



#### LEGEND

- COMMERCIAL
- OPEN SPACE
- HOUSING/ RETAIL
- PARKING
- COMMERCIAL/ RETAIL
- ARTS
- INSTITUTIONAL

## 1 SITE CONTEXT

### DRAWING INDEX

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## 2 VICINITY MAP



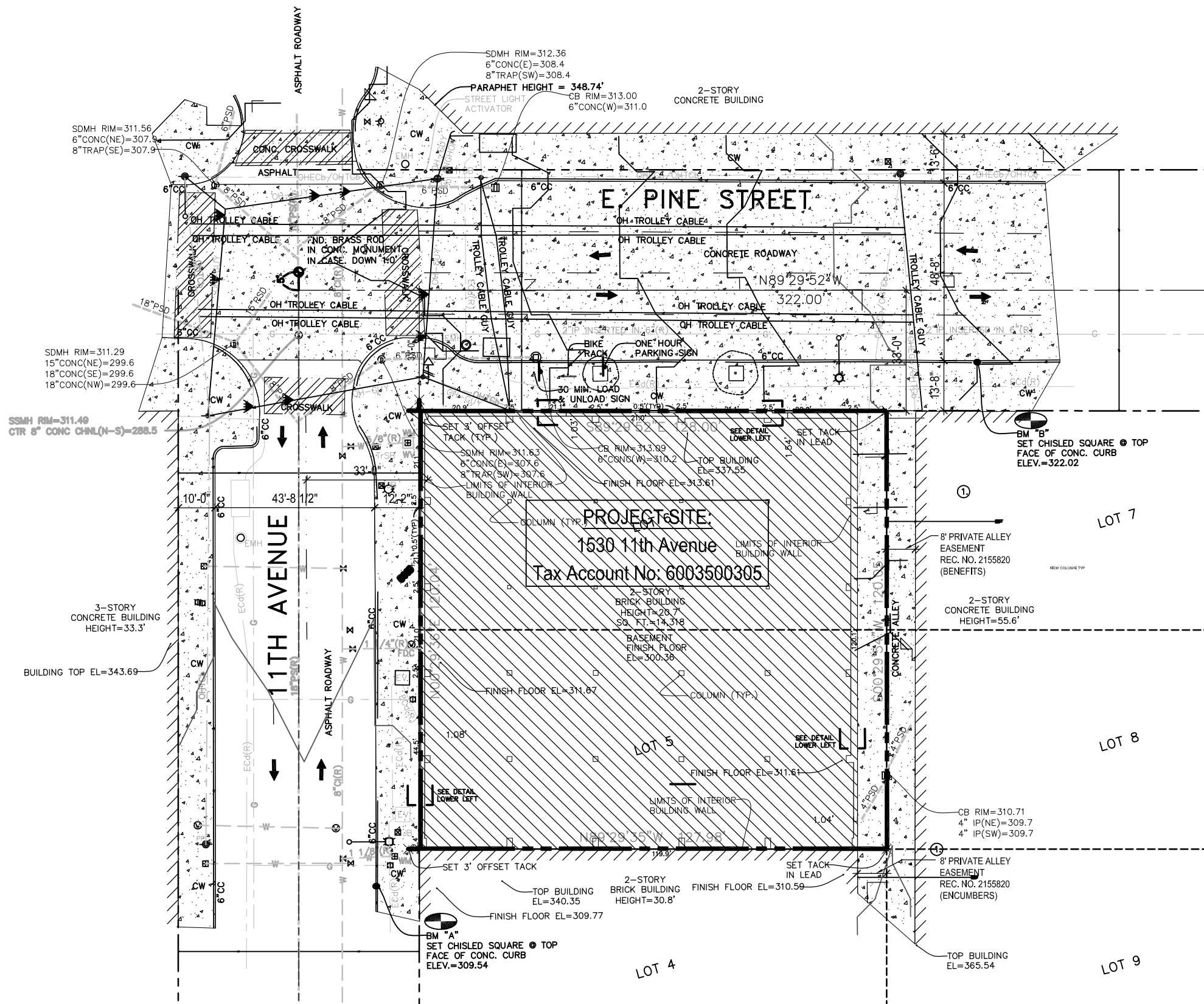
## 3 AERIAL PHOTO

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SHEET TITLE:  
**CONTEXT PLAN, VICINITY MAP & INDEX**  
PROJECT:  
**ELEVENTH & EAST PINE  
EARLY DESIGN GUIDANCE**

PROJECT NO:  
**2005035.00**  
SCALE:  
AS NOTED  
SHEET NO:  
**1**



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SHEET TITLE:  
**EXISTING SITE: SURVEY**  
  
PROJECT:  
**ELEVENTH & EAST PINE  
EARLY DESIGN GUIDANCE**

PROJECT NO:  
**2005035.00**  
SCALE:  
1"=30'-0"  
SHEET NO:  
**2**



Project Site



↑  
11<sup>th</sup> Avenue

Velo Bikes



Parking

KFC

10<sup>th</sup> Avenue

East Pine Street Looking South



12<sup>th</sup> Avenue

SPD East Precinct



Private  
Alley

Project Site

11<sup>th</sup> Avenue

East Pine Street Looking South

Dixons

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**SITE AND CONTEXT PHOTOS**  
  
PROJECT:  
**EAST PINE STREET  
EARLY DESIGN GUIDANCE**

PROJECT NO:  
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SCALE:  
1"=20'-0"  
SHEET NO:  
**3.1**

architecture | interior design | landscape architecture | planning & urban design



↑  
E. Pine



Project Site

1516 11<sup>th</sup> Tavern

Thrift shop

1100 Pike Street

11<sup>th</sup> Avenue Looking East



1016 Pike: Apartments

1525: Value Village

1535: Velo Bikes

E. Pine

11<sup>th</sup> Avenue Looking West

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1"=20'-0"

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Bobby Morris Play Field

East Pine Street Looking North



Bobby Morris Play Field

11<sup>th</sup> Avenue

Mastermark

East Pine Street Looking North

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**3.3**



E Pine Street looking West towards site



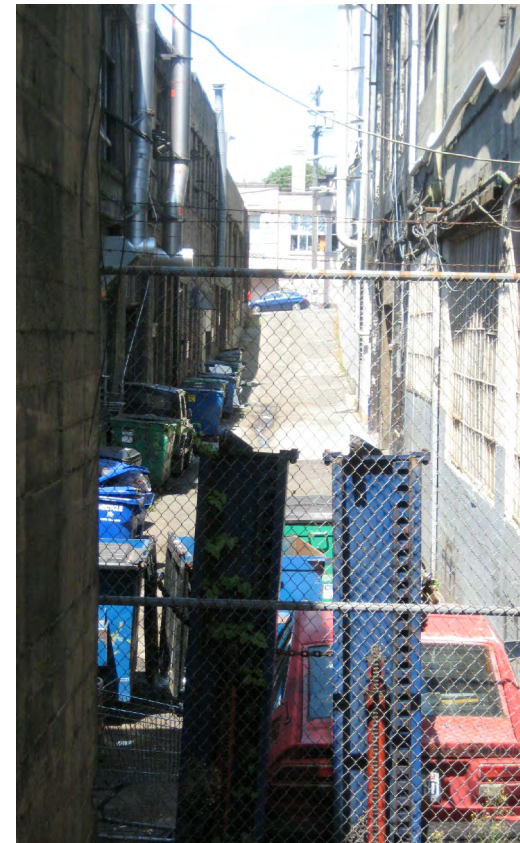
View of site looking SE from 11th Avenue & E Pine Street



