



4108 Fremont Avenue N.
Seattle, WA 98103



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Project Information

Address:
4108 Fremont Avenue N

PROJECT DATA		
PROJECT NUMBER		3020801
PARCEL NUMBER		1931301255
ZONE		LR-2
CURRENT SF		3246.7
		0.68
ZONING OVERLAYS		
ECA		No
Urban Village		No
Frequent Transit Service		Yes
Shoreline		No
PARCEL AREA		
TOTAL WIDTH OF LOT		40 ft
TOTAL DEPTH OF LOT		120 ft
AREA		4800 sqft
FAR RANGE		
	1.1 to 1.3	
BUILDNG TYPE		Apartment
ALLOWABLE FAR AREA	1.1	5280 sqft
ALLOWABLE FAR AREA	1.3	6240 sqft w/green building and parking upgrade
REMAINING AVAILABLE FAR		
	1.1	2033 sqft
	1.3	2993 sqft
OTHER CONSIDERATIONS		
PARKING		Yes
ALLEY		Yes
AMENITY AREA (25% OF LOT)		1200 sqft
Water/Sewer availability		Yes

Zoning

The site is surrounded by a mixture of Low Rise multifamily buildings, townhouses, Single Family and Neighborhood Commercial zoned land. Low Rise is the predominant zone immediately around the site. Due to its proximity to Fremont Ave and Aurora Ave N there is a wide range of Neighborhood Commercial zones to the east, north, and south. The site is located just north of the Fremont Hub Urban Village.

SEPA Review:
10 unit total requires SEPA review

Project Description

The 4,800 square foot, LR-2 zoned site is located at 4108 Fremont Ave N. in Seattle’s Fremont neighborhood. The project proposes to construct an addition of four units to an existing six unit apartment building. The proposed structure will be three stories tall with one additional below-grade story and preserve existing on grade parking.

Project Objectives

Sustainability:
Acheive Builtgreen 4 Star standard. Maximize compact footprint for construction efficienc, airtightness and solar exposure in accordance with Passive House principles.

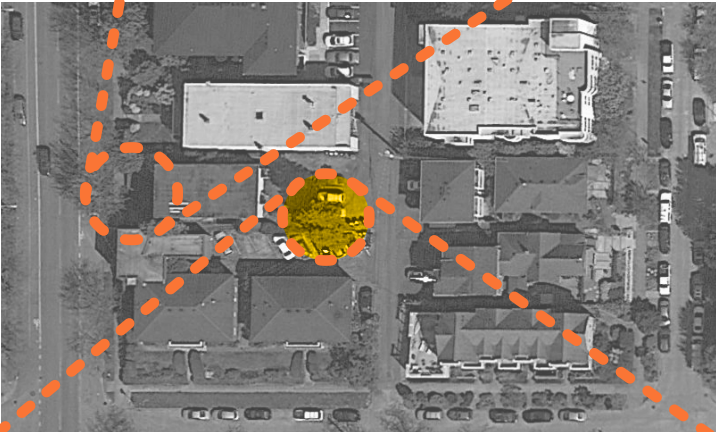
Community
The proposal is designed around keeping the southern edge of the property where access, sunlight and views are most prevalent as a common ammenity.

Design Approach

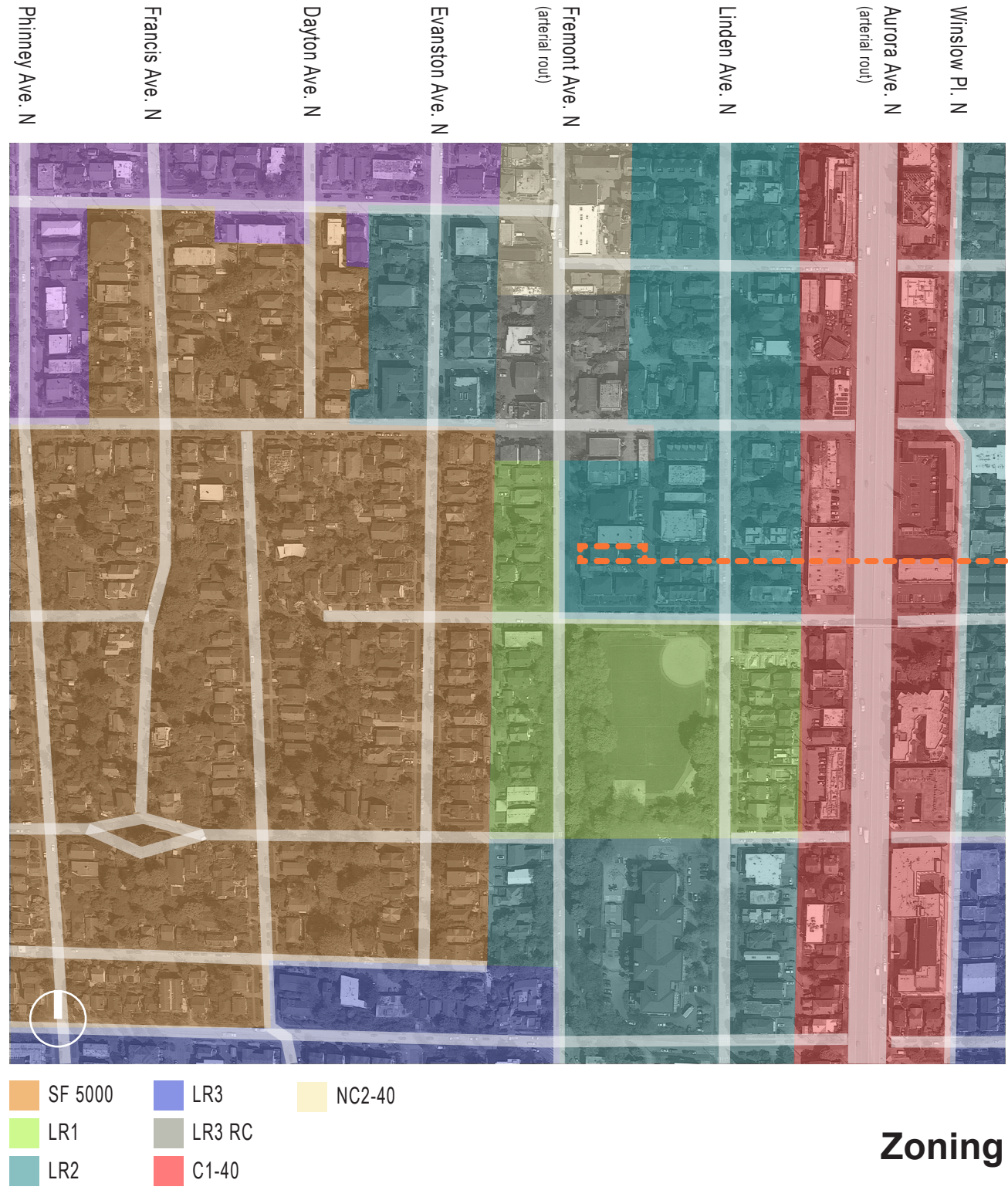
The project solution responds directly to the challenges of the typical infill lot. Our approach has been defined by the existing apartment structure, the central alley, and an existing mature cedar tree. Our proposed solution has been driven by the desire to minimize visual and environmental impact of a new housing addition. The building proposal consists of one structure of four units behind an existing apartment structure. All existing parking on site will be maintained with access along the alley. The proposal has carefully considered to preserve an existing mature, but not Exceptional Western Red Cedar tree on the site that provides both shade and privacy to the common amenity area along the southern edge.

