

# 508 N 36<sup>TH</sup> ST Fremont, Seattle

## EARLY DESIGN GUIDANCE

MARCH 20, 2023

SDCI # 3040442-EG

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## PROJECT INFORMATION

ADDRESS:	508 N 36th Street, Seattle WA 98103
PARCEL NUMBER(S):	Parcel 1: 1972200785 Parcel 2: 1972200786
SDCI NUMBER:	3040442-EG
APPLICANT:	Permit Consultants NW 17479 7th Ave SW Normandy Park, WA 98166
CONTACT:	Jodi Patterson-O'Hare Jodi@permitcnw.com 425-681-4718
DEVELOPER:	Fremont 508 Seattle, LLC 1900 South Norfolk St, Suite 150 San Mateo, CA 94403
ARCHITECT:	Jones Architecture 120 NW 9th Ave , Suite 210 Portland, OR 97209 Meaghan Bullard mbullard@jonesarc.com 503-477-9165  MG2 1101 2nd Avenue #100 Seattle WA, 98101 Eli Hardi eli.hardi@mg2.com 206-962-6886

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# DEVELOPMENT OBJECTIVES [3.0]

SUMMARY OF OUTREACH METHODS

Printed Outreach	Direct mailing to all residences and businesses within approx. a 500 ft radius of the proposed site. Printed outreach was distributed to 502 residences and businesses along with 3 neighborhood community groups.
Electronic / Digital Outreach - Website	An interactive website was established and publicized via poster. The website contained project information and a public commenting function.
Electronic / Digital Outreach - Survey	An online survey to allow public feedback was established and publicized via poster which contained a link to the survey. The survey was also featured on the website. Received received approximately 48 survey comments, 16 emails, 6 website comments, 246 unique website visitors
Community Meetings	Briefed the Fremont Neighborhood Council on 2/27 - about 50 attendees

SUMMARY OF ADDITIONAL VOLUNTARY OUTREACH

- Holding two voluntary Zoom open house events 3/13 and 3/14
- Expanded mailing to about 600 homes/businesses
- Coordinating with Fremont Neighborhood Council and Fremont Chamber on an in-person meeting on 3/16

SUMMARY OF COMMENTS

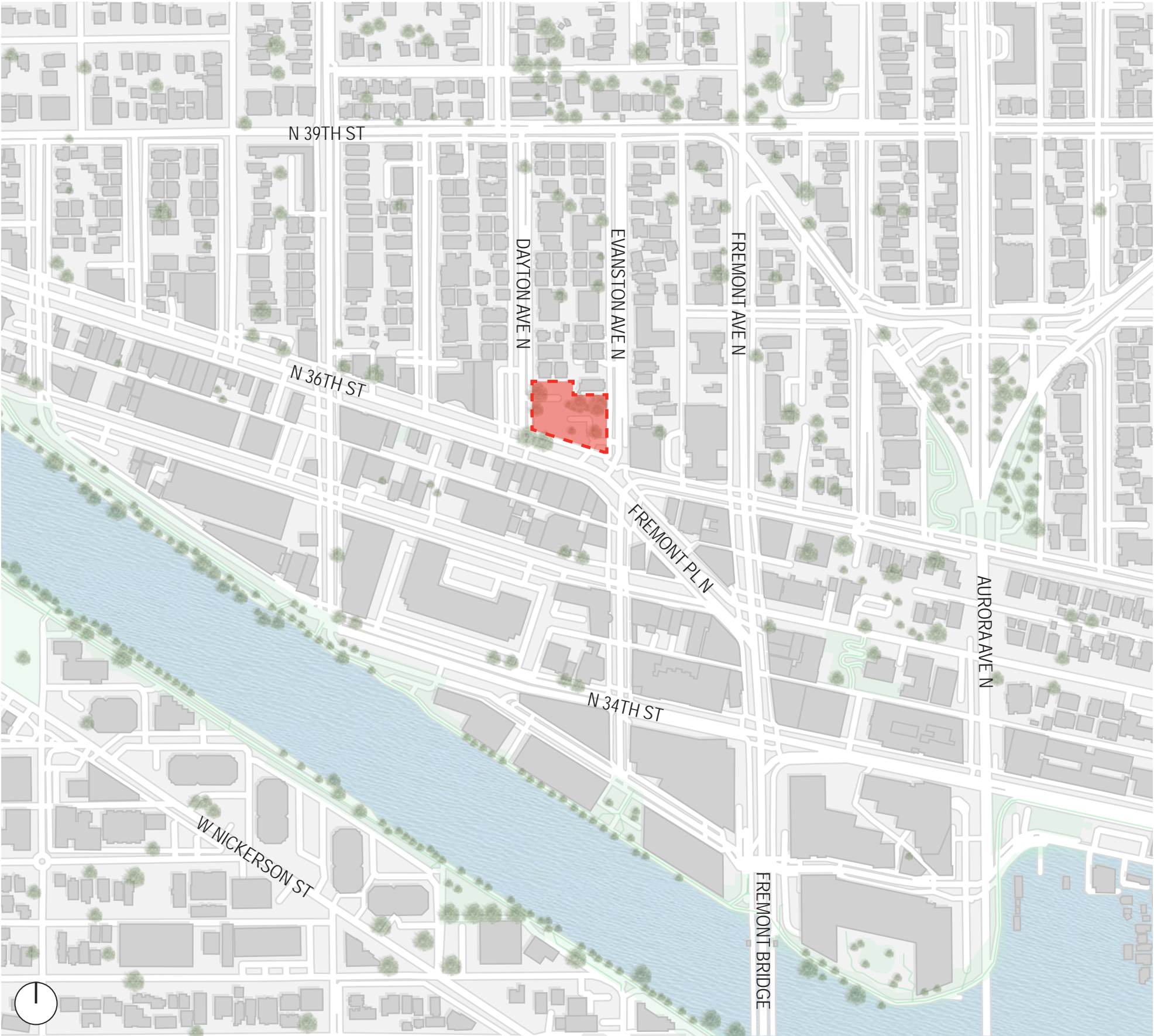
DESIGN RELATED COMMENTS

- Overall Design & Character
- Design that relates to the neighborhood character and culture
  - Parking
  - Environmentally friendly features
  - Attractive materials
  - Aesthetically pleasing, beautiful, charming, classing design that fits in with the neighborhood vibe
- Exterior
- Landscaping
  - Seating options/places to congregate
  - Lighting/safety features
  - Bike parking, prioritizing bikes, pedestrian-first design
  - Public art that fits with Fremont's history
  - Trees (new and existing), green roofs, and small urban wildlife habitat
  - Neighborhood walkability
  - Footprint size
- Height & Scale
- Concern over 7 story height
  - Neighboring site's access to sunlight and views
  - Consideration for existing charm and feel
- Sustainability
- Sustainable building plan & environmental impacts

NON-DESIGN RELATED COMMENTS

- Retail
- Locally owned businesses preferred
  - Commercial spaces that support a variety of uses such as lively retail and food/drink as well as calmer maker spaces and shopping
  - Open, welcoming, and daylit design
  - Thoughtful materials and colors used in the retail spaces
- Parking & Streetscape
- Provide adequate on site parking. Street parking is congested in the neighborhood. Concerns about traffic problems worsening
  - Multimodal neighborhood; design should support other modes of transit
- Misc. Comments
- Create affordable living spaces
  - Provide a diverse mix of unit size & types
  - Solstice Parade opportunity site
  - Ensure proper maintenance of site
  - Consideration for existing building

SUMMARY OF PUBLIC OUTREACH [3.0]



## PROJECT INFORMATION

Address:	508 N 36TH ST, SEATTLE WA 98103
Zone:	NC2-75 (M1), LR3 (M)
Overlays:	Fremont Hub Urban Village
Site Area:	31,183 SF
Gross Area:	Approx. 26,760 SF
Commercial Area:	Approx. 7000 SF
Units:	Approx. 169
Below Grade Parking:	Approx. 70 Stalls

## SUMMARY OF OBJECTIVES

The project site is centrally located in the Fremont neighborhood and is positioned where the grid shift creates an irregular shaped site on a primary commercial corridor. N 36th Street to the south intersects with Fremont Pl N at angle, creating a prominent corner condition that is oriented toward the Fremont Bridge. The neighborhood celebrates a unique culture and history with a diverse architectural character.

In response to the site’s central location in “The Center of the Universe” along with feedback from the community, the proposed design is inspired by the following objectives:

- Contribute to Fremont’s vibrant pedestrian realm by infilling an existing gap in North 36th Street’s commercial and mixed-use fabric **(CS2-A-1)**
- Create opportunities for humans to interact and nature to thrive at both the building and pedestrian levels **(CS1-D-2) (PL1-A-2) (PL3-A-3)**
- Draw upon the scale and detailing of historic Seattle retail storefronts to create a well-proportioned, carefully modulated, and high-quality addition to the neighborhood **(CS-3-A-1) (DC2-B-1) (DC4-A-1)**

### DEVELOPMENT OBJECTIVES [3.0]

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# EXISTING SITE PLAN [4.0]





**SURVEY**  
EXISTING SITE PLAN / SURVEY [4.0]

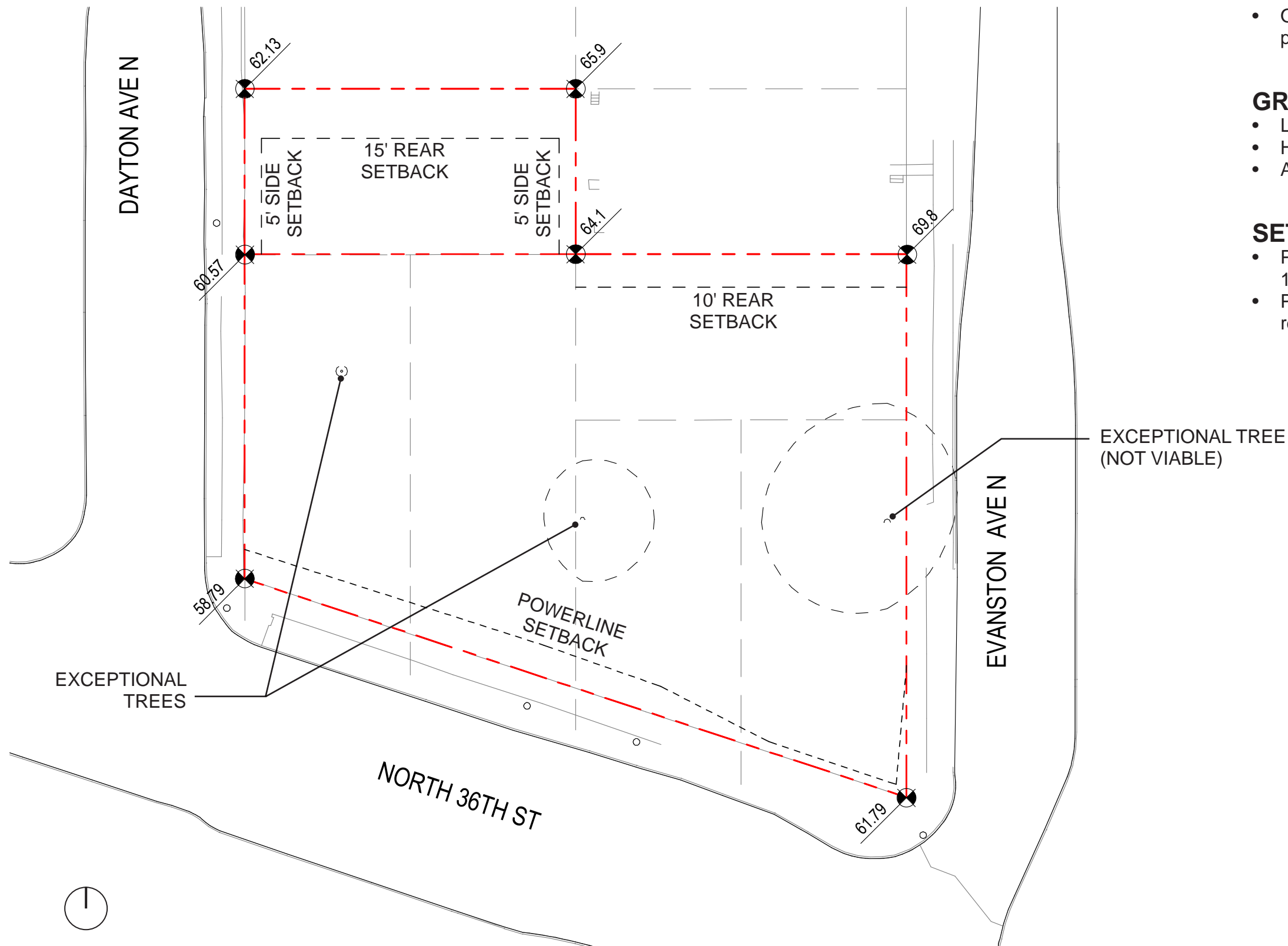


**LEGAL DESCRIPTION**

Lot 14 through 19 inclusive, Block 8 Denny and Hoyt's Addition to the plat thereof recorded in Volume 2 of plats, page 136, in King County Washington;

Except portions of lots 15 through 18, inclusive, heretofore condemned in King County Superior Court Cause Number 69865 for Leary Avenue, now North 36th Street, as provided by City of Seattle Ordinance Number 21303.





## TREES

- Three exceptional trees on site
- One of three exceptional trees deemed not viable; See page 12 for Arborist Report excerpt

## GRADE

- Low point of site at SE corner
- High point at NE corner
- Approximately 11 feet of grade change across the site

## SETBACKS

- Powerlines on N 36th require a radial setback; See page 13 for setback diagram
- Powerlines on Dayton Ave N to be undergrounded, requiring no setback

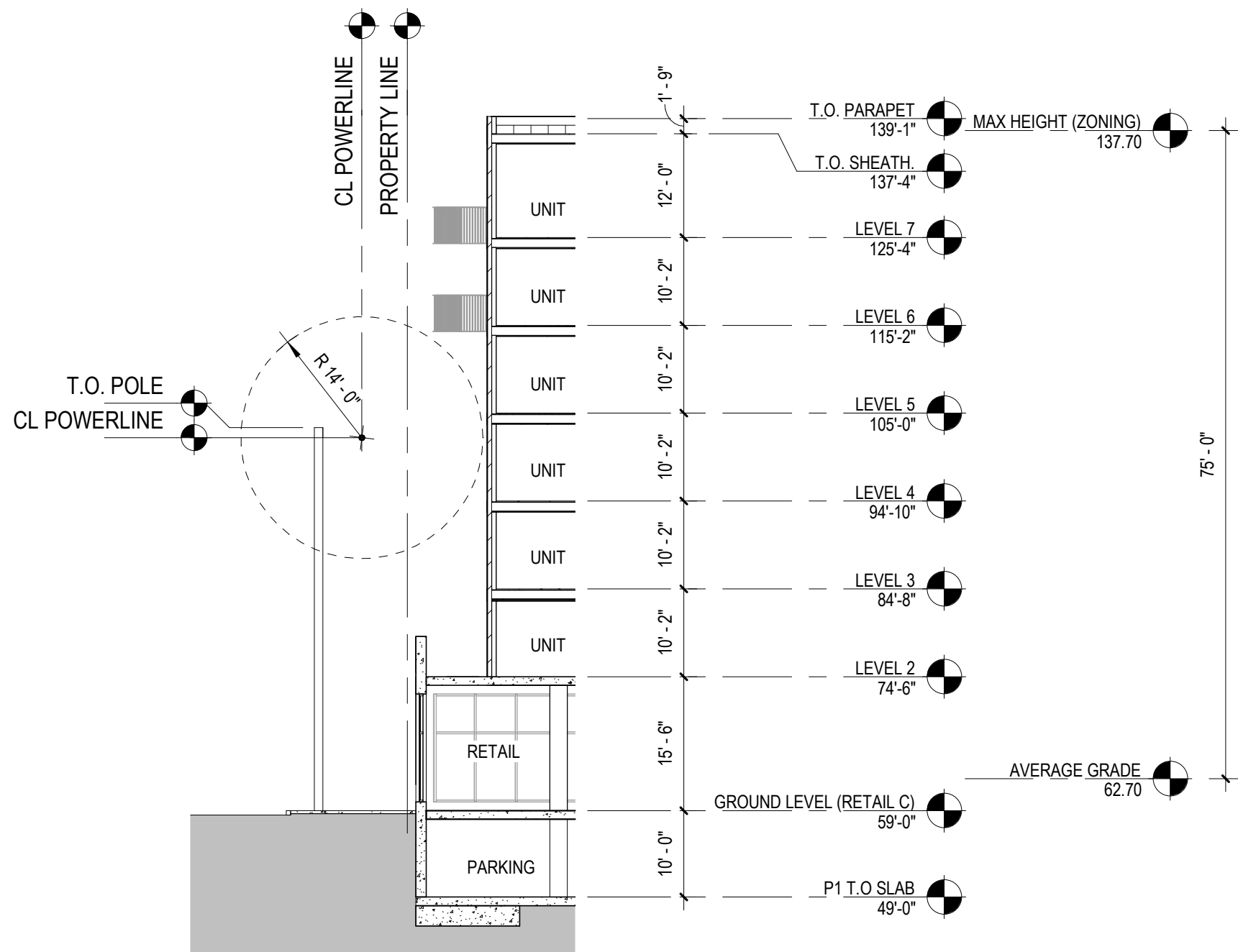
## EXISTING CONDITIONS

EXISTING SITE PLAN / SURVEY [4.0]

Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH, inches (QMD)	Species Common Name and Latin Binomial	Excep. Threshold	Dripine North (R')	Dripine East (R')	Dripine South (R')	Dripine West (R')	Health	Structure/Form	Comments on Condition	Viable Tree*
	✓	✓	NO	1	13.8,15.3" (20.6")	Southern magnolia, Magnolia grandiflora	16"	17	21	18	11	1	2	Double leader, topped	YES
	✓	✓	NO	2	19.8,22.3,21.6" (36.8")	European white birch, Betula pendula	24"	35	19	25	37	3	2	Multiple leaders, branch decline in upper canopy indicates Bronze birch borer infestation. Tree will be fully dead in 10 years	NO
✓				3	4,6.8" (7.9")	English holly, Ilex aquifolium	18.8"	7	9	11	7	1	2	Asymmetric	YES
ROW				4	18.8"	Western red-cedar, Thuja plicata	N/A	5	8	11	9	1	2	Asymmetric canopy, pruned for OHPL, double leader, canopy raised	YES
✓		✓	NO	5	23.8"	Western red-cedar, Thuja plicata	30"	12	8	8	11	1	2	Asymmetric canopy, pruned for PHPL, double leader, canopy raised	YES
✓		✓	NO	6	20.3"	Moss cypress, Chamaecyparis filifera squarrosa	30"	15	12	11	9	3	3	Nearly dead, double leader	NO
Dead				7	15.5"	Moss cypress, Chamaecyparis filifera squarrosa	30"	0	0	0	0	3	3	Dead	NO
✓		✓	NO	8	13.1"	Golden Lawson cypress, Chamaecyparis law. 'Stewartii'	30"	2	8	13	13	1	3	Lean (not self corrected) asymmetric canopy	NO
Dead				9	14.4"	Moss cypress, Chamaecyparis filifera squarrosa	30"	0	0	0	0	3	3	Dead	NO
✓		✓	NO	10	16.8"	Lawson cypress, Chamaecyparis lawsoniana	30"	7	9	7	10	1	3	Seam in trunk, slender trunk, double leader with included bark in upper canopy	NO
✓				11	8"	Bird cherry, Prunus avium	30"	0	8	10	11	2	3	Suppressed, asymmetric, cherry bark tortrix infestation, mottle virus	NO
✓		✓	NO	12	13"	Moss cypress, Chamaecyparis filifera squarrosa	30"	9	10	13	6	1	2	Asymmetric	YES
✓		✓	NO	13	16.2"	Moss cypress, Chamaecyparis filifera squarrosa	30"	8	11	7	11	1	2	Asymmetric, dense ivy	YES
✓		✓	NO	14	20.3"	Western red-cedar, Thuja plicata	30"	3	11	18	17	1	2	Asymmetric, dense ivy	YES
✓				15	8"	English holly, Ilex aquifolium	18.8"	9	10	11	10	1	2	Asymmetric	YES
✓		✓	NO	16	14.8"	Moss cypress, Chamaecyparis filifera squarrosa	30"	3	3	14	12	3	3	Topped, low LCR, slender, ivy	NO
✓				17	5.2,5.4,7.3 (10.5")	English laurel, Prunus laurocerasus	26.1"	8	11	3	8	1	3	Topped, sheared	NO
✓		✓	NO	18	5,8,7,8.5" (13.2")	English holly, Ilex aquifolium	18.8"	8	10	13	10	1	3	Topped, sheared	NO
✓				19	7.8"	English holly, Ilex aquifolium	18.8"	4	10	11	4	1	2	Topped, sheared	NO
✓		✓	NO	20	14,14" (19.8")	English laurel, Prunus laurocerasus	26.1"	2	5	5	2	2	3	Sheared as hedge	NO
✓		✓	NO	21	12"	English holly, Ilex aquifolium	18.8"	3	3	2	3	2	3	Sheared as hedge	NO
✓				22	6,8" (10")	English laurel, Prunus laurocerasus	26.1"	2	4	4	4	2	3	Sheared as hedge	NO
✓		✓	NO	23	8,9" (12")	English laurel, Prunus laurocerasus	26.1"	2	4	4	4	2	3	Sheared as hedge	NO
✓				24	6,7" (9.2")	English laurel, Prunus laurocerasus	26.1"	2	4	4	4	2	3	Sheared as hedge	NO
✓				25	5"	English laurel, Prunus laurocerasus	26.1"	2	4	4	4	2	3	Sheared as hedge	NO
✓				26	4,4,6,6" (10.2")	English laurel, Prunus laurocerasus	26.1"	2	4	4	4	2	3	Sheared as hedge	NO
✓				27	6,8" (10")	English laurel, Prunus laurocerasus	26.1"	2	4	4	4	2	3	Sheared as hedge	NO
	✓			28	(9) 2.1-3.8" (8.5")	Vine maple, Acer circinatum	8"	7	4	7	7	1	2	Sheared, stump sprout	YES



