



DESIGN ADVICE REQUEST PACKAGE
FREMONT APARTMENTS

June 1, 2017



FREMONT APARTMENTS

lincoln property company

DESIGN ADVICE REQUEST # EA 17-148879

TABLE OF CONTENTS

PROPERTY INFORMATION	C.03
NEIGHBORHOOD MAP	C.04
VICINITY MAP	C.05
SITE CONTEXT	C.06
NEIGHBORHOOD CONTEXT	C.08
SITE & F.A.R. REQUIREMENTS	C.11
MASSING & SIGHTLINE STUDY	C.12
BUILDING MASSING DEVELOPMENT	C.14
MASSING COMPONENTS	C.15
BUILDING FORMS INSPIRATION	C.16
RENDERINGS	C.18
TECHNICAL SITE PLAN	C.22
LANDSCAPE SITE PLAN	C.23
SITE-ROOF PLAN	C.24
BUILDING PROGRAM + AREA SUMMARY	C.25
FLOOR PLANS	C.26
BUILDING ELEVATIONS	C.34
LANDSCAPE CONCEPTS	C.38
MODIFICATIONS	C.47



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DESIGN ADVICE REQUEST # EA 17-148879

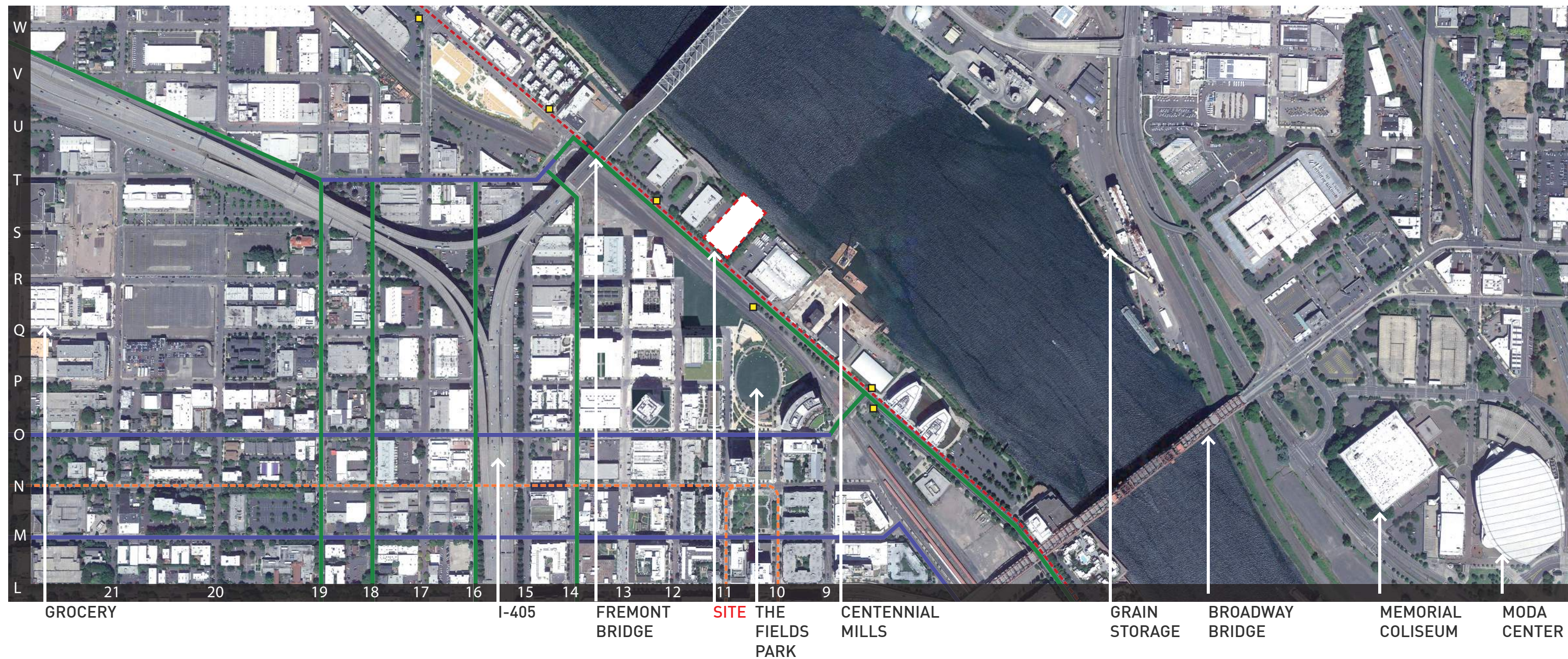


ADDRESS	1650 NW NAITO PARKWAY PORTLAND, OREGON 97209
PROPERTY ID	R298550
TAX ID	1N1E28DD -00400
ZONING	EX - CENTRAL EMPLOYMENT RX - CENTRAL RESIDENTIAL
OVERLAY	d - DESIGN OVERLAY g - GREENWAY OVERLAY - RIVER GENERAL
PLAN DISTRICT	CC - CENTRAL CITY
SUBDISTRICT	RIVER DISTRICT
SUBAREA	NORTH PEARL
NEIGHBORHOOD	PEARL
GUIDELINES	TITLE 33 PLANNING AND ZONING CODE CENTRAL CITY FUNDAMENTAL DESIGN RIVER DISTRICT DESIGN GUIDELINES WILLAMETTE GREENWAY PLAN



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new greenway connection to the north



2-story office building



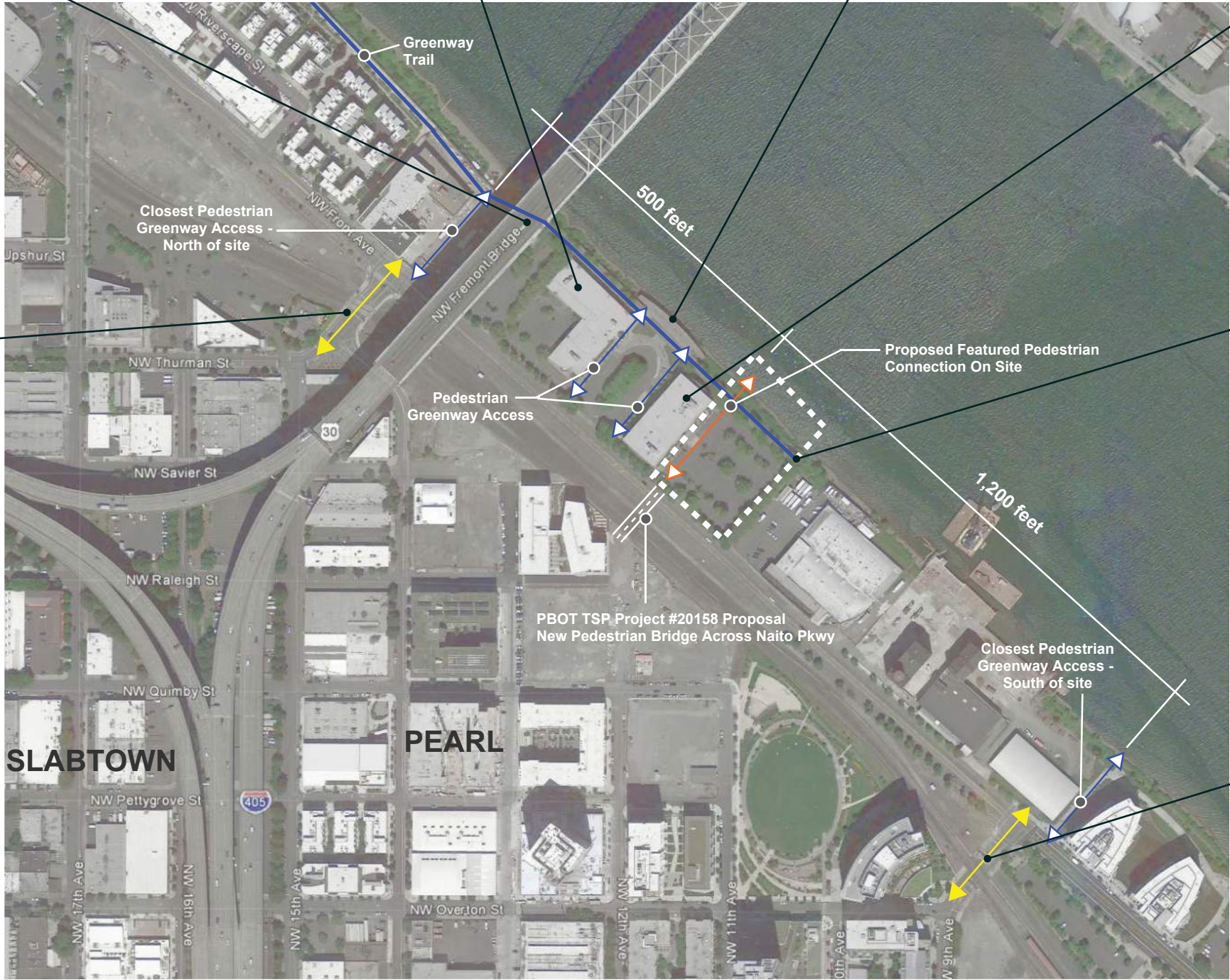
deck overlooking river and bridge



3-story office building



pedestrian crossing to the north



greenway trail terminates



pedestrian crossing to the south



SITE LOOKING NORTH



SITE LOOKING SOUTH



SITE LOOKING EAST



SITE LOOKING WEST



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SITE CONTEXT





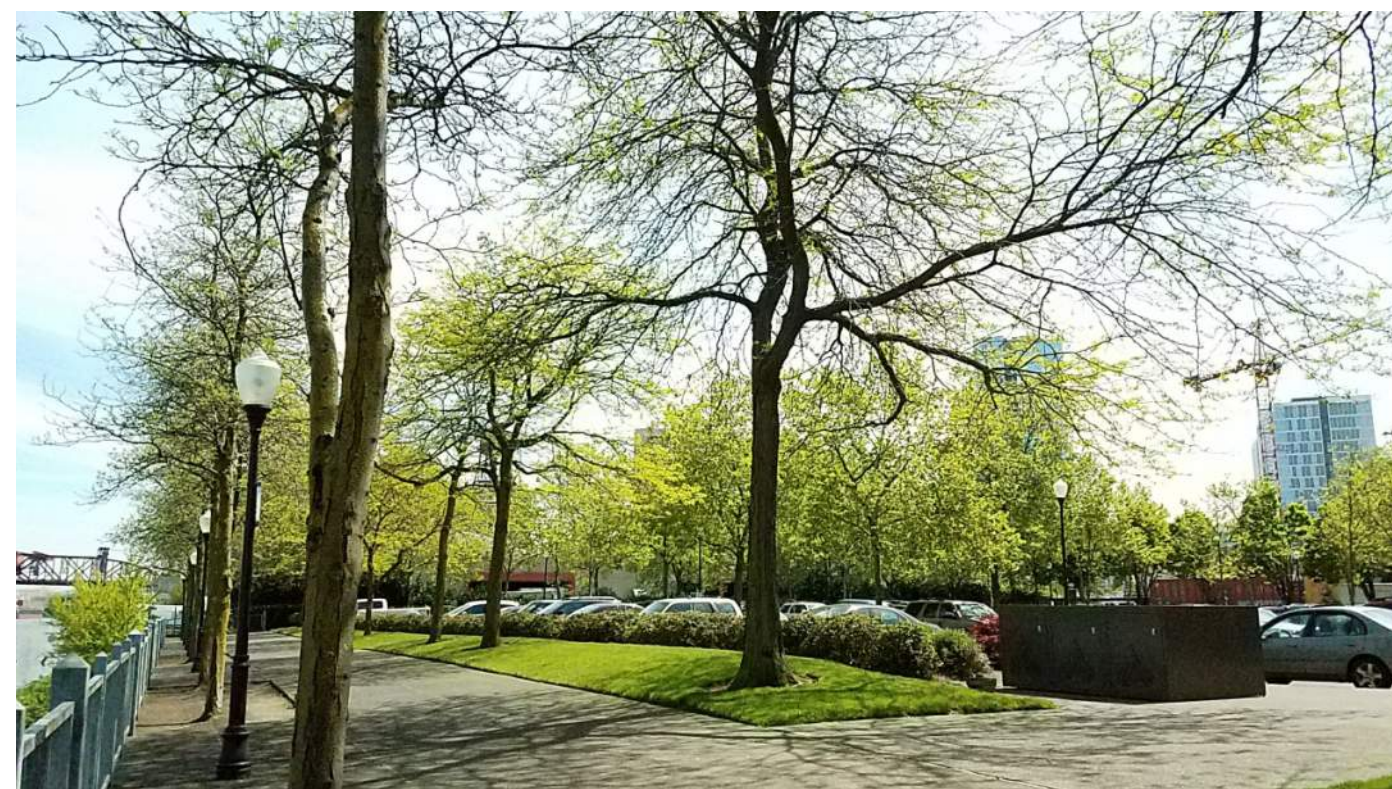
FREMONT BRIDGE FROM GREENWAY



GREENWAY CONNECTION TO NORTH RESIDENTIAL DEVELOPMENT



OFFICE BUILDING NORTH OF SITE



GREENWAY ADJACENT TO SITE



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SITE CONTEXT





FREMONT BRIDGE VIEW FROM THE FIELD S PARK



RESIDENTIAL AROUND THE FIELDS PARK



RESIDENTIAL AROUND THE FIELDS PARK



CENTENNIAL MILLS



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NEIGHBORHOOD CONTEXT **C.08**