The design preserves an amenity area between the existing structure and the new building for a welcoming access courtyard for the two apartments whose entrances are on the east, and the new apartments entry.

The volume of the addition is compact and tall as a counterpoint to the long low mass of the existing building. The open stair well at the northwest corner allows more light in to the adjacent neighbor.



From Top: Existing Building Facade, Aerial Map, Rear of Existing Building

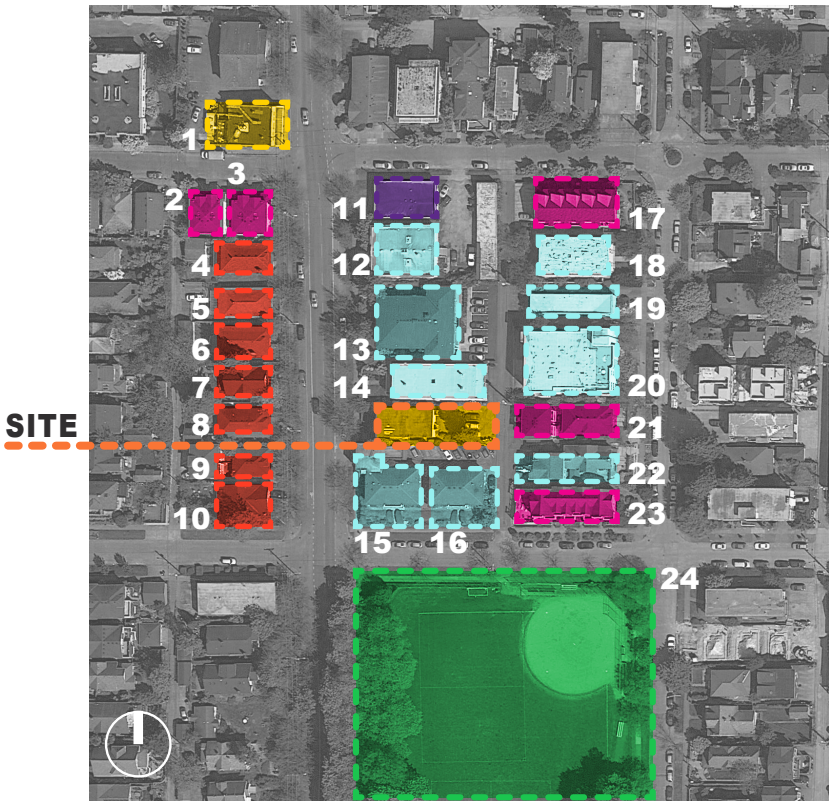


Aerial

Context Analysis



Existing Site Context



- | | | |
|-----------------------------------|--|---|
| 1. Two Story Mixed Use Apartment | 12. Three Story Ten Unit Apartment | 21. Single Family House + Two Townhouse Units |
| 2. Three Story Two Unit Townhouse | 13. Two Story Ten Unit Apartment | 22. Three Story Four Unit Apartment |
| 3. Three Story Two Unit Townhouse | 14. Two Story Nine Unit Apartment | 23. Four Three Story Townhouse |
| 4. Single Family House | 15. Two Story Seven Unit Apartment | 24. Playground And Park |
| 5. Single Family House | 16. Two Story Four-Plex | |
| 6. Single Family House | 17. Five Three Story Townhouse | |
| 7. Single Family House | 18. Three Story Six Unit Apartment | |
| 8. Single Family House | 19. Three Story Six Unit Apartment | |
| 9. Single Family House | 20. Four Story Twenty One Unit Apartment | |
| 10. Single Family House | | |
| 11. One Story Office Building | | |

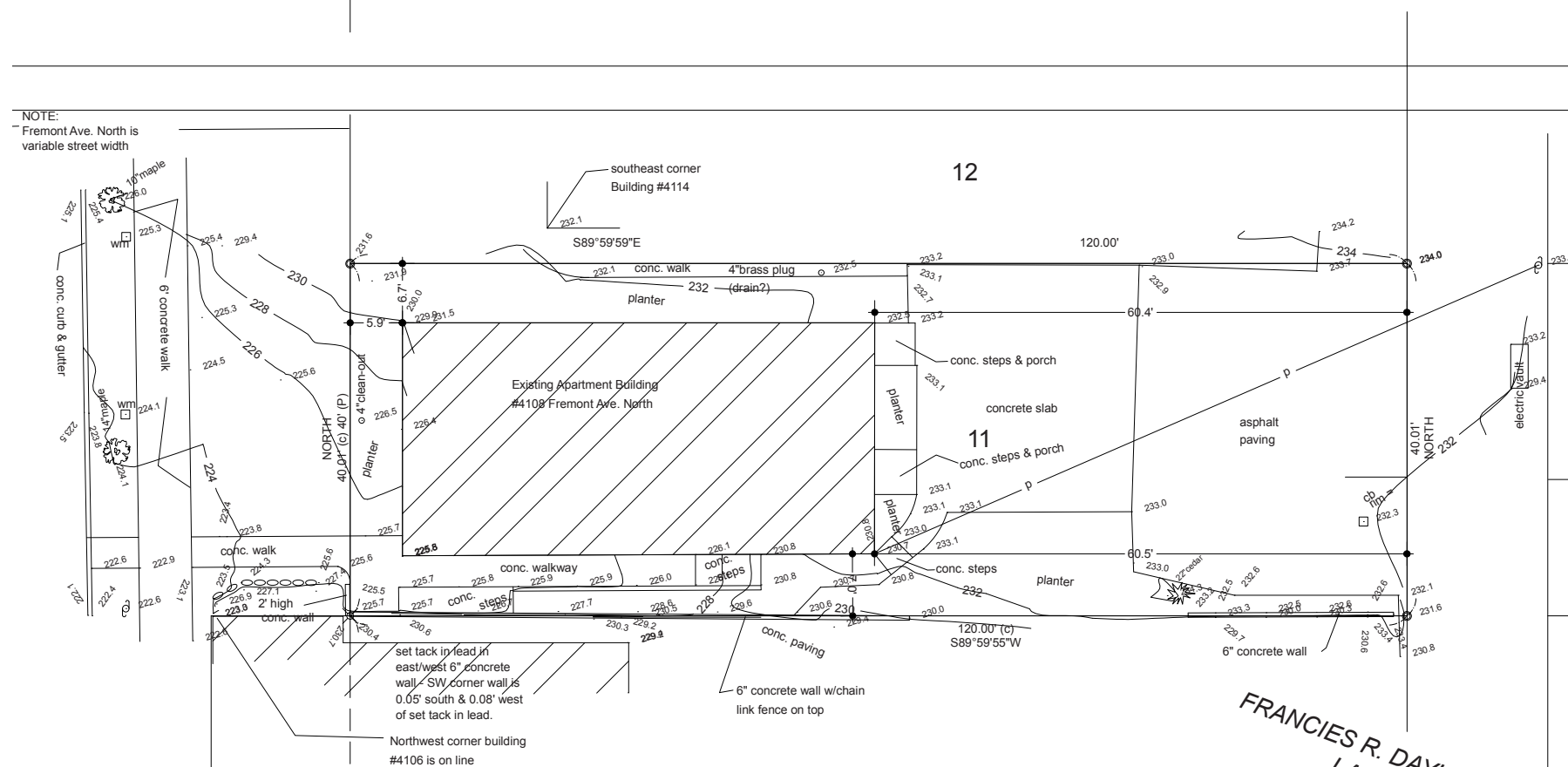




Site Analysis

The site is relatively flat, gradually sloping down towards the southwestern edge of the property with a small step down to the sidewalk. The site dimensions are 40 feet north-south and 120 feet east-west. It fronts on Fremont Ave. N with alley access from N 41st street to the south and N 42nd street to the north. The uses immediately surrounding the site are multifamily structures including recent townhouse developments and more established apartment and condominium buildings. Across Fremont Avenue, there are single family houses. The site has great access to bus transit as well as city arterials as Aurora Avenue N is just two blocks to the east. Bus stops are located directly in front of the property along Fremont Ave N (Route 5) and rapid ride access 6 blocks north (0.4 mile walk) at Aurora Ave N and N 46th Street (route E). The site is located just to the north of the Fremont Hub Urban Village and within the city's frequent transit corridor. Directly to the south is BF Day Elementary School and BF Day Playground and Park.





