

14TH AVE NW TOWNHOMES FOR SHELTER HOMES

9221/9223 14TH AVE NW - RECOMMENDATION PROPOSAL PACKAGE

3037844-EG

6828198-CN

3037825-LU

PROPERTY OWNER:

SHELTER HOMES

CC: RON FROTON

88 HAMLIN ST

SEATTLE, WA 98102

ARCHITECT:

VANDERVORT ARCHITECTS

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LANDSCAPE ARCHITECT:

ROOT OF DESIGN

CC: DEVIN PETERSON

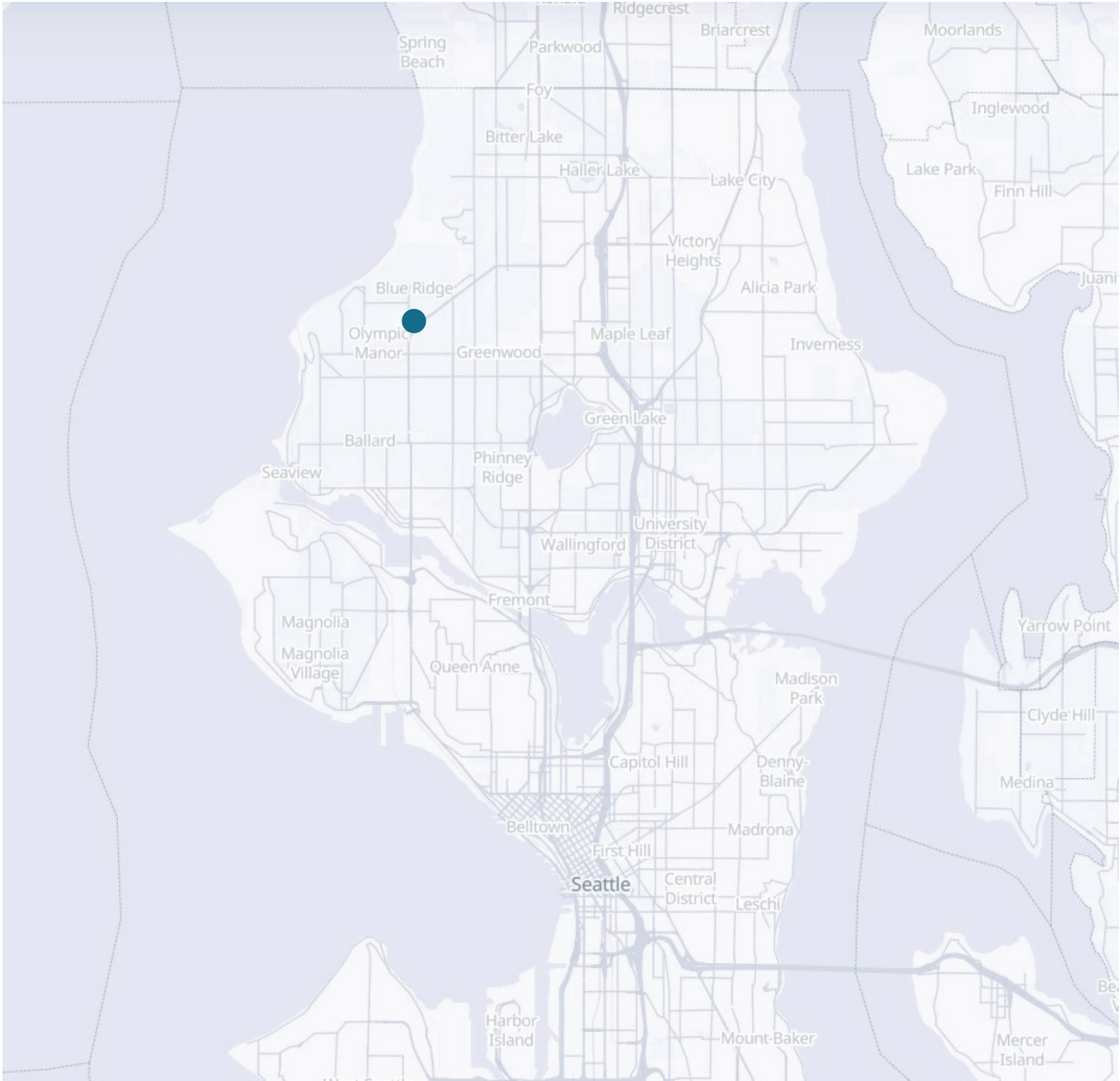
2020 MALTBY RD

STE 7, PMB 370

BOTHELL, WA 98021



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PROPOSAL

14TH AVE NW TOWNHOMES

01.
PROPOSAL

PROJECT DESCRIPTION

We are proposing 17 new ground-related dwelling units on an LR1 site in the Crown Hill neighborhood of Seattle.

02.
SUMMARY
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We propose to build (12) 3-story townhouses and 5 interspersed 2-story attached accessory dwelling units. The varied unit types and vertical differences in the massing will respond to the urban context that they are surrounded by, as this LR site is the buffer between LR and RSL zones. All primary residencees will be provided with either at-grade auto parking stalls or garages.

03.
EDG RESPONSE

There is one non-exceptional western red cedar at the southwest corner of the site that we intend to retain if possible. There is also one off-site tree to the southeast that we will provide protection zones for. Right of way improvements are planned, including replacement of street trees and curb cuts.

04.
FLOOR PLANS
AND ELEVATIONS

Our goal is enhance the existing built environment by providing quality ground-related housing that relates to the cultural and recreational resources of the immediate surroundings.

05.
MATERIALS AND
RENDERINGS

PROJECT #. 6828198-CN / 3037844-EG / 3037826-LU
LOT AREA. 16,366 SF
PROPOSED DWELLING TYPE. TOWNHOMES AND AADU's

06.
BUILDING
SECTIONS

MIX OF 2 & 3-BEDROOM UNITS
RESIDENTIAL UNIT #. 17 TOTAL (12 T.H.'s / 5 AADU's)
FLOOR AREAS (GROSS). RESIDENTIAL: 21,811SF

GARAGE: 1,445 SF
FLOOR AREA (FAR). ALLOWED: 21,276 SF
PROPOSED: 20,951 SF

07.
DEPARTURES

BUILDING HEIGHT. 30' PROPOSED (3 STORIES)
PLUS ROOF DECK/PENTHOUSES
AUTO PARKING. RESIDENTIAL: 1 PER TOWNHOUSE
DWELLING PROVIDED



9-BLOCK STUDY
SURROUNDING COMMUNITY



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EXISTING SITE CONDITIONS
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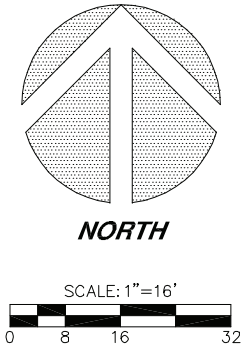
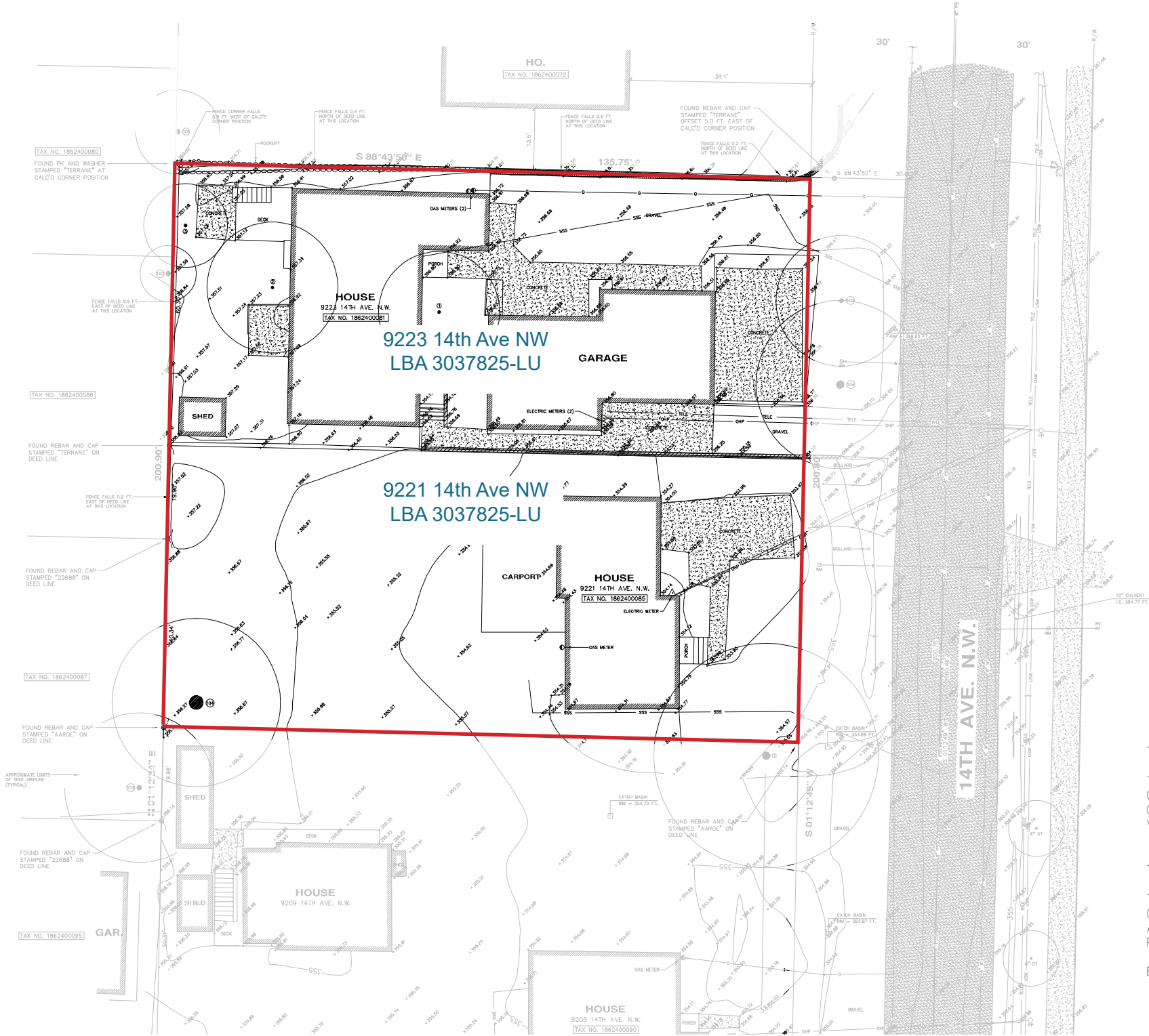
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TAX PARCEL NO. 1862400081 (8,183 SQ. FT.)

THE SOUTH 20 FEET OF THE EAST HALF OF LOT 6 AND NORTH 40 FEET OF THE EAST HALF OF LOT 7, BLOCK 2, CROWN HILL ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 12, IN KING COUNTY, WA.

