

11TH AVENUE MIXED USE BUILDING

Early Design Guidance

July 2006

DESIGN REVIEW BOARD APPLICATION PART I

Property Address: Per City Records, 1419 12th Avenue
Note that site fronts 11th Avenue. See Site Plan

Owner Name: Urban Shelter LLC
Liz Dunn

Contact Persons: Lesley Bain, AIA
Weinstein A|U Architects and Urban Designers
121 Stewart Street
Seattle WA 98101

206-443-8606



1) Corner of 11th and Pike looking southeast.

The corner building, 1101 East Pike Street, anchors the corner of the block.



2) 11th Avenue across from site looking northeast.

Smaller existing building to be demolished. Access easement adjacent to 1101 East Pike Street.

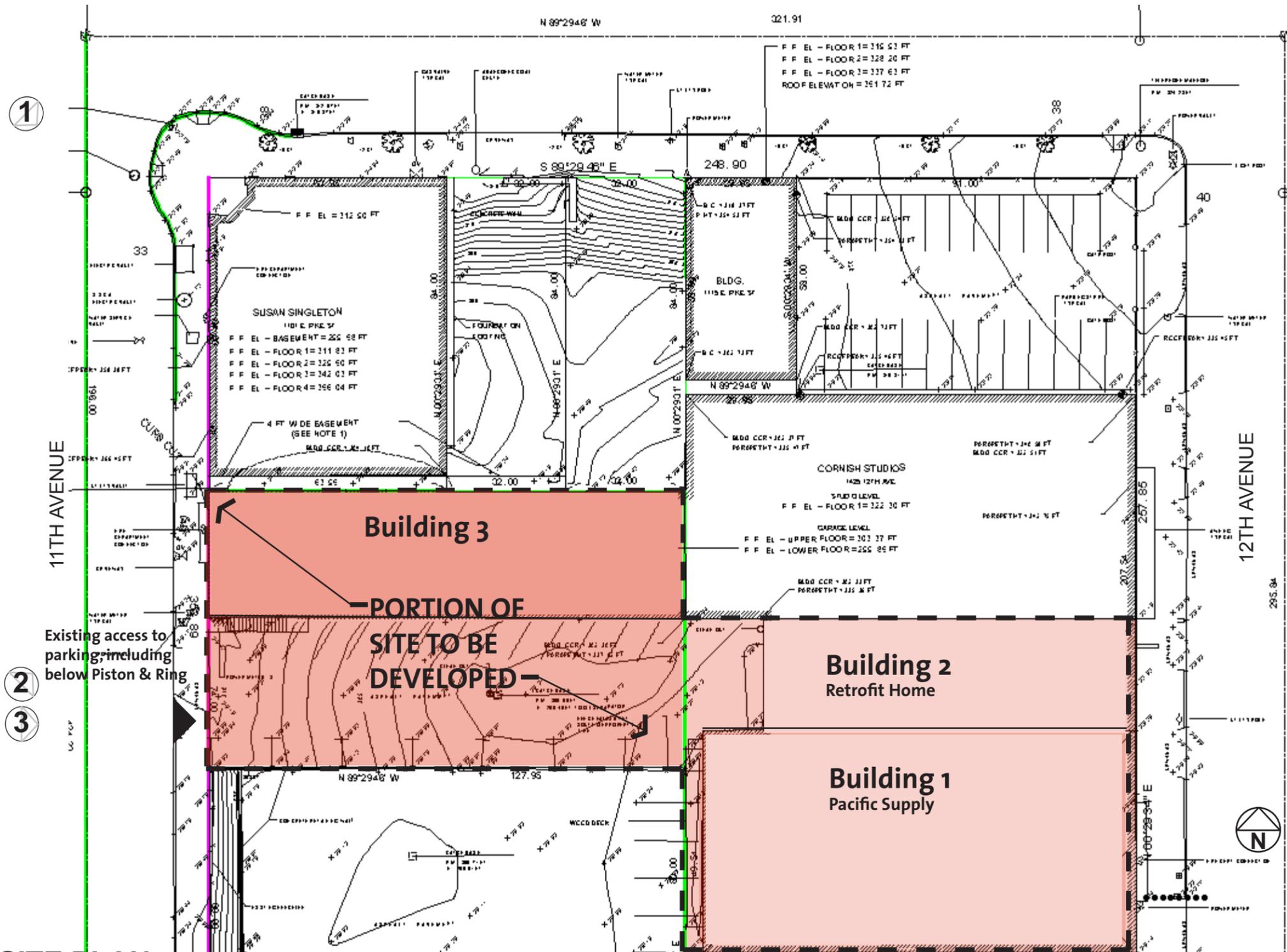


3) South portion of site with sloped existing surface parking.

