



HYBRID

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EARLY DESIGN GUIDANCE

FREMONT RESIDENCES

3421 & 3422 WOODLAND PARK AVE N

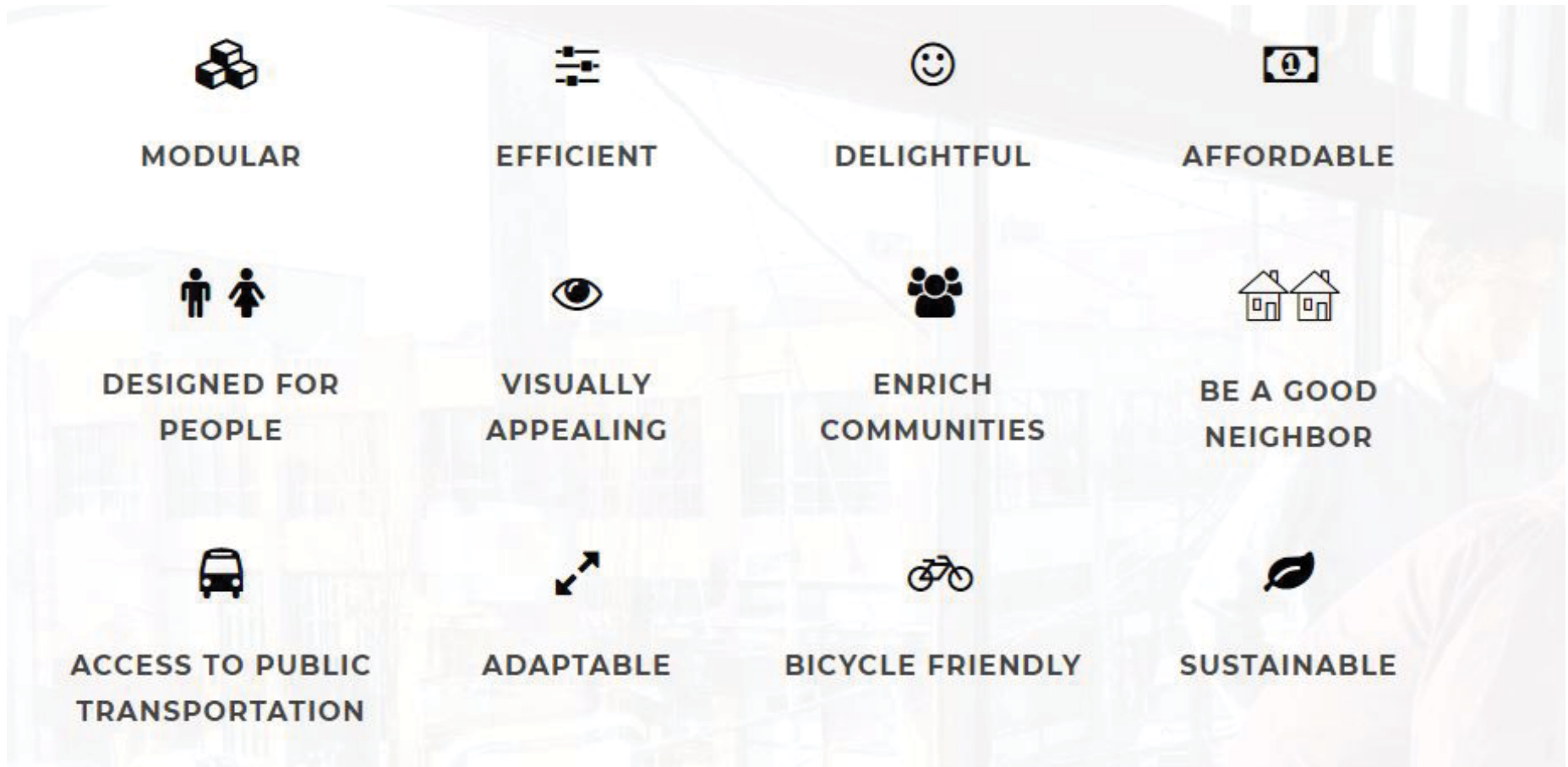
PROJECT #3032609-EG | 07 JANUARY, 2019

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Our Hybrid Livability Manifesto

We believe many factors impact the livability of architecture – from economical, social, environmental, & cultural. Our Hybrid 'Livability' Manifesto is a series of concepts we apply to Hybrid Designs. It constantly improves as our understanding of modern living evolves through Research, Competition Work, & Professional Experience gained from the front lines of Building the Livable City.



Let Us Introduce Ourselves

Rob Humble
*Architect
Design Lead*



Jade Aramaki
*Project Manager
Designer*



Gina Gage
*Architect
Designer*



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*Project Manager
Designer*



Why Density?

How do we accomodate the significant growth within Seattle?



shared exterior space - view of Gas Works Park

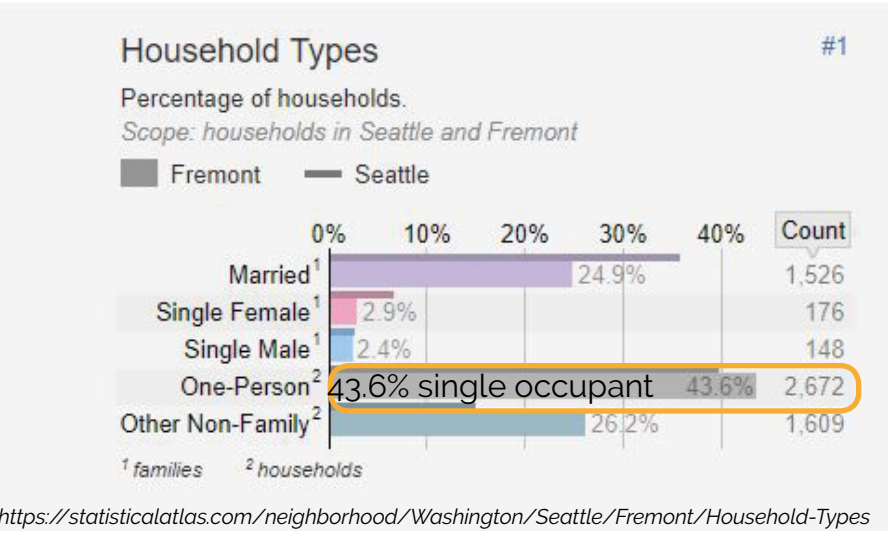


shared roof decks that are multifunctional

AFFORDABLE APARTMENTS: SMALL EFFICIENCY DWELLING UNITS & UNIT MIXES

what is needed?

affordable, market rate, non-subsidized multi-family rental product



■ **Growth targets in Seattle's Comprehensive Plan:** As articulated in the Seattle 2035 Comprehensive Plan, Seattle is anticipating and planning for at least 70,000 housing units citywide over the 20-year planning period from 2015 to 2035. These estimates are based on the city's share of growth projected for King County. Seattle's urban village strategy guides most of the city's housing and employment growth to urban centers and urban villages.



Average Fremont Resident:

Fremont has a population of 11,734 people with 6,131 households. with a median age of 25-29 and a median household income of \$76.7K.



support transit infrastructure



shared lounges



people gather at the Fremont Sunday Market



connection to outdoor spaces

In Seattle > 40% of households are single occupant

*Based on US Census data in these areas

3421 & 3422 WOODLAND PARK AVE N RESIDENCES

Development Objectives

- Design **affordable, buildable, livable** dwelling units and community spaces
- Develop a diverse **mix of unit types**
- **Activate the street** corner at Woodland Park Ave N and N 35th ST
- Provide **new multi-family and commercial** retail spaces

Neighborhood Objectives

- Provide an **active streetscape** for the community
- Provide a **mix of uses** both residential and commercial
- **Design respectfully** and mindful of neighboring properties
- Provide connections in **proximity to transit**

Design Objectives

- Design with Fremont's **artistic counter culture** in mind
- Enhance the **pedestrian and bike friendly infrastructure**
- Respect neighbor's **access to daylight**, with particular sensitivity around the recent upzone
- Provide connections to **natural planted features**
- Create **shared spaces** that are multi-functional for both the community and residents



Fremont's Neighborhood Character Can Inform The Project Design



Proud
"Center of the Universe"



Quiet
Calm of parks / Picnics / Hangout on Porches



Expressive
Personal expression of values and ideals



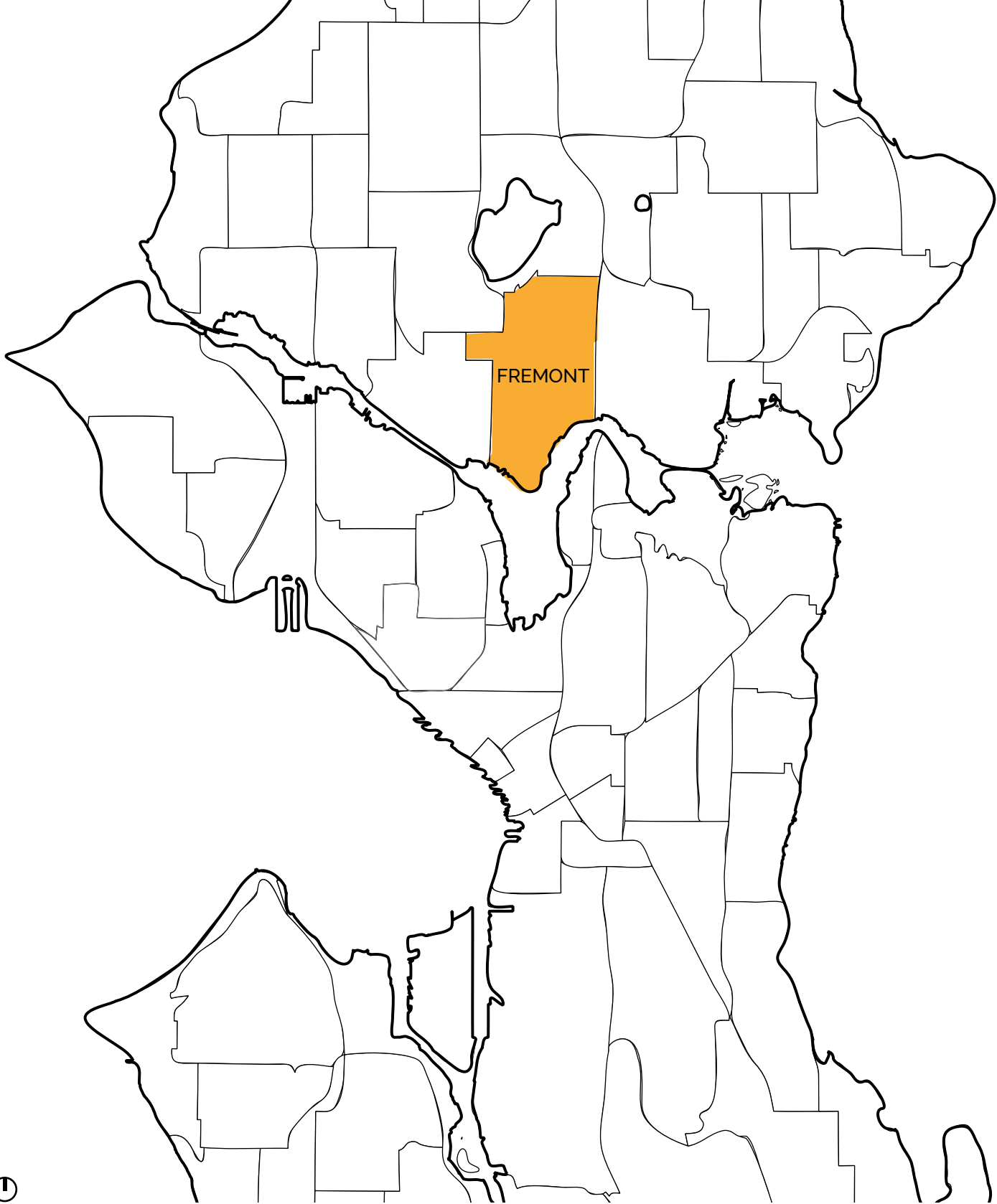
Vibrant
Mix of arts, cultural exchange



Landscape / Parks
Gas Works Park



Active
Walkable, Bikeable, Movement



GREATER CONTEXT AND NOTEABLE LANDMARKS

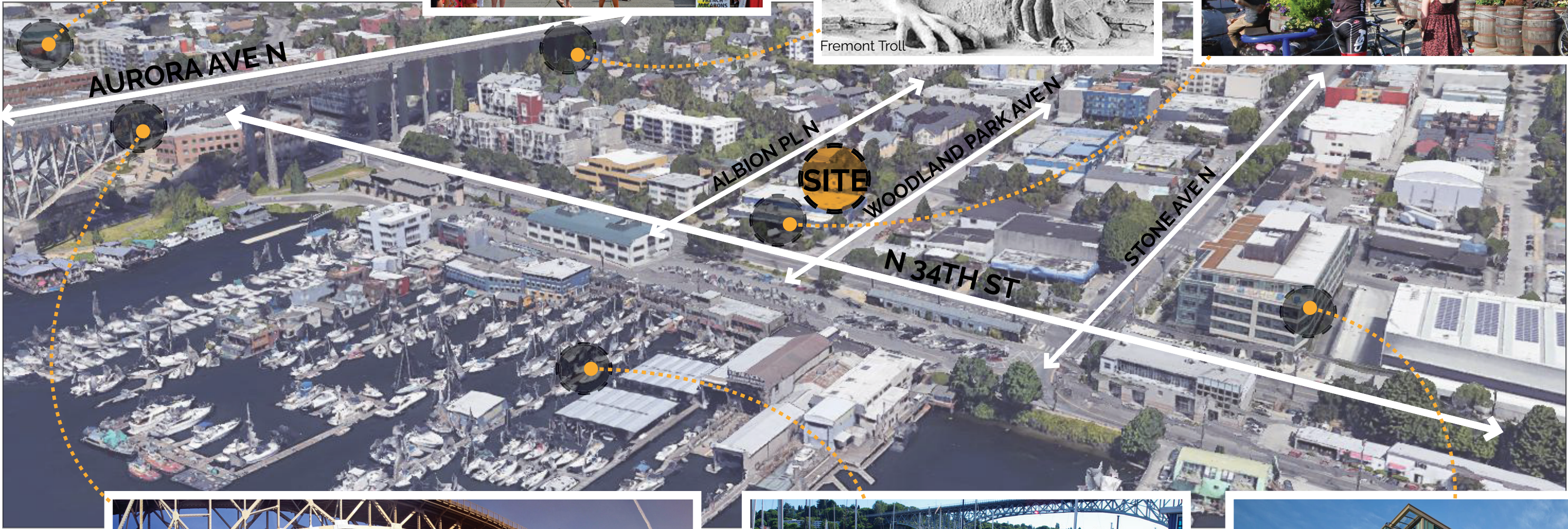
Fremont Commercial Core



Fremont Troll



Fremont Brewery



Aerial Map



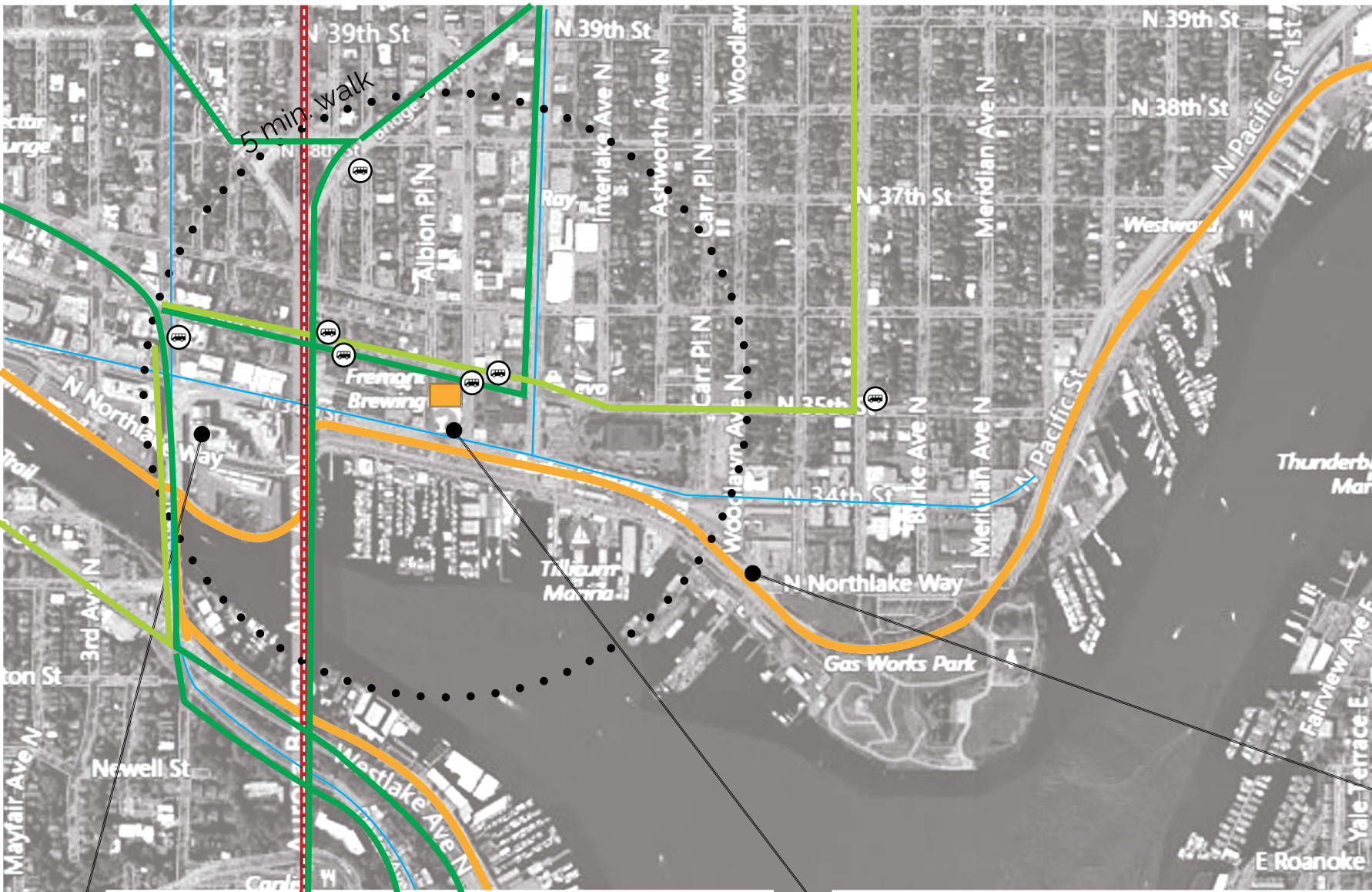
Aurora Bridge



Fremont's North End Marina



Brooks Running Company Headquarters



Pedestrian & Bicycle Routes

The site is located adjacent to the Burke Gilman Trail which provides both bike and pedestrian friendly routes through the neighborhood and to Gas Works Park. There are several bike lanes in proximity to the site as well as protected bike lanes through to downtown.

