



07.14.2014 Early Design Guidance Meeting
1731 NW 57th ST | EFFICIENCY UNITS APARTMENT BUILDING | DPD PROJECT # 3017258

washington 2505 3rd avenue, suite 300c, seattle 98121 • california 1404 broad street, san luis obispo 93401 • www.caronarchitecture.com

caron

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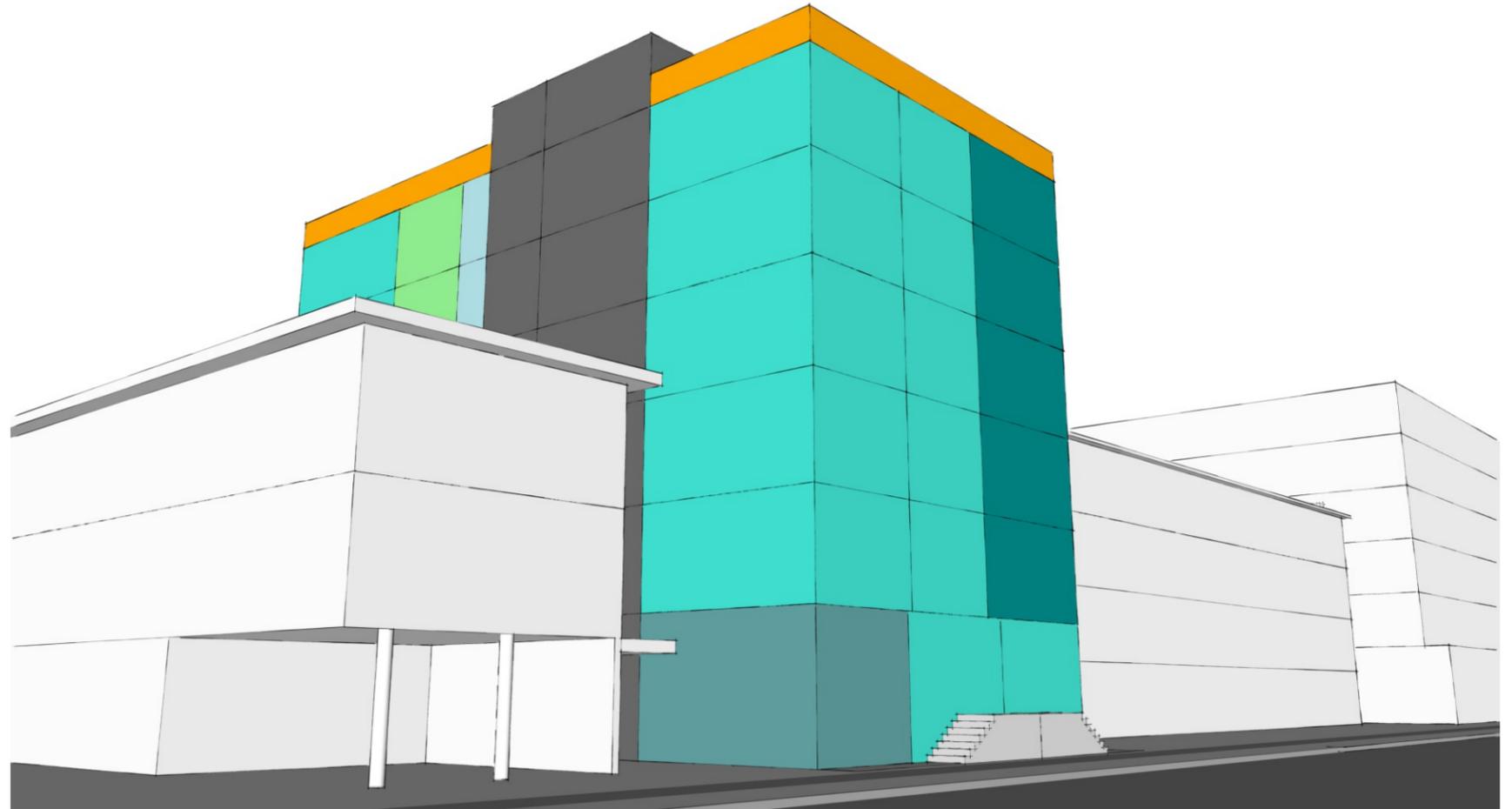
PROJECT ADDRESS: 1731 NW 57th ST
Seattle, WA 98109

DPD PROJECT NUMBER: 3017258

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Survey:
Chadwick & Winters
1422 NW 85th St
Seattle, WA 98117
206.297.0996



DEVELOPMENT OBJECTIVES

The proposed development will create a 6-story urban-infill efficiency units building with approximately 50 dwelling units and no commercial space. Parking is not required and will not be provided.

Bicycle storage spaces will be provided at a ratio of 1 per 4 units.

The structure will follow the topography of the site. Amenity space for the residents will be located on the roof top level providing outdoor comfort and views of the surrounding areas.

PROJECT INFORMATION

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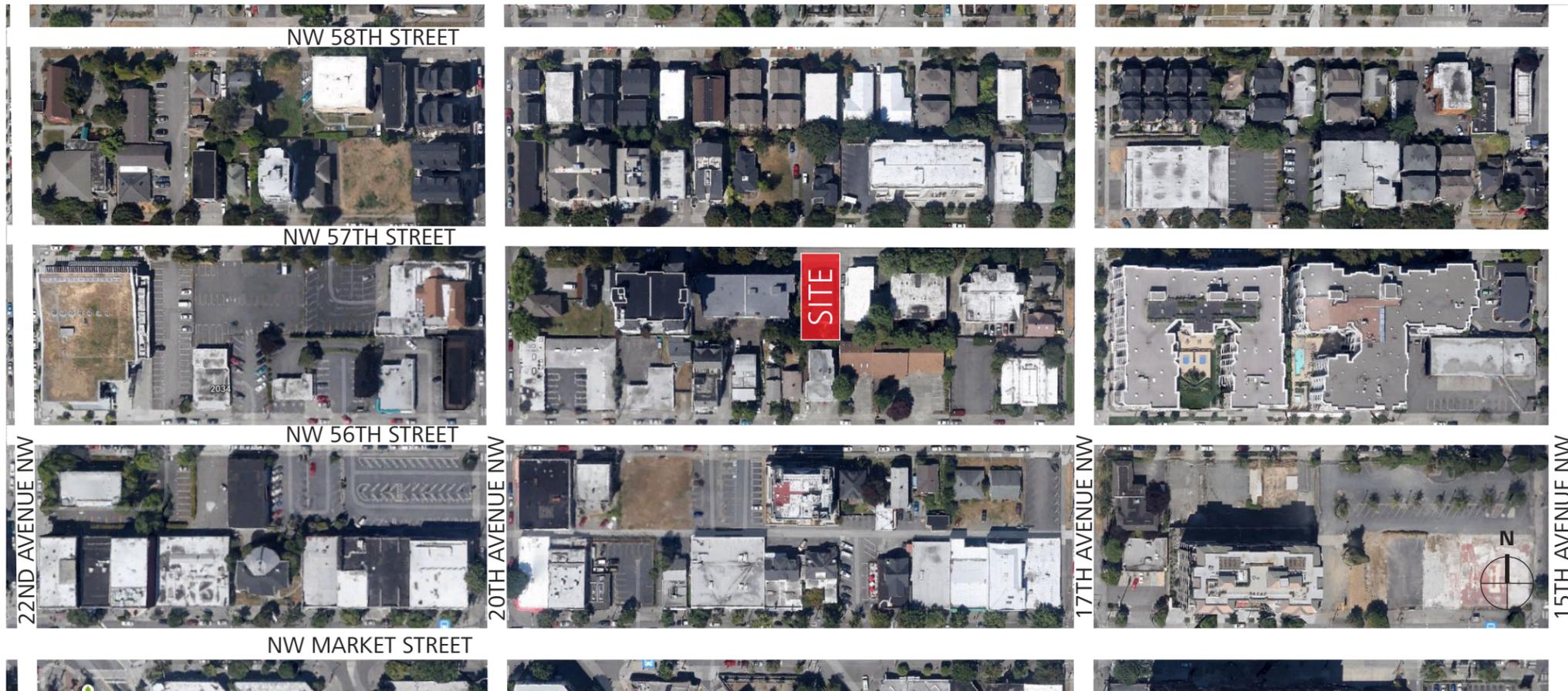


Image ©2014 Google

SITE DESCRIPTION

The site is located at 1731 NW 57th Street, two blocks north of NW Market Street in the Ballard neighborhood of Seattle. It is zoned NC3-65 and is within the Ballard Hub Urban Village. The site is within walking distance to the Ballard Public Library, Ballard Commons Park, and historic Ballard Avenue with its various restaurants and shopping.

The neighborhood is a mix of office, commercial, mixed use, multifamily, and single family uses. The site has potential views of the Olympic Mountains to the west.

There is currently one existing building on the site, 2 stories, comprising of 5 apartment units with 5 parking stalls (4 covered, 1 uncovered). There is a 3-story 5 unit apartment building to the south and 2, 2-story duplex cottages to the north across NW 57th Street. There is 3-story 19 unit condo building to the east and a 3-story 5 unit apartment building to the west.

The project site is relatively flat with a difference of about 2' from the north to the south side of the site. There are no environmentally critical areas or other natural features on the site.

SITE AREA: 4,997 SF (99.99' x 49.97')

ZONING: NC3-65

APN: 276770-0395

URBAN VILLAGE: BALLARD HUB URBAN VILLAGE

FREQUENT TRANSIT: YES

ECA: NO

LEGAL DESCRIPTION: LOT 9, BLOCK 53, GILMAN PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA

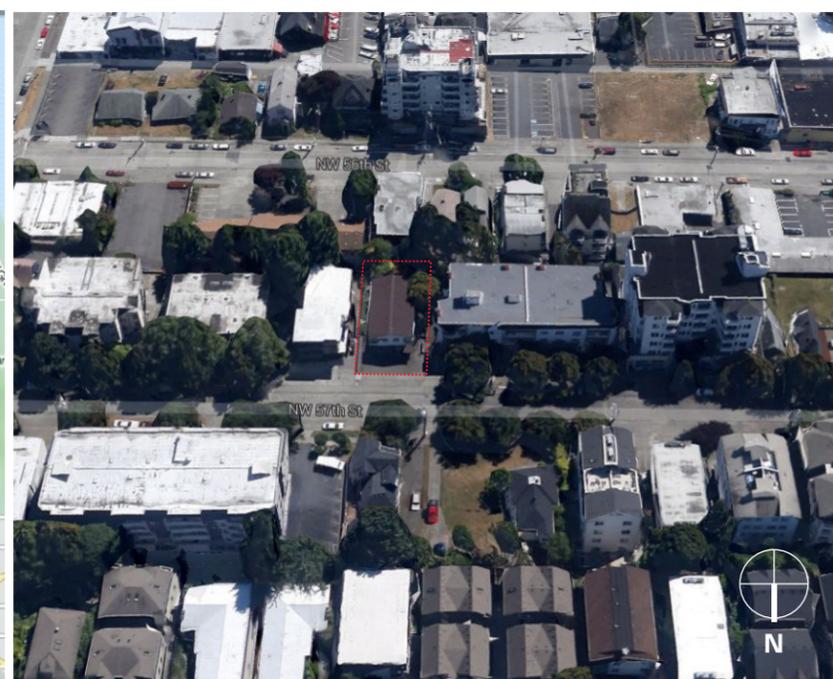
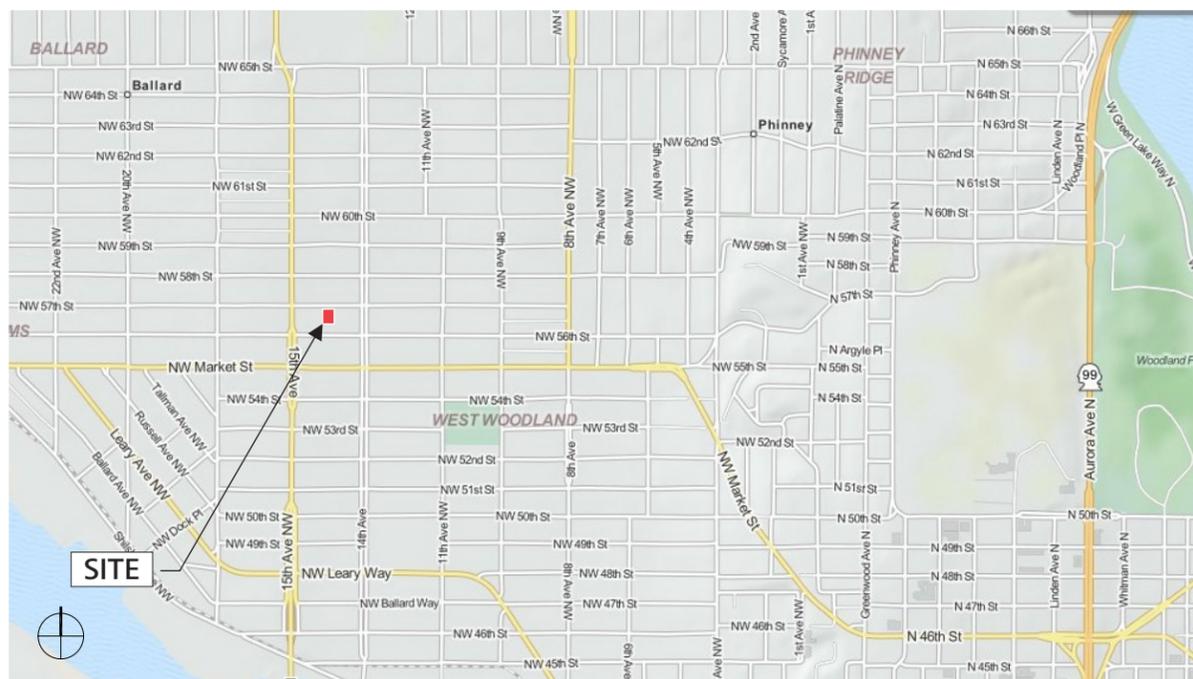
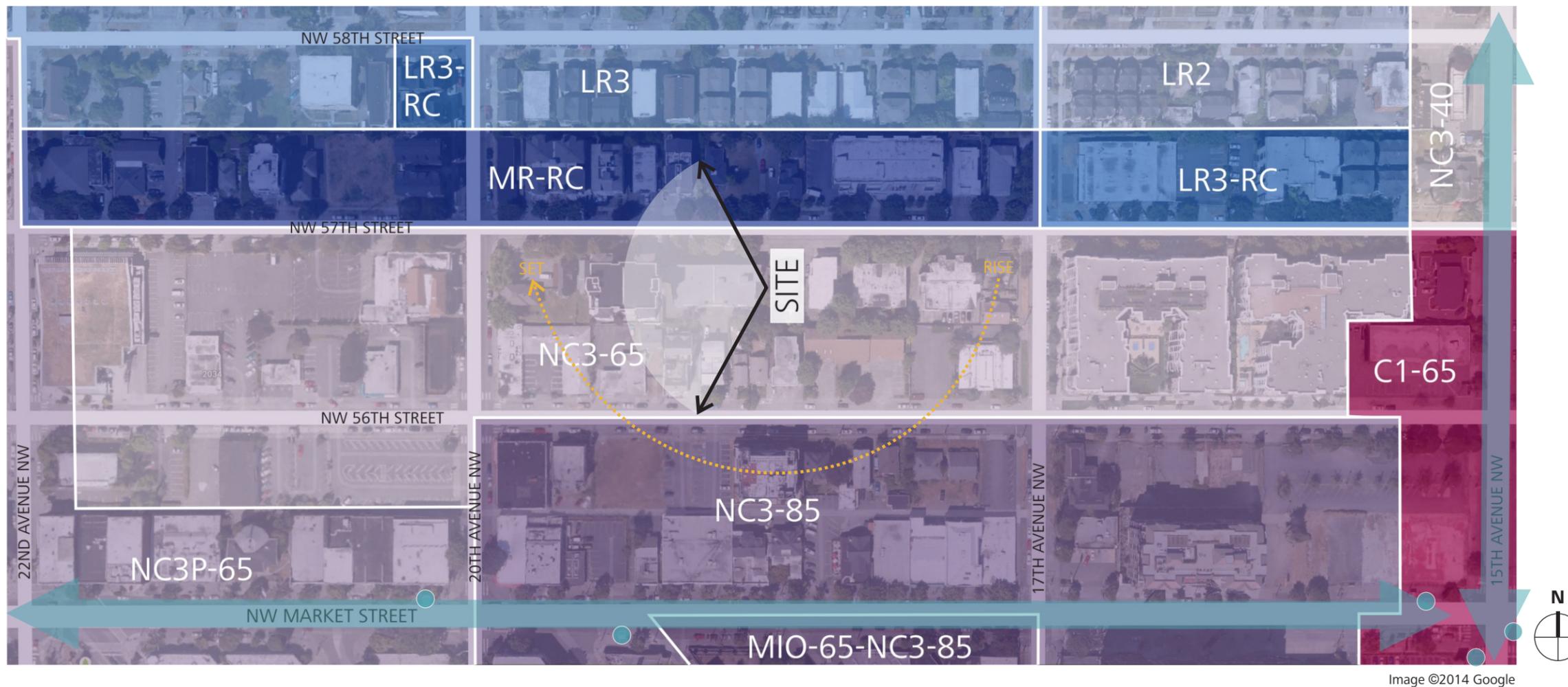


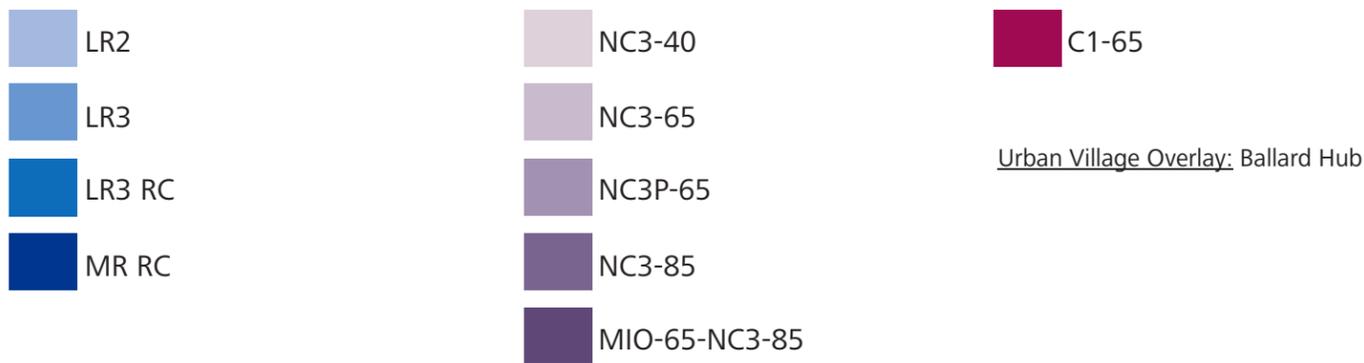
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PROPOSAL

