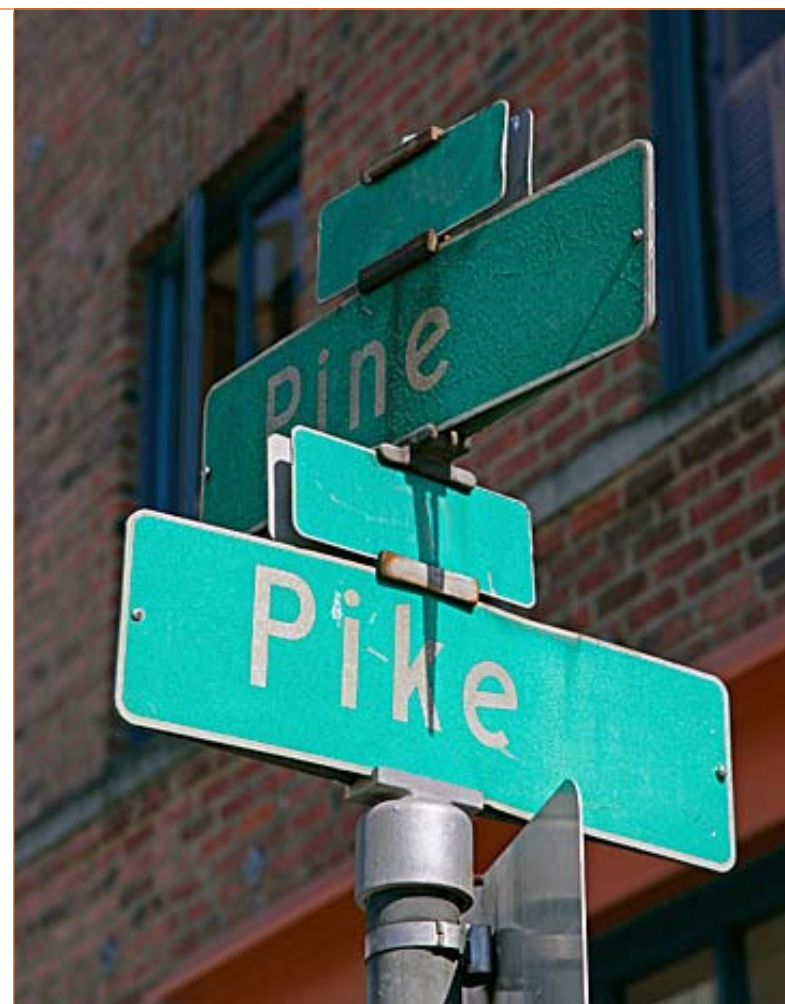




WEBER THOMPSON GRAPHIC PRESENTATION



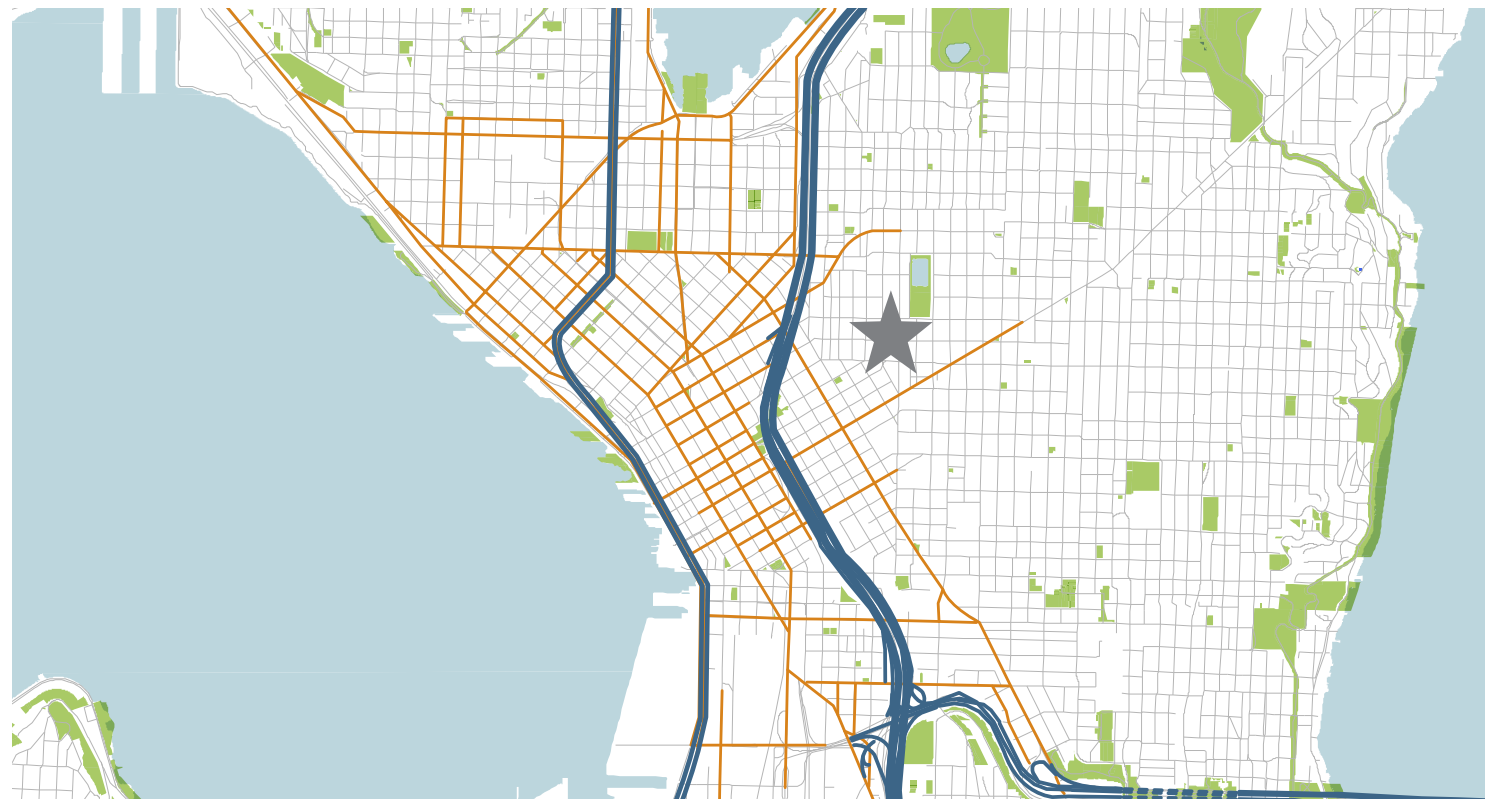
714 EAST PIKE STREET

EARLY DESIGN GUIDANCE

DPD #3013283

JUNE 20, 2012





PROJECT OBJECTIVES

CONSTRUCTION TYPES

Two levels of (I) Concrete frame made of noncombustible materials.
Five levels of Type 3A wood frame construction.

RESIDENTIAL USES

Approx. 280 residential market rate apartments; a mix of studio, 1 and 2 bedroom units

COMMERCIAL USES

Approx. 12,000-15,000 sf commercial for retail use.

USE DISTRIBUTION BY FLOOR

Basement: Parking two floors
Level 1: Residential Lobby/Amenity, Retail, Live/Work
Level 2-7: Residential Levels

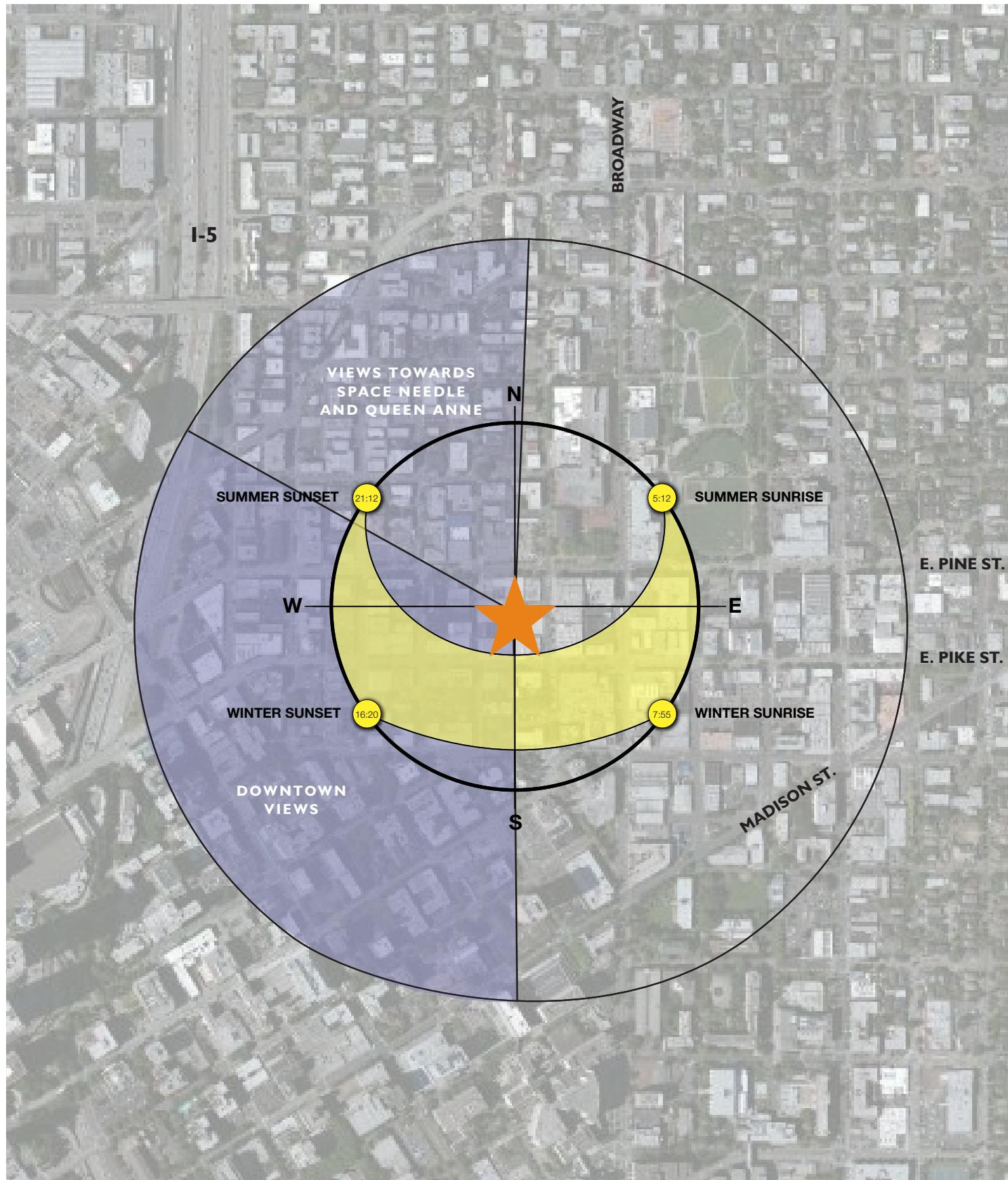
DEVELOPMENT GOALS

- 75' Height
- 280 Units
- 12,000-15,000 sf ground floor commercial
- 200 Below-grade parking stalls

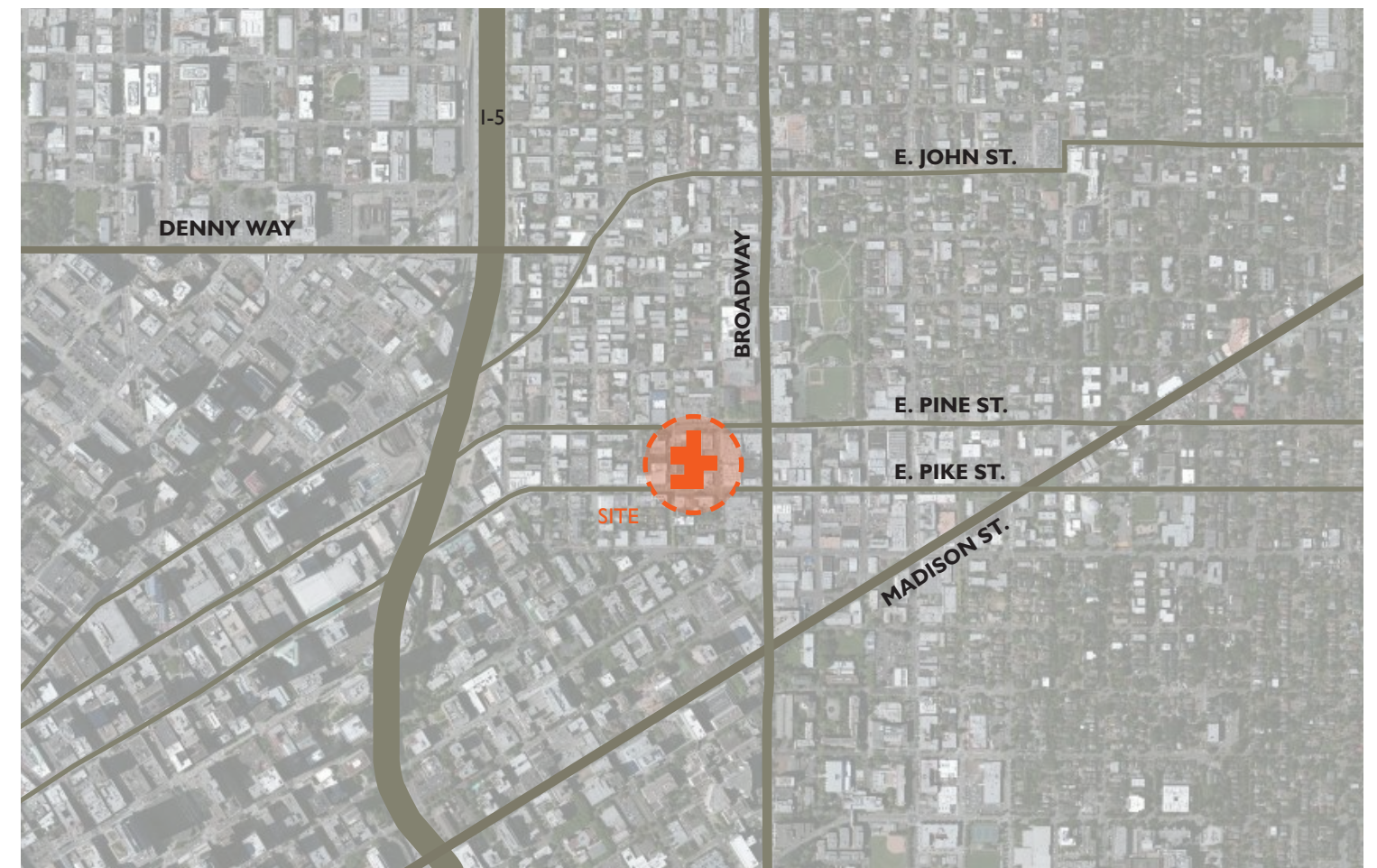
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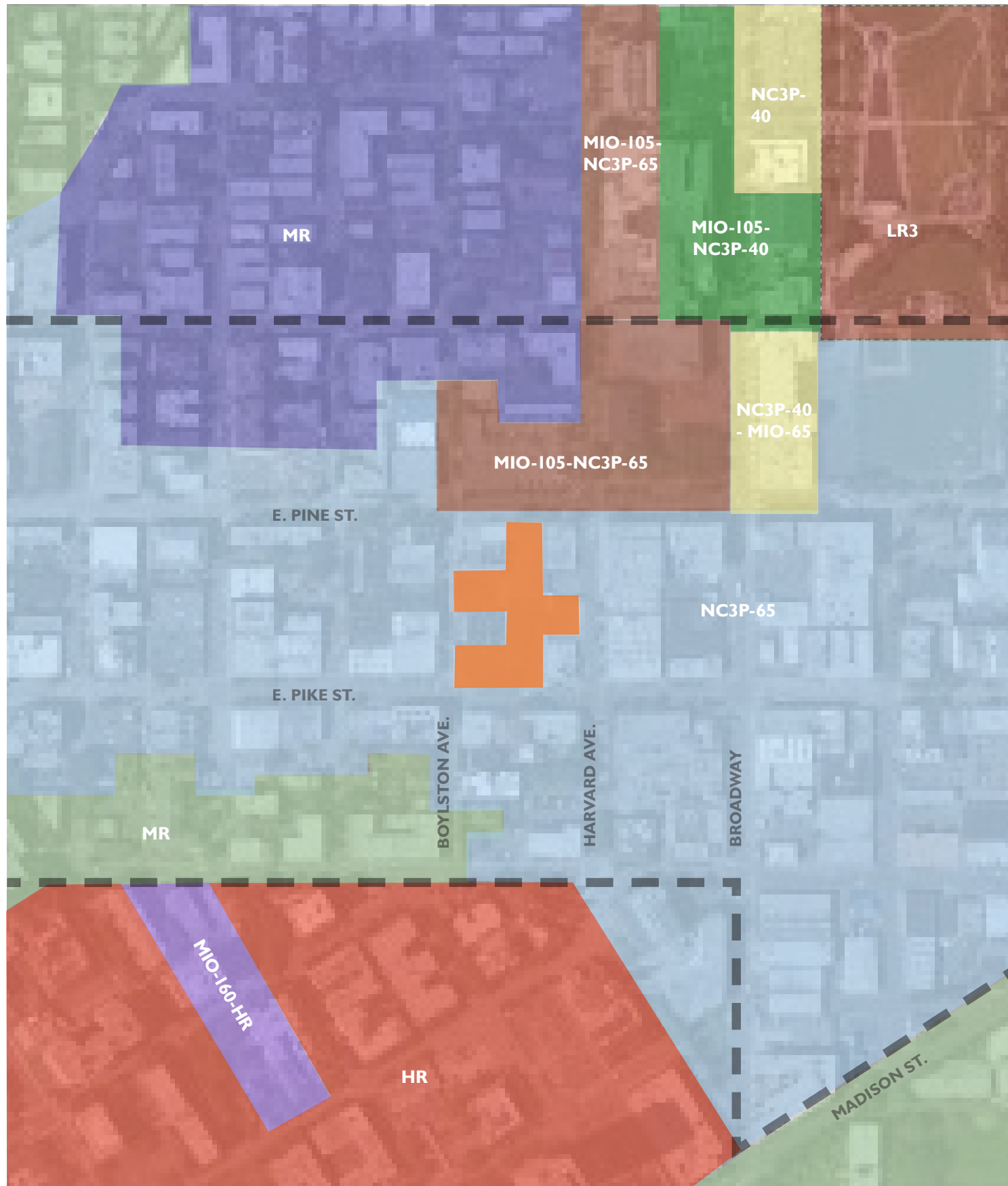
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ADDRESS: 714 East Pike Street (Block bounded by East Pike St., Boylston Ave., East Pine St., and Harvard Ave.)





ZONING

SITE AREA

54,000 sf

NC3P-65 ZONING
GENERAL COMMENTS

Height, FAR (Floor Area Ratio) and floor plate size are the three predominant governors in the NC3P-65 zone. Within the Pike/Pine Overlay District, conservation of a character structure allows for exceptions to all three of the governing factors within the NC3P-65 zone.

NC3P-65 FLOOR AREA RATIO (F.A.R.):
SMC 23.47A.013

- Maximum F.A.R. for NC Zones is 4.75 for all uses within a mixed-use structure containing residential and non-residential uses.

FLOOR AREA EXEMPTIONS
WITHIN PIKE/PINE
CONSERVATION OVERLAY
DISTRICT:
SMC 23.73.009.C.5

- If a Character Structure is retained on the lot, all floor area in residential use over the character structure is exempt from the calculation of gross floor area subject to an FAR limit.
- All street facing façades of the character structure must be retained.
- All portions of the new structure above the height of the street facing façades of the character structure shall be setback a minimum of 15 feet from all street property lines that abut the character structure.
- The original floor-to-ceiling height of the ground story shall be maintained.