West side of 11th Avenue looking NW (near E Pike Street)



East side of 11th Avenue looking NE towards site



Private Alley looking North from E Pike Street



11th Avenue frontage looking South



Packard Building at 12th Avenue and E Pine Street



Project site at private alley (looking South from E Pine Street)



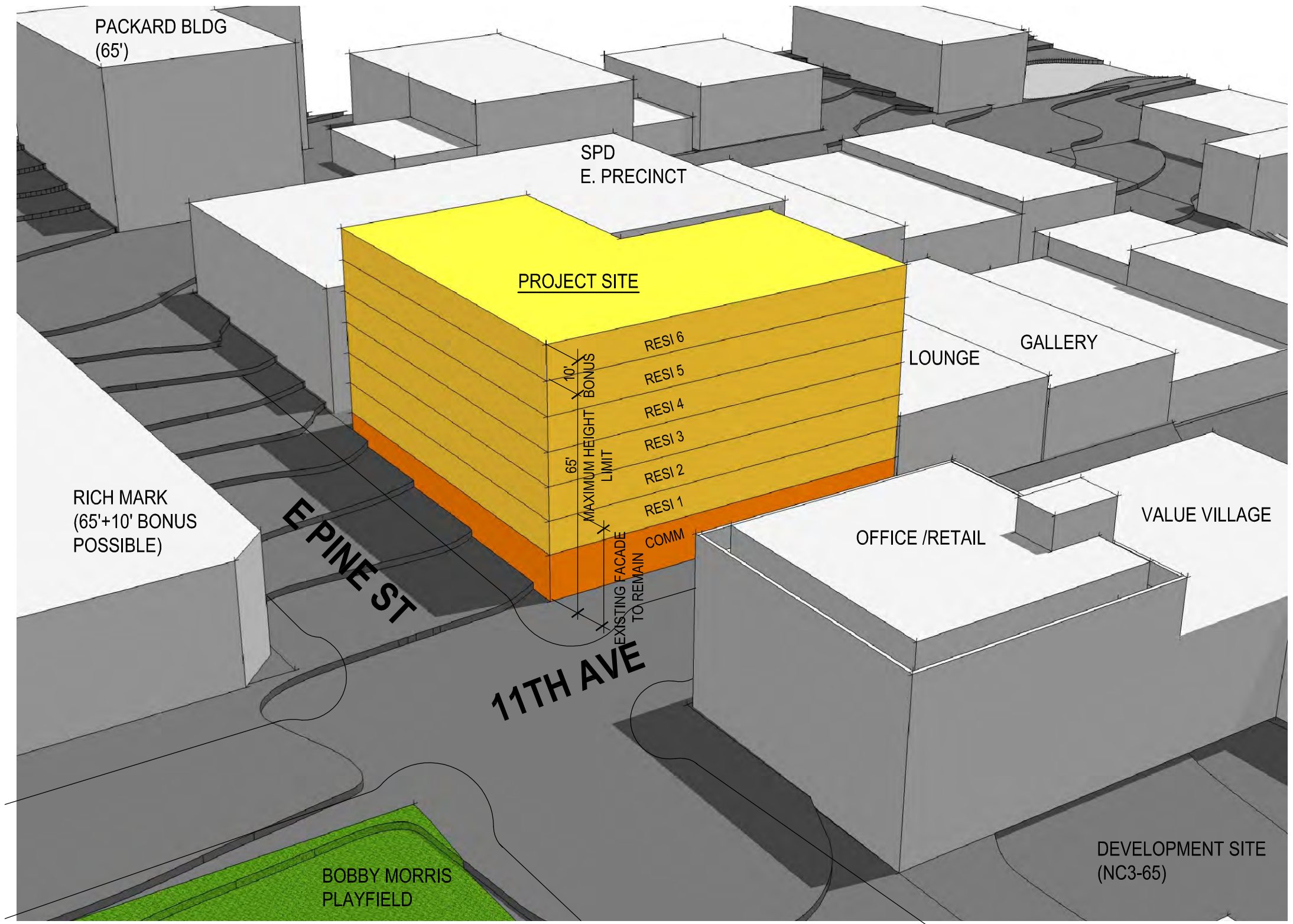
Entrance to Bobby Morris Playfield (looking NW from 11h Ave & E Pine)

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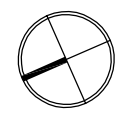
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NOTE:  
1. PROPOSED BUILDING CONFIGURATION IS PRELIMINARY AND APPROXIMATE  
2. 2' INTERVAL CONTOUR MODEL



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**4**



## Zoning Notes

### 1530 11<sup>th</sup> Avenue

Amended sections shown underlined

#### Site Zoning Designation:

NC3-65 PN per the Land Use Map in SMC 23.32.016 and 23.73.004 (*Amended in Ordinance 123020*)

Site is located in the Pike/Pine Conservation Overlay District (passed 6/29/2009), and the Pike/Pine Urban Center Village.

#### Applicable Code:

- Seattle Municipal Code, Title 23 Land Use Code

#### Applicable DPD Design Guidelines:

- Guidelines for Multifamily and Commercial Buildings, 1998 (*amended 2006*)  
- Pike/Pine Urban Center Village Design Guidelines, 10/15/2000

#### Adjacent Zones:

NC3-65 with pedestrian overlay north of E. Pine Street and west of 11<sup>th</sup> Avenue.

#### Site Area:

120.1' N/S x 128' E/W = 15,364 sf

#### Applicable Requirements from SMC, Title 23

##### 23.47A.005 Street level uses

- D.1. Along designated principal pedestrian streets, 80% of the street-level street facing façade must be occupied by commercial uses specified in this section (*arts facilities & automotive retail sales uses added in Ordinance #123020*)
- E.2. The following are principal pedestrian streets when located within a pedestrian-designated zone: 11<sup>th</sup> Avenue & East Pine Street (*Amended in Map A 23.73.008*)

##### 23.47A.008 Street level development standards

Proposed project to meet standards in this Chapter unless noted otherwise.

- B.3.b. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet. (*See Departures*)
- C. Pedestrian Designations. In pedestrian designated zones, the following apply:

##### 23.47A.012 Structure height

- A. 65 feet (See amendments in 23.73.010.E)
- A.7. In zones with a 65 foot height limit that are located within the Pike/Pine Conservation Overlay District, the provisions of 23.73.010 apply. (See 23.73.010.F for height exception)
- B. On sloped lots, additional height is permitted along the lower elevation of the structure footprint, at the rate of 1 foot for each 6% of slope, to a maximum additional height of 5 feet. (*per 23.47.012, Exhibit B*).

##### 23.47A.013 Floor area ratio

- Chart A Maximum FAR for 65 foot height limit:  
4.75 for structures containing both residential and nonresidential uses. (*Amended in 23.73.009*)
- D.1. All gross floor area below existing or finished grade is exempt from FAR limits.

##### 23.47A.014 Setback requirements

Provisions not applicable. No setbacks required under this section.

