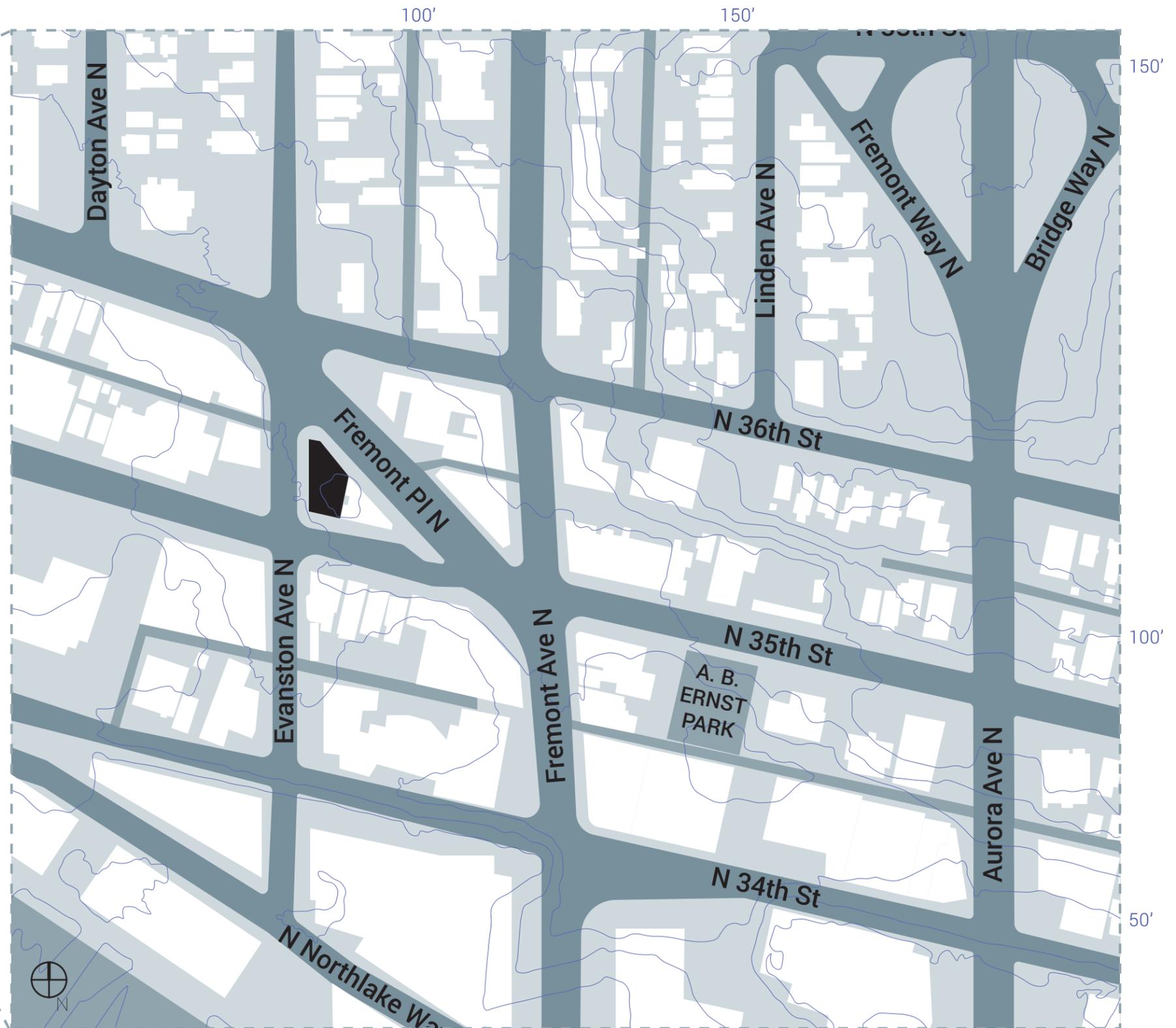
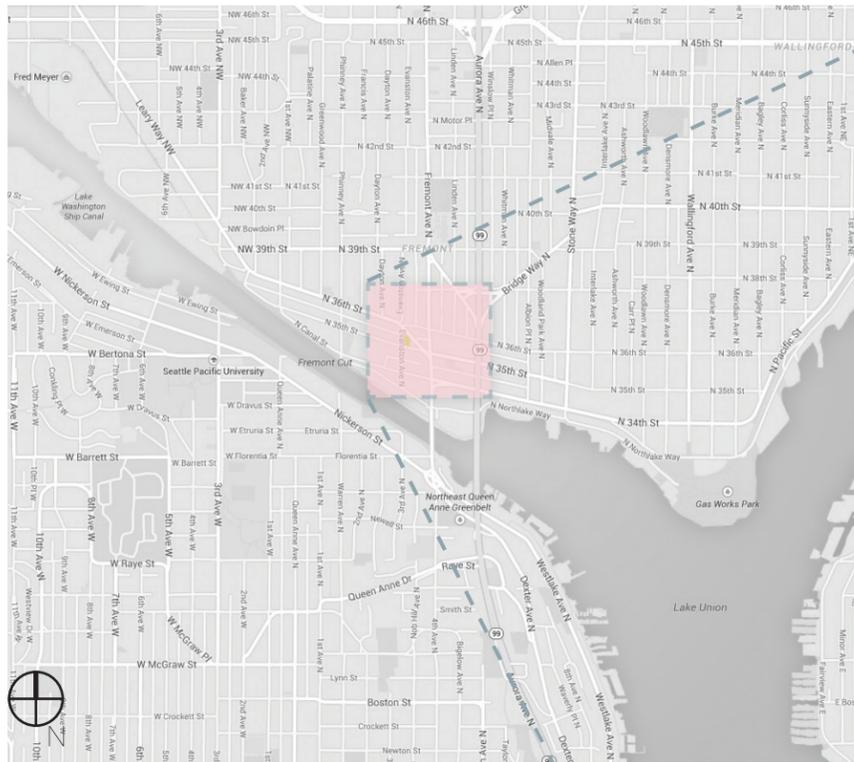




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	33



Lot Area

Zone:	NC3-65
Height limit:	65'
FAR:	4.75
Setbacks:	None Required
Parking:	None Required
ECA's:	None
Urban Village:	Fremont Hub
Pedestrian:	In Future Expansion

Proposed Building Preferred Option #3

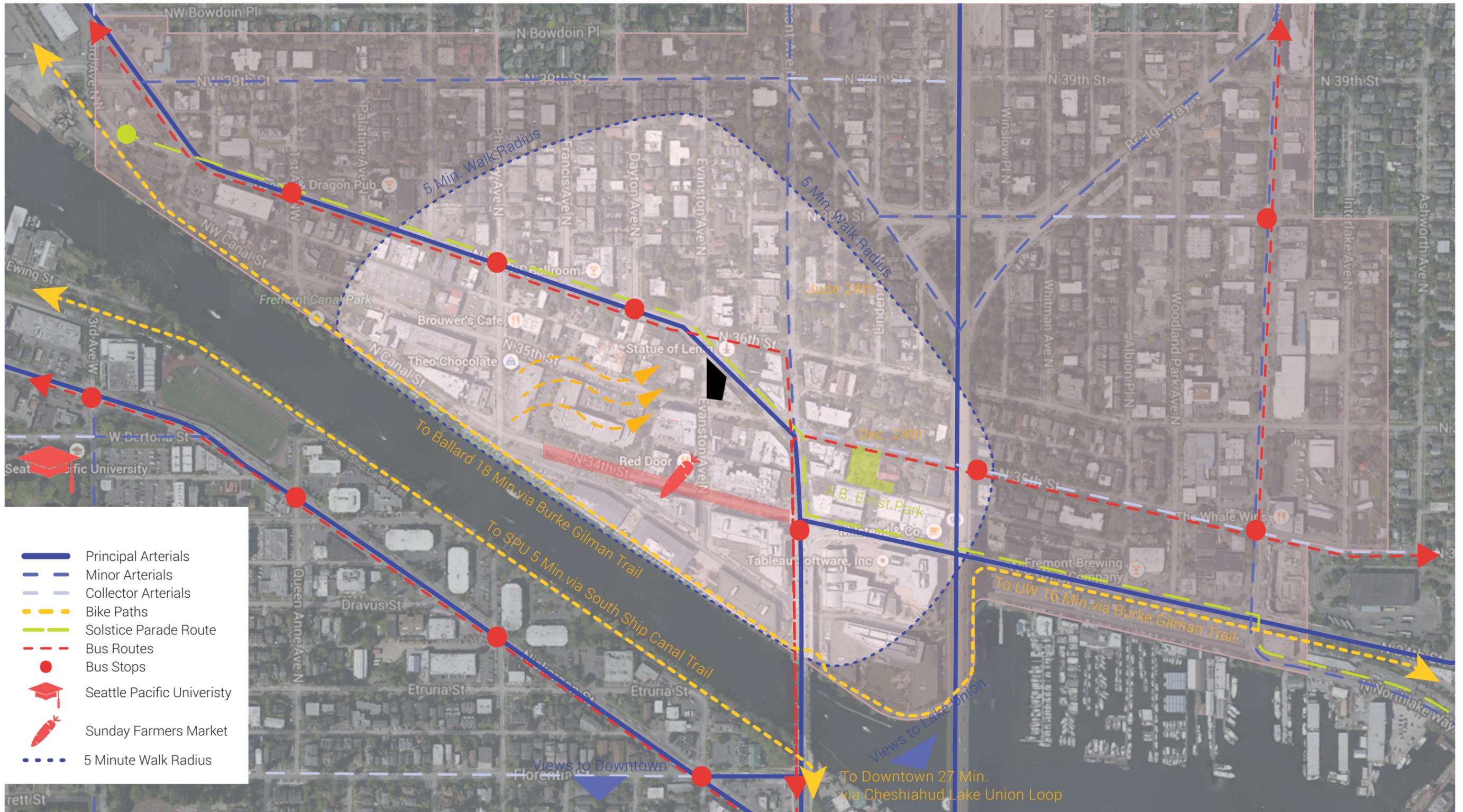
Stories:	6
Units:	46
Retail SF:	2800
Amenity Space	
Gross SF 5 Floors:	14070 SF
Amenity space Req:	5% 703 SF
Current:	715 SF

Existing Building

Built:	1916
Height:	2 Story
Use:	Apartments and Basement Retail
Units:	12
Landmark:	Over 50 years old, Landmark Required

