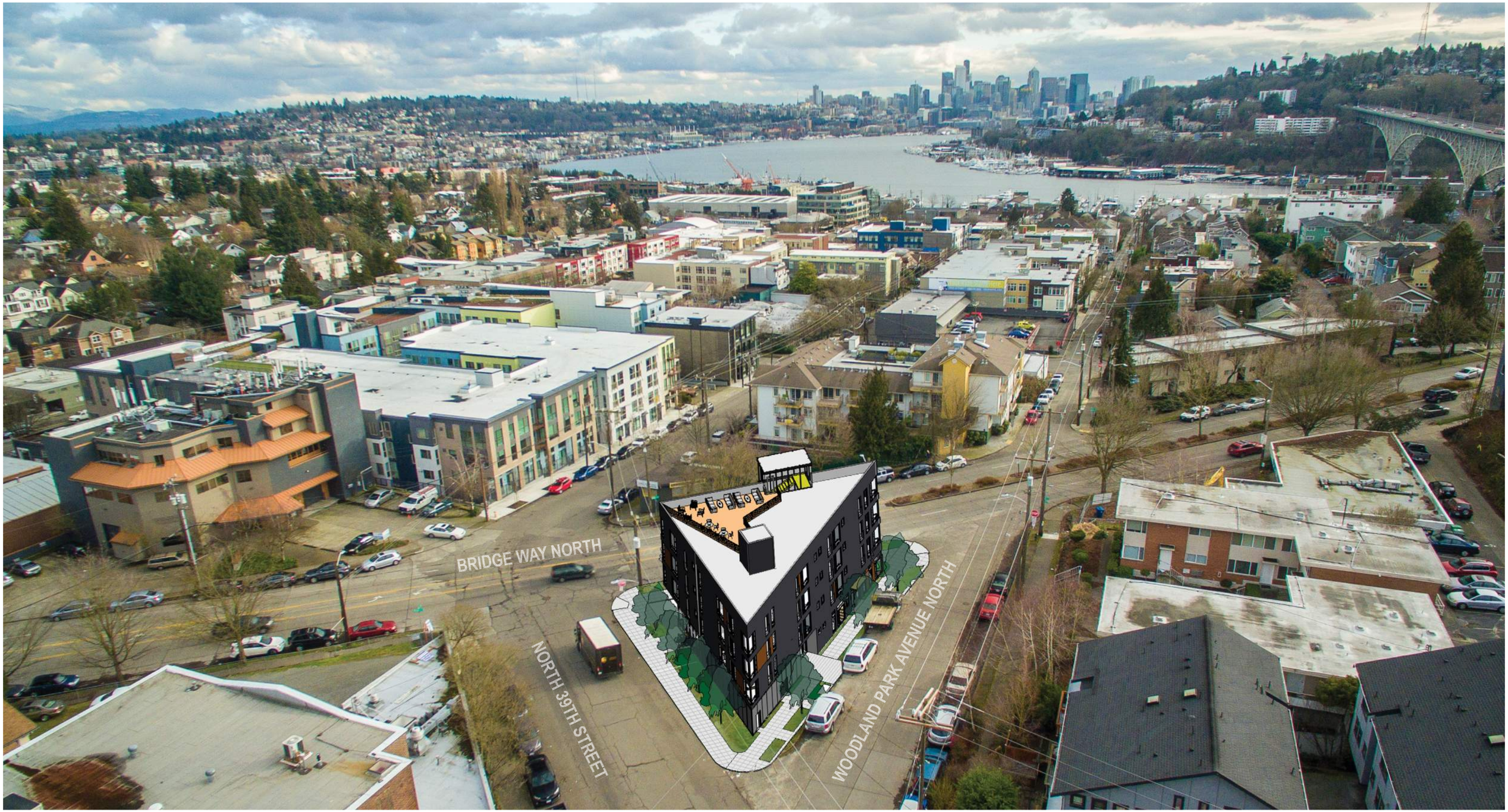


Board & Vellum
ARCHITECTURE AND DESIGN

3845 BRIDGE WAY NORTH

STREAMLINED DESIGN REVIEW
PROJECT #3026523 05.01.17

PROPOSAL

Design and construct a four story mixed-use building containing approximately 23 apartment units and one ground-floor retail space.

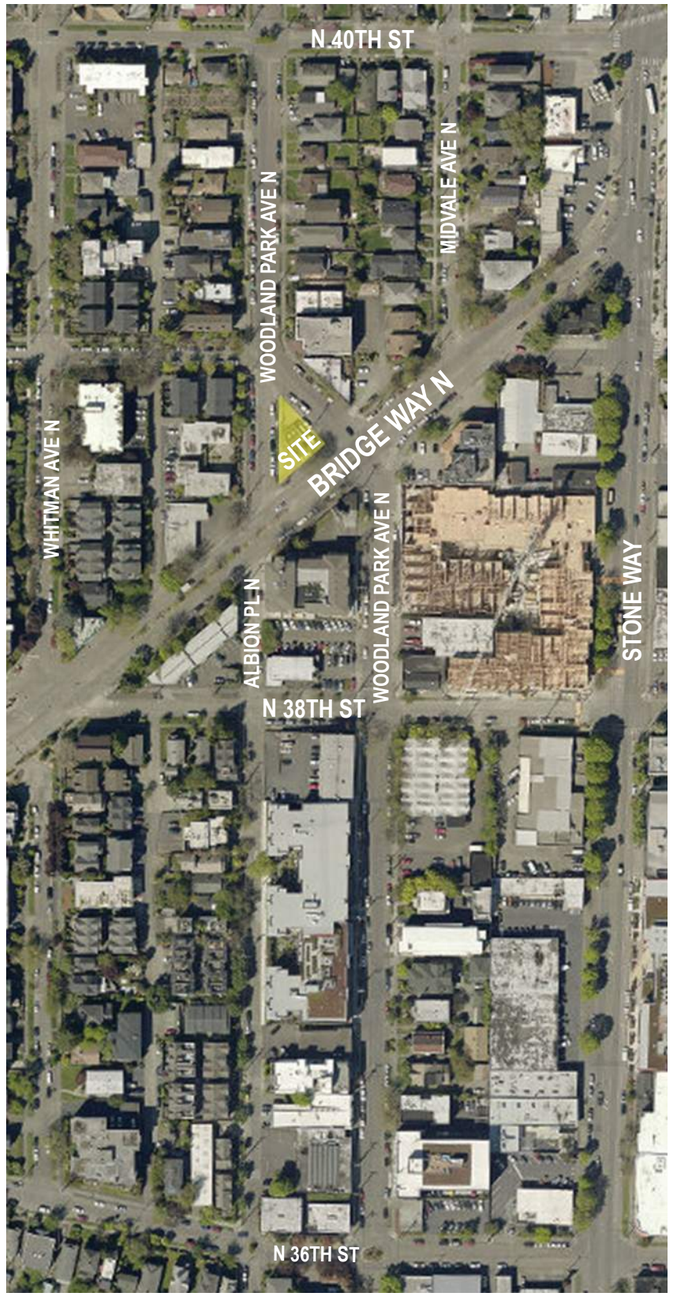
Number of Residential Units:	23 (14 SEDUs)	
Number of Parking Stalls:	0	
Number of Bike Parking Stalls:	20	
Lot Area:	3,776 SF	
Total Residential area:	10,866 SF	
Total Commercial Area:	1129 SF	
Gross Floor Area:	11,995 SF	
	Residential Floors:	2,963 SF (x3)
	Level 1:	2,720 SF
	Mezzanine:	320 SF
	Roof (Elevator Penthouse:	66 SF
Parcel #:	182504-9034	
Owner:	M & M Rafizadeh Family LTD.	
Zoning:	NC2P-40	
Urban Village Overlay:	Fremont (Hub Urban Village)	
Frequent Transit:	Yes	
ECA:	None	
Present Use:	Office Building	

