

VICINITY MAP



EXISTING AERIAL VIEW FROM THE EAST



DEVELOPMENT OBJECTIVES

TO PROVIDE WORKFORCE HOUSING LIVING OPPORTUNITIES IN THIS MUCH DESIRED NEIGHBORHOOD THAT CAN TAKE FULL ADVANTAGE OF THE EXISTING SOCIAL NETWORKS AND PUBLIC INFRASTRUCTURES.

THE APPLICANT PROPOSES TO BUILD A 130,000 GROSS SQUARE FOOT, FOUR-STORY, MIXED-USE BUILDING OVER TWO LEVELS OF BELOW GRADE PARKING. APPROXIMATELY 160 UNITS WILL INCLUDE A MIXTURE OF LIVE/WORK UNITS, STUDIOS, OPEN ONE-BEDROOM, ONE-BEDROOM, TWO-BEDROOM UNITS AND TOWNHOMES. THE BELOW GRADE PARKING STRUCTURE WILL ACCOMMODATE APPROXIMATELY 130 VEHICLES.

DPD PROJECT # 3012694

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NARRATIVE OF CONTEXTUAL DESIGN CUES

The proposed site lies midblock just south of N. 38th St. and is straddled by Woodland Park Avenue N. to the east and Albion Place N. to the west presenting an opportunity for two distinct street frontages that uniquely respond to each edge condition. Albion PI is a partially tree lined avenue with primarily residential uses and is less intensive than Woodland Park Avenue which is enlivened with more pedestrian use and commercial activity. Landscape alternatives and sustainable building amenities can be woven into the proposed site creating a stronger link along both streets and

helping to reinforce a pedestrian friendly avenue compatible with the neighborhood.

The transitional nature of the neighborhood is clear with the mixture of single family dwellings adjacent to larger multifamily dwellings, adjacent to commercial and light industrial uses. This variety of uses creates an eclectic mixture that will inspire the proposed development with a selection of materials, colors, and architectural massing that are compatible with the neighborhood.



① View looking south on Albion PI N with proposed site to the left.



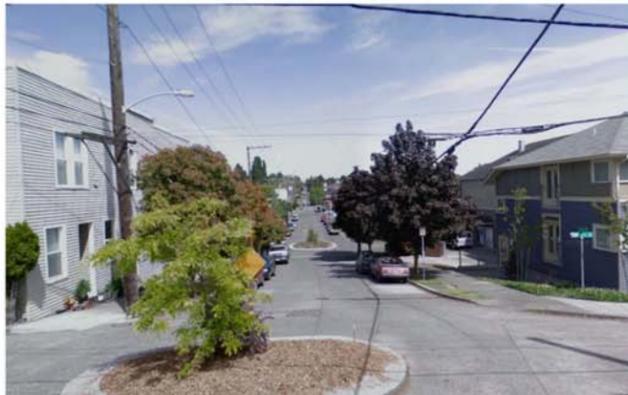
② View from site looking west across Albion PI N



③ View looking north on Albion PI N with proposed site to the right



④ View at intersection of Albion PI N and N 36th Street looking north



⑤ View at intersection of Albion PI N and N 36th Street looking east



⑥ View at intersection of Woodland Park Ave N and N 36th Street looking north



⑦ View at Woodland Park Ave N looking south



⑧ View at Woodland Park Ave N looking southeast opposite proposed site



⑨ View at Woodland Park Ave N looking southwest toward proposed site



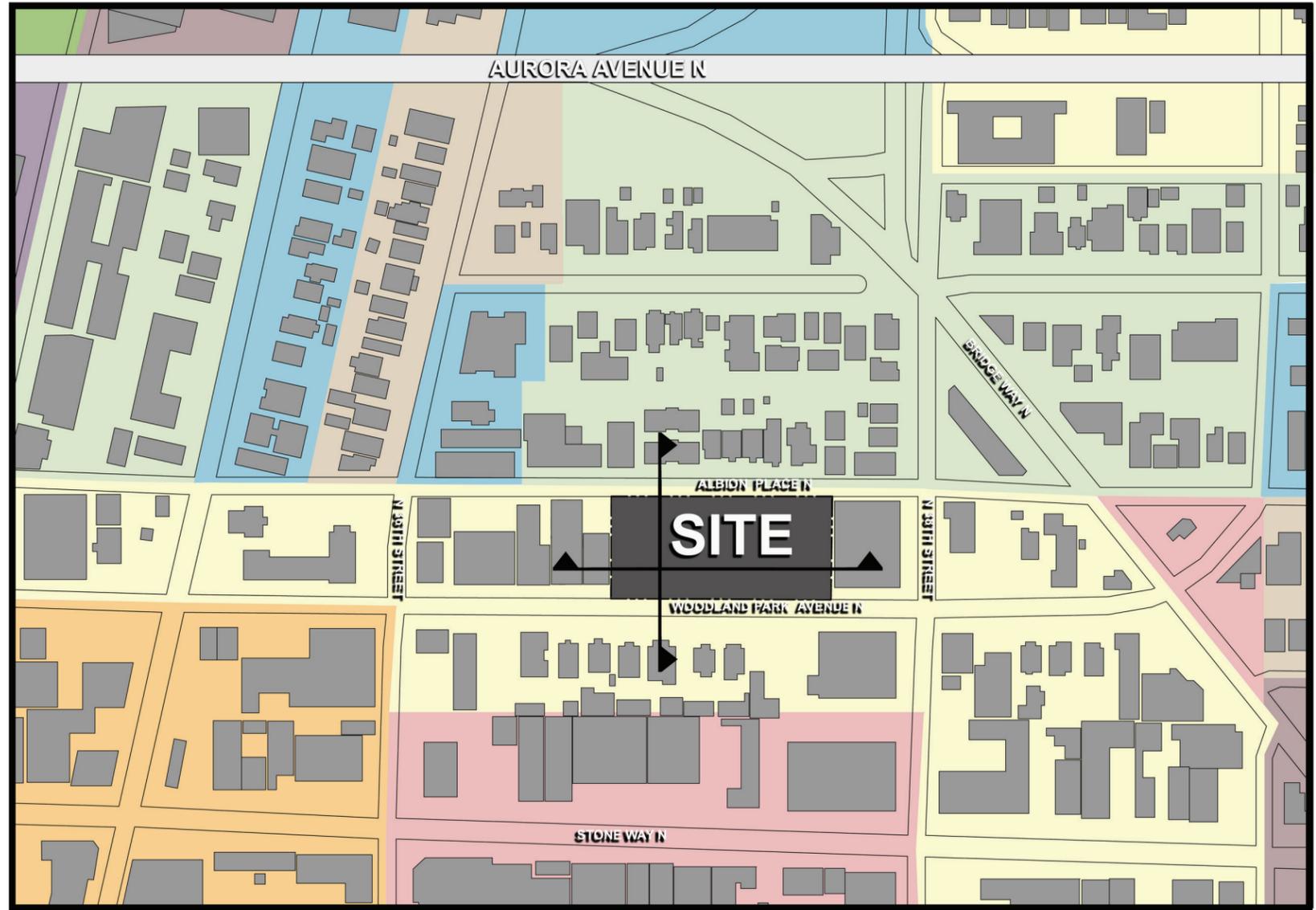
⑩ View at intersection of Woodland Park Ave N and N 38th Street looking south



⑪ View at intersection of Woodland Park Ave N and N 38th Street looking west



⑫ View at intersection of Albion PI N and N 38th Street looking west



ZONING CODE SUMMARY

ZONE: C1-40
The site is located in the Multi-Family Tax Exemption Area.
The site is located in a Frequent Transit Corridor.
The site is located in a the Fremont Hub Urban Village

USES: Permitted uses include: Most Commercial uses including Restaurants and drinking establishment, R&D Labs, Medical services, and Office; Most Institutions/Schools; Live/Work; Most Manufacturing; Residential

STREET LEVEL DEVELOPMENT:

Basic requirements include:
Blank façade segments < 20' length
Total blank façade < 40% length facing street
Street façade setback < 10' lot line (unless approved otherwise)
Non- Residential Street Level Requirements:
Transparency > 60% of street facing façade lineal footage required measured only between 2' to 8' above sidewalk
Provide unobstructed view into structure or 30" d. display windows
Uses shall have at least 30' depth - may be averaged but w/min. 15' depth
Street level min. floor-to-floor height = 13'
Residential Street Level Requirements:
Min. one street level/facing facade must have prominent pedestrian entry
Street façade w/res. use must be at least 4' above or below sidewalk grade OR setback at least 10'
Live-Work units, business must be conducted between Street & Residential portion

STRUCTURE HEIGHT: 40' basic structure height limit

Additional 4' allowed if either condition met: 13' floor/floor for non-residential use @ street level; Residential use on street level/facing façade and the first floor of structure is 4' min above sidewalk grade AND an additional story will not be added.
Additional 7' allowed if the following conditions are met: Residential and multipurpose retail sales in same structure; Total GFA of one retail suite exceeds 12,000sf; Floor to floor of 16' for the multipurpose retail sales; No additional story beyond what could be built under applicable ht. limit
Solarium may extend as high as highest ridge of pitched roof or up to 4' above the otherwise applicable height limit, whichever is higher.
Pitched roof +5'- not sheds or butterfly roofs, all parts must be 4:12 min.

FLOOR AREA RATIO:

Maximum FAR for Residential use only = 3.00 (no Station Area Overlay SAO)
Maximum FAR for Mixed Use = 3.25 (no SAO)
Parking above grade is included in FAR
Gross Floor Area (GFA) below grade exempt – GFA measured at inside of Exterior Wall at floor line

SETBACKS: No setbacks required - Lot is not "adjacent to" or "across the alley" from a residential zone

LANDSCAPING AND SCREENING: Required Green Factor Score = 0.30; Street trees required on both streets.

RESIDENTIAL AMENITY AREA: 5% of gross residential floor area (GRFA)

REQUIRED PARKING:

Off street parking design standards
Residential uses in commercial zones 1/2DU - See also exceptions below.
Commercial Spaces:
Eating/Drinking Establishment 1/250 SF; Retail sales and services spaces 1/500 GSF; Medical: 1/500 GSF; Parking
Waiver: 0 for each business less than 1,500SF
Live/Work – 0/2DU < 1500sf 1/2DU > 1500-2500
Parking Exceptions
Transit reduction all uses = 20% if bus stop within 800' of property line

PARKING LOCATION AND ACCESS:

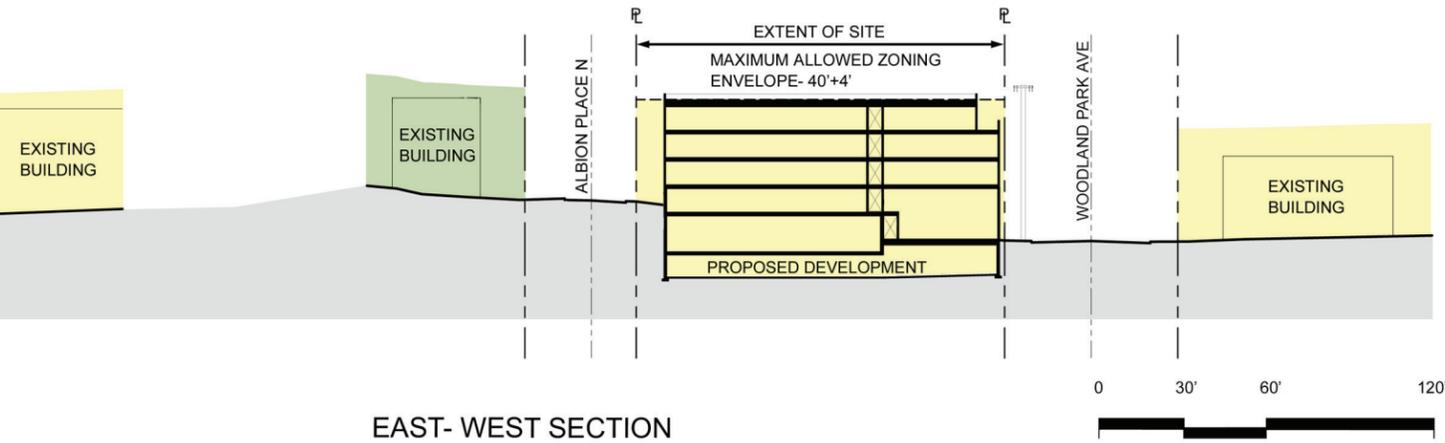
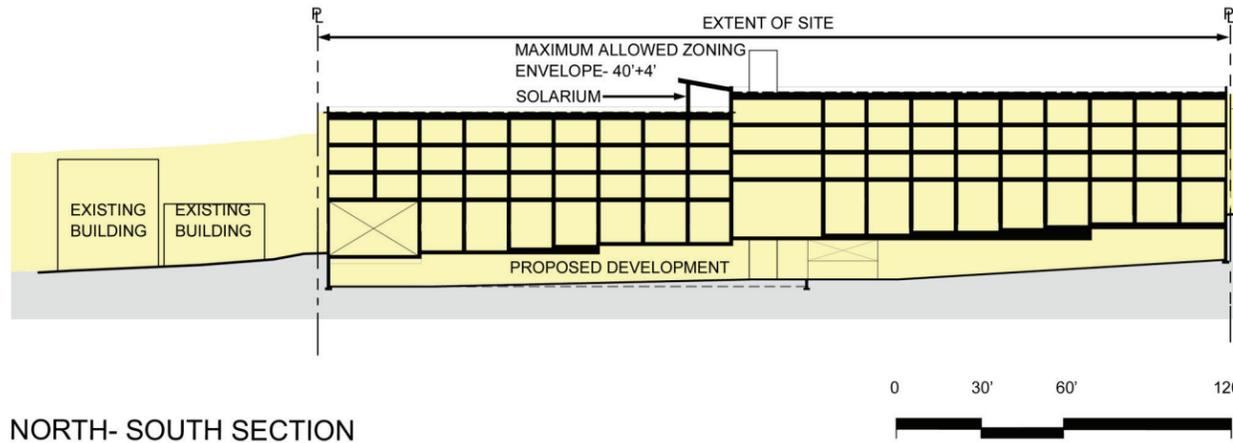
Access to off street parking may be from a street, alley or both. However in C zones with residential uses, access must meet requirements for NC zone.
Parking access from alley required – if no alley and lot abuts 2 streets, access permitted across one of the side streets. Director determines which street gets access

