#3033076-LU

1417 E HOWELL ST **ADR: RECOMMENDATION PACKET**

ISOLA HOMES | SHW

09.03.2019|RECOMMENDATION

ADDRESS

1417 E HOWELL STREET
SDCI# 3033076-LU

PROJECT TEAM

OWNER	ISOLA HOMES
ARCHITECT	SHW, LLC
STRUCTURAL	MALSAM TSANG
LANDSCAPE	ROOT OF DESIGN
SURVEYOR	CHADWICK & WINTERS
CIVIL	DAVIDO CONSULTING GROUP, INC.
ARBORIST	SCHOFFNER CONSULTING
COMMUNITY OUTREACH	NATALIE QUICK CONSULTING

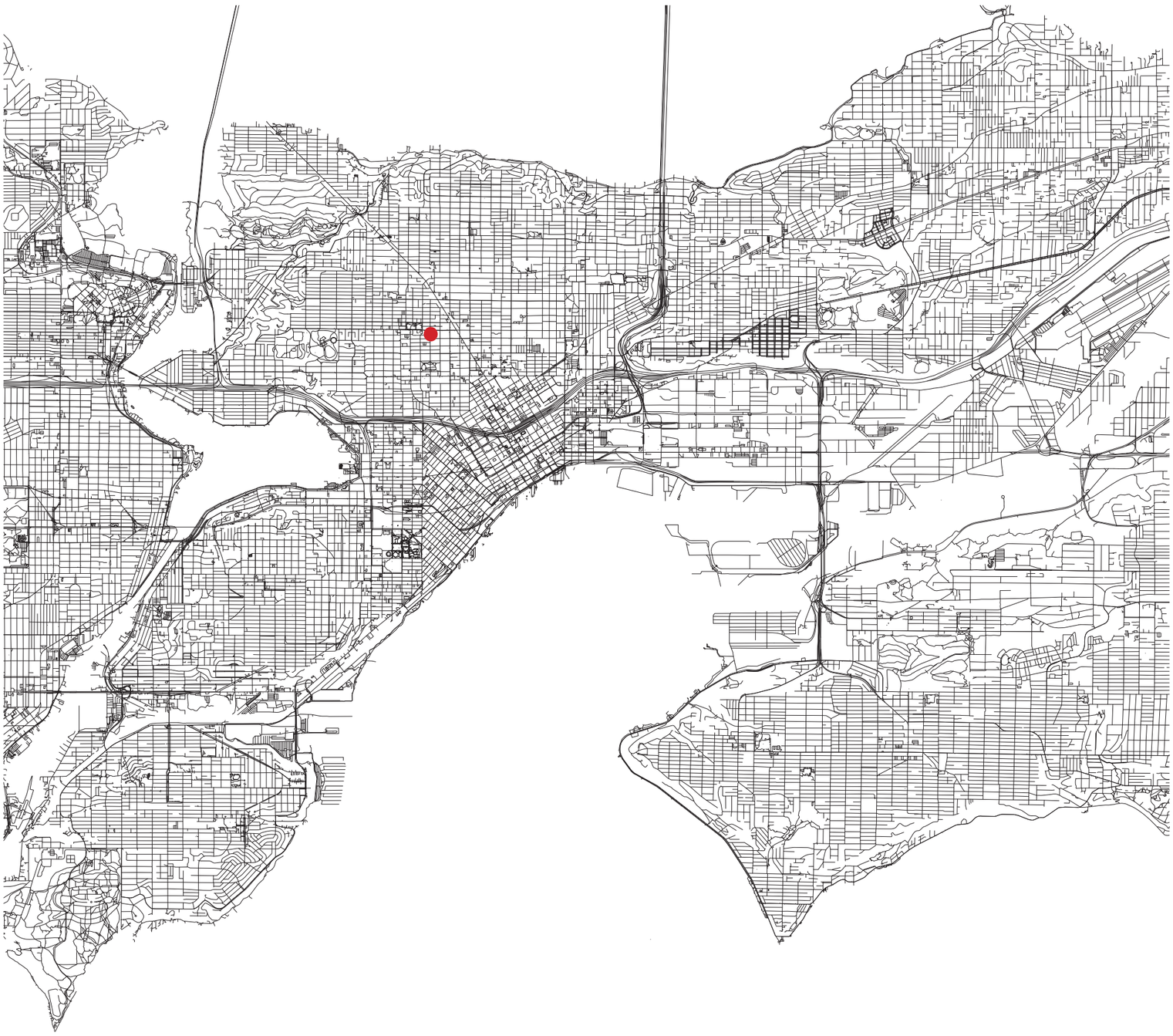
PROJECT INFO

ZONING	LR3
OVERLAYS	CAPITOL HILL URBAN CENTER VILLAGE
LOT SIZE	10,343 SF
FAR	1.4
ALLOWABLE FAR	14,414.4 SF
PROPOSED UNITS	15
BICYCLE PARKING	16

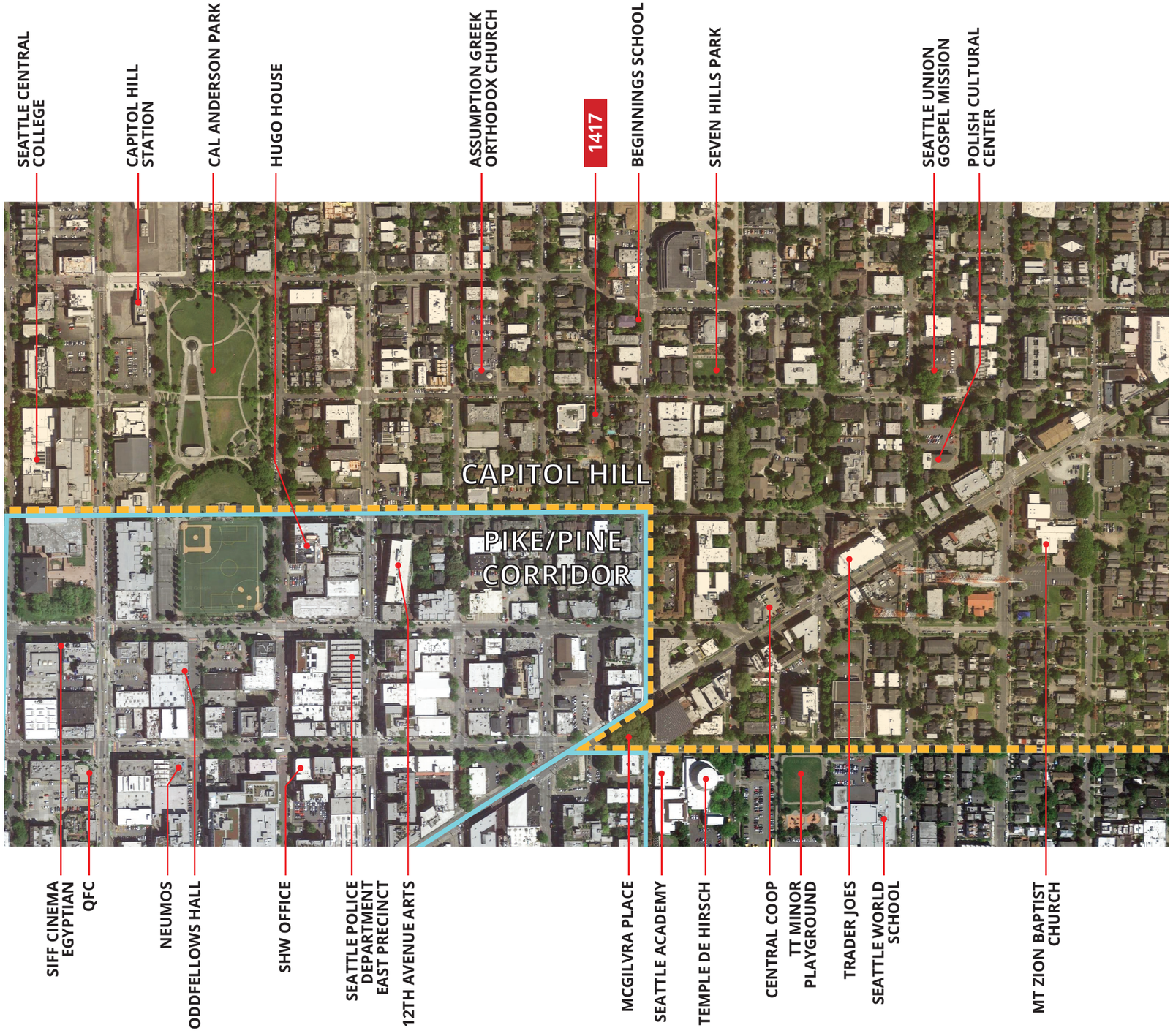
PROJECT DESCRIPTION

The proposed project is 15 townhomes in 3 buildings. No vehicle parking is proposed.

INDEX



VICINITY ANALYSIS



CAPITOL HILL

Capitol Hill is a vibrant neighborhood in Seattle. It offers the community an outstanding variety of restaurants, shopping, living, and working hubs that make it an attractive destination for residents of all demographics.

The proposed project is located in the central portion of the Capitol Hill Urban Center Village. The site is situated between the Broadway and 15th Ave commercial strips and just north of the Pike/Pine corridor. Several iconic parks are within walking distance, including Cal Anderson Park and Volunteer Park. The site's central location on Capitol Hill provides convenient access to Downtown and the University District.

DEVELOPMENT GOALS

- Design a project that respects the residential character of the surrounding area.
- Create an attractive project that is welcoming and pedestrian friendly.
- Create high quality living units to further serve the growing neighborhood of Capitol Hill.
- It is the proposal's intent to meet the applicable city wide and neighborhood design review guidelines.