##### 23.47A.016 Landscaping and screening standards

- A.2. Green Area Factor Requirement. Landscaping to achieve a green factor score of .30 or greater per 23.86.019.
- B.1. Street trees are required and existing street trees shall be retained unless SDOT approves their removal. (*Note street trees have been reviewed by Bill Ames, City Arborist*)

##### 23.47A.024 Residential Amenity Areas

None required per amendment. (*See 23.73.010.G*)

##### 23.54.015 Required parking

- B.K. Chart B: No minimum requirement for parking residential uses in commercial zones within urban centers.
- D.1. Chart D: In pedestrian-designated NC3 zones, parking is waived for the first 5,000 sf of each business establishment for most commercial uses. For eating and drinking establishments, the first 2,500 sf is waived.
- G. Up to 20 required parking spaces are waived for new nonresidential uses in existing structures in commercial zones. (*No nonresidential parking required*)

##### 23.54.030 Parking space standards

- D. When a driveway is used for residential and nonresidential parking, it shall meet the standards for nonresidential uses as described in subsection D2.
- D.2.a (2) The minimum width of driveways for two (2) way traffic shall be twenty-two (22) feet. (*See Departures*)

##### 23.54.035 Loading berth requirements

Assumed uses to be Medium or Low Demand per Table A. Per Chart A, loading berths for Medium Demand uses start at 10,000 sf and Low Demand at 40,000 sf. (Proposed area of Medium Demand uses=9,500 sf. Proposed area of Low Demand uses not to exceed 14,000 sf).

- B.1. Exception to Loading Requirements: For uses with less than 16,000 sf of gross floor area which provide a loading space on a street or alley, the loading berth requirements may be waived by the Director following a review by SDOT which finds that the street or alley berth is adequate.

(*Project proposes to use the existing 16 foot wide private alley for loading*).

## Chapter 23.73- Pike/Pine Conservation Overlay District

### 23.73.002 Purpose and intent

A. Purpose of District is "to preserve and enhance the balance of residential and commercial uses, by encouraging residential development and discouraging large, single-purpose commercial development. In addition, a purpose of this chapter is to promote the conservation of Pike/Pine's existing historic character by limiting development to a scale that is compatible with the established development pattern, accommodating arts facilities and small businesses at street level, and encouraging the retention of the existing structures and their architectural features that establish the District's architectural character..."

### 23.73.008 Uses at street level

- A. Street-level uses on principal pedestrian streets are per 23.47A, except as modified by this section.
- B. All new structures with >5,000 sf of commercial uses at street level, excluding arts theaters, arts facilities, and parking and access, shall include commercial spaces at street level that average 2,000 sf or less in size per Table A in 23.73.008. (*Project exempt from this provision-proposed street level is a renovation of an existing character structure and not a 'new' structure*)
- C. Maximum length of street frontage for an individual business within a new structure on East Pine is 50 feet. (*Project exempt from this provision-proposed street level is a renovation of an existing character structure and not a 'new' structure*)

### 23.73.009 Floor Area Ratio

- A. FAR limits of the underlying zones for residential use apply. (*See 23.47A.013*)
- C.1 Non-residential use located in a character structure is exempt from FAR.

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ZONING NOTES

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ELEVENTH & EAST PINE  
EARLY DESIGN GUIDANCE

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**4.a**



- C.5 All floor area in residential use that meets the provisions of 23.73.010.C is exempt from FAR if the character structure is retained.

**23.73.010 Development Standards from Pike/Pine Conservation Overlay District**

- A. Floor size limit: Max. gross floor area of any single story above 35 feet is 15,000 sf on lots greater than 15,000 sf. (Lot area exceeds 15,000 sf. Proposed floor area of stories above 35 feet is less than 15,000 sf)
- C. A 25% increase in the floor size limit above 35 feet in height is permitted for projects that incorporate a character structure (N.A.-No increase in floor size feasible due to size of site and existing character structure footprint of approximately 14,000 sf)
- C.2.b. All portions of the new structure above the street facing facades of the character structure are set back a minimum of 15 feet from all street property lines that abut the character structure.
- C.3. As an alternative to the provisions of subsection 23.73.010.C.2, the Director may, as a Type I decision, waive or modify the conditions of this subsection based on the following:
- C.3.b The newly constructed portion of the project, through vertical or horizontal modulation or other design treatments, generally provides a better integration of the existing structure with the new project.
- D.1 Maximum structure width: ½ the total width of all lots on the block abutting East Pine.
- D.2.c The limit on width shall not apply to the following: Portions of a new structure separated from a street property line by a character structure.

- F. Height exception for lots that include a character structure: In 65 foot zones, the Director may permit the height of a structure to exceed the height limit of the zone by 10 feet. Must retain character structure and additional height must be residential use. Must also comply with 23.73.010.C.

- G. Residential Amenity Space.  
1. Residential Amenity space is not required for structures existing as of April 1, 2000, that are repaired, renovated or structurally altered...provided that street facing facades are retained and 50% or more of the gross floor area is retained.

- H. Location of parking: Parking provided as accessory parking for any permitted use may be located on the lot, or built into or under the structure. (Note parking not required per 23.54.015)

**23.84A.006 "C"**

"Character structure" means a structure on a lot within the boundaries of the Pike/Pine Conservation Overlay District that has been in existence for at least 75 years, thereby contributing to the established scale, development pattern, and architectural character of the area.

**23.86.019 Green Factor**

Proposed green factor to be a minimum of 0.3. Project proposes to comply via street trees and tree pits in the ROW, a private landscaped courtyard on Level 2, and a partial green roof.

Bonus strategies include drought-tolerant or native plant species, harvested rainwater, and landscaping visible from the ROW.

**Potential Departures**

**23.47.008 Street-level development standards**

- B.3.b Northern retail space (Retail 1) on the street level to have a floor-to-floor height of 11 feet in lieu of 13 feet to maintain adequate window head height of approximately 7 feet in residential units on Level 2. Window head height at Level 2 and floor-to-floor height of this portion of Level 1 is fixed as a result of reusing the existing character structure's façade and ground floor structure.

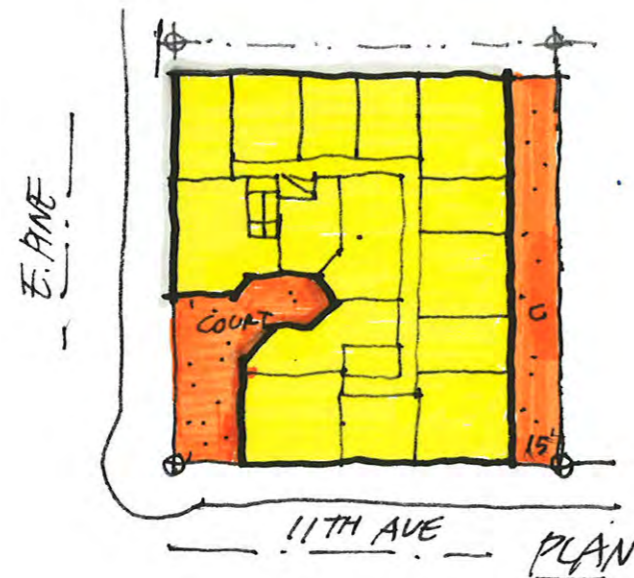
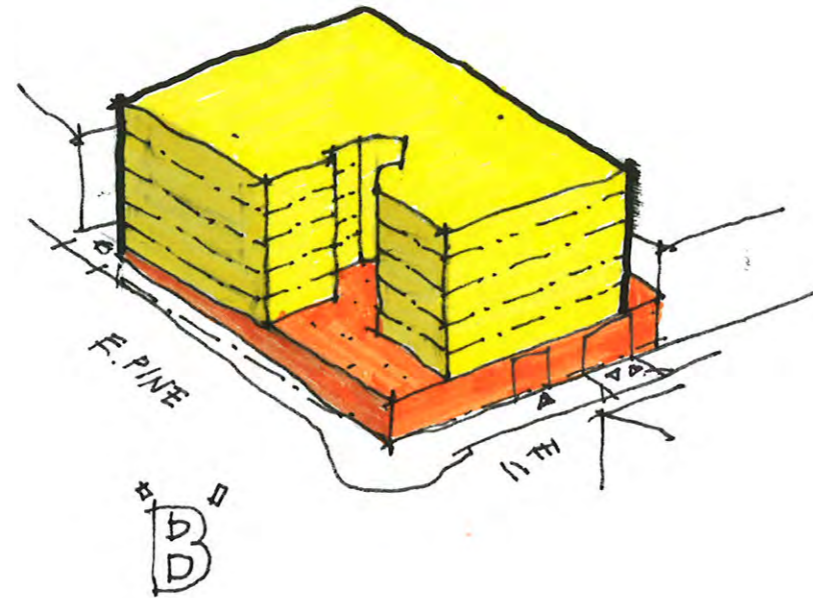
Benefits: Approval of this departure allows reuse of the existing character structure and makes additional housing units feasible.

