

CONE ARCHITECTURE AVALON APARTMENTS



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EXISTING SITE

The project site consists of one parcel (APN: 9297300930) located mid-block on the west side of Avalon Way. Directly opposite of the subject parcel is a low rise apartment building and a single family residence. West of the project site is a single family residence, however an 8-unit townhouse project is proposed. North of the project site is a 3-unit apartment building, however an 8-unit townhouse project is proposed. The area of the subject parcels is approximately 5,039SF and measures roughly 42' wide by 120' deep. The site slopes down from the east to west corner with an overall grade change in this direction of approximately 24 feet. One 3-unit apartment building currently occupies the site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned MR and is located in the West Seattle Junction Hub Urban Village and Frequent Transit Overlay. The structure may extend up to 60', or 75' if extra floor area is gained under Chapters 23.58A and 23.45.516. The MR zoning designation continues east for approximately one block to 30th Ave SW and switches to LR 1 from there. The MR zone also continues north to SW Andover St and south to the intersection of 35th Ave SW. The zoning designation switches to single family across the alley, west of the subject site. Generally, the zoning is MR along SW Avalon way, decreases east and west, and switches to commercial and neighborhood commercial north and south.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new residential apartment building with approximately 35 small efficiency dwelling units. The existing building on the project parcel will be demolished. The site is within the West Seattle Junction (Hub Urban Village), and as a result is not required to provide parking. The objective for these apartments is to provide upscale, yet affordable, housing for the West Seattle neighborhood. The demographic that will benefit most from this housing will be students and wage earners in the neighborhood; city-dwellers seeking a pedestrian-oriented lifestyle; and people that commute to downtown and West Seattle businesses. These small studio apartments will add to the variety of multifamily housing and versatile building types in the neighborhood and complement the diverse residential community that defines West Seattle.

NEIGHBORHOOD CUES

The immediate blocks in the zone are primarily multifamily residential, with a bit of single family and some commercial at the north and southwest ends of Avalon Way. A vibrant commercial area is located a couple of blocks west of SW Avalon Way, where there is a Trader Joe's, several restaurants and shops, a YMCA, as well as frequent buses connecting throughout the area. A new Link Light Rail Station located on Avalon Way is right near the proposed site, which has an expected service start year of 2030. This Link expansion will connect West Seattle to Ballard, SODO, Downtown Seattle, and beyond. With the future public transportation expansion accompanied with a vibrant, pedestrian-friendly city center, there will be a large demand for housing in the area.



SITE LOCATION

3084 SW Avalon Way Seattle, WA 98126

ZONING SUMMARY

Zone: MR

Overlay: West Seattle Junction (Hub Urban Village)

PROJECT PROGRAM

Site Area: 5,039 SF

Number of Residential Units: Approx. 35

Number of Parking Stalls: None

Proposed Bike Parking: Approx. 30 Stalls

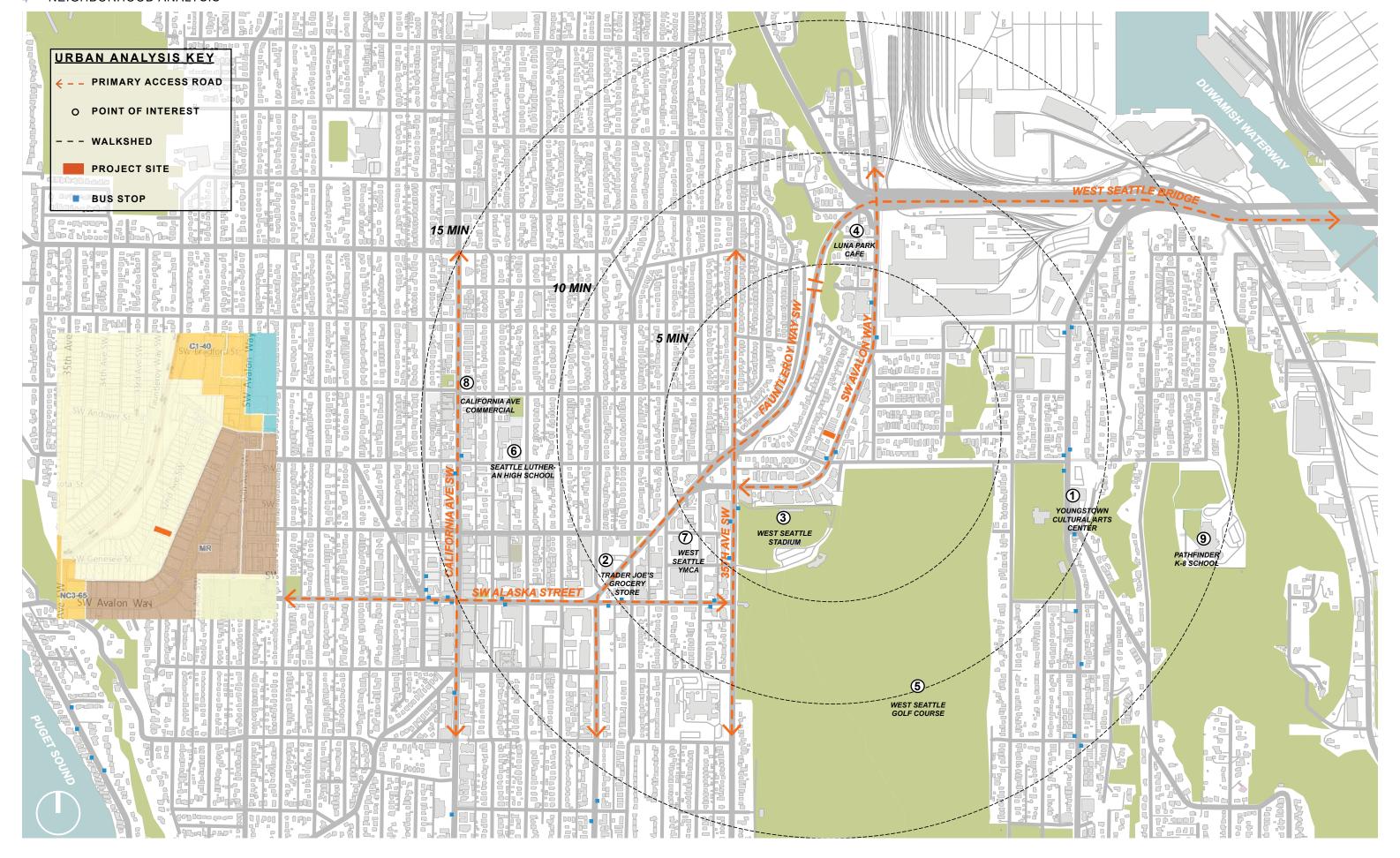
Allowable FAR = 3.2 / 4.25

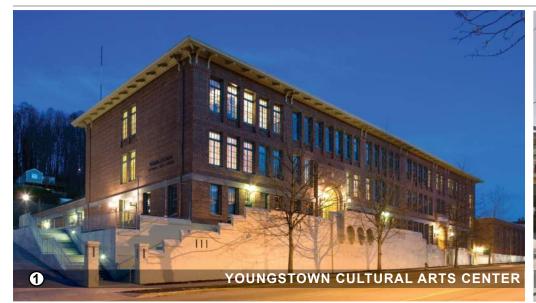
Anticipated FAR = 17,700 SF (Approx. 82.6% of

allowable FAR)

AVALON APARTMENTS #3029952 EDG

4 NEIGHBORHOOD ANALYSIS





















AVALON APARTMENTS #3029952 EDG

HIGH-DENSITY MULTI-FAMILY RESIDENTIAL ZONING

CONE ARCHITECTURE

AVALON APARTMENTS #3029952 EDG

ADDRESSES: 3084 SW AVALON WAY

PARCEL #: 9297300930

ZONING: MR

OVERLAYS: West Seattle Junction (Hub Urban Village)

TOTAL SITE AREA: 5039 SF

23.45.504 PERMITTED USES

Permitted outright:

Residential

23.45.510 FLOOR AREA RATIO LIMITS

Base Allowable FAR:

(00.400.05)

Maximum FAR, allowed pursuant to Chapter 23.58A and Section 23.45.516:

(15,360 SF)

23.45.517 STRUCTURE HEIGHT

	MR
Allowed Maximum Base Height:	60'-0"
Maximum height limit if extra residential floor area is gained	75'-0"
4' additional allowed for rooftop features (parapets, clerestories, etc.)	64'-0" or 79'-0"
15' additional allowed for stair & elevator penthouses:	90'-0" or 90'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.518 SETBACKS

Rear Setback

Front and side setback from street lot lines: setback

Side setback from interior lot line:

Side Selback Holli lillerior lot lille.

7 foot average setback; 5 foot minimum

7 foot avg; 5 foot min 42 feet or less in height 10 foot avg; 7 foot min above 42 feet in height 10 feet from a rear lot line abutting an alley

23.45.522 AMENITY AREA

Required: 5% of gross floor area in residential use

5% x 15,360 SF = 768 SF

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of 0.5 or greater, determined as set forth in Section 23.86.019, is required for any lot within an MR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015.
- Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.
- The Director, in consultation with the Director of the Seattle Department of Transportation, shall determine the number, type, and placement of additional street trees

23.45.534 LIGHT AND GLARE STANDARDS

Exterior lighting shall be shielded and directed away from adjacent properties.

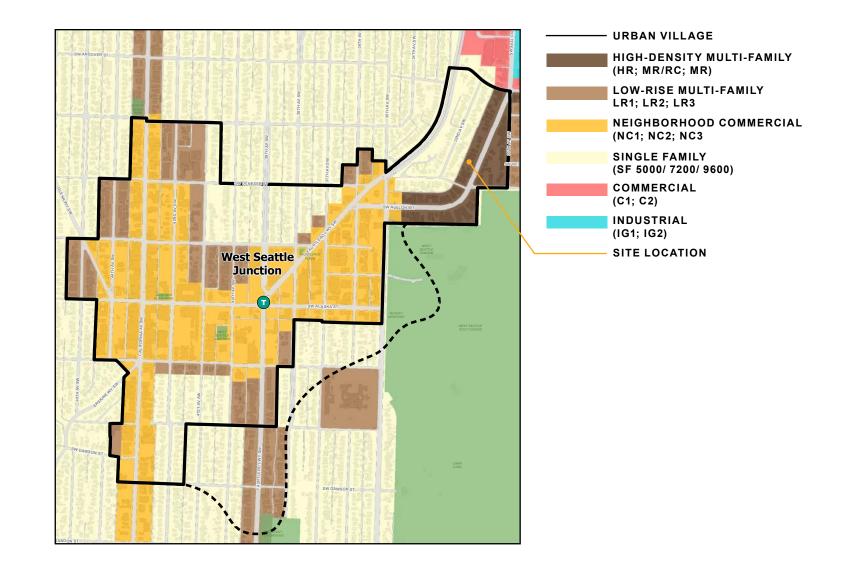
23.54.015 REQUIRED PARKING

Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.

