

1240 N Midvale Place

1240 N MIDVALE PLACE
DPD PROJECT #3017878
EARLY DESIGN GUIDANCE MEETING
10.13.2014

caron

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PROJECT INTRODUCTION

PROJECT ADDRESS:
 1240 N Midvale Place
 Seattle, WA 98103
DPD PROJECT #:
 3017878
PARCEL:
 7721100005
ZONING:
 NC2P-40
SITE AREA:
 5,833 SF
URBAN VILLAGE OVERLAY:
 Wallingford Residential
PARKING REQUIREMENT:
 None

PROJECT TEAM:
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OWNER/DEVELOPER:
 Paar Development, LLC
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 Seattle, Wa 98116
 Contact: Joe Paar
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DESIGN GOALS

DEVELOPMENT OBJECTIVES

The proposed development will create a 4 story urban mixed use building with, in the preferred option, 30 dwelling units and 2,300 square feet of office/commercial space. No vehicular parking is proposed. Bicycle storage for 10, will be provided at ground level within the building for the residents and the office/commercial spaces.

The structure will fill the triangular shaped site, and ground level spaces will be divided into smaller sections including service entry, a residential entrance lobby, and small commercial spaces. Amenity space for the residents will be located on the 2nd level roof deck for entertaining and relaxing and providing views of the neighborhood to the west and north.

CONTEXT

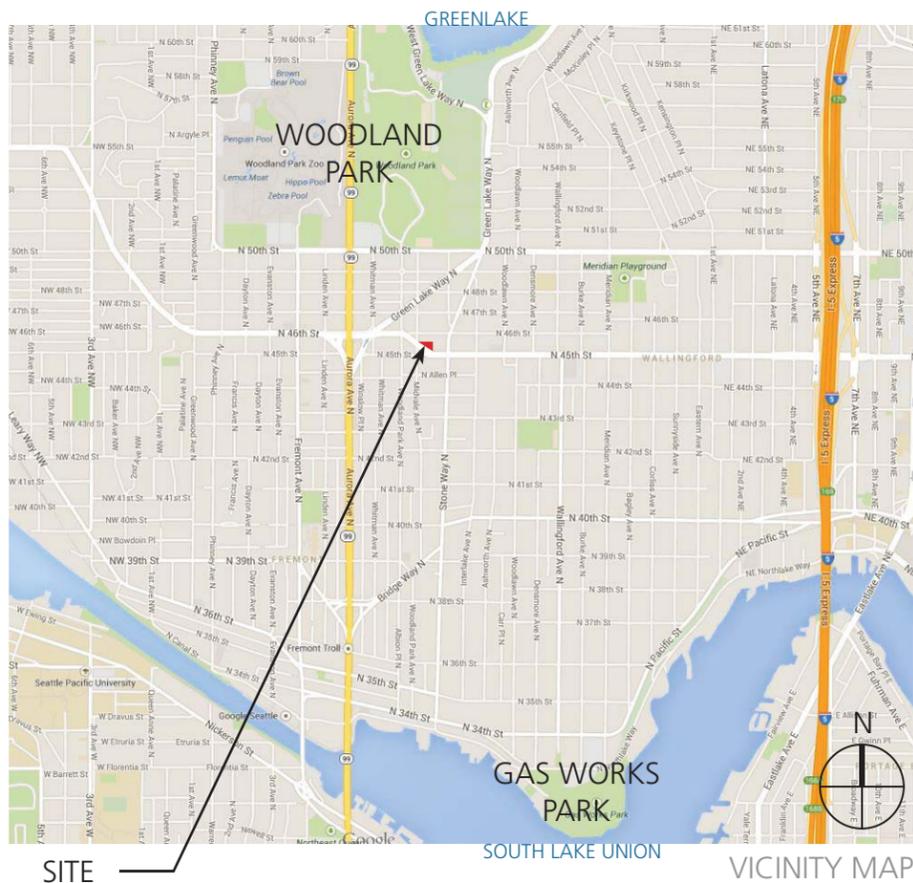
The project site, located at 1240 N Midvale Place, is situated toward the west end of a major thoroughfare lined with numerous businesses, restaurants, and shops. There is frequent public transportation along 45th and Stone Way, a number of bus stops within a couple blocks of the project site. The streets of the neighborhood are pedestrian friendly with parking generally in garages or on street.

Area amenities include Woodland Park and Woodland Park Zoo a few blocks to the north, Green Lake, a short distance to the north, Gas Works Park to the south, and Wallingford Play field for sports and family fun to the southeast. Lincoln High School is 3 blocks to the southeast. There is easy access to Aurora (SR 99), which is 2 blocks to the west, with Interstate 5 access to the east.

DEVELOPMENT STATISTICS

Zoning:	NC2P-40
Lot Size:	5,833 SF
Far:	3.25
Allowable Far:	17,499 SF
Proposed Units:	30-34 Units
Parking:	NA

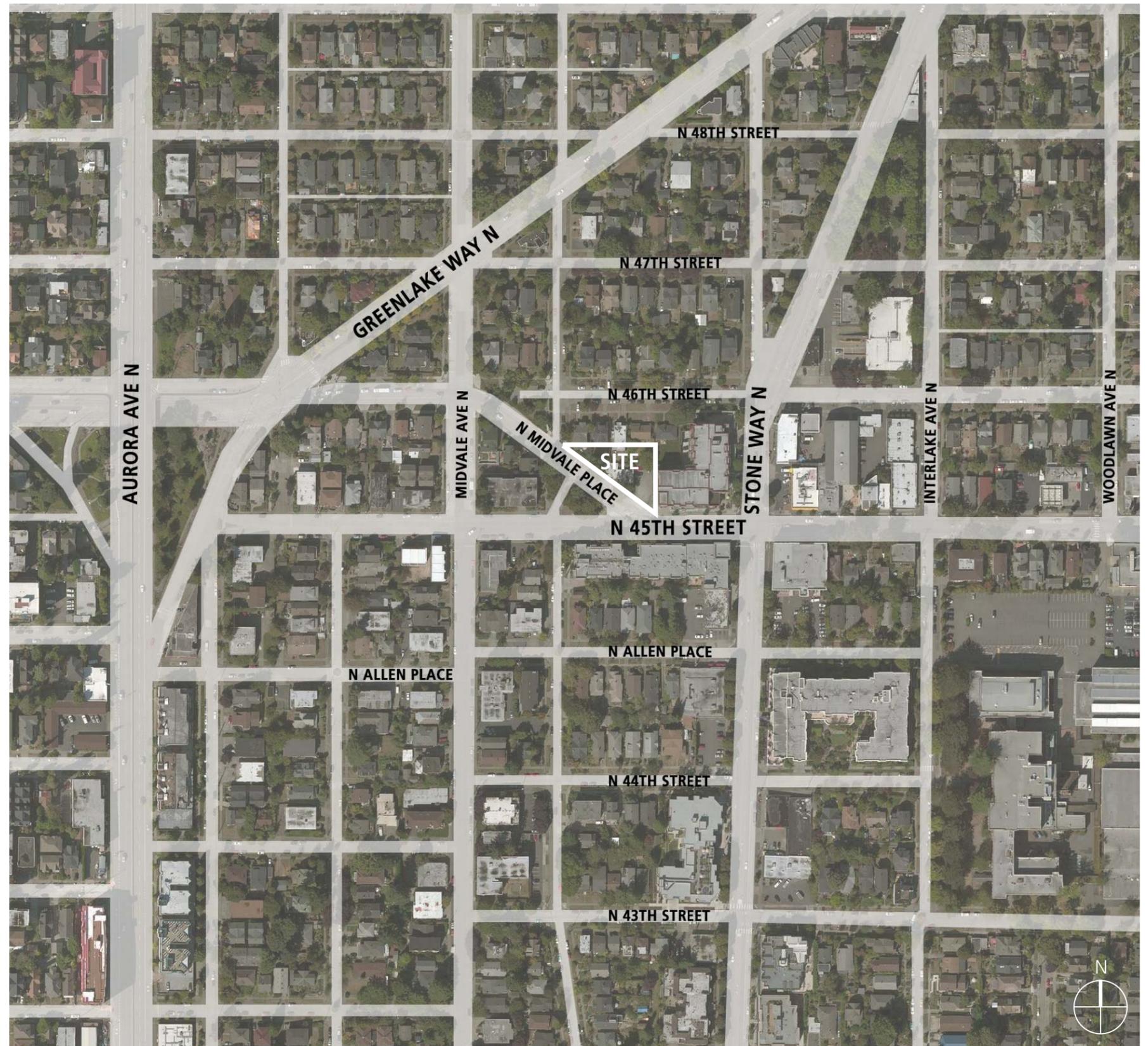
PROJECT INFORMATION



SITE DESCRIPTION

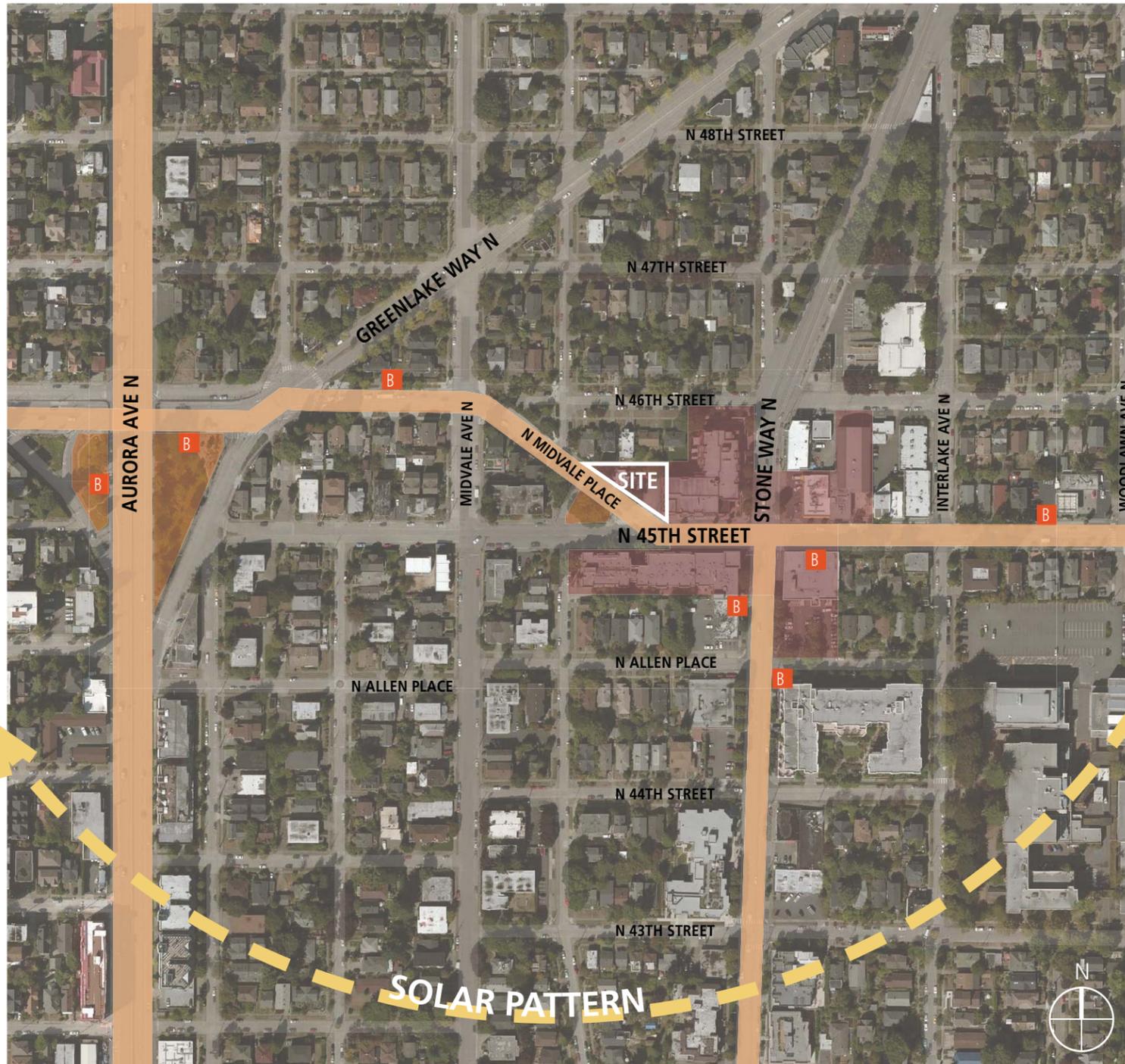
The project site is located at 1240 N Midvale Place between Aurora and Stone Way and just a few blocks south of Woodland Park. North 45th Street is a major arterial with heavy traffic at rush hour and on weekends. There is also a significant amount of pedestrian traffic along N 45th St. and Stone Way. Three bus routes operate within a block or two of the site, and there is easy access to Aurora, which is two blocks west. Woodland Park and Woodland Park Zoo are located 4 to 5 blocks north and are within walking distance. The area boasts many restaurants and shops, and there are pharmacies and grocery stores within 2 blocks. The Post office is 2 blocks north of the project site.

The site is relatively flat, sloping minimally to the south without opportunity for views; as the structures to the south are 4 stories tall, and there are no territorial views to the east or west. Across the street facing the project site is a densely vegetated and treed lot. Neighbors to the north are single family residences with rear yards adjacent to the shared lot line. The Neighbor to the east is a 4 story Mixed Use building with parking garage access adjacent on the east shared property line. Two large street trees are located in the R.O.W., in front of the project site.



