

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHBORHOOD PLAN:** Govalle/Johnston Terrace Combined**CASE#:** NPA-2017-0016.05**DATE FILED:** July 31, 2017 (In-cycle)**PROJECT NAME:** Tillery MF**PC DATE:**

June 26, 2018

December 12, 2017

May 22, 2018

November 28, 2017

April 24, 2018

April 10, 2018

March 27, 2018

February 27, 2018

January 23, 2018

ADDRESS: 507 Tillery Street**DISTRICT AREA:** 3**SITE AREA:** 0.30 acres (13,150 sq. ft.)**OWNER/APPLICANT:** 507 Tillery House, LLC**AGENT:** Rize Planning, Development and Construction (Ross Frie)**TYPE OF AMENDMENT:****Change in Future Land Use Designation****From:** Single Family**To:** Multifamily**Base District Zoning Change****Related Zoning Case:** C14-2017-0106**From:** SF-3-NP**To:** MF-2-NP (*as amended*)**NEIGHBORHOOD PLAN ADOPTION DATE:** March 27, 2003**PLANNING COMMISSION RECOMMENDATION:***June 26, 2018 -*

May 22, 2018- Postponed to June 26, 2018 at the request of Planning Commission. [P. Seeger – 1st; J. Schissler – 2nd] Vote: 13-0 [K. McGraw voted nay on Item C-11].

April 24, 2018 – Postponed to May 22, 2018 at the request of staff on the consent agenda. [J. Schissler – 1st; J. Shieh – 2nd] Vote: 12-0 [P. Seeger absent].

April 10, 2018 – Postponed to April 24, 2018 at the request of the applicant on the consent agenda. [J. Schissler – 1st; P. Seeger – 2nd] Vote: 11-0 [T. Nuckols off the dais. T. White absent].

March 27, 2018 – Postponed on the consent agenda to April 10, 2018 at the request of the Planning Commission. [G. Anderson – 1st; J. Thompson – 2nd] Vote: 12-0 [P. Seeger absent. J. Schissler recused from Items C-23 and C-24. F. Kazi abstained from Item C-23].

February 27, 2018 – Postponed on the consent agenda to March 27, 2018 at the request of staff. [J. Schissler – 1st; J. Shieh – 2nd] Vote: 11-0 [J. Thompson absent].

January 23, 2018 – Postponed on the consent agenda to February 27, 2018 at the request of the applicant. [P. Seeger – 1st; G. Anderson -2nd] Vote: 10-0 [K. McGraw, A. De Hoyos Hart, and J. Schissler absent].

December 12, 2017 – Postponed on the consent agenda at the request of the applicant to January 23, 2018. [J. Shieh – 1st; P. Seeger – 2nd] Vote: 12-0 [A. De Hoyos Hart absent. F. Kazi and J. Schisser recused from Items C-22 and C-25].

November 28, 2017- Postponed on the consent agenda at the request of staff to the December 12, 2017 hearing. [P. Seeger- 1st; N. Zaragoza – 2nd] Vote: 11-0 [K. McGraw and J. Vela absent. J. Schissler and F. Kazi recused from Item C-7].

STAFF RECOMMENDATION: Staff supports the applicant’s request for Multifamily land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for Multifamily land use because there is multifamily land use to the south and the east. The applicant proposes six cottages, which will contribute to the housing options in the planning area and the City.

The Govalle/Johnston Terrace Neighborhood plan supports a diverse range of housing options for all stages of life. Staff believes the applicant’s proposed development supports this goal and fits the scale of the area.

Land Use Goals

Goal 1: **Adjacent land uses should be compatible. (Sector Plan)²**

Goal 2: Preserve and protect current and future single-family neighborhoods. (Gov/JT)

Key Principles: Initiate appropriate rezoning to preserve and protect established and planned single-family neighborhoods. (Gov/JT)

Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods. (Sector Plan)

Encourage higher density non-residential land uses to locate near major intersections and in industrial districts/business parks. (Sector Plan)

Goal 3: Develop a balanced and varied pattern of land use. (Sector Plan)

Key Principles: Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)

Goal 4: Create and preserve a sense of "human scale" to the built environment of the neighborhood. (Gov/JT)

Key Principles: Ensure that new development and redevelopment respects the existing scale and character of the planning area. (Gov/JT)

Housing

Goal 5: Maintain an affordable and stable housing stock. (Sector Plan)

Key Principles: Provide a diverse range of housing opportunities for all stages of life and income levels. (Sector Plan and modified by Gov/JT)

Increase home ownership opportunities. (Sector Plan)

Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods. (Sector Plan)

Goal 8: Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation. (Gov/JT)

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Multifamily Residential - Higher-density housing with 3 or more units on one lot

