

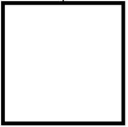


DESIGN REVIEW RECOMMENDATION MEETING

FREMONT APARTMENTS 3635 WOODLAND PARK AVENUE N

NOVEMBER 5, 2012

DPD# 3012694





PROJECT TEAM

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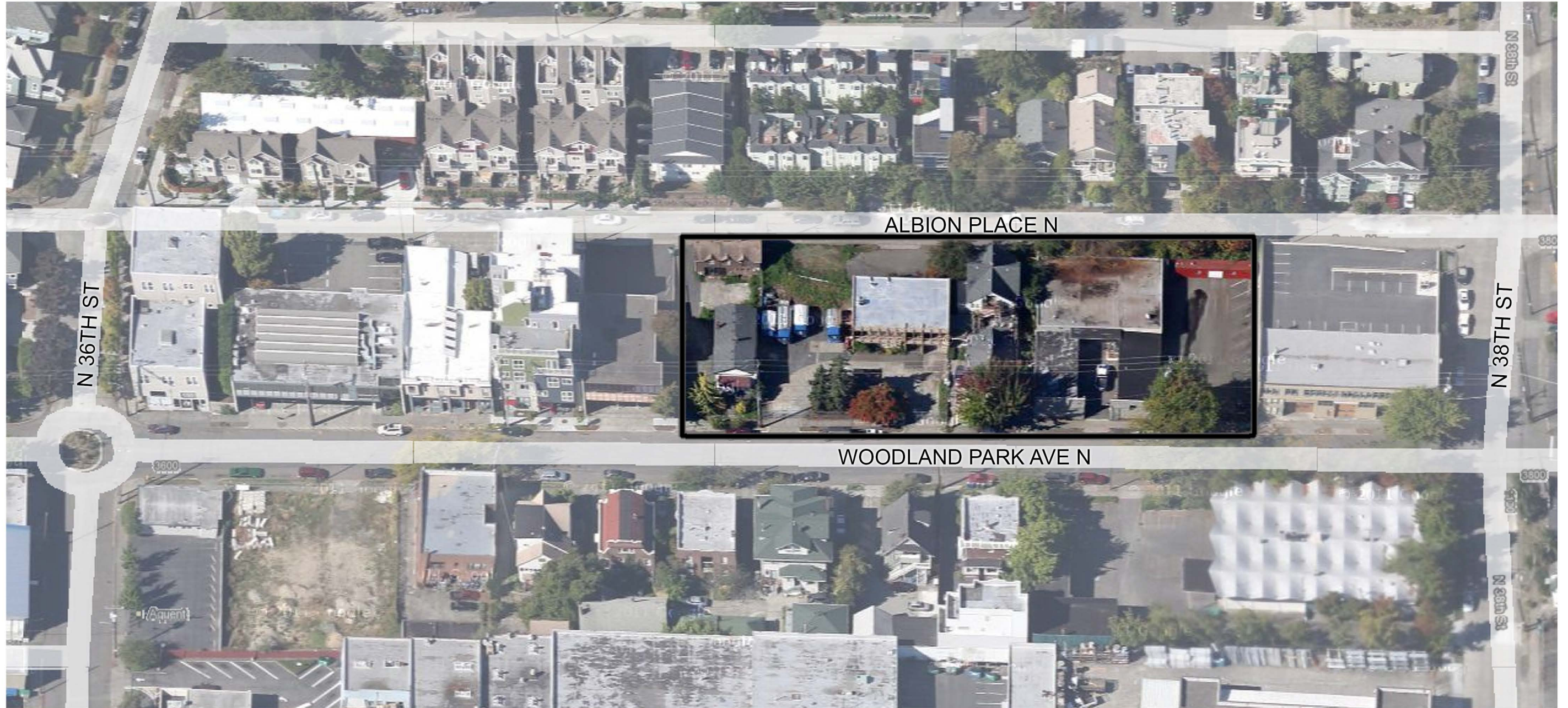
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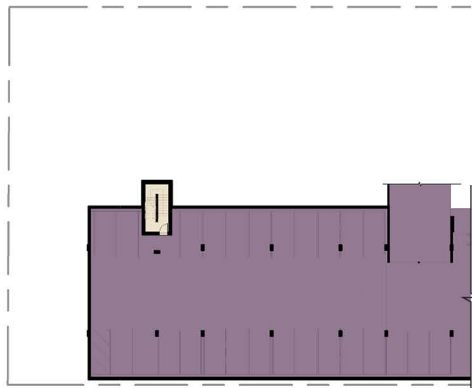
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EXISTING AERIAL VIEW FROM THE EAST



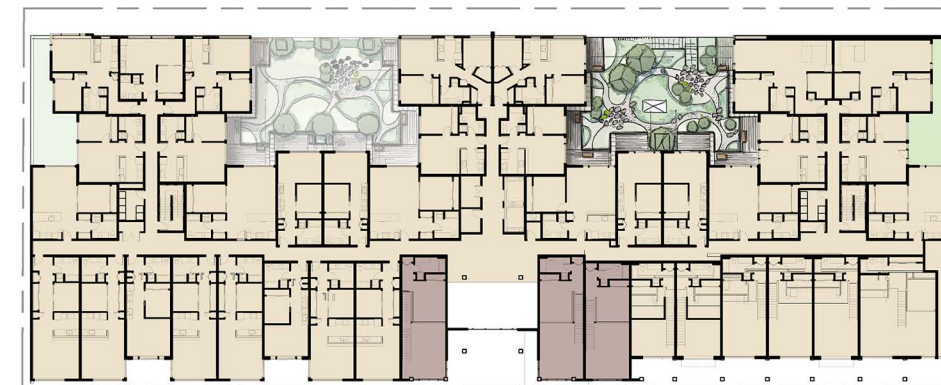
PARKING PLAN - SOUTH (FLOOR EL. 60'-0")



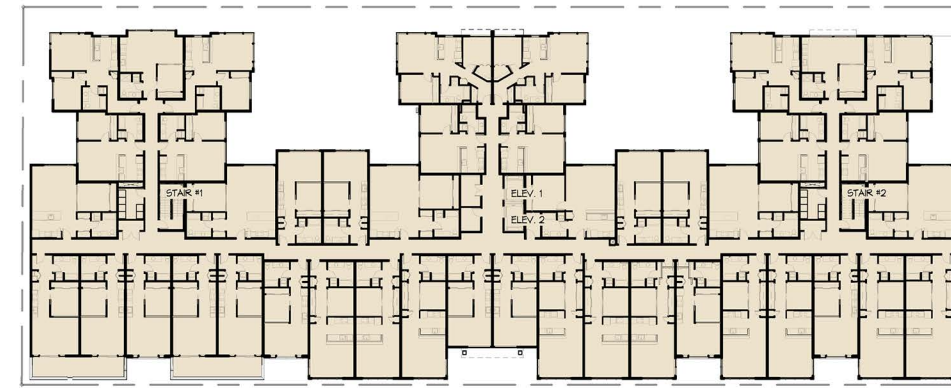
P1 PARKING PLAN (FLOOR EL. 70'-0")



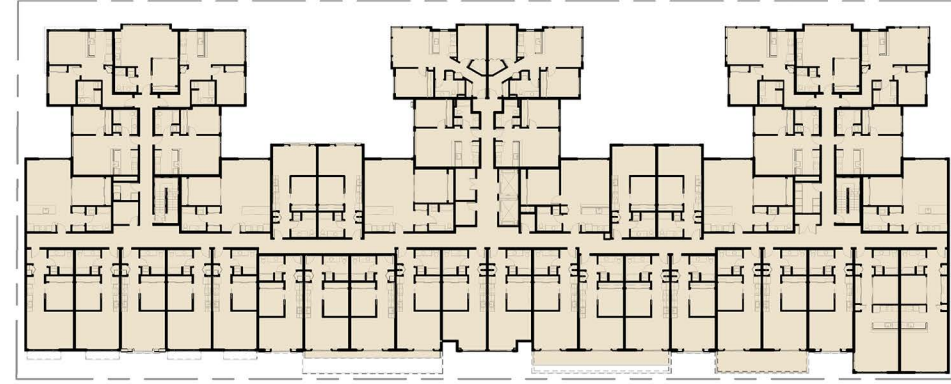
ENTRY LEVEL PLAN (FLOOR EL. 80'-0")



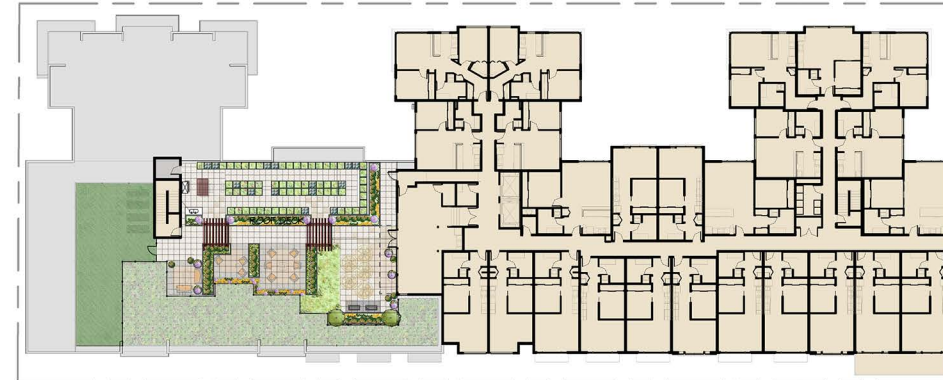
FLOOR PLAN LEVEL 1 (EL. 89'-9")



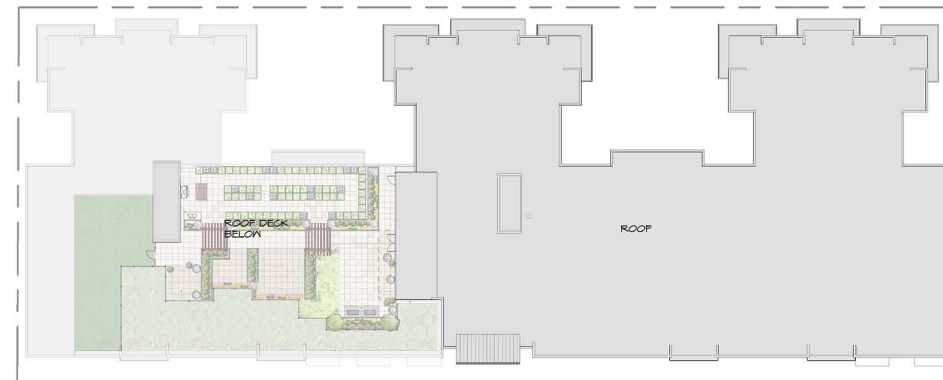
FLOOR PLAN LEVEL 2 (FLOOR ELEV. 99'-6")



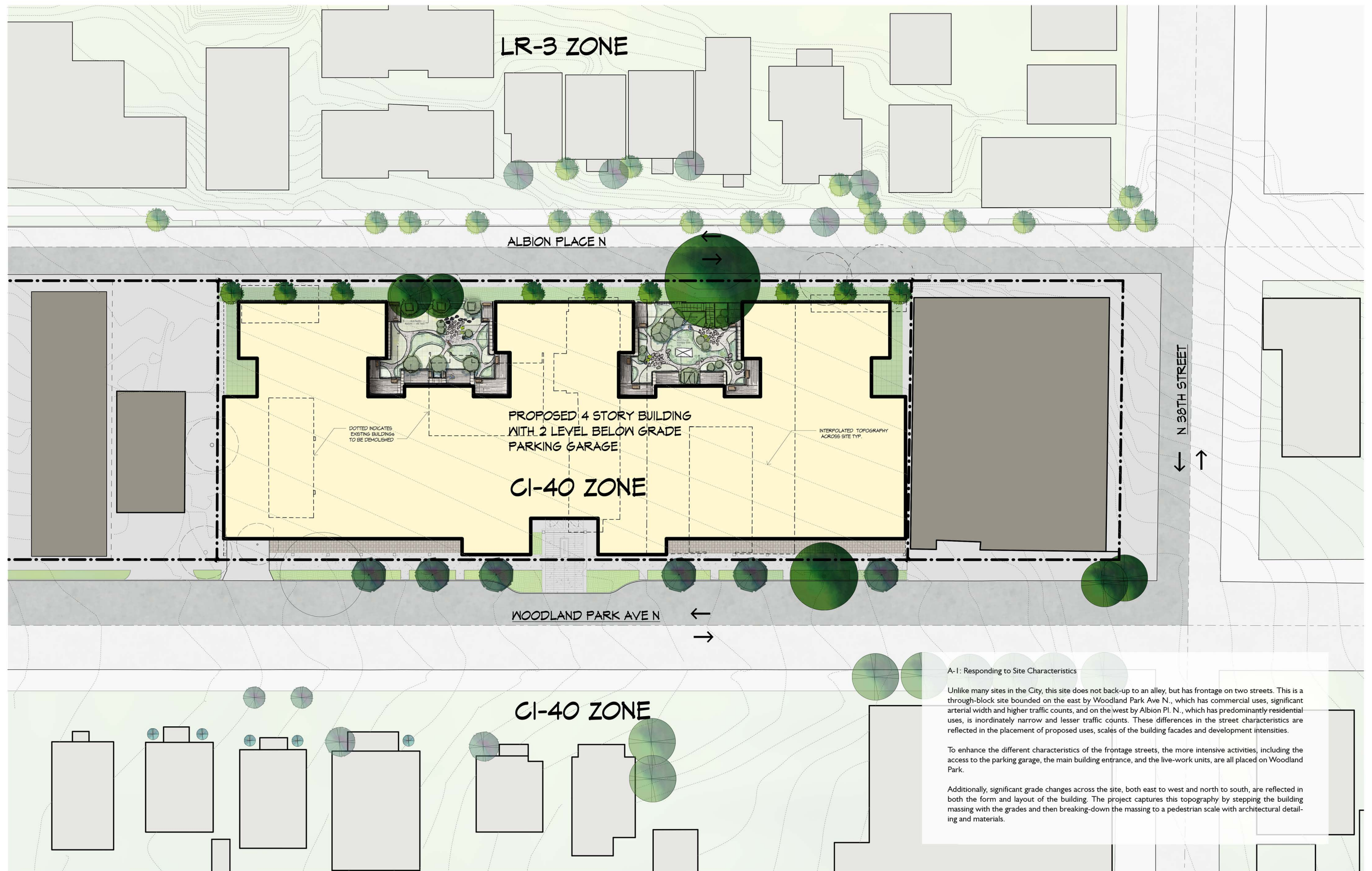
FLOOR PLAN LEVEL 3 (FLOOR EL. 109'-3")

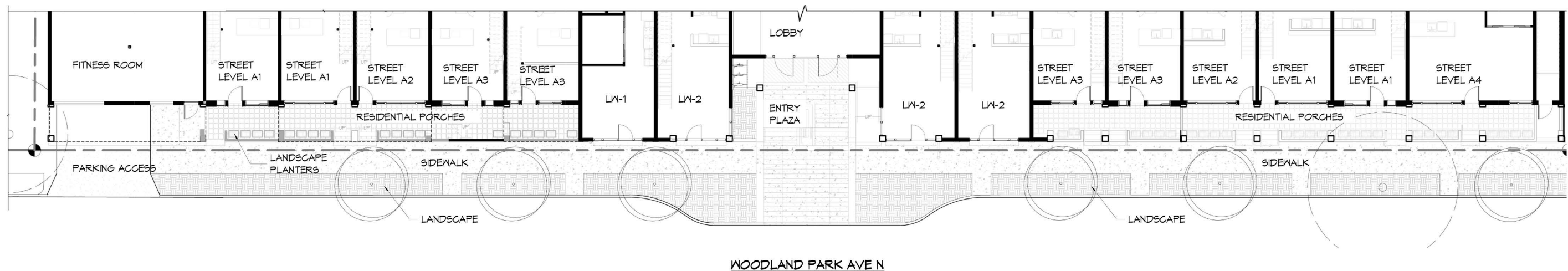


LEVEL 4/ROOF DECK PLAN (FLOOR EL. 119'-0")



ROOF PLAN (EL. 130'-0")

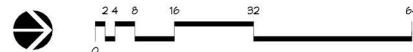




WOODLAND PARK AVE - STREETSCAPE DETAIL



ENTRY LEVEL PLAN



A-2: Streetscape Compatibility

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, Ballard and Seattle. The frontage is then softened with carefully composed, highly crafted, projections, entry courts, residential patios and canopies. The pedestrian street-scene is enhanced with planters and canopies and large portions of glass panels at the entry and live-work uses, while the upper level roof-lines are stepped back to allow the building to down-scale at the upper level.

D-1: Pedestrian Open Spaces and Entrance

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 past the existing curb line to a new curb, buffering the traffic and on-street parking and is filled with landscaping, seating and art.

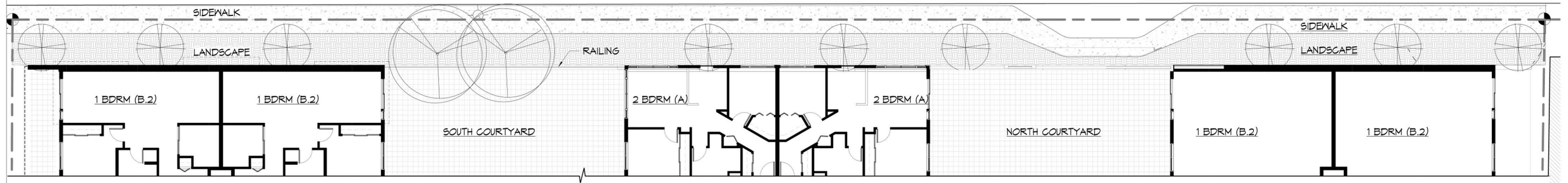
D-12: Residential Entries and Transitions

The concept of multiple building entrances was considered in the first EDG, but was set-aside at the second EDG in deference to the building's identity, sense of community, address and security. However, front entry doors are provided along Woodland Park for the street-level residential units. Where these occur, the front walls are held 10 ft back from the edge of the sidewalk and the transition to these units includes landscape planters along the sidewalks and steps to the front porches.



