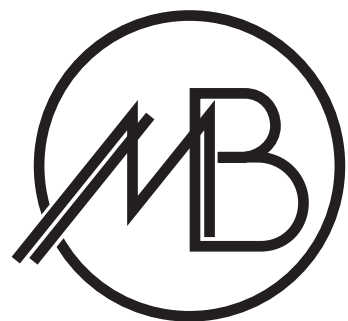


# 3832 Evanston Ave N

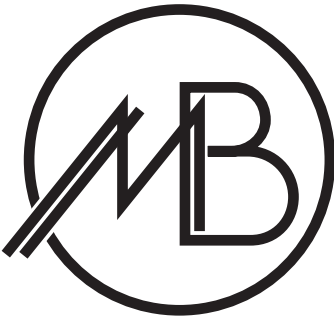
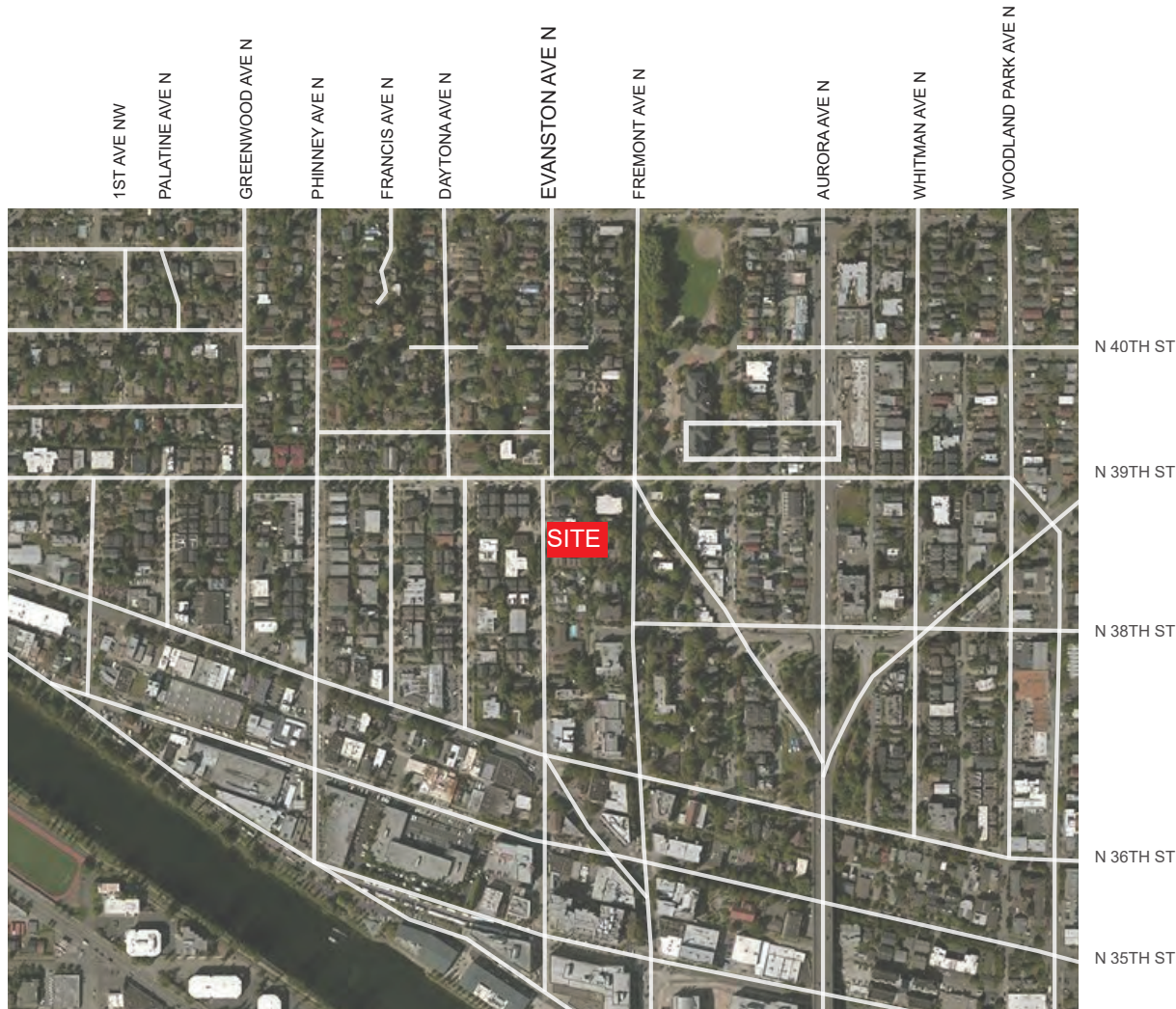
STREAMLINED DESIGN REVIEW



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Streamlined Design Review August 29th, 2016





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## PROPOSAL

The proposed project involves the demolition of an existing single family dwelling unit, and the construction of four-unit, four-story, residential townhome structure. The structure is stepped to comply with the Land Use code's height requirements. The townhomes are grouped into a set of three (3) townhomes at the front of the site (west), and one (1) at the rear of the site (east). Each townhouse structure is less than 30' in height from the Average Existing Grade of its respective footprint. Three parking spaces and three trash storage areas are located below grade in garages underneath the front townhome unit. One additional trash storage area is located at the rear of the site, adjacent to the unnamed street. This project will add additional density and architectural interest to the existing neighborhood.

Located within the Fremont Hub Urban Village, the project site is surrounded by a mix of housing types and uses. A major commercial, institutional, and multifamily zone exists two blocks to the south along N 36th St N and east along Aurora Ave N. A single family residential zone exists to the north. Across the street to the west, a 16-unit apartment project has recently been completed. To the south, two 5-unit townhome projects are currently under construction.

The project objectives are as follows:

1. Design a project that respects the residential and commercial nature of the area.
2. Respond appropriately and creatively to adjacent residential uses.
3. Create a strong, attractive, pedestrian friendly design.

## ADDRESS

3832 Evanston Ave N  
Land Use #3023825

## PROJECT TEAM

Owner	Jose C. Furia
Architect	Malboeuf Bowie Architecture
Structural	TBD
Geotechnical	PanGEO, Inc.
Landscape	TBD
Surveyor	Rich Givins

## PROJECT INFO

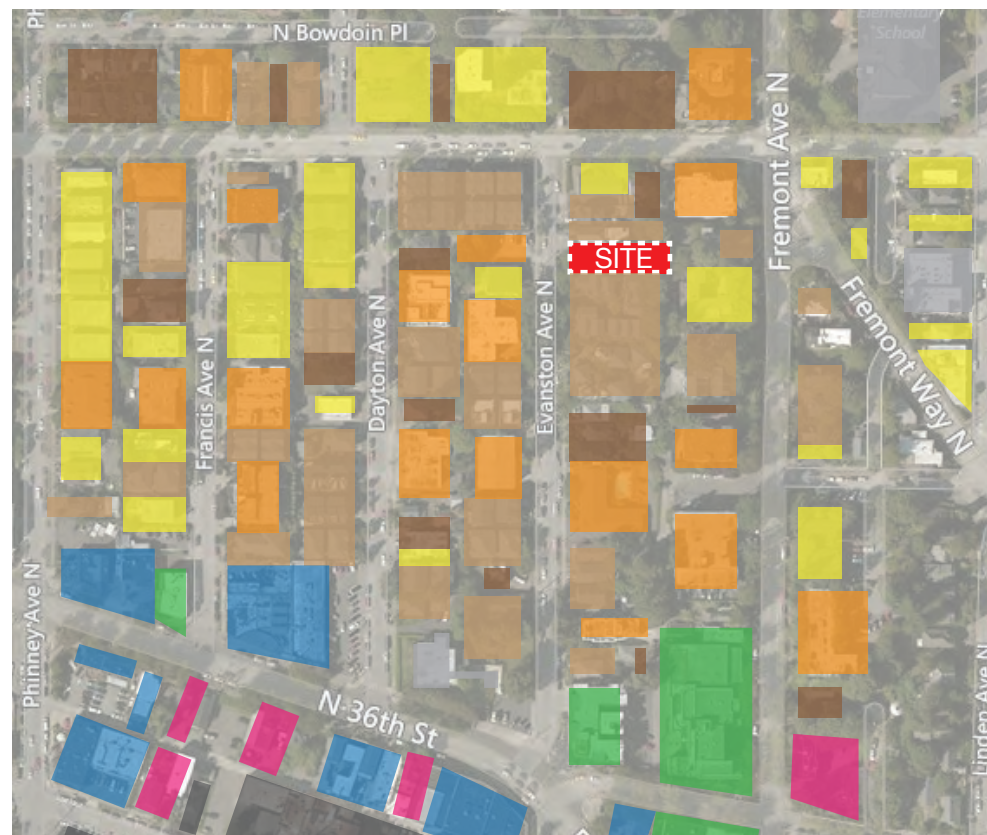
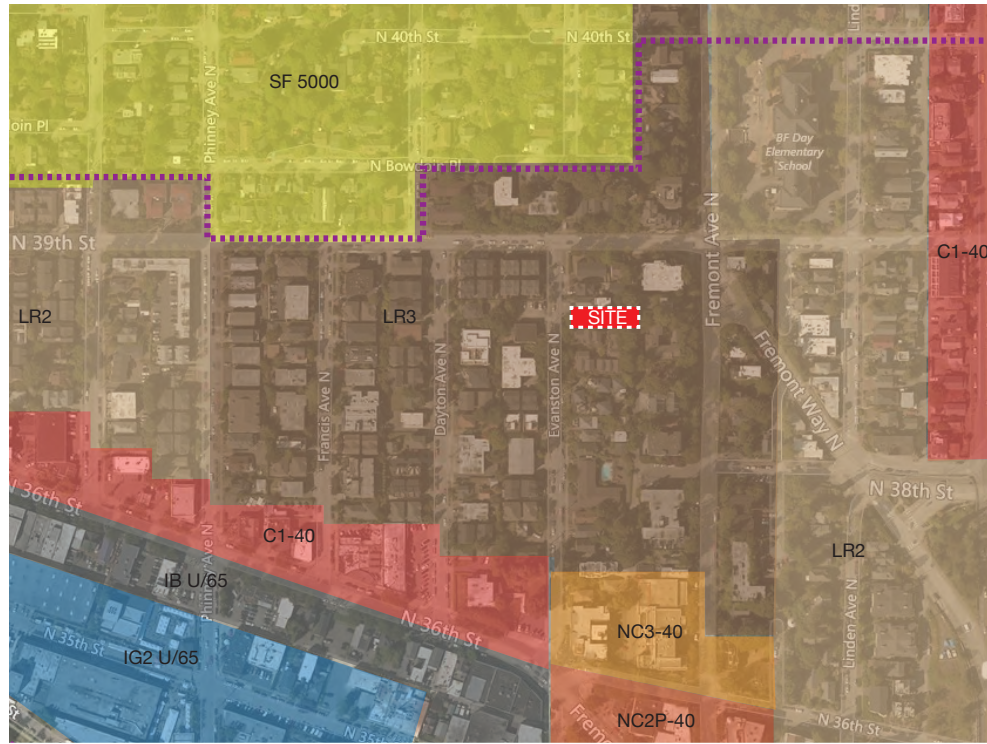
Zoning	LR3
Lot Size	4,880 SF
FAR	1.4
Allowable FAR	6,832 SF
Proposed FAR	6,515 SF
Proposed Units	4
Parking Spaces	3

## CONTENTS

Project Info	1
Site Analysis	2
Survey	6
Design Guidelines	8
Land Use and Adjustments	13
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Shadow Study	45
Recent Work	46

**3832 Evanston Avenue North #3023825**  
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- ..... Fremont Hub Urban Village
- Single Family
- Duplex/Triplex
- 4-9 units
- 10+ units
- Mixed use
- Commerical
- Office
- Institution

## NEIGHBORHOOD CHARACTER

The project is located on the east side of Evanston Ave N, just south of N 39th St, in the Fremont Hub Urban Village. The parcel is located within a low rise residential development zone (LR3). The nearest intersection to the south, N 36th St and Fremont PI N, is the center of the main commercial strip in the Fremont neighborhood. N 36th St is home to a diverse set of retail, commercial, and resataurant uses as well as being a major arterial. Located two blocks southeast of the site, the intersection of N Fremont Ave and 35th St N. is locally known as the “Center of the Universe” and the moniker has given a a strong identity to the neighborhood. Industrial uses are further south along the waterfront of the Fremont Cut.

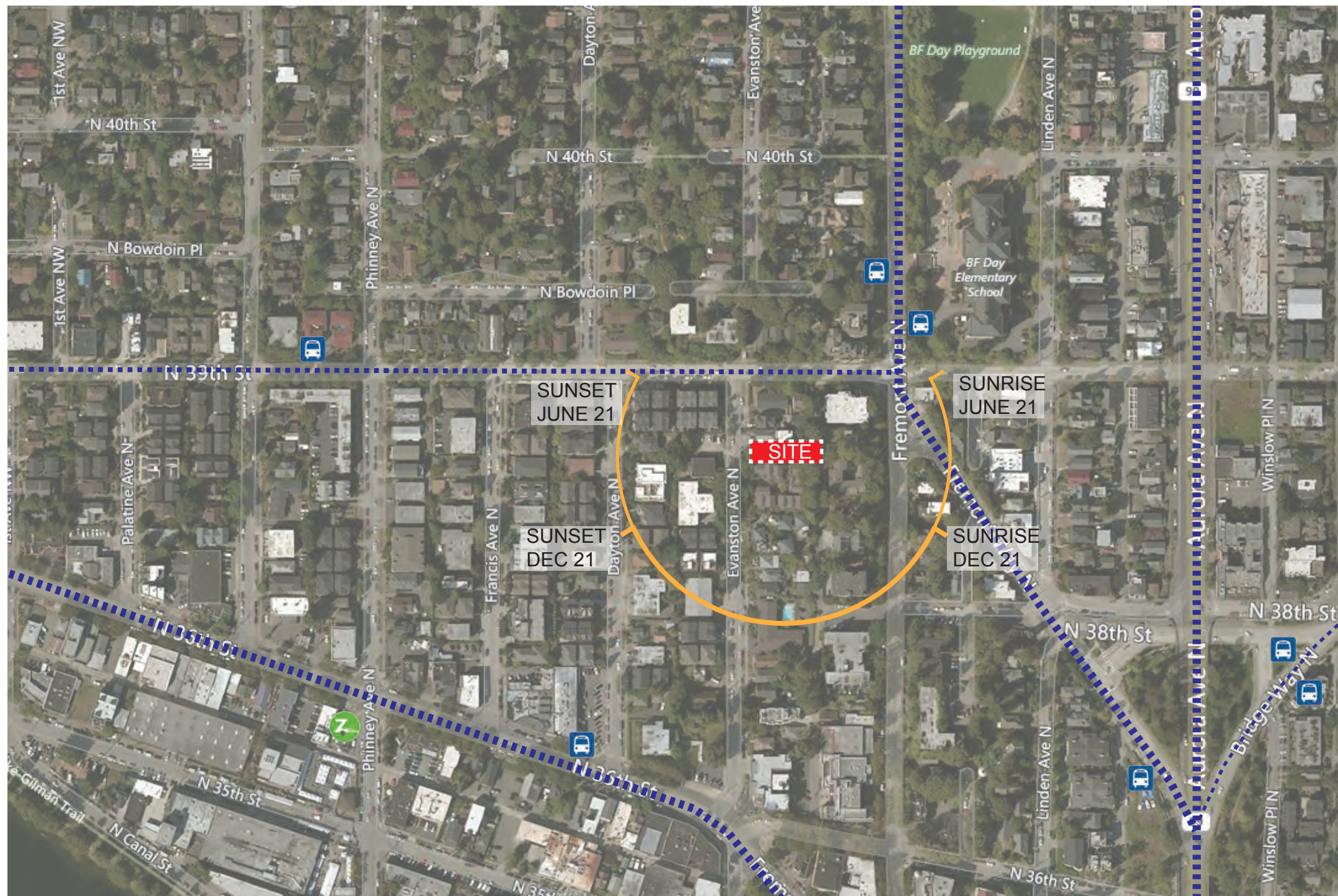
Immediately surrounding the site, the neighborhood consists of small residential buildings, specifically duplexes, triplexes, and apartment buildings. These structures range in style and scale giving the neighborhood an eclectic character. A lot with two residential structures is located to the north and a 12-unit condominium complex borders the site to the south. A newly completed 16-unit apartment building lies west across Evanston Ave N from the site. To the east across the alley sits a single family residence and 7-unit condominium building. New development is persistent in the area.



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## ENVIRONMENT

The topography of the site is sloped up from the southwest corner of the site to the east, with a 35 foot difference in height. Because a small portion of the site has a steep slope, the site is located within an environmentally critical area. The sloped lot allows views to Magnolia, the Puget Sound, and the Olympic Mountains to the west.