① Bike & Trail Legend

- Mult-Use Trail
- Bike Lane on Street
- Protected Bike Lane

Transit & Access

The project is located next to Fremont's central transit hub, a 7 minute walk west. This hub provides access to downtown, north, and east to the University District which has access to the Link Light Rail.

① Transit Legend

- Rapid Ride
- Frequent Busses
- Basic Bus Lines
- Bus Stop



Fremont Ave N & N 34th St Bus Stop

0.3 miles away - 7 minute walk West along N 34th Street
Buses 31, 32, 40, 62



High Bike Activity - Fremont Brewery

Located south of the site



Burke Gilman Trail

Located south of the site

Surrounding Uses and Urban Village

The site is bounded by predominately residential single family homes and condominiums to the west, warehouse and office development to the east, a warehouse and brewery to the south, and a nursery to the north. The project is located in an urban village hub that promotes density and growth.



① **Fremont Hub Urban Village + Tree Canopy**

- Fremong Hub Urban Village
- Tree Canopy



① **Typologies/Usages**

Neighboring area includes residential, apartments, condominiums and mixed use, office, restaurant and parking uses with new developments tending residential or mixed use.

- | | |
|---------------|---------------------|
| Townhouses | Bank |
| Single Family | Restaurant / Retail |
| Apartment | Office |
| Multifamily | Warehouse |
| Condominium | Light industrial |
| Group Home | Parking |
| Mixed Use | Marina |

Neighborhood Architectural Precedent

This neighborhood of Fremont hosts a variety of architectural styles and mix of older brick buildings along with newer Mixed Use developments clad in cement board, metal and other contemporary materials. commercial and warehouses spaces. Pictures below are from the Fremont area and share qualities the project desires to achieve.



Commercial Building Signage and Exterior Patio



Tableau - Simple Massing, Fenestration. Materiality



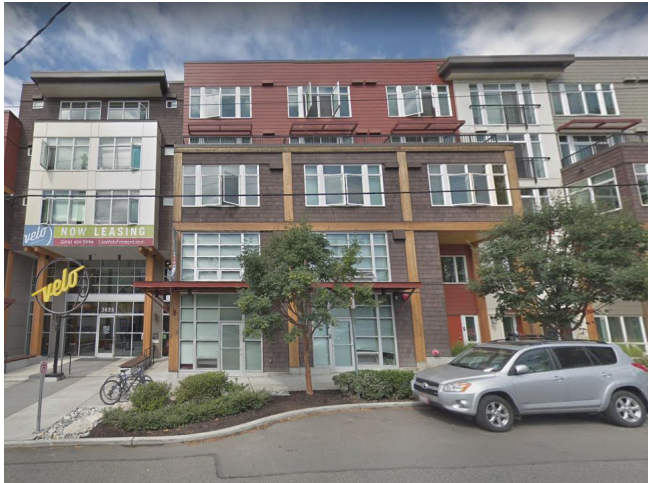
SPU Transfer Station - Textures, Landscape



6-Story Multi-Family Building - Use of Angles / Art



Brooks HQ - Angled Facade, Large Windows



Velo Apartments - Massing Modulation



Industrial EVO Retail - Signage, Painted Murals



SPU Transfer Station - Texture Rich Landscaping



5-Story Mixed Use - Recess Above Podium



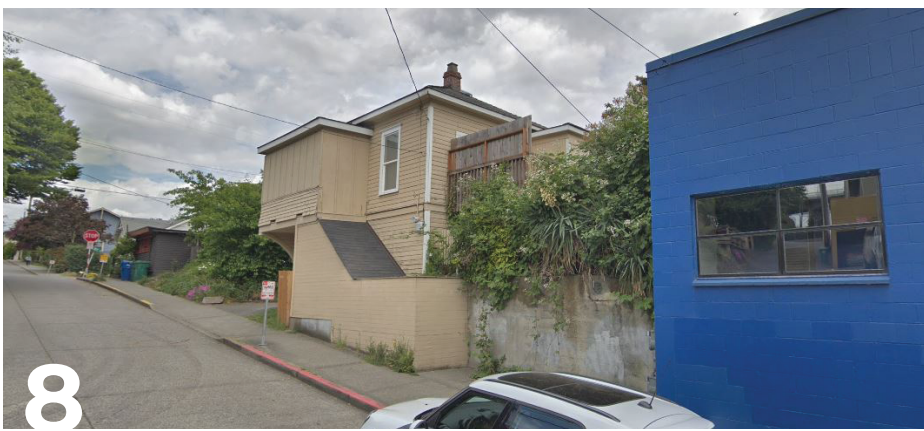
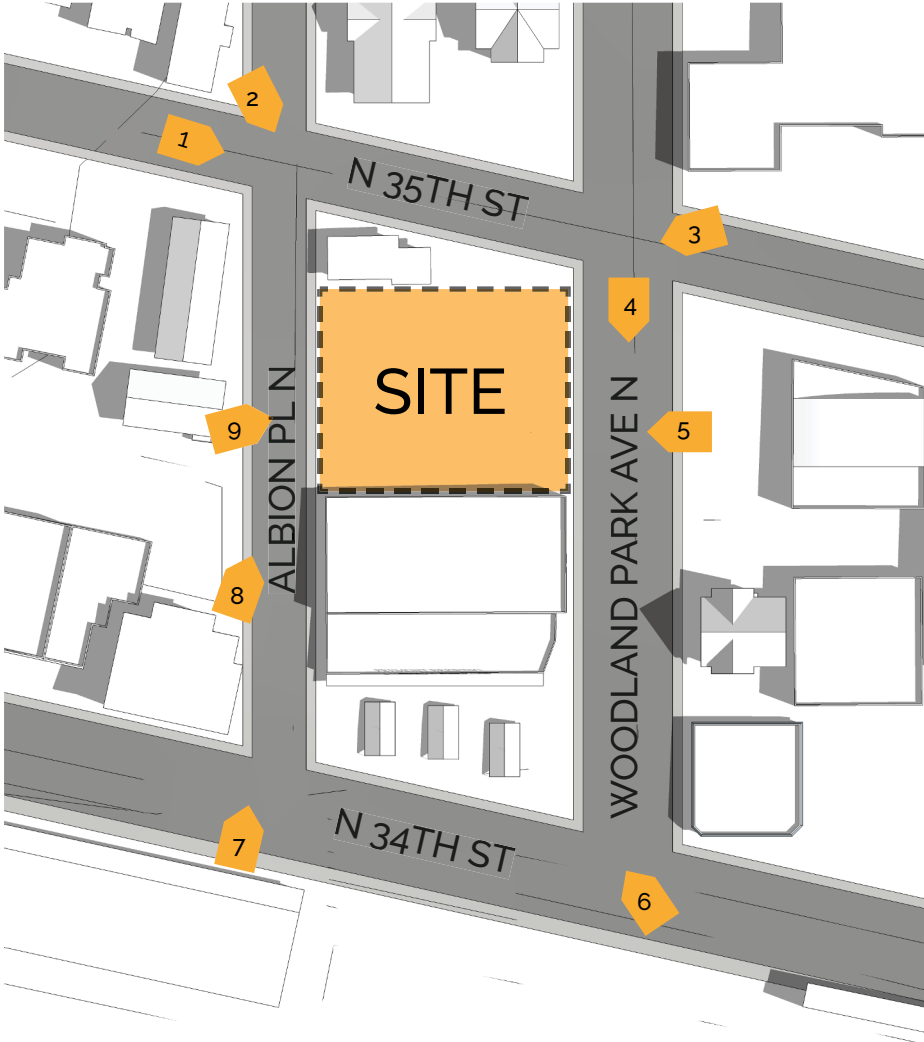
SPU Transer Station - Materials and Fenestration



4-Story Apartments - Industrial Character

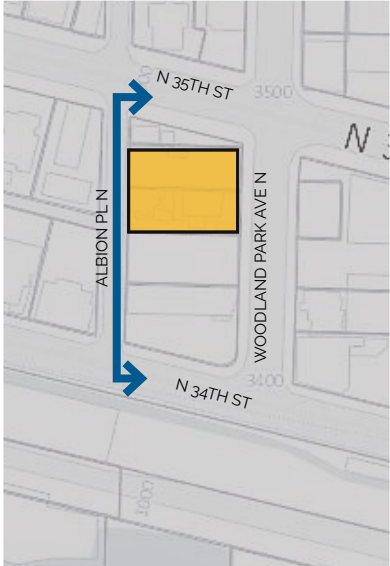


Tableau - Vehicular and Pedestrian Access



Site Photos

The collection of images continue to explore the immediate block context and investigate views into our project development.

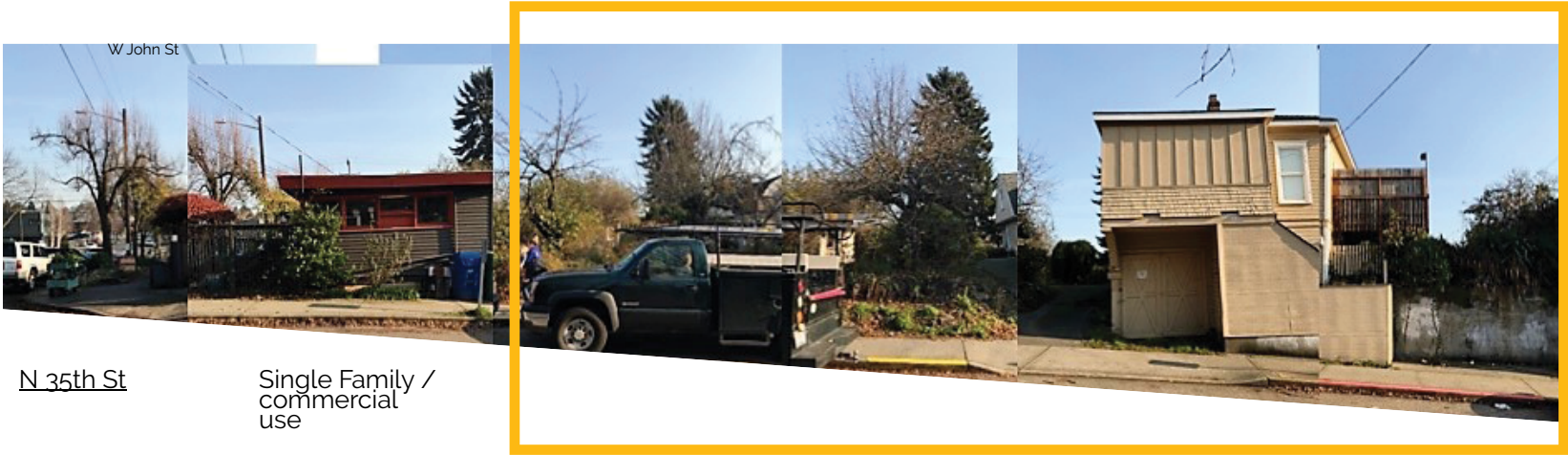


①

Street Context

Adjacent neighbors within the block are the warehouse to the south a nursery to the north. Particular attention will be paid to ensure the massing and datum of the lower floors reflects the scale of the adjacent structures, pulling datum lines from the context and setting the building back so that the mass as a whole maintains an appropriate scale with the upzone.

SITE



N 35th St
Single Family / commercial use



Fremont Warehouse

Fremont Brewery

N 34th St

ACROSS FROM SITE



N 34th St

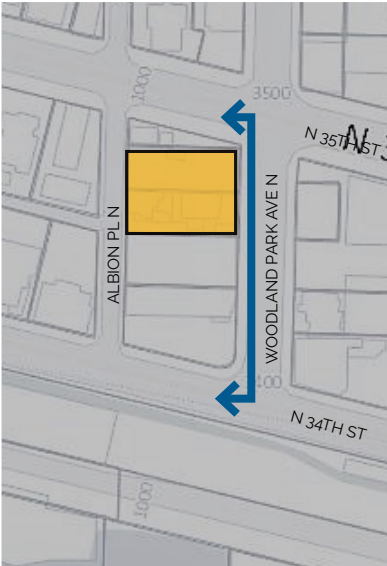
Residential Condominium Building

Alley

Residential Duplex Apartments

N 35th St

Street Context - Woodland Park Ave N



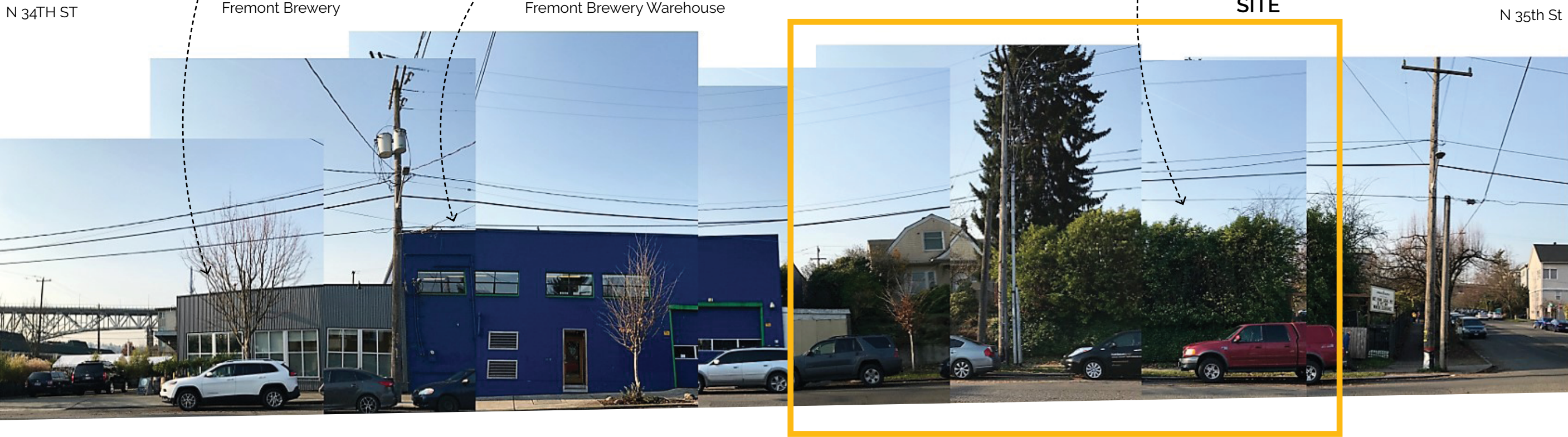
Fremont Brewery - exterior gathering space



Color backgrounds and accents



Nursery At Corner



Current Zoning Code



📍 Zoning Map

SITE LOCATION	3421 WOODLAND PK AVE N AND 3422 ALBION PL N
SITE ZONING	C1-40
OVERLAY	FREMONT HUB URBAN VILLAGE
ECA	NO ECA
SEPA REVIEW 23.05.800 - TAB A/B	NO SEPA REQ (BELOW 200 UNITS)
PARKING REQUIRED	FREQUENT TRANSIT, NO PARKING REQ
HEIGHT 23.45.514	40' MAX HEIGHT
SITE AREA	13,000 SF
FLOOR AREA RATIO 23.45.510	3.0 BASE FAR / 3.25 MAX FAR W/ COMMERCIAL USE
FLOOR AREA	39,000SF (BASE FAR) / 42,250SF (MAX FAR)
SETBACKS 23.45.518	9.4FT SETBACK REQUIRED ON ALBION PL. N
AMENITY AREA 23.45.522	5% OF RESIDENTIAL AREA

Legal Description

3421 WOODLAND PARK AVE N 98103
S 50 FT OF N 385 FT OF W 130 FT OF GL 2 LY S
OF KILBOURNE ST

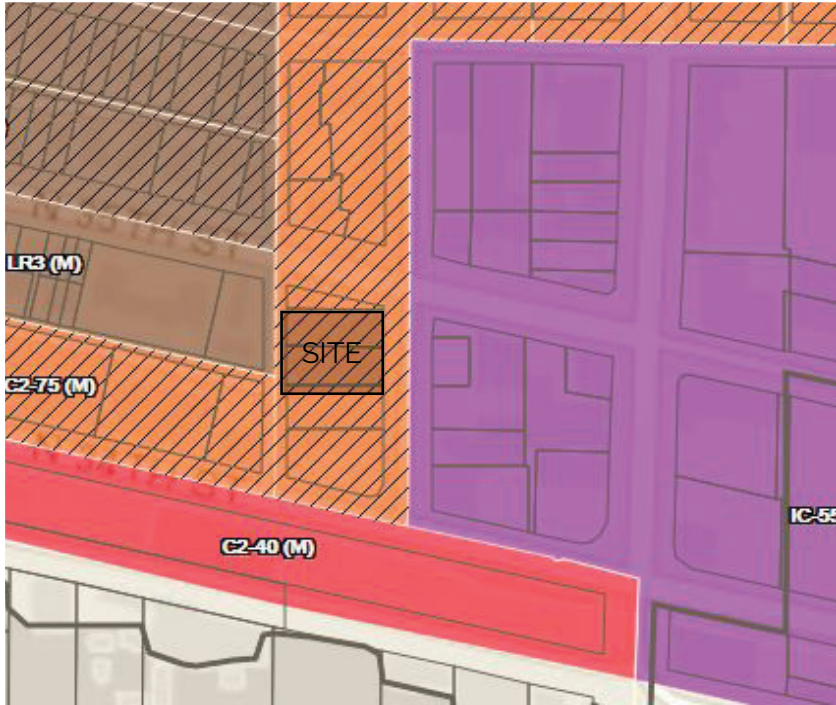
3422 ALBION PL N 98103
S 50 FT OF N 435 FT OF W 130 FT OF GL 2 LY S
OF KILBOURNE ST

Building Height & FAR

With the new upzone coming into effect, the project proposes to move forward with MHA proposed zoning. A first option is included that is compliant with the current zoning in the case that the project moves forward before MHA is approved.