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

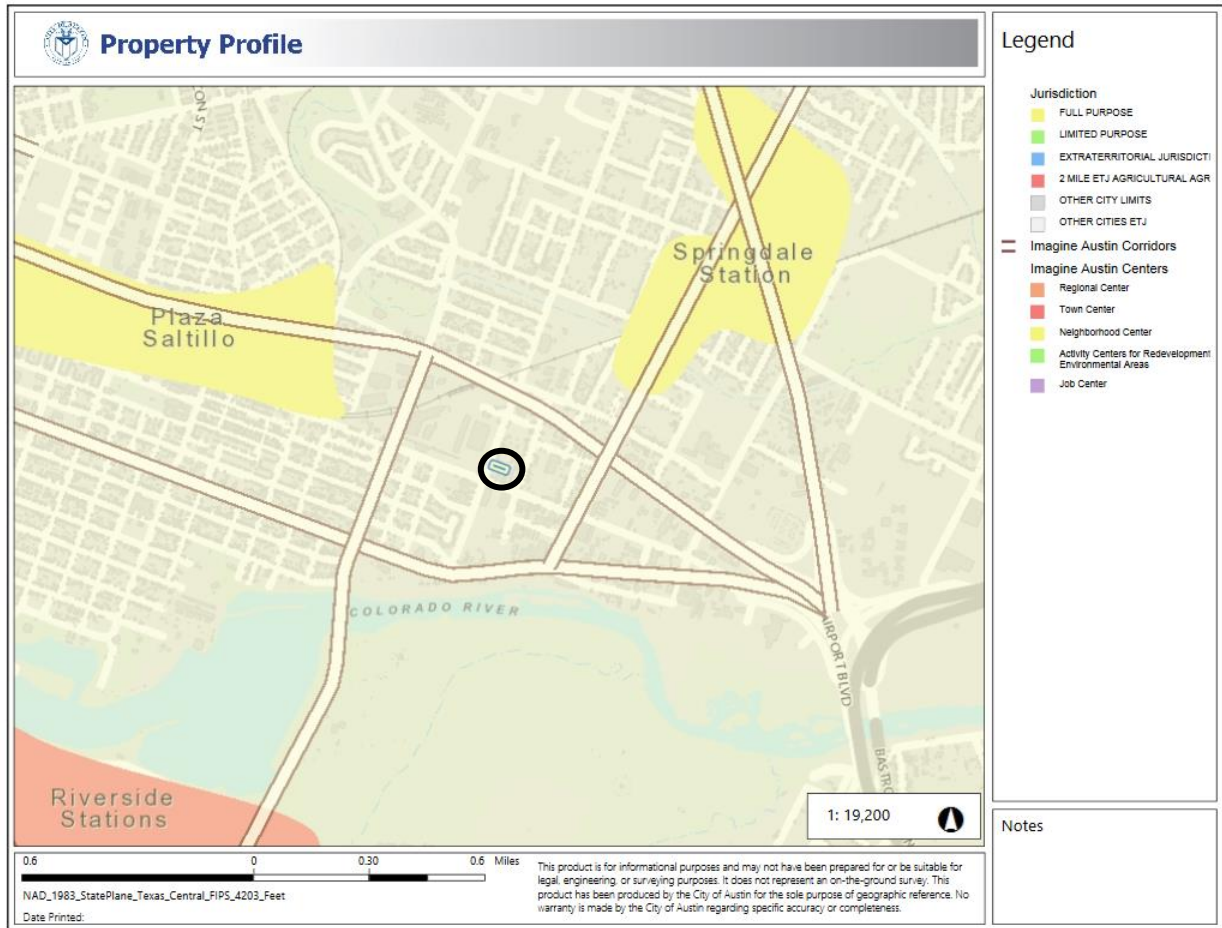
Application

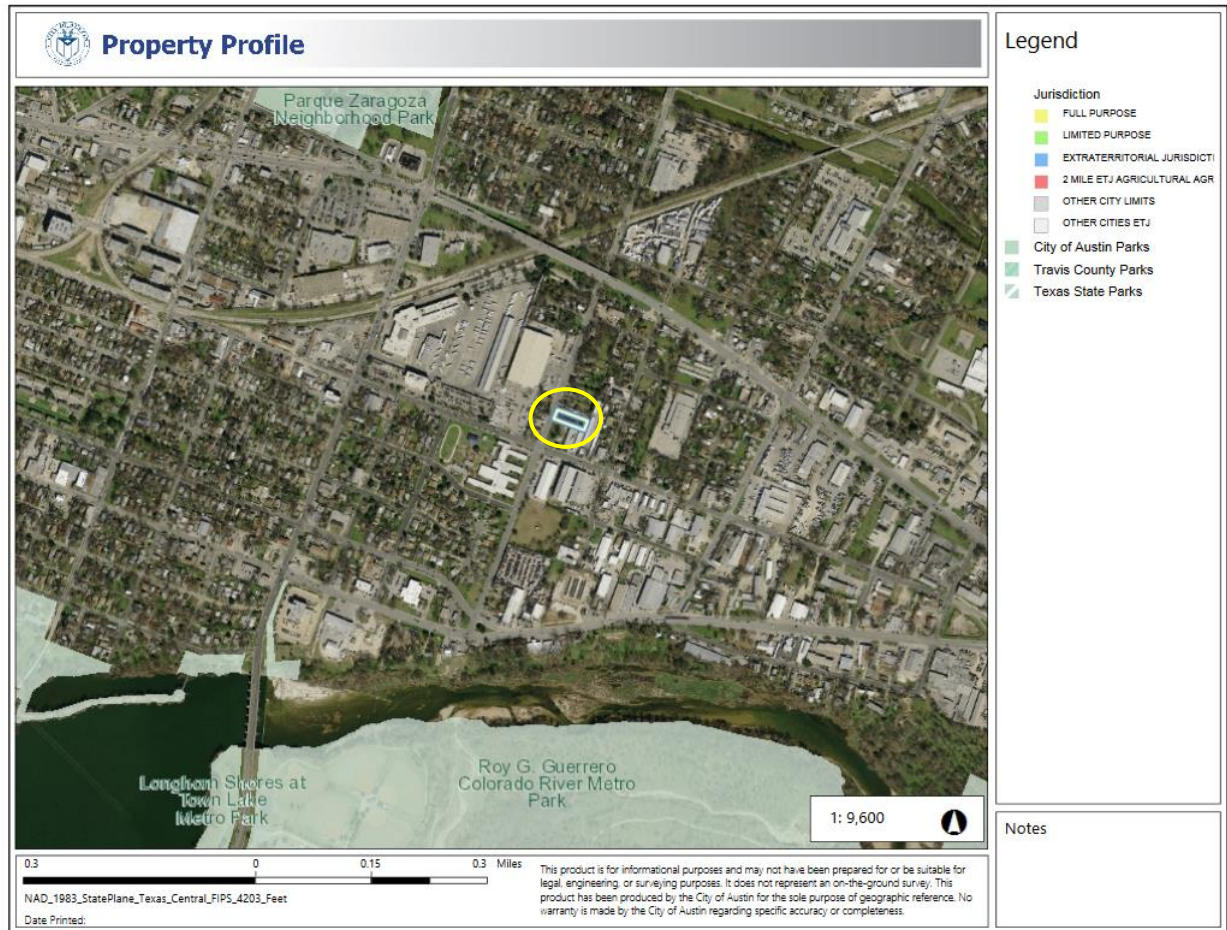
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

