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MELROSE AND PINE MIXED USE

301 East Pine Street
Seattle, WA 98122

Early Design Guidance DPD# 3013342
prepared for Madison Development Group, LLC
July 18, 2012

HEWITT

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PROPOSAL

The Pike/Pine Conservation Overlay District was established by the City of Seattle to set forth development guidelines that preserve the neighborhood’s unique design character and historical legacy, while acknowledging its future growth as a designated urban village.

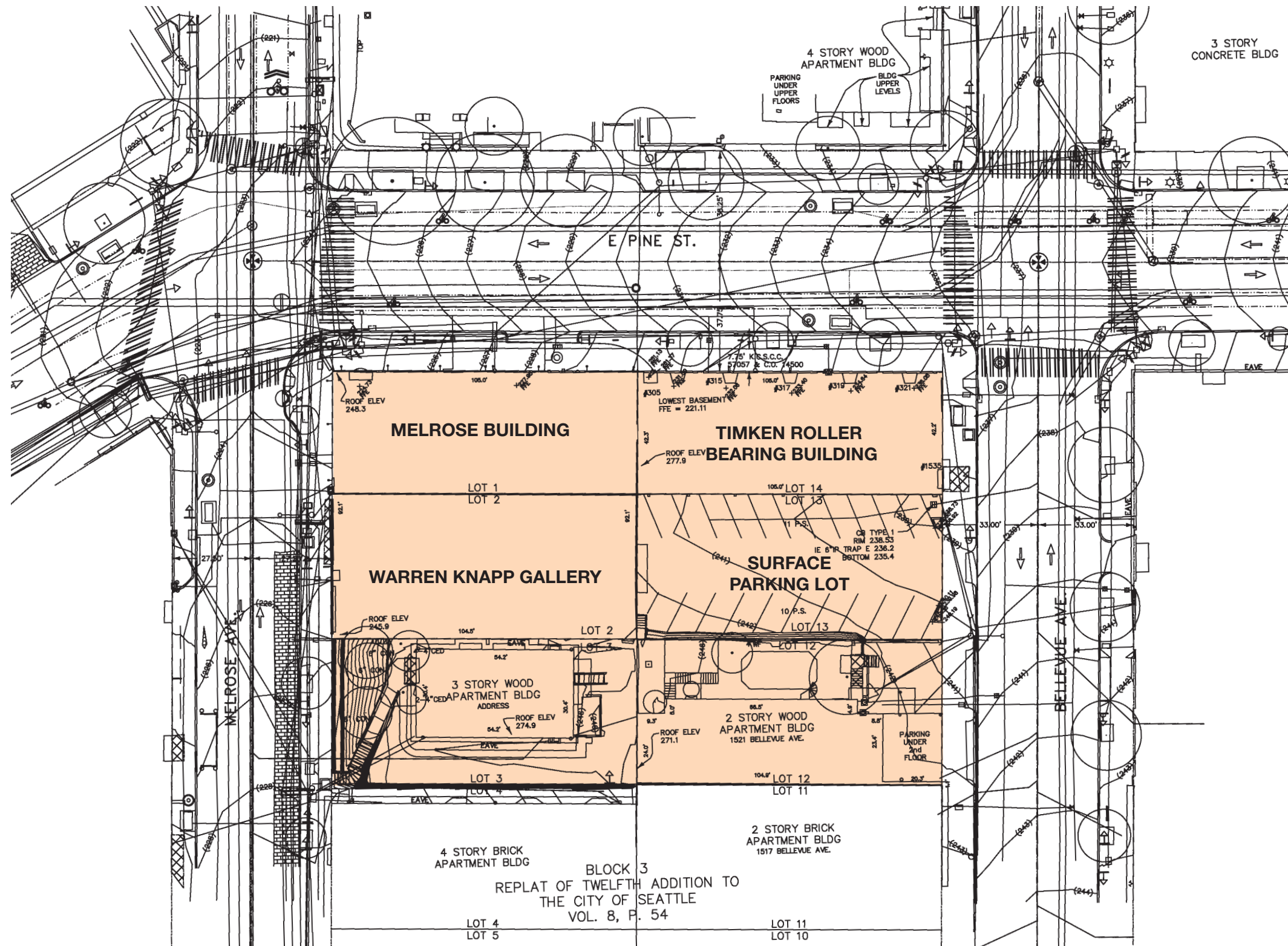
Due to its prominent location and importance to the cultural life of the neighborhood, the Melrose and Pine project will set a precedent for creative implementation of the Pike/Pine Neighborhood Design Guidelines and Pike/Pine Conservation Overlay District legislation.

- The Project site is currently occupied by five buildings, all greater than 50 years old. Four of the buildings are greater than 75 years old, thereby designated as character structures
- Two character structures on site, the Melrose Building and the Timken Roller Bearing Building, are listed in Director’s Rule 3-2012. They will be retained in accordance with overlay regulations.
- A third character structure houses an art gallery and garage. The facade of this building will be retained.
- A single family residence and a twelve unit apartment building will be removed for the proposed development.
- The new construction adjacent to the character structures will be designed to meet the requirements for development incentives in the District.
- Adaptive re-use of the existing structures combined with new structure will provide approximately 180 apartment units and 14,000 SF of street level pedestrian-oriented commercial space.
- All parking will be below-grade.

Property Address:
301 East Pine Street

Owner:
Madison Development Group LLC

Architect:
HEWITT



Site Survey



DESIGN GUIDELINES PERTINENT TO THE MELROSE AND PINE DEVELOPMENT PROPOSAL

(All references taken from the Pike/Pine Urban Center Village Design Guidelines, August 9th 2010)

A. SITE DESIGN

A-6 Transition Between Residence and Street.