VIEW ON WOODLAND PARK AVE. LOOKING NORTH -RESIDENTIAL PORCHES

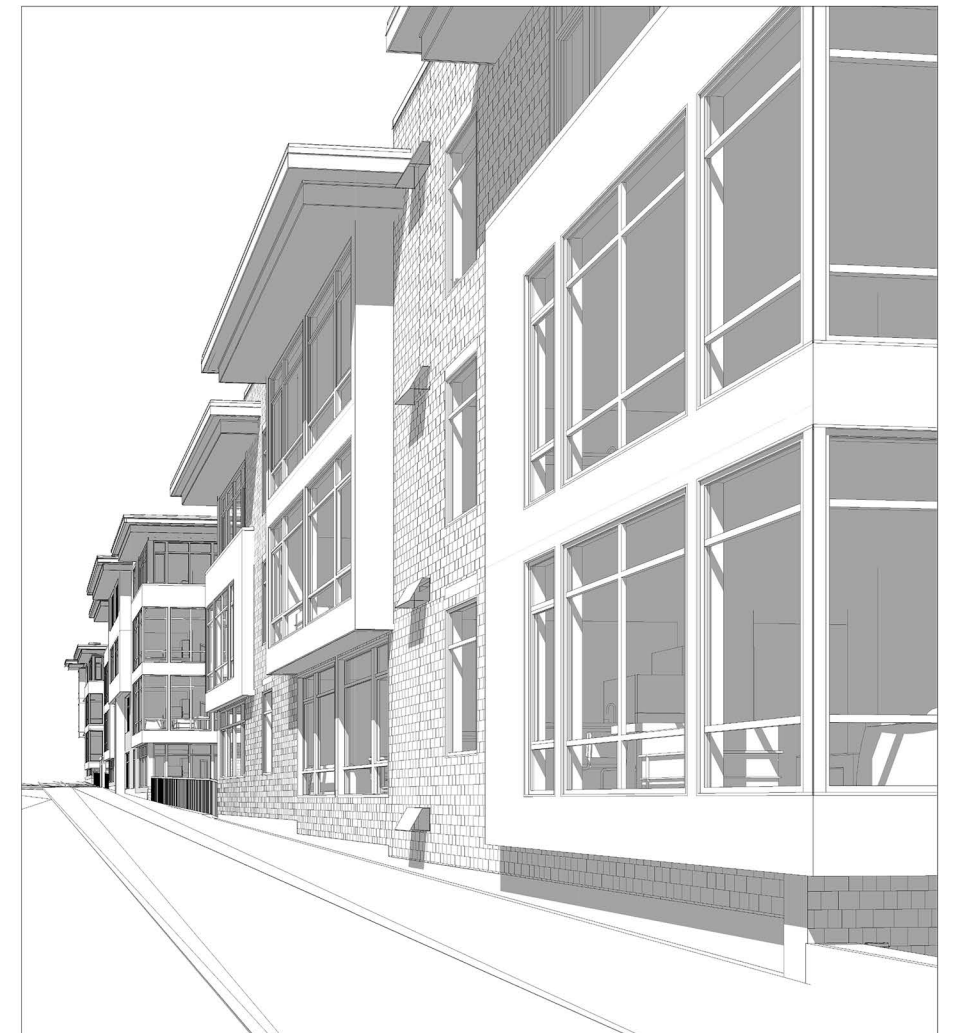
ALBION PLACE NORTH



ALBION PLACE - STREETSCAPE DETAIL



TYPICAL RESIDENTIAL PLAN



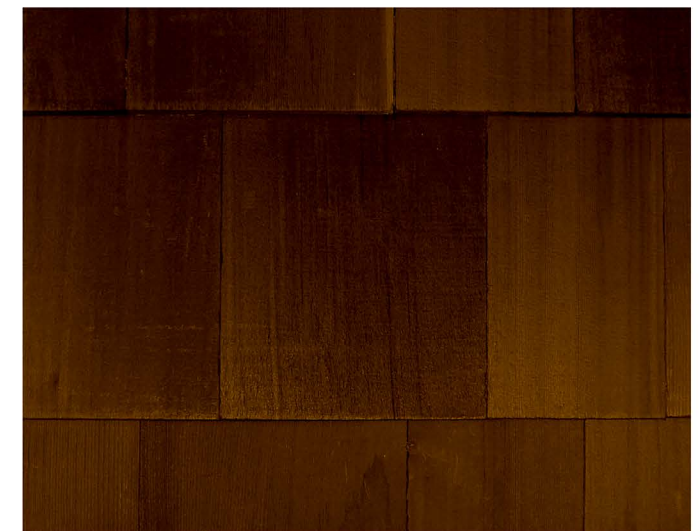
VIEW ON ALBION PLACE LOOKING NORTH



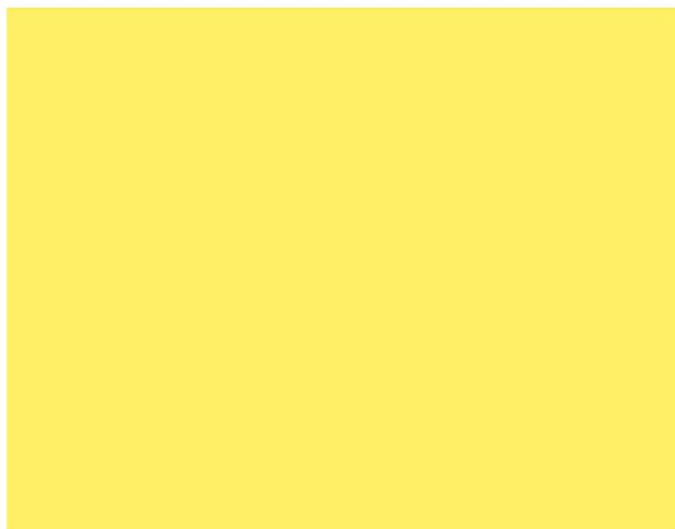
ACCENT COLOR 1



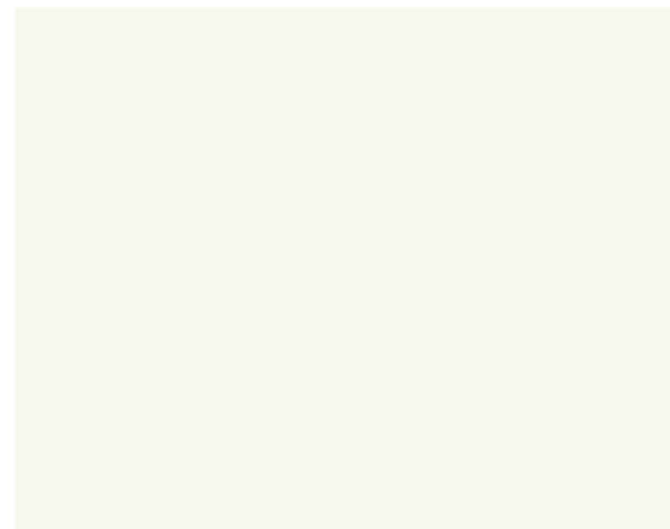
GLULAM - COLUMNS, BEAMS
AND TRIM



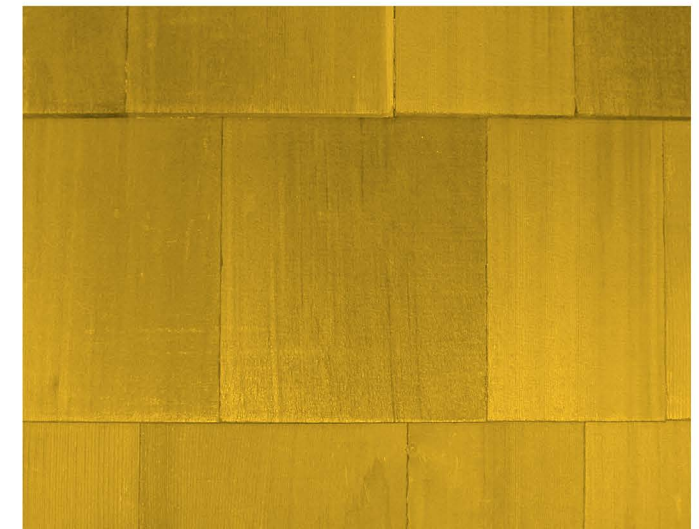
SHINGLE SIDING 1



ACCENT COLOR 2



PANEL SIDING



SHINGLE SIDING 2



METAL PANEL



HORIZONTAL SIDING 1



HORIZONTAL SIDING 2



WOODLAND PARK AVENUE N ELEVATION

ELEVATION KEYNOTES 2	
Number	Description
E1	STANDING SEAM METAL ROOF
E2	METAL COPING
E3	METAL AWNING
E4	CEMENTITIOUS LAP SIDING
E5	CEMENTITIOUS SHINGLE SIDING
E6	VINYL WINDOWS
E7	SLIDING DOOR WITH SIDELIGHTS
E8	METAL RAILING
E9	METAL JULIET BALCONY

ELEVATION KEYNOTES 2	
Number	Description
E10	STOREFRONT
E11	GLULAM WESTERN SPECIES
E12	CONCRETE WALL
E14	CEMENTITIOUS PANEL SIDING
E15	METAL GUARDRAIL
E16	GRILLE VENT PER MECH.
E17	ARTWORK
E18	SIGN
E19	LIGHT FIXTURE PER ELECTRICAL

ELEVATION KEYNOTES 2	
Number	Description
E20	SUN SHADE
E21	BIKE RACK
E23	ANGLED BRACE
E24	CORRUGATED METAL SIDING
E25	CONCRETE PAVERS
E26	PRE-FINISH MTL. VENT HOOD
E27	METAL CANOPY
E28	GLULAM TRIM



WOODLAND PARK AVENUE LOOKING SOUTH

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 (1) vertical stepping of the entire building with the grades, (2) stepping back many of the upper floors, and (3) the use of massing modulations and changes in colors, textures, materials, and details.

In response to our neighborhoods' comments at both of the EDG meetings, and with the Board's favorable comments on at the second EDG meeting, we have refined the building scale on all facades. On Woodland Park Ave, the upper floors are staggered vertically and pushed back horizontally, both to reduce the apparent height of the building. Along Albion Place, the entire building is held back 10 ft from the frontage property line, creating landscaped buffers to the sidewalk, and then the facades are sculpted back at the courtyards, adding to the neighborhood's open space.

C-2: Architectural Concept and Consistency

Woodland Park façade is proposed as a flatter façade as a base building, mimicking the historic facades, from which a more industrial fenestration is pushed forward to emphasize the pedestrian encounters. Window massings and unit deck configurations have been re-scaled. Upper canopies have been shortened and the peaked parapets have been deleted.

C-3: Human Scale

Along Woodland Park, the main building façade is held back approximately 10 ft from the frontage line, allowing for the larger building to be de-emphasized. The pedestrian textures are then brought forward to express the more highly detailed character of massive wood posts and beams, steel connections and metal decks and rails. The main building entry and the entries to all of the live-work units are highlighted with canopies, clear glass walls and clear glass doors.

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.

In response to the Board's comments, the width and the height of the garage access have been substantially reduced to avoid a gaping opening.

D-11: Commercial Transparency

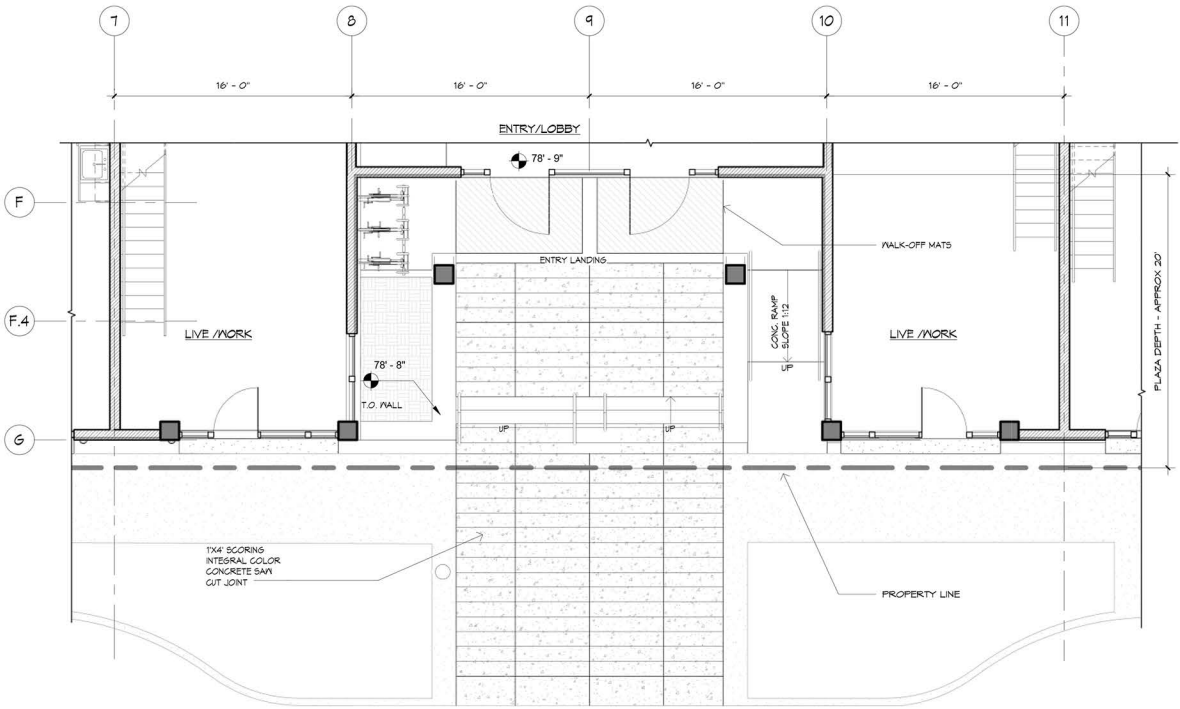
Transparencies at the commercial Live-Work units and at the Building Entry are accomplished by the use of full height and width clear glass storefront that extend from the bulkhead sill to the top header. Because the second floor height is level and the sidewalk is sloped, the storefront height varies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

D-12: Residential Entries and Transitions

The concept of multiple building entrances was considered in the first EDG, but was set-aside at the second EDG in deference to the building's identity, sense of community, address and security. However, front entry doors are provided along Woodland Park for the street-level residential units. Where these occur, the front walls are held 10 ft back from the edge of the sidewalk and the transition to these units includes landscape planters along the sidewalks and steps to the front porches.



DEPARTURE REQUEST			
REQUEST	STANDARD	PROPOSAL	RATIONALE
INCREASE ALLOWABLE SETBACK AT STREET-LEVEL STREET FACING FACADE (SMC 23.47A.008.A.3)	STREET-LEVEL STREET FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPE OR OPEN SPACES ARE PROVIDED.	20' SETBACK AT ENTRY PLAZA	1. ALLOWS PLAZA AT CENTRAL PORTION OF SITE TO CREATE A PEDESTRIAN ORIENTED SPACE 2. PROVIDE MODULATION AND VARIATION ALONG THE LENGTH OF THE BUILDING TO HELP VISUALLY REDUCE MASS OF BUILDING.



MAIN ENTRANCE PLAN (WOODLAND PARK AVENUE)



MAIN ENTRANCE ELEVATION (WOODLAND PARK AVENUE)

ELEVATION KEYNOTES 2		ELEVATION KEYNOTES 2		ELEVATION KEYNOTES 2	
Number	Description	Number	Description	Number	Description
E1	STANDING SEAM METAL ROOF	E10	STOREFRONT	E20	SUN SHADE
E2	METAL COPING	E11	GLULAM WESTERN SPECIES	E21	BIKE RACK
E3	METAL AWNING	E12	CONCRETE WALL	E23	ANGLED BRACE
E4	CEMENTITIOUS LAP SIDING	E14	CEMENTITIOUS PANEL SIDING	E24	CORRUGATED METAL SIDING
E5	CEMENTITIOUS SHINGLE SIDING	E15	METAL GUARDRAIL	E25	CONCRETE PAVERS
E6	VINYL WINDOWS	E16	GRILLE VENT PER MECH.	E26	PRE-FINISH MTL. VENT HOOD
E7	SLIDING DOOR WITH SIDELIGHTS	E17	ARTWORK	E27	METAL CANOPY
E8	METAL RAILING	E18	SIGN	E28	GLULAM TRIM
E9	METAL JULIET BALCONY	E19	LIGHT FIXTURE PER ELECTRICAL		



TYPICAL BAY MODULATION (WOODLAND PARK AVENUE N)

ELEVATION KEYNOTES 2		ELEVATION KEYNOTES 2		ELEVATION KEYNOTES 2	
Number	Description	Number	Description	Number	Description
E1	STANDING SEAM METAL ROOF	E10	STOREFRONT	E20	SUN SHADE
E2	METAL COPING	E11	GLULAM WESTERN SPECIES	E21	BIKE RACK
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E9	METAL JULIET BALCONY	E19	LIGHT FIXTURE PER ELECTRICAL		



ALBION PLACE ELEVATION



ALBION PLACE LOOKING NORTH

ELEVATION KEYNOTES 2	
Number	Description
E1	STANDING SEAM METAL ROOF
E2	METAL COPING
E3	METAL ANNING
E4	CEMENTITIOUS LAP SIDING
E5	CEMENTITIOUS SHINGLE SIDING
E6	VINYL WINDOWS
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ELEVATION KEYNOTES 2	
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ELEVATION KEYNOTES 2	
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E24	CORRUGATED METAL SIDING
E25	CONCRETE PAVERS
E26	PRE-FINISH MTL. VENT HOOD
E27	METAL CANOPY
E28	GLULAM TRIM

A-4: Human Activity

Activity along Albion will be more passive, since no commercial activity is proposed. Balconies are intentionally limited facing Albion, since such a feature was highlighted by neighborhood testimony as diminishing the existing quiet character.

C-2: Architectural Concept and Consistency

Along Albion place, this more commercial character of Woodland Park is softened again to better integrate into the less intensive street scene. The projections have been tailored, the upper decks have been deleted and the windows have been re-proportioned. All of these changes reduce the impact of this façade with the neighborhood.

C-3: Human Scale

Along Albion Place, the composition includes bay projections, studied window massings, and varied finish materials.

C-4: Exterior Finish Materials

Horizontal sidings are used on the background walls of the Courtyards. The main building is finished in a shingled siding and the projecting elements are a smooth 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 abut the property lines will be finished with a composition of shingled and smooth siding.

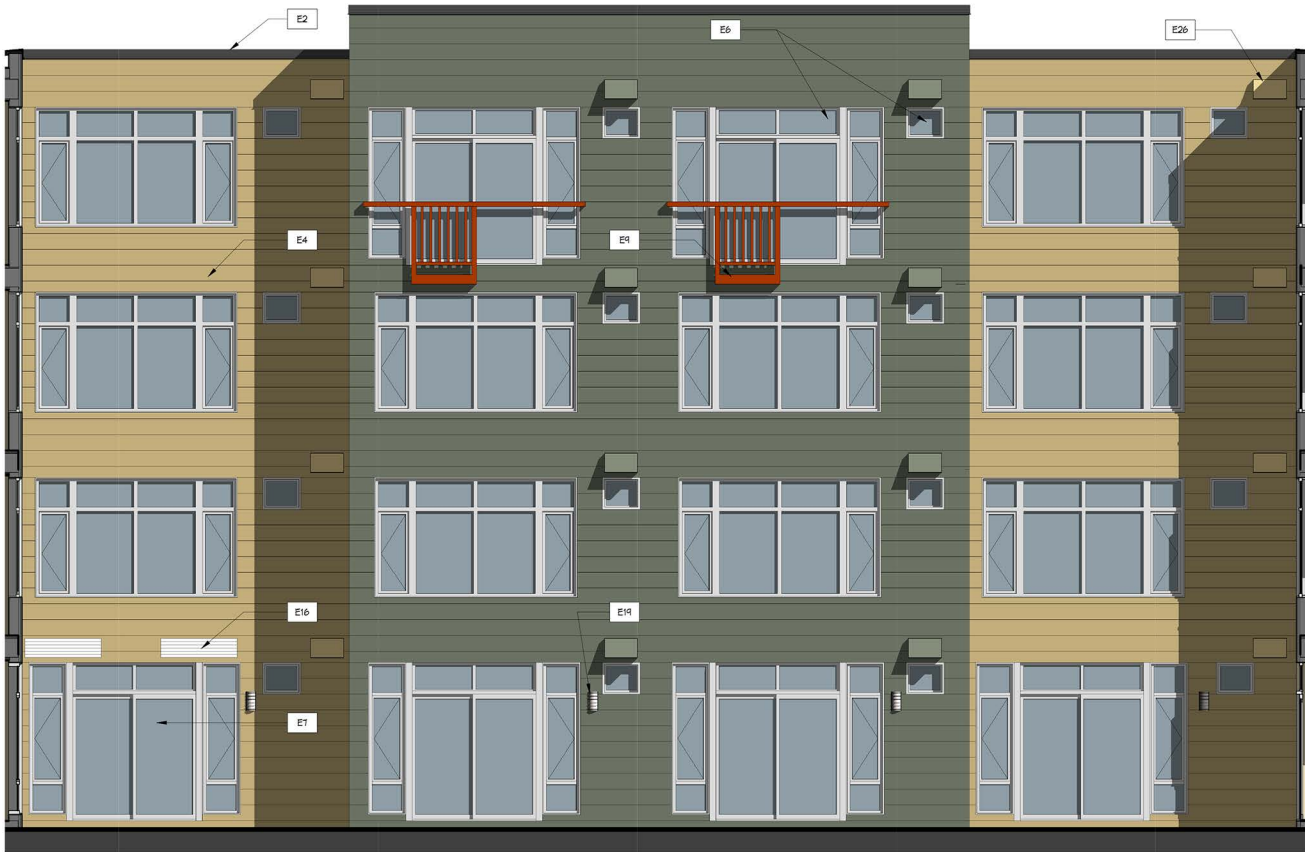


TYPICAL BAY ELEVATION (ALBION PLACE)

ELEVATION KEYNOTES 2	
Number	Description
E1	STANDING SEAM METAL ROOF
E2	METAL COPING
E3	METAL AWNING
E4	CEMENTITIOUS LAP SIDING
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E27	METAL CANOPY
E28	GLULAM TRIM



NORTH COURTYARD LOOKING EAST (SIMILAR AT SOUTH COURTYARD)



NORTH COURTYARD LOOKING NORTH



ELEVATION KEYNOTES	
Number	Description
E1	STANDING SEAM METAL ROOF
E2	METAL COPING
E3	METAL AWNING
E4	CEMENTITIOUS LAP SIDING
E5	CEMENTITIOUS SHINGLE SIDING
E6	VINYL WINDOWS
E7	SLIDING DOOR WITH SIDELIGHTS
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E9	METAL JULIET BALCONY
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E11	GLULAM WESTERN SPECIES
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E26	PRE-FINISH MTL. VENT HOOD
E27	METAL CANOPY
E28	GLULAM TRIM



NORTH COURTYARD LOOKING SOUTH



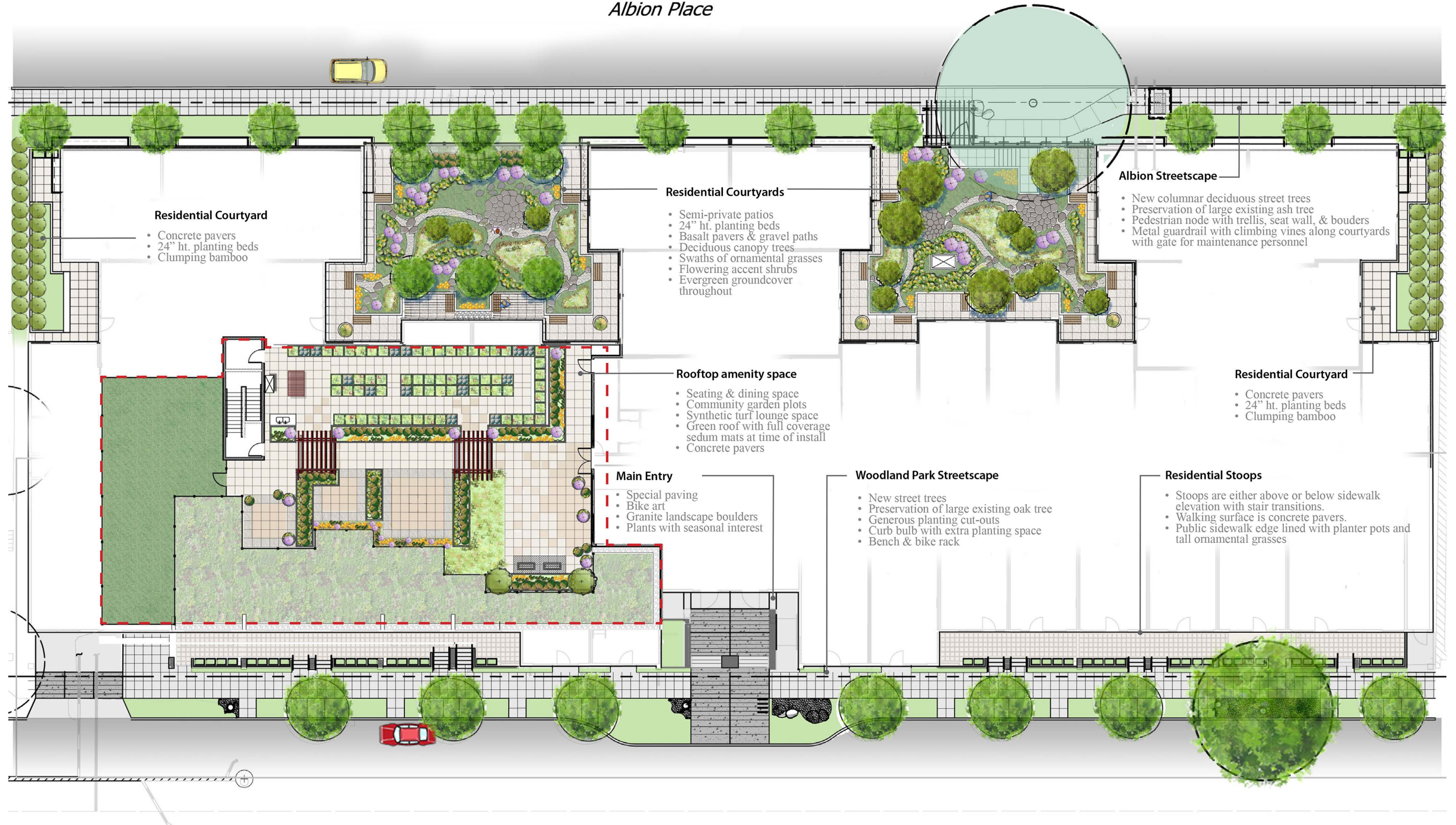
HARBOR
URBAN

FREMONT APARTMENTS
3635 WOODLAND PARK AVENUE N
SEATTLE, WA 98103

LANDSCAPE - OVERALL PLAN
DESIGN REVIEW RECOMMENDATION MEETING
11/05/2012

14

Albion Place



Residential Courtyard

- Concrete pavers
- 24" ht. planting beds
- Clumping bamboo

Residential Courtyards

- Semi-private patios
- 24" ht. planting beds
- Basalt pavers & gravel paths
- Deciduous canopy trees
- Swaths of ornamental grasses
- Flowering accent shrubs
- Evergreen groundcover throughout

Rooftop amenity space

- Seating & dining space
- Community garden plots
- Synthetic turf lounge space
- Green roof with full coverage sedum mats at time of install
- Concrete pavers