**23.54.030 Parking space standards**

- D.2.a Project requests departure from 22 foot minimum driveway width requirement to allow parking access from the existing 16 foot wide private access easement, in order to retain the existing character structure.

Proposed parking consists of 4 parking stalls to be used as employee parking and loading for the commercial uses

Benefit: Approval of this departure allows reuse of the existing character structure.

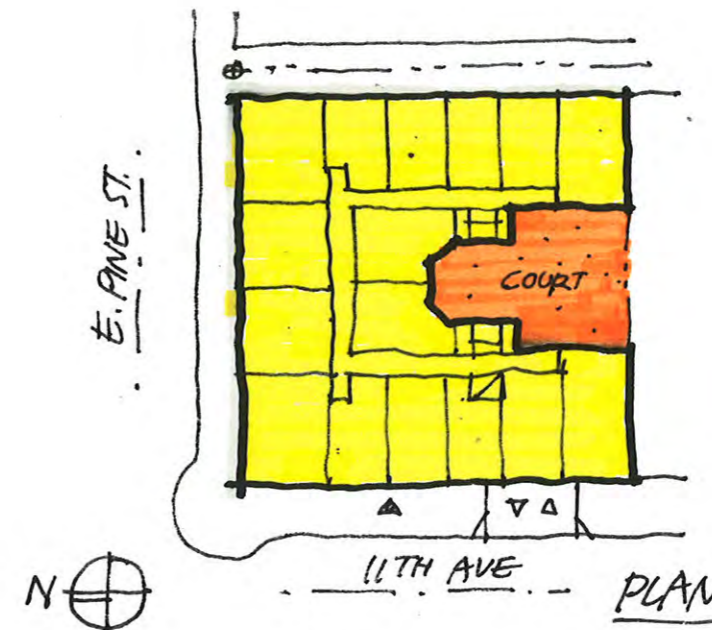
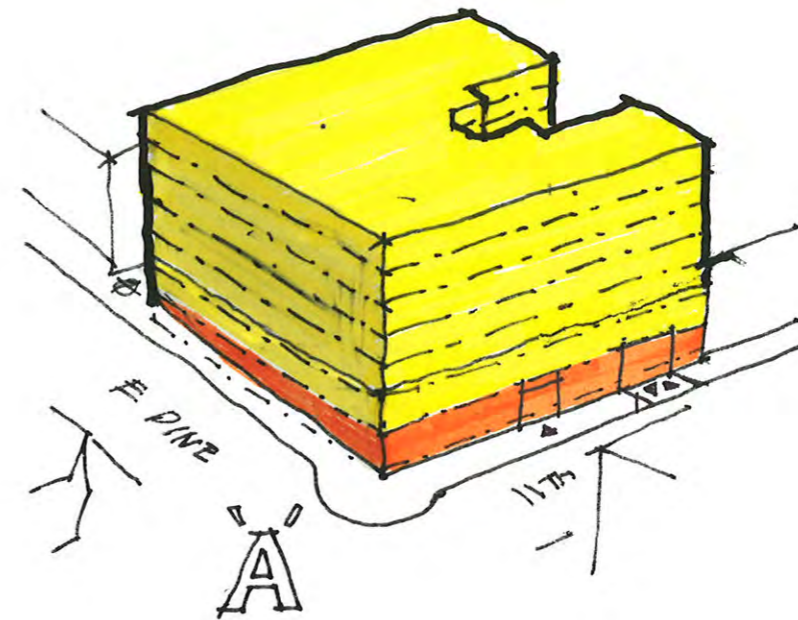


**Program:**

- 75 units (+/-) on 5 levels over 1 level of commercial space
- 36 (+/-) structured parking spaces on 1 underground level.

**Comments:**

- Character structure to be demolished.
- New construction to maximum height of 69 feet with Directors approval.
- Residential entry on 11<sup>th</sup> Avenue.
- Parking access from 11<sup>th</sup> Avenue (*not desirable for pedestrian traffic*).
- Private courtyard at Level 2, oriented to park.
- One story commercial at corner.
- Over half of the units face the private alley or interior lot line (*resulting in compromised views*).



**Program:**

- 96 units (+/-) on 6 levels over 1 level of commercial space.
- 36 (+/-) structured parking spaces on 1 underground level.

**Comments:**

- Preserves character structure.
- New construction to maximum height of 75 feet allowed by new Pike/Pine Conservation Overlay District.
- Residential entry on 11<sup>th</sup> Avenue.
- Parking access from 11<sup>th</sup> Avenue (*not desirable for pedestrian traffic*).
- Private courtyard at Level 2, oriented to South interior lot line.
- No setbacks, reinforces street edge and corner of 11<sup>th</sup> & E Pine.
- Maximizes views to park.

