2328 W Plymouth Street

Streamlined Design Review Application

#3025764

bg architects

PAGE INTENTIONALLY LEFT BLANK

TABLE of CONTENTS

OBJECTIVES

Design and construct five new three-story townhouse units with five parking spaces accessed from West Plymouth Street. Existing Structure to be demolished.

Number of Residential Units (Approx.)	5
Structure Height	30'
Number of Parking Stalls	5

Sustainability
Achieve a 4-Star Built Green certification.

Community
The proposal will be designed around a shared courtyard which is accessible by all units.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Dravus 3 LLC
STRUCTURAL	MalsamTsang Structural Engineering
GEOTECHNICAL	PanGEO INC

CITY of SEATTLE

Application for Streamlined Design Guidance

PART I: CONTACT INFORMATION

1.	Property Address	2328 W Plymouth Street Seattle WA 98199
2.	Project number	3025764
3.	Additional related project number(s):	None
4.	Owner/Lessee Name	Dravus 3 LLC
5.	Contact Person Name	Bradley Khouri
	Firm	b9 architects
	Mailing Address	610 2nd Avenue
	City State Zip	Seattle, WA 98104
	Phone	206.297.1284
	Email address	office@b9architects.com
6.	Applicant's Name	Bradley Khouri
	Relationship to Project	Architect
7.	Design Professional's Name	Bradley Khouri
	Address	610 2nd Avenue
	Phone	206.297.1284
	Email address	office@b9architects.com

PROJECT SITE

View of project site from W Plymouth Street looking north, existing structure to be demolished.

ZONING ANALYSIS

ADDRESS
2328 W Plymouth Street
Seattle WA 98199

LOT SIZE
6000 square feet

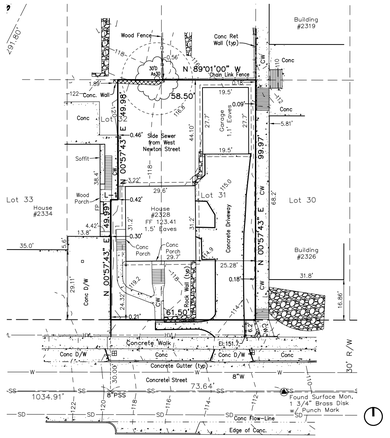
ZONING
LR2

The site is located in an area zoned Lowrise 2. Surrounding zonings are Lowrise 3, Industrial Buffer IG1 U/45 and SF 5000.

SITE OPPORTUNITIES & CONSTRAINTS

CONTEXT ANALYSIS

- The site topography has a slope, sloping down from west to east.
- The immediate and surrounding zoning consists of residential buildings.
- Each block has a balance between small, medium and large residential buildings.
- Many of the buildings have corner windows in their southeastern facades to take advantage of the views to Queen Anne, the Magnolia Greenbelt, and Downtown



LEGAL DESCRIPTION

LOT 31, AND THE EAST 18.5 FEET OF THE NORTH 50 FEET AND THE EAST 21.5 FEET OF THE SOUTH 50 FEET OF LOT 32, BLOCK 194, GILMAN'S ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

APN: 277160-4460

NEIGHBORHOOD ANALYSIS

The neighborhood is predominantly residential, with a mix of multifamily and single-family structures. Industrial zoning is focused to the east, composed of the Ballard Interbay Northend Manufacturing and Industrial Center (BINMIC) and the Port of Seattle. The topography in the area is sloping down from west to east. The site has nearby access to Magnolia Park, Thorndyke Park, Magnolia Bridge, and the Interbay Golf Center to the northeast. The Port of Seattle along with the Interbay Terminal, create noticeable ambient noise.

The immediate neighborhood is a mixture of single family house built in the early 1900's and multifamily structures built in th 1950's and 1960's.

1

2

3

SITE ANALYSIS

The site dimensions are approximately 100 feet north-south and 60 feet east-west and has a slight jog along its west property line. The parcel fronts West Plymouth Street. The lot contains an existing single family house with a garage structure built in 1951. The immediate surroundings are predominantly single family homes and multifamily structures. To the West of the parcel is an existing multifamily structure constructed in 1965. To the East of the parcel is an existing apartment building constructed in 1958. To the North there is a single family house built in the 1950s. Thorndyke and Magnolia Park are located one block from the project site.

This site is well served by bus lines, including the #31 and #33, facilitating travel to many Seattle neighborhoods including; Downtown, Central Magnolia Fremont, and the University District. Bicycle routes connect the site to Queen Anne, Downtown, Fremont, and Ballard.

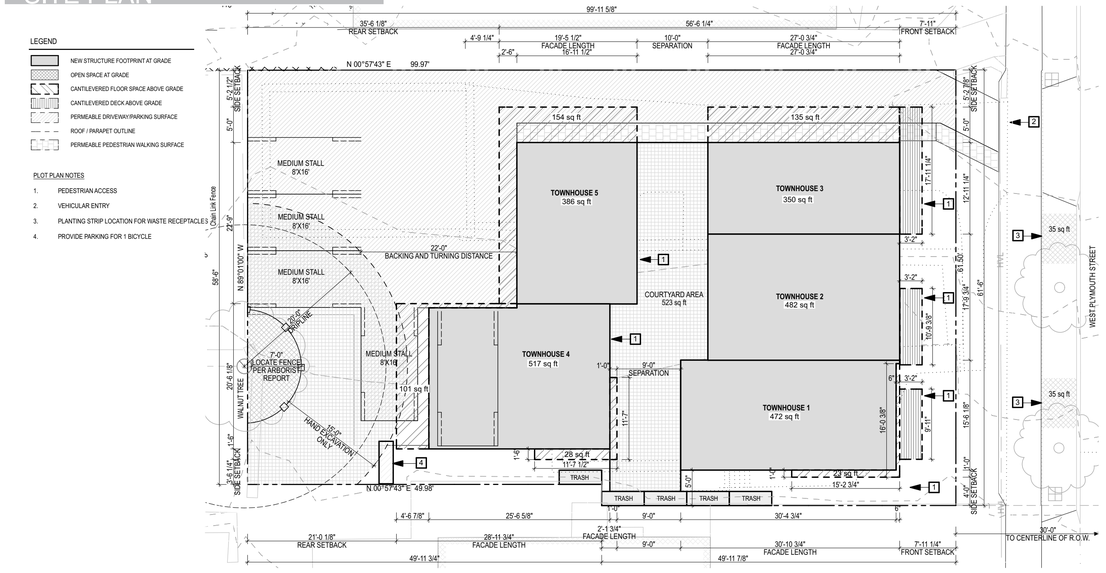
The site has a grade change of 8 ft sloping down towards the southeastern corner of the property.

