

FRANKLIN APARTMENTS

Early Design Guidance Meeting
April 9, 2014 • 8pm
DPD # 3016711

PUBLIC47ARCHITECTS





FRANKLIN APARTMENTS

Design Review: Early Design Guidance Meeting
Meeting Date: TBD

Project Description

The proposed Franklin Apartments will be 4-stories tall and contain 50-60 residential units. The project aspires to provide high quality apartments and will be built to Built-Green 4-Star standards. The current site is occupied by (3) single-family houses.

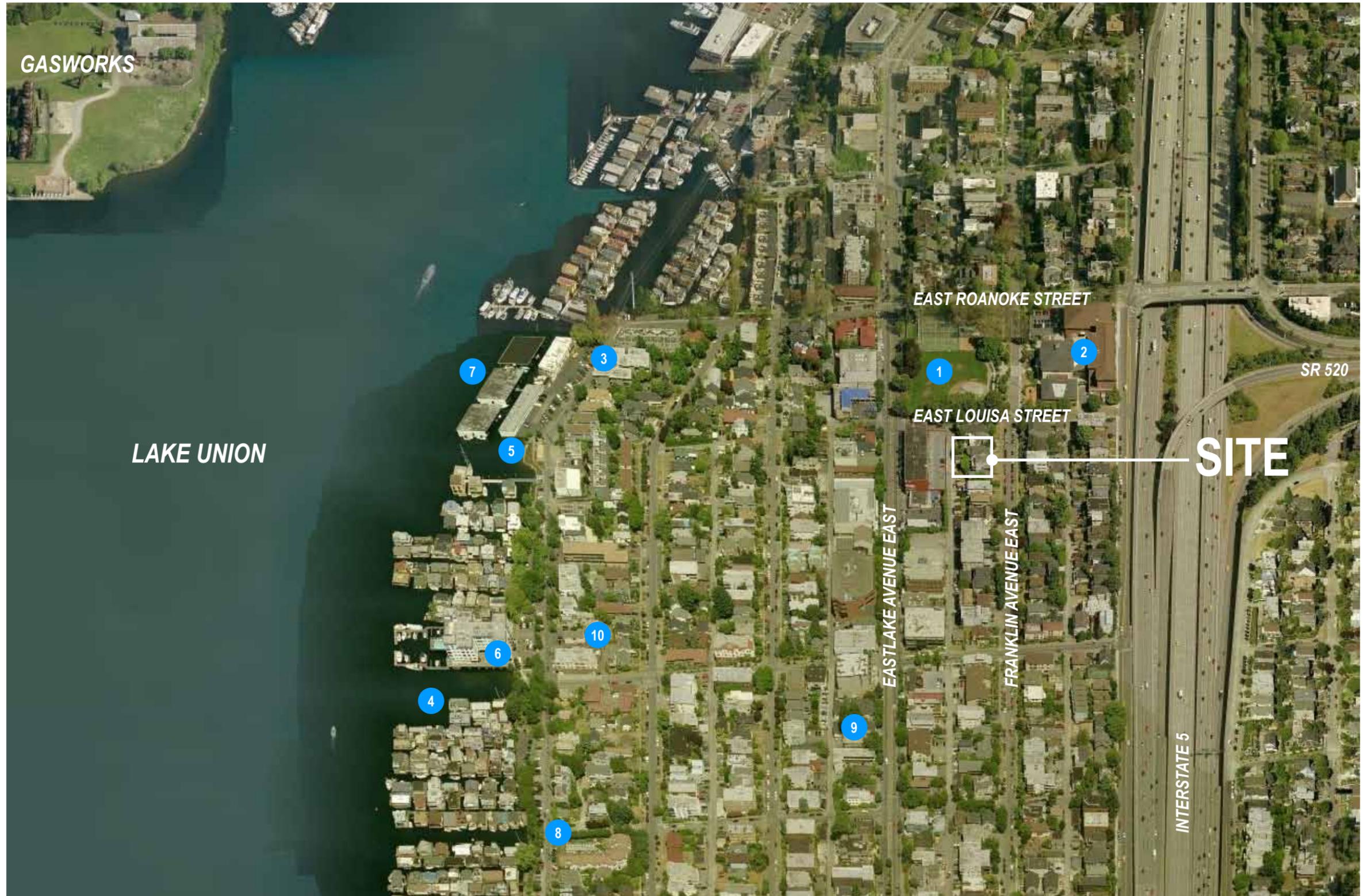
Zoning	LR3
Overlay	Eastlake Residential Urban Village
Height	40 feet (Built-Green 4-Star)
Parking Required	None
Parking Provided	20-45 stalls

While parking is not required by code, the owner sees a need for parking in the neighborhood. Therefore, the project will provide an estimated 20-45 stalls.

CONTEXT ANALYSIS

Vicinity Context

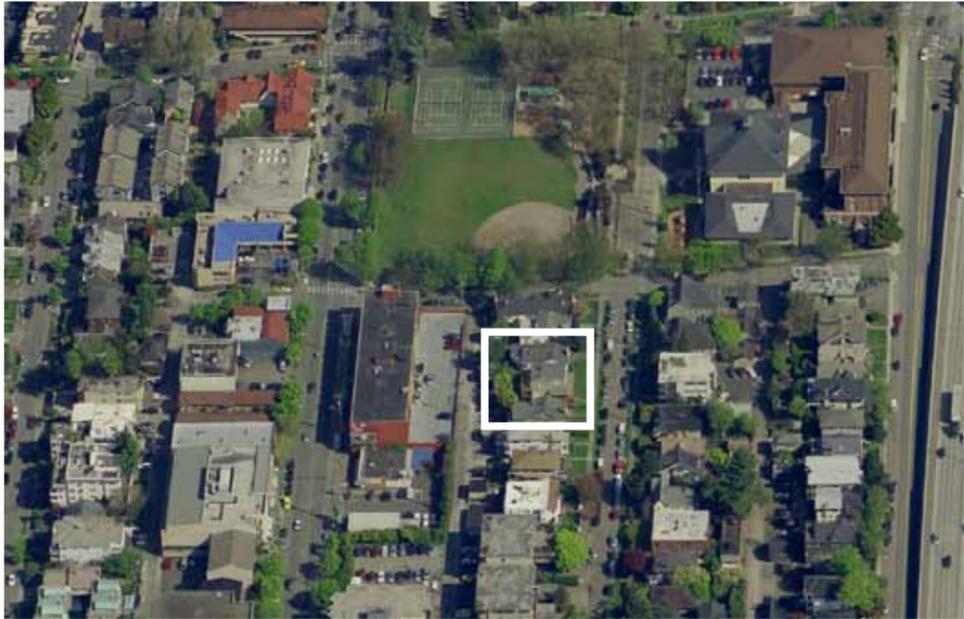
The Eastlake neighborhood is a long, narrow, urban village located between Interstate 5 to the west and Lake Union to the east. At its widest, it is about 5 blocks across with a significant slope from the freeway to the water. The topography creates a natural orientation towards the water as the blocks and parcels step down the hillside. Eastlake Avenue East bisects the community and is the backbone for the neighborhood commercial district. A mix of dense floating-home communities and maritime uses characterizes the west edge. Off of Eastlake Avenue, the neighborhood is an eclectic mix of multi-family and single-family homes as the community becomes more desirable given its proximity to the University of Washington and Downtown Seattle, as well as its access to a mix of uses and activities, with TOPS School at the heart. Rapid bus transportation is provided along Eastlake. There is also a necklace of mini-parks scattered throughout the community, especially along the waterfront.



- 1 Rogers Playground
- 2 TOPS at Seward School
- 3 Roanoke Street Mini-Park
- 4 The Dox: House boats
- 5 Eastlake Boulodrome Park
- 6 Lynn Street Park
- 7 Chinook Lake Union Boat Moorage
- 8 Lake Union Cottage
- 9 Patrick's Fly Shop
- 10 Pete's Wine Shop



VICINITY CONTEXT — COMMUNITY NODES AND LANDMARKS



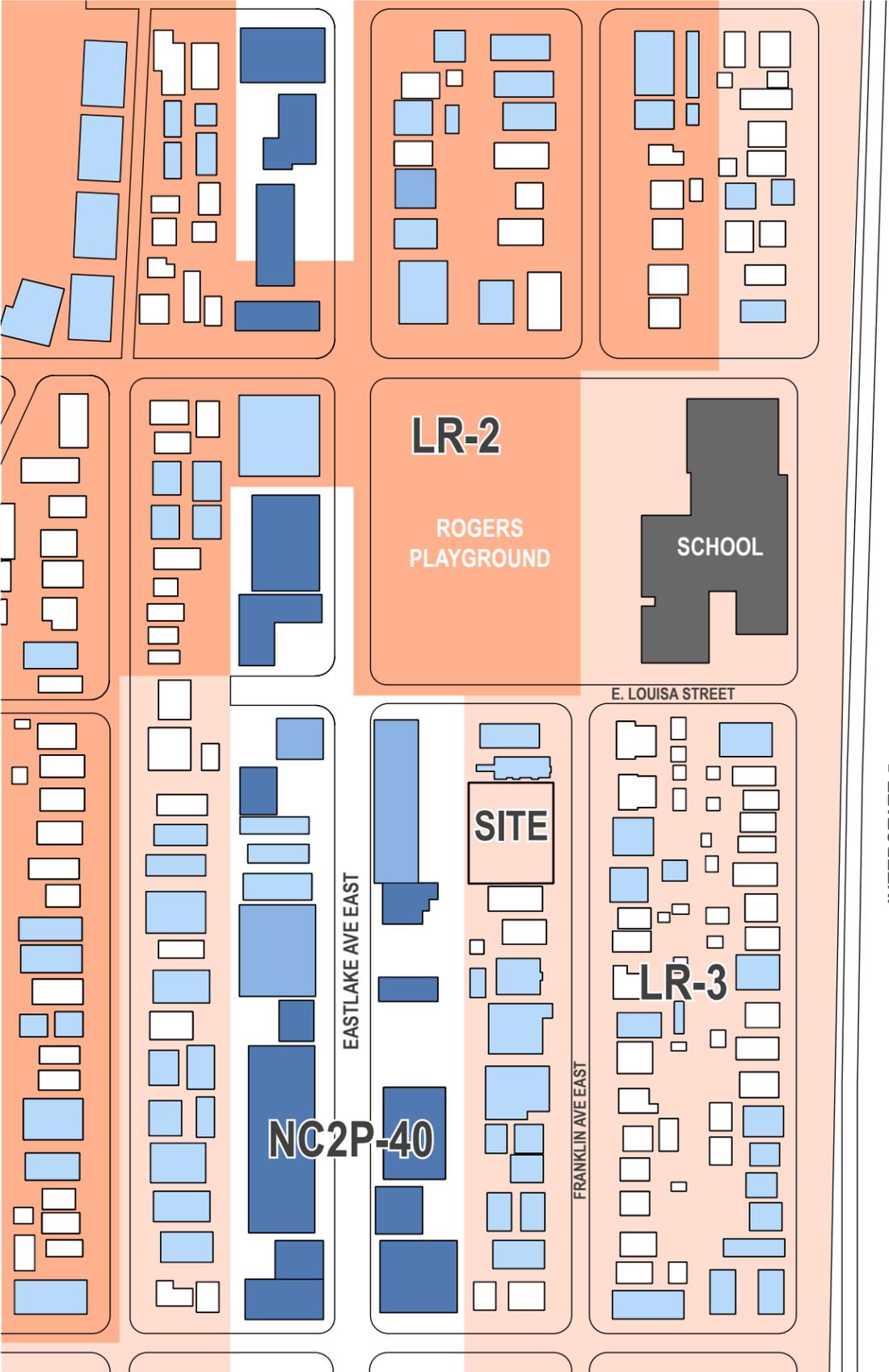
Zoning Summary
Address 2359 Franklin Avenue East
Site Area 14,408-sf
Zoning LR-3
Overlay Eastlake Residential Urban Village
FAR 2.0 x (14,408) = 28,816-sf (Built Green 4-star)
Density No limit (Built Green 4-star)
Setbacks Front = 5', Side = 5' min / 7' avg, Rear = 10'
Amenity 25% of lot area = 3,602-sf
Height 40 feet (base height)
Green Factor 0.6
Parking 0 spaces / unit required

Solar Access
 Good solar exposure all times of the day and sunset view potential.