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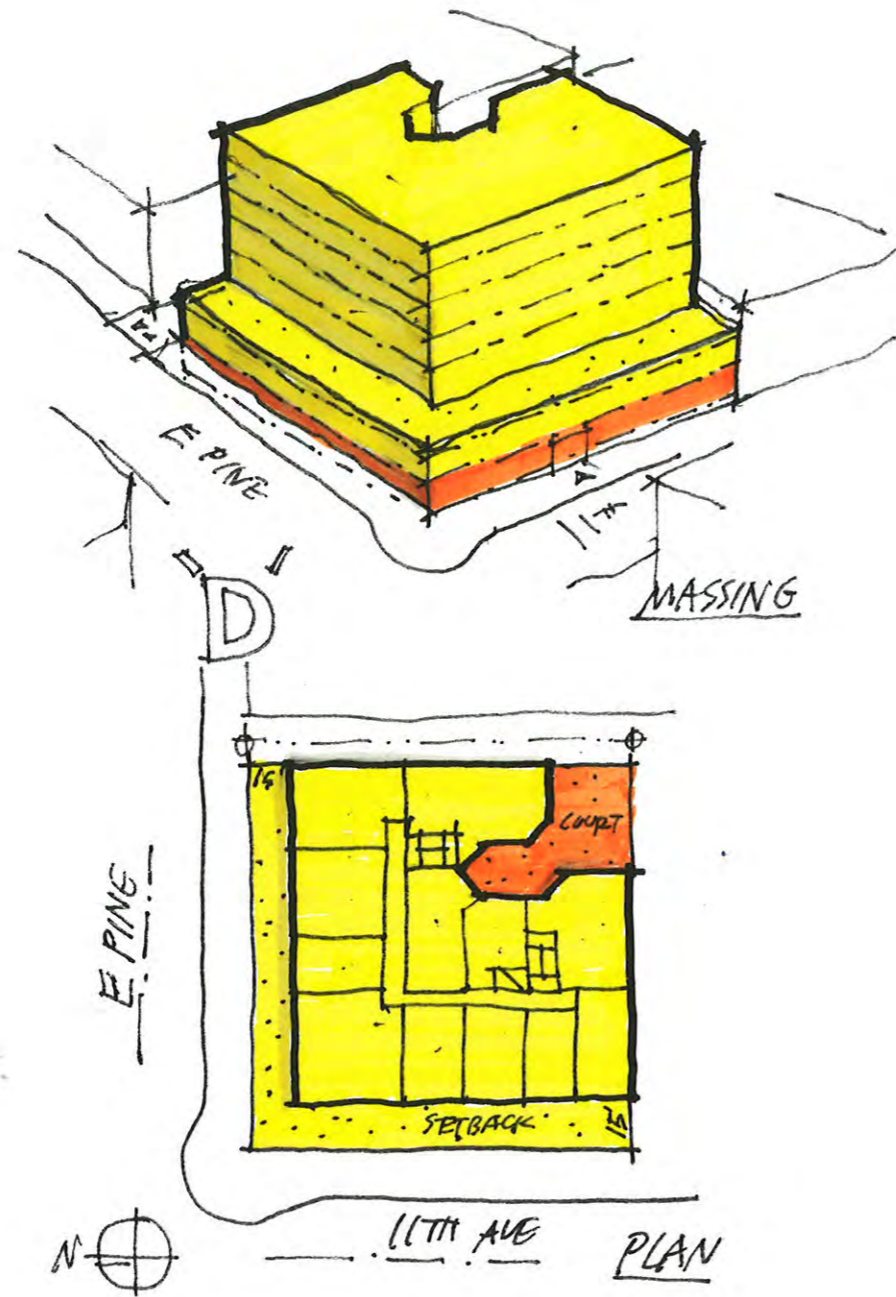
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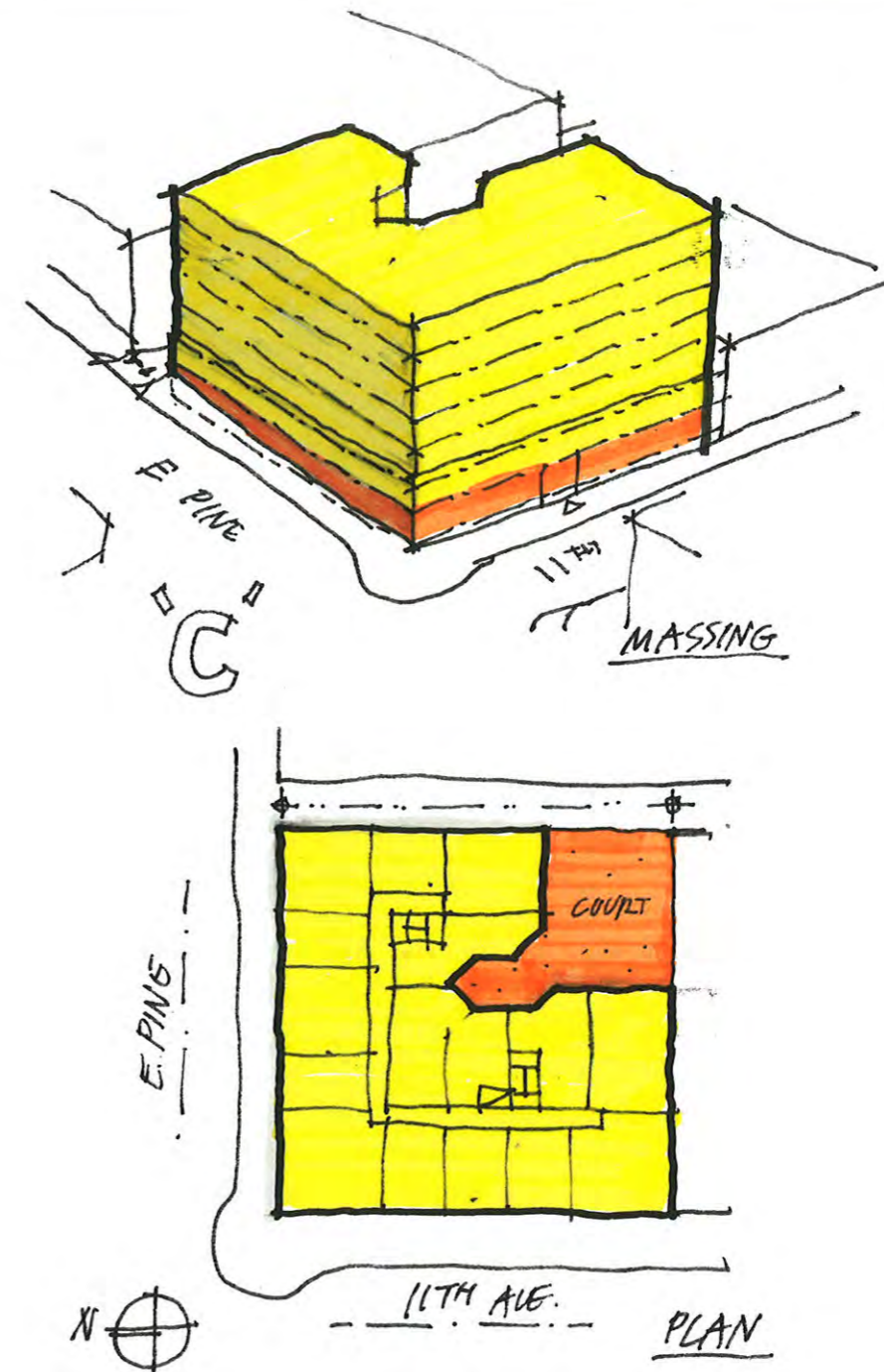


**Program:**

- 74 units (+/-) on 6 levels over 1 level of commercial space
- 4 structured parking spaces at street level.
- 1 level of underground work space in existing basement available for arts / cultural uses.

**Comments:**

- Preserves character structure.
- New construction to maximum height of 75 feet allowed by new Pike/Pine Conservation Overlay District.
- Residential entry on 11<sup>th</sup> Avenue.
- Parking/service access from private alley at rear (*optimizes pedestrian environment*).
- Private courtyard at Level 2 adjacent to alley (*diminished in size*).
- Private terraces on Level 3 along frontages.
- Massing of new structure separated visually from existing façade.
- Setback decreases residential density & impacts feasibility.



**Program:**

- 96 units (+/-) on 6 levels over 1 level of commercial space
- 4 structured parking spaces at street level.
- 1 level of underground work space in existing basement available for arts / cultural uses.

**Comments:**

- Preferred option.
- Preserves character structure.
- New construction to maximum height of 75 feet allowed by new Pike/Pine Conservation Overlay District.
- Residential entry on 11<sup>th</sup> Avenue.
- Parking/service access from private alley at rear (*optimizes pedestrian environment*).
- Private courtyard at Level 2 adjacent to alley (*optimizes residential views and daylight*).
- Massing holds street edge on both frontages (*opportunity for corner emphasis*).