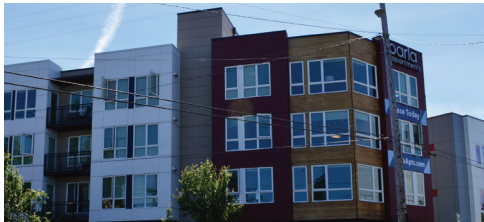
TAX PARCEL NO. 1862400085 (8,183 SQ. FT.)

THE SOUTH 20 FEET OF THE EAST HALF OF LOT 7 AND THE EAST HALF OF LOT 8, BLOCK 2, CROWN HILL ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 12, IN KING COUNTY, WA.

EXCEPT THE EAST HALF OF THE SOUTH 20 FEET OF SAID LOT 8.

VICINITY MAP
LANDMARKS & TRANSPORTATION

 BUS STOPS  BUS ROUTE  BIKE PATH  NEIGHBORHOOD GREENWAY  PED. BRIDGE



1. PARLA APARTMENTS



2. NEARBY TOWNHOMES



3. HAYWOOD BUILDING



4. CROWN HILL CENTER



5. CROWN HILL CHURCH OF CHRIST



VICINITY MAP.



6. TYPICAL SFR's ON 14TH AVE NW



7. CROWN HILL PARK / HOLMAN



8. CROWN HILL PARK



9. CROWN HILL COMM. GARDEN



10. PEDESTRIAN BRIDGE

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CONTEXT ANALYSIS

IMAGES OF NEARBY STRUCTURES

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PARLA APARTMENTS



LIVE/WORK AND T.H.S ON 14TH AVE NW S. OF HOLMAN



NEARBY TOWNHOMES



HAYWOOD BLDG. (ON 14TH)

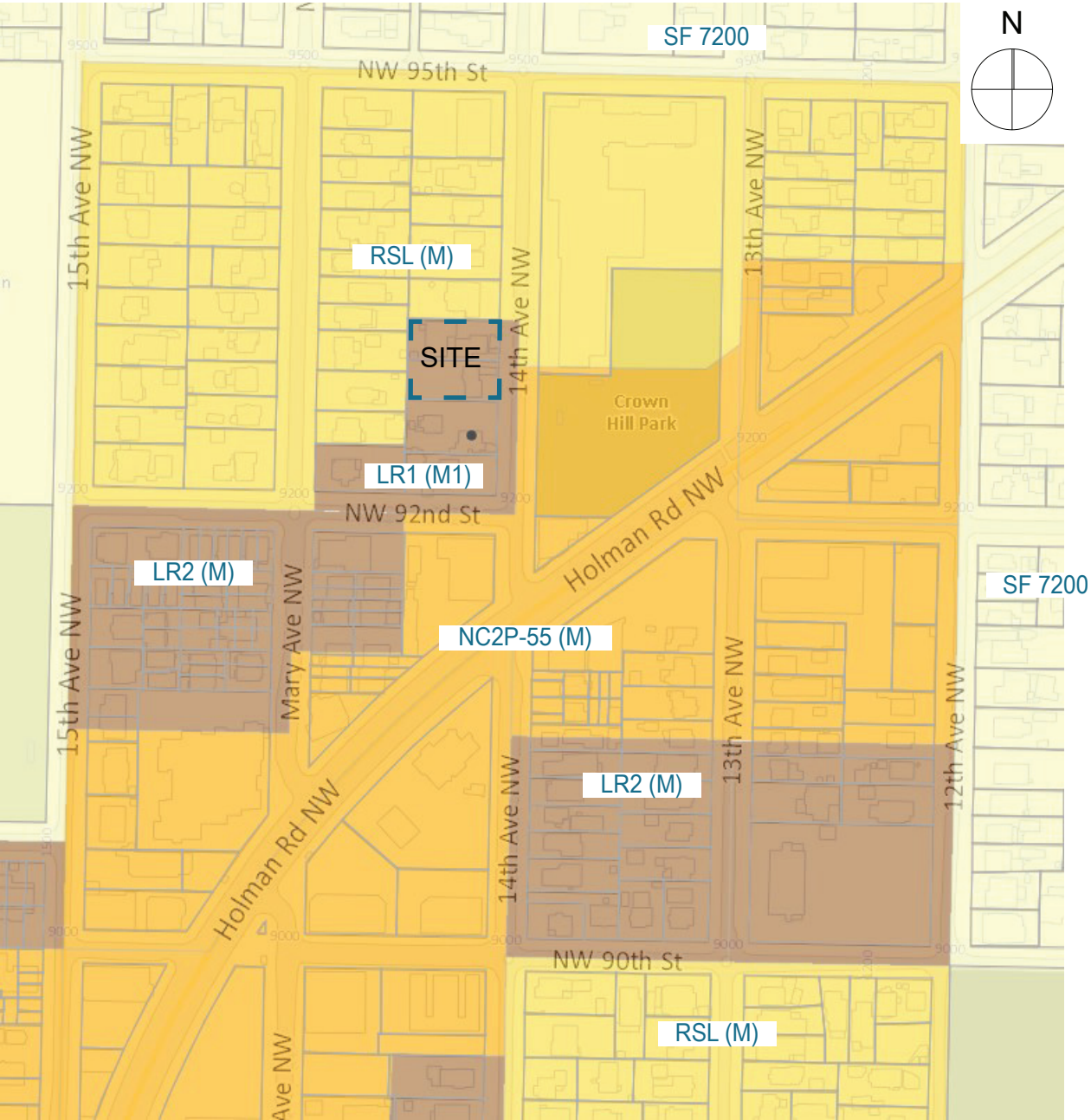


TYP. DEVELOPMENT ON 14TH



CROWN HILL CENTER

CODE RESEARCH
ZONING DATA



Lot Area Total:	16,366 SF
Zoning:	LR1 (M1) / CROWN HILL RESIDENTIAL URBAN VILLAGE.
ECA:	NONE.
Residential Use:	TOWNHOMES AND AADU's (MIX OF 2 & 3-BEDROOM UNITS)
FAR:	FAR MULTIPLIER = 1.3 = 21,276 SF ALLOWED
HEIGHT:	30' BASE HEIGHT ALLOWED. +5' FOR PITCHED ROOF. +4' FOR PARAPETS. +10' FOR STAIR PENTHOUSE(S).
SETBACKS:	TOWNHOUSE: 5' MIN/7' AVG. ALL SIDES.
AUTO PARKING:	NONE REQUIRED AS PROJECT IS IN PARKING FLEXIBILITY AREA AND URBAN VILLAGE. 1 SPACE PER T.H. PROPOSED.
BICYCLE PARKING:	1 LONG-TERM SPACE REQUIRED PER D.U. 2 SHORT-TERM SPACES REQUIRED.
AMENITY AREA:	25% OF LOT AREA MUST BE PROVIDED AS AMENITY AREA. HALF OF THIS MUST BE AMENITY AREA AT GROUND LEVEL.
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE.

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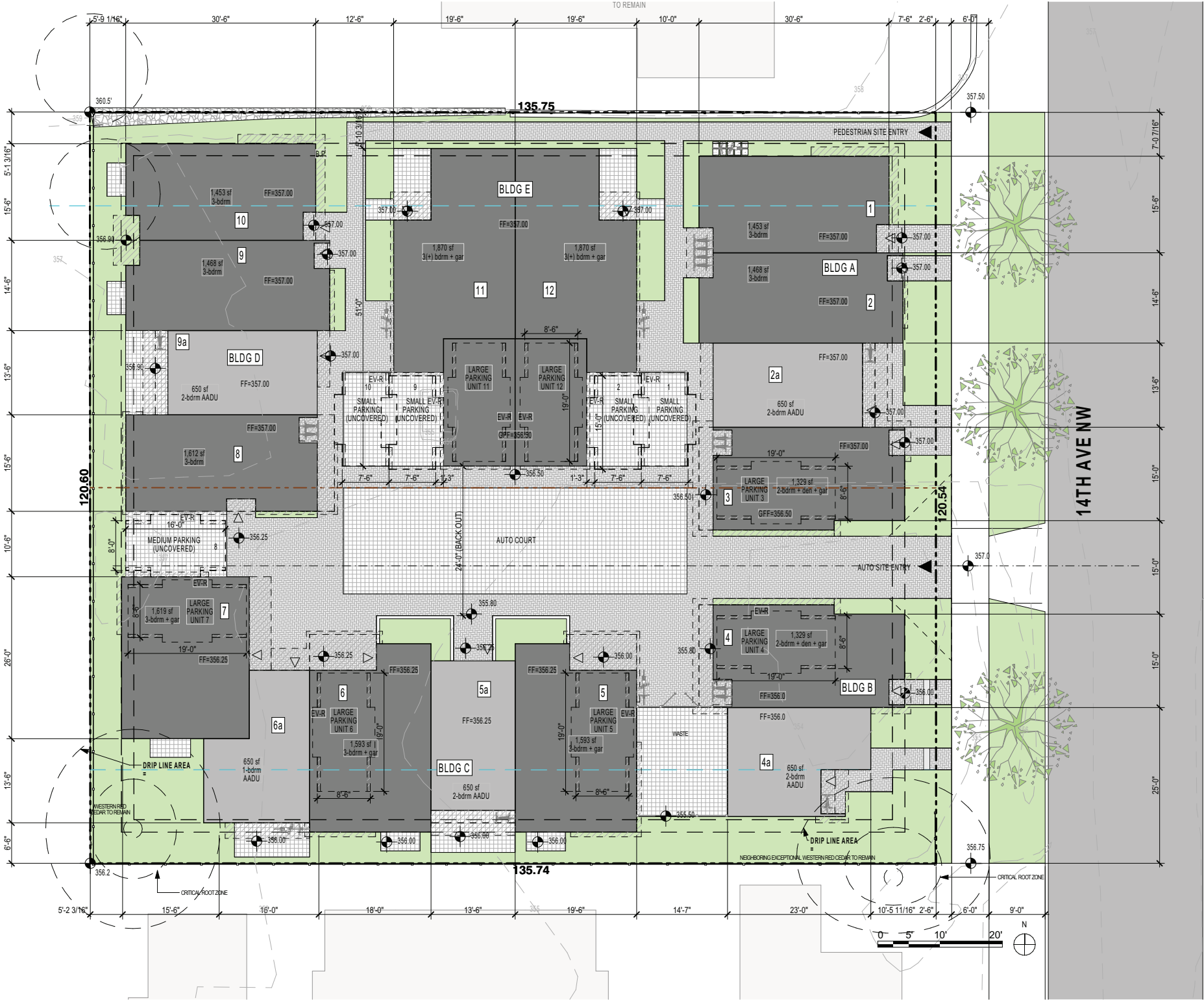
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PROPOSED SITE CONDITIONS
COMPOSITE SITE PLAN

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SITE PLAN

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DESIGN STANDARDS

DESIGN NARRATIVE

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CS1.D.1&2: Plants and Habitat

On site trees: Western red cedar at SW corner of site. While it is not exceptional, we aim to maintain this cedar tree as part of the efforts to maintain existing vegetation and animal habitat. Our preferred scheme works around this tree with unique geometry to provide breathing room for this cedar.

Off site trees: There is an off-site exceptional western red cedar to the southeast along the south property line. Our preferred option uses this tree and the on-site cedar tree as a development limitation and provides space for retention of these trees. The trees in the right of way are slated for removal and will be replaced.



