



City of Shoreline

Planning & Community Development

17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

Print Form

PRE-APPLICATION MEETING REQUEST

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address: 15601 - 15636 West Minster Way N, Shoreline, WA 98133
(Leave blank if address is not assigned)

Parcel Number (Property Tax Account Number) 182604-9014

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PROPERTY OWNER INFORMATION

PCD

Name MGP XII SW AURORA, LLC Attn: Glenn Goodman Email ggoodman@merlonegeier.com

Address 457 SW 148th Street City Burien State WA Zip 98166

Phone 206-439-2330 X 526 Phone Cell

CONTACT INFORMATION

Name Chad Lorentz Email chadl@urbalarchitecture.com

Address 1938 Fairview Ave E, #100 City Seattle State WA Zip 98103

Phone 206-257-0972 Phone Cell

PROJECT DESCRIPTION

See Attached

Construction Value \$50,000,000

FOR OFFICE USE ONLY:

TRANSMITTED TO:

Meeting Date: July 14, 2020

- Building
Public Works

Meeting Time: 9:00am - 10:30am

Project Manager: CALER M.

- Shoreline Fire
Ronald Wastewater
North City Water District
Seattle Public Utilities
WSDOT

PRE-200071

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property.

- 0%-5%
 5%-10%
 10%-15%
 15%-20%
 20%-25%
 25%+

Please describe the site conditions for any "yes" answer:

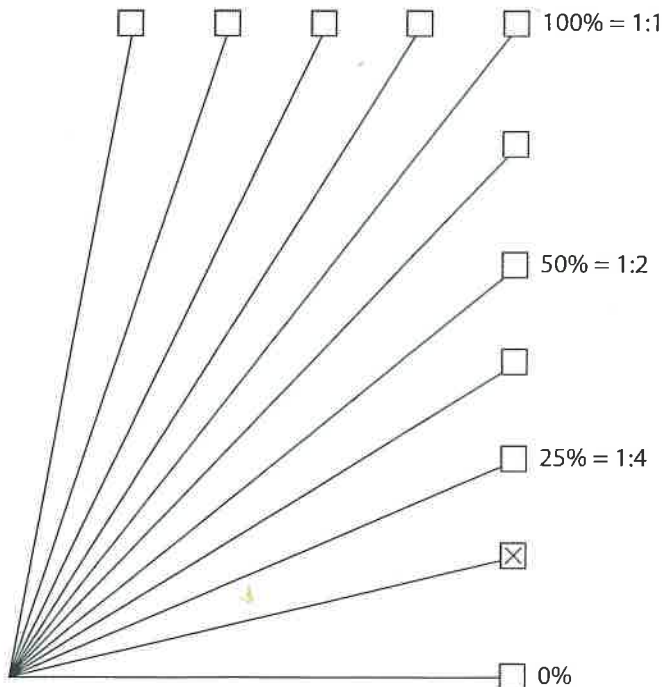
Site is an existing parking lot/ramp for the former Sears Retail store. The proposed roads would align with existing grades to extent feasible. North boundary would be around 5%, other boundaries would be close to existing slope. There would be a public stair case along the southwest facade providing access down to the south facade, this is a drop of approximately 20' over 60'-70'. Final designs have yet to be determined for that area.

Who prepared this information? Erin Kelly, Urbal Architecture

How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

(Check appropriate slope percentage box and mark correct box on diagram below.)



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King County Districts and Development Conditions for parcel 1826049014



Parcel number	1826049014	Drainage Basin	Boeing Creek
Address	701 N 160TH ST	<u>Watershed</u>	<u>Central Puget Sound</u>
Jurisdiction	Shoreline	<u>WRIA</u>	<u>Cedar-Sammamish (8)</u>
Zipcode	98133	PLSS	NW - 18 - 26 - 4
Kroll Map page	214	Latitude	47.74355
Thomas Guide page	504	Longitude	-122.34879



King County Electoral districts

<u>Voting district</u>	SHL 32-1210	Fire district	Shoreline Fire Department
<u>King County Council district</u>	District 1, <u>Rod Dembowski</u> (206) 477-1001	Water district	does not apply
Congressional district	7	Sewer district	Ronald Wastewater District
Legislative district	32	Water & Sewer district	does not apply
School district	412	Parks & Recreation district	Shoreline Park and Recreation District
Seattle school board district	does not apply (not in Seattle)	Hospital district	does not apply
District Court electoral district	Shoreline	Rural library district	Rural King County Library System

King County planning and critical areas designations*

<u>King County zoning</u>	NA, check with jurisdiction	<u>Urban Unincorporated Status</u>	does not apply
<u>Development conditions</u>	None	<u>Rural town?</u>	No
<u>Comprehensive Plan</u>	does not apply	<u>Water service planning area</u>	Seattle Public Utilities
<u>Urban Growth Area</u>	Urban	<u>Transportation Concurrency Management</u>	does not apply
<u>Community Service Area</u>	does not apply	Forest Production district?	No
<u>Community Planning Area</u>	Shoreline	Agricultural Production district?	No
Coal mine hazards?	Check with jurisdiction	<u>Snoqualmie Valley watershed improvement district?</u>	No
Erosion hazards?	Yes	<u>Critical aquifer recharge area?</u>	None mapped
Landslide hazards?	Check with jurisdiction	Wetlands at this parcel?	Check with jurisdiction
		<u>Within the Tacoma Smelter Plume?</u>	Limited Data Estimated Arsenic

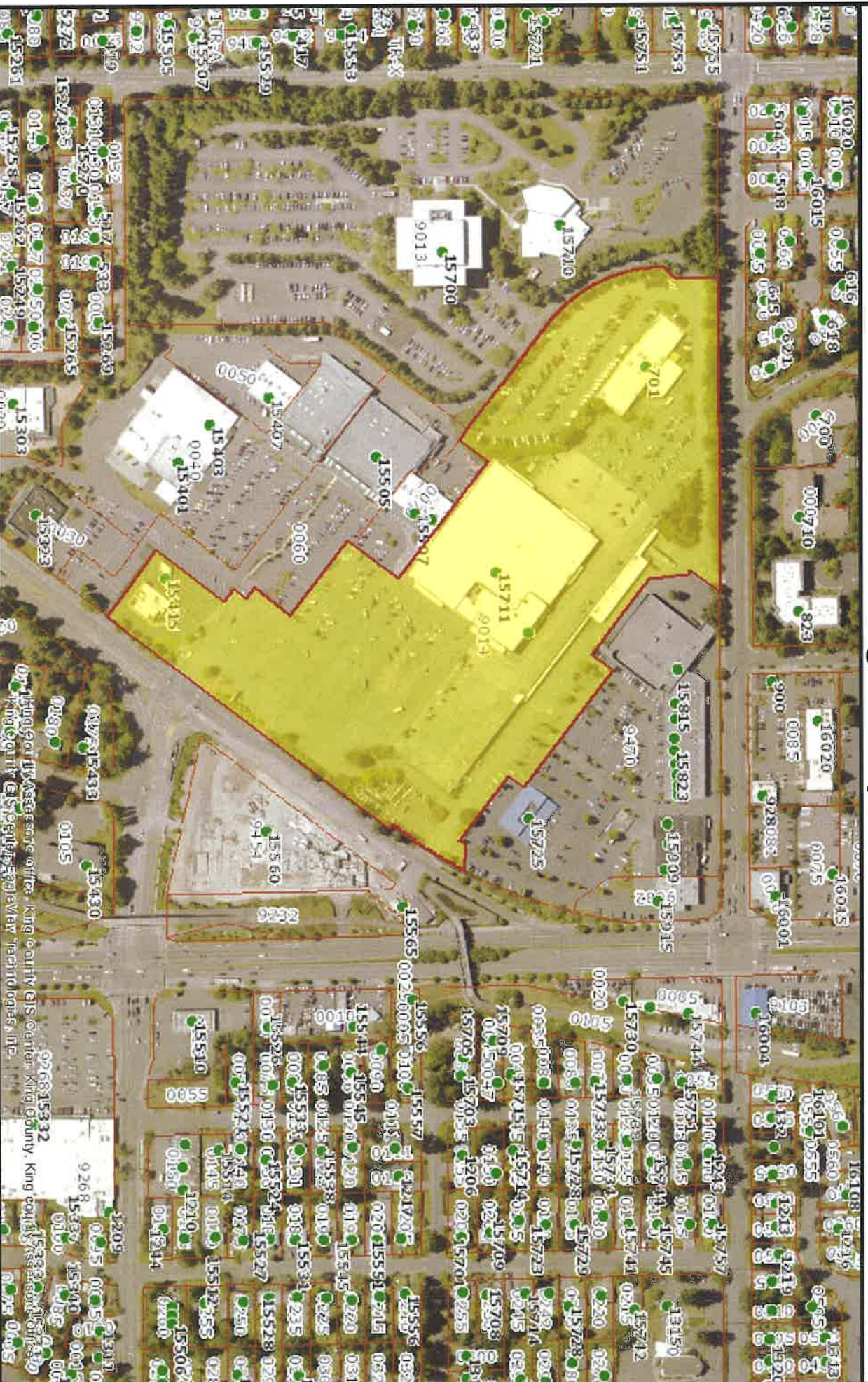
Related resources

King County Assessor: [eReal Property Report](#)
 King County Assessor: [Quarter Section Map](#) (PDF format requires Acrobat)
 King County DPER: [Permit Applications Report](#) (for unincorporated areas only)
 King County Treasury Operations: [Property Tax Information for this property](#)
 King County Recorders Office: [Scanned images of plats](#).
 King County Recorders Office: [Scanned images of surveys and other map documents](#).
 Seattle/King County Public Health: [Septic system as-built documents](#).
[Open iMap to this property](#)
[Open Parcel Viewer to this property](#)

PRE-200071

6/19/2020

King County



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Date: 6/19/2020

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Project Narrative | 182604-9014 Parcel Number

Merlone Geier Partners - Shoreline Place - Block D -

The proposed project is located at 15601 - 15635 Westminster Way N (Currently 15711 Aurora Ave N), Shoreline, WA 98133, within the Aurora Square Community Renewal Area. The site is referred to as "Block D" with an area of 141,292 SF, within the former Sears Shopping Center near the intersection of N 157th Street & Aurora Ave N. The site is zoned MB-70 and slopes down from northwest to southeast. The finish grades at the Northwest corner is approximately El. 435' and the southeast corner is El. 417'/416'.

The proposed project will consist of two separate residential wood framed structures over a common base consisting of two levels of parking, utilities and some residential units. The northern building is referred to as "D1" and the Southern building as "D2." On top of the base will be a courtyard area that can be accessed by all the residents of both residential buildings. The Southern portion of the base will include a residential entry lobby for D1 as well as some amenity spaces and two-story townhouse units along Westminster Way.