Main Entry

- Special paving
- Bike art
- Granite landscape boulders
- Plants with seasonal interest

Woodland Park Streetscape

- New street trees
- Preservation of large existing oak tree
- Generous planting cut-outs
- Curb bulb with extra planting space
- Bench & bike rack

Residential Stoops

- Stoops are either above or below sidewalk elevation with stair transitions.
- Walking surface is concrete pavers.
- Public sidewalk edge lined with planter pots and tall ornamental grasses

Albion Streetscape

- New columnar deciduous street trees
- Preservation of large existing ash tree
- Pedestrian node with trellis, seat wall, & boulders
- Metal guardrail with climbing vines along courtyards with gate for maintenance personnel

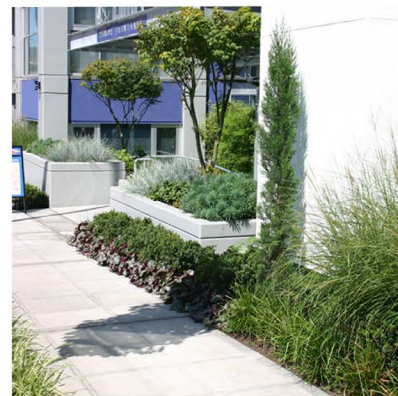
Residential Courtyard

- Concrete pavers
- 24" ht. planting beds
- Clumping bamboo

Woodland Park Avenue North



Signage



C.I.P. concrete raised planter at entry



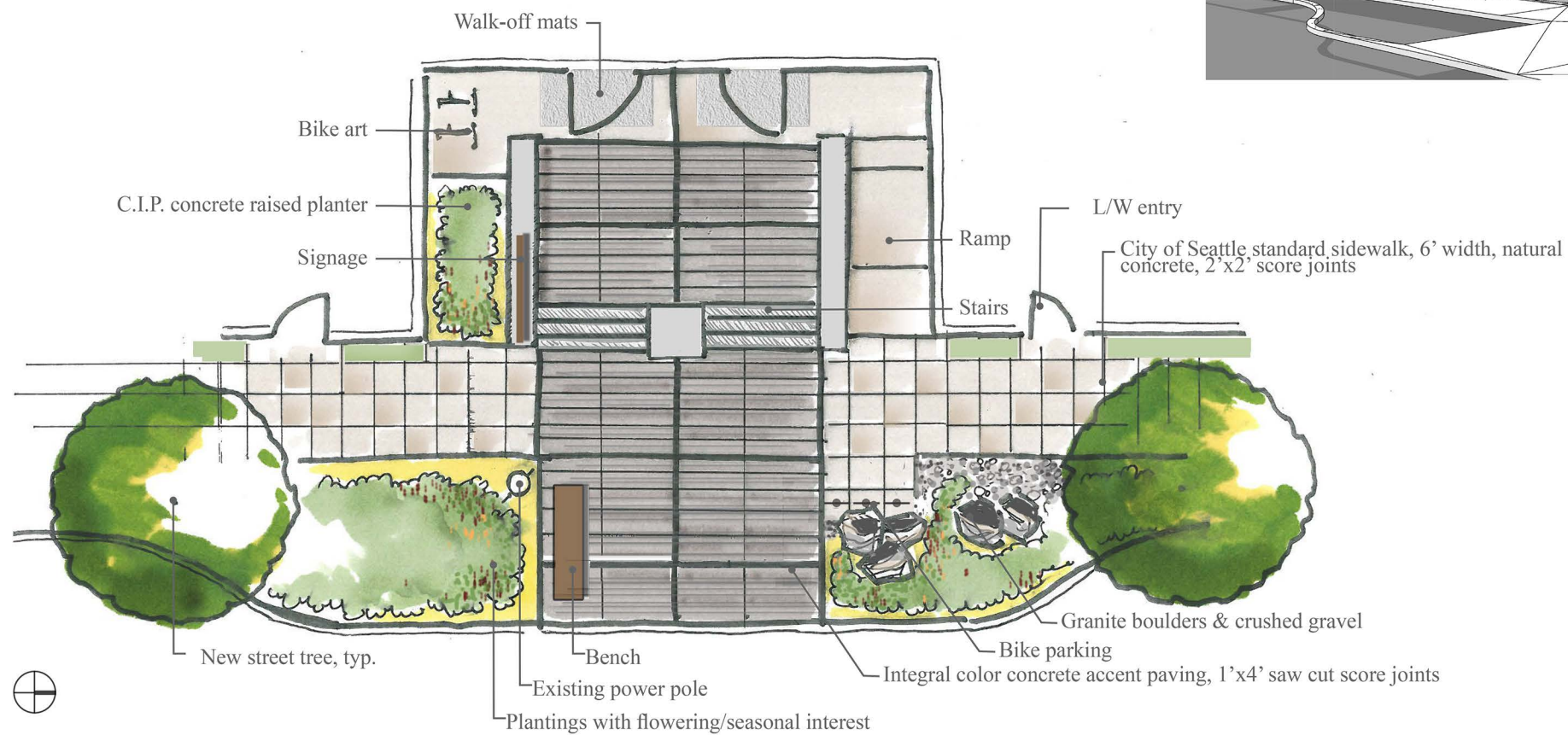
Mexican Feather Grass



Bike rack



Granite boulders & Kelsey dogwood shrubs



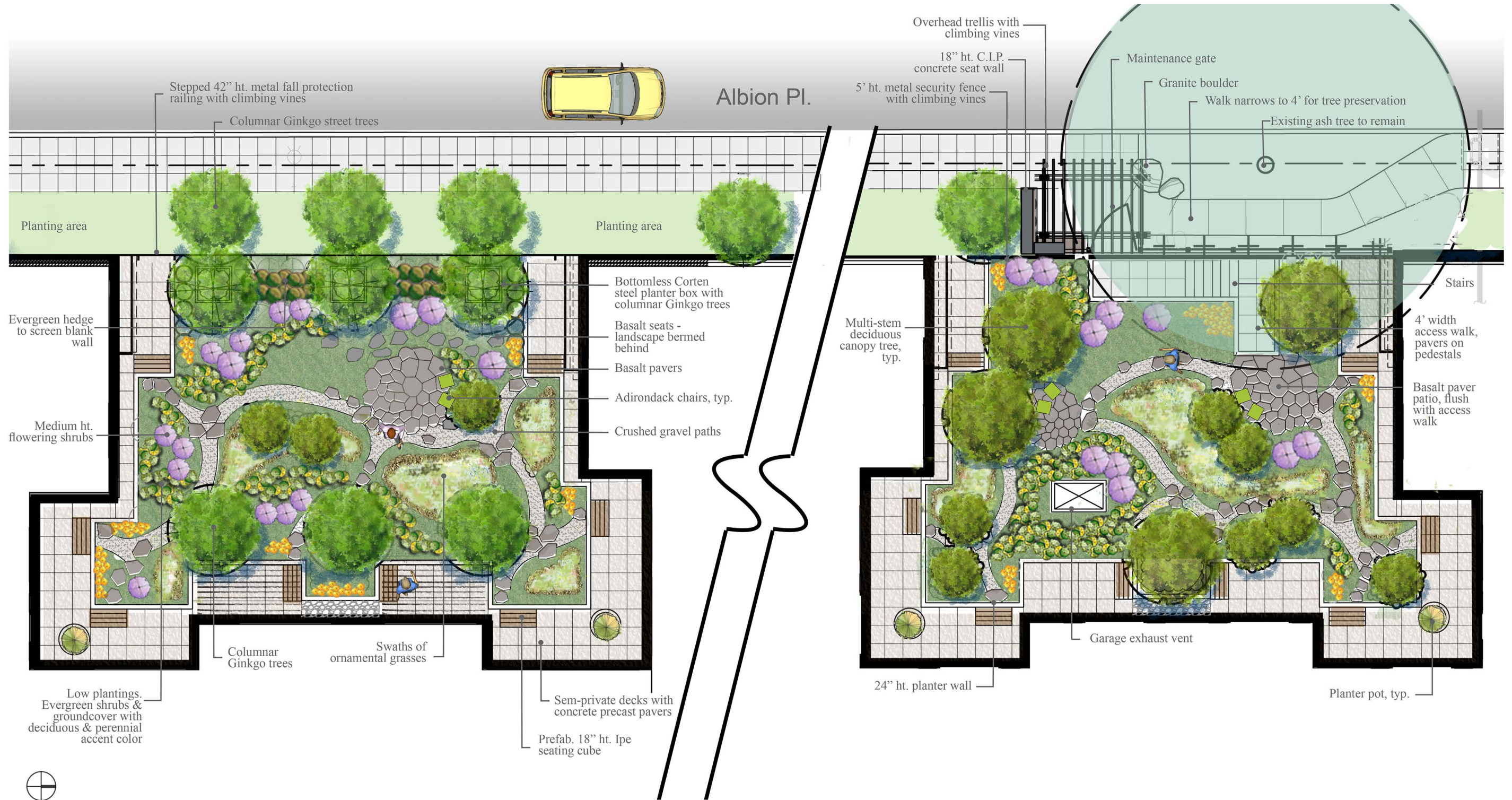
A-3: Entrances Visible From the Street/ A-6: Transition between Residence and Street

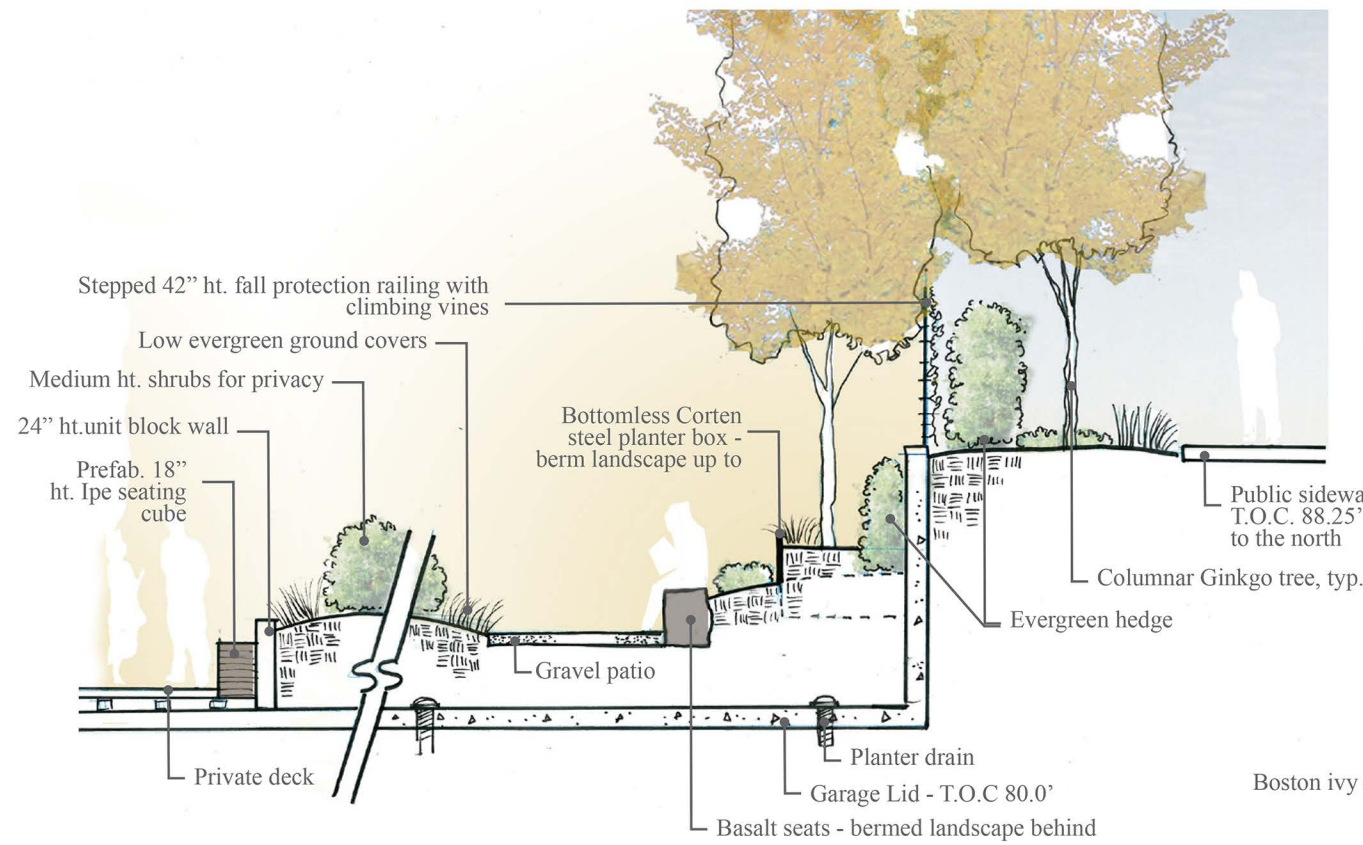
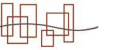
The entry features a strong visual connection between the sidewalk and building entry. On Woodland Park, the Live-Work Units embrace the Main Building Entry and focus the street-front activity. Large transparent glass windows connect the interior activities to the pedestrian, and interior lighting relaxes into the front plaza in the evening.

A-4: Human Activity

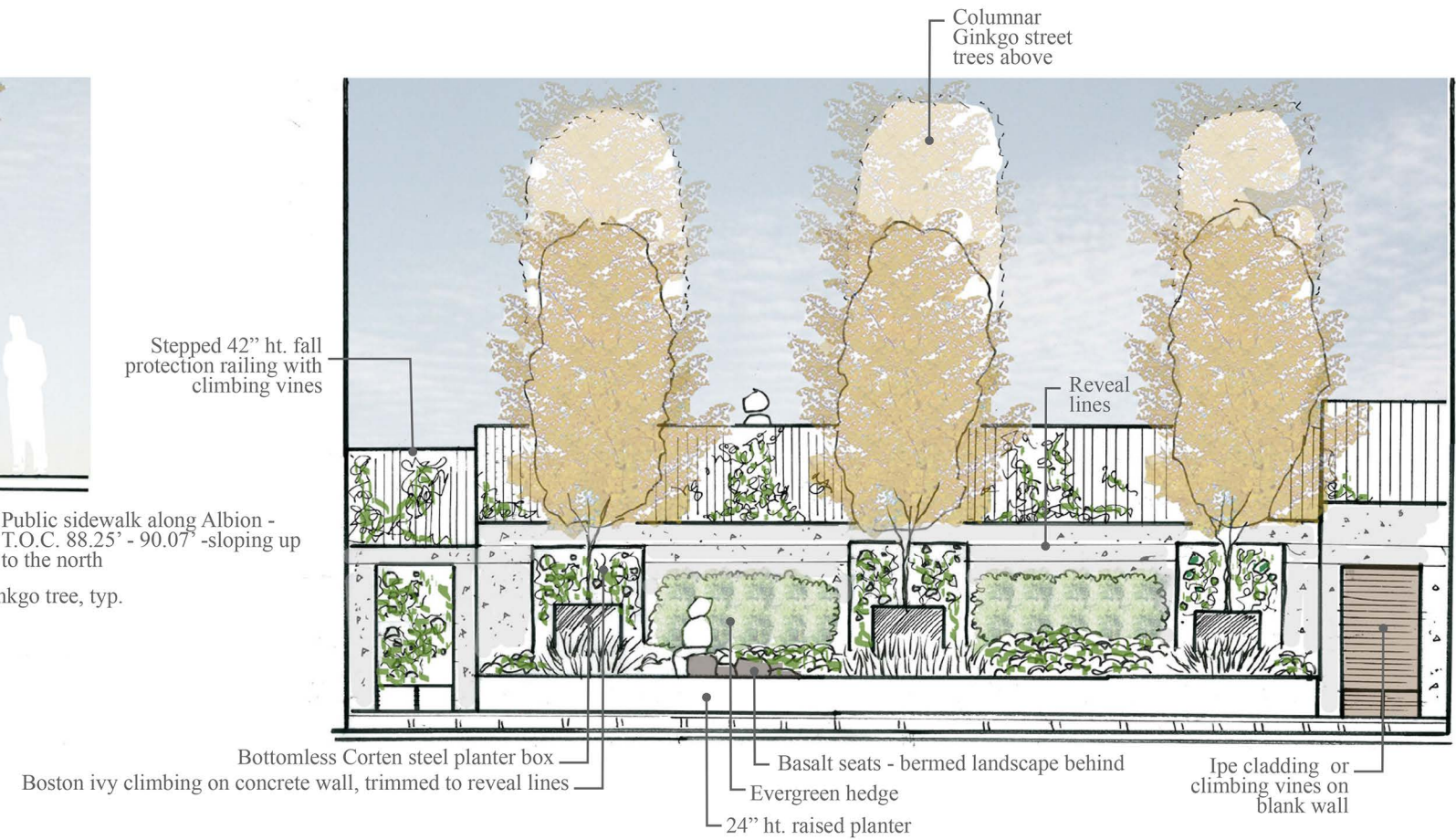
Street-front activity on Woodland Park is encouraged in many design features:

- The main building entrance is accessed from a front courtyard, which is extended to the curbline and 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 to for the pedestrian.
- The Residential Units are held back from the street approximately 10 ft and are fronted by porches and buffered from the sidewalk by landscaping.





Section - South Courtyard



Elevation - South Courtyard



Ginkgo tree



Ginkgo tree



Basalt hex pavers



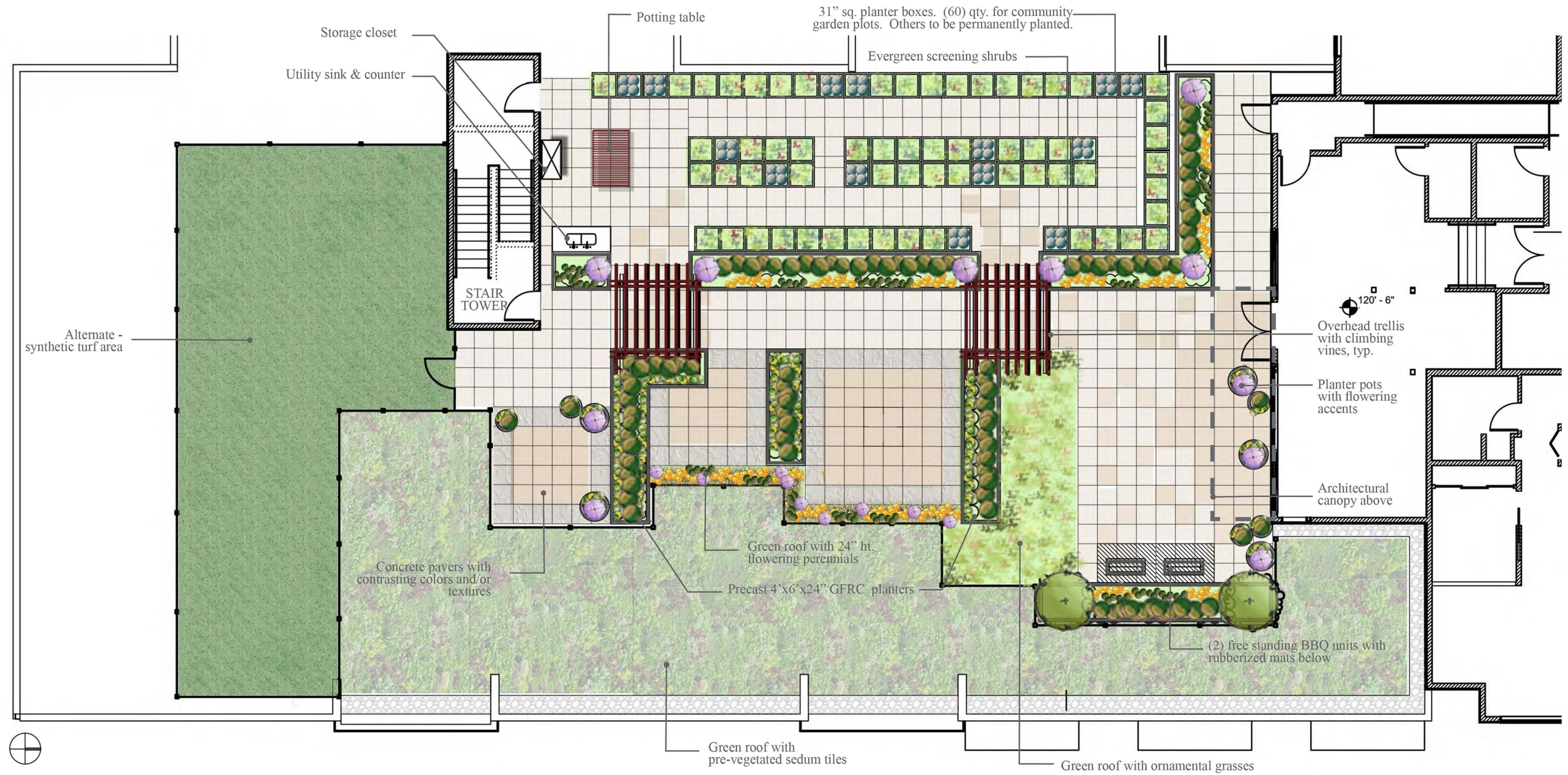
Prefabricated wood seating cubes



Corten steel planter

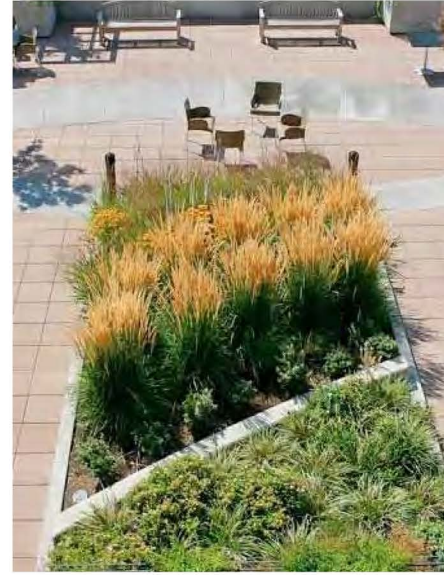


Seating nooks with Adirondack chairs

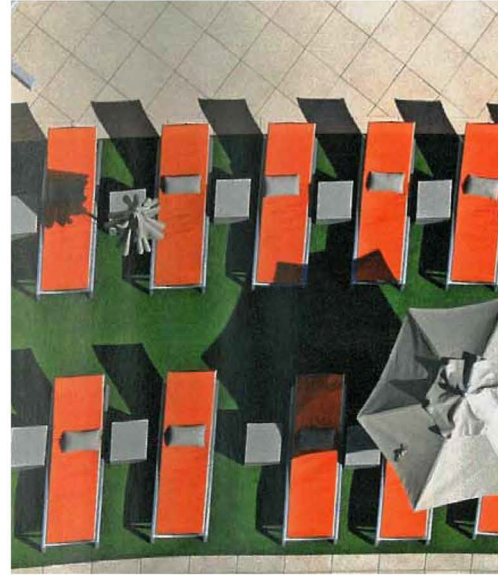




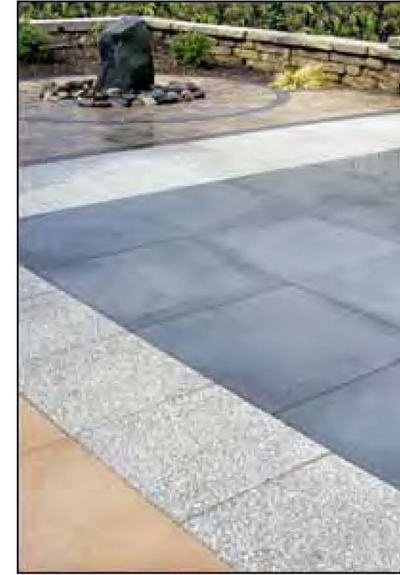
Green roof with pre-vegetated sedum tiles