Residential entry ways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

A-9 Location of Parking on Commercial Street Fronts.

Garage entry ways facing the street should be compatible with the pedestrian entry to avoid a blank facade. Steel mesh is a preferred alternative to solid doors.

A-10 Corner Lots.

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. These features include architectural detailing, cornice work or frieze designs.

The following corner sites are identified as Pike/Pine gateways:

- Melrose/Pine: northeast corner

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk, and Scale Compatibility (citywide design guideline).

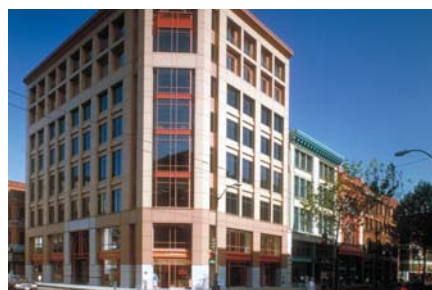
B-2 Pike/Pine Neighborhood Scale and Proportion.

New buildings should, in general, appear similar in height, mass, and scale to other buildings to maintain the area's visual integrity and unique character. Although current zoning permits structures to exceed the prevailing height and width of existing buildings in the area, structures that introduce increased heights, width and scale should be designed so their perceived scale is compatible with the existing neighborhood character.

- Design the structure to be compatible in scale and form with surrounding structures.
- Relate the scale and proportions of architectural features and elements to existing structures on the block face to maintain block face rhythm and continuity.
- Address conditions of wide or long structures.
- For structures that exceed the prevailing height, reduce the appearance of bulk on upper stories to maintain the established block face rhythm.
- Design the first floor facade to encourage a small-scale, pedestrian-oriented character.

B-3. Integration of Character Structures in New Development.

- Develop a design Concept
- Do not overpower the character structure.
- Express the relationship between the character structure and new portions of the project.
- Emphasize the streetscape.
- Align features of the character structure with features of new portions of the project.



- Consider design treatments that anchor the new structure to the streetscape.

B-5. Through-Block Development.

- Avoid monolithic development on through lots.
- On blocks bounded by designated principal pedestrian streets, 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
- Recognize the priority for maintaining the original floor-to-ceiling heights in character structures, especially for the ground floor and for features visible from the exterior. Ensure that double-height windows on street-facing facades are visible and apparent from the street.
- Sensitively locate additions so they do not dominate the appearance of the character structure.

C-1 Architectural Context. The Pike/Pine "vernacular" architecture is characterized by the historic auto row and warehouse industrial buildings featuring high ground-floor ceilings, articulated ground-floor commercial space, display windows, detailed cornice and frieze work, and trim detailing.

C-3 Human Scale. In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments. In addition to the Citywide Design Guidelines, developments should successfully contribute to the vitality of the street level and pedestrian scale relationships to the right-of-way.

Thus, the design of the ground floor of new developments should include:

- Pedestrian-oriented architectural elements
- A rhythm of building modulation comparable or complimentary to adjacent buildings
- Transparent, rather than reflective, windows facing the street

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-4 Exterior Finish Materials.

New development should complement the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials.

D. PEDESTRIAN ENVIRONMENT

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review. Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