DESIGN REVIEW BOARD APPLICATION PART II

PIKE STREET

EXISTING SITE



1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

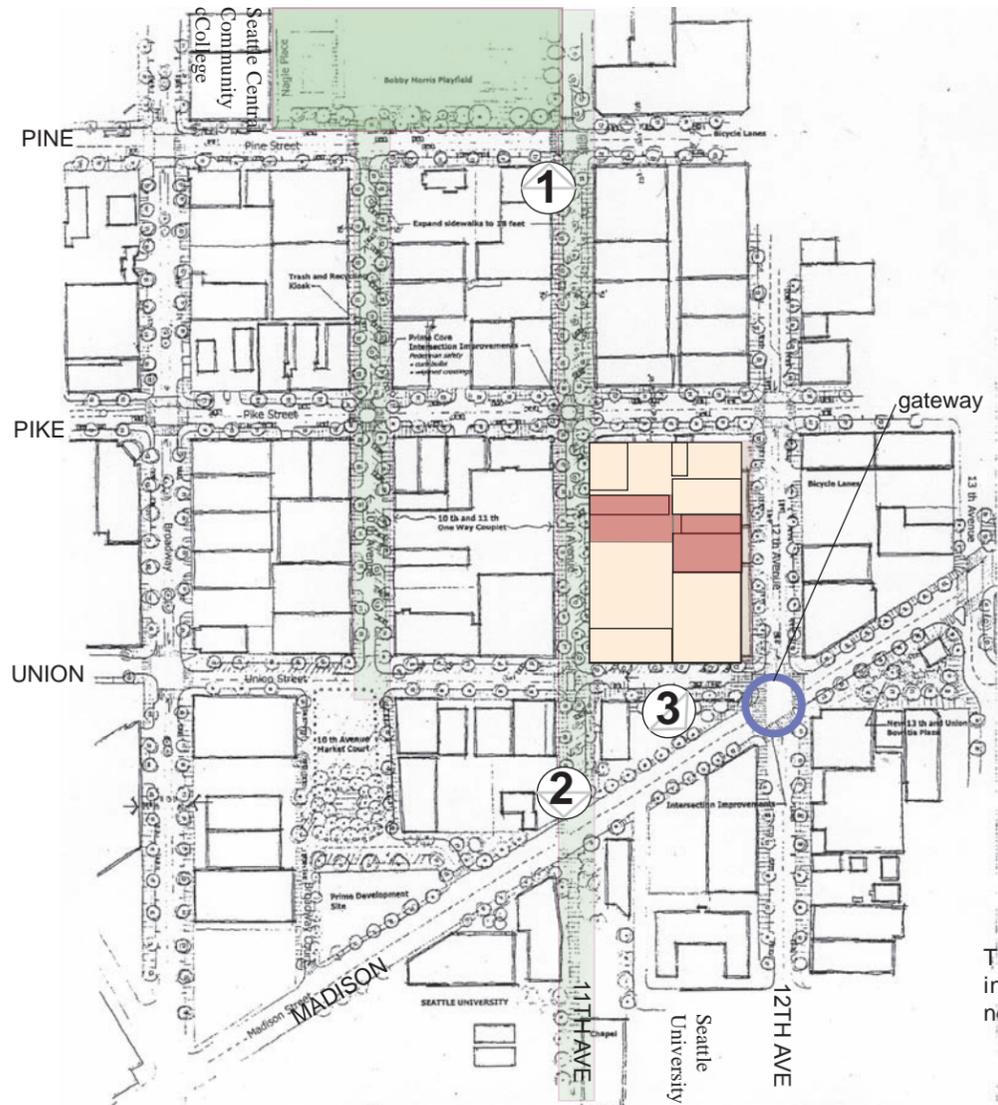
Location
The north portion of the property to be developed is identified in the City of Seattle Department of Planning and Development addressing records as 1419 12th Avenue, Building #3, as shown on the adjacent site plan. The south portion of the property to be developed is currently a surface parking lot accessed off of 11th Avenue, and provides access to existing parking. No work is proposed for Buildings #1 and #2. The proposed new building will have frontage off of 11th Avenue approximately 84 feet south of the intersection of 11th and Pike Street in Seattle's Pike-Pine neighborhood.

Existing Uses/Structures
The full site has three existing buildings, as labeled on the Site Plan. Building 1 (Pacific Supply) and Building 2 (Retrofit Home) have had recent upgrades, and will not be altered as part of this project. Building 3, with a basement and two stories, is proposed for demolition. Building 3 currently houses rehearsal studios, with vehicle storage in the basement. South of the building is surface parking and vehicular access to Buildings 1 and 2.

2. Please indicate the site's zoning and any other overlay designations.

The zoning is NC-3 with a 65-foot height limit. The site is within the Pike-Pine Overlay District, a P-1 overlay, and a Station Area Overlay district.

SITE PLAN



This illustration shows the site in the context of the Pike-Pine neighborhood plan.



1) The entry to Bobby Morris Playfield is a block north and west of the site.



2) The entry to the Seattle University campus is a block south of the site along 11th Avenue.



3) Landscaping in the median at Union Street and Madison.



4) Urban vegetation along the west side of 11th; streetscape improvements needed for "greener" streets.

URBAN DESIGN ANALYSIS: NEIGHBORHOOD CONTEXT

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The neighborhood includes a wide range of retail, office and residential uses. The neighborhood plan describes Pike and Pine as “spine” streets of the neighborhood; Pike Street is mostly intact with mixed-use buildings. 11th Avenue is a quieter, non-arterial street that has surface parking for major portions of the block on both sides of the street. There is a topographic drop toward mid-block both on the east and west sides of 11th Avenue, and several new infill developments nearby.

The entire block and surrounding property are zoned NC3 65. The block is part of the First Hill Station Area Overlay, as are the properties to the west and south. Pike and 11th Avenue are Principal Pedestrian Streets. Seattle University’s Major Institutional Overlay Zone begins on the south side of Madison.

The site is near significant open spaces, with Bobby Morris Playfield to the north and the Seattle University campus to the south. In addition to these green spaces, the streetscape of the Pike-Pine neighborhood is very actively used as public space by the community.



The Pike-Pine neighborhood is known for its street life. One of the objectives of the project is to add active uses to the site.

URBAN DESIGN ANALYSIS: Existing Conditions

Because this property links 11th and 12th Avenues, it is especially important to understand its context within the block.

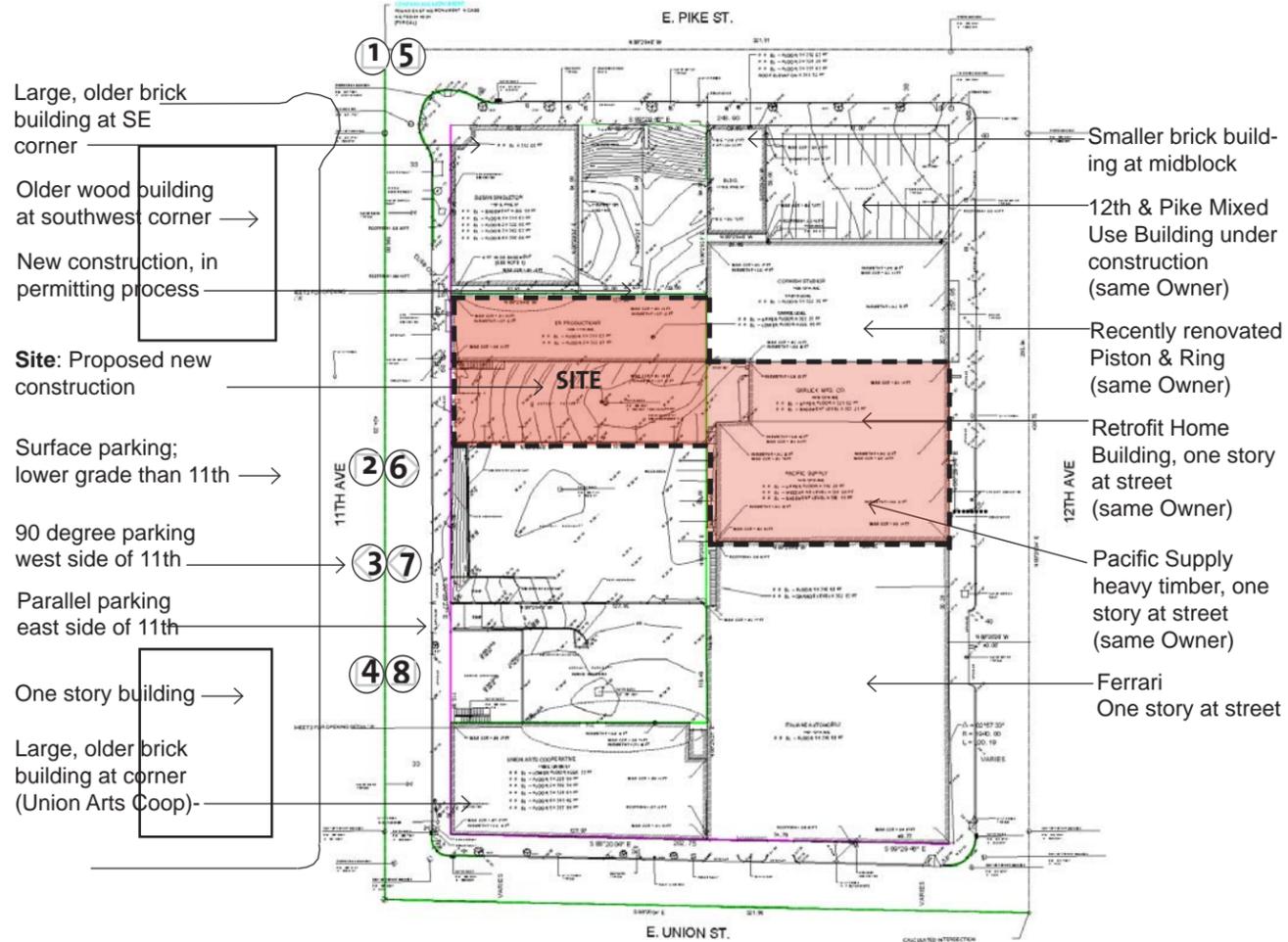
This block of 11th Avenue is anchored by two large, older brick buildings. In between, the block is primarily undeveloped, and is used for surface parking and access to basement levels. 11th Avenue is approximately 11 feet lower than 12th Avenue.

