

# 508 N 36TH ST Seattle, Washington

SDCI # 3040426-LU

FINAL DESIGN PROPOSAL PACKET  
FOR 3040426-LU

NOVEMBER 27, 2023



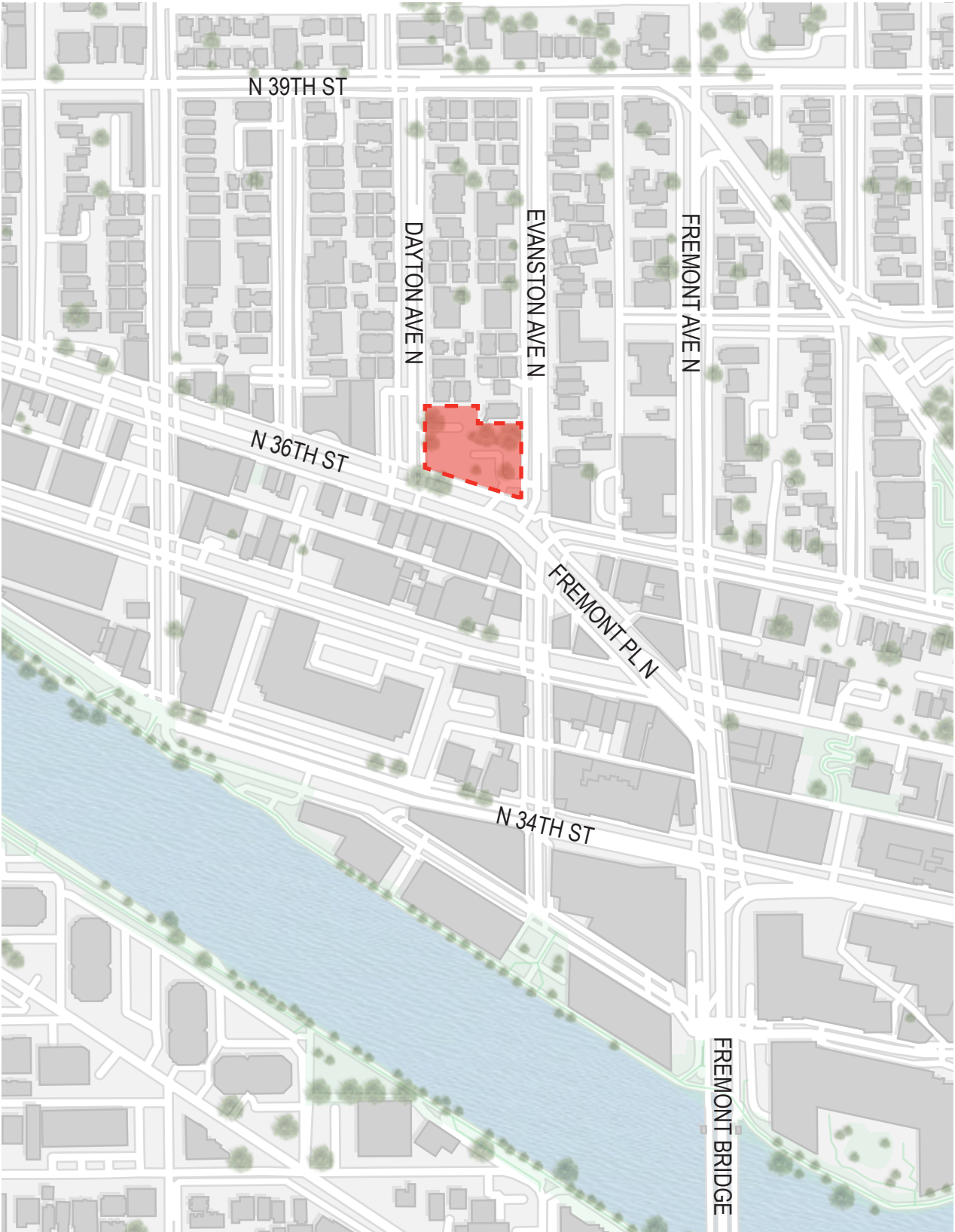


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PROJECT INFORMATION

SITE ADDRESS: 508 N 36th St  
PARCEL NUMBERS: Parcel 1: 1972200785  
Parcel 2: 1972200786  
SDCI NUMBER: 3040442-EG  
3040426-LU  
APPLICANT: **Permit Consultants NW**  
17479 7th Ave SW  
Normandy Park, WA 98166  
CONTACT: **Jodi Patterson-O'Hare**  
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(425) 681-4718  
ZONING: NC2-75 (M1), LR3 (M)  
DESIGNATION: Fremont Hub Urban Village

PROJECT TEAM

DEVELOPER: **Fremont 508 Seattle, LLC**  
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PROJECT DATA

SITE AREA: 31,192 SF  
GROSS BUILDING AREA: 156,087 SF  
COMMERCIAL AREA: 6,112 SF  
UNIT COUNT: 169  
BELOW GRADE PARKING: 63  
FLOORS ABOVE GRADE: 7

PROPOSAL

The project site is centrally located in the Fremont neighborhood and is positioned where the grid shift creates an irregular shaped site on a primary commercial corridor. N 36th Street to the south intersects with Fremont PI N at angle, creating a prominent corner condition that is oriented toward the Fremont Bridge. The neighborhood celebrates a unique culture and history with a diverse architectural character.

In response to the site’s central location in “The Center of the Universe” along with feedback from the community, the proposed design is inspired by the following objectives:

- Contribute to Fremont’s vibrant pedestrian realm by infilling an existing gap in North 36th Street’s commercial and mixed-use fabric (**CS2-A-1**)
- Create opportunities for humans to interact and nature to thrive at both the building and pedestrian levels (**CS1-D-2**) (**PL1-A-2**) (**PL3-A-3**)
- Draw upon the scale and detailing of historic Seattle retail storefronts to create a well-proportioned, carefully modulated, and high-quality addition to the neighborhood (**CS-3-A-1**) (**DC2-B-1**) (**DC4-A-1**)

DEVELOPMENT OBJECTIVES  
PROPOSAL [3.0]

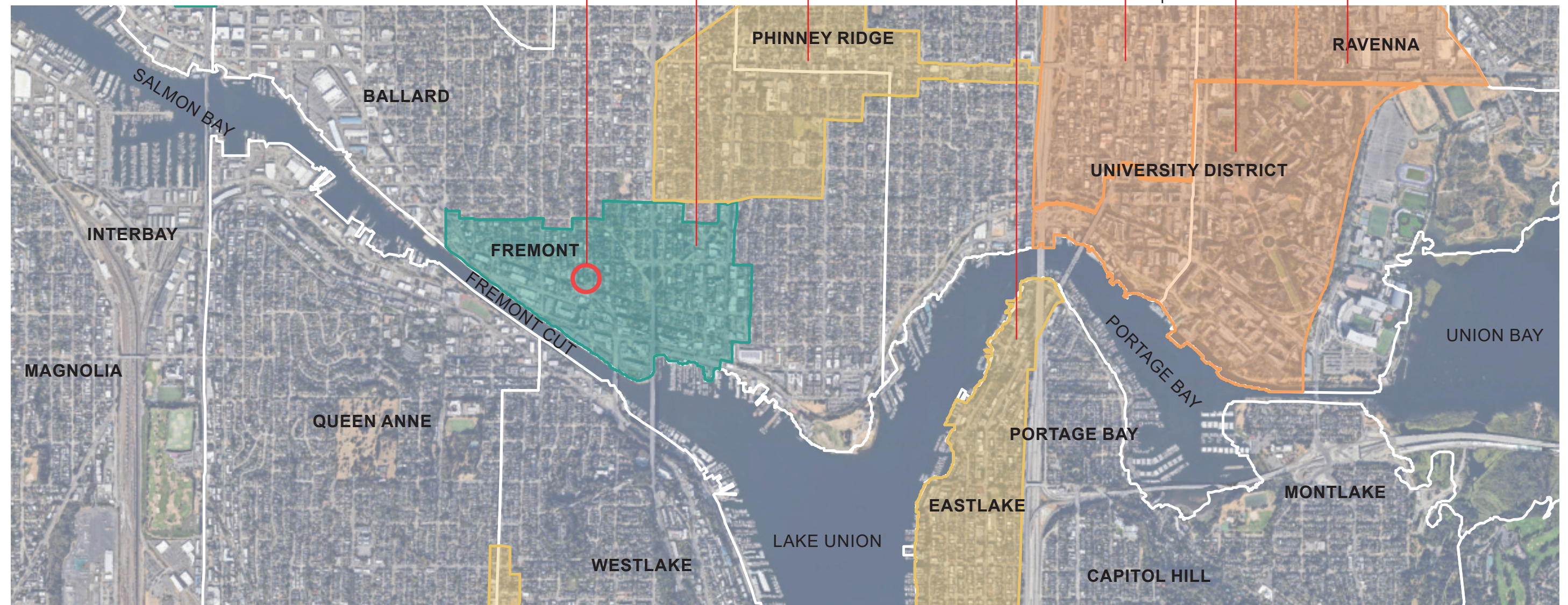


# 4.0

## SUMMARY CONTEXT ANALYSIS



The project site is positioned in the heart of the Fremont Hub Urban Village. Known for its distinct vibrant culture and eclectic mix of buildings and uses, the proposed development seeks to contribute to this **strong sense of place.**



## OVERLAY DESIGNATIONS

### SUMMARY CONTEXT ANALYSIS [4.0]



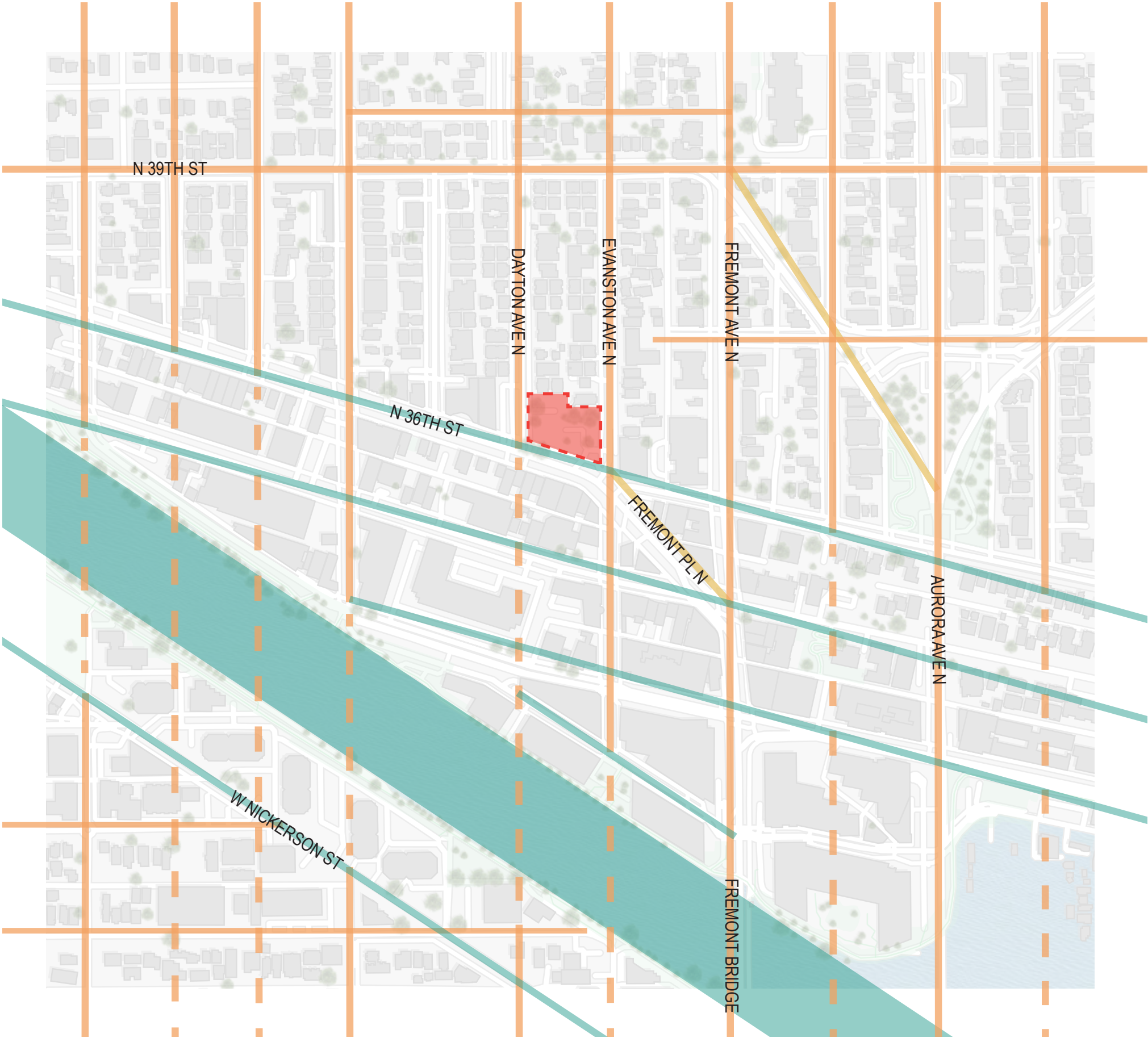
INFORMED AND INSPIRED BY  
URBAN PATTERN AND FORM

**CS2-A**  
On an urban scale, the site itself is **shaped by a shift in the city grid** – located north of the Fremont Cut, the urban fabric responds to the historical foundation upon which the area was built. The project's **irregular shaped site both reveals the area's history and influences the design of the new building.**

The Canal informs the orientation of the urban grid. Project Site is located where the grid shifts from angled to orthogonal.

**CS2-C**  
Street orientation creates a uniquely shaped site with three street frontages

Fremont PI N angles toward and terminates at the Southeast corner of the project site. N 36th St fronts the southern edge of the site. The Urban Village Neighborhood Access streets on either side of the site (Dayton Ave N and Evanston Ave N) intersect with 36th St at an angle, creating two unique corner conditions.



**GRID SHIFT**  
SUMMARY CONTEXT ANALYSIS [4.0]





**PL1-A:** Due to the irregular grid, the surrounding neighborhood has a number of small corner plazas and outdoor gathering spaces that foster human interaction. These **interesting pockets of open space** contribute to overall pedestrian experience, providing opportunities for the public to interact with individual buildings and sites.

## NEIGHBORHOOD FABRIC

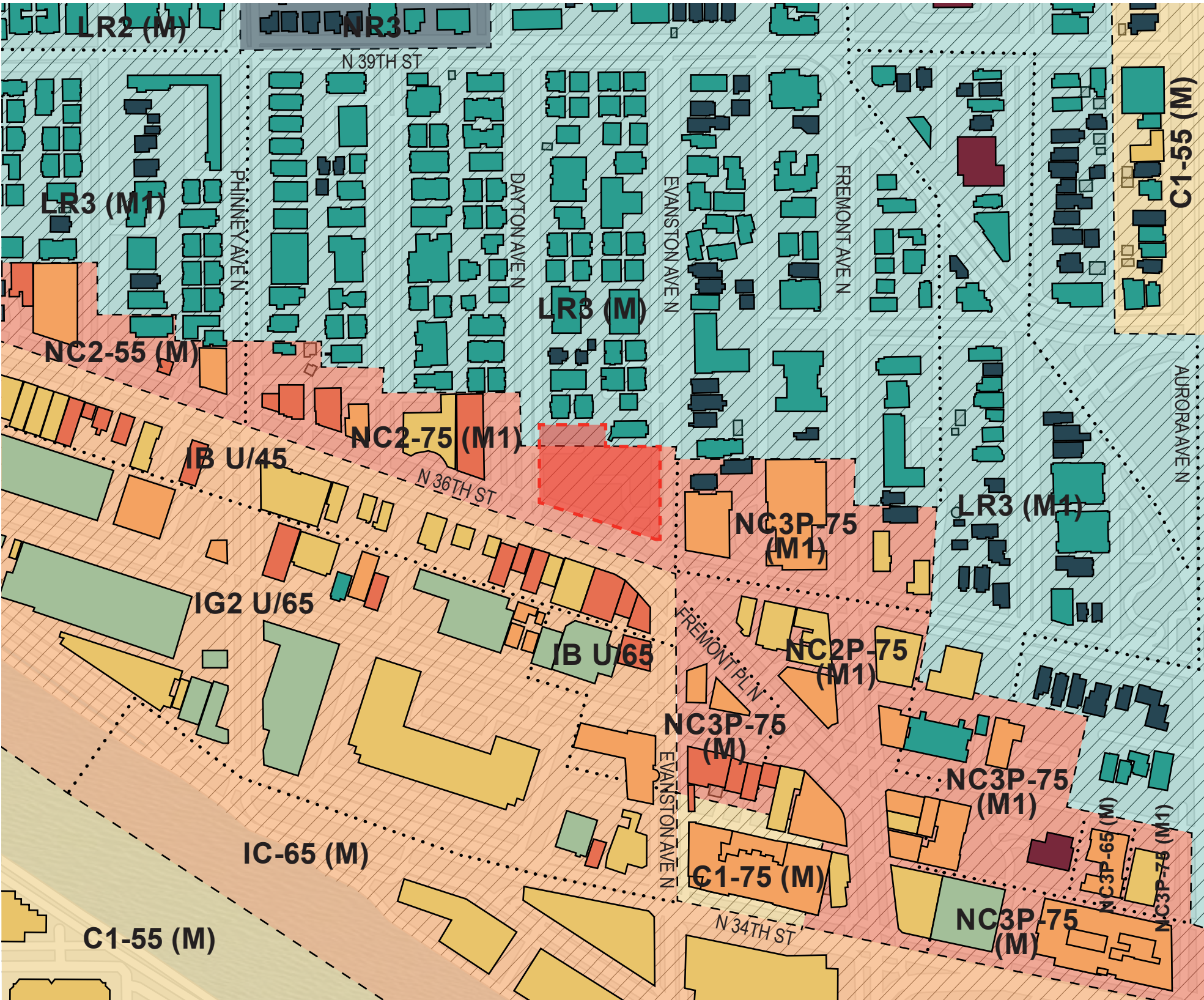
SUMMARY CONTEXT ANALYSIS [4.0]



SURROUNDING USES

**CS2-D:** Zone transitions occur to the north and south of the site, creating a high level of contrast in the surrounding building fabric. The industrial blocks to the south are comprised of monolithic, low-lying structures that meet the street with long facades; the residential area to the north is composed of narrow lots containing multi-family structures with vertical articulation

- INDUSTRIAL
- COMMERCIAL
- MIXED USE
- RETAIL
- PUBLIC
- MULTI FAMILY
- SINGLE FAMILY



**ZONING, SCALE & USE**  
SUMMARY CONTEXT ANALYSIS [4.0]





*Aerial and street view of the LR3 zone showing residential fabric to the north of the site*



*Aerial and street view of the IG2 U zone showing industrial fabric to the south of the site*

# **CONTEXTUAL CONTRAST** SUMMARY CONTEXT ANALYSIS [4.0]



PATTERN LANGUAGE

**CS3-A-1:** Fremont's historic fabric is composed of an eclectic mix of architectural styles, scale and form, contributing to its character and charm.

**CS2-B-2:** The commercial corridor along Fremont PI N and N 36th street is composed small retail frontages that connect to and interact with the public realm.

**PL3-C:** Continuous storefront bays create an engaging pedestrian experience.

**PL3-B:** A narrow pattern language is present in both the commercial and residential uses that flank the site.



**CONTEXTUAL SCALE & PROPORTION**  
SUMMARY CONTEXT ANALYSIS [4.0]





*N 36th St Commercial Frontage*  
*One story fabric adjacent to the project site that is broken into narrow storefront bays*



*Fremont Ave N Storefronts*  
*Rhythm of well-proportioned glazed openings and masonry cladding; retail activity engaging with and spilling onto the sidewalk*



## PEDESTRIAN REALM SCALE & PROPORTION

SUMMARY CONTEXT ANALYSIS [4.0]



# 5.0

## EXISTING SITE CONDITIONS





**9-BLOCK AXON**  
EXISTING SITE CONDITIONS [5.0]



### EVANSTON AVE N

- Urban Village Neighborhood Access street that slopes up to the north
- Narrowest ROW of the three street frontages
- Residential development vehicular entry at opposite side of street; building heights ranging from 2-4 stories; allowable future development in adjacent NC3P-75 up to 75' in height

### N 36TH ST

- Urban Village Main St
- Primary pedestrian and commercial street
- Commercial and retail development on opposite side of the street, primarily one story
- Allowable future development in adjacent IB U/45 up to 45' in height

### DAYTON AVE N

- Urban Village Neighborhood Access street
- Lowest elevation point
- Shortest frontage and furthest removed from the high traffic intersection of N 36th St and Fremont Place N
- Parking lot on opposite side of street, along with one story development; allowable future development in adjacent NC2-75 up to 75' in height

### NORTH PROPERTY LINE

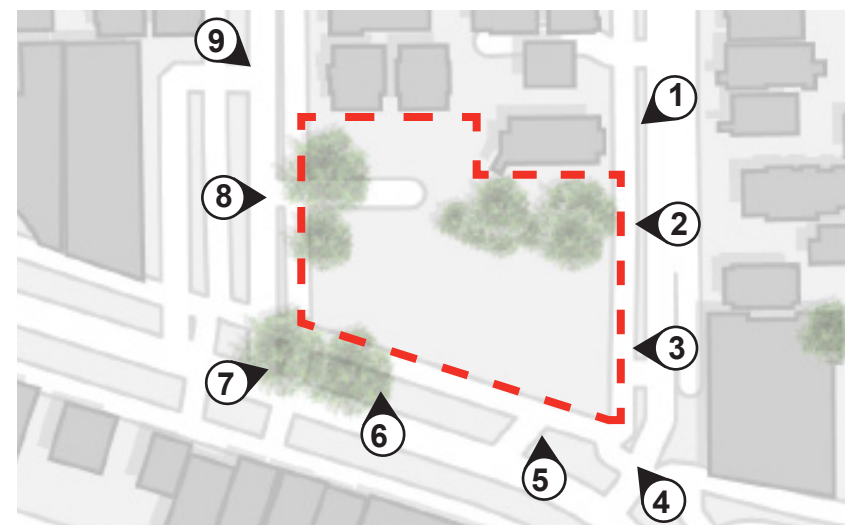
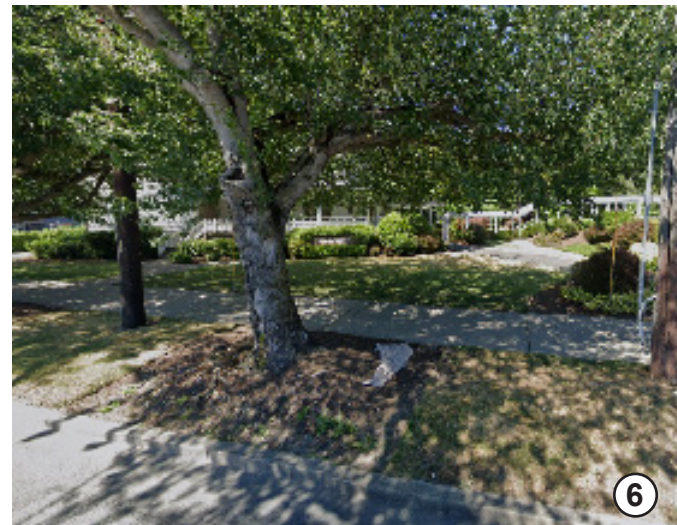
- Zone transition from NC2 and LR3
- Grade change along property line, sloping up from West to East
- Three story townhouses to the north



## EDGE CONDITIONS

EXISTING SITE CONDITIONS [5.0]





**SITE PHOTOS**  
EXISTING SITE CONDITIONS [5.0]



# 6.0

## ZONING DATA



ADDRESS:	508 N 36th St Seattle, WA 98103		AMENITY AREA (27.47A.024)	-Amenity areas shall equal 5% of the total gross floor area in residential use. Excludes areas for MEP, accessory parking. Bio-retention areas qualify as amenity areas. -Minimum Amenity Space: -Amenities shall meet these standards: all residents must have access to at least 1 common or private amenity, shall not be enclosed, common amenity must have a min. horizontal dimension of 10' and no less than 250sf in size, private balconies/decks/patios must have a min. horizontal dimension of 6' and no less than 60sf in area <b>Proposal complies with Amenity Area Requirements</b>
ZONE:	Parcel A: NC2-75(M1) Parcel B: LR3(M)			
OVERLAY:	Fremont Hub Urban Village			
BLANK FACADES (23.47A.008.A)	Blank segments of the street-facing facades between 2'-0" and 8'-0" above the sidewalk may not exceed 20'-0" in width. The total amount of all blank facade segments may not exceed 40% of the width of the facade. <b>Proposal complies with Blank Facade Requirements</b>		PARKING ACCESS (23.47A.032)	If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1. <b>Proposal requests single curb cut off Dayton Ave N</b>
TRANSPARENCY (23.47A.008.B.2)	Sixty percent of the street-facing facade between 2'-0" and 8'-0" above the sidewalk shall be transparent. <b>Proposal seeking Transparency Departures on Dayton Ave N &amp; Evanston Ave N</b>			
STREET LEVEL DEVELOPMENT STANDARDS (23.47A.008.D.2)	The floor of a dwelling unit shall be at least 4' above or below sidewalk grade, or set back at least 10' from the sidewalk. Exception may be granted if an accessible route is not achievable due to site conditions AND the floor is at least 18" above or 4' below average sidewalk grade or set back 10' from the sidewalk AND the visually prominent entry is maintained. <b>Proposed development complies</b>		BICYCLE PARKING (23.54.015.K, TABLE D)	Long Term Requirements: 1 per dwelling unit Short Term Requirements: 1 per 20 dwelling units <b>Proposed bike parking complies</b>
STRUCTURE HEIGHT (23.47A.012)	Parcel A Requirement: Base Height Limit: 75'-0" Parcel B Requirement: Overlay Height Limit: 50'-0" <b>Proposed Structure Height complies</b>		PARKING COUNT (23.54.015)	Table A for parking for Non-res uses: No parking requirement in hub urban village. Table B for parking for Res uses: No parking requirement in hub urban village <b>63 parking stalls provided</b>
FLOOR AREA RATIO (23.47A.012)	Parcel A: Max FAR 5.5 Parcel B: Max FAR 2.3 <b>Proposed FAR complies</b>		SOLID WASTE AND RECYCLABLE STORAGE (23.54.040)	Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided. For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet. Table A: Residential - 575 square feet plus 4 square feet for each additional unit above 100, Non-Residential - 125sf (5,001-15,000sf) <b>Proposed waste and recyclable storage area has been approved</b>
SETBACK REQUIREMENTS (23.47A.014.C)	Parcel A Requirements Front Setback (N 36th St): 0' Side Setback: 0' Rear Setback: 0'	Parcel B Requirements Front Setback (Dayton Ave N): 5' Side Setback, less than 40': 5' Side Setback, more than 40': 7' avg, 5' min Rear Setback: 10'		
	<b>Proposed setbacks comply</b>			



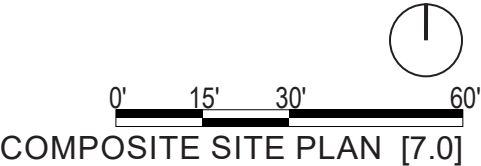
# 7.0

## COMPOSITE SITE PLAN



KEY

- SERVICE ENTRY
- RESIDENTIAL ENTRY
- RETAIL ENTRY
- PARKING ENTRY
- ① RETAIL 1
- ② RETAIL 2A
- ③ RETAIL 2B
- ④ RETAIL 3
- ⑤ TRASH ROOM
- ⑥ LOBBY
- ⑦ LEASING OFFICE & WORKROOM
- ⑧ MAIL ROOM
- ⑨ MAINTENANCE & SERVICES
- ⑩ PARKING RAMP
- ⑪ RESIDENTIAL AMENITY SPACE
- ⑫ UNITS
- ⑬ EXTERIOR TERRACES
- ⑭ MID-BLOCK PLAZA



COMPOSITE SITE PLAN [7.0]



# 8.0

## EDG RESPONSE

MASSING

SUPPORT FOR PREFERRED SCHEME

- Strong commercial base with south-facing upper modulation

CONNECTION BETWEEN BASE & UPPER

- Develop a cohesive design approach to connect base & upper levels
- Clarify how the prominent southeast corner is integrated into the architectural concept

HEIGHT & BULK

- Study modification of roof line to reduce bulk at visible southeast corner
- Provide studies to aid in breaking down mass along the zone transition at the North property line

FACADE DEVELOPMENT

- Study Evanston Ave N facade to visually break down the scale along the street frontage

STREET LEVEL

RETAIL FRONTAGE

- Continue to refine the consistency of the retail frontage
- Maintain mid-block plaza
- Provide detailing for how the supported vegetated edge will be incorporated into the architecture
- Study the southeast corner to provide a better anchor to the commercial frontage

RESIDENTIAL ENTRY

- Show options for southeast corner, including alternate residential entry location on Evanston Ave
- Develop residential entry open space to be easily distinguishable from commercial open space

TREES

- Indicate removal and replacement of exceptional trees to ensure long-term viability

MATERIALS

PALETTE REFINEMENT

- Refine the material palette with holistic approach to provide an elegant composition with integration of secondary elements





The concept takes cues from the existing fabric – the commercial base aligns to and interacts with the public realm, while the upper stories step back from the base and are orthogonal to the residential context to the north. The offset and shift at the upper stories provide massing relief and creates a second story green space that orients itself to the site’s primary frontage on N 36th St. The south-facing outside corners of the upper mass also enhance the livability of the residences within the building. Green space is a project priority, on, in and around the structure. In addition to planted terraces at 4 separate levels, the site’s viable exceptional trees will be removed and replaced at ground story plaza spaces to be enjoyed by all.

CS2 Urban Pattern and Form, CS3-A-4. Evolving Neighborhoods, CS2-C-3. Full Block Sites, CS2-D Height, Bulk, and Scale, DC3-B-1. Meeting User Needs

EDG COMMENTS:

*Support for preferred massing scheme with a strong commercial base and midblock notch for outdoor commercial use along with the south-facing modulation set back from the base for visual relief along N 36th St. The Board agreed with removal and replacement of exceptional trees to allow for a coherent building design*

EDG RESPONSE:

- Design maintains a strong commercial base that engages with the public realm. The midblock plaza creates a generous gathering space to support the adjacent commercial activity and provide relieve along the ground story frontage, while the corner plazas offer more intimately-scaled weather-protected zones for pedestrians, residents, and patrons alike.
- The south-facing modulation on the upper stories provides setback relief along the primary frontage. Well-proportioned bay language wraps all facades, taking cues from the strength of the south-facing articulation.
- Ground story is designed around exceptional tree replacement at the SE corner and Midblock plazas.