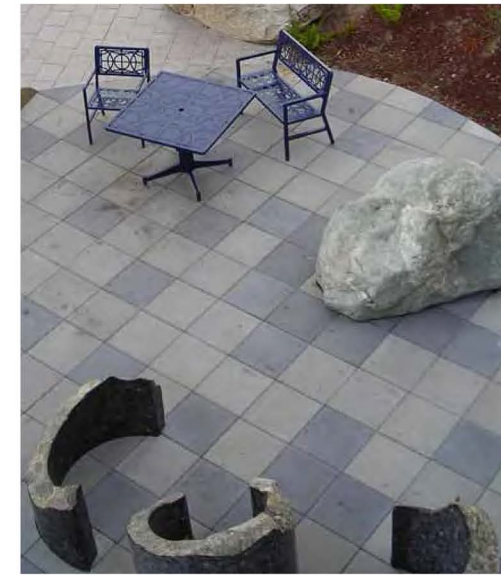
Green roof with ornamental grasses



Synthetic turf



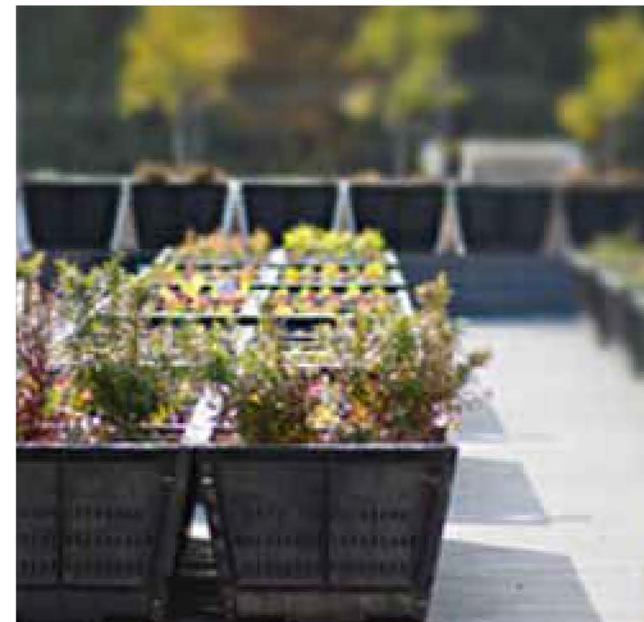
Pavers - Texture and color contrasts to separate spaces



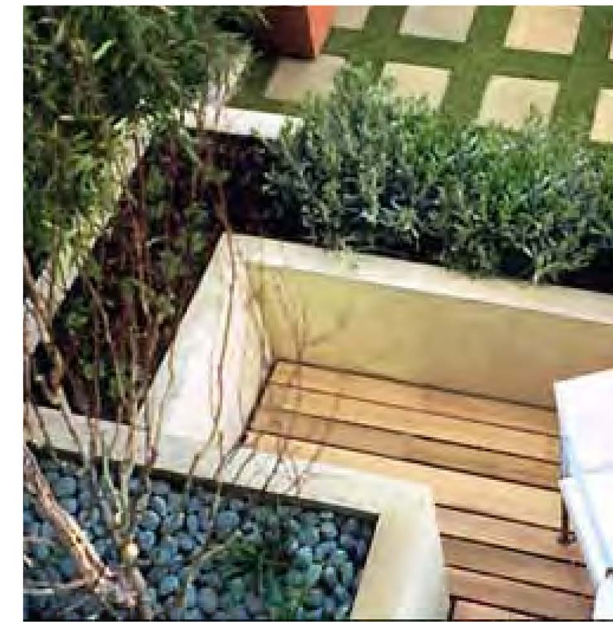
Overhead wood shade structure



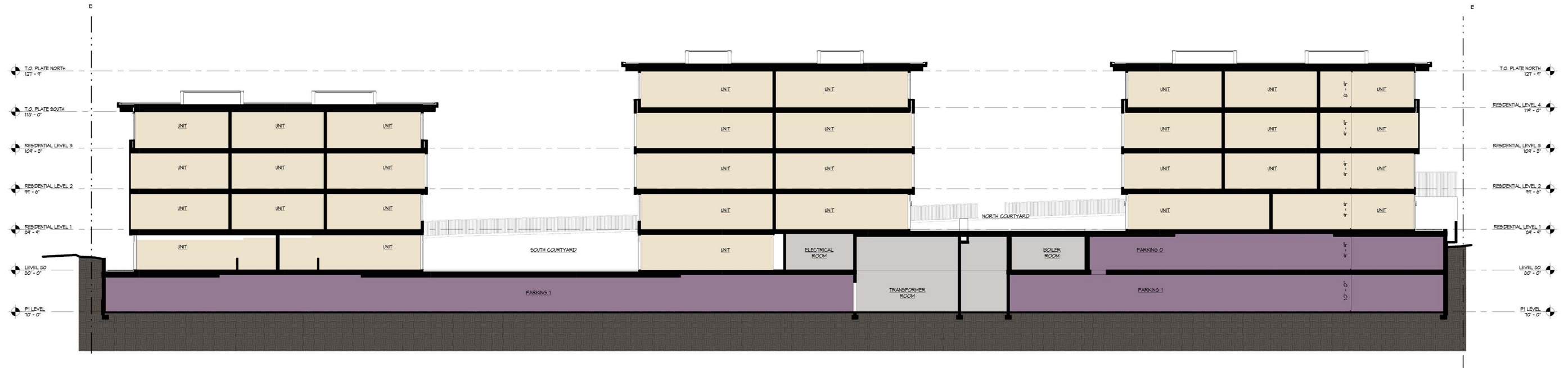
Prefabricated firepit



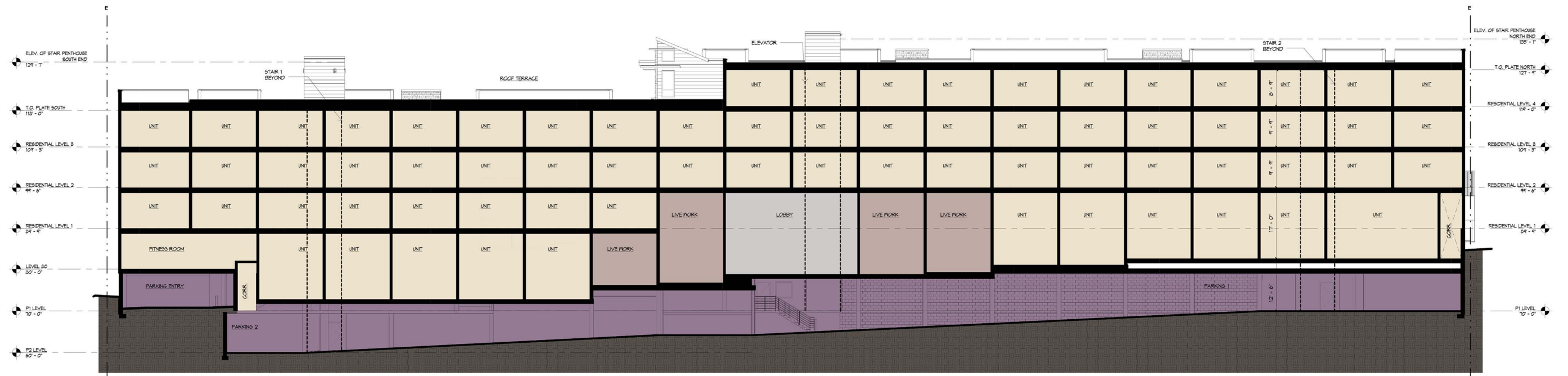
Community garden plots



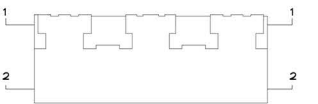
Raised prefabricated planters

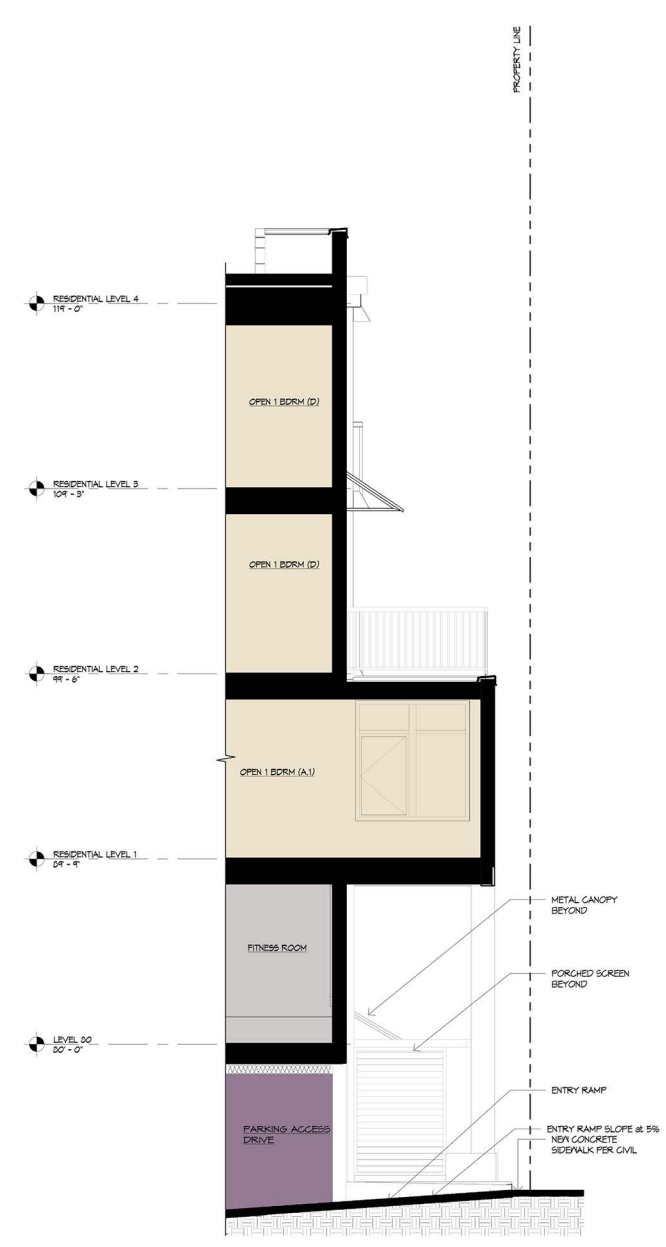


1 SECTION THROUGH COURTYARDS

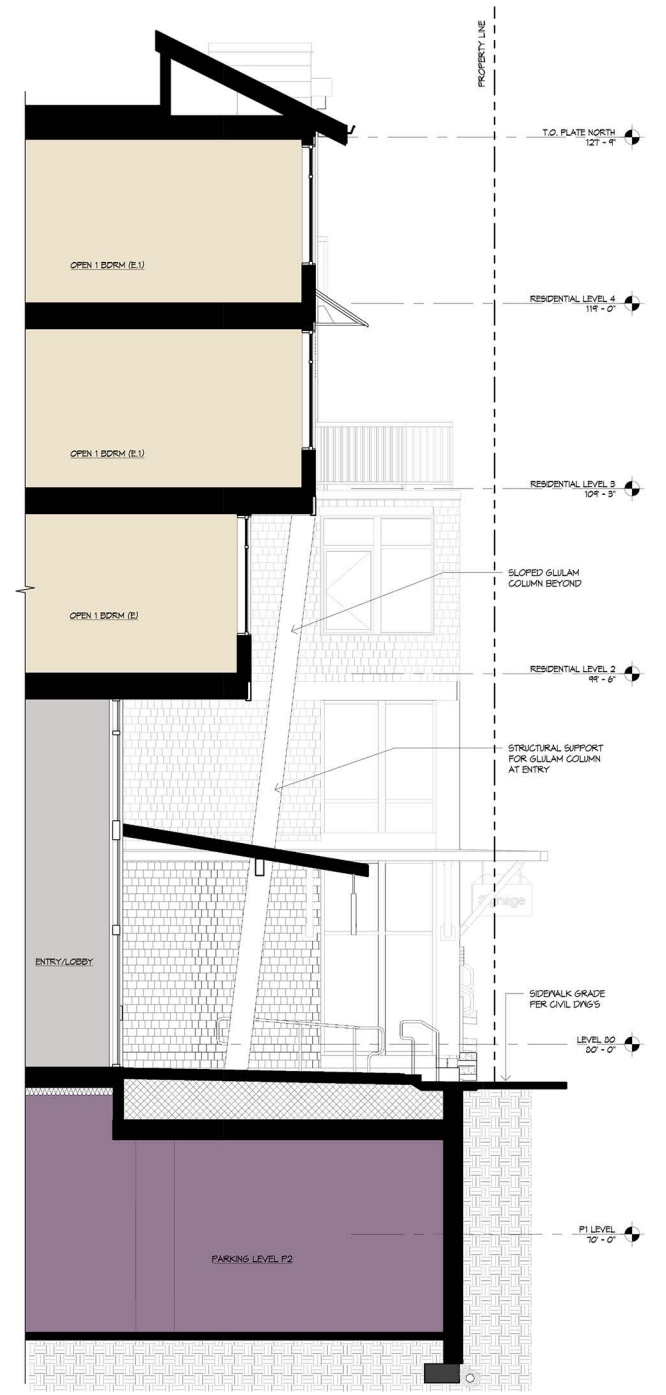


2 SECTION THROUGH LIVE/WORK UNITS

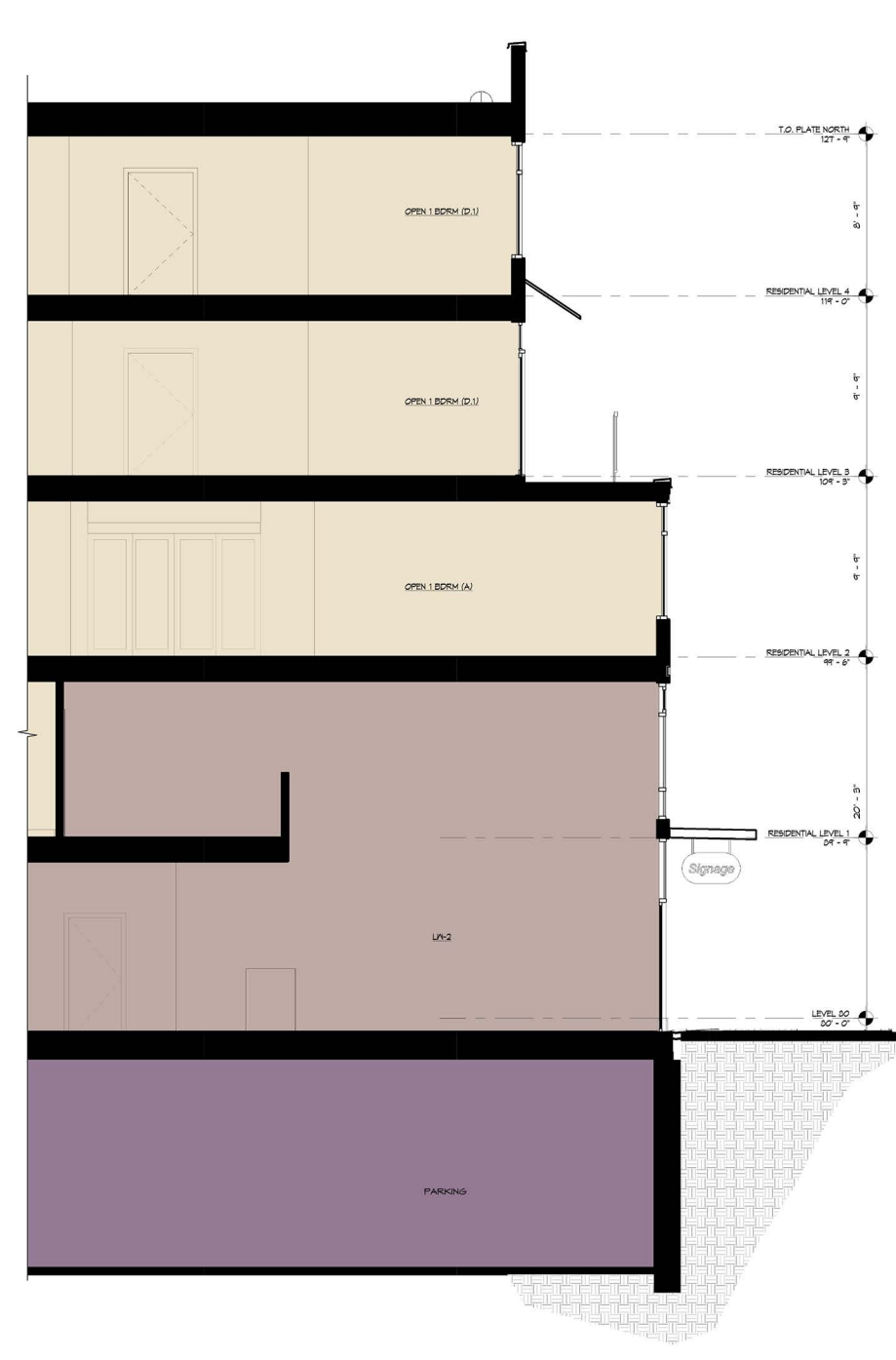




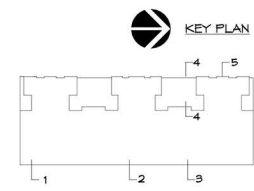
1 SECTION @ PARKING ACCESS (WOODLAND PARK AVENUE)



2 SECTION @ MAIN ENTRANCE (WOODLAND PARK AVENUE)



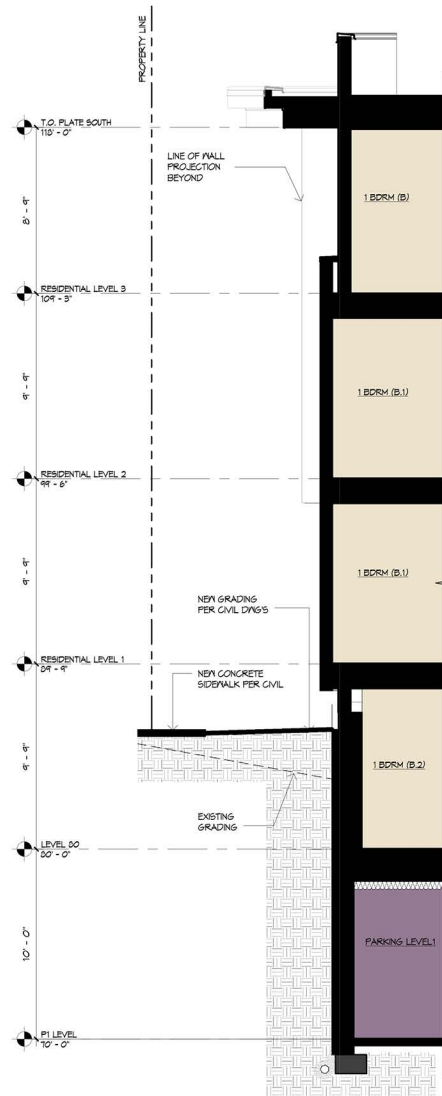
3 SECTION THRU LIVE WORK UNIT #13 (WOODLAND PARK AVENUE)



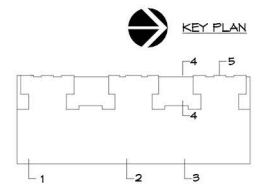
DEPARTURE REQUEST			
REQUEST	STANDARD	PROPOSAL	RATIONALE
AT LIVE/WORK UNITS, ALLOW MEZZANINE FLOOR LEVEL TO ENCROACH ON NON-RESIDENTIAL HEIGHT AND DEPTH PROVISIONS	NON RESIDENTIAL USES SHALL EXTEND AN AVERAGE OF AT LEAST 30' AND A MINIMUM OF 15 FEET IN DEPTH FROM THE STREET-LEVEL STREET-FACING FACADE AND HAVE A FLOOR TO FLOOR HEIGHT OF AT LEAST 13 FEET.	MEZZANINE LEVEL LOCATED 15' MINIMUM DEPTH FROM STREET-LEVEL STREET FACING FACADE AND MEZZANINE FLOOR HEIGHT OF 10' MINIMUM.	1. THE REQUIRED WORK AREA WOULD BE MAINTAINED AT THE STREET-LEVEL STREET FACING FACADE AND WOULD SEPERATE THE RESIDENTIAL USES FROM THE STREET LEVEL. 2. VISIBILITY OF NON-RESIDENTIAL USES WILL BE MAINTAINED. 3. PRIVACY OF RESIDENTIAL USES WILL BE MAINTAINED.

