



fremont place

2018-05-10
city council hearing



process overview.

in the time since our prior hearing, we have worked to revise the design and have engaged in reviewing our revised design with not only the BDS staff but also with the PDNA:

- April 11:
Revised design submitted
- April 17:
Revised design presented to the Pearl District's Planning and Transportation Committee
- May 9:
Revised technical documents submitted following BDS review

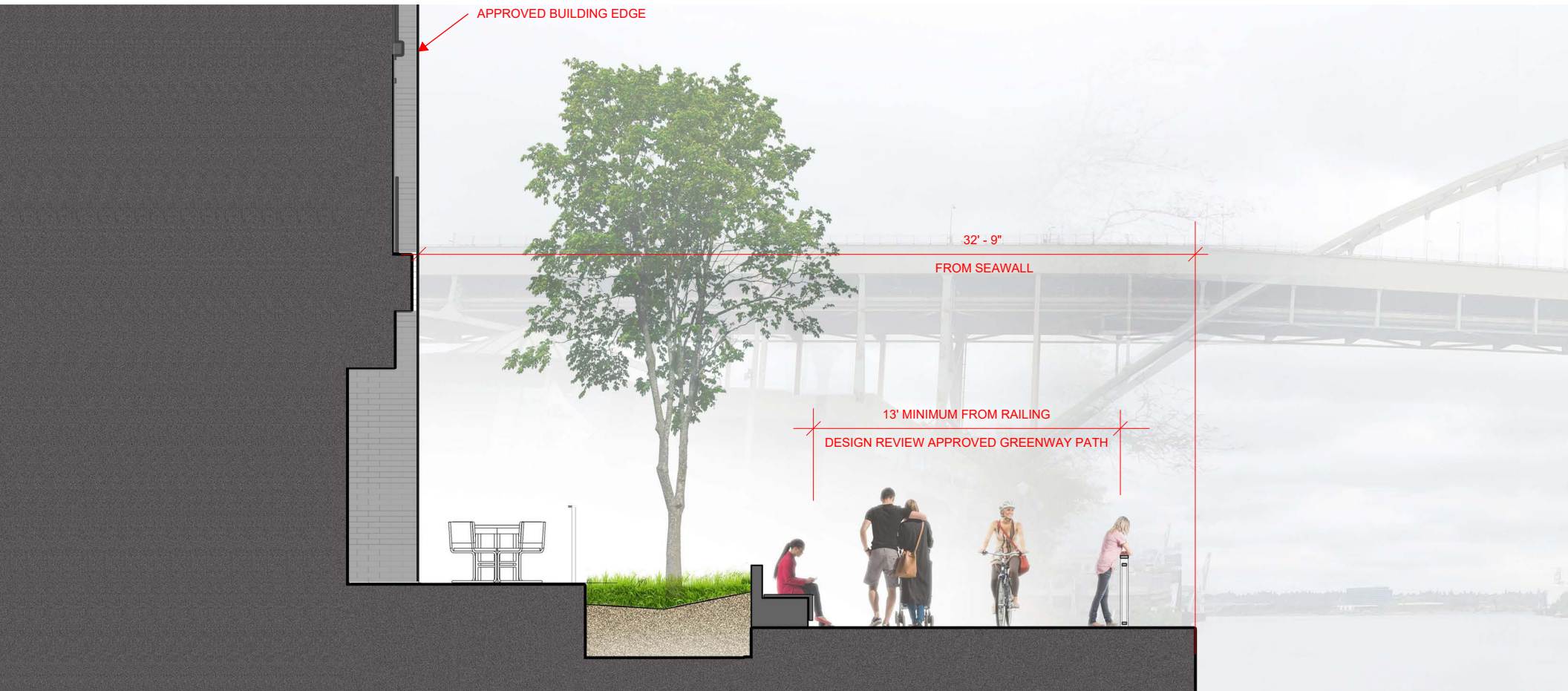


evolution overview.

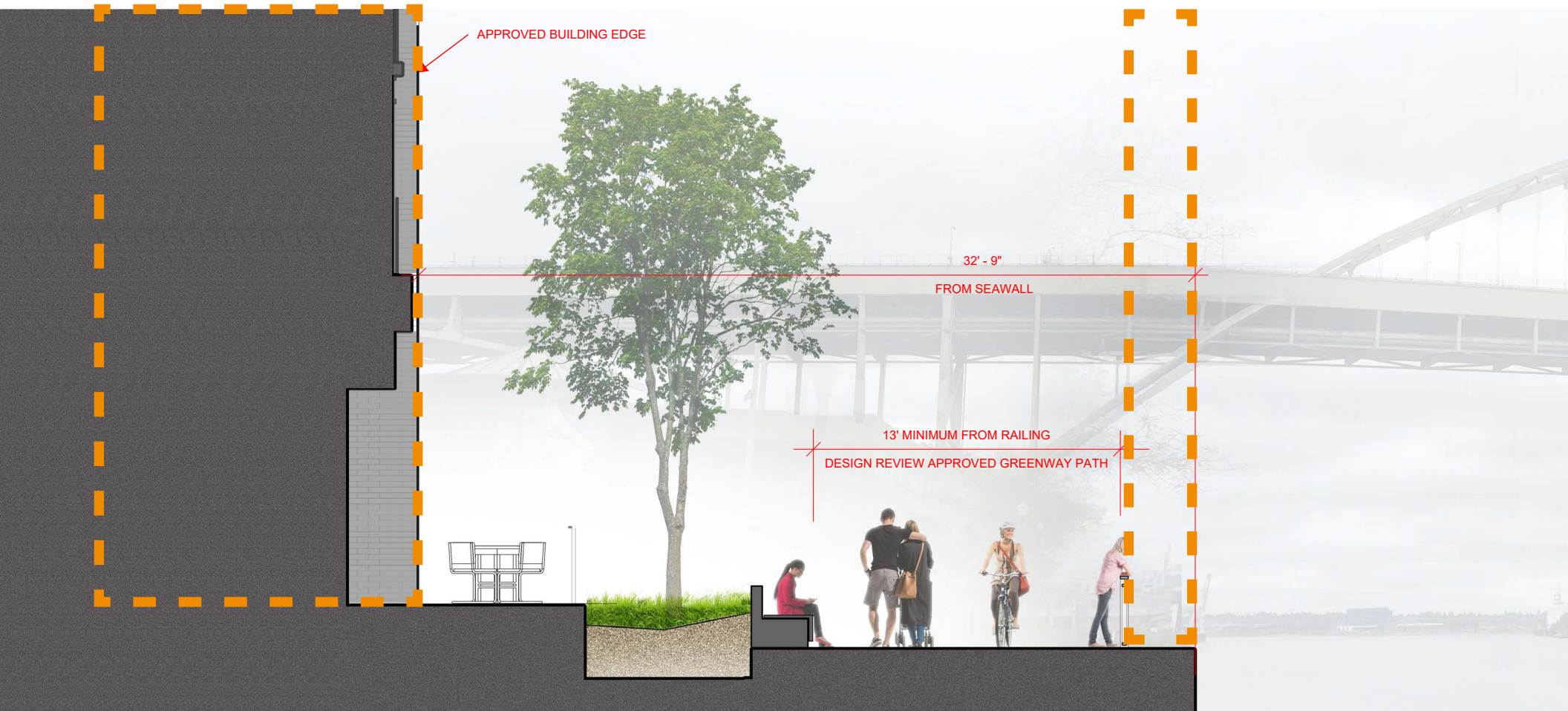
the following pages provide an overview of the proposed design changes, focusing on the primary topics raised by the council:

- distance from the seawall to the building
- width of the greenway path
- building massing
- additional public benefit