Context and Site

CS1. NATURAL SYSTEMS AND SITE FEATURES

A. ENERGY CHOICES

The project will be designed using BuiltGreen 4 Star as a baseline and augment it with sensible air tightness controls, insulation and solar heat gain along the principles of Passive House.

B. SUNLIGHT AND VENTILATION

The proposal is designed around common areas that separate the buildings on site for light and access, and create a larger setback area to the south to take advantage of the neighboring parking lot and give all of the units ample access to light and air.

The existing apartment to the west and the stairwell block most of the western exposure.

C. TOPOGRAPHY

The site is mostly flat with a slight slope up towards the northeast. The proposal takes advantage of this small rise in elevation from the street to allow the main floor of the new

structure to be ADA accessible should it be converted to a Type A unit

D. ON-SITE FEATURES

The proposal is designed around the goal of retaining a healthy mature on-site cedar tree. This tree is one of only two large mature trees on the interior of the block structure and therefore provides important privacy and shading functions between the multifamily unit complexes.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The proposal contributes to the pattern of the neighborhood which is a mix of single family, multifamily and commercial structures. Off of the alley, there are primarily apartment buildings and townhouses built right to the setback or are non-conforming. To the south, two two-story 11-unit total apartment buildings have a parking area with entry from the alley at the north property line. To the north of the proposed building site is a nine unit, two story apartment building with

a generous setback from Fremont Avenue and no parking spaces provided from the alley.

While the location of the building site off the alley is not prominent as a feature in the neighborhood context, the proposal treats the southwest corner as an important view for residents traveling north into the alley.

The proposal is positioned and scaled in proportion with these adjacent structures by pulling away from the southern property line.

CS3 URBAN PATTERN AND FORM

A.1 FITTING OLD AND NEW TOGETHER

The original apartment building has a red brick base story, with a stone feature wall on the most visible west facade, but is otherwise non-descript, unmodulated siding. The proposal mimics the solid base story, with monolithic sliding with additional feature materials to accentuate the openings and most prominent south east corner.

A.2 CONTEMPORARY DESIGN

The design will be of modern aesthetic, and boxy like the original building, but using modern exterior materials composted to help articulate the box.

Public Life

PL1 CONNECTIVITY

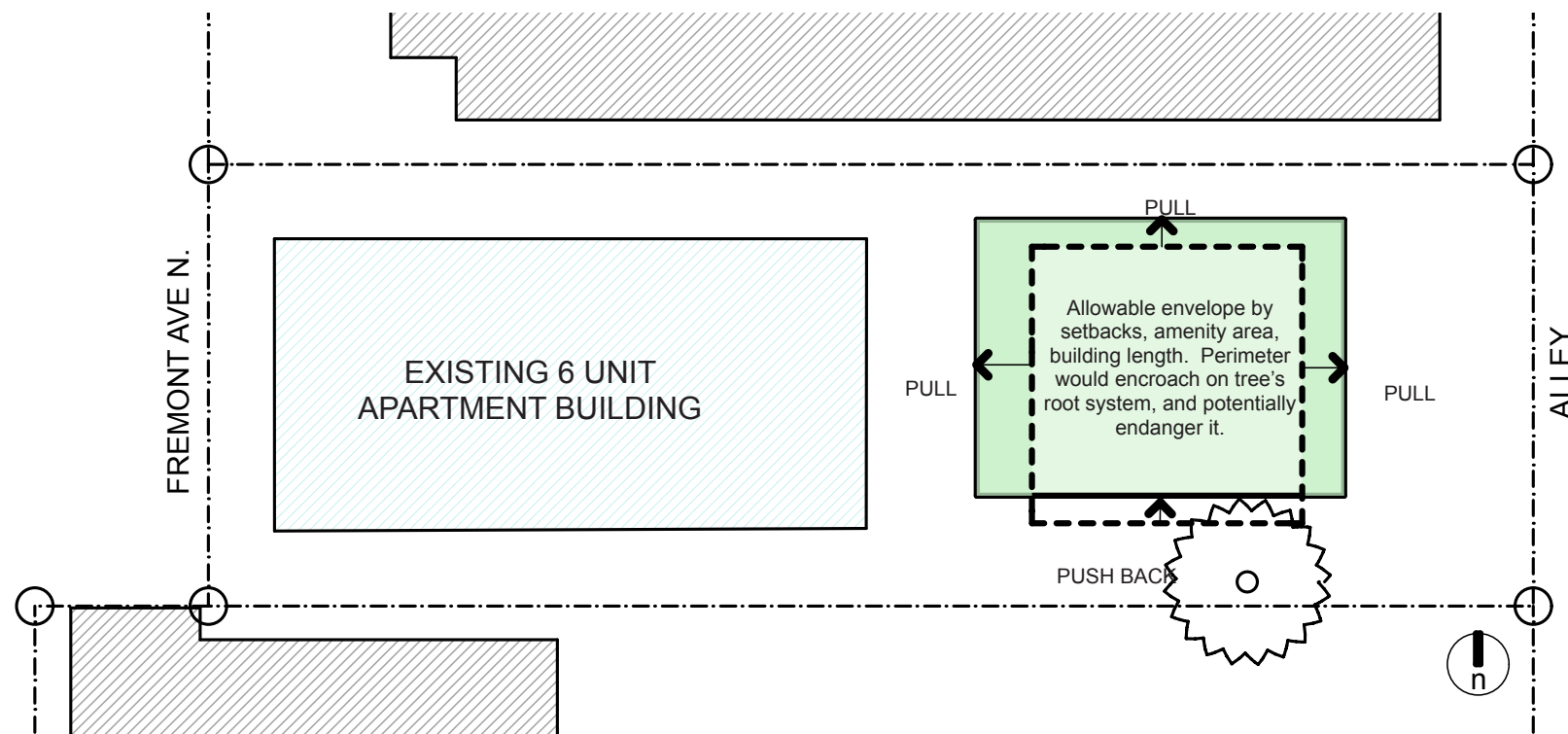
C.1 SELECTING ACTIVITY AREAS

A roof deck and ground level shared amenity spaces will be provided where solar access is best.

PL2 WALKABILITY

A.1 ACCESS FOR ALL.

The project aims to provide ADA access to main floor apartment from Van Accessible space. This pathway is the primary pathway through the property linking all the apartment entrances, however it is not feasible to create a accessible route through the entire site.