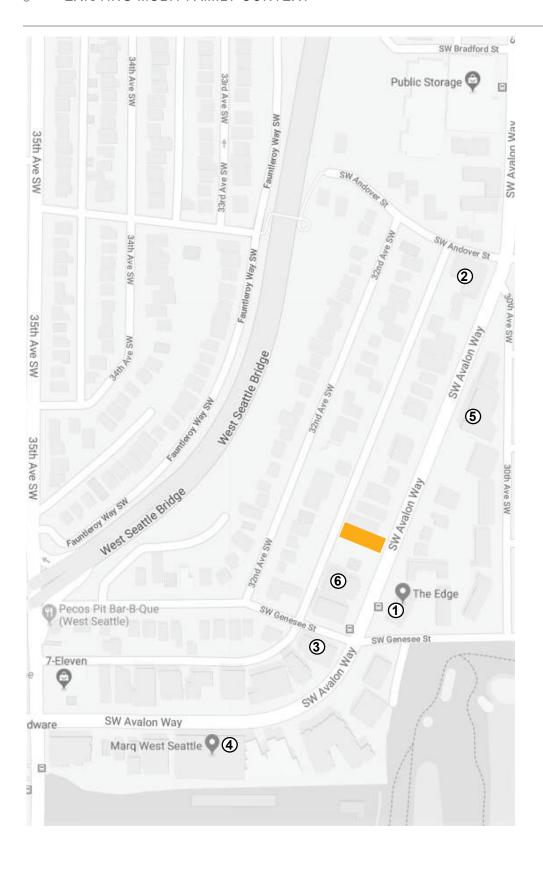
3.2 23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

(20,400 SF) Residential, 26-50 dwelling units: 375 SF

4.25 The minimum horizontal dimension of required storage space is 12 feet.



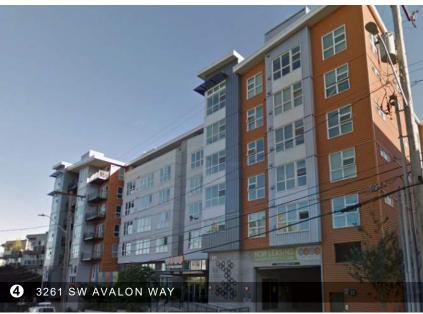
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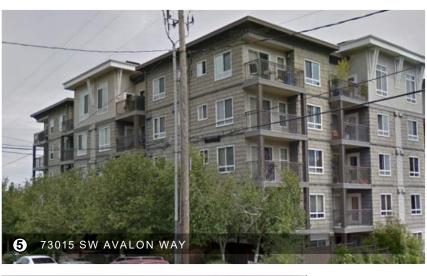


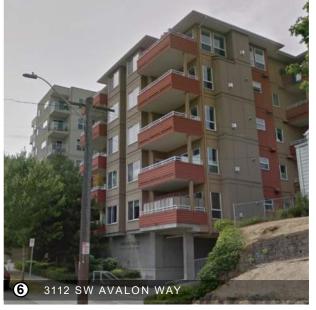






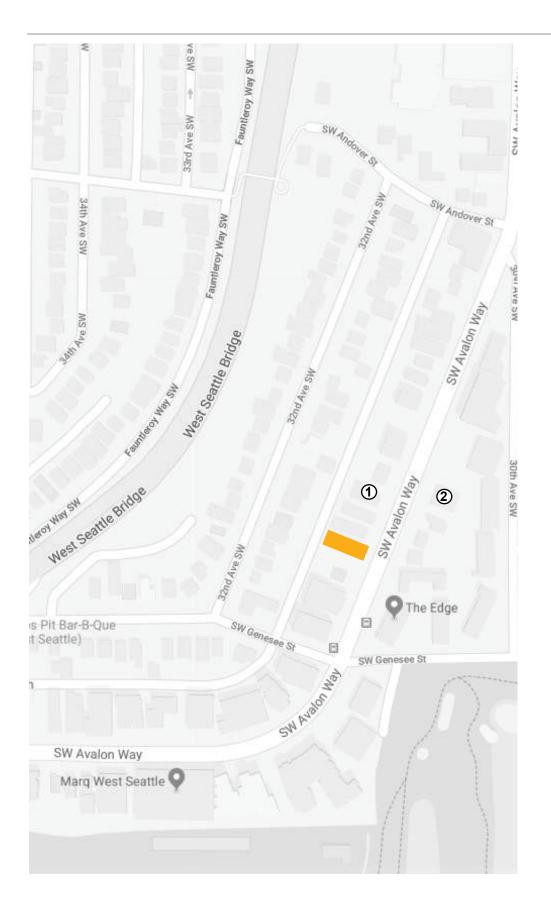






CONE ARCHITECTURE

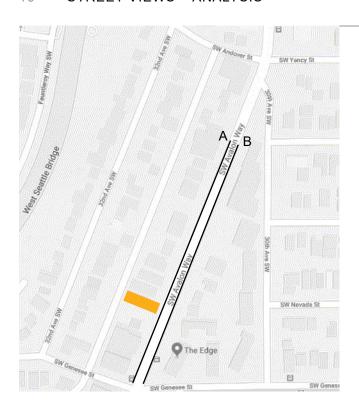
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AVALON APARTMENTS #3029952 EDG

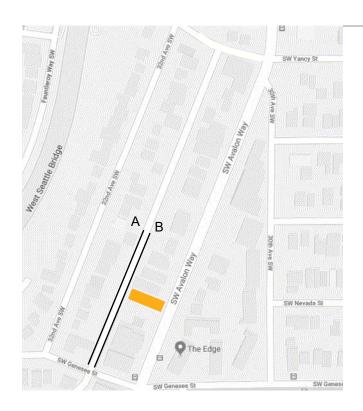




SW AVALON WAY LOOKING WEST(A) —



– SW AVALON WAY LOOKING EAST (B) ——





-ALLEY LOOKING EAST (A)-



ALLEY LOOKING WEST (B)

AVALON APARTMENTS #3029952 EDG



LOOKING EAST TOWARDS SITE (RIGHT) FROM ALLEY.



LOOKING EAST TOWARDS SITE FROM ALLEY.



LOOKING WEST TOWARDS SITE (OUTLINED IN ORANGE)



LOOKING EAST TOWARDS SITE FROM ALLEY. SOUTHEAST CORNER PICTURED.



NEIGHBORING STRUCTURE TO THE SOUTH.



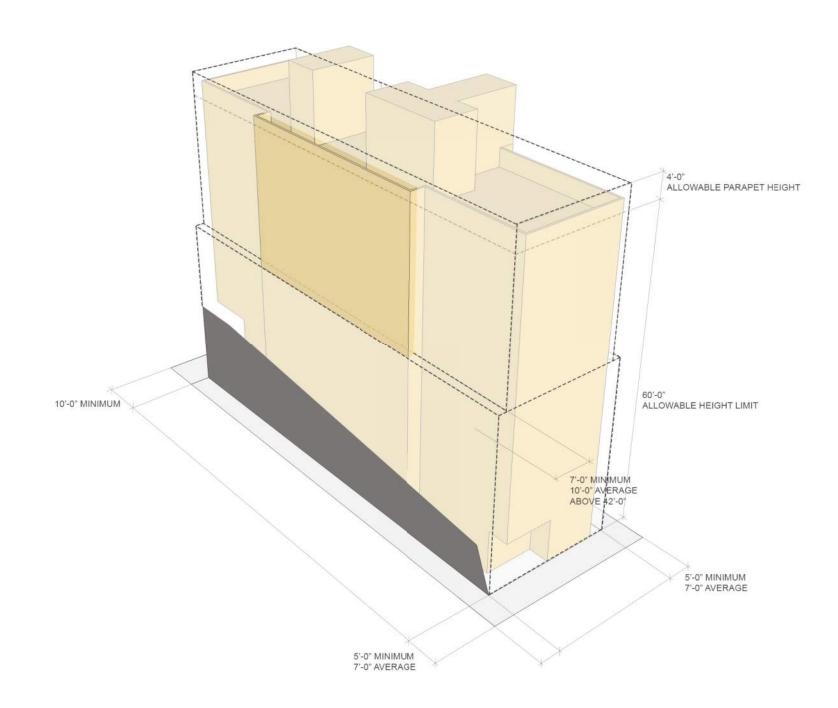
NEIGHBORING STRUCTURE TO THE NORTH.

MAXIMUM DEVELOPMENT POTENTIAL

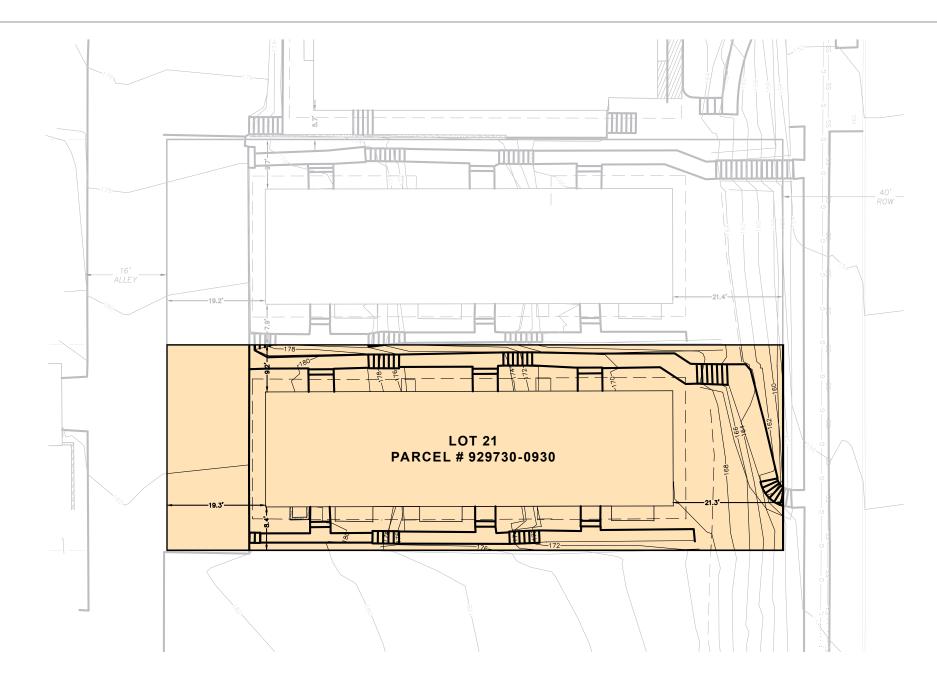
The project site is zoned Multifamily Residential but borders single family zoning to the west across the alley. The multifamily residential zoning requires a front and side setback of 5'-0" minimum, 7'-0" average from the street lot lines. The side setback from the interior lot line is 5'-0" minimum, 7'-0" average, below 42 feet in height. Above 42 feet in height, there becomes a 7'-0" minimum, 10'-0" average setback. The rear setback is 10'-0" from a rear lot line abutting an alley. The structure height limit of 60' allows for 6 stories, or 75'-0" if the higher far limitation is gained, a 4' bonus for parapets, and a 15' bonus for stair/ elevator access to the roof. The grade difference between SW Avalon Way and the alley (approximately 24 feet) creates an average grade that will not allow seven stories above the street level to continue west to the alley. The large grade change between the alley and SW Avalon Way, as well as the required upper level setbacks, and lower level setbacks create a constrained building far smaller than would be possible based on the zoning designation alone.



