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## PROJECT INFORMATION

SITE ADDRESS	4401, 4411, 4419 FREMONT AVE N
PARCEL NUMBERS	569350-1505, 569350-1345, 569350-1362, 569350-1375
PROJECT NUMBER	3039251-EG

## PROJECT TEAM

ARCHITECT	Atelier Drome Architecture 112 Prefontaine Pl S Seattle, WA 98104
CONTACT	Michelle Linden michelle@atelierdrome.com
BUILDER	STS Construction

## PROJECT CRITERIA

ZONING	NC2P-55 (M), LR1 (M)	
OVERLAYS	frequent transit	
ABUTTING ZONES	LR1(M)	
CURRENT USE	restaurant/lounge, retail, office & (1) single family house	
LOT AREA	17,042 sf (total)	
	4401 Fremont:	8,074 sf
	4411 Fremont:	4,493 sf
	4419 Fremont:	4,475 sf
ALLOWABLE FAR	61,501.6 sf	
ECAs	None	
VEHICULAR PARKING	Yes	

## PROJECT PROPOSAL

GROSS BUILDING FLOOR AREA	61,290 sf (preferred scheme)
PROPOSED RESIDENTIAL UNITS	119 units (preferred scheme)
PROPOSED COMMERCIAL UNITS	4 units, 4,313 sf (preferred scheme)
PROPOSED VEHICULAR PARKING	50 parking spaces (utilizing parking lifts)
NO. OF STORIES	4 stories of residential over 1 level of commercial
DEMOLITION	Existing structures to be demolished

## CONTEXT + SITE

The project site is located at the north or “upper” end of the Fremont neighborhood. Fremont extends from the Ship Canal to approximately N 50th Street at the Woodland Park Zoo. This neighborhood, which has consistently been an important area of residential growth for North Seattle, has seen significant growth over the past several years, with single-family homes being supplemented with townhomes and rowhouses, and with larger scale mixed-use buildings to the south in Fremont’s main commercial core, between N 34th and 36th streets.

This edge of the neighborhood is quieter but maintains a small-town, pedestrian friendly atmosphere, with it’s own block of commercial buildings between N Allen and N 42nd, with local businesses that have grown roots - a grocery store, coffee shop, salons, restaurants, specialty bookstore, and medical services and offices. Directly to the north, on 50th, is the Woodland Park Zoo, which draws families and groups from across Seattle. This area is also well served with preschool and elementary schools, providing essential support for families in the area, within walking distance. Transportation is found within walking distance of the site, with bus service to downtown and north Seattle, Ballard, Wallingford, and the U-District.

## DEVELOPMENT PROPOSAL

This project proposes a five-story mixed-use building with ground floor commercial, approximately 120 residential apartments, and an underground parking garage. The three existing buildings will be demolished.

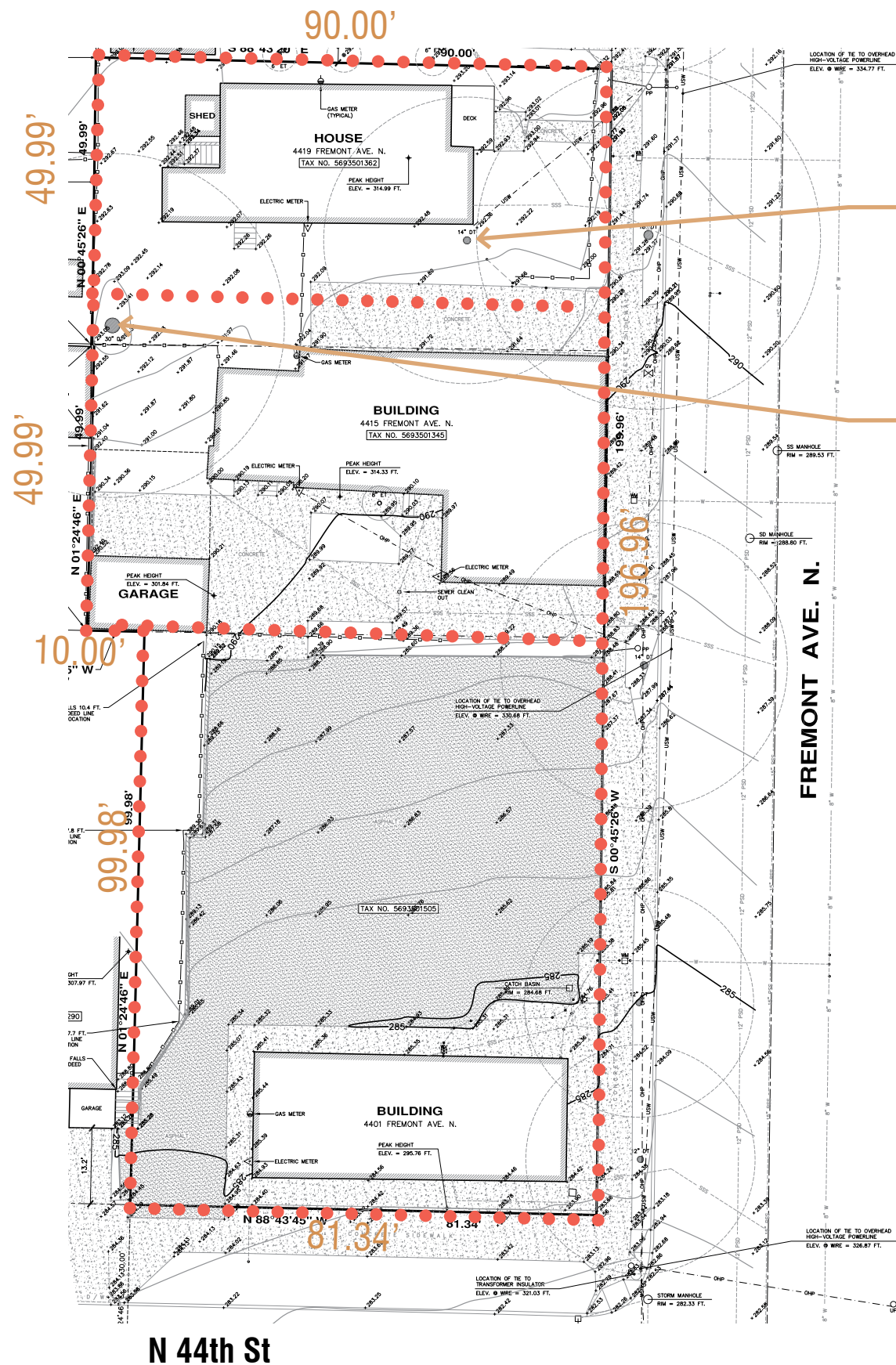
## DEVELOPMENT OBJECTIVES

Objective 1: Provide visually interesting massing that enhances and respectfully builds upon the north Fremont neighborhood character, while responding to the neighborhood scale.

Objective 2: Design a building that responds to its position as a visual corner on Fremont and N 44th.

Objective 3: Provide housing for a growing neighborhood while maintaining its vibrant and pedestrian-friendly atmosphere; create space to sustain and include local small businesses.





flowering cherry  
 prunus serrulata  
 DBH:14"  
 CSD: 42'  
 not exceptional: based on arborist report by Schoffner Consulting,  
 dated 15 March 2022

southern catalpa  
 DBH:26"  
 CSD: 52'  
 not exceptional: based on arborist report by Schoffner Consulting,  
 dated 15 March 2022

### LEGAL DESCRIPTION

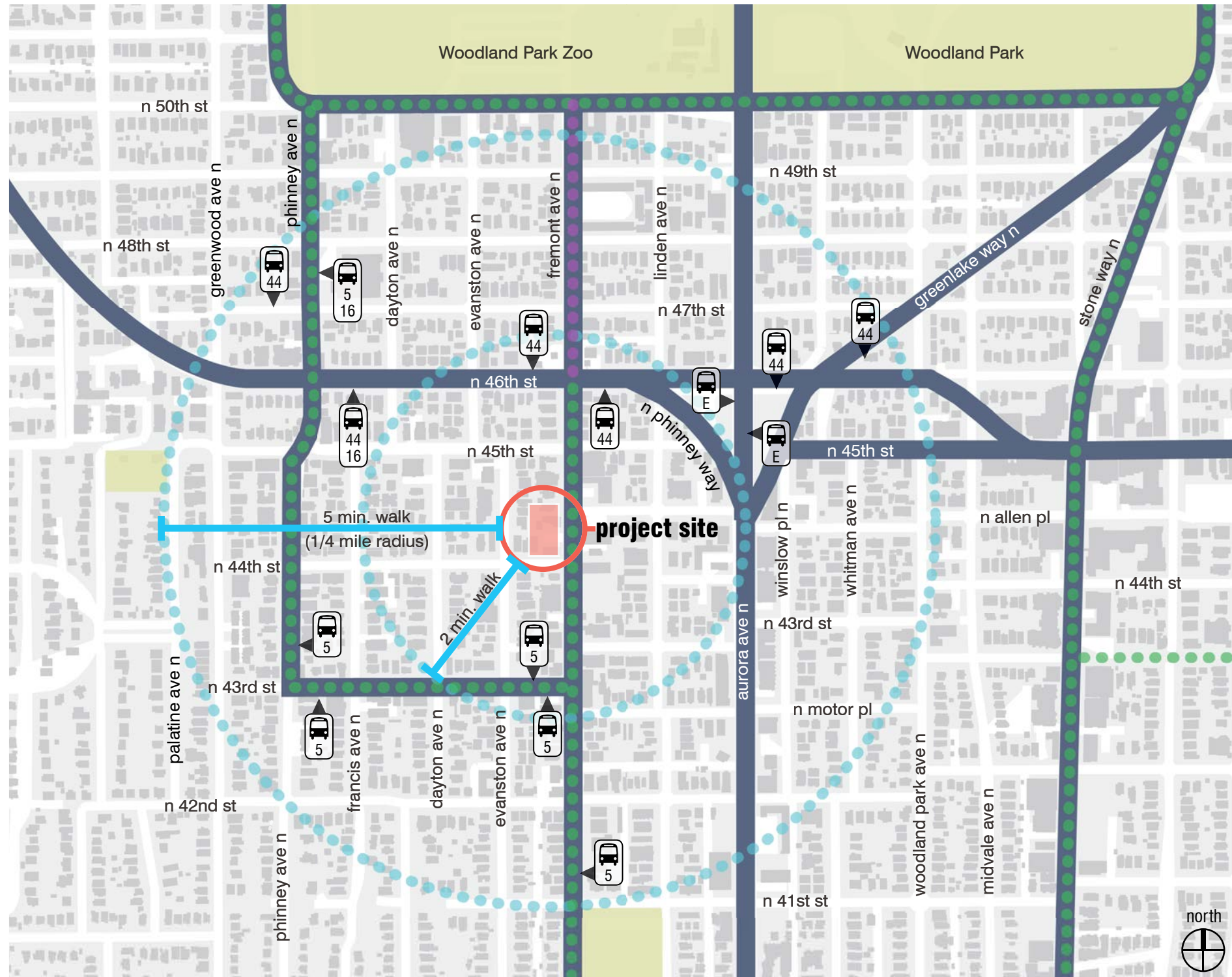
TAX PARCEL NO. 5693501505  
 4401, 4411, 4419 FREMONT AVE N  
 LOT 29, 30, 31, AND 32, BLOCK 9, MOTOR LINE ADDITION  
 TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT  
 THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 164,  
 RECORDS OF KING COUNTY, WA.  
 EXCEPT THAT PORTION CONDEMNED FOR FREMONT AVE. IN  
 KING COUNTY SUPERIOR COURT CAUSE NO. 52566, AS  
 PROVIDED BY ORDINANCE NO. 13677 OF THE CITY OF  
 SEATTLE.

TAX PARCEL NO. 5693501362  
 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF  
 LOT 25, MOTOR LINE ADDITION TO THE CITY OF SEA ffie,  
 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME  
 2 OF PLATS, PAGE 164, RECORDS OF KING COUNTY, WA.,  
 WITH THE WEST MARGINAL LINE OF FREMONT AVE. N., AS  
 THE SAME WAS ESTABLISHED BY PROCEEDINGS IN KING  
 COUNTY SUPERIOR COURT CAUSE NO. 52566 FOR  
 WIDENING FREMONT AVE., AS PROVIDED FOR IN  
 ORDINANCE NO. 13677 OF THE CITY OF SEATTLE;  
 THENCE WEST ALONG THE NORTH LINE OF LOTS 25 AND  
 8, SAID BLOCK 9, A DISTANCE OF 90 FEET; THENCE  
 SOUTHWARD PARALLEL WITH SAID WEST MARGINAL LINE  
 TO THE SOUTH LINE OF LOT 7, SAID BLOCK 9; THENCE  
 EAST ALONG THE SOUTH LINES OF LOTS 7 AND 26, SAID  
 BLOCK 9, TO THE WEST MARGINAL LINE OF FREMONT AVE.  
 N.; THENCE NORTHWARD ALONG SAID WEST MARGINAL  
 LINE OF FREMONT AVE. N. TO THE POINT OF BEGINNING.

TAX PARCEL NO. 5693501345  
 THE EAST 10 FEET OF LOTS 5 AND 6, AND ALL OF LOTS  
 27 AND 28, BLOCK 9, MOTOR LINE ADDITION TO THE CITY  
 OF SEATTLE, ACCORDING TO THE PLAT THEREOF  
 RECORDED IN VOLUME 2 OF PLATS, PAGE 164, RECORDS  
 OF KING COUNTY, WA.  
 EXCEPT THAT PORTION CONDEMNED FOR FREMONT AVE. IN  
 KING COUNTY SUPERIOR COURT CAUSE NO. 52566, AS  
 PROVIDED BY ORDINANCE NO. 13677 OF THE CITY OF  
 SEATTLE.



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### NEIGHBORHOOD CIRCULATION

The project site is served by multiple bus routes. The 5, 44, and Rapid Ride E lines provide service to downtown, ballard, wallingford, the university district, shoreline, and greenwood.

A separated bike lane runs north-south on Fremont Ave N, and then becomes a sharrow moving north of N 46th St. A separated bike path runs east-west on N 43rd St and then turns north toward Phinney Ridge on Phinney Ave N.

#### legend

-  arterials
-  bus stop
-  sharrow
-  separated bike lanes
-  walk radius
-  project site
-  park / open space

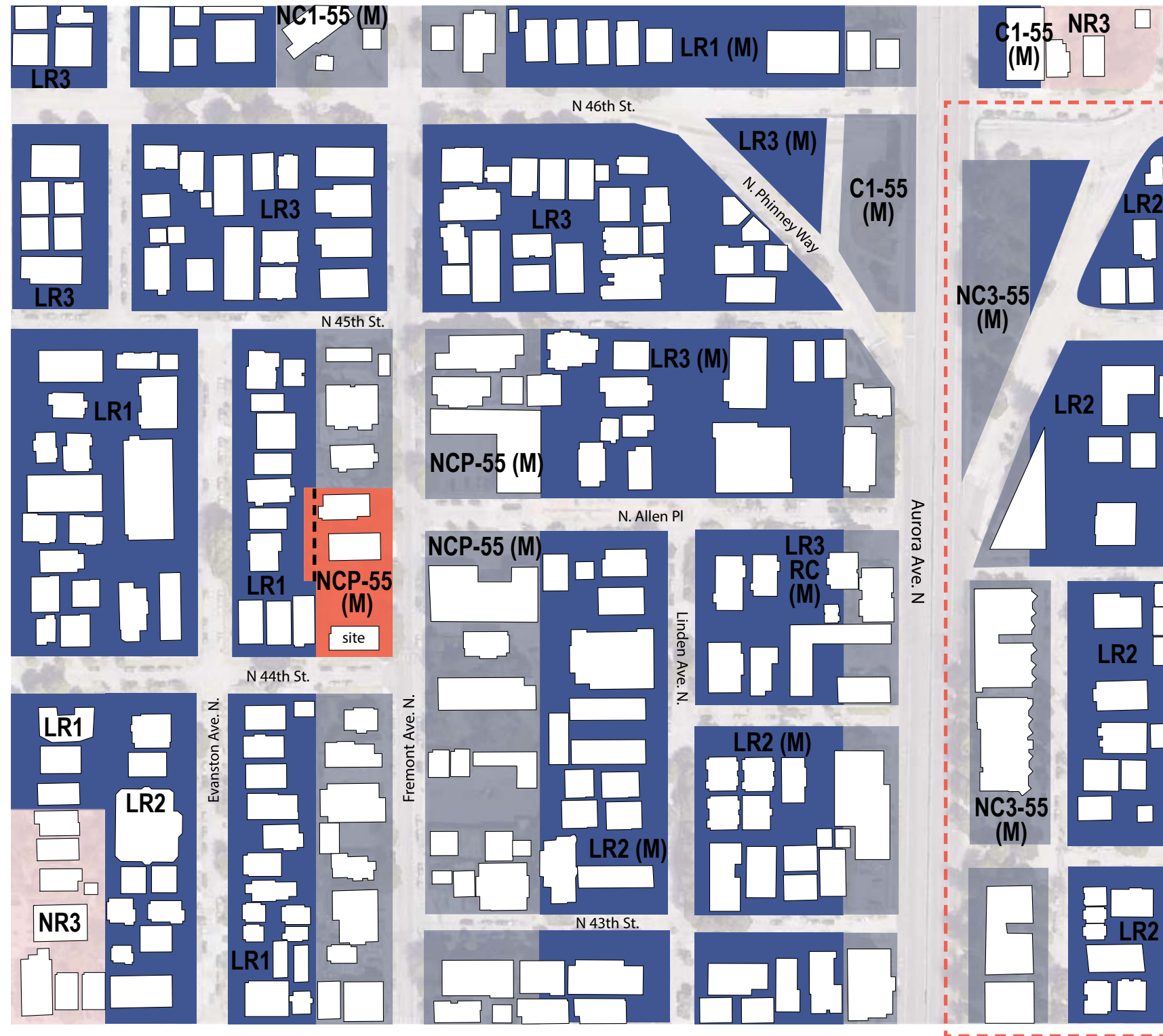


### LOCAL AMENITIES

- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| <b>1</b> Project Site                 | <b>19</b> Surf Cleaners               |
| <b>2</b> Nurturing Knowledge School   | <b>20</b> US Post Office              |
| <b>3</b> Off the Wall School of Music | <b>21</b> Deity Skin Care             |
| <b>4</b> Northwest Montessori School  | <b>22</b> Book Larder                 |
| <b>5</b> Kapka Cooperative School     | <b>23</b> Daybreak Record Store       |
| <b>6</b> Interlake Child Care         | <b>24</b> Lighthouse Roasters         |
| <b>7</b> Fremont Peak Park            | <b>25</b> Uneeda Burger               |
| <b>8</b> War Garden                   | <b>26</b> Paseo                       |
| <b>9</b> Woodland Park Zoo            | <b>27</b> RockCreek Seafood & Spirits |
| <b>10</b> Woodland Rose Garden        | <b>28</b> Diva Espresso               |
| <b>11</b> Marketime Foods             | <b>29</b> Tutta Bella                 |
| <b>12</b> Walgreens                   | <b>30</b> Fitch / Nutt House          |
| <b>13</b> Genoa Healthcare            |                                       |
| <b>14</b> 76 Gas Station              |                                       |
| <b>15</b> REACH Center                |                                       |
| <b>16</b> BECU                        |                                       |
| <b>17</b> Fremont Abbey Arts Center   |                                       |
| <b>18</b> Spruce Salon & Spa          |                                       |

<span style="color: red;">■</span>	Project Site
<span style="color: darkblue;">■</span>	Education / Child Care
<span style="color: lightgreen;">■</span>	Parks & Recreation
<span style="color: orange;">■</span>	Grocery / Pharmacy
<span style="color: grey;">■</span>	Services
<span style="color: teal;">■</span>	Restaurant / Retail
<span style="color: purple;">■</span>	Historic Landmark

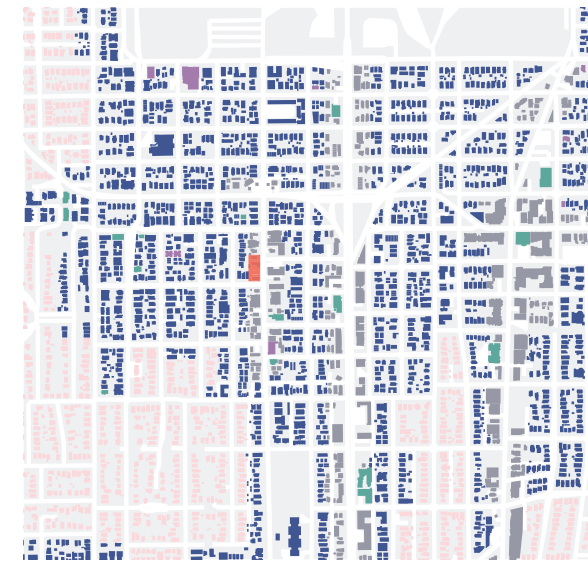




**SITE ZONING**

The site is zoned NCP-55(M) and LR-1 with the majority of the lot NCP-55(M). The surrounding area to the north and south is NCP-55(M), with low-rise residential to the east and west. Further west reduces in density with NR3 towards Ballard. To the east, density is increased with commercial zoning C1-55 along Aurora, and then transitioning to the Wallingford Residential Urban Village.

← Wallingford Residential Urban Village

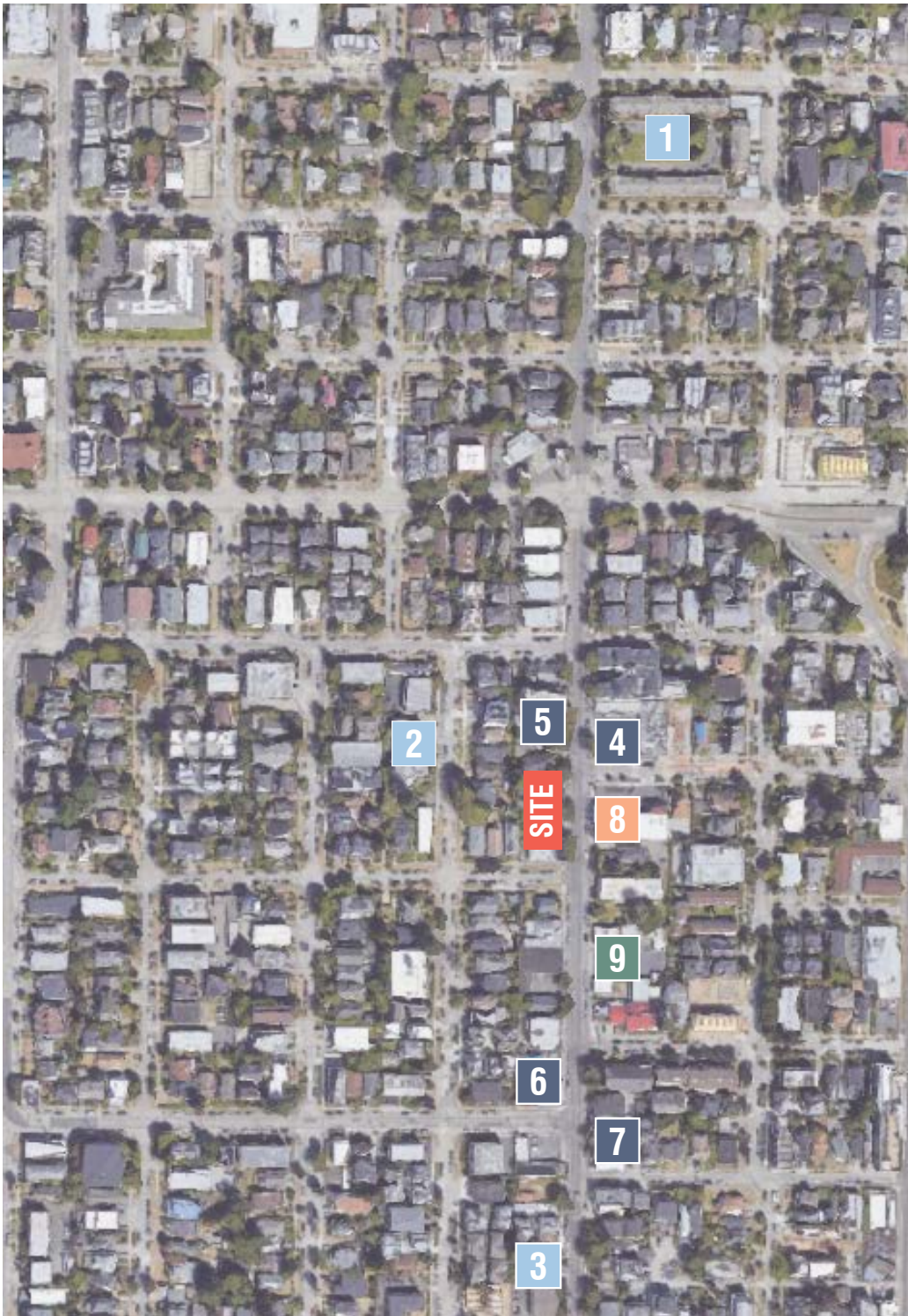


**SURROUNDING USES**

- Project Site
- Mixed-Use
- Multi-Family Residential
- Commercial
- Service Building
- Office/Warehouse
- Neighborhood Residential
- School/Church



URBAN CONTEXT KEY MAP



MULTI-FAMILY



1 Hawthorne Square Condos  
4800 Fremont Ave N



2 Evanston Arms Apartments  
4417 Evanston Ave N



3 4217 Fremont Ave Condos  
4217 Fremont Ave N

MIXED-USE



4 Fremont Court Apartments  
4464 Fremont Ave N



5 Kauri Place Apartments  
4459 Fremont Ave N



6 Herzing Building  
4301 Fremont Ave N

MIXED-USE



7 Northfield Block  
4250 Fremont Ave N

SMALL SCALE COMMERCIAL



8 Marketime Foods  
4416 Fremont Ave N

CURRENT CONSTRUCTION



9 Mixed-Use Building  
4312-4316 Fremont Ave N



## MATERIAL CONTEXT

The material language along Fremont Ave N in Upper Fremont is diverse, but less eclectic than seen to the south in the Fremont core. The neighborhood fabric is interwoven with historic brick buildings and wood warehouses among one- and two-story wood framed craftsman houses and late mid-century three- and four-story apartment buildings. This mix of building types provides a broad exterior material language, with painted wood and cementitious panel siding, stucco, metal siding and roofing, brick, stone, and concrete.

Mixed-use buildings typically have a brick, concrete or stone base, with a horizontal datum just above the ground floor, which is apparent through material change, awning, canopy and/or setback.