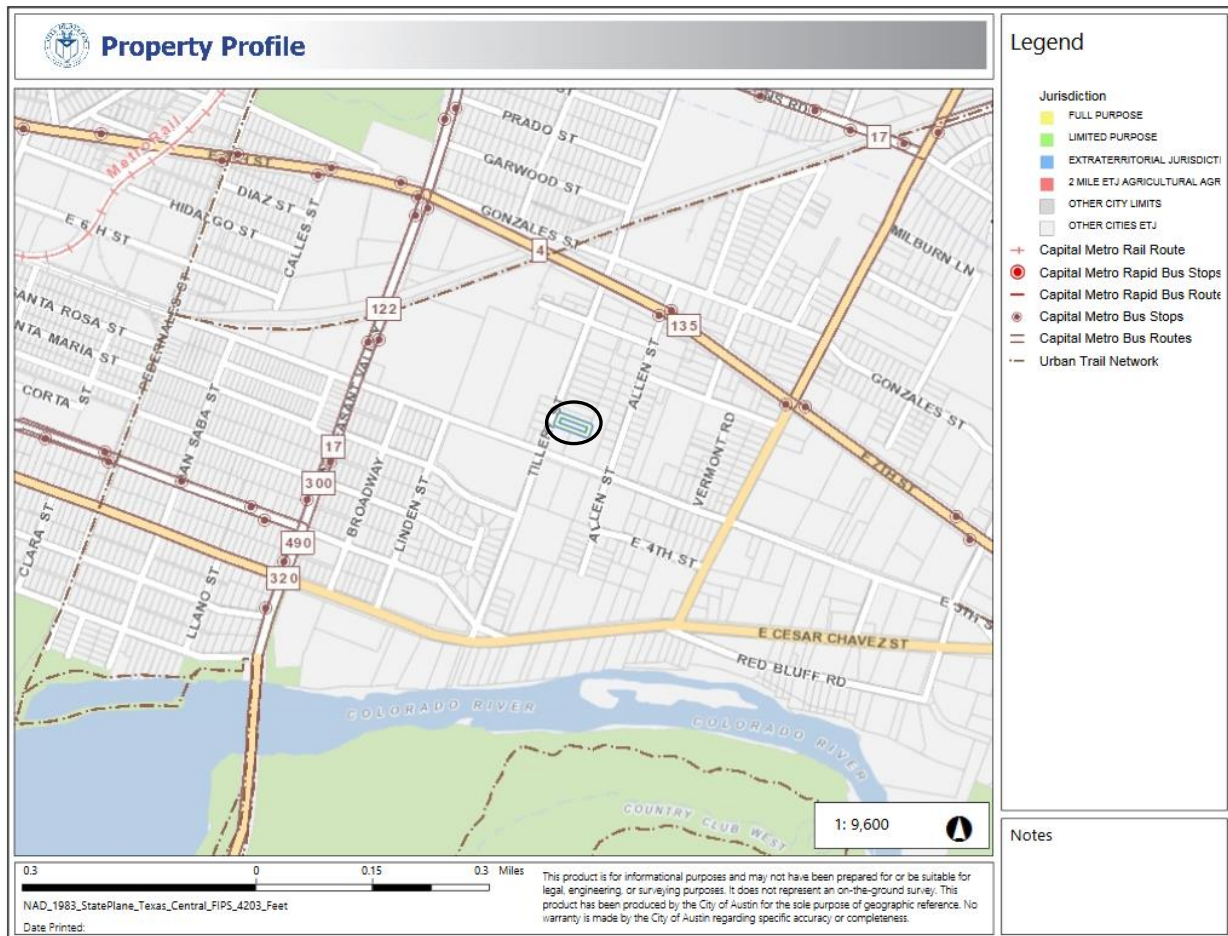
IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - *The proposed development of six urban cottages will provide a mix of housing types and is located near seven bus routes. In addition, the property is near Brooke Elementary School and Cepeda Public Library and other community services and businesses.*
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - *The property is not on an activity corridor or within an activity center, but it is located within 1,500 feet of four activity corridors: E. 7th Street to the north; Springdale Road to the east; E. Cesar Chavez to the south, and N. Pleasant Valley Road to the west.*
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

- ***The property is not on an activity corridor or within an activity center, but it is located within 1,500 feet of four activity corridors: E. 7th Street to the north; Springdale Road to the east; E. Cesar Chavez to the south, and N. Pleasant Valley Road to the west.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The applicant proposes urban cottages which will provide housing choices for the area and the City.***
 5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Staff believes the applicant's request for Multifamily land use is harmonious with the adjacent properties because there is multifamily land use to the east and south.***
 6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The subject property is not located in an environmentally sensitive area.***
 7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
 8. Protect, preserve and promote historically and culturally significant areas.
 - ***To the best of our knowledge, the existing home is not of historical or cultural significance.***
 9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***Not applicable.***
 10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***Not applicable.***
 11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***
 12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - ***Not applicable.***







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The applicant was filed on July 31, 2017, which is in-cycle for neighborhood planning area located on the east side of I.H.-35.

The applicant proposes a change in the future land use map from Single Family to Multifamily for the construction of six urban cottages.

The applicant also proposes a zoning change from SF-3-NP to MF-3-NP. For more information on the zoning case, please see case report C14-2017-0106.

PUBLIC MEETINGS: The ordinance required community meeting was held on September 14, 2017. Approximately 182 meeting notices were mailed to people who live or own property within 500 feet of the subject property, in addition to neighborhood organizations and environmental groups who registered on the community registry and requested notification for this area. Seven people attended the meeting, which included one city staff member, Ross Frie and the applicant's agent.

After city staff gave a brief presentation about the planning process in general and the applicant's request, Ross Frie, the applicant's agent, gave the following presentation.

Ross Frie said the property was purchased one year ago by residential investors. Currently there is a home on the property built in 1940's. It's a small lot, 0.30 acres. It has 60 foot frontage and 200 foot in length. It's a deep lot. There is a multifamily development directly to the south of the property, but we want to do something different, something that blends into the neighborhood. We are proposing a condo project, six Urban Cottages.

After his presentation, the following questions were asked:

Q. How many parking spaces will you provide?

A. Each unit will have a two-car garage, 20 feet wide.

Q. Is there really space for 12 cars?

A. Yes. Each unit is proposed for three bedroom and 2 baths, approximately 1,600 sq. feet each, to be priced in the \$320,000 price range.

Q. That price seems low for this area.

A. We will see what the market will bear.

Q. If you get the zoning approved, how long would it take before the units are built?

A. It would be about 1-1.5 years after the zoning before we could start construction, with permitting review, etc.

Q. What will happen to the trees on lot?

A. We will keep all the trees on the lot.

Q. Is the neighborhood association opposed to the zoning?

A. They weren't opposed to multifamily, so we reduced to MF-2.

Q. Was the neighborhood association concerned about parking?

A. No, because all the cars will be in the garage.

No letter has been received from the Govalle/Johnston Terrace Combined Neighborhood Plan Contact Team.

CITY COUNCIL DATE:

December 14, 2017

ACTION: Postponed on the consent agenda to February 1, 2018 at the request of staff. [D. Garza – 1st; E. Troxclair – 2nd] Vote: 11-0.

February 1, 2018

ACTION: Postponed on the consent agenda to March 22, 2018 at the request of staff. [O. Houston – 1st; P. Renteria – 2nd. Vote: 11-0].

March 22, 2018

ACTION: Postponed on the consent agenda to April 26, 2018 at the request of staff. [D. Garza – 1st; P. Renteria – 2nd] Vote: 8-0 [G. Casar and E. Troxclair off the dais. L. Pool absent].

April 26, 2018

ACTION: Postponed on the consent agenda to June 14, 2018 at the request of staff. [O. Houston – 1st; D. Garza 2nd] Vote: 9-0 [A. Alter off the dais. E. Troxclair absent].

June 14, 2018

ACTION: Postponed on the consent agenda to August 9, 2018 at the request of staff.