CONSTRAINTS

- Full-block site, but only occupies one corner out of four
- Character structure influences building's bulk and massing
- One and three-story neighbors occupy rest of block



OPPORTUNITIES

- Character structure influences building's bulk and massing
- Full-block site offers through block connections and opportunities for pedestrian accessed courtyards
- Much of the building's massing will be at the center / interior of the block, diminishing visual impact to the neighborhood
- Great neighborhood and diverse housing stock
- Strong access to hospitals, employment, and higher education
- Good access to transit and pedestrian areas

KEY

- Site
- Principal Pedestrian Street
- Street
- Park
- College / University
- Bus Stop
- Future First Hill Streetcar Line



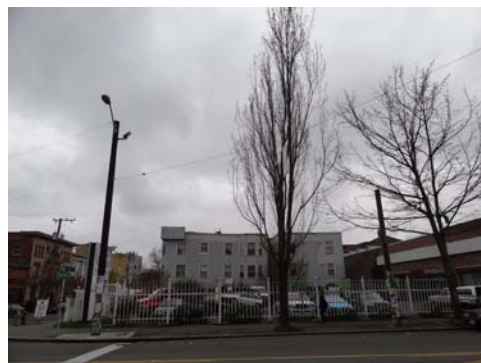
BOYLSTON AVENUE PARKING LOT



BOYLSTON AVENUE PARKING LOT



EAST PIKE STREET PARKING LOT



EAST PINE STREET BMW BUILDING

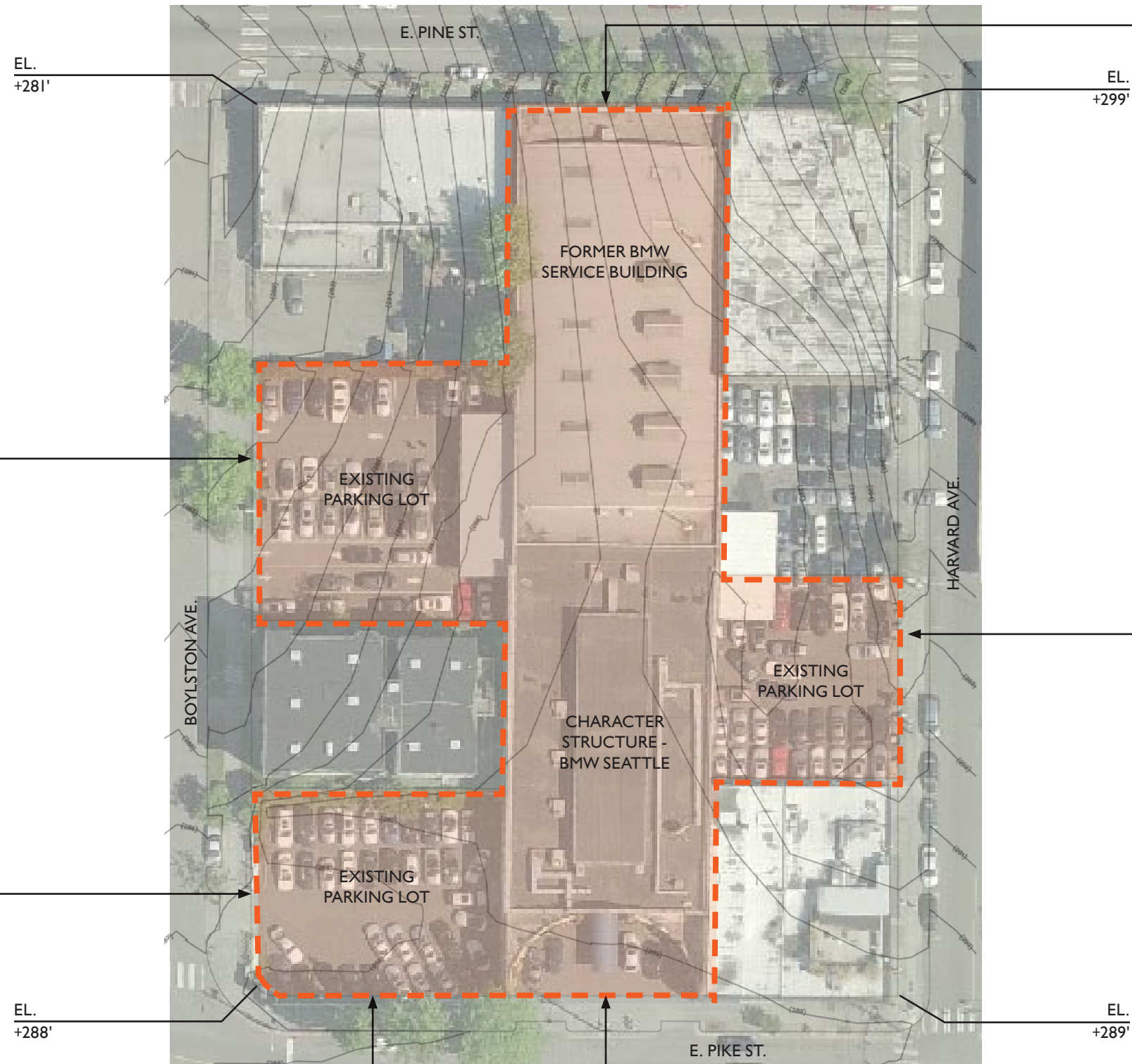
HARVARD AVENUE PARKING LOT



THE SITE is located in the vibrant Capitol Hill neighborhood bounded by the designated principal pedestrian streets of East Pike St. to the south and East Pine Street to the north, and Boylston Ave. and Harvard Ave. to the east and west. Due to the unique configuration of the lot, each street has a building frontage, though each frontage occupies only a portion of each block. The site slopes downward from east to west approximately 19 feet, and from north to south approximately ten feet.



CHARACTER BUILDING EXPOSURE ON EAST PIKE STREET



SITE EXPOSURE



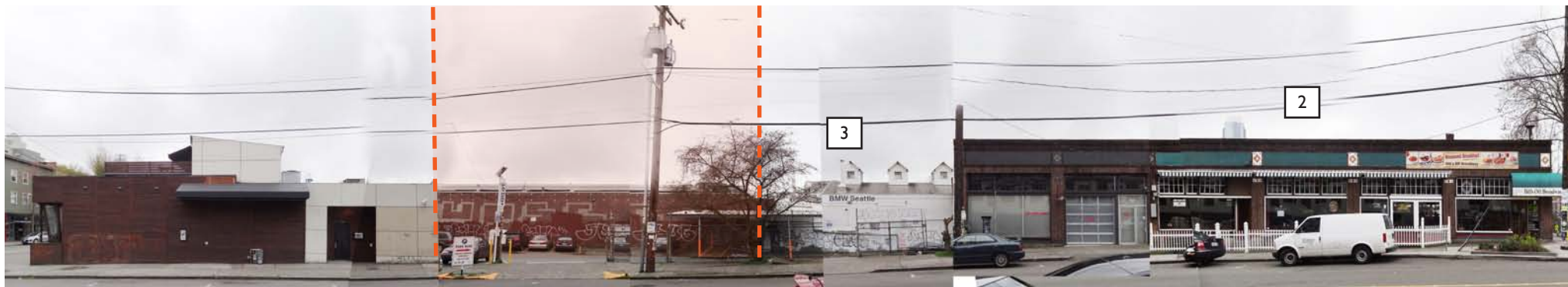
A) EAST PIKE STREET

SITE EXPOSURE



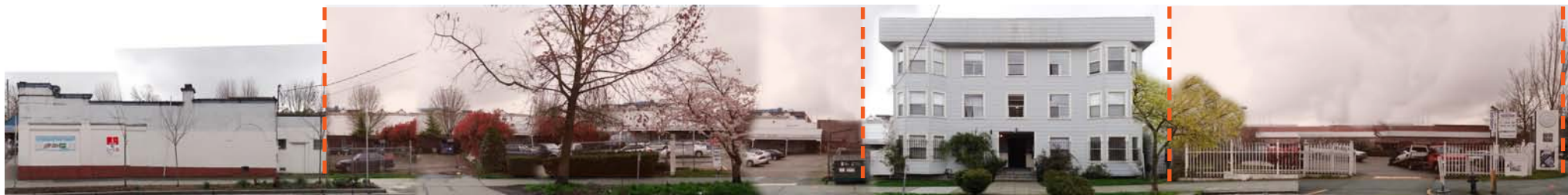
B) EAST PINE STREET

SITE EXPOSURE



C) HARVARD AVENUE

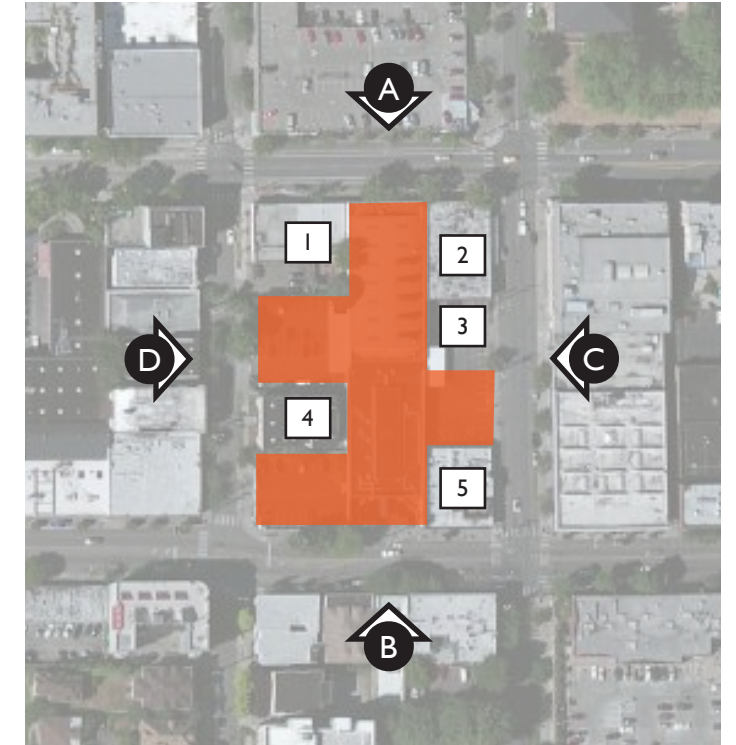
SITE EXPOSURE



D) BOYLSTON AVENUE

SITE CONTEXT

- 1. Pine Food Market / Linda's
- 2. Bill's Off Broadway
- 3. Parking Lot
- 4. Starbird Apartments
- 5. Pho Le / HG Lodge



SITE CONTEXT

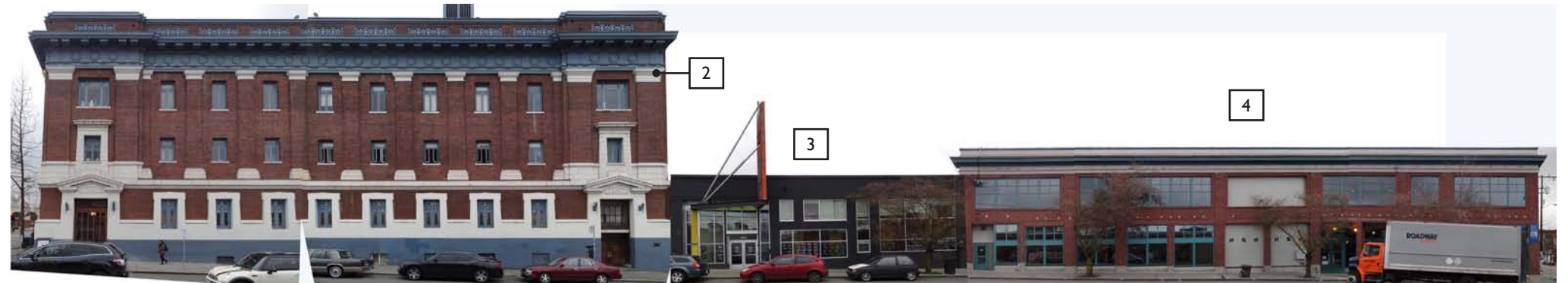
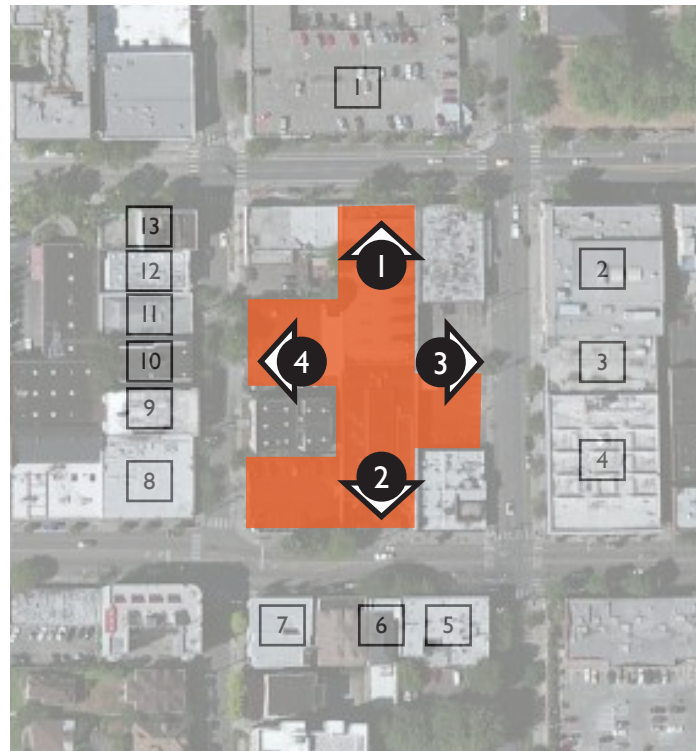
1. Parking Garage
2. Landmark Egyptian Theater
3. Erickson's Theater
4. SCCC Segal Center
5. St. John's Apartments / Ayutthaya / The Other Coast
6. 713 Pike St.
7. Miller Warren Apts / Babeland / Honeyhole / Sal's
8. Phil Smart Mercedes Benz
9. Glencoe Apartments
10. 1517 Boylston Ave.
11. Phil Smart Mercedes Benz
12. The Recherche Apartments
13. R Place



1) EAST PIKE STREET



2) EAST PINE STREET

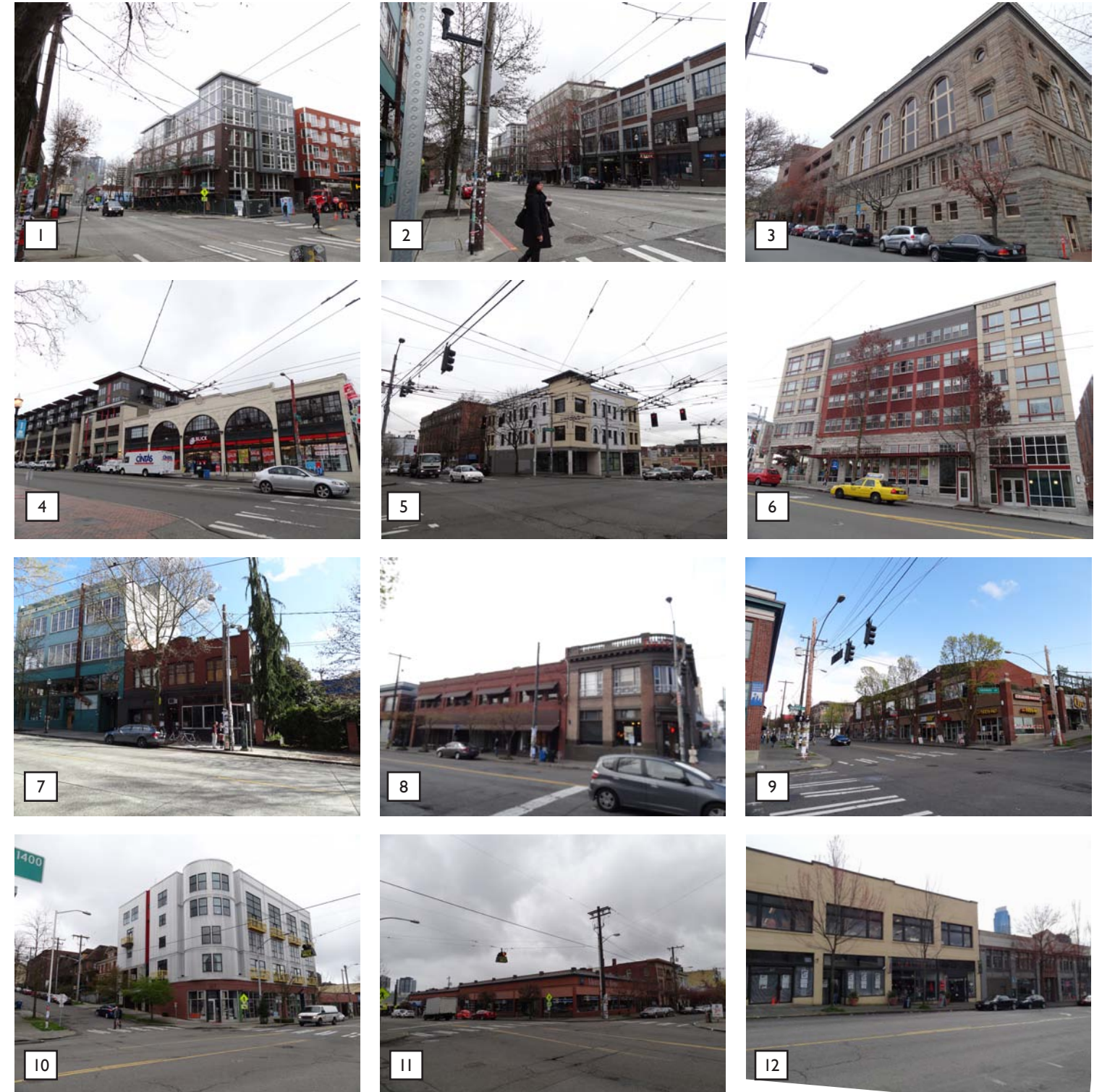


3) HARVARD AVENUE



4) BOYLSTON AVENUE

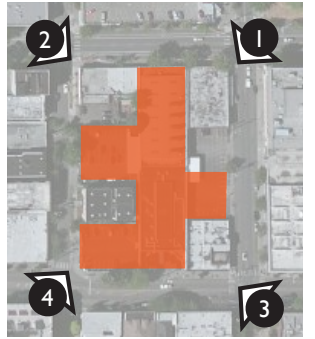




SITE CONTEXT

- | | |
|--|--|
| 1. 512 East Pine Street | 7. 611 Supreme |
| 2. Capitol Loans / Rudy's / Stumptown / Press Condos | 8. Featherstone Gallery / Tully's Coffee |
| 3. SCCC Broadway Performance Hall / Plant Science | 9. Bartell Drug / QFC |
| 4. Blick Art / The Broadway Building | 10. 615 / 617 East Pike Street / Kiss the Sky Cafe |
| 5. Broadway Dental Care | 11. Phil Smart Mercedes Benz |
| 6. Walgreens / Broadway Crossing Apartments | 12. City Home Store |





SITE EXPOSURE

SITE EXPOSURE



1. CORNER OF HARVARD AVENUE AND EAST PINE STREET

SITE EXPOSURE

SITE EXPOSURE



3. CORNER OF HARVARD AVENUE AND EAST PIKE STREET

SITE EXPOSURE

SITE EXPOSURE



2. CORNER OF BOYLSTON AVENUE AND EAST PINE STREET

SITE EXPOSURE

SITE EXPOSURE



4. CORNER OF BOYLSTON AVENUE AND EAST PIKE STREET





1. LOOKING WEST ON EAST PINE STREET



2. LOOKING EAST ON EAST PINE STREET



3. LOOKING SOUTH ON BOYLSTON AVENUE



4. LOOKING NORTH ON BOYLSTON AVENUE



5. LOOKING WEST ON EAST PIKE STREET



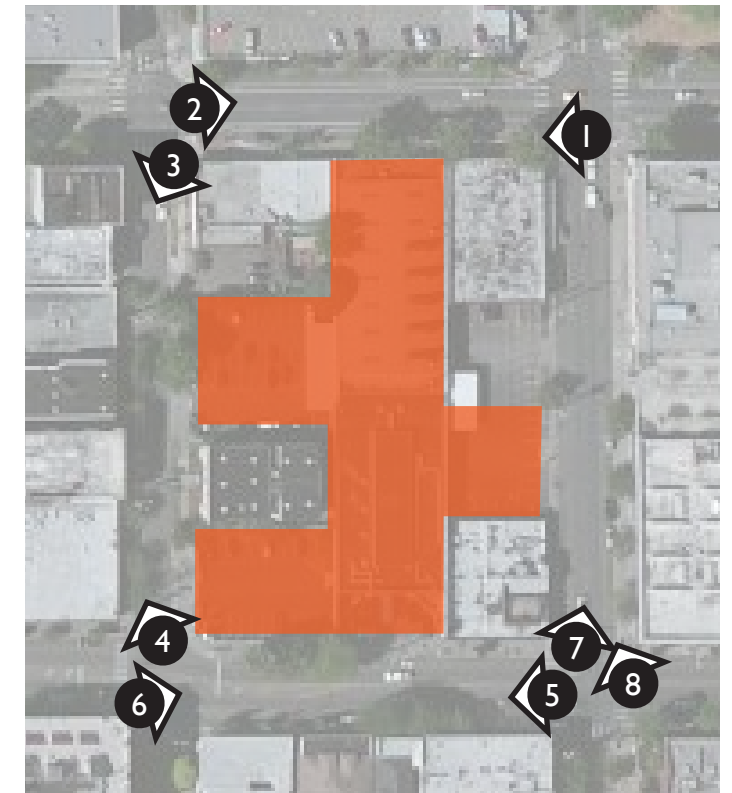
6. LOOKING EAST ON EAST PIKE STREET



7. LOOKING NORTH ON HARVARD AVENUE



8. LOOKING NORTH ON HARVARD AVENUE



EAST PINE STREET

- East Pine Street is heavily trafficked by both pedestrians and vehicles, offering an East / West arterial connecting Capitol Hill to Downtown.
- On the block bounded by Boylston and Harvard Avenues, the North side of the street is abutted by the blank wall of a parking garage. The South side of the street has two neighborhood institutions, Linda's, and Bill's Off Broadway.

