



8228 GREEN LAKE Dr N, SEATTLE

A Proposed Apartment Development Project for Goodman Real Estate Inc.

DRD RECOMMENDATION MEETING

FEBRUARY 1, 2016

PROJECT# 3019810

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TITLE SHEET

CONTACTS INFORMATION

DEVELOPER	GOODMAN REAL ESTATE INC. Address: 2801 Alaskan Way, Suite 310 Seattle, WA 98121 Contact: Matt Parent, Email: mparent@goodmanre.com Phone: 206.215.9734
ARCHITECT	STUDIO MENG STRAZZARA Address: 2001 Western Ave, Suite 200 Seattle, WA 98109 Contact: Chris Davidson, AIA, Lucas Branham, AIA, Project Manager Email: lbranham@studioms.com Phone: 206-587-3797 Fax: 206-587-0588
LANDSCAPE ARCHITECT	THOMAS RENGSTORF & ASSOCIATES Address: 911 Western Ave, Suite 202 Seattle, WA 98104 Contact: Thomas Rengstorf, Principal Email: trengstorf@tregstorf.com Phone: 206-682-7562 Fax: 206-380-4721

PROJECT INFORMATION

ADDRESS:	8228 Green Lake Dr N, Seattle, WA 98103
PARCEL #:	339290-0005
ZONING:	C1-40
OVERLAY:	NONE
FREQUENT TRANSIT:	YES
OTHER :	FREQUENT TRANSIT
BASE FAR:	3 (SINGLE-USE) 3.25 (MIXED-USE)
LOT SIZE:	16,553 SF (.38 ACRES)
MAX BLDG HEIGHT:	40'-0" (+4'-0" IF NON RES FLR. TO FLR. HEIGHT > 13'-0")
SETBACK:	15' RESIDENTIAL SETBACK AT EAST PROPERTY LINE
GREEN FACTOR :	> 0.5
PARKING:	NOT REQUIRED (URBAN VILLAGE)

LEGAL DESCRIPTION

LOTS 1, 3, 4, 5, 6, 7, AND 8 IN BLOCK 1 OF HOLLISTERS FIRST ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 71, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONDEMNED FOR NORTH GREEN LAKE WAY IN KING COUNTY SUPERIOR COURT CAUSE NO. 198433, AS PROVIDED BY ORDINANCE NO. 51536 OF THE CITY OF SEATTLE.

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DESIGN OBJECTIVES



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

The project site is located within a frequent transit zone, west of the intersection of Aurora Ave N, Green Lake Dr N, and N 83rd St. The lot area is 16,553 sf with the property lines forming a trapezoidal shape. There is an existing 596 sf 1 story wood frame building on the site, which is currently used as an auto showroom and lot. There is approximately 8 feet of grade change between the low point on the site (SW corner) and high point (NE corner).

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

The project site is zoned C1-40. The project site is also located within a Frequent Transit Corridor.

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

The site sits on the eastern edge of a C1-40 zone that extends N-S along Aurora Ave N. The site is adjacent to SF-5000 zoning directly to the east and across the street to the north. The surrounding neighborhood consists of buildings types ranging from hotel/motel, service use, restaurant/lounge, ,auto sales, commercial, convenient store, and single-family. The project site is situated just east of Aurora Ave N, and fronts both Green Lake Dr N and N 83rd St. The site is also located approximately 1/4 mile north west of Green Lake. There are no prominent architectural features along Aurora Ave N, with the variety of commercial and retail uses contributing to the eclectic nature of the area. Prominent views of the site are to the downtown core to the southeast and the Puget Sound and the Olympic Mountains to the east.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

The owner's aim is to create a market rate rental community that appeals to a wide range of Green Lake neighborhood dwellers. The development will be designed with care for the surrounding single-family residences with special attention to building scale and massing. The building proposed is a 66-unit + 4 Live/Work unit 4-story structure with a rooftop deck amenity area. The design will include a surface level of vehicle parking for 34 stalls. The building will also have bike parking at a ratio of 1:1 for a total of 70 stalls along with a bike maintenance area.