4

5

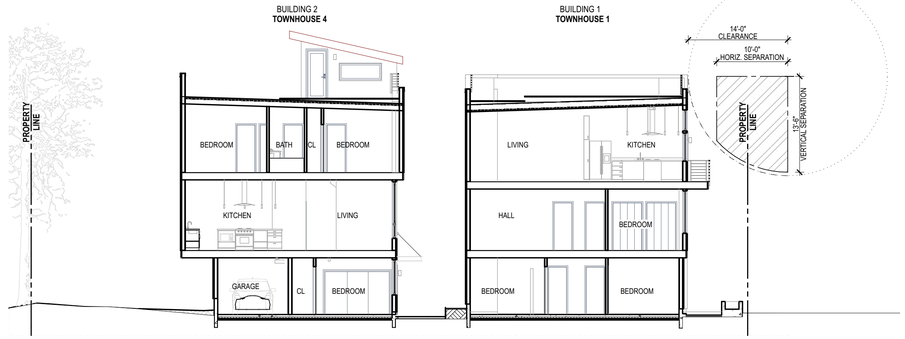
6

SITE PLAN



Plot Plan

SITE SECTION



Longitudinal Section looking E

Neighborhood

Apartment Building on W Plymouth Street

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES
B. SUNLIGHT AND NATURAL VENTILATION
C. TOPOGRAPHY
D. PLANTS AND HABITAT

CS2 ARCHITECTURAL CONTEXT AND CHARACTER
A. LOCATION IN THE CITY AND NEIGHBORHOOD
B. ADJACENT SITES, STREETS AND NEIGHBORHOOD
D. HEIGHT, BULK & SCALE COMPATIBILITY

CS3 NEIGHBORHOOD CHARACTER
A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

Response to Design Guidelines

The proposed project is located in the Seattle neighborhood of Magnolia above the Magnolia Greenbelt, and the industrial area of interbay. With open views from east to south-west overlooking downtown Seattle, mount Rainier, and Puget Sound the site is provided with vast amounts of natural sunlight and ventilation. The proposed design takes advantage of these natural features by using a meandering central courtyard to break up the mass into two structures thus giving additional light and ventilation to all units. This strategy also allows for the mass of the project to be reduced in relation to the adjacent sites. (CS1.B, CS2.A, CS3.B)

The topography of the site slopes downward toward the south-east and in reaction to this each of the proposed units steps down relative to the topography. The three proposed penthouses are shifted to the interior of the site. This consideration along with the units stepping with the grade helps to minimize the massing on adjacent sites. An existing large walnut tree along the north property line is protected by shifting the north proposed structure south. (CS1.C, CS1.D, CS2.B, CS2.D)

The overall scale and context of the neighborhood is mixed, as it contains natural green space, single-family houses, multi-family townhouses, and apartments. The two proposed structures and open spaces respond to this changing context, providing an expression of the five individual units while maintaining compatibility with the existing single-family uses in the area. The modulated massing combined with the distinct materials used in the facade respond to the variety of adjacent structures' height, bulk, and uses in the immediate neighborhood. The central location of the courtyard affords privacy from neighbors, maximizes opportunity for meaningful and valuable interaction and helps to cultivate a sense of community by connecting to each unit in the development. The courtyard is used as a central gathering place for all units.
(CS1.A, CS1.C, CS2.D, CS3.A)

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY
A. NETWORK OF OPEN SPACES
B. WALKWAYS AND CONNECTIONS
C. OUTDOOR USES AND ACTIVITIES

PL2 WALKABILITY:
B. SAFETY AND SECURITY
D. WAYFINDING

PL3 STREET LEVEL INTERACTION
A. ENTRIES

PL4 ACTIVE TRANSIT
A. ENTRY LOCATIONS AND RELATIONSHIPS

Response to Design Guidelines

The proposed design carefully considers how all homes relate to the shared pathway and courtyard, open spaces, street and sidewalk. The central courtyard is used as a gathering space and is connected to the street through a shared walkway. This courtyard is organized to provide an internal connection as well as visual security. Each individual unit are identified with canopies and address signage visible from the street level. Specifically, the units at the street have entries facing the street, while wayfinding signs direct visitors to the rear of the site and the courtyard.
(PL1.A, PL1.B, PL1.C, PL2. B, PL2.D, PL3.A, PL4.A)

Walkways and courtyard spaces will have lighting for both wayfinding and safety. Additionally, the use of identifiable entries with overhangs and canopies are both points of connection with the neighborhood, in terms of scale and sense of place. (PL2.B, PL2.D)

Access to vehicular parking is provided separate from the pedestrian and bicycle access. A clear separation between the vehicular access and the pedestrian access provides clear wayfinding, safety and security. (PL2.B, PL4.A)

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES
A. ARRANGEMENT OF INTERIOR USES
B. VEHICULAR ACCESS AND CIRCULATION

DC2 ARCHITECTURAL CONCEPT
A. MASSING
B. ARCHITECTURAL AND FACADE COMPOSITION
C. SECONDARY ARCHITECTURAL FEATURES
D. SCALE AND TEXTURE

