

DESIGN REVIEW HEARING 11.16.2017

FREMONT APARTMENTS



TVA ARCHITECTS

LINCOLN PROPERTY COMPANY LLC

SEPTEMBER 28, 2017

OVERVIEW OF CHANGES

[REVISED DESIGN]



SE CORNER



NE CORNER



SW CORNER

ISSUE:
the mid-tower area on the north side of the building, found to be objectionable to the design commission needs to be removed and the area displaced in order for the project to remain financially viable.

per our discussion at the prior hearing, we believe the only place to relocate this displaced area would be to the SW podium element, which was previously shown as a seven story mass, well below the 100' height line. additionally, the south-facing podium facade was also extended to the east by one masonry bay (about 14.5')

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proposed design changes for 11.30 dr



VIEW STUDY
[REVISED DESIGN]

RESOLUTION:
this view study, as all of our prior diagrams have, look at the mass of the building from fields park, despite that not being a protected view corridor but just as a consistent point of reference. the translucent red box indicates the extents of the 100' height (base limit). the black outline represents the revised building profile.

what can be seen at left is that the mid-tower mass on the north side of the project was previously in the sight line from this vantage point. consequently, the additional floor and slight plan extension on the SW corner have an almost imperceptible effect on this particular viewpoint



NE AERIAL
as previously proposed
(november 16 hearing)

ISSUE:
per the conversation with the
design commission at the 11.16
hearing, the mid-tower extension
at levels 6 thru 9 was still not
resolved and essentially needed to
be removed entirely

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proposed design changes for 11.30 dr



NE AERIAL

[REVISED DESIGN]

RESOLUTION:

the mid-tower mass has been removed entirely, displaced to the SW podium mass, and the riverward portion of the tower now extends unbroken to the podium.

the sixth floor roof terrace, as shown here, is simply diagrammatic and has not been designed.

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SW AERIAL
as previously proposed
(november 16 hearing)

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SW AERIAL

[REVISED DESIGN]

RESOLUTION:

the displaced mid-tower area from the north side of the building has been incorporated into the SW podium element in the form of one additional podium floor and a single bay extension of the masonry piers on the south elevation.

this has the added benefit of improving the proportions of the SW podium element, which now has five glass bays facing Naito and seven facing south-- the additional asymmetry makes this portion of the building feel more substantial.

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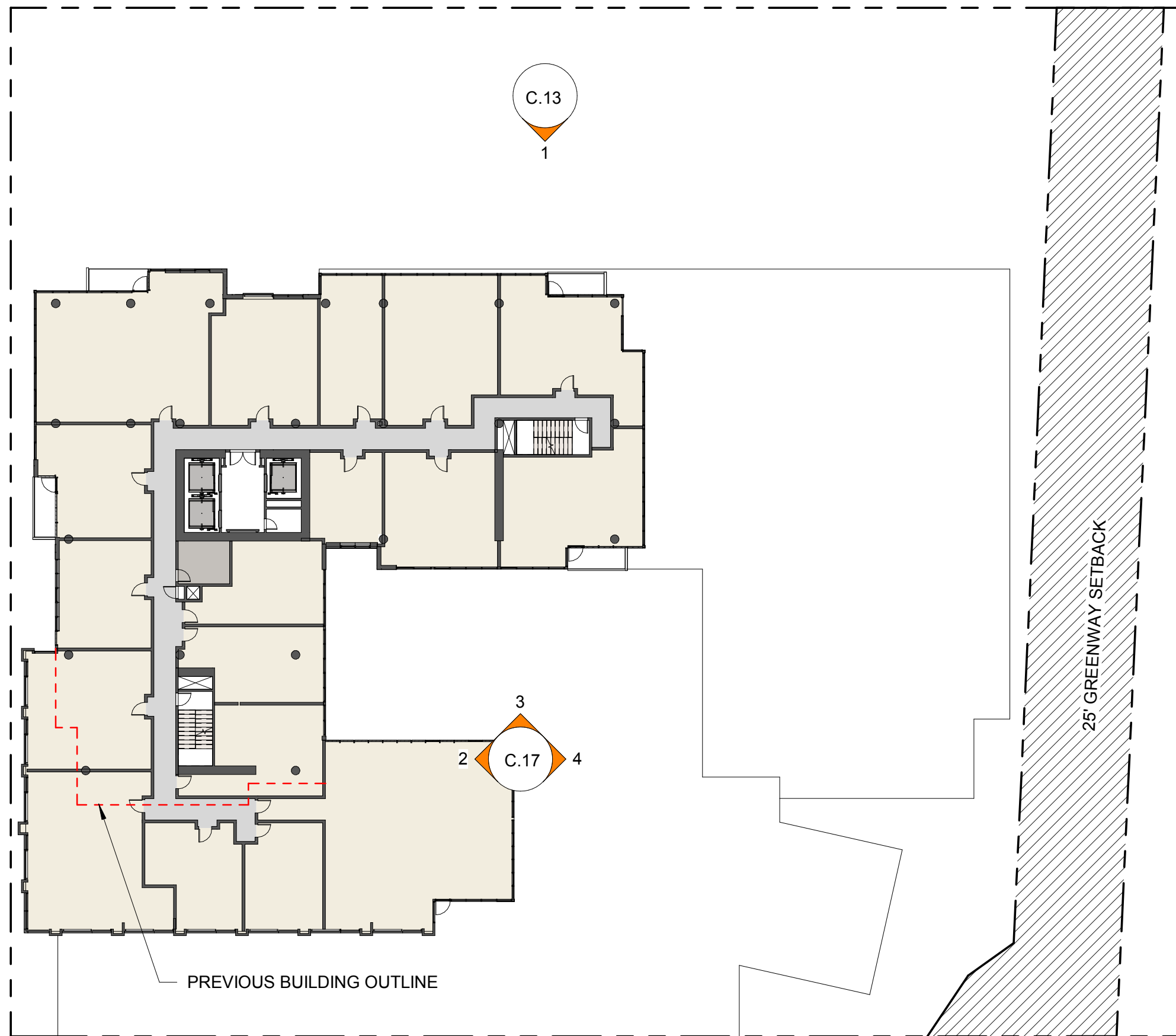
SE AERIAL
[REVISED DESIGN]