2 OVERVIEW

Project Description



■ STRICKER CATO MURPHY ARCHITECTS, P.S. ■

Fremont Place Apartments

3519 Fremont Place, N DPD #3018992

ENVIRONMENTAL MAP



5. High Dive Neon Sign



4. Fremont Rocket



3. Public Sculpture



2. Red Door Rainier "R" Sign



1. Fremont Bridge



6. Painted Mural



7. Public Sculpture



8. Solstice Parade Route



9. Lenin Sculpture



10. Fremont Troll



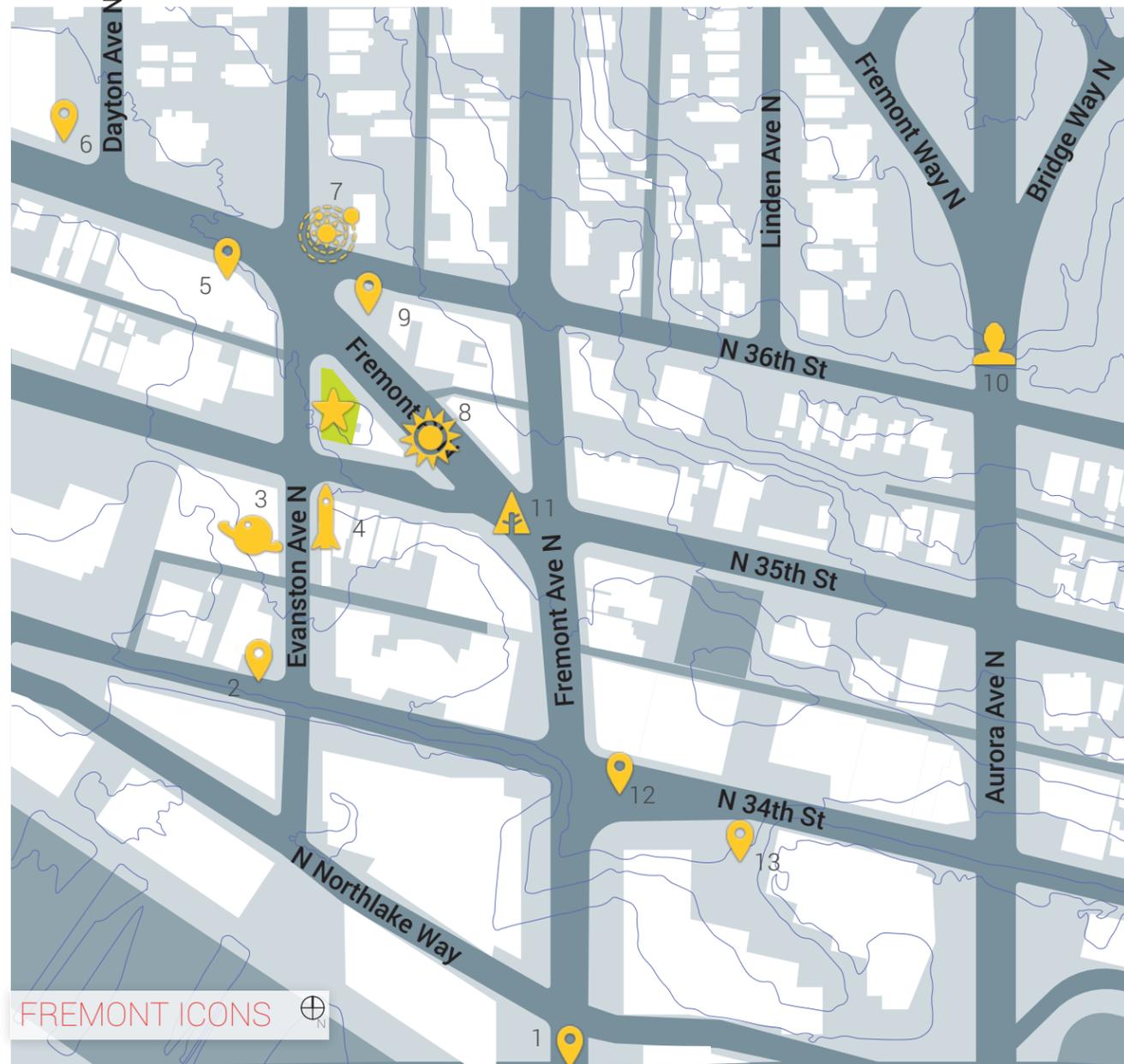
11. Center of the Universe



12. Waiting for the Interurban

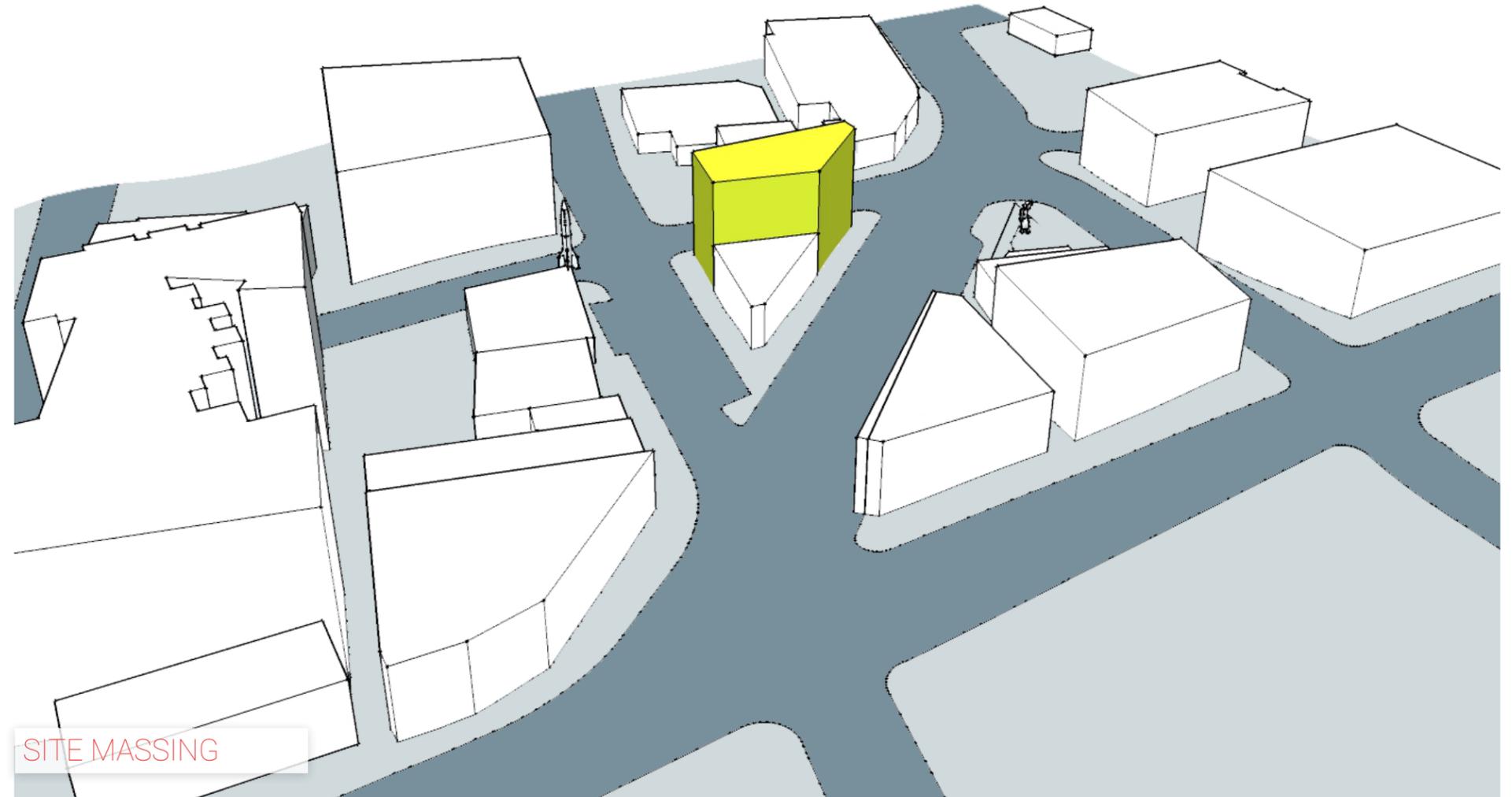


13. JP PATCHES CLOWNS "Late for the Interurban"

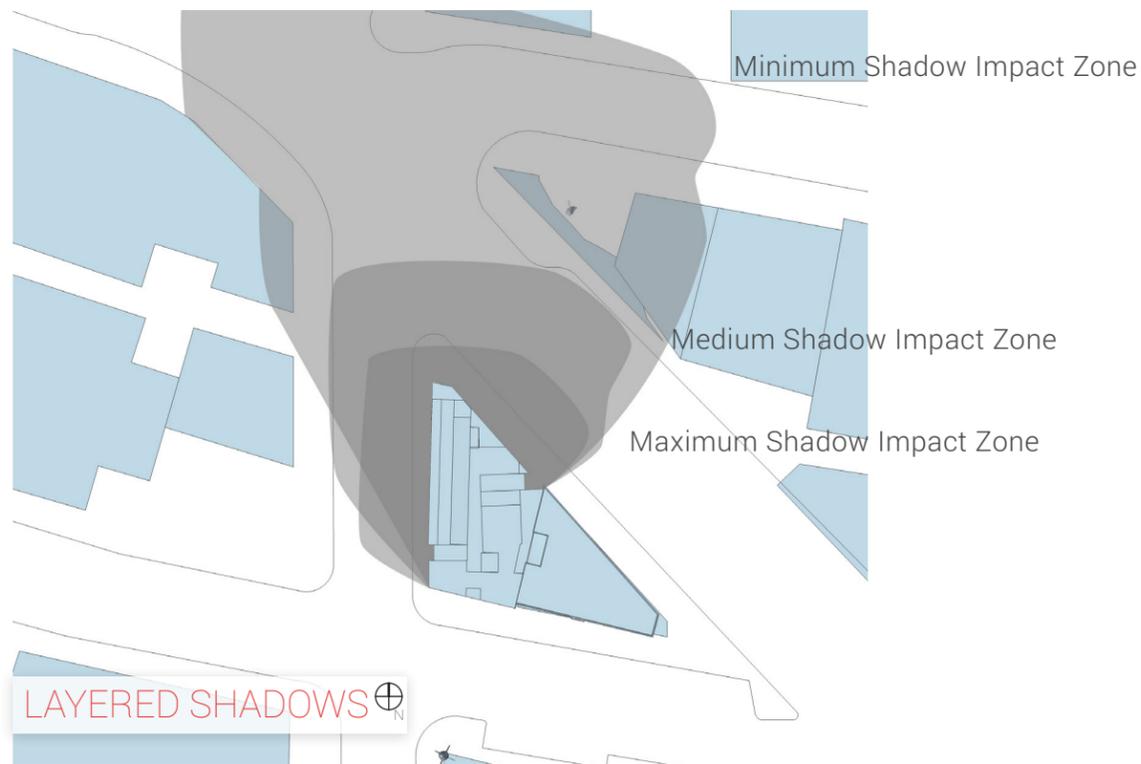
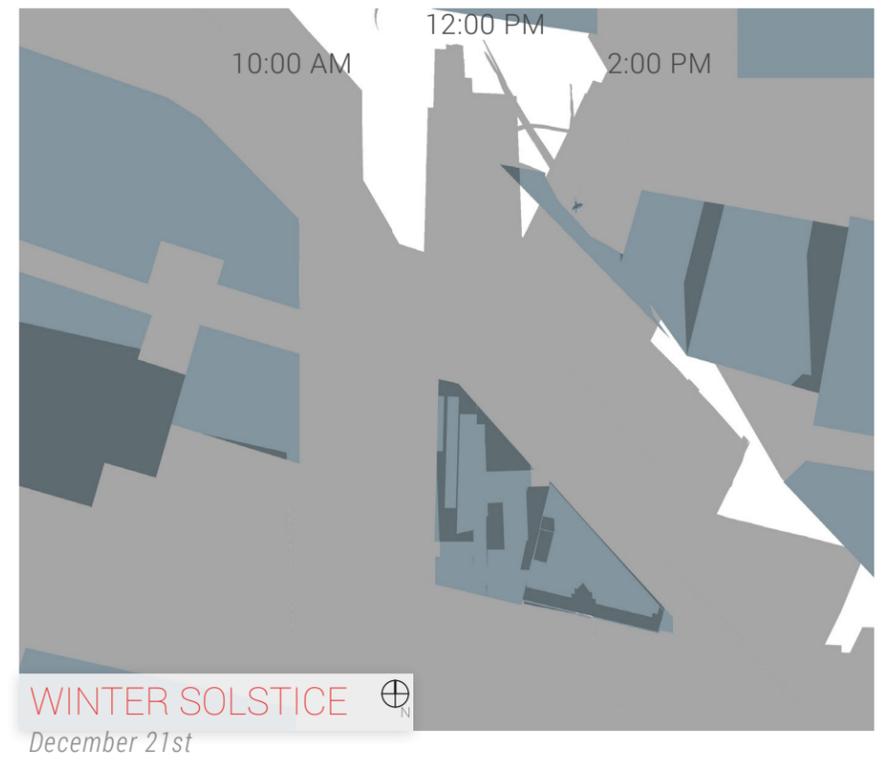
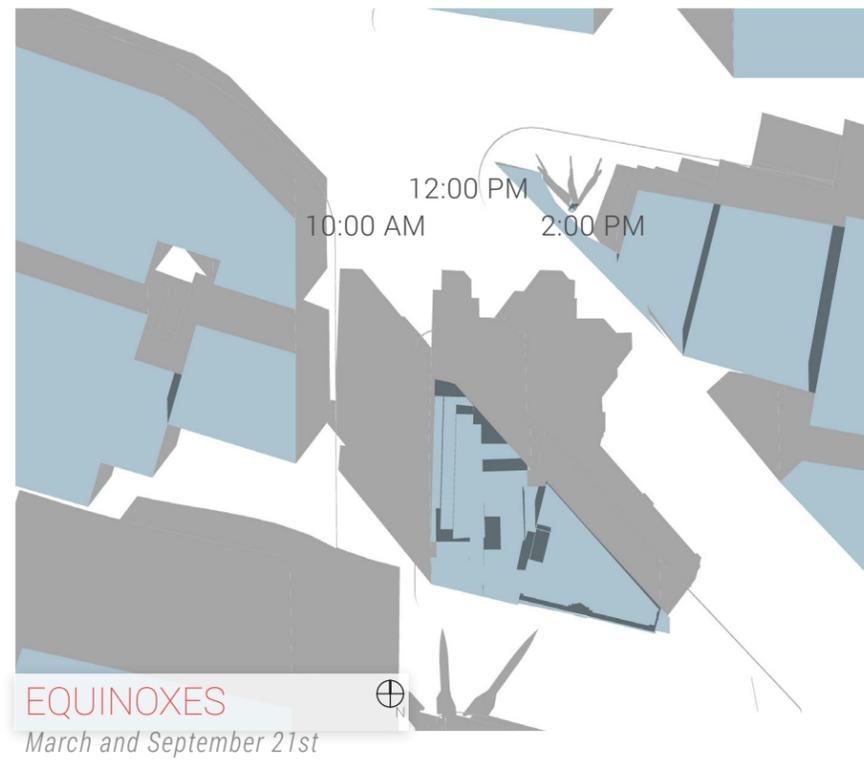
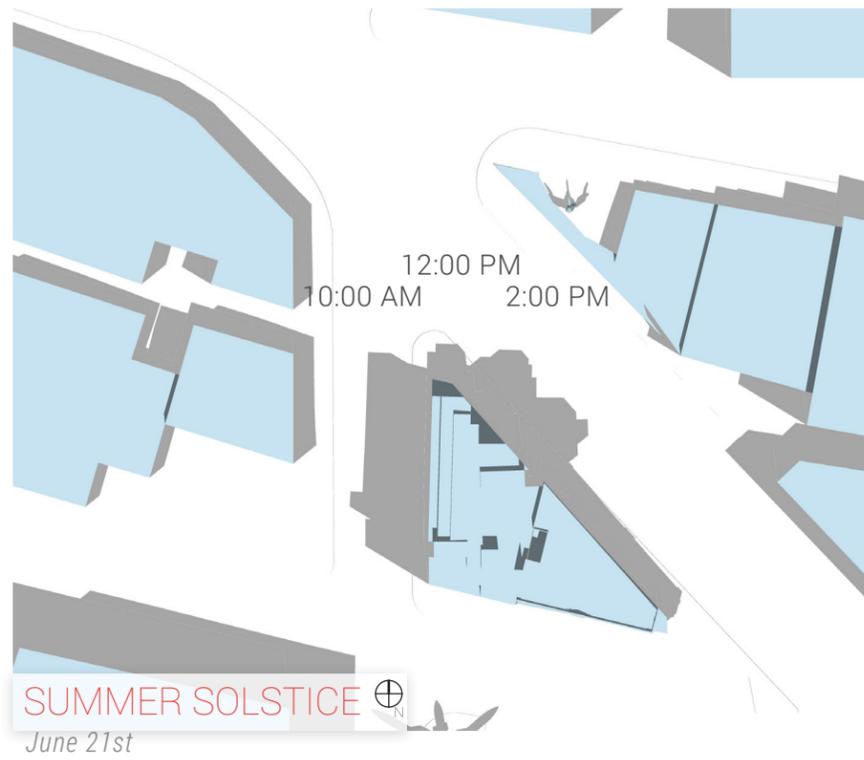