### SMALL SCALE COMMERCIAL



4465 Fremont Ave N



4416 Fremont Ave N



4300 Fremont Ave N



4272 Fremont Ave N

### MULTI-FAMILY / MIXED-USE



4501 Fremont Ave N



4459 Fremont Ave N



4464 Fremont Ave N



4250 Fremont Ave N



4224 Fremont Ave N



4301 Fremont Ave N



4800 Fremont Ave N



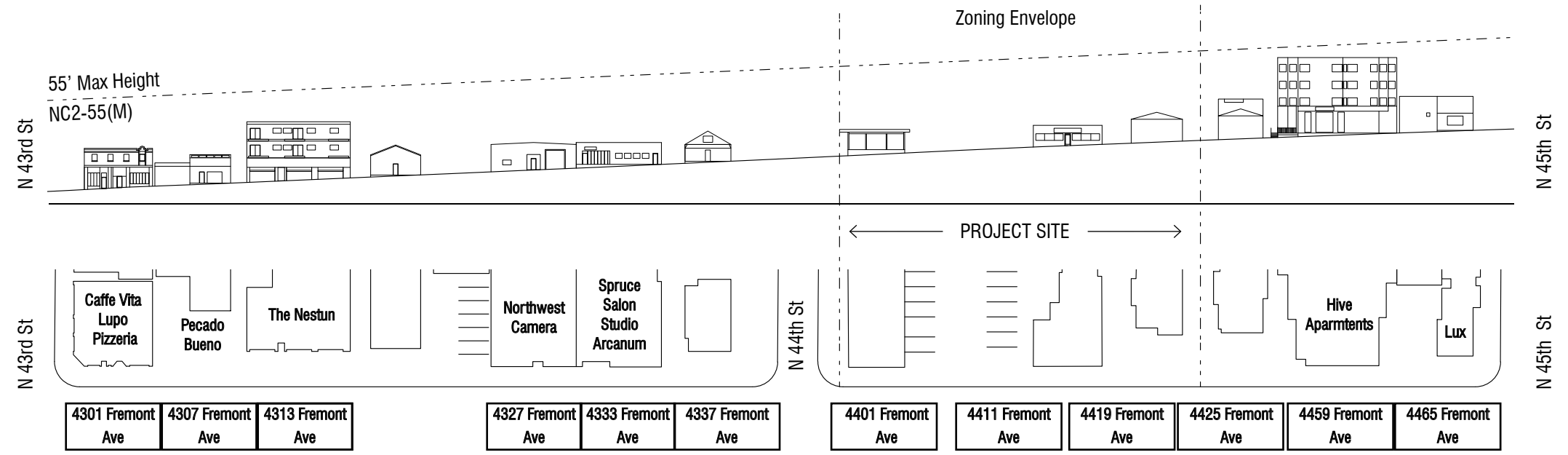
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# 5.0 URBAN DESIGN ANALYSIS | streetscape on fremont ave n between 43rd & 45th st

LOOKING WEST



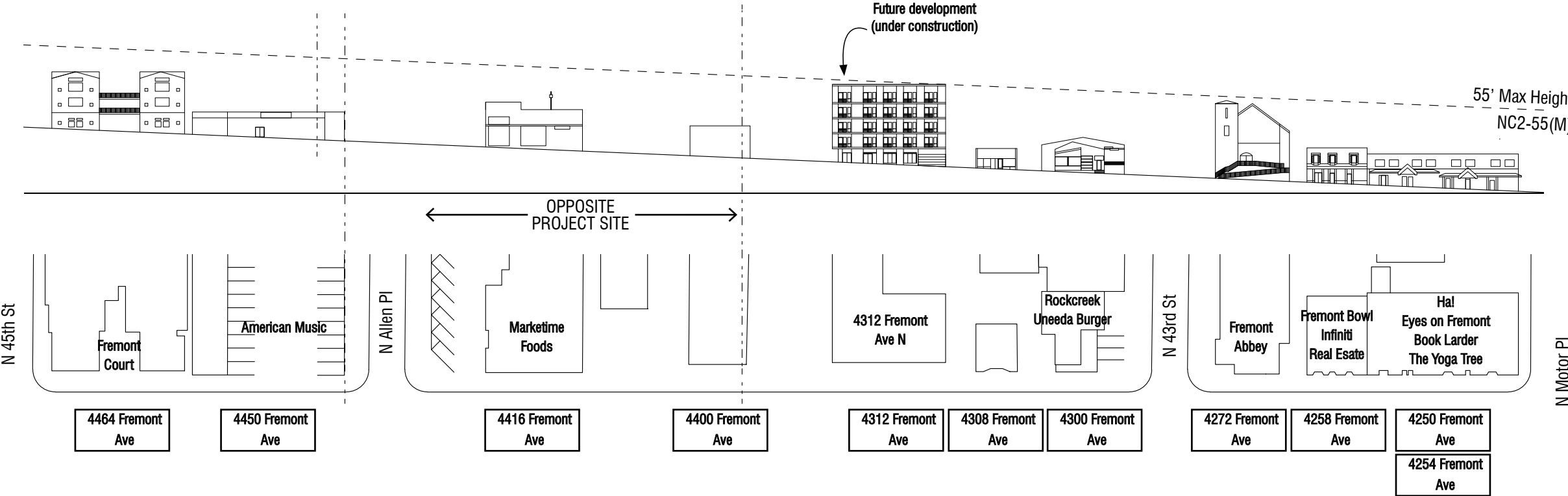
LOOKING WEST



LOOKING EAST



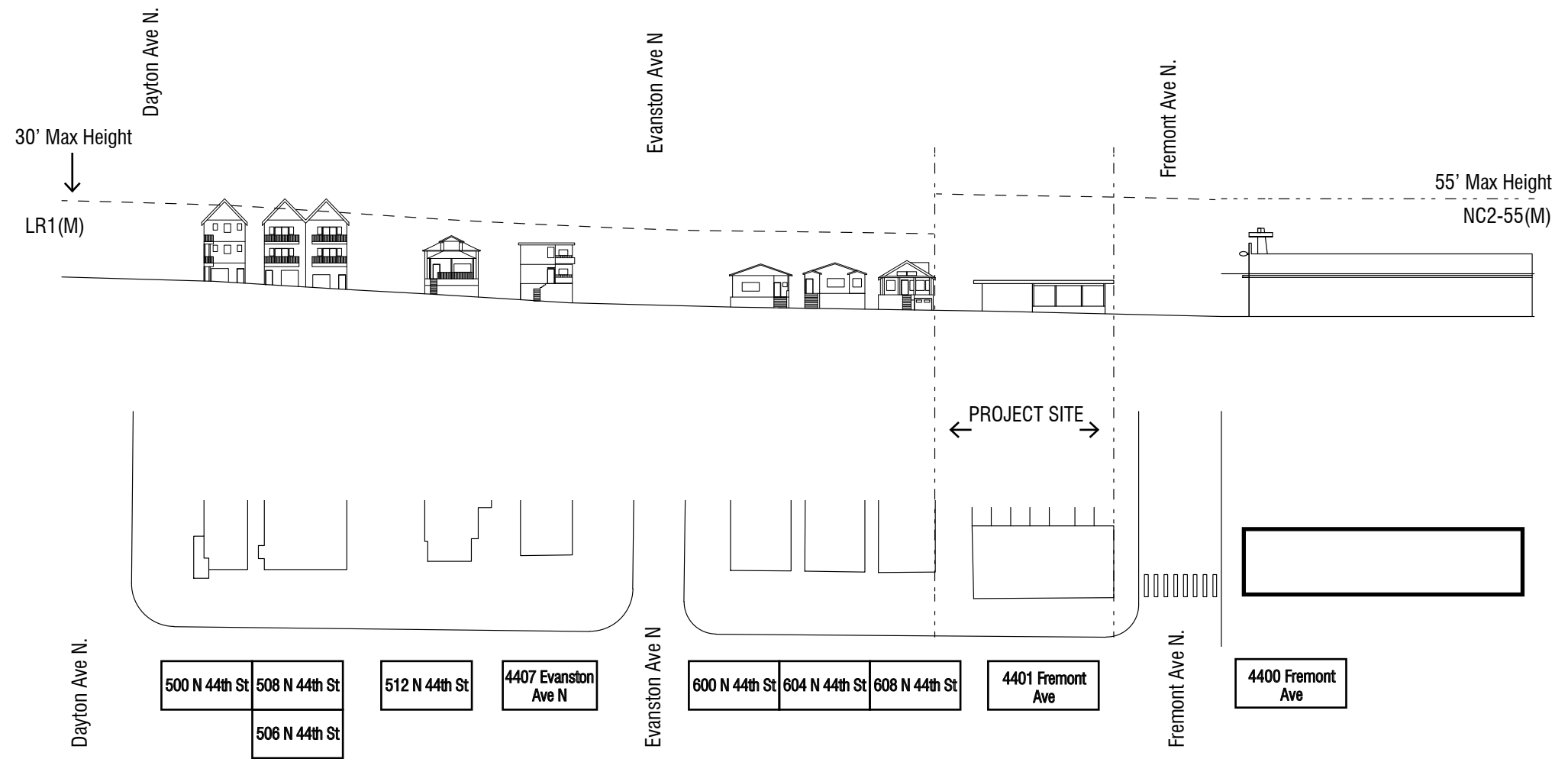
LOOKING EAST



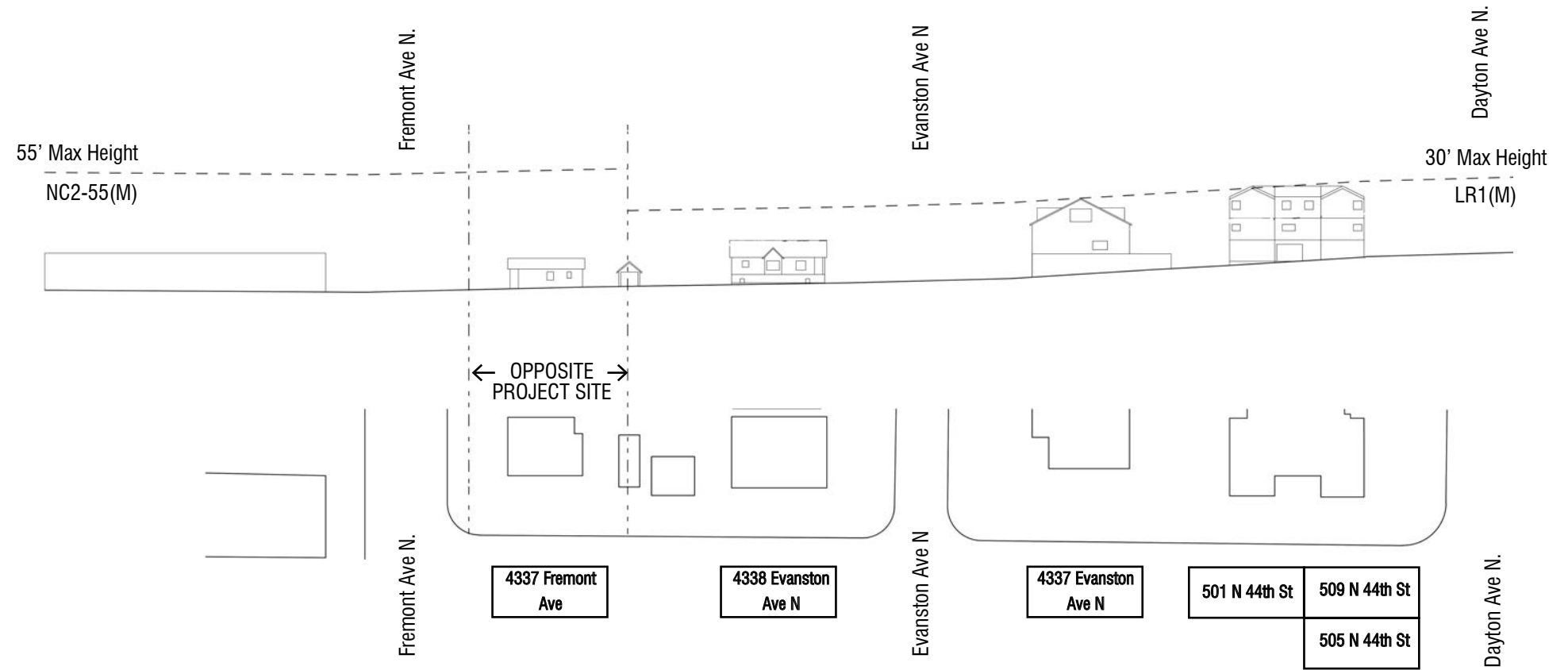


# 5.0 URBAN DESIGN ANALYSIS | streetscape on 44th st between evanston ave n & fremont ave n

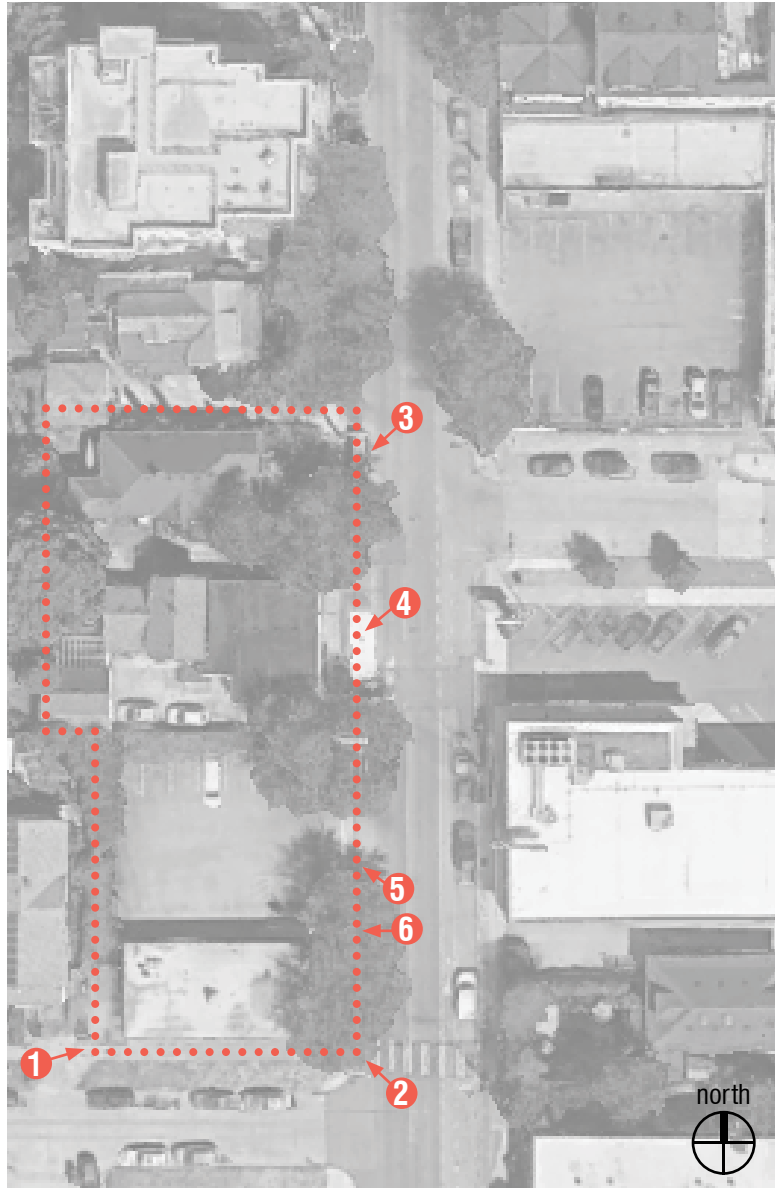
## LOOKING NORTH



LOOKING SOUTH







1 View north east from 44th ave n



2 View of site north west from 44th ave n off of fremont ave n



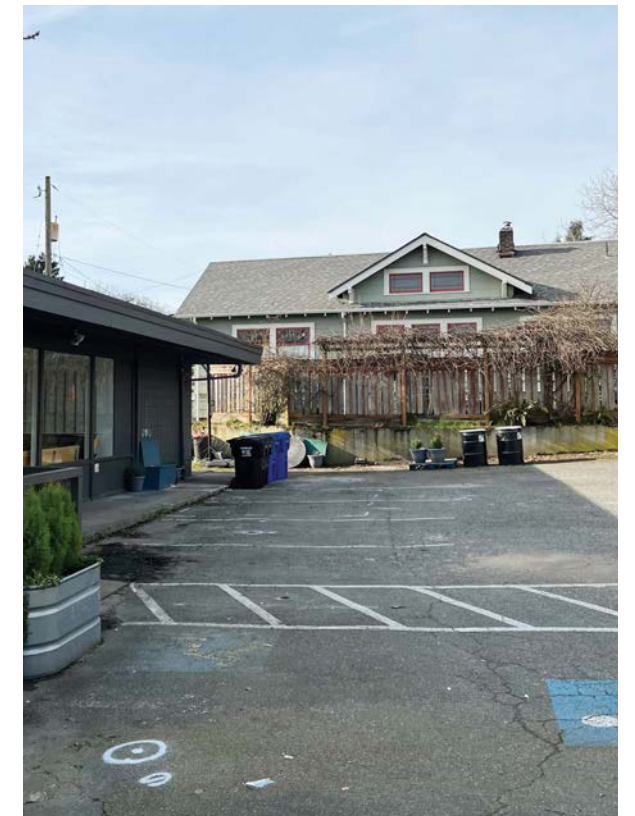
3 View east from fremont ave n



4 View south from fremont ave n



5 View north west to site



6 View east to site

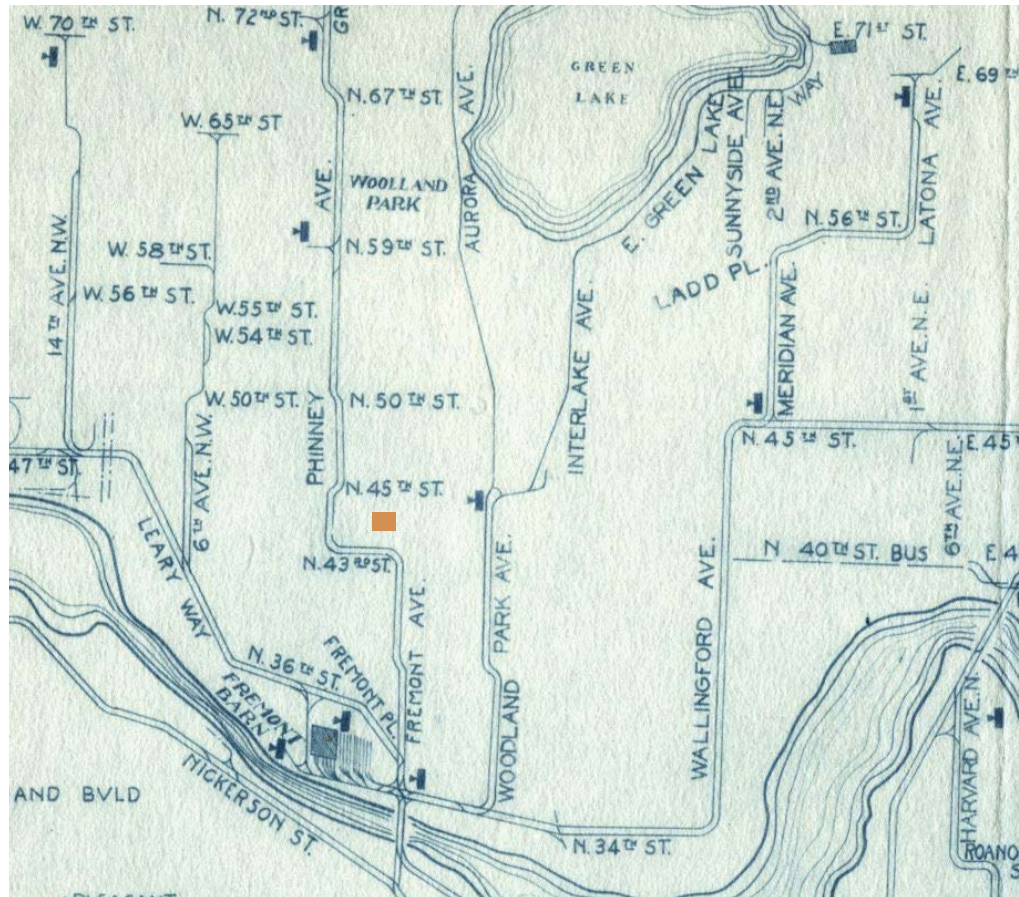


## HISTORIC CONTEXT AND FRAMEWORK

In the early 1900s, Upper Fremont was served by a private streetcar system and then later by the Seattle Municipal Railway, extending public transportation into Ballard, Phinney Ridge, Wallingford and Green Lake. The Phinney line (Route 21) was a double track, and ran on Fremont Ave N. The line turned west at N 43rd and continued north to Woodland Park, Phinney Ridge, and Greenwood. According to the City of Seattle’s Historic Resources Survey Report, Fremont’s “most intense period of residential development occurred after 1902 and was spurred in part by the addition of additional streetcar routes.”

The Phinney line was one of the last lines to stop running in 1941. The advent of the automobile reduced ridership and clogged the shared roadways, slowing down the public transit option. One of the biggest impacts to Fremont was the “expansion of Aurora Street, which had been an historic residential street in the neighborhood, to a multi-lane highway served to divide off the eastern portion of the neighborhood” and bisecting Woodland Park.

Today, the streetcars are gone, but several of the buildings from that early boom still exist and contribute to Upper Fremont’s historic and cultural character.



View east from N 43rd and Evanston Ave N, with tracks of Seattle Municipal Railway, dated 6 Jan 1921. SMR271, Seattle Photograph Collection, University of Washington Libraries, Special Collections



5.0 URBAN DESIGN ANALYSIS | historic context key map



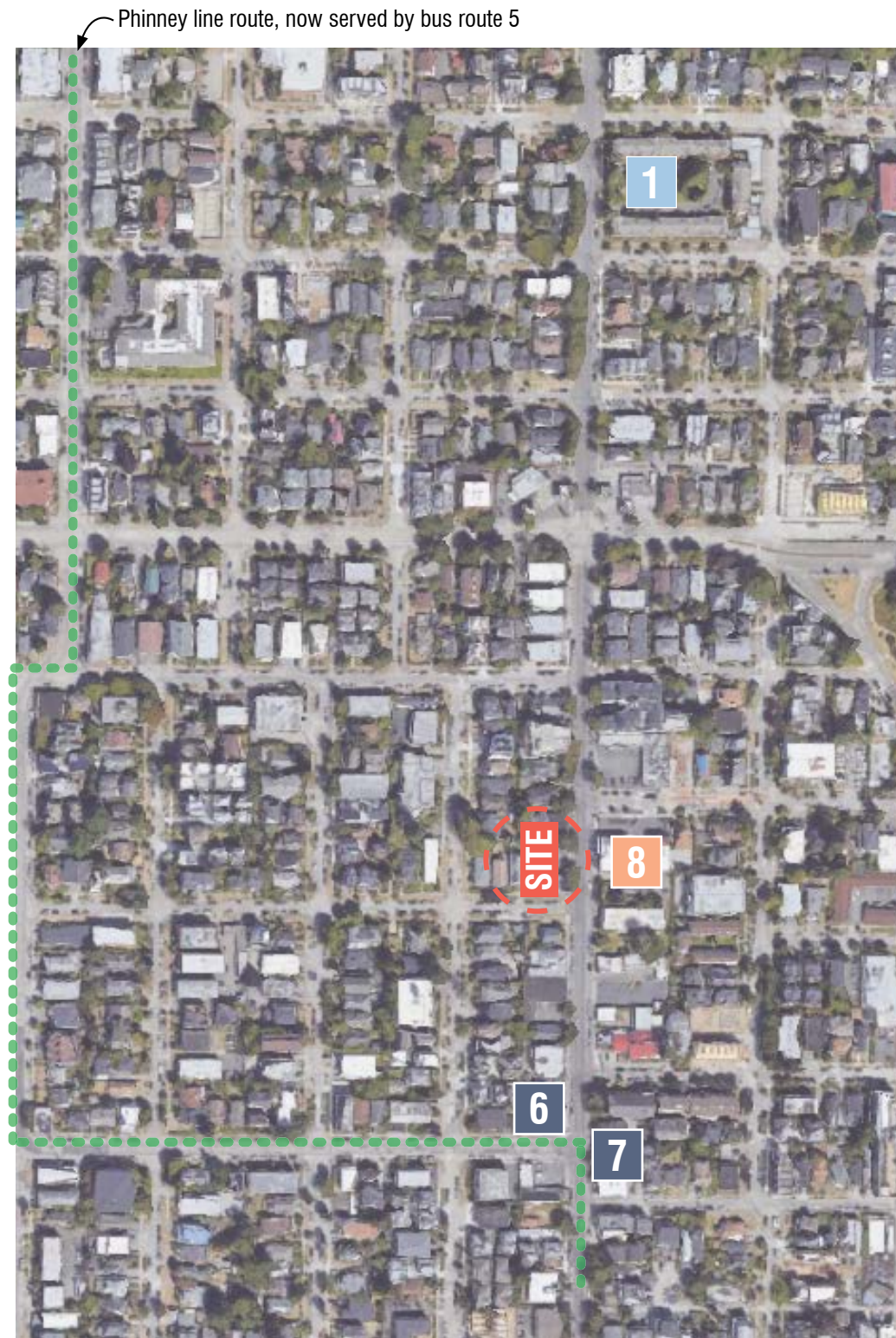
**6 Herzing Building**  
4301 Fremont Ave N  
year built: 1927

- Minor modulation with clear verticality
- Horizontal datum between 1st & 2nd story
- Repetitive windows with additional detail at corner and ends only

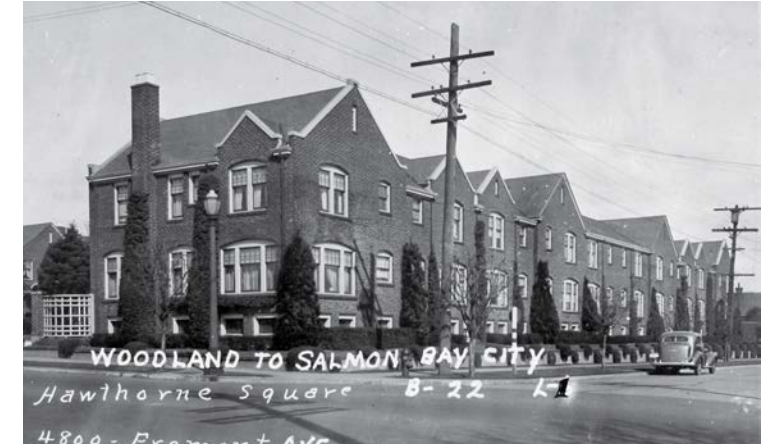


**8 Marketime Foods**  
4416 Fremont Ave N  
year built: 1931

- Large horizontal awning/datum
- Clear hierarchy of structure, void, and secondary features



note: site numbering corresponds to urban context key map



**1 Hawthorne Square Condos**  
4800 Fremont Ave N  
year built: 1920

- Clear vertical planes
- Minor modulation over long facade
- Repetitive windows



**7 Northfield Block**  
4250 Fremont Ave N  
year built: 1909

- Minor modulation over large facade
- Individualization at storefronts
- Strong horizontal cornice at parapet
- Repetitive windows





## OUTREACH METHODS

As part of the community outreach program, the design team chose the following three methods of outreach. All methods of community outreach undertaken at this time were required to be electronic to follow social distancing protocols.

### PRINTED OUTREACH:

Posters were hung in ten locations at visible and accessible intersections within a half-mile of the project site. The posters provided a basic description of the project and advertised the website and outreach survey created to receive community comments.

### ELECTRONIC/DIGITAL OUTREACH:

The posters hung within the community publicized a survey link community members could use to provide the design team with feedback. The survey provided an array of questions that gave the public the ability to answer the design team's questions and communicate their thoughts about the project. The survey alerted the team when new feedback was given.

Due to the impact of COVID-19, Seattle City Council passed emergency legislation on April 27 which addressed the need for alternatives to in-person meetings. For the Early Outreach process, the temporary rule states that developers need to substitute an additional high impact digital method in lieu of in-person outreach. This project selected the high-impact method of electronic/digital outreach, "2a.Interactive Project website with Public Commenting Function," to satisfy this requirement per the emergency legislation. The posters hung publicized this website.

### NEIGHBORHOOD MEETING:

The design team presented the project to the Fremont Neighborhood Council on May 23, 2022.

The public responses and comments are included in the feedback summary.



# PUBLIC NOTICE

Share your thoughts about the  
**4401/4411/4419 Fremont Ave N Project**

This project proposes the demolition of three existing buildings and the construction of a five-story mixed-use building with a parking garage.

Let us know what you think! Connect with us via our online survey to share your priorities, concerns, and input on this new building and neighborhood overall.

**Website:** [atelierdrome.com/4401-4411-4419-fremont](https://atelierdrome.com/4401-4411-4419-fremont)

**Outreach Survey:** <https://forms.gle/S8WBxogjGqj4spvBA>

Please note information you share could be made public. Calls and emails are subject to City of Seattle public disclosure laws.

This website is active until February 1st, 2022 (21 days of public notice).

**Project Address:**  
4401/4411/4419 Fremont Ave N  
Seattle, WA 98103

**Contact:**  
Michelle Linden

**Applicant:**  
Atelier Drome Architecture & Interior Design

Additional Project Information can be found by searching for the project address (**4401/4411/4419 Fremont Ave SW**) on the Seattle Services Portal (<https://cosaccela.seattle.gov/Portal>).





## COMMUNITY FEEDBACK

### DESIGN RELATED

#### VIEWS / CONNECTIONS

- Neighbors expressed a strong desire for the new structure to include a commercial space that will give locals a place to gather and be a cornerstone of the community.
- The neighbors are concerned about the potential loss of retail/commercial space and would like flexible tenant space to be include for a multitude of local businesses.
- Neighbors are concerned about new development taking away from the local character and would like the new building to maintain quality and feel of the Fremont neighborhood as opposed to something that is 'cookie-cutter'.
- One neighbor is particularly concerned about the removal of several large evergreen trees located at 4401 and 4411 Fremont Ave N.

#### MATERIALS / DESIGN

- The neighbors voiced a strong preference for the proposed project to have character that reflects the surrounding neighborhood and is placed on the site appropriately and keeps with existing footprint of neighboring buildings
- There is a strong desire for the building to be designed with natural, sustainable materials that will give a timeless design.
- Neighbors like the use of brick in place of concrete, Hardie panel, and vinyl.
- One neighbor suggested the incorporation of murals similar to others in Fremont.
- Interest in building paying homage to local families/structures/history.

#### STREET IMPROVEMENTS

- One neighbor requested an additional crosswalk be added to connect N Allen Pl to the site to improve walk-ability.

### NON DESIGN-RELATED

#### PARKING / TRAFFIC

- All members of the public are concerned about the possible lack of parking the project could provide and would like to ensure enough parking will be provided for the new residences and visitors to the businesses.
- While neighbors want to make sure their is adequate parking, they would also like to make sure cars don't effect the pedestrian friendly environment of the site.
- Several neighbors noted that the neighborhood has a strong biking culture thats growing due to the advent of e-bikes and would like to see increased bike infrastructure including lockers and maintenance space.
- Concern for parking for the neighborhood arts spaces.
- Desire for easy/safe bike parking for visitors/customers.