Building Access
 Pedestrian and bicycle access could be provided from Franklin Ave East to a common courtyard.
 Vehicular access from the alley via East Lynn Street or East Louisa Street

Massing
 Buildings should be configured to provide granularity along Franklin Avenue and also provide increased solar access to the common courtyard.
 Outdoor space between buildings is an opportunity for landscaped courtyard.

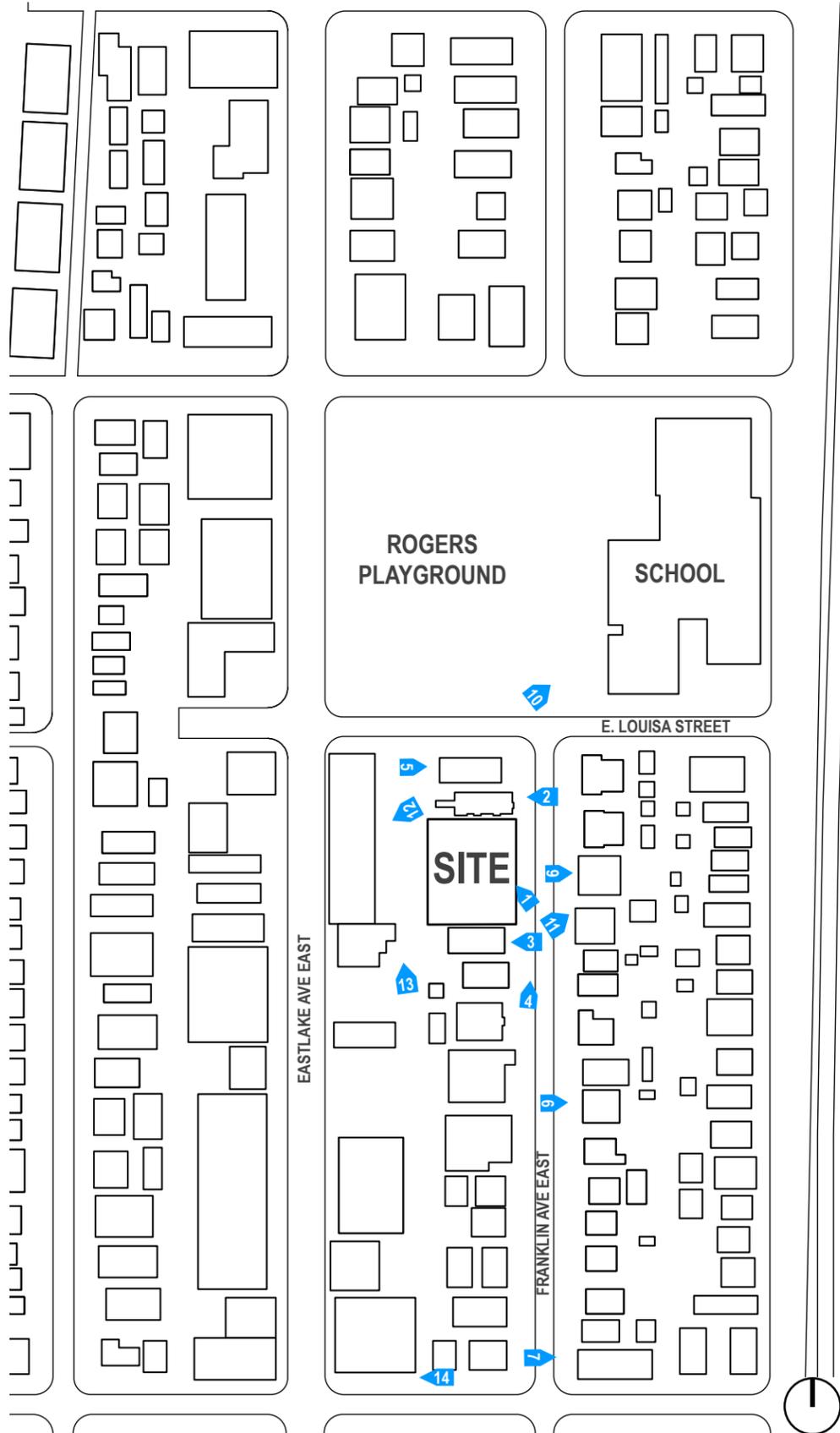
Topography
 The subject property has about 12 feet of grade change from street to alley.
 The buildings should take advantage of topography to allow access to below grade from the alley side and maintain a pedestrian connection to Franklin Avenue.



Building Use Legend

- Commercial
- Mixed-Use
- Multi Family
- Single Family

CONTEXT ANALYSIS



1 Subject Property



2



3



4

CONTEXT ANALYSIS

Franklin Avenue East
 Franklin Avenue East includes a combination of multi-family and single-family residential buildings, including a new micro-housing project to the north of the site that is approximately 46' above grade along Franklin Avenue. The scale and age of these buildings vary, with no unifying architectural character or pattern. Cladding materials are also an eclectic mix such as wood, stucco, brick and fiber-cement board.

Alley
 This alley acts as a divider between the LR3 zoning of the project sites and the NC2P-40 zoning to the west. The structures to the west of the alley are largely commercial buildings and very few have access from the alley. The alley is used for parking access to many of the properties on the east side of the alley.



CONTEXT ANALYSIS



E. LYNN STREET

FRANKLIN AVENUE EAST PHOTO-MONTAGE LOOKING WEST



E. LOUISA STREET

FRANKLIN AVENUE EAST PHOTO-MONTAGE LOOKING EAST

CONTEXT ANALYSIS



E. LOUISA STREET



E. LOUISA STREET

CONTEXT ANALYSIS



ALLEY PHOTO-MONTAGE LOOKING EAST (1 of 2)



ALLEY PHOTO-MONTAGE LOOKING EAST (2 of 2)



ALLEY PHOTO-MONTAGE LOOKING WEST (1 of 1)



Orientation

The subject property is a mid-block parcel bound by Franklin Avenue East to the east, and an alley to the west.

Zoning

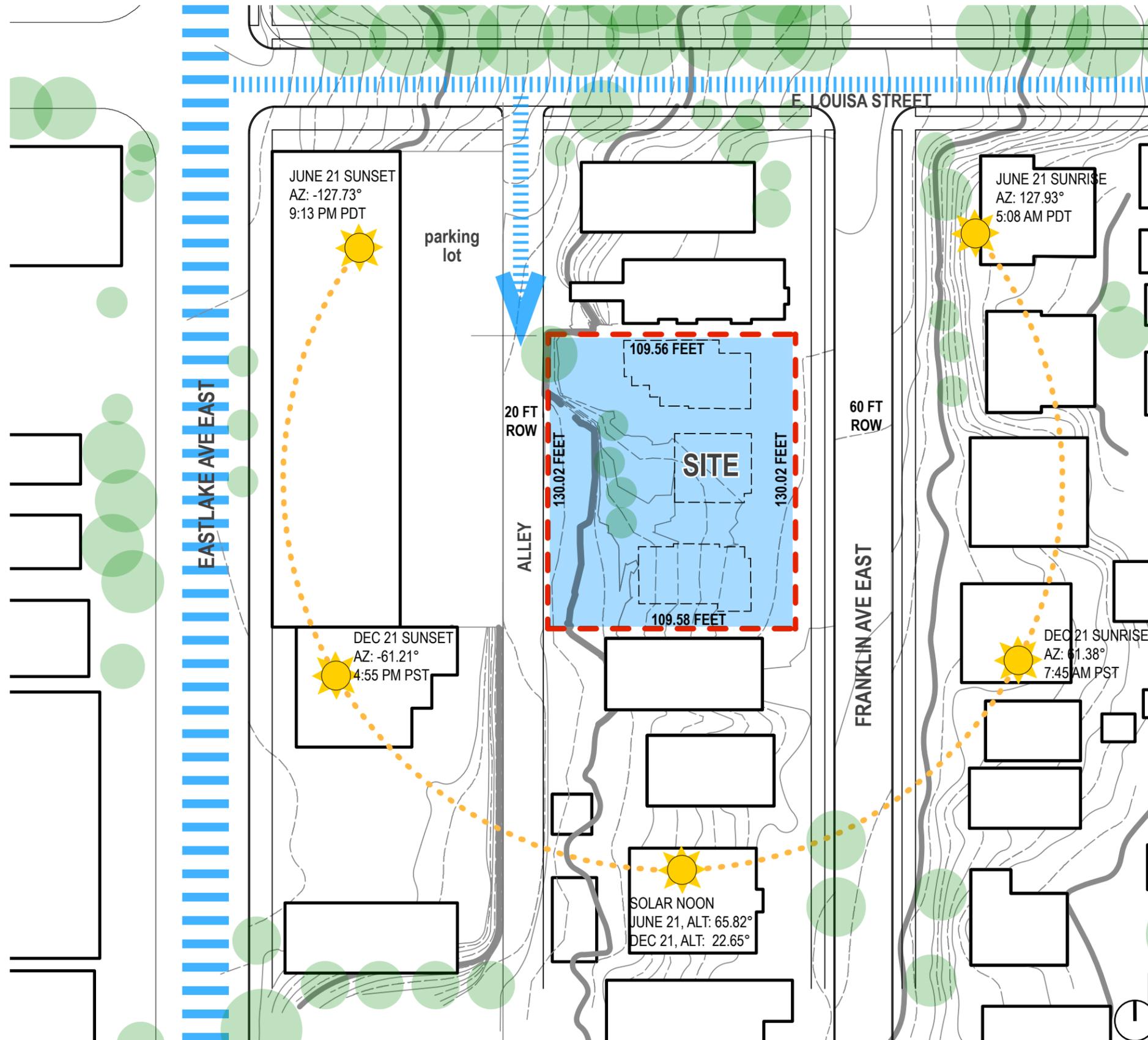
The subject property is zoned LR3. The zoning directly to the west is NC2P-40. The existing zoning has led to the creation of a neighborhood with variation of building type, scale, and use. Commercial, multi-family, and single-family residential buildings are all proximate to one another.

