



MIDTOWN MIXED-USE

EARLY DESIGN GUIDANCE (EDG) MEETING - 1/4/17

2301 East Union Street, Seattle, WA 98122

SDCI #3024818

PROJECT TEAM AND FEATURED BUILDINGS

PROPONENT

Lennar Multifamily Communities (LMC)

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Issaquah, WA 98029

Contact: Craig Ramey
p) 503.603.4726

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Seattle, WA 98101

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2



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1 - INTRODUCTION

Project Information

- Site Area	83,011 sf/ 23,179 sf
- Residential Units	355 / 120
- Parking Stalls	125 Commercial, 245 Residential



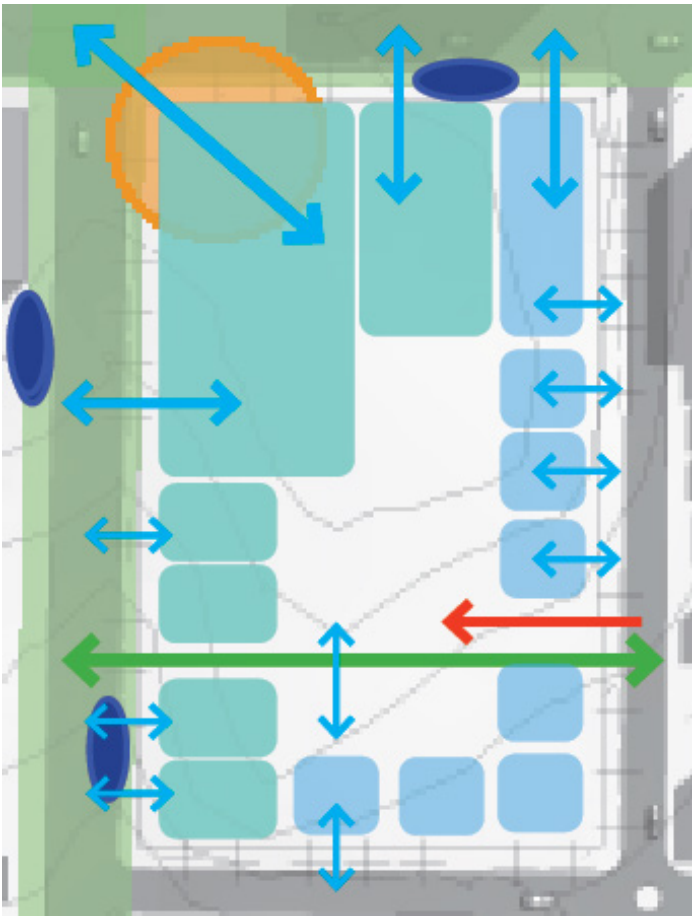
Example Streetscape Experience - Pedestrian Street

The proposed project is a seven-story, mixed-use building with five to six residential floors above a variety of retail uses on the ground level. Through the HALA (Housing Affordability and Livability Agenda) rezone process, the allowable zoning height will be increased to 75' or 85'. To relate to current development around the intersection, a height of 70' is proposed with transitions to the residential neighborhood provided by increased setbacks at upper levels and reduced height along Spring St.

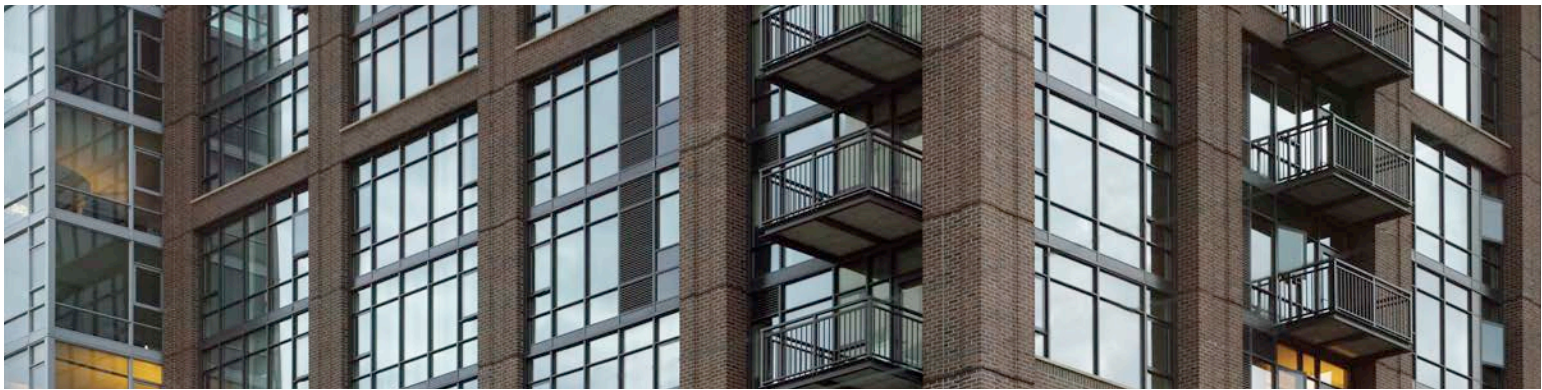
The preferred design shifts density onto the northern portion of the site to provide room for additional housing to the south. By creating two sites, a neighborhood group has the opportunity to develop the southern parcel and retain community ownership within the block. We are seeking Early Design Guidance for the entire site, both the northern and southern sites.

The northern building includes approximately 350,000 SF in total area, 50,000 sf of ground floor retail, including over 6,000 sf of smaller scale retail, 355 units, with parking for 375 cars. In the preferred option, the residential portion will include a mix of housing choices, including 10% affordable housing that meets the goals of HALA.

Working in conjunction with neighborhood leaders, the preferred design for the southern building will provide additional neighborhood retail, community office space and up to 120 affordable housing units above, linked by a thru-block pedestrian walkway.



Parti Concept Diagram



Priorities from the The 23rd Avenue Action Plan (Union-Cherry-Jackson)
Urban Design Framework

DESIGN PRIORITIES AT 23RD AND UNION

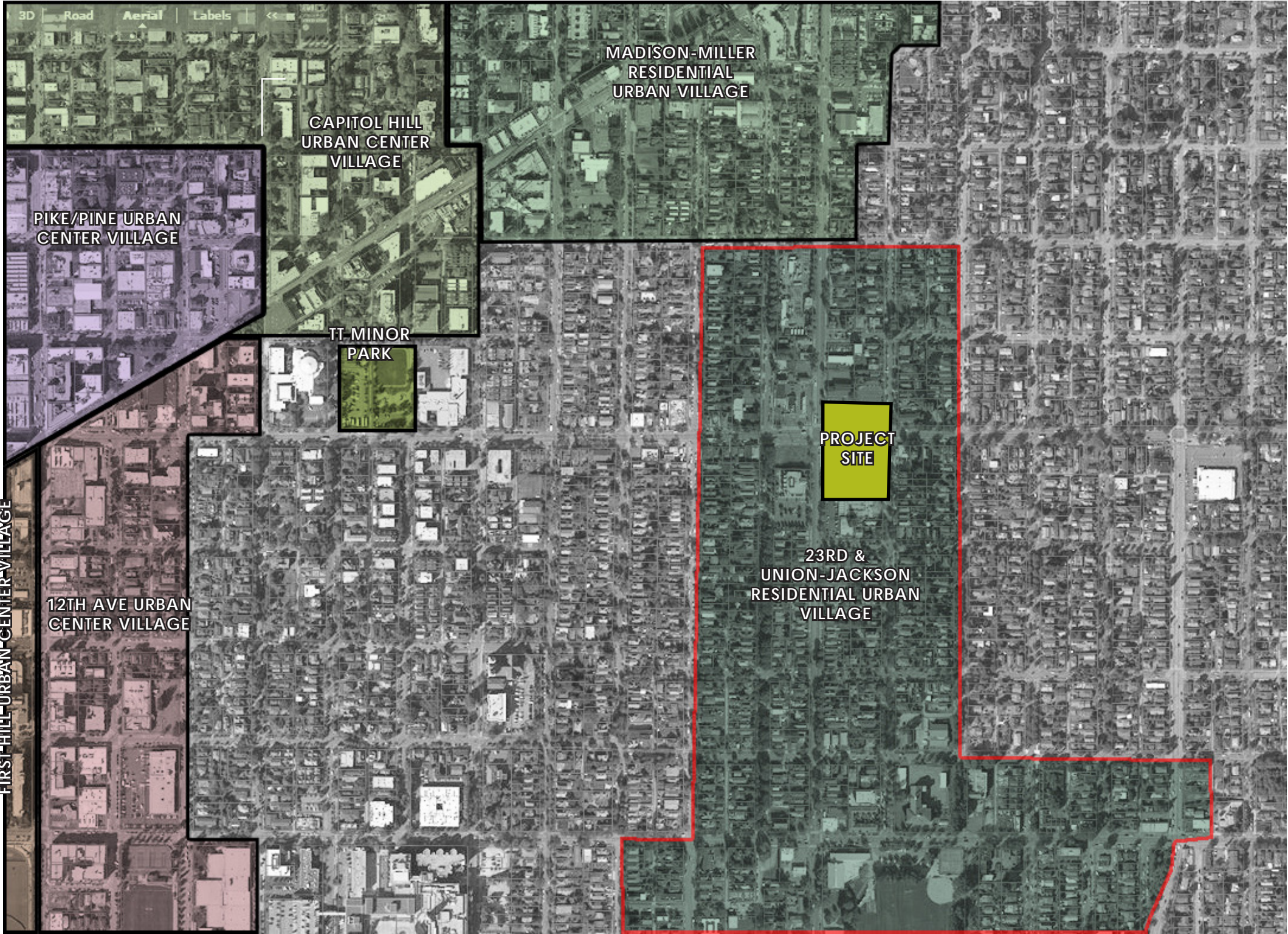
- A moderately sized pedestrian oriented mixed use neighbor commercial node
- Greater public safety from more business and living opportunities within vibrant commercial district
- Transition between existing single family zones and future higher density development
- Community gathering places at ground level
- Opportunity for small business spaces
- Affordable and mix of housing choices

Development Priorities

A vibrant mixed-use, mixed income development that provides:

- Inclusionsary development celebrating the diverse cultural history of the Central District
- Neighborhood retail
- Active street front
- Economic opportunity and diversity
- Walkable shops that enrich the street experience
- Mix of housing choices

2 - CONTEXT ANALYSIS



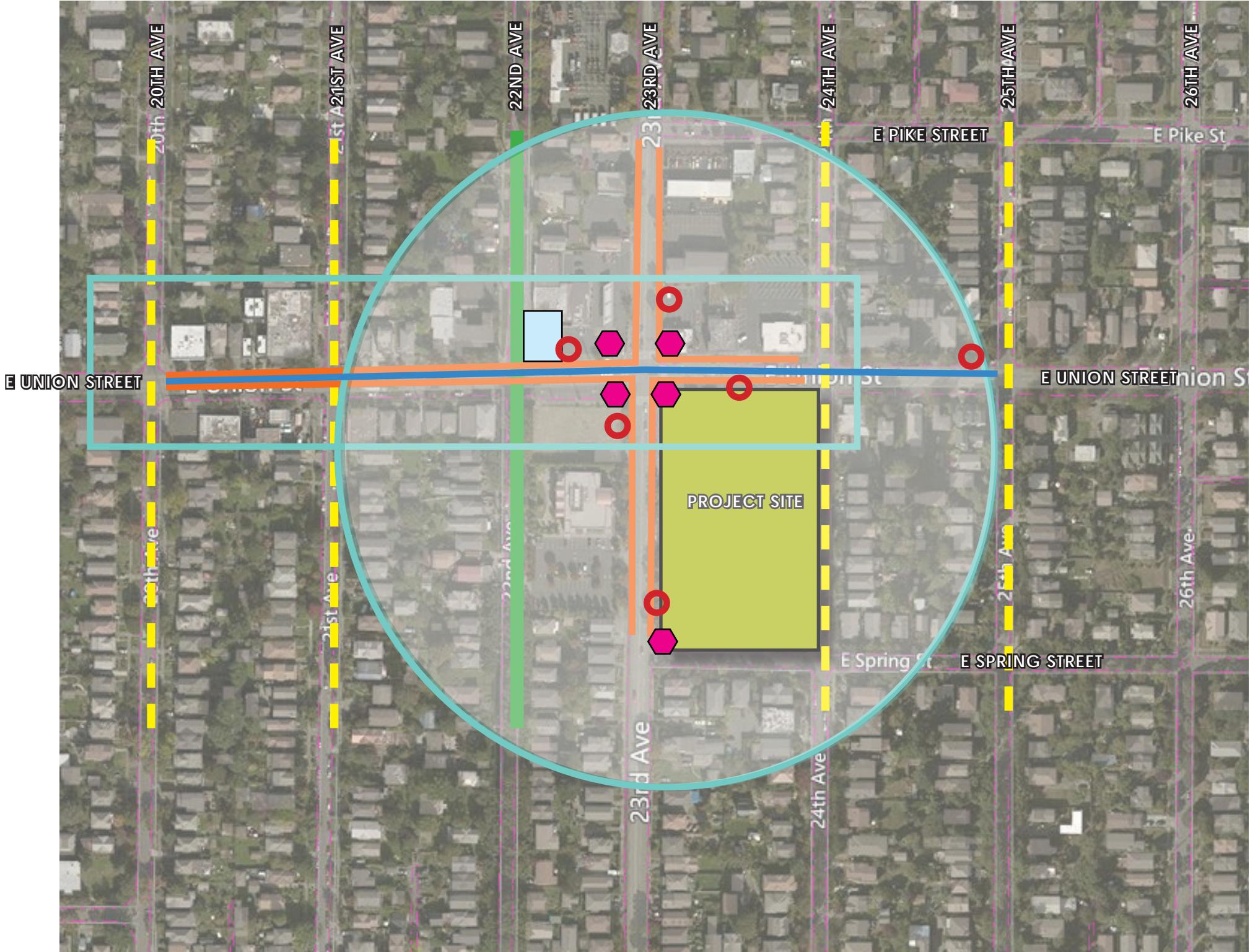
MAP LEGEND

- Project Site
- Notable Green Space
- 23rd & Union-Jackson Residential Urban Village
- 12th Ave Urban Center Village
- First Hill Urban Center Village
- Pike/Pine Urban Center Village
- Capitol Hill Urban Center Village
- Madison-Miller Urban Center Village

Walk score: 84
Transit score: 57
Bike score: 75

Source: www.walkscore.com



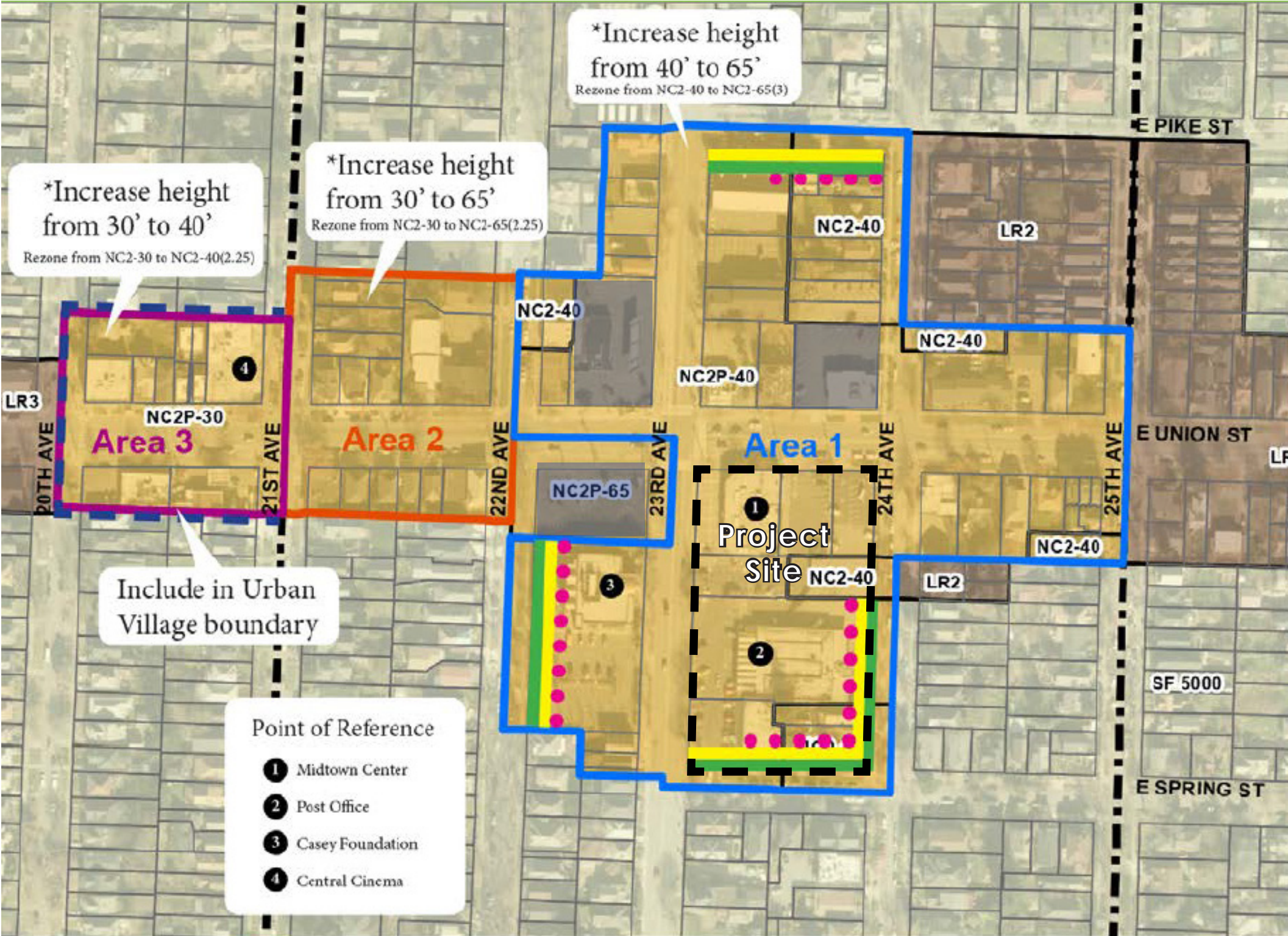


MAP LEGEND

- Project site
- Activated street facade
- Residential street
- Planned greenway
- Neighborhood node
- Planned cycle route
- Key corner
- Current transit stop
- Community garden

Note: The information displayed in this diagram was found in The 23rd Avenue Action Plan (Union-Cherry-Jackson) Urban Design Framework.





MAP LEGEND

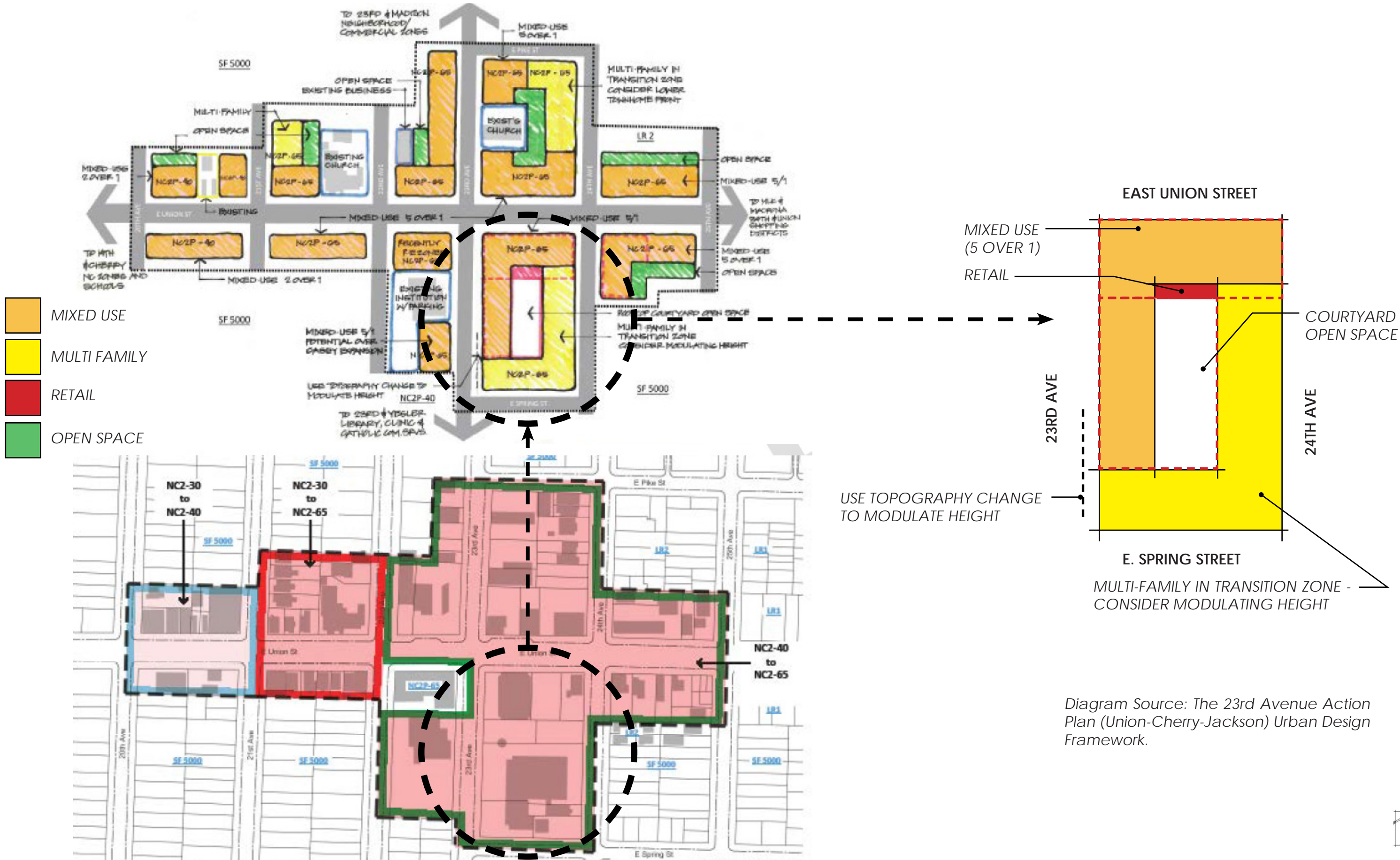
- Project site
- Low rise multi-family
- Neighborhood commercial
- Rezone area 1
- Rezone area 2
- Rezone area 3
- Hub/residential urban village
- Proposed urban village expansion
- 15' Upper level setback
- 5' Ground level setback
- Ground level residential use only

Diagram Source: The 23rd Avenue Action Plan (Union-Cherry-Jackson) Urban Design Framework.