## CONNECTIVITY

Major car arterials are to the south (N 36th St) and to the east (Aurora Ave N). Secondary streets of N 39th St and Fremont Ave provide other main means of vehicular access to the neighborhood.

The site is extremely well suited for pedestrians and cyclists with a walk score of 94 and a bike score of 79. Bus connectivity is good with three bus lines and a rapid transit option located nearby. Metro bus route 28 runs less than half a block away to the north, route 40 runs a block south along N 36th St, route 5 runs along Fremont Ave N to the northeast. Rapid Ride E Line operates a few blocks to the east. There is a designated Zipcar carsharing parking lot a few blocks to the southwest.

-  Bus stop
-  Zipcar parking
-  Frequent bus route (~10 min)
-  Frequent bus route (~15 min)



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## ARCHITECTURAL CONTEXT

The neighborhood which contains the site consists of a variety of residential buildings, specifically duplexes, triplexes, and apartment buildings. These structures range in style, scale, and building age giving the neighborhood an eclectic character. A commercial corridor of low rise buildings anchors the neighborhood to the south.



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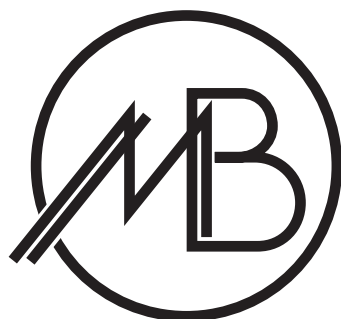
VIEW OF WEST SIDE OF  
EVANSTON AVE N - A

LOCATION  
ACROSS THE  
STREET



VIEW OF EAST SIDE OF  
EVANSTON AVE N - B

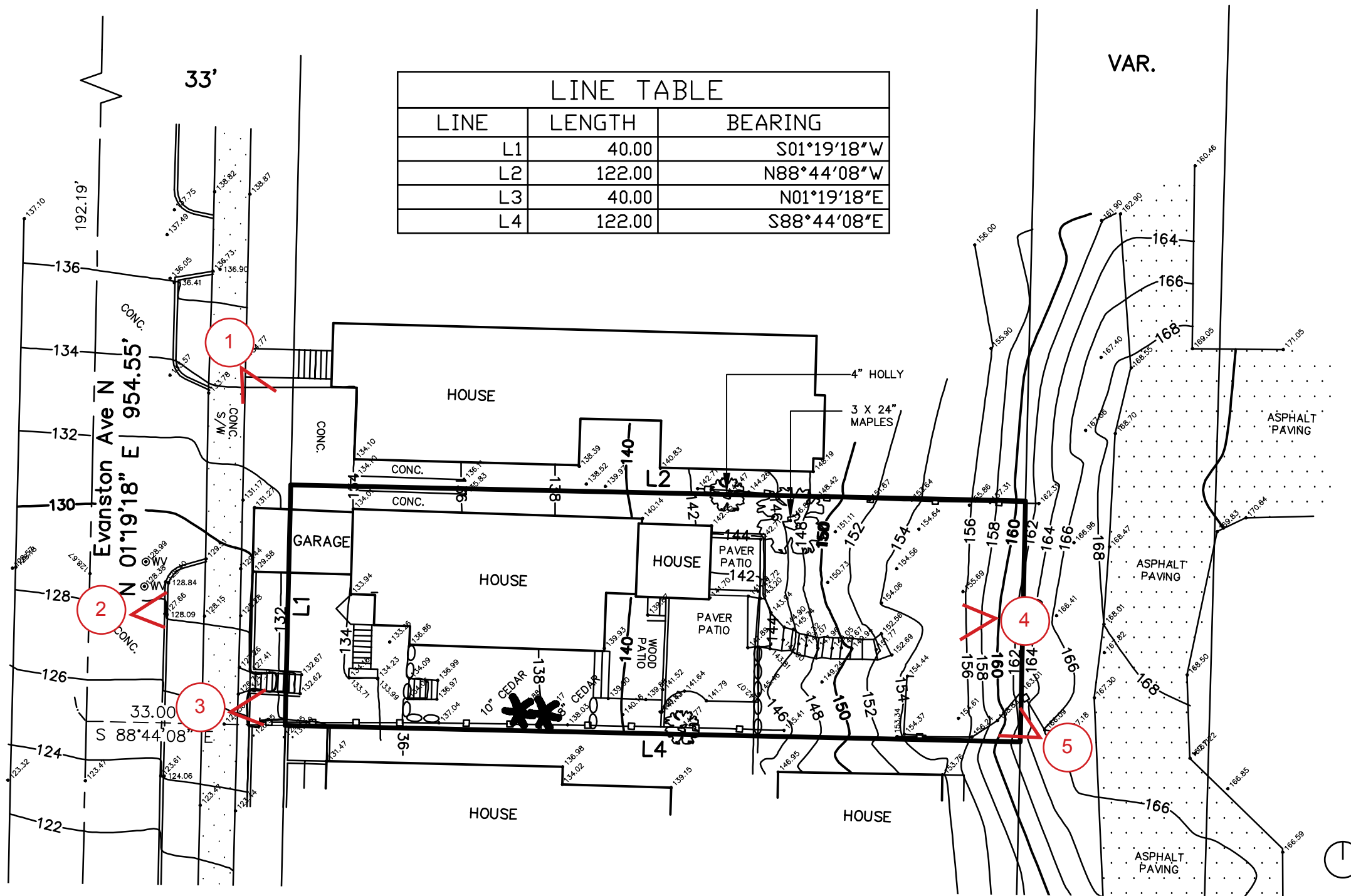
SITE



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## EXISTING CONDITIONS

The site measures 40 feet north-south by 122 feet east-west and fronts onto Evanston Ave North to the west. The lot contains an existing single family house built in 1900, which will be demolished. A lot with two residential structures one of which was built in 1900 is located to the north. A 12-unit condominium complex built in 1999 borders the site to the south. The neighborhood north of the site is a mix of single and multifamily residential. A vibrant commercial strip exists to the south.

The site has a grade change of approximately 30 feet, sloping down from east to west over the 122 foot length of the site. Most of the grade change occurs on the eastern-most third of the site.

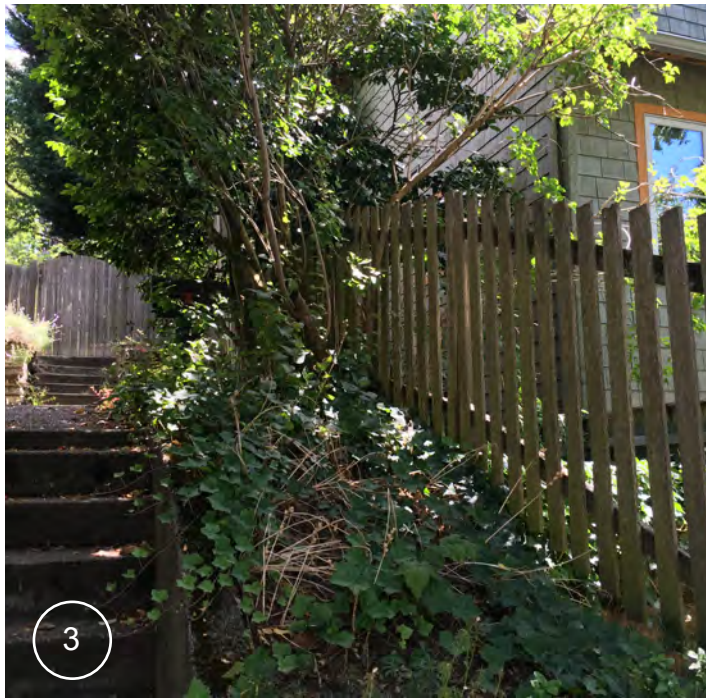
An existing curb cut is located at the northeast corner of the site. An unnamed street borders the site to the east and runs north-south. The unnamed street varies in width over the 40 feet width of the site.



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Survey



# CONTEXT AND SITE

- CS1. Natural Systems and Site Features
- A. Energy Use
  - B. Sunlight and Natural Ventilation
  - C. Topography

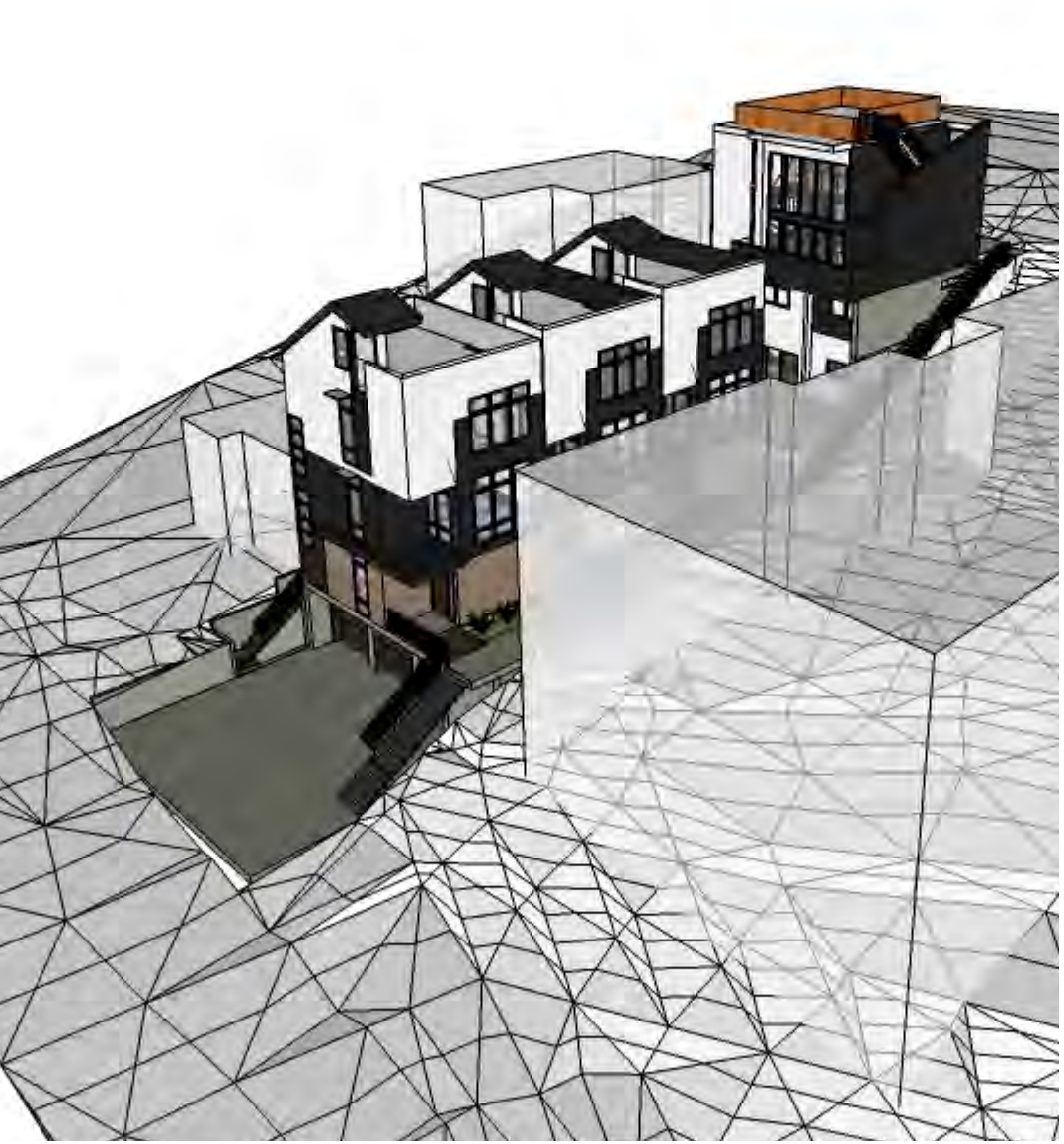
*Guidance*  
Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible. Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site. Use the natural topography and/or other desirable land forms or features to inform the project design. Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

*Response*  
A combination of a well insulated and vented building envelope, natural light, and natural ventilation will contribute to overall energy savings. The development is located on an urban infill vacant lot. Care was taken to maximize natural daylight and ventilation within each unit. Floor to ceiling glazing is proposed in most habitable rooms to maximize natural daylight during the grey winter months. All living and bedrooms will be provided with vented windows and will take advantage of cross ventilation when possible. All units will utilize the stack method for ventilation in stairwell. The structure has been designed with variations in the width of the building to provide additional planes for increased light penetration into the units. The stair penthouses are located in the middle or north side of the structure to minimize shading on the neighboring residence to the north. Vehicle entrance is located at the lowest point of the site near the street. To handle the steep slope, each townhouse structure is stepped up the hillside from the street side.

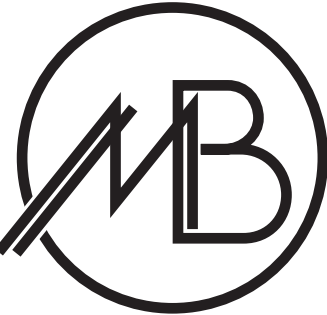
- CS2. Urban Pattern and Form
- A. Location in the City and Neighborhood
  - D. Height, Bulk, and Scale

*Guidance*  
Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

*Response*  
The proposed project provides a strong sense of architectural presence and place. The existing neighborhood has diverse architecture and housing types. The housing types vary and include multifamily complexes, cottage housing, single-family housing and townhomes. Retail and commercial buildings range in height and scale. The proposed design will create a bold architectural statement to encourage appropriate density.



Massing and stepping strategies to address ventilation, shading, and topography



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CS3. Architectural Context and Character  
A. Emphasizing Positive Neighborhood Attributes

*Guidance*

*Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials. In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.*

*Response*

The proposed project is located in an LR3 zone within the Fremont Urban Hub Village. The property to the north is a 3-story, Victorian residence and a 3-story unfinished residence of no distinguishable style. The adjacent lot to the south is a four building condominium complex. Each building is 3-stories and contains three units each for a total of 12 condos. The property across the street is a recently completed multifamily complex of two buildings with four stories and 16 total units. The proposed project is well suited in scale to the properties to the north and south and will add visual interest to the neighborhood.

## PUBLIC LIFE

PL1. Open Space Connectivity  
B. Walkways and Connections  
C. Outdoor Uses and Activities

*Guidance*

*Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. 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. Visible access to the building's entry should be provided.*

*Response*

The proposed project is designed to enhance the pedestrian experience through landscaping and site features. The inhabitants and their guests will be able to access their units from the street through a defined path leading from the right of way, up the stairs, and to their front entry. The front yard/ entrance will be a well-designed point of entry with planters, landscaping and well-lit paved paths.



Connection of pedestrian experience from right of way, sidewalk, and entry



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- PL2. Walkability  
A. Accessibility  
B. Safety and Security

*Guidance*  
Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

*Response*  
The site is only one block away from the major commercial hub within Fremont along N 36th Street as well as being in the Fremont Hub Urban Village zone, which are both vibrant nodes of Seattle. The site is located a short distance from several transportation routes – N 36th Street, N 39th St, Fremont Ave N and Aurora Ave N. Additionally, the site is close to public services such as restaurants, cafes, retail shops, and grocery stores located with a three-block radius. The town home facades facing the street and have a large amount of transparency and provide "eyes on the street". This high level of transparency also connects the neighborhood and creates neighborly interaction.

- PL3. Street Level Interaction  
A. Entries  
C. Residential Edges

*Guidance*  
Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants. Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

*Response*  
Individual units will be accessed from a dedicated path leading from the right of way, up the stairs, and to their front entry. The front yard/ entrance will be a well-designed point of entry with planters, landscaping and well-lit paved paths. A collection of coordinated elements including entrance canopy, stoops, and seating walls will designate the path. Entry level for the units is above street level to provide buffer space from the street. Material choices indicate transitions from sidewalk, stair, path, and entry.



Dedicated path to entry of townhomes enhanced by coordinated landscape elements



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DESIGN CONCEPT

- DC1. Project Uses and Activities  
B. Vehicular Access and Circulation  
C. Parking and Service Uses

*Guidance*  
Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Locate parking below grade wherever possible. Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

*Response*  
Vehicle access to garages is located closest to Evanston Ave N with specific entry marked to minimize impact with pedestrians on sidewalk. Parking for front three townhomes is located at grade. The parking area will also serve as a wernoof/informal outdoor space for the inhabitants.

- DC2. Architectural Concept  
A. Massing  
B. Architectural and Facade Composition  
C. Secondary Architectural Features  
D. Scale and Texture  
E. Form and Function

*Guidance*  
Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries. Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. Avoid large blank walls along visible façades wherever possible. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Strive for a balance between building legibility and flexibility.

*Response*  
Special attention was paid to designing a visually interesting and useful structure. To provide variation in massing, interior cutouts are proposed. The cladding material is also varied to provide a visual break for the length of the building. A pattern is created along the length of the building where the structure is recessed at intervals, which provide variation in texture and form and make the overall length of the building appear interesting. The recessed portions of the building allow light into the units while providing privacy.