LEGEND

Capitol Hill Urban Center Village (UCV)

NEIGHBORHOOD BOUNDARY

N

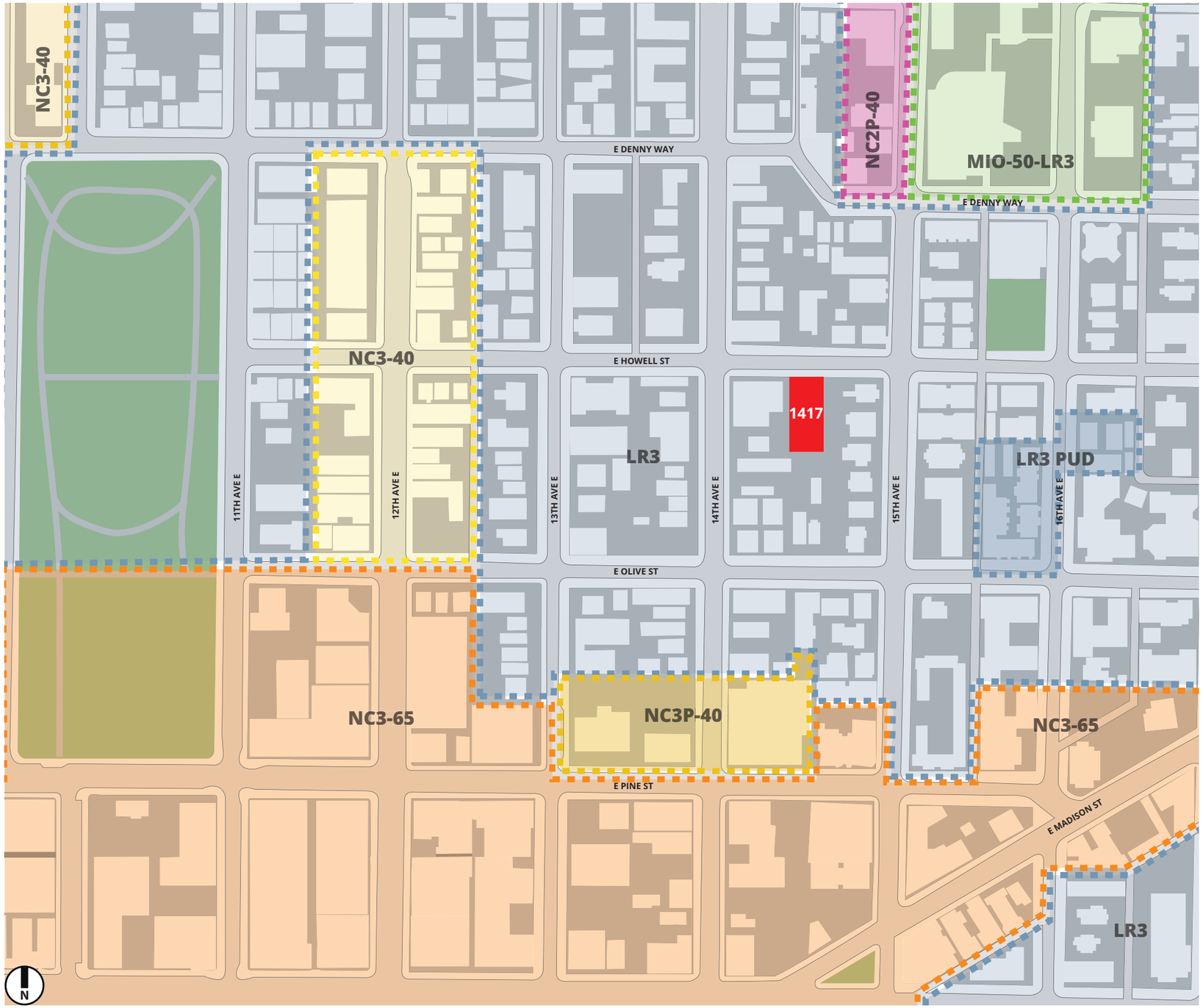
ZONING

The project site is zoned LR3 and is located within the Capitol Hill Urban Center Village. The surrounding neighborhood is predominantly LR3, with MIO and NC zones to the north along 15th Ave E. This neighborhood is composed of primarily apartment buildings and multi-family housing.

LR3 zones are defined as: a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.

ZONING

- SITE
- LR3
- LR3 PUD
- NC2P-40
- NC3-40
- NC3P-40
- NC3-65
- MIO-50-LR3



ADJACENCIES / CIRCULATION

The site is situated mid-block on E Howell St, between 14th Ave E and 15th Ave E. The busy commercial area of the Pike/ Pine corridor is two blocks south of the project site, allowing ample access to mass transit and amenities. E Howell St enjoys a low traffic volume and a pedestrian friendly atmosphere. The combination of existing and emerging transit adjacencies, along with recent biking infrastructure improvements, reduces or eliminates the need for residents to own cars.

TYPOLOGY

- PERMITTING/PERMITTED / UNDER CONSTRUCTION
- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY
- INSTITUTIONAL
- OFFICE
- SINGLE FAMILY
- RELIGIOUS
- PUBLIC PARK
- INDUSTRIAL

CIRCULATION

- WALKSHED
- MAJOR ARTERIAL
- BIKE LANE
- BIKE RACK
- BUS STOP
- ZIPCAR

Walk Score 94 | Transit Score 84 | Bike Score 74

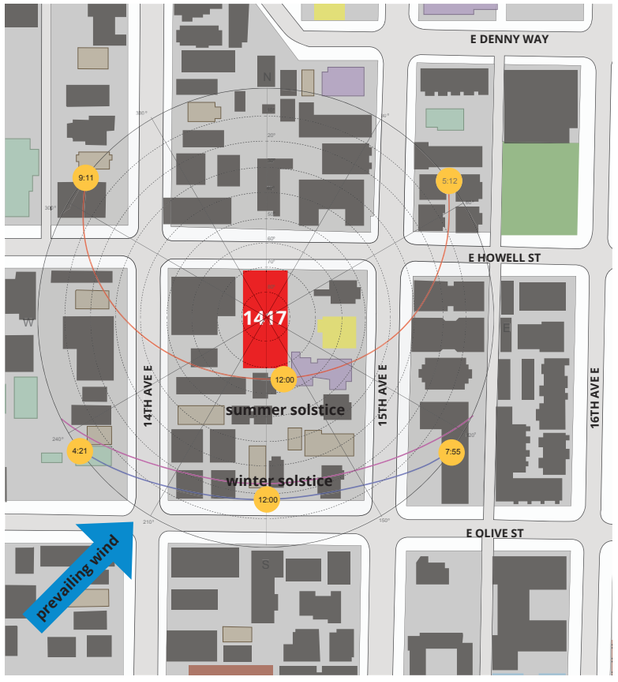
EXISTING CONDITIONS: SITE

The 10,343 sf site is approximately 70' wide and 150' deep and has no alley, a rare plat in the City. Without an alley, the site is surrounded by 3 adjacent lots and E Howell St. There is approximately 4' of grade change at the property line abutting the street, however the site itself is built up and relatively flat. The site has an existing multifamily building and large surface parking areas. Retaining walls line the east and south property line. There are no exceptional trees on the site.

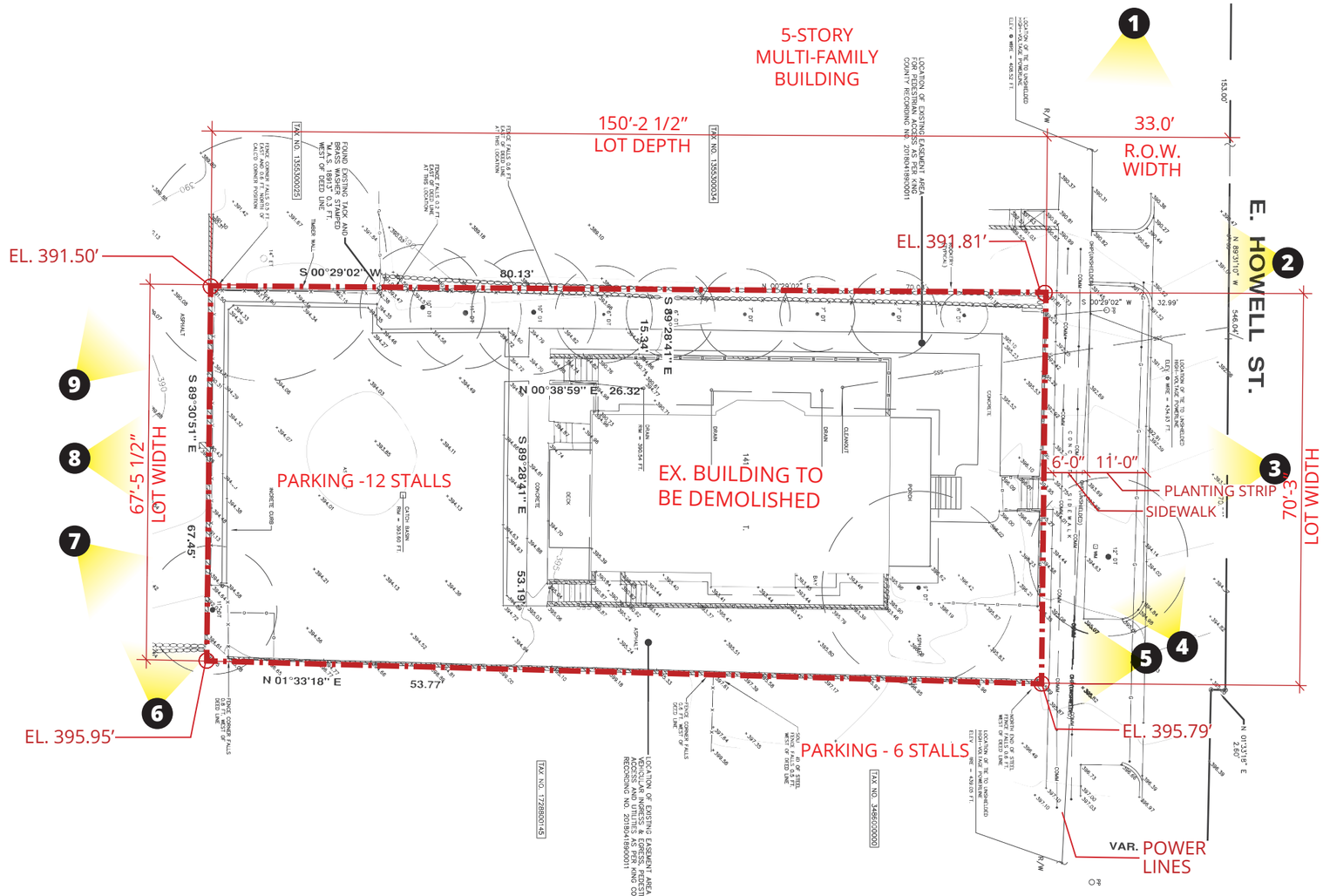
LEGAL DESCRIPTION

PARCEL B, CITY OF SEATTLE SHORT SUBDIVISION NO. 3025335 AS PER THE PLAT THEREOF RECORDED UNDER THE VOLUME 382 OF SURVEYS, PAGE 145. RECORDS OF KING COUNTY, WA. (KING COUNTY RECORDING NO. 20180418900011)