The D1 will have 5 stories of residential directly above the base. D2 will consist of five stories of residential over one story of retail and residential - approximately 9,445 SF. The southeast portion of D2 will provide amenity spaces, property management offices, along with two levels of residential units.

There are 399 proposed units with a mixture of studios, open studios, 1 BRs, and 2 BRs. Vehicle garage access will be provided along 157th Street and will have an internal ramp to provide access to the upper parking level. Parking for 359 stalls will be provided. There will also be 53 surface stalls for commercial parking on site surrounding the building. Additional retail surface parking will be available through a shared parking agreement with adjacent parcels. A loading zone is located along 157th to provide access for regular garbage and recycling services, as well as a location for moving-in and delivery trucks. Bicycle parking for residents will be provided internally as well as commercial bicycle parking stalls will be provided along the upper and lower areas. Various outdoor and amenity spaces will be provided. The semi-private courtyard and the plaza areas for the residents will encompass 32,736 SF. The east plaza adjacent to the D2 building retail encompasses 0.49 acres compared to the DA required 0.43 acres.

The building will be constructed of 2 levels (parking) of Type 1A construction with 5 levels of Type VA wood above for D1. D2 will have 2 stories of Type 1A with 5 levels of Type VA wood above podium level.

There will also be a stand alone retail structure "D3" but that will be handled independently from this proposal.

Meeting Agenda

Date: June 5, 2020
 Project: Merlone Geier Partners - Shoreline Place Block-D
 Pre-App #20-004
 Location: Shoreline City Hall/ Conference Call
 Purpose: Pre-Application Meeting List of Questions
 Prepared by: Chad Lorentz/ Erin Kelly

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PLANNING			
Item #	Question:	Description	Action
1.	Impact Fee calculations for this portion of the project?		
2.	Requirements for obtaining MFTE for the project		
3.	Are urban/open 1 BRs classified as a studio or a 1 BR for purposes of either MFTE or required parking		
4.	Does the proposed plan satisfy the SSDG's of the DA?		
5.	What is the overall planning process and timeline?		
6.	What does administrative design review process look like currently?		
7.	Will SEPA be required for this portion of the overall project?		
8.	Will any neighborhood meetings or public notifications be required?		
9.	Any additional overlays that will impact this site and the proposed development?		
10.	Retail/Amenity Wing- One space will begin as Amenity space but could be converted to Retail space in the future if need arises, any foreseeable issues with this?		

BUILDING			
Item #	Question:	Description	Action
1.	Confirm building code adoption/changes	When will the new 2018 IBC take affect? Will there be any vesting under previous codes?	
2.	Are there any green building requirements for this site/development?		
3.	Any special requirements for the transformer vault room or access?		
4.	Any special requirements for the fire riser/sprinkler room or access?		

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PUBLIC WORKS			
Item #	Question:	Description	Action
1.	What street improvements will be requested?		
2.	What is the process for permitting and time frame?		
3.	Any additional fire hydrant requirements for this development?		

SEWER, STORM, WATER			
Item #	Question:	Description	Action
1.	Utility availability (who are the utility providers) and contacts?		
2.	Preferred connection locations?	Assuming everything is out to N 157th Street	
3.	Any special stormwater requirements?		
4.			

FIRE DEPARTMENT			
Item #	Question:	Description	Action
1.	Discuss emergency vehicle access requirements/opportunities		
2.	Service availability and building requirements		
3.	Does the permit review process route drawings through Fire?		
4.	Any additional fire hydrant requirements for this development?		

This concludes the meeting agenda

SHORELINE PLACE - BLOCK D

SHORELINE, WA

URBAL 
ARCHITECTURE
URBAN|RURAL

MERLONE GEIER PARTNERS

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JUNE 5TH, 2020

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SHEET INDEX

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MERLONE GEIER PARTNERS - SHORELINE PLACE - BLOCK D -

THE PROPOSED PROJECT IS LOCATED AT 15601 - 15635 WESTMINSTER WAY N (CURRENTLY 15711 AURORA AVE N), SHORELINE, WA 98133, WITHIN THE AURORA SQUARE COMMUNITY RENEWAL AREA. THE SITE IS REFERRED TO AS "BLOCK D" WITH AN AREA OF 141,292 SF, WITHIN THE FORMER SEARS SHOPPING CENTER NEAR THE INTERSECTION OF N 157TH STREET & AURORA AVE N. THE SITE IS ZONED MB-70 AND SLOPES DOWN FROM NORTHWEST TO SOUTHEAST. THE FINISH GRADE AT THE NORTHWEST CORNER IS APPROXIMATELY EL. 435' AND THE SOUTHEAST CORNER IS EL. 417'/416'.

THE PROPOSED PROJECT WILL CONSIST OF TWO SEPARATE RESIDENTIAL WOOD FRAMED STRUCTURES OVER A COMMON BASE CONSISTING OF TWO LEVELS OF PARKING, UTILITIES AND RESIDENTIAL UNITS. THE NORTHERN BUILDING IS REFERRED TO AS D1 AND THE SOUTHERN BUILDING AS D2. ON TOP OF THE BASE WILL BE A COURTYARD AREA THAT CAN BE ACCESSED BY ALL THE RESIDENTS OF BOTH RESIDENTIAL BUILDINGS. THE SOUTHERN PORTION OF THE BASE WILL INCLUDE A RESIDENTIAL ENTRY LOBBY FOR D1 AS WELL AS SOME AMENITY SPACES AND TWO-STORY TOWNHOUSE UNITS ALONG WESTMINSTER WAY.

THE D1 WILL HAVE 5 STORIES OF RESIDENTIAL DIRECTLY ABOVE THE BASE. D2 WILL CONSIST OF FIVE STORIES OF RESIDENTIAL OVER ONE STORY OF RETAIL AND RESIDENTIAL - APPROXIMATELY 9,445 SF. THE SOUTHEAST PORTION OF D2 WILL PROVIDE AMENITY SPACES, PROPERTY MANAGEMENT OFFICES, ALONG WITH TWO LEVELS OF RESIDENTIAL UNITS.

THERE ARE 399 PROPOSED UNITS WITH A MIXTURE OF STUDIOS, OPEN STUDIOS, 1 BRS, AND 2 BRS. VEHICLE GARAGE ACCESS WILL BE PROVIDED ALONG 157TH STREET AND WILL HAVE AN INTERNAL RAMP TO PROVIDE ACCESS TO THE UPPER PARKING LEVEL. PARKING FOR 359 STALLS WILL BE PROVIDED. THERE WILL ALSO BE 53 SURFACE STALLS FOR COMMERCIAL PARKING ON SITE SURROUNDING THE BUILDING. ADDITIONAL RETAIL SURFACE PARKING WILL BE AVAILABLE THROUGH A SHARED PARKING AGREEMENT WITH ADJACENT PARCELS. A LOADING ZONE IS LOCATED ALONG 157TH TO PROVIDE ACCESS FOR REGULAR GARBAGE AND RECYCLING SERVICES, AS WELL AS A LOCATION FOR MOVING-IN AND DELIVERY TRUCKS. BICYCLE PARKING FOR RESIDENTS WILL BE PROVIDED INTERNALLY AS WELL AS COMMERCIAL BICYCLE PARKING STALLS WILL BE PROVIDED OUTSIDE OF THE GARAGE ALONG THE UPPER AND LOWER AREAS. VARIOUS OUTDOOR AND AMENITY SPACES WILL BE PROVIDED. THE SEMI-PRIVATE COURTYARD AND THE PLAZA AREAS FOR THE RESIDENTS WILL ENCOMPASS 32,736SF. THE EAST PLAZA ADJACENT TO THE D2 BUILDING RETAIL ENCOMPASSES 0.49 ACRES COMPARED TO THE DA REQUIRED 0.43 ACRES.

THE BUILDING WILL BE CONSTRUCTED OF 2 LEVELS (PARKING) OF TYPE 1A CONSTRUCTION WITH 5 LEVELS OF TYPE VA WOOD ABOVE FOR D1. D2 WILL HAVE 2 STORIES OF TYPE 1A WITH 5 LEVELS OF TYPE VA WOOD ABOVE PODIUM LEVEL.

THERE WILL ALSO BE A STAND ALONE RETAIL STRUCTURE "D3" BUT THAT WILL BE HANDLED INDEPENDENTLY FROM THIS PROPOSAL.

PROJECT INFORMATION

SITE AREA	141,292 SF PER THE BSP
BUILDING AREA	495,000 SF
FLOORS	7 ABOVE GRADE 2 BELOW GRADE
ELEVATION	NW CORNER: EL. 435' SE CORNER: EL. 417'/416'
CONSTRUCTION	1A & 5A
OCCUPANCY	R-2, S-2, B, M

ZONING

SITE DESIGN

SITE FRONTAGE - SIGNIFICANT GRADE CHANGES DO NOT ALLOW FOR ALL PRIMARY BUILDING ENTRIES TO BE LOCATED ON THE STREET FRONTAGE. WHERE FEASIBLE, ENTRIES ARE LOCATED NEAR ACCESSIBLE PATHWAYS THROUGH A PUBLIC OPEN SPACE.