Rezone Precedent

- Rezone recommended in Action Plan
- Adjacent corners increased rezone either approved or in process









1. PROJECT SITE: NOBLE SPIRITS, EARL’S CUTS & STYLES, USPS (FROM E. UNION ST)



2. PROJECT SITE: METRO PCS, MIDTOWN LAUNDRY (FROM 23RD AVE)



3. PROJECT SITE: FROM E. SPRING STREET



A. CASEY FAMILY PROGRAMS



B. 2203 E. UNION ST. - THE CENTRAL APARTMENTS
SOURCE: THECENTRALAPARTMENTS.COM



C. 2220 E. UNION STREET APARTMENTS



D. UNCLE IKE’S GOODS AND GLASSWARE



E. 2320 E. UNION STREET - APARTMENTS
LIBERTY BANK SITE



F. 2407 E. UNION STREET - STENCIL APARTMENTS

- 1

Central Cinema
- 2

Mind & Body Pilates
- 3

Meter Music School
- 4

The Lutheran Church
- 5

2220 E. Union Apartments
- 6

The Central Apartments
- 7

Casey Family Programs
- 8

Uncle Ike's
- 9

The Neighbor Lady
- 10

Liberty Bank Apartments
- 11

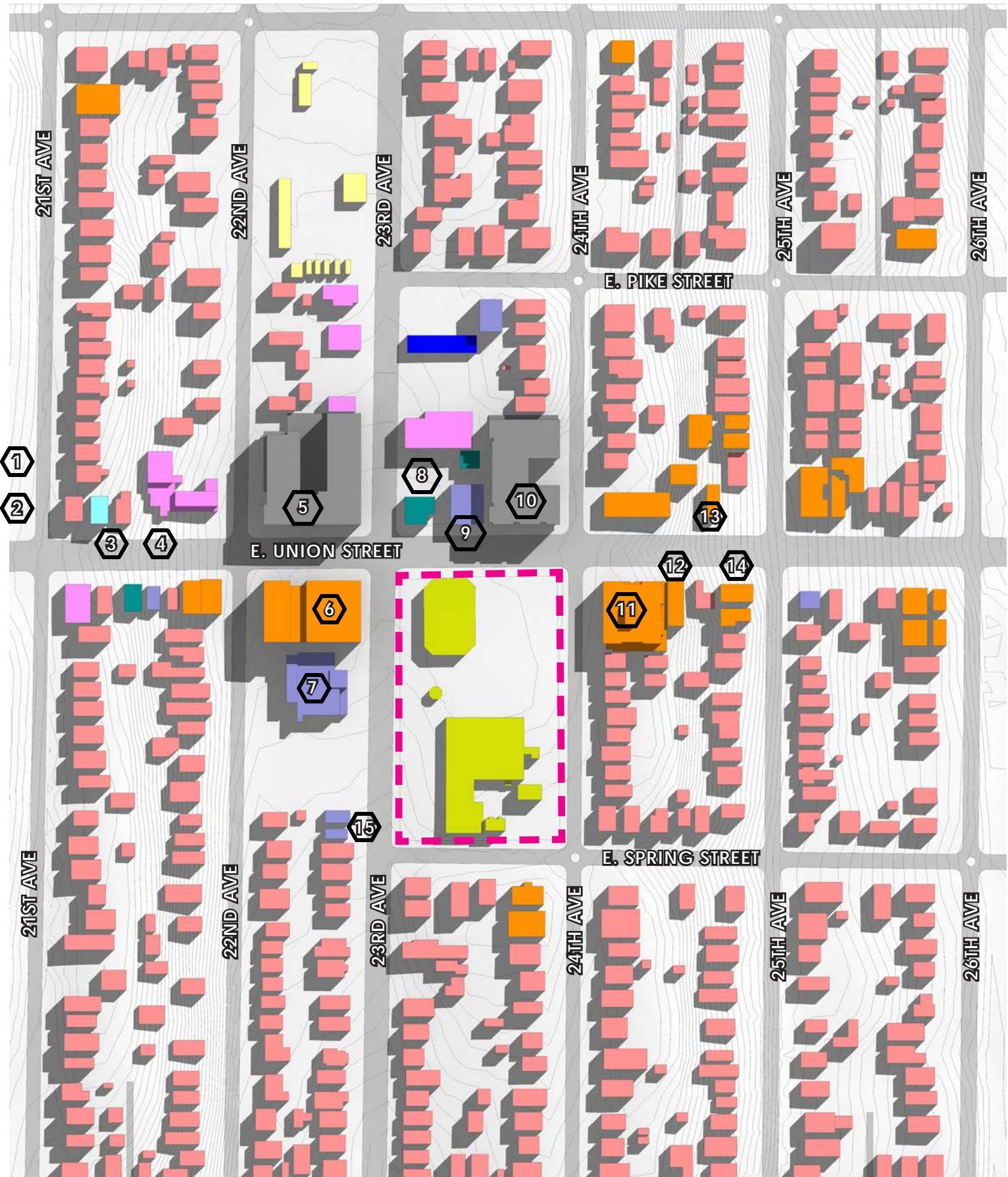
Stencil Apartments
- 12

Ponder
- 13

Unity on Union Books
- 14

Cortona Cafe
- 15

Entre Hermanos



- Project site property lines
- Single & two family residen-tial
- Multi-family residential
- Existing buildings on project site
- Community facilities
- Restaurant/bar/club
- Live-work/commercial
- Commercial
- Office/retail
- Public utility
- Planned development



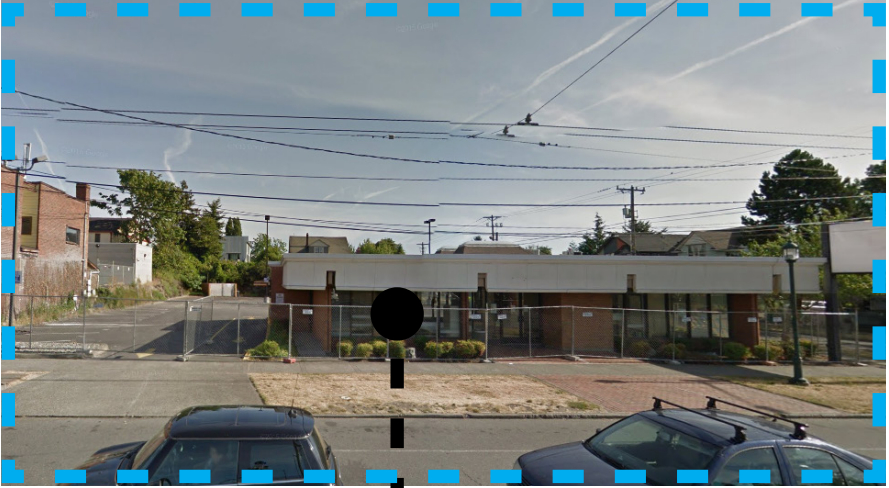


CONTEXT ANALYSIS | STREETScape PHOTO MONTAGES

STREETScape MONTAGE - E. UNION STREET FROM 23RD - 24TH AVE



FUTURE SITE OF 2320 E. UNION STREET APARTMENTS



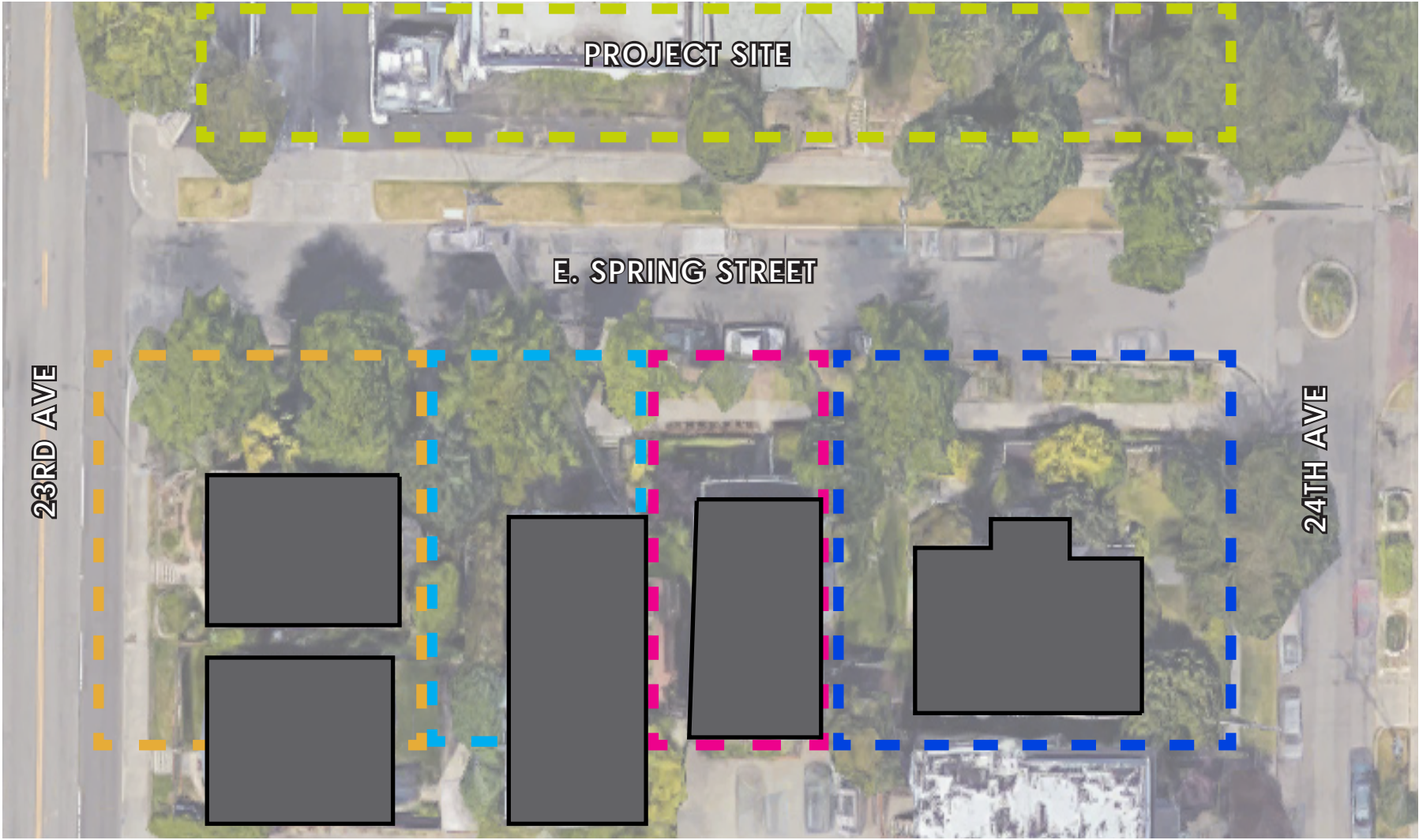
CONTEXT ANALYSIS | STREETScape PHOTO MONTAGES