PROJECT TEAM

Architect & Landscape Architect:
Board & Vellum
340 15th Ave E Suite 301
Seattle, WA 98112
206.707.8895

Developer:
Paroline & Associates
3617 SW Charlestown Street
Seattle, WA 98126
206.719.0339

Structural Engineer:
Bykonen Carter Quinn
820 John St #201
Seattle, WA 98109
206.264.7784



9 BLOCK AREA

CONTEXT ANALYSIS

The site is located on the edge of the Fremont Hub Urban Village. Within the 9 block area there are a number of retail and office uses mixed with single family and multifamily residences. The site is located near a number of multifamily and mixed-use developments that are either recently completed or in the process of being permitted and built. This site's easy access to public transit and Washington State Route 99 make it easy to get to the rest of Seattle.

- PROJECT SITE
- SINGLE-FAMILY
- RETAIL
- MULTIFAMILY
- MIXED USE
- OFFICE
- INDUSTRIAL

CONTEXT ANALYSIS

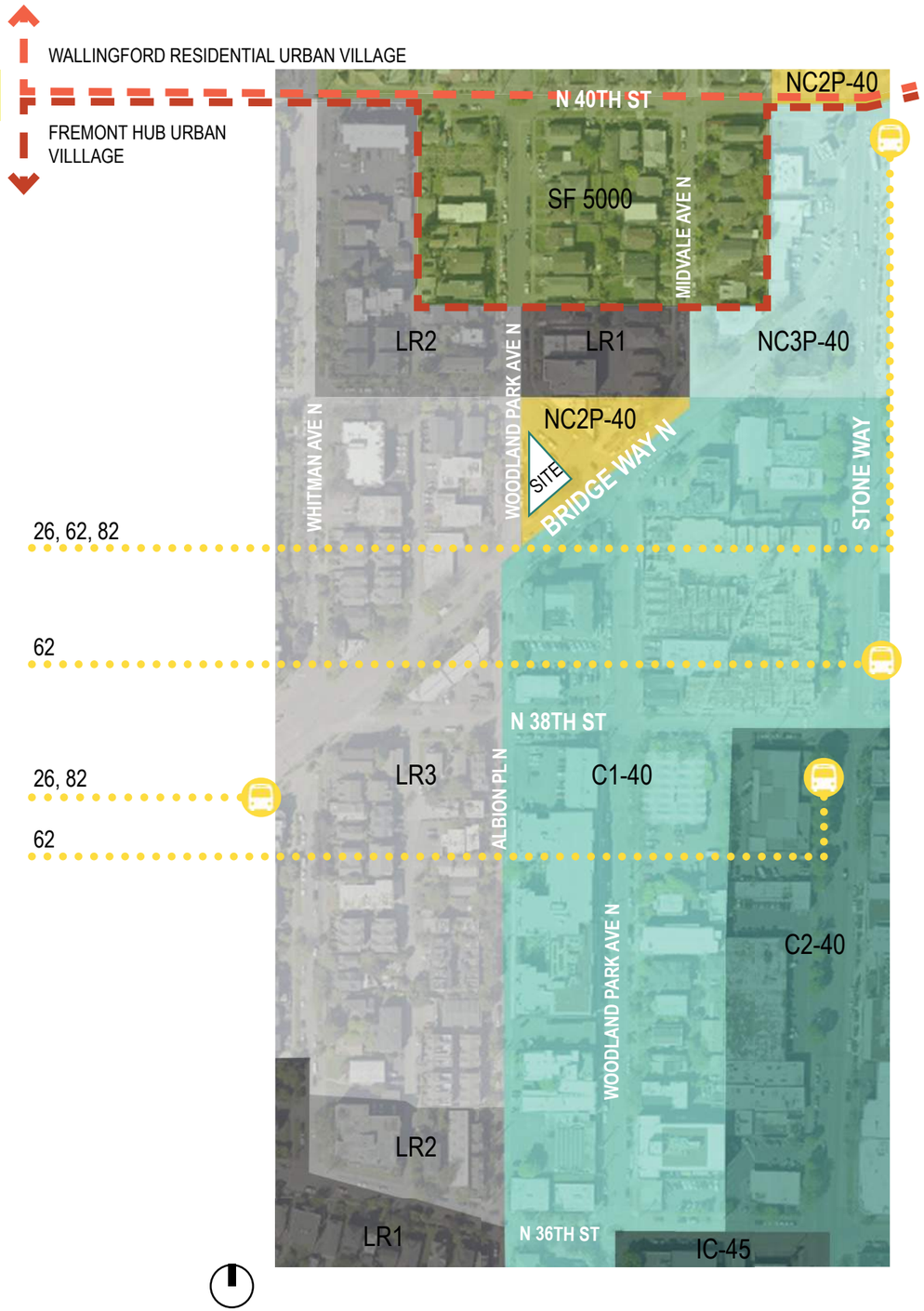
Zone: NC2P-40

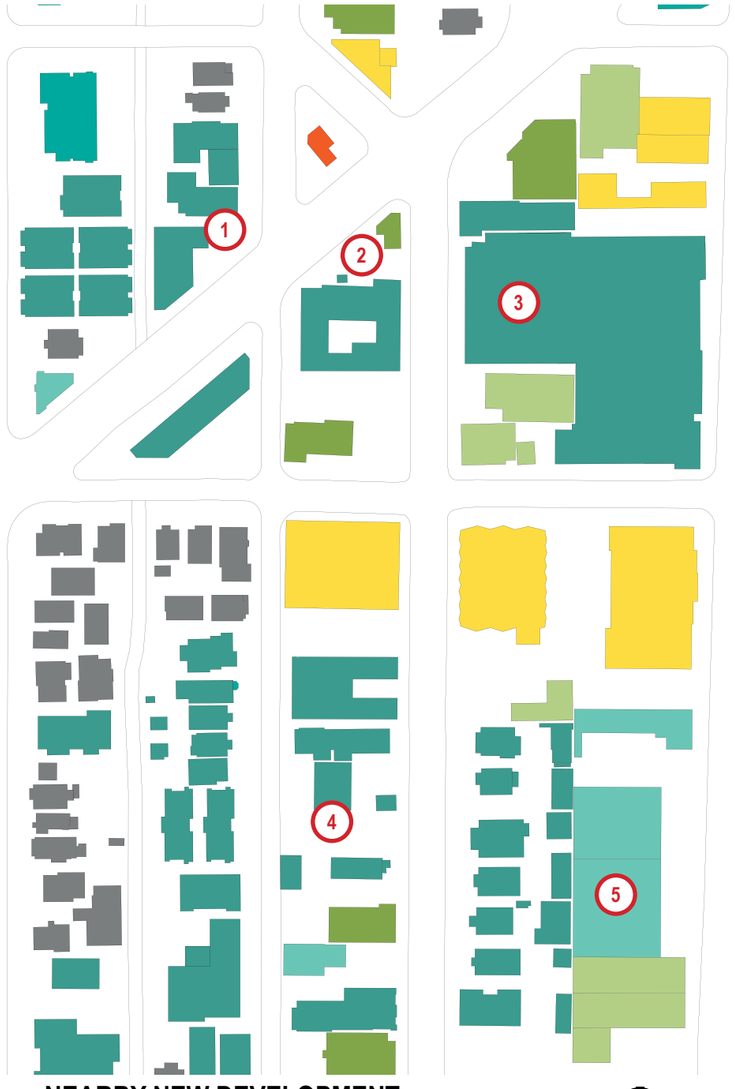
Adjacent Zones: LR1
LR2
LR3
NC2P-40
NC3P-40
C1-40
IC-45

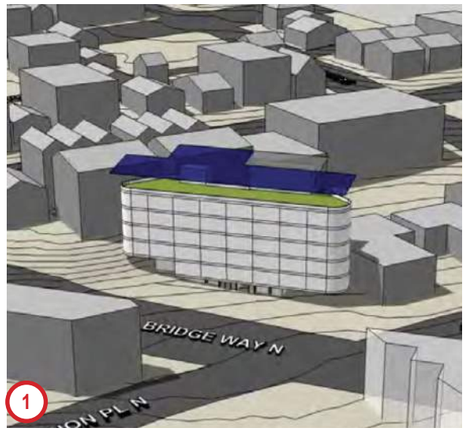
Bus Routes:
26 - NORTHGATE, GREENLAKE, DOWNTOWN