VICINITY MAP

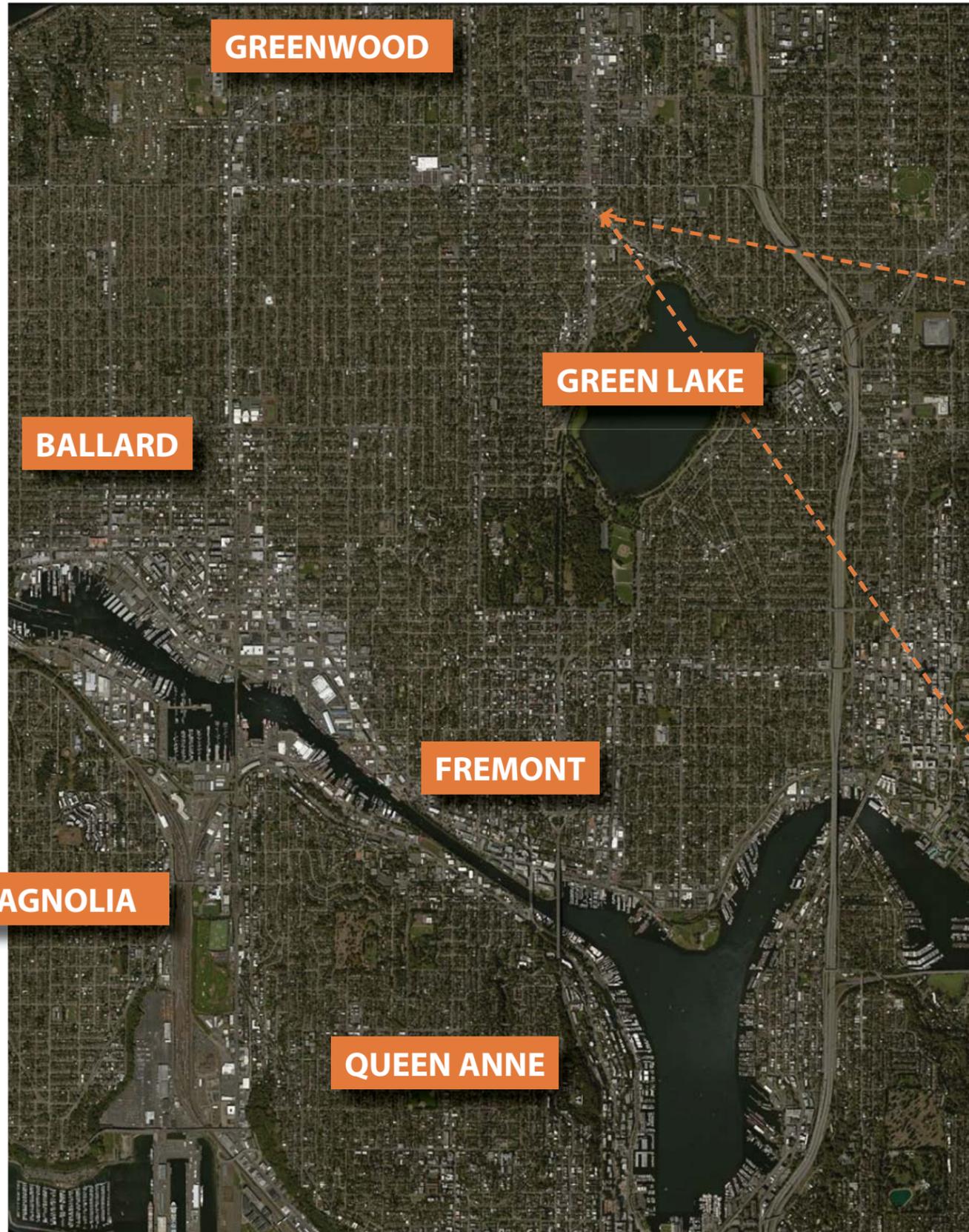


PHOTO MAP AND SINGLE-FAMILY NEIGHBORS



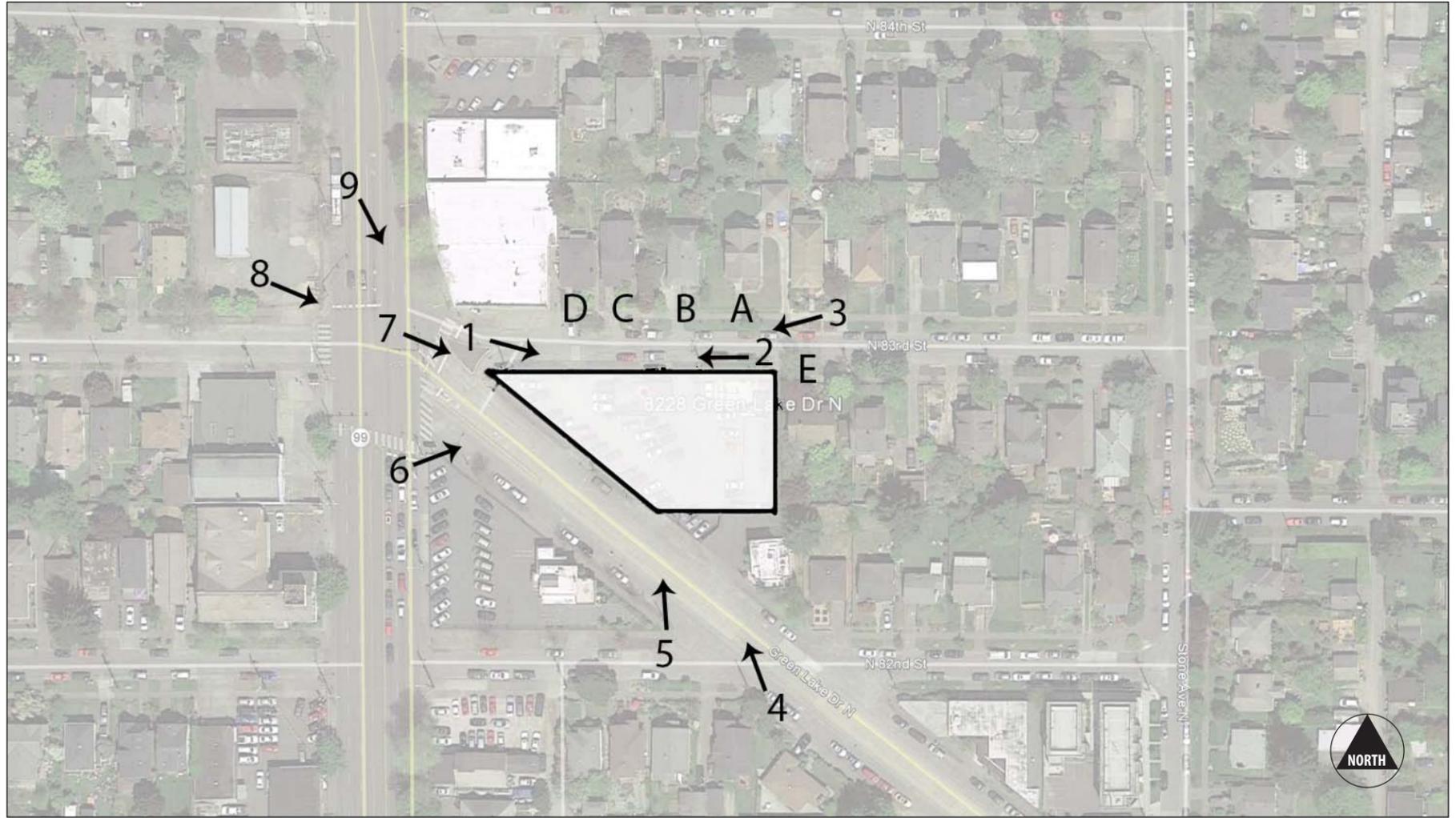
A



B



C



D



E

SITE PHOTOS



1. N 83RD ST - LOOKING EAST



2. N 83RD ST - LOOKING WEST



3. N 83RD ST - LOOKING WEST



4. GREEN LAKE DR N - LOOKING NORTHWEST



5. GREEN LAKE DR N - LOOKING NORTHWEST



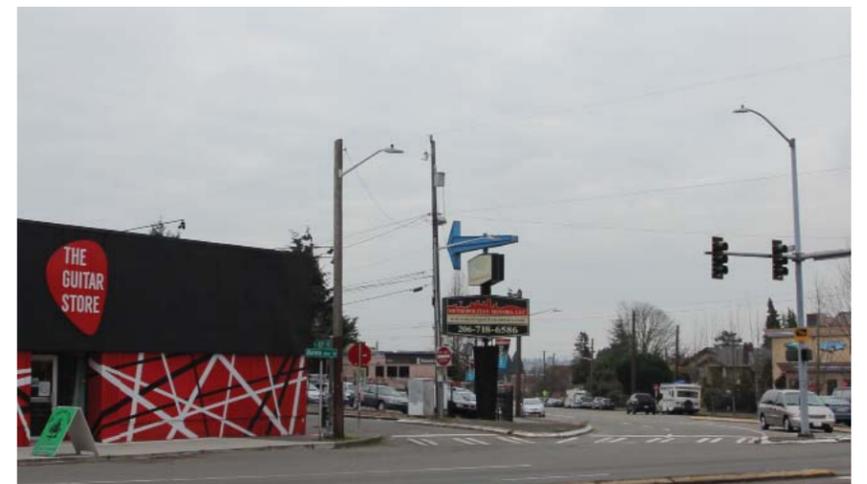
6. GREEN LAKE DR N - LOOKING EAST



7. GATEWAY AT INTERSECTION

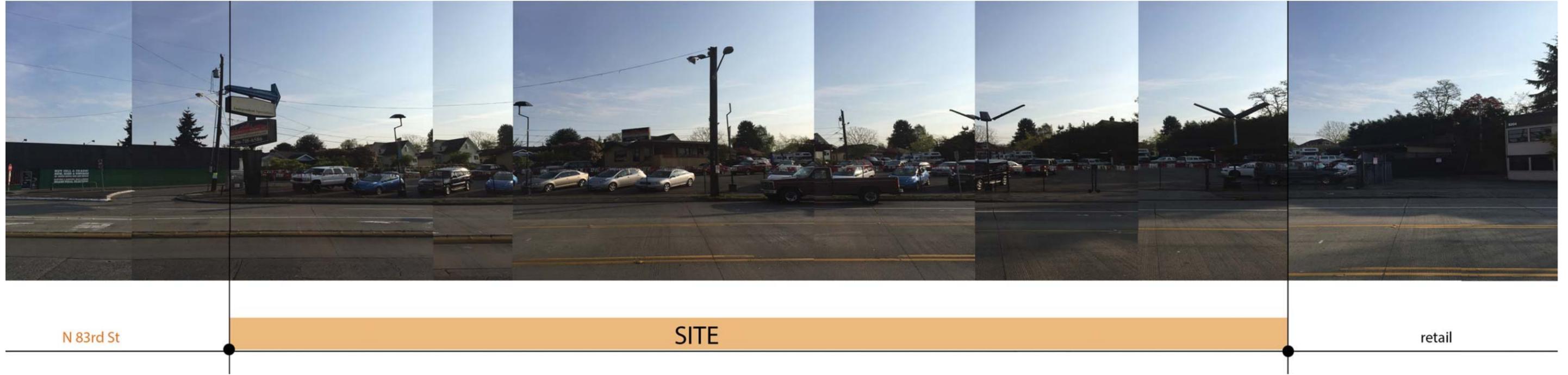


8. GATEWAY FROM AURORA AVE N



9. GATEWAY - LOOKING SOUTHEAST

GREEN LAKE DR - PHOTO MONTAGE



10. GREEN LAKE DR N MONTAGE - VIEW NORTH



11. GREEN LAKE DR N MONTAGE - VIEW SOUTH

N 83RD ST - PHOTO MONTAGE



SITE FRONTING N 83RD ST - 225'-9"



12. N 83RD ST MONTAGE - VIEW SOUTH TOWARDS SITE



retail - the guitar store

single family

single family

single family

single family

single family

13. N 83RD ST MONTAGE - VIEW NORTH

ADDRESSING SECOND EDG REPORT

1. MASSING AND CONTEXT RESPONSE

- a. The Board felt the proposed massing and setbacks demonstrated a thoughtful response to the corner location and zone transition on the north and east sides of the site. (CS2-A, CS2-B, CS2-C, CS2-D, CS2-I, CS2-II, DC2-A)

The proposed building has been refined since the EDG 2 meeting to provide a more cohesive residential zone transition and a clear gateway to Green Lake Neighborhood.

- b. The concept of the setback of the upper level was supported by the Board as a strategy to reduce the perceived height of the building. However, the plane shift of the upper level set back is minimal. The Board encouraged the applicant to explore setting back the upper floor further, and/or bringing out the lower floors slightly to increase the distance of the setback. (CS1-B, CS2-B, CS2-D, CS2-II)

Upper level setbacks increased from 1' to 2' to provide greater visual relief to the neighbors.

- c. The differentiated expression at the upper story helps to reduce the perceived height and bulk of the building, and the Board encouraged the applicant to explore design strategies that further achieve this objective. (CS1-B, CS2-B, CS2-D, CS2-II)

Vertical bays between residential clusters create rhythm that provides visual relief to massing. Material and color change at the eastern most cluster wraps facade to soften zoning transition.

- d. The Board was concerned about the massing not engaging the streetscape at the location of the ground-level parking, and requested a study that demonstrates why the parking could not be lowered further to minimize the impacts on the streetscape and bring the second-level units closer to the sidewalk to help activate the street front. (CS2-B, PL1-B, DC1-B, DC1-C, DC2-B, DC3-A)

The ground level slab height cannot be lowered due to height restrictions of the two live-work units facing N 83rd St. The residential level above the parking aligns with the single-family houses to the east and north to continue the residential streetscape pattern along N 83rd St.

- e. Materials should be selected with consideration of how they relate to the uses and intended character. The Board suggested that the proposed wood may be more appropriate for the north façade instead of the gateway element as a more traditional residential material that would help transition to the residential zone. (DC2-B, DC4-A)

Materials and detailing of commercial, residential, and gateway facades reflect character of corresponding context. The gateway skin is now perforated metal and rests in front of the building envelope to signify importance and add depth.

2. GATEWAY & CORNER ELEMENT

- a. The massing, materials, and programming at the corner should demonstrate an integrated design response to the gateway corner. The Board encouraged the applicant to provide imagery of precedent studies that informed the design response to the gateway corner. (CS2-C, CS2-I, CS3-I, DC2-A, DC2-B, DC3-A)

The proposed gateway uses massing as focal point, detailed landscape and hardscape, and visual connection to the experience of Green Lake to frame the corner. Precedent imagery of Green Lake and examples of similar material uses are included in the packet.

- b. The materials used at the highly visible gateway corner should be durable, high quality, and reinforce the design concept. (CS2-C, CS2-I, PL3-A, DC4-A)

The metal skin panels as well as the metal panels at the building envelope are quality materials that provide depth and visual interest at the corner.

- c. The Board requested more information regarding the materials and detailing of the upper three levels, including how these levels interact with the ground level. (DC2-A, DC2-B)

The metal skin is comprised of 3/16" thick panels custom-cut to provide the silhouette of trees. These dark metal panels are 4" proud of the light building envelope to produce a visual effect of looking through trees, similar to an experience found throughout Green Lake.



RESIDENTIAL CLUSTERS + VERTICAL BAYS



RESIDENTIAL STREETScape CONTINUITY



RESIDENTIAL MATERIAL TRANSITION



DURABLE GATEWAY MATERIALS

ADDRESSING SECOND EDG REPORT

- d. The landscape element at the corner should be integrated into the design of the building and gateway corner element, and have a programmatic relationship to the ground-floor uses to encourage activity. The Board was concerned that the proposed landscape concept at the corner did not appear to relate to the design language of the building. In addition, the Board noted that the design should take the existing features (light poles, power poles, etc.) into consideration. (DC3-A, DC3-C, DC3-I)

The landscape element has been expanded to include all streetscape in front of the gateway. The soft undulation of the sidewalk alludes to a path and signifies a change to the pedestrian experience. The landscape element is pushed out from the face of the building to provide a series of steps to transition across the site from N 83rd St to Green Lake Dr N and bring pedestrians underneath the building.

3. PARKING & STREETScape AT 83RD AVE.

- a. The generous set back is an appropriate response to the context and zone transition. (CS2-D, CS2-II)
The residential facade has been refined to provide a smoother zone transition.
- b. The ground-level facade and landscaping should engage the streetscape and contribute to the pedestrian experience and public realm. The Board noted that the landscaping appears to be designed for mitigating the visual impacts of the wall as opposed to being integrated into the overall design. The Board suggested various remedies, including adding live-work units or lowering the parking (see item 1.d above), and requested more detail regarding the screening approach for the parking, including how it interacts with the sidewalk. The Board was not enamored with the proposed wood fence, and suggested retaining walls or creating a podium at this level as possible design strategies. (PL1-B, DC1-C, DC2-A, DC2-D, DC2-B, DC3-A, DC4-D).

The ground level of N 83rd St is designed as a pleasant pedestrian experience that complements the building above. By using sloped landscaping in between concrete planters with trees on site, the residential frontage maintains the existing pattern of the street. The wood fence has been raised to the residential level and is minimized by the planters and landscape.

- c. The Board appreciated the extent of landscaping area provided, but expressed concern that the design is intended to hide the building. Explore options to integrate the landscaping with the design of the building. (DC3-A, DC3-C, DC3-I, DC4-A, DC4-D)

The landscaping and fence create a base that ties into the residential facade above to create a unified design.

4. EAST FACADE & PARKING

- a. Consider how to use the conditions created by the topography and parking location as an opportunity for a successful transition. The Board encouraged the applicant to explore lidding the parking to provide a greater buffer or amenity space, or creating a podium at the ground level. (DC2-A, DC4-A, DC4-D)

The proposed below-grade parking design provides the least intrusive transition to the east single-family neighbors. A section provided demonstrates the minimal advantages of lidding the parking for the building do not outweigh the negative privacy and noise impacts to the neighboring property.

- b. Demonstrate how the visual impacts of the open parking will be minimized. The Board was concerned about a potential blank wall condition along. (CS2-B, DC1-C, DC2-B)

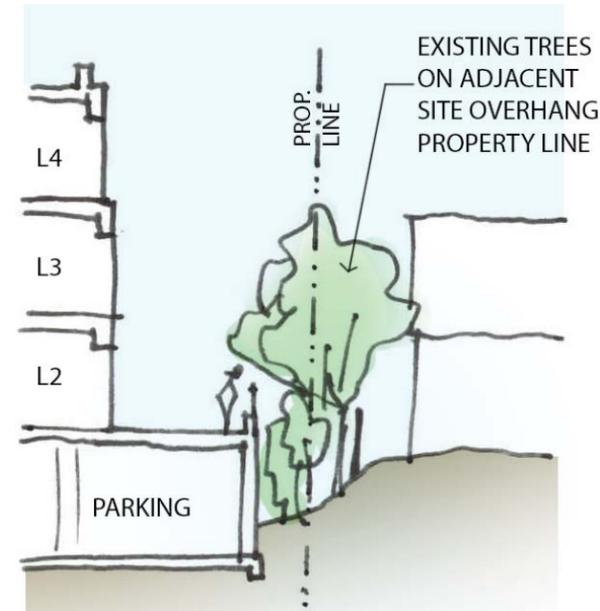
As demonstrated in eye-level renderings, the parking is completely screened from view from all vantage points. The blank wall facing south continues the pattern of verticality of the commercial frontage to connect with Green Lake Dr N.