SCHEME C AT EDG

**1A. MASSING: SUPPORT FOR SCHEME C**  
EDG RESPONSE [8.0]





**SOUTHEAST CORNER AERIAL**

Note: Plantings shown in renderings for reference only; see Landscape sheets

## 1A. MASSING: SUPPORT FOR SCHEME C

EDG RESPONSE [8.0]

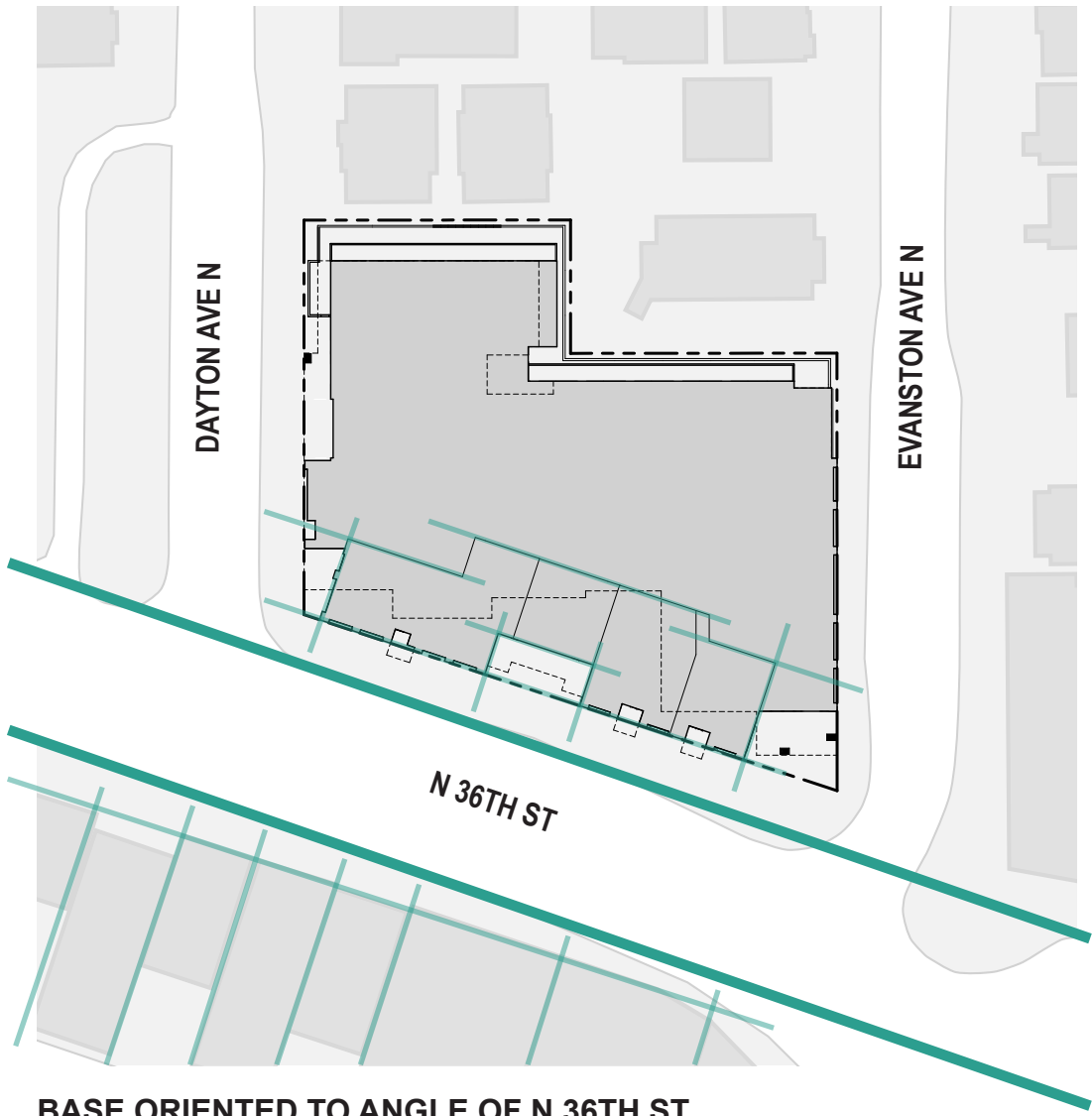


The architecture celebrates the grid shift and zone change that converge at the project site. The contextual response intentionally creates a one-story commercial base that is distinctly different from the residential levels above. Massing and architectural differences define the project concept, and unifying elements, like materiality and refined detailing, compose the architecture as a whole. The building is broken down into 3 primary elements: horizontal commercial base, vertically proportioned residential bays, and playfully stepped penthouse language.

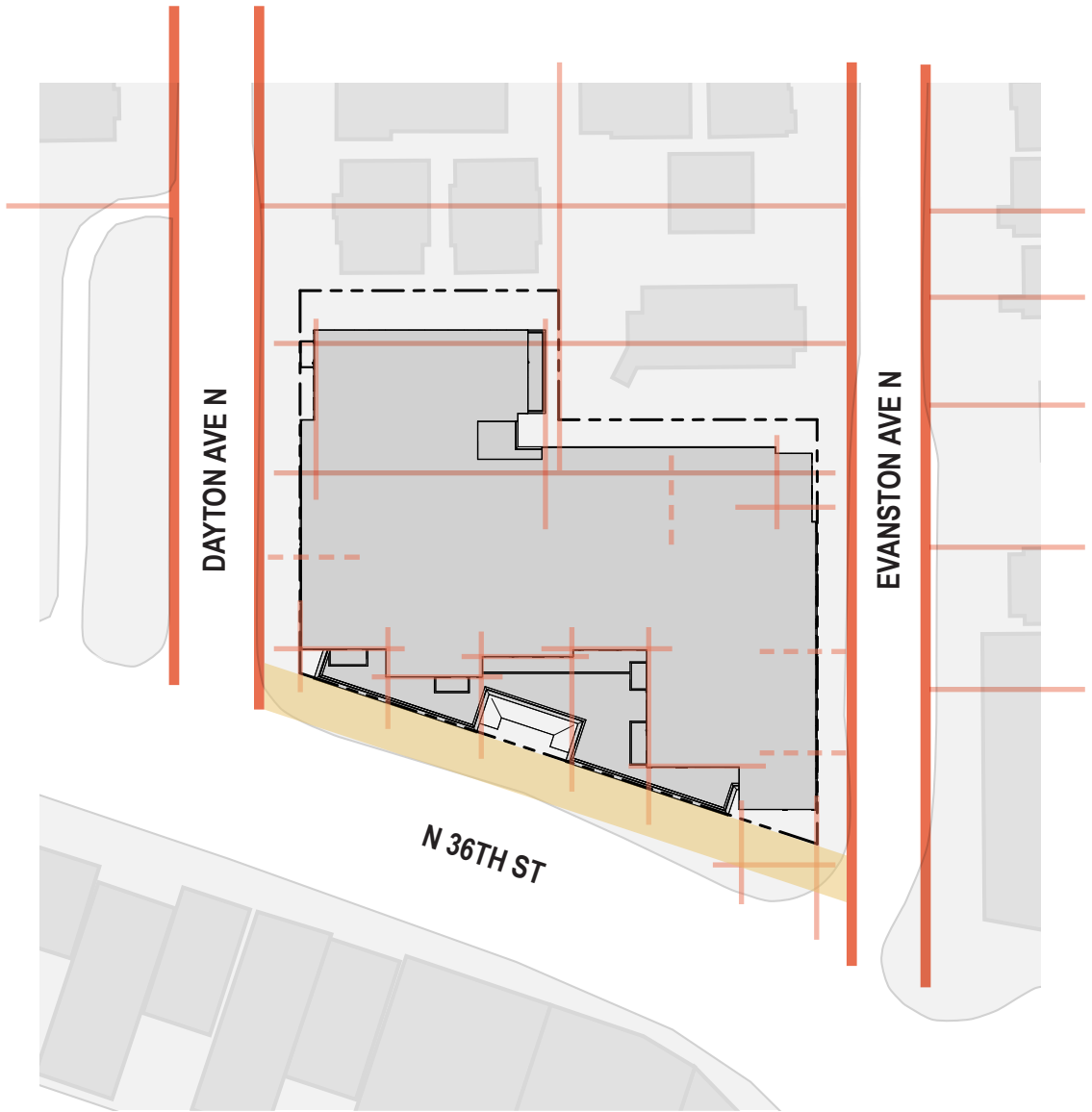
CS2 Urban Pattern and Form, DC2-B-1. Façade Composition, DC2-B-1. Façade Composition, CS2-A-1. Sense of Place

EDG COMMENTS:  
*Support for contextual massing response – angled base + orthogonal residential – but noted a disconnect between design of base and upper levels*

- EDG RESPONSE:
- The base and upper volumes are distinctly different in response to the context. The base has a horizontal expression with a rhythm of pilasters and storefront glazing to create the commercial language, while the upper is as a series of well-proportioned vertical bays with punched openings to create the residential languages.
  - A cohesive material palette unifies the overall building composition. Base and upper volumes are primarily brick in contrasting colors to reinforce the design concept. A secondary material is introduced at upper levels and throughout secondary architectural elements that references back to the dark base color.
  - Fine-grain detailing stitches the base and upper together with a continuous datum line tracks around all facades: a row of soldier coarse bricks at the masonry cladding and a horizontal reveal at the metal cladding. (See Pg 54. Materials for more)



BASE ORIENTED TO ANGLE OF N 36TH ST



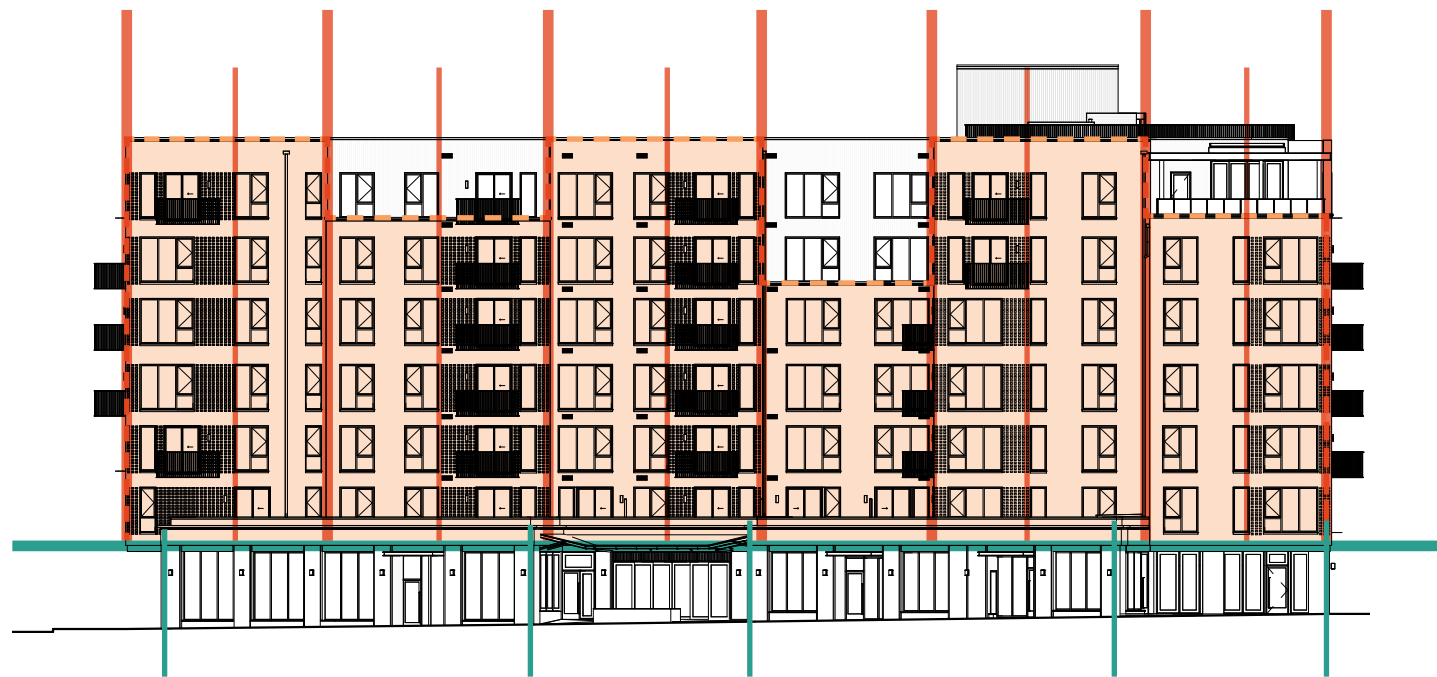
UPPER RESPONDING TO ORTHOGONAL GRID SHIFT & POWERLINE SETBACK



## 1B. MASSING: CONNECTION BETWEEN BASE AND UPPER LEVELS

EDG RESPONSE [8.0]





SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

0' 10' 30' 60'

## 1B. MASSING: CONNECTION BETWEEN BASE AND UPPER LEVELS

EDG RESPONSE [8.0]



The site’s irregular shape, due to the grid shift, is integral to the building’s concept. The design of the base reconciles the shift in urban fabric by carving away at the angled corners, introducing a punctuated rhythm along the public realm. The resultant plaza spaces flank each end of the commercial frontage.

The prominence of the southeast corner calls for a unique design solution that takes advantage of the high visibility while also providing a comfortable pedestrian experience that is buffered from the intensity of the intersection. A deeper recess for the plaza — that is split for commercial and residential use — provides shelter, relief, and richly activated open space to be enjoyed by residents and the community. The plaza offers the neighborhood a carefully chosen palette of lush plantings and an in-ground signature tree. The corner celebrates the intersection of form and program, blending the building’s architectural languages and programmatic functions.

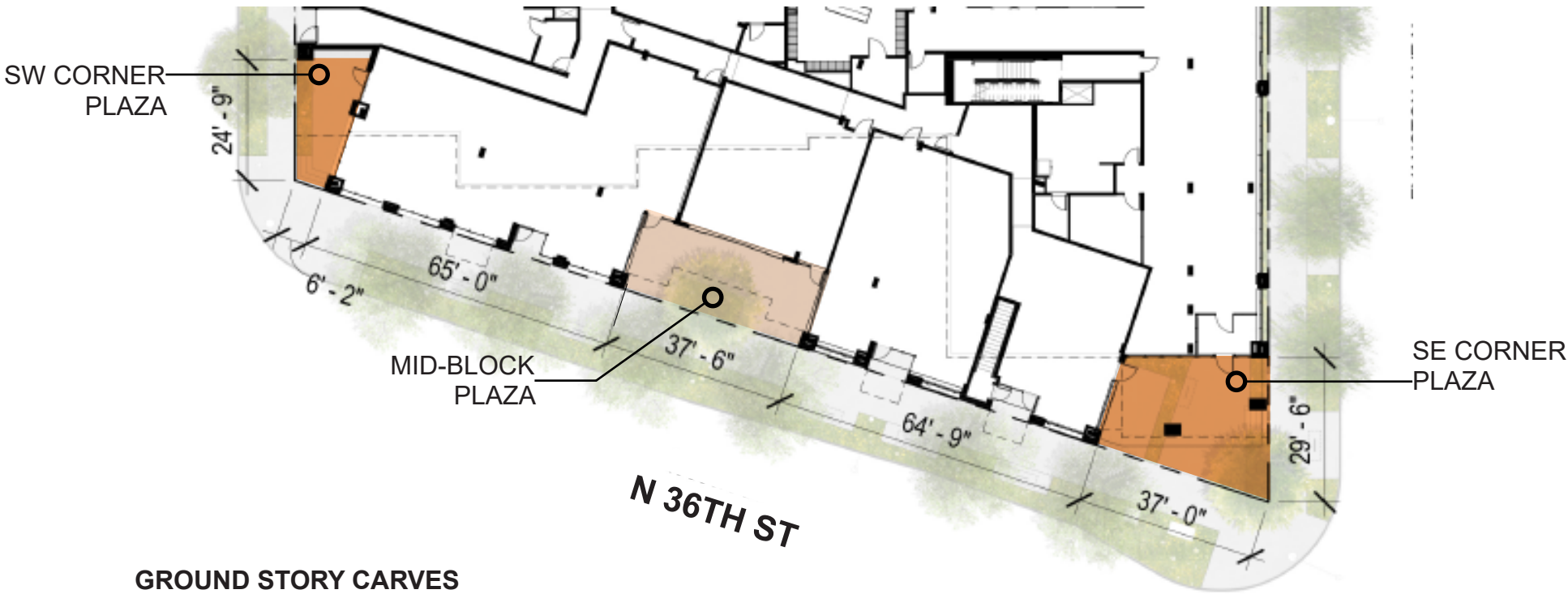
CS2 Urban Pattern and Form, DC2-B-1. Façade Composition, DC2-B-1. Façade Composition, CS2-A-1. Sense of Place

EDG COMMENTS:

Base & upper especially disjointed at SE corner where the void at the recessed entry does not relate to upper levels or the protruding base; Integration of most visible and prominent corner to be clarified

EDG RESPONSE:

- Prominent SE corner is richly activated with covered plaza space for enjoyment by both commercial tenants and building residents, celebrating the intersection of form and program
- Base design reconciles the shift in urban fabric by carving away at the corners to provide ground story plazas. A second corner plaza was added at the SW corner to compliment and balance the SE corner as well as midblock plazas.
- The dark brick soldier course datum line that stitches the base and upper volumes together is emphasized at soffit conditions when the upper volume is proud of the base



GROUND STORY CARVES



SOUTHWEST CORNER

Note: Plantings shown in renderings for reference only; see Landscape sheets



**1B. MASSING: CONNECTION BETWEEN BASE AND UPPER LEVELS**  
EDG RESPONSE [8.0]





**SOUTHEAST CORNER**

Note: Plantings shown in renderings for reference only; see Landscape sheets

## 1B. MASSING: CONNECTION BETWEEN BASE AND UPPER LEVELS

EDG RESPONSE [8.0]



The residential amenity space is located at the 7th story of the SE corner, providing visual interest to the building’s prominent corner while taking advantage of the site’s panoramic views. The amenity room is set back from the perimeter of building, reducing the overall mass, and creating a wrap-around deck. The setback is accentuated with a secondary penthouse cladding material. The programmatic transition from residential units to a shared active space allows for large spans of operable glazed walls, opening the building to the outdoors. To ensure year-round usability, the deck is covered with a lighter, steel-framed canopy that is cantilevered at the corner. A generous skylight and wood-like ceiling further lighten the visual impacts of the upper story.

DC2-A-2. Reducing Perceived Mass,  
CS2- A-2. Architectural Presence

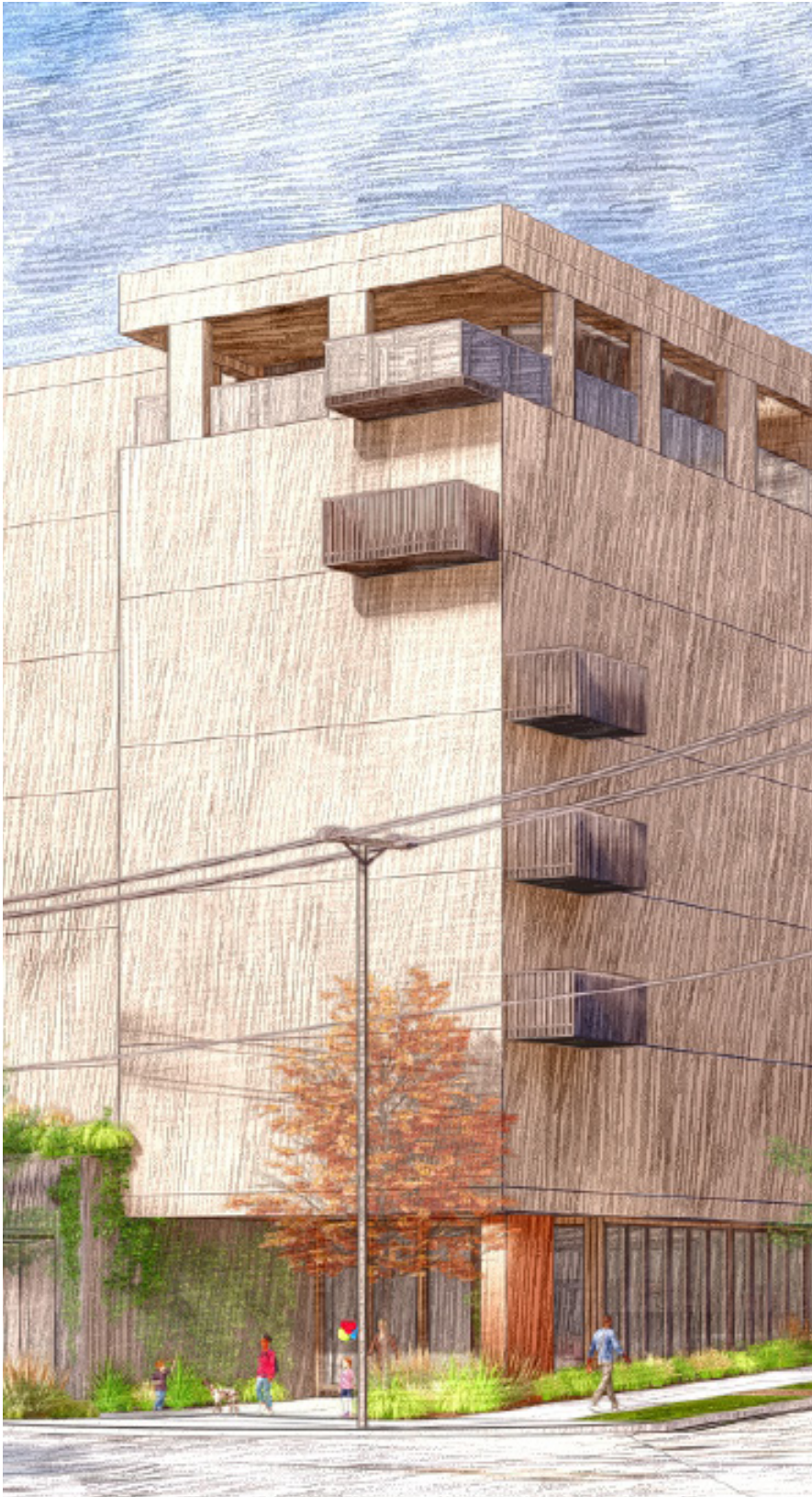
EDG COMMENTS:

The Board noted two specific areas of concern where the height and bulk of the building needed further study: **1. Upper level at the southeast corner** and 2. Northeast corner at the zone transition from NC2-75 to LR2.

1.Support for a common amenity room at the top story of the southeast corner but noted the roof over the deck seemed to add bulk and visual weight to the focal corner. Studies to be presented to show how the intentional modification of the roof line could contribute to reducing the mass along the street edge.

EDG RESPONSE:

- The façade steps back at the 7th story SE corner, pulling the brick parapet line down and creating a wraparound deck
- The recessed wall is clad in the metal penthouse language to accentuate the setback
- The amenity deck roof structure is constructed out of a steel canopy with skylight and wood-like ceiling material, reducing bulk and mass at the prominent corner.



SCHEME C AT EDG



SOUTHEAST CORNER

**1C. MASSING: HEIGHT & BULK AT SOUTHEAST CORNER**  
EDG RESPONSE [8.0]



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The project site has three public frontages and is located at the heart of a commercial corridor with zone transitions to both the north and south, creating a dynamic urban condition. A high level of care has been taken to design the building from all sides, considering impacts on the neighborhood. As demonstrated during the EDG phase, an alternate scheme was studied that pushes the massing to the edge of the three public frontages, however the south-facing modulation was agreed upon as the most successful solution to benefit the Fremont community.

To address the zone change to the North, the building transitions on site, stepping down from seven stories to four stories at the NW corner. Articulated massing on all four sides of the building is broken down into well-proportioned bays that draw upon the scale of the surrounding context. The North façade is broken into 6 modules. Each module is further broken down by a change in material, along with façade articulation to introduce depth and shadow. The stepping parapet line that delineates the material change steps down to meet the scale of the adjacent residences, minimizing the perceived mass. The use of high quality, light-colored masonry as the primary cladding material, respects the adjacent neighbors. Ground story units with patios and landscape buffering offers compatible adjacency to the neighboring residences.

DC2-A-2. Reducing Perceived Mass, CS2- A-2. Architectural Presence , CS2-D-3. Zone Transitions, CS2-D-5. Respect for Adjacent Sites

EDG COMMENTS:

The Board noted two specific areas of concern where the height and bulk of the building needed further study: 1. Upper level at the southeast corner and 2. **Northeast corner at the zone transition from NC2-75 to LR2.**

2. Concerns about how the zone transition was being addressed in the building massing and detailing along the NE edge. Noted variation in materiality was one way to reduce bulk but asked for a more thorough study of ways to revise massing to aid in breaking down perceived mass. Noted that the development could be a better neighbor by studying how to reduce other impacts, like shading concerns, raised in public comments. Requested the studies include site sections showing proposed design responses along this edge condition.

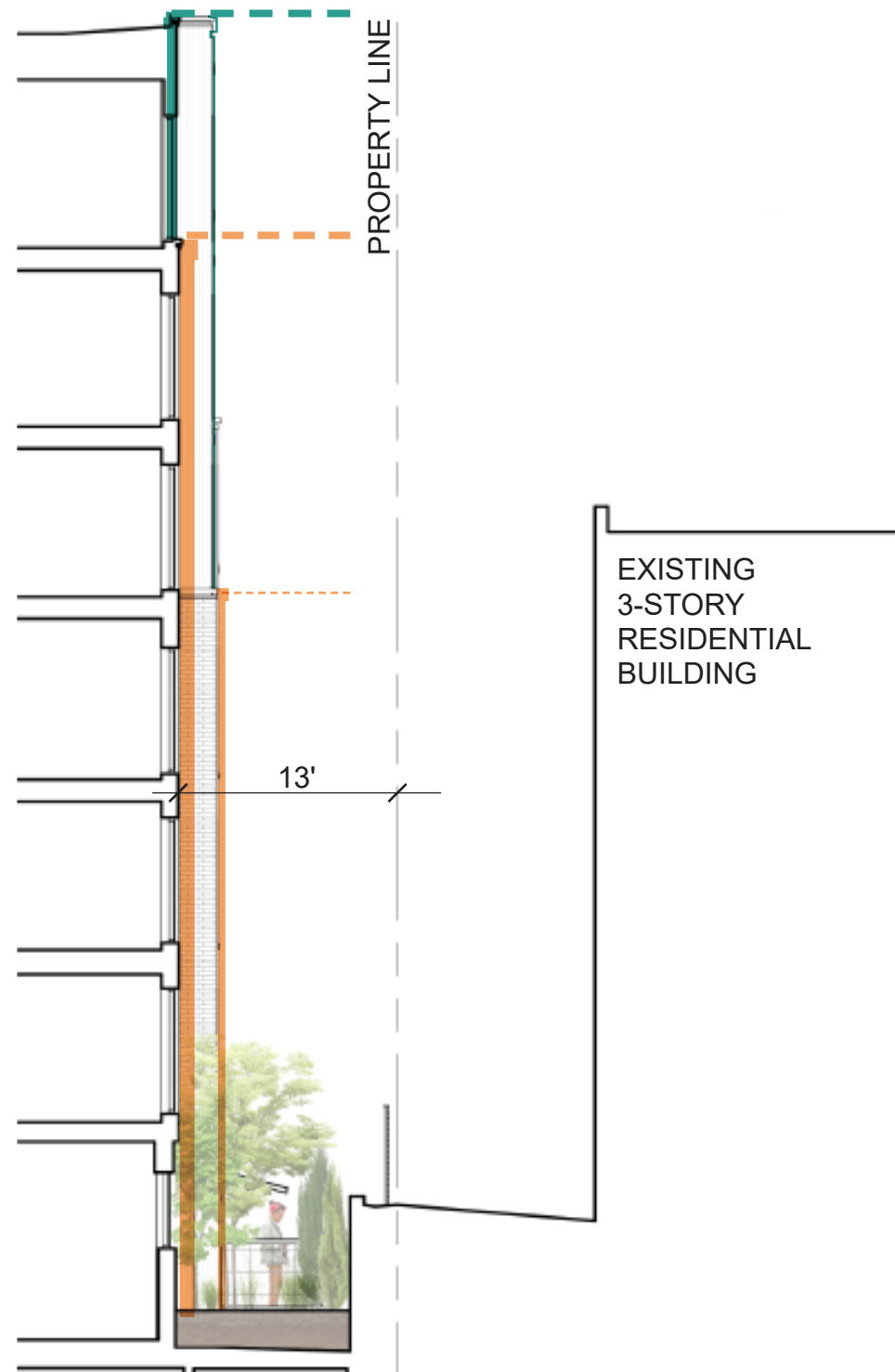
EDG RESPONSE:

- The building’s south-facing setback and modulation contribute to the built fabric of the Fremont neighborhood
- The massing responds to the complex zoning condition by transitioning from 7 stories to 4 stories on site
- Vertical modulation (on all sides of the building) takes cues from the pattern language of the residential fabric
- Horizontal modulation and material change pull the parapet line down to meet the scale of the adjacent residences
- The use of high quality materials respects the adjacent neighbors

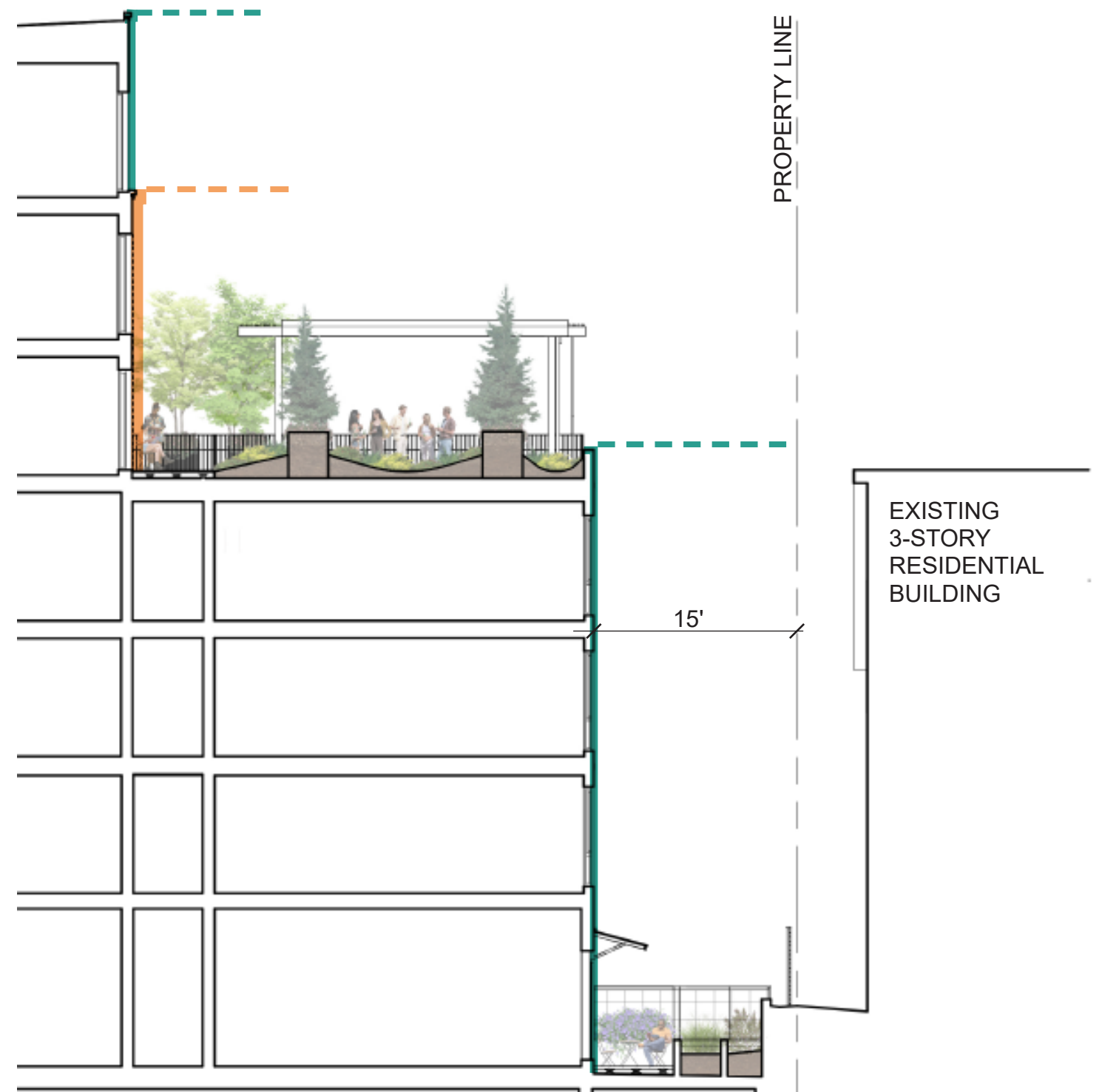


**1C. MASSING: HEIGHT & BULK AT NORTH PROPERTY LINE**  
EDG RESPONSE [8.0]





① BUILDING SECTION AT NORTHEAST CORNER



② BUILDING SECTION AT NORTHWEST CORNER

## 1C. MASSING: HEIGHT & BULK AT NORTH PROPERTY LINE

EDG RESPONSE [8.0]