HARVARD AVENUE

- Harvard Avenue is quiet, and fronted by two theaters. After shows, this street becomes largely populated with theatergoers.
- The West side of the street is fronted by Bill's Off Broadway, parking lots, and the side of a one story building at the South corner.



BOYLSTON AVENUE

- Boylston Avenue, bounded by East Pine and East Pike Streets is largely residential, with many flowering street trees and planting strips.

KEY

- Site
- Principal Pedestrian Street
- Arterial Street
- Residential Street
- Residential/Retail Fronted Street

EAST PIKE STREET & SIDEWALK CHARACTERISTICS

- East Pike Street is less heavily trafficked than East Pine Street, and offers smaller scale retail stores to the South.
- East Pine Street is designated as a principal pedestrian street.
- This section of East Pike is populated by successful retail shops and eateries, representative of the neighborhood character that is to be preserved and nurtured.



FLOOR SIZE LIMITS OUTSIDE THE CONSERVATION CORE:
SMC 23.73.010.A

- On lots outside of the Conservation Core greater than 15,000 square feet in size, the maximum gross floor area of any single story above 35 feet in height is 15,000 square feet.

EXCEPTIONS TO FLOOR SIZE LIMIT:
SMC 23.73.010.B.2

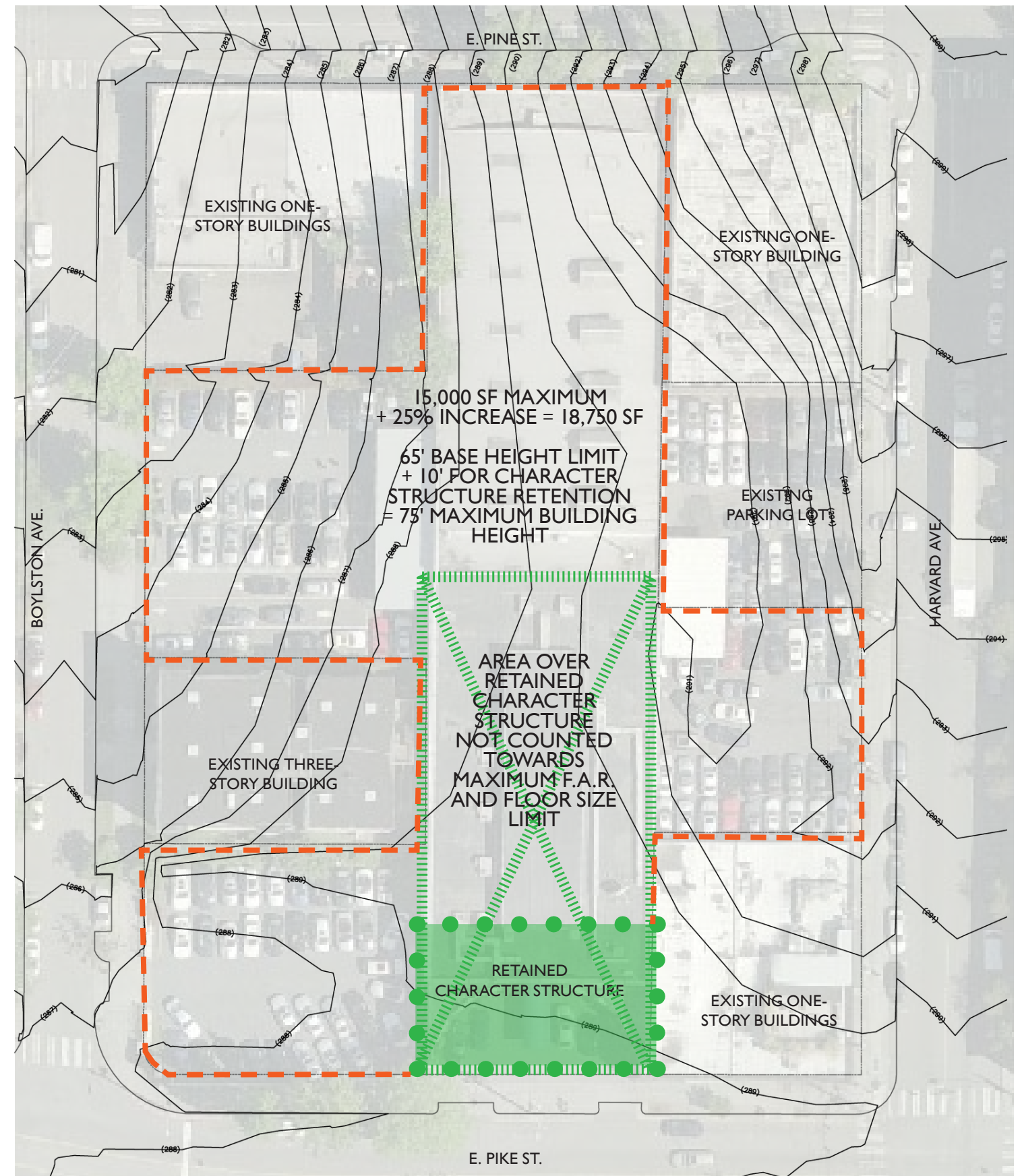
- By retaining a character structure on the lot, a 25 percent increase in the floor size limit is permitted for projects that incorporate a character structure on the same lot, either as a whole structure or as a portion of a structure.
- For a project that incorporates portions of a character structure the following must be met:
 - All street facing façades of the character structure must be retained.
 - All portions of the new structure above the height of the street facing façades of the character structure shall be setback a minimum of 15 feet from all street property lines that abut the character structure.
 - The original floor-to-ceiling height of the ground story shall be maintained.
 - Any floor area in the new portion of the structure above 35 feet in height that is within the area of the original footprint of the character structure and is separated from the street along all street frontages by the original façades of the character structure is not included in the calculation of the floor area subject to the size limit.

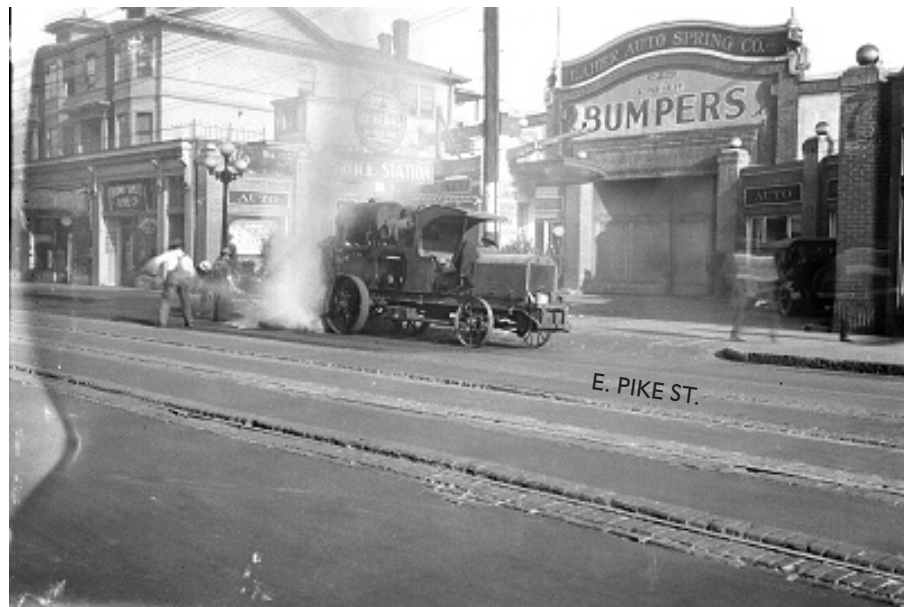
NC3P-65 STRUCTURE HEIGHT:
SMC 23.47A.012

- Base Height Limit is 65'
- An overlay district may increase or reduce the maximum structure height.
- Rooftop Elements: there are numerous additional height allowances for rooftop elements, appurtenances, or features in Section 23.47A.012.C.

HEIGHT EXCEPTIONS WITHIN PIKE/PINE CONSERVATION OVERLAY DISTRICT:
SMC 23.73.014.B

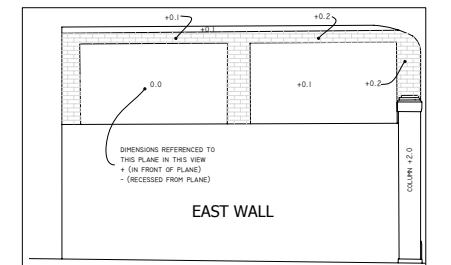
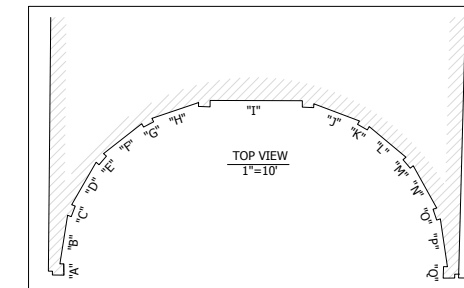
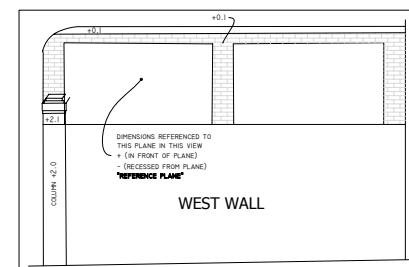
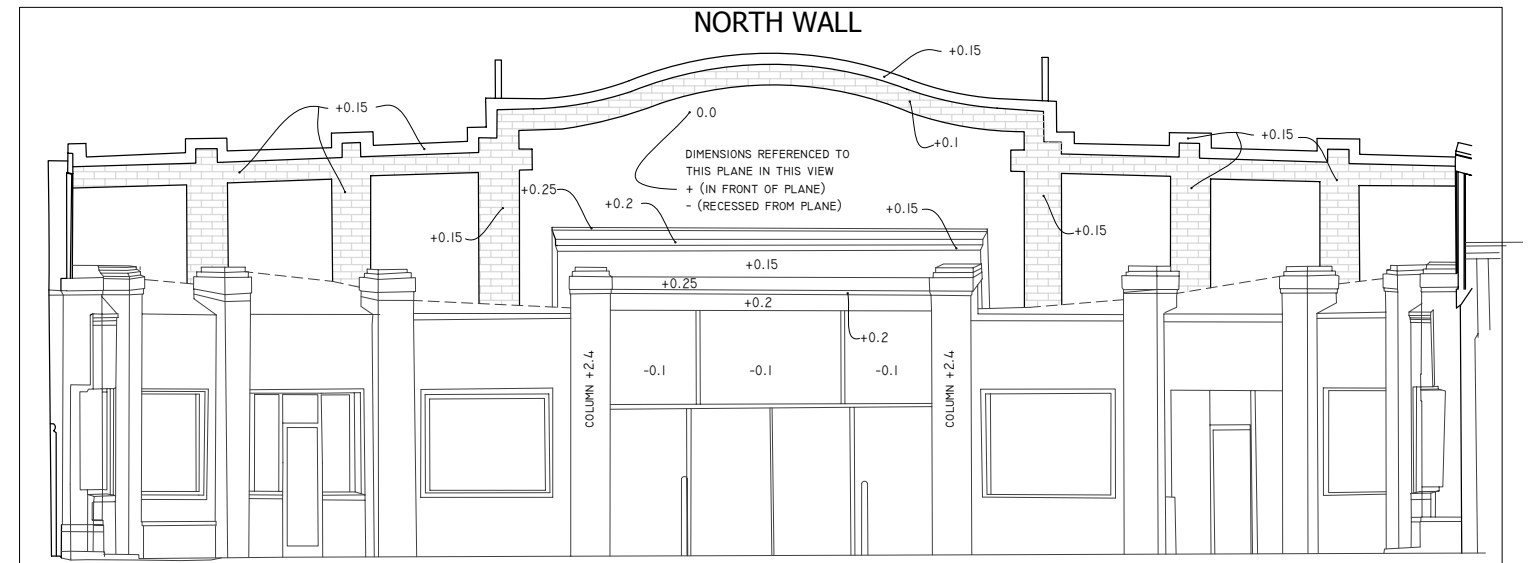
- If the lot includes a character structure, the height may be exceeded by 10'.
- All street facing façades of the character structure must be retained.
- All portions of the new structure above the height of the street facing façades of the character structure shall be setback a minimum of 15 feet from all street property lines that abut the character structure.
- The original floor-to-ceiling height of the ground story shall be maintained.
- The additional floor area above the 65-foot height limit is occupied solely by residential use.





EAST PIKE STREET CHARACTER STRUCTURE

Dating to 1926 (see photo above) the character structure at 714 East Pike Street has had multiple lives within Seattle's "auto row". In the photo, the original use was a bumper manufacturer and service station. It's most recognizable identity was as BMW Seattle, housing a vehicle showroom. Currently, the open space is used for parking by the current occupants.



MASSING SCHEME A

Common to all Schemes is the retention of the only Character Structure within parcel, along East Pike Street.

PROS:

- Mass of South building will be perceived as a collection of smaller buildings due to site configuration (Design Guideline A-1)
- Reduced excavation depth due to Parking on ground level
- Ground level square footage is maximized while providing private outdoor spaces for residents on Second Level (Design Guideline A-7).

CONS:

- North Building has a long wall facing East with minimal glazing opportunity (Design Guideline D-2)
- Departure required to allow for less than a 40' building separation
- The maximization of the ground floor does not offer anything to the community (Design Guideline A-4)
- No setbacks are provided along street frontages (Design Guideline A-5, B-1)

KEY

- Retail / Commercial Live/Work
- Parking
- Residential
- Open Space
- Circulation / Lobby / Amenity



PLAN VIEW AT GROUND FLOOR



PLAN VIEW





AERIAL FROM SOUTHEAST



AERIAL FROM SOUTHWEST



STREET VIEW FROM NORTHEAST



STREET VIEW FROM SOUTHEAST



MASSING SCHEME B

Common to all Schemes is the retention of the only Character Structure within parcel, along East Pike Street.

PROS:

- Unique building geometry within Capitol Hill (Design Guideline C-2)
- Building Separation is maximized
- Reduced length and increased articulation of walls along adjacent parcels (Bill's Off Broadway) (Design Guideline D-2)
- Deeper setbacks from street and neighboring buildings (Design Guideline A-5)
- Large, private open spaces created within middle of block (Design Guideline A-7)

CONS:

- Diagonal floorplan 'foreign' to neighborhood (Design Guideline B-1)
- Diagonal floorplan along Pike does not relate to character structure (Design Guideline B-3)
- Diagonal courtyard is on axis with future development potential of parcels at Northeast corner of site, and with existing apartment building.

KEY

- Retail / Commercial Live/Work
- Residential
- Private Open Space
- Circulation / Lobby / Amenity



PLAN VIEW AT GROUND FLOOR



PLAN VIEW





AERIAL FROM SOUTHEAST



AERIAL FROM SOUTHWEST



STREET VIEW FROM NORTHEAST



STREET VIEW FROM SOUTHEAST



MASSING SCHEME C (PREFERRED)

Common to all Schemes is the retention of the only Character Structure within parcel, along East Pike Street.

PROS:

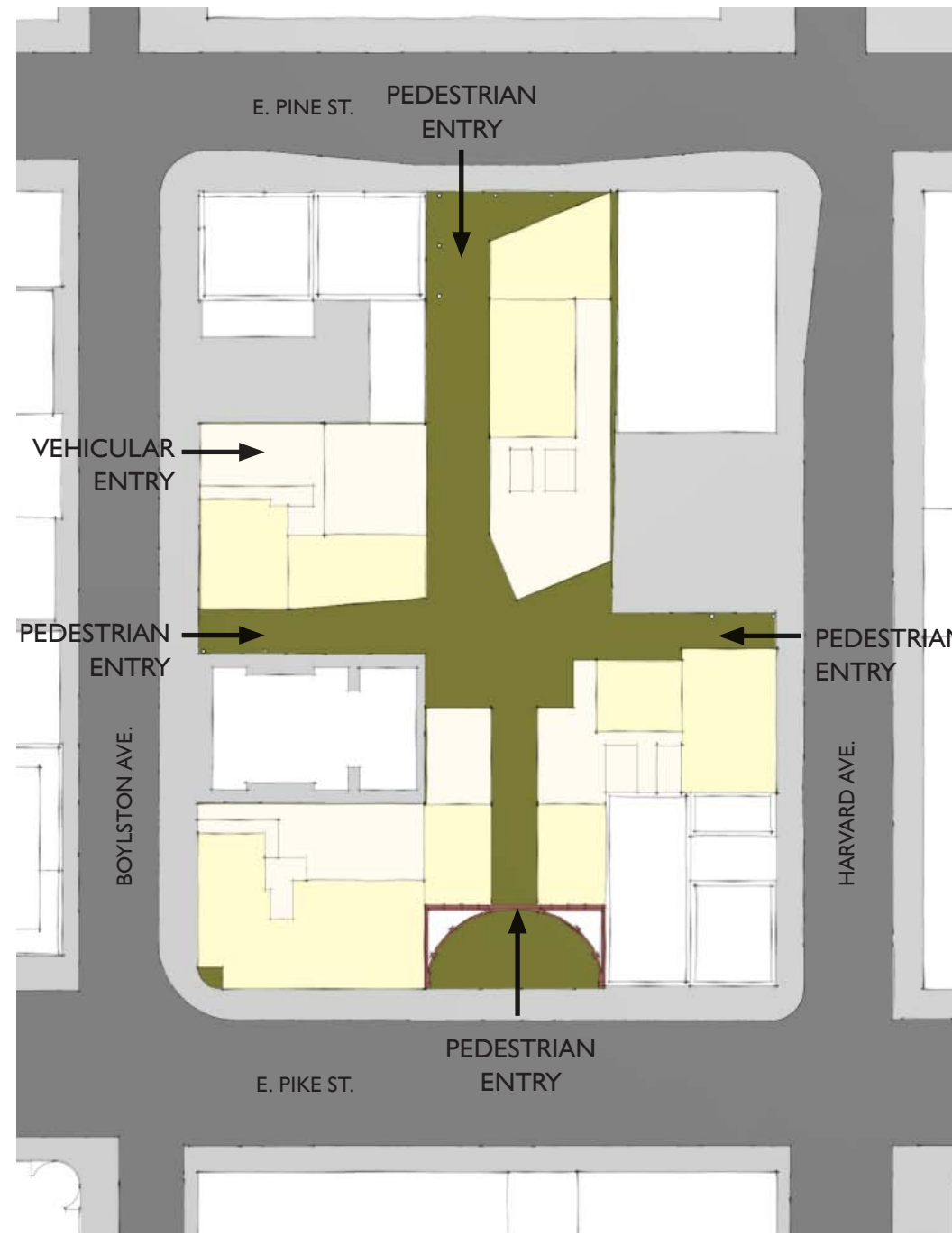
- Masses are articulated into smaller components, reducing the visual impact of project within neighborhood (Design Guideline A-1, C-2)
- Hybrid of Diagonal and Rectilinear schemes provide maximum interior courtyard (Design Guideline A-7)
- Pedestrian access is provided on all four street frontages (Design Guideline D-1, B-5)
- Ground Floor is devoted to Retail, Live/Work, and Lobby Amenity Spaces encouraging human activity and pedestrian use (Design Guideline A-4)
- Public courtyards will incorporate Landscaping to energize the pedestrian experience (Design Guideline E-1)

CONS:

- Diagonal courtyard is on axis with future development potential of parcels at Northeast corner of site, and with existing apartment building.