Variations in materials and massing along length of structure



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DC3. Open Space Concept

- A. Building-Open Space Relationship
- B. Open Spaces Uses and Activities
- C. Design

*Guidance*

*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. Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.*

*Response*

The proposed development makes adequate use of open space with the rooftop gardens, recesses in the facade that create small courtyards, a welcoming front yard and entrance, and landscaped walkways and pathways. The parking area is planned to have a permeable surface. This can double as parking space during the weekdays and a barbecue or play area for special neighbor events.

DC4. Materials

- A. Exterior Elements and Finishes
- D. Trees, Landscape and Hardscape Materials

*Guidance*

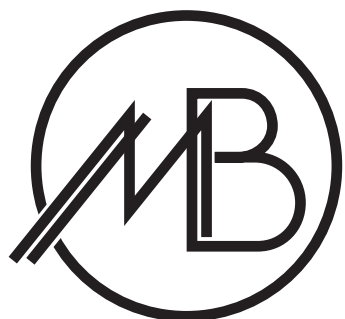
*Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Reinforce the overall architectural and open space design concepts through the selection of landscape 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.*

*Response*

The materials chosen are climate appropriate and will be sourced from natural resources. The cladding is primarily stained cedar and cementitious fiber panels. There are some architectural elements that are planned to have metal surfaces such as the standing seam metal roofs for the stair penthouses. The retaining walls and planters will be made of concrete and will serve as a durable, long-lasting architectural element.



Open space design of roofs, entryways, and walkways add to function and experience



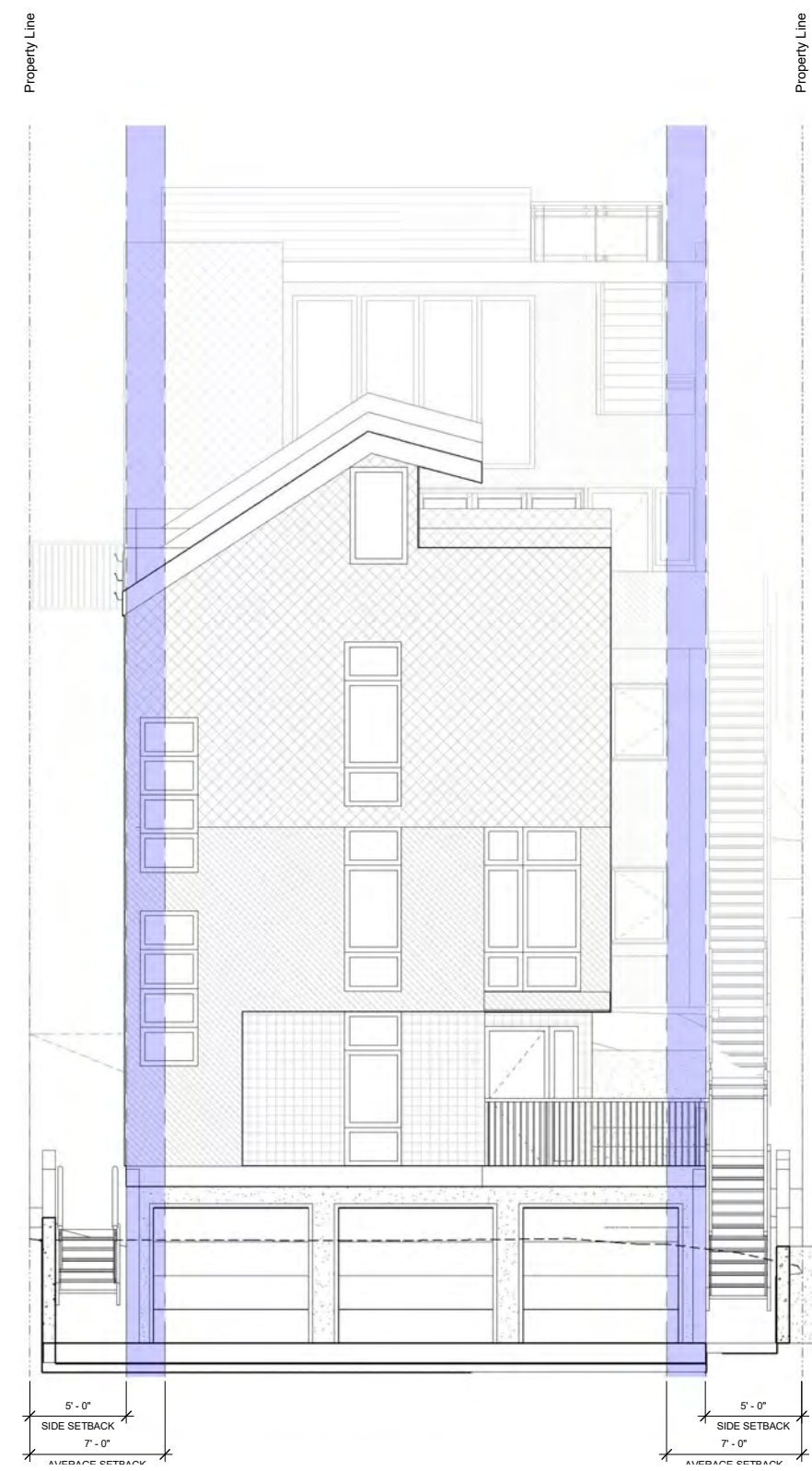
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DESIGN DEPARTURE REQUESTS

Required	The side setback is 5'-0" minimum, 7'-0" average for buildings over 40' in length.
Proposal	To allow a 5'-0" minimum and 5'-0" average north side setback for portions of the structure where a 5'-0" minimum and 7'-0" average is required. To allow a 5'-0" minimum and 5'-0" average south side setback for the portion of the structure where a 5' minimum and 7'-0" average is required.
Benefit	These setbacks would allow for a better internal layout by enhancing the pedestrian entry sequence, recessing residential entryways, and providing more amenity space on the ground floor.





LAND USE CODE

ZONING	LR3 Fremont Hub Urban Village
SMC CODE	Definition
SMC 23.45.504	PERMITTED USES Residential use permitted outright
SMC 23.45.510.B,E	FLOOR AREA RATIO - Base 1.2 FAR inside growth areas * 1.4 FAR allowed per exception 23.45.510.C - Built Green 4 Star certification, specific parking locations
SMC 23.45.512.A	DENSITY LIMITS - No limit per exception 23.45.510.C
SMC 23.45.514.A, F, & J	HEIGHT - Base height limit of +30' above average existing grade. - Parapets, railings etc. may extend 4' above the allowed height limit. - Stair penthouses may extend 10' above the allowed height limit. - Elevator penthouses may extend 16' above the allowed height limit.
SMC 23.45.518.A	SETBACKS Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in length, or 7' Average 5' min.
SMC 23.45.522.A.4	AMENITY AREA - 25% of total lot area shall be provided as amenity area. - 50% of total amenity area shall be provided at the ground level as common space. - Common Amenity: minimum 250 sf, 10' min. dimension.
SMC 23.45.524.A	LANDSCAPING - 0.60 Green Factor Required
SMC23.45.527.A,B	STRUCTURE WIDTH/FACADE LENGTH - Width of principal structures shall not exceed 150' - Length of principal structures shall not exceed 65% of lot depth.
SMC 23.45.534	LIGHTING AND GLARE - Exterior lighting shall be shielded and directed away from adjacent properties.
SMC 23.54.015	PARKING - Parking is not required per urban village overly. Development will provide 1 space per unit located off-street, below grade in garages underneath the front townhome unit.
SMC 23.54.040	SOLID WASTE & RECYCLING - Residential (26-50 units): 84 sf - 7' minimum horizontal dimension



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Northwest



Northeast



Southwest



Southeast



## AERIAL VIEWS



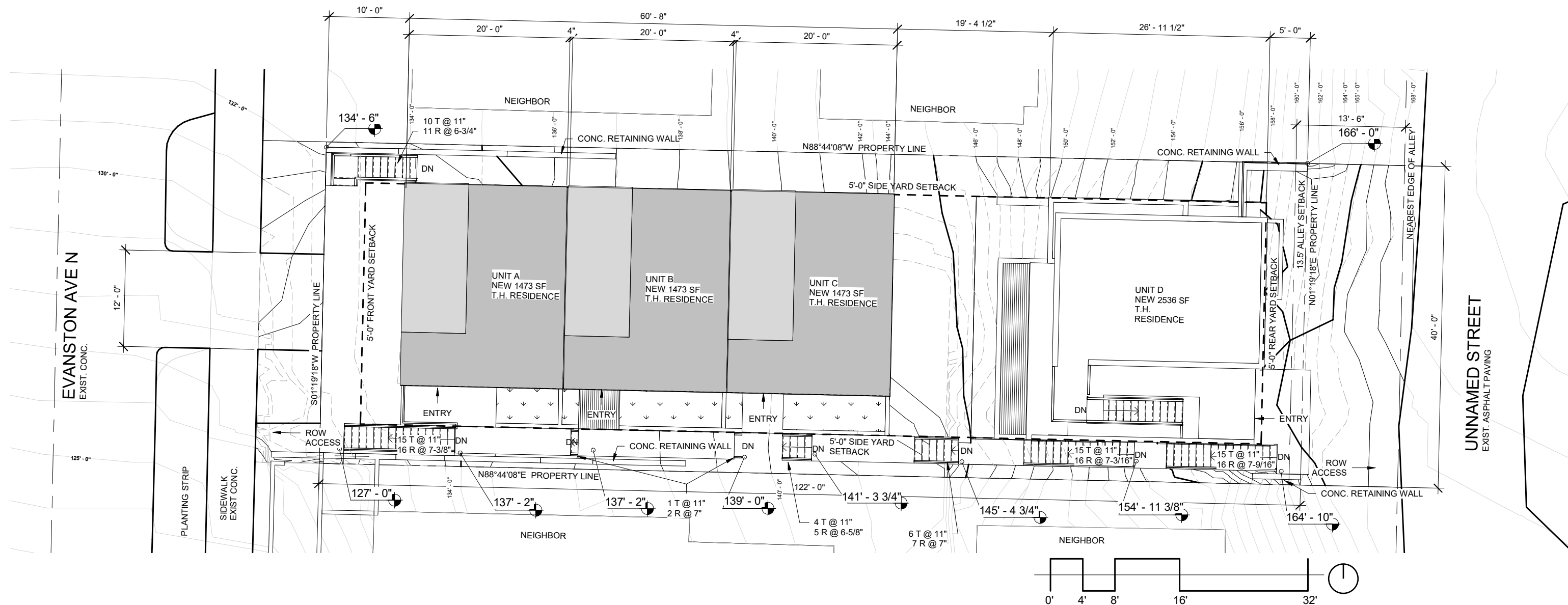
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Architectural Concept

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**LEGAL DESCRIPTION**

Lot 5 and the North 10 feet of lot 6, Block 9, Denny and Hoy's Addition to the City of Seattle, According to the Plat thereof recorded in Volume 2 of Plats Page 136, in King County, Washington. Situate in the County of King, State of Washington.

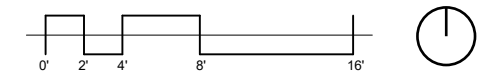
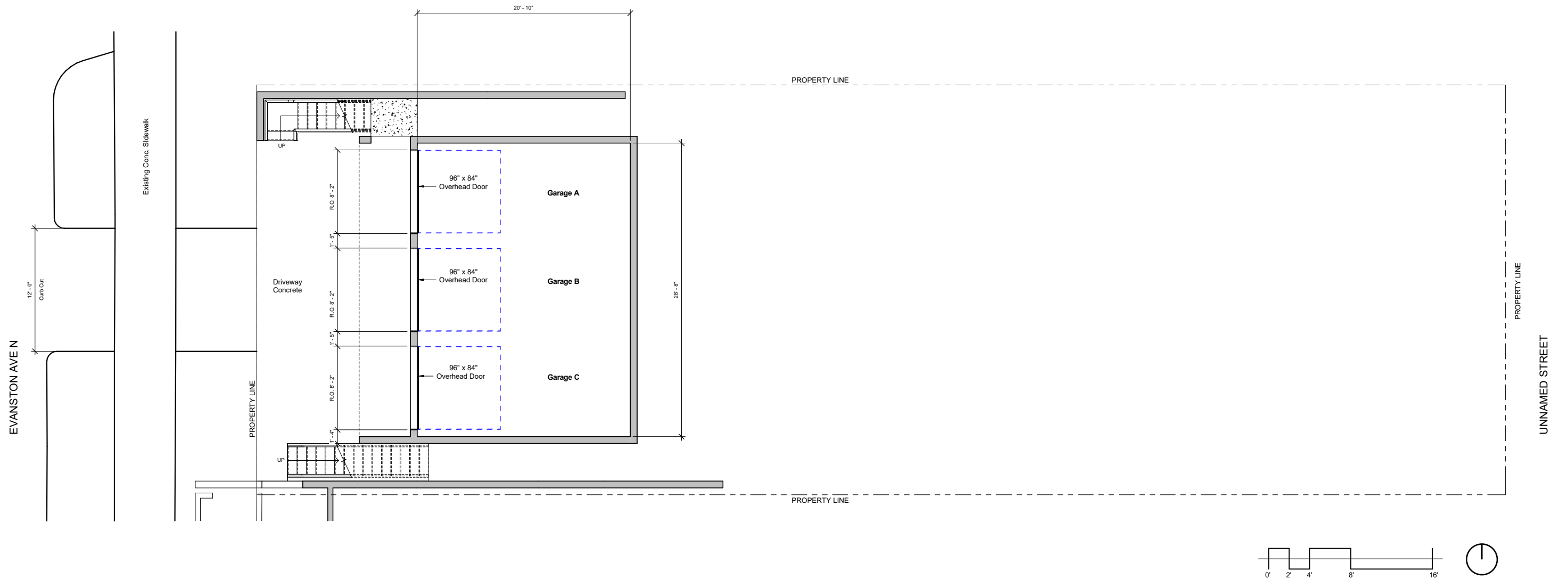


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## GARAGE LEVEL PLAN



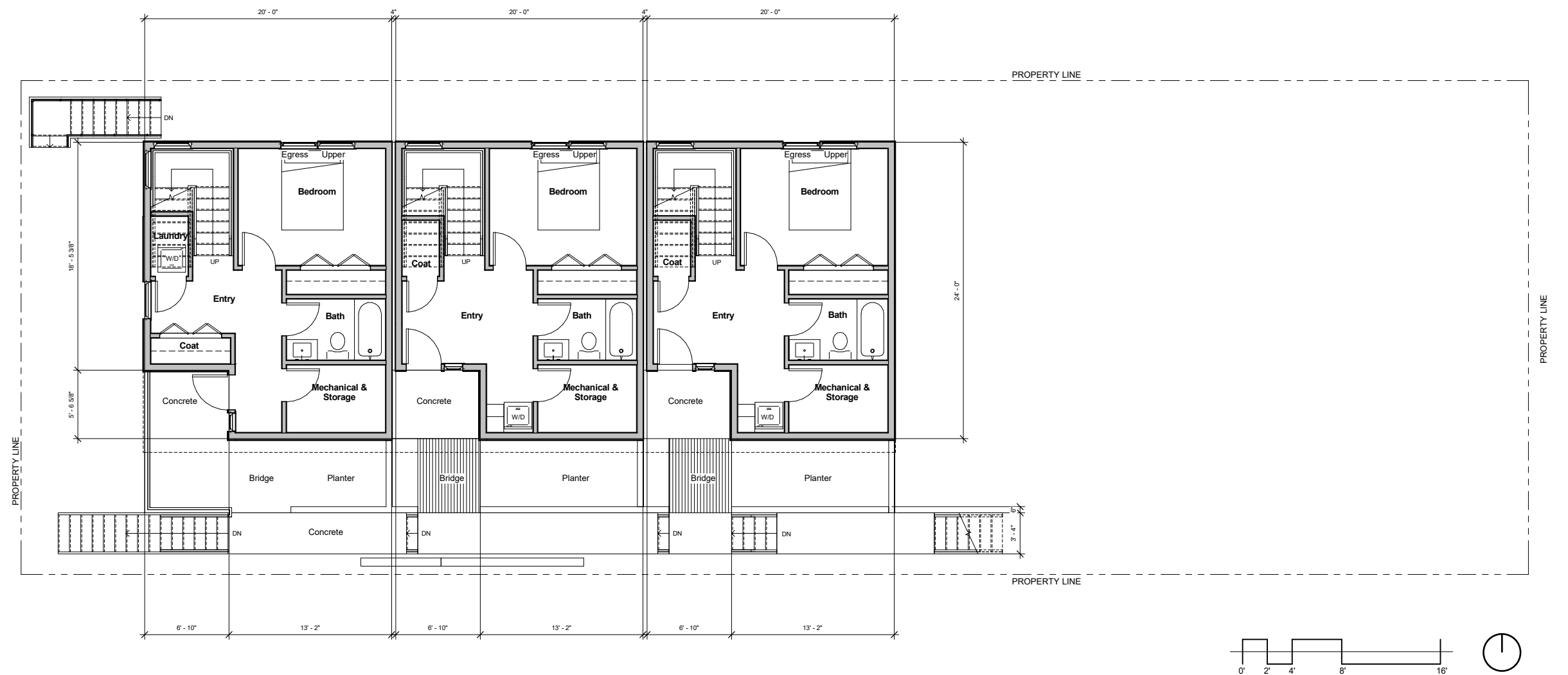
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ENTRY LEVEL PLAN