**SCHEME C AT EDG**

**STUDIES RESULTED IN:**

- ARTICULATED MASSING ON ALL 4 SIDES OF THE BUILDING, INCLUDING ALONG NORTH PROPERTY LINE WHERE FACADE IS BROKEN INTO 6 BAYS
- WELL PROPORTIONED VERTICAL BAYS THAT TAKE CUES SURROUNDING SCALE
- VARIED PARAPET LINE THAT STEPS DOWN TO MEET ADJACENT BUILDINGS, MINIMIZING MASS AND DELINEATING MATERIAL CHANGE
- ADDITIONAL MATERIAL CHANGES TO FURTHER BREAK DOWN MODULATION, CREATING DEPTH AND SHADOW LINES



**EVANSTON AVE N AFTER STUDY**

Note: Plantings shown in renderings for reference only; see Landscape sheets

## 1C. MASSING: HEIGHT & BULK AT NORTH PROPERTY LINE

EDG RESPONSE [8.0]





**SCHEME C AT EDG**

**STUDIES RESULTED IN:**

- ARTICULATED MASSING ON ALL 4 SIDES OF THE BUILDING, INCLUDING ALONG NORTH PROPERTY LINE INCLUDING ALONG NORTH PROPERTY LINE WHERE FACADE IS BROKEN INTO 6 BAYS
- MASS TRANSITIONS FROM 7 TO 4 STORIES ON SITE TO ADDRESS ZONE CHANGE
- HIGH QUALITY MATERIALS THAT RESPECT THE ADJACENT NEIGHBORS
- STEPPED PARAPET LINE DELINEATES MATERIAL CHANGE AND MINIMIZES MASS
- ADDITIONAL MATERIAL CHANGES TO FURTHER BREAK DOWN MODULATION, CREATING DEPTH AND SHADOW LINES



**EVANSTON AVE N AFTER STUDY**

Note: Plantings shown in renderings for reference only; see Landscape sheets

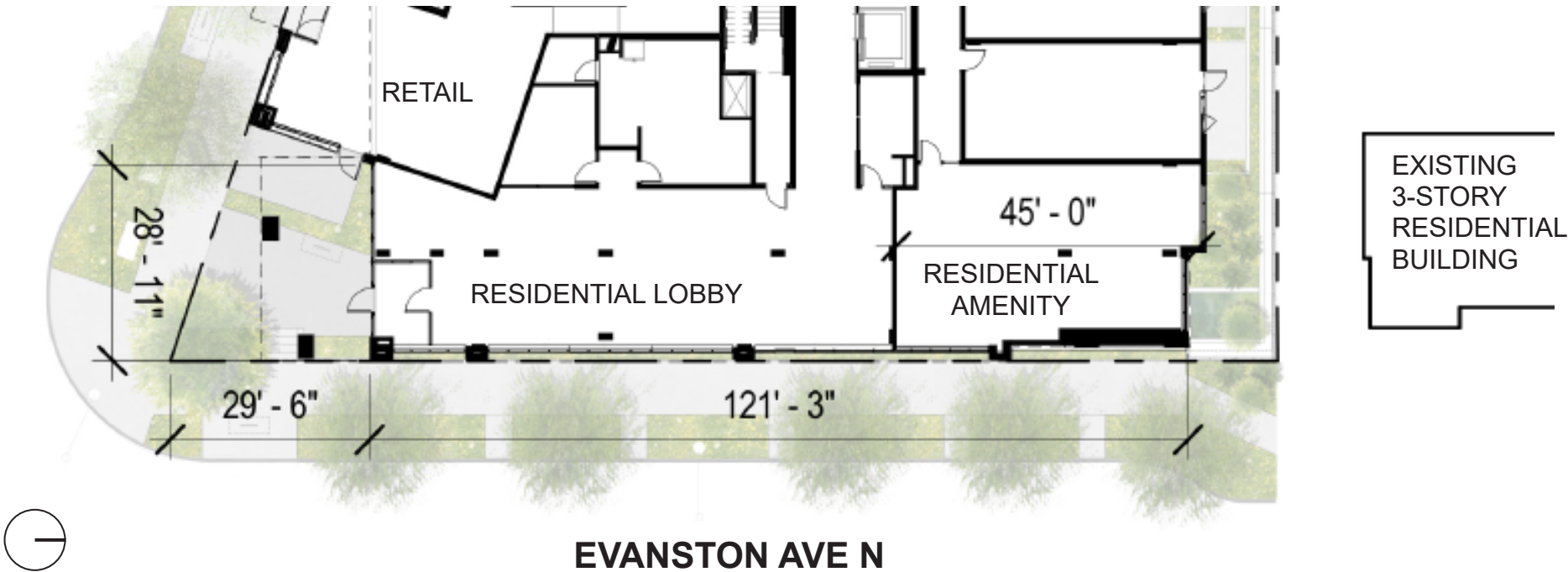
## 1C. MASSING: HEIGHT & BULK AT NORTH PROPERTY LINE

EDG RESPONSE [8.0]



All facades of the building, including along Evanston Ave, are modulated into well-proportioned vertical bays that sit above the horizontally oriented ground story base. The modulation is articulated with vertical brick reveals and shifting parapet line that playfully steps up and down from bay to bay. Balconies are distributed around the building to add depth and are paired with a zone of textured brick. Wall washing sconces at each balcony emphasize the texturing, further animating the façade. The base is composed of a rhythm of pilasters and well-proportioned storefront openings. The ground story maximizes glazing to the furthest extent possible while contending the grade change on Evanston Ave and efficient placement of required utilitarian functions along Dayton Ave.

CS3-A *Emphasizing Positive Neighborhood Attributes, CS2-D-1.*  
Existing Development and Zoning



EDG COMMENTS:

*Evanston Ave N façade should be studied for ways to visually break down the scale along this street frontage as the zone transitions from commercial to low rise. Include renderings of both the Evanston Ave N and Dayton Ave N facades to show how the architectural concept wraps the building. Show how the development of these façade scale relationships relate to EDG contextual scale studies.*

EDG RESPONSE:

- Massing concept was initially conceived as a series of bays that shift away from N 36th at varying depths. The design has evolved to wrap the elegant bay proportions around all four facades. The bays are detailed with a brick reveal and stepped parapet line / material change
- Balconies were added to the Evanston façade for an even distribution around the public faces of the building. Balcony zones and are paired with textured brick for additional depth and interest
- Ground story is set between brick pilasters. Transparency is maximized while upper story glazing is optimized for residential units with punched openings in a variety of well-proportioned sizes



EAST ELEVATION

1D. MASSING: FAÇADE DEVELOPMENT  
EDG RESPONSE [8.0]





SCHEME C AT EDG



EVANSTON AVE N

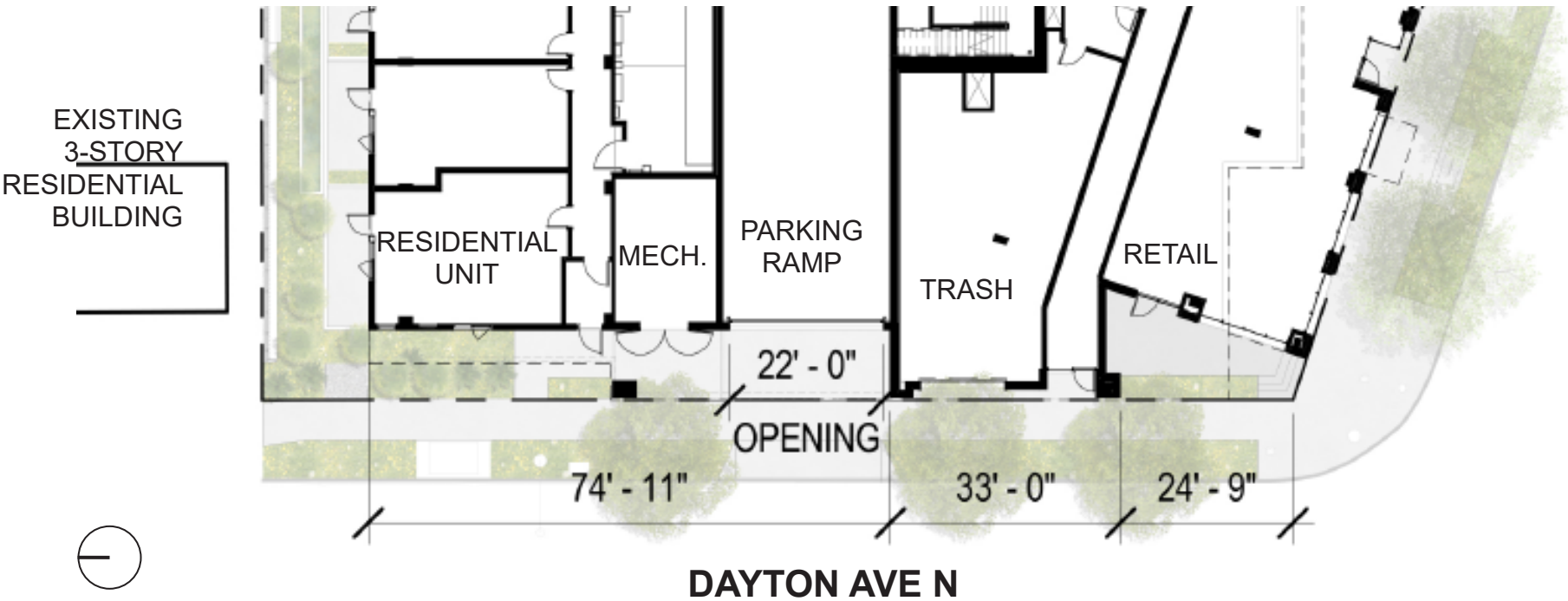
Note: Plantings shown in renderings for reference only; see Landscape sheets

**1D. MASSING: FAÇADE DEVELOPMENT**  
EDG RESPONSE [8.0]



All facades of the building, including along Evanston Ave, are modulated into well-proportioned vertical bays that sit above the horizontally oriented ground story base. The modulation is articulated with vertical brick reveals and shifting parapet line that playfully steps up and down from bay to bay. Balconies are distributed around the building to add depth and are paired with a zone of textured brick. Wall washing sconces at each balcony emphasize the texturing, further animating the façade. The base is composed of a rhythm of pilasters and well-proportioned storefront openings. The ground story maximizes glazing to the furthest extent possible while contending the grade change on Evanston Ave and efficient placement of required utilitarian functions along Dayton Ave.

CS3-A *Emphasizing Positive Neighborhood Attributes*, CS2-D-1. *Existing Development and Zoning*



**EDG COMMENTS:**  
*Evanston Ave N façade should be studied for ways to visually break down the scale along this street frontage as the zone transitions from commercial to low rise. Include renderings of both the Evanston Ave N and Dayton Ave N facades to show how the architectural concept wraps the building. Show how the development of these façade scale relationships relate to EDG contextual scale studies.*

- EDG RESPONSE:**
- Massing concept was initially conceived as a series of bays that shift away from N 36th at varying depths. The design has evolved to wrap the elegant bay proportions around all four facades. The bays are detailed with a brick reveal and stepped parapet line / material change
  - Balconies were added to the Evanston façade for an even distribution around the public faces of the building. Balcony zones and are paired with textured brick for additional depth and interest
  - Ground story is set between brick pilasters. Transparency is maximized while upper story glazing is optimized for residential units with punched openings in a variety of well-proportioned sizes



WEST ELEVATION

**1D. MASSING: FAÇADE DEVELOPMENT**  
EDG RESPONSE [8.0]





SCHEME C AT EDG



DAYTON AVE N

Note: Plantings shown in renderings for reference only; see Landscape sheets

**1D. MASSING: FAÇADE DEVELOPMENT**  
EDG RESPONSE [8.0]



The base of the building engages with the street by aligning to and meeting the pedestrian realm with a strong commercial edge. Corner and midblock plazas provide unique placemaking amenities at three points along the frontage, adding to Fremont’s rich character. The three plazas allow commercial activity to extend outdoors, and each plaza has operable glazing to enhance the indoor/outdoor relationship. The midblock plaza has a three-sided glass canopy structure that is shaped around a signature tree, extending the use of the space throughout the year. The rhythm of brick pilasters and well-proportioned storefront openings that define the commercial base create a porous edge that maximizes visibility and allows for flexibility. Fine grain detailing and a variety of brick coursing enhance the pedestrian realm. Entries are recessed between pilasters and have a projecting canopy with a warm, wood-like soffit. Lighting highlights each of the brick pilasters and blade signs add an additional layer of texture and human scale. The commercial space is designed for flexibility to accommodate a variety of tenant types and sizes.

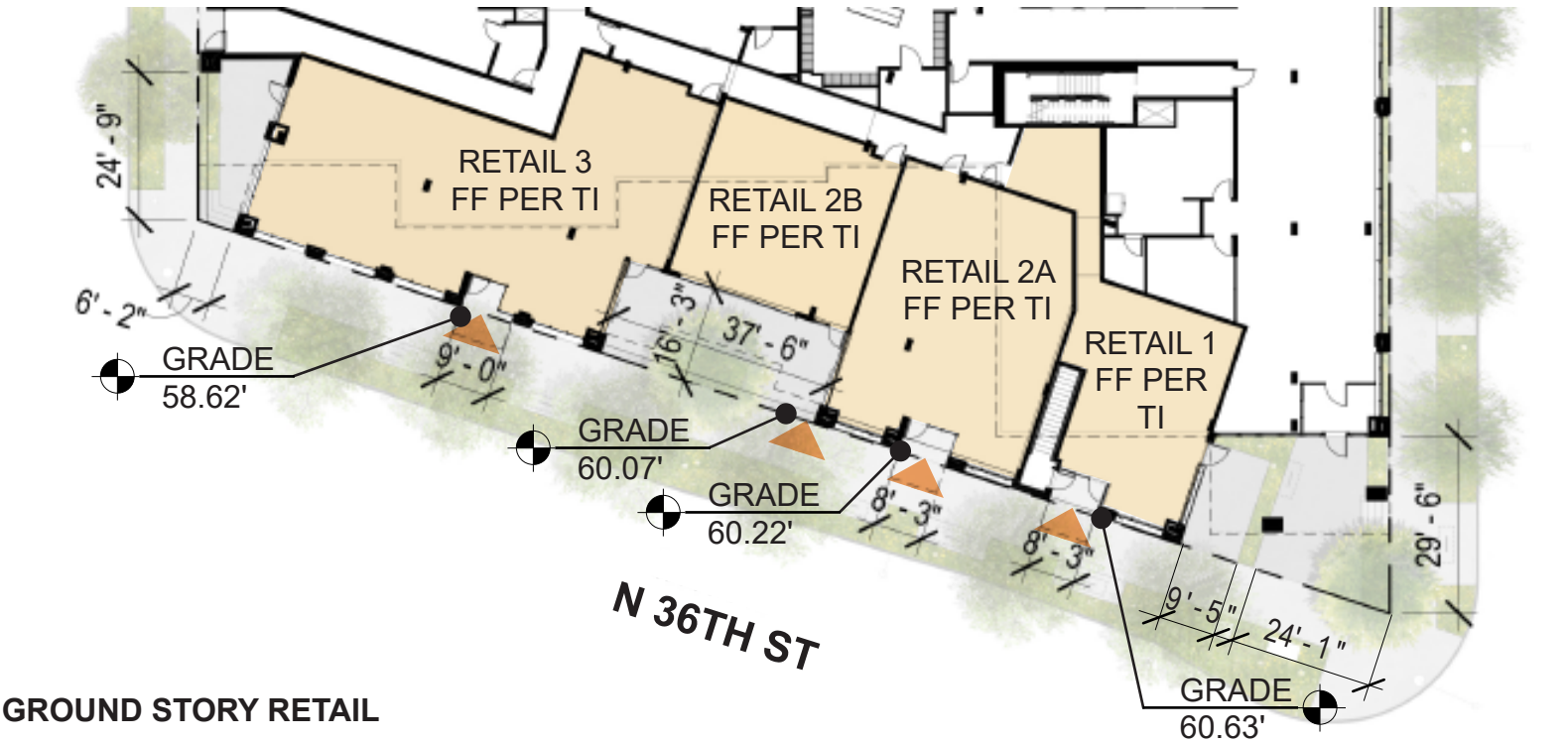
CS2-C-3. Full Block Sites, PL3-C Retail Edges, PL3-A-4. Ensemble of Elements, DC2-C Secondary Architectural Features, DC4-D-4. Place Making, PL3-C Retail Edges

EDG COMMENTS:

Support for the strong commercial edge along the main N 36th St frontage. Noted the consistency of the retail frontage should continue to be refined. Reference contextual neighborhood commercial unit scale for refining the commercial frontage definition. Support for the notched setback shown mid-block along the main commercial frontage that provides exterior space for use by commercial units. Appreciated the view showing scale and detailing proposed to activate the street edge amenity and noted the potential to establish unique and activated placemaking along the public realm.

EDG RESPONSE:

- The commercial frontage activates the public realm and provides unique opportunities for placemaking with 3 distinct plazas
- The storefront architectural language deploys well-proportioned brick pilasters and bays of storefront glazing
- Secondary elements like canopies, lighting, landscaping and signage add to the human scale and texture
- Commercial spaces are designed to be flexible, attracting a variety of businesses to the Fremont neighborhood



GROUND STORY RETAIL



N 36TH ST RETAIL

Note: Plantings shown in renderings for reference only; see Landscape sheets



2A. STREET LEVEL: RETAIL FRONTAGE REFINEMENT  
EDG RESPONSE [8.0]





MID-BLOCK PLAZA

Note: Plantings shown in renderings for reference only; see Landscape sheets

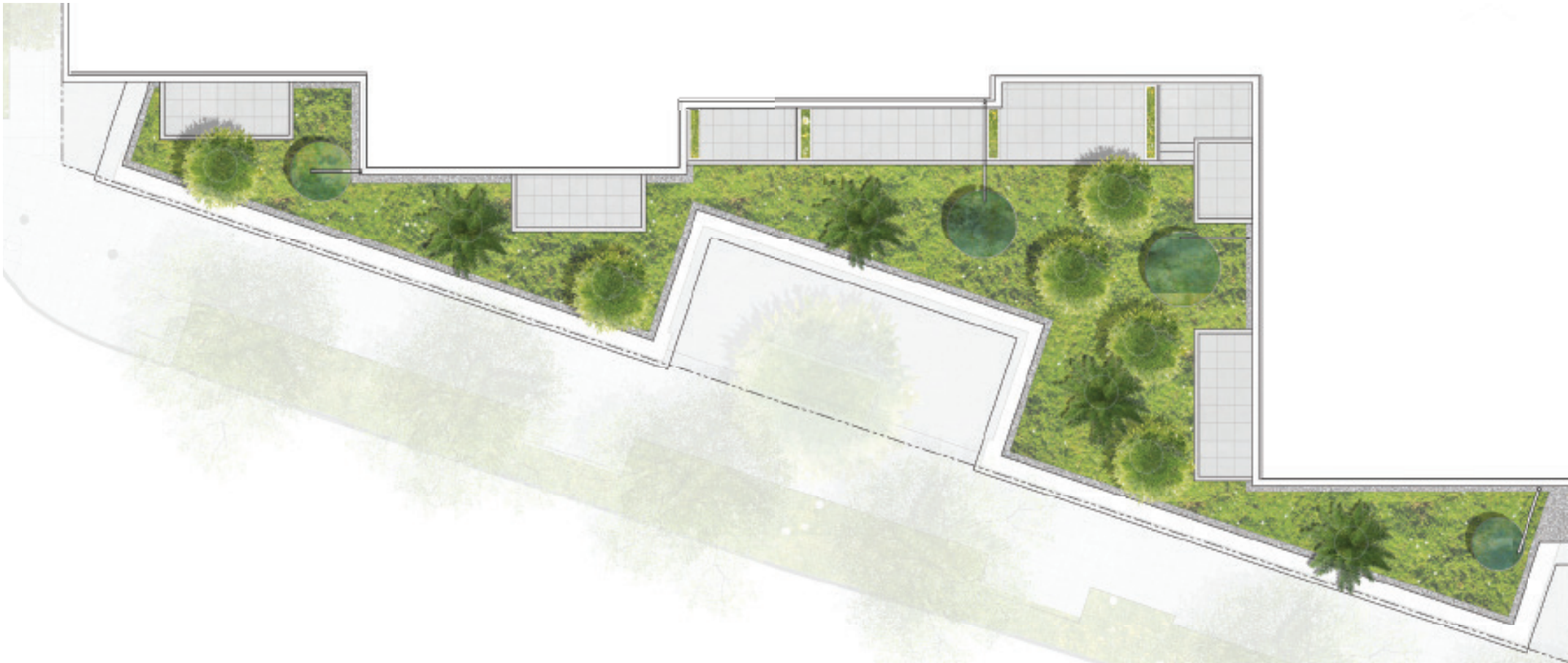
## 2A. STREET LEVEL: RETAIL FRONTAGE REFINEMENT

EDG RESPONSE [8.0]



On-site vegetation is a vital component of the project. One of the strengths of the south-facing modulation is the space it provides for lush vegetation adjacent to the public realm. The planted second story terrace will be highly visible from N 36th Street, providing an identity for the building and contributing to pedestrian experience. The building is designed and detailed for long term viability to accommodate soil depths and planting material that have a presence from the street. Trees planted at grade and in raised planters at the terrace level add a layer of verticality to the design. Potted plants at the sidewalk level will grow up the face of the building, weaving the commercial frontage into the landscape.

PL3-A-4. Ensemble of Elements, DC2-C Secondary Architectural Features, DC4-D-4. Place Making



**2A. STREET LEVEL: RETAIL FRONTAGE REFINEMENT**  
EDG RESPONSE [8.0]

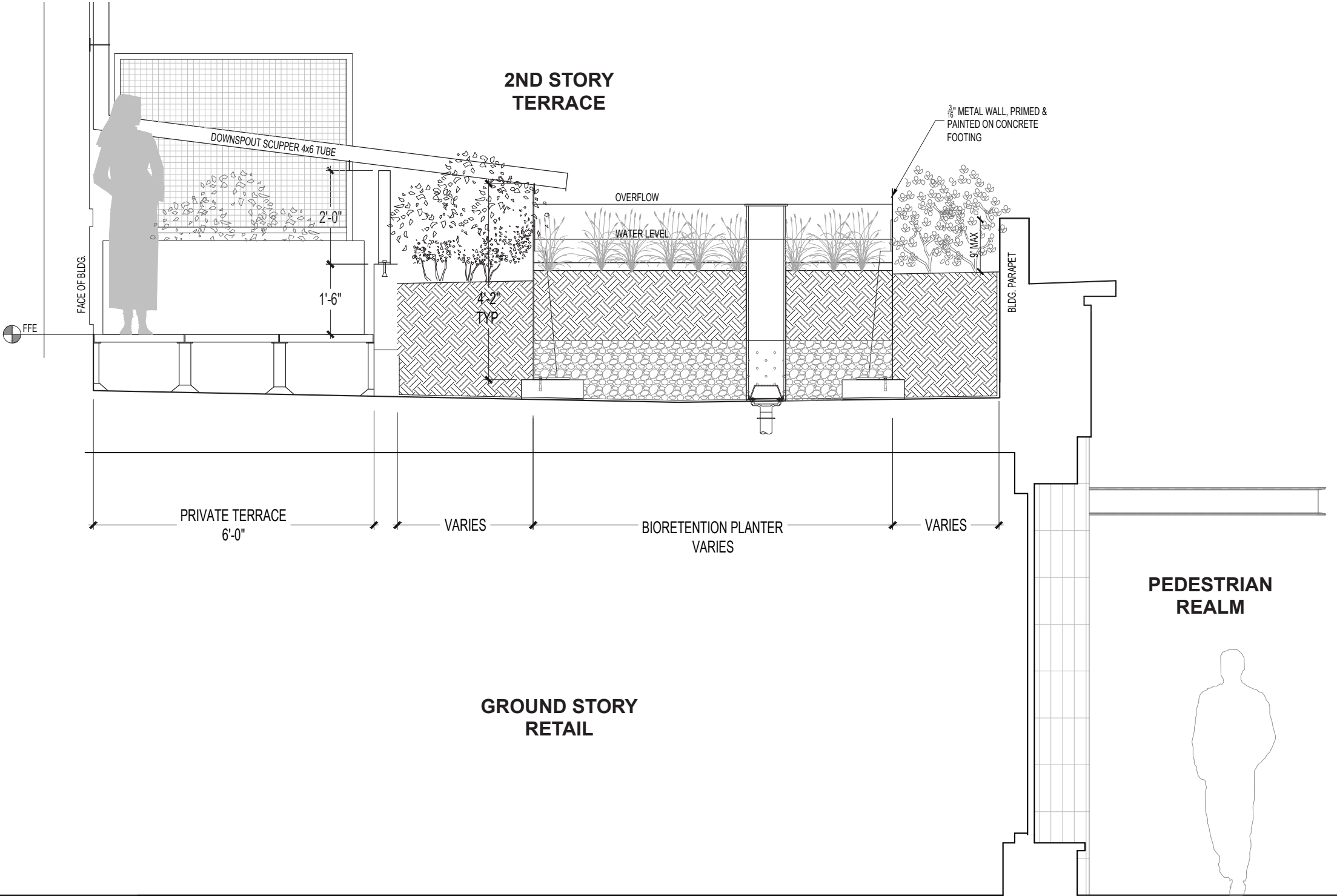


EDG COMMENTS:

Support for the concept of heavily planting the roof over the first floor along the main commercial frontage to provide a lush edge to the public realm. Noted the level of planting indicated an impression of green space along the street that could aid in “giving back” a sense of open space, reminiscent of the scale of current site conditions. Provide details of how the planters will be incorporated into the architecture, as well as the proposed planting strategy to assess how the vegetated edge will be achieved.

EDG RESPONSE:

- Planting plan and terrace details were developed in collaboration with the landscape architect to ensure long-term visibility, durability and beauty.
- A portion of the site’s stormwater will be treated in planters that are dispersed throughout the terrace
- Potted plants and trees at grade will stitch the ground and second story greenspace together, creating a lush pedestrian realm.



2A. STREET LEVEL: RETAIL FRONTAGE REFINEMENT  
EDG RESPONSE [8.0]



The southeast corner of the site is a prominent location within the Fremont neighborhood, therefore calling for a unique design solution. The ground story is carved away to provide a shared plaza space with distinct place-making opportunity. The proposed relationship between commercial space, residential entry and corner plaza is symbiotic – around the clock activation and lush vegetation provide a community amenity at this prominent corner. The eastern-most commercial space opens onto the plaza with operable glazing, providing transparency and activation. The residential entry is recessed into the plaza, providing a transition from public to semi-public public open space that is important to the neighborhood. The residential zone also buffers the commercial seating space from the vehicular intersection. A landscape planter separates the commercial and residential zones. An in-ground replacement tree and raised planter define the outermost corner, creating identity for the project, and assisting in navigating the rising grade on Evanston Ave N. The mingling of uses in public spaces has a positive impact on the urban environment, creating a richly activated corner.

EDG COMMENTS:

*The Board discussed how the southeast corner best contributed to the overall streetscape design on N 36th St. Suggested the design of the ground level corner be studied to provide a better anchor to the commercial frontage.*

EDG RESPONSE:

- The corner plaza responds to the unique urban condition and provides a shared space that is delineated and buffered with landscape
- The commercial space opens onto the plaza with operable glazing, providing porosity, visibility and opportunity for indoor/outdoor activity
- The building above provides shelter from the elements for year-round enjoyment of the outdoor space for community, commercial tenants and residents alike



ENLARGED PLAN - SOUTHEAST CORNER PLAZA



**2A. STREET LEVEL: RETAIL FRONTAGE REFINEMENT**  
EDG RESPONSE [8.0]





**SCHEME C AT EDG**



**RETAIL ANCHOR AT SOUTHEAST CORNER PLAZA**

Note: Plantings shown in renderings for reference only; see Landscape sheets

## 2A. STREET LEVEL: RETAIL FRONTAGE REFINEMENT

EDG RESPONSE [8.0]



The building's ground story uses are organized to transition from intensive, high-traffic spaces on the south, contributing to the existing commercial activity, to quieter uses on the north, respecting the residential neighbors. The primary residential entry is aptly sited at the southeast corner – this location allows for heavy pedestrian flow without disruption to the nearby residences. It is also the most desirable circulation path for residents. The associated entry plaza provides a buffer between commercial space and the heavily trafficked vehicular intersection, making outdoor seating opportunity more desirable. Additionally, the public has requested that this corner remain open, allowing it to feel and act like public space, thus extending commercial use to the corner diminishes the openness of the space. Locating the residential entry at the SE corner plaza is a solution that responds to the site. The design of the ground story façade along Evanston is softened with landscaping set between deep pilasters. The landscaping pushes into the lobby with interior planters to create a visually interesting edge condition. Views into the lobby will play a role in activating the frontage.

Existing topography also impacts the building access points. Direct connectivity between existing sidewalk grade and interior elevations are critical -- flush transitions from inside to outside are vital to activation, accessibility and livability. Due to the change in elevation, locating any access points on Evanston is not viable without substantial alteration to the floor elevations of the building. As demonstrated in the “Alternate Entry Study,” changes to floor elevations would result in the loss of 5 units, eliminating much needed housing and rendering the project not viable.

PL3-A Entries, DC2-B-1. Façade Composition

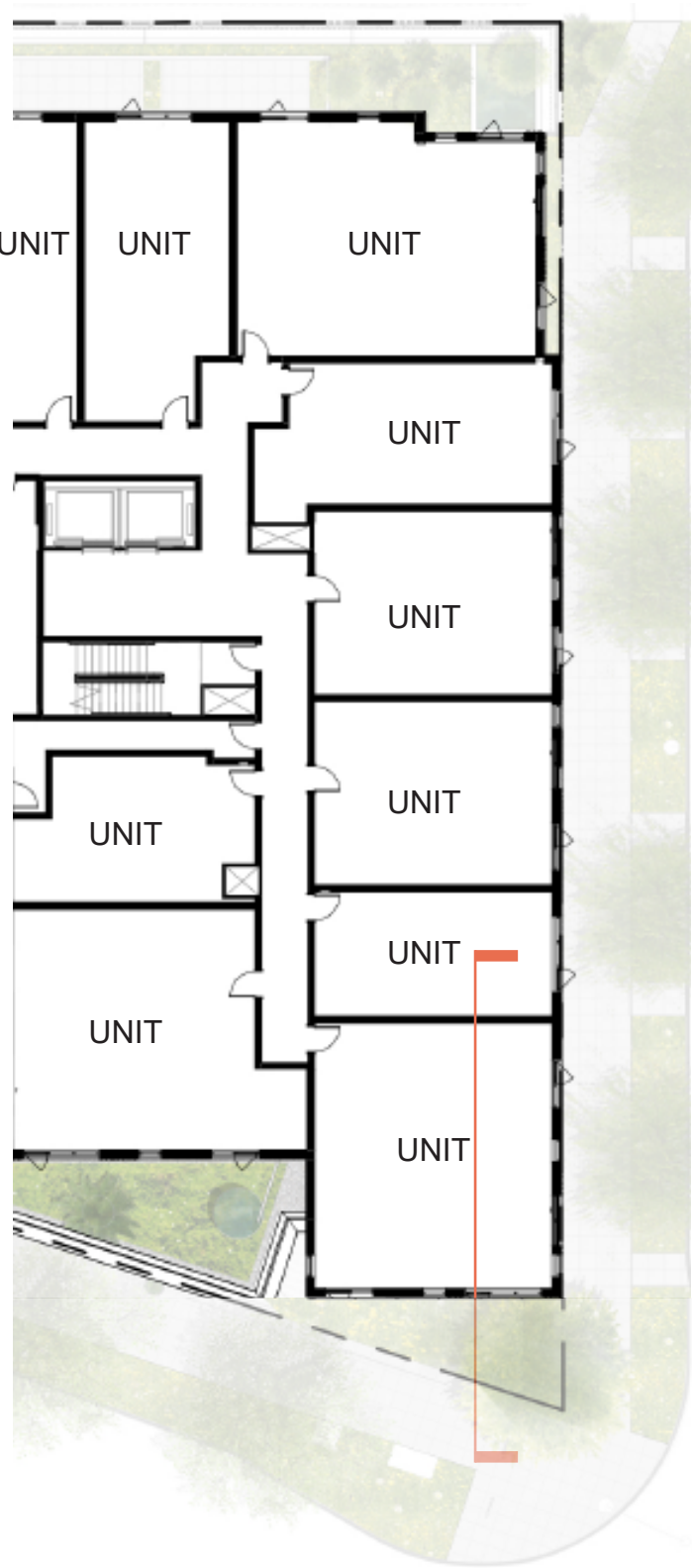
EDG COMMENTS:

The residential entry is located on southeast corner in very prominent location on N 36th St, an important commercial corridor. Board discussed the location both in terms of best location for residential entry and impacts on commercial frontage. Studies to be provided to show options for developing the SE corner to better anchor the building in this prominent location. Studies should include alternate locations for residential entrance, including options for moving the entrance to the Evanston Ave N frontage, as well as strengthening the commercial frontage along N 36th St. Noted that any open space associated with the residential entry needs to be easily distinguishable from the commercial open spaces.