*Note: This project complies with zoning code before Upzone.

MHA - Zoning Changes



📍 Zoning Map

SITE LOCATION	3421 WOODLAND PK AVE N AND 3422 ALBION PL N
SITE ZONING	NC2-75
OVERLAY	FREMONT HUB URBAN VILLAGE
ECA	NO ECA
SEPA REVIEW 23.05.800 - TAB A/B	NO SEPA REQ (BELOW 200 UNITS)
PARKING REQUIRED	FREQUENT TRANSIT, NO PARKING REQ
HEIGHT 23.45.514	75' MAX HEIGHT
SITE AREA	13,000 SF
FLOOR AREA RATIO 23.45.510	5.5
FLOOR AREA	71,500 SF
SETBACKS 23.45.518	9.4FT SETBACK REQUIRED ON ALBION PL. N
AMENITY AREA 23.45.522	5% OF RESIDENTIAL AREA

Zoning Code

Site is zoned preferred NC2-75(M1) within the Fremont Hub Urban Village. The site does not border any other zones and is in a neighborhood that is densifying with a many new mixed use projects under construction or set to start building in the near future.

MHA - preferred changes (site in white)

Survey and Site Analysis

ADDRESS:
3421 & 3422 Woodland Park Ave N
Seattle, WA 98102

PARCEL NO:
1825049060 (3421)
1825049098 (3422)

DESCRIPTION:
3421 WOODLAND PARK AVE N 98103
S 50 FT OF N 385 FT OF W 130 FT OF GL 2 LY S OF
KILBOURNE ST

3422 ALBION PL N 98103
S 50 FT OF N 435 FT OF W 130 FT OF GL 2 LY S OF
KILBOURNE ST

SITE AREA:
13,000 SF

ZONING:
C1-40 (current)
NC2-75 (future)

STREET:
ALBION PLACE N
SLOPES DOWNHILL N>S
16'-0" TO C/L OF STREET
6" CONC. CURB
CONC. SIDEWALK

WOODLAND PARK AVE N
SLOPES DOWNHILL N>S
33'-0" TO CL OF STREET
6" CONCRETE CURB
CONCRETE SIDEWALK

ALLEY:
NO ALLEY

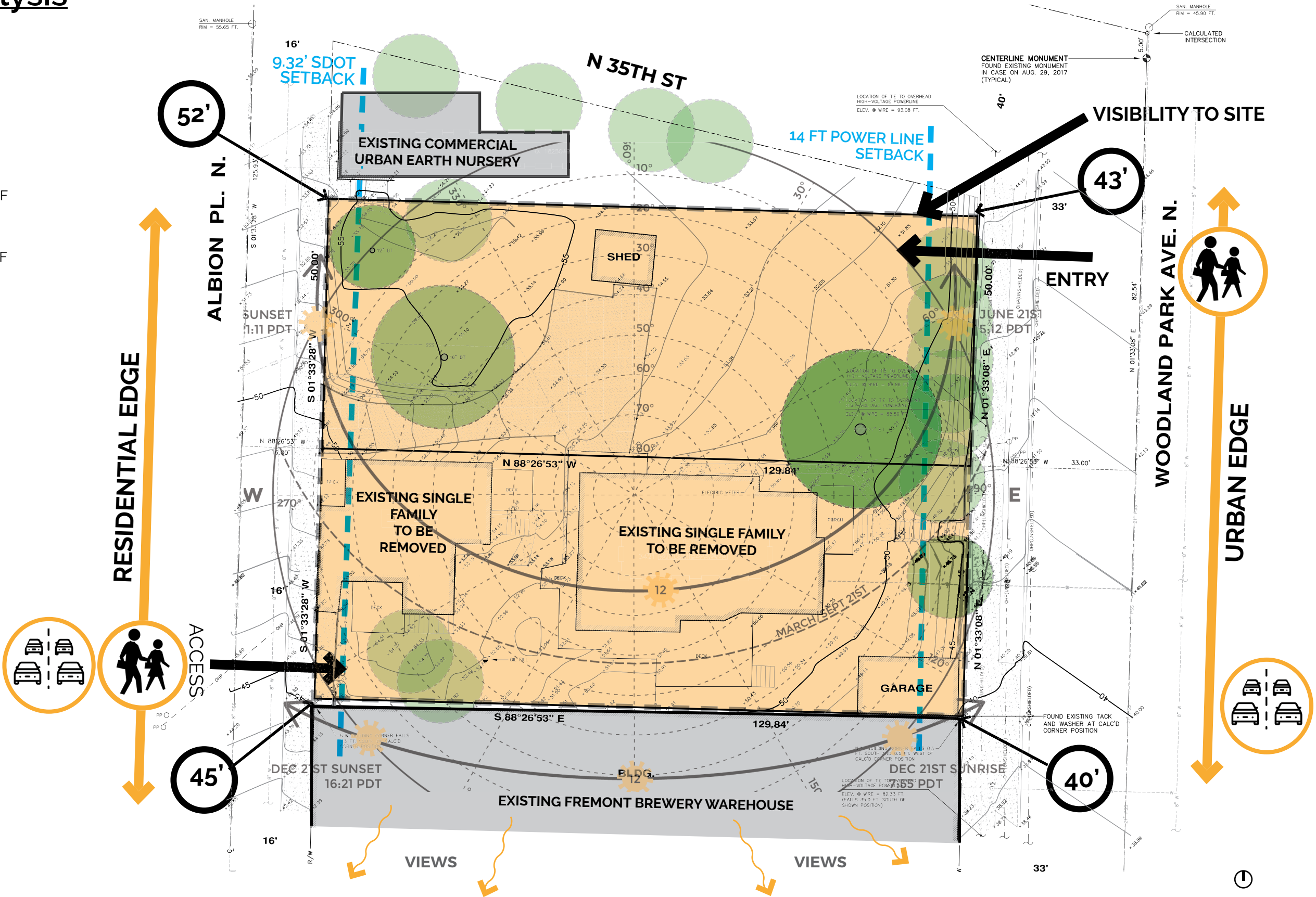
UTILITIES:
ALL UTILITIES SERVICED FROM STREET

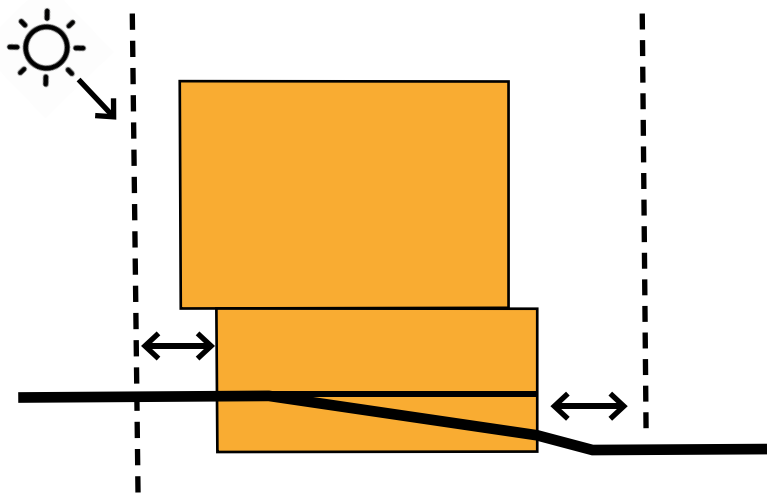
ADJACENT BUILDINGS:
NORTH- 1051 N 35TH ST
1-STORY, WD FRAMED COMMERCIAL

EAST - 3415 STONE WAY N
VACANT PARKING LOT

SOUTH - 1050 N 34TH ST
1-STORY, MASONRY WAREHOUSE

WEST- 955 N 35TH ST
1-STORY DUPLEX RESIDENTIAL





CS1: NATURAL SYSTEMS AND SITE FEATURES

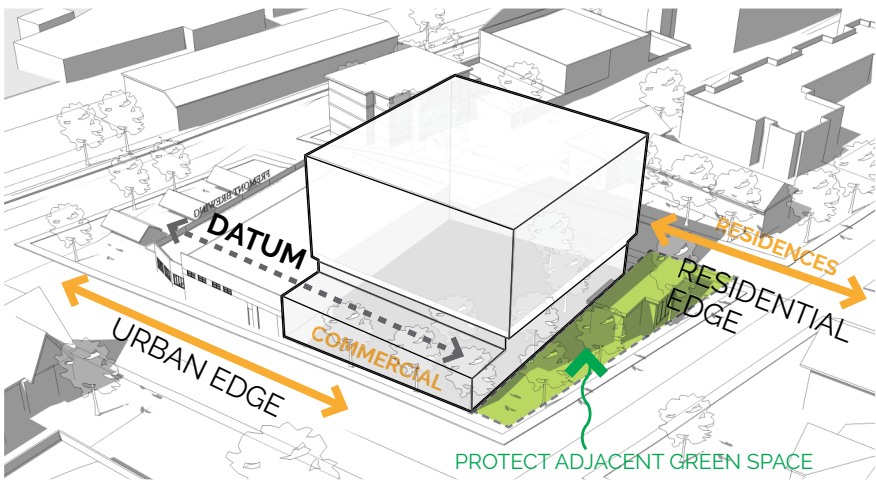
Use natural systems and features of the site and its surroundings as a starting point for project design.

1. LOCAL TOPOGRAPHY

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches

Response:

Project is oriented to make use of the slight slope from the southwest corner of the site down to the northeast corner of the site by introducing parking with a minimal ramp on the southwest side. This gives opportunity for tall live-work spaces off of Woodland Park Ave N.



CS2: URBAN PATTERN AND FORM

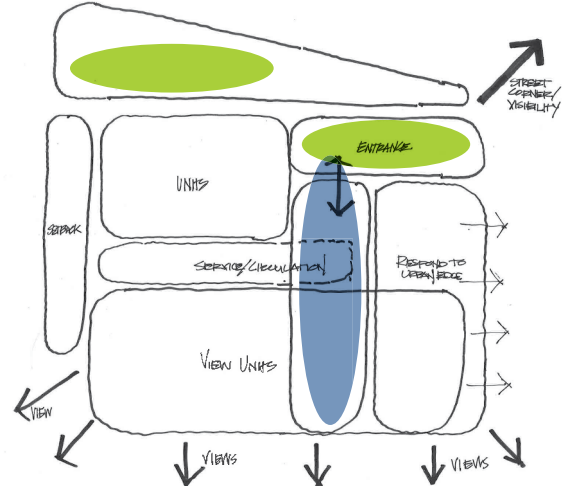
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces

B. ADJACENT SITES, STREETS AND OPEN SPACES

- 2. Connection To the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Response:

The design will take cues from the context of the site, creating datum lines and setbacks referencing the existing context. The scale at the residential units off of the street will resemble those of the townhomes and residences in the area. Edges will be articulated and scale broken down to emphasize unit individuality. The project places the predominant entry along the urban edge near the adjacent green space of the property to the north, to help support the more commercial uses off of Woodland Ave N.



PL1: CONNECTIVITY

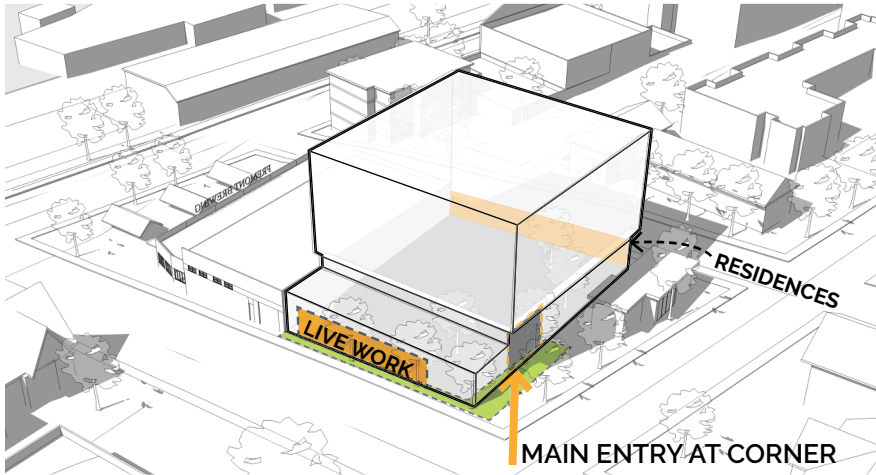
Complement and contribute to the network of open spaces around the site and the connections among them.

B. WALKWAYS AND CONNECTIONS

- 3. Pedestrian infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response:

The project is located in a high pedestrian and bike friendly area. To enhance circulation throughout the site, a midblock connection is proposed so that visitors can come from the bus on the southwest and pass through the project to the main entry on the northeast.



PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

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. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Response:

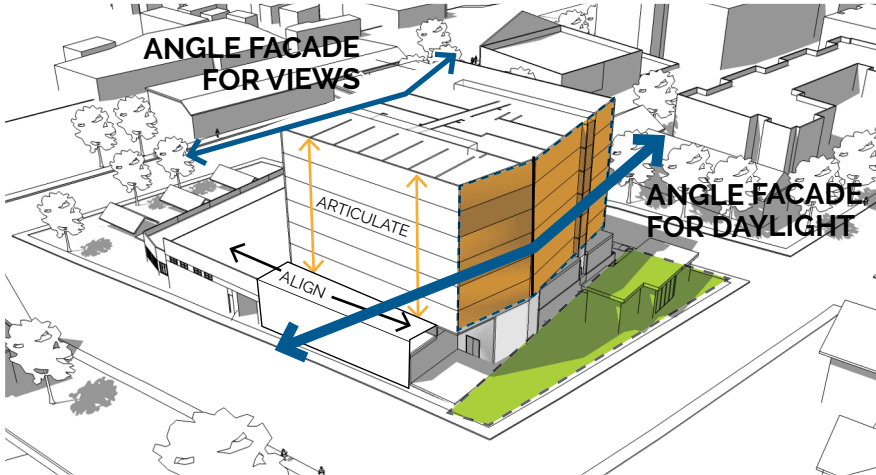
The main entry is located off of the northeast corner of the site (urban edge), the most publicly visible point from the public realm into the site. The articulation of the entry will be larger in scale than the surrounding elements, creating hierarchy and emphasizing the focal point of the entry.

C. RESIDENTIAL EDGES

- 2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.
- 3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

Response:

Residential units will be designed with individuality in mind by integrating stoops, landscaping, canopies, and other detailed transitional elements. Green spaces for units near the ground level will provide articulation and visibility into the public realm. Flexible, live/work units along the commercial edge will be designed immediately off the sidewalk through deep recesses created out of a more solid base to provide weather protection and a sense of entry and welcome. Landscaping will also be included.



DC2: ARCHITECTURAL CONCEPT

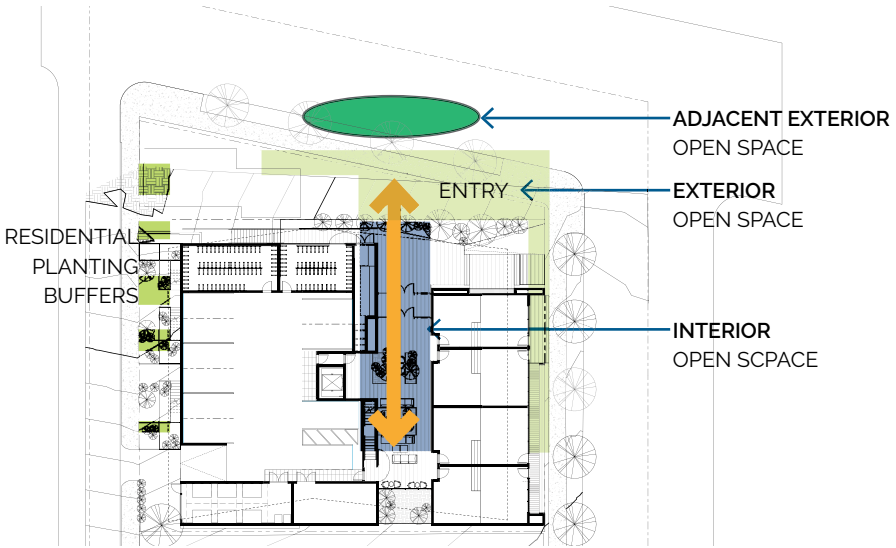
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

- 1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Response:

The mass of the building has strongly been considered through the unique characteristics of the site and the adjacent neighbors to the north and the south. A datum will align the podium with the Fremont Brewery Warehouse with the top mass of residential units accentuated by a recessed gasket around the building. The facades have been angled to allow as much light to penetrate the nursery on the north and to receive light on the south, allowing the units to take advantage of the views towards Lake Union.



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

C. Design

- Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Response:

The open space concept will provide some private exterior amenities along the residential edge offering a landscaped buffer on the west buffers. This will also help screen some service entries in an attractive way. Cascading landscape and planters will also invite visitors and residents into the building on the northeast corner. Angles will be incorporated in the hardscape to mirror the angles of the facade. Continuing the transition of blending the exterior and interior space, a cut through the center of first and second level massing will welcome visitors into the building with light, air and a graphic mural on the far end of the open community space.

Residences on level 3 will enjoy private roof decks and a community roof deck will also inhabitants to relax, play and entertain with sweeping views of Lake Union.

3421 Woodland Park Ave N

Notice of Development: Proposal to develop an apartment building with approx 120 apartment units and live work along Woodland Park Ave N.

Guided Site Tour Available: Join the architects for a guided site tour at the project location. During this time, the design team will explain more about the project, answer any questions, and address project concerns.