TREE SURVEY  
EXISTING SITE PLAN / SURVEY [4.0]



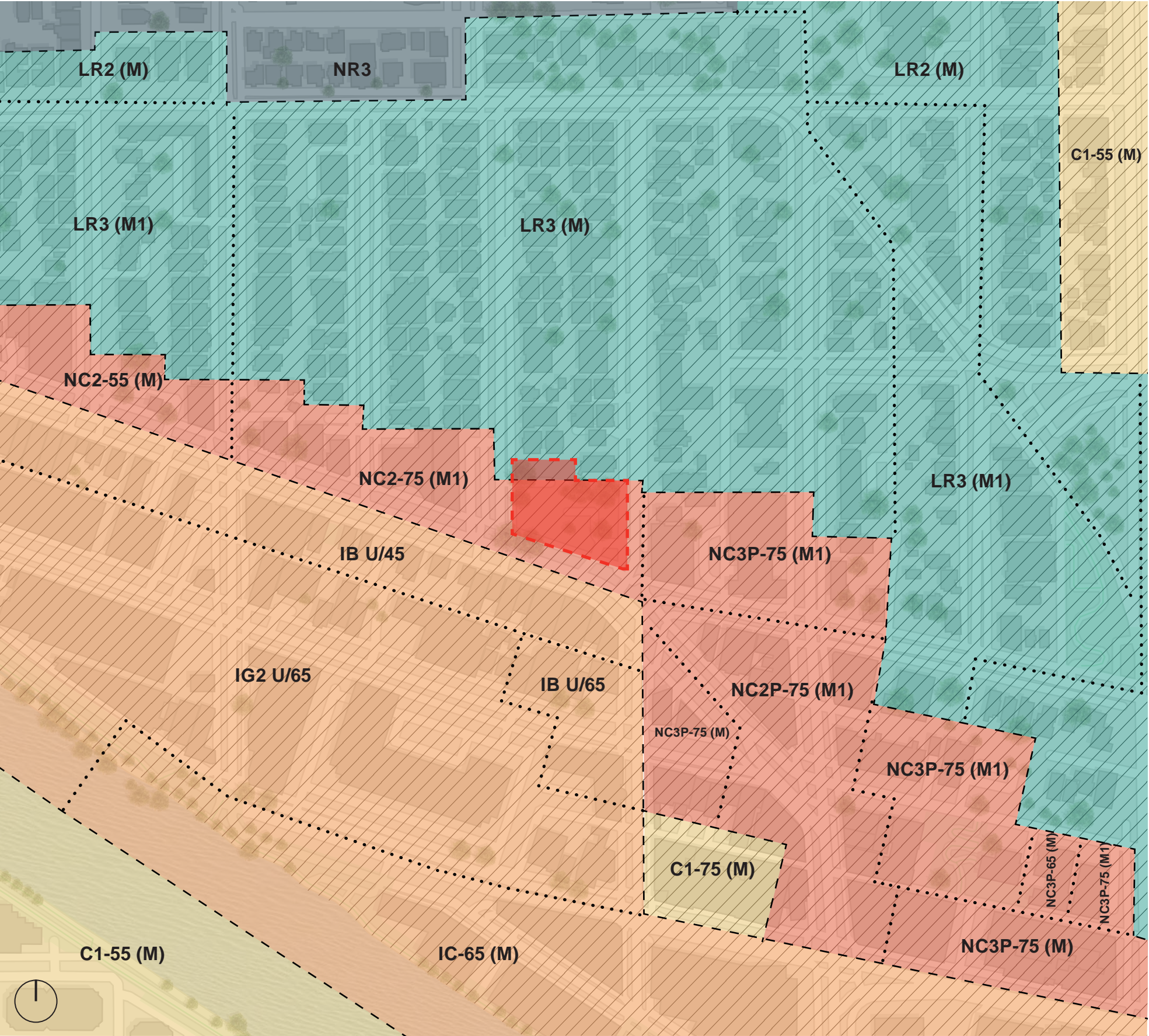
## POWERLINE SETBACK DIAGRAM

EXISTING SITE PLAN / SURVEY [4.0]

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# URBAN DESIGN ANALYSIS [5.0]





KEY

- COMMERCIAL
- INDUSTRIAL
- NEIGHBORHOOD COMMERCIAL/MIXED USE
- LOWRISE MULTI-FAMILY
- NEIGHBORHOOD RESIDENTIAL
- FREMONT HUB URBAN VILLAGE OVERLAY

ZONING MAP  
URBAN DESIGN ANALYSIS [5.0]







## KEY

<span style="color: #90EE90;">■</span>	INDUSTRIAL
<span style="color: #FFD700;">■</span>	COMMERCIAL
<span style="color: #FFA500;">■</span>	MIXED USE
<span style="color: #FF6347;">■</span>	RETAIL
<span style="color: #8B0000;">■</span>	PUBLIC
<span style="color: #20B2AA;">■</span>	MULTI FAMILY
<span style="color: #4682B4;">■</span>	SINGLE FAMILY

## SUMMARY

- As an Urban Village Main, N 36th Street is revealed as a prominent corridor that acts as the heart of the vibrant Fremont neighborhood.
- Zone change along N 36th creates contrasting urban conditions on either side of the site
- Retail, commercial and industrial uses occupy larger footprints to the south of the site
- Residential uses with narrow lots and smaller footprints occur north of the site

## VICINITY MAP: GROUND LEVEL USES

URBAN DESIGN ANALYSIS [5.0]





## SELECT VIEWS

- ① N 35TH ST INDUSTRIAL
- ② N 34TH ST COMMERCIAL
- ③ N 36TH ST RETAIL
- ④ EVANSTON AVE N MIXED USE
- ⑤ DAYTON AVE N RESIDENTIAL
- ⑥ EVANSTON AVE N RESIDENTIAL

## GROUND LEVEL USES

URBAN DESIGN ANALYSIS [5.0]





KEY

- MAJOR PEDESTRIAN/ VEHICULAR CIRCULATION
- RAPIDRIDE
- FREQUENT BUS
- PAINTED BIKE LANES
- P PUBLIC PARKING
- BUS STOPS

VICINITY MAP: ACCESS OPPORTUNITIES  
URBAN DESIGN ANALYSIS [5.0]



#### EVANSTON AVE N

- Urban Village Neighborhood Access street that slopes up to the north
- Narrowest ROW of the three street frontages
- Current residential development along opposite side of street ranging from 2-4 stories; allowable future development in adjacent NC3P-75 up to 75' in height

#### N 36TH ST

- Urban Village Main St
- Primary pedestrian and commercial street
- Commercial and retail development on opposite side of the street, primarily one story
- Allowable future development in adjacent IB U/45 up to 45' in height

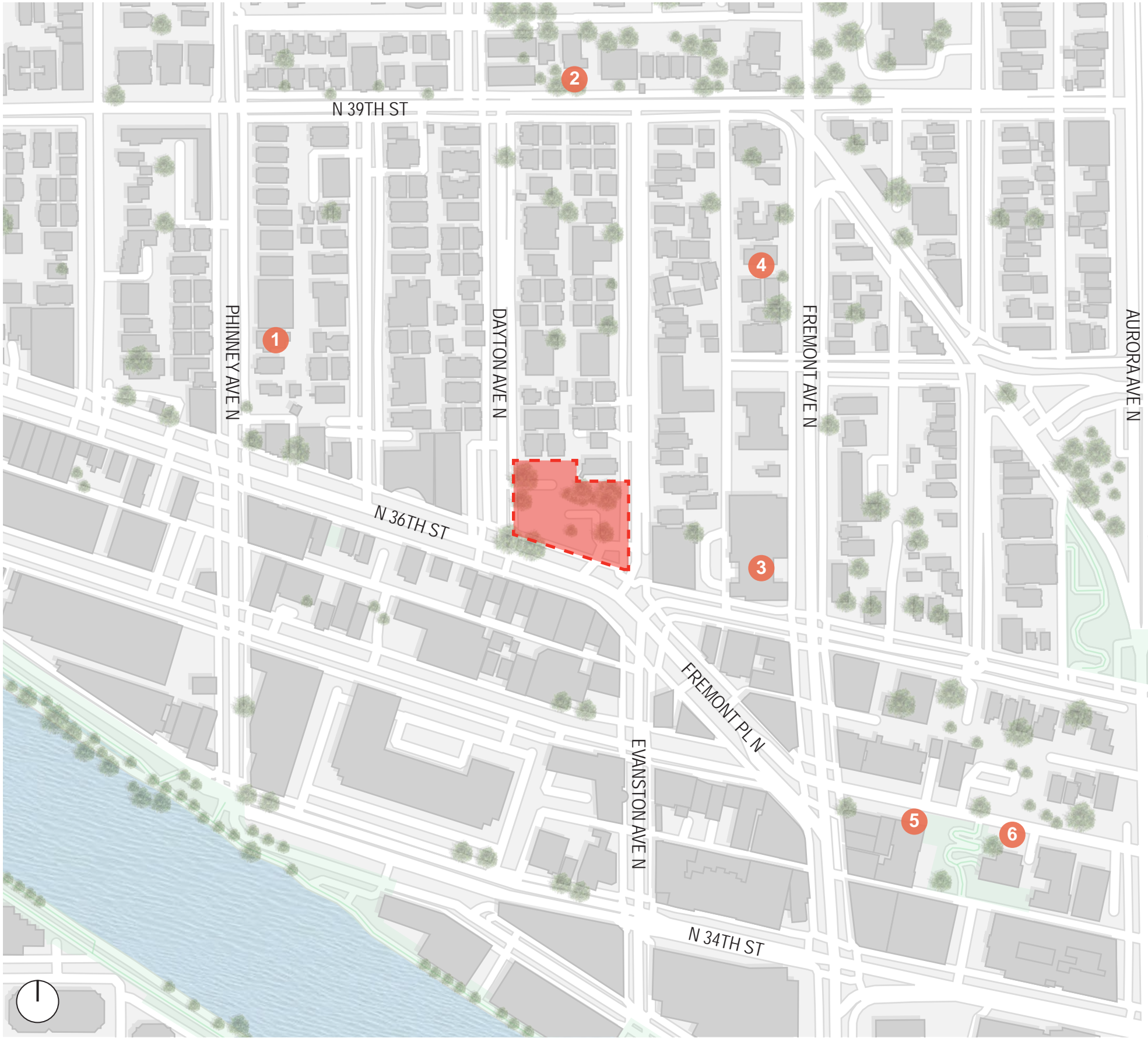
#### DAYTON AVE N

- Urban Village Neighborhood Access street
- Lowest elevation point
- Shortest frontage and furthest removed from the high traffic intersection of N 36th St and Fremont Place N
- Parking lot on opposite side of street, along with one story development; allowable future development in adjacent NC2-75 up to 75' in height

#### NORTH PROPERTY LINE

- Zone transition from MCU and LR3
- Grade change along property line, sloping up from West to East
- Three story townhouses to the north



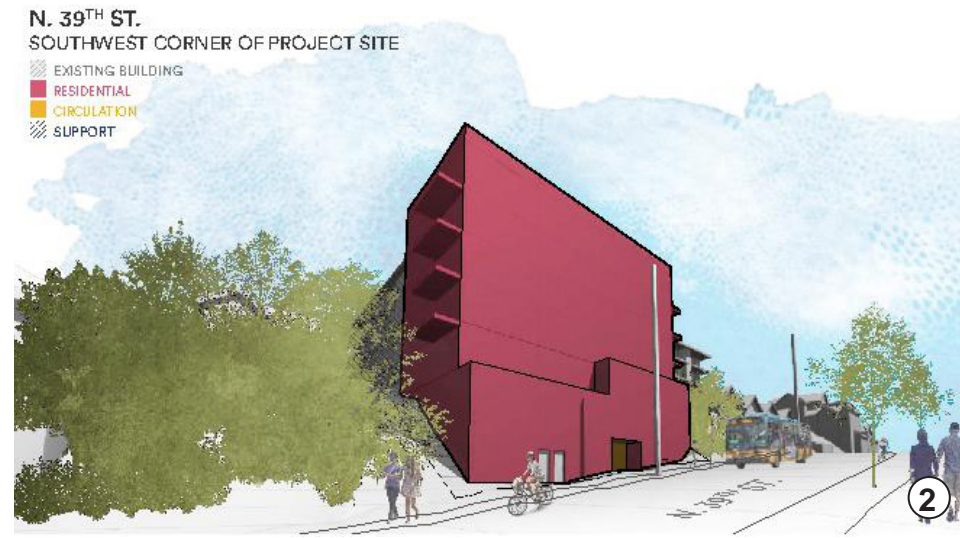
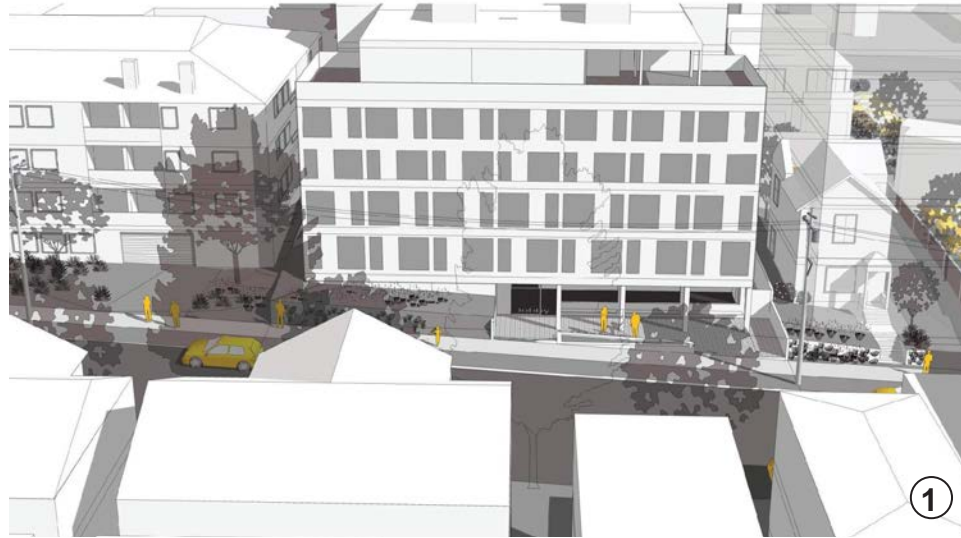


MIXED-USE & MULTIFAMILY PROJECTS

- ① Approved 5-Story Building  
SDCI# 3035912-EG
- ② Approved 8-Story Building  
SDCI# 3032341-EG
- ③ Proposed 6-Story Building  
SDCI# Not Available
- ④ Approved 4-Story Building  
SDCI# 3033074-EG
- ⑤ Proposed 7-Story Building  
SDCI# Not Available
- ⑥ Portal Apartments (Recently Completed 6-Story)

VICINITY MAP: NEW & PROPOSED DEVELOPMENT  
URBAN DESIGN ANALYSIS [5.0]





## MIXED-USE & MULTIFAMILY PROJECTS

- ① Approved 5-Story Building  
SDCI# 3035912-EG
- ② Approved 8-Story Building  
SDCI# 3032341-EG
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## NEW & PROPOSED DEVELOPMENT

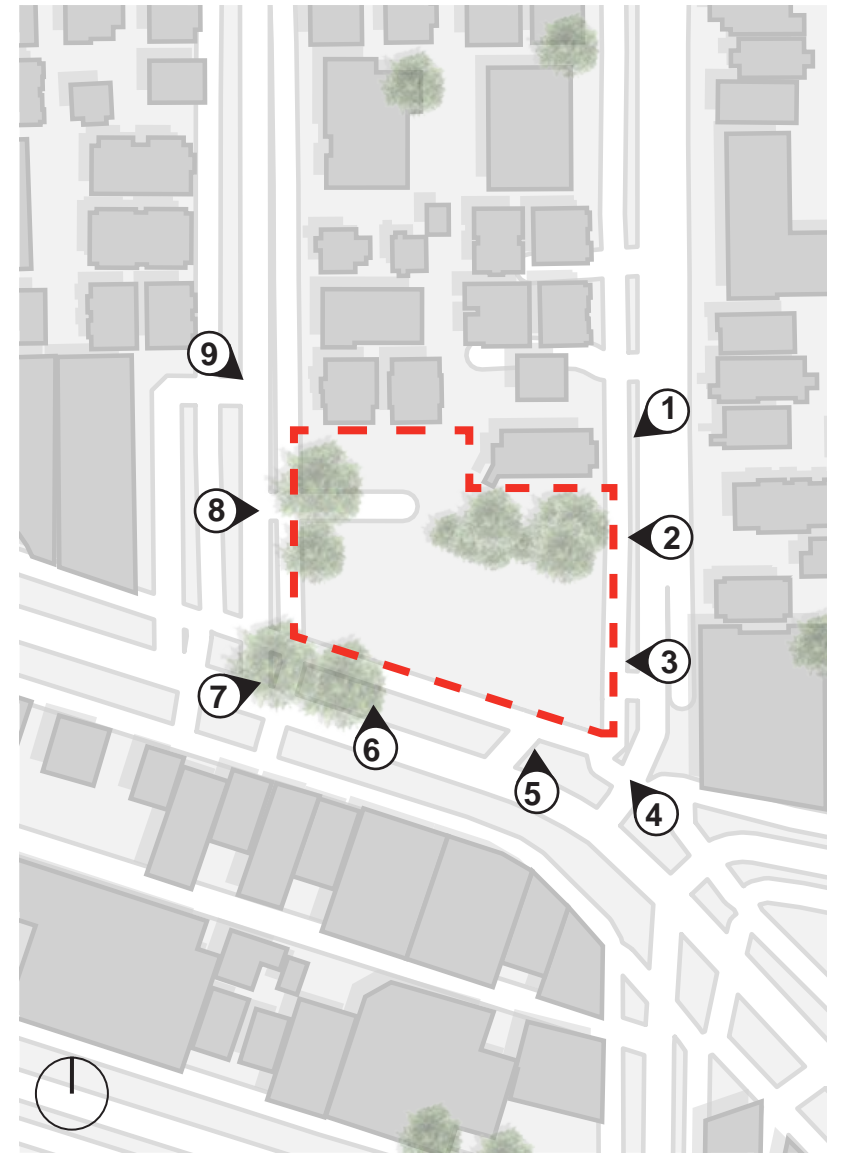
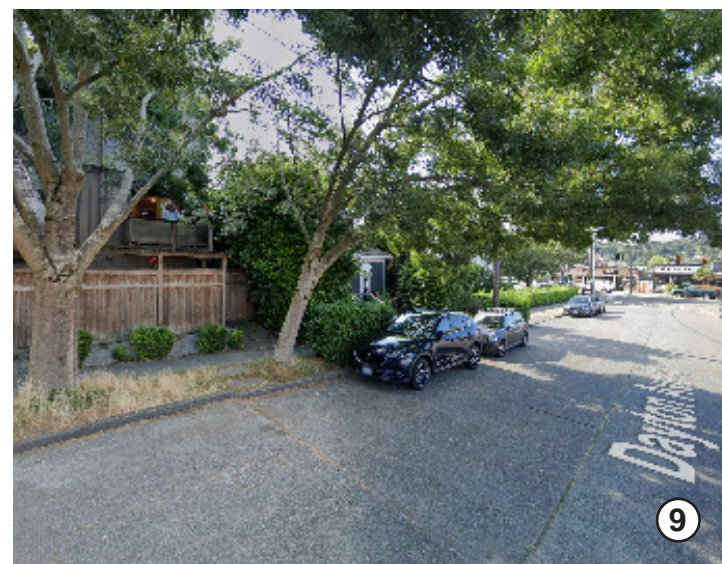
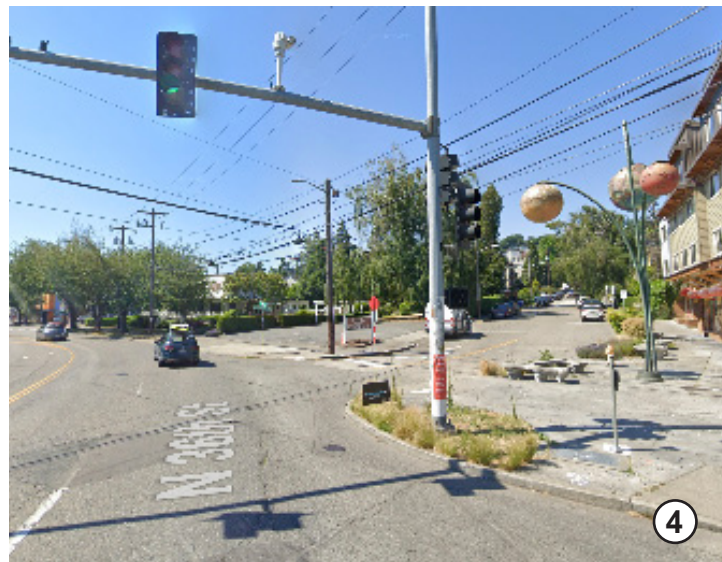
URBAN DESIGN ANALYSIS [5.0]