12th Avenue is a fairly heavily traveled arterial, with a middle turn lane. It has recently been improved south of Madison, with new streetscape elements and activity at the street as it runs through the Seattle University campus.

The west side of 12th Avenue is developed with low commercial buildings built during the 20s and 30s when this area was part of Seattle's "auto row." The east side has larger scale buildings, and much of the block is currently under construction with new mixed use buildings.

Along Pike Street, the west corner (11th and Pike) is anchored by an older, brick building with retail space at the street and office space above. It is approximately 54 feet high, with three tall stories.

Architecturally, the site's larger context includes a rich mix of building types that work together to form one of the city's most vibrant neighborhoods. In addition to the larger brick buildings described at the corners of Pike and Union on 11th Avenue, there is a smaller older brick building at 1115 Pike Street, and another low "auto row" era building at 1415 12th Avenue.



1) 11th and Pike SW corner



5) 11th and Pike SE corner



2) 11th Avenue



6) 11th Avenue east side looking at rear facades of buildings facing 12th Avenue



3) 11th Avenue west side looking west



7) 11th Avenue north facade of artist's co-op



4) 11th Avenue west side looking south



8) 11th Avenue and Union SE corner

URBAN DESIGN ANALYSIS: Recent and Planned Development



12th and Pike: Mixed Use under construction
Pike Street facade



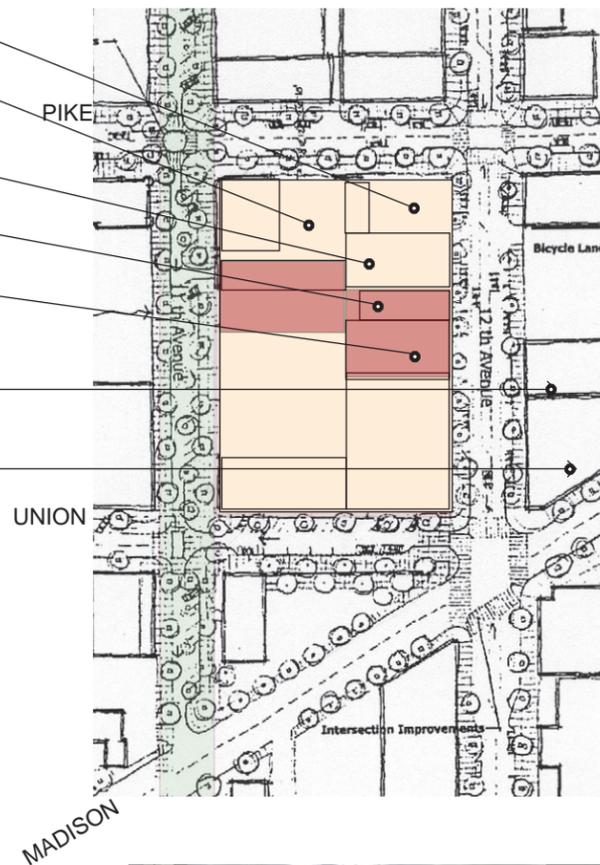
12th and Pike: Mixed Use under construction
South facade

The site vicinity is evolving with a very interesting mix of renovated existing buildings with new infill. The Owner has recently made major upgrades to existing buildings along 12th Avenue, including the Pacific Supply building and Retrofit Home. The Piston & Ring Building has undergone major renovations, retaining the shell and heavy timber construction, adding a new level of retail space and opening up terraces at two levels. A public route connects from 12th Avenue to the lower terrace level.

The Owner has broken ground on a new mixed-use building at the corner of 12th and Pike, a site has been a surface parking lot. The new 12th and Pike building brings retail space along the full length of the property on 12th Avenue and Pike Street, with parking access off of 11th Avenue (See Plan, page 3).

The Owner is coordinating with the nearby property owners to maximize benefits to the neighborhood. Streetscape improvements were coordinated with the new development on the east side of 12th Avenue. There is also coordination with the developer of 1111 East Pike Street.

- 12th and Pike mixed use under construction
- Proposed mixed use in permitting phase (by others)
- Piston & Ring: Recent major renovation
- Retrofit Home: Recent upgrades
- Pacific Supply: Recent renovation
- New mixed use under construction (by others)
- Trace Lofts: Renovation and additions (by others)



Piston & Ring Building
Renovation just completed



Retrofit Home: Recent upgrades



Pacific Supply: Recent renovation



The existing site for the 11th and Pike project remains as an unfriendly "missing tooth" in the fabric of the block, and on an Avenue that has been identified as an important pedestrian connection in the neighborhood.



New mixed use along east side of 12th Avenue; under construction by others.



Piston & Ring Building: Terraces



Existing Trace Building



The Trace Lofts, addition to the Trace Building; under construction by others.

11th Avenue Mixed Use Building | Early Design Guidance
July 2006

DESIGN REVIEW BOARD APPLICATION PART III

4. Please describe the proponent's development objectives for this site, indicating types of desired uses and approximate structure sizes, and any potential requests for departure from development standards.

The proponents' development objectives are to create a development that supports and contributes to the unique character of the neighborhood to the maximum extent possible.