Design Concept

DC1 PROJECT USES AND ACTIVITIES

A.4 VIEWS AND CONNECTIONS:

The proposal takes advantage of views to the southeast toward downtown. With additional common amenity area on roof top deck, views to south are captured.

B.1A ACCESS LOCATION

Parking for the site is provided along the mid-block alley, limiting car parking to perimeter of site only. Existing parking will be maintained with one spot being converted into an ADA compliant Van Accessible space.

C.4 SERVICE USES

Service area is screened from alley, and from pedestrian pathway.

DC2 ARCHITECTURAL CONCEPT

A.2 Because the stairway is not enclosed, the volume reads as a smaller structure for the neighbors to the north.

B.1 The facades have been composed so that bands of windows and feature materials break up the overall perception of the structure.

C.1 Secondary elements such as the juliet balcony, sun shading awnings create visual depth and interest.

D. SCALE AND TEXTURE

The access gates will provide an addition layer of texture, right at the user's interface with the building.

DC3 OPEN SPACE CONCEPT.

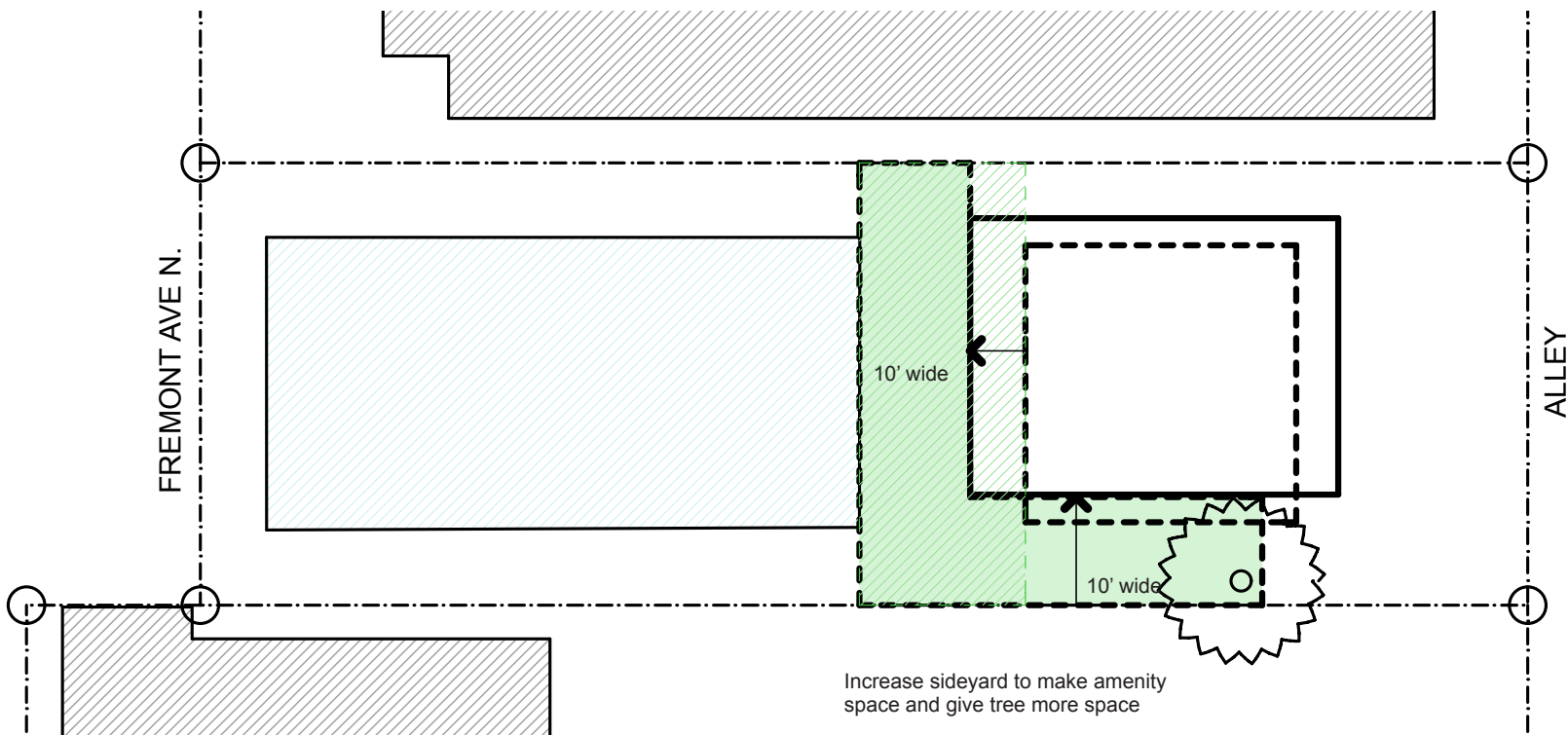
B.1 The Common amenity space has three components: a common pathway, which links each entry like a walk up, a small patio space at grade to serve the 6 units in front, and a roof top deck which would capture an excellent view of to the south across the park to downtown.

DC4 MATERIALS

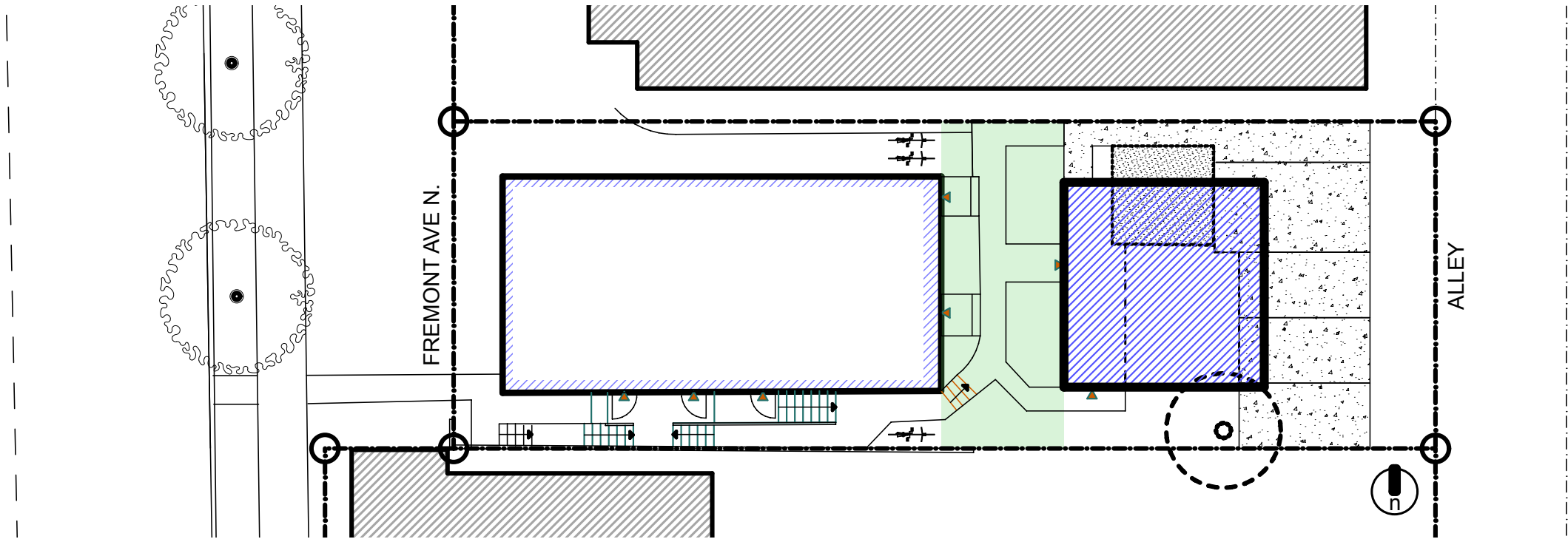
A. EXTERIOR ELEMENTS AND FINISHES

The exterior palette of materials would be tight knot cedar rain screen with a stain painted finish, Hardi-panel, with cedar and painted steel details.