62 - SAND POINT, GREENLAKE, DOWNTOWN

82 - DOWNTOWN, QUEEN ANNE, GREEN LAKE, GREEN WOOD



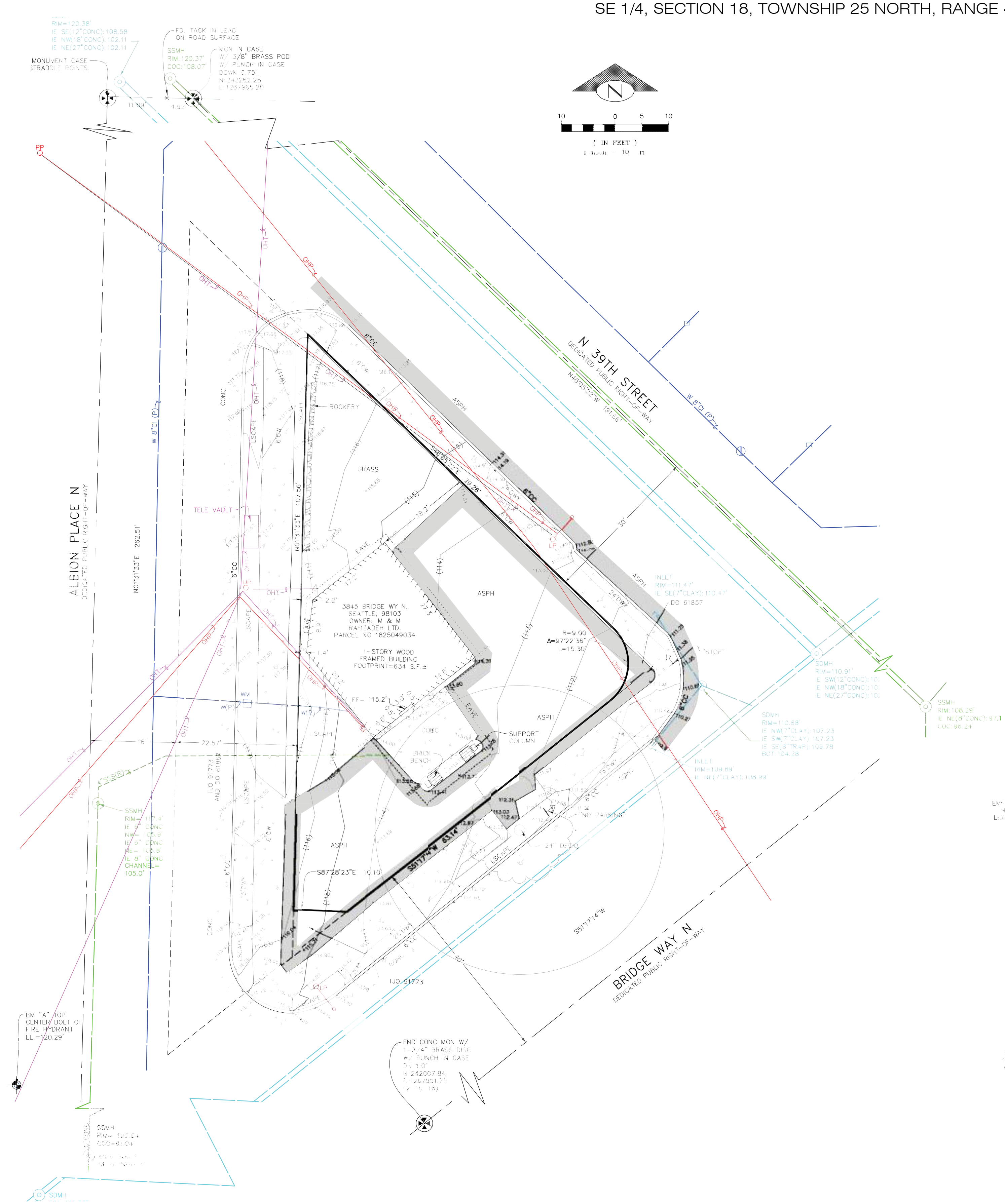


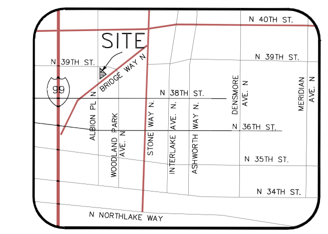


NEARBY NEW DEVELOPMENT

1 **3825 Bridge Way N** Five-story, 40 units, new construction. **2** **3860 Bridge Way N** Five-story, 19 units, new construction **3** **3801 Stone Way** Five-story, 274 units, new construction. **4** **3635 Woodland Park Ave** Four-story, 167 units, new construction **5** **3627 Sonte Way North** Four story, 124 units, new construction

SE 1/4, SECTION 18, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.





VICINITY MAP

NOT TO SCALE

LEGEND

	ASPHALT (ASPH)
	BUILDING LINE
BC	BUILDING CORNER
BVA	BUILDING VEHICLE ACCESS
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CW/BW	CONCRETE/BRICK WALK
CRW/KRW	CONCRETE/KEYSTONE RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
	CHAIN LINK FENCE (CLF)
COL	COLUMN
	CENTERLINE/MONUMENT LINE
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE
DR	DOOR
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
EHH	ELECTRICAL HANDHOLE
EM	ELECTRICAL METER
	FOUND SURVEY MONUMENT (AS NOTED)
	FIRE DEPT. CONNECTION (FDC)
FO	FIBER OPTICS
G	GAS MAIN
GM	GAS METER
	GAS VALVE
	GUY ANCHOR
IRV	IRRIGATION VALVE
	IRON FENCE (WF)
KCRN	KING COUNTY RECORD NUMBER
	LIGHT POLE (WOOD)
[illegible]	LANDSCAPE/PLANTER
	MANHOLE
OHP/OHT	OVERHEAD POWER/TELEPHONE