PROPERTY LINE



SOLAR & WIND DIAGRAM



SCALE: 1"=12'
0 6 12 24

Surveyor: CHADWICK & WINTERS Date: 05/08/2018


1


2


3


4


5


6


7


8


9

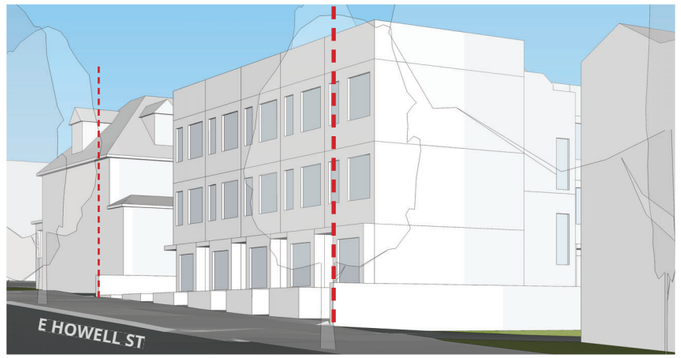
SCHEME SUMMARY

SCHEME A: ALTERNATE

SCHEME B: ALTERNATE

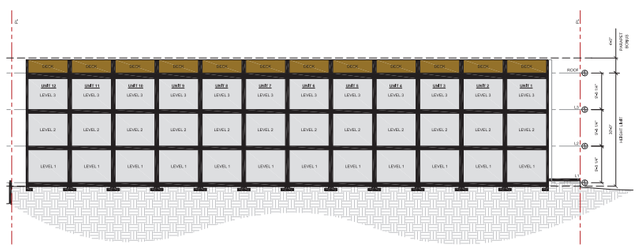
SCHEME C: PREFERRED & COMPLIANT

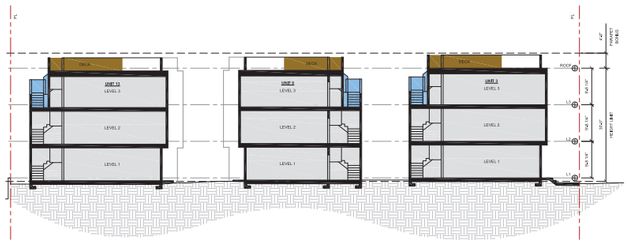
PERSPECTIVE



SITE PLAN

SECTION

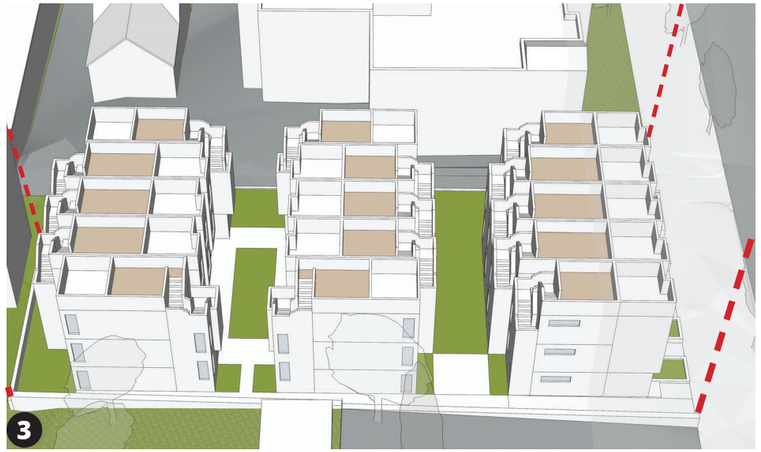




*DRAWINGS NOT TO SCALE

PERSPECTIVE LOOKING SOUTHEAST ON EAST HOWELL ST

PERSPECTIVE LOOKING SOUTHWEST ON E HOWELL ST



AERIAL PERSPECTIVE LOOKING WEST

AERIAL PERSPECTIVE LOOKING EAST

BOARD RECOMMENDATIONS

SEPTEMBER 17, 2017 EARLY DESIGN GUIDANCE

BOARD FEEDBACK/GUIDANCE

1 MASSING OPTIONS

1A) (DC4-A-1, DC2-B-1, DC3-I-ii, DC4-A-1, AND DC2-B-1)

In the existing neighborhood there are few rowhouse-type developments as the multifamily stock is made up of larger blocks with shared entries to units.

1B) (DC4-A-1, DC2-B-1, DC3-I-ii, DC4-A-1, AND DC2-B-1)

As an alternative to option 3, staff would be open to (potentially multiple) departures from development standards to facilitate a courtyard scheme wherein shared on-site exterior space is visible from and contributes to the 17th Ave E public right of way

2 OPEN SPACE AND SITE PLANNING

2A) OPEN SPACES

Staff is concerned about the design and viability of the shared open spaces and circulation areas. For Recommendation phase of review, please provide complete orthographic drawings as well as perspectives, axonometrics, etc. demonstrating the character of these spaces.

3 DESIGN CONCEPT

3A+B) TOPOGRAPHY (CS1-C, DC3-I-ii, CS2-A, DC3-I)

While staff agrees that Scheme C has the potential to meet the criteria in the Design Guidelines, staff encourages the applicant to explore variations that connect more directly to the topography of the site and its immediate context and offer the following as a few options, among the myriad possibilities. (CS1-C, DC3-I-ii, CS2-A, DC3-I)

4 EXTERIOR ELEMENTS AND FINISHES

4A) MATERIALS (DC4-II, CS3-I-IV)

Preferred materials for the East Core area on Capitol Hill are brick and terracotta, which staff feels are appropriate on this site and particularly for this building typology. (CS1-C, DC3-I-ii, CS2-A, DC3-I)

5 RESIDENTIAL ENTRIES

5A) ENTRYWAYS (PL2-II)

In the preferred scheme, 10 of the 15 units are accessed via a shared walkway at the east edge of the site. As such, the entry 'portal' from the street should have significant street presence and be developed architecturally (as well as with signage) to be welcoming and identifiable as a gateway.

5B) INDIVIDUAL ENTRIES (PL3-A-3)

Individual entry areas should incorporate elements in the ground plane and overhead, be appropriately scaled (5% of unit size, for example), gracefully proportioned, and include secondary elements that support the design. Clearly identify these elements in future drawings.

5C) DESIGN OBJECTIVES (PL3-A, PL3-B, DC2-B, PL3-A-1, PL3-A-2, AND PL3-A-4)

At the street-edge it is particularly important to develop all exterior areas as usable and understandably part of the experience of the townhouse entry.

APPLICANT RESPONSE

1 MASSING OPTIONS

1A) (DC4-A-1, DC2-B-1, DC3-I-ii, DC4-A-1, AND DC2-B-1)

This is an incorrect statement. There are at least equal the number of rowhouse, townhouse & single family structures with individual entries to units.

1B) (DC4-A-1, DC2-B-1, DC3-I-ii, DC4-A-1, AND DC2-B-1)

We have explored a courtyard scheme and do not find the design to be compelling or contemporary. While courtyard schemes may have benefits in certain instances, in this case it would degrade the street edge and create a security issue. Courtyard schemes are more appropriate solutions for wider lots with more frontage. On this narrow lot, only a few units would face the street.

2 OPEN SPACE AND SITE PLANNING

2A) OPEN SPACES

Open spaces have been further developed and widened. Please note that 100% of the required Amenity Area is met at grade, not including roof decks, exceeding the 50% as required per code. These amenity areas are carefully designed for user interaction. See page 11 and 19-20.

3 DESIGN CONCEPT

3A+B) TOPOGRAPHY (CS1-C, DC3-I-ii, CS2-A, DC3-I)

The uniform organization makes the project strong and clearly identifies each unit separately. This project is a formal expression of units that is distinguishable from apartment buildings. With 5 units, a non-uniform pattern would diminish the overall concept. See pages 22-23.

4 EXTERIOR ELEMENTS AND FINISHES

4A) MATERIALS (DC4-II, CS3-I-IV)

Dark brick is used throughout the project accompanied by fiber cement lap and panel siding. Brick and glazing together comprise 76% of the main facades. See pages 14-17 and 22.

5 RESIDENTIAL ENTRIES

5A) ENTRYWAYS (PL2-II)

An entry arbor and gate create an entry vestibule that coheres with the building's material palette and is easily identifiable from the street. See pages 10, 14, and 19.

5B) INDIVIDUAL ENTRIES (PL3-A-3)

5% of a unit ranges between 50 sf and 60 sf, and this project provides entry areas between 50 sf to100 sf, depending on location fo each unit. Entries include stairs, planters and stoop. 7' wide stairs create a gracious entry and tie the site improvements to the overall massing of the project. Canopies are provided over the red doors. The collection of elements creates a highly visible and welcoming entry while maintaining a strong street frontage. See pages 11, 18, and 21.

5C) DESIGN OBJECTIVES (PL3-A, PL3-B, DC2-B, PL3-A-1, PL3-A-2, AND PL3-A-4)

Exterior entries landings were expanded to provide up to 2'-10" to the side of the door for plants or a chair. Overhead weather protection is provided. Planters have been designed to step down to the street so a wall along the street is not created. See pages 14, 18, and 21.

INTENTIONALLY BLANK

PROJECT RENDERING

1 3 4 5 DESIGN RESPONSE

- The strong street edge is maintained with 5 units facing the street. This provides interaction at the public pedestrian realm and also security for the courtyard-facing units
- The uniform modulation makes the project strong and clearly identifies each unit separately. The formal expression of units distinguishes this project from the more homogeneous massing of apartment buildings. With 5 units, a non-uniform pattern would diminish the overall concept.
- Dark brick is used throughout the project accompanied by fiber cement lap and panel siding.
- An entry arbor and gate create an entry vestibule that coheres with the building's material palette and is easily identifiable from the street.
- 7' wide stairs create a gracious entry and tie the site improvements to the overall massing of the project. Canopies are provided over the red doors. The collection of elements creates a highly visible and welcoming entry while maintaining a strong street frontage.