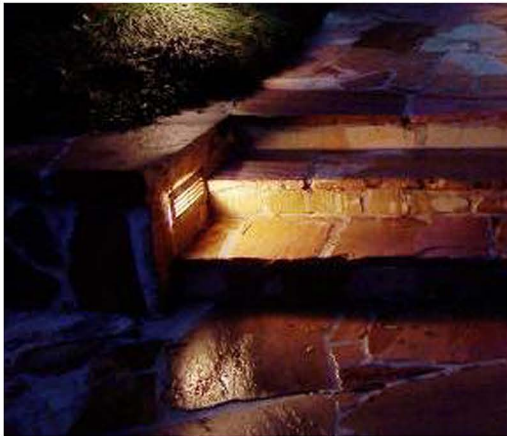


4 SECTION @ NORTH COURTYARD (ALBION STREET)



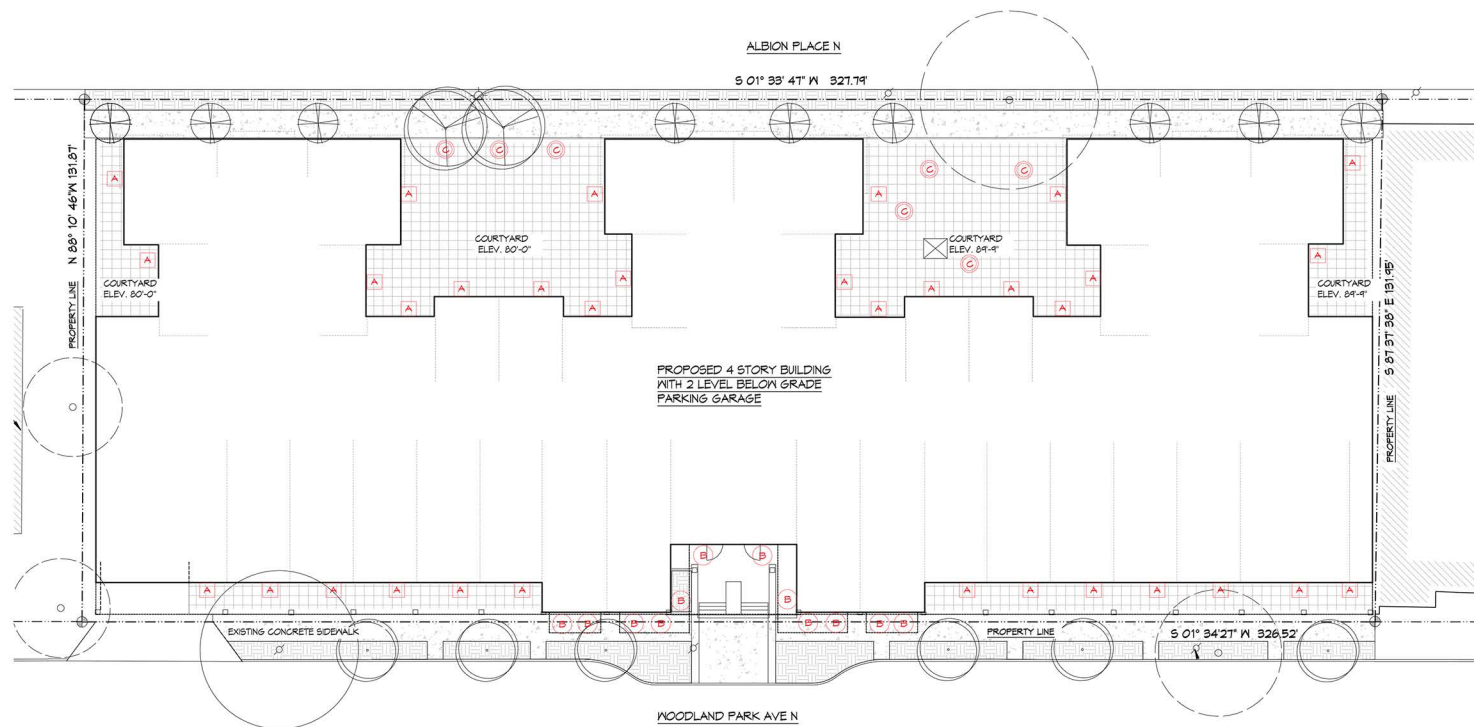
5 ALBION STREET SECTION



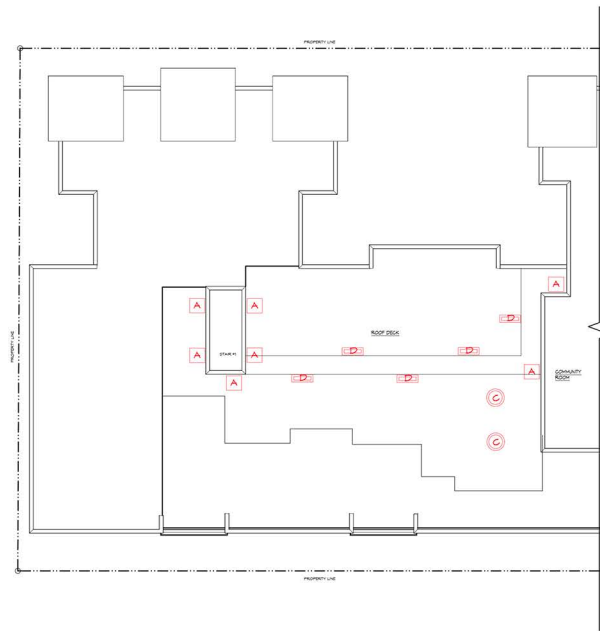


CONCEPT LIGHTING - WOODLAND PARK AVENUE ELEVATION

NTS



CONCEPT LIGHTING PLAN - COURTYARDS AND STREET LEVEL

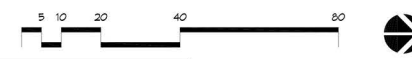


CONCEPT LIGHTING - LEGEND

- A WALL SCONCE
- B DOWNLIGHT
- C LANDSCAPE LIGHTING
- D PATHWAY LIGHTING

EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES

CONCEPT LIGHTING PLAN - ROOF DECK





① Shadow Study - June 22nd 8:15 am



② Shadow Study - June 22nd 5:00 pm

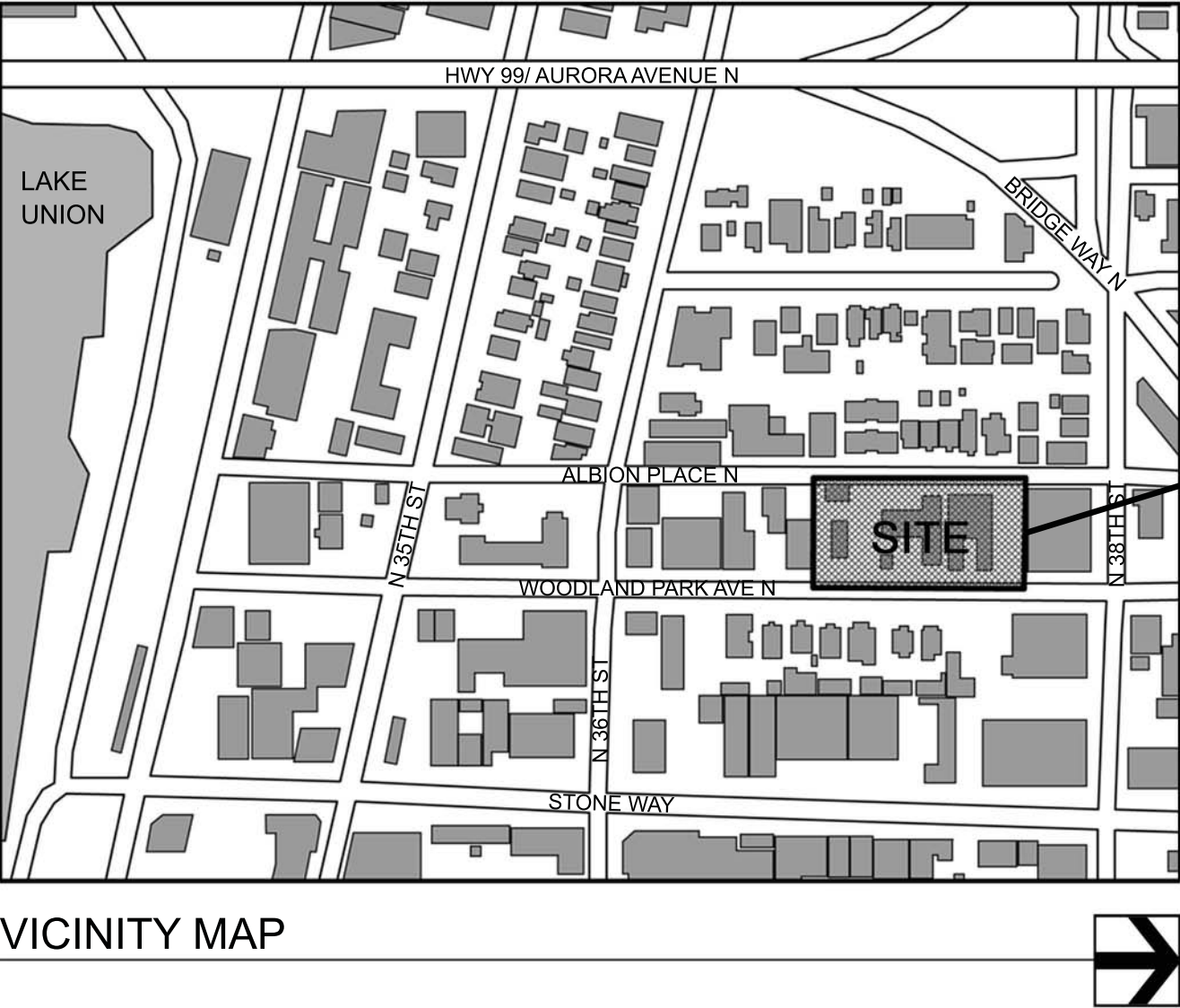


③ Shadow Study - December 21st 10:15 am



④ Shadow Study - December 21st 2:00 pm





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

CONTENTS

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03	URBAN DESIGN ANALYSIS - ZONING CODE SUMMARY AND MAP	13	CONCEPT 'D' - RESPONSE TO DESIGN GUIDELINES
04	URBAN DESIGN ANALYSIS - TRAFFIC FLOW AND TRANSPORTATION	14	CONCEPT 'D' - RESPONSE TO DESIGN GUIDELINES
05	URBAN DESIGN ANALYSIS - PHOTO MONTAGE OF STREETScape	15	CONCEPT 'D' - RESPONSE TO DESIGN GUIDELINES
06	DESIGN GUIDELINES APPLICABLE TO PROJECT	16	CONCEPT 'D' - RESPONSE TO DESIGN GUIDELINES
07	SITE ANALYSIS	17	CONCEPT 'D' - RESPONSE TO DESIGN GUIDELINES
07B	SITE ANALYSIS – NEIGHBORHOOD SECTIONS	18	CONCEPT 'D' - RESPONSE TO DESIGN GUIDELINES
07C	SITE ANALYSIS – AUTO ACCESS STUDIES		
08	CONCEPT 'A'		
09	CONCEPT 'B'		
10	CONCEPT 'C'		



NARRATIVE OF CONTEXTUAL DESIGN CUES

The proposed site is 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.



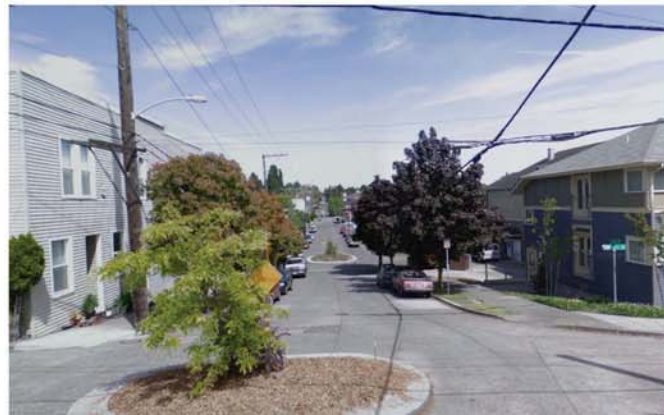
② View from site looking west across Albion PI N



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



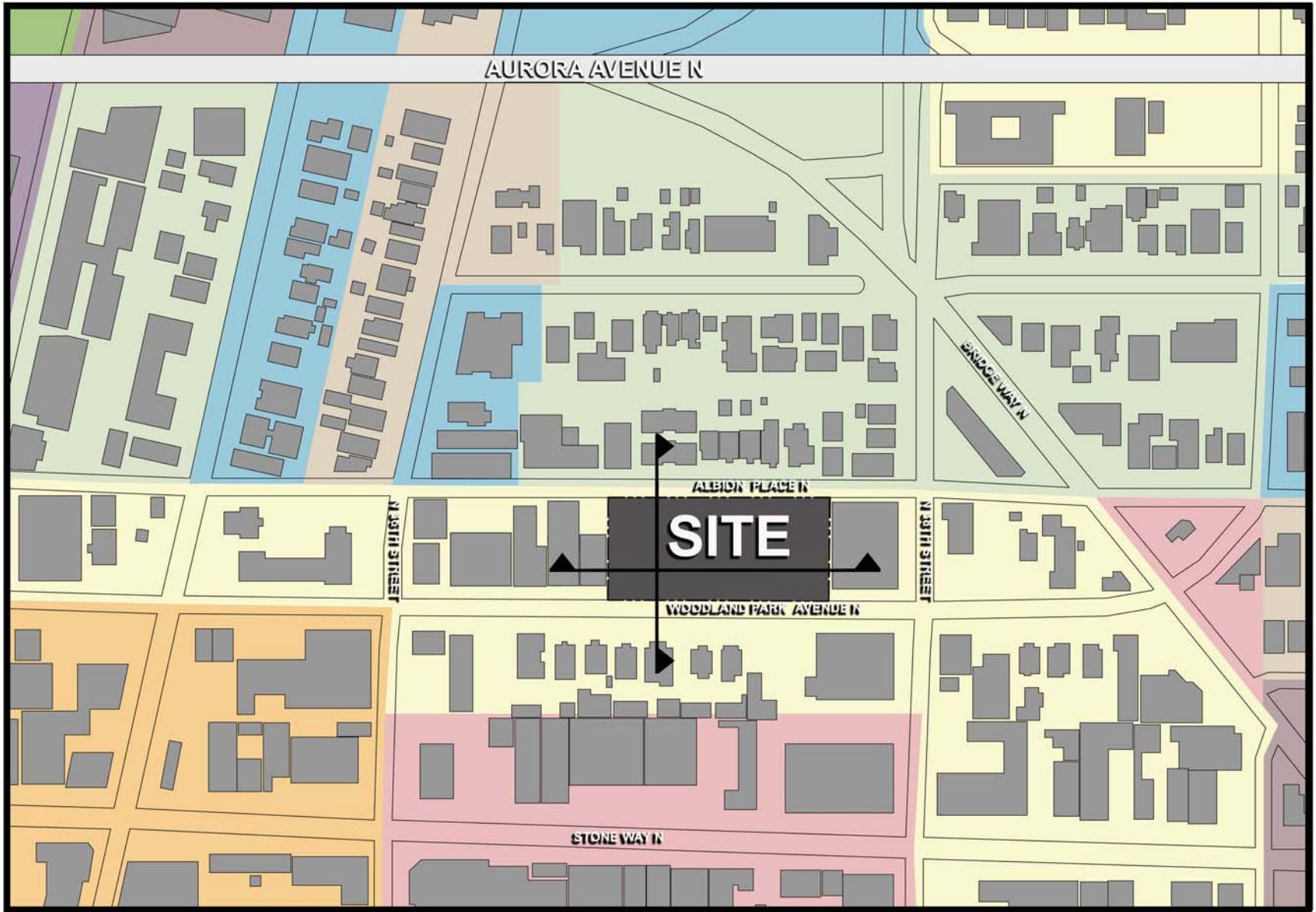
⑩ View at intersection of Woodland Park Ave N and N 38th Street looking south



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

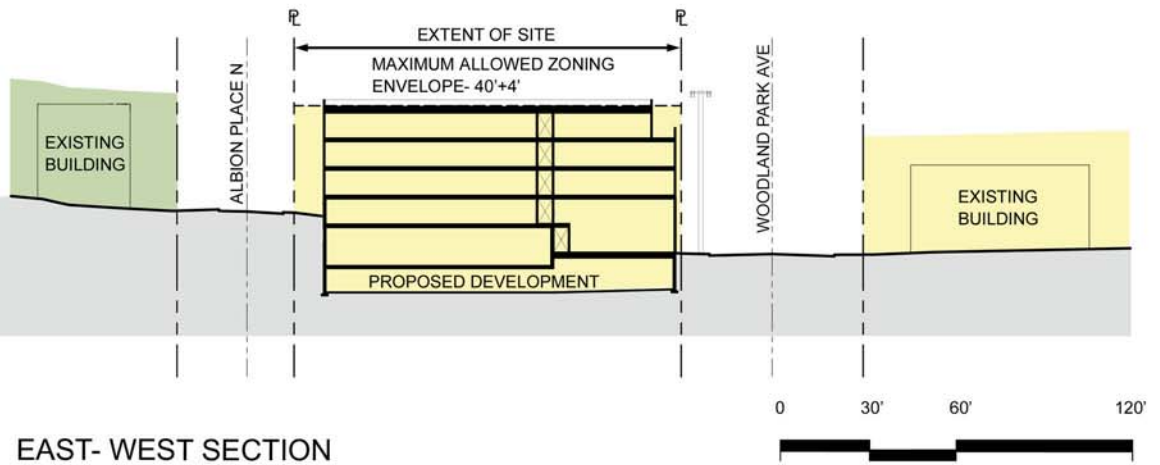
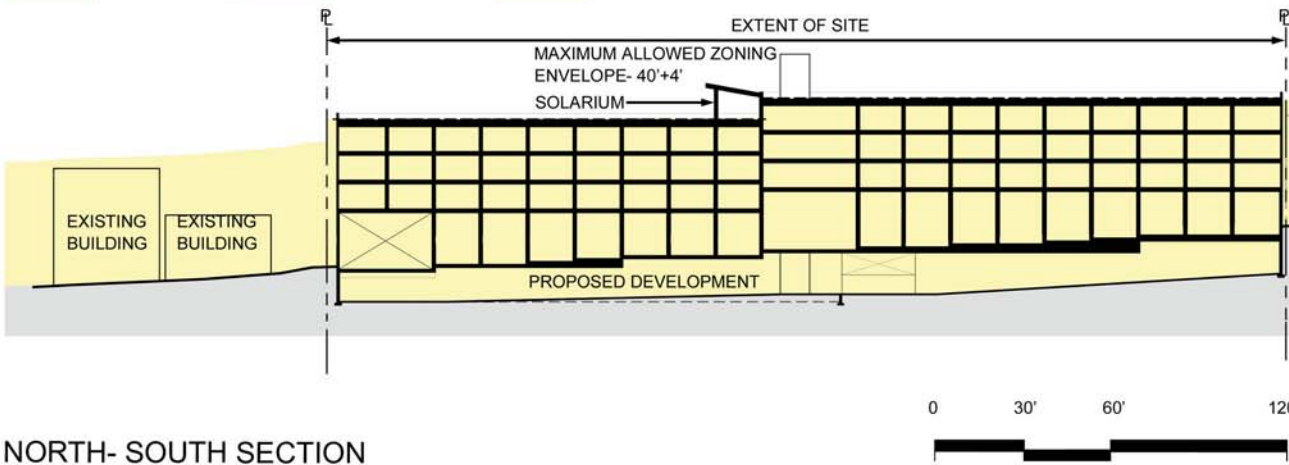
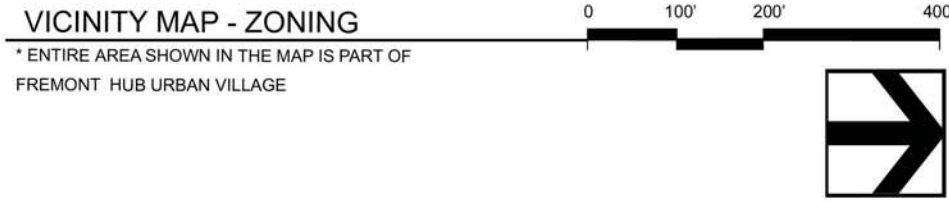


⑫ View at intersection of Albion PI N and N 38th Street looking west



LEGEND

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



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/DU - 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/DU<1500sf 1/DU>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:



TRAFFIC FLOW



BUS STOP



TRAFFIC LIGHT



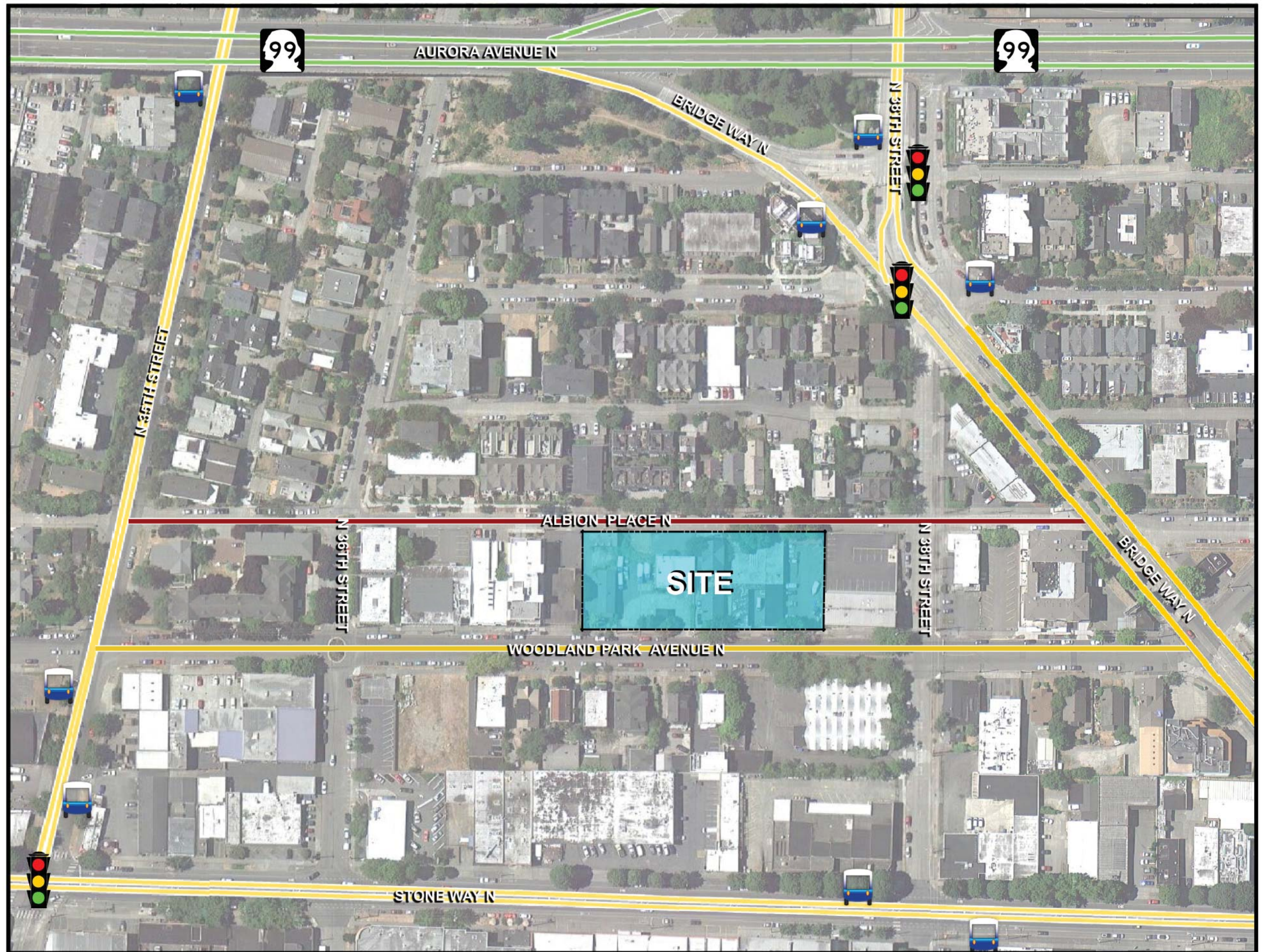
WA STATE HIGHWAY 99



SITE



NORTH





1. WOODLAND PARK AVENUE LOOKING WEST



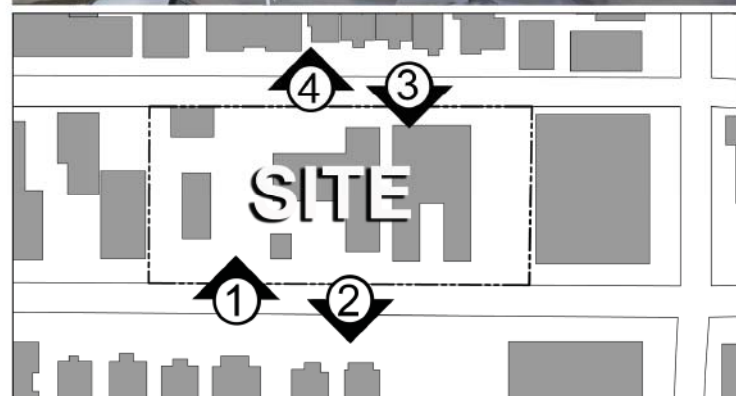
2. WOODLAND PARK AVENUE LOOKING EAST



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

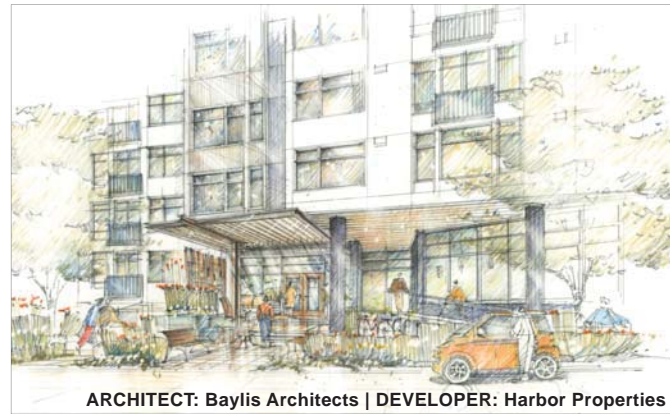
Entries that feature distinctive materials and bold articulation can create a strong visual connection between the sidewalk and building entry on intensive urban streets, while landscaping, grade changes, porches and stoops can blend with a residential neighborhood.