STREETSCAPE MONTAGE - 24TH AVE FROM E. UNION TO E. SPRING



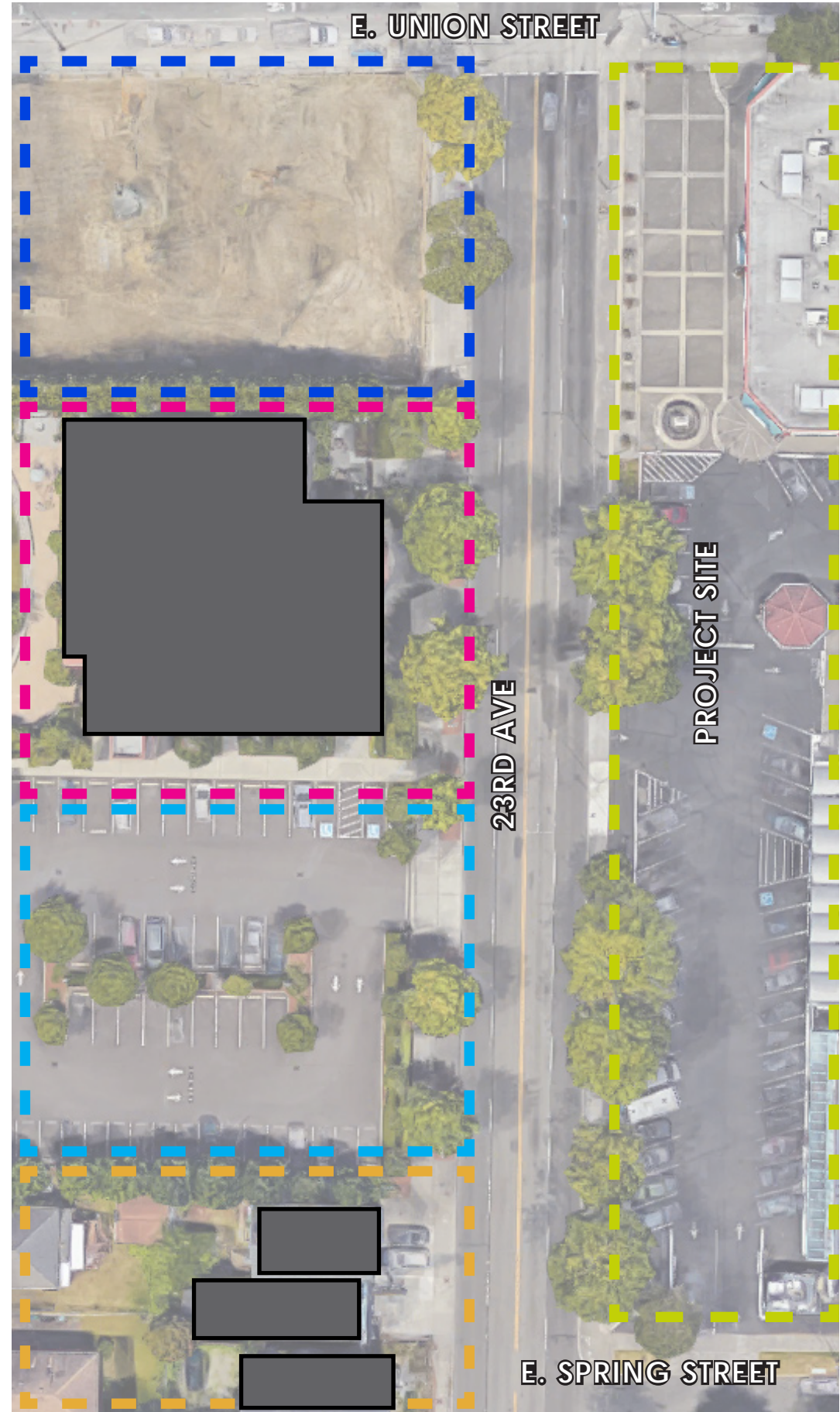
CONTEXT ANALYSIS | STREETSCAPE PHOTO MONTAGES

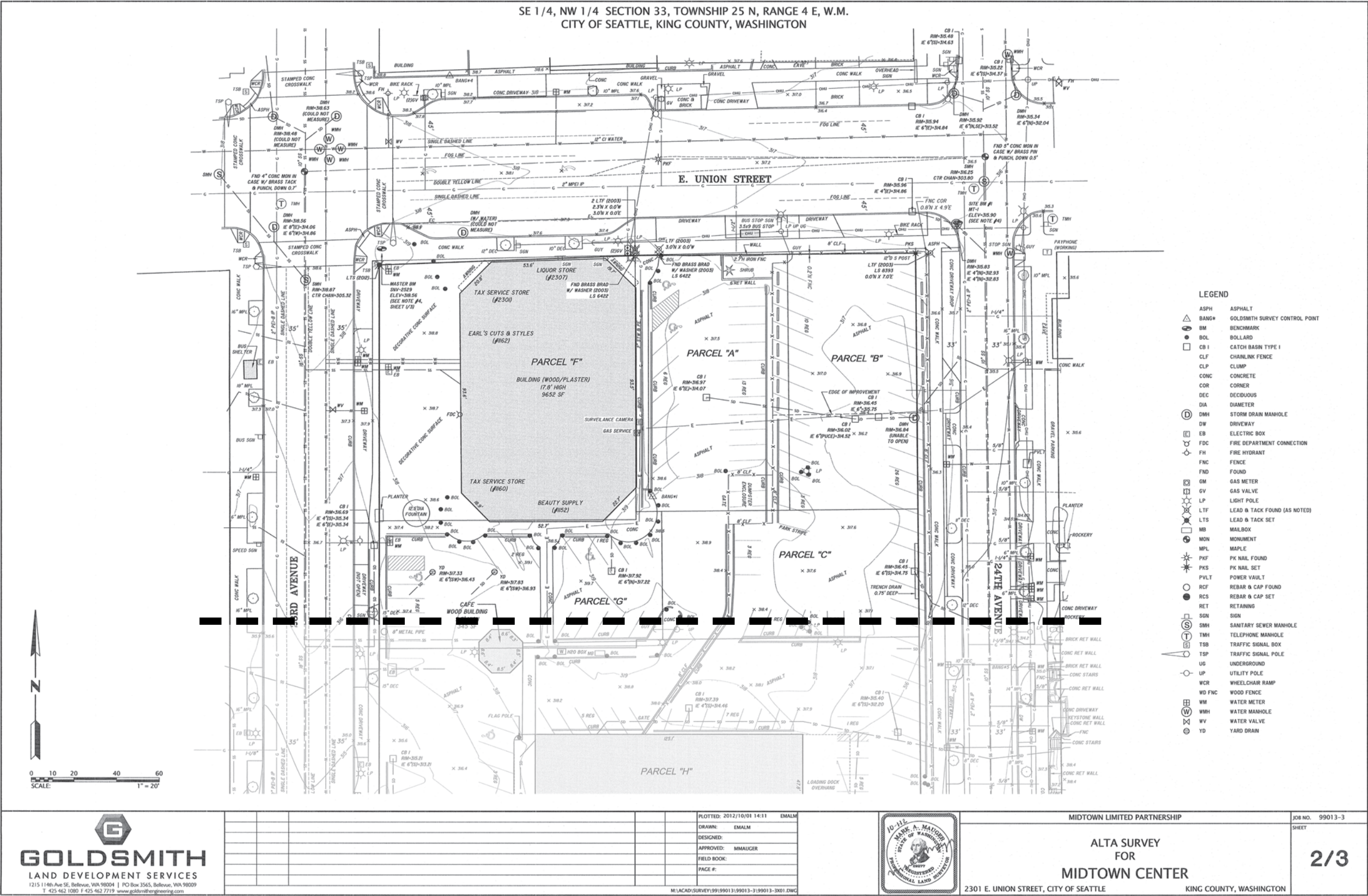
STREETSCAPE MONTAGE - E. SPRING STREET FROM 23RD - 24TH AVE

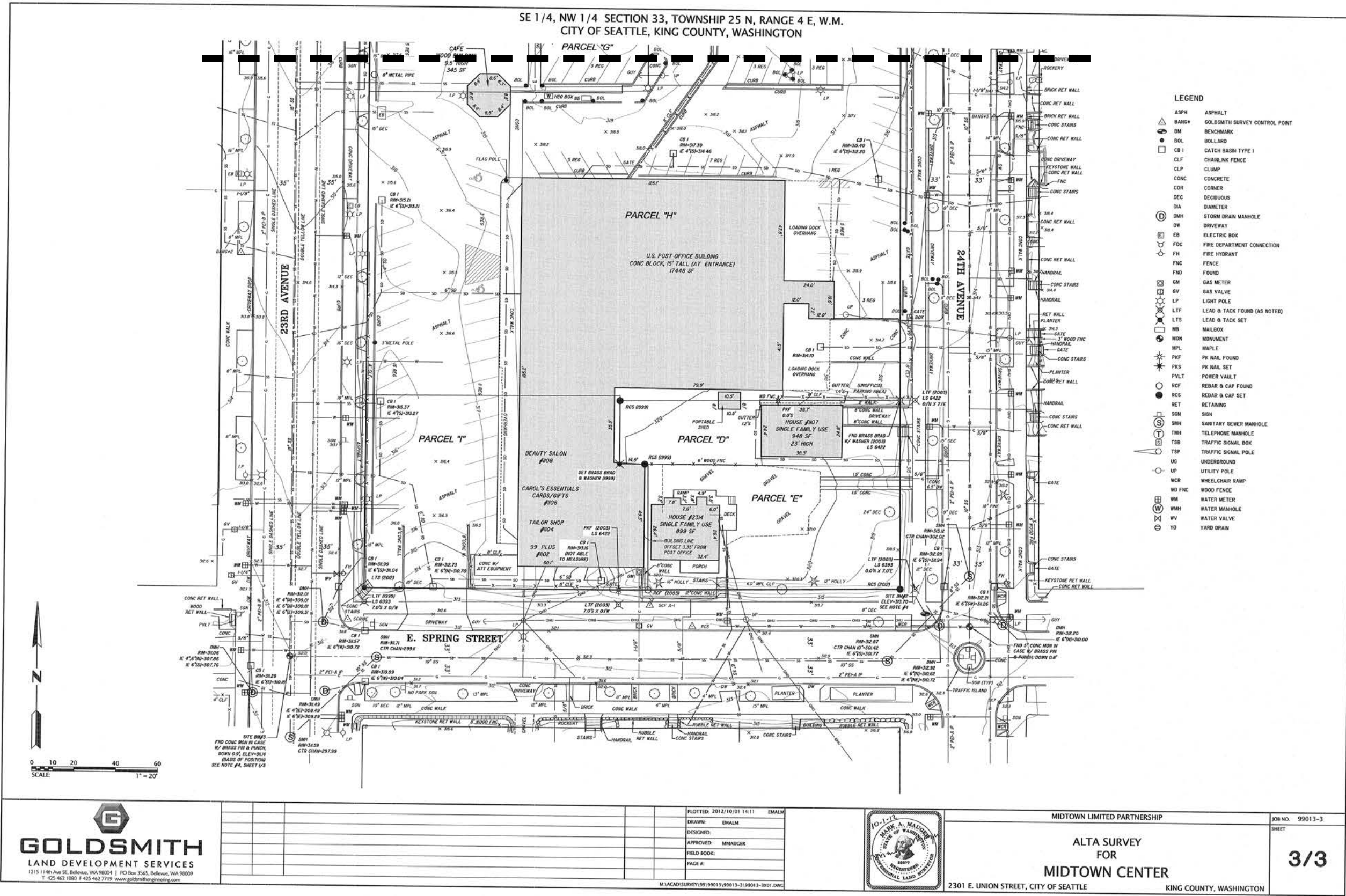


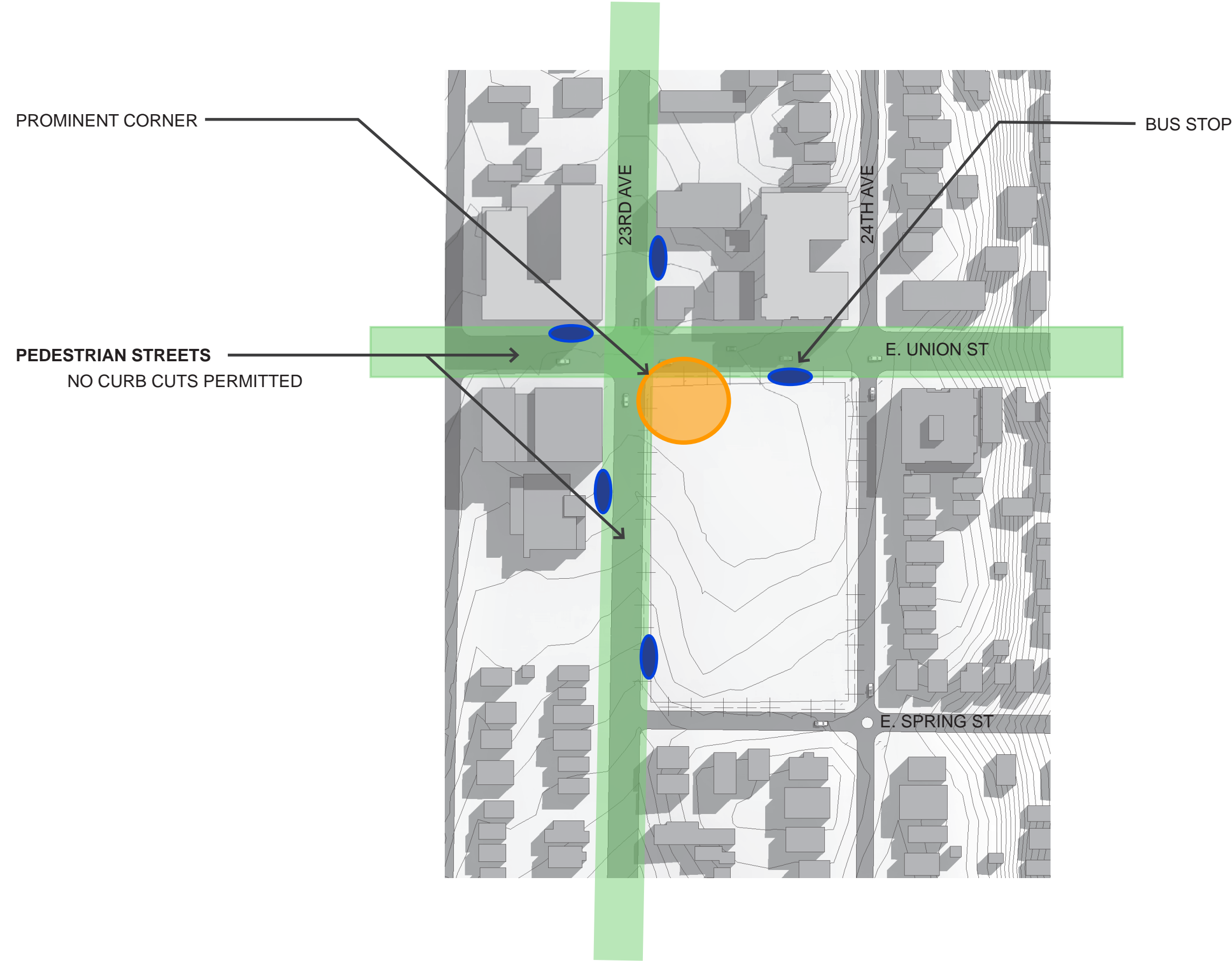
CONTEXT ANALYSIS | STREETSCAPE PHOTO MONTAGES

STREETSCAPE MONTAGE - 23RD AVE FROM E. UNION TO E. SPRING











USES
RETAIL FACING PEDESTRIAN STREETS
RESIDENTIAL USES ON 24TH AND SPRING

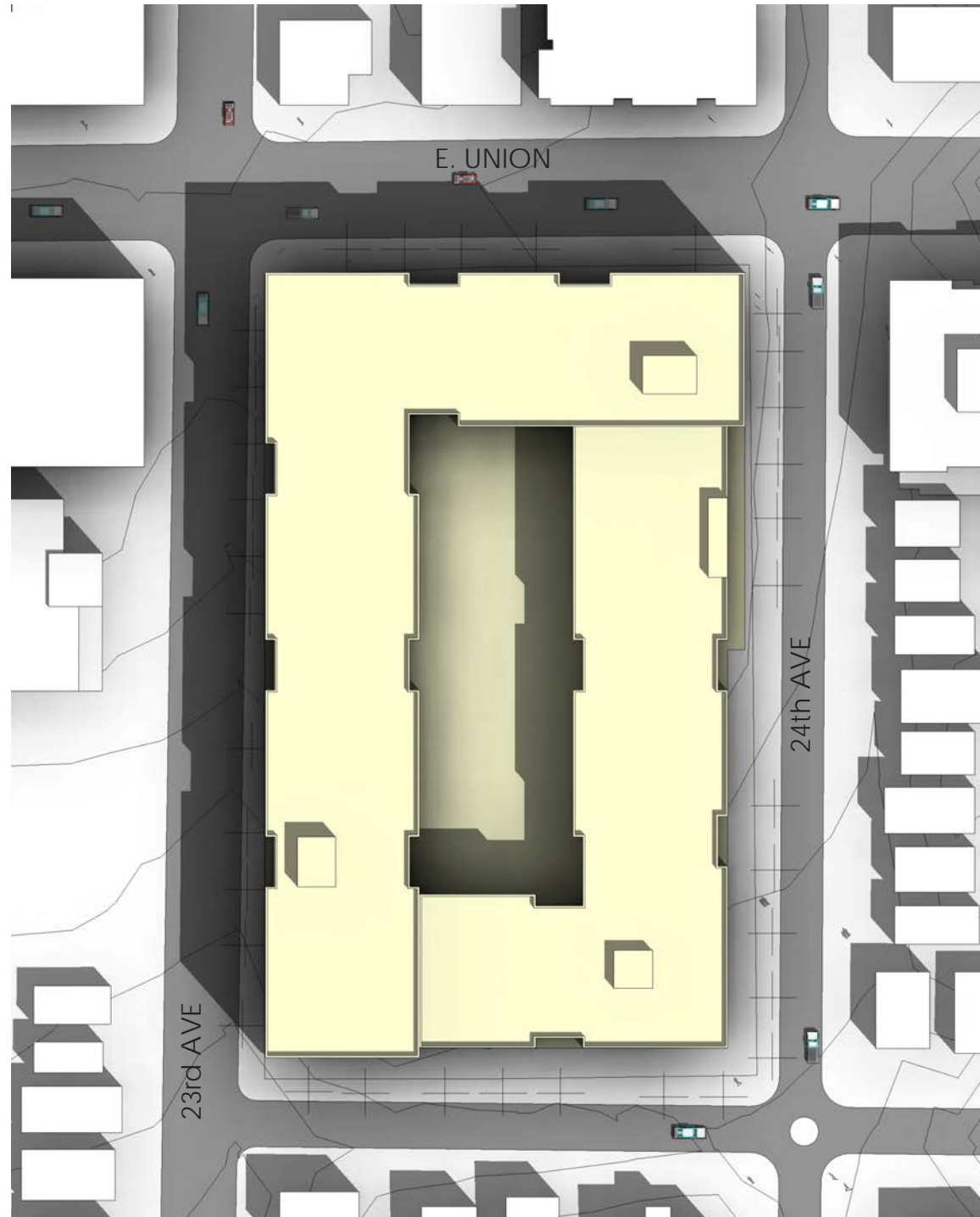
ACTIVATED STREETS
GREATER ACTIVITY TOWARDS CORNER
SMALLER SCALE ACTIVITY TO EAST AND SOUTH

RESIDENTIAL USES FACING RESIDENTIAL STREETS
RESIDENTIAL ENTRIES ON UNION AND SPRING

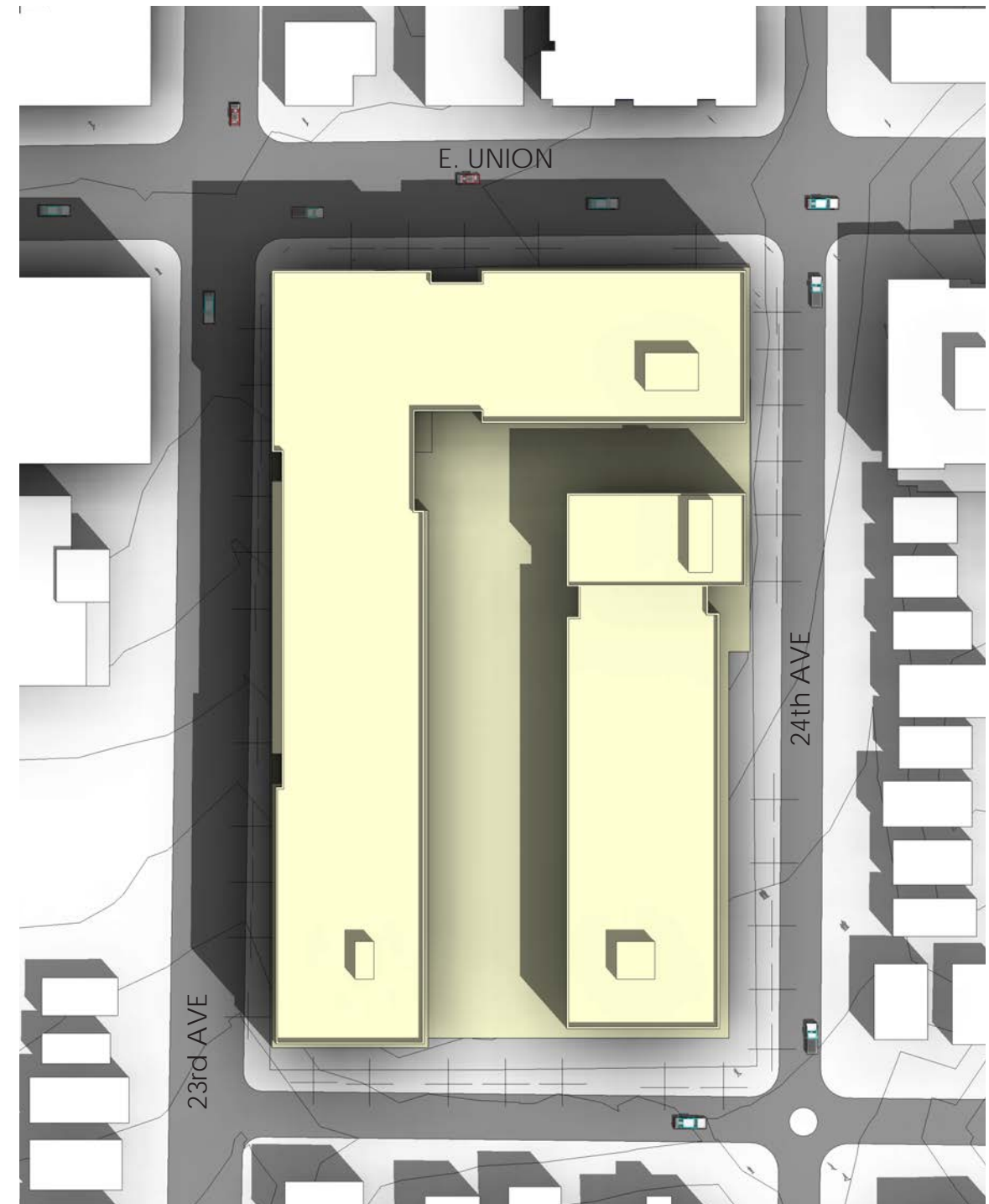




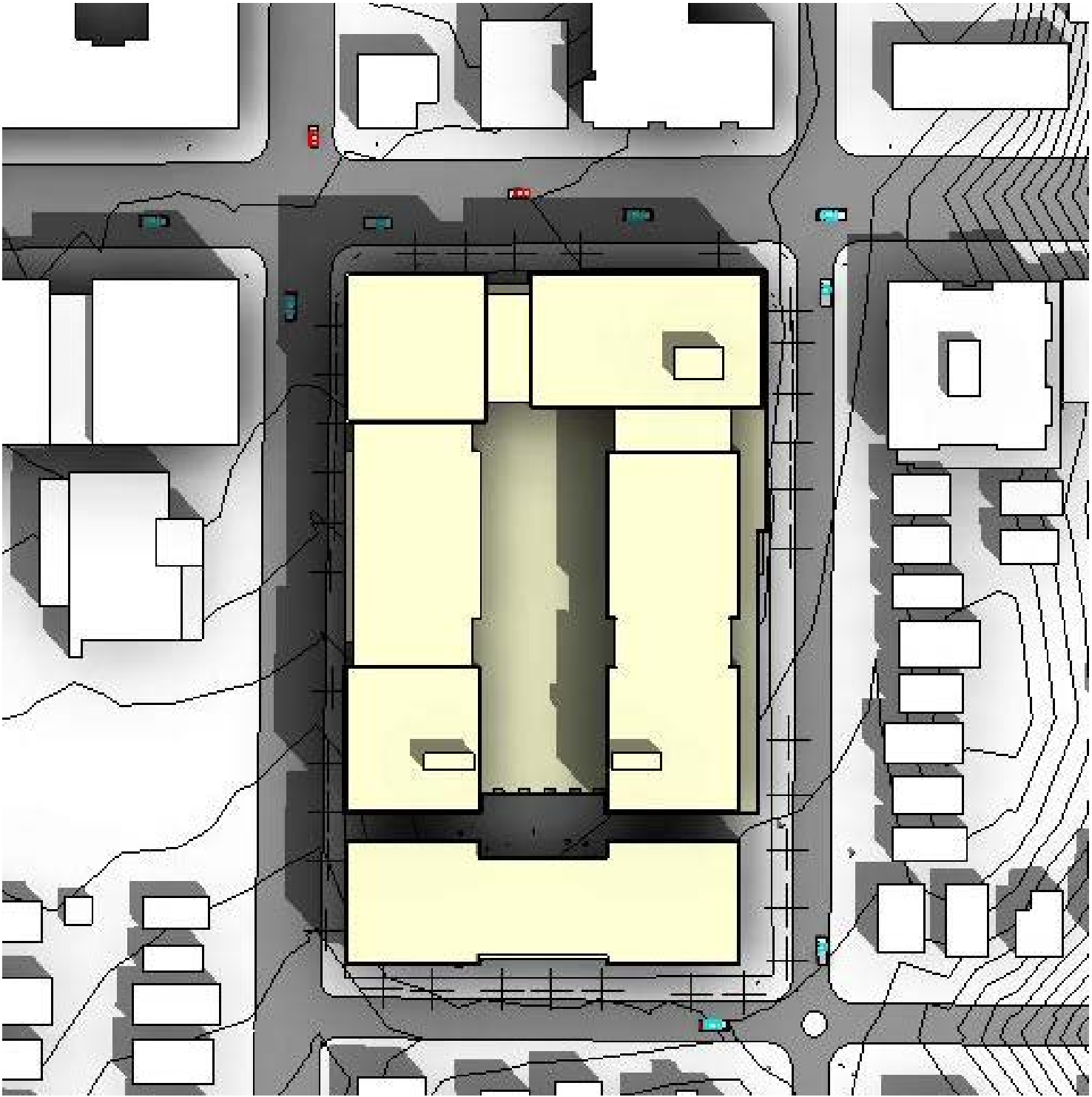
3 - MASSING CONCEPTS



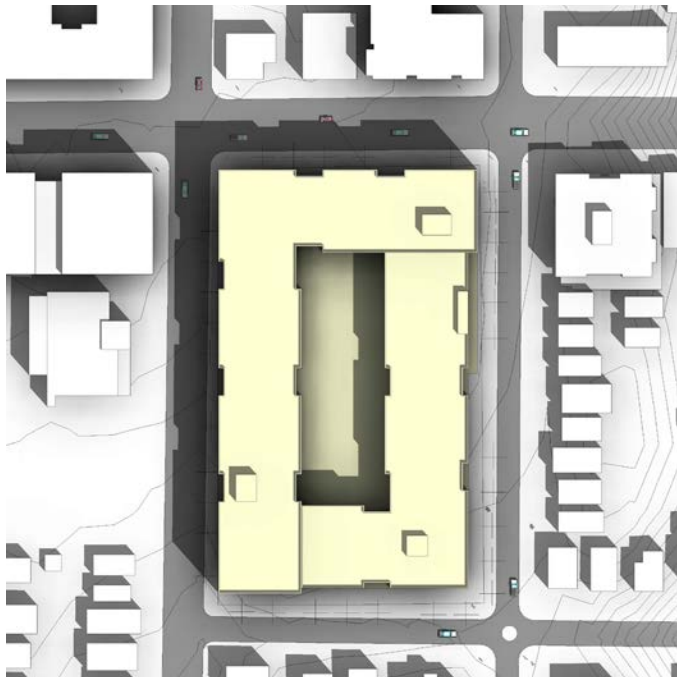
MASSING OPTION 1
"DOUBLE L"



MASSING OPTION 2
"L + i"



MASSING OPTION 3
"HORSESHOE"



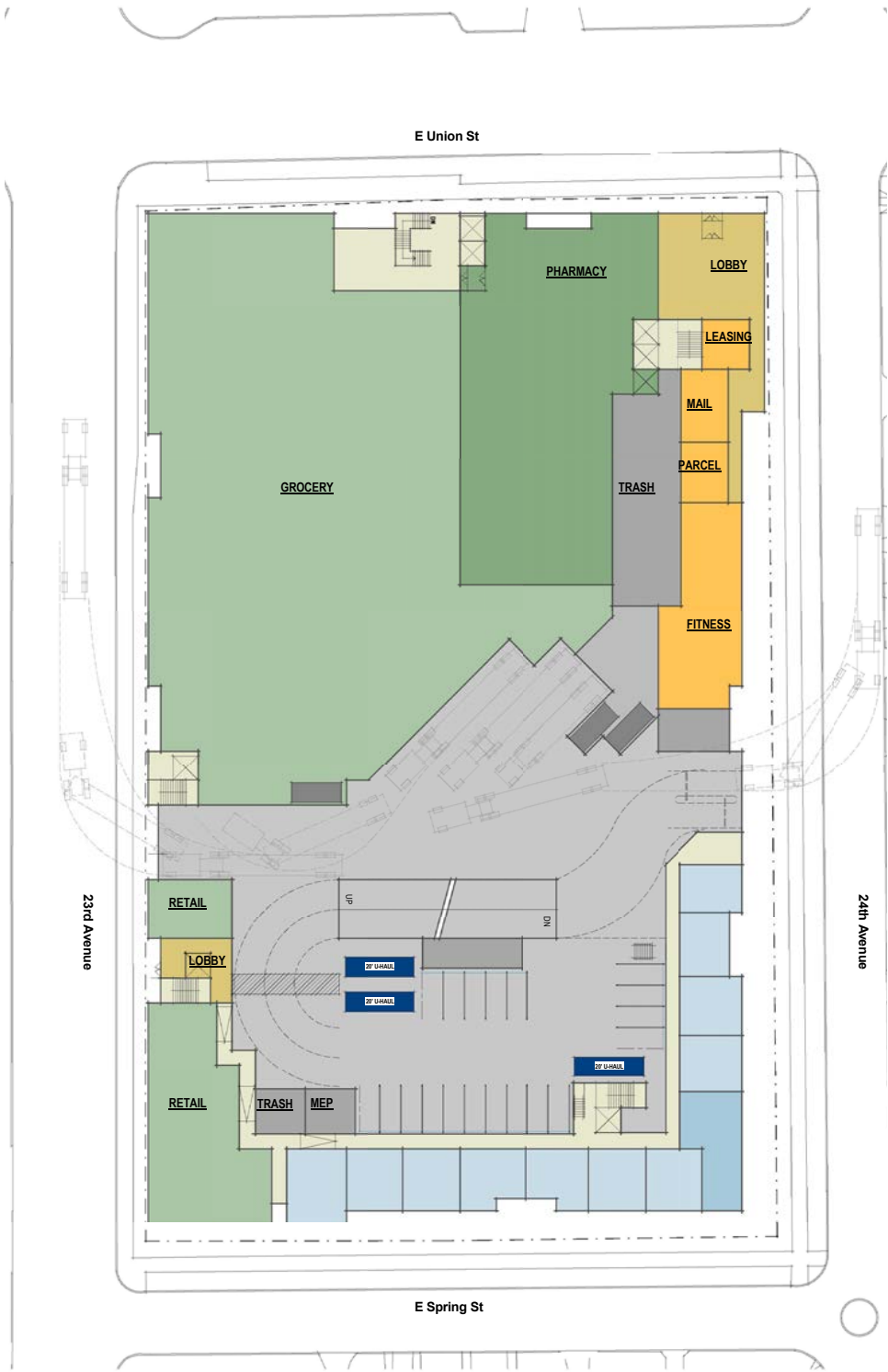
Aerial Concept Plan



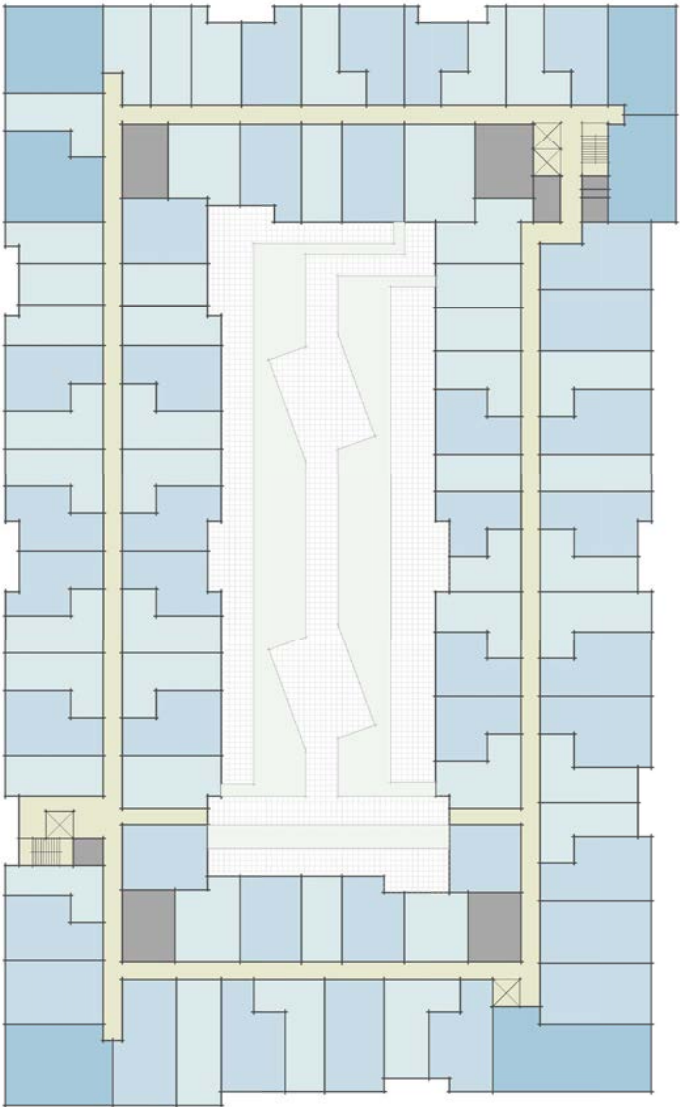
Summary of Design Concept

This concept holds the street edge on each street. Massing is reduced along the East and South portions of the building that face single-family residential areas. The street-level condition along the East and South facades also relate to the residential areas by providing residential units with stoop entrances. A large courtyard is located on the podium level so that all residents receive sunlight and space to breathe.