Uses

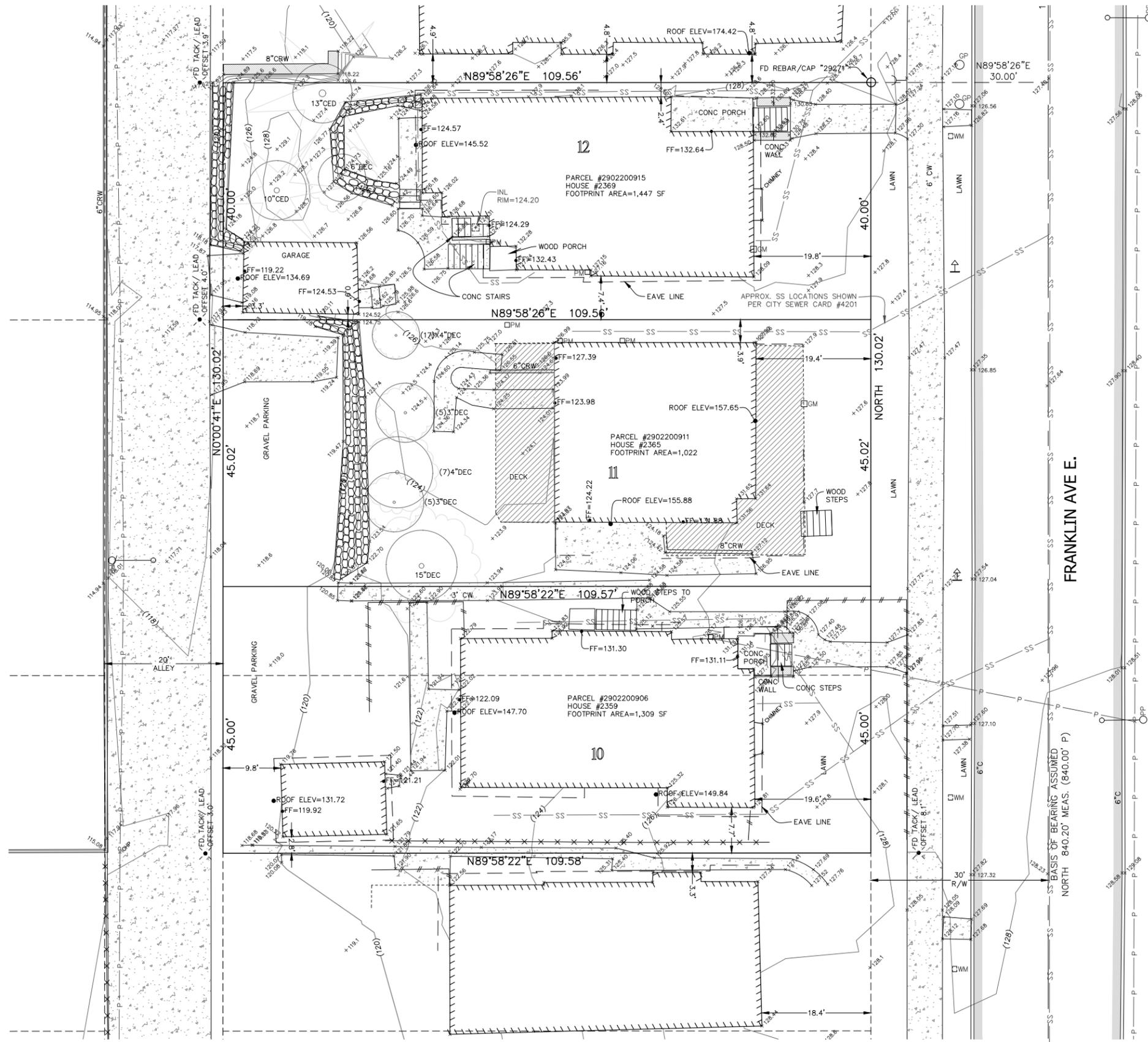
Three single-family houses occupy the subject property. The use map (on the facing page) demonstrates the variety and distribution of uses near the sites. To the east, south and north are single-family homes and multi-family projects. Directly north is a multifamily building which is approximately 46' above grade along Franklin Avenue. To the west is a surface parking lot and a 4-story commercial building. A block north is a public school and park.

Transportation

The mix of zoning, along with proximity to Eastlake Avenue East (a Frequent Transit Service corridor), create a network of multiple modes of transportation – a mix of cars, buses, bicycles, and pedestrians share the roadways and sidewalks.



EXISTING CONDITIONS



SITE SURVEY



DESIGN GUIDELINES

CONTEXT AND SITE

CS1 Natural Systems and Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

RESPONSE:

The project design responds to the existing topography, as the site slopes down from the sidewalk to the alley approximately 10 feet. The preferred massing of the project is broken into three blocks that creates a central courtyard that allows all the units to get daylight from at least two sides. The southeast mass also steps down one floor to provide even more daylight into courtyard while also creating a building form that responds to the varying scale of the neighborhood. The preferred alternative also integrates landscape into the project with the central courtyard that is visible from the street, as well as green roofs. The green roofs will mean the project has less impact on the storm water system.

CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces and open spaces in the surrounding area.

RESPONSE:

The existing development zoning is Low-Rise 3 that allows up to 40 feet in height, with NC2P-40 across the alley to the west. A mix of multi-family and single-family houses of various heights and scale occupies Franklin Ave East. The project on the parcel just north of the subject property is a new 4+-story building with micro-housing units and no parking. The adjacent property to the south is a house, now subdivided into apartments. The preferred alternative addresses this variation in height, bulk and scale by breaking up the mass into three wings, with the wing closest to the house to the south being lowered in height. The higher mass is adjacent to the micro-housing project to the north.

The preferred alternative also creates strong connections between the street and an open space in the middle of the project, creating a welcoming entry and a sense of place.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

RESPONSE:

The preferred alternative strives to fit into the evolving character of the Eastlake neighborhood. It strives to do so through thoughtful massing that breaks up the height, bulk and scale, and the thoughtful integration of open space and landscaping. The project will also use high-quality materials and details so that it will stand the test of time.

PUBLIC LIFE

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

RESPONSE:

See response to DC3 - Open Space Concept.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

RESPONSE:

The project is designed to provide the same access for all visitors whether on foot or in wheelchairs, with the central organizing courtyard accessible from Franklin Avenue East with a gentle sloped walkway.

In regards to way-finding, the building's circulation is organized around a central courtyard, so way-finding is enhanced as the building is quickly and easily understood by even the newest of visitors. The building design includes weather protection for the exterior corridors around the courtyard. Eyes on the street is provided in that there are units that have visual connections to all exterior spaces created by the project, including units with visual access to both the courtyard and the alley. Street-level transparency is provided with a wide connection provided at ground-level between the sidewalk along Franklin and the common courtyard. There is also a glass lobby / gathering space with visibility to and from the courtyard and the sidewalk.

PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

RESPONSE:

The building includes a gracious, central courtyard at street level with clear visual connections to the sidewalk and passing pedestrians. The courtyard is slightly elevated from the sidewalk level to differentiate public sidewalk and semi-public covered space prior to entering the building complex, while also providing a welcoming and identifiable entry for visitors. The open courtyard includes covered exterior space and entries to dwelling units, a glass lobby visible from the street, and substantial trees and landscaping, allowing a variety of activities and a layered transition between the public street and the more private courtyard. Convenient and attractive access to the building ensures comfort and security for the occupants. Paths and entry areas will be sufficiently lighted and entry areas should be protected from the weather. Mostly organized around the central courtyard, the dwelling unit entries also have clear lines of sight to the rest of the facility and common spaces, enhancing the security for visitors and residents. The central courtyard also provides numerous opportunities for interaction among the residents. Ground-level residential units are slightly elevated from the sidewalk to help provide privacy and security for those units.

PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

RESPONSE:

The project is near a Frequent Transit Service corridor along Eastlake Avenue that connects the University of Washington and Downtown Seattle. The nearest bus stop is about one block away. Secure bike storage will be located in several locations to allow easy access from the alley and the courtyard levels. The bike route along Eastlake Avenue is easily accessible from the project site.



DESIGN CONCEPT

DC1 Project Use and Activities

Optimize the arrangement of uses and activities on the site.

RESPONSE:

The central courtyard, lobby and bike storage are conveniently located with easy access from the sidewalk along Franklin Avenue. Units are arranged around the courtyard with many of the entries accessed from the courtyard. There will also be a common roof deck for the residents of the building on the top of the building with visual access to the courtyard and views of Lake Union. Parking and storage spaces are located below grade. There are additional ground floor units along the alley, buffered by exterior landscaping and hardscape for the units that are elevated slightly above the alley. The design takes advantage of the sloping site to provide below-grade parking accessed from the alley, allowing the frontage along Franklin Avenue East to be pedestrian-centric.

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

RESPONSE:

See response to DC3 - Open Space Concept.

Reducing perceived mass – fit with neighboring buildings. There will be no blank walls as part of this project, as the design strives to provide ample daylight to the residences. There is also openness to connect the courtyard to the street, creating porosity and visual depth to the project which is in keeping with the character of the street. This visual depth occurs not just at the main floor level, but also for the users as they move throughout the building. The result is a very legible, functional building with high-quality dwelling units in a livable, community-centered residential complex.

The preferred massing alternative for the new building limits the massing along Franklin Avenue to offer visual relief and acknowledge of the granularity of the neighborhood. Another benefit to this approach is that it allows more daylight into the common courtyard.

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

RESPONSE:

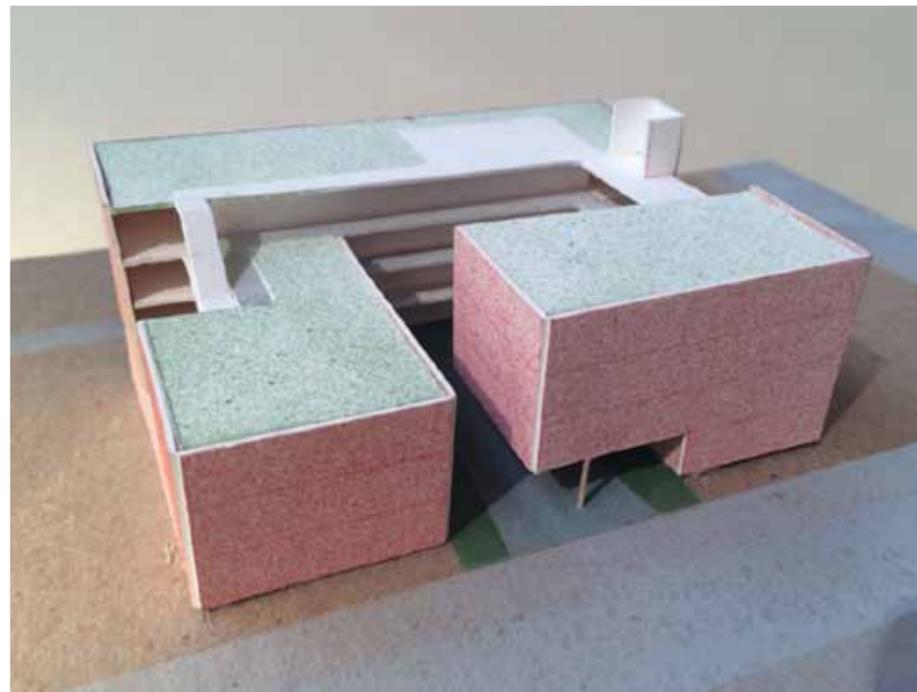
The proposed design creates a linked network of open spaces, with both active and passive landscaped areas. At the heart is a common, landscaped courtyard around which the building wraps, and around which occupants circulate through the building. The courtyard helps provide daylight to the dwelling units and easy way-finding for users. The massing on the southeast portion of the building is lowered to allow additional daylight into the courtyard. As one moves up and through the building, there will be additional open spaces provided on the three roofs of the building. There will be a roof deck on the west wing for active use by the residents, with amenities for community gathering such as barbeques and a greenhouse for growing food. There will also be green roofs on the east and lowered SE wings of the building, visible from the fourth floor and the roof deck. The landscape and hardscape will compliment the vocabulary of the buildings and integrate planting to promote the development of a single, cohesive design.

DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open space.

RESPONSE:

The buildings will be well-detailed, high-quality, and durable. Exterior materials will draw inspiration from the adjacent context, and be compatible with surrounding colors, textures, and patterns. Low-level lighting will be used to provide a safe and attractive courtyard and building entry sequence, while avoiding glare into the units or adjacent properties. Landscaping will include draught-tolerant plants and substantial trees in the courtyard. There will also be green roofs on more than 50% of the building, providing an additional visual amenity for some of the units and neighboring uphill properties.



Design Cue: DC2 Architectural Concept



Design Cue: DC3 Open Space Concept



Design Cue: DC4 Exterior Elements and Finishes

ALTERNATIVE 1



VIEW LOOKING WEST

Description

A "donut" building circumscribes a shared, exterior courtyard space.

Alternative 1 has a central courtyard that ensures all above-grade units have access to natural light from at least two sides. The building and courtyard are accessed from Franklin Avenue East, through a breezeway. This level is also setback from the east property line to create covered entry and to set back units from the street. The courtyard will be a landscaped, communal space for building residents.

The scheme includes a combination of studios, 1-bedroom, and 2-bedroom units. Residential units will be accessed by (4) separate exterior stairways within the courtyard. Below-grade parking is accessed from the alley to the west of the subject property.

The roof slopes toward the courtyard and creates vaulted ceilings for the upper level units.

Program

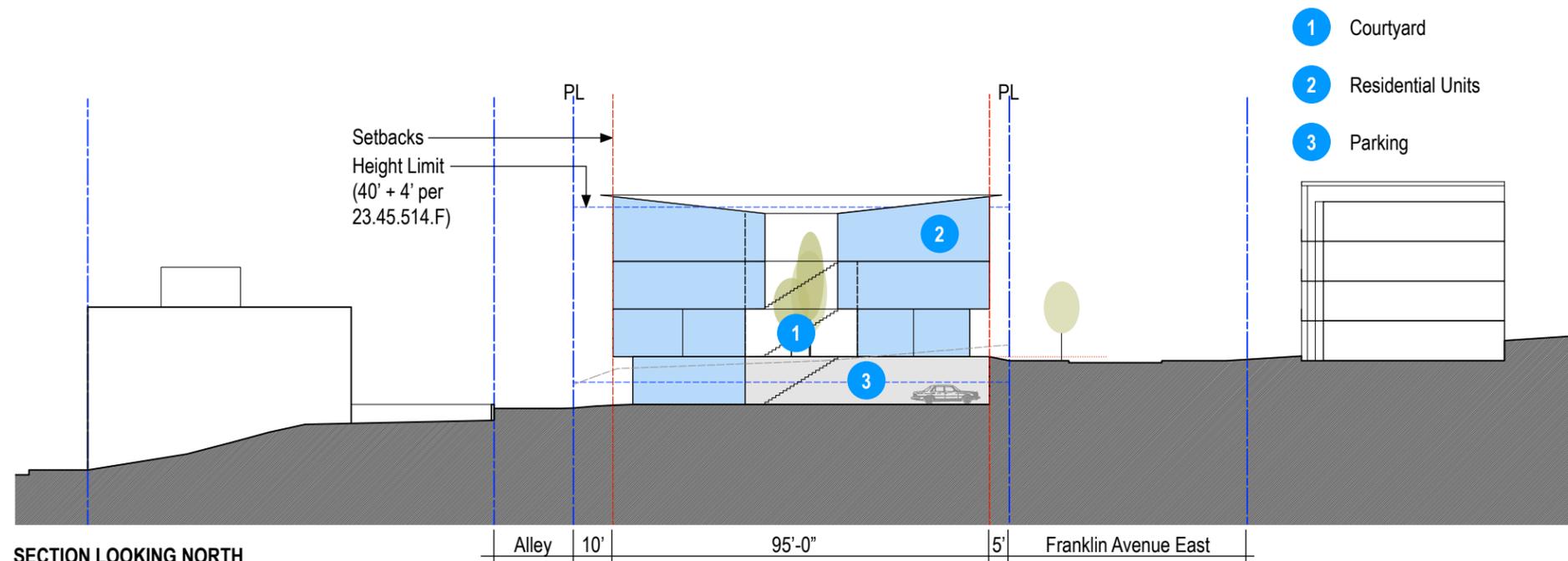
- Approximately 59 apartment units
- Approximately 25 parking spaces below grade

Advantages

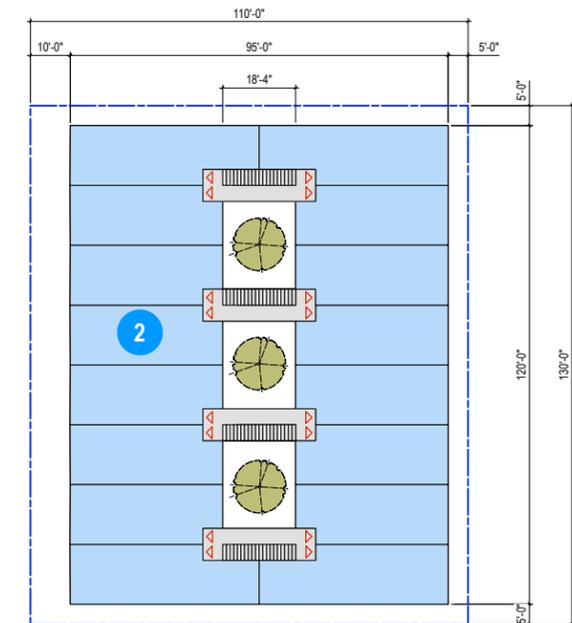
- Clearly defined street edge along Franklin Avenue East
- Landscaped courtyard serves as amenity for residents and clearly marks building entry
- 3-story walk-up units clustered around common stairs offers alternative to double-loaded corridor

Challenges

- The length of the building along Franklin Avenue East is less congruent with the existing streetscape character
- Visual bulk and mass of building potentially overwhelms Franklin streetscape
- Building form does not allow for common roof deck

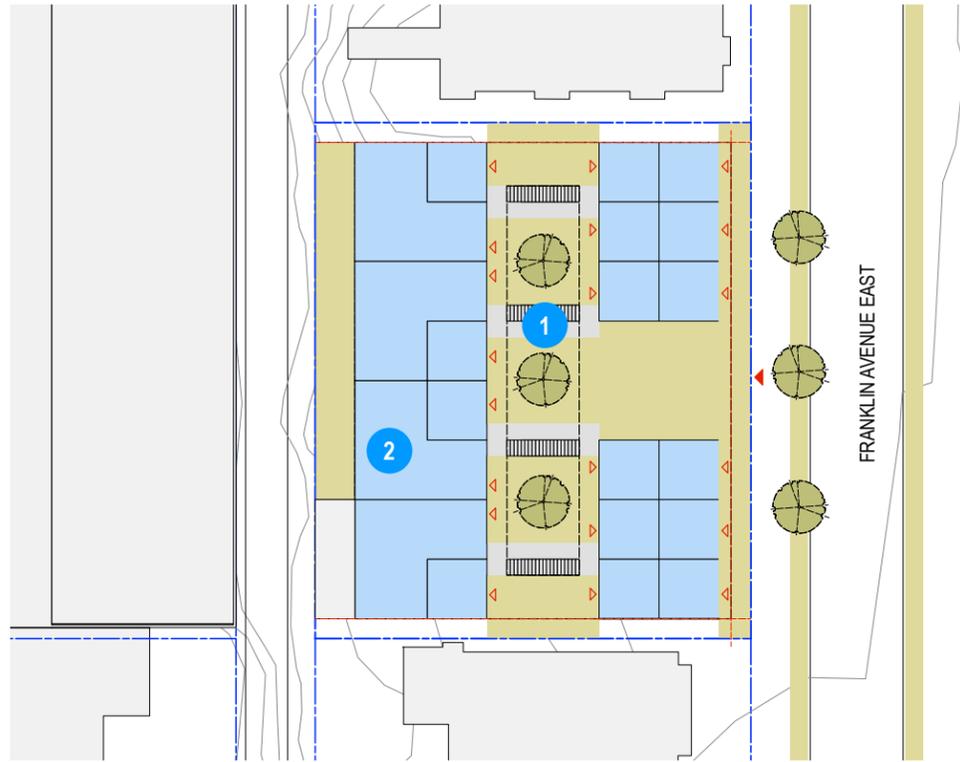


SECTION LOOKING NORTH



TYPICAL UPPER LEVEL PLAN

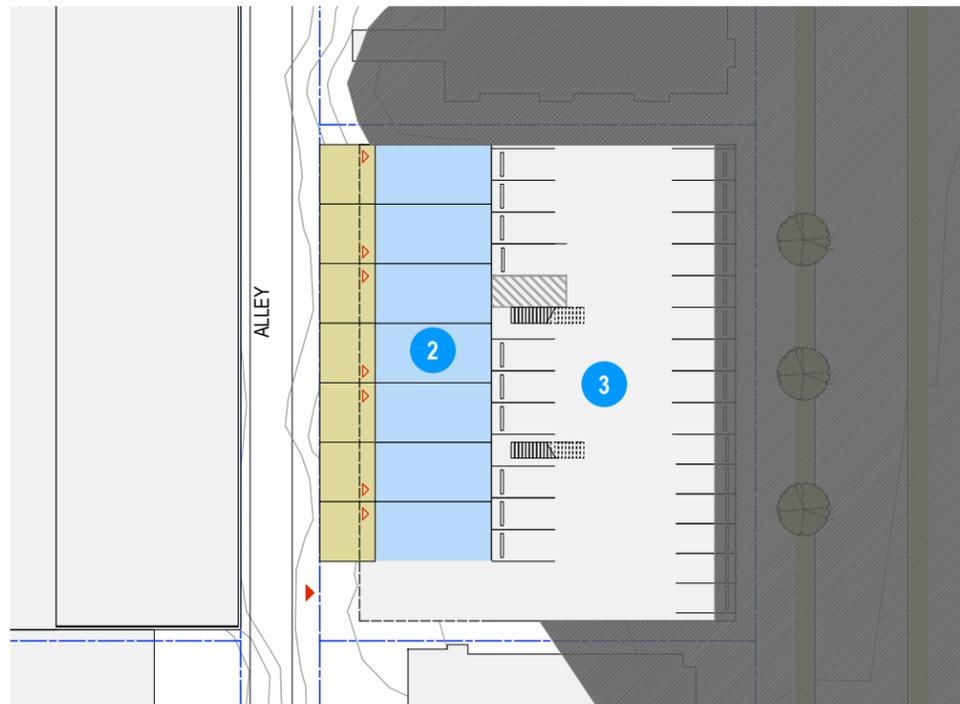




STREET LEVEL PLAN



FRANKLIN AVENUE EAST - LOOKING SOUTH



ALLEY LEVEL PLAN



ALLEY VIEW - LOOKING SOUTH

ALTERNATIVE 2 (CODE-COMPLIANT SCHEME)



VIEW LOOKING WEST

Description

Two adjacent "bar" buildings, separated by covered, exterior walkways.