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.



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



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.



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.



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.



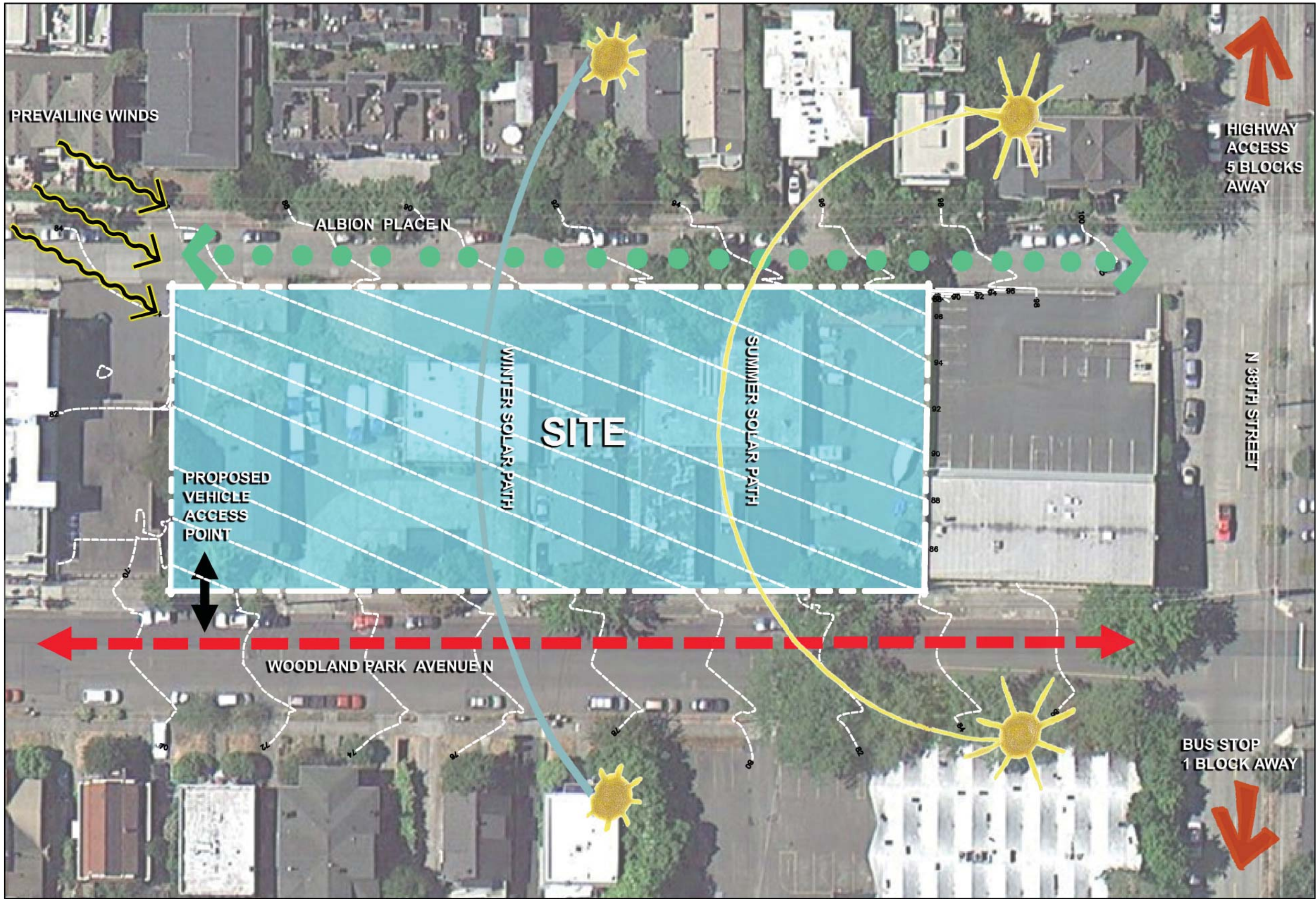
ARCHITECT: Baylis Architects



ARCHITECT: Baylis Architects | DEVELOPER: Harbor Properties

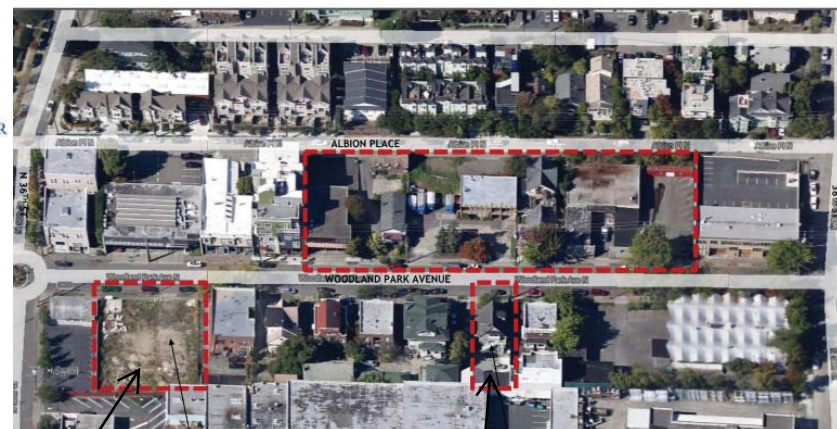
E-2: LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

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



0 20' 40' 80'

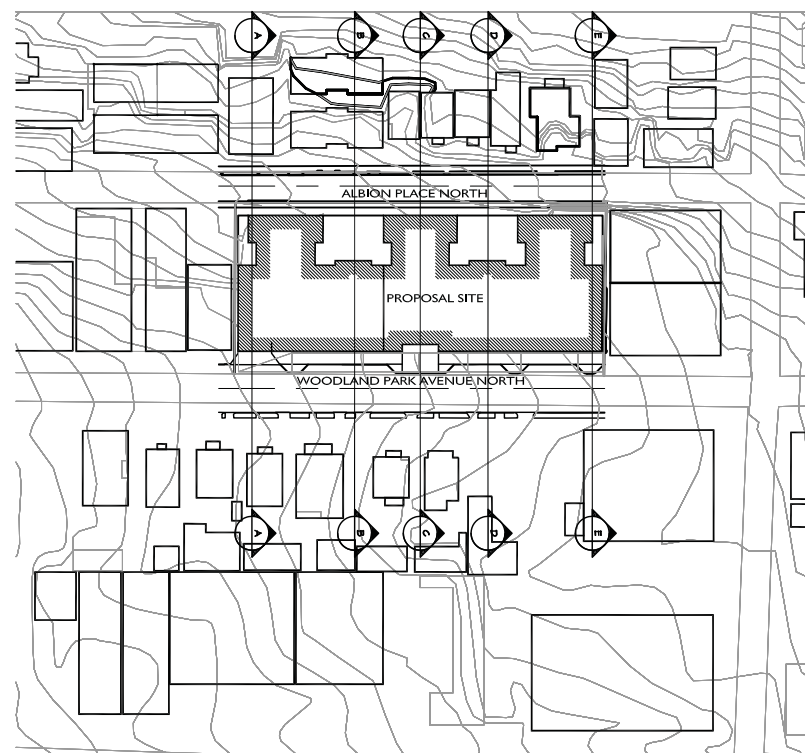




4 Story Residential,
48 Units, Below Grade Parking

4 Story Congregate
Residence, 60 Rooms

NEIGHBORHOOD DEVELOPMENT PROPOSALS



NEIGHBORHOOD SITE PLAN



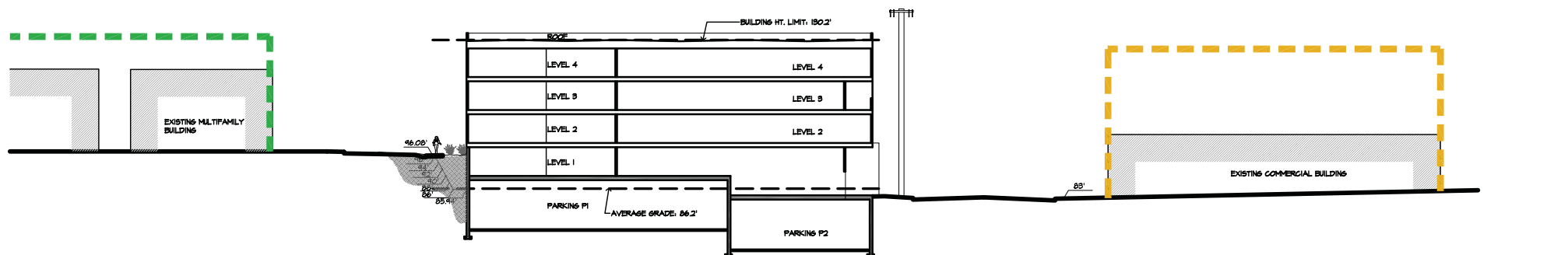
LEGEND



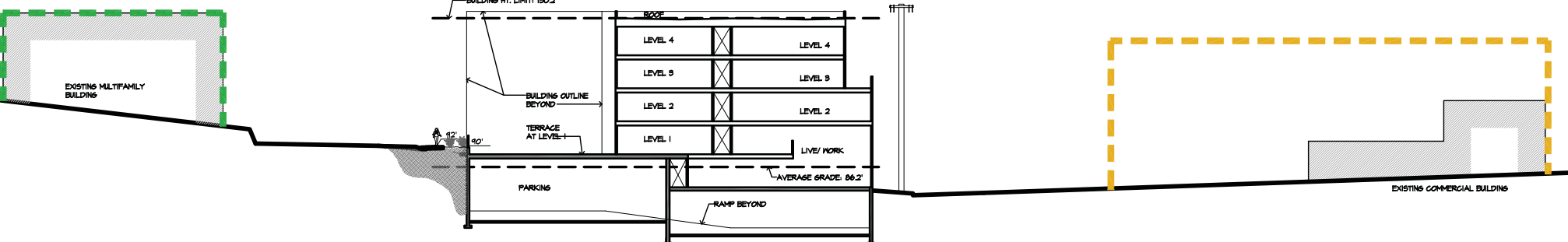
40' + 4' HEIGHT = ALLOWED
DEVELOPMENT ENVELOPE
IN CI-40 ZONE



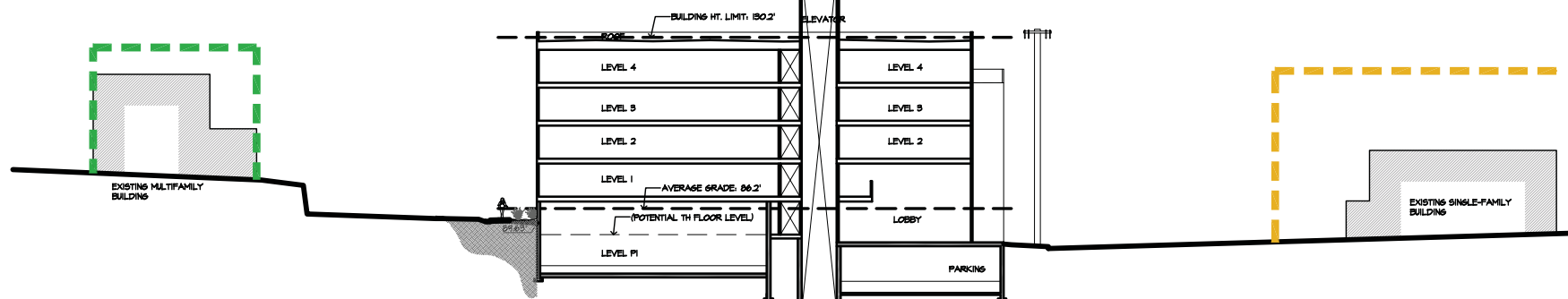
30' + 4' HEIGHT = ALLOWED
DEVELOPMENT ENVELOPE
IN LR-3 ZONE



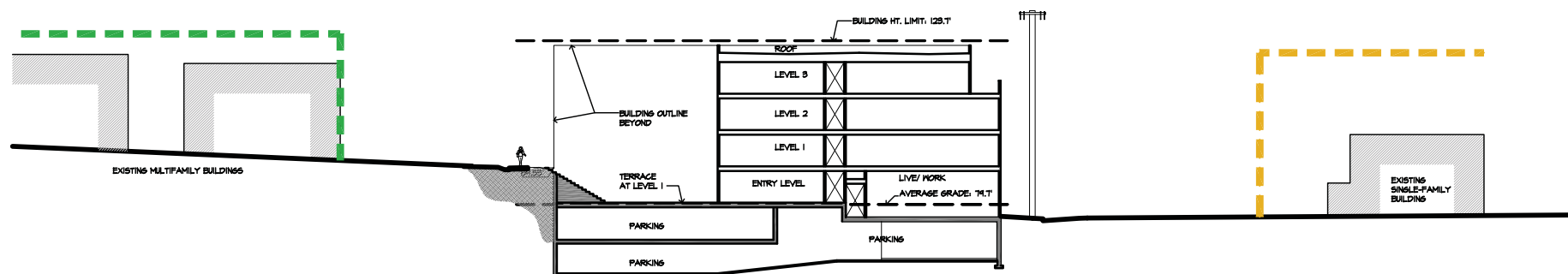
SECTION E - NORTH



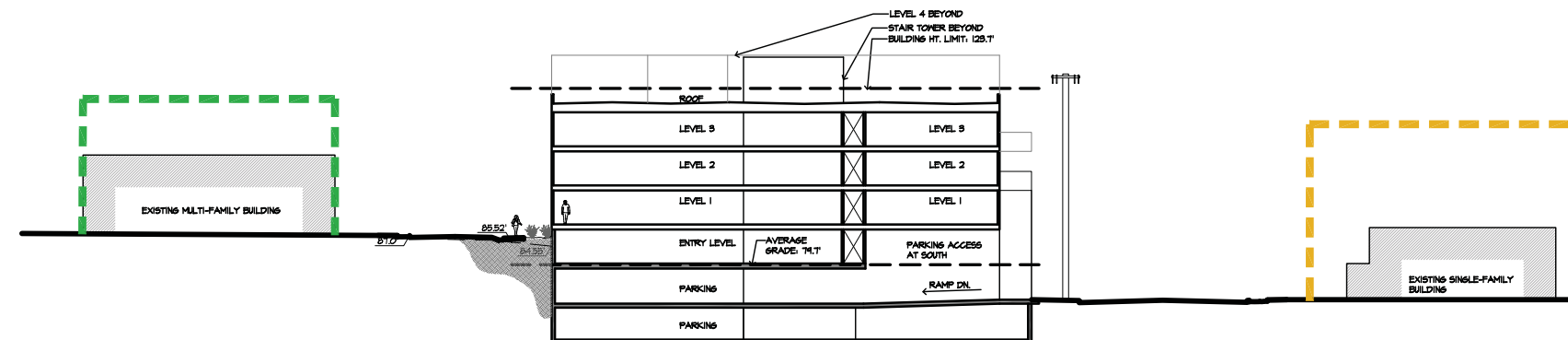
SECTION D - NORTH COURTYARD



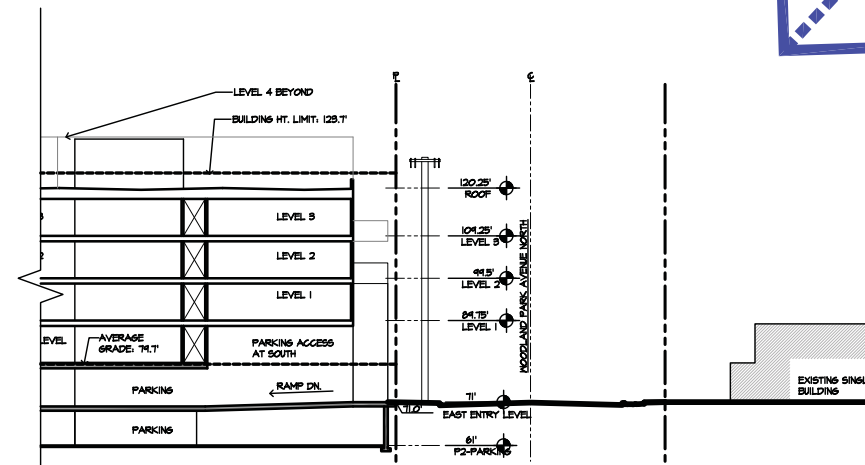
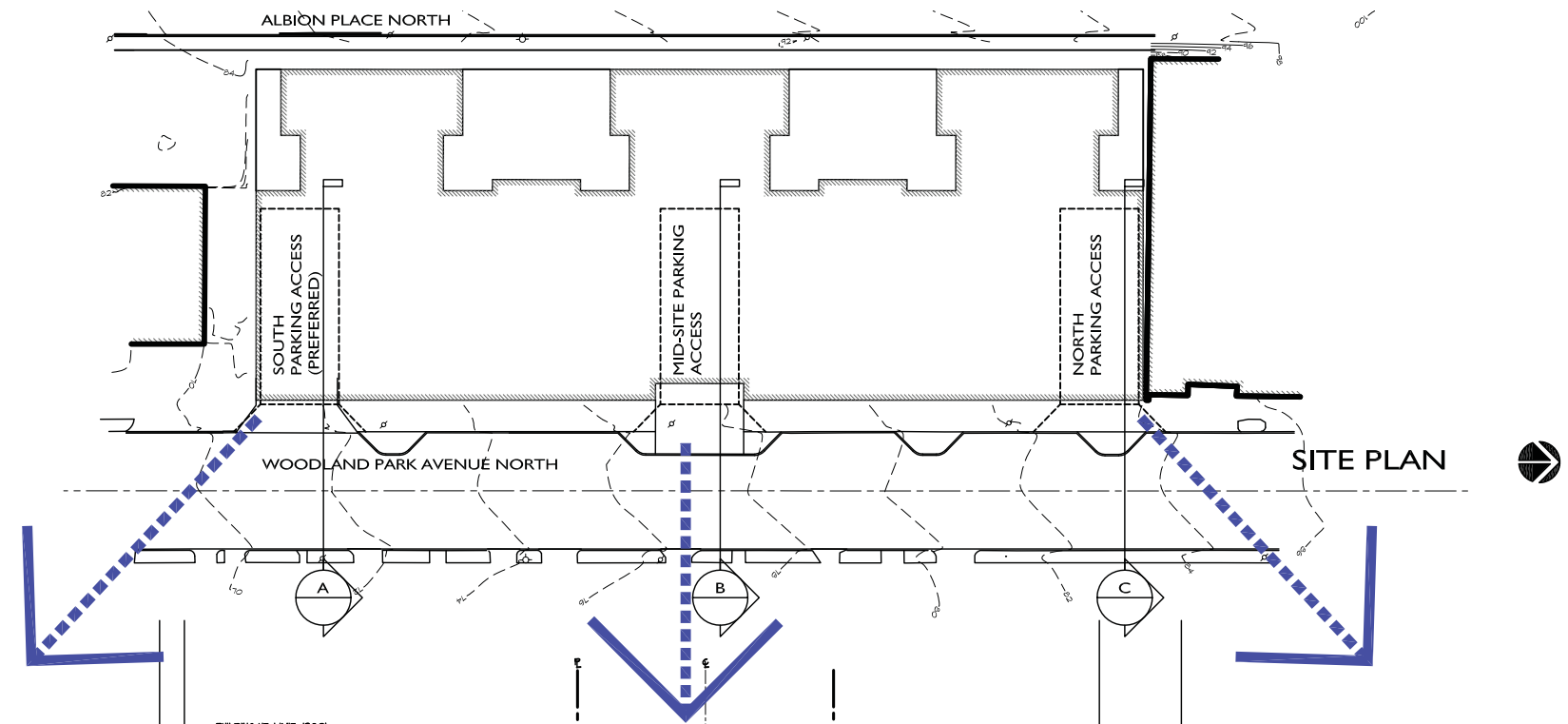
SECTION C - MAIN ENTRY