NOTE: While Options 1 and 2 show truck circulation onto 23rd, the interior truck circulation shown in Option 3 would work in all three schemes



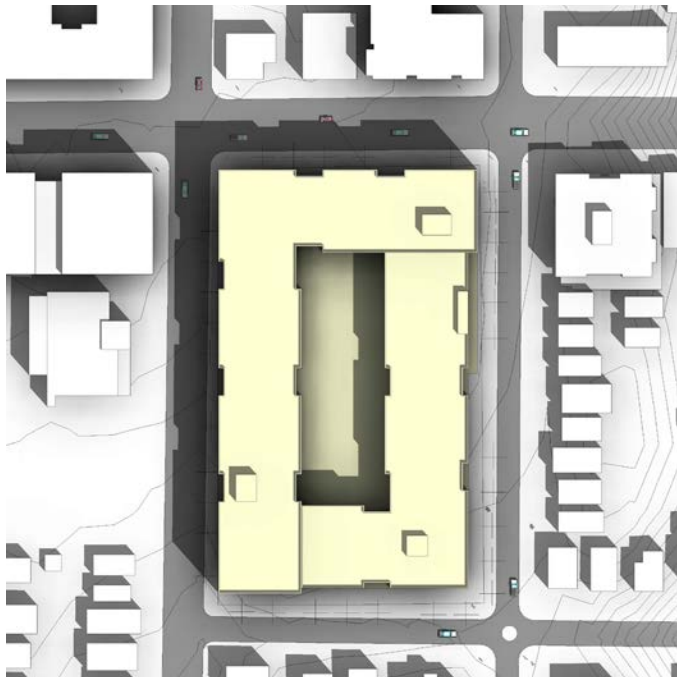
Ground Level Floor Plan



Typical Floor Plan



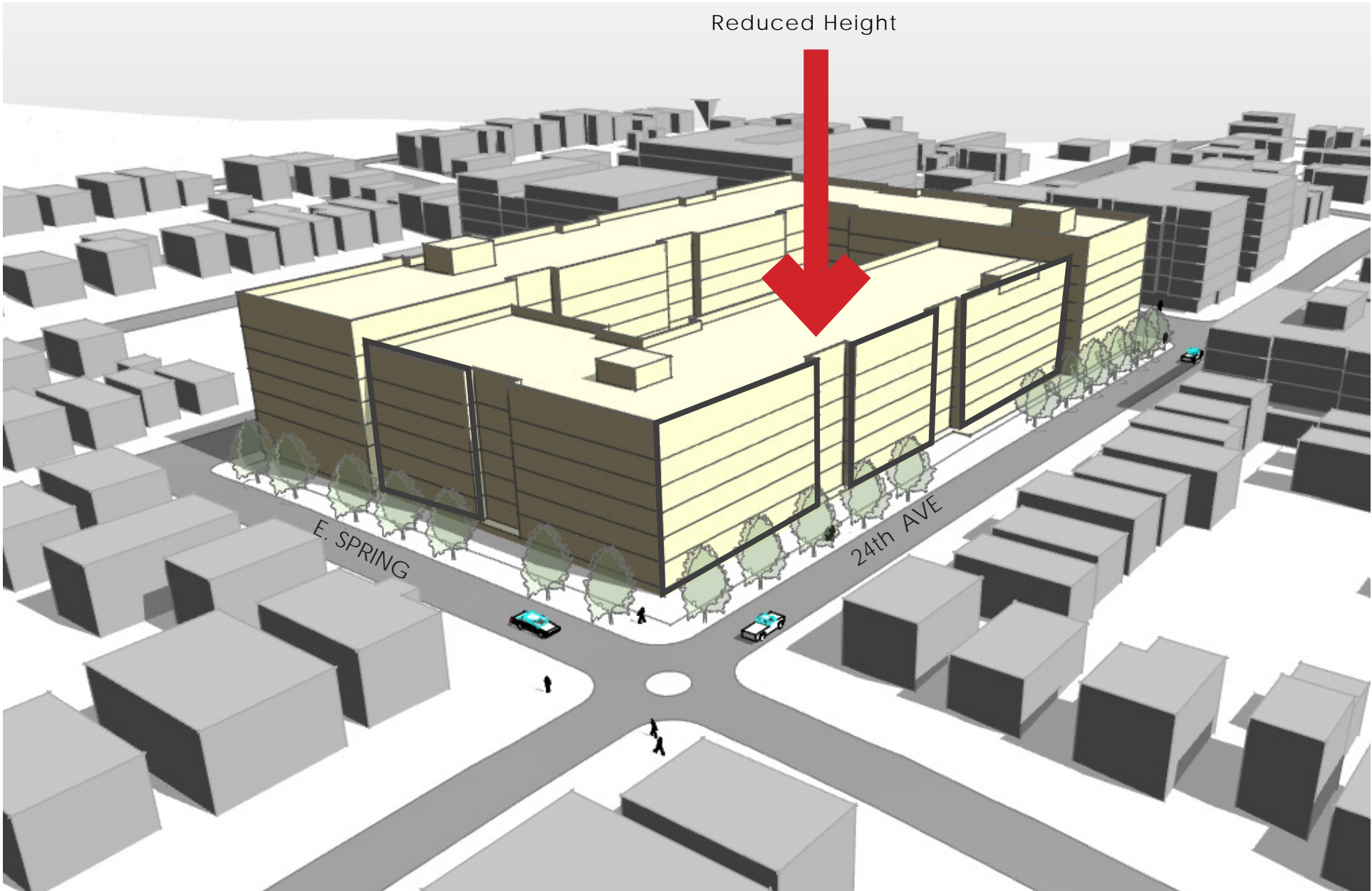
- PROS:
- Massing dispersed over entire site
 - Allows for lower heights across from single-family along 24th and Spring
 - Comfortable courtyard space
- CONS:
- Does not facilitate inclusive development goals
 - No thru-block connector
 - Long building mass on 23rd Avenue
 - Smaller scale retail isolated from larger scale commercial activity



Aerial Concept Plan



Design Diagram 1 - NW Aerial Perspective
Following the street edge on 23rd Avenue and Union Street



Design Diagram 2 - SE Aerial Perspective

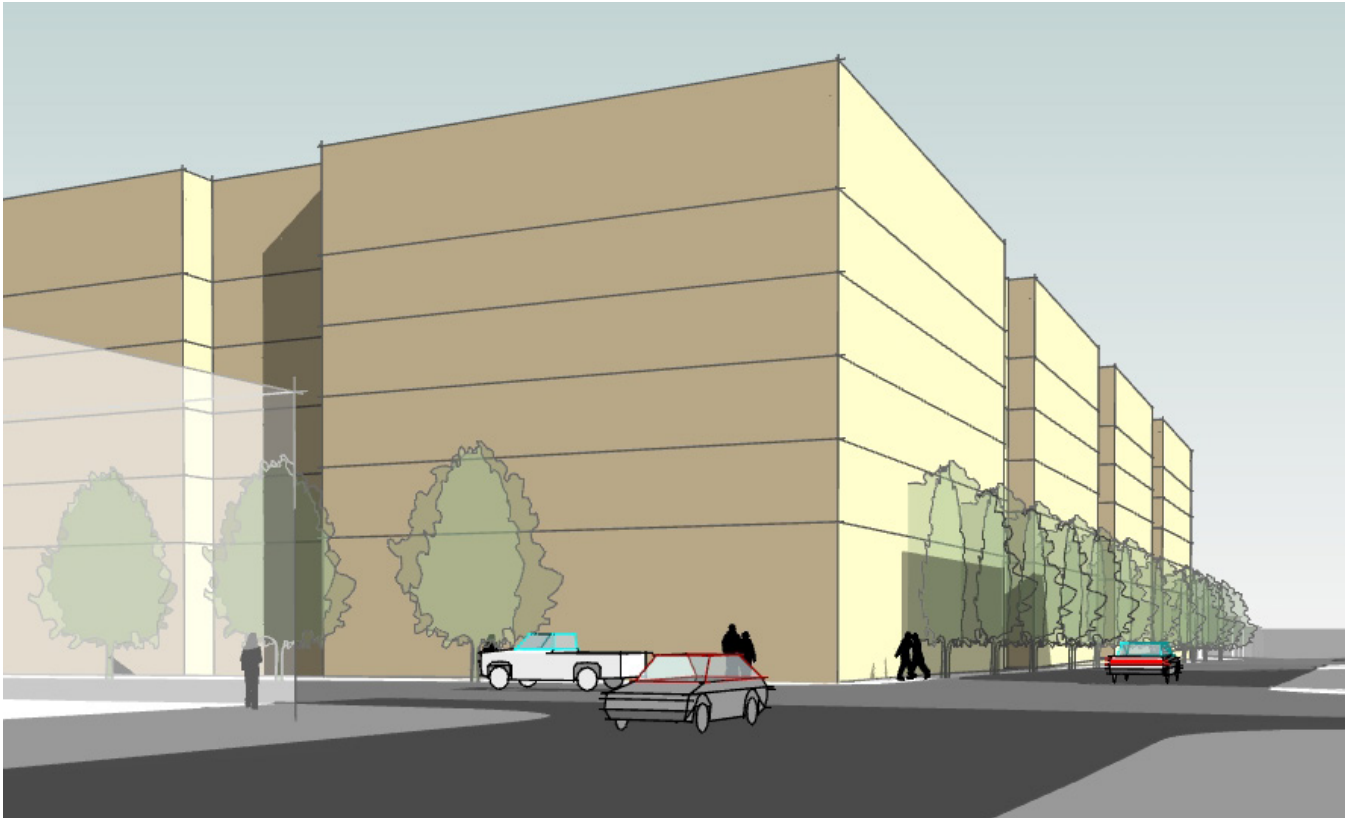
Breaking down the mass into smaller pieces



View looking East along Union Street



View looking North along 24th Avenue



View looking South along 23rd Avenue



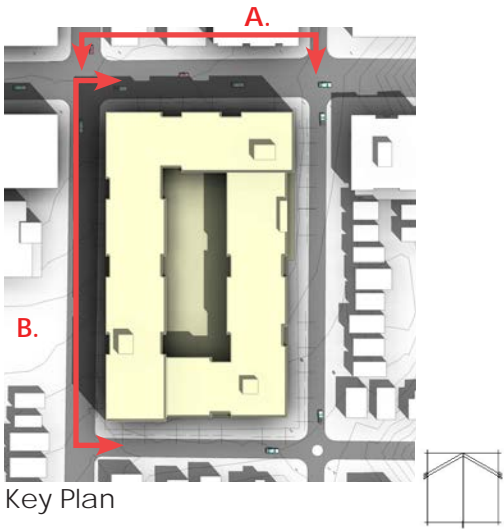
View looking West, standing Union Street



Elevation A - E. Union



Elevation B - 23rd Ave





Aerial Concept Plan

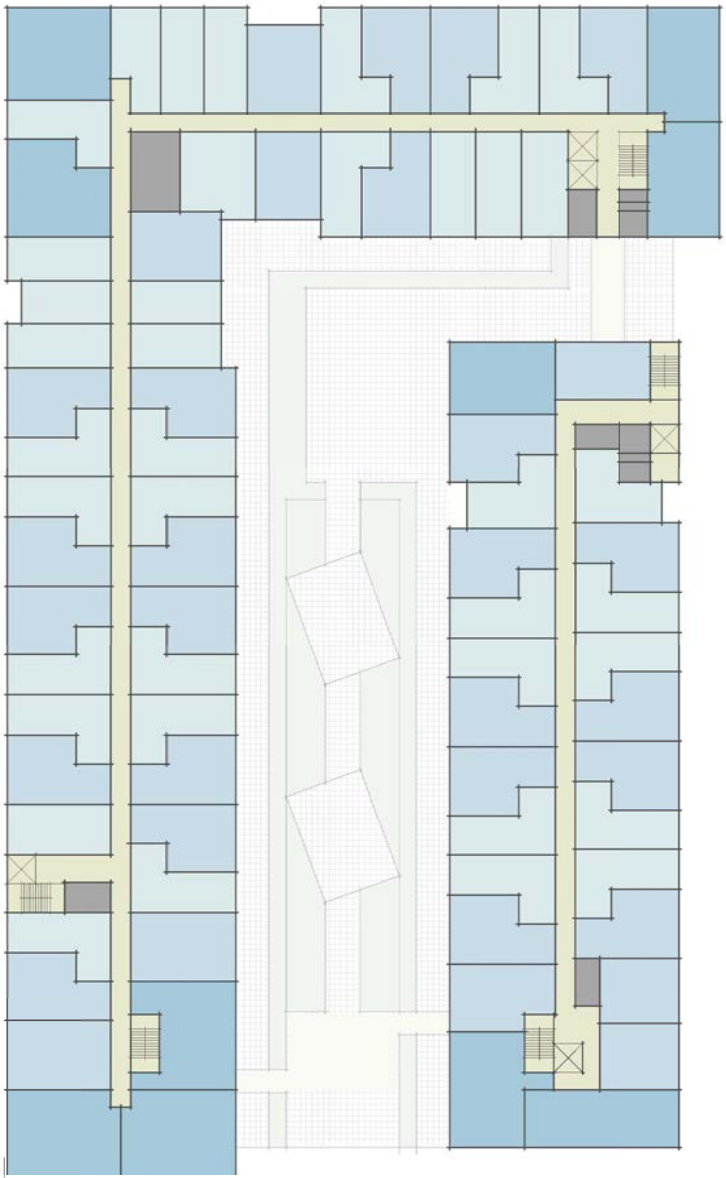


Summary of Design Concept

Concept 2 extends the courtyard to the East facade in order to break down the mass and relate to the residences across the street. A larger setback along the East side of the building also allows for comfortable stoops and more generous landscaping. This concept responds more specifically to the different characters of the site context.



Ground Level Floor Plan



Typical Floor Plan



- PROS:
- More significant reduction in building mass adjacent to single-family residential areas
 - Street-level residential units with stoops on South and East facades
 - Reduced height along 24th and Spring
 - Major breaks in facades along 24th and Spring
 - Courtyard open to southern sun
- CONS:
- Does not facilitate inclusive development goals
 - No thru-block connector
 - Long building mass on 23rd Avenue
 - Service and loading access crosses the pedestrian area on 23rd Avenue
 - Smaller scale retail isolated from larger scale commercial activity

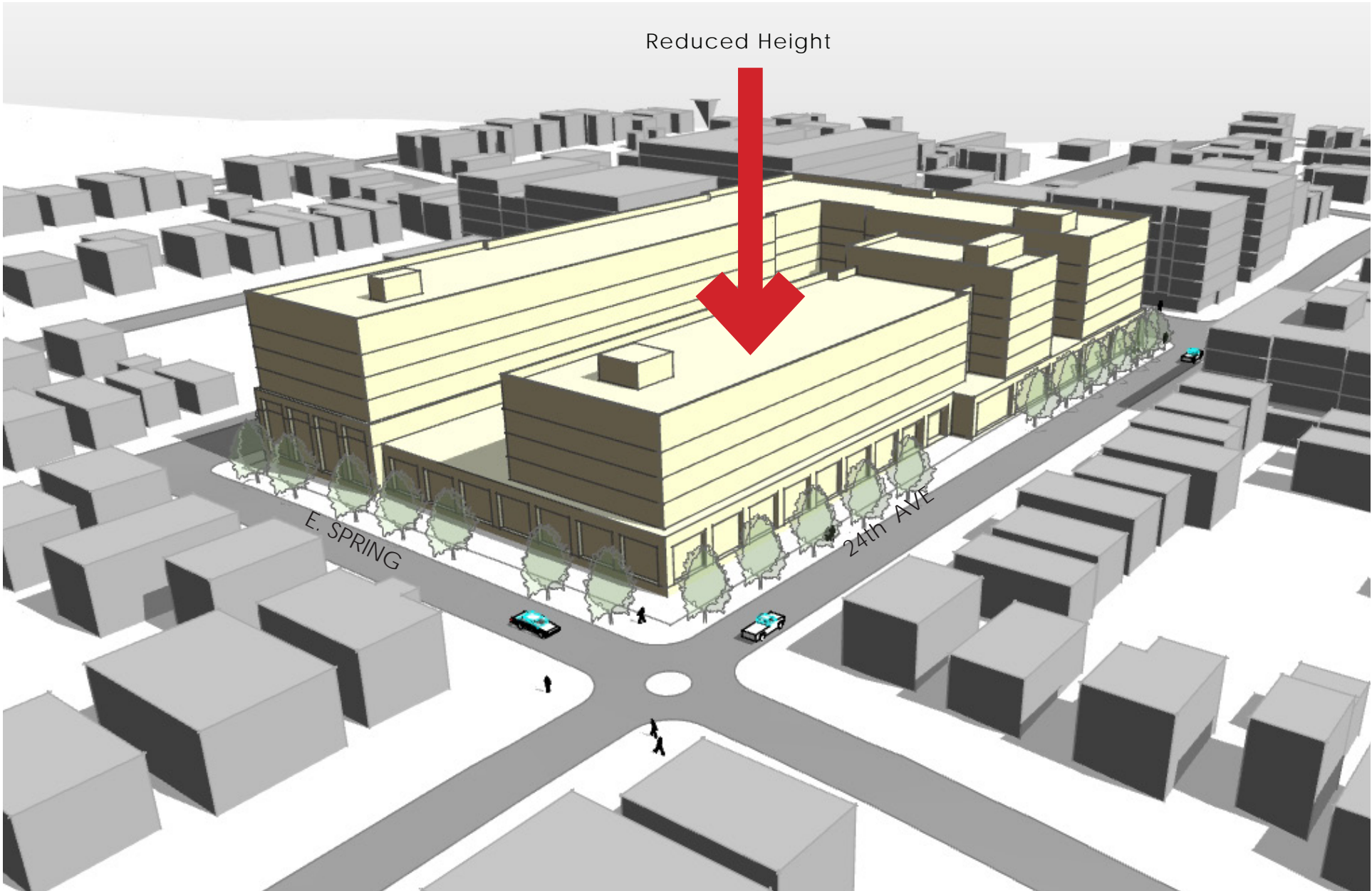


Aerial Concept Plan



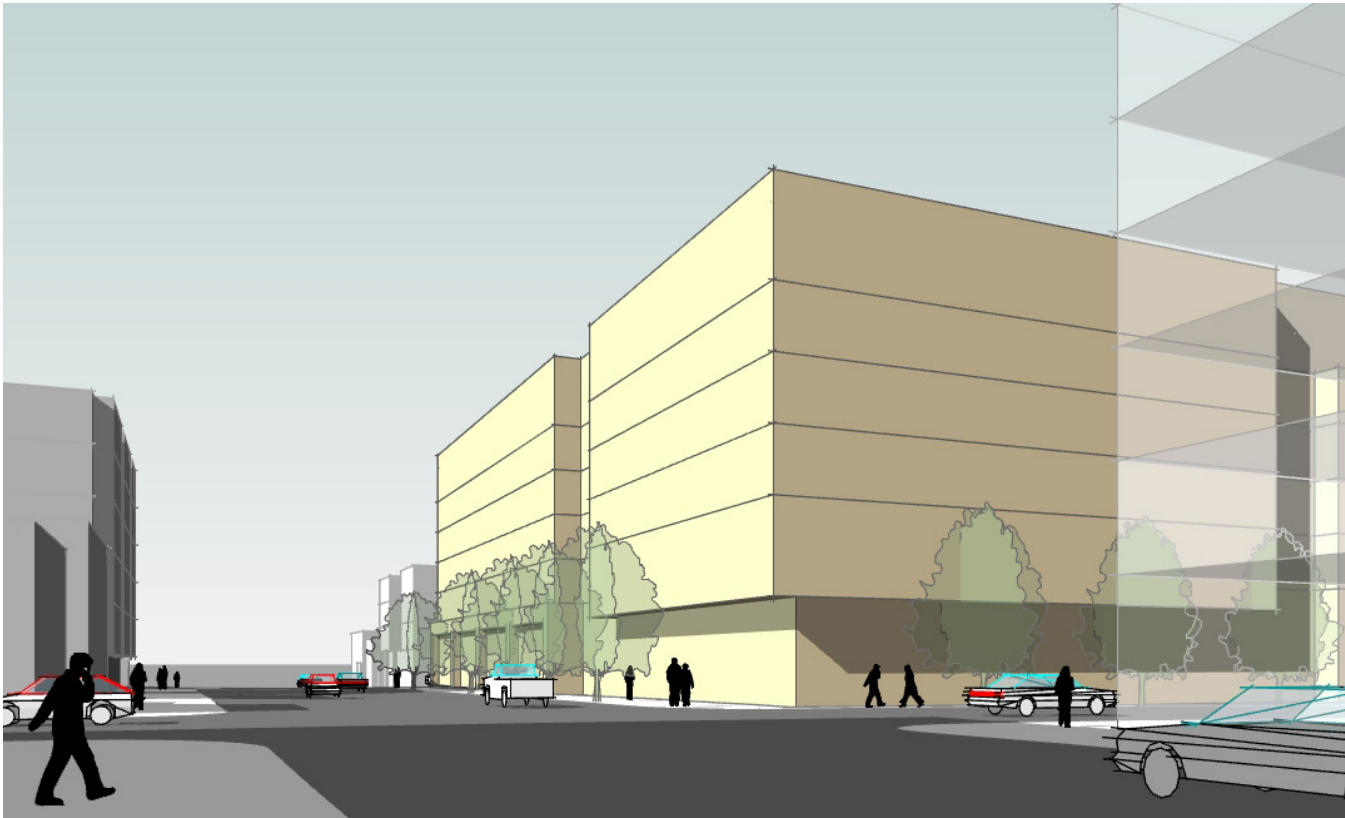
Design Diagram 1 - NW Aerial Perspective

Hold the street edge along 23rd Avenue and Union Street, follow similar massing as context



Design Diagram 2 - SE Aerial Perspective

Reduce scale of building on the east side, divide mass with open courtyard on the South
Residential scale 2 story base facing residential streets



