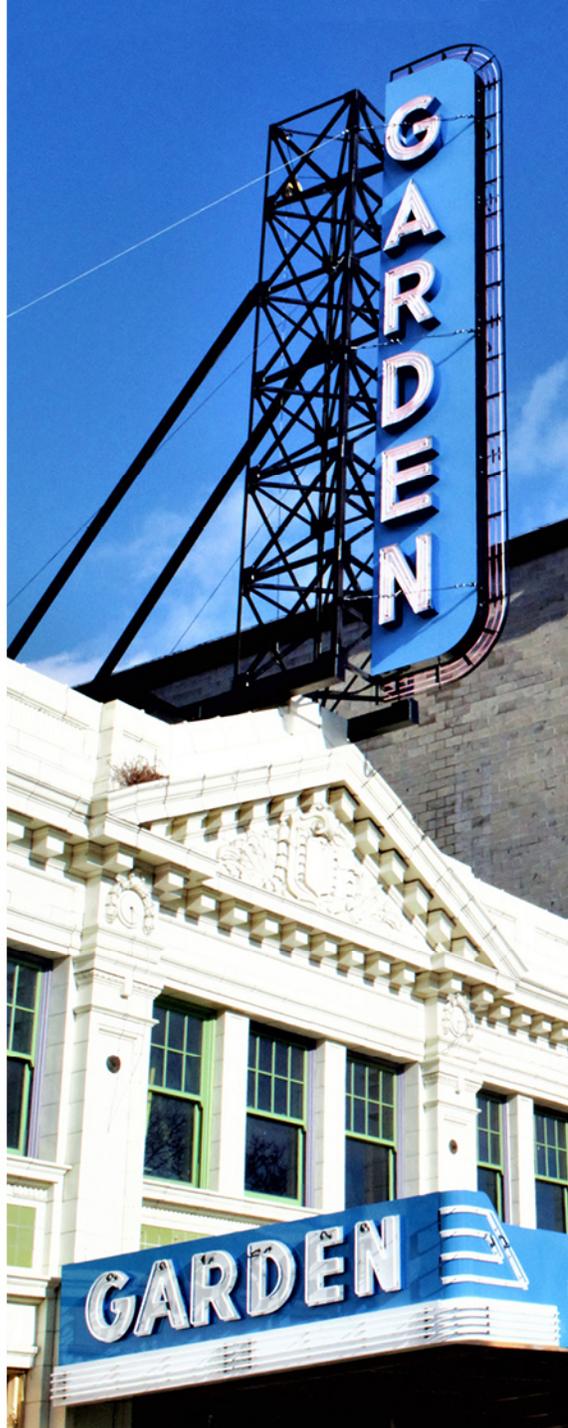


PLANNING COMMISSION MEETING
JULY 14, 2020



GARDEN THEATER BLOCK



PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

BASIC PROJECT DATA

Three Buildings:

Rehabilitated Garden Theater – 6,823 sf

Address: 26 West North Avenue (commercial)

New Corner Building – approximately 50,526 sf

Address: 6 West North Avenue (residential)

4 West North Avenue (commercial)

Rehabilitated Morton House – 8,371 sf

Address: 1201 Federal Street (residential)

1203 Federal Street (residential)

Zoning District:

Local Neighborhood Commercial (LNC)

Project Description:

62 rental apartments with amenities

2 street level commercial tenant space

COMMUNITY PROCESS SUMMARY

- **Community Process/Project History:**

- 2014 – Trek/Q begins community engagement process in response to the URA’s RFP
- 2015 – ZBA approval for the Federal/North corner is appealed and overturned in 2016
- 2017 – Trek/Q proceeds with acquisition and restoration of the Garden Theater and The Bradberry
- 2019 – The URA demolishes existing structures at 4, 6, and 8 W North Ave

- **Community Meetings:**

- **03/11/19 – 1st Community Meeting** - community listening session that addressed the loss of 4, 6, and 8 West North Avenue and provided residents with an opportunity to comment upon plans for the future development site. See attached notes from Allegheny City Central Association.
- **06/13/19 – Small Group Meeting** – met with MWSS and ACCA representatives in advance of 07/11 meeting.
- **07/11/19 – 2nd Northside Community Meeting** – second meeting to present the initial design concept to the community and receive and record community input on the development. See attached meeting notes from ACCA and MWSS.
- **08/21/19 – Bradberry Resident Meeting** – in response to question #10 at 07/11 Community Meeting.
- **09/09/19 – Small Group Meeting** – met with representatives from ACCA, PHLF, and YPA to provide opportunity to review and comment on plans of the proposed design to ensure it is compatible with the neighborhood and streetscape, within the constraints of local zoning.
- **10/25/19 – Federal North Infrastructure Meeting** – In response to question #2 at 07/11 Community Meeting, met with the Mayor’s office, DOMI, and ACCA president to discuss opportunity for Federal Street and North Avenue infrastructure improvements that align with ACCA Master Plan.
- **11/07/19 – 3RD Northside Community Meeting** – third meeting to present any revisions made to the project, including any revisions derived from comment provided at the 7/11 meeting
- **11/19/19 – phone call with ACCA & MWSS** – confirmed community support for proposed design in advance of ZBA hearing.

RELATIONSHIP TO COMMUNITY MASTER PLAN

- **Related Community Plans:**

- Allegheny City Central Association Federal/North Master Plan (pictured below)
 - Includes street infrastructure at Federal and North
 - DOMI support and grant application for portion of plan
 - Letter of Support for Garden Theater Project received from Allegheny City Central Association

- **Memorandum of Agreement**

- Parties: City of Pittsburgh, Urban Redevelopment Authority, and the Pennsylvania State Historic Preservation Officer regarding the Federal North Redevelopment Project.





THE SITE AT THE CORNER OF WEST NORTH AVENUE AND FEDERAL STREET



WEST NORTH



Central Northside
W North Ave E North Ave

1700 Central Northside
Federal

crazy Mocha

DELI

WEST NORTH



THE BLOCK – BRADBERRY & ALPHABET CITY (MASONIC HALL)