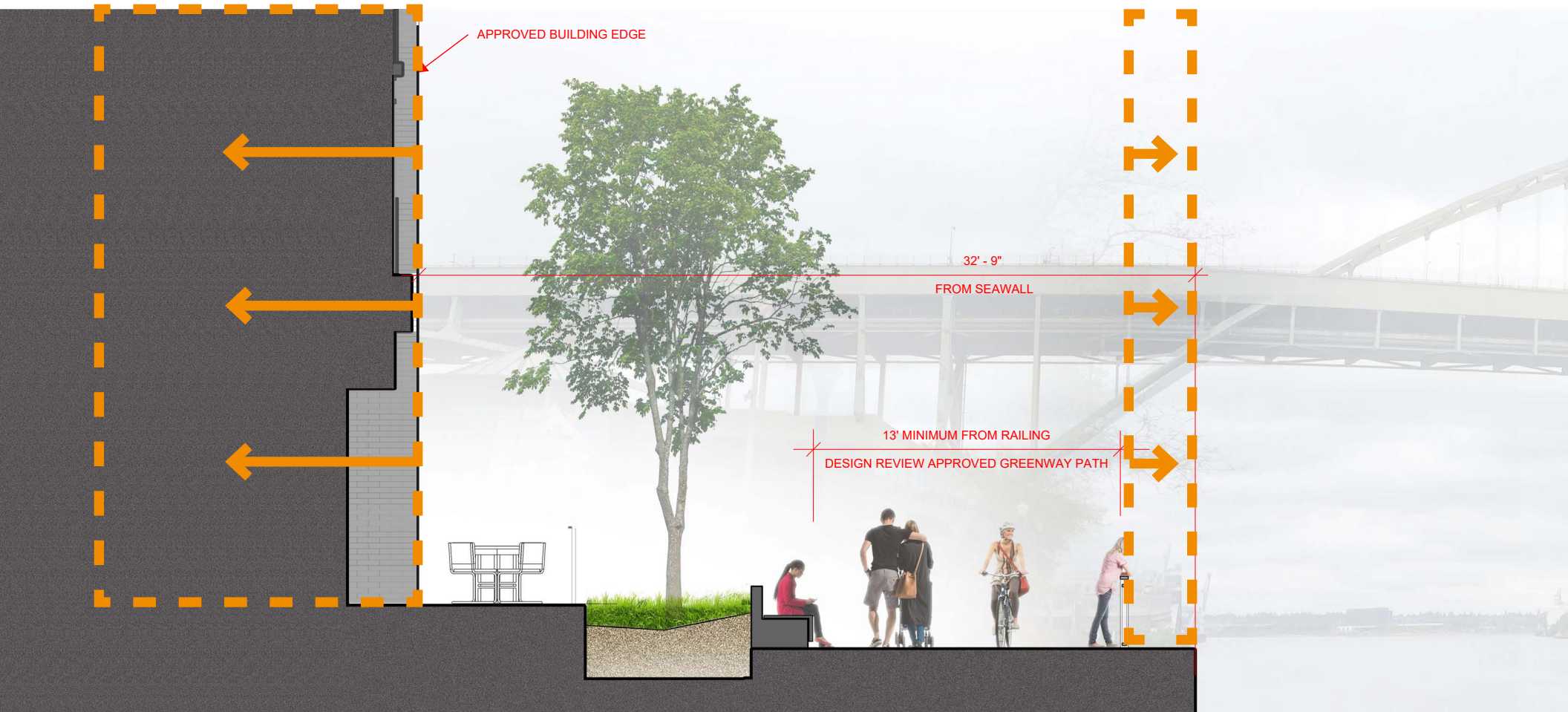
previously approved design
(section view)



previously approved design
(section view)

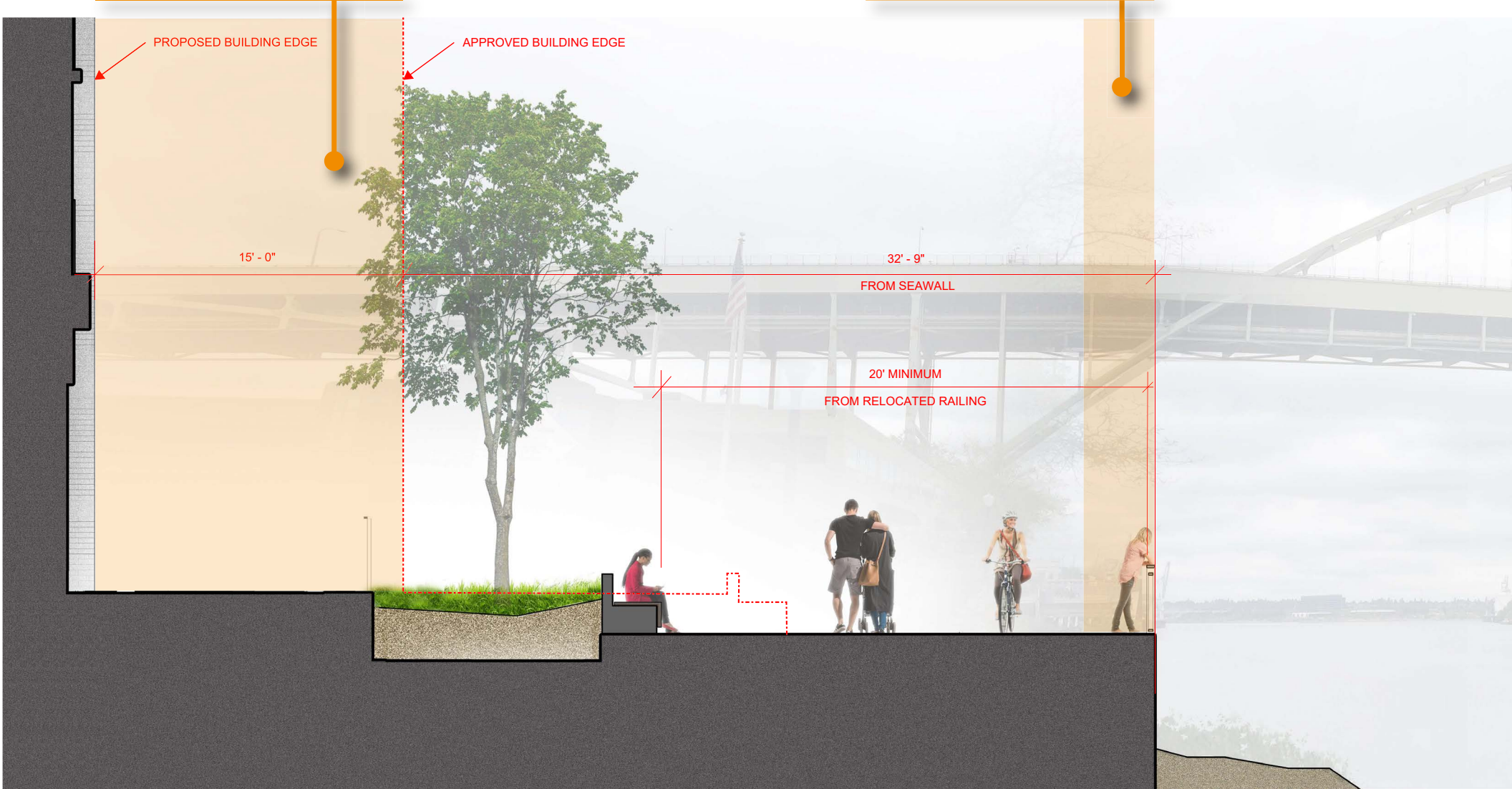


previously approved design
(section view)

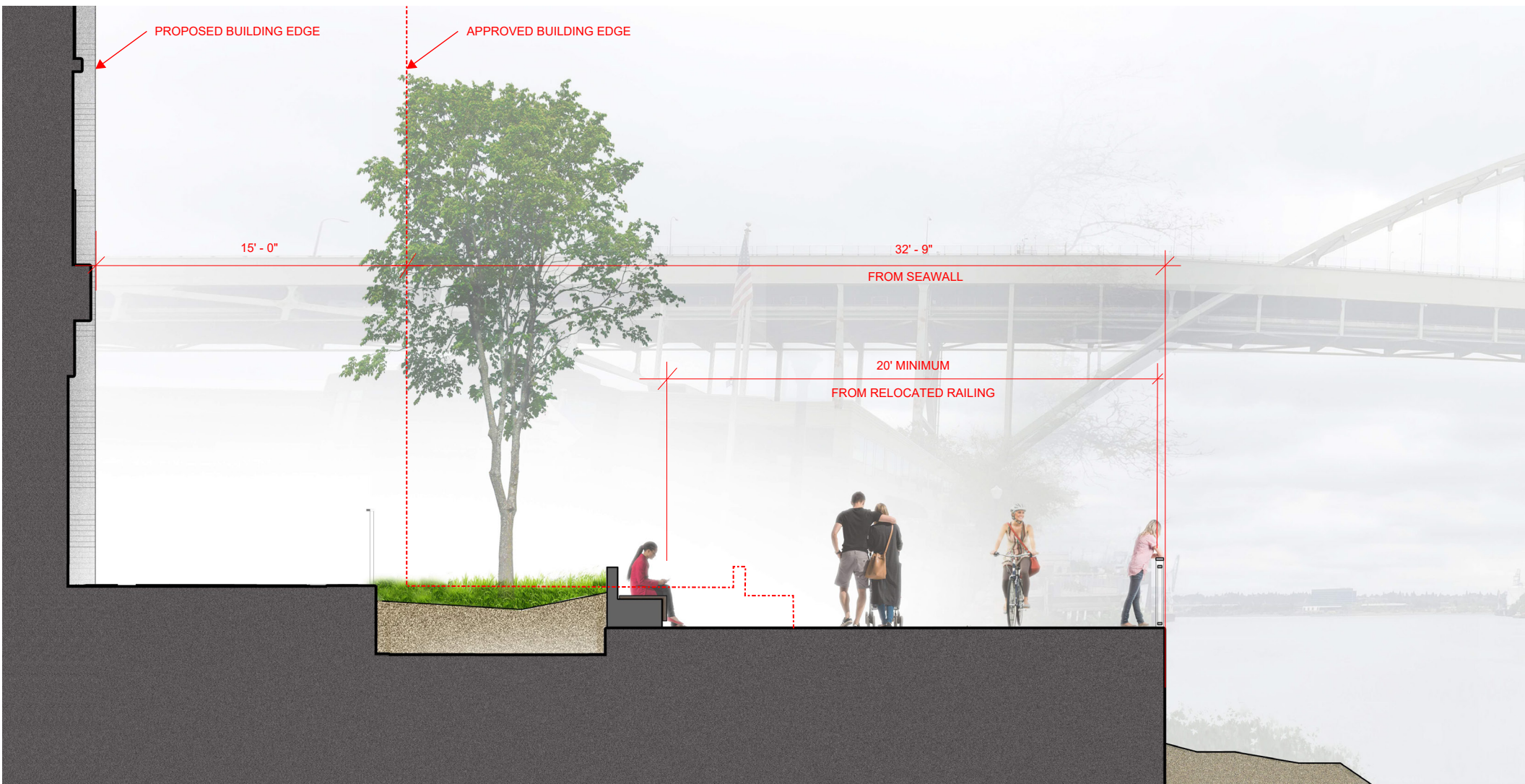


area of additional building setback

additional useable public space at relocated guardrail



revised section at greenway
showing a total of 17'-6" of additional width from proposed design changes



revised section at greenway

showing a total of 17'-6" of additional width from proposed design changes

43'-4"