FREMONT APARTMENTS
proposed design changes for 11.30 dr



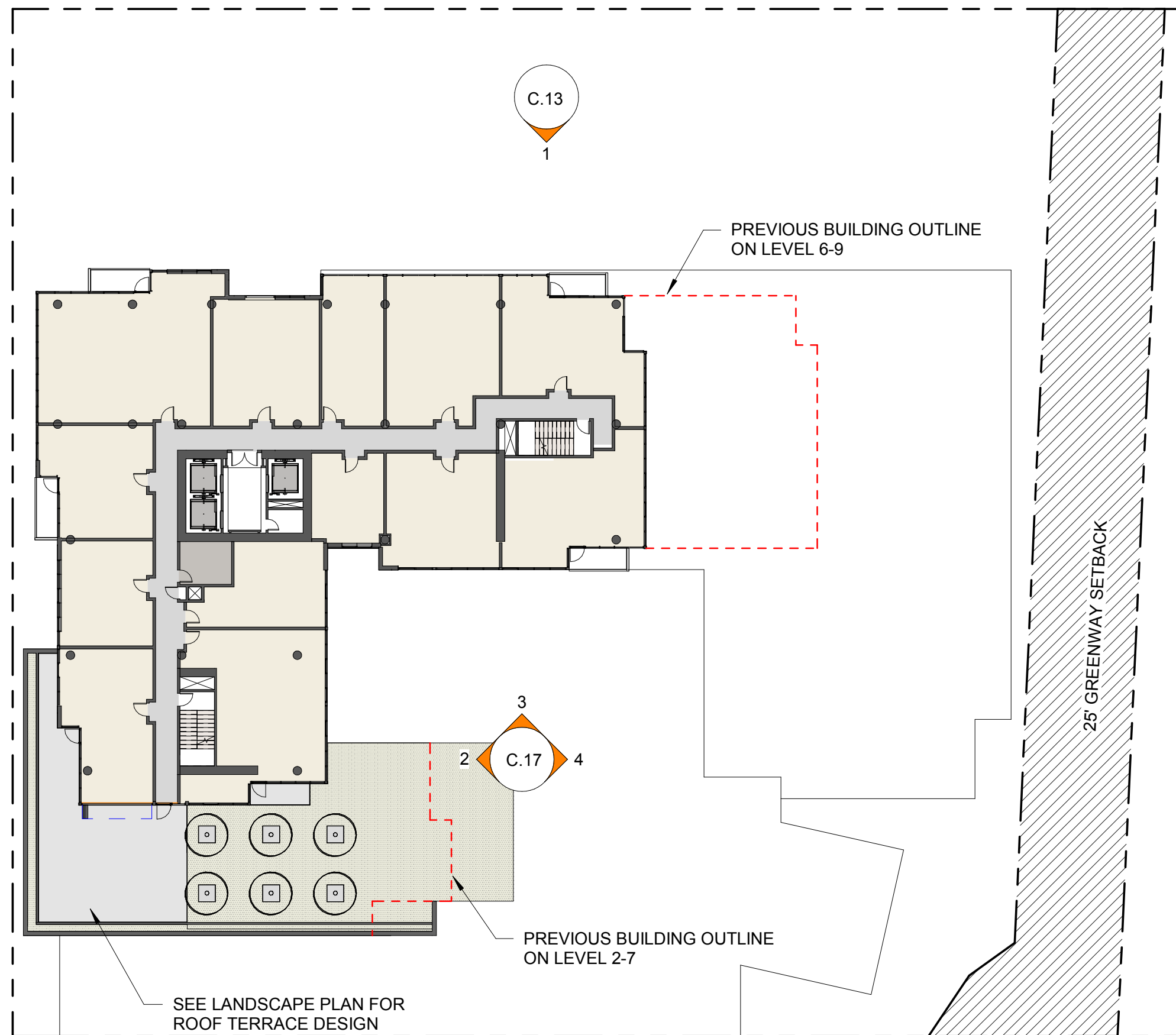
NW PERSPECTIVE VIEW
[REVISED DESIGN]

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proposed design changes for 11.30 dr



8th FLOOR PLAN
[REVISED DESIGN]

RESOLUTION:
the plan of the eighth floor has been modified to match the seventh floor, as shown here. the roof terrace, previously on 8, moves up one floor to the 9th floor in this revised version of the project.



8th FLOOR PLAN
 [REVISED DESIGN]

RESOLUTION:
 in addition to the removal of the riverward plan extension on the north side of the plan, the plan of the eighth floor has been modified to match the seventh floor in the SW corner.

the roof terrace, previously on 8, moves up one floor to the 9th floor in this revised version of the project.