CONTEXT MAP

CONTEXT ANALYSIS

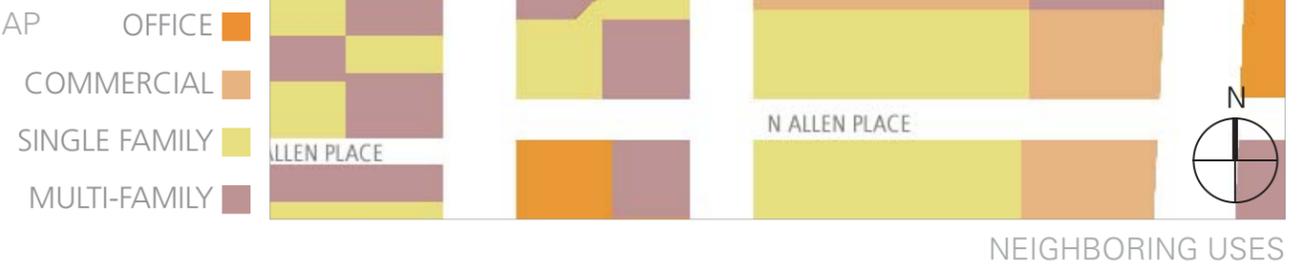


- PEDESTRIAN OVERLAY
- BUS STOPS
- TRANSIT ROUTES
- SOLAR PATTERN
- PARK SPACE

9 BLOCK CONTEXT MAP



ZONING MAP



NEIGHBORING USES

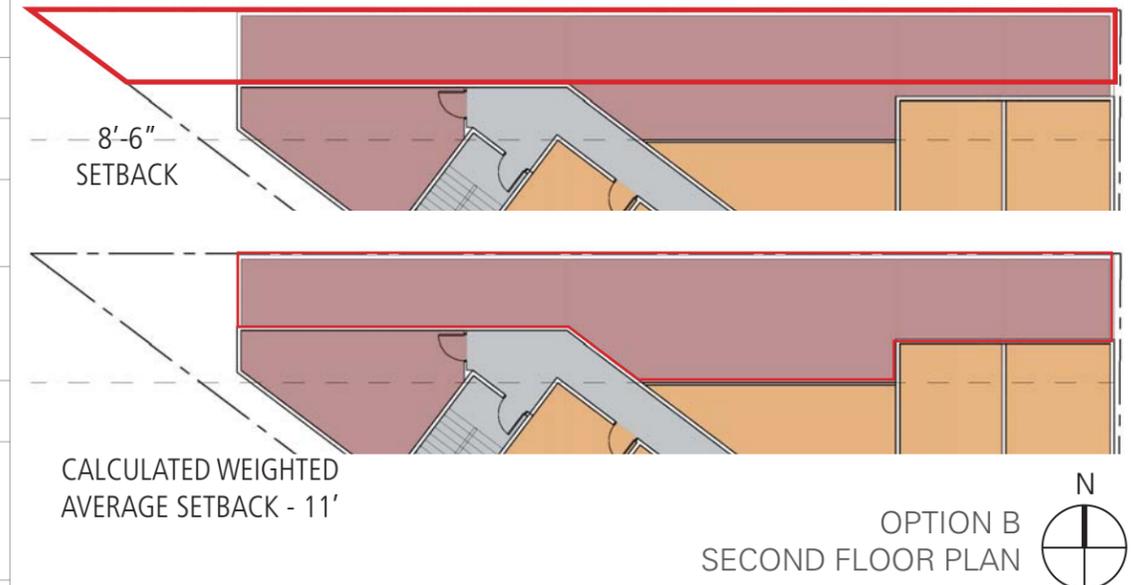
SITE CONTEXT

LAND USE ANALYSIS TABLE - NC2P - 40

SMC	SMC REQUIREMENT	OPTION 1	OPTION 2	OPTION 3
23.47A.004 PERMITTED AND PROHIBITED USES	TABLE A: OFFICE & COMMERCIAL USE IS PERMITTED @ 25,000 SF; MULTI-FAMILY IS PERMITTED OUTRIGHT	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.005 STREET LEVEL USES	23.47A.005.C.1.G - SITE IS MAPPED PEDESTRIAN DESIGNATION; 20% MAX RESIDENTIAL ON STREET LEVEL FACADE.	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS	LIMIT BLANK FACADES TO 20 FT WIDE AT STREET LEVEL; MIN. 60% TRANSPARENCY AT STREET LEVEL; NON-RESIDENTIAL USE SHALL EXTEND AVG. 30 FT & MIN. 15 FT. DEEP; FLOOR-TO-FLOOR HEIGHT MIN. 13 FT.;	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.011 OUTDOOR ACTIVITIES	OUTDOOR STORAGE IS PROHIBITED; OUTDOOR SALE OF FOOD OR BEVERAGE MUST BE 50 FT. FROM RESIDENTIAL LOT LINE	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.012 STRUCTURE HEIGHT	40 FT BASE HEIGHT; ADDITIONAL 4 FT HEIGHT ALLOWED W/ STREET LEVEL FLOOR-TO-FLOOR HEIGHT OF 13 FT. = 44 FT.; STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ADDITIONAL 16 FT ABOVE APPLICABLE HEIGHT LIMIT; PARAPETS AND RAILINGS MAY EXTEND AN ADDITIONAL 4' ABOVE APPLICABLE HEIGHT LIMIT	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.013 FLOOR AREA RATIO	TABLE A: MIXED USE STRUCTURE - 3.25; BELOW GRADE AREA IS EXEMPT	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.014 SETBACK REQUIREMENTS	REAR LOT LINE ABUTS SF 5000 ZONE: 15 FT > 13 FT < 40FT.	COMPLIANT	REDUCED SETBACK OF 8'-6"; REQUEST DEPARTURE	REDUCED SETBACK OF 5 FT; REQUEST DEPARTURE
	SETBACK REQ'D 15 FT +2 FT FOR EA. ADDITIONAL 10 FT.; NO OPENINGS W/IN 5 FT OF RESIDENTIAL LOT LINE. DECKS/BALCONIES ARE PERMITTED IN SETBACK NO CLOSER THAN 5 FT TO LOT LINE.	ELIMINATE ADDITIONAL 2 FT SETBACK ABOVE 40FT BLDG HT; REQUEST DEPARTURE		
23.47A.016 LANDSCAPING & SCREENING STANDARDS	GREEN FACTOR OF 0.30 OR GREATER; STREET TREES REQUIRED.	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.022 LIGHT AND GLARE STANDARDS	EXTERIOR LIGHTING MUST BE SHIELDED	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.024 AMENITY AREA	AMENITY AREA = 5% OF RESIDENTIAL FAR MIN.; MIN DIMENSION OF 10 FT. & 250 SF MIN.	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.032 PARKING LOCATION AND ACCESS	NO PARKING PROVIDED	COMPLIANT	COMPLIANT	COMPLIANT
23.54.015 REQUIRED PARKING	TABLE B.M: NO PARKING REQ'D. FOR MULTIFAMILY WHEN WITHIN 1320 FT. OF FREQUENT TRANSIT SERVICE. TABLE D.A. GENERAL SALES PARKING WAIVED FOR FIRST 5000 SF. OF EACH SPACE. TABLE E: BICYCLE PARKING = 1/4 RES. UNITS; 1/4000 SF OFFICE; 1/12000 SF SALES/SERVICE.	COMPLIANT	COMPLIANT	COMPLIANT
23.54.020 PARKING QUANTITY EXCEPTIONS	TABLE B.10: 1 SPACE/500 SF. 23.54.020.F.2. MIN. PARKING IS REDUCED 50% IF USE IS W/IN 1,320 FT OF A STREET W/ FREQUENT TRANSIT SERVICE.	N/A	N/A	N/A
23.54.040 SOLID WASTE AND RECYCLE STORAGE & ACCESS	375 SF, PLUS 4 SF EACH ADDITIONAL UNIT OVER 50. PLUS 50% OF NON-RES. USE AREA OF 5001 - 15000 SF = 125 REQ'D/2 = 63 SF. OFFICE & RETAIL RECYCLING MUST BE SEPARATE FROM RESIDENTIAL-OR-PRE-APPROVAL OF ALTERNATIVE SPACE.	COMPLIANT	COMPLIANT	COMPLIANT

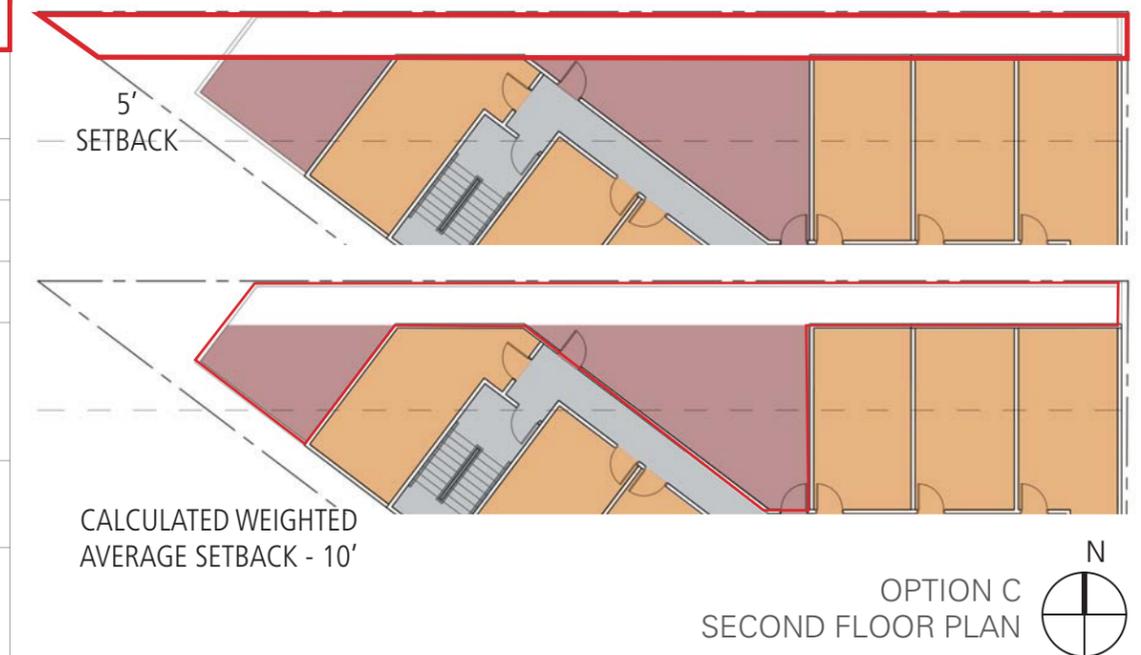
23.47A.014 DEPARTURE RATIONAL:

The top of the building structure is at 40'. The parapet is above this 40'. We'd like to maintain a continuous façade at all four sides of the building. We'd also like to avoid messy construction detailing that would be caused by stepping the parapet back 2' from the rear face of the building.



OPTION B DEPARTURE RATIONAL:

This option provides more modulation at the rear setback. The average setback at the upper levels is 11', minimizing the impact 8'-6" setback requested.



OPTION C DEPARTURE RATIONAL:

This option provides the most modulation at the rear setback. The average setback at the upper levels is 10', minimizing the impact 5' setback requested. Building massing steps down at northwest corner towards the change in zoning to single-family lots.



SITE

1. LOOKING ACROSS MIDVALE PL. AT SITE



ACROSS FROM SITE

2. LOOKING ACROSS MIDVALE PL. TO PARK



KEY MAP

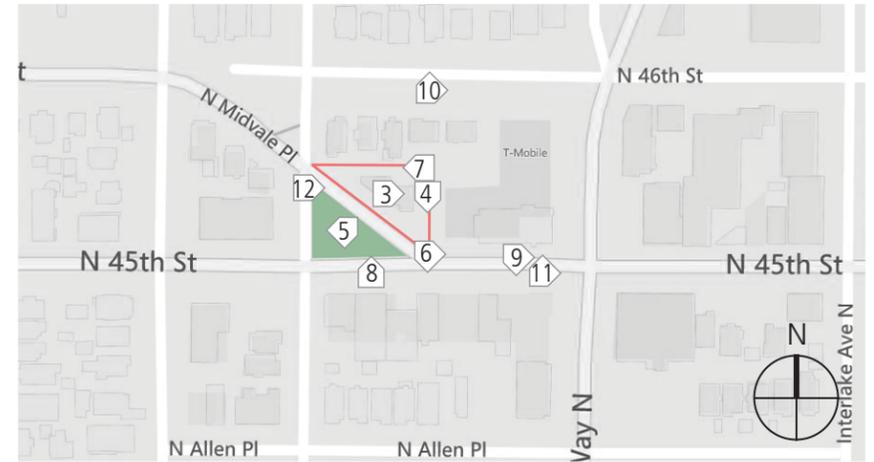
STREETSCAPE MONTAGE



11. N 45TH STREET AND STONE AVE N



12. N MIDVALE PL. AND MIDVALE AVE N



KEY MAP



7. LOOKING NORTH AT EXISTING STRUCTURE



8. PARK AT MIDVALE AVE AND 45TH STREET



9. N 45TH STREET AND STONE WAY



10. N 46TH STREET



3. LOOKING EAST AT NEIGHBORING BUILDING



4. LOOKING SOUTH AT 45TH STREET



5. LOOKING NORTHEAST AT EXISTING STRUCTURE



6. LOOKING NORTHWEST

NEIGHBORHOOD PHOTOS

CONTEXT AND SITE

CS1 – NATURAL SYSTEMS AND SITE FEATURES

1. LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards. There are two large trees in the ROW adjacent the site, that are intended to remain.

CS2 – URBAN PATTERN AND FORM

1. RESPONDING TO SITE CHARACTERISTICS

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

The proposed structure will maximize the triangle-shaped lot while providing a setback at the north lot line abutting single family residences.

2. STREETScape COMPATIBILITY

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The project includes a front setback of 3' at the right-of-way. Entrances off the street may also include an additional set back as well as canopies for weather protection and to reinforce human scale at the pedestrian level.

3. Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Residential entrance and commercial spaces are accessed directly off the street, with an architectural focus on the corner of Midvale and 45th St.

4. HEIGHT, BULK AND SCALE COMPATIBILITY

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

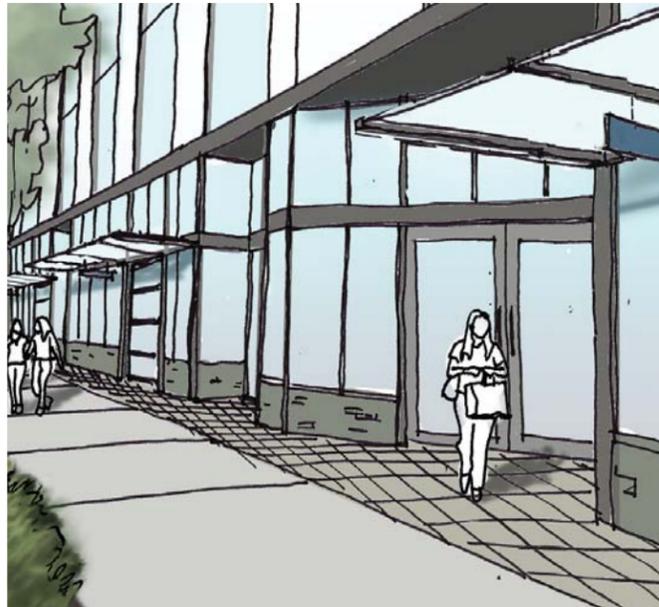
The treatment of the north lot line in relation to the less-intensive SF 5000 zone includes a 15 ft. setback (preferred scheme) and a private roof deck amenity space with plantings to provide a spatial and visual buffer.