OFF-SITE TREE



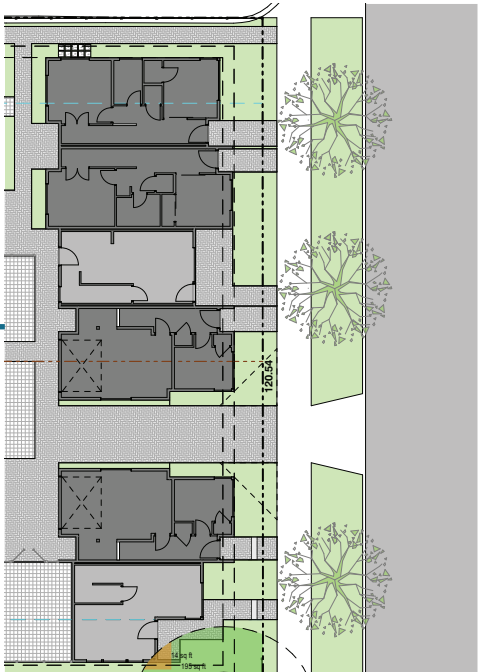
ON-SITE TREE

CS2.A.1: Sense of Place

The planned townhouse project to the south has responded to the rowhouse project at the intersection further down the road (14th and 92nd). We intend to continue this frontage, but we also intend to give a nod to the single family nature of the street frontage running north of our site by splitting our rowhouses into two buildings along 14th Ave NW. This pair of buildings will also frame the auto entry between them. Also, by introducing AADU's along the street frontage, we are able to break down the scale of the buildings as a better transition to the SF zone.

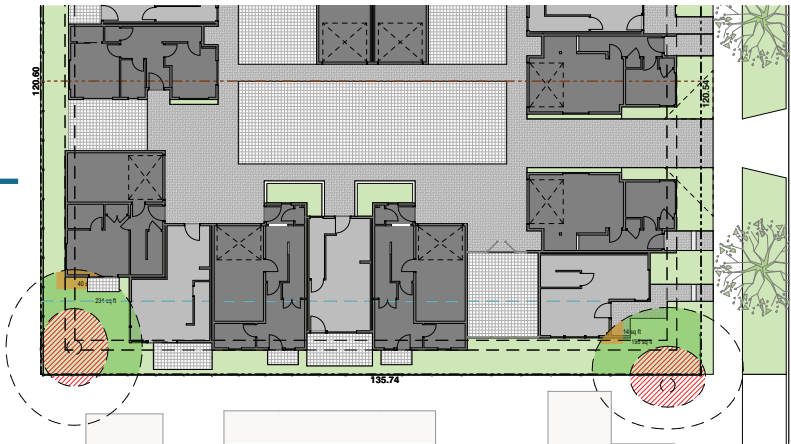
CS2.B.2: Connection to Street

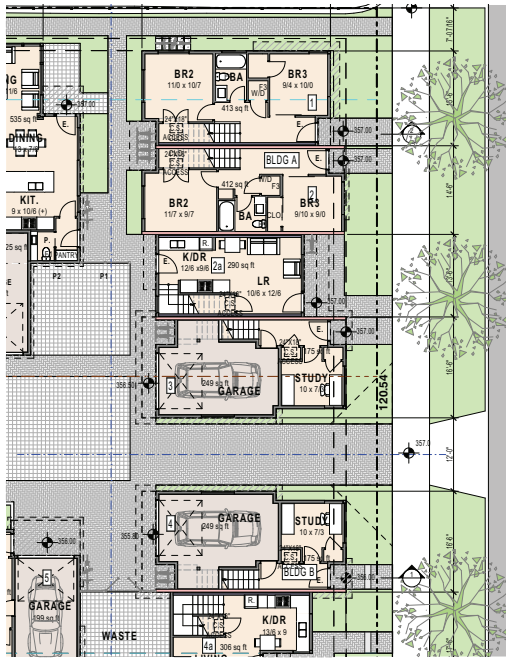
By framing the access to the auto-court between two street-oriented mirrored units, we make it clear that we intend to connect visitors and occupants to the very center of the west site. The heart of the site is developed as an auto-court, with clearly marked pedestrian pavement, areas to park at grade, obvious building entries, easy access to bike parking and support services (such as waste storage) that are accessible, but tucked out of sight. Also, option 3 has a dedicated pedestrian site entry along the north side, in order to better connect Units 8a-12 to the street. Finally, we are proposing ground floor living for Units 2a-4a.



CS2.D.5: Respect for Adjacent Sites

This site abuts single family uses to the north and the west. The site to the west will remain single family (RSL). The sites to the southwest and south are now LR1. We are responding to our neighbors on all interior lot facades by providing appropriate ground level amenity spaces, extensive landscaping, and human-scaled massing. Most of the space between the buildings and the neighbors to the north, west and south will be heavily landscaped, providing a much softer edge for our neighbors.





PL3.A.1.D: Individual Direct Entries to Ground-related Housing

Units facing 14th have obvious individual entries. The townhouses will have entries that clearly relate to the internal site circulation. Entries will be provided with protection above and in most cases will be recessed to further demarcate and provide privacy. During design development, we will develop material concepts, special signage and other elements that create a friendly entry experience.

PL4.B.2: Bike Facilities

Bike parking for our preferred scheme has been carefully managed. Our concept is to distribute bike parking throughout the site in multiple locations. The spaces behind the townhouses and attached accessory dwelling units have been designed to provide access to bike parking. All bike storage areas will be provided with a deep overhang for weather protection, will be well lit and secure. Access to bike storage will be along a clearly marked paving path that slips between at-grade parking stalls. Some gates and fences will provide an added level of screening and security.

DC2.A.2: Reduce Perceived Mass

We are suggesting massing that reduces the overall mass of the buildings and that help to demarcate individual dwellings. In many cases, the upper two floors cantilever out over the lower floor to help create protection and recesses at building entries. AADU's are located at strategic locations to better manage the scale of this project. For the preferred scheme, there are never more than two adjacent 3-story units.

DC4.D.2: Hardscape Materials

The auto-court will utilize a mix of high-quality paving materials in order to elevate the experience of this space and to clarify the multiple uses being served. We intend to use asphalt for the driving surface intermixed with flush pavers to demarcate walking paths. All building entries will be tied to the pavers in order to give special emphasis to the doors. Grass grid may also be used at our surface parking areas in order to provide a third texture and to provide additional green to the auto-court. All pathway paving will utilize unit pavers for better scale and texture.

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STREET LEVEL STRAIGHT ON



DESIGN TEAM RESPONSE TO DESIGN GUIDANCE

(Guidance in black text - responses in orange text)

1. Massing & Site Planning

a. The variation in height of townhouses and attached accessory dwelling units along 14th Avenue NW in massing options 2 and 3 better relate to the existing context compared to massing option 1. The existing context is largely comprised of one- and two-story single-family houses while several 3-story townhouses and rowhouses are proposed immediately south of the project site. (CS2-D-1, CS3-A-1)

We have maintained the variation of townhouse/ADU heights along the street frontage.

b. Massing option 3's site plan offers a dedicated pedestrian path along the north property line and direct entries to northern units from the pedestrian path to eliminate the conflict between pedestrians and vehicles. (PL1-B, DC1-B-1)

We have maintained the direct pedestrian pathways on the north end of the site.

c. Therefore, staff supports the applicant's preferred massing option 3 that provides a variation in structure height and unit type along the street edge and favors pedestrian circulation on the north half of the site. (CS2-D-1, CS3-A-1, PL1-B, DC1-B-1)

We have maintained both of these features in the current design.

d. Priority for pedestrians is absent on the southern half of the site. Those entering the southern units from the south by foot are forced to use the driveway for access to the site. Create an obvious dedicated pedestrian route to minimize the conflict between vehicles and pedestrians. (DC1-B-1)

We have maintained the combined driveway / pedestrian access at the south end of the site for the following reasons:

1. We are prioritizing direct access to the six units that front on 14th Ave NW. The width required for this access limits the width that is left over for additional access points.
2. Access to the site along the south boarder is severely limited by the root zone of the off-site exceptional tree.
3. Our concept for this site is to keep the dwelling access points either along the street or on the interior of the site. The perimeter of the site is envisioned as privately owned landscape buffer and patio area. This concept requires that the access points and vehicle access points are adjacent to each other on the interior of the site. Therefore, we have worked to carefully combine the pedestrian and vehicle access pathways by utilizing the following techniques:
 - A mix of paving types to activate and soften the entry court
 - Unit pavers are used to lead pedestrians to front doors
 - Raised planters bring landscaping into this space to soften it and to slow down traffic
 - Second story roof decks for units 11 and 12 help to activate the entry court



BIRDSEYE FROM SE



AUTO COURT LOOKING SW

DESIGN TEAM RESPONSE TO DESIGN GUIDANCE

e. Staff supports the retention of the Western Red Cedar in the southwest corner of the property and the Exceptional Western Red Cedar on the adjacent property, which has a critical root zone on the southeast corner of the subject property. (CS1-D-1, DC4-D-4)

We will help to protect and retain the adjacent Red Cedar per the arborist's recommendations. Doing so does limit our ability to develop on the southeast corner of the site.

2. Façade Treatment and Materials

a. As design development moves forward, select high quality materials with residential character that will age well in Seattle’s climate. (DC4-A)

We are proposing painted lap siding in two different exposures for most of the exterior surfaces on these buildings. Lap siding is well established as an accepted residential building cladding, and will hold up well in our climate. There will also be some very limited areas of panel cladding around window groupings as visual accents. See material notes on page 28.

b. Thoughtfully design all building facades to be attractive and well-proportioned while avoiding blank wall conditions and large areas of fiber cement panels that do not typically age well in Seattle’s climate. (DC2-B, DC4-A)

All building facades have been carefully considered to avoid large blank wall areas. Generally, we have worked to modulate the buildings so that each dwelling is expressed both as an individual dwelling. Furthermore, elements of the buildings are accented with alternating colors to further emphasize the individuality of dwelling units. As mentioned above, panel cladding will be used in very limited areas and only as accent elements.

3. Landscaping

a. The surrounding context has a strong precedent of lush landscaping on private property and within the right of way. Ensure all plantings are lush, offer seasonal interest, include native species, and include eye catching forms and colors. (DC4-D)

The landscape design will continue the pattern of the local landscaping. In addition, the landscaping will meet the comments above as follows:

- Plantings will be lush, especially in the right of way and along the street frontage. Green Beech trees will anchor the planting strip, along with Mount Vernon Laurel. Plants listed are represented on-site.
- Plantings will offer seasonal interest with plants such as Yellow twig dogwood
- Plantings include native species such as ferns and vine maples, red osier dogwoods and solomon's seal
- Plants such as Lily of the Valley, Big Blue Lily Turf and Hydrangeas will offer eye catching color and forms.