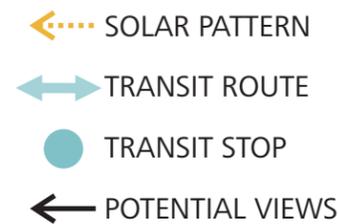




Zoning



Site Analysis



CONTEXT ANALYSIS - ZONING

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Bergen Place
(0.3 mi)

Public park dedicated to Bergen, Norway, International Sister City of Seattle, sculptures, community information kiosk



www.friendsofbergenplace.org



Ballard Commons Park
(0.2 mi)
Skate park, public plaza, greenery space for pets/outdoor activities



www.seattle.gov

Ballard Community Center
(0.7 mi)

Community activities, social support, public information, childcare, youth sports, special interest classes, playground, senior services



www.friendsoftheballardlocks.org

Hiram M. Chittenden Locks
(0.9 mi)

National Register of Historic Places, city attraction, botanical garden, visitor's center

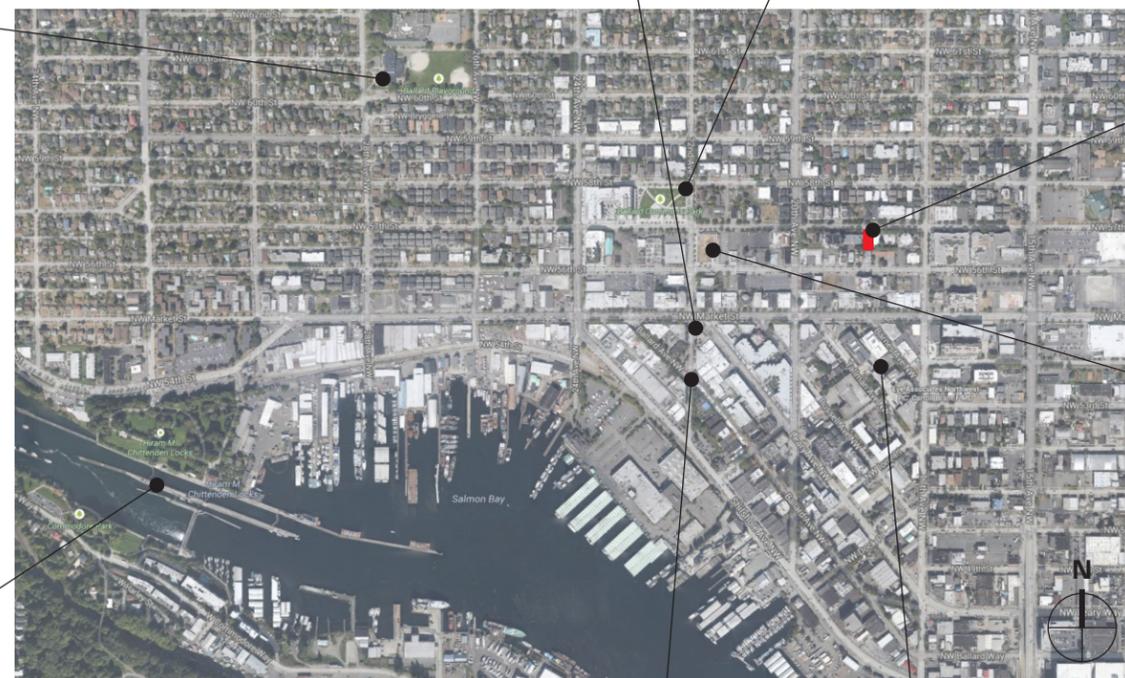


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Project Site



Ballard Public Library
(0.2 mi)
Computer and internet access, book lending, classroom/meeting spaces, research assistance



gilmanpark.wordpress.com

Ballard Avenue Historic District
(0.4 mi)

National Register of Historic Places, shopping, restaurants, bars, entertainment



www.tallmanmob.com

Swedish Medical Center-Ballard
(0.2 mi)

Emergency services, medical services, primary care



Design Cues
 -building height and size
 -similar construction method
 -emphasis on street-level use & articulation



Design Cues
 -unit modulation
 -massing of building



Design Cues
 -structure height & massing
 -scale of development
 -ground level articulation

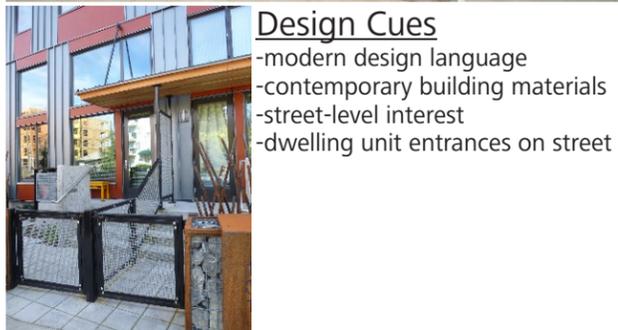


Design Cues
 -variation in materials
 -modern design language
 -landscaping along street



Project Site

Image ©2014 Microsoft Corporation



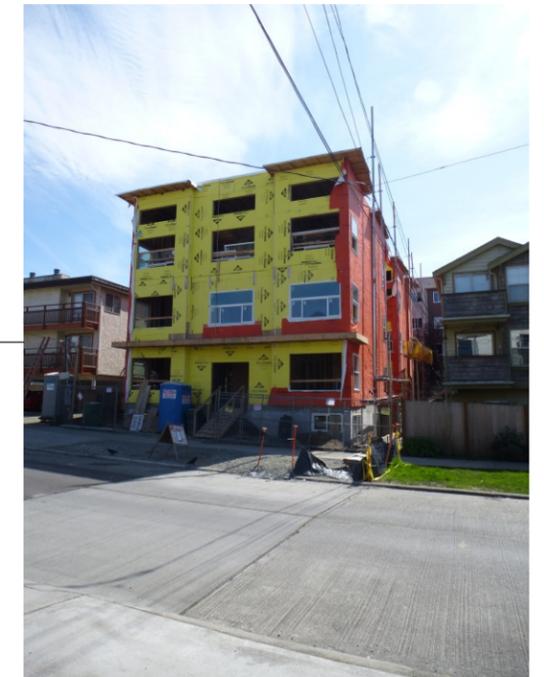
Design Cues
 -modern design language
 -contemporary building materials
 -street-level interest
 -dwelling unit entrances on street



Design Cues
 -modern design language
 -material palette
 -building height & scale
 -transparency at ground level



Design Cues
 -building height
 -full street-frontage
 -dwelling unit entrances on street



Design Cues
 -scale of development
 -individual unit size
 -building massing
 -modern design language
 -relationship to surrounding sites

CONTEXT ANALYSIS - EXISTING ARCHITECTURAL PATTERNS

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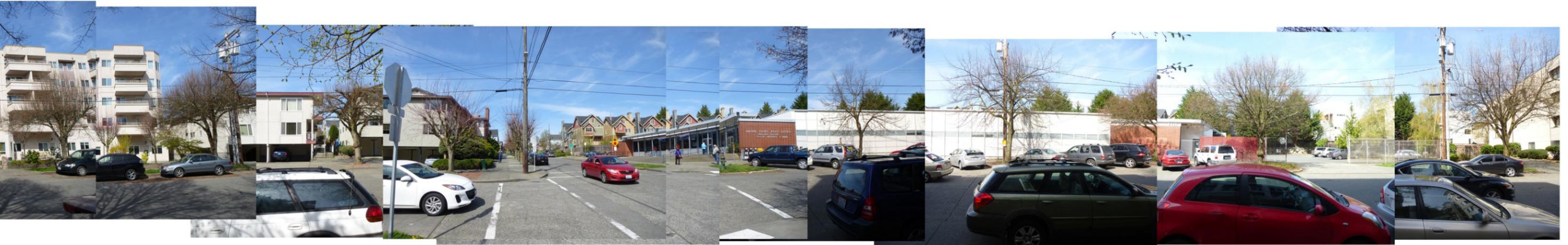
SMC SECTION	REQUIREMENT	PROVIDED
USE 23.47A.005.C.g	Commercial use not required at street level, site does not face an arterial	(51) Residential units of different sizes to include (40) studios and (11) one-bedroom apartments.
HEIGHT 23.47A.012.A 23.47A.012.C.4.f	Base height limit is 65-ft. Height measured from the average grade level per DR 4-2012. Elevator/stair pentouses may extend up to 16-ft above height limit.	Proposed height is 64'-5" to top of roof at the rooftop deck and within the height limit allowed under SMC 23.47A.012. Elevator/stair penthouses is under the allowed height limit of 65' + 16'.
FAR 23.47A.013 TABLE 23.47A.013	A base FAR of 4.25 is allowed for single use. MAX FAR: 4,997 Sf x 4.25= 21,237.25 SF	Proposed FAR for the preferred option is: 21,000 SF
SETBACK 23.47A.014	Front Setback: None required Rear Setback: None required Side Setbacks: None required	Front Setback: 3'-10" ft Rear Setback: 10'-2" ft Side Setbacks: West: 0'-3", East: varies, 0'-3" to 14'-6"
LANDSCAPE 23.47A.016	Green factor score of 0.3 or greater is required for any lot with development containing more than one dwelling unit. Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of transportation, will determine the number, type and placement of street trees to be provided.	A green factor of 0.3 or greater would be provided. Street trees provided based on SDOT minimum requirements.
PARKING TABLE B 23.47A.015 TABLE E 23.47A.015	No paking is required in Urban Village. Bicycle parking is required 1 to 4 ratio for residential use.	14 bicycles spaces are to be provided.
SOLID WASTE 23.54.040	375 sf, plus 4 sf each additional unit over 50 is required	292 sf space with (2) 2 cu yarder for recycle and (2) 2 cu yader for trash is to be provided, per Liz Kain's recommendation
NO DEPARTURES ARE REQUESTED		



2. NW 57TH STREET - LOOKING SOUTH

CONTEXT ANALYSIS - STREET ELEVATIONS

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PUBLIC LIFE DESIGN GUIDELINES

PL1. CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

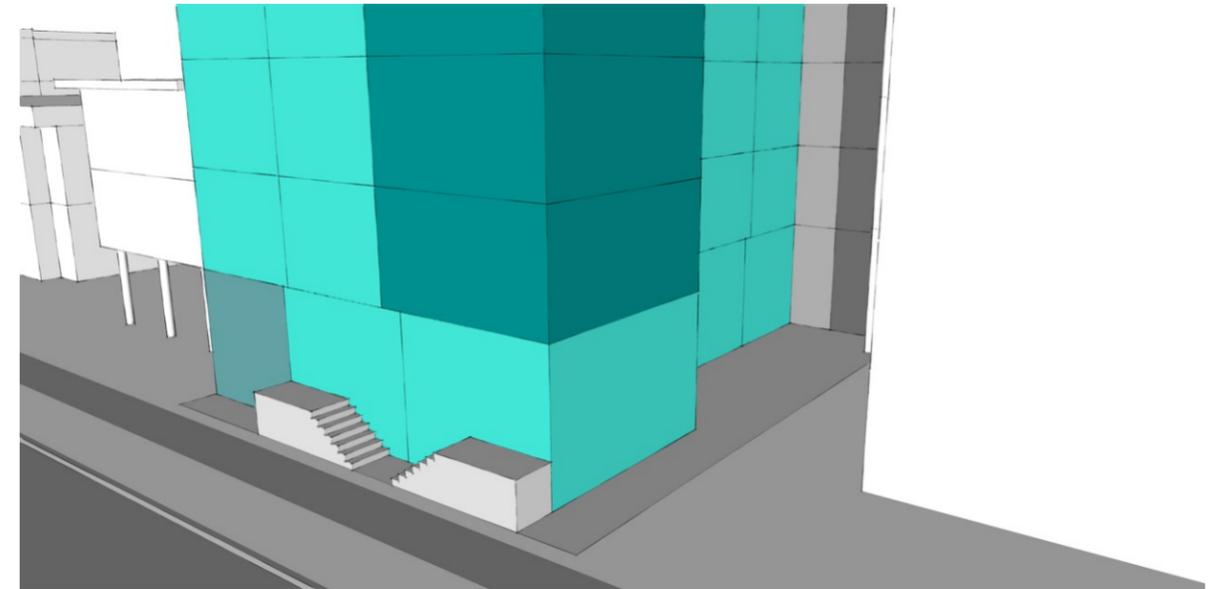
3. *Pedestrian Amenities:* Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

A visible entry will be expressed by a store-front-type assembly and easy to locate at night. A clear path connecting the sidewalk to the main entry will also be easily identifiable.

C. OUTDOOR USES AND ACTIVITIES

3. *Year-Round Activity:* Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.

The side courtyard and the roof amenity space will have seasonal plantings and movable seating.



PL2. WALKABILITY

B. SAFETY AND SECURITY

1. *Eyes on the Street:* Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

In the preferred option, the main entry facing NW 57th St. and the pathway along the west side of the building will be visible and sufficiently lit with adequate fixtures.

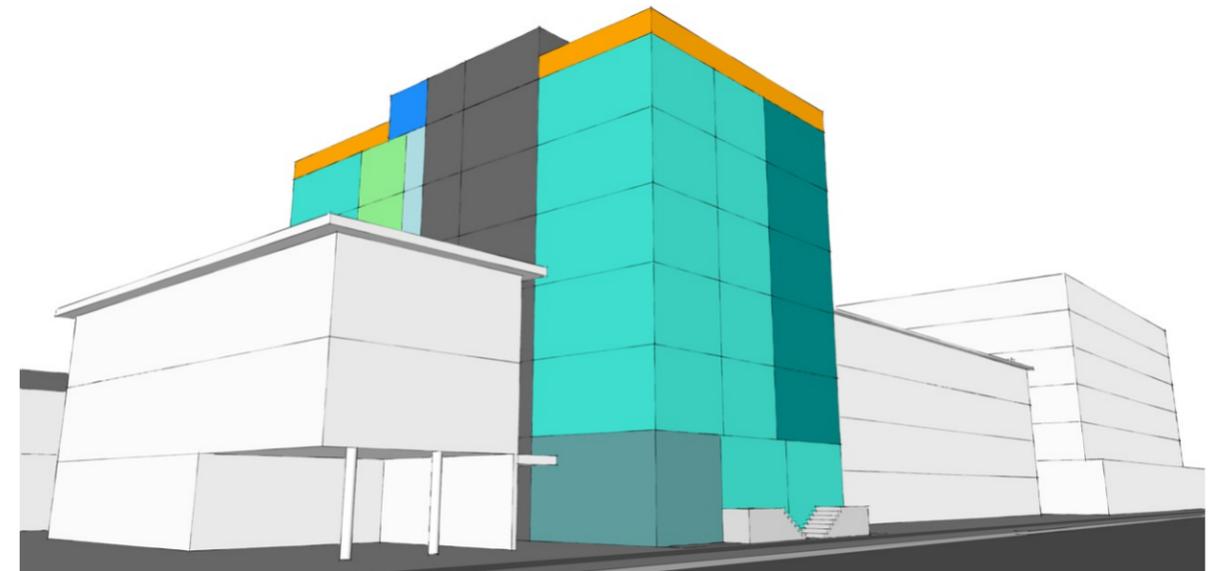
C. WEATHER PROTECTION

1. *Locations and Coverage:* Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

The main entry along NW 57th St. will have a canopy to protect pedestrians from the elements.

2. *Design Integration:* Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings.

The building will be designed as a whole with each component integrated when possible.



PUBLIC LIFE DESIGN GUIDELINES

PL3. STREET-LEVEL INTERACTION

A. ENTRIES

1. *Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.*

The building entry will be expressed by a significant canopy and store-front-type assembly allowing clear lines of sight to the lobby. Residential entries will be distinguished with smaller canopies and stoops.

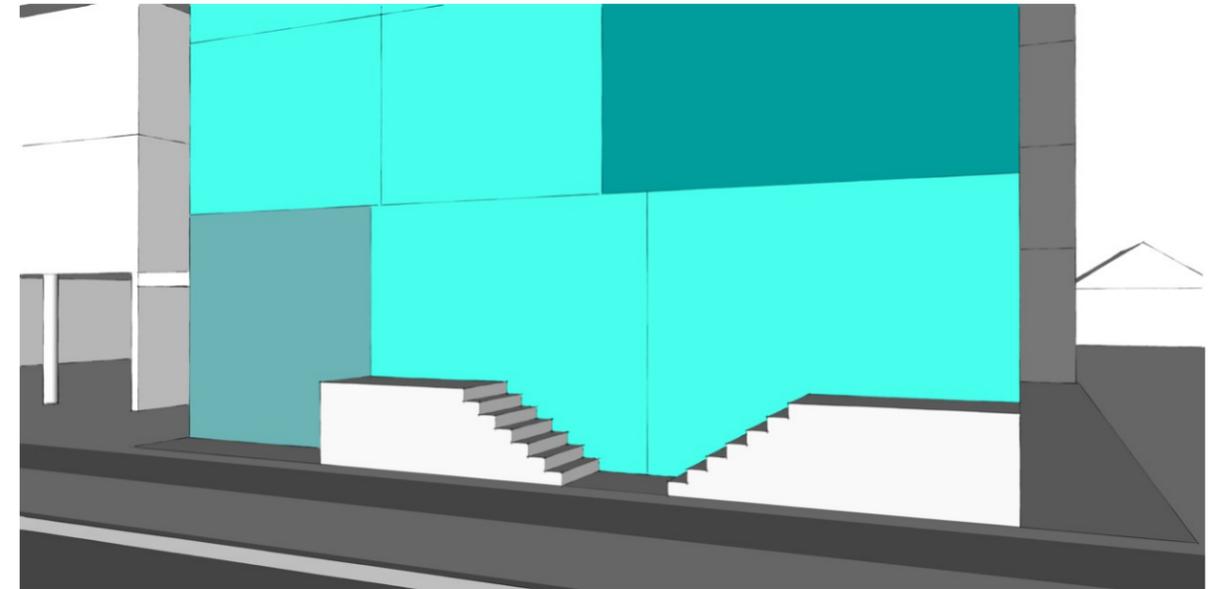
B. RESIDENTIAL EDGES

1. *Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.*

The entries to the residential units located on NW 57th St. are elevated 4' from the street, creating a vertical buffer. Combined with setbacks, this will create a more private setting for residents.