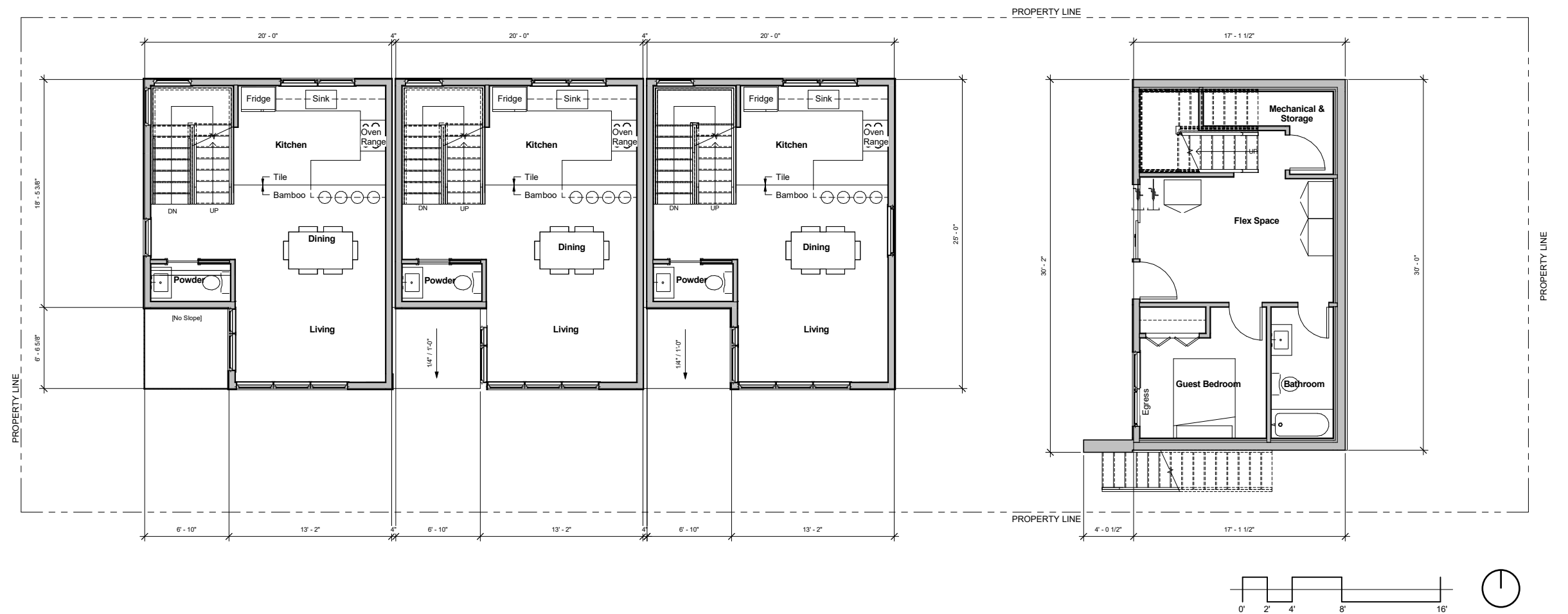
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MAIN LEVEL PLAN



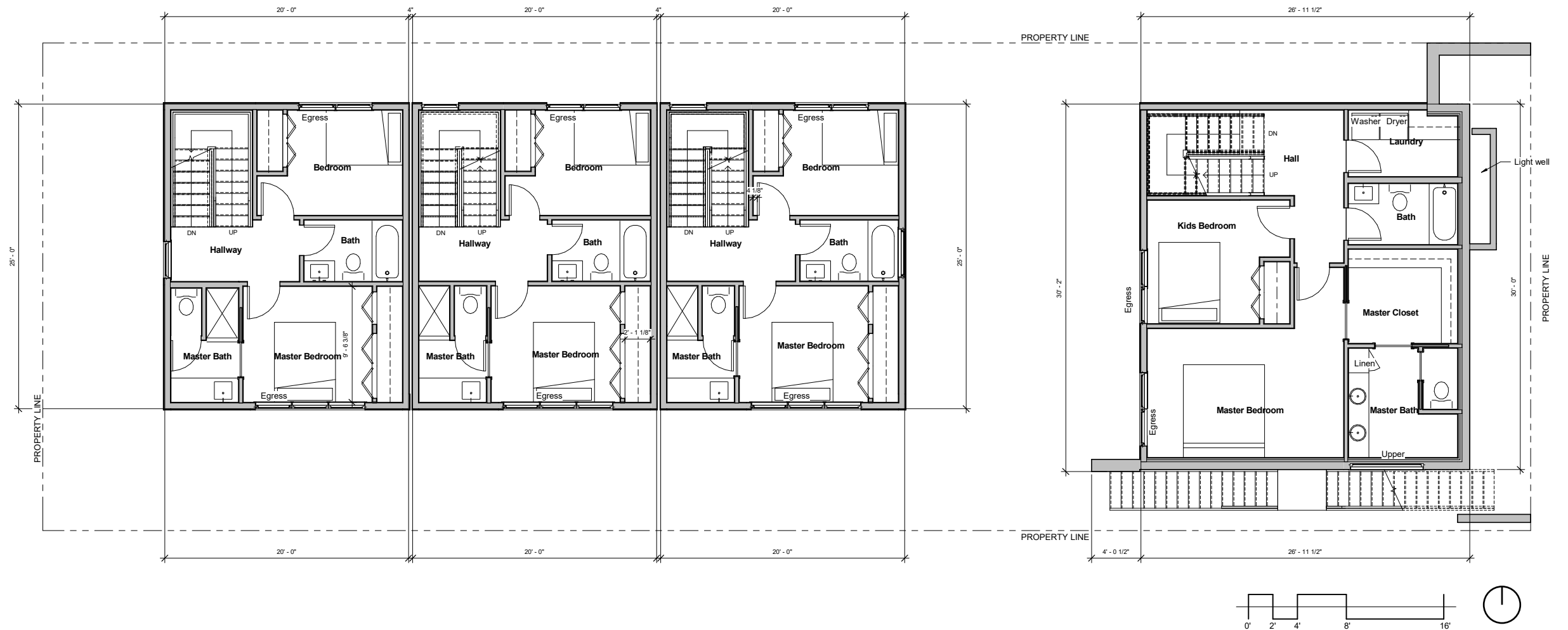
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UPPER LEVEL PLAN



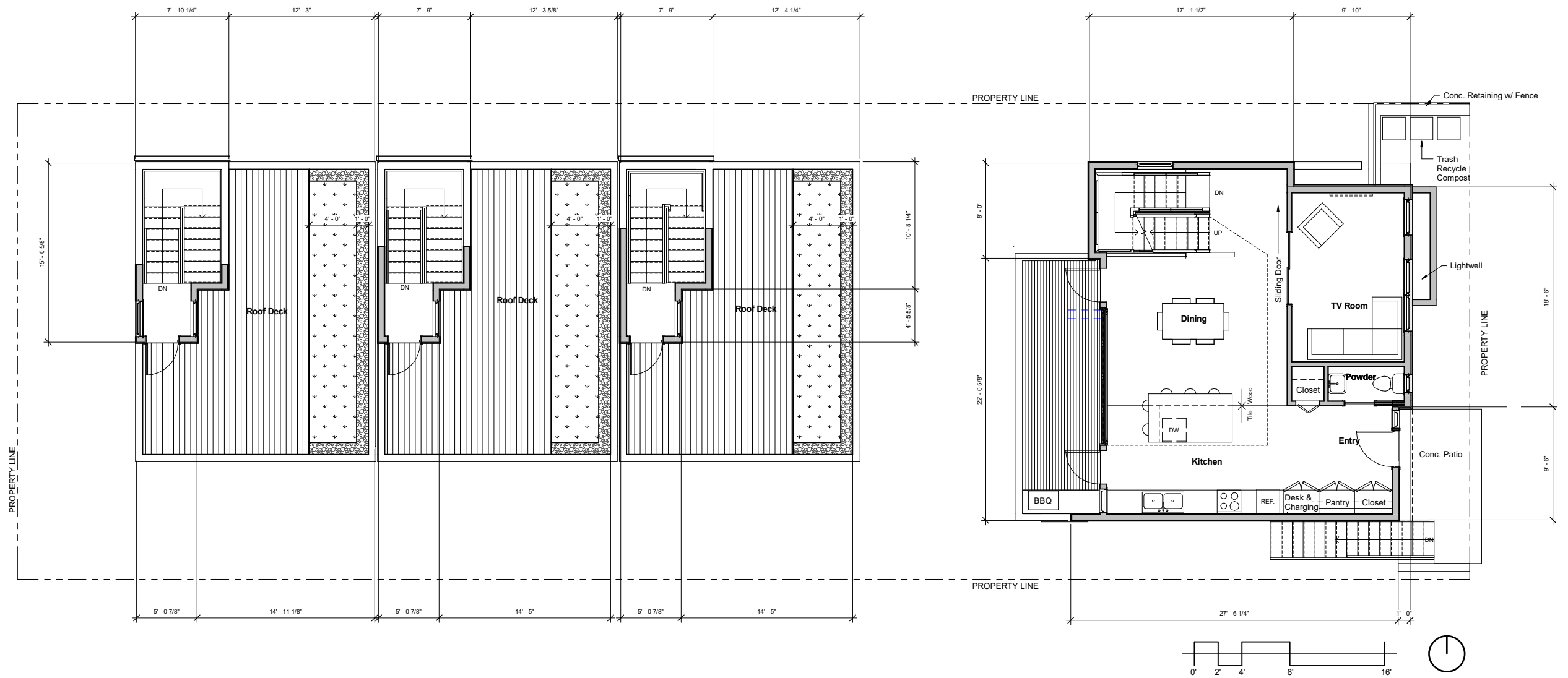
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Architectural Concept

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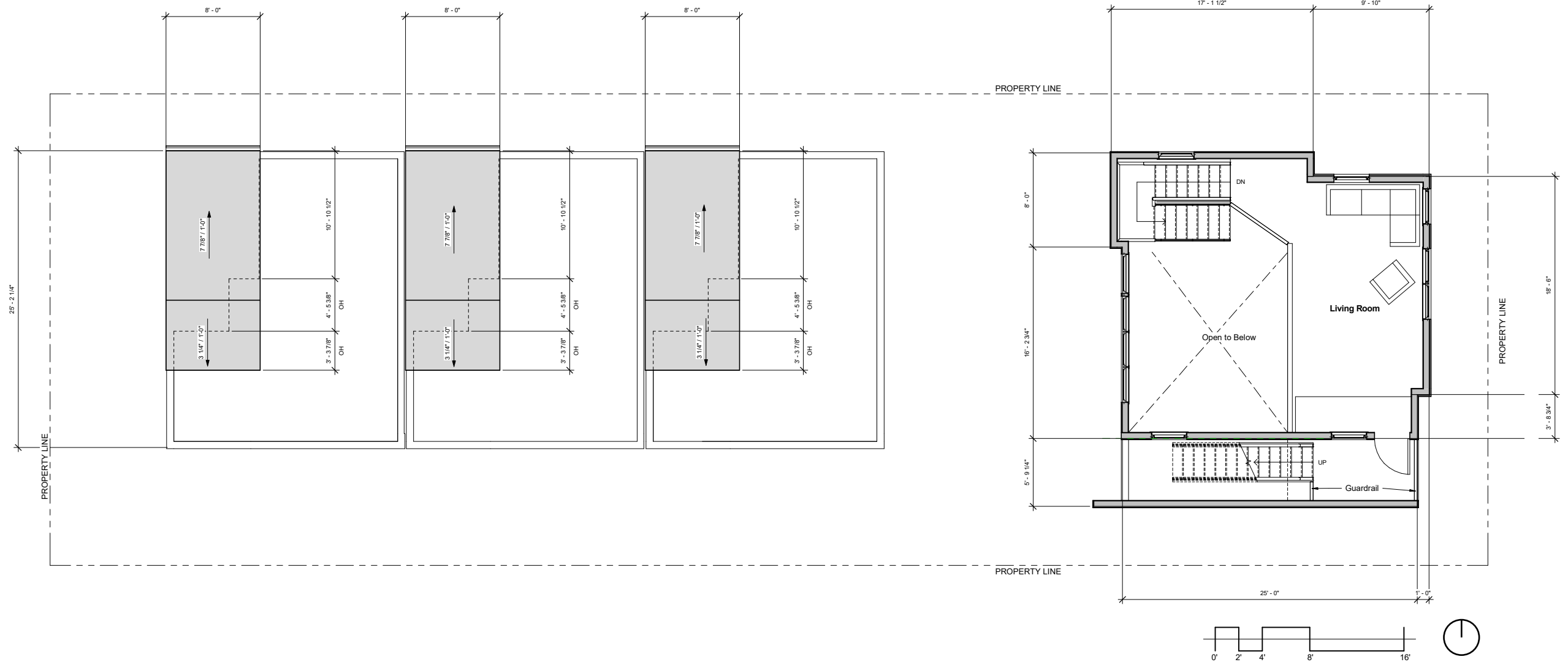
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**ROOF PLAN +  
UNIT D ENTRY LEVEL PLAN**

Architectural Concept

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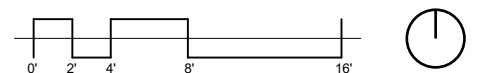
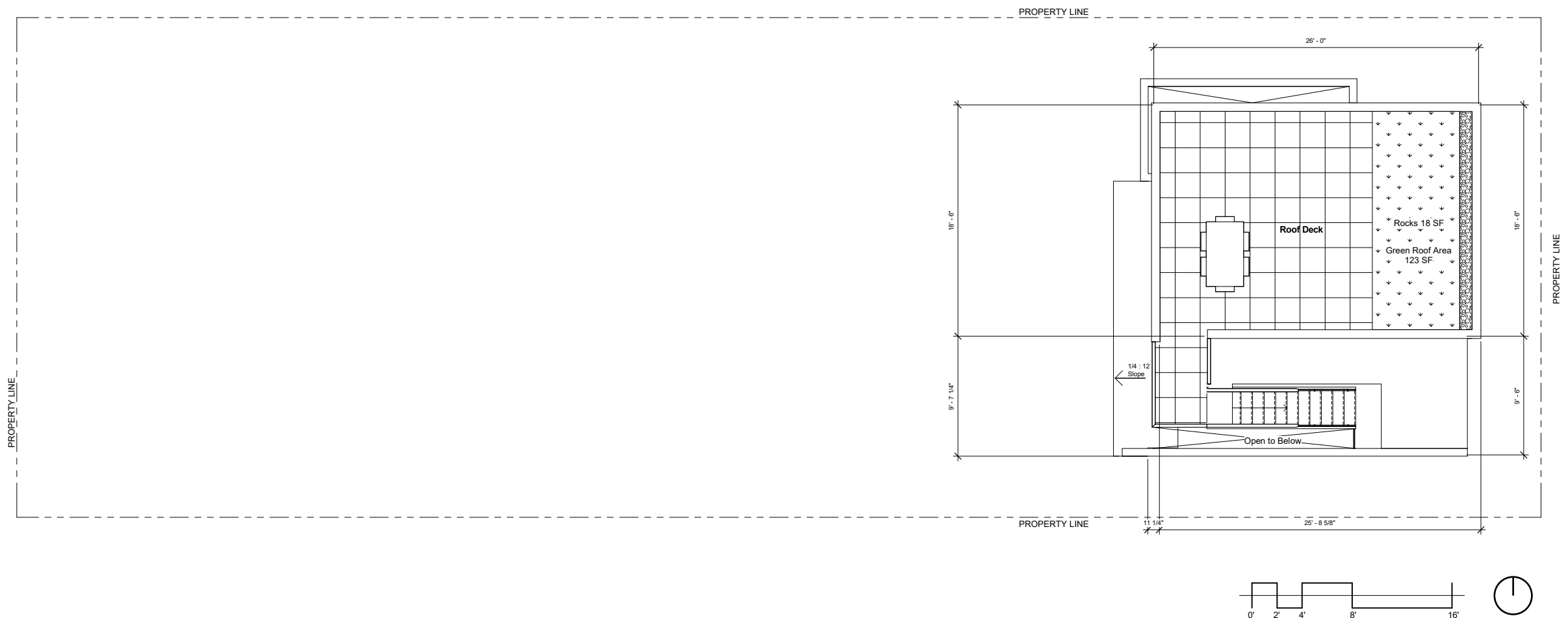
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**ROOF PLAN +  
UNIT D UPPER LEVEL PLAN**