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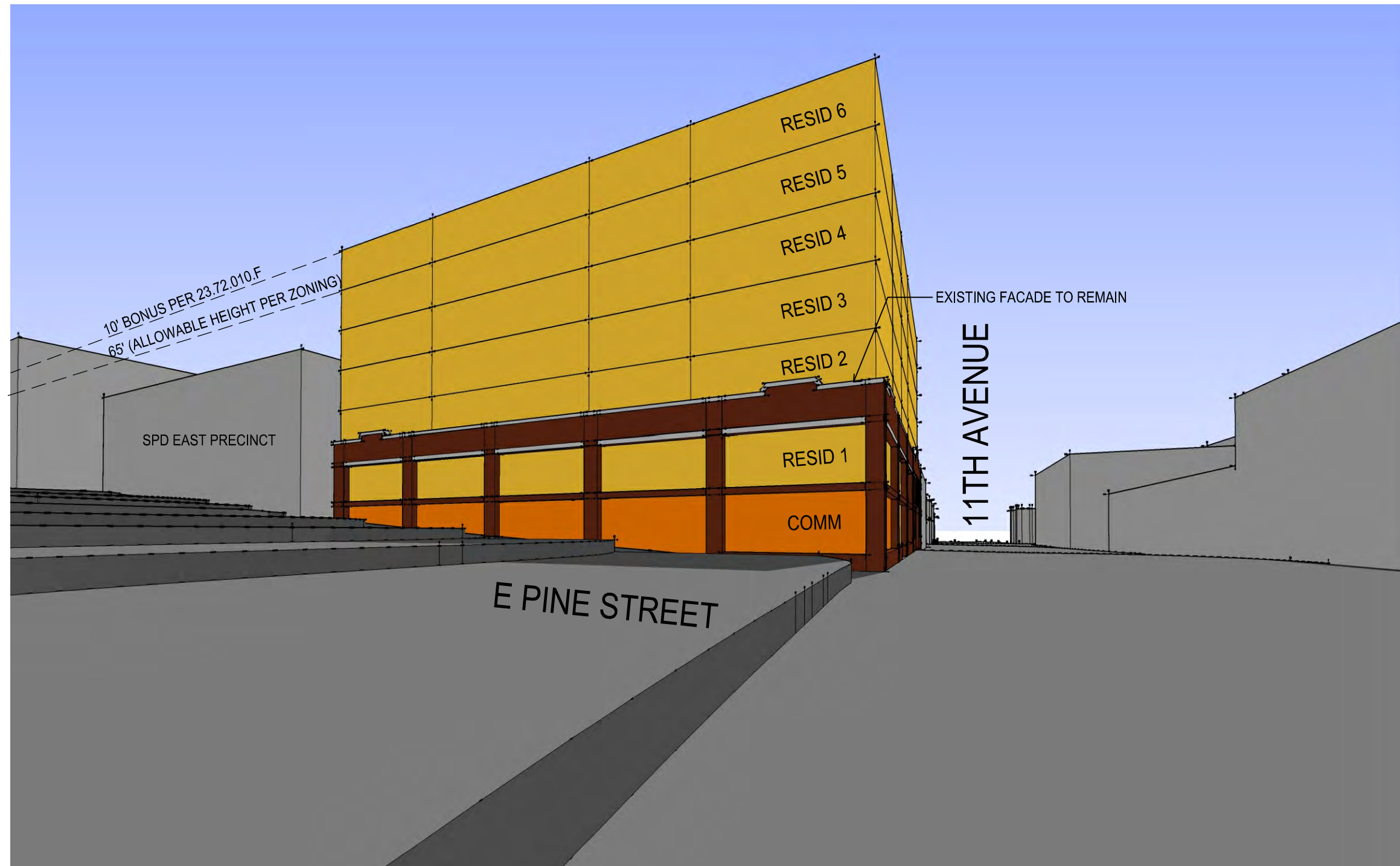