KEY

- Retail / Commercial Live/Work
- Residential
- Public Open Space
- Circulation / Lobby / Amenity



PLAN VIEW AT GROUND FLOOR



PLAN VIEW





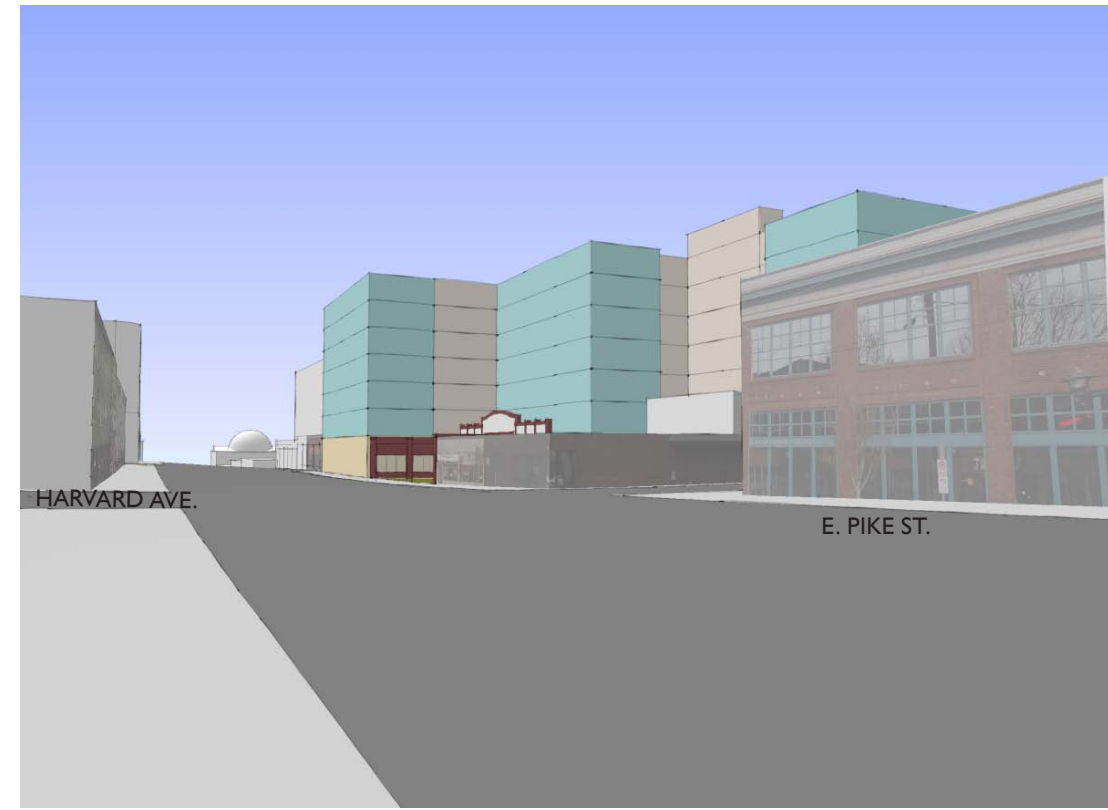
AERIAL FROM SOUTHEAST



AERIAL FROM SOUTHWEST



AERIAL FROM NORTHEAST



STREET VIEW FROM SOUTHEAST





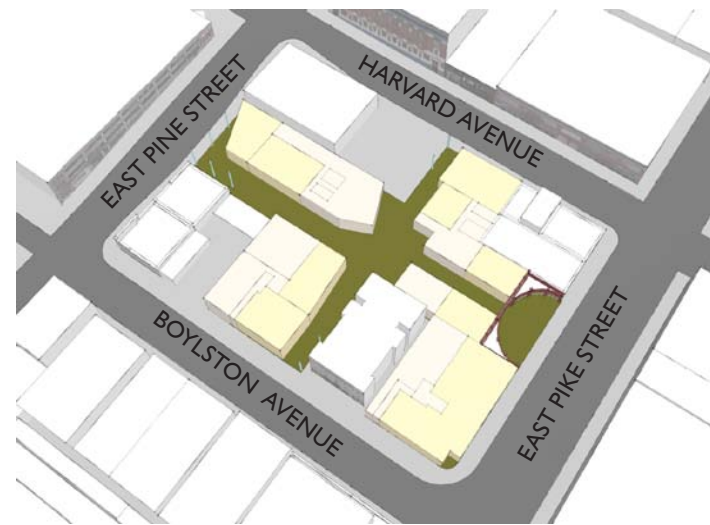
MASSING OPTION 1

Taking advantage of the Zoning Language, floors up to 35' above average grade level does not have a floor size limit. In Scheme 1, the Ground Floor area is increased, providing ground-level parking, and private indoor and outdoor amenity spaces for the building residents on the second floor. Building B is only six stories tall, conforming to the 65' height limit.



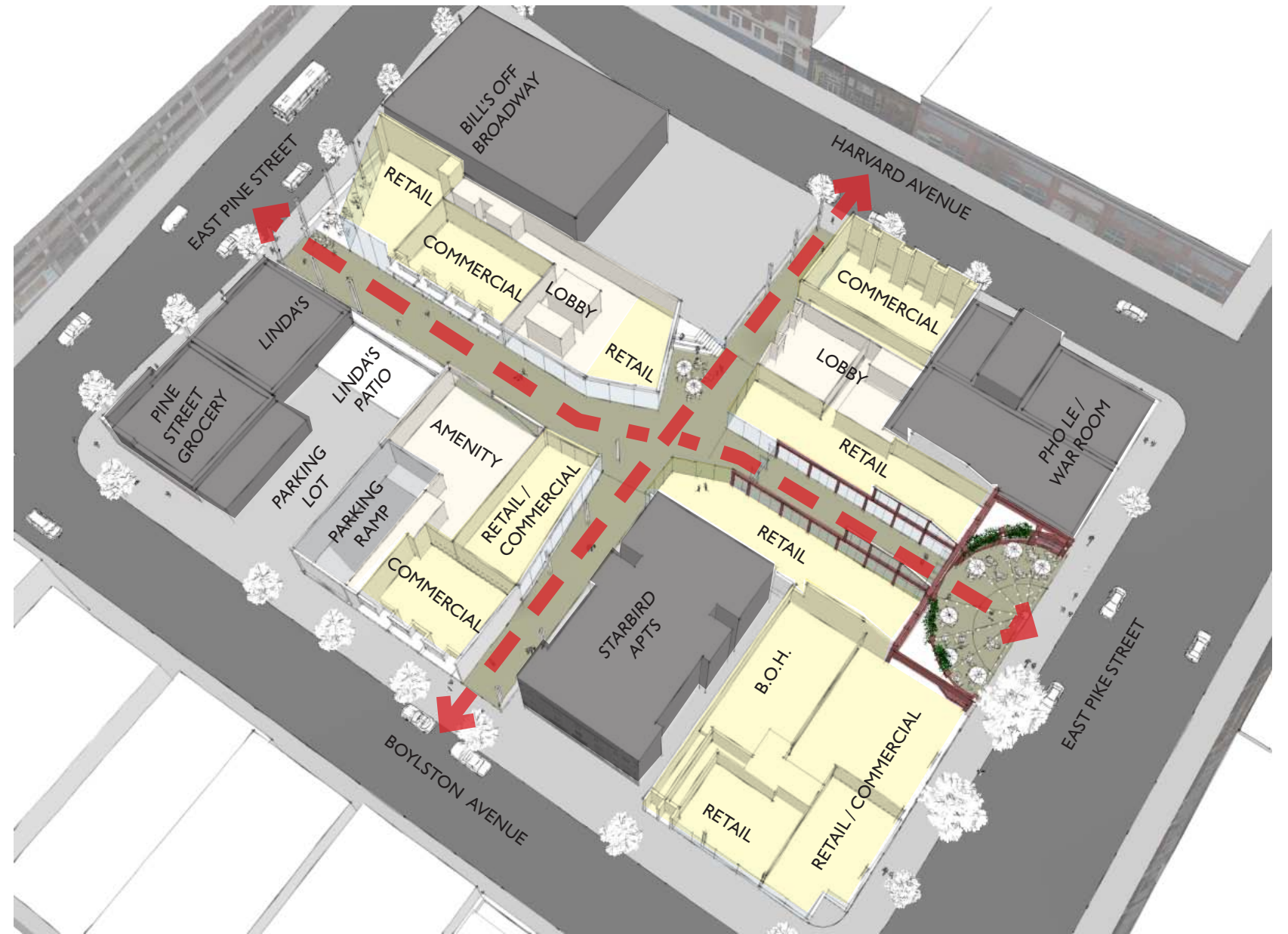
MASSING OPTION 2

The ground floor of Massing Option 2 is reduced, providing private outdoor spaces to residents. The usable floor area that is not used on the ground floor is realized as an extra floor on Building B, increasing its height to 75'. Residential units face the open courtyards.



MASSING OPTION 3 (PREFERRED)

The preferred scheme provides community accessible space and through-block pedestrian connections. By locating Live/Work Units and Retail along the pedestrian areas, the courtyard area accentuates the surrounding neighborhood with much-desired "micro-retail" and offers a unique public experience. The skewed geometry of the building allows more sunlight to penetrate deeper into the courtyard.



PEDESTRIAN COURTYARDS – RETAIL CORRIDORS

- RESIDENTIAL
- RETAIL / FLEXIBLE COMMERCIAL
- LOBBY / AMENITY
- PARKING
- PUBLIC OPEN SPACE



PEDESTRIAN COURTYARD LANDSCAPE ARTICULATION

COMMUNITY COMMENTS:

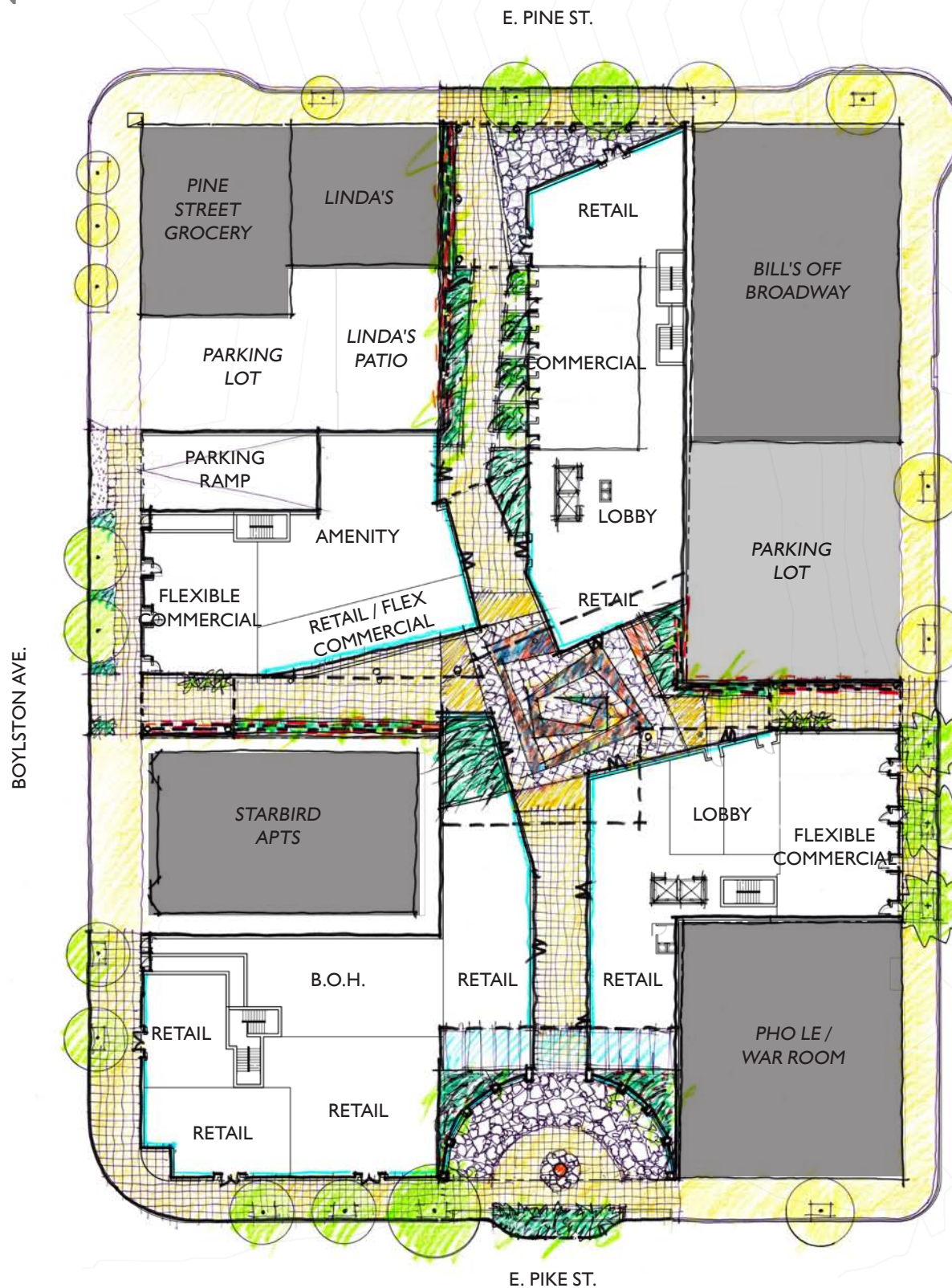
- Desire for more small-scale retail that supports the vibrancy and unique character of the Pike/Pine corridor
- Tall, non-reflective windows at ground level for view into stores from street
- Deep retail spaces
- Articulation of first stories of building are critical
- High quality building materials
- Character structure best utilized as retail or restaurant as opposed to residential lobby
- Residential Entries to building located on quieter residential blocks of Boylston and Harvard

PROJECT RESPONSE:

- Open air courtyards provide outdoor space and mid-block connections
- Locating Live/Work and Retail Units along internal courtyards activate and enliven the pedestrian experience.
- Community-level Porosity
- Increases Retail / Commercial exposure by creating smaller-scale 'corners' at mid-block.
- Responds to neighborhood comments requesting Micro-retail

LANDSCAPE DESIGN

- The landscape design approach to the project seeks to blend the proposed ROW streetscape and street level courtyards into the fabric of the neighborhood. On site landscaping will serve to reinforce spatial definition and add character to the various walkways, courts, and retail or live/work frontages included throughout the project site.

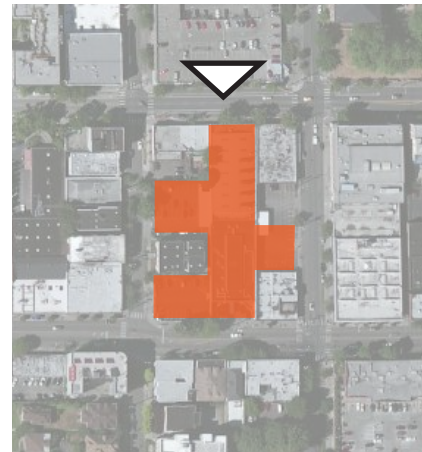


MID-BLOCK CONNECTIONS



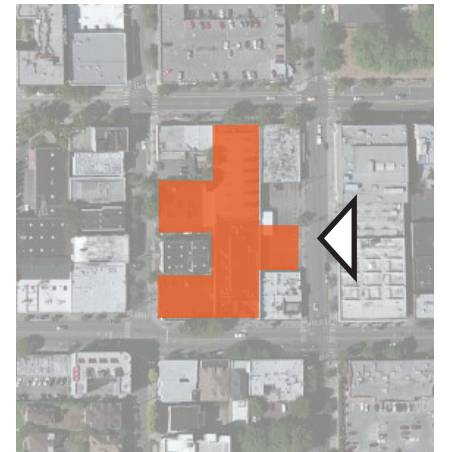
VIEW OF MID-BLOCK CONNECTION FROM PINE STREET

The pedestrian entry from Pine Street is wider in dialog with heavier pedestrian and vehicular traffic of this street. The courtyard has been designed to offer maximum solar access and will be heavily landscaped to offer a green, garden-like pathway. This wide corridor is lined with retail and commercial spaces while maintaining a visual connection to the destination of the larger mid-block courtyard.

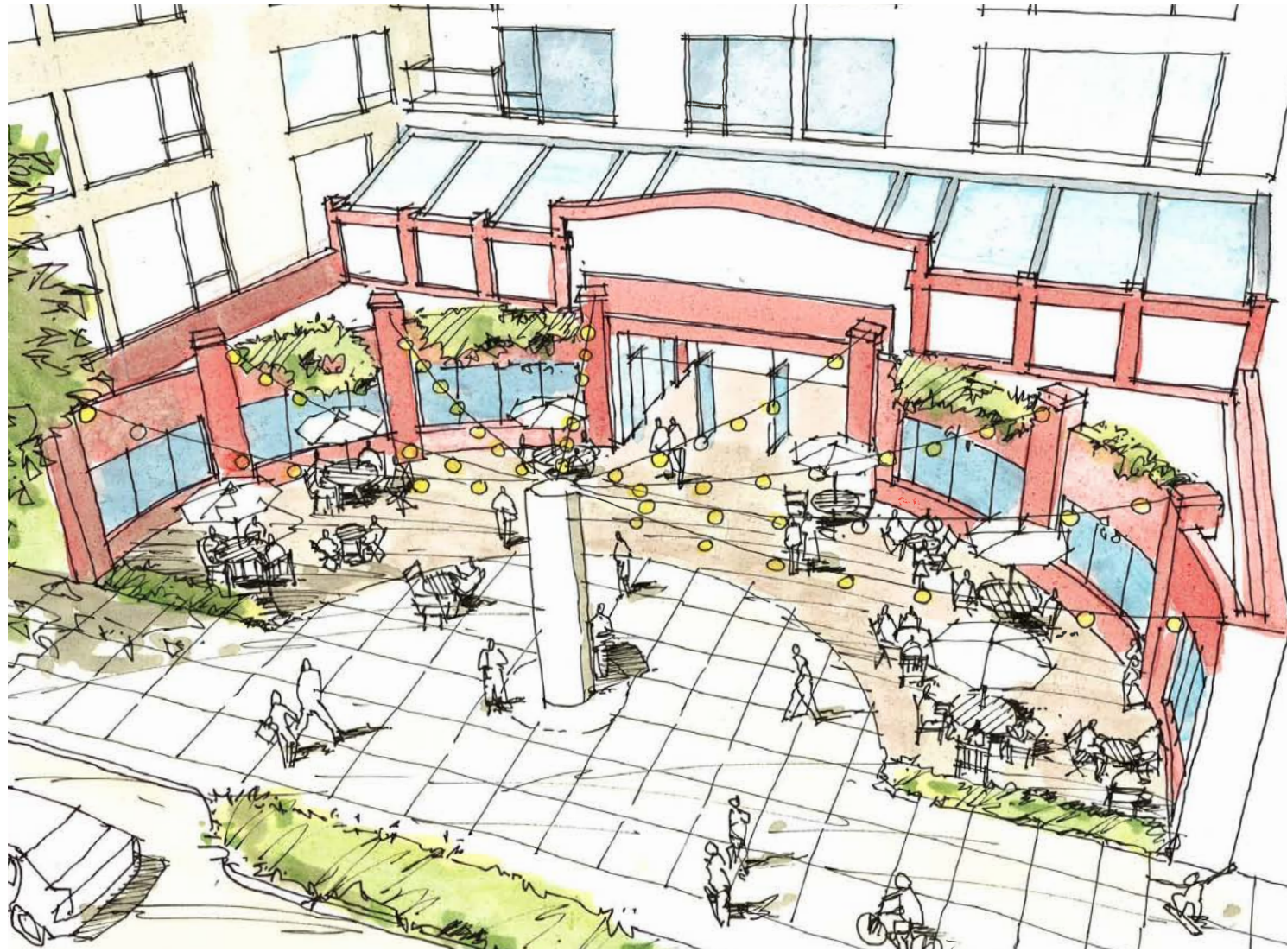


VIEW OF MID-BLOCK CONNECTION FROM HARVARD AVENUE

Looking west through the block, pedestrians can enter through a smaller, residential scale opening. Visual connection is made all the way through the block to Boylston Avenue, with visual and physical access to commercial, retail, and residential lobbies within the courtyard.



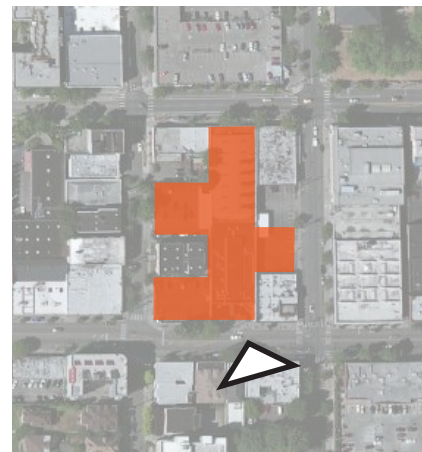
MID-BLOCK CONNECTIONS



VIEW OF CHARACTER STRUCTURE AND MID-BLOCK CONNECTION FROM EAST PIKE STREET

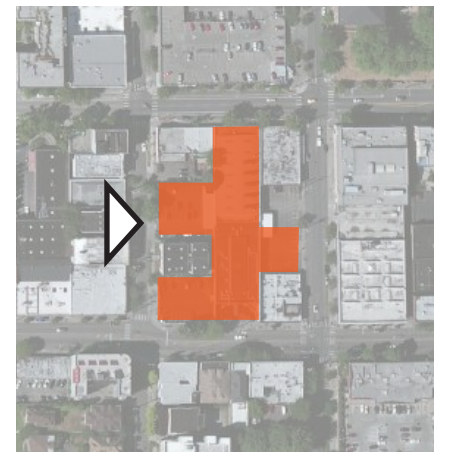
The project takes advantage of the large openings in the character structure and provides a retail-lined, covered pedestrian corridor that leads to the mid-block courtyard. The preserved semi-circular open space (historically a vehicular port cochere) will be activated by retail which will energize this space and create a true destination within Capitol Hill.

The project will exceed the floor-to-ceiling height of the character structure, and will capture the original feel of the interior space by incorporating large south facing skylights – a feature original to the existing building.