SECTION B - SOUTH COURTYARD

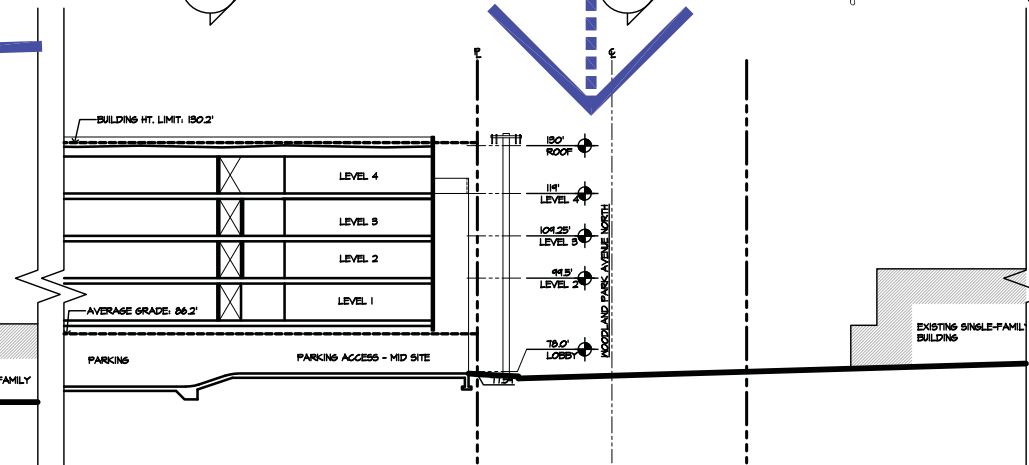


SECTION A - SOUTH PARKING ACCESS



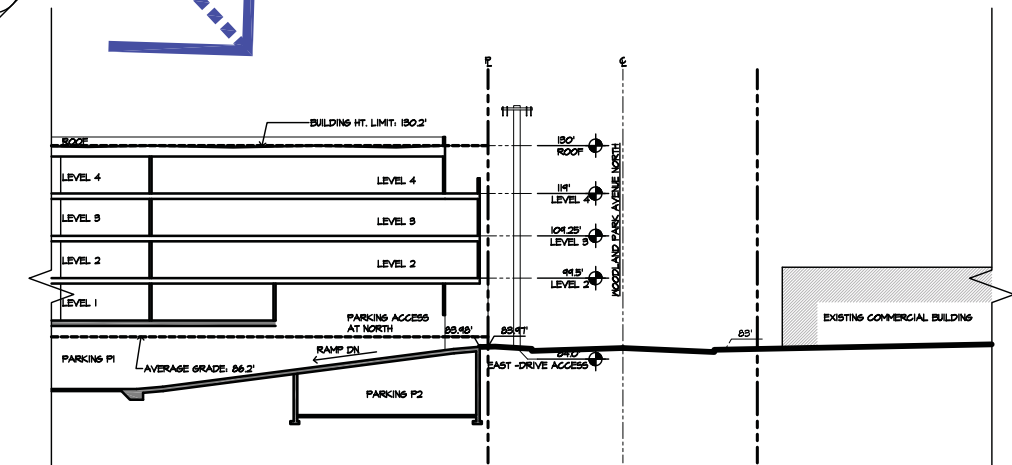
- PROS -
Mid Block location for safer access
Low slope, means headlights shine horizontal
- CONS -
Opposite existing residential

A SOUTH ACCESS - SECTION - (PREFERRED)



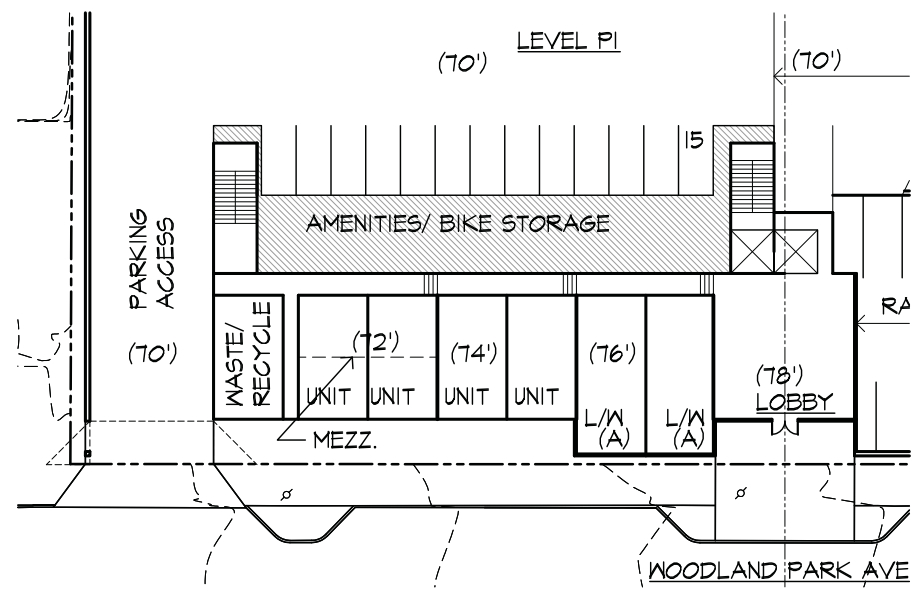
- PROS -
Contributes to open space
- CONS -
Conflict with pedestrian safety
Autos define entry space
Opposite existing residential

B MID-SITE ACCESS - SECTION - CONCEPT STUDY

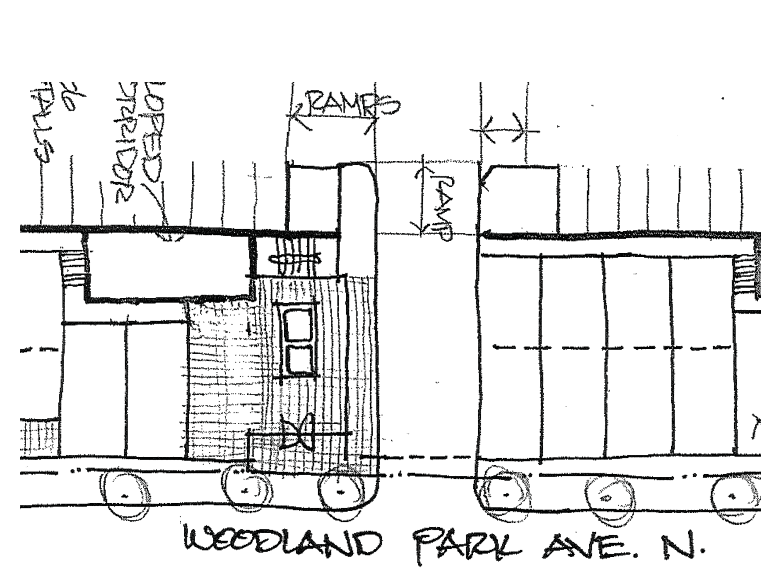


- PROS -
Opposite existing parking lot
- CONS -
Circuitous internal ramps and circulation
Only about 100' from N 38th St. Intersection
Steep ramp means headlights shine up when exiting

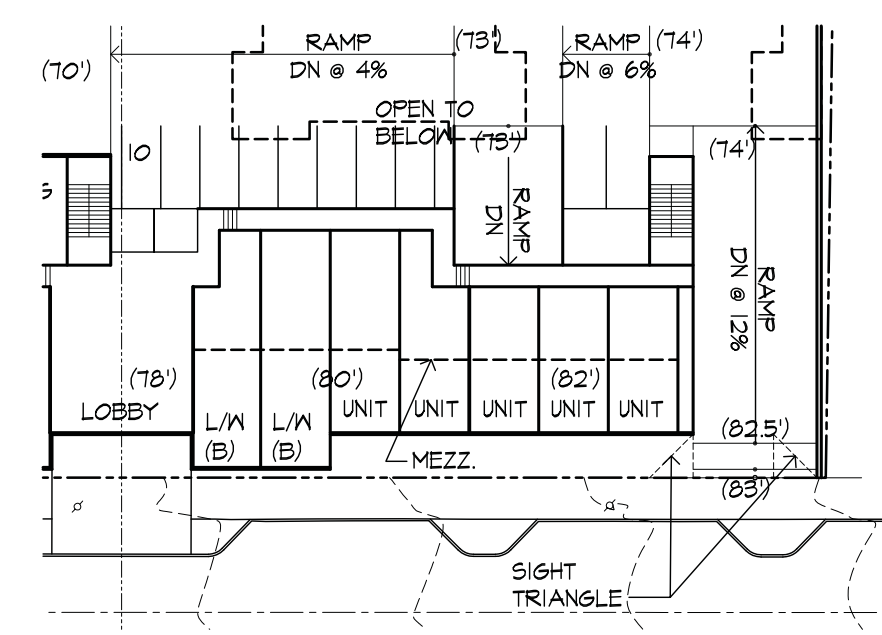
C NORTH ACCESS - SECTION - CONCEPT STUDY



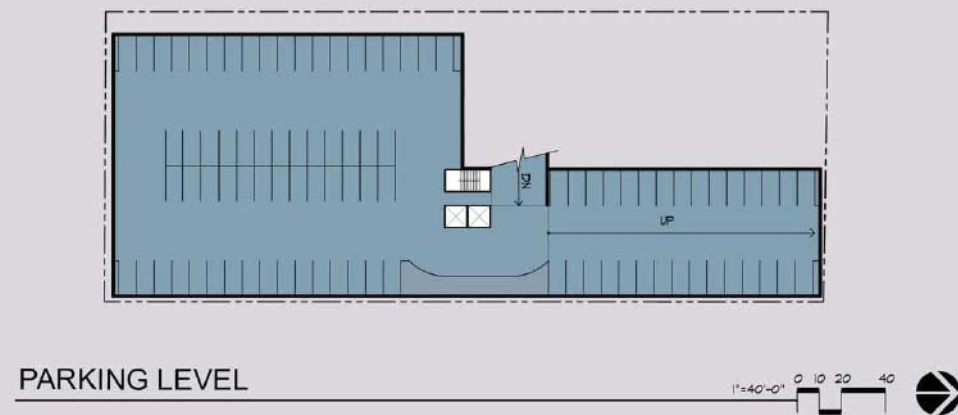
SOUTH ACCESS - PLAN - (PREFERRED)



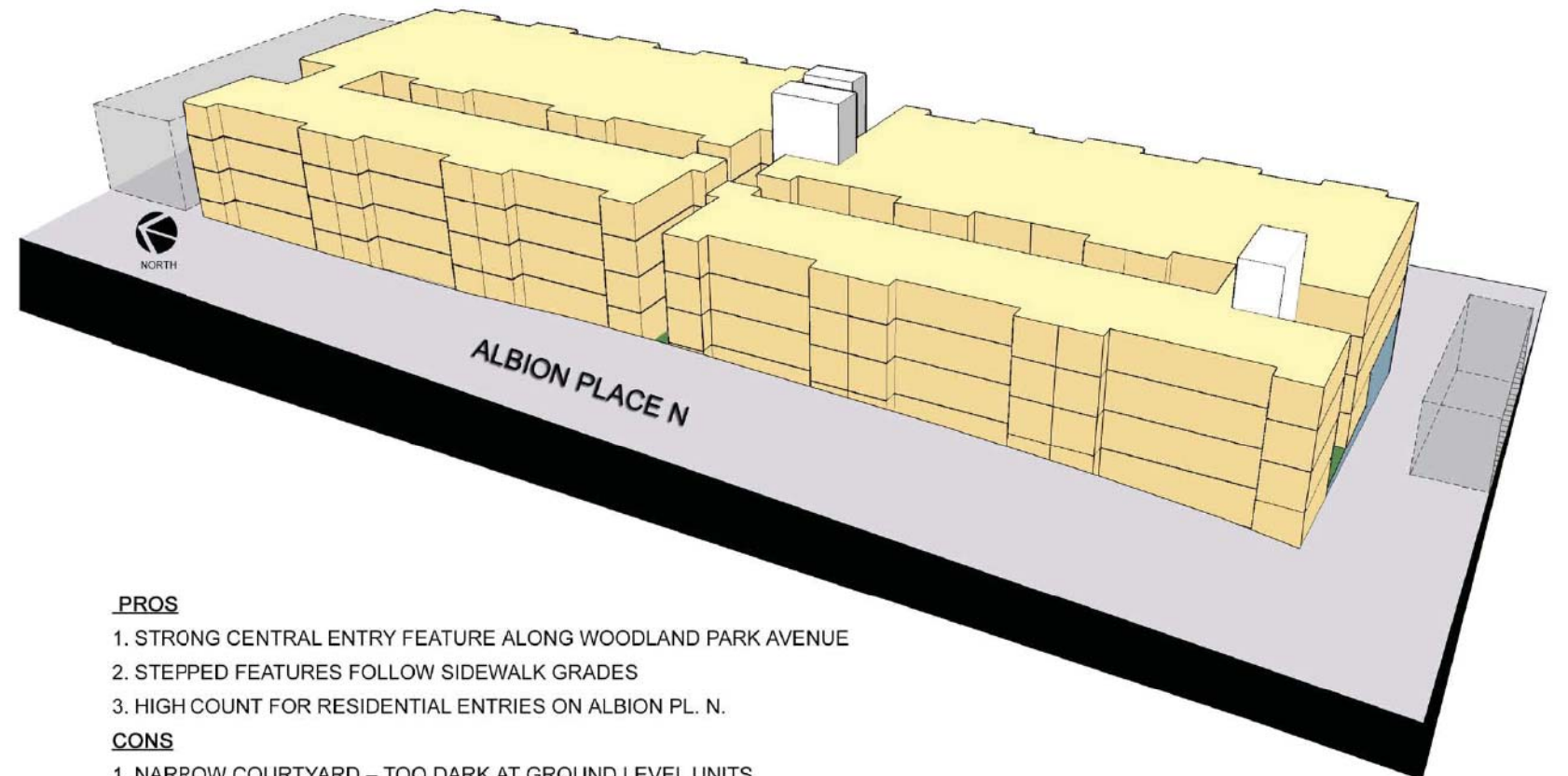
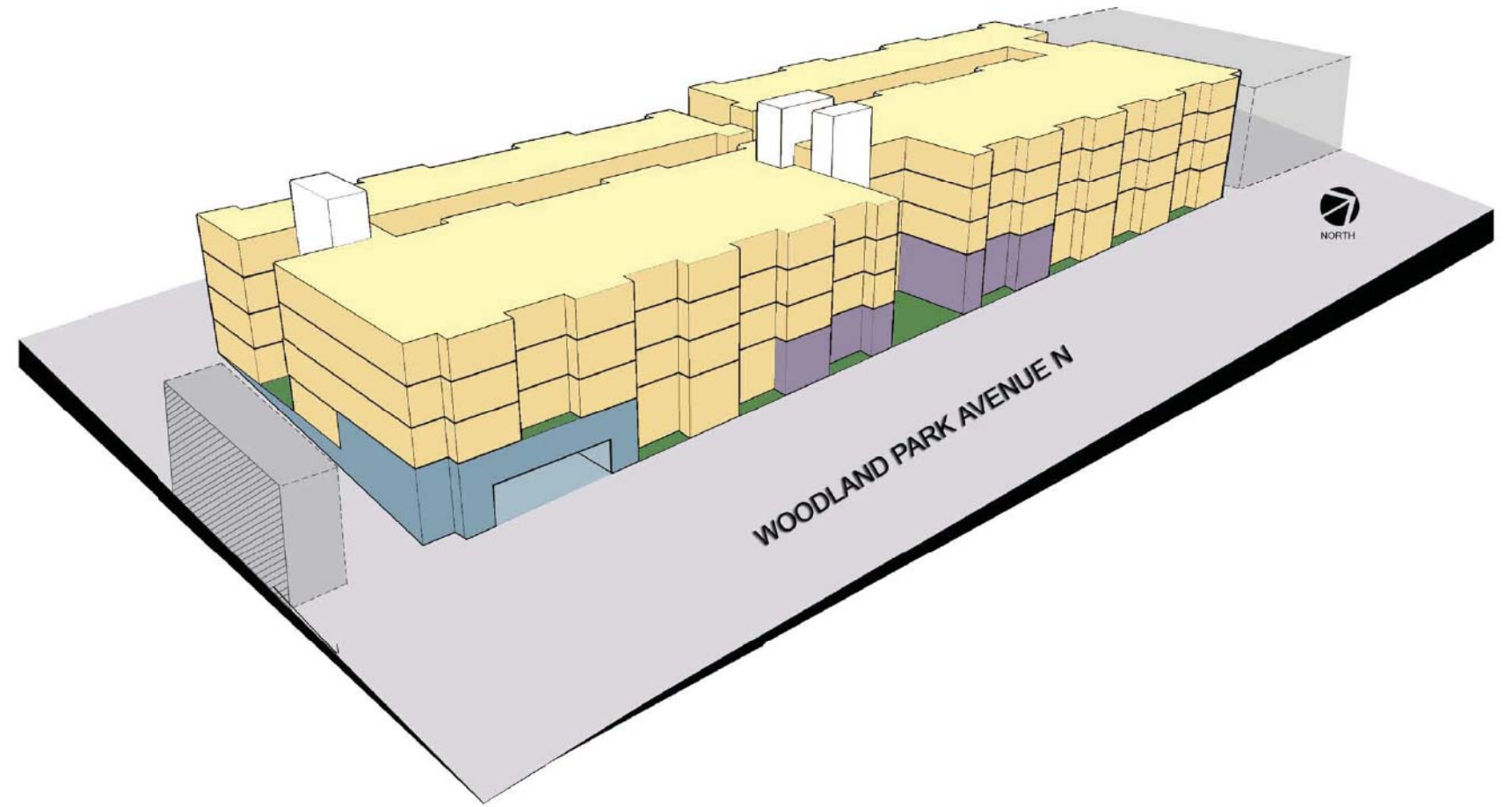
MID-SITE ACCESS - PLAN - CONCEPT STUDY



NORTH ACCESS - PLAN - CONCEPT STUDY



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

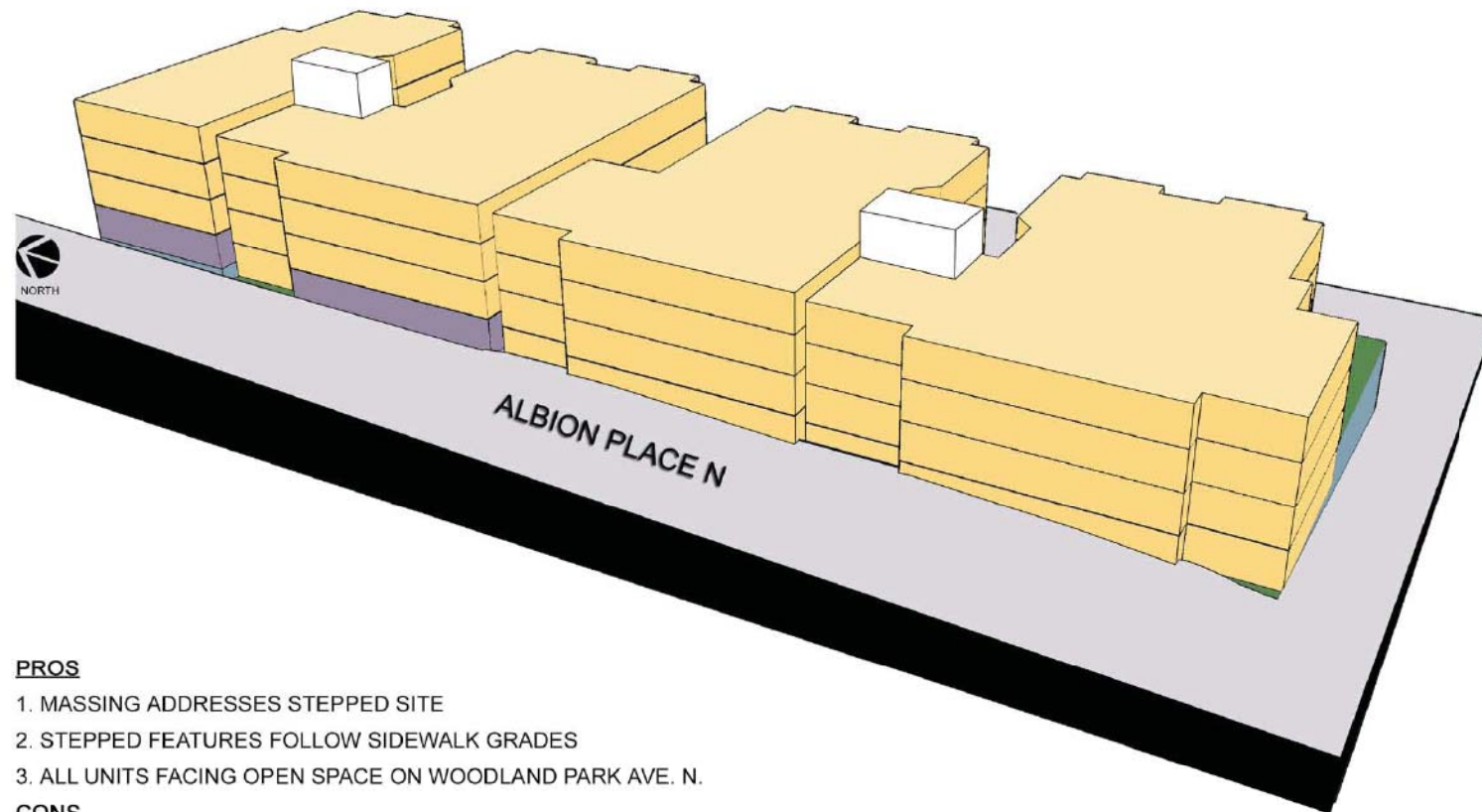
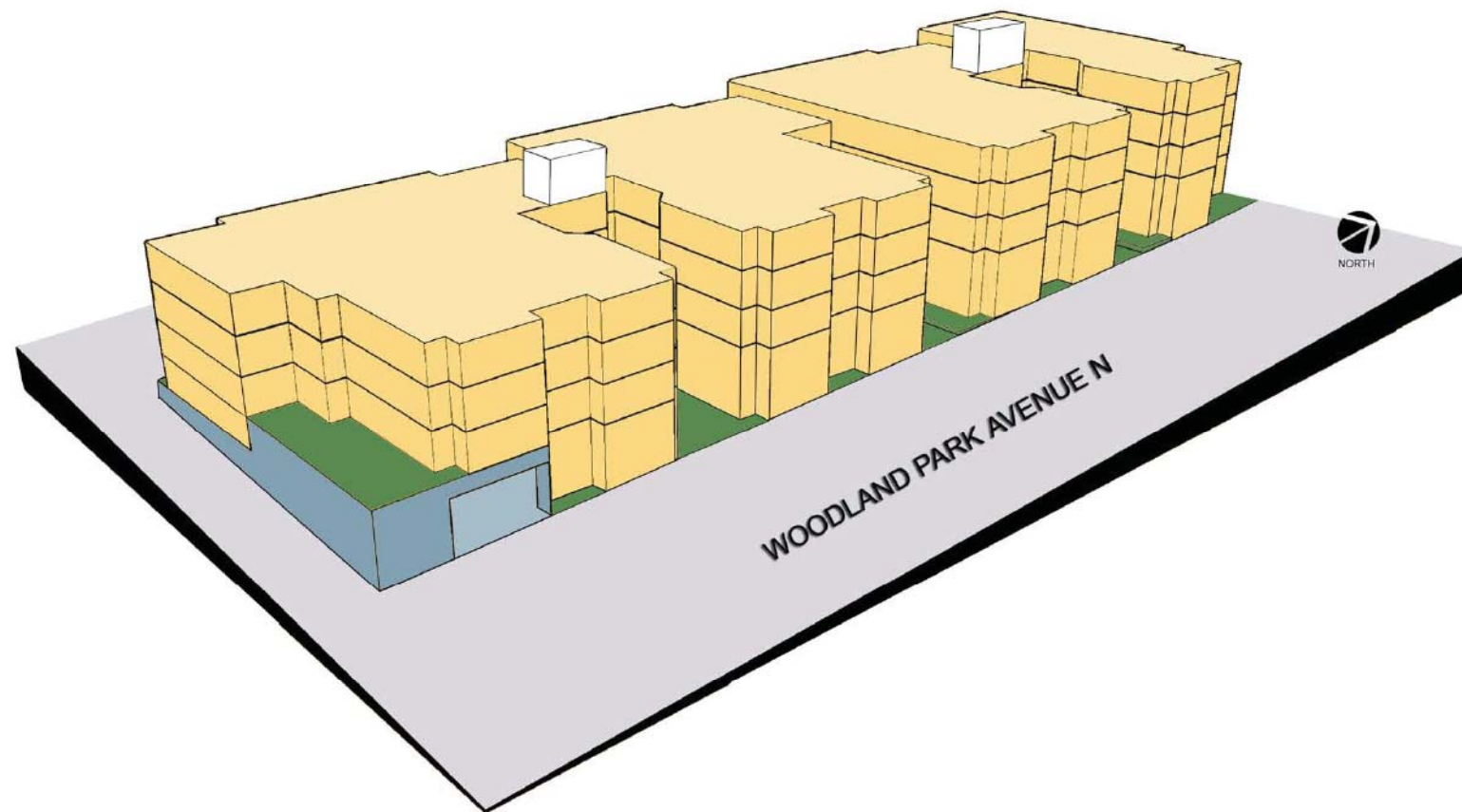


PROS

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.