LEGEND

| | | |
|-----|--------|-------|
| LR1 | NC3-40 | C1-65 |
| LR2 | NC3-65 | C2-40 |
| LR3 | C1-40 | IC-45 |

VICINITY MAP - ZONING

* ENTIRE AREA SHOWN IN THE MAP IS PART OF FREMONT HUB URBAN VILLAGE



NORTH- SOUTH SECTION

EAST- WEST SECTION

LEGEND:



TRAFFIC FLOW



BUS STOP



TRAFFIC LIGHT



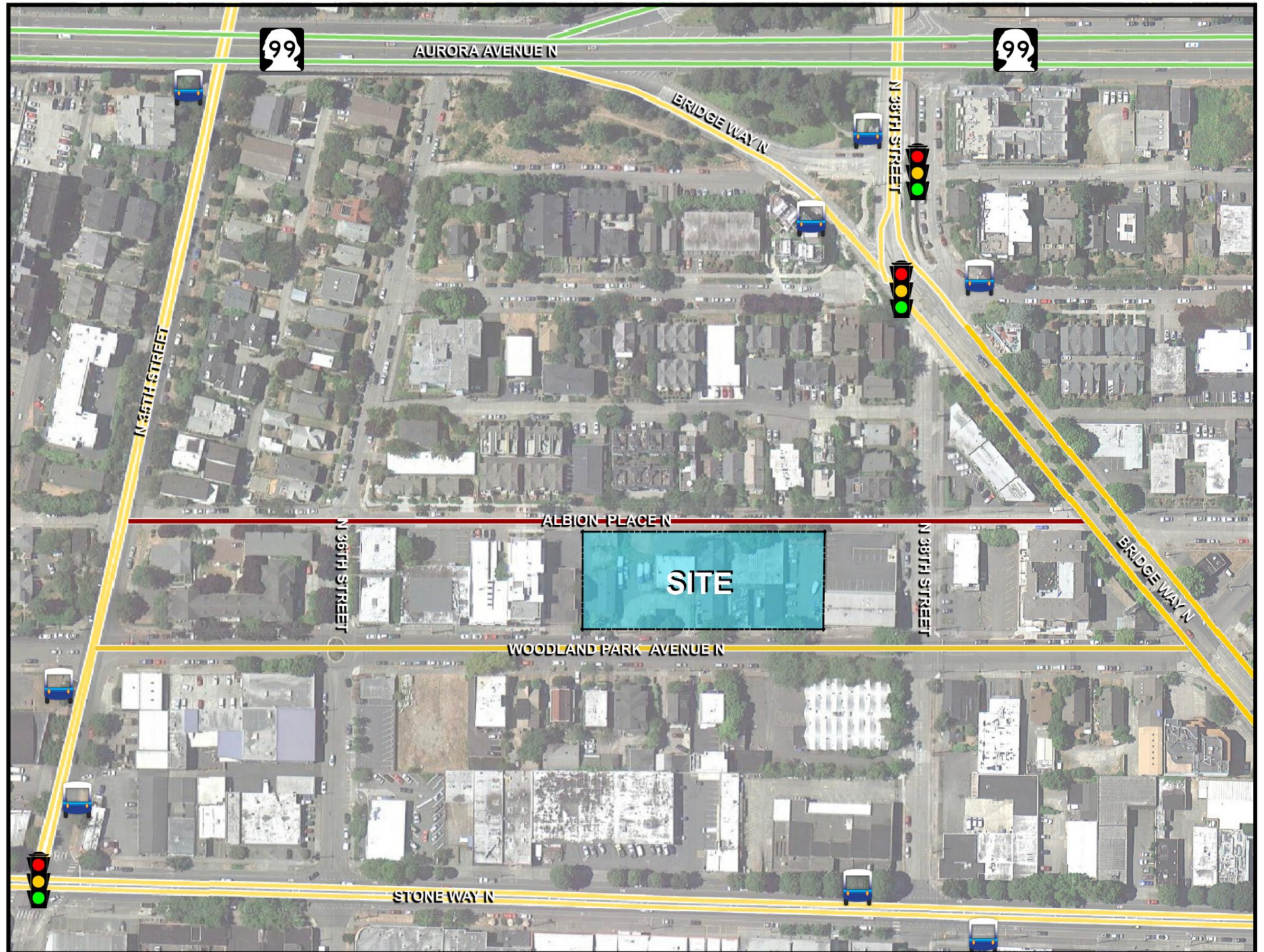
WA STATE HIGHWAY 99



SITE



NORTH





1. WOODLAND PARK AVENUE LOOKING WEST



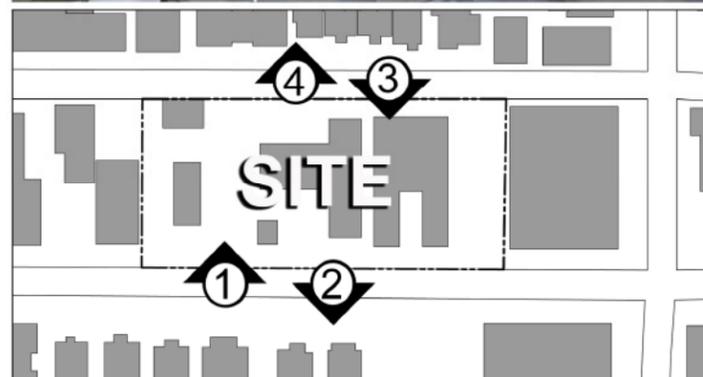
2. WOODLAND PARK AVENUE LOOKING EAST



3. ALBION PLACE LOOKING EAST



4. ALBION PLACE LOOKING WEST





ARCHITECT: Baylis Architects

A-1: RESPONDING TO SITE CHARACTERISTICS

Significant grade changes across the site, both east to west and north to south, create an opportunity to reflect the topography in the form and layout of the building.



A-6: TRANSITION BETWEEN RESIDENCE AND STREET

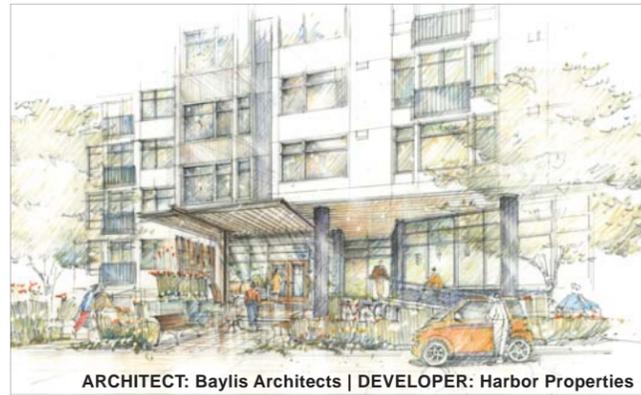
Entries that feature distinctive materials and bold articulation can create a strong visual connection between the sidewalk and building entry on intensive urban streets, while landscaping, grade changes, porches and stoops can blend with a residential neighborhood.



ARCHITECT: Baylis Architects

B-1: HEIGHT, BULK, AND SCALE COMPATIBILITY

Keeping the bulk and scale within the existing neighborhood textures while recognizing the transitional character of the environment through the use of modulation, color, texture, entries, materials, and details to break up the façade – particularly important for long buildings.



ARCHITECT: Baylis Architects | DEVELOPER: Harbor Properties

A-2: STREETScape COMPATIBILITY

Streetscapes are two-fold and very different. Woodland Park is wide, active and quasi-commercial, while Albion is very narrow, calm and residential.

A-3: ENTRANCES VISIBLE FROM THE STREET

The entry that features distinctive materials and bold articulation can create a strong visual connection between the sidewalk and building entry.



A-4: HUMAN ACTIVITY

Encouraging streetfront activity on Woodland Park with Live-Work units and upper balconies and more-passive activity on Albion with recessed courtyards and balconies.



A-5: RESPECT FOR ADJACENT SITES

Variant urban scales, characters, colors and materials define this eclectic neighborhood and provide unlimited architectural inspiration.

A-8: PARKING AND VEHICLE ACCESS

Parking structure for the project is encouraged to be incorporated with the building. Locating access to the parking at the corner of the building allows for a more prominent central building entry.



ARCHITECT: Baylis Architects | DEVELOPER: Harbor Properties

A-7: RESIDENTIAL OPEN SPACE

Courtyards and rooftop terraces provide tranquil open space amenities.



C-3: HUMAN SCALE

Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest.

D-1: PEDESTRIAN OPEN SPACES AND ENTRANCE

Building entrances are emphasized by changes in design and lighting amenities and accented by overhanging canopies. Courtyards are accessible through landscaped features.



ARCHITECT: Baylis Architects



ARCHITECT: Baylis Architects | DEVELOPER: Harbor Properties

E-1: LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

Street trees and park-like plantings along sidewalks can enhance the overall pedestrian experience.



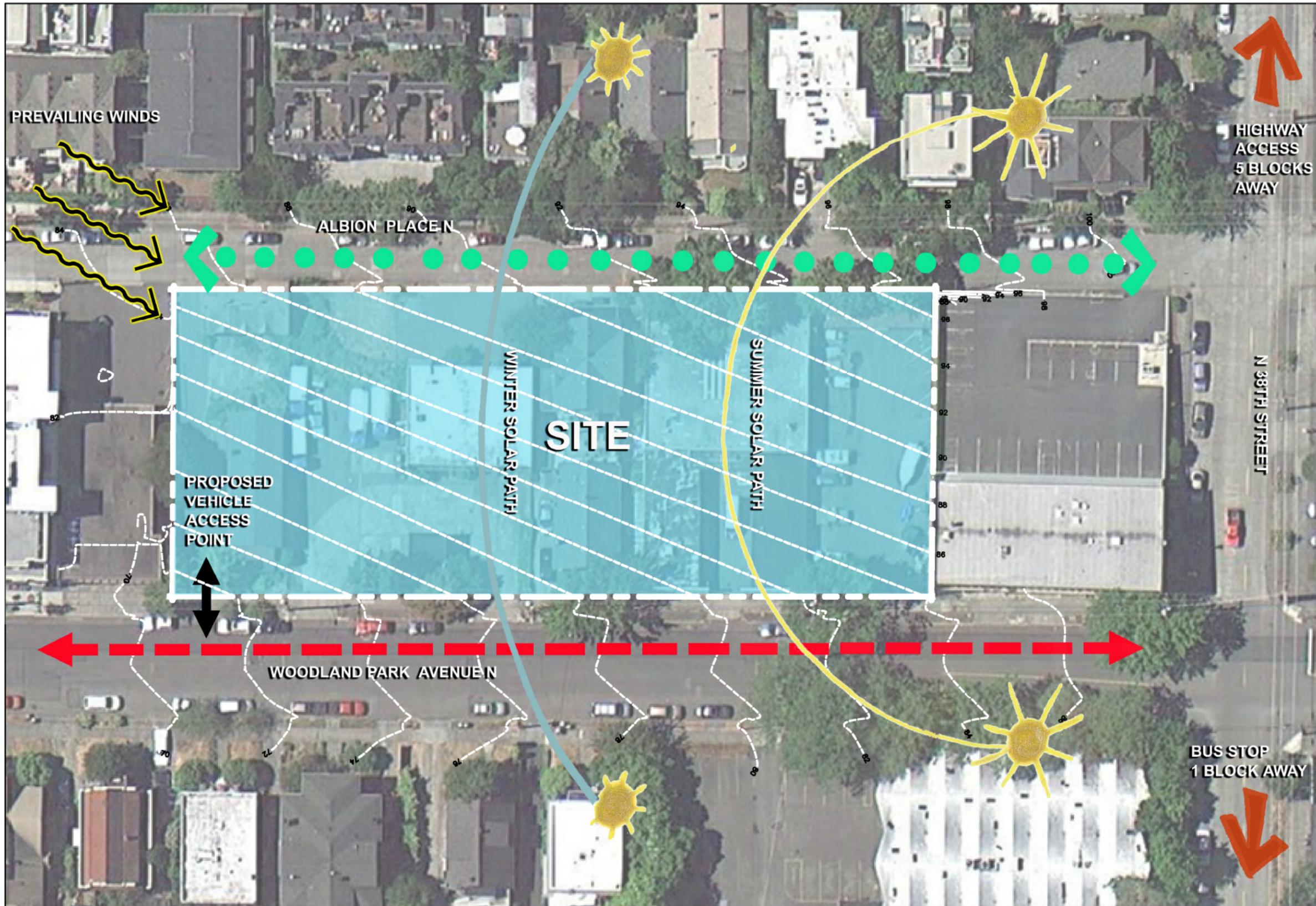
ARCHITECT: Baylis Architects | DEVELOPER: Harbor Properties

E-2: LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.