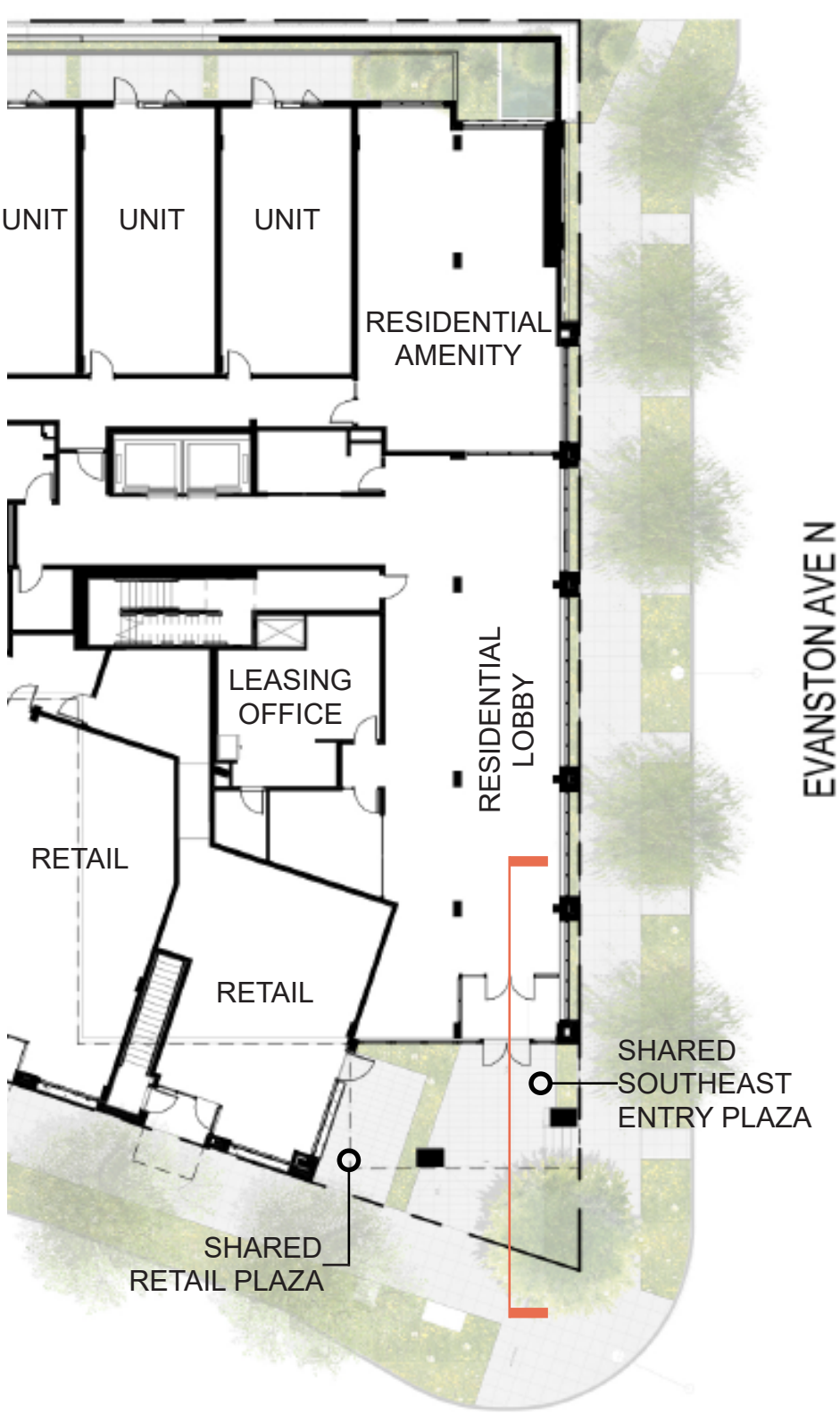
EDG RESPONSE:

Southeast corner residential entry

- Maintaining the recessed residential entry at the southeast corner creates a positive urban condition – the space remains open to the public, the commercial space is buffered from the intersection, residential foot traffic is optimized.
- Views into the lobby will provide interest along the ground story of the Evanston facade.



RESIDENTIAL ENTRY - 2ND STORY



RESIDENTIAL ENTRY - GROUND STORY



2B. STREET LEVEL: RESIDENTIAL ENTRY LOCATION  
EDG RESPONSE [8.0]





**2B. STREET LEVEL: RESIDENTIAL ENTRY LOCATION**  
EDG RESPONSE [8.0]



The building's ground story uses are organized to transition from intensive, high-traffic spaces on the south, contributing to the existing commercial activity, to quieter uses on the north, respecting the residential neighbors. The primary residential entry is aptly sited at the southeast corner – this location allows for heavy pedestrian flow without disruption to the nearby residences. It is also the most desirable circulation path for residents. The associated entry plaza provides a buffer between commercial space and the heavily trafficked vehicular intersection, making outdoor seating opportunity more desirable. Additionally, the public has requested that this corner remain open, allowing it to feel and act like public space, thus extending commercial use to the corner diminishes the openness of the space. Locating the residential entry at the SE corner plaza is a solution that responds to the site. The design of the ground story façade along Evanston is softened with landscaping set between deep pilasters. The landscaping pushes into the lobby with interior planters to create a visually interesting edge condition. Views into the lobby will play a role in activating the frontage.

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PL3-A Entries, DC2-B-1. Façade Composition

EDG COMMENTS:

The residential entry is located on southeast corner in very prominent location on N 36th St, an important commercial corridor. Board discussed the location both in terms of best location for residential entry and impacts on commercial frontage. Studies to be provided to show options for developing the SE corner to better anchor the building in this prominent location. Studies should include alternate locations for residential entrance, including options for moving the entrance to the Evanston Ave N frontage, as well as strengthening the commercial frontage along N 36th St. Noted that any open space associated with the residential entry needs to be easily distinguishable from the commercial open spaces.

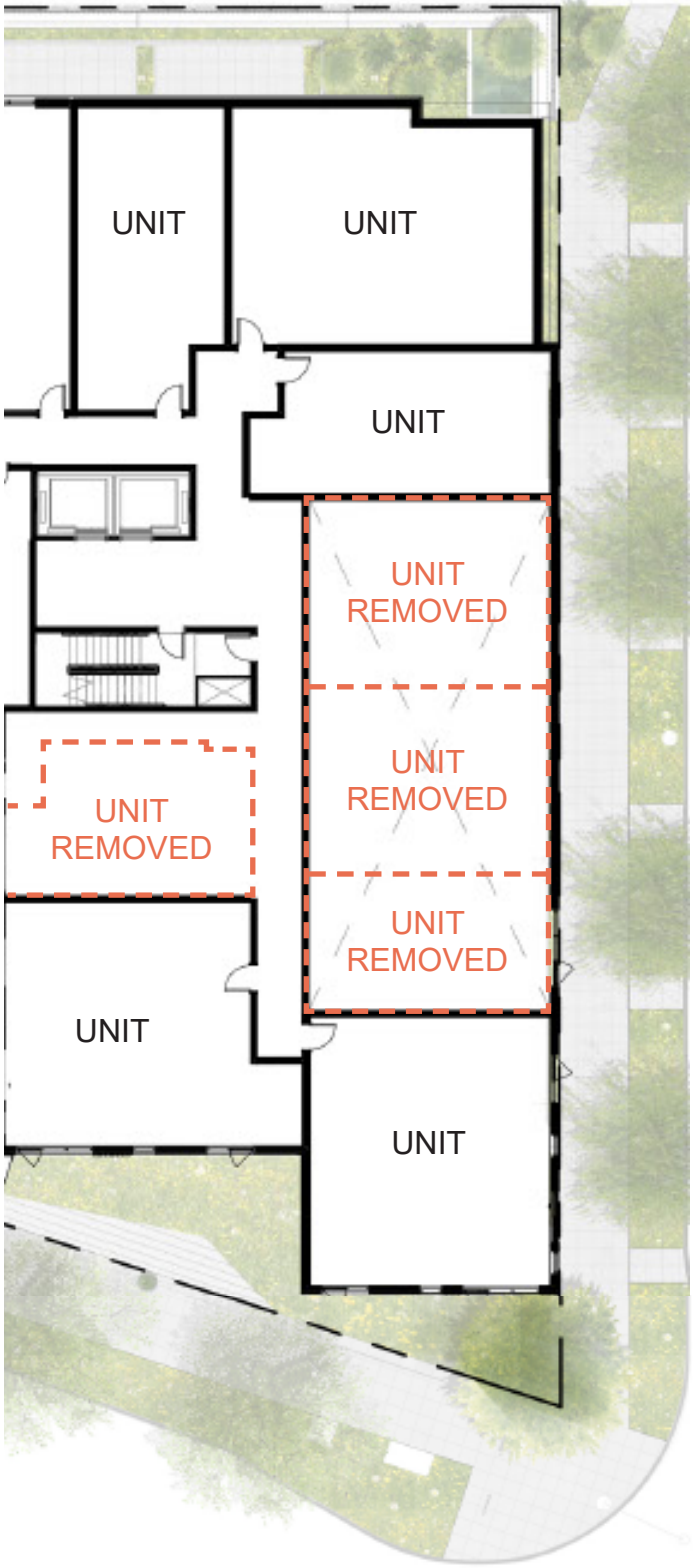
EDG RESPONSE:

Alternate Entry Study

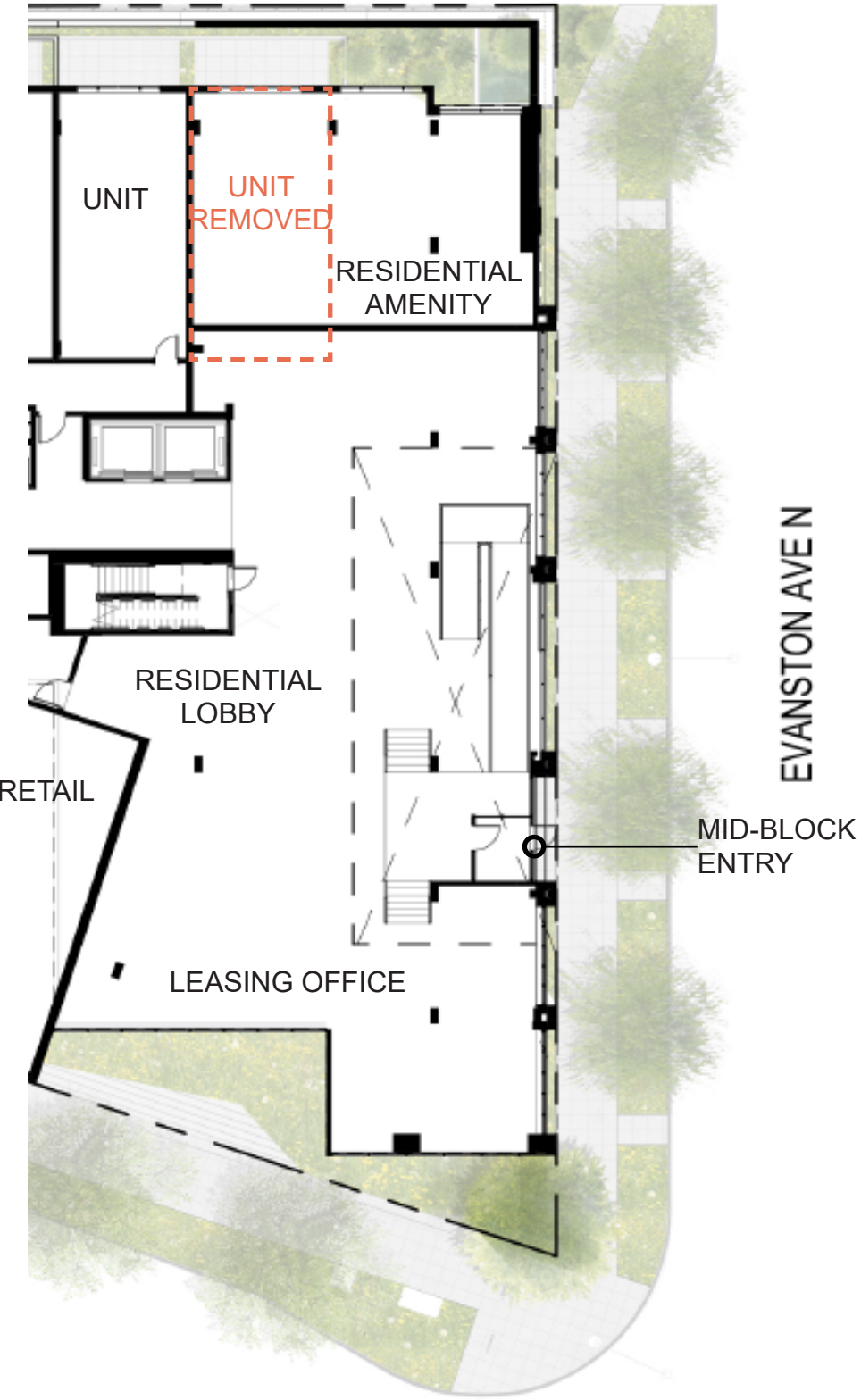
- Eliminates 5 residential units
- Loss of 1,200 SF of commercial space
- Loss of 50 LF of commercial storefront
- Loss of usable corner courtyard
- Less active pedestrian realm
- Disjointed residential entry sequence
- Less cohesive architectural solution



**2B. STREET LEVEL: RESIDENTIAL ENTRY STUDY**  
EDG RESPONSE [8.0]

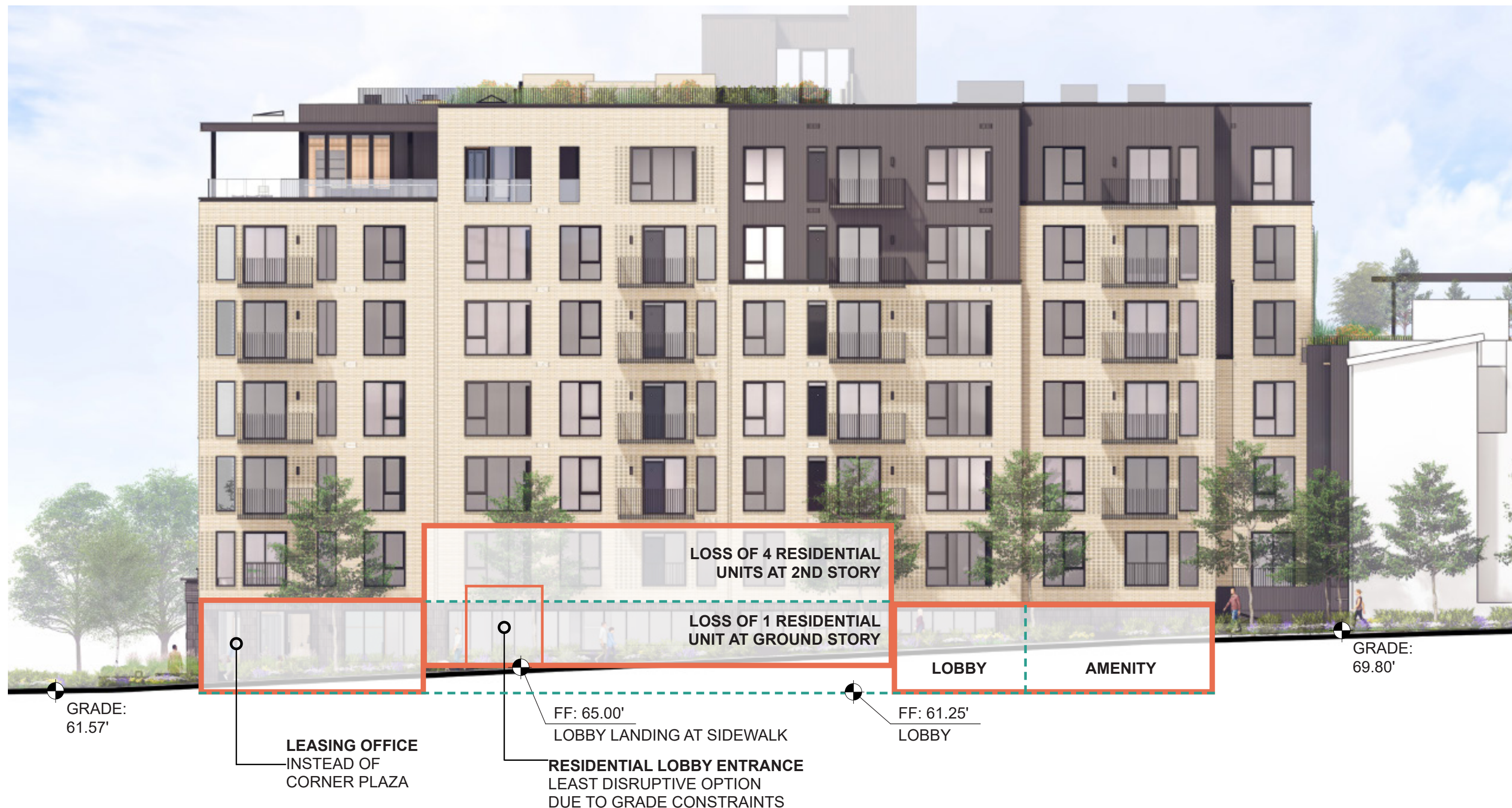


RESIDENTIAL ENTRY STUDY - 2ND STORY



RESIDENTIAL ENTRY STUDY - GROUND STORY





## 2B. STREET LEVEL: RESIDENTIAL ENTRY STUDY

EDG RESPONSE [8.0]



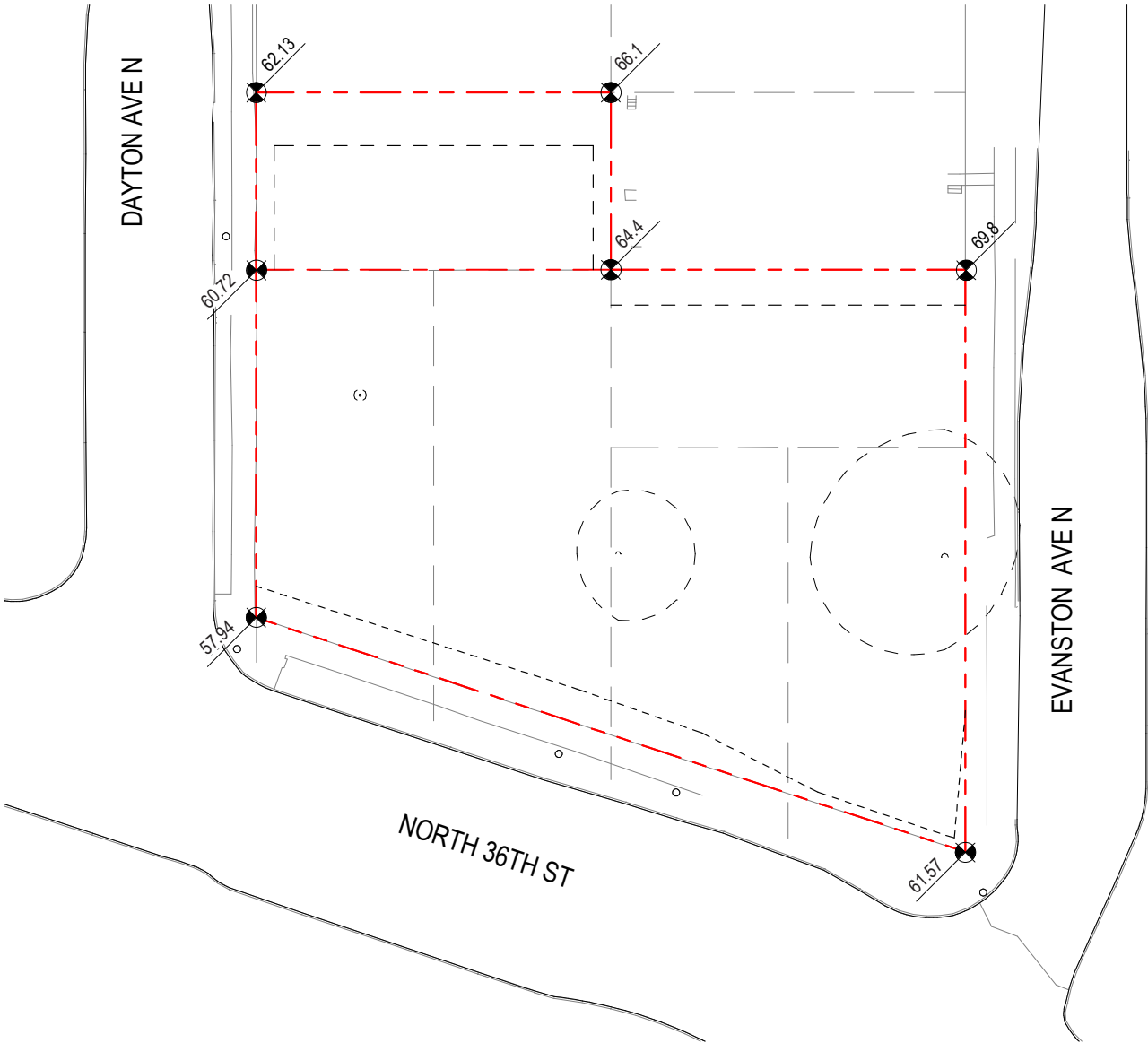
The architectural concept supports a variety of landscaping, including trees, in, on and around the building. The viable exceptional trees will be removed and replaced by trees located in the Southeast and Midblock plazas, making them a feature to be enjoyed by the community. Planting zones and tree wells are adequately sized for long term viability. The project also proposes to add new street trees on all three frontages, as well as trees at the second level terrace and fifth story roof deck.

DC2-B-1. Façade Composition, DC4-D-3. Long Range Planning

EDG COMMENTS:  
Support for removal of exceptional trees to allow for the creation of a more cohesive commercial street frontage that will enhance the street level uses. Tree replacement for removal of exceptional tress should be indicated to ensure adequate space for long term viability of new trees, as well as canopy replacement, is provided in a way that enhances the design and ensure the replacement of trees will thrive.

- EDG RESPONSE:
- As supported by the Board, the viable exceptional trees will be removed and replaced on site, allowing for a coherent building design
  - The Mushashino tree located at the SE Corner Plaza will be planted in-ground, outside the footprint of the subterranean parking below
  - The Japanese Stewartia tree located at the Midblock Plaza will be planted in a tree well with adequate space to thrive

Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH, inches (CMD)	Species Common Name and Latin Binomial	Excep. Threshold	Dripline North (R')	Dripline East (R')	Dripline South (R')	Dripline West (R')	Health	Structure/Form	Comments on Condition	Viable Tree*
	✓	✓	NO	1	13.8,15.3" (20.6")	Southern magnolia, Magnolia grandiflora	16"	17	21	18	11	1	2	Double leader, topped	YES
	✓	✓	NO	2	19.8,22.3,21.6" (36.8")	European white birch, Betula pendula	24"	35	19	25	37	3	2	Multiple leaders, branch decline in upper canopy indicates Bronze birch borer infestation. Tree will be fully dead in 10 years	NO
✓				28	(9) 2.1-3.8" (8.5")	Vine maple, Acer circinatum	8"	7	4	7	7	1	2	Sheared, stumpsprout	YES



2C. STREET LEVEL: TREES  
EDG RESPONSE [8.0]

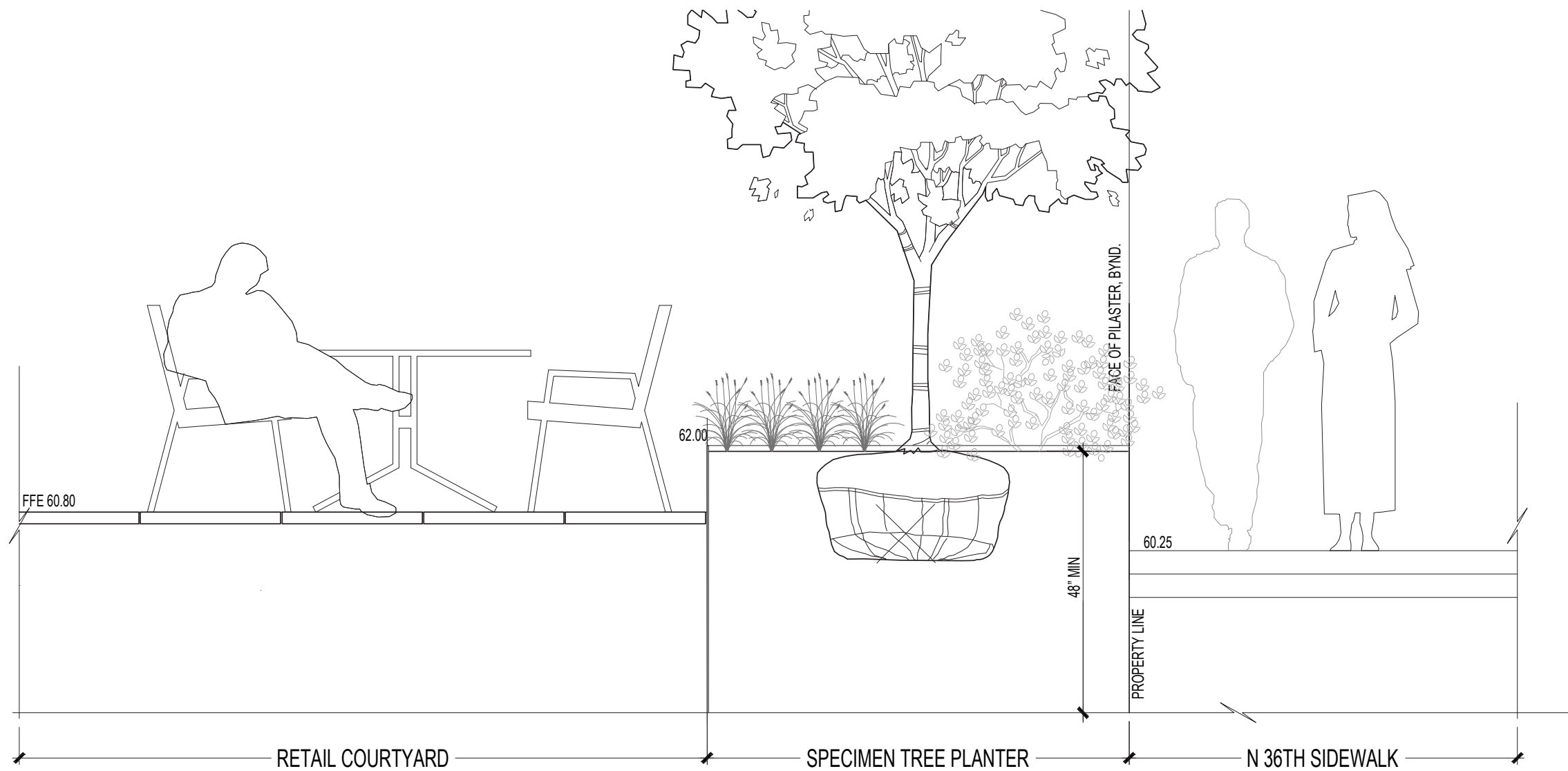




## 2C. STREET LEVEL: TREES

EDG RESPONSE [8.0]





N 36TH ST MIDBLOCK PLAZA PLANTING DETAIL

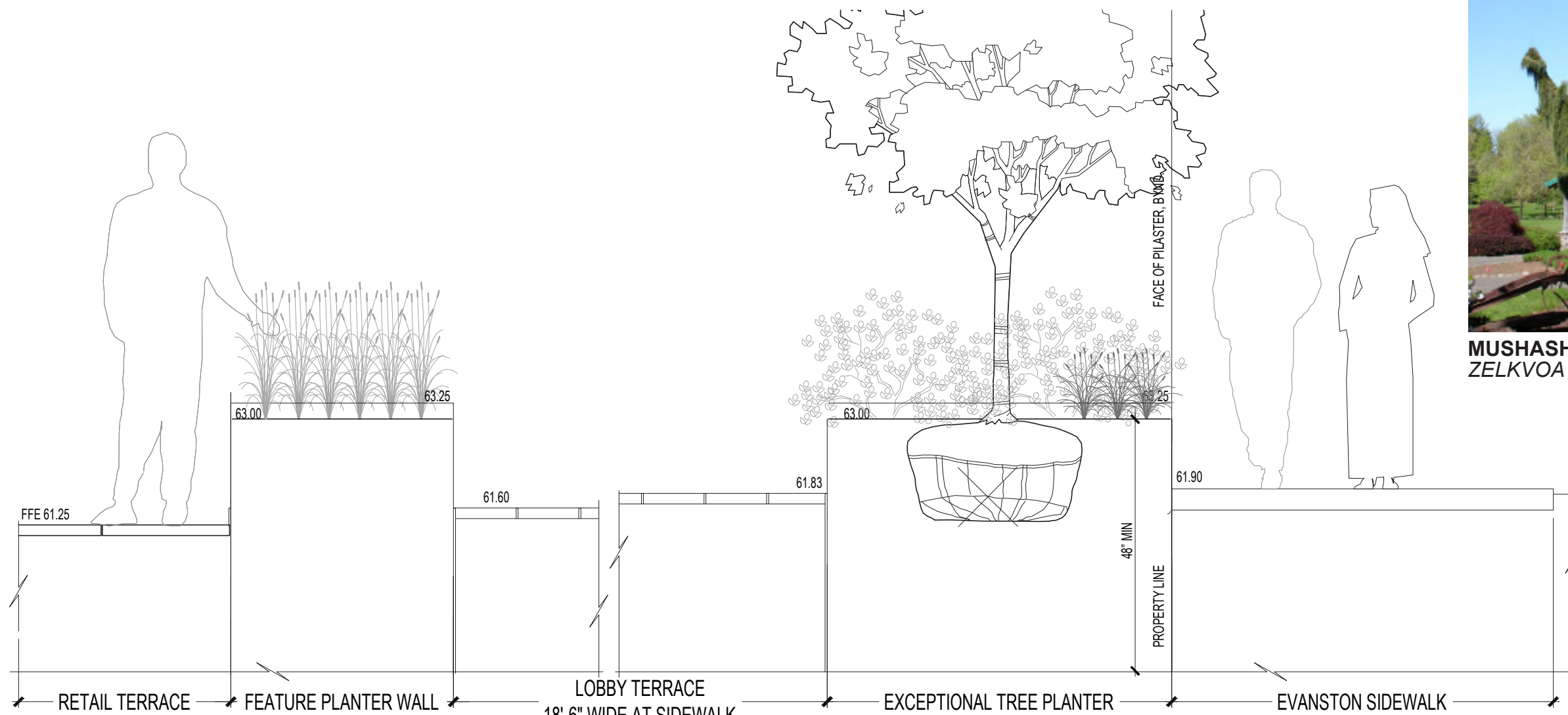


JAPANESE STEWARTIA  
STEWARTIA PSUEDOCAMELLIA

## 2C. STREET LEVEL: TREES

EDG RESPONSE [8.0]





**SOUTHEAST CORNER PLAZA PLANTING DETAIL**



**MUSHASHINO**  
**ZELKVOA SERRATA**

## 2C. STREET LEVEL: TREES

EDG RESPONSE [8.0]



The building’s materials and their composition have been designed with a holistic approach. Contrasting colors in brick provide intrigue and balance – the dark brick base anchors the building to the public realm, and the light brick upper brings warmth and brightness to the overall mass. A variety of brick coursing patterns and fine-grain details create a human-scaled composition that brings a contemporary elegance to the public realm. Courses of textured brick at the residential balcony zones add depth and scale to the façade.