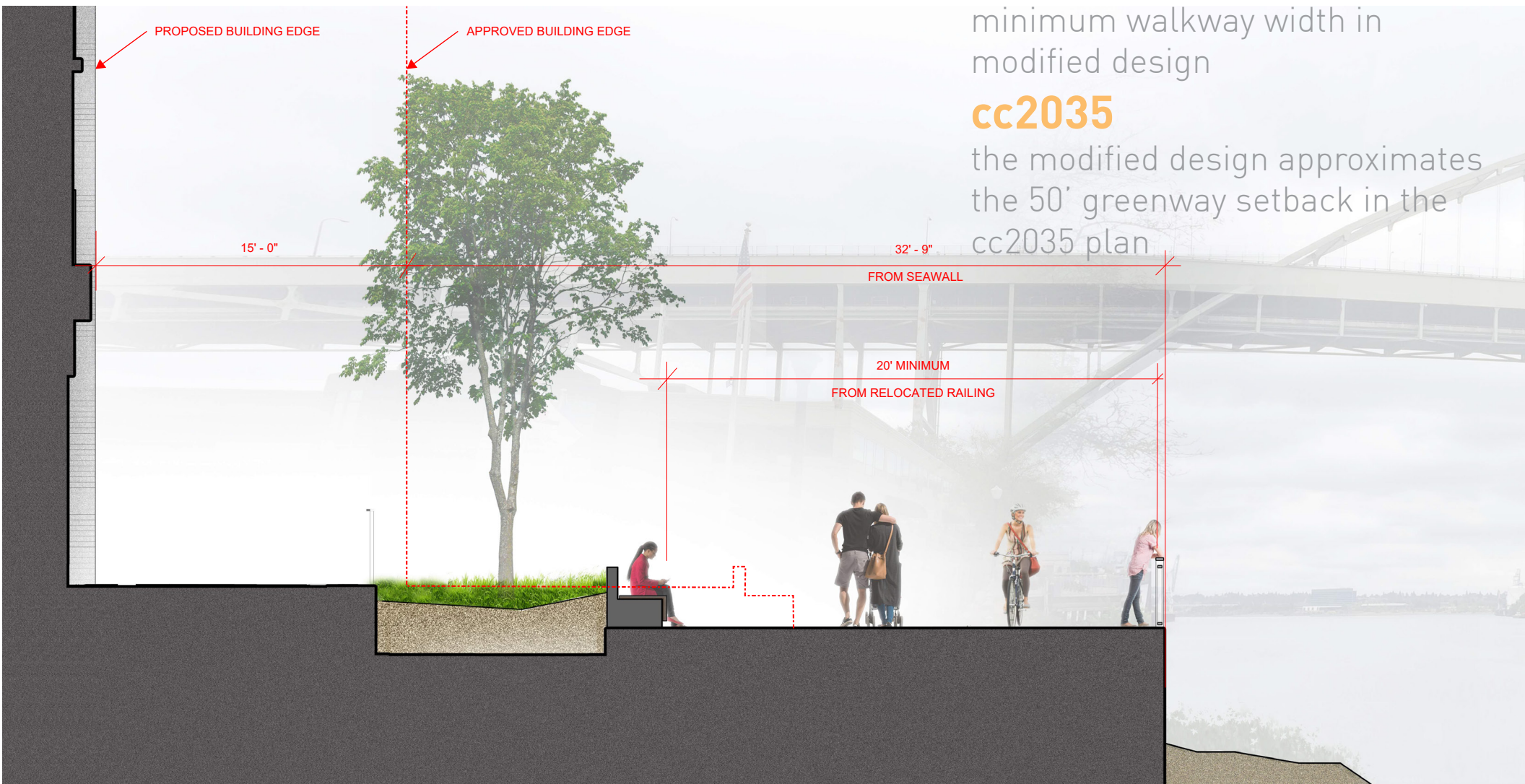
closest point of building to seawall in modified design

20'-0"

minimum walkway width in modified design

cc2035

the modified design approximates the 50' greenway setback in the cc2035 plan



revised section at greenway

showing a total of 17'-6" of additional width from proposed design changes



greenway path width

A: north of fremont = 18'-6"

B: adjacent existing = 12'

C: centennial mills = 0'

D: waterfront pearl = 18'-2"

E: albers mill = 8'-12'

F: mccormick pier = 8'

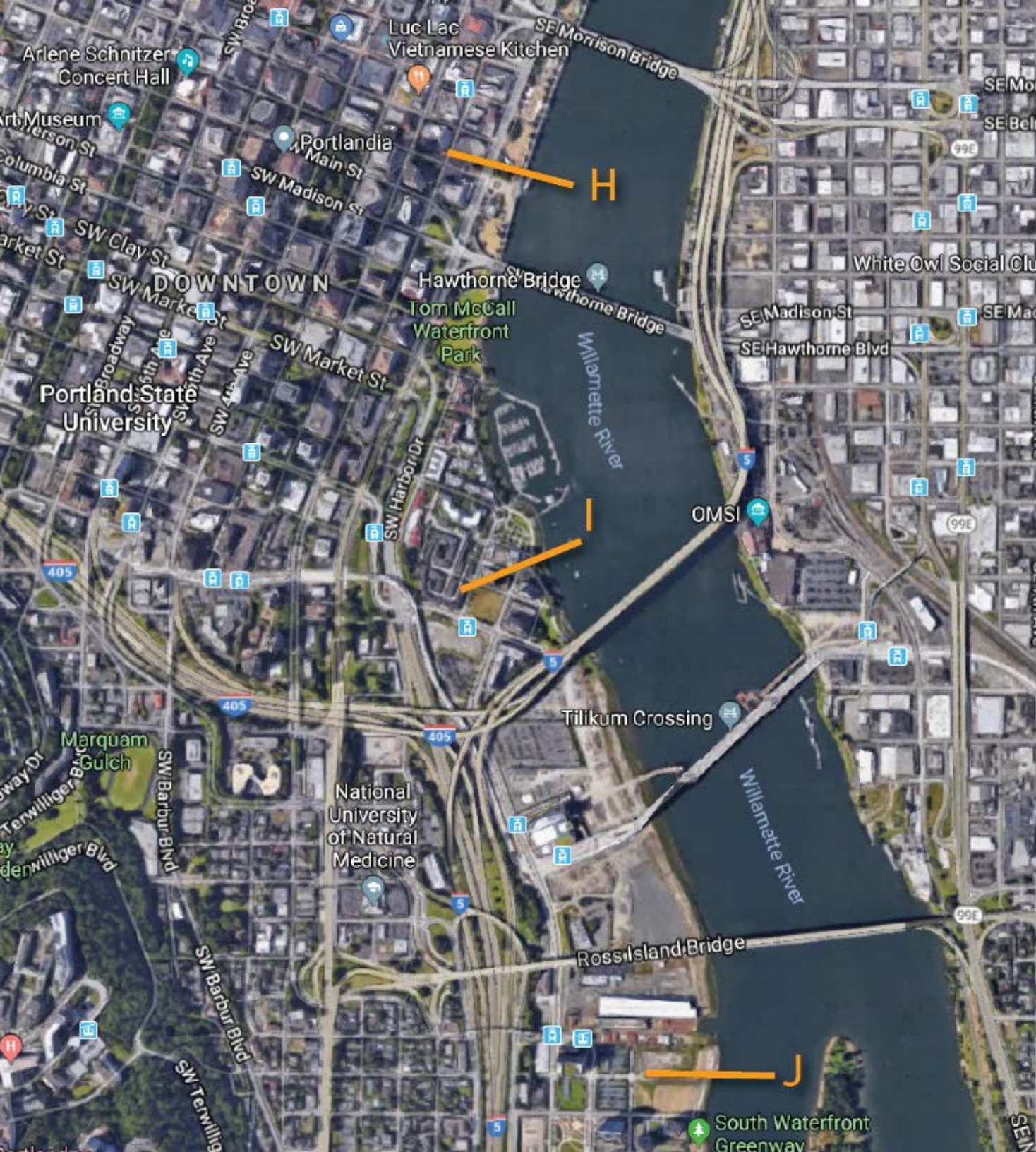
G: waterfront park = 18'

H: waterfront park = 18'

I: riverplace = 18'