**9 BLOCK AXON**  
URBAN DESIGN ANALYSIS [5.0]





## SITE PHOTOS

URBAN DESIGN ANALYSIS [5.0]



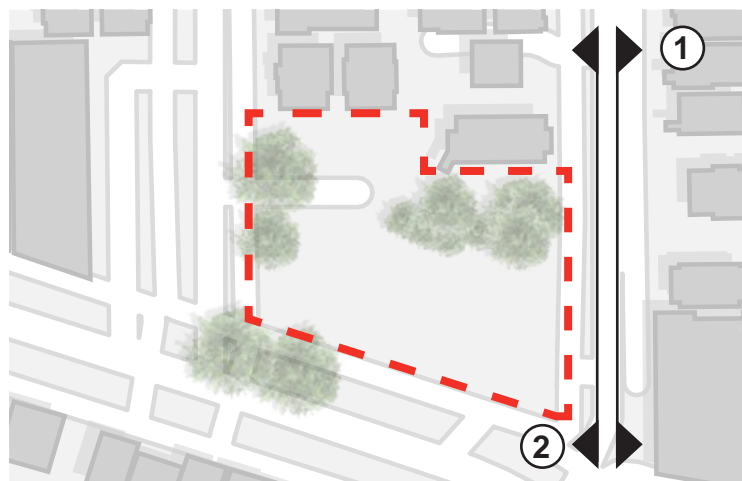
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## ① EVANSTON AVE N EAST VIEW



## ② EVANSTON AVE N WEST VIEW



## STREETSCAPE: EVANSTON AVE N

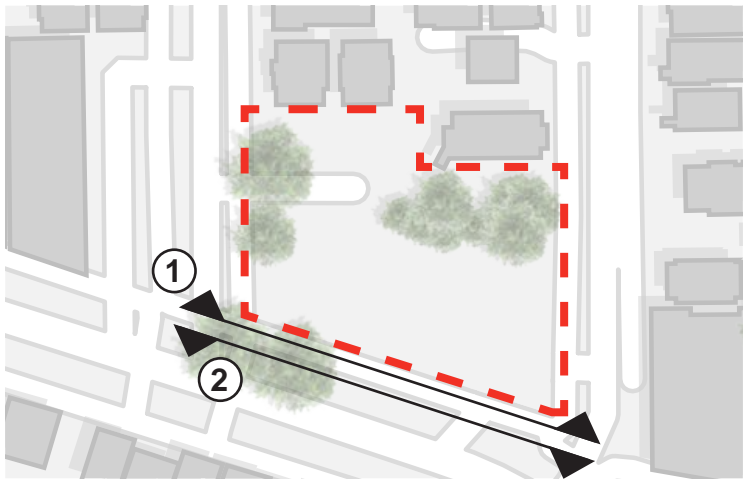
URBAN DESIGN ANALYSIS [5.0]



① N 36TH ST NORTH VIEW



② N 36TH ST SOUTH VIEW



STREETSCAPE: N 36TH ST  
URBAN DESIGN ANALYSIS [5.0]



① DAYTON AVE N, EAST VIEW



LOWRISE MULTI-FAMILY RESIDENTIAL ZONE LR3 (M)

PROJECT SITE

N 36TH ST

② DAYTON AVE N, WEST VIEW



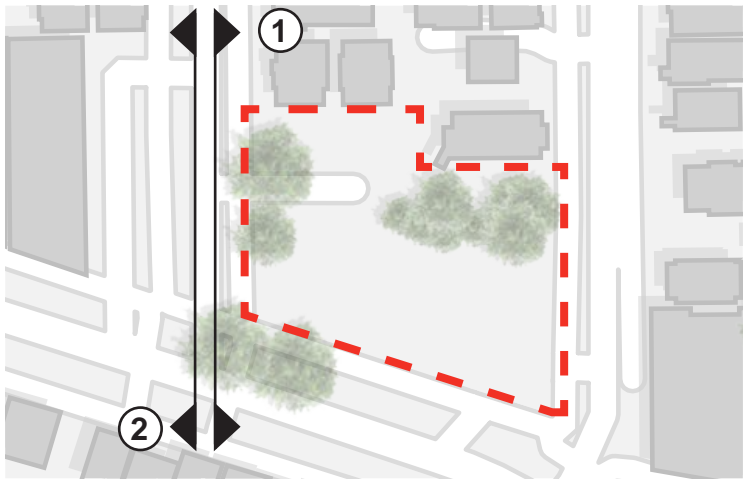
N 36TH ST

NORM'S KITCHEN & BAR

THE BACKDOOR

ROXY'S DINER

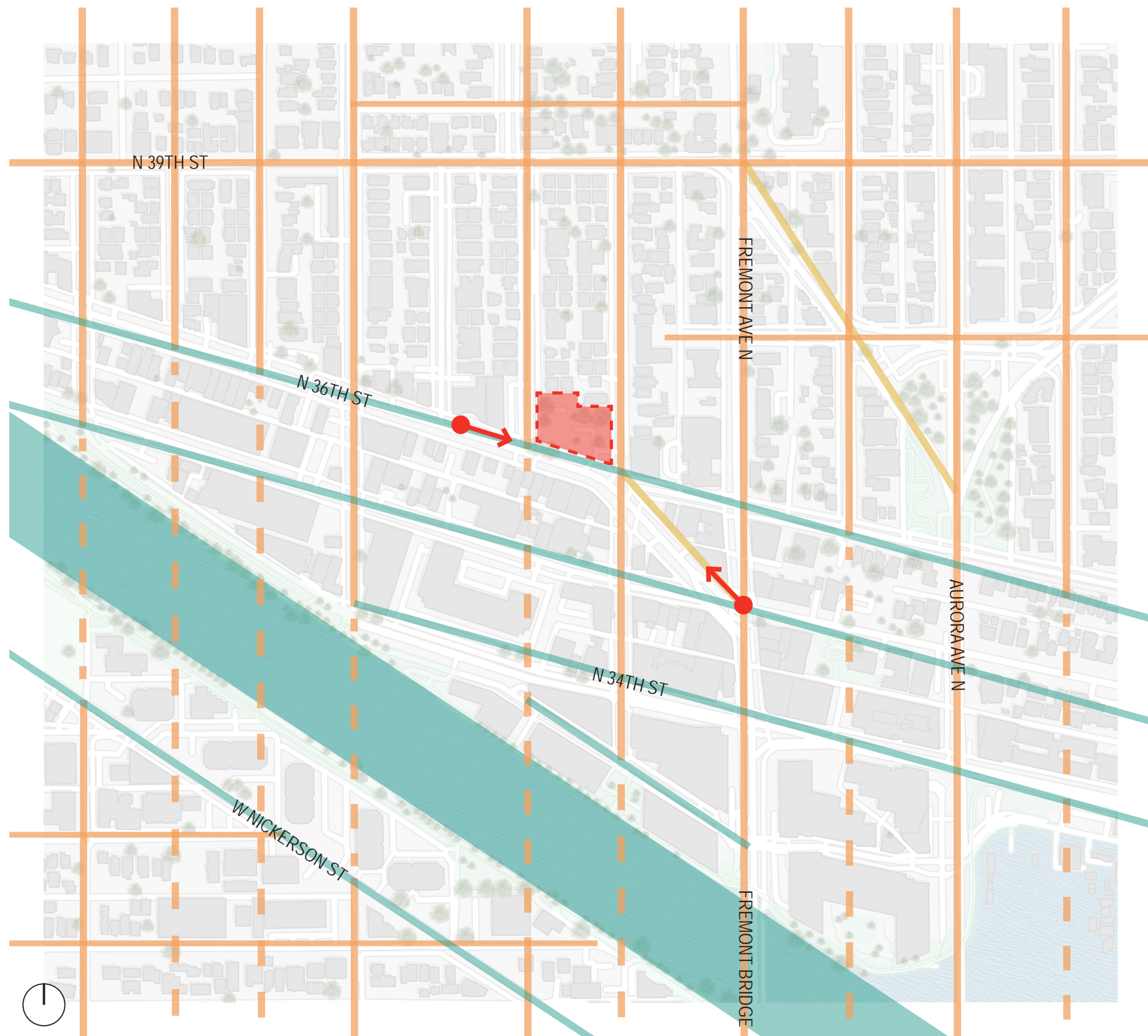
LR3 (M)



**STREETSCAPE: DAYTON AVE N**  
URBAN DESIGN ANALYSIS [5.0]

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DESIGN GUIDELINE THEME	ANALYSIS INFORMED DESIGN CUE
CONTEXT & SITE	1: GRID SHIFT
	2: CONTEXTUAL CONTRAST
PUBLIC LIFE	3: PEDESTRIAN REALM CHARACTER
	4: OPEN SPACE
	5: VEGETATION
DESIGN CONCEPT	6: TEXTURE & MATERIALITY



## CONTEXT & SITE

**CS2-A-1:** The Canal informs the orientation of the urban grid

**CS2-A-1:** Project Site is located where the grid shifts from angled to orthogonal

**CS2-C-3:** Street orientation creates a uniquely shaped site with three street frontages

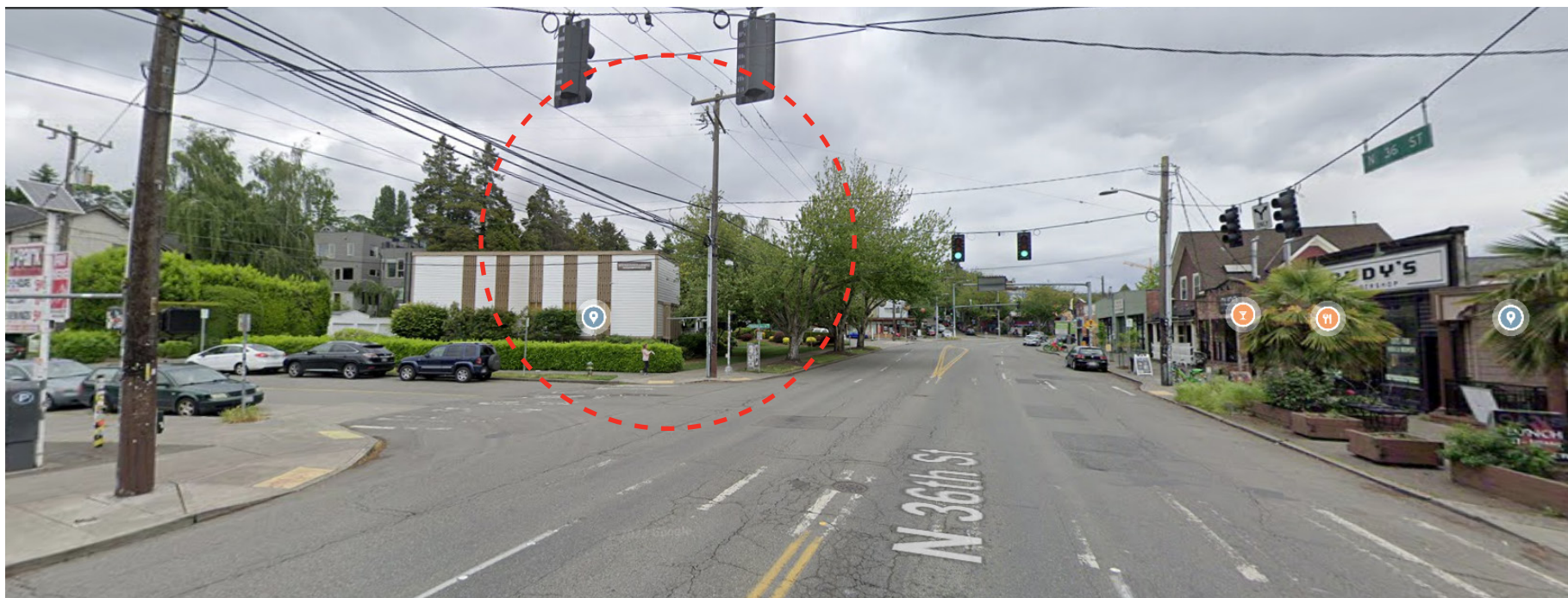
## DESIGN CUE: GRID SHIFT & BLOCK RELATIONSHIP

URBAN DESIGN ANALYSIS [5.0]





*Fremont PI N angles toward and terminates at the Southeast corner of the project site.*

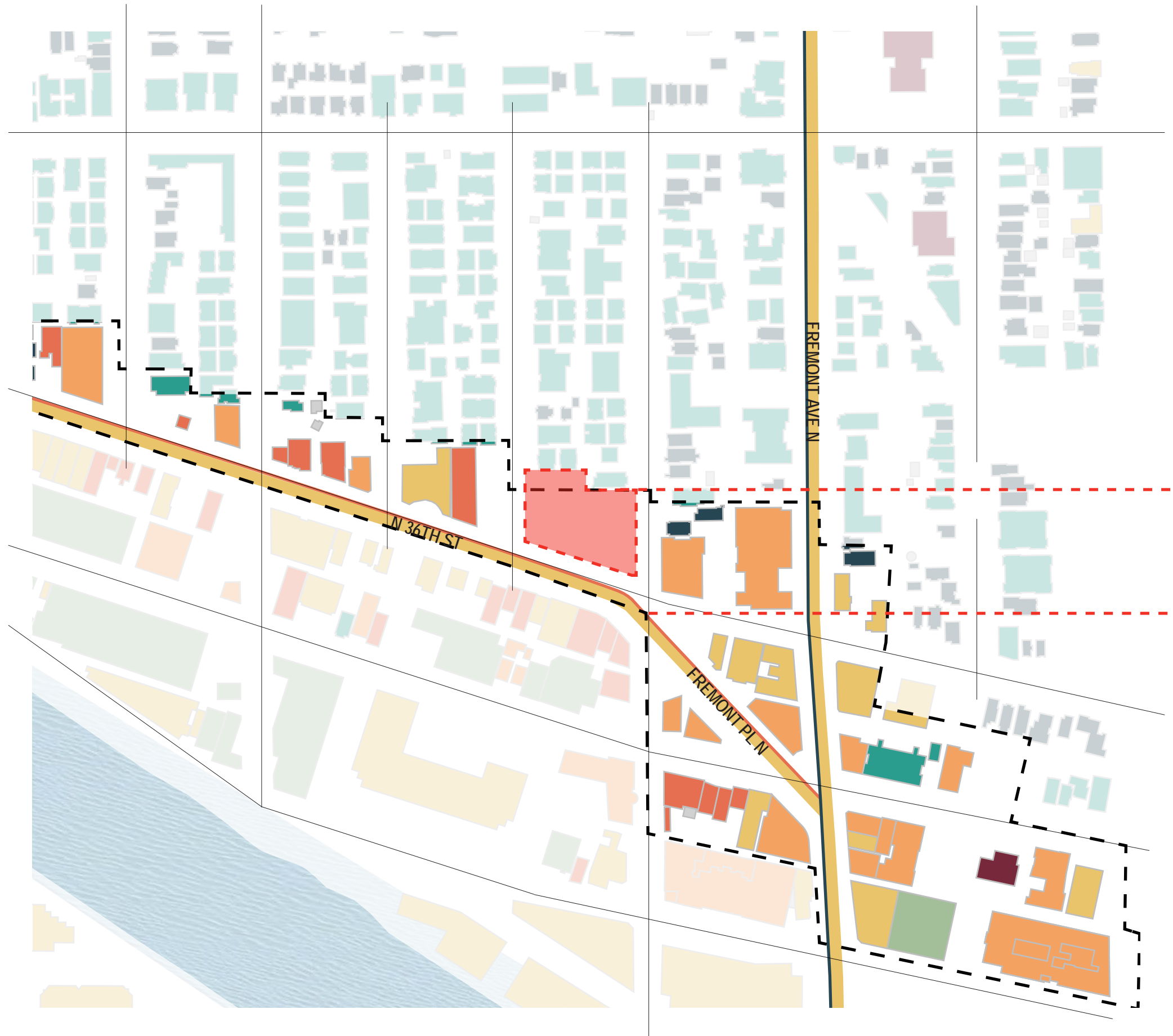


*N 36th St fronts the southern edge of the site. The Urban Village Neighborhood Access streets on either side of the site (Dayton Ave N and Evanston Ave N) intersect with 36th St at an angle, creating two unique corner conditions.*

## DESIGN CUE: GRID SHIFT & BLOCK RELATIONSHIP

URBAN DESIGN ANALYSIS [5.0]





## CONTEXT & SITE

**CS2-D:** Zone transitions occur to the north and south of the site, creating a high level of contrast in the surrounding building fabric.

**CS2-B:** The industrial blocks to the south are comprised of monolithic, low-lying structures that meet the street with long facades; the residential area to the north is composed of narrow lots containing multi-family structures with vertical articulation

LOWRISE / RESIDENTIAL

NEIGHBORHOOD  
COMMERCIAL ZONE

INDUSTRIAL

## DESIGN CUE: CONTEXTUAL CONTRAST

URBAN DESIGN ANALYSIS [5.0]





*Aerial and street view of the LR3 zone showing residential fabric to the north of the site*



*Aerial and street view of the IG2 U zone showing industrial fabric to the south of the site*

**DESIGN CUE: CONTEXTUAL CONTRAST**  
 URBAN DESIGN ANALYSIS [5.0]





## PUBLIC LIFE

**CS2-B-2:** The commercial corridor along Fremont PI N and N 36th street is composed small retail frontages that connect to and interact with the public realm.