Alternative 2 divides the site into three N-S zones: On the west edge are semi-private exterior spaces, and the two residential bars are biased to the east of the site along Franklin Avenue East. The central bar has a mix of 1-bedroom, 1-bedroom-plus, and 2-bedroom units. The units in the eastern bar are all studios. The street level is setback from the east property line to create covered entry and to set back units from the street. Residents enter into a lobby area where they can access the exterior stairs, corridor, and elevator to reach units at all levels. Below-grade parking is accessed from the alley to the west of the subject property. The roof is low-slope with a parapet, and covers both the residential bars and the exterior circulation.

Program

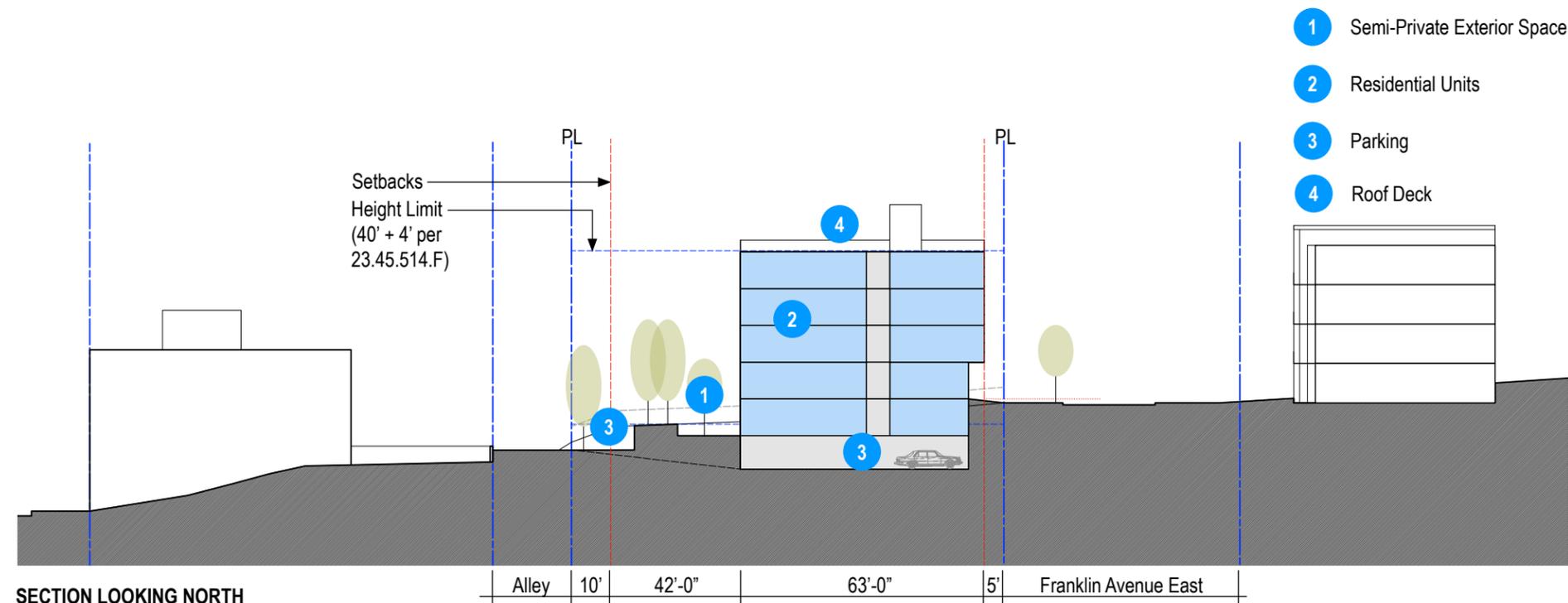
- Approximately 59 apartment units
- Approximately 21 parking spaces below grade / alley

Advantages

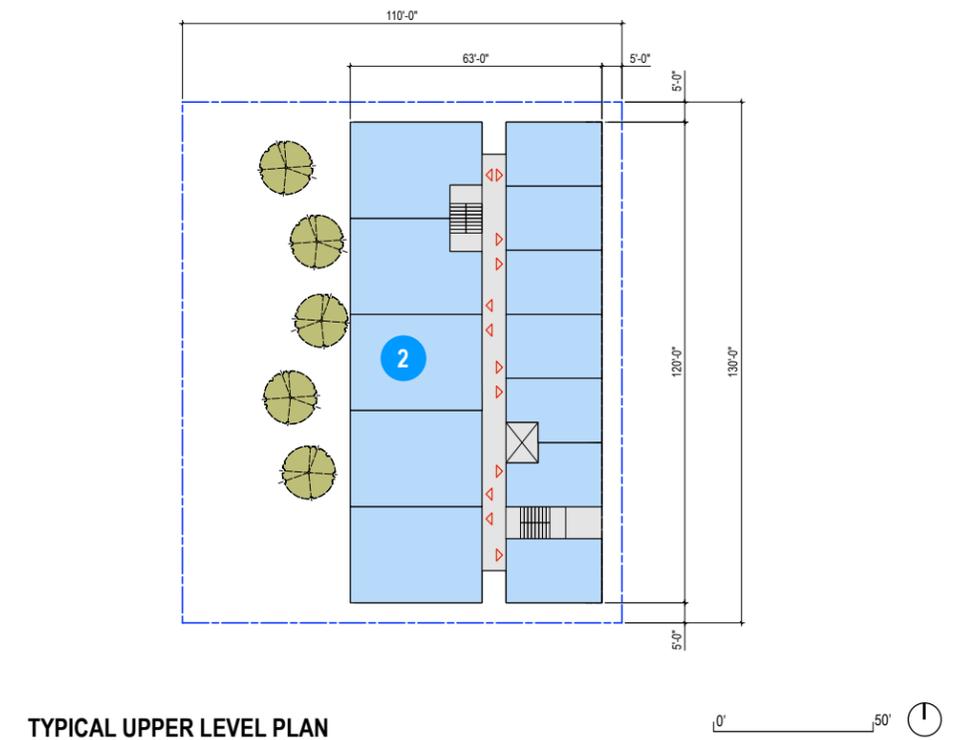
- Consolidated building form offers efficiencies for envelope, circulation, and structure
- Minimal project footprint on site
- Unified street front and massing with roof deck potential

Challenges

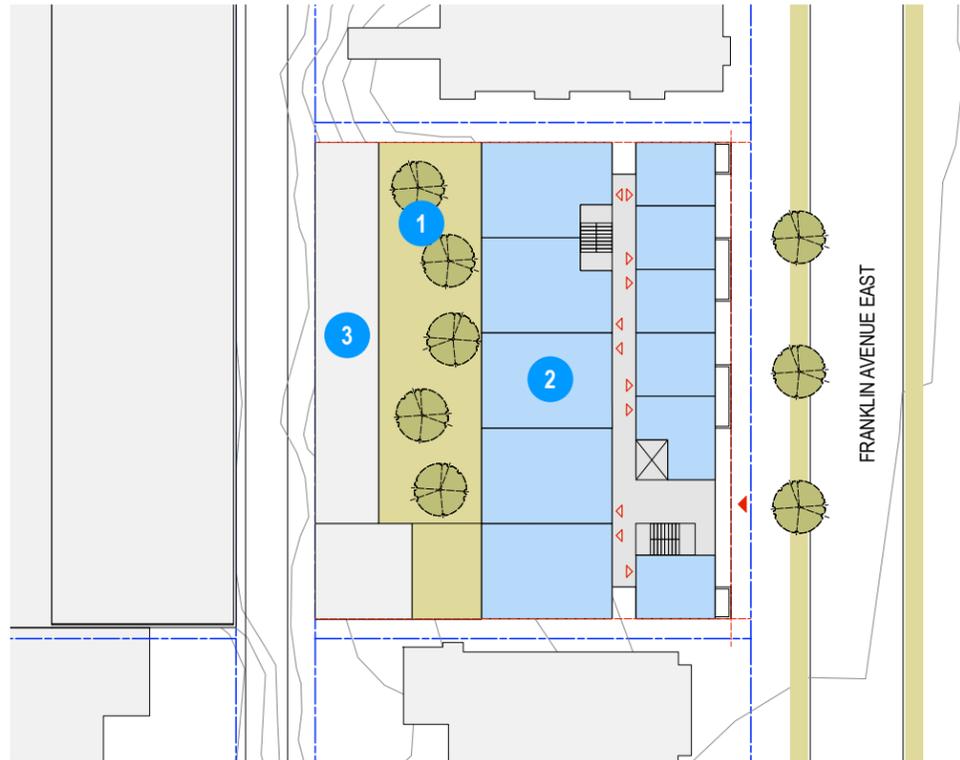
- The length of the building along Franklin Avenue East is less congruent with the existing streetscape character
- Daylight to most units is only accessible on one side and / or requires light-wells
- Lacks connection between open space and Franklin Avenue East



SECTION LOOKING NORTH



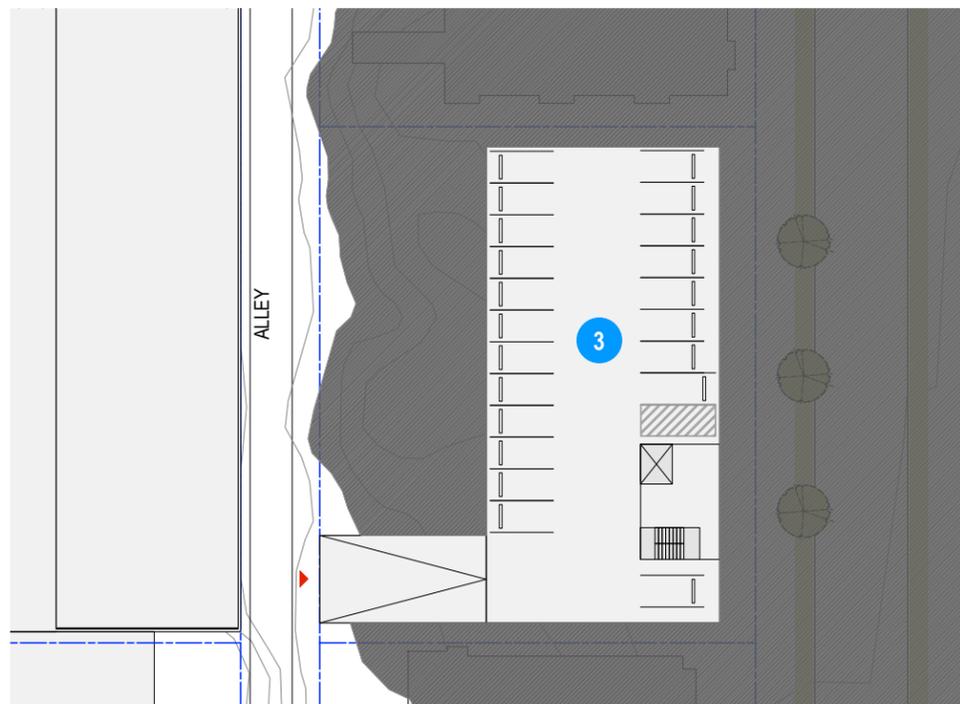
TYPICAL UPPER LEVEL PLAN



STREET LEVEL PLAN



FRANKLIN AVENUE EAST - LOOKING SOUTH



ALLEY LEVEL PLAN



ALLEY VIEW - LOOKING SOUTHx

ALTERNATIVE 3 (PREFERRED SCHEME)



VIEW LOOKING WEST

Description

Three individual building “wings” are linked to form a unified building with a central courtyard.