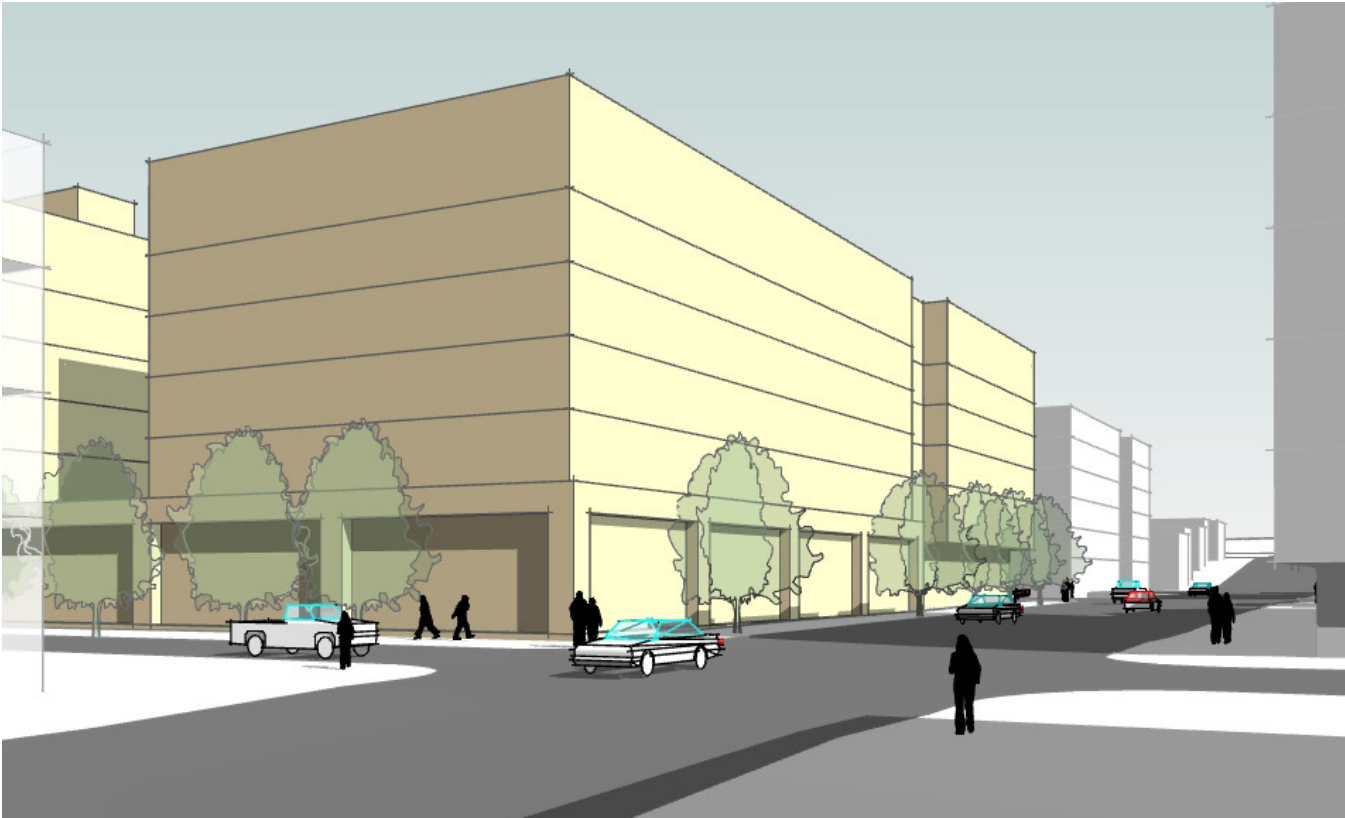
View looking East along Union Street



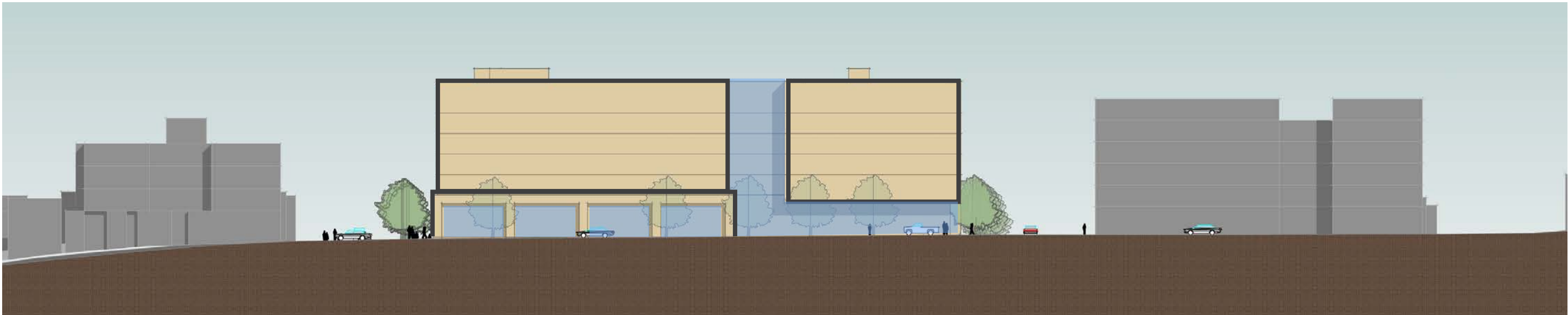
View looking North along 24th Avenue



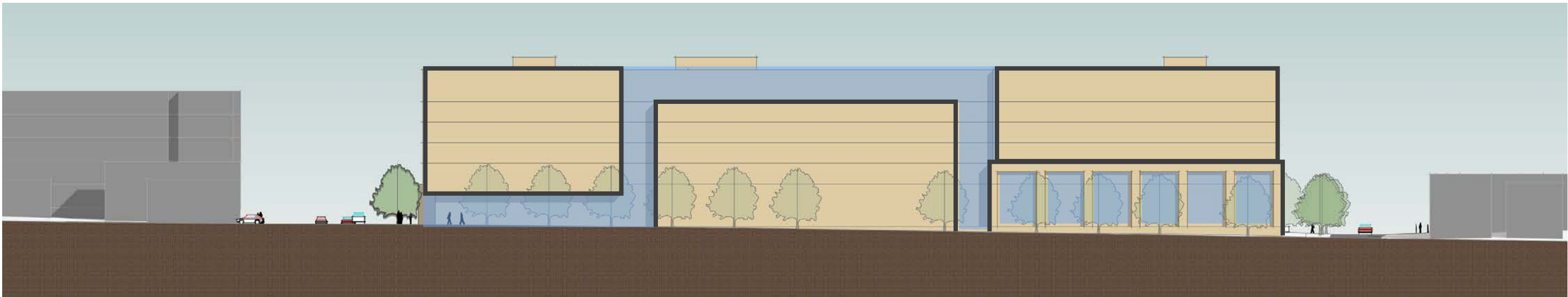
View looking South along 23rd Avenue



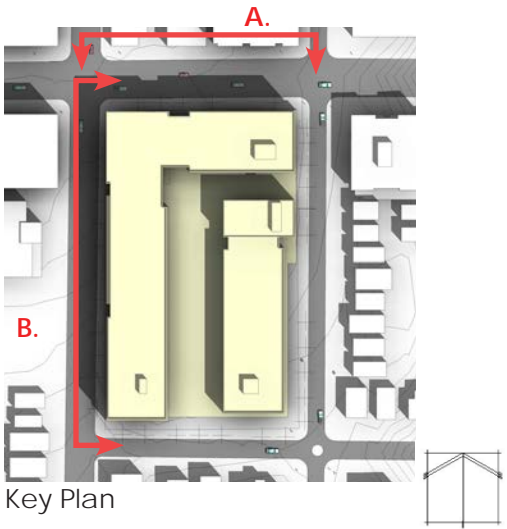
View looking West, standing on Union Street

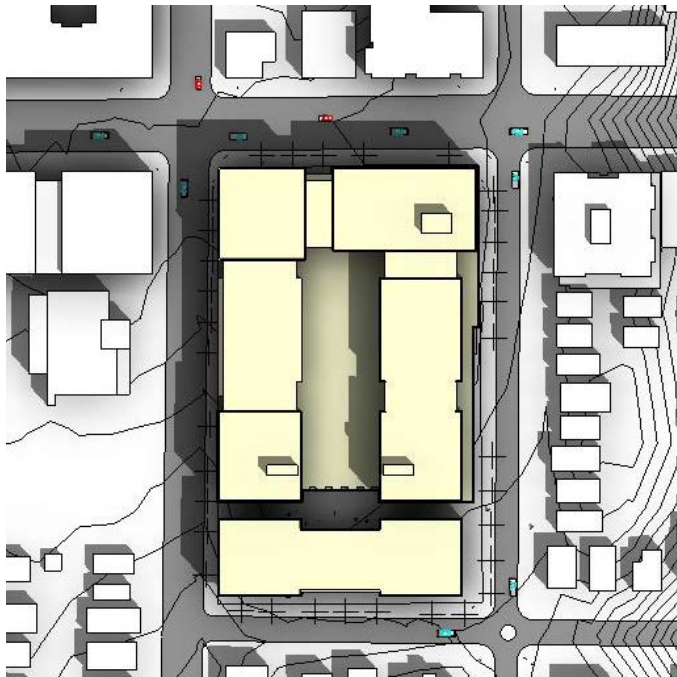


Elevation A - E. Union



Elevation B - 23rd Ave





Aerial Concept Plan

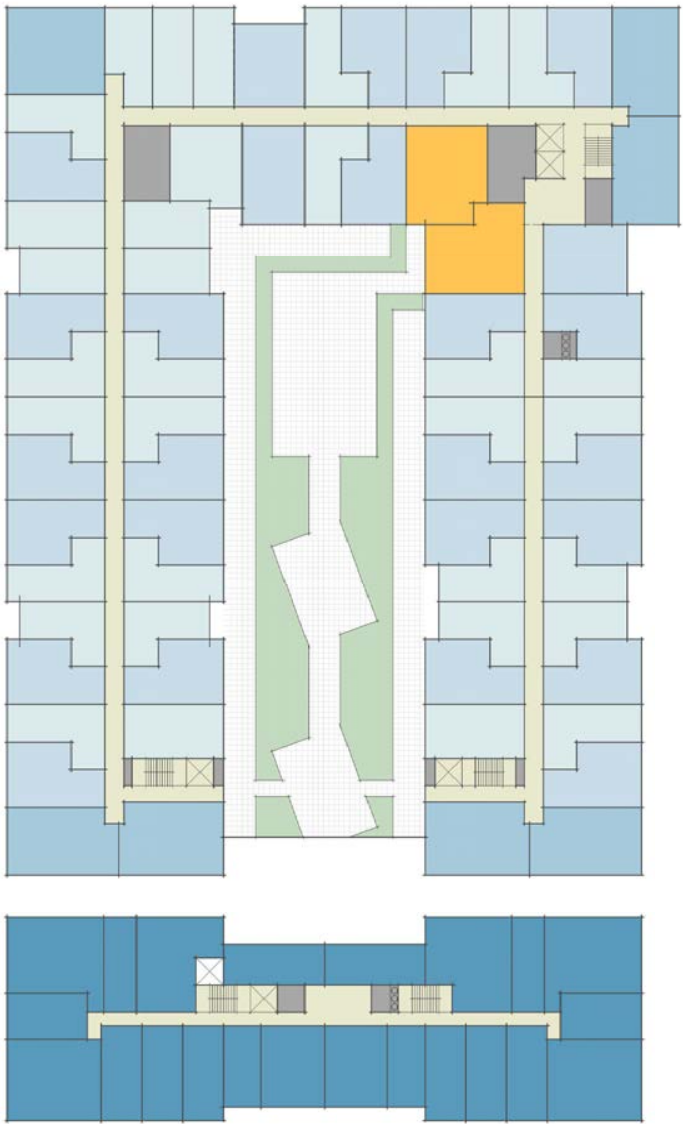


Summary of Design Concept

Working in conjunction with neighborhood leaders, the preferred design includes a separate development on the southern portion of the lot which will provide neighborhood oriented retail, community office space and approximately 120 affordable housing above. The northern portion provides approximately 355 units over a variety of retails uses at ground level. The main corner at 23rd and Union is raised above the storefront, which is setback to allow for wider sidewalks, with the corner recessed even further to provide spill-out space and increased pedestrian activity at the corner. The two developments are linked by a pedestrian through block connection that provides interest along the longer blocks.



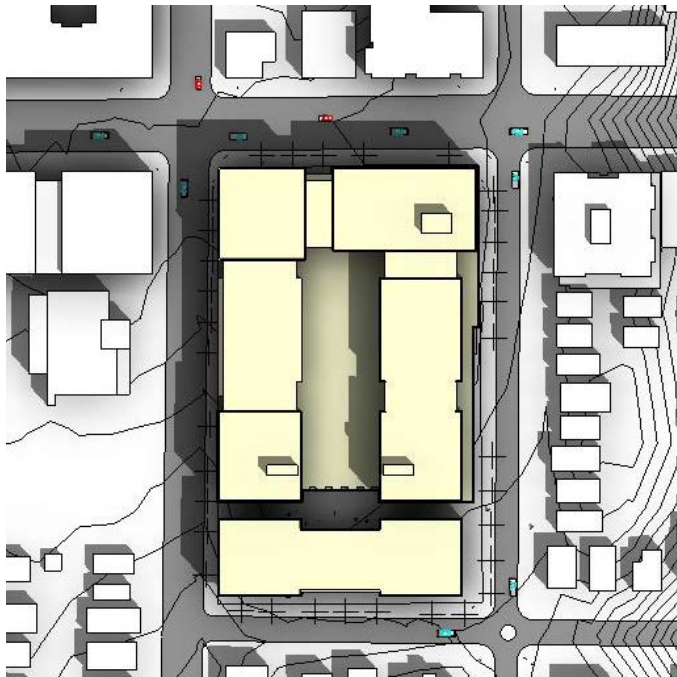
Ground Level Floor Plan



Typical Floor Plan



- PROS:
- Facilitates inclusive development goals
 - Activated pedestrian thru-block connector
 - Provides gathering space and connection between retail core and neighboring residential
 - Flexible, small-scale retail spaces in addition to larger, anchor tenant spaces
 - Wider open area at prominent corner to improve street-level pedestrian experience
 - Larger scale retail entry located close to smaller scale retail and thru-block connector
 - Upper levels setback facing residential zone
- CONS:
- Density shifted to northern portion
 - No reduction in height across along 24th
 - Smaller facade breaks along 23rd and 24th

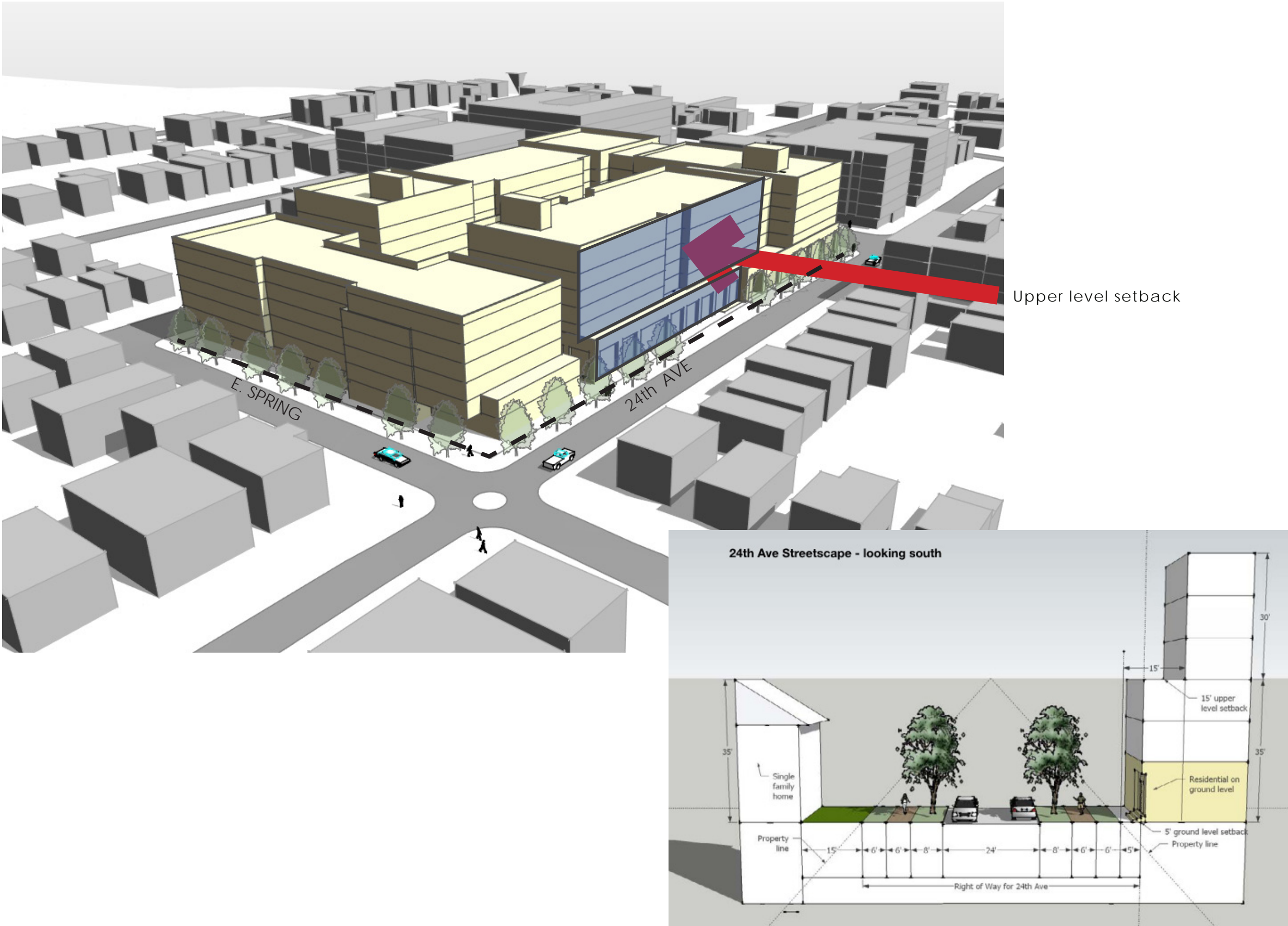


Aerial Concept Plan



Design Diagram 1 - NW Aerial Perspective

Following the street edges along 23rd Avenue and Union Street, providing a gathering space at the prominent corner, setting the street-level building face back further than Concept 2.



Graphic from 23rd Avenue Urban Design Framework



View looking East along Union Street



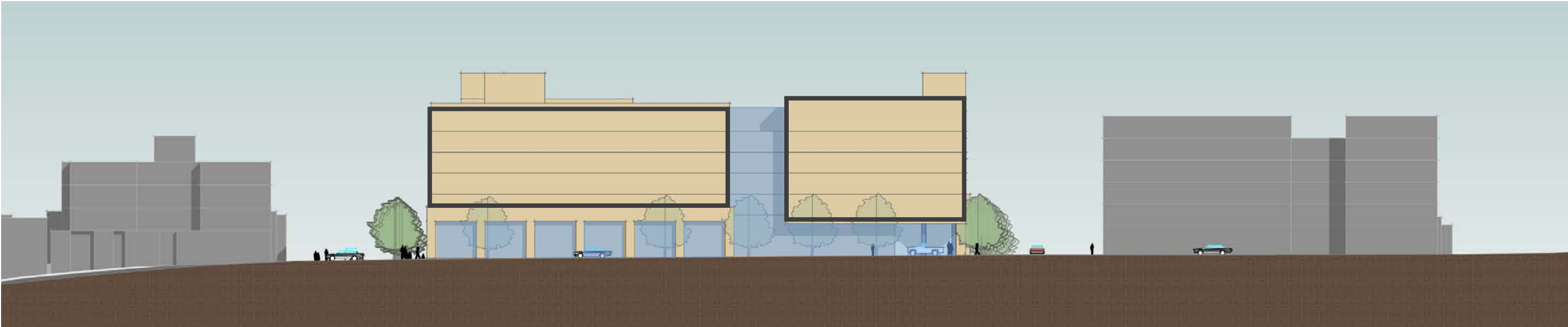
View looking North along 24th Avenue



View looking South along 23rd Avenue



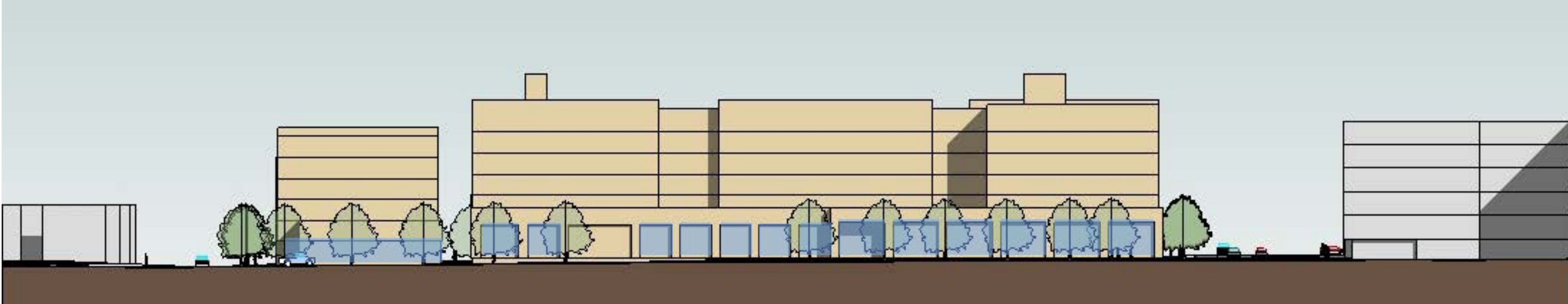
View looking West, standing Union Street