INTEGRATED GATEWAY



RESIDENTIAL UNIFIED BASE



4. b COVERED PARKING EAST CONDITION



COMMERCIAL CHARACTER CONTINUATION

SITE PLAN



COMMERCIAL DESIGN IMAGE



1.e EXPANSIVE GLAZED OPENINGS

1.e SMALLER OPENINGS AT WOOD

4.b RHYTHM CONTINUES TO BLANK WALL

COMMERCIAL DESIGN IMAGE



1.d WOOD DESCENDS TO STREETScape

• COMMERCIALY ORIENTED HIGHER GLAZING

• LIVE-WORK FENESTRATION DETAIL

COMMERCIAL DESIGN IMAGE



2.a FLUID TRANSITION TO GATEWAY

1.e MAXIMUM GLAZING SHOWCASES ACTIVITY

• RECESSED CENTRAL ENTRANCE

NEIGHBORHOOD MEETING



WALKING EAST PROP. LINE



WALKING EAST PROP. LINE



EAST NEIGHBORS



VIEW WEST FROM KITCHEN

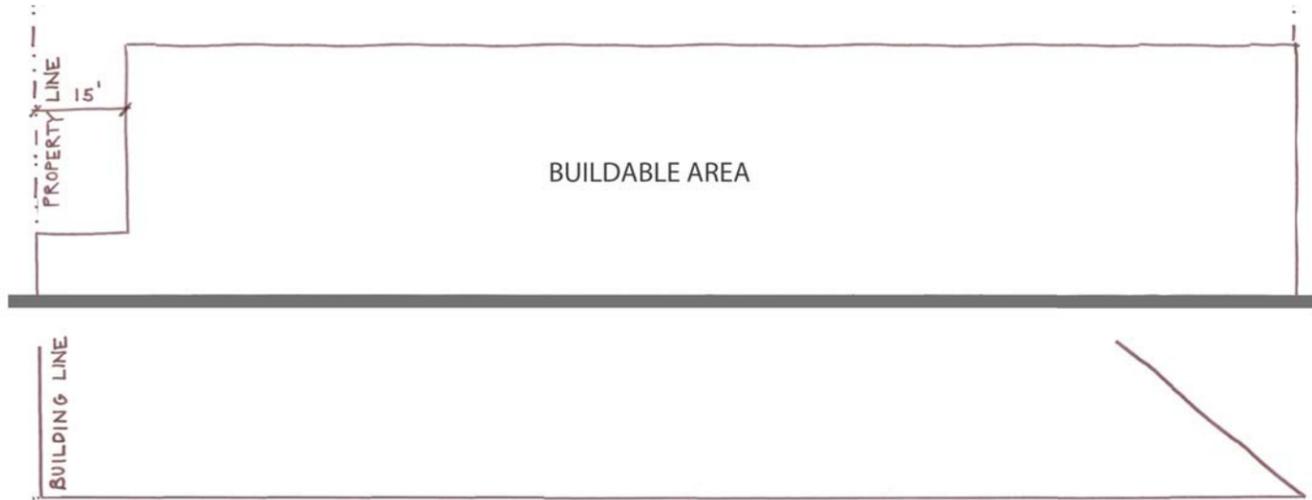


VIEW WEST FROM LIVING ROOM



EXISTING NEIGHBOR FENCE

RESIDENTIAL - FACADE DEVELOPMENT

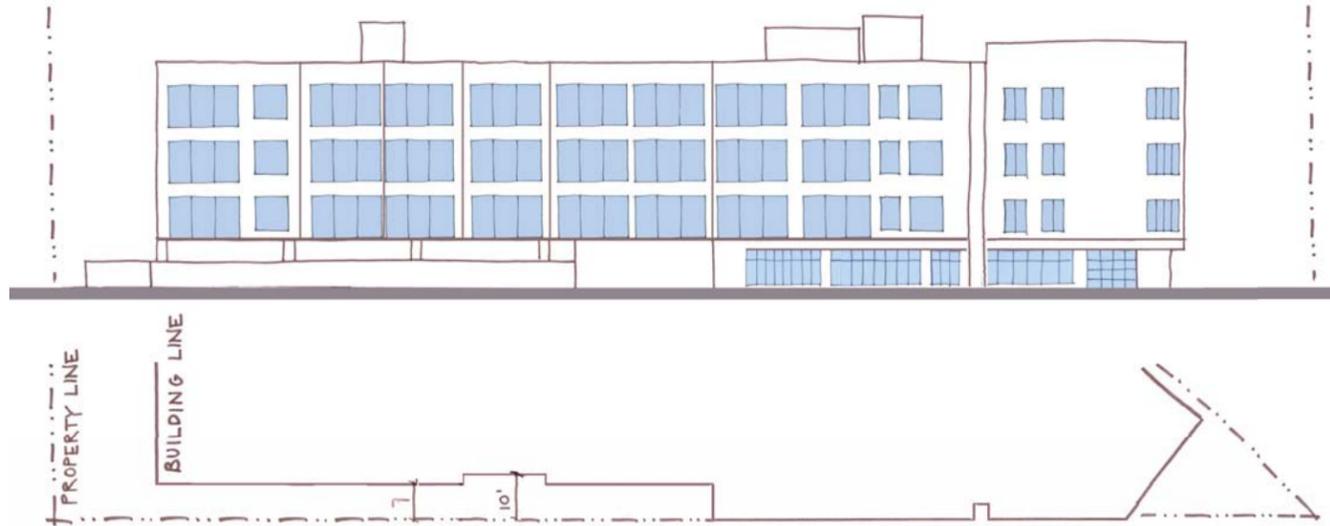


1. NORTH FACADE ZONING ENVELOPE



2. NORTH FACADE AT 1ST EDG

A 10' centralized setback and B 7' setback at north residential adjacencies. C 18' residential setback at East residential adjacency. D Parking entrance located at NE corner of site.



3. NORTH FACADE DEVELOPMENT

A Relocated parking entrance to Green Lake Dr N. B lowered building by 2' to reduce height, bulk and scale. C internalized elevator and stair circulation core to provide better transition to residential adjacencies. D Continuous vertical setback responds to residential zoning transition and demarcated gateway massing from residential massing.

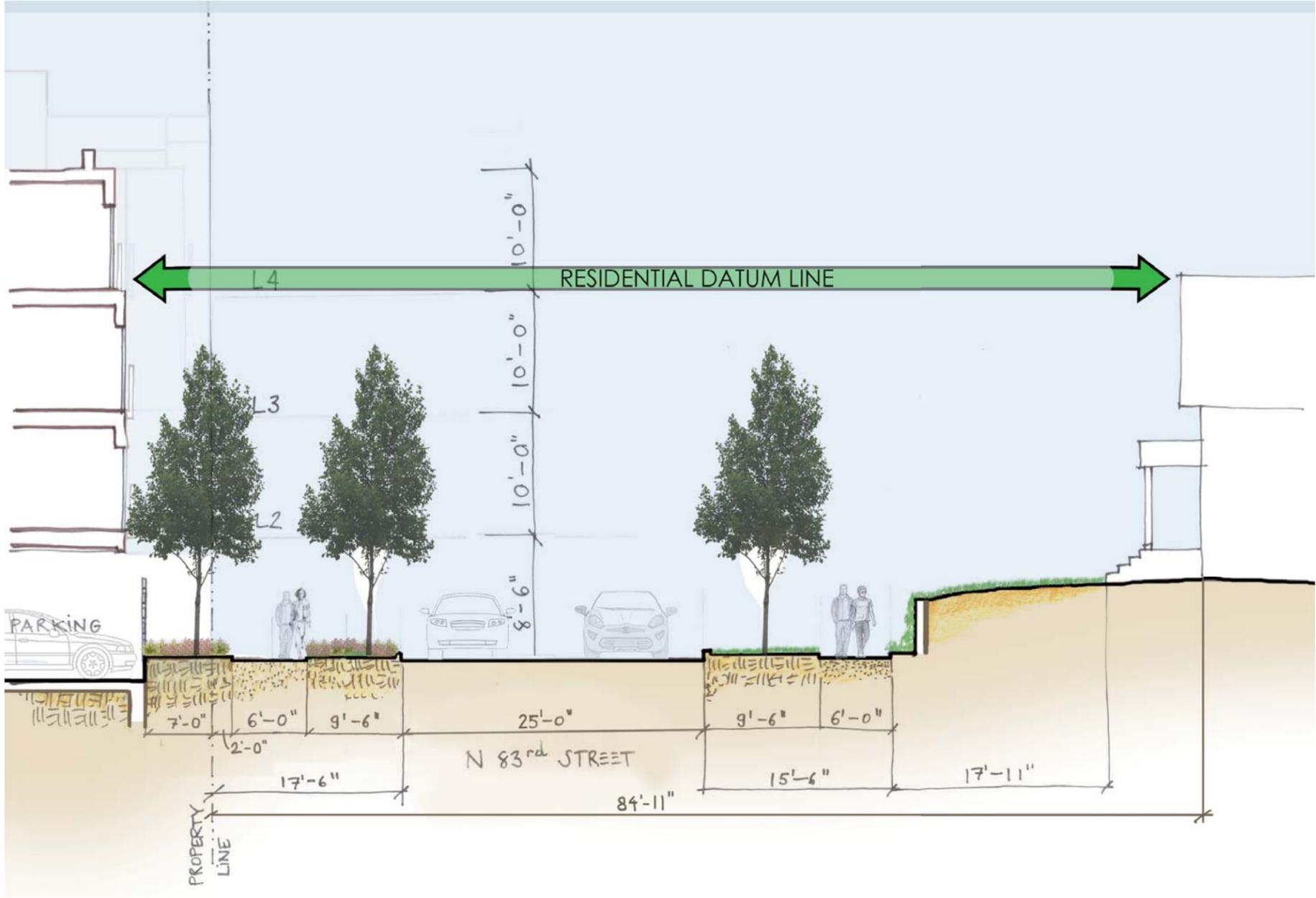


4. NORTH FACADE A

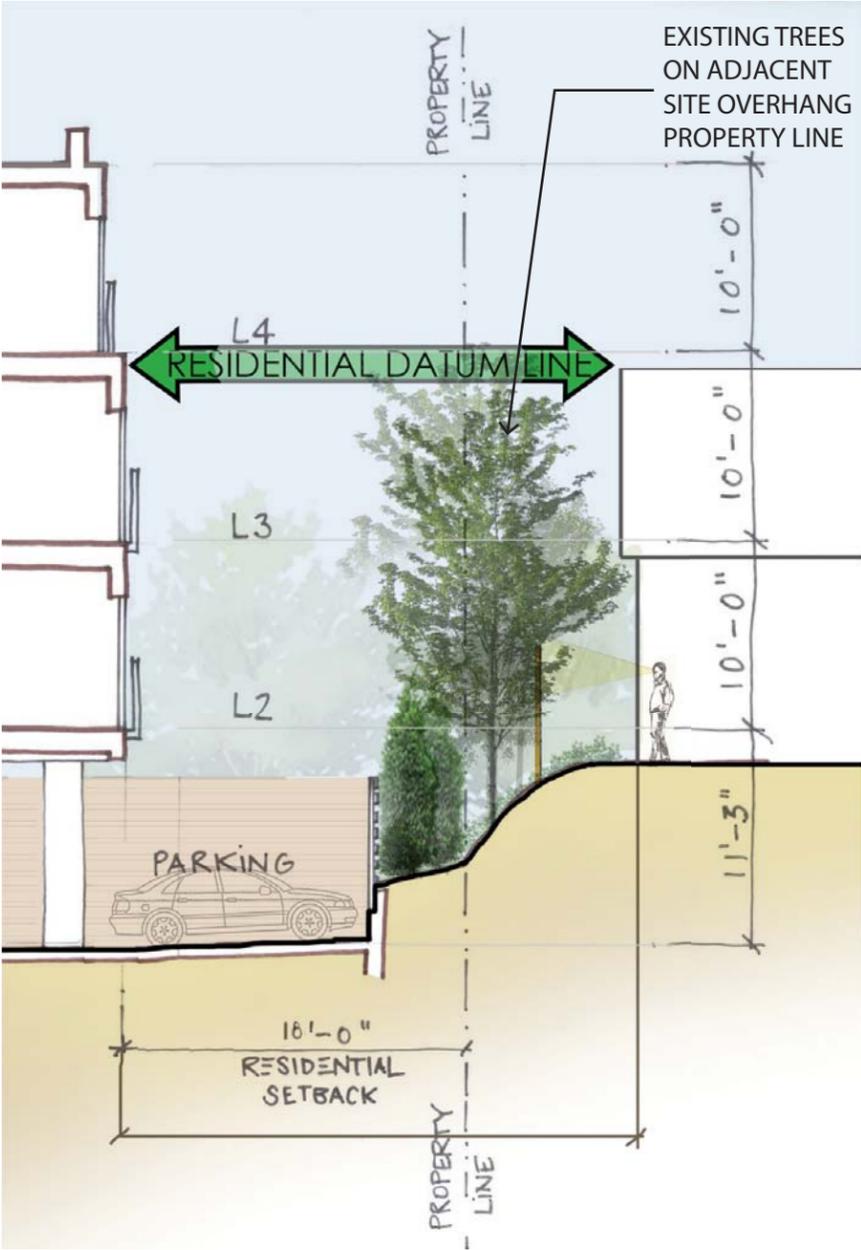
A Upper level setback increased provide greater visual relief to facade. B Vertical bays modified to create unified rhythm with 3' balconies adding depth. C Material and color transition reduces bulk and scale. D Residentially sized and detailed fenestration openings relate to the scale of the neighborhood. E Landscaping and fencing carefully detailed to create pleasant pedestrian experience.

RESIDENTIAL - CONCEPTUAL SECTIONS

N 83RD STREET SECTION



EAST PROPERTY LINE SECTION



RESIDENTIAL DESIGN IMAGE



1. b GREATER UPPER LEVEL SETBACK

1. d LANDSCAPING CONTINUES STREETScape PATTERN

1. c VERTICAL BAYS CREATE RHYTHM

3. a REFINED RESIDENTIAL ZONE TRANSITION

1. c RESIDENTIALLY-SIZED FENESTRATION

3. c GROUND LEVEL REFLECTS NEIGHBORHOOD CHARACTER

RESIDENTIAL DESIGN IMAGE



3.b BOARD-FORM CONCRETE PLANTERS

3.b APPEALING LAYERED LANDSCAPING

4.b BASE INTEGRATED WITH RESIDENTIAL DESIGN

RESIDENTIAL DESIGN IMAGE



1.d LIVE-WORK GRADUAL STREET TRANSITION

• LOWER LIVE-WORK RESIDENTIAL FEEL

• LIVE-WORK FENESTRATION DETAIL

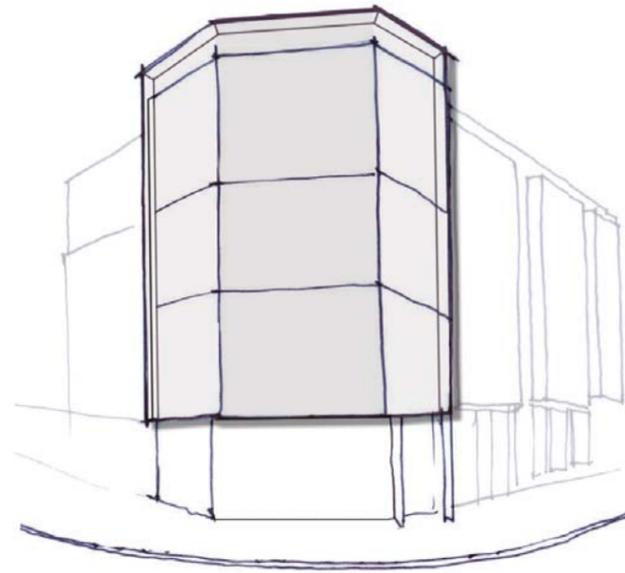
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GATEWAY PRECEDENT STUDY



CREATING A GATEWAY

1. MASSING - FOCAL POINT



Tallest and proudest massing provides focal point to views of gateway and responds outwards towards entire intersection.

2. CONNECTION TO LANDSCAPE

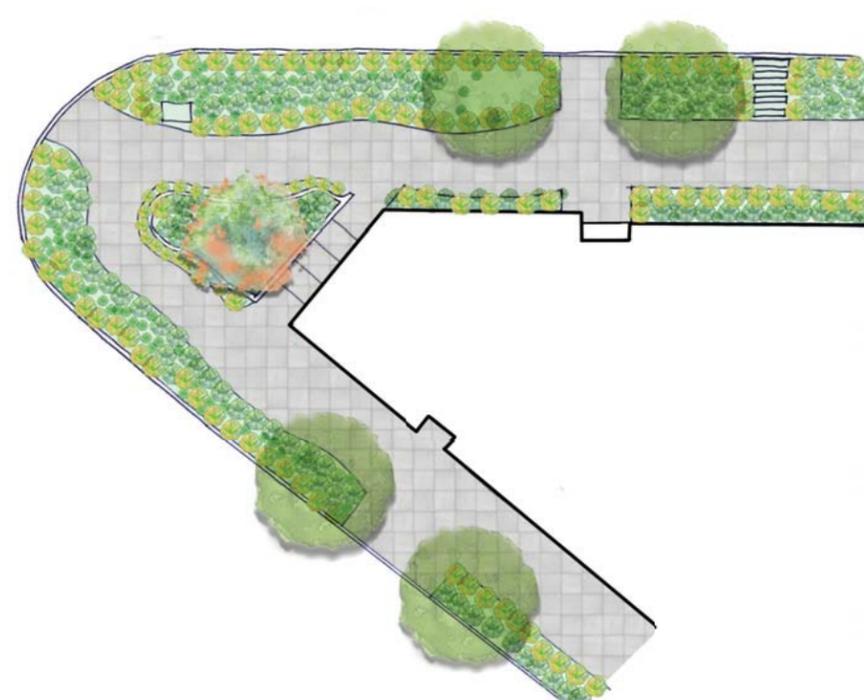
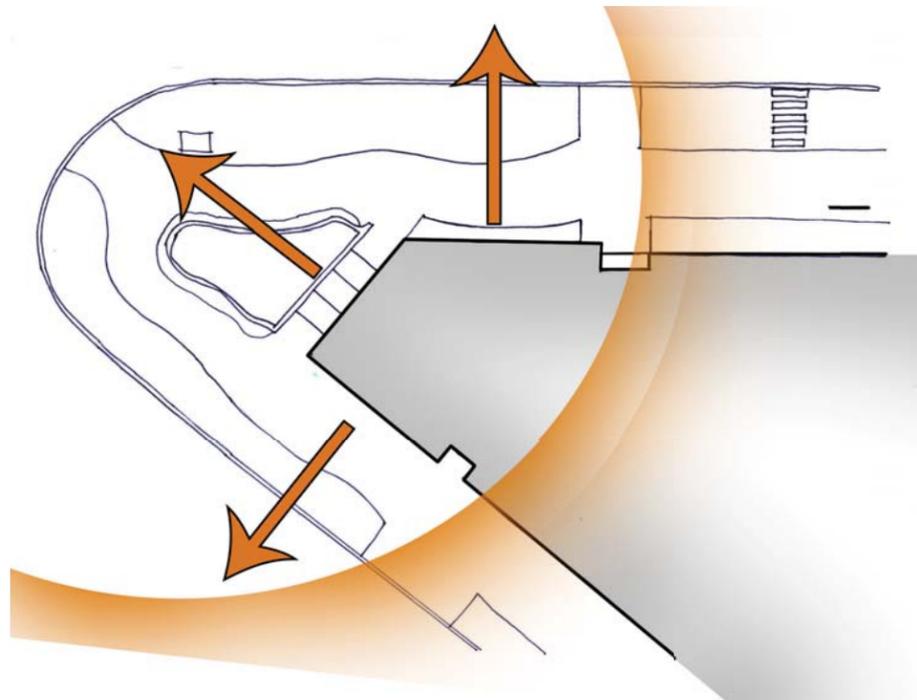


Street trees provide formal axis to frame gateway landscaping element and sidewalk softly undulates to mimic curvilinear path.

3. CHARACTER OF GREEN LAKE



Inspiration for gateway originates from experience of walking around Green Lake. Views through the trees provide depth and beauty.



GATEWAY DESIGN ELEMENT CONCEPT



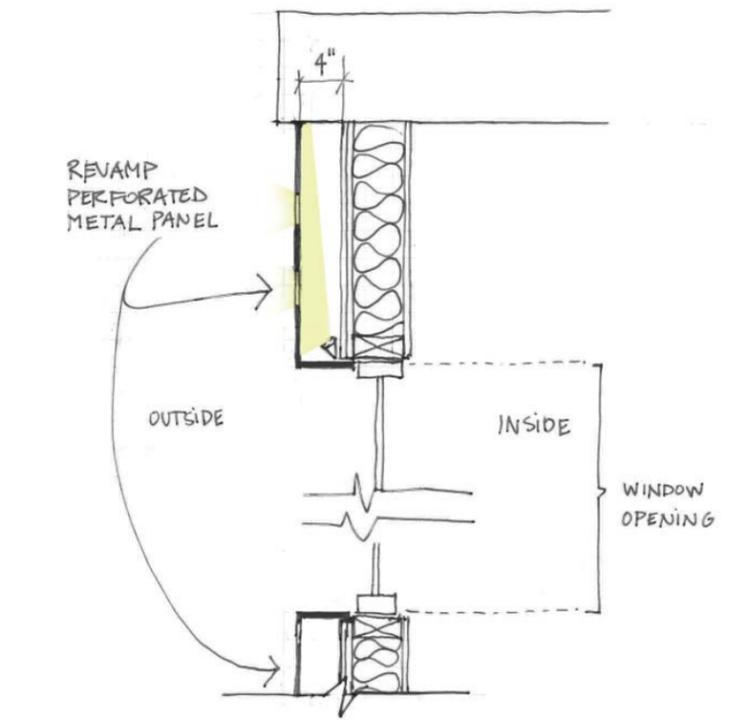
"The landscape belongs to the person who looks at it..." - Ralph Waldo Emerson

GATEWAY DESIGN IMAGE

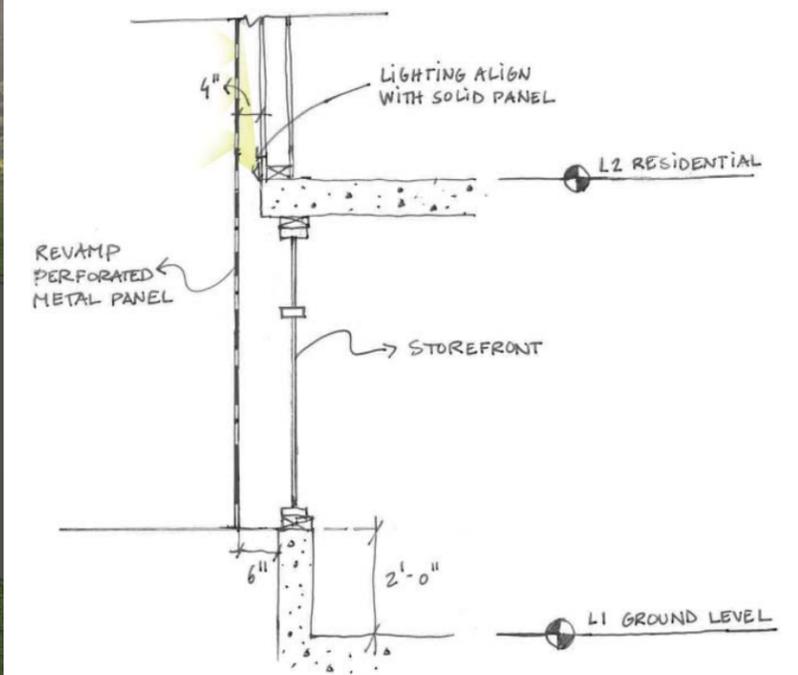


• GREEN WALL AT BIKE PARKING

2. d UNDULATING PEDESTRIAN PATH



REVAMP PANEL SECTION AT WINDOW



REVAMP PANEL SECTION AT STOREFRONT

2. b HIGH QUALITY AND DURABLE GATEWAY MATERIALS

GATEWAY DESIGN IMAGE



2. d INTEGRATED LANDSCAPE DESIGN

2. a FORMAL AXIS FRAMES GATEWAY LANDSCAPING

2. d UNDULATING PEDESTRIAN PATH

GATEWAY DESIGN IMAGE



2. b UNDULATING PEDESTRIAN PATH

• GATEWAY CORNER CONNECTION

2. b INTEGRATED LANDSCAPE DESIGN

GATEWAY DESIGN IMAGE

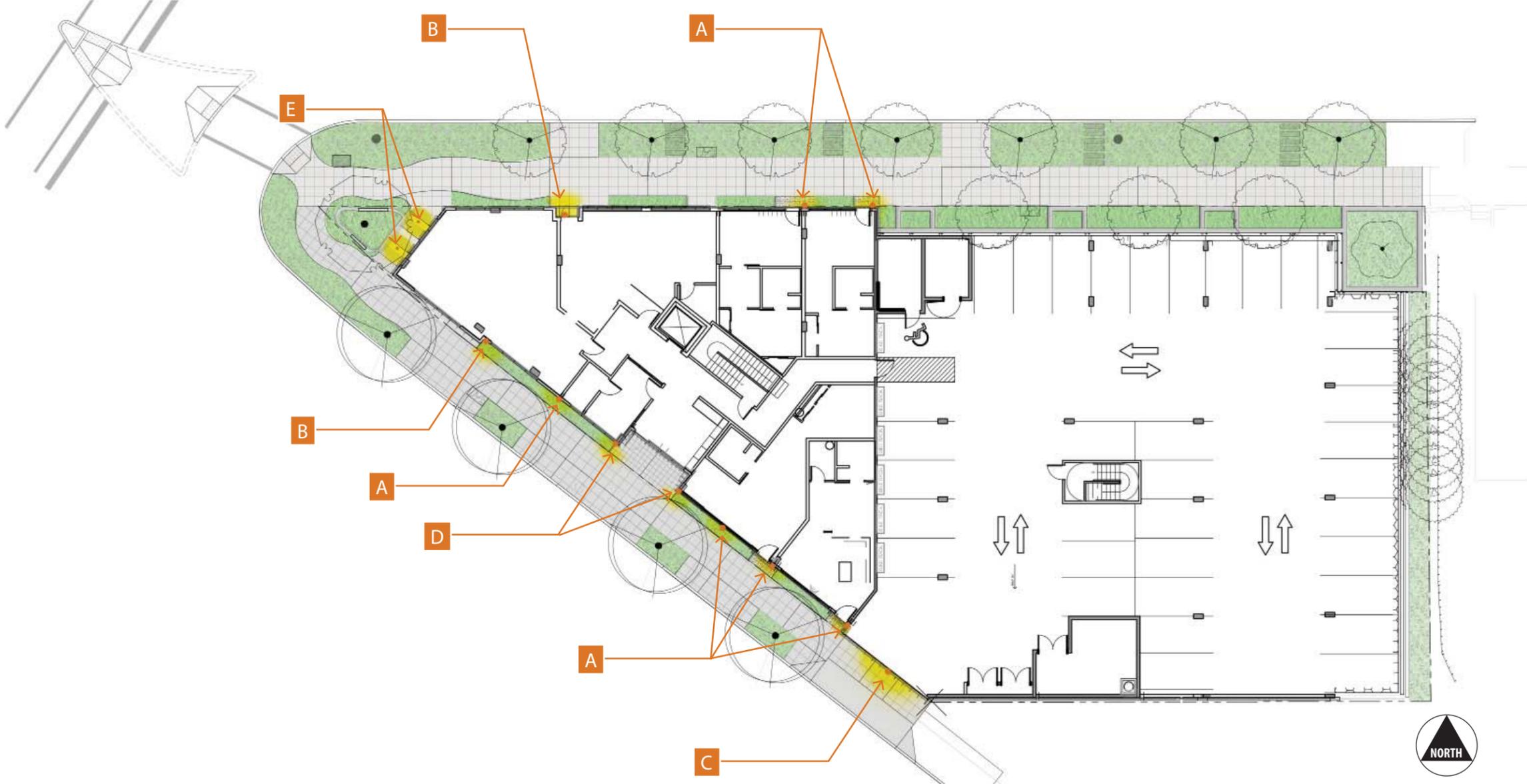


2. a FOCAL POINT MASSING

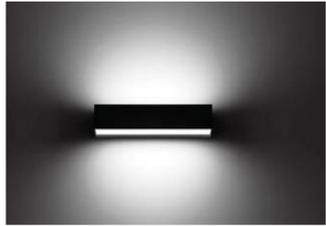
2. a LANDSCAPE GATEWAY FRAME

2. a CONNECTION TO GREEN LAKE CHARACTER

CONCEPTUAL LIGHTING



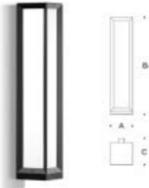
FIXTURE 'A': shielded wall luminaire- down



FIXTURE 'B': shielded wall luminaire up/down



FIXTURE 'C': shielded wall luminaire- down

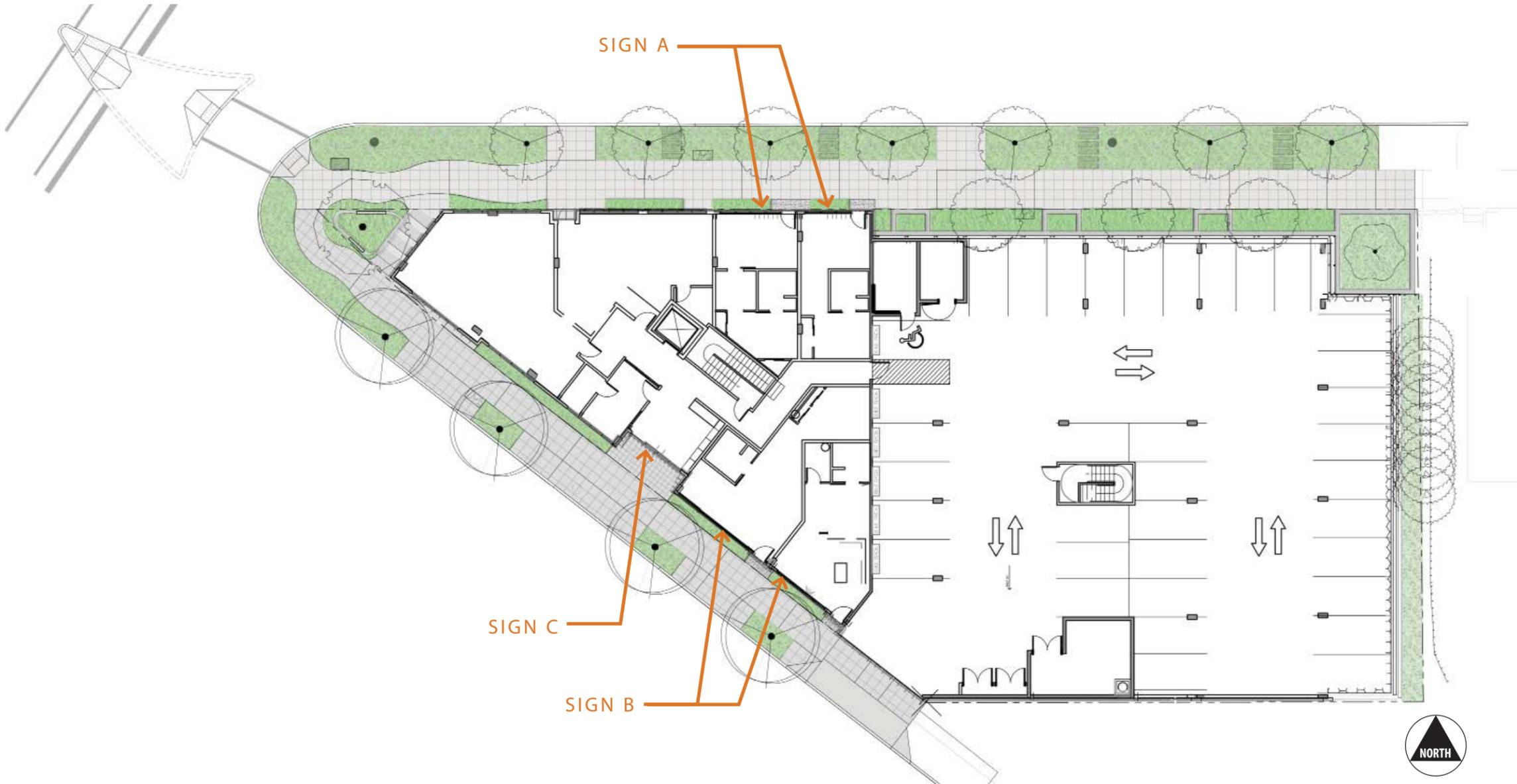


FIXTURE 'D': unshielded wall luminaire



FIXTURE 'E': Recessed lighting on wood soffit

CONCEPTUAL SIGNAGE



SIGN A

SIGN B

SIGN C

NEIGHBORHOOD CONTEXT SIGNAGE



DEPARTURE REQUEST



CONVEX MIRROR

EXPLANATION OF DEPARTURE:

SMC 23.54.030.G.1
-Sight Triangle

DEPARTURE REQUEST:

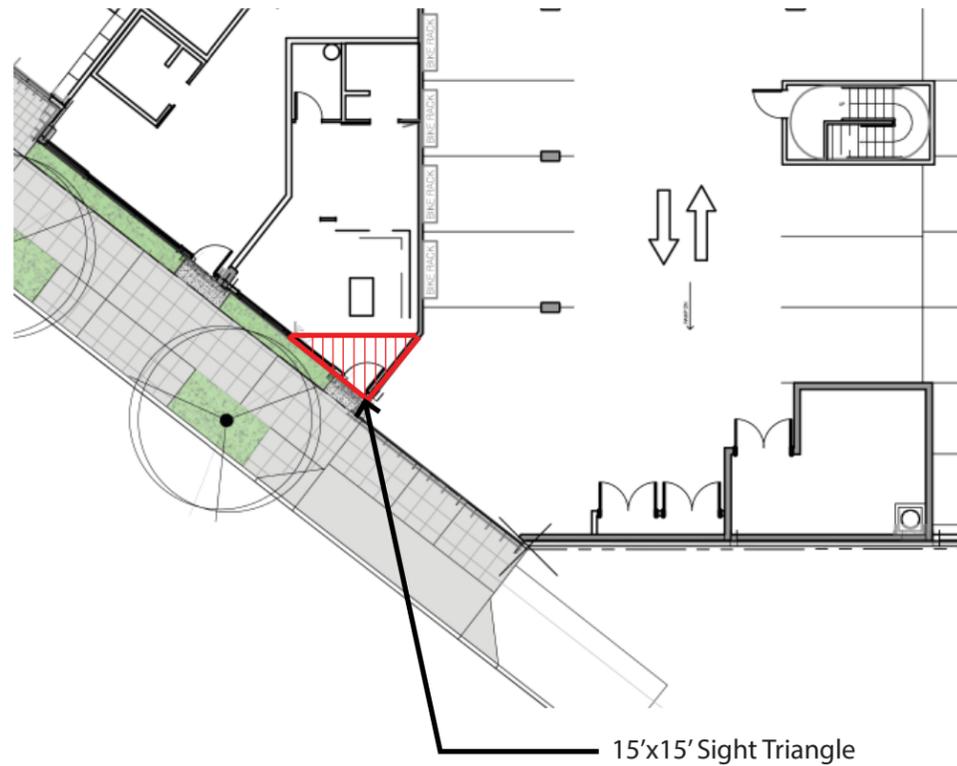
Allow alternative measures to meet requirements: convex mirrors and signal lights

EXPLANATION OF DEPARTURE:

Guideline A-8, C-1, C-5: Use of convex mirrors and signal lights, as regularly approved by DPD for use in urban sites, will provide a similar standard of pedestrian safety while at the same time minimizing the visual impact of the parking garage entry and maintaining continuity of commercial facade.



STROBE FLASHERS



LANDSCAPE PLANT PALETTE

Shade Plants



Aralia



Astilbe



Bleeding Heart



Bergenia



Azalea



Brunnera



Huechera



Dwarf Dogwood



Hydrangea



Pieris



Liriope



Hellebore



Vinca



Scarlet Sentinel Maple



Japanese Hornbeam



Magnolia



Serviceberry



Hinoki Cypress

Trees

Gateway



Ornamental Grasses



Spirea



Sage



Small Grasses



Rosemary

Greenroof



Sedum Mix



Sedum Mix



Potentilla



Yarrow Plants



Spirea



Vines



Wood Fence



Eco Mesh



Wood Planter



Greenscreen



Conc Slab Pavers

Materials



Segmental Block Planter



Planters

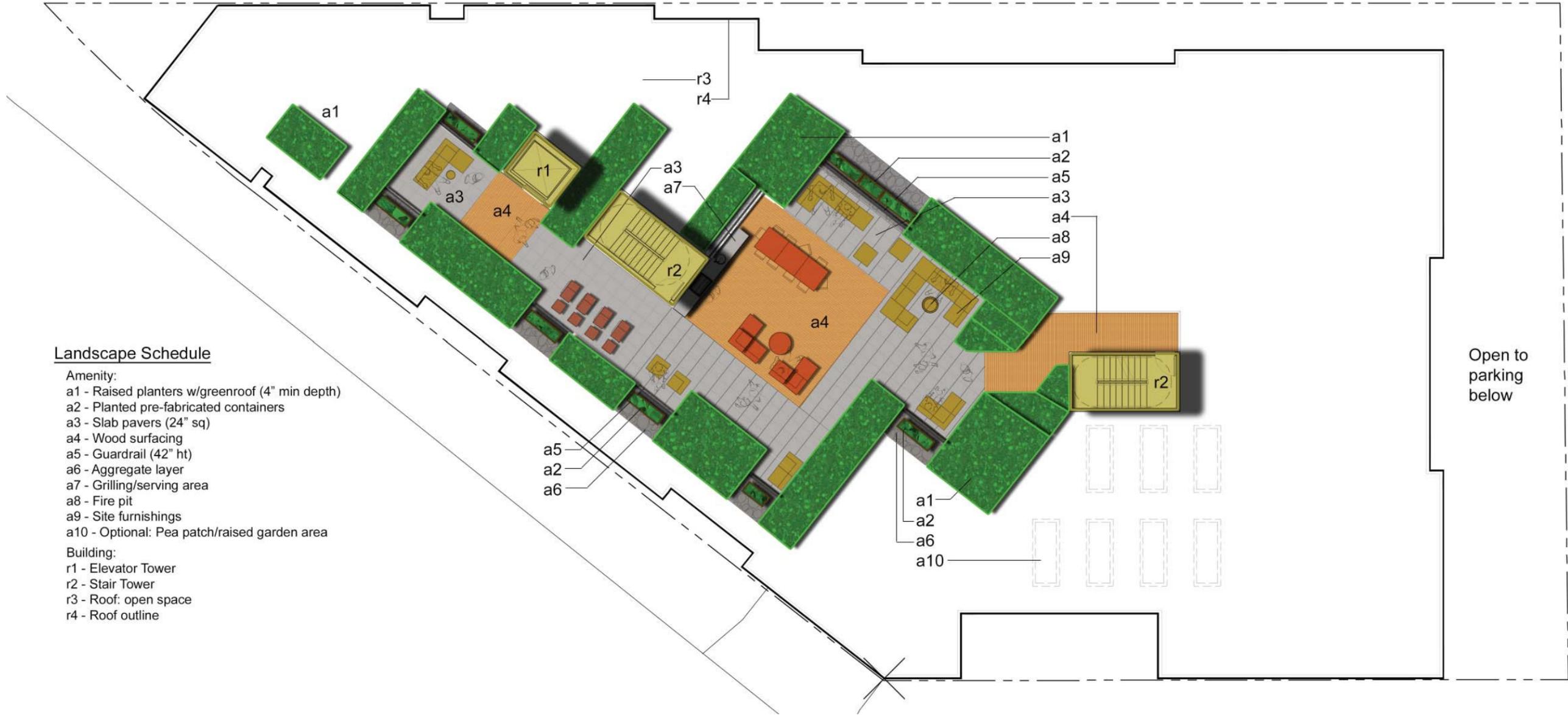


Wood Surface

LANDSCAPING (GROUND PLAN)



LANDSCAPING (ROOF PLAN)