PC	PROPERTY CORNER
PL	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
PE	POLYETHYLENE
(R)	RECORD DATA
SCL/CLHH	SEATTLE CITY LIGHT HANDHOLE
SD	SERVICE DRAIN (STORM)
CO	CLEANOUT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TRAFFIC FLOW DIRECTION
UBL	UPPER BUILDING LINE
UP	UTILITY POLE (WOOD)
W	WATER MAIN
WM	WATER METER
	WATER VALVE
VO/CO	VACATION/CONDEMNATION ORDINANCE
	TACK AND LEAD

STATUTORY WARRANTY DEED

THE GRANTOR(S) CHARLES E. BERGSTROM AND RUTH A. BERGSTROM, HUSBAND AND WIFE FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), AND OTHER VALUABLE CONSIDERATION IN HAND PAID, CONVEYS, AND WARRANTS TO M & M RAFIZADEH FAMILY LTD., A TEXAS LIMITED PARTNERSHIP.

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH 39TH STREET AS NOW ESTABLISHED WITH THE EAST LINE OF ALBION PLACE AS ESTABLISHED BY ORDINANCE NO. 61857;

THENCE SOUTH 0°14'46" WEST ALONG SAID PLACE LINE, 107.56 FEET;

THENCE SOUTH 89°45'10" EAST 10 FEET TO THE NORTHWESTERLY LINE OF WALLINGFORD WAY;

THENCE NORTH 50°07'26" EAST ALONG SAID WAY LINE, 63.20 FEET;

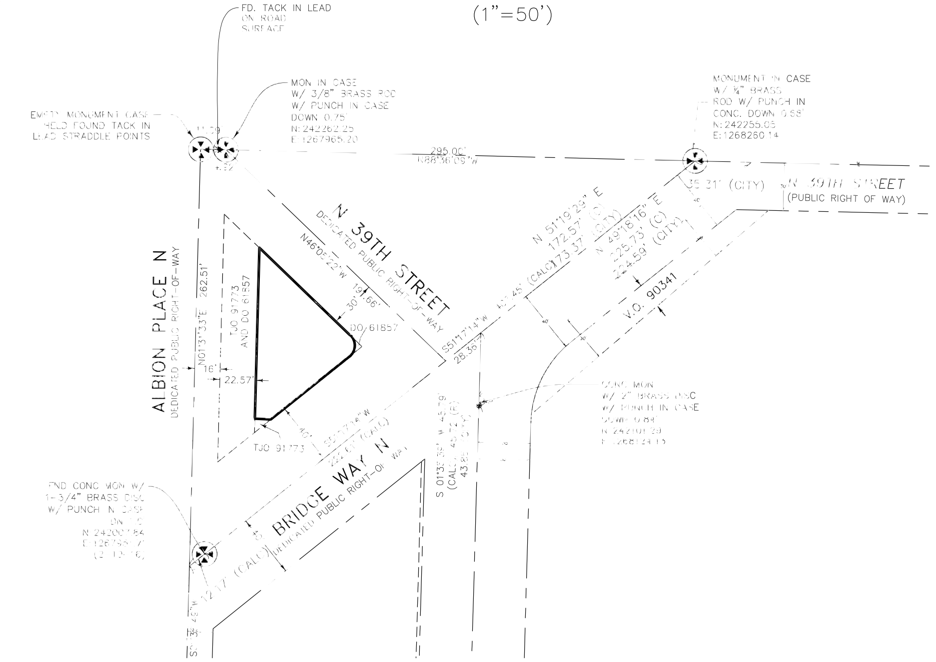
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 9.00 FEET A DISTANCE OF 15.28 FEET TO THE SOUTHWESTERLY LINE OF NORTH 39TH STREET;

THENCE NORTH 47°09'43" WEST ALONG SAID STREET LINE 79.19 FEET TO BEGINNING.

ABBREVIATED LEGAL: (REQUIRED IF FULL LEGAL NOT INSERTED ABOVE.)