2. *Ground-Level Residential: Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public to private.*

Residential entries will have more opaque railings to achieve privacy along the street. Landscaping will also be used to enhance residential privacy.



PL4. ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

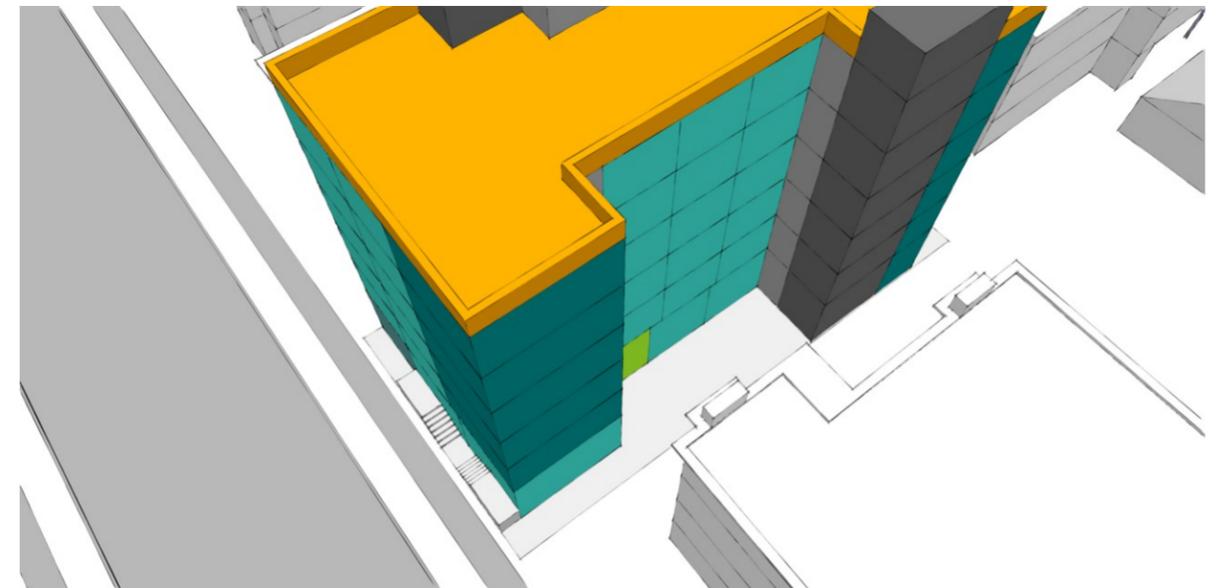
1. *Serving All Modes of Travel: Provide safe and convenient access points for all modes of travel.*

A clear and safe path is provided to the residential lobby for walkers; illuminated steps lead up to street-facing dwelling units; and a path through the courtyard for bikers to access the bike storage space are the most safe and convenient access points for the project.

B. PLANNING AHEAD FOR BICYCLISTS

1. *Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be relocated to maximize convenience, security, and safety.*

A clear path is provided from NW 57th St. through the courtyard for bikers to the secured indoor bike storage space.



DESIGN CONCEPT DESIGN GUIDELINES

DC1. PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

1. *Visibility:* Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

The main entry will be located on NW 57th St. with a bold canopy marking the entrance to the building.

C. PARKING AND SERVICE USES

4. *Service Uses:* Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site.

In the preferred option, trash storage will be located in the courtyard away from the main entry and not visible from the street. Trash receptacles are contained outdoors but within the building footprint, and will be secured behind large barn-style sliding doors for screening.

DC2. ARCHITECTURAL CONCEPT

B. ARCHITECTURAL AND FACADE COMPOSITION

1. *Facade Composition:* Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole.

The project intent is to address each facade in direct relation to its neighbor through design features and patterns that will enhance its surrounding environment. Materials will wrap facade corners where possible creating strong visual connections of the building as a whole on the site.

C. SECONDARY ARCHITECTURAL FEATURES

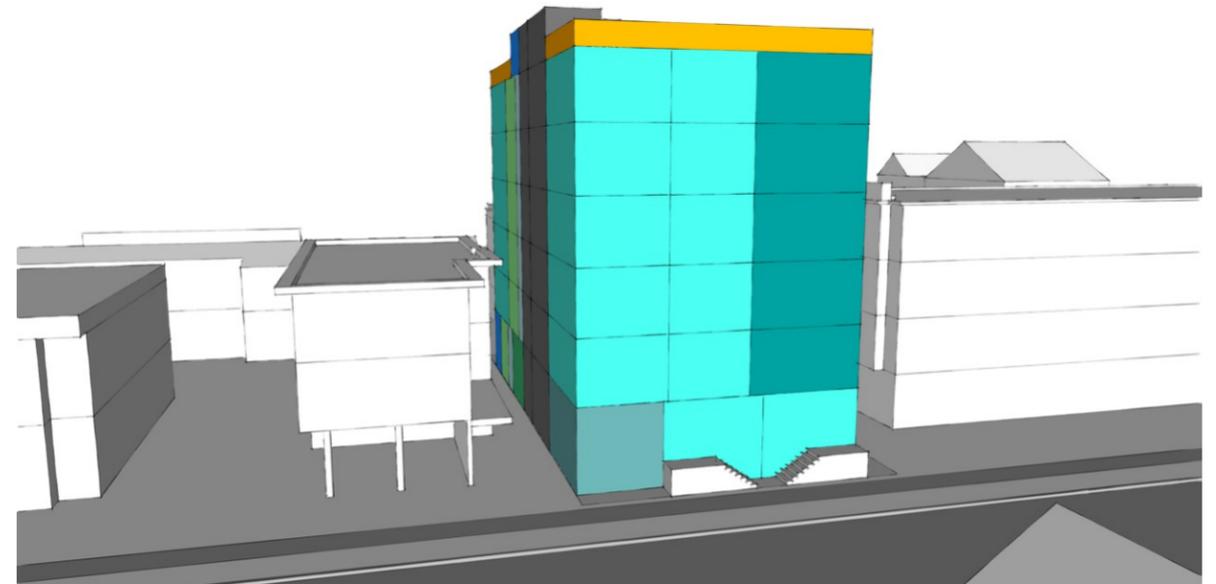
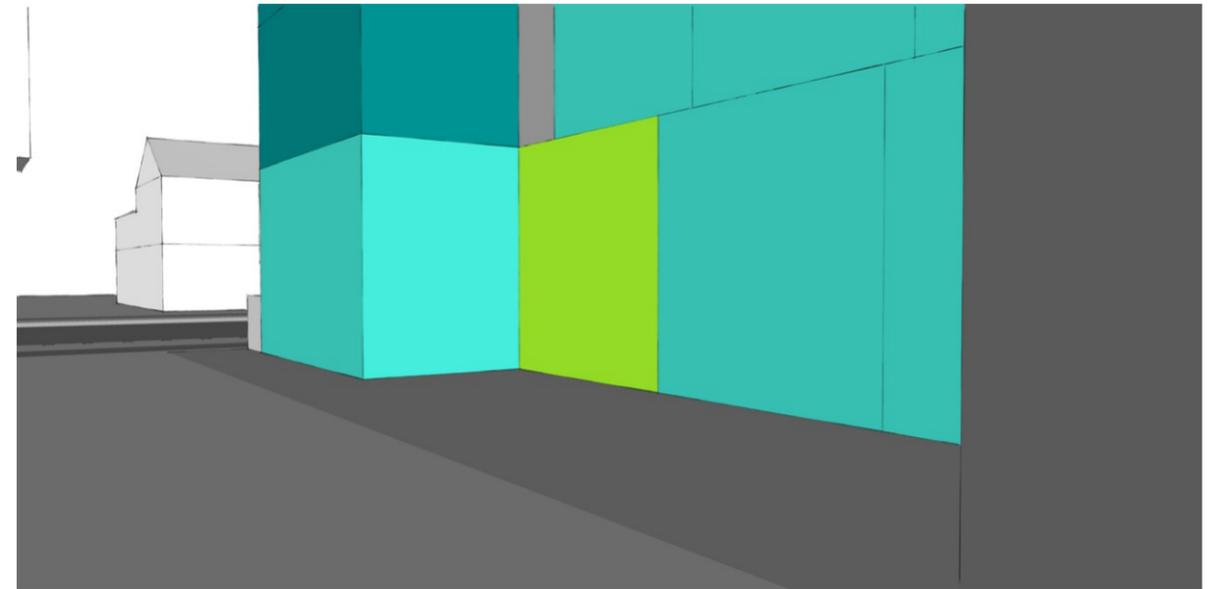
1. *Visual Depth and Interest:* Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.

The street-level residential units will create visual variations for pedestrians through the use of stoops, railings, and individual canopies. The main entry lobby, which is different in size and treatment, will provide a similar pedestrian experience.

D. SCALE AND TEXTURE

2. *Texture:* Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture", particularly at the street level.

The use of stoops combined with the use of textured siding materials and interesting pavement will promote variety in the pedestrian experience.



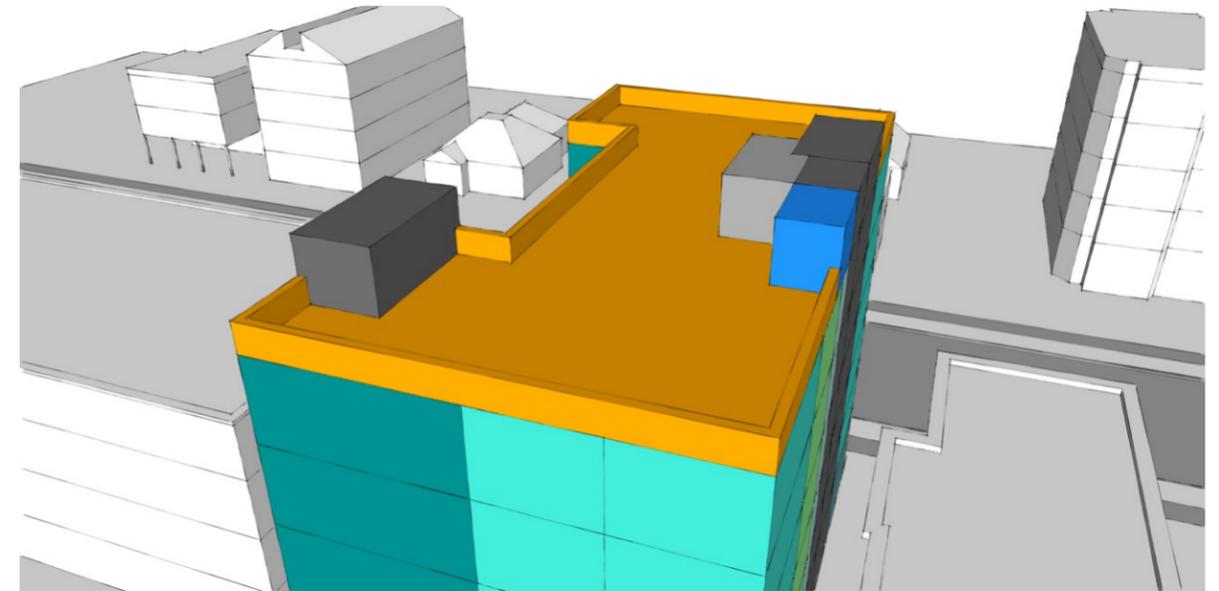
DESIGN CONCEPT DESIGN GUIDELINES

DC2. ARCHITECTURAL CONCEPT (CONT'D.)

E. FORM AND FUNCTION

1. *Legibility and Flexibility:* Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so it may remain useful over time.

The ground level lobby entrance and residential units will, by its function and use, express itself differently from upper levels. The main lobby will use a more open wall system expressing visibility and accessibility. The residential units will read more like mini-townhomes creating a more individual feeling. The upper levels will express their residential use through distinct material and composition.



DC3. OPEN SPACE CONCEPT

B. OPEN SPACE USES AND ACTIVITIES

1. *Meeting User Needs:* Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

A path and canopy to the main lobby will express a distinct indication of function and importance. Access to courtyard, which is more private, will be filtered by landscape features clearly defining itself in a more semi-private setting.

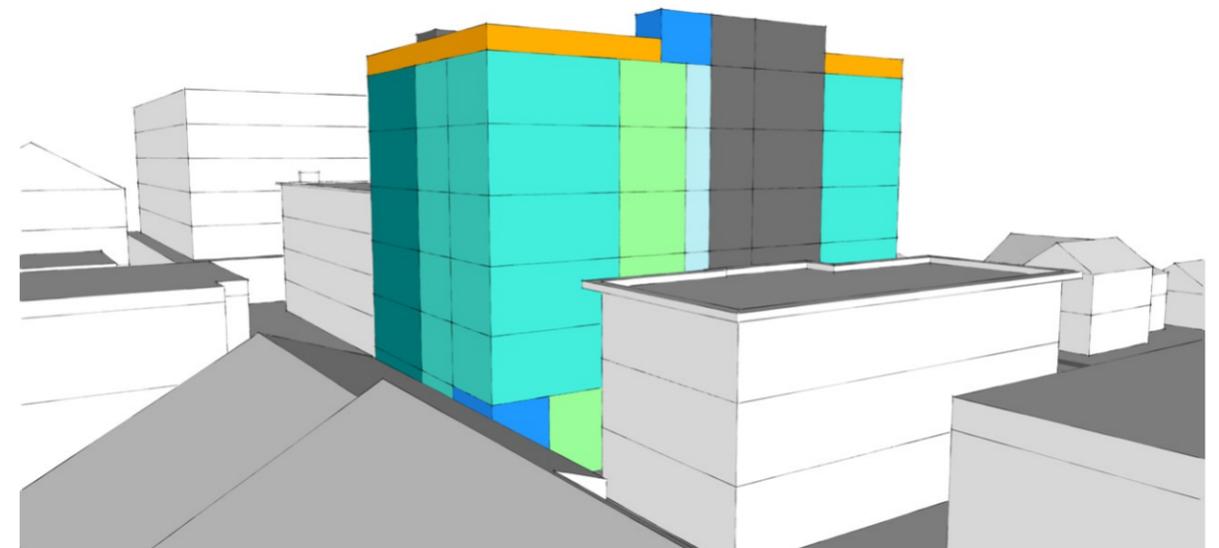
4. *Multifamily Open Space:* Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

The roof amenity space will provide social activity opportunities like barbeques, hobbies such as arts & crafts, and yoga or other outdoor physical activities.

C. DESIGN

2. *Amenities and Features:* Create attractive outdoor spaces well-suited to the uses envisioned for the project.

The roof amenity space will have hardscape and planting areas. Planters, small trees, a barbeque area, and pet area will make the space very useable and pleasant. Street trees are to be provided per SDOT recommendations.



DESIGN CONCEPT DESIGN GUIDELINES

DC4. EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

1. *Exterior Finish Materials:* Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Fiber cement panel, metal siding, textured concrete and some wood siding are to be used. All of these materials have been used intensively with success in the Seattle area. Textured materials are to be used for siding and for ground treatment, providing a mix of experiences.

2. *Climate Appropriateness:* Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

See response above to A.1

C. LIGHTING

2. *Avoid Glare:* Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and pollution.

Light fixtures will be used to achieve safe visibility at night, but will also be shielded from neighboring properties.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. *Choice of Plant Materials:* Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

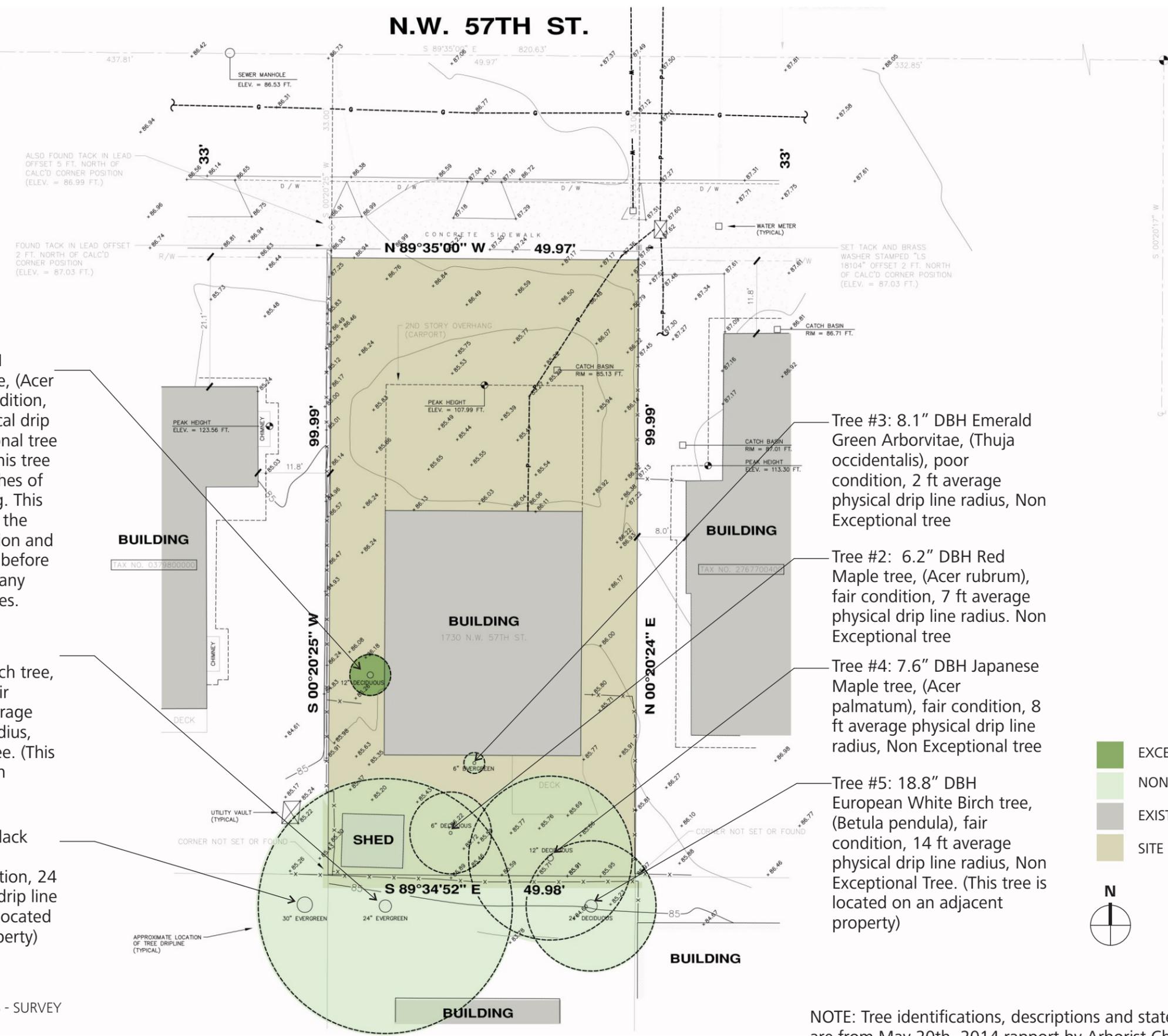
Plant will be selected to match and/or reinforce the project's architectural statement. The courtyard and front streetscape will have reduced natural light exposure; therefore, the space will be filled with appropriate plant types.