THE BLOCK – GARDEN THEATER & MORTON HOUSE

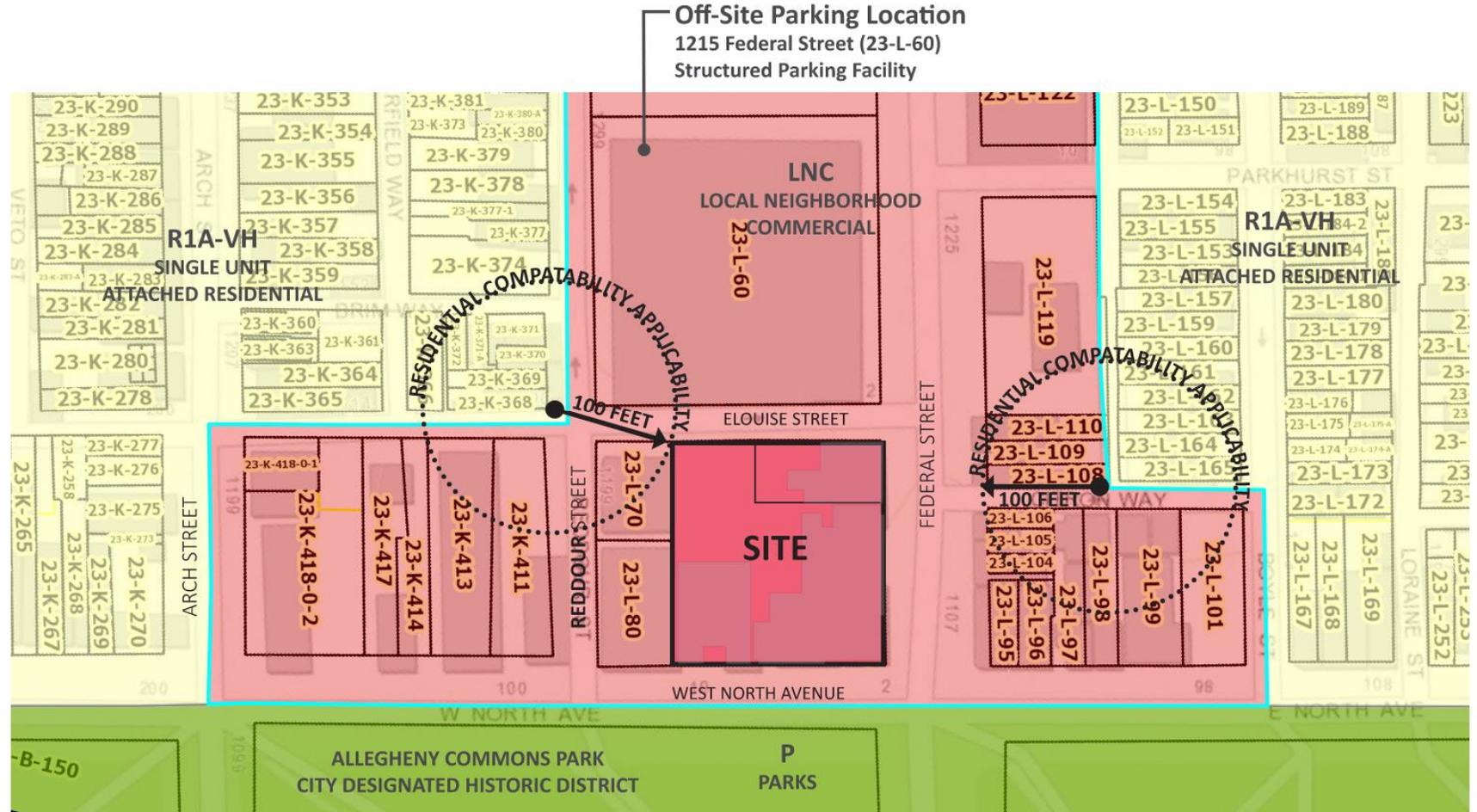
ZONING DEVELOPMENT STANDARDS

LNC (LOCAL NEIGHBORHOOD COMMERCIAL) DISTRICT

Uses:	Multi-Unit Residential, Retail and Restaurant are all permitted (special exception for Restaurant with gross area over 2,400 sf)
Height:	Meets Contextual Height Limit (Alphabet City/Masonic Hall)
Front Setback:	None required
Side Setback:	None required
Rear Setback:	None required when adjacent to a way, 20 feet when not adjacent to a way
Lot Coverage:	Meets 90% maximum lot coverage
Floor Area Ratio:	Meets maximum floor area (utilizing sustainability bonus)
Car Parking:	Meets off-street parking with approved parking plan in adjacent garage
Bike Parking:	Meets requirement of 1 per 3 dwelling units
Loading:	Meets requirement for two 10' x 25' loading spaces

RESIDENTIAL COMPATABILITY STANDARDS

The project lots are more than 100 feet from an R1A District therefore it is not subject to Chapter 916 Height and Setback standards, but it is subject to Chapter 916 screening, site design, operating hours, noise, lighting and odor control regulations.



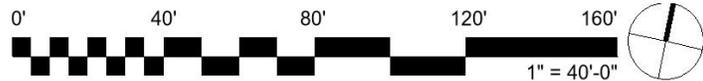
HISTORIC STATUS & CRITERIA

Block: Not within a current city historic district

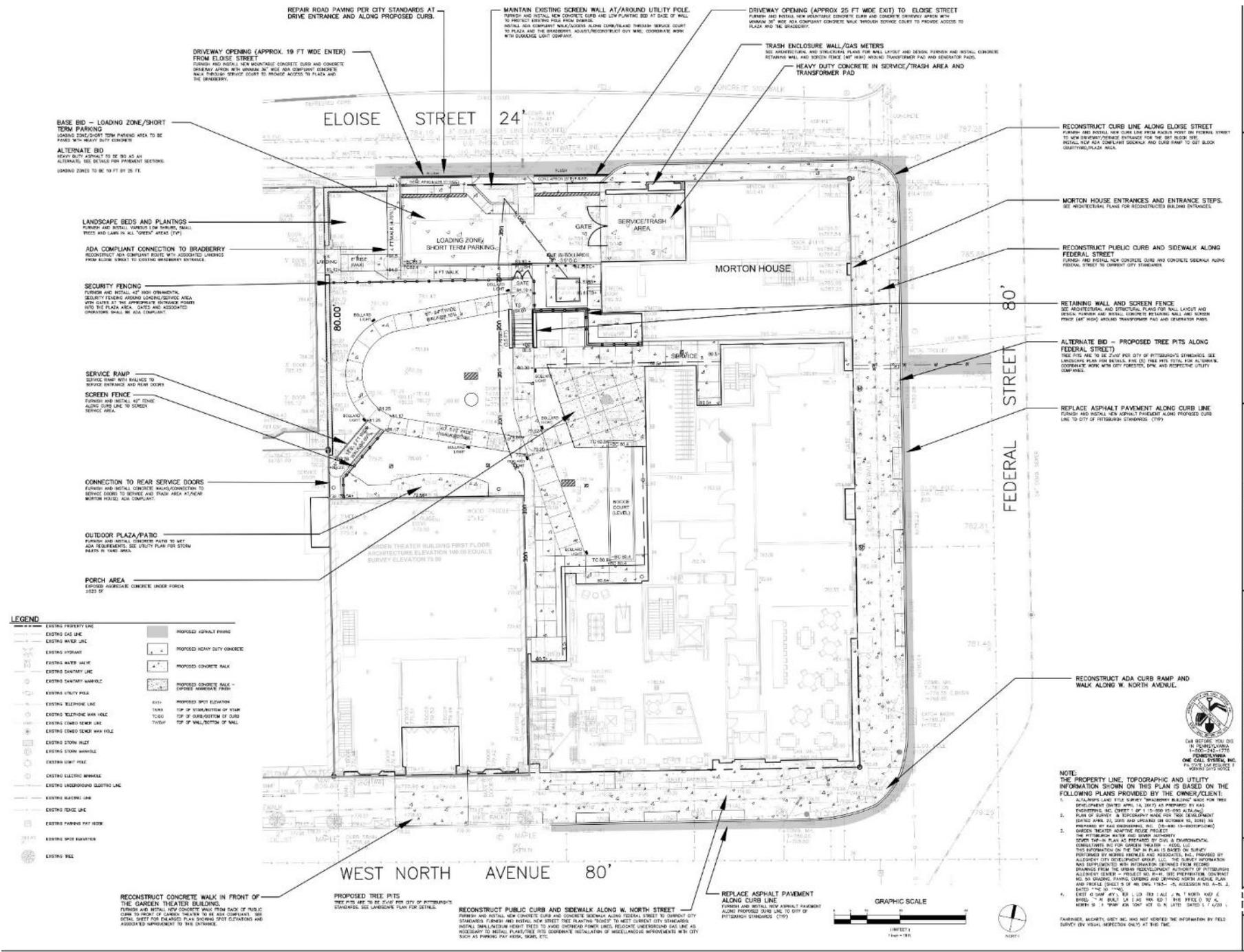
Garden Theater: City of Pittsburgh List of Historic Designations, 2008
Previous exterior renovation was reviewed and approved by the Historic Review Commission.
Sarah Quinn, the city's Historic Preservation Planner has determined that the current proposed work does not require the Historic Review Process.