EDG CONCEPT RENDERING

CONCEPTUAL SKETCH OF PROPOSED DEVELOPMENT

COMPOSITE SITE PLAN

SCALE: 3/32" = 1'-0"

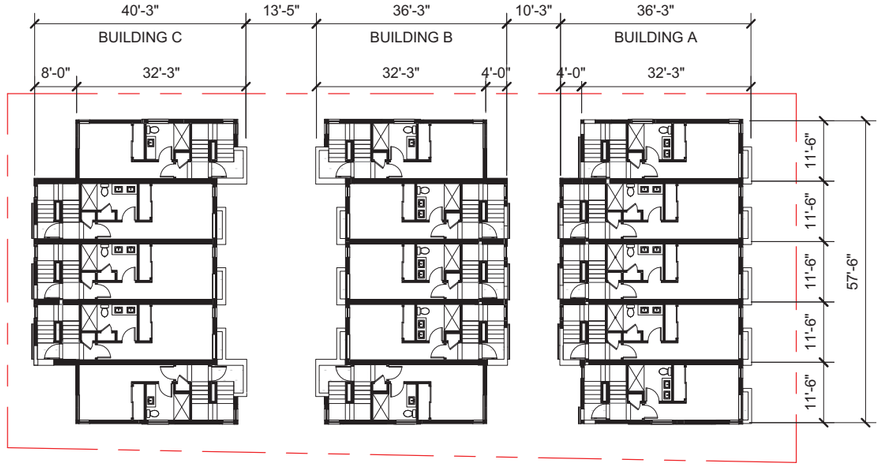
2 5 DESIGN RESPONSE

PRIMARY ENTRANCE

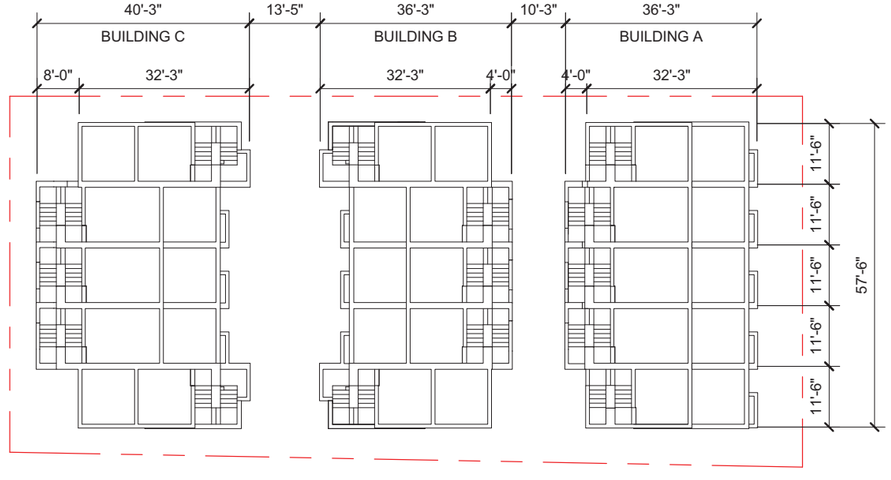
- Open spaces have been further developed and widened. Courtyard has been further developed to provide seating, landscaping, and lighting. Primary and secondary walkways have been widened and designed to provide varied paving, lighting, and landscaping.
- Exterior entries landings were expanded to provide 2'-10" to the side of the door for plants or a chair. Overhead weather protection is provided. Planters have been designed to step up or down to the street so a wall along the street is not created.

BUILDING PLANS

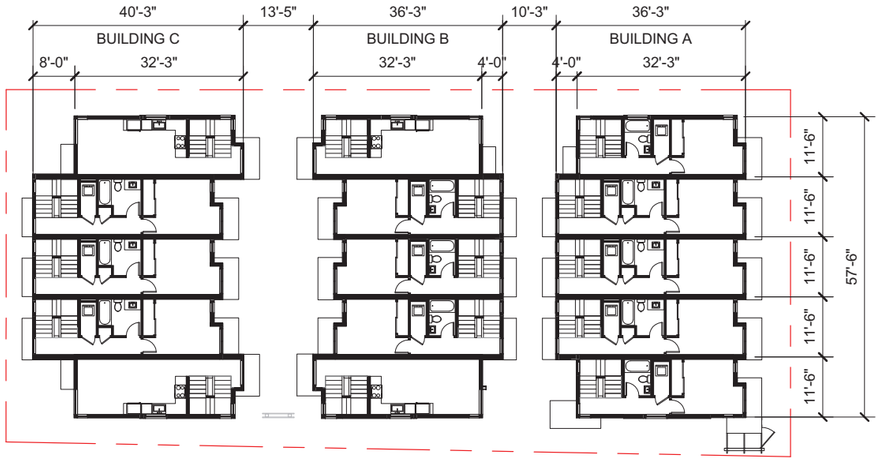
SCALE: 1/32" = 1'-0"



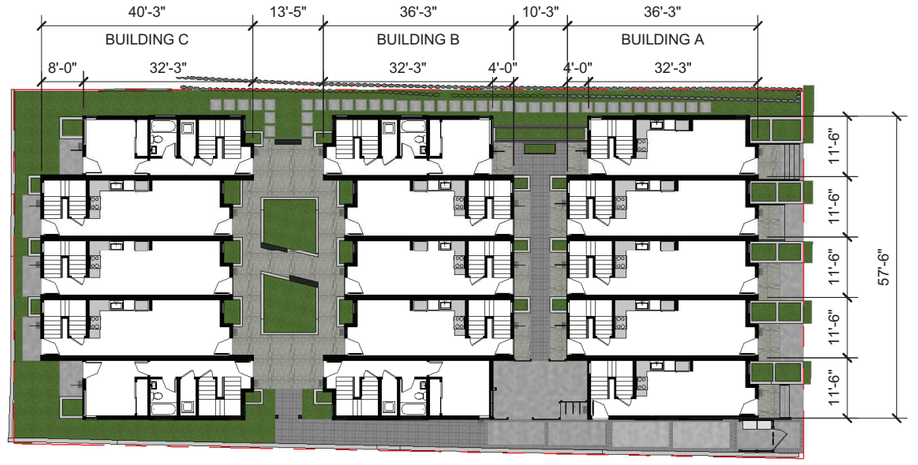
LEVEL 3



ROOF



LEVEL 2

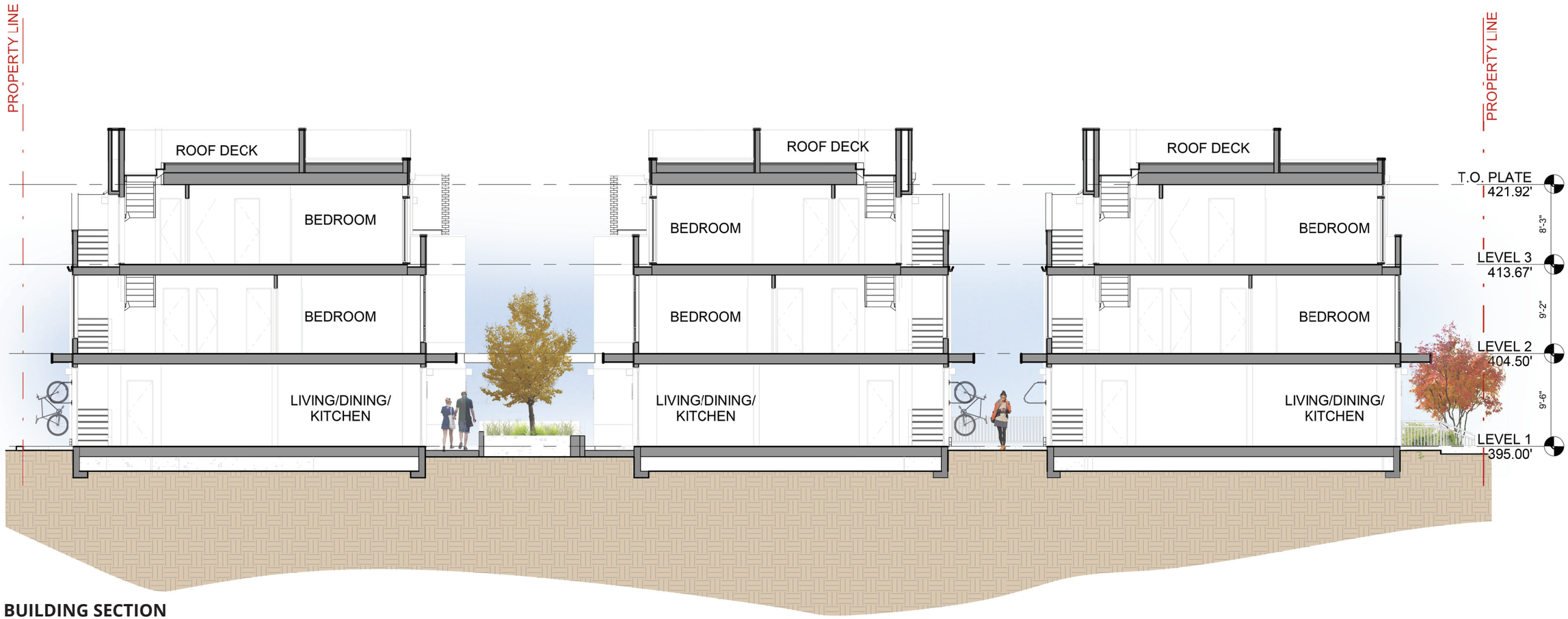


LEVEL 1

N

BUILDING SECTIONS

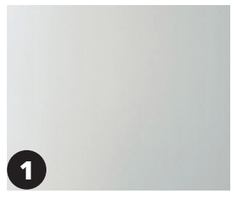
SCALE: 1/16" = 1'-0"