CS3 – ARCHITECTURAL CONTEXT AND CHARACTER

1. ARCHITECTURAL CONTEXT

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Proposed project is a 4 story Mixed Use building with commercial and/or office space on the street level and residential use on the upper 3 stories.



PUBLIC LIFE

PL2 – WALKABILITY

1. PEDESTRIAN OPEN SPACES AND ENTRANCES

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Residential entrance and commercial entries are accessed directly off the street. Entrances are recessed with canopies overhead for weather protection and each entry door will be well-lit for visibility and security.

2. BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

The street facing façade of the building will include a liberal amount of glazing, both at the street level and the dwelling units above.

3. PERSONAL SAFETY AND SECURITY

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Residential entrance will be well-lit, highly transparent, and secure for residential only; no public access. Street level uses at non-residential spaces will also be well lit, transparent, and secure. A planting strip will be added to help protect pedestrians from vehicular traffic.

PL3 – STREET-LEVEL INTERACTION

1. ENTRANCES VISIBLE FROM THE STREET

Entries should be clearly identifiable and visible from the street.

All entrances will be marked with signage and accessed off the street; therefore, they will be highly visible.

2. HUMAN ACTIVITY

New development should be sited and designed to encourage human activity on the street.

N 45th St. is a busy pedestrian street with shops located near the proposed project site. The project will provide commercial/office spaces at the street level, with additional 3ft setback to increase the width of the right-of-way. The storefronts will include glazing and canopies designed to reinforce and continue the existing human scale and pedestrian activity.

DESIGN CONCEPT

DC2 – ARCHITECTURAL CONCEPT

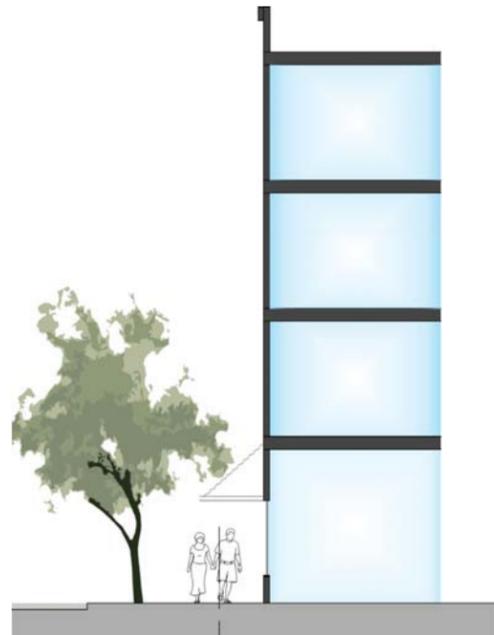
1. ARCHITECTURAL CONCEPT AND CONSISTENCY
 Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls.

The overall mass of the structure is weighted to the east, adjacent to the neighboring Mixed Use building. The mass is pulled away from the north lot line to minimize impact on the neighboring single family lots. Articulation of the architecture has employed repetition to create a language that unifies the design while still providing smaller scale elements. The architectural features that divide the facades are used to delineate commercial space at the street level from the residential floors above.

2. HUMAN SCALE

The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

Architectural design elements such as glazing and siding pattern along with canopies at the edge of the right-of-way help to break up the height of the façade and bring the scale of the space on the street down to the pedestrian level.

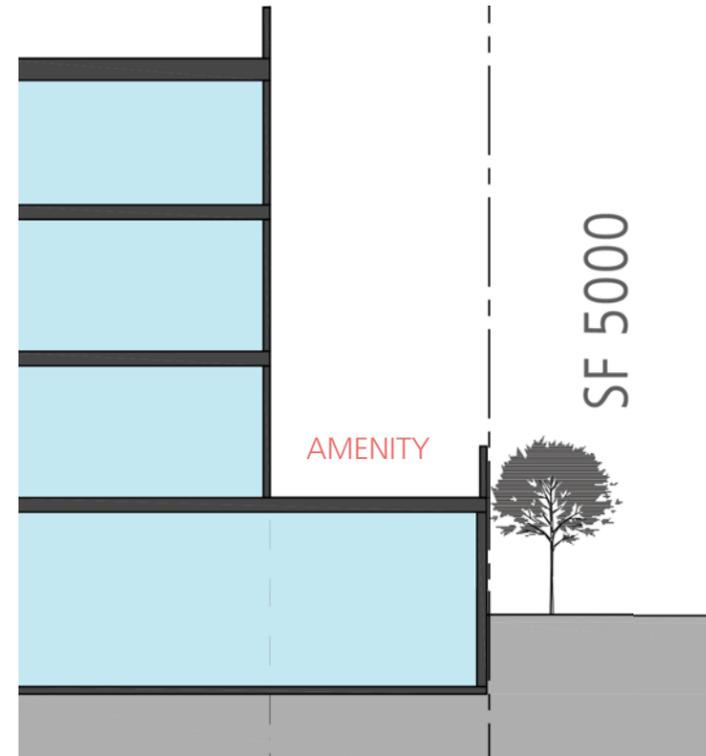


DC3 – OPEN SPACE CONCEPT

1. RESIDENTIAL OPEN SPACE

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Residential open space will be provided on the north side of the project and on the 2nd level for use as common amenity.



DC4 – EXTERIOR ELEMENTS AND FINISHES

1. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

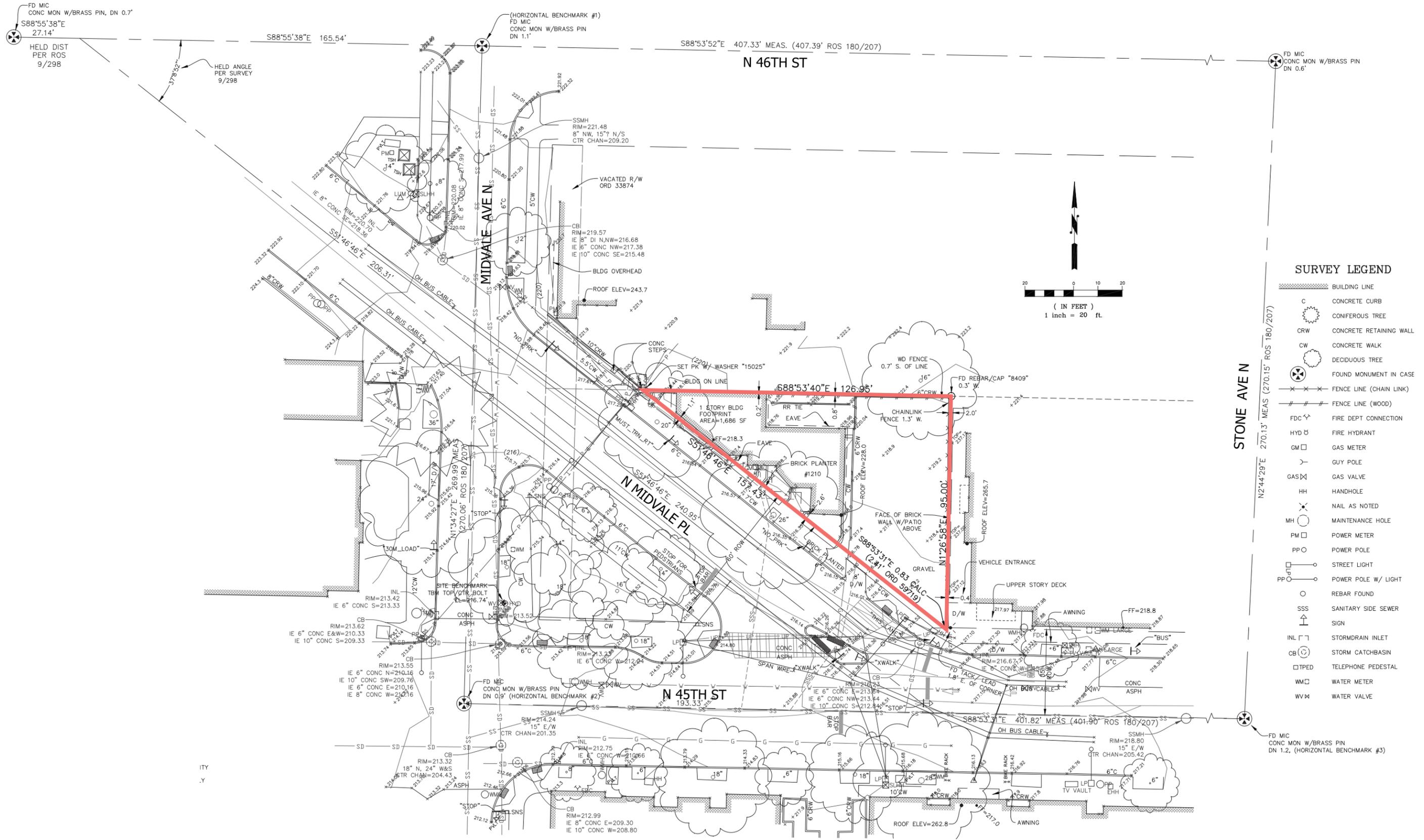
Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

Street trees are used consistently along N 45th St. and the project proposes to retain the existing mature street trees on N Midvale Pl., continuing the neighborhood landscape.



2. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project. Common amenity and private amenity areas within the project will include landscaping for greenery, privacy buffers, and design enhancement. Pavers, decking and planter will be used in deck areas along with plants to create a pleasing and enjoyable environment.



SITE SURVEY

DEPARTURE REQUESTS - SEE PG 5 FOR SUMMARY

OPTION A PREFERRED OPTION



OPTION DATA

ZONING:	NC2P-40
LOT SIZE:	5,833 SF
FAR:	3.25
ALLOWABLE FAR:	17,499 SF
GROUND LEVEL:	4,914 SF
SECOND LEVEL:	3,662 SF
THIRD LEVEL:	3,662 SF
FOURTH LEVEL:	3,662 SF
TOTAL FAR:	15,900 SF

COMMERCIAL:	2,304 SF
RESIDENTIAL UNITS:	30 UNITS
AMENITY REQ'D:	549 SF
2ND LEVEL AMENITY:	1,520 SF
ROOF LEVEL:	1,482 SF
	2968 SF

OPTION B



ZONING:	NC2P-40
LOT SIZE:	5,833 SF
FAR:	3.25
ALLOWABLE FAR:	17,499 SF
GROUND LEVEL:	5,055 SF
SECOND LEVEL:	4,091 SF
THIRD LEVEL:	4,091 SF
FOURTH LEVEL:	4,091 SF
TOTAL FAR:	17,328 SF

COMMERCIAL:	2,160 SF
RESIDENTIAL UNITS:	32 UNITS
AMENITY REQ'D:	614 SF
2ND LEVEL AMENITY:	730 SF
ROOF LEVEL:	1,718 SF
	2,448 SF

23.47A.014 - SETBACK REQUIREMENTS
REDUCED SETBACK OF 8'-6"

OPTION C



ZONING:	NC2P-40
LOT SIZE:	5,833 SF
FAR:	3.25
ALLOWABLE FAR:	17,499 SF
GROUND LEVEL:	5,123 SF
SECOND LEVEL:	3,991 SF
THIRD LEVEL:	3,991 SF
FOURTH LEVEL:	3,991 SF
TOTAL FAR:	17,096 SF

COMMERCIAL:	1,960 SF
RESIDENTIAL UNITS:	33 UNITS
AMENITY REQ'D:	599 SF
2ND LEVEL AMENITY:	837 SF
ROOF LEVEL:	758 SF
	2,746 SF

23.47A.014 - SETBACK REQUIREMENTS
REDUCED SETBACK OF 5'-0"

OPTIONS COMPARISON

OPTION A - PREFERRED



EAST VIEW



NORTH VIEW



AERIAL VIEW

OPTION A

Maximize the zoning envelope without requiring departures from the land use code

PROS:

- Maintain 15' horizontal buffer between single family residences and upper stories of proposed structure
- Maximize the commercial street frontage

CONS:

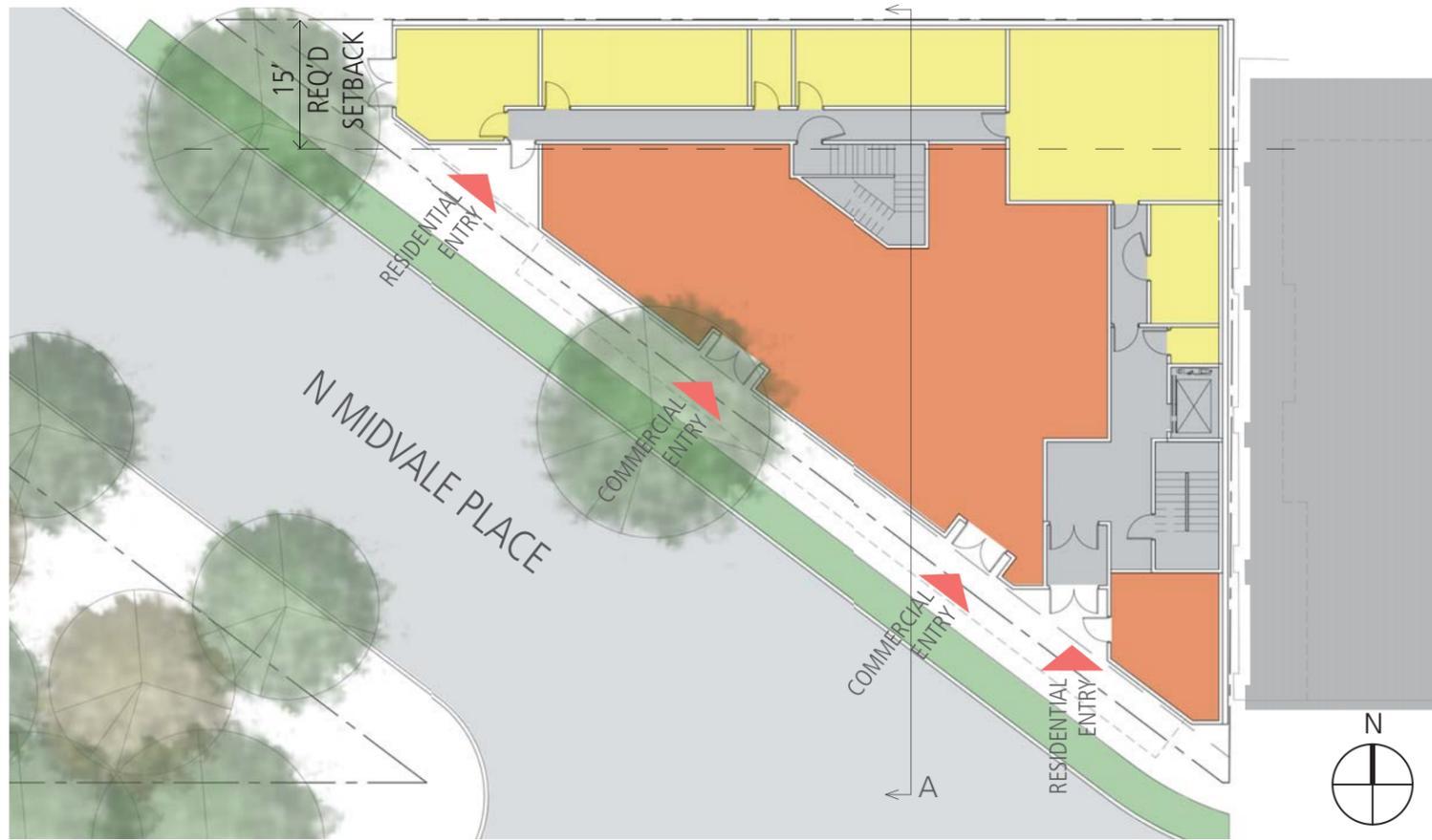
- Less density provided than options B and C.