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EXISTING BUILDING @  
PRIVATE ALLEY LOOKING SOUTH

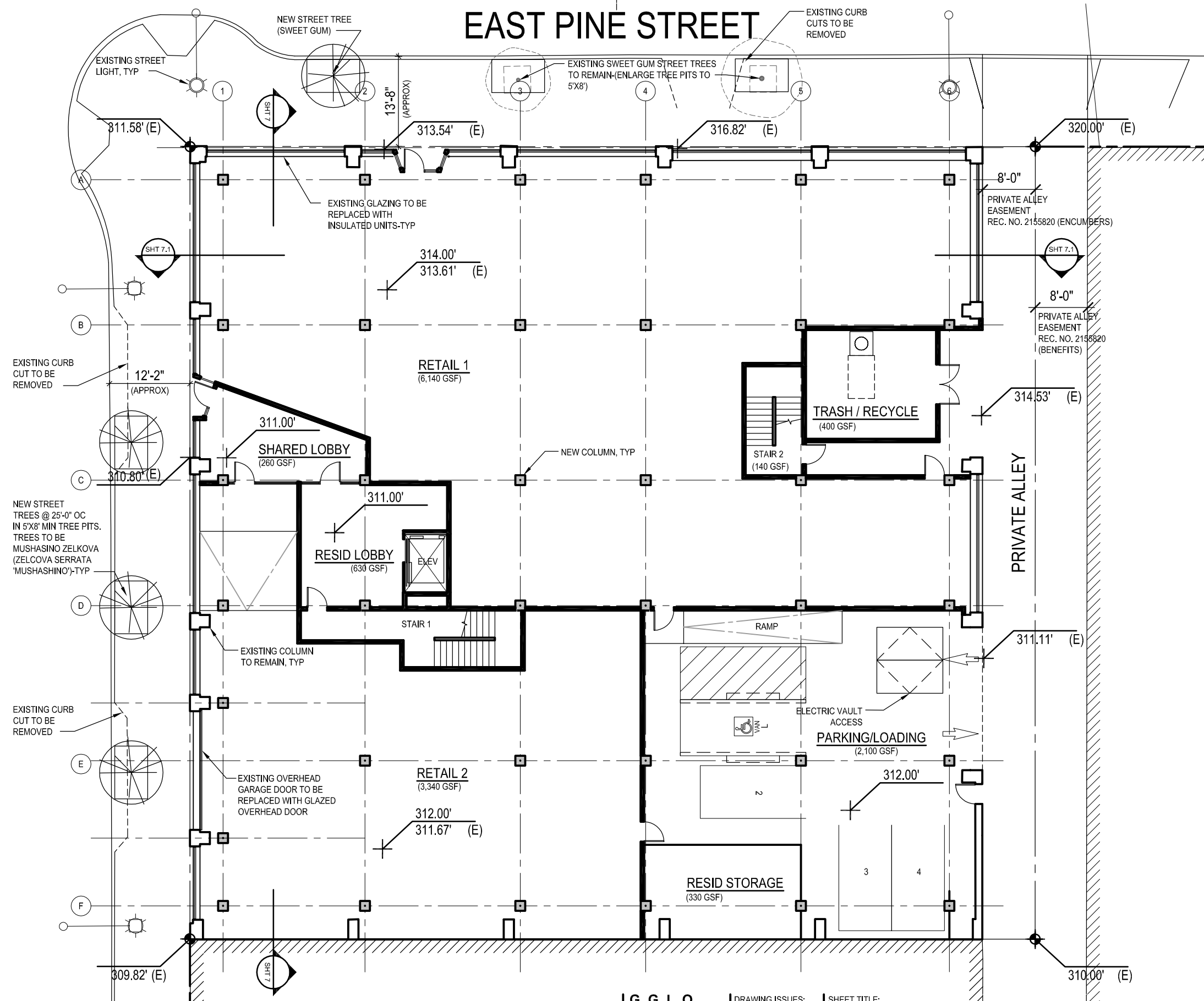


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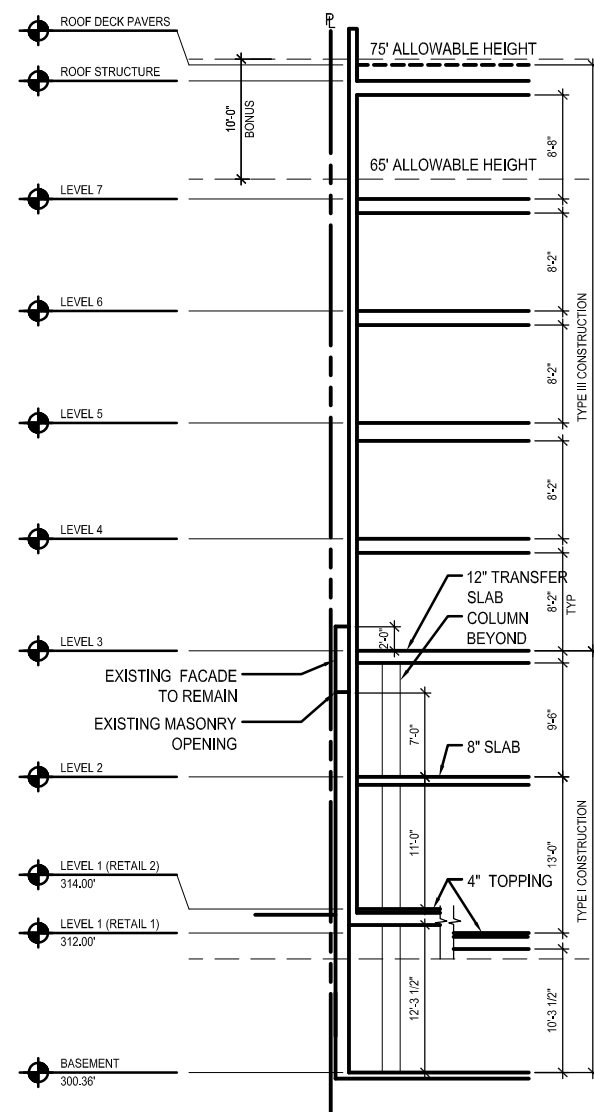


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SCALE:  
1"=16'-0"  
SHEET NO:  
**6**



65' ALLOWABLE HEIGHT LIMIT + 1.14' ADDED HEIGHT + 10' BONUS (PER 23.73.010.F) = 75.24'

65' ALLOWABLE HEIGHT LIMIT + 0.24' ADDED HEIGHT (1.25% OF SLOPE DIVIDED BY 6, PER EXHIBIT 23.47A.012B HEIGHT LIMITS ON SLOPED SITES) = 65.24'

376.58'

PROPERTY LINE

374.82'

PROPERTY LINE

EXISTING CHARACTER FACADE SHOWN IN FOREGROUND TO REMAIN

311.58' (E)

EXISTING GRADE AT 11TH AVENUE PROPERTY LINE

309.82' (E)

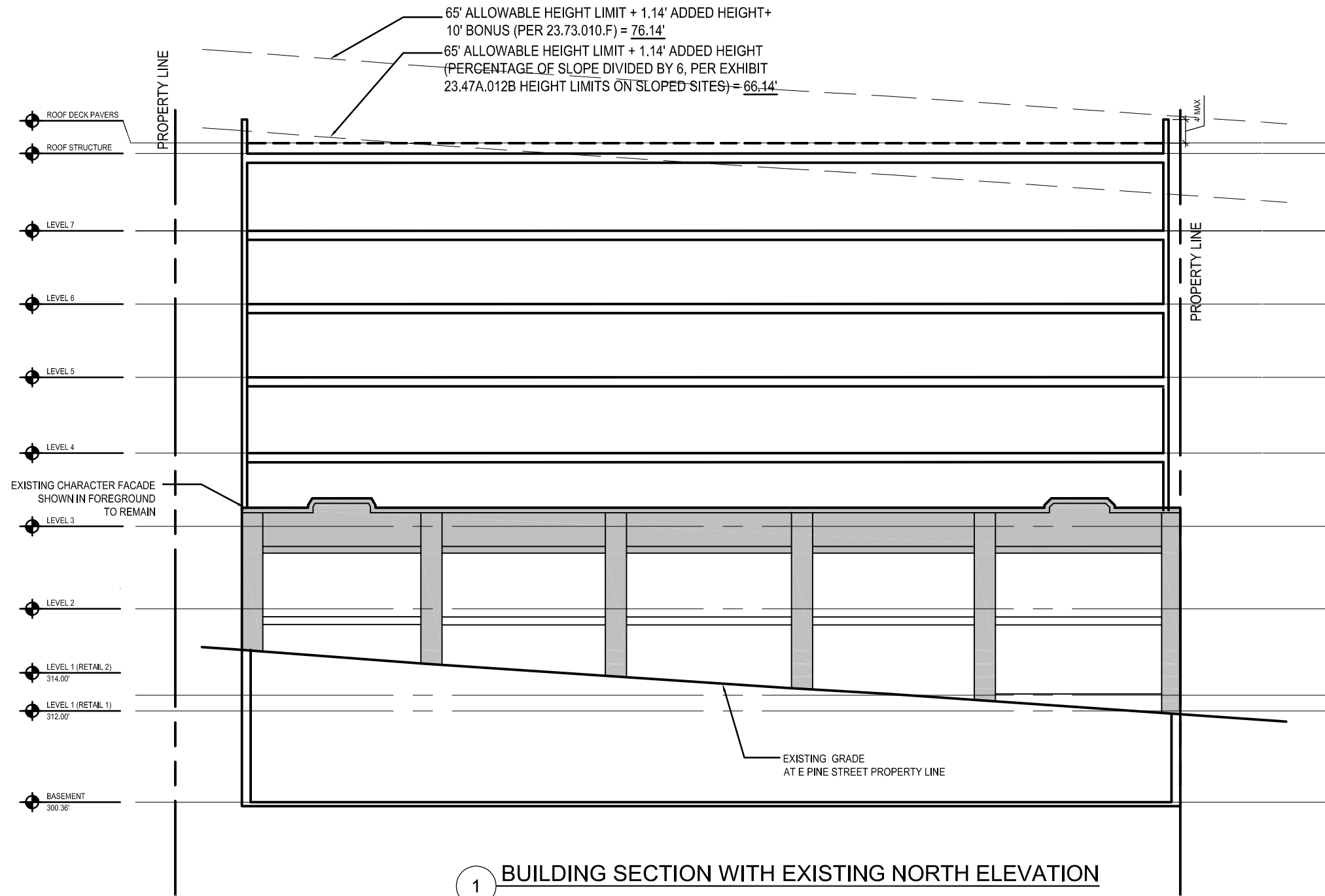
2 BUILDING SECTION WITH EXISTING WEST ELEVATION

architecture | interior design | landscape architecture | planning & urban design

PROJECT NO:  
**2005035.00**

SCALE:  
**1"=16'-0"**

SHEET NO:  
**7**



1 BUILDING SECTION WITH EXISTING NORTH ELEVATION

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http://www.gglo.com

DRAWING ISSUES:  
  
8/19/09 EDG  
7/15/09

SHEET TITLE:  
**BUILDING SECTION / NORTH ELEVATION**  
  
PROJECT:  
**ELEVENTH & EAST PINE  
EARLY DESIGN GUIDANCE**

PROJECT NO:  
**2005035.00**  
SCALE:  
1"=16'-0"  
SHEET NO:  
**7.1**



Pryde ·Johnson : East Pine Street - Early Design Guidance

**Preliminary Project Data Summary (Scheme 'C')**

8/12/2009

Level Number	Commercial Gross SF	Residence Gross SF	Residential NSF	Parking Gross SF	Trash / Recycle	Bldg Gross SF	Parking Stalls	Studio Count	1Bdrm Count	2 Bdrm Count	Unit Total
Basement	14,000					14,000					
1	9,480	1,360		2,100	400	14,000	4				
R-2		11,420	9,900			11,420		9	5	2	16
R-3		11,420	9,900			11,420		9	5	2	16
R-4		11,420	9,900			11,420		9	5	2	16
R-5		11,420	9,900			11,420		9	5	2	16
R-6		11,420	9,900			11,420		9	5	2	16
R-7		11,420	9,900			11,420		9	5	2	16