Alternative 3 separates the residential structures, based on contextual relationships, as well as serving to define an exterior courtyard space and covered entry with bike parking. The northeast “wing”, which is adjacent to a 4+ story building currently under construction, has 4 levels with a mix of studio and 1-bedroom units. The western “wing” extends the length of the alley and is also 4 levels with a mix of studio, 1-bedroom, and 2-bedroom units. The southeast “wing” has 3 levels of studio units and has a shorter length along Franklin Avenue East. This serves to effectively transition the scale and bulk of the new development to fit within the context of the street elevation. The lobby and courtyard are accessed between the two separate “wings” along Franklin Avenue East. From within the courtyard, exterior stairs and walkways, or an elevator, are utilized to access the residential units. Below-grade parking is accessed from the alley to the west of the subject property.

The three wings will have green roofs that control stormwater runoff and provide an aesthetically pleasing roofscape for uphill buildings. Additionally, the western “wing” will be accessible as a roof deck amenity for the building residents.

Program

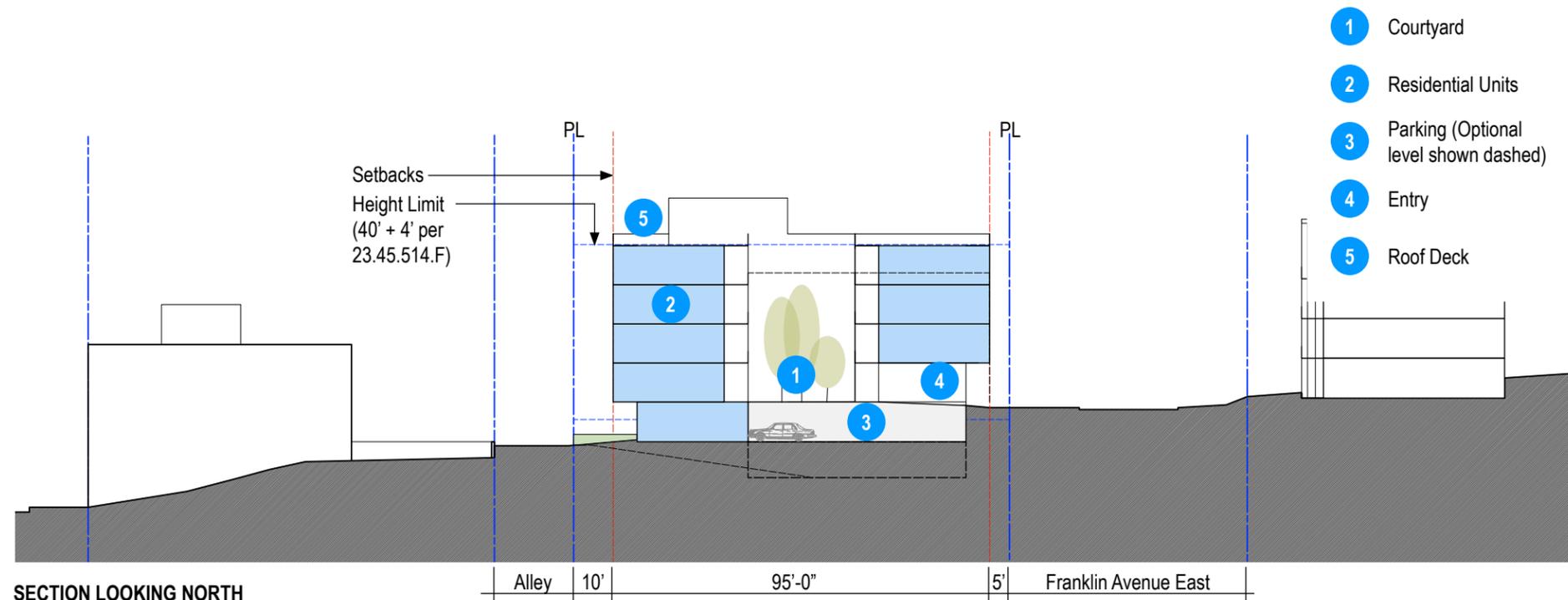
- Approximately 59 apartment units
- Approximately 20 - 45 parking spaces below grade

Advantages

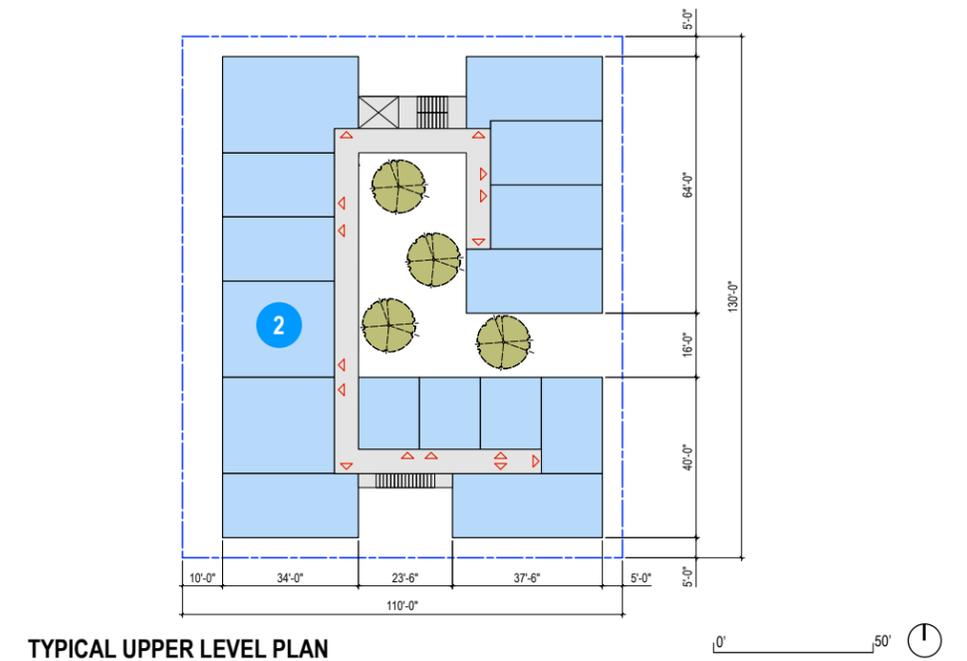
- Separation of building structures and heights provides sensitive response to streetscape
- 3-story southeast wing allows sun into the courtyard
- Landscaped courtyard is visible from Franklin while defining entry and providing amenity to residents
- Covered entry provides opportunity for integrated, secure, weather protected bicycle parking with convenient access to Franklin Avenue East

Challenges

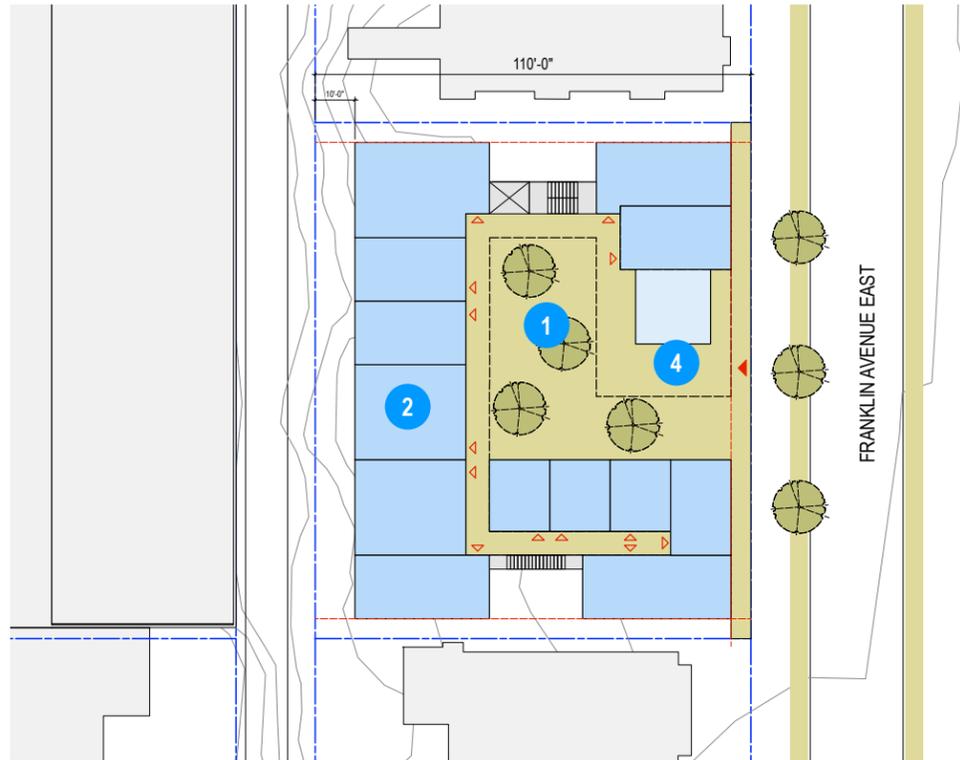
- Increased perimeter and building envelope is more expensive to construct
- Covered entry complicates building structure



SECTION LOOKING NORTH



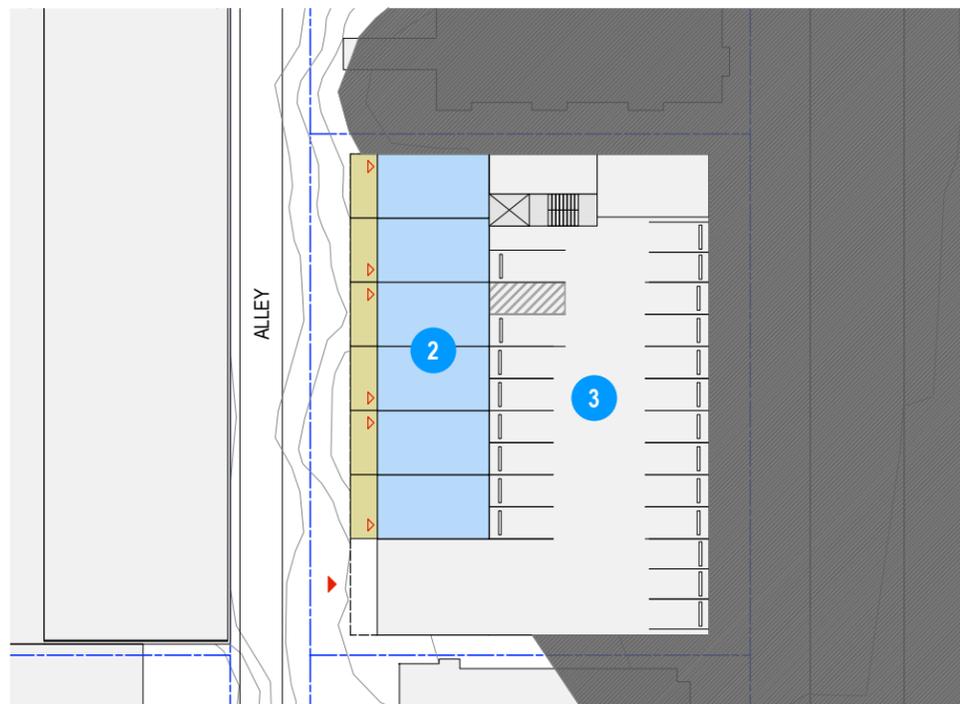
TYPICAL UPPER LEVEL PLAN



STREET LEVEL PLAN



FRANKLIN AVENUE EAST - LOOKING SOUTH



ALLEY LEVEL PLAN



ALLEY VIEW - LOOKING SOUTH

SUN ANALYSIS OF ALTERNATIVES

Shading Studies

The sun analysis diagrams show that building a continuous street wall (Alternatives 1 and 2) would put Franklin Avenue East in shadow after 2pm throughout the year. The preferred scheme provides sun to the central courtyard during the summer, while also allowing some afternoon sun to pass through the site onto Franklin Avenue East in the summer months.