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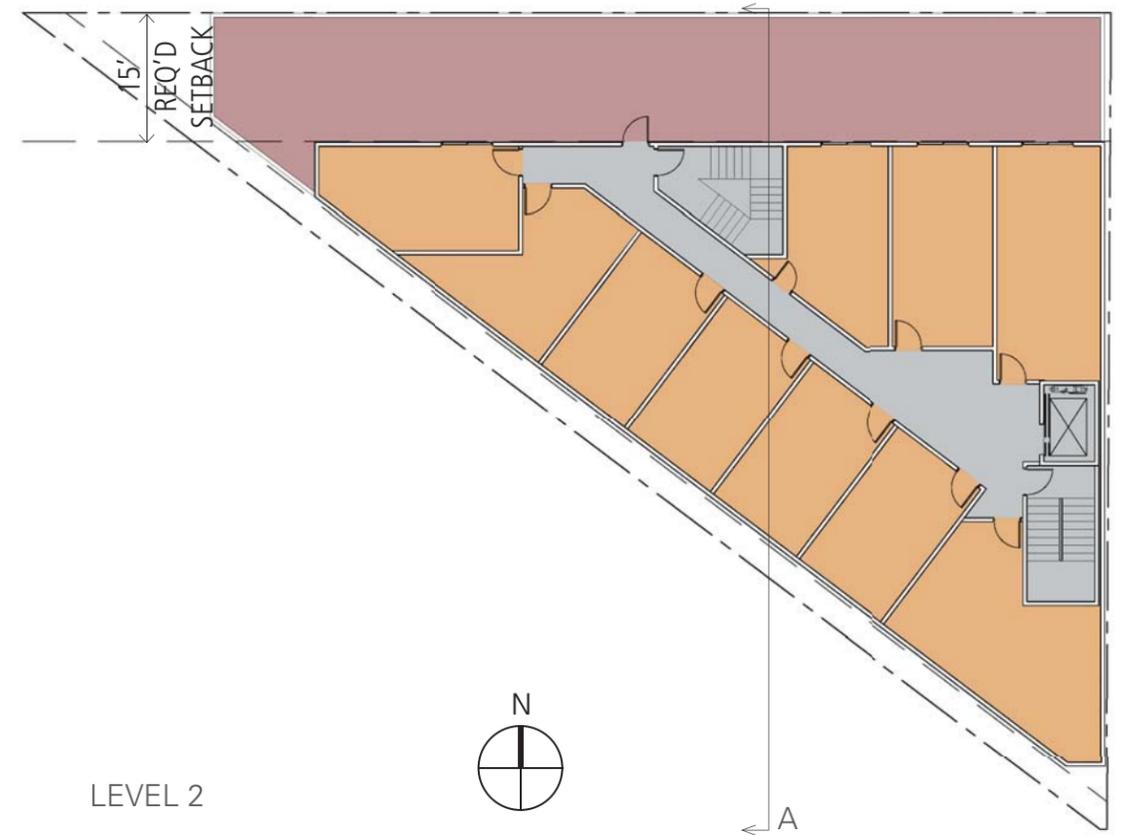
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SITE / GROUND FLOOR PLAN