OPEN SPACE REQUIREMENT

50 SF PER UNIT * 399 UNITS = 19,950 SF REQUIRED, 35,962 SF PROVIDED (D3 NOT INCLUDED)

BUILDING ARTICULATION

SMC 20.50.250.B.3 MODIFIED TO A. VERTICAL BUILDING MODULATION 18 INCHES DEEP AND FOUR FEET WIDE, AT LEAST EVERY 80 FEET OF FAÇADE - MODIFIED IN DEVELOPERS AGREEMENT

BASE HEIGHT

SHALL BE 80 FEET (SMC 20.50.020(3)) - MODIFIED IN DEVELOPERS AGREEMENT

PARKING

SMC 20.50.410F - STALL SIZING: C - 7.5 FEET X 15 FEET; M - 8' X 16'; L - 9 FEET X 18 FEET; MIN. 10% OF PARKING STALLS WILL BE EV PREPARED. MAX. 50% OF STALLS PROVIDED CAN BE COMPACT. - MODIFIED IN DEVELOPERS AGREEMENT

BICYCLE PARKING

FOR COMMERCIAL AREAS: 5 REQUIRED; 8 PROVIDED. FOR RESIDENTIAL AREAS: 40 REQUIRED (1 PER 10 UNITS) = 130 PROVIDED



PROJECT DATA

PROJECT GROSS FLOOR AREA: (in Square Feet)

Building D1

Floor Level	parking	retail	residential	common amenity	leasable storage	circulation	mep/boh	TOTAL
P2	57,515		5,120	1,380		3,730	4,830	72,575
P1	60,735		5,120	1,150		3,250	1,350	72,900
L1			23,800		950	3,520	530	28,800
L2			23,700		950	3,370	530	28,550
L3			23,700		950	3,370	530	28,550
L4			23,700		950	3,370	530	28,550
L5			23,700		950	3,370	530	28,550
TOTAL	118,250	0	128,840	2,530	4,750	23,980	8,830	288,475

Building D2

Floor Level	Retail	Residential	resident amenity	circulation	mep/boh	TOTAL
L1	9,445	8,220	5,025	2,200	2,440	27,351
L2		8,220	3,630	2,365	250	16,500
L3		27,730		4,020	650	32,400
L4		27,730		4,020	650	32,400
L5		27,730		4,020	650	32,400
L6		27,730		4,020	650	32,400
L7		26,580	1,150	4,020	650	32,400
TOTAL	9,445	153,940	9,805	24,665	5,940	205,851

Total Buildings (D1+D2)

Floor Level	parking	retail	residential	common amenity	leasable storage	circulation	mep/boh	TOTAL
P2	57,515		5,120	1,380		3,730	4,830	72,575
P1	60,735		5,120	1,150		3,250	1,350	72,900
L1		9,445	32,020	5,025	950	5,720	2,970	56,151
L2			31,920	3,630	950	5,735	780	45,050
L3			51,430		1,140	7,390	1,180	60,950
L4			51,430		1,140	7,390	1,180	60,950
L5			51,430		1,140	7,390	1,180	60,950
L6			27,730		230	4,020	650	32,400
L7			26,580		230	4,020	650	32,400
TOTAL	118,250	9,445	282,780	11,185	5,780	48,645	14,770	494,326

courtyard/ deck space

34,402	* NIC = +3,852 SF for D3 outdoor area
	** 50 SF per unit required X 399 Units = 19,950 SF SMC 20.50.240.G.1.a
1,560	
35,962	includes courtyard and plaza area

UNIT INFORMATION

Unit Distribution - Building D1

	Townhome	studio	open 1	1 br/1 ba	2 br/2 ba	TOTAL
P2	10					10
P1						0
L1		5	2	18	8	33
L2		5	2	18	8	33
L3		5	2	18	8	33
L4		5	2	18	8	33
L5		5	2	18	8	33
TOTAL	10	25	10	90	40	175

Unit Mix - Building D1

Unit Type	# of Units	%
Twnhome	10	5.7%
studio	25	14.3%
open 1	10	5.7%
1 br/1 ba	90	51.4%
2 br/2 ba	40	22.9%
Totals	175	100%

Average Unit Size - Building D1

Res SF	# of Units	Avg. GSF
128,840	175	736

Unit Distribution - Building D2

	studio	open 1	1 br/1 ba	2 br/2 ba	TH	TOTAL
L1	1	2	5	3	0	11
L2	1	2	5	3	0	11
L3	7	16	11	7	0	41
L4	7	16	11	7	0	41
L5	7	16	11	7	0	41
L6	7	16	11	7	0	41
L7	6	16	10	6	0	38
TOTAL	36	84	64	40	0	224

Unit Mix - Building D2

Unit Type	# of Units	%
Twnhome	0	0.0%
studio	36	16.1%
open 1	84	37.5%
1br/1ba	64	28.6%
2 br/2ba	40	17.9%
Totals	224	100%

Average Unit Size - Building D2

Res SF	# of Units	Avg. GSF
153,940	224	687

Unit Distribution - Building TOTALS

	Townhome	studio	open 1	1 br/1 ba	2 br/2 ba	TOTAL
P2	10					10
P1						0
L1		6	4	23	11	44
L2		6	4	23	11	44
L3		12	18	29	15	74
L4		12	18	29	15	74
L5		12	18	29	15	74
L6		7	16	11	7	41
L7		6	16	10	6	38
TOTAL	10	61	94	154	80	399

Unit Mix - Building TOTALS

Unit Type	# of Units	%
Twnhome	10	2.5%
studio	61	15.3%
open 1	94	23.6%
1 br/1 ba	154	38.6%
2 br/2 ba	80	20.1%
Totals	399	100%

PARKING INFORMATION

Parking Level				
Parking Level	Compact	Standard	ADA	ADA-Van
P2	40	127	2	2
P1	50	134	4	0
TOTALS	90	261	6	2
Total Parking Provided				359

Minimum Parking Standards (20.50.390-Commerical)				
Parking Level	Compact	Standard	ADA	ADA-Van
surface	0	51	2	0
Total Parking Provided				53

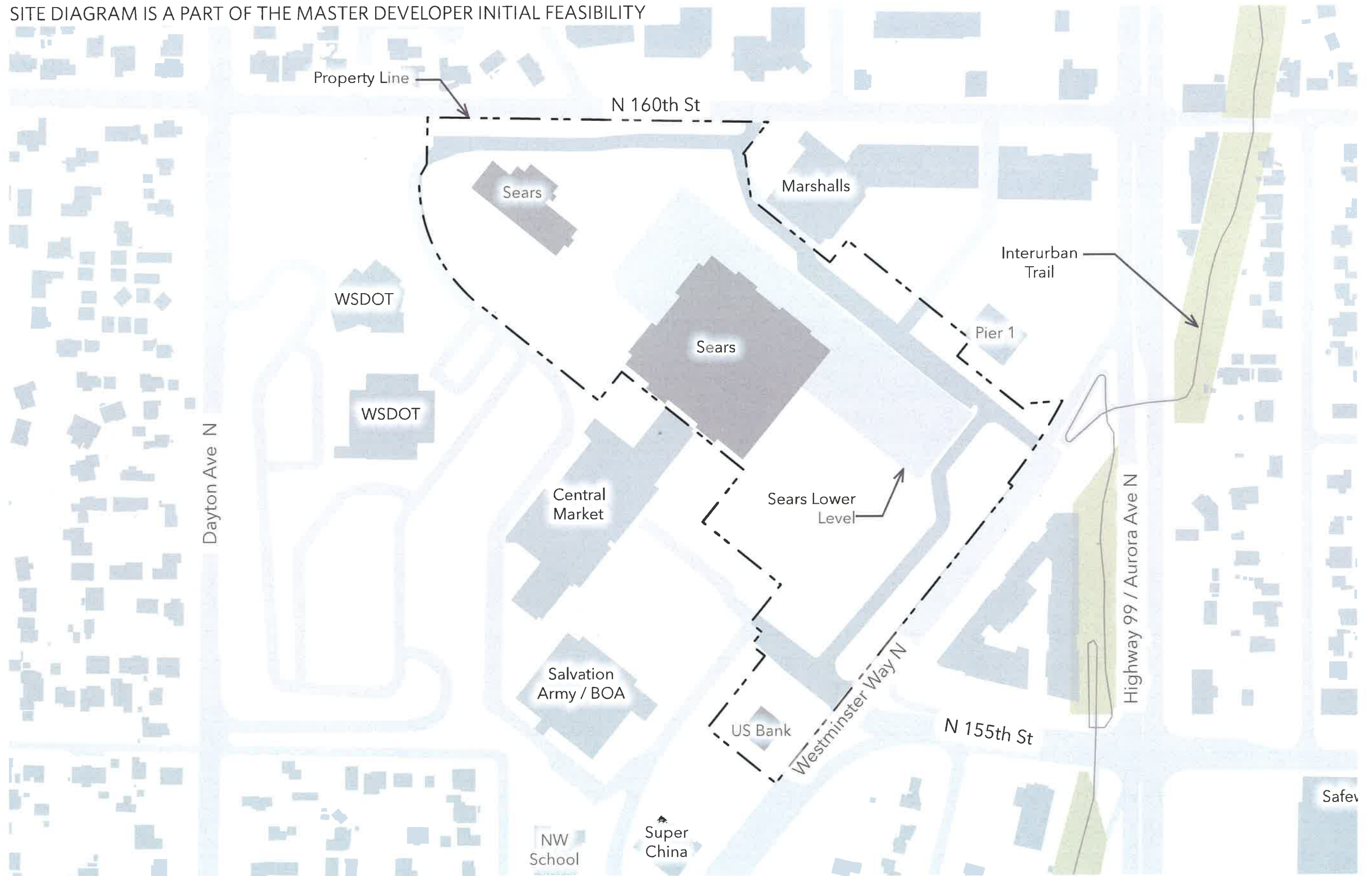
Bicycle Parking				
Level	Commercial		Residential	
	Required	Provided	Required	Provided
P2	5	8	40	55
L1	0	12	0	75
TOTALS	5	20	40	130
Total Bicycle Parking Provided				150

Min. Parking Standards (20.50.390-Residential Use)	
unit type	# of stalls
studio - .75/unit	116
1 bedroom - .75/unit	123
2 bedroom - 1.5/unit	120
Total Stalls Required	359