ARCHITECT: Baylis Architects



RESIDENTIAL ORIENTED

VEHICLE AND PEDESTRIAN ORIENTED STREET





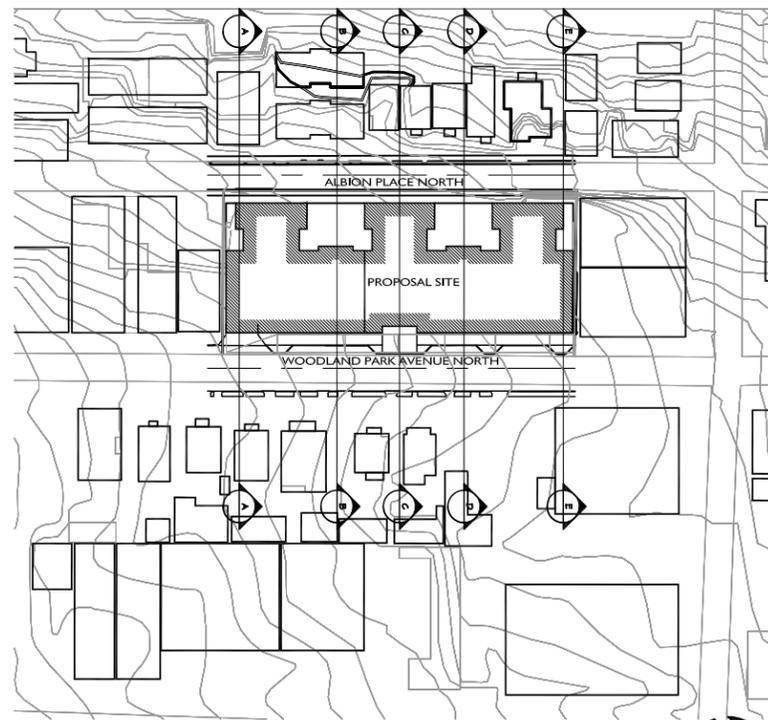
FREMONT APARTMENTS
3635 WOODLAND PARK AVENUE N
SEATTLE, WA 98103



4 Story Congregate
Residence, 60 Rooms

4 Story Residential,
48 Units, Below Grade Parking

NEIGHBORHOOD DEVELOPMENT PROPOSALS



NEIGHBORHOOD SITE PLAN



LEGEND



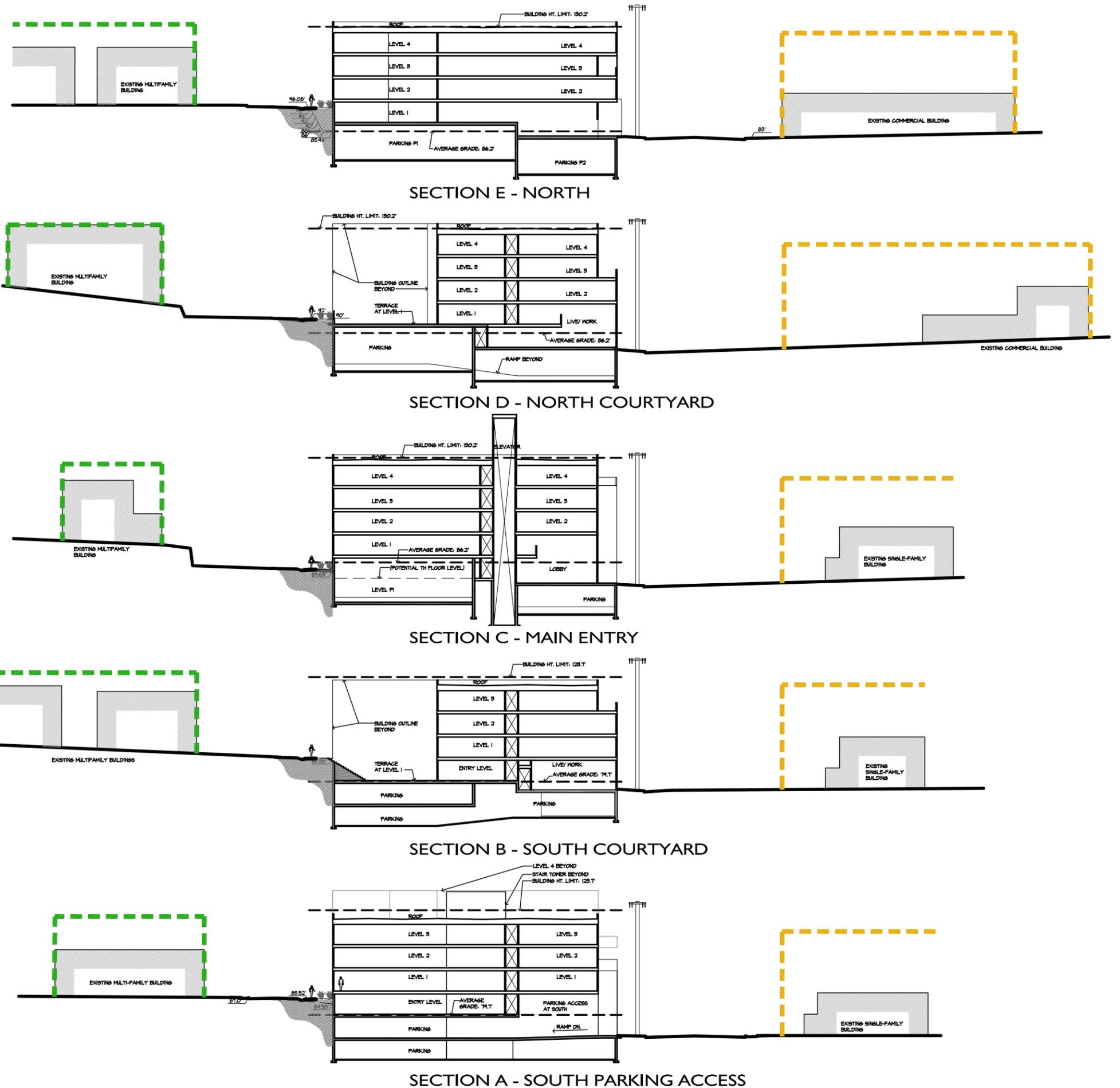
40' + 4' HEIGHT = ALLOWED
DEVELOPMENT ENVELOPE
IN CI-40 ZONE

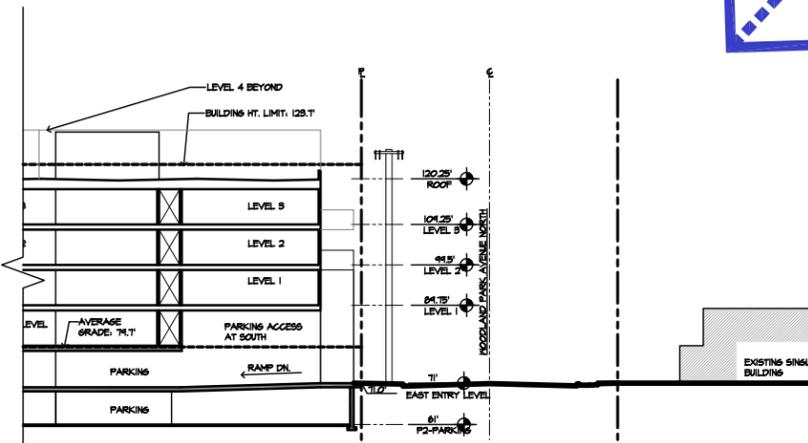
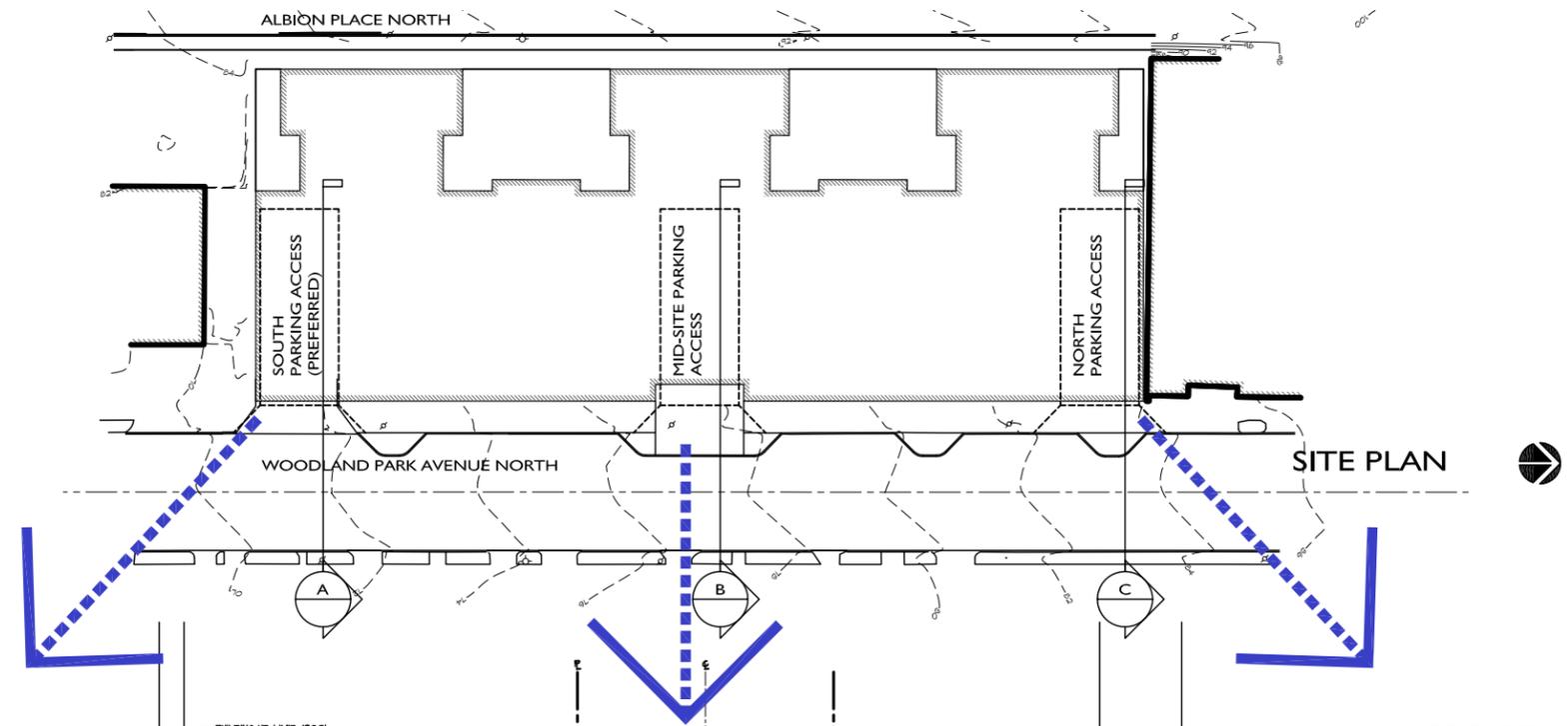


30' + 4' HEIGHT = ALLOWED
DEVELOPMENT ENVELOPE
IN LR-3 ZONE

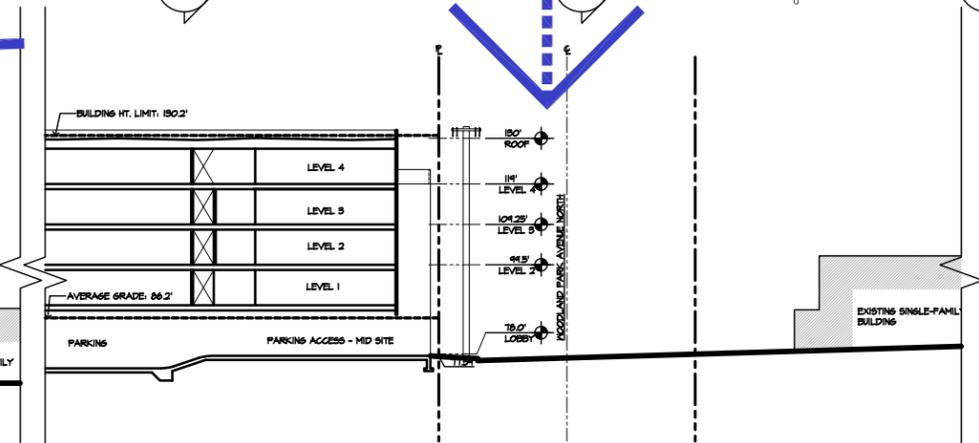
SITE ANALYSIS - NEIGHBORHOOD SECTIONS
EARLY DESIGN GUIDANCE MEETING
5/7/2012

07b

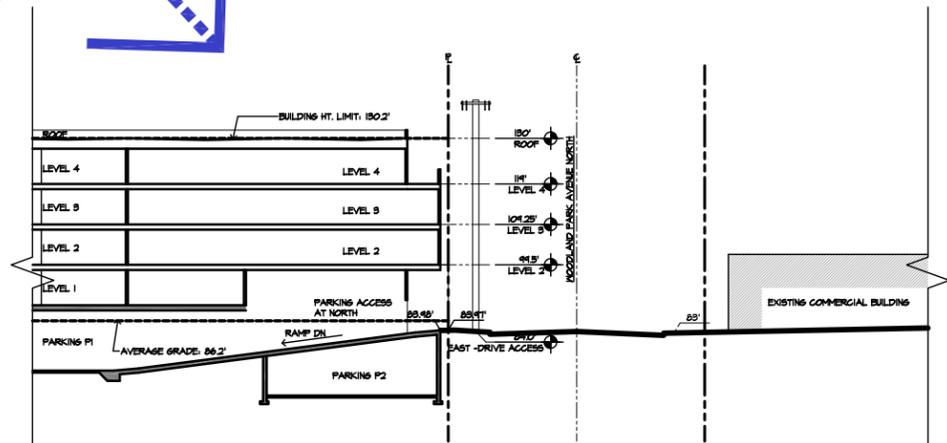




- PROS -
Mid Block location for safer access
Low slope, means headlights shine horizontal
- CONS -
Opposite existing residential