Objectives:

- Strengthen the streetscape with a well-designed new building.
- Add to the character and activity of the neighborhood and the streetscape.
- Think holistically about the design of the building and its setting, taking advantage of existing assets adjacent to the site, and coordinating with nearby property owners where possible.
- Provide residential units that will serve the Pike-Pine community.

Desired Uses

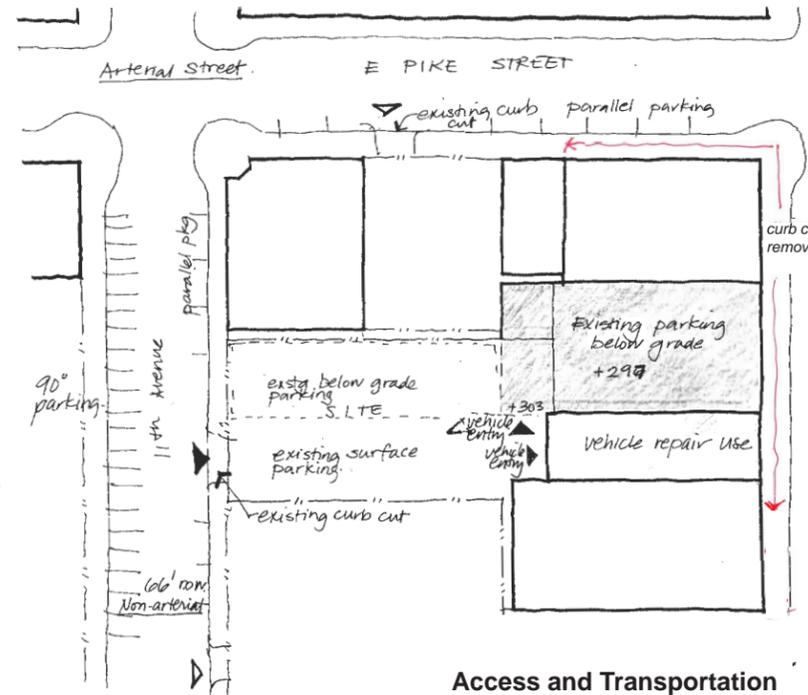
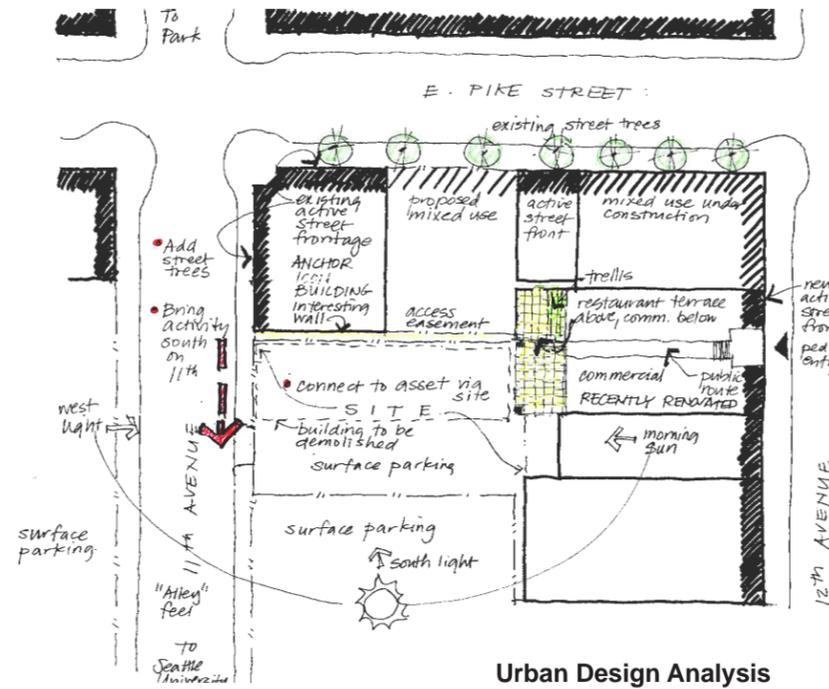
Retail at street level
Residential units: 5 stories
Parking below grade

Approximate Structure Size

The site is zoned NC3-65 and is not adjacent to any residentially zoned property. There are no setbacks required, and because it is within the First Hill Station Overlay, there is no restriction on lot coverage for the residential floors (23.47.008D).

Zoning allows for a 65-foot high structure, with the ability to add up to four feet, if the non-residential use at the street is higher than the required 13-foot floor-to-ceiling height.

The building footprint is expected to be between 6,800 sf and 8,800 sf; with a total gross square footage of between 34,000 and 44,000 of residential space.



Statement of development objectives

The intent of this proposal is to contribute to an emerging vibrant mix of older, revitalized existing structures and new, well-designed architecture that complements the neighborhood's physical fabric and activities. The Owner has developed adjacent properties according to a longer-term plan that anticipates creation of a focal point in the form of a public-access street-level plaza in the center of the block and through-block pedestrian connection between 11th and 12th Avenues. Our preferred option for this project includes this plaza and completes the through-block connection.

Residential Units:	Approximately 40
Commercial Square Footage:	Approximately 4,000 sf
Parking Stalls:	Approximately 22

Urban Design Analysis

The analysis drawing indicates an active street front with on-going infill development. Key opportunities for the proposed project are to continue the retail activity and improve and extend the streetscape along 11th Avenue.

The plaza and trellised west-facing restaurant terrace of the adjacent property to the east, which is under the same ownership, are neighborhood assets. There is an opportunity with this project to expand those assets and connect from 12th Avenue through to 11th Avenue.

The building will take advantage of light along the 11th Avenue street front. The property to the south could eventually be developed with a blank wall on the property line which discourages glazing on our south facade. Glazing opportunities exist along the north and/or east sides if we set the facade back from the property lines.