BUILDING SECTION

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



1 FIBER CEMENT PANEL; SMOOTH, PAINTED LIGHT GRAY

2 BRICK VENEER, MUTUAL MATERIALS COAL CREEK

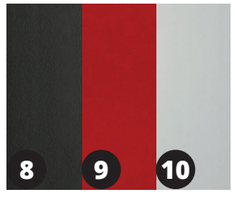
3 LAP SIDING, PAINTED MEDIUM GRAY

4 WOOD CANOPY, PAINTED BLACK

5 VINYL WINDOW, BLACK

6 VINYL WINDOW, WHITE

7 POWDER COATED ALUMINUM SECURITY GATE, BLACK



8 9 10 FIBER CEMENT INFILL PANEL, SMOOTH; PAINTED BLACK/RED/ GRAY

11 WOOD ENTRY ARBOR PROFILE; BLACK OPAQUE STAIN

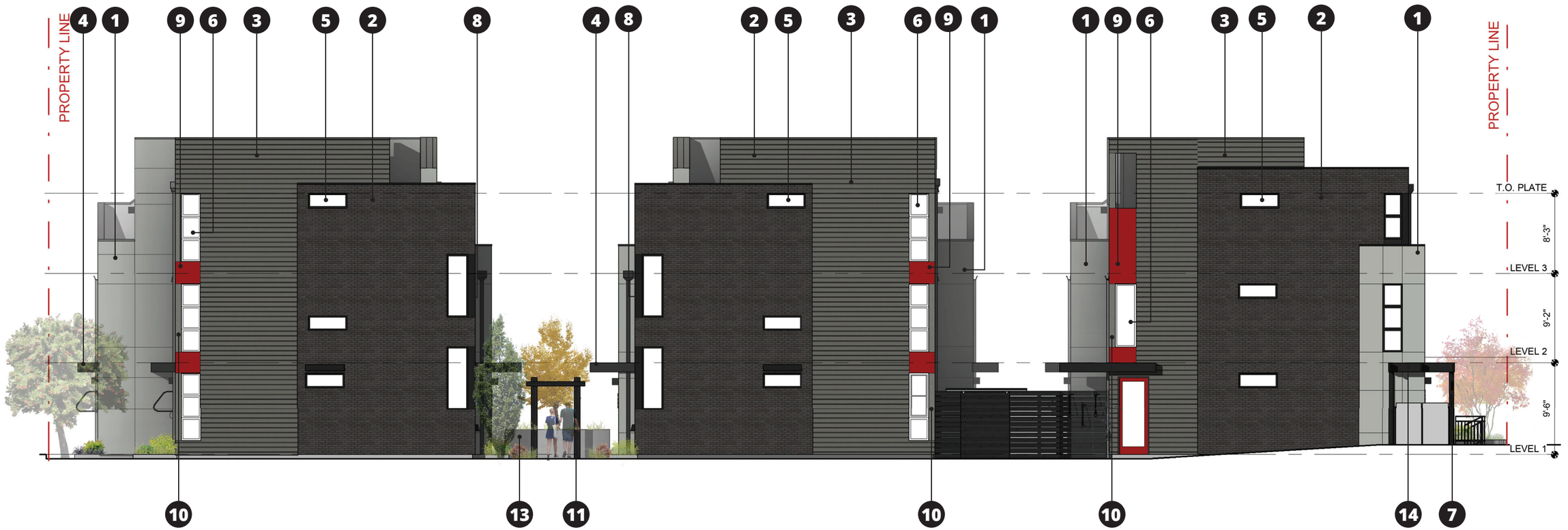
12 METAL RAILING, BLACK

13 CAST IN PLACE CONCRETE PLANTERS

14 WOOD ENTRY TRELLIS

EAST ELEVATION

SCALE: 3/32" = 1'-0"



1 FIBER CEMENT PANEL; SMOOTH, PAINTED LIGHT GRAY

2 BRICK VENEER, MUTUAL MATERIALS COAL CREEK

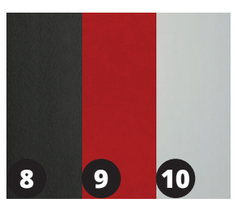
3 LAP SIDING, PAINTED MEDIUM GRAY

4 WOOD CANOPY, PAINTED BLACK

5 VINYL WINDOW, BLACK

6 VINYL WINDOW, WHITE

7 POWDER COATED ALUMINUM SECURITY GATE, BLACK



8 9 10 FIBER CEMENT INFILL PANEL, SMOOTH; PAINTED BLACK/RED/ GRAY

11 WOOD ENTRY ARBOR PROFILE; BLACK OPAQUE STAIN

12 METAL RAILING, BLACK

13 CAST IN PLACE CONCRETE PLANTERS

14 WOOD ENTRY TRELLIS

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

FIBER CEMENT PANEL; SMOOTH, PAINTED LIGHT GRAY

BRICK VENEER, MUTUAL MATERIALS COAL CREEK

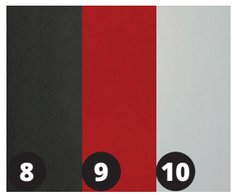
LAP SIDING, PAINTED MEDIUM GRAY

WOOD CANOPY, PAINTED BLACK

VINYL WINDOW, BLACK

VINYL WINDOW, WHITE

POWDER COATED ALUMINUM SECURITY GATE, BLACK



FIBER CEMENT INFILL PANEL, SMOOTH; PAINTED BLACK/RED/ GRAY

WOOD ENTRY ARBOR PROFILE; BLACK OPAQUE STAIN

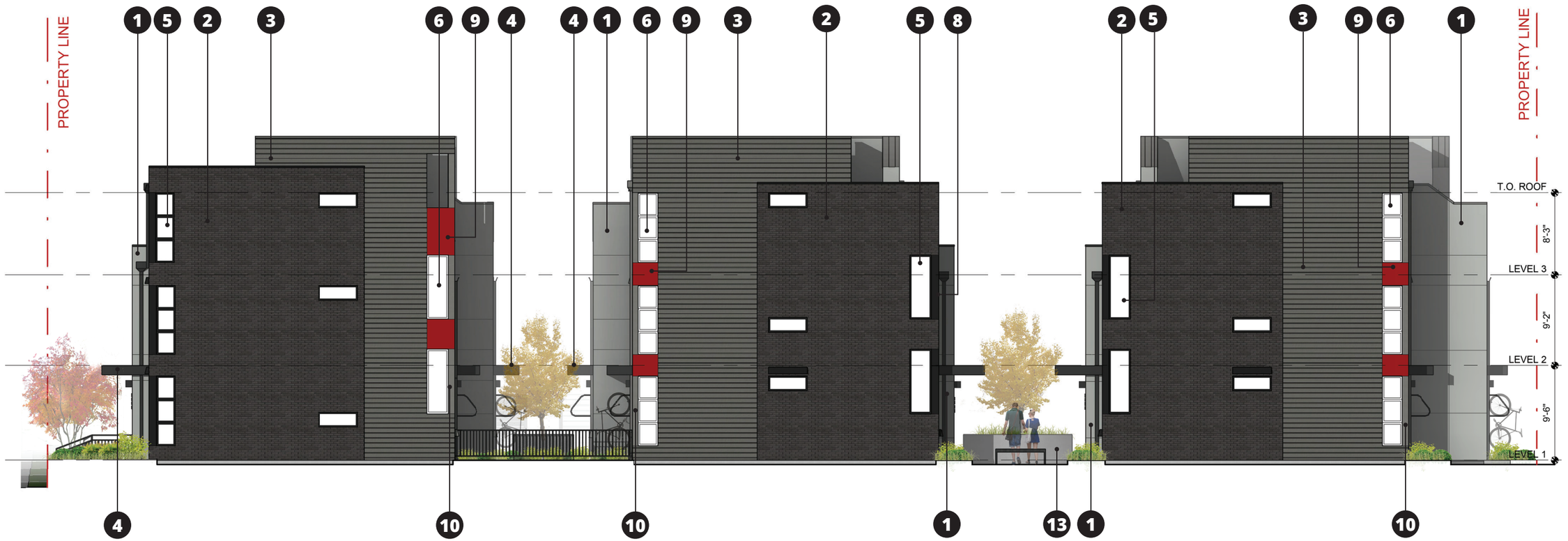
METAL RAILING, BLACK

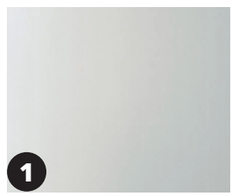
CAST IN PLACE CONCRETE PLANTERS

WOOD ENTRY TRELLIS

WEST ELEVATION

SCALE: 3/32" = 1'-0"