DC3 OPEN SPACE CONCEPT
A. BUILDING-OPEN SPACE RELATIONSHIP
B. OPEN SPACES USES AND ACTIVITIES
C. DESIGN

DC4 EXTERIOR ELEMENTS AND MATERIALS
A. EXTERIOR ELEMENTS AND FINISHES
C. LIGHTING
D. TREES, LANDSCAPE AND HARDSCAPE

Response to Design Guidelines

The project design is broken into two masses whose height and bulk respond to the context with modulation on the north and east facades. This strategy of multiple structures creates an internal courtyard that increases solar exposure to the project and adjacent sites. (DC2.A, DC3.A, DC3.C)

Building facades will be composed to express the individual units and variation of volumes. In order to break up the scale of the mass, a variety of materials are used to create a mosaic of textures and tones. Fenestration and material consistency will create a holistic approach to the structures. Further depth in facades will be created by the detailing of projections, canopies, railings and decks that highlight additional volumes and provide weather protection. Planters and landscaping at the street level will provide a transition to the street. (DC2.B, DC2.C, DC2.D)

The core design of the massing of the project is to create a central courtyard that encourages and facilitates interaction among the units. The courtyard is designed to have a central open area that is directly accessible from the street, and parking. Plantings and seating add buffers for other homes. Materials that gives texture and detailing will be used to bring the project to a humanistic scale. Railings, deck detailing, and landscaping will also give a humanistic scale to the project.
(DC3.A, DC3.B, DC2.C, DC2.D, DC2.A, DC3.A, DC3.B)

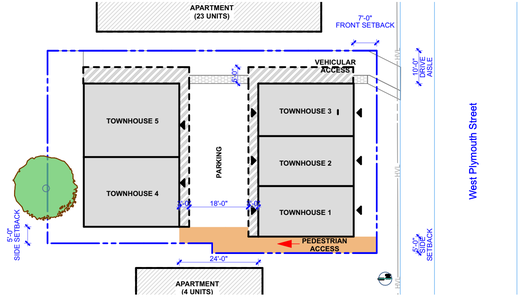
Exterior materials are chosen based on durability, maintainability, and sustainability Consideration is taken for contextual relevance of the materials and appropriateness to Seattle climate. Contrasting materials of higher quality will demarcate the entries. Materials at entries will have a textural quality at a more humanistic scale. (DC4.A)

Landscaping will be emphasized at the entries and within the courtyard in order to give visual interest and a humanistic scale at points of interaction. In the courtyard, a mix of hardscape and landscape will encourage interaction through visual interest and an increased sense of comfort and intimacy. (DC4.A, DC4.D)

Site Sidewalk

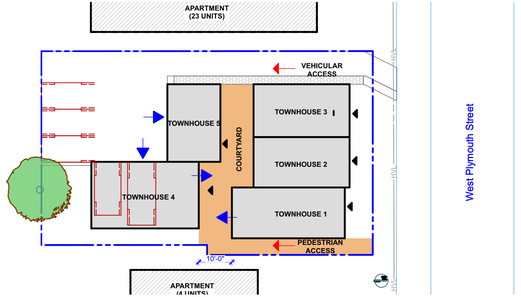
Single-Family units across the street

PROJECT EVOLUTION



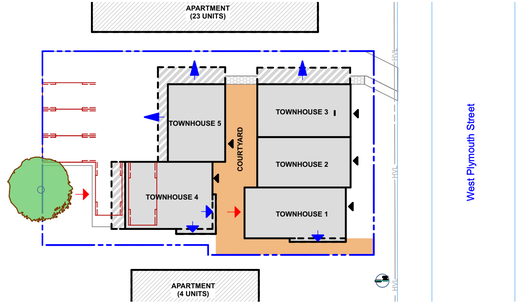
Code Compliant Scheme

- A code compliant scheme of two structures; a duplex and a triplex.
- This massing solution provides parking at the site's center instead of a courtyard and does little to accommodate the large tree along the north property line.
- Overhead power-lines to be taken into account in all schemes.



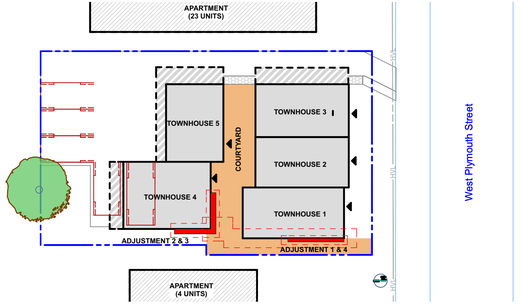
Code Compliant Scheme

- A code compliant scheme of two structures; a duplex and a triplex.
- The units fill the site while parking is shifted to the rear of site, providing room for a central courtyard.
- This massing solution provides an open area at the site's center and does little to accommodate the large tree along the north property line.



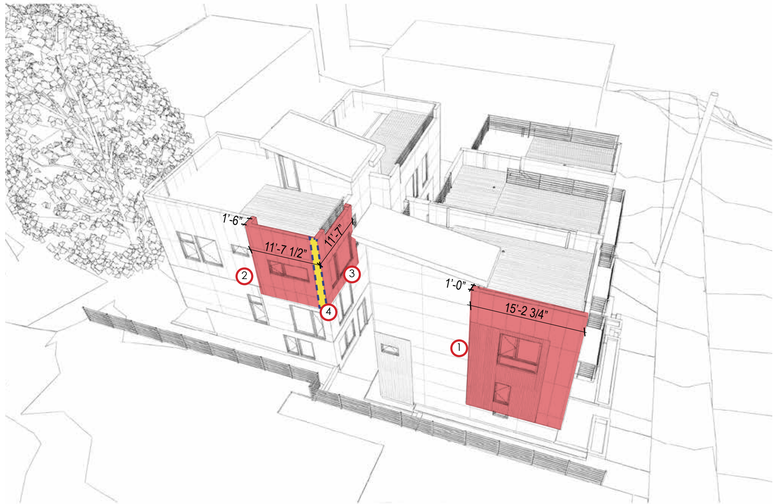
Shift Massing

- With a desire to preserve the large tree along the north property line, Unit 4 shifts to the south and the footprint is reduced.
- As Unit 4 shifts, Unit 1 is compressed from the north. In order to maintain a livable floor plan, the top floor of Units 1 and 4 expand into the side setback.