THE PARKER APARTMENTS | 12th & Pettygrove



THE ENCORE | 9th & Overton



BRIDGETOWN LOFTS | 1850 Front Ave



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NEIGHBORHOOD CONTEXT





METROPOLITAN
10th & Lovejoy



NV
12th & Overton



BLOCK 17 APARTMENTS
11th & Overton



COSMOPOLITAN PEARL
10th & Northrup

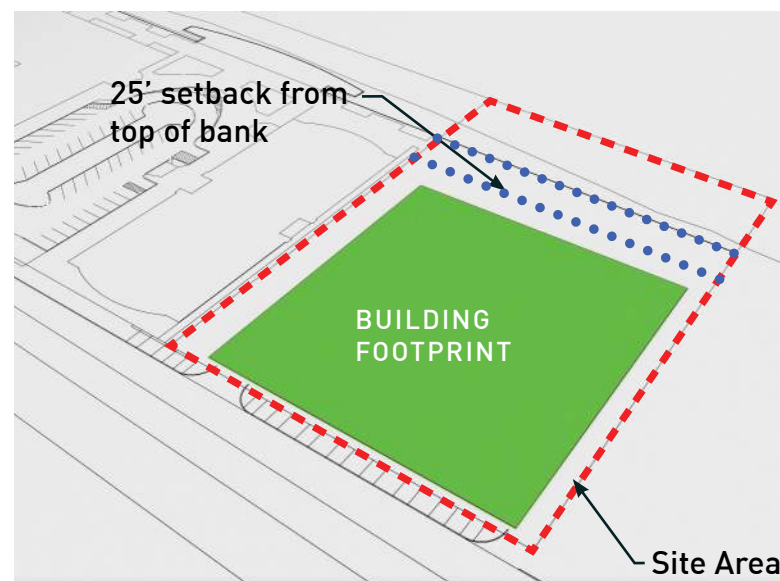


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NEIGHBORHOOD CONTEXT

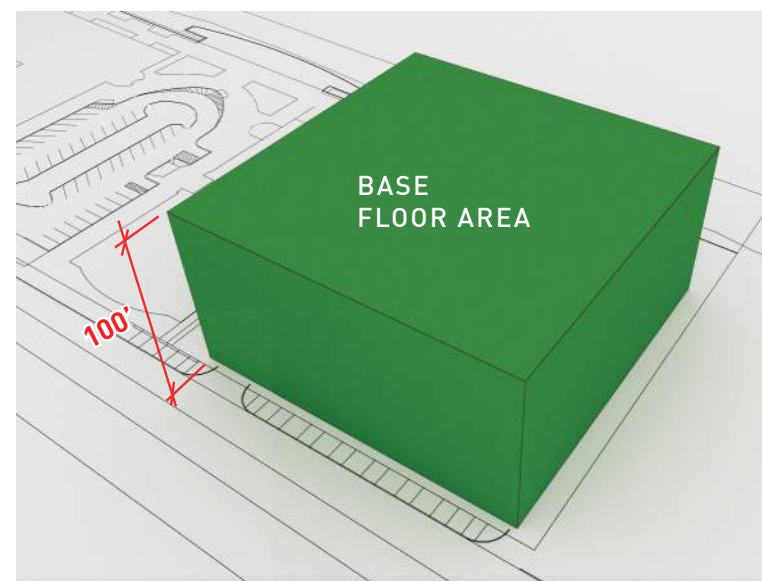




SITE AREA = 80,245sf

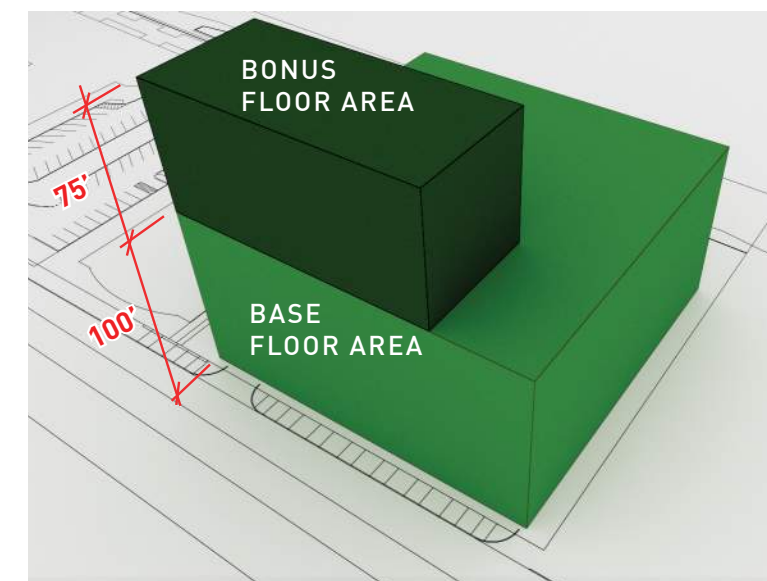
MAXIMUM BUILDING FOOTPRINT = 200ft X200ft

GREENWAY SETBACK = 25ft



BASE F.A.R. = 2:1 = 160,490sf

- Base floor area must be fully utilized below 100ft before bonus floor area is eligible above maximum height



ADDITIONAL HEIGHT - 75ft

(North Pearl Subarea Height Opportunity Area)

- Floor area above 100ft must be earned through bonus FAR provision
- Floors above 100ft are limited to 12,500sf
- Facade length above 100ft must not exceed 120ft

BONUS F.A.R. - Residential Bonus Option

- additional 1:1 ratio = 160,490sf x 2 = 320,980 sf



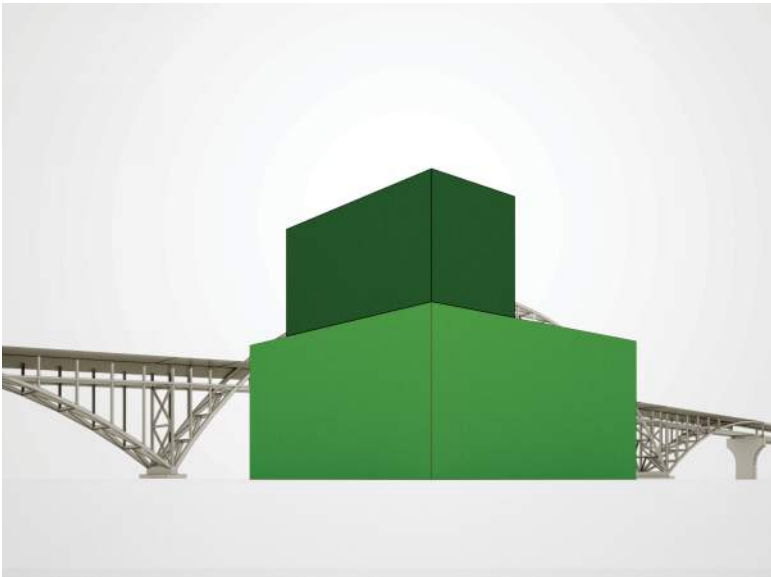
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SITE & F.A.R. REQUIREMENTS



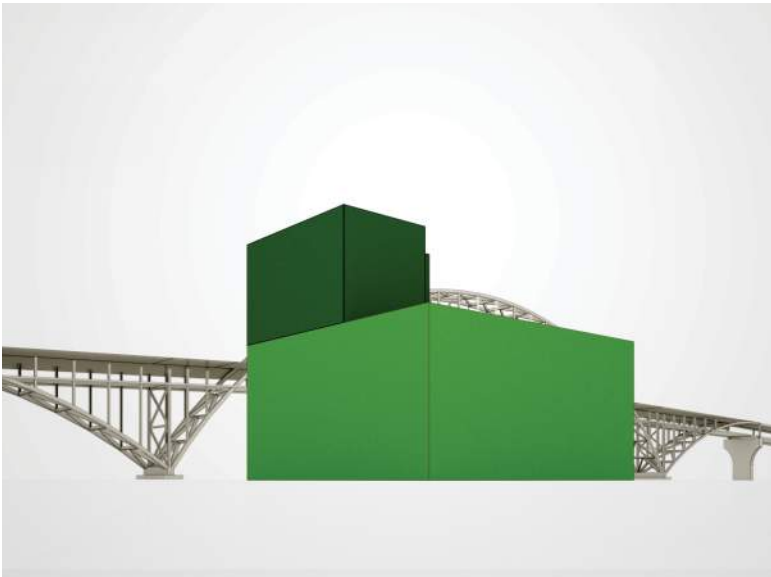
VIEW OBSTRUCTION - CONCEPTUAL MASS 1



PODIUM - 200'L x 200'W x 100'H
+
TOWER - BAR-SHAPED ALONG WEST EDGE



VIEW OBSTRUCTION - CONCEPTUAL MASS 2



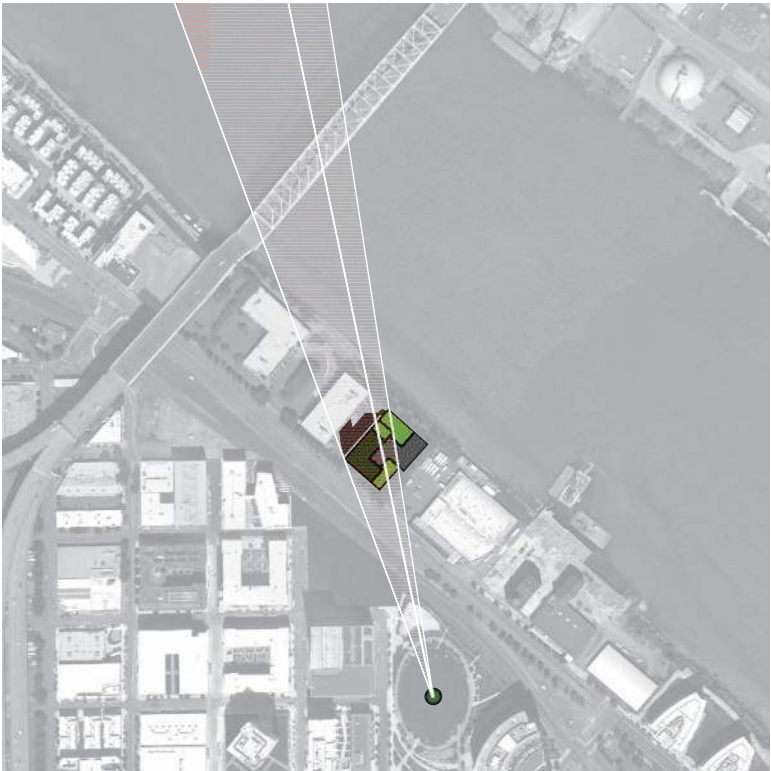
PODIUM - 200'L x 200'W x 100'H
+
TOWER - L-SHAPED @ NORTH CORNER



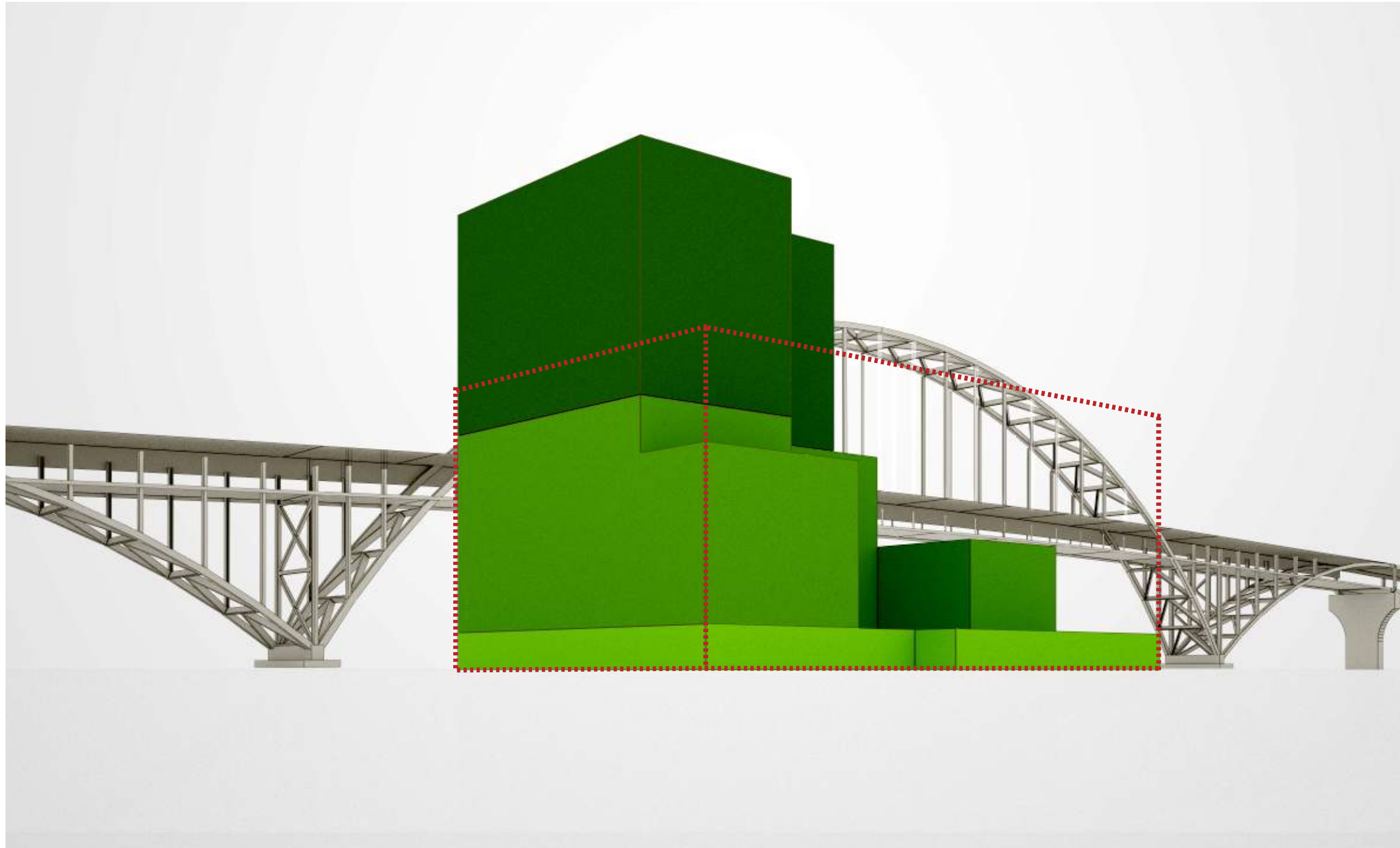
PROPOSED DESIGN



PODIUM - Mass broken down to allow more view to the bridge
+
TOWER - L-shaped form along Naito provides more view to the bridge



tower obstruction of bridge
podium obstruction of bridge



SIGHT LINES

Though the site has no specific view corridors or sightline-specific requirements, we have elected to allow the views from both the 11th Avenue corridor as well as nearby Fields Park to become major drivers of the form and configuration of the building.

As can be seen in the diagram at left, our building's tallest elements, floor levels 10-17 and the mechanical equipment screening, have been located to the westernmost corner of the site. These building elements, shown in the darkest green in the diagrams, are therefore the least impactful on views to the main span of the Fremont Bridge from the park and from 11th Avenue.

As is shown on the diagrams on the following page, the Fremont Apartment building's lower elements are have also been configured with special attention paid to the impact of the building on views to the Fremont Bridge. To further this concept, as you will see later in the package, we have incorporated balconies at nearly all of the building's corners, which are not only great amenities for tenants, but which help to further break down the mass.