⌚ North for Site Plan Diagrams

Alternative 1



Alternative 2
(Code-Compliant Scheme)



Alternative 3
(Preferred Scheme)



SUN ANALYSIS OF ALTERNATIVES

DECEMBER 21
10 AM



DECEMBER 21
12 PM



DECEMBER 21
2 PM



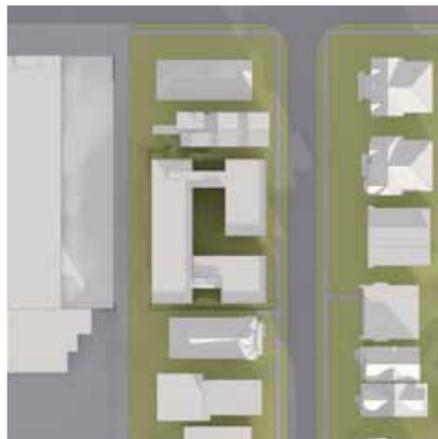
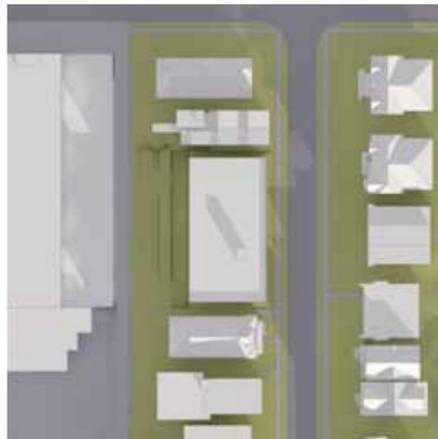
JUNE 21
10 AM



JUNE 21
12 PM



JUNE 21
2 PM



COMPARISON OF ALTERNATIVES



Alternative 1

Description

A “donut” building circumscribes a shared, exterior courtyard space.

Alternative 1 has a central courtyard that ensures all above-grade units have access to natural light from at least two sides. The building and courtyard are accessed from Franklin Avenue East, through a breezeway. This level is also setback from the east property line to create covered entry and to set back units from the street. The courtyard will be a landscaped, communal space for building residents.

The scheme includes a combination of studios, 1-bedroom, and 2-bedroom units. Residential units will be accessed by (4) separate exterior stairways within the courtyard. Below-grade parking is accessed from the alley to the west of the subject property.

The roof slopes toward the courtyard and creates vaulted ceilings for the upper level units.

Program

- Approximately 59 apartment units
- Approximately 25 parking spaces below grade

Advantages

- Clearly defined street edge along Franklin Avenue East
- Landscaped courtyard serves as amenity for residents and clearly marks building entry
- 3-story walk-up units clustered around common stairs offers alternative to double-loaded corridor

Challenges

- The length of the building along Franklin Avenue East is less congruent with the existing streetscape character
- Visual bulk and mass of building potentially overwhelms Franklin streetscape
- Building form does not allow for common roof deck



Alternative 2 (Code-Complaint Scheme)

Description

Two adjacent “bar” buildings, separated by covered, exterior walkways.

Alternative 2 divides the site into three N-S zones: On the west edge are semi-private exterior spaces, and the two residential bars are biased to the east of the site along Franklin Avenue East. The central bar has a mix of 1-bedroom, 1-bedroom-plus, and 2-bedroom units. The units in the eastern bar are all studios. The street level is setback from the east property line to create covered entry and to set back units from the street. Residents enter into a lobby area where they can access the exterior stairs, corridor, and elevator to reach units at all levels. Below-grade parking is accessed from the alley to the west of the subject property.

The roof is low-slope with a parapet, and covers both the residential bars and the exterior circulation.

Program

- Approximately 59 apartment units
- Approximately 21 parking spaces below grade / alley

Advantages

- Consolidated building form offers efficiencies for envelope, circulation, and structure
- Minimal project footprint on site
- Unified street front and massing with roof deck potential

Challenges

- The length of the building along Franklin Avenue East is less congruent with the existing streetscape character
- Daylight to most units is only accessible on one side
- Lacks connection between open space and Franklin Avenue East



Alternative 3 (Preferred Scheme)

Description

Three individual building “wings” are linked to form a unified building with a central courtyard.

Alternative 3 separates the residential structures, based on contextual relationships, as well as serving to define an exterior courtyard space and covered entry with bike parking. The northeast “wing”, which is adjacent to a 4+ story building currently under construction, has 4 levels with a mix of studio and 1-bedroom units. The western “wing” extends the length of the alley and is also 4 levels with a mix of studio, 1-bedroom, and 2-bedroom units. The southeast “wing” has 3 levels of studio units and has a shorter length along Franklin Avenue East. This serves to effectively transition the scale and bulk of the new development to fit within the context of the street elevation. The lobby and courtyard are accessed between the two separate “wings” along Franklin Avenue East. From within the courtyard, exterior stairs and walkways, or an elevator, are utilized to access the residential units. Below-grade parking is accessed from the alley to the west of the subject property.

The three wings will have green roofs that control stormwater runoff and provide an aesthetically pleasing roofscape for uphill buildings. Additionally, the western “wing” will be accessible as a roof deck amenity for the building residents.

Program

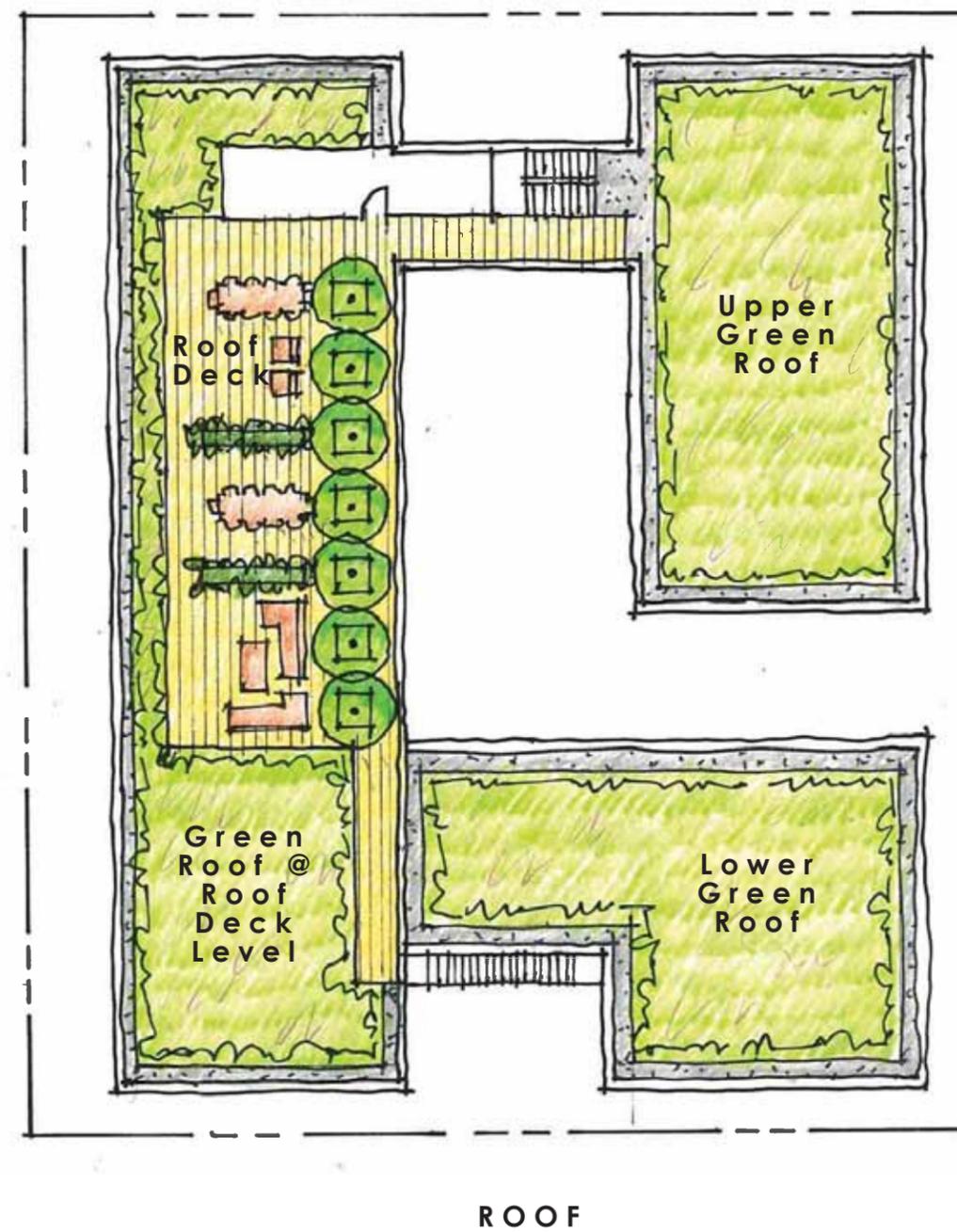
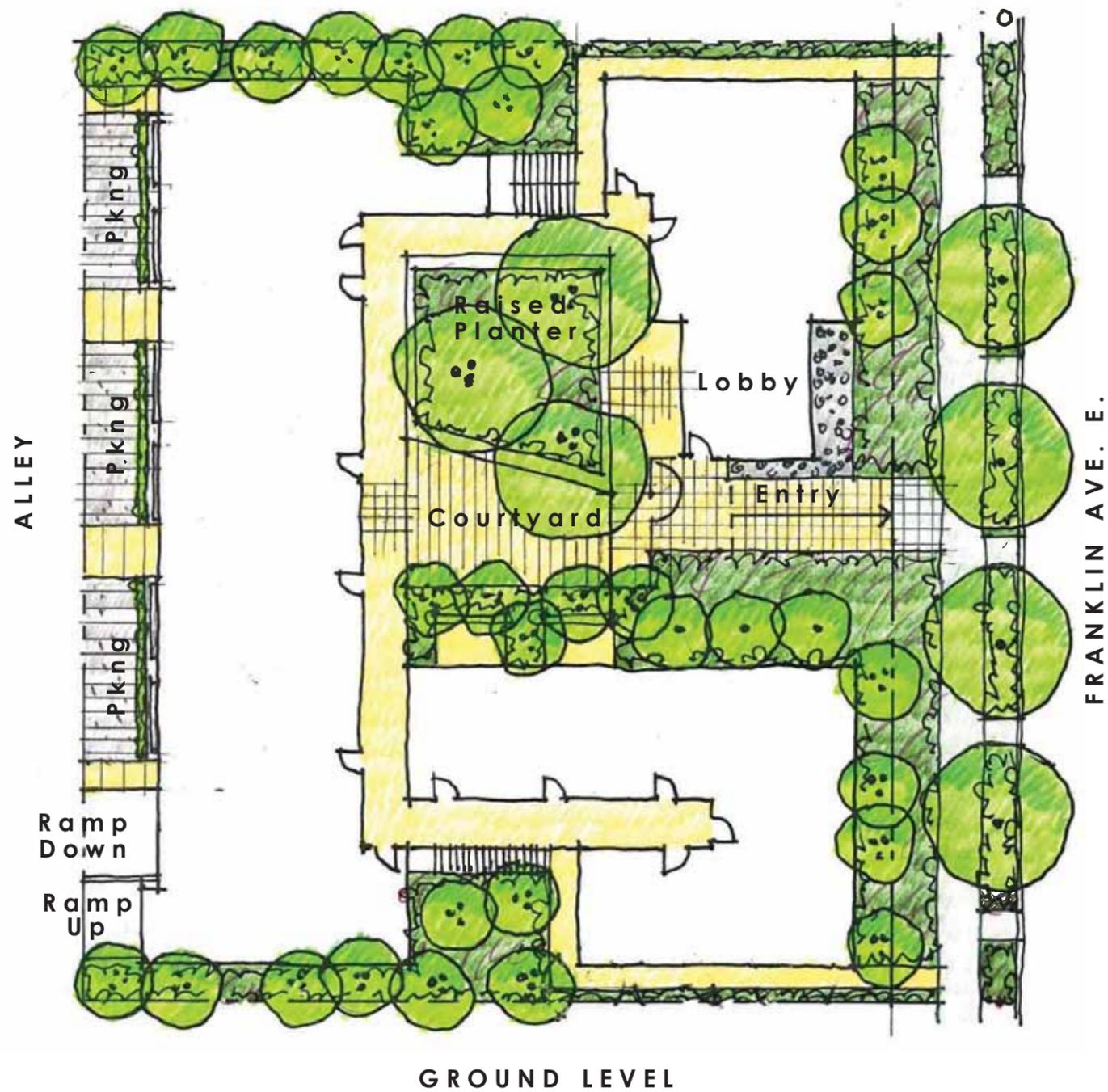
- Approximately 59 apartment units
- Approximately 20 - 45 parking spaces below grade