A micro-housing development north on SW Avalon Way.



AVALON APARTMENTS #3029952 EDG CONE ARCHITECTURE



EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- One parcel located mid-block on the west side of Avalon Way
- Site Area = 4,799 SF, and measures roughly 40' wide by 120' deep

TOPOGRAPHY

- 23'-8" slope down across the middle of the site from west to east
 3'-4" grade gain along Avalon Way frontage from north to south

ADJACENT BUILDINGS AND USES

- Existing low rise apartment building directly opposite of the subject parcel (MR)
- Existing single family residence across street from the subject parcel (MR)
- Existing single family residence west (across alley) of the project site (SF)
- Existing single family residence south of the project site (MR)
- Existing 3-unit apartment building north of the project site (MR)

LEGAL DESCRIPTION

LOT 21, BLOCK 7, WESTHOLME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAY THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 51, IN KING COUNTY, WASHINGTON.

APN: 929730-0930



PROPOSED PROJECT SITE

ALLOWABLE STRUCTURE HEIGHT

- MR zoning allows for a 60'-0" structure height
- 15'-0" if higher FAR allowance is sought
- 4' bonus for rooftop features
- 15' bonus for stair/elevator penthouses

ALLOWABLE BUILDING AREA

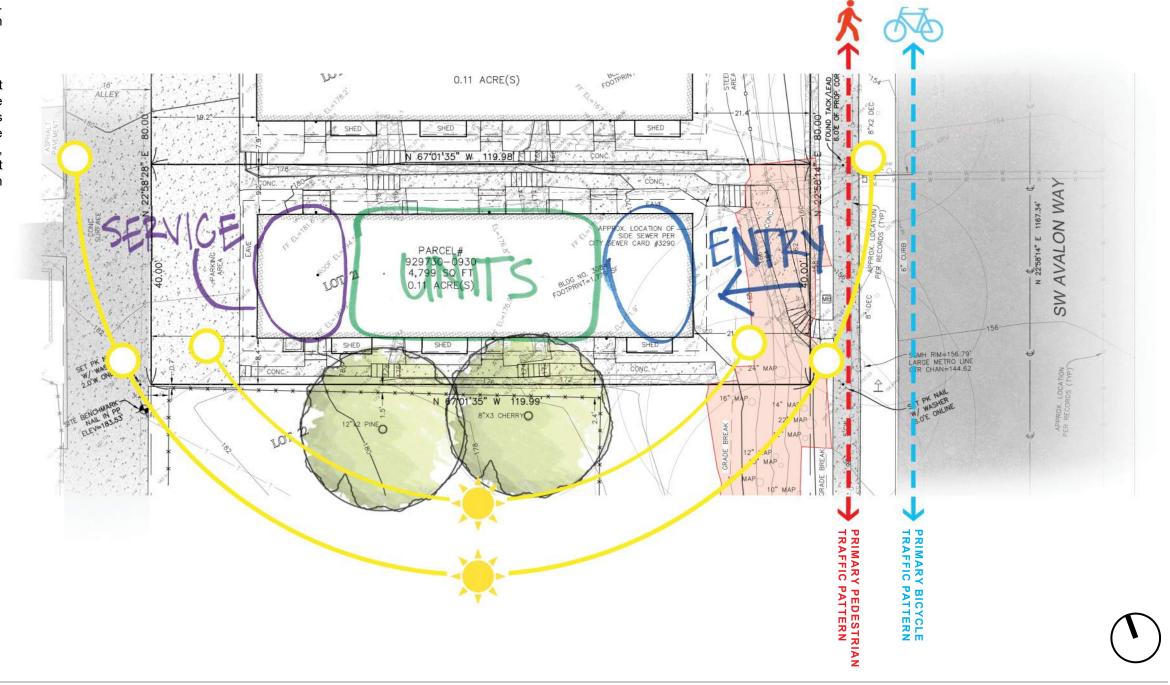
• MR3.2 FAR = 20,400 SF 4.5 FAR = 15,360 SF

SOLAR ACCESS & VIEWS

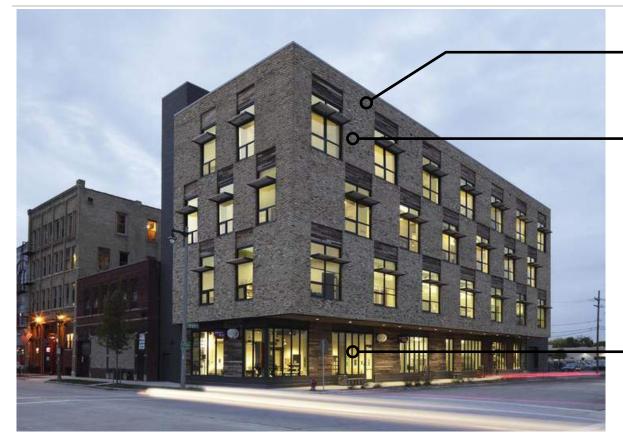
 The site has great solar access due to existing topography and alley separation to the west. Territorial views area to the east and Downtown Seattle views are to the northwest.

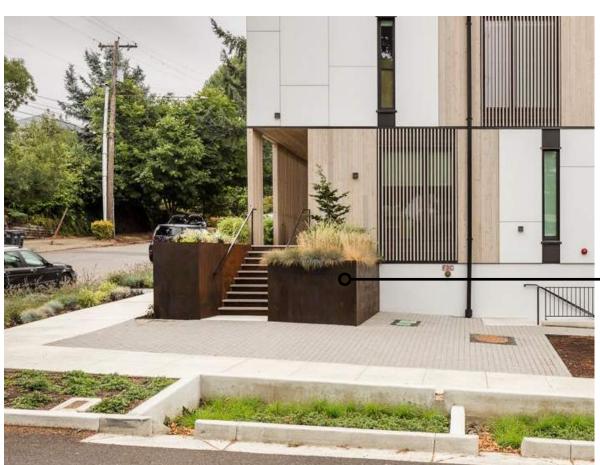
TRAFFIC CIRCULATION

Project site sits at the northeast corner of the West Seattle Junction neighborhood, just south of the West Seattle bridge. A new link light rail station is planning to have a service start year of 2030. The link connection will connect West Seattle to Ballard, SODO, Downtown Seattle, and beyond. The project site is located in a Frequent Transit Overlay and an Urban Village, therefore, parking is not required.



AVALON APARTMENTS #3029952 EDG CONE ARCHITECTURE





DC2. ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-I. Architectural Context and Consistency
The use and repetition of architectural features
and building materials, textures and colors can
help create unity in a structure. Consider how the
following can contribute to a building that exhibits
a cohesive architectural concept:

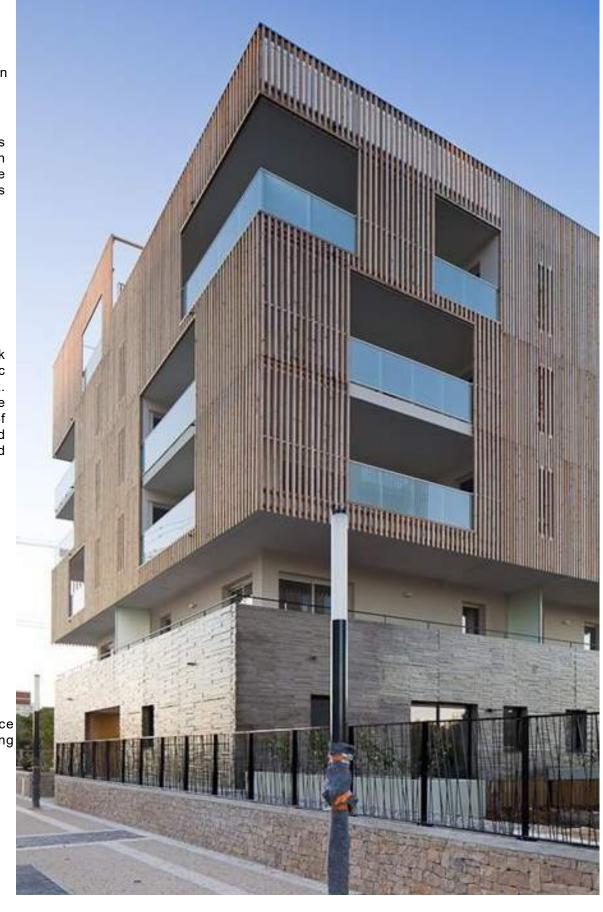
- a. facade modulation and articulation;
- b. windows and fenestration patterns;
- c. trim and moldings;
- d. grilles and railings;
- e. lighting and signage.

PL1-I. Human Activity

Proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment. Building facades should give shape to the space of the street through arrangement and scale of elements. Display windows should be large and open at the street level to provide interest and encourage activity along the sidewalk.



Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.



CONE ARCHITECTURE

AVALON APARTMENTS #3029952 EDG





PL2-1. Human Scale

Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character.

DC1-I. Human Scale

Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets. The following sign types are encouraged:

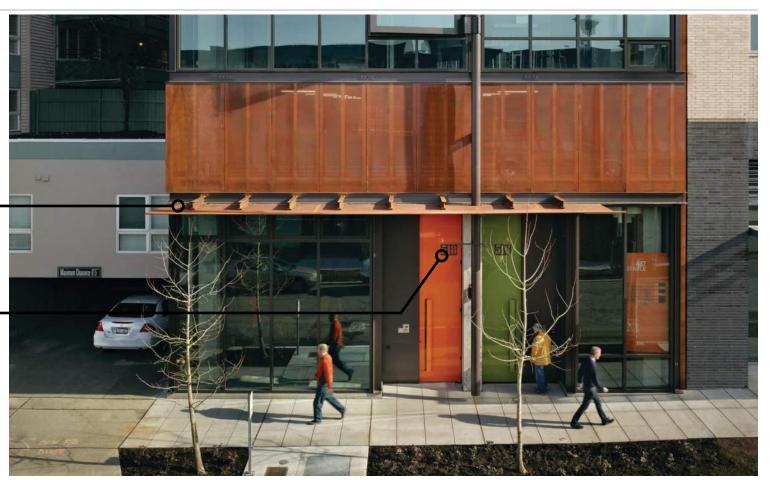
- a. pedestrian-oriented blade and window signs;
- b. marquee signs and signs on overhead weather protection;
- c. appropriately sized neon signs.

PL1. CONNECTIVITY —

Complement and contribute to the network of open spaces around the site and the connections among them.

PL2-I. Pedestrian Open Spaces and Entrances

- Street Amenities: Streetscape amenities mark the entry and serve as way finding devices in announcing to visitors their arrival in the commercial district. Consider incorporating the following treatments to accomplish this goal:
 - a. pedestrian scale sidewalk lighting;
 - b. accent pavers at corners and mid-block crossings;
 - c. planters;
 - d. seating.
- 2. Pedestrian enhancements should especially be considered in the street frontage where a building sets back from the sidewalk.