Thursday August 30th
3421 Woodland Park Ave N
6:30pm

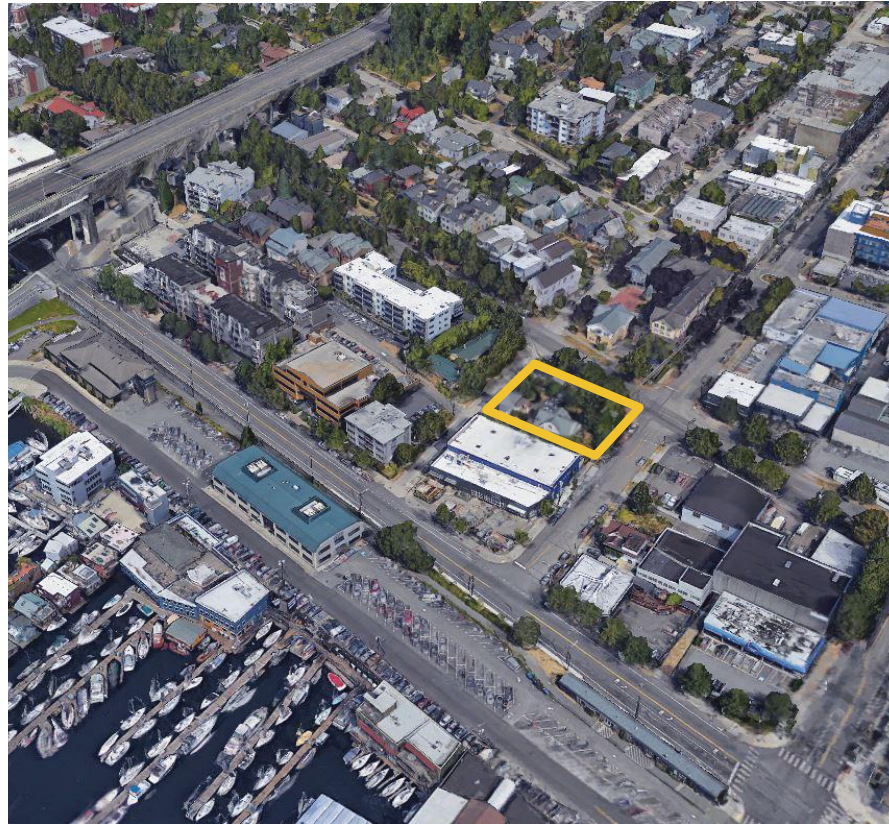
Project Contact:

gina@hybridarc.com
 206.267.9277

www.hybridarc.com/portfolio/woodlandpark

SDCI Project #: 3032609-EG

Note that any information collected may be made public.



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Community Outreach

On Thursday evening, August 30th, from 6:30pm - 7:30pm a guided site tour took place on the development site located at 162 22nd Avenue. The guided site tour took place 14 days after the digital and printed outreach methods. During the site visit, four neighbors showed up to discuss the project. Three members from the design team were also present to address questions and concerns. A sign-in sheet was utilized (attached below) and a summary of comments was also gathered. Design Principal of Hybrid Architecture gave a project overview and discussed the plans for development. Time was spent during the discussion to address project setbacks, massing and guiding principles.

Concerns and questions included:

- Community members wanted to know more about the project schedule, specifically when demolition would begin.

Concerns related to parking:

- Community members were concerned about access to parking for customers of the Nursery to the North, especially on days when events at the Fremont Brewery hosts an event.
- Nursery owners interested in partnering with building owner to access parking places for their customers.
- Neighbor concerned about the increased traffic on Albion way due to parking entrance off Albion. Alley access for block to West is connected to Albion.
- Suggested parking entrance for building off Woodland Park to reduce impact on Albion Way.

Concerns related to mass and landscaping:

- Neighbors on the North, where a plant nursery is currently located, were concerned about access to light with such a large building. They suggested studies on light access throughout the year to minimize impact on nursery – especially in April-June.
- Neighbors, particularly at the nursery, wanted the removal of overgrown shrubs at the North property line. Nursery would prefer fewer large plants at the North side of the building that might increase shading to nursery.
- Neighbors suggested using the nursery to supply the plants for the project.

In conclusion to the community's concerns, Hybrid investigated a new massing option that would have the least impact on daylight for the nursery during the critical months from April to June. This also led to additional daylight analysis of how much sun exposure the nursery receives currently with the tall trees located north on our site, see the next page. This will be compared with the daylight analysis impact of the massing options in the preceding pages to see how much each option additionally affects the nursery.

Design Priorities

Drawing from the industrial and artistic character of the neighborhood, the nature of given site circumstances and constraints, the project takes shape through established design priroties and objectives to elevate the human experience.



1 - SETBACK THE BUILDING

The building is within an existing commercial zone but SDOT is requiring a 9.4' setback along the west facade. A powerline setback is also required along Woodland Ave N. The proposed MHA zoning would also require a 10'-0" setback in street-facing facades above a height of 55'.



2 - LOWER / ACTIVATE THE PODIUM

Break up the overall scale of the project through activating the podium of the project and differentiating the lower mass through materials and use. Private roof decks and green space above the podium allow for additional eyes on the street and amenity.



3 - CARVE OUT / ACCENTUATE ENTRY

Carve out a recess in the podium to accentuate the entry and celebrate a sense of arrival through a double-height space. Integrate hardscape and landscape to lead inhabitants and visitors towards the entry point, while providing planting buffers from the street.



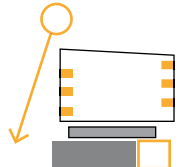
4 - BREAK UP THE MASS

The building will be defined in three main moves: the podium, the gasket and the mass above. Through recessing and articulating the gasket, the residential mass above will appear to float like on water. Reduce bulk and scale where possible and sensible.



5 - ERODE THE EDGE

To further articulate the building facades, edges should be eroded through the use of fenestration or negative space to further break down the mass and provide visual interest.



6 - SENSITIVITY TO DAYLIGHT

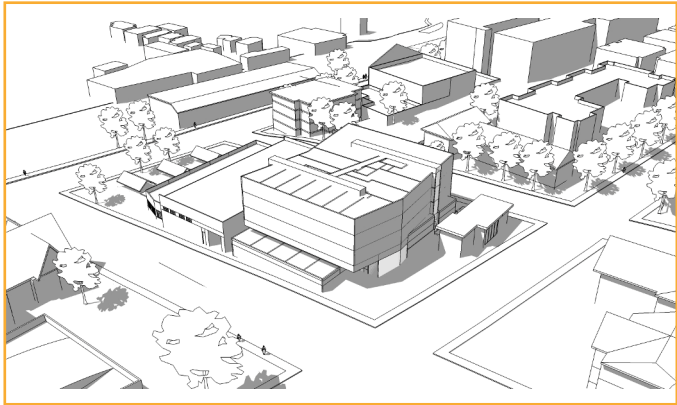
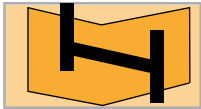
To reduce the bulk and scale of the building and to respect adjacent sites, the facade of the residential massing should be designed to protect daylight and solar activity to the nursery site at the north. north neighboring property.

MASSING SOLUTIONS

Option A | Stratocaster

CURRENT ZONE

Complies with the current zone should the MHA upzone not pass. Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south.



66 Residential Units, 4 Live-Work
415 sf average (gross)

Proposed FAR: 34,888 sf
Max FAR: 42,250 sf max
Parking: 10 vehicular spots
within level 1 garage
70 biking spots

Amenity Area: 1,205 sf (pr - ground)
2,571 sf (pr - roofdeck)

Positive

- Angle of mass relates to the context of the site and has the least obstructive daylight obstruction on the nursery to the north.
- The angles in the mass on the south optimize current views towards the lake to the south.
- A pedestrian mid block allows easy accessibility across the site.

Negative

- Car centric
- Pedestrian circulation marginalized
- No shared recreational area
- Reduced sense of community

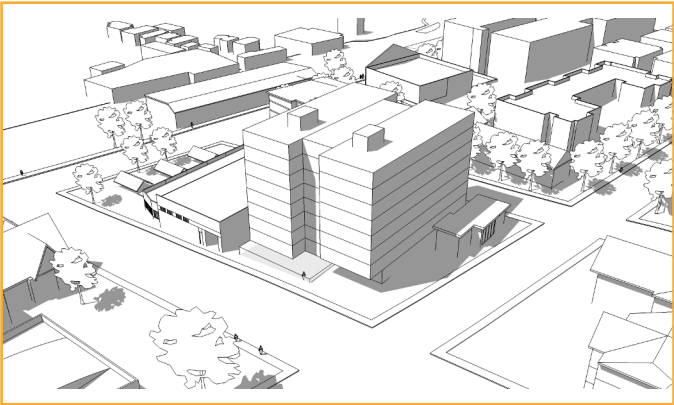
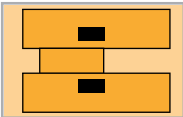
Departures

- none

Option B1 | Cigar Box

MHA UPZONE

The mass is broken down from the residential facing facades (Woodland Park Ave N and Albion Ave N).



154 Residential Units, 3 Live-Work
320 sf average (gross)

Proposed FAR: 63,859 sf
Max FAR: 71,500 sf max
Parking: 5 vehicular spots
within level 1 garage
157 biking spots

Amenity Area: 680 sf (pr - ground)
3,105 sf (pr - roofdeck)

Positive

- Scale of the mass is broken down on the residential facing streets on the east and the west.

Negative

- Parking and trash pickup on the residential street of Albion Pl N
- Massing obstructs daylight to the north
- Minimal glazing along south / north property lines
- Increase in bulk and scale

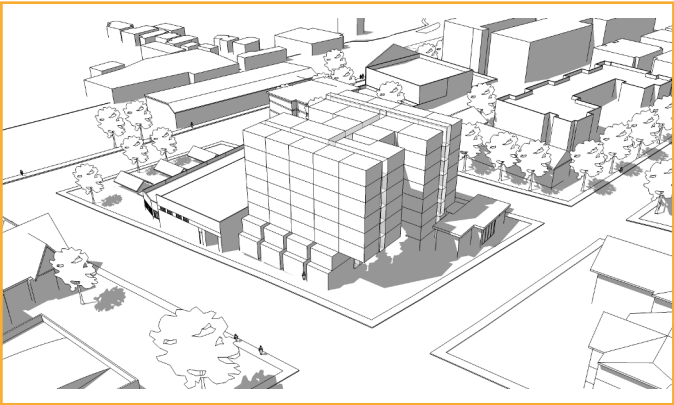
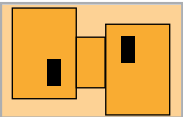
Departures

- none

Option B2 | Hoffman

MHA UPZONE

The mass is broken down from the north facing the nursery. A main entryway is established underneath a floating mass on the northeast corner.



124 Residential Units, 3 Live-Work
375 sf average (gross)

Proposed FAR: 60,374 sf
Max FAR: 71,500 sf max
Parking: 9 vehicular spots
within level 1 garage
128 biking spots

Amenity Area: 701 sf (pr - ground)
3,400 sf (pr - roofdeck)

Positive

- The mass is broken down on the north and south, providing more daylight to the nursery to the north and providing views to the lake on the south.
- The floating mass in the northeast corner establishes a prominent entry.

Negative

- Parking and trash pickup on the residential street of Albion Pl N
- Massing is blocky and weighted towards the street
- Increase in bulk and scale

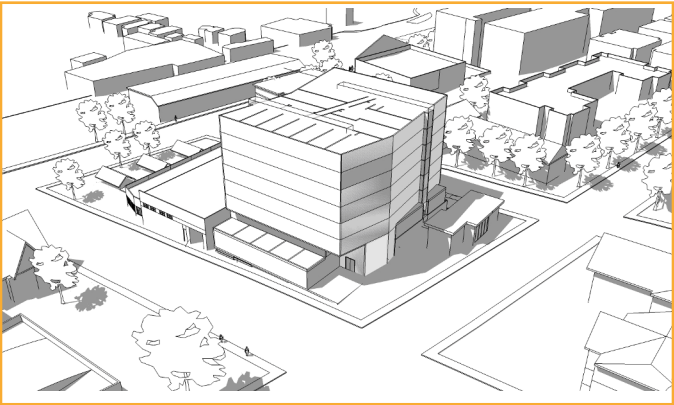
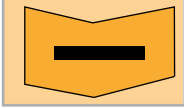
Departures

- none

Option B3 | Flying V

MHA UPZONE- PREFERRED SCHEME

Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south. A midblock connection links the northeastern corner to the southwestern corner of the site.



119 Residential Units, 4 Live-Work
415 sf average (gross)

Proposed FAR: 62,159 sf
Max FAR: 71,500 sf max
Parking: 10 vehicular spots
within level 1 garage
136 biking spots

Amenity Area: 1,021 sf (pr - ground)
2,571 sf (pr - roofdeck)

Positive

- Angle of mass relates to the context of the site and has the least obstructive daylight obstruction on the nursery to the north.
- The angles in the mass on the south optimize current views towards the lake and provides a lightwell in the event of future development to the south.

Negative

- Pedestrian circulation marginalized
- No shared recreational area
- Bulk and mass along street facades

Departures

- none

Option A Plans | Stratocaster

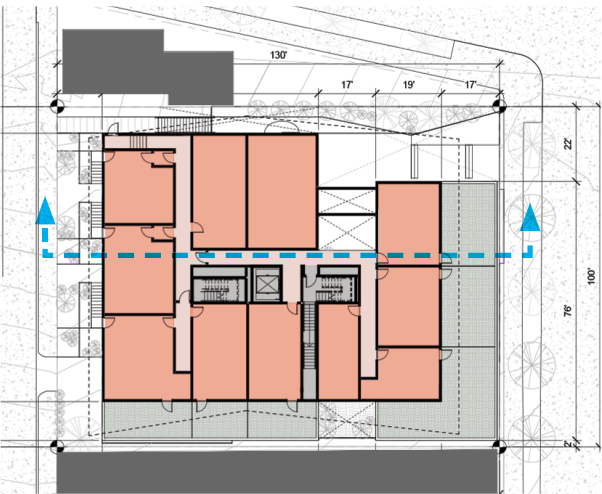


66 Residential Units,
4 Live-Work
415 sf average (gross)

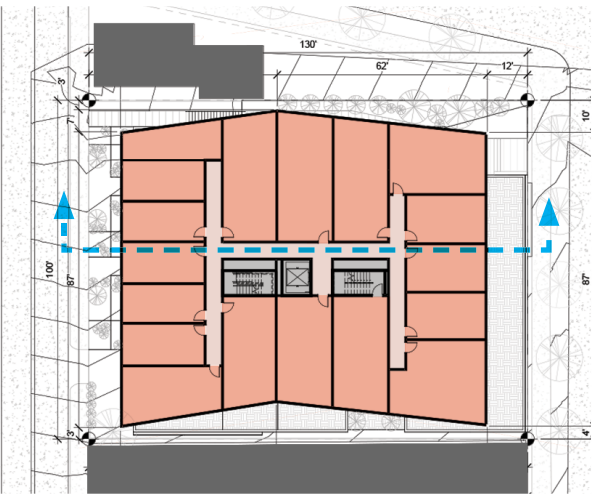
CURRENT ZONE
Complies with the current zone should the MHA upzone not pass. Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south.



EAST WEST SECTION



LEVEL 1



TYPICAL UPPER LEVELS



LEVEL 2

Option A

Stratocaster | Elevations & Massing

CURRENT ZONE



LOOKING NORTHWEST



LOOKING SOUTH WEST



LOOKING NORTH ON WOODLAND PARK AVE N



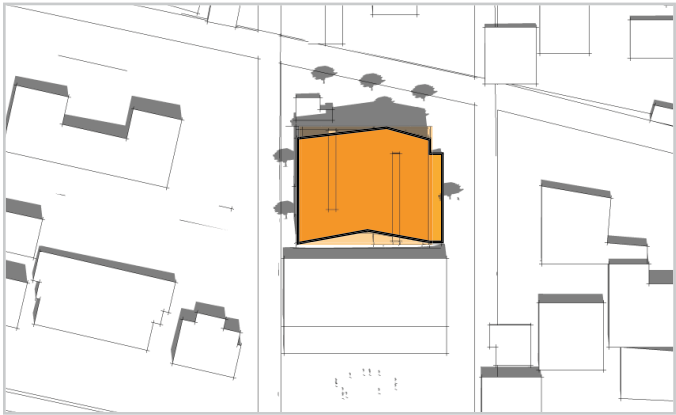
MAIN ENTRANCE

Option A

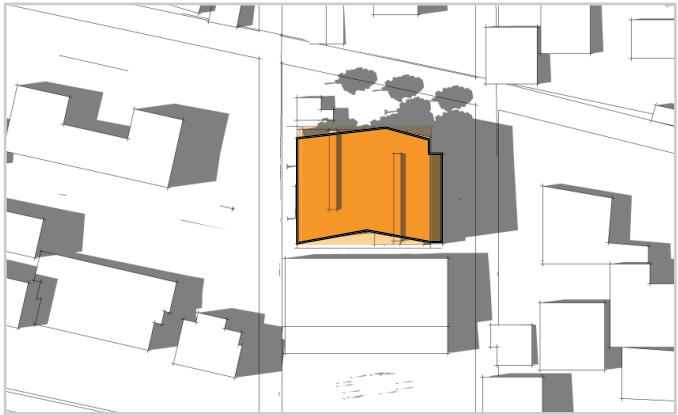
Stratocaster Building Shadow Analysis



9:00 AM



12:00 PM

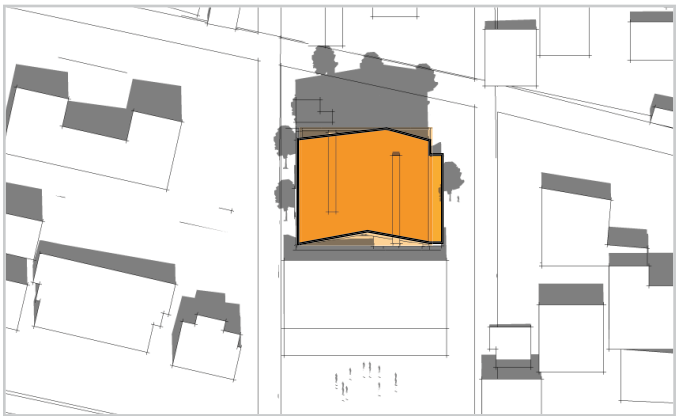


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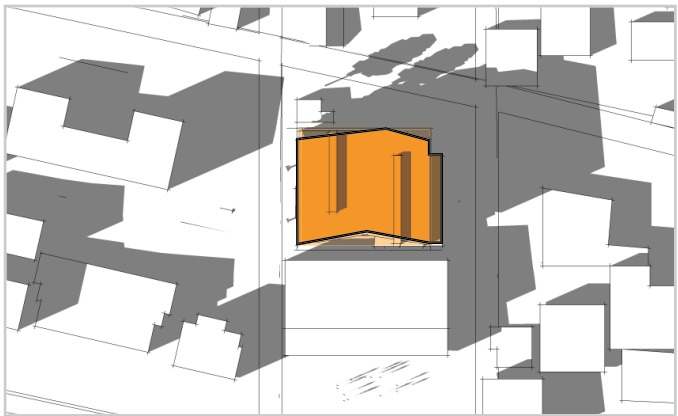
SUMMER SOLTICE