Elevation A - E. Union



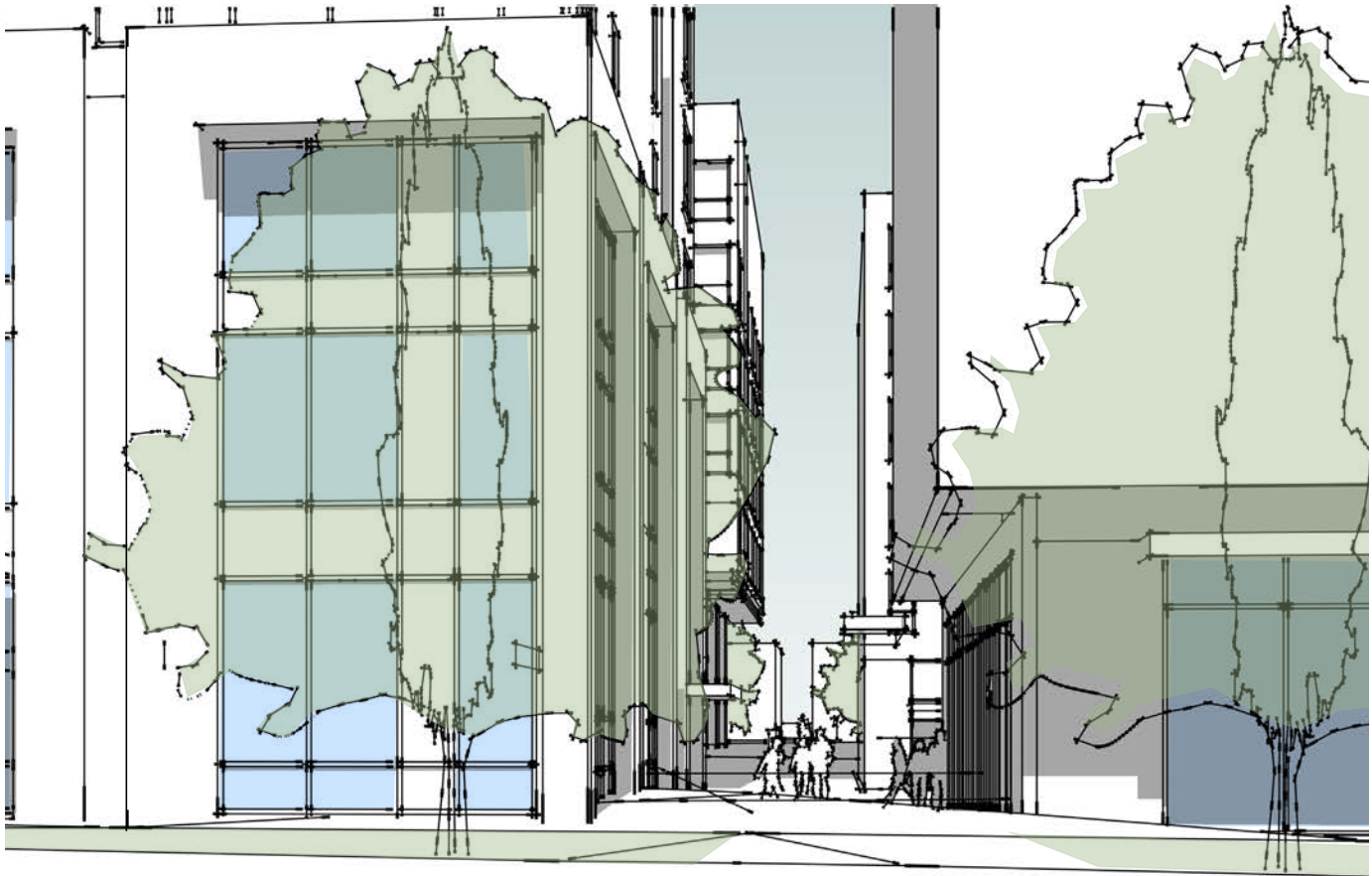
Elevation B - 23rd Ave



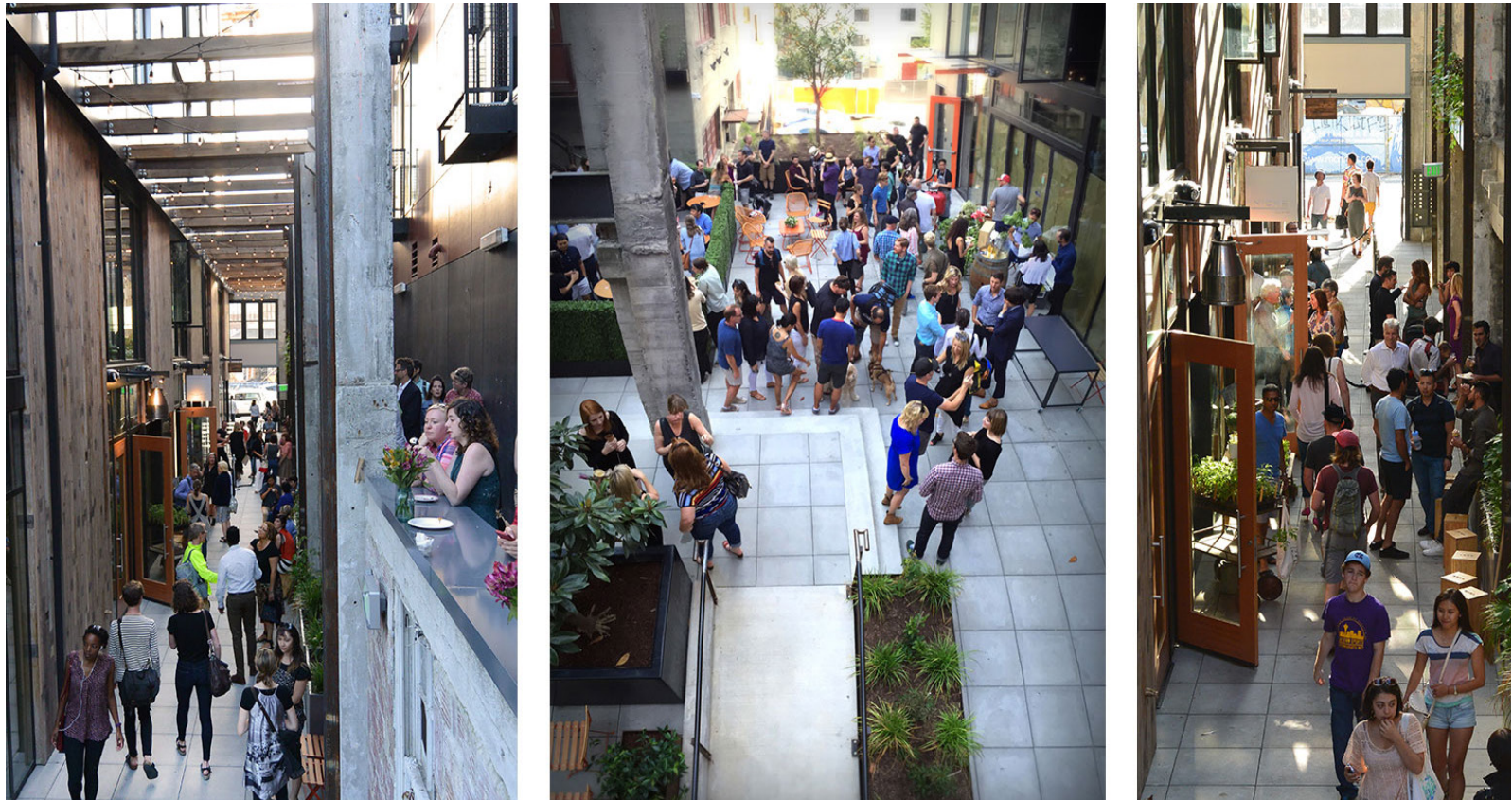
Elevation C - 24TH Ave



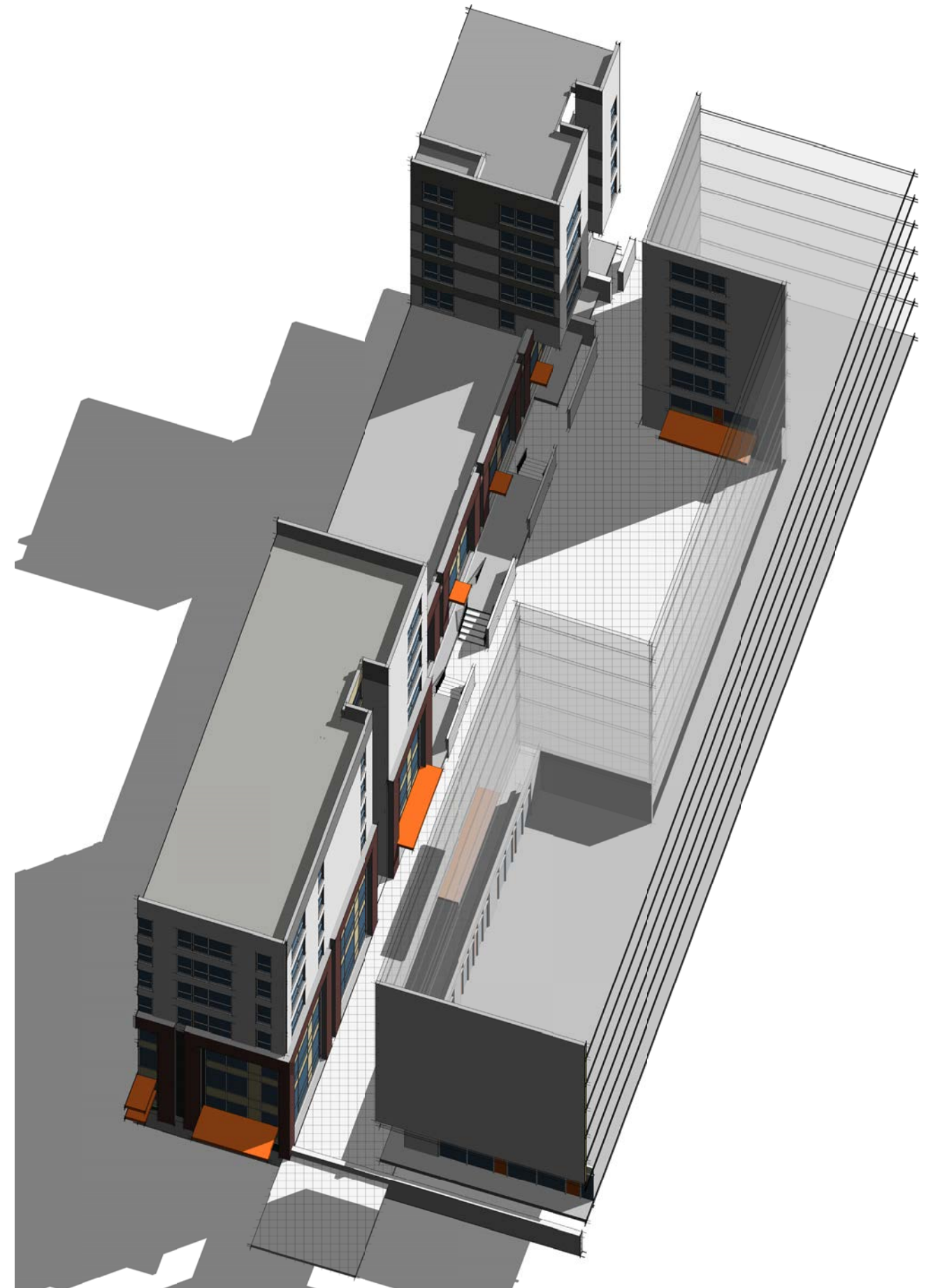
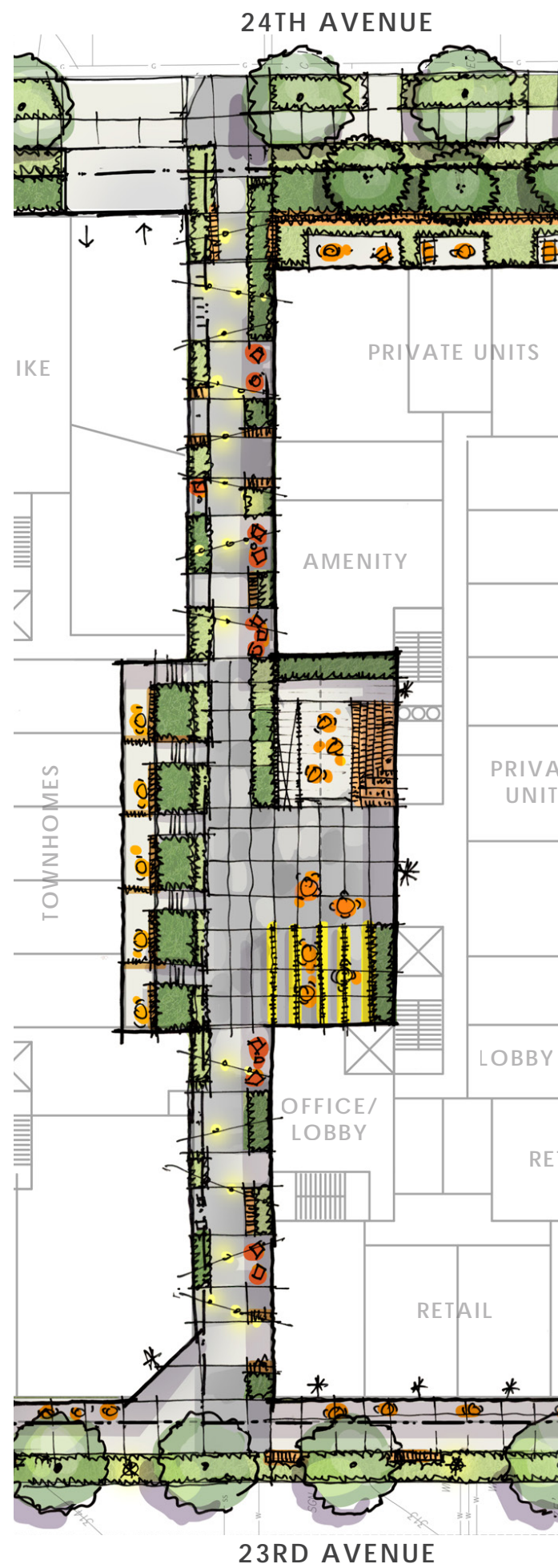
Concept sketch - thru-block connection