**CS3-A-1:** Fremont's historic fabric contributes to its character and charm.

**PL3-B:** A narrow pattern language is present in both the commercial and residential uses that flank the site.

**PL3-C:** Continuous storefront bays create an engaging pedestrian experience.

## DESIGN CUE: PEDESTRIAN REALM SCALE & PROPORTION

URBAN DESIGN ANALYSIS [5.0]





*N 36th St commercial frontage -- One story fabric adjacent to the project site that is broken into narrow storefront bays*

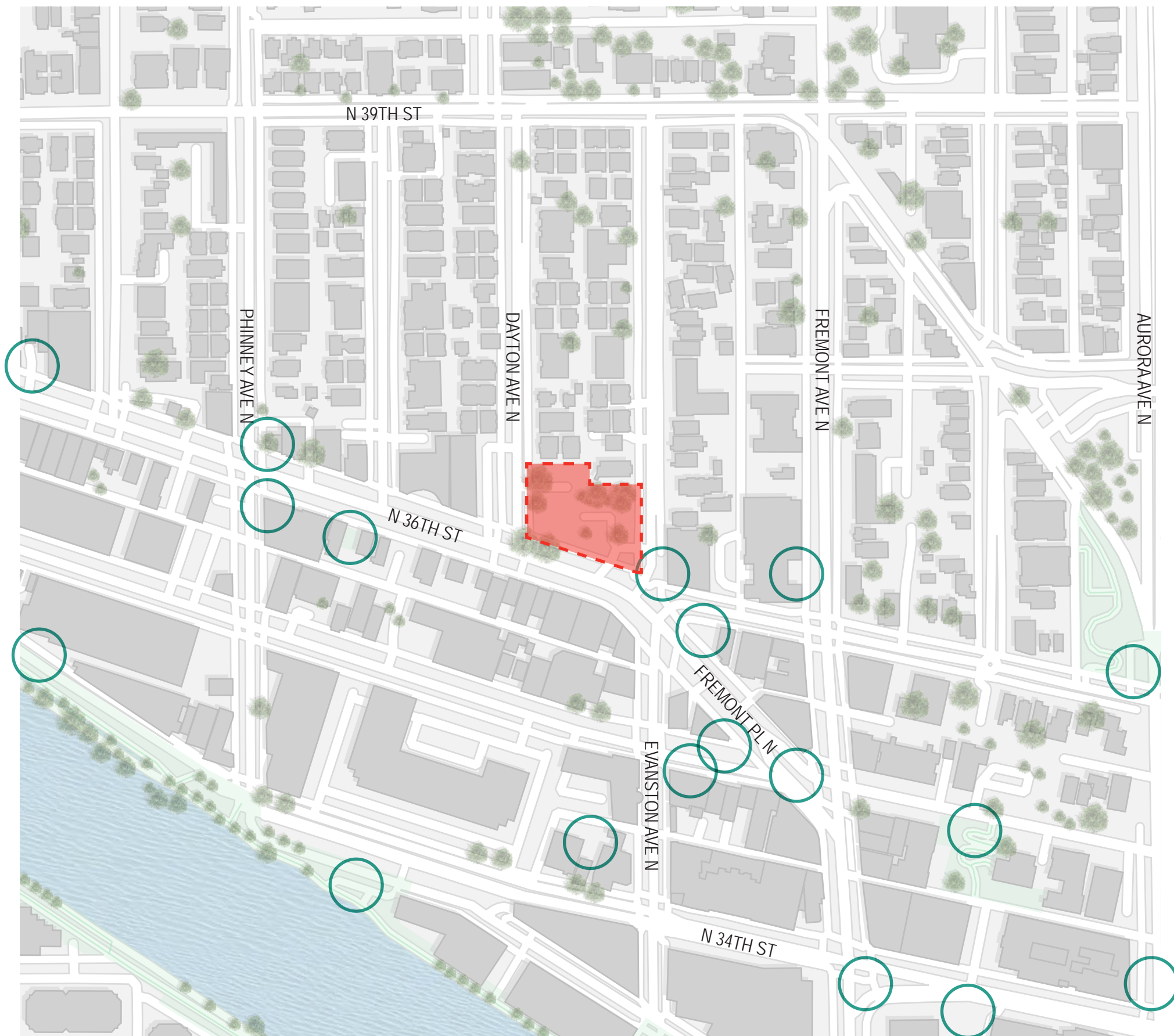
*Fremont Flatiron -- Two over one podium expression with ground floor storefront openings*

*Fremont Ave N storefronts -- rhythm of well-proportioned glazed openings with retail activity spilling onto the sidewalk*

## DESIGN CUE: PEDESTRIAN REALM SCALE & PROPORTION

URBAN DESIGN ANALYSIS [5.0]





## PUBLIC LIFE

**PL1-A:** The surrounding neighborhood has a number of small corner plazas and outdoor gathering spaces that foster human interaction.

**PL1-B:** Pockets of open spaces contribute to overall pedestrian experience, providing opportunities for the public to interact with individual buildings and sites.

## DESIGN CUE: NEIGHBORHOOD OPEN SPACE

URBAN DESIGN ANALYSIS [5.0]





*Triangle Spirits, Cedar Speedster, Statue of Lenin, Fremont Brewing*  
 -- examples of successful pockets of open space throughout the neighborhood that allow for and encourage outdoor gathering



## DESIGN CUE: NEIGHBORHOOD OPEN SPACE

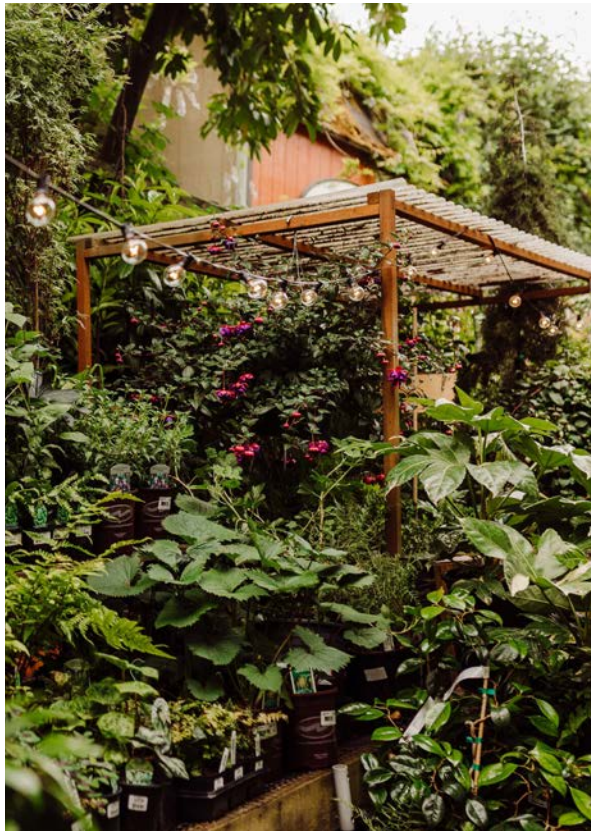
URBAN DESIGN ANALYSIS [5.0]





# DESIGN CONCEPT

**DC3-C, DC4-D:** Open spaces are enhanced when shaped by vegetation that include a variety of planting types.

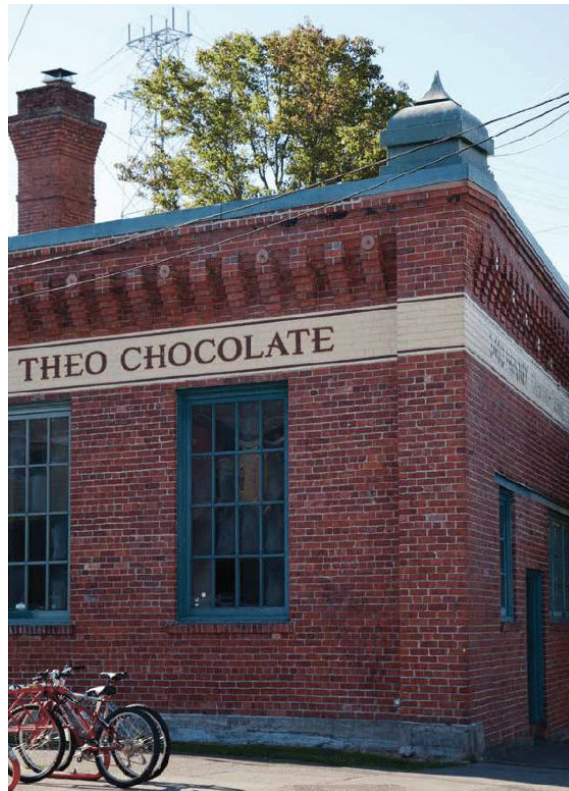


*Fremont Brewing, Cedar Speedster, Urban Earth Nursery, Burke Gilman Trail, Fremont Secret Stairs -- injections of green in the urban neighborhood environment*

## DESIGN CUE: VEGETATION

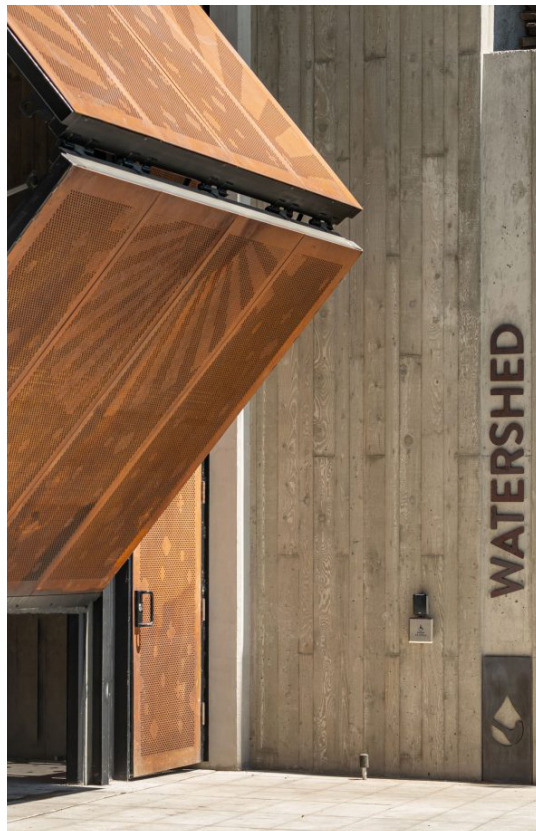
### URBAN DESIGN ANALYSIS [5.0]





## DESIGN CONCEPT

**DC4-A:** A variety of textures and materials are present throughout the neighborhood, with examples of fine detailing that will withstand the test of time.



*Fremont Foundry, Theo Chocolates (Trolley Barn), Watershed Building, Triangle Spirits, Cedar Speedster -- use of time-tested materials with scale, texture, and warmth*

## DESIGN CUE: TEXTURE & MATERIALITY

URBAN DESIGN ANALYSIS [5.0]



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# ZONING DATA [6.0]



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ADDRESS:	508 N 36th St Seattle, WA 98103	AMENITY AREA (27.47A.024)	-Amenity areas shall equal 5% of the total gross floor area in residential use. Excludes areas for MEP, accessory parking. Bio-retention areas qualify as amenity areas. -Minimum Amenity Space:
ZONE:	Parcel A: NC2-75(M1) Parcel B: LR3(M)		
OVERLAY:	Fremont Hub Urban Village		
PERMITTED USES (23.47A.004.A)	Residential Retail sales and services, general: Permitted, limited to 25,000 sf Parking		-Amenities shall meet these standards: all residents must have access to at least 1 common or private amenity, shall not be enclosed, common amenity must have a min. horizontal dimension of 10' and no less than 250sf in size, private balconies/decks/patios must have a min. horizontal dimension of 6' and no less than 60sf in area Proposal complies with Amenity Area Requirements
STREET LEVEL DEVELOPMENT STANDARDS (23.47A.008.D.2)	The floor of a dwelling unit shall be at least 4' above or below sidewalk grade, or set back at least 10' from the sidewalk. Exception may be granted if an accessible route is not achievable due to site conditions AND the floor is at least 18" above or 4' below average sidewalk grade or set back 10' from the sidewalk AND the visually prominent entry is maintained. Proposed development will comply	PARKING ACCESS (23.47A.032)	If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1. Proposal requests single curb cut off Dayton Ave N
STRUCTURE HEIGHT (23.47A.012)	Parcel A: Base Height Limit: 75'-0" Parcel B: Overlay Height Limit: 50'-0" Proposed Structure Height will comply	BICYCLE PARKING (23.54.015.K, TABLE D)	-Long Term: 1 per dwelling unit -Short Term: 1 per 20 dwelling units Proposed bike parking will comply
FLOOR AREA RATIO (23.47A.012)	Parcel A: 5.5 Parcel B: 2.3 Proposed FAR will comply	PARKING COUNT (23.54.015)	Table A for parking for Non-res uses: no parking requirement in hub urban village. Table B for parking for Res uses: no parking requirement in hub urban village Approx. 73 parking stalls provided
SETBACK REQUIREMENTS (23.47A.014.C)	Parcel A Requirements Front Setback (N 36th St): 0' Side Setback: 0' Rear Setback: 0' Upper Level Setback: 8' (avg) above 65' for all street-facing facades. Parcel B Requirements Front Setback (Dayton Ave N): 5' Side Setback, less than 40': 5' Side Setback, more than 40': 7' avg, 5' min Rear Setback: 10' Proposed setbacks will comply	SOLID WASTE AND RECYLABLE STORAGE (23.54.040)	-Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.  -For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.
BLANK FACADES (23.47A.008.A)	Blank segments of the street-facing facades between 2'-0" and 8'-0" above the sidewalk may not exceed 20'-0" in width. The total amount of all blank facade segments may not exceed 40% of the width of the facade. Proposal complies with Blank Facade Requirements		Table A: Residential - 575 square feet plus 4 square feet for each additional unit above 100 Non-Residential - 125sf (5,001-15,000sf) Proposed waste and recyclable storage area complies



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# DESIGN GUIDELINES [7.0]



**CS2  
NATURAL SYSTEMS  
& FEATURES**

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

**CS2  
URBAN PATTERN  
AND FORM**

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

**D. Plants and Habitat**

2. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into the project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocated significant trees and vegetation if retention is not feasible.

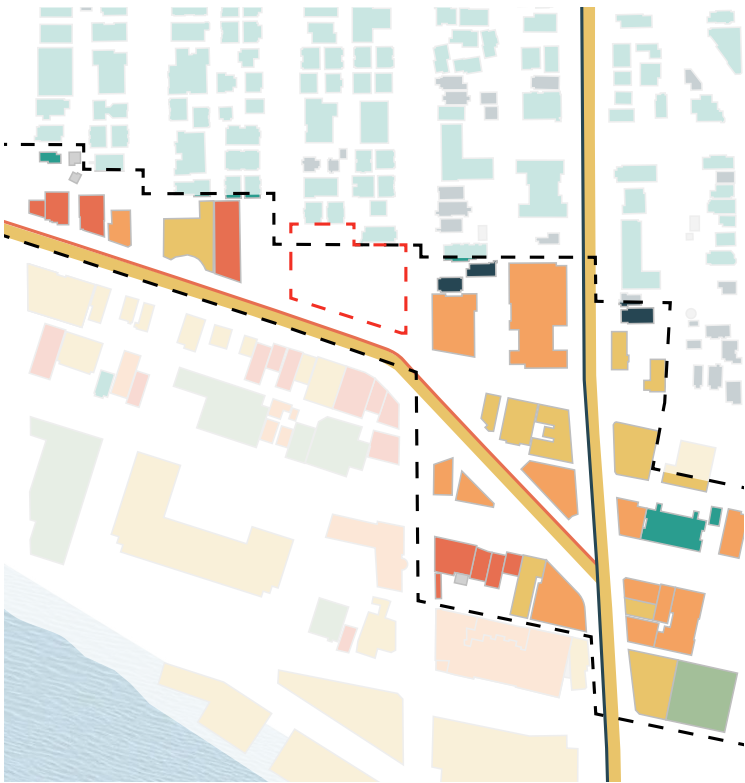
**E. Water**

2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, foundations of recycled water, and/or water art installations can create movement of sound, air colling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation

**A. Location in the City and Neighborhood**

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

- The proposed design **draws inspiration from the natural beauty of the existing site.**
- The design concept prioritizes nature, specifically where the building meets the ground and influences the pedestrian experience.
- Massing concepts include a Second Story green roof along the length of North 36th Street, **planted with native plant species, creating an elevated natural habitat.**
- The preferred massing option (Scheme C) include corner and mid-block, **street-level plazas with tree wells** to contribute to the neighborhood's green canopy.
- The site geometry and proposed building massing offer an **opportunity to celebrate the building's on-site stormwater management system** with a series of stormwater planters at the green roof level (Second Story) and at multiple locations at the ground level.
- The stormwater planters add interest for both the building residents and the pedestrian network.
- The Fremont neighborhood is known for its distinct, vibrant culture – the proposed development seeks to contribute to this **strong sense of place.**
- The neighborhood is comprised of an eclectic mix of large commercial buildings that transition to smaller scale retail and residential. The proposed development neither contrasts nor blends in with the surrounding development but seeks to take cues from the diverse surroundings.
- The project will **contribute to the vibrant pedestrian realm** and infill an existing gap in N 36th Street's commercial and mixed-use fabric.
- On an urban scale, the site itself is **shaped by a shift in the city grid** – located several blocks north of the Fremont Cut, which connects the Puget Sound to Lake Union, the urban fabric responds to the historical foundation upon which the area was built. The project's **irregular shaped site both reveals the area's history and influences the design of the new building.**



Imagery represents Scheme C - Bays (Preferred)

**CS2  
URBAN PATTERN  
AND FORM**

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

*Continued*

**CS3  
ARCHITECTURAL  
CONTEXT AND  
CHARACTER**

Contribute to the architectural character of the neighborhood

**C. Relationship to the Block**

- 3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

**D. Height, Bulk and Scale**

- 3. Zone transitions: For projects located at the edge of different zones provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development.

**A. Emphasizing Positive Neighborhood Attributes**

- 1. Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

- The **three-sided, full-block project site** is located along N 36th St at the terminus of Fremont Place N and situated in the heart of the Urban Village commercial core
- A distinct podium language, with generous street-level glazing, creates a porous urban edge and establishes rhythm across the North 36th Street façade
- Corner and midblock plazas add **interest, variety and relief** to the pedestrian realm.
- To avoid a monolithic presence, the upper volume steps back from N 36th Street and is **broken into multiple vertical modules**, taking cues from the surrounding architectural fabric.

- The north edge of the project site borders an LR3 zone
- The proposal includes **ground story units** along the North property line, with private patios and landscape screens.
- A **landscape buffer with native plantings** will provide habitat, visual interest, and privacy for both sides of the property line.
- From a massing perspective, the proposed development **steps down to four stories at the NW corner** of the site.
- The preferred scheme further breaks down the north façade by **recessing portions of the massing** and introducing a secondary material to vary texture and break down scale.
- On the NE corner, the secondary material is used at the upper stories to **mitigate the overall scale** of the building at this corner

- The proposed development draws upon Fremont's historic fabric and aims to **integrate the proposed development into the unique character of the Fremont neighborhood.**
- Both the base and upper volume **deploy classical proportions** to establish a sense of scale and rhythm that speak to the surrounding context.
- The upper stories are **organized into vertical bays** that shift off N 36th Street and align with the residential grid to the north.
- A **mix of traditional and modern materials create textural variety** and are used to break down the overall mass of the building.
- A shifting grid of fenestration and exterior balconies further articulates the building's exterior expression and adds to the playfulness that is inherent to the Fremont neighborhood



Imagery represents Scheme C - Bays (Preferred)



**PL1  
CONNECTIVITY**

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

**PL3  
STREET-LEVEL  
INTERACTION**

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

**A. Network of Open Spaces**

- 2. Adding to public life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3

**A. Entries**

- 3. 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.

- The surrounding neighborhood has a number of small corner plazas and outdoor gathering areas that inspired **outdoor space on the project site**.
- **The preferred massing includes two plaza spaces** along North 36th Street – a corner plaza provides a protected residential entry while a midblock plaza creates opportunity for retail and restaurant activity to spill into the public realm.
- The outdoor open spaces will include **native plantings and engaging site furnishings** to foster and enhance public life.

- The proposed development includes a distinct street-level podium language that **meets the street with generous glazing to create a porous urban edge** and establish rhythm across the N 36th Street façade.
- The generous glazing and **multiple retail entry points** along North 36th Street, wrapping the corner at Dayton Avenue N, allow for both a **physical and visual connection between people** on the sidewalk and retail activities in the building.
- Retail entries engage directly with the pedestrian environment and are **clearly differentiated** from the residential lobby entry that is located at the southeast corner and further setback from the public realm via a buffered corner residential plaza.



Imagery represents Scheme C - Bays (Preferred)



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.

Continued

DC4  
EXTERIOR  
ELEMENTS AND  
FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

B. Architectural Facade Composition

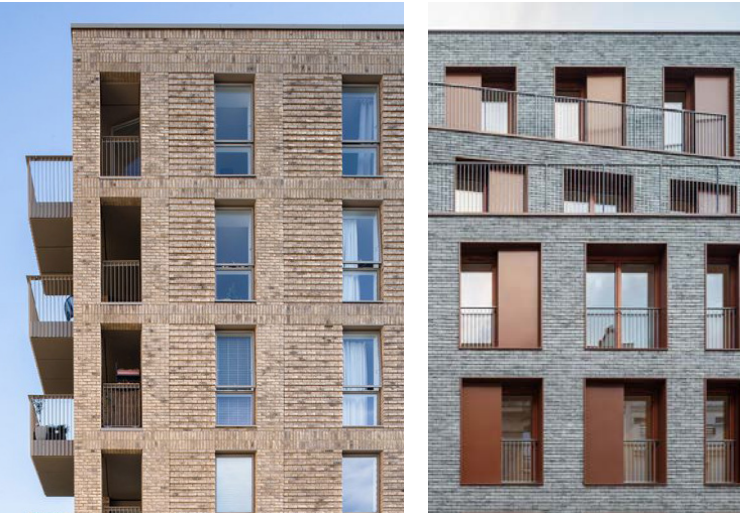
1. Façade composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

A. Building Materials

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

- The proposed building massing is comprised of a **strong building base that engages with the public realm** and a residential upper volume that is broken down into **well-proportioned vertical bays** that reference the residential scale and proportion of the neighborhood to the north.
- The primary, high-quality masonry language that defines the upper stories contains well-proportioned window openings that shift as they meet the outside corners of the bays, providing a **comfortable scale to the facade** while highlighting corners that open to views and daylight
- **Shifting balcony stacks further reinforce the building corners** and introduce an additional layer of detail and façade articulation. The shift is also a response to the existing powerlines and required setbacks.