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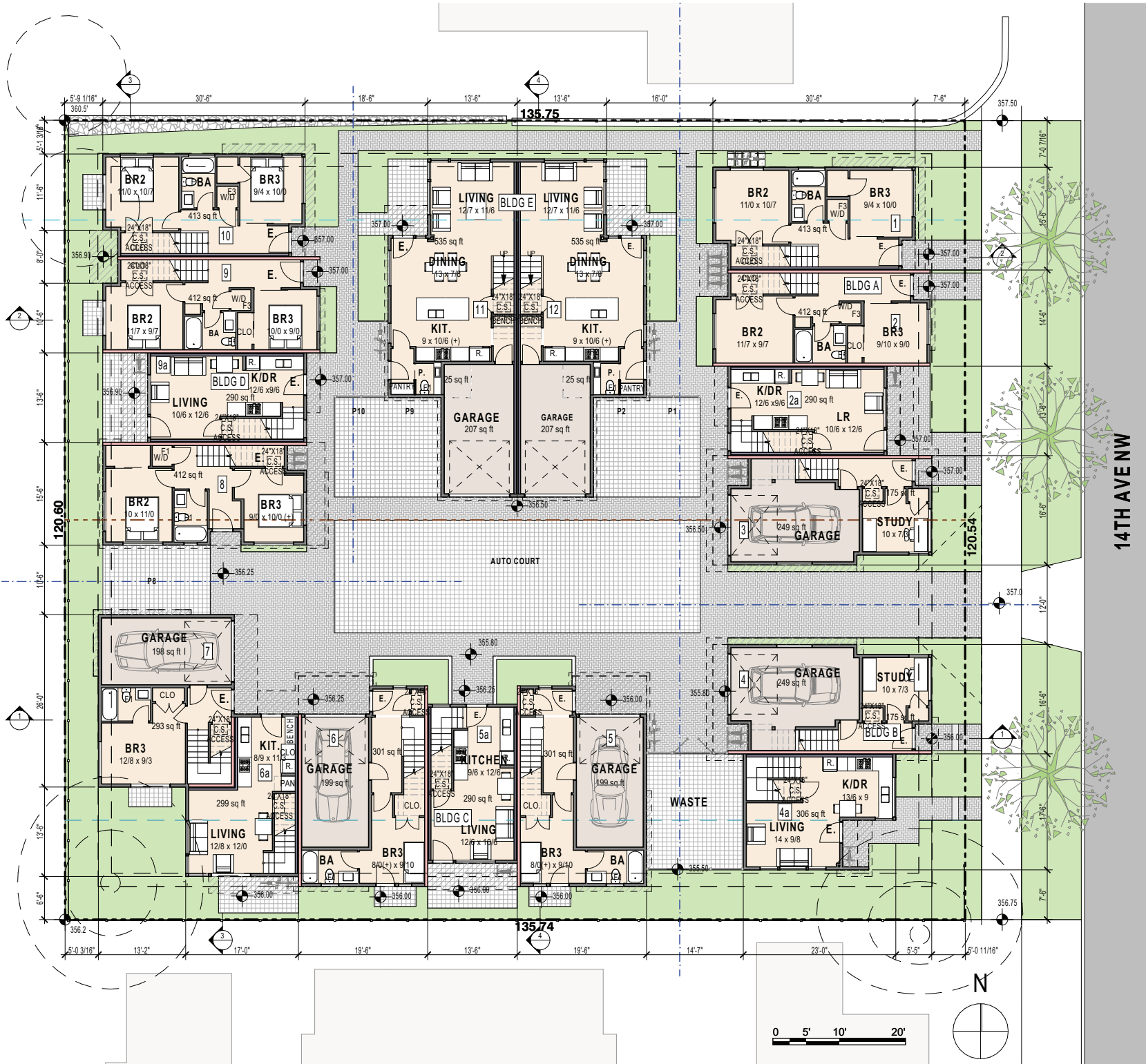
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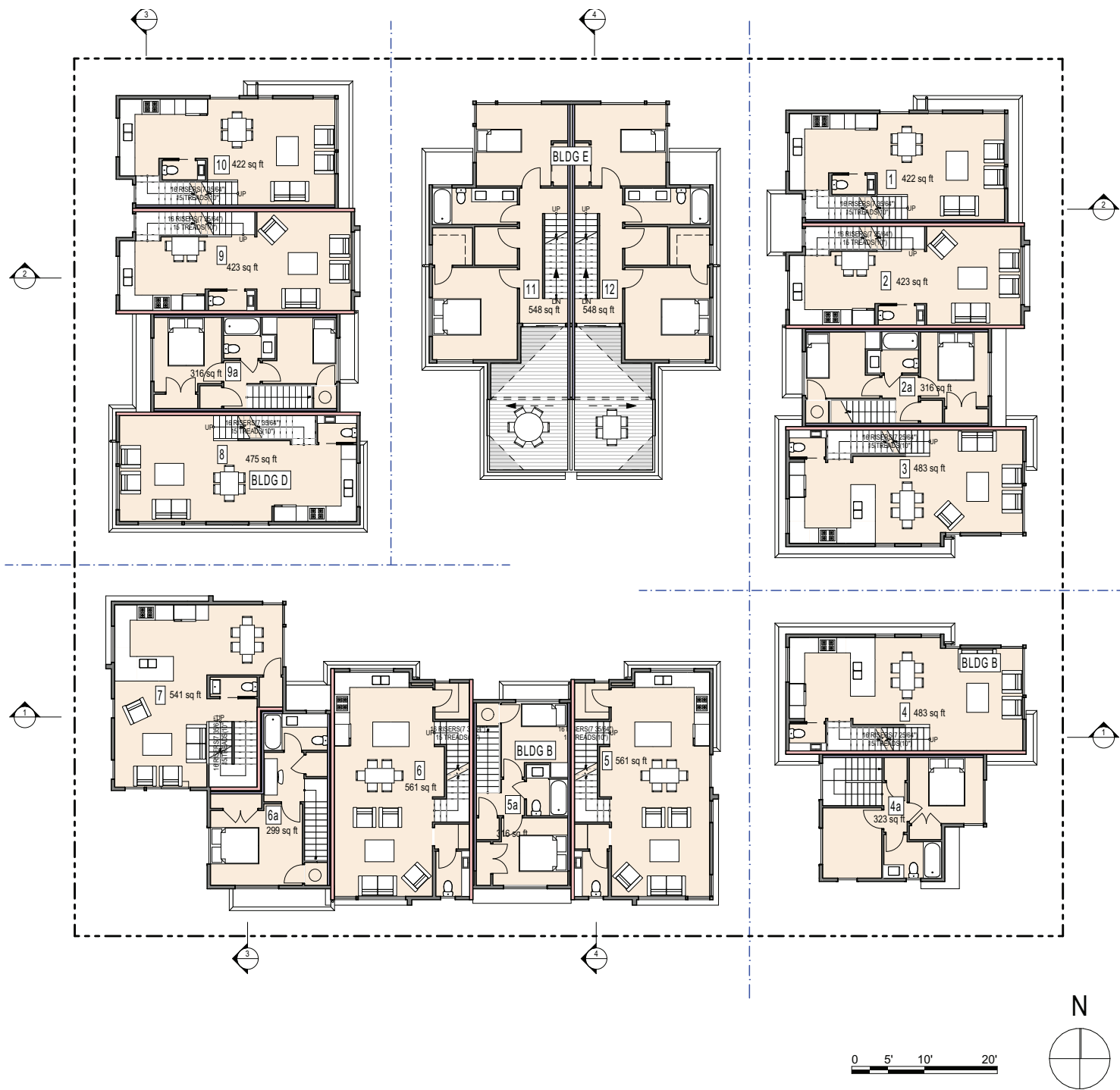
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FIRST FLOOR PLAN