ICONIC FREMONT

Location of Fremont Icons

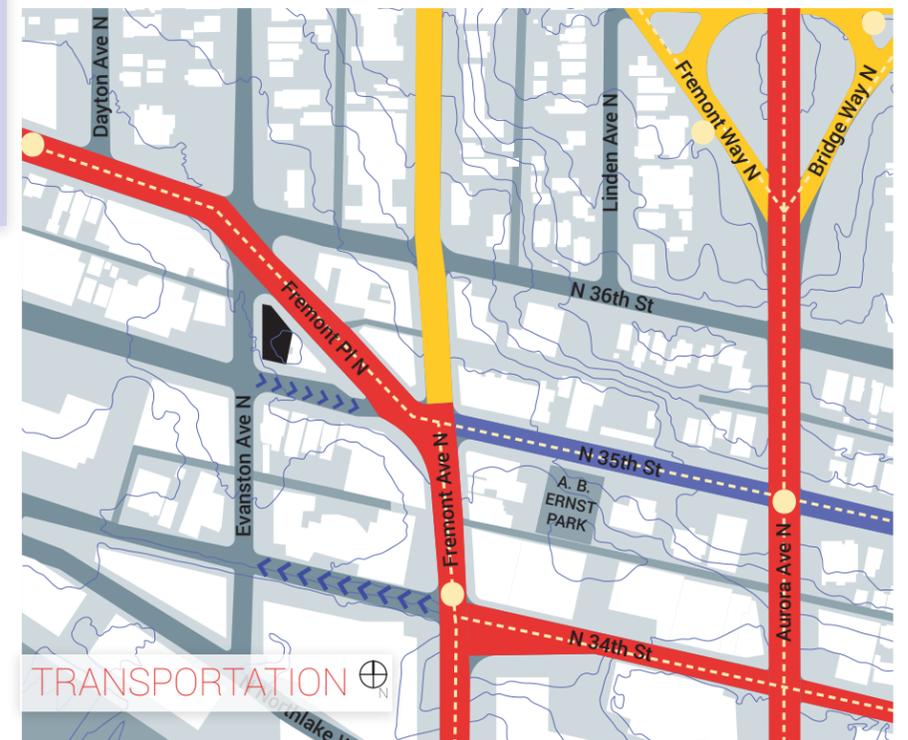
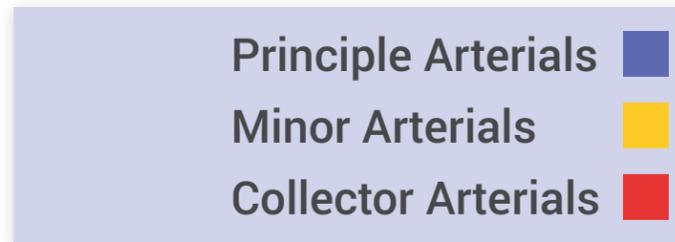
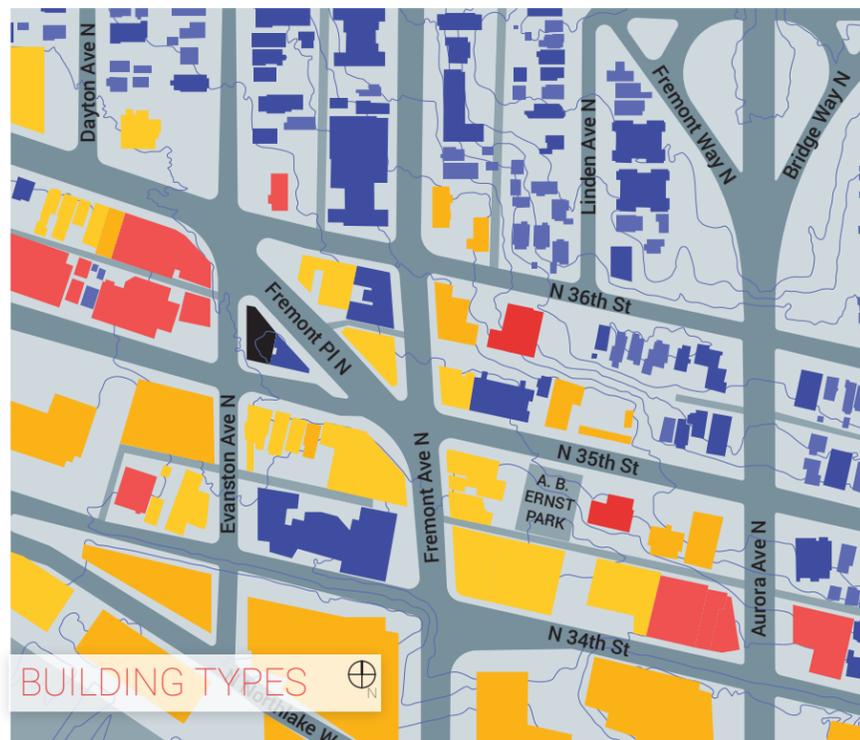
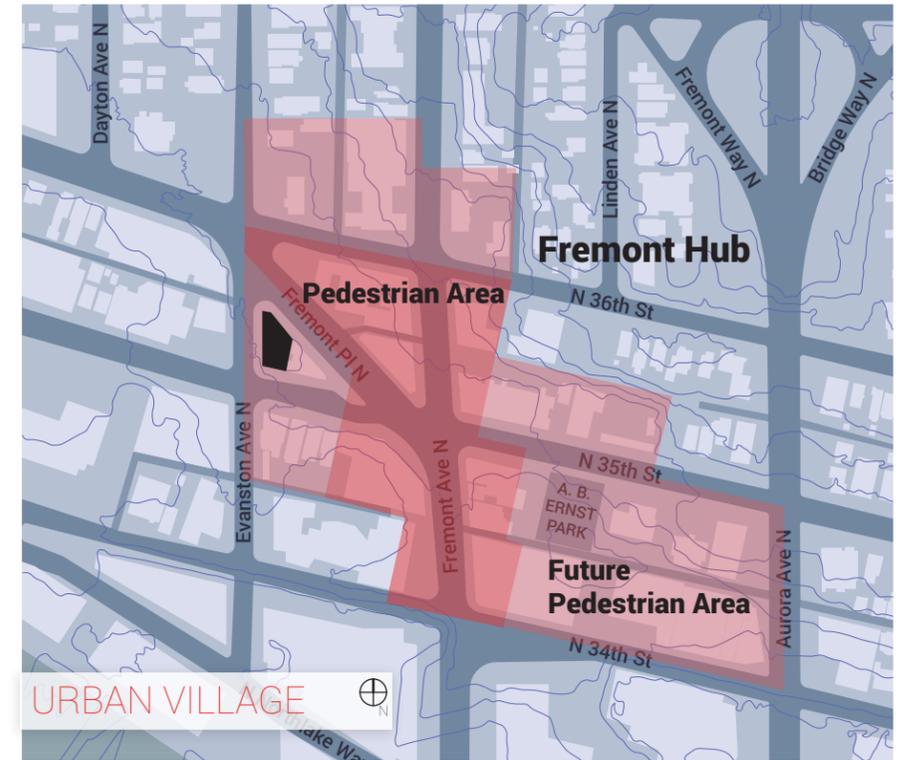
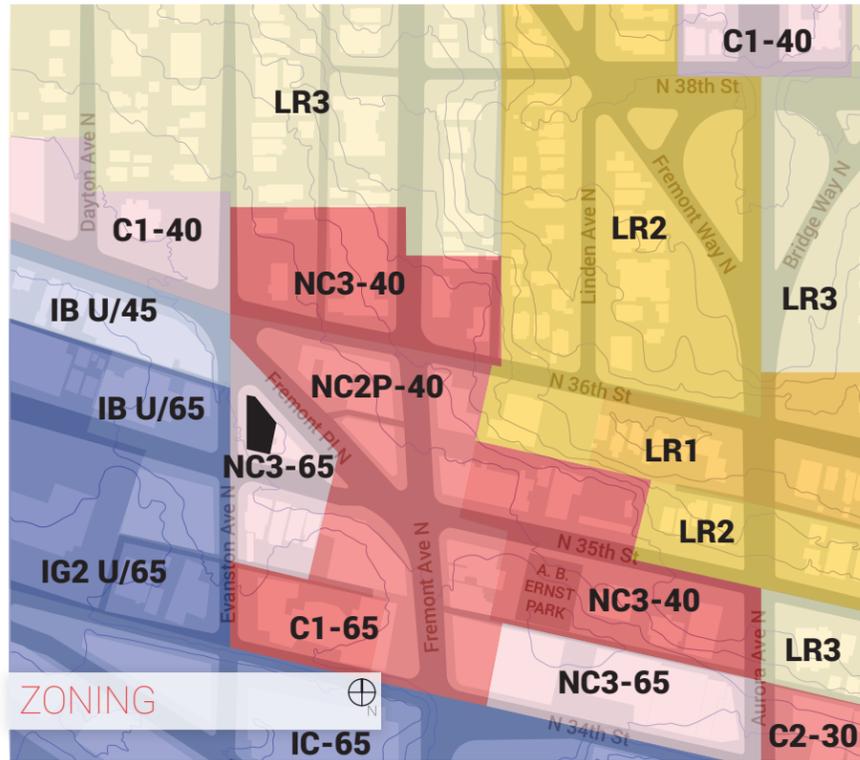