AVALON APARTMENTS #3029952 EDG CONE ARCHITECTURE

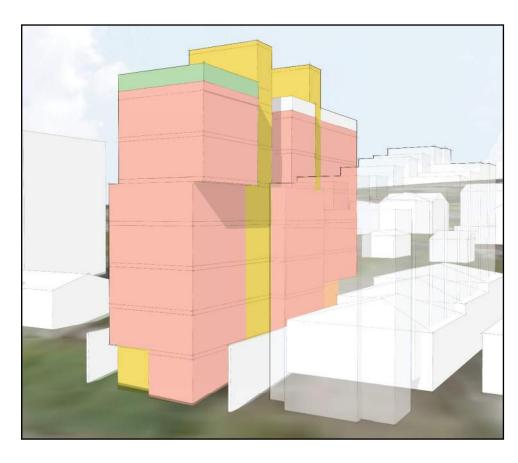
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SERVICE AREA

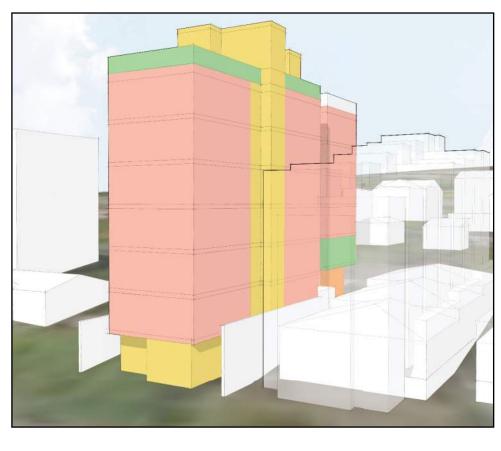
DWELLING AREA

AMENITY AREA

CIRCULATION







OPTION ONE

Option One fronts SW Avalon Way with a covered residential entry occupying approximately half of the street-facing facade width and a residential unit occupying the other half at the ground level. Bicycle storage space is proposed at the exterior of the building along the north facade, adjacent to SW Avalon way for convenient access. The building massing is consistent at levels 1 through 5 and shifts north 3'-0" at Levels 6 and 7. Trash and recycling will be picked up from an enclosed Refuse Room located immediately adjacent to the alley at Level 3. The vertical circulation is consolidated to the northern edge of the property and the center of the building. A majority of the residential units face east and west, with one unit at each level facing north. A rooftop amenity space located on the east side of the structure is oriented to take advantage of views toward downtown Seattle.

OPTION TWO

Option two fronts SW Avalon Way with a residential entrance that is recessed from the second floor, providing shelter and visual interest. The remaining portion of the facade width at the street level is occupied by shared residential space. The facade is consistent all the way to the parapet at the roof deck and will be compositionally broken through the use of materials and organization of glazing. An enclosed bicycle storage room is located at the third floor, adjacent to the alley for convenient access and safety. The building massing jogs along the north and south facade to reduce the perceived height, bulk, and scale with respect to the neighboring properties. Trash and recycling will be picked up from an enclosed Refuse Room located immediately adjacent to the alley at Level 3. The vertical circulation is consolidated at the center of the structure and expresses itself at the north and south facade through modulation at the exterior. A roof top amenity space is situated at the center of the structure, between the two stair towers.

OPTION THREE - PREFERRED

Option three fronts SW Avalon Way with a residential entrance that is recessed from the second floor, providing shelter and visual interest. The remaining portion of the facade width at the street level is occupied by shared residential space. The facade is consistent all the way to the parapet at the roof deck and will be compositionally broken through the use of materials and organization of glazing. An exterior bike storage area is located on the north side of the building at the ground level, with access directly from SW Avalon Way. Trash and recycling will be picked up from an enclosed Refuse Room located immediately adjacent to the alley at Level 3. The vertical circulation is consolidated to the northern edge of the property and centered within the plan to reduce the scale of the building. A majority of the residential units face north, east, and west, with interior circulation located along the south side of the structure, lending privacy to the neighboring property to the south. A large rooftop amenity space is situated at the center and the front or the structure. It is oriented to take advantage of territorial views west and views northwest to downtown Seattle.

AVALON APARTMENTS #3029952 EDG CONE ARCHITECTURE

CIRCULATION

Centrally located to reduce visibility from the street, reducing the perceived massing and scale.

RECESSED ENTRY

Both of these options have a recessed entry to help break up the front facade, provide more visual appeal from SW Avalon Way, and provide practical weather protection.

MODULATION

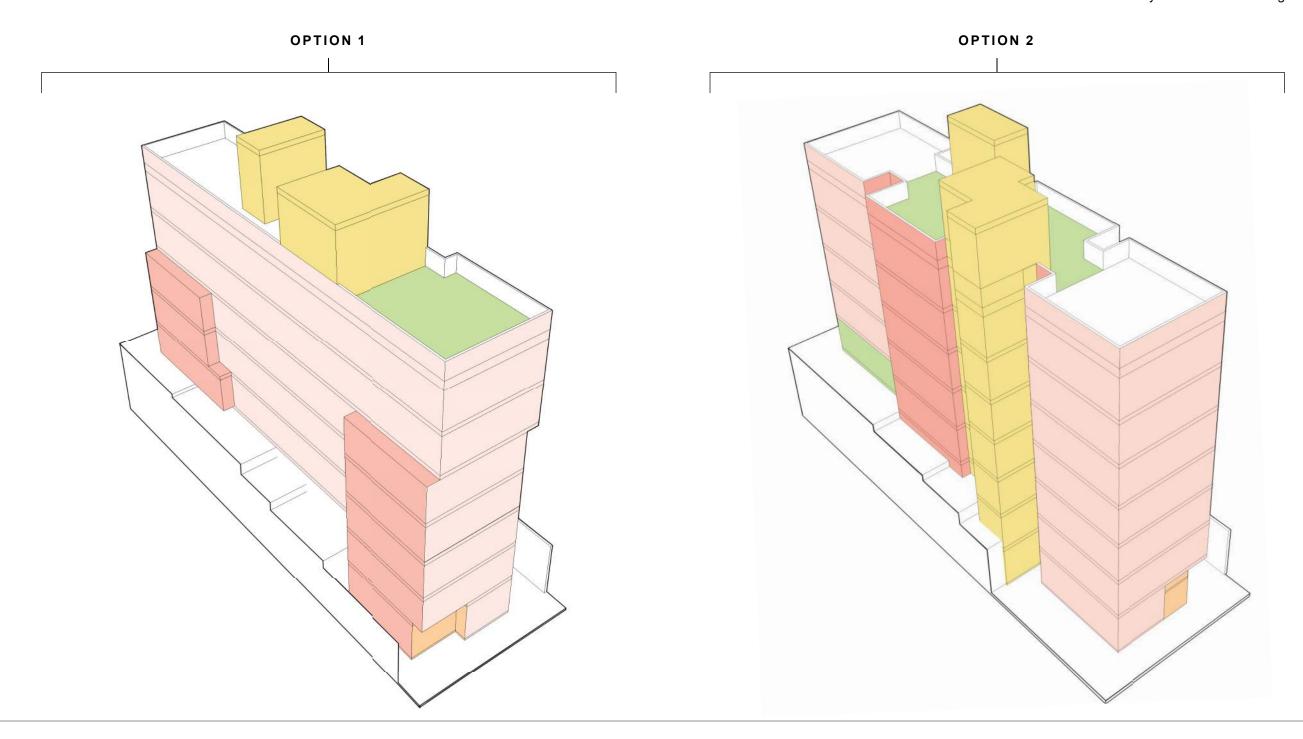
Both of these options provide modulation along the north and south facades in an effort to reduce the perceived height, bulk, and scale. Option 1 illustrates the minimum required average and minimum side setback along the south property line.

UNIT ORIENTATION

Option 1 orients the view north, toward views of downtown, with circulation situated along the south facade to provide the neighboring property. Option 2 orients units north, south, east, and west, with a central circulation path.

AMENITY SPACE

Both Options 1 & 2 present a majority of the amenity space at the roof deck level. Option 1 locates the usable roof deck space along the east side of the structure, oriented toward views of downtown. Option 2 locates the roof deck at the center of the structure, away from the street edge.



CONE ARCHITECTURE

CIRCULATION

The circulation core for Option 3 is located in the center of the structure to reduce the perceived height, bulk, and scale from the street. The easternmost stair tower abuts the north facade and expresses modulation visible from SW Avalon Way.

RECESSED ENTRY

The recessed entry along SW Avalon Way is located at sidewalk grade. The modulation provides visual interested at the pedestrian level at the street-facing facade, and opportunities to incorporate materiality and lighting along the street edge.

MODULATION

Simplified modulation along the north and south facades provide visual interest, reduce the perceived height, bulk, and scale, and allow the landscaped area between modulation to remain open and usable.

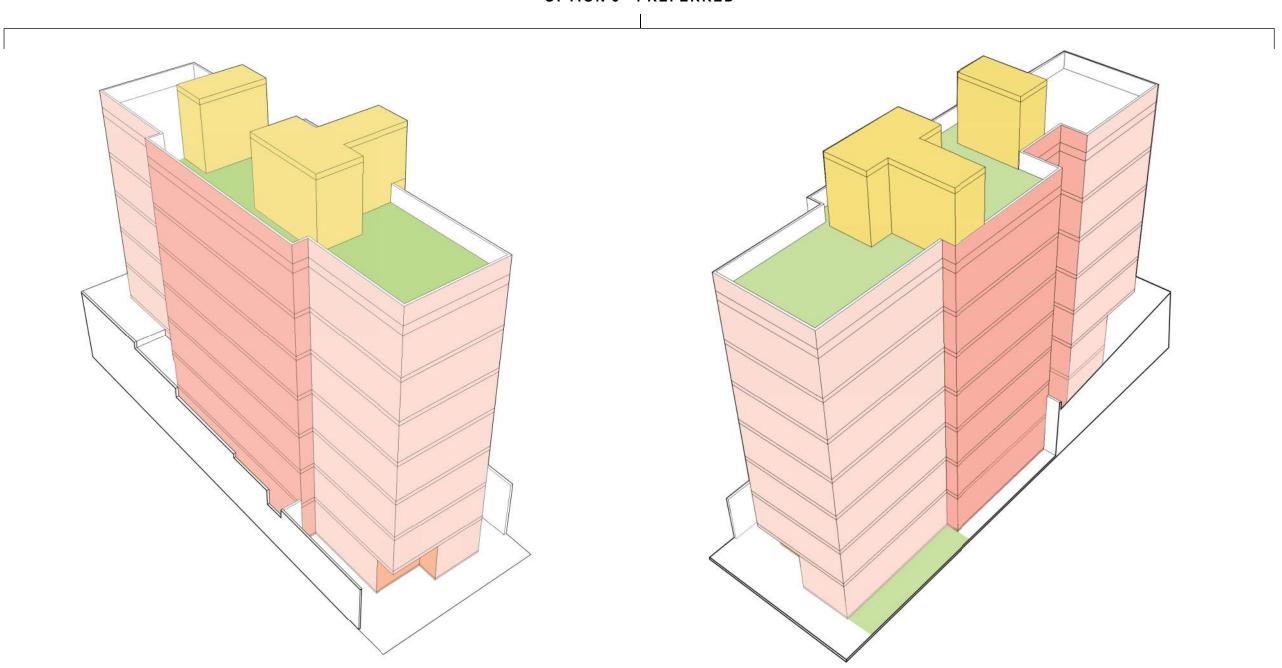
UNIT ORIENTATION

Units are generally oriented north, east, and west, away from the existing single family residence located on the neighboring lot to the south.