Morton House: No historic listing, but required to follow Secretary of the Interior Standards by MOA

SITE PLAN



SITE PLAN (CIVIL)



LEGEND

[Symbol]	EXISTING PROPERTY LINE	[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	EXISTING GAS LINE	[Symbol]	PROPOSED HEAVY DUTY CONCRETE
[Symbol]	EXISTING WATER LINE	[Symbol]	PROPOSED CONCRETE WALK
[Symbol]	EXISTING WASTEWATER	[Symbol]	PROPOSED ASPHALT DRIVE
[Symbol]	EXISTING SANITARY MANHOLE	[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	EXISTING UTILITY POLE	[Symbol]	TOP OF STAIR/BOTTOM OF STAIR
[Symbol]	EXISTING TELEPHONE LINE	[Symbol]	TOP OF CURB/TOP OF CURB
[Symbol]	EXISTING TELEPHONE HOLE	[Symbol]	TOP OF WALL/BOTTOM OF WALL
[Symbol]	EXISTING CONDUIT NEW HOLE	[Symbol]	EXISTING CONDUIT NEW HOLE
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[Symbol]	EXISTING STORM HOLE	[Symbol]	EXISTING STORM HOLE
[Symbol]	EXISTING STORM MANHOLE	[Symbol]	EXISTING STORM MANHOLE
[Symbol]	EXISTING LIGHT POLE	[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING ELECTRIC MANHOLE	[Symbol]	EXISTING ELECTRIC MANHOLE
[Symbol]	EXISTING LANDSCAPE ILLUMINATION	[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING ELECTRIC LINE	[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING WATER MAIN	[Symbol]	EXISTING PARKING PAY BOX
[Symbol]	EXISTING FIRE ALARM	[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING TREE	[Symbol]	EXISTING TREE

NOTE:
 THE PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE FOLLOWING PLANS PROVIDED BY THE OWNER/CLIENT:
 1. PLANNING LINE, SITE SURVEY, TRANSDUCER RECORD, AND THE PRELIMINARY DEVELOPMENT PLAN, ALL DATED AS SHOWN BY EACH PLAN'S DATE.
 2. SURVEY AND UTILITY RECORD, ALL DATED AS SHOWN BY EACH PLAN'S DATE.
 3. GARDEN THEATER ADAPTIVE REUSE PROJECT - THE GARDEN THEATER ADAPTIVE REUSE PROJECT - ARCHITECTURAL CONSULTING AND DESIGN INC. (ARCHITECTURAL CONSULTING AND DESIGN INC. AS ARCHITECT) - ALL DATED AS SHOWN BY EACH PLAN'S DATE.
 4. GARDEN THEATER ADAPTIVE REUSE PROJECT - ARCHITECTURAL CONSULTING AND DESIGN INC. (ARCHITECTURAL CONSULTING AND DESIGN INC. AS ARCHITECT) - ALL DATED AS SHOWN BY EACH PLAN'S DATE.
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PRELIMINARY SITE PLAN

GARDEN THEATER BLOCK
 CITY OF PITTSBURGH/FALCONSBURG COUNTY
 WEST NORTH AVENUE (EAST SIDE) DEVELOPMENT

TREK DEVELOPMENT GROUP Q DEVELOPMENT

SD-3.0 DD SET

DATE: 10/20/2017
 TIME: 10:00 AM
 SCALE: 1" = 10'

REVISIONS:
 NO. 1
 DATE: 10/20/2017
 DESCRIPTION: PRELIMINARY SITE PLAN

OUR OFFICE: YOU DO IT IN CONCORDIA, MISSOURI
 ONE CALL SERVICE INC.
 PLS. CALL US AT 660-241-1111

APPROVED PARKING PLAN

Total Parking Spaces Required (after bicycle reduction): 59

Required Parking Provided at Parking Garage Adjacent to Site

- Lease agreement between Trek and garage owner (HTA) provides use of 62 parking spaces for 15 years, with right to secure an additional 38 spaces as needed and to extend an additional 14 years and 11 months
- A parking space will be included with residential lease agreements
- All parking spaces in garage are less than 1,000 ft from a building entry.

Zoning Board of Adjustment Hearing 11/21/19:

- Special Exception 914.04.G.2(a) Request for off-site parking at neighboring parking garage to fulfill parking requirement
- Special Exception granted 01/23/20
- No “detrimental impact” of off-site parking

PARKING CALCULATION

Development Component	Size (SF gross)	Automobile Parking Requirement: City of Pittsburgh Zoning Code					Bicycle Parking Requirement: City of Pittsburgh Zoning Code				Total Minimum Number of Automobile Parking Spaces Required with maximum Bicycle Reductions	Total Number of Bicycle Parking Spaces Required for Maximum Parking Reductions
		Minimum Requirements without Bicycle Reductions					Required Maximum Bicycle Parking		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces			
		Restaurant/ Commercial SF Reduction: 2,400 SF for one space	BOH SF Reduction of 20% for Commercial Spaces	Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Total Number of Reserved Spaces for Persons with Disabilities	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction		
Apartments	62 Units	N/A	N/A	1 Spaces per unit	62	3	1 space per every 3 dwelling units or fraction thereof	21	30% of required number of automobile spaces, not including spaces reserved for persons with disabilities: 83 spaces x 30% = 24 space reduction	24 spaces	59	24
Restaurant 1	4200 SF	1800	1,440 SF remaining	1 Space per 125 SF (above first 2,400 SF)	12							
Restaurant 2	1,266 SF	N/A	1,013 SF remaining	1 Space per 125 SF	9		1 space for 6,001 to 20,000 sf	1				
Totals					83		22		24	59	24	