SITE MASSING



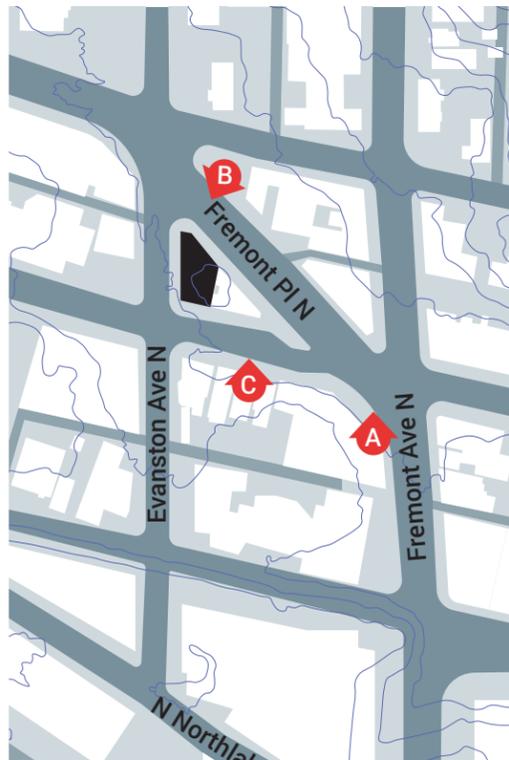
6 SUN STUDY

Sun Study



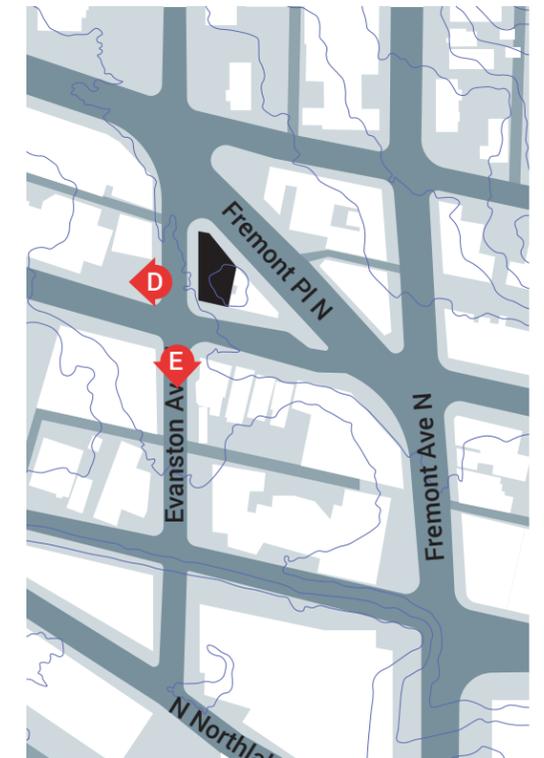
CONTEXT MAPS

Zoning, Urban Village, Building Types, and Transportation Maps



CONTEXT IMAGES

Panoramas



■ STRICKER CATO MURPHY ARCHITECTS, P.S. ■

Fremont Place Apartments

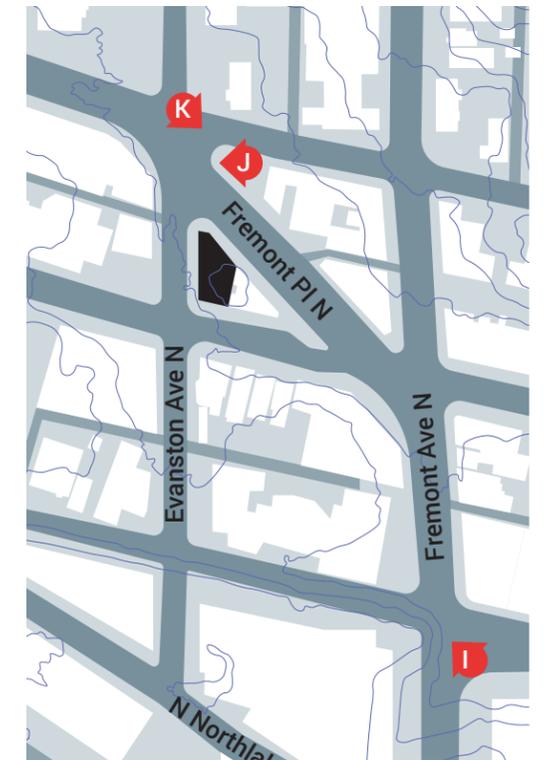
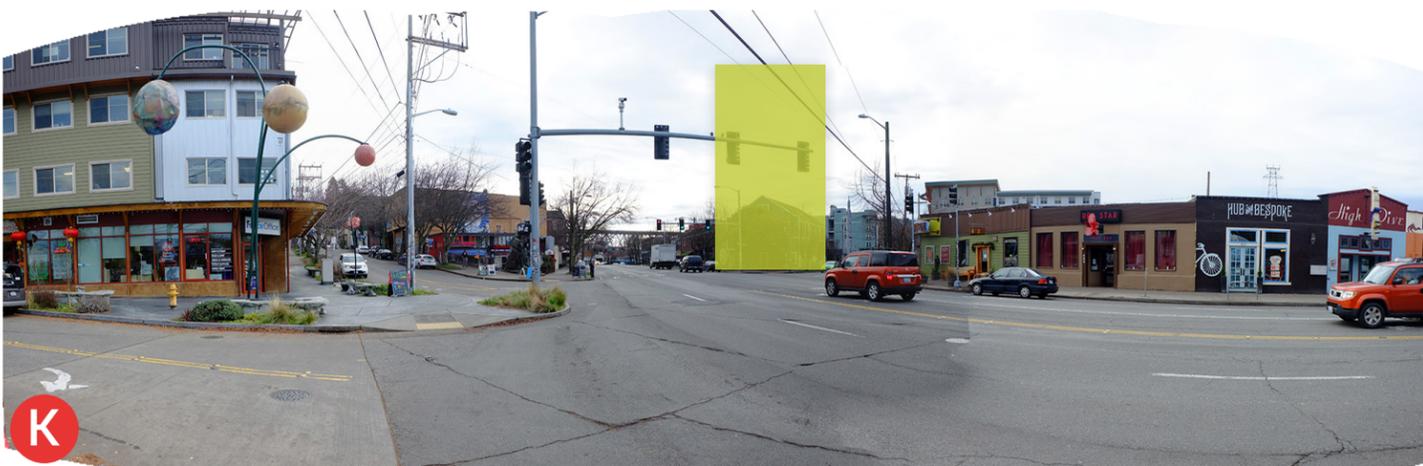
3519 Fremont Place. N DPD #3018992

CONTEXT IMAGES

Panoramas

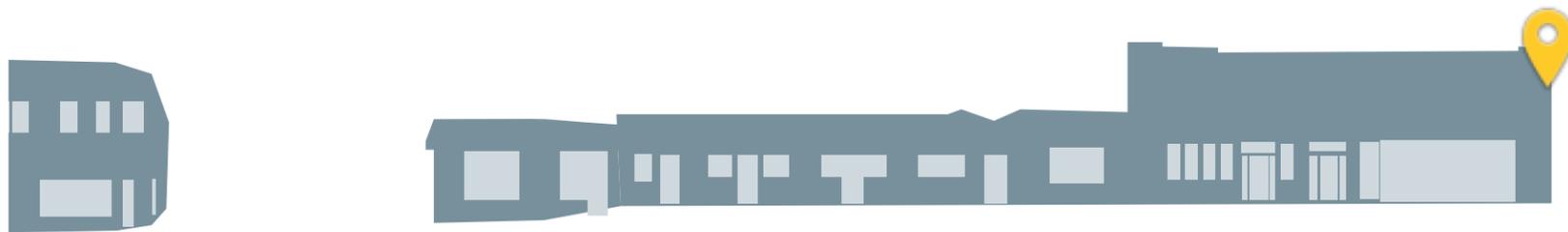


10 CONTEXT IMAGES
Panoramas





N 36th St



12 CONTEXT IMAGES

Street Elevations and Diagrams

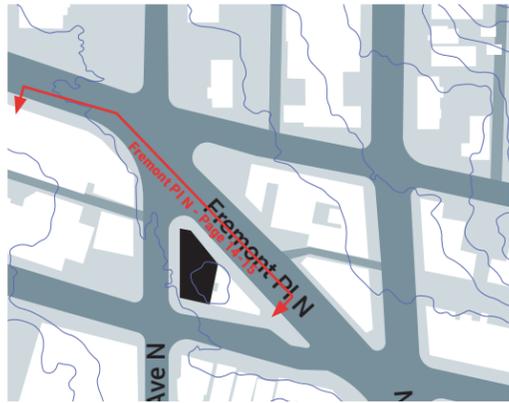


PL3
ENTRY IDENTIFIED BY
MASS

CS2
WAYFINDING BY ICON

PL3
CONTINUOUS RETAIL
EXPERIENCE WITH
STOREFRONT RHYTHM

Bends to Fremont Pl N



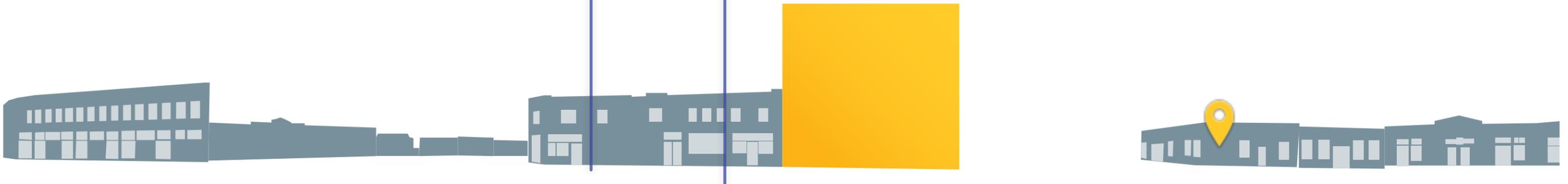
CS2
TWO STORY MASONRY
BASE WITH UPPER
PUNCHED OPENINGS

PL2
STREET LEVEL TRANS-
PARENCY WITH STORE-
FRONT RHYTHM



Fremont Pl N

Bends to N 36th St

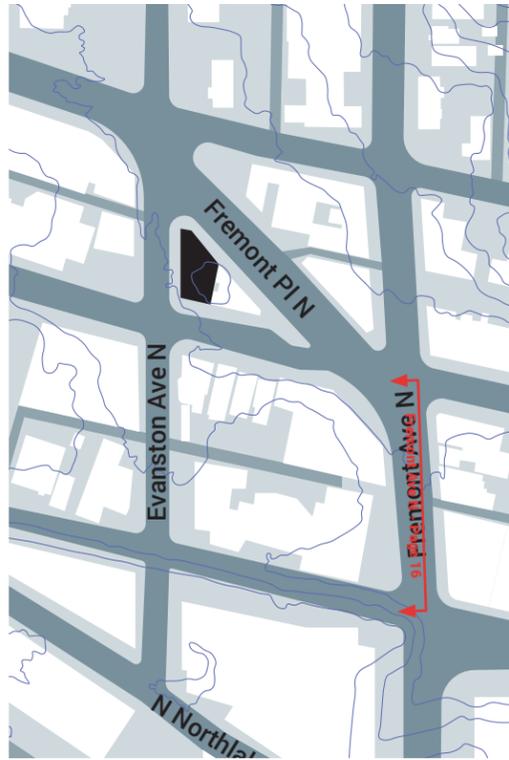


CS3
SMALL INDEPENDANT
RETAIL IN STAND ALONE
BUILDING

CS2
COVERED PORCH
PROSPCT AND REFUGE

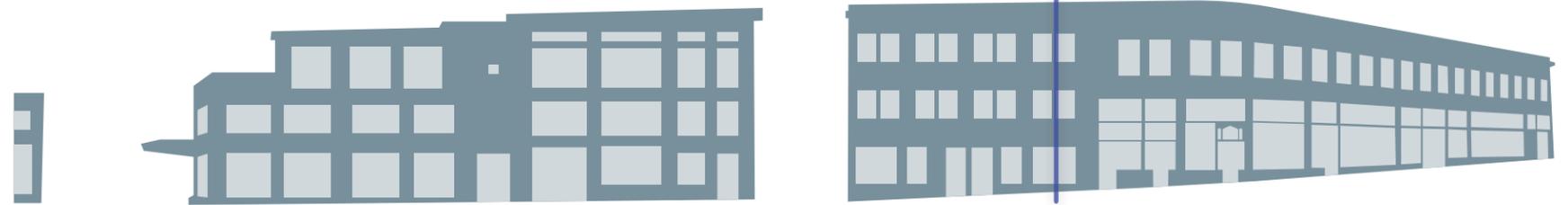
CS2
COVERED PORCH
PROSPCT AND REFUGE





Fremont Ave N

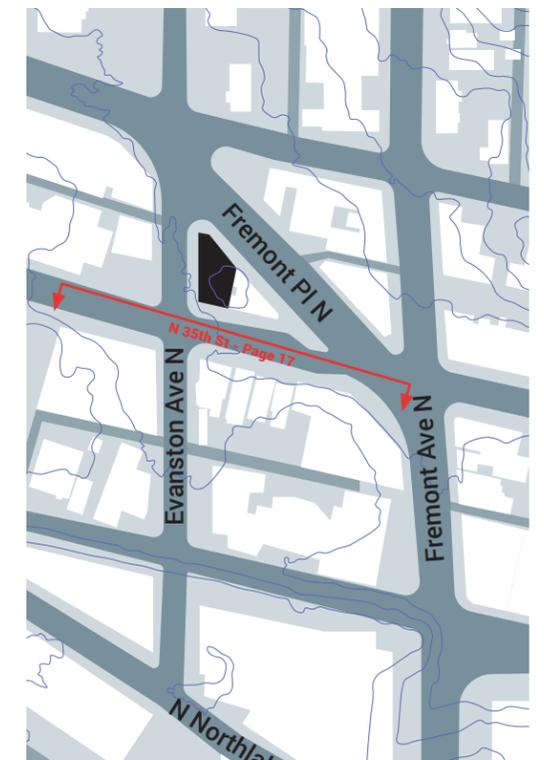
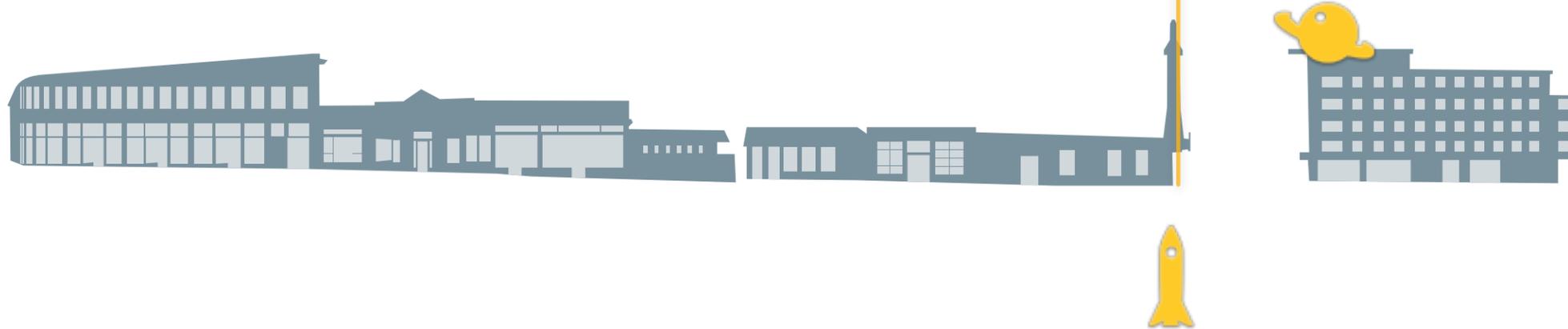
PL2
STREET LEVEL TRANS-
PARENCY WITH STORE-
FRONT RHYTHM