AMENITY SPACE

Amenity space is general provided in two locations, at the ground level, adjacent to the sidewalk, and at the roof deck. The roof deck will be located on the east side of the building, oriented north toward views of downtown.

OPTION 3 - PREFERRED



AVALON APARTMENTS #3029952 EDG CONE ARCHITECTURE

DISTINGUISHING FEATURES

- 7-Story building with 2 Levels Partially below grade = 15,419 SF (Gross Floor Area)
- 29 Apartment Units

OPPORTUNITIES

- Grade change will provide views north and east
- horizontal modulation reduces the scale of the structure

CONSTRAINTS

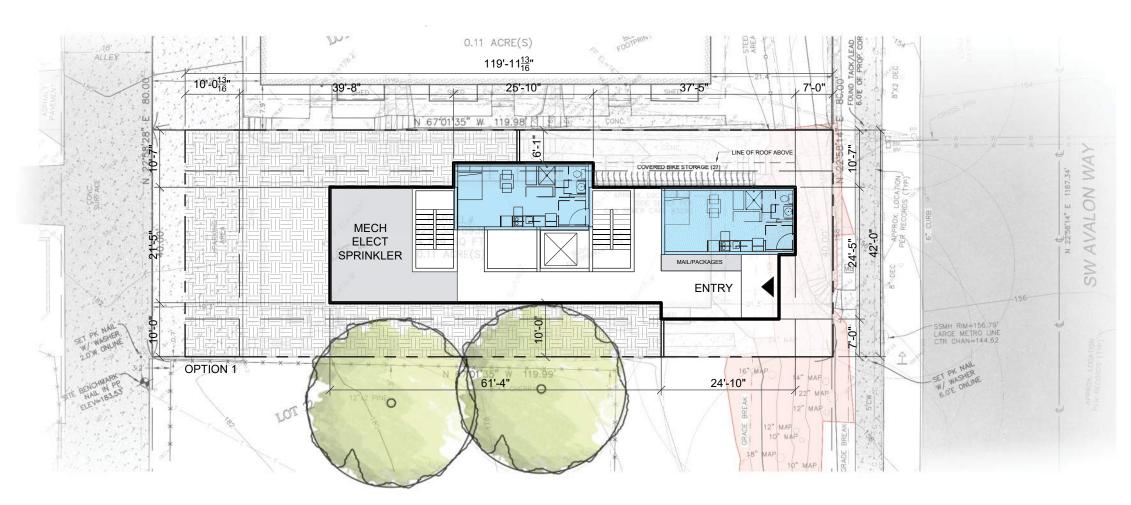
- · Slope of existing grade
- Trash located at alley at third floor
- Units oriented toward the neighboring property to the south, creating privacy issues.
- Excessive modulation presents a difficult design challenge
- Proportion of upper story mass makes the building appear top-heavy at the streetfacing facade
- Small-scale modulation at north and south facades will result in "dead space" at the ground level

FAR CALCULATIONS:

- 16,418 SF FAR Allowable (4.25)
- 15,419 SF FAR Proposed
- 72.0% of allowable FAR used

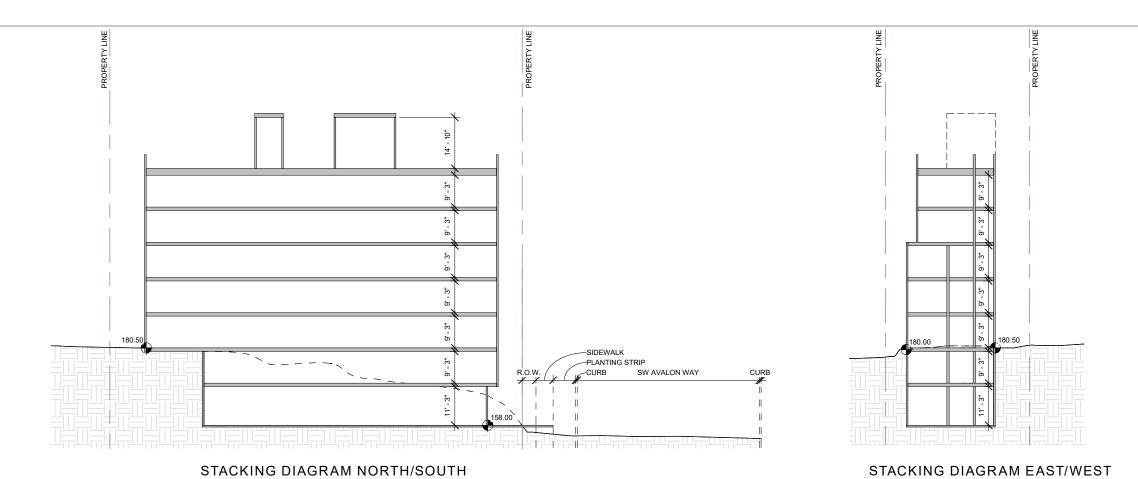
DEPARTURES:

· Code compliant. No departures required.