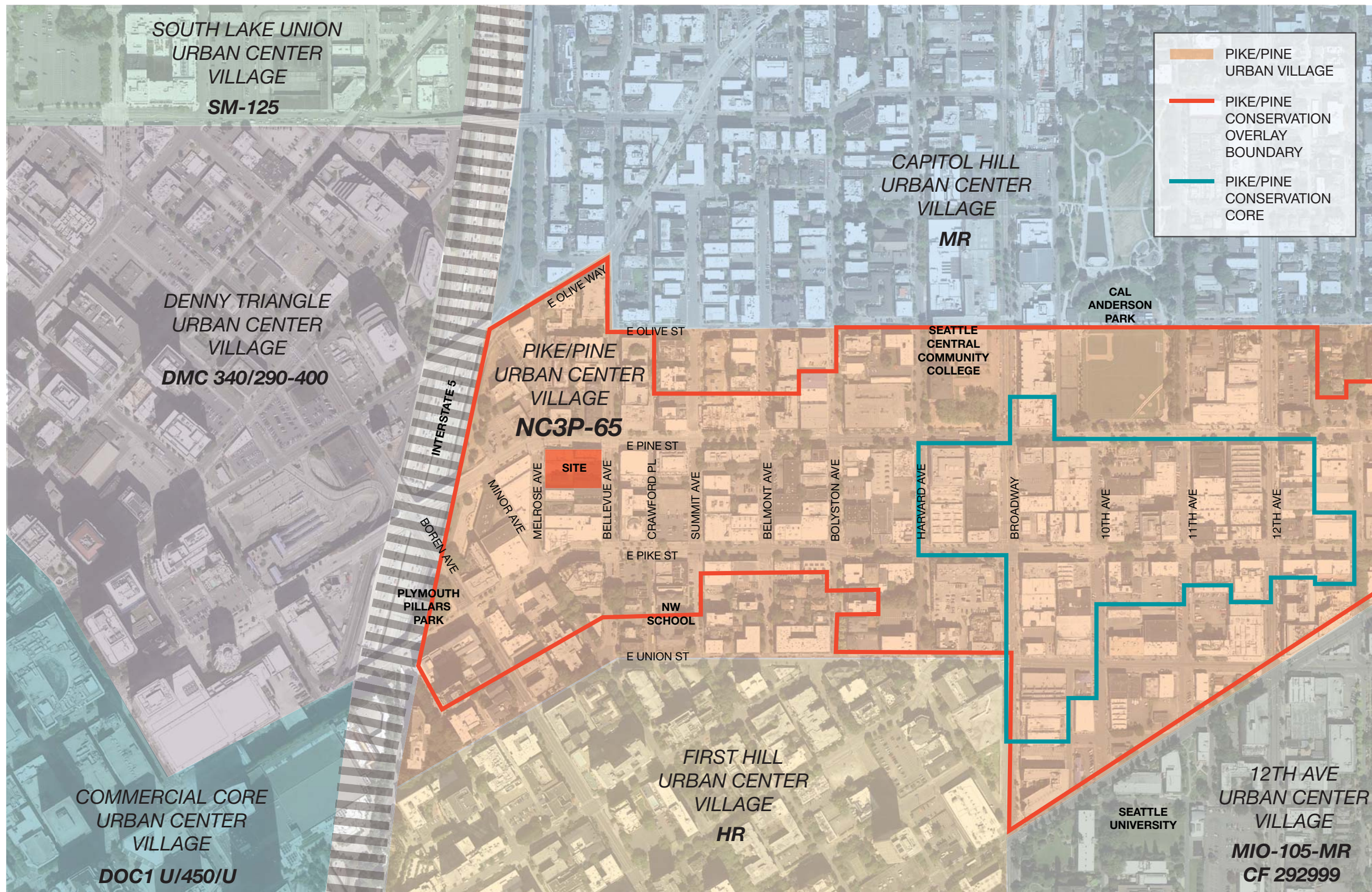


Pertinent Design Guidelines

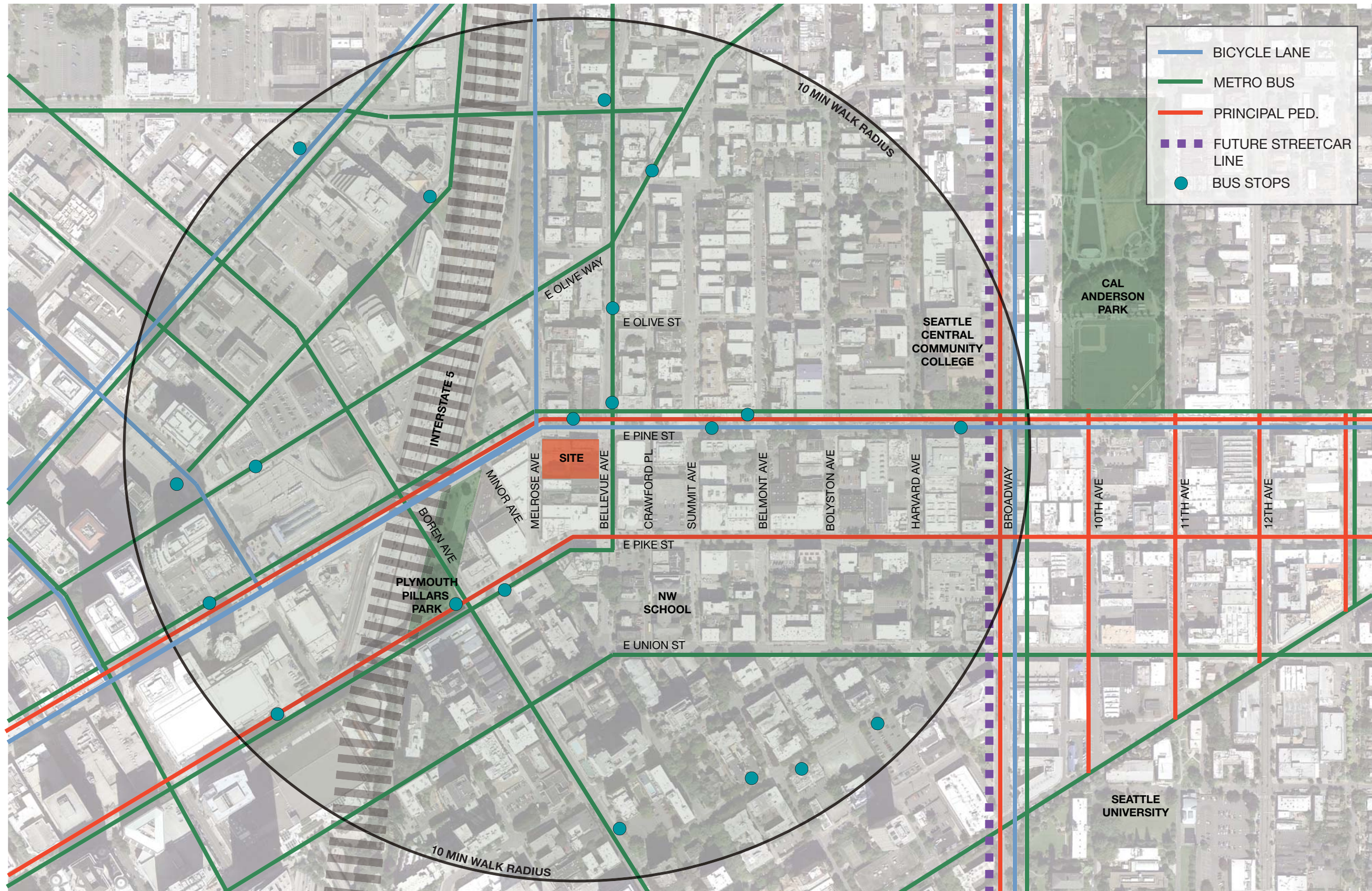
SUMMARY OF APPLICABLE PIKE/PINE CONSERVATION OVERLAY DISTRICT REGULATIONS AND INCENTIVES:

Retaining character structures on a lot.