#### TARGET MARKET / PROJECT TYPE

- The neighbors would like the developer to build a mixed-use development that provides affordable housing that isn't just micro studios, but includes a mixture of types and styles, and includes space for displaced businesses or new local businesses to come in.
- Preference by neighbors for MHA units to be provided in building rather than fee paid, with particular interest in providing affordable artists housing.
- Desire for mix of unit sizes/types including family sized units.

#### CONSTRUCTION

- The neighbors expressed concern about the effect construction will have on nearby businesses such as Marketime Foods as well as the sound generated during the day while people are working from home nearby.

#### MISCELLANEOUS

- Many nearby residents would like to see the new commercial spaces leased out to local businesses in place of any chain businesses.
- One neighbor expressed state-of-the-art earthquake safety be incorporated into the design.
- A resident asked that the building be well maintained.
- Several neighbors asked that the building provide reasonable rental rates for both residential and commercial tenants.
- One individual asked that any new trees being planted be on the more mature side to provide immediate shade and not young trees that will take years to grow.
- Many nearby residents expressed hope the Vif will return to one of the new commercial spaces within the new building.
- Desire to keep arts/artists in the neighborhood.
- Desire for inclusion of solar panels.

<b>ZONE</b> NC2P-55 LR1(M)	<b>ABUTS</b> LR1(M)	<b>INCENTIVES</b> frequent transit	<b>RESTRICTIONS</b> none	<b>OVERLAY</b> none	<b>SITE AREA</b> 17,042 sf	<b>USES PERMITTED OUTRIGHT</b> residential & commercial uses
-------------------------------	------------------------	---------------------------------------	-----------------------------	------------------------	-------------------------------	---

**LAND USE CODE INFORMATION**

**DESIGN TEAM RESPONSE**

**USES PERMITTED OUTRIGHT - 23.47A.004 TABLE A**

- Residential uses
- General Sales and services and restaurants limited to 25,000 sf; Multipurpose sales and service limited to 50,000 sf
- The street-level, street-facing facade on a designated principal pedestrian street is limited to certain uses

Project proposes residential and commercial uses (general and multipurpose sales and service, restaurant).

**COMPLIES**

**STREET-LEVEL USES - 23.47A.005**

- Residential uses may occupy in the aggregate, no more than 20% of the street-level, street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.
- Pedestrian-Designated Zones - One or more of the following uses are required along 80% of the street-level, street-facing facade: arts facilities; community gardens; eating and drinking establishments; entertainment uses; food processing and craft work; medical services; sales and services general (no more than 40' can contain an office).

Project proposes a residential lobby at the street level.

**COMPLIES**

Fremont Ave N is a principal pedestrian street in a pedestrian-designated zone. Project proposes eating and drinking establishments and general sales and service, which meet the required 80% min.

**COMPLIES**

**STREET-LEVEL DEVELOPMENT STANDARDS - 23.47A.008**

Basic Street-Level Requirements:

- Blank Facades: Segments of street-facing facades between 2 - 8 feet above the sidewalk may not exceed 20 feet in width; total may not exceed 40% of the facade width of the structure along the street.
- Street-level street-facing facades: Shall be located within 10 feet of the street lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

Non-Residential Street Level Requirements:

- Transparency: 60% of street-facing facades between 2 - 8 feet above the sidewalk shall be transparent
- Depth Provisions: Uses > 600sf shall extend an average depth of at least 30' and 15' min. from the street-level, street-facing facade. Where < 600 sf, uses shall extend an average depth of at least 20' and 10' min.
- Height: Uses shall have a floor-to-floor height of at least 13 feet

Pedestrian Zones:

- A min. of 80% of a street-level street-facing facade that faces a pedestrian street shall be occupied in pedestrian street level uses. The remaining frontage may contain other permitted uses and/or pedestrian entrances.

Overhead Weather Protection:

- Continuous weather protection is required at least 60% of the street frontage of a structure.
- The covering must be at least 6' wide; the lower edge shall be a min of 8' and a max of 12' above the sidewalk.
- Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the weather protection.

Residential Use at Street-Level:

- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

The building is located in a pedestrian-designated zone and will comply with the basic street level requirements for blank facades, non-residential uses and pedestrian zones:

- No blank facades proposed;
- The street-level, street-facing facade is primarily located within 10' of the street lot line, except where a wider sidewalk and landscaping is provided.
- The project will be 60% transparent between 2-8 feet above the sidewalk;
- The commercial spaces will extend an average depth of at least 30' and a min of 15' and will have a min. floor to floor height of 13'.
- The project proposes eating and drinking establishments and general sales and service, which meet the pedestrian zone requirement.
- Continuous overhead weather protection is provided along Fremont.
- Adequate lighting for pedestrians will be provided at the canopy.
- The residential use has a prominent pedestrian entry on Fremont Ave N;
- No dwelling units are located on the ground level street-facing facade.

**COMPLIES**

**MAXIMUM STRUCTURE HEIGHT - 23.47A.012**

- Maximum structure height = 55 feet
- Certain rooftop features may also extend beyond the height limit (in particular, a stair or elevator penthouse may extend an additional 16 feet), however, some of these features must be located at least 10 feet from the north edge of the roof

The project proposes to comply with the maximum structure height and rooftop features will comply with height requirements.

**COMPLIES**



## 7.0 ZONING DATA

ZONE	ABUTS	INCENTIVES	RESTRICTIONS	OVERLAY	SITE AREA	USES PERMITTED OUTRIGHT
NC1-55 LR1(M)	LR1(M)	frequent transit	none	none	17,042 sf	residential & commercial uses

### LAND USE CODE INFORMATION

#### MAXIMUM FAR - 23.47A.013

- NC zone: 3.75; LR zone: 1.3; Total FAR for project site: 61,501.6 sf  
 4401: 8,074 sf in NC x 3.75 = 30,277.5 sf  
 4411: 4,007.5 sf in NC x 3.75 = 15,028.125; 485.5 sf in LR x 1.3 = 631.15 sf; total this lot: 15,659.275 sf  
 4419: 3,978.5 sf in NC x 3.75 = 14,919.375; 496.5 sf in LR x 1.3 = 645.45 sf; total this lot: 15,564.825 sf
- FAR exempt area: underground stories, portions of a story that extend no more than 4 feet above grade, rooftop greenhouse area

Proposed far of all schemes are less than the 61,501.6 sf max allowed.

**COMPLIES**

#### SETBACK REQUIREMENTS - 23.47A.014

- Setbacks are required for lots abutting residential zones - Where a lot abuts the intersection of a side lot line and front lot line of a residential zone, which forms a triangle area, the two sides of the triangle extend along the street lot line and side lot line 15' from the intersection of the residentially zoned lots front lot line and side lot line.
- Upper-level setback is required for any rear or side lot line that abuts a lot in an LR zone - 10 ft for portions of structures above 13 ft in height to a maximum of 65 ft.
- Decks with open railings may extend into the required setback, but are not permitted within 5' of a lot in a residential zone, unless the deck is accessory to a residential use and are no more than 18" above existing or finished grade, whichever is lower, are permitted within 5' of a lot in a residential zone.

Side lot line triangle setback is provided in all schemes as required; upper level setbacks are provided for the rear and side lot lines where abutting an LR zone.

**COMPLIES**

#### LANDSCAPING & SCREENING STANDARDS - 23.47A.016

- A green factor score of 0.3 or greater is required (functionally equivalent to landscaping 30% of lot)

The proposed project will provide a green factor score of .3 or greater.

**COMPLIES**

#### LIGHT & GLARE STANDARDS - 23.47A.022

- Exterior lighting must be shielded and directed away from adjacent uses

Exterior light will be shielded and directed away from adjacent uses.

**COMPLIES**

#### REQUIRED AMENITY AREA - 23.47A.024

- 5% of the total gross floor area in residential use required (area excludes mech equipment and parking)
- All residents shall have access to at least one common or private amenity area; Amenity areas shall not be enclosed
- No common amenity area shall be less than 250sf and shall have a minimum horizontal dim of 10 feet
- Private balconies and decks shall have a minimum area of 60sf and no horizontal dimension shall be less than 6 feet

All schemes are provided with at least 5% of the total gross floor area as amenity area. The amenity area will be located on the roof as a roof deck & visual amenity to landscaping; the amenity area will not be enclosed.

**COMPLIES**

#### REQUIRED PARKING & EXCEPTIONS - 23.54.015 Table A, Table B, Table D & 23.54.020

- 1 Space per dwelling unit (residential) with a frequent transit reduction of 50% where the property is not located in an urban center, urban village, or station area overlay district.
- In all commercial zones, no parking is required for the first 1500 sf of each business establishment
- Bicycle parking for commercial uses: eating and drinking establishments: 1 long term bicycle space per 5,000 sf; 1 short term bicycle space per 1,000 sf. sales and services, general: 1 long term bicycle space per 4,000 sf; 1 short term bicycle space per 2,000 sf. offices: 1 long term bicycle space per 2,000 sf; 1 short term bicycle space per 10,000 sf.
- Bicycle parking for residential uses = 1 bicycle space per dwelling unit (long term); 1 short term space per 20 dwelling units

50 parking stalls are provided for the residential use. None required for the commercial uses due to size of the business establishment. Bike parking will be provided for the commercial and residential uses - see the basement ground floor level in all schemes, as verified by code.

**COMPLIES**

#### MANDATORY HOUSING AFFORDABILITY - 23.58C.040 TABLE B

- Medium area; Zones with a (M) suffix - \$13.25/sf developer contribution (residential) / \$5.78/sf (commercial)

**DEVELOPER CONTRIBUTION WILL COMPLY**



simple modulation with variety of materials at human scale



residential scale materials in modern application



multiple entries dotting facade



recessed facade at ground plane

**PL3: Street Level Interaction**

**C. Retail Edges, 1. Porous Edge**

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**Response:**

With a long facade facing Fremont Ave and a shorter facade facing 44th Ave, there are multiple opportunities for street level interaction. Multiple entries dot the length of the Fremont facade, providing a variety of opportunities for visual and physical connection. The design team anticipates the fremont facade will be highly glazed and transparent for further engagement with passersby.

**CS2: Urban Pattern & Form**

**C. Relationship to the block, 1. Corner Sites**

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

**Response:**

The design team's preferred scheme has a recessed expression at the southeast corner, in order to provide a more generous entry and pedestrian experience. Above the extra tall first floor, the building extends out to the corner to provide a strong urban edge to the block, visible from long directions. The design team anticipates a unique detailing expression for the corner mass, in order to further enhance it as a focal point.

**CS2: Urban Pattern & Form**

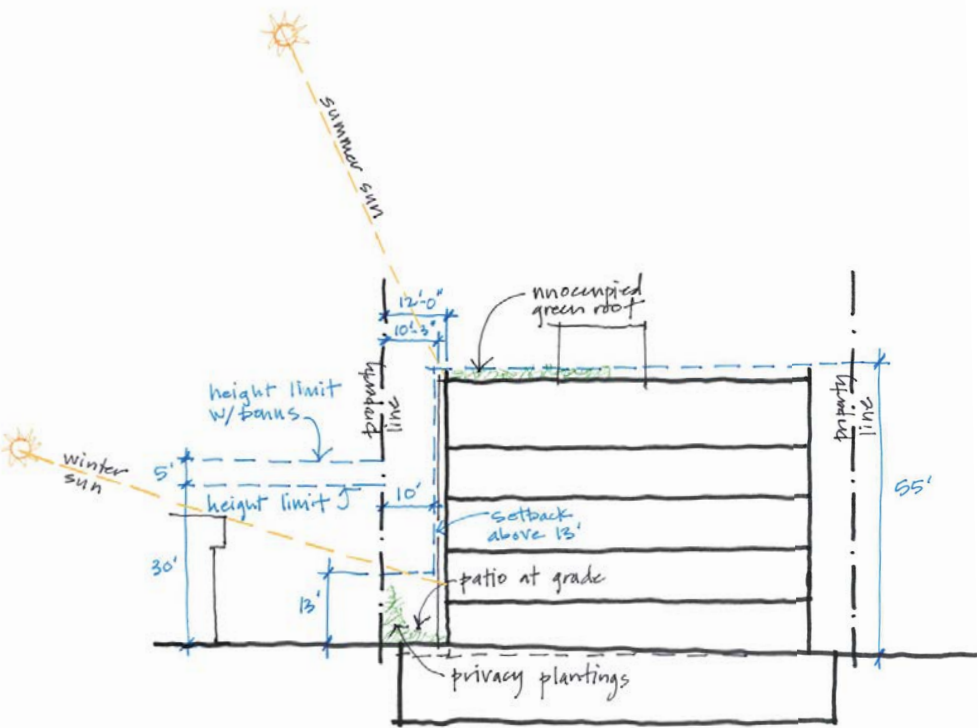
**D. Height, Bulk and Scale, 3. Zone Transitions**

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider: a. Distance to the edge of a less (or more) intensive zone; b. Differences in development standards between abutting zones; c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change); d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and e. Shading to or from neighboring properties.

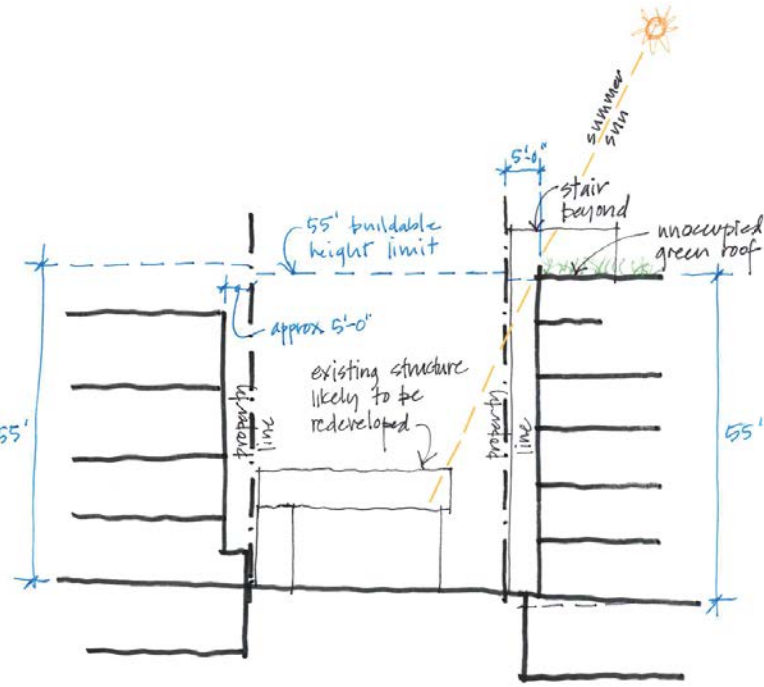
**Response:**

This project site abuts an LR zone to the west. The street containing the LR zone is currently filled with a mix of single family homes, townhomes, and low-rise apartment structures. Because the project site is abutting the LR zone via a lot line, versus a street or alley separation, the design team has opted to provide separation between the zones greater than what is required by code.

The zoning code requires a setback at the upper floors, however it allows for the lower floor to extend to the lot line. The design team has opted to set back all floors from the lot line, increasing this beyond the minimum requirement, where feasible. This will allow for a greater separation between zones, accommodate at grade patios and plantings, and reduce shading. The team is also investigating additional modulation on the LR facing zone in order to respond to the less intensive LR zone's facade modulation requirements.



**WEST PROPERTY LINE DIAGRAM**



**NORTH PROPERTY LINE DIAGRAM**

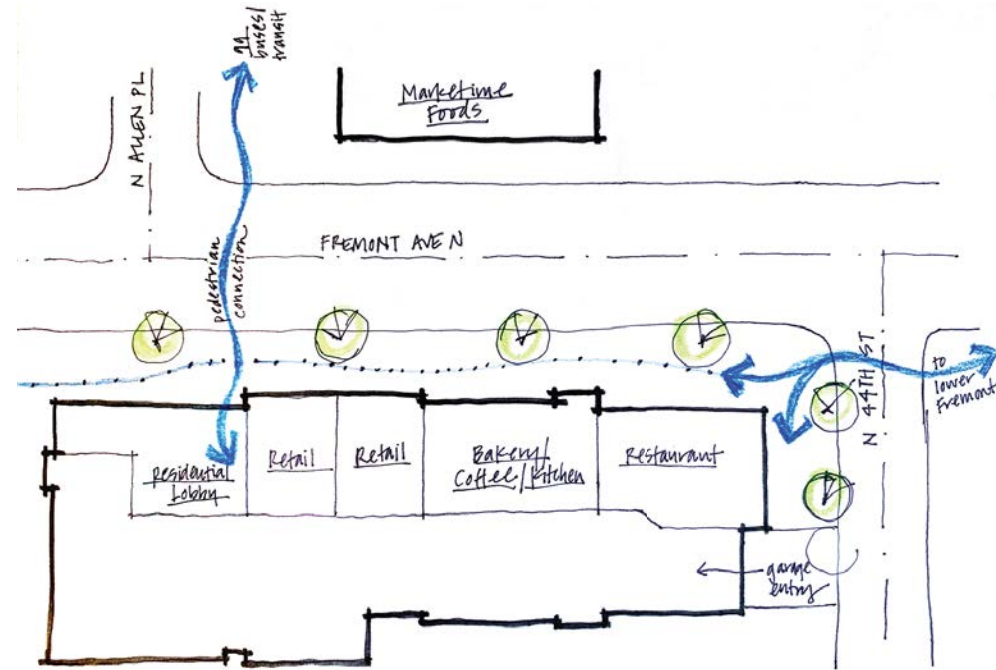




strong urban edge



sense of place from neighborhood history



response to existing site connections



variety of Pedestrian Experiences

**PL1: Connectivity**

**B. Walkways and connections, 1. Pedestrian Infrastructure**

Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**Response:**

With the project's long frontage along Fremont Ave, it is important that the pedestrian experience is well connected at each commercial and residential entry. The building modulates along the eastern edge in order to provide a variety of pedestrian experiences, as well as allowing for pedestrian connections to a variety of floor heights. The connection to Allen Place is maintained, which provides a direct route to the transit options on Aurora and the neighborhood grocery store.

**CS3: Architectural Context & Character**

**A. Emphasizing Positive Neighborhood Attributes, 4. Evolving Neighborhoods**

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**Response:**

The Fremont neighborhood has historically been an artistically eclectic and vibrant neighborhood. Much of the larger development has been focused on the southern end of Fremont. This northern section or "Upper Fremont" area extends towards

Wallingford and Phinney Ridge; the neighborhood is beginning to evolve as newer, larger developments are being constructed.

This project will draw from the neighborhood context through massing and exterior materials. Additionally, it will build upon the pedestrian scale and connections already established in neighboring buildings.

**CS3: Architectural Context & Character**

**B. Local History and Culture, 1. Placemaking**

Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**Response:**

The existing neighborhood has a very desirable pedestrian scale, with a great deal of walkability and human-scaled mixed-use buildings. Many of these existing buildings were built between 1900 and 1930 and maintain a simple, classic form with a clear hierarchy of materials. New structures need to take into consideration both the existing smaller scale fabric of the neighborhood, as well as the larger developments that are coming.

This project anticipates providing the pedestrian scale that is already utilized by existing historic buildings, with a finer grain modulation and utilizing a combination of simple massing moves (to reflect the scale and proportion of the existing fabric structures) and a variety of materials at a human scale.

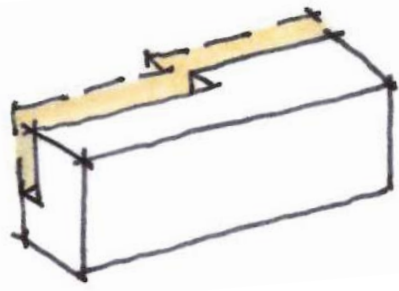
**DC4 Exterior Elements & Finishes**

**A. Building Materials, 1, Exterior Finish Materials**

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

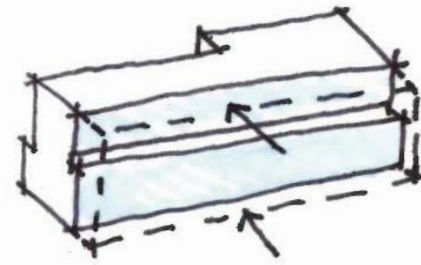
**Response:**

The design team anticipates utilizing a variety of attractive materials in order to help break down the overall mass and length of the façade, as well as relate to the neighborhood context (both the residential to the west and commercial to the east).



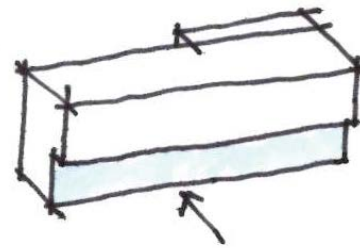
### ZONING ENVELOPE

- The building envelope is delineated by the zoning code, with the 55' zone height limit, and setbacks for the abutting LR1 zone on the west facade.



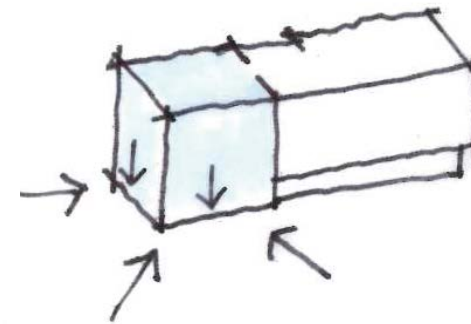
### SITE-SPECIFIC SETBACKS

- The overall mass is further carved by site-specific requirements on Fremont Ave N. A 3' setback is provided as required by SDOT for the sidewalk and frontage zone. The upper floors are pushed back for the SCL powerline setback.



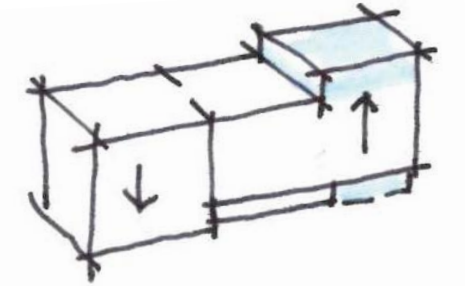
### OPTION 1 (CODE-COMPLIANT)

- The mass is refined and responds to the importance of pedestrian experience by setting back on Fremont.
- The urban edge is held above grade creating weather protection for street scape.



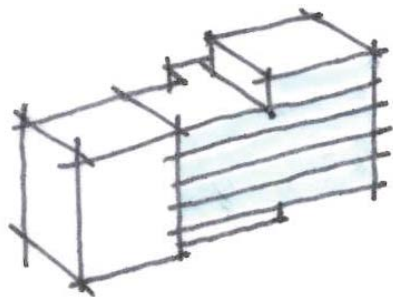
### ENHANCED CORNER

- The corner of 44th & Fremont is a highly visible and established focal point of the upper Fremont neighborhood. The building corner is grounded and holds the edge of the sidewalk.



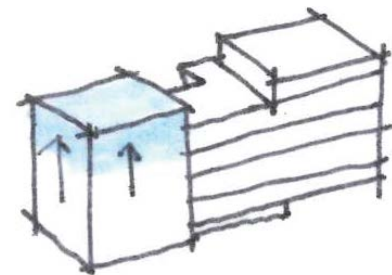
### TOPOGRAPHY REFINEMENT

- The building terraces to take advantage of the topography and allow the ground floor spaces to meet the ground plane, allowing for each commercial space to be accessible.



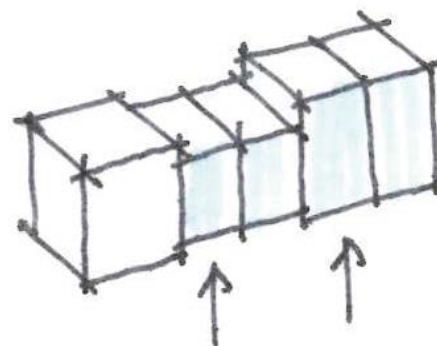
### OPTION 2 (DEPARTURES)

- The secondary mass is broken down horizontally to provide relief from the long facade on Fremont.



### RE-AFFIRM CORNER

- The corner is raised to maintain its significance, which was diminished by the north mass in option 2.



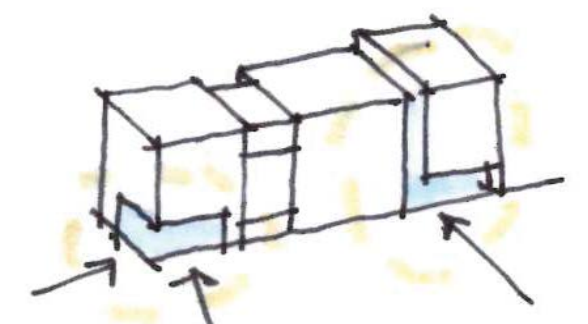
### VERTICAL MODULATION

- Study of existing and historic buildings in the neighborhood provides additional direction and clarity of how the north mass should be modulated.
- Expression of breaking down secondary mass explored vertically, to reduce the long horizontal.



### ZONE TRANSITION

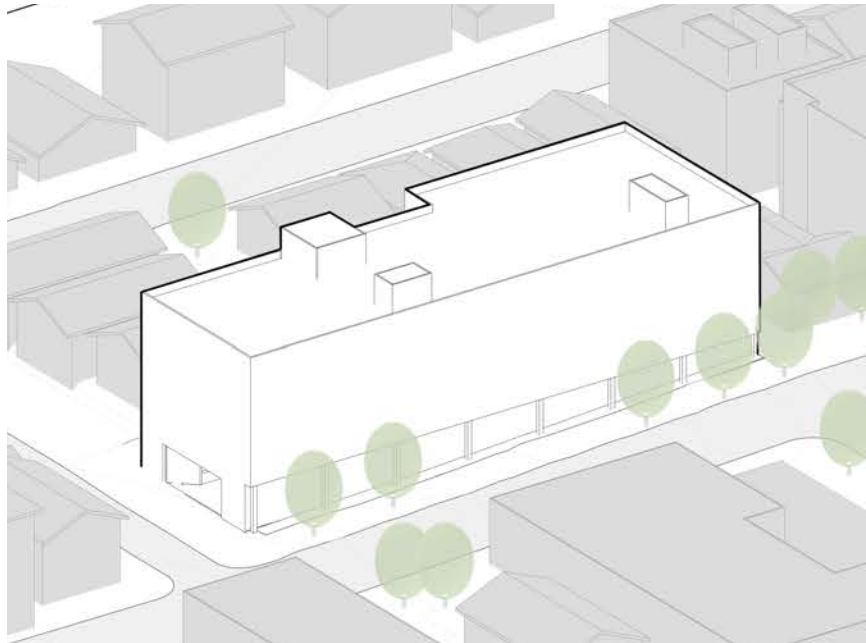
- Recess the west facade and provide modulation to respond to the LR zone and existing single-family houses.



### OPTION 3 (CODE COMPLIANT)

- Vertical modulation of massing on Fremont accentuates the corner and allows individual response and connection to the street.
- Corner element is carved away at the ground floor to create pedestrian open space that can be vibrant and used day & night by a cafe, and enhance the pedestrian experience.
- Establish pedestrian node to reinforce connection to N Allen Place.