BIKE PARKING



Resident Interior Bike Parking

- 40 +/- spaces in secure bike storage room
- Specified product: Dero Duplex (above)

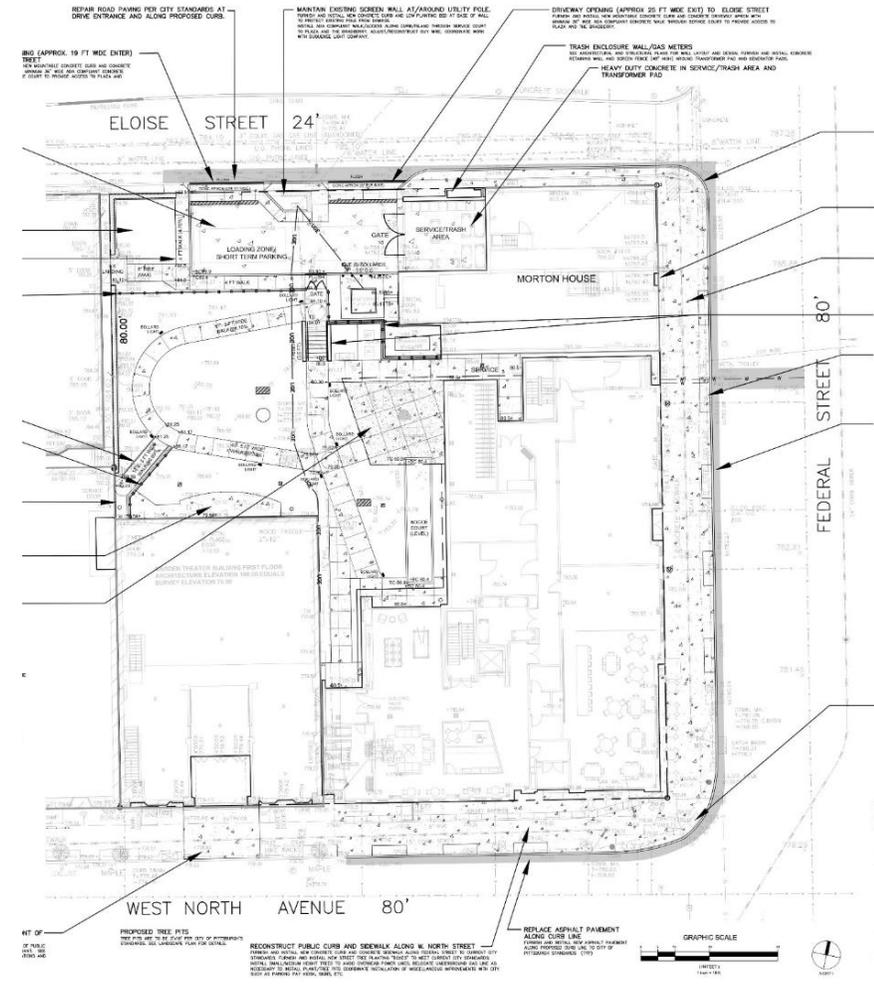


Commercial Exterior Bike Parking

- Existing U bars along North Avenue (3)

LOADING ZONE ON ELOISE STREET

- Two zoning compliance truck loading spaces
- To provide loading and trash access for the entire Garden Theater Block
 - Garden Theater Block Project
 - 4 W North (Garden Theater)
 - 6 W North, 22 W North (Corner Building)
 - 1201-1203 Federal Street (Morton House)
 - 40 W North Avenue (Masonic Hall)
 - 1126 Reddour Street (Bradberry Building)
- To provide 5 primary functions: Trash Removal, Restaurant Delivery, Package Parcel Delivery, Tenant Move-in/out, Passenger Loading (schedule below)
- No parking will be permitted in the loading zone.
- Trek Development to enforce
- Signs reading “Loading only, no parking at any time. Violators will be ticketed and towed at owner’s expense”



FUNCTION	USER	FREQUENCY	DURATION	TIME OF DAY
Trash Removal	Commercial/Residential	Daily	30 minutes	6AM – 9AM
Restaurant Delivery	Commercial	Daily	30 minutes	9AM – 12PM
Package/Parcel Delivery	Commercial/Residential	Daily	15 minutes	9AM – 7PM
Tenancy Move-in/out	Residential	Infrequent	3 - 4 hours	6AM – 10PM
Passenger Loading	Residential	Daily	5 minutes	ANYTIME

Note: Functions outside of those listed above will need to be coordinated with the property manager.

ACCESSIBILITY & UNIVERSAL DESIGN

Project Site – Courtyard Amenity Areas:

- Accessible from building and Eloise gate

Commercial Space:

- Garden Theater commercial space accessible
- Corner Building commercial space accessible

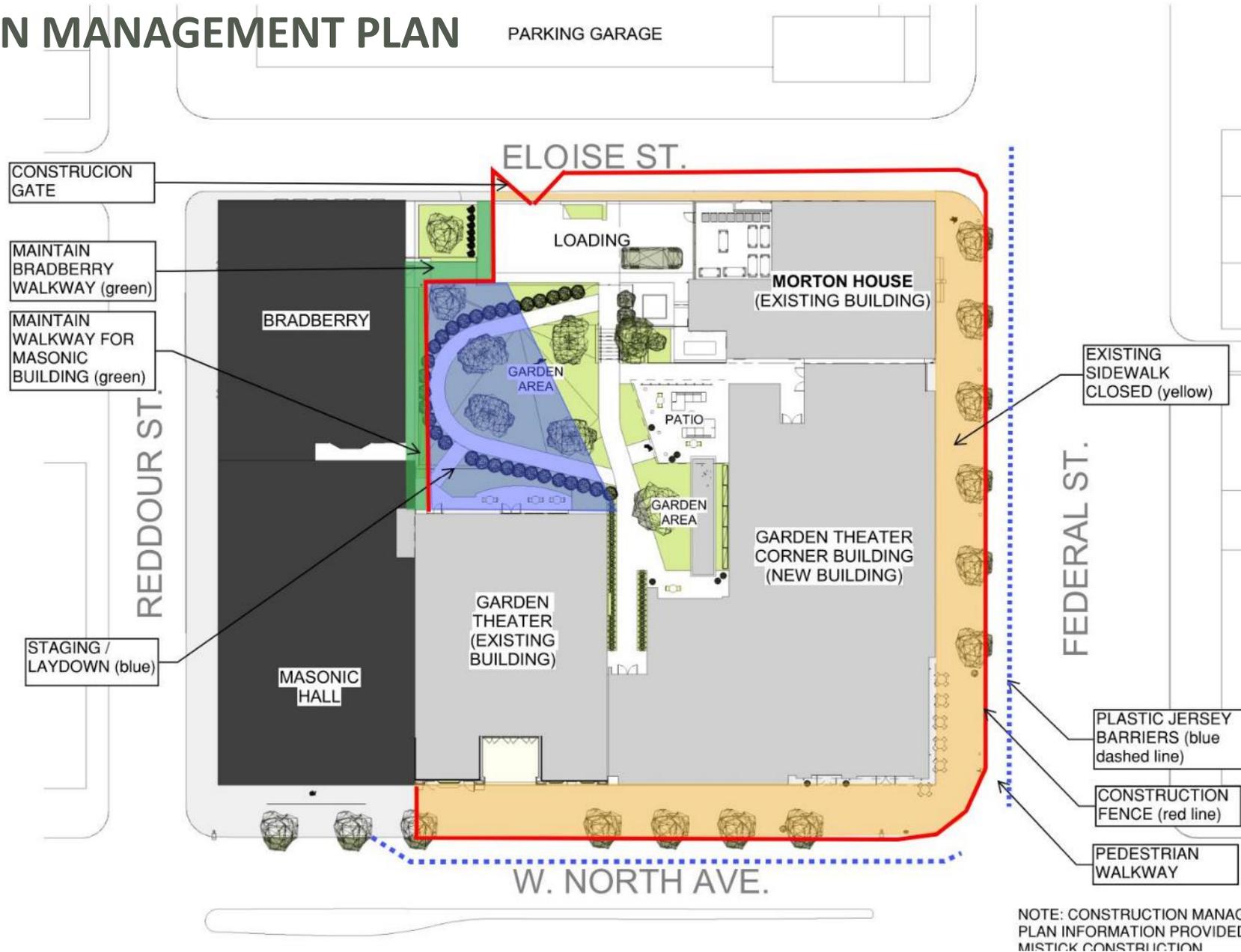
Corner Building and Garden Theater Residential:

- Amenity areas fully accessible
- Two units to be ANSI Type A accessible
- All other units in new construction to be ANSI Type B Accessible

Morton House Residential:

- Not accessible per historic designation exemption

CONSTRUCTION MANAGEMENT PLAN



NOTE: CONSTRUCTION MANAGEMENT PLAN INFORMATION PROVIDED BY MISTICK CONSTRUCTION



408 BOULEVARD OF THE ALLIES
 PITTSBURGH, PA 15219-1301
 412.391.2884 PH
 412.391.1657 FX
 WWW.PWWGARCH.COM

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PWWG PROJECT NO. 21912.00
 DATE 04/01/20

GARDEN THEATER BLOCK

NORTH AVENUE AND FEDERAL STREET,
 PITTSBURGH, PA 15212
 GARDEN THEATER BLOCK LLC

CONSTRUCTION MANAGEMENT PLAN DIAGRAM

SK-01

LEED SUMMARY

Project is Pursuing LEED Certification:

- Applies to the new Corner Building and Garden Theater
- LEED Certification allows for FAR Bonus
- Certified under: *LEED version 4.0*
- LEED Rating System: *BD+C, Multifamily Midrise*
- Level of LEED Certification pursued: *LEED Certified*
- LEED Consultant: *BPA (Building Performance Architecture)*
- LEED Provider: *Sol design and consulting*
- LEED Rater: *The Energy Doctor*
- LEED Charette held at start of design process
- LEED Scorecard completed with targeted Credits

LEED Credit Categories



STORMWATER MANAGEMENT SUMMARY

Stormwater Management Plan:

- SWM system will store and detain volume and amount required by City Code
- Underground detention system collects roof water and water from paved areas
- Morton House and Garden Theater will continue to use existing drains to Federal and West North

Rate Control:

- Peak rate control for each studied storm event will be less with development than during pre-development conditions

Thermal Impacts:

- Attenuation of Stormwater runoff in the detention system allows water to cool before being conveyed downstream
- Impervious surface area decreases with development from 98.11% to 90.2% (based on buildings formerly on site)

Water Quality:

- StormTech Isolator Row and Stormceptor aid in removal/reduction of pollutants including TSS, TP, TPH, NO3
- Filters to be installed in the inlets and yard drains upstream of the detention system prevent litter, sediment, debris and other pollutants from being conveyed into the public sewer system



- WATERSHED AREA TO EXIT REDDOUR CONVEYANCE SYSTEM = .01 AC
- WATERSHED AREA TO EXIT W. NORTH CONVEYANCE SYSTEM = .53 AC
- WATERSHED AREA TO SUBSURFACE DETENTION SYSTEM = .32 AC
- REMAINDER OF WATERSHED AREA = .21 AC
- WATERSHED AREA TO EXIT FEDERAL CONVEYANCE SYSTEM = .06 AC

DRAFT LOT CONSOLIDATION PLAN

We, Garden Theater Block, LLC, owners of the land shown on the Garden Theater Lot Consolidation Plan, do hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the City of Pittsburgh. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this we set our hand and seal this ____ day of _____, 20____.

ATTEST:

Notary Public _____ Garden Theater Block, LLC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named _____ of Garden Theater Block, LLC, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal the ____ day of _____, 20____.

My Commission expires on ____ day of _____, 20____.

Notary Public

(SEAL)

We, Garden Theater Block, LLC, hereby certify that the title to the property contained in the Garden Theater Lot Consolidation Plan are in the name of Garden Theater Block, LLC and are recorded in the following deed book volumes and pages:

- Block 23-L Lot 78 DBV 18051 Pg 62
- Block 23-L Lot 79 DBV 18051 Pg 62
- Block 23-L Lot 83 DBV 16237 Pg 141
- Block 23-L Lot 86 DBV 16237 Pg 141
- Block 23-L Lot 87 DBV 10851 Pg 62
- Block 23-L Lot 89 DBV 10851 Pg 62
- Block 23-L Lot 90 DBV 10851 Pg 62
- Block 23-L Lot 91 DBV 10851 Pg 62
- Block 23-L Lot 92 DBV 10851 Pg 62

We further certify that there is no mortgage, lien, or other encumbrance against these properties.

Witness _____ Garden Theater Block, LLC

I, Kimberly A. Gales-Dunn, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my information, knowledge and belief the survey and the plan shown hereon are correct and accurate to the standards required. The error of closure shall not be less than one in fifteen thousand.

Date _____ Kimberly A. Gales-Dunn, P.L.S.
(Seal) Registration No. SU075240

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ALLEGHENY) SS:

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, pages(s) _____.