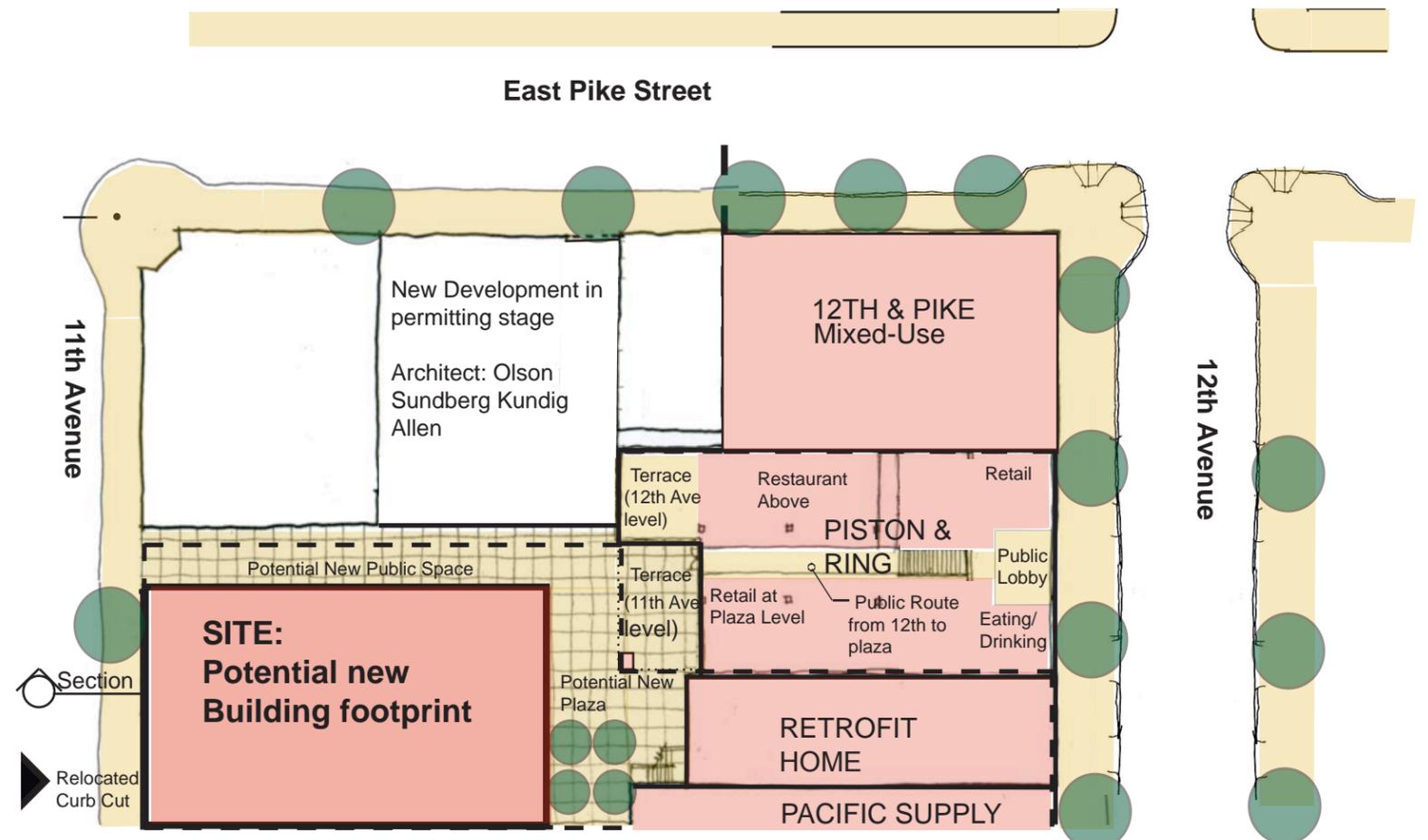
Access and transportation are shown on the diagram to the left. While Pike Street is an arterial, 11th Avenue is a quieter, non-arterial route with a 66-foot width. Much of the right of way is now used for parking, with 90-degree parking on the west side and parallel parking on the east. Dumpsters are common along 11th Avenue.

The project will need to relocate the curb cut on 11th Avenue near the existing curb cut. When the 12th and Pike Building was in the Early Design Guidance stage, it was agreed to consolidate access points off of 12th Avenue and Pike, and share the curb cut on 11th. This allowed the removal of several curb cuts on 12th Avenue, as indicated.

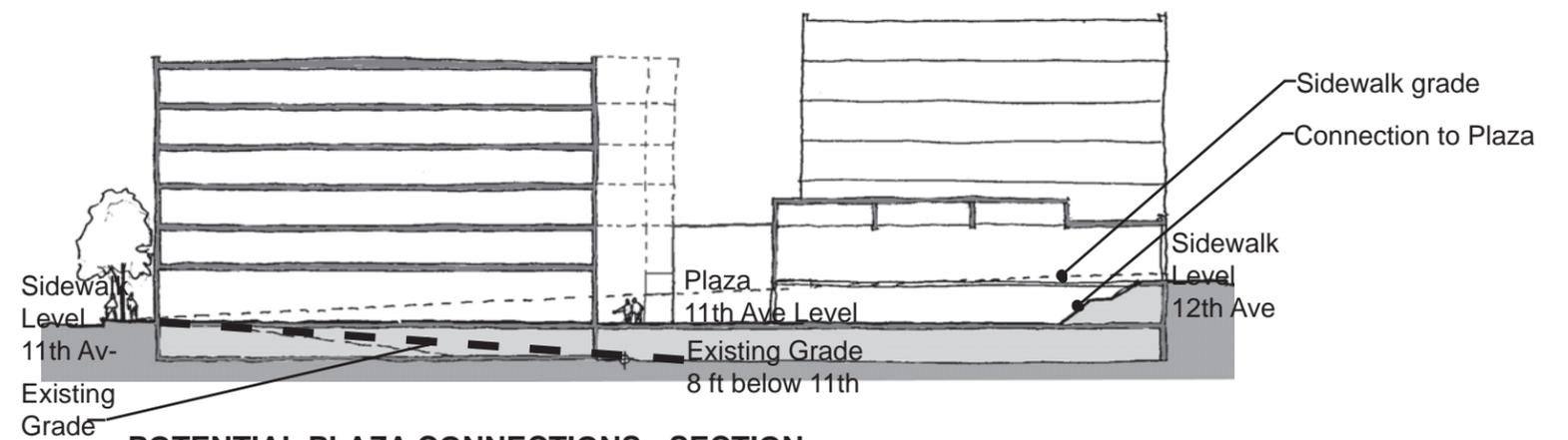
The plan and section at right illustrate the site in relationship to the other buildings and spaces on the north portion of the block. The buildings highlighted with color are under the same ownership. The yellow tone indicates open space or potential open space. The overall concept of linking buildings and spaces was discussed in preliminary terms during the Design Review process for the 12th and Pike Mixed-Use Building. With the current project, it is possible to create new connections and spaces that were considered at that time.

The section shows that 12th Avenue is approximately one story above the level of 11th Avenue. The stair through Piston & Ring allows public connection from the 12th Avenue level to the 11th Avenue level. This stair was designed to be wide and inviting. It now connects to a terrace at the level of 11th Avenue.

Existing parking and parking access are now at the surface, which is 8 feet below the level of 11th Avenue. This intent of this project is to cover the existing parking level with a plaza.



POTENTIAL PLAZA CONNECTIONS:



POTENTIAL PLAZA CONNECTIONS: SECTION

DESIGN REVIEW BOARD APPLICATION PART III

Neighborhood Fit

The Pike-Pine Urban Center Village Design Guidelines prioritize a lively streetscape and an architectural mix. The proposed development would replace surface parking and an inactive streetfront with new pedestrian amenities and retail use along 11th Avenue. The proposal looks for opportunities to make connections to neighboring buildings, and new open spaces on the interior of the block.