The massing of the building is configured to provide as slender a profile as possible to the Pearl District to the south.

PROPOSED MASSING

PODIUM - Mass broken down to allow more view to the bridge and to transition to massing of nearby structures

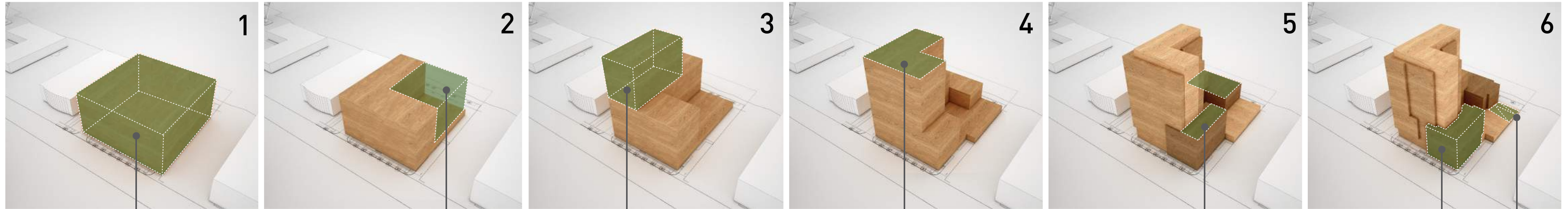
TOWER - L-shaped form reduces profile to Naito and the Pearl and provides increased visibility to the bridge



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view from south



allowable base massing

SE corner cutout for less obstructed views of fremont bridge from pearl district

allowable bonus residential floor area

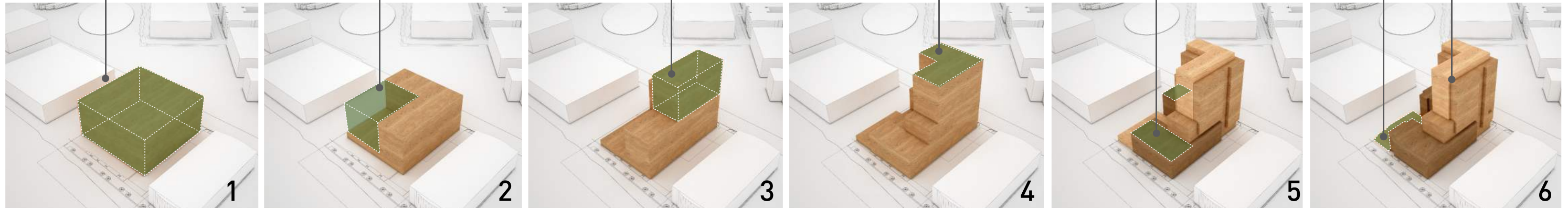
12,500sf allowable tower footprint above 100' height, oriented to have the least obstructed view from fields park, 11th and 12th ave

extended roof gardens & outdoor communal spaces

extruded corner to match urban context

cascading landscape on level 2 roof visually connects to the greenway

view from north



disintegration of corners with balconies to create a more slender mass

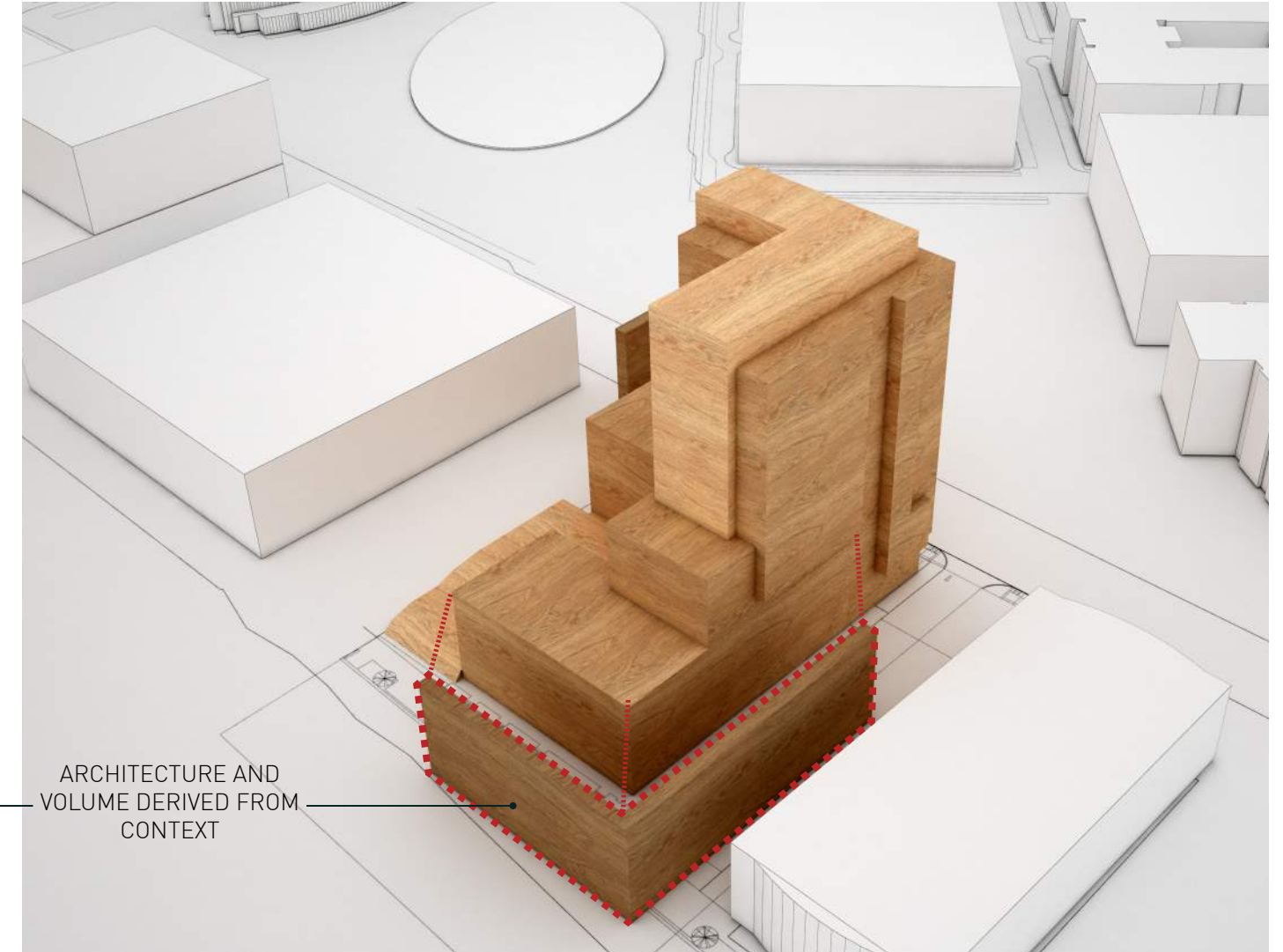
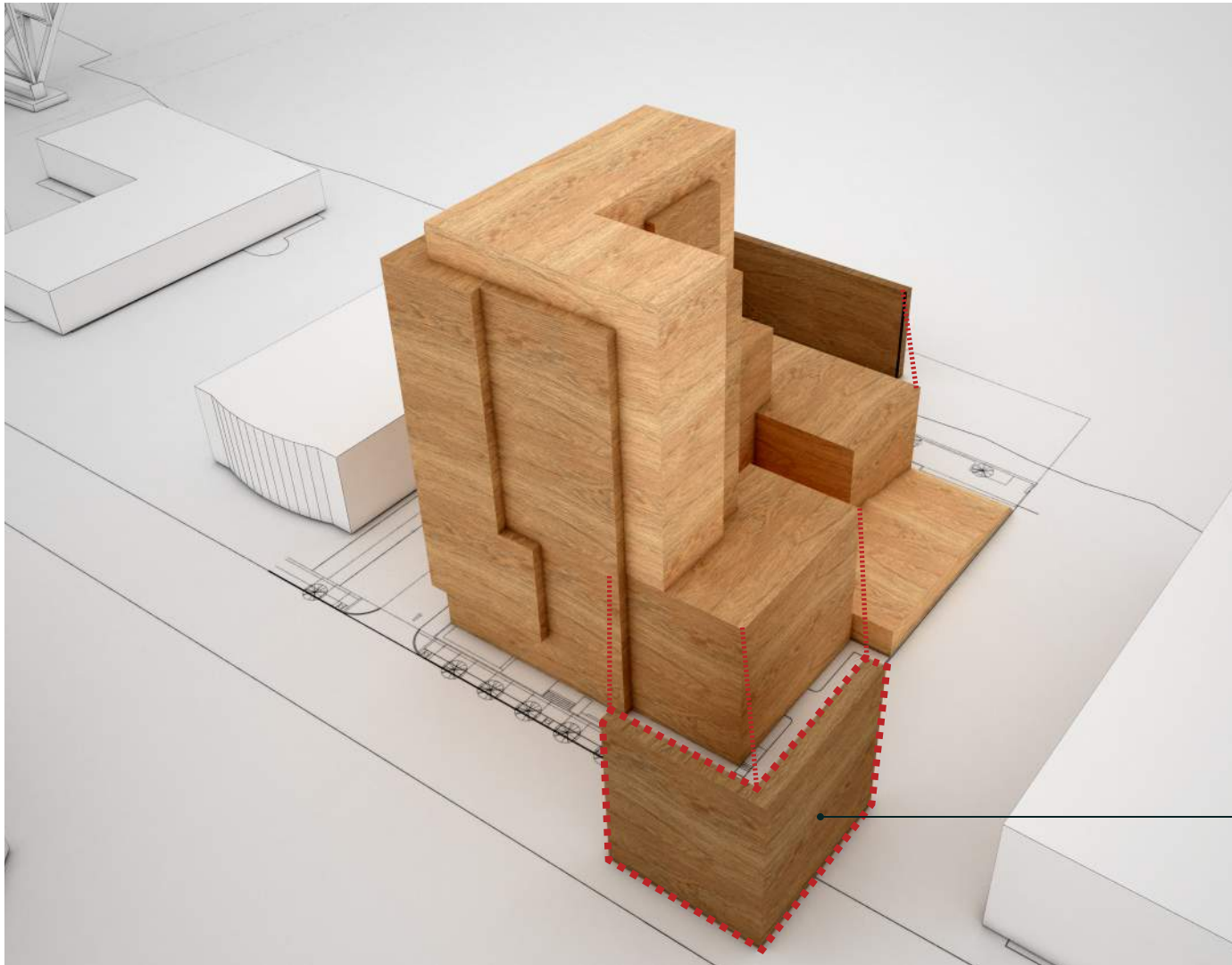


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BUILDING MASS DEVELOPMENT

C.14



AERIAL VIEW - SOUTHWEST

AERIAL VIEW - NORTHEAST



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MASSING COMPONENTS



PODIUM ELEMENT



INSPIRATION + DRIVERS



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BUILDING FORM: **C.16**
INSPIRATION + DRIVERS



TOWER ELEMENT



INSPIRATION + DRIVERS



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BUILDING FORM:
INSPIRATION + DRIVERS





NORTHWEST VIEW



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RENDERINGS **C.18**



SOUTHWEST VIEW



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RENDERINGS **C.19**



SOUTHWEST VIEW



NORTHWEST VIEW



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RENDERINGS **C.20**



SOUTHWEST VIEW [FROM FUTURE GREENWAY EXTENSION]

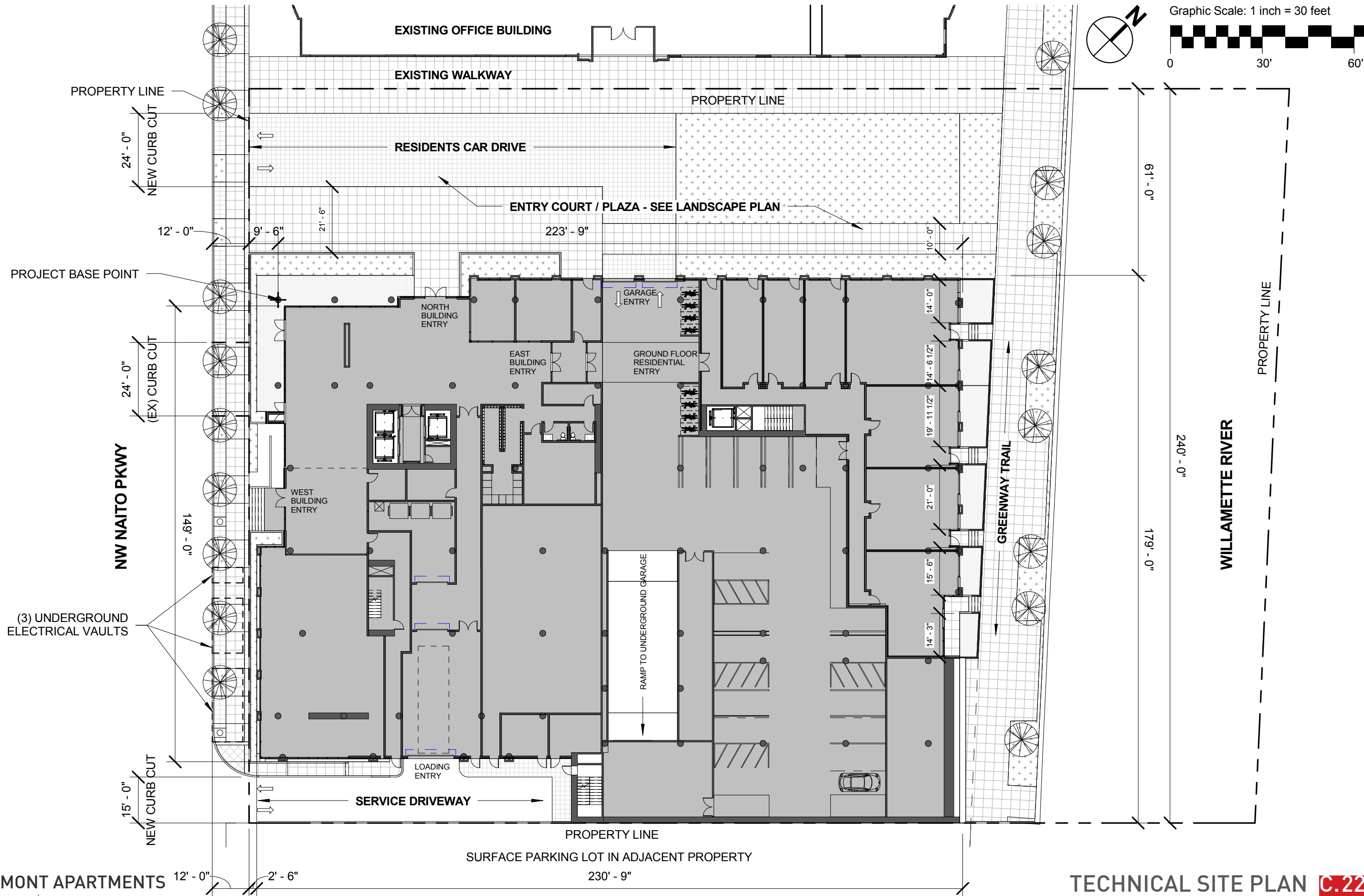


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RENDERINGS **C.21**



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TECHNICAL SITE PLAN





ILLUSTRATIVE SITE PLAN

The conceptual ground level landscape plan at left describes our concept to create a pedestrian-friendly multi-use zone that will provide spaces for shade and recreation as well as clear access to the Greenway and to the Willamette River.

