

Administrative Design Review Recommendation Packet



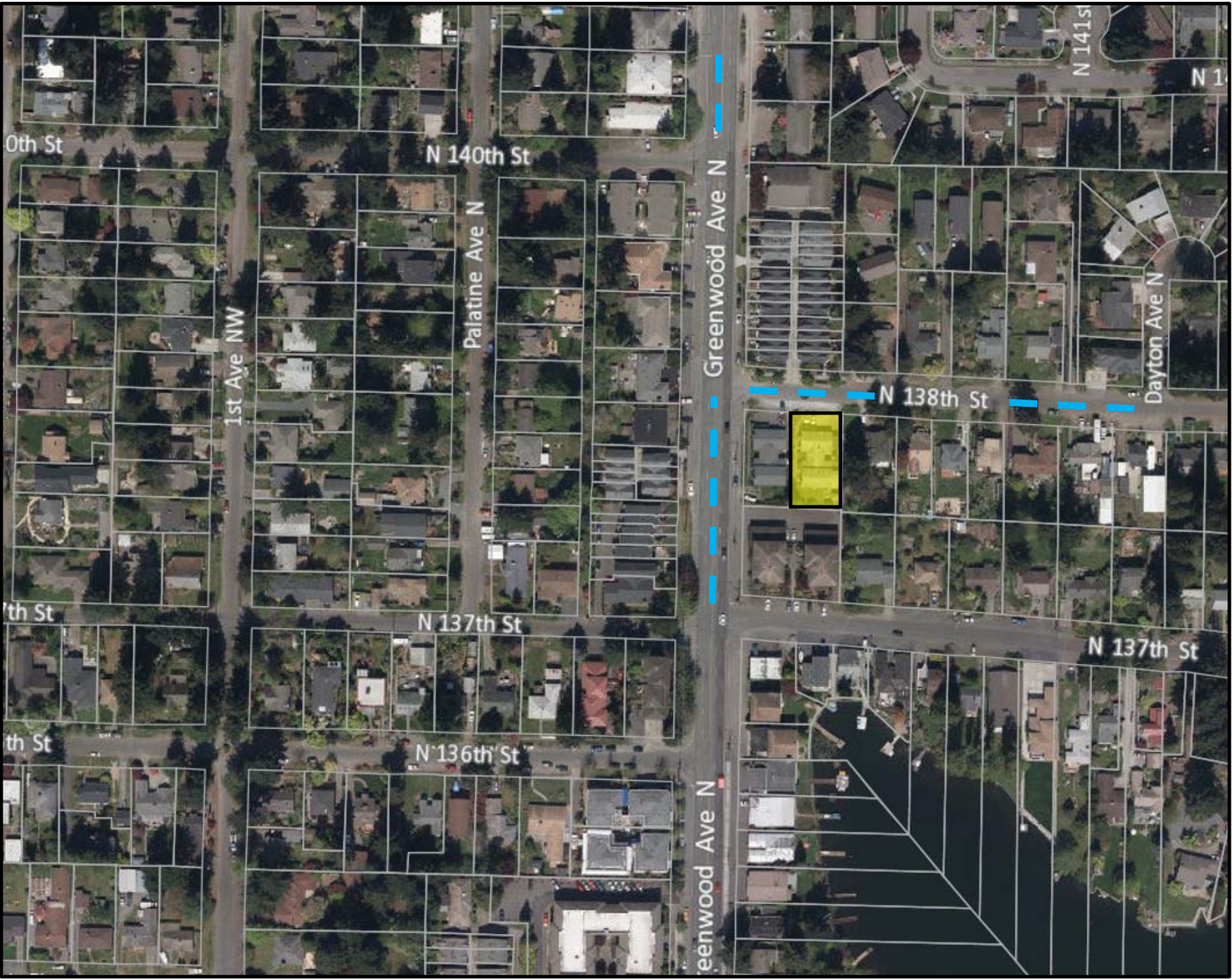
OWNER:
KATHERYN PLETT
3202 48TH AVE SW
SEATTLE, WA 98116

PROJECT:
138th Townhouses
307 N 138TH St.
Seattle, WA 98133

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

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DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: KATHERYN PLETT
3202 48TH AVE SW
SEATTLE, WA 98116
Contact: CHRIS GARDNER

Architect & Applicant: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Shaun Novion

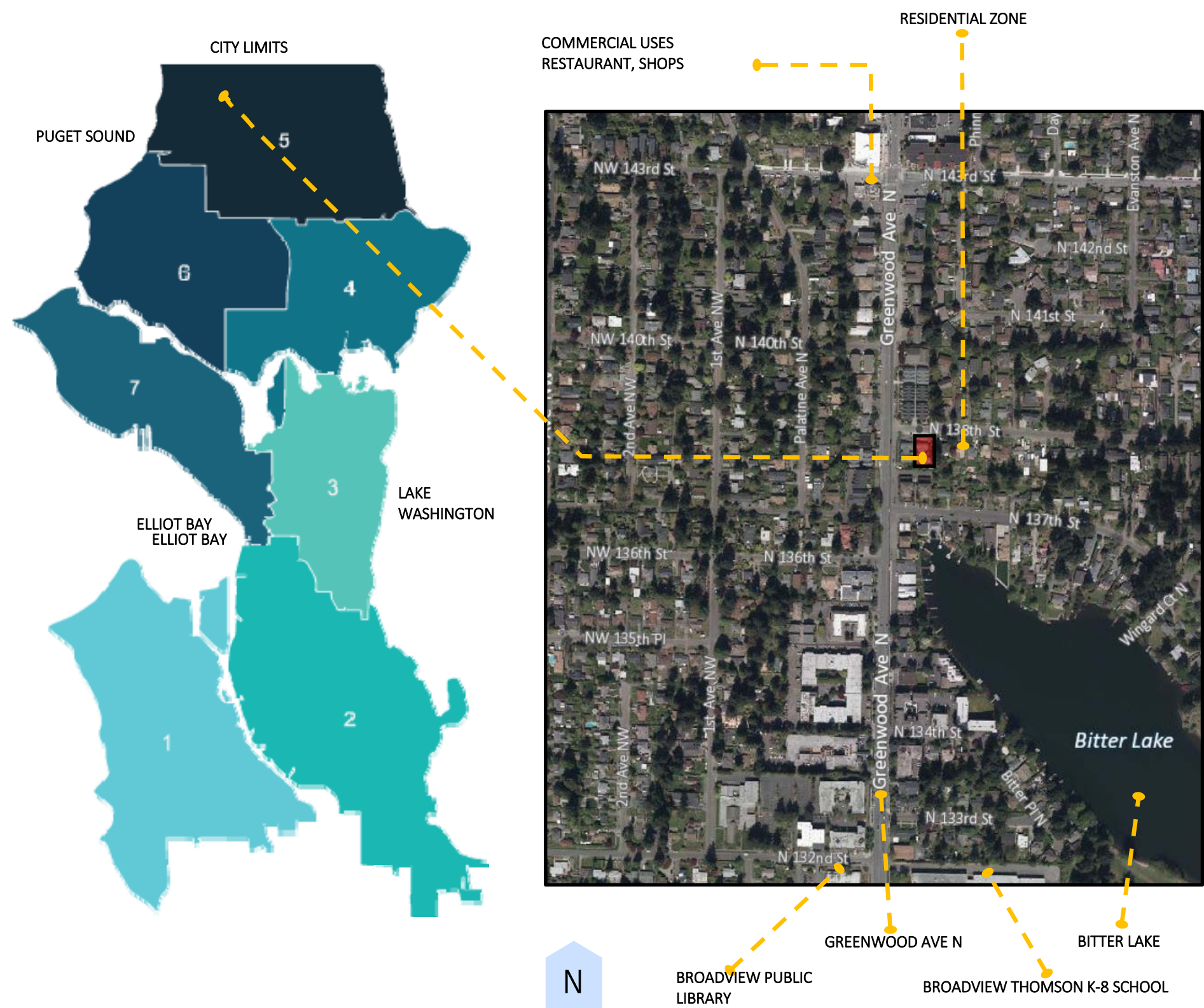
Landscape Architect: GHA Landscape Architects
1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

SDCI Project #3032282-EG
Contact: COLIN VASQUEZ

Existing Site:
Address: 307 N 138TH STREET
Location: BITTERLAKE NEIGHBORHOOD
Site Area: 9,008 sf
Existing Development: TRIPLEX- MULTIFAMILY

Project Proposal:
Number of Residential Units: 8 new townhouse units
Number of Parking Stalls: 8 surface parking stalls
Gross Floor Area of Residential Use: 10,800 gsf

Developmental Objective:
To transform an underutilized Lowrise lot from a triplex structure to a multifamily townhouse development, providing 8 new townhouse units that provides a functional site and unit layout with easy connections to the neighborhood amenities and public transportation.