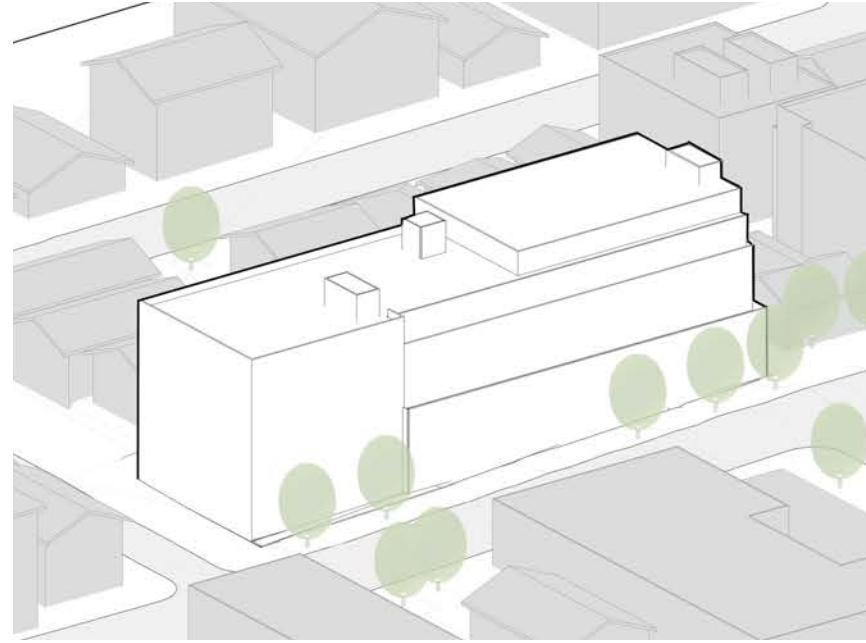
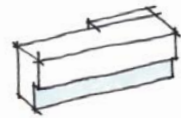




**OPTION 1**

COMMERCIAL USE: 2 SPACES, 2,658 SF TOTAL  
 RESIDENTIAL USE: 115 UNITS  
 PARKING: 44 STALLS

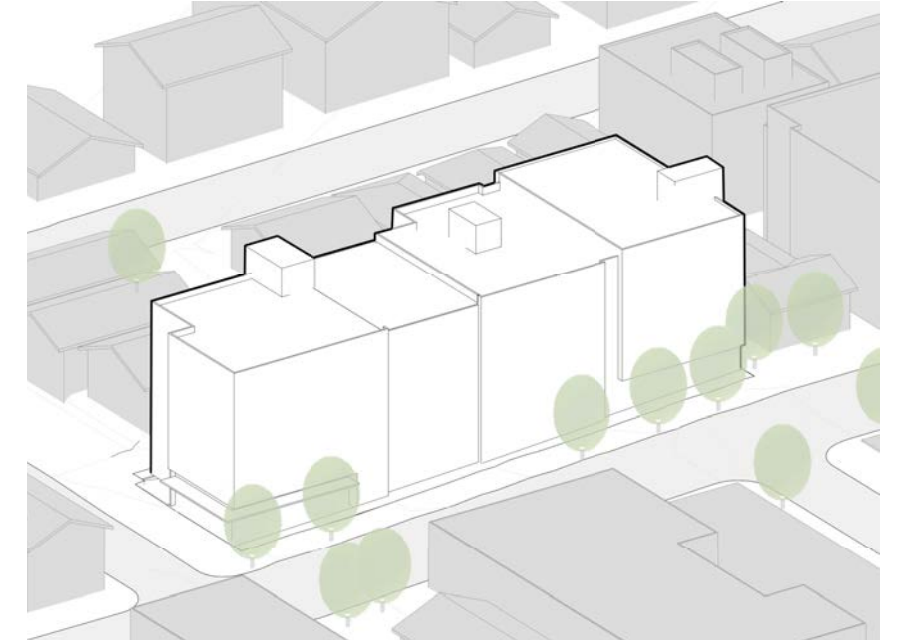
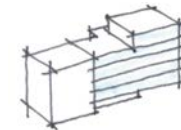
DEPARTURES: NONE (CODE COMPLIANT)



**OPTION 2**

COMMERCIAL USE: 5 SPACES, 5,068 SF TOTAL  
 RESIDENTIAL USE: 112 UNITS  
 PARKING: 46 STALLS

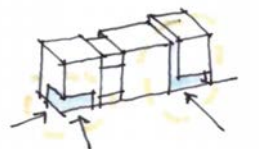
DEPARTURES: - DRIVEWAY SIGHT TRIANGLE (23.54.030.G.1)  
 - STREET LEVEL NON-RESIDENTIAL USES HEIGHT (23.47a.008.B.4)

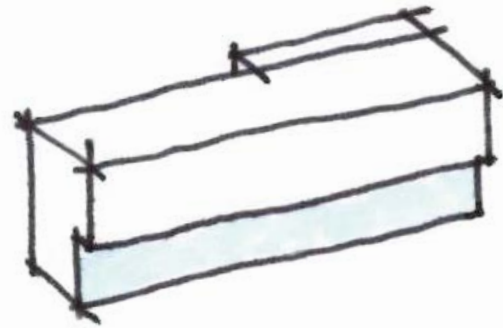


**OPTION 3 (PREFERRED)**

COMMERCIAL USE: 4 SPACES, 4,204 SF TOTAL  
 RESIDENTIAL USE: 119 UNITS  
 PARKING: 49 STALLS

DEPARTURES: NONE (CODE COMPLIANT)





## OPTION 1

The overall mass of the building holds the urban edge, with the ground floor set back to activate and enhance the pedestrian experience on Fremont. On the west side, the building is further set back to provide a greater transition to the LR zone. The simple form of the massing does not favor a base that extends forward or outward from the overall mass, and instead the height can be broken down by awnings, balconies, or similar secondary architectural features.

COMMERCIAL USE: 2 SPACES, 2,658 SF TOTAL  
 RESIDENTIAL USE: 53 SEDUS, 52 1-BEDS, 10 2-BEDS (115 TOTAL)  
 PARKING: 44 STALLS

### BENEFITS:

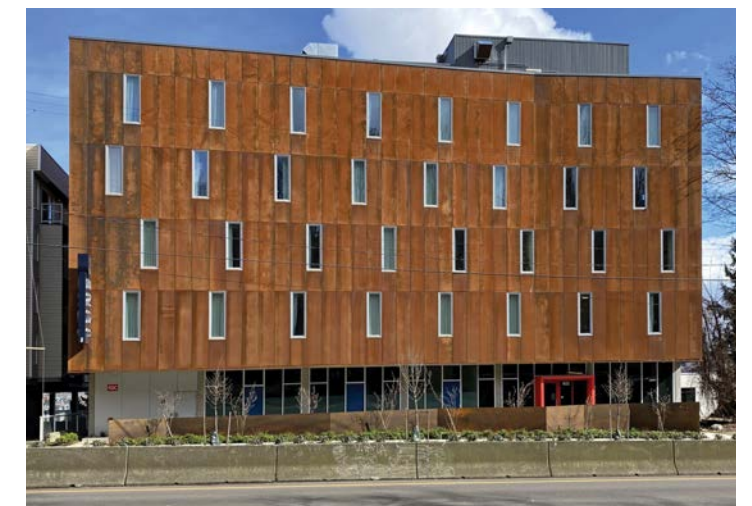
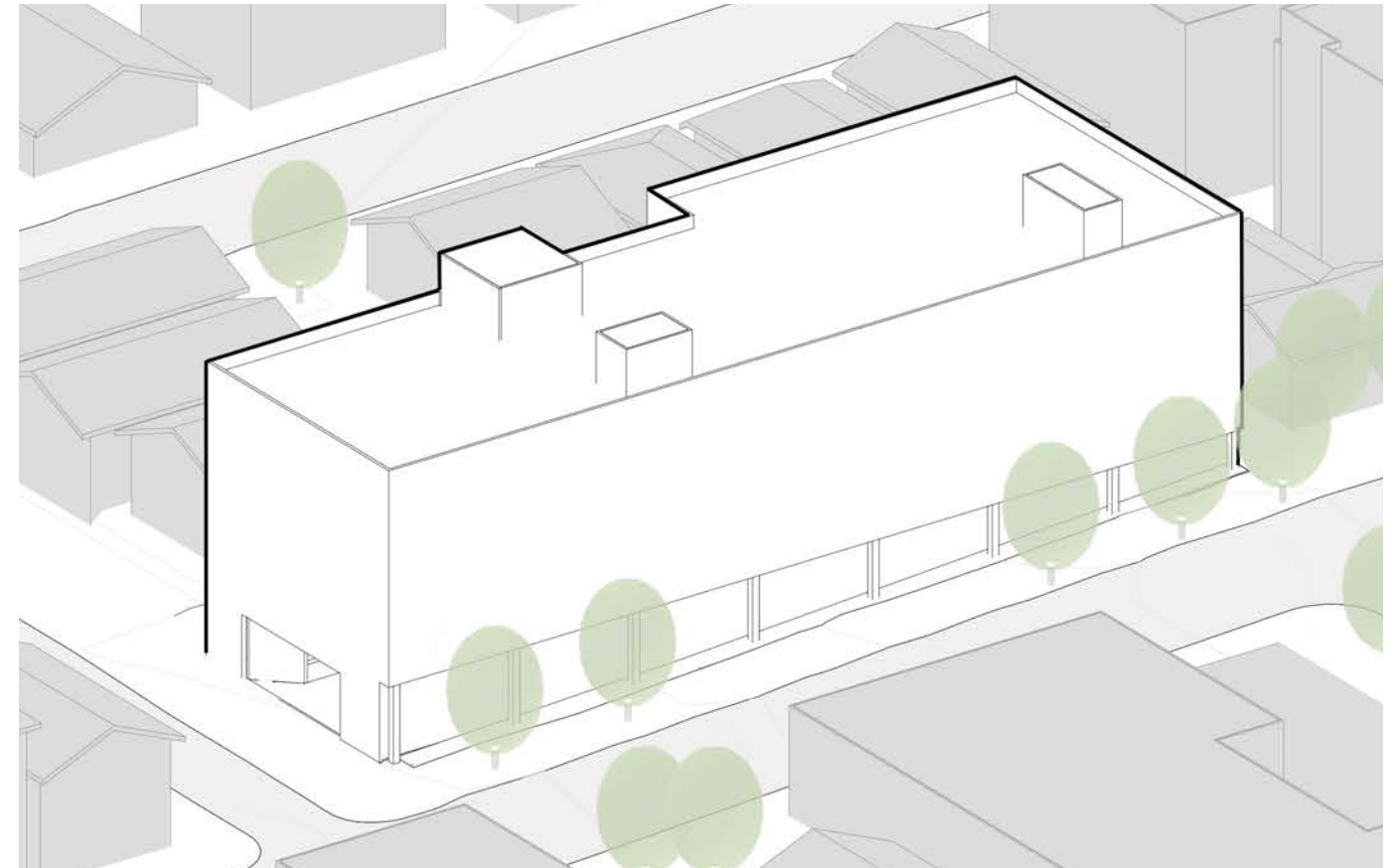
- PL3.C1 - Strong edge engages the sidewalk and provides the opportunity for pedestrian interaction and visual connection.
- Provides a clarity of form with its simplistic massing
- Simple form and repeated units provide economic benefits to owners.
- One roof deck provided on the roof, with views in all directions.
- CS2.D3 - 10' setback minimum wherever abutting the LR zone.

### CONCERNS:

- Corner residential entrance provides clear focal point of entry but the corner could be better utilized by a commercial space.
- Nearly all units are narrow and facing Fremont and the LR zone and do not take advantage of the views to Fremont and Downtown.
- While awnings/balconies can help break up the front facades, it may still read to pedestrians as a long and unending street wall.

### DEPARTURES:

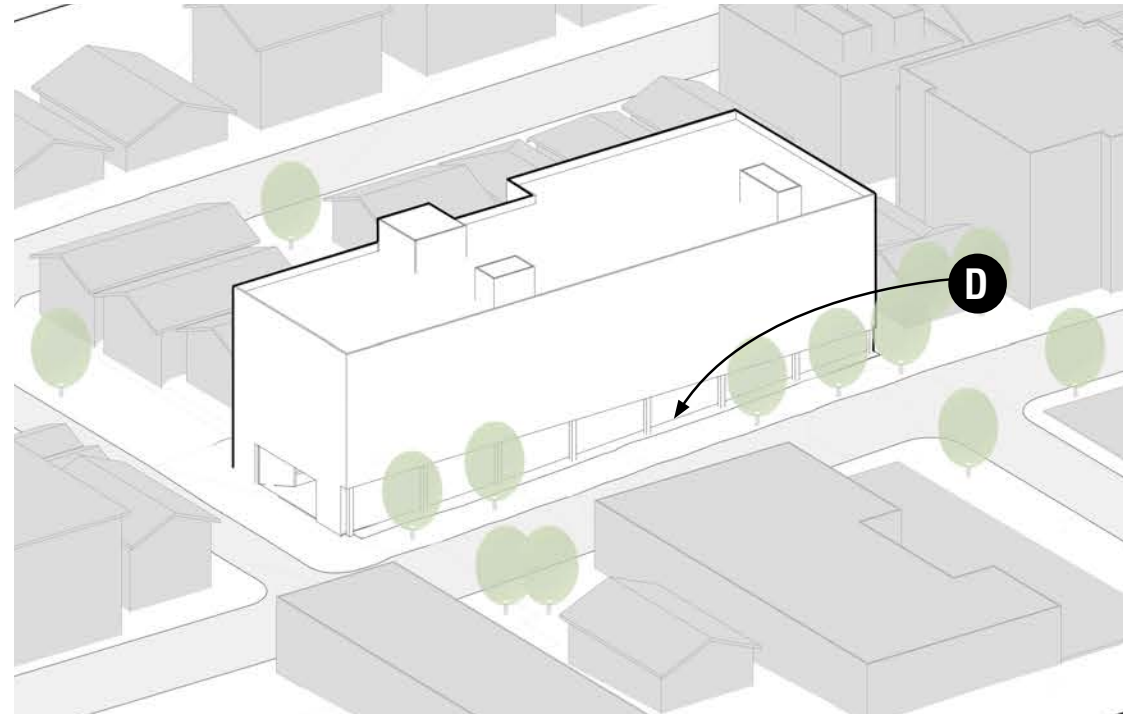
- None (code compliant)



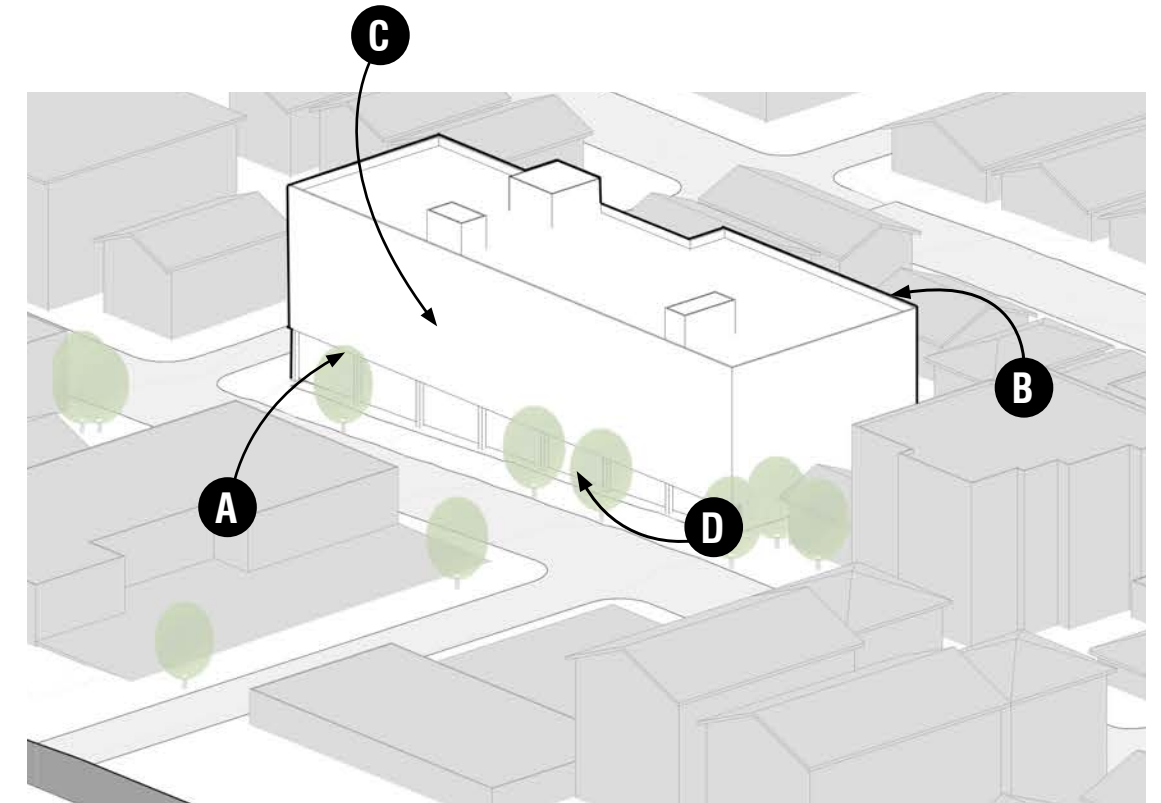


## 9.0 ARCHITECTURAL DESIGN CONCEPTS | option 1 - 3D views

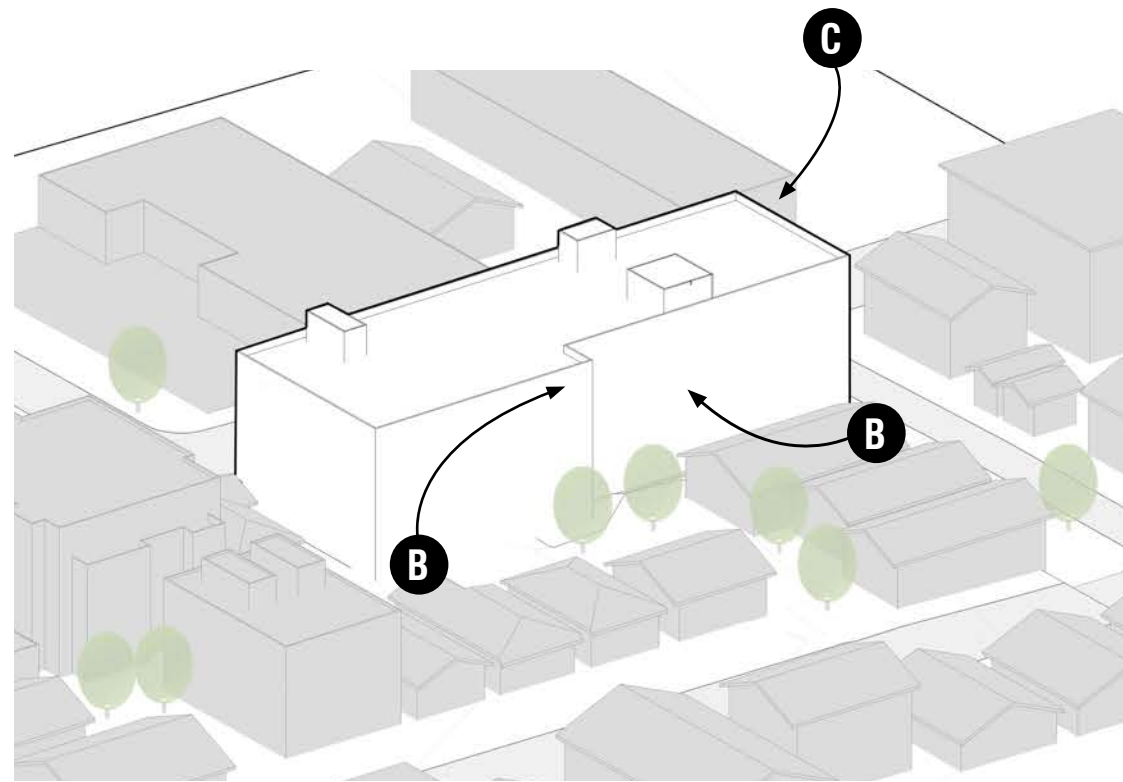
- A** PL3.C1: STREET LEVEL INTERACTION  
The massing creates a strong edge to engage the sidewalk, providing the opportunity for pedestrian interaction and visual connection.
- B** CS2.D3: HEIGHT, BULK AND SCALE  
The west side of the building is set back to provide a gracious transition between the adjacent properties and zone change.
- C** PL2.B1 EYES ON THE STREET  
With two street frontages it is important to provide eyes on the street. Natural surveillance will be easily provided with a large portion of units facing fremont with fenestration and balconies.
- D** CS2.B2 STREETScape COMPATIBILITY  
The ground floor holds the street edge while providing recessed entries and outdoor seating area opportunities.



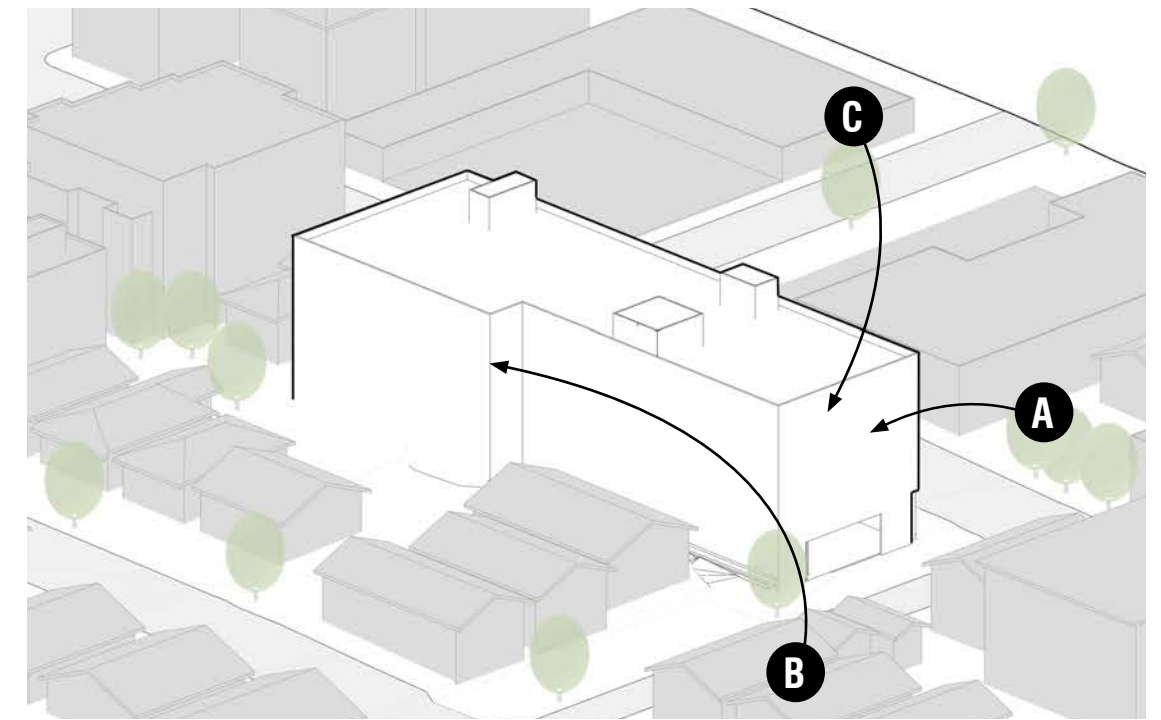
1 birds eye view - corner of fremont and n 44th, looking west



2 birds eye view - fremont ave n, looking southwest



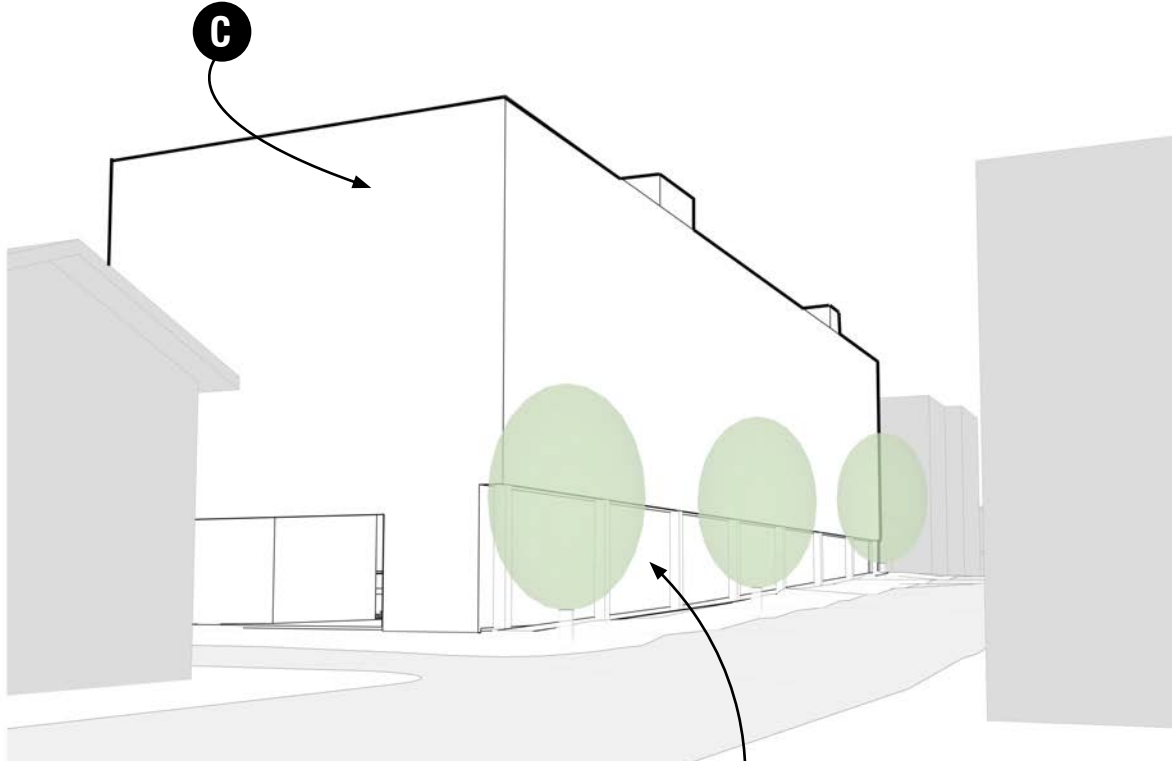
3 birds eye view - looking southeast towards fremont ave n



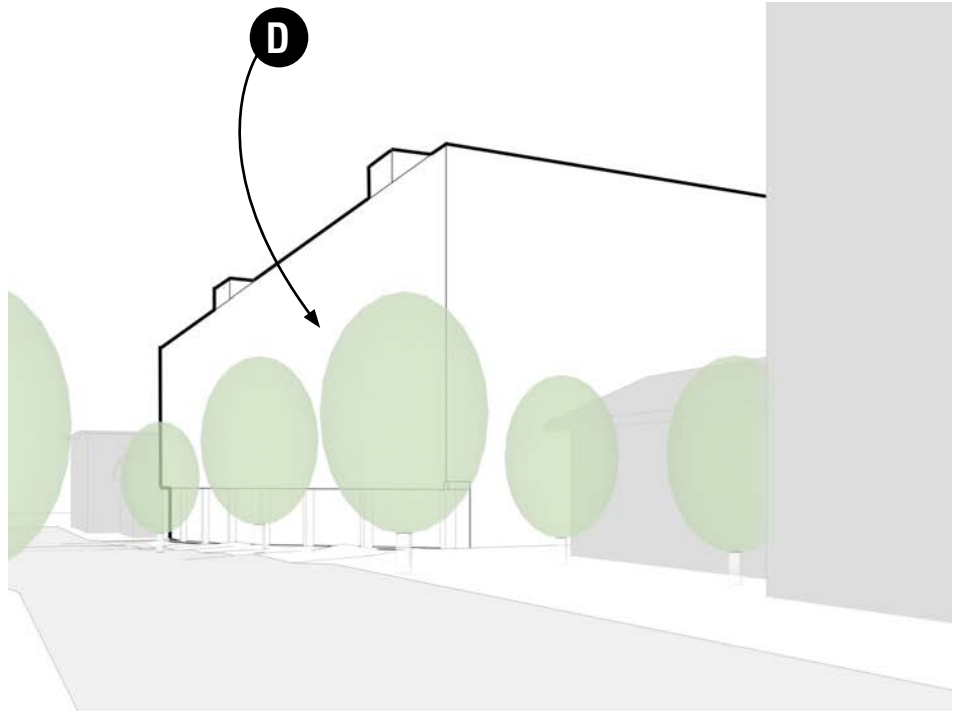
4 birds eye view - looking northeast to fremont ave n