TAX PARCEL NUMBER(S): 182504 9034 08

CONTROL DIAGRAM
(1"=50')



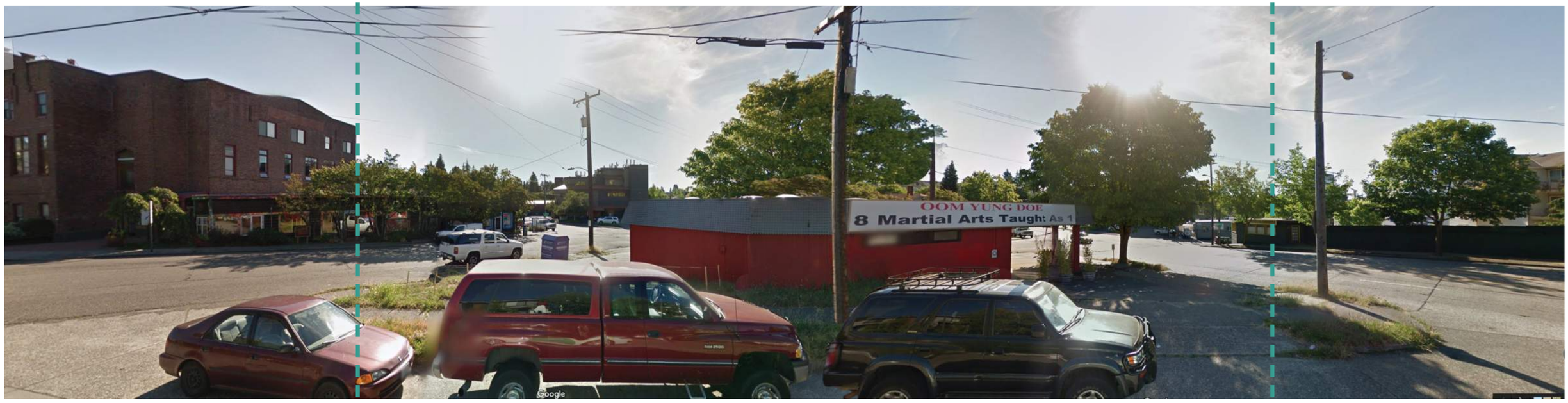
SITE

BRIDGEWAY N. FACING SITE

ACROSS FROM SITE

BRIDGEWAY N. OPPOSITE SITE

SITE



WOODLAND PARK N. FACING SITE

ACROSS FROM SITE

WOODLAND PARK N. OPPOSITE SITE

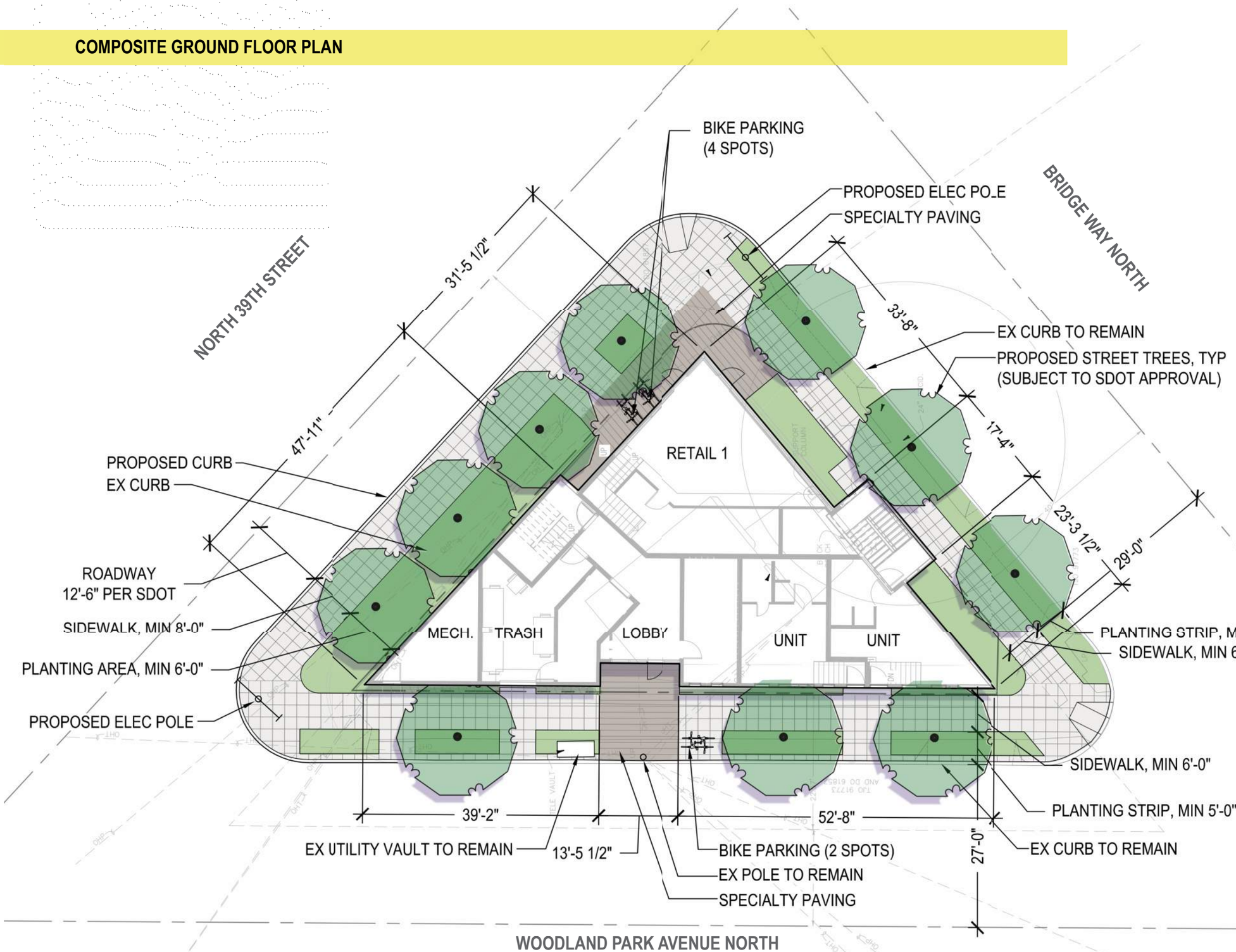
SITE

N 39TH ST FACING SITE

ACROSS FROM SITE

N 39TH ST OPPOSITE SITE

COMPOSITE GROUND FLOOR PLAN



LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

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THENCE NORTH 47°09'43" WEST ALONG SAID STREET LINE 79.19 FEET TO BEGINNING.