August 9, 2018

ACTION:

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: maureen.meredith@austintexas.gov

Summary Letter Submitted by the Applicant

Neighborhood Plan Amendment

SUMMARY LETTER

I've been meeting with Austin Neighborhood Senior Planner Maureen Meredith over the past few months regarding converting 507 Tillery St which has an 882 sf single-family home built in 1947 on a .3 acre (13,150 sf) lot into a small 5 – 7 unit 2-story multifamily condominium project. The property is adjacent to the recently completed East 5th Condos to south, older and somewhat dilapidated self-storage/warehouse buildings partially built in 1950, 1972, 1973 and 1998) to the east/south, an 1,100 sf single family home to north (I've heard was also recently purchased by an investor/developer but haven't confirmed if true) and the massive 76,000 sf former Bradco Supply/Capitol Car Credit office/warehouse complex being redeveloped across the street. So, I'm sure all are well aware of this rapid redevelopment/gentrification trend that's been occurring in the Govalle-Johnson Terrace Neighborhood Planning Area with these diverse mixture of higher density commercial and multifamily land use projects. We are planning to add one more small project to that mixture although more sensitive to the adverse effects this has on the existing area and residents as I am a former City Planning and Development Director. Plus, I've lived in Austin for the past 35 yrs and I'm still in awe at the overabundance of redevelopment occurring east of I35 in such a short period of time.

I've presented our 6 smaller 1,650 sf two story traditional architecture urban cottage conceptual plans to the Neighborhood Contact Team (NCT) on July 22. No formal position was taken by NCT but they neutral to favorable, in my opinion, for the NPA change from SF to MF. Maureen Meredith will be doing the City's formal facilitated community meeting that gets posted in area during August. I initiated this additional step and presented our project while it's still in the cost-demand feasibility and conceptual multifamily site-building design phase. Once I shared our potential design scenario, the NCT's reaction was favorable and we discussed some concerns, they had, and how I would address them during this early stage of our development prior to submitting our city application packets for a single family to multifamily NPA and a SF-3-NP to MF-3-NP rezoning.

But they liked idea of our option with the condo regime smaller 1-story single family houses. So I took that concept further and found attached the attached Caraleigh Commons Urban Cottage project being built on outskirts of downtown Raleigh and loved the thin 16' – 22' wide homes but they were 50' deep and added a 2nd flr and thought perfect for our project since our entire lot is small rectangular, we can get more density and more sf in the homes and they are traditional rather than contemporary architect style which also serves as a well-planned buffered transition zone from the large 2-story modern condo "big box" to our south and the older existing smaller built in 40's existing SF homes to our north.

Letter of Recommendation from the Govalle/Johnston
Terrace Neighborhood Plan Contact Team

GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLAN CONTACT TEAM
"Strength through Unity"

December 7, 2017

Dear Planning Commissioners and City Council members,

On behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact Team**, I am writing to inform you that after meeting with the applicant on two occasions to discuss their proposed zoning change, the Contact Team had decided to

Oppose the proposed **zoning change** at

501 Tillery St., case # NPA-2017-0016.05

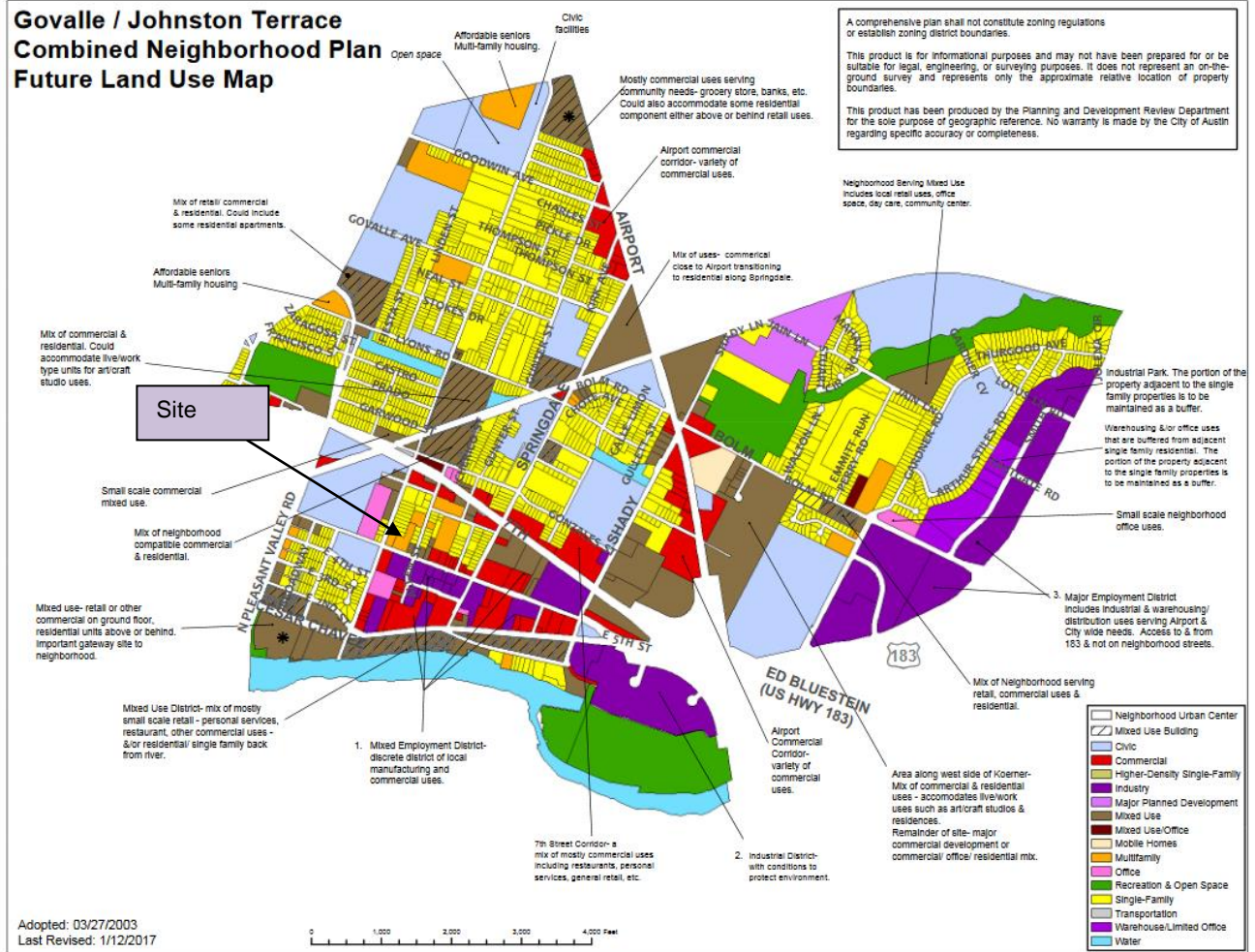
We determined that the applicant can expand and increase the density on this parcel within the current zoning category, which will remain compatible with the existing character of the Neighborhood. Further, the project as proposed contributes to increasing housing prices rather than helping to remedy the housing crisis we are experiencing in Austin.