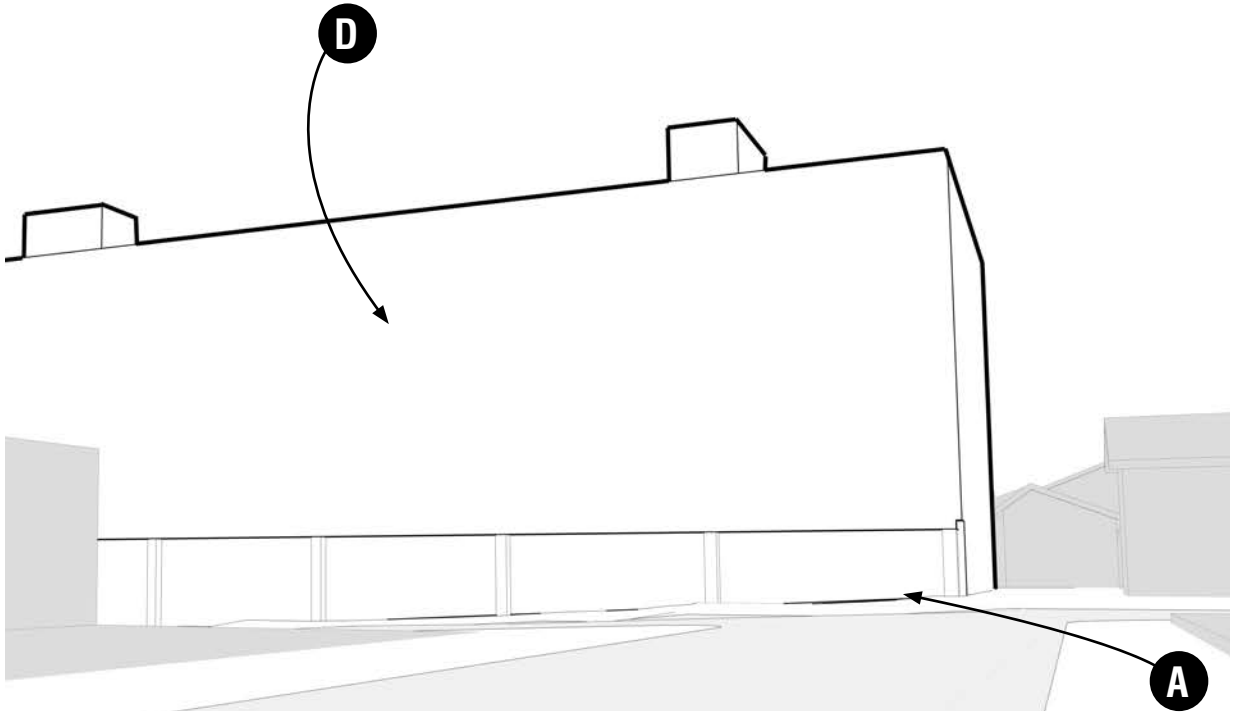
# birds eye view



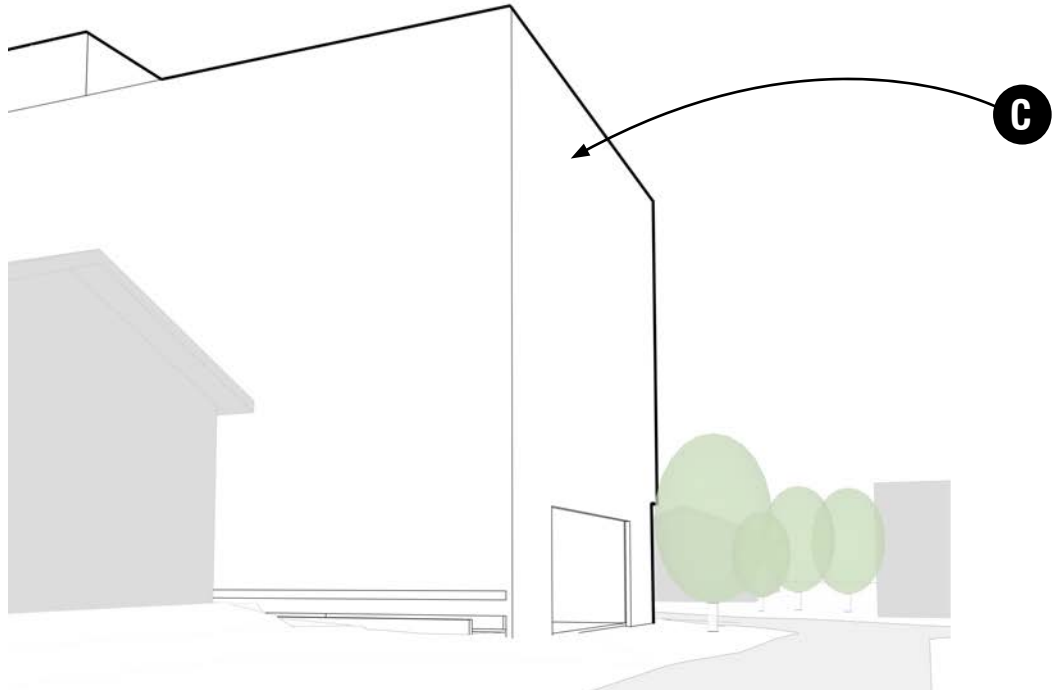
5 street level view - looking northwest up fremont ave n



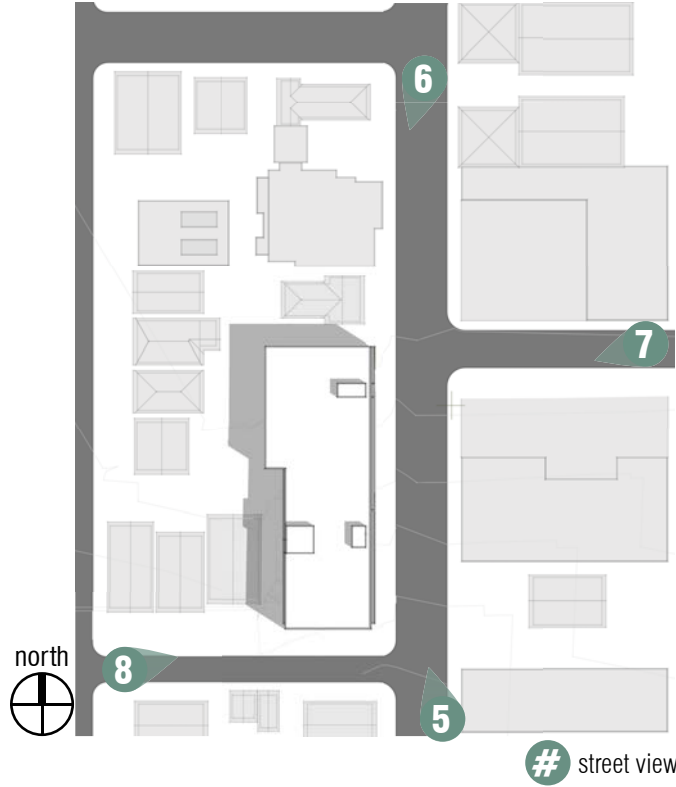
6 street level view - looking southwest down fremont ave n



7 street level view - looking west from n allen place

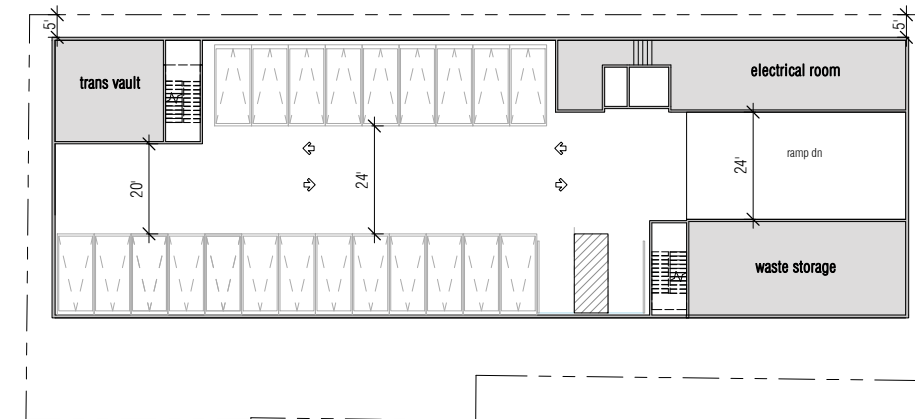
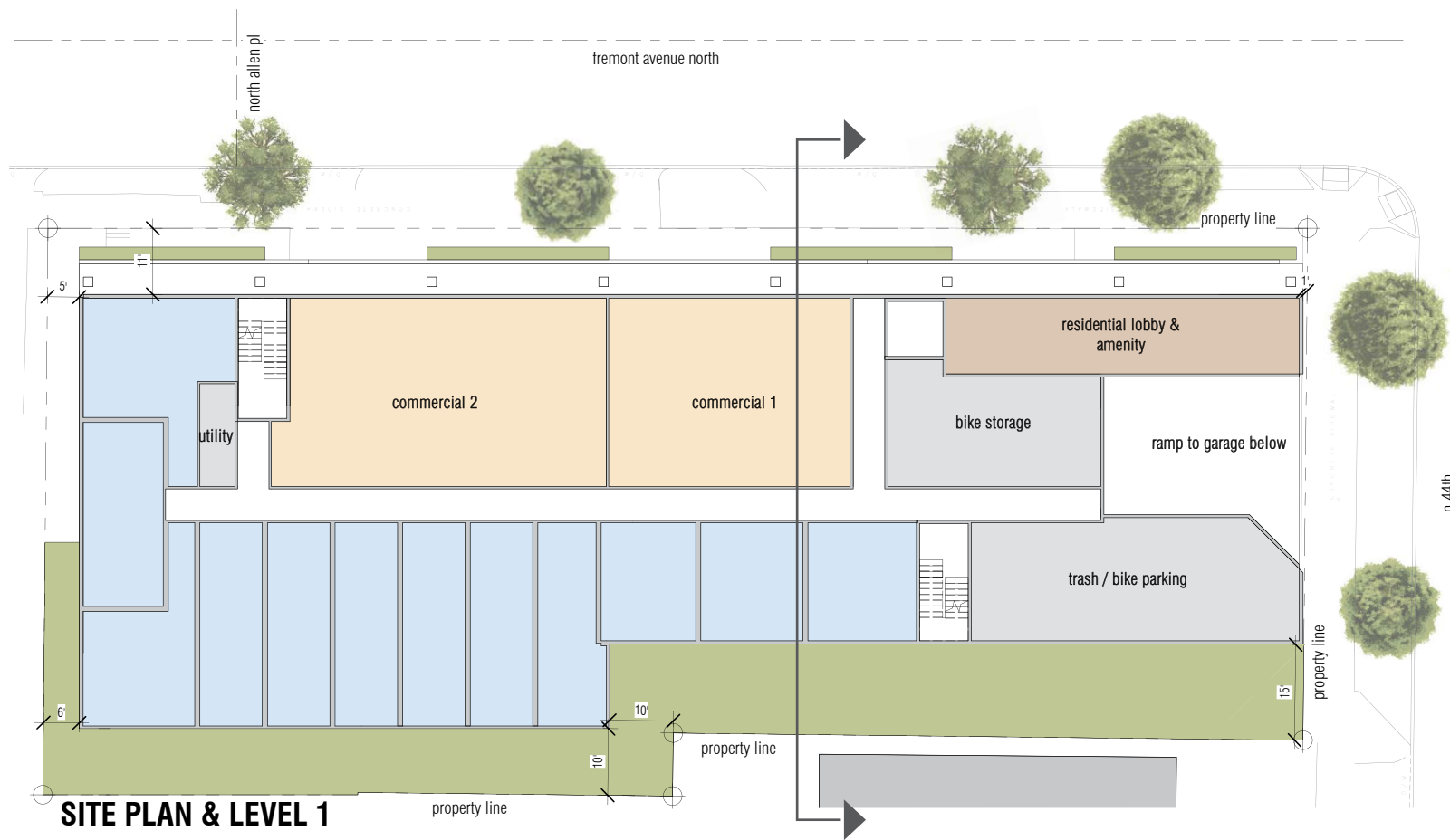


8 street level view - looking east from n 44th

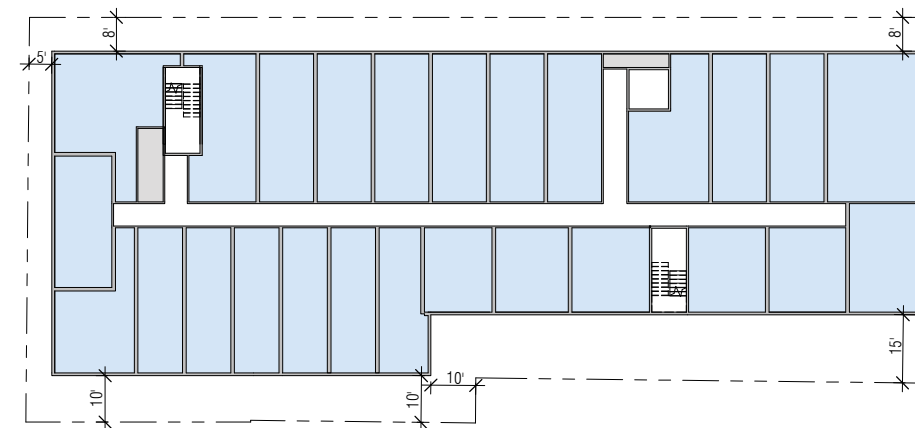




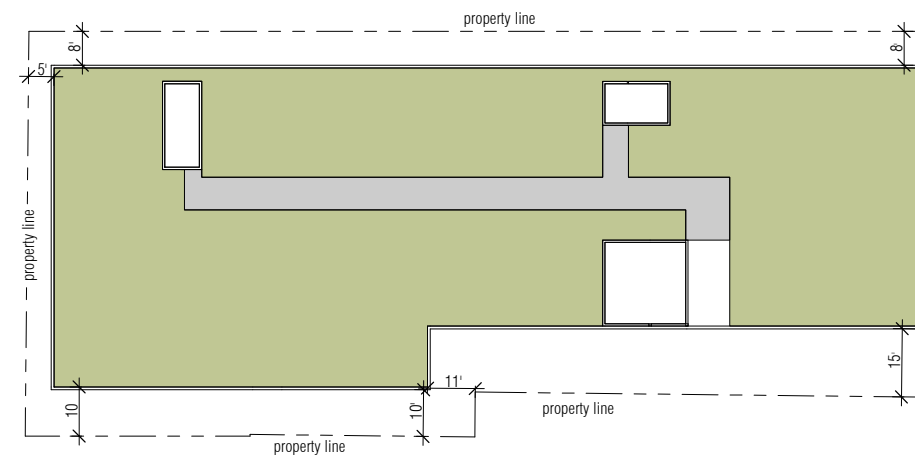
# 9.0 ARCHITECTURAL DESIGN CONCEPTS | option 1: plans and section



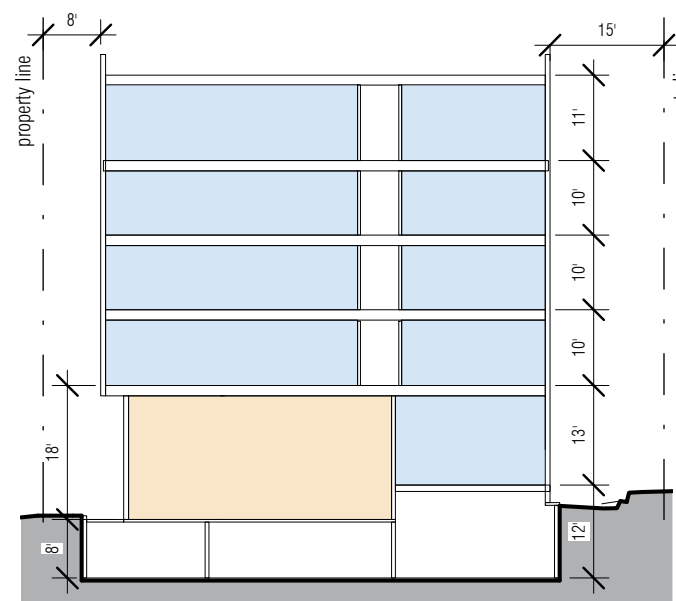
**GARAGE**



**LEVEL 2-5**

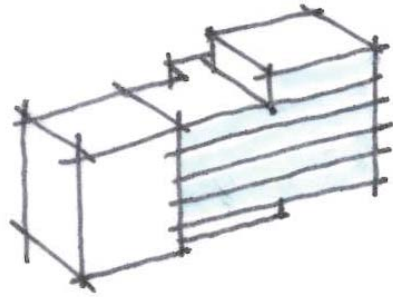


**ROOF**



**SECTION**





## OPTION 2

This option provides an enhanced corner, with the levels terracing up in relationship to the site topography.

The ground floor commercial spaces have been broken up into smaller units, with a restaurant fronting at the southeast corner, held back in order to accommodate a patio / open space. With minimal modulation, the rear (eastern) mass anchors the overall form of the building.

COMMERCIAL USE: 5 SPACES, 5,068 SF TOTAL  
 RESIDENTIAL USE: 51 SEDUS, 51 1-BEDS, 10 2-BEDS (112 TOTAL)  
 PARKING: 46 STALLS

### BENEFITS:

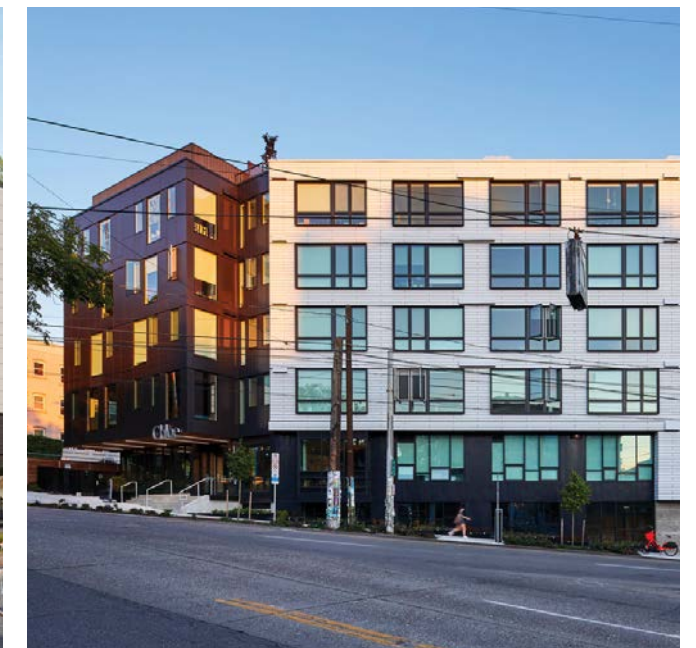
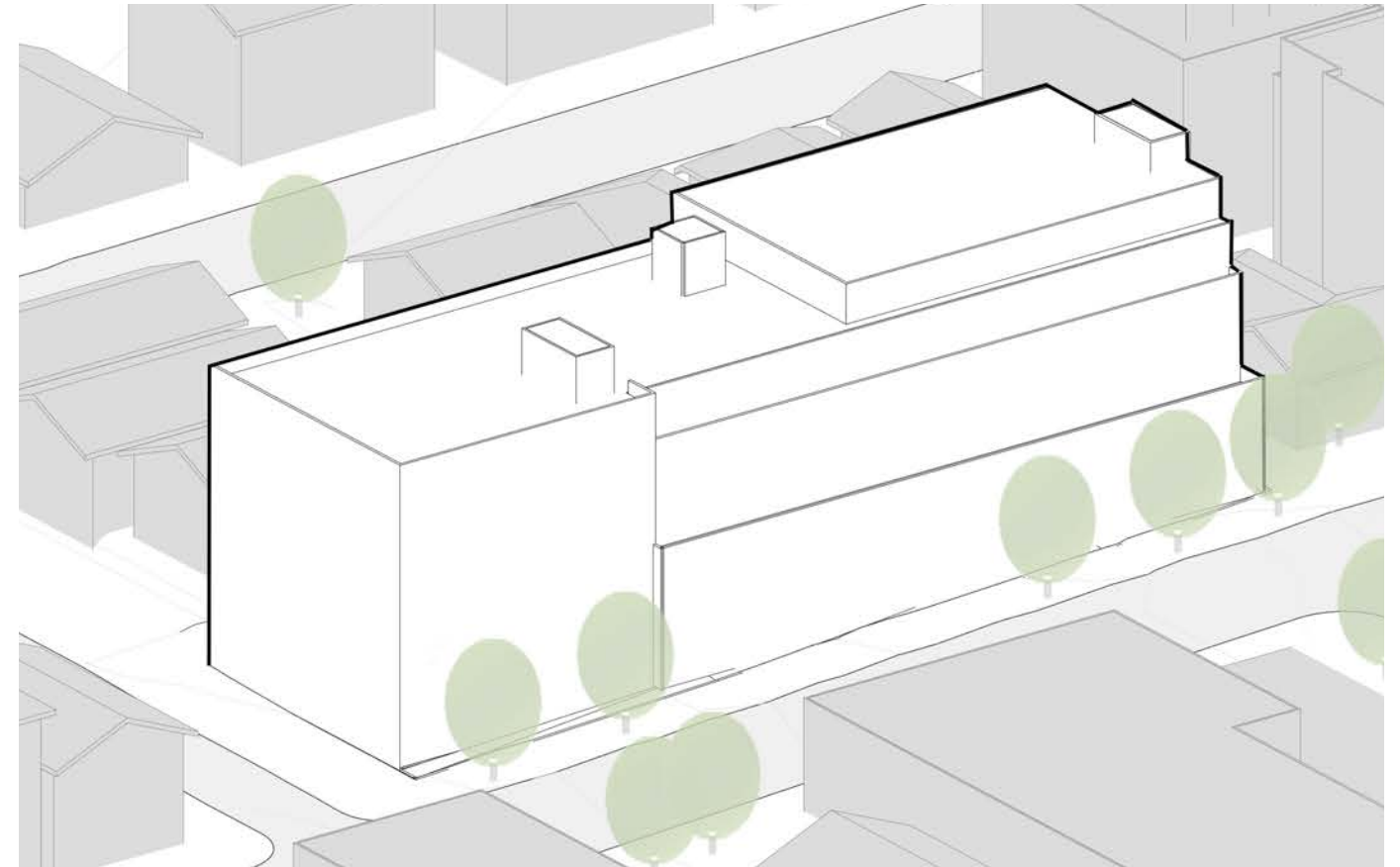
- CS2.D2 - Steps in massing in relationship to the topography.
- CS2.D3 - Breaks down massing for the adjacent LR zone at the west facade.
- PL2.A1 - Generous commercial spaces that are aligned with the sidewalk for accessible pedestrian entry and ability to engage the street.

### CONCERNS:

- Facade along Fremont is still a long street wall and may feel monotonous to a pedestrian.
- Building modulation occurs mainly through secondary architectural features, such as balconies, materials and fenestration.
- Massing modulation occurs at upper levels, but is less evident to pedestrians and passersby.

### DEPARTURES:

- DRIVEWAY SIGHT TRIANGLE (23.54.030.G.1)
- STREET LEVEL NON-RESIDENTIAL USES HEIGHT(23.47a.008.B.4)





## 9.0 ARCHITECTURAL DESIGN CONCEPTS | option 2 - 3D views

### A 2.A1: STREET LEVEL INTERACTION

The massing creates a strong edge to engage the sidewalk, providing the opportunity for pedestrian interaction, visual connection, and accessibility.

### B CS2.D2: HEIGHT, BULK AND SCALE

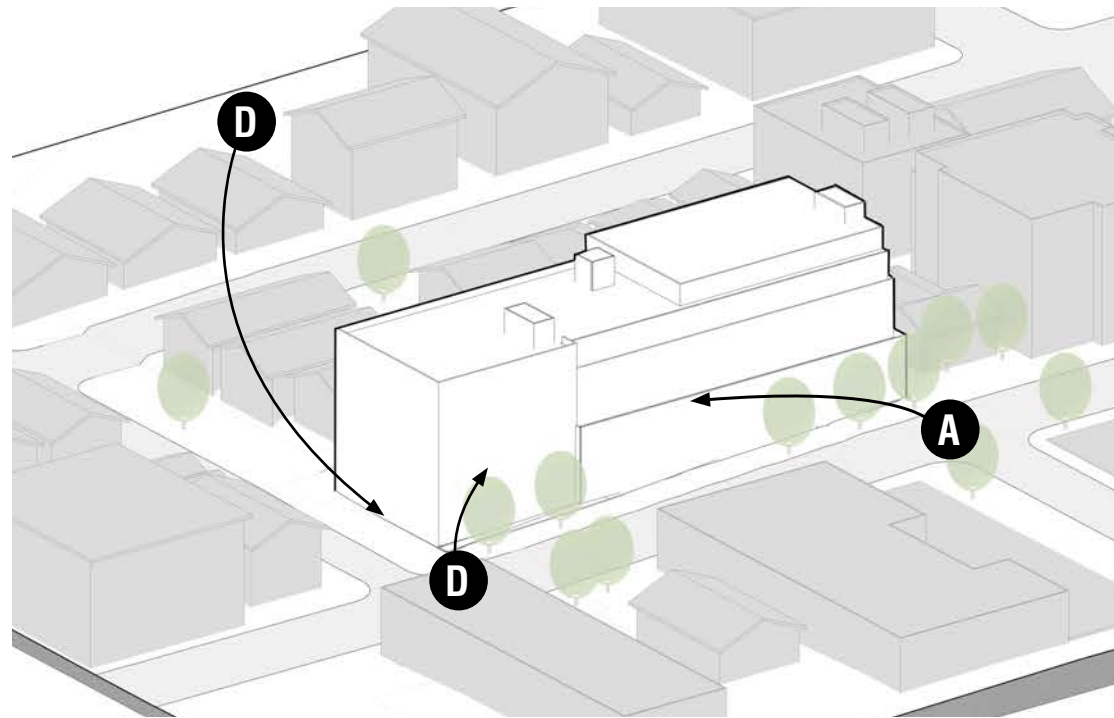
The west side of the building is stepped back to provide a more generous transition between the adjacent properties and zone change.

### C PL2.B1 EYES ON THE STREET

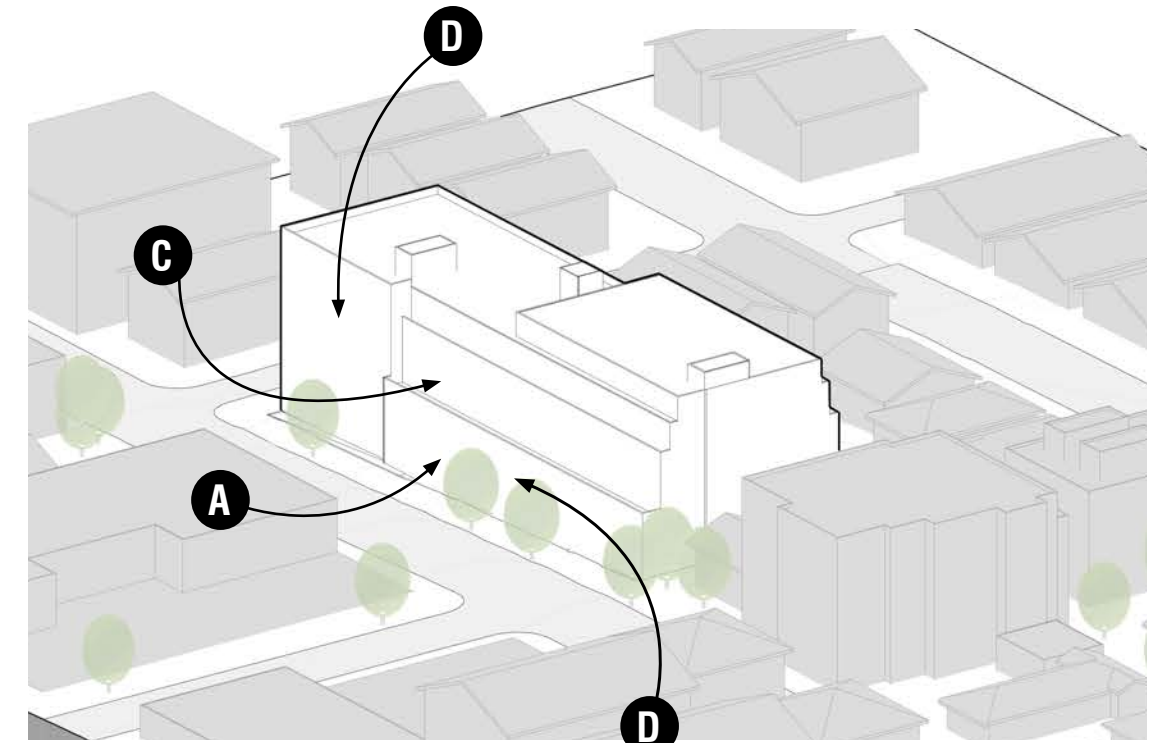
With two street frontages it is important to provide eyes on the street. Natural surveillance will be easily provided with a large portion of units facing fremont with fenestration and balconies.

### D CS2.C1: URBAN PATTERN & FORM, CORNER SITES

The corner site serves as a focal point for pedestrians and vehicles traveling north up fremont. The corner holds the street edge, providing a strong urban relationship with a large commercial space at the corner.