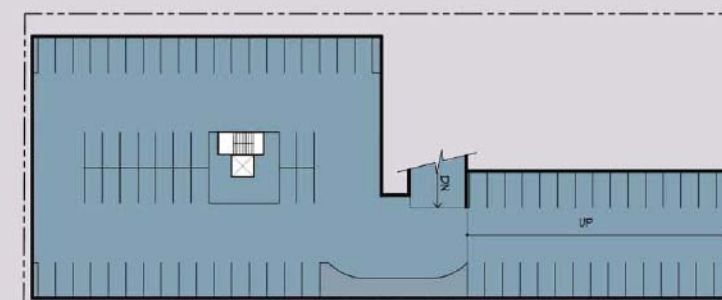
TYPICAL RESIDENTIAL LEVEL

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



P1/ ENTRY LEVEL

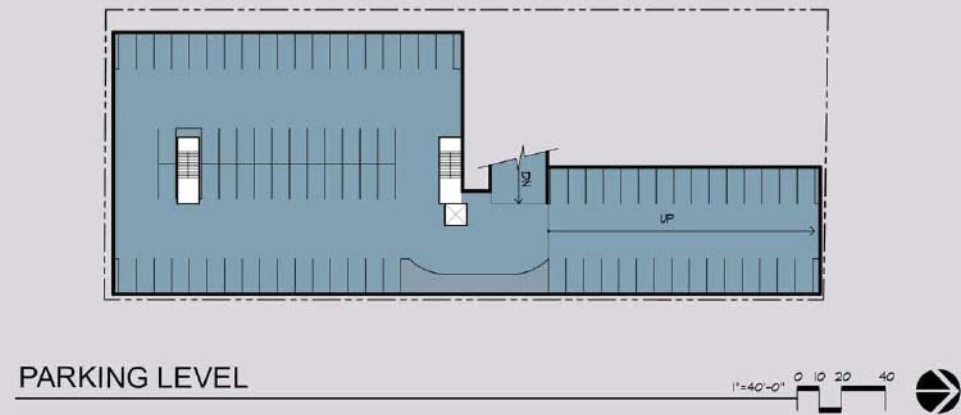
1"=40'-0" 0 10 20 40



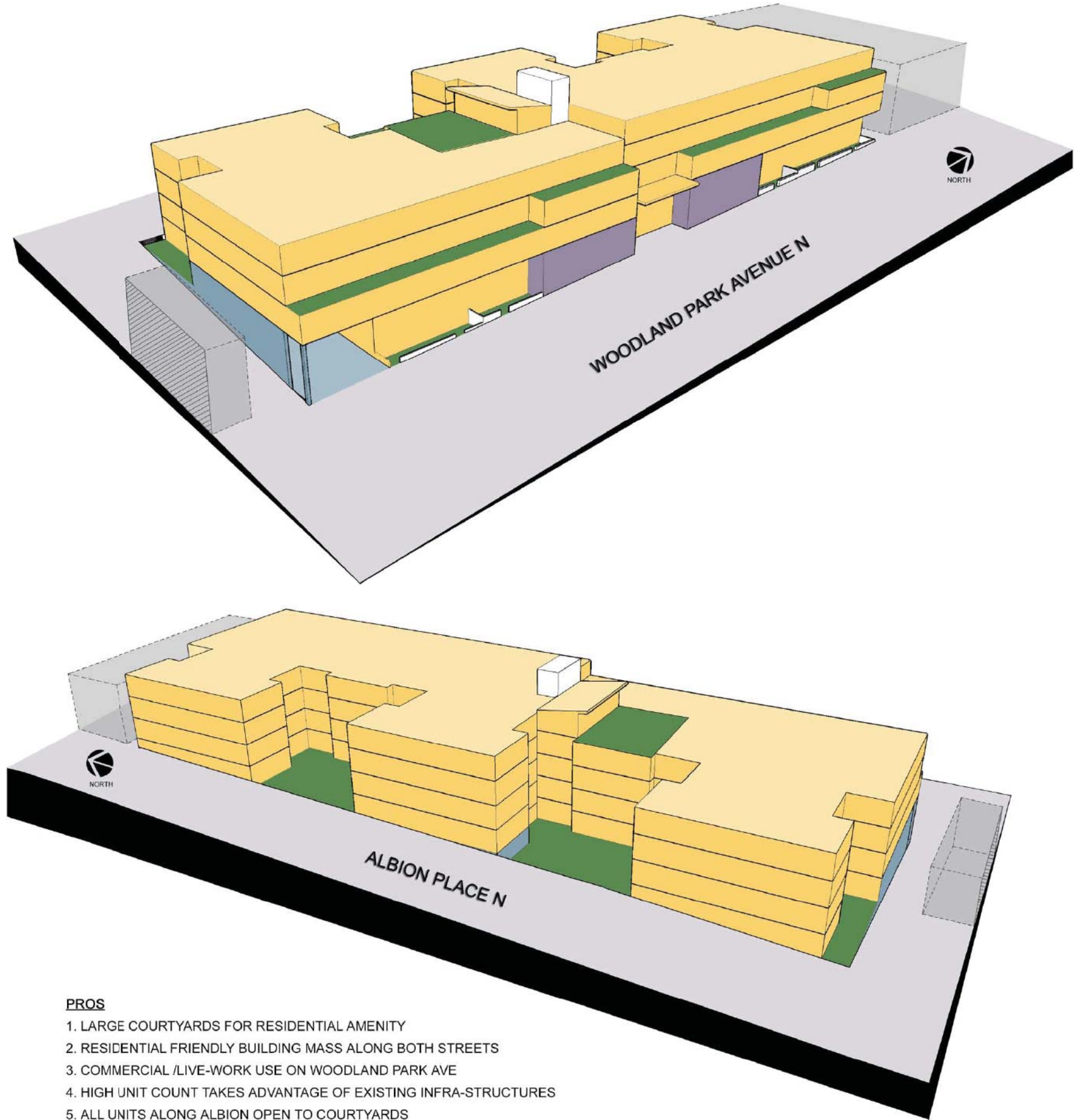
PARKING LEVEL

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





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

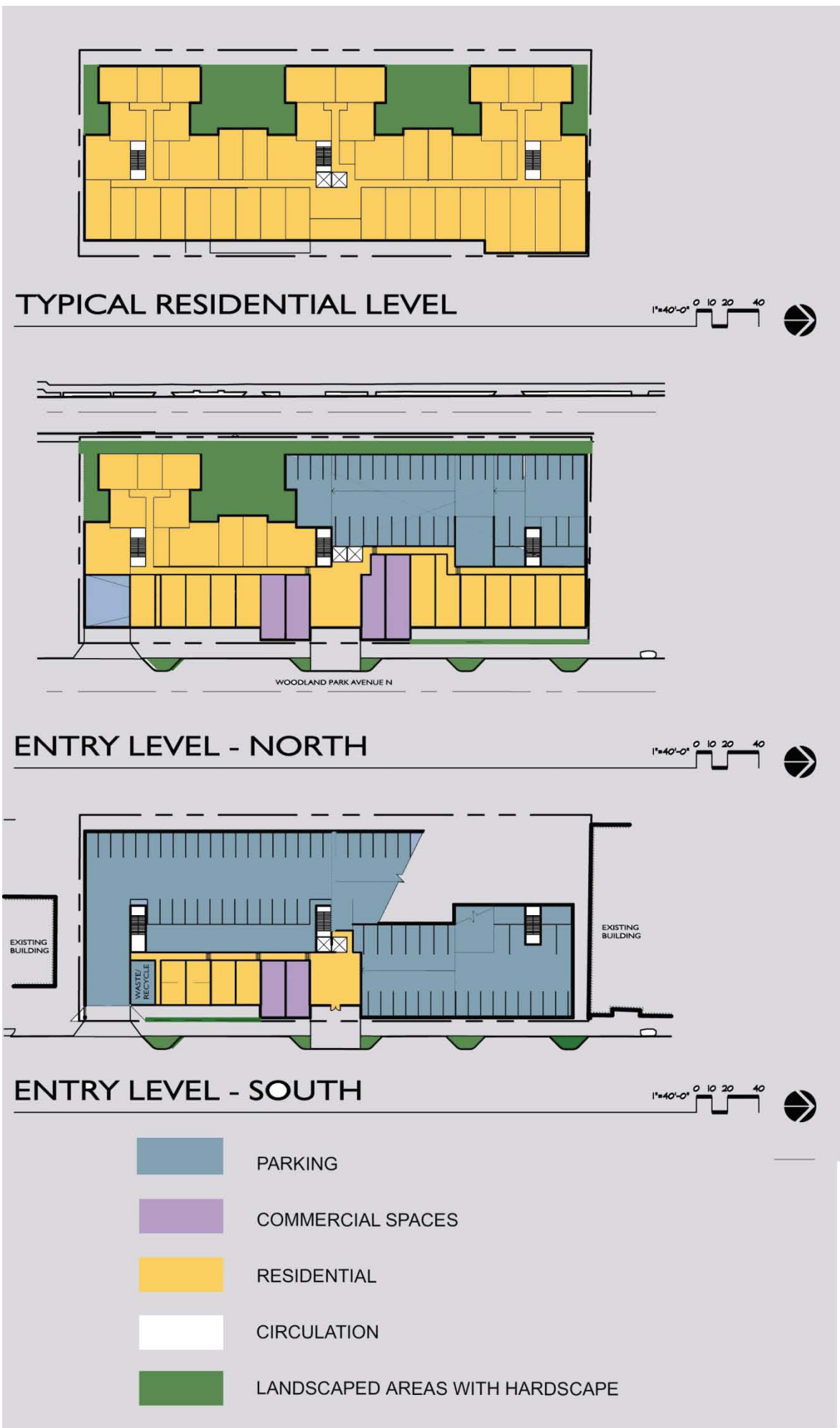


PROS

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.



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



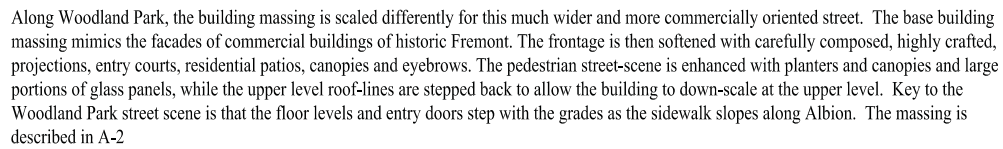


This site offers many features that the proposal uniquely captures.

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.



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.

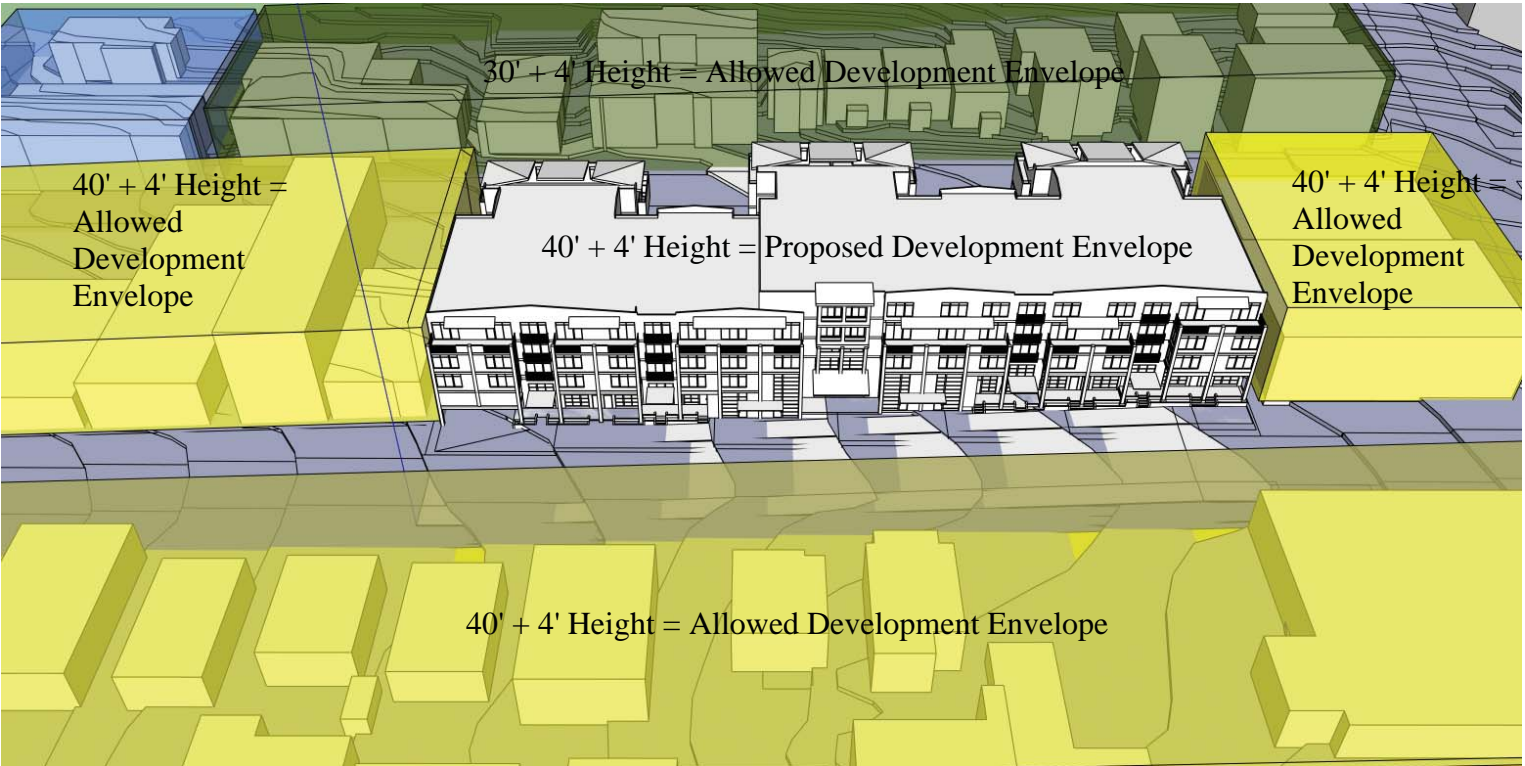
The massing now demonstrates the full modulation and fenestration proposed as Concept "D". Along Albion, the composition includes recessional base building massing and stepped back upper levels, as well as studied window massings, varied finish materials and anticipated color changes to emphasize the 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

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

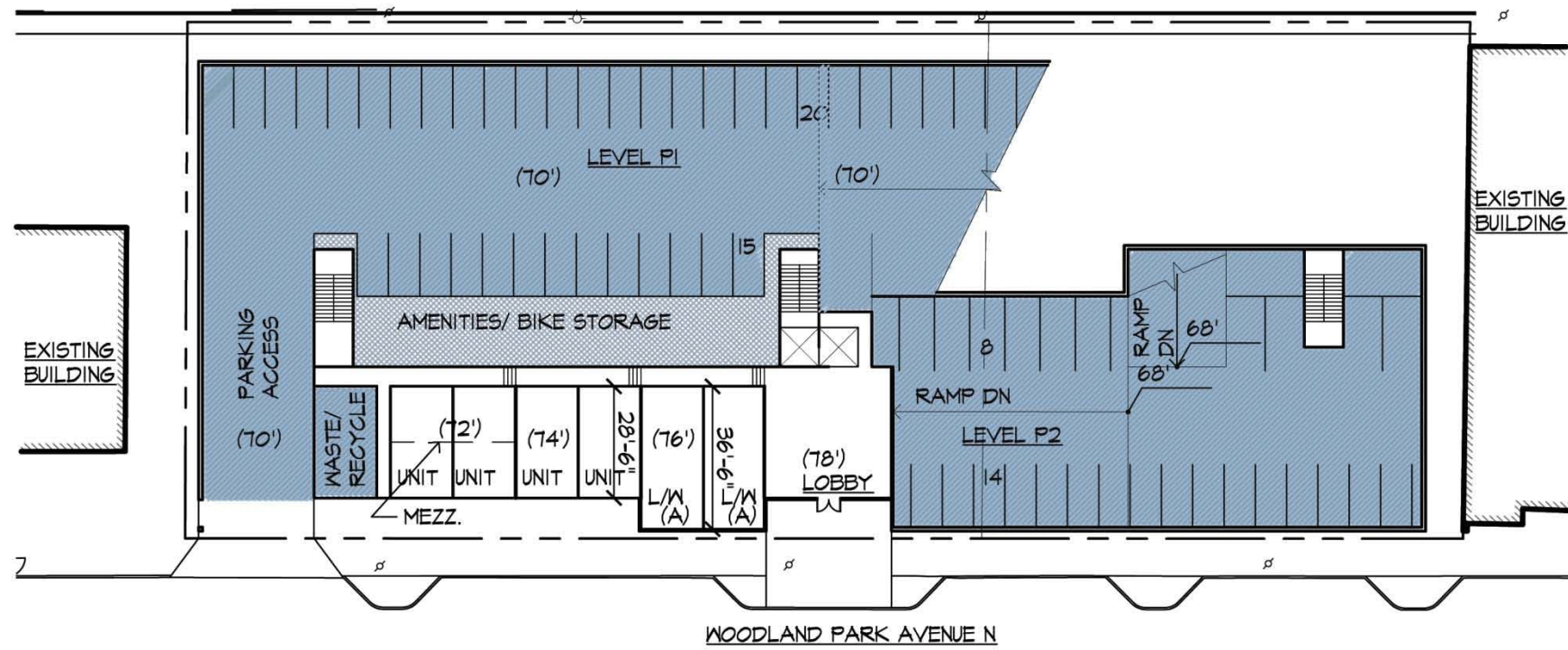
All of the parking for the project is in an underground one- and two- story structure fully out-of view of the pedestrians and the neighbors. The top of the parking is covered with building and Courtyards, so that no parking will be visible from above. Only a small portion of the south side of access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



Panel Siding



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

Metal Siding



Heavy Timber

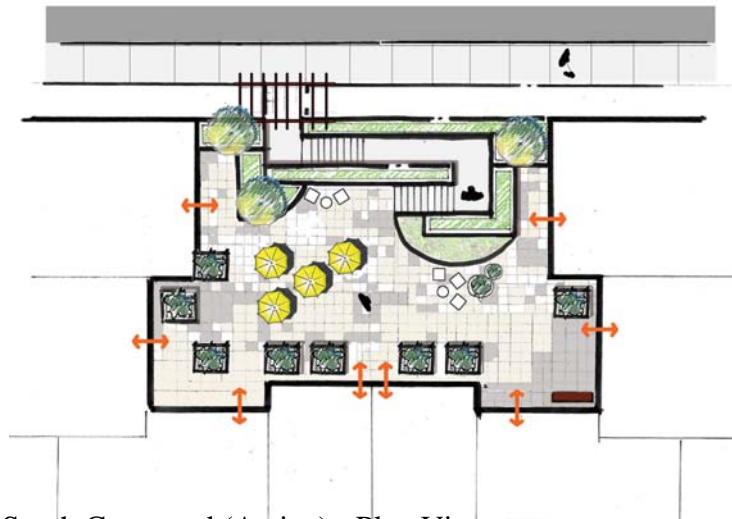
E-2: Landscaping to Enhance the Building and/or Site

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.

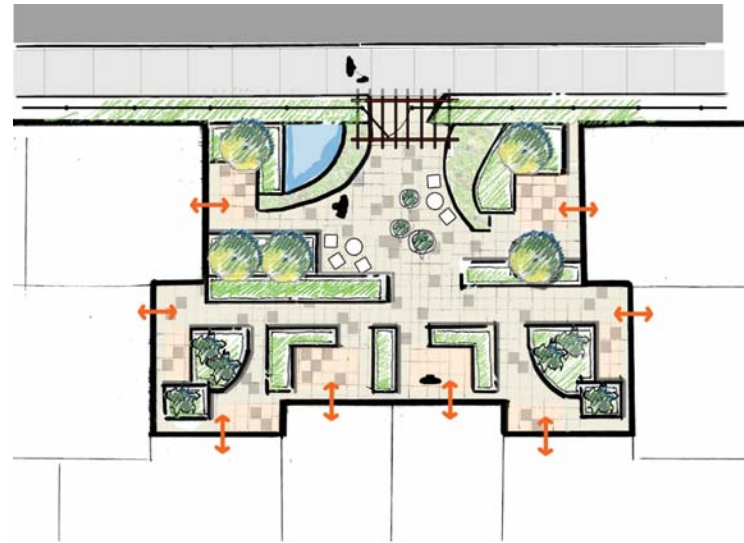
All the Courtyards provide open space enjoyable for all the neighborhood and the larger Courtyards provide both passive and active opportunity. Landscaping includes special pavements, trellises, screen walls, raised planters and site furniture

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



Albion Place North - Streetscape



Rooftop Deck