- Exterior building materials will be of **high quality and have a high degree of permanence.**
- A mix of traditional and modern materials create **textural variety** and are used to break down the overall mass of the building.
- The building will utilize **warm, organic materials**
- Materials will be chosen to complement the **vegetation that will be planted on and around the building.**
- The materials will be durable **well-suited to the Seattle climate** and will be detailed such that they are resilient and beautiful at both a macro and micro scale.



Imagery represents Scheme C - Bays (Preferred)



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# ARCHITECTURAL MASSING CONCEPTS [8.0]





### SCHEME A - CODE COMPLIANT

#### ORGANIZING ELEMENTS

- Distinct podium with private courtyard
- Massing preserves (2) viable exceptional trees

#### OPPORTUNITIES :

- Maintains the 2 viable exceptional trees on site (3rd exceptional tree not viable, suggesting removal)

#### CONSTRAINTS :

- Well under FAR
- Unit count not viable
- Eliminates substantial amount of lower level parking
- Undesirable/awkward massing and unit adjacencies/views



### SCHEME B - COURTYARD

#### ORGANIZING ELEMENTS

- Distinct podium with corner plazas
- Massing wraps the property and creates private courtyard

#### OPPORTUNITIES :

- Maximizes FAR

#### CONSTRAINTS :

- North facing courtyard units have minimal views and lack access to natural light
- Reads as a continuous 7 story wall along 36th Street
- Smaller ground level plaza space at corners
- Removes exceptional trees



### SCHEME C - BAYS (PREFERRED)

#### ORGANIZING ELEMENTS

- Distinct podium with 2 plazas
- Massing modulated into vertical bays, pulling back from the property lines

#### OPPORTUNITIES :

- Utilizes FAR
- The Southern courtyard is ideal for bringing the most natural daylight to the most units.
- Maximizes the number of units with views to the South
- Upper level steps back property lines creating a variety of upper level greenspace throughout the site
- The South-facing courtyard greatly reduces the mass that interfaces with public realm
- Ground level midblock plaza for public/private use
- Corner plaza to buffer residential entry

#### CONSTRAINTS :

- Removes exceptional trees

## MASSING COMPARISON

ARCHITECTURAL MASSING CONCEPTS [8.0]

SCHEME A - CODE COMPLIANT

BUILDING GROSS (GSF):	152,218 SF
BUILDING + PARKING :	174,698 SF
NET RENTABLE (NSF) :	111,480 SF
AREA UNDER FAR :	-2,880 (A) / -400 (B)
TOTAL FAR :	5.39 (A) / 2.22 (B)
UNIT TOTAL :	159
PARKING STALLS :	40

SCHEME B - COURTYARD

BUILDING GROSS (GSF):	155,150 SF
BUILDING + PARKING :	184,310 SF
NET RENTABLE (NSF) :	114,088
AREA UNDER FAR :	-17 (A) / -331 (B)
TOTAL FAR :	5.5 (A) / 2.23 (B)
UNIT TOTAL :	168
PARKING STALLS :	70

SCHEME C - BAYS (PREFERRED)

BUILDING GROSS (GSF):	154,267 SF
BUILDING + PARKING :	181,968 SF
NET RENTABLE (NSF) :	114,843 SF
AREA UNDER FAR :	-1066 (A) / -165 (B)
TOTAL FAR :	5.46 (A) / 2.27 (B)
UNIT TOTAL :	169
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**SCHEME A (CODE COMPLIANT)**

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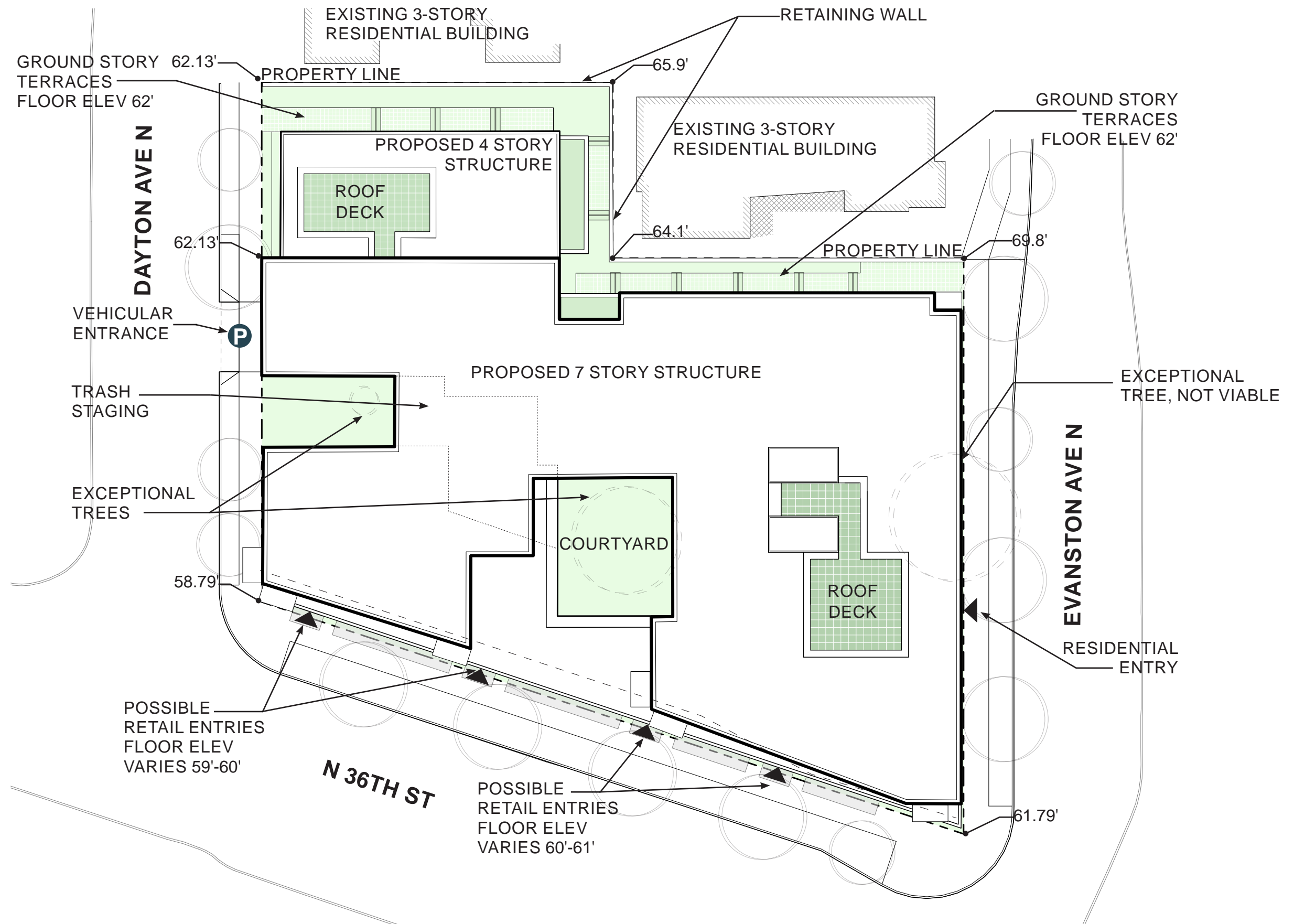


**SCHEME B - COURTYARD**



**SCHEME C - BAYS (PREFERRED)**

**SCHEME A**  
ARCHITECTURAL MASSING CONCEPTS [8.0]



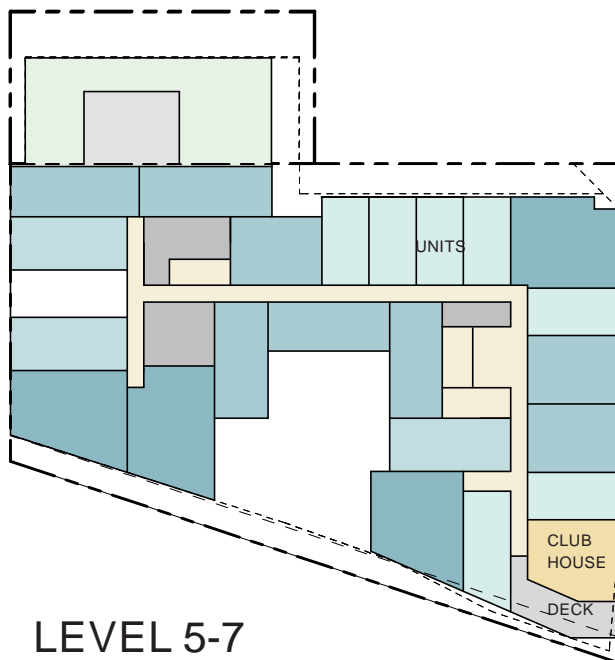
**SCHEME A - SITE PLAN**  
ARCHITECTURAL MASSING CONCEPTS [8.0]





## KEY

- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY



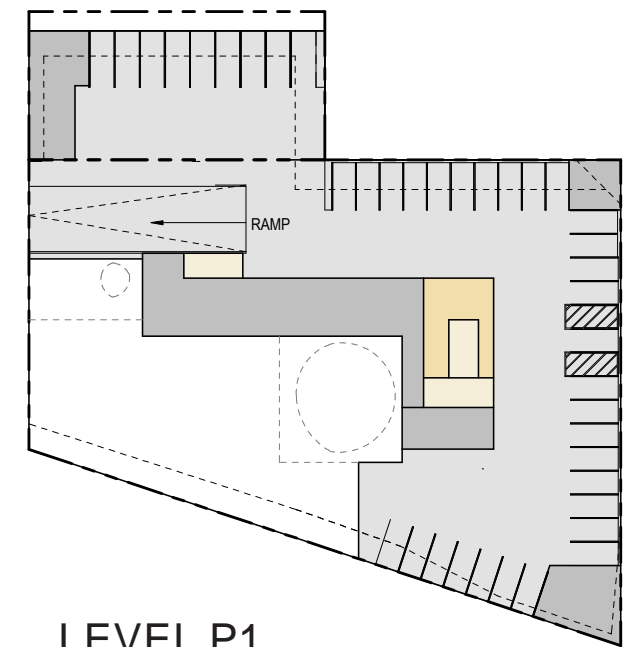
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LEVEL 2-4



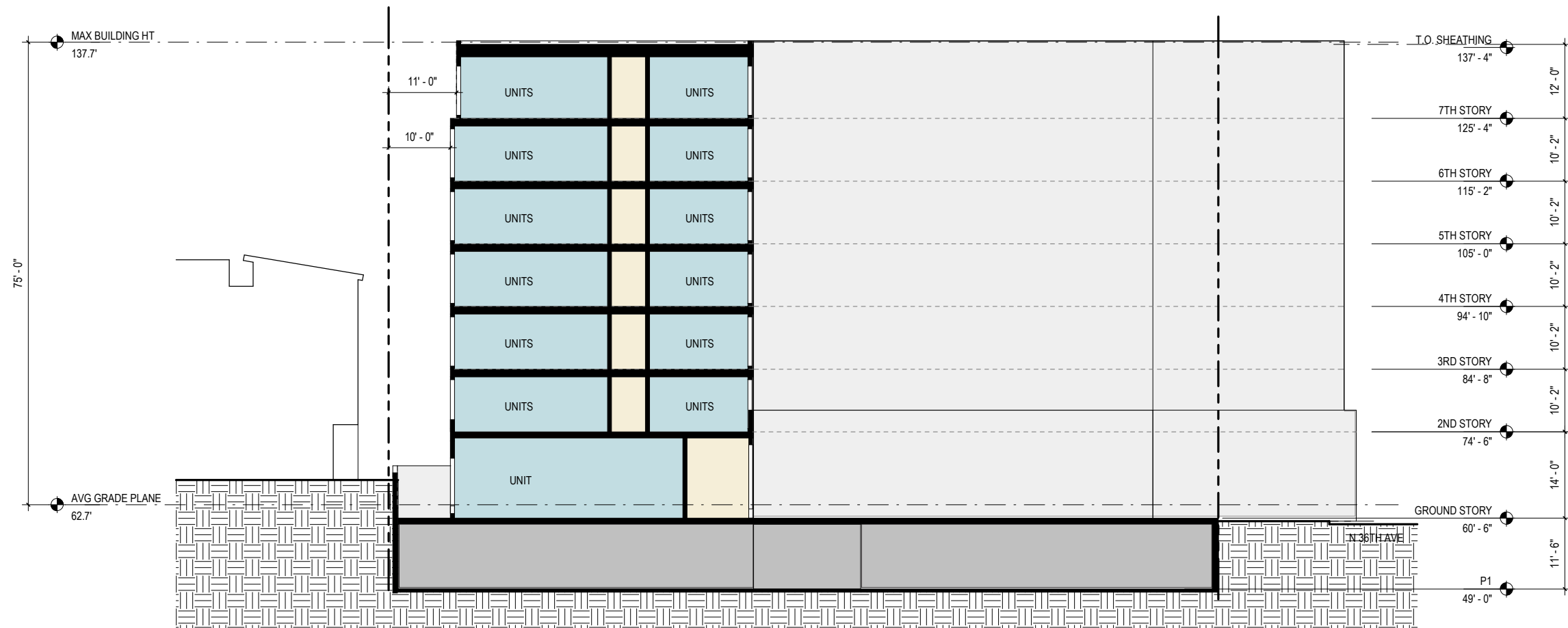
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LEVEL



LEVEL P1

## SCHEME A - FLOOR PLANS

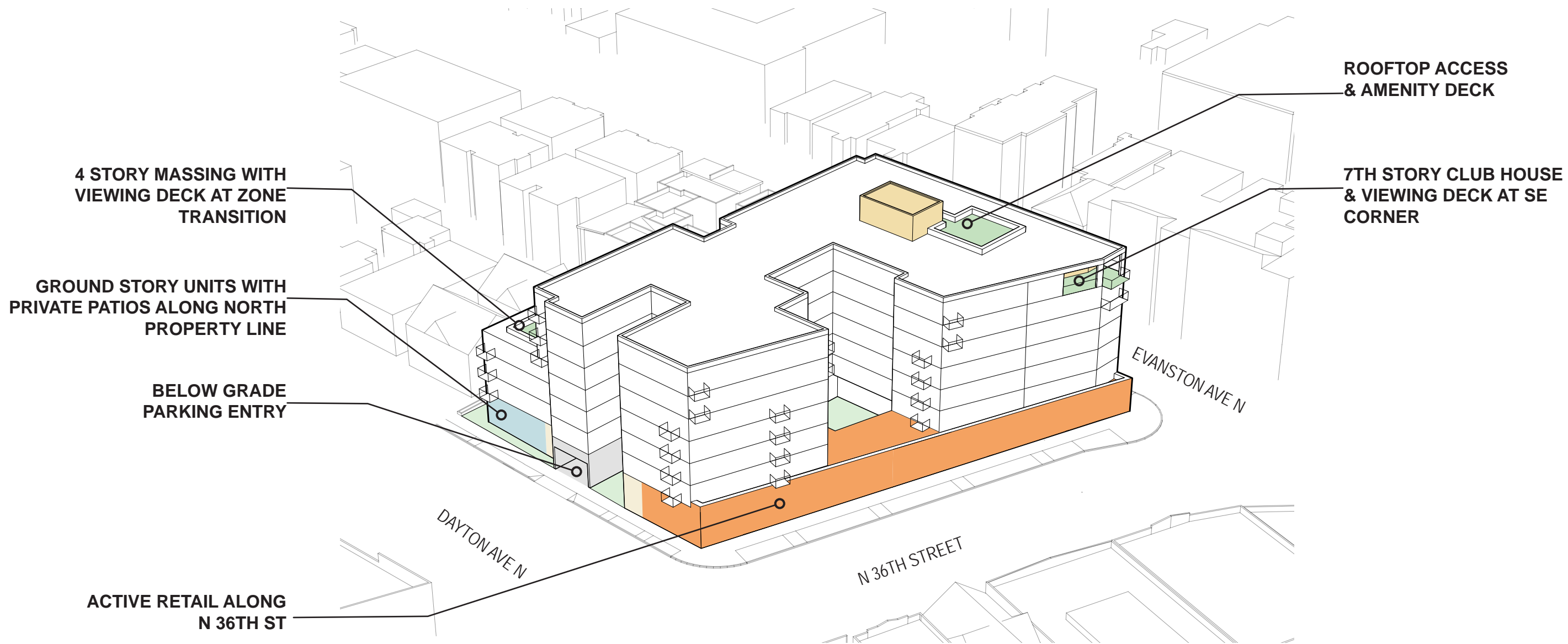
ARCHITECTURAL MASSING CONCEPTS [8.0]



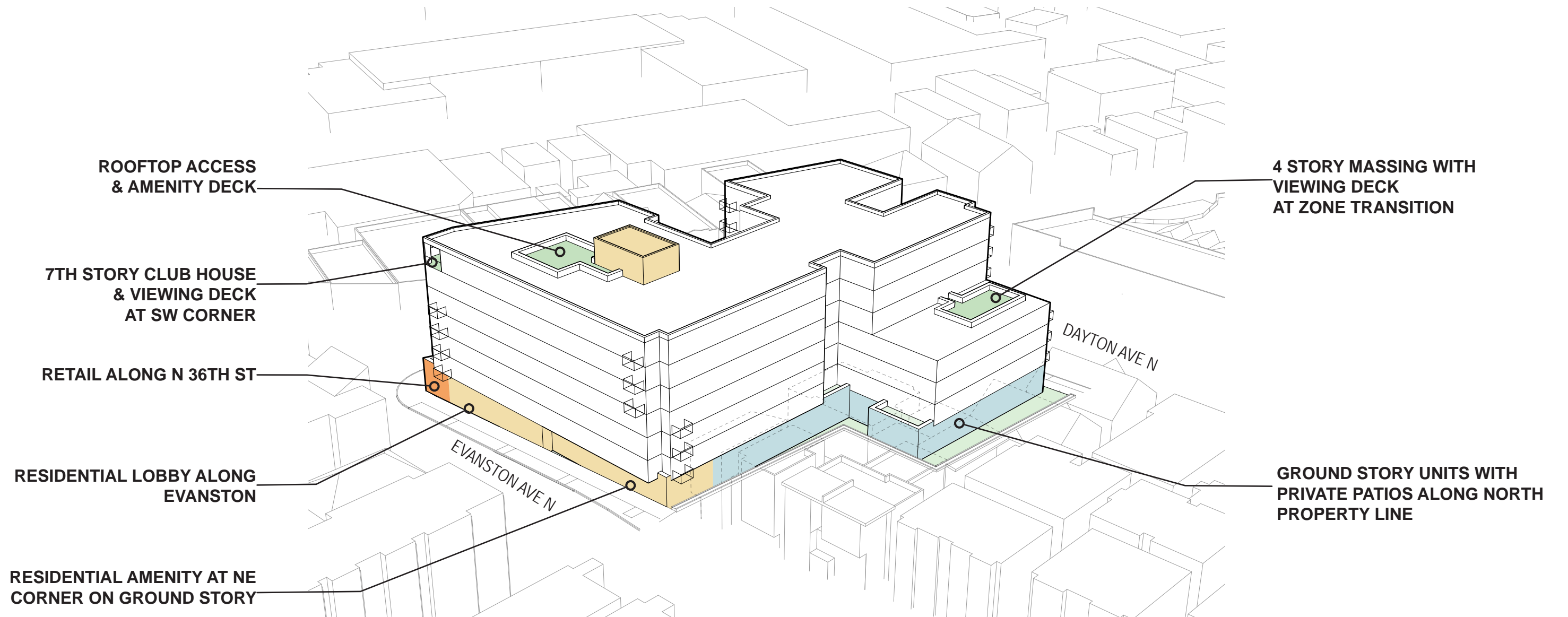
## SCHEME A - SECTION

ARCHITECTURAL MASSING CONCEPTS [8.0]





# **SCHEME A - USE DIAGRAM** ARCHITECTURAL MASSING CONCEPTS [8.0]



## SCHEME A - USE DIAGRAM

ARCHITECTURAL MASSING CONCEPTS [8.0]