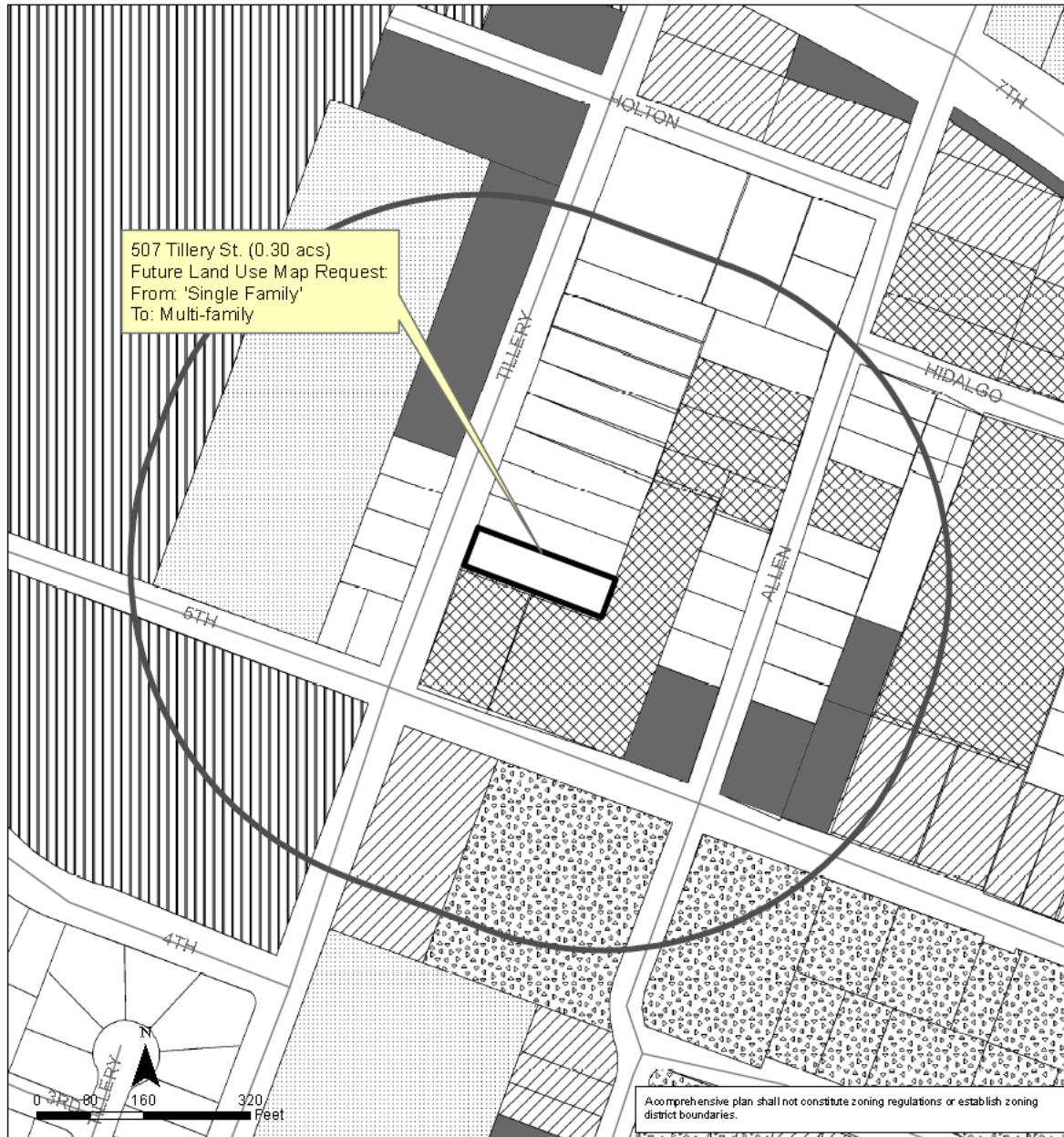
Please feel free to reach out to me if you have any further questions or comments regarding this issue.

Thank you,



Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665





Govalle/Johnston Terrace Combined Neighborhood Planning Area NPA-2017-0016.05

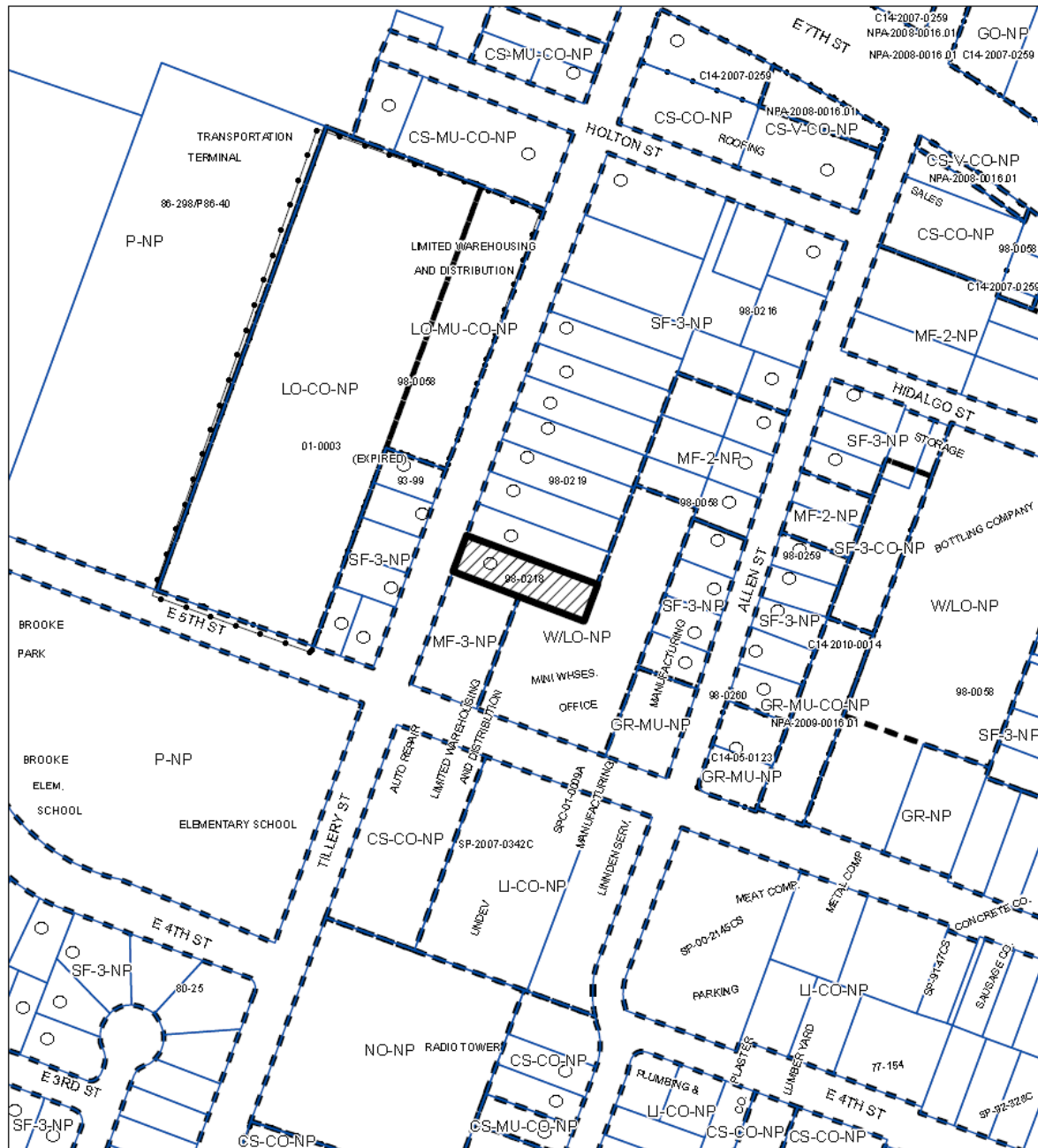
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.