**Comm: 1 stall per 12 vehicles / 53 provided
*Res: 1 stall per 10 units / 399 Units provided

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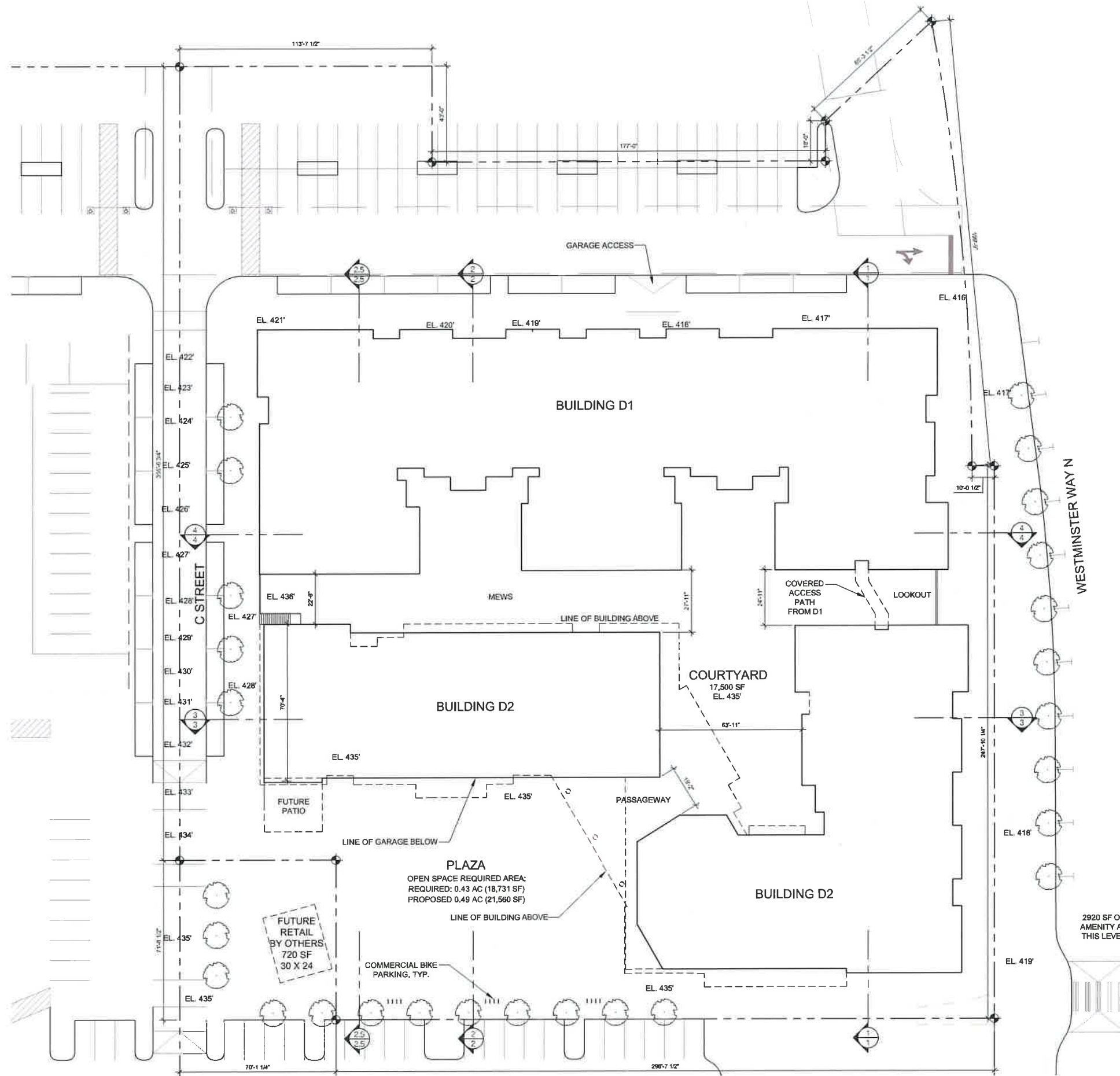
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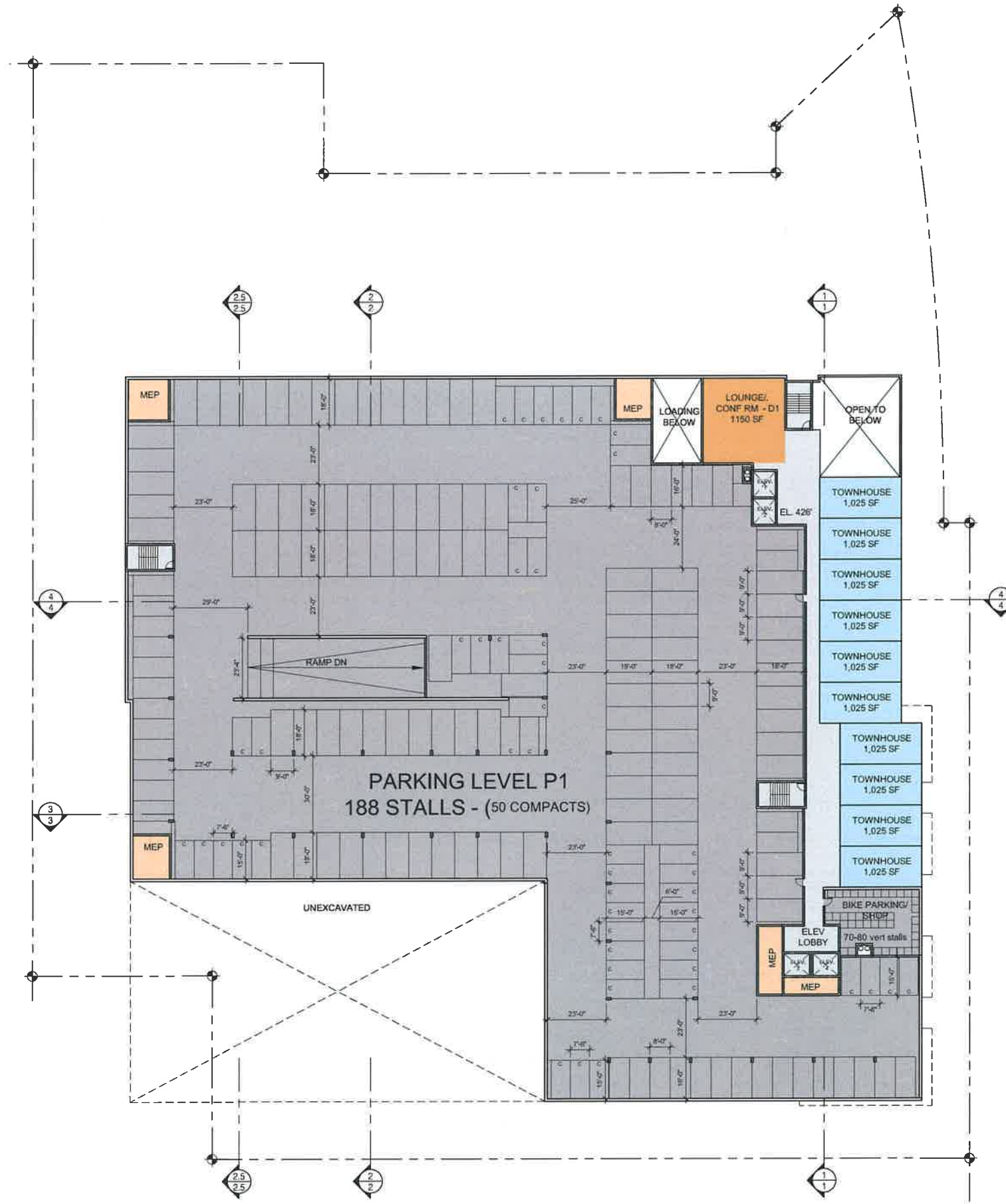
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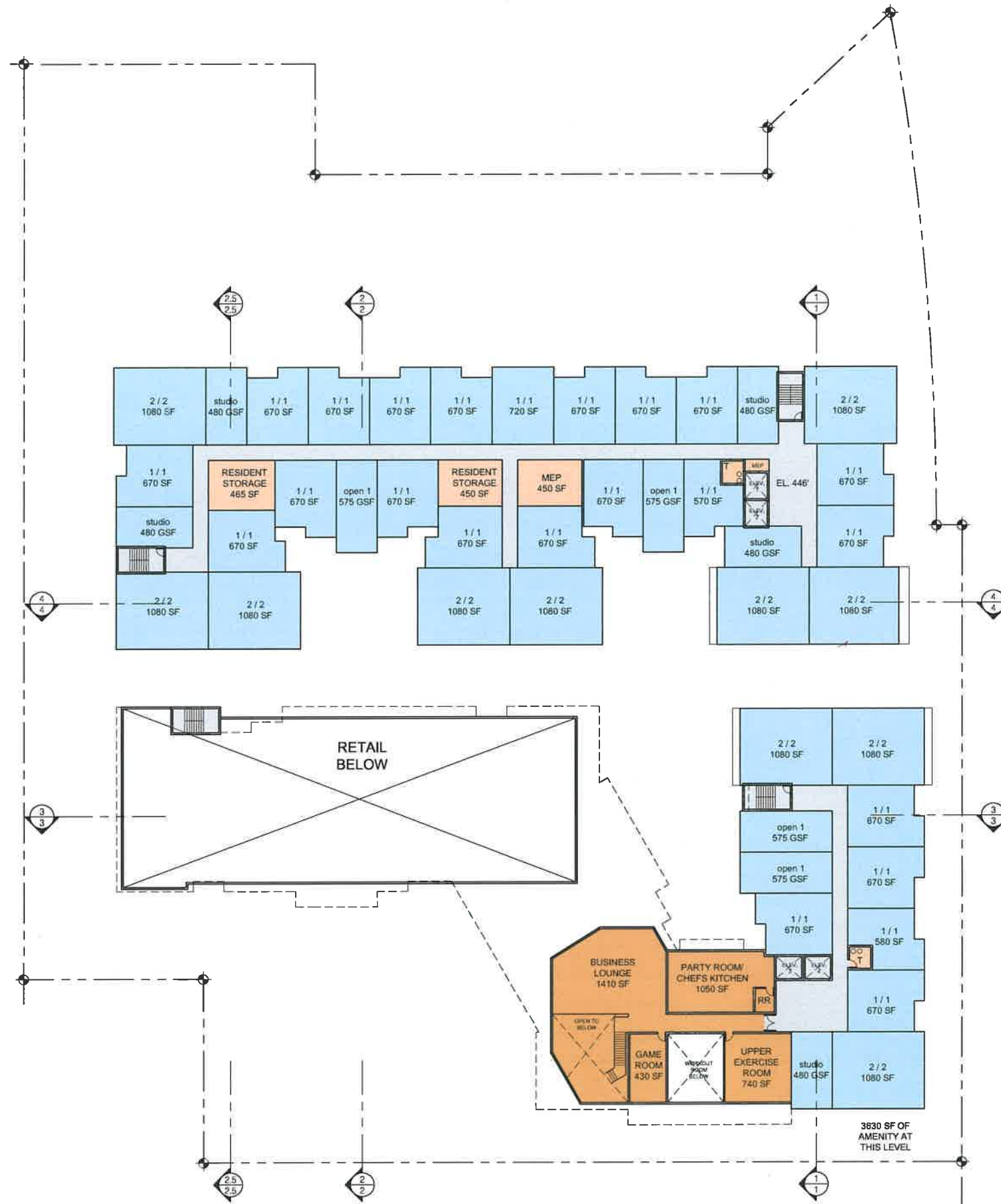


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2920 SF OF AMENITY AT THIS LEVEL