Massing

Zoning
23.47.008D
The station area overlay allows full utilization of the building envelope.

Design Intent
The design will take cues from the strong, simple massing of the historic warehouse buildings. These buildings typically have a clear rhythm of load-bearing columns infilled with expanses of glazing.

Buildings in the neighborhood generally come out to the sidewalk with a strong street presence and maximize visibility into the street level activities.

Height

Zoning
23.73.010.A

The site drops down below the grade of the sidewalk; in a sense it functions as below grade parking already. Director's Rule 12-2005 clarifies measurement techniques for lots with unusual topographic conditions, especially where existing conditions include depressions caused by previous site grading or street grading.

Design Intent
The proposal intends to apply DR 12-2005 so that the height of the building is taken from the level of the sidewalk rather than the depression internal to the site.

Open Space

Zoning
23.47.024
City open space standards are 20% of gross floor area in residential use.

Design Intent
Consistent with neighborhood planning efforts, we would like to make an attractive and vibrant streetscape that serves not only the residents of the new building, but the broader neighborhood. The first design move is to maximize street level uses, opening up the street level as much as possible. Adding activities and street trees to 11th Avenue will be a significant benefit to pedestrians.

Beyond good streetscape design, we believe that the best approach to open space for this project would be to create new public plaza space that would continue the level of 11th Avenue into the site, and connect to the existing assets of the Piston & Ring Building.

The Owner recently renovated the Piston & Ring Building, which abuts this site. Construction by the Owner is just beginning on a mixed-use development adjacent to Piston & Ring, at the corner of 12th and Pike. As a result of our process with the Design Review Board regarding the 12th and Pike building, we legally combined the Piston & Ring building and the 12th and Pike site. We agreed to create an outdoor terrace for a restaurant (630 sf), a public outdoor terrace (792 sf) and a public lobby/corridor through the building to the outdoor terrace (357 sf) as part of the Piston & Ring Building renovation. With this new proposal at 11th and Pike, our intent is to connect to and reinforce these assets with new public spaces.

The design approach that creates the most plaza space is Alternative 3 (page 12). The percentage of gross residential square footage is over 10%.

We also propose improvements to the access easement just north of the property, along 1101 Pike Street. If Alternate 3 is the design direction that is pursued, improvements to the access easement would make a more gracious public entry into the site.

The construction cost of the plaza, the on-going operation and maintenance costs, and the opportunity costs of decreased development represent a major contribution of the property owner to the neighborhood. The project team believes that this cost and effort would create an asset for the neighborhood well beyond the typical open space that is incorporated into mixed use projects.

Option 1

Description:

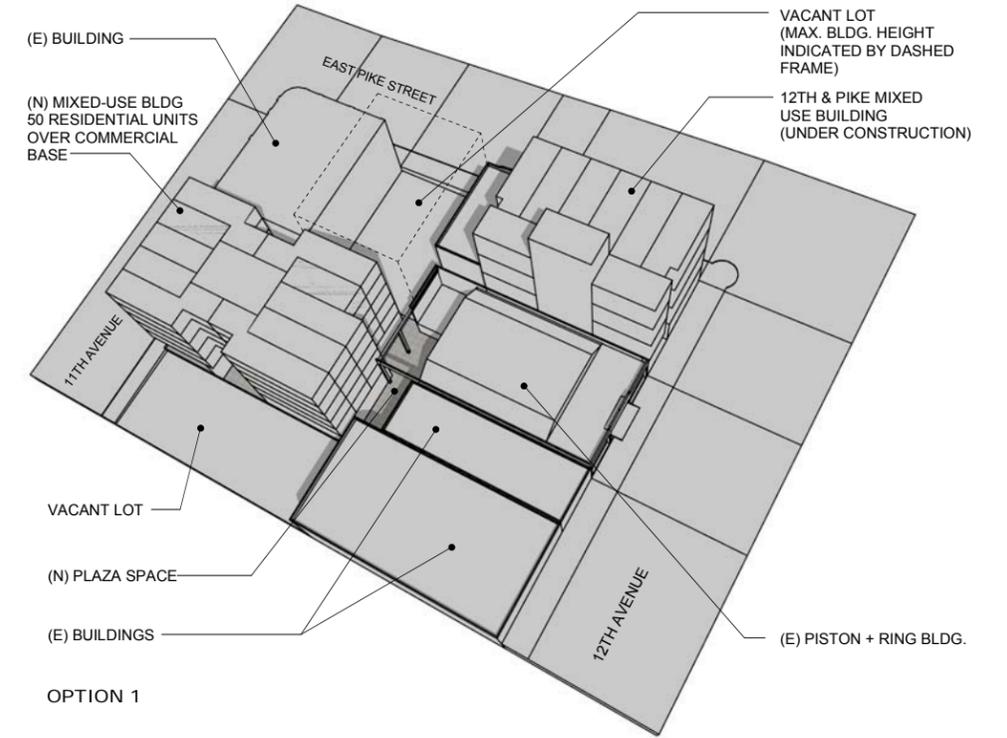
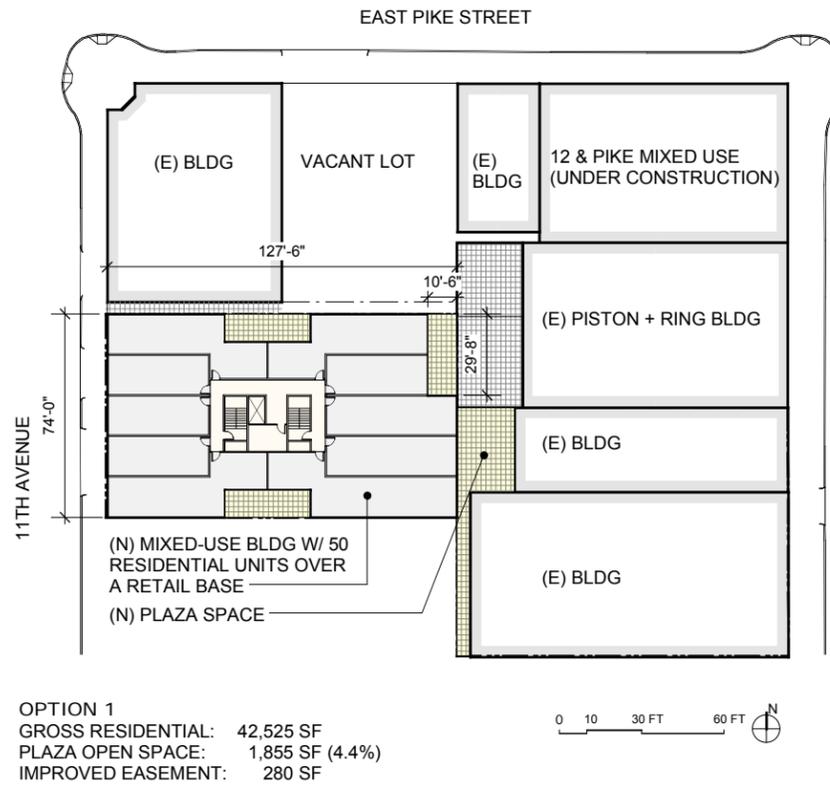
Five floors of residential over one floor of street-level retail. Maximize the available footprint, and provide open space for residents at the roof level. Unit windows primarily oriented to west and east, with notches to bring in light to bedroom windows.