Architectural Concept

**22**





UNIT D ROOF PLAN



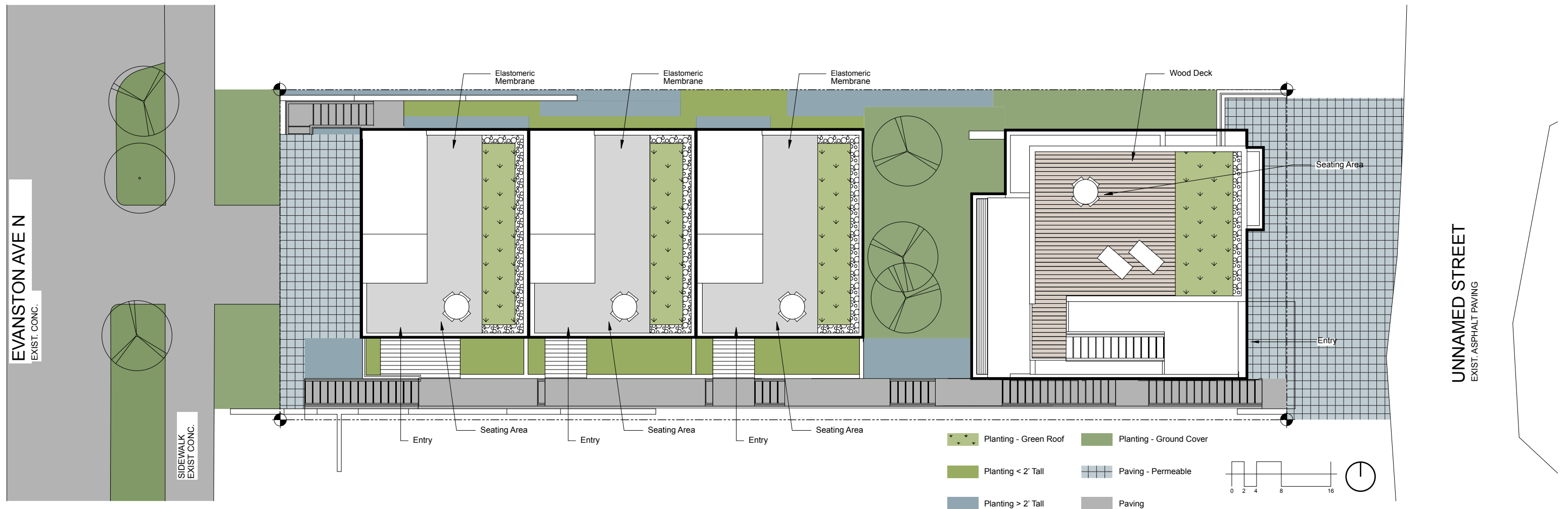
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LANDSCAPE PLAN

Architectural Concept

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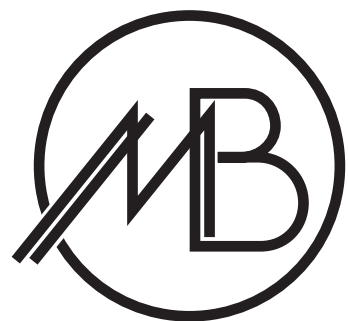


(top row, L to R)

1. Black Mondo Grass
2. Juncus Effusus, 'Quartz Creek'
3. Cornus Kousa 'Eddies White Wonder'
4. Wisteria Macrostachya 'Aunt Dee'

(bottom row, L to R)

1. Acer Griseum 'Paper Bark Maple'
2. Fagus Sylvatica 'Dawyck Purple'
3. Roof decking
4. Narrow modular paver (permeable)



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LANDSCAPE

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Average Existing Grade

Calculated by SMC: 23.86.006 A, Option 2

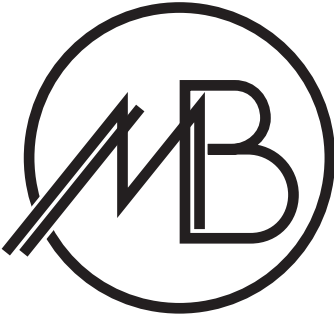
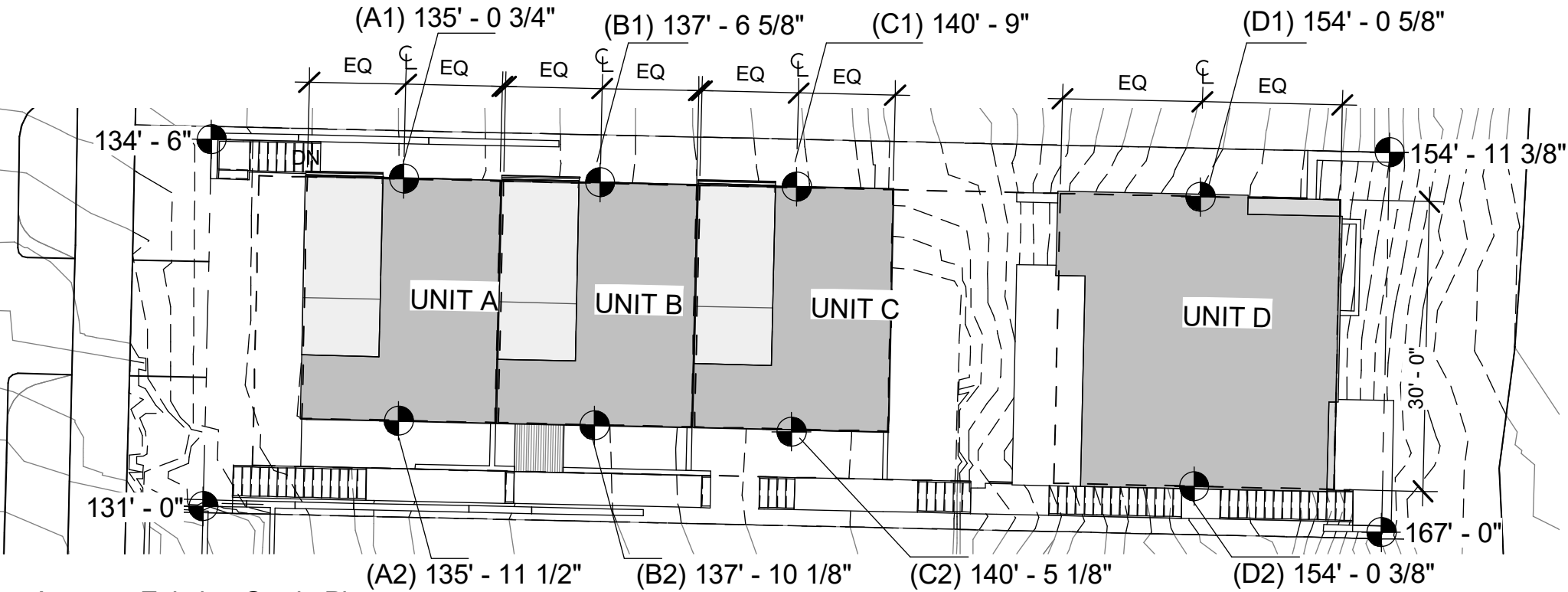
Marker	Elevation	Length	Elevation x Length
A1	135.06'	20.0'	2701.24
A2	136.0'	20.0'	2720.0
Total		40.0'	5421.24
AEG Unit A $5421.14 / 40.0' = 135' - 6''$			
B1	137.56'	20.0'	2751.24
B2	137.83'	20.0'	2756.66
Total		40.0'	5507.9
AEG Unit B $5507.9 / 40.0' = 137' - 8 \frac{3}{8}''$			
C1	140.74'	20.0'	2814.94
C2	140.49'	20.0'	2809.94
Total		40.0'	5624.88
AEG Unit C $5624.88 / 40.0' = 140' - 7 \frac{1}{2}''$			
D1	154.04'	29.0'	4467.33
D2	154.03'	29.0'	4466.96
Total		58.0'	8934.29
AEG Unit D $8934.29 / 40.0' = 154' - 0 \frac{1}{2}''$			

AEG & HEIGHT LIMITS

The site has a grade change of approximately 30 feet, sloping down from east to west over the 122 foot length of the site. Most of the grade change occurs on the eastern-most third of the site.

Average existing grade was calculated for each townhouse unit separately according to SMC 23.86.006 A, Option 2 in order to utilize the existing site topography when locating structures on the site. This strategy allows the townhouse units to “step up” the site to accommodate significant changes in elevation.

Calculations and spot elevations are found in the table and figure to the left. The resulting average existing grades were 136'-0", 137'-8 3/8", 140'-7 1/2", and 154'-0 1/2" for Unit A, B, C, and D respectively.



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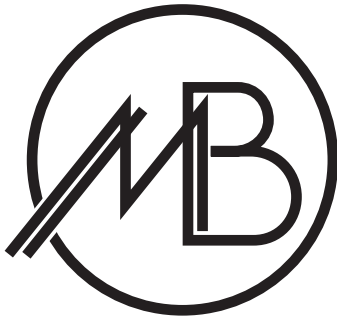
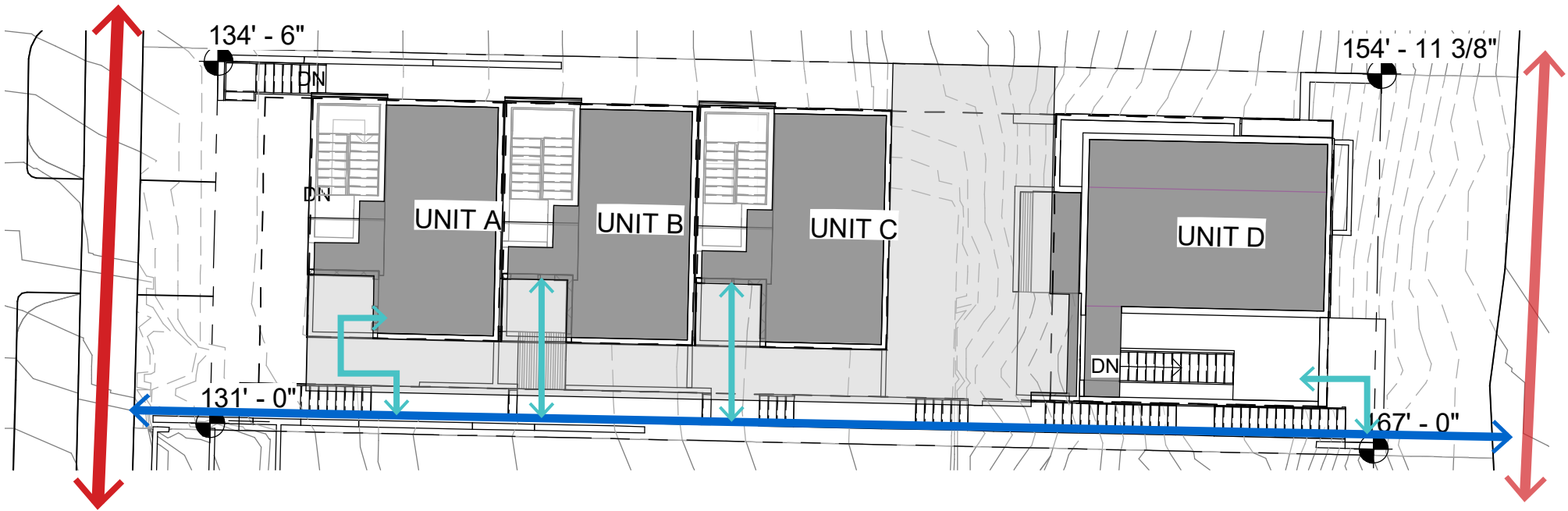
AMENITIES / CIRCULATION

Extending from the Evanston Ave N sidewalk to the alley on the east of the site, the southside setback provides space for circulation through the site. Entries to the first three townhomes (Units A, B, and C) are located along a path situated in this south setback and lead up stairs to connect to the alley along the side of the easternmost townhome. The entrance to this townhome (Unit D) is located directly off the alley. Car access to the garages for the townhomes is accessed via a curb cut along Evanston Ave N.

Private amenity spaces are provided at ground level at the front entries directly inside the south setback at the front entries of the townhomes. The amenity areas provide a buffer between the path and the building. Amenity space is also located in the separation between the front three townhomes and the Unit D townhome. Additional amenity areas are located on the roofs of all townhome units and take advantage of the views.

**Amenity Area = 25% of site area.**  
Site Area = 4880 SF \* 0.25  
Required Amenity Area = 1220 SF  
Area Provided = 2791 SF = **OK**

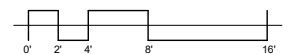
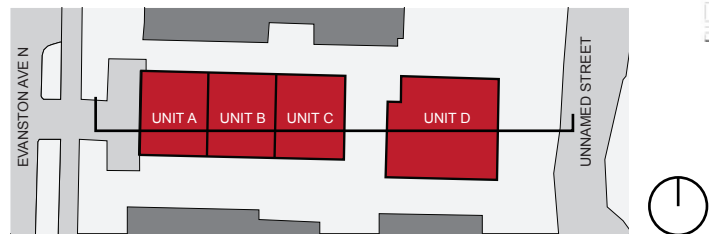
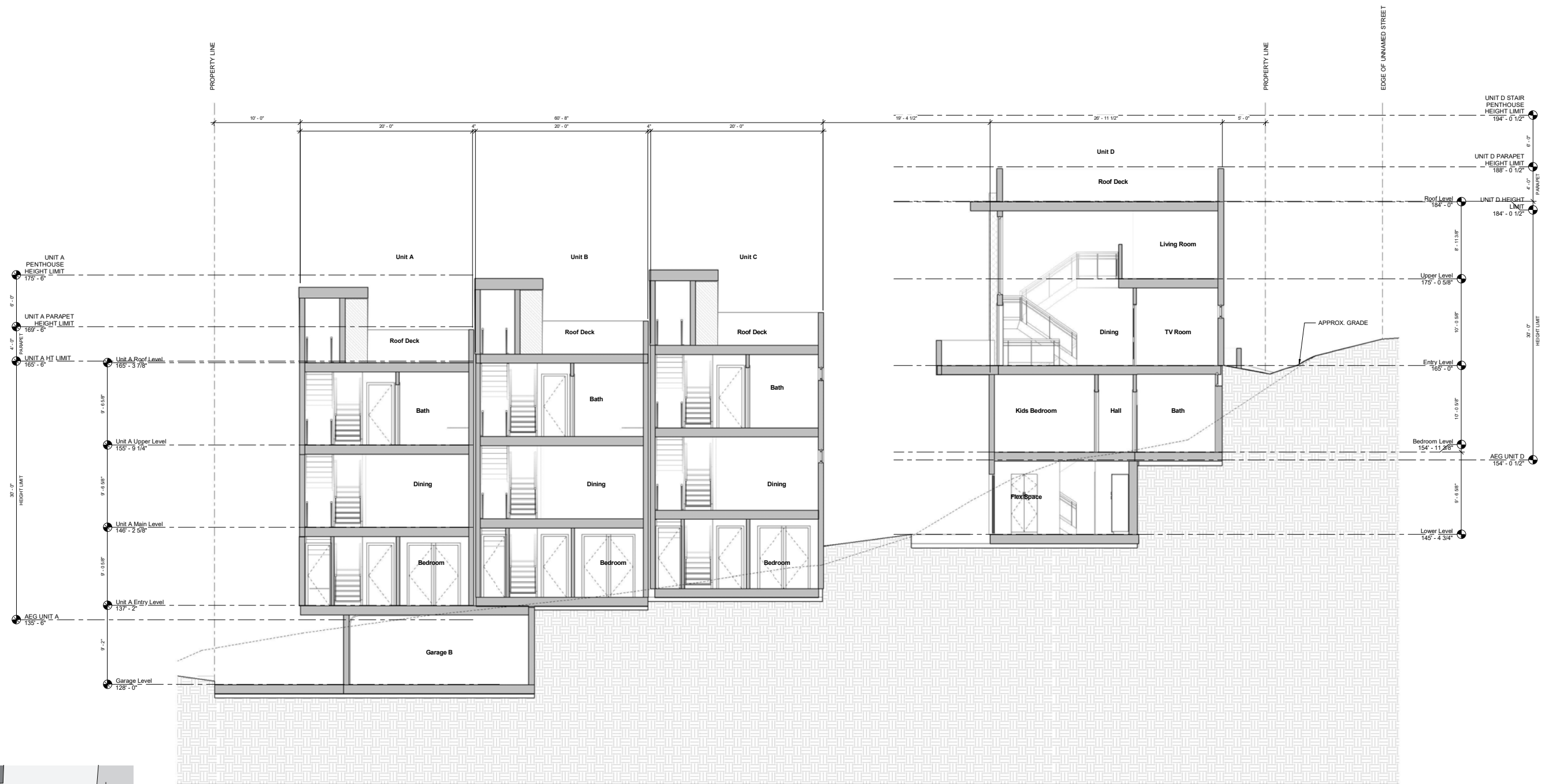
**AMENITY AREA**  
Area at Grade = 1100 SF  
Area at Roof Deck = 1691 SF  
**Total Amenity Area = 2791 SF**  
Note: Mid Gray indicates Area at Grade under cover