9:00 AM

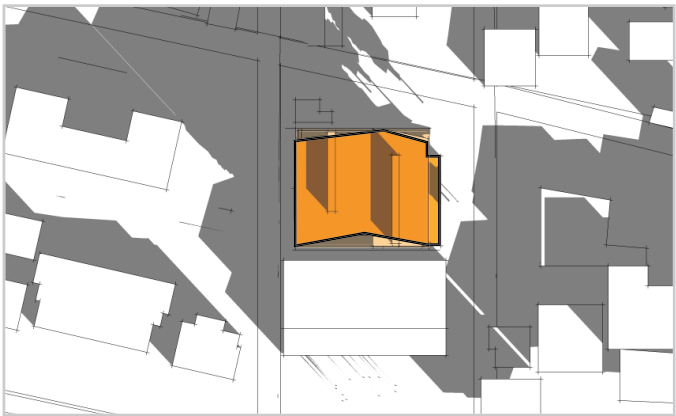


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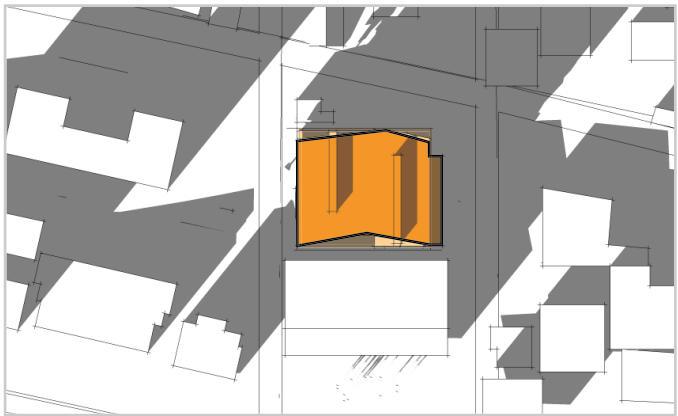
EQUINOX



9:00 AM

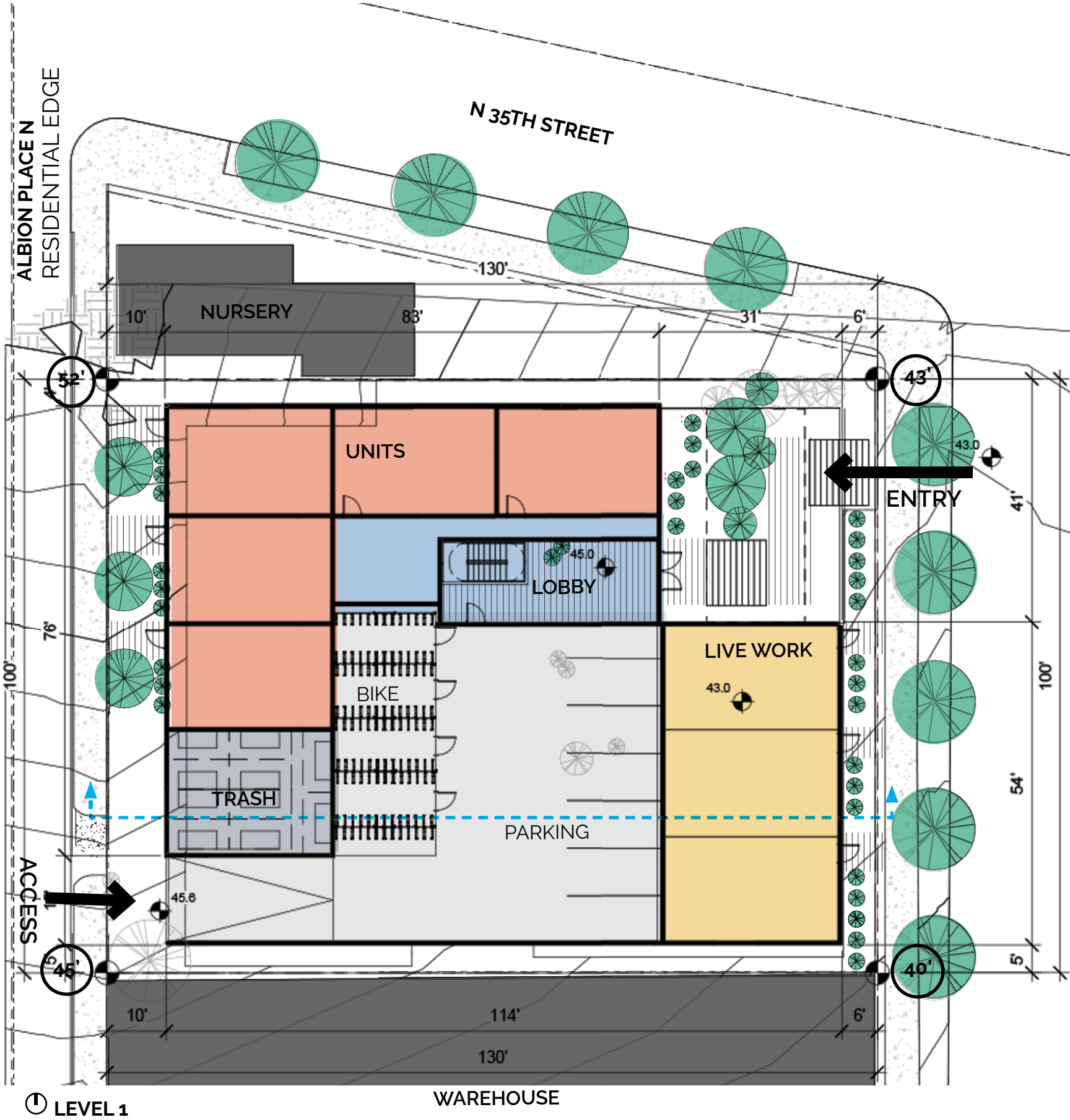


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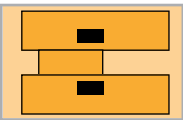


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WINTER SOLTICE

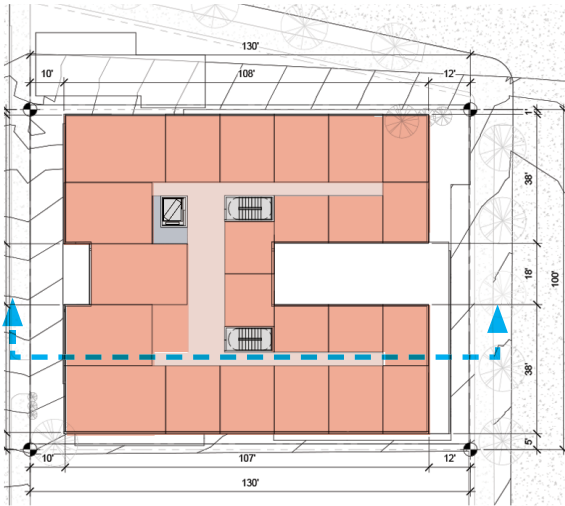
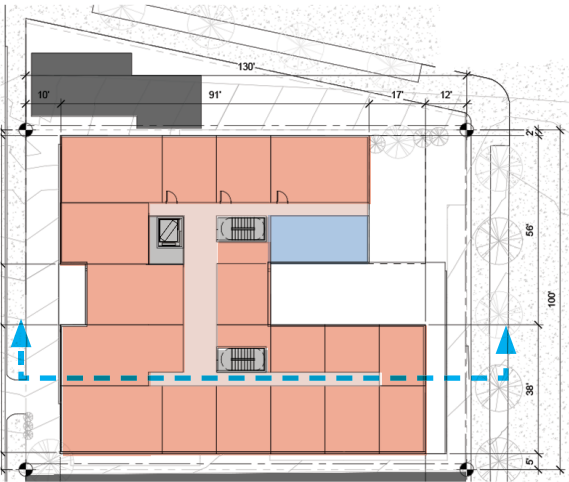
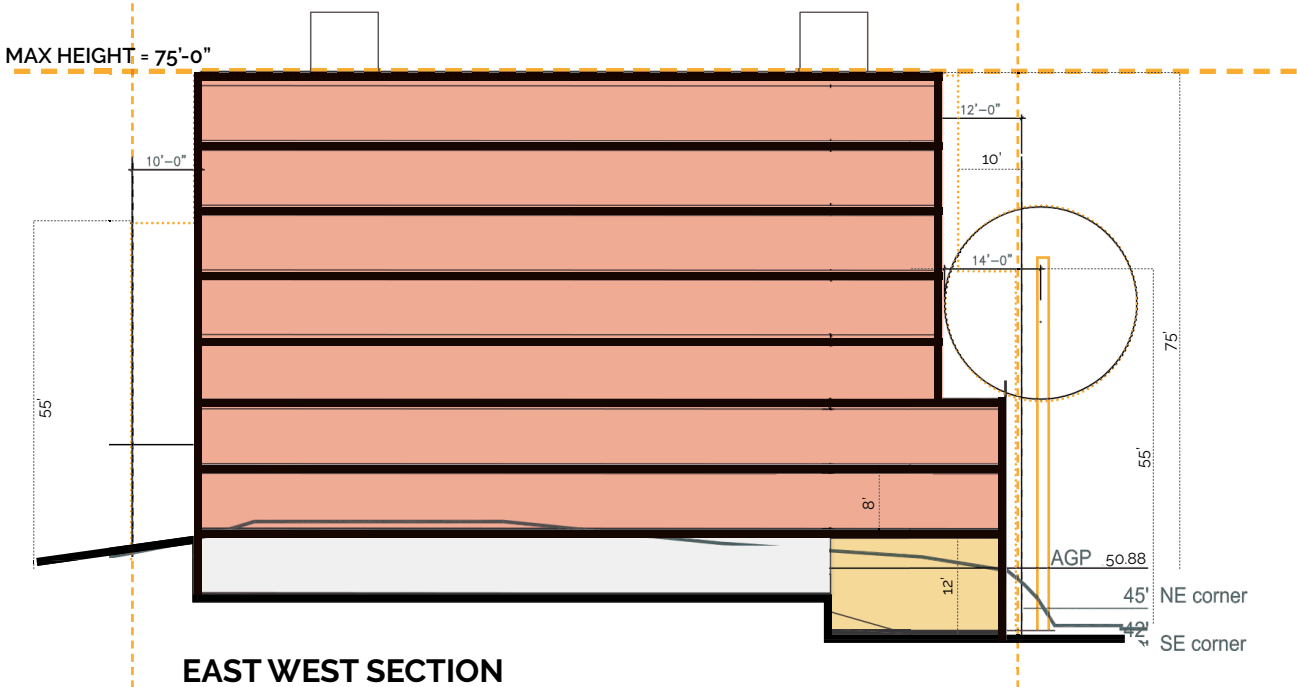


Option B1 Plans | Cigar Box

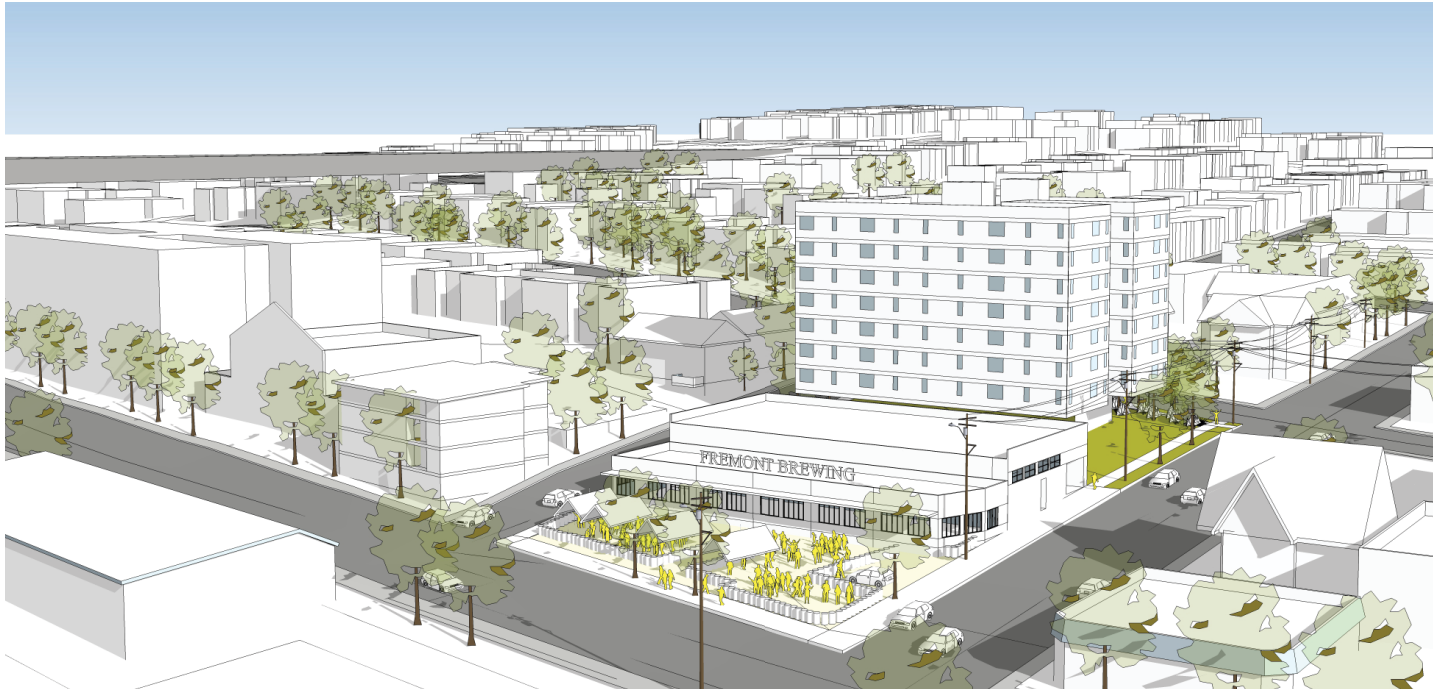


MHA UPZONE
The mass is broken down from the residential facing facades (Woodland Park Ave N and Albion Ave N). Central planted courtyards on the east and west.

154 Residential Units,
3 Live-Work
320 sf average (gross)



Option B1
Cigar Box | Elevations & Massing
MHA UPZONE



LOOKING NORTHWEST



LOOKING SOUTH WEST



LOOKING NORTH ON WOODLAND PARK AVE N



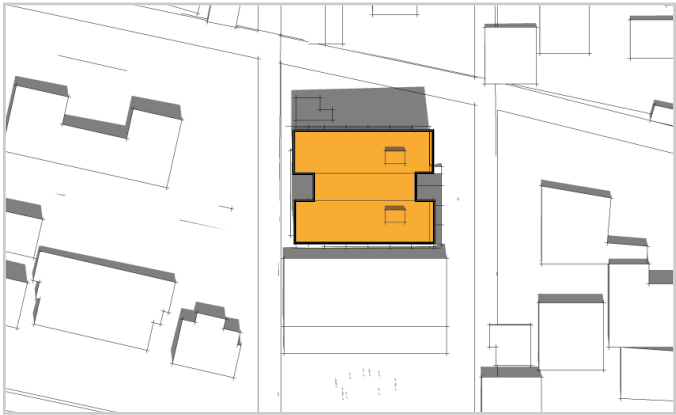
MAIN ENTRANCE

Option B1

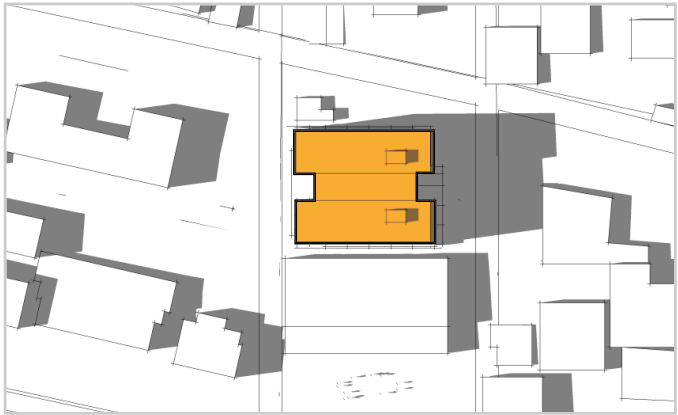
Building Shadow Analysis



9:00 AM



12:00 PM

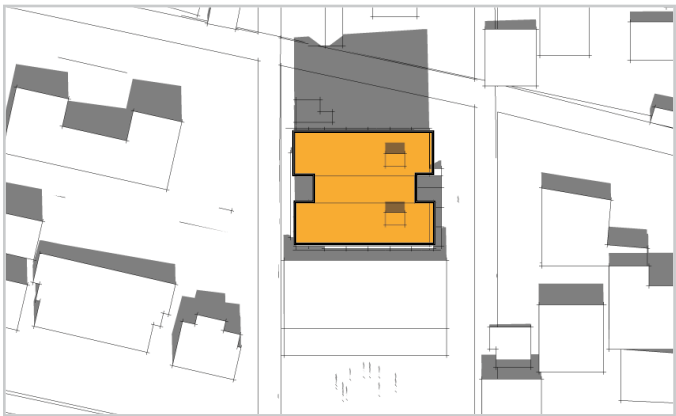


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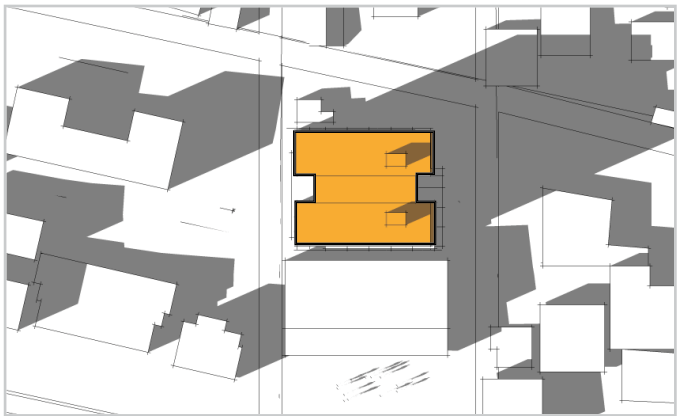
SUMMER SOLTICE