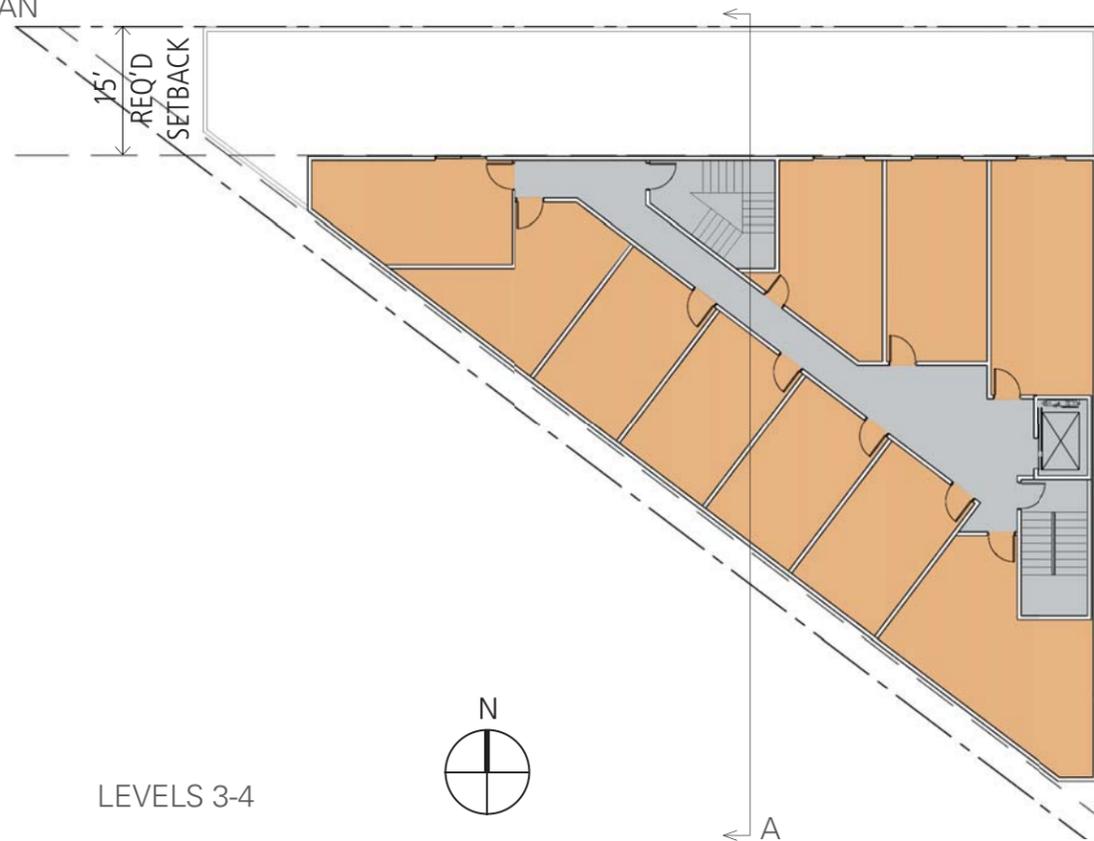


LEVEL 2

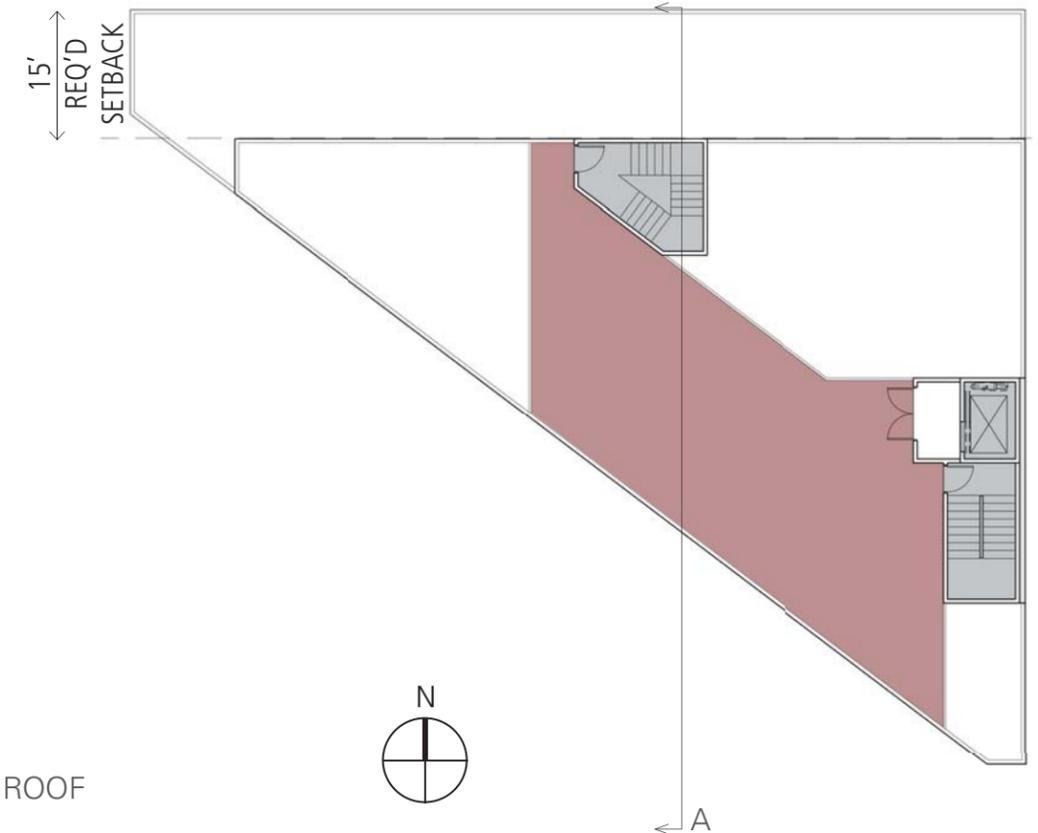
OPTION A - PREFERRED

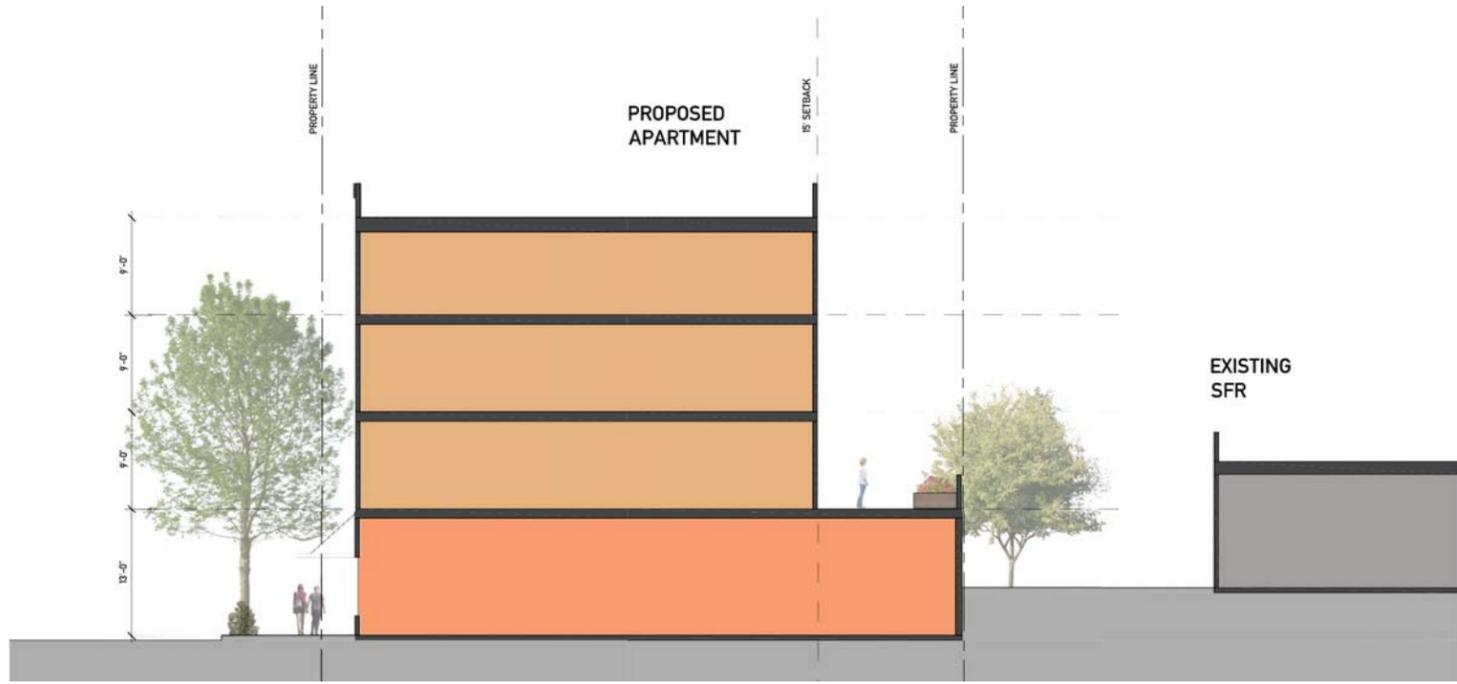
- COMMERCIAL ■
- RESIDENTIAL ■
- BACK OF HOUSE ■
- AMENITY ■
- CIRCULATION ■

LEVELS 3-4



ROOF

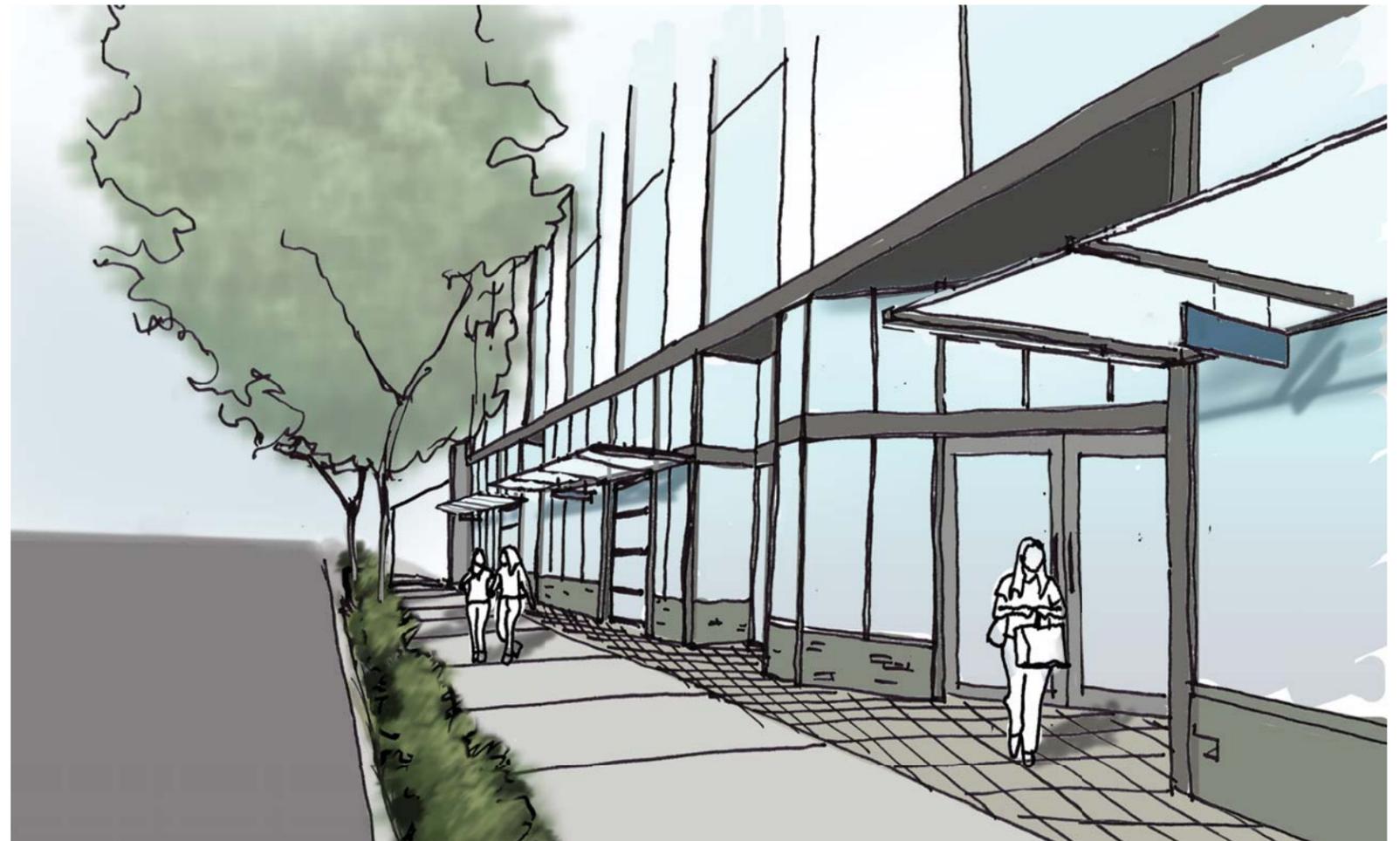




BUILDING SECTION A



LOOKING SOUTHEAST ALONG MIDVALE PL.



LOOKING NORTHWEST ALONG MIDVALE PL.

WINTER



9 AM

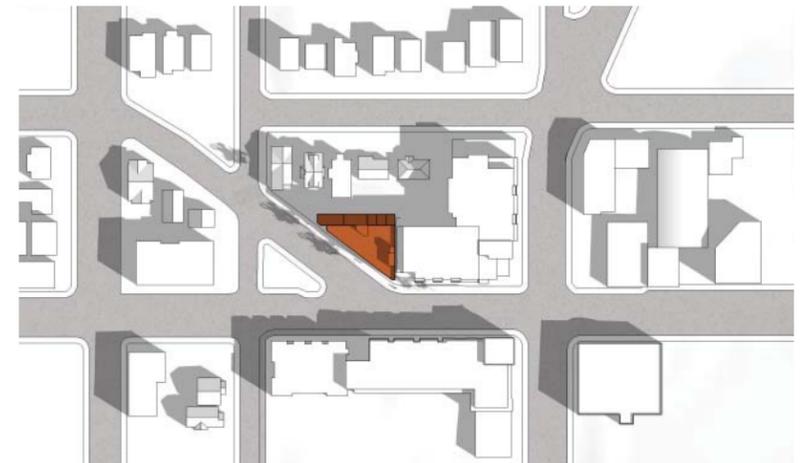
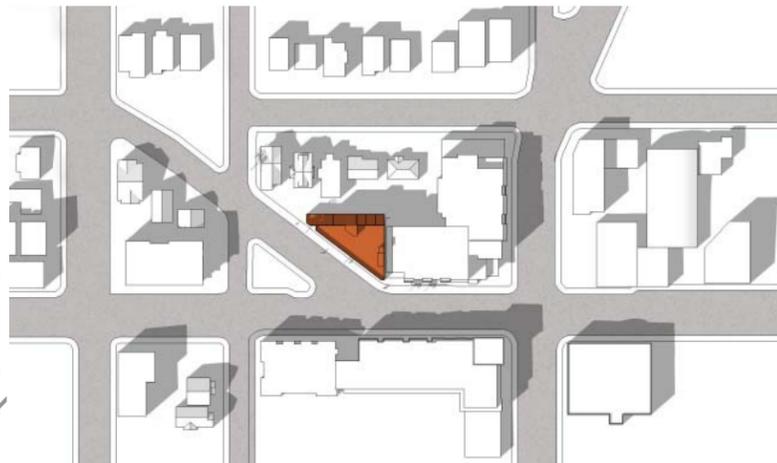


12 PM-NOON

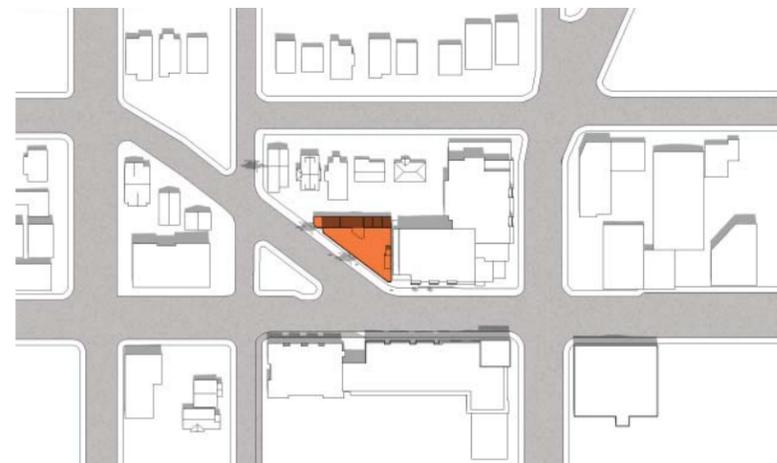
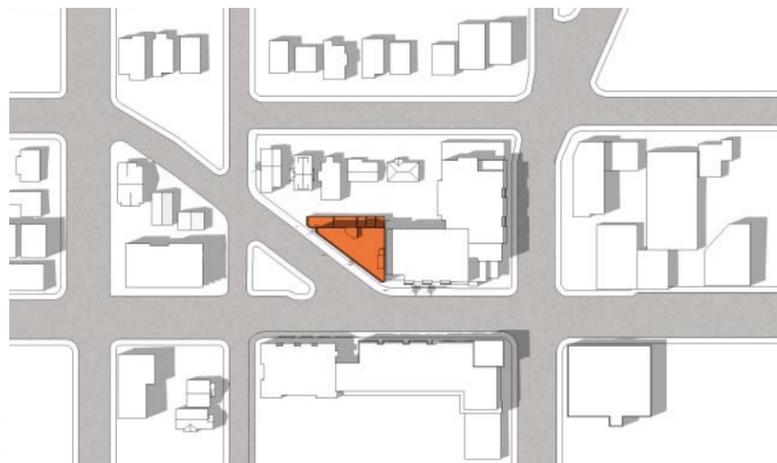


3 PM

EQUINOX



SUMMER



OPTION A - PREFERRED

SHADOW STUDY

OPTION B



OPTION B

Maximize open space at ground level. Provide greater modulation where site abuts single family zoning.

PROS:

- Provide indoor community space at second level for tenants
- Stair at street elevation provide vertical modulation

CONS:

- Departure requested for rear setback

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FAR:	3.25
ALLOWABLE FAR:	17,499 SF

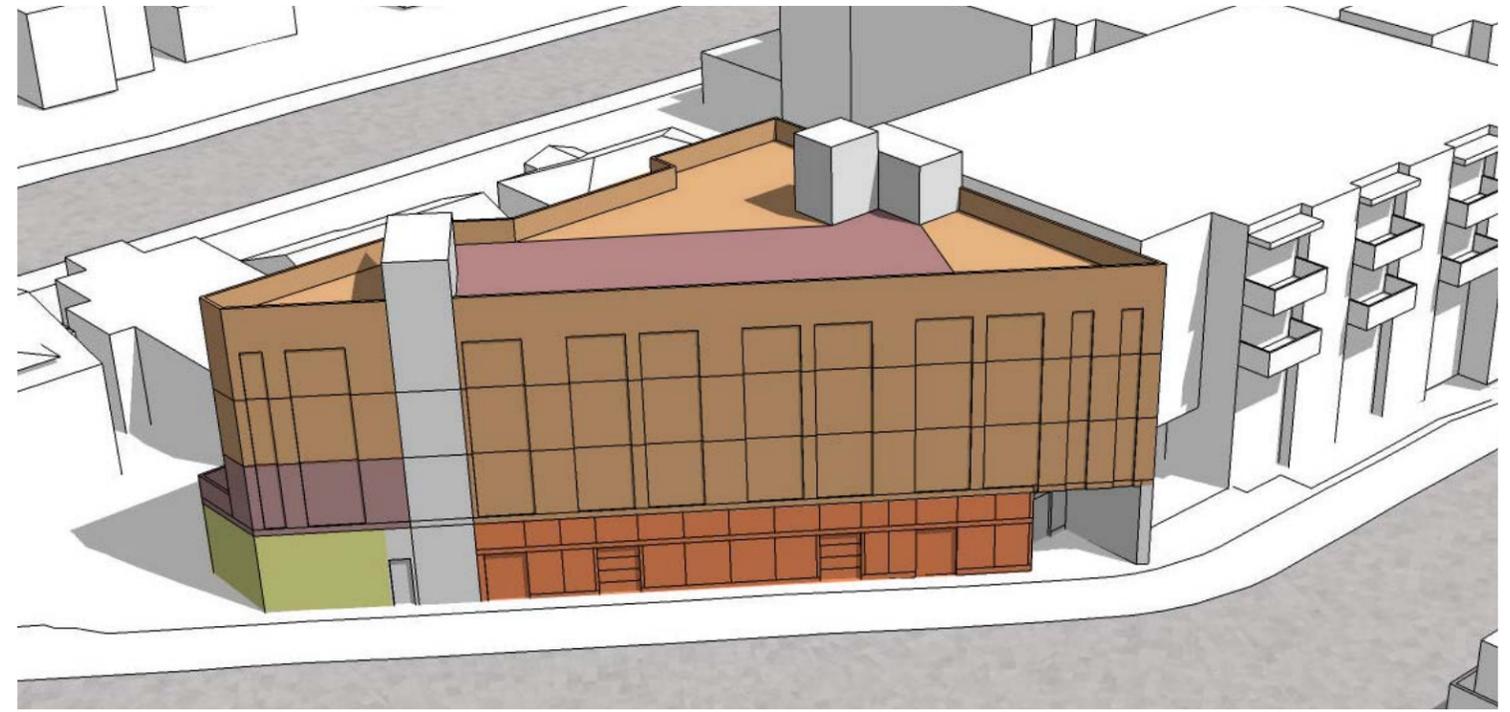
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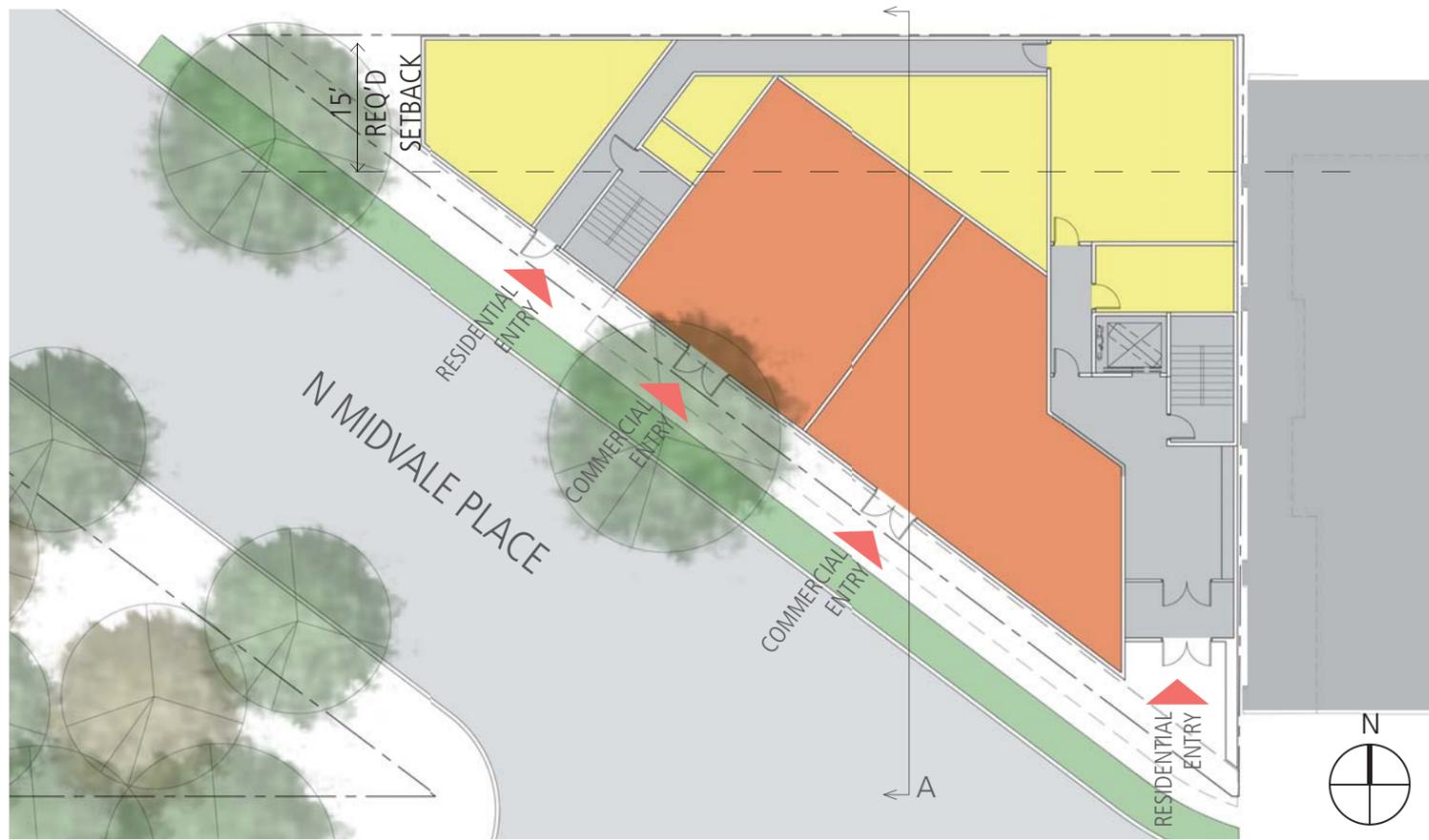
EAST VIEW