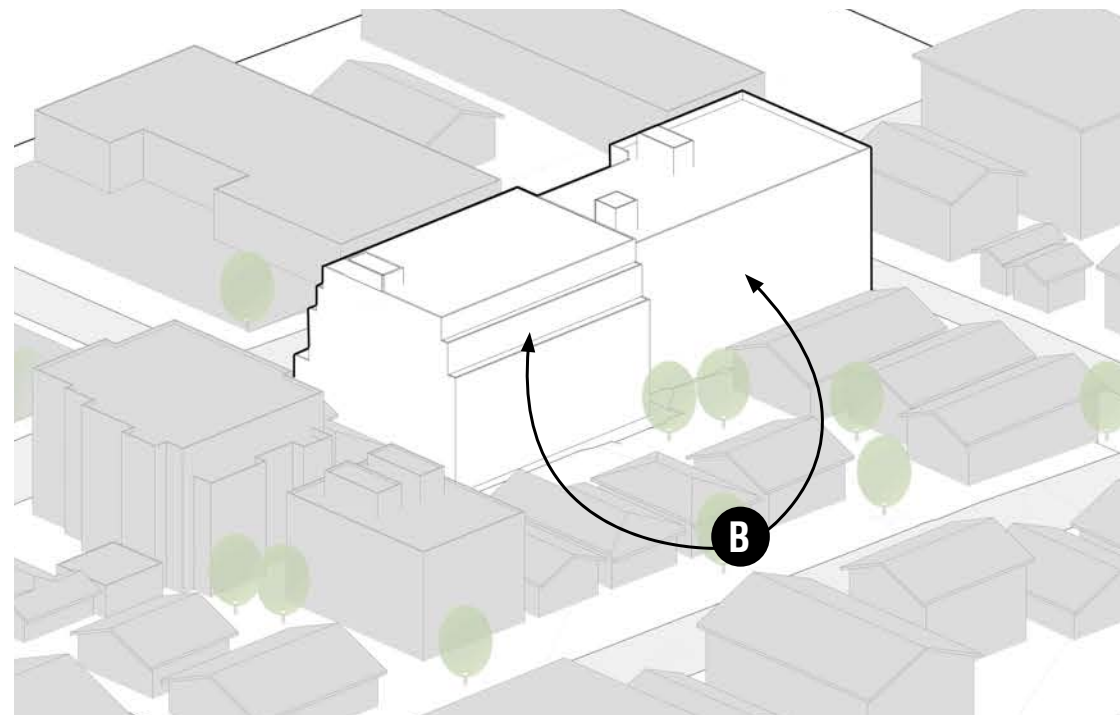
1 birds eye view - corner of fremont and n 44th, looking west



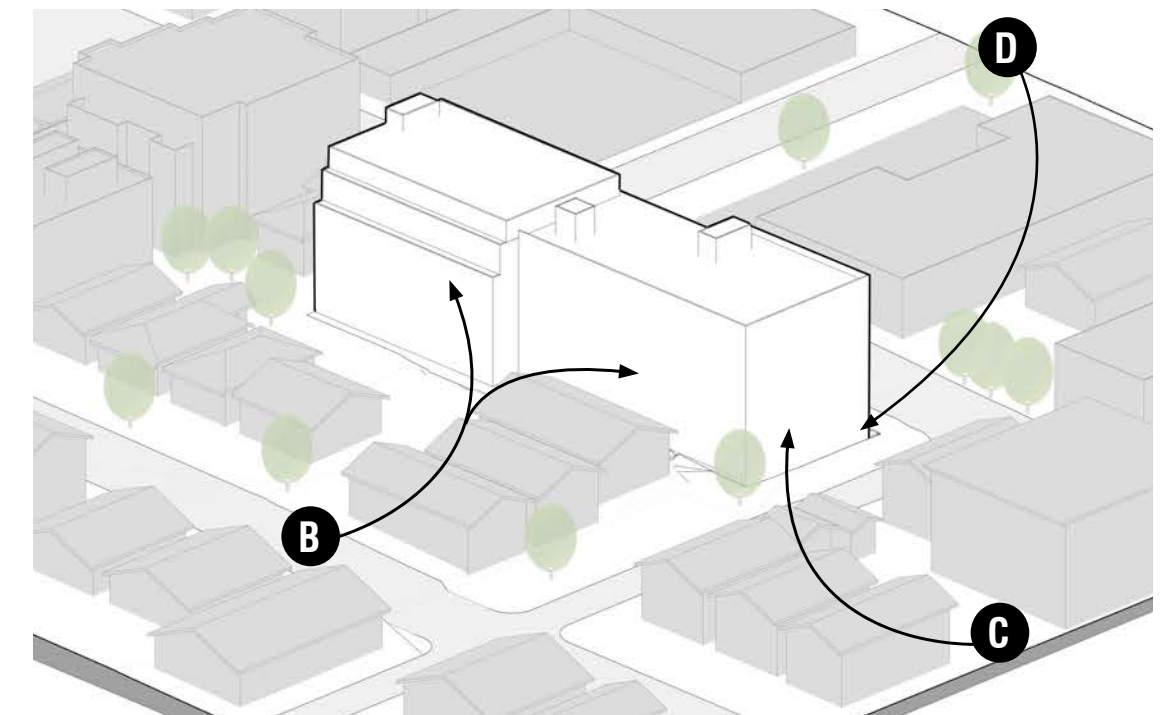
2 birds eye view - fremont ave n, looking southwest



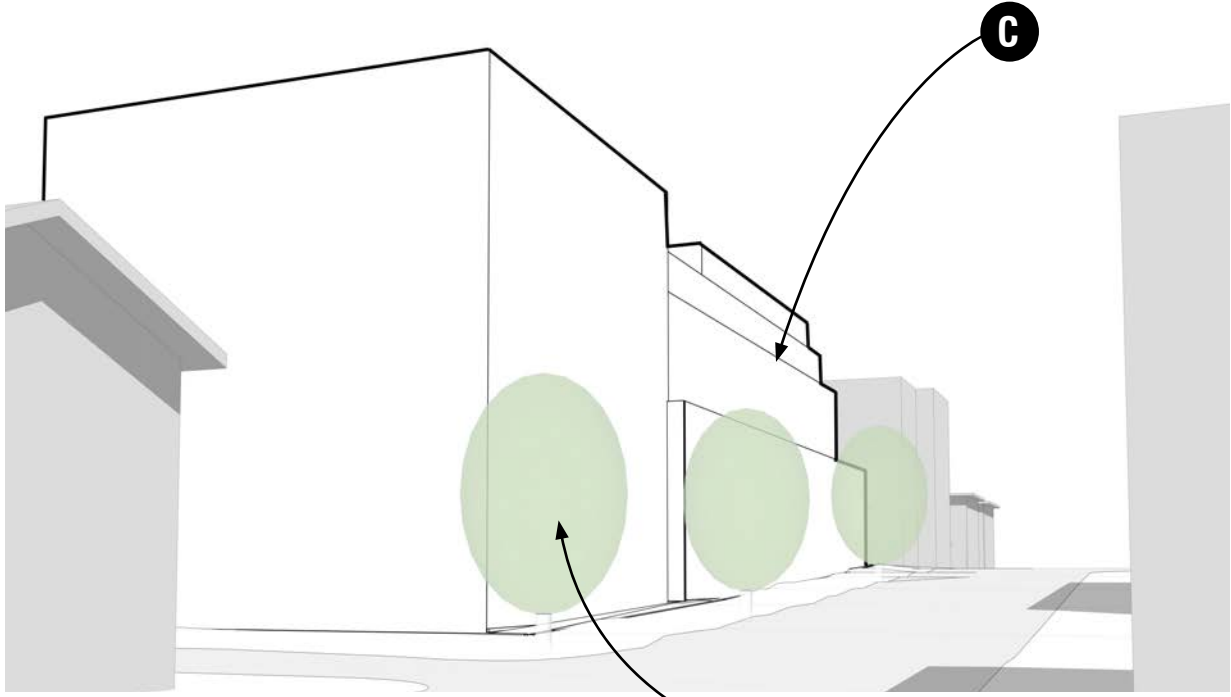
# birds eye view



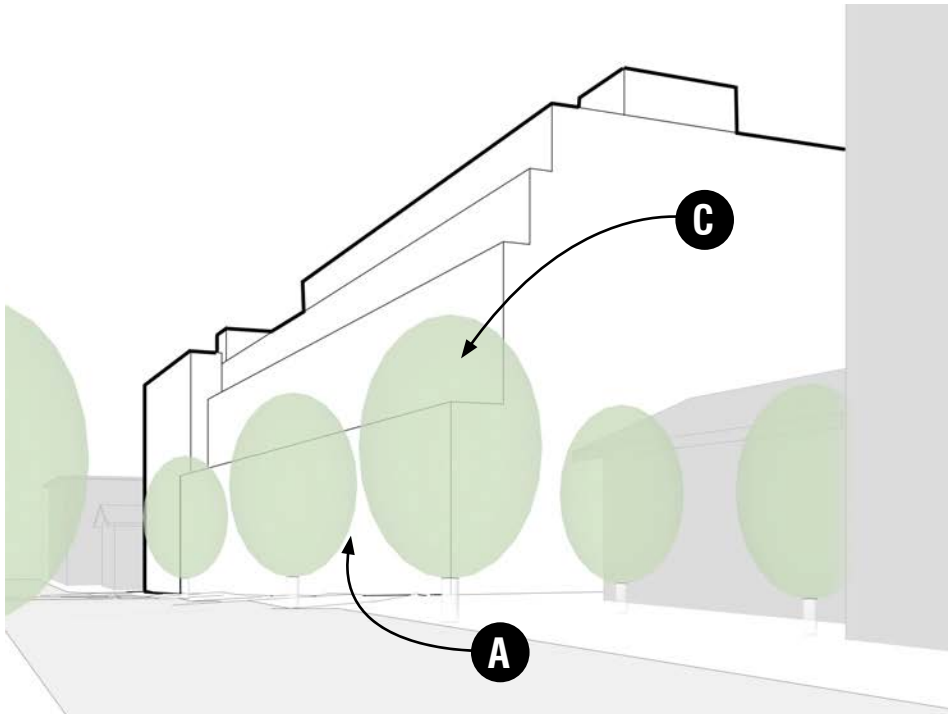
3 birds eye view - looking southeast towards fremont ave n



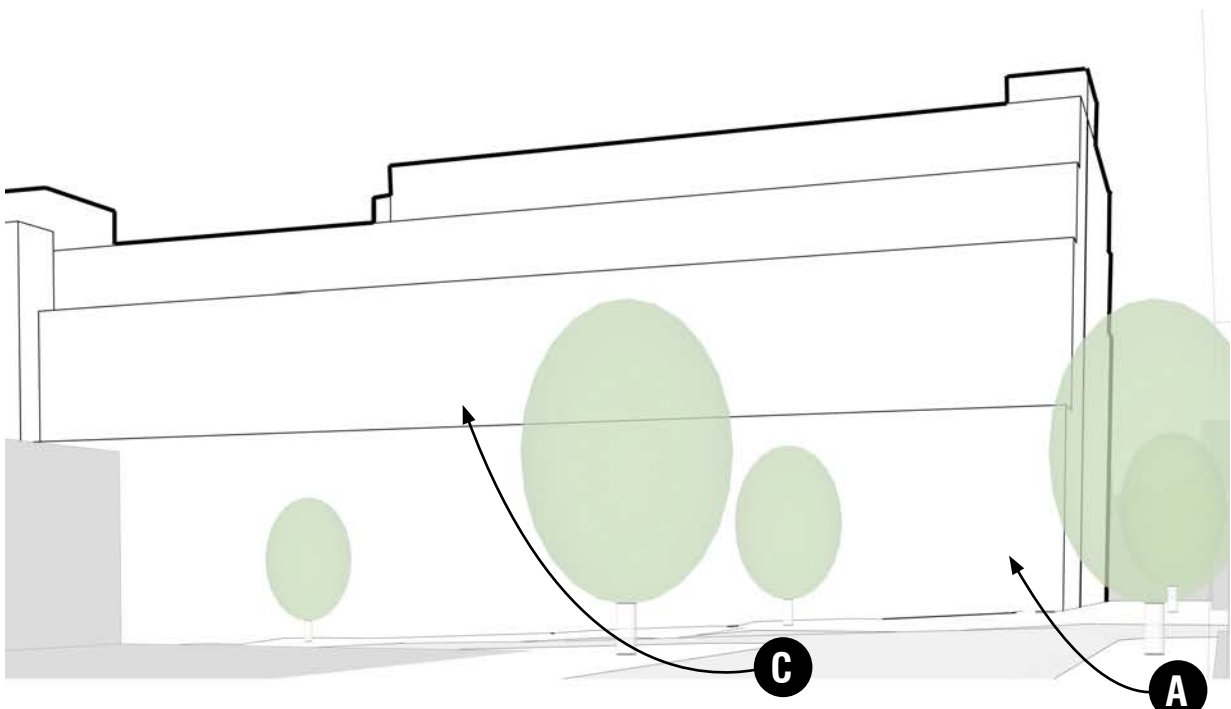
4 birds eye view - looking northeast to fremont ave n



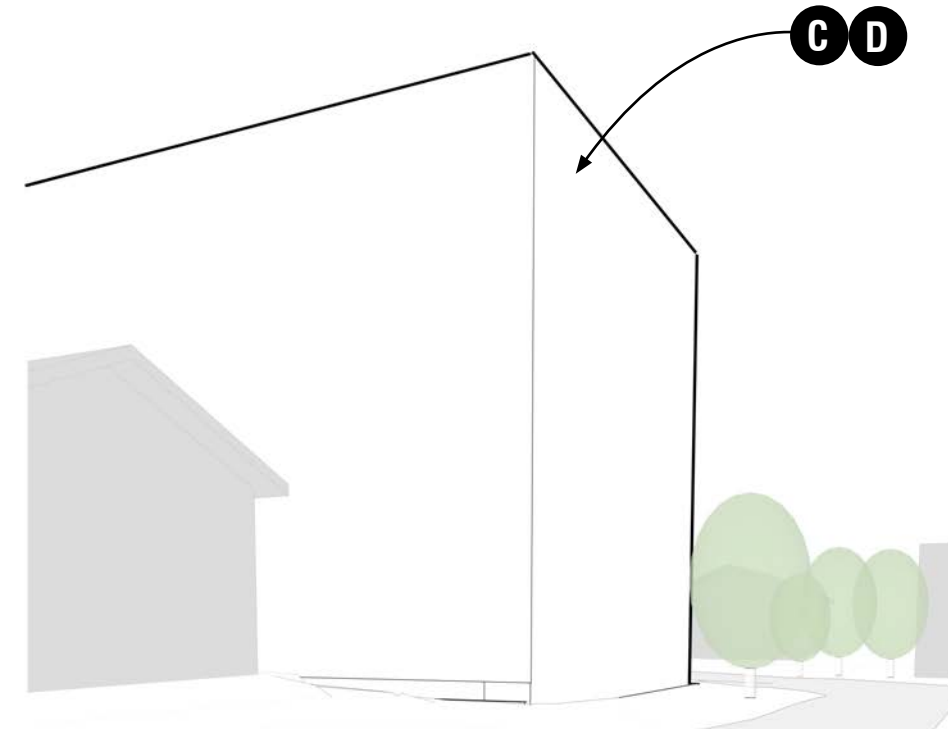
5 street level view - looking northwest up fremont ave n



6 street level view - looking southwest down fremont ave n



7 street level view - looking west from n allen place

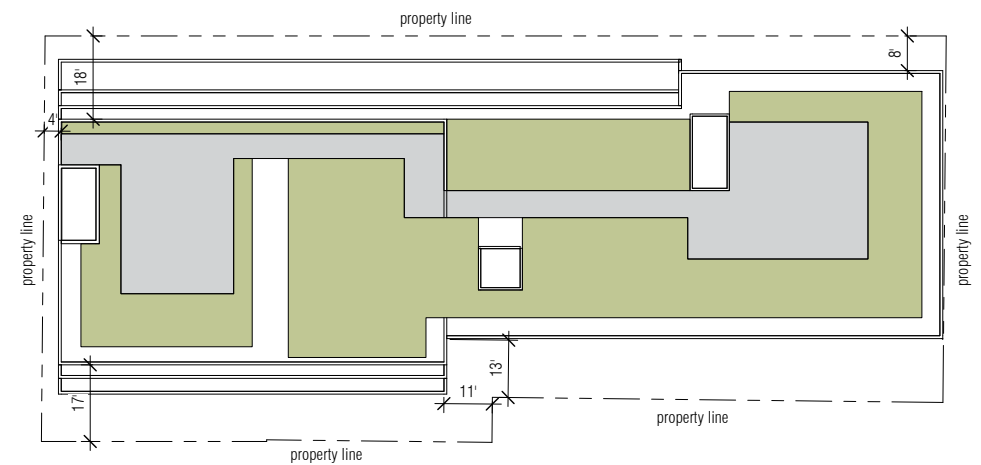
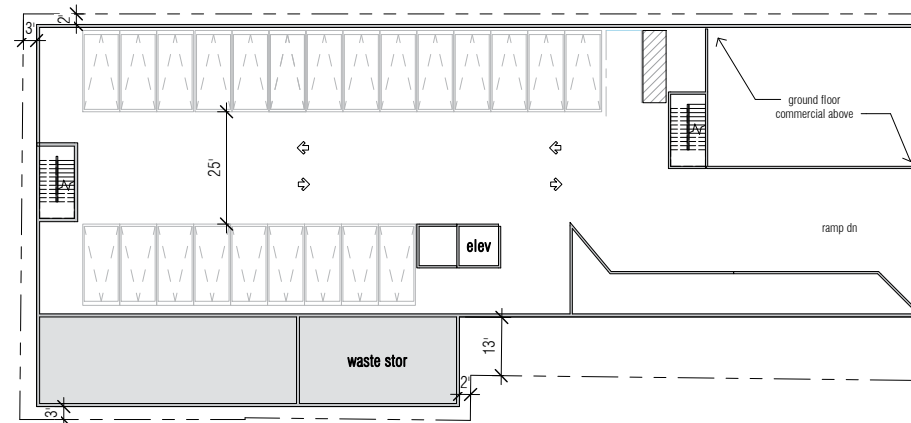
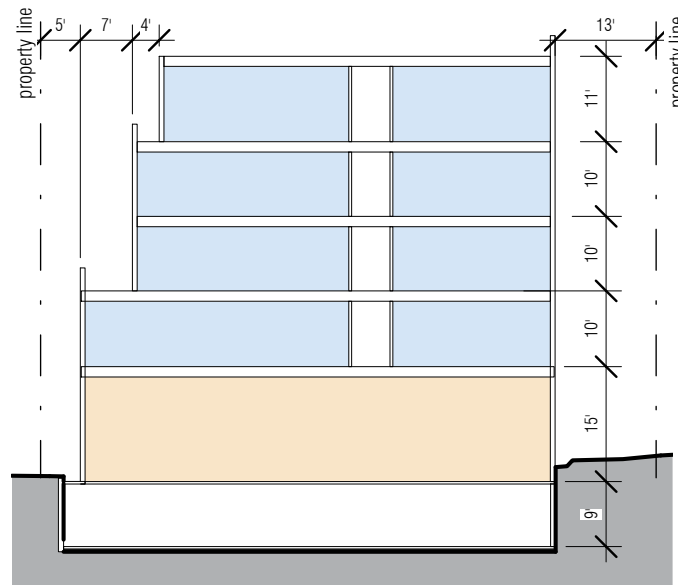
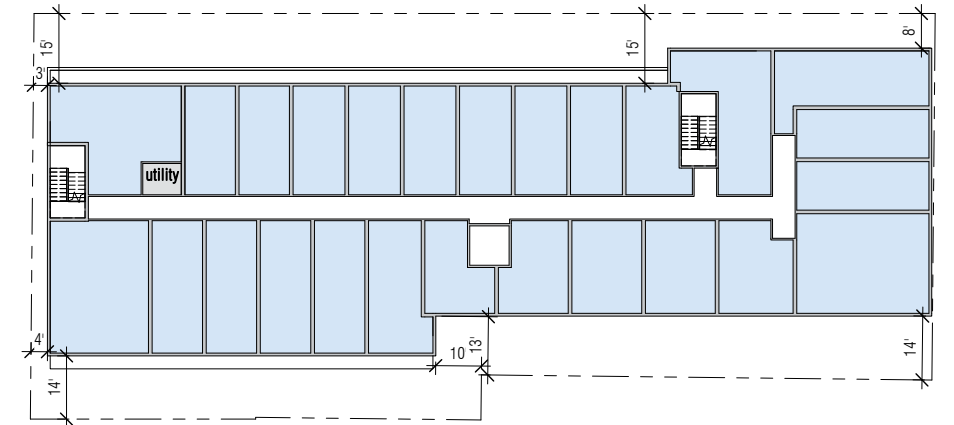
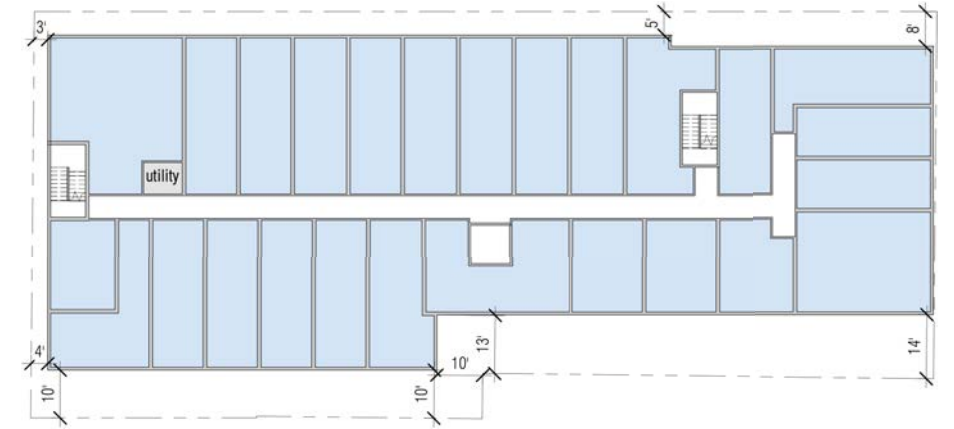
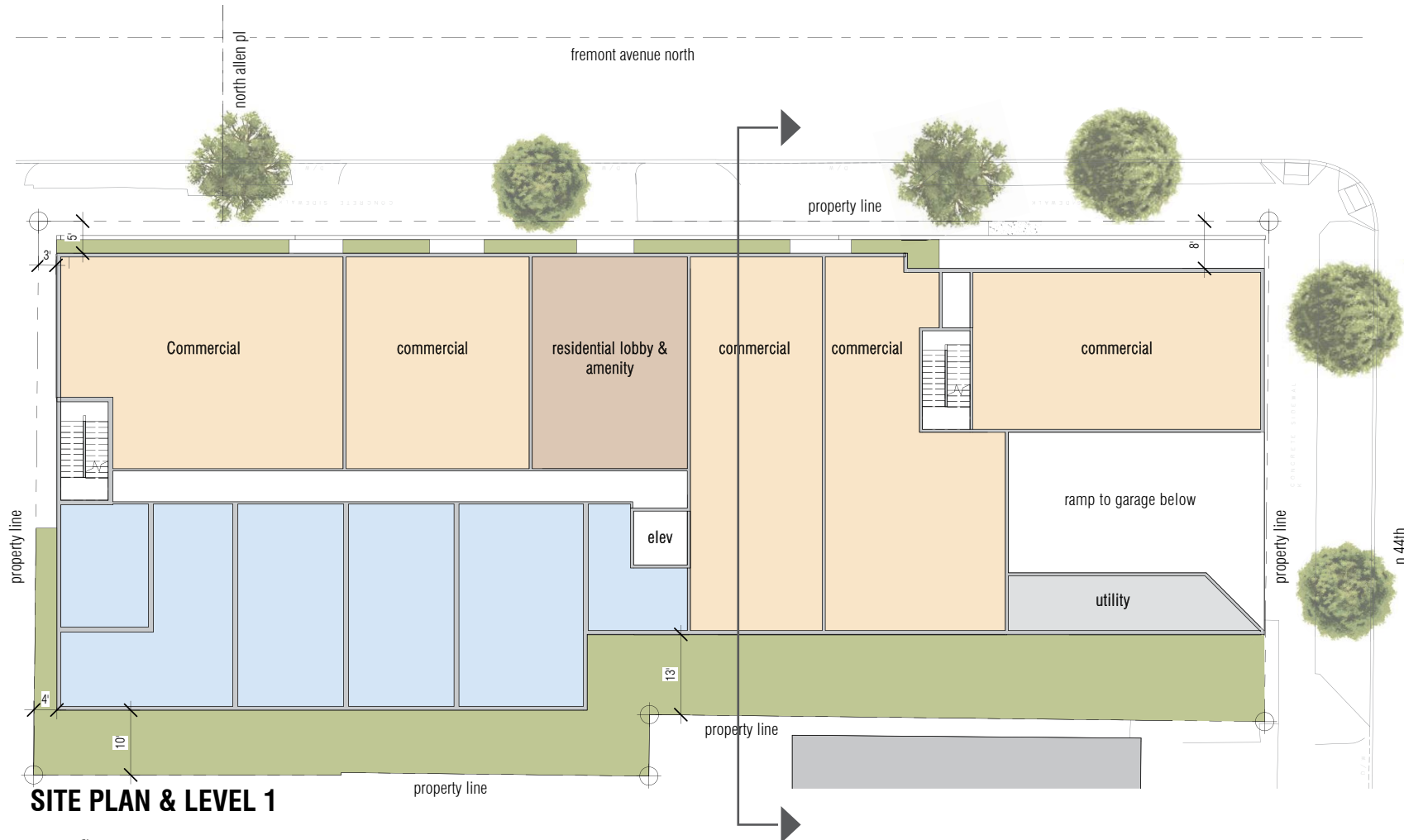


8 street level view - looking east from n 44th

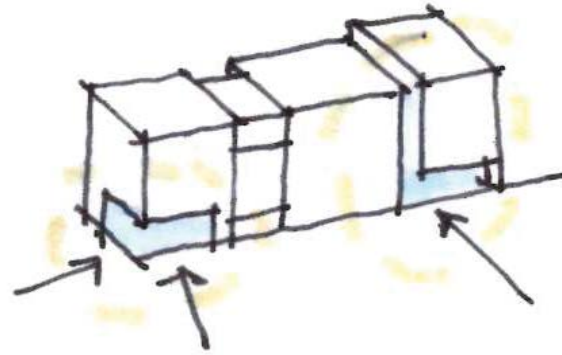




# 9.0 ARCHITECTURAL DESIGN CONCEPTS | option 2 - plans and section



residential unit  
 commercial  
 roof deck  
 utility  
 north



### OPTION 3 (PREFERRED)

This zoning code compliant scheme provides visual interest and movement along all facades. The overall mass is broken down vertically, stacking the masses side-by-side, in direct response to the upper fremont neighborhood's historic fabric.

Two important nodes - the highly visible corner at 44th and Fremont and the termination of N Allen Place at Fremont - are celebrated with cut aways at the ground floor. These recesses enhance the pedestrian realm and identify key points of the building, with the residential lobby aligned with the termination of N Allen Place.

The ground floor commercial spaces have been broken up in order to provide a streetscape compatible with the pedestrian experience along Fremont Ave N. and helps to create an engaging experience at the pedestrian level.

COMMERCIAL USE: 4/5 SPACES, 4,204 SF TOTAL  
 RESIDENTIAL USE: 44 SEDUS, 60 1-BEDS, 15 2-BEDS (119 TOTAL)  
 PARKING: 49 STALLS

#### BENEFITS:

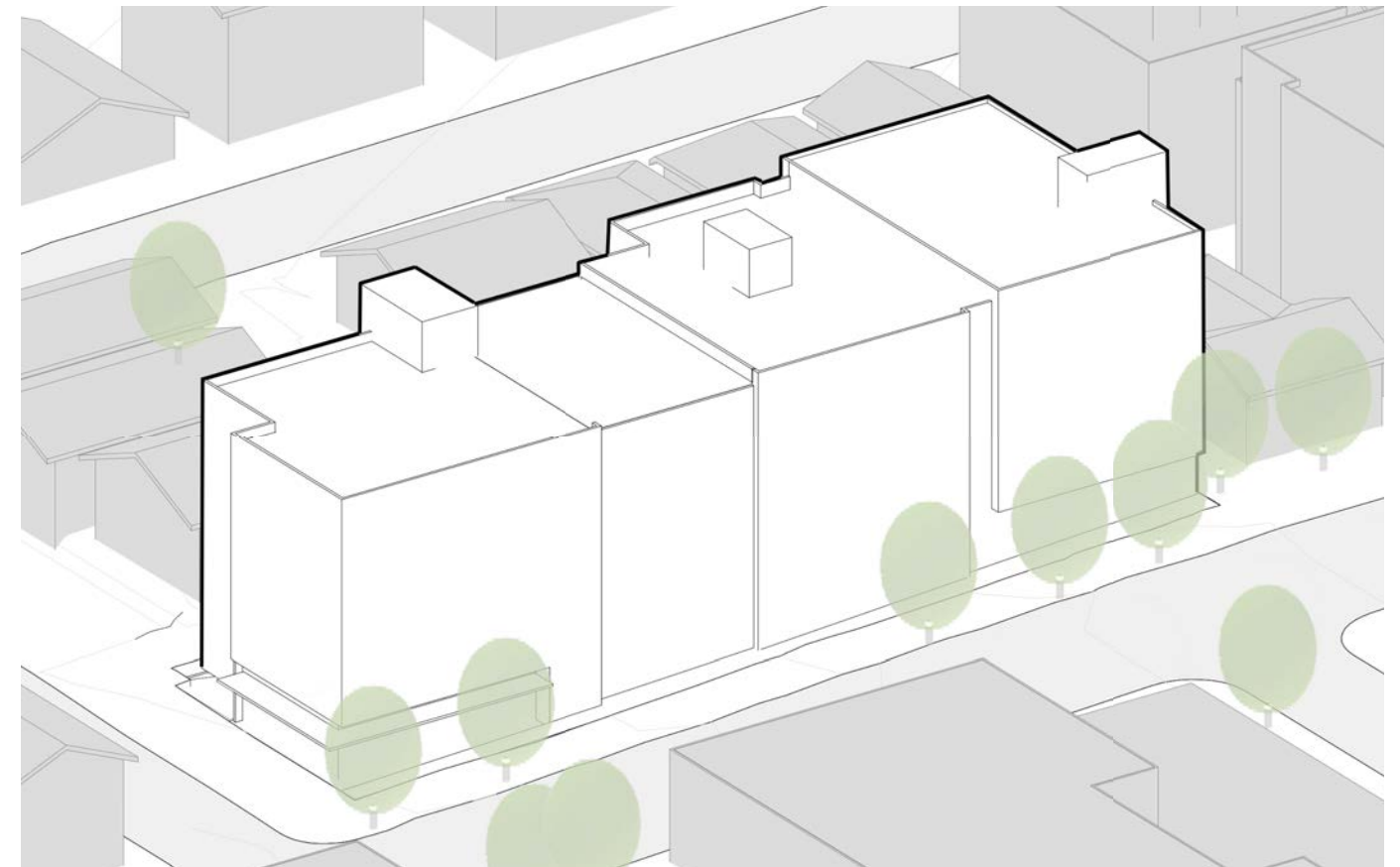
- CS2.C1 - Steps the ground floor commercial level back from the street to enable spillover into the public realm, enhancing the pedestrian experience and taking advantage of the building corner.
- CS3.A3 - Modulation provides visual interest on street facing facades and relates to the historic context of the neighborhood.
- DC3.B4 - Roof deck with multiple levels and lounge/seating areas provide views to the east, west and south, with views to downtown, the olympics, mount rainier and the cascades.
- CS2.D3 - Generous setback and modulation on the west facade for the neighboring LR zone, with balconies and garden apartments to enhance the residential fee.