- Floor Area Exception: A 25 percent increase in the floor size limit above 35 feet in height 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.
- Non-residential use located in a character structure is exempt from the calculation of gross floor area subject to an FAR limit.
- All floor area in residential use in a development that retains a character structure is exempt from the calculation of gross floor area subject to an FAR limit.
- In areas where the underlying zoning is NC3P/65 all floor area in residential use on a lot that is 8,000 square feet or less in area, which was in parking use as of February 27, 1995, is exempt from the calculation of gross floor area subject to an FAR limit.
- Height Exception: In zones with a mapped height limit of 65 feet, the director may permit the height of a structure to exceed the height limit of the zone by 10 feet if the lot includes a character structure or significant portion of a character structure.
- For a project that incorporates portions of a character structure, the following conditions shall be met:
 - All street facing facades of the character structure are retained;
 - All portions of the new structure above the height of 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;
 - The original floor-to-floor ceiling height of the ground story is maintained;
 - The additional floor area above the height of 65 feet is occupied solely by residential use; and
 - In areas where the underlying zoning is NC3P/65, all floor area in residential use on a lot that is 8,000 square feet or less in area, which was in parking use as of February 27, 1995.

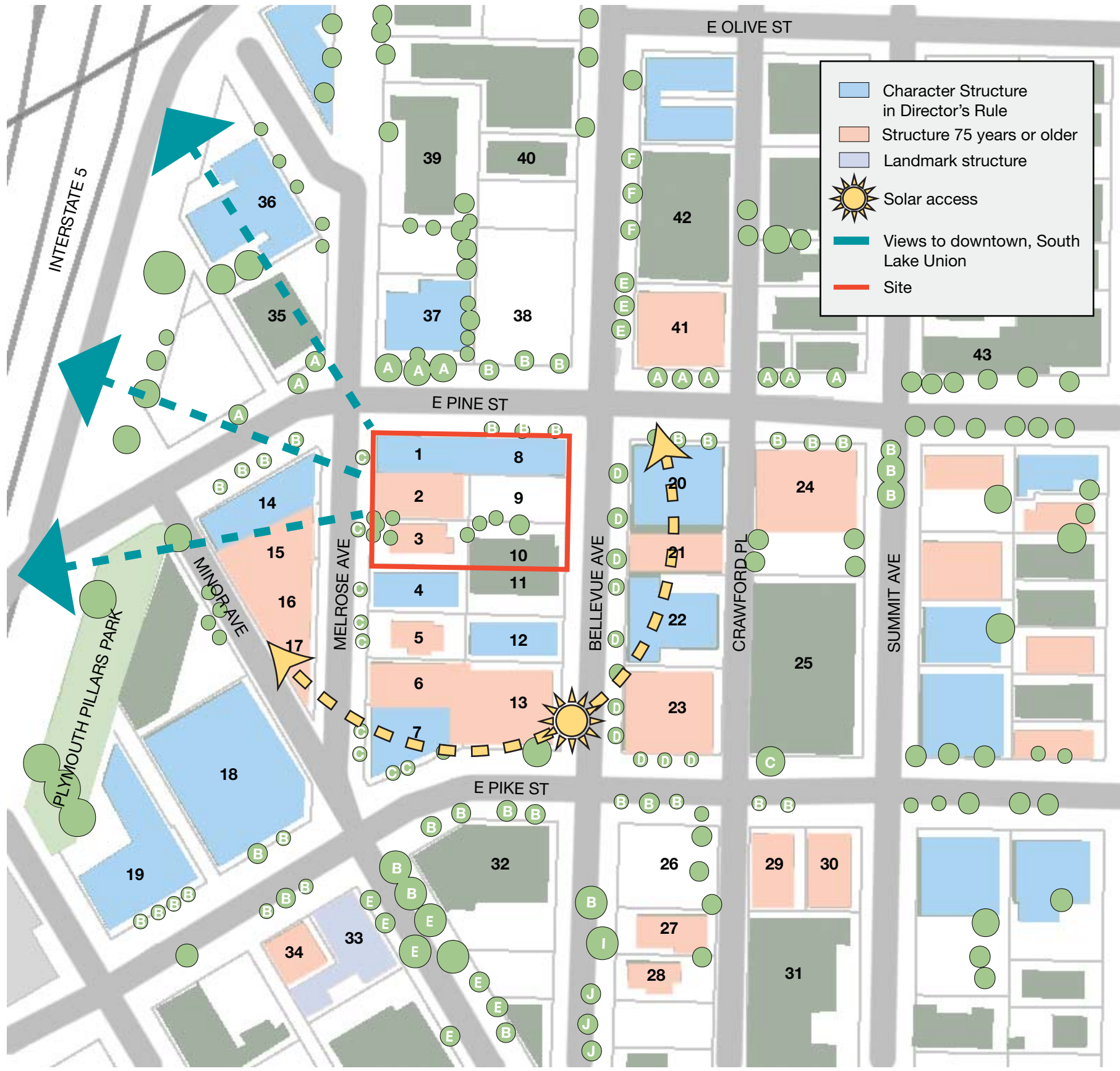


Zoning Map



Transportation Resources





Existing Uses

- 1 Melrose Building
Bauhaus
Vutique
Adjuster International
Melrose & Pine Partnership
Drew Delaloye Lucurell Attorney
- 2 Warren Knapp Gallery
- 3 Residence
- 4 Melrose Apartments
- 5 Residence
- 6 Metro Auto Rebuild
- 7 Six Arms
- 8 Timken Roller Bearing Building
Scout Apparel
Wall Of Sound/Spine & Crown Books
Le Frock Limited
Edie's Shoes
Mud Bay
- 9 Parking Lot
- 10 Emerald City Inn Apartments
- 11 Garden Studios Apartments
- 12 Louis Arms Apartments
- 13 Benson's Grocery
Seattle Eagle
Victrola Coffee Roasters
- 14 Your 2 feet
The Baguette Box
The Baltic Room
Li'l Woody's
Ristorante Machiavelli
- 15 Melrose Market
Homegrown
Rain Shadow Meats
The Calf & Kid Cheese Shop
Marigold And Mint
Sitka And Spruce
Bar Ferd'nand
Still Liquor
Butter Home
- 16 Taylor Shellfish Farms
- 17 Terra Plata
- 18 Utrecht Art Supplies
- 19 Villa Apartments
Seattle Volvo Downtown
Goods
Pike Tribe
Tango
- 20 Area 51
- 21 Lawson Manufacturing
- 22 The New Mcdermott
- 23 First Covenant Church
- 24 Portofino Apartments
Zero Zero Hair
Cake Spy Shop
Allstate
Gamma Ray Games
- 25 Honda/yamaha Dealership
- 26 Parking Lot
- 27 Residence
- 28 Residence
- 29 Pagliacci Commissary
- 30 Pagliacci Commissary
- 31 Northwest School
- 32 Pike Lofts
Ralph A. Leaf Law Office
Ltd. Art Gallery
Broadway Vision Source
- 33 Wintonia Hotel
Benedette
Uncle Elizabeth's Internet Cafe
Red X Hair Studio
- 34 Club Z
- 35 1216 Pine Building
Seattle Counseling Service
Pho Thai
- 36 El Capitan Apartments
- 37 Groff Murphy Lawyers
Choder Howard Tax Advisor