Advantages:

Maximizes rentable square footage, allowing larger units residential units and a higher unit count than the other options. Provides private open space at the roof level.

Disadvantages:

Larger units are less affordable, and not targeted to the neighborhood's needs; Alternatively, higher number of smaller units is difficult to support because the site's dimensions restrict the parking count. Crowds and compromises the adjacent buildings. Ignores the potential for public street level open space on and through the site. Doesn't incorporate the plaza that has guided development decisions for the Owner's adjacent properties. Casts shadows on Piston & Ring terraces.



Option 2

Description:

Five floors of residential over one floor of street-level retail. "L" shaped building orients units to the west, and to the north. Open space for residents provided at the roof level. Some at-grade open space at the northeast connects to open space at the Piston & Ring building

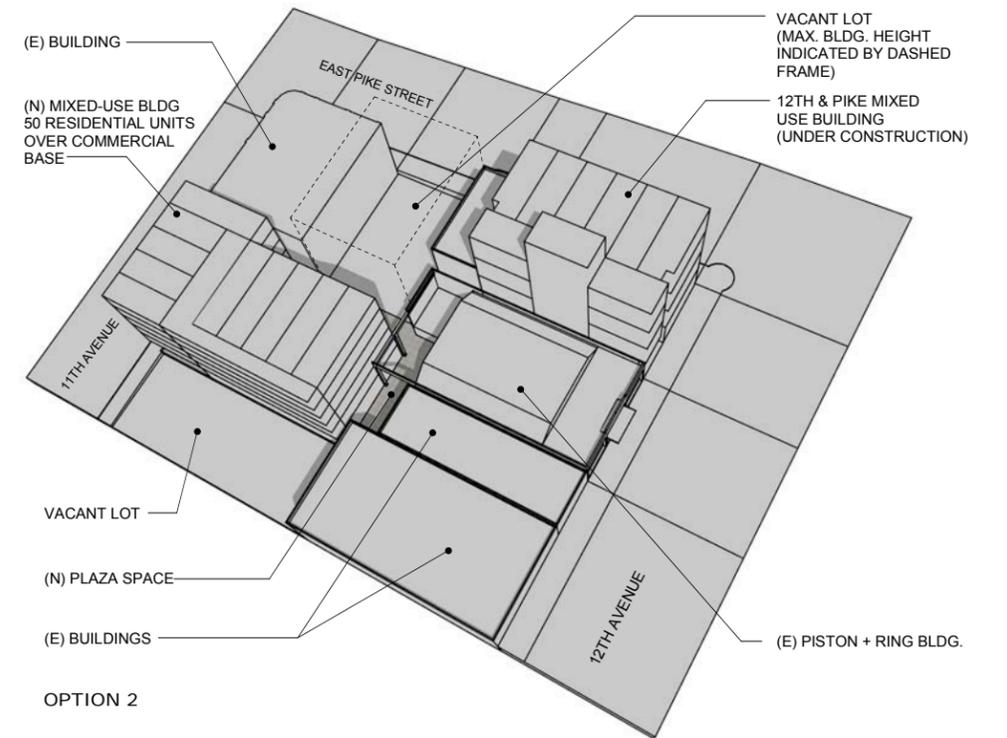
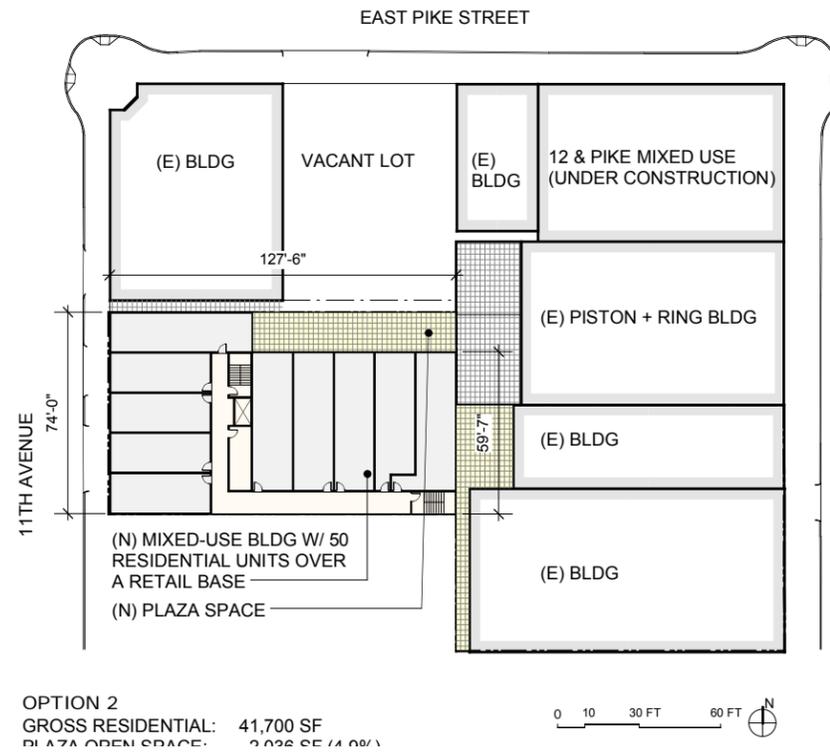
Advantages:

Provides some open space at grade, with some public access via Piston & Ring building. This open space improves the terrace level of Piston & Ring.

More "breathing room" for adjacent buildings, including Olson Sundberg Kundig Allen site to the north. Provides some private open space at the roof level.

Disadvantages:

Windows very close to adjacent buildings (existing and future) Relationship to buildings to the east is compromised, with minimal distance between buildings.



Option 3

Description:

Five floors of residential over one floor of street-level retail. Leverages the 4-foot pedestrian easement that runs along the north property boundary to create a generous pedestrian “alley” connection from 11th to 12th Avenue. Integrating this space increases our effective open space by a significant percentage.