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FIRST FLOOR PLAN

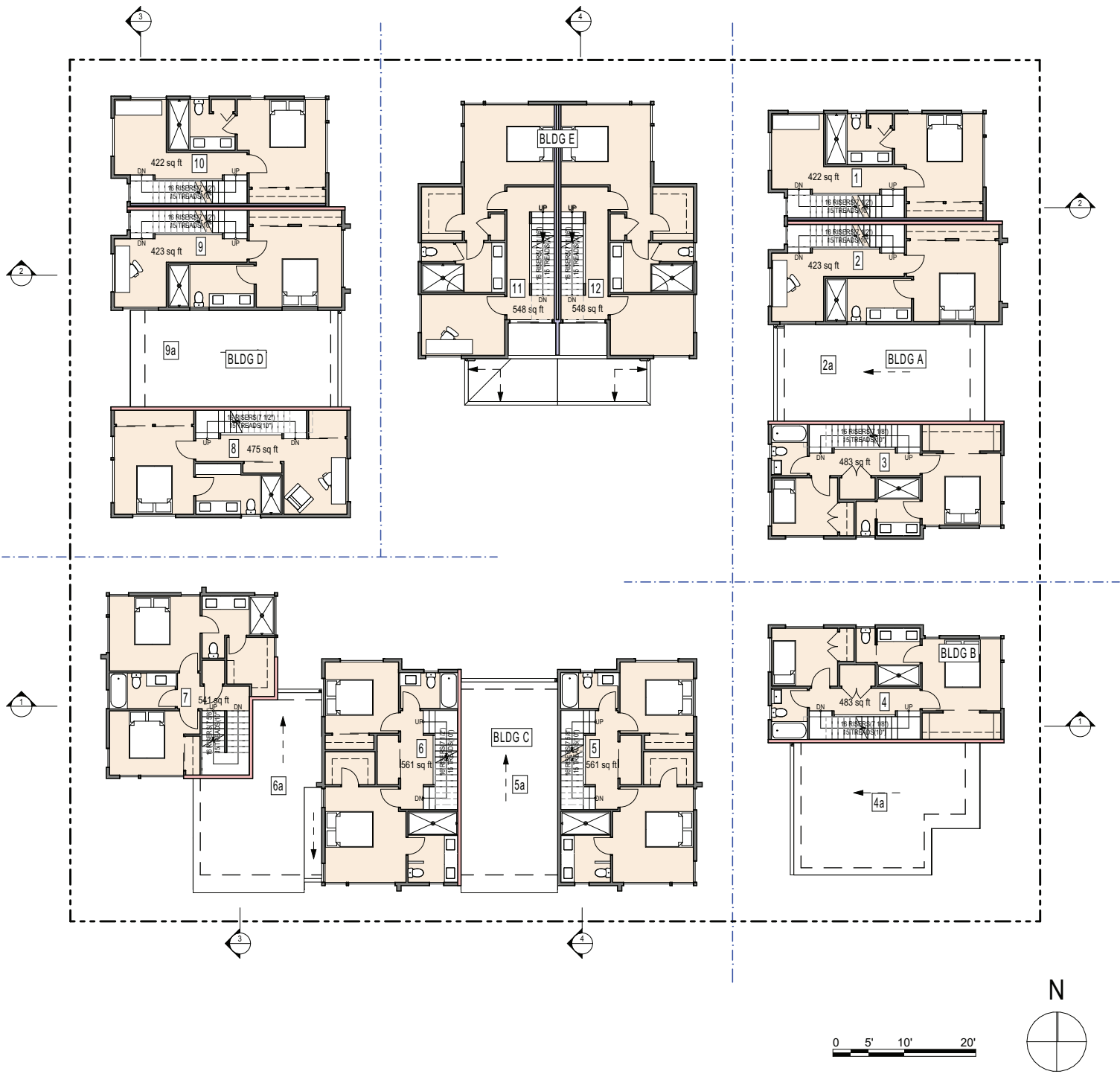


SECOND FLOOR PLAN

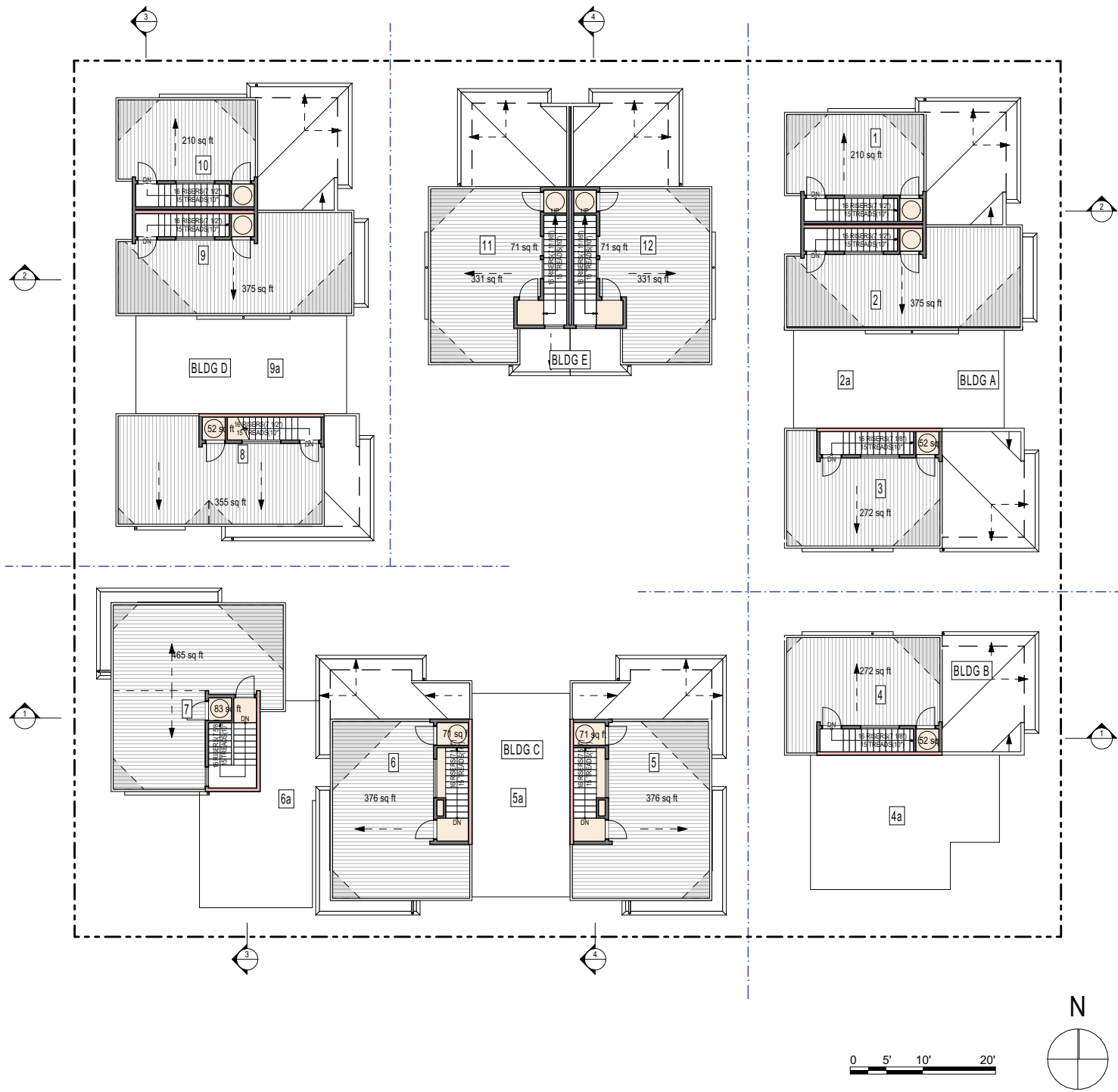
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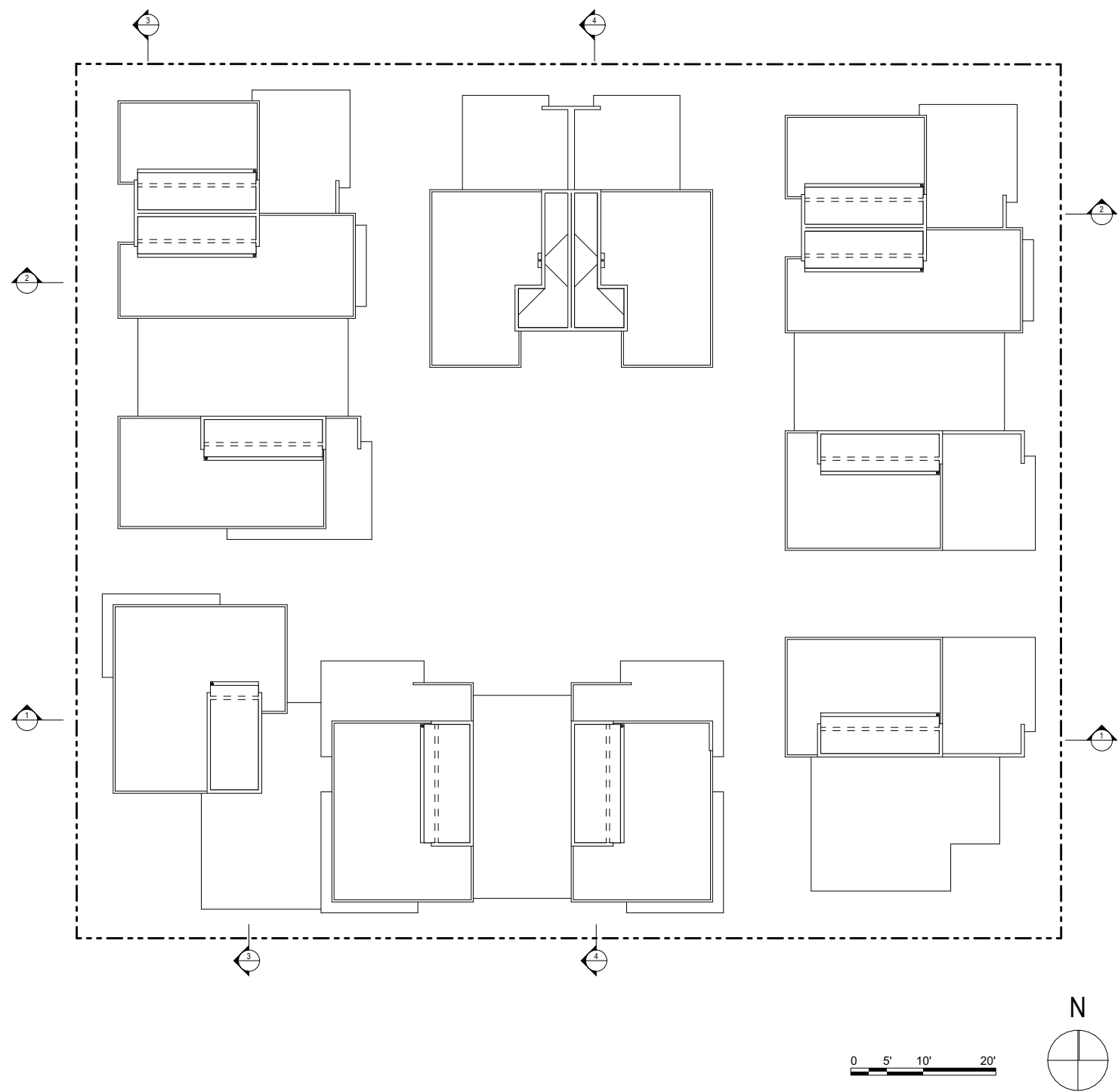


ROOF DECK PLAN

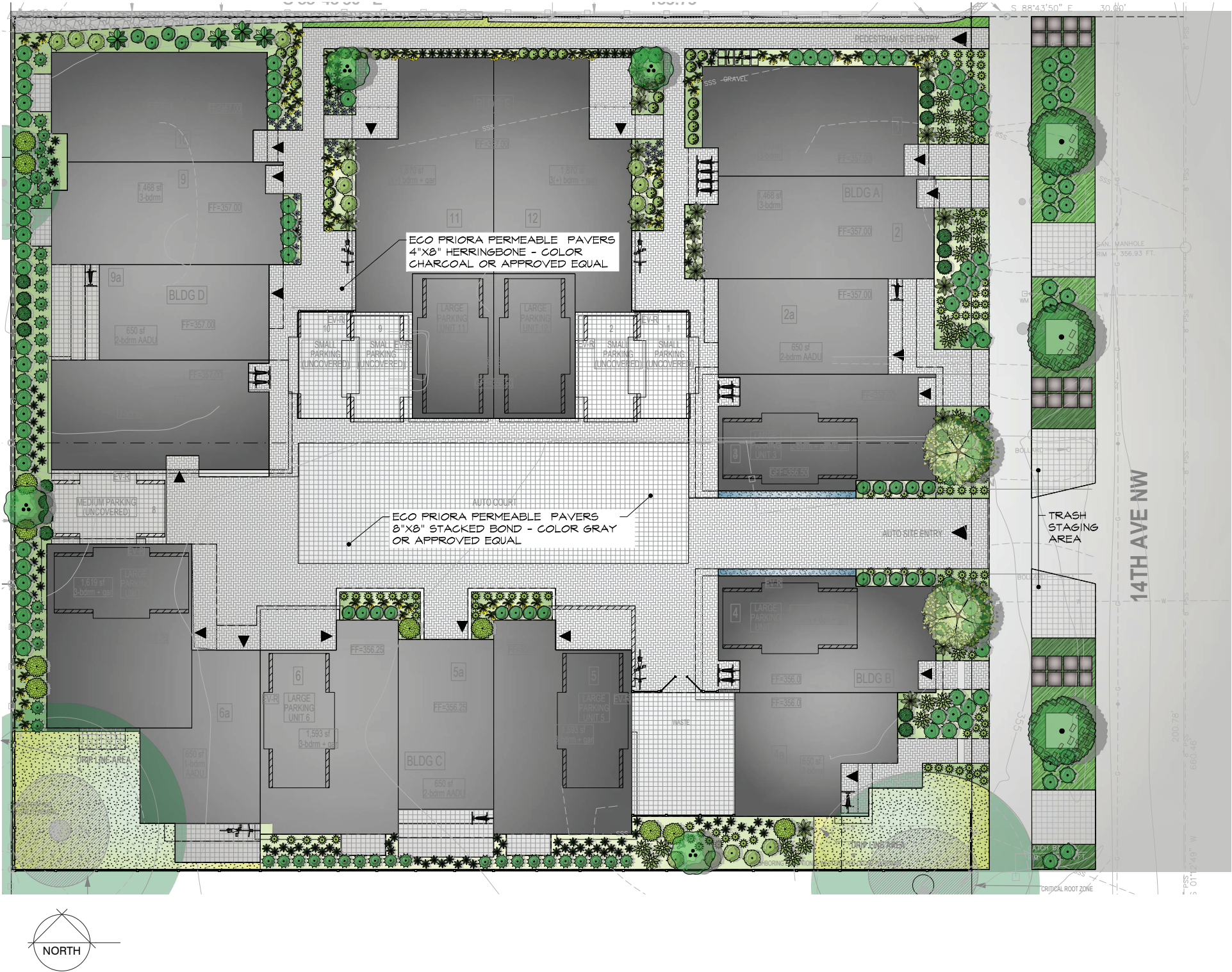
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MUTUAL MATERIALS - ECO PRIORA 8x8
PAVERS "NATURAL"