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# EAST-WEST SECTION

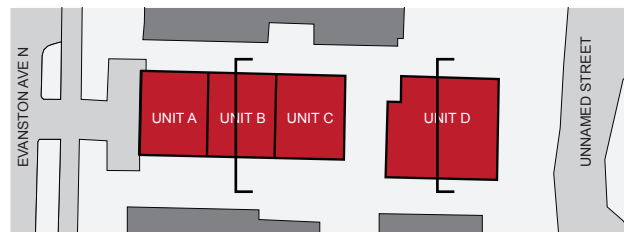
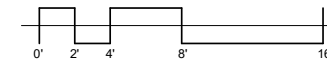
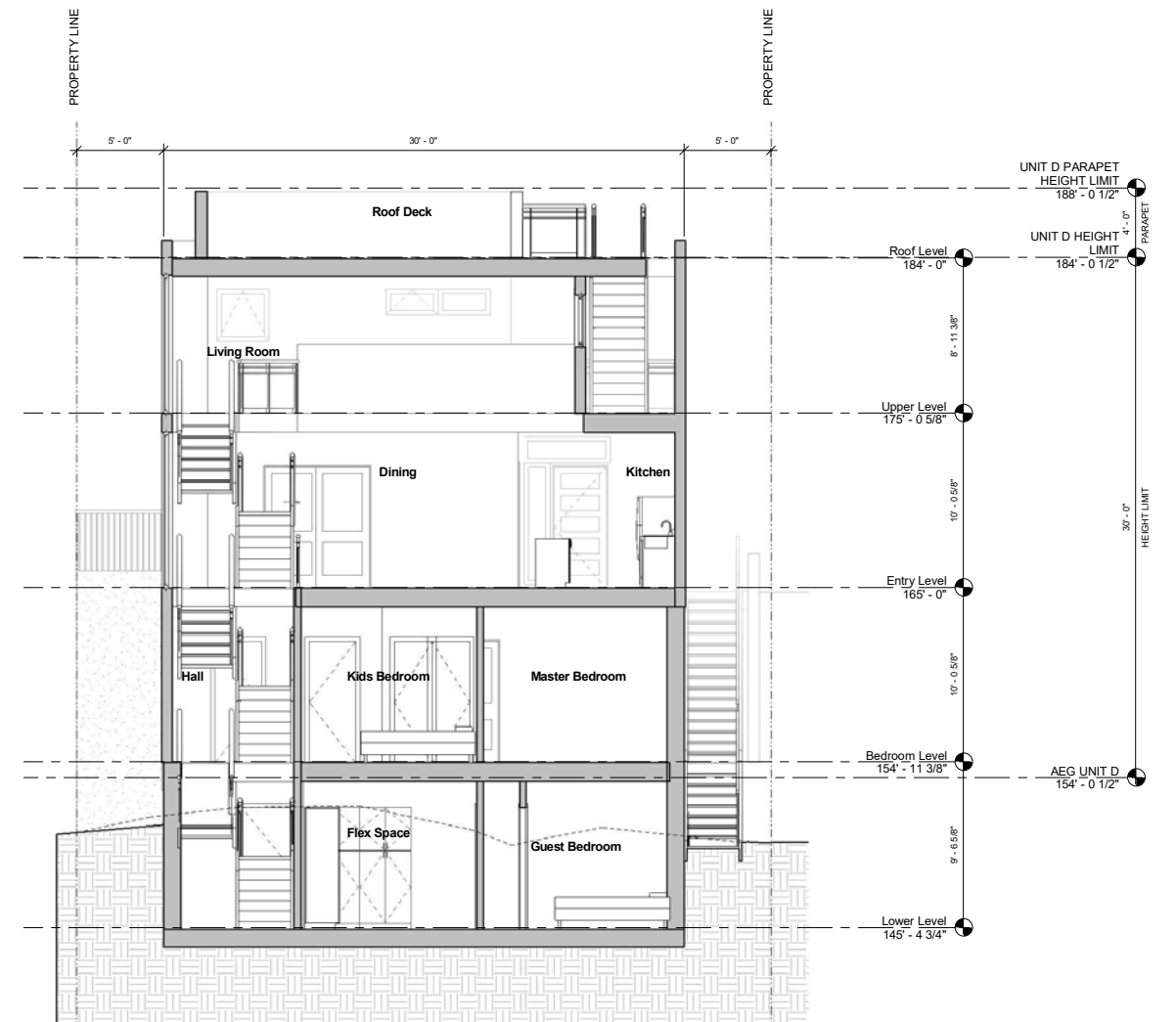
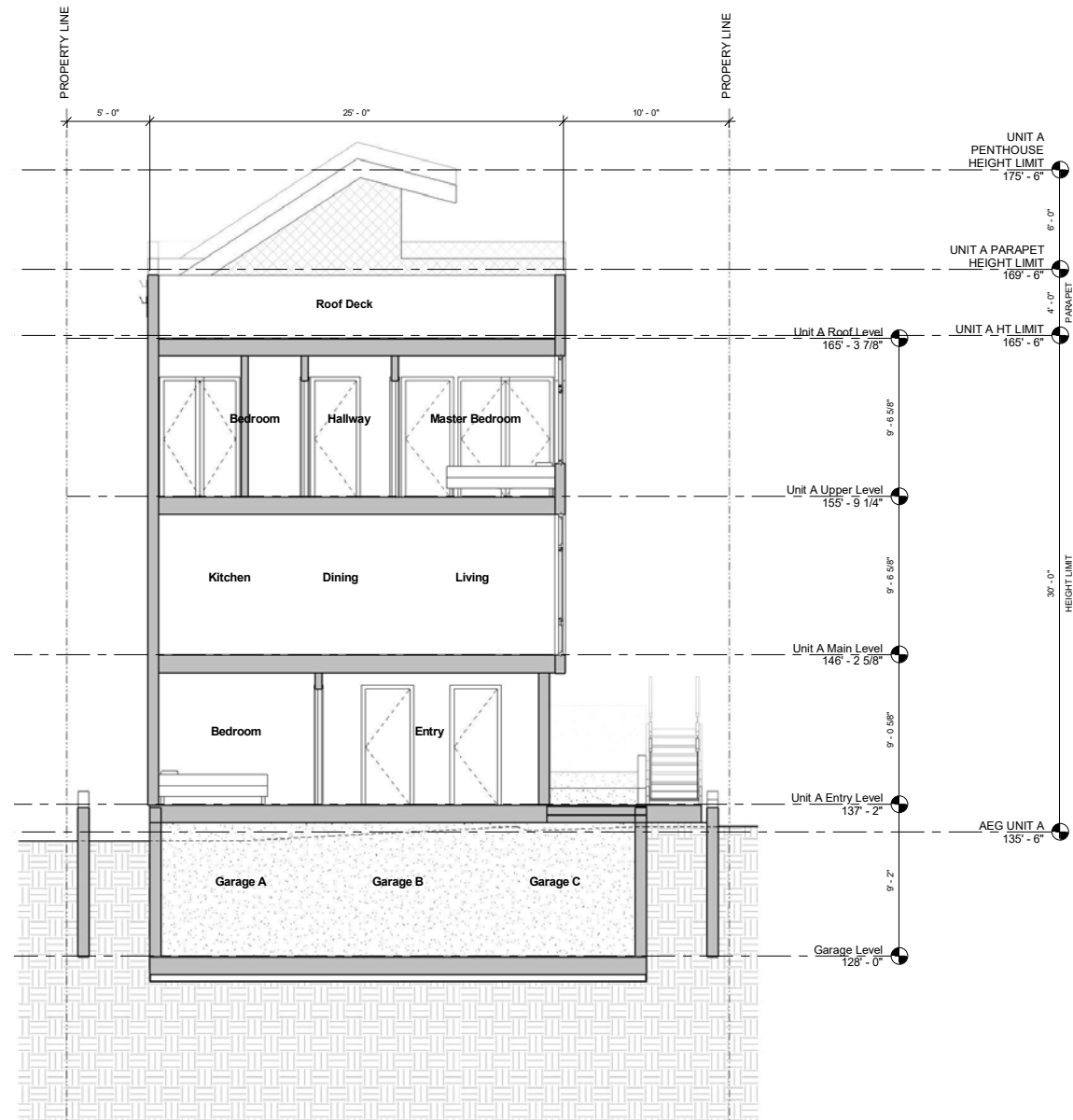


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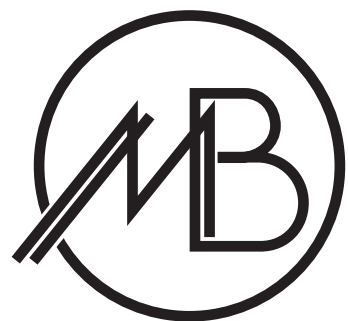
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## NORTH-SOUTH SECTIONS



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VIEW FROM EVANSTON AVE N



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VIEW FROM ALLEY



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NORTH ELEVATION  
NTS

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**EAST ELEVATION  
NTS**

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**SOUTH ELEVATION  
NTS**

Architectural Concept

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SOUTH ELEVATION  
NTS

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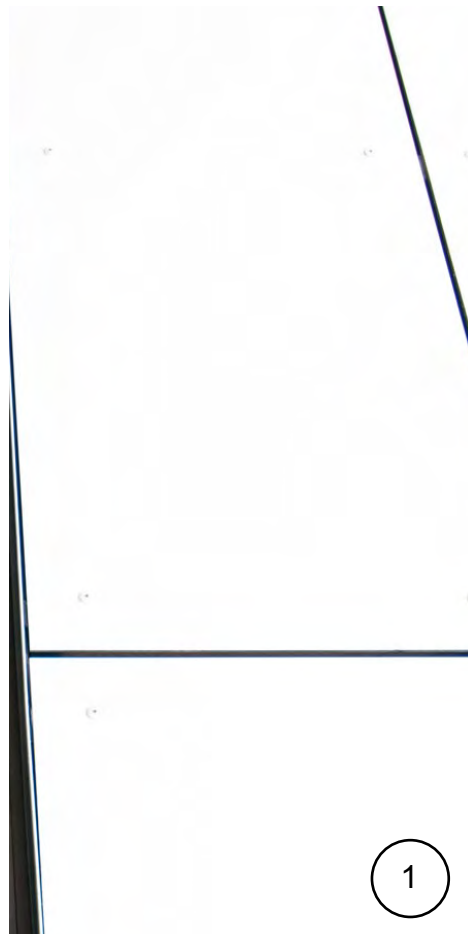


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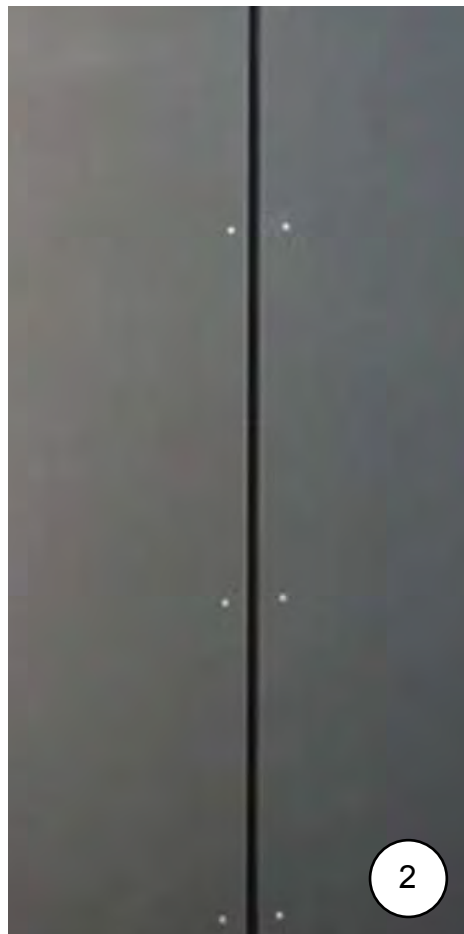
Architectural Concept

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1



2



3

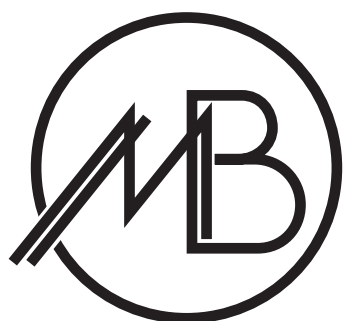


4

- (L to R)
1. White Aluminum Panels
  2. Black Hardie Panel
  3. Stained Cedar
  4. Architectural Concrete



## MATERIALS



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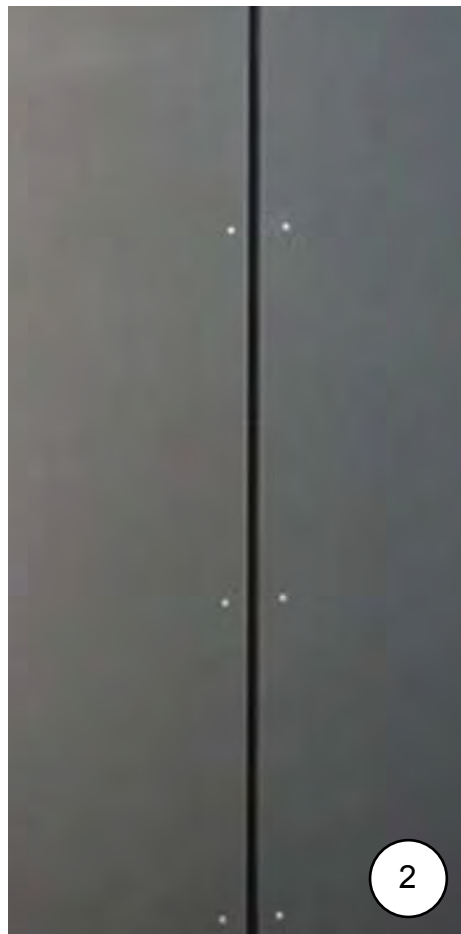
Architectural Concept

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1



2



3



4



5

## MATERIALS

(L to R)