1 FIBER CEMENT PANEL; SMOOTH, PAINTED LIGHT GRAY

2 BRICK VENEER, MUTUAL MATERIALS COAL CREEK

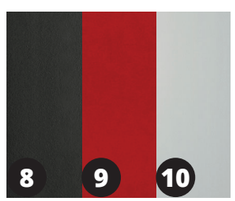
3 LAP SIDING, PAINTED MEDIUM GRAY

4 WOOD CANOPY, PAINTED BLACK

5 VINYL WINDOW, BLACK

6 VINYL WINDOW, WHITE

7 POWDER COATED ALUMINUM SECURITY GATE, BLACK



8 9 10 FIBER CEMENT INFILL PANEL, SMOOTH; PAINTED BLACK/RED/ GRAY

11 WOOD ENTRY ARBOR PROFILE; BLACK OPAQUE STAIN

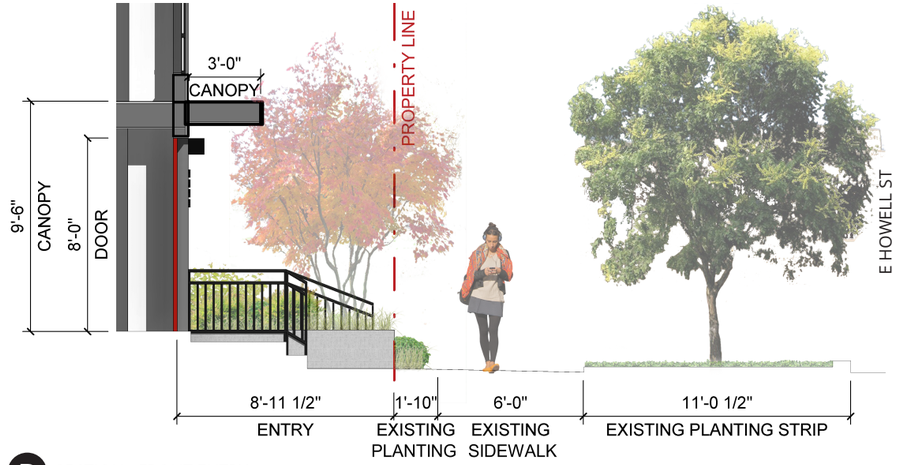
12 METAL RAILING, BLACK

13 CAST IN PLACE CONCRETE PLANTERS

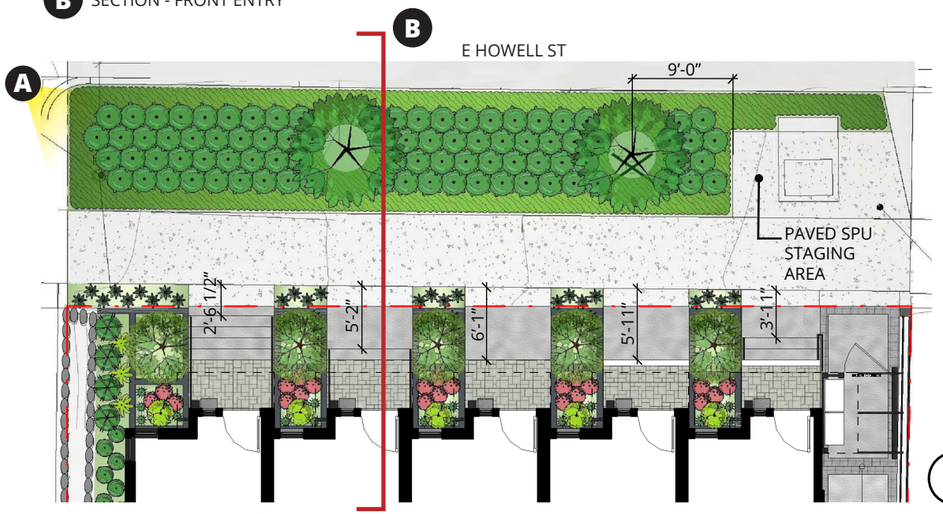
14 WOOD ENTRY TRELLIS

CONCEPT DEVELOPMENT: STREETSCAPE

A PERSPECTIVE LOOKING EAST



B SECTION - FRONT ENTRY



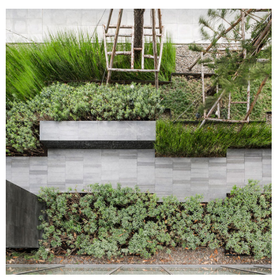
ENLARGED PLAN - STREETSCAPE

3 DESIGN RESPONSE

- The strong street-edge is maintained with rigorous modulation and massing, while the stepped planters and stoops connect to the topography of the site and its immediate context.
- Uniform organization establishes a clear hierarchy and identifies each unit separately.
- Brick is used at the main facade and is contrasted by light gray fiber cement board. The brick and fiber cement board work together to create depth and interest in the pedestrian realm.

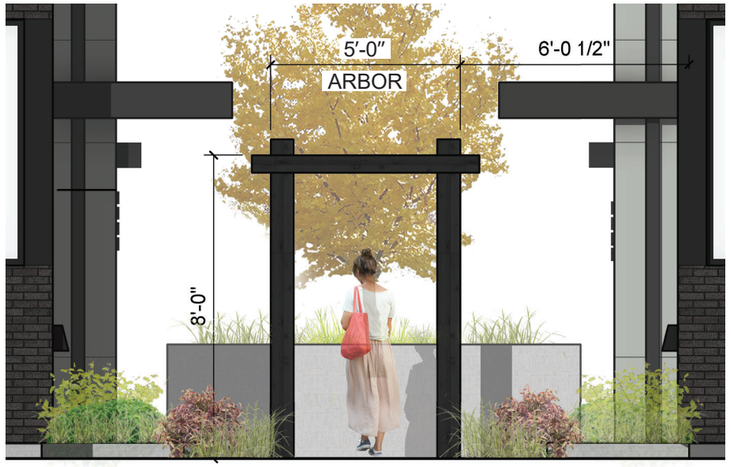
ENTRY

CIP PLANTERS



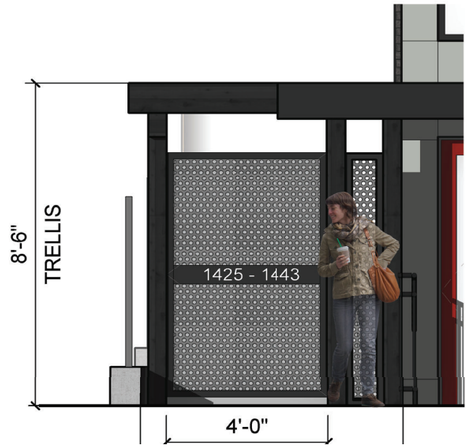
PLANTING BUFFER

CONCEPT DEVELOPMENT: CIRCULATION

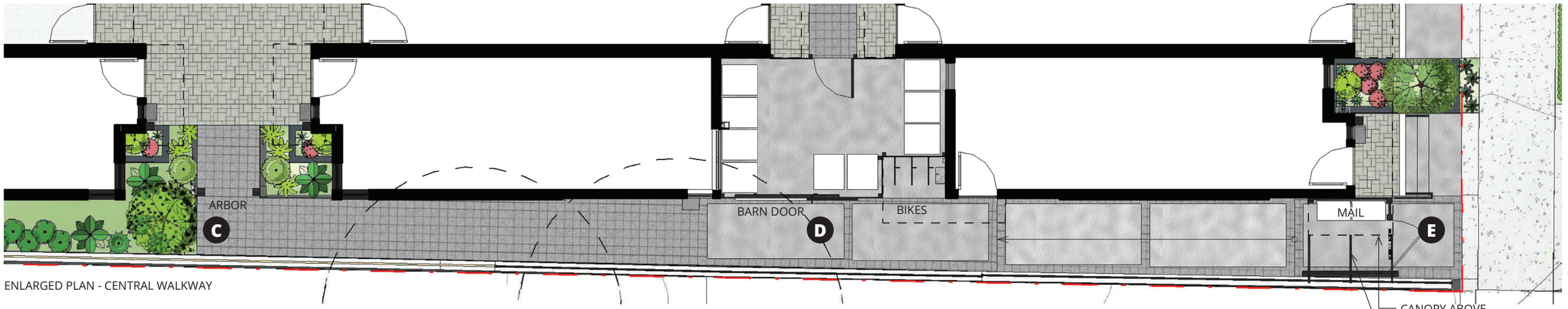


C COURTYARD ARBOR

D TRASH ENCLOSURE



E ENTRY GATE



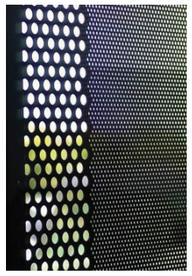
ENLARGED PLAN - CENTRAL WALKWAY

25 DESIGN RESPONSE

- Shared open spaces and circulation areas have been further developed with landscaping, lighting, paving, and gates/fencing.
- The entry from the street is identified by an 8'-6" black stained wood trellis with a metal gate. Mailboxes and signage further define entry to the site. The canopy from Unit A.1 extends to cover the mailboxes, then the framing continues out to form a structure for the entry gate. Addresses for Building B and C are cut into the mesh infill of the entry gate. The gate acts as a filter rather than a barrier, providing a layer of security while maintaining visual transparency.
- A black stained fence encloses the trash storage area and bike parking.
- A black stained wood arbor frames the entry to the courtyard.

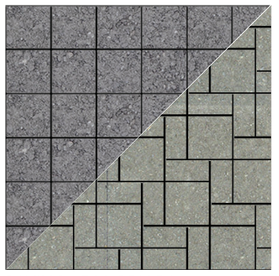
ARBOR PROFILE

ENTRY TRELLIS



METAL GATE

MAILBOX / SIGNAGE

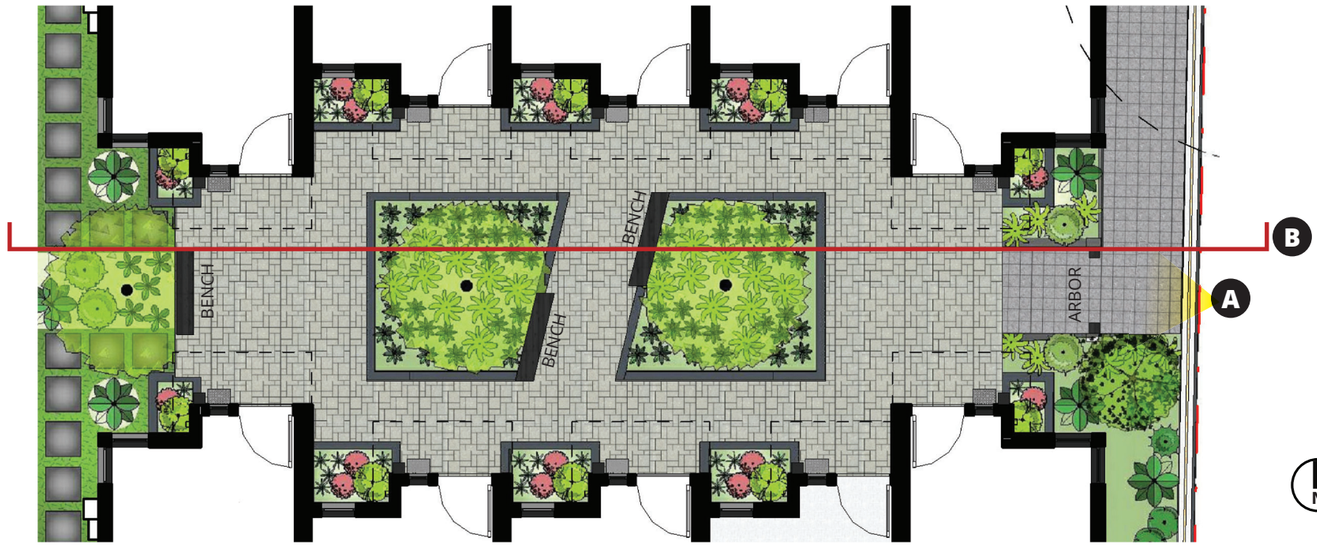


PAVING - ECO PRIORA CHARCOAL & GRAY

CONCEPT DEVELOPMENT: COURTYARD

A AERIAL PERSPECTIVE - COURTYARD

B SECTION - COURTYARD



ENLARGED PLAN - COURTYARD

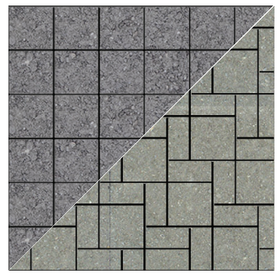
2 DESIGN RESPONSE

- Courtyard is further developed with gingko tree focal points, planting, lighting, and seating.
- A black stained wood arbor frames the courtyard entry and a black stained wood bench marks the end of the courtyard.
- Two large sloped planters create topography and shape the walkways around the courtyard. Perimeter lighting in the planters emphasizes the geometric shape.
- A gingko tree and planting fill each planter and emphasize the created topography. Between the planters, integrated benches provide a space for interaction.
- Paving patterns differentiate the courtyard from the primary walkway.