The brick parapet line steps up and down as it wraps the façade, revealing a “penthouse” language. The penthouse and low-rise volume along the north property line are clad in dark corrugated metal to compliment the brick. Secondary architectural features, like balconies and canopies are also finished in a matching dark tone. Wood-like accents at soffits provide additional warmth to the pedestrian realm. The high-quality palette evokes a sense of sophisticated permanence, while the composition injects a sense of playfulness that is inherent to the Fremont neighborhood.

*DC2-B Architectural and Facade Composition, DC4-A-1. Exterior Finish Materials, DC2-D Scale and Texture, DC2-C Secondary Architectural Features*



**SOUTH ELEVATION**



**REPRESENTATIVE ENLARGED ELEVATION**

**3A. MATERIALS**  
EDG RESPONSE [8.0]



EDG COMMENTS:

Support for the use of warm, high-quality materials and suggested refining the materials palette with a holistic approach to the both the base and upper levels that could bring an elegance to the overall composition. Noted that secondary elements should be integrated into the overall palette so they appear part of the architectural composition.

EDG RESPONSE:

- The palette consists of dark brick at the base, light brick at the upper volume, dark metal cladding at the penthouse and low-rise volume, dark metal secondary elements, and wood-like accents.
- Variety of brick coursing and texture throughout
- Secondary elements, like the stepping parapet line and balconies, are integrated into the design in a thoughtful yet playful composition.



SOUTHEAST CORNER

Note: Plantings shown in renderings for reference only; see Landscape sheets

3A. MATERIALS  
EDG RESPONSE [8.0]



Textured masonry and varied coursing contribute to the overall facade composition while creating variety and depth.

Zones of textured brick are associated with the balconies and the surrounding facade area, providing a high level of detail where people will be close to the building. The texturing further breaks down the massing by adding areas of increased relief and shadowline. Rowlock sills create depth at upper story masonry openings.

A datum line of soldier course brick stitches the base of the building to the upper volume. The datum also defines the top of openings in the ground story facade, where it is further recessed from the surrounding skin to provide additional depth.

*DC2-B Architectural and Facade Composition, DC4-A-1. Exterior Finish Materials, DC2-D Scale and Texture, DC2-C Secondary Architectural Features*



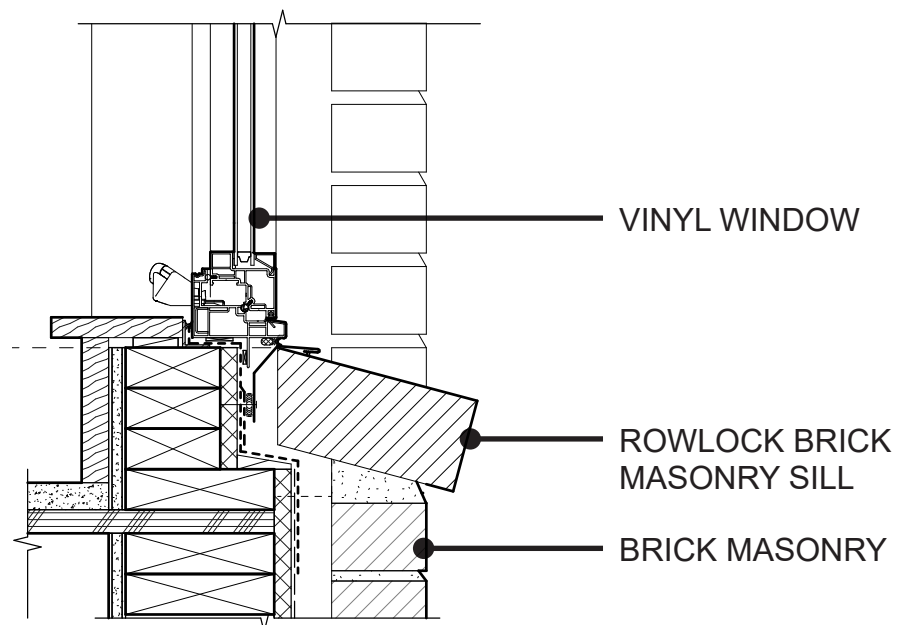
TEXTURED BRICK



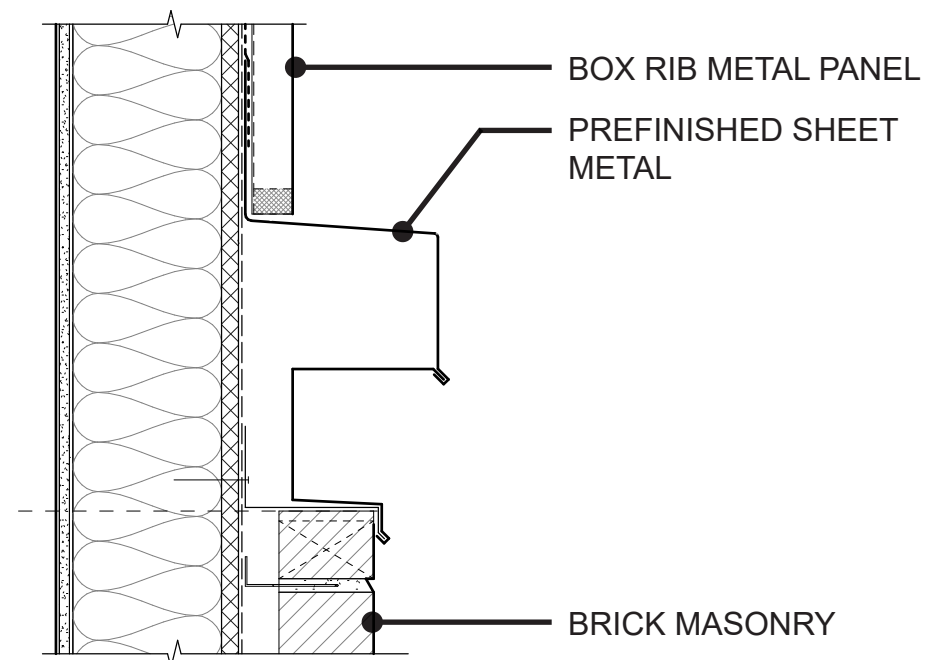
SOLIDER COURSE DATUM

**3A. MATERIALS**  
EDG RESPONSE [8.0]

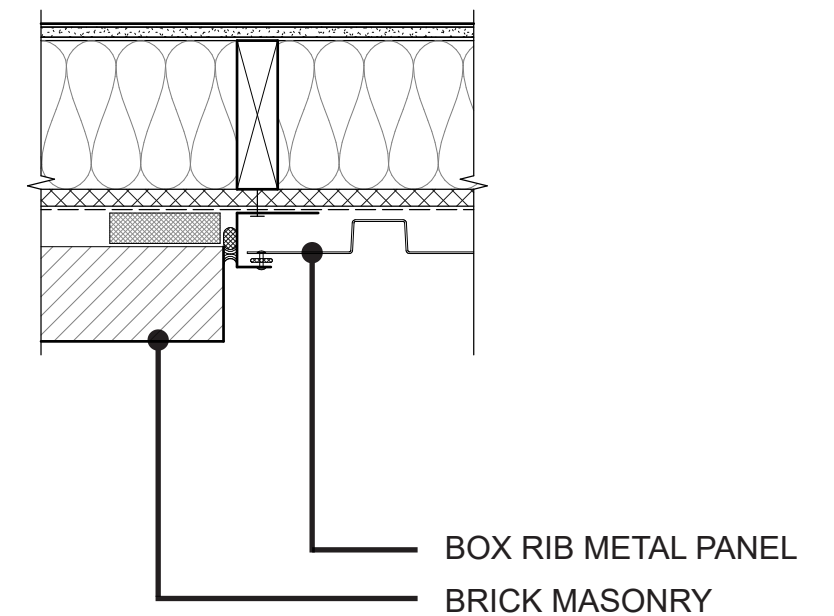




WINDOW SILL DETAIL



HORIZONTAL MATERIAL TRANSITION



VERTICAL MATERIAL TRANSITION

### 3A. MATERIALS

EDG RESPONSE [8.0]



# 9.0 FLOOR PLANS

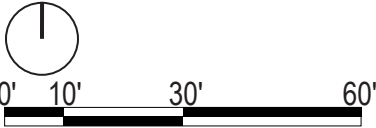
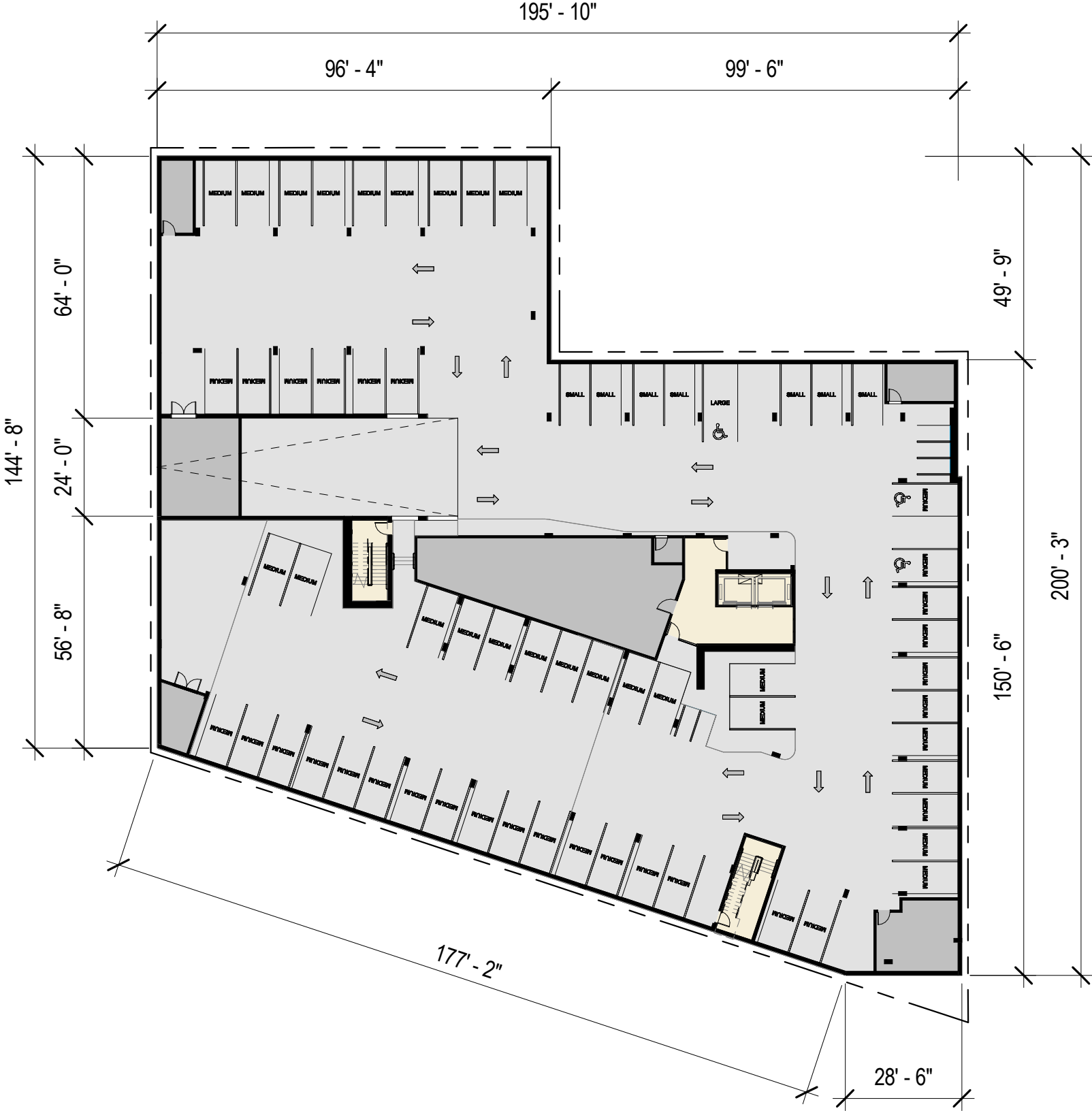


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MAJOR USES

- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY

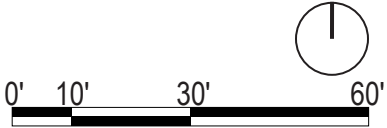


P1 PARKING PLAN  
FLOOR PLANS [9.0]



MAJOR USES

- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY

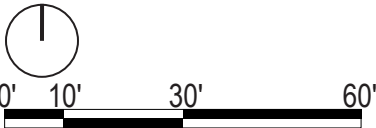


GROUND STORY PLAN  
FLOOR PLANS [9.0]



MAJOR USES

- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY

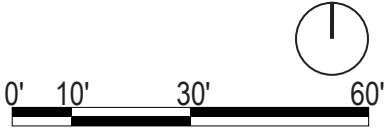


2ND STORY PLAN  
FLOOR PLANS [9.0]



MAJOR USES

- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY

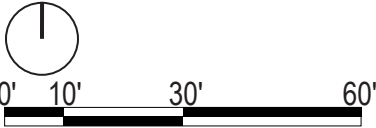


3RD-4TH STORY PLAN  
FLOOR PLANS [9.0]



MAJOR USES

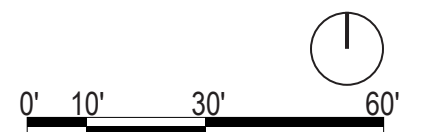
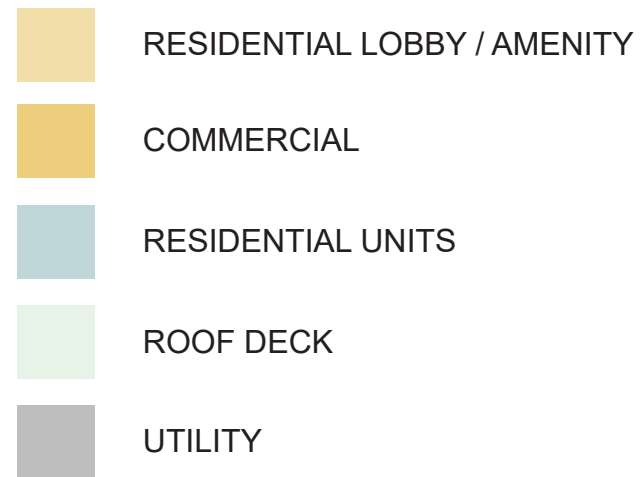
- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY



5TH STORY PLAN  
FLOOR PLANS [9.0]



## MAJOR USES



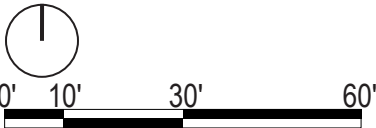
## 6TH STORY PLAN

### FLOOR PLANS [9.0]



MAJOR USES

- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY

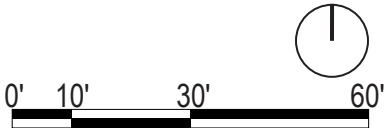
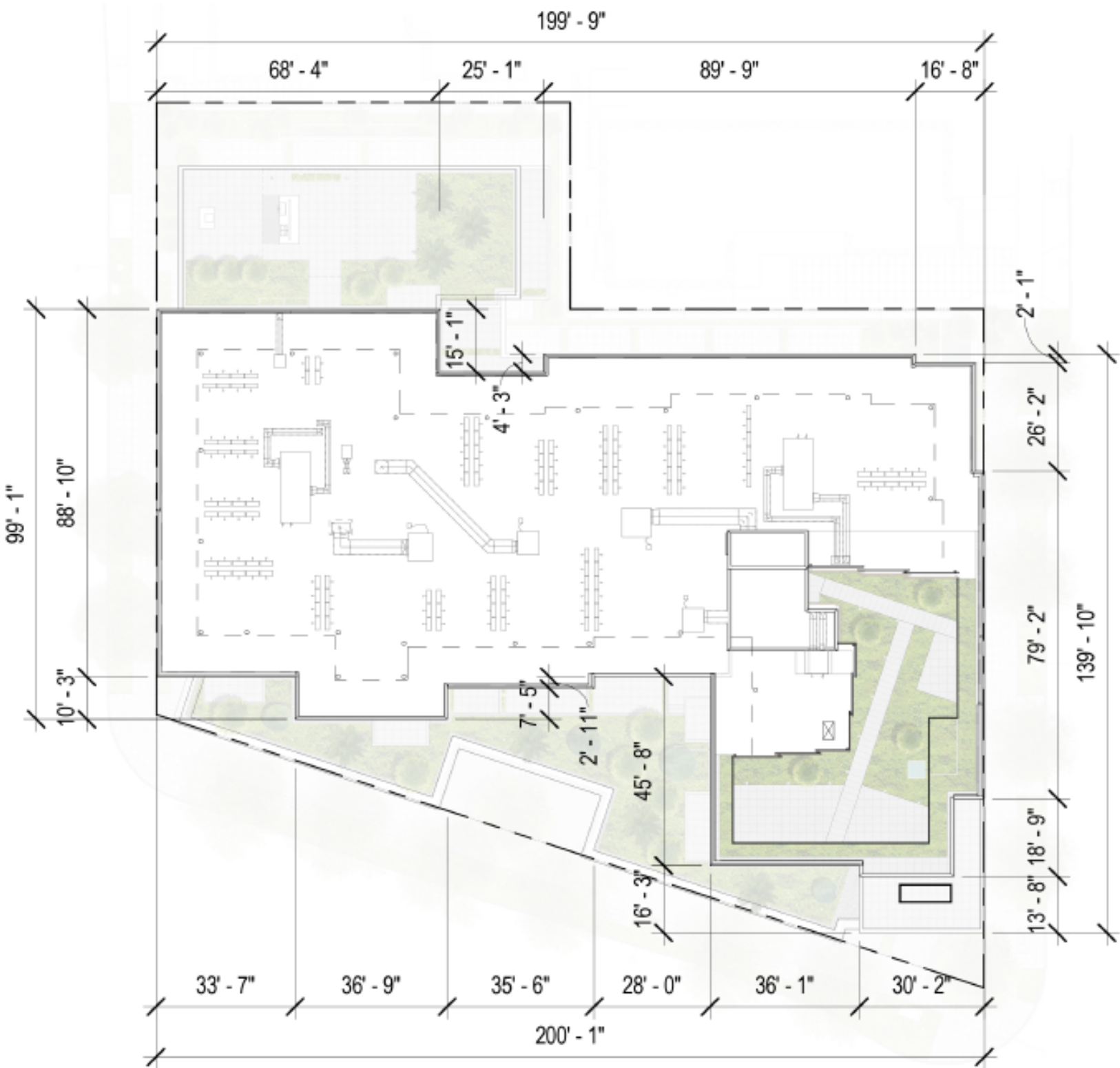


7TH STORY PLAN  
FLOOR PLANS [9.0]



MAJOR USES

- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY



ROOF PLAN  
FLOOR PLANS [9.0]



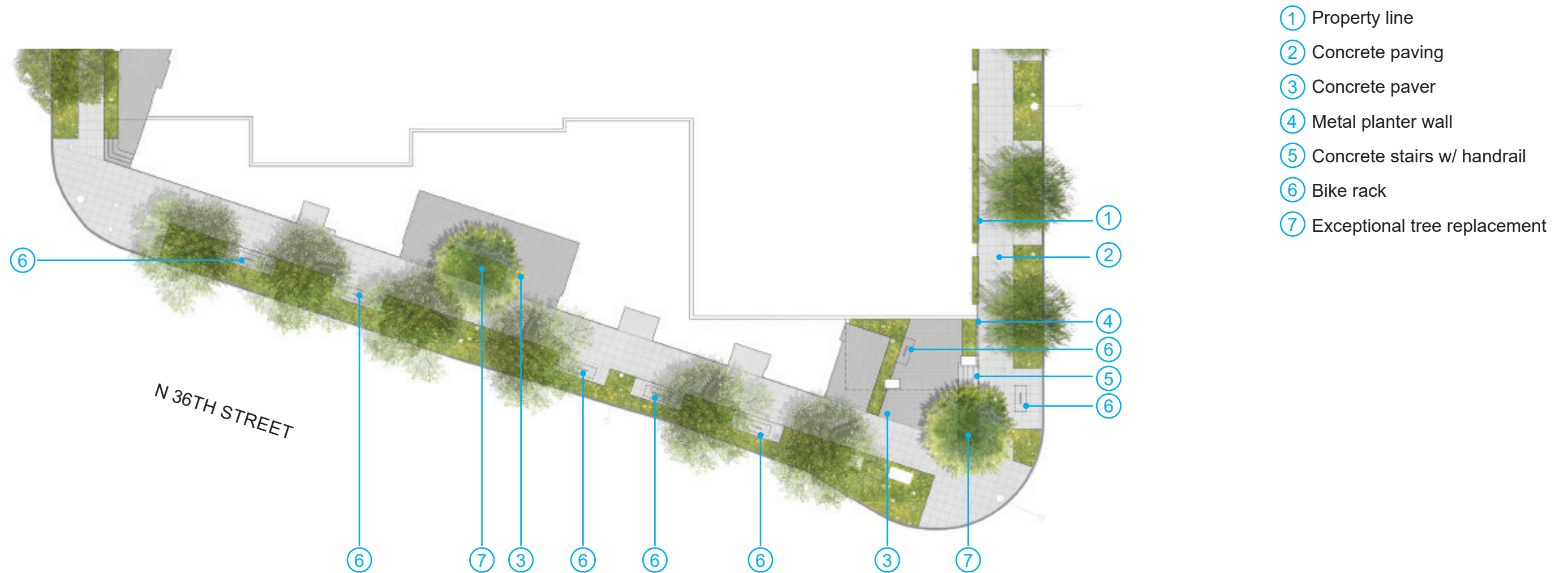
# 10.0

## LANDSCAPE & PLANTING PLAN

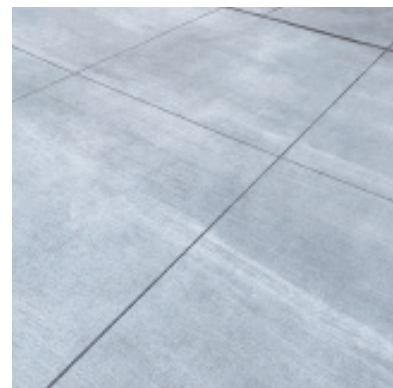




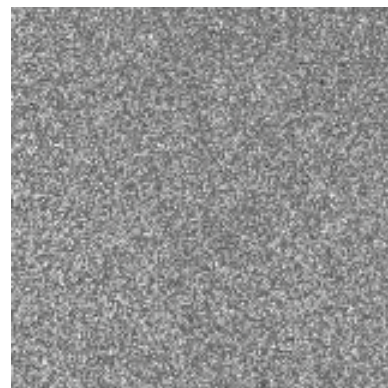
**SITE PLAN**  
 LANDSCAPE & PLANTING PLAN [10.0]



#### HARDSCAPE MATERIALS



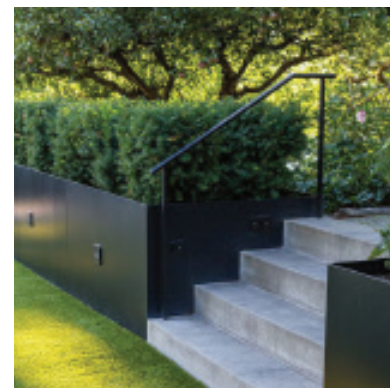
Concrete paving



Concrete Paver  
Vancouver Bay Slab Grey



Metal planter wall



Concrete stairs w/ handrail



Bike rack



## N 36TH STREET FRONTAGE

LANDSCAPE & PLANTING PLAN [10.0]



STREET TREE



**Parrotia Persica**  
Persian Ironwood

TREES



**Stewartia Pseudocamellia**  
Japanese Stewartia



**Zelkova Serrata**  
Mushashino

PLANTING PALETTE

RAISED PLANTERS



**Hydrangea Quercifolia**  
Oakleaf Hydrangea

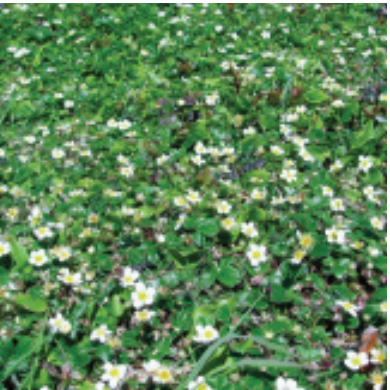


**Ilex Crenata**  
Soft Touch Holly



**Miscanthus Sinensis**  
Morning Light

ON GRADE



**Fragaria Chiloensis**  
Beach Strawberry



**Liriope Muscari**  
Evergreen Giant Liriope



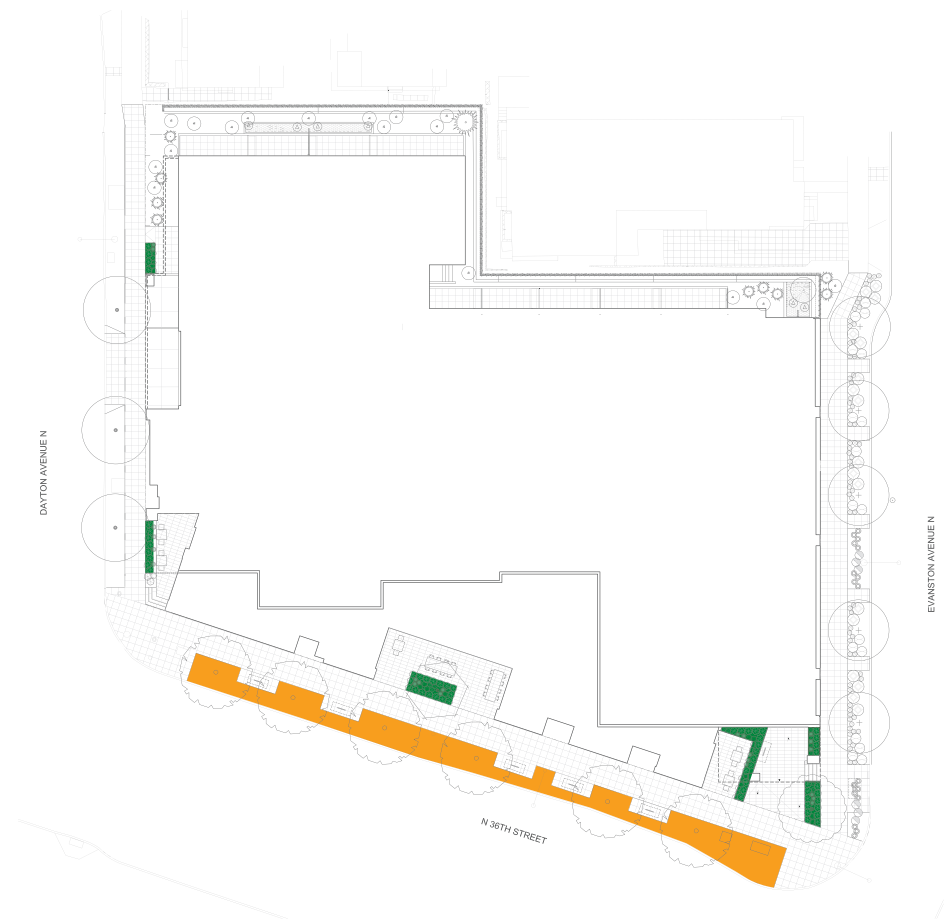
**Lonicera Pileata**  
Boxleaf Honeysuckle



**Mahonia Aquifolium**  
Compact Oregon Grape

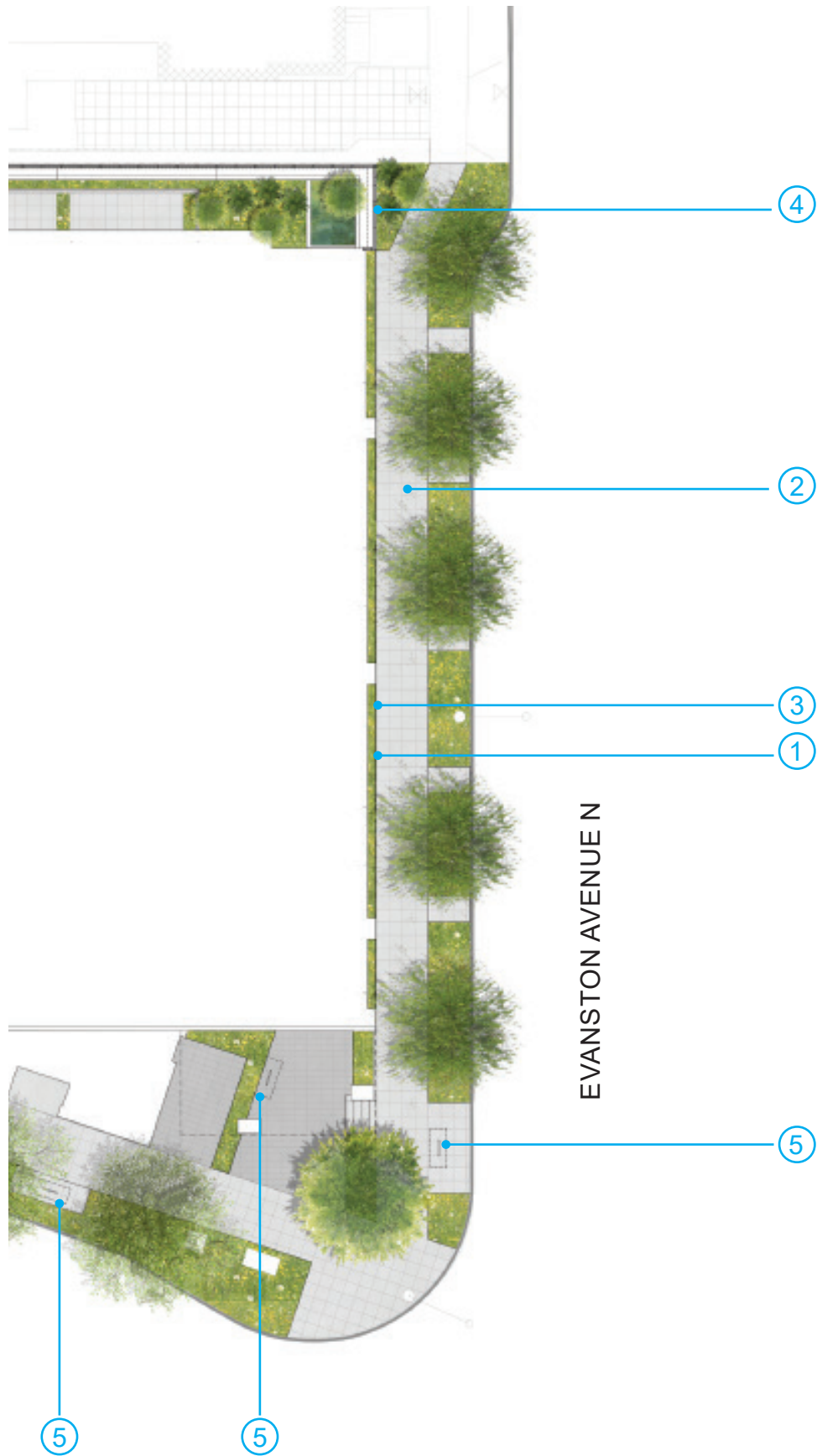


**Spiraea Japonica**  
Limemound Spirea

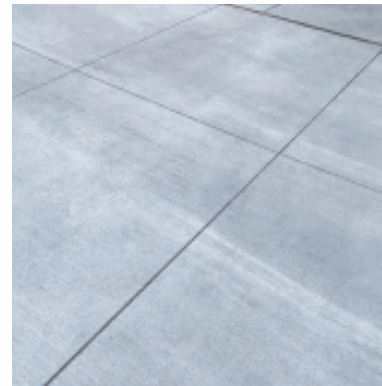


**N 36TH STREET FRONTAGE**  
LANDSCAPE & PLANTING PLAN [10.0]





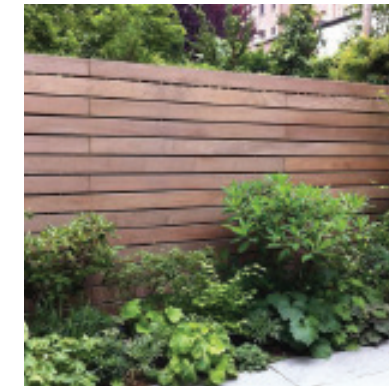
## HARDSCAPE MATERIALS



Concrete paving



Metal planter wall



Wood fence



Bike rack

- ① Property line
- ② Concrete paving
- ③ Metal planter wall
- ④ Wood fence
- ⑤ Bike rack