1. White Aluminum Panels
2. Black Hardie Panels
3. Weathered Steel Panels
4. Architectural Concrete
5. Stained Cedar



## MATERIALS



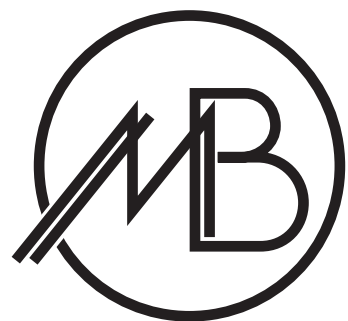
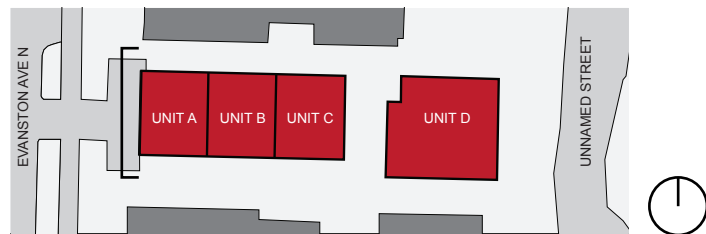
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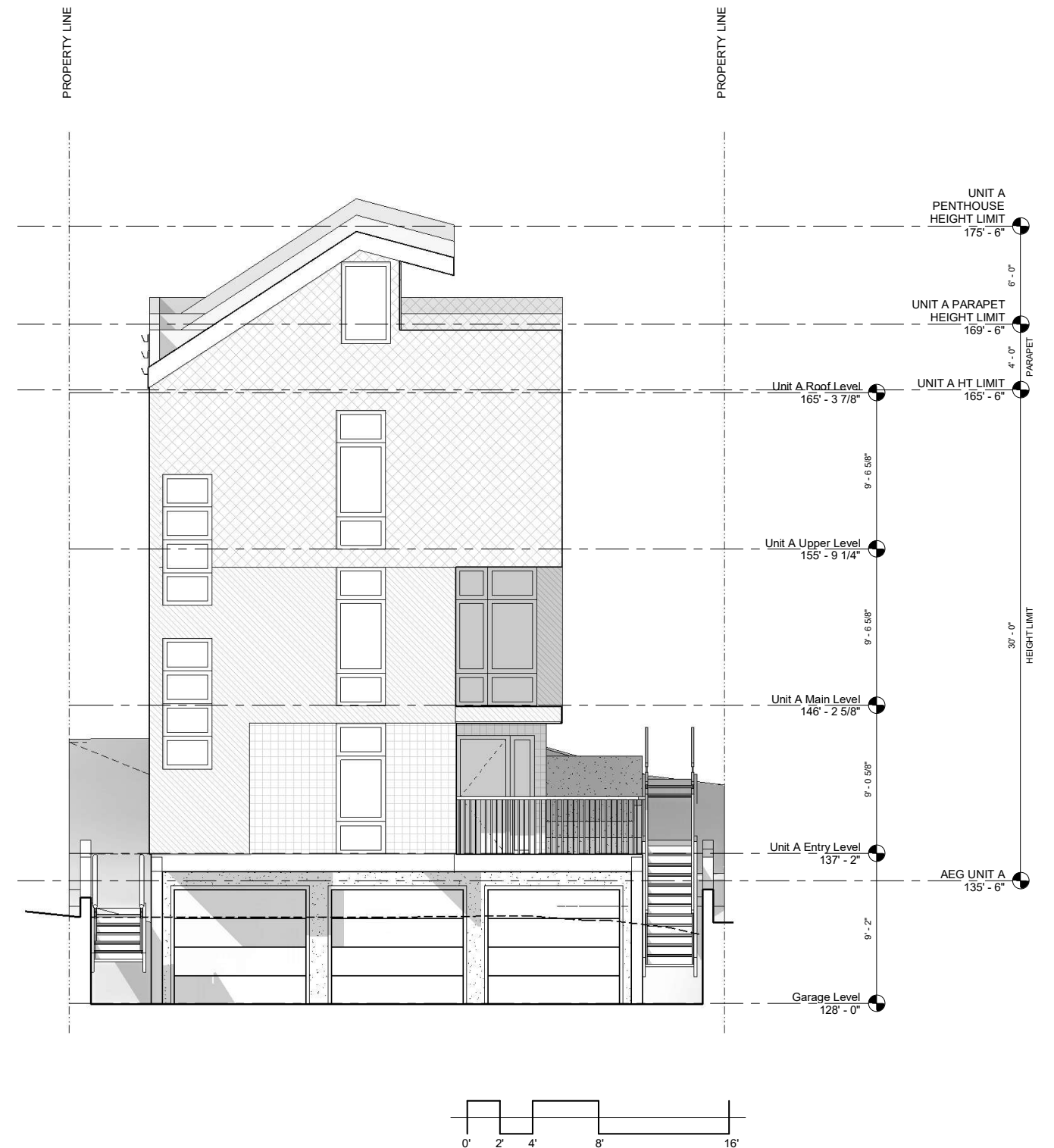
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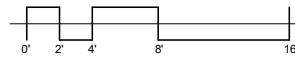
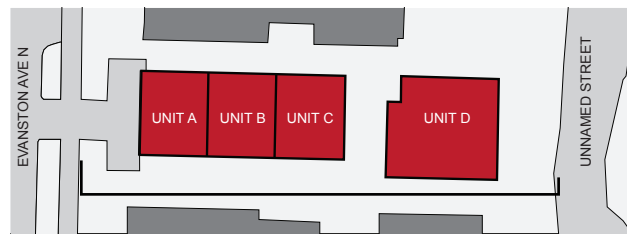
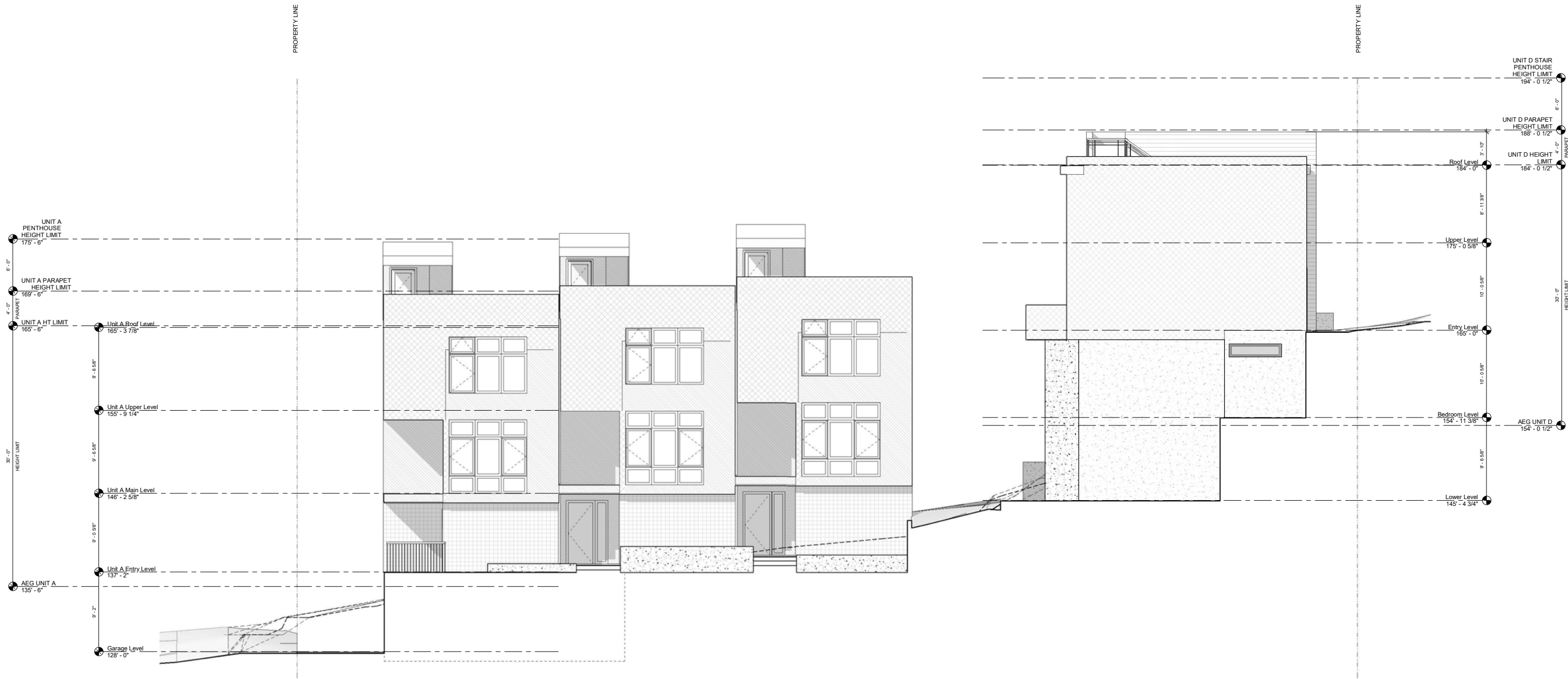
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**WEST ELEVATION**

Architectural Concept

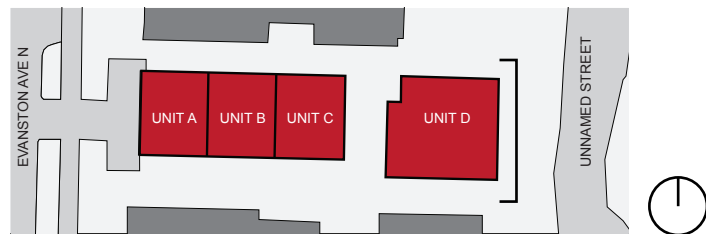
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# SOUTH ELEVATION

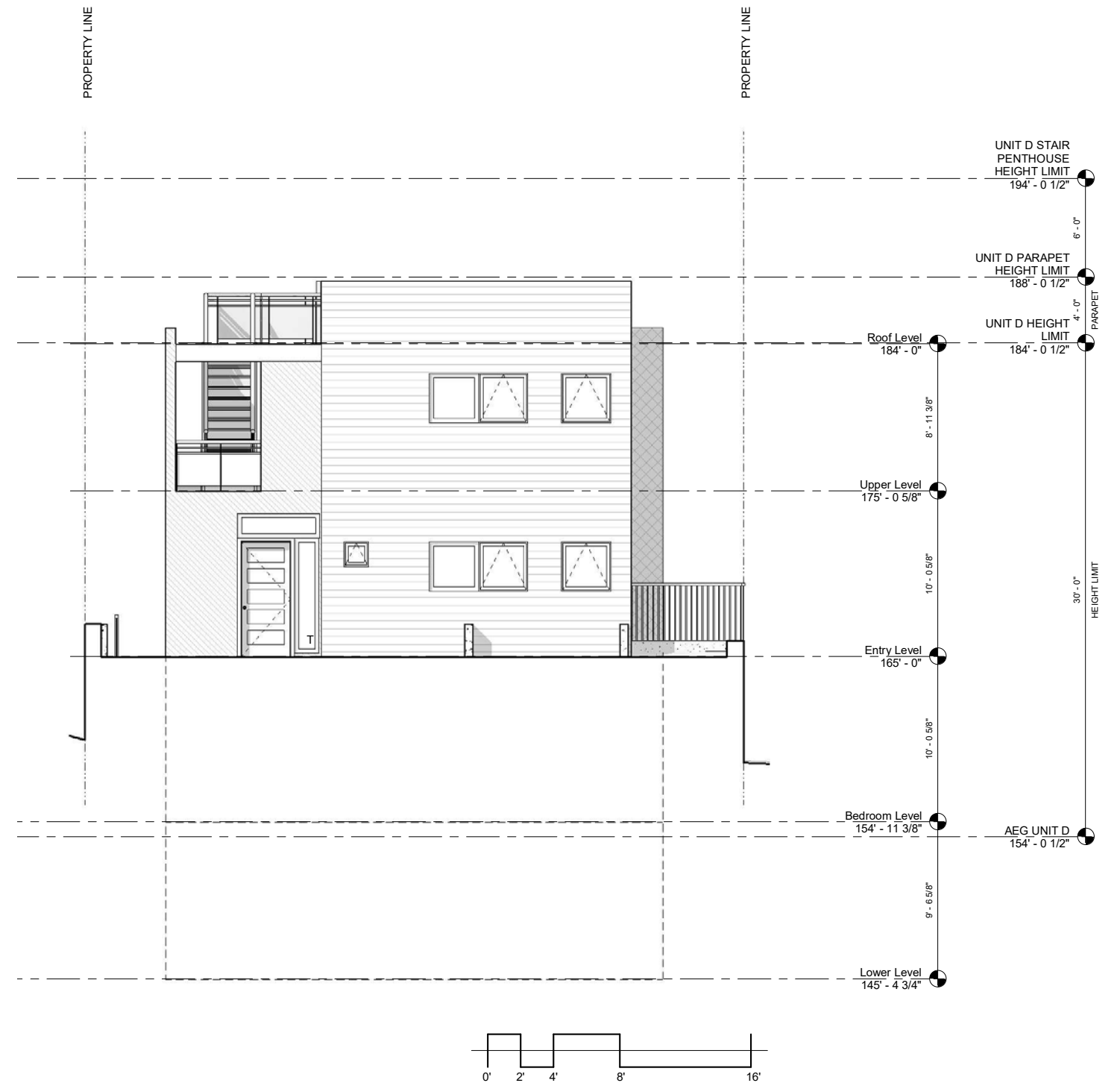
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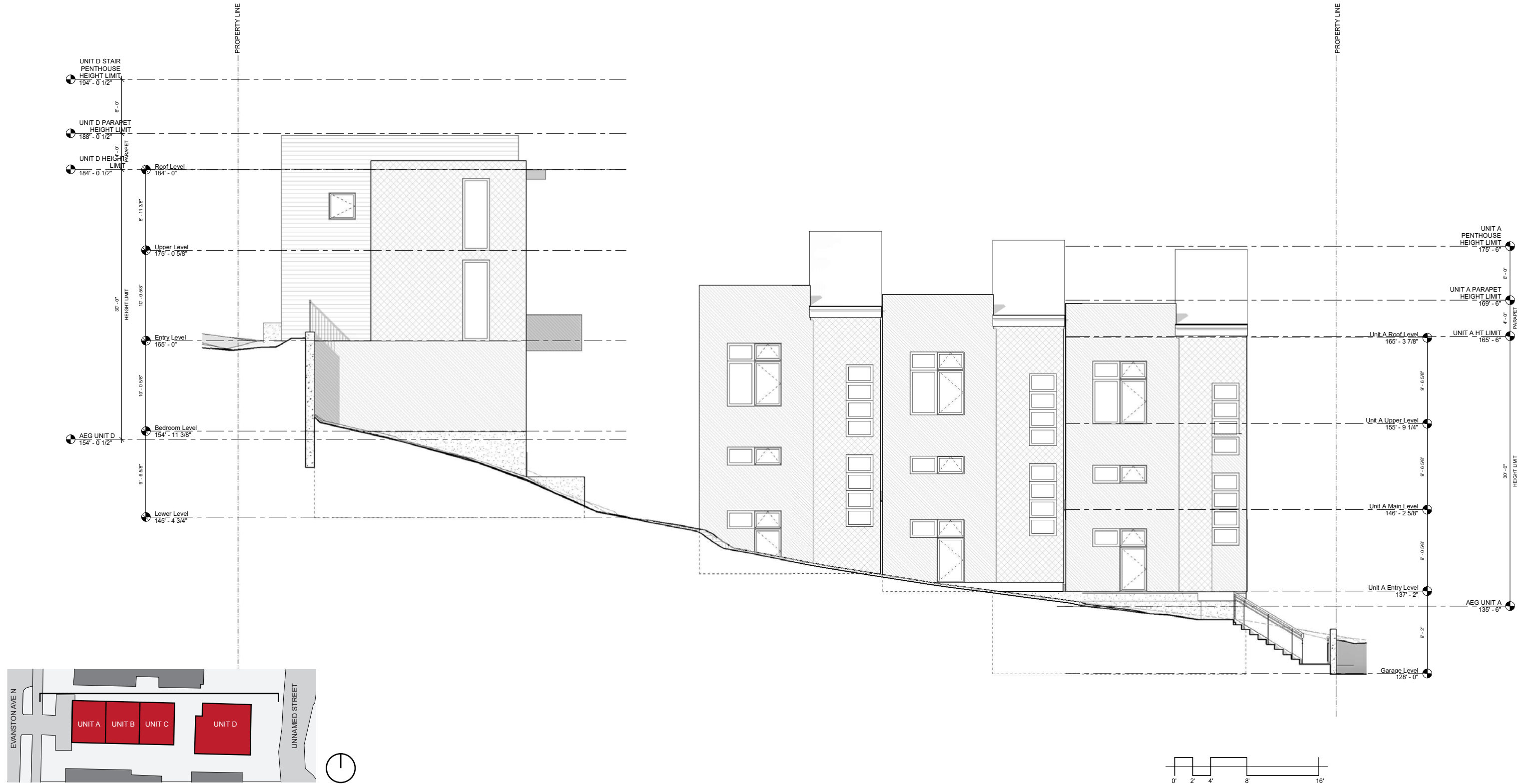
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**EAST ELEVATION**