ARBOR PROFILE

AUTUMN GOLD

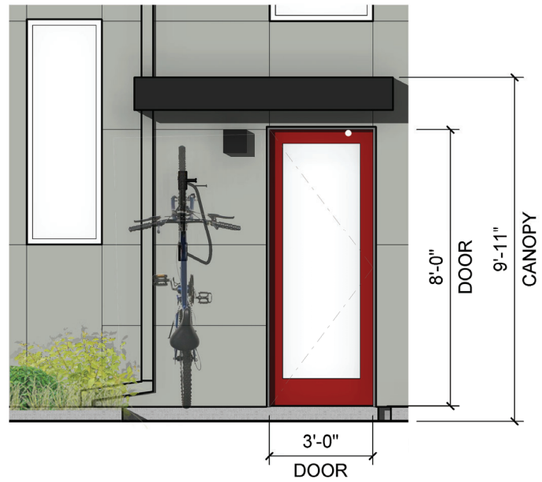
WOOD BENCH



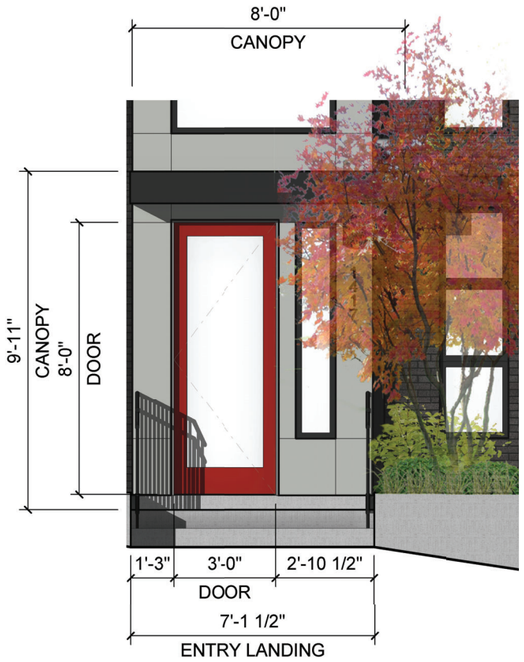
PAVING

CONCEPT DEVELOPMENT: ENTRIES

C PRIMARY ENTRY - COURTYARD



D SECONDARY ENTRY



E PRIMARY ENTRY - STREET

5 DESIGN RESPONSE

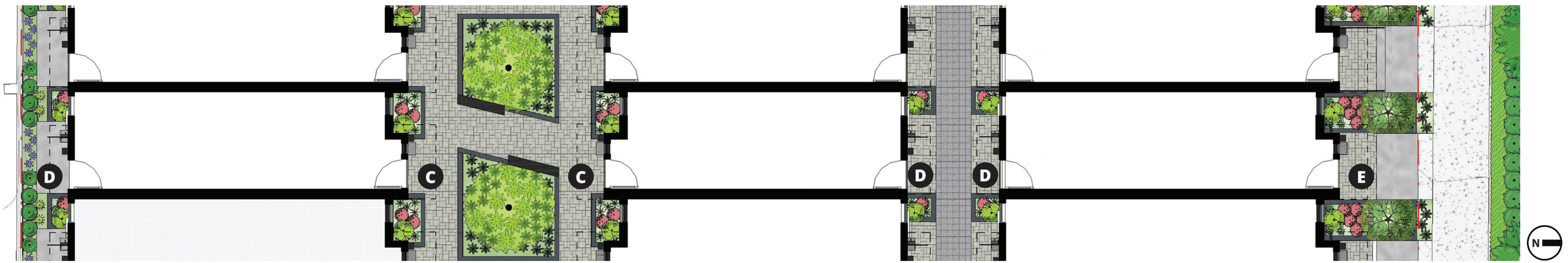
- Two primary entry conditions occur at the street and at the courtyard, both identified by address numbers, lighting, a canopy, and planters.
- Street entries have large areas of glazing and are accessed by an entry stoop that steps up or down from E Howell St.
- Courtyard entries have large areas of glazing and are accessed by a landing off the courtyard.
- Each unit has a back door that opens onto to a small landing with a bike rack, canopy, and lighting.

CANOPY

ADDRESS

BIKE RACK

ENTRY



ENLARGED PLAN - ENTRIES

CONCEPT DEVELOPMENT: FORM & MATERIALITY STUDIES

CONDENSED MODULATION

EXPLORING SCALE, TEXTURE & TONE:

- Single-floor fiber cement panel bays project from a brick facade at level 2.
- Panel joints align with fenestration layout of the bays.
- Entries are in-plane with the rest of the facade, differentiated only by a red door and the massing above.

CONCLUSIONS:

- Raising the bays removes all variation in facade at the ground plane, undermining the strength of the uniform massing.
- Single-floor bays are out of scale with the rest of the facade.
- Brick adds interest at the ground level, but the building reads as a single volume similar to an apartment building rather than a composition of individual townhouses.
- Brick creates texture at the main facade, while the panel breaks emphasize the fenestration pattern of the bays.

ELEVATED MODULATION

EXPLORING SCALE, TEXTURE & TONE:

- Two-story fiber cement panel bays project from a brick facade at levels 2 and 3.
- Panel joints align with fenestration layout of the bays.
- Entries are in-plane with the rest of the facade, differentiated only by a red door and the massing above.

CONCLUSIONS:

- Extending the bays for 2 stories allows them to stand out from the brick field, but the flat massing & single material palette at level 1 create a static pedestrian experience.
- The bays extend above the brick facade, weakening the hierarchy of massing & materiality and cluttering the building profile.
- Railing at Level 3 adds a layer of texture, but overwhelms the narrow proportions of the bay.

TEXTURED MODULATION

EXPLORING SCALE, TEXTURE & TONE:

- Two-story brick bays project from a light gray fiber cement panel facade.
- Fiber cement panel joints align with fenestration layout of the field.
- Entries are differentiated from the rest of the facade by massing and materiality.

CONCLUSIONS:

- Overall quantity of brick is decreased to 24% of facade while quantity of cement board panel is increased to 37% of facade.
- Brick scale is too small for the narrow bay proportions and creates a visually overwhelming front facade.
- Fiber cement board panel looks busy at main facade and competes with the rhythm of the bay projections and fenestration pattern.

CONCEPT DEVELOPMENT: FORM & MATERIALITY PROPOSED

SCALE: N.T.S

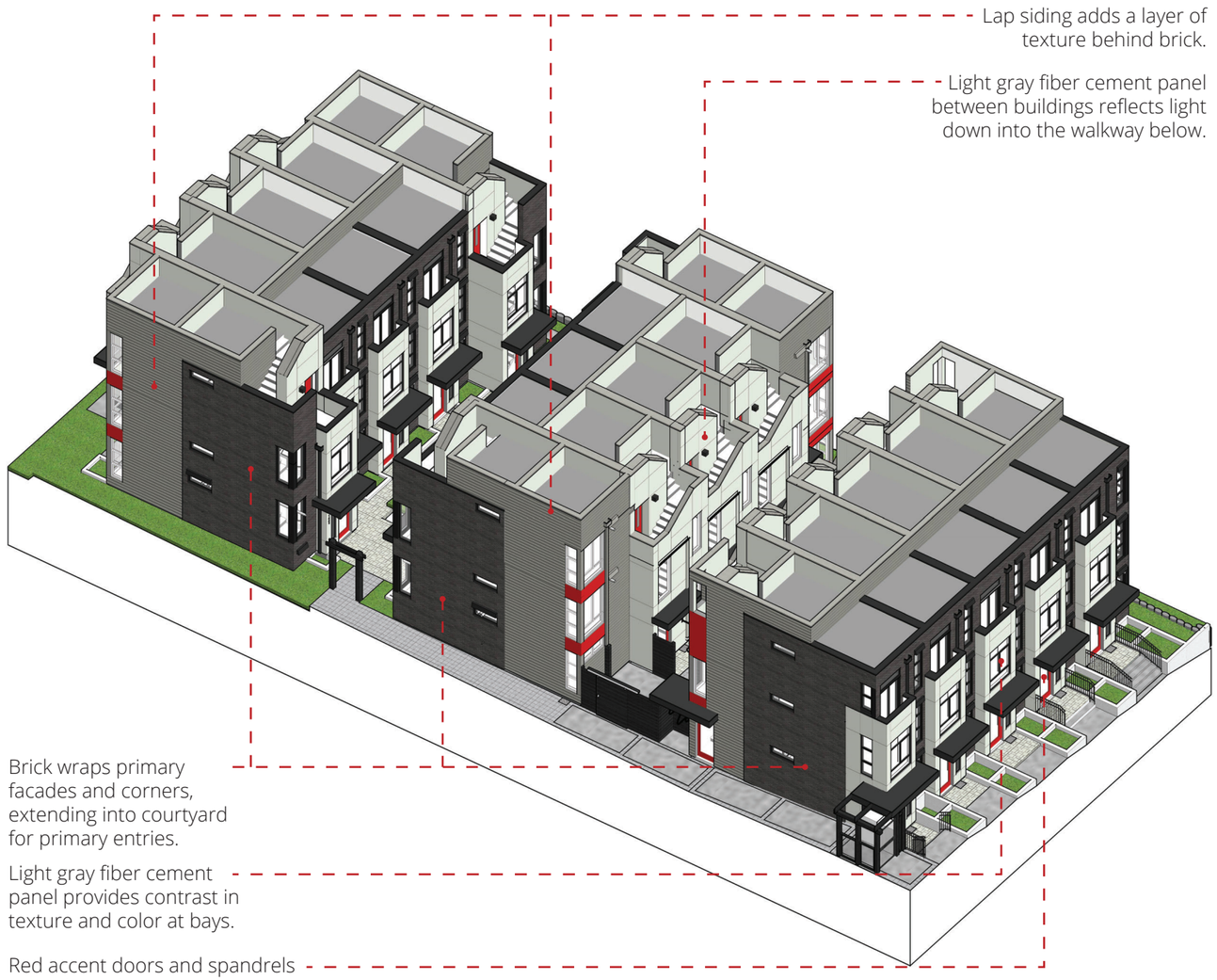
UNIFORM MODULATION

EXPLORING SCALE, TEXTURE & TONE:

- Two-story light gray fiber cement panel bays project from a brick facade.
- Fiber cement panel joints align with fenestration layout.
- Entries are differentiated from rest of the facade by massing and materiality.
- **NOTE: Based on Planner feedback on REC draft, the front parapet height was reduced by 6" and entry side lite height increased by 8".**

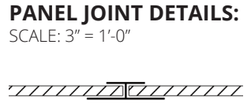
CONCLUSIONS:

- Brick (37%) and glazing (39%) comprise 76% of the front facade, with fiber cement panel covering only 24% of the front facade. Combination of brick and black vinyl windows results in a majority of the facade being a high quality material.
- Black vinyl windows are the largest material on the facade.
- Brick scale is appropriate for facade proportion and creates depth and interest at the front facade.
- Bay projection at level 1 provides relief from an otherwise flat front facade.
- Brick & fiber cement panel together create a contrast of texture and color that adds depth and interest in the pedestrian realm.
- Brick & fiber cement panel create a hierarchy of materiality that can be applied throughout the site.
- Fiber cement panel is limited at grade, with large areas of glazing at the main entries. The panel joints emphasize the massing modulation and fenestration patterns, keeping the front composition clear and uncluttered.
- Each entry is differentiated from main facade and identified separately. Units read as individual townhouses, instead of an apartment building.