J: s. waterfront = 10' + 12' asphalt

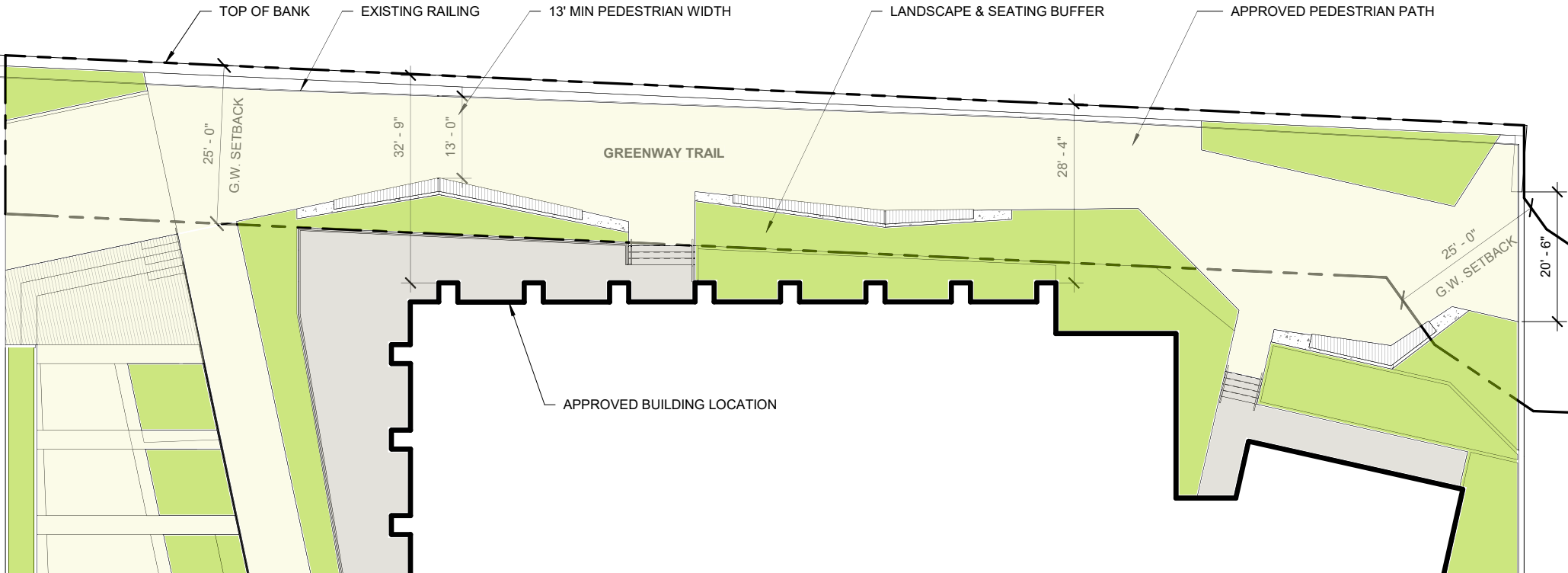
FP: fremont place = 20'-0"



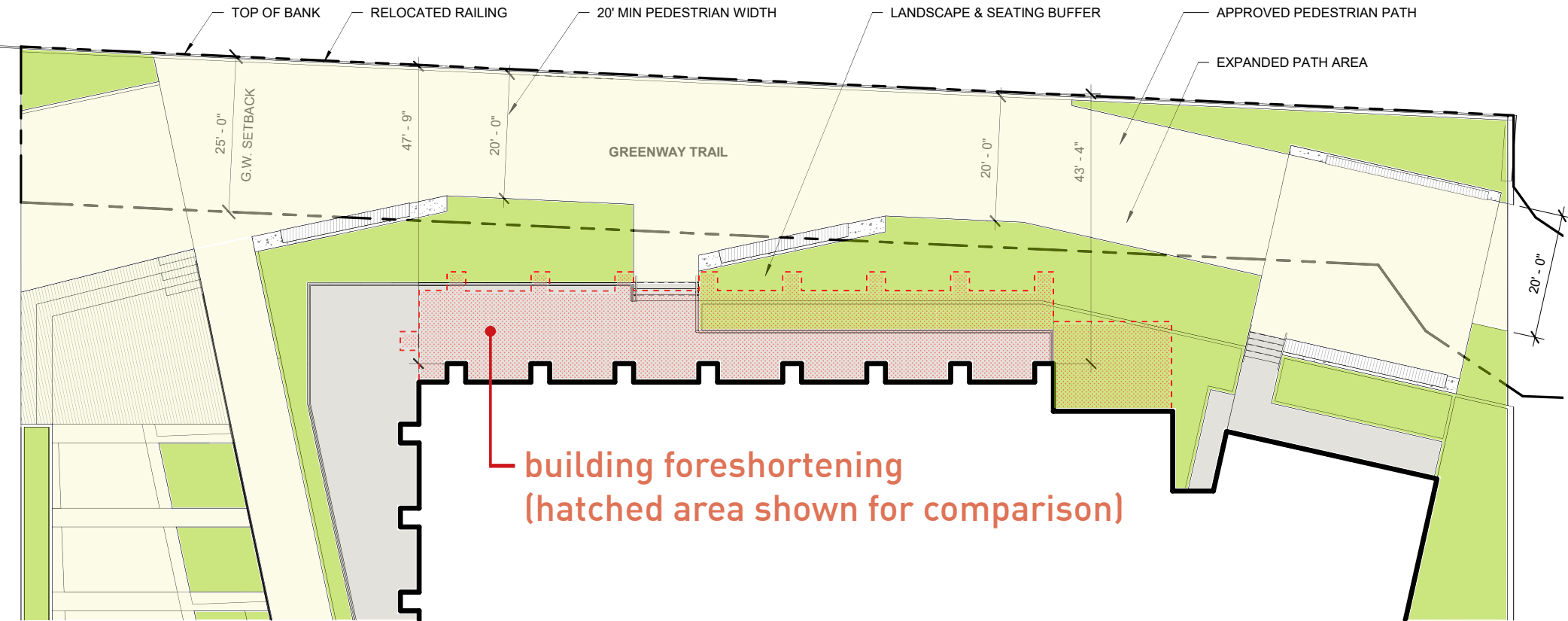
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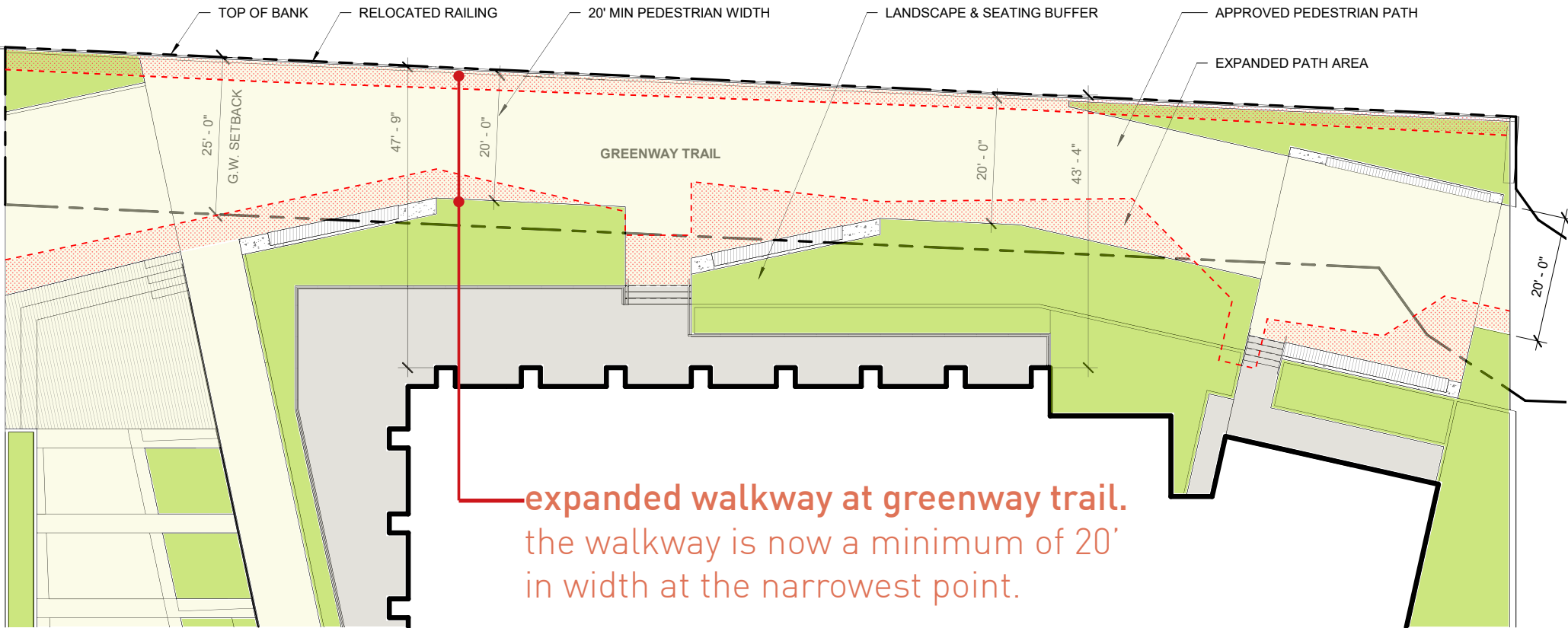
previously approved design (plan view):



proposed design revisions (plan view):



proposed design revisions (plan view):