Architectural Concept

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NORTH ELEVATION



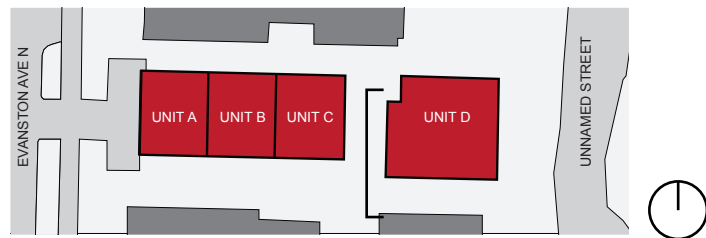
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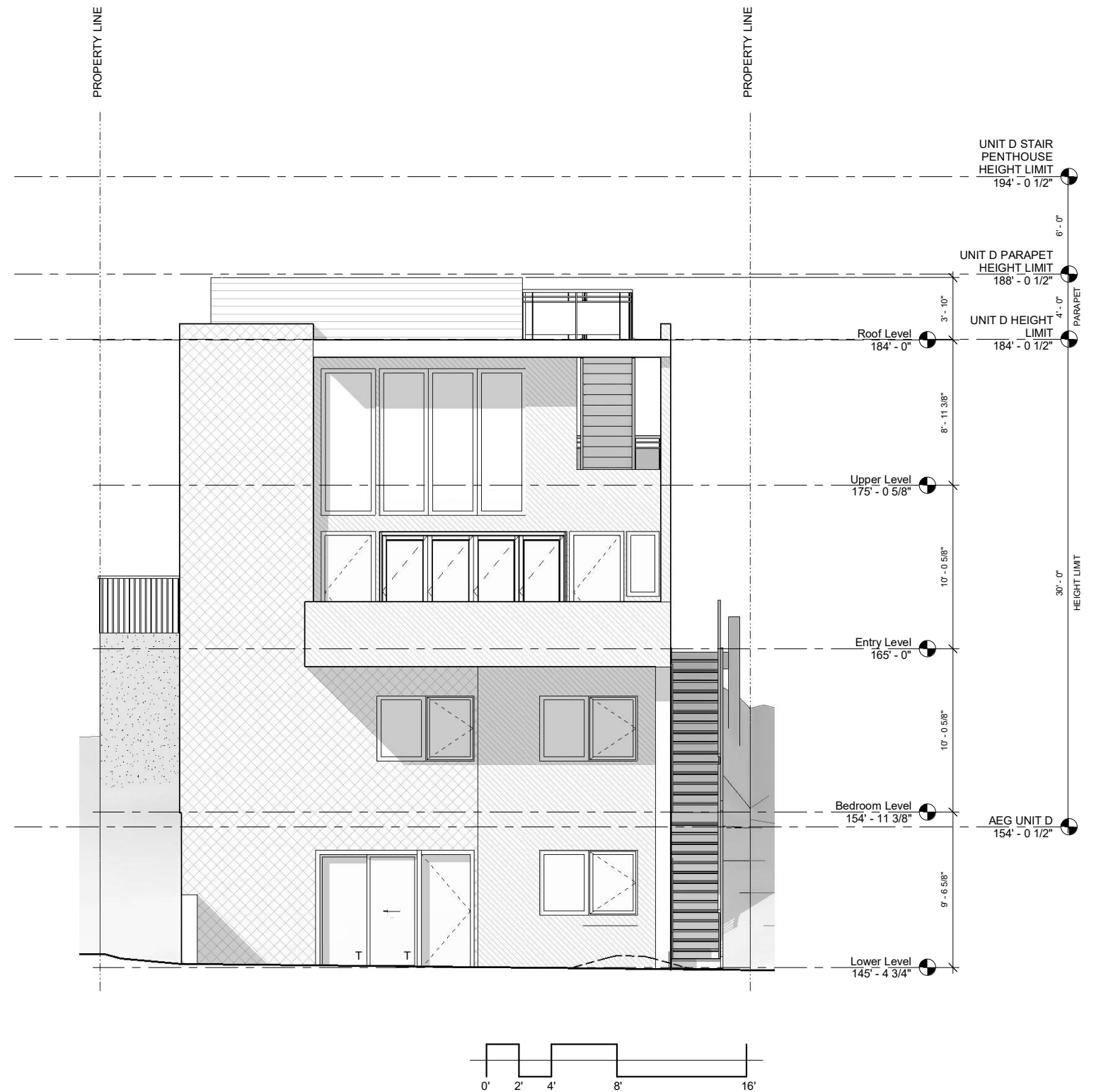
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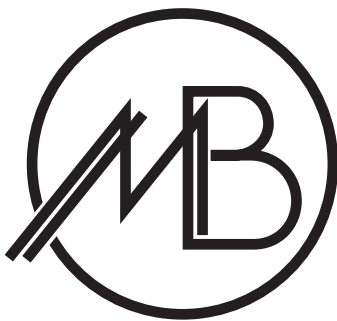
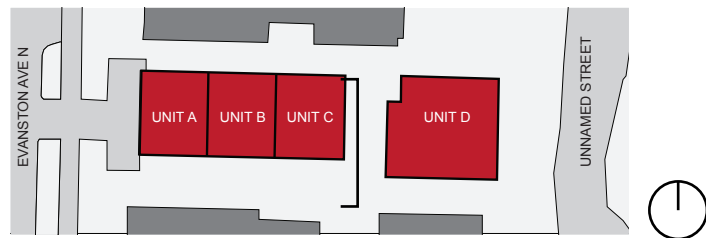


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UNIT D WEST ELEVATION



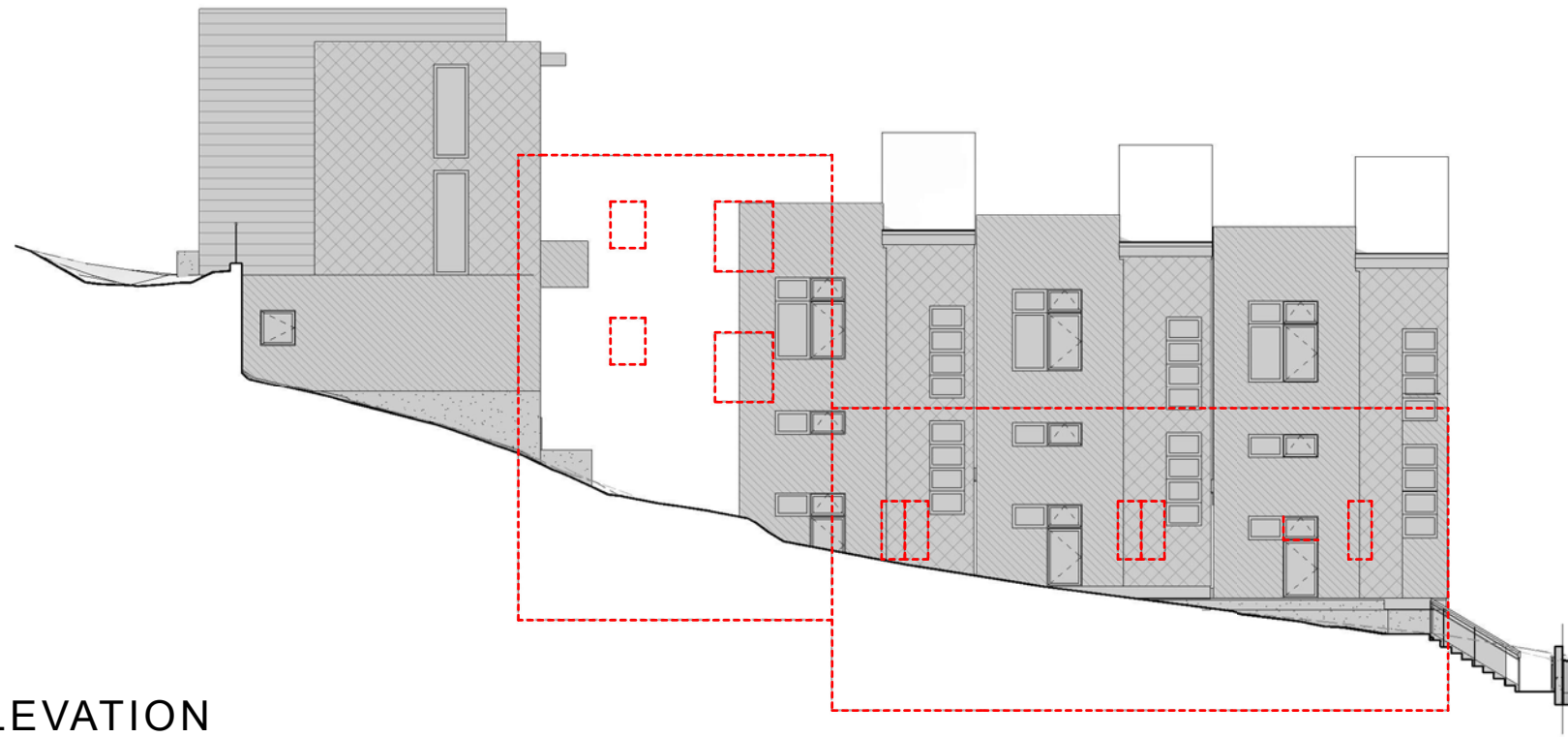
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UNIT C EAST ELEVATION

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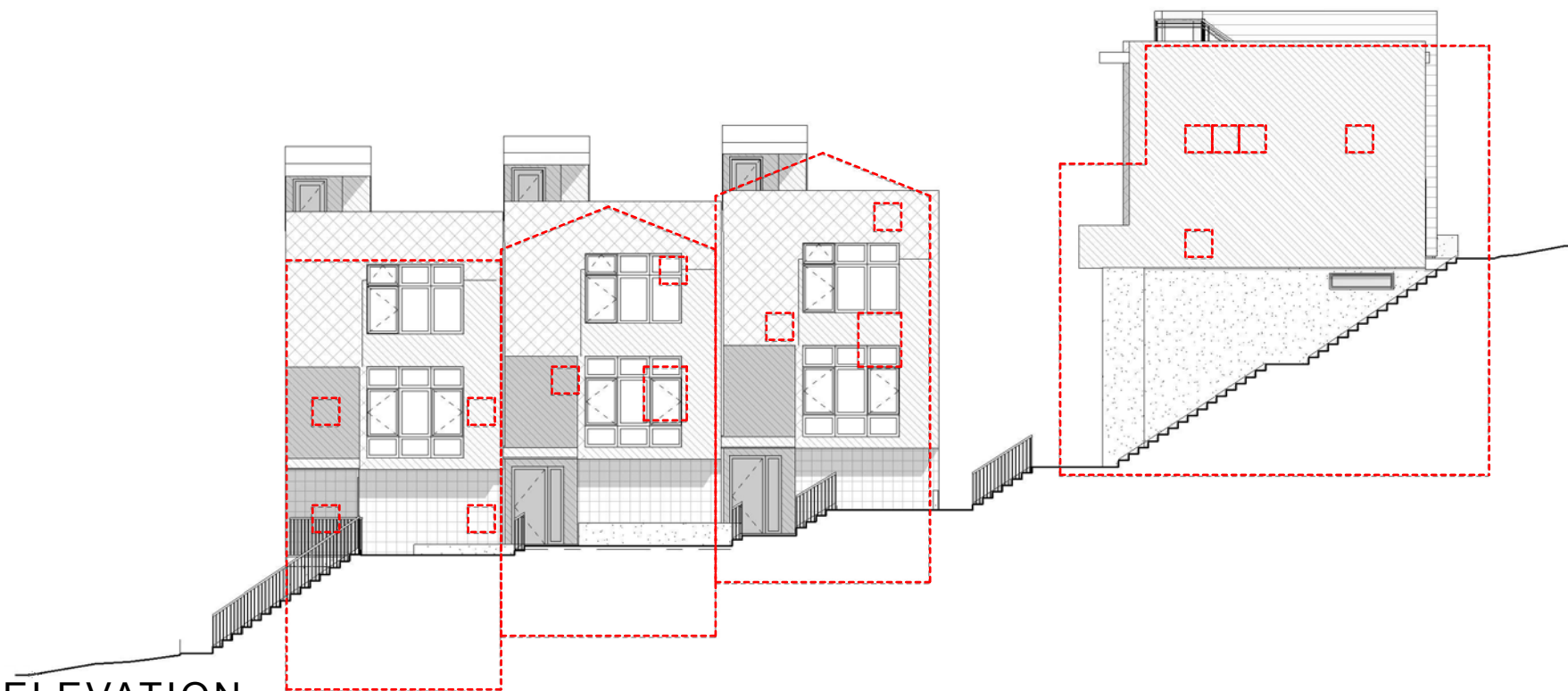




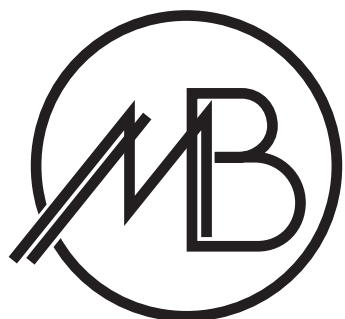
NORTH ELEVATION

## PRIVACY

Special consideration was taken to assure minimal overlapping fenestration on the north and south sides of the townhomes. Note: Neighboring facade openings are approximations from the field. There are no adjacent buildings directly to the east and west.



SOUTH ELEVATION



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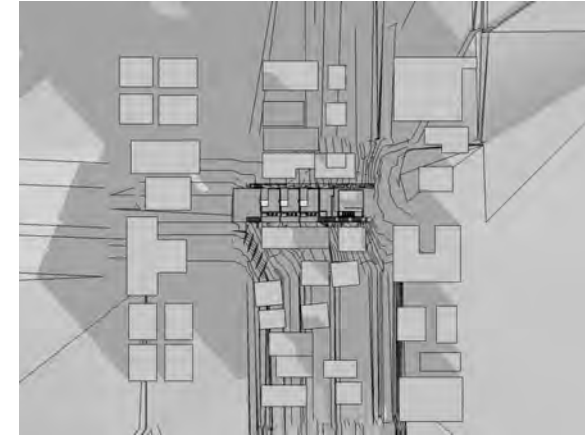
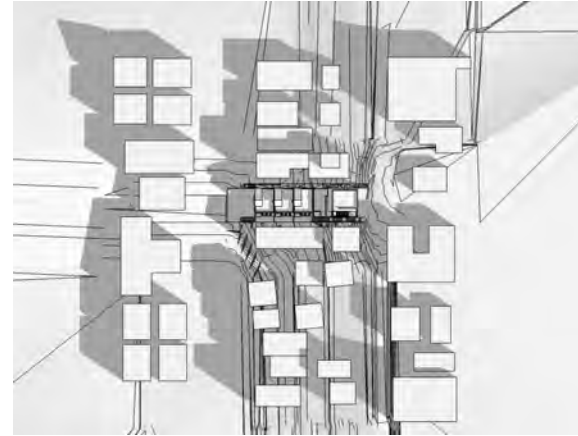
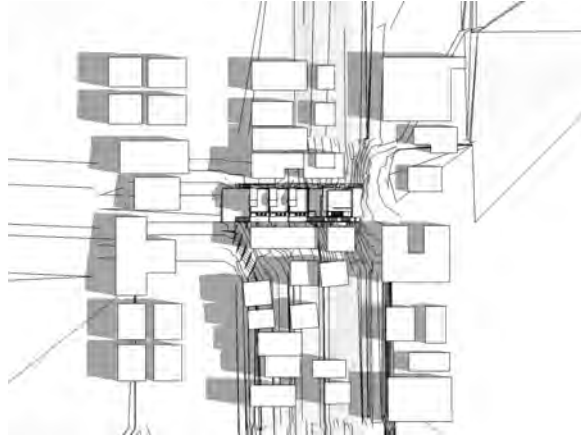
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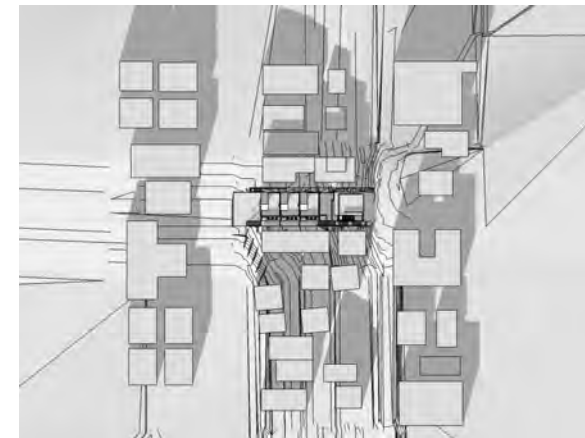
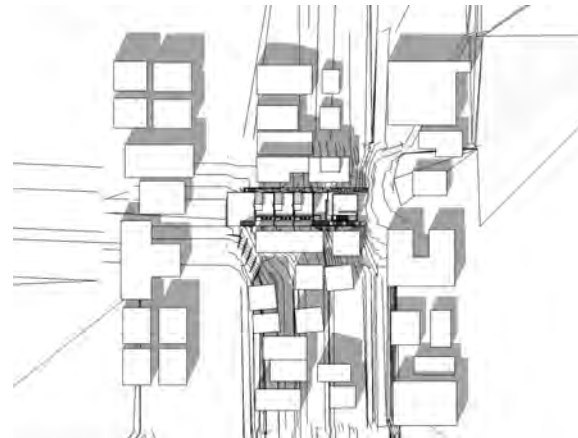
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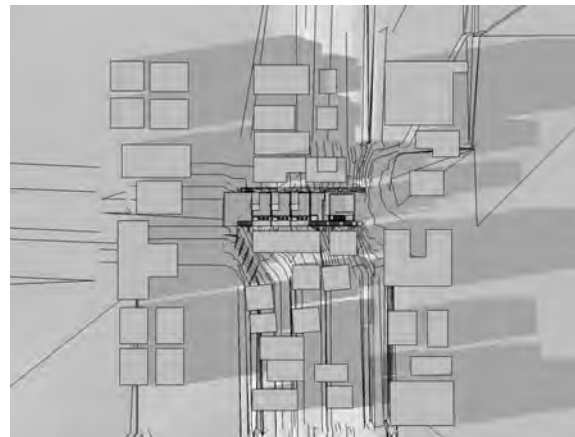
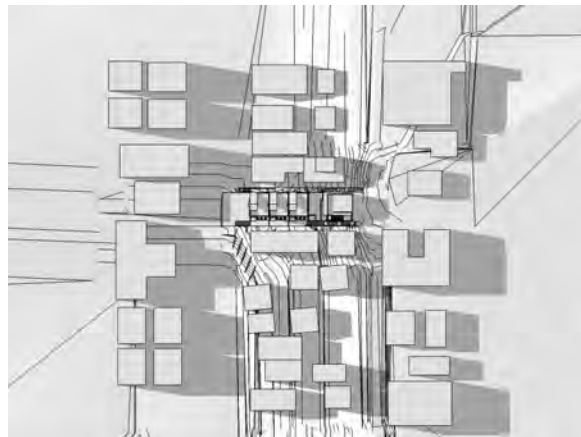
June 21



September 21



Decembr 21



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SHADOW STUDY

Shadow Study

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Palatine Passive



Greenwood House



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18th Ave City Homes



14th Ave Townhomes



14th Ave Townhomes



14th Ave Townhomes

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