20TH AVE. N.W.

17TH AVE. N.W.

N.W. 57TH ST.



Tree #1: 12.5" DBH Japanese Maple tree, (*Acer palmatum*), fair condition, 15 ft average physical drip line radius, Exceptional tree due to its size but this tree sits within eight inches of the existing building. This tree will not survive the affects of construction and should be removed before commencement of any construction activities.

Tree #6: 13.3" DBH European White Birch tree, (*Betula pendula*), fair condition, 16 ft average physical drip line radius, Non Exceptional Tree. (This tree is located on an adjacent property)

Tree #7: 28" DBH Black Spruce tree, (*Picea mariana*), fair condition, 24 ft average physical drip line radius, (This tree is located on an adjacent property)

Tree #3: 8.1" DBH Emerald Green Arborvitae, (*Thuja occidentalis*), poor condition, 2 ft average physical drip line radius, Non Exceptional tree

Tree #2: 6.2" DBH Red Maple tree, (*Acer rubrum*), fair condition, 7 ft average physical drip line radius. Non Exceptional tree

Tree #4: 7.6" DBH Japanese Maple tree, (*Acer palmatum*), fair condition, 8 ft average physical drip line radius, Non Exceptional tree

Tree #5: 18.8" DBH European White Birch tree, (*Betula pendula*), fair condition, 14 ft average physical drip line radius, Non Exceptional Tree. (This tree is located on an adjacent property)

- EXCEPTIONAL TREE
- NON EXCEPTIONAL TREES
- EXISTING BUILDINGS
- SITE



EXISTING SITE CONDITIONS - SURVEY

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NOTE: Tree identifications, descriptions and statements are from May 20th, 2014 rapport by Arborist Chris Selle with Sound Tree Consulting.



Option A

Opportunities

- code compliant
- separation from e & w neighbors
- simple design
- unit modulation
- smaller building footprint
- more natural light

Constraints

- all storage located on ground level
- one unit type
- future development on nearby sites could impact natural light
- lobby entrance not facing street

FAR: 18,688 SF

UNITS: 49

TOTAL SF: 19,208 SF



Option B

Opportunities

- code compliant
- maximizes site
- large number of units face street
- courtyard feature brings in natural light

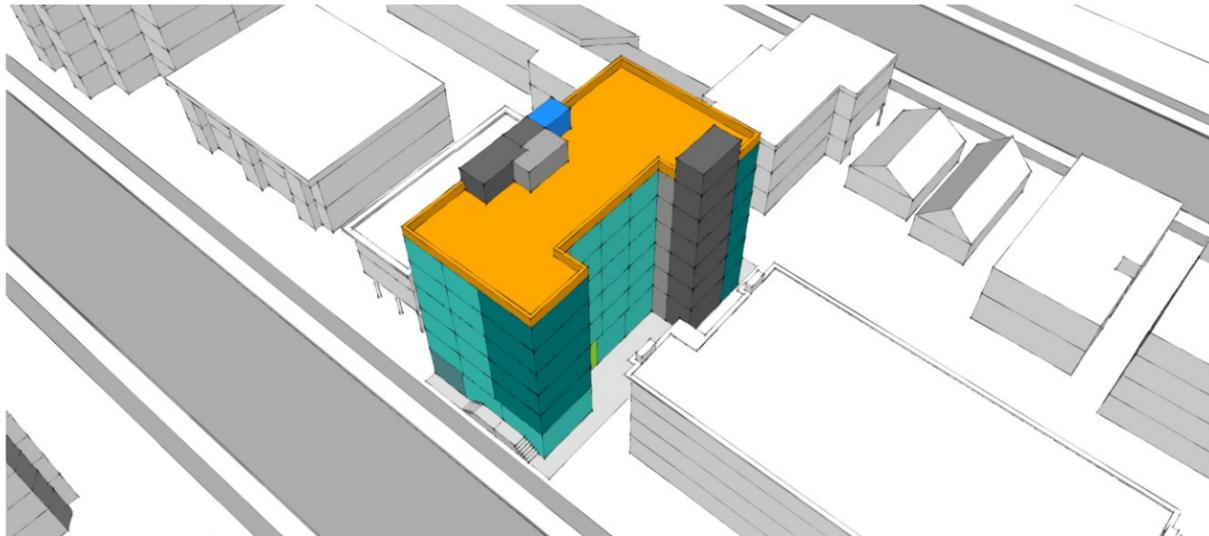
Constraints

- all storage located on ground level
- one unit type
- trash/recycle storage must face street
- no separation from east & west neighbor

FAR: 21,121 SF

UNITS: 52

TOTAL SF: 21,821 SF



Option C *preferred option

Opportunities

- code compliant
- two unit types
- large number of units face street
- trash/recycle storage hidden from street
- laundry & storage on each level
- side recess brings in natural light

Constraints

- no separation from east neighbor

FAR: 21,004 SF

UNITS: 51

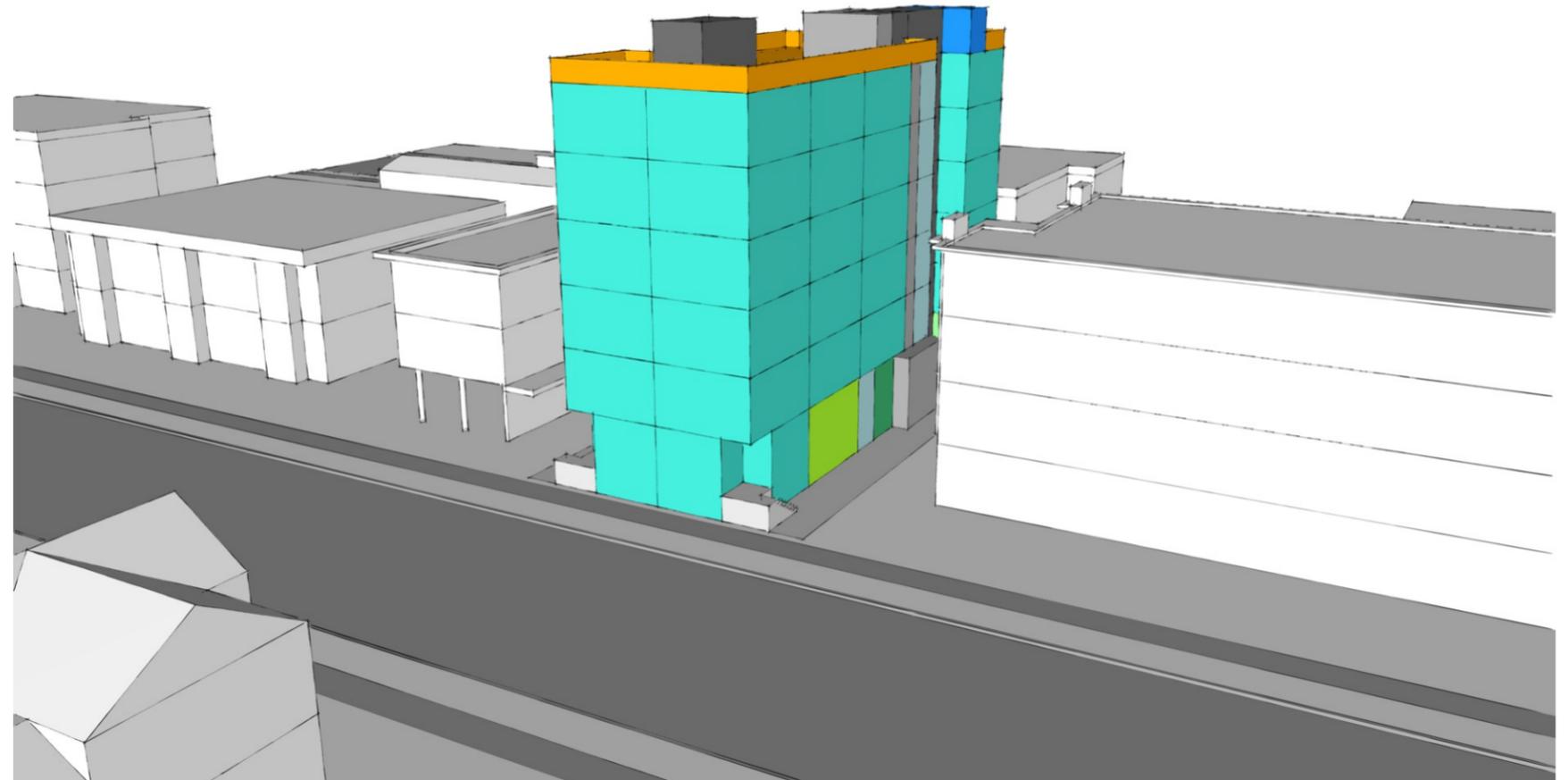
TOTAL SF: 21,492 SF

OPTION

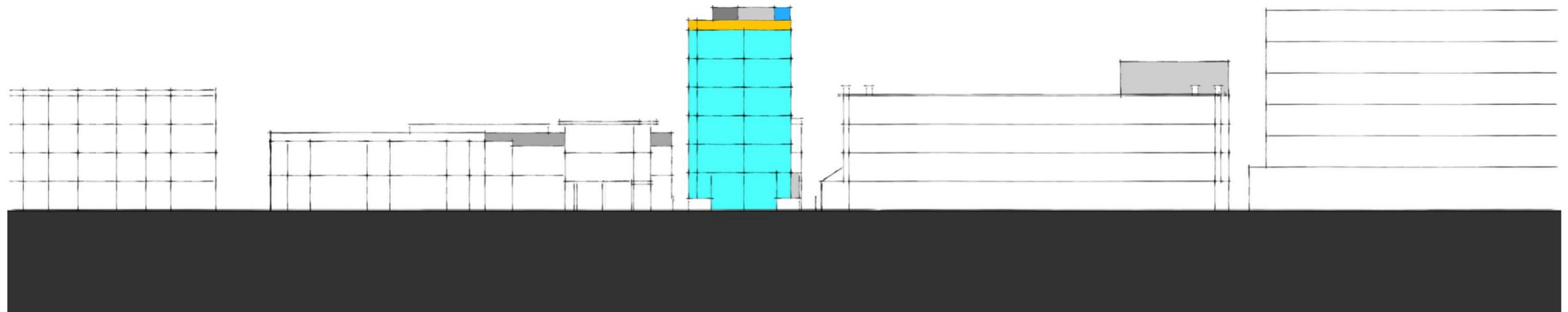
A



- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- LOBBY
- SMALL EFFICIENCY DWELLING UNIT
- AMENITY
- STORAGE
- BIKE STORAGE
- LAUNDRY
- MECHANICAL
- TRASH/RECYCLE