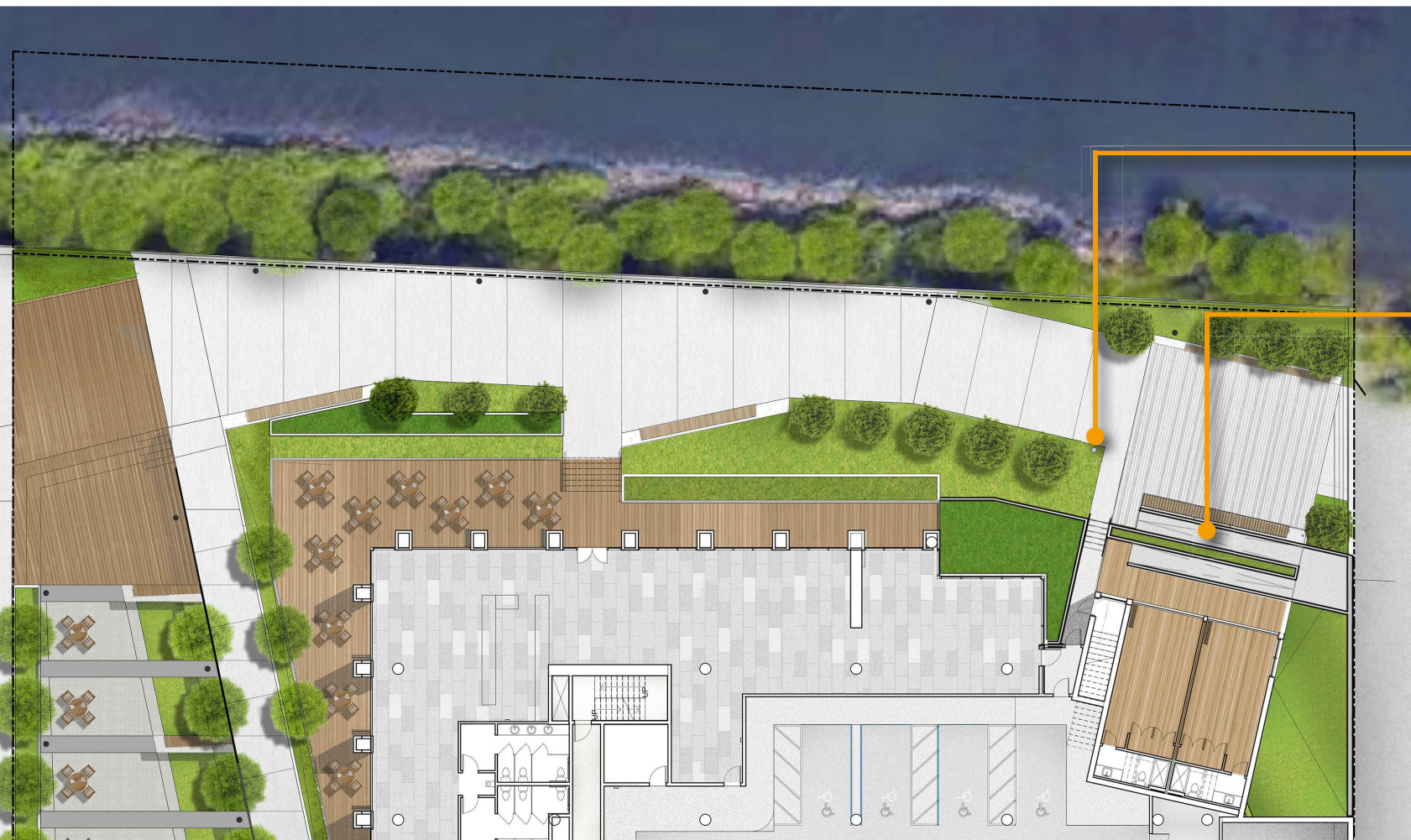


proposed design revisions (plan view):





previously
approved design
(plan view at
greenway)



revised design
(per bds input)

drinking
fountain
added

accessibility
issues
addressed





at left:
previously
approved
design



proposed design revisions:
revised greenway, looking north





massing

the building strikes the right balance between providing density in the urban core and celebrating the special features of this site, including the river and the fremont bridge.

84%

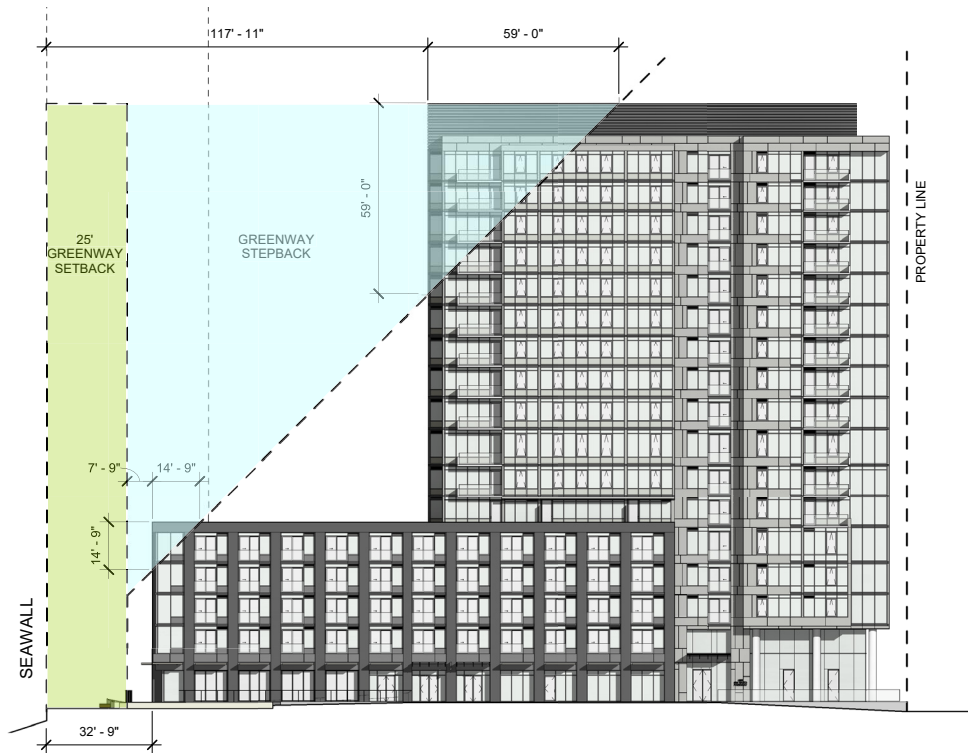
amount of allowable FAR used in this design

275

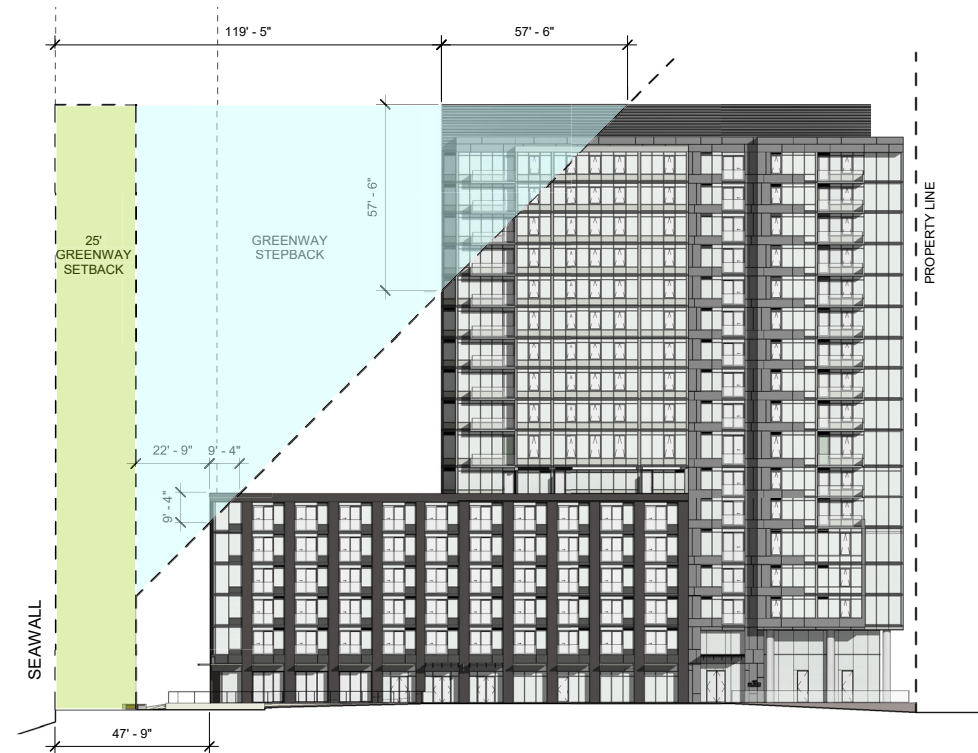
new housing units in the urban core

approved + proposed

building north elevation + massing



previously approved design
(north elevation)