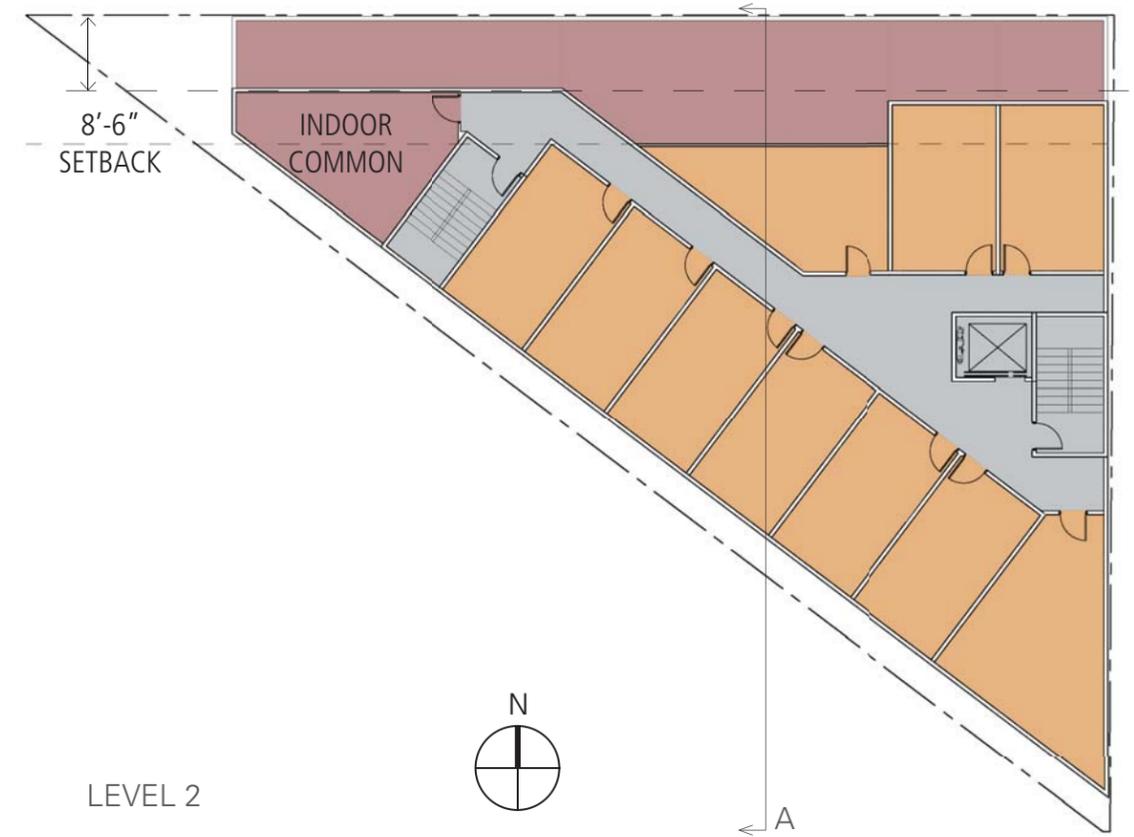
NORTH VIEW



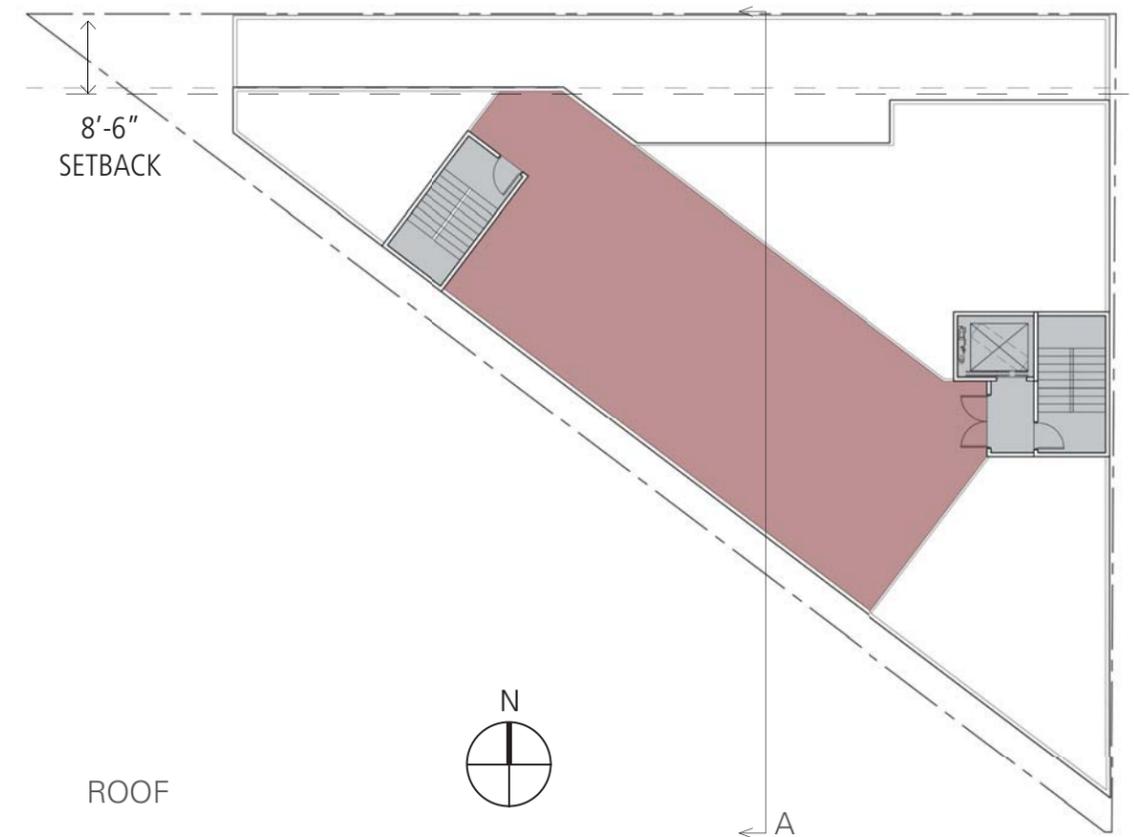
AERIAL VIEW



SITE / GROUND FLOOR PLAN



OPTION B



- COMMERCIAL ■
- RESIDENTIAL ■
- BACK OF HOUSE ■
- AMENITY ■
- CIRCULATION ■

LEVELS 3-4

OPTION B



BUILDING SECTION A



LOOKING SOUTHEAST ALONG MIDVALE PL.



LOOKING NORTHWEST ALONG MIDVALE PL.

WINTER



9 AM

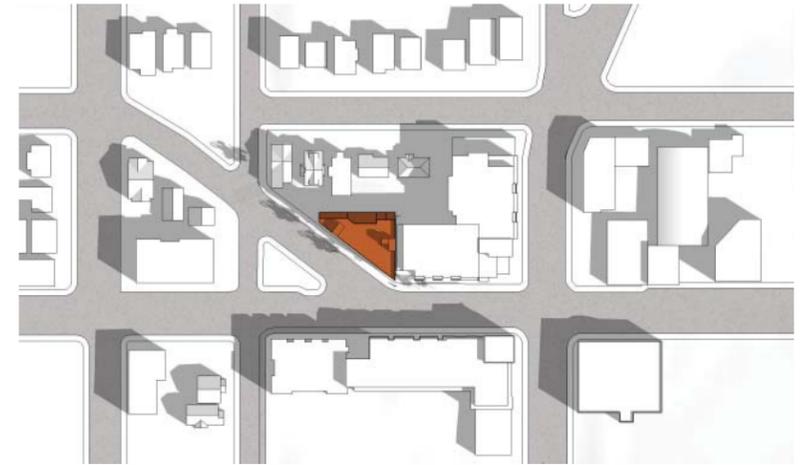
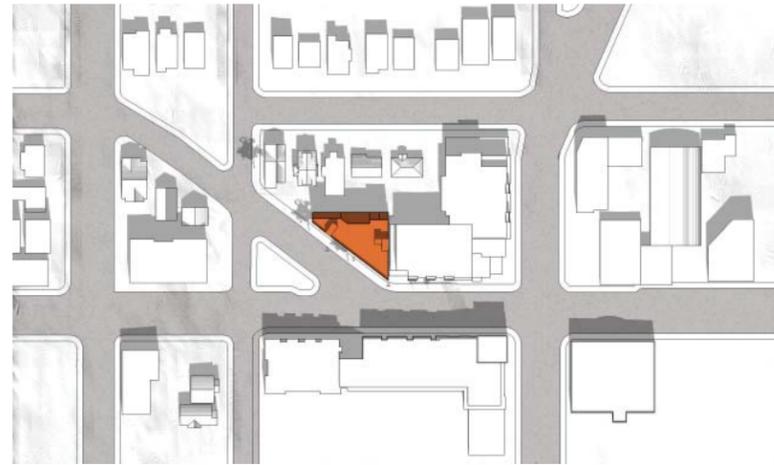
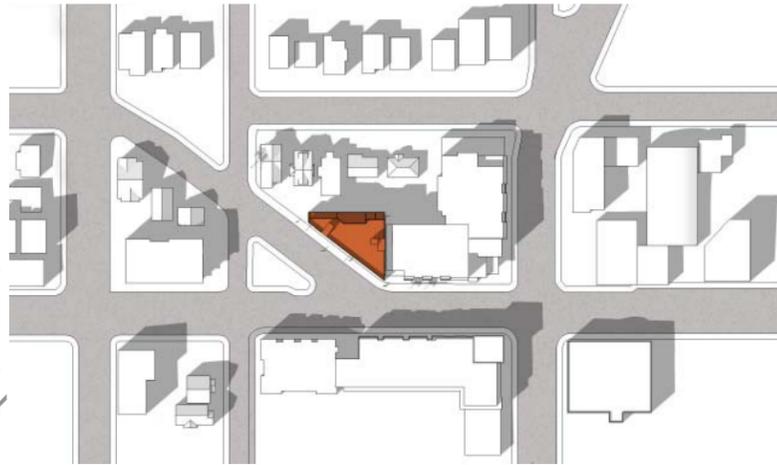


12 PM-NOON

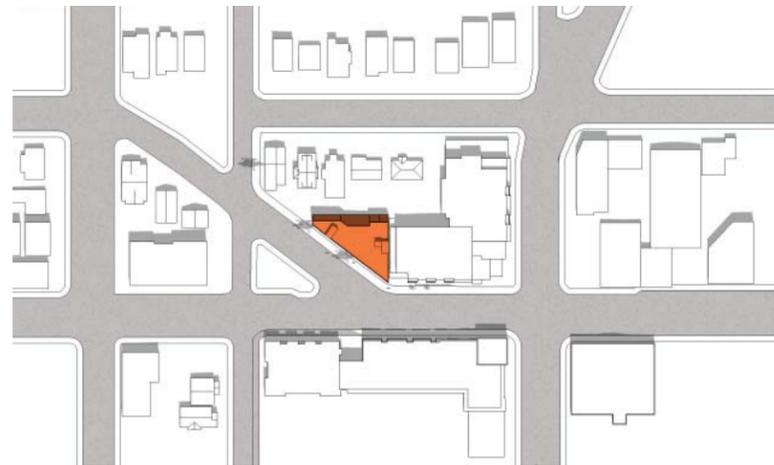
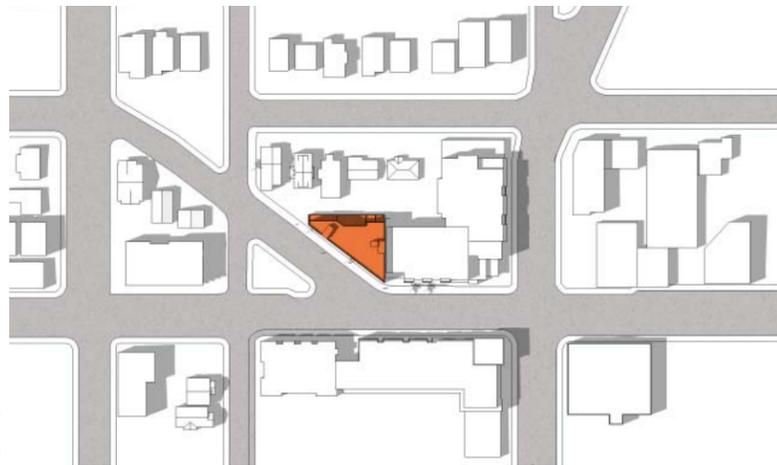


3 PM

EQUINOX



SUMMER



OPTION B

SHADOW STUDY

OPTION C



OPTION C

Maximize square footage of site for development

PROS:

- The residential entries are set back to accentuate the commercial façade.
- Building massing breaks down toward single-family zoning along N. Midvale P.
- Modulation at rear provides views in directions other than the single-family backyards

CONS:

- Requires departure for intrusion into set-back at rear

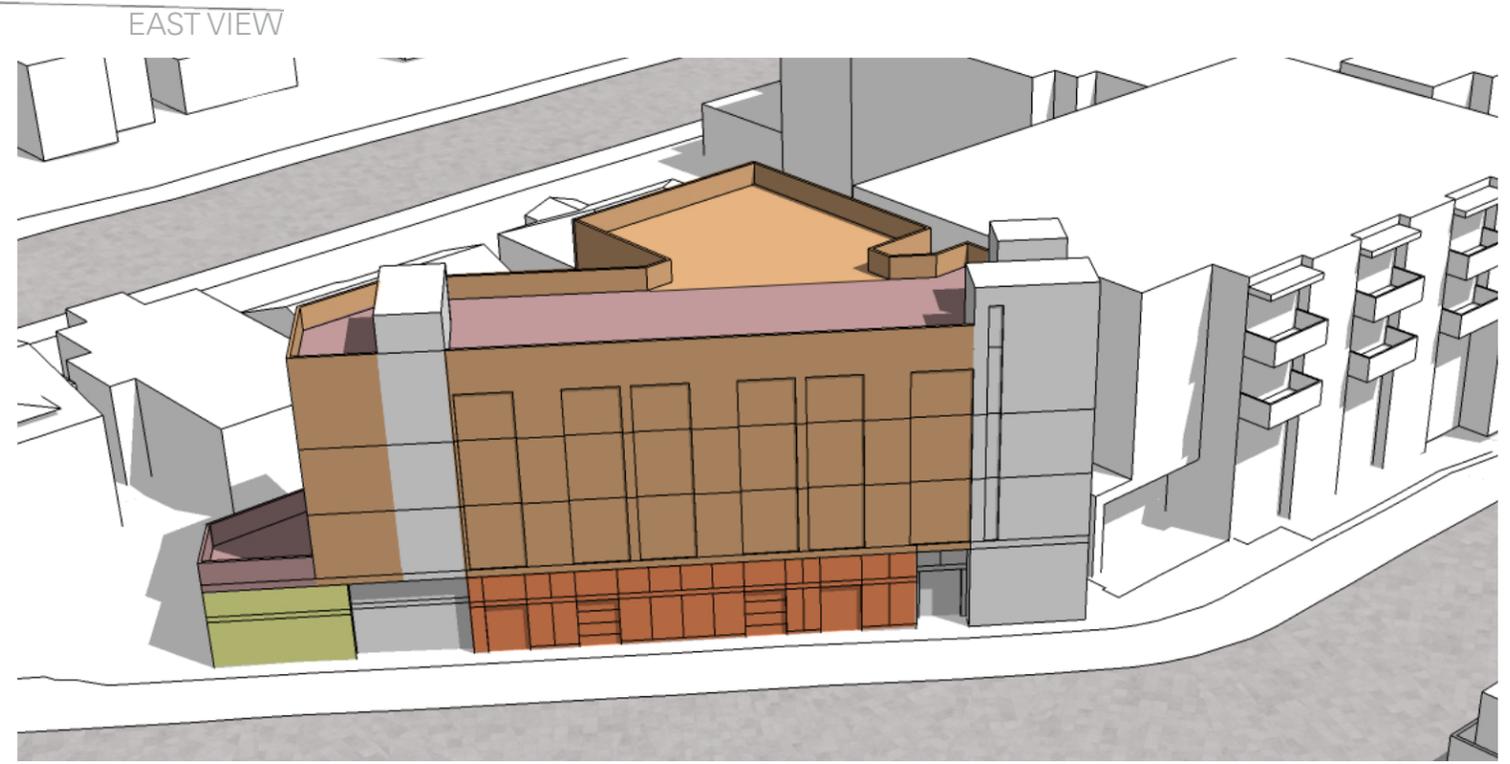
ZONING:	NC2P-40
LOT SIZE:	5,833 SF
FAR:	3.25
ALLOWABLE FAR:	17,499 SF

GROUND LEVEL:	5,123 SF
SECOND LEVEL:	3,991 SF
THIRD LEVEL:	3,991 SF
FOURTH LEVEL:	3,991 SF
TOTAL FAR:	17,096 SF
COMMERCIAL:	1,960 SF
RESIDENTIAL UNITS:	33 UNITS