- PROS -
Contributes to open space
- CONS -
Conflict with pedestrian safety
Autos define entry space
Opposite existing residential

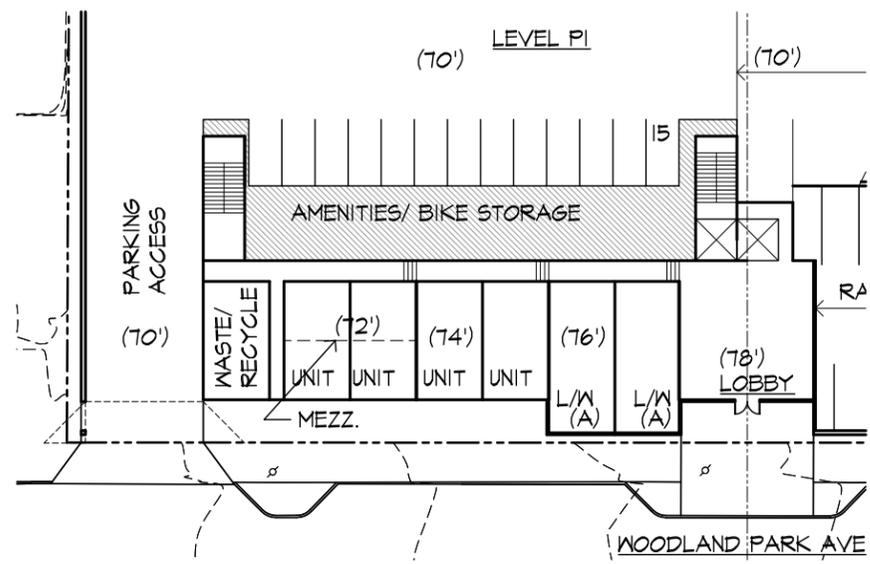


- PROS -
Opposite existing parking lot
- CONS -
Circuitous internal ramps and circulation
Only about 100' from N 38th St. Intersection
Steep ramp means headlights shine up when exiting

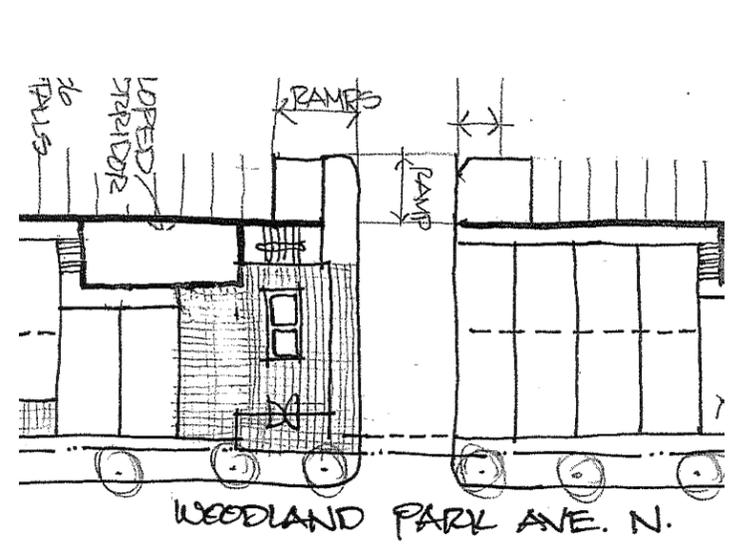
A SOUTH ACCESS - SECTION - (PREFERRED)

B MID-SITE ACCESS - SECTION - CONCEPT STUDY

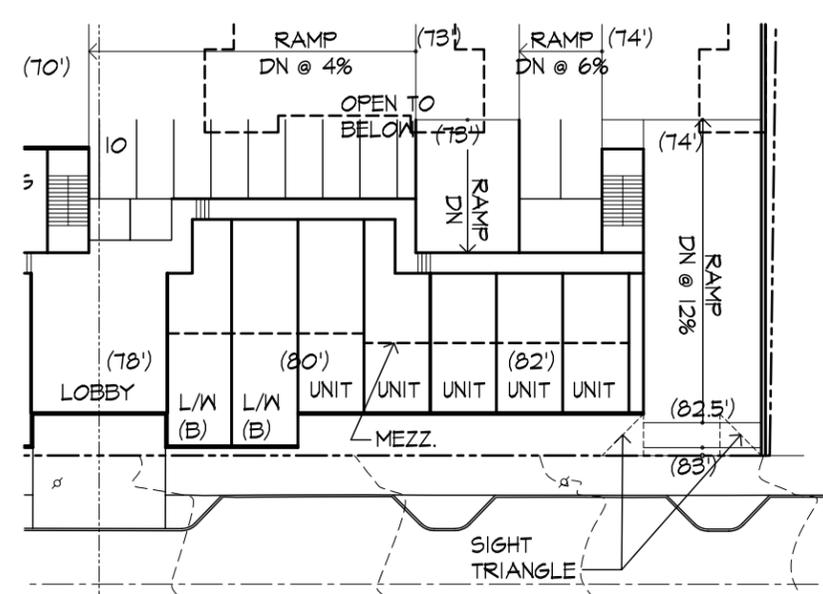
C NORTH ACCESS - SECTION - CONCEPT STUDY



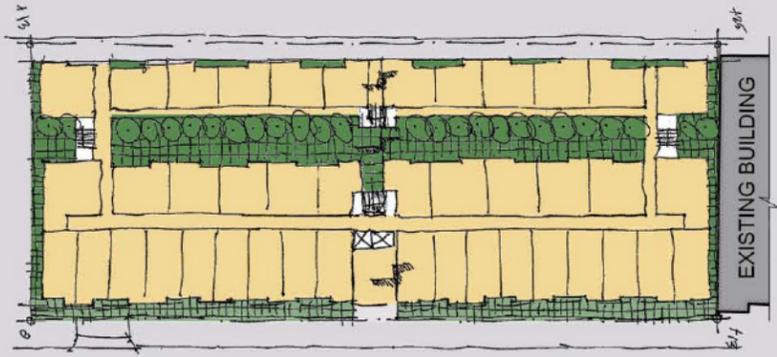
SOUTH ACCESS - PLAN - (PREFERRED)



MID-SITE ACCESS - PLAN - CONCEPT STUDY



NORTH ACCESS - PLAN - CONCEPT STUDY



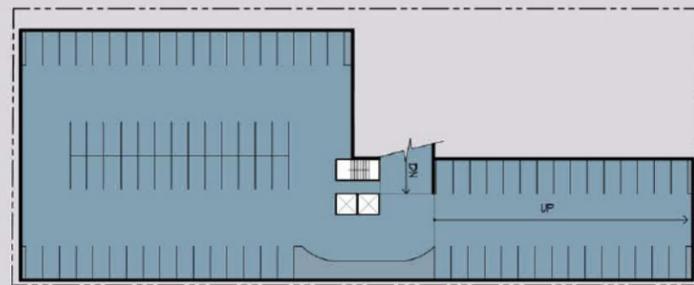
TYPICAL RESIDENTIAL LEVEL

1"=40'-0" 0 10 20 40



P1/ ENTRY LEVEL

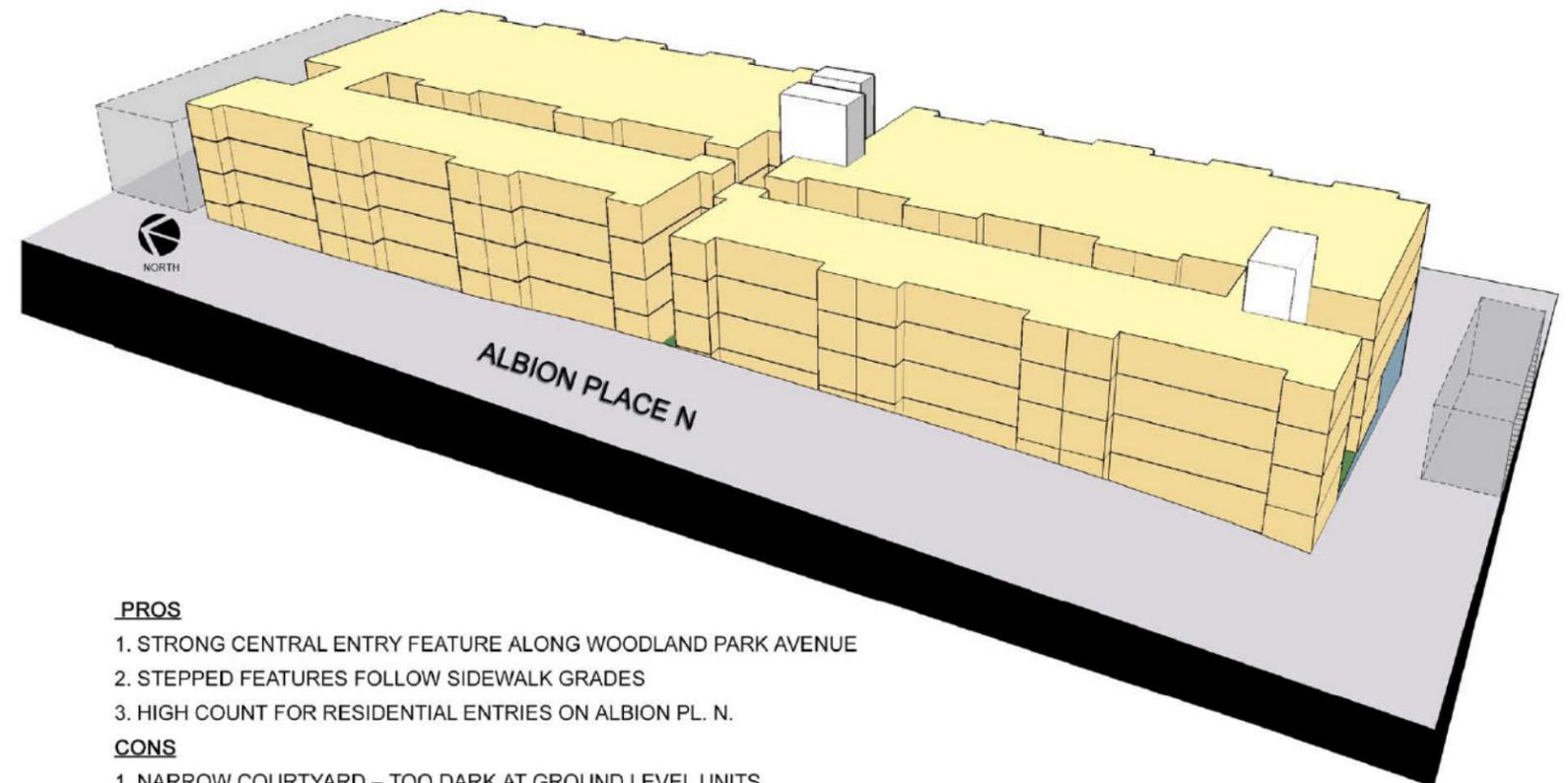
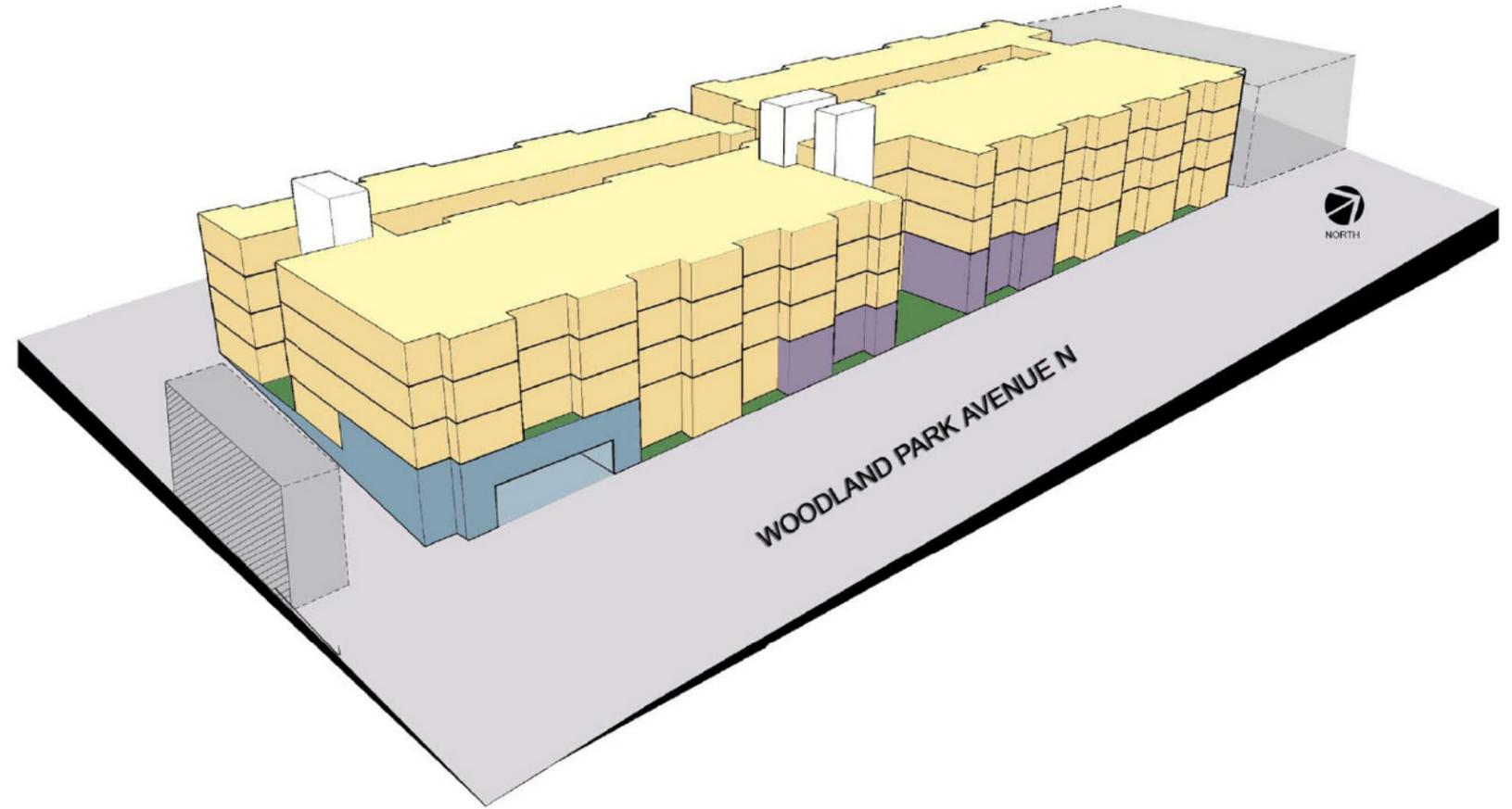
1"=40'-0" 0 10 20 40