MUTUAL MATERIALS - ECO PRIORA
HERRINGBONE "CHARCOAL"

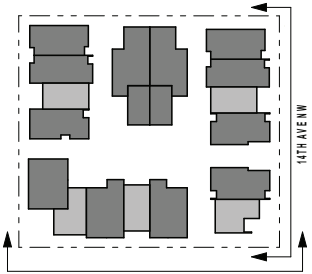
HARDSCAPE PLAN



EAST ELEVATION



SOUTH ELEVATION



MATERIALS LEGEND

- LAP CLADDING 1:
SMOOTH HARDIPLANK - 8" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM WITCHING HOUR
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM CINDER
- ACCENT CLADDING:
WOOD LAP 5" EXPOSURE
- PANEL CLADDING AND TRIM EDGES:
HARDIPANEL OR WOOD TRIM
COLOR: BM BLACK BEAUTY
- WINDOWS:
BLACK VINYL WINDOWS
- EXTERIOR DOORS:
CODEL F.G. DOORS
W/ LITES AS SHOWN
COLOR: BLACK BEAUTY
- GUTTERS/D.S.s/FLASHINGS:
METAL FABRICATED
COLOR: BLACK

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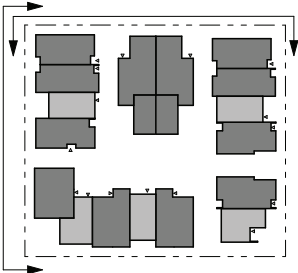
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- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM WITCHING HOUR
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM CINDER
- ACCENT CLADDING:
WOOD LAP 5" EXPOSURE
- PANEL CLADDING AND TRIM EDGES:
HARDIEPANEL OR WOOD TRIM
COLOR: BM BLACK BEAUTY
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BLACK VINYL WINDOWS
- EXTERIOR DOORS:
CODEL F.G. DOORS
W/ LITES AS SHOWN
COLOR: BLACK BEAUTY
- GUTTERS/D.S.s/FLASHINGS:
METAL FABRICATED
COLOR: BLACK



WEST ELEVATION



NORTH ELEVATION

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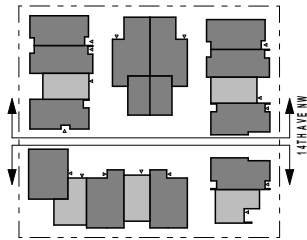
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MATERIALS LEGEND

- LAP CLADDING 1:
SMOOTH HARDIPLANK - 8" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM WITCHING HOUR
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM CINDER
- ACCENT CLADDING:
WOOD LAP 5" EXPOSURE
- PANEL CLADDING AND TRIM EDGES:
HARDIEPANEL OR WOOD TRIM
COLOR: BM BLACK BEAUTY
- WINDOWS:
BLACK VINYL WINDOWS
- EXTERIOR DOORS:
CODEL F.G. DOORS
W/ LITES AS SHOWN
COLOR: BLACK BEAUTY
- GUTTERS/D.S.s/FLASHINGS:
METAL FABRICATED
COLOR: BLACK



NORTH ELEVATION AT AUTO COURT



SOUTH ELEVATION AT AUTO COURT

ELEVATIONS

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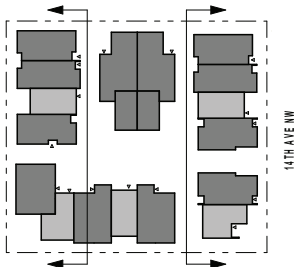
03.
EDG RESPONSE

04.
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MATERIALS LEGEND

- LAP CLADDING 1:
SMOOTH HARDIPLANK - 8" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM WITCHING HOUR
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM CINDER
- ACCENT CLADDING:
WOOD LAP 5" EXPOSURE
- PANEL CLADDING AND TRIM EDGES:
HARDIEPANEL OR WOOD TRIM
COLOR: BM BLACK BEAUTY
- WINDOWS:
BLACK VINYL WINDOWS
- EXTERIOR DOORS:
CODEL F.G. DOORS
W/ LITES AS SHOWN
COLOR: BLACK BEAUTY
- GUTTERS/D.S.s/FLASHINGS:
METAL FABRICATED
COLOR: BLACK



NORTH ELEVATION AT AUTO COURT



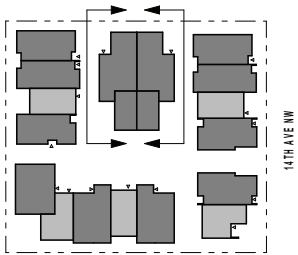
SOUTH ELEVATION AT AUTO COURT



NORTH ELEVATION AT AUTO COURT



SOUTH ELEVATION AT AUTO COURT



MATERIALS LEGEND

- LAP CLADDING 1:
SMOOTH HARDIPLANK - 8" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM KITTEN WHISKERS
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM WITCHING HOUR
- LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM CINDER
- ACCENT CLADDING:
WOOD LAP 5" EXPOSURE
- PANEL CLADDING AND TRIM EDGES:
HARDIEPANEL OR WOOD TRIM
COLOR: BM BLACK BEAUTY
- WINDOWS:
BLACK VINYL WINDOWS
- EXTERIOR DOORS:
CODEL F.G. DOORS
W/ LITES AS SHOWN
COLOR: BLACK BEAUTY
- GUTTERS/D.S.s/FLASHINGS:
METAL FABRICATED
COLOR: BLACK

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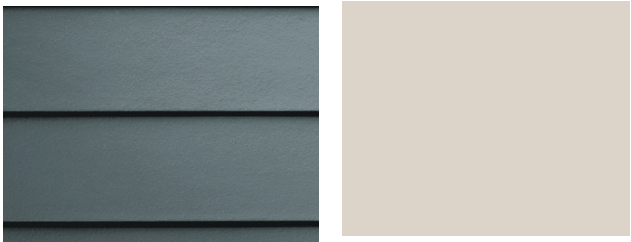
05.
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MATERIAL STUDY
MASTER LEGEND

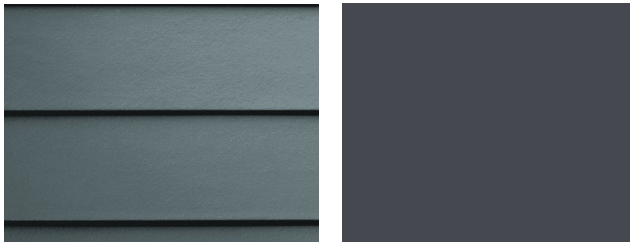
01.
PROPOSAL



SIDING MATERIAL
SMOOTH HARDIEPANEL CLADDING 8" EXPO-
SURE IN BENJAMIN MOORE "KITTEN WHIS-
KERS."

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SIDING MATERIAL
SMOOTH HARDIEPLANK CLADDING 5" EXPO-
SURE IN BENJAMIN MOORE "WITCHING HOUR."

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SIDING MATERIAL
SMOOTH HARDIEPLANK CLADDING 5" EXPO-
SURE IN BENJAMIN MOORE "CINDER."

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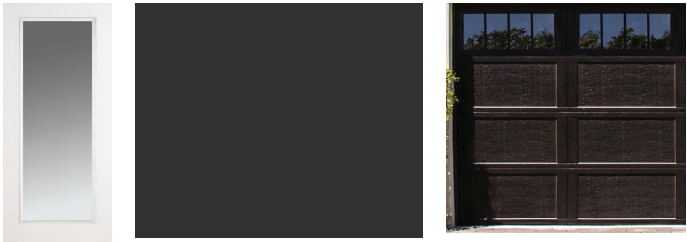
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STAINED WOOD SIDING
1X4 CEDAR T&G SIDING WITH CABOTS NATURAL
STAIN.



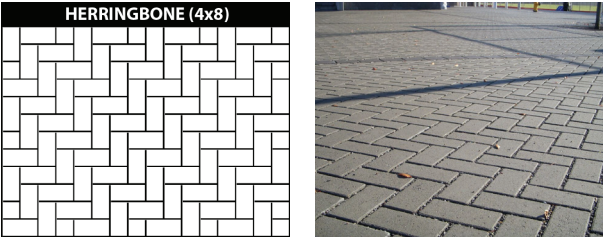
WINDOWS
WHITE VINYL WINDOWS WITH HORIZ. SLIDER.
SINGLE HUNG, CASEMENT, AND FIXED.



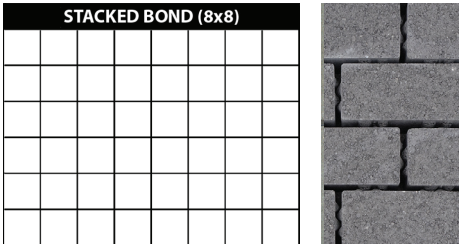
ENTRY DOORS / GARAGE
DOORS
CODEL SF20 ENTRY DOOR PAINED WITH
BENJAMIN MOORE 2120-20 "JET BLACK."

WAYNE DALTON 9700 CARRIAGE HOUSE STEEL
GARAGE DOOR. HAMPTON STYLE. PLAIN WINDOWS IN
TOP PANEL. PAINTED WITH BENJAMIN MOORE 2120-20
"JET BLACK."

PAVING



MUTUAL MATERIALS - ECORPIORA
HERRINGBONE IN "CHARCOAL."



MUTUAL MATERIALS - ECOPRIORA
8X8 STACKED BOND IN "NATURAL."