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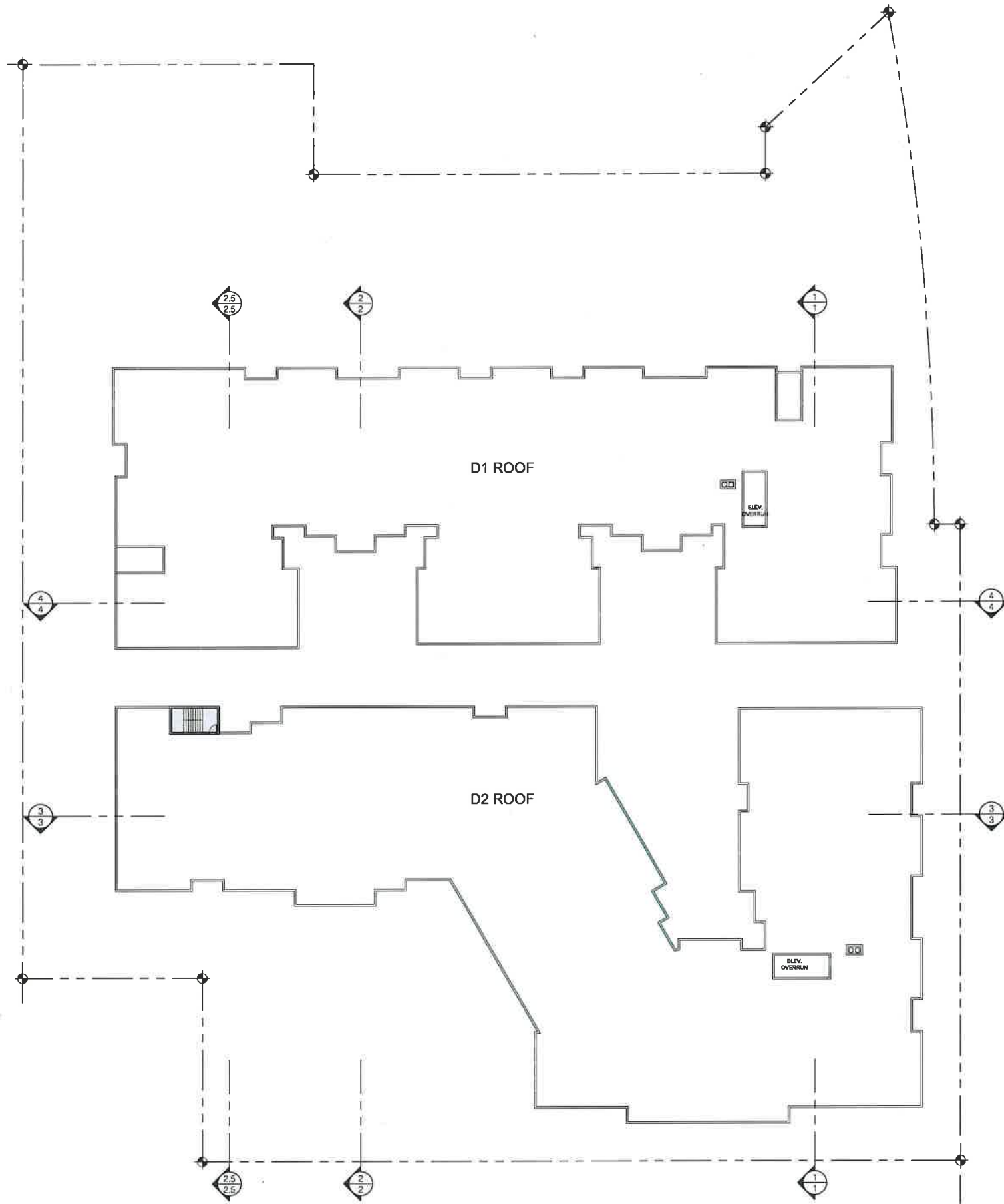
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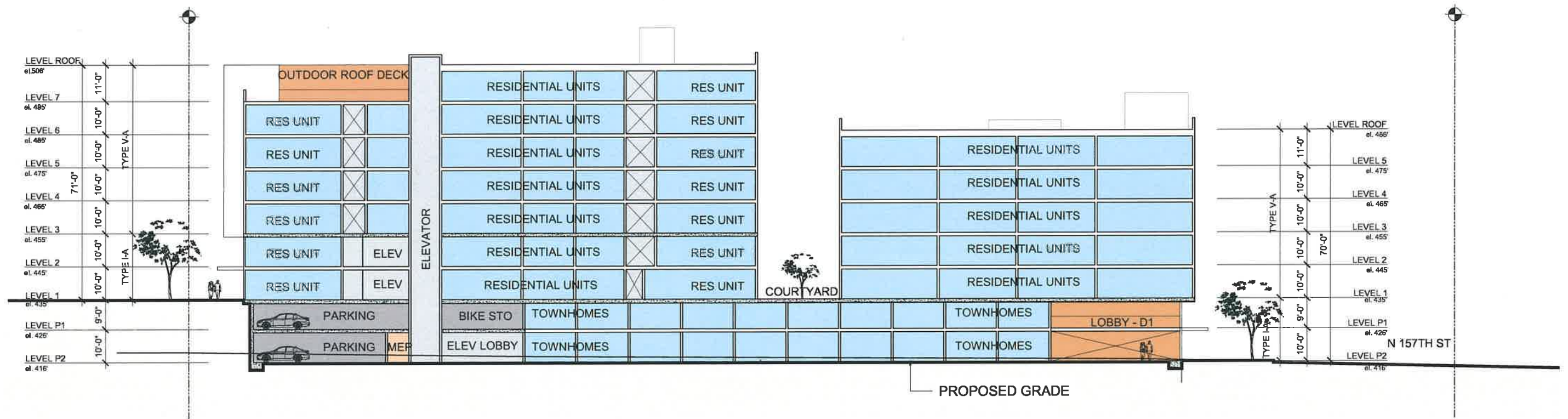
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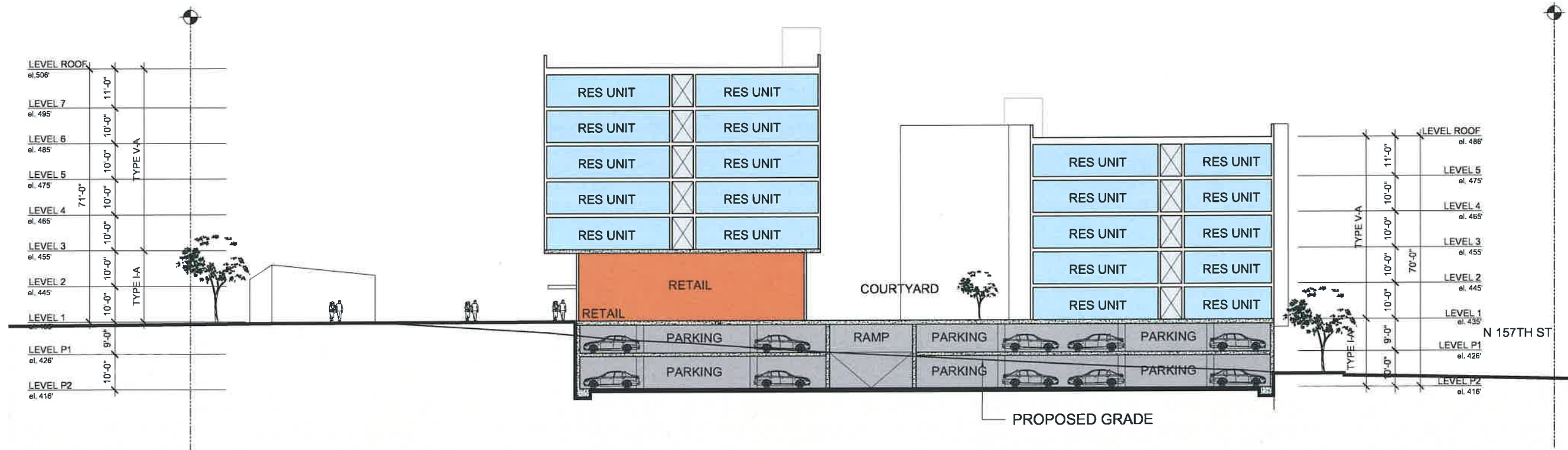


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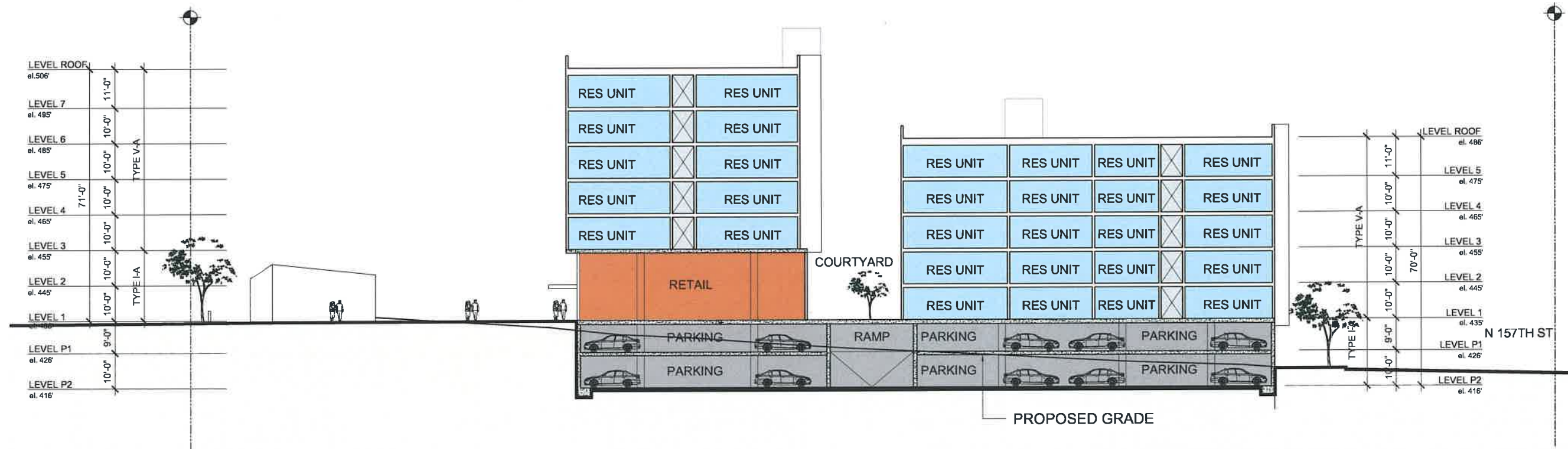


SECTION 1

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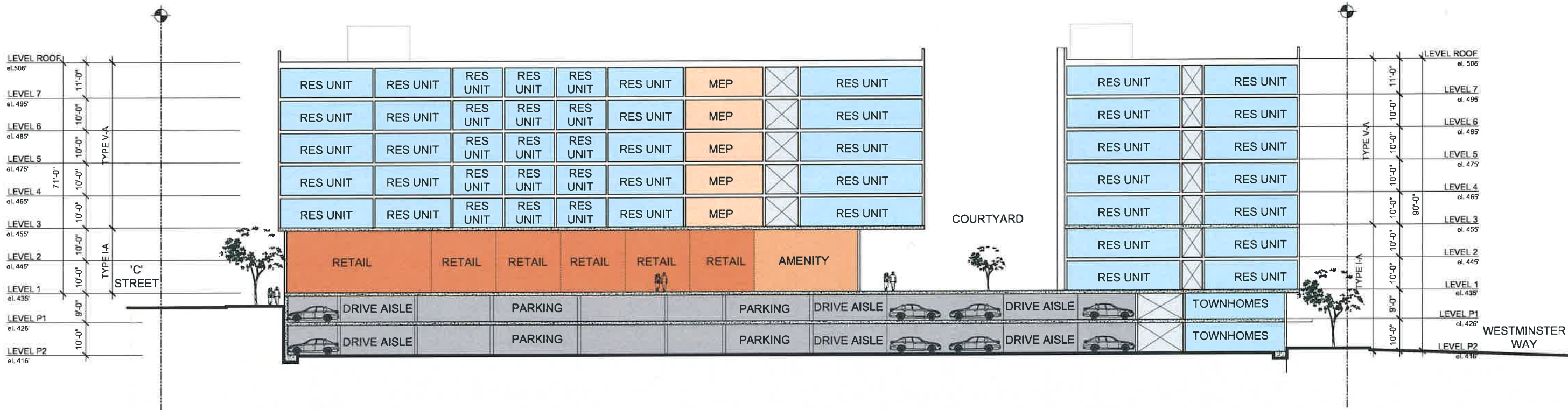
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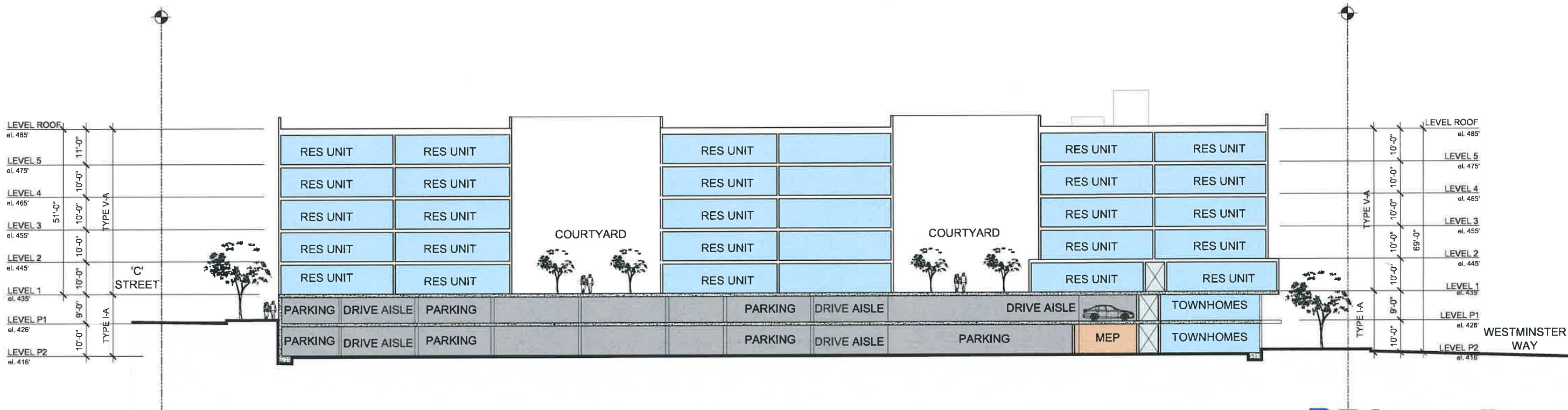
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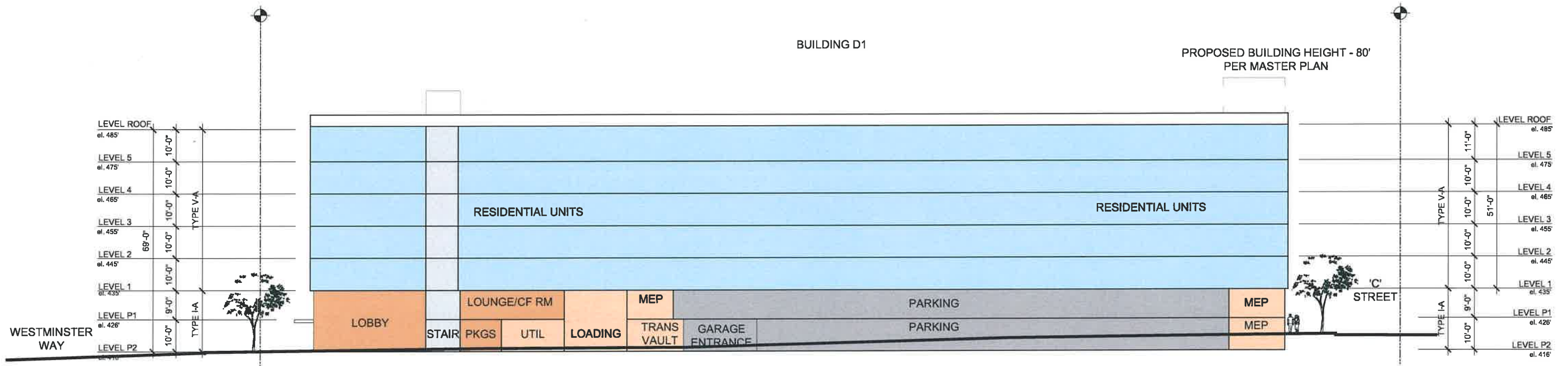
SECTION 3