This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin
Planning and Zoning Department
Created on 8/8/2017, by: meredithm

Future Land Use

	500 ft. Notif. Boundary		Office
	Subject Property		Mixed Use/Office
	Single-Family		Industry
	Higher-Density Single-Family		Civic
	Multi-Family		Transportation
	Commercial		Water
	Mixed Use		



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

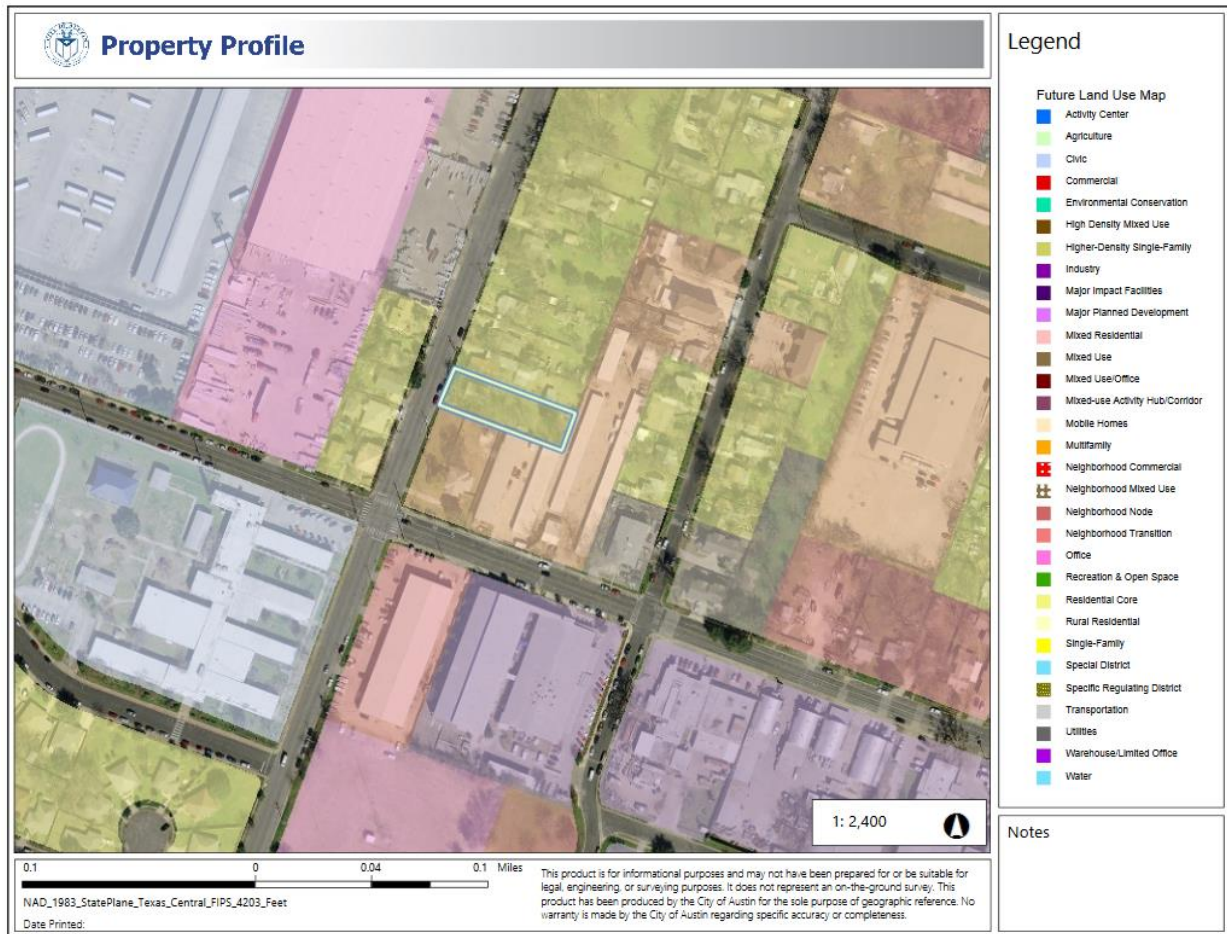
**ZONING CASE:
C14-2017-0106**

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.













Material Agent Distributed at NPA Community Meeting

**Tillery Urban Cottage Neighborhood Plan
for
507 Tillery St,
Austin, TX 78702**

**LOT 1 / OCT 15 DIV 'A' COMMERCIAL ADDITION
0.30 ACRES (13,150 SF)**



LOCATION MAP

Single Family Urban Cottage Residential Neighborhood Features:

1. Single family development in medium density residential neighborhood similar to townhomes but no common walls or parking lots.
2. Each single family home is individually owned and self-contained with its own separate driveways and garages.
3. Traditional architectural style homes to blend into the existing surrounding traditional Govalle-Johnston Terrace neighborhood.
4. Vernacular single family home form and residential streetscape ambience.
5. High quality functional homes that transition the Contemporary architectural style high density East 5th St condominium project with the single story traditional style architecture single family homes along Tillery St.
6. Unified property owners association with common area professional maintenance service.
7. Traditional architectural style urban cottages to maintain the traditional style existing homes in Govalle-Johnston neighborhoods.
8. A spacious home within a compact yet highly efficient design.
9. First floor features an open concept kitchen, living room, dining room with bar area, guest bedroom, office, and 2 half bathrooms.
10. Second floor features 3 bedrooms, 3 bathrooms, home gym, and a spacious central family room.