ZONING DATA

Zone:	NC2-P40
Lot Size:	3,776 SF
FAR (Mixed-Use) 3.25: *per SMC 23.47A.013*	3,776 x 3.25 = 12,272 SF Allowed 11,951 SF Proposed
Average Grade: *per SMC 23.47A.012*	115.0’
Structure Height: *per SMC 23.47A.012*	40’ base height 4’ bonus for 13’ floor-to-floor at street level 16’ bonus for penthouse 4’ bonus for parapet 54’ Allowed (169.0’) 54’ Proposed (169.0’)
Required Parking: *per SMC 23.54.015*	None Required (Urban Village + Frequent Transit)
Amenity Area: *per SMC 23.47A.024*	10,774 SF x 5% = 539 SF Required 749 Proposed
Street Level Development Standards: *per SMC 23.47.008*	Required: Blank segments of the street-facing façade between 2’ and 8’ above the sidewalk may not exceed 20 feet in width. The total of all blank façade segments may not exceed 40% of the width of the façade of the structure along the street. Proposed: All blank facades proposed are less than 20.’ Landscape screening on facade used at solid facades. Required: For non-residential street-level uses, sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Proposed: The lobby and retail 1 space will use storefront glazing to allow for street-level transparency. Required: Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet. Proposed: Minimum retail floor-to-floor height 18.’

CITYWIDE GUIDELINES: *CONTEXT & SITE*

Citywide Guidelines: CS2 B Adjacent Sites, Streets, and Open Spaces	Response
I. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing. II. 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. III. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).	*The unique characteristics of this site inform the massing of the building and lead to a dynamic wedge-shaped building. The project addresses the existing conditions by locating the residential entry to face the existing residential character of Woodland Park Avenue. The commercial entries for the new building face the commercial facades Bridge Way and N 39th Street. As part of the development, a wider right of way will be provided along N 39th Street and allow for greater vegetation and street trees to improve the pedestrian experience along N 39th Street.*

Citywide Guidelines: CS2 D Height, Bulk, and Scale	Response
I. Existing Development and Zoning: 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. II. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building. III. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider: a. Distance to the edge of a less (or more) intensive zone; b. Differences in development standards between abutting zones; c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change); d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and e. Shading to or from neighboring properties. IV. 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. V. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	*The height and scale of the proposed apartment building is in scale with the dense residential projects along Woodland Park Ave as well as the current developments being permitted along Bridge Way.* *This design uses the existing site topography to nestle the building into the grade. Entry points at varying heights allow the building to address elevation changes and reduce the bulk of the building.* *This site is located in an NC2-40 zone that includes the commercial strip across 39th Avenue. The residential developments across Woodland Park Avenue are located in LR3 zoning and across Brigdge Way is zoned C1-40. This site acts as a transition from the 30' LR3 zoning to taller developments along Bridge Way. The site is surrounded by large rights-of-way that minimize impacts to neighbors.* *The building features a signature screened stair tower that modulate the scale of the primary Bridge Way facade and adds visual interest.*

CITYWIDE GUIDELINES: *PUBLIC LIFE*

Citywide Guidelines: PL1 B Walkways and Connections	Response
I. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. II. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. III. 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.	*As this project is surrounded by right-of-way it will be surrounded by pedestrian walk ways. The building entry points will tie into this existing infrastructure but will also be set back from the sidewalk to allow for successful transition between public and private. We plan to setback significantly on Bridge Way to allow for additional landscaping between pedestrians and vehicular traffic and in doing so will improve safety and street-level experience. Along 39th Avenue we will be enlarging the landscape buffer and providing new sidewalks to improve the existing commercial character.*

Citywide Guidelines: PL3 A Entries	Response
I. 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. a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated; b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather. c. 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. d. 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. II. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks; c. ground surface: seating walls; special paving, landscaping, trees, lighting; and d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.	*The residential entry point is clearly demarcated by being recessed into the facade along Woodland Park Avenue while the commercial entries are glassy and recessed along the corner of Bridge Way and North 39th Street.* *The form of the building allows for all points of entry, residential and commercial, to be sheltered from the weather by the cantilevered floors above. The existing grade and varying floor levels allow commercial and residential entries to be differentiated as the commercial spaces have a larger scale and greater height while residential entries have a more intimate height.* *Paving at the entries have a contrasting paving pattern to set them apart from the adjacent sidewalks.*

Citywide Guidelines: PL3 C Retail Edges	Response
I. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building. II. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays. III. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.	*The retail edges in the proposed building are marked with storefront glazing to allow for maximum transparency. This glazing allows for views in and out of the building to improved the experience for customers and employees.*

CITYWIDE GUIDELINES: *DESIGN CONCEPT*

Citywide Guidelines: DC1 A Arrangement of Interior Uses	Response
I. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front. II. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following: a. a location at the crossroads of high levels of pedestrian traffic; b. proximity to nearby or project-related shops and services; and c. amenities that complement the building design and offer safety and security when used outside normal business hours. III. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed. IV. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.	*Interior uses are arranged so that public spaces such as the lobby and the retail space are located along glazed street front facades while service spaces such as mechanical and trash are located behind solid facades at the least prominent corner at 39th Avenue and Woodland Park Avenue.*

Citywide Guidelines: DC1 C Parking and Service Uses	Response
IV. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.	*Service spaces,including mechanical and trash, are located behind solid facades at the least prominent corner at 39th Avenue and Woodland Park Avenue. These facades are enhanced with landscape screens.*

Citywide Guidelines: DC2 B Architecture and Facade Composition	Response
I. Façade 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. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building. II. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include: a. newsstands, ticket booths and flower shops (even if small or narrow); b. green walls, landscaped areas or raised planters; c. wall setbacks or other indentations; d. display windows; trellises or other secondary elements; e. art as appropriate to area zoning and uses; and/or f. terraces and landscaping where retaining walls above eye level are unavoidable.	*Due to its unique site condition, this building has no back. Each side is designed and detailed to create a cohesive architectural expression. Consistent siding across all three sides and repeating window patterns and juliette balconies create visual interest.* *Blank walls are minimized by highlighting the retail space with storefront glazing. Ground floor units continue the residential window rhythm from the floors above while the service spaces are located behind solid walls at the least prominent corner and these facades are highlighted with landscape screening.*

Citywide Guidelines: DC2 C Secondary Architectural Features	Response
I. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes. II. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.	*The building has a recurring rhythm of balconies along the residential facades to add a finer grain to the building massing. Generous glazing along the commercial facades provide a clear dichotomy between commercial and residential.* *The massing move that recesses the commercial and residential entries allows for weather protection and increased open space at the ground level while also creating a dynamic massing move.*

CITYWIDE GUIDELINES: *DESIGN CONCEPT (continued)*

III. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:

a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
b. using trees and landscaping to enhance the building design and fit with the surrouding context, and/or
c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

Response

We plan on providing street trees on all faces of this building and improving the condition of the right of way so that this site will feel like a cohesive part of the neighborhood rather than feeling like a neglected island as it currently appears.