In this plan, primary non-resident pedestrian circulation will happen to the north of the drive aisle and will take advantage of the existing wide concrete walk that extends from this property to the Fremont Place II Office Building immediately to the north. Additionally, accessible pedestrian circulation will be provided from SW Naito Parkway to the main building entry on the North side of the building, and on to the Greenway, as shown with the thinner dashed circulation arrow.

The North side of the building is activated not only by the landscaped courtyard but also by the building lobby, main entry, leasing offices at ground level, and by 'garden apartments' to the east of the parking entry.

The East (river) side of the building is activated by garden units with slightly raised planters for the northern 3/4 of the building's river frontage. For the southernmost portion of the plan, as can be more clearly seen on the landscape concept plans at the end of this package, we are intending to create an urban garden feature which will transition grade from the second floor roof terrace down to the pedestrian level at the greenway.

The west (Naito Parkway) side of the building will be activated by a double-height lobby space as well as retail spaces.

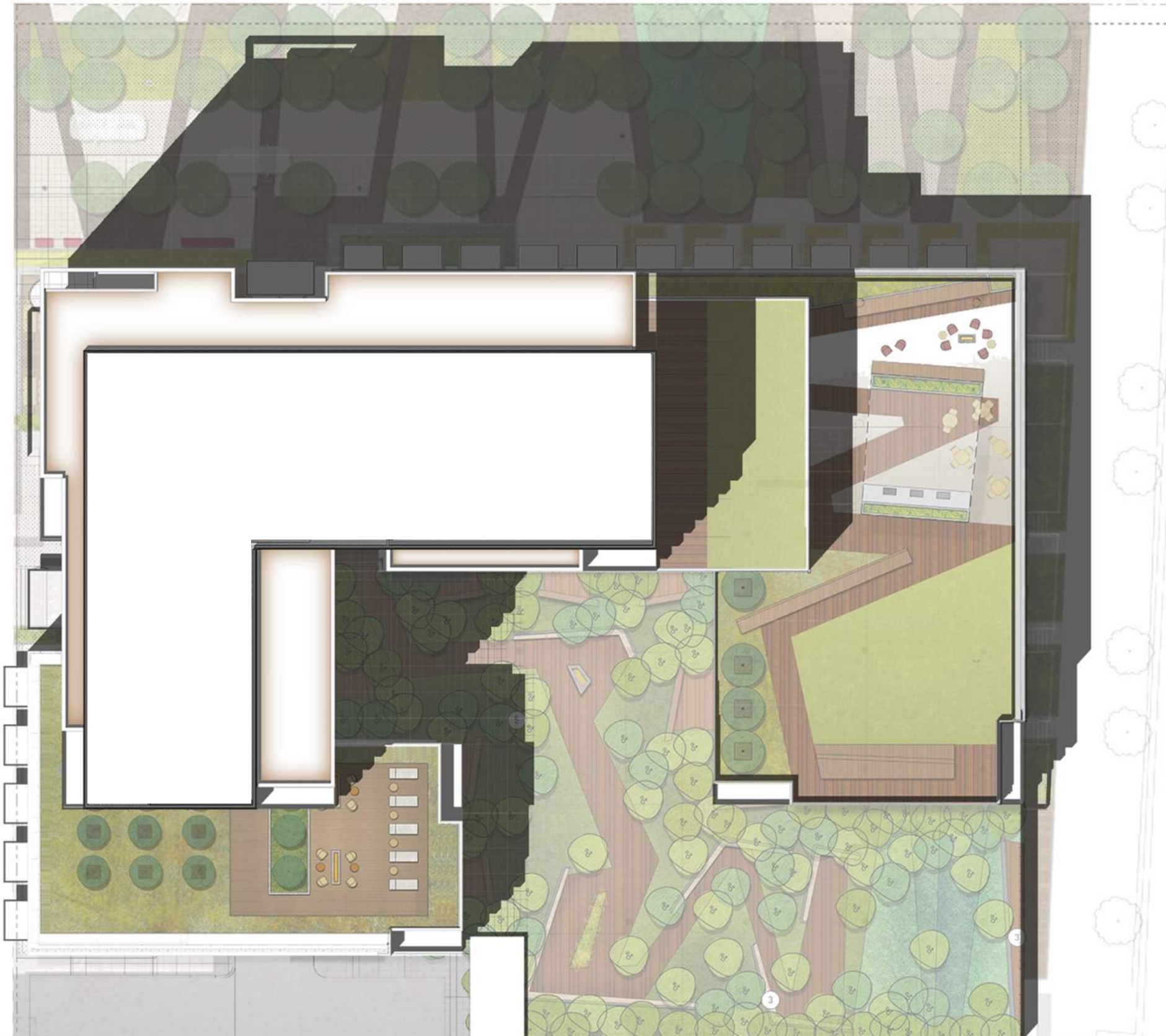
At the building's southern edge, we have provided a service drive to reduce the conflict between service and delivery vehicles and residents/pedestrians at the northern driveway.



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LANDSCAPE/SITE PLAN **C.23**



ILLUSTRATIVE ROOF PLAN

As is clear from the conceptual plan at left, it is our intention to stage this building with a series of dynamic landscape levels for both residents and non-residents.

The resident amenity terraces shown in this plan exist on the building's second level (sectionally tapering down toward the greenway as described on the previous page and the conceptual landscape designs) as well as a Sixth Floor Riverview Terrace (intended as more of an active space) and an Eighth Floor City View Terrace, which is intended to be more of a quiet terrace, overlooking the Pearl District and Downtown Portland.



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DESIGN ADVICE REQUEST # EA 17-148879

SITE-ROOF PLAN

C.24

AREA BY FLOOR LEVEL		
Level 10-17	Residential	
	Total	12,500 sf per level
Level 09	Residential	
	Total	14,919 sf
Level 08	Residential	
	Lounge	
	Outdoor Roof Terrace	
	Total	14,926 sf
Level 07	Residential	
	Total	18,966 sf
Level 06	Residential	
	Lounge	
	Outdoor Roof Terrace	
	Total	18,569 sf
Levels 03-05	Residential	
	Total	26,361 sf per level
Level 02	Residential	
	Outdoor Roof Terrace	
	Total	25,641 sf
Level 01	Lobby	
	Retail	
	Residential	
	Parking	
	Bike Storage	
	Services	
	Utility	
	Total	37,121 sf
Level P1	Parking	
	Bike Storage	
	Utility	
	Total	41,902 sf
Level P2	Parking	
	Utility	
	Total	41,902 sf

BUILDING SUMMARY

SITE AREA	80,245 sf
BASE FAR	2:1 80,245 sf x 2 = 160,490 sf
RESIDENTIAL BONUS	149,073 sf
TOTAL AVAILABLE FAR	BASE FAR + RESIDENTIAL BONUS 160,490 sf + 149,073 sf = 309,563 sf
FLOOR AREA ABOVE GRADE	309,225 sf
FLOOR AREA BELOW 100'	209,225 sf
TOTAL FLOOR AREA	393,029 sf
FAR DEVELOPED	3.85:1 = 309,225 sf / 80,245 sf
NUMBER OF LEVELS	17
BUILDING HEIGHT	184'-6"
PARKING (BELOW GRADE)	2 levels (examining 1 level scheme as well)



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DESIGN ADVICE REQUEST # EA 17-148879

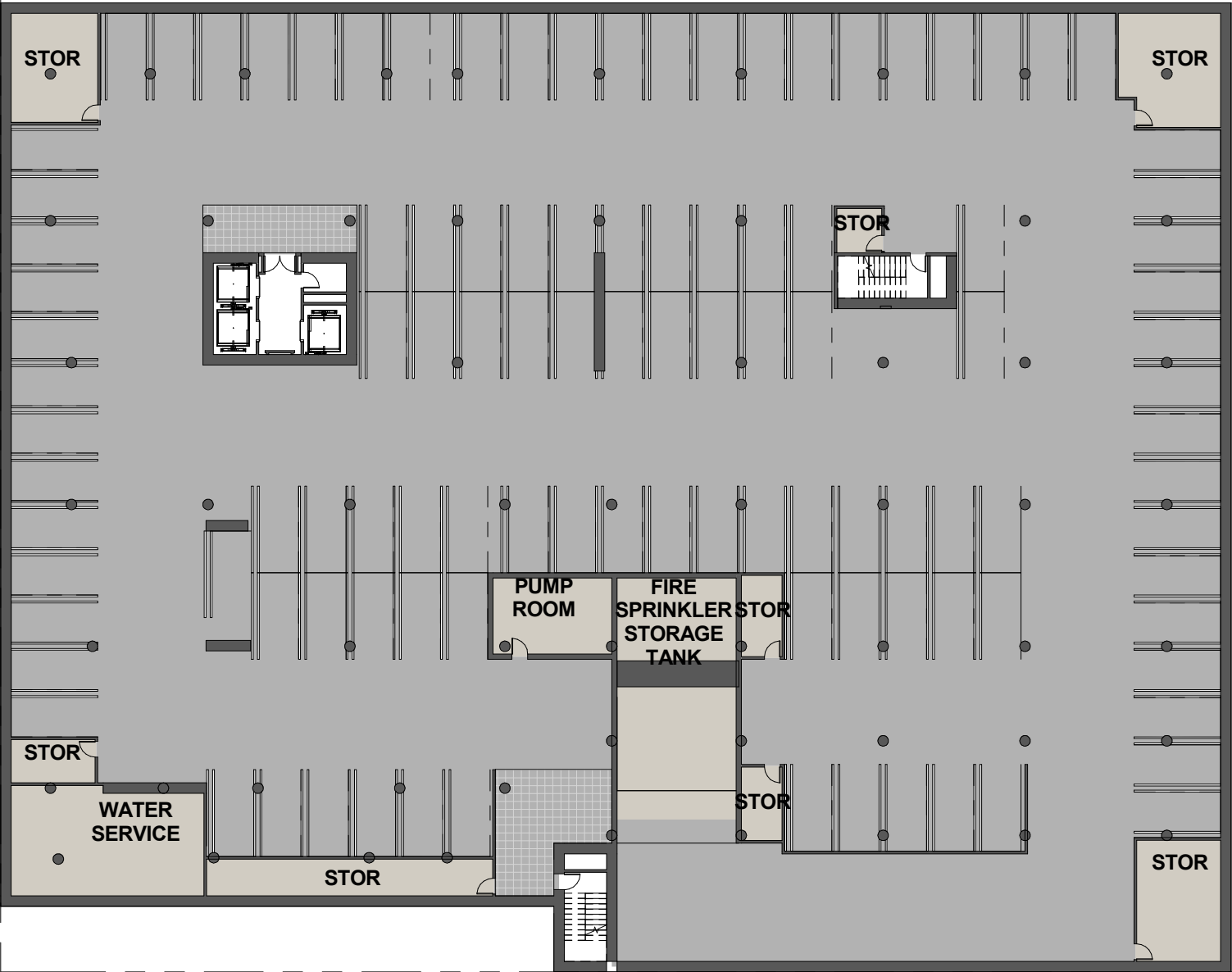
BUILDING PROGRAM +

AREA SUMMARY



BELOW-GRADE PARKING LEVELS

The plan at left and on the following page represent a two-level below-grade parking scenario. Pending a thorough review of engineering and cost concerns, a decision will be made to either proceed with this scheme or a one-story below-grade option.



Graphic Scale: 1 inch = 30 feet



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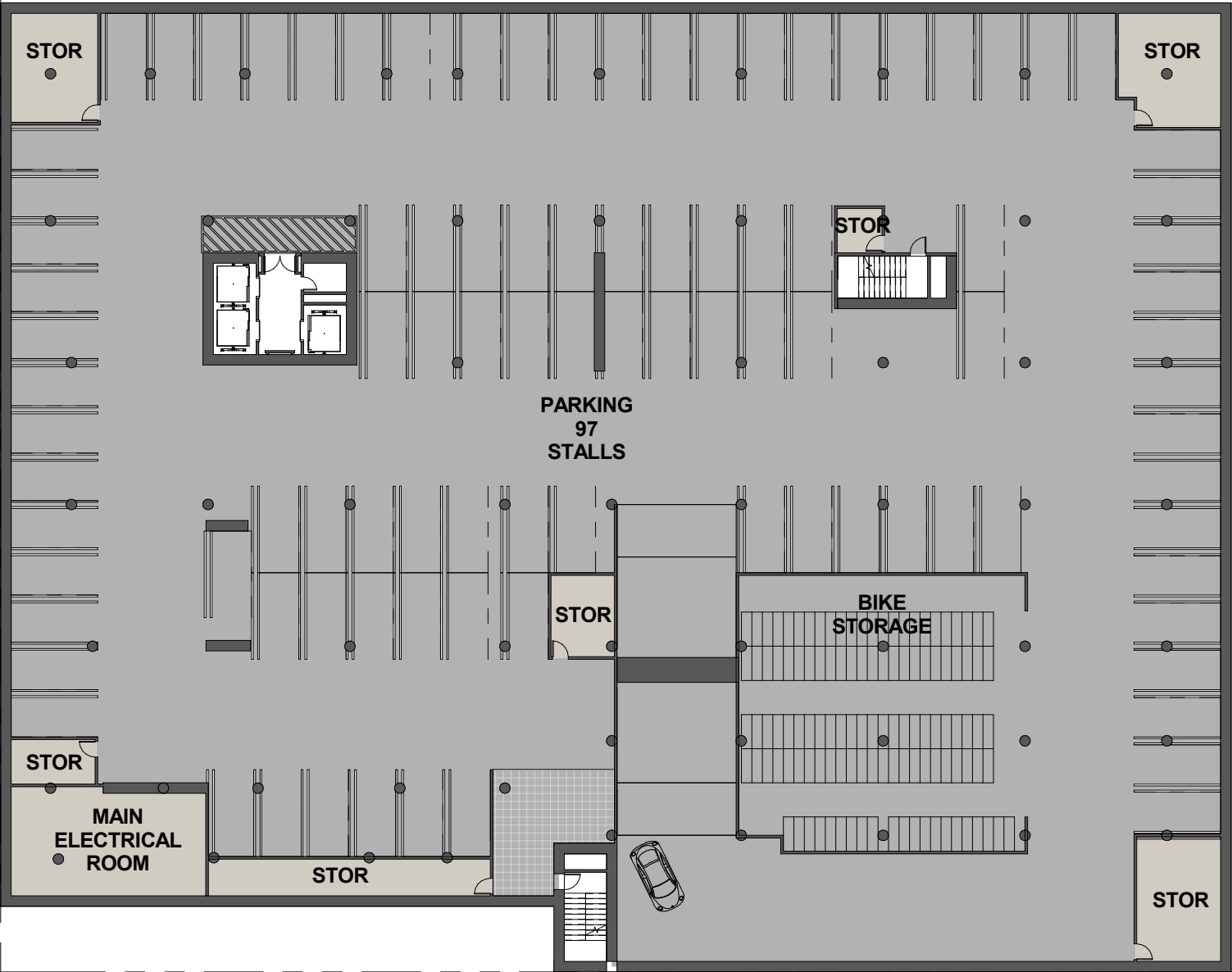
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LEVEL P2