NOTES

1. PLANS FOR CONCEPTUAL PURPOSES ONLY (NOT TO SCALE)
2. PLANS ASSUME NPA FOR MF, MF-2 ZONING AND COMPLY WITH RESIDENTIAL COMPATIBILITY STANDARDS
3. EXISTING HOME TO BE REMOVED

SHEET SET INCLUDES:

- | | |
|----------------------------------|-------------------------------|
| 1. COVER SHEET | 5. OPTION4: FIRST FLOOR PLAN |
| 2. OPTION 4: DESIGN CONCEPT | 6. OPTION4: SECOND FLOOR PLAN |
| 3. OPTION 4: SITE AREA ALLOTMENT | 7. OPTION 4: ELEVATIONS |
| 4. OPTION 4: SITE PLAN | |

DESIGN DEVELOPER

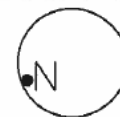
RIZE PLANNING, DEVELOPMENT, AND CONSTRUCTION
ROSS FRIE
609 CUTTY TRAIL,
LAKEWAY, TX 78734
(512)925-2562
ROSS@RIZEPDC.COM
WWW.RIZEPDC.COM

OWNER / INVESTOR

507 TILLERY HOUSE LLC
CAREN WENDT
13903 THERMAL DR,
AUSTIN, TX 78728
507TILLERY@GMAIL.COM
(512)784-6844



COVER SHEET





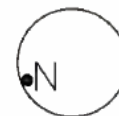
DESIGN CONCEPT
507 TILLERY ST

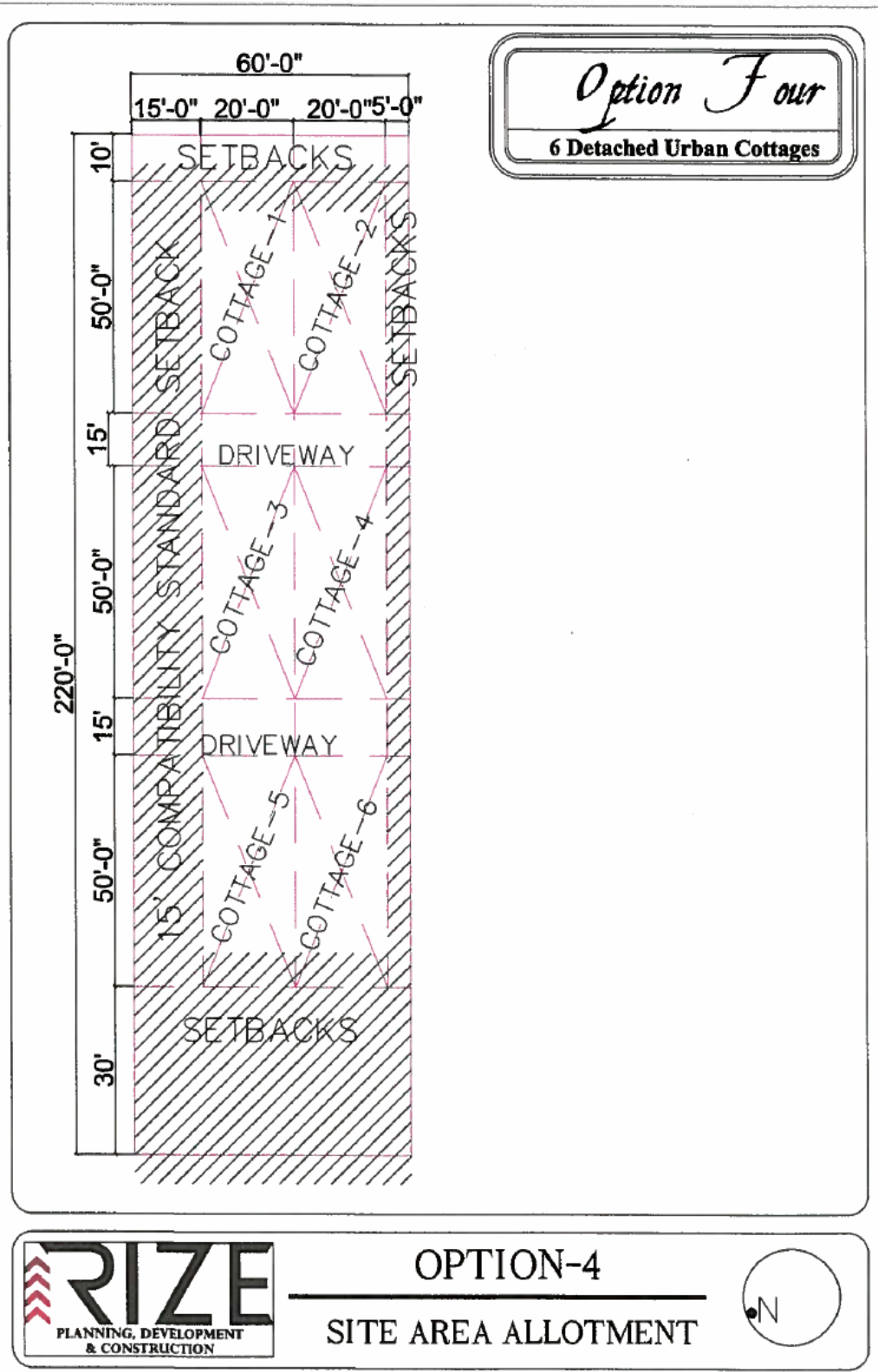
OPTION-4 (6 URBAN COTTAGES)

- 60' x 220' Site Area (13,200 SF/ 0.3 ACRES)
- Six 1,000 SF Urban Cottages (TOTAL 6,000 SF)
- Building Footprint = 6,000 SF/ 13,200 SF = 45%
- Each home is independent with its own driveway, front, and back yards.
- Single family development in medium density residential neighborhood similar to townhomes but no common walls or parking lots.
- Each single family home is individually owned and self-contained with its own separate driveways and garages.
- Traditional architectural style homes to blend into the existing surrounding traditional Govalle-Johnston Terrace neighborhood.
- Vernacular single family home form and residential streetscape ambience.
- High quality functional homes that transition the Contemporary architectural style high density East 5th St condominium project with the single story traditional style architecture single family homes along Tillery St.
- Unified property owners association with common area professional maintenance service.
- Traditional architectural style urban cottages to maintain the traditional style existing homes in Govalle-Johnston neighborhoods.
- A spacious home within a compact yet highly efficient design.
- First floor features an open concept kitchen, living room, dining room with bar area, guest bedroom, office, and 2 half bathrooms.
- Second floor features 3 bedrooms, 3 bathrooms, home gym, and a spacious central family room.
- Dedicated and secure mailboxes per cottage.
- Energy-Star Rated appliances.
- Neighborhood watch program.
- Dog walk and pet wash area.
- Ample landscaping and beautiful fauna.