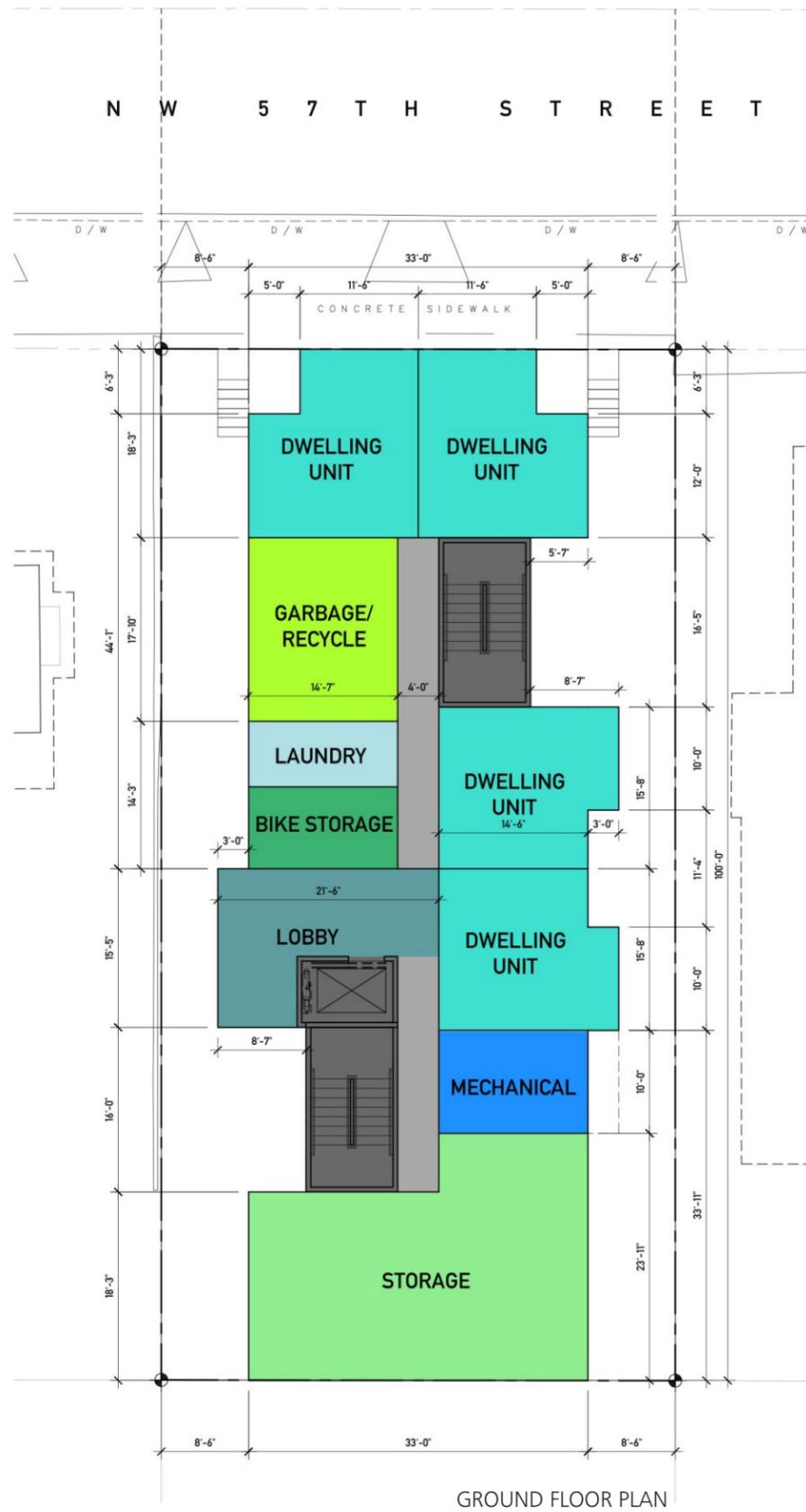
1. STREET PERSPECTIVE



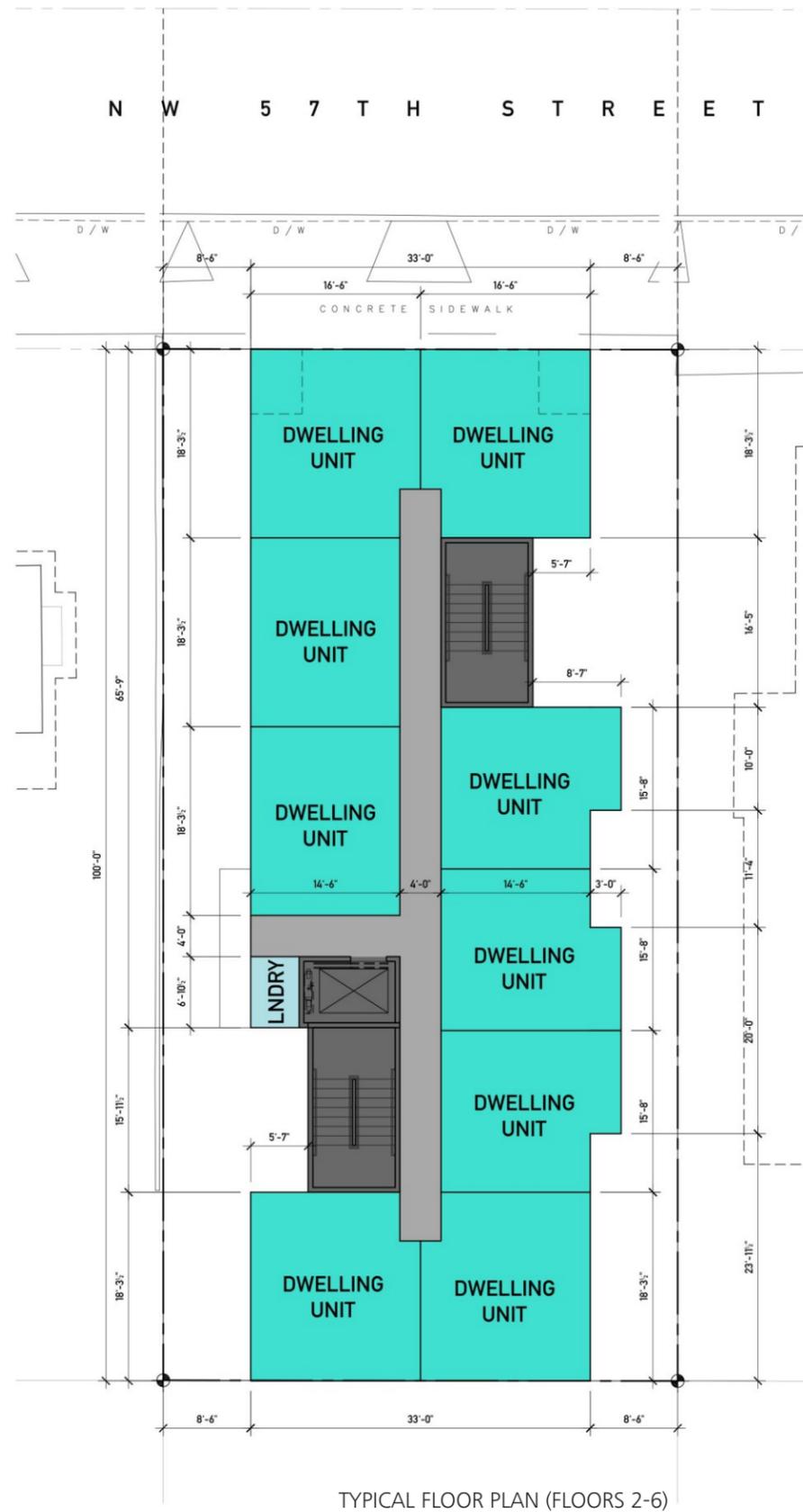
2. STREET ELEVATION

OPTION A

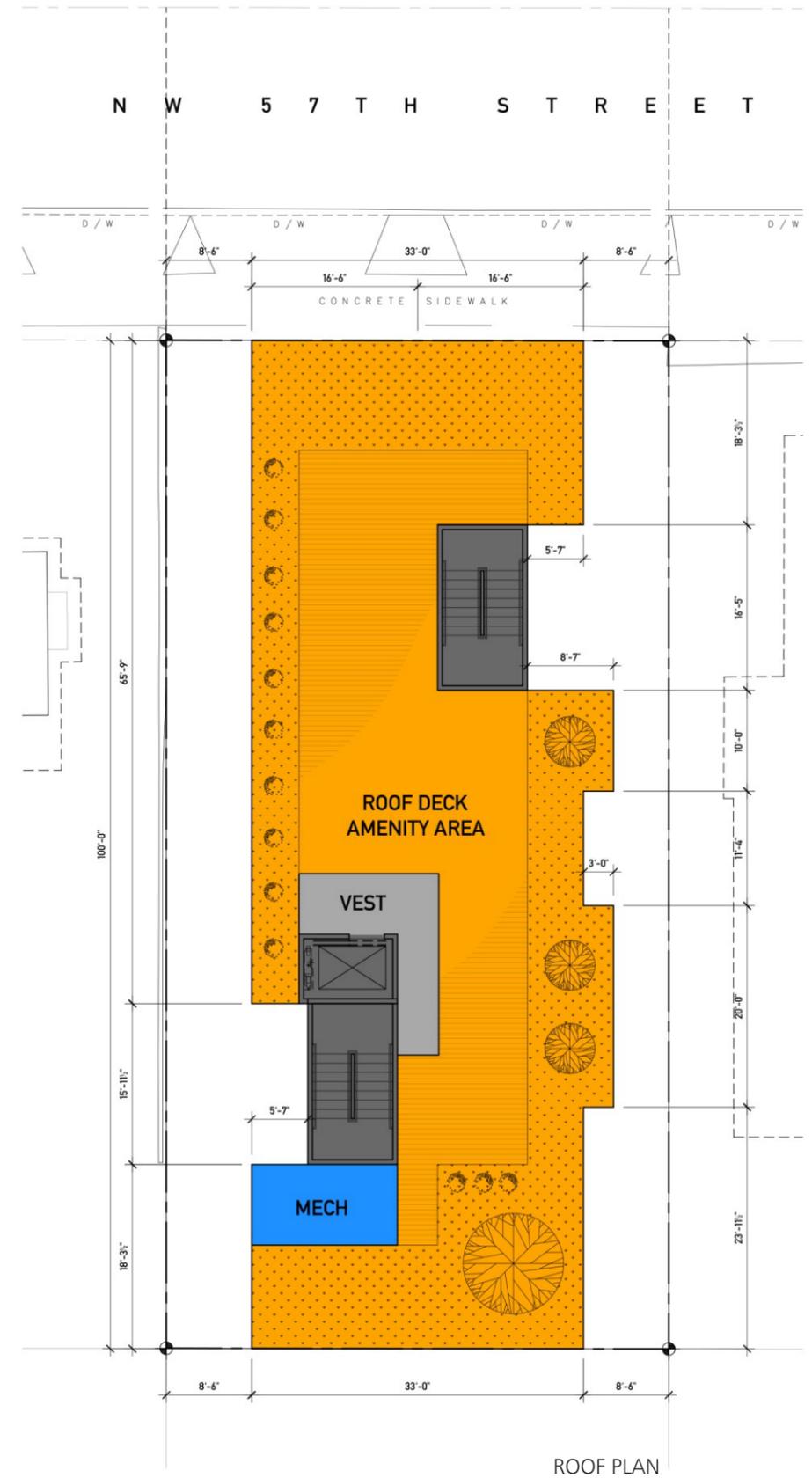
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GROUND FLOOR PLAN



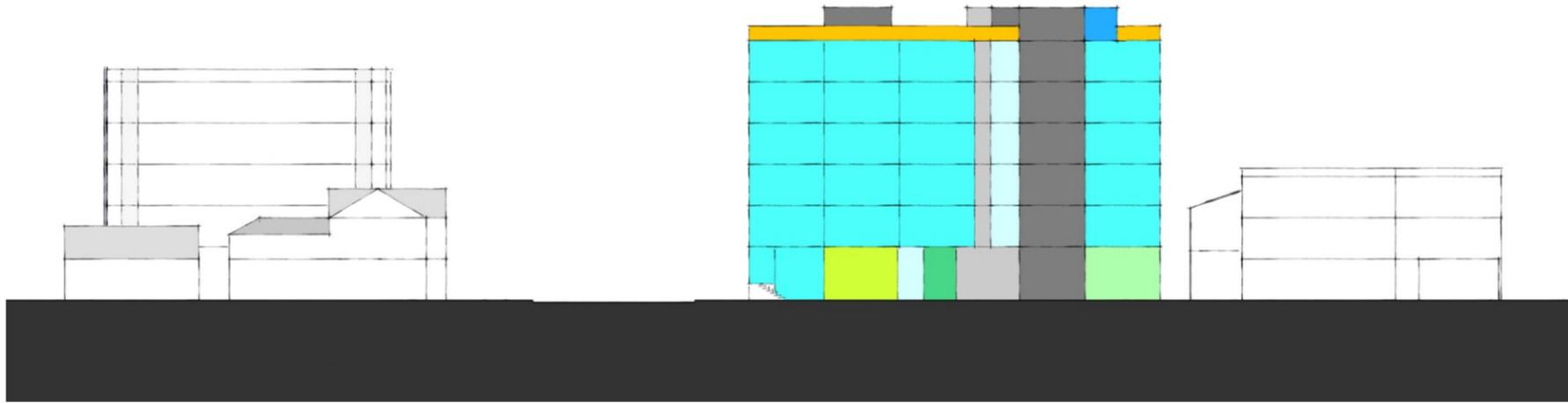
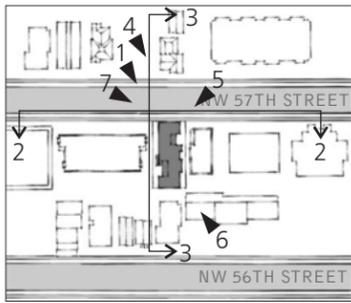
TYPICAL FLOOR PLAN (FLOORS 2-6)



ROOF PLAN

OPTION A - FLOOR PLANS

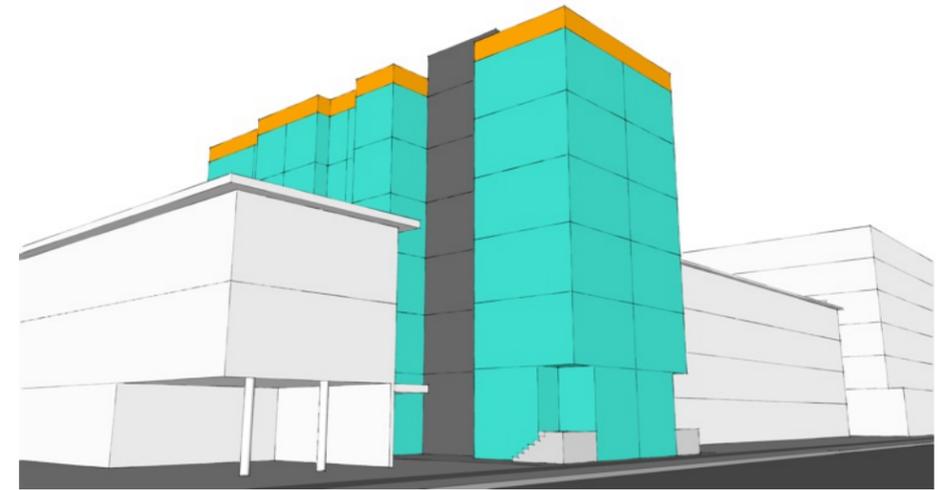




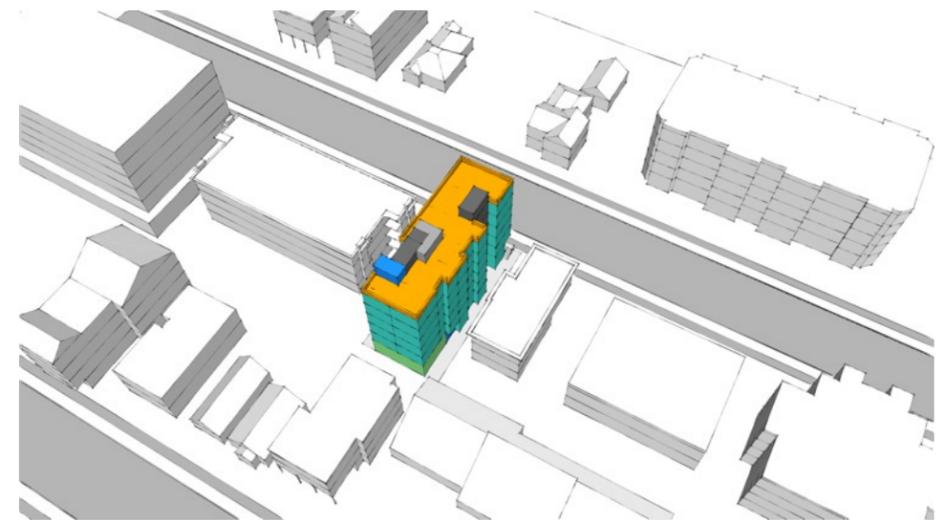
3. WEST ELEVATION



4. AERIAL VIEW - FRONT OF PROJECT
OPTION A



5. EYE-LEVEL PERSPECTIVE FROM STREET



6. AERIAL VIEW - BACK OF PROJECT



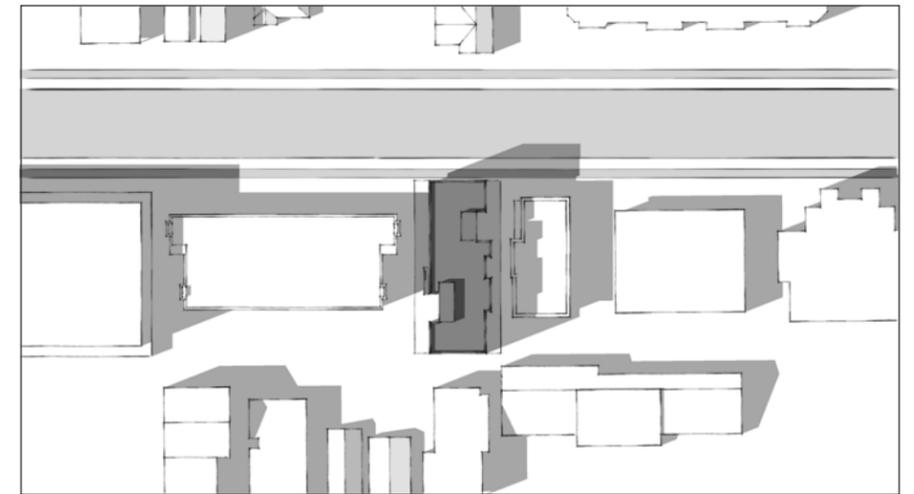
7. EYE-LEVEL PERSPECTIVE FROM STREET



SUMMER SOLSTICE - 9AM



SUMMER SOLSTICE - 12PM



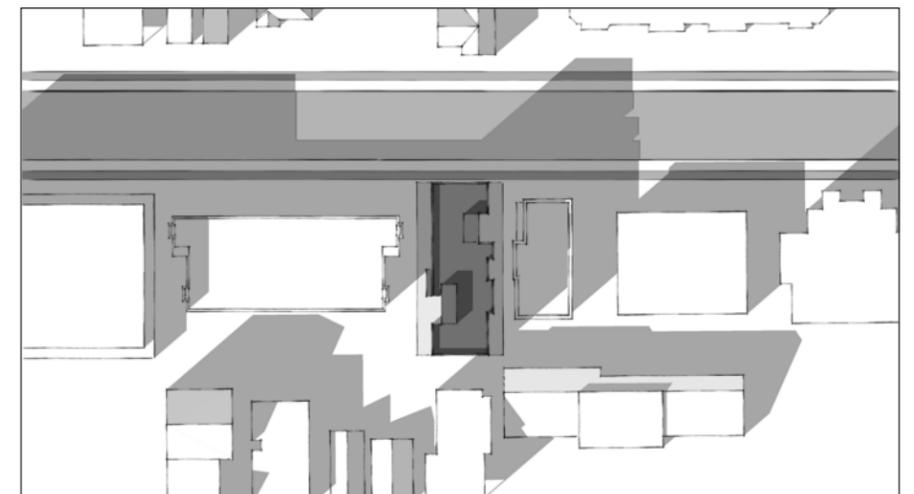
SUMMER SOLSTICE - 3PM



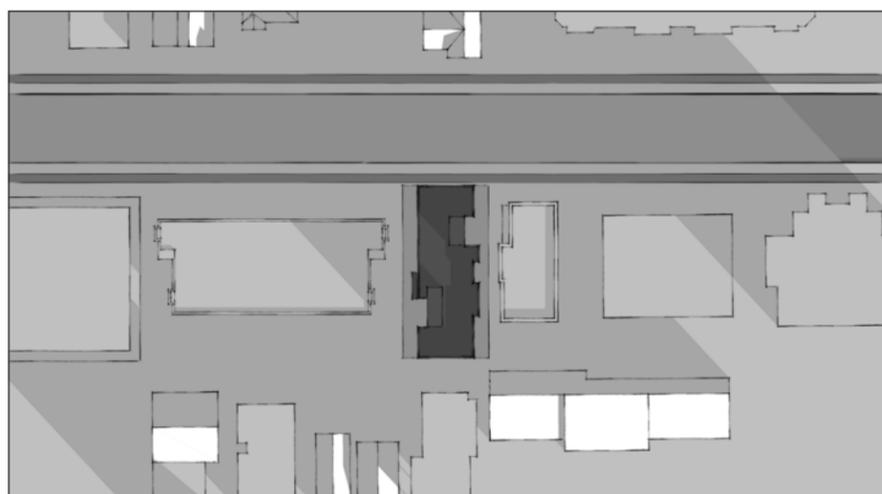
EQUINOX - 9AM



EQUINOX- 12PM



EQUINOX - 3PM



WINTER SOLSTICE - 9AM
OPTION A - SHADOW STUDY



WINTER SOLSTICE- 12PM

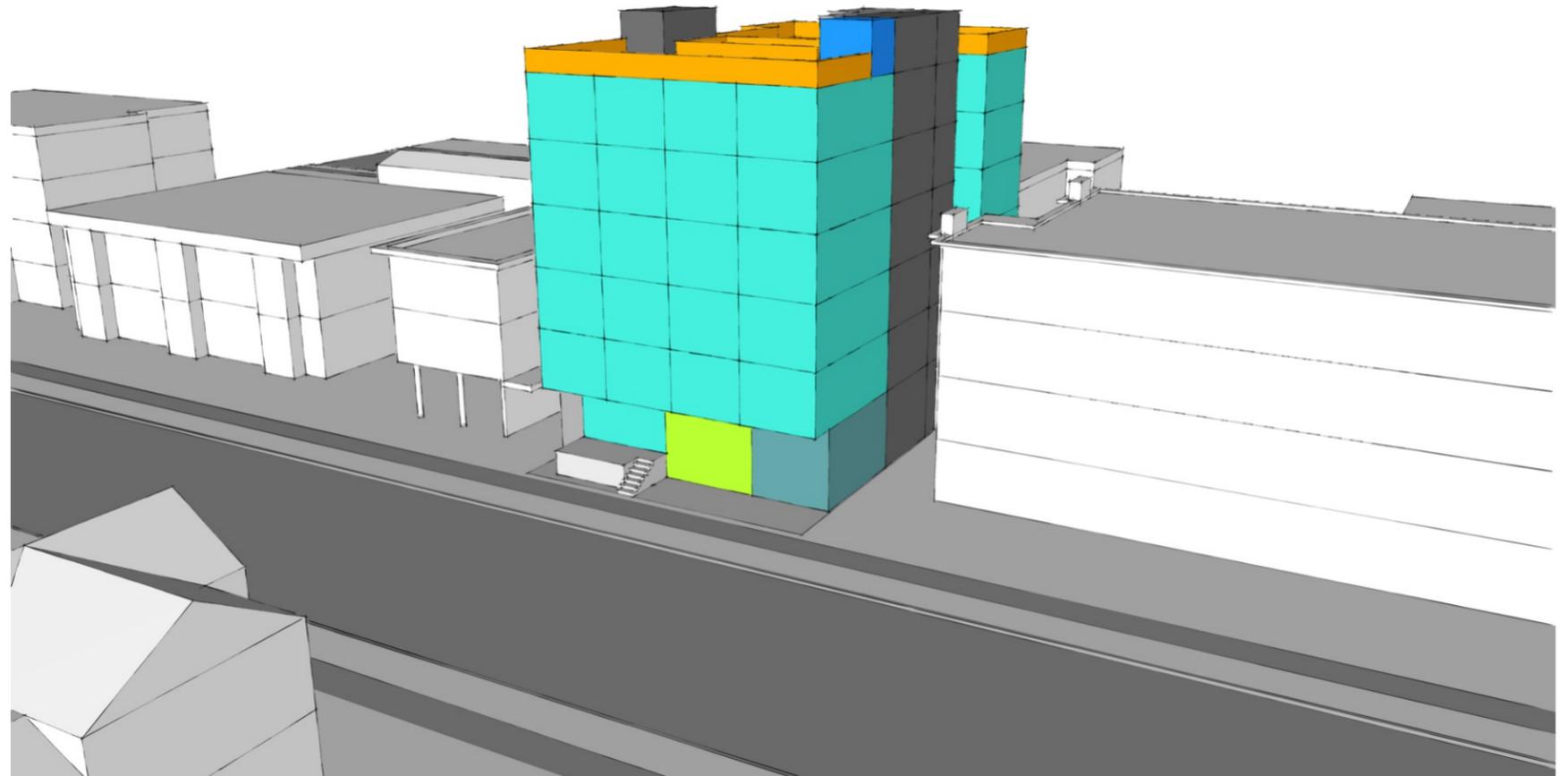


WINTER SOLSTICE - 3PM

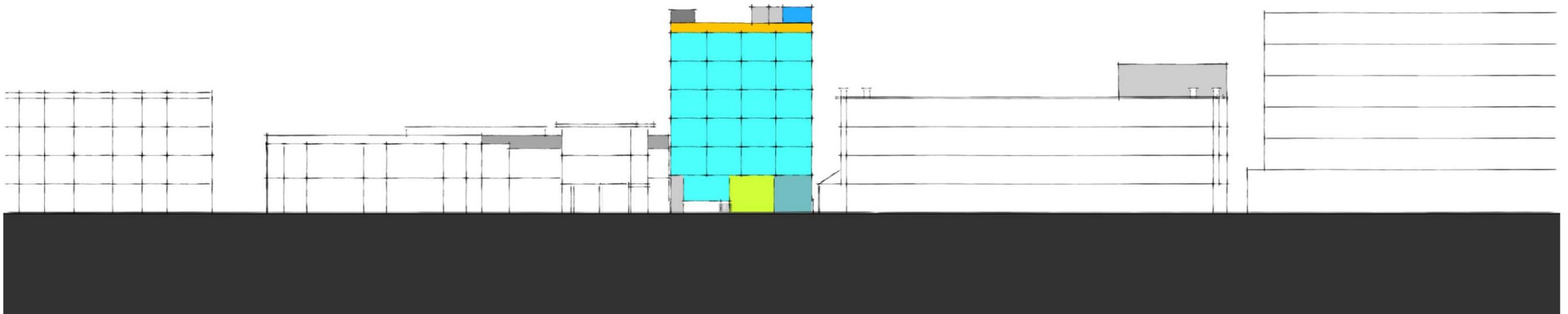
OPTION B



- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- LOBBY
- SMALL EFFICIENCY DWELLING UNIT
- AMENITY
- STORAGE
- BIKE STORAGE
- LAUNDRY
- MECHANICAL
- TRASH/RECYCLE