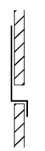


PANEL JOINT DETAILS:

SCALE: 3" = 1'-0"



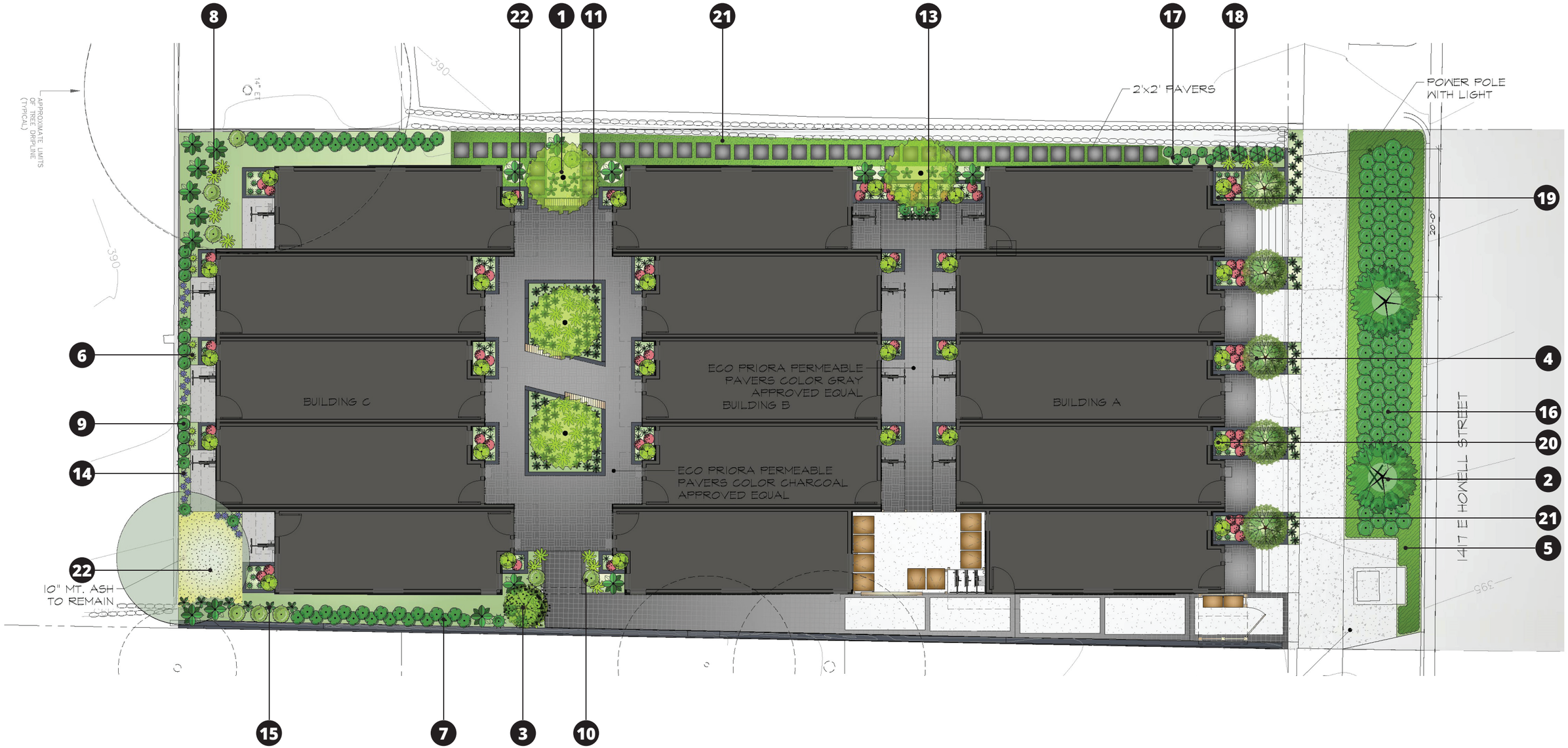
Panel Joint - Horizontal



Panel Joint - Vertical

Through-wall Flashing

CONCEPT DEVELOPMENT: LANDSCAPE



N

CONCEPT DEVELOPMENT: LANDSCAPE ELEMENTS

TREES	BOTANICAL / COMMON NAME
	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Ginkgo
	Koelreuteria paniculata / Goldenrain Tree Street Tree
	Quercus robur 'Fastigiata' / Skyrocket Oak
	Stewartia pseudocamellia / Japanese Stewartia

SHRUBS	BOTANICAL / COMMON NAME
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Gaultheria shallon / Salal
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechlc
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia x media 'Charity' / Mahonia
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca hookeriana humilis / Dwarf Sweet Box
	Taxus x media 'H.M. Eddie' / H.M Eddie Yew

BIORETENTION	BOTANICAL / COMMON NAME
	Carex obnupta / Slough Sedge
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood
	Juncus effusus / Soft Rush

GROUND COVERS	BOTANICAL / COMMON NAME
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Sagina subulata / Irish Moss

SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3" Depth

AUTUMN GOLD

GOLDENRAIN TREE

SKYROCKET OAK

JAPANESE STEWARTIA

EMERALD CARPET CREEPING RASPBERRY

JAPANESE SEDGE

SALAL

GOLDEN VARIEGATED HAKONECHLOA

JAPANESE SKY PENCIL

RAINBOW LEUCOTHE

BIG BLUE LILYTURF

MAHONIA “CHARITY”

HEAVENLY BAMBOO

BLACK MONDO GRASS

WESTERN SWORD FERN

MOUNT VERNON LAUREL

DWARF SWEET BOX

HM EDDIE YEW

SLOUGH SEDGE

GOLDENLEAF DOGWOOD

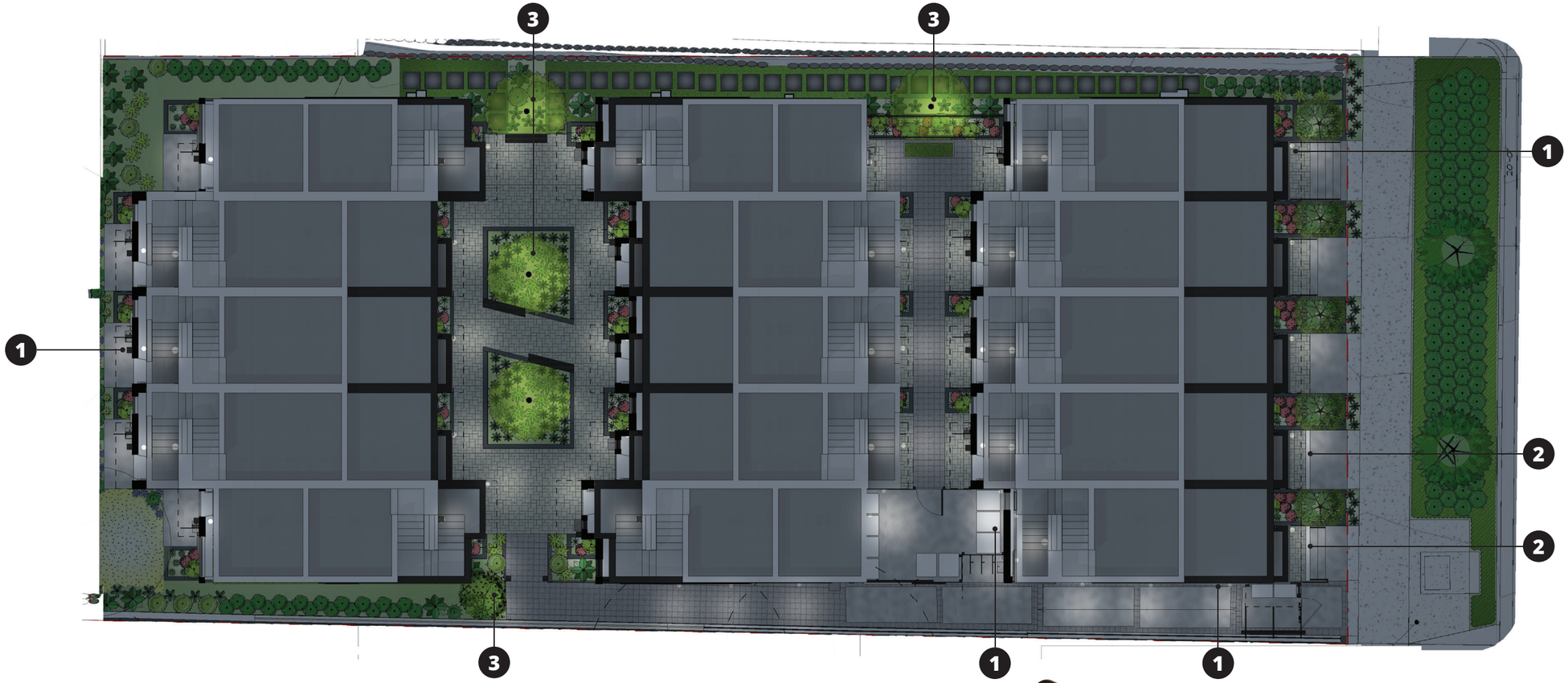
KELSEYI DOGWOOD

SOFT RUSH

IRISH MOSS

ARBORIST CHIPS

CONCEPT DEVELOPMENT: LIGHTING



1

WALL SCONCE

2

STEP LIGHT

3

LANDSCAPE LIGHT

800 5TH AVE N (PERMITTING)

2418 NW 58TH ST

120 10TH AVE E

116 13TH AVE E

1806 23RD AVE

6301 15TH AVE NW (UNDER CONSTRUCTION)

1404 BOYLSTON AVE