VIEW OF MID-BLOCK CONNECTION FROM BOYLSTON AVENUE

Looking east through the block, pedestrians can enter through a smaller, residential scale opening. Visual connection is made all the way through the block to Harvard Avenue, with visual and physical access to commercial, retail, and residential lobbies within the courtyard.

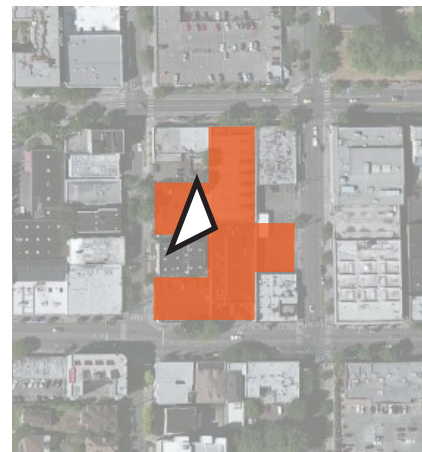


MID-BLOCK COURTYARD



VIEW LOOKING EAST FROM COURTYARD

The orientation of the two buildings offer a large mid-block courtyard with increased solar access at the ground level compared to the non-preferred schemes. The courtyard will be activated by the position of the residential entries, as well as the curated approach to the mid-block commercial spaces."

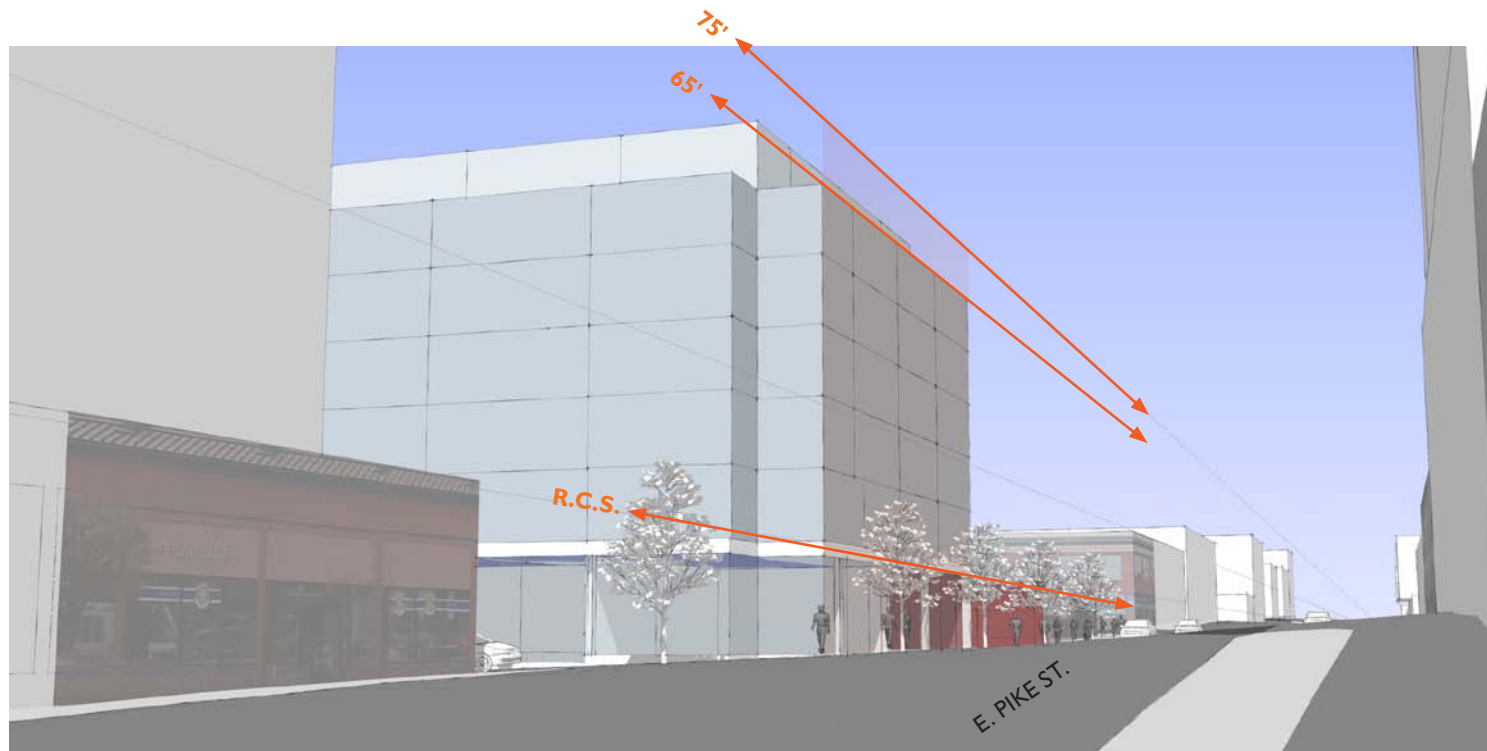
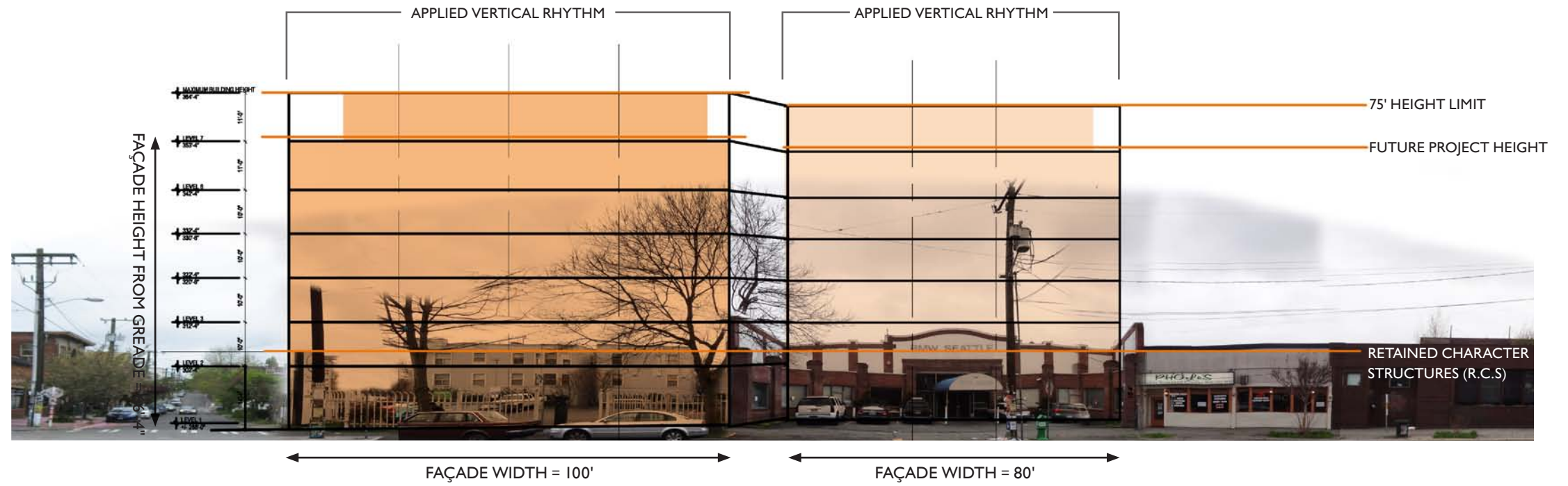


VIEW LOOKING WEST FROM COURTYARD

The landscaping will soften the edges of the courtyard while protecting views and noise from adjacent properties. The second story spaces that line the courtyard are stepped back, offering multiple opportunities for terraces. This second level of outdoor space will create a human scale within the courtyard, and enliven the space.



EAST PIKE STREET STREETSCAPE CHARACTERISTICS



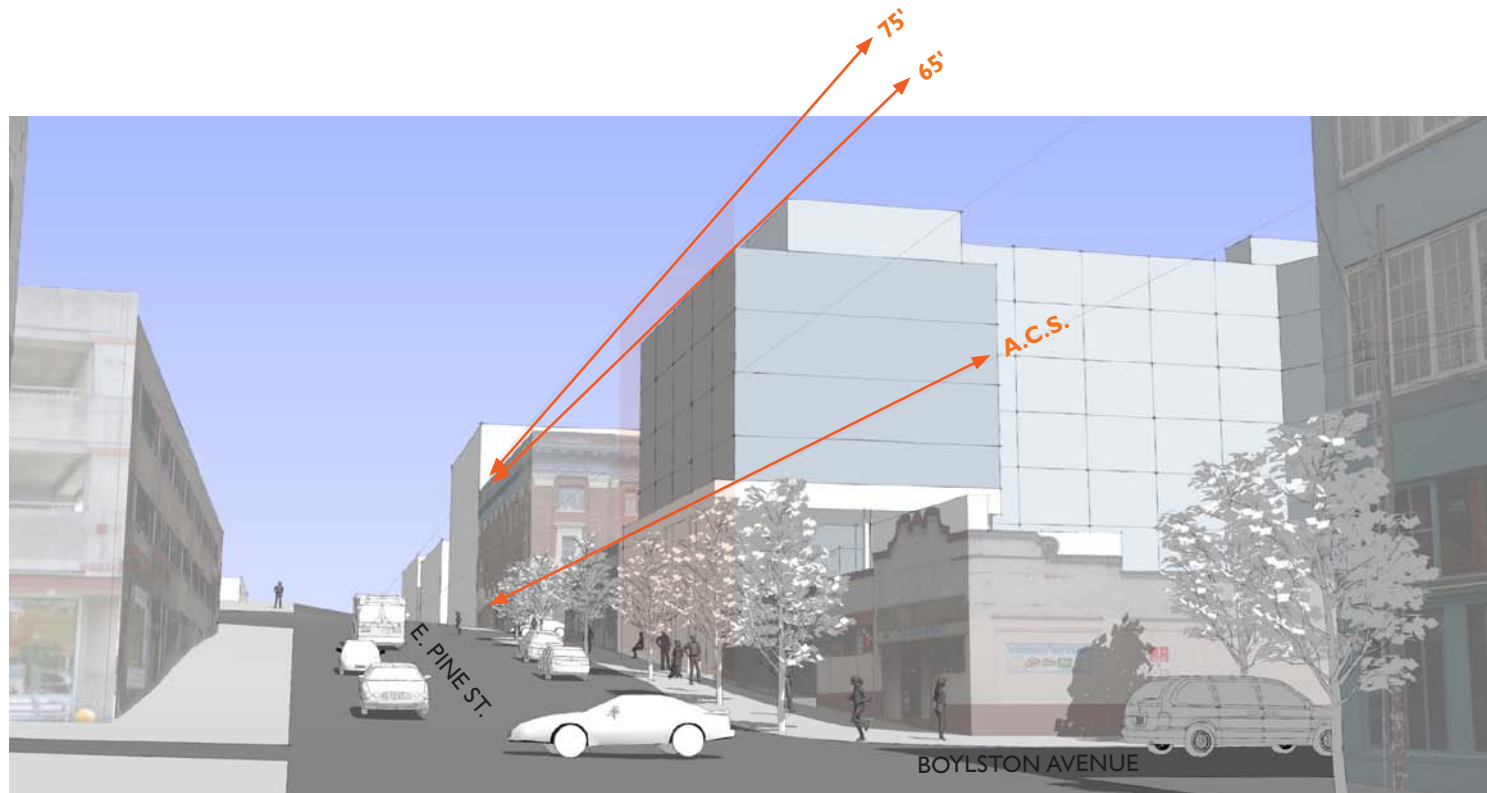
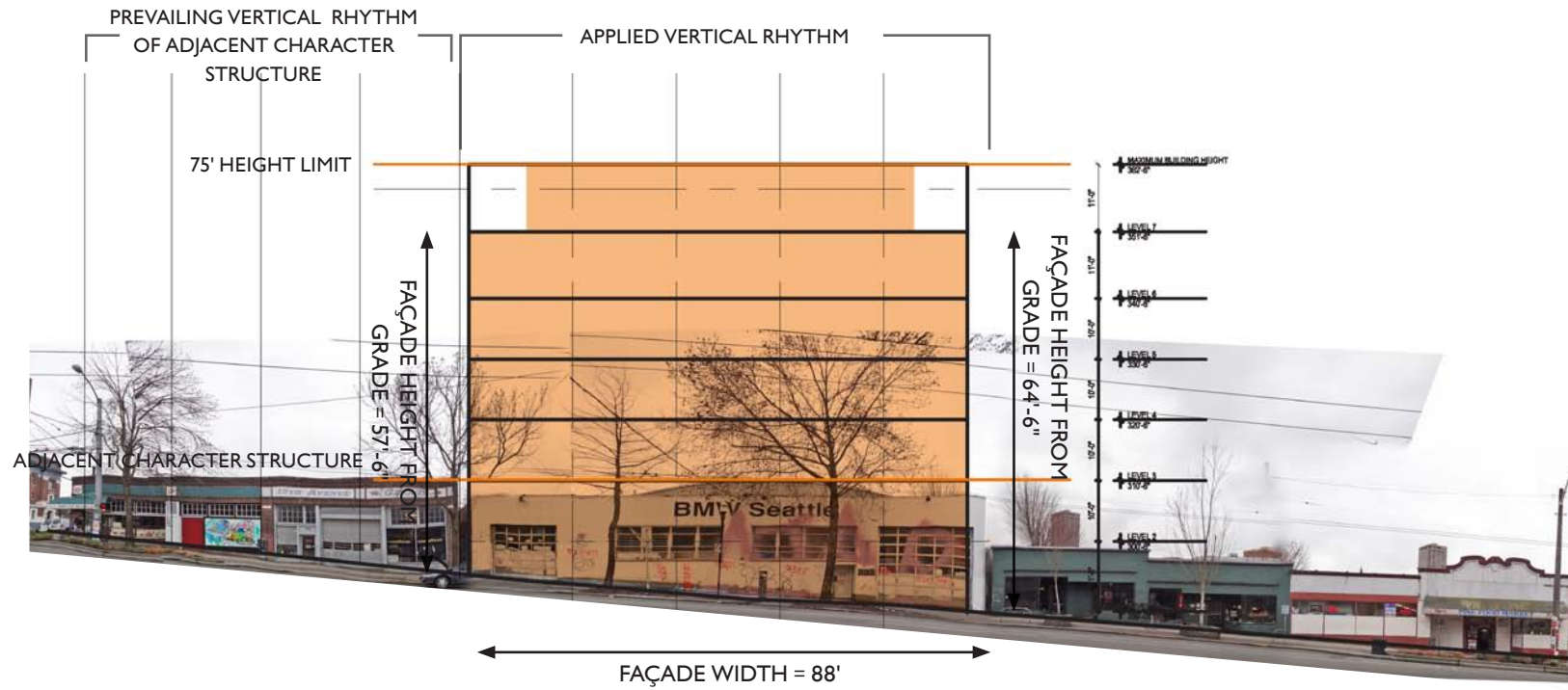
EAST PIKE STREET LOOKING EAST