SECTION 4

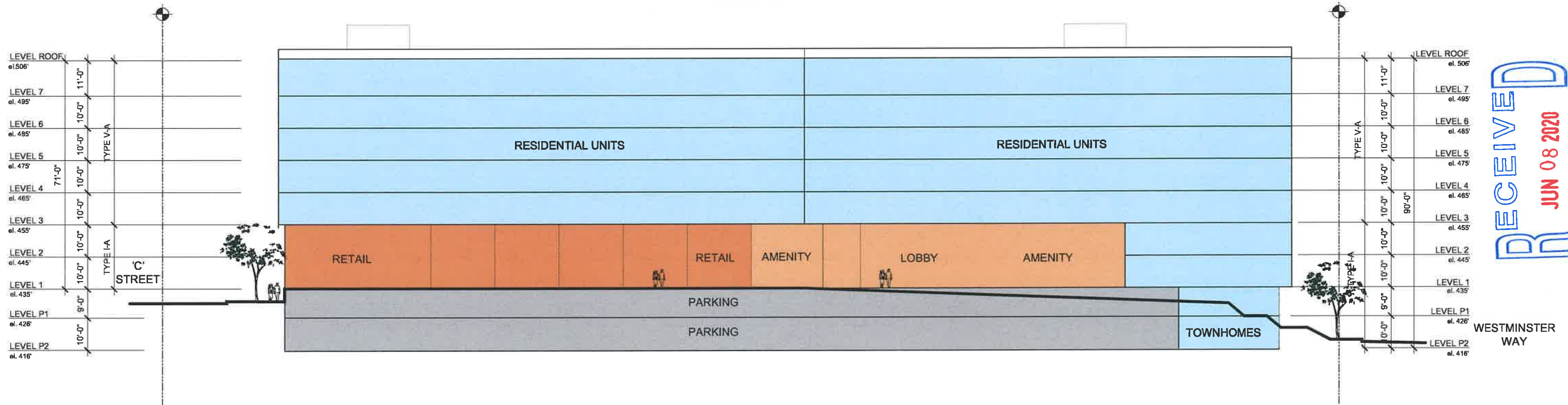
BUILDING D1

PROPOSED BUILDING HEIGHT - 80'
PER MASTER PLAN



NORTH MASSING ELEVATION

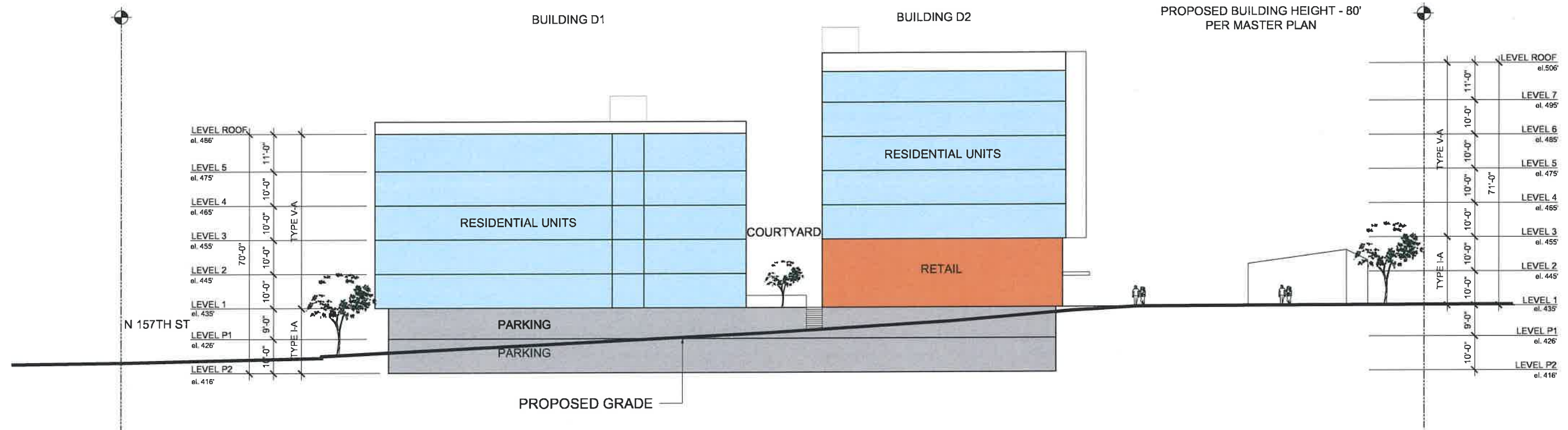
BUILDING D2



SOUTH MASSING ELEVATION

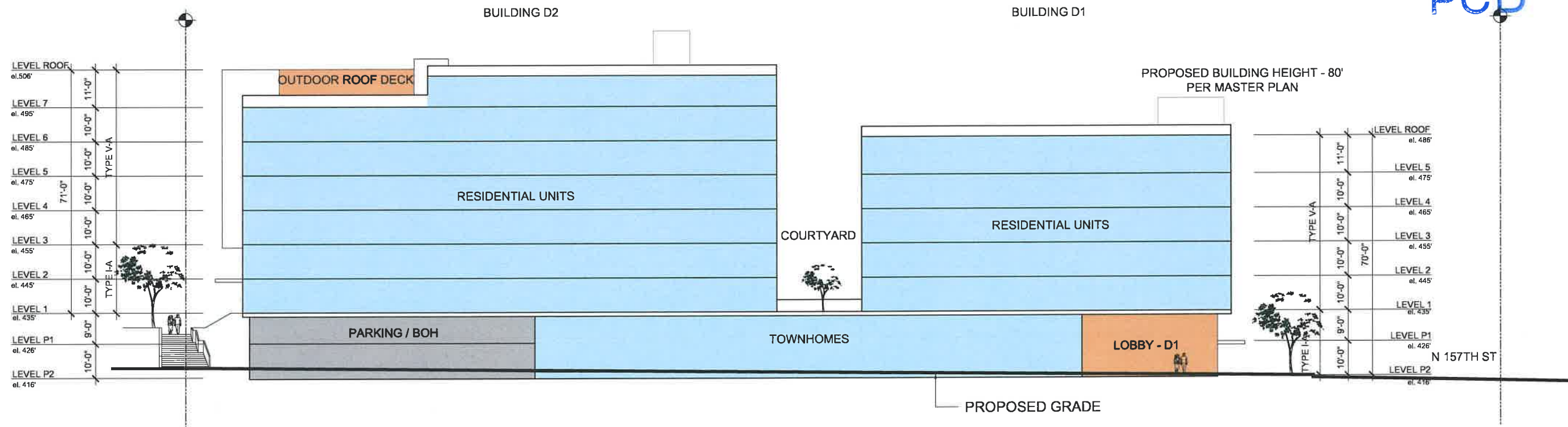
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EAST MASSING ELEVATION

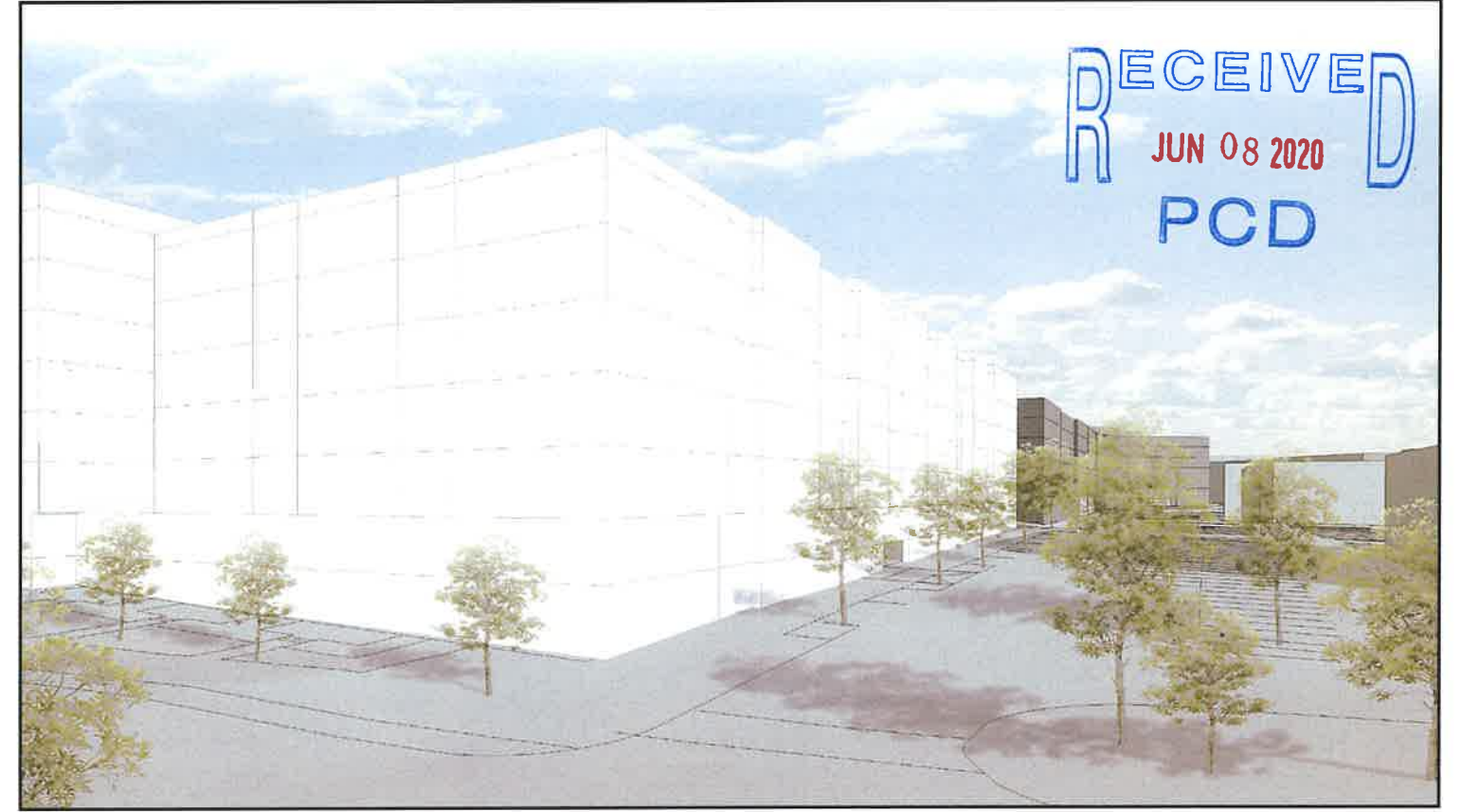
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WEST MASSING ELEVATION