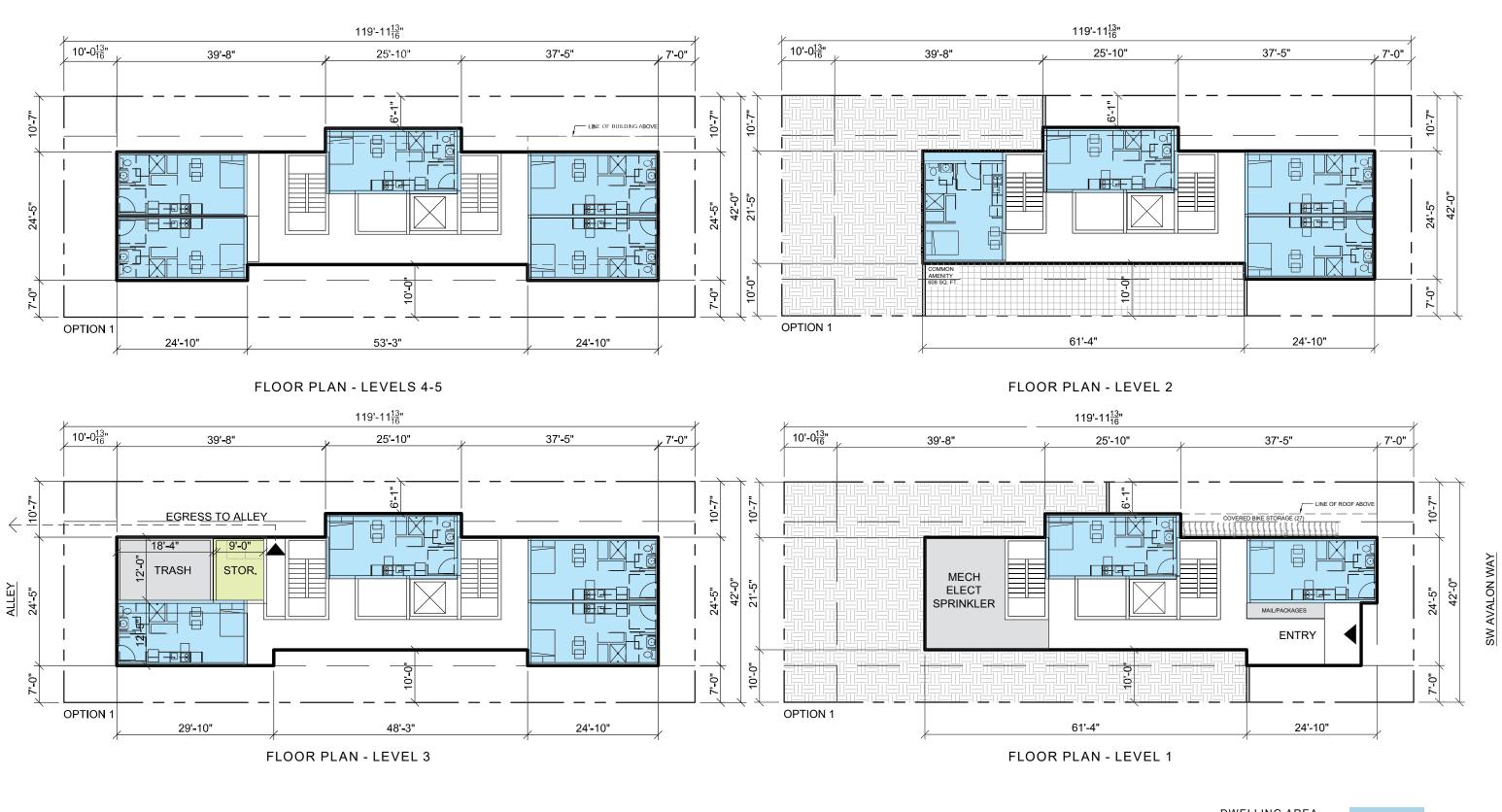


OPTION 1 - LEVEL 1 SITE PLAN

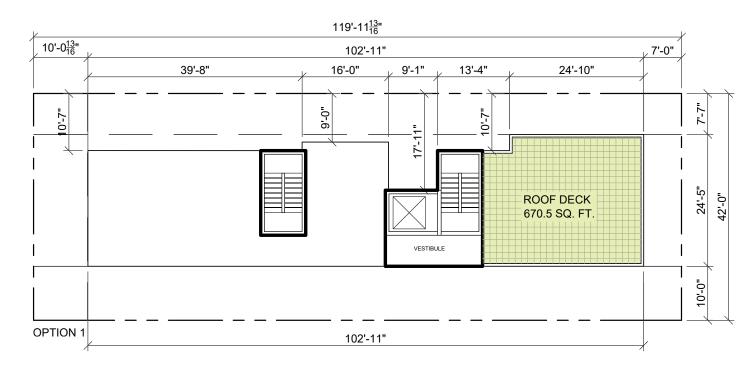




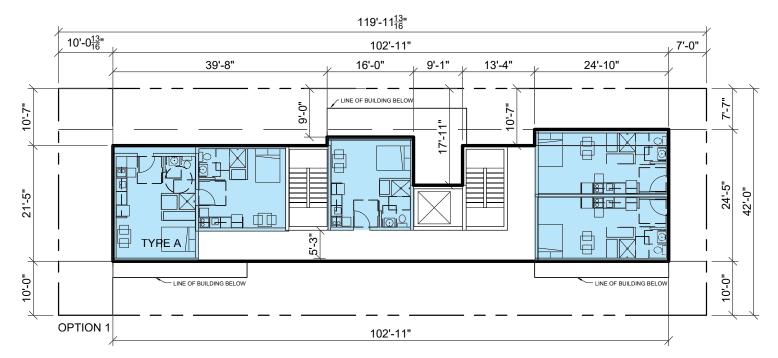
VIEW FROM AVALON WAY SW VIEW FROM ALLEY BIRDSEYE FROM NORTHEAST



25



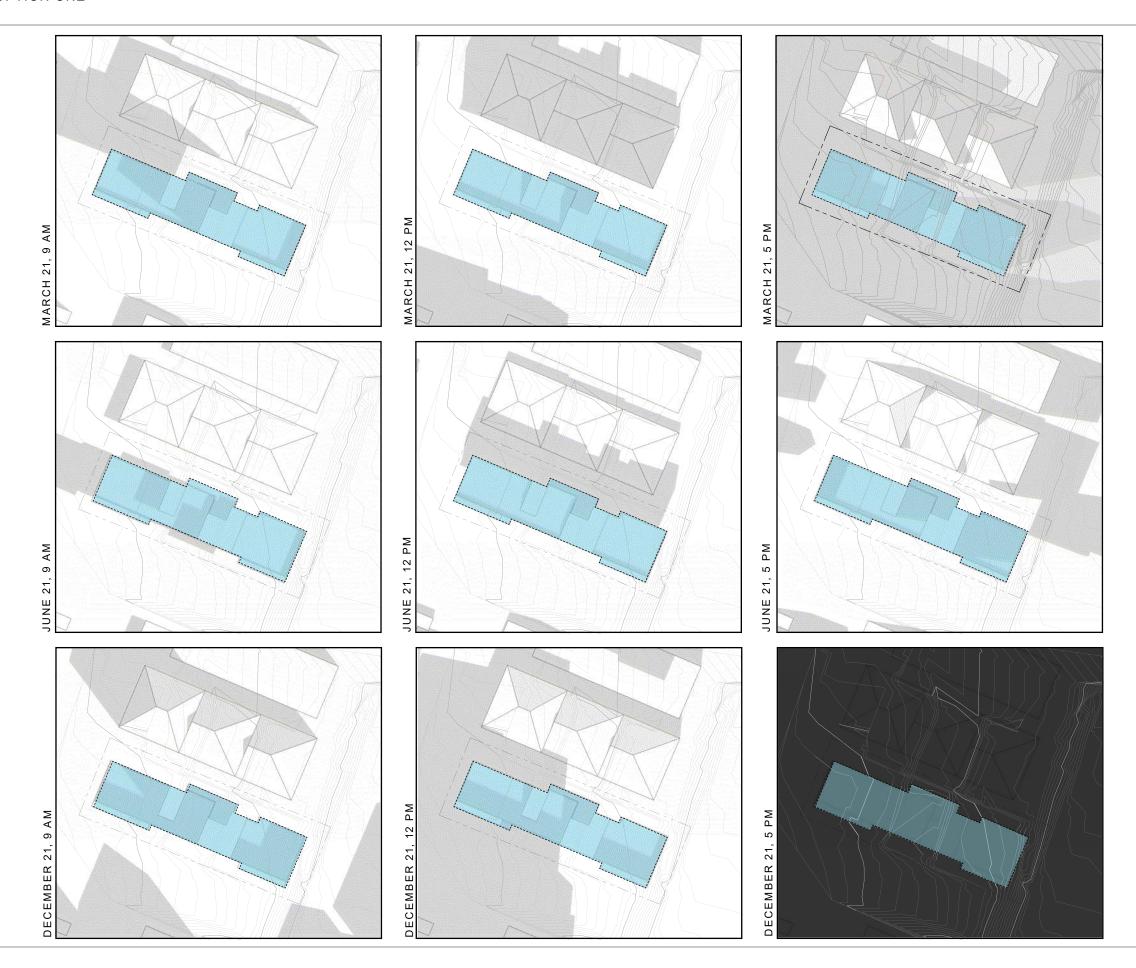
FLOOR PLAN - PENTHOUSE



FLOOR PLAN - LEVELS 6-7

DWELLING AREA SERVICE AREA AMENITY AREA

AVALON APARTMENTS #3029952 EDG CONE ARCHITECTURE





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DISTINGUISHING FEATURES

- 7-Story building with 2 levels partially below grade = 16,725 SF (Gross Floor Area)
- 34 Apartment Units

OPPORTUNITIES

- Refined modulation
- · Grade change will provide views north and east
- Consolidated circulation towers reduce scale adjacent to property lines
- Residential entry occupies entire facade width facing SW Avalon Way, encouraging pedestrian traffic.

CONSTRAINTS

- · Slope of existing grade
- Trash located at alley at third floor
- Units oriented toward the neighboring property to the south, creating privacy issues.
- Tighter modulation along the north and south facade could result in inactive space at the ground level

FAR CALCULATIONS:

- 21,418 SF FAR Allowable
- 16,725 SF FAR Proposed
- 78.1% of allowable FAR used

DEPARTURES REQUESTED:

NORTH SIDE SETBACK

REQUIRED:

10' AVG/7' MIN ABOVE HEIGHT OF 42'

PROPOSED:

7.3' AVG/5.25' MIN ABOVE HEIGHT OF 42'

REQUEST:

DECREASE IN SIDE SETBACK AVERAGE AND MINIMUM 27% AVERAGE; 25% MINIMUM

DEPARTURES REQUESTED:

SOUTH SIDE SETBACK

REQUIRED:

7' AVG/5' MIN BELOW HEIGHT OF 42'

PROPOSED:

9.63' AVG/4.16' MIN BELOW HEIGHT OF 42'

REQUEST:

DECREASE IN SIDE SETBACK MINIMUM (16.8%)

REQUIRED:

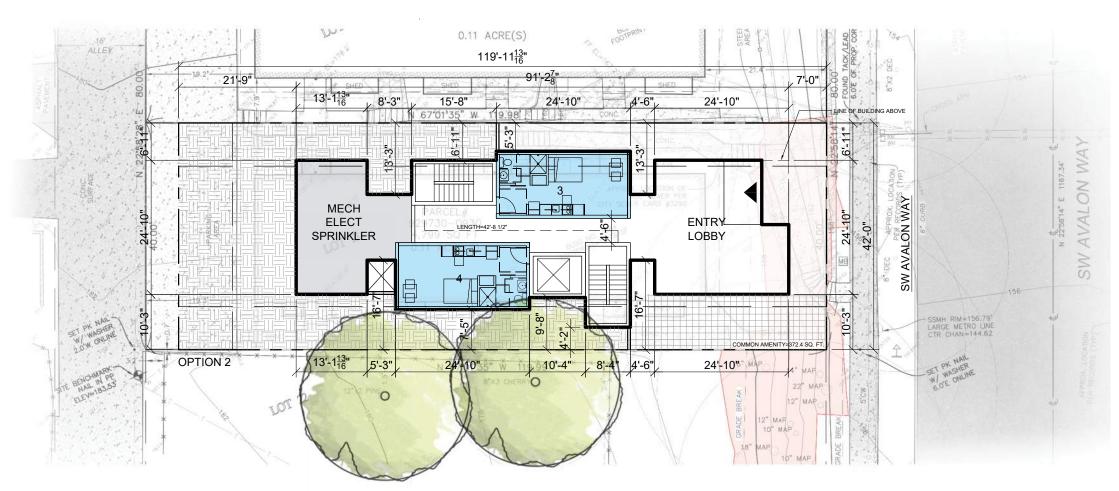
10' AVG/7' MIN ABOVE HEIGHT OF 42'

PROPOSED:

9.63' AVG/4.16' MIN ABOVE HEIGHT OF 42'

REQUEST:

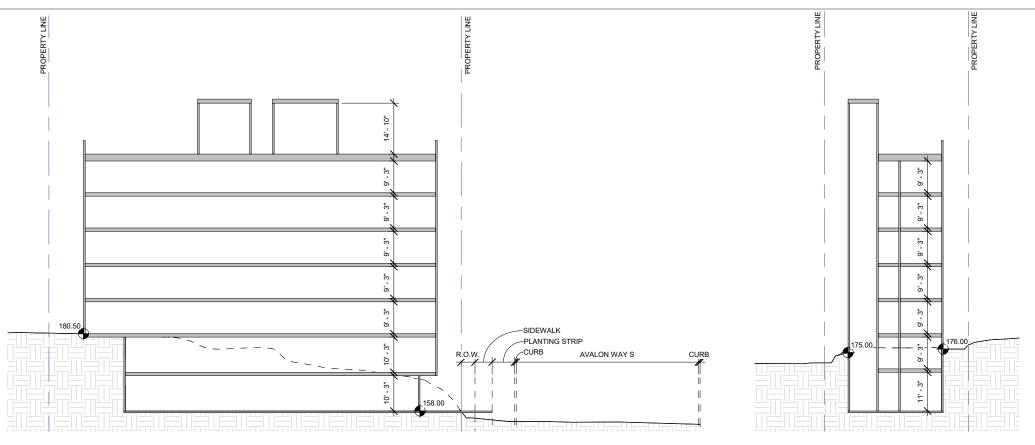
DECREASE IN SIDE SETBACK AVERAGE AND MINIMUM 3.7% AVERAGE; 40.57%







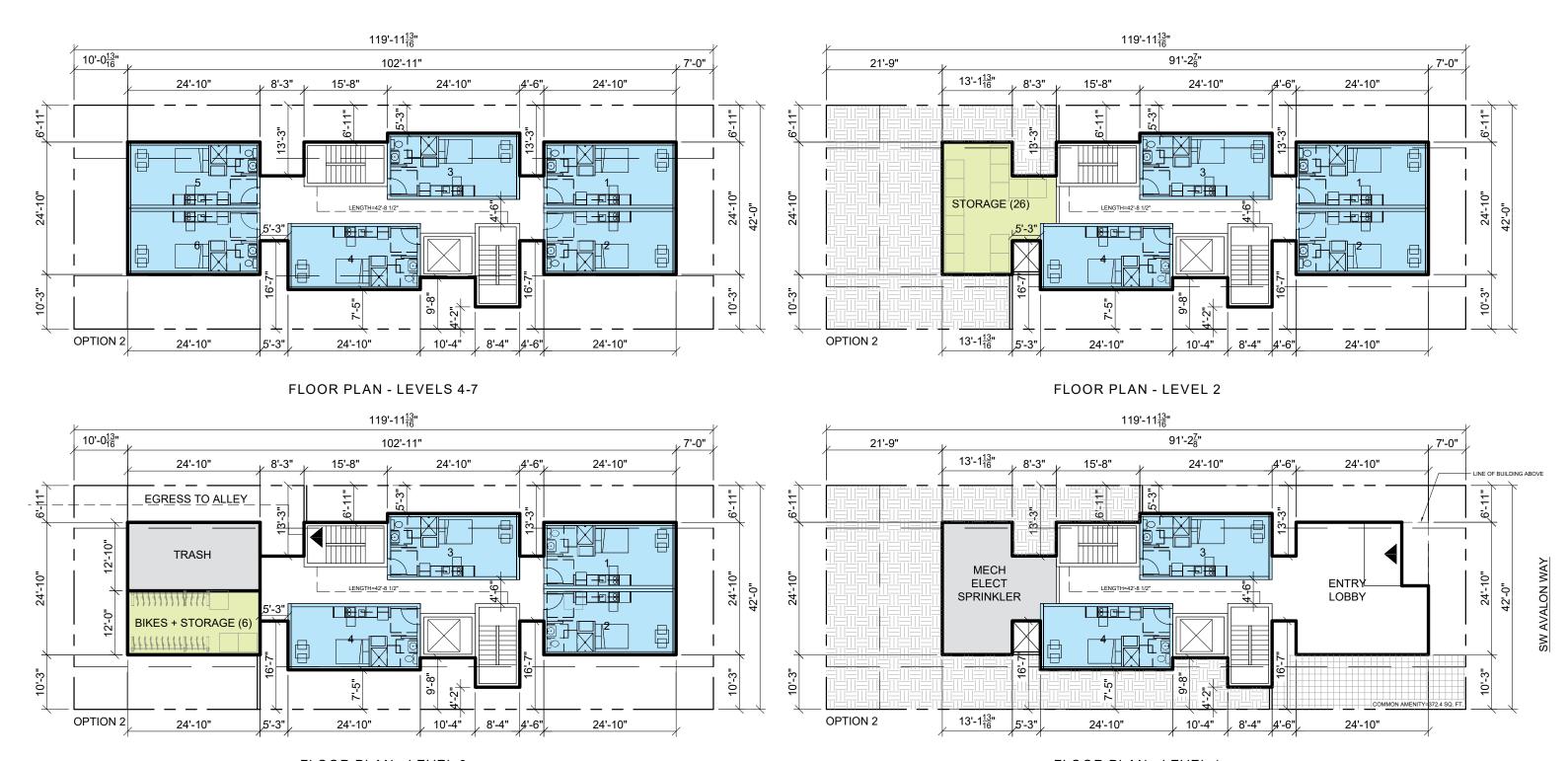
29



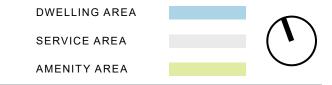
STACKING DIAGRAM NORTH/SOUTH

STACKING DIAGRAM EAST/WEST

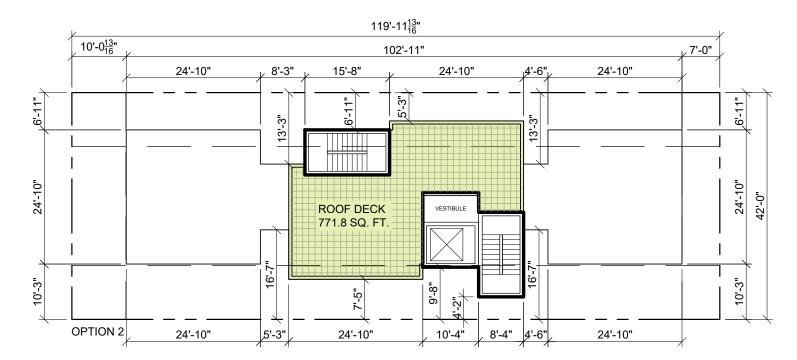




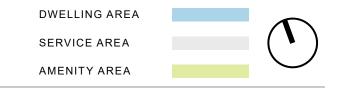
FLOOR PLAN - LEVEL 1 FLOOR PLAN - LEVEL 3

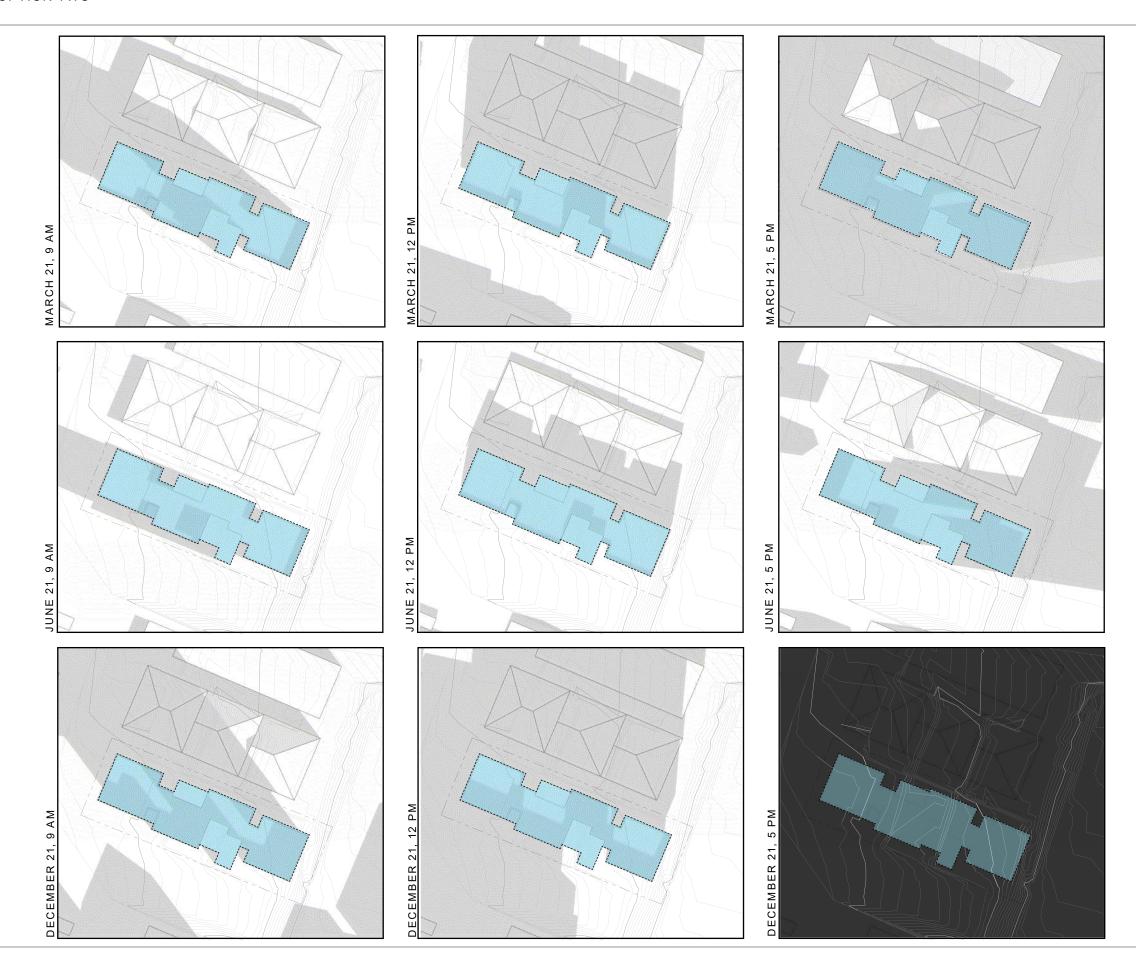


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FLOOR PLAN - PENTHOUSE







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DISTINGUISHING FEATURES

- 7-Story building with 2 levels partially below grade = 17,700 SF (Gross Floor Area)
- 35 Apartment Units

OPPORTUNITIES

- Modulation that is refined in its simplicity
- Grade change will provide views north and east
- · Consolidated circulation towers reduce scale adjacent to property lines
- Unit orientation and consolidated circulation lend privacy to neighbor to the south
- Unit orientation at ground level allows shared entry space to occupy entire facade width at the sidewalk edge to encourage pedestrian traffic.

CONSTRAINTS

- Slope of existing grade
- Trash located at alley at third floor

FAR CALCULATIONS:

- 21.418 SF FAR Allowable
- 17,700 SF FAR Proposed
- 82.6% of allowable FAR used

SETBACK REQUIREMENTS:

A 7'-0" Average, 5'-0" minimum setback is required at the front property line on the east side of the site, adjacent to SW Avalon Way. A 10'-0" rear setback is required at the west property line, adjacent to the alley. For portions of a structure that are 42'-0" or less in height, a 7'-0" Average, 5'-0" Minimum is required and above 42'-0" a 10'-0" average, 7'-0" minimum is required.

NEIGHBORHOOD PATTERNS AND POTENTIAL

The current two-story structure on the project site is not maximizing development potential, especially considering the location. The existing relationship to SW Avalon Way discourages pedestrian traffic and is not practical for bicycle access. The proposed residential entry occurs at the sidewalk grade and will provide easy access for pedestrian traffic and bicyclists.

LANDSCAPE APPROACH

The planting strip along SW Avalon Way will be filled and street trees meeting the city's criteria will be planted in the right-of-way. The planting on the site will be focused primarily along property lines.

DEPARTURES REQUESTED:

SOUTH SIDE SETBACK

REQUIRED:

10' AVG/7' MIN ABOVE HEIGHT OF 42'

PROPOSED:

7.4' AVG/5.67' MIN ABOVE HEIGHT OF 42'

REQUEST:

DECREASE IN SIDE SETBACK AVERAGE AND MINIMUM 26.0% AVERAGE: 19.0% MINIMUM

NORTH SIDE SETBACK

REQUIRED:

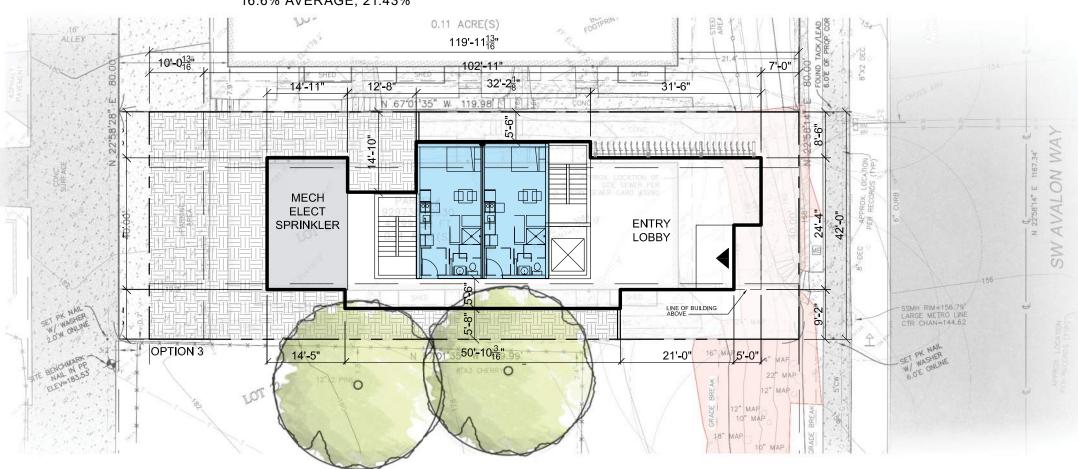
10' AVG/7' MIN ABOVE HEIGHT OF 42'

PROPOSED:

8.34' AVG/5.5' MIN ABOVE HEIGHT OF 42'