#### CONCERNS:

- The more complex form will be best served by a simpler fenestration / material patterning.

#### DEPARTURES:

- None (code compliant)





## 9.0 ARCHITECTURAL DESIGN CONCEPTS | option 3 - 3D views

### **A** PL3.C1: STREET LEVEL INTERACTION

The massing creates a strong edge to engage the sidewalk, providing the opportunity for pedestrian interaction and visual connection.

### **B** PL2.II PEDESTRIAN OPEN SPACE AND ENTRANCES

An open space is provided along the south side of the ground floor, encouraging the commercial space to spill outward with outdoor dining or seating.

### **C** CS1: URBAN PATTERN & FORM, CORNER SITES

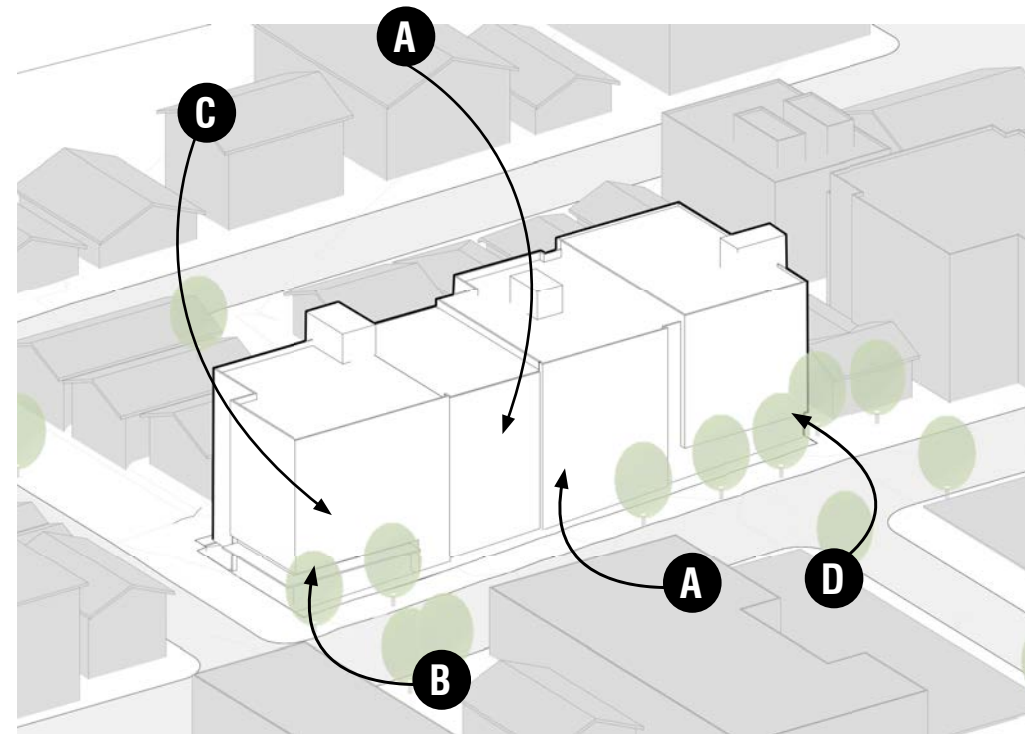
The corner site serves as a focal point for pedestrians and vehicles traveling north up fremont. The corner holds the street edge while being carved out to create open space for pedestrians and/or a restaurant seating area.

### **D** CS3.A3 ESTABLISHED NEIGHBORHOODS

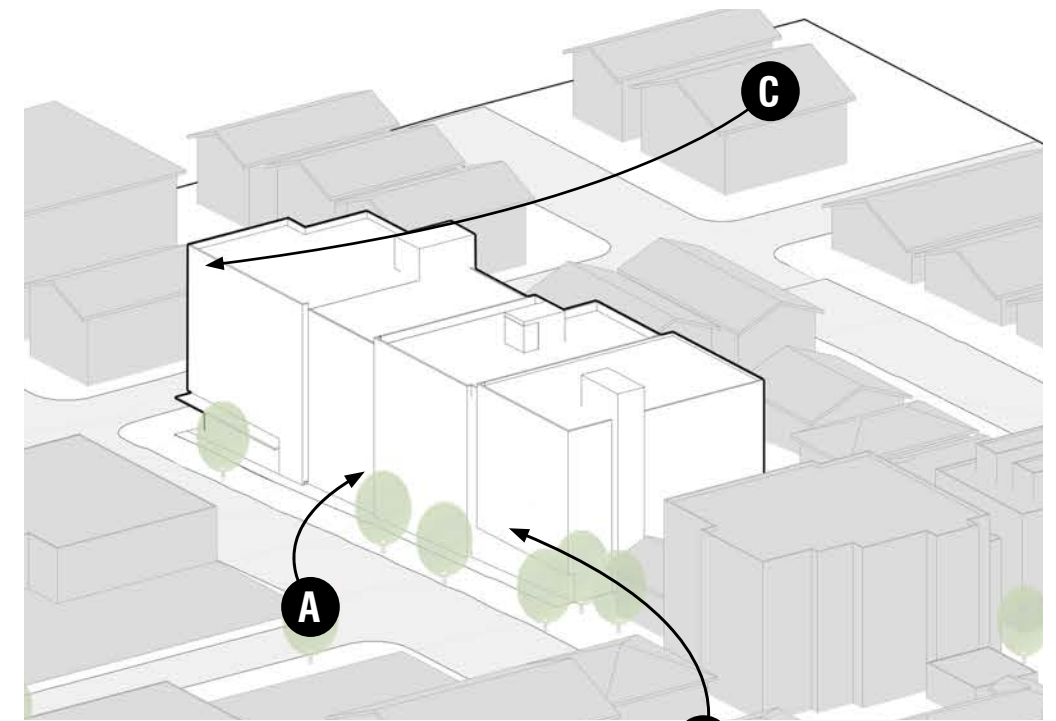
In keeping with the street scape on Fremont ave n and relating to the historic context, the ground floor holds the street edge while providing recessed entries, overhangs and outdoor seating area opportunities.

### **E** CS2.D3: HEIGHT, BULK AND SCALE - ZONE TRANSITIONS

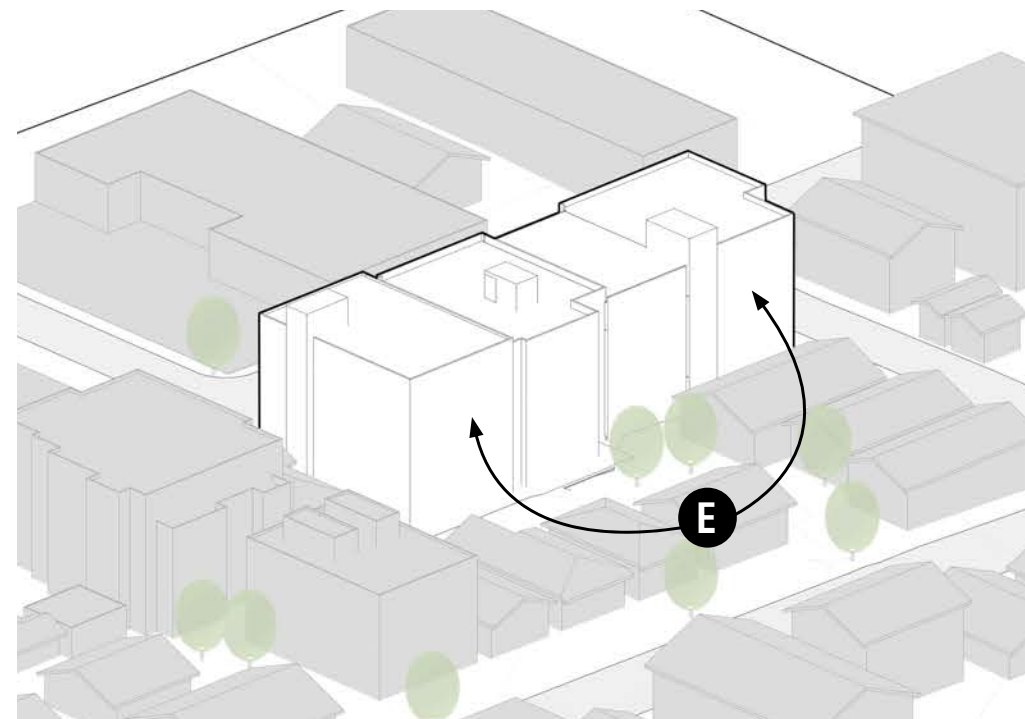
The west side of the building is set back and modulated to provide a gracious transition between the adjacent properties and zone change.



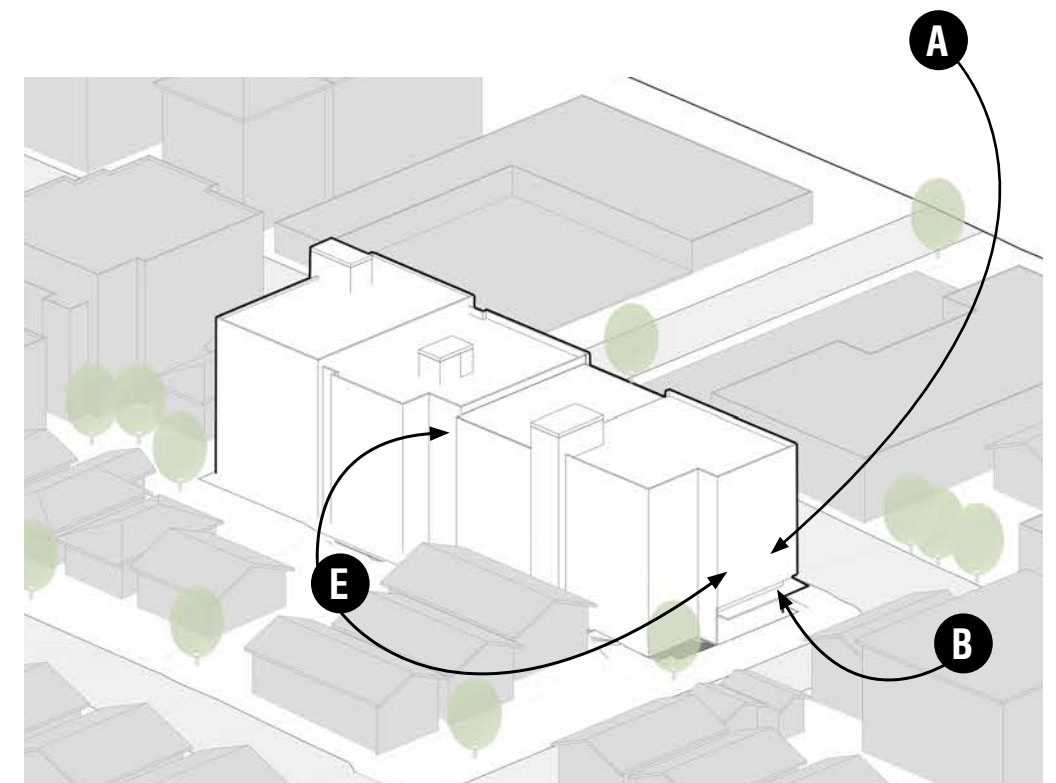
**1** birds eye view - corner of fremont and n 44th, looking west



**2** birds eye view - fremont ave n, looking sw



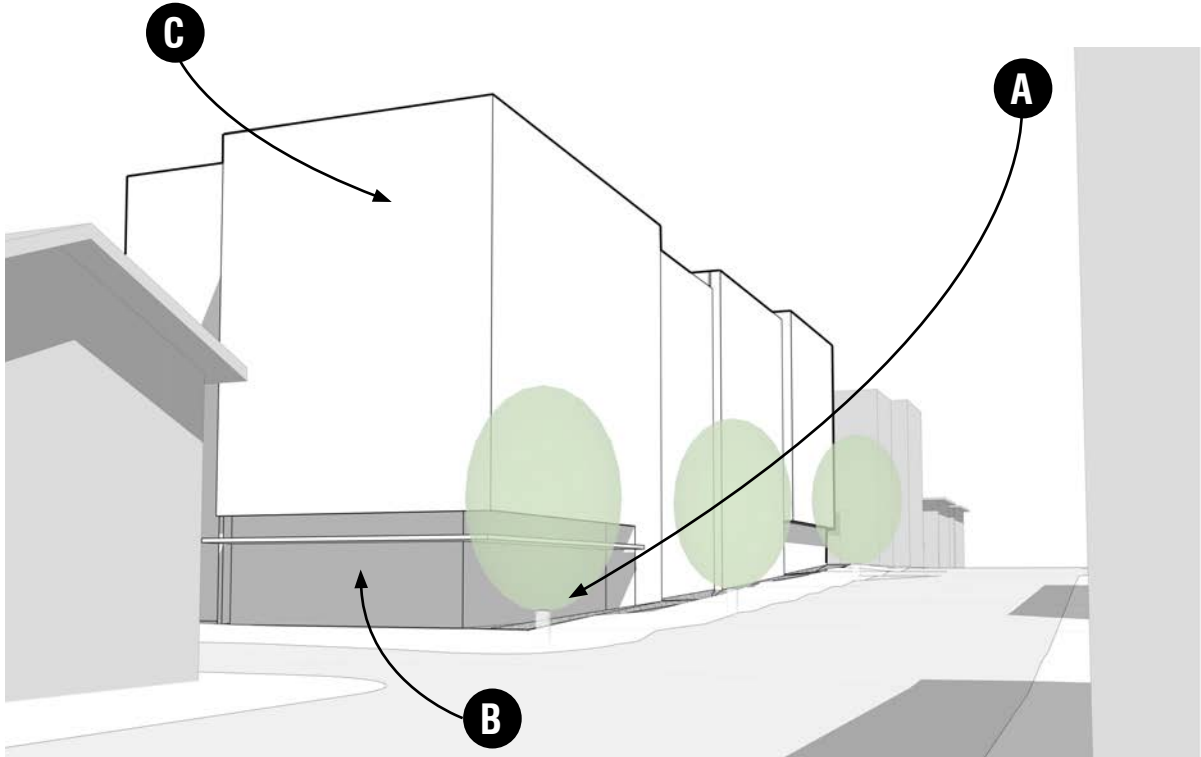
**3** birds eye view - looking southeast towards fremont ave n



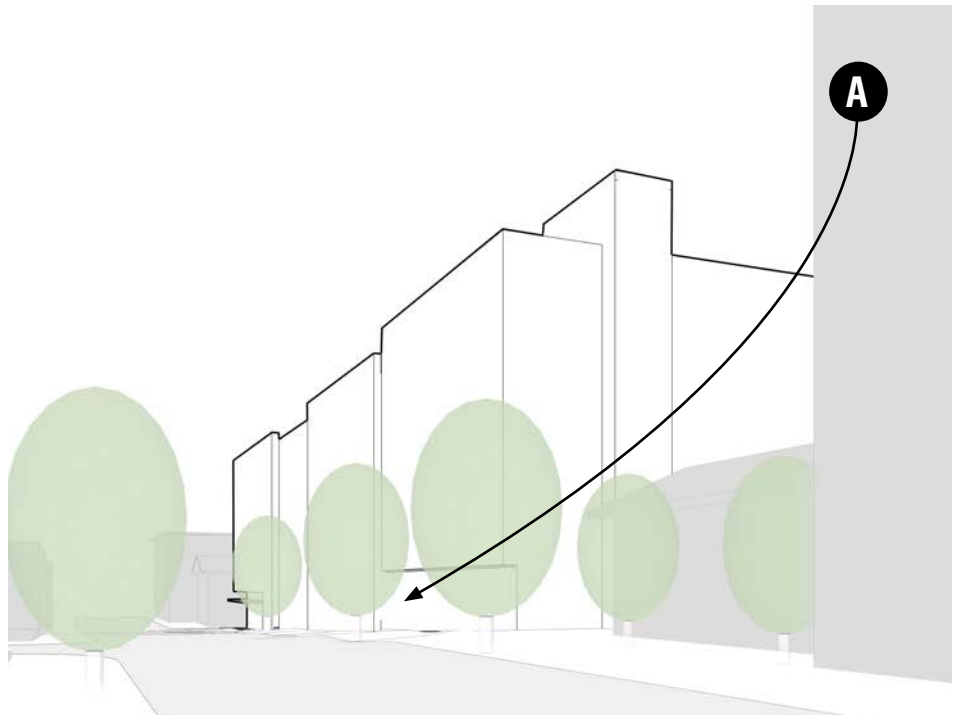
**4** birds eye view - looking north east to fremont ave n.



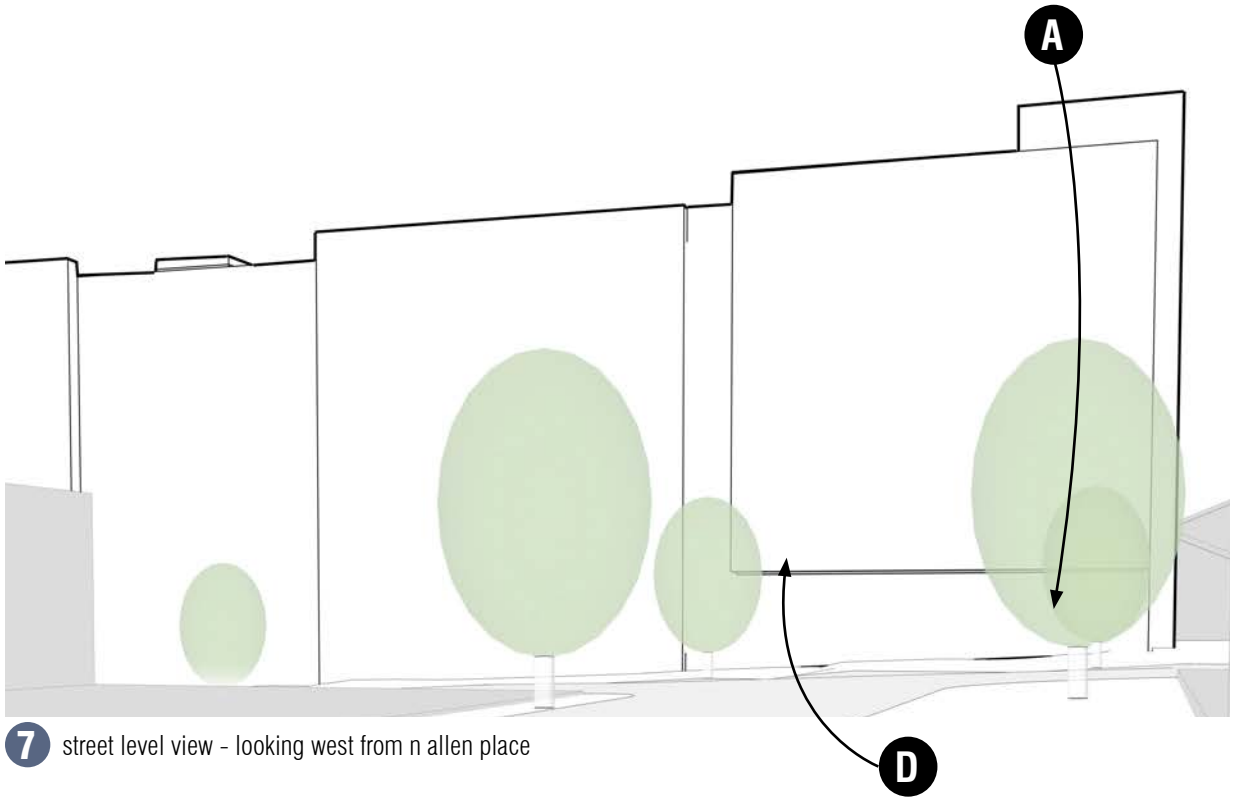
**#** birds eye view



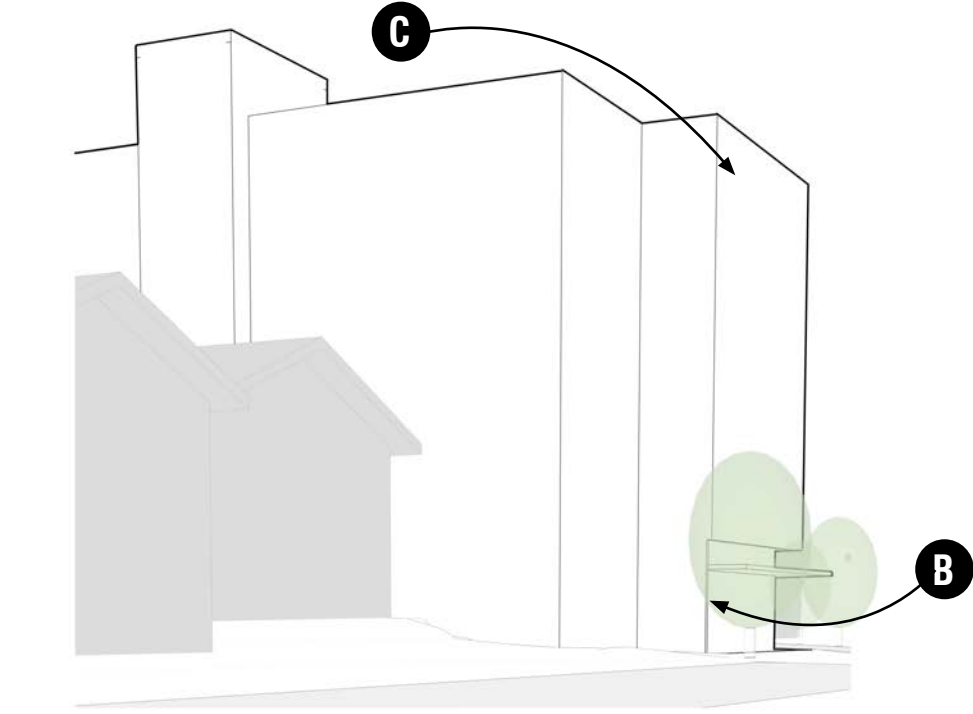
5 street level view - looking northwest up fremont ave n



6 street level view - looking southeast down fremont ave n



7 street level view - looking west from n allen place



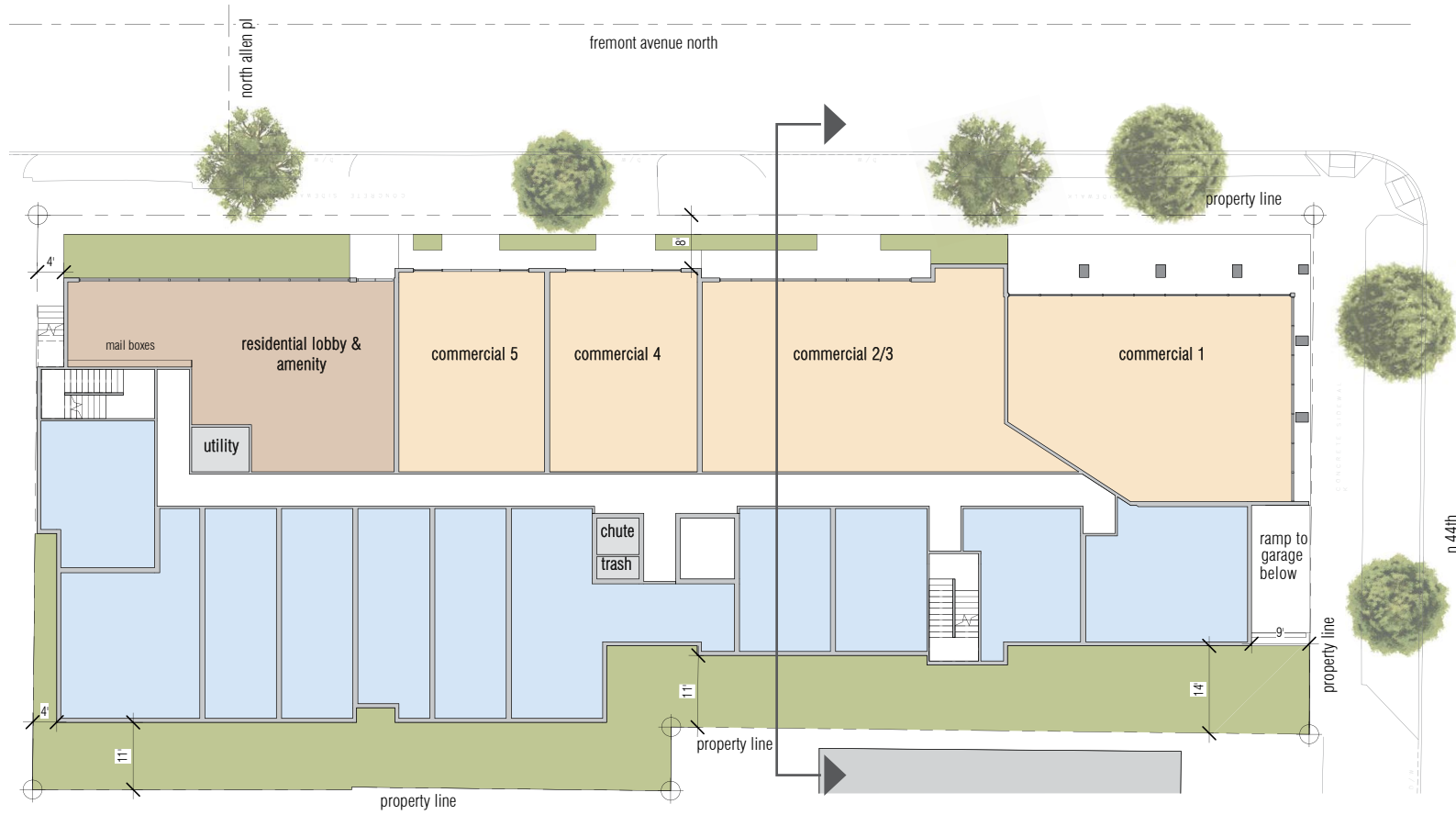
8 street level view - looking east from n 44th