Landscape Schedule

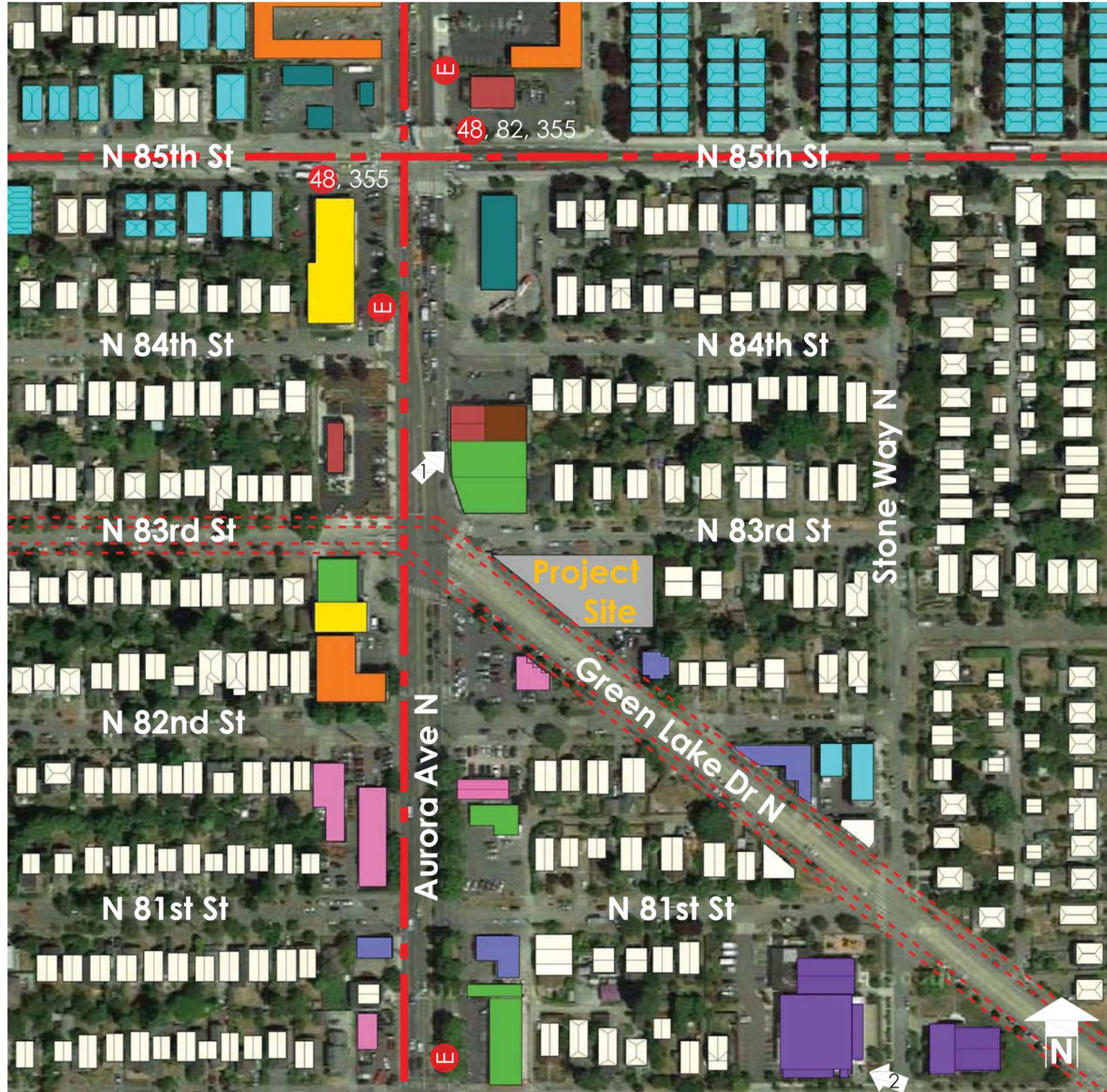
- Amenity:
- a1 - Raised planters w/greenroof (4" min depth)
- a2 - Planted pre-fabricated containers
- a3 - Slab pavers (24" sq)
- a4 - Wood surfacing
- a5 - Guardrail (42" ht)
- a6 - Aggregate layer
- a7 - Grilling/serving area
- a8 - Fire pit
- a9 - Site furnishings
- a10 - Optional: Pea patch/raised garden area
- Building:
- r1 - Elevator Tower
- r2 - Stair Tower
- r3 - Roof: open space
- r4 - Roof outline

APPENDIX

CONTEXT ANALYSIS

KEY

-  SINGLE FAMILY
-  CHURCH
-  RETAIL
-  RESTAURANT/CAFE
-  HOTEL/MOTEL
-  OFFICE
-  MULTI-FAMILY
-  GYM
-  GAS STATION
-  SERVICE BUILDING
-  AUTO SHOWROOM
-  BUS ROUTE
-  BUS STOP
-  BICYCLE LANE



1. Wood Fire Pizza - Horizontal Wood Siding



2. Bethany Community Church - Concrete

NEIGHBORHOOD ANALYSIS



InterUrban Trail
N. 110th St. and
Fremont Ave. N
1.9 Miles



Greenwood Park
602 N 87th St
0.6 Miles

1. The Guitar Store
2. Motion Board Shop
3. Wood-Fired Pizza (Coming Soon)
4. Boardroom Café
5. Seatown CrossFit
6. 76
7. Jack in the Box
8. Travelodge
9. Sun Hill
10. Arco AM/PM
11. Northwest Auto Service Center
12. Starbucks
13. Vogel's Carpet and Flooring
14. Emerald City Rug Cleaning
15. Everspring Inn
16. Reality Auto Sales
17. Green Lake Dentistry
18. Tire House
19. Benjamin Moore Paint Supply
20. eCig n' Vape
21. Medical-Dental Building
22. Mercedes BMW Parts
23. Fiesta Motors
24. Aurora Classic Coaches
25. Bethany Community Church
26. Bethany Education Center
27. Bethany Community Church
28. Greenlake Medical and Detail
29. Foster Law Office



Licton Springs Park
9536 Ashworth Ave N
0.9 Miles

ENTRY LOCATION
PER GREEN LAKE
NEIGHBORHOOD
DESIGN GUIDELINES



Green Lake
0.4 Miles

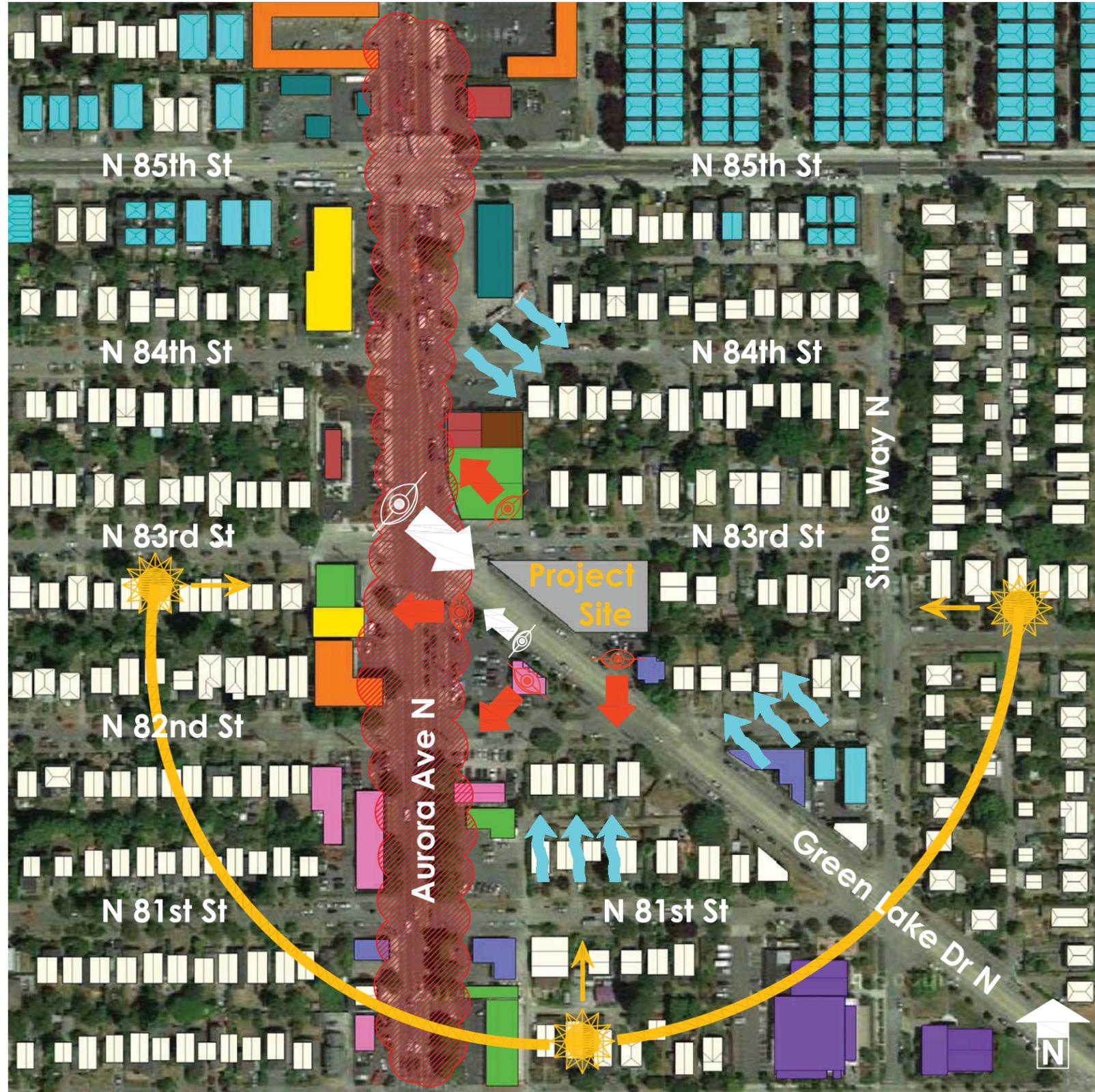
SITE ANALYSIS



Primary Entry Location View



NW view of Green Lake Entry Location
Bicycle Lane to Green Lake



KEY

- SUN
- VIEW
- ENTRY LOCATION VIEW
- NOISE TRAFFIC (40k-80k VEHICLE TRIPS PER DAY)
- PREVAILING WIND
S (Jan-June)
NW (July-Sept)
SSE (Oct-Dec)