PARKING LEVEL

1"=40'-0" 0 10 20 40

- PARKING
- COMMERCIAL SPACES
- RESIDENTIAL
- CIRCULATION
- LANDSCAPED AREAS WITH HARDSCAPE

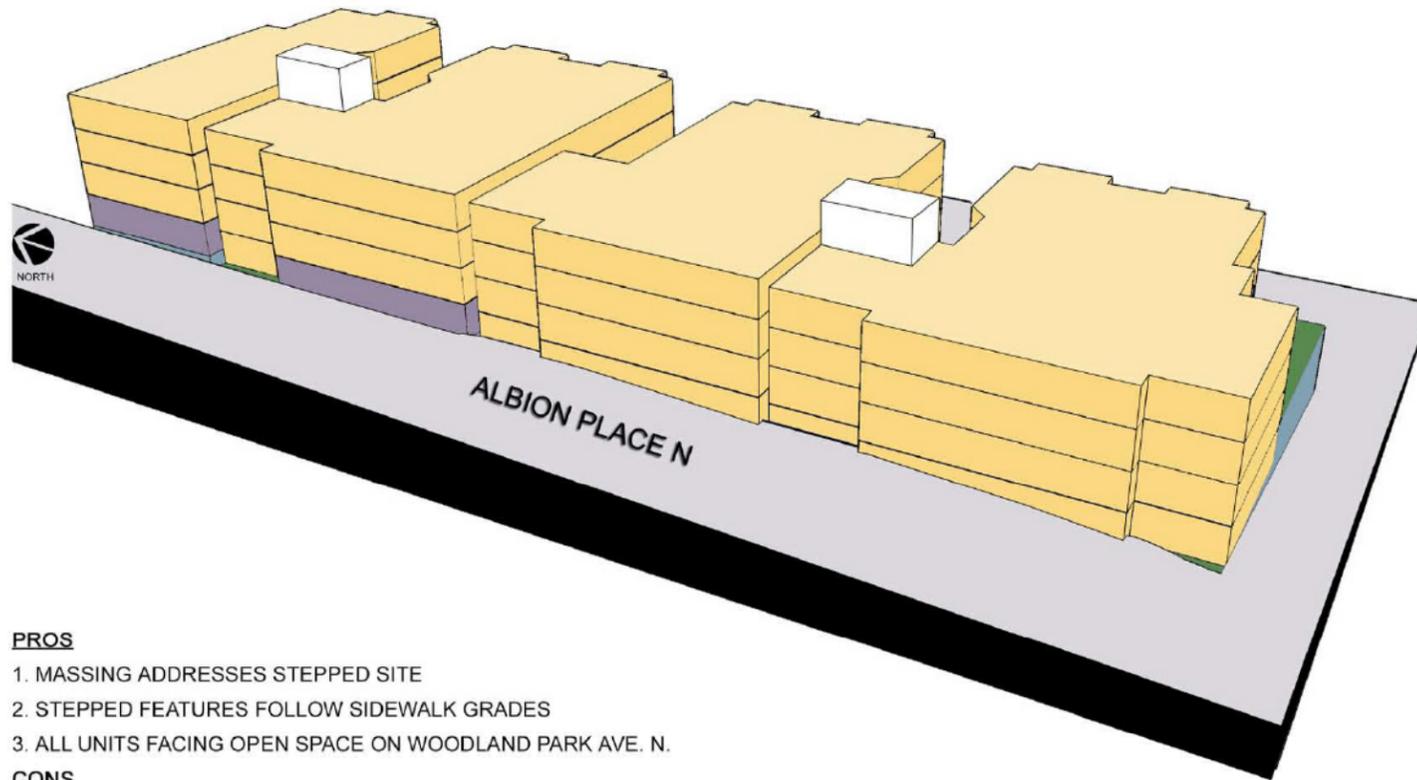
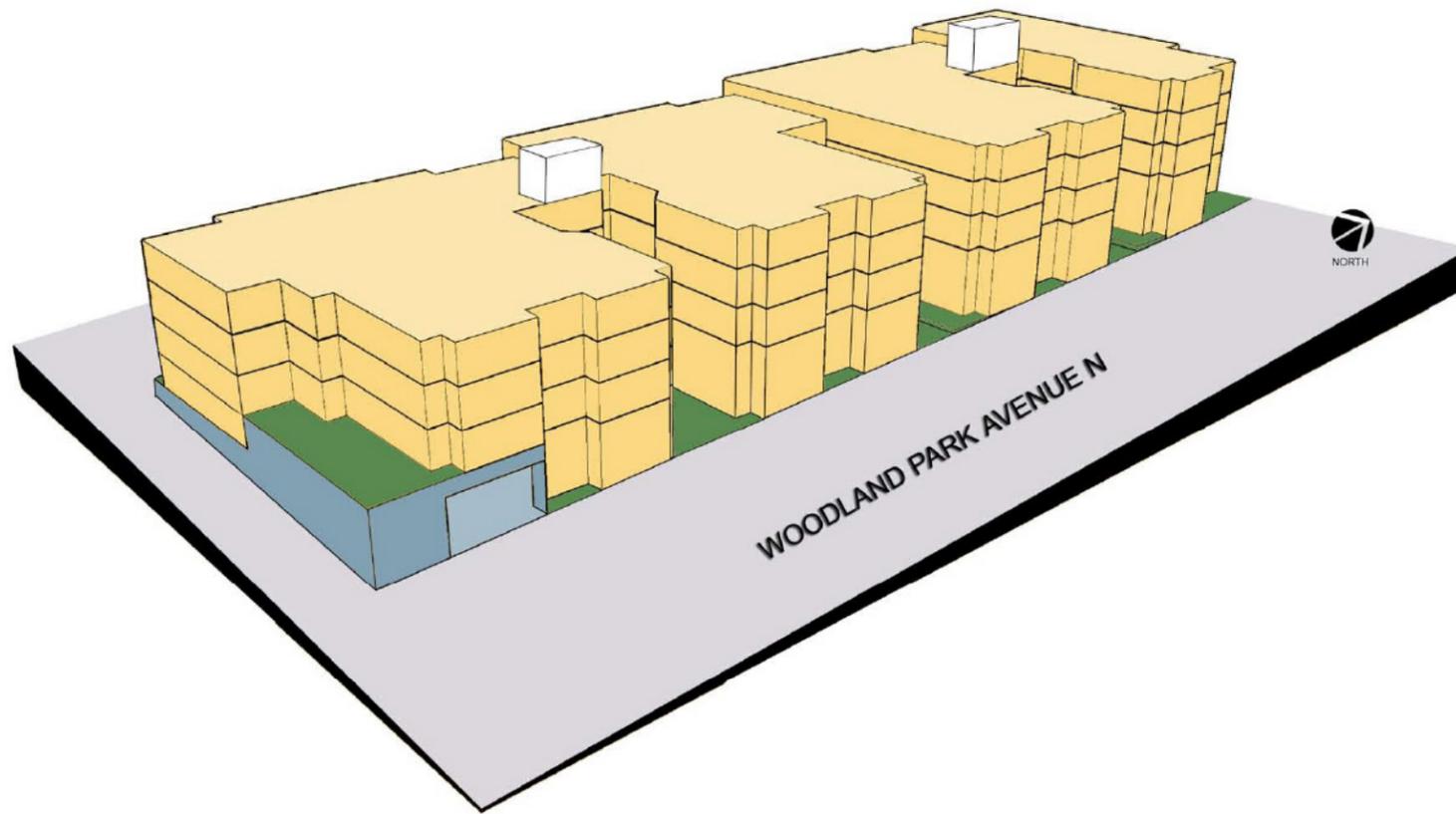


PROS

1. STRONG CENTRAL ENTRY FEATURE ALONG WOODLAND PARK AVENUE
2. STEPPED FEATURES FOLLOW SIDEWALK GRADES
3. HIGH COUNT FOR RESIDENTIAL ENTRIES ON ALBION PL. N.

CONS

1. NARROW COURTYARD – TOO DARK AT GROUND LEVEL UNITS
2. GROUND FLOOR LEVEL OF RESIDENTIAL BELOW GRADE
3. MASSIVE FAÇADE ALONG ALBION PL. N.
4. LIMITED LANDSCAPE/ OPEN SPACE ALONG ALBION PL. N.



PROS

1. MASSING ADDRESSES STEPPED SITE
2. STEPPED FEATURES FOLLOW SIDEWALK GRADES
3. ALL UNITS FACING OPEN SPACE ON WOODLAND PARK AVE. N.

CONS

1. COMMERCIAL OR LIVE-WORK ALONG ALBION, WHICH IS MORE RESIDENTIAL ORIENTED
2. GROUND FLOOR OF UNITS BELOW GRADE ALONG ALBION PL. N.
3. NARROW AND DEEP PUBLIC COURTYARDS ALONG WOODLAND PARK AVE. N.
4. SPLIT ENTRY FEATURE ALONG WOODLAND PARK AVENUE N. OR ALONG ALBION PL. N.



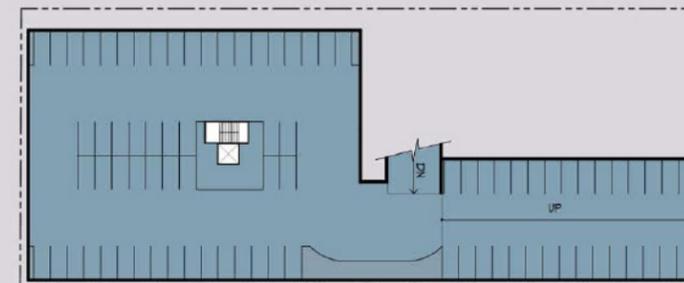
TYPICAL RESIDENTIAL LEVEL

1"=40'-0" 0 10 20 40



P1/ ENTRY LEVEL

1"=40'-0" 0 10 20 40



PARKING LEVEL

1"=40'-0" 0 10 20 40

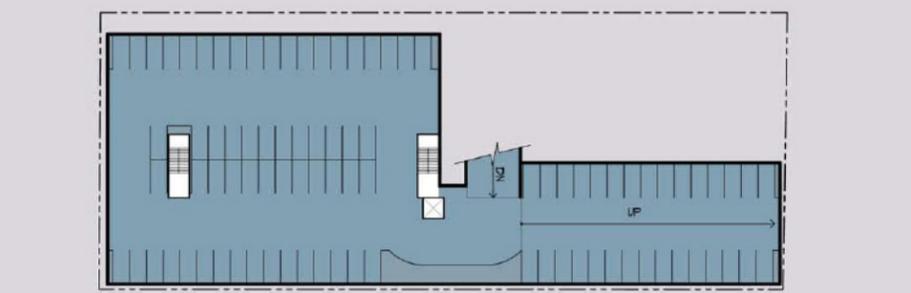
- PARKING
- COMMERCIAL SPACES
- RESIDENTIAL
- CIRCULATION
- LANDSCAPED AREAS WITH HARDSCAPE