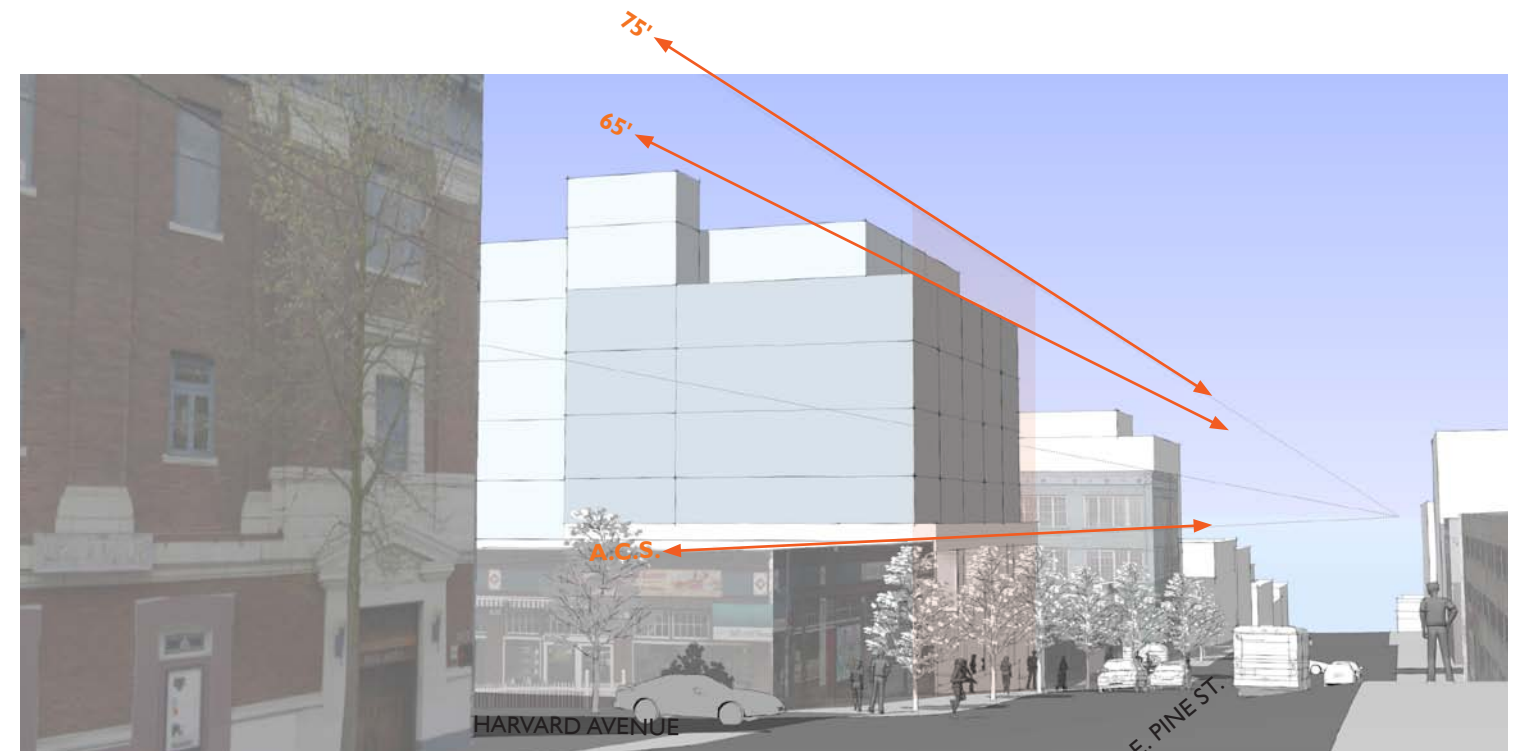
EAST PIKE STREET LOOKING WEST



EAST PINE STREET STREETSCAPE CHARACTERISTICS



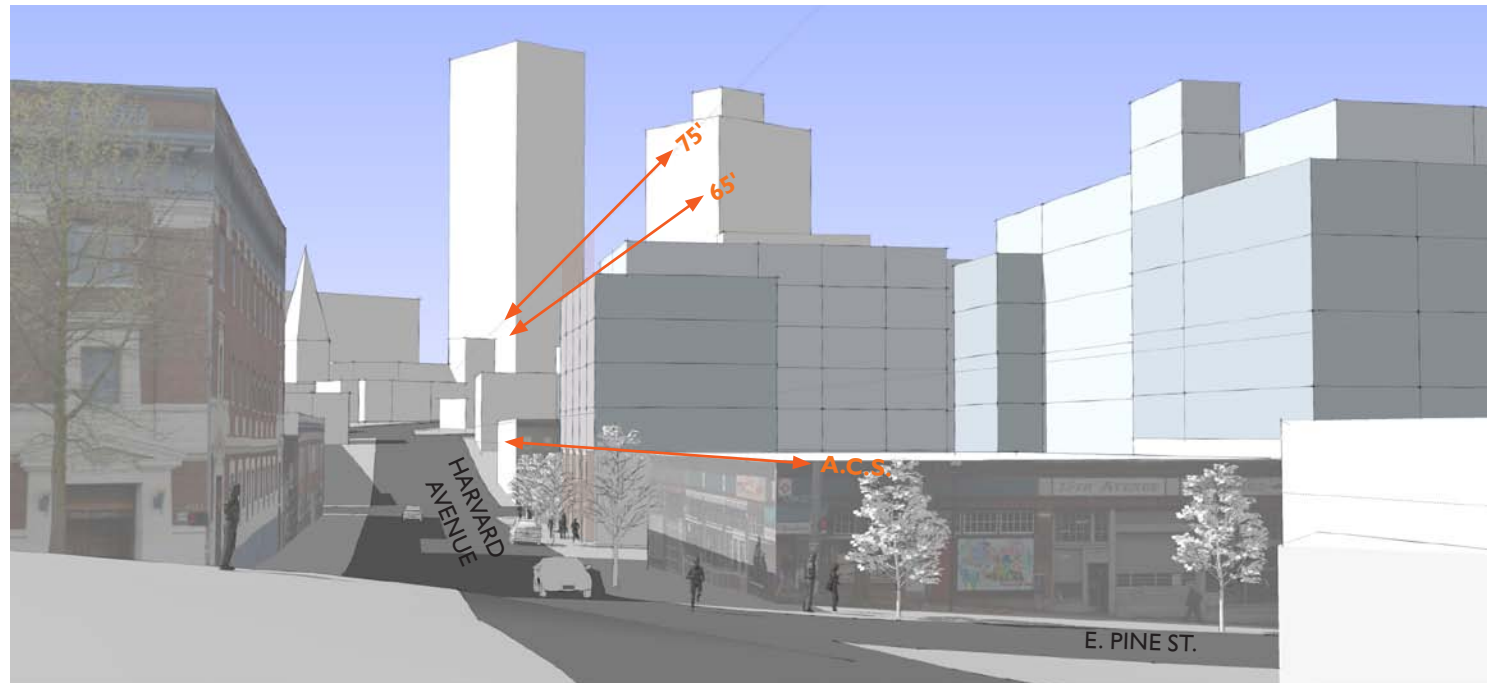
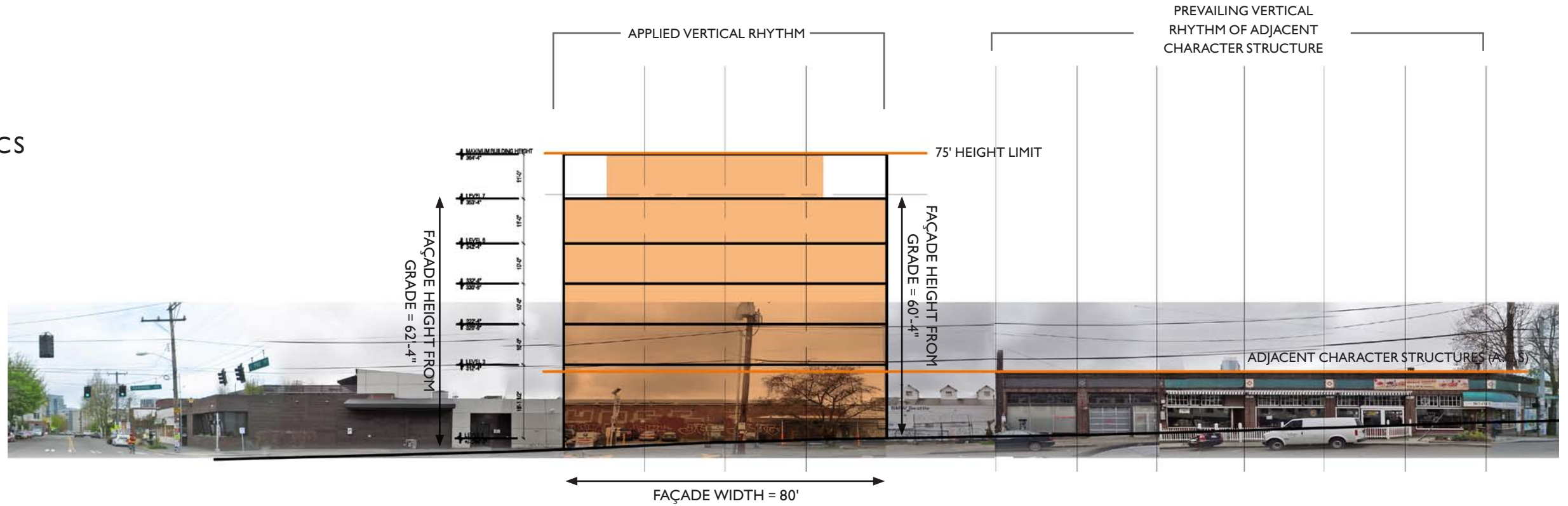
EAST PIKE STREET LOOKING EAST



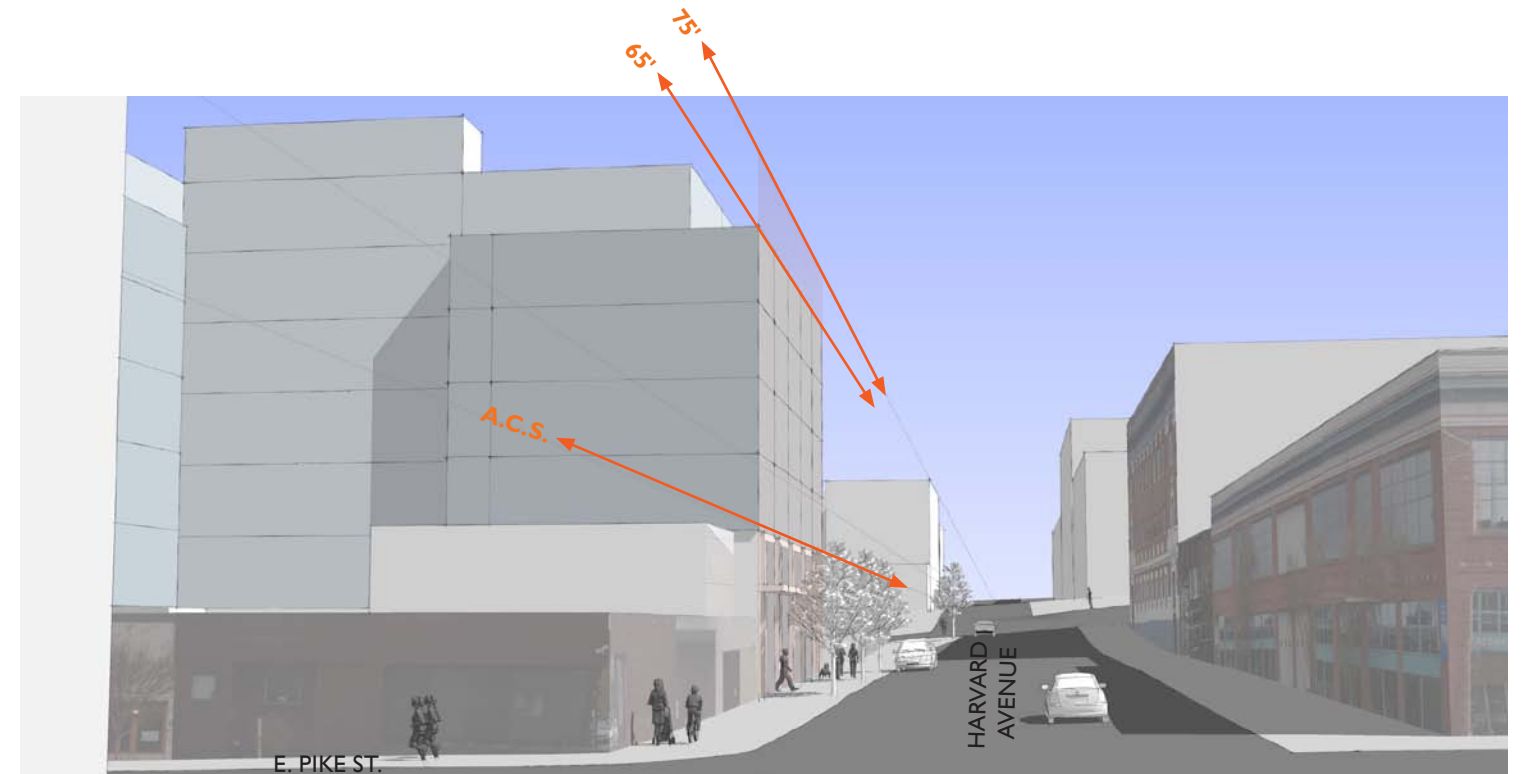
EAST PIKE STREET LOOKING WEST



HARVARD AVENUE STREETSCAPE CHARACTERISTICS



HARVARD AVE. LOOKING SOUTH



HARVARD AVE. LOOKING NORTH









AERIAL FROM NORTHWEST



AERIAL FROM SOUTHWEST

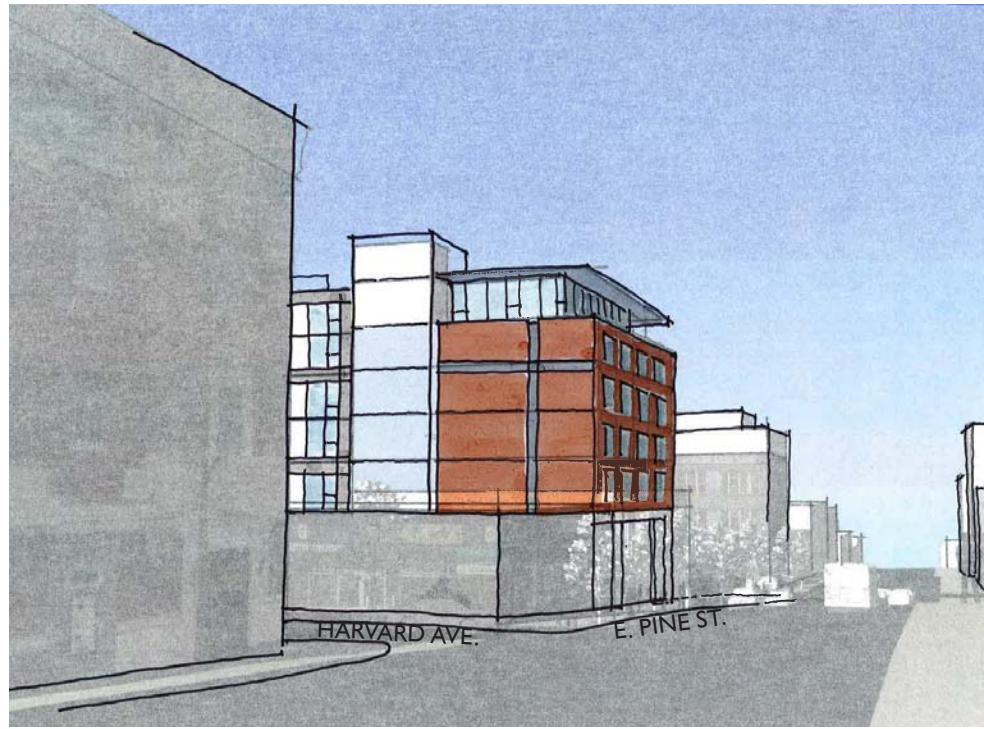


AERIAL FROM NORTHEAST

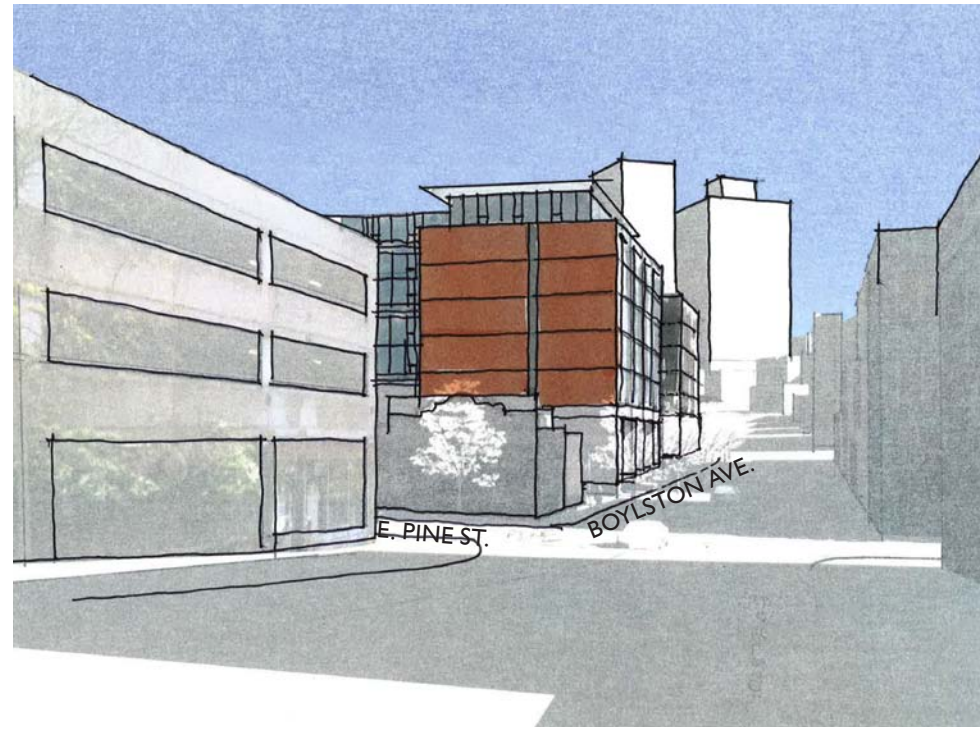


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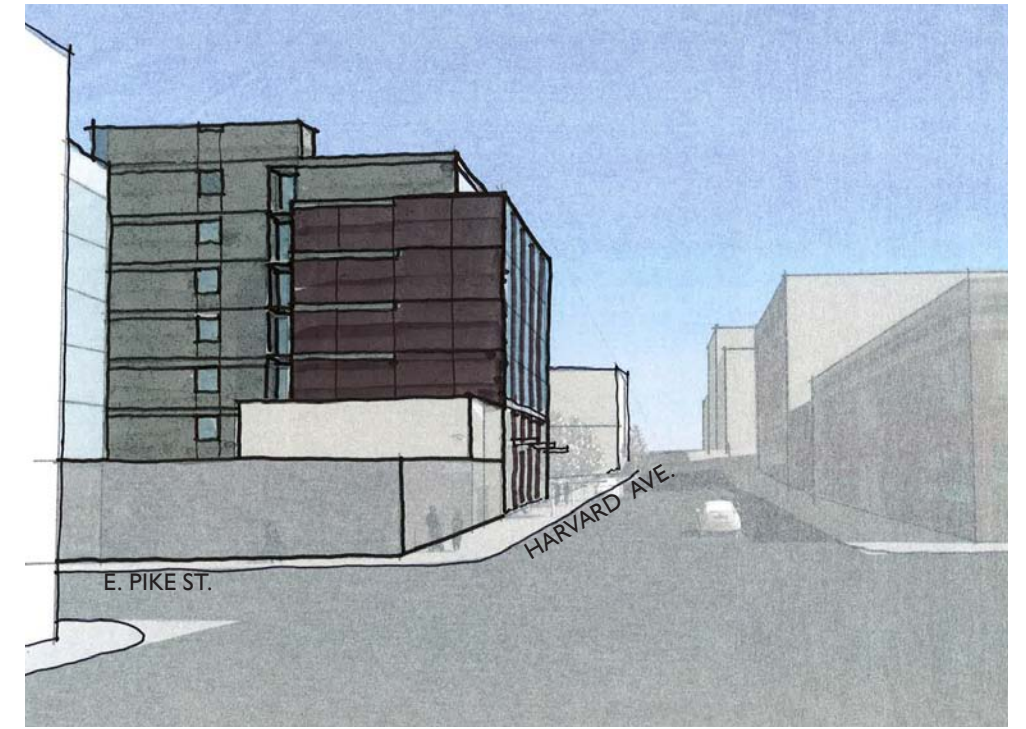