*View of SE corner from Fremont Pl N*

## **SCHEME A - 3D VIEWS**

ARCHITECTURAL MASSING CONCEPTS [8.0]





*View of SW corner, retail along N 36th St*



*View of SE corner*

## SCHEME A - 3D VIEWS





Aerial view from SE corner

**SCHEME A - FLOOR PLANS**  
URBAN DESIGN MASSING CONCEPTS [8.0]





View of S Elevation, N 36th St

## SCHEME A - SECTION

ARCHITECTURAL MASSING CONCEPTS [8.0]





Aerial from NW corner

**SCHEME A - 3D VIEWS**  
ARCHITECTURAL MASSING CONCEPTS [8.0]



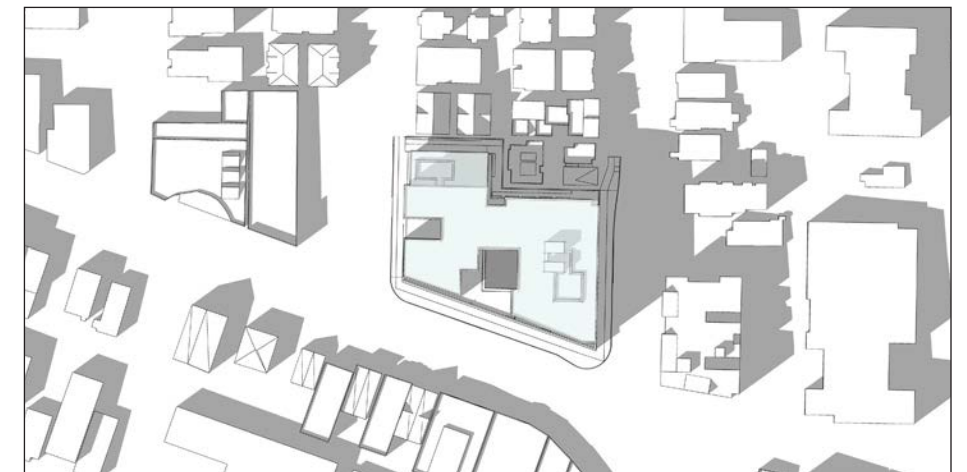
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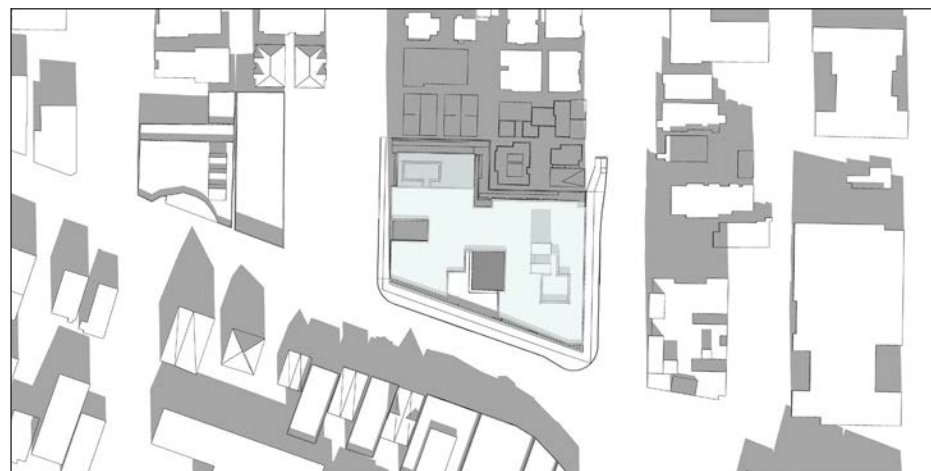
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SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE

## SCHEME A - SHADOW STUDY

ARCHITECTURAL MASSING CONCEPTS [8.0]





SCHEME A (CODE COMPLIANT)



SCHEME B - COURTYARD

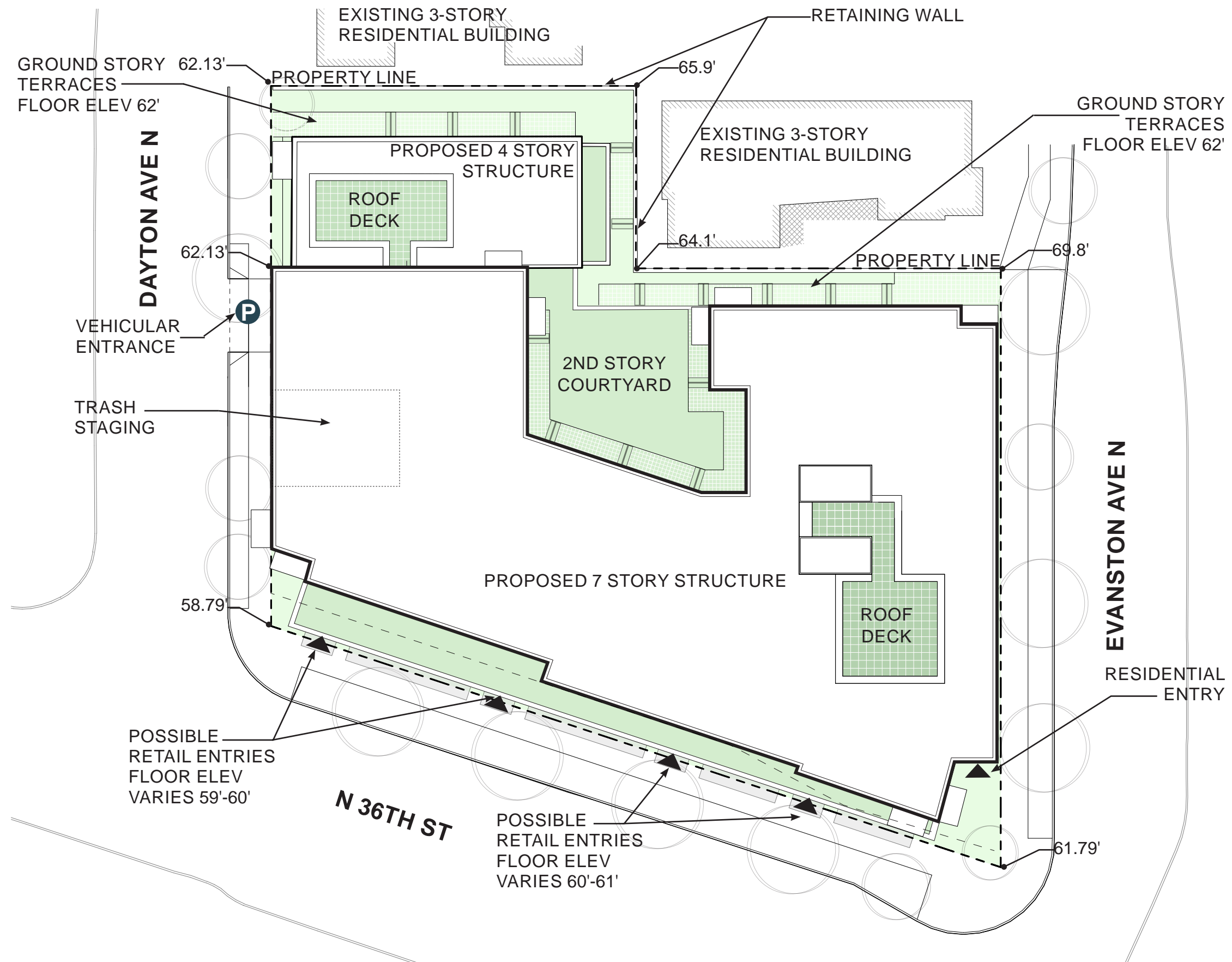


SCHEME C - BAYS (PREFERRED)

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TOTAL FAR :	5.5 (A) / 2.23 (B)
UNIT TOTAL :	168
PARKING STALLS :	70

SCHEME B  
ARCHITECTURAL MASSING CONCEPTS [8.0]





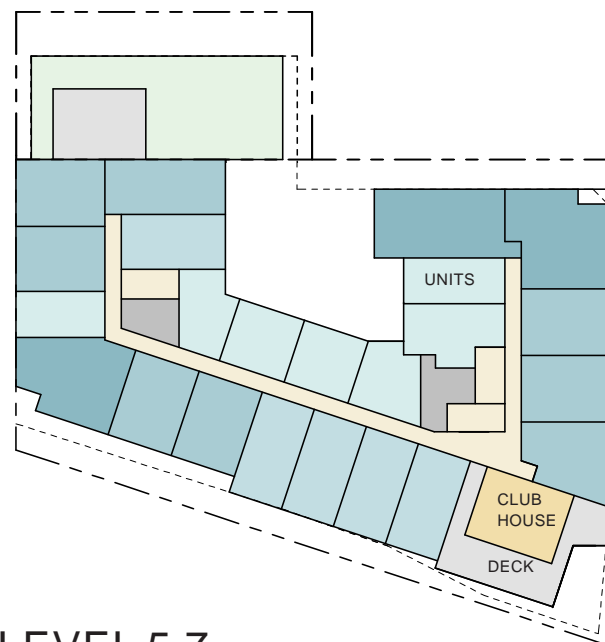
**SCHEME B - SITE PLAN**  
ARCHITECTURAL MASSING CONCEPTS [8.0]



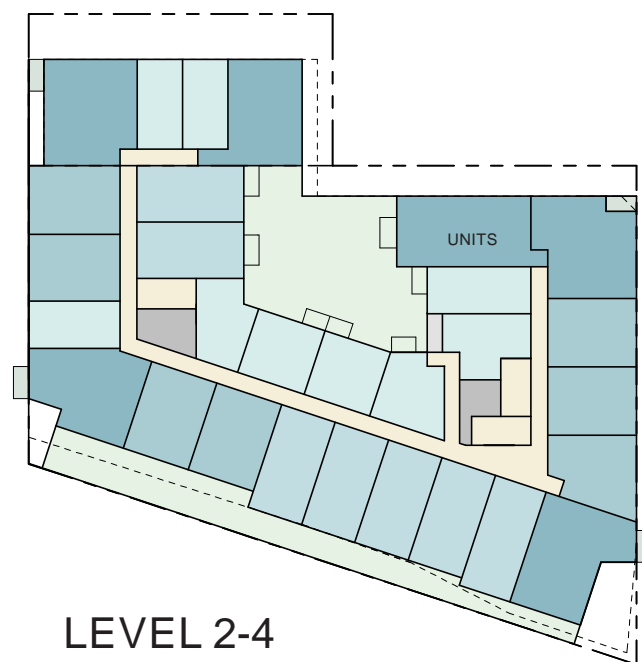


## KEY

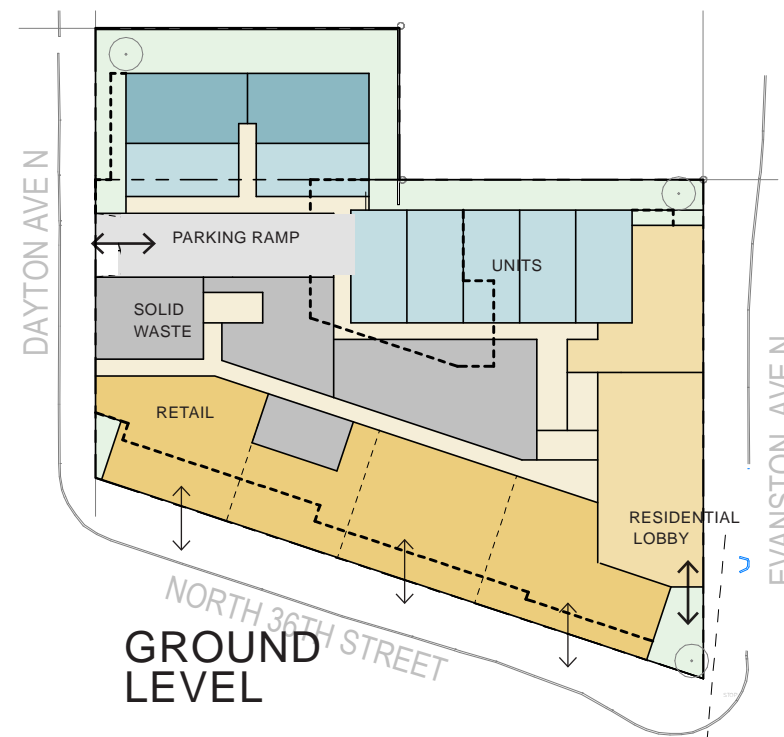
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- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY



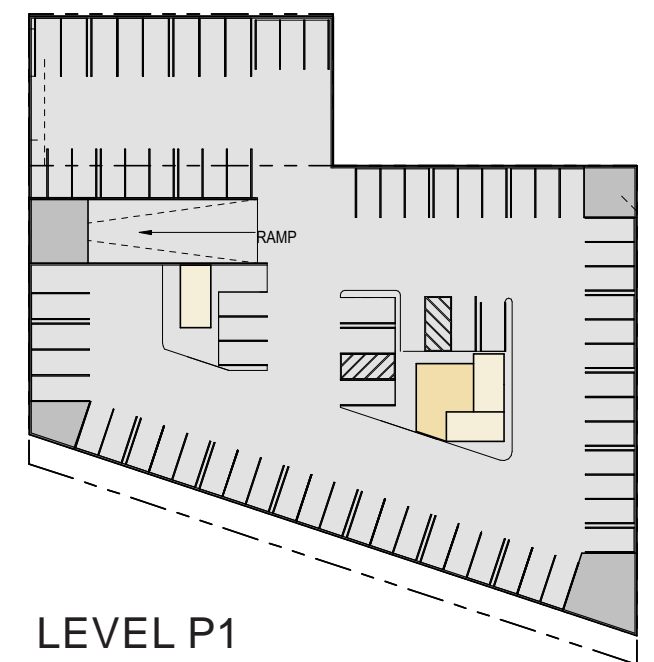
LEVEL 5-7



LEVEL 2-4



GROUND  
LEVEL

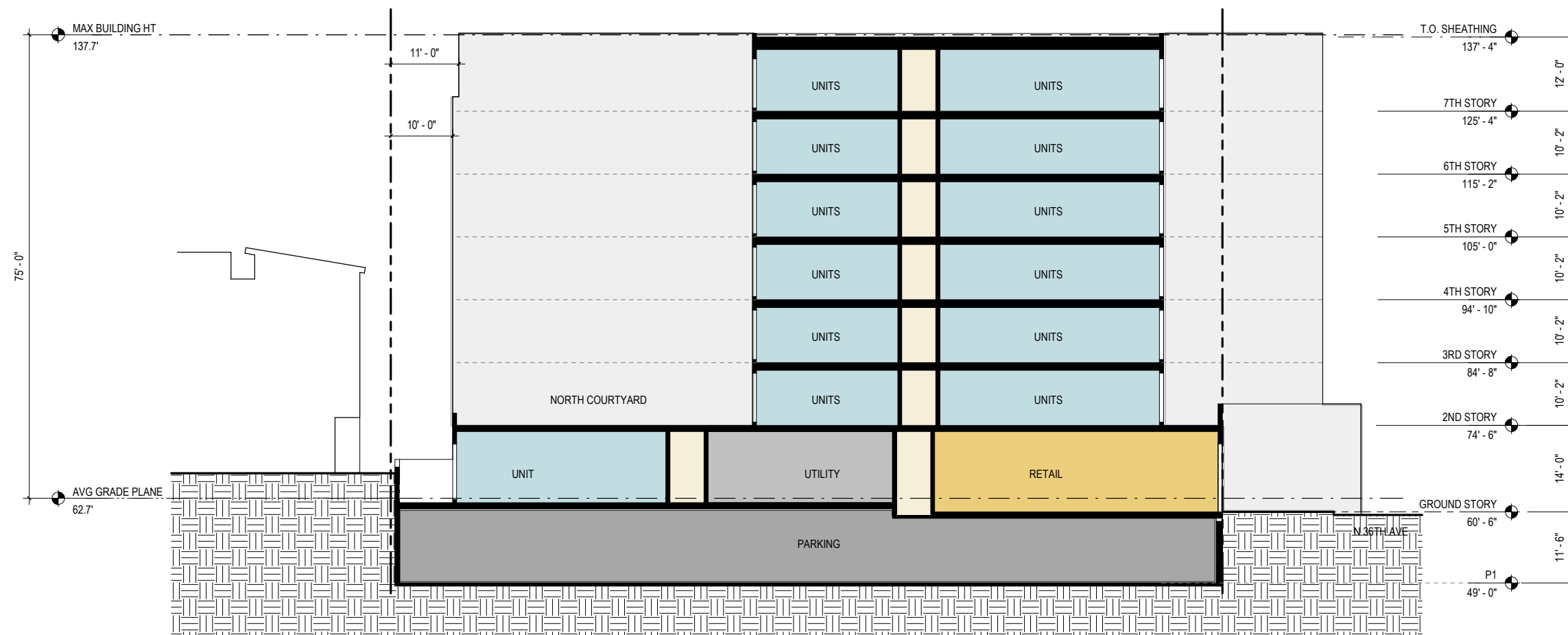


LEVEL P1

## SCHEME B - FLOOR PLANS

ARCHITECTURAL MASSING CONCEPTS [8.0]

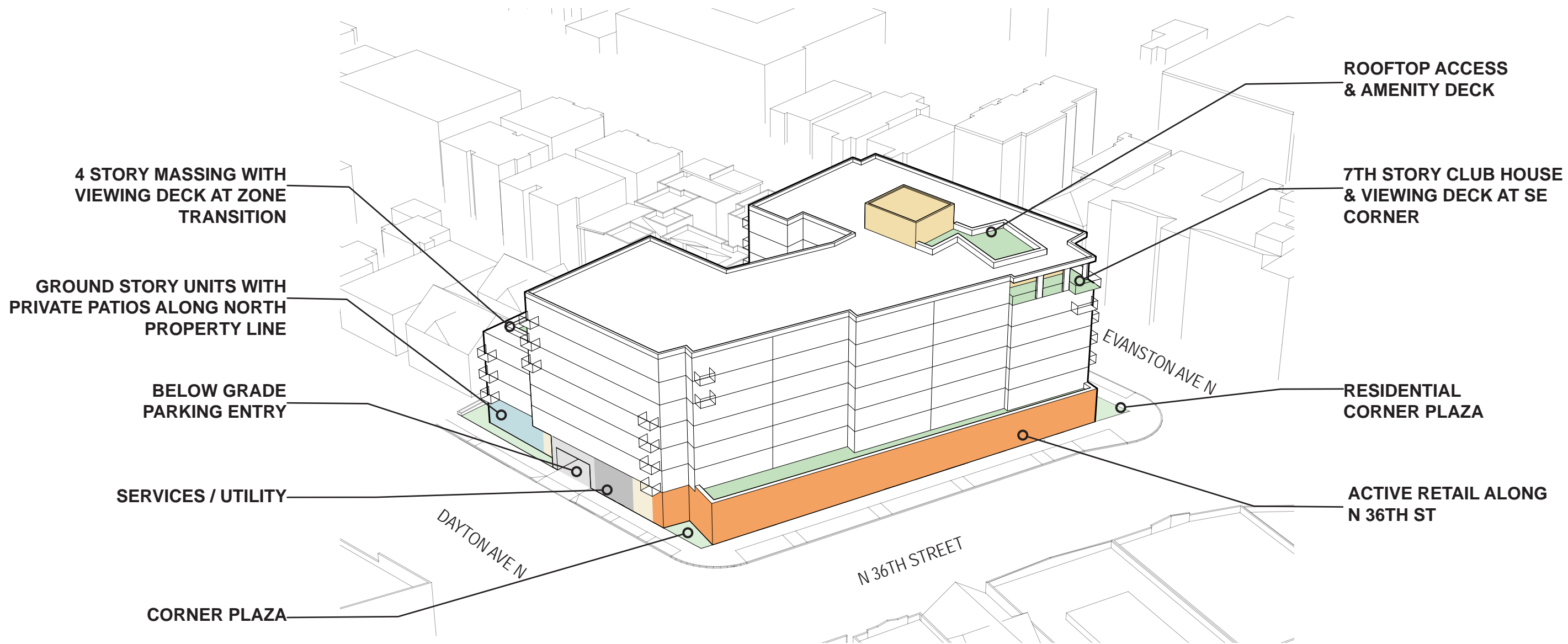




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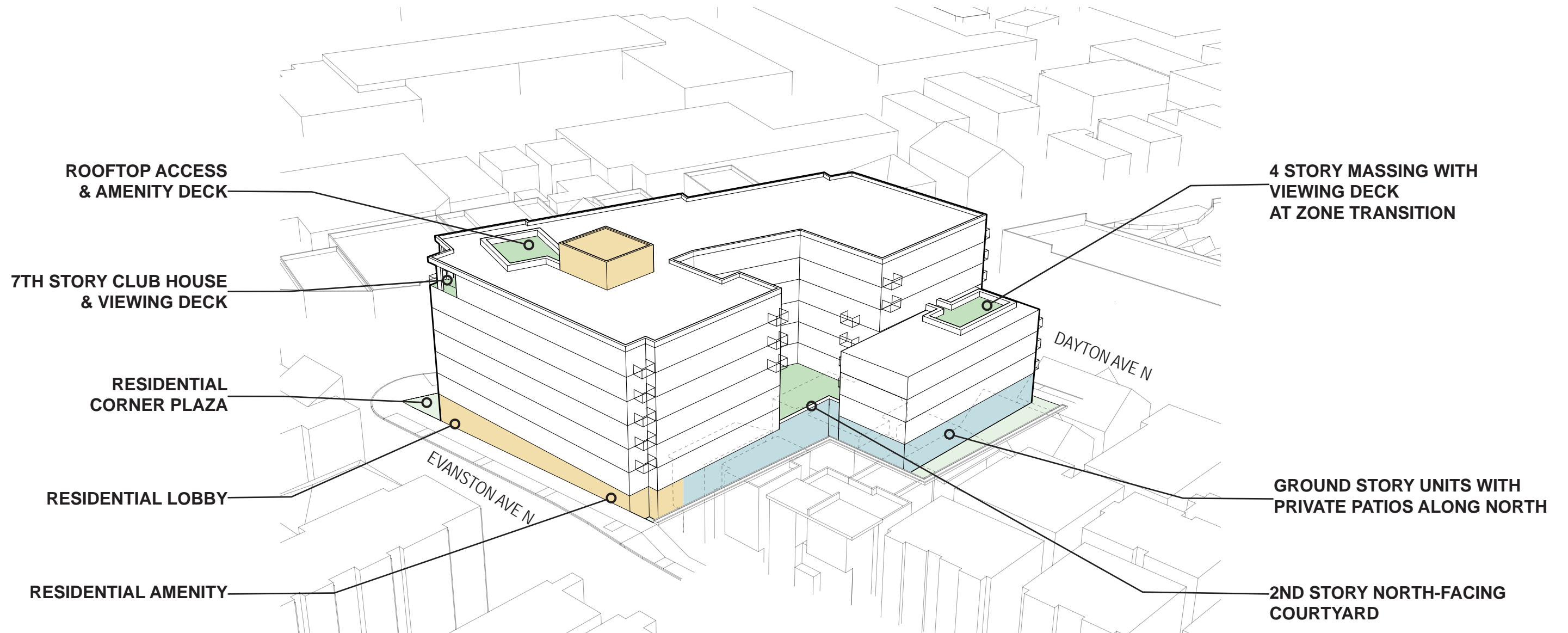
ARCHITECTURAL MASSING CONCEPTS [8.0]