TOTAL	9,480	69,880	59,400	2,100	400	96,520	4	54	30	12	96
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Acres	Units	Units/Acre	FAR	% of Total:	56%	31%	13%
0.35	96	272	5.4 (No FAR limit per 23.73.009.C.1+C.5)				

\*Site area= 15,364 SF, Existing ground floor area 14,000 SF

\*All areas and statistics are preliminary subject to design

\*L/W unit at street level no longer part of application

\*Basement to include work space available for arts/cultural uses

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DRAWING ISSUES:  
  
8/19/09 EDG  
7/15/09

SHEET TITLE:  
**PROJECT DATA**  
  
PROJECT:  
**ELEVENTH & EAST PINE  
EARLY DESIGN GUIDANCE**

PROJECT NO:  
**2005035.00**  
  
SCALE:  
  
SHEET NO:  
**8**



Press Condominiums - Lighter materials above masonry base w/ flush transition (no setback)



Broadway Crossing - Vertical modulation, residential scale



Pine Street - Blending of styles & scales, new construction set back



12th Avenue - Variety of scale & character



Varied character of adjacent facades



Packard Building - Character structure w/ residential above



Watermark Tower (1st & Spring) - Preserved street level facade with new structure above



New development at 12th & Pike - increased planting in ROW



E Pike Street - Varied character and scale



E Pike Street-  
Variety of character  
in new development



10th Avenue at Odd Fellows Cafe Bar - outdoor seating / connection of interior to exterior



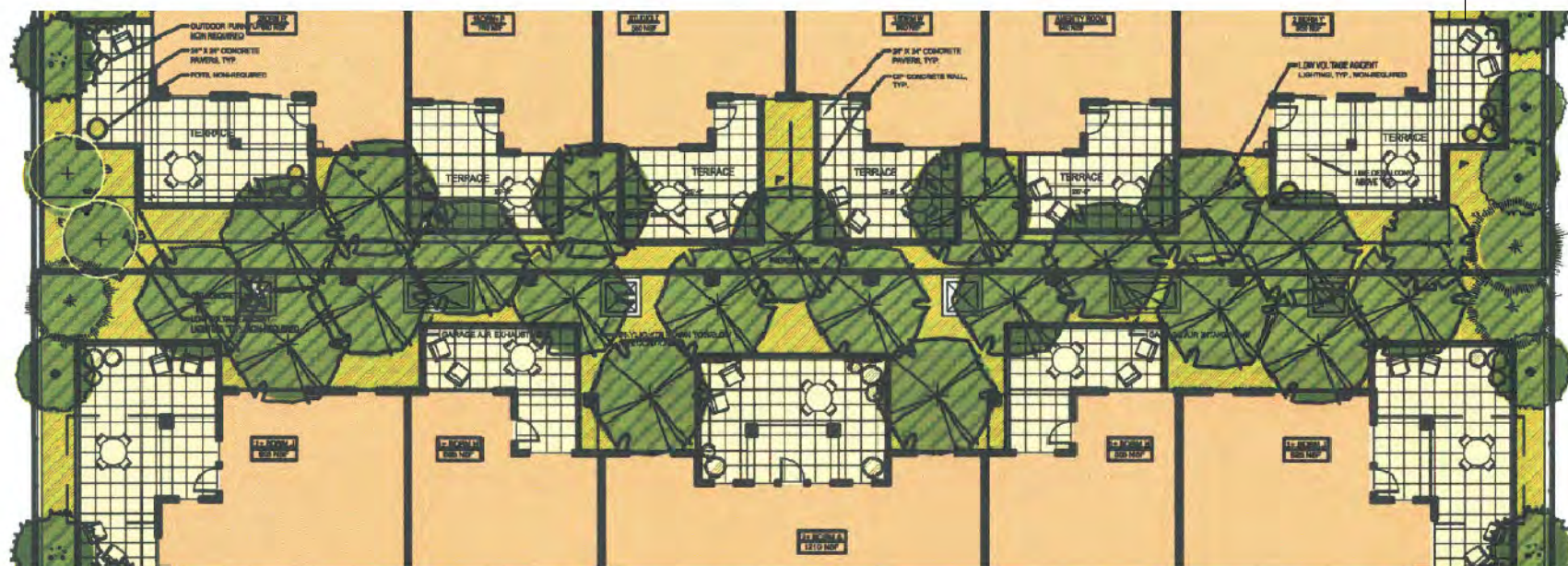
12th Avenue - Indoor / outdoor connection

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DRAWING ISSUES:  
  
8/19/09 EDG  
7/15/09

SHEET TITLE:  
**PROJECT IMAGES**  
  
PROJECT:  
**ELEVENTH & EAST PINE  
EARLY DESIGN GUIDANCE**

PROJECT NO:  
**2005035.00**  
SCALE:  
  
SHEET NO:  
**9**



Water efficient landscaping



Local materials



Natural ventilation and daylighting



Shielded light fixture

## Sustainable Design Commitment

Pryde-Johnson and GGLO are committed to a design incorporating sustainable design principles to benefit residents, users and community.

**Sustainable development** is development which “meets the needs of the present without compromising the ability of future generations to meet their own needs.”

### Sustainable Design:

- reduces non-renewable resource consumption
- enhances the natural environment
- eliminates or minimizes the use of toxins in our projects

**LEED™** (Leadership in Energy and Environmental Design), is a national ‘benchmark’ program to guide and encourage the design of healthy, resource efficient, environmentally-responsible buildings. To achieve a LEED™ rating, a building must be constructed with environmentally appropriate choices in multiple categories.

**Project Goal:** LEED™ Silver Certification



Healthy finishes



Construction and waste recycling

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DRAWING ISSUES:  
8/19/09 EDG  
7/15/09

SHEET TITLE:  
**SUSTAINABLE DESIGN**  
PROJECT:  
**ELEVENTH & EAST PINE  
EARLY DESIGN GUIDANCE**

PROJECT NO:  
**2005035.00**  
SCALE:  
SHEET NO:  
**10**

## Sustainable Design Strategies

### Site Features

- Urban site with access to public transportation, bicycle storage, and electric car charging stations
- Landscape design with shading trees and permeable paving
- Shielded exterior light fixtures to reduce light pollution

### Water Efficiency

- Drip irrigation and low demand native plant landscaping
- Low flow plumbing fixtures
- Stormwater recycling for irrigation

### Energy Performance

- Building systems testing and reporting for efficient operation
- Energy model with baseline demonstrates energy savings
- HVAC equipment free of CFC or HCFC chemicals

### Materials and Resources

- Construction waste to be diverted from the landfill (75% Goal)
- Recycled content materials (steel, concrete, wallboard,)
- Locally manufactured materials (masonry, concrete, steel)
- Rapidly renewable materials reduce impacts (cork, bamboo)

### Indoor Environmental Quality

- Healthy finishes: adhesives, carpets, and paints
- Fresh Air from operable windows and ventilation systems
- Daylight and views throughout interior spaces

### Innovative Features

- Education of Owners and Users in sustainable features and operation
- Display of site and local history of resource consumption
- Flex car available for use
- Roof top P-patch garden and worm bin
- Resident recycling program