PROJECT DESCRIPTION

The subject site is currently a triplex structure on an LR2 zoned lot. It is located one lot east of Greenwood Ave N.

The project is near a Public Library, Public School, shopping and dining.

This proposal aims to develop 8 new modern influenced townhouse units available for purchase.

Site Information:

City: City of Seattle

Existing Zoning: LR2

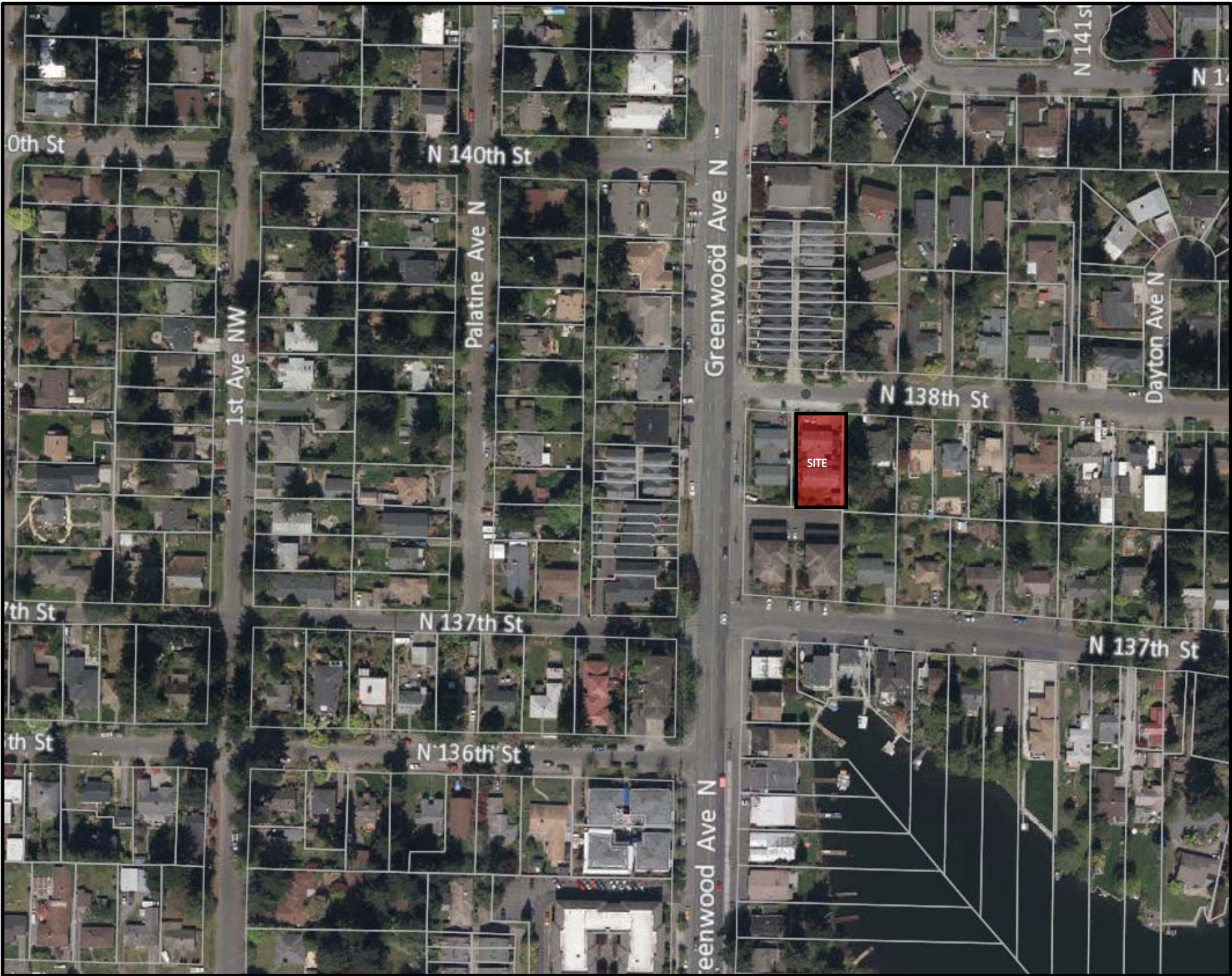
Site Area: 9,008 sf

APN Number: 017300-0061

Comprehensive Plan Land Use: Broadview-Bitter lake-Haller Lake Plan

Neighborhood Planning Area: Broadview-Bitter lake-Haller Lake

Urban Village: no



ZONING MAP

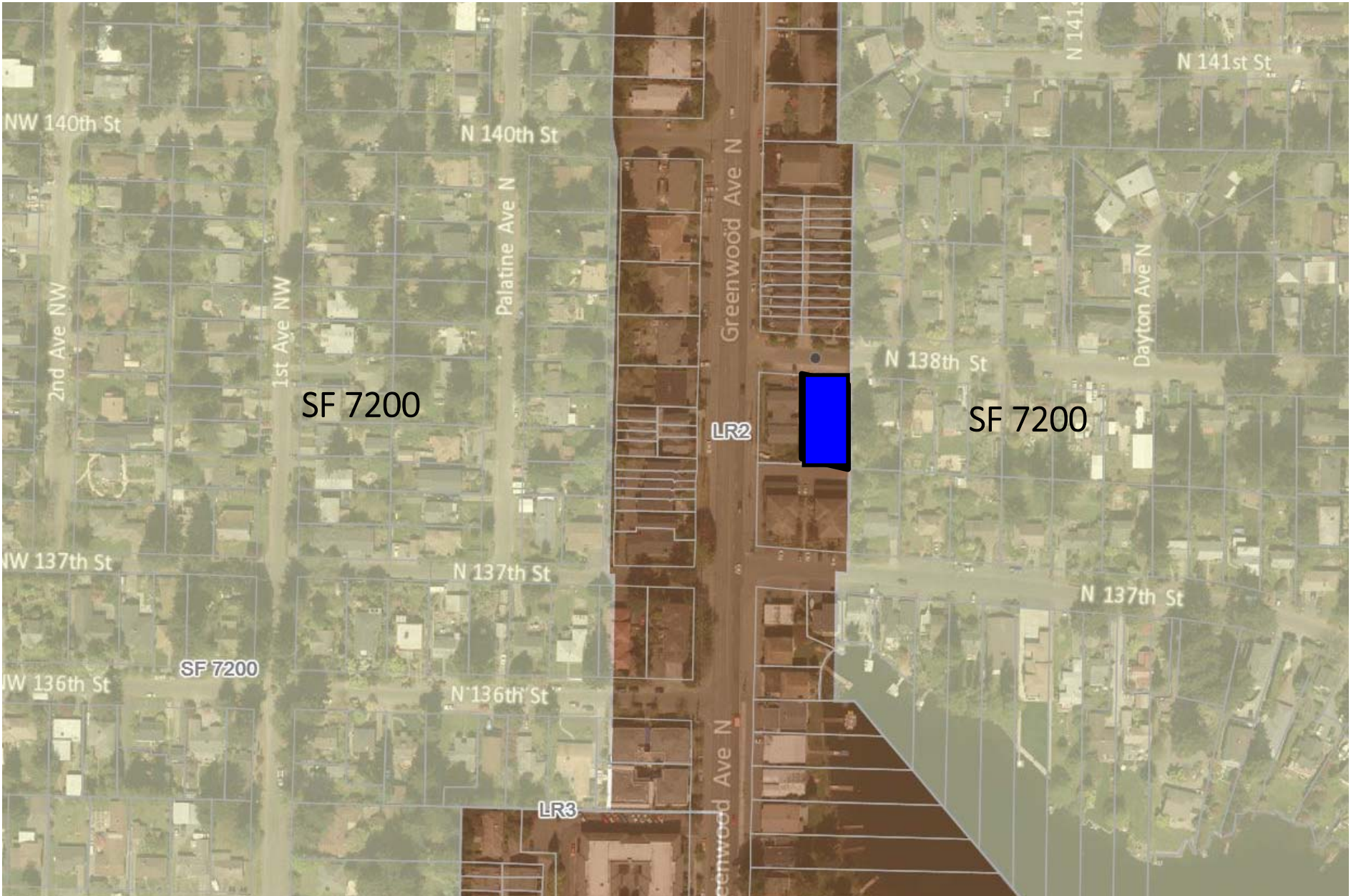
The areas directly north, west and south of the subject property are zoned LR 2, with occupancy ranging from single-family to multi-family. The properties fronting Greenwood Ave N.

The properties to the East are SF 7200 zone– single family.

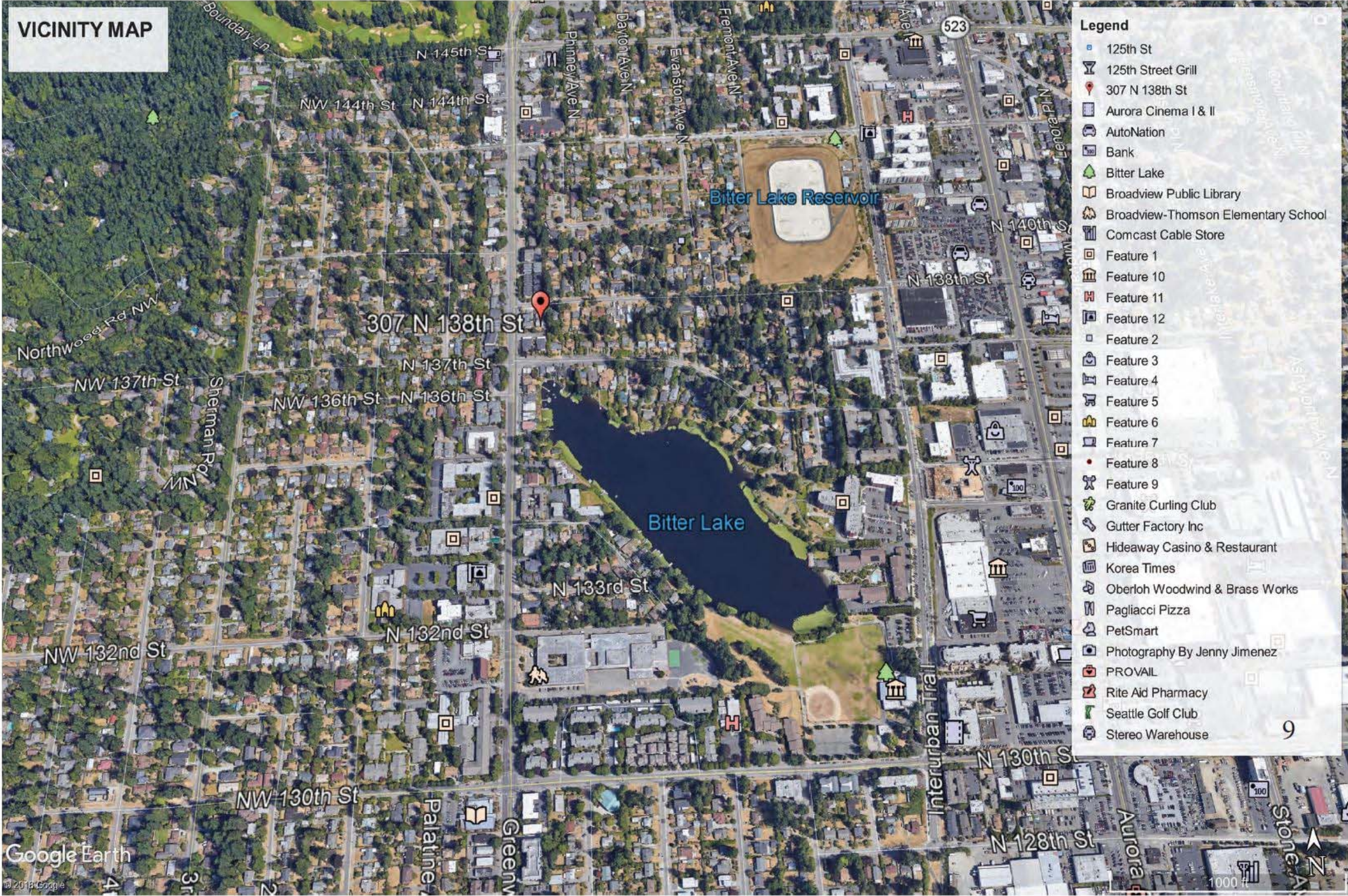
The zoning along Greenwood Ave N a few blocks North are Commercial zone– NC2P-40 from N140th St to NW 145th St.

LEGEND: CURRENT ZONING

- SITE
- SF5000—SINGLE FAMILY 5000
- LR2—LOWRISE 2
- LR3—LOWRISE 3
- NC2P-40—NEIGHBORHOOD COMMERCIAL PEDESTRIAN
-
-
-



VICINITY MAP



EXISTING NEIGHBORHOOD STYLE AND CONTEXT

EXISTING NEIGHBORHOOD STYLE AND CONTEXT



H - SALTORO AND GREENWOOD PLACE APARTMENTS



I - 145TH & GREENWOOD AVE N



F - 209 N 140TH ST



G - THE NELSON



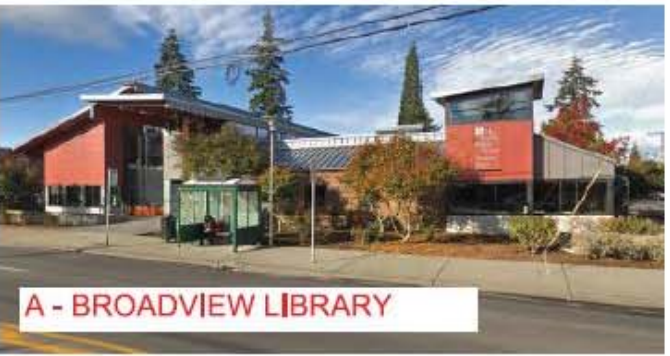
D - 13717 GREENWOOD AVE N



C - LUTHERAN CHURCH



E - 13810 GREENWOOD AVE N

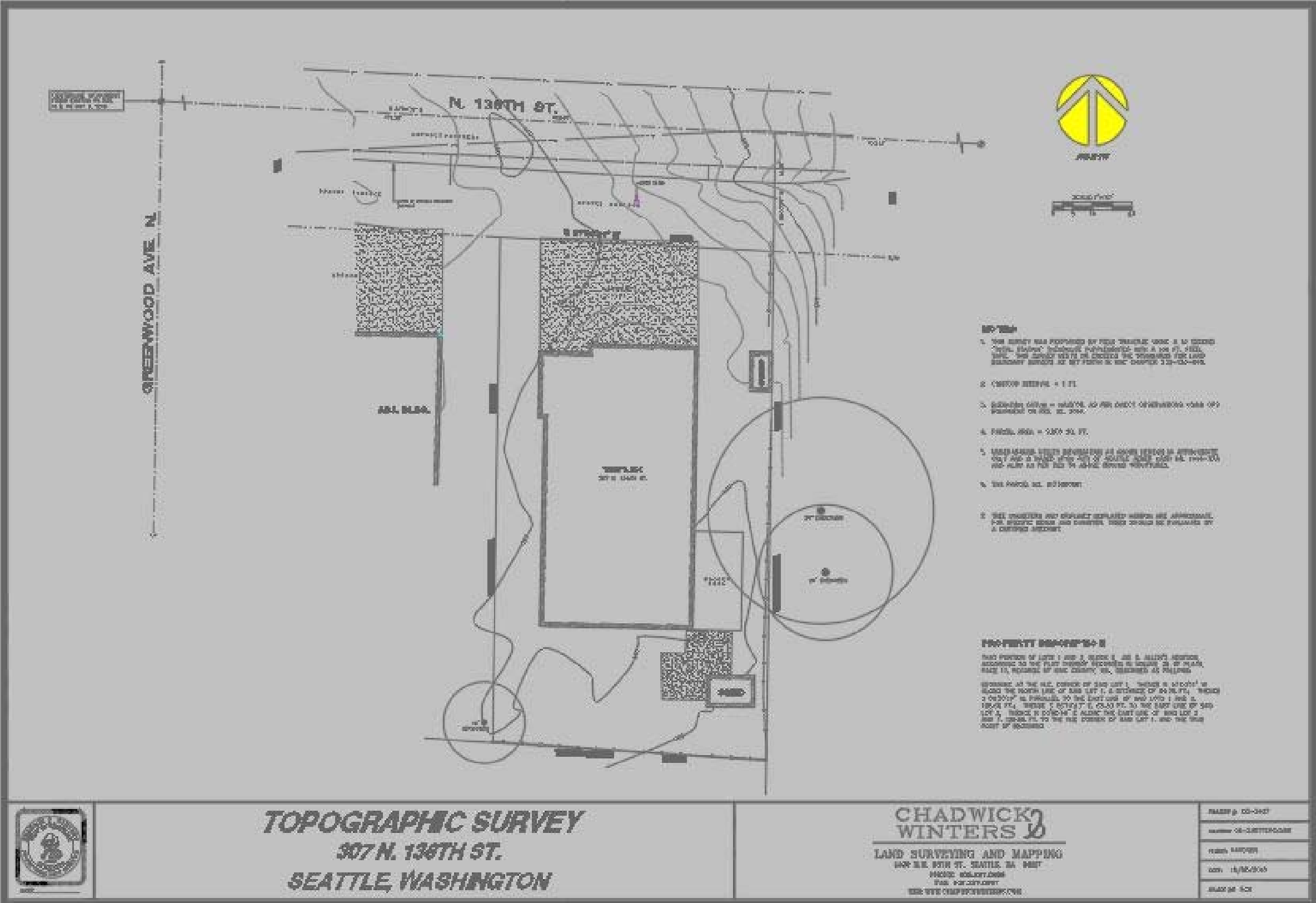


A - BROADVIEW LIBRARY

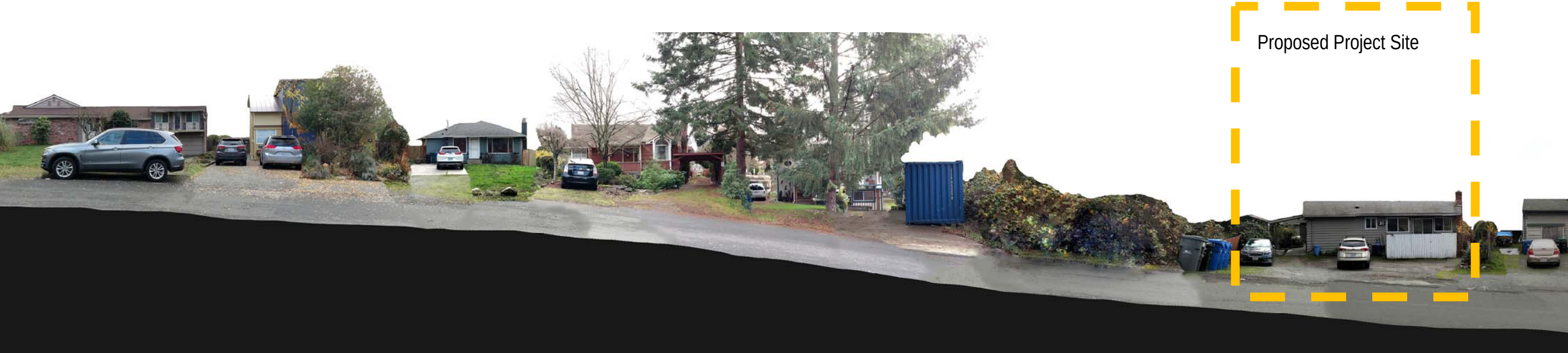


B - BROADVIEW THOMPSON ELEMENTARY

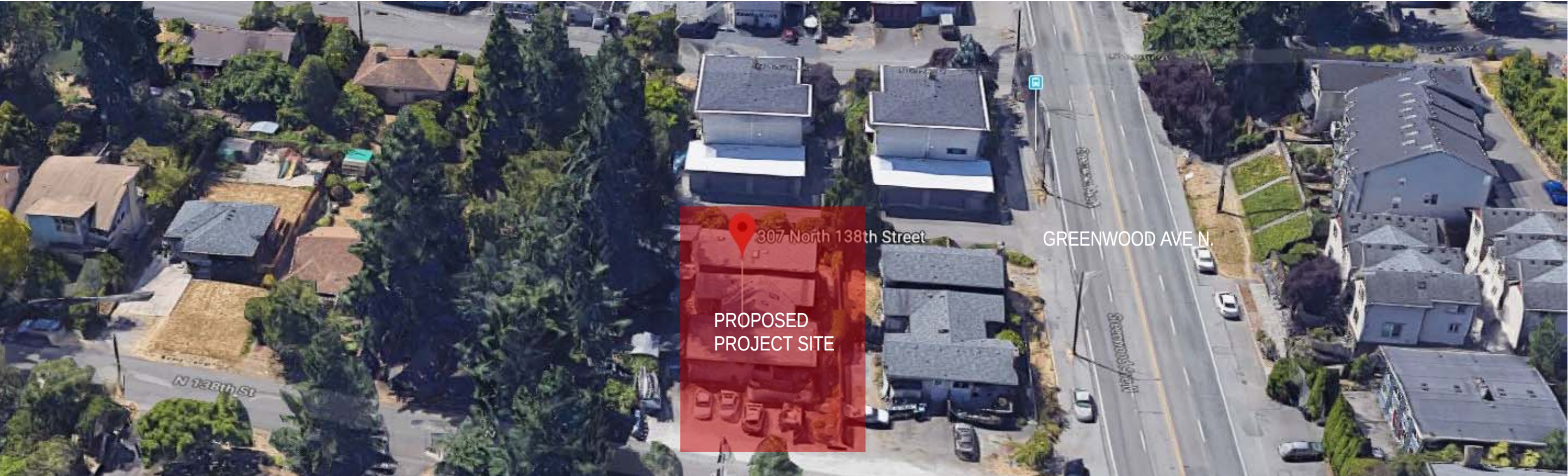
SITE SURVEY



N 138TH ST. ELEVATIONS—LOOKING SOUTH



Project Site (Looking South)

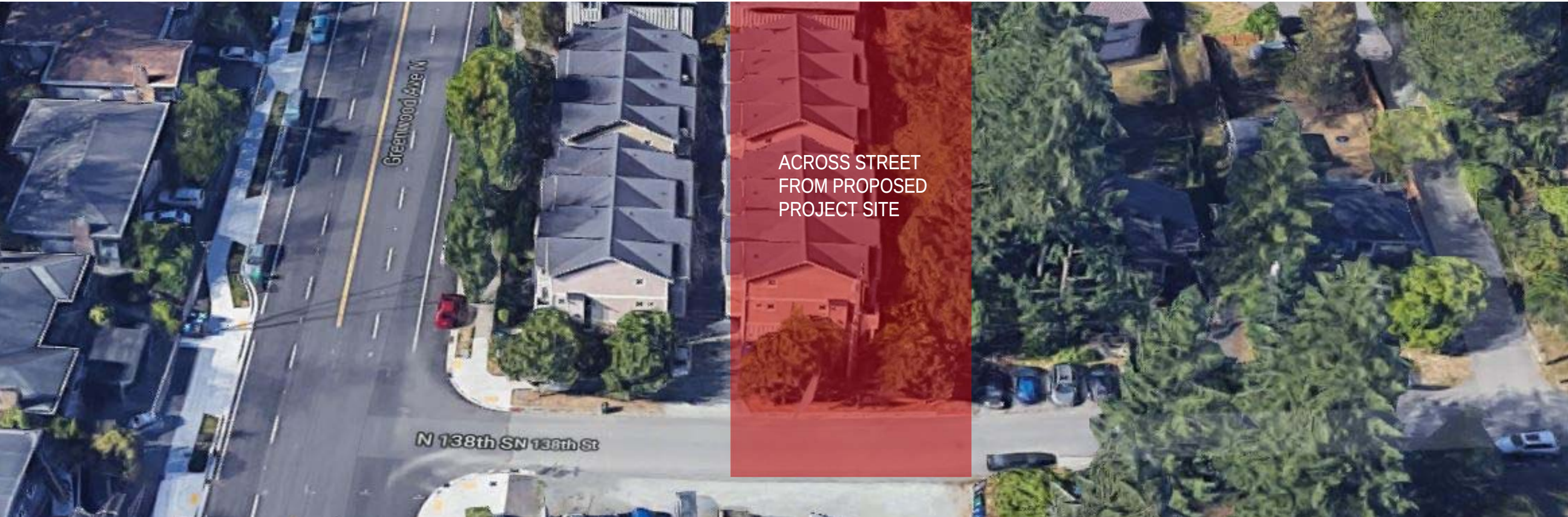


50TH AVE S. ELEVATIONS—LOOKING EAST



Across N 138TH ST from proposed project site

Looking East from proposed project site



ACROSS STREET
FROM PROPOSED
PROJECT SITE

ZONING SYNOPSIS

SITE OVERVIEW	
Subject Property Address:	307 N 138th St, Seattle, WA 98133
Assessors Parcel Number:	017300-0061
Zoning:	LR2
Lot Area:	9,008 sf
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A Uses permitted include Residential
Provided	Residential townhomes are proposed. Total of 8 new units proposed. Neighboring SF zone & proposed gross sf in excess of 8,000 = A.D.R. Proposed # of units greater than 6 = S.E.P.A.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A The maximum permitted FAR for townhouses is 1.0 or 1.2 (Project must comply w/ SMC 23.45.510.C for higher FAR)
Provided	The proposed FAR for the preferred option is will use the 1.2 max option.
Requirement	Density — SMC 23.45.512 Table A The maximum permitted density for townhouses is 1 unit/1600 sf of lot area or No Limit (Project must comply w/ SMC 23.45.510.C for No Limit)
Provided	The proposed density for the preferred option is No Limit. 8 new units.
Requirement	Structure Height — SMC 23.45.514 Table A The maximum permitted height limit for townhouses is 30' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height limit is 30' max to the roof, 40' max to stair penthouse.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A The Required setbacks for townhouses: Front— 7' Average, 5' Minimum Rear— 7' Average, 5' Minimum Side— 5' Minimum for facades less than 40' 7' Average, 5' Minimum for facades greater than 40'
Provided	All options meets or exceeds all the required setbacks
Requirement	Amenity Area — SMC 23.45.522 The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	All options propose ground level amenity areas as well as private roof top decks, meeting the required area and dimensions.
Requirement	Landscaping Standards — SMC 23.45.524 The required amount of landscaping shall meet a Green Factor of .6
Provided	The preferred option proposes a Green Factor of .605 and uses existing trees, new ground cover and shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527 The maximum structure width for townhouses is 150ft The maximum façade length for portions of structures within 15' of a side lot line is 65% of the length of the lot line
Provided	All options meet the width and length requirements.
Requirement	Design Standards — SMC 23.45.529 The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For townhouses, additional stand-ards apply including specific wayfinding and amenity area requirements.
Provided	All options meet the required design standards for townhouses.

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Required Parking — SMC 23.54.015 Table B & D
	VEHICULAR PARKING REQUIRED IS 1 STALL PER UNIT. THIS CAN BE REDUCED TO 50% DUE TO FREQUENT TRANSIT CORRIDOR. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	The preferred option proposes 8 vehicular surface parking stalls located behind all structures at the back of the lot, per SMC 23.45.510.C; and the required amount of bicycle parking at the back of the lot as well.
Requirement	Solid Waste & Recycle — SMC 23.54.040
	Storage requirements for 8 residential units is either individual 2'x6' solid waste storage areas or 150sf of shared storage area
Provided	The preferred option is proposing a shared storage area adjacent the parking, enclosed and screened from view, with direct access for service providers to the containers.

DESIGN GUIDANCE RESPONSES

CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES

- A. ENERGY USE
- B. SUNLIGHT AND NATURAL VENTILATION
- C. TOPOGRAPHY
- D. PLANTS AND HABITAT
- E. WATER

THERE ARE TWO EXISTING DOUGLAS FIR TREES LOCATED ON THE NEIGHBOR'S PROPERTY TO THE EAST AND ONE DECIDUOUS TREE LOCATED ON THE NEIGHBOR'S PROPERTY TO THE WEST WHOSE CANOPIES ENCROACH UPON THE SUBJECT PROPERTY. THE EASTERN DOUGLAS FIRS WILL BE PROTECTED DURING CONSTRUCTION, PRUNING AS REQUIRED SHALL BE DONE UNDER THE ARBORIST DIRECTION AND THE PROPERTY OWNER WILL BE CONSULTED WILL BE CONSIDERED. THE PROPOSED LANDSCAPE PLANS INCLUDES SEVERAL NEW TREES ON SITE AND RIGHT-OF-WAY STREET TREES AND PLANTING STRIPS IN ADDITION TO FULL STREET IMPROVEMENTS OF CURBS, SIDEWALKS, AND DRAINAGE.

CS2. URBAN PATTERN AND FORM

- A. LOCATION IN THE CITY AND NEIGHBORHOOD
- B. ADJACENT SITES, STREETS, AND OPEN SPACES
- C. RELATIONSHIP TO THE BLOCK
- D. HEIGHT, BULK, AND SCALE

THE SUBJECT PROPERTY IS LOCATED AT A TRANSITIONAL EDGE OF AN LR2 ZONED STRIP, AND THE EXISTING SINGLE FAMILY ZONED AREA TO THE EAST. EXISTING AND FUTURE DEVELOPMENT OF THE LR2 STRIP WILL CONTINUE TO INCREASE DENSITY AND HEIGHT OF NEIGHBORING STRUCTURES. PROPOSED DEVELOPMENT AIMS TO LESSEN THE ABRUPT TRANSITION FROM THE SF ZONE TO THE EAST BY TAKING ADVANTAGE OF THE TOPOGRAPHY OF THE SITE THAT SLOPES DOWN AND AWAY FROM THE SF ZONE, AND ALSO CONSIDER PEDESTRIAN AND VEHICLE ACCESS AS WELL AS COMMON OPEN SPACES TO BUFFER THE SF ZONE FROM THE HIGHER DENSITY NOISE AND TRAFFIC OF THE LR2 CORRIDOR. THE SINGLE FAMILY TO THE EAST IS APPROXIMATELY 30' FROM THE SHARED PROPERTY LINE AND IS APPROXIMATELY 8' HIGHER IN ELEVATION. TWO LARGE DOUGLAS FIR TREES ARE LOCATED IN THE SEPARATION AND ACT AS A PRIVACY BLOCK. THE DRIVEWAY ACCESS WAS EXPLORED ON THE EASTERN SIDE IN ORDER TO PROVIDE A LARGER BUFFER FROM THE SINGLE FAMILY ZONE BUT THIS IS THE HIGH SIDE OF THE PROPERTY AT THE STREET AND WILL CREATE SOME RAMPING AND SAFETY CONCERNS. THE DRIVEWAY ACCESS TO THE PROPOSED PARKING IS THEREFORE LOCATED IN THE WEST SIDE OF THE PROPERTY. THE WEST PROPERTY HAS A SHARED DRIVEWAY EASEMENT ON THIS WESTERN PROPERTY LINE AND IN THE FUTURE WHEN IT DEVELOPS THIS AREA MIGHT BE USED AS A SHARED DRIVEWAY. THE PEDESTRIAN ACCESS TO THE BACK UNITS IS LOCATED IN THE EASTERN SIDE. THE STREET FACING ARE ABOVE SIDEWALK ELEVATION

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- B. LOCAL HISTORY AND CULTURE PUBLIC LIFE
- PL1. CONNECTIVITY
 - A. NETWORK OF OPEN SPACES
 - B. WALKWAYS AND CONNECTIONS
 - C. OUTDOOR USES AND ACTIVITIES

IN ADDITION TO THE PROPOSED GROUND LEVEL AMENITY AREAS AND IMPROVEMENTS TO THE DRAINAGE, AND RIGHT-OF WAY, THE PROPOSED PROJECTS INCORPORATE ROOFTOP DECK AMENITY AREAS PROVIDING SUNNY EXPOSURE AND VIEWS ACROSS SPACES AND POTENTIAL VIEWS OF BITTER LAKE TO THE SOUTH EAST.

PL2. WALKABILITY

- A. ACCESSIBILITY
- B. SAFETY AND SECURITY
- C. WEATHER PROTECTION
- D. WAYFINDING

DESIGN FEATURES ARE PROPOSED AS MEANS OF WAYFINDING. THESE FEATURES INCLUDE THE USE OF ALTERNATE PAVING MATERIALS, COLORS AND LOCATIONS TO DIFFERENTIATE PEDESTRIAN PATHWAYS FROM VEHICULAR DRIVEWAYS. CLEAR DIRECTIONAL SIGNAGE CAN BE PROVIDED IN ADDITION WHERE NEEDED.

PL3. STREET-LEVEL INTERACTION

- A. ENTRIES
- B. RETAIL EDGESC. RESIDENCIAL EDGES

PROPOSED GROUND RELATED HOUSING UNITS WILL HAVE INDIVIDUAL RESIDENTIAL ENTRIES THAT ARE RECESSED AND WEATHER PROTECTED. THE ENTRIES FOR THE STREET FRONTING UNITS WILL HAVE ENTRIES AT OR ABOVE THE SIDEWALK ELEVATION, WILL BE WELL LIT WITH THEIR INDIVIDUAL HOUSE NUMBERS PROMINENTLY DISPLAYED. TO INCREASE SECURITY AND PRIVACY, THE PROPOSED BUILDINGS ARE SET BACK FROM THE IMPROVED ROW AND BUFFERED BY A LANDSCAPED AREA AT THE PUBLIC/PRIVATE THRESHOLD. THE UNIT CONFIGURATION PROPOSES THE MAIN LIVING AREA OF THE UNITS TO BE LOCATED ON THE GROUND FLOORS AND ENCOURAGES WINDOW PLACEMENT THAT WILL CREATE PRIVACY FOR AND FROM ADJACENT PARCELS, WITH A CONSIDERATION TOWARDS FUTURE ALLOWED DEVELOPMENT IN THE GENERAL VICINITY.

DESIGN GUIDANCE RESPONSES

- PL4. ACTIVE TRANSPORTATION
 - A. ENTRY LOCATIONS AND RELATIONSHIPS
 - B. PLANNING AHEAD FOR BICYCLISTS
 - C. PLANNING AHEAD FOR TRANSIT
- DESIGN CONCEPT
 - DC1. PROJECT USES AND ACTIVITIES
 - A. ARRANGEMENT OF INTERIOR USES
 - B. VEHICULAR ACCESS AND CIRCULATION
 - C. PARKING AND SERVICE USES

PARKING AND DRIVEWAY AREAS ARE DESIGNED TO SERVE MULTIPLE USES. THE COURTYARD ENTRY AREA WILL BE SEPARATED FROM THE VEHICULAR ACCESS LANE AND ENHANCED WITH LANDSCAPING TO BREAK UP THE NEW HARDSCAPE. THE PROPOSED PARKING IS PROVIDED AT THE BACK OF THE LOT, BEHIND ALL STRUCTURES, AND OUT OF PUBLIC VIEW (THIS IS A REQUIREMENT OF SMC 23.45.510.C). CLEARLY ILLUMINATED ADDRESS SIGNAGE WILL DIRECT DELIVERY AND EMERGENCY AID SERVICES.

- DC2. ARCHITECTURAL CONCEPT
 - A. MASSING
 - B. ARCHITECTURAL AND FAÇADE COMPOSITION
 - C. SECONDARY ARCHITECTURAL FEATURES
 - D. SCALE AND TEXTURE
 - E. FORM AND FUNCTION

THE PROPOSED PROJECT WILL STRIVE FOR ARTICULATION ON ALL FACADES. SCALE AND TEXTURE WILL ALSO BE PROVIDED THROUGH SECONDARY ARCHITECTURAL FEATURES AND MATERIALS. THE GOAL WILL BE TO REDUCE THE MASSING AND AMOUNT OF BLANK WALLS BY FOCUSING ON VISUALLY APPEALING FACADE COMPOSITIONS WITH THE ADDITION OF MODULATION, EAVES, SECONDARY ARCHITECTURAL FEATURES, WINDOW PLACEMENT AND CONTRASTING EXTERIOR MATERIALS AND COLORS. THE FIRST FLOORS ARE IDENTIFIABLE BY PEDESTRIAN PATHWAYS LEADING TO THE UNIT ENTRIES.

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

THE PROJECT AIMS TO CREATE ATTRACTIVE USEABLE OUTDOOR AMENITY AREAS. THE GROUND LEVEL AMENITY AREAS ALSO PROVIDE A BUFFER BETWEEN THE IMPROVED ROW AND THE STREET FACING UNITS. THE PROPOSED DEVELOPMENT INCLUDES NEW LANDSCAPING ON ALL AREAS NOT COVERED BY HARDSCAPE. GREEN SCREENS, GROUND COVERS, SHRUBS AND TREES ARE PART OF THE PROPOSAL TO MITIGATE THE NEW HARDSCAPE. EACH UNIT IS ALSO DESIGNED WITH A PRIVATE ROOF TOP DECK. THE VIEWS WILL MOST LIKELY BE TERRITORIAL, BUT THE DECKS WILL PROVIDE SECURE EXTERIOR EXPOSURE FOR THE RESIDENTS.

- DC4. MATERIALS
 - A. EXTERIOR ELEMENTS AND FINISHES
 - B. SIGNAGE
 - C. LIGHTING
 - D. TREES, LANDSCAPE & HARDSCAPE MATERIALS

THE PROPOSAL IS FOR EXTERIOR FINISHES IN A MIX OF HARDIE BOARD DESIGN AND COLOR. THE CHOSEN SIDING WILL BE INSTALLED TO MAINTAIN DURABILITY THROUGHOUT SEATTLE'S WEATHER CYCLES. THE COLORS AND MATERIALS CHOSEN WILL BE MODERN IN NATURE, BUT ATTEMPT TO MATCH THE MUTED AND MATTE LIKE COLOR PALLET OF THE SURROUNDING STRUCTURES. ALTERNATE COLORED PAVERS WILL BE USED FOR THE VEHICULAR AND PEDESTRIAN ACCESS FOR DISTINCTION AND DRAINAGE PURPOSES. ADEQUATE SIGNAGE FOR WAYFINDING WILL BE VISUALLY PROMINENT. ILLUMINATION FOR PATHWAYS, ENTRIES, LANDSCAPING AND SECURITY WILL BE INSTALLED TO AID RESIDENTS AS WELL AS REDUCE GLARE ON ADJACENT PARCELS. NEW LANDSCAPING IS PROPOSED ON ALL AREAS NOT CONSIDERED HARDSCAPE. TREES, GREEN SCREENS, PLANTERS, SHRUBS AND GROUND COVER ARE PROPOSED AND DESIGNED TO PROVIDE ANNUAL VEGETATION.

GREENWOOD AVE. N.

BUILDING AREAS			
BUILDING 1, UNITS 1-A, 1-B, 1-C, 1-D			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	466.5	----
SECOND	----	486.0	----
THIRD	----	486.0	----
ROOF	----	40.5	412.0
TOTAL	----	1,479.0	412.0

BUILDING 2, UNITS 2-A, 2-B, 2-C, 2-D			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	466.5	----
SECOND	----	486.0	----
THIRD	----	486.0	----
ROOF	----	40.5	412.0
TOTAL	----	1,479.0	412.0

THAT PORTION OF LOTS 1 AND 2, BLOCK B, JOE S. ALLEN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38 OF PLATS, PAGE 17, RECORDS OF KING COUNTY, WA., DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 1; THENCE N 87°00'11" W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 69.78 FT.; THENCE S 00°50'16" W, PARALLEL TO THE EAST LINE OF SAID LOT 1 AND 2, 128.65 FT.; THENCE S 86°14'23" E, 69.83 FT. TO THE EAST LINE OF SAID LOT 2; THENCE N 00°50'16" E ALONG THE EAST LINE OF SAID LOT 2 AND 1, 129.58 FT. TO THE N.E. CORNER OF SAID LOT 1, AND THE TRUE POINT OF BEGINNING.

SIDE SETBACK-SMC 23.45.518 TABLE A
REQUIRED 5'-0" MIN.
PROPOSED 10'-9" MIN.

14"
DECIDU

N 86°15'04" W 69.88'



SCALE: 1/8"=1' 0"

ARCHITECT- NOVION GROUP INC,

15



- 1. FLASHING- METAL DARK GRAY
- 2. WINDOWS- VINYL- GRAY
- 3. SIDING 1- T&G CEDAR- REDWOOD
- 4. SIDING 2- FIBER CEMENT-WHITE
- 5. SIDING 3- FIBER CEMENT-DARK GRAY
- 6. SIDING 4- VENEER STONE- STACKED

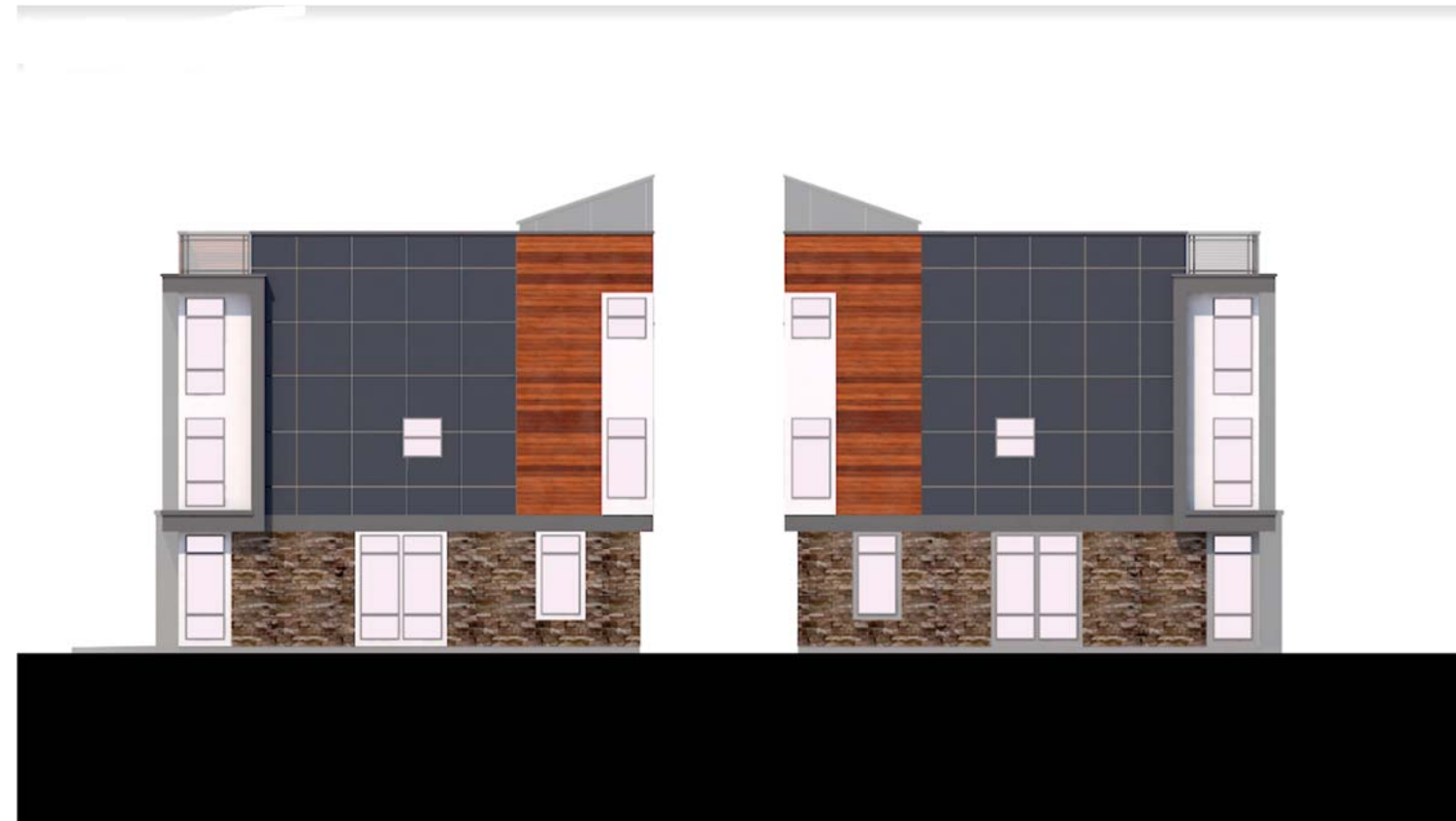
BLDG 2 EAST ELEVATION BLDG 1



BLDG 1 SOUTH ELEVATION

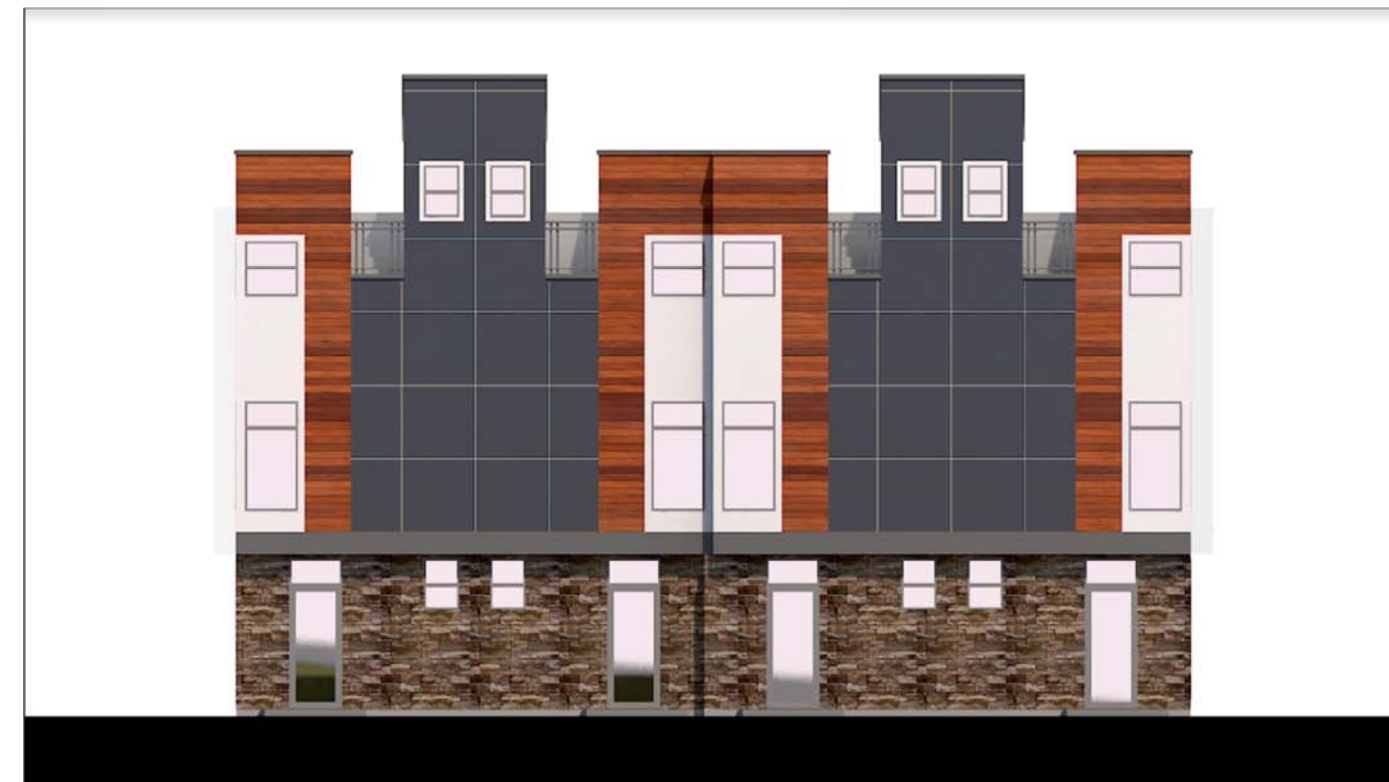


BLDG 1 NORTH ELEVATION



- 1. FLASHING- METAL DARK GRAY
- 2. WINDOWS- VINYL- GRAY
- 3. SIDING 1- T&G CEDAR- REDWOOD
- 4. SIDING 2- FIBER CEMENT-WHITE
- 5. SIDING 3- FIBER CEMENT-DARK GRAY
- 6. SIDING 4- VENEER STONE- STACKED

BLDG 1 WEST ELEVATION BLDG 2



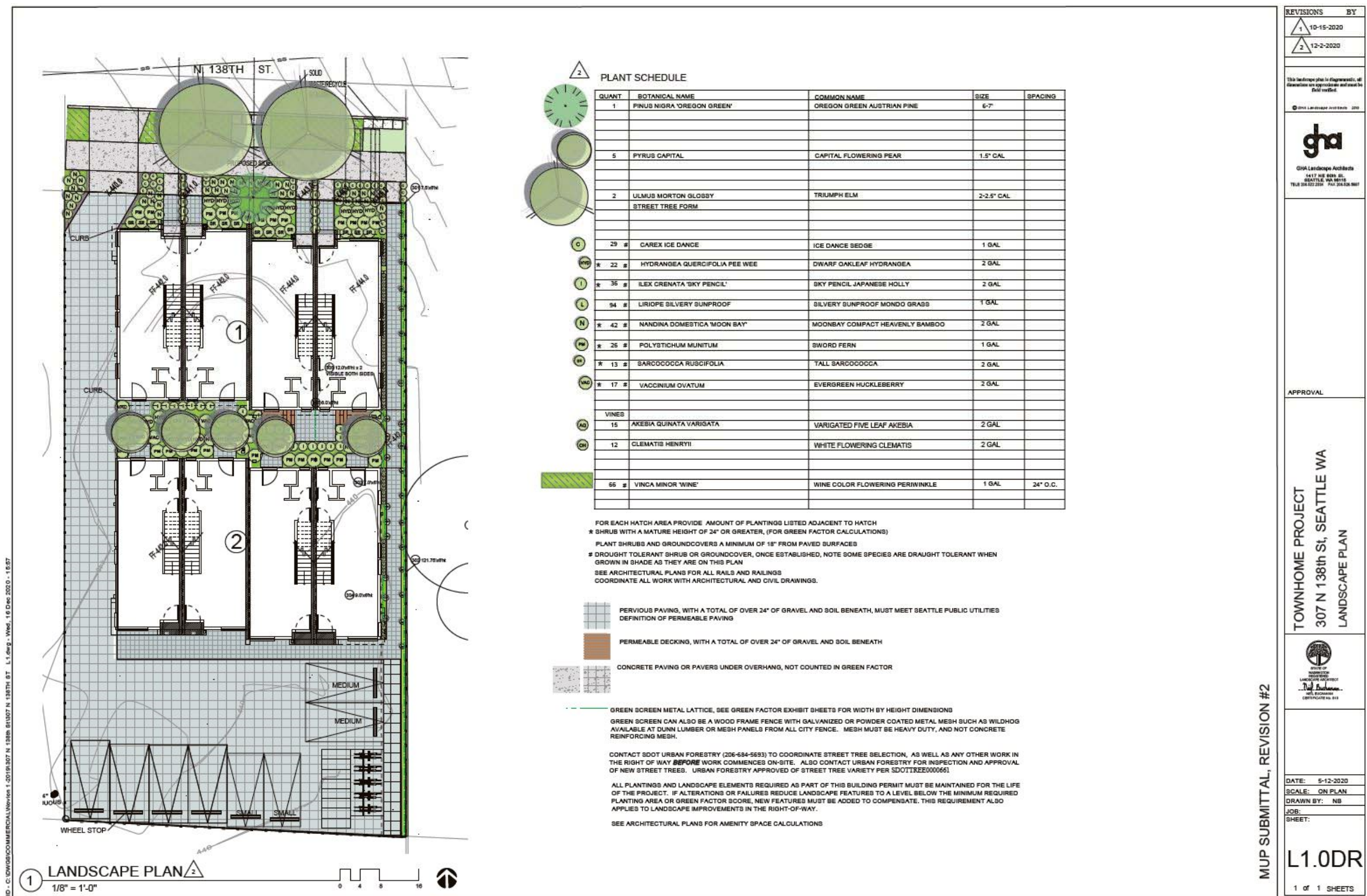
BLDG 2 NORTH ELEVATION



BLDG 2 SOUTH ELEVATION



OPTION C (PREFERRED OPTION)—LANDSCAPE PLAN



COMMUNITY OUTREACH MATERIALS

Monday, January 14, 2019

Documentation of Compliance with the Community Outreach Plan

Project Address:	307 N 138 th Street, Seattle, WA 98133
SDCI Record Number:	3032282-EG
Project Description:	Demolish existing triplex structure built in 1963. Construct two new, four unit townhouse structures with surface parking. (2 new structures, 8 new units.) The project will include an extension of the public storm drain system in Greenwood Ave N in N 138th Street. Also, new street pavement, curbs, sidewalk and planting strip with new street trees across the full frontage of the property.

Hopefully the following materials is sufficient to document compliance with our Community Outreach plan.

Our approved plan consisted of methods:

- 1. C: Direct Mailing to residences and businesses within approximately 500 foot radius of site.
- 2. A: Basic project webpage. (Still available online.)
 - B: Email to distribution list that includes the D.O.N. recommended organizations listed on the neighborhood snapshot to invite to our focus group and ask if they will pass information about the projects on to their networks.
- 3. A: Focus group meeting open to representatives of community organizations listed on the neighborhood snapshot. The meeting was open to the public as well as the meeting information was included on the direct mailing letter. The meeting was at the Broadview Library on December 3rd from 6:15 PM – 7:15 PM. (Reserved from 6:00 – 7:30 PM to allow time for setup and cleanup.) Three neighbors showed up due to the mailed letters (the two that signed the sign in sheet and the neighbor that emailed requesting an ASL interpreter, only her husband signed in). No RSVPs were received. The only concern was that parking be provided on site, as proposed.

Community Outreach Plan timeline and additional documentation included on the following sheets.

Regards,

Andrew Novion

Novion Group Inc.

COMMUNITY OUTREACH FEEDBACK

SUMMARY OF DESIGN RELATED COMMENTS HEARD DURING THE REQUIRED PUBLIC OUTREACH INCLUDING MAILERS, WEBSITE AND NEIGHBORHOOD MEETING HELD AT THE BROADVIEW LIBRARY.

SUMMARY OF DESIGN RELATED COMMENTS IS BEST REPRESENTED BY EMAILED COMMENT FROM ATTENDEE OF NEIGHBORHOOD MEETING:

Andrew Novion

From: Philip Amdal <philipamdal@gmail.com>
Sent: Wednesday, December 05, 2018 3:33 PM
To: Andrew Novion
Subject: Project at 307 N 138th St

Dear Andrew,

I attended your firm's presentation at Broadview Library on Monday the 3rd. My wife and I are neighbors at 335 N 138th just up the hill four doors. We are glad that this property is being developed. It will be a upgrade from what is there now. Our main concern is the parking and was glad to learn there would be surface parking rather than those narrow garages people have difficulty with and park on the street instead.

With the city doing upgrades to drainage, curb and sidewalks on that corner, your building will also be an upgrade. Thanks for keeping us informed.

Sincerely,

Philip Amdal
philipamdal@gmail.com
+1 206 227 1211

OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM