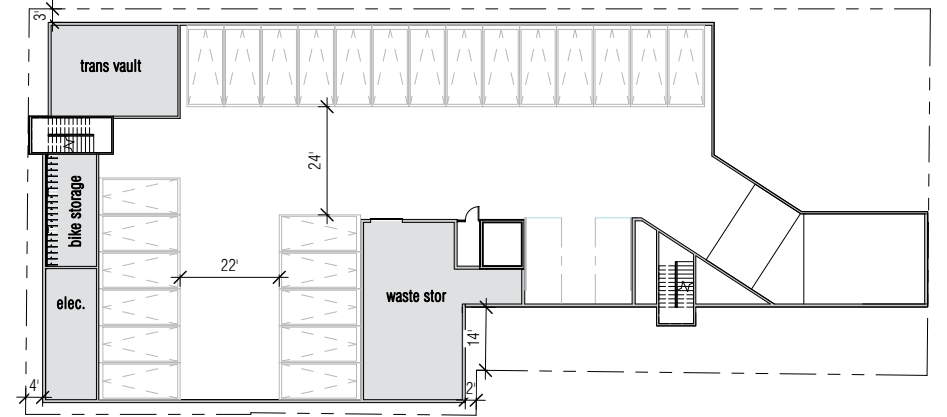
# street view



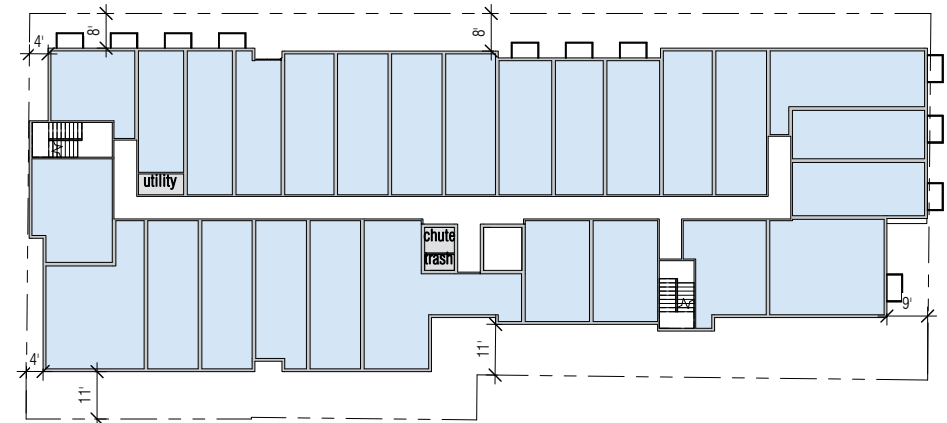
# 9.0 ARCHITECTURAL DESIGN CONCEPTS | option 3



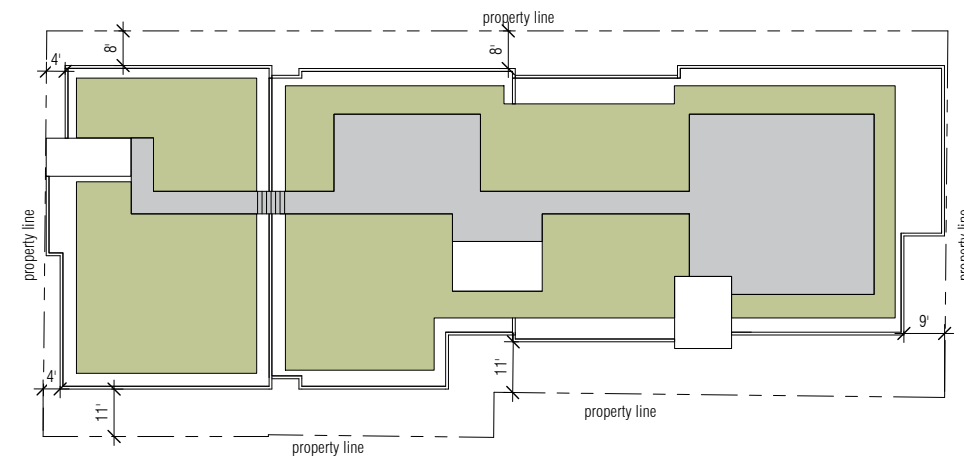
**SITE PLAN & LEVEL 1**



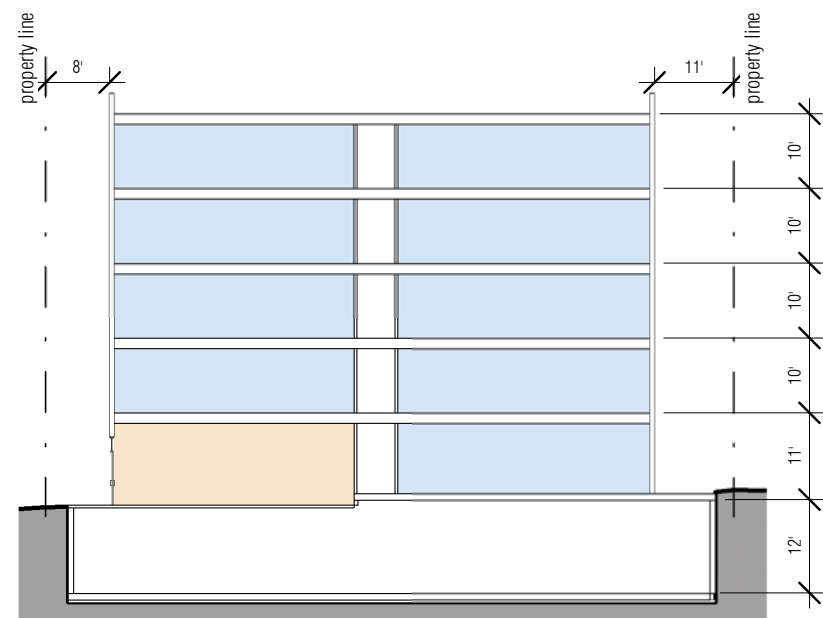
**GARAGE**



**LEVEL 5**



**ROOF**

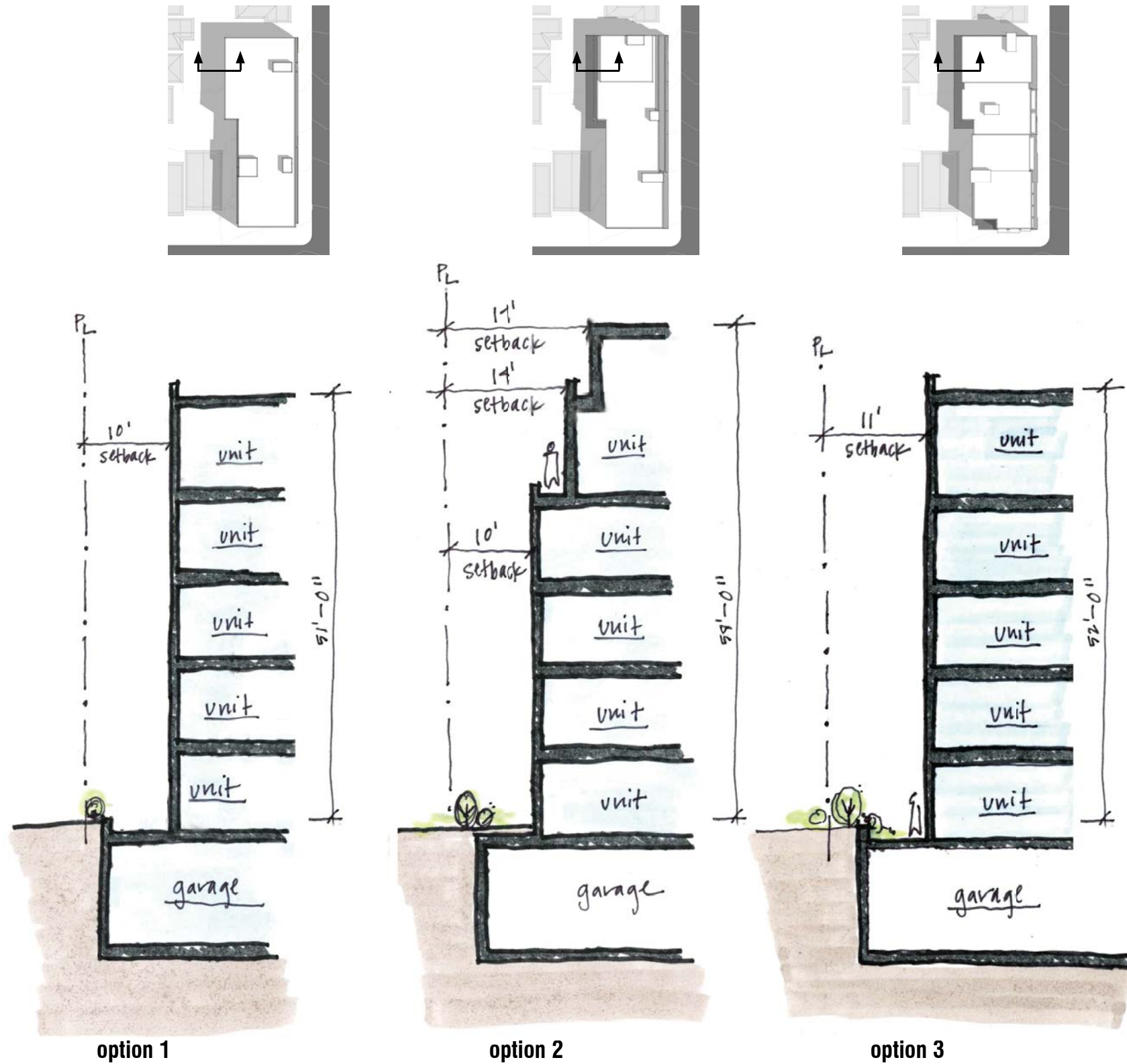


**SECTION**

residential unit  
 commercial  
 roof deck  
 utility

north

### LR ZONE TRANSITION COMPARISON



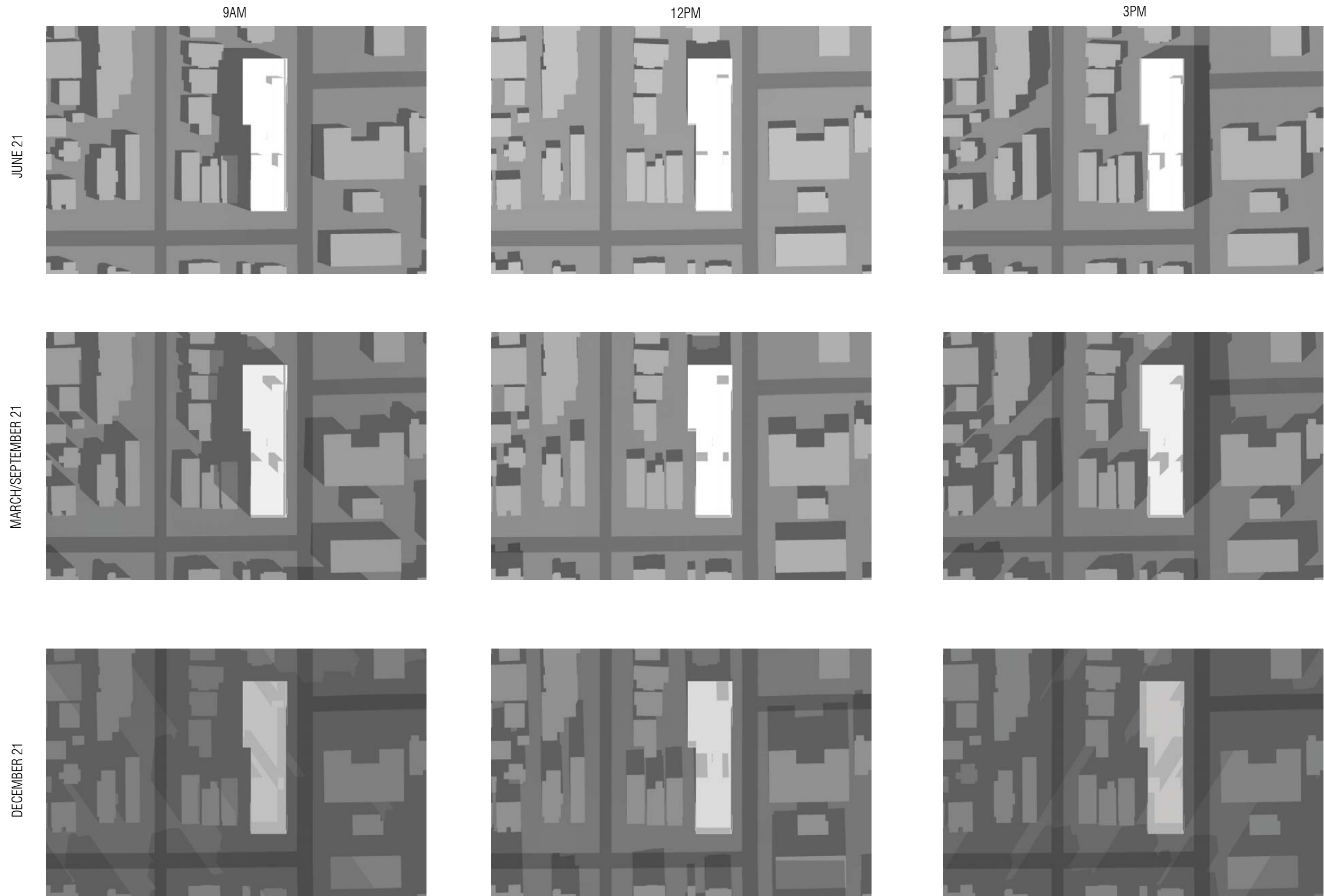
### STREETSCAPE CONCEPT

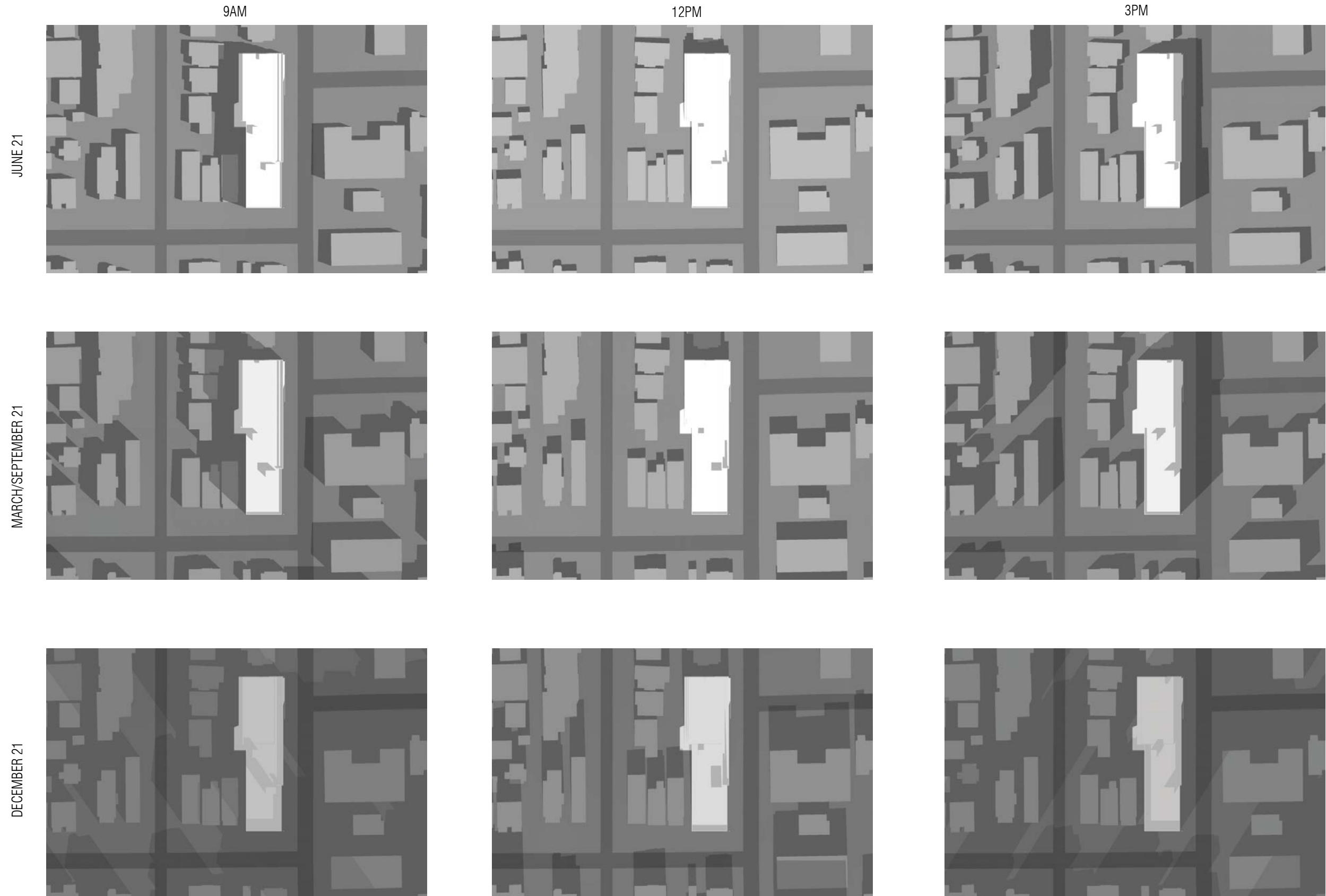
Ground floor spaces engage the sidewalk and create an active streetscape, stepping with the grade change to create separate outdoor areas for each commercial space.





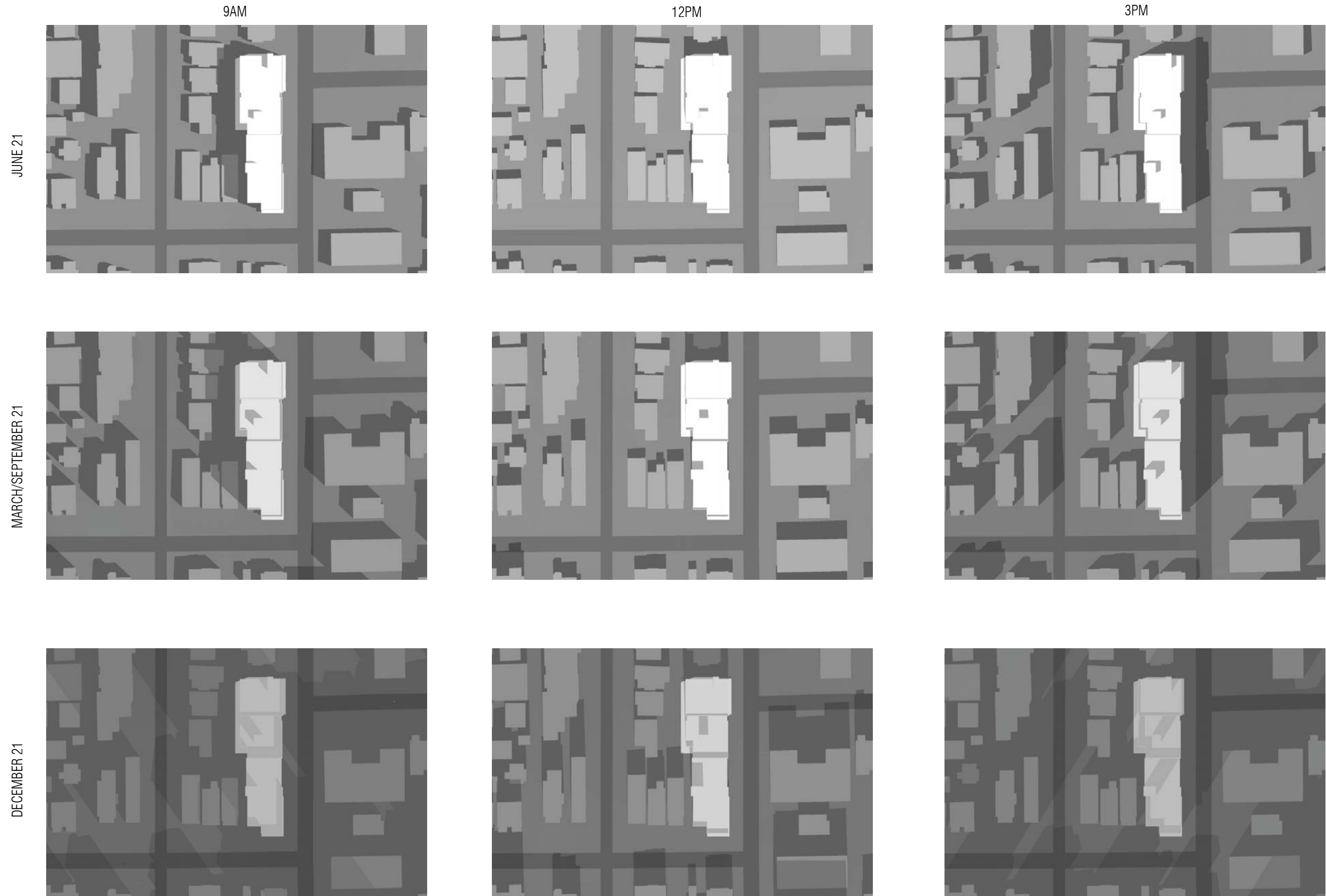
9.0 ARCHITECTURAL DESIGN CONCEPTS | solar studies - option 1







9.0 ARCHITECTURAL DESIGN CONCEPTS | solar studies - option 3



**DEPARTURES - OPTION 2**

**DEPARTURE REQUEST**

**LAND USE CODE REQUIREMENT**

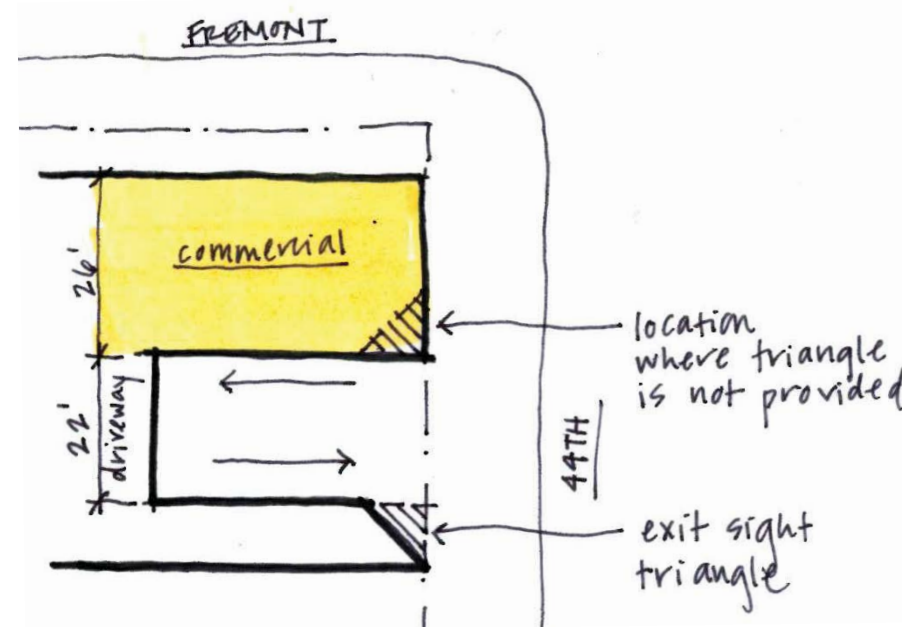
**APPLICANT PROPOSAL**

**EXPLANATION FOR DEPARTURE**

SIGHT TRIANGLE AT DRIVEWAY

SMC 23.54.030.G.1: FOR TWO-WAY DRIVEWAYS LESS THAN 22' WIDE, A SIGHT TRIANGLE ON BOTH SIDES OF THE DRIVEWAY SHALL BE PROVIDED AND SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FOR A DISTANCE OF 10' FROM THE INTERSECTION OF THE DRIVEWAY WITH A SIDEWALK.

This departure proposes to provide the driveway sight triangle at the garage exit only, in lieu of both sides.



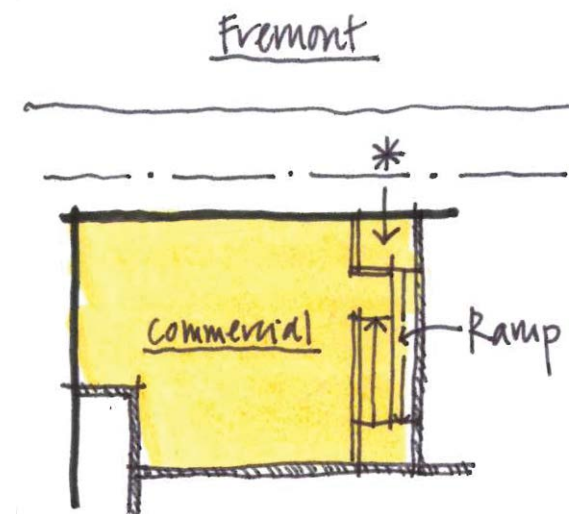
This departure request supports Design Guideline CS2.C1 for corner sites, by enhancing the building's engagement of 44th and Fremont. This maximizes the corner commercial space by providing it with an adequate depth and size.

The driveway will be provided with additional safety features for pedestrians and cars - an audible alert system for pedestrians and driveway mirrors to enhance visibility.

STREET-LEVEL DEVELOPMENT STANDARDS - HEIGHT PROVISIONS

SMC 23.47A.008.B4: NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13'.

This departure proposes a floor-to-floor height of 10' to allow the commercial space to meet the sidewalk level.



This departure request supports Design Guideline PL2.A1 (Walkability, Access for All) and PL3.C1 (Street Level Interaction, Porous Retail Edge) by providing an easily accessible retail space, unencumbered by a large ramp, with a direct physical and visual connection for people inside the commercial space and on the street.

This departure allows the floor of the commercial space to be level with the sidewalk grade, promoting pedestrian interaction, transparency, and security. Without this departure, a ramp would take up a large portion of this space.





LANDSCAPE PLAN - GROUND PLANE







LANDSCAPE PLAN - ROOFTOP





**GARDEN APARTMENT LANDSCAPE CONCEPT:**

We are exploring providing private patios for the residents on the north-west corner of the building, which will receive good sun exposure from the south and west. We are looking at providing them with green vertical trellis separation, using natural cedar to add warmth and texture.

**ROOFTOP LANDSCAPE CONCEPT AND AMENITIES:**

The rooftop will be over 80% landscaped, with areas for residents to sit, relax and work from home. We will provide areas for individual and group seating, with an emphasis on the southern roof area, which has views to the Olympics, Downtown, and the Cascades. This will also direct the most activity towards Fremont Ave with its higher intensity zone, providing more privacy for the lowrise zone to the west.



44th



Bio-Retention



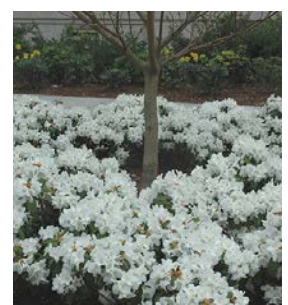
Fremont Ave



Roof



Shade Gardens





## MATERIAL EXPLORATION

The proposed building will be highly visible coming north up the hill on Fremont. We are exploring a different palette for each scheme, but ultimately, the material language will allow the building to become interwoven into the neighborhood's existing and historic context.

### OPTION 1



simple facade and massing articulation



uniform highly textured material

### OPTION 2

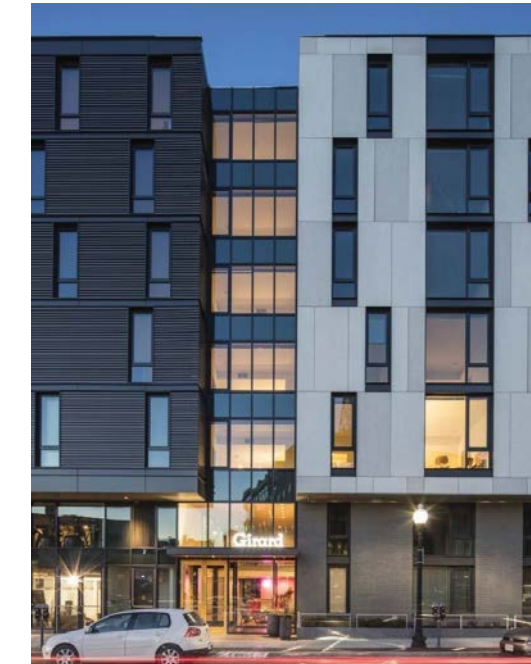


expression of horizontals

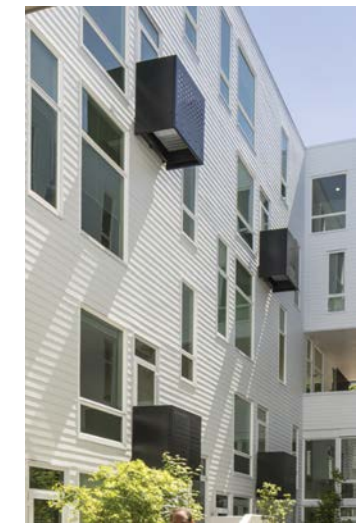


lap siding of varying depths / reveals

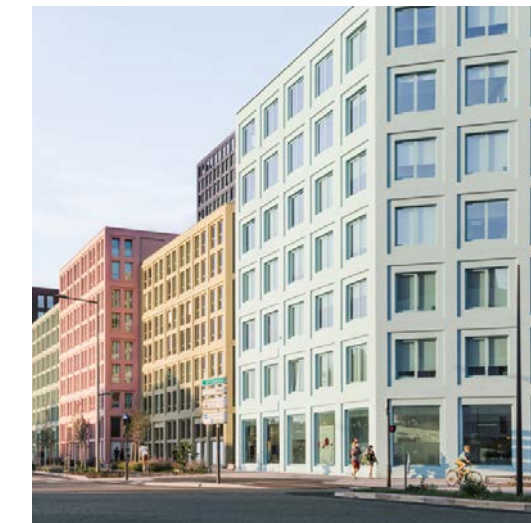
### OPTION 3



alternating materials at each vertical bay, transparency at residential entry



finer grain texture at residential zone transition



opportunity for differentiation through color & openings