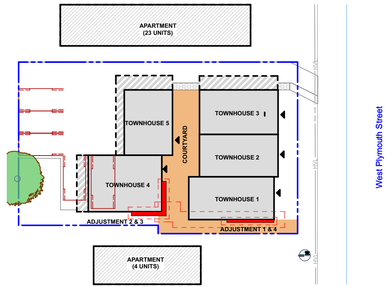
Modulation and Facade Articulation

- As a result of these moves, three adjustments are required.
- A side setback adjustment is required for Units 1 and 4.
- A facade length adjustments is required for Unit 4.
- A separation adjustment is required between Units 1 and 4.



Adjustment Axo

ADJUSTMENT DIAGRAM



ADJUSTMENT TABLE

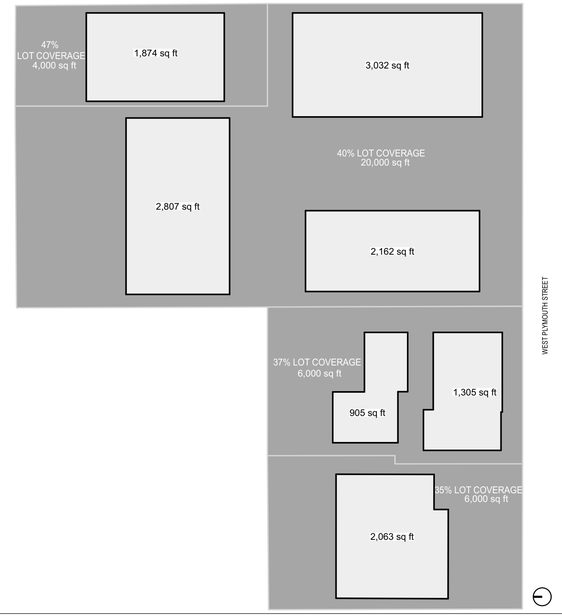
The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

ITEM	CODE SECTION AND REQUIREMENT/MEASUREMENT	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	**SIDE SETBACK:** SMC 23.45.518	REQUIRED SIDE SETBACK FOR FACADES 40 FEET OR LESS IN LENGTH IS 5 FEET MINIMUM	4'-0" ALONG THE WEST PROPERTY LINE OF THE SOUTH STRUCTURE	1'-0" FOR A LENGTH OF 15'-2 3/4" ALONG THE WEST PROPERTY LINE OF THE SOUTH STRUCTURE. SETBACK ADJUSTMENT IS FOR THE 2ND AND 3RD FLOORS ONLY ADJUSTMENT IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	THE REDUCTION TO THE MINIMUM SETBACK OCCURS AT THE WEST PROPERTY LINE AND RESULTS FROM AN EVOLUTION OF THE PROJECT DESIGN. IT ALLOWS FOR MODULATION ALONG THE WEST FACADE AND PROVIDES RHYTHM AND SCALE BY BREAKING THE MASSING INTO SMALLER ELEMENTS. WINDOWS ARE STRATEGICALLY LOCATED TO ELIMINATE PRIVACY IMPACTS.	CS2.D.4 HEIGHT BULK & SCALE, DC.2.A MASSING, DC.2.B ARCHITECTURAL FACADE COMPOSITION, DC.2.C SECONDARY ARCHITECTURAL FEATURES, DC.2.D SCALE AND TEXTURE, CS2.D.5 RESPECT FOR ADJACENT SITES
2	**SIDE SETBACK:** SMC 23.45.518	REQUIRED SIDE SETBACK FOR FACADES 40 FEET OR LESS IN LENGTH IS 5 FEET MINIMUM	3'-6 1/4" ALONG THE WEST PROPERTY LINE OF THE NORTH STRUCTURE	1'-5 3/4" FOR A LENGTH OF 11'-7 1/2" ALONG THE WEST PROPERTY LINE OF THE NORTH STRUCTURE. SETBACK ADJUSTMENT IS FOR THE 3RD FLOOR ONLY. ADJUSTMENT IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	THE REDUCTION TO THE MINIMUM SETBACK OCCURS AT THE WEST PROPERTY LINE AND RESULTS FROM AN EVOLUTION OF THE PROJECT DESIGN. IT ALLOWS FOR MODULATION ALONG THE WEST FACADE AND PROVIDES RHYTHM AND SCALE BY BREAKING THE MASSING INTO SMALLER ELEMENTS. WINDOWS ARE STRATEGICALLY LOCATED TO ELIMINATE PRIVACY IMPACTS.	CS2.D.4 HEIGHT BULK & SCALE, DC.2.A MASSING, DC.2.B ARCHITECTURAL FACADE COMPOSITION, DC.2.C SECONDARY ARCHITECTURAL FEATURES, DC.2.D SCALE AND TEXTURE, CS2.D.5 RESPECT FOR ADJACENT SITES
3	**SEPARATION BETWEEN STRUCTURES:** SMC 23.45.518 F.1	IN LR AND MR ZONES, THE MINIMUM REQUIRED SEPARATION BETWEEN PRINCIPAL STRUCTURES AT ANY TWO POINTS ON DIFFERENT INTERIOR FACADES IS 10 FEET	9'-0" BETWEEN PORTIONS OF TOWNHOUSES 1 & 4	1'-0" REDUCTION TO THE MINIMUM 10 FEET REQUIRED SEPARATION BETWEEN INTERIOR FACADES IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a.	THE REDUCTION TO THE MINIMUM SEPARATION BETWEEN INTERIOR FACADES OCCURS AT THE CENTRAL COURTYARD AND RESULTS FROM AN EVOLUTION OF THE PROJECT DESIGN. IT PROVIDES RHYTHM AND SCALE BY BREAKING THE MASSING INTO SMALLER ELEMENTS. THE REDUCTION ALSO PROVIDES INCREASED ACCESS TO LIGHT AND SPACE FOR TOWNHOUSE 4. WINDOWS ARE STRATEGICALLY LOCATED TO ELIMINATE PRIVACY IMPACTS.	CS2.D.4 HEIGHT BULK & SCALE, DC.2.A MASSING, DC.2.B ARCHITECTURAL FACADE COMPOSITION, DC.2.C SECONDARY ARCHITECTURAL FEATURES, DC.2.D SCALE AND TEXTURE
4	**FAÇADE LENGTH:** SMC 23.45.527 B	65% OF LOT DEPTH OR 49'-11 7/8" X 0.65 = 32'-6"	66.1% AT SOUTH PORTION OF WEST PROPERTY LINE FAÇADE LENGTHS PROPOSED: 30'-10 3/4" + 2'-1 3/4" = 33'-0 1/2" 33'-0 1/2" ÷ 49'-11 7/8" = 66.1%	1% INCREASE ADJUSTMENT IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.d	A PAST LOT BOUNDARY ADJUSTMENT CREATED A JOG IN THE WEST PROPERTY LINE. FAÇADE LENGTH IS MEASURED ALONG EACH INDIVIDUAL SEGMENT OF THE PROPERTY LINE AND, AS A RESULT, THE FAÇADE OF THE SOUTH STRUCTURE AND A PORTION OF THE 3RD FLOOR OF THE NORTH STRUCTURE EXCEED THE LIMIT ALLOWED IN THE CODE. IF THE FAÇADE LENGTH WERE MEASURED AS AN AGGREGATE ALONG THE WEST SIDE OF THE PARCEL, THE FACADE LENGTH WOULD BE 62'-0 1/4", OR 62%, SIGNFICANTLY LESS THAN THAT ALLOWED BY CODE.	CS2.D.4 HEIGHT BULK & SCALE, DC.2.A MASSING, DC.2.B ARCHITECTURAL FACADE COMPOSITION, DC.2.D SCALE AND TEXTURE