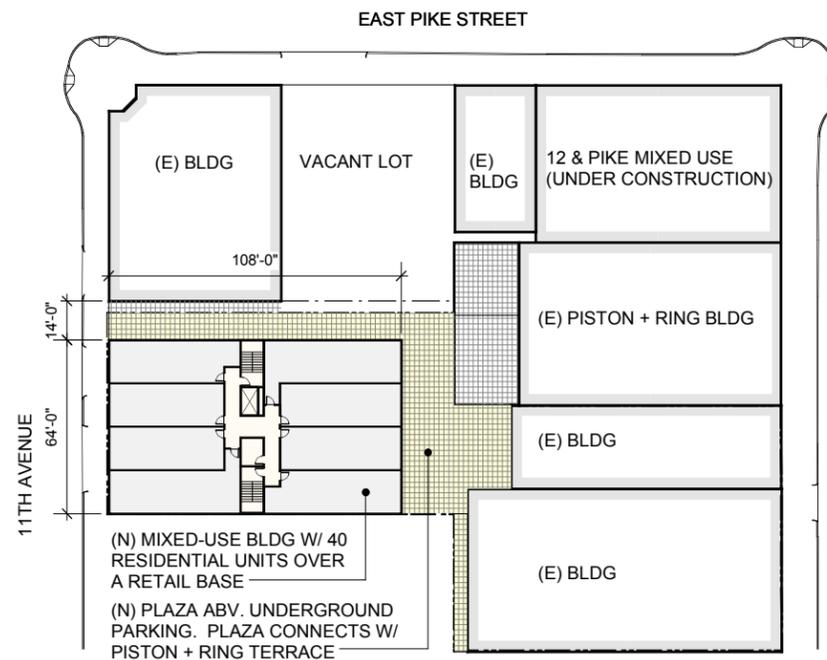
Reduces the available footprint, allowing open space at plaza level that connects from 11th Avenue through public open space and the Piston & Ring building to 12th Avenue. Unit windows primarily oriented to west and east.

Advantages:

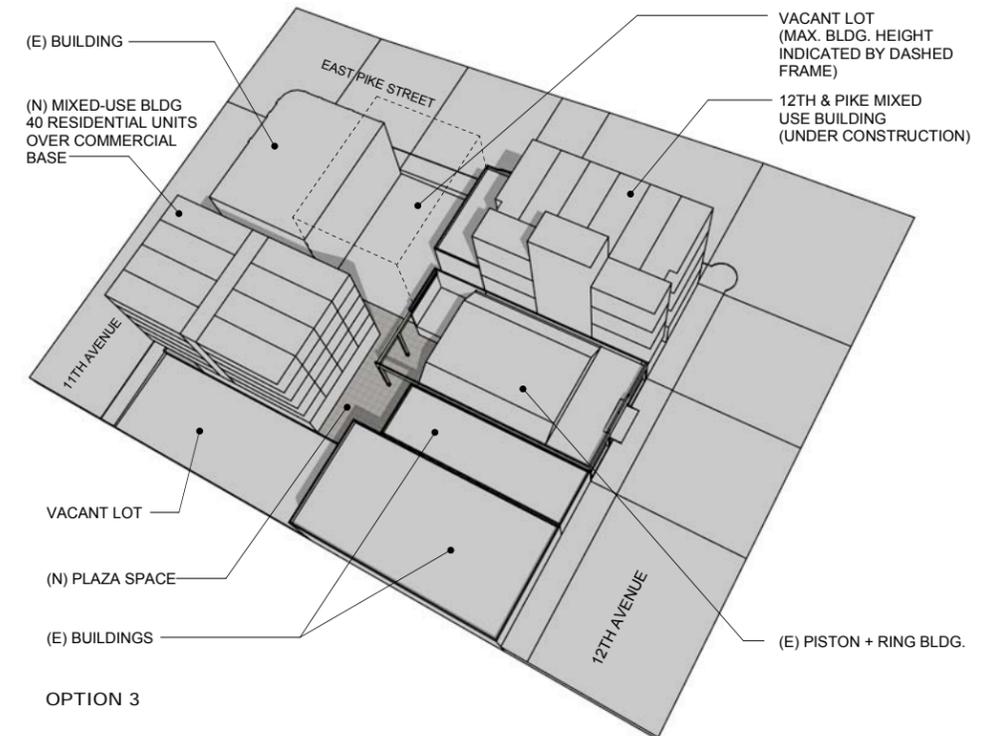
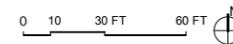
- Creates a public outdoor space that can become a unique focus of activities in Pike-Pine.
- Creates a “Post Alley”-quality pedestrian connection from 11th through to 12th.
- Allows for views of the glazed rear facades of adjacent buildings, including the historic Baker Linen building, the new Olson Sundberg Kundig Allen (OSKA) building, and the newly renovated Piston & Ring and Pacific Supply buildings.
- Allows for more light into the adjacent buildings, and the newly created Piston & Ring west terraces.
- Optimizes unit size for neighborhood demographics
- Matches unit count to achievable parking count.
- Lends itself to a simple double-loaded design with windows on the street as well as eyes on the courtyard.

Disadvantages:

- Yields less square footage (both residential and retail).
- Requires significant investment to create the outdoor public spaces. This along with the loss of rent precludes additional investment in private rooftop open space.



OPTION 3
 GROSS RESIDENTIAL: 34,560 SF
 PLAZA OPEN SPACE: 3,466 SF (10%)
 IMPROVED EASEMENT: 280 SF



POTENTIAL REQUESTS FOR DESIGN DEPARTURES

Open Space

Section 23.47.024
Section 23.47.024 calls for 20% of gross floor area in residential use to be open space. This is particularly difficult to meet on sites within the Station Area Overlay which allow for development of 100% of the envelope. Even with an alternative that reduces the building footprint, it may not be possible to provide 20% of gross floor area as open space. We would prefer to invest in a high quality street-level space where residents and neighbors can interact instead of a private roof terrace for tenants.

The proposed plaza space represents a major contribution on the part of the Owner in terms of construction costs, opportunity costs for not maximizing the buildable area, and in terms of ongoing maintenance and operation of the open space.

Garage Entry/Curbcut

Section 23.54.030D.2.a(2) Driveway width
Section 23.54.030F.2.b(2) Curbcut width

We intend to request a departure from 22' at the garage entry to 18' in order to reduce the impact of the garage entry on the pedestrian environment.

Sight Triangle

Section 23.54.030G.2
Similarly, the sight triangle will erode the building at a relatively short street frontage. We would like to do everything possible within the bounds of safety to prioritize pedestrian activity.

Potential Departure Backing Dimension

Section 23.54.030C.2
Given that we are building a parking garage on a narrow infill site, we may need to ask for some departures from dimensional criteria in the garage, such as the backing dimension. We may look at a 22' x 22' turnaround instead.



“There are several elements in the Pike/Pine neighborhood that lend to its unique and thriving character, especially its active commercial street life, both day and night. “

Neighborhood Priority for Site Planning