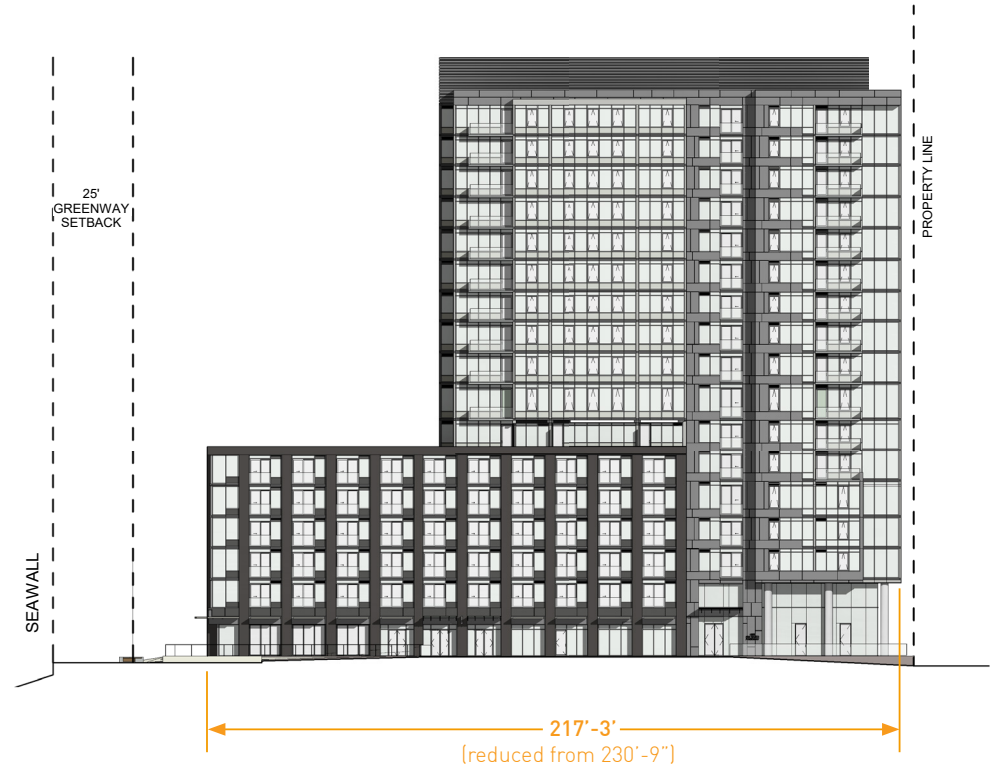


proposed design revisions
(north elevation)

dimension:
building maximum length between greenway & naito



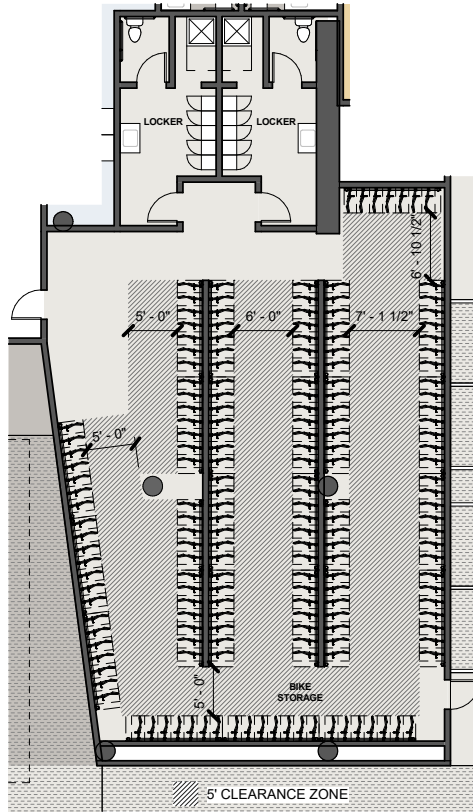
previously approved design
(north elevation)



proposed design revisions
(north elevation)

bike storage reconfiguration: bike racks meet code standard 2'x6'

approved
(206 BIKES)



LONG-TERM BICYCLE PARKING

MULTI-DWELLING = 1.5 SPACE PER 1 UNIT = 275 UNITS X 1.5 = 413 SPAC

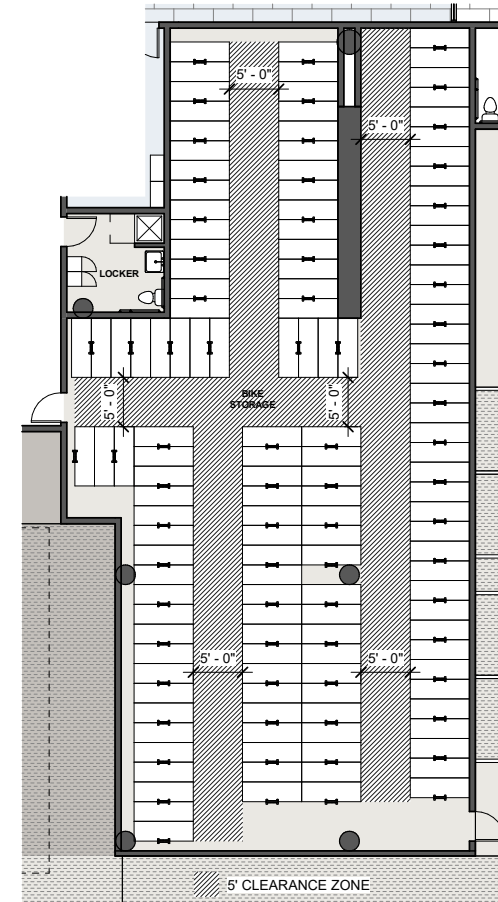
RETAIL SALES AND SERVICE = 1 SPACE PER 12,000 SF = 2 SPACES

TOTAL REQUIRED = 415 SPACES

**TOTAL PROVIDED = 275 IN UNITS + 206 IN BIKE STORAGE
= 481 SPACES @ 1'-4" X 2'-7" SIZE**

****AT LEAST 110% OF THE REQUIRED LONG-TERM BICYCLE PARKING IS PROVIDED TO QUALIFY FOR LOCKER ROOM BONUS FAR (481 PROVIDED / 415 REQUIRED = 116%)**

proposed
(140 BIKES)