DESIGN DIAGRAMS

PARKING & OPEN SPACE

This diagram shows the relationship of open space to parking areas for the proposed project and its immediate neighbors. As land use codes have changed, the location allowed for parking on a site have undergone significant improvements. These code changes have resulted in changed development patterns. The location of parking and its relationship to the street has evolved along with the position of structures on the site. Today's zoning code encourages minimizing the view of parking from the street. The ratio of ground space devoted to the automobile access and parking as well as ground related open space is similar to the existing pattern.



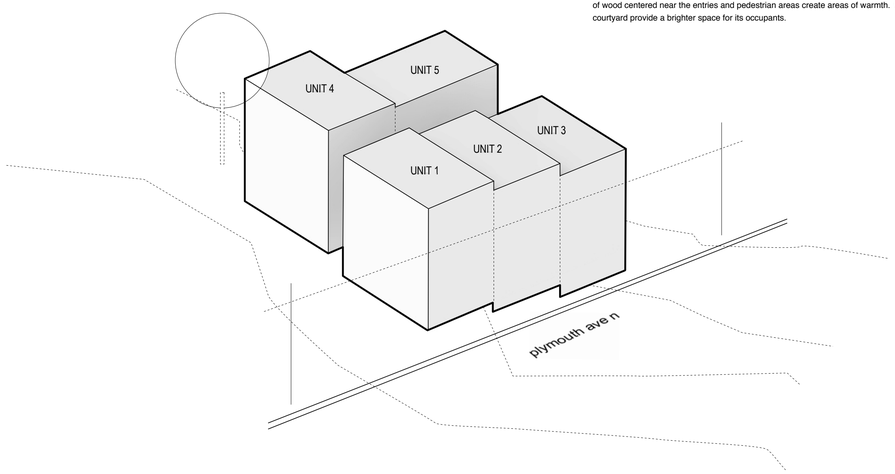
LOT COVERAGE

This is a figure-ground lot coverage diagram of the proposed project and neighboring buildings to the East and West. Although the proposed building's lot coverage is slightly larger than the adjacent property to the West, it is less monolithic, provides more effective open spaces and provides parking at the back of the proposed building structures.

DESIGN CONCEPT

This six-unit site is constrained by high voltage lines along the front property line and a large walnut tree at the rear property line. These two factors push the proposed structure to the center of the site and reduce the total number of units to five. To reduce the overall mass the project is broken into two structures with a central courtyard that provides access and circulation to the units on the north. Parking is provided for each unit behind the proposed structures, thus being shielded from the street. The mass is reduced again through stepping down in height with the grade. This provides less overall height and gives the ability to tell each unit apart.

The façade is comprised of multiple materials that create a woven pattern that is laid over the mass of the structures. This pattern bends and folds around the stepping and modulation of the façade creating areas of definition and contrast. The use of wood centered near the entries and pedestrian areas create areas of warmth. While the use of lighter materials in the courtyard provide a brighter space for its occupants.



Massing Diagram

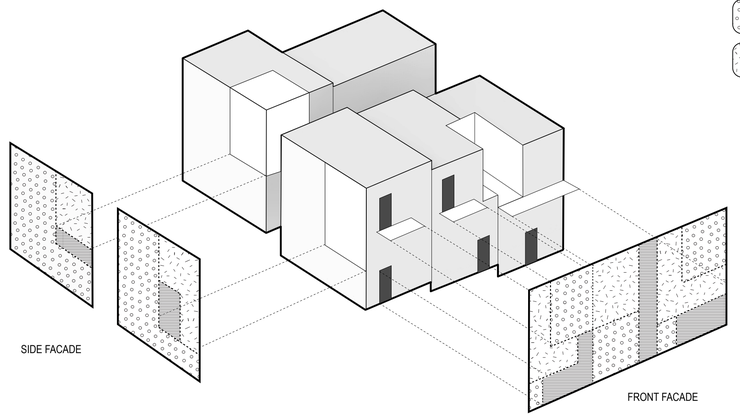
Quilting _ process of joining two or more layers of material together to make a whole pattern.