Pine Box Bar
- 38 Pine Street Condominiums
- 39 Melrose On The Hill Apartments
- 40 Bellevue Terrace
- 41 ELS Language Center
Greater Seattle Business Association
- 42 Hawthorne Apartments
Urban Kinetics
J's Quick Stop Mart
- 43 Terravita Building
- 44 The Capitol Club
- 45 Auto Pro Repair
- 46 The Crawford Condominiums

Tree Survey

- A Sweetgum
- B Maple
- C Ash
- D Honey Locust
- E Oak
- F Magnolia
- G Birch
- H Cherry
- I Elm
- J Dogwood

Existing Uses/Site Context

Butterworth Mortuary

320 East Pine Street - Future Development



Melrose Avenue

Bellevue Avenue

EAST PINE STREET LOOKING NORTH

Timken Roller Bearing Building

Melrose Building



Bellevue Avenue

PROJECT SITE

Melrose Avenue

EAST PINE STREET LOOKING SOUTH

East Pine Streetscape



East Pike Street Minor Avenue East Pine Street

MELROSE AVENUE LOOKING WEST



East Pine Street PROJECT SITE East Pine Street

MELROSE AVENUE LOOKING EAST

Melrose Avenue Streetscape



East Pine Street

BELLEVUE AVENUE LOOKING WEST

PROJECT SITE

East Pine Street



East Pine Street

BELLEVUE AVENUE LOOKING EAST

East Pine Street

Bellevue Avenue Streetscape

MELROSE BUILDING

One-story brick building masonry building, painted white has a stepped parapet with metal coping. Storefronts are intact, with wood display windows, large multi-paned transoms, double-leaf wood and glass doors and brick bulkheads. Symmetrically placed pilasters have ornamental capitols of corbelled brick at the transom level. Integral brick signage and ornament is centered on the E. Pine Street facade.

Common Name: **Melrose Building**

Historic Name: Melrose Building

Year Built: **1915**

Address: 301 E Pine St E

Style: Commercial

Stories: One

Cladding: Brick

Integrity:

Changes to Plan: Intact

Changes to Windows: Slight

Changes to Original Cladding: Intact

Source: Seattle.gov - Department of Neighborhoods

Historical Sites



Retained Character Structure – Melrose Building

TIMKEN ROLLER BEARING BUILDING

Three-story brick masonry building, with original windows and terracotta detailing. Six storefronts have large wood display windows with multi-paned transoms, recessed entries and wood and glass doors. Storefronts are separated by pilasters clad with terracotta tile and have ornamental capitols at the transom level.

The residential entry on Bellevue Avenue has a terracotta surround and a suspended metal canopy. Second and third floors have tripartite windows with eight-over-one sash, flanked each side by four-over-one sash. All upper floor windows have terracotta sills.

Brick pilasters project along the cornice line, above a concrete band where an original bracketed cornice has been removed.

Common Name: **Pinevue Apartments**
 Historic Name: Timken Roller Bearing Building
 Year Built: **1916**
 Address: 1535 Bellevue Ave
 Style: Commercial
 Stories: Three
 Cladding: Brick

Integrity:
 Changes to Plan: Intact
 Changes to Windows: Intact
 Changes to Original Cladding: Intact

Source: Seattle.gov - Department of Neighborhoods
 Historical Sites



Retained Character Structure – Timken Roller Bearing Building



A | MUD BAY

- Current Use: Retail Shop
- Approximate Area: 880 square feet
- Ceiling height approximately 14 feet
- Original facade and entry detail intact