SOLAR STUDY

SUMMER SOLSTICE

EQUINOX

EDG#2 RESPONSE

UPPER LEVEL SETBACK

EDG#2 RESPONSE

UPPER LEVEL SETBACK

9 AM



NOON



4 PM



SOLAR STUDY

WINTER SOLSTICE

EDG#2 RESPONSE

UPPER LEVEL SETBACK

9 AM

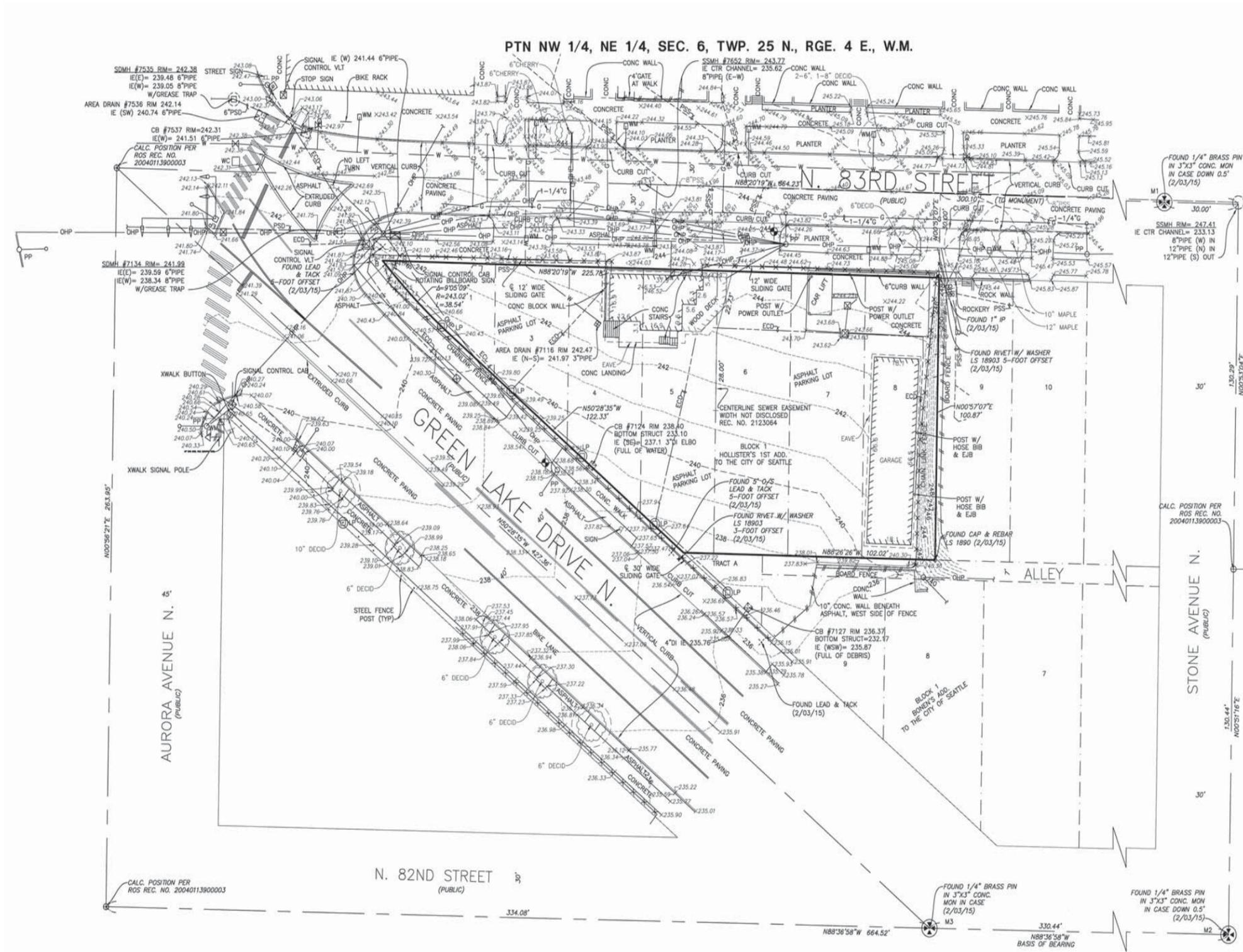


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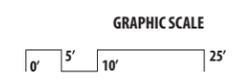
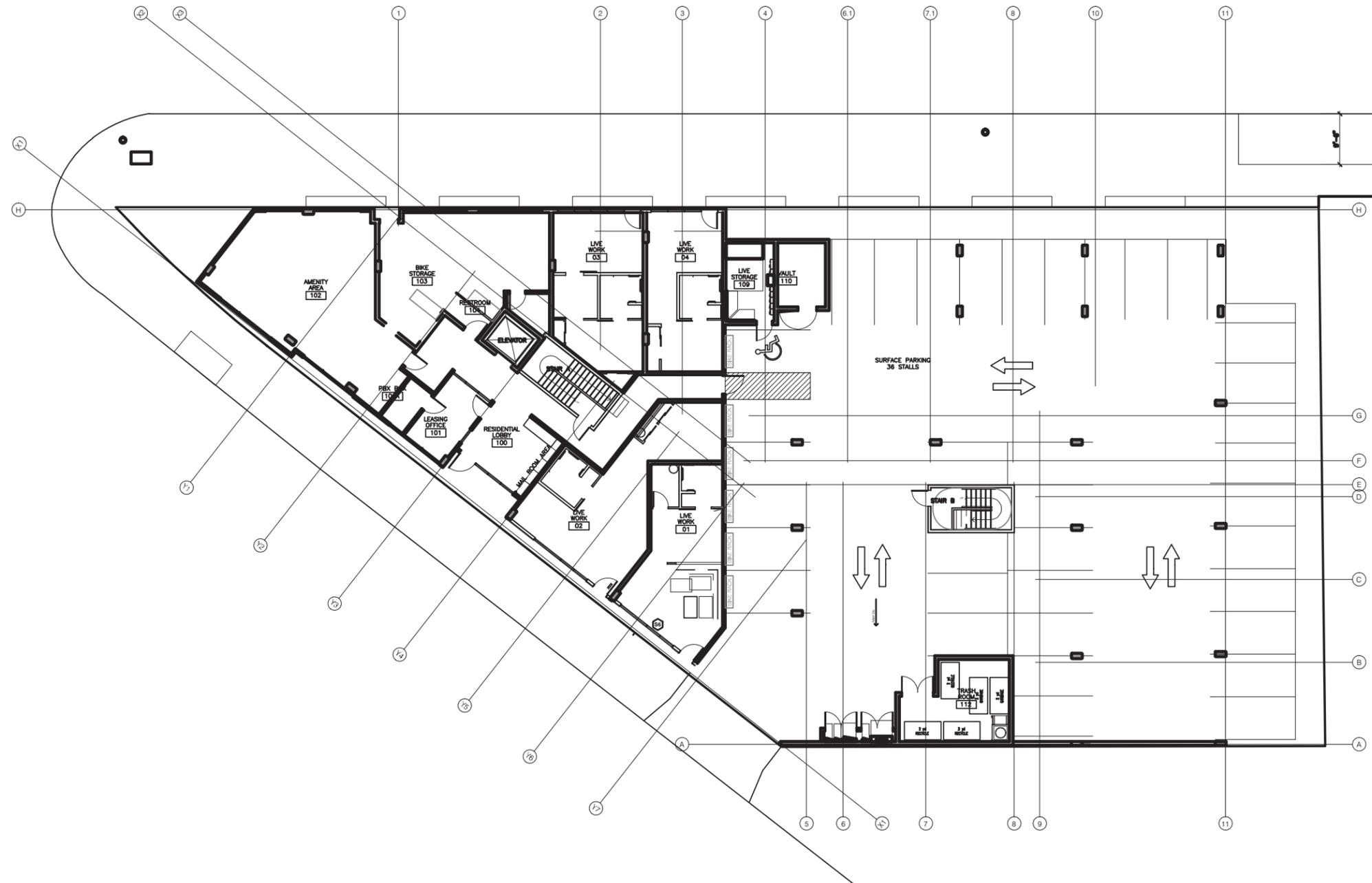


4 PM

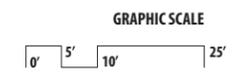
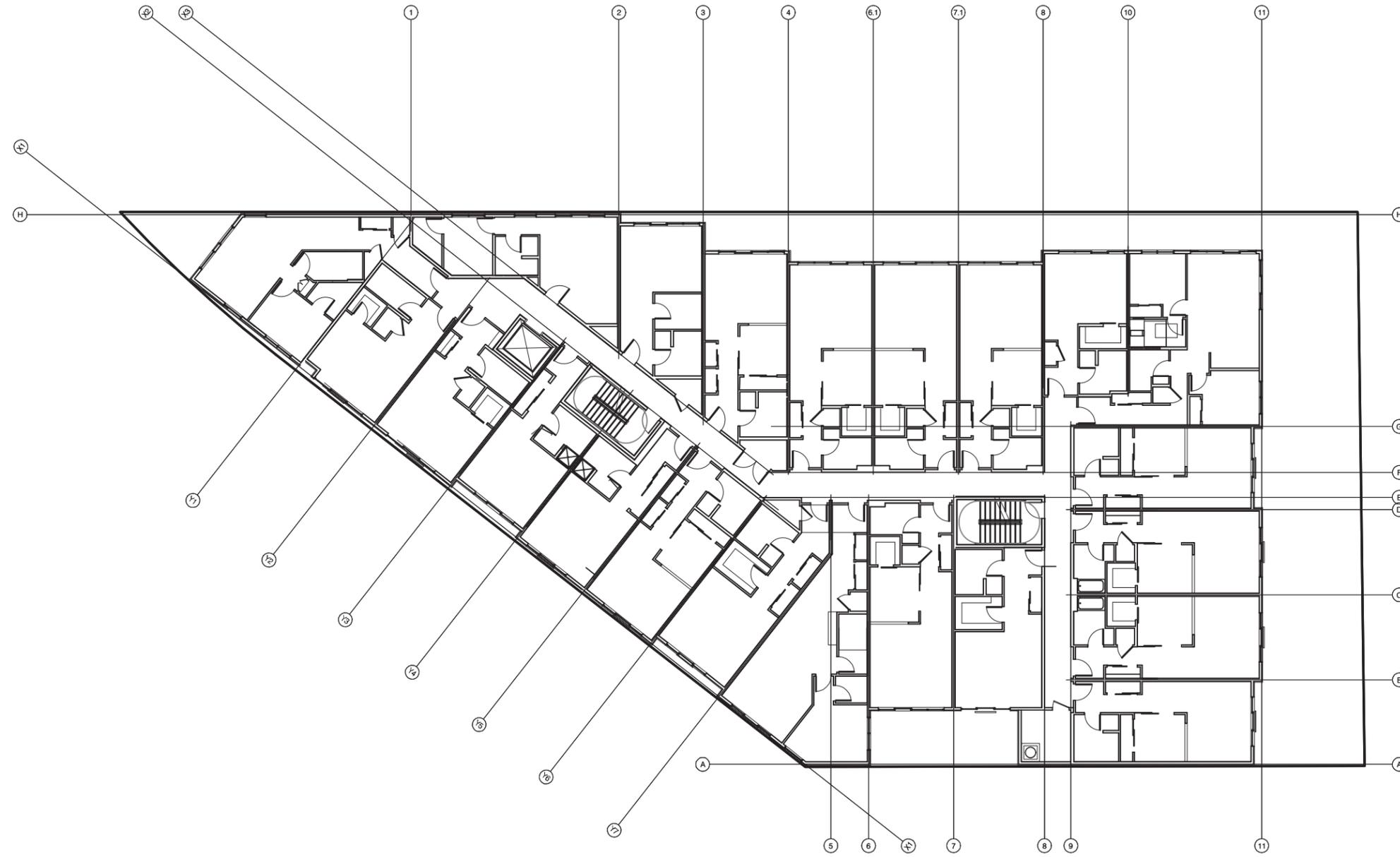




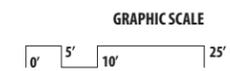
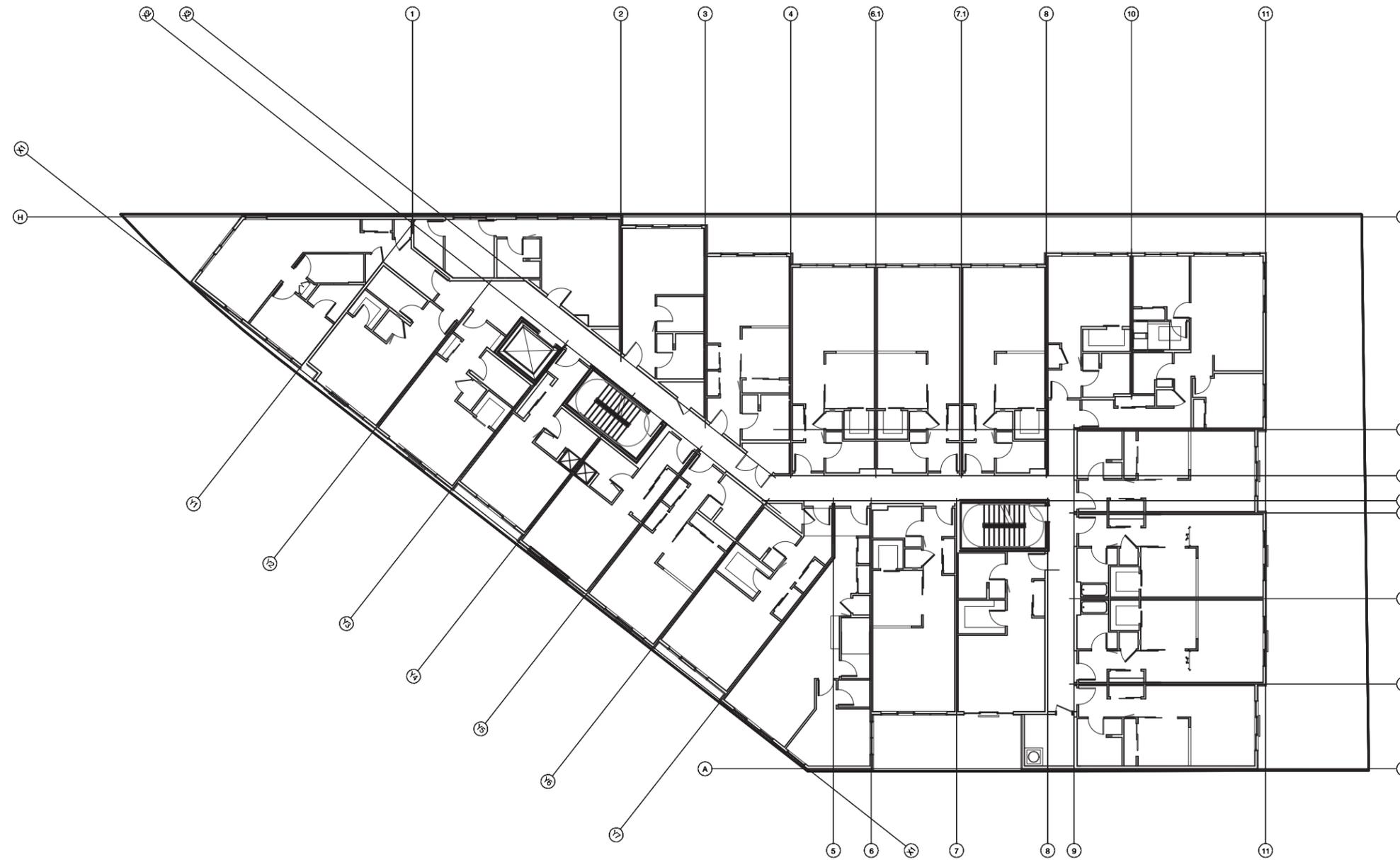
FIRST FLOOR PLAN