LONG-TERM BICYCLE PARKING

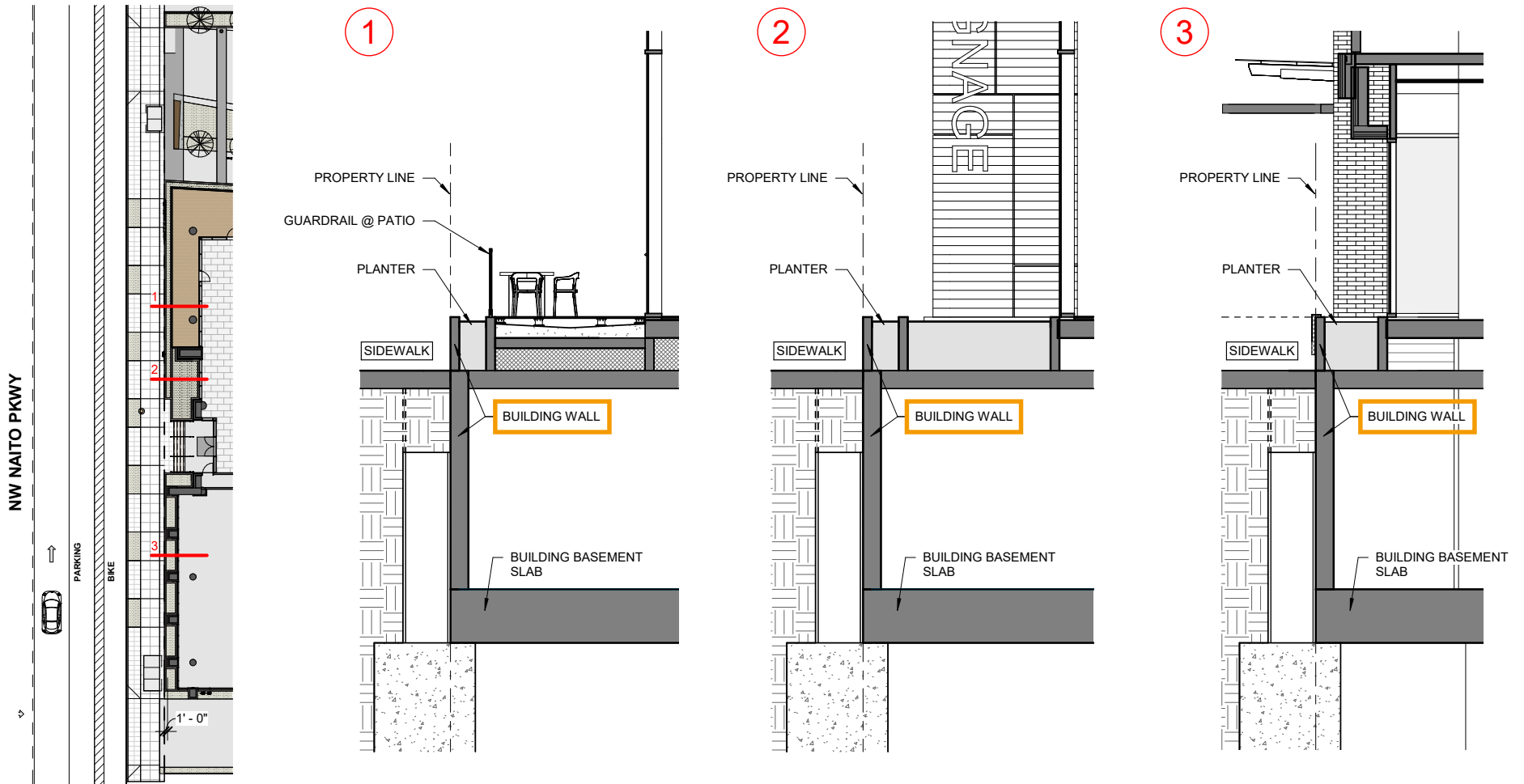
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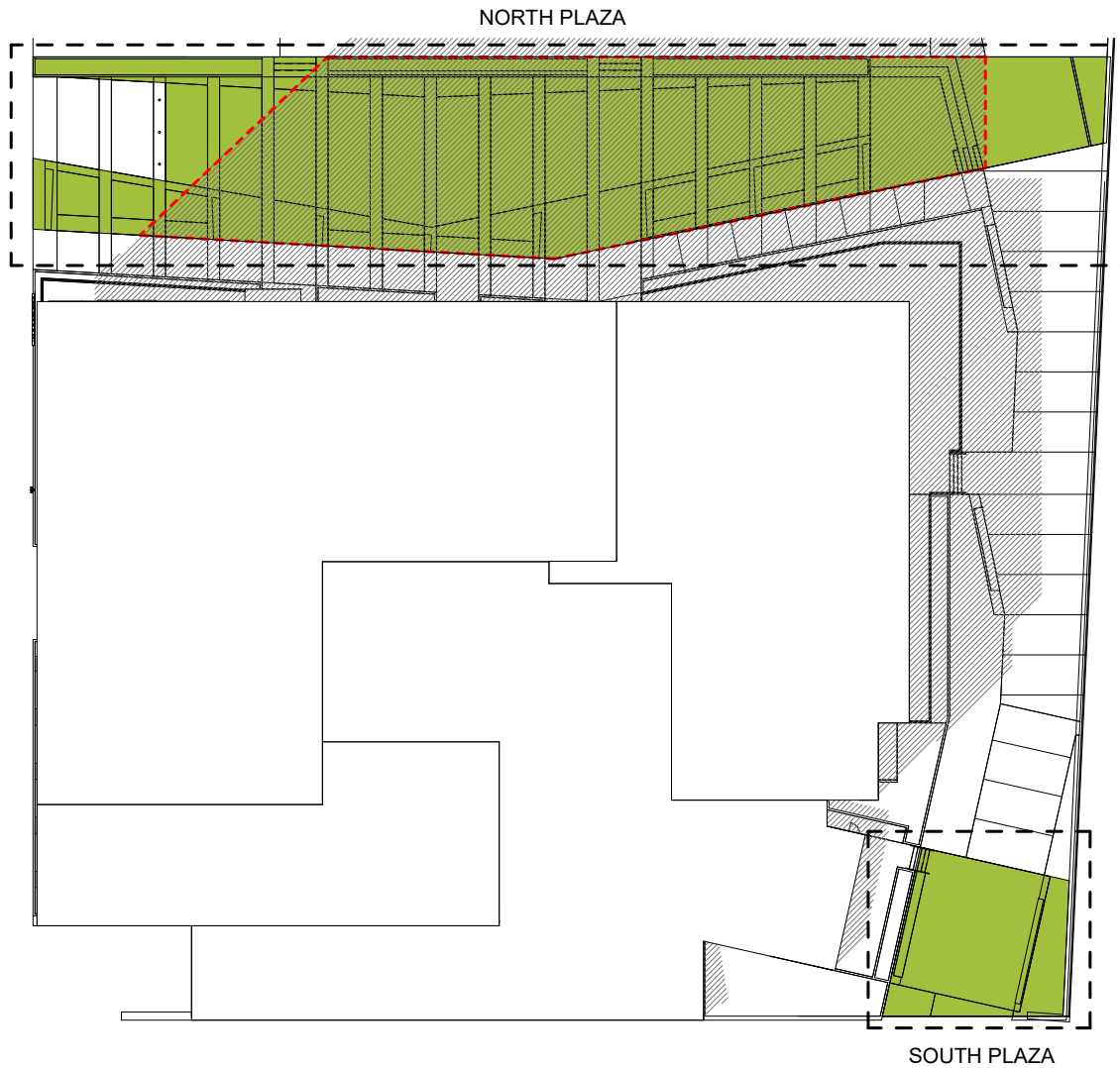
**TOTAL PROVIDED = 275 IN UNITS + 140 IN BIKE STORAGE
= 415 SPACES @ 2' X 6' SIZE**

naito parkway frontage revisions: removes 18" between property line and building edge



building wall sits along the property line -
no unpaved land between building edge and sidewalk that requires L1 landscape treatment

shadow standard based on required plaza area & additional south plaza



SHADOW AT 12PM ON APRIL 21

REQUIRED OPEN AREA = 9,624 SF
(provided 22,557 sf)

REQUIRED PLAZA / PARK = 4,812 SF
(provided 11,815 sf)

REQUIRED SINGLE PLAZA = 2,406 SF
(north plaza is 10,235 sf as a single plaza)

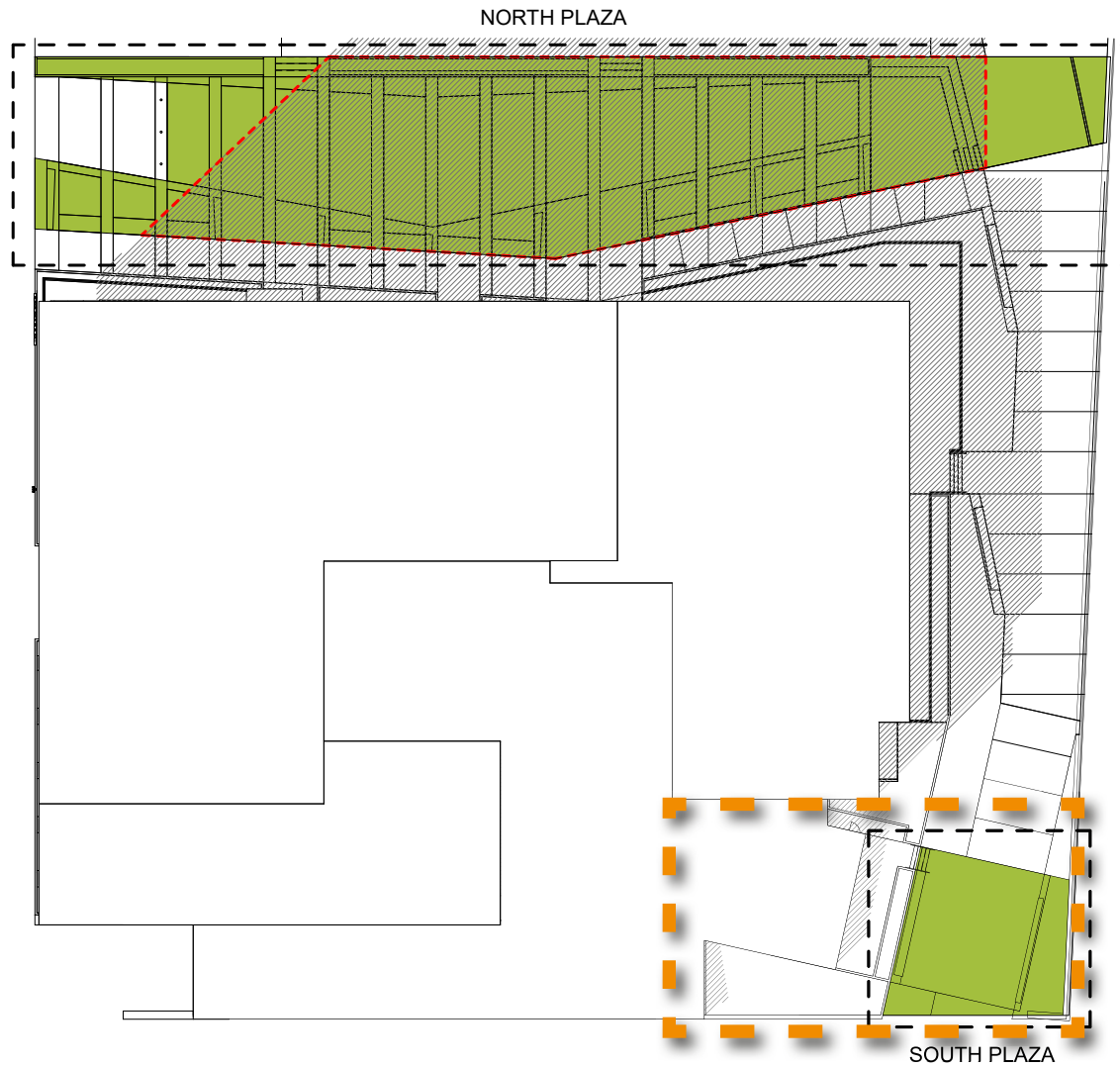
REQUIRED MINIMUM SUN (50%) IN PLAZAS = 2,406 SF

NORTH PLAZA IN SUN = 2,195 SF

SOUTH PLAZA IN SUN = 1,580 SF

TOTAL PLAZA AREA IN SUN = 3,775 SF (78%)