Tenant Spaces

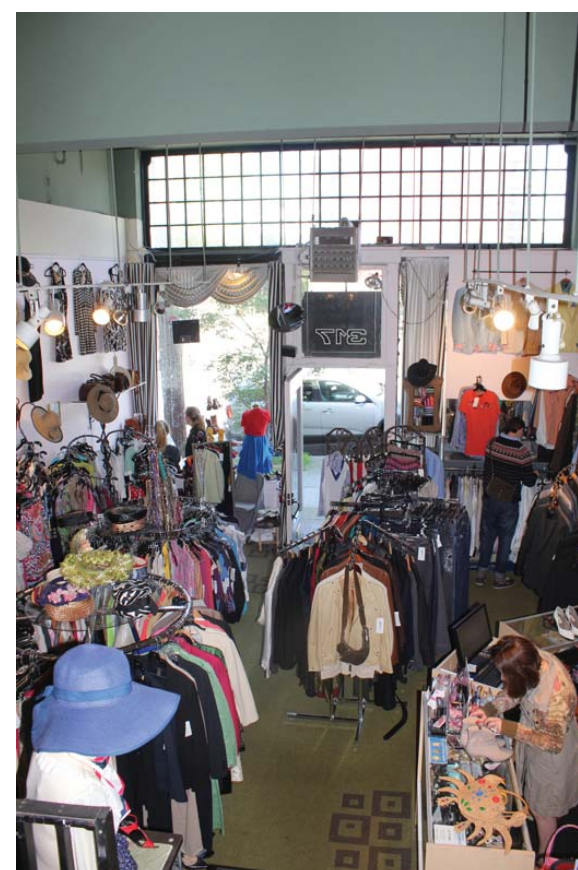


B | EDIE'S

- Current Use: Retail Shop
- Approximate Area: 840 square feet
- Ceiling height approximately 15 feet
- Original facade and entry detail intact



Tenant Spaces

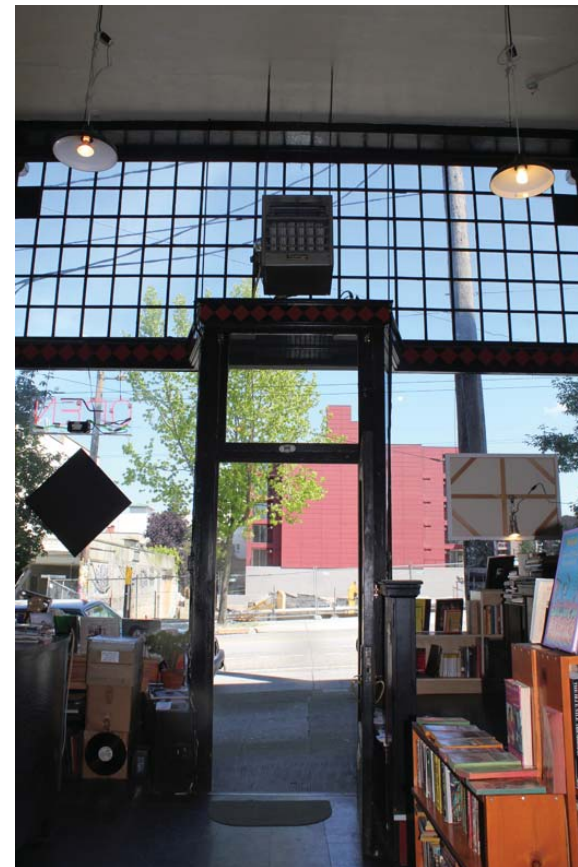


C | LE FROCK

- Current Use: Retail Shop
- Approximate Area: 840 square feet plus 310 square foot mezzanine
- Ceiling height approximately 17 feet overall, mezzanine within
- Original facade and entry detail intact



Tenant Spaces



D | SPINE & CROWN/WALL OF SOUND

- Current Use: Retail Shop
- Approximate Area: 880 square feet
- Ceiling height approximately 15 feet
- Original facade and entry detail intact



Tenant Spaces



E | SCOUT

- Current Use: Retail Shop
- Approximate Area: 600 square feet
- Ceiling height approximately 10 feet
- Office mezzanine with separate access above restricts ceiling. Potential ceiling height is 18 feet
- Existing apartment entry accessed from door within this storefront bay



Tenant Spaces



F | DREW DELALOYE LUCURELL ATTORNEY/ADJUSTER INTERNATIONAL/MELROSE & PINE PARTNERSHIP

- Current Use: Office with storefront
- Approximate Area: 700 square feet
- Ceiling height approximately 16 feet
- Original facade and entry detail intact



Tenant Spaces



G | VUTIQUE

- Current Use: Retail Shop
- Approximate Area: 700 square feet plus 300 square foot mezzanine
- Ceiling height approximately 16 feet overall, mezzanine within
- Original facade and entry detail intact



Tenant Spaces



H | BAUHAUS

- Current Use: Coffee Shop
- Approximate Area: 1300 square feet with 400 square foot mezzanine
- Ceiling height approximately 18 feet overall, mezzanine within
- Original facade and entry detail intact



Tenant Spaces



Common Name: **Warren Knapp Gallery**

Historic Name: Unknown

Year Built: **1917**

Address: 1530 Melrose Ave

Style: Commercial

Stories: One

Cladding: Brick and Concrete

Integrity:

Changes to Plan: Significant

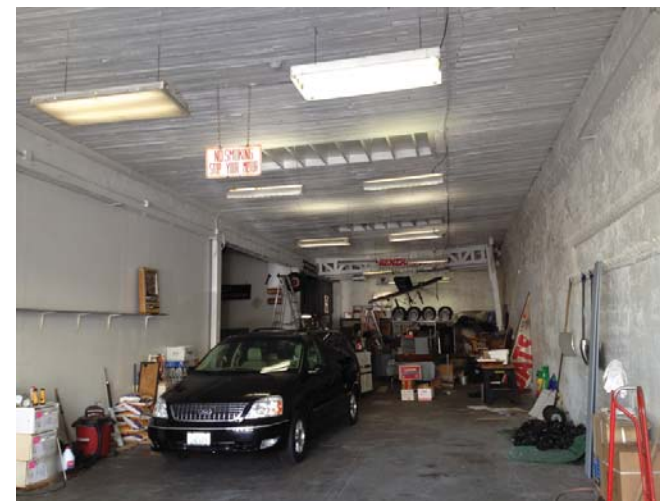
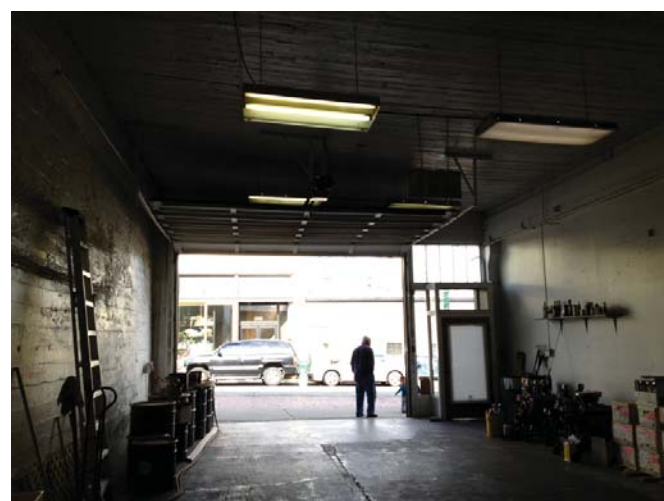
Changes to Windows: Extensive

Changes to Original Cladding: Slight

- Character structure (>74 years old) not listed in Director's Rule 03-2012
- Current Use: Retail Art Gallery and Garage
- Approximate Area: 5250 square feet
- Ceiling height approximately 16 feet

On-site, facade to be retained

Source: Seattle.gov - Department of Neighborhoods Historical Sites edited by owner 07/12 to reflect current condition



On-Site Structures



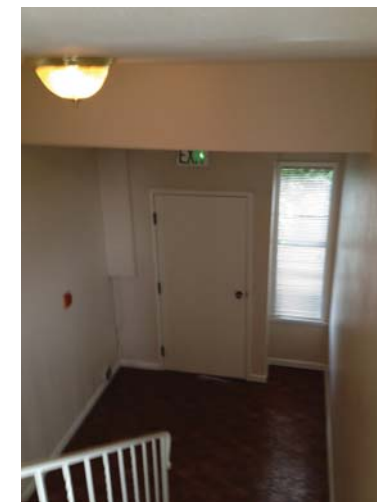
Common Name: **Residential**
 Historic Name: Single Family Residence
 Year Built: **1906**
 Address: 1524 Melrose Ave
 Style: American Foursquare
 Stories: Two and a half
 Cladding: Brick – Roman, Shingle – Concrete/
 Asbestos

Integrity:
 Changes to Windows: Extensive
 Changes to Plan: Extensive
 Changes to Original Cladding: Extensive

- Character structure (>75 years old) not listed in Director's Rule 03-2012
- Originally a single family residence.
- Current Use: A five unit apartment building. It was extensively remodeled most recently in 1990. No significant original interior features remain.

On-site to be removed

Source: Seattle.gov - Department of Neighborhoods Historical Sites edited by Owner 07/12 to reflect current condition.



On-Site Structures



Common Name: **Melrose Apartments**
 Historic Name: Melrose Apartments
 Year Built: **1916**
 Address: 1520 Melrose Ave
 Style: Beaux Arts – Neoclassical,
 Queen Anne-Richardsonian Romanesque
 Stories: Three
 Cladding: Brick, Stucco

Integrity:
 Changes to Plan: Intact
 Changes to Windows: Intact
 Changes to Original Cladding: Intact

Neighboring Building identified as Character
 Structure in Pike/Pine Overlay district

Source: Seattle.gov - Department of Neighborhoods Historical
 Sites



Common Name: **Garden Studios**
 Historic Name: Garden Studios
 Year Built: **1953**
 Address: 1517 Bellevue Ave
 Style: Modern
 Stories: Two
 Cladding: Brick, Vertical - Boards