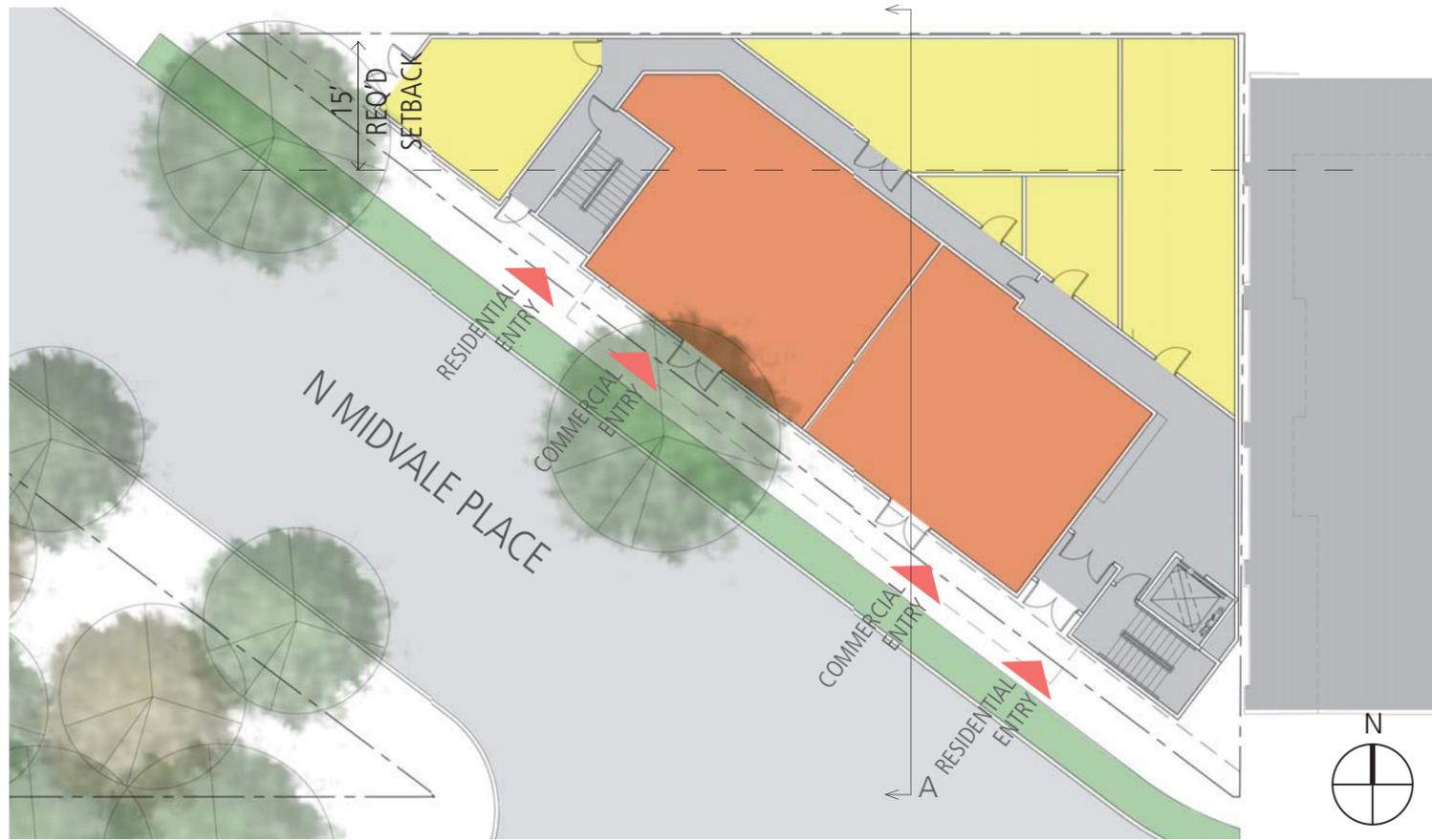
AMENITY REQ'D:	599 SF
2ND LEVEL AMENITY:	758 SF
ROOF LEVEL	1,988 SF
	2,746 SF



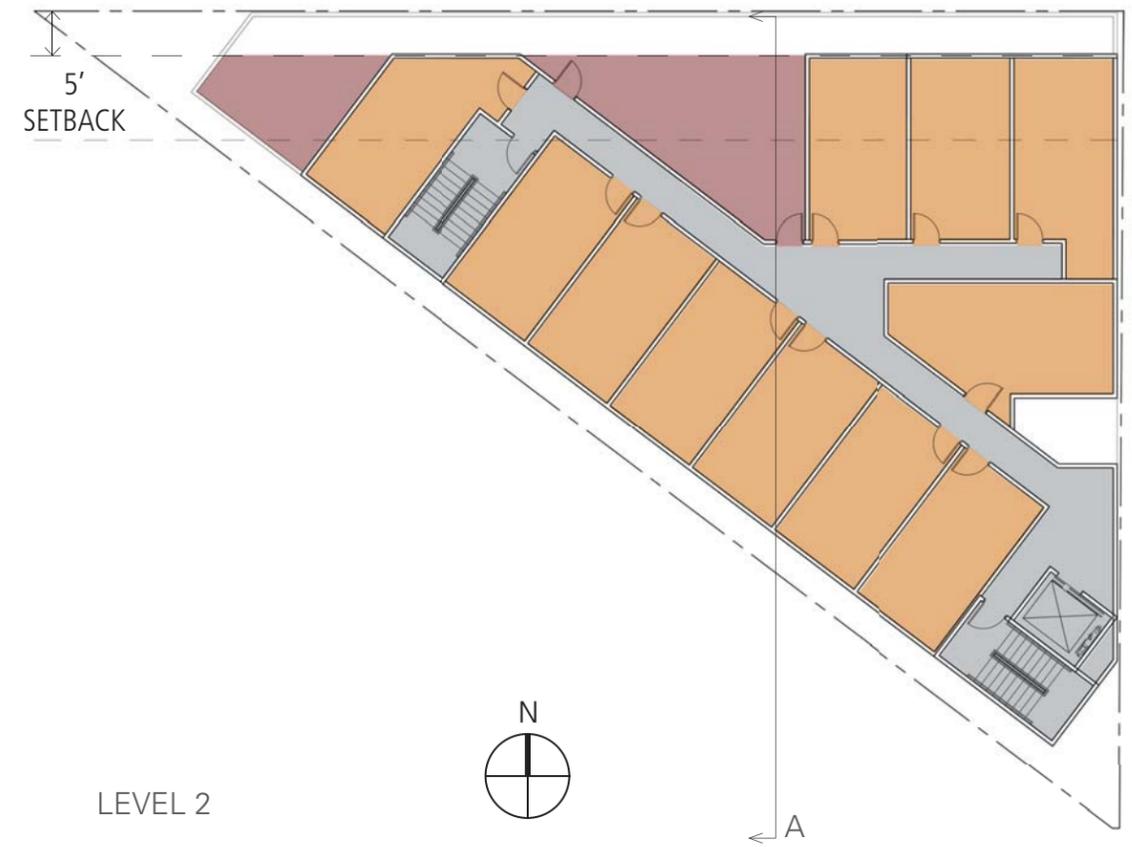
NORTH VIEW



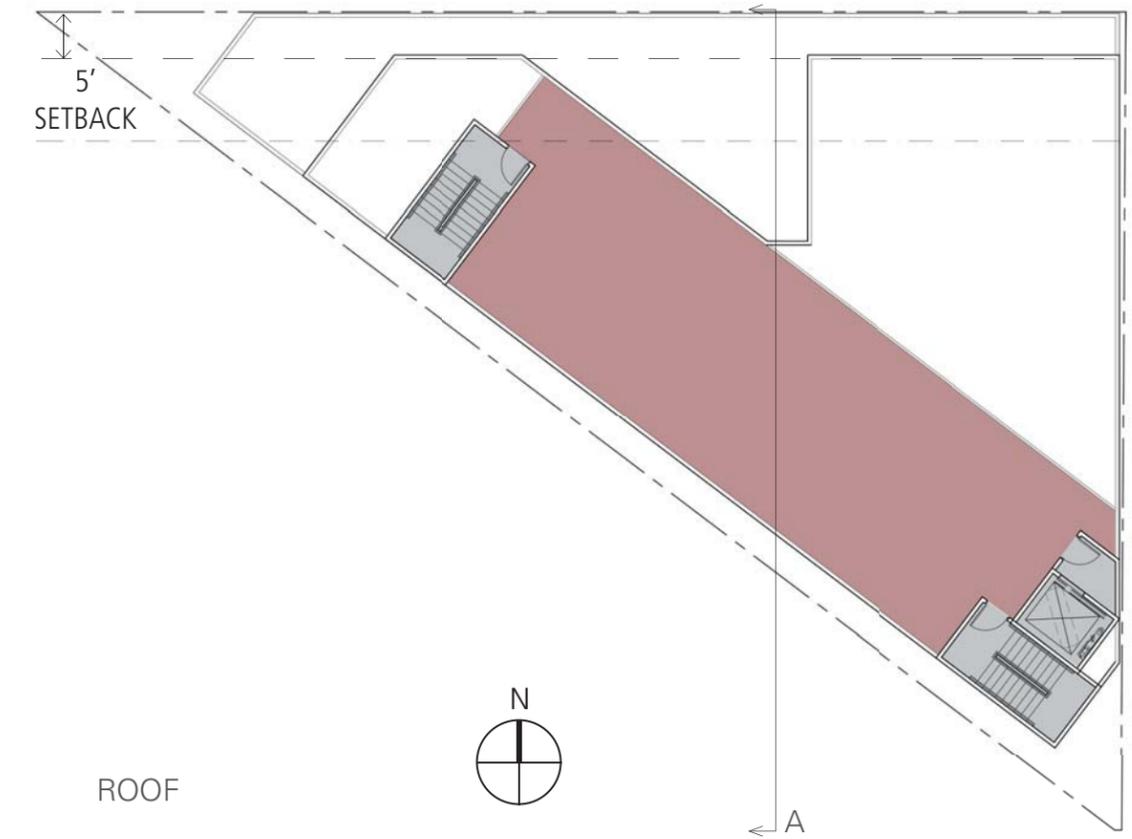
AERIAL VIEW



SITE / GROUND FLOOR PLAN



OPTION C



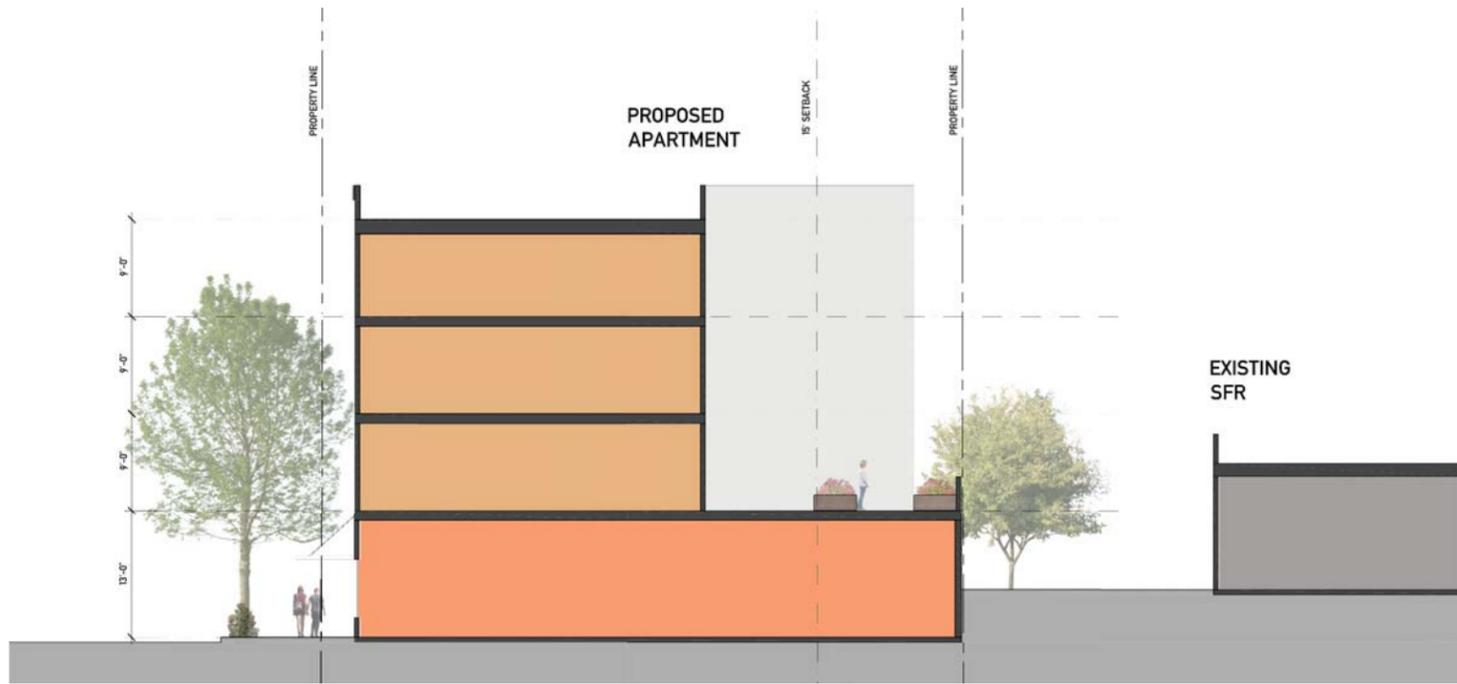
- COMMERCIAL ■
- RESIDENTIAL ■
- BACK OF HOUSE ■
- AMENITY ■
- CIRCULATION ■

LEVELS 3-4

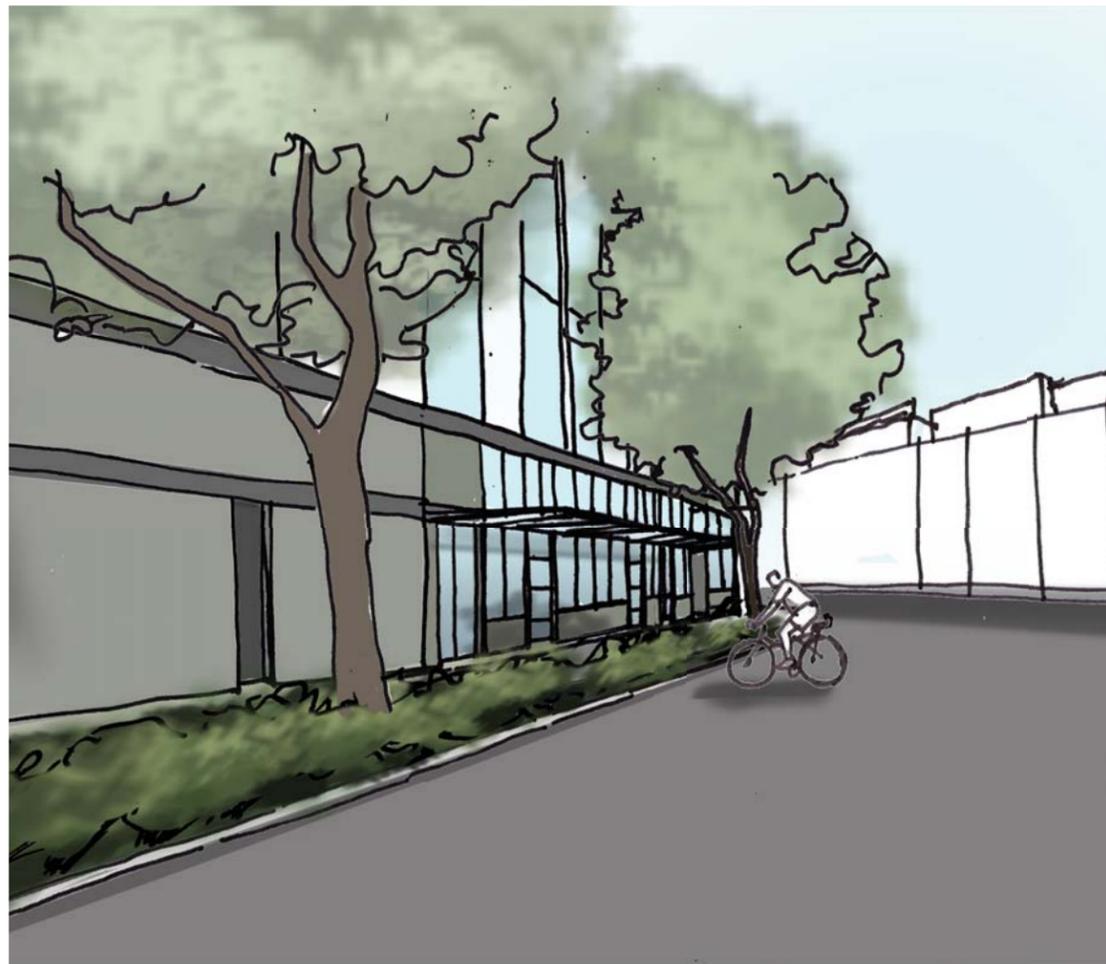


A

OPTION C



BUILDING SECTION A



LOOKING SOUTHEAST ALONG MIDVALE PL.



LOOKING NORTHWEST ALONG MIDVALE PL.

WINTER



9 AM

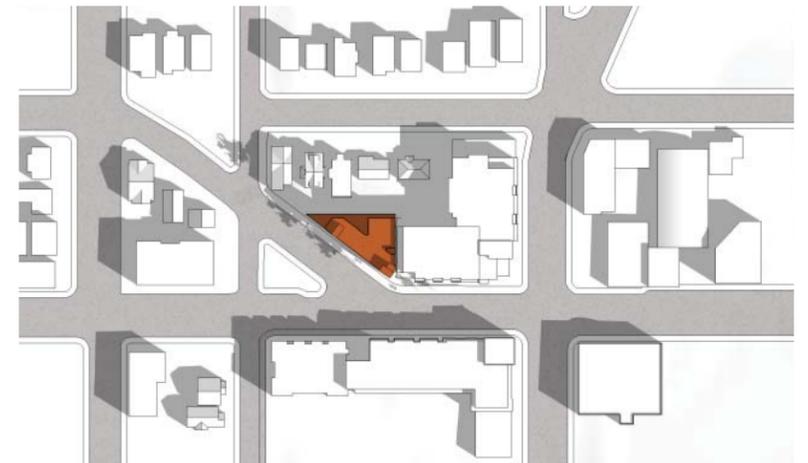


12 PM-NOON

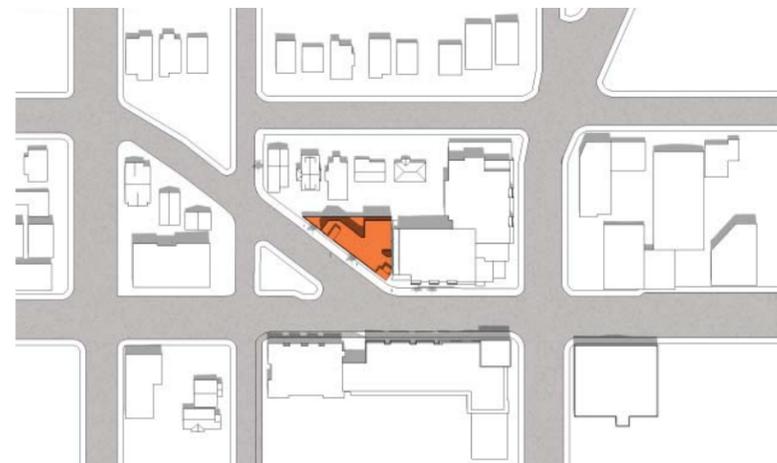
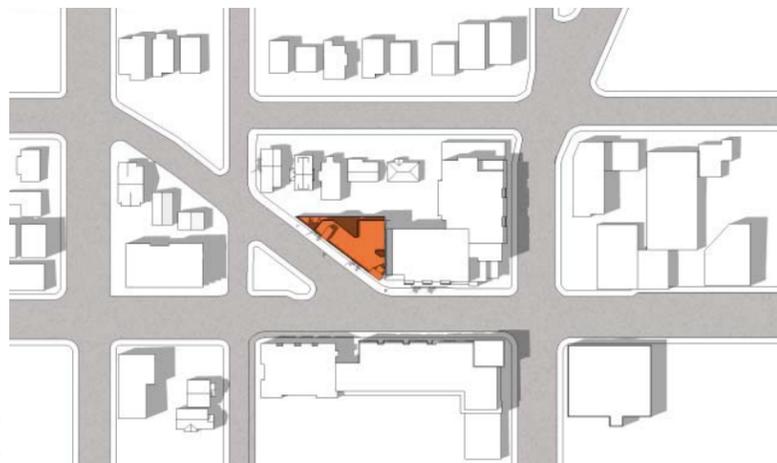


3 PM

EQUINOX



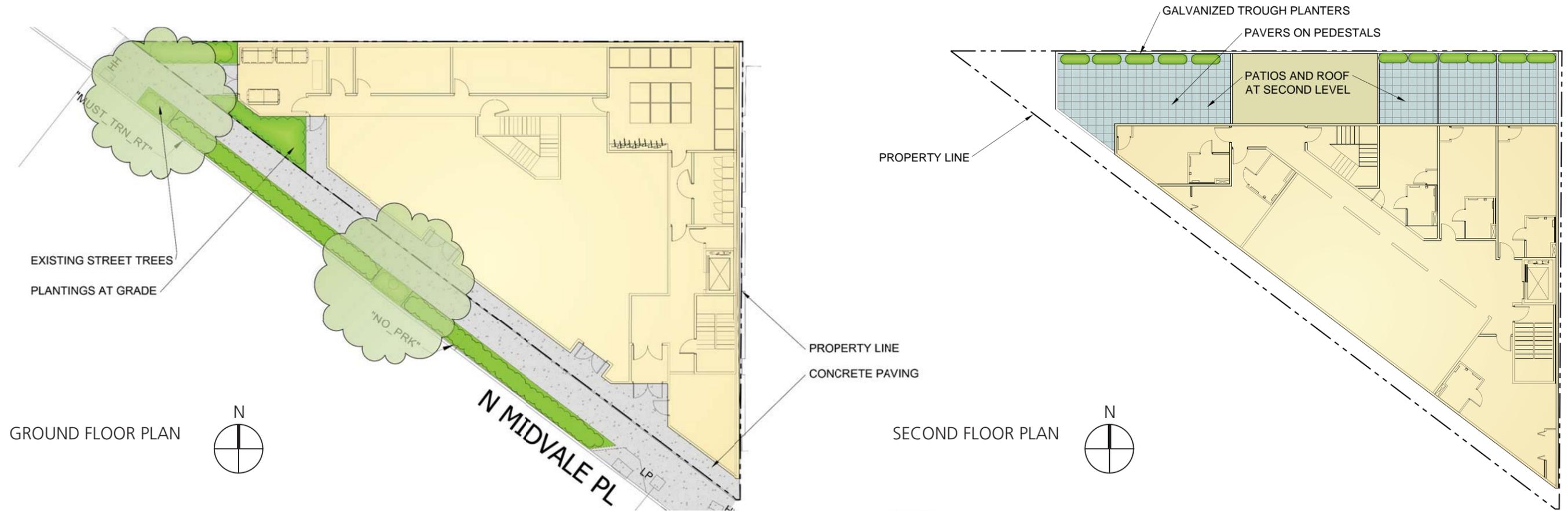
SUMMER



OPTION C

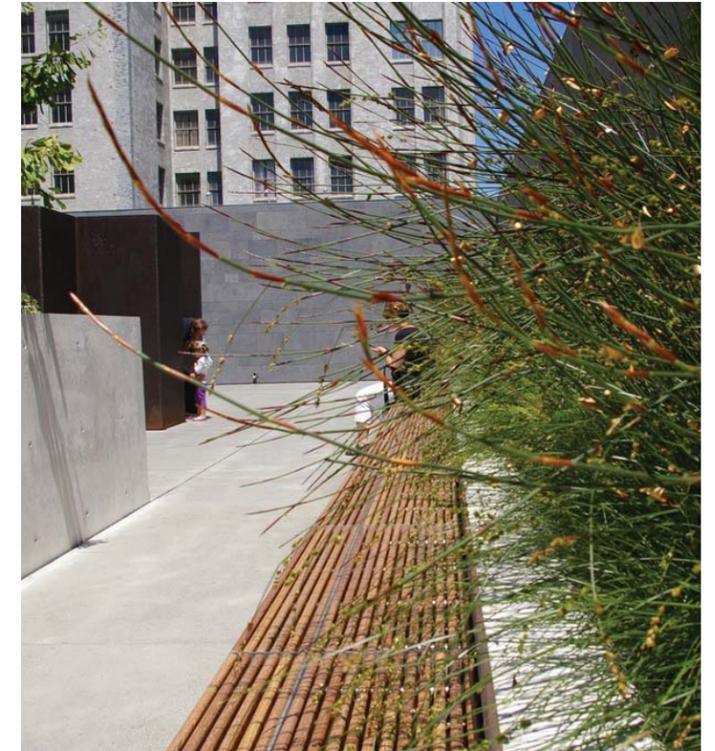
SHADOW STUDY

LANDSCAPE



PLANTING STRIP TREATMENTS

PLANS



LANDSCAPE INSPIRATION



MURIEL'S LANINDING

12350 33rd AVE. NE

E. JOHN STREET

EXAMPLE OF CARON'S WORK