## EVANSTON AVENUE N FRONTAGE

LANDSCAPE & PLANTING PLAN [10.0]



STREET TREE



**Cladrastis Kentukea**  
Yellowwood Tree

PLANTING PALETTE

ON GRADE



**Liriope Muscari**  
Evergreen Giant Liriope



**Lonicera Pileata**  
Boxleaf Honeysuckle



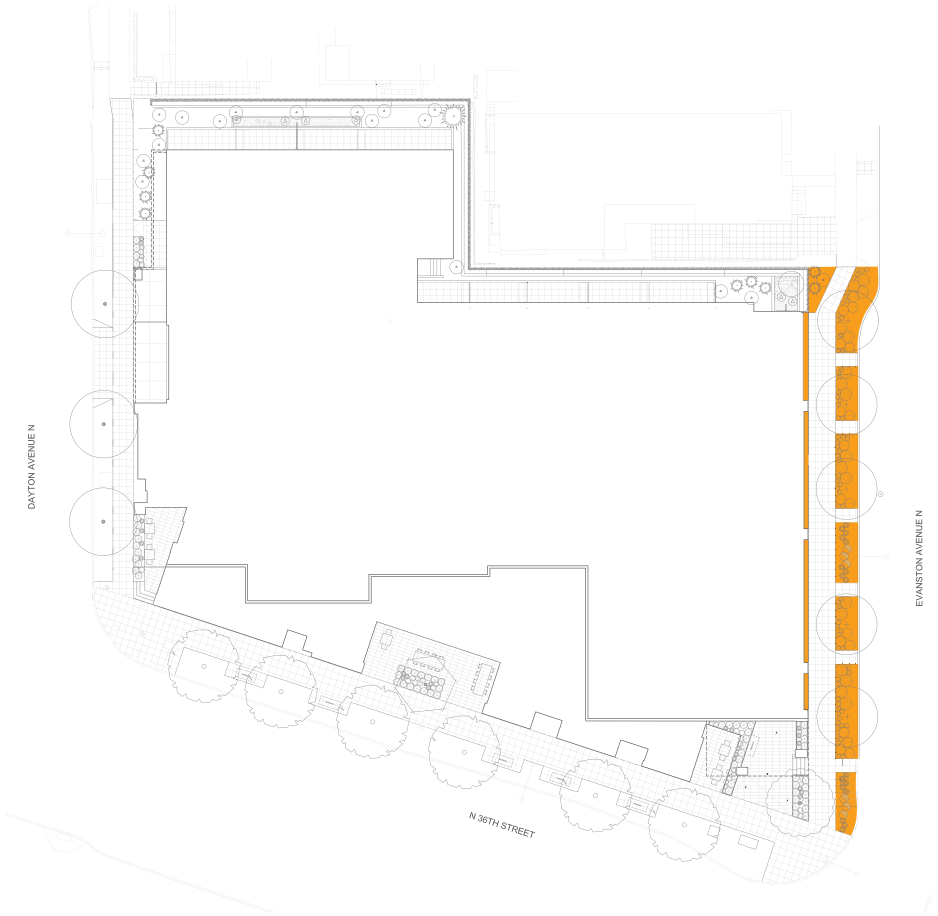
**Mahonia Aquifolium**  
Compact Oregon Grape



**Nandina Domestica**  
Compact Heavenly Bamboo



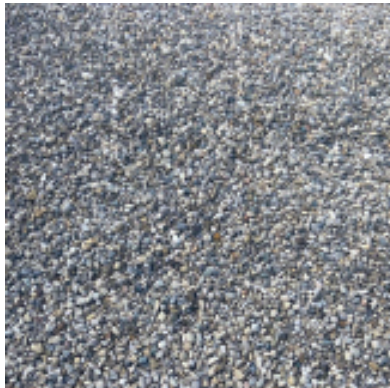
**Salvia Nemorosa**  
Woodland Salvia



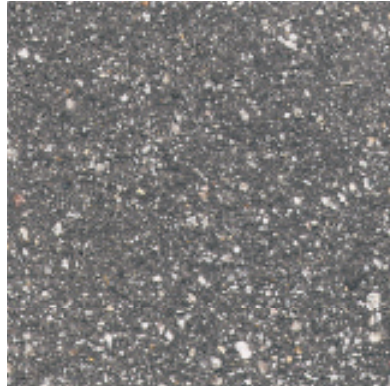
HARDSCAPE MATERIALS



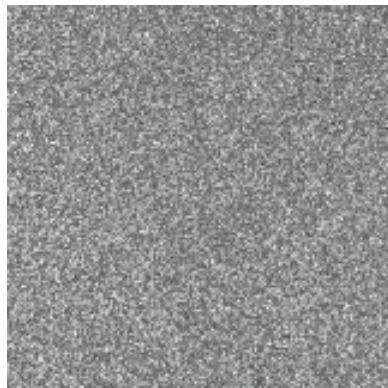
Concrete paving



Gravel paving



Concrete Paver  
Vancouver Bay Slab



Concrete Paver  
Vancouver Bay Slab Grey



Bike rack

- ① Property line
- ② Concrete paving
- ③ Gravel paving at gas meter
- ④ Concrete paver
- ⑤ Bike Rack



**DAYTON AVENUE N FRONTAGE**  
LANDSCAPE & PLANTING PLAN [10.0]



## STREET TREE



**Quercus Coccinea**  
Scarlet Oak

## TREES



**Acer Circinatum**  
Vine Maple

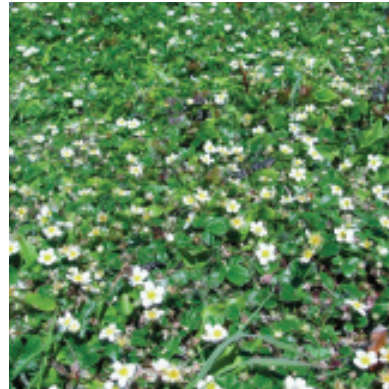


**Hinoki Cypress**  
Chamaecyparis Obtusa

## PLANTING PALETTE



**Abelia × Grandiflora**  
Abelia 'Kaleidoscope'



**Fragaria Chiloensis**  
Beach Strawberry



**Liriope Muscari**  
Evergreen Giant Liriope



**Lonicera Pileata**  
Boxleaf Honeysuckle



**Mahonia Aquifolium**  
Compact Oregon Grape



**Nandina Domestica**  
Compact Heavenly Bamboo



**Spiraea Japonica**  
Limemound Spirea

## RAISED PLANTERS



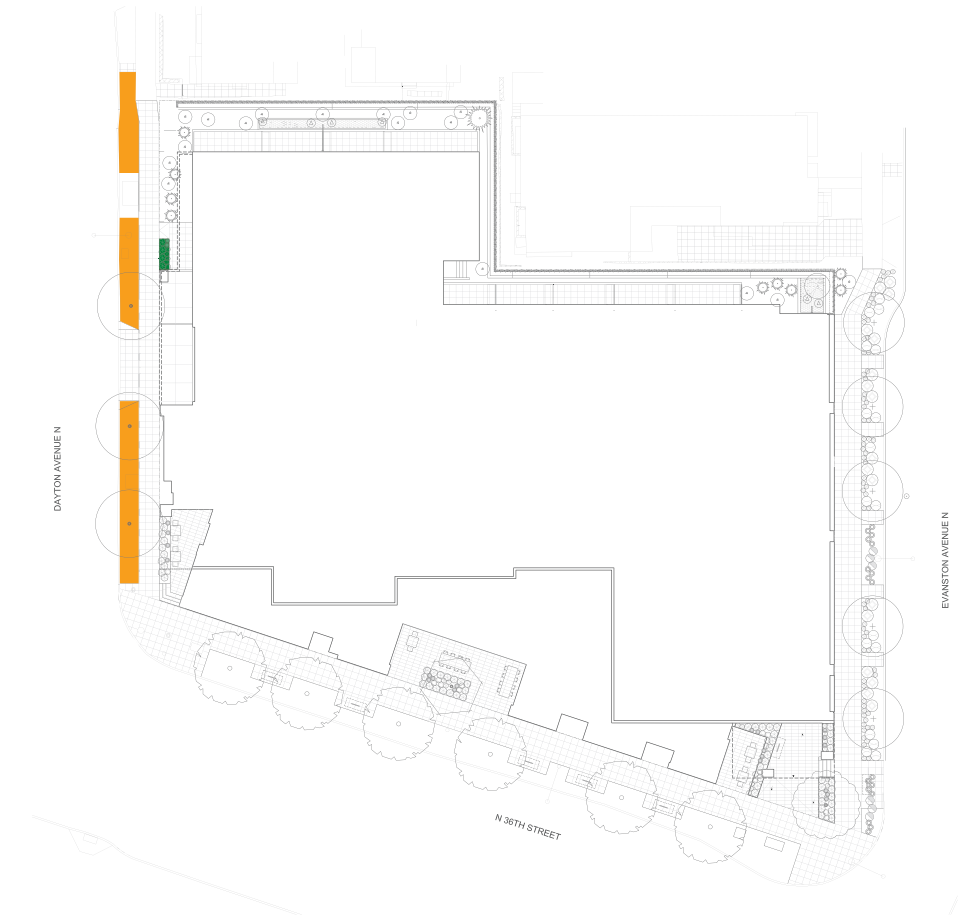
**Hydrangea Quercifolia**  
Oakleaf Hydrangea



**Ilex Crenata**  
Soft Touch Holly

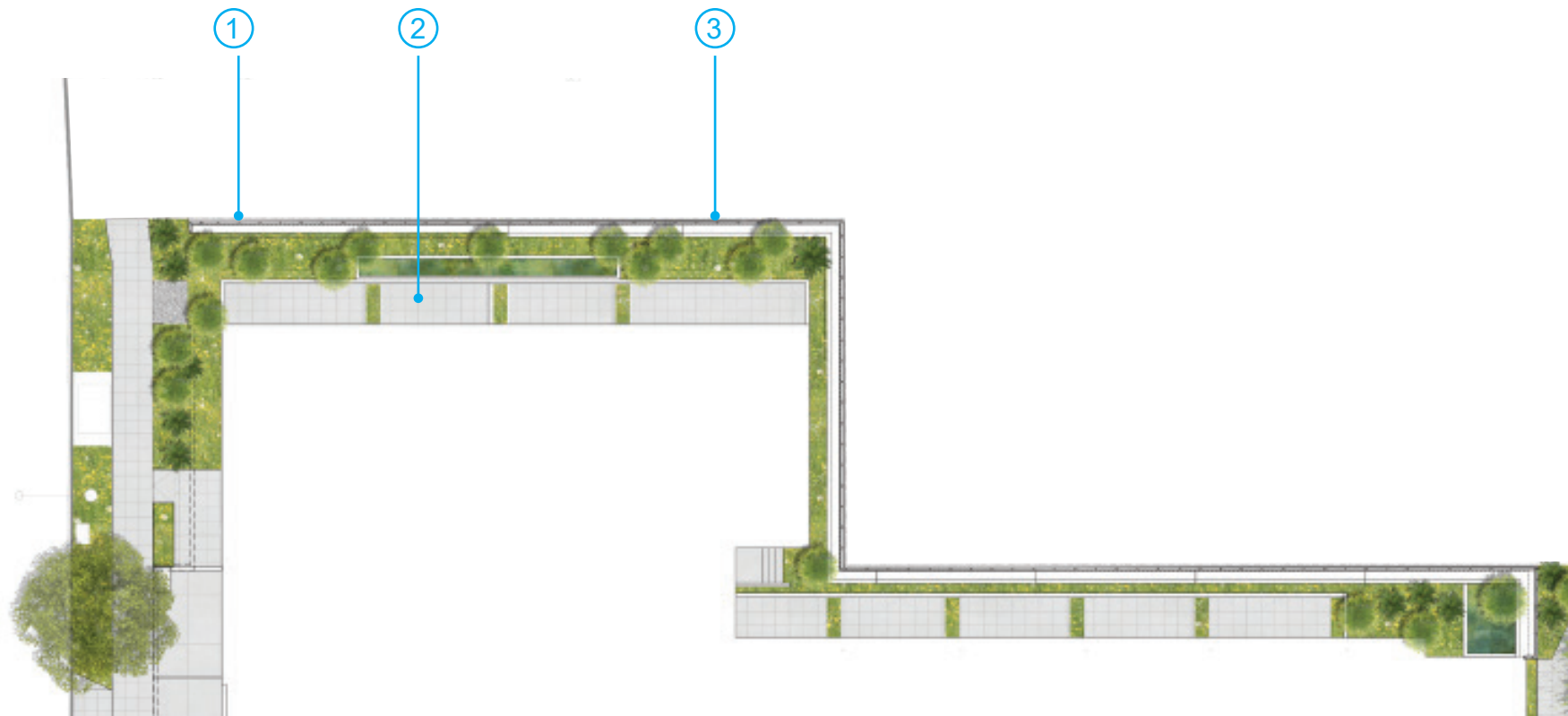


**Miscanthus Sinensis**  
Morning Light



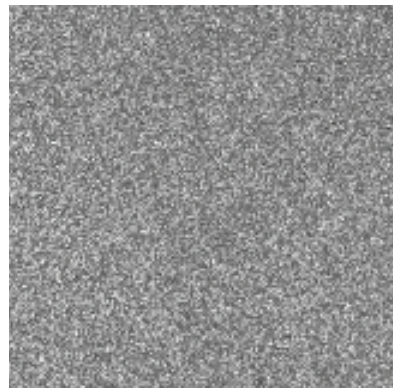
## DAYTON AVENUE N FRONTAGE LANDSCAPE & PLANTING PLAN [10.0]



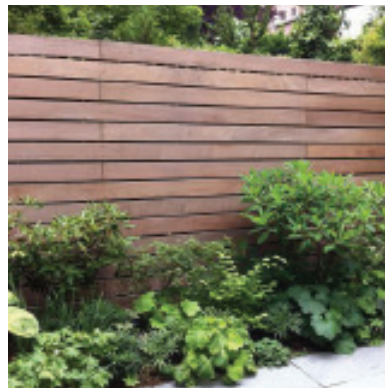


- ① Property line
- ② Concrete paver
- ③ Wood fence

#### HARDSCAPE MATERIALS



Concrete Paver  
Vancouver Bay Slab Grey



Wood fence



## NORTH EDGE

LANDSCAPE & PLANTING PLAN [10.0]



TREES



**Acer Circinatum**  
Vine Maple



**Chamaecyparis Obtusa**  
Hinoki Cypress



**Cornus Florida**  
Flowering Dogwood

PLANTING PALETTE

BIORETENTION



**Carex Obnupta**  
Slough Sedge



**Cornus Sericea 'Isanti'**  
Redtwig Dogwood



**Juncus Patens**  
Common Rush

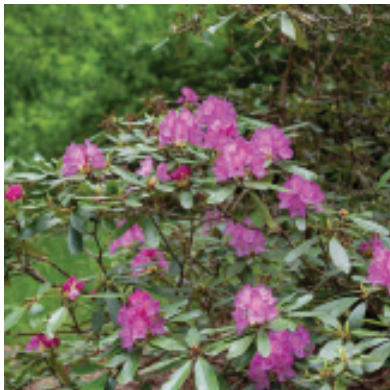
RAISED PLANTER



**Liriope Spicata**  
Creeping Lilyturf



**Polystichum Munitum**  
Western Sword Fern



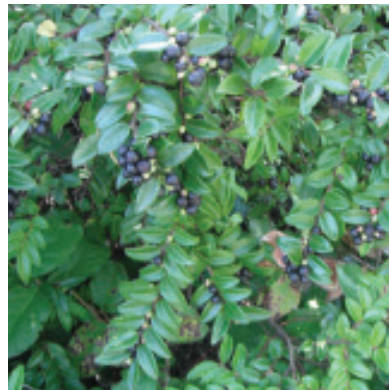
**Rhododendron Prunifolium**  
Dwarf English Laurel



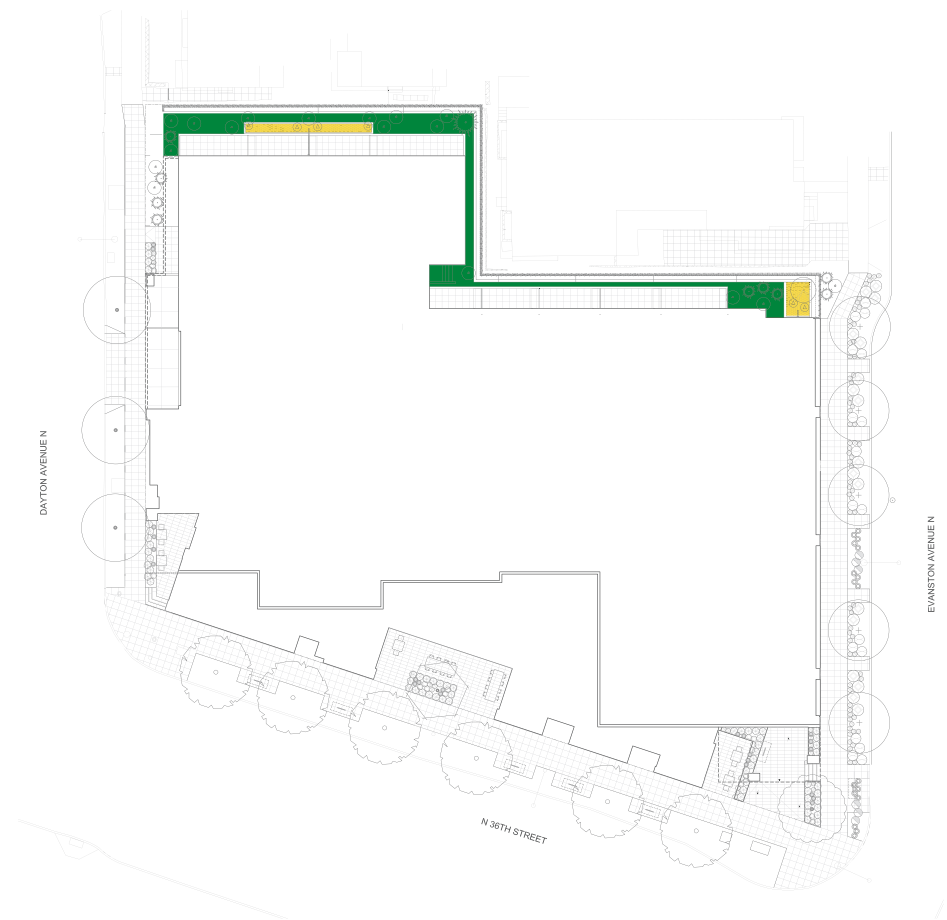
**Ribes Sanguineum**  
Red Flowering Currant



**Seseleria Autumnalis**  
Autumn Moor Grass



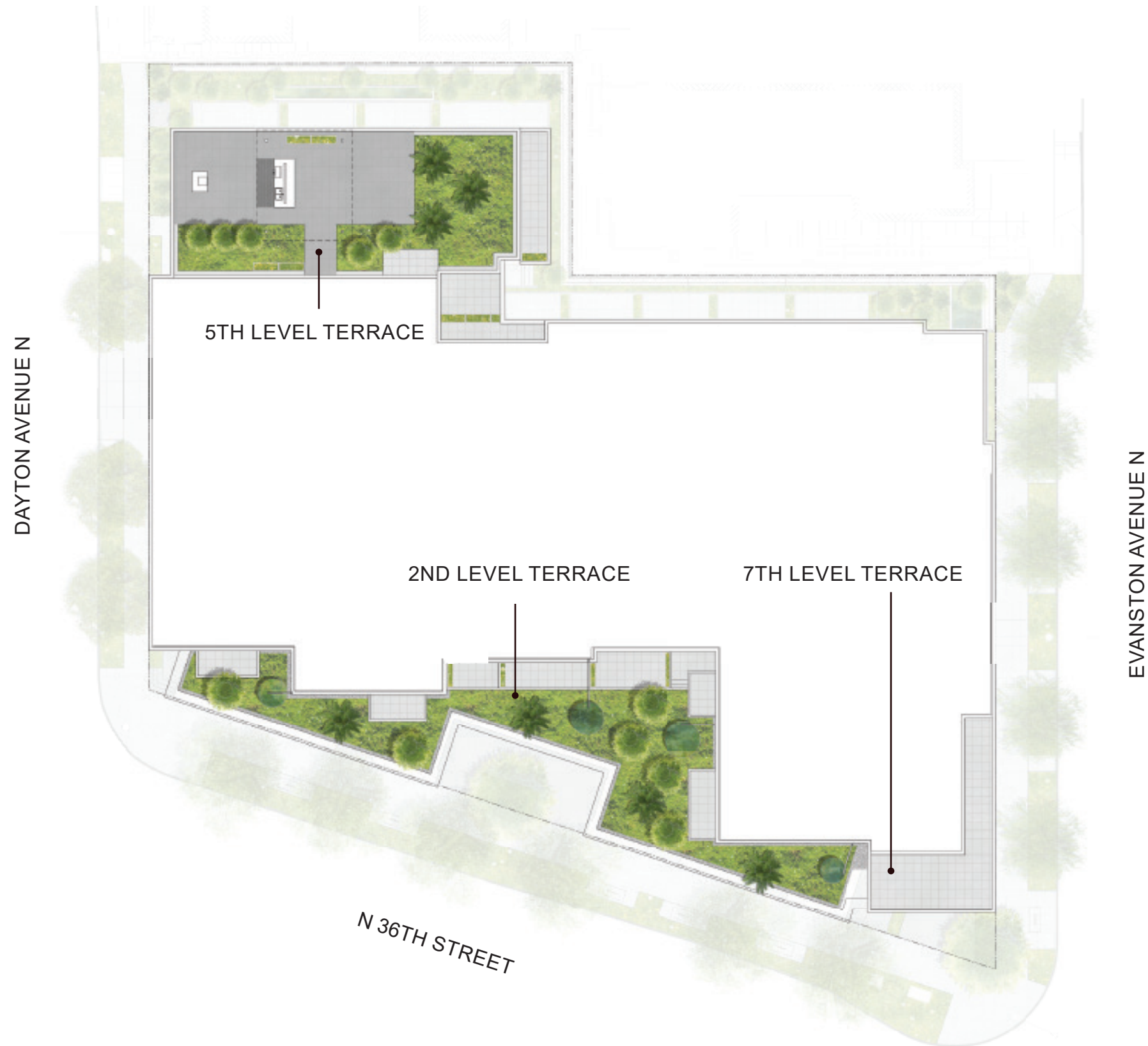
**Vaccinium Ovatum**  
Evergreen Huckleberry



**NORTH EDGE**

LANDSCAPE & PLANTING PLAN [10.0]



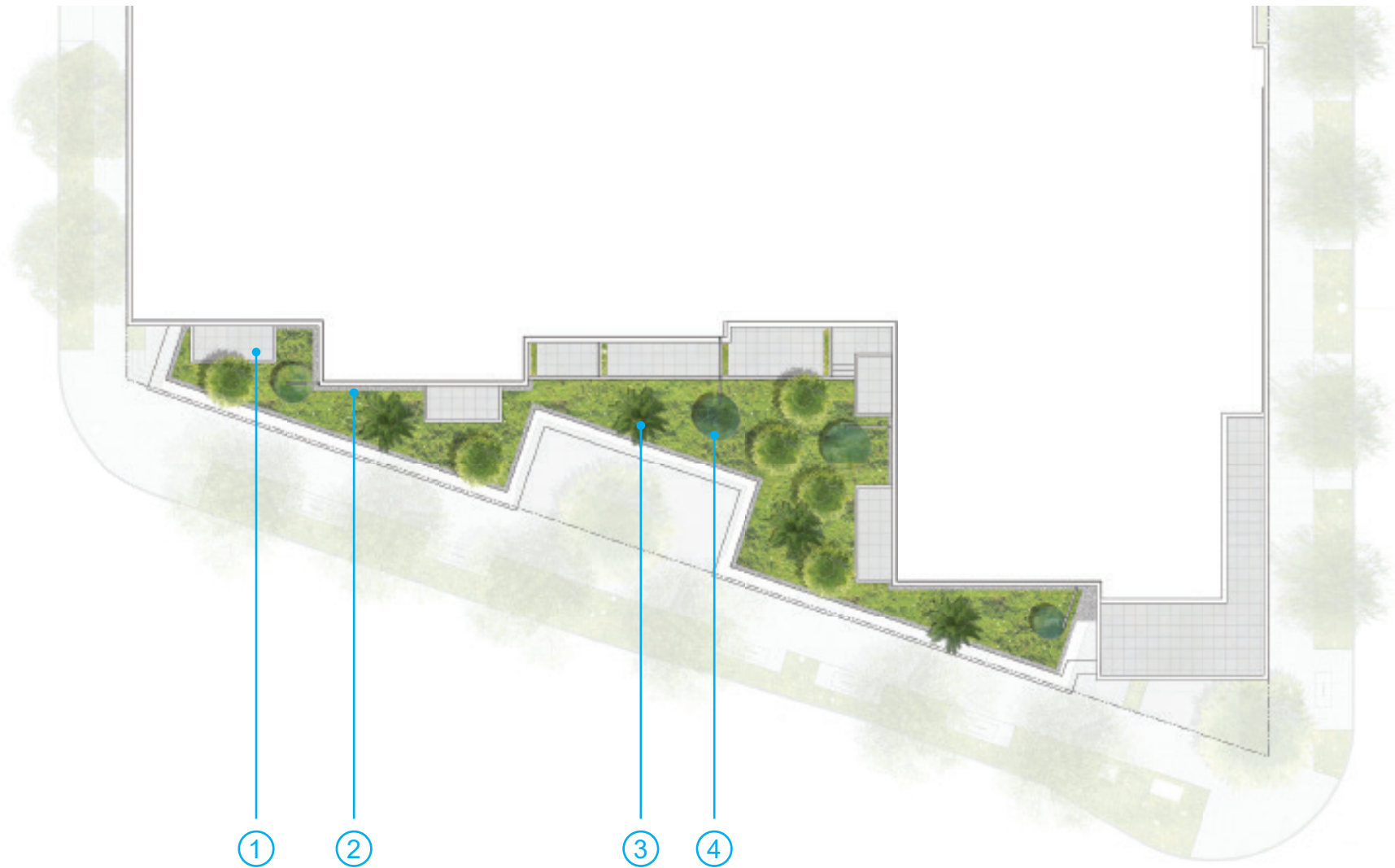


## 2ND & 5TH & 7TH LEVEL TERRACES PLAN

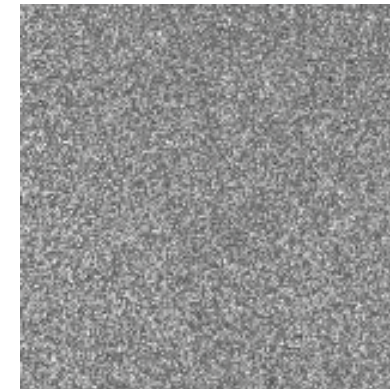
LANDSCAPE & PLANTING PLAN [10.0]



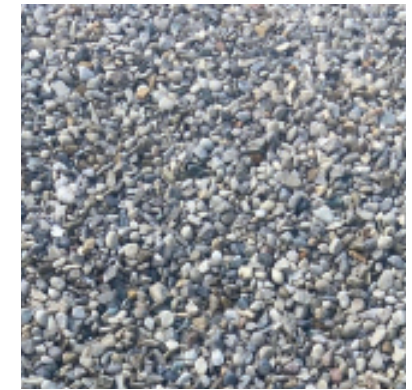




## HARDSCAPE MATERIALS



Concrete Paver  
Vancouver Bay Slab Grey



Gravel mulch



Raised planter  
GFRC - 42" height



Stormwater planter  
Corten steel - 50" height

- ① Concrete paver
- ② Gravel mulch
- ③ Raised planter - circular
- ④ Bioretention planter

## 2ND LEVEL TERRACE

LANDSCAPE & PLANTING PLAN [10.0]



PLANTING PALETTE



**Carex Obnupta**  
Slough Sedge



**Cornus Sericea 'Isanti'**  
Redtwig Dogwood



**Juncus Patens**  
Common Rush

PLANTING PALETTE



**Arctostaphylos Urva-ursi**  
Kinninnick



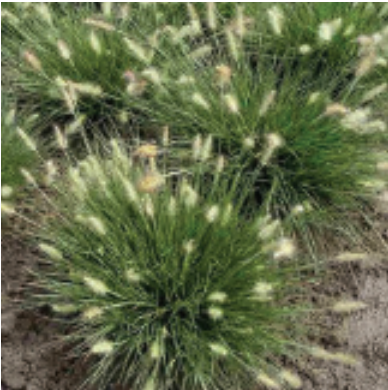
**Arctostaphylos Manzanita**  
Dr. Hurd Manzanita