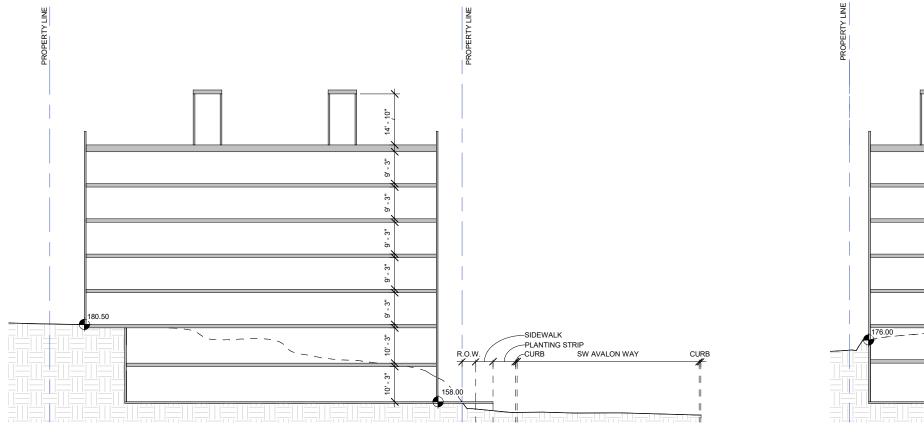
REQUEST:

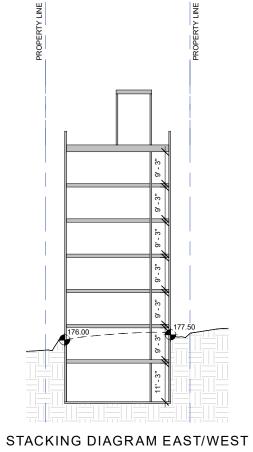
DECREASE IN SIDE SETBACK AVERAGE AND MINIMUM 16.6% AVERAGE; 21.43%











STACKING DIAGRAM NORTH/SOUTH

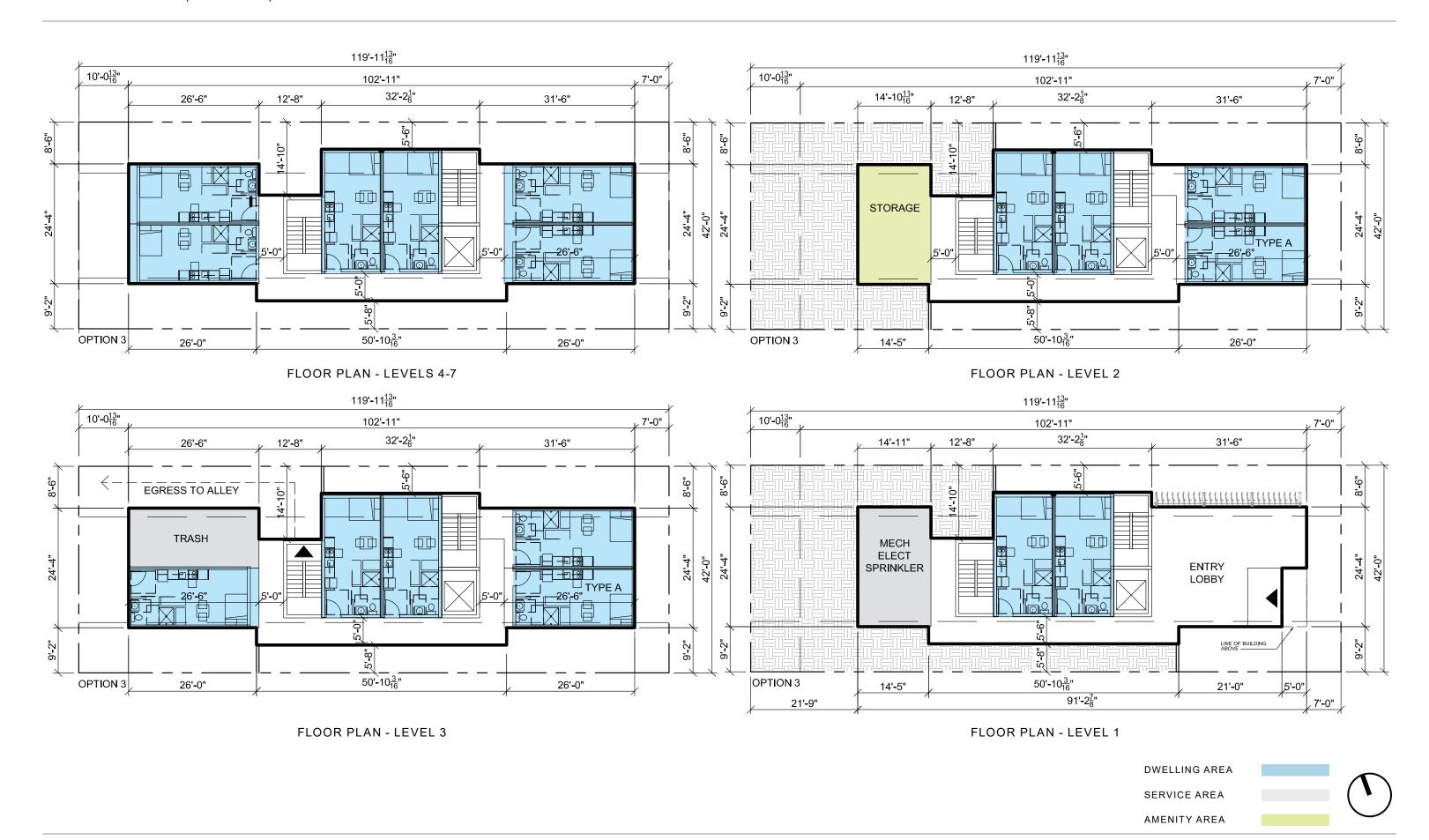


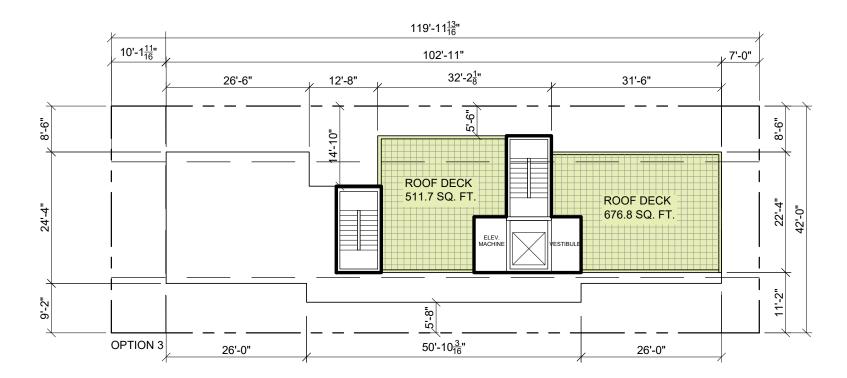




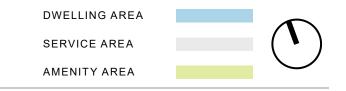
BIRDSEYE FROM NORTHEAST

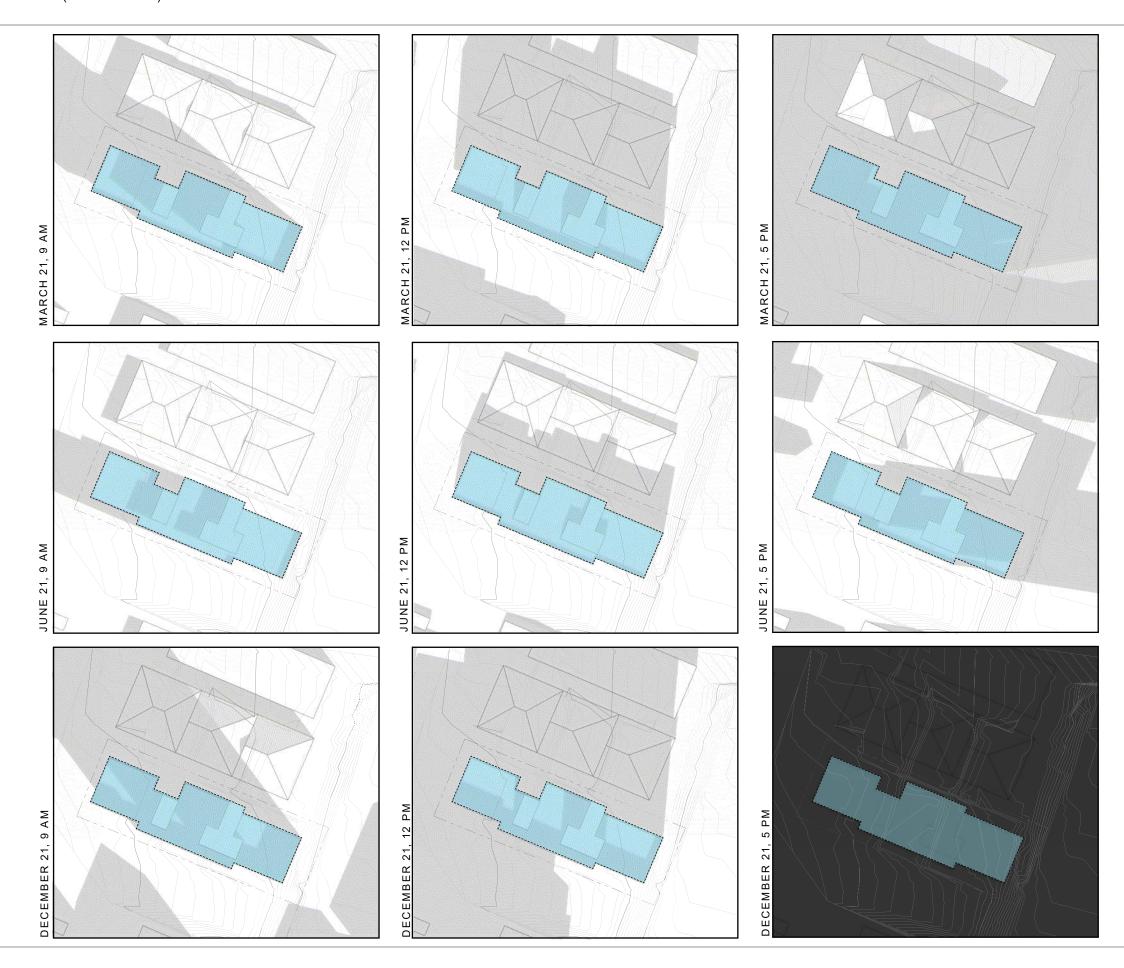
AVALON APARTMENTS #3029952 EDG CONE ARCHITECTURE





FLOOR PLAN - PENTHOUSE











VERTICALLY ORIENTED SCREENING @ GROUND LEVEL



VERTICALLY ORIENTED FIBER CEMENT SIDING



PANEL INFILL AT WINDOW ALIGNMENT



WOOD / CEMENT BOARD PANELS @ STAIR TOWER

AVALON APARTMENTS #3029952 EDG