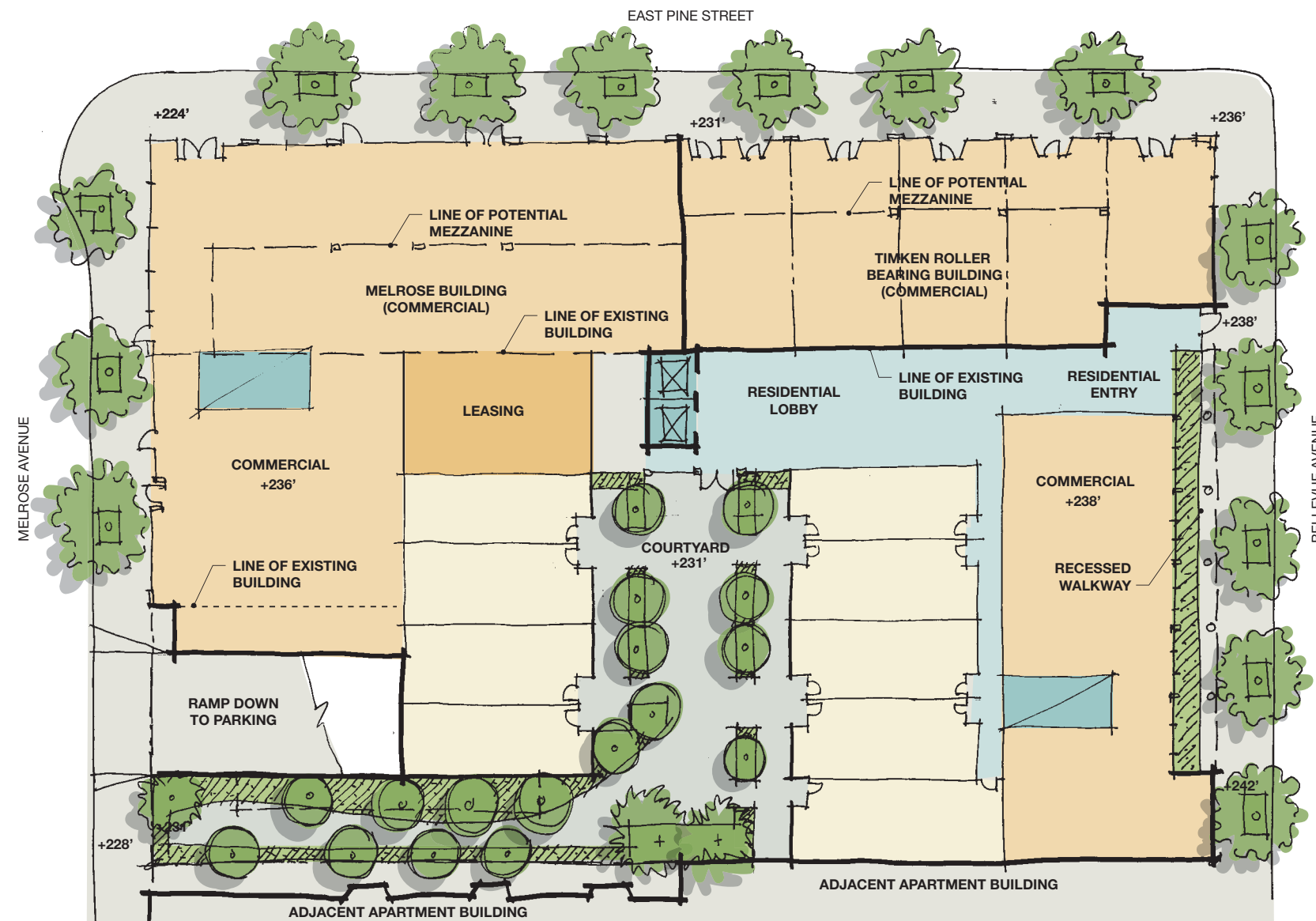
Integrity:
 Changes to Plan: Intact
 Changes to Windows: Intact
 Changes to Original Cladding: Intact

Neighboring Building

Source: Seattle.gov - Department of Neighborhoods
 Historical Sites



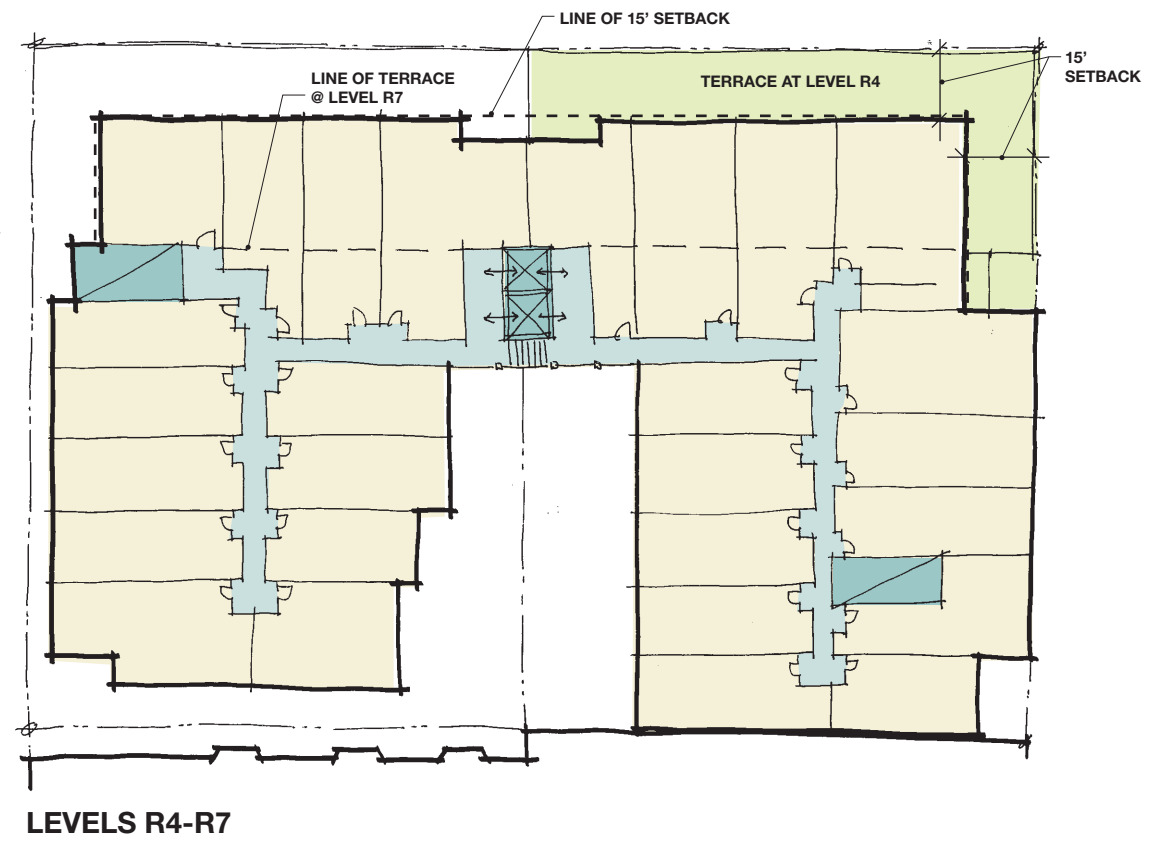