STREET VIEW OF 9221/9223 14TH AVE NW

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AERIAL VIEW FROM NORTHEAST



DRIVEWAY FACING NORTHWEST



STREET FACE AT NORTHEAST CORNER



DRIVEWAY FACING SOUTHWEST

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AUTO COURT FACING EAST



AUTO COURT FACING WEST



AUTO COURT VIEW FROM WASTE AREA



AUTO COURT FROM UNIT 7



NORTHEAST GREENSPACE FACING SOUTH



NORTHWEST GREENSPACE FACING NORTH



NORTHWEST GREENSPACE FACING SOUTH



NORTHEAST GREENSPACE AT BIKE PARKING

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PEDESTRIAN PATHWAY FROM STREET



CONTEXTUAL STREET VIEW



AUTO COURT VIEW FROM UNIT 3 ROOF DECK



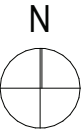
AUTO COURT VIEW FROM UNIT 7 ROOF DECK



SITE LIGHTING PLAN

FIXTURE LEGEND

-  WALL MOUNTED:
WAC LIGHTING
11" SLANT SCONCE
BLACK
-  RECESSED:
HALO 4" LED
NICKLE TRIM
-  LANDSCAPE:
JOHN TIMBERLAND
HOODED LANDSCAPE
LIGHT
DARK BRONZE
-  LANDSCAPE:
JOHN TIMBERLAND
LED WELL LIGHT
BLACK



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SIGNAGE CONCEPT PLAN

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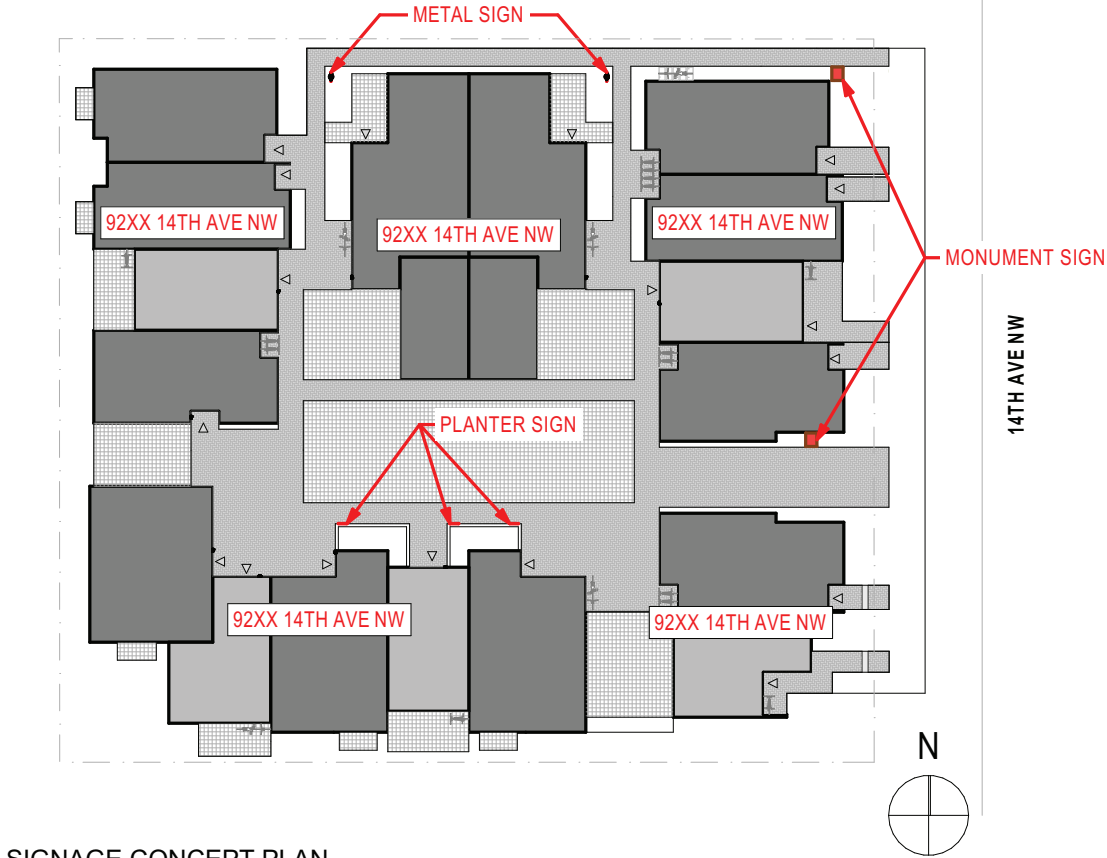
03. EDG RESPONSE

04. FLOOR PLANS
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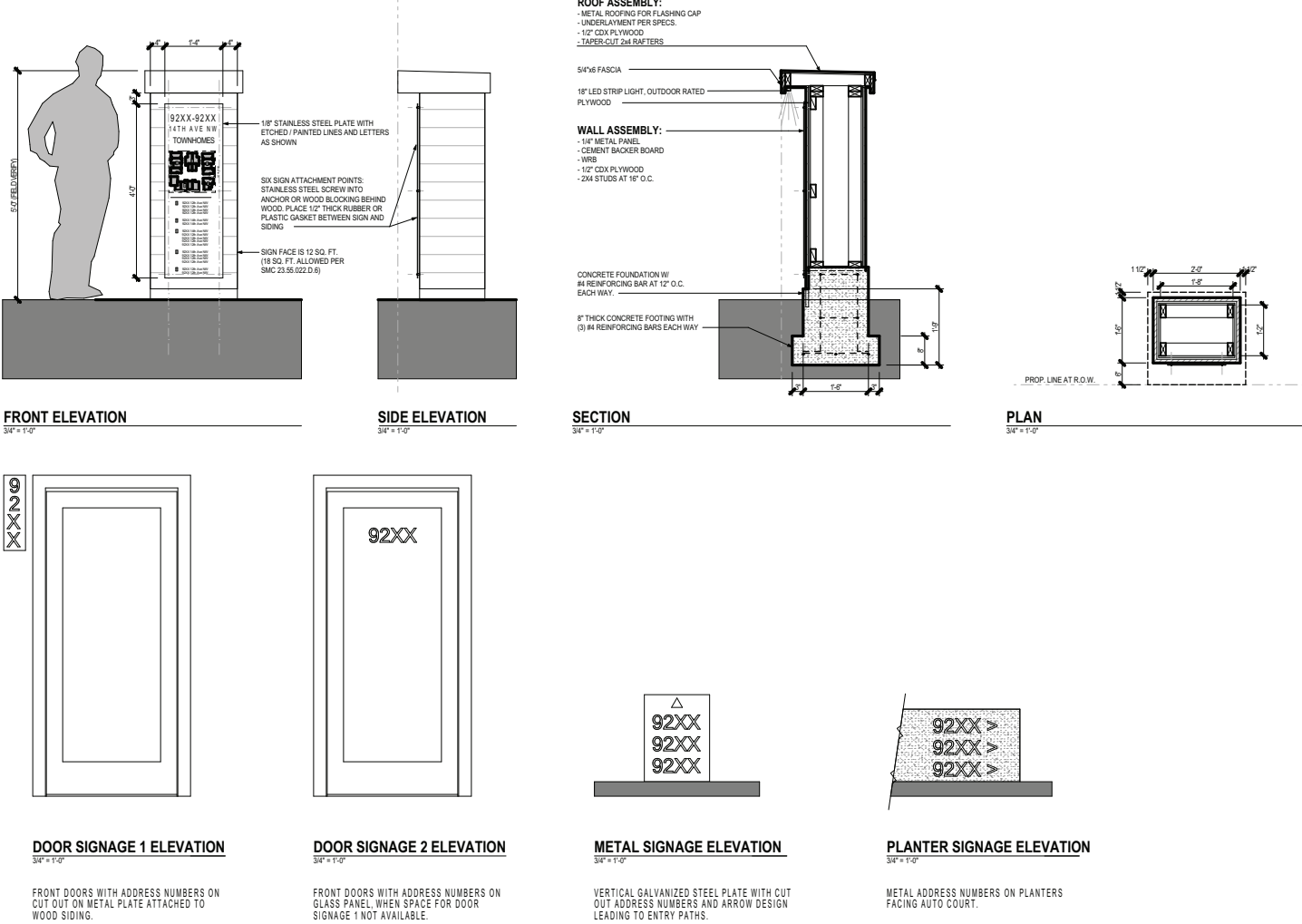
05. MATERIALS AND
RENDERINGS

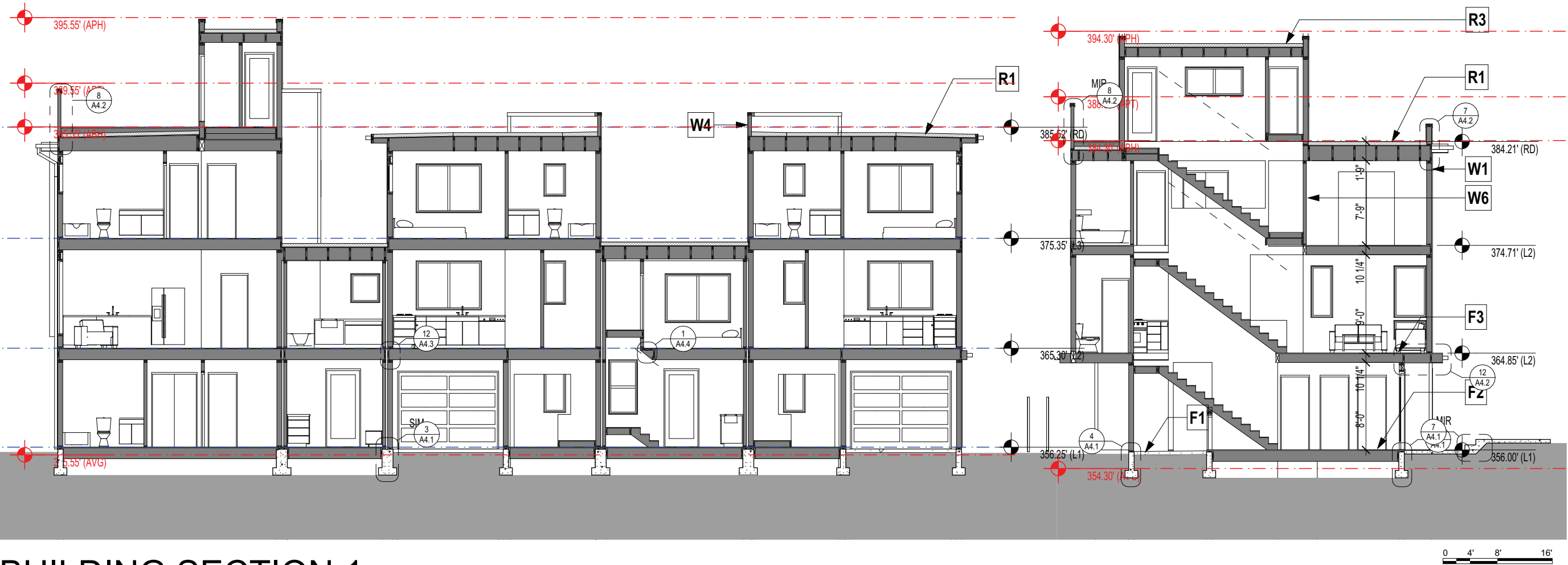
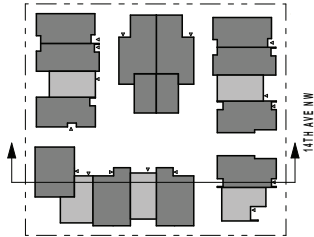
06. BUILDING
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SIGNAGE CONCEPT PLAN