PATCHES

A DYNAMIC MATERIAL

B PASSIVE MATERIAL

C MASSING

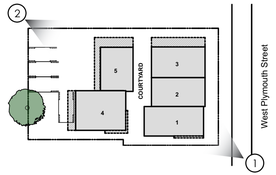


Facade Diagram

RENDERINGS

Project Development

1. Street View from Southwest

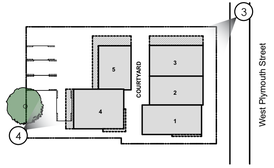


Project Development

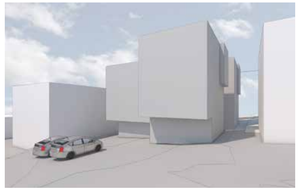
2. View from Northeast

RENDERINGS

Project Development



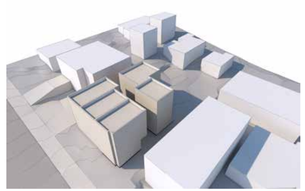
3. Street View from Southeast



Project Development

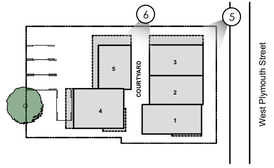
4. View from Northwest

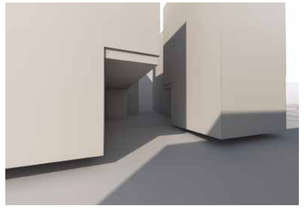
RENDERINGS



Project Development

5. Aerial View from Southeast

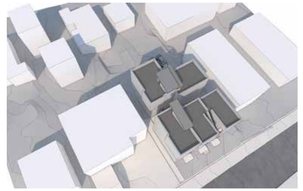




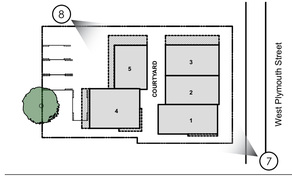
Project Development

6. View to Courtyard

RENDERINGS

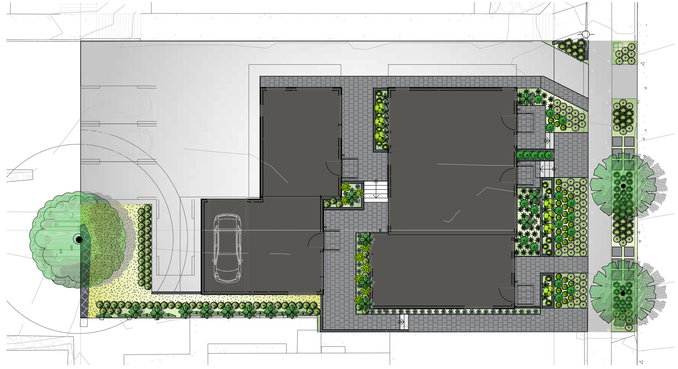


Project Development



7. Aerial View from Southwest

LANDSCAPE PLAN



NORTH

RENDERED
LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

0 8 16 24 feet

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Carpinus caroliniana / American Hornbeam Street Tree
	Existing Deciduous Tree

SHRUBS	BOTANICAL NAME / COMMON NAME
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Erica carnea 'Golden Starlet' / Golden Heath
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Pennisetum orientale / Oriental Fountain Grass

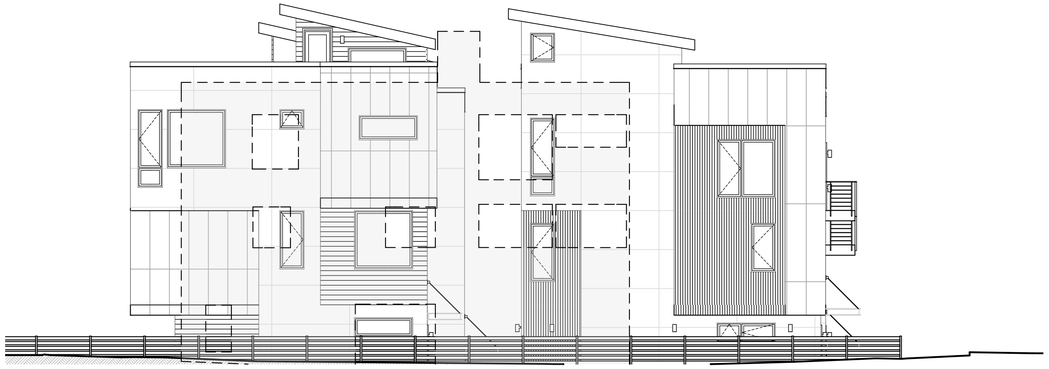
BIORETENTION	BOTANICAL NAME / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus alba 'Sibirica151' / Goldenleaf Dogwood
	Polystichum munitum / Western Sword Fern

SHADE PLANTS	BOTANICAL NAME / COMMON NAME
	Epimedium x rubrum / Red Barrenwort
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia x media 'Charity' / Mahonia

VINES	BOTANICAL NAME / COMMON NAME
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea

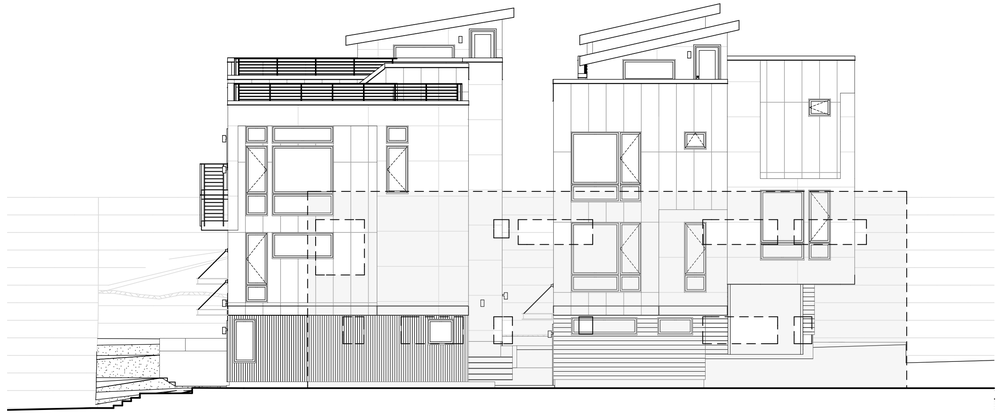
SITE	BOTANICAL NAME / COMMON NAME
	Arborist Chips 3" Depth