9:00 AM

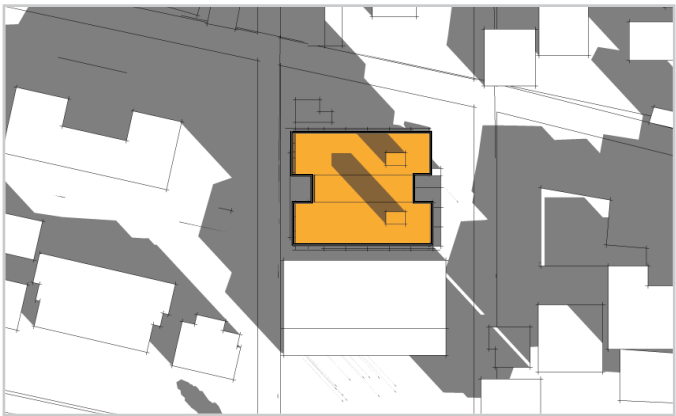


12:00 PM



4:00 PM

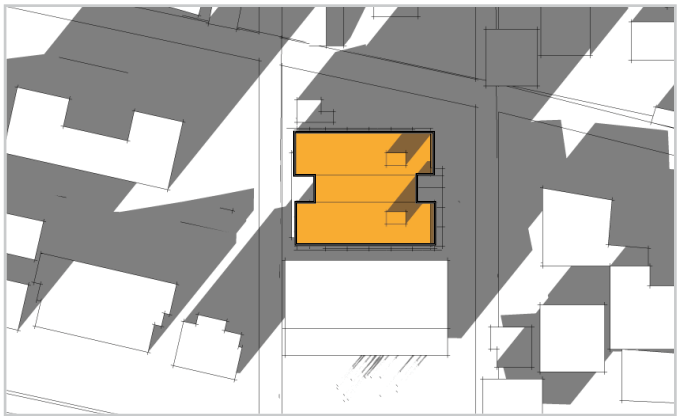
EQUINOX



9:00 AM



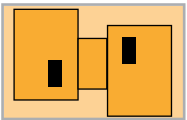
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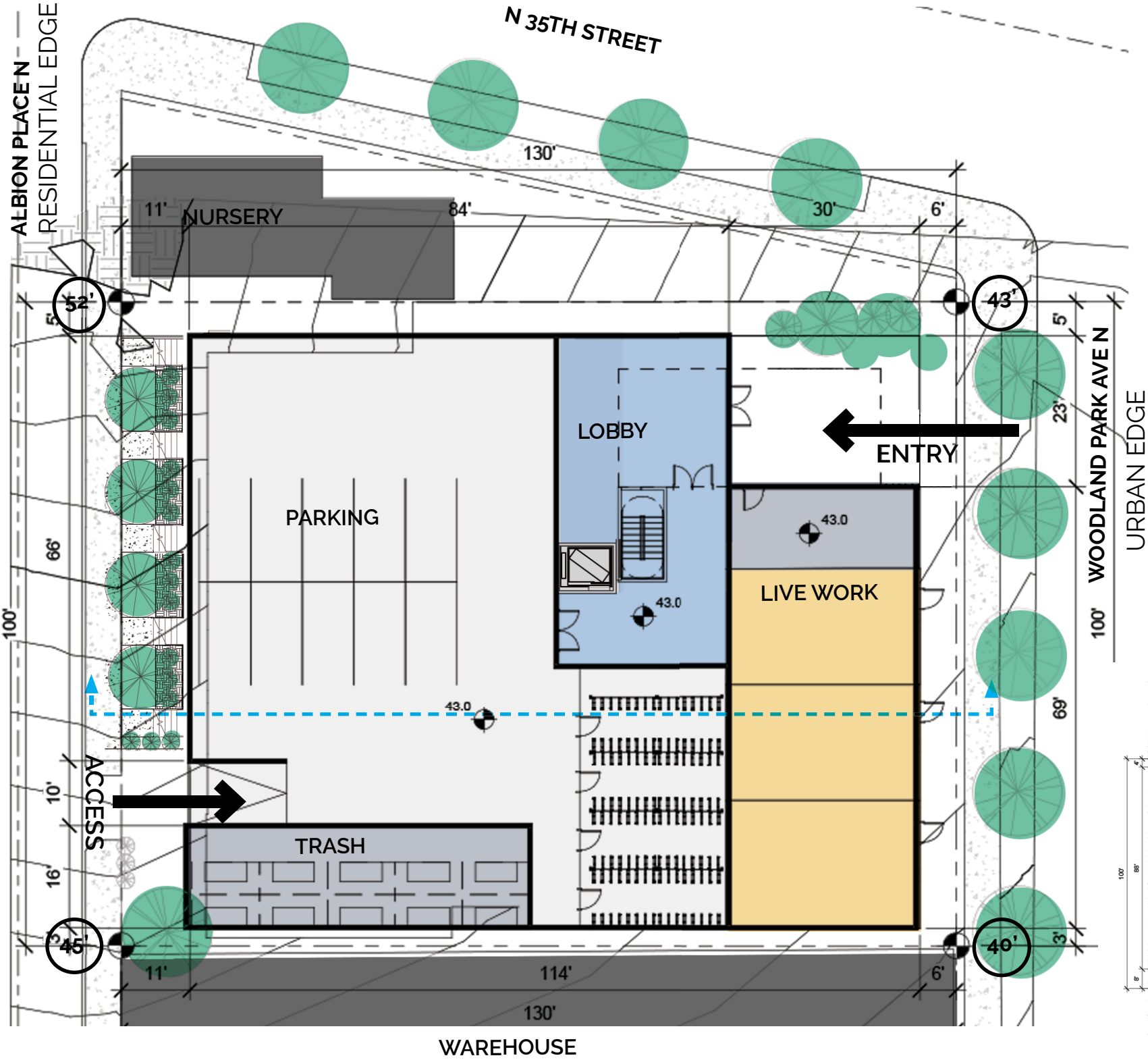
WINTER SOLTICE

Option B2 Plans | Hoffman

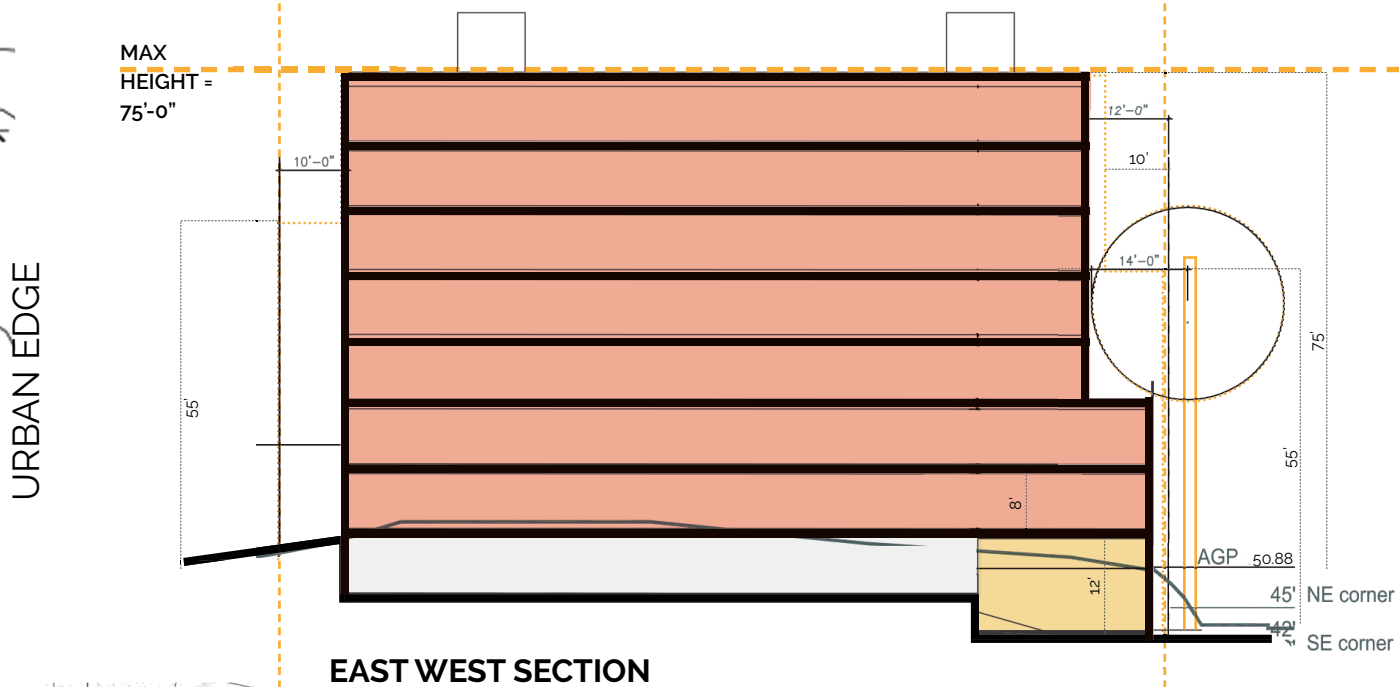


124 Residential Units,
3 Live-Work
375 sf average (gross)

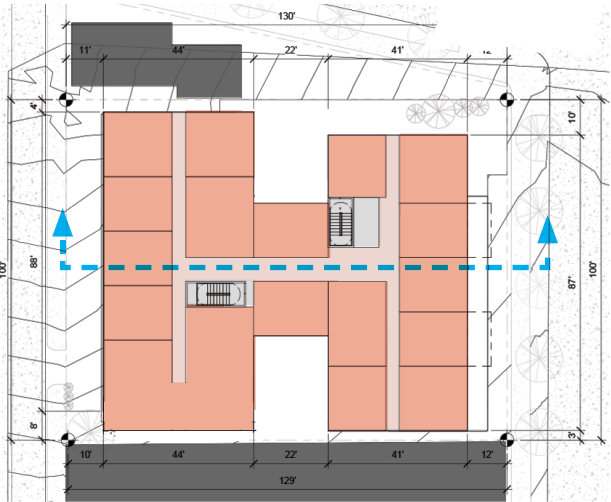
MHA UPZONE
The mass is broken down from the north facing the nursery. A main entryway is established underneath a floating mass on the northeast corner.



① LEVEL 1



① LEVEL 2



① TYPICAL UPPER LEVELS

Option B2
Hoffman | Elevations & Massing
MHA UPZONE



LOOKING NORTHWEST



LOOKING SOUTH WEST



LOOKING NORTH ON WOODLAND PARK AVE N



MAIN ENTRANCE

Option B2

Hoffman | Building Shadow Analysis



9:00 AM



12:00 PM



4:00 PM

SUMMER SOLTICE



9:00 AM

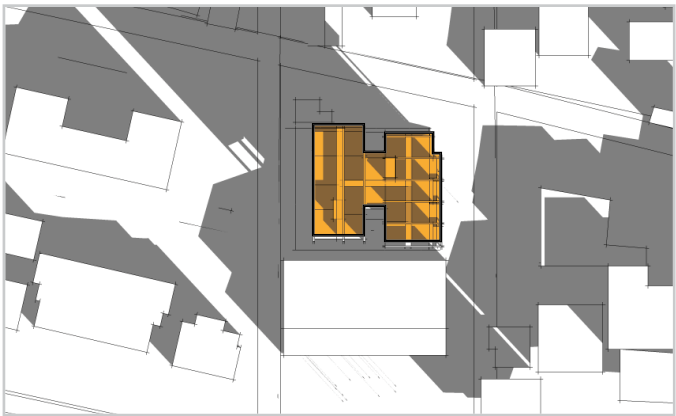


12:00 PM



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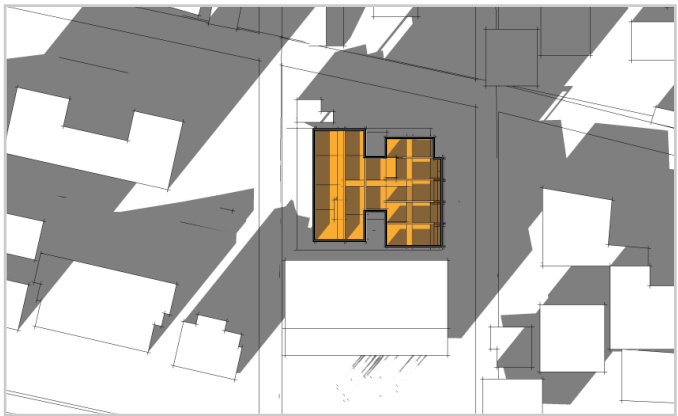
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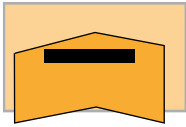
12:00 PM



4:00 PM

WINTER SOLTICE

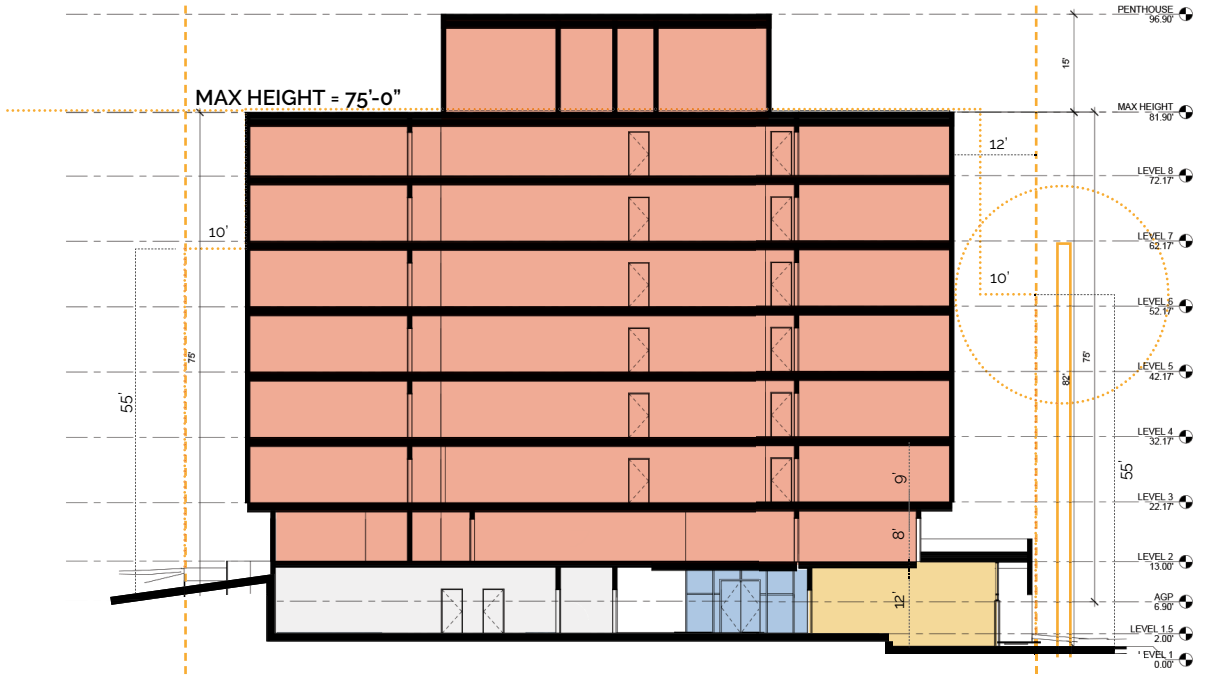
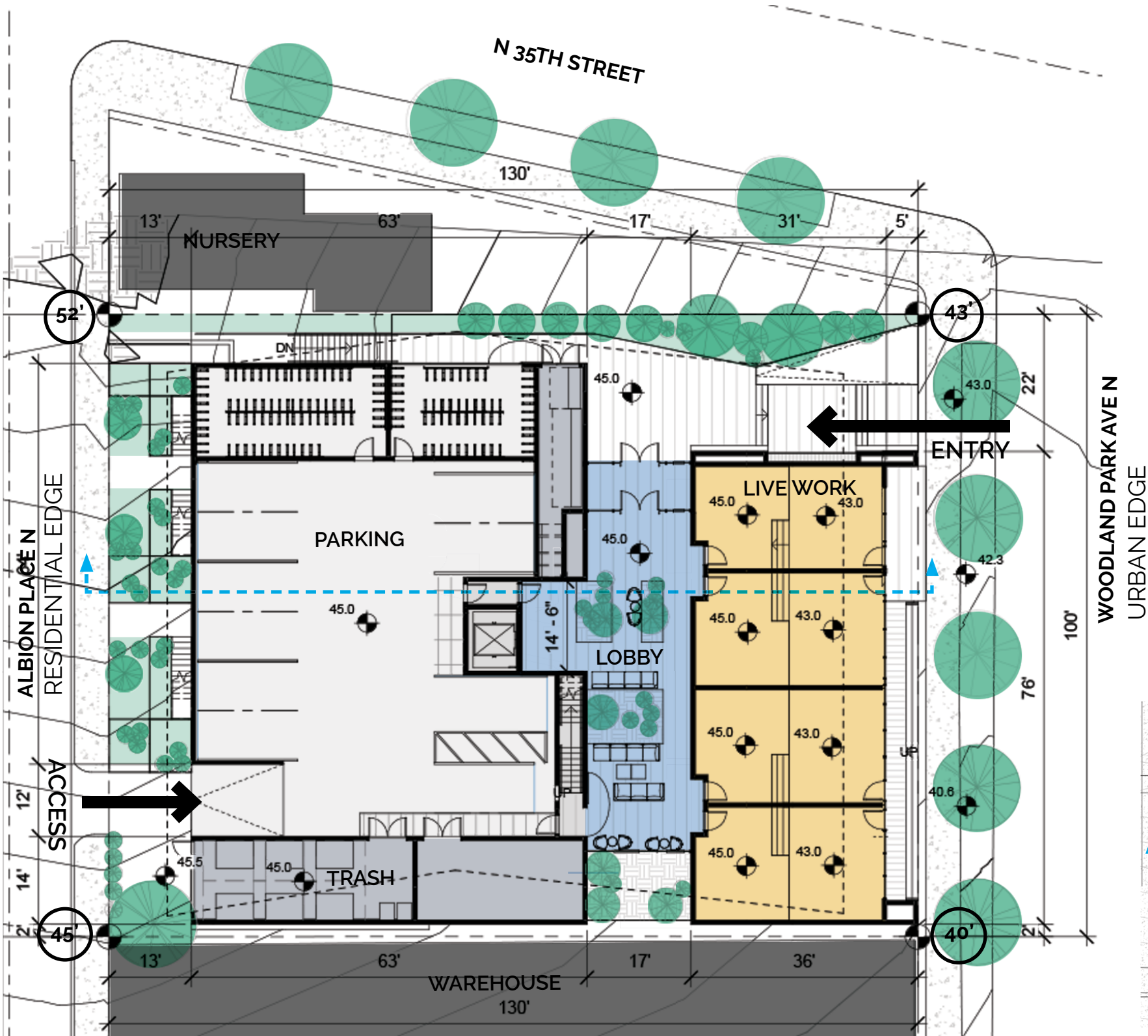
Option B3 Plans| Flying V (preferred)