Citywide Guidelines: DC2 D Scale and Texture	**Response**
I. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front. II. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.	*The recessed first floor at the retail space creates a more pedestrian-friendly scale as it breaks down the mass of the building. A cedar soffit at the recessed mass provides warmth and finer grain. The scale and patterning of the storefront creates another level of detail at the street.*

Citywide Guidelines: DC4 A Exterior Elements and Finishes	**Response**
I. 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. II. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.	*The project is designed to be sided in durable cementitious lap siding at the residential units, a material with a history of performance in Northwest climates. The pedestrian scale mass is detailed with finer material such as storefront glass and landscape screen to provide visual interest. Screened stairs link the levels and provide a pop of color.*

Citywide Guidelines: DC4 B Signage	**Response**
I. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity. II. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.	*The screened stair tower along Bridge Way provides a clear location for building signage while the soffit along Bride Way provides a location for retail signage.*

Citywide Guidelines: DC4 C Lighting	**Response**
I. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art. II. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.	*The wood soffit above the storefront glazing will feature recessed lighting providing a soft glow and around the building perimeter while minimizing light pollution.*

CONCEPTUAL ELEVATIONS

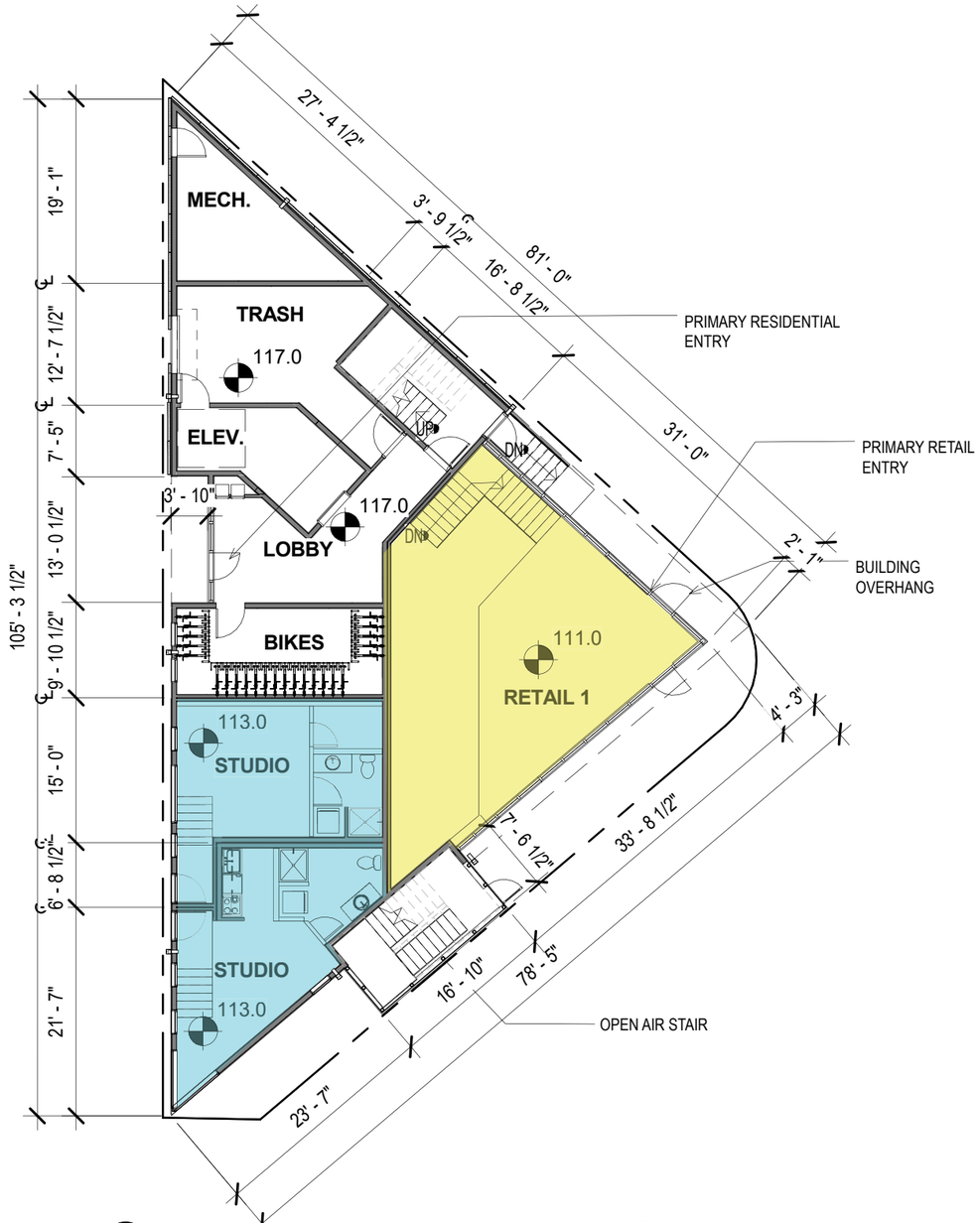
1 BRIDGE WAY NORTH ELEVATION

2 NORTH 39TH STREET ELEVATION

CONCEPTUAL ELEVATIONS

3 WOODLAND PARK AVENUE NORTH ELEVATION

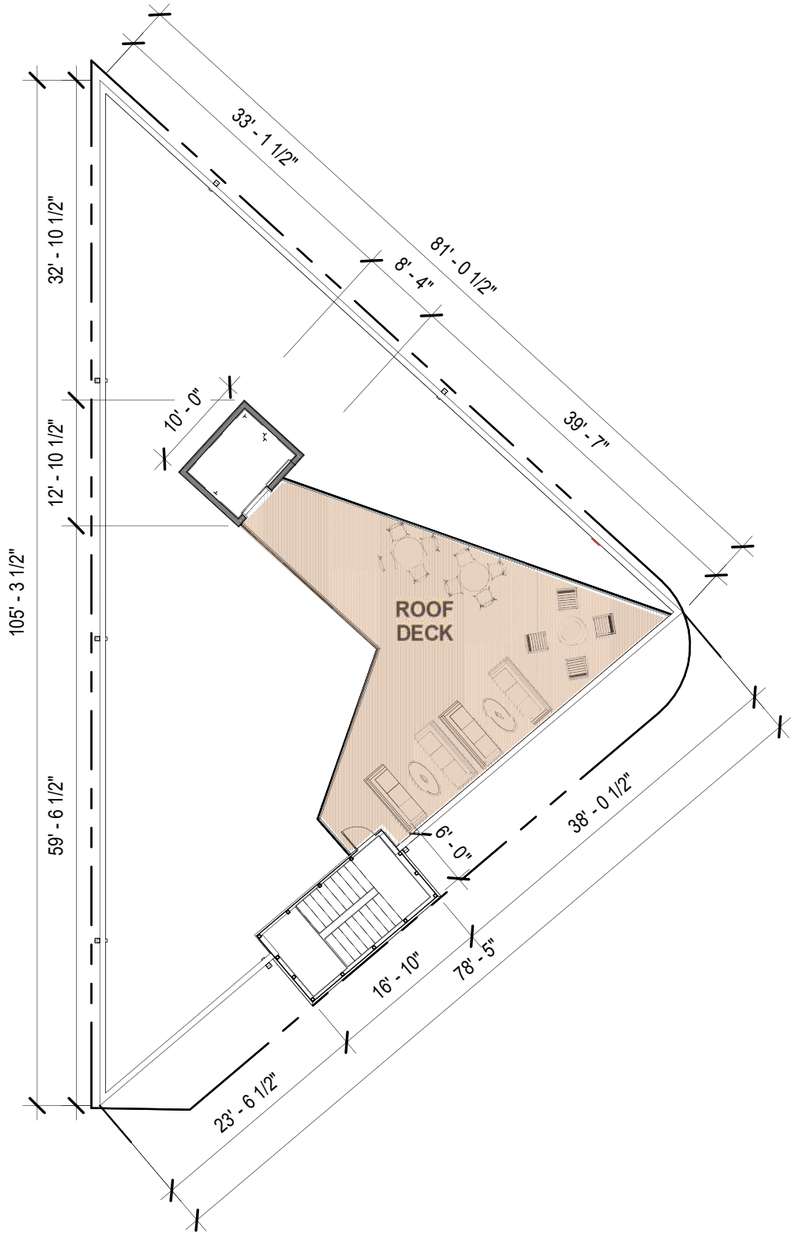
CONCEPTUAL FLOOR PLANS



1 GROUND FLOOR PLAN

2 TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 2-4)

CONCEPTUAL FLOOR PLANS

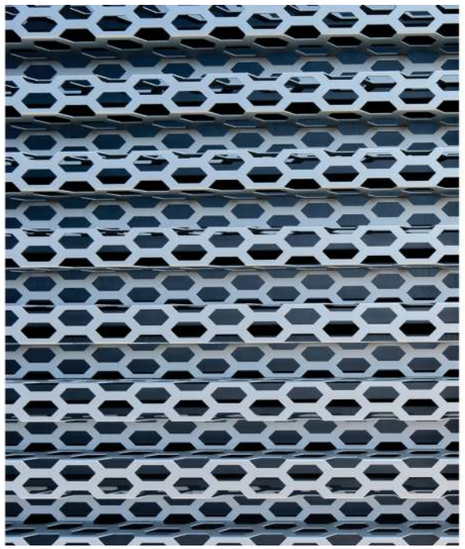


1 ROOF DECK PLAN

MATERIAL PALETTE

CEMENTITIOUS LAP SIDING IN DARK GRAY AT RESIDENTIAL UNITS

ENGINEERED WOOD DECKING AT ROOF DECK



CORRUGATED METAL MESH AT OPEN STAIR ENCLOSURE & JULIETTE BALCONIES

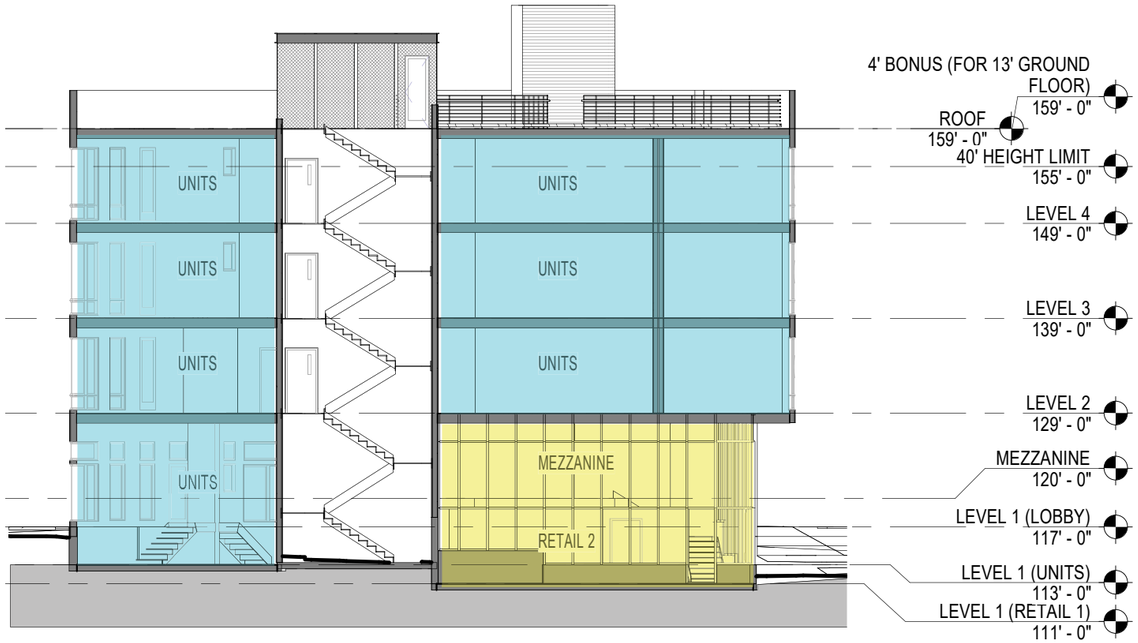
METAL STAIR IN YELLOW AT OPEN STAIR TOWER

HIGH PRESSURE LAMINATE IN WOOD TONE ACCENT PANELS & RETAIL SOFFIT

BLACKENED STEEL AT OPEN STAIR & RESIDENTIAL UNIT ENTRIES

LANDSCAPE SCREEN FOR VINING PLANTS AT GROUND LEVEL

BUILDING SECTION



1 WOODLAND PARK SECTION

2 BRIDGE WAY SECTION

STREET VIEWS

1 WOODLAND PARK AVENUE N

2 WOODLAND PARK AVENUE N & BRIDGE WAY N

STREET VIEWS

1 BRIDGE WAY N & N 39TH STREET

2 N 39TH STREET & WOODLAND PARK AVE N

COLOR RENDERING

BRIDGE WAY & N 39TH STREET RENDERING