

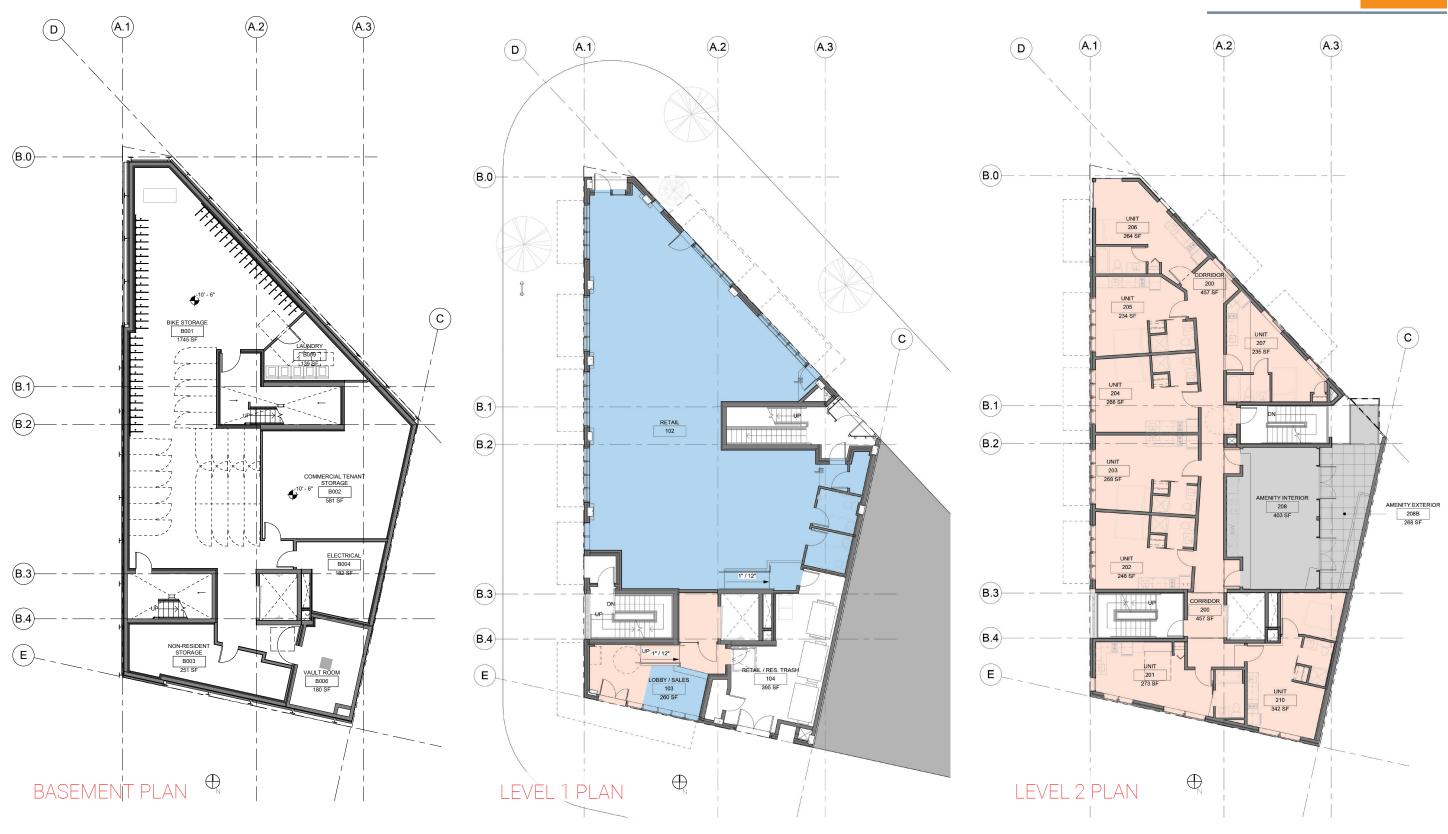
J JACKSON | MAIN **Cubix - Fremont**

depth avg. requirements with and without the requested sales space.

Zoning Code



EXISTING FLOOR PLAN





<u>PROPOSED FLOOR PLAN</u>



 $\bigvee |$

EXISTING FLOOR PLANS





Cubix - Fremont



NORTH ELEVATION



EXISTING FLEVATION

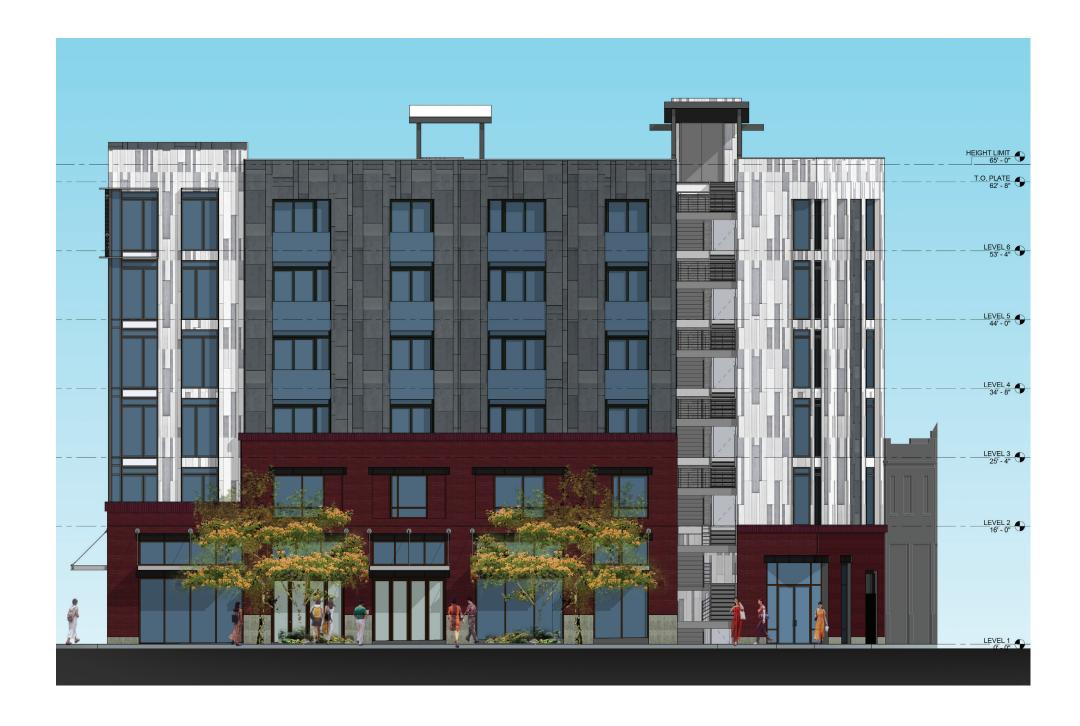


BOARD RECOMMENDED CONDITIONS

- The white vinyl windows on the northern façade should be darker, similar to the rest of the upper level windows or the area near the white windows should be lightened to be more of an intentional, light expression at that location. (DC4-A, DC2-C, DC2-B-1)
- Further develop the northwest corner façade composition to better integrate the podium with the upper levels. This could be achieved in a number of ways including possibly pulling the materiality of the upper levels down through the brick base, modifying the corner parapet coping, and/or using the larger scaled corner signage to better integrate the podium with the upper levels. (DC2-B-1, CS3-A, CS2-A, CS2-C-1)
- Modify the rooftop canopies above the stair towers to better integrate into the overall building composition and explore opportunities to incorporate the stair tower art and canopies. (CS2-A, CS3-A, PL2-C-2, DC2-C)
- The large-scale signage proposed at the NW corner should be high quality and artistic, similar to the existing eclectic signage character in the neighborhood. Signage lighting should be designed to minimize light and glare impacts to adjacent units. (DC4-B, DC4-C, DC2-C)

NORTH ELEVATION





WEST ELEVATION

Elevations

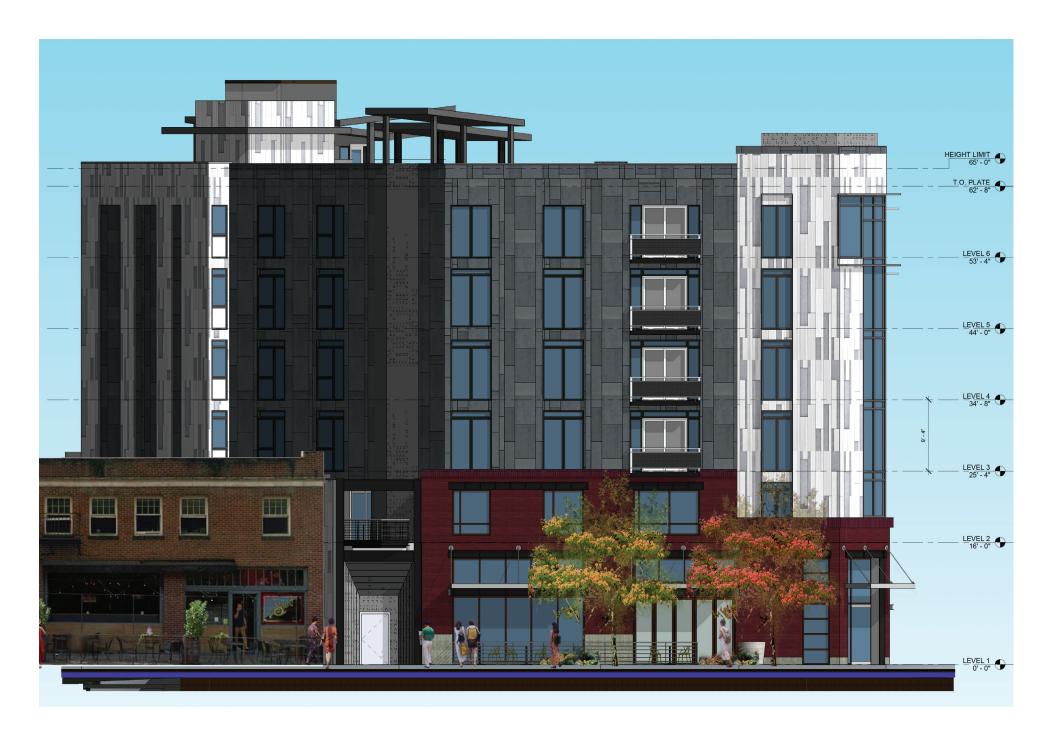




WEST ELEVATION

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- Modify the proportions of the brick base on the southfacing, N 35th Street façade to better relate to the other facades and datum of the adjacent building. The brick base should have the same level of detailing and depth as the other facades including a brick solider course and steel lintels. (DC2-B-1, CS3-A, CS2-A)
- Further develop the northwest corner façade composition to better integrate the podium with the upper levels. This could be achieved in a number of ways including possibly pulling the materiality of the upper levels down through the brick base, modifying the corner parapet coping, and/or using the larger scaled corner signage to better integrate the podium with the upper levels. (DC2-B-1, CS3-A, CS2-A, CS2-C-1)
- Modify the rooftop canopies above the stair towers to better integrate into the overall building composition and explore opportunities to incorporate the stair tower art and canopies. (CS2-A, CS3-A, PL2-C-2, DC2-C)
- Further develop the art at the stair tower to be well integrated into the overall fabric of the building and minimize light and glare to units within and near the project. (DC4-A-1, DC4-C, DC2-C)





N-E ELEVATION

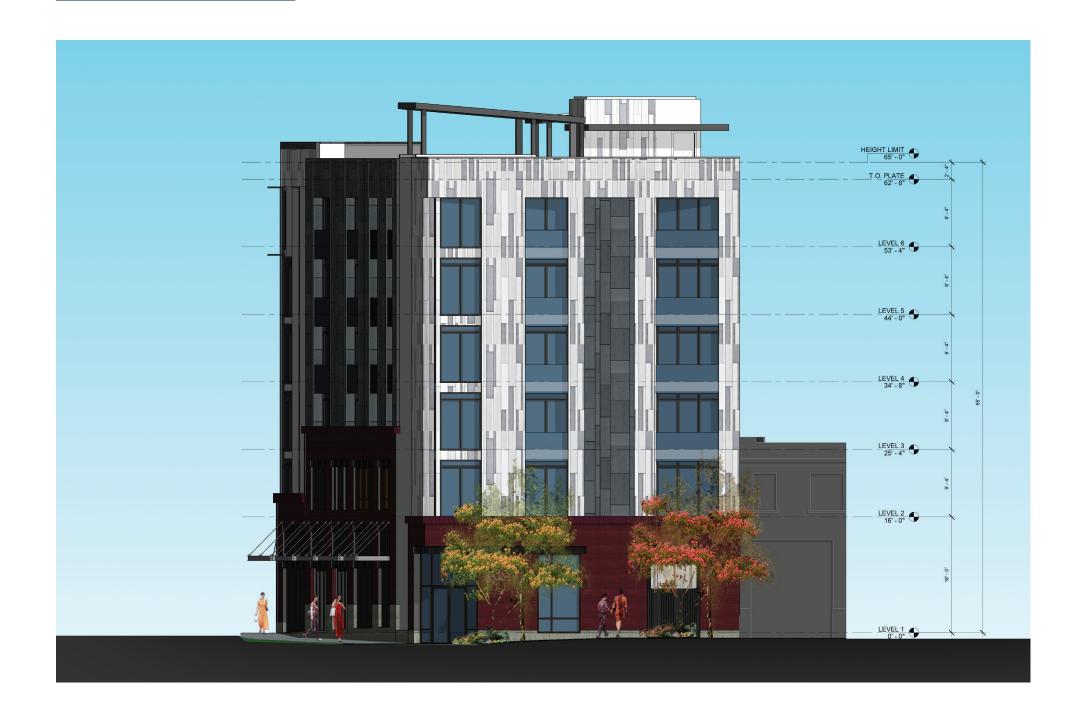




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N-E ELEVATION





SOUTH ELEVATION



EXISTING ELEVATION



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SOUTH ELEVATION





EAST ELEVATION



EXISTING ELEVATION



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EAST ELEVATION



CONTACT INFORMATION

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PROJECT INFORMATION

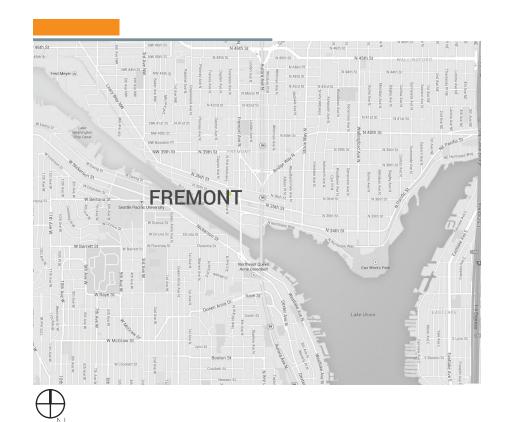
Cubix Fremont Apartments 3519 Fremont Place North Seattle, WA 98103





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NC3-65 Zone: 65' Height limit: 4.75 FAR:

Setbacks: None Required Parking: None Required ECA's: None

Urban Village: Fremont Hub Pedestrian Zone: In Future

Expansion

Existing Building Height: 2 Story

Apartments with Use:

Basement Retail

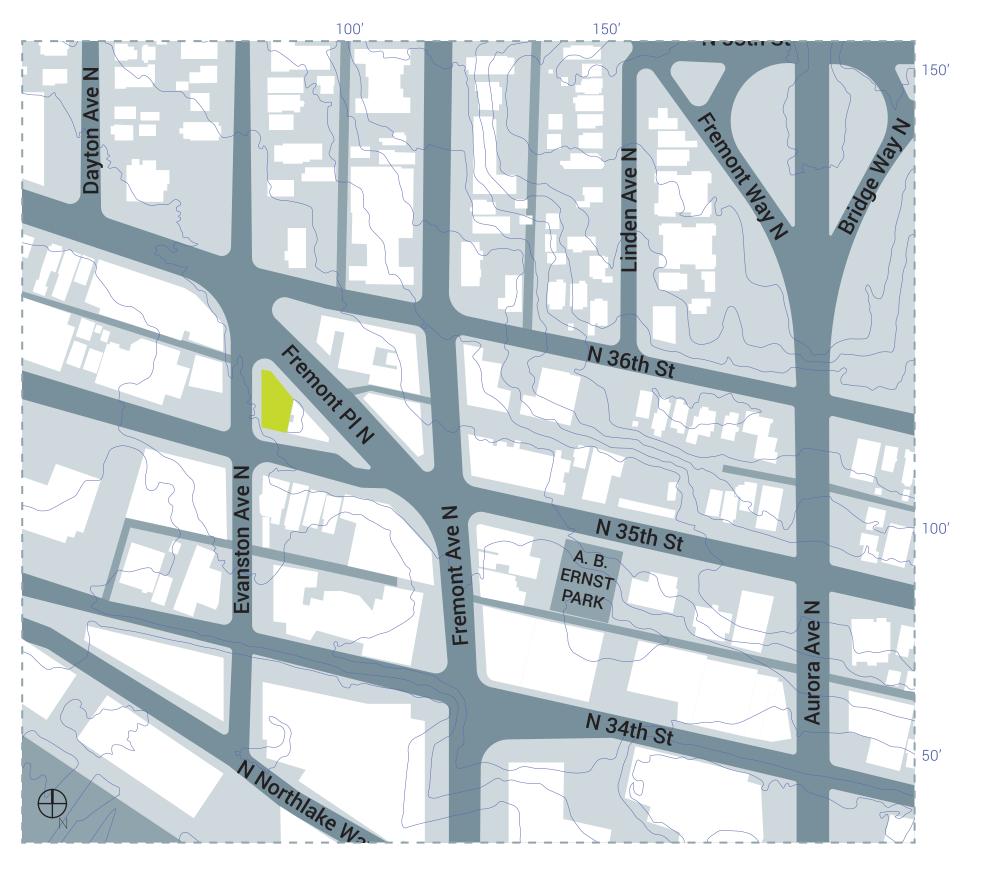
Units:

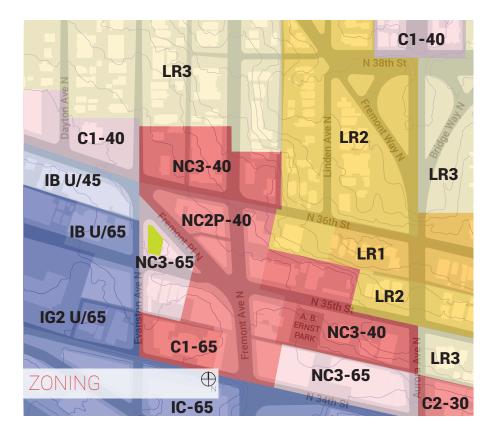
Landmark: Over 50 years old, Potential

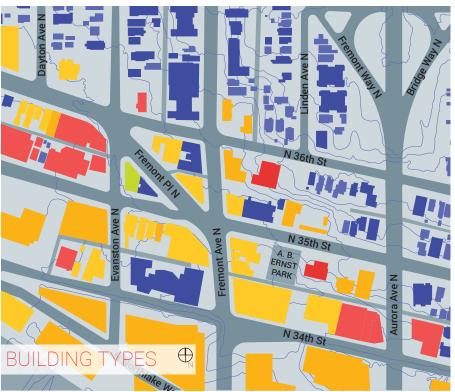
Landmark Review

Proposed Building Preferred Option #3

6 Stories: 47 SEDU Units: Retail SF: 2,579 SF Gross SF: 20,309 SF Residential SF: 17,730 SF 4.88 FAR used: Amenity space Req: 788 SF 2,106 SF Current: Bicycle parking: 64





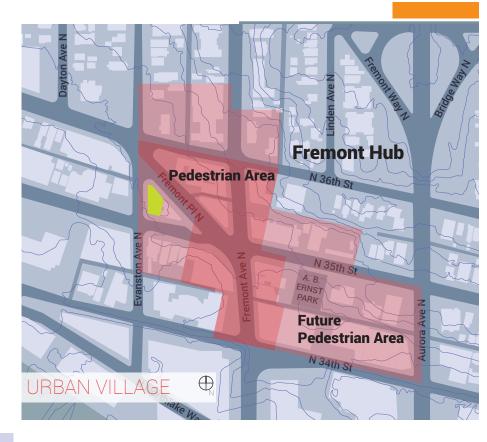


Principle Arterials **Minor Arterials Collector Arterials** Commercial Warehouse **Public Services Single-Family Residential**

Site

Office

Multifamily Residential







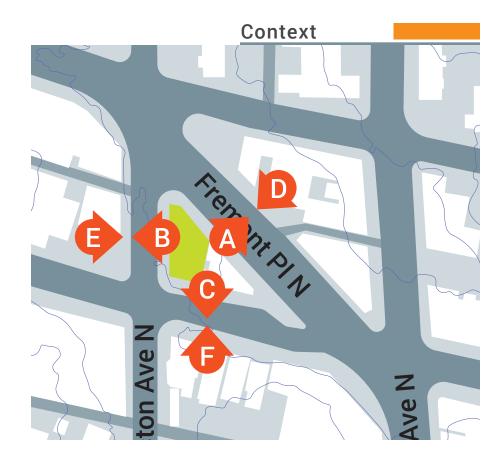


PANORAMAS

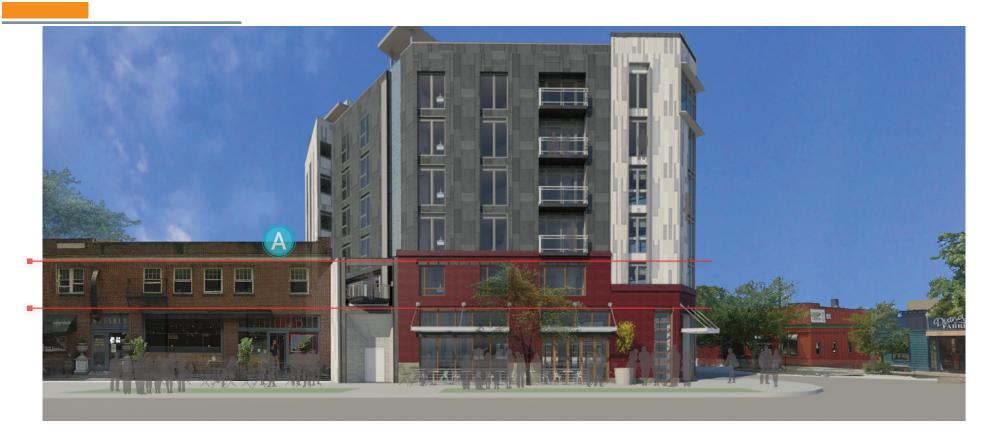








- A NORTH-EAST VIEW FROM SITE TO STREET
- B WEST VIEW FROM SITE TO STREET
- C SOUTH VIEW FROM SITE TO STREET
- NORTH-EAST VIEW FROM STREET TO SITE
- E WEST VIEW FROM STREET TO SITE
- SOUTH VIEW FROM STREET TO SITE



North East Elevation



- 2-story masonry mass continuing from next door building.
- Retail 1st floor with increased height (16')
- Residential floor with punched openings in brick
- Brick extending to 2nd floor to match height of adjacent structure transom and massing lines carried over

PODIUM AND ARCHITECTURAL RESPONSE

CS2-A-2. Architectural Presence:

CS3-A-1. Fitting Old and New Together:

DC2-C-3 . Fit With Neighboring Buildings:

The preferred design (Option Three) included a two story podium massing wrapping the majority of the building. The Board supported the strong two story massing and its relationship to the surrounding development and noted that the floor-to-ceiling heights on the first two floors should match those of the adjacent building

EDG 2

CS2-A&B, CS3-A, DC2-A

The Board was not convinced by the proposed design and reiterated the importance of a distinct two-story massing and directed the applicant to respond to the floor-to-ceiling heights and datum lines of the adjacent building. This could be achieved by matching the floor-to-ceiling heights of the adjacent building or through the use of design elements to portray similar proportions and datum lines

Jackson Main Response:

This has been taken into consideration and changes have been made per recommendation. The first floor retail space is now 16' high to match the adjacent building. The second floor carries the continuity of punched openings across and attempts to match the head and sill height. On the third floor the brick comes up to provide a sill detail and match the perceived height of the adjacent building.

On the South side of the building, to respond more to the 1 level commercial across the street and deemphasize the trash collection, the brick has been lowered to the first floor only. This allows the residential floors to be more prominent and the focus to be on the residential entrance. This also allows the upper mass to directly respond to the scale and vertical nature of the rocket adjacent which is lifted off the first floor but continues to near 65'.

EDG 2 CS2-ALL, DC2-B

The Board identified the main corner as a key significant feature of the building and expressed general support for the applicant's design but stated it needed to be further developed and resolved. The Board also discussed alternative solutions including the omission of balconies at that location and/or siting the building closer to the property line. The Board directed the applicant to provide additional details for the Recommendation packet including direct ground level perspectives of the corner facade, elevations, and renderings

Jackson Main Response:

The balconies on the buildings main corner, per EDG recommendation, have been removed. This move has allowed a more identifiable beacon on the main corner with a change in color tone of the overall upper level material. A wrap around window has been added to the top unit giving the building corner a focal viewing point, as seen in the perspectives. The corner has been studied and careful attention has been paid to balance of "prospect and refuge" which was a design concept in the beginning of the project. The need for privacy and prominence is balanced with the vertical Windows on the West facade leaving the Northern most facade to become a vertical element and strong "prow" to the building.









- Jackson Main Response:
- Provide prominent emphasis on corner.
- Open up corner with glass to provide "beacon" when lit at night. Increased ceiling and roof height.
- Simplified upper mass with emphasis on natural light.
- Community viewing gallery to provide all tenants parade route viewing opportunity.
- Lower roof line with no parapets to decrease mass from street level.
- Brick level extending to 3rd floor yet matching 2nd floor of adjacent building to reduce perceived mass.

E D D B

UPPER LEVEL MASSING AND SITE CHARACTERISTICS

CS2-A-1. Sense of Place:

CS2-B-1. Site Characteristics:

CS2-C-1. Corner Sites:

CS2-D-1. Existing Development and Zoning:

DC2-A-2. Reducing Perceived Mass:

EDG 2

The Board expressed general support for the more simplified upper level massing and composition of the applicant's preferred option and encouraged the applicant to explore further simplifying the upper levels.

For the Recommendation meeting, the Board requested additional information and detail on the building cornice.

CS2-B, DC2-C

The Board expressed general support for the projecting balconies located along Fremont PI N and appreciated these as accessible outdoor amenity spaces open to all residents of the building. The Board did not support the proposed Juliet balconies and directed the applicant to explore other solutions

Jackson Main Response:

- The Juliette balconies have been removed from the project.
- The facade on the West has been modulated to provide recessed nooks at each unit location, providing interest and modulation along the building while aiding in a Passive solar response.
 - Recessed nooks allows for inset balconies at all units without being obtrusive.

UPPER LEVEL MASSING AND SITE CHARACTERISTICS









STREET LEVEL USE

PL3-A-2. Common Entries: PL3-A-4. Ensemble of Elements:

DC1-C-4. Service Uses:

The Board showed general support for the location of the residential entry and lobby and directed the applicant to explore ways to minimize the impact of the adjacent garbage and services facilities on the entry and nearby businesses

EDG 2

CS2-C, PL2-B, PL3-A,B,&C

The Board supported the retail space and configuration presented in the applicant's preferred option, specifically noting the corner entry as an important element. The Board also noted support for the retail transparency

- Residential entry located away from busy arterial
- Existing significant street tree maintained and internal trash area enlarged to screen trash receptacles
- Increased height and balconies on elevation with most natural daylight.
- Masonry form carried around entire perimeter.

STREET LEVEL USE

PL1-B-3. Pedestrian Amenities: PL3-C-1. Porous Edge:

At the first EDG meeting, the Board generally supported the retail configuration shown in Options 1 and 3 because of its larger size and flexibility. The Board directed the applicant to include transparency and multiple retail entries to activate the street scape and accommodate a variety of potential retail tenants in the future. While the Board showed some interest in the smaller, segregated retail shown in Option 2, there was concern with the ability of those spaces to be successful mostly due to their size.

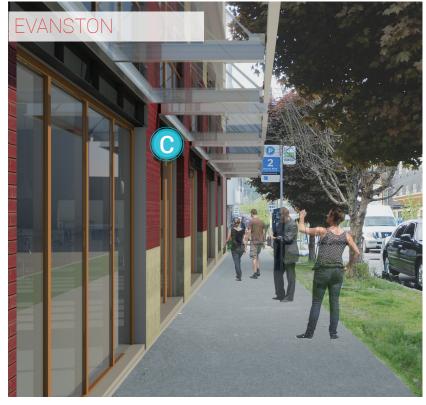
Jackson Main Responses:

The outdoor cafe space along Fremont Place has been designed to mimic the depth of the Triangle building and provide a continuity to the street front Seating. The Proposal adheres to SDOT Street Cafe standards and the applicant is working with SDOT to finalize the plans. The Large tree will have to be removed per City Arborist Bill Ames and additional trees will be planted that respond to the modulation of the building and don't block the viewing balconies while adhering to SDOT standards. Hardscape has been selected to match the neighborhood while providing visibility and bike parking consistent with Seattle Design standards and the neighborhood.

- 1st floor retail use wraps both sides of prominent corner
- Sidewalk cafe on Fremont Place to continue use from adjacent building.
- Covered pedestrian walkway on Evanston with maximum transparency at street level.
- Shared balconies for residents along Fremont Place with views of street life and parade route.
- Retail and residential scale continuous along Fremont Place.
- Primary retail entry located at corner.











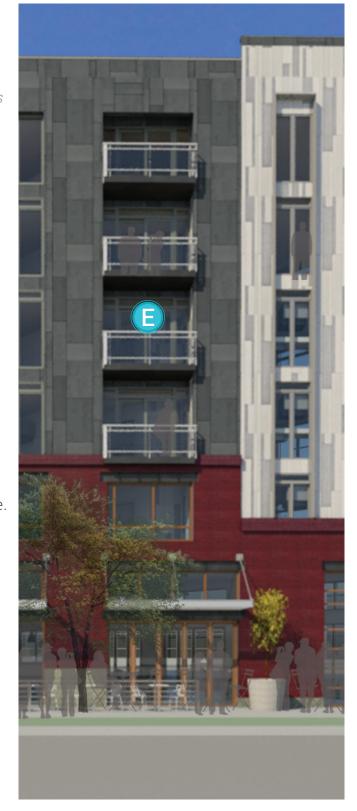
OPEN SPACE

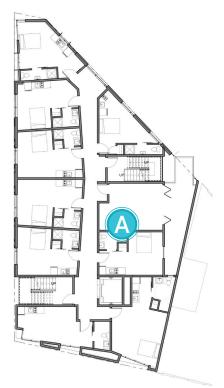
DC4-D-1. Choice of Plant Materials:

DC4-D-2. Hardscape Materials:

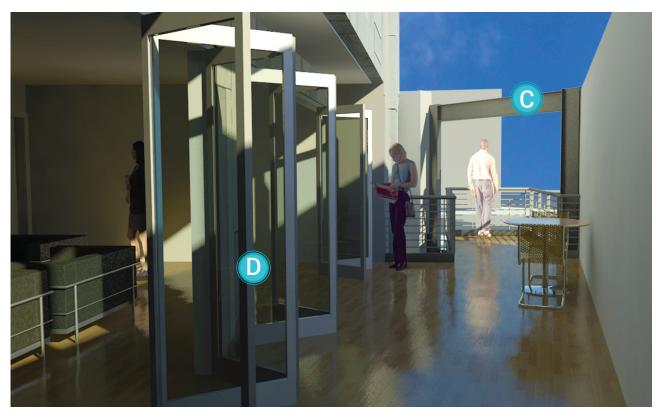
The Board identified amenity space and landscape and hardscape as important considerations. The applicant should explore multiple options for placement of the rooftop amenity space including shifting it further north.

- Second floor location of amenity space allows for more daylight in residential units.
- B Second floor location provides better connection to street level activity.
- Space is 60% covered and 50% interior
- Indoor/Outdoor space allows for gathering and casual dining of larger groups. (see landscape plans)
- Balcony at end of hallway provides public viewing gallery for street level activities and Solstice Parade.









EDG 2 DC2-B

The Board recognized the east elevation would likely be visible for the foreseeable future and expressed concern with the blank wall portion of that façade. The Board directed the applicant to explore options such as an artistic mural, or use of materials and/or colors to add interest to the blank wall.

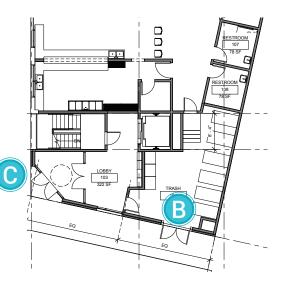
SERVICE USES

EDG 2: DC1-C, DC2-B&C

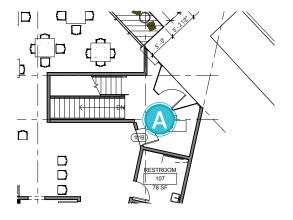
The board expressed concern with the location and negative impacts of the service uses on the N35th St. and stated a strong preference for the service use area to be fully enclosed. The space should be designed to minimize impacts to the pedestrian environment including adequate screening. For the recommendation meeting, the applicant should provide additional detail on the service area, including proposed screening materials and a street-level perspective of the N 35th St. street-level facade. The applicant must demonstrate how the service area design will successfully mitigate negative impacts without fully enclosing the space.

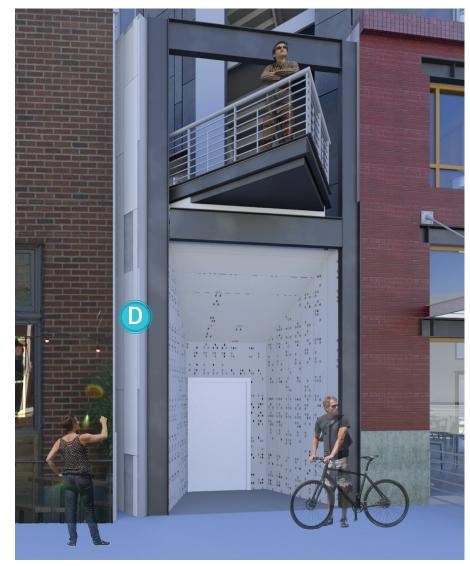
Jackson Main Response:

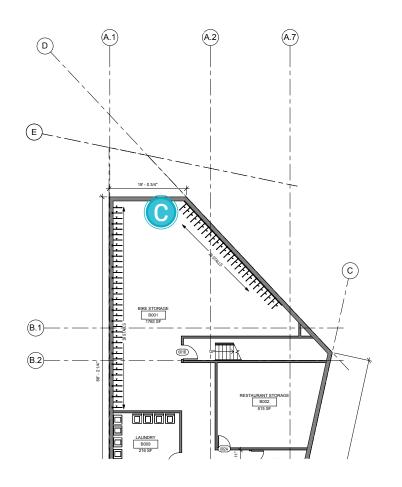
- The building language that was developed on the West and East Facades has been applied to this wall with a change in depth and material to continue the modulation with materials and shadow.
- A slanted gate that is designed to be visually open when seen from the east and closed when seen from the west.
- Residential entrance has been moved to the corner of the building, both accentuating it and further distancing it from the trash pick-up gate.

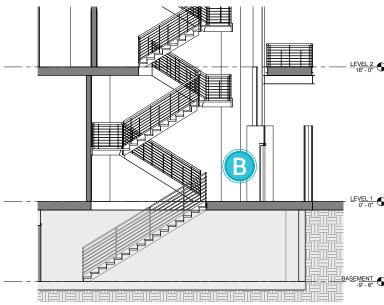












BIKE FACILITIES

PL4-B-2. Bike Facilities:

In all three options, bicycle parking was located in the basement and accessed by elevator and stairs. The Board discussed the importance of convenient access to bicycle parking

EDG 2:

PL2-B, PL3-A, PL4-B, DC2-C

SECONDARY RESIDENTIAL INGRESS/EGRESS

The board expressed general support for the location and conceptual design of the recessed residential ingress/egress area located along Fremont PI N. Specifically, the board noted that the gate proposed for this location should be durable and designed as an integral artistic element. For the recommendation meeting, the applicant should provide additional details on this area including street-level perspectives and a detailed floor plan with dimensions. The applicant should provide additional information and details on the design of the artistic gate.

Jackson Main Response:

- A Dedicated bike entry with direct route to secure storage.
- Bike storage for each unit (+25% greater than req. code) With bike repair stations.
- Floor plans, sections and perspectives have been added specific to this element per EDG recommendations.
- The Proposed gate design will be fabricated out of custom perforated steel panel arranged to provide a "quirky" forced perspective to drivers by and also provide no inside corners for safety of inhabitants and people passerby.
- The perforations will be backlit to enhance the artistic nature of the entry, providing a "Galaxy of stars" projected outward to the sidewalk.

MATERIALS

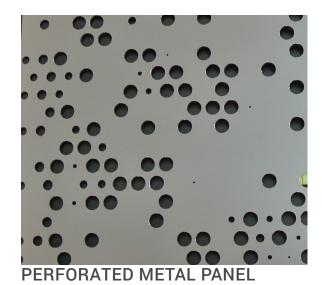
DC4-A-1. Exterior Finish Materials:

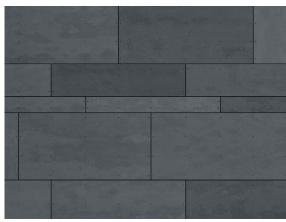
DC4-A-2. Climate Appropriateness:

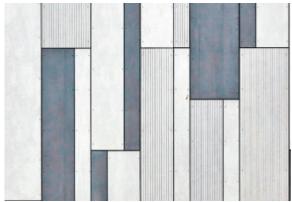
The Board identified high quality, durable, and attractive materials as important features and directed the applicant to provide additional information on material inspiration and concepts



RECYCLED BRICK



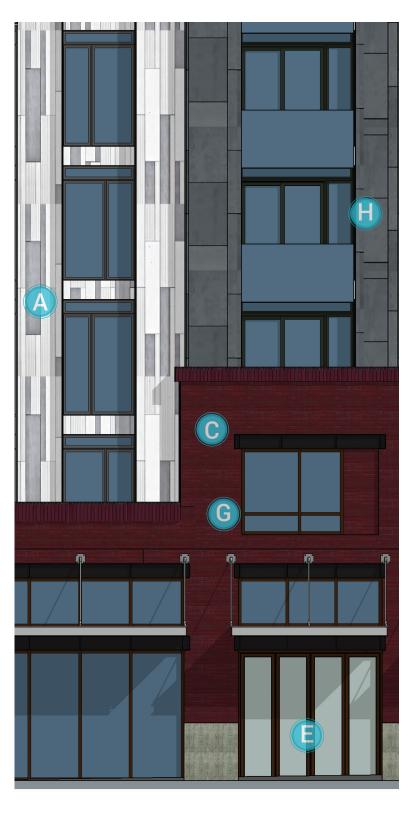


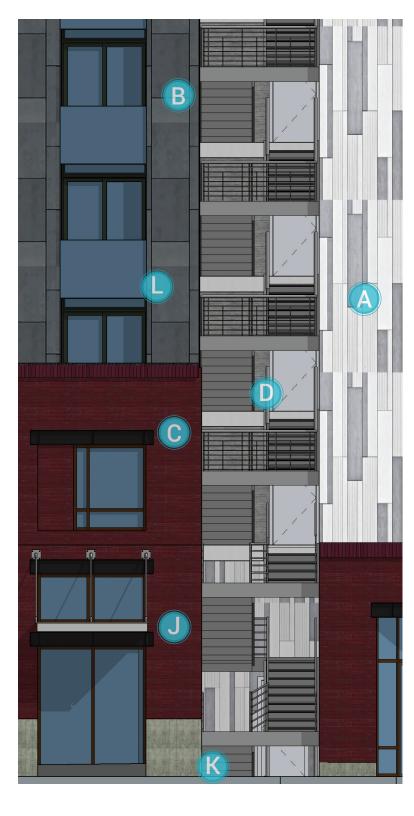


EQUITONE



STEEL LINTEL





MATERIALS





Light Vertical Equitone rainscreen cladding with

LIGHTING

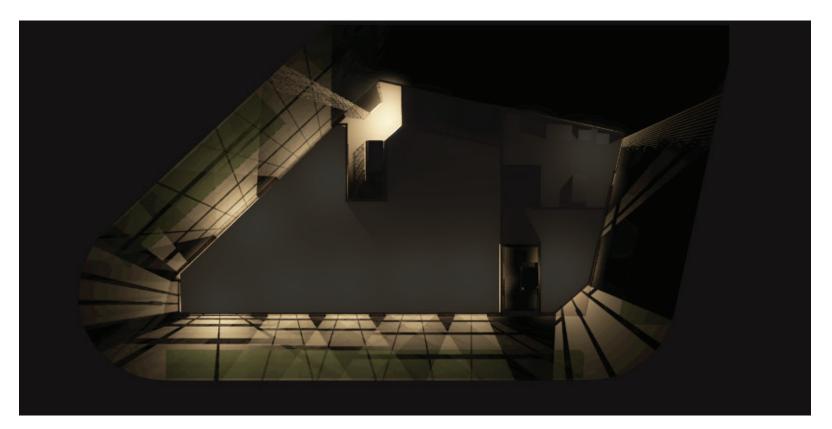
PL2-C PL3-A DC4-B-1 DC4-B&C

For the Recommendation meeting, the applicant should provide a signage and lighting plan. Lighting and signage should be well thought out and should add interest to the streetscape, enhancing entries and landscaping. (PL2-C, PL3-A, DC4-B-1, DC4-B&C)

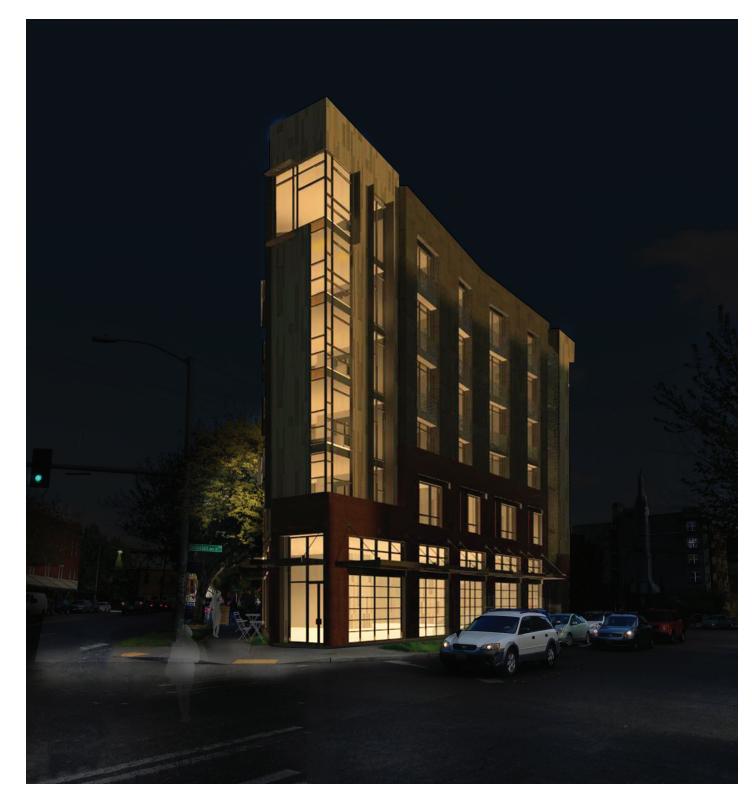
Jackson Main Response:

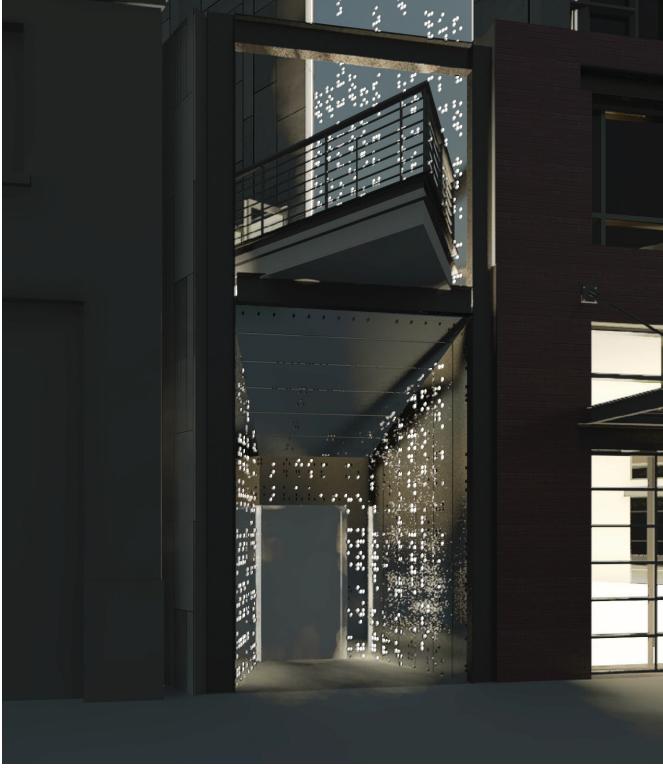


Lighting will be provided from the canopies to both illuminate the facade and provide a safe and pleasant pedestrian experience.











SIGNAGE

PL2-C PL3-A DC4-B-1 DC4-B&C

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Jackson Main Response:



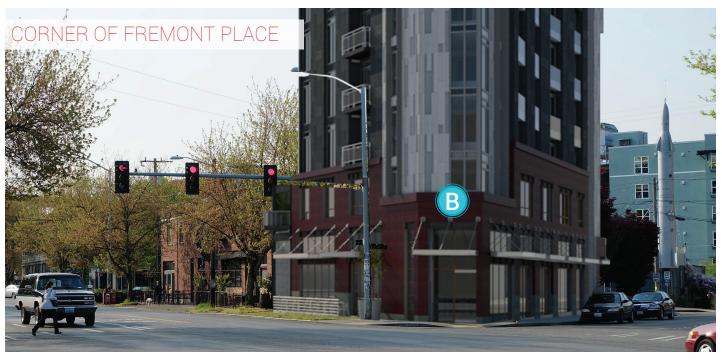
Signage for the commercial space will occur on the northern 'prow' and at the residential entry. There will be a large art piece located in the stairwell of the SW corner adjacent to the residential entrance.







LIGHTING AND SIGNAGE







EXTERIOR ELEMENTS

PL2-C-1. Locations and Coverage:

PL3-A-4. Ensemble of Elements:

DC4-B-1. Scale and Character:

DC4-C-1. Functions:

At the First EDG meeting, the Board discussed incorporation of weather protection and coverage and directed the applicant to consider how it might be integrated into the design. Awnings should be explored but may not be a priority depending on their compatibility with the design. Any planned signage and lighting should add interest to the streetscape and architectural features while enhancing entries and landscaping.

EDG 2

PLC2-C-1, DC2-C

The Board identified awnings as a priority element and directed the applicant to integrate the awnings into the building design. For the Recommendation meeting, the applicant should provide additional details of the awnings and proposed weather protection.

Jackson Main Response:

- Awnings will be located 13' from the sidewalk surface and cover the entire pedestrian path along Fremont Pl. N and Evanston ave. N. have been provided around the perimeter of the building and will extend out 5-8 feet.
- Anchor tenant prominent signage location
- Blade sign location opportunities
- Tectonic assembly of awnings similar to balconies for continuity
- Solid / void rhythm at street level allowing for temporary signage or installation.





HADDAD|DRUGAN









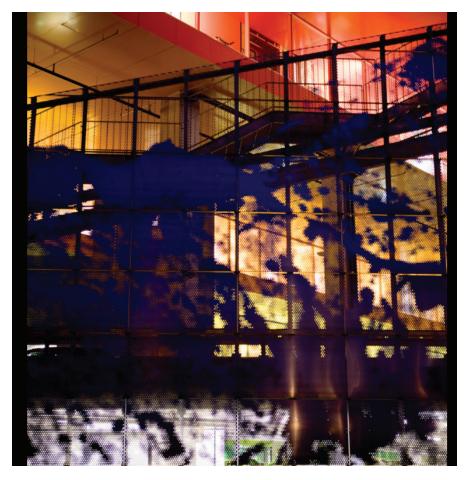


PUBLIC ART DESIGN PROCESS

- 4Culture engaged to organize public art process
 Fremont Arts council consulted
 Open call to artists
 Over 50 local and international applications
 3 applicants interviewed
 Haddad|Drugan selected



Reference / Inspiration Images

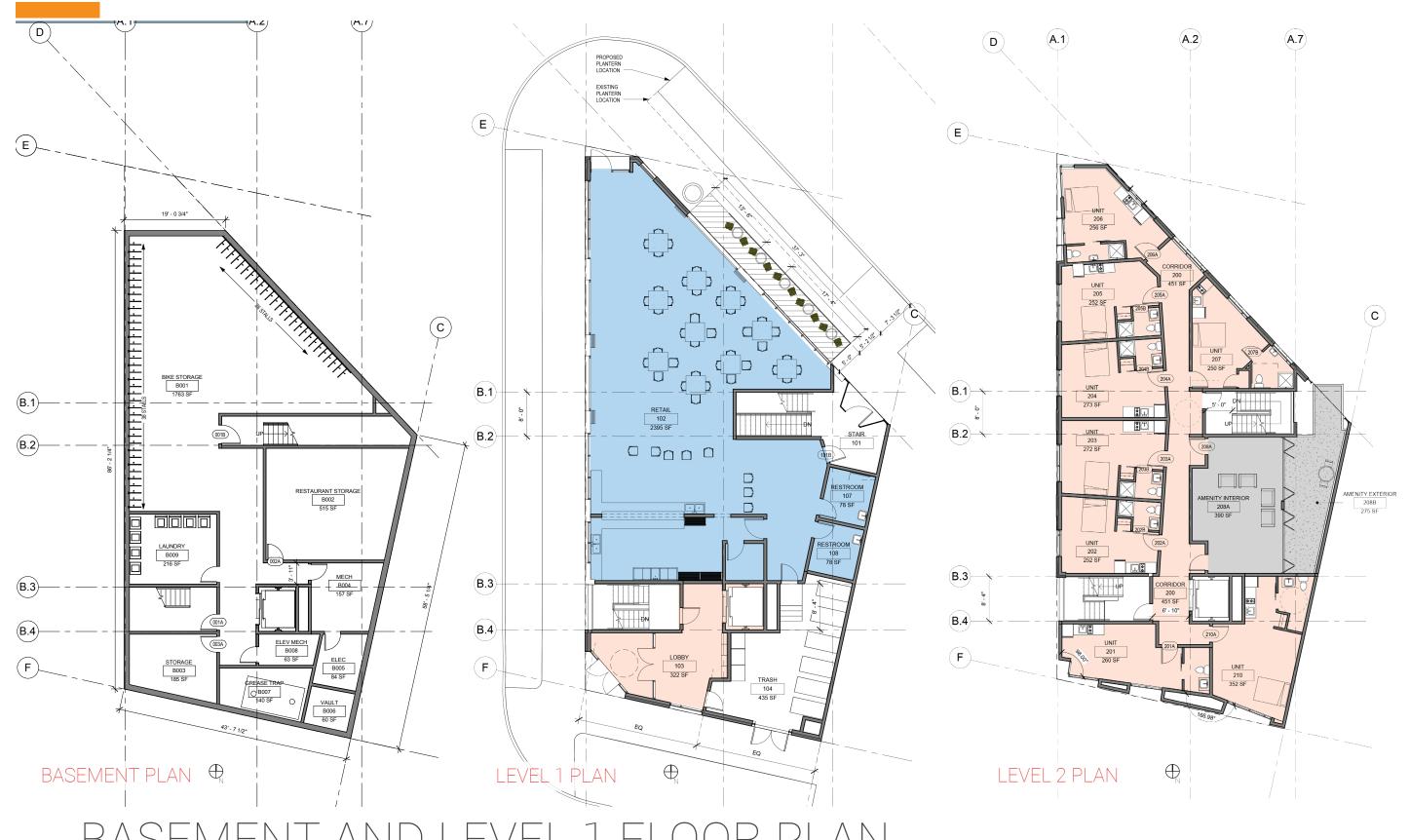












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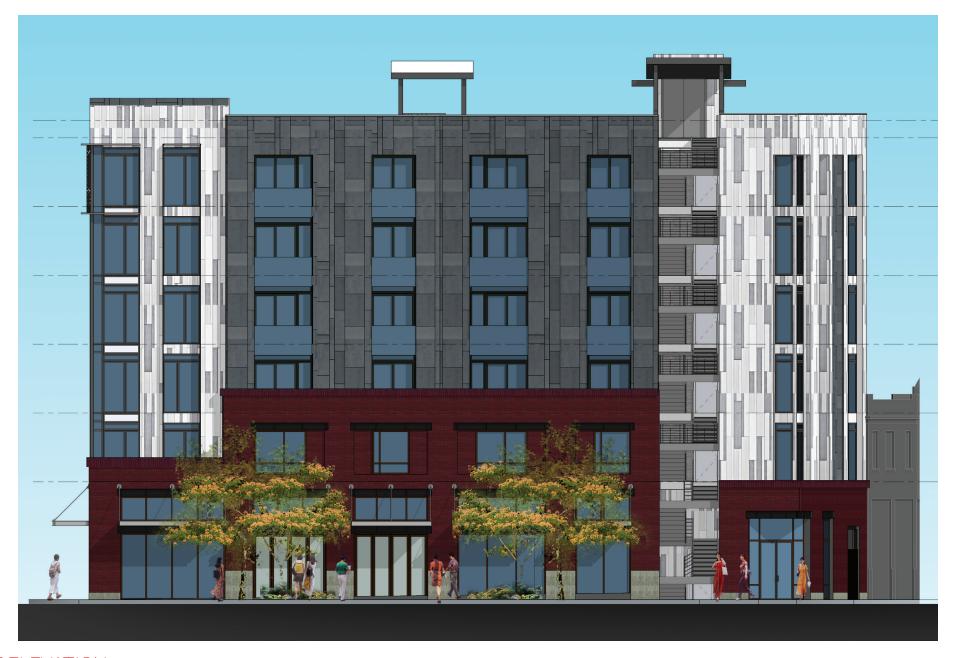
Floor Plans



Cubix - Fremont



NORTH ELEVATION

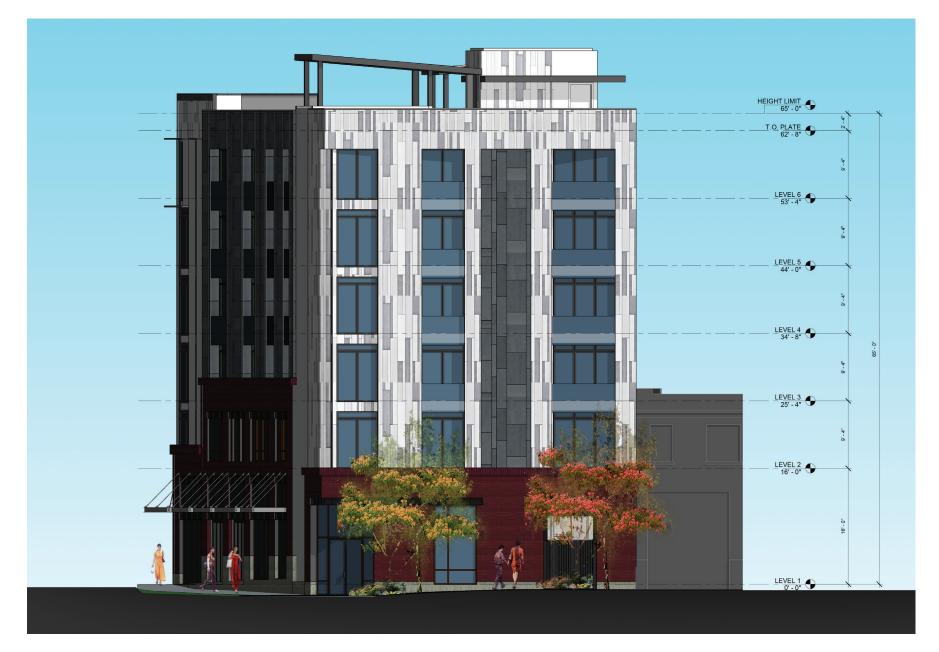


WEST ELEVATION





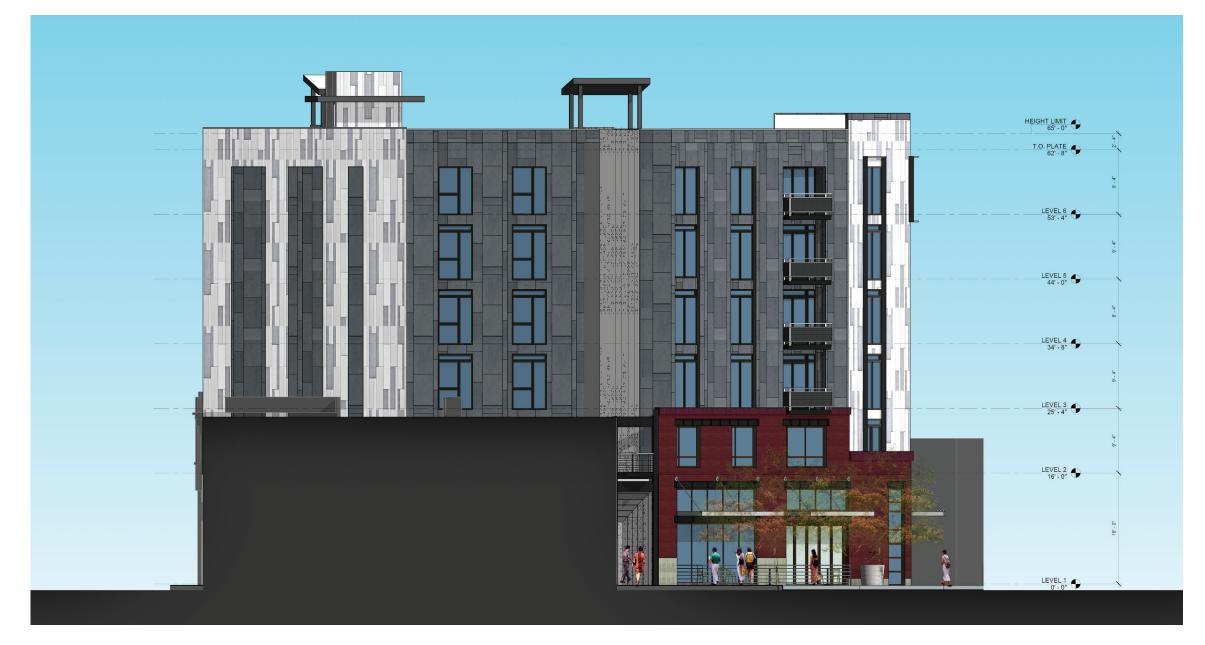
N-E ELEVATION



SOUTH ELEVATION

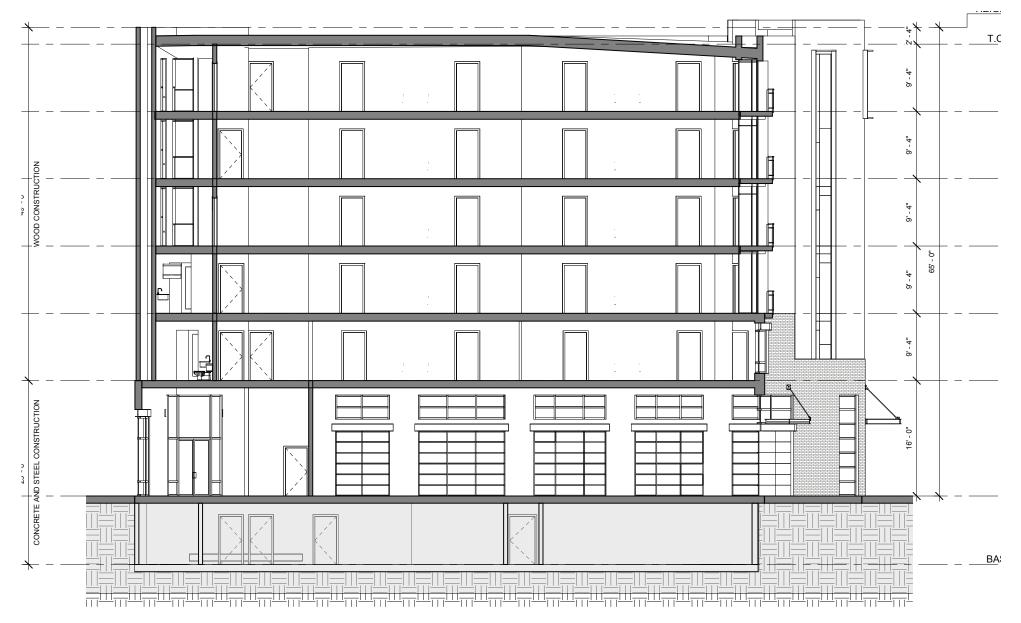


Elevations

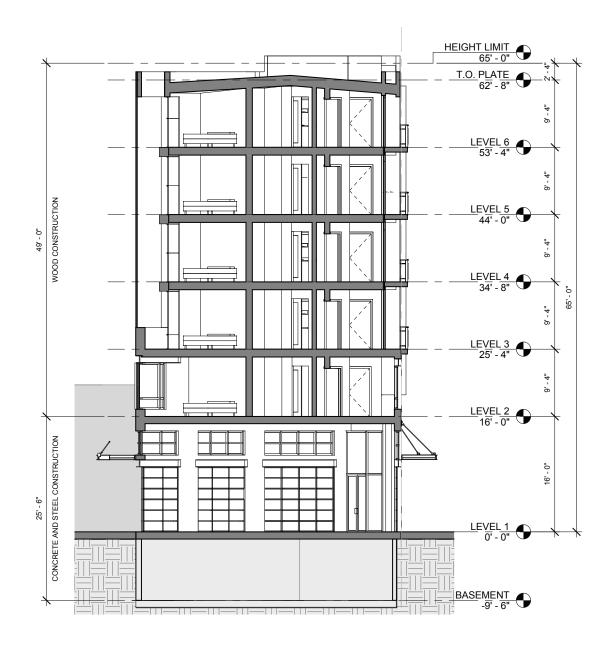


EAST ELEVATION





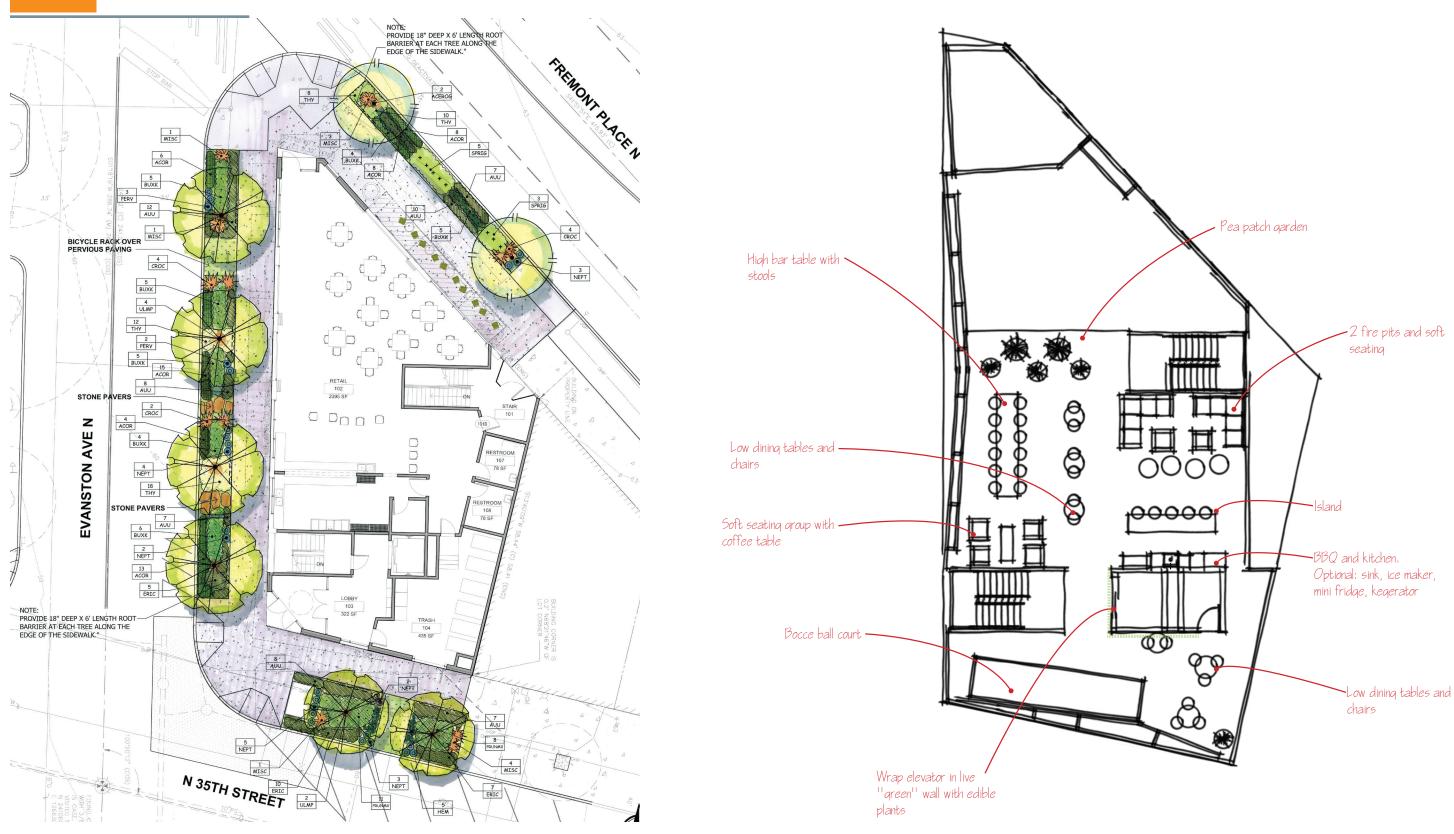
SECTION



HEIGHT LIMIT 65' - 0" T.O. PLATE 62' - 8" UNIT 608 251 SF UNIT 603 238 SF LEVEL 6 53' - 4" UNIT 508 251 SF UNIT 503 238 SF LEVEL 5 44' - 0" UNIT 408 251 SF UNIT 403 238 SF LEVEL 4 34' - 8" UNIT 303 238 SF LEVEL 3 25' - 4" UNIT 203 AMENITY 208 852 SF LEVEL 2 16' - 0" 100 2400 SF LEVEL 1 0' - 0" BIKE STORAGE 001 1811 SF RESTAURANT STORAGE
002
549 SF BASEMENT -9' - 6"

SECTION SECTION





ANDSCAPE AND ROOF DECK



2. Painted Mural



4. JP PATCHES CLOWNS "Late for the Interurban"

5. Waiting for the Interurban

1. High Dive Neon Sign



10. Sunday Farmer's Market



9. Public Sculpture



8. Lenin Sculpture



7. Solstice Parade Route



6. Center of the Universe



11. Red Door Rainier "R" Sign



12. Fremont Bridge



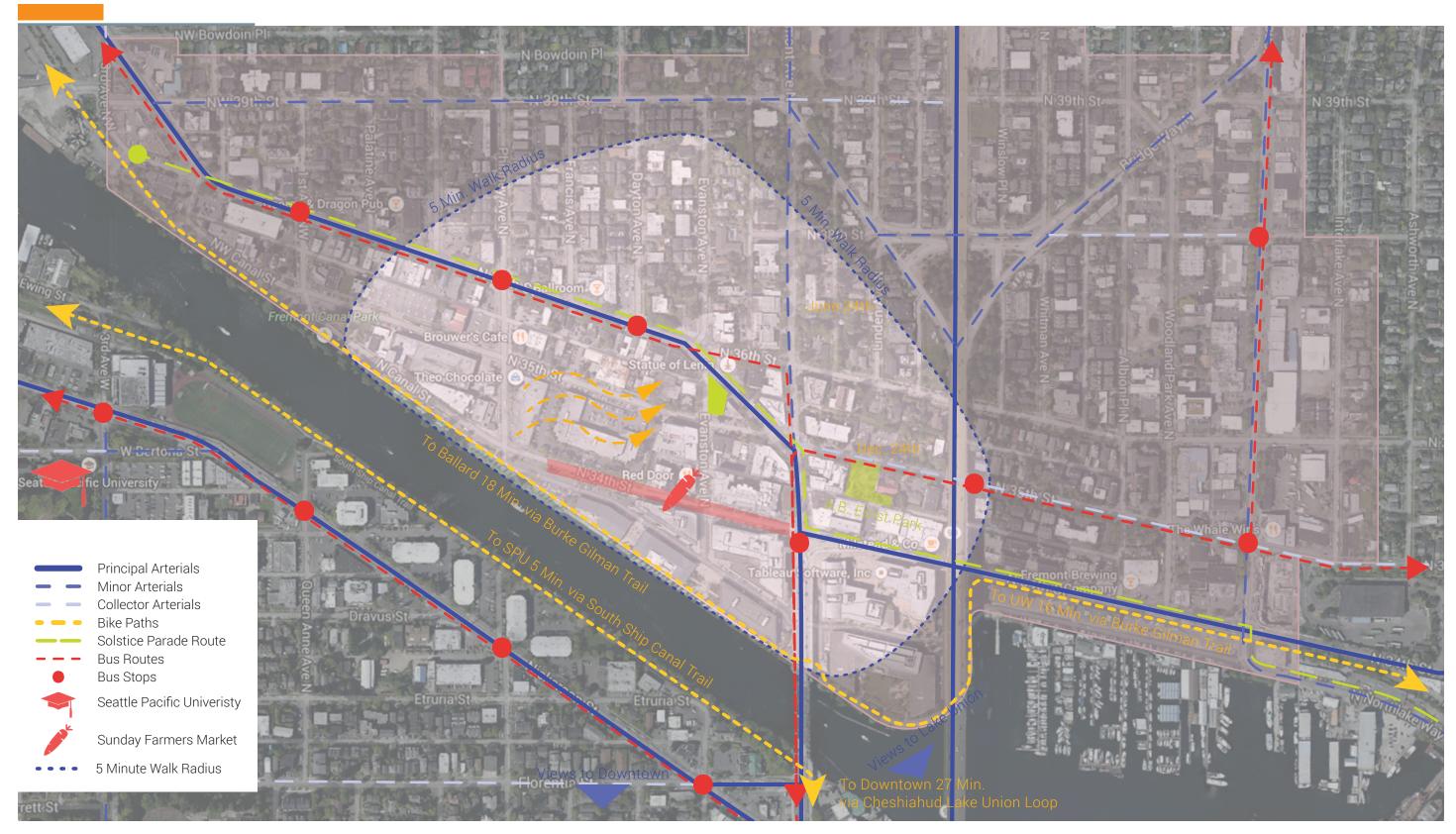
13. History House



14. Fremont Troll







ENVIRONMENTAL MAP

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.







Title 23 - LAND USE CODE

Subtitle III - Land Use Regulations

Division 2 - Authorized Uses and Development Standards

Chapter 23.47A - COMMERCIAL

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)

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 planting. 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
- 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

Ι.

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

No minimum requirement

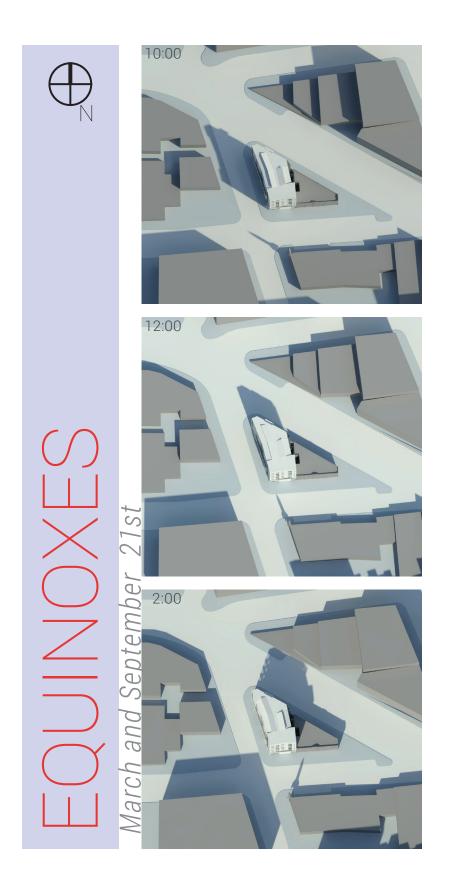
J.

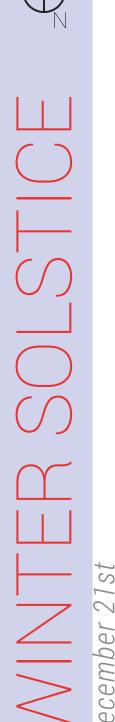
Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot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

No minimum requirement

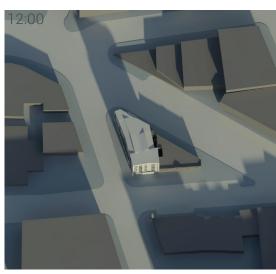
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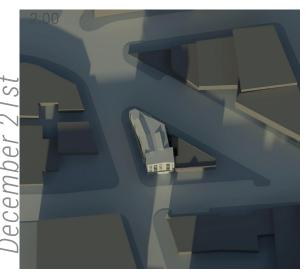
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SUN STUDY

BOARD RECOMMENDATIONS

0. Massing Concept

a. Clarification of design response to context study

The Board recommends that the concepts of the three different options be combined to create a single cohesive preferred option.

1. Context and Site Response

a. Daylight and Relationship to Adjacent Development

The Board directed the applicant to better resolve the relationship between the proposed development and the neighboring building to the east. The applicants should explore options to maximize natural light to all units.

2. Massing and Architectural Character

a. Podium and Architectural Response

The Board supported the strong two story massing and its relationship to the surrounding development and noted that the floor-to-ceiling heights on the first two floors should match those of the adjacent building.

b. Upper Level Massing and Site Characteristics

The Board expressed concern with the "busyness" of the upper levels in the applicant's preferred Option and directed the applicant to simplify the massing concept for the upper levels, helping to reduce the perceived mass and emphasis the unique building shape.

3. Street Level Interaction and Arrangement of Uses

a. Street Level Uses

The Board directed the applicant to include transparency and multiple retail entries to activate the street scape and accommodate a variety of potential retail tenants in the future.

b. Bike Facilities

The Board discussed the importance of convenient access to bicycle parking.

4. Exterior Elements and Materials

a. Materials

The Board identified high quality, durable, and attractive materials as important features and directed the applicant to provide additional information on materials inspiration and concepts at the next meeting.

h Exterior Flements

The Board discussed incorporation of weather protection and coverage and directed the applicant to consider how it might be integrated into the design.

c Onen Snace

The Board identified amenity space and landscape and hardscape as important considerations.

EDG 2 FOCUS POINTS

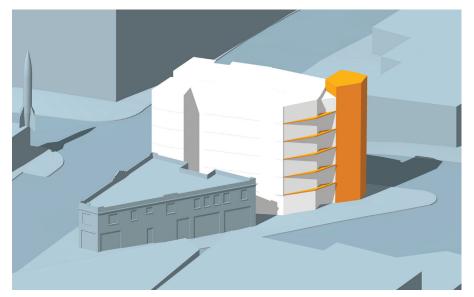
- A Integrate Concepts from Three Previous EDG Massing to One Preferred Option
- B Simplify Form and Upper Floors with Emphasis on Daylight and Views
 - B1 Utilize Context of Adjacent Two Story Mass to Provide Continuity at Street Level
 - B2 Simplify Upper Mass to Provide Efficient Units and Balance of Amenities
 - B3 Focus on Maximizing Natural Light to All Units
- Focus on Quality Experience for both Tenants and Public

C1 - Tenant Amenities

C2 - Public Spaces

EDG 2 DIRECTIVES

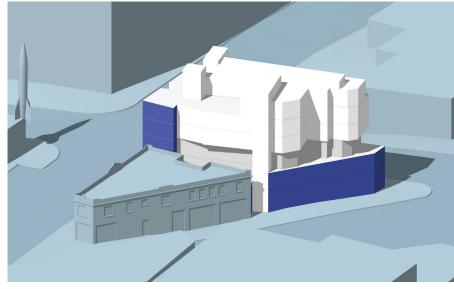
EDG 1 MASSING OPTIONS



BEACON



CANOPY



FABRIC Preferred

DESIGN CONCEPTS DISTILLED FOR EDG 2

Emphasize Corner

The building with its prominent location will be a prominent icon in the neighborhood due to its location and size. The mass at the corner must emphasize this prominence and the geometry of the site.

Distinct Form

The 5 sided nature of the site with 3 street fronts allows for a unique form that embraces the eccentricity of the site

Prospect

The neighborhood of Fremont is active with many spectacles to observe. The building will respond to this with opportunities to see and be seen.

Refuge

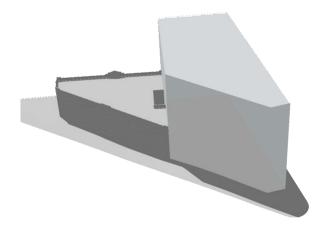
The prominent location and high density living will require an attention to private space and tenant amenity space

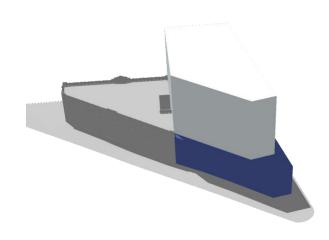
Ground Level Mass

The building must cohesively blend with the context of the neighborhood. The adjacent 2 story masonry mass will be incorporated to provide continuity and ground the form to the block.

Simple Upper Form

The upper floors need to distinguish themselves from the platonic base, yet maintain a geometric simplicity and reduce the implied mass of the building.

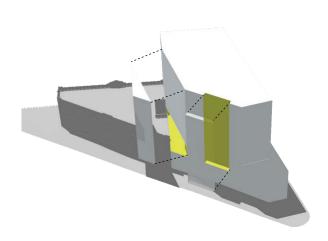




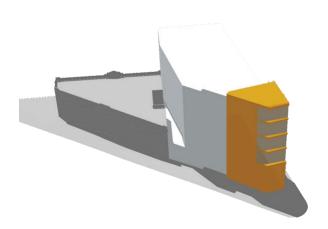
Zoning Envelope 65' mass

Reduction of mass for Floor Area Ratio

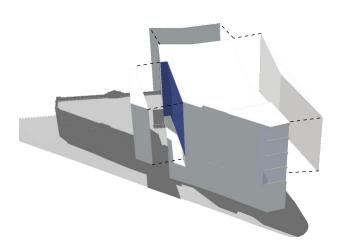
Emphasize 2 story mass at base



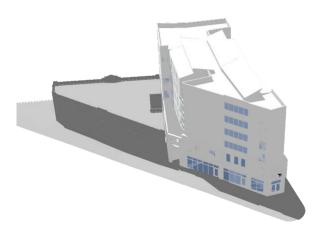
Remove Mass for Amenity space (refuge) and viewing gallery (prospect)



Prominent Corner Emphasized



Distinguish upper mass from base



Preferred Option