**Bouteloua Curtipendula**  
Blonde Ambition Blue



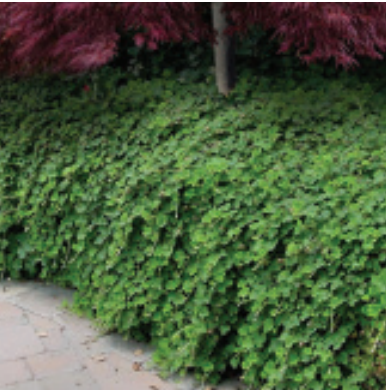
**Hebe 'Hinerua'**  
Hebe



**Pennisetum Alopecuroides**  
Little Bunny Fountain



**Pittosporum Tobira**  
Wheeler's Dwarf Mock  
Orange



**Rubus Calycinoides**  
Creeping Raspberry



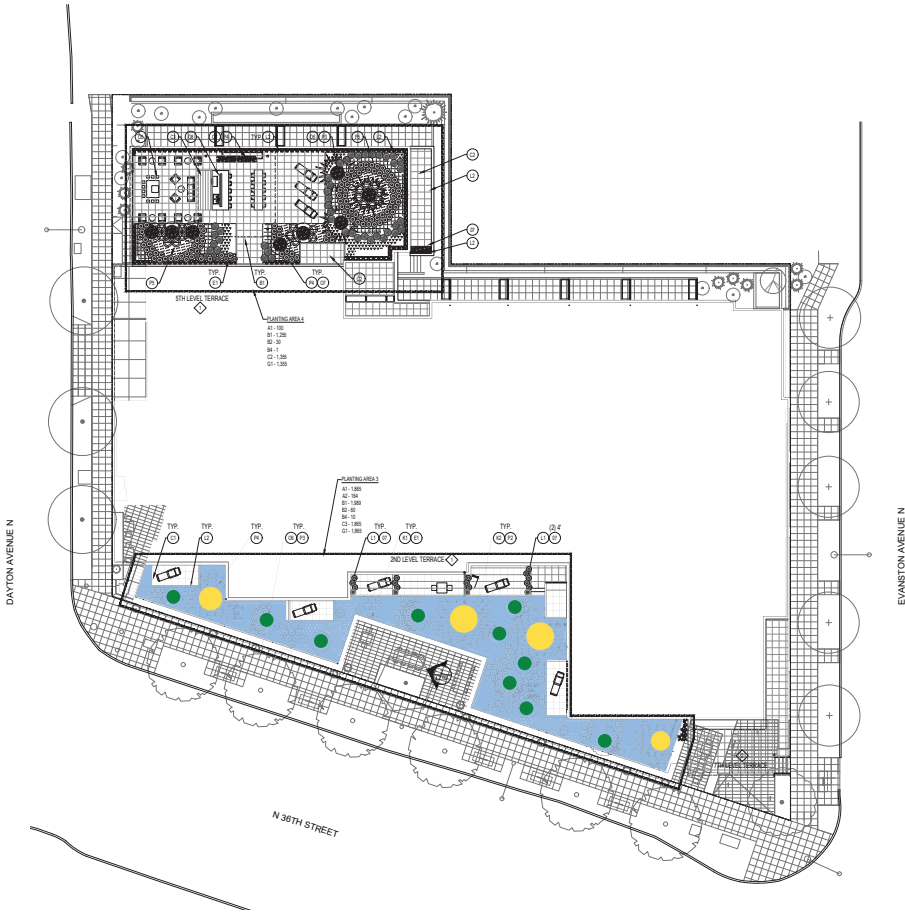
**Sedum Reflexum**  
Blue Spruce Sedum



**Zauschneria Californica**  
California Fuschia



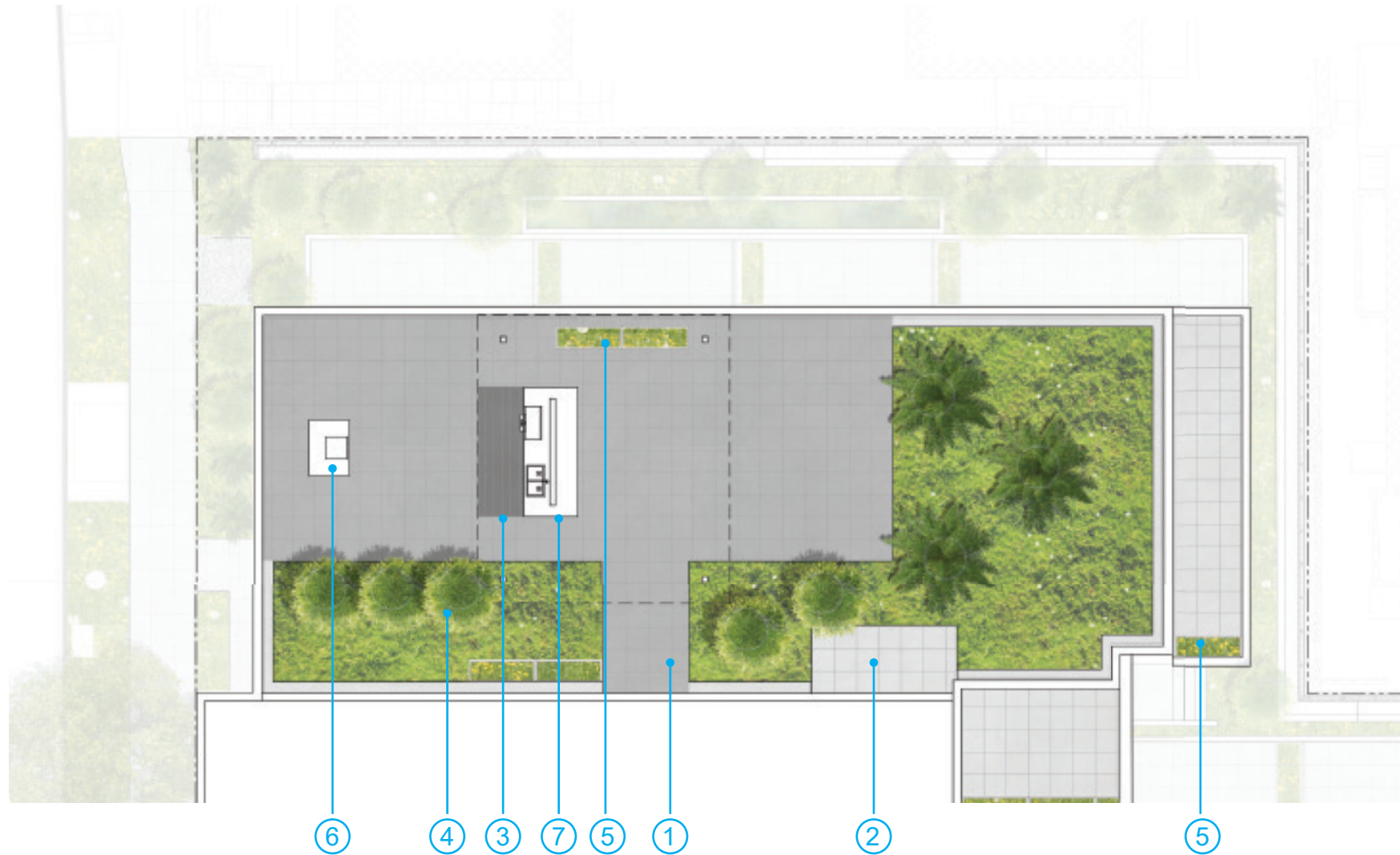
**Pinus Contorta Contorta**  
Shore Pine



**2ND LEVEL TERRACE**  
LANDSCAPE & PLANTING PLAN [10.0]



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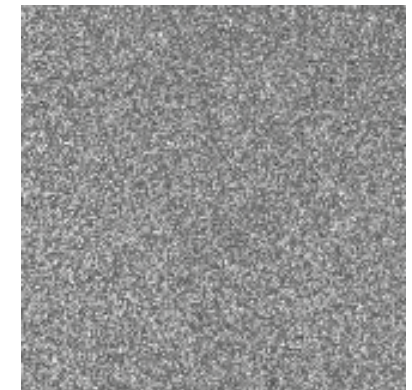


- ① Concrete paver - Hanover
- ② Concrete paver - Vancouver
- ③ Porcelain Paver
- ④ Raised planter - circular
- ⑤ Raised planter - rectangular
- ⑥ Fire pit
- ⑦ Counter with Grill and Sink

## HARDSCAPE MATERIALS



Concrete Paver  
Vancouver Bay Slab



Concrete Paver  
Vancouver Bay Slab Grey



Porcelain Paver  
Mirage Global Classing



Raised planter  
GFRC - 42" height



Raised planter  
GFRC - 24" height



## 5TH LEVEL TERRACE

LANDSCAPE & PLANTING PLAN [10.0]



PLANTING PALETTE



**Asarum Caudatum**  
Wild Ginger



**Cyrtomium Fortunei**  
Fortune's Holly Fern



**Polystichum Acrostichoides**  
Christmas Fern



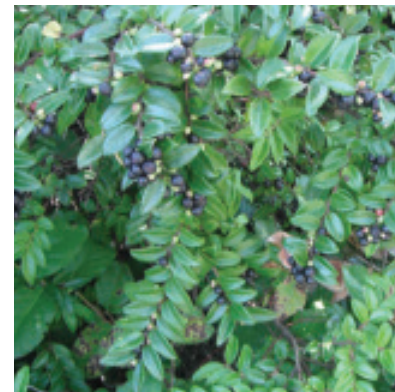
**Sarcococca Hookeriana Humilis**  
Creeping Sweetbox



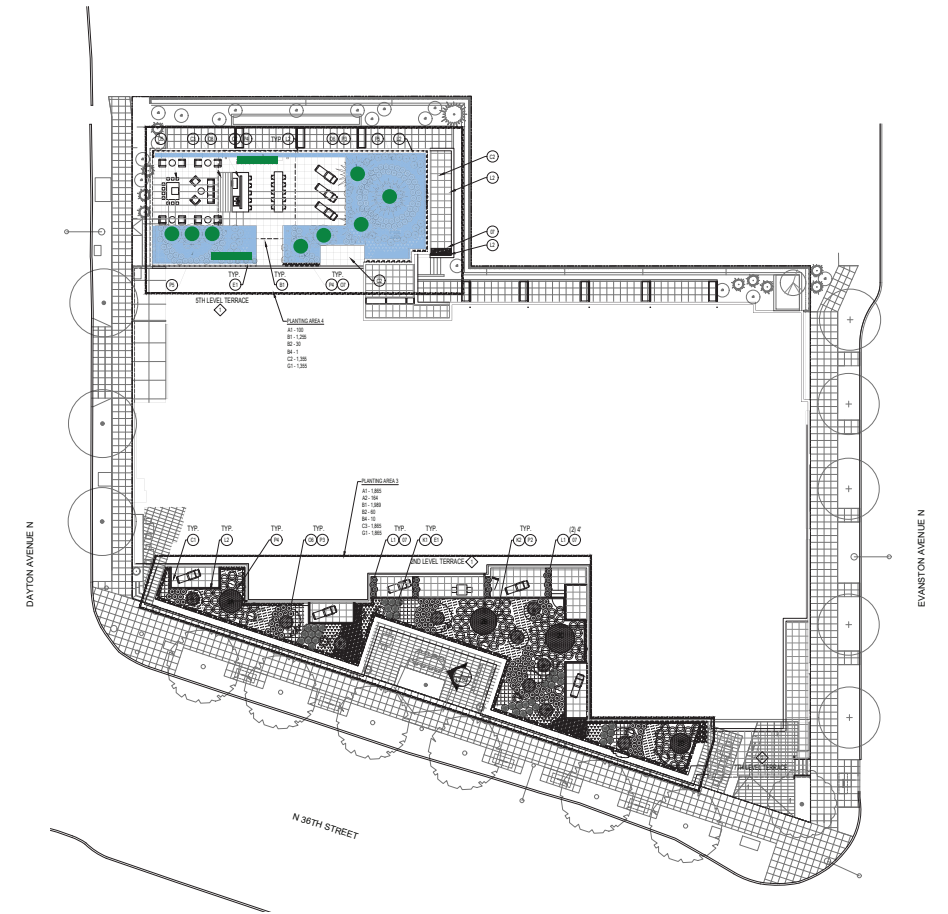
**Sedum Reflexum**  
Blue Spruce Sedum



**Liriope Muscari**  
Evergreen Giant Liriope



**Vaccinium Ovatum**  
Evergreen Huckleberry



PLANTING PALETTE



**Liriope Spicata**  
Creeping Lilyturf



**Trachelospermum**  
**Jasminoides**



**Arctostaphylos Urva-ursi**  
Kinninnick

TREES



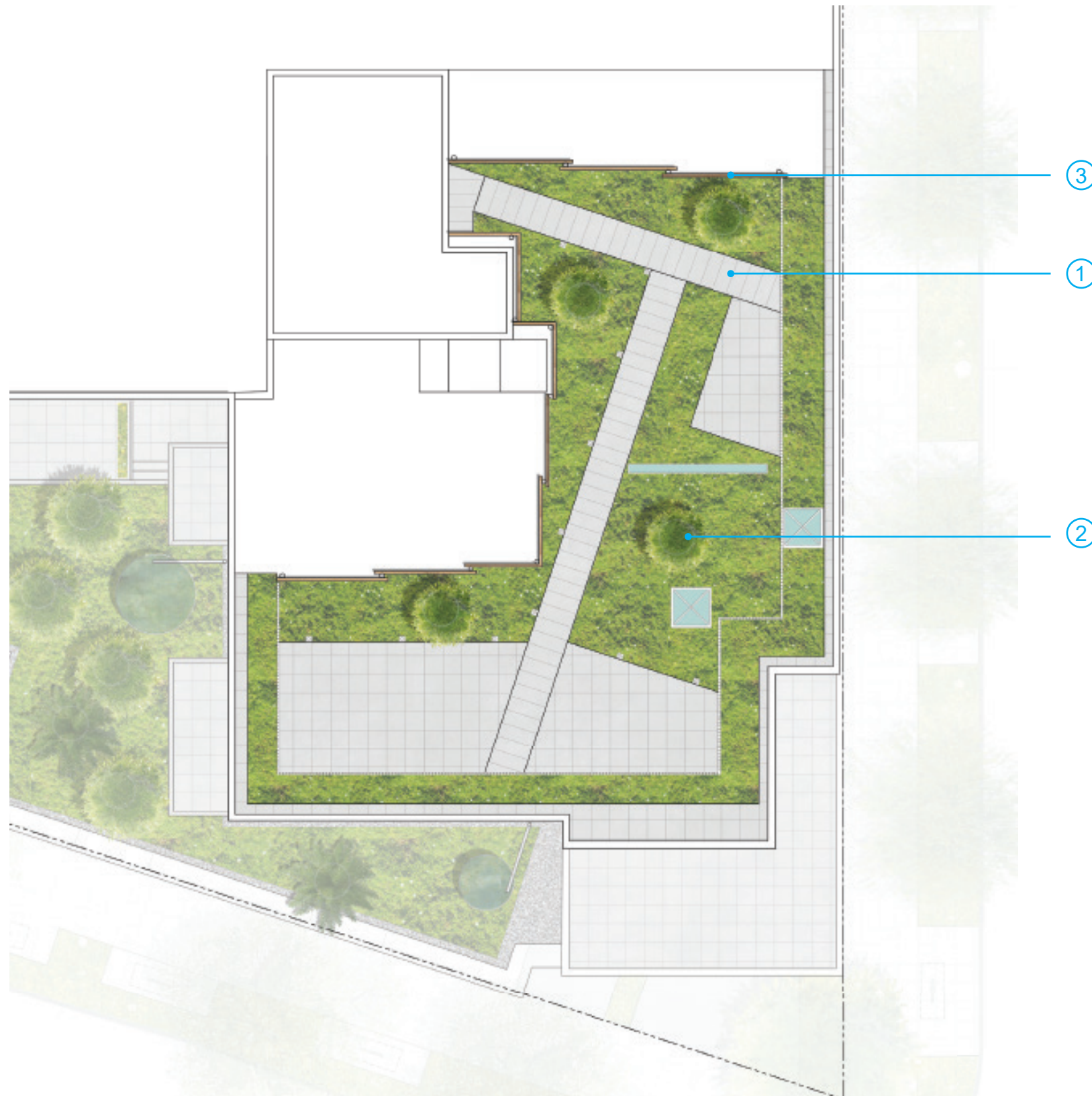
**Acer Circinatum**  
Vine Maple



**Tsuga Mertensiana**  
Mountain Hemlock

**5TH LEVEL TERRACE**  
LANDSCAPE & PLANTING PLAN [10.0]





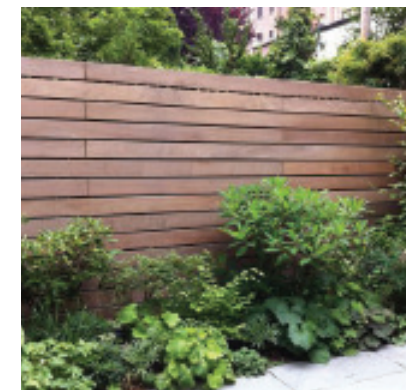
## HARDSCAPE MATERIALS



Concrete Paver  
Hanover Paver - Charcoal



Raised planter  
GFRC - 42" height



Wood fence

- ① Concrete paver
- ② Raised planter - circular
- ③ Wood fence



## ROOF LANDSCAPE & PLANTING PLAN [10.0]



PLANTS ON STRUCTURE

PLANTING PALETTE



**Arctostaphylos Urva-ursi**  
Kinninnick



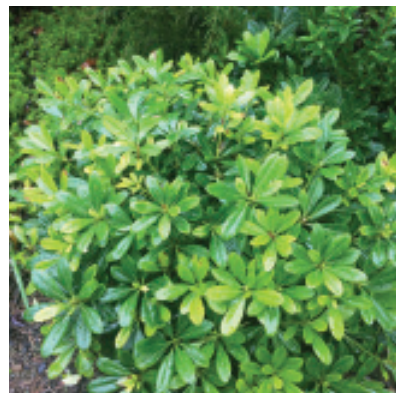
**Bouteloua Curtipendula**  
Blonde Ambition Blue



**Hebe 'Hinerua'**  
Hebe



**Pennisetum Alopecuroides**  
Little Bunny Fountain



**Pittosporum Tobira**  
Wheeler's Dwarf Mock  
Orange



**Rubus Calycinoides**  
Creeping Raspberry



**Sedum Reflexum**  
Blue Spruce Sedum

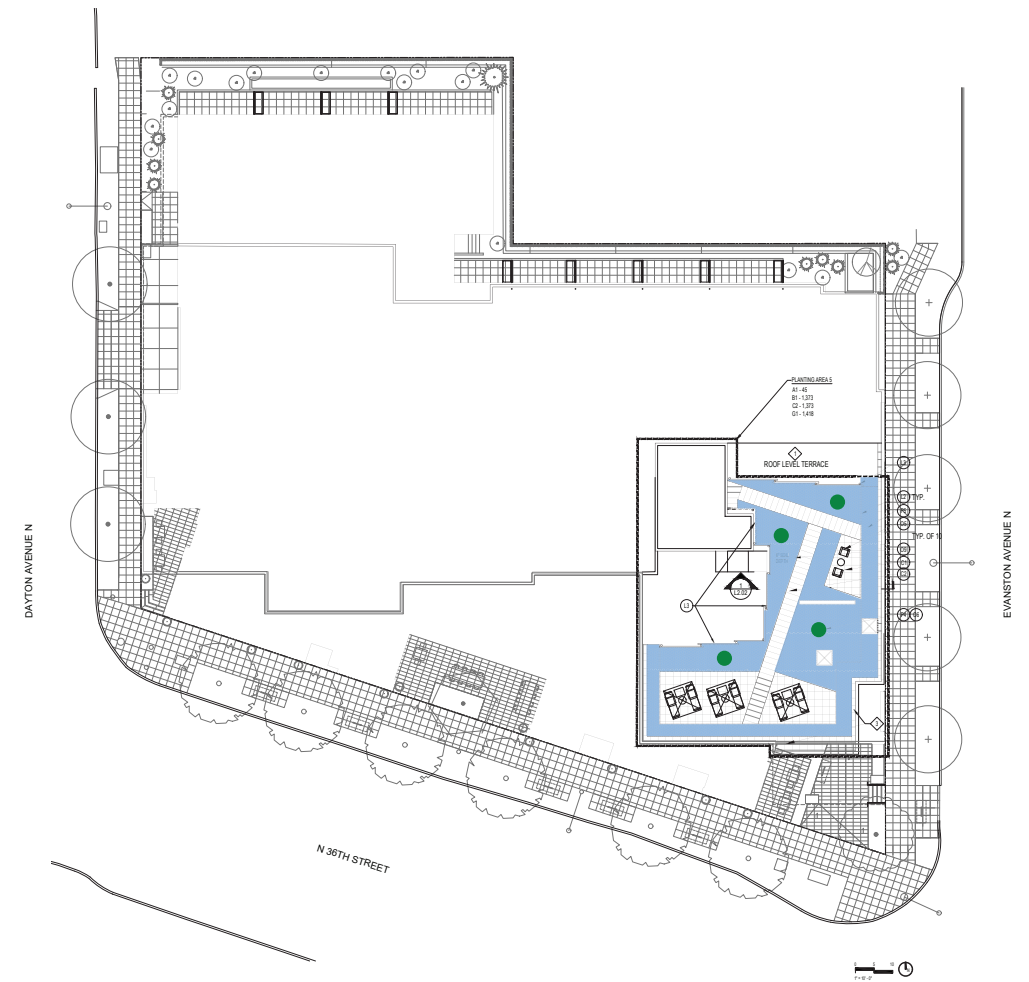


**Zauschneria Californica**  
California Fuschia

RAISED PLANTER



**Pinus Contorta Contorta**  
Shore Pine



**ROOF**

LANDSCAPE & PLANTING PLAN [10.0]



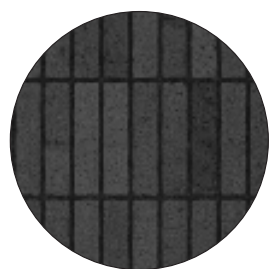
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## ELEVATIONS

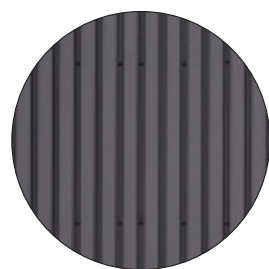




① BRICK  
MASONRY



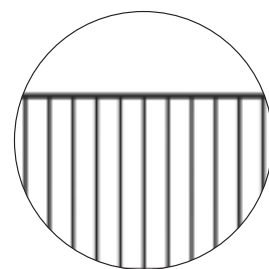
② BRICK  
MASONRY



③ BOX RIB  
METAL PANEL



④ VINYL  
WINDOWS & DOORS



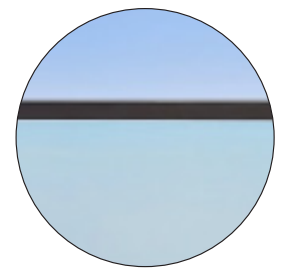
⑤ ALUMINUM  
BALCONIES & GUARDRAIL



⑦ BRAKE  
METAL COPING



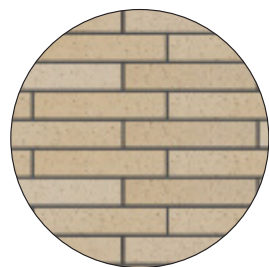
⑧ PAINTED  
GALVANIZED STEEL



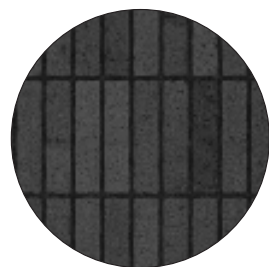
⑫ LAMINATED  
GLASS GUARDRAIL

## EAST ELEVATION ELEVATIONS [11.0]

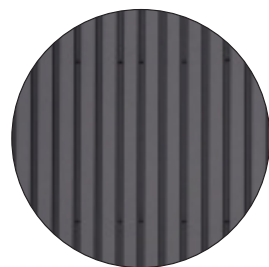




① BRICK  
MASONRY



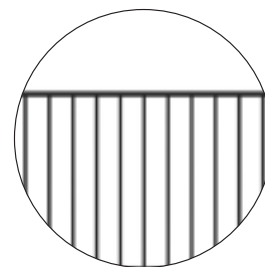
② BRICK  
MASONRY



③ BOX RIB  
METAL PANEL



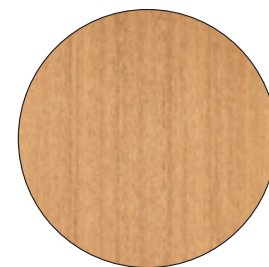
④ VINYL  
WINDOWS & DOORS



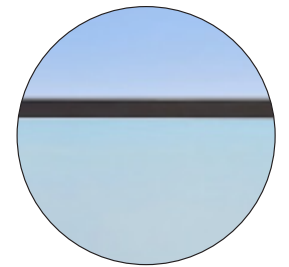
⑤ ALUMINUM  
BALCONIES & GUARDRAIL



⑥ ALUMINUM  
STOREFRONT & ACM



⑪ WOOD  
STOREFRONT



⑫ LAMINATED  
GLASS GUARDRAIL

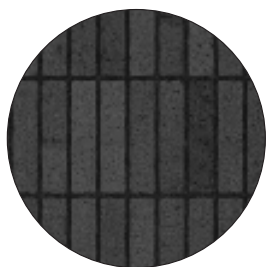
## SOUTH ELEVATION

ELEVATIONS [11.0]

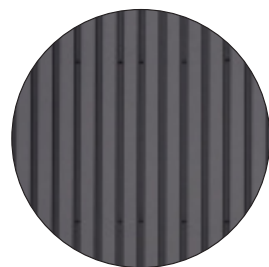




① BRICK  
MASONRY



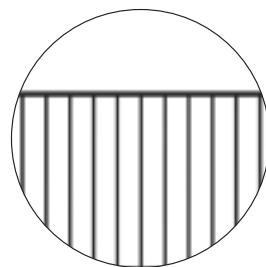
② BRICK  
MASONRY



③ BOX RIB  
METAL PANEL



④ VINYL  
WINDOWS & DOORS



⑤ ALUMINUM  
BALCONIES & GUARDRAIL



⑦ BRAKE  
METAL COPING



⑧ PAINTED  
GALVANIZED STEEL



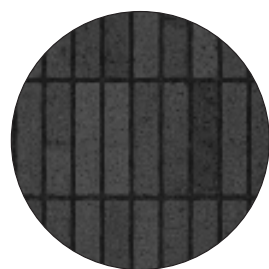
⑨ BOARD  
FORM CONCRETE

## WEST ELEVATION ELEVATIONS [11.0]

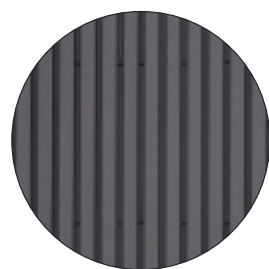




① BRICK  
MASONRY



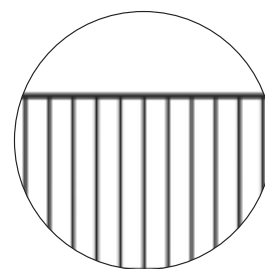
② BRICK  
MASONRY



③ BOX RIB  
METAL PANEL



④ VINYL  
WINDOWS & DOORS



⑤ ALUMINUM  
BALCONIES & GUARDRAIL



⑦ BRAKE  
METAL COPING



⑧ PAINTED  
GALVANIZED STEEL



⑨ BOARD  
FORM CONCRETE

## NORTH ELEVATION

ELEVATIONS [11.0]



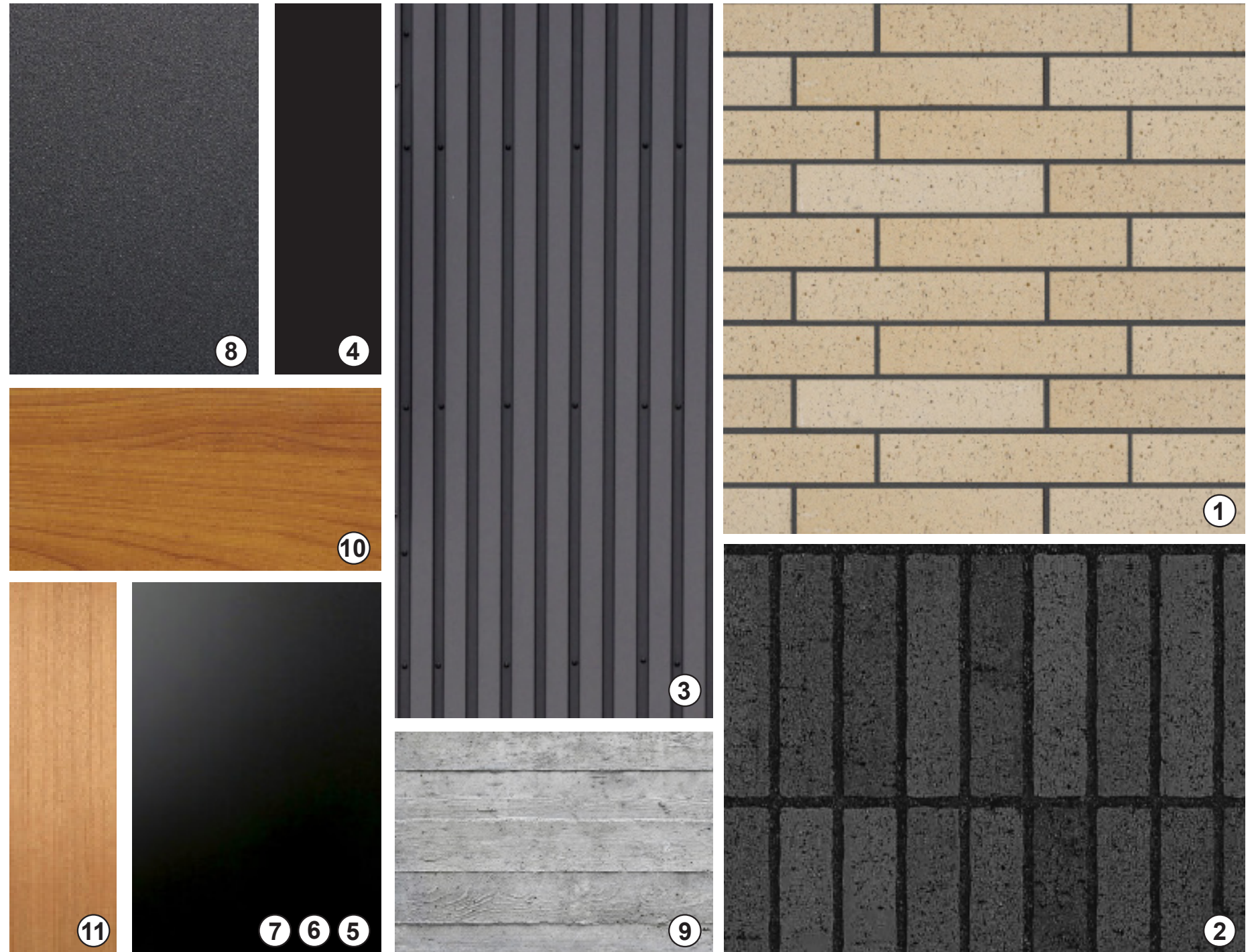
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# 12.0

## MATERIALS & COLOR PALETTE

- ① BRICK MASONRY
  - Wheat, Norman Size
- ② BRICK MASONRY
  - Black, Norman Size
- ③ BOX RIB METAL PANEL
  - Black
- ④ VINYL WINDOWS & DOORS
  - Black
- ⑤ ALUMINUM BALCONIES & GUARDRAIL
  - Black
- ⑥ ALUMINUM STOREFRONT & ACM PANEL
  - Black
- ⑦ BRAKE METAL, COPING, & FLASHING
  - Black
- ⑧ PAINTED GALVANIZED STEEL
  - Black
- ⑨ BOARD FORM CONCRETE
- ⑩ ALUMINUM PLANKS
  - Simulated Wood Finish
- ⑪ WOOD STOREFRONT
- ⑫ LAMINATED CLEAR GLASS GUARDRAIL



## MATERIAL BOARD

MATERIALS & COLOR PALETTE [12.0]



# 13.0 RENDERINGS

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Note: Plantings shown in renderings for reference only; see Landscape sheets

## SOUTHWEST CORNER

RENDERINGS [13.0]





Note: Plantings shown in renderings for reference only; see Landscape sheets

## SOUTHEAST CORNER RENDERINGS [13.0]





Note: Plantings shown in renderings for reference only; see Landscape sheets

## NORTHWEST CORNER RENDERINGS [13.0]





Note: Plantings shown in renderings for reference only; see Landscape sheets

## NORTHEAST CORNER RENDERINGS [13.0]




# 14.0

## EXTERIOR LIGHTING PLAN

- 


① WALL SCONCE
- 

② WALL SCONCE
- 

③ RECESSED DOWNLIGHT
- 

④ CEILING MOUNT DOWNLIGHT
- 

⑤ CATENARY GLOBE LIGHTS
- 

⑥ RECESSED WALL LIGHT
- 

⑦ TREE CANOPY UPLIGHT



## GROUND STORY PLAN

EXTERIOR LIGHTING PLAN [14.0]





2 WALL SCONCE





7 TREE CANOPY  
UPLIGHT





## 2ND STORY PLAN


EXTERIOR LIGHTING PLAN [14.0]

- 

① WALL SCONCE
- 

② WALL SCONCE
- 

③ RECESSED DOWNLIGHT
- 

⑥ RECESSED WALL LIGHT
- 

⑦ TREE CANOPY UPLIGHT



5TH STORY PLAN  
EXTERIOR LIGHTING PLAN [14.0]