C.26

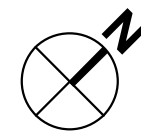
BELOW-GRADE PARKING LEVELS

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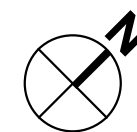
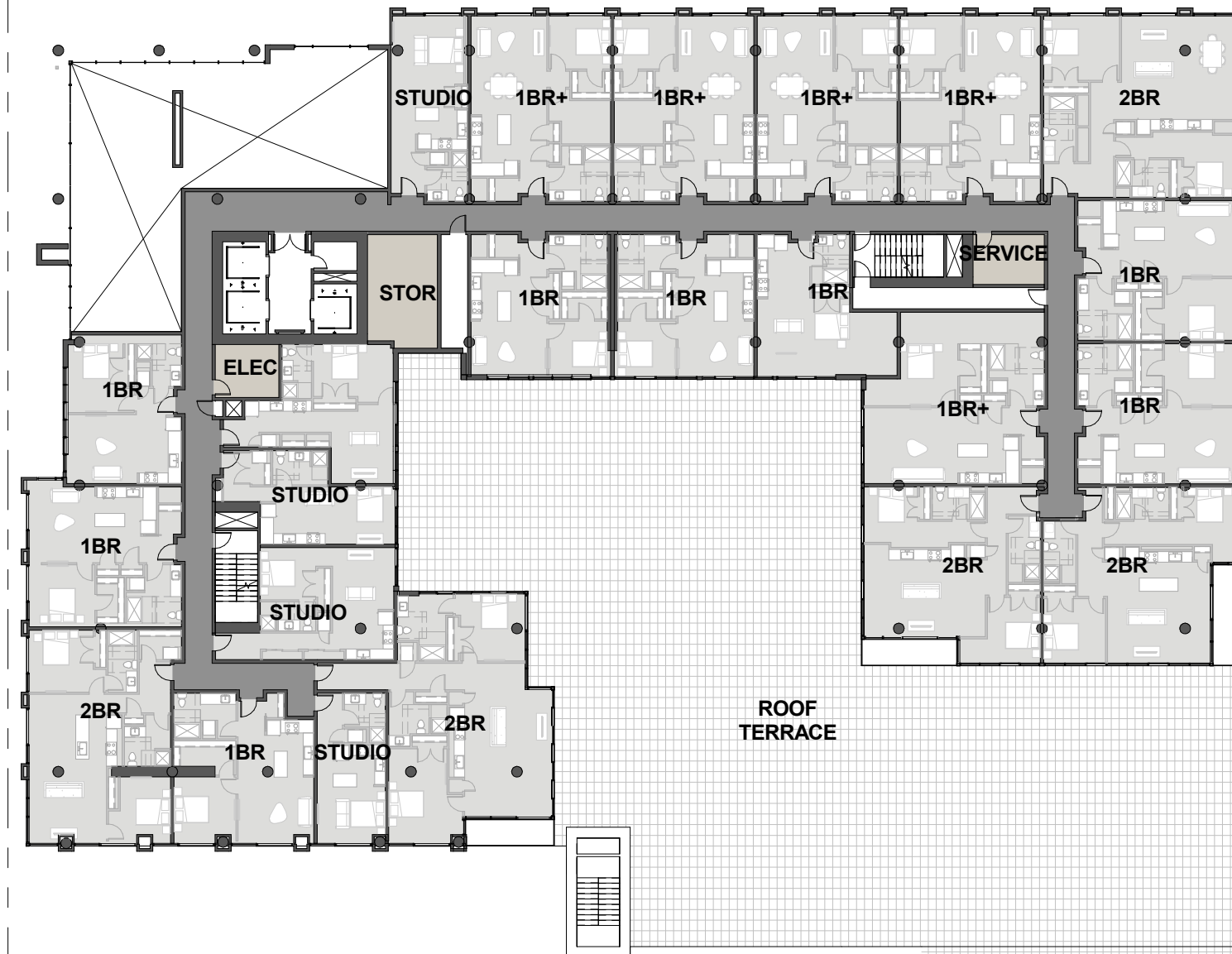


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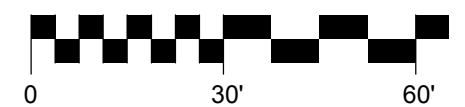
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LEVEL 01 **C.28**





Graphic Scale: 1 inch = 30 feet

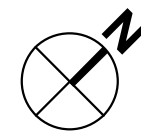
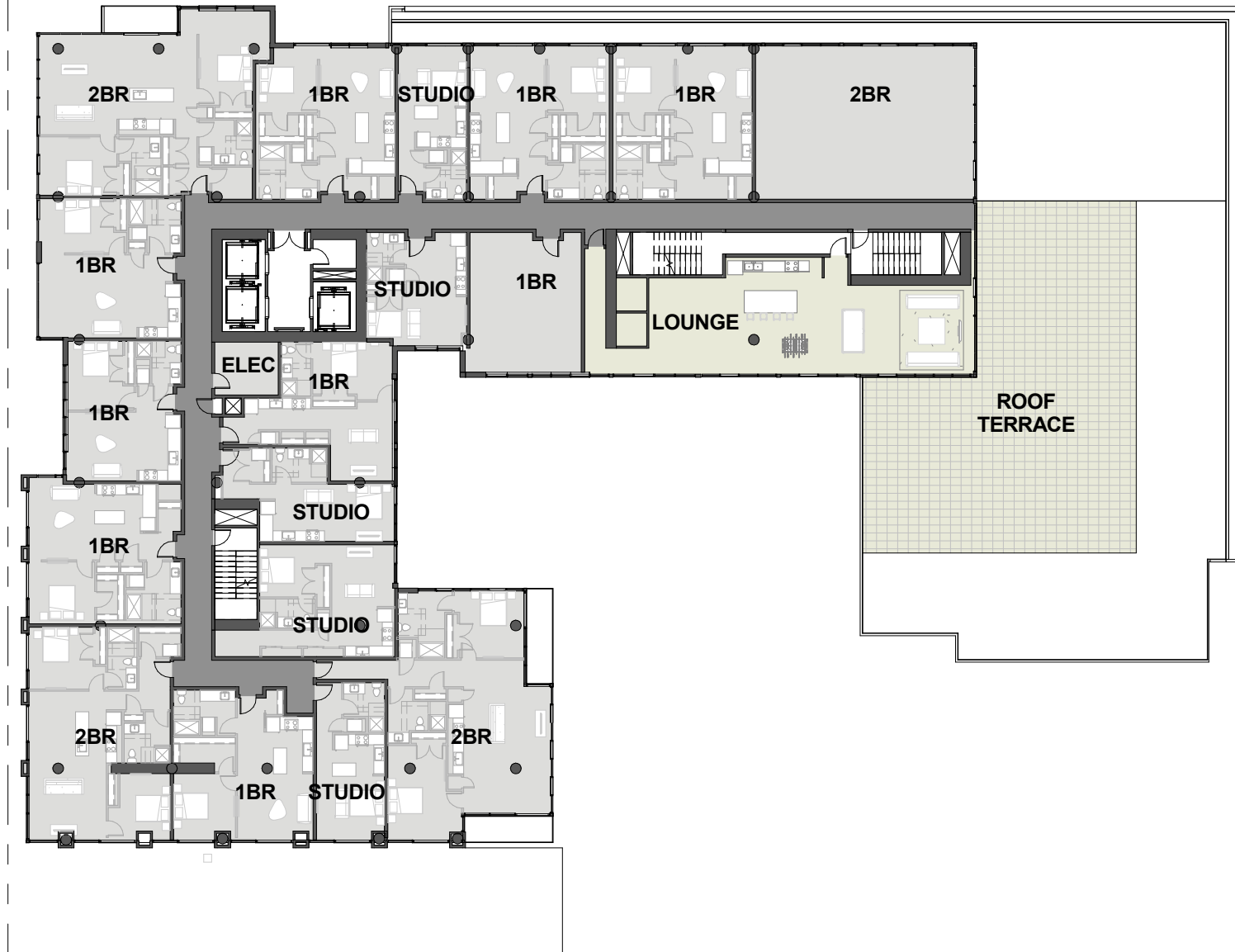


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LEVEL 02 **C.29**





Graphic Scale: 1 inch = 30 feet



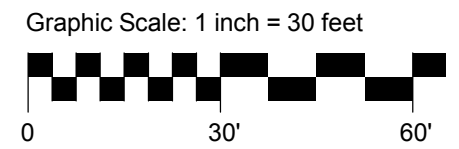
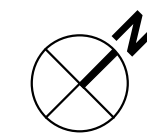
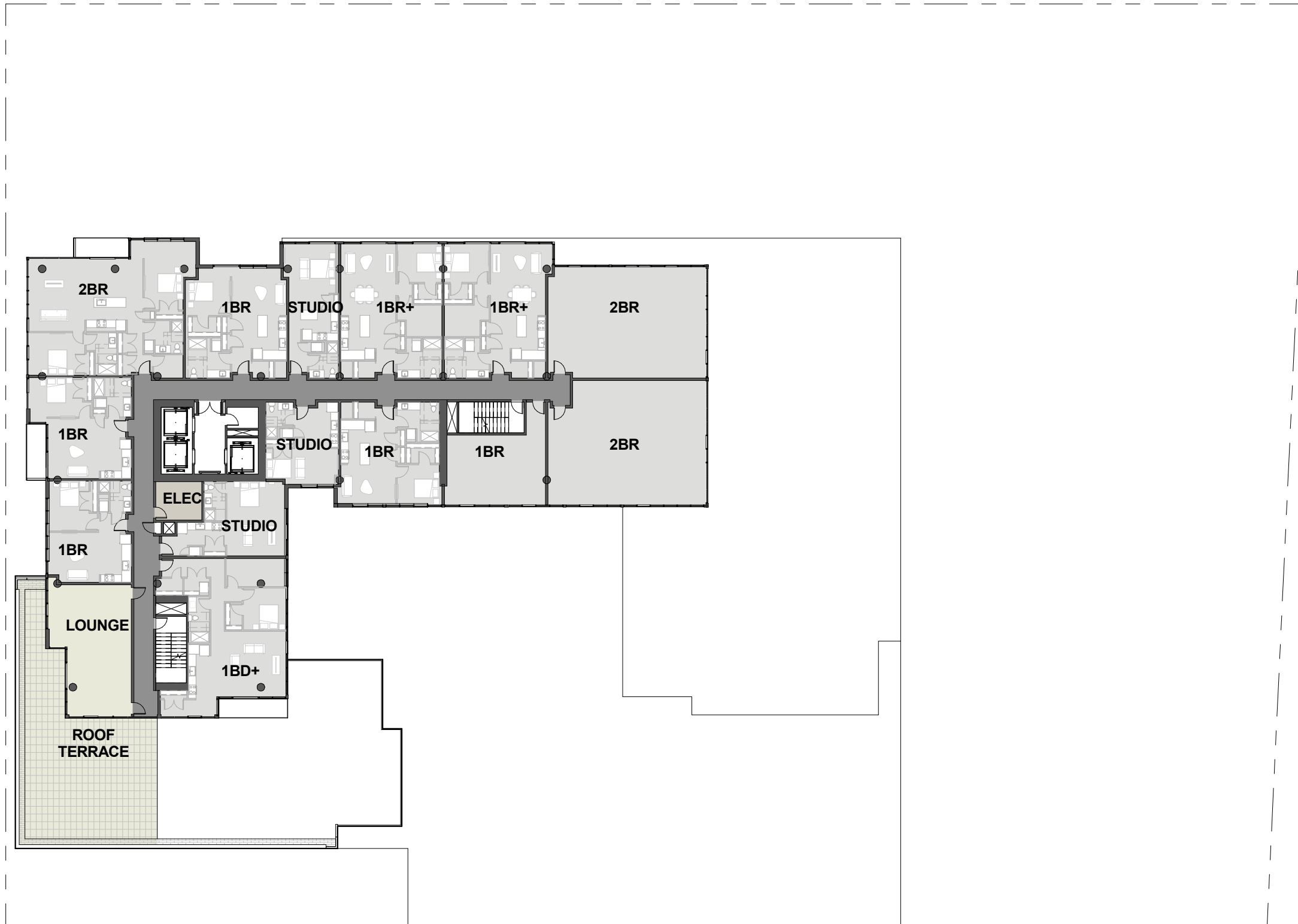
FREMONT APARTMENTS

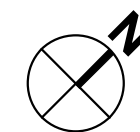
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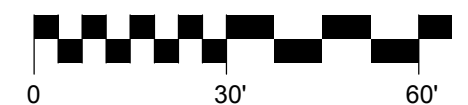
LEVEL 06