PRIVACY ELEVATIONS



BUILDING TO THE WEST IS 10'-0" AVERAGE AWAY FROM THE PROPOSED STRUCTURE

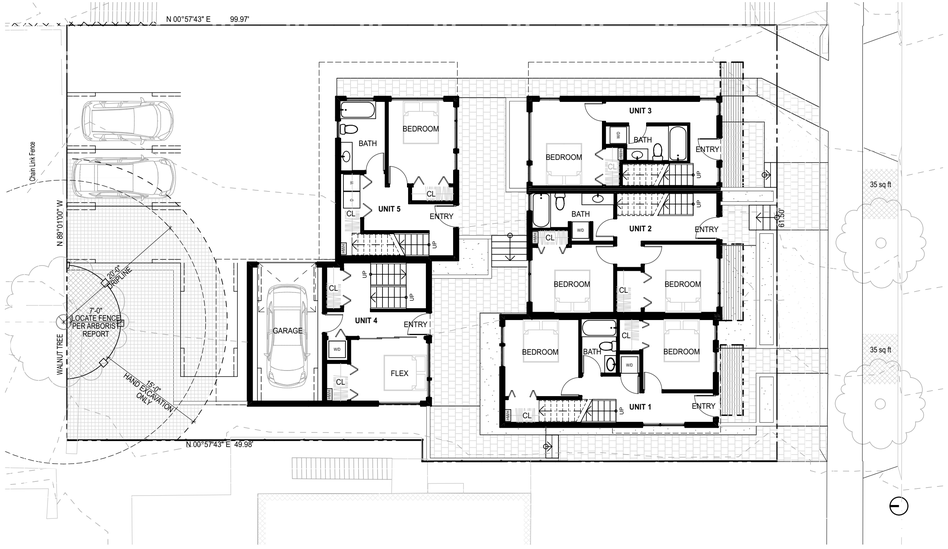
West Privacy Elevation



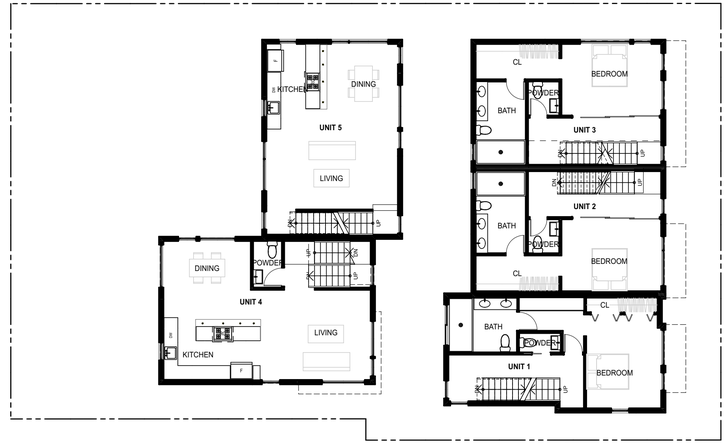
BUILDING TO THE WEST IS 10'-0" AVERAGE AWAY FROM THE PROPOSED STRUCTURE

East Privacy Elevation

FLOOR PLANS



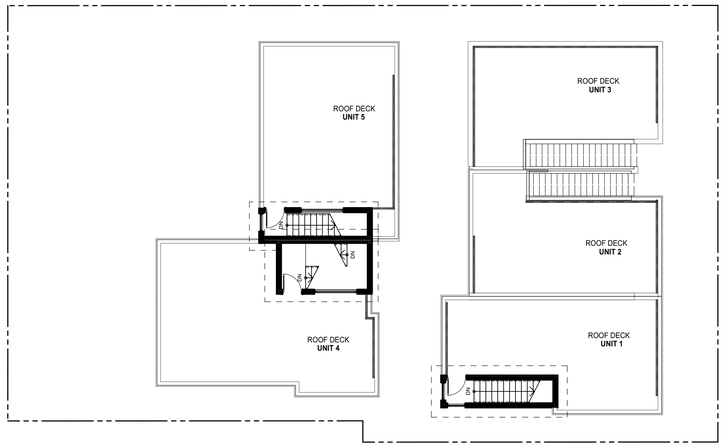
First Floor Plan



Second Floor Plan

FLOOR PLANS

0 4' 8' 16' Third Floor Plan



0 4' 8' 16' Roof Plan

RENDERED ELEVATIONS

Paint 01: SW 6230
Rainstorm or Sim.
2' x 8' Concrete Panel

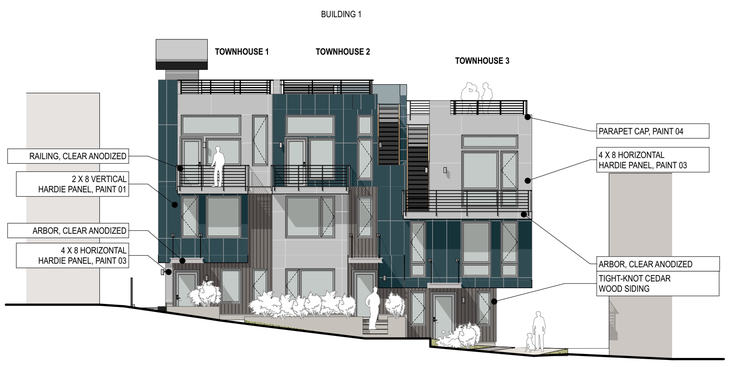
Paint 02: SW 6257
Gibraltar or Sim.
6" Plank

Paint 03: SW 7005
Pure White or Sim.
4' x 8' Concrete Panel

Paint 04: SW 7064
Iron Ore or Sim.
Parapet Cap

Tight-Knot Cedar
Wood Siding

Pavers: MM Eco-Priora
Color Natural or Sim.