EAST PINE STREET LOOKING WEST



BOYLSTON AVENUE LOOKING SOUTH



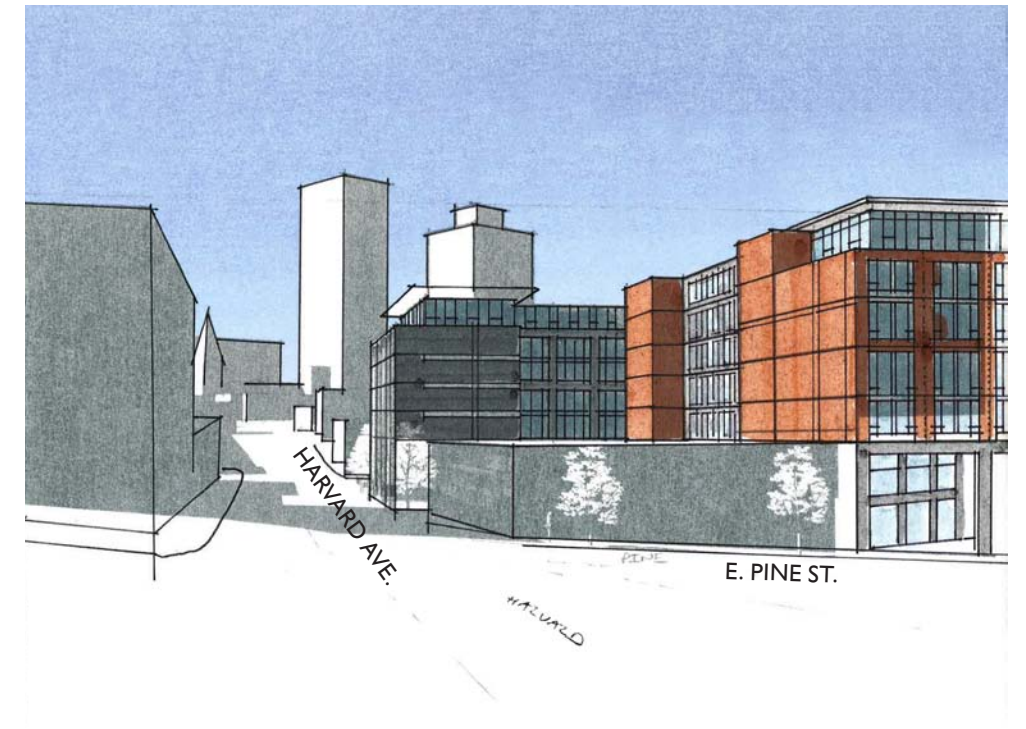
HARVARD AVENUE LOOKING NORTH



EAST PINE STREET LOOKING EAST

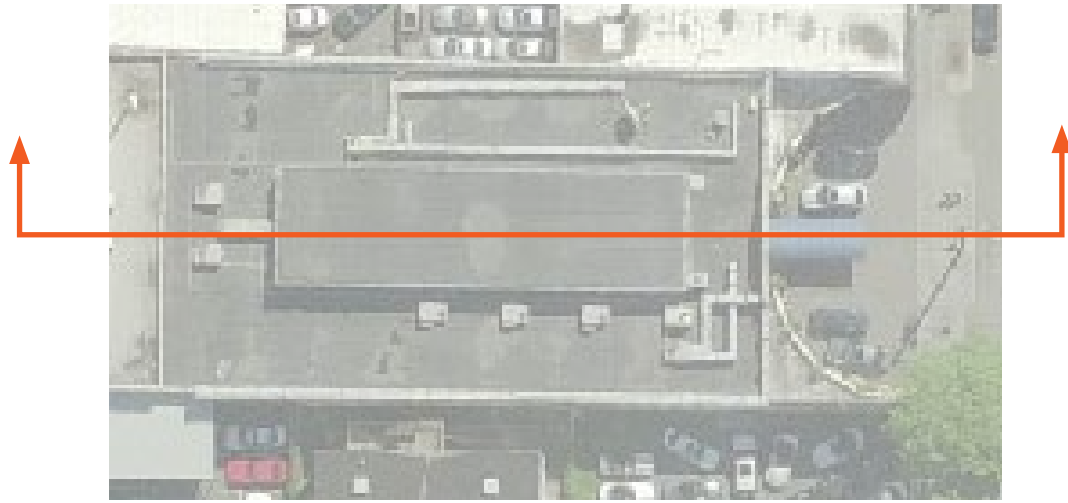


EAST PIKE STREET LOOKING WEST



HARVARD AVENUE LOOKING SOUTH





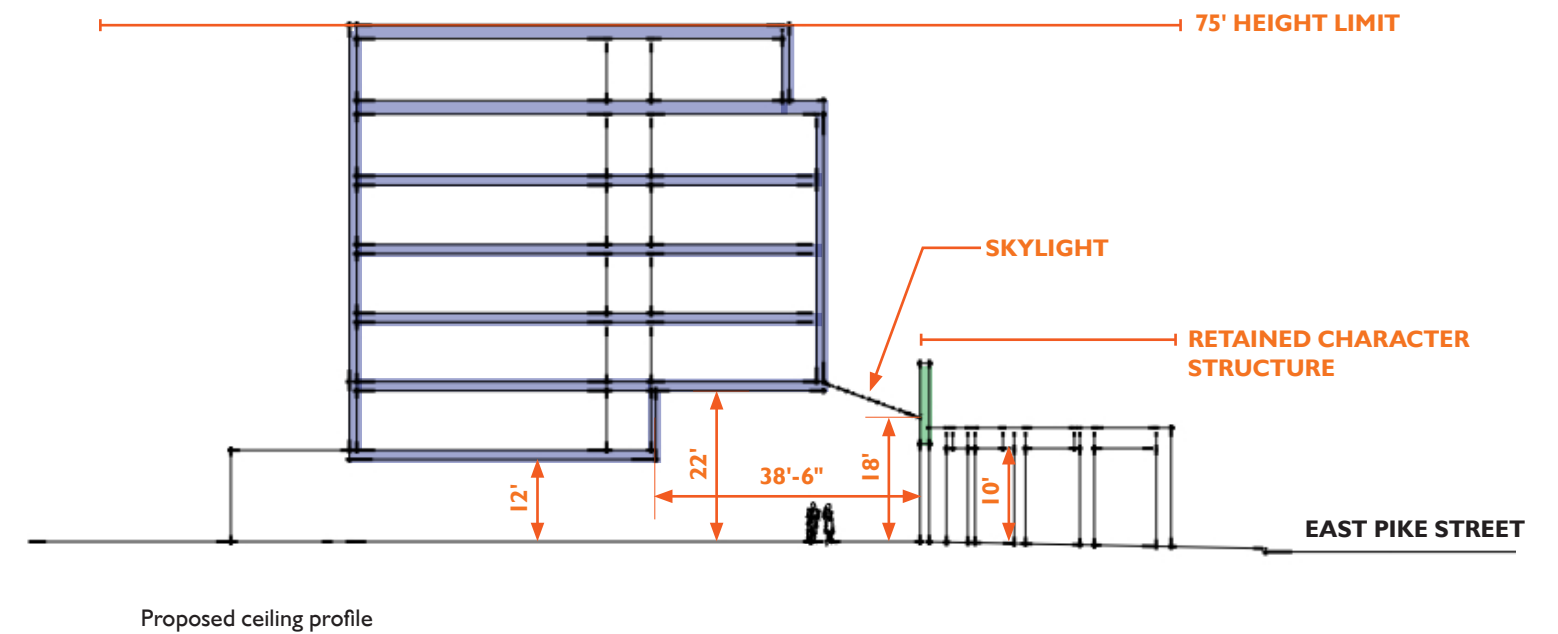
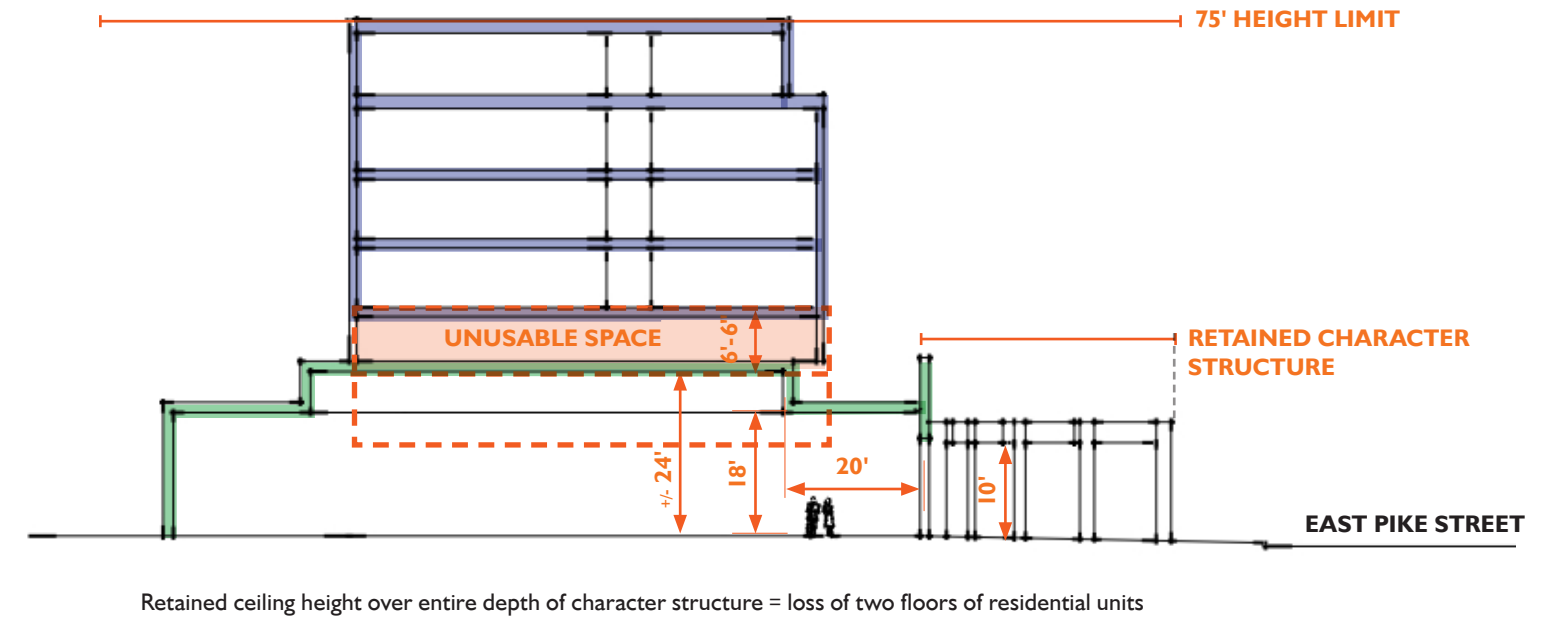
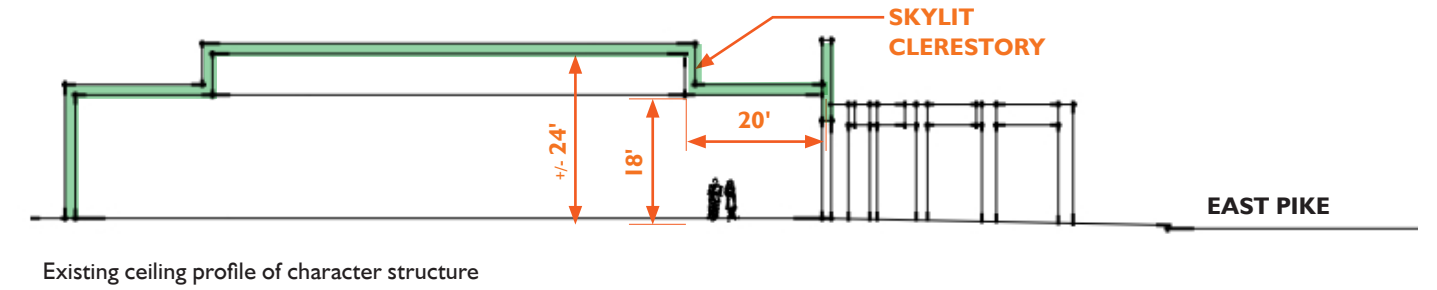
Aerial plan indicating section cut line

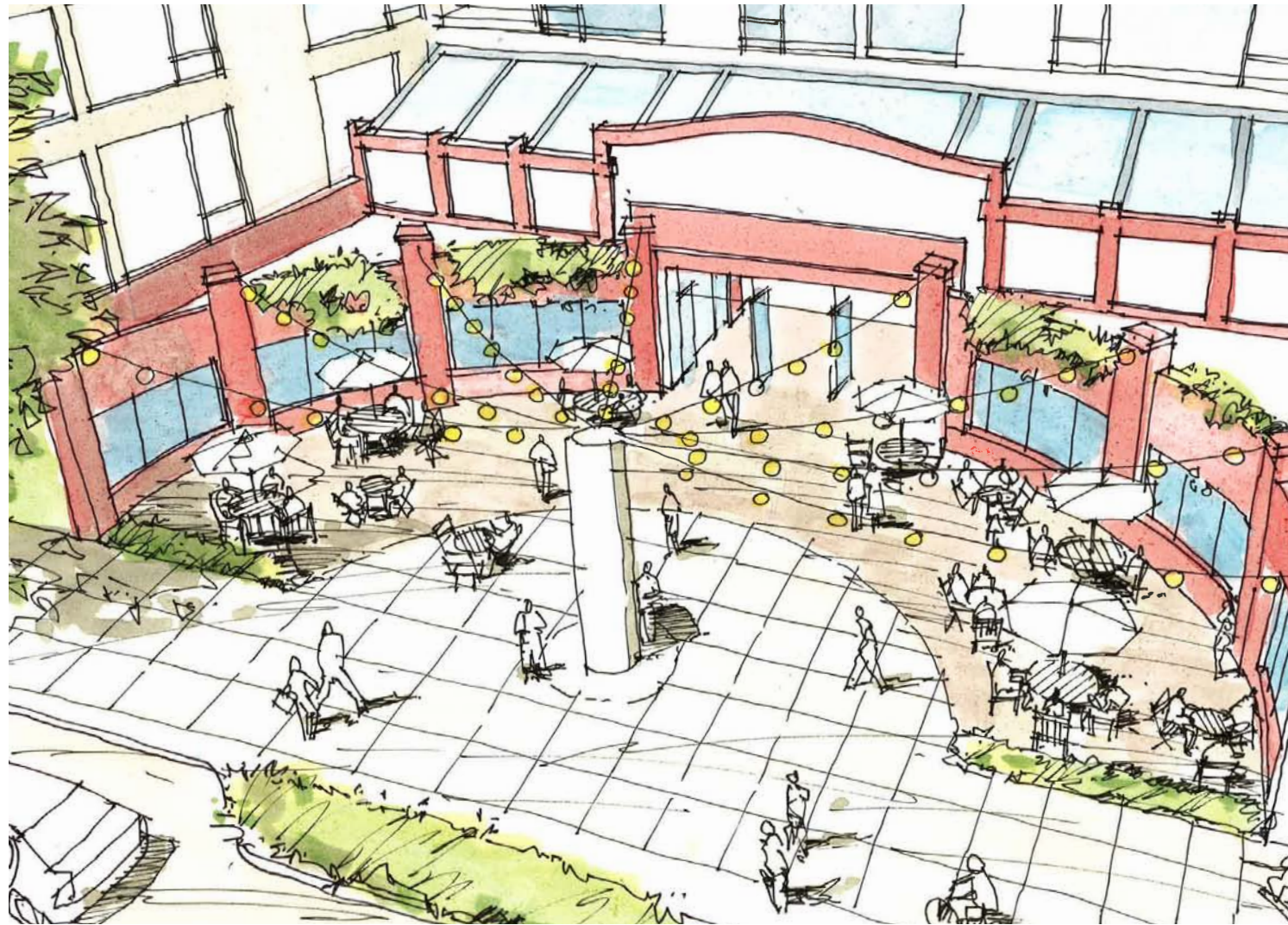
ANTICIPATED DEPARTURES (COMMON TO ALL MASSING OPTIONS)

- 1) Due to the unique façade, we will provide a greater interior ceiling height than the existing condition 38'-6" deep into the space. This space will also be skylit to achieve a similar effect as the existing structure. After the 38' depth, the ceiling height will be reduced to 12' to accommodate the residential corridor and units above.
- 2) Apply unused development potential (achieved by retaining character structure) from Building A to Building B

ANTICIPATED DEPARTURES MASSING OPTION I

- 1) Massing Option I requires a departure from the 40' building separation of building area above 35'





BENEFITS WITHIN THE CONTEXT OF CAPITOL HILL

The project occupies a parcel that is largely parking lots, which is currently empty space that will be activated with housing, retail, and commercial uses. The unique site configuration minimizes street frontages, the size of which are compatible with the history of light-industrial uses within the neighborhood.

The only character structure on the site will be retained, and its character defining elements will be preserved, namely the historic brick façade, and the large, semi-circular open space that it encompasses. True to the intent of the Pike/Pine overlay, the interior space behind the character façade will be improved upon by incorporating skylights into the primary space behind the character structure and providing more floor-to-ceiling height than the original. All of these efforts will give this blighted structure a new life as a retail and social destination.

The project provides unprecedented public pedestrian space through the incorporation of through-block connections on all four streets. The residential entries will be located mid-block offering more street frontage for retail. This foot traffic will activate the pedestrian corridors of the project and significantly increase the amount of retail and commercial space desired by the community.

The visual impact of the project will be reduced by top-floor setbacks at all street façades. This sensitivity to the context will also be reflected in the rigorous study of existing rhythms and proportions of the neighborhood, shaping the architecture to respond to its context.

When viewed within the context of Capitol Hill, the project maintains a compatibility with the surrounding urban fabric. To the south by a mere three blocks lies the High-Rise zone, with buildings in excess of four times the height of the proposed project.



A-1	RESPONDING TO SITE CHARACTERISTICS	The siting of buildings should respond to specific site conditions and opportunities.		Our project responds to several unique site characteristics including the opportunity to create mid-block connections, the opportunity to preserve a character structure, the opportunity to use grade changes to create interior volume at retail spaces and the opportunity to activate parcels of land that are currently under utilized or not contributing to the character and vitality of the neighborhood. Most importantly, this site presents the unusual opportunity to gain the efficiencies of a larger scale development without the liability of a single large street frontage that is incongruous with historical development patterns.
A-2	STREETScape COMPATIBILITY	The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.		Each façade is sited in such a way as to benefit the individual right of way. Generally this means holding tight to the property line to reinforce the urban fabric. Two exceptions include maintaining the setback at the character structure at E Pike and providing some relief to the existing pinched condition at the sidewalk on E Pine.
A-4	HUMAN ACTIVITY	New development should be sited and designed to encourage human activity on the street.		The addition of active retail and accessible public open space will increase human activity on the street.
A-6	TRANSITION BETWEEN RESIDENCE AND STREET	The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction.	Residential entryways that feature heavy or contrasting trim, distinctive materials, and link to the surrounding streetscape are encouraged.	Primary residential entries are located internal to the block, accessed via the mid-block connector. This provides the opportunity for portal elements signaling the entry at the street frontage while providing depth for an experience of transition between streetscape and residential entry.
A-7	RESIDENTIAL OPEN SPACE	Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.	Open space at street level that is compatible with established development patterns is encouraged.	Primary open spaces are located at street level and will be open to the public as mid-block connections and retail courtyards. Balconies are anticipated at internal façades rather than at street frontages.
A-10	CORNER LOTS	Buildings on corner lots should be oriented to the corner and public street fronts.	Buildings on corner lots should reinforce the street corner. To help celebrate the corner, pedestrian entrances and other design features that lend to Pike/Pine's character may be incorporated.	The corner of Pike and Boylston will be activated with retail space and appropriately scaled design elements. A retail entry at the corner is anticipated though the design is not yet finalized to that degree. Unique property lines offer an opportunity to articulate the corner and add transparency and luminosity.



A-1



A-6



A-4



A-7



A-10



TITLE	DESIGN REVIEW GUIDELINES FOR MULTIFAMILY BUILDINGS	PIKE / PINE URBAN CENTER SUPPLEMENTAL GUIDANCE	PROJECT RESPONSE
B-1	HEIGHT, BULK, AND SCALE COMPATIBILITY	Projects should be compatible with the scale of development anticipated by the applicable land use policies for the surrounding area.	Design the structure to be compatible in scale and form with surrounding structures. Reduce the appearance of bulk on the upper stories to maintain the established block face rhythm.
B-2	PIKE/PINE NEIGHBORHOOD SCALE AND PROPORTION		Relate the scale and proportions of architectural features to existing structures on the block face. Address conditions of wide or long structures.
B-3	INTEGRATION OF CHARACTER STRUCTURES IN NEW DEVELOPMENT		Design a project that compliments the character structure; design approaches to consider include contrast, transition, or background.
B-5	THROUGH-BLOCK DEVELOPMENT		Avoid monolithic development on through lots; take advantage of opportunities to include through-block connections.
B-7	CONSERVATION OF CHARACTER STRUCTURES		Maintain the architectural integrity of the character structure; maintain character-defining elements; maintain the original floor-to-ceiling heights in character structures, especially for the ground floor.
C-1	ARCHITECTURAL CONTEXT	New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or compliment the architectural character and siting pattern of neighboring buildings.	Echo the scale and modulation of neighborhood buildings to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings; compliment the light-industrial history of the neighborhood; incorporate high ground-floor ceilings, articulated ground floor commercial space, display windows.
			Because of the unique arrangement of the site, our building has no continuous street façade longer than 100'. This width is compatible with the historical pattern of development. In order to reduce the perceived height of the buildings from the street we have introduced step backs at the upper floors along with increased transparency at those floors to lighten the mass of the structure.
			We have introduced horizontal datum lines in the building façades at the 1, 2, or 3-story levels as appropriate to reference adjacent historic properties and patterns of development on each of the four street frontages. Within each street facing façade, historical patterns and rhythms will be incorporated.
			The project is designed to compliment the character structure in several ways. Directly above the character façade the building is set back substantially with a simple façade to act as a background building. Adjacent to the character structure, the new building will provide elements of contrast with modern design and materials while employing transitional elements such as projected datums from the character structure and a solid materials to anchor the site corner.
			The project incorporates a mid-block connector between Harvard and Boylston which breaks the building into two separate structures all the way to the ground plane.
			The preserved portions of the character structure will retain all elements essential to its architectural integrity including the existing floor-to-ceiling height in the interior space. In this effort some more recent alternations will be revised in an effort to restore the integrity of the structure where necessary. The design incorporates skylights as a nod to the interior space of the historical structure.
			The project incorporates elements inspired by the neighborhoods historic light industrial and auto-row vernacular including high ceilings and large display windows at the ground floor commercial space, massing and rhythmic moves appropriate to the context and proportionally large areas of glazing at the upper residential levels.



B-1



B-3



B-5



B-2



C-1



C-2	ARCHITECTURAL CONCEPT AND CONSISTENCY	Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.		At the massing level, the two buildings are tied together by a coherent parti that responds to the opportunities and context of the site. The four areas of the building that reach the street frontage are developed as solid, anchoring elements. The two internal elements spanning between these solid anchors are developed as lighter, more transparent bridge elements allowing for greater porosity at the ground plane and for luminosity at the core of the site.
C-3	HUMAN SCALE	Incorporate architectural features elements and details to achieve a good human scale.	The existing neighborhood context encourages building entrances in proportion with neighboring storefront developments; contribute to the vitality of the street level with pedestrian-oriented architectural elements, a rhythm of building modulation comparable to adjacent buildings, and transparent windows facing the street.	At the ground plane, both at the street frontages and the internal courts, the project incorporates multiple human scale elements. Datum planes at the 1st and 2nd floors mitigate height by helping to focus attention at the pedestrian level. Façade lengths at the street frontage are in keeping with the historical scale. Transparency and porosity draw the pedestrian's attention into the building through windows and publicly accessible entries.
C-4	EXTERIOR FINISH MATERIALS	Durable and maintainable materials that are attractive even when viewed up close.	Complement the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials – brick, masonry or patterned concrete, high quality glazing.	Exterior material selection is still ongoing at this point. High quality materials will be used to reinforce both the solid anchors and the lighter bridging elements of the parti.
D-1	PEDESTRIAN OPEN SPACE AND ENTRANCES	Opportunities for creating lively, pedestrian-oriented open spaces should be considered.		The existing open space at E Pike Street will be activated with retail uses able to spill out into the area when weather permits. At E Pine St sheltered outdoor seating next to an existing pinch point in the sidewalk will create both vitality and relief from a blighted existing condition. In the internal courts, care is being taken to design space for 4 seasons with good solar access and connections to both the public and private amenity.
D-2	AVOID BLANK WALLS	Avoid large blank walls facing the street, especially near sidewalks. Where unavoidable, they should receive treatment to increase pedestrian comfort and interest.		Setbacks from property lines have been incorporated into the design in order to allow glazed openings at nearly all façades. The few unavoidable blank wall areas are small and appropriately oriented. They will be capitalized on in the design to reinforce the solidity of the anchor elements in the parti.
E-1	LANDSCAPING TO ENHANCE THE BUILDING AND SITE	Landscaping should be appropriately incorporated into the design to enhance the project.	Small gardens and art is encouraged in order to enhance and energize the pedestrian experience.	Landscape at the street frontages is appropriate to each right of way and reinforces the heavily pedestrian nature of the Pike-Pine Corridor. Street trees are retained or added as required and understory plantings will be minimal to avoid conflict with the pedestrian use. At the internal courts landscaping will be used to add elements of human scale and space making.



C-3



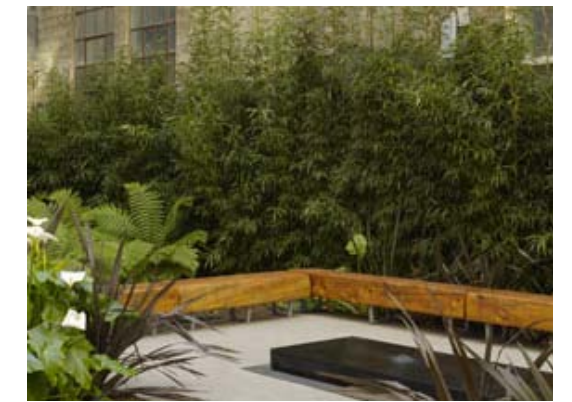
D-1



C-4



D-2



E-1



APPENDIX _____

ZONING SYNOPSIS

NC3P-65 ZONING GENERAL COMMENTS

Height, FAR (Floor Area Ratio) and floor plate size are the three predominant governors in the NC3P-65 zone. Within the Pike/Pine Overlay District, conservation of a character structure allows for exceptions to all three of the governing factors within the NC3P-65 zone.

NC3P-65 STRUCTURE HEIGHT: SMC 23.47A.012

- Base Height Limit is 65'
- An overlay district may increase or reduce the maximum structure height.
- Rooftop Elements – there are numerous additional height allowances for rooftop elements, appurtenances, or features in Section 23.47A.012.C.