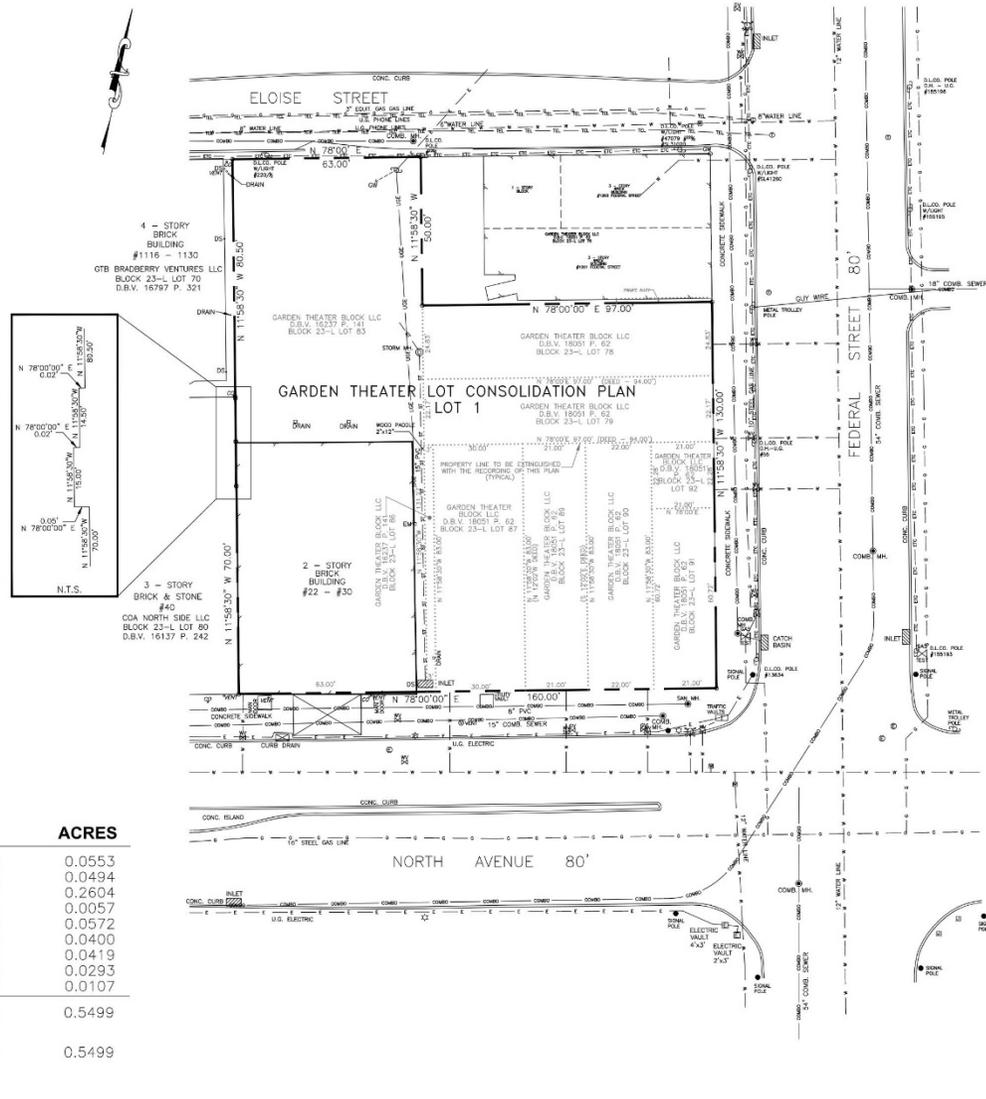
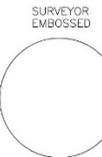
Given under my hand and seal this ____ day of _____, 20____.

(SEAL)

Manager, Department of Real Estate

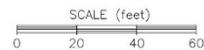
AREA SUMMARY

	SQ. FT.	ACRES
ORIGINAL BLOCK 23-L LOT 78	2,408,5100	0.0553
ORIGINAL BLOCK 23-L LOT 79	2,150,4900	0.0494
ORIGINAL BLOCK 23-L LOT 83	11,341,0400	0.2604
ORIGINAL BLOCK 23-L LOT 86	249,0000	0.0057
ORIGINAL BLOCK 23-L LOT 87	2,490,0000	0.0572
ORIGINAL BLOCK 23-L LOT 89	1,743,0000	0.0400
ORIGINAL BLOCK 23-L LOT 90	1,826,0000	0.0419
ORIGINAL BLOCK 23-L LOT 91	1,275,1200	0.0293
ORIGINAL BLOCK 23-L LOT 92	467,8800	0.0107
TOTAL	23,951.0400	0.5499
NEW LOT 1	23,951.0400	0.5499



OWNER ADDRESS
GARDEN THEATER BLOCK LLC
130 7TH STREET
SUITE 300
PITTSBURGH, PA 15222
412-688-7200

PROPERTY ADDRESS
22-30 NORTH AVENUE &
1133-1135 FEDERAL STREET
PITTSBURGH, PA 15212



DATE	REVISION

GARDEN THEATER LOT CONSOLIDATION PLAN
BEING A CONSOLIDATION BLOCK 23-L LOTS
78, 79, 83, 86, 87, 89, 90, 91 & 92.

SITUATE IN
22nd WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
GARDEN THEATER BLOCK LLC

SCALE: 1" = 20' DATE: MARCH 24, 2020

PREPARED BY
KAG ENGINEERING, INC.
2724 BROWNVILLE ROAD
PITTSBURGH, PA 15227
PHONE (412) 885-8888 FAX (412) 885-5146 15-690-19

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED _____
CITY PLANNING COMMISSION