shadow standard based on required plaza area & additional south plaza



- PLAZA AREA
- SHADOW AT 12PM ON APRIL 21
- PLAZA AREA IN SHADOW

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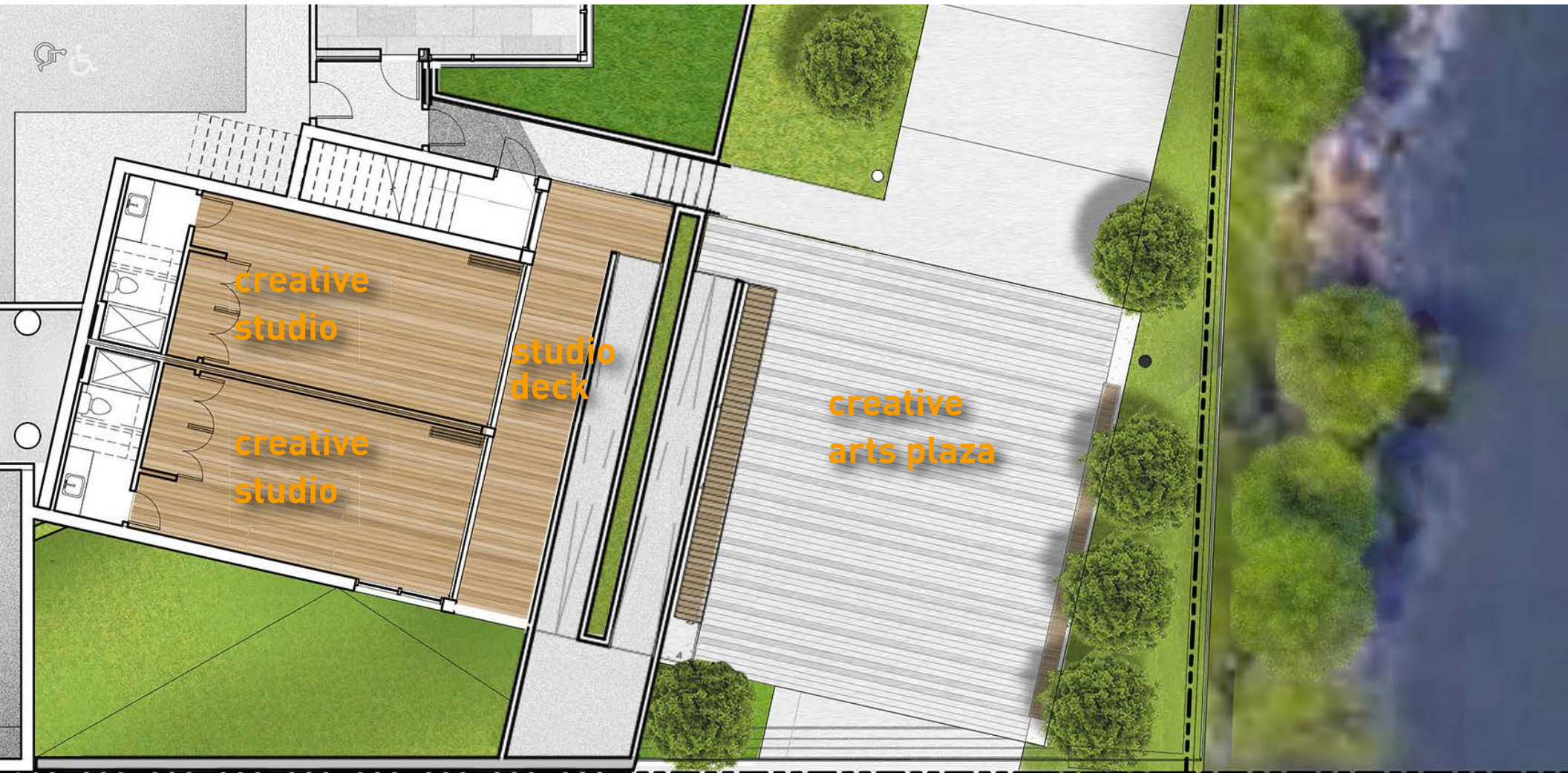
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a new benefit: space for art

our revised proposal creates two 400sf creative studio spaces with operable window walls to bring art production to the riverfront. a newly expanded plaza will provide additional space for art display and performance.



a new benefit: space for art

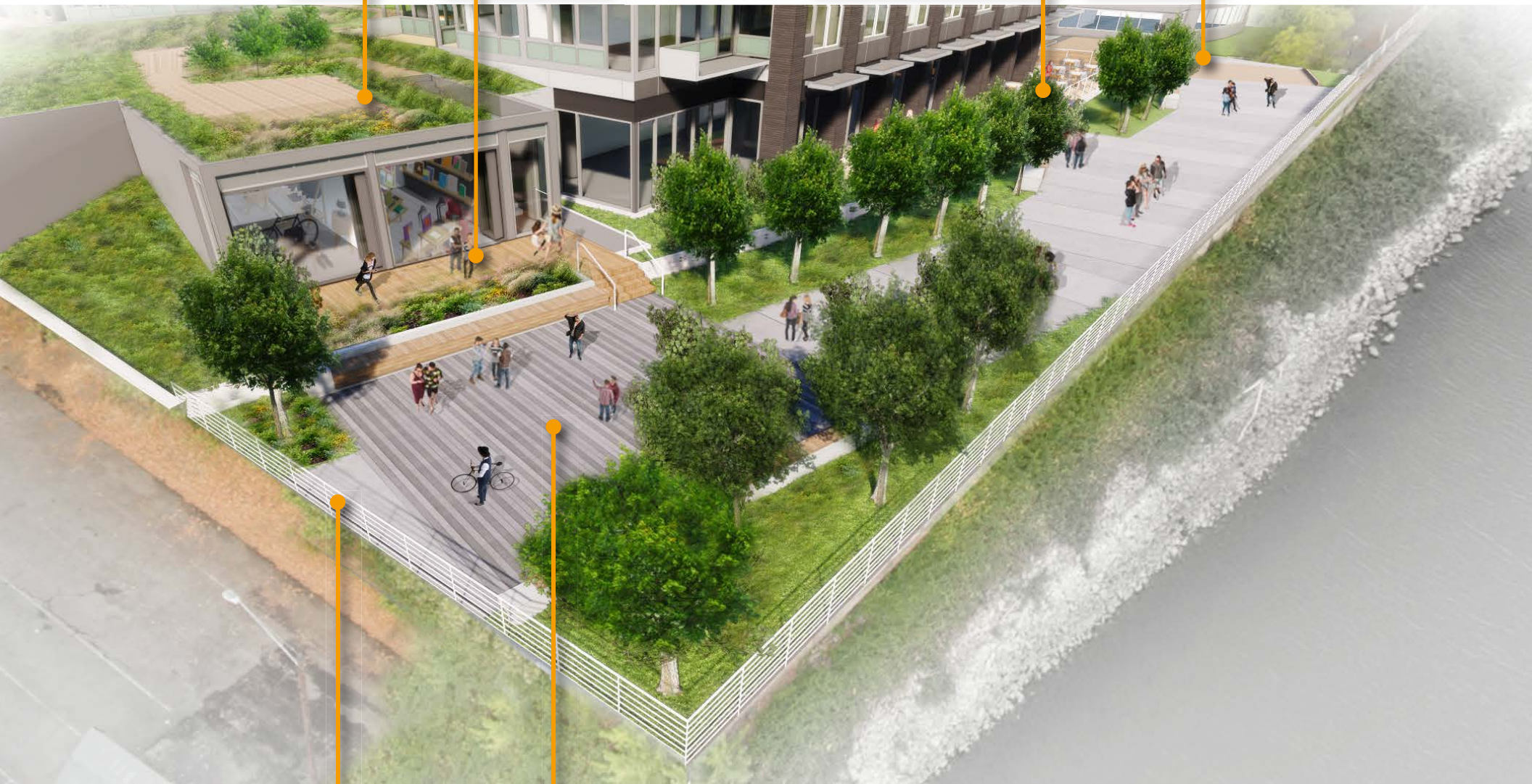
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resident
roof
terrace

creative studio
space and
public deck

riverfront restaurant/
retail with wrap
around terrace

terrace +
bleacher
seating



greenway design angled
for better alignment
with future development
to the south

new public
plaza

greenway

rendered view showing new public
plaza, spaces for art, and widened
greenway

10,000sf multi-use plaza
between greenway and
naito parkway

riverfront restaurant/
retail with wrap
around terrace

raised riverview
terrace + bleacher
seating

public benefit

this project
provides an
enormous
amount of space
with direct public
benefit, including
nearly three
times the code-
required amount
of plaza space

new plaza +
affordable art
space

expanded
greenway