## SCHEME B - USE DIAGRAM

ARCHITECTURAL MASSING CONCEPTS [8.0]



## SCHEME B - USE DIAGRAM

ARCHITECTURAL MASSING CONCEPTS [8.0]





*View of SE corner from Fremont Pl N*

## **SCHEME B - 3D VIEWS**

ARCHITECTURAL MASSING CONCEPTS [8.0]





*View of SW corner, retail along N 36th St*



*View of SE corner, corner plaza & residential entry*

## SCHEME B - 3D VIEWS

ARCHITECTURAL MASSING CONCEPTS [8.0]





Aerial view from SE corner

**SCHEME B - 3D VIEWS**  
ARCHITECTURAL MASSING CONCEPTS [8.0]





View of S Elevation, N 36th St

## SCHEME B - 3D VIEWS





Aerial from NW corner

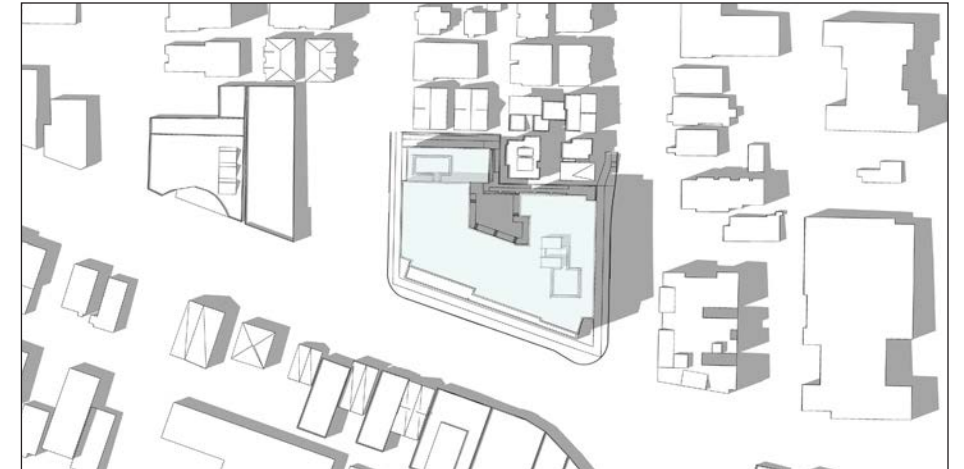
**SCHEME B - 3D VIEWS**  
ARCHITECTURAL MASSING CONCEPTS [8.0]



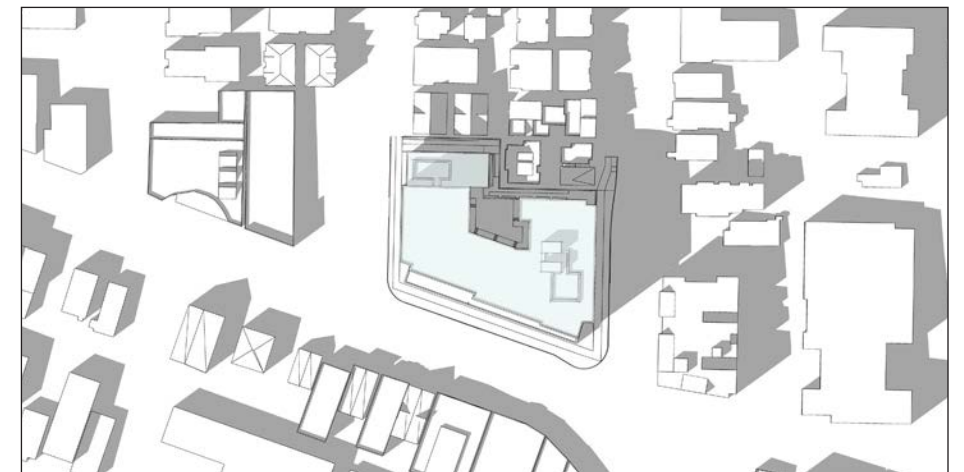
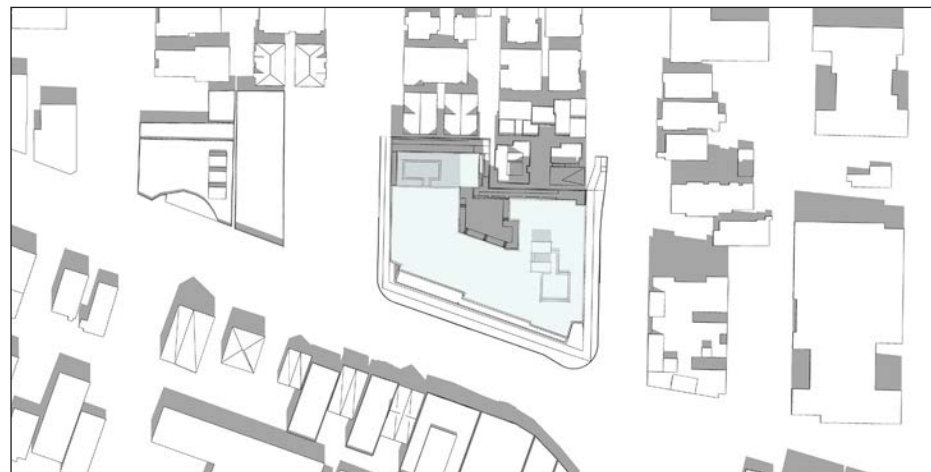
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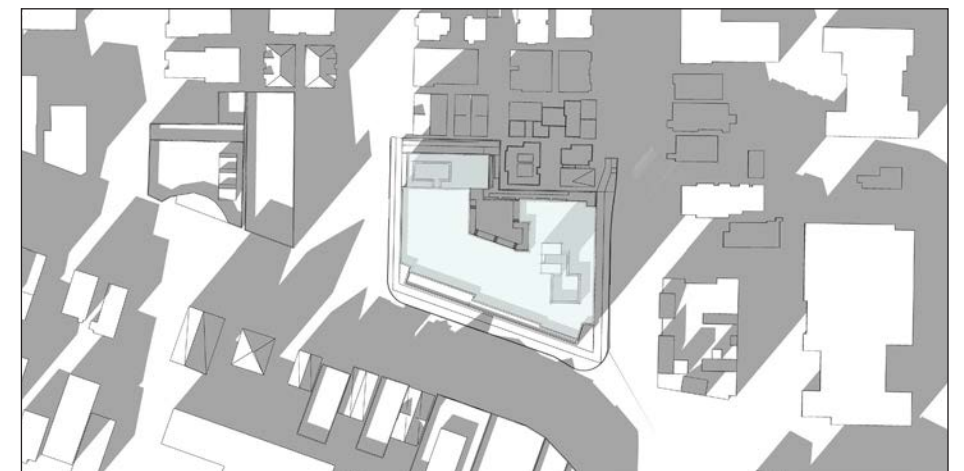
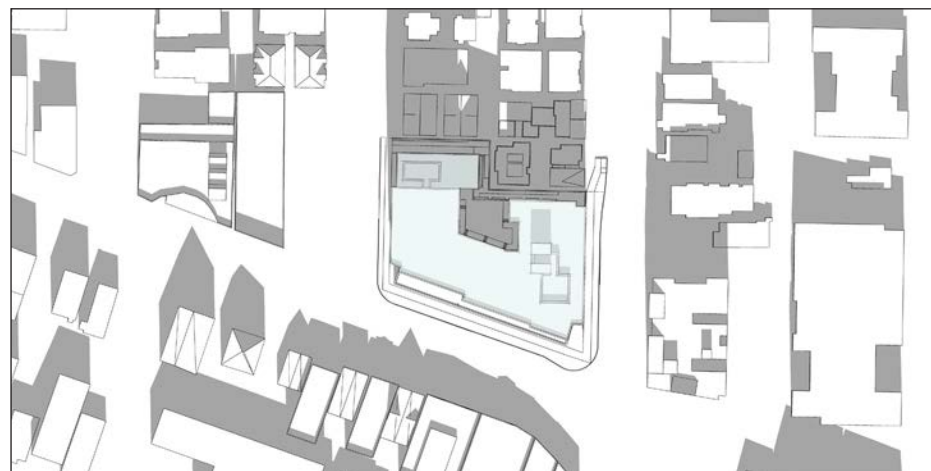
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SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE

## SCHEME B - SHADOW STUDY

ARCHITECTURAL MASSING CONCEPTS [8.0]





SCHEME A - CODE COMPLIANT



SCHEME B - COURTYARD

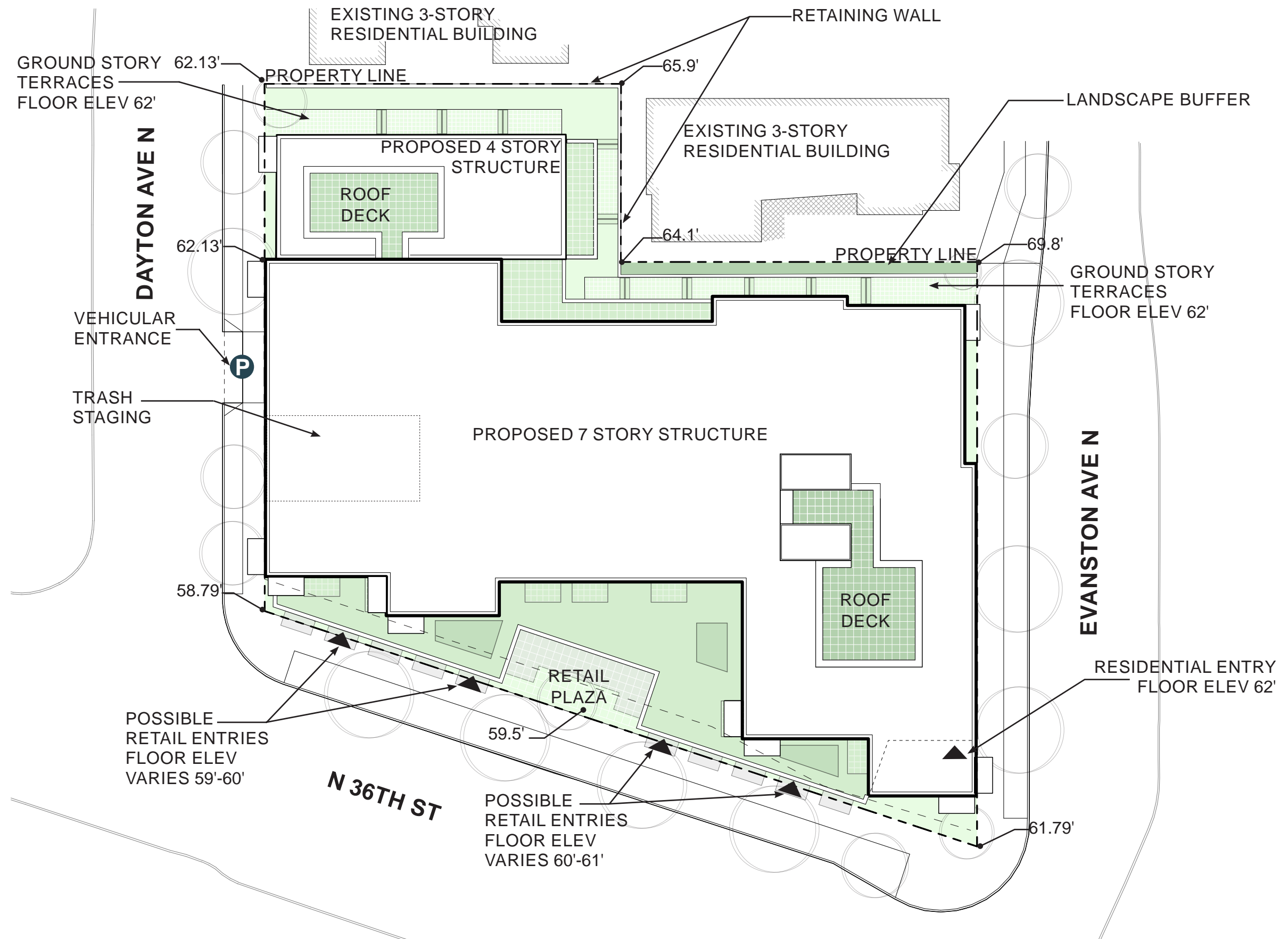


SCHEME C - BAYS (PREFERRED)

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SCHEME C  
ARCHITECTURAL MASSING CONCEPTS [8.0]





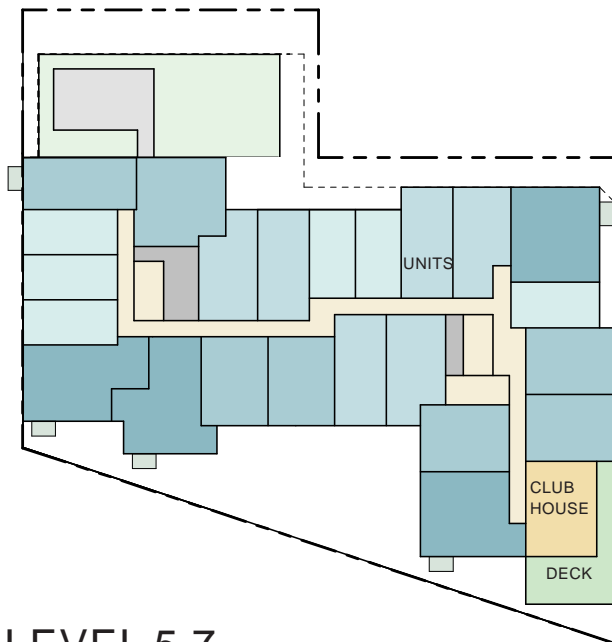
**SCHEME C - SITE PLAN**  
ARCHITECTURAL MASSING CONCEPTS [8.0]



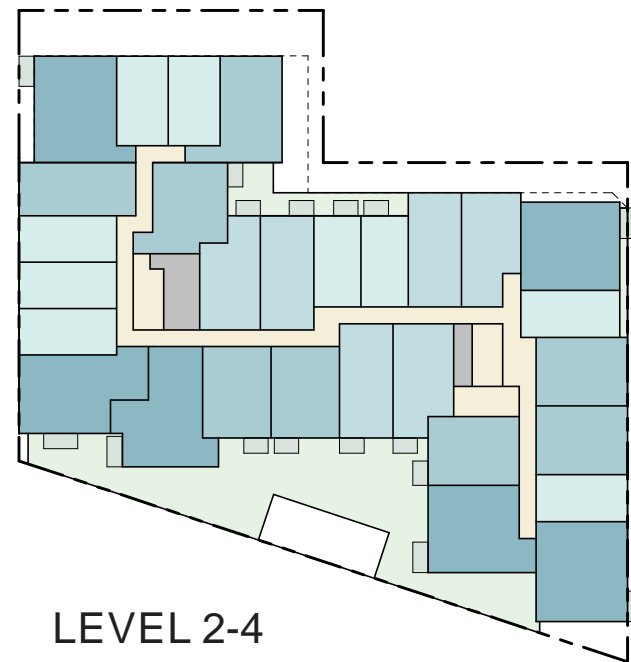


## KEY

- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- ROOF DECK
- UTILITY



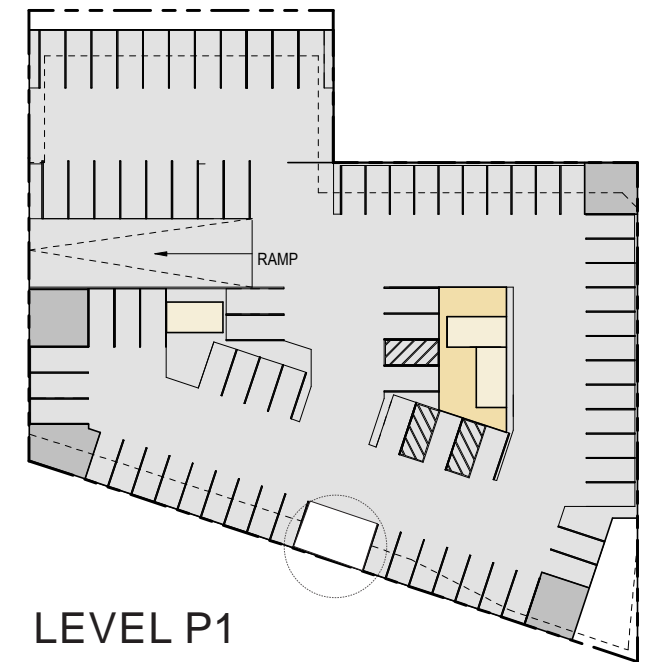
LEVEL 5-7



LEVEL 2-4



GROUND  
LEVEL

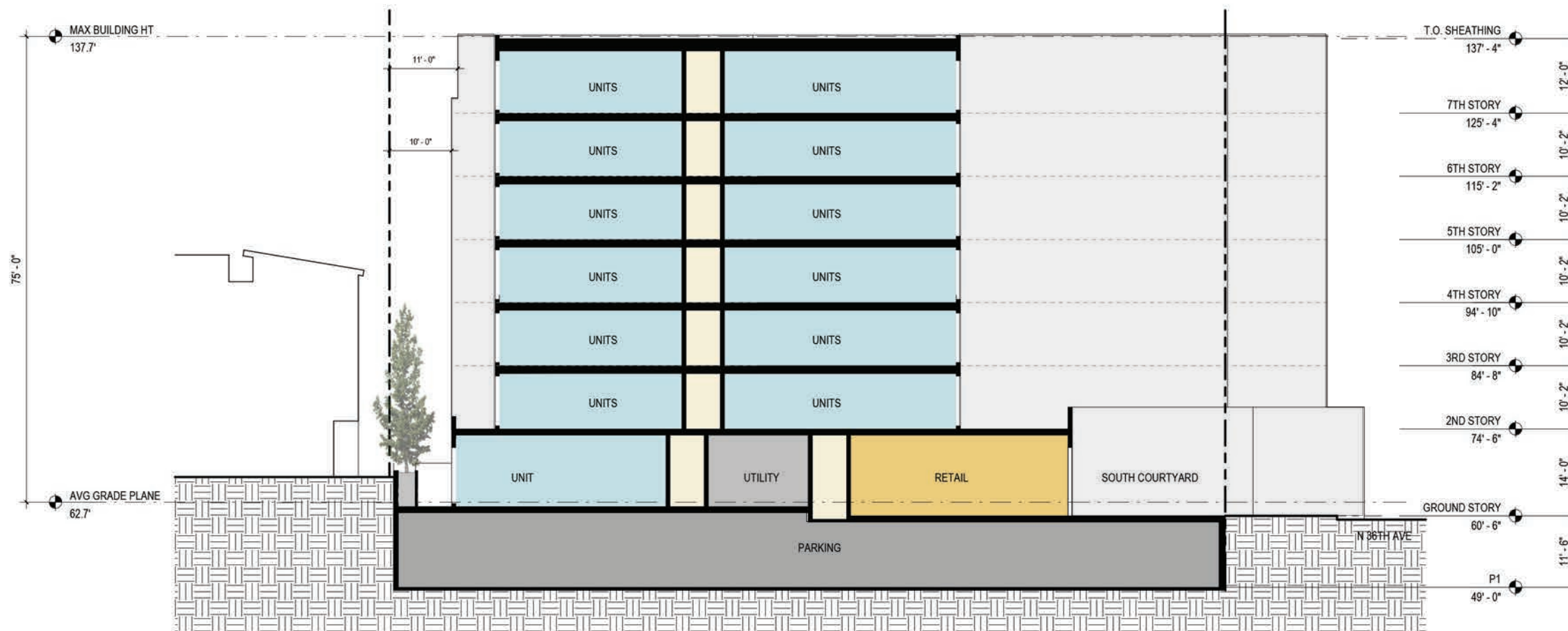


LEVEL P1

## SCHEME C - FLOOR PLANS

ARCHITECTURAL MASSING CONCEPTS [8.0]