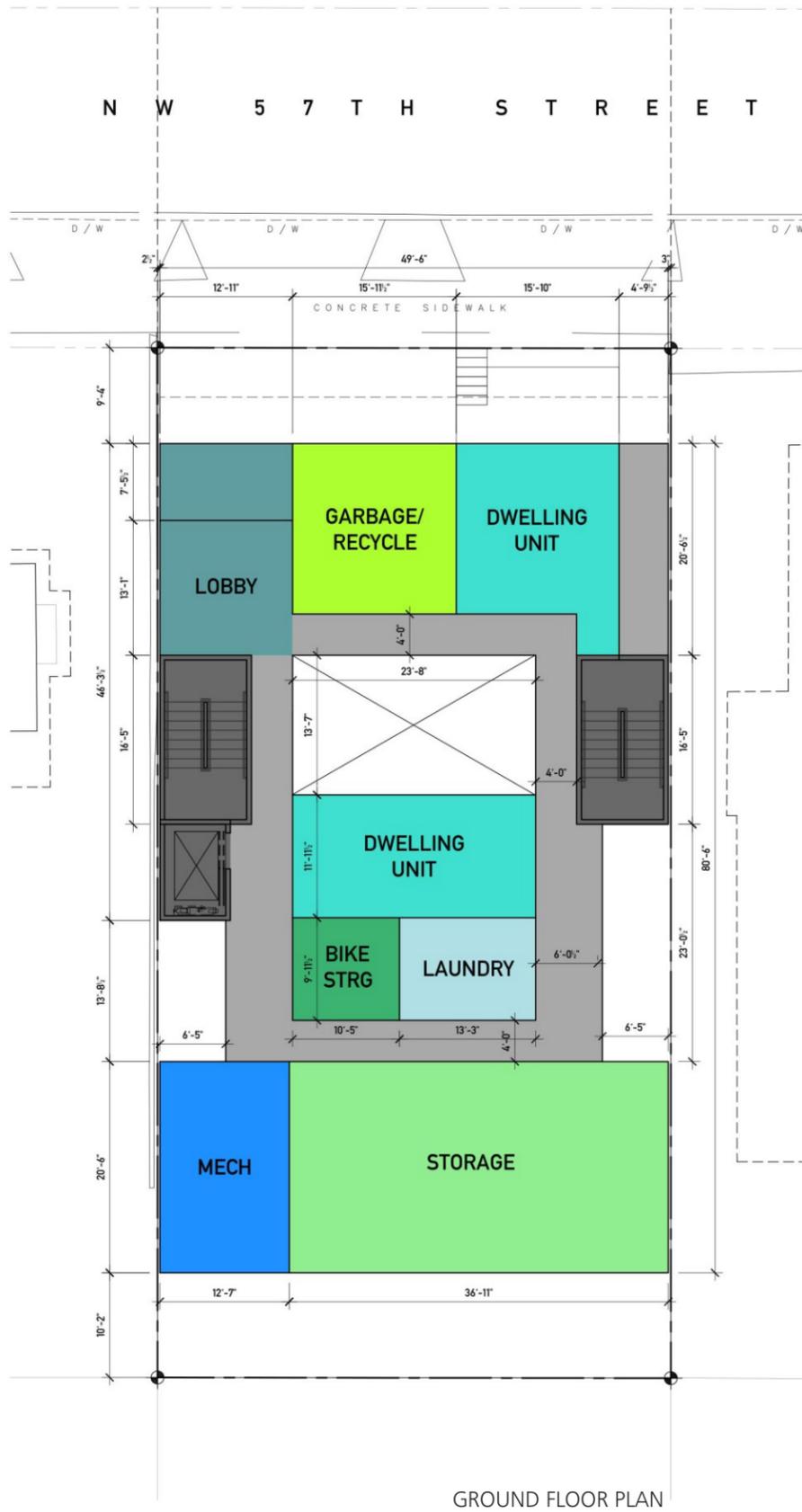


1. STREET PERSPECTIVE

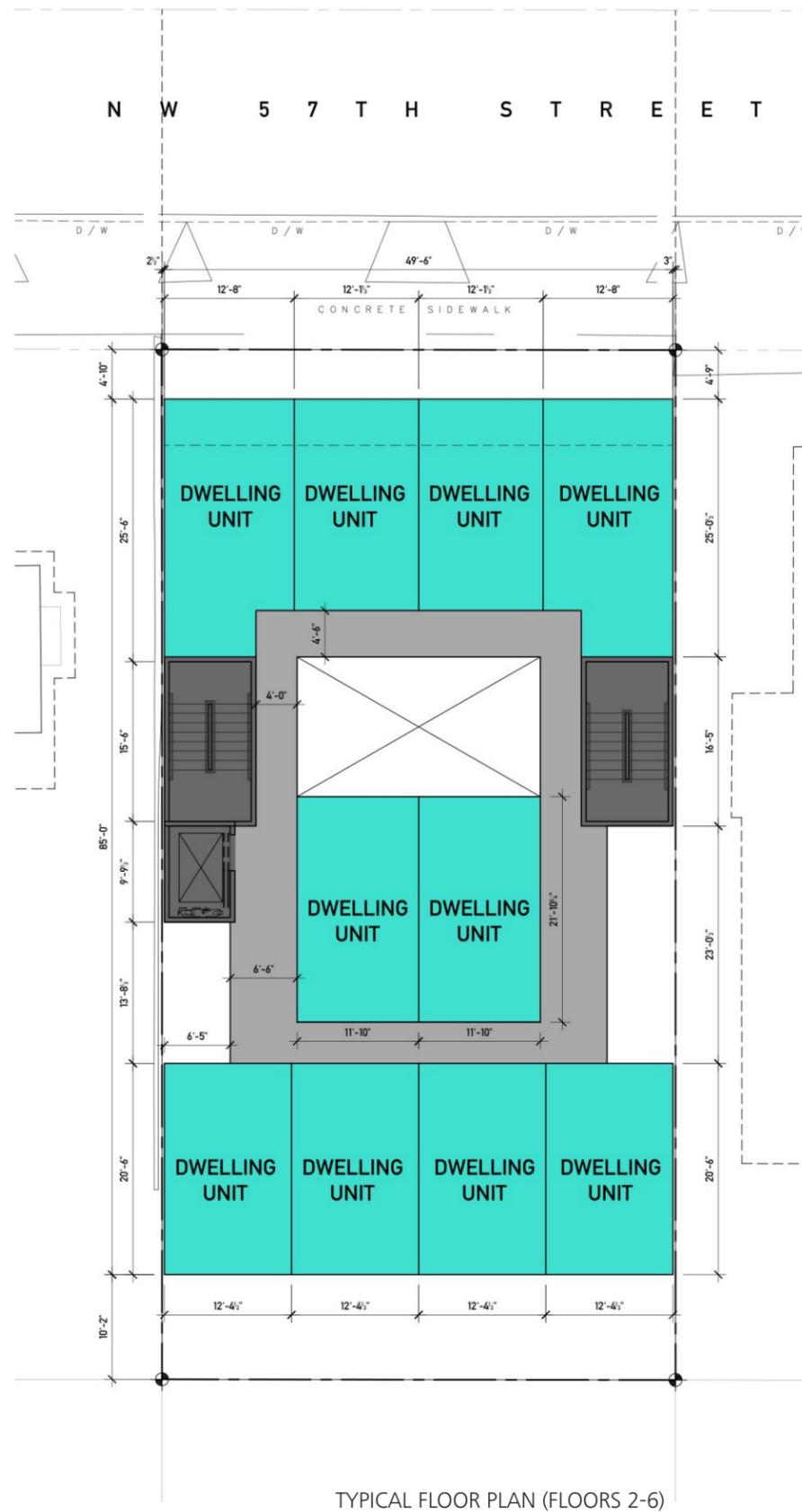


2. STREET ELEVATION
OPTION B

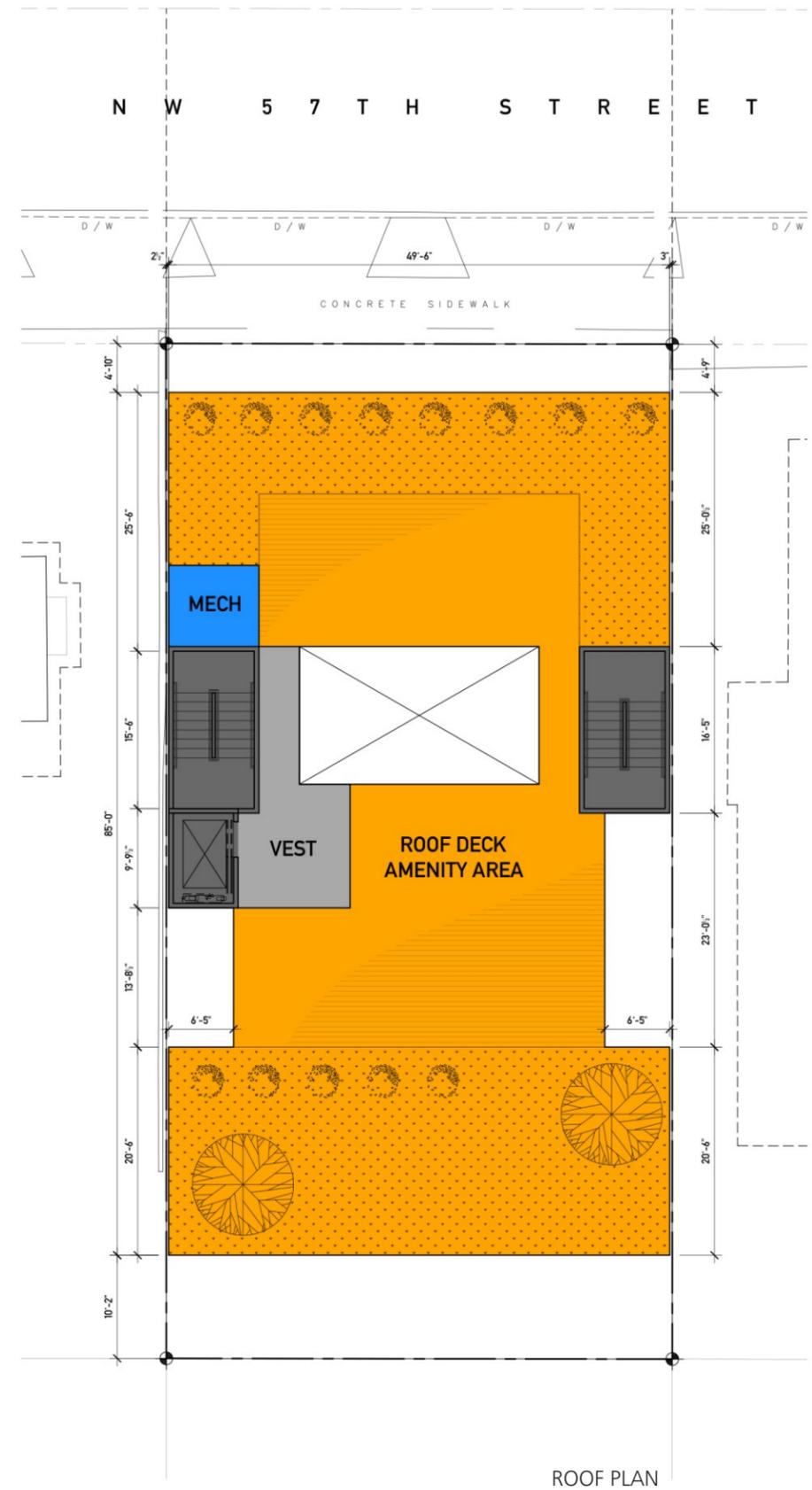
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GROUND FLOOR PLAN



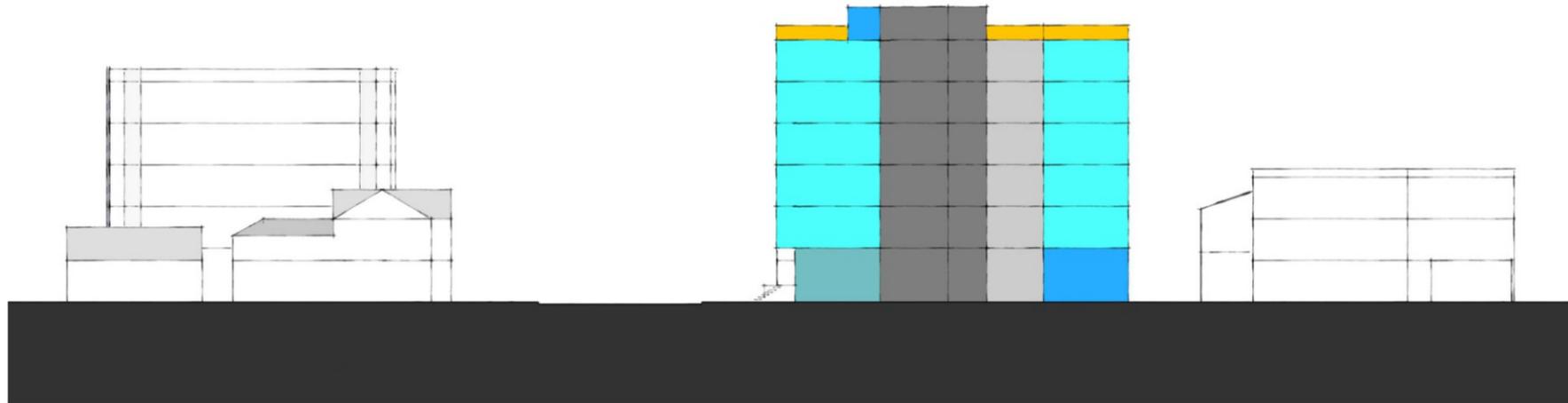
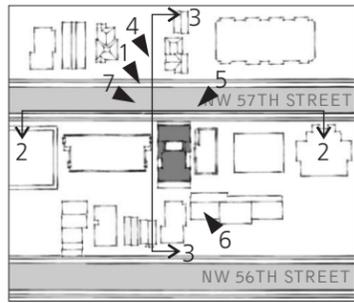
TYPICAL FLOOR PLAN (FLOORS 2-6)