Concept sketch - View from 23rd



Reference images



Axon of pedestrian connection



Graphic from 23rd Avenue Urban Design Framework

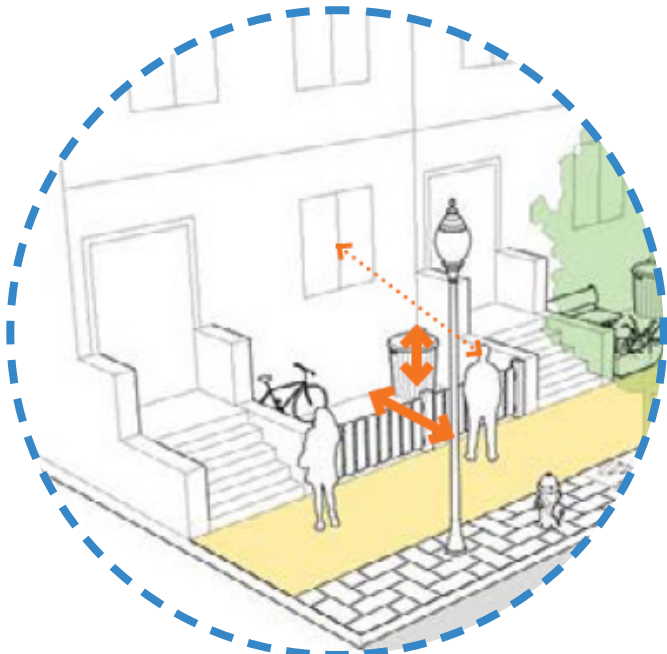


Proposed Concept sketch



Graphic from 23rd Avenue Urban Design Framework

Animated Sidewalk Concept



Graphic from 23rd Avenue Urban Design Framework



Proposed Concept sketch

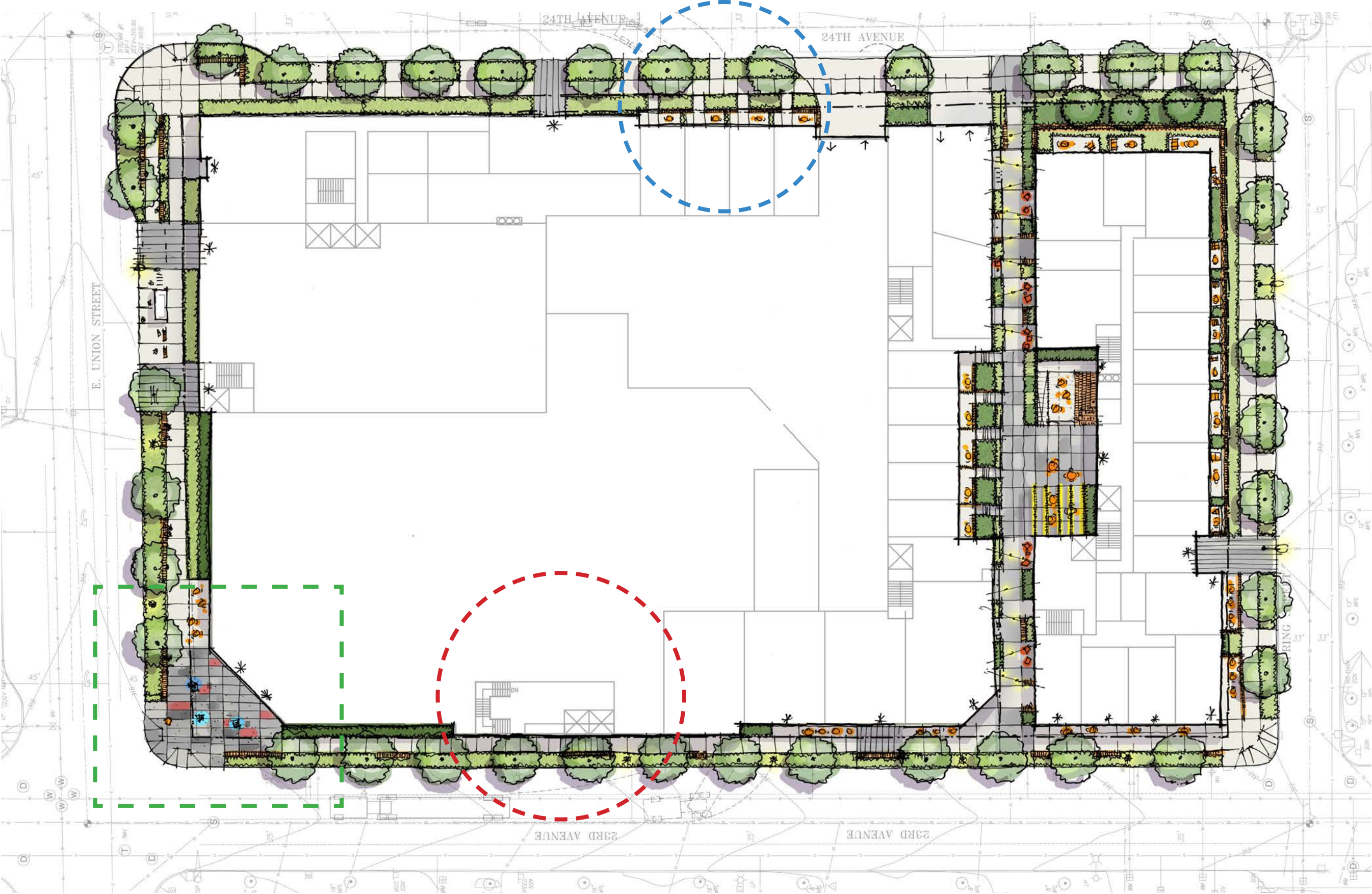
Townhouse Entry Concept

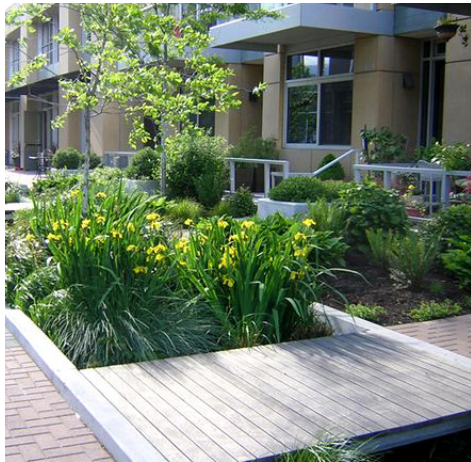


Proposed Concept sketch

Open Corner Concept

4 - LANDSCAPE DESIGN





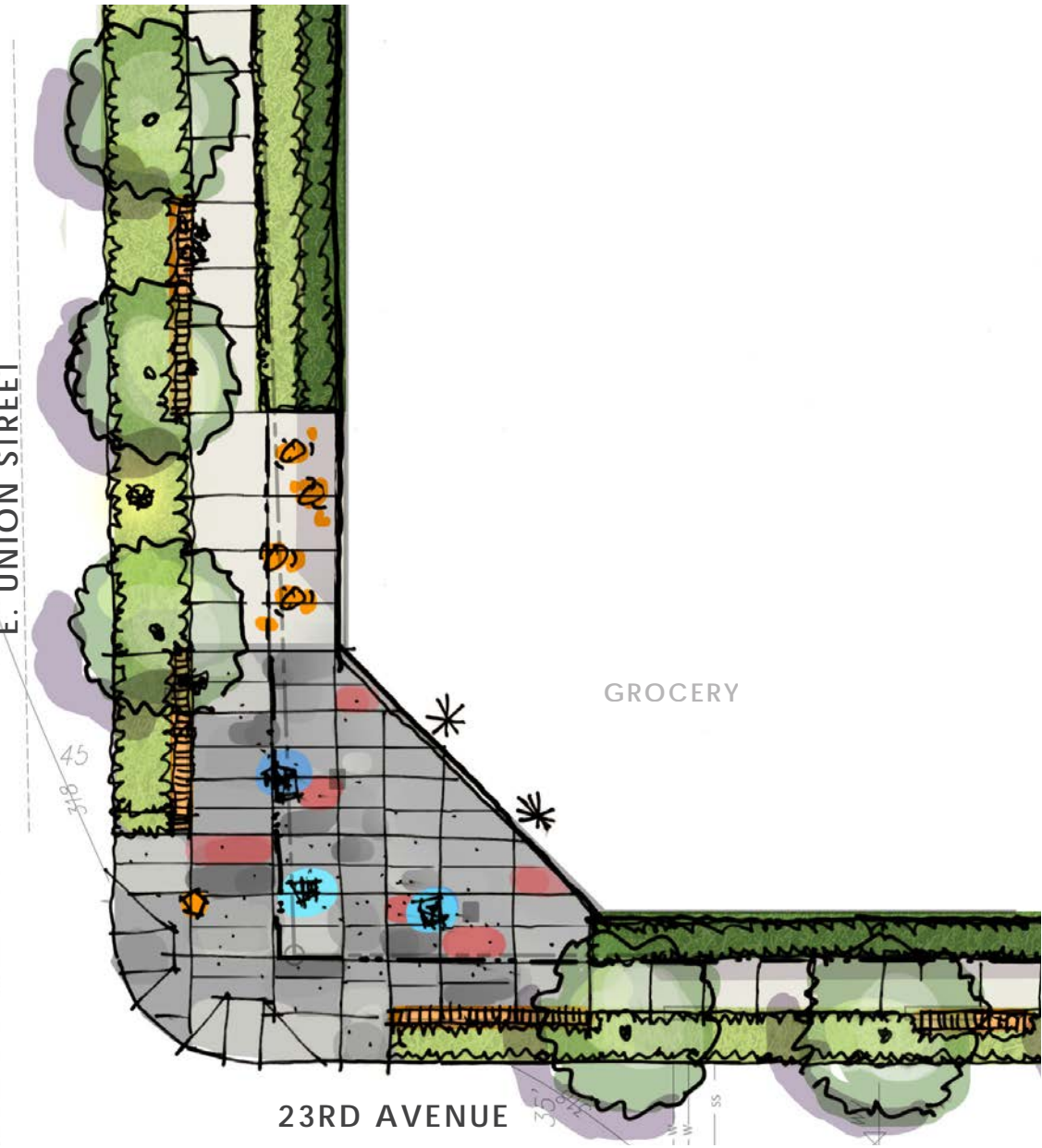
STORMWATER PLANTING



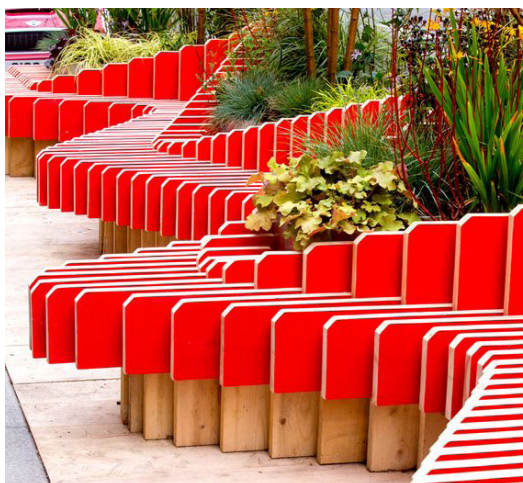
CAFE SEATING



SITE LIGHTING



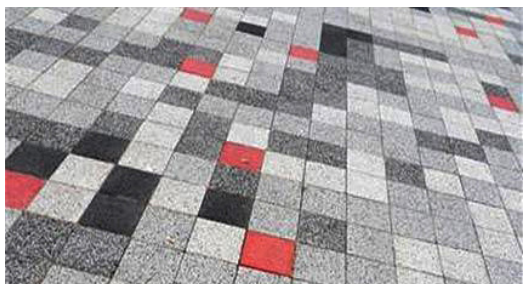
CORNER PLAZA ENLARGEMENT



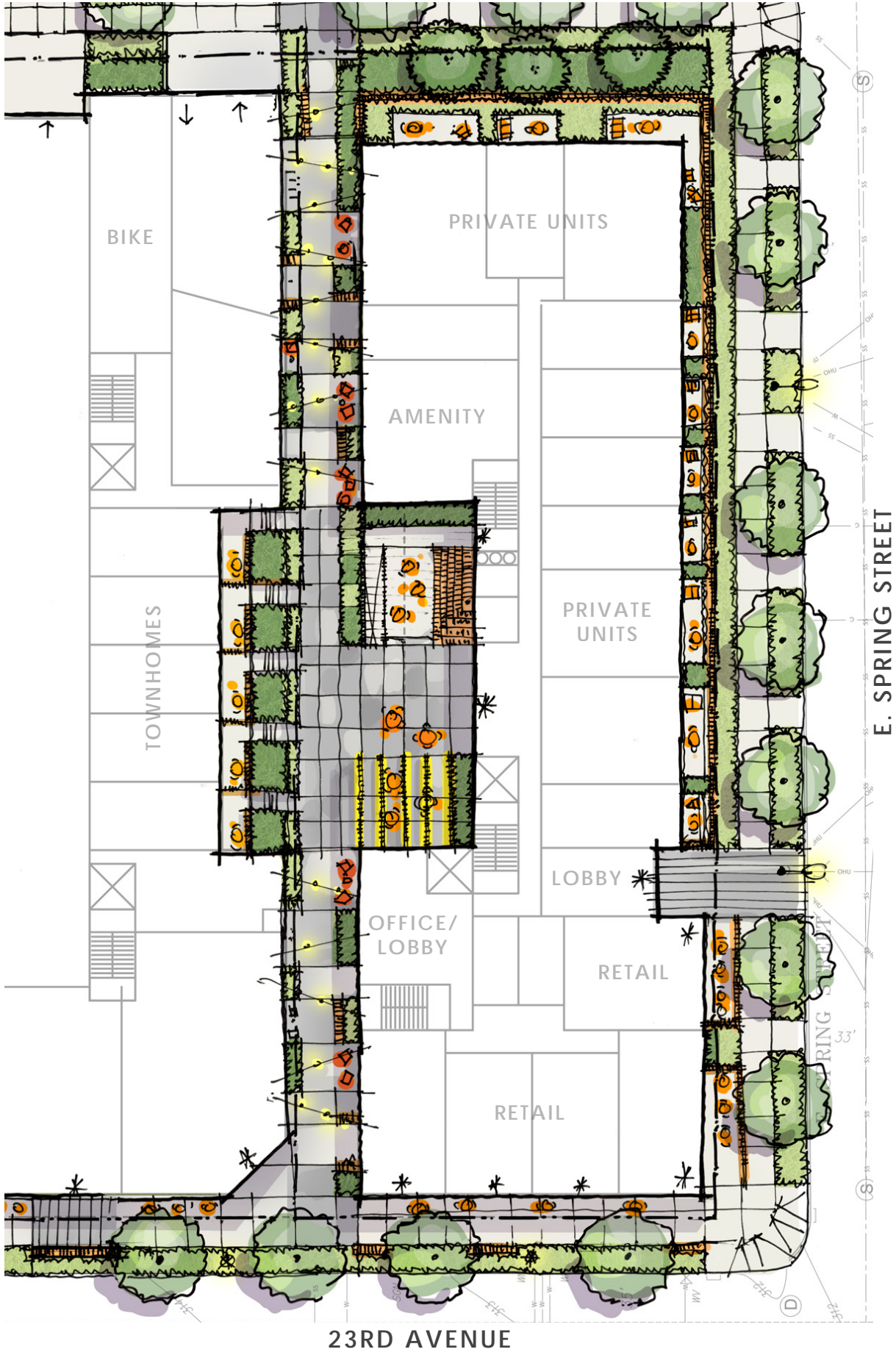
SEATING

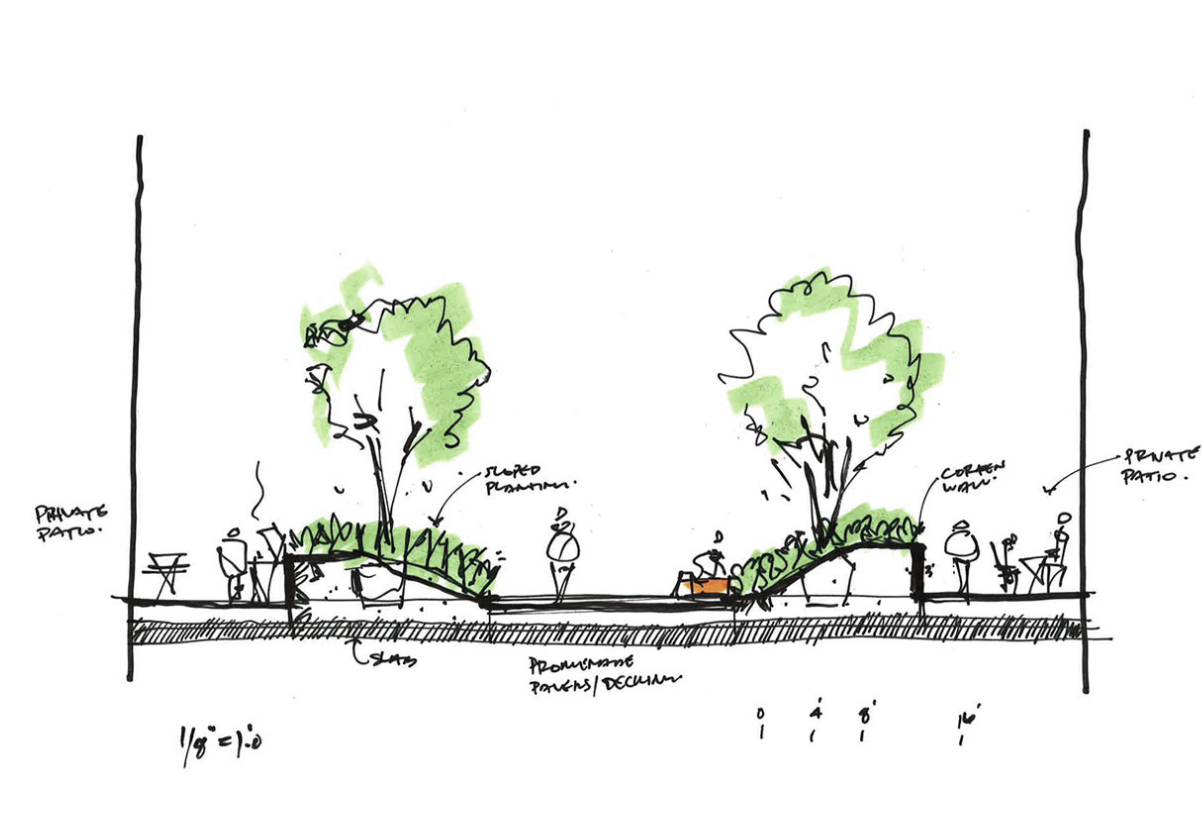


INTEGRATED LIGHTING

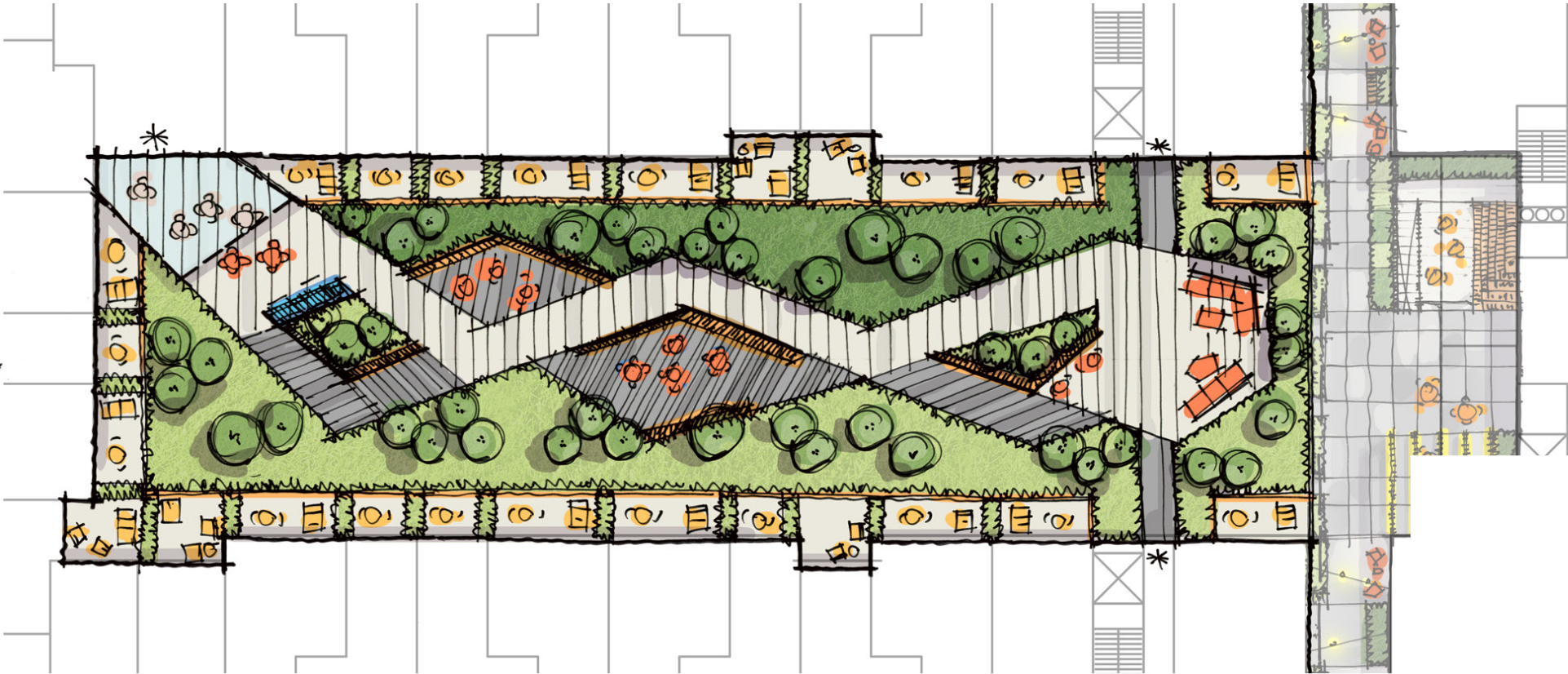


PAVING TEXTURE

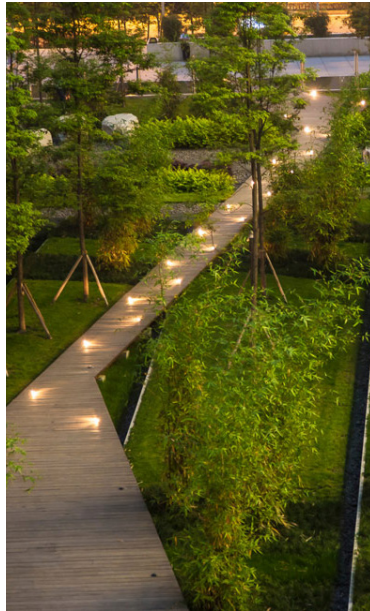




PODIUM SECTION



PODIUM LEVEL CONCEPTUAL PLAN



LIGHTING



PLANTING



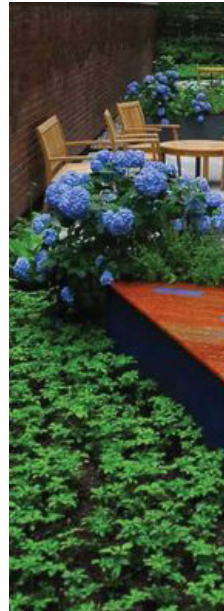
DECKING/GREEN ROOF



WALLS



FORM



GATHERING/AM

5 - KEY DESIGN GUIDELINES

CS2 - URBAN PATTERN AND FORM

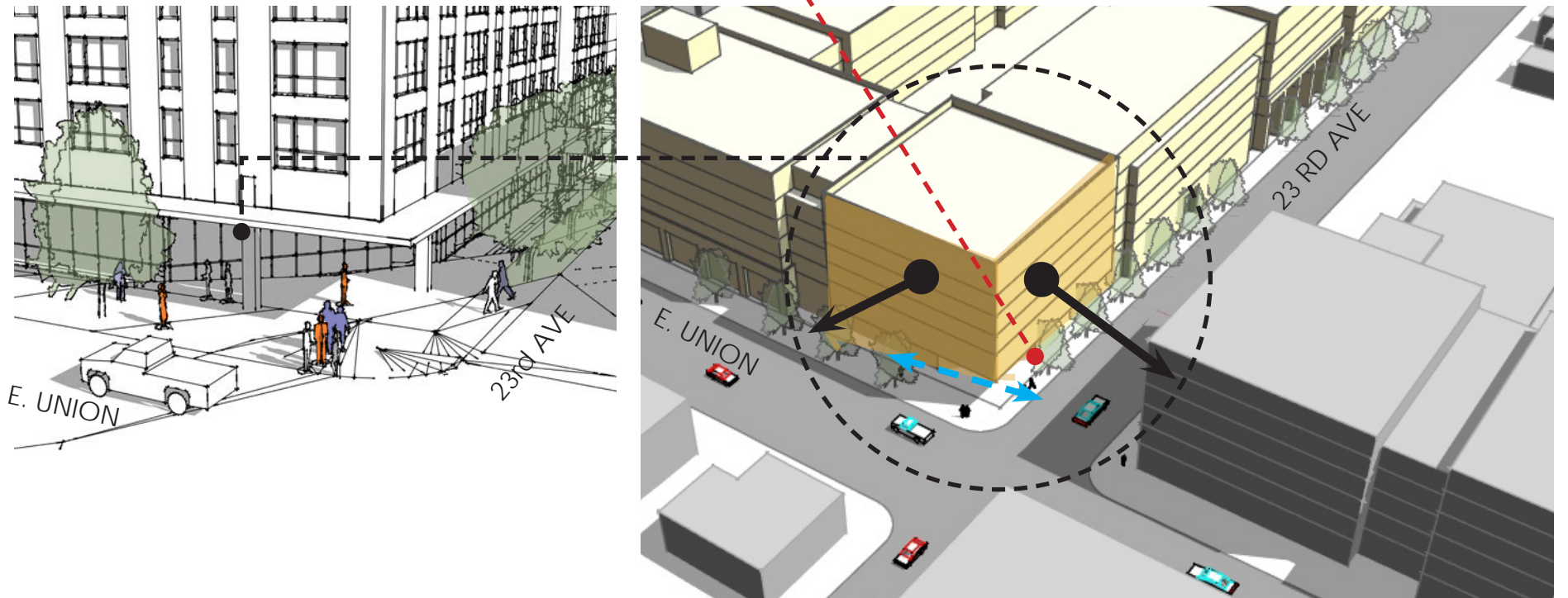
CS2.A1 - Location in the City and Neighborhood | Sense of Place

"Emphasize attributes that give the neighborhood its distinctive sense of place. Design the building and open spaces to create a sense of place where the physical context is less established. Examples of features that contribute to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, natural areas, open spaces, iconic buildings, and land seen as a gateway to the community."

CS2.A1 - RESPONSE:

The character of 23rd and Union is of residential living above the businesses and retail shops that support the key services for this area. The proposed building utilizes the frontage along Union and 23rd for a variety of commercial spaces to further anchor the building into the existing neighborhood fabric. The prominent corner on 23rd and E Union is anchored by a grocery store, providing neighborhood services, activity, and employment. The ground floor presence of the commercial spaces will add to the already existing list of neighborhood services such as churches, cinemas, and coffee shops and will further embellish the language of residential housing above local services. The landscape design, with wider sidewalks and seating that relates to the diverse building program activates the sidewalk and pedestrian realm.

The form of the building at the intersection of Union and 23rd appears to 'float' above the recessed commercial space below to further identify the ground floor program and to help animate the sidewalk experience.

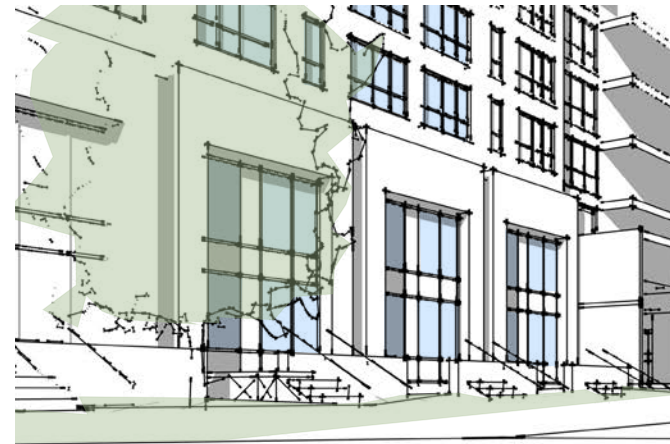
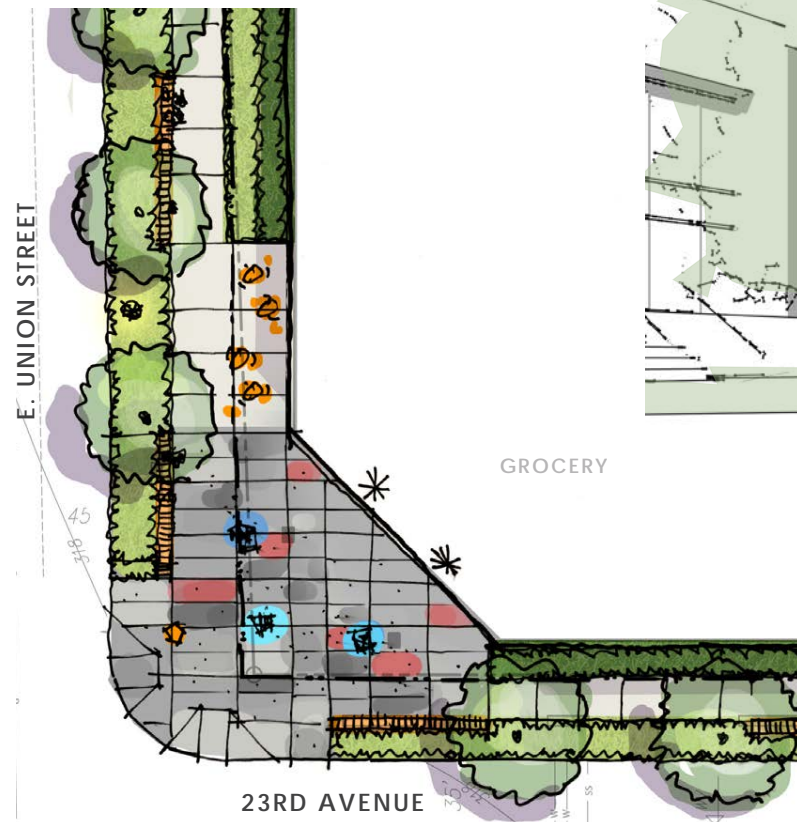


CS2.B2 - Adjacent Sites | Connection to the Street

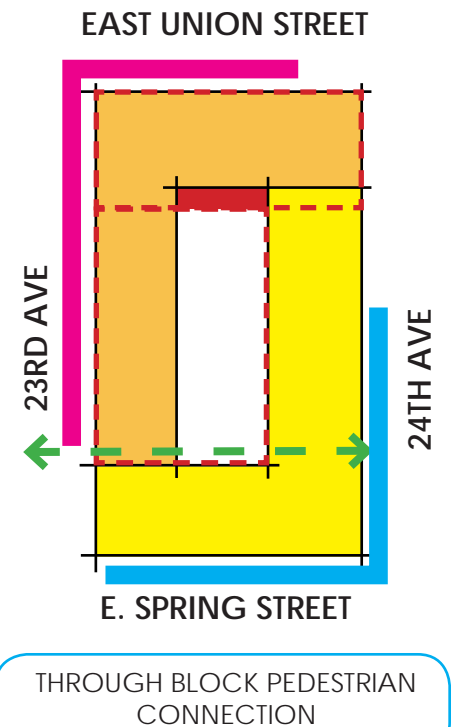
"Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building."

CS2.B2 - RESPONSE:

The project fronts on four streets, each providing a framework to shape the building as a response to the immediate context. Union and 23rd Ave are pedestrian streets and the building's program and street design respond. Ground floor commercial spaces open up at the intersection. Landscape features, such as benches and planting strips, provide a buffer from the traffic on the main streets. Spring and 24th Ave are more residential in scale. 'Walk up' style entries to ground floor units along 24th give the building a residential scale and identity, responding to the topography and immediate context of the neighborhood. The building setbacks on 24th are increased, with the upper levels setback even further to provide a transition to the scale of the buildings in the adjacent neighborhood. Layers of plantings and landscaping along the sidewalk/pedestrian zone create an inviting pedestrian environment. The through-block pedestrian walkway provides relief along the long blocks. The southern portion of the site continues the retail frontage along 23rd, wrapping around to Spring, and transitions to ground-floor residential units with ground level patios relating to the residential streets.



WALK UP STYLE ENTRIES RESPOND TO THE RESIDENTIAL STREET

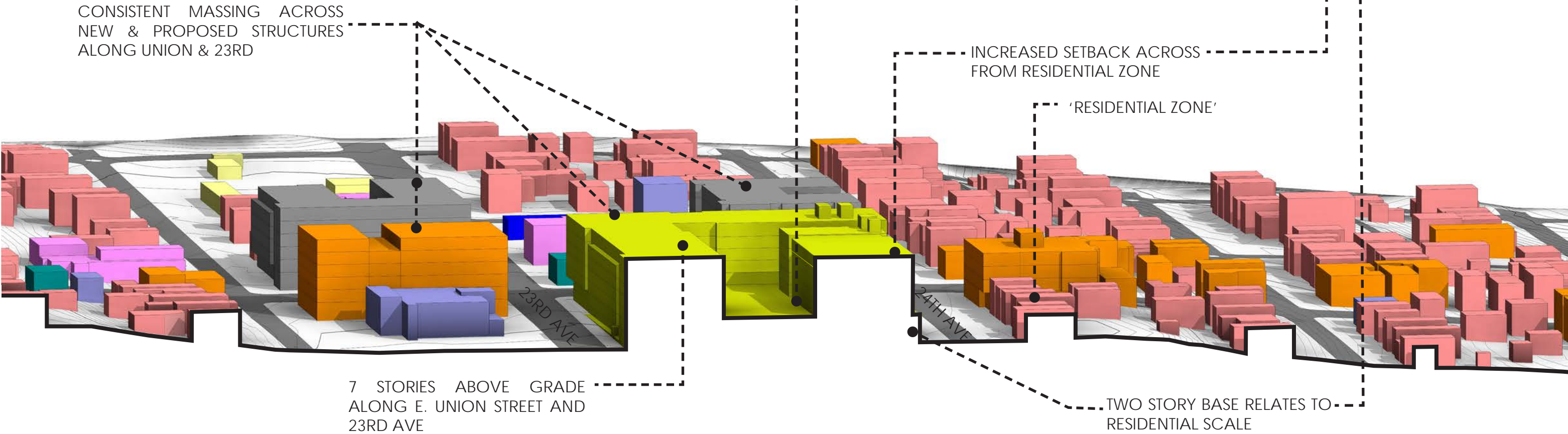
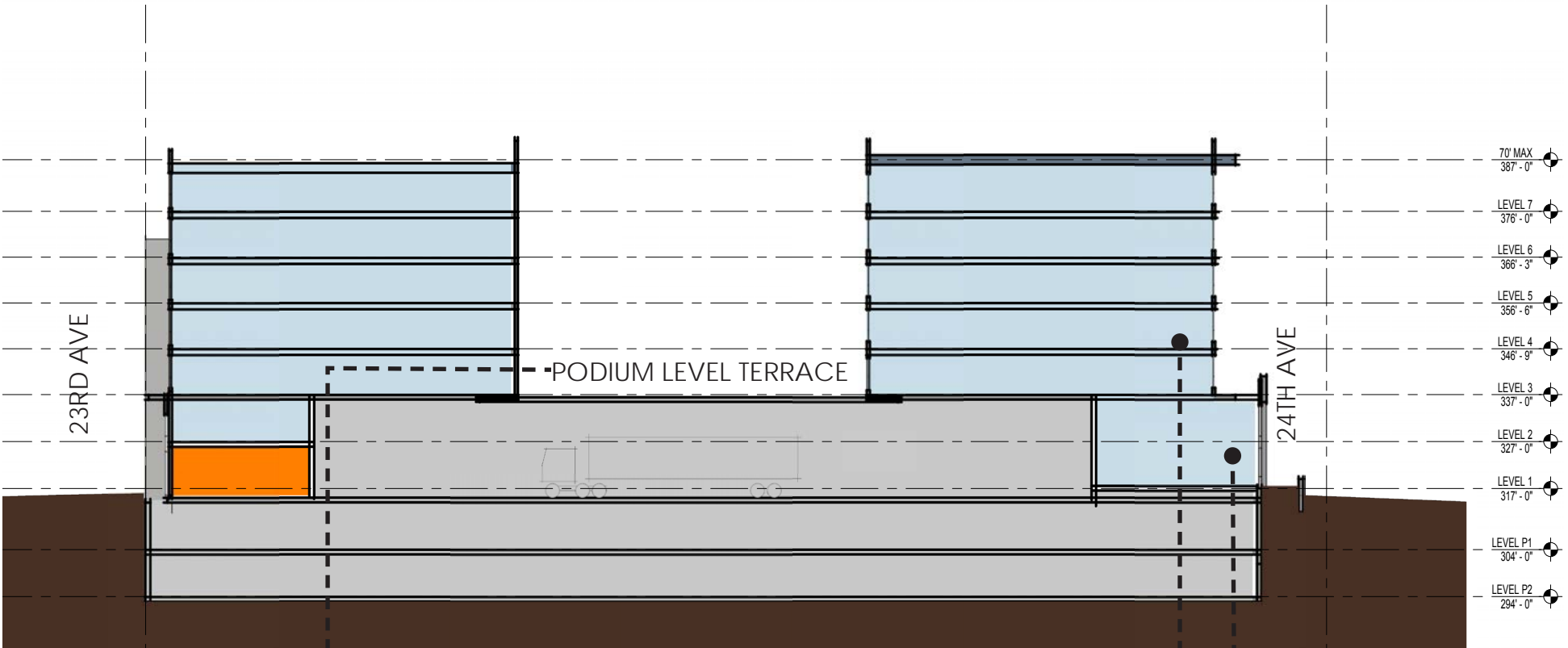


CS2.D4 - Height, Bulk, and Scale | Massing Choices

“Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.”