TYPICAL RESIDENTIAL LEVEL

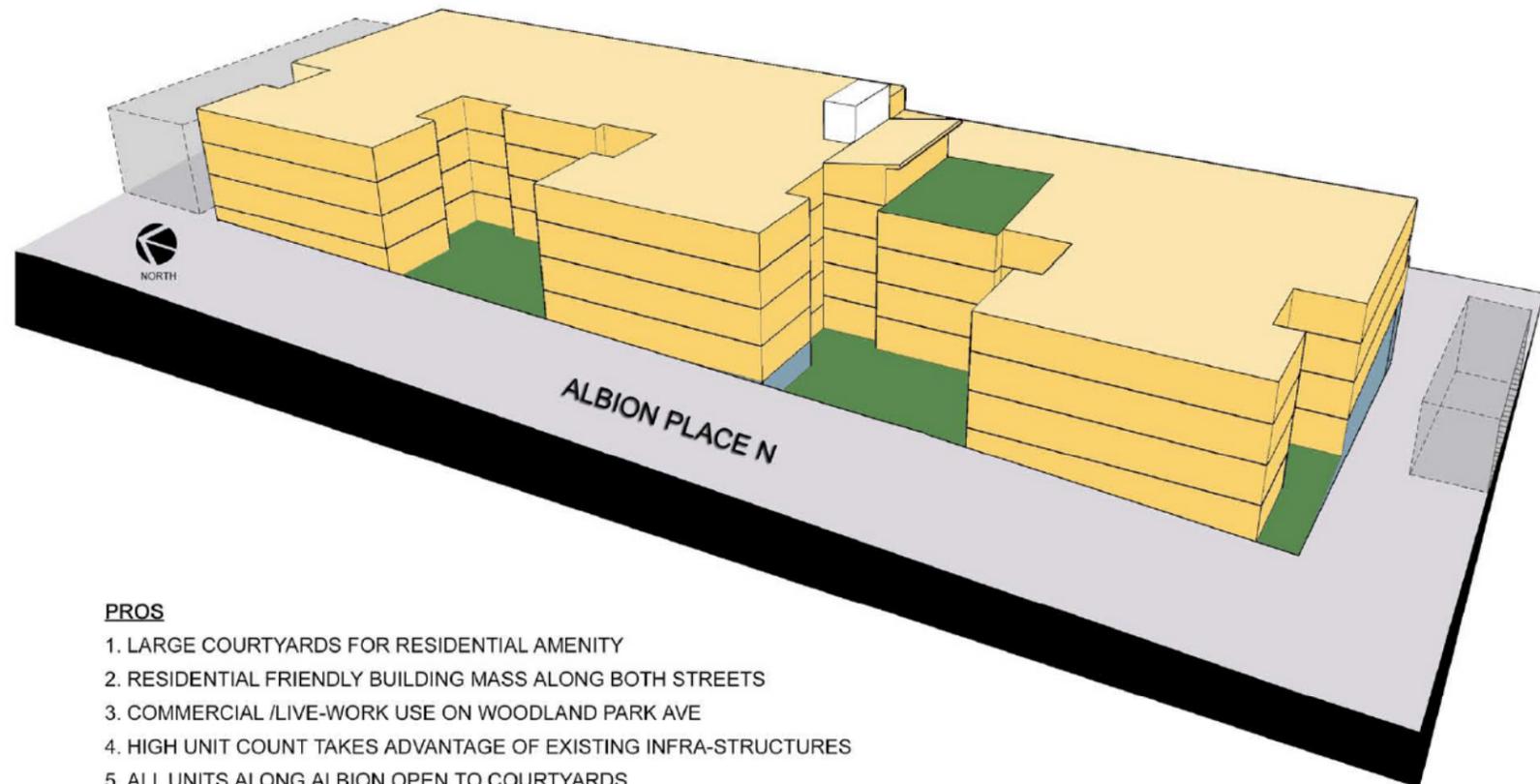
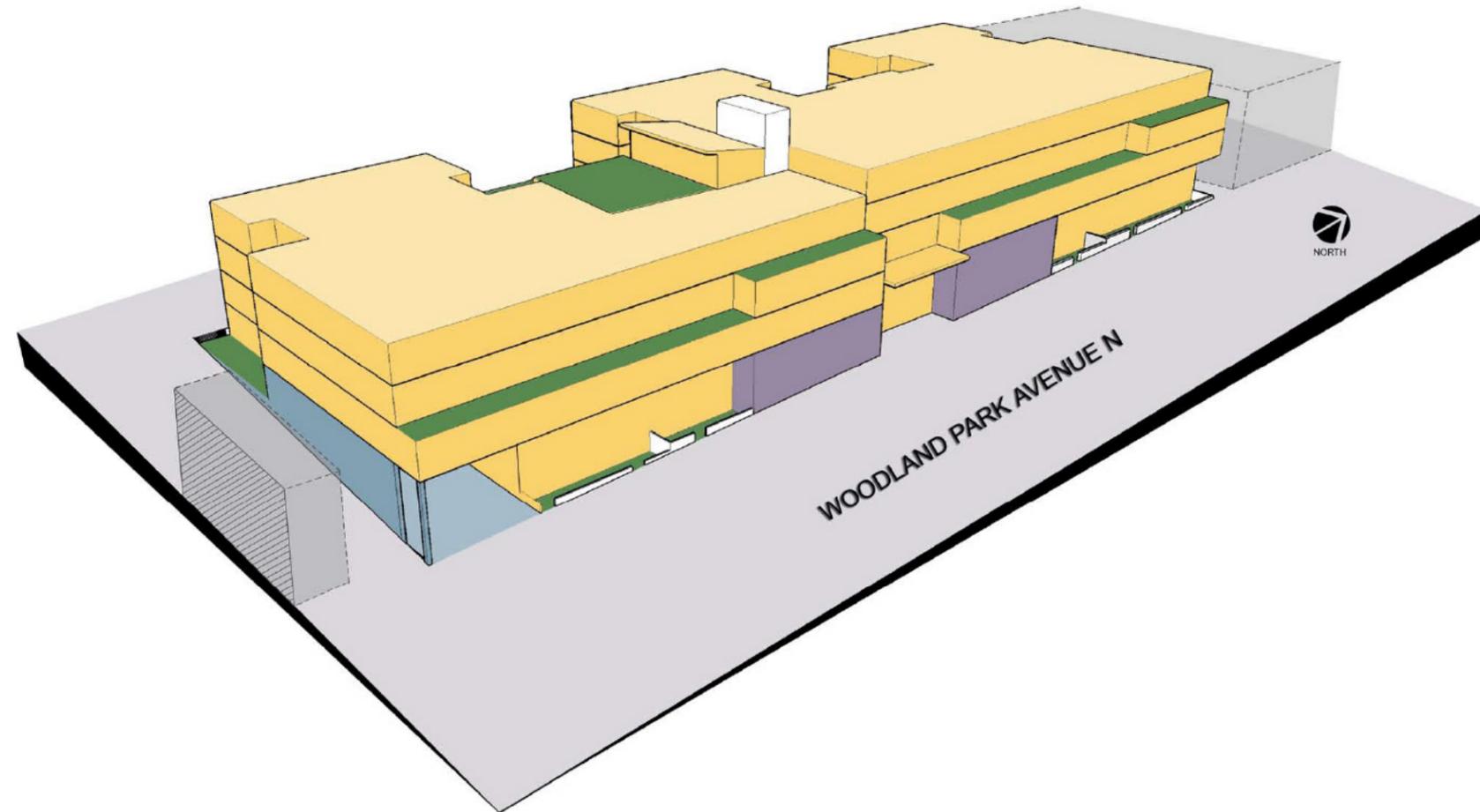


P1/ ENTRY LEVEL



PARKING LEVEL

- PARKING
- COMMERCIAL SPACES
- RESIDENTIAL
- CIRCULATION
- LANDSCAPED AREAS WITH HARDSCAPE

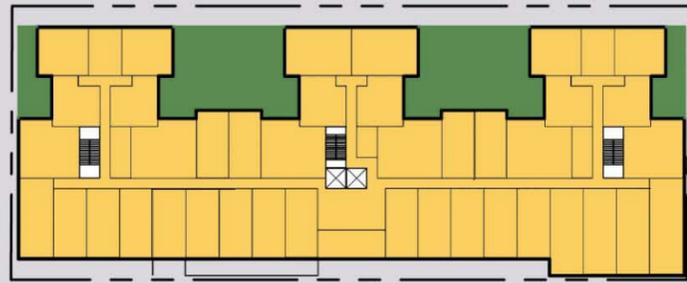


PROS

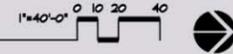
1. LARGE COURTYARDS FOR RESIDENTIAL AMENITY
2. RESIDENTIAL FRIENDLY BUILDING MASS ALONG BOTH STREETS
3. COMMERCIAL /LIVE-WORK USE ON WOODLAND PARK AVE
4. HIGH UNIT COUNT TAKES ADVANTAGE OF EXISTING INFRA-STRUCTURES
5. ALL UNITS ALONG ALBION OPEN TO COURTYARDS

CONS

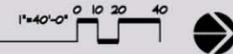
1. ALLOWABLE FAR AND UNIT COUNTS ARE NOT ACHIEVED
2. NO CENTRAL ENTRY FEATURE ALONG ALBION PL. N.



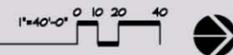
TYPICAL RESIDENTIAL LEVEL



ENTRY LEVEL - NORTH



ENTRY LEVEL - SOUTH



- PARKING
- COMMERCIAL SPACES
- RESIDENTIAL
- CIRCULATION
- LANDSCAPED AREAS WITH HARDSCAPE



PROS

1. ALBION PLACE N. STREET SCENE IS LESS INTENSIVE, MORE RESIDENTIAL SCALE
2. WOODLAND PARK AVE. N. IS MORE INTENSIVE TO ALIGN WITH THE EXISTING COMMERCIAL USES AND HIGHER TRAFFIC
3. LARGE COURTYARDS ON ALBION VISIBLE FROM SIDEWALK AND STREET
4. UNITS ON COURTYARD HAVE DIRECT ACCESS TO/FROM COURTYARD
5. UNIT COUNT SUPPORTS DENSITY GOALS AND LEVERAGES EXISTING INFRA-STRUCTURES
6. MASSING SCALES WITH FUTURE DEVELOPMENT
7. ALBION AND WOODLAND FACADES ARE APPROPRIATELY MODULATED AND FINISHED WITH A VARIETY OF MATERIALS AND COLORS
8. STRONG PEDESTRIAN LANDSCAPE DESIGN ALONG BOTH STREETS
9. CENTRAL ENTRANCE BUILDS A STRONGER COMMUNITY
10. ALL PARKING IS UNDERGROUND, BELOW BUILDING
11. SINGLE CURB-CUT TO PARKING

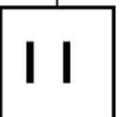
CONS

1. F.A.R. AND DENSITY GOALS OF CITY AND NEIGHBORHOOD PLAN NOT ACHIEVED



FREMONT APARTMENTS
3635 WOODLAND PARK AVENUE N
SEATTLE, WA 98103

CONCEPT D (PREFERRED), CODE COMPLIANT
EARLY DESIGN GUIDANCE MEETING
5/7/2012





A-1: Responding to Site Characteristics

This site offers many features that the proposal uniquely captures.

Unlike many sites in the City, this site does not back-up to an alley, but has frontage on two streets. This is a through-block site bounded on the east by Woodland Park Ave N., which has commercial uses, significant arterial width and higher traffic counts, and on the east by Albion Pl. N., which has predominantly residential uses, is inordinately narrow and has lower traffic counts. These differences in the street characteristics are reflected in the placement of proposed uses, scales of the building facades and development intensities.

To enhance the different characteristics of the frontage streets, the more intensive activities are all placed on Woodland Park, including the access to the parking garage, the main building entrance, and the live-work units.

Additionally, significant grade changes across the site, both east to west and north to south, are reflected in both the form and layout of the building. The project captures this topography by stepping the building massing with the grades and then breaking-down the massing to a pedestrian scale with architectural detailing and materials.



Along Woodland Park, the building massing is scaled differently for this much wider and more commercially oriented street. The base building massing mimics the facades of commercial buildings of historic Fremont. The frontage is then softened with carefully composed, highly crafted, projections, entry courts, residential patios, canopies and eyebrows. The pedestrian street-scene is enhanced with planters and canopies and large portions of glass panels, while the upper level roof-lines are stepped back to allow the building to down-scale at the upper level. Key to the Woodland Park street scene is that the floor levels and entry doors step with the grades as the sidewalk slopes along Albion. The massing is described in A-2



A-2: Streetscape Compatibility

Streetscapes are two-fold and very different. Woodland Park is wide, active and quasi-commercial, while Albion is very narrow, calm and more residential.

On Albion, in the both massing and the scale, special efforts have been incorporated to keep the apparent height and the actual height lower to honor these differences. This is accomplished along Albion by using multiple design concepts:

- The building steps with the grade to better embrace and not overwhelm the pedestrian.
- The inclusion of the wide open-space courtyards, which represent approximately 40% of the pedestrian frontage, where the building facades have been held-back more than 45 ft from the frontage sidewalk.
- The architectural modulation and changes in material finishes soften the masses, but do not over-power the pedestrian. And, the character described for Woodland Park is brought forward as the background to the courtyards to assure that the building has a consistent design pattern.
- The roof line incorporates a sloped form to capture the residential nature of this street and avoid the extension of taller parapet walls.

On Woodland Park, the massing is described in A-1.

A-3: Entrances Visible From the Street

The entry features distinctive materials and bold articulation which create a strong visual connection between the sidewalk and building entry. On Woodland Park, the Live-Work Units embrace the Main Building Entry and focus the street-front activity. Large transparent clear glass windows connect the interior activities to the pedestrian, and interior lighting relaxes into the front plaza in the evening hours. On Albion, the access is more restricted in deference to the less intensive nature of the neighborhood. Building and Unit access is provided through the landscaped courtyards from which each court-level unit has its own entry, and the building common areas are accessed through the leasing office and amenities areas.