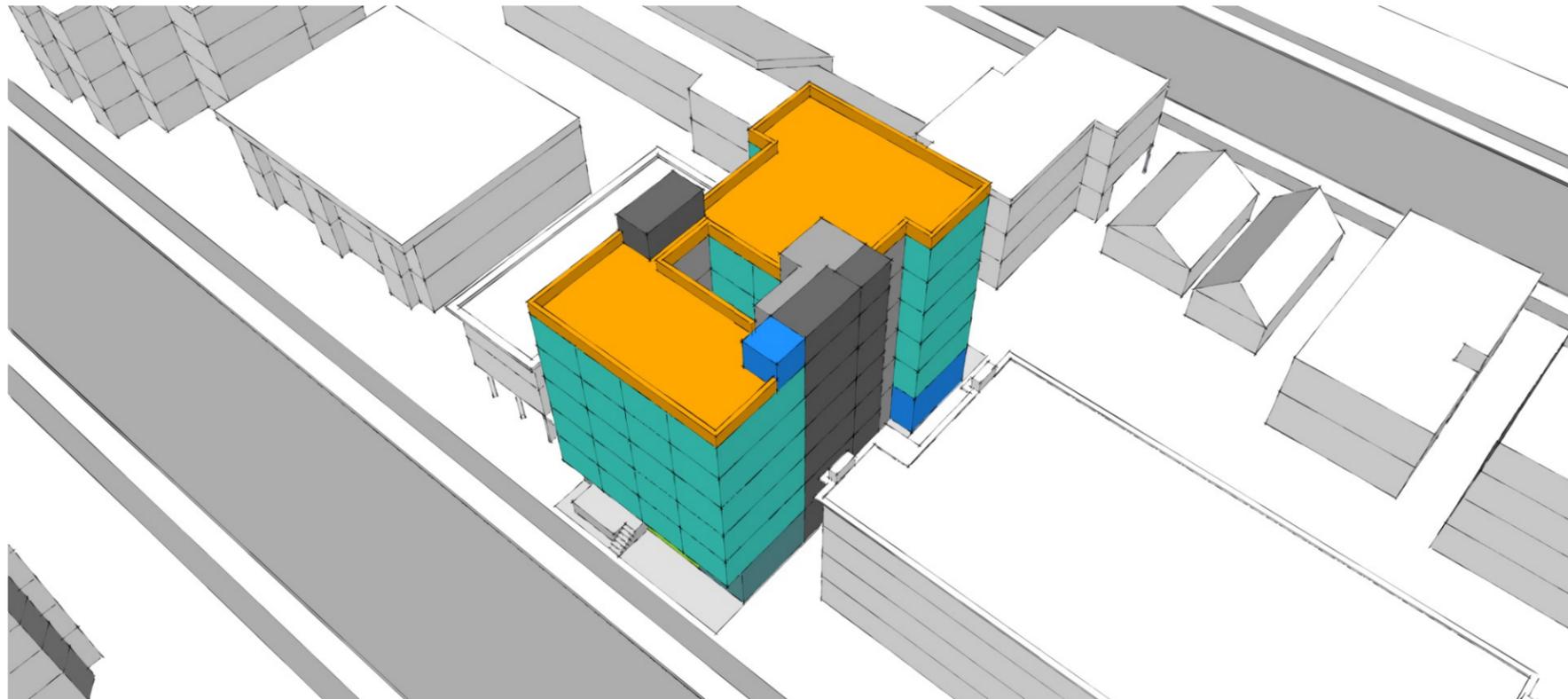
ROOF PLAN

OPTION B - FLOOR PLANS





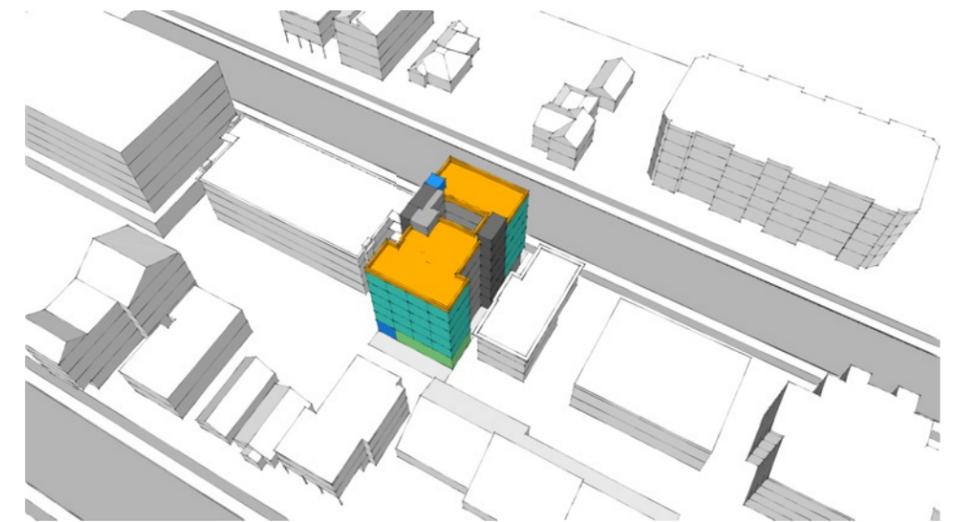
3. WEST ELEVATION



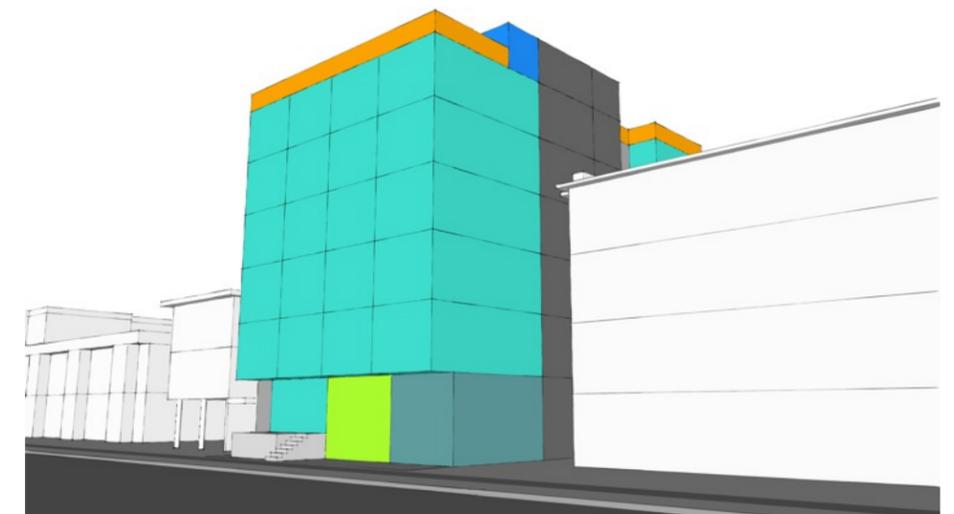
4. AERIAL VIEW - FRONT OF PROJECT
OPTION B



5. EYE-LEVEL PERSPECTIVE FROM STREET



6. AERIAL VIEW - BACK OF PROJECT



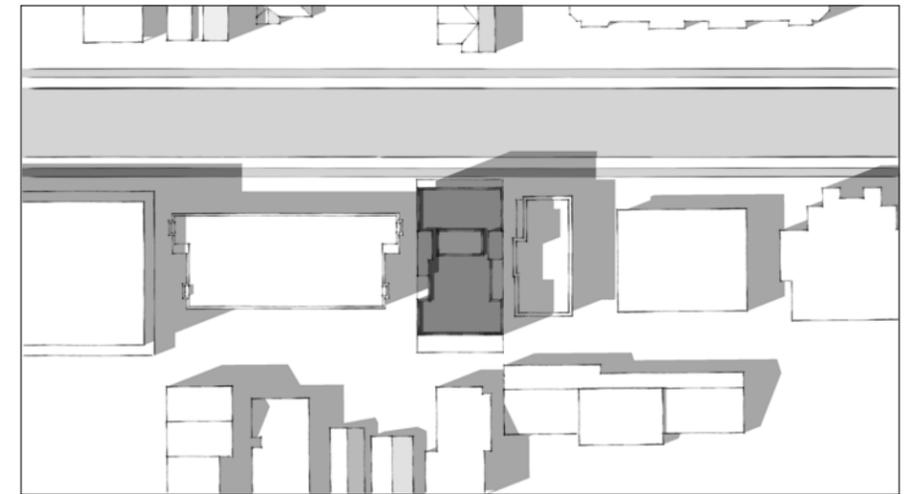
7. EYE-LEVEL PERSPECTIVE FROM STREET



SUMMER SOLSTICE - 9AM



SUMMER SOLSTICE - 12PM



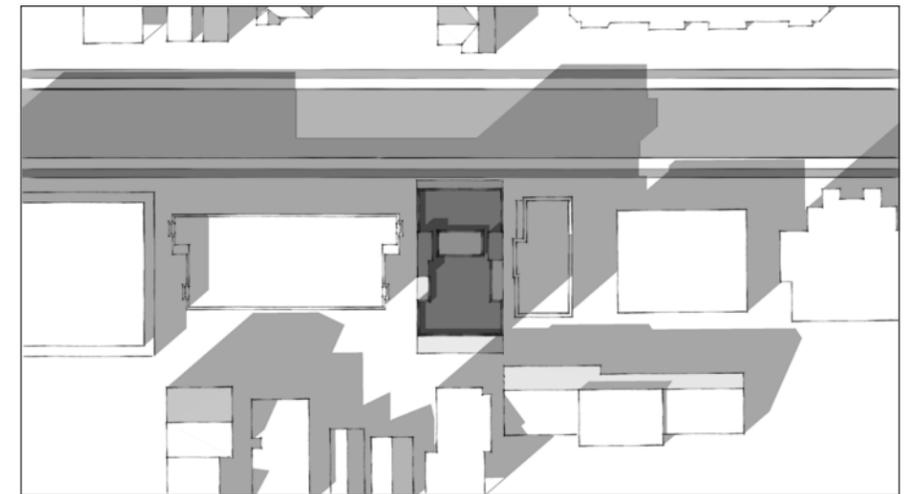
SUMMER SOLSTICE - 3PM



EQUINOX - 9AM



EQUINOX- 12PM



EQUINOX - 3PM



WINTER SOLSTICE - 9AM
OPTION B - SHADOW STUDY



WINTER SOLSTICE- 12PM



WINTER SOLSTICE - 3PM

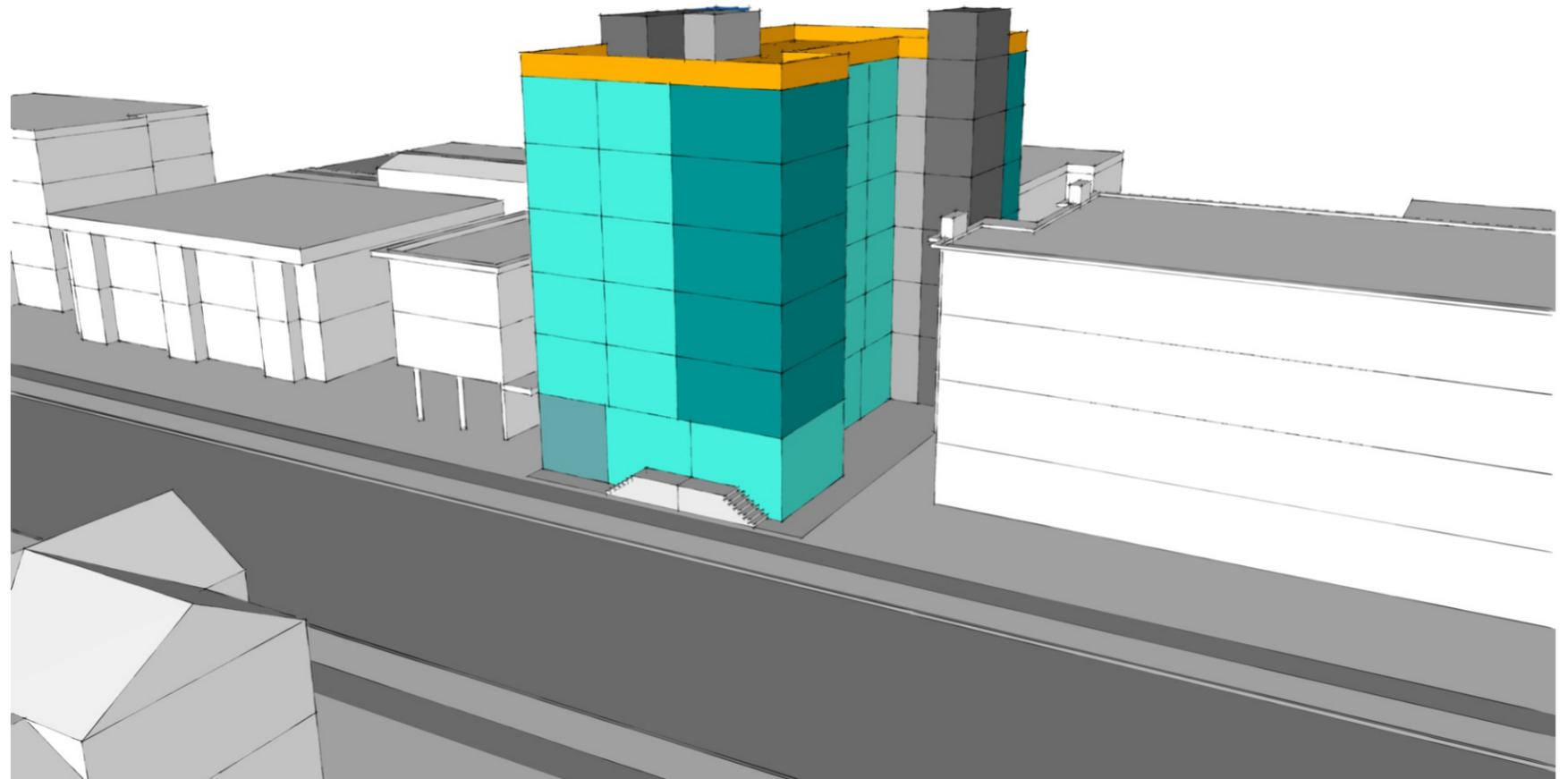
OPTION

C

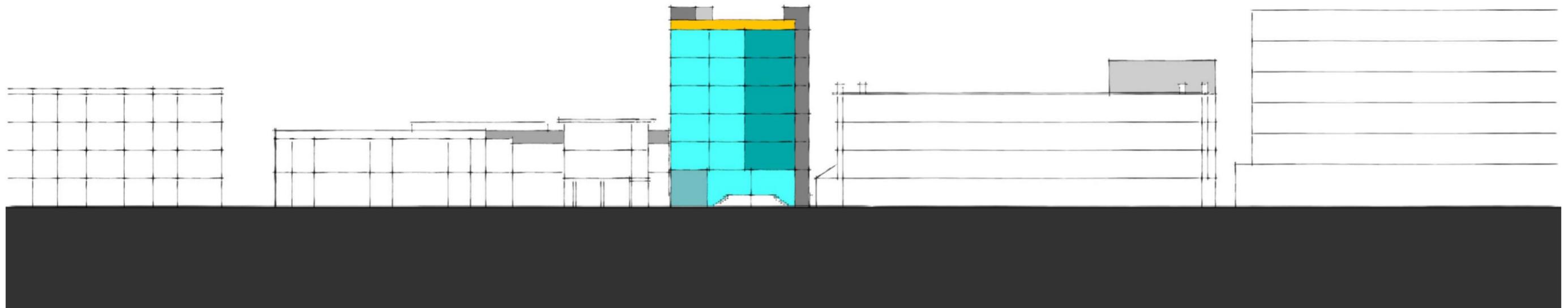


*preferred option

- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- LOBBY
- SMALL EFFICIENCY DWELLING UNIT
- ONE BEDROOM DWELLING UNIT
- AMENITY
- STORAGE
- BIKE STORAGE
- LAUNDRY
- MECHANICAL
- TRASH/RECYCLE