HEIGHT EXCEPTIONS WITHIN PIKE/PINE CONSERVATION OVERLAY DISTRICT: SMC 23.73.014.B

- If the lot includes a character structure, the height may be exceeded by 10'.
- All street facing façades of the character structure must be retained.
- All portions of the new structure above the height of the street facing façades of the character structure shall be setback a minimum of 15 feet from all street property lines that abut the character structure.
- The original floor-to-ceiling height of the ground story shall be maintained.
- The additional floor area above the 65-foot height limit is occupied solely by residential use.

NC3P-65 FLOOR AREA RATIO (F.A.R.): SMC 23.47A.013

- Maximum F.A.R. for NC Zones is 4.75 for all uses within a mixed-use structure containing residential and non-residential uses.

FLOOR AREA EXEMPTIONS WITHIN PIKE/PINE CONSERVATION OVERLAY DISTRICT: SMC 23.73.009.C.5

- If a Character Structure is retained on the lot, all floor area in residential use over the character structure is exempt from the calculation of gross floor area subject to an FAR limit.
- All street facing façades of the character structure must be retained.
- All portions of the new structure above the height of the street facing façades of the character structure shall be setback a minimum of 15 feet from all street property lines that abut the character structure.
- The original floor-to-ceiling height of the ground story shall be maintained.

FLOOR SIZE LIMITS OUTSIDE THE CONSERVATION CORE: SMC 23.73.010.A

- On lots outside of the Conservation Core greater than 15,000 square feet in size, the maximum gross floor area of any single story above 35 feet in height is 15,000 square feet.

EXCEPTIONS TO FLOOR SIZE LIMIT: SMC 23.73.010.B.2

- By retaining a character structure on the lot, a 25 percent increase in the floor size limit is permitted for projects that incorporate a character structure on the same lot, either as a whole structure or as a portion of a structure.
- For a project that incorporates portions of a character structure the following must be met:
 - All street facing façades of the character structure must be retained.
 - All portions of the new structure above the height of the street facing façades of the character structure shall be setback a minimum of 15 feet from all street property lines that abut the character structure.
 - The original floor-to-ceiling height of the ground story shall be maintained.
 - Any floor area in the new portion of the structure above 35 feet in height that is within the area of the original footprint of the character structure and is separated from the street along all street frontages by the original façades of the character structure is not included in the calculation of the floor area subject to the size limit.

NC3P-65 SETBACKS: SMC 23.47A.014

- Setbacks are only required for lots abutting or across the alley from residential zones.
- Lot is bounded by four streets, and adjacent to other NC3P-65 lots.

NC3P-65 AMENITY AREA REQUIREMENTS: SMC 23.47A.024

- Amenity areas are required in an amount equal to five percent of the total gross floor area in residential use.
- All residents shall have access to at least one common or private amenity area.
- Amenity Areas shall not be enclosed, and common Amenity Areas shall have a minimum horizontal dimension of ten feet and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet.

NC3P-65 REQUIRED PARKING AND LOADING: SMC 23.47A.030

- Off street parking spaces are not required as per SMC 23.54.015 Table B
- There is no minimum requirement for Residential Uses in commercial and multifamily zones within urban villages and if the residential use is located within 1,320 feet of a street with frequent transit service.
- If the lot abuts two or more streets, access is permitted across on the side street lots lines. Also, access to parking shall be from a street that is not a principal pedestrian street.



ZONING SYNOPSIS CONT'D

PIKE/PINE CONSERVATION
OVERLAY STRUCTURE WIDTH
AND DEPTH LIMITS:
SMC 23.73.012

- When a lot is outside the Conservation Core, and contains a character structure that abuts Pike, East Pike, Pine, or East Pine Streets, structure width shall be limited to 50 percent of the total width of all lots on the block face, measures along the street lot line on block faces that exceed 170 feet in width.
- The structure width does not include portions of the character structure, portions of a new structure that are separated from the street property line by another lot, or portions of a new structure that are separated from the street property line by a character structure or by the remaining portions of a character structure included in a project.

LIVE/WORK UNITS PERMITTED:
SMC 23.47A.004

- Live/Work Units are permitted outright in NC zones, but shall not occupy more than 20 percent of the street-level, street-facing façade along principal pedestrian streets (East Pike St. & East Pine St.)

STREET LEVEL USES:
SMC 23.47A.005

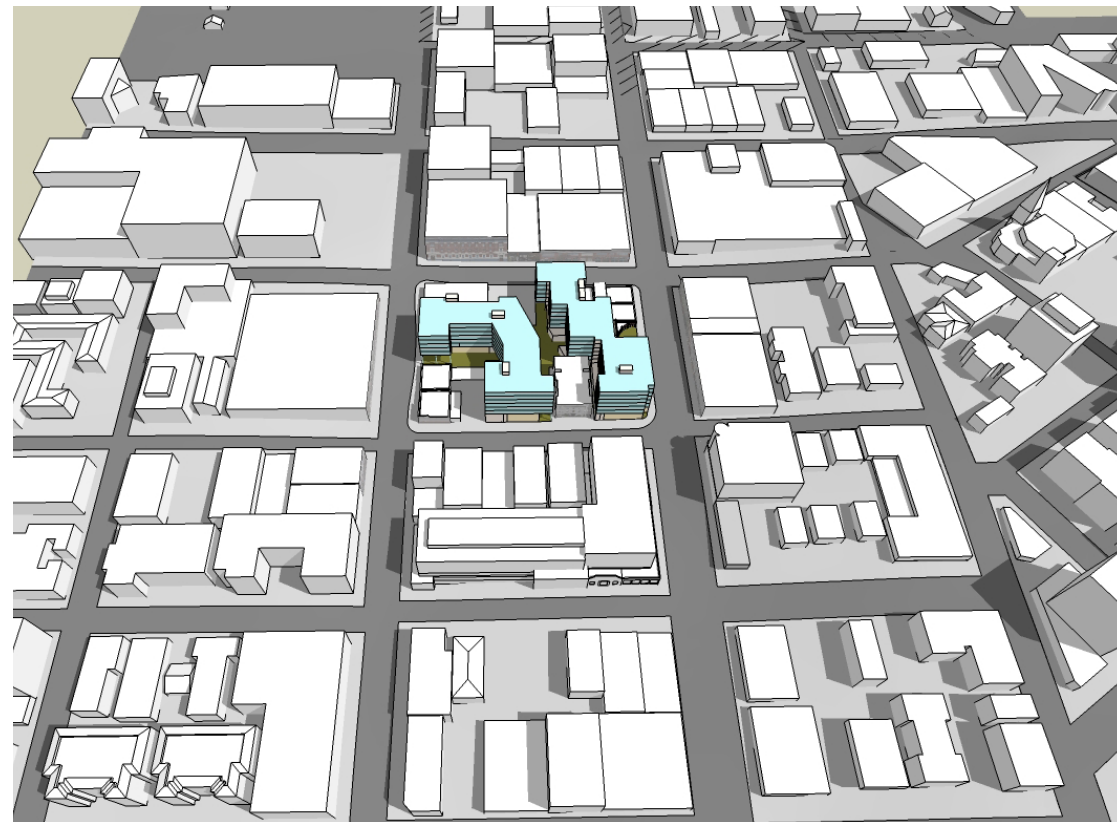
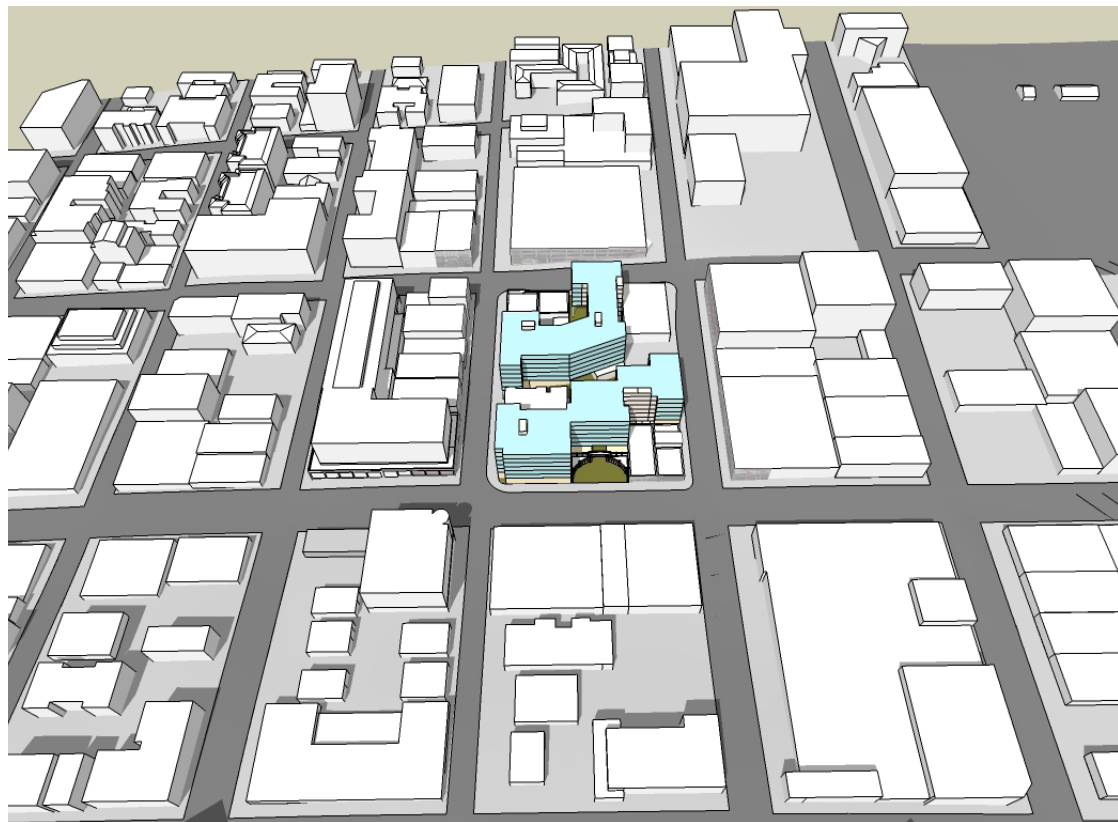
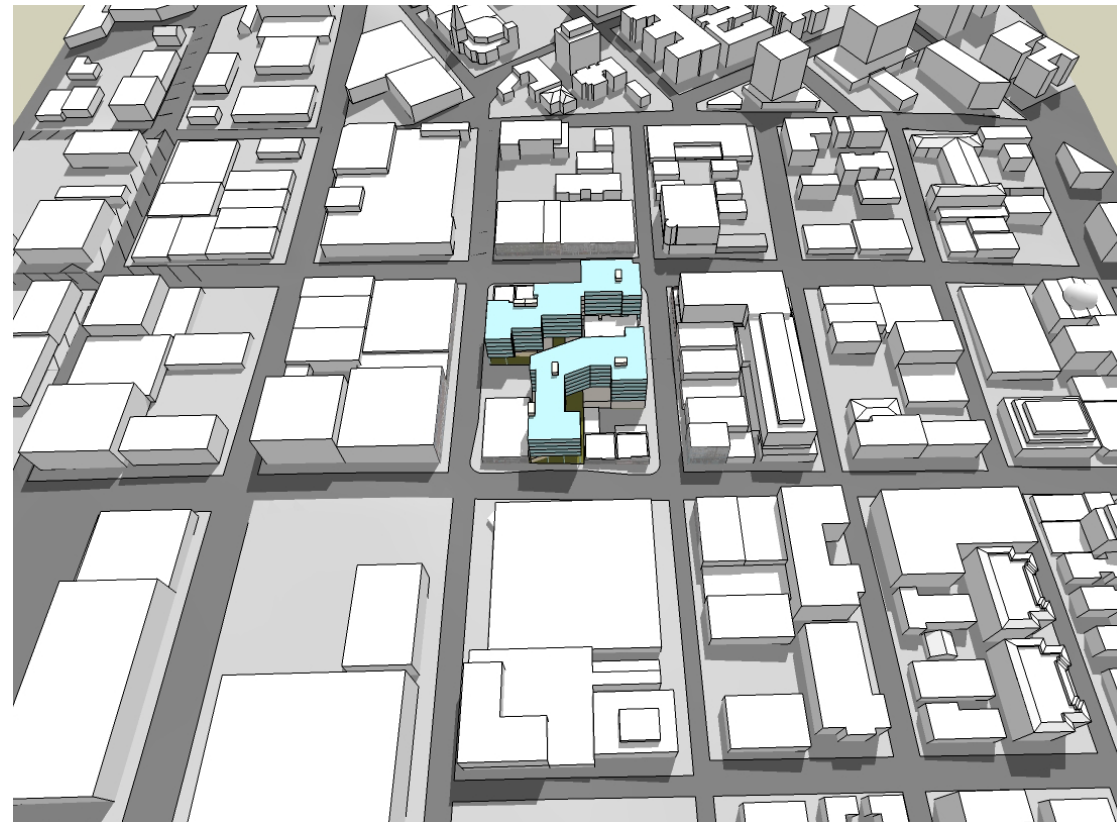
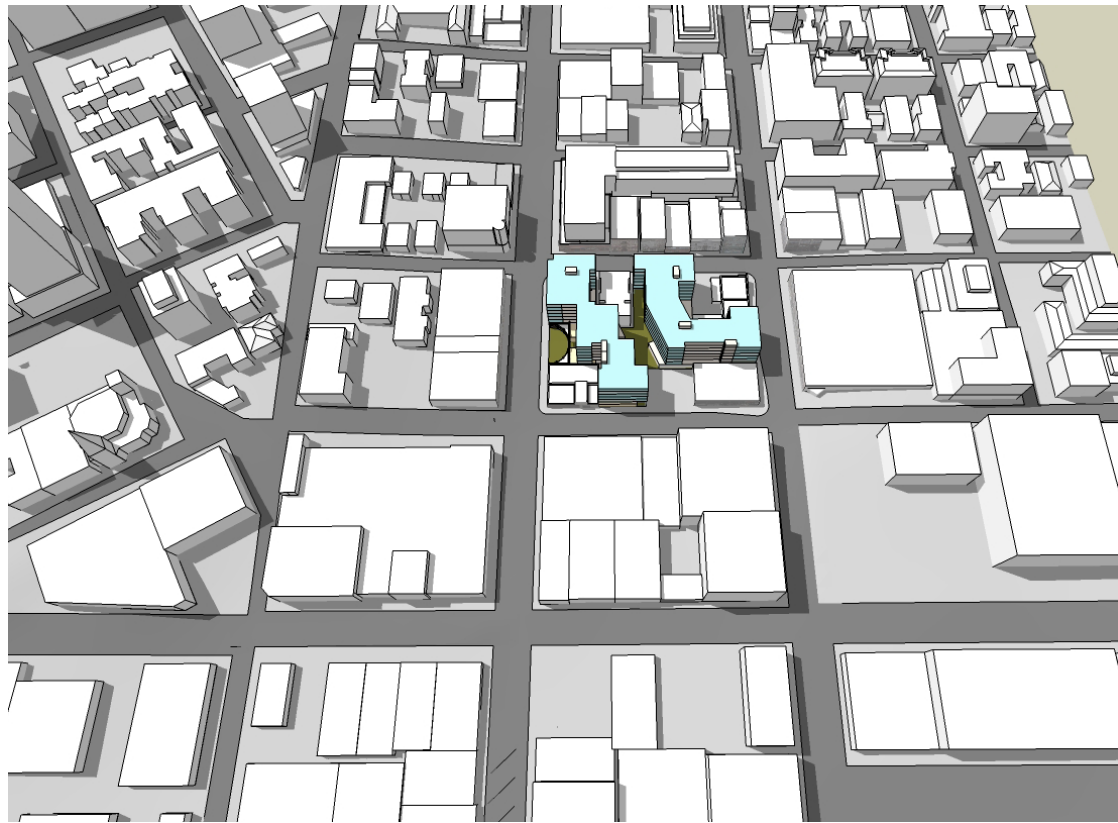
- Residential Uses may not exceed in the aggregate, 20 percent of the street-level street-facing façade along a designated principal pedestrian street (East Pike St. & East Pine St.).
- Residential Uses may occupy 100 percent of the street-level, street-facing façade if it does not face a designated principal pedestrian street (Boylston Ave. & Harvard Ave.)

STREET LEVEL DEVELOPMENT
STANDARDS:
SMC 23.47A.008

- Blank segments of the street-facing façade between two feet and eight feet above the sidewalk may not exceed 20 feet in width.
- The total of all blank façade segments may not exceed 40 percent of the width of the façade of the structure along the street.
- 60 percent of the street facing façade between two feet and eight feet above the sidewalk shall be transparent. Transparent areas of façades shall be designed and maintained to allow unobstructed views from the outside into the structure, or, in the case of Live/Work Units, into display windows that have a minimum 30-inch depth.
- Non-residential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level, street facing façade.
- Non-residential uses at street level shall have floor-to-floor height of at least 13 feet.

LIGHT AND GLARE STANDARDS:– Exterior lighting must be shielded and directed away from adjacent uses.
SMC 23.47A.022



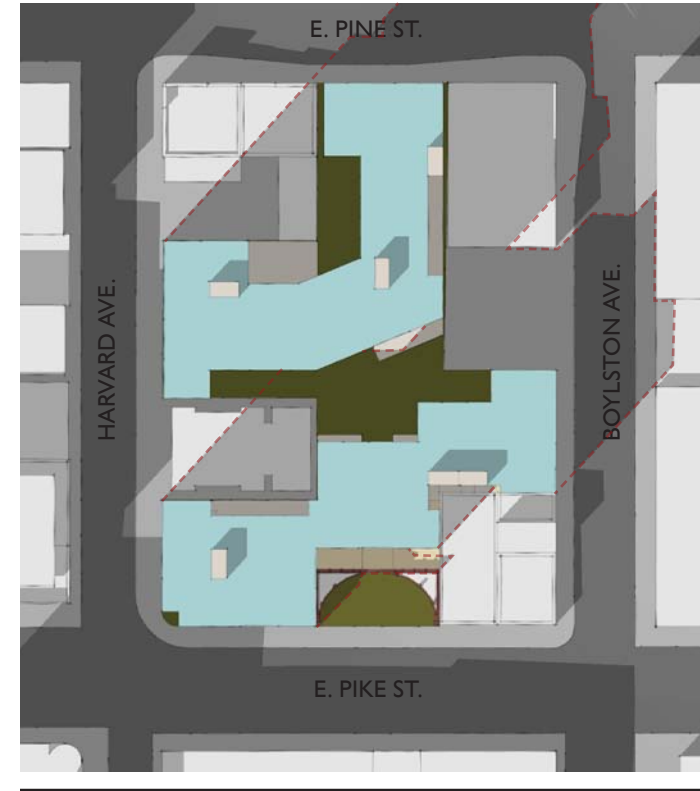




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WINTER 12:00



WINTER 15:00



WINTER 16:00



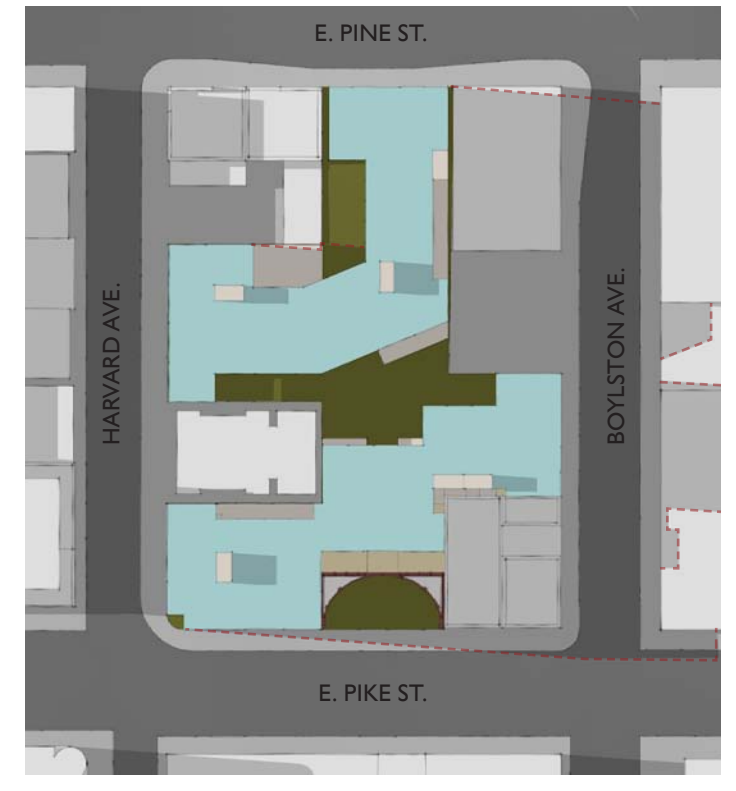
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SUMMER 15:00



SUMMER 18:00