Advantages

- Separation of building structures and heights provides sensitive response to streetscape
- 3-story southeast wing allows sun into the courtyard
- Landscaped courtyard is visible from Franklin while defining entry and providing amenity to residents
- Covered entry provides opportunity for integrated, secure, weather protected bicycle parking with convenient access to Franklin Avenue East

Challenges

- Increased perimeter and building envelope is more expensive to construct
- Covered entry complicates building structure



POTENTIAL DESIGN DEPARTURES

Departure Request #1: 23.45.518 Average Side Setback

Standard:

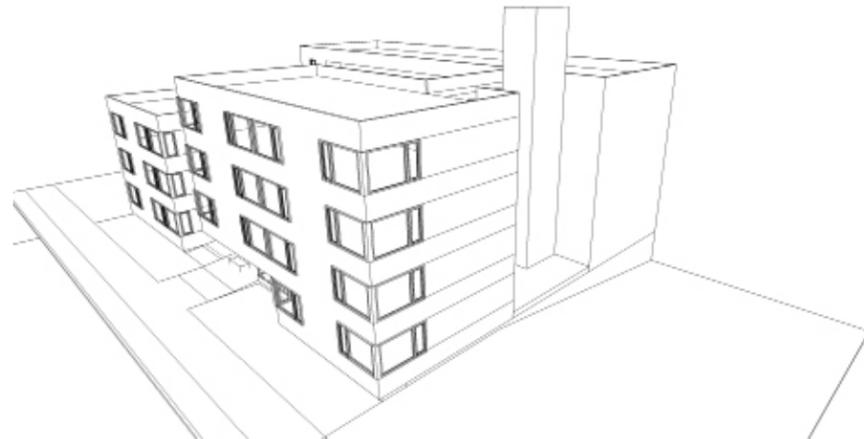
Apartments in LR Zones, with facade length > 40' are required to have a 7' average setback and a 5' minimum setback.

Proposed:

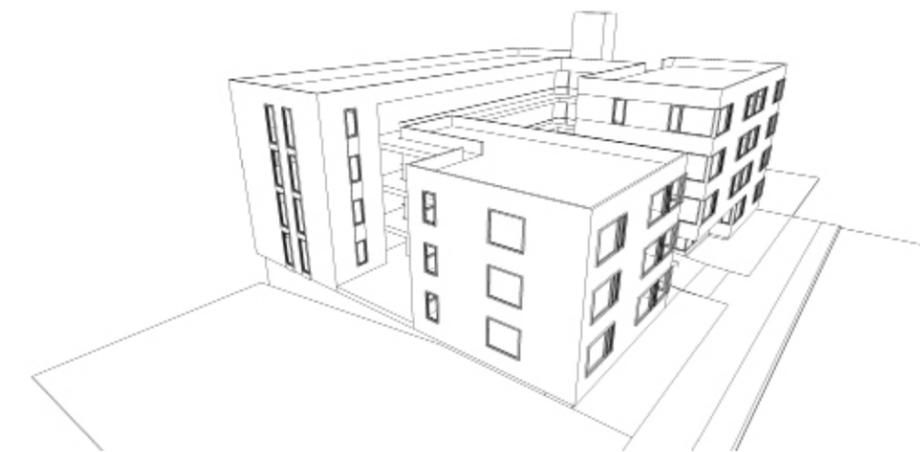
Allow basement level only to meet 5' minimum setback, while upper stories are fully compliant.

Rationale:

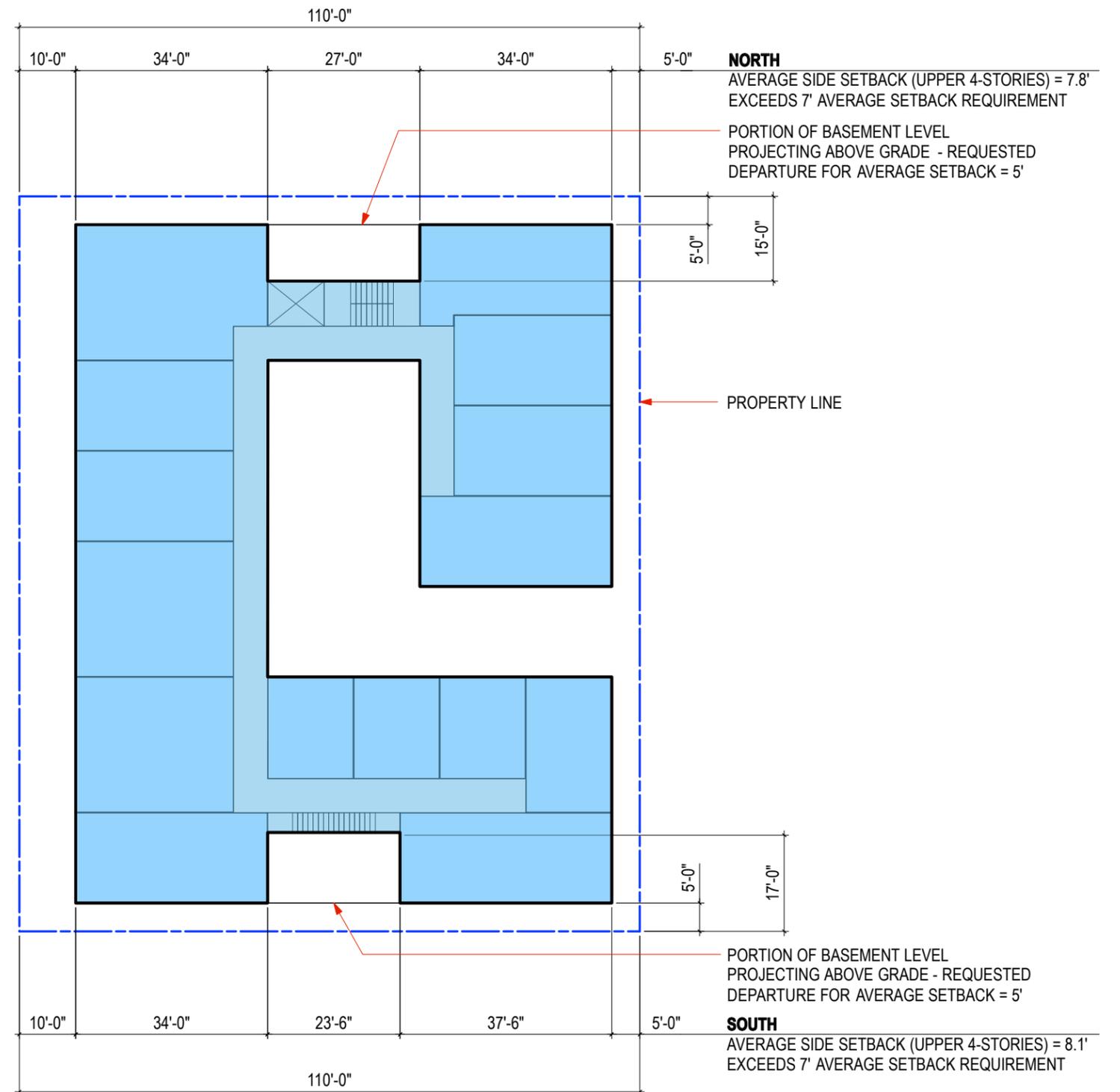
The upper 4-stories, the majority of the preferred scheme, meet both the 7' average setback and 5' minimum setback requirement which achieves the intent of the code: to provide relief, light, and air along the the side yards. Only the portion of the basement level that projects above grade about 3' on the north side, and about 5.5' on the south side, does not achieve the 7' average. All portions of the proposed structure meet the 5' minimum setback requirement, and the upper stories exceed the 7' average with 7.8' and 8.1' averages respectively on the north and south, affording greater relief than code minimums.



VIEW OF NORTH SIDE PREFERRED MASSING



VIEW OF SOUTH SIDE PREFERRED MASSING



PREFERRED SCHEME PLAN DIAGRAM + SIDE SETBACK CALCULATION





1



3



2



4

PRECEDENT STUDIES FOR DESIGN DEVELOPMENT

1 Cedar Apartments, Mahlum Architects
Seattle, WA

Integration of open-space and buildings. High-quality brick exterior.

2 Belroy Court, Weinstein A|U
Seattle, WA

Central landscaped courtyard amenity space for residents with covered entry.

3 Carre Plantagenet, inSpace
Rouen, France

Erosion of mass and definition of central outdoor room.

4 Student Residence Paul Lafleur, Bisson|Associés Architects
Saint-Irenee, QC, Canada

Quality materials and detailing.

5 Centre for Spinal Cord and Brain Injuries, Herzog & deMeuron
Basel, Switzerland

Connection between courtyard and surrounding space on site.



EXAMPLES OF PAST WORK

Anhalt Apartment Renovation and Addition Seattle, WA



Agnes Lofts Seattle, WA



SCCA Patient House Seattle, WA



EXAMPLES OF PAST WORK

Bradner Gardens Community Building Seattle, WA



Belroy Court Seattle, WA



Kenmore City Hall Kenmore, WA