CS2.D4 - RESPONSE:

The height and scale of the massing is broken down as it faces the residential zones across 24th and Spring. The proposed building to the south is smaller in scale, stepping down the mass, following the topography. Along 24th, the building has a two-story base set back 5' from the property line that relates in scale to the single family housing across the street. The upper levels are set back an additional 10', which accentuates the base and provides a greater perceived street width. The proposed setbacks follow the rezone recommendation of the Urban Framework Action Plan.



CS2 - URBAN PATTERN AND FORM

CS2.C1 - Relationship to the Block | Corners

"Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block."

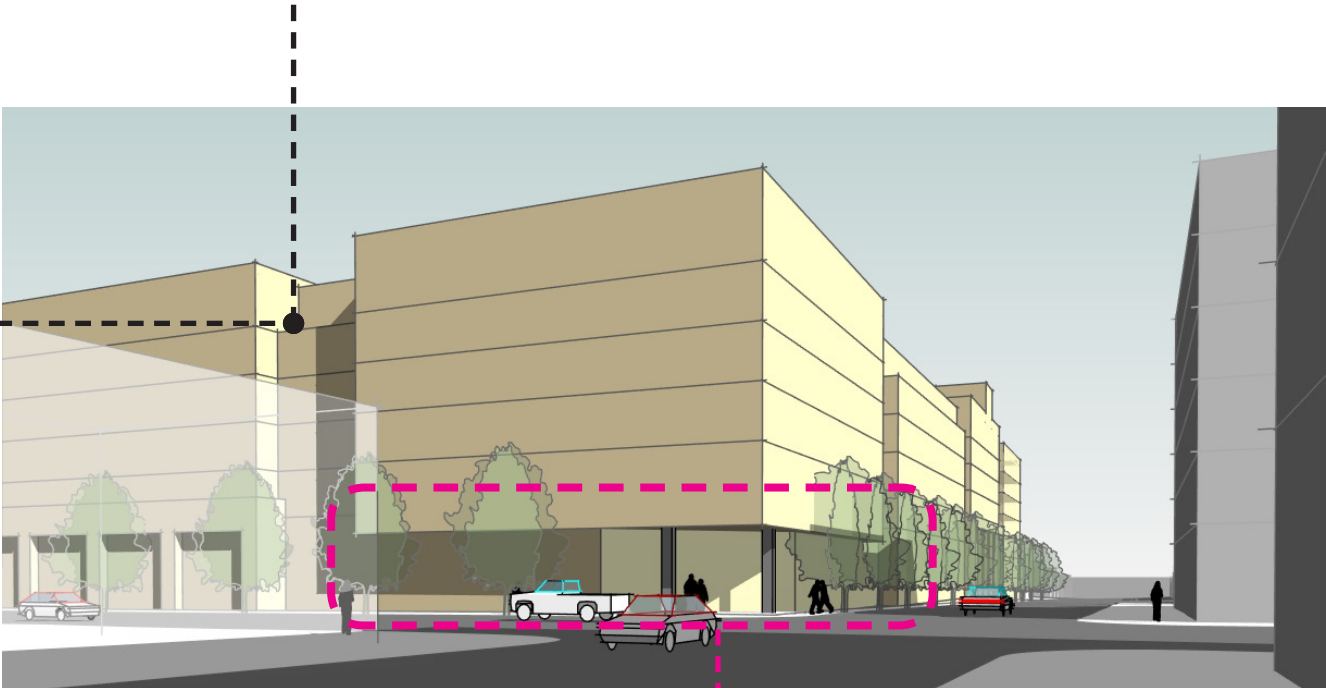
CS2.C1 - RESPONSE:

To define the prominent corner of E. Union and 23rd Ave, the upper levels are constructed to the corner while the first two stories are recessed to provide cover to the commercial spaces below and to enhance the pedestrian experience. A ground level grocery component will be a strong anchor to the Union and 23rd intersection, relating to the local services fabric of this already established pedestrian core. Activity at this corner will be provided by the 24 hour activity of the grocery store, the widened pedestrian zone and covered outdoor space.



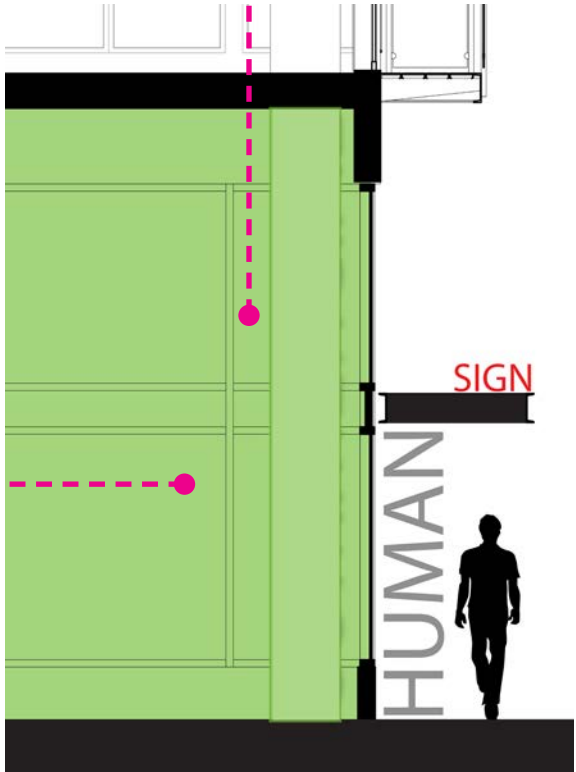
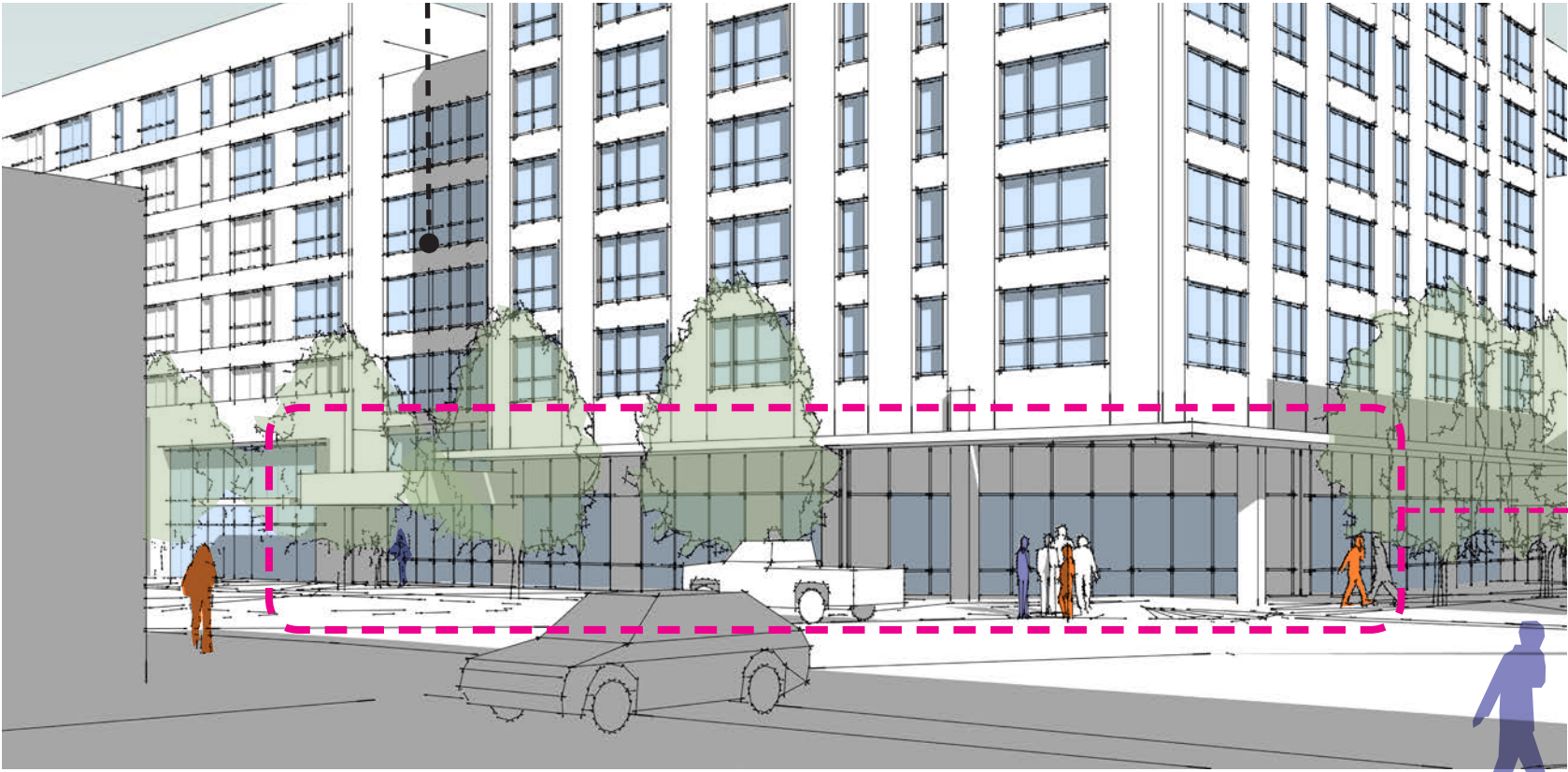
Representative project - lander hall at uw

Building form recesses to break up massing along union street and further define the union / 23rd corner



Street perspective - grocery corner

Double height grocery space
Located at prominent intersection of union and 23rd



PL1 - CONNECTIVITY

PL1.B3 - Walkways and Connections: Pedestrian Amenities

“Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building’s entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.”

PL2 Walkability

PL2.B3 - Street Level Transparency

“Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.”

PL1.B3 and PL2.B3 - RESPONSE:

Transparency will be used as a tool to enliven the pedestrian experience and serve as a way finding tool across the urban block. The more transparent spaces will be the more public programs - the grocery, pharmacy, and building lobby spaces. These programs will engage the public by means of awnings, displays, and pedestrian scaled signage. The grocery component will offer outdoor activities to further enhance the pedestrian experience and blend the interior programs with the exterior. Less public programs, like the ground floor residential units, will use semi-transparent methods of screening such as landscaping buffers and raised entries to offer protection from the pedestrian eye. Locating the main grocery entrance near the smaller scale retail will provide foot traffic to the southern portion of the site. Numerous entry points provided by neighborhood scale retail will provide interest and activity along both 23rd and Union. The through-block pedestrian walk way will increase activity and improve connectivity between the residential neighborhood and the commercial zone, while providing smaller scale gathering places.



Transparency at public programs - connection of pedestrian to street



Pedestrian street landscaping



Pedestrian seating



PL3 - STREET LEVEL INTERACTION

PL3.A1 - Entries | Design Objectives

"Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each."

PL3.A1c - *"Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk."*

PL3.A1c - RESPONSE:

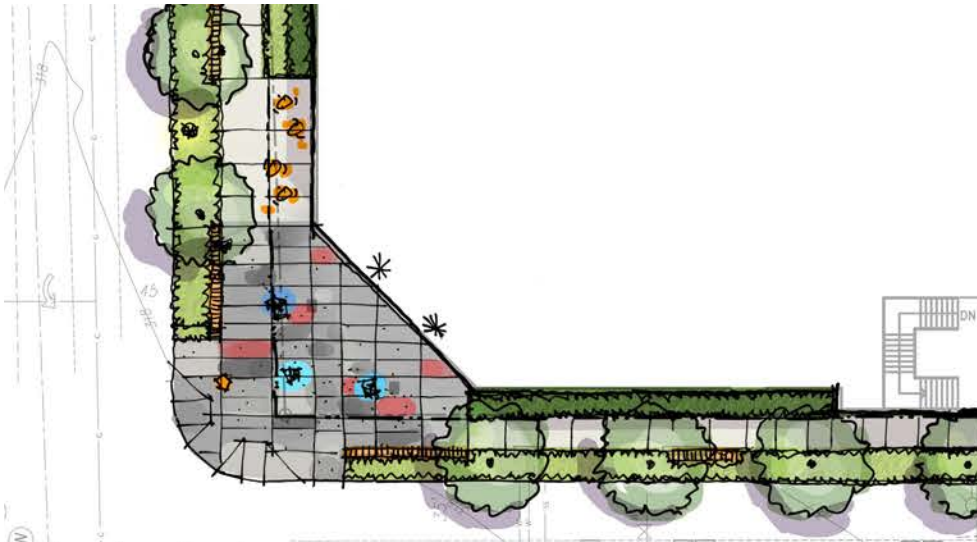
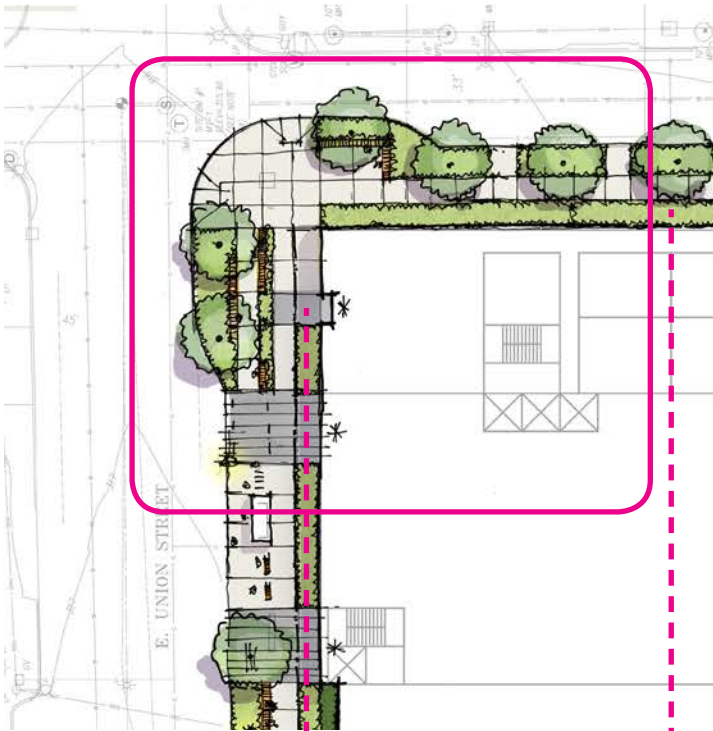
The main residential entry will be the corner of E. Union and 24th Ave where the pedestrian interaction is heavy but set far enough from the grocery anchor to provide privacy and security. Other key components such as signage and 'breaks' in the landscape design will serve as distinguishing elements between residential and commercial entry points. The hardscape will extend to the commercial uses, while landscape will provide privacy at the residential entry. Variations and breaks in the canopies will distinguish the residential entry from the commercial uses, while maintaining a strong visual connection into the lobby.

PL3.B2 - Residential Edges | Ground-Level Residential

"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."

PL3.B2 - RESPONSE:

In the preferred scheme, the massing of the building works to provide a comfortable setback off of E. Spring Street and 24th Ave where the first floor residential units are located. These building setbacks in addition to the use of raised entry steps, help to create buffers between the pedestrian experience of the street and the privacy of a street level residential dwelling. More visible cues, such as 'special' paving textures or patterns at the unit entries and residential lobby entries will further help break down the different programs of the building as they are experienced from the pedestrian scale.



Pedestrian experience - landscape buffer & material change

DC2 - ARCHITECTURAL CONCEPT

DC2.B1 - Architectural and Facade Composition

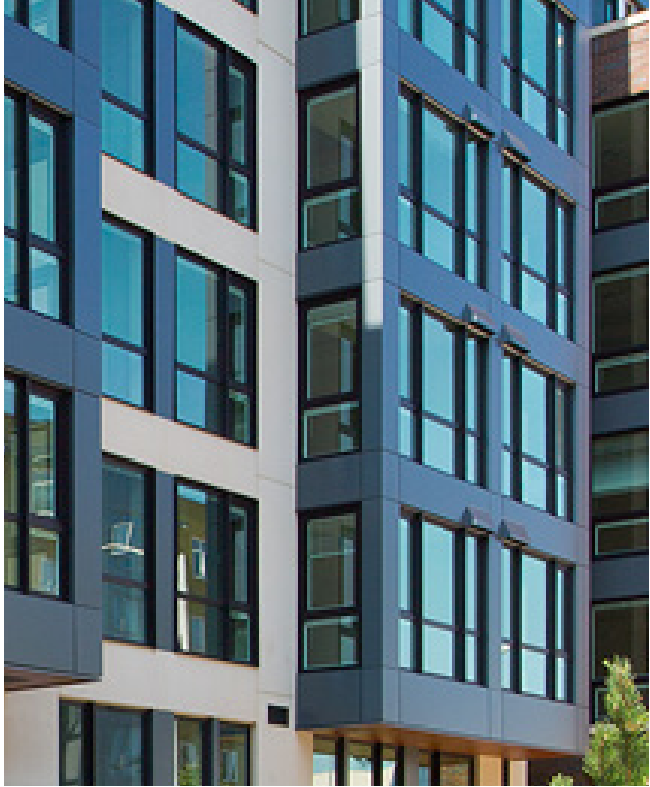
"Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement."

DC2.B1 - RESPONSE:

The facade composition is a response to the program behind. Ground floor programs will be more transparent and the composition of building elements will most closely relate to the human scale which contacts them. Brick will be used along select sections of the project base to reinforce the human scale. Upper floors where the bulk of the residential program is located, will feature modern, punched windows and materials will be utilized in a variety of orientations that will subtly create a compelling design when experienced from up close and afar. The preferred massing creates opportunities to treat the facades in various ways providing interest and diversity within a larger cohesive composition.



Example project - ground floor storefront



Example project - break down of upper facade

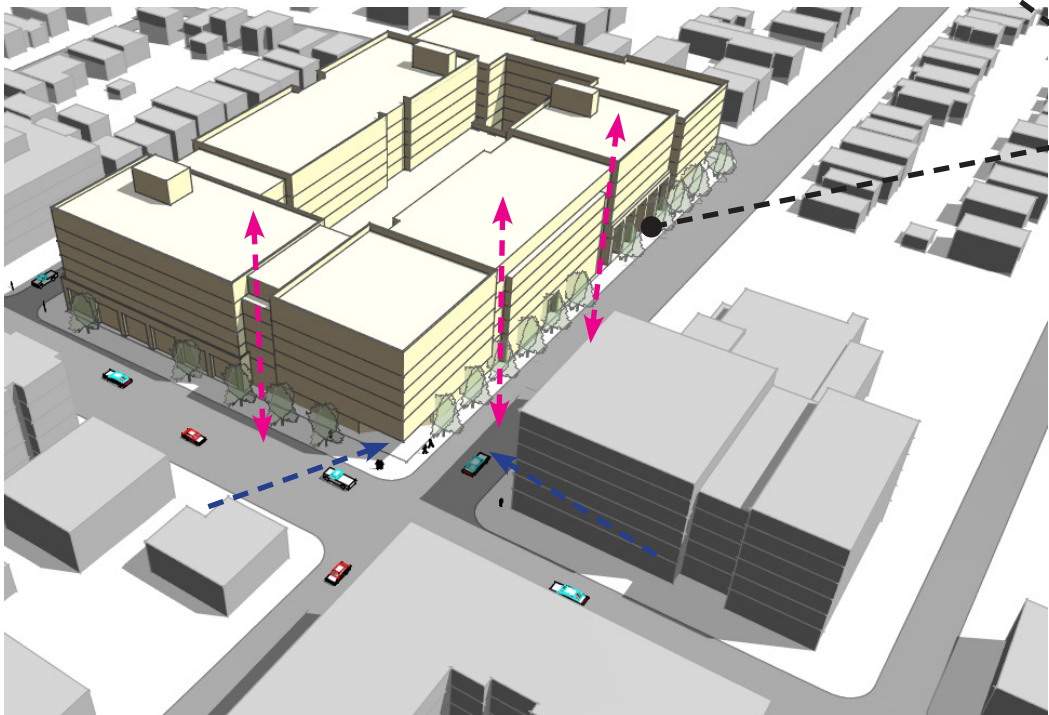
DC4 - EXTERIOR ELEMENTS AND FINISHES

DC4.A1 - Exterior Finish Materials

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

DC4.A1 - RESPONSE:

Our vision for the project is to incorporate smaller scale materials and patterns along the ground floors where there is heavy pedestrian interaction and more modern, larger scale claddings above. The human scale will be reinforced across all aspects of design from signage to landscaping cues, while the cladding of the upper residential levels will more closely relate to larger punched window openings. Different color claddings will be used to create both a vertical and horizontal reading across the building which will create visual interest and aid in breaking down the facade.



Example material - brick along project base

- Vertical breaks in the building facade to establish primary and secondary volumes & forms
- Ground level setbacks to highlight form above and to help establish hierarchy

DC3 - OPEN SPACE CONCEPT

DC3.A2 Open Space Uses and Activities | Matching Uses to Conditions

"Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities."

DC3.A2 - RESPONSE:

The development of the landscape concept will vary given the diverse conditions around the site. Ground level landscaping will be used to soften the appearance of the building, enhance the pedestrian experience, provide screening for the building, and promote way-finding across the urban block. Landscaping on the podium level serves to provide 'break out' space for building occupants. The podium terrace faces south for optimal exposure. Just as pedestrians will engage with the landscaping design on the street level, occupants will enjoy outdoor usable open space such as grills, outdoor dining, dog areas, and large planter areas on the raised terrace area. Setbacks along the street level offer bonus open space at the street level and overhangs above offer protection to open spaces below.



Courtyard concepts



Courtyard concepts, cont.



Outdoor activities at courtyard



Podium level terrace breaks up massing and provides interaction between building occupants and pedestrians along thru-block passage.

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March 21st
(Spring Equinox)



June 21st
(Summer Solstice)



December 21st
(Winter Solstice)

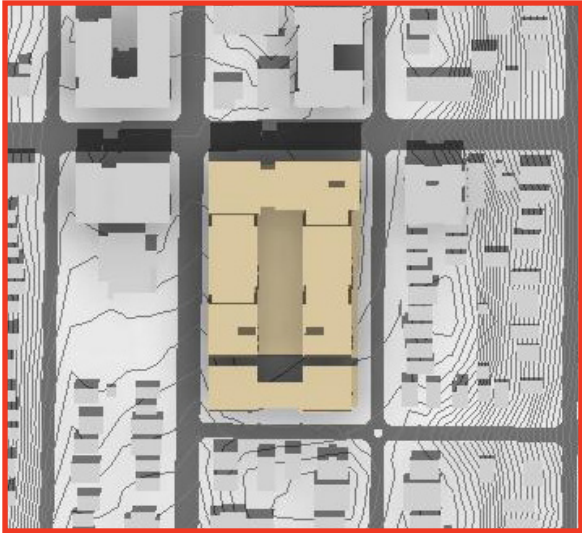


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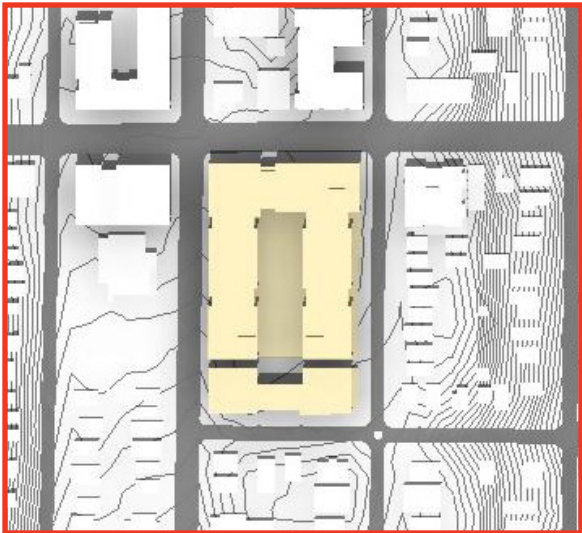
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March 21st
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June 21st
(Summer Solstice)



December 21st
(Winter Solstice)

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THANK YOU!