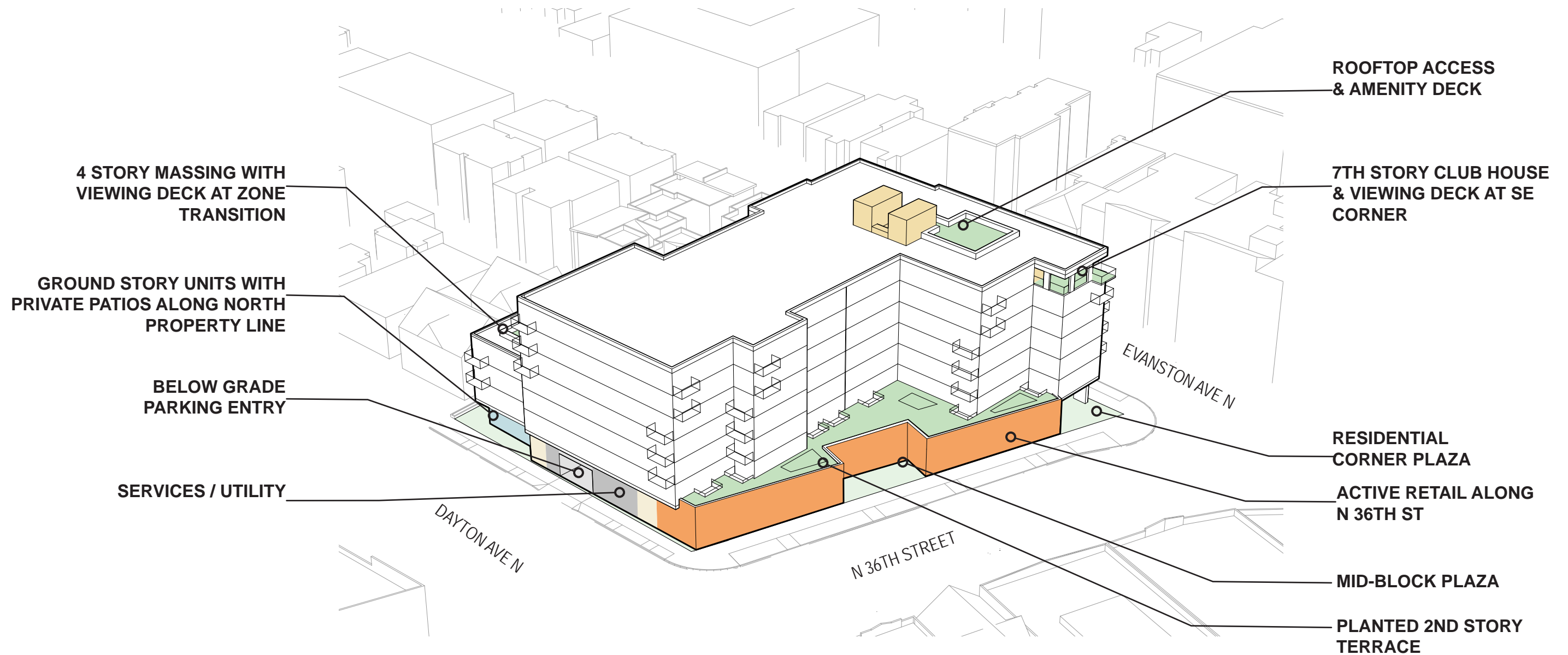




## SCHEME C - SECTION

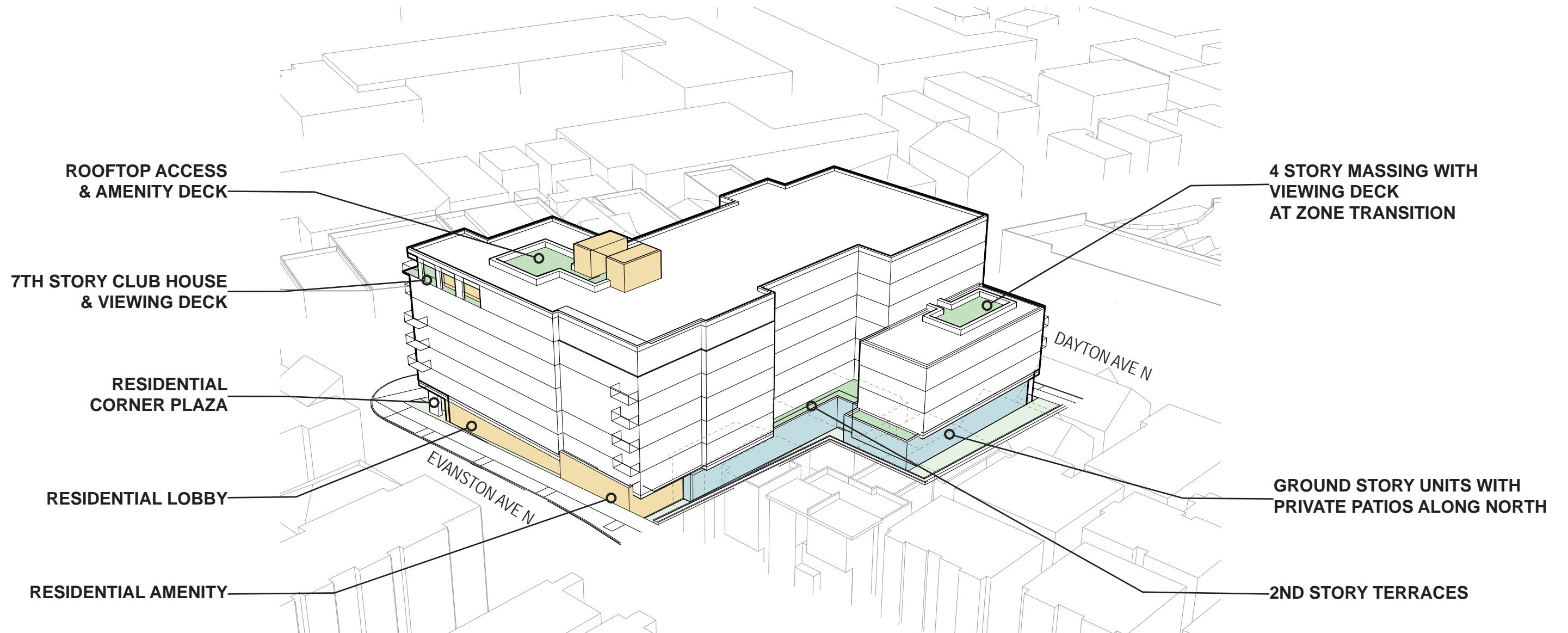
ARCHITECTURAL MASSING CONCEPTS [8.0]





**SCHEME C - USE DIAGRAM**  
 ARCHITECTURAL MASSING CONCEPTS [8.0]





## SCHEME C - USE DIAGRAM

ARCHITECTURAL MASSING CONCEPTS [8.0]





*View of SE corner from Fremont Pl N*

## **SCHEME C - 3D VIEWS**

ARCHITECTURAL MASSING CONCEPTS [8.0]





*View of SW corner, retail along N 36th St*



*View of SE corner plaza & residential entry*



*View of N 36th St ground story, midblock plaza*

## SCHEME C - 3D VIEWS

ARCHITECTURAL MASSING CONCEPTS [8.0]





Aerial view from SE corner

**SCHEME C - 3D VIEWS**  
ARCHITECTURAL MASSING CONCEPTS [8.0]





View of S Elevation, N 36th St

## SCHEME C - 3D VIEWS

ARCHITECTURAL MASSING CONCEPTS [8.0]





Aerial from NW corner

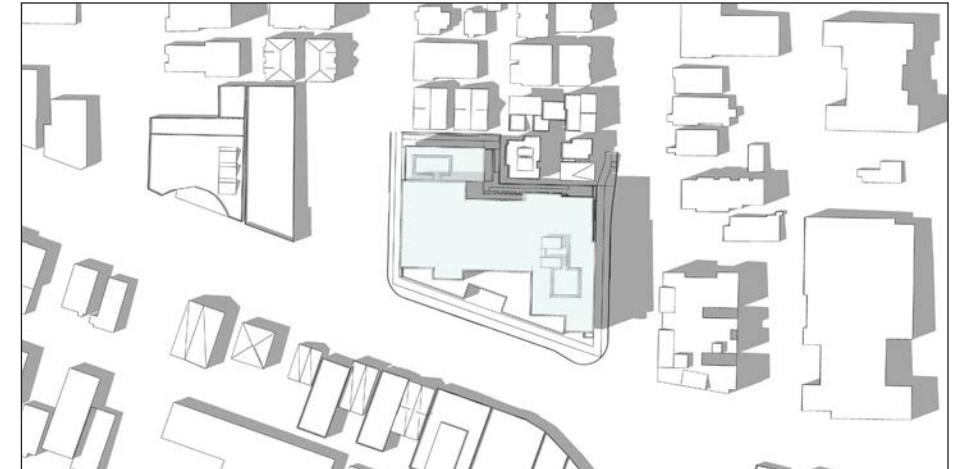
**SCHEME C - 3D VIEWS**  
ARCHITECTURAL MASSING CONCEPTS [8.0]



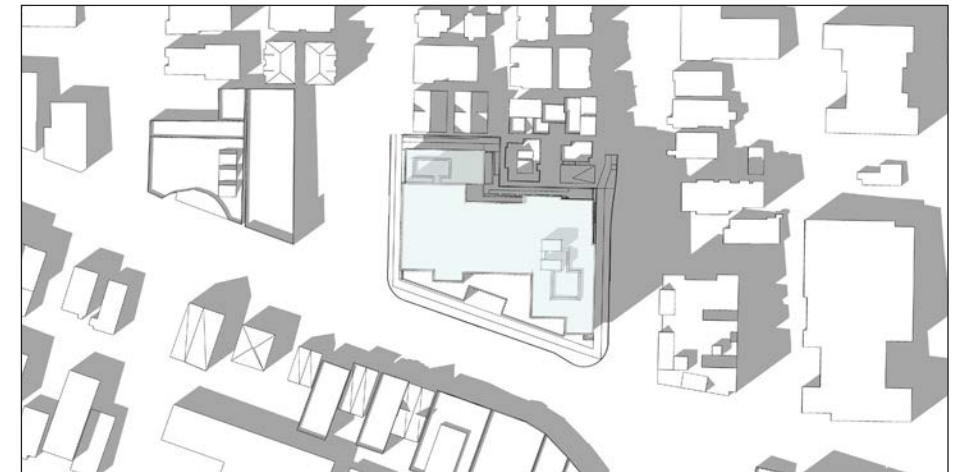
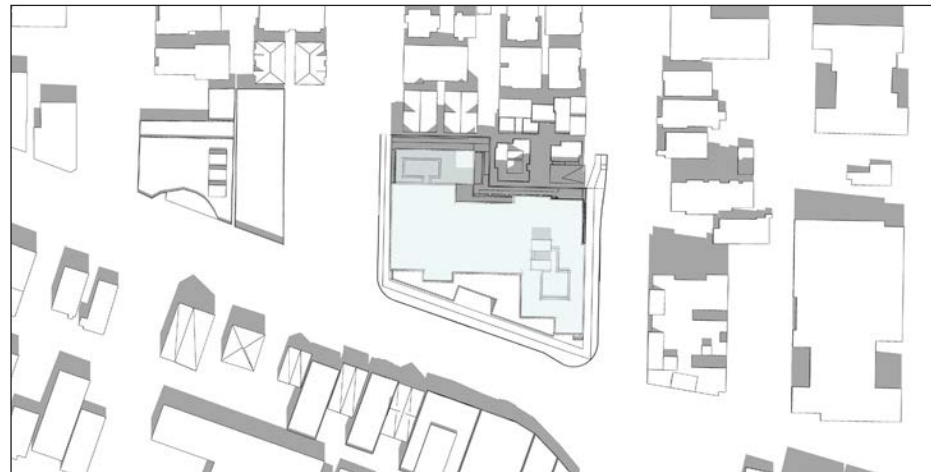
9 AM

12 PM

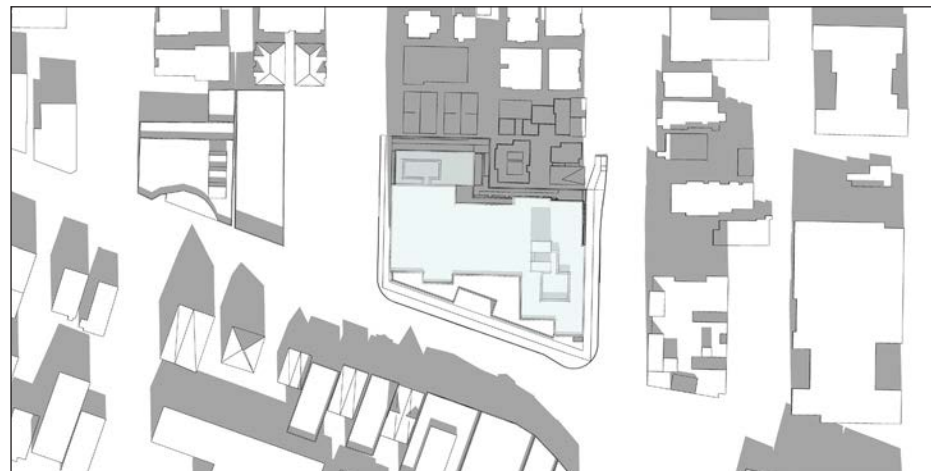
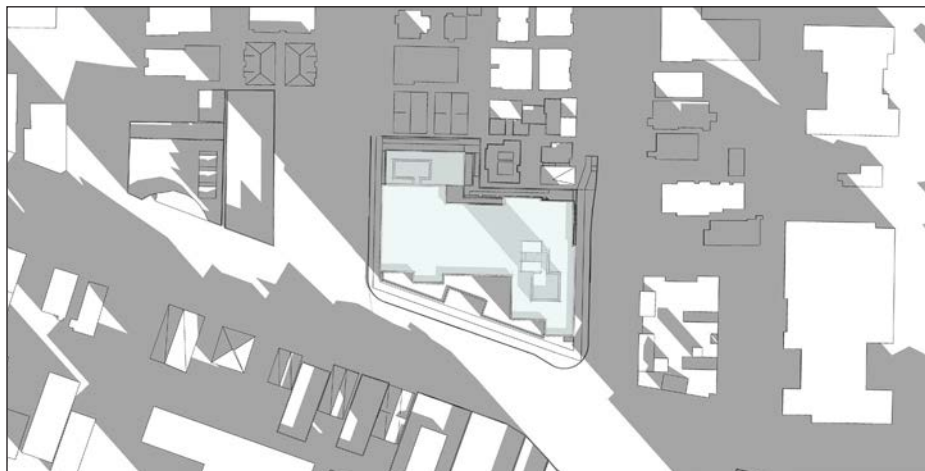
3 PM



SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE

## SCHEME C - SHADOW STUDY

ARCHITECTURAL MASSING CONCEPTS [8.0]



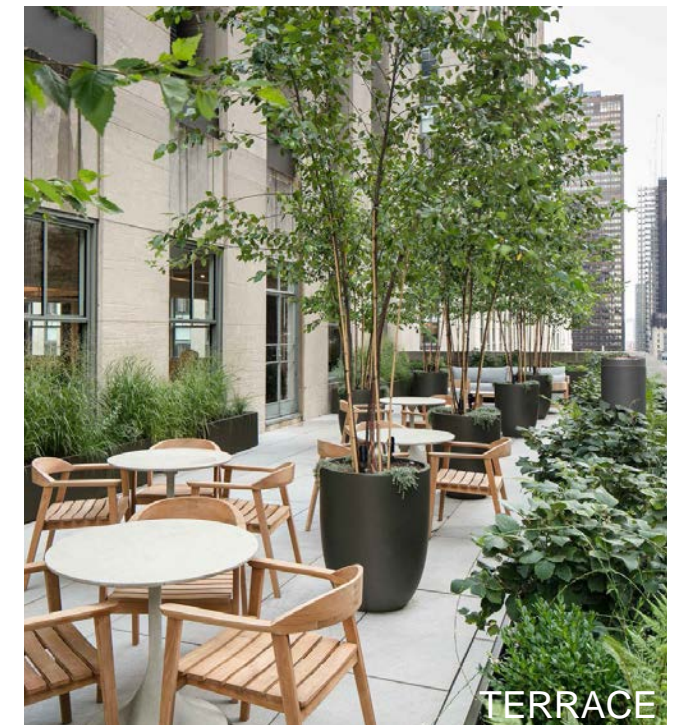
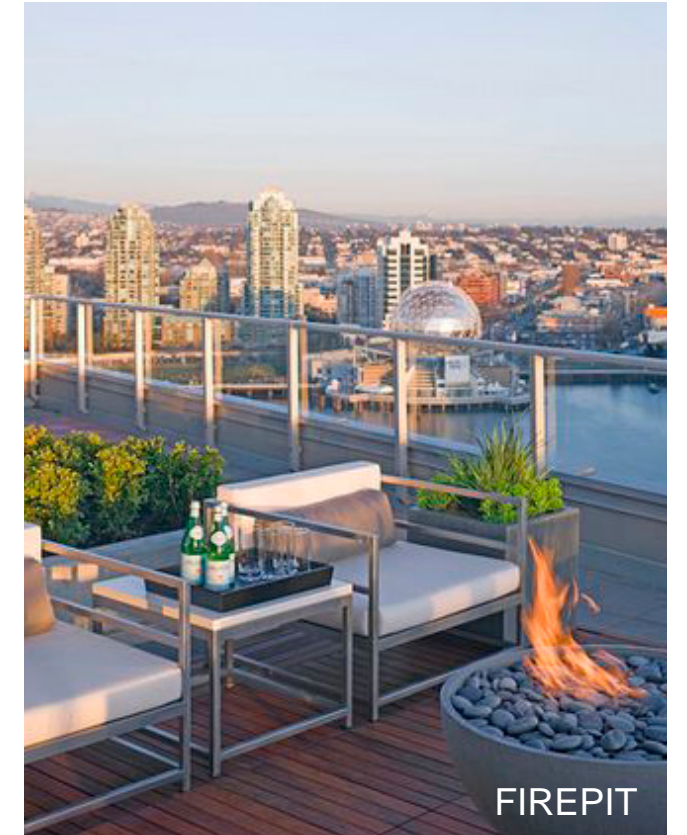
- CONCRETE PAVING
- PLANTING
- STORMWATER PLANTING
- GRAVEL
- FIREPIT
- MOVEABLE FURNITURE
- GUARDRAIL
- PLANTER



## LANDSCAPE DESIGN - GROUND STORY PLAN

ARCHITECTURAL MASSING CONCEPTS [8.0]





## LANDSCAPE DESIGN - UPPER STORY TERRACES

ARCHITECTURAL MASSING CONCEPTS [8.0]