ATTEST: _____
Chairman

Secretary

FLOOR AREA RATIO (FAR) DIAGRAM

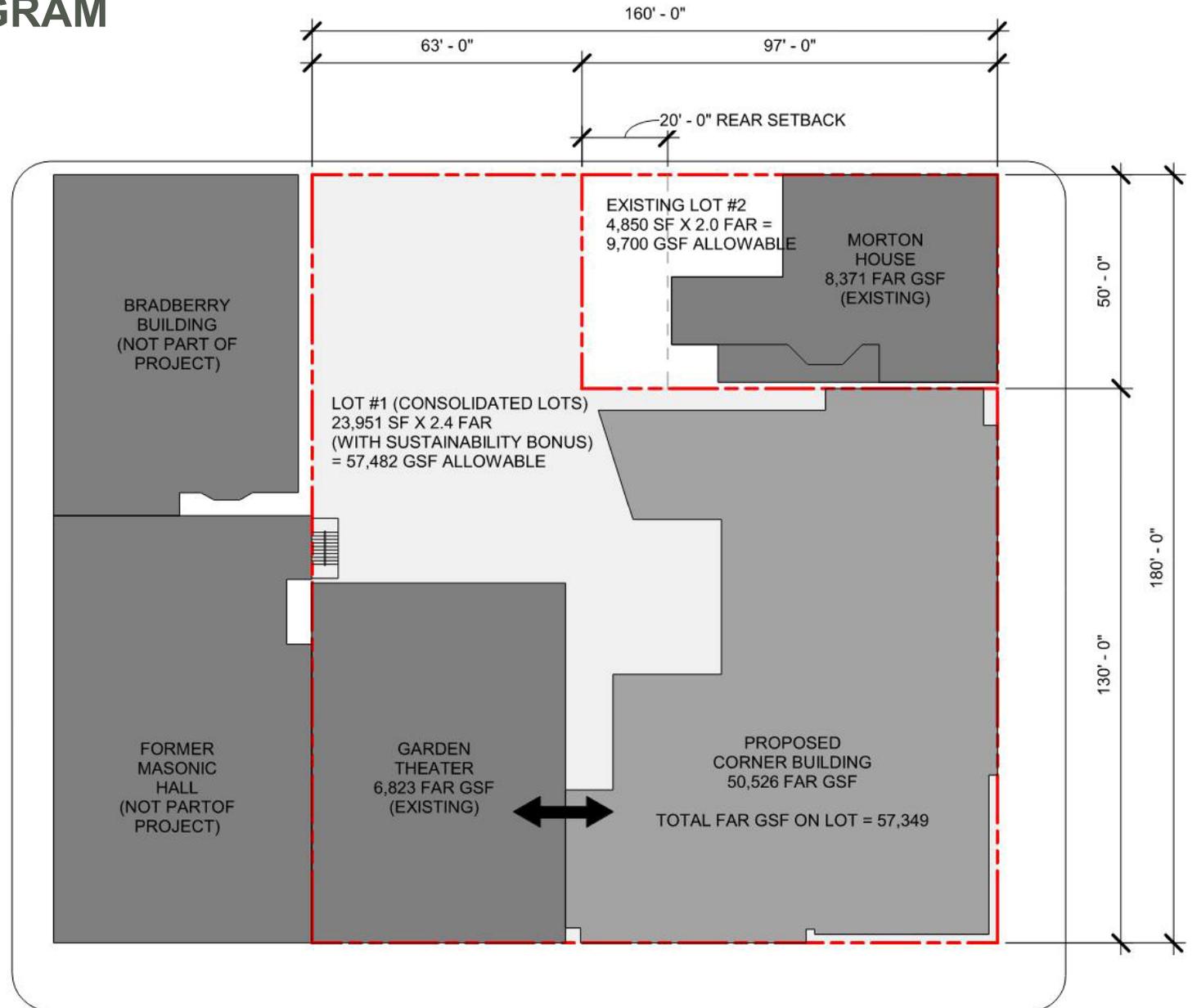
915.04

Sustainable Development
Bonus =

20% increase of floor area
ratio or height

LNC Base FAR = 2.0

Increased FAR = 2.4

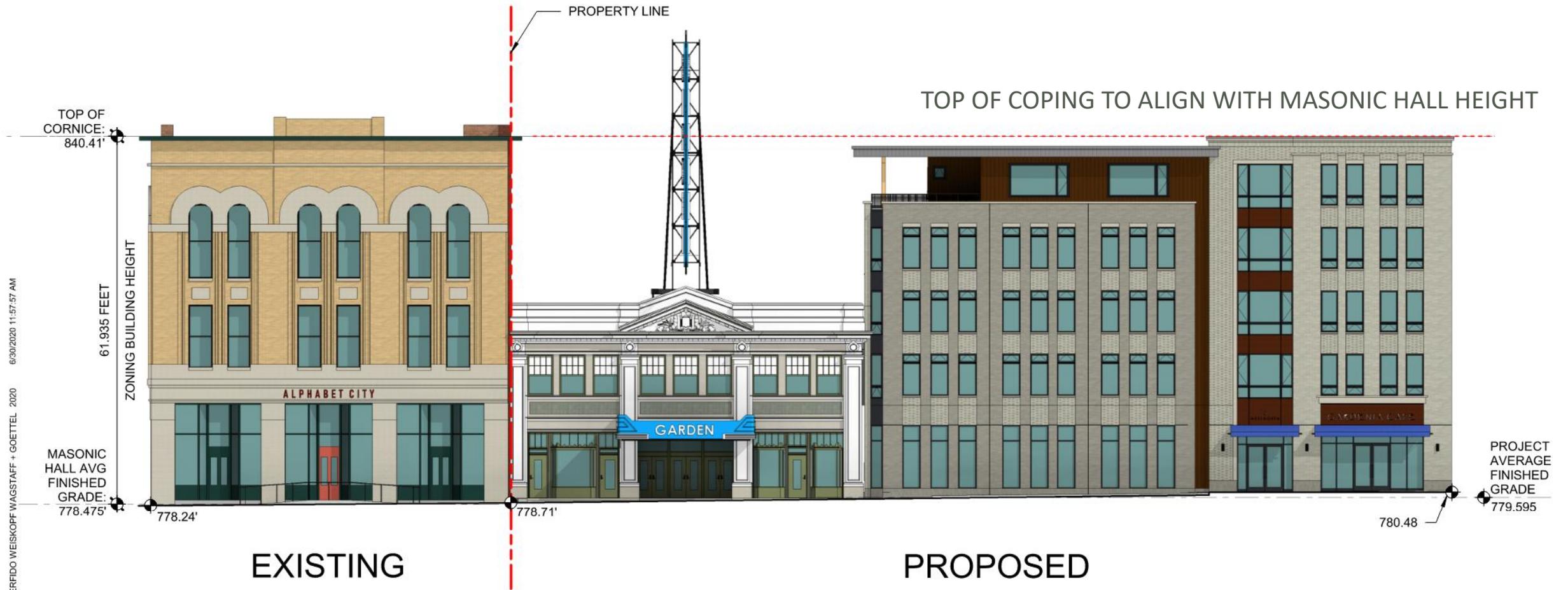


CONTEXTUAL BUILDING HEIGHT

ZONING CODE SECTION 925.07.D:

- Applicants “shall be allowed to use” contextual height
- Measurement is based on “average height of buildings that exist on adjoining lots that are oriented to the same side of the street”
- Alphabet City/Masonic Hall (only adjoining lot) is 61.995’ tall, proposed building is 61.655’ tall