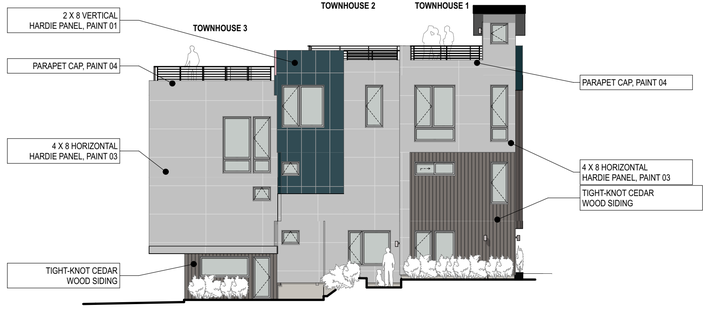
SOUTH ELEVATION - RENDERED

0 4' 8' 16'

EAST ELEVATION - RENDERED

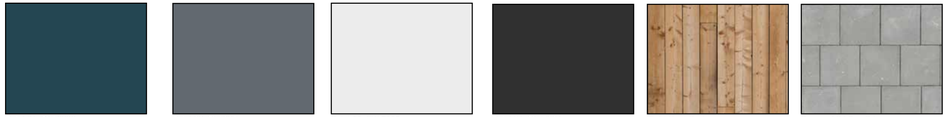
0 4' 8' 16'

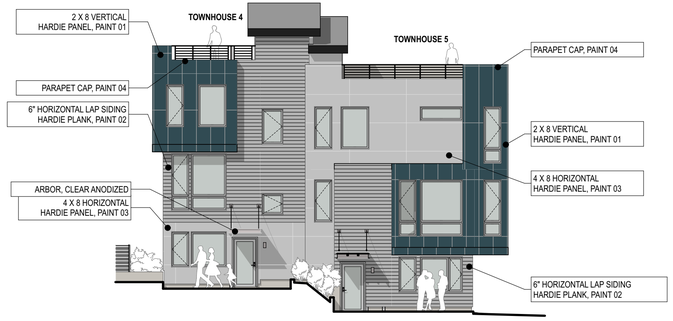
RENDERED ELEVATIONS



COURTYARD NORTH ELEVATION - RENDERED

0 4" 8" 16"

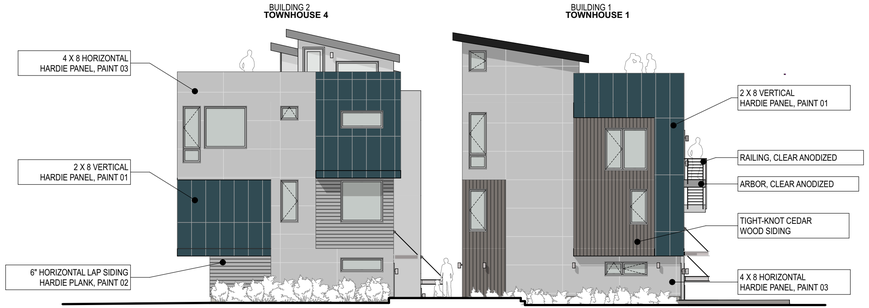




COURTYARD SOUTH ELEVATION - RENDERED

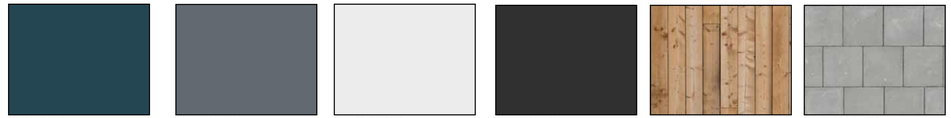
0 4" 8" 16"

RENDERED ELEVATIONS



WEST ELEVATION - RENDERED

0 4' 8' 16'



Paint 01: SW 6230
Rainstorm or Sim.
2' x 8' Concrete Panel

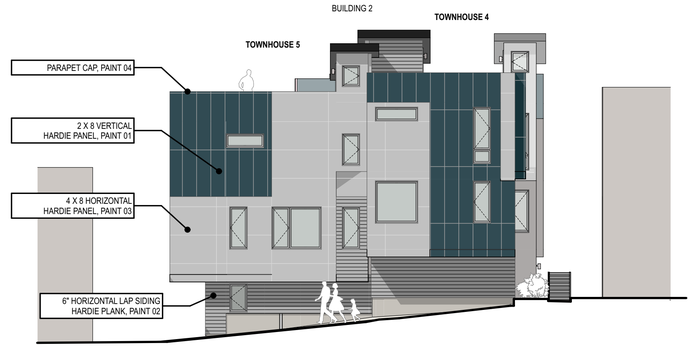
Paint 02: SW 6257
Gibraltar or Sim.
6" Plank

Paint 03: SW 7005
Pure White or Sim.
4' x 8' Concrete Panel

Paint 04: SW 7064
Iron Ore or Sim.
Parapet Cap

Tight-Knot Cedar
Wood Siding

Pavers: MM Eco-Priora
Color Natural or Sim.



NORTH ELEVATION - RENDERED

0 4' 8' 16'

PAGE INTENTIONALLY LEFT BLANK

COMPLETED WORKS

1 1530 15th Ave. E (View from sidewalk)

2 3515-19 Wallingford Ave. N

3 90 E Newton St.

4 1530 15th Ave. E. (View from street)

5 1411 E. Fir St. (View from street)

6 1411 E. Fir St. (View of interior board-walk)

7 1911 E Pine St. (View of interior of canyon)

8 1911 E. Pine St. (View from street)