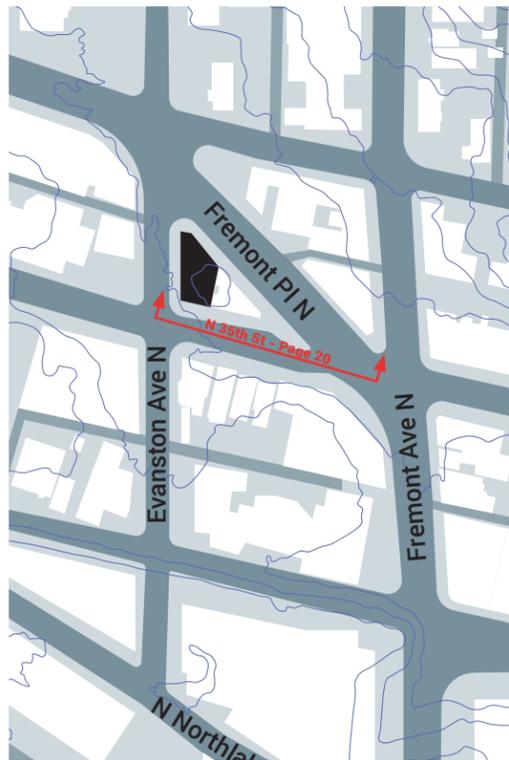




N 35th St

CS2
WAYFINDING BY ICON



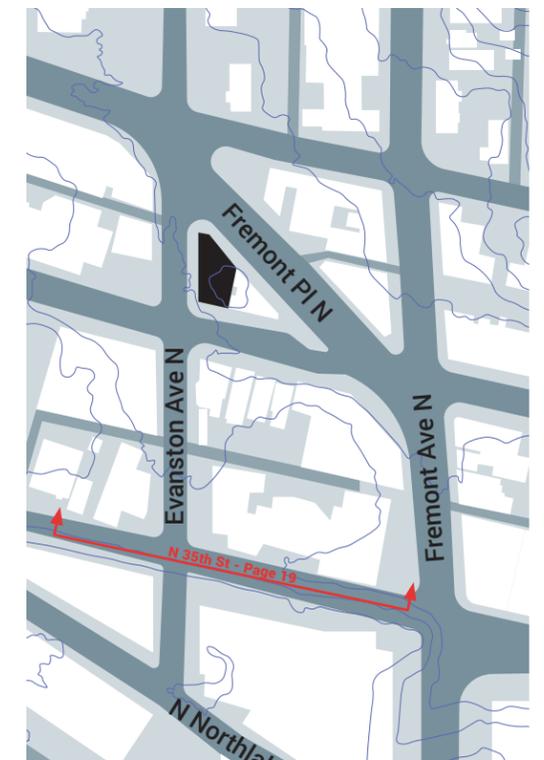


N 35th St





N 34th St



Executive Summary:

The 2 story structure, with a basement, was built in 1916. It has been used as a factory, for candy and tile, and in 1943 it was converted into emergency housing and has been used as housing ever since. In 1980 the current owner petitioned to get the use officially changed. The structure has no architect of record. It is a simple wood frame with cedar siding and a gable roof form typical of the area and has no features or historic significance of note according to initial research.

Physical Description:

The building is two stories with a gable roof. The exterior consists of painted 4" cedar lap siding with painted wood trim at the corners and a "belly band" at the 2nd floor level.

The South Elevation has two painted exterior doors and two vinyl sliding windows on the first floor, the second has two vinyl casement windows with fixed shutters. There is a loft space with an apartment unit on the south side with one vinyl window. There is also a door with an awning and an exterior staircase to reach the door. The elevation also has an exterior wooden staircase from the second floor that is not original to the building and is used for egress.

The West Elevation has 5 vinyl windows and 1 fixed vinyl window on the first floor with an exterior door centered on the elevation. The second floor has 5 equally spaced single hung vinyl windows with painted fixed shutters. The gable roof has updated 3 tab asphalt shingles and modern energy efficient skylights. It is not known when the original chimneys were removed from this facade.

The North Elevation is partially obscured from the street by large evergreen flowering bushes that extend to the roof line. The first floor has a small overhang creating a small semi private porch for the two residences with 1st floor access. There are three exterior doors, two opening into units and one recessed with access to a group mailbox and stairs to the second floor. Each ground floor unit has one vinyl sliding window. The second floor consists of three vinyl single hung windows with fixed shutters and a large sliding window centered below the ridge of the gable. It is not known when the original false facade was removed leaving the gable end roof line.

The East Elevation has 11 vinyl single hung windows with fixed shutters. The grade is recessed to provide access to a retail space located in the basement. The basement retail access is not original to the building.

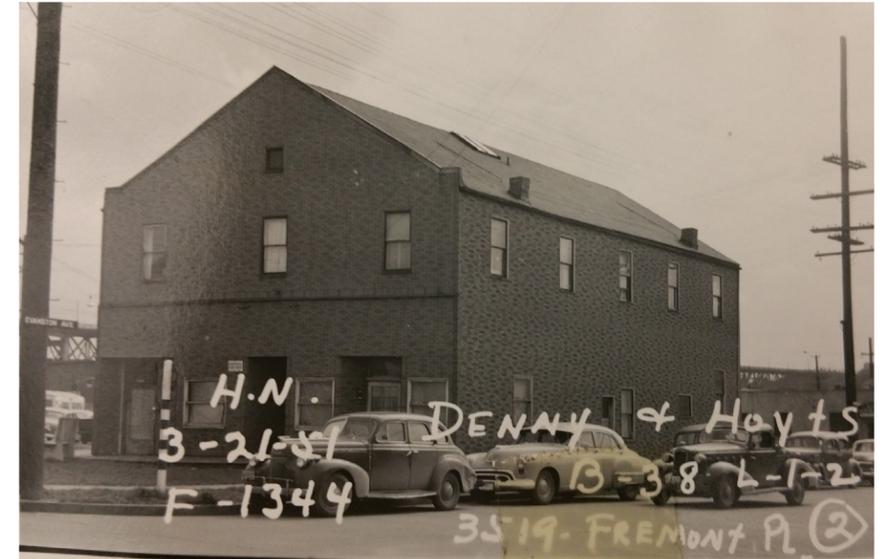
The interior of the building consists of common areas and individual apartments. All of the individual apartments have been updated to modern standards with new finishes and appliances, no original finishes or millwork remain.

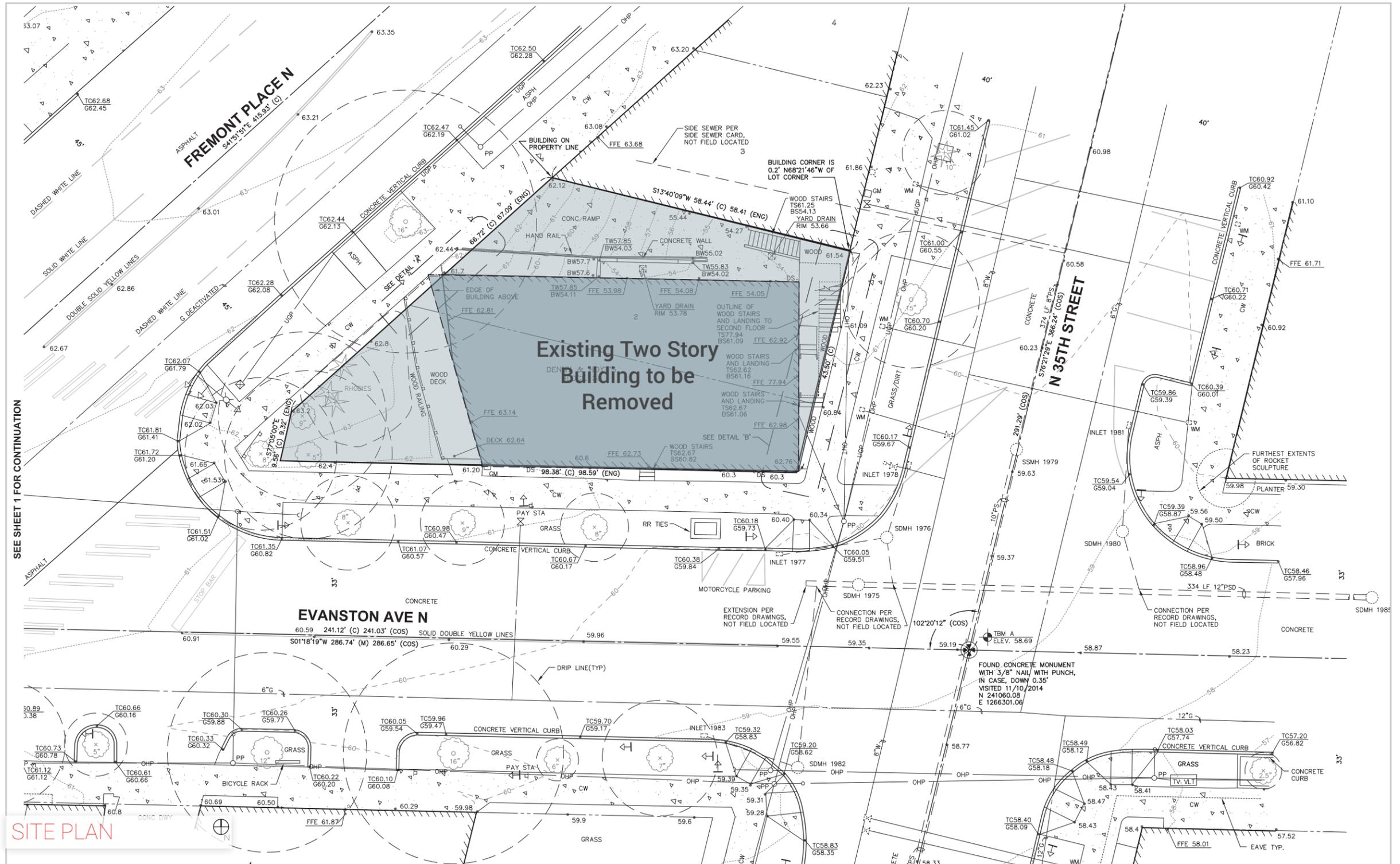
Architect or Builder:

The is no information on the original architect or builder.

Statement of Significance:

The building was built in 1916 with factory space on the first and second floors. The construction type is light wood framing with cedar lap siding. No heavy timbers of significance were discovered. The Polk directory has the Coast Tile Company (Fred W Schuchardt) housed there in 1930. Then the Cascade Candy Company was there prior to the first floor being converted to temporary dwelling units under War Emergency Ordinance in 1943. The temporary units were updated to permanent in 1952. It has been an apartment since then with the owner Larry Sloane formally filing for a change of use and making upgrades to bring the building up to code in 1979.





SITE PLAN

SITE PLAN 21

Existing Site Plan

■ STRICKER CATO MURPHY ARCHITECTS, P.S. ■

Fremont Place Apartments

3519 Fremont Place. N DPD #3018992

23.47A.005 Street-level uses

D. In pedestrian-designated zones the locations of uses are regulated as follows:

1. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.
- b. Major durables retail sales;
- c. Eating and drinking establishments;

23.47A.008 Street-level development standards

A. Basic street-level requirements

1. The provisions of this subsection 23.47A.008.A apply to:
 - a. Structures in NC zones;
3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

F. The Director may allow departures from street-level requirements of this section for projects that are not subject to the Design Review process, as a Type I decision, if the Director determines that the project will maintain the safety and aesthetics of the streetscape for pedestrians and will:

1. maintain pedestrian access to the structure;
2. maintain urban form consistent with adjacent structures;
3. maintain the visibility of nonresidential uses;
4. maintain the privacy of residential uses; or
5. allow the continued use of an existing structure without substantial renovation.

23.47A.011 Outdoor activities

B. Outdoor sales area is limited as follows, except for agricultural uses:
Table A for 23.47A.011
Size Limits for Outdoor Sales

Zone

NC3, C1 and C2 zones
No maximum size limit

23.47A.012 Structure height

A. The height limit for structures in NC zones or C zones is 30 feet, 40 feet, 65 feet, 85 feet, 125 feet, or 160 feet, as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

Within the South Lake Union Urban Center, any modifications or exceptions to maximum structure height are allowed solely according to the provisions of the Seattle Mixed Zone, subsections 23.48.010.B.1, 23.48.010.B.2, 23.48.010.B.3, 23.48.010.E and 23.48.010.F, and not according to the provisions of this Section 23.47A.012. An overlay district may increase or reduce the maximum structure height.

C. Rooftop Features.

1. Smokestacks, chimneys, flagpoles, and religious symbols for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, Airport Height Overlay District, provided they are a minimum of 10 feet from any side or rear lot line.

2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.

23.47A.013 Floor area ratio

A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C zones.

1. All gross floor area not exempt under subsection 23.47A.013.D is counted against the maximum gross floor area allowed by the permitted FAR.

B. Except as provided in subsections 23.47A.013.C, 23.47A.013.D, 23.47A.013.E, 23.47A.013.F, and 23.47A.013.G, maximum FAR allowed in C zones and NC zones is shown in Table A for 23.47A.013, provided that if the commercial zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation.

Table A for 23.47A.013: Maximum Floor Area Ratio (FAR) outside of the Station Area Overlay District

Height Limit (in feet)
65

Maximum FAR

3. Total FAR permitted for all uses on a lot that is occupied by a mix of uses, provided that the FAR limit for either all residential uses or the FAR limit for all non-residential uses shall not exceed the FAR limit established in Row 1.
65 4.75

23.47A.016 Landscaping and screening standards

A. Landscaping requirements.

1. The Director shall promulgate rules to foster the long-term health, viability, and coverage of plantings. The rules shall address, at a minimum, the type and size of plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants. All landscaping provided to meet the requirements of this section shall comply with these rules.

2. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with:

- a. development containing more than four new dwelling units; or
- b. development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of nonresidential uses; or
- c. any parking lot containing more than 20 new parking spaces for automobiles.

B. Street tree requirements.

1. Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section

23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided:

- a. to improve public safety;
- b. to promote compatibility with existing street trees;
- c. to match trees to the available space in the planting strip;
- d. to maintain and expand the urban forest canopy;
- e. to encourage healthy growth through appropriate spacing;
- f. to protect utilities; and
- g. to allow access to the street, buildings and lot.

23.47A.024 Amenity area

A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.

B. Required amenity areas shall meet the following standards, as applicable:

1. All residents shall have access to at least one common or private amenity area;
2. Amenity areas shall not be enclosed;
3. Parking areas, vehicular access easements, and driveways do not count as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41
4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size;
5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
6. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to Section 23.57.012.C.1.d, do not qualify as amenity areas.