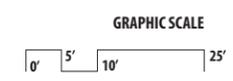
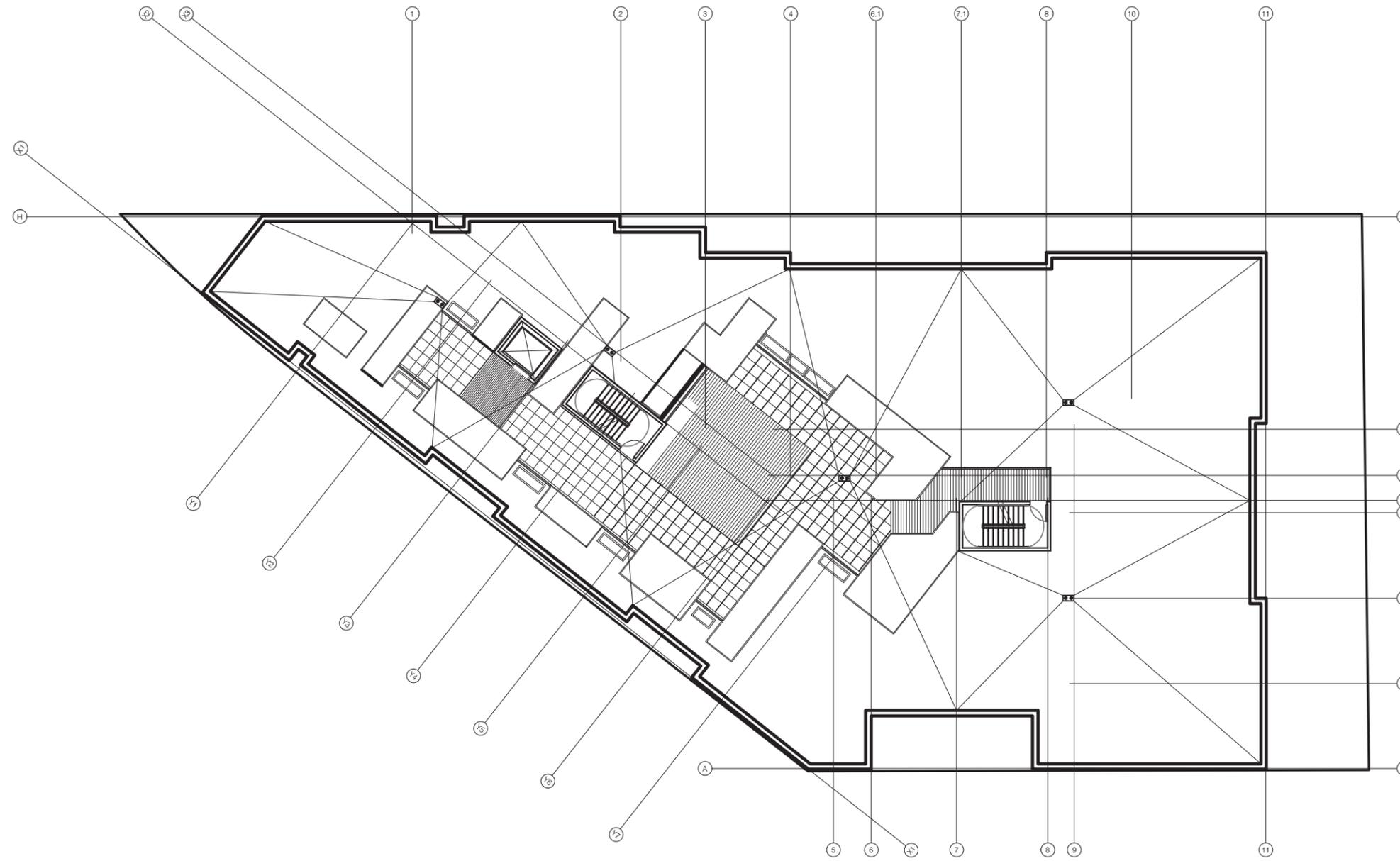
2ND-3RD FLOOR PLAN



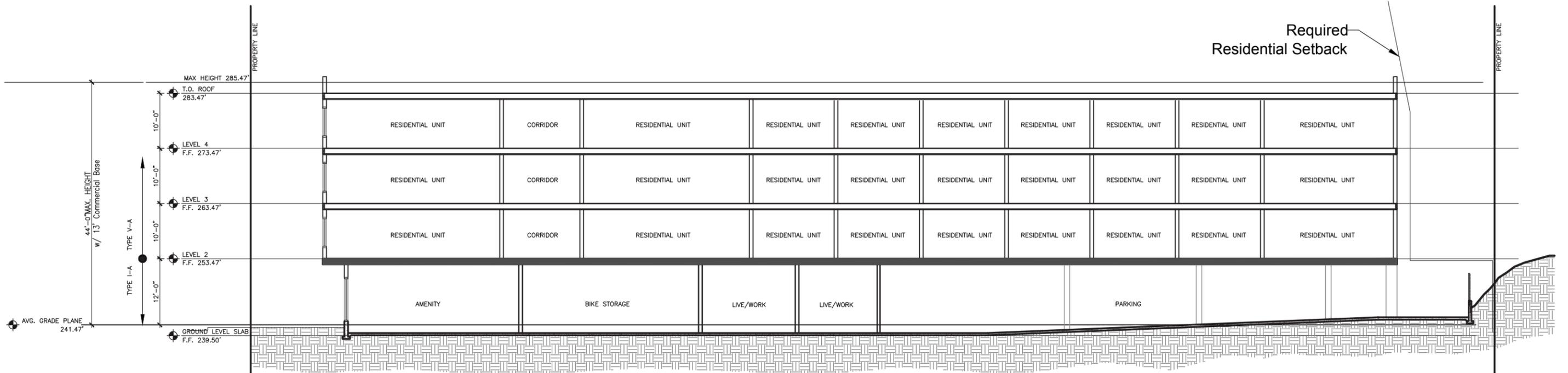
4TH FLOOR PLAN



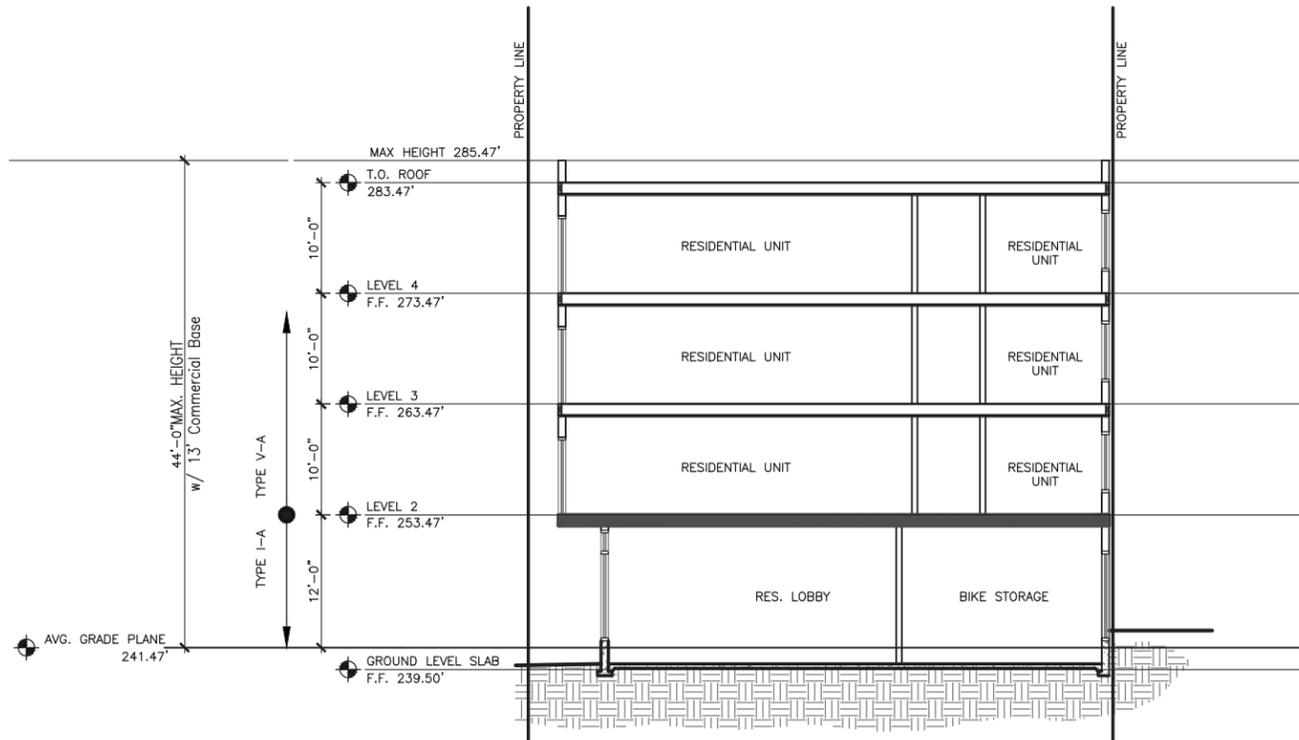
ROOF PLAN



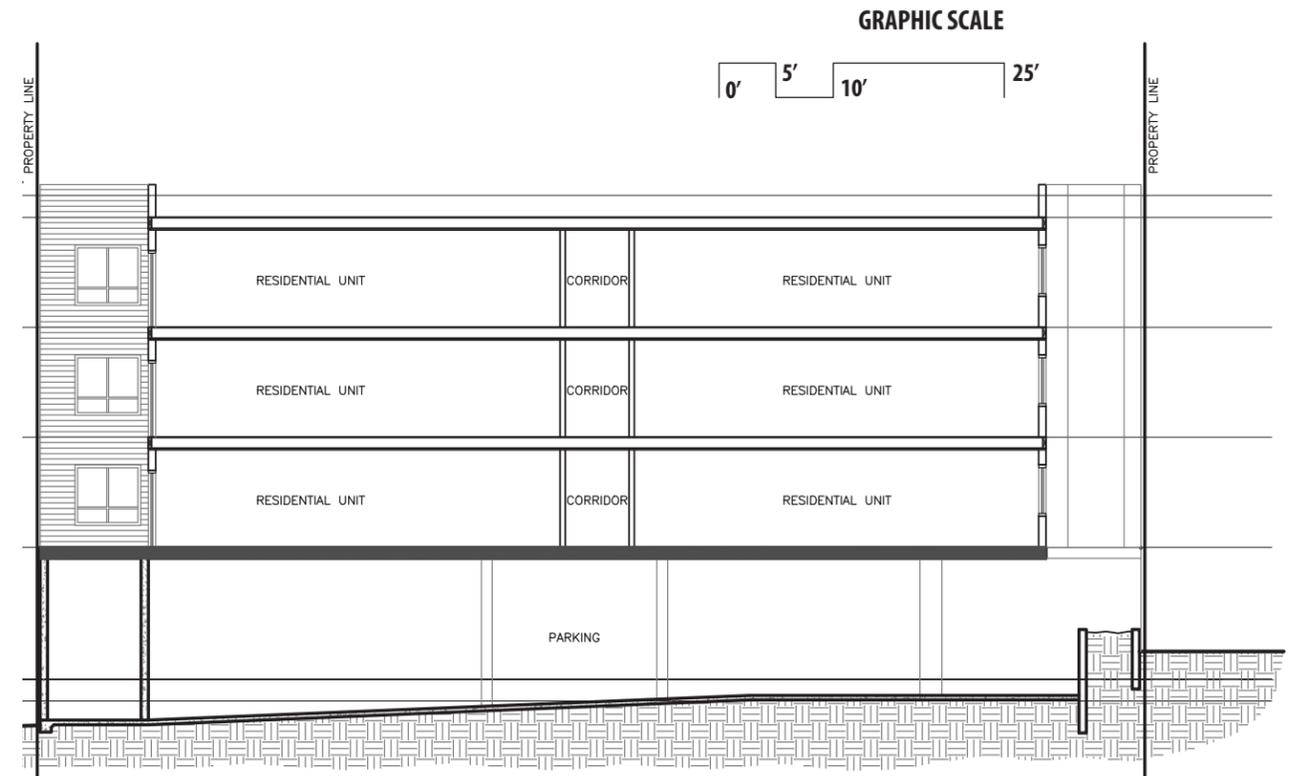
BUILDING SECTIONS



LONGITUDINAL SECTION



SECTION THROUGH LOBBY



SECTION THROUGH GARAGE