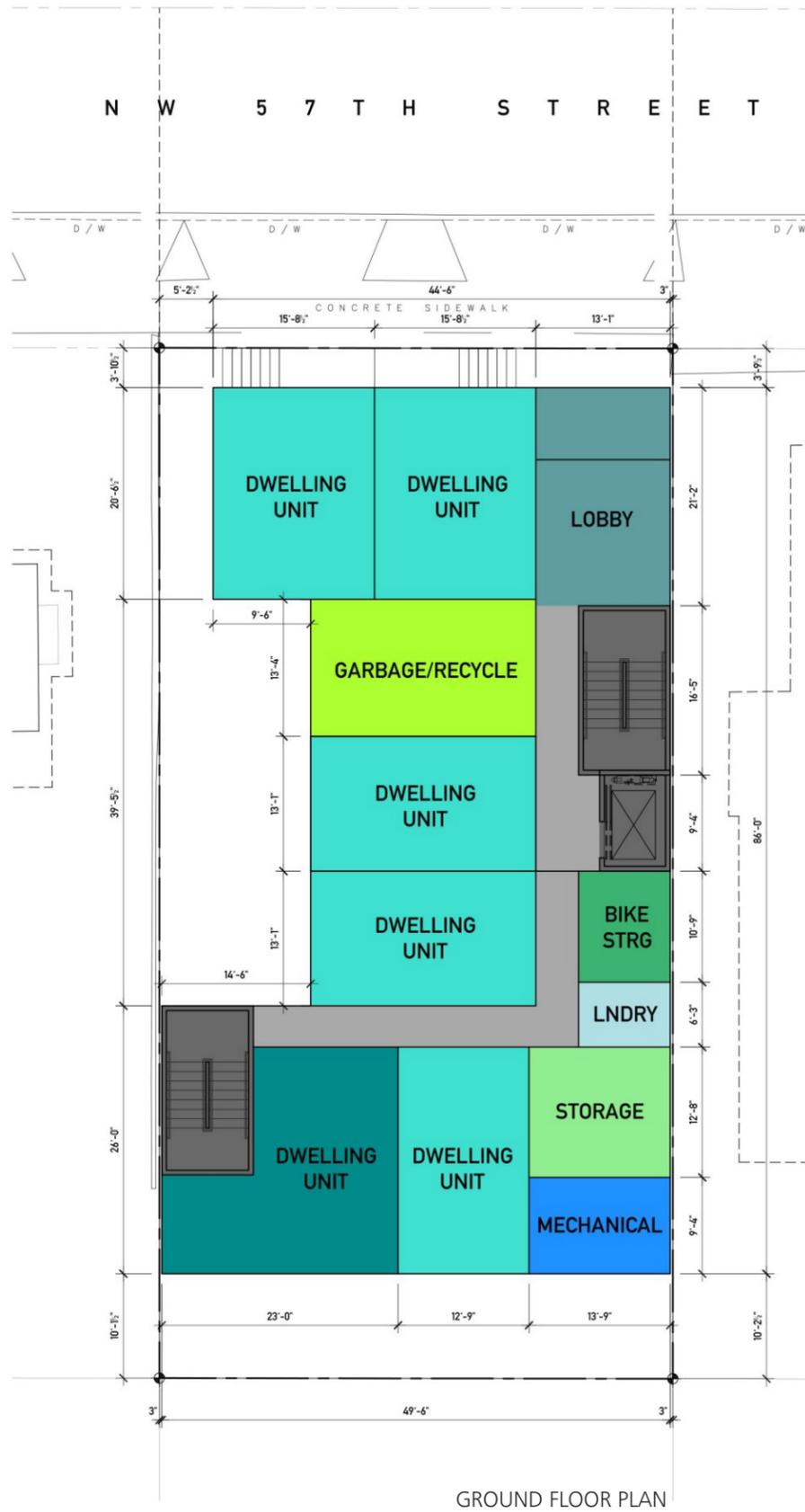
1. STREET PERSPECTIVE



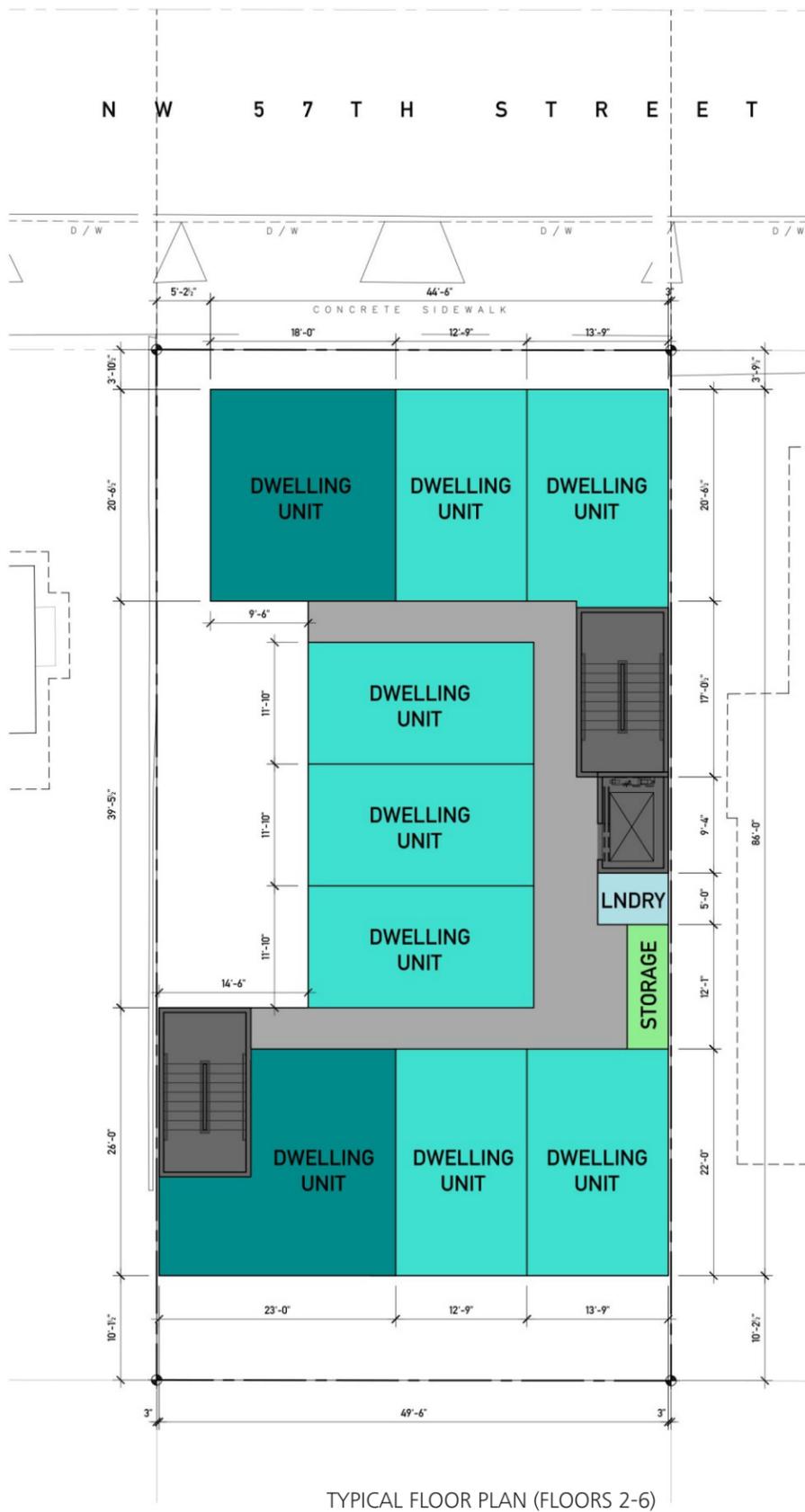
2. STREET ELEVATION

OPTION C

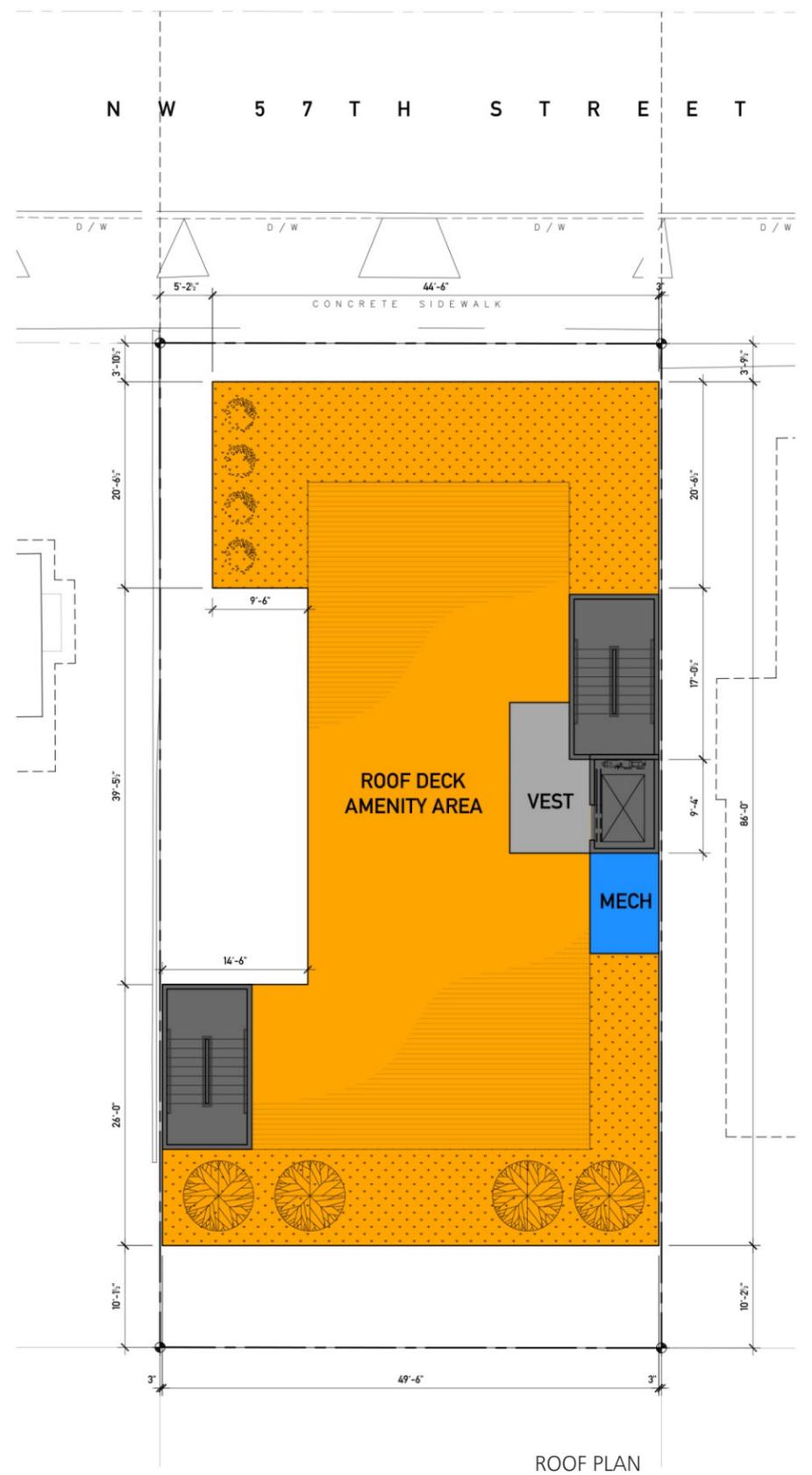
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GROUND FLOOR PLAN



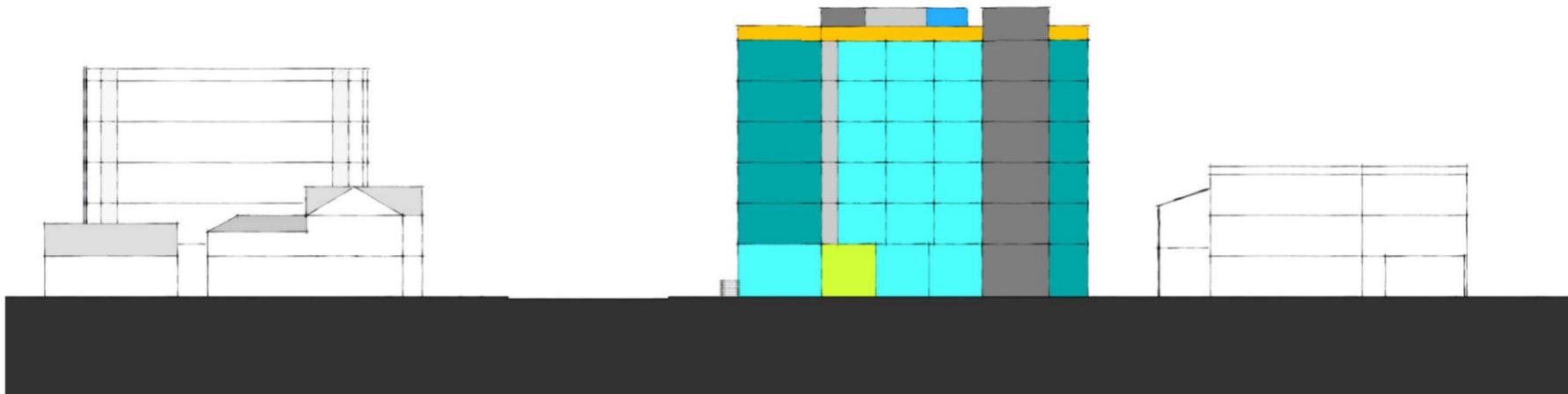
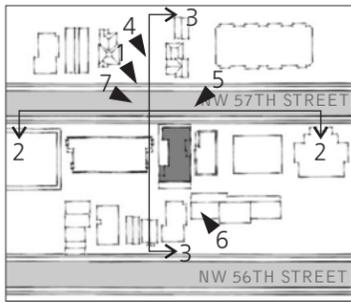
TYPICAL FLOOR PLAN (FLOORS 2-6)



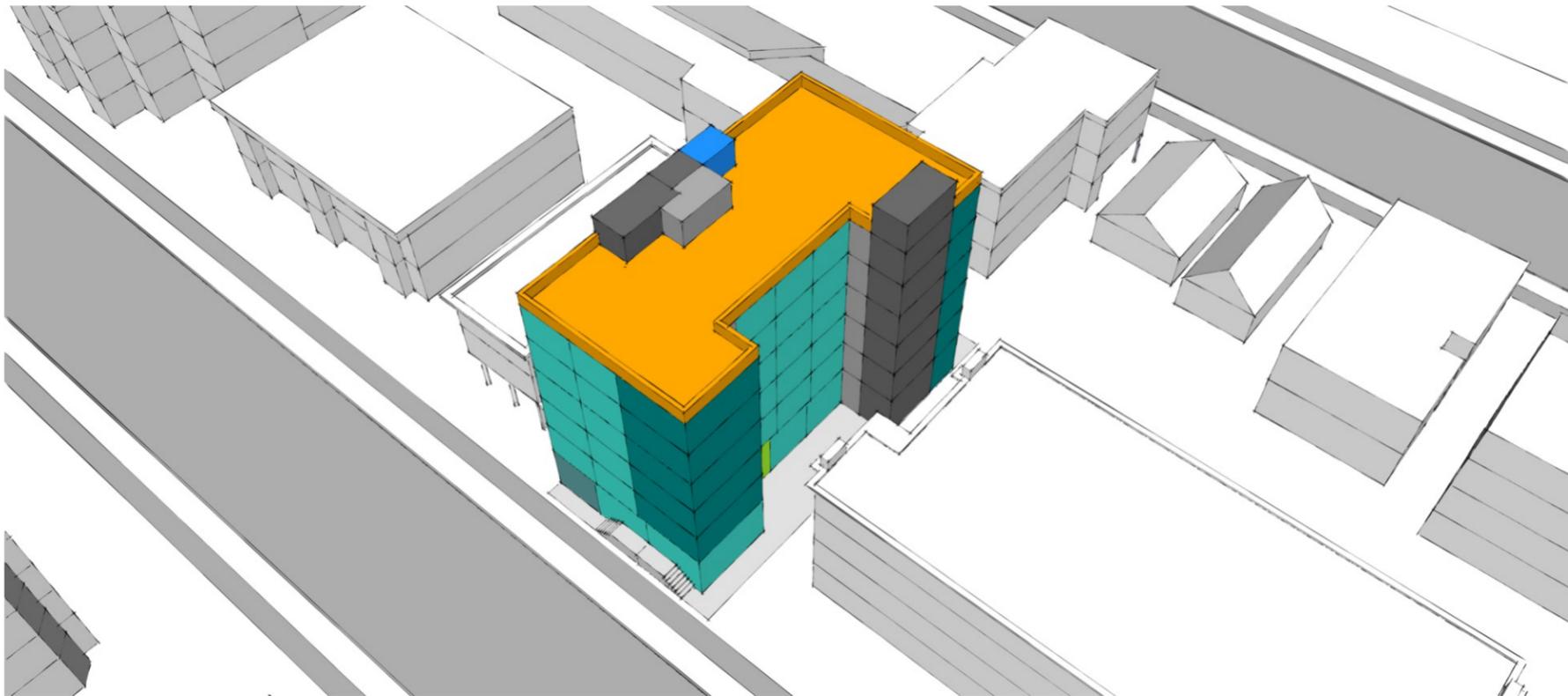
ROOF PLAN

OPTION C - FLOOR PLANS

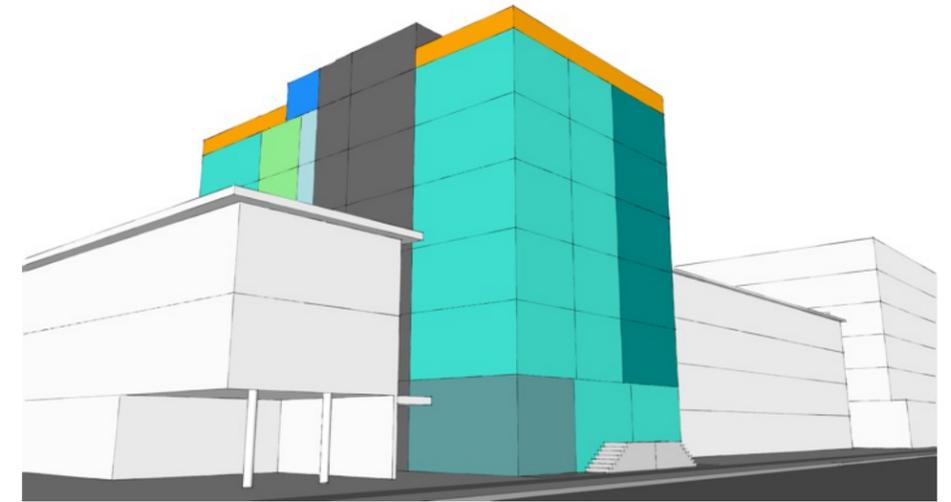




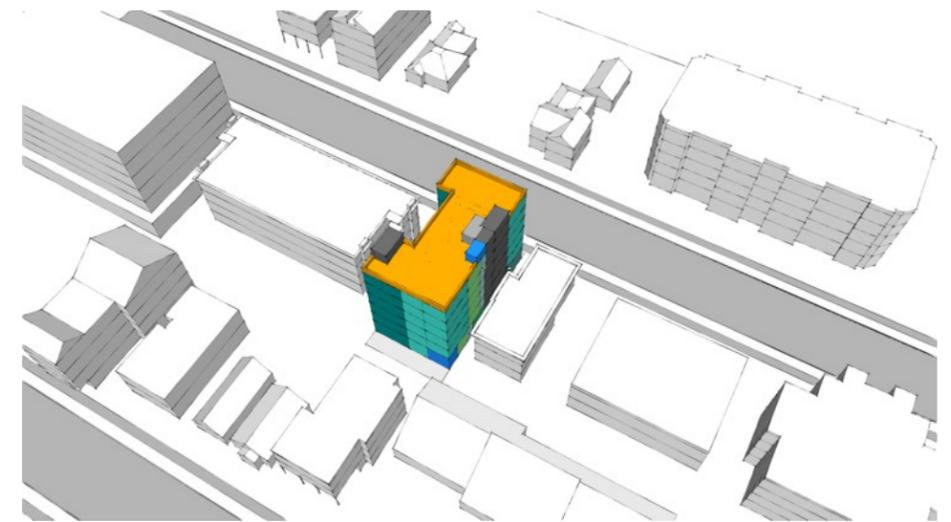
3. WEST ELEVATION



4. AERIAL VIEW - FRONT OF PROJECT
OPTION C



5. EYE-LEVEL PERSPECTIVE FROM STREET



6. AERIAL VIEW - BACK OF PROJECT



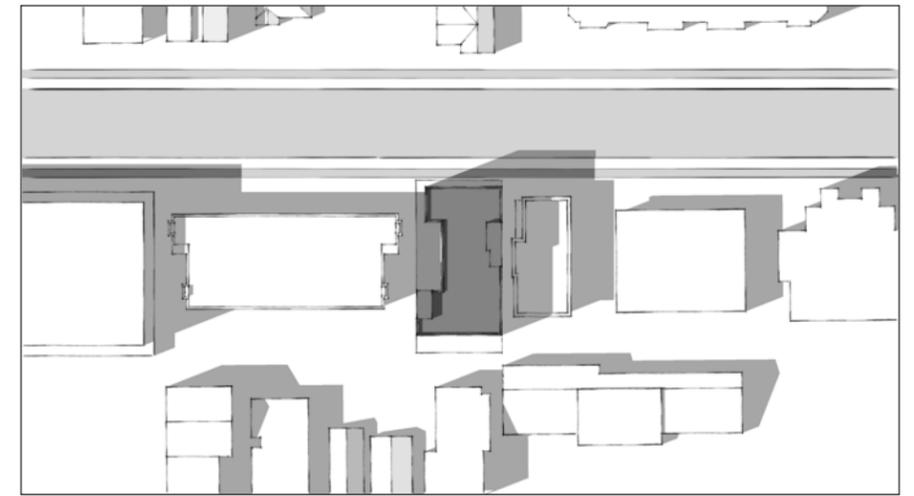
7. EYE-LEVEL PERSPECTIVE FROM STREET



SUMMER SOLSTICE - 9AM



SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 3PM



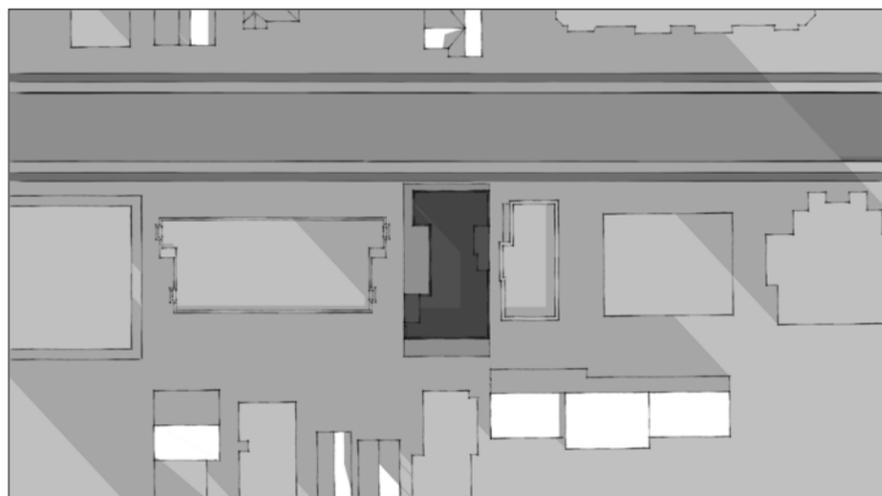
EQUINOX - 9AM



EQUINOX- 12PM



EQUINOX - 3PM



WINTER SOLSTICE - 9AM
OPTION C - SHADOW STUDY



WINTER SOLSTICE- 12PM



WINTER SOLSTICE - 3PM



PREFERRED OPTION - LANDSCAPE PLANS

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