23.54.015 Required parking

II. Non-residential Use Requirements For Specific Areas

I.

Non-residential uses in urban centers or the Station Area Overlay District (3)

No minimum requirement

J.

Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use. (3)

No minimum requirement

CS2

Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.

The preferred option embraces the triangular site and provides a strong edge to block. The massing on the first floor takes height, bulk, and scale cues from the surrounding buildings. The leading corner, with a possible artistic intervention will serve as a landmark to the area.

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

The leading corner, with a possible artistic installation, will serve as a landmark to the area. The retail space will have a primary opening located near the corner and the building will provide a strong form accentuating the triangular site and the bisected grid remnant of the interurban streetcar.

CS3

Architectural Context and Character Contribute to the architectural character of the neighborhood

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

The preferred option attempts to continue massing found in the neighborhood with a platonic masonry base supporting modern, colorful, and geometric upper floors

B. LOCAL HISTORY AND CULTURE

1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and

cultural significance, using neighborhood groups and archives as resources.

Fremont is and has been a pedestrian friendly environment. The preferred option continues that with wrap around retail at a familiar scale to the neighborhood

PL2 Walkability

B. SAFETY AND SECURITY

3. Street-Level Transparency: Ensure transparency of street-level uses for uses such as nonresidential uses or residential lobbies.

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade

D. WAYFINDING

1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

The option provides a rhythm of openings and transparency along the main pedestrian and retail streets. The residential entrance is located on a prominent well lit and open corner to provide wayfinding and a sense of security to residents.

PL3

Street-Level Interaction

A. ENTRIES

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

C. RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

The retail experience wraps around the two major edges of the building providing multiple entry and exit points. Whether the first floor has multiple tenants or a single occupant the scale and rhythm can accommodate either. The residential entry is announced by the residential mass meeting the ground with a 5 story mass at a prominent corner with less vehicular traffic.

PL4

Active Transportation

B. PLANNING AHEAD FOR BICYCLISTS

Secure long term bicycle parking has been provided for each resident as well as repair and maintenance facilities. Short term bicycle parking has been located on the street level and we are working with Pronto bike-share to place Fremont's first Pronto station near the residential entry. Sponsorship of the Hub will provide discounted membership to residents providing further convenience and access to alternative transportation.

DC1

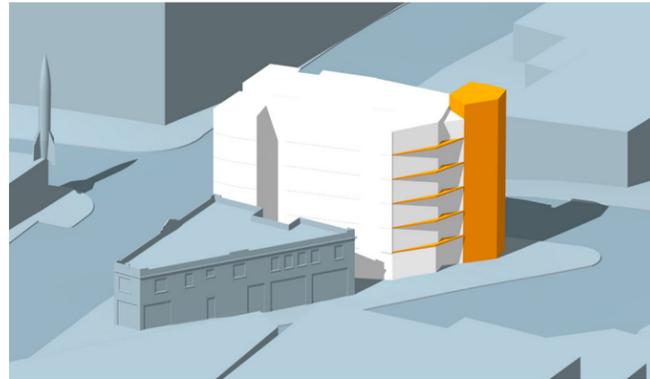
Project Uses and Activities

Optimize the arrangement of uses and activities on site.

The primary functions of the first floor are retail, lobby and utility services. The retail has been located along the two primary edges with maximum pedestrian and vehicular visibility and access. The residential lobby has been located at a prominent corner but one with less vehicular traffic and more natural daylight. The services are located similar to the connected structure as to allow the collection utility to only stop once for both sites.

DC2 Architectural Concept

Fremont is an area with many layers of density, functions, history, residents and many scales of mass and height. From the looming Aurora Bridge to the pedestrian friendly and decorated Fremont drawbridge, the residents vary from lifelong artists and free thinkers to new tech workers, or just participants and viewers of the Solstice Parade. The project attempts to weave the multiple scales and programs of the neighborhood into a contextually responsive mass that represents the fabric of its surroundings.



BEACON

Option 1 - code compliant - No Departures

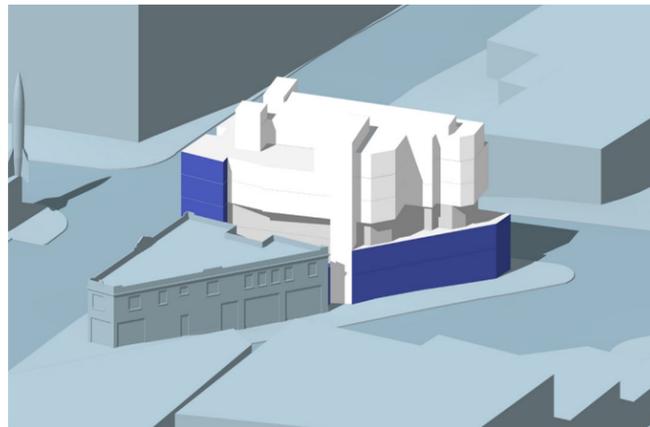
Fremont is know as a neighborhood of icons, the troll, the rocket, Lenin... The broken grid, a remnant of the interurban railroad, has made it a neighborhood of iconic wayfinding. The building responds to the area by becoming a statement, a destination, a new local landmark.



CANOPY

Option 2 - No Departures

Fremont is a neighborhood of prospect and refuge. A culture to see and be seen. Covered porches on coffee shops attached to converted residential homes and a prevalence of outdoor seating provide an environment to witness the spectacle that is Fremont. The design option provides a place of prospect and refuge. Ground floor retail opening on to the street and many private residential balconies. The primary open space has been moved down from the roof one floor to provide a protected community space with views to the surrounding neighborhood activities.



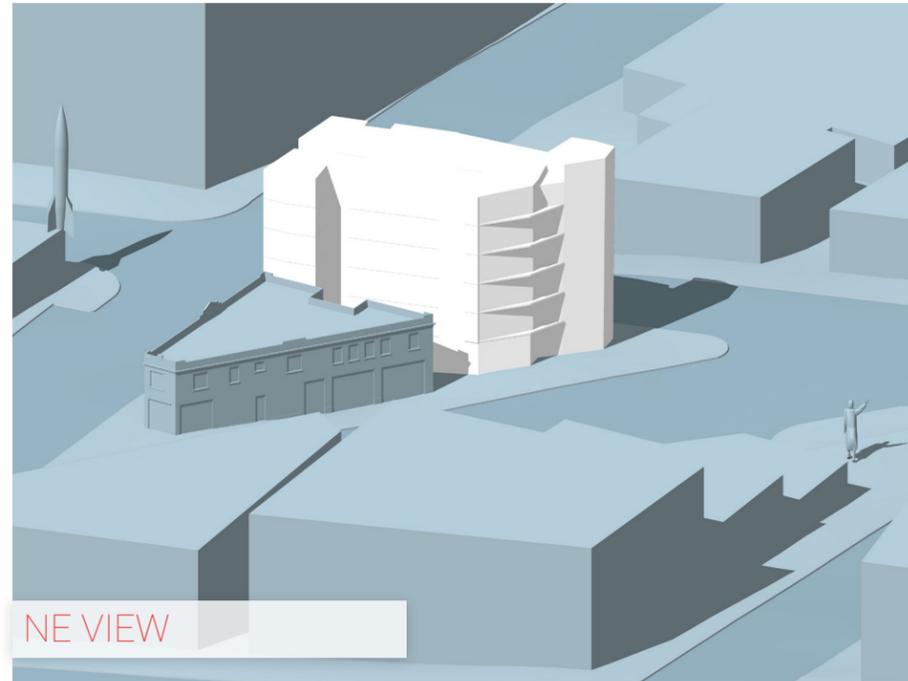
FABRIC

Option 3 - PREFERRED - 1 Departure

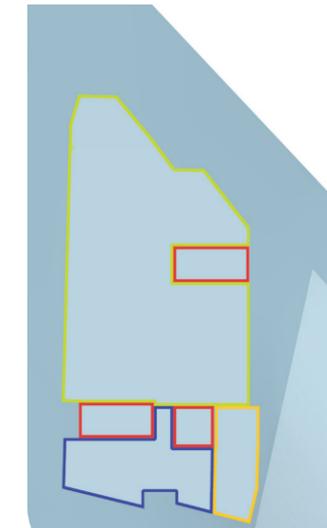
Fremont can only be described by the sum of its parts. The building language is a collage of repurposed residential homes now used for small businesses, historic two story masonry structures with expansive storefronts and rhythmic 2nd floor punched openings, to modern stuctures with varying styles of contextual interpretation. The culture is layered with active neighborhood participants, artists, entrepreneurs, and a budding tech scene. The design option attempts to respond and accentuate the quirkiness and complexity of its surroundings.



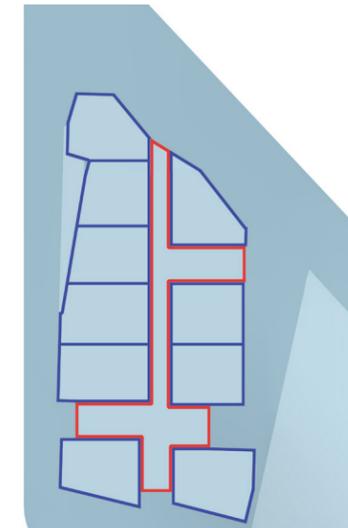
SW VIEW



NE VIEW



GROUND FLOOR



LEVEL 2-6

DESIGN GUIDELINES

- CS2 A - LOCATION IN NEIGHBORHOOD
- C2S C - RELATIONSHIP TO THE BLOCK
- PL2 D - WAYFINDING
- PL3 C - RETAIL EDGES

BUILDING INFO

LEVELS	6
UNITS	50
RETAIL SF	2200
RESIDENTAIL	15500
GROSS SF	
AMENITY REQUIRED	775
AMENITY SF	###

DESIGN CONCEPT

Fremont is know as a neighborhood of icons, the troll, the rocket, Lenin... The broken grid, a remnant of the interurban railroad, has made it a neighborhood of iconic wayfinding. The building re-ponds to the area by becoming a statement, a destination, a new local landmark.



FREMONT PL. LOOKING SE

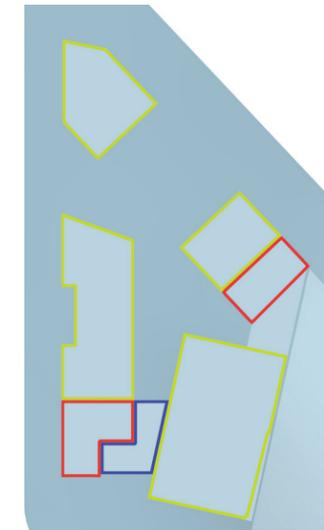
- COMMERCIAL
- SEDU UNITS
- CIRCULATION
- TRASH



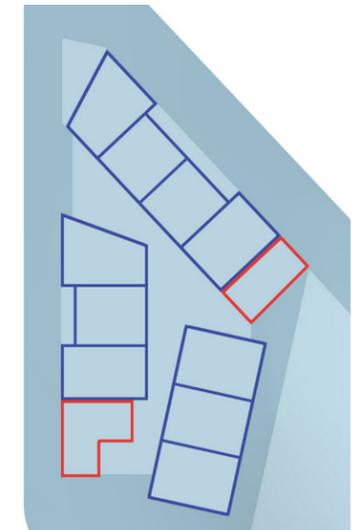
SW VIEW



NE VIEW



GROUND FLOOR



LEVEL 2-4

DESIGN GUIDELINES

- CS2 A - LOCATION IN NEIGHBORHOOD
- C2S C - RELATIONSHIP TO THE BLOCK
- PL2 D - WAYFINDING
- PL3 C - RETAIL EDGES

BUILDING INFO

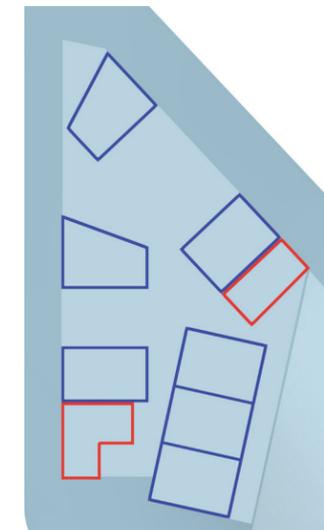
LEVELS	6
UNITS	47
RETAIL SF	4050
RESIDENTIAL	15630
GROSS SF	
AMENITY REQUIRED	782
AMENITY SF	###

DESIGN CONCEPT

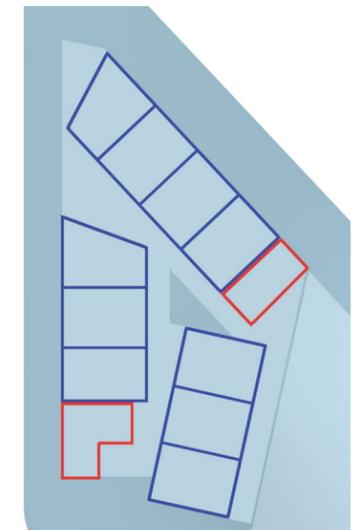
Fremont is a neighborhood of prospect and refuge. A culture to see and be seen. Covered porches on coffee shops attached to converted residential homes and a prevalence of outdoor seating provide an environment to witness the spectacle that is Fremont. The design option provides a place of prospect and refuge. Ground floor retail opening on to the street and many private residential balconies. The primary open space has been moved down from the roof one floor to provide a protected community space with views to the surrounding neighborhood activities.



FREMONT PL. LOOKING SE

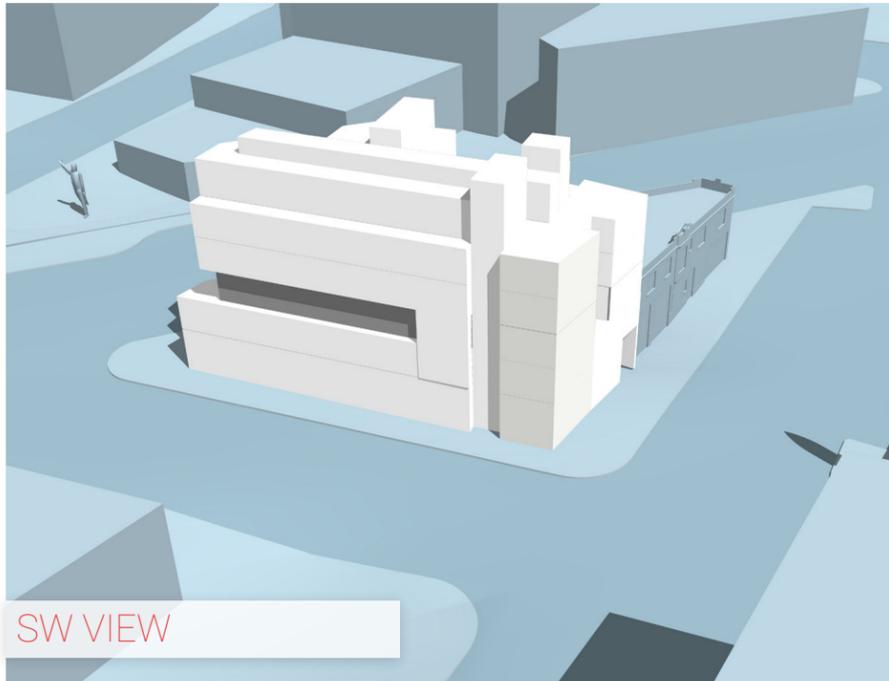


LEVEL 5

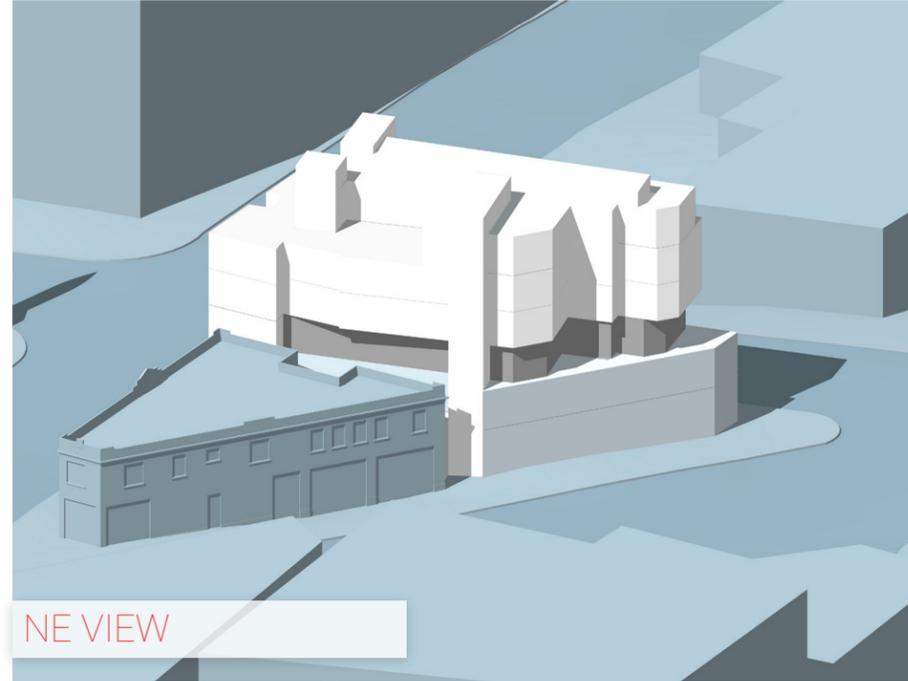


LEVEL 6

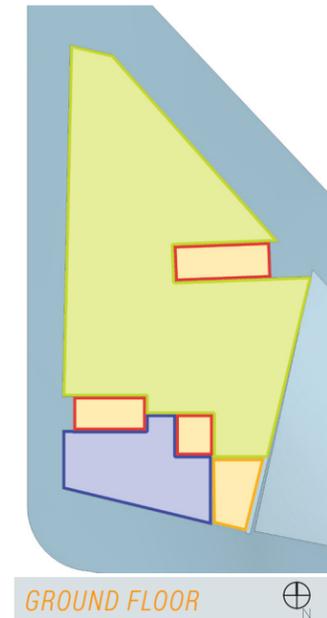
- COMMERCIAL
- SEDU UNITS
- CIRCULATION
- TRASH



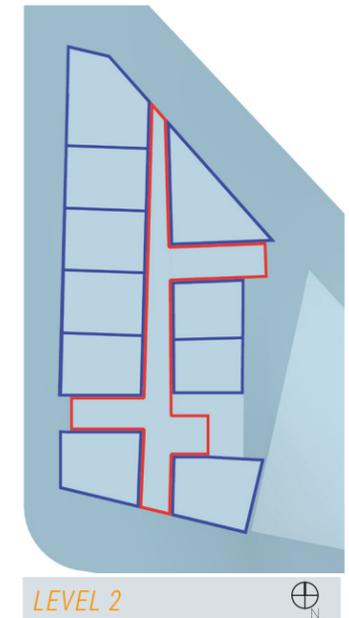
SW VIEW



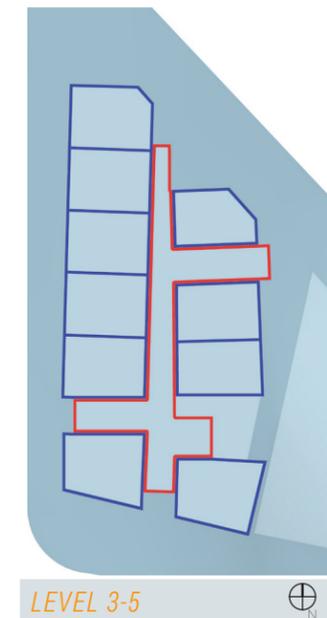
NE VIEW



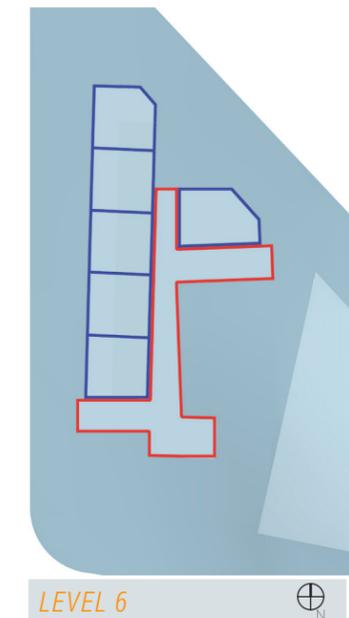
GROUND FLOOR



LEVEL 2



LEVEL 3-5



LEVEL 6

- COMMERCIAL
- SEDU UNITS
- CIRCULATION
- TRASH

DESIGN GUIDELINES

- CS2 A - LOCATION IN NEIGHBORHOOD
- C2S C - RELATIONSHIP TO THE BLOCK
- PL2 D - WAYFINDING
- PL3 C - RETAIL EDGES

BUILDING INFO

LEVELS	6
UNITS	46
RETAIL SF	3480
RESIDENTAIL	14070
GROSS SF	
AMENITY REQUIRED	703
AMENITY SF	715

DESIGN CONCEPT

Fremont can only be described by the sum of its parts. The building language is a collage of repurposed residential homes now used for small businesses, historic two story masonry structures with expansive storefronts and rhythmic 2nd floor punched openings, to modern structures with varying styles of contextual interpretation. The culture is layered with active neighborhood participants, artists, entrepreneurs, and a budding tech scene. The design option attempts to respond and accentuate the quirkiness and complexity of its surroundings.



FREMONT PL. LOOKING SE

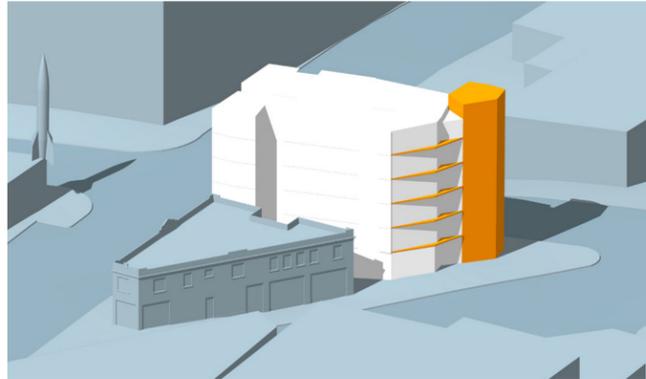
FABRIC

Option #3 - Preferred - One Departures

BEACON

Option 1 - code compliant - No Departures

Fremont is know as a neighborhood of icons, the troll, the rocket, Lenin... The broken grid, a remnant of the interurban railroad, has made it a neighborhood of iconic wayfinding. The building responds to the area by becoming a statement, a destination, a new local landmark.



PRO

- Provides iconic wayfinding in the neighborhood
- Provides Maximum number of units

CON

- Height does not scale with surroundings
- Ground floor amenity space
- Top floor does not taper

CANOPY

Option 2 - No Departures

Fremont is a neighborhood of prospect and refuge. A culture to see and be seen. Covered porches on coffee shops attached to converted residential homes and a prevalence of outdoor seating provide an environment to witness the spectacle that is Fremont. The design option provides a place of prospect and refuge. Ground floor retail opening on to the street and many private residential balconies. The primary open space has been moved down from the roof one floor to provide a protected community space with views to the surrounding neighborhood activities.



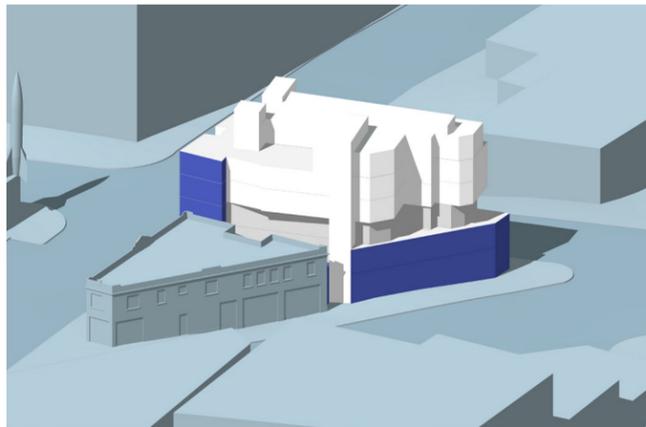
- Provides sheltered viewing point for neighborhood activities.
- Maximizes FAR and foot print wioth use of outdoor circulation
- Many private and public balconies

- Small retail spaces
- Dark first floor open space
- Scale of 1st and 2nd floors do not respond to context.

FABRIC

Option 3 - PREFERRED - 1 Departure

Fremont can only be described by the sum of its parts. The building language is a collage of repurposed residential homes now used for small businesses, historic two story masonry structures with expansive storefronts and rhythmic 2nd floor punched openings, to modern stuctures with varying styles of contextual interpretation. The culture is layered with active neighborhood participants, artists, entrepreneurs, and a budding tech scene. The design option attempts to respond and accentuate the quirkiness and complexity of its surroundings.



- Responds to context and massing on multiple elevations
- Mass broken up into horizontal assembly of parts.
- Variety of open spaces at multiple levels.
- Continuous retail experience
- Top floor tapers to reduce mass

SEATTLE DESIGN GUIDELINE.

DC1. Project Uses and Activities

C. PARKING AND SERVICE USES

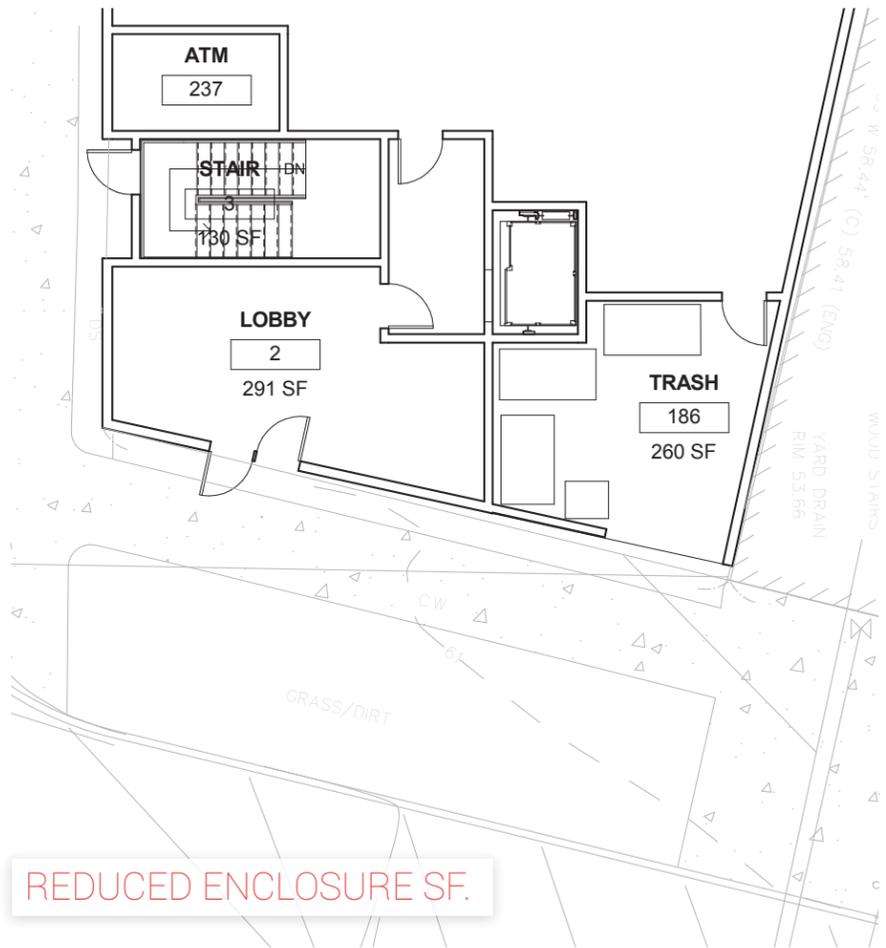
4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

DEPARTURE

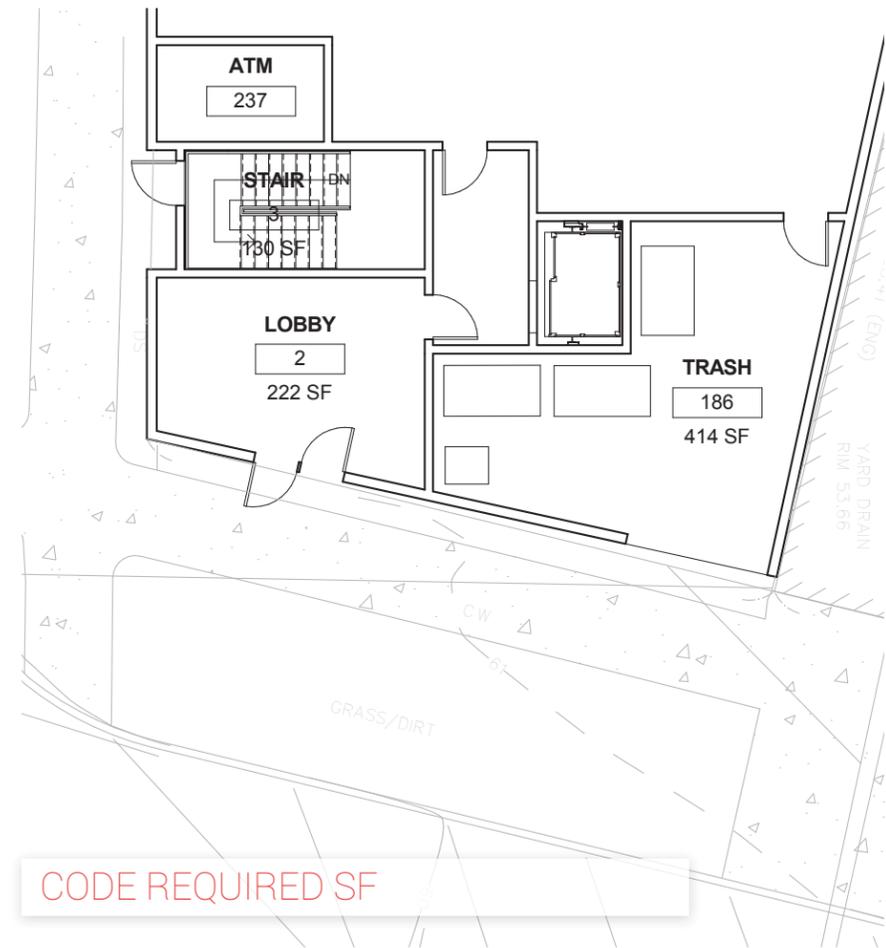
23.54.040 - Solid waste and recyclable materials storage and access

A. Except as provided in subsection 23.54.040.I, in downtown, multifamily, master planned community, and commercial zones, storage space for solidwaste and recyclable materials containers shall be provided as shown in Table A for 23.54.040 for all new structures, and for existing structures to which two or more dwelling units are added.

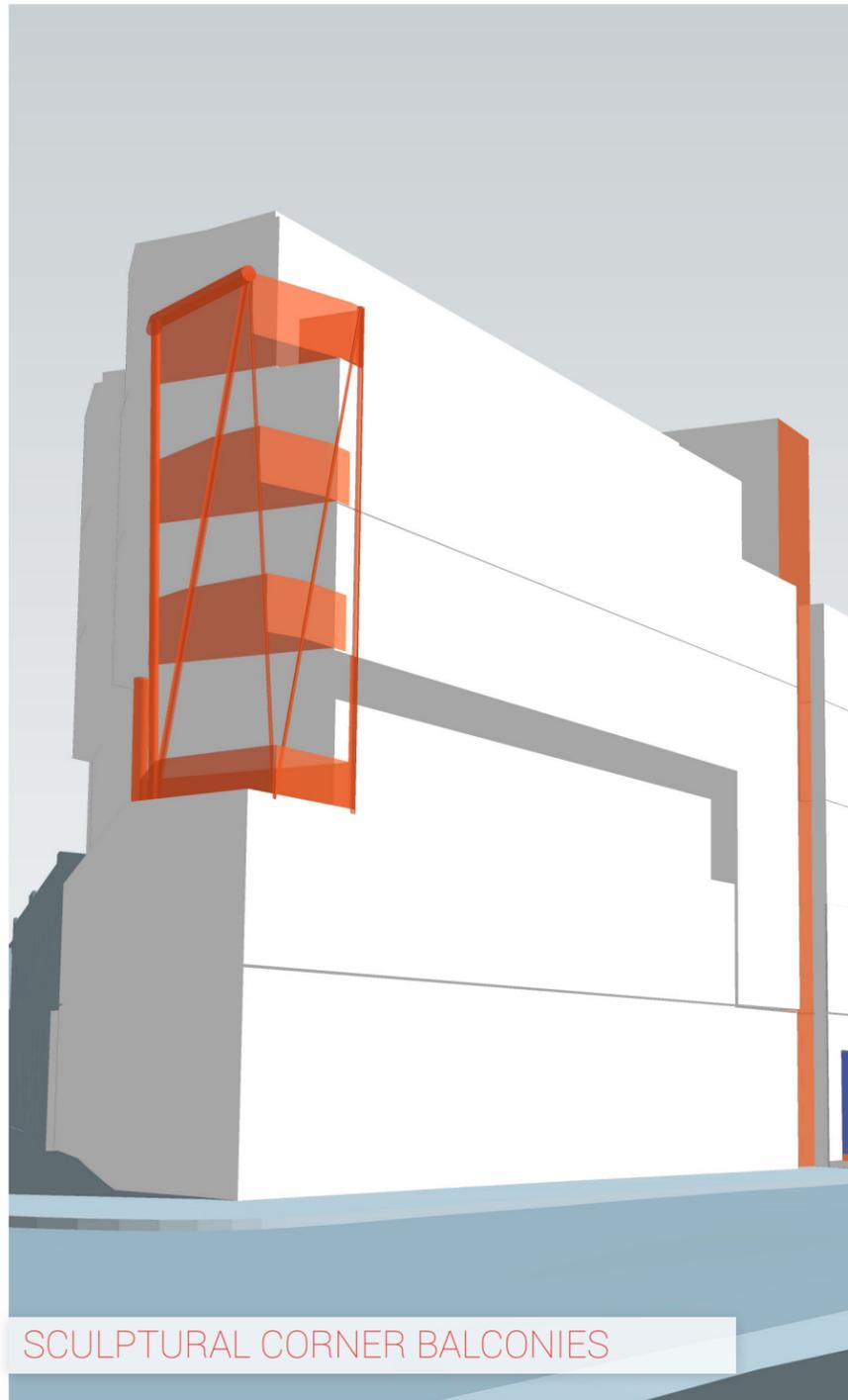
Reduce required trash enclosure area from 375 to 260 SF



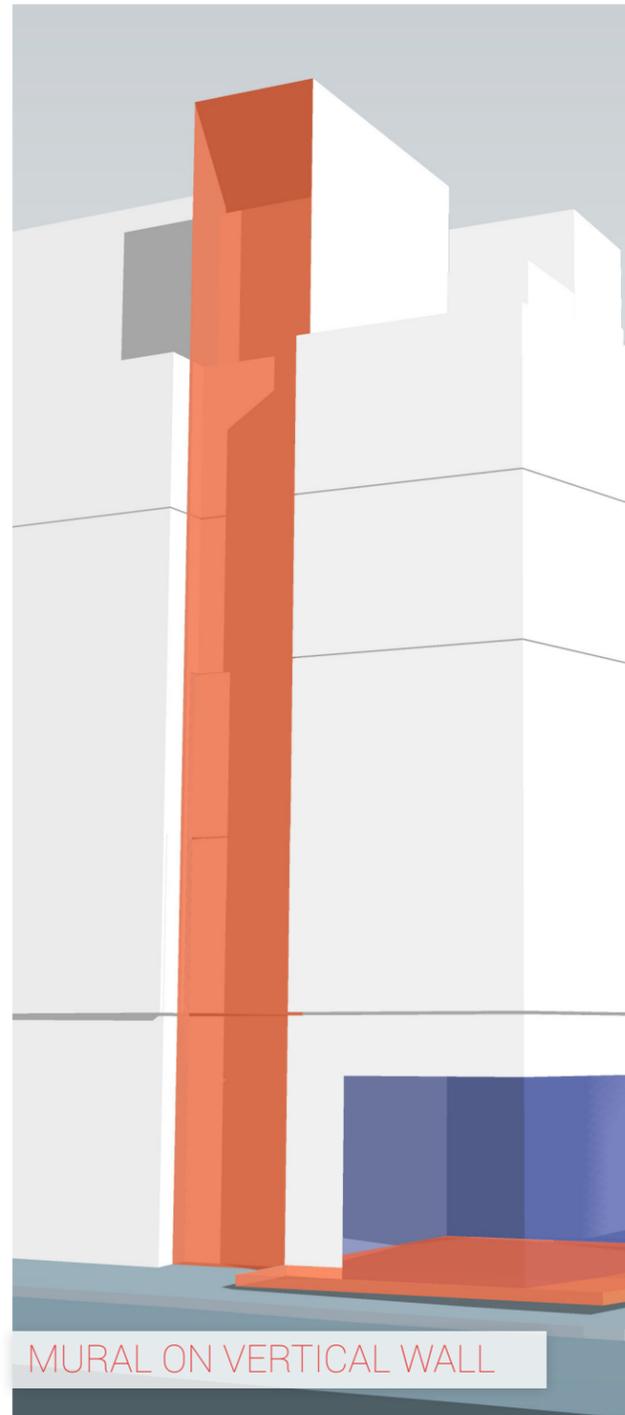
Trash is located in the trash enclosure and is pulled onto the right of way by the collector. The neighboring property is forced to leave their cans permanently in the ROW .



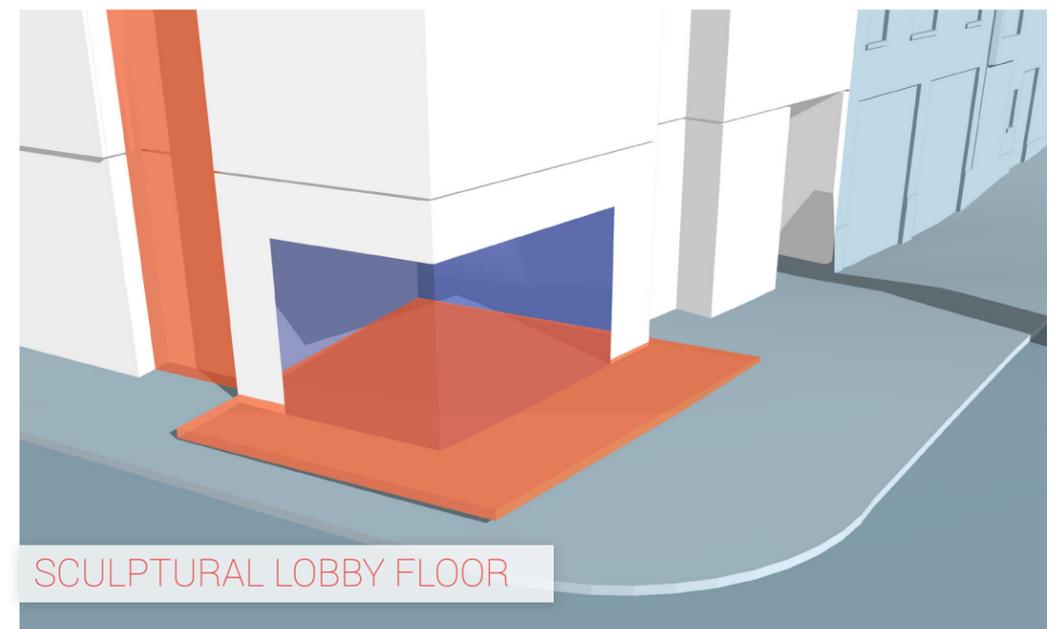
With the current required SF for trash enclosures based on units and the unique shape of the site more than 50% of the residential entry facade is taken up by the trash enclosure.



SCULPTURAL CORNER BALCONIES



MURAL ON VERTICAL WALL



SCULPTURAL LOBBY FLOOR



■ STRICKER CATO MURPHY ARCHITECTS, P.S. ■

Fremont Place Apartments

3519 Fremont Place. N DPD #3018992

PRECEDENT
Precedent