OPTION-4
DESIGN CONCEPT



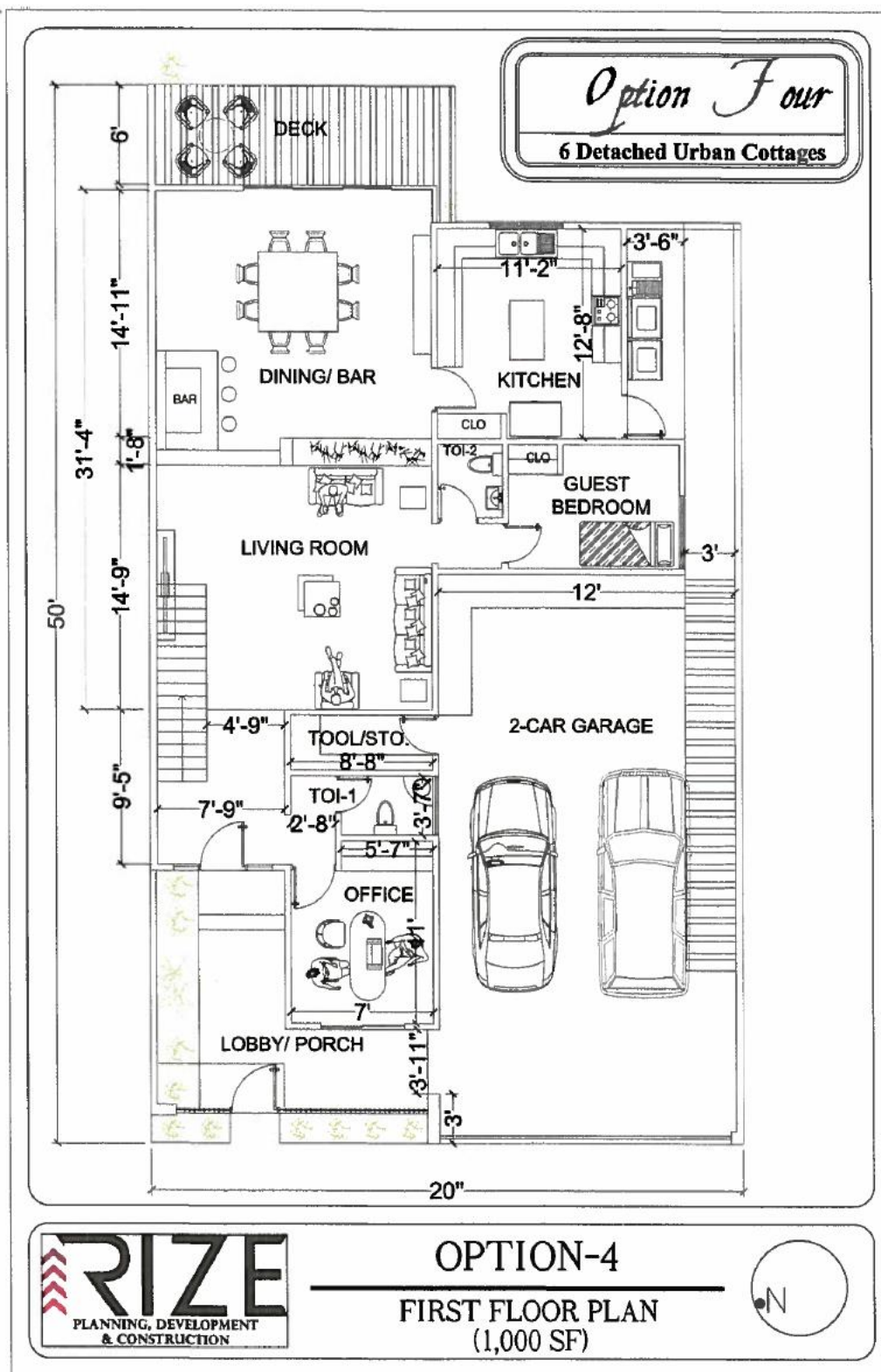


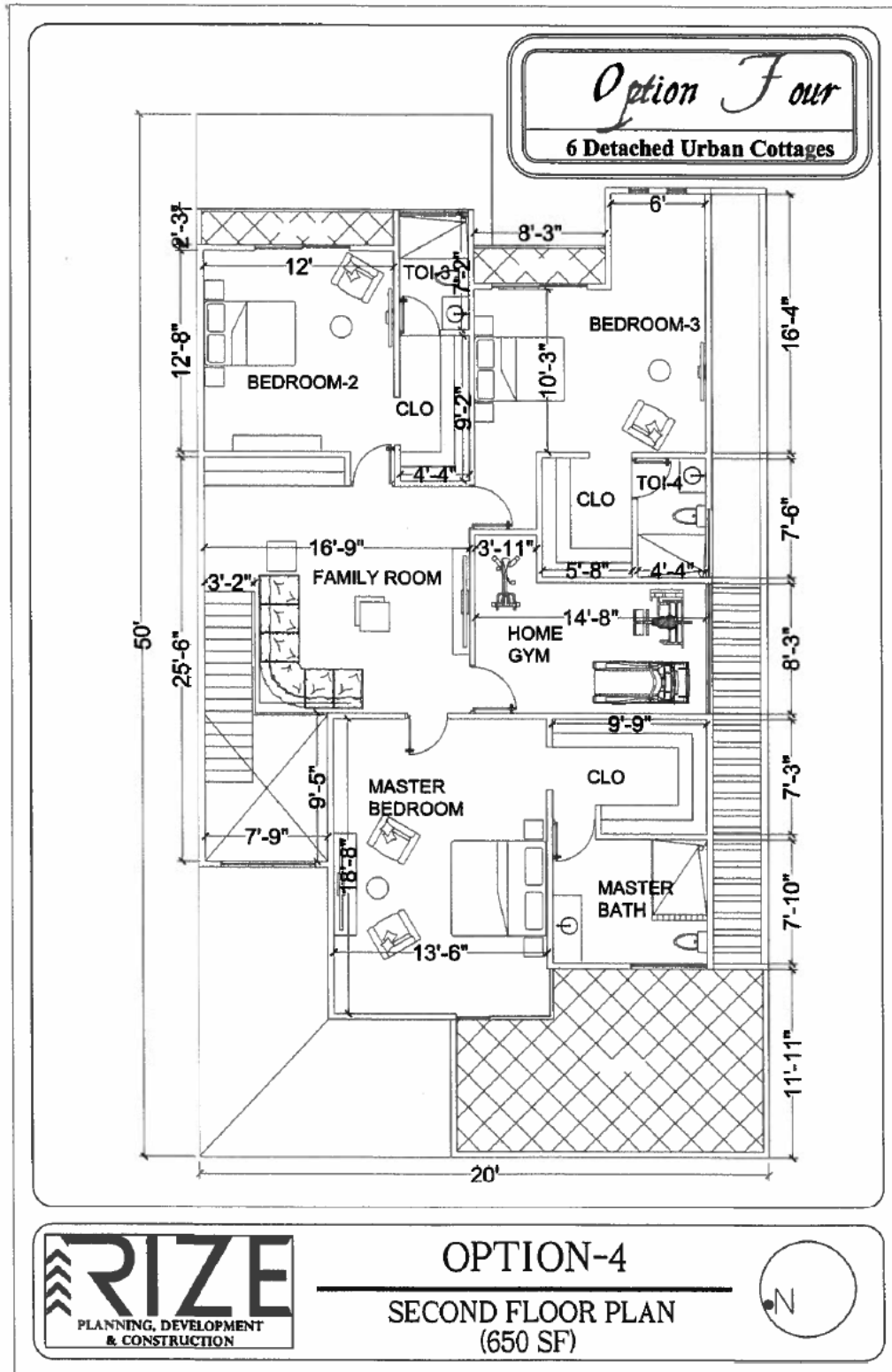


OPTION-4

SITE PLAN









FRONT ELEVATION



STREETSCAPE



OPTION-4
ELEVATIONS