Direct access to the units facing Albion has been studied, but was not successful, primarily due to the existing grade changes of the sidewalk. As can best be seen in the front building elevations in this packet, the unit floor lines usually meet-up with the sidewalk grades at the rear of the units, where the kitchen and bath areas would occur. Further, the units come close to the street setbacks, which allows for very limited space to accommodate grade change.

See also C-3, D-1 and D-12.

A-4: Human Activity

Street-front activity on Woodland Park is encouraged in many design features:

- The main building entrance is accessed from a front courtyard, which is enhanced with bike racks, animated art and low-water landscaping.
- The Live-Work units are brought-up to the sidewalk and are highlighted by overhead canopies. The clear glass storefronts and the front entry doors offer direct visual and physical access for the pedestrian.
- The Residential Units are held back from the street approximately 10 ft and are fronted by 12" to 30" raised porches. These morning-coffee front porches will be buffered from the sidewalk by landscaping and accented by potted plants visible through artfully-designed rails, through which the neighbors enjoy each other's conversations.



Activity along Albion is anticipated to be more passive, since no commercial activity is encouraged. Periodic neighborhood activities are encouraged in the courtyards. Balconies are intentionally limited facing Albion, since such a feature was highlighted by neighborhood testimony as diminishing the existing quiet character.

See also A-3.

D-1: Pedestrian Open Spaces and Entrance

Woodland Park Avenue and Albion Place present two distinct street frontages that suggest unique treatments. The west side of Albion is partially tree-lined with primarily residential uses, while the east side of Albion is a mix of uses with fewer trees and harsher edges. Woodland Park is far more enlivened with more pedestrian use and commercial activity on a very wide street.

Our Albion frontage replaces the narrow sidewalk with a new 6 ft walk buffered from the building by 6 ft of landscaping. The building facades meet the pedestrian in only three places, each no longer than 70 ft. Woven into these facades are minor courtyards at each end of the building and two major Courtyards 50 ft in width and 45 ft in depth. Units and common areas that abut these larger Courtyards are accessible from the Courtyards (see also D-7). Activities, in these Courtyards, including active and passive uses, will enliven the street scene without dominating the existing residential character of the neighborhood.

Our Woodland frontage invites the pedestrian to linger, shop and enjoy. Each of the Live-Work units offer direct access from the sidewalk and embrace the entry Plaza. The Main Building Entrance anchors the Woodland Park Plaza providing clear storefront glass in tall windows. This entry plaza extends to a new curb.

D-11: Commercial Transparency

Transparencies at the commercial Live-Work units and at the Building Entry are accomplished by the use of full height clear glass storefront that extend from the floor sill to the top header. Because the second floor height is level and the sidewalk is sloped, the storefront height varies from 13 ft to approximately 22 ft.



ALBION PLACE NORTH

Secure Access to Courtyard Entries



WOODLAND PARK AVENUE NORTH

Live/Work Entries

Residential Entry and Lobby

Live/Work Entries

A-5: Respect for Adjacent Sites

Variable urban scales, characters, colors and materials define this eclectic neighborhood and provide unlimited architectural inspiration.

The existing neighborhood along Albion is defined by a narrow roadway. The west side has multi-family two to four story residential structures with large setbacks, behind wide landscaped parkways. The east side is defined by one to four story structures with minimal setbacks and narrow sidewalks immediately abutting the curb-lines. The likely scale of future projects on the west side of Albion will be four stories with height of approximately 34 ft, and the east side will likely be four stories of approximately 44 ft, similar to the proposed project. On Albion, the proposed project will step-back from the front property line by 8 to 10 ft and will provide wide sidewalks and landscaped frontage.

The neighborhood along Woodland Park is defined mostly by open space proffered by the wide street that was platted decades ago to accommodate the Seattle Trolley. The existing buildings on both sides of the street are one to four stories with front setbacks that vary from zero to approximately 20 ft. The likely scale of future projects on the both sides of the ROW will be four stories with height of approximately 44 ft, similar to the proposed project. Currently, one project of this height is under construction and others are proposed.

The current development patterns for this transitional neighborhood were established years past, when the current zoning was adopted after much public debate. It is also these decisions of the public, and the current development patterns already emerging, to which the proposed project is respectful.

B-1: Height, Bulk, and Scale Compatibility with Anticipated Uses

Keeping the bulk and scale within the existing neighborhood textures, while recognizing the transitional character of the environment, is accomplished through the use of vertical stepping of the entire building with the grades, stepping back many of the upper floors, as well as the use of massing modulations and changes in colors, textures, materials, and details.

In response to our neighbor comments at the initial EDG meetings, and with the Board's favorable comments on the proposed placement of the courtyards, and we have now pushed our design proposal beyond the discussion of inchoate massing studies. The graphical depictions of the proposal now more elaborately show the project in both its existing and anticipated context. The "extruded trays" have been re-configured, the main entry has greater emphasis, the Live-Work entries are demarked and enhanced and the stepped back upper decks are more resolved. See Concept "D" for the graphic portrayal of these developments, which capture the more compelling elements of Concepts "B" and "C" previously presented to the Board.

C-2: Architectural Concept and Consistency

The more compelling elements of Concepts "B" and "C" have been built upon in the design of the current proposal Concept "D" and developed passed the early massing diagrams. To better conceive an architectural solution reflective of the massing, the proposed uses, and the existing and anticipated neighborhood, we revisited our early reconnaissance work, looked ahead at the other projects being proposed for the neighborhood, and looked back to the historic forms of the neighborhood.

The reconnaissance confirmed the eclecticism of the surroundings, the commercial uses, and the residences, while many of the existing structures and the future projects show a propensity for flatter facades and parapet roof edges, which are also reflected in the history of the neighborhood.

This research, overlaid with comments of the neighbors and the board, has guided us to varied architectural concept for Woodland and Albion. Woodland is proposed as a flatter façade as a base building, which mimics the historic facades, overlaid with a more industrial fenestration that emphasizes pedestrian encounters. This more commercial look is then softened on Albion, again to better integrate into the less intensive street scene.



Historic Design Inspiration

C-3: Human Scale

In response to our neighborhoods' comments at the initial EDG meetings, we have now pushed our design proposal beyond the discussion of inchoate massing studies. The graphical depictions of the proposal now more elaborately show the project in both its existing and anticipated context. The "extruded trays" have been re-configured, the main entry has greater emphasis, the Live-Work entries are demarked and enhanced and the stepped back upper decks are more resolved. See Concept "D" for the graphic portrayal of these developments, which capture the more compelling elements of Concepts "B" and "C" previously presented to the Board.

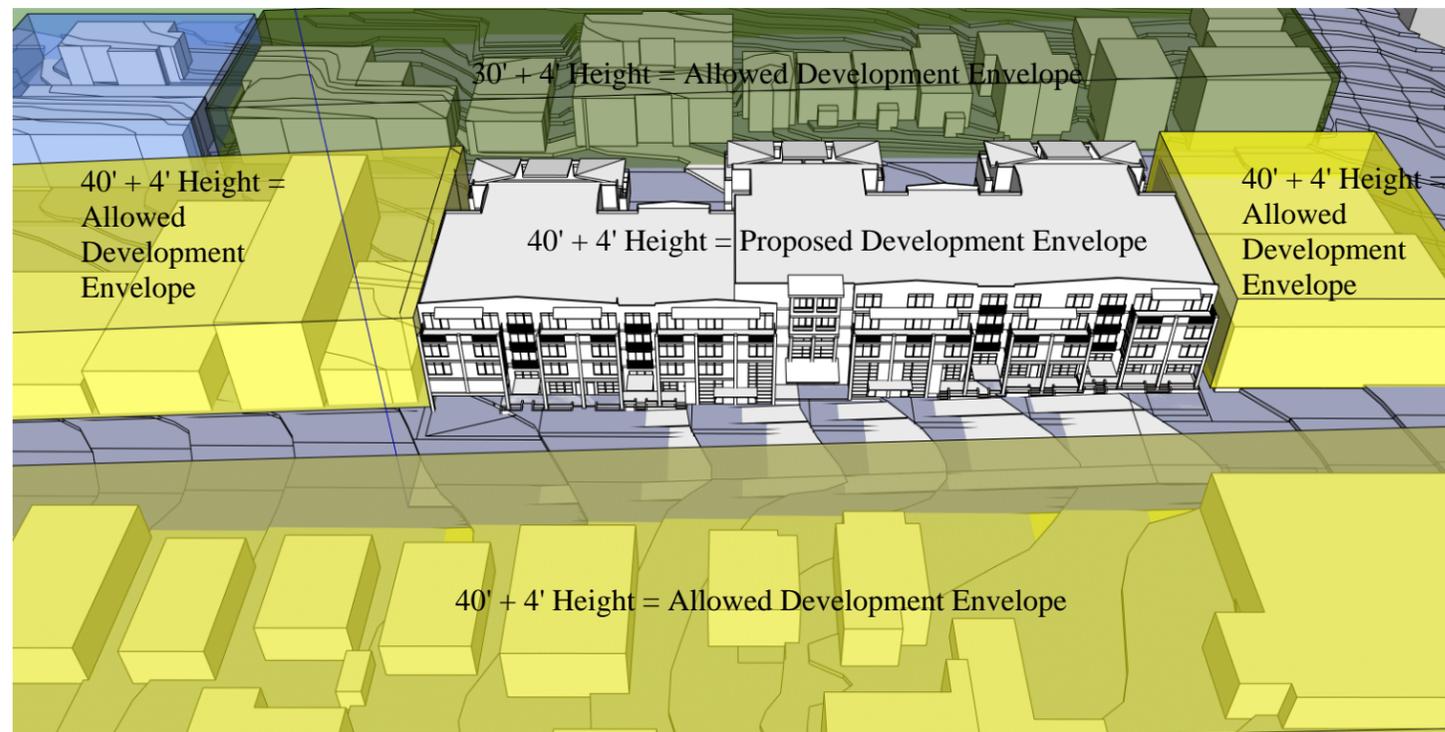
The massing now demonstrates the full modulation and fenestration proposed as Concept "D". Along Albion, the composition includes recessional base building massing and stepped back upper levels, as well as studied window massings, varied finish materials and anticipated color changes to emphasize the multiple plans. Along Woodland Park, the main building façade is held back approximately 10 ft from the frontage line, allowing for larger building to be de-emphasized. The pedestrian textures are then brought forward to express and more highly detailed character of massive wood posts and beams, steel turn-buckles, and recessed decks and rails. The main building entry, and the entries to all of the live-work units, are highlighted with canopies, glass walls and glass doors.



Albion Place N. - Street View



Woodland Park Avenue N. - Building Articulation



A-6: Transition between Residence and Street

Because for the less intensive nature of Albion, the project proposes a more passive transition to this street. The building is stepped-back from the front property line by 10 ft to 14 ft from the pavement and the sidewalk is placed along the curb-line. This provides approximately six to eight feet from the back of the walk to the building line, and is enhanced planters, planting beds, trees and shrubs nestled with low-water landscaping.

Woodland Park is the more intensive, somewhat commercial street, so here the transition is more varied.

- The main building entrance faces a front courtyard that extends from the canopied entry doors, across the sidewalk, ending at the curb line. The courtyard is enhanced with bike racks, animated art and low-water landscaping. And, the curb line is extended into the ROW with landscaped bulbs protecting the pedestrian from the traffic flows.
- The Live-Work units are brought-up to the sidewalk and are highlighted by overhead canopies. The clear glass storefronts and the front-facing entry doors offer direct visual and physical access for the pedestrian.
- The Residential Units are held back from the street approximately 10 ft and are fronted by 12” to 30” raised porches. These porches are buffered from the sidewalk by landscaping and accented by potted plants visible through artfully-designed rails.

A-7: Residential Open Space

Open space is provided in many multiple locations with each encouraging different activities.

- The Courtyard at the Main Building Entry on Woodland Park will be the most public and the most active. Not only will the residents travel and enjoy this space, it is here that the neighborhood would gather for the services and crafts provided by the Live-Work Units.
- The Courtyards on the Albion side have three purposes. The far north and south courtyards are for light, air and a respect for the future neighbors when developed. The two central courtyards are approximately 50 ft wide and 40 deep and certainly provide light and air for the residents, but do far more. The south courtyard, which accesses directly to the leasing office and building amenities, will be for active gatherings, receptions, etc., while the north courtyard will be for more passive activities, conversations, readings, etc..
- The Rooftop terraces provide both active and passive spaces. Community cooking, receptions, herb gardens, lounging and sunning will all occur here.

D-7: Personal Safety and Security

Safety and security are built into the design concept, but it is not obtrusive or evident. The Main Entry is the single entry point that gives all the residence control and responsibility for who enters the building. Some of the courtyard units will also have direct outside access, but this will come through the Courtyards. The garage will be divided into protected resident parking and controlled parking for the commercial uses. All other access points will be key-controlled.

Lighting is also an important part of the security program. The Entry Plaza is well lit with wall sconces, bollards and recessed lighting in overhead canopies. The entries to the Live-Work units and to the street level Residences are lit with wall sconces. All fixtures will have cut-off controls to mitigate glare that might occur and all wattages will be kept as low as is safe.