C.30





Graphic Scale: 1 inch = 30 feet



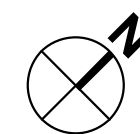
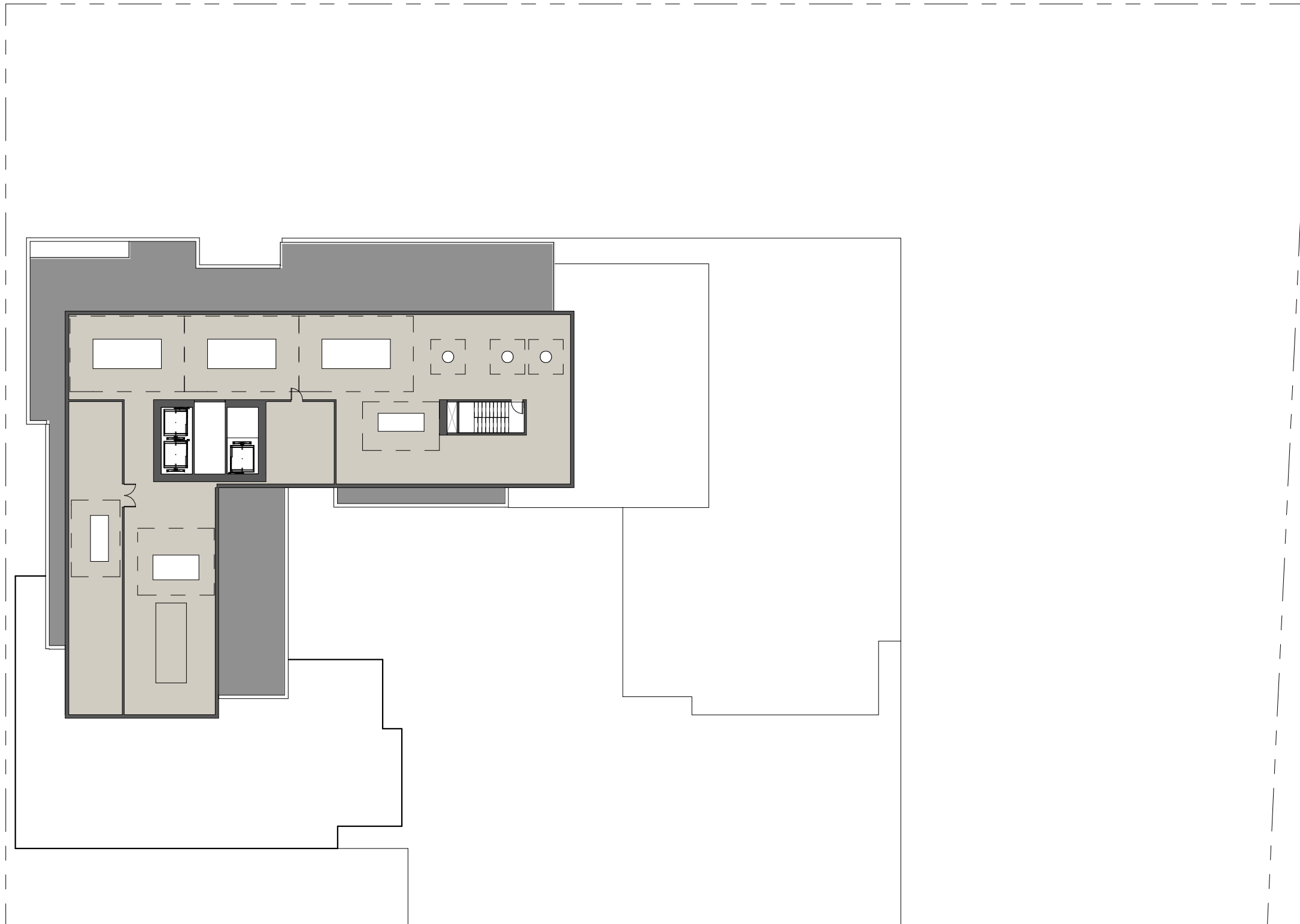
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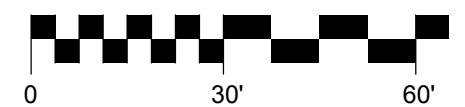
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LEVELS 10 - 17 **C.32**





Graphic Scale: 1 inch = 30 feet



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ROOF PLAN

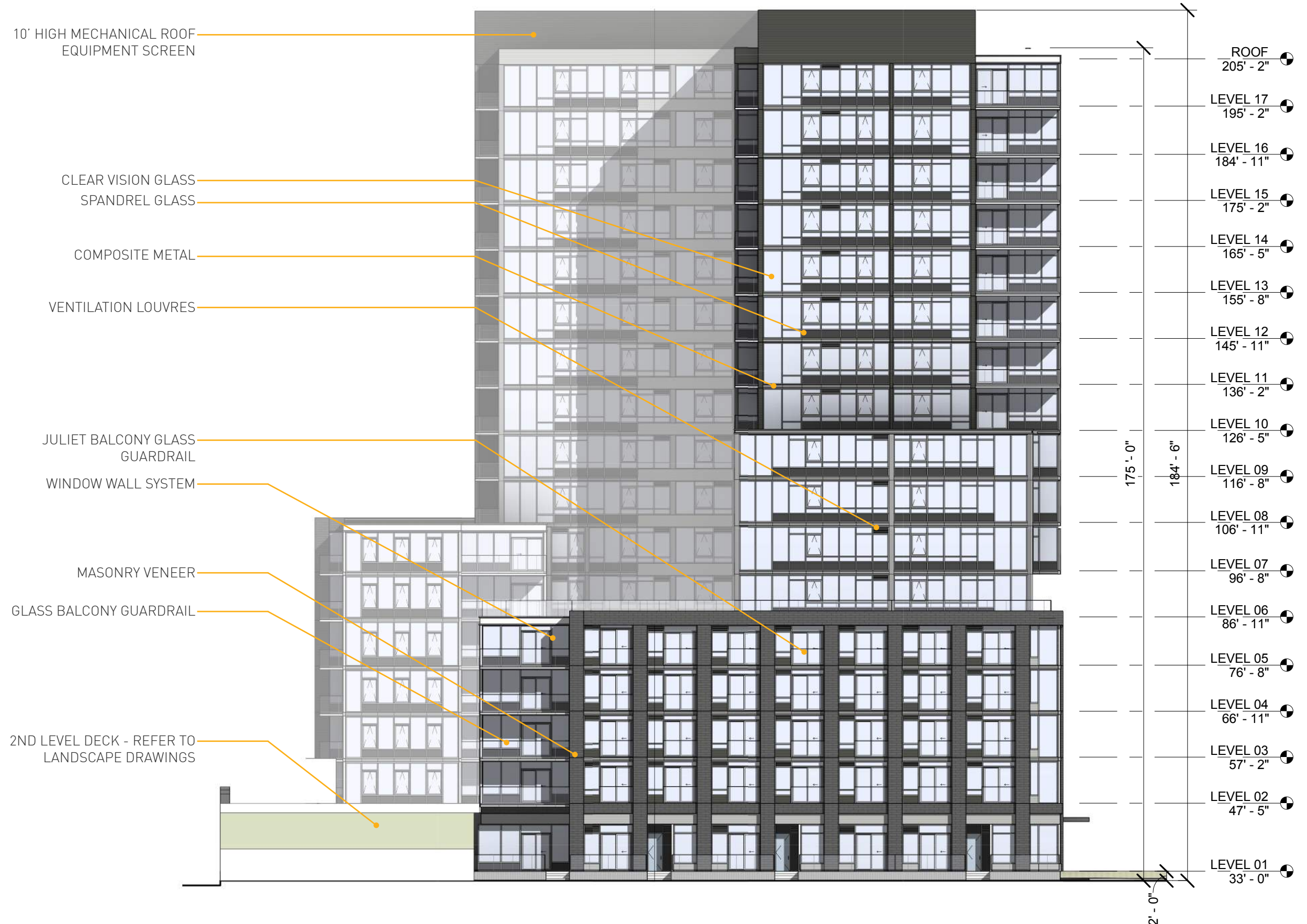
C.33



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NORTH ELEVATION **C.34**



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EAST ELEVATION

C.35



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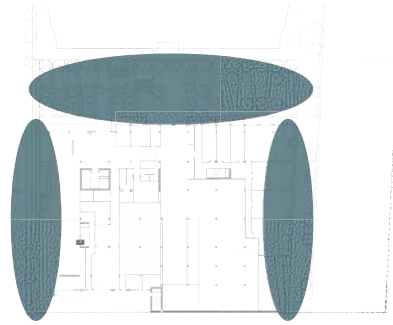
SOUTH ELEVATION C.36



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WEST ELEVATION **C.37**



- 1. Entry Court
- 2. Commons
- 3. Building Entry
- 4. Raised Deck
- 5. Private Patios
- 6. Garage Entry
- 7. Streetscape
- 8. South Seating Nook
- 9. Service Entry

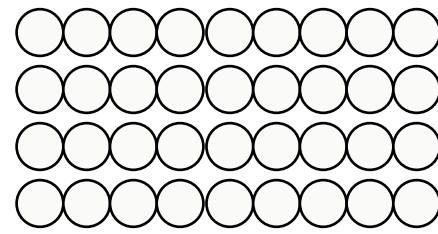
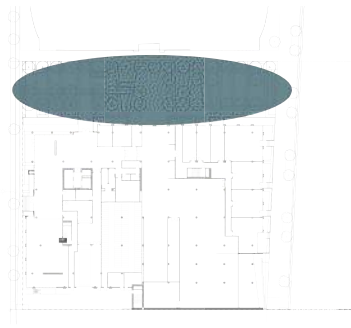


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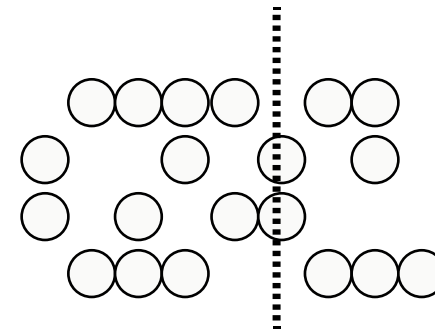
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LANDSCAPE CONCEPTS
BY PLACE