3 RECESSED DOWNLIGHT



5 RECESSED WALL WASH LIGHT



## 2ND STORY PLAN

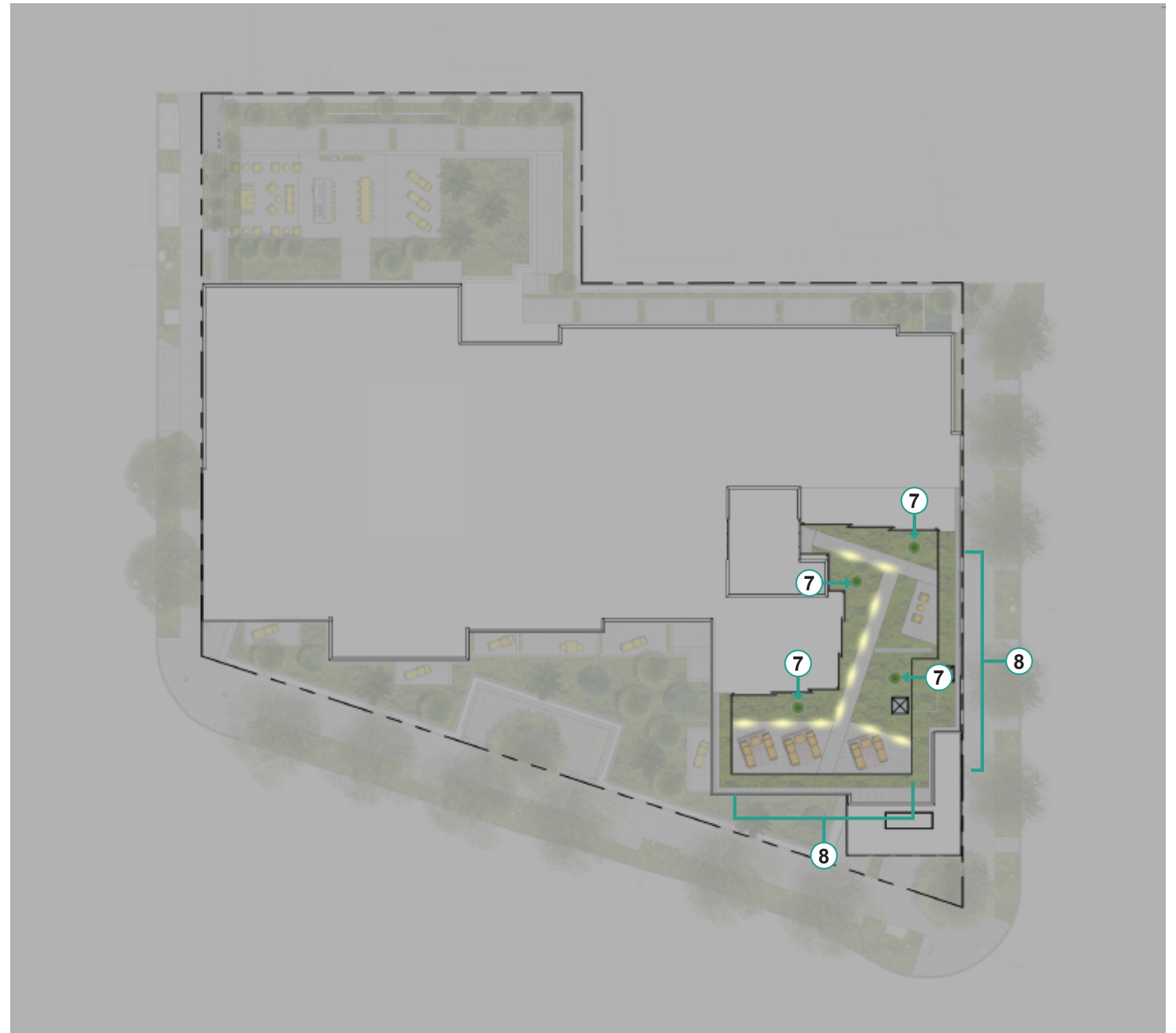
EXTERIOR LIGHTING PLAN [14.0]



7 TREE CANOPY  
UPLIGHT



8 LANDSCAPE  
GROUND LIGHT



## 5TH STORY PLAN

EXTERIOR LIGHTING PLAN [14.0]



# 15.0

## SIGNAGE CONCEPT PLAN

SIGNAGE PRECEDENTS



① WALL SIGN (BUILDING NAME)



② BLADE SIGN  
(RETAIL & PARKING)



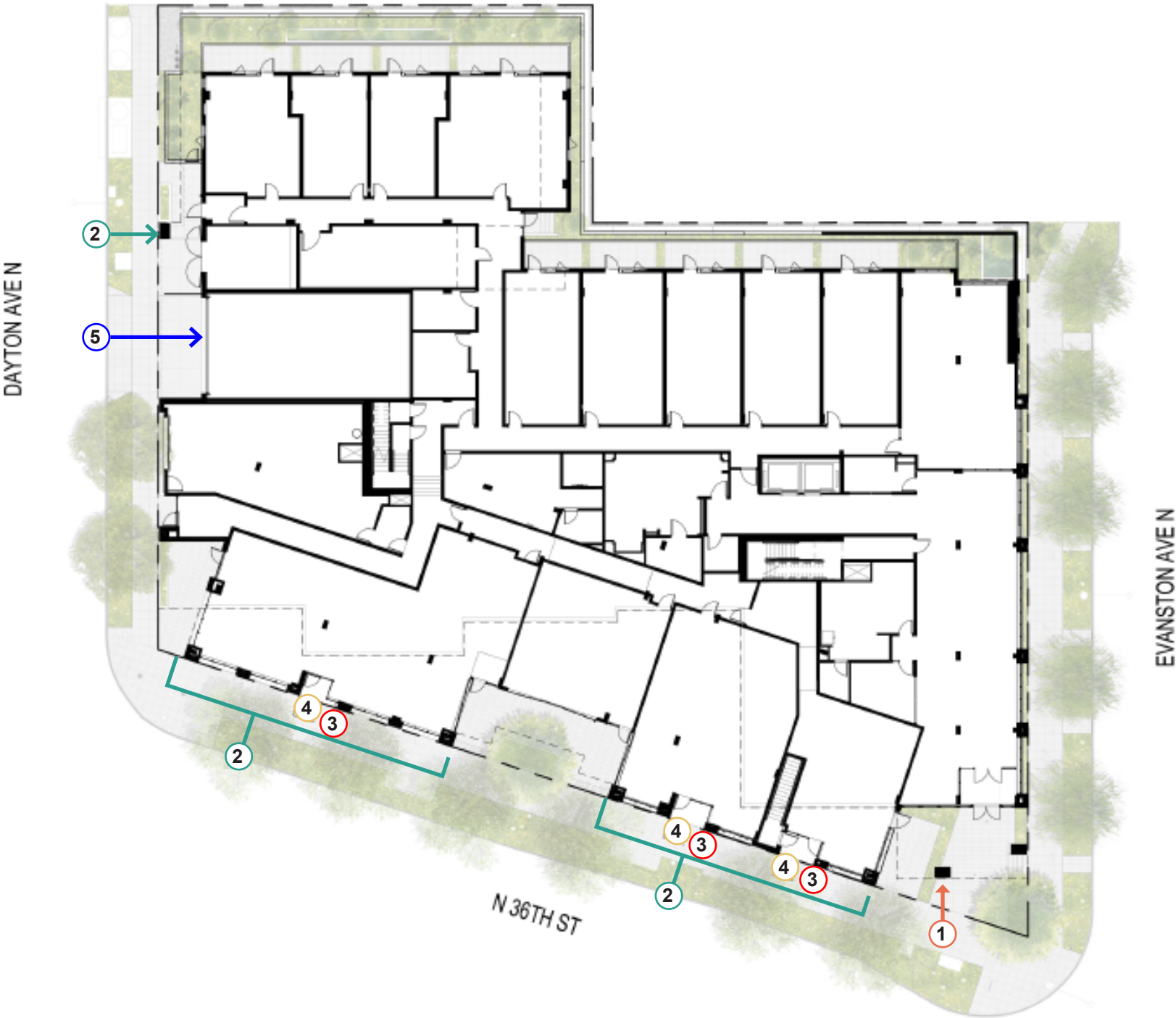
③ CANOPY SIGN  
(RETAIL)



④ UNDER CANOPY SIGN  
(RETAIL)



⑤ SUSPENDED PARKING  
GARAGE SIGN



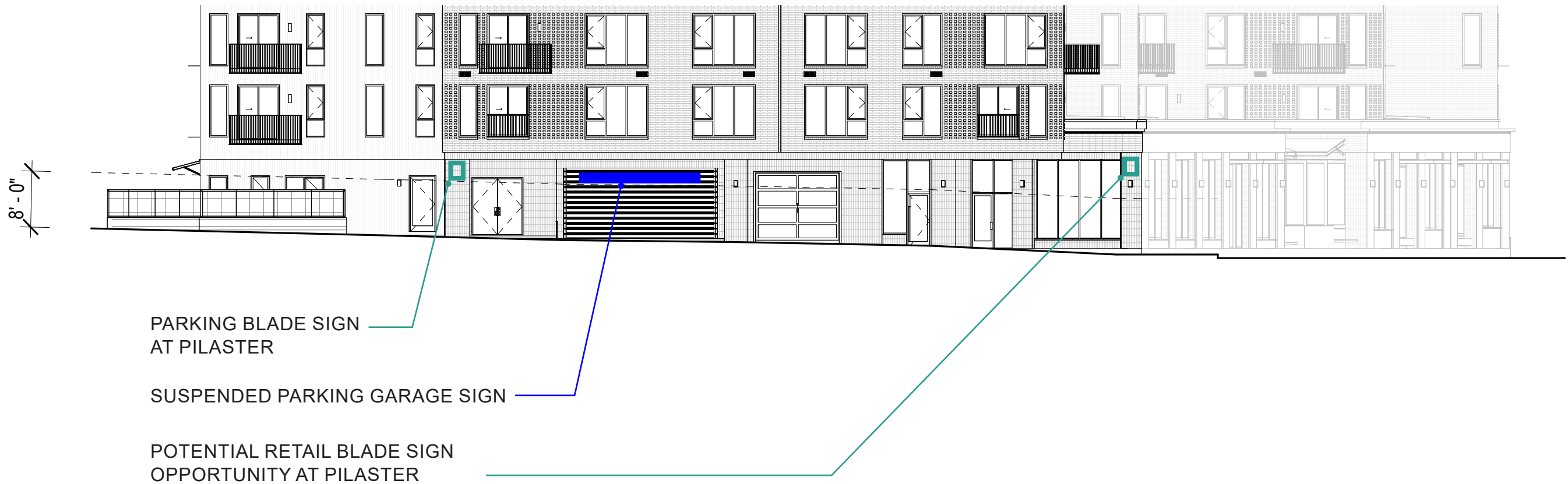
POTENTIAL SIGN LOCATIONS  
SIGNAGE CONCEPT PLAN [15.0]





RESERVED PARKING

CLEARANCE 8'-0"



PARKING BLADE SIGN  
AT PILASTER

SUSPENDED PARKING GARAGE SIGN

POTENTIAL RETAIL BLADE SIGN  
OPPORTUNITY AT PILASTER

## DAYTON AVE N FRONTAGE

SIGNAGE CONCEPT PLAN [15.0]



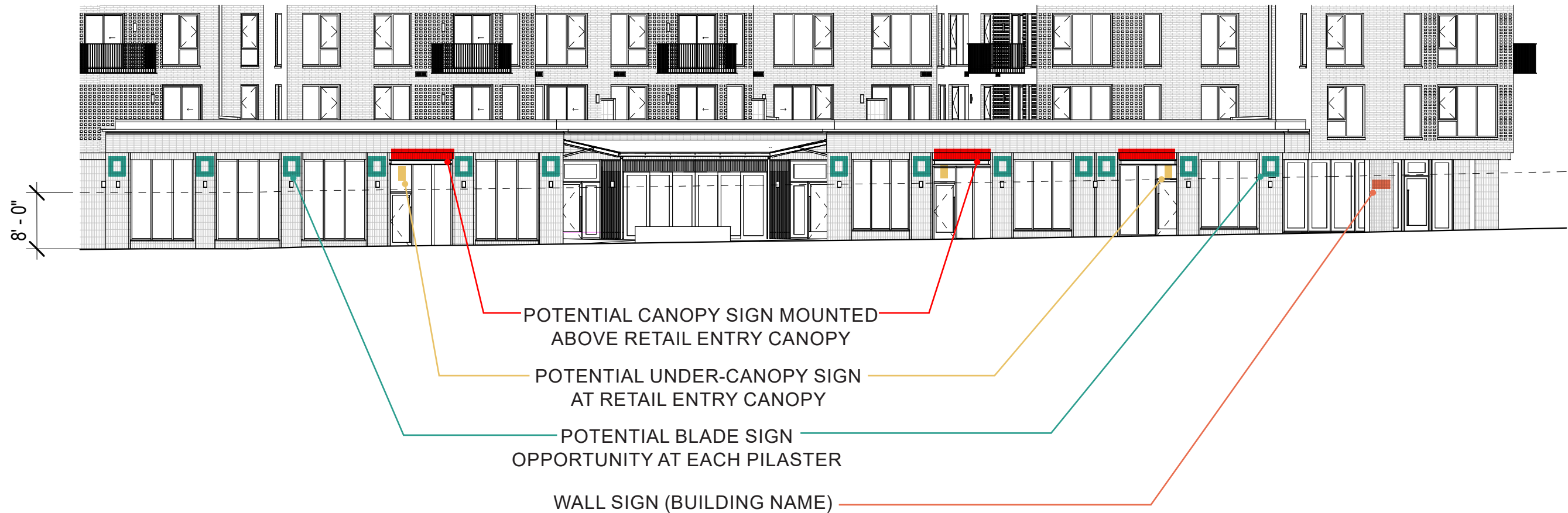
The rhythm of brick pilasters along N 36th St allows for flexibility within the commercial space, and signage will all adjust to accommodate retailers' needs. The facade is designed to accept blade signs at any of the pilasters. Entry canopies can be adapted to incorporate signage above or below. The variety in signage types and styles contribute to a rich pedestrian experience by adding interest to the streetscape.

All signage will utilize durable materials and be secured to the building with well-detailed attachments to withstand the test of time. Projecting signage will meet required clearance of 8' above right of way grade.

DC2-B Architectural and Facade Composition, DC2-D Scale and Texture, DC2-C Secondary Architectural Features, DC4-B Signage



Precedent image showing a variety of signage types and styles that are compatible while presenting a unique identity



**N 36TH AVE FRONTAGE**  
SIGNAGE CONCEPT PLAN [15.0]



# 16.0

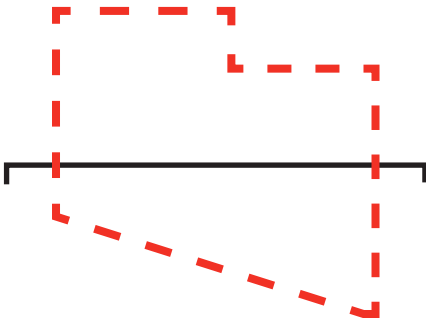
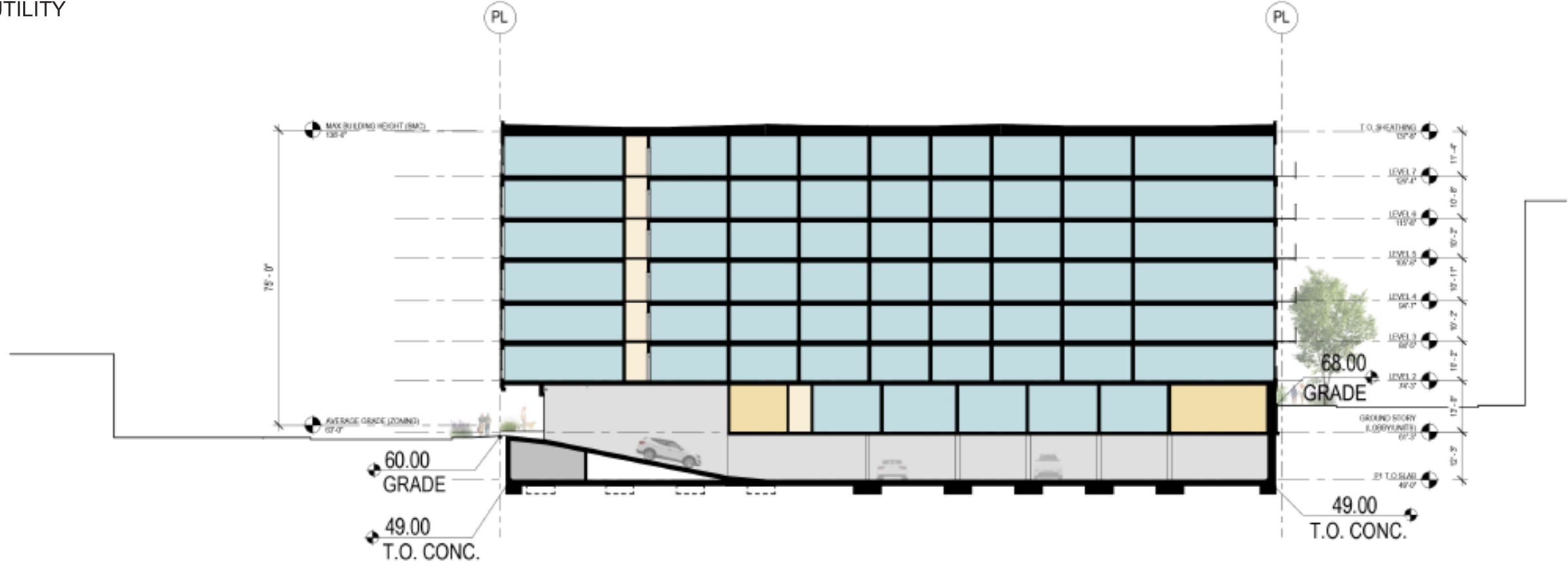
## BUILDING SECTIONS

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MAJOR USES

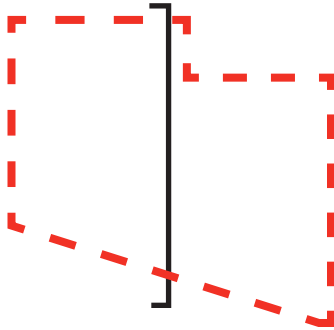
- RESIDENTIAL LOBBY / AMENITY
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY



BUILDING SECTIONS [16.0]

MAJOR USES

- RESIDENTIAL LOBBY / AMENITY
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY



BUILDING SECTIONS [16.0]



# 17.0

## DEPARTURES

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**CODE SECTION**  
(23.47A.008.A.2.C)

**REQUIREMENT:**

Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the sixty percent of a structure's street-facing facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.

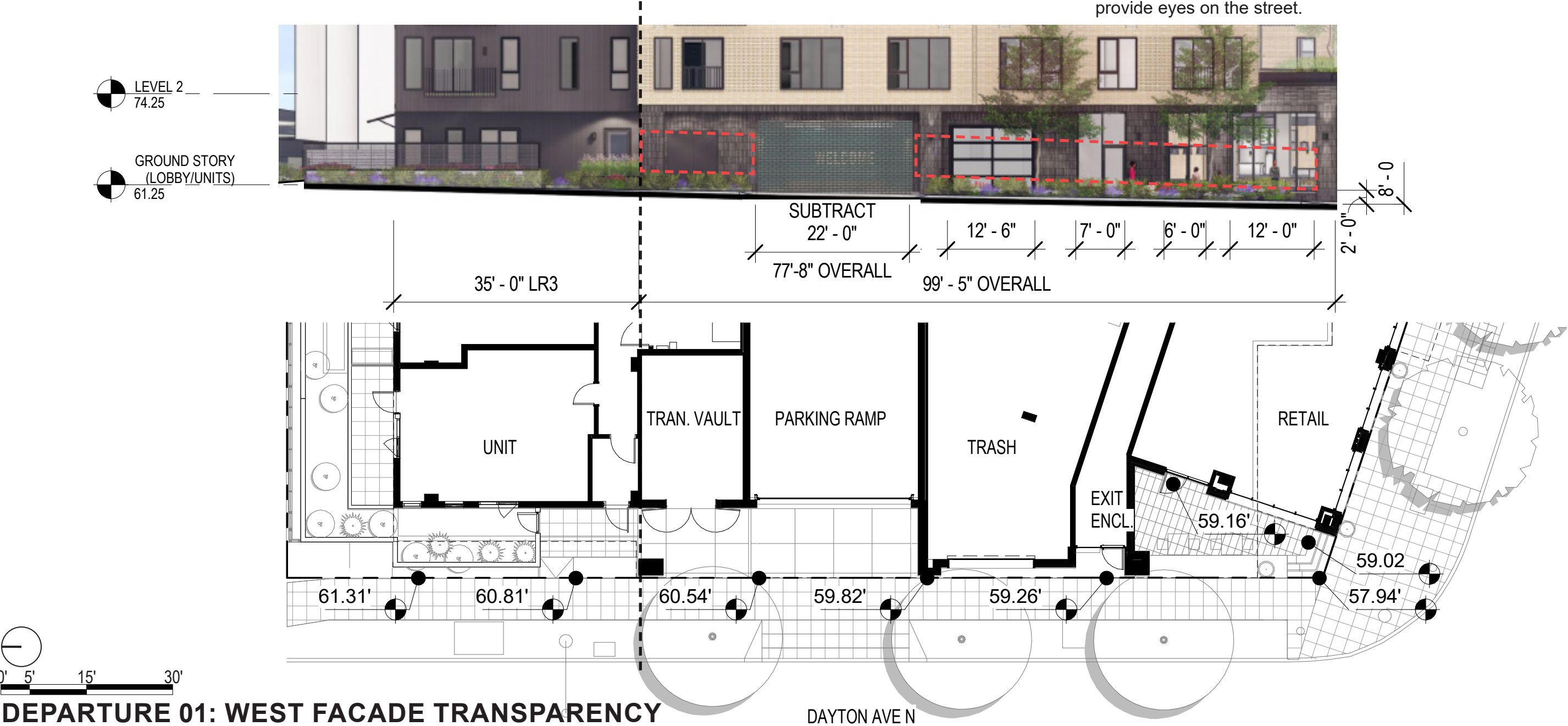
**REQUESTED DEPARTURE:**

The proposed project requests a departure to reduce the transparent percentage requirement from 60% to 48%.

CALCULATION SUMMARY	
TOTAL FACADE LENGTH SUBTRACTED GARAGE (22' MAX)	77'-8" (465.78 SF)
TOTAL TRANSPARENCY PROVIDED	225.81 (48.48%)
MINIMUM TRANSPARENCY REQ'D	60%

**RATIONALE:**

- CS2.B.1 Site Characteristics, DC1. PL3.A: There is 11' of grade change on the site, which greatly informed the layout and access points to the building
- CS2.C.3 Full Block Sites, DC1.B Vehicular Access and Circulation, PL3.C Retail Edges: The site has three urban frontages, one of which is a principal pedestrian street, and no alley access. The building services are efficiently located together on Dayton Ave N to best serve both residential and commercial uses while having the least impact on the public realm.
- PL2.B: Safety and Security, PL3.B Residential Edges: Glazing is maximized to the furthest extent possible. Commercial space, egress door, secondary residential entry and a residential unit on this frontage provide eyes on the street.



**DEPARTURE 01: WEST FACADE TRANSPARENCY**  
DEPARTURES [17.0]

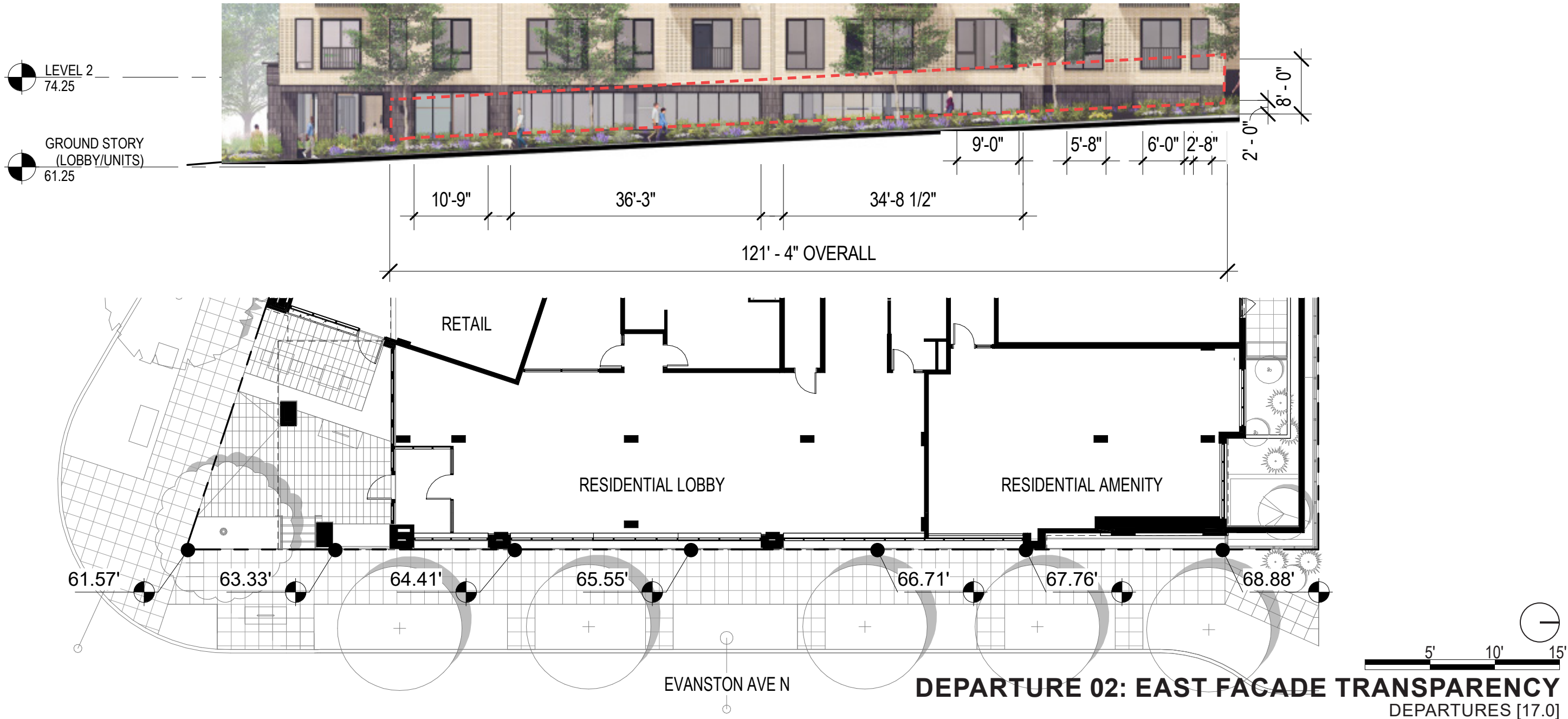
**CODE SECTION**  
(23.47A.008.A.2.C)

**REQUIREMENT:**  
Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the sixty percent of a structure's street-facing facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.

**REQUESTED DEPARTURE:**  
The proposed project requests a departure to reduce the transparent percentage requirement from 60% to 47%.

CALCULATION SUMMARY	
TOTAL FACADE LENGTH	121'-4" (727.75 SF)
TOTAL TRANSPARENCY PROVIDED	343.75SF (47.23%)
MINIMUM TRANSPARENCY REQ'D	60%

- RATIONALE:**
- CS2.B.1 Site Characteristics, DC1. PL3.A: There is 11' of grade change on the site, which greatly informed the layout and access points to the building
  - DC1.A Arrangement of Interior Uses: Residential lobby and amenity space run the length of the Evanston frontage, providing an active use that is compatible with adjacent residences
  - CS1.D Plants and Habitat, DC2.D Scale and Texture: The building is composed and detailed to provide lush planting along the edge of the building, softening the edge and providing depth and interest to the rhythm of the facade. The use of masonry in a variety of coursing adds scale and texture.

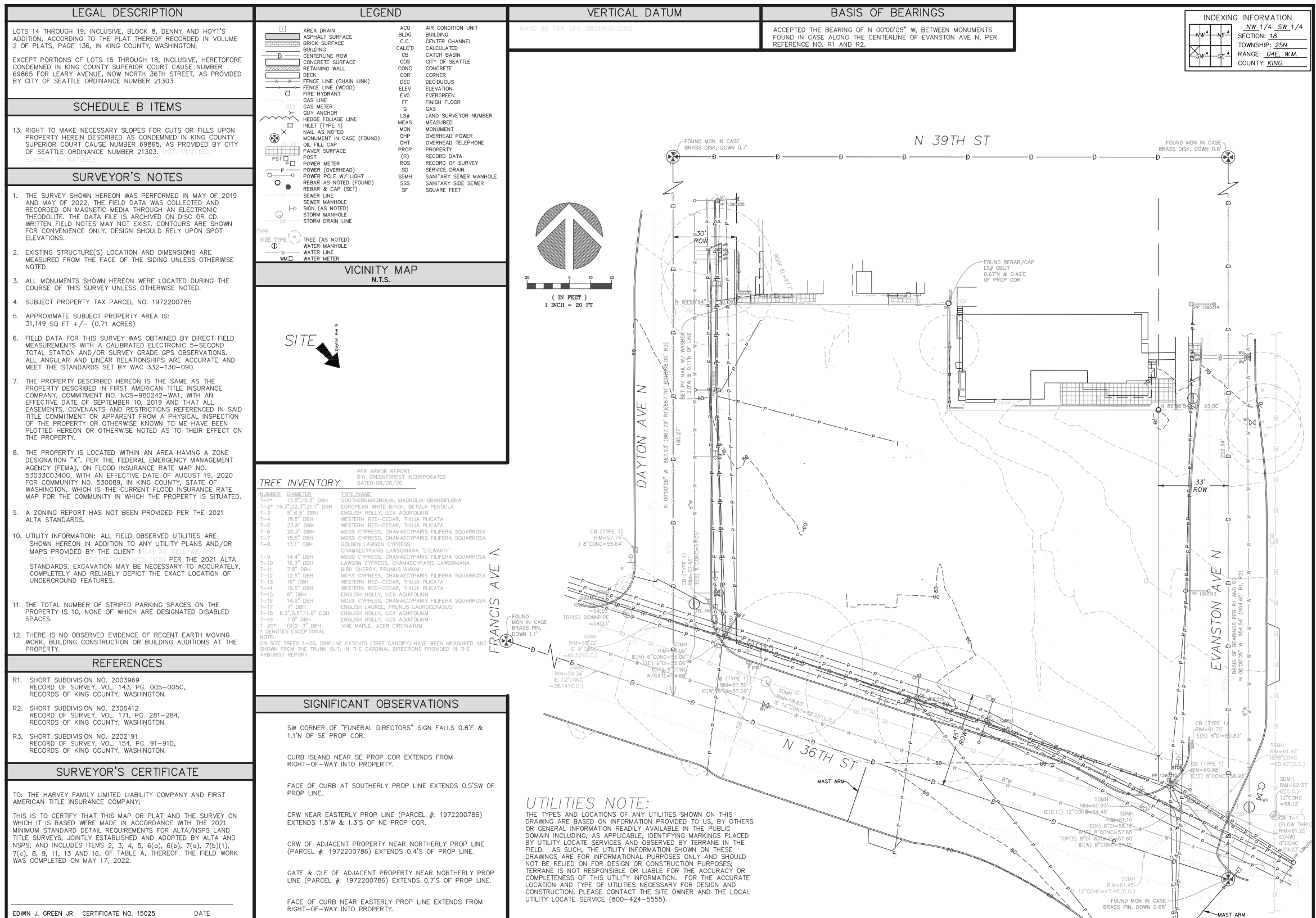


**DEPARTURE 02: EAST FACADE TRANSPARENCY**  
DEPARTURES [17.0]



# 18.0

## APPENDIX





THANK YOU





Note: Plantings shown in renderings for reference only; see Landscape sheets