D-12: Residential Entries and Transitions

The Main Building Entry is discussed in A-4, A-6, A-7, D-1 and D-7

Where the first floor residences occur on Woodland Park, the front walls are held 10 ft back from the edge of the sidewalk and the floors are raised 18” to 30”. The transition to these units includes landscape planters along the sidewalks, stairs rising to the porches and transparent metal-art railings to offer a symbol of privacy.



Albion Place North - Secured Courtyard Level Entries



Woodland Park Avenue North - Residential Porches



Woodland Park Avenue North - Residential Entry Porch



FREMONT APARTMENTS
3635 WOODLAND PARK AVENUE N
SEATTLE, WA 98103

CONCEPT D (PREFERRED, CODE COMPLIANT)

RESPONSE TO DESIGN GUIDELINES
EARLY DESIGN GUIDANCE MEETING
5/7/2012



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 3635 WOODLAND PARK AVENUE N
 SEATTLE, WA 98103

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A-8: Parking and Vehicle Access

Parking structure for the project is incorporated under the building and includes all of the parking required for the project. Access points to the underground parking are limited to Woodland Park, due to the more passive nature of Albion. Two other locations for this drive were studied at project conception and a third location, that being the north end as requested by the neighbors, has also been studied. Upon weighing the pro's and con's for each, it remains apparent that the southern access is the most reasonable and generates the least impacts. For more information and the pro's and con's on this discussion, see Sheet 07.B.

C-5: Structured Parking Entrances

Access to the parking is limited to one curb-cut as required by city policy and is placed at the south end of the project facing Woodland Park. Other access points were considered, one at the north and one at the mid-point, but the analysis demonstrates that the south is the most reasonable. Additionally, access to the parking from Albion was considered early in the design process but rejected as inconsistent with the reduced traffic and activities on this street.

D-5: Visual Impact of Parking Structures

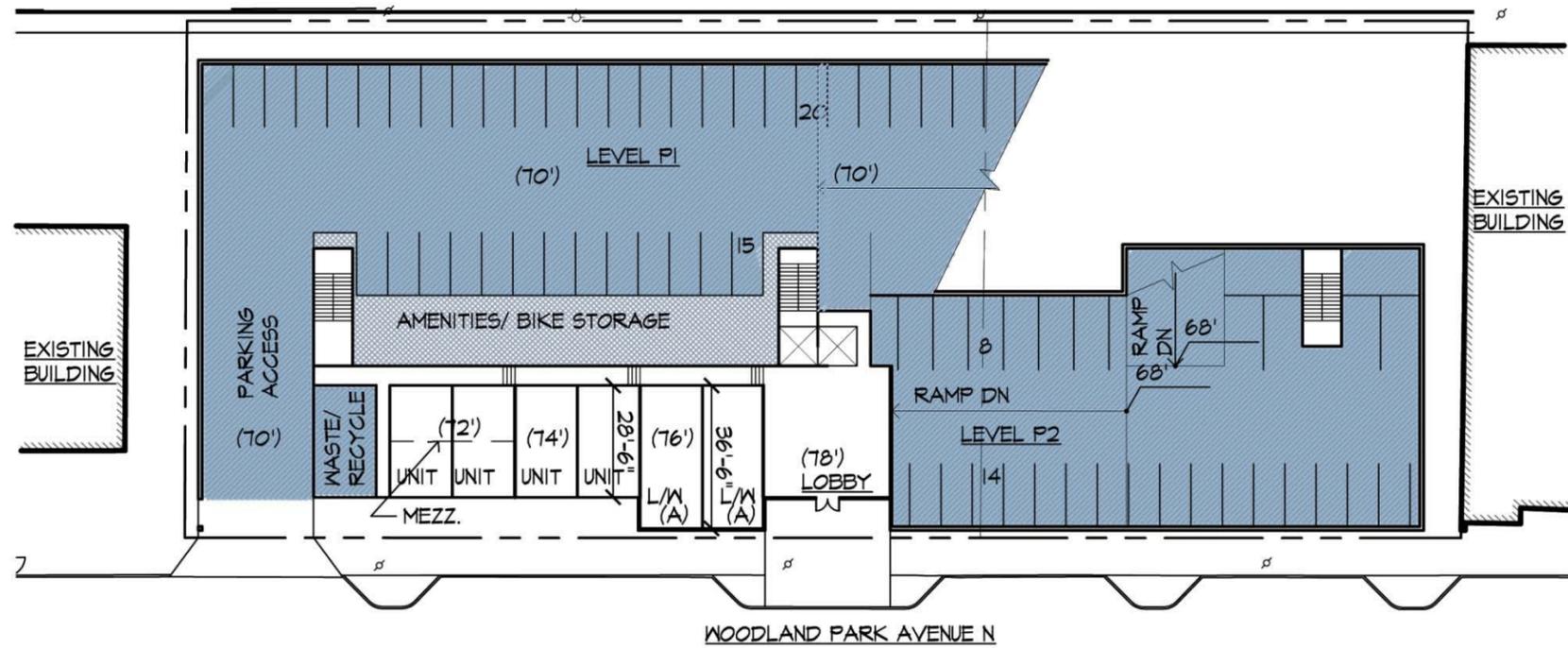
All of the parking for the project is in an underground one- and two- story structure fully out-of view of the pedestrians and the neighbors. The top of the parking is covered with building and Courtyards, so that no parking will be visible from above. Only a small portion of the south side of access drive is visible.

D-6: Screening of Dumpsters, Utilities and Service Areas

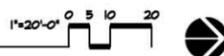
All of the dumpsters, recycling areas, power, water and utility risers and all service areas are tucked inside the parking structure and blocked from view by solid walls and doors.



Woodland Park Avenue North - Access to Below-Grade Parking



ENTRY LEVEL - SOUTH



C-4: Exterior Finish Materials

Building on the design theme, the exterior materials on Woodland Park Ave are bolder, stronger and more commercial in nature and the materials on Albion are more refined, cleaner and more residential.

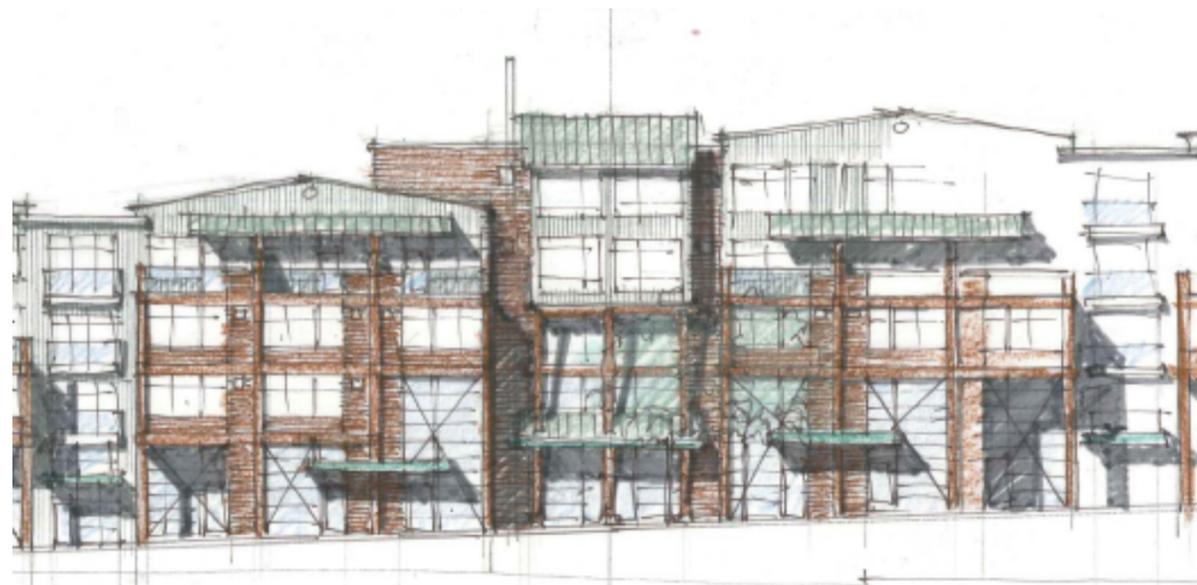
The architectural theme on Woodland is defined first by the large glu-lam timbers grid, which sits forward of the main building line. At the residential units the grid is in-filled with wood-like siding and soffits and at the Live-Work units tall clear-glass mullioned storefront windows greet the pedestrian. Steel turn-buckles and upper level metal railings emphasize the character. Recessed from the sidewalk is the main building elements defined by metal sidings. The windows to the residences are vinyl with muntined clear glass.

Along Albion, the glu-lam timber grid is evident, yet less prominent. The wood-like sidings are used on the background walls of the Courtyards, while the facades that approach and face Albion shift slightly to a more refined treatment. The recessed main building is again finished in a metal siding and the projecting elements are a smooth wood-like siding. Windows on the Courtyard and facing Albion are vinyl with muntined clear glass.

The north and south elevations that face the Albion courts are finished with the same materials as used on the courtyards. Those portions of the elevations that immediately about the property lines will be finished with a composition of metal and smooth wood-like siding.



Albion Place North - Heavy Siding, Panel Siding, Metal Roofing

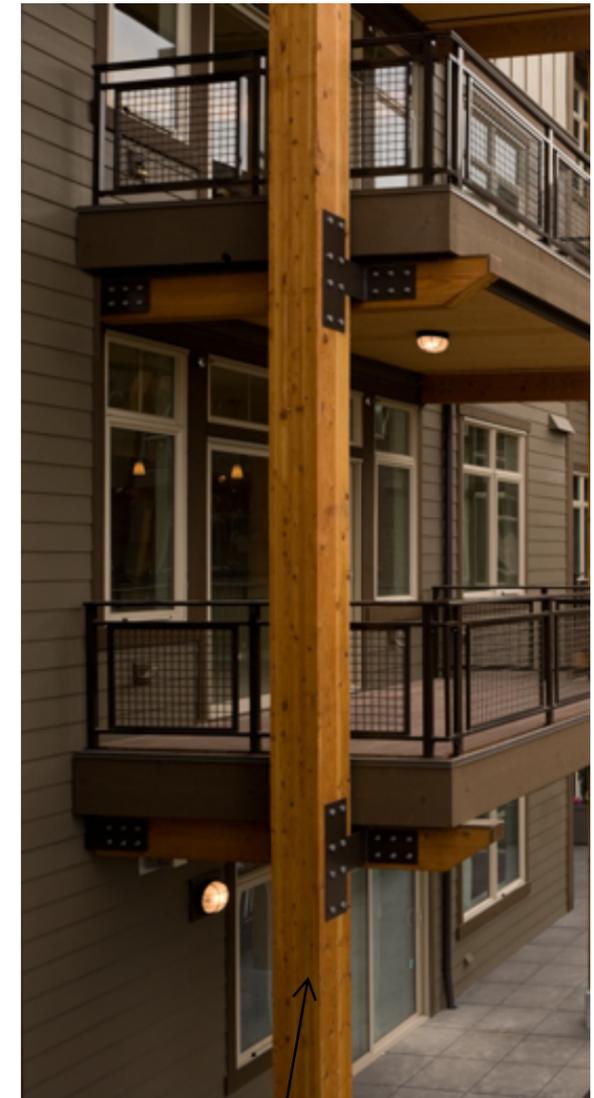
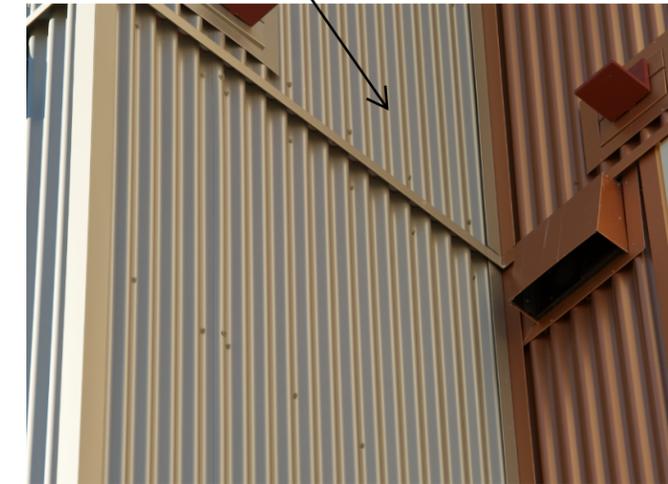


Woodland Park Avenue North - Heavy Timber, Heavy Siding, Vertical Metal Siding, Storefront



Panel Siding

Metal Siding



Heavy Timber



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5/17/2012

E-2: Landscaping to Enhance the Building and/or Site

Landscaping is an important element of nestling the project into the neighborhood and enhancing the pedestrian experience. Along both street frontages, planting and landscape features form the “base” of the building, buffering the pedestrian, providing textures and colors and accommodating the grade changes. Special pavements, trellises, screen walls, planters, site furniture and similar features are incorporated into the design to add to the pleasure of the neighborhood.

All the Courtyards provide open space enjoyable for all the neighborhood and the larger Courtyards provide both passive and active opportunity. Landscaping includes special pavements, trellises, screen walls, raised planters and site furniture

E-3: Landscape Design to address Special Site Conditions

Every reasonable attempt will be made to preserve the existing vine maple along Woodland Park and relocate it in the Entry Plaza or Albion courtyards.



South Courtyard (Active) - Plan View



North Courtyard (Passive) - Plan View



Woodland Park Avenue North - Streetscape



Woodland Park Avenue North - Streetscape



Albion Place North - Looking toward Courtyard



Rooftop Deck



Albion Place North - Streetscape