WEST NORTH AVENUE ELEVATION – CONTEXTUAL HEIGHT



FINISHED GRADES AND MASONIC HALL HEIGHT TAKEN FROM KAG ENGINEERING SURVEYS

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WAGSTAFF +
GOETTEL

TREK **Q**
DEVELOPMENT GROUP Development

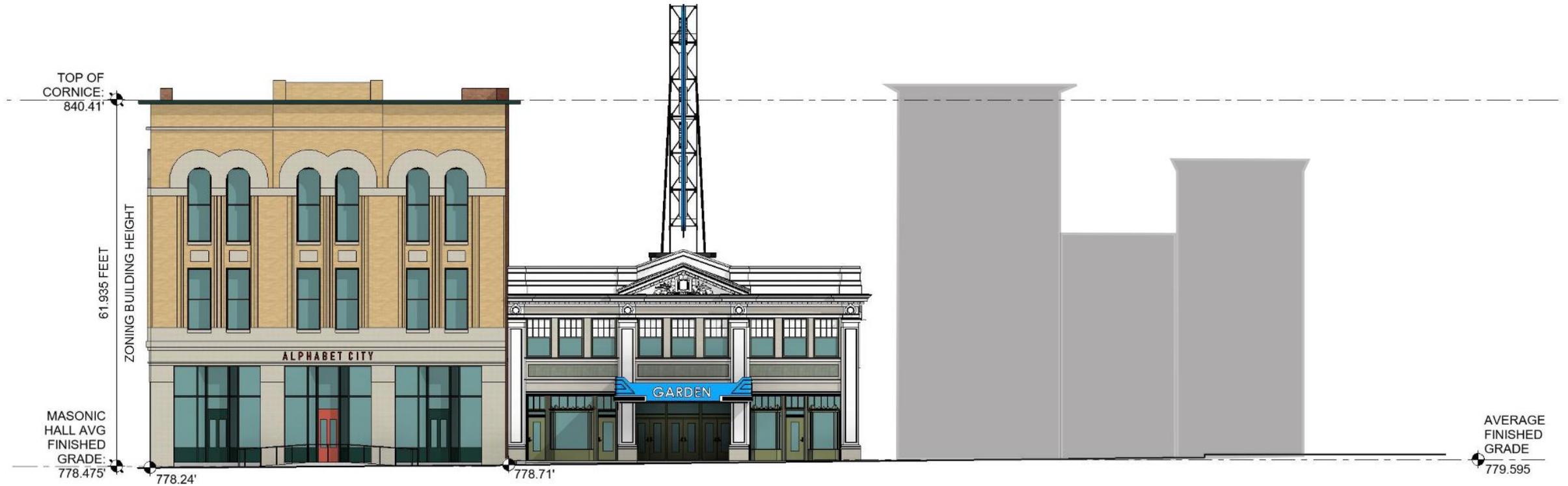
GARDEN
THEATER BLOCK

NORTH AVENUE AND FEDERAL STREET,
PITTSBURGH, PA 15212
GARDEN THEATER BLOCK LLC

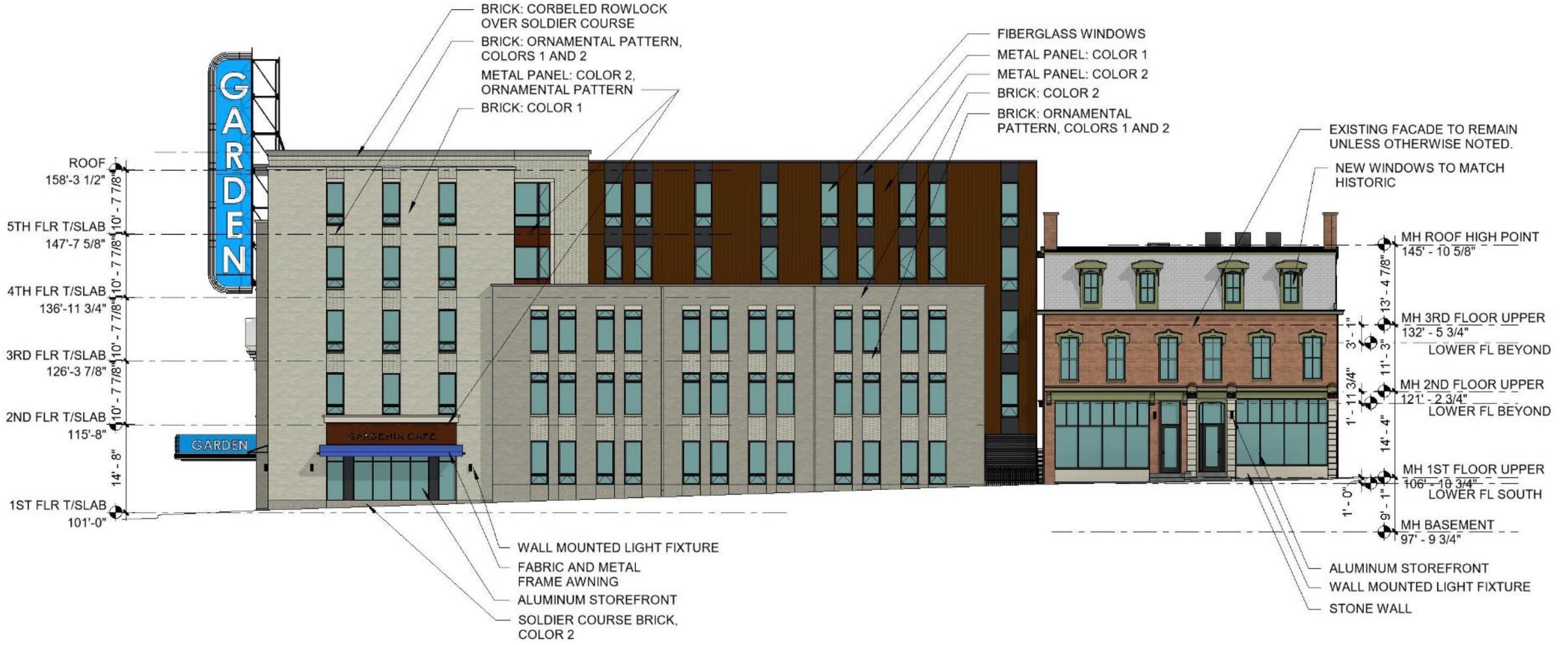
1/16" = 1'-0"

CONTEXTUAL HEIGHT DIAGRAM

WEST NORTH AVENUE ELEVATION – CONTEXTUAL HEIGHT: PREVIOUS BUILDINGS



FEDERAL STREET ELEVATION



ELOISE STREET ELEVATION





GARDEN

GARDEN

6 WEST NORTH

GARDENIA CAFE

GARDENIA CAFE

CORNER BUILDING MATERIALS PALETTE



BRICK – COLOR 1



BRICK – COLOR 2



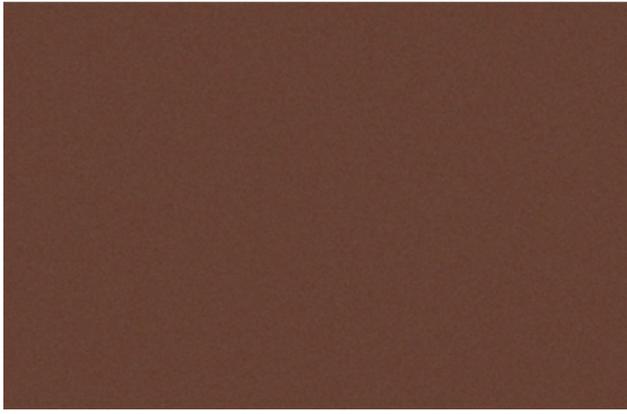
LIMESTONE TRIM



WOOD SOFFIT @ TERRACE



WINDOWS AND STOREFRONT



METAL WALL PANELS



METAL FASCIA AND COPING



GARDEN

GARDEN GARDEN

6 WEST NORTH

GARDENIA CAFE

GARDENIA CAFE





GARDEN

...T CITY

GARDEN GARDEN



GARDEN

GARDEN



6
WEST NORTH

GARDENIA CAFE

GARDENIA CAFE



















GARDEN

GARDEN

6 WEST NORTH

GARDENIA CAFE

GARDENIA CAFE