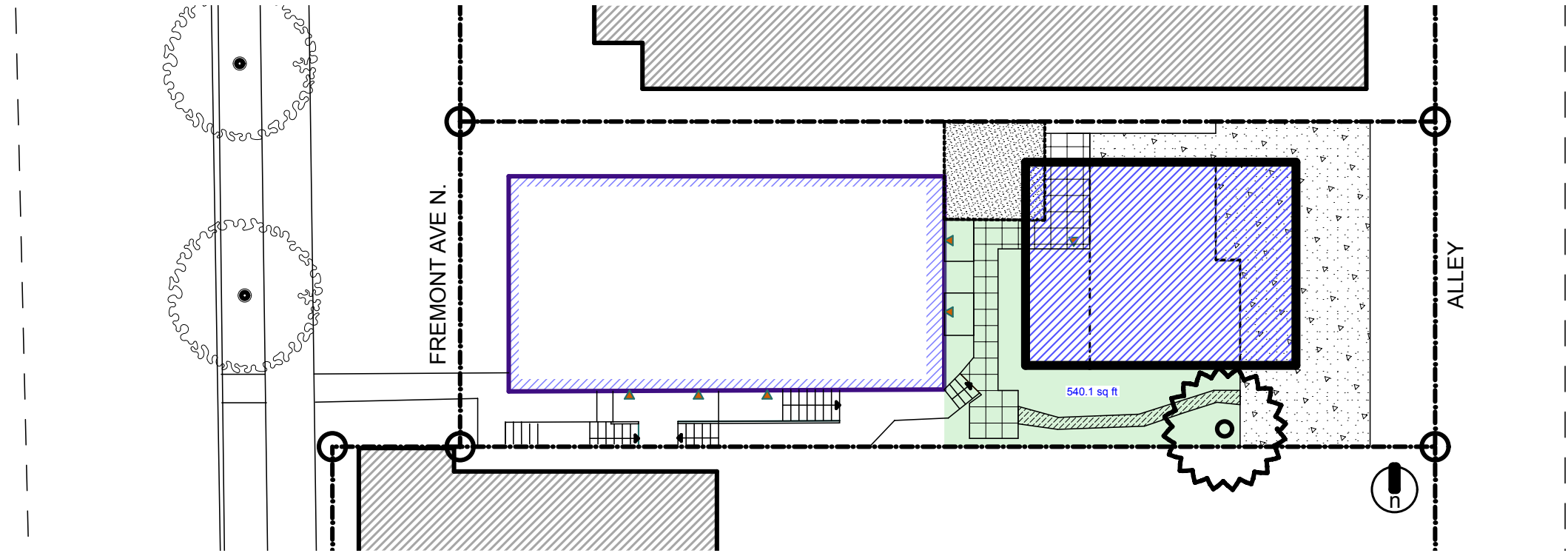
Because of the non-descript nature of the original apartment building, the proposal uses a new range of materials, in thinking that the 6 unit apartment will eventually be upgraded to match the 4 unit addition



Design options



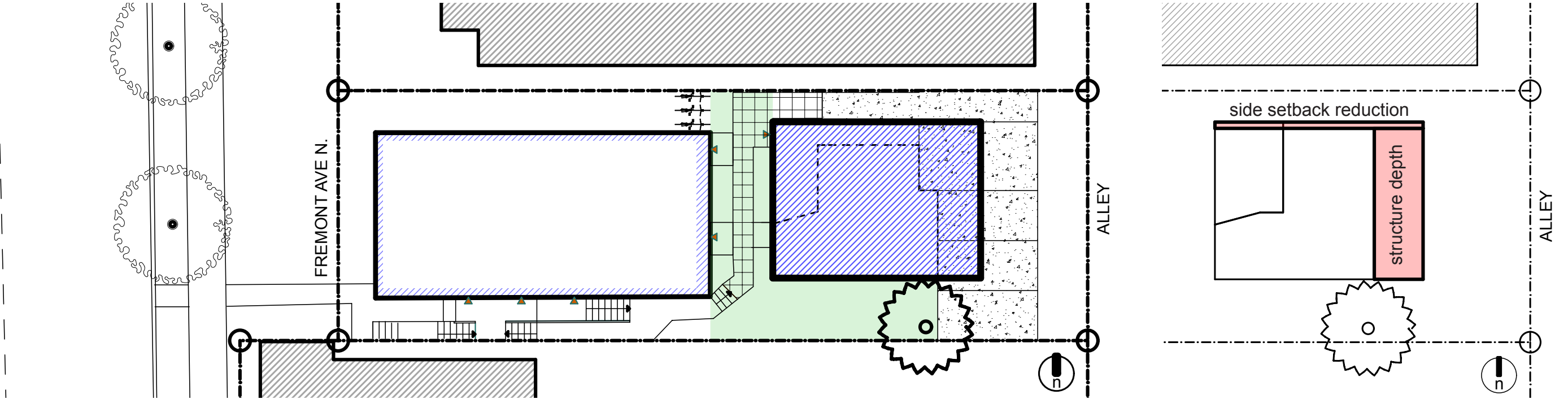
COMPLIANT SITE PLAN



SITE PLAN OPTION WITH PROPOSED DEPARTURES

- EXISTING STRUCTURE
- FOOTPRINT @ GRADE
- UPPER LEVEL
- SERVICE AREA
- PARKING
- AMENITY AREA
- INFORMAL PATH
- PATIO/WALKWAYS

Preferred Site Plan



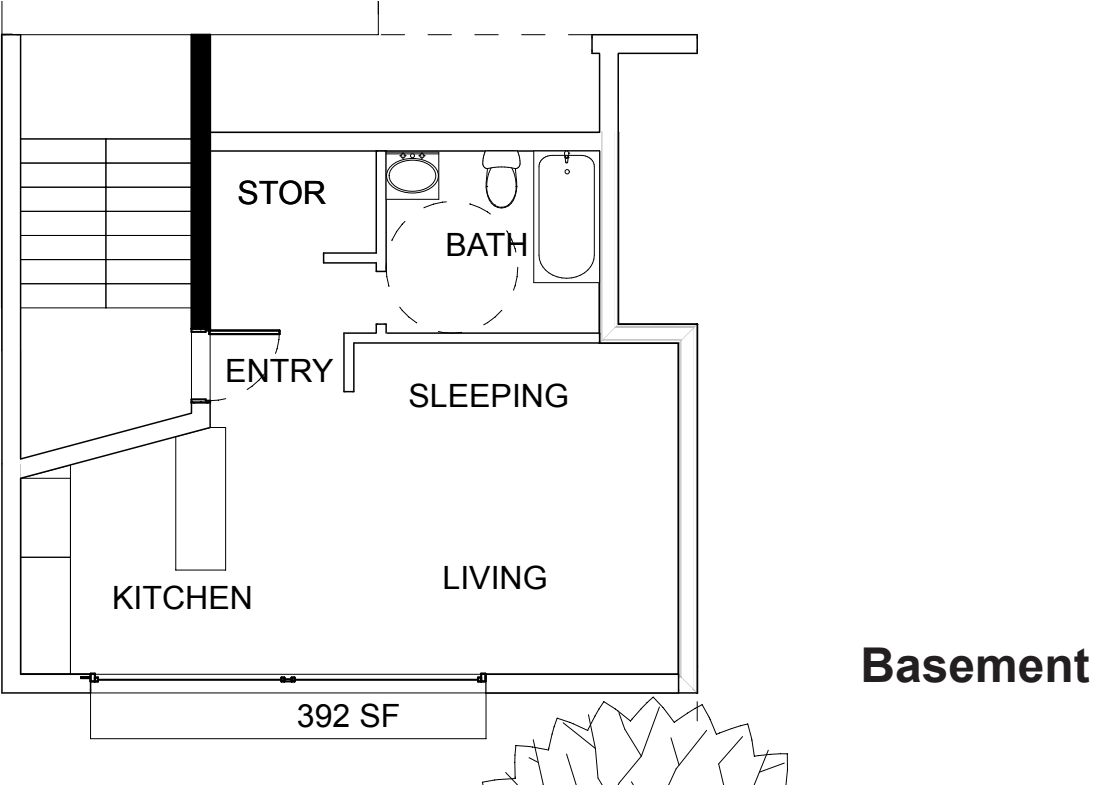
Departure Table

From SMC 23.41.018.D.4

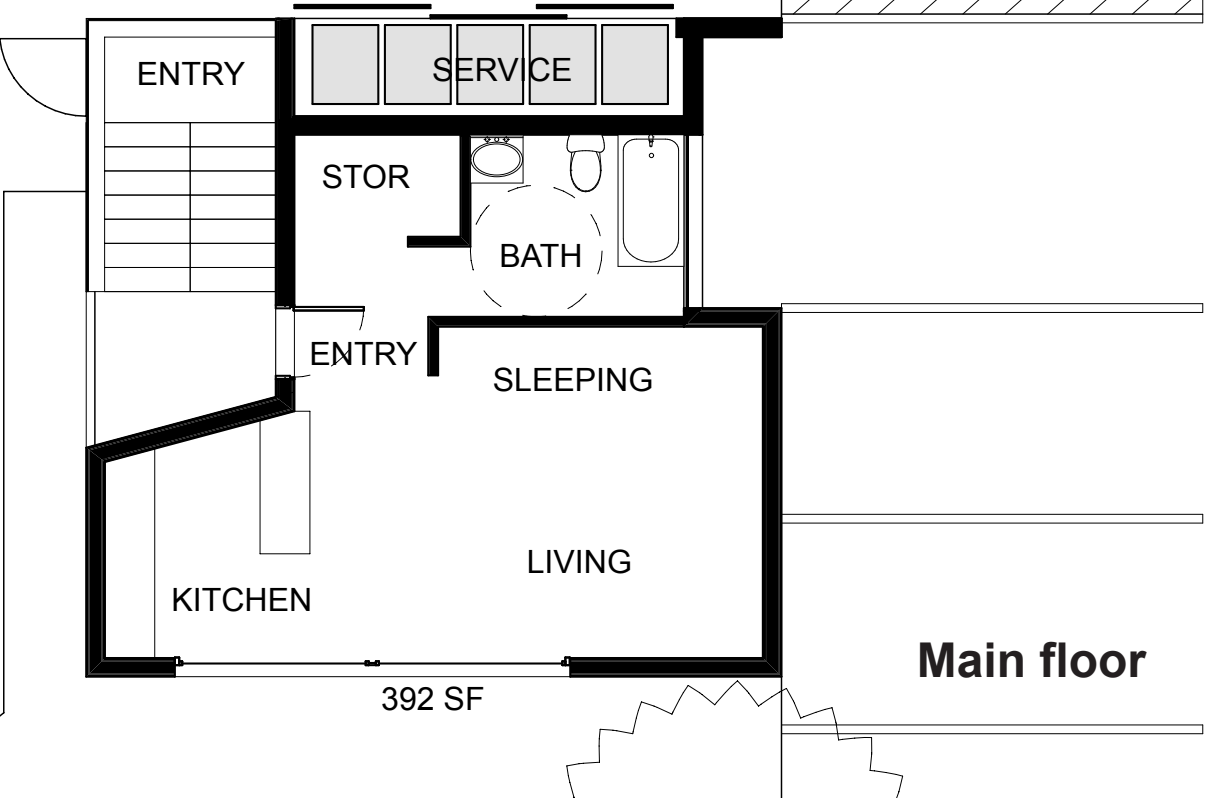
CODE SECTION	NAME	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTS DESIGN GUIDELINES
SMC 23.45.527	Structure depth	65% of lot is 78 feet. The proposal increases the depth to 85.8'	10% increase	An increase in the structure depth, allows us to make concessions in structure width and therefore more space to preserve the 22" diameter cedar at southeast edge of property. Because lot is narrow, using the 15' setback for structures over 65% is impractically narrow.	CS1.B.3, CS1.D.1, CS2.B.3, PL1.A.1, DC3.A/B/C, DC4.D.4.
SMC 23.45.518	Side setback	North: 6' average	50% reduction of one sideyard setback	The reduction of the sideyard setback on the north property edge by one foot allows more space for the preservation of the 22" diameter cedar at the southeast edge of the property	CS1.B.3, CS1.D.1, CS2.B.3, PL1.A.1, DC3.A/B/C, DC4.D.4.
SMC 23.45.522	Amenity space	1080 SF	10% reduction	Current structure is centered on front of lot and precludes using any of the front half of the lot. The rear half of the lot is paved and has essentially no reasonable amenity space.	CS1.D.1, PL1.A.1, PL1.C.1., DC3.A/B/C, DC4.D.4.

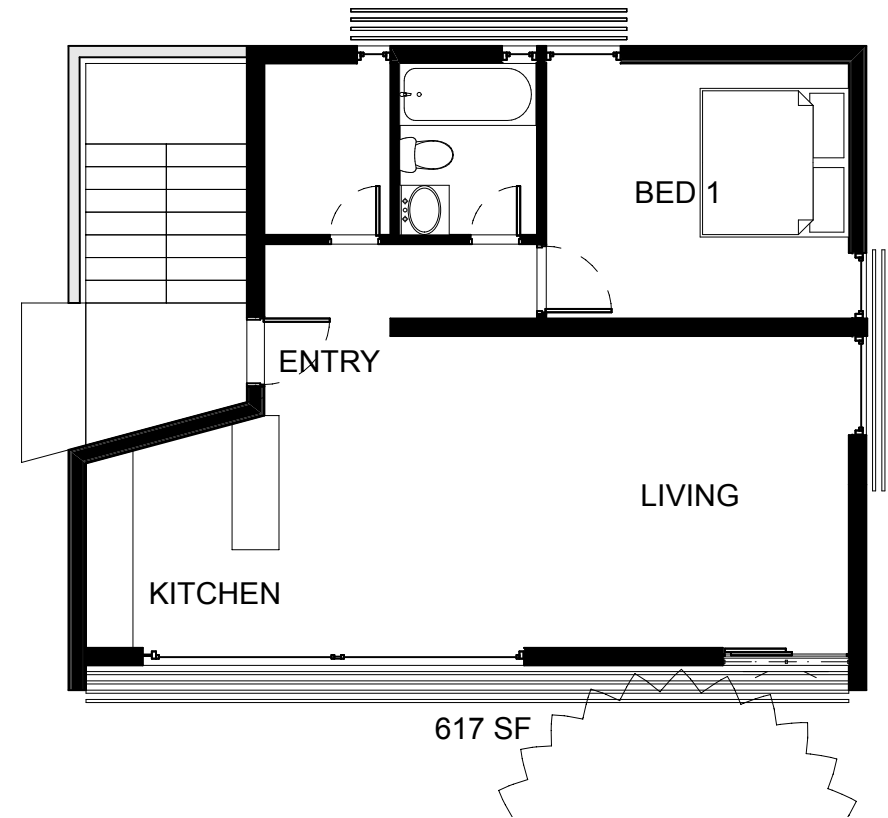


Preferred Option

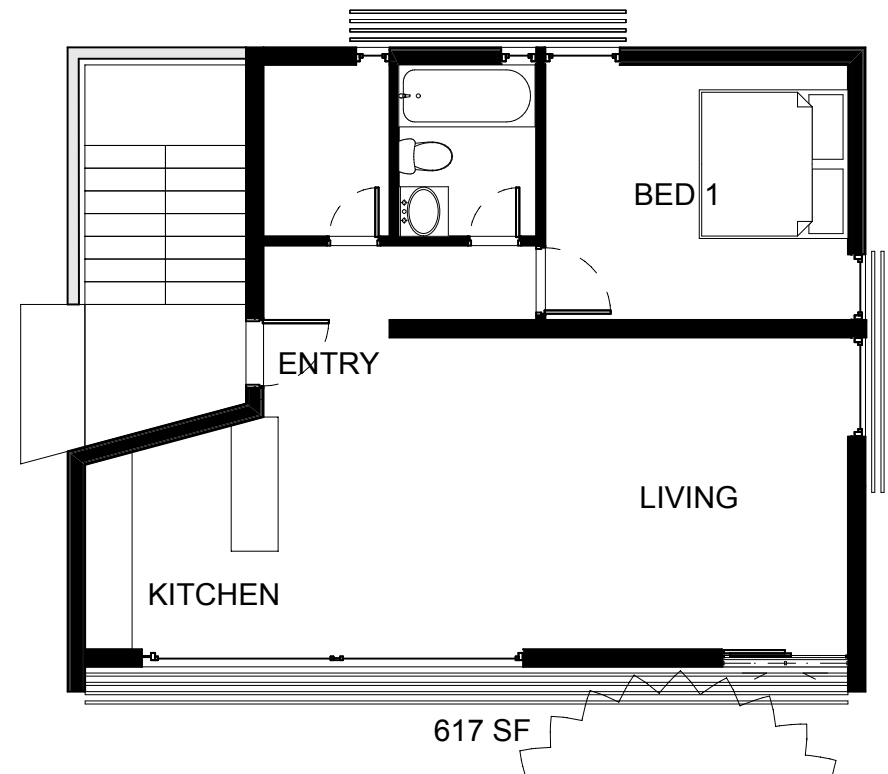


BIKES





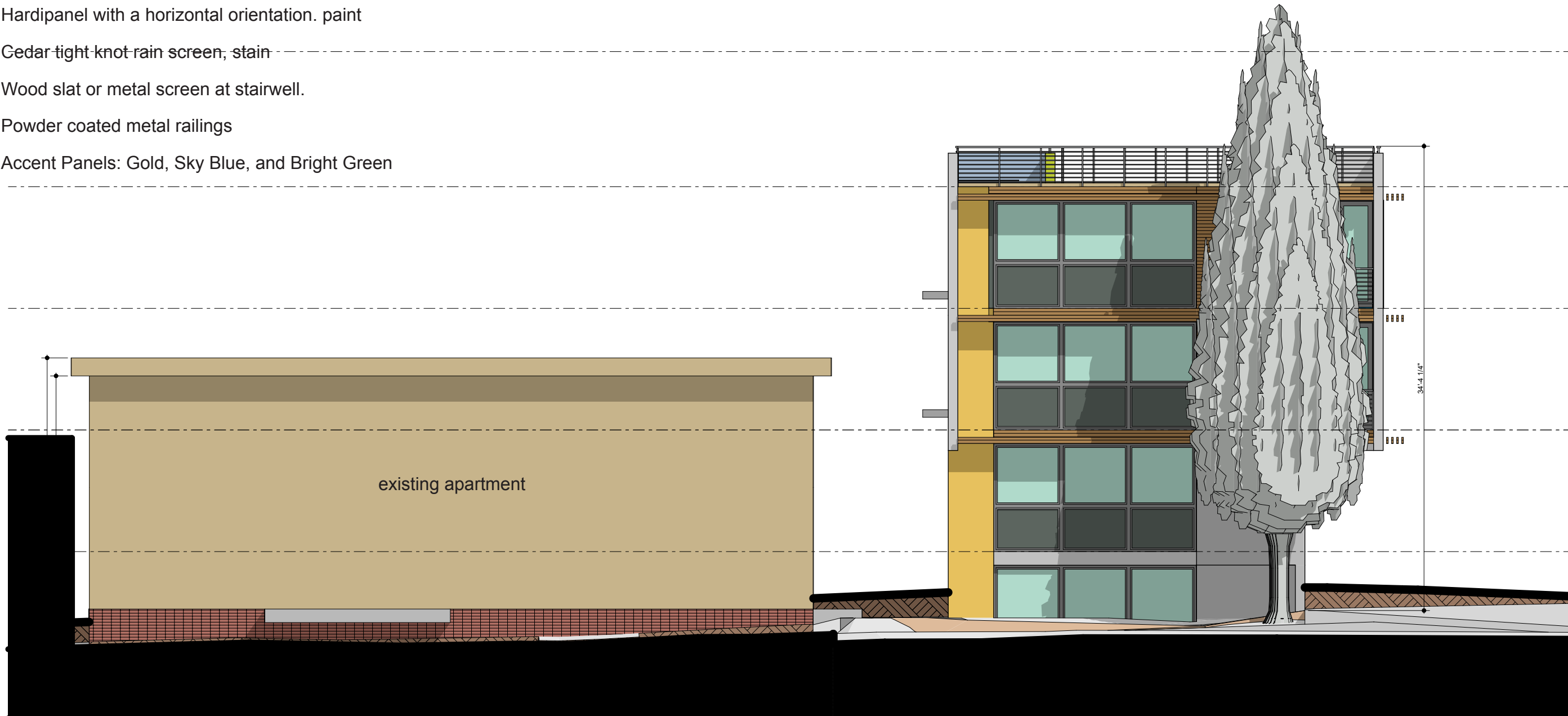
Second Floor



Third Floor

SOUTH ELEVATION

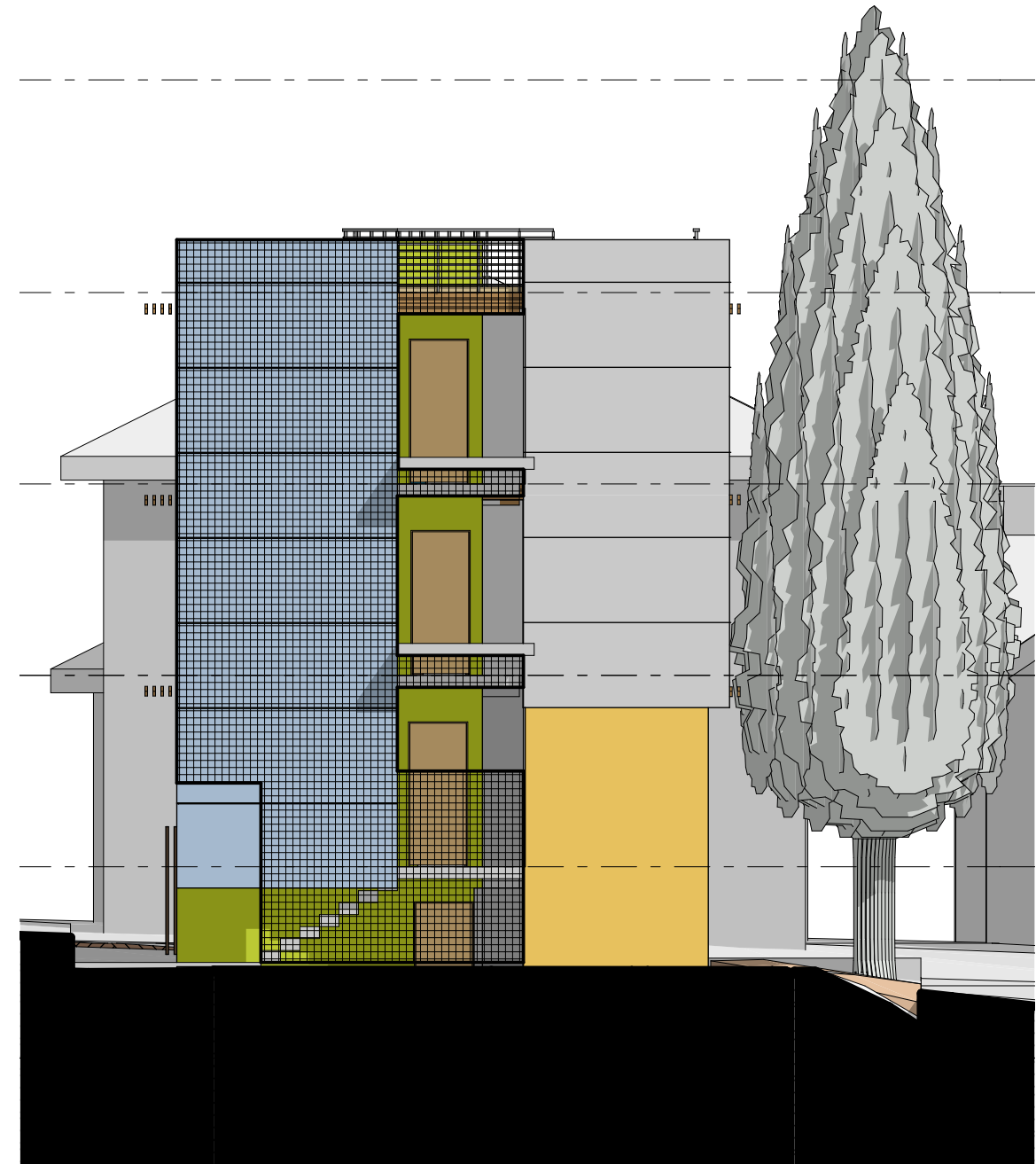
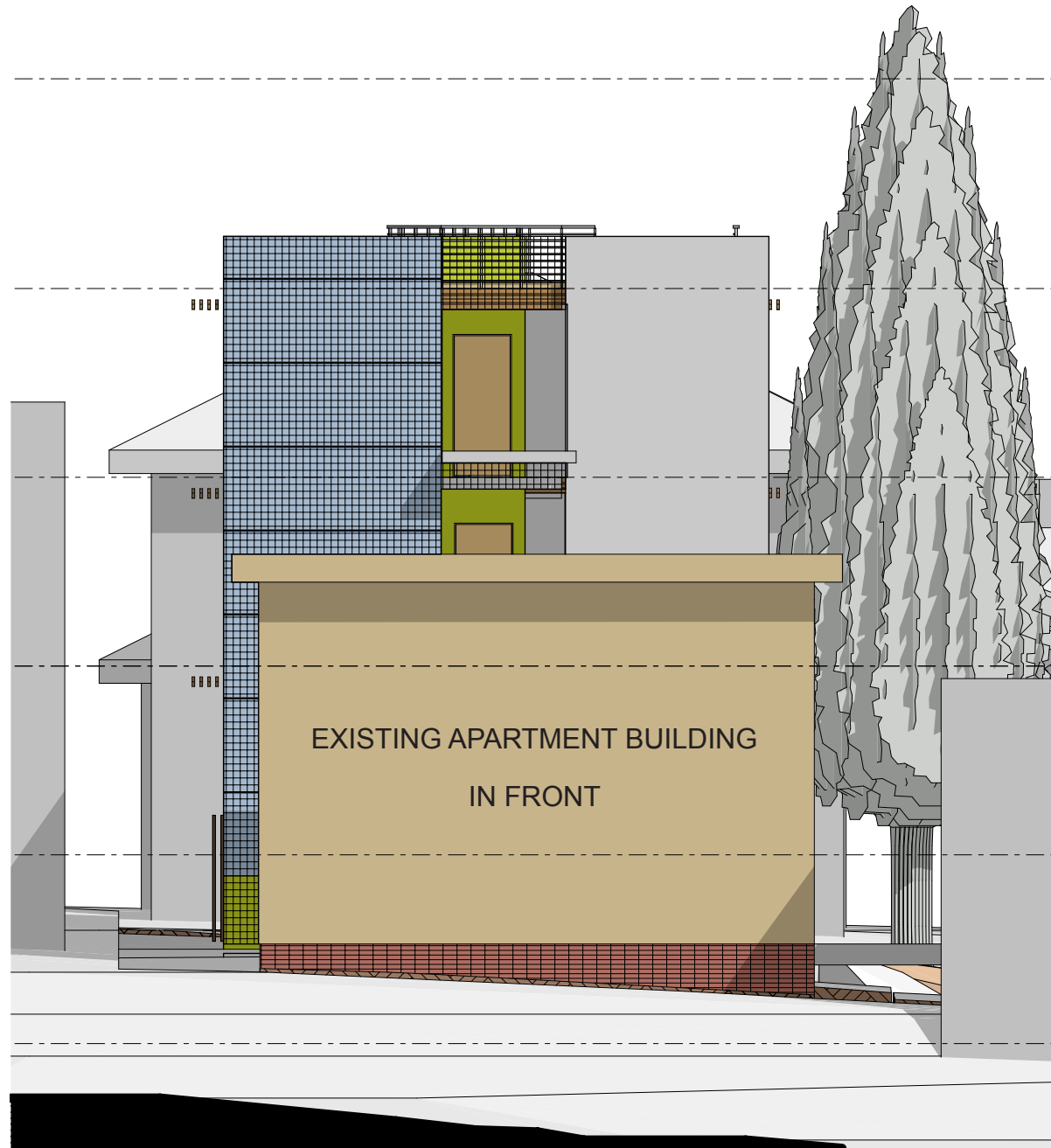
- Preliminary Material Selections:
- Hardipanel with a horizontal orientation. paint
 - Cedar tight knot rain screen, stain
 - Wood slat or metal screen at stairwell.
 - Powder coated metal railings
 - Accent Panels: Gold, Sky Blue, and Bright Green



NORTH ELEVATION



WEST ELEVATIONS



EAST ELEVATION