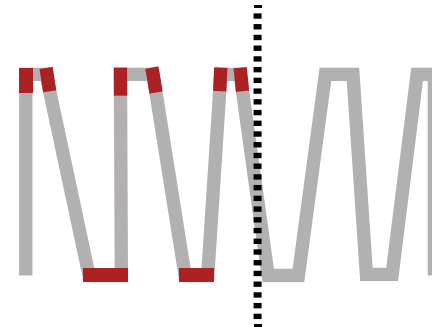
Grove



Deconstructed



Stitch

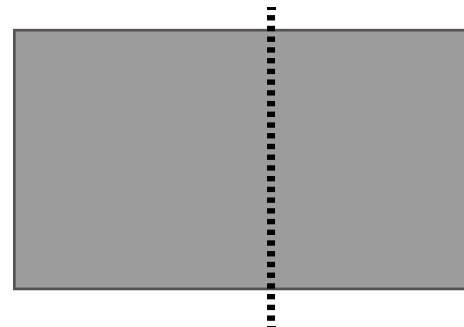


Extrusions

Path

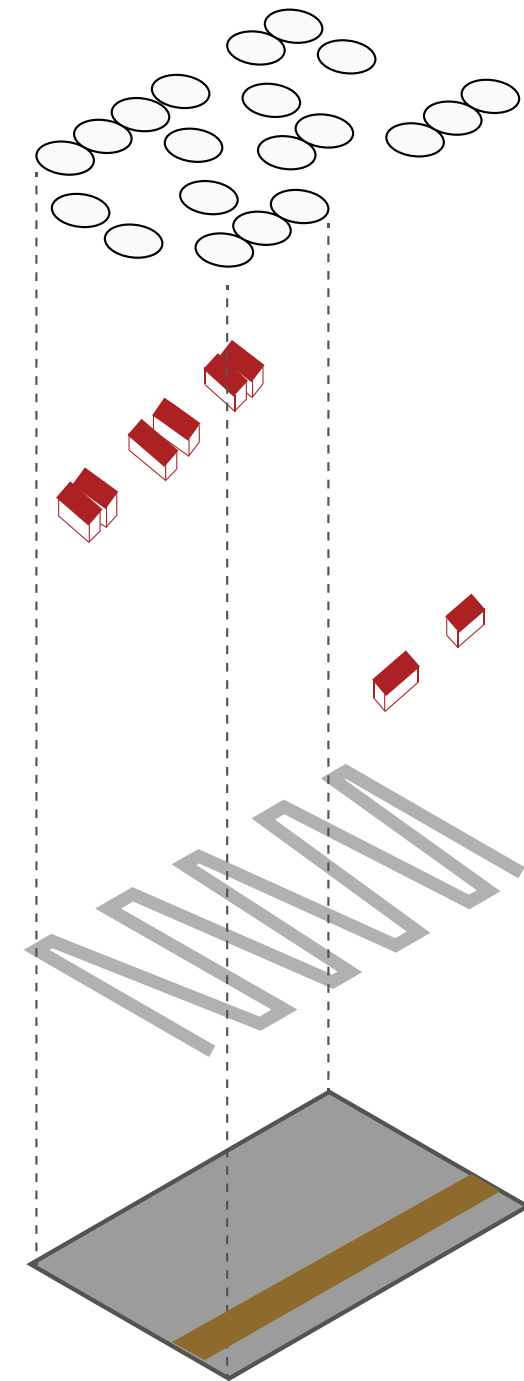


Entry Court



Entry

Commons



GROVE

EXTRUSIONS

STITCH

ENTRY COURT

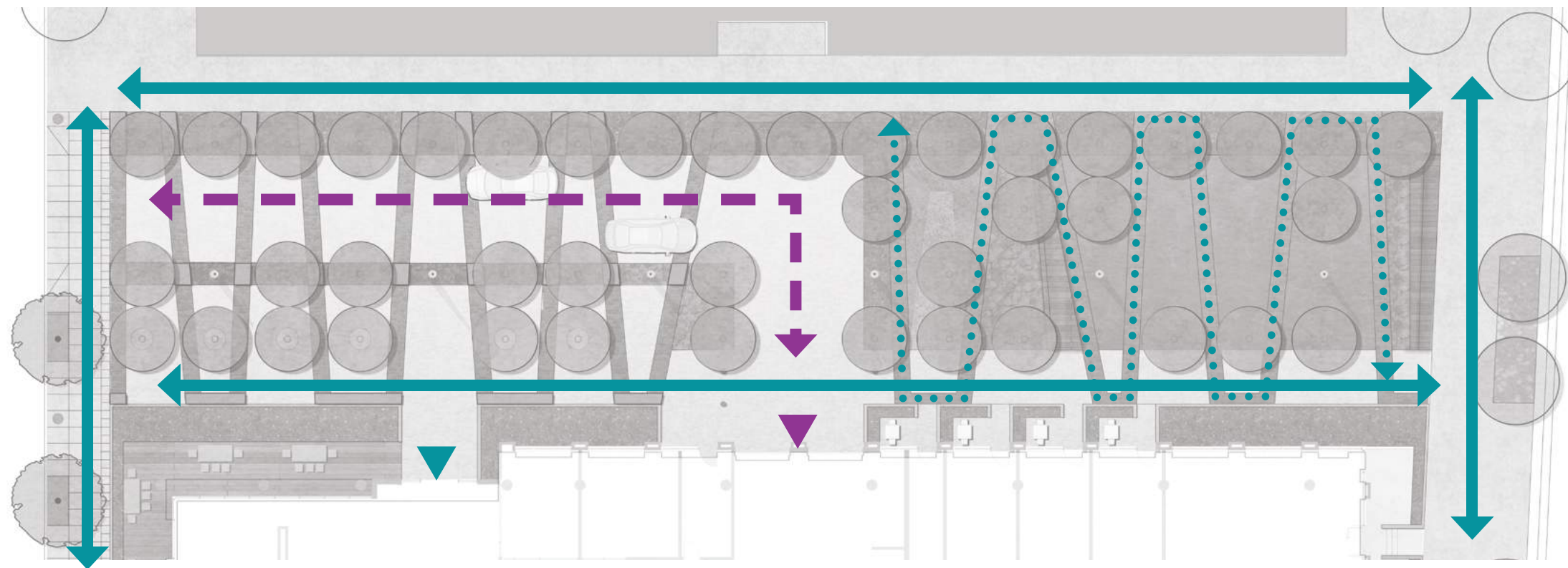
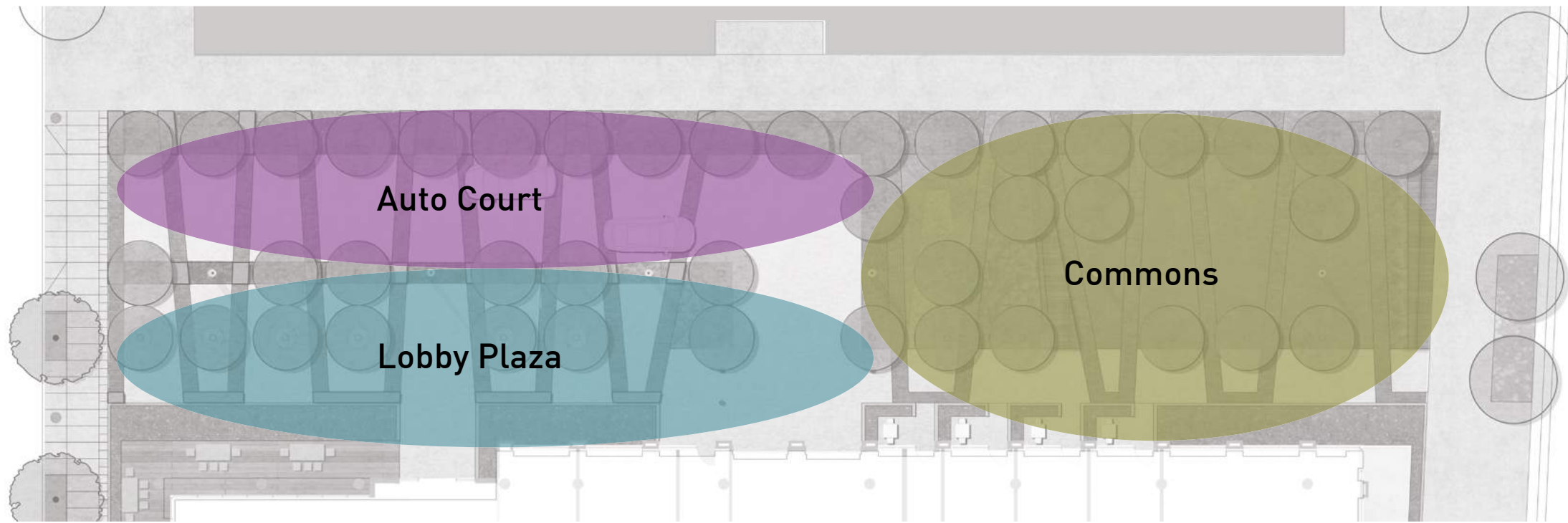


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LANDSCAPE CONCEPTS
BY PLACE





- ▼ Building Entry
- Pedestrian Throughway
- ... Pedestrian Path
- - - Vehicular Access
- ▼ Garage Entry

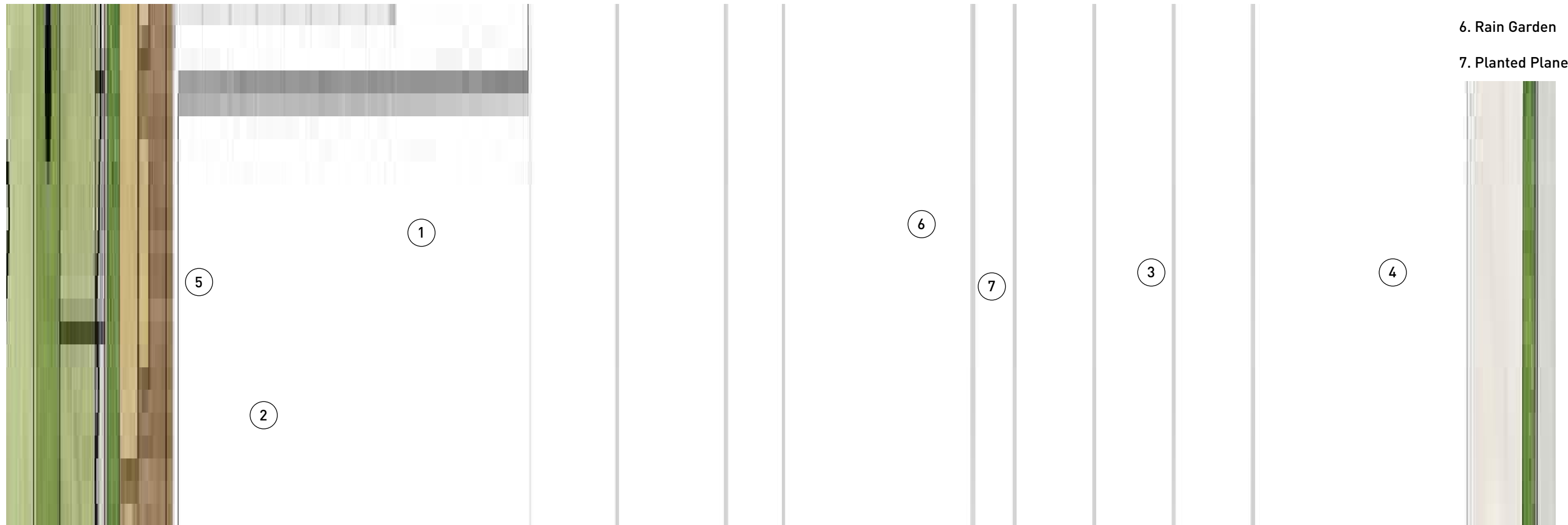
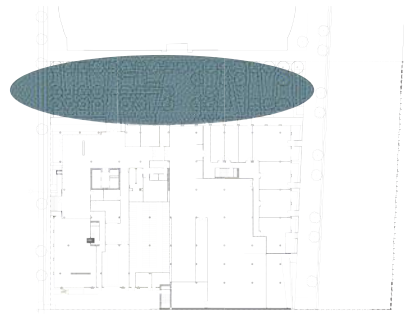


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LANDSCAPE CONCEPTS
BY PLACE





- 1. Two-Way Drive
- 2. Planters
- 3. Lawn Panel
- 4. Folded Bench
- 5. Extruded Benches
- 6. Rain Garden
- 7. Planted Plane



1" = 20' - 0"

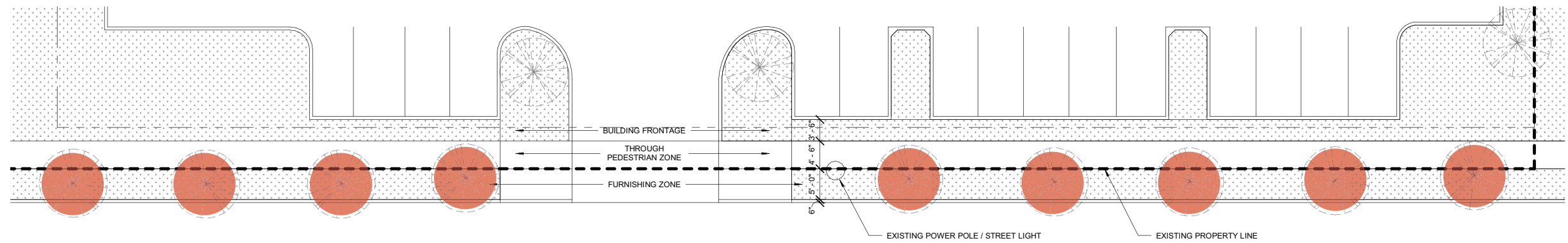
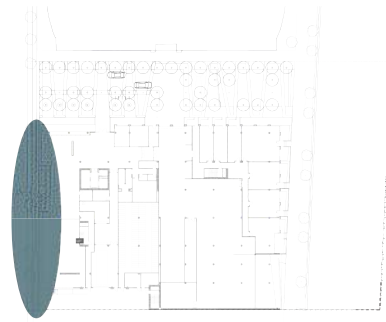


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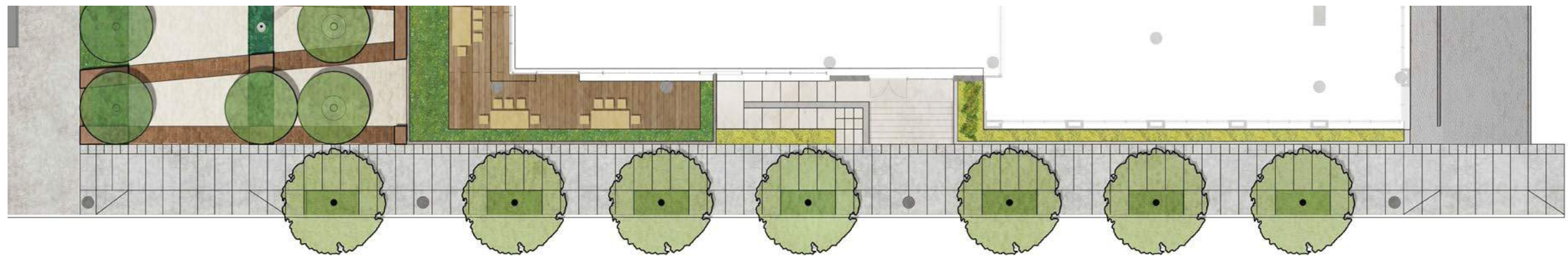
LANDSCAPE CONCEPTS
BY PLACE





EXISTING

Removed Trees:
Norway Maple
Acer platanoides



PROPOSED

RIGHT OF WAY- Existing and Proposed



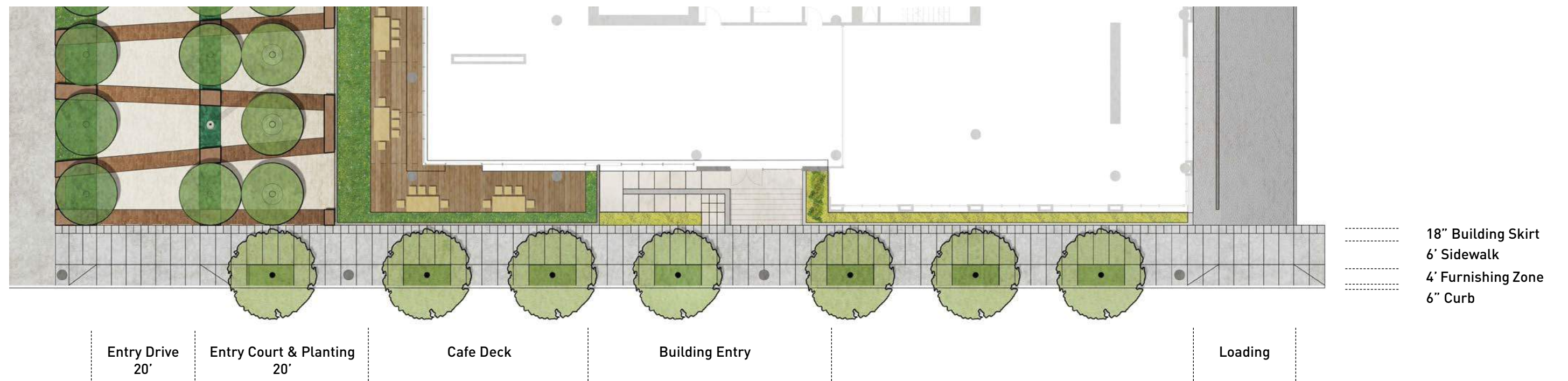
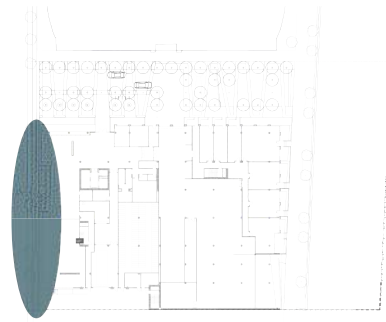
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1" = 20' - 0"

LANDSCAPE CONCEPTS BY PLACE

C.42



RIGHT OF WAY- Transition to Site from Naito Pkwy.