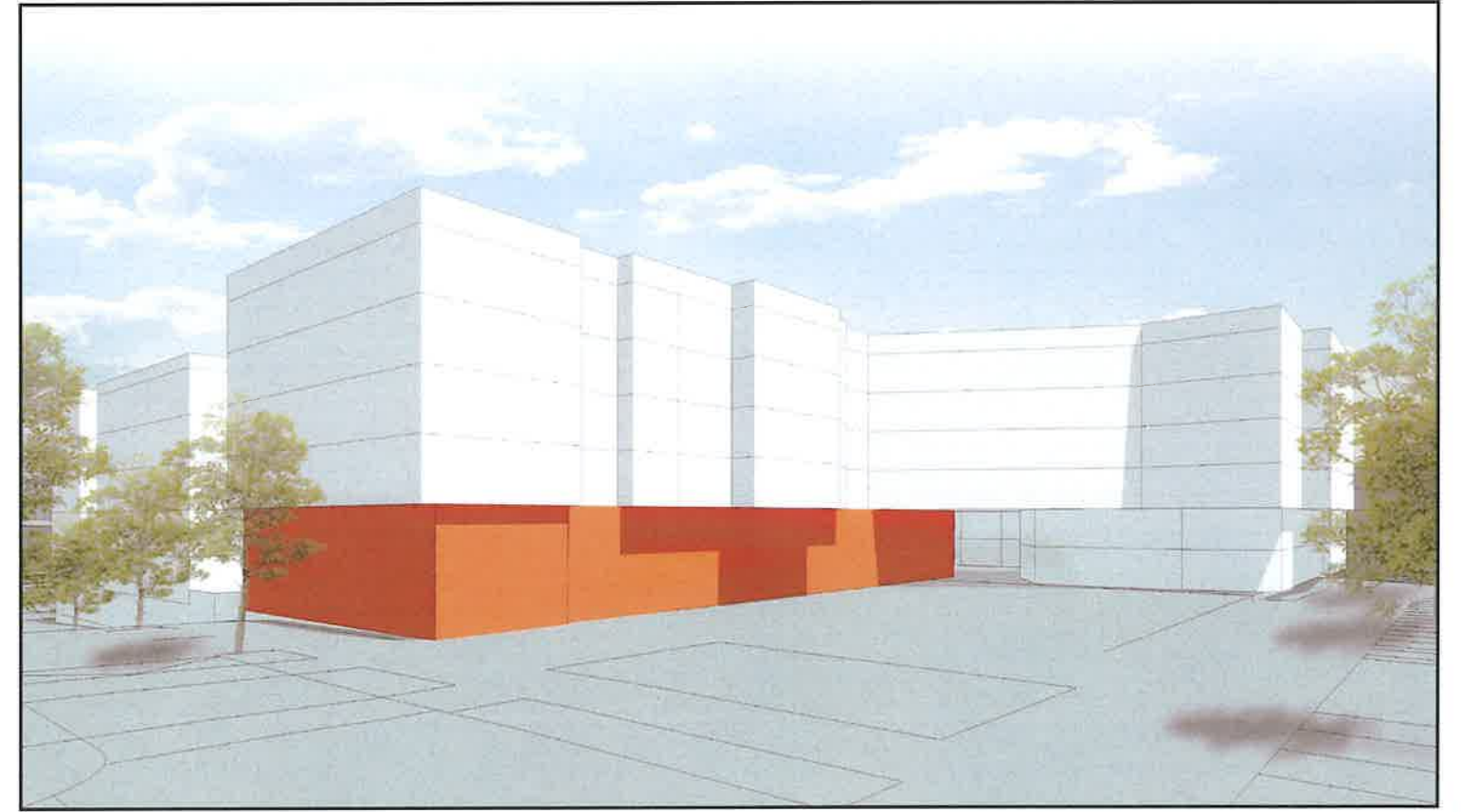
PERSPECTIVE - NORTH / WEST CORNER



PERSPECTIVE - NORTH / EAST CORNER



PERSPECTIVE - SOUTH / EAST CORNER

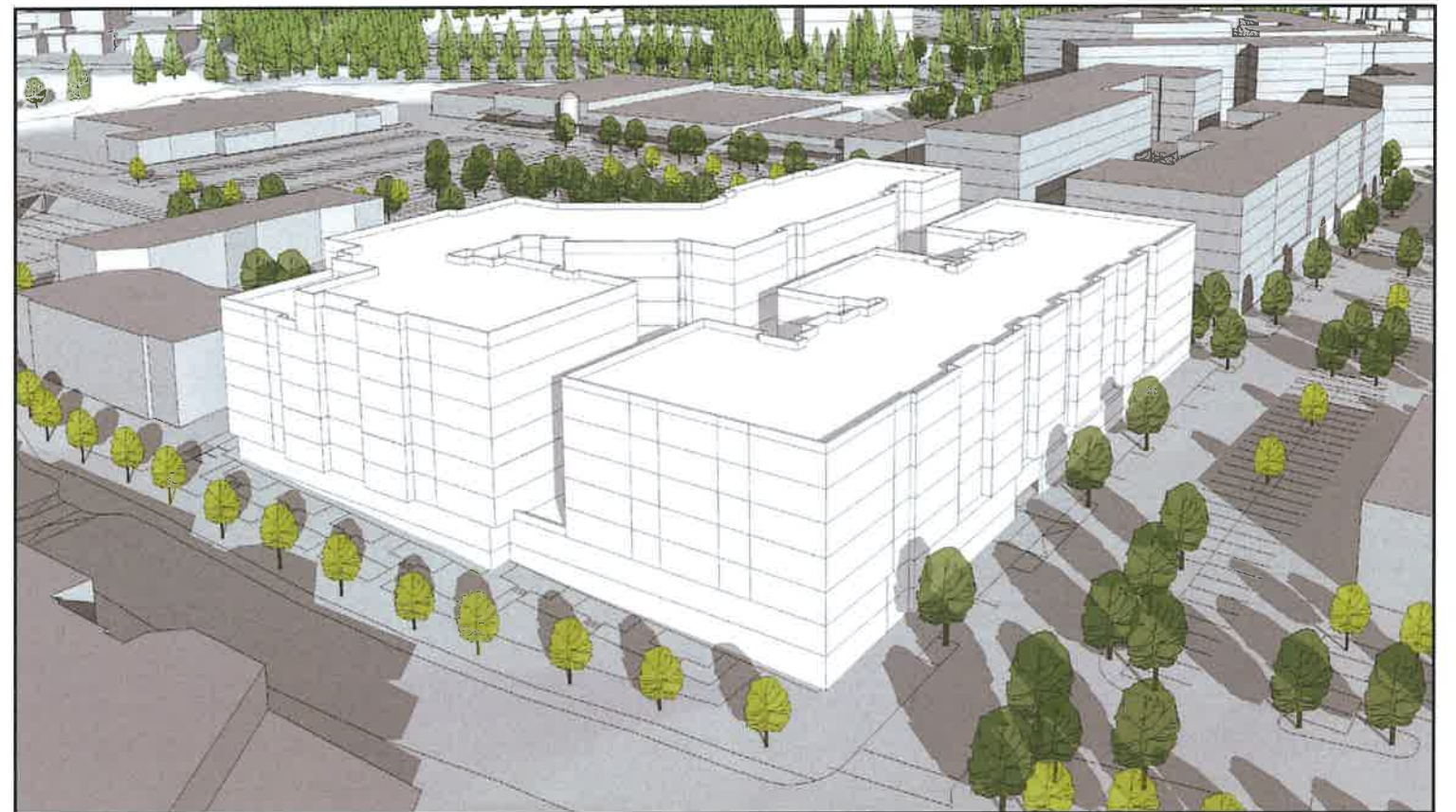


PERSPECTIVE - SOUTH / WEST CORNER

RETAIL



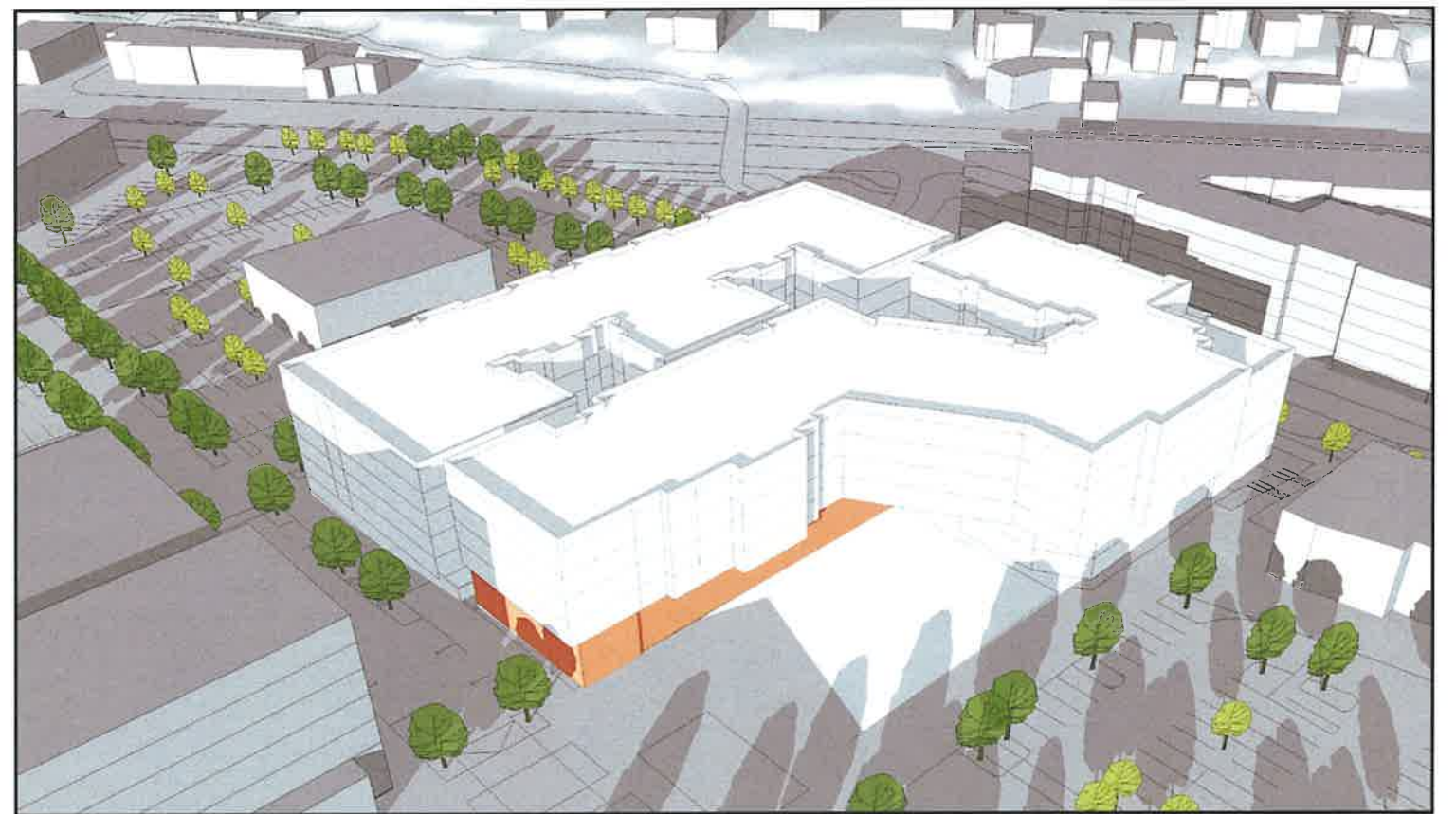
PERSPECTIVE - NORTH / WEST CORNER



PERSPECTIVE - NORTH / EAST CORNER

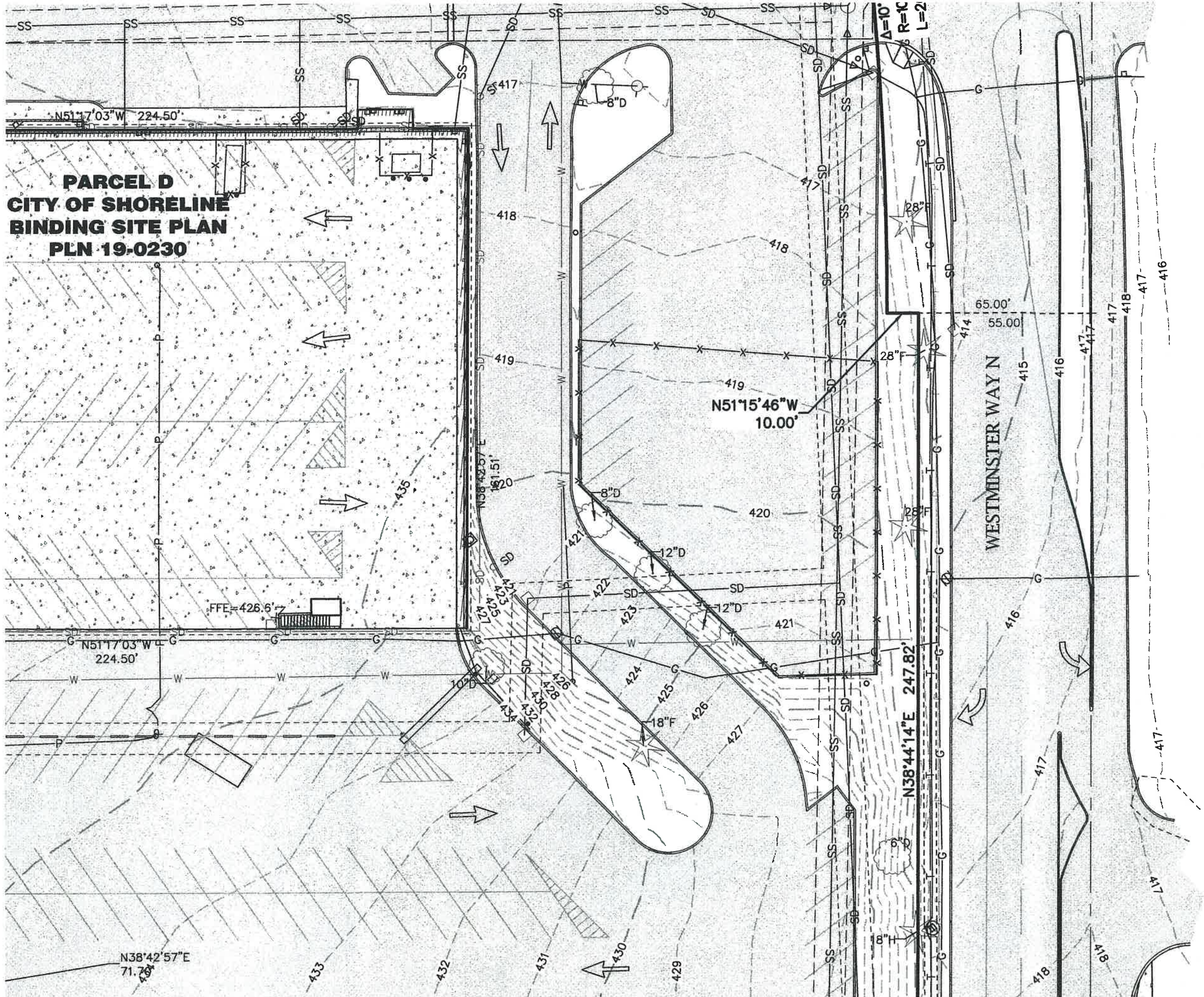


PERSPECTIVE - SOUTH / EAST CORNER



PERSPECTIVE - SOUTH / WEST CORNER

SURVEY AND MAPPING FOR MORE DETAILS AREA. THIS IS JUST A SMALL ILLUSTRATION PARCEL D.



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