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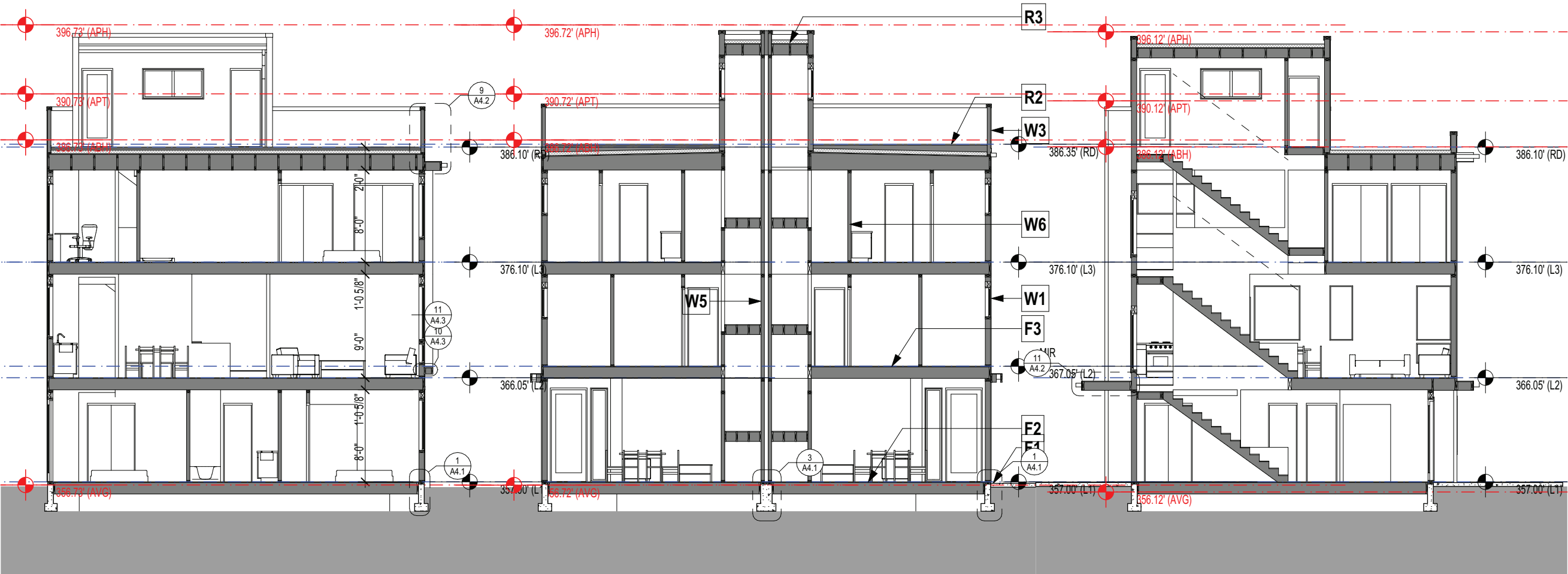
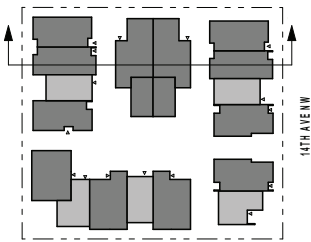
03.
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04.
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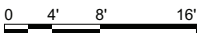
05.
MATERIALS AND
RENDERINGS

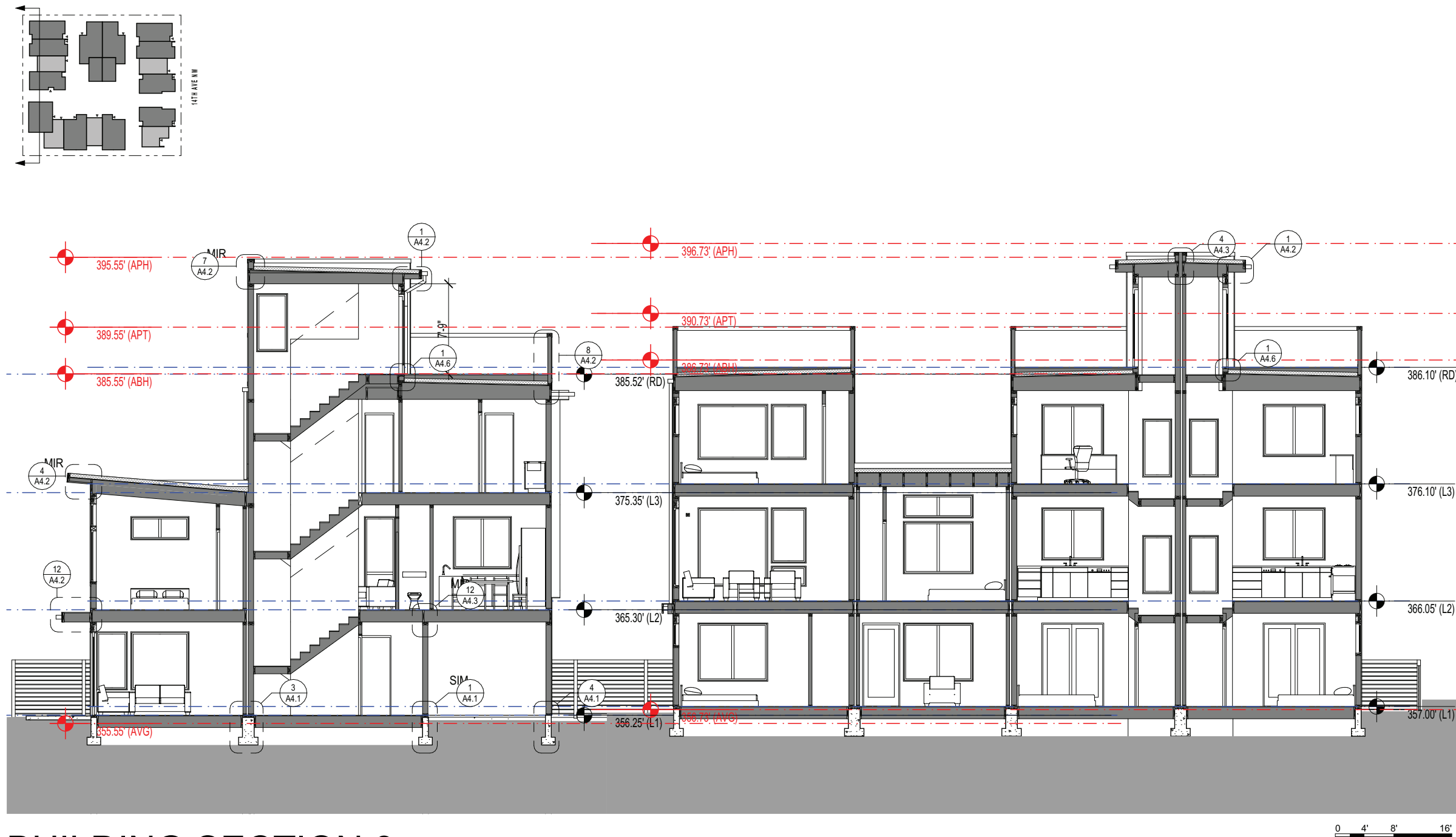
06.
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BUILDING SECTION 2





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BUILDING SECTIONS

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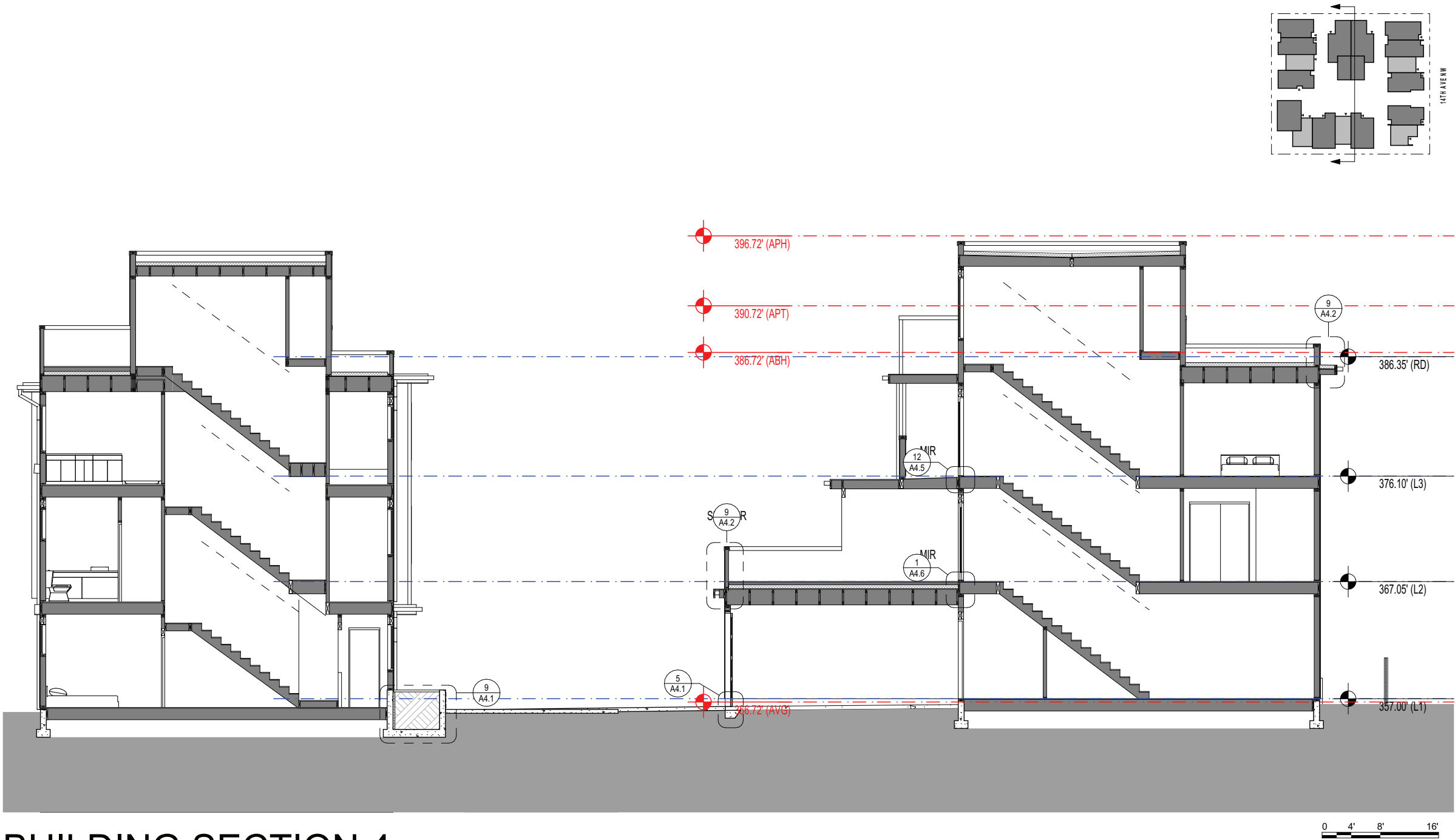
03.
EDG RESPONSE

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BUILDING SECTION 4

VANDERVORT ARCHITECTS
MULTI-FAMILY WORK SAMPLES



FIRST HILL ROWHOUSES



EASTLAKE ROWHOUSES



COLUMBIA CITY APARTMENTS



SUNSET HILL LIVE/WORK



MADRONA LIVE/WORK



ALKI CONDOS



Z-HOME



VALLEY STREET TOWNHOMES



VALLEY STREET TOWNHOMES



Z-HOME