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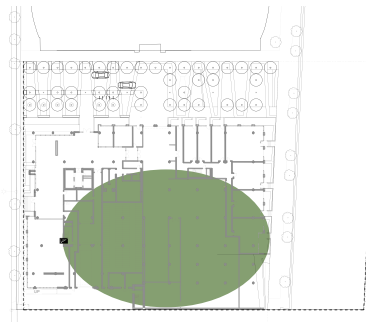
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1" = 20' - 0"



LANDSCAPE CONCEPTS
BY PLACE





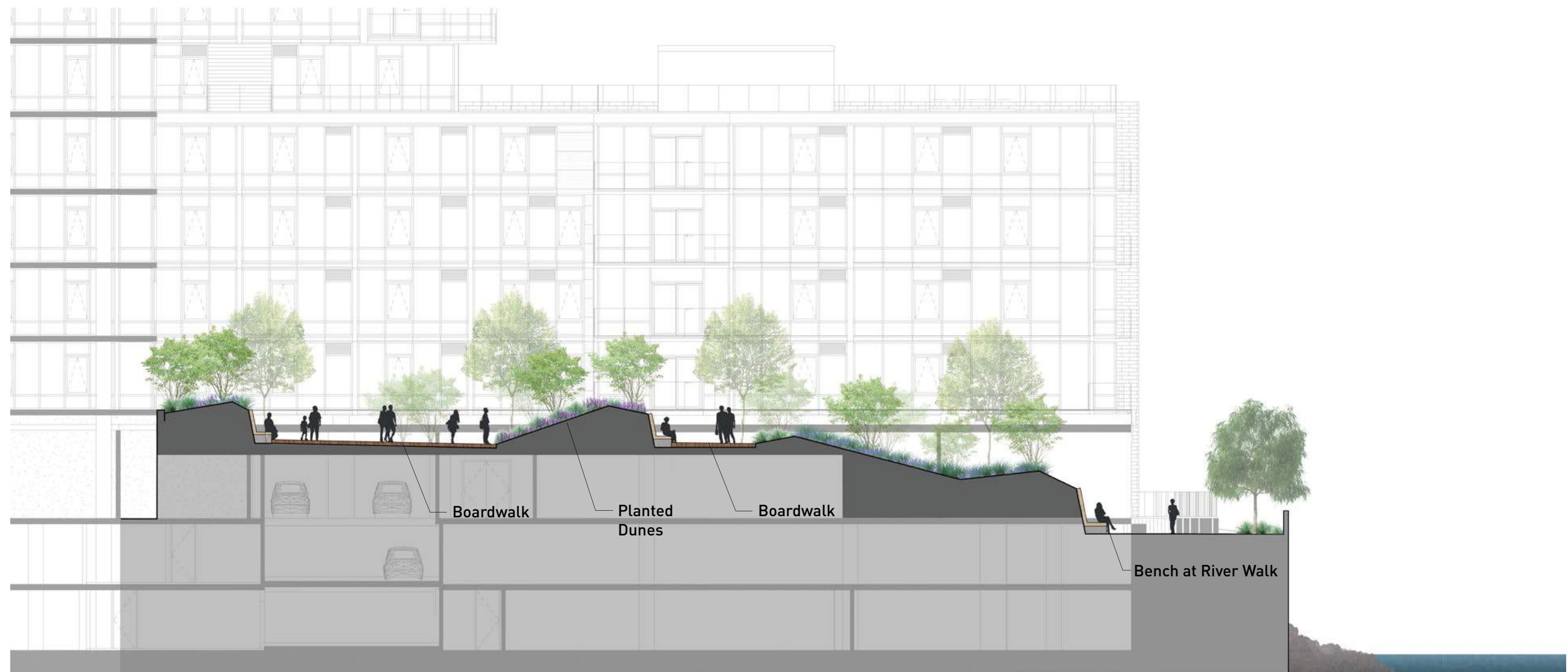
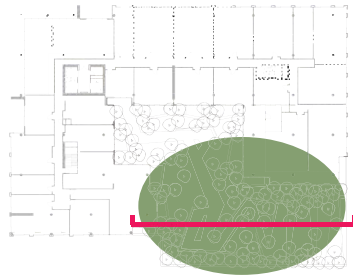
- 1. Boardwalk
- 2. Grassy Dunes
- 3. Benches
- 4. Private Patios
- 5. Large Tree
- 6. Screening Shrubs



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LANDSCAPE CONCEPTS **C.44**
BY PLACE



Dunes Walk - Section



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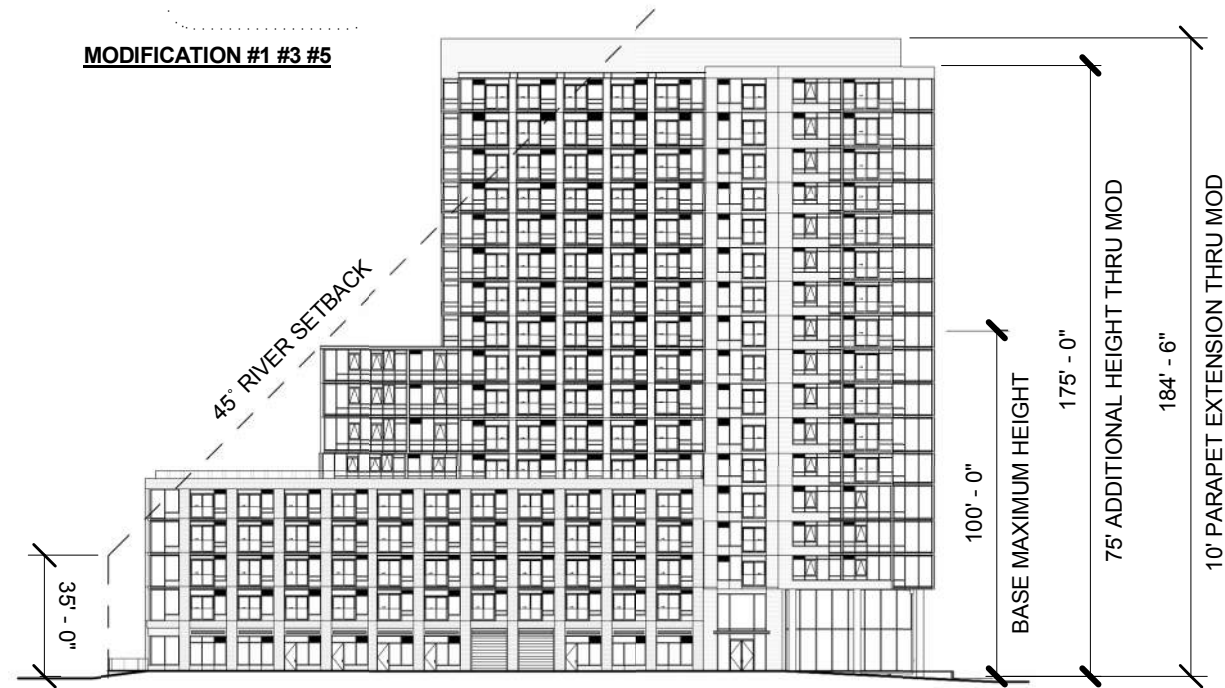
LANDSCAPE CONCEPTS **C.45**
BY PLACE



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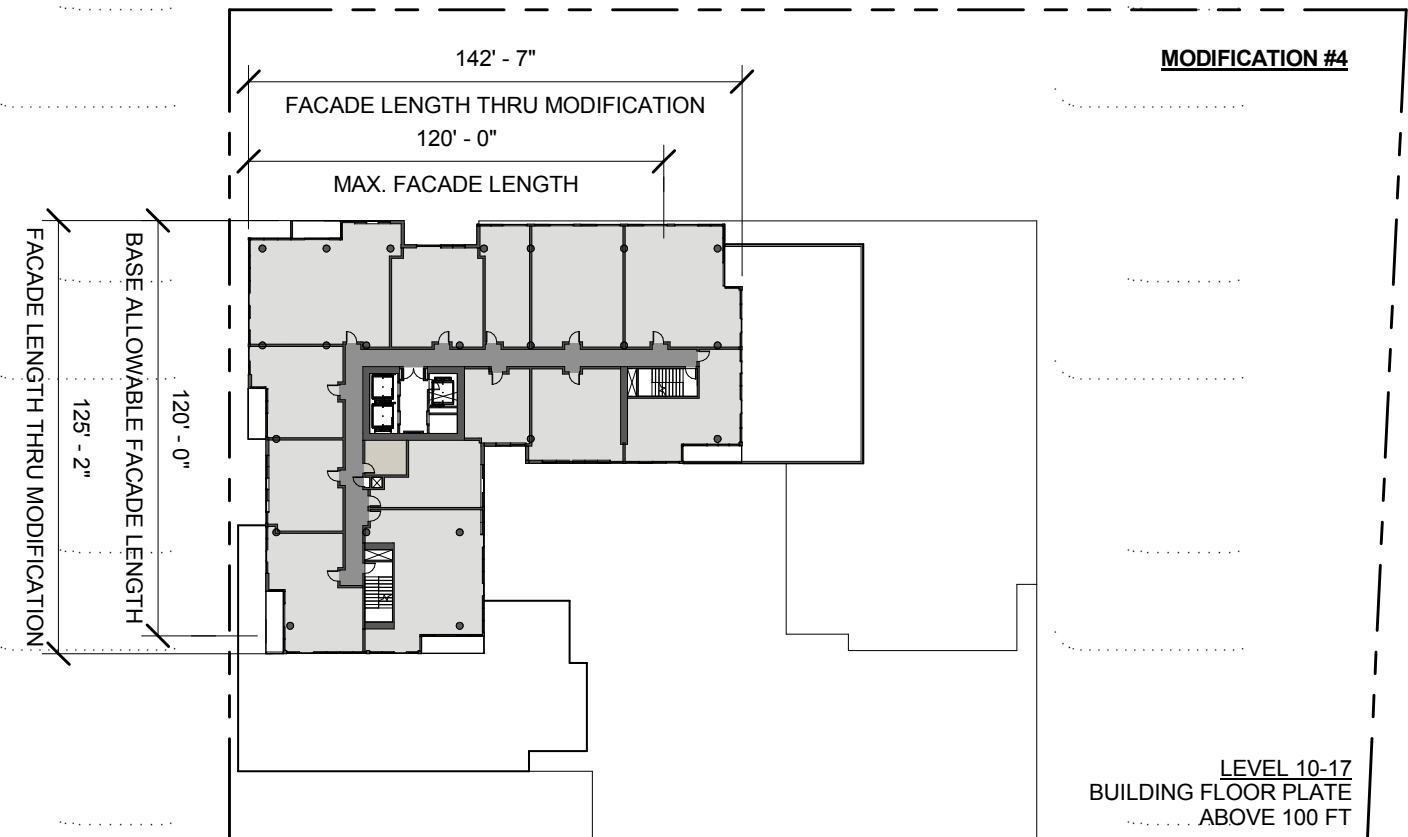
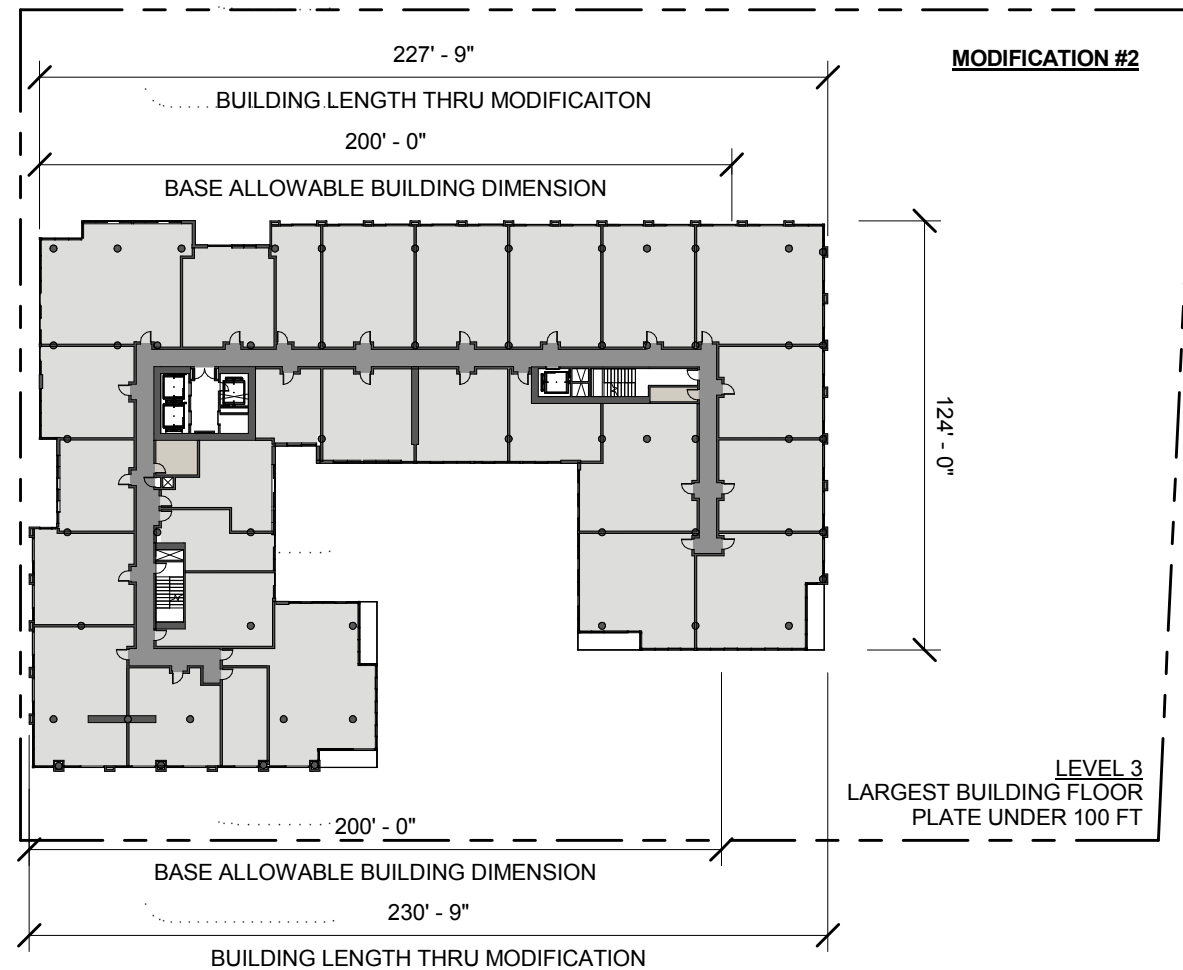
DESIGN ADVICE REQUEST # EA 17-148879

LANDSCAPE CONCEPTS **C.46**
BY PLACE



MODIFICATIONS

- | | | |
|----|----------------------|--|
| 1. | 33.510.205.H.2 | ADDITIONAL BUILDING HEIGHT |
| 2. | 33.510.205.H.2.c.(2) | MAXIMUM FACADE LENGTH ABOVE 100 FEET |
| 3. | 33.510.251.D.3.b | RIVER SETBACK |
| 4. | 33.510.251.D.3.c | MAXIMUM BUILDING DIMENSION |
| 5. | 33.140.210.B.1 | PARAPET EXTENSION AS A MECHANICAL SCREEN |
| 6. | 33.266.220.c.3.b | BICYCLE PARKING SPACE SIZE |



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MODIFICATIONS **C.47**