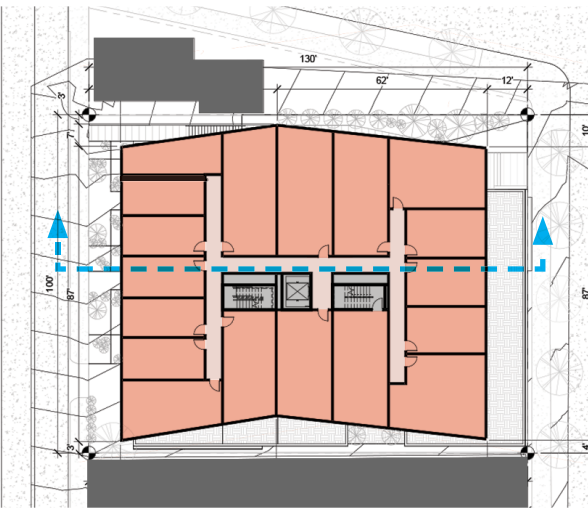
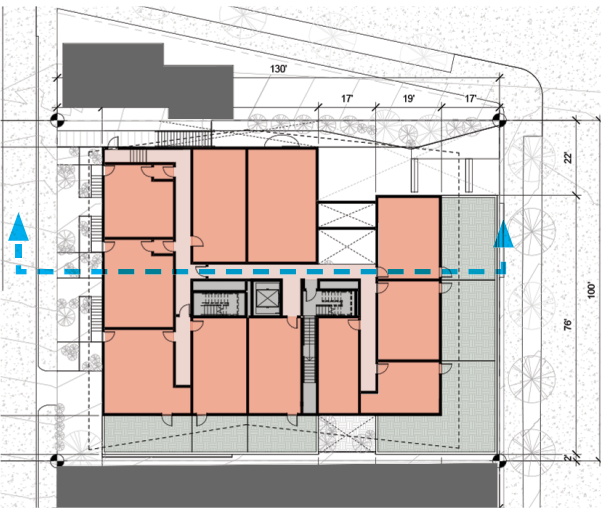
MHA UPZONE

Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south. A midblock connection links the northeastern corner to the southwestern corner of the site.

119 Residential Units,
4 Live-Work
415 sf average (gross)



EAST WEST SECTION



① LEVEL 1

① LEVEL 2

① TYPICAL UPPER LEVELS

Option B3

Flying V | Elevations & Massing

MHA UPZONE



LOOKING NORTHWEST



LOOKING SOUTH WEST

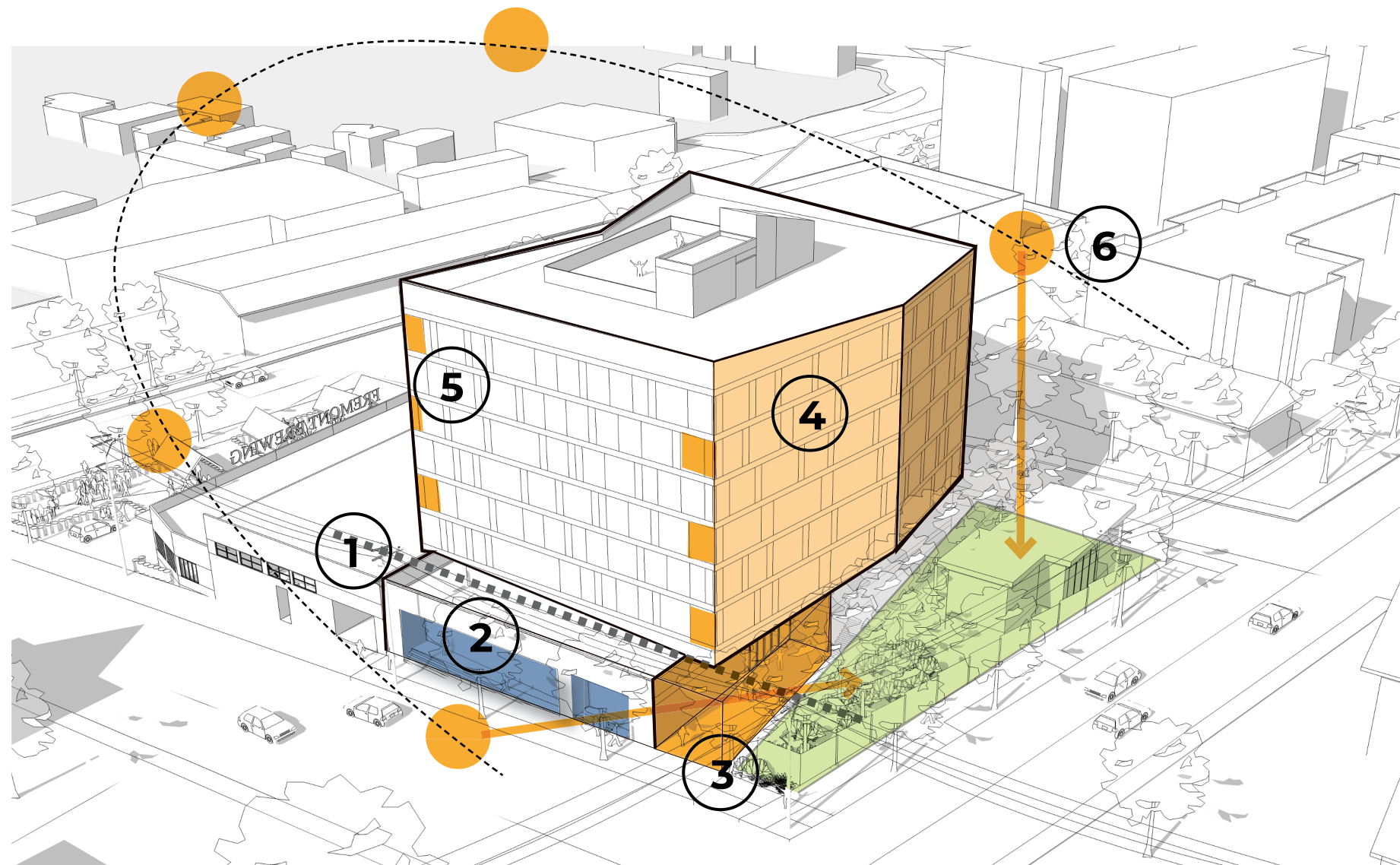


LOOKING NORTHEAST



LOOKING SOUTHEAST

Option B3 Flying V | Massing and Character



1 - SETBACK THE BUILDING

2 - LOWER / ACTIVATE THE PODIUM

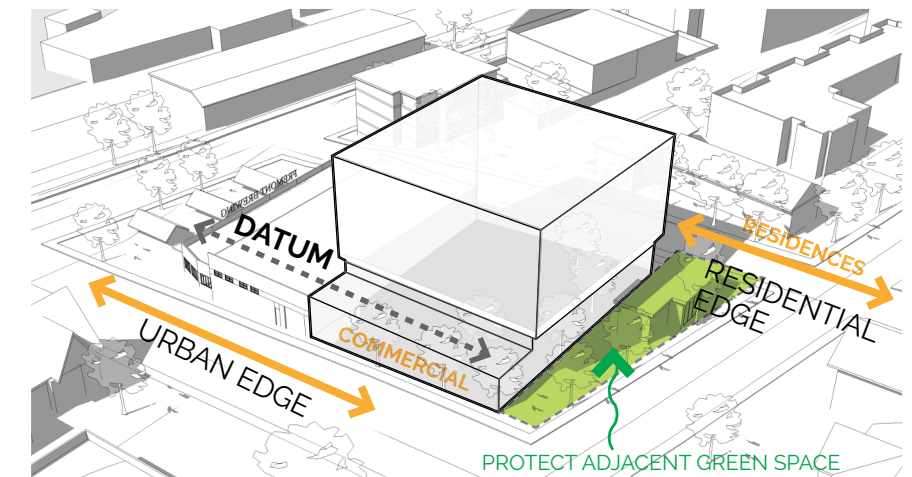
3 - CARVE OUT / ACCENTUATE ENTRY

4 - BREAK UP THE MASS

5 - ERODE THE EDGE

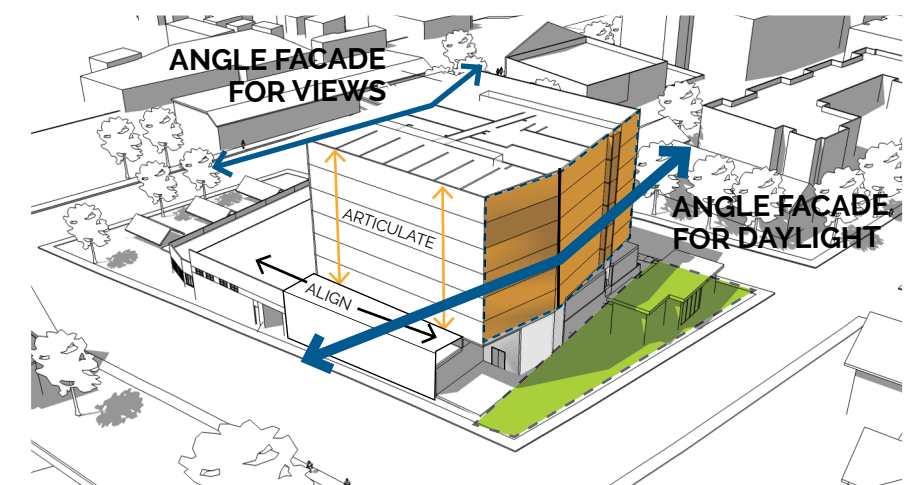
6 - SENSITIVITY TO DAYLIGHT

DESIGN DEVELOPMENT (preferred scheme)



ACTIVATING THE STREET FACADES

The unique site allows opportunities for the building to react like a corner building with the predominant entry to the site near the northeast. Live / work commercial uses have been placed along the urban edge with residentially scaled uses along the residential edge.



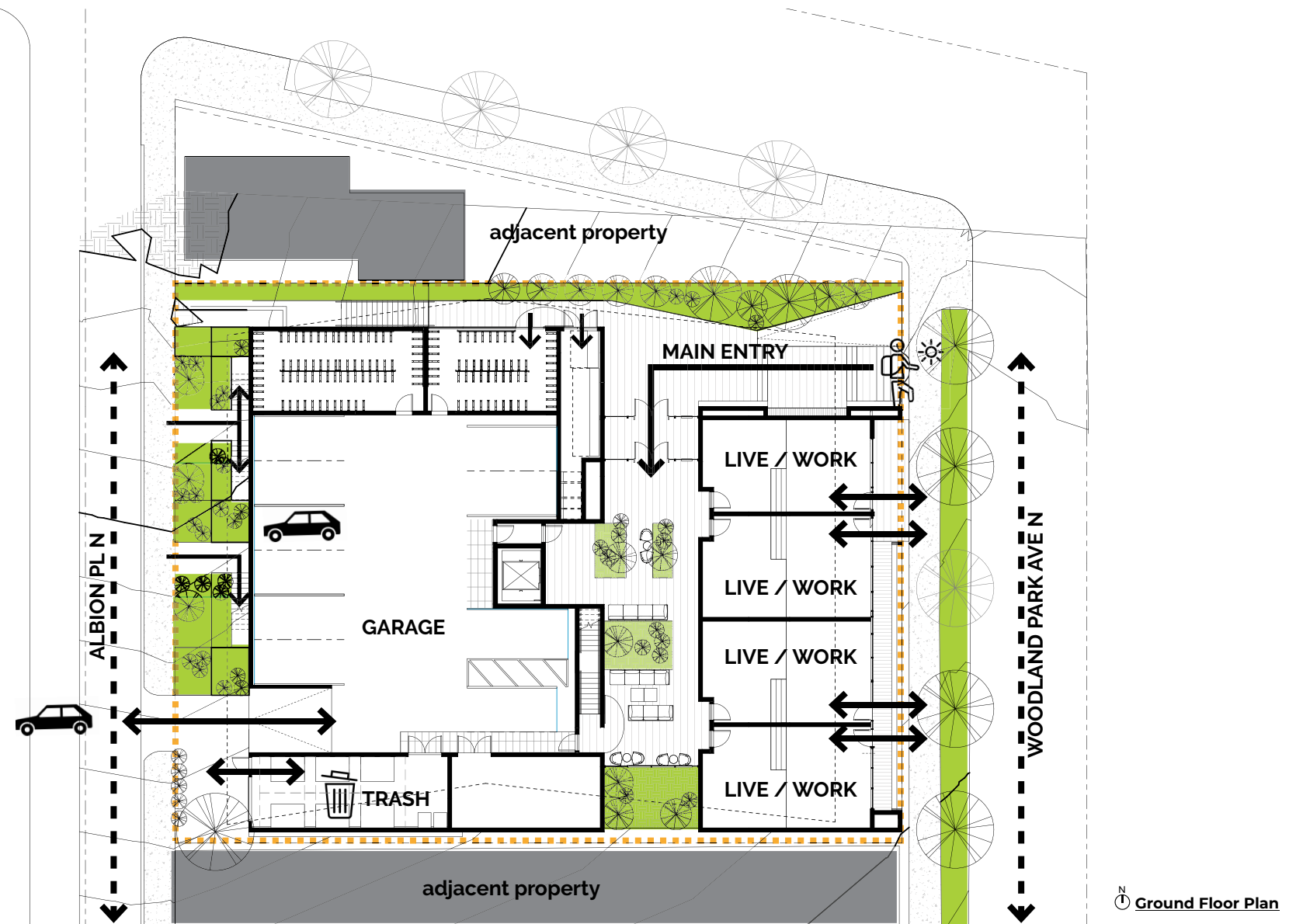
SHAPING THE MASSING

Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south. A midblock connection links the northeastern corner to the southwestern corner of the site.

Access

Pedestrians, Parking & Services

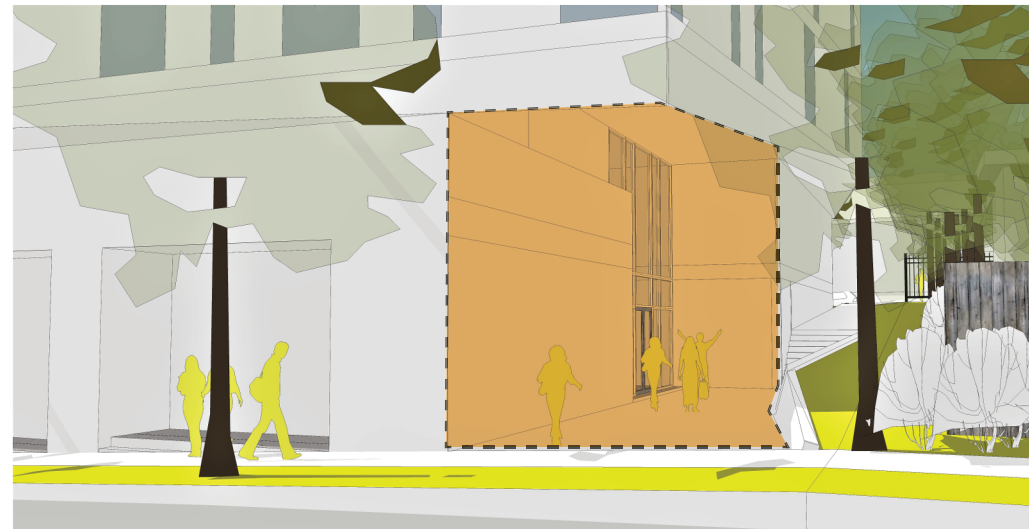
1. **Main pedestrian entrance** to the building at northwest corner of the site, from N 35th Street, the urban edge due to transportation and pedestrian access. An exterior courtyard with a cascading planted landscape will lead visitors and residents into an interior community space.
2. **Access to below grade parking garage** will be taken from the west along the more residential and service-oriented street Albion Place N via ramped driveway that will be separated from secondary pedestrian entries with raised planters, and staircases to each unit. Hardscape will also differentiate the vehicular driveway from the residential sidewalks.
3. **Trash/service** will be from the west along Albion Pl N.



LIVE / WORK ENTRANCES ALONG WOODLAND PARK AVE N



RESIDENT ENTRY AT NORTHEAST CORNER OF BUILDING

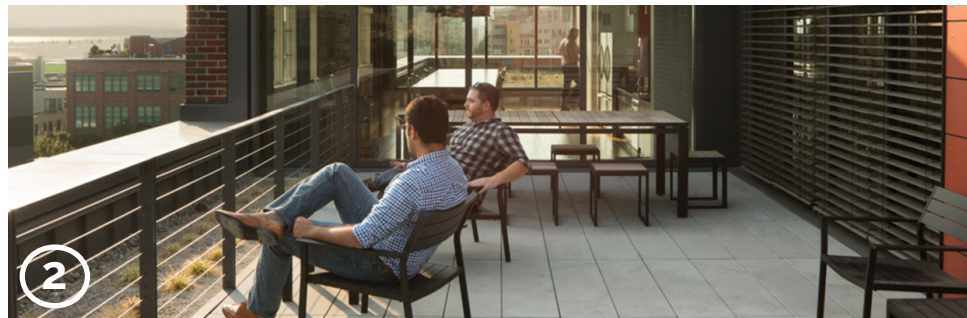


PARKING GARAGE ENTRANCE AND RESIDENTIAL STOOPS



Landscape Development Entry Courtyard & Roof Deck

- 1 Tiered Roof deck and playful elements and planted areas
- 2 Private outdoor balconies above podium
- 3 A variety of seating types, industrial railing material
- 4 Mix of hardscape with integrated lighting
- 5 Angled hardscape patterns to articulate angled concept
- 6 Differentiate pedestrian walkways through hardscape / planters
- 7 Low-maintenance, drought tolerate plants on roof
- 8 Cascading planters near building entry

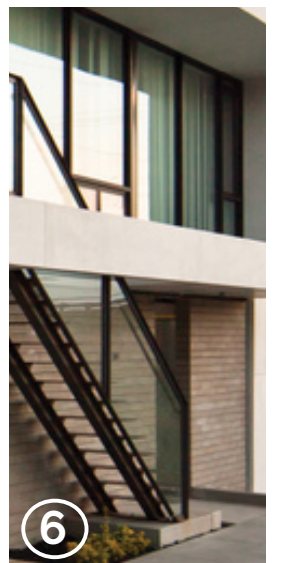


Materiality & Fenestration Development

- 1 Concept - Angled facade on north and south
- 2 Recessed portions of the mass with change of materials
- 3 Industrial, articulated materials on upper mass
- 4 Simple ordered, solid masonry base with deep recesses
- 5 Large voids and openings in mass with flexible glazing on ground level
- 6 Stairs and Plantings at residential units along Albion

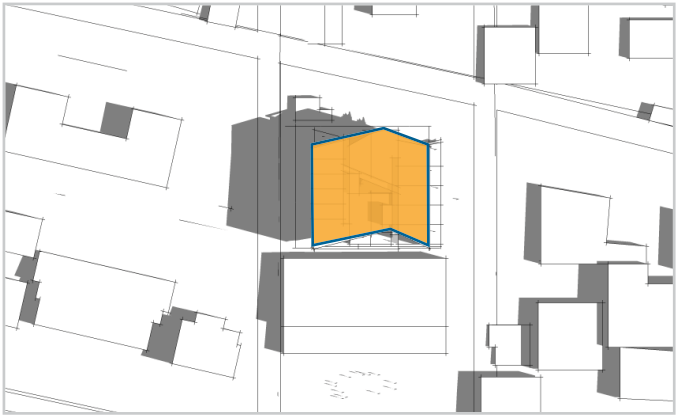
LIGHT OR COLORED TOP
industrial metal paneling, ample
glazing facing the street & light
steel balconies

SOLID BASE
brick masonry base with deep inset
pedestrian oriented areas that will
rest on short concrete foundation to
ground the project to the site

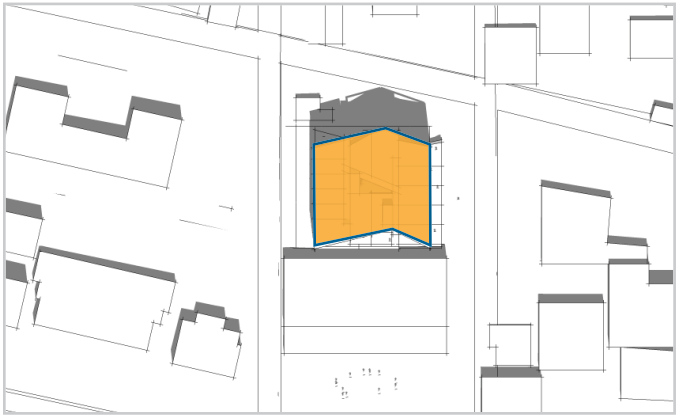


Option B3

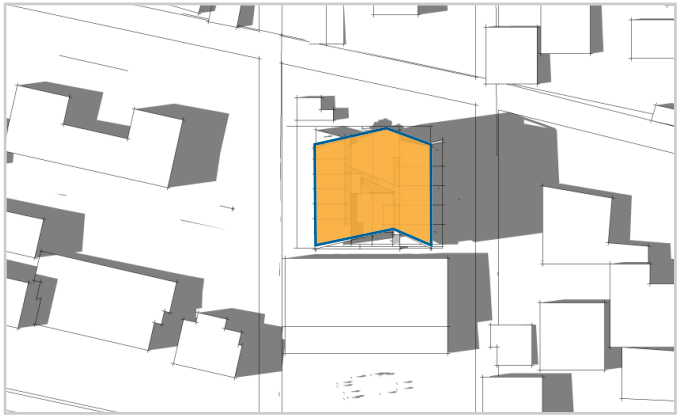
Flying V | Building Shadow Analysis



9:00 AM



12:00 PM

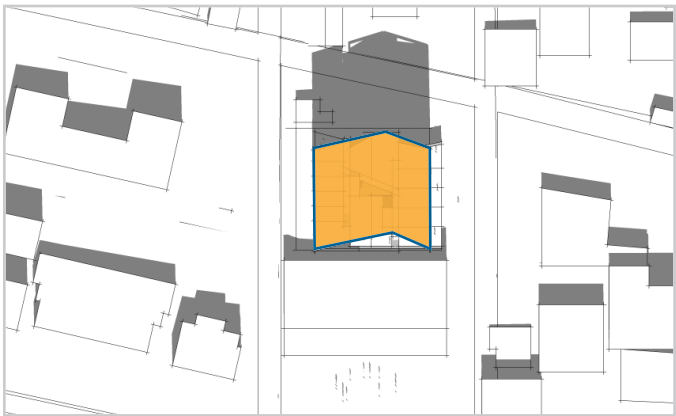


4:00 PM

SUMMER SOLTICE



9:00 AM

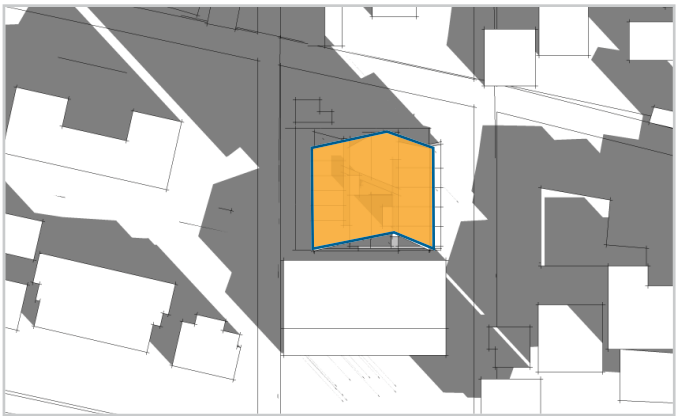


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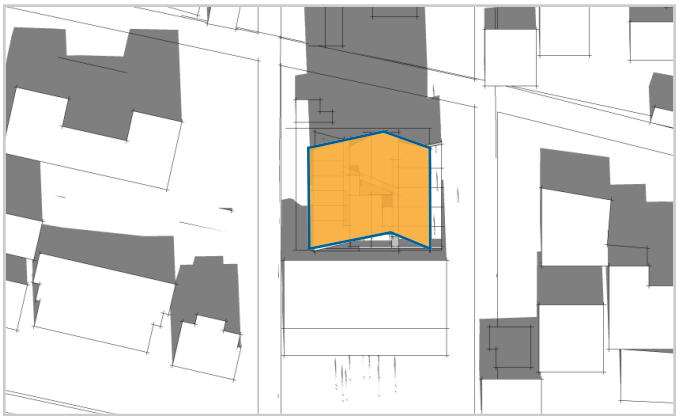


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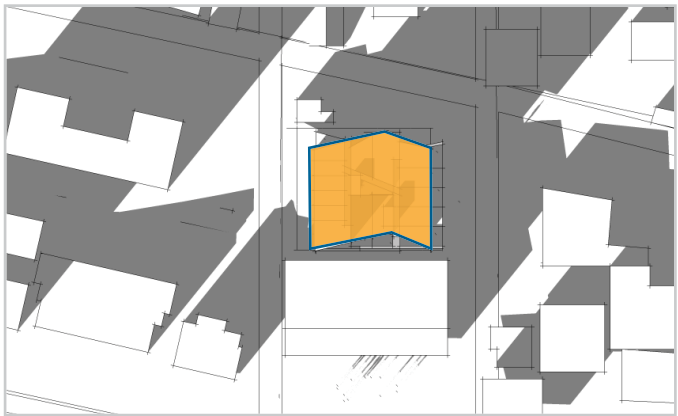
EQUINOX



9:00 AM



12:00 PM

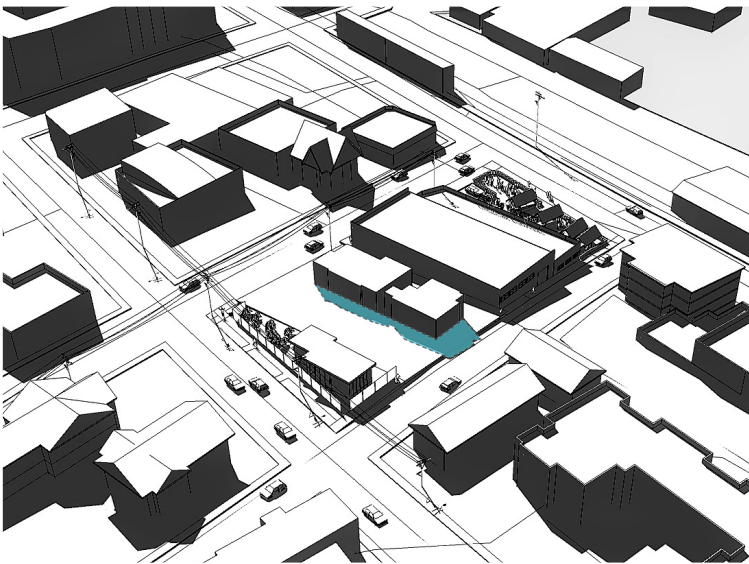


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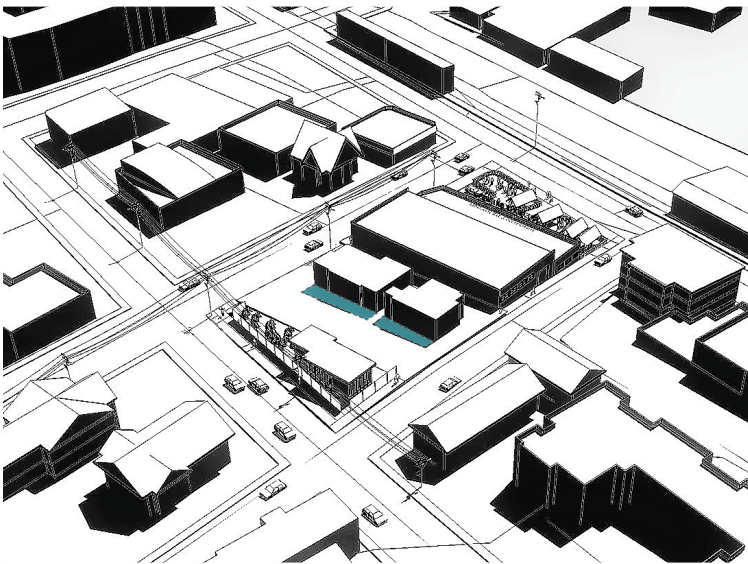
WINTER SOLTICE

Existing vs Preferred | Building Shadow and Daylight Analysis

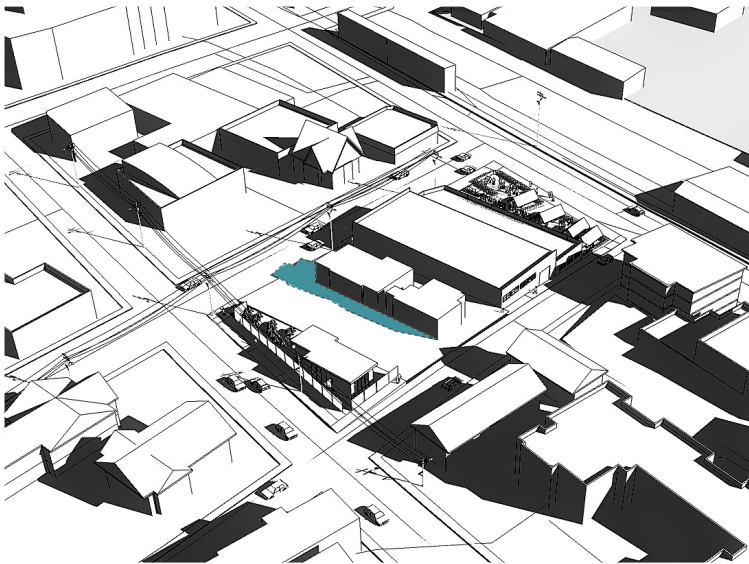
EXISTING SITE



9:00 AM



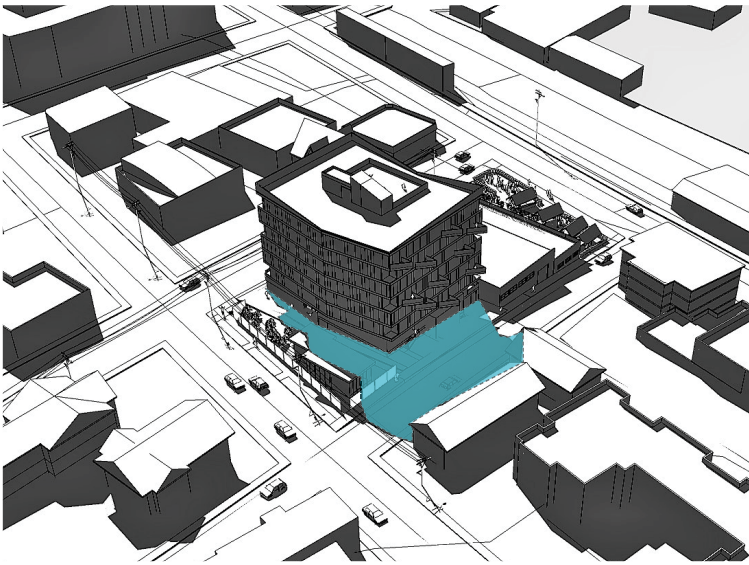
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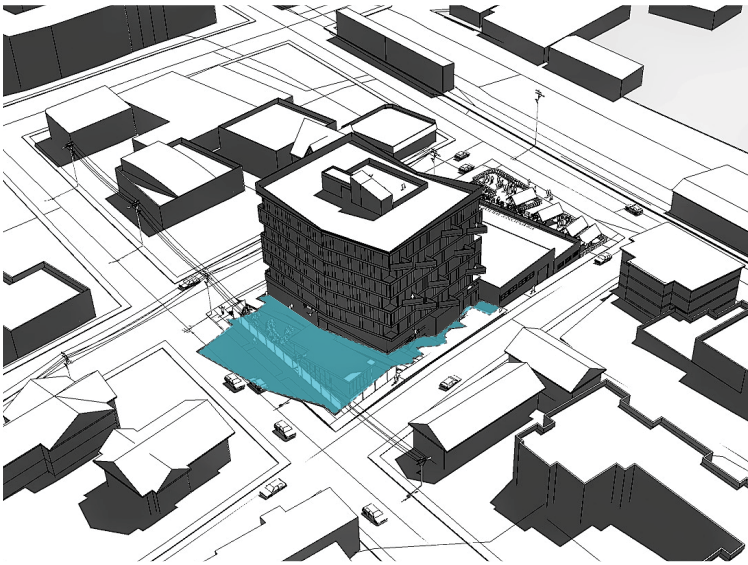
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APRIL

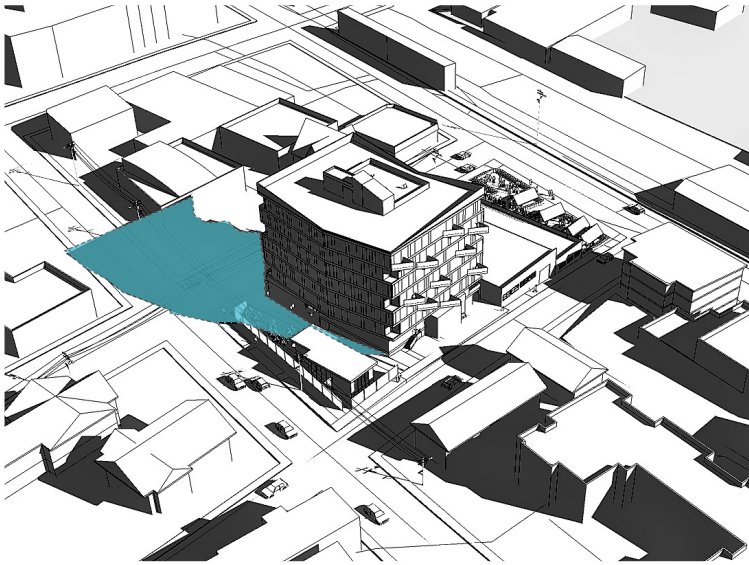
PREFERRED SCHEME - FLYING V



9:00 AM



12:00 PM



4:00 PM

APRIL

Departures

NO DEPARTURES REQUESTED



HYBRID

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p: 206.267.9277
w: www.hybridarc.com

THANK YOU FREMONT RESIDENCES

3421 & 3422 WOODLAND PARK AVE N

PROJECT #3032609-EG | 07 JANUARY 2018