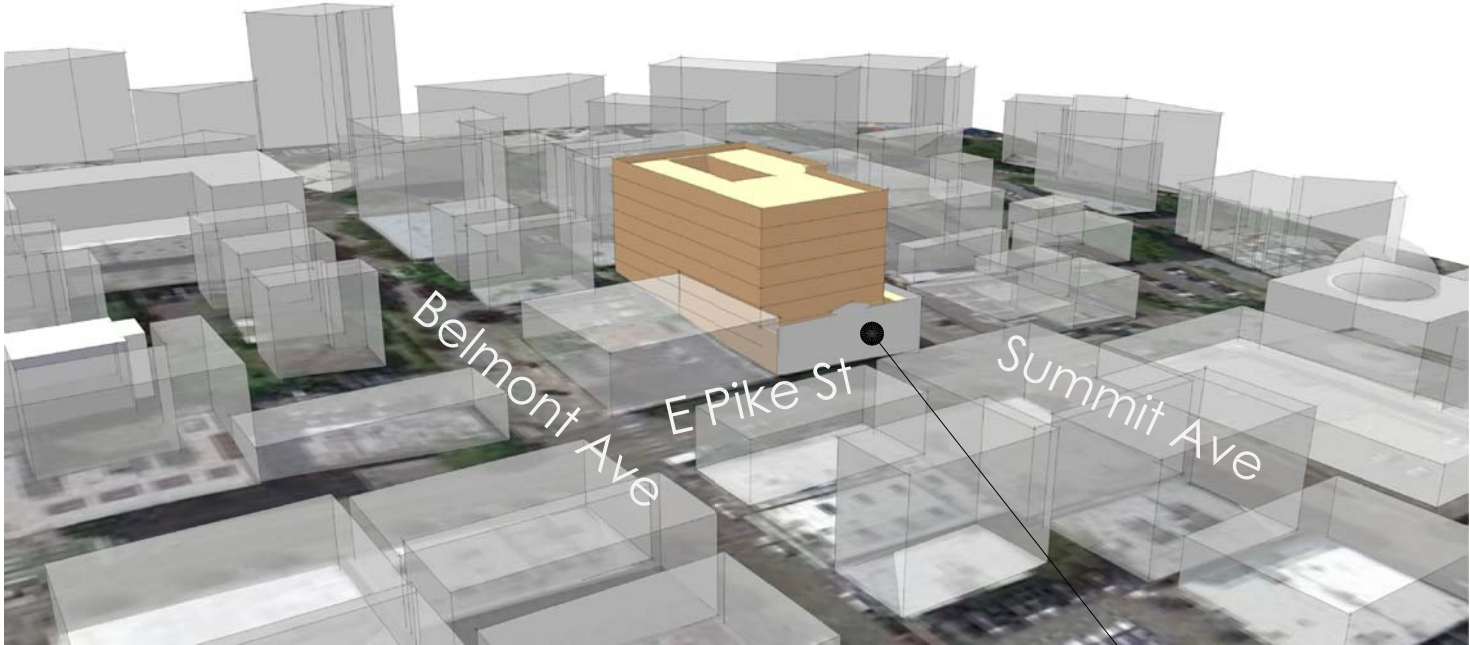
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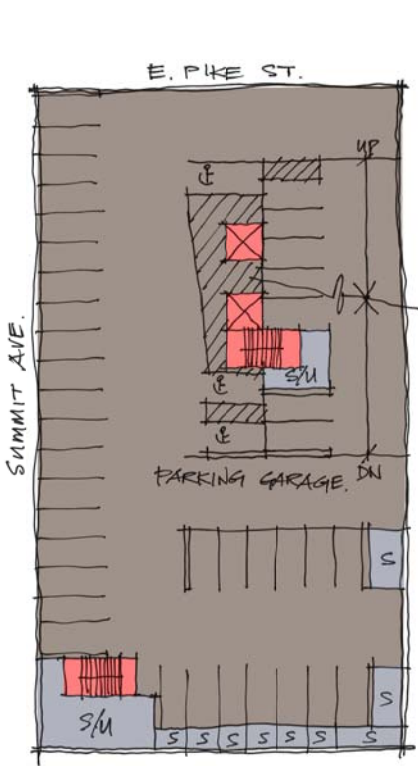
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DESIGN PROPOSAL- OPTION 2 (INTERIOR COURTYARD)

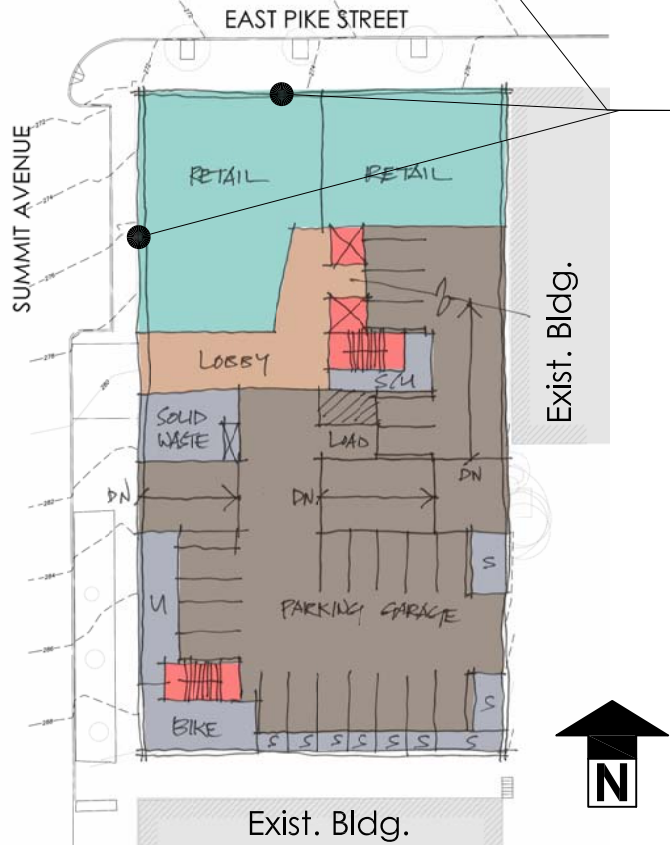
VIEW - LOOKING SOUTHWEST



VIEW - LOOKING NORTHEAST



PARKING LEVEL



STREET/RETAIL LEVEL

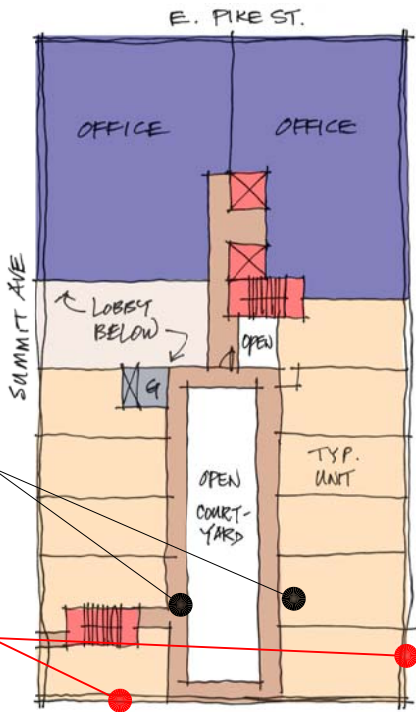
C-1
CHARACTER STRUCTURE TO REMAIN AND NEW FORM ECHOS THE MODULATION OF NEIGHBORHOOD BUILDINGS.

B-1
CODE COMPLYING FOOTPRINT

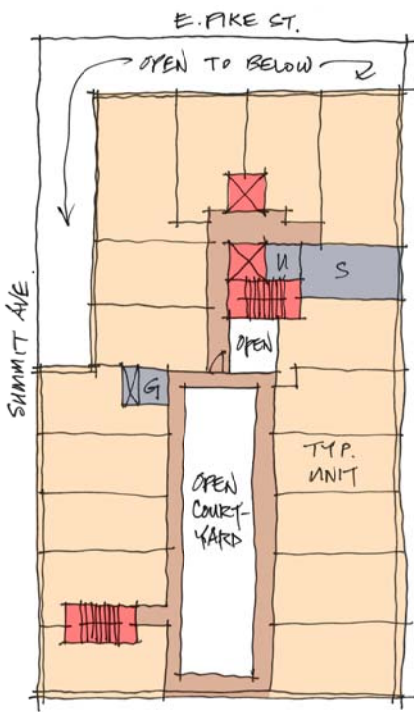
A-1
Large building mass out of scale with neighboring buildings.

A-5
INTERNAL COURTYARD FACING WINDOWS MINIMIZE DISRUPTION OF ADJACENT BUILDING PRIVACY.

D2
INTERNAL COURTYARD FORCES RESULTS IN LARGE BLANK WALL AGAINST SOUTH & EAST PROPERTY LINES



OFFICE/RES. LEVEL



RESIDENTIAL LEVELS

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DESIGN PROPOSAL- OPTION 2

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DESIGN PROPOSAL- PREFERRED SCHEME- OPTION 3 (MULTI-BUILDING)

View- Looking Southeast



Option 3: Multi-Building

Description:

- This scheme will preserve the existing character structure.
- The new building activates East Pike Street and Summit Avenue at pedestrian level. With retail spaces at the street level, it continues the pedestrian link from Seattle downtown core to the Capitol Hill neighborhood.
- Vehicular entrance to a below grade parking structure is located on Summit Avenue.
- The building footprint with double loaded corridor allows all units to face outside.
- The south side residential units will have frontage toward the East Pike Street, the west side residential units will have frontage toward Summit Avenue. The south and east side residential units, with setback, have glazing facing outside.

Advantages:

- Preserve the character structure and the historic character of E Pike Street.
- Code compliant, no departure needed.
- Deep modulation and different roof expressions reduce the visual mass of the building.
- Eliminate blank walls at south and SOUTH east property lines.

Challenges:

- Visually separate the building into two masses but still appear to be a single development.

PREFERRED SCHEME- OPTION 3
EARLY DESIGN GUIDANCE- 501 E PIKE ST

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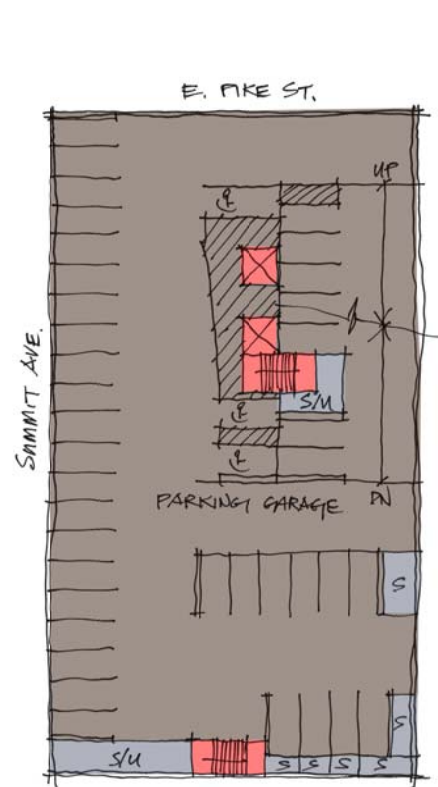
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DESIGN PROPOSAL- PREFERRED SCHEME- OPTION 3 (MULTI-BUILDING)

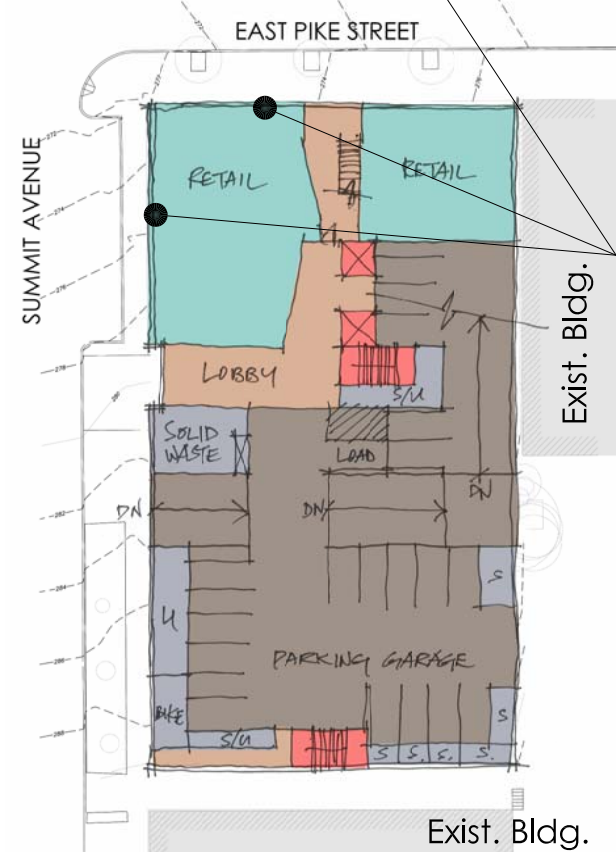
VIEW - LOOKING SOUTHWEST



VIEW - LOOKING NORTHEAST

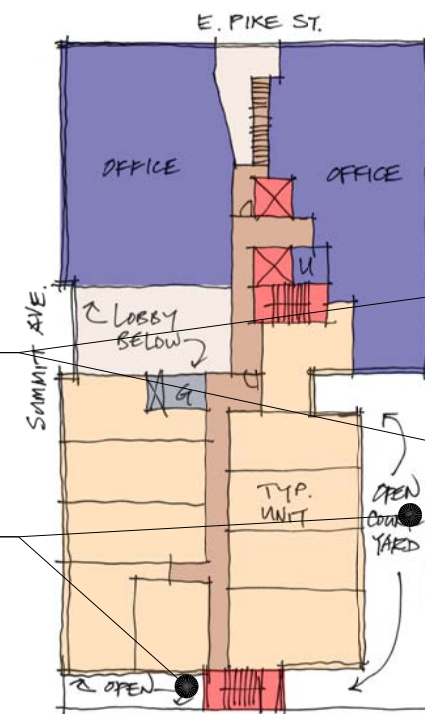


PARKING LEVEL

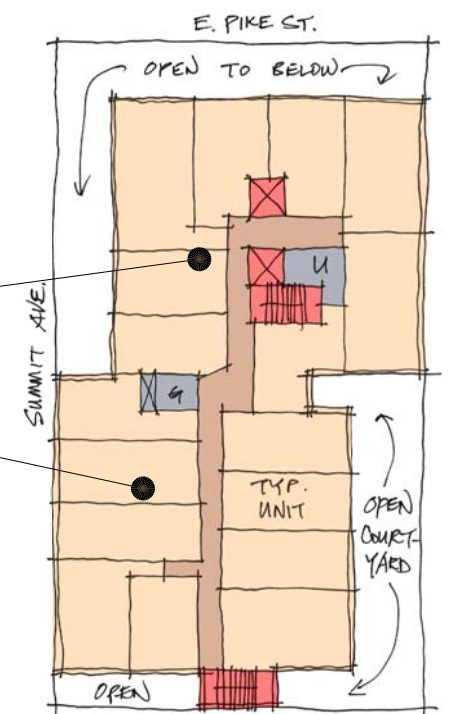


STREET/RETAIL LEVEL

- B-1**
CODE COMPLYING FOOTPRINT
- C-1**
CHARACTER STRUCTURE TO REMAIN AND NEW FORMS ECHO THE SCALE AND MODULATION OF NEIGHBORHOOD BUILDINGS.
- A-1, B-1**
SHIFTING BUILDING MASS TO REDUCE BULK AND SCALE
- A-5**
GENEROUS SETBACKS AT SOUTH AND SOUTH EAST PROPERTY LINES ELIMINATES BLANK WALL AND PROVIDE SUFFICIENT PRIVACY THROUGH SPATIAL SEPARATION.



OFFICE/RES. LEVEL



RESIDENTIAL LEVELS

PREFERRED SCHEME- OPTION 3

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PREFERRED SCHEME RENDERING - LOOKING SOUTHEAST

A-7
USABLE BALCONIES & UPPER LEVEL TERRACE SET BACK FROM STREET FRONTAGES

B-1
15'-0" UPPER LEVEL SETBACK AT NORTH TO MAINTAIN STREET LEVEL PROPORTIONS. PENTHOUSE LEVEL FLOOR WITH ADDITIONAL SETBACK TO REDUCE PERCEIVED BULK AND HEIGHT.

B-7, C-1, C-2, C-4
NEW BUILDING HONORS THE HISTORIC ARCHITECTURAL CONTEXT THROUGH THE USE OF COMPLEMENTARY DESIGN STRATEGIES, HIGH QUALITY MATERIALS, FINELY DETAILED WINDOW MULLIONS AND SPANDRELS, DECORATIVE TRIMS AND RHYTHM OF THE FENESTRATION PATTERN.

B-3
ARCHITECTURAL INTEGRITY OF CHARACTER STRUCTURE IS PRESERVED.

A-3, C-3, D-1
CONVENIENT, ATTRACTIVE AND TRANSPARENT ENTRIES IN PROPORTION WITH NEIGHBORING STOREFRONTS ARE CLEARLY IDENTIFIABLE AND VISIBLE FROM THE STREET.

D-11
HIGH, TRANSPARENT GROUND-FLOOR STOREFRONTS.



Preferred Scheme Rendering
EARLY DESIGN GUIDANCE- 501 E PIKE ST

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DEPARTURE REQUEST

#	Code Requirement	Departure Requested	Explanation for Departure
1	SMC 23.54.030.D.1c Minimum Driveway Width for two-way traffic accessing parking area with more than 30 spaces= 20 feet	Reduce 20-foot driveway requirement to 16 feet .	Guideline A-8, C-5: Since traffic volumes for the site are low and the impact of automobile driveways on the pedestrian environment should be minimized. To minimize the garage so that it does not dominate the street frontage, we propose reducing the required curb cut and driveway width at the vehicular entrance by four (4) feet. We include this departure at the Boards direction.
2	SMC 23.54.030.G.1 Sight Triangle for two-way driveway less than 22'-0" wide, a sight triangle on both sides of the driveway shall be provided.	Waive the sight triangle requirements	Guideline A-8, C-5: The sight triangle waived (as is so often the case on tight urban sites) with safety measures (mirrors, flashers, etc.) implemented instead. We include this departure at the Boards direction.

1111 E Pike (Other safety measures than site triangle)



12'-0"

530 Broadway (Other safety measures than site triangle)



16'-0"



CONVEX MIRROR

303 E Pike (Other safety measures than site triangle)



12'-0"

1701 Boyston (Use sight triangle)



14'-0"

sight triangle disrupt pedestrian frontage



FLASHERS & AUDIBLE ALARM

DEPARTURE REQUEST
EARLY DESIGN GUIDANCE- 501 E PIKE ST

A16

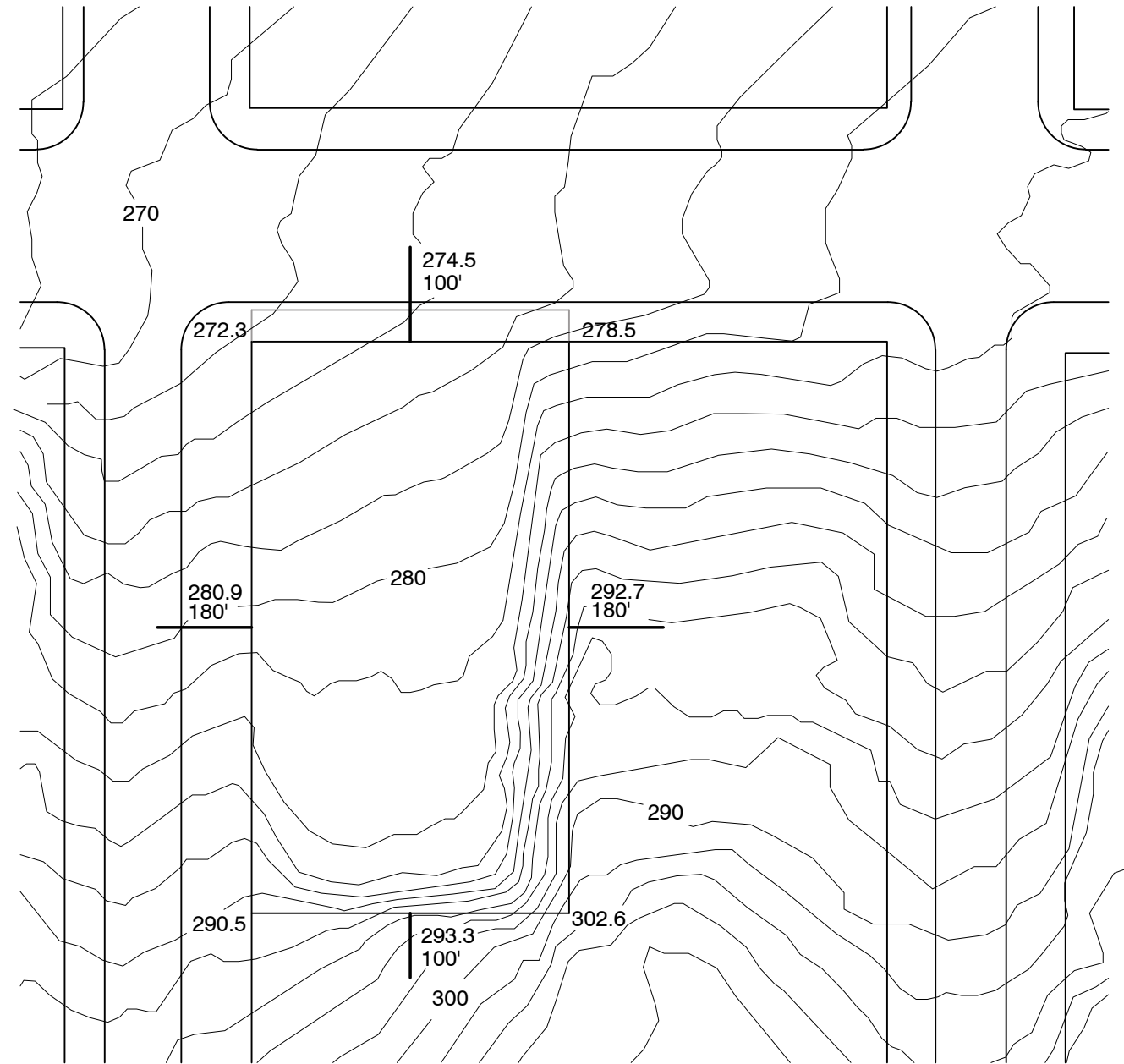
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HEIGHT CALCULATION



$$\begin{aligned}
 \text{Avg. Grade} &= \frac{(274.5 \times 100) + (292.7 \times 180) + (293.3 \times 100) + (280.9 \times 180)}{100 + 180 + 100 + 180} \\
 &= \frac{27,450 + 52,686 + 29,330 + 50,562}{560} \\
 &= \frac{160,028}{560} = 285.76
 \end{aligned}$$

HEIGHT CALCULATION
EARLY DESIGN GUIDANCE- 501 E PIKE ST

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ZONING REQUIREMENTS FOR NC3P-65

CODE SUMMARY

OCCUPANCY CLASSIFICATION / SEPARATIONS:

	M	R-2	S-2
COMMERCIAL	M	1	1
RESIDENTIAL	R-2	1	2
	S-2	1	2

POTENTIAL USE: (23.47A.004) SOME PERMITTED EXAMPLES
RESIDENTIAL, LIVE-WORK UNITS, GENERAL SALES/SERVICE, RESTAURANTS, OFFICES

STREET DEVELOPMENT STANDARDS: (23.47A.008)

RESIDENTIAL USES MAY NOT EXCEED 20% OF THE STREET-LEVEL STREET-FACING FACADE WHEN FACING AN ARTERIAL OR WITHIN AN 85' FOOT ZONE.

BLANK FACADES PERMITTED: NO SEGMENT LONGER THAN 20'
TOTAL BLANK FACADE <40'

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% FOR NON-RESIDENTIAL USES

DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

USES AT STREET LEVEL: (23.73.008)

FOR MORE THAN 16,000 SQ FT COMMERCIAL USE, 4 SPACES ARE REQUIRED TO AVERAGE 2,000 SQ FT, PLUS ONE FOR EACH ADDITIONAL 4,000 SQ FT UP TO 8 TOTAL

WIDTH OF INDIVIDUAL BUSINESSES WITH SOME EXCEPTIONS IS LIMITED TO 50 FEET.

DEVELOPMENT STANDARDS: (23.73.010)

STRUCTURE WIDTH

FOR EACH BLOCK FACE ABUTTING E. PIKE AND E. PINE STREETS, THE MAXIMUM WIDTH OF ALL PORTIONS OF A STRUCTURE IS 1/2 THE TOTAL WIDTH OF ALL LOTS ON THE BLOCK FACE. A DEPARTURE WILL BE NEEDED FOR THIS RULE.

REQUIRED PARKING: (23.47A.030)
0 STALLS REQUIRED

PARKING LOCATION AND ACCESS: (23.47A.032)
IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS.
A LOADING ZONE MAY BE REQUIRED.

ACCESSIBLE PARKING REQUIREMENTS: (SBC 1106)

51-75 STALLS: 3 ACCESSIBLE STALLS
76-100 STALLS: 4 ACCESSIBLE STALLS
101 TO 150 STALLS: 5 ACCESSIBLE STALLS
151-200 STALLS: 6 ACCESSIBLE STALLS

1 ACCESSIBLE VAN STALL

SETBACKS: (23.73.10.C2.b)
15'-0" SETBACK REQUIRED FROM STREET FACING FACADES OF CHARACTER STRUCTURE

REQUIRED LANDSCAPING: (23.47A.016)
SEATTLE GREEN FACTOR SCORE OF .30 OR GREATER

STRUCTURE HEIGHT: (23.47A.012)

MAX. ALLOWED: 65 FEET
WITH 13'-0" STREET LEVEL: + 4 FEET= 69 FEET
WITH CHARACTER BUILDING: + 10 FEET= 75 FEET (360.76')
PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT: PARAPETS, GUARDRAILS, ELEVATOR OVERRUNS, ETC.

AVERAGE GRADE CALCULATION

AVERAGE GRADE HEIGHT- CALCULATED USING THE MIDPOINT OF PROPERTY LINE, ASSUMING BUILDING HAS 0 LOT LINE:
 $((274.5 \times 100) + (292.7 \times 180) + (293.3 \times 100) + (280.9 \times 180)) / (100 + 180 + 100 + 180)$
=160.028/560
=285.76'

FLOOR AREA RATIO: (23.47A.013)

LOT AREA: 18,000 SF
MAX. FAR FOR NON-RESIDENTIAL: 2 (36,000 SF)
MAX. FAR FOR SINGLE USE (RESIDENTIAL): 4.25 (76,000 SF)
MAX. FAR FOR TOTAL OF MIXED-USE STRUCTURE: 4.75 (85,500 SF)

FAR INCENTIVE FOR BUILDING RETAIN CHARACTER BUILDING:

SMC 23.73.010B2: 25% INCREASE
85,500 SF + (25% 85,500 SF) = 106,875 SF

FLOOR AREA EXEMPTIONS:

- SMC 23.47A.013D: GROSS AREA BELOW GRADE
- SMC 23.73.009C: STREET LEVEL COMMERCIAL USES. FLOOR AREA USED FOR CREATION, DISPLAY, PERFORMANCE OR SCREENING OF ART, OR ARTS FACILITY.
- SMC 23.73.010 B2d: ANY FLOOR AREA IN A NEW PORTION OF THE STRUCTURE ABOVE 35 FEET IN HEIGHT THAT IS WITH IN THE AREA OF THE ORIGINAL FOOTPRINT OF THE CHARACTER STRUCTURE AND IS SEPARATED FROM THE STREET ALONG ALL STREET FRONTAGES BY THE ORIGINAL FACADES OF THE CHARACTER STRUCTURE IS NOT INCLUDED IN THE CALCULATION OF THE FLOOR AREA SUBJECT TO THE FLOOR SIZE LIMIT.

PROPOSED FAR:

FLOOR LEVEL	USE	NOT SUBJECT TO FAR	SUBJECT TO FAR
LEVEL P2	PARKING	18,000 SF	0 SF
LEVEL P1/L1	PARKING	2,452 SF	9,951 SF
LEVEL P1/L1	RETAIL	4,850 SF	0 SF
LEVEL P1/L1	LOBBY	0 SF	1,230 SF
LEVEL L2-L4	RESIDENTIAL	0 SF/ FLOOR	13,130 SF/ FLOOR
LEVEL L5-L8	RESIDENTIAL	6,375 SF/ FLOOR	6,755 SF/ FLOOR
TOTAL		127,507 SF	50,325 SF
			77,182 SF (< 106,875 SF)

EFFICIENCY:

UNIT PROVIDED: 119 UNITS @ AVG. 670 SF PER UNIT
CIRCULATION: 15% EFFICIENCY
PARKING PROVIDED 103 STALLS (0.87 STALLS PER UNIT)

RESIDENTIAL AMENITY AREA: (23.47A.024)

5% OF GROSS BUILDING AREA IN RESIDENTIAL USE
91,910 SF x 5% = 4,596 SF

SOLID WASTE CALCULATION: (23.54.040)

RESIDENTIAL: 623 SF (100 UNITS= 575 SF; > 100 UNITS= +4 SF/UNIT)
NON RESIDENTIAL: 82 SF (1-5,000SF= 82 SF)
TOTAL= 705 SF (623 SF + 82 SF)

BICYCLE PARKING REQUIREMENT: (23.54.015.K)

BICYCLE PARKING REQUIREMENT CALCULATION		
SALES & SERVICE		
3,964 SF	LONG TERM: 1 STALL/ 12,000 SF	0.3 STALLS
	SHORT TERM: 1 STALL/ 2,000 SF	2.0 STALLS
RESIDENTIAL		
119 UNITS	1 STALL/ 4 UNITS	29.8 STALLS
	SUB TOTAL	32.1 STALLS
CODE REDUCTION FOR (1/2 OF STALLS >50 STALLS)		0
TOTAL BICYCLE PARKING REQUIRED		31 STALLS

NC3P-65 ZONING REQUIREMENTS

EARLY DESIGN GUIDANCE- 501 E PIKE ST

A18

04/08/13

studio
MENG STRAZZARA

ARCHITECTURE
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Studio Meng Strazzara Project Portfolio Examples (Architect)



1620 Broadway



Harvard & Highland



401 East Pike

MIXED-USE
PROJECTS



Dwell Roosevelt Condominiums

HISTORIC NEIGHBORHOOD
PROJECTS



The Harvard Estate

HISTORIC PRESERVATION
PROJECTS



1517 12th Ave

CURRENT PROJECTS



Vox Apartments



3rd & Republican



4th & Central

Architectural Project Examples
EARLY DESIGN GUIDANCE- 501 E PIKE ST

A19
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studio **MENG STRAZZARA**

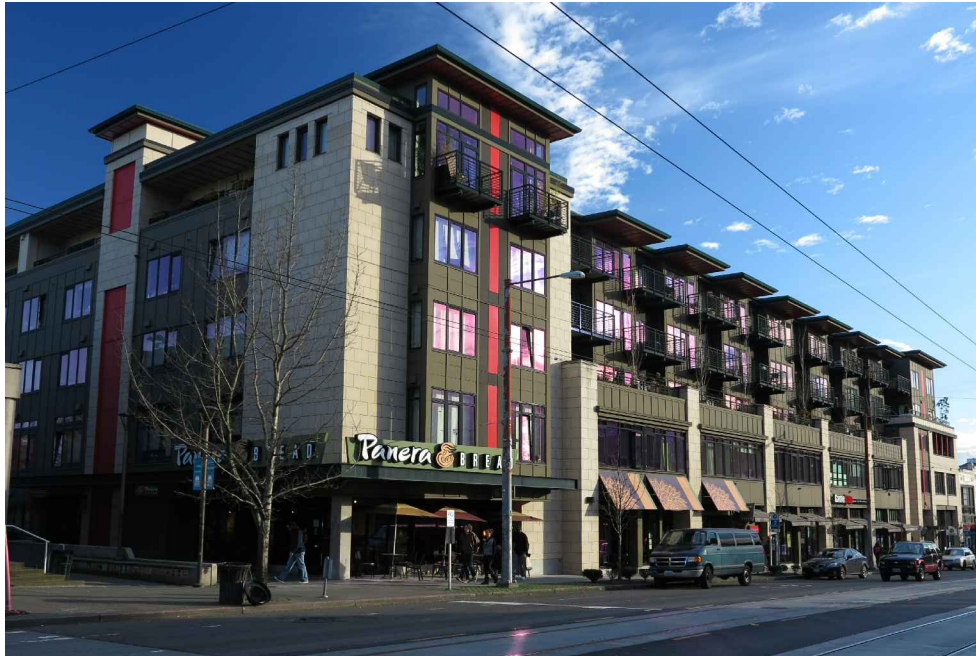
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Hunters Capital, LLC . Portfolio Examples (Developer)



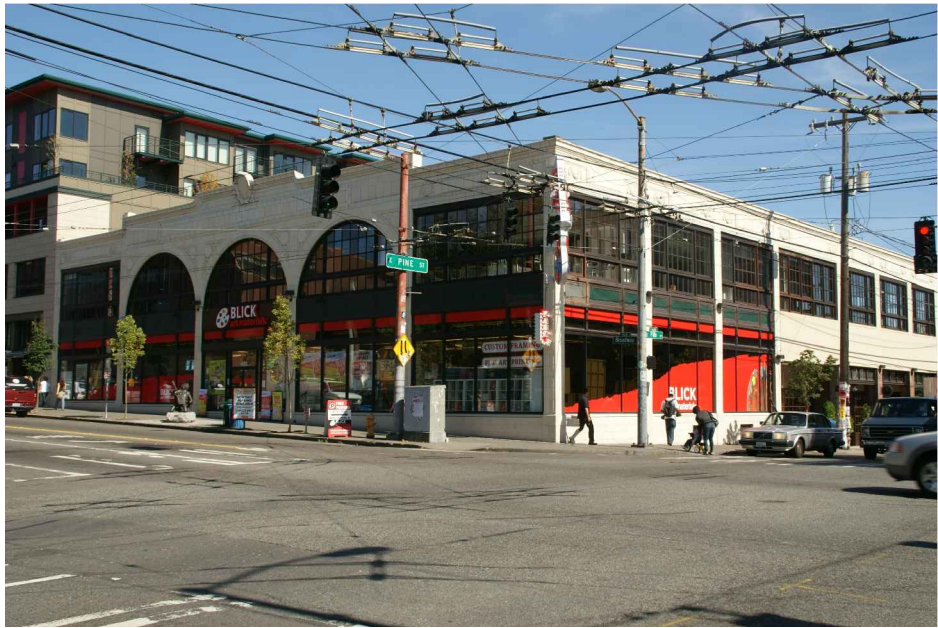
The Forad Building



1620 Broadway



401 East Pike



900 East Pine St



1517 12th Ave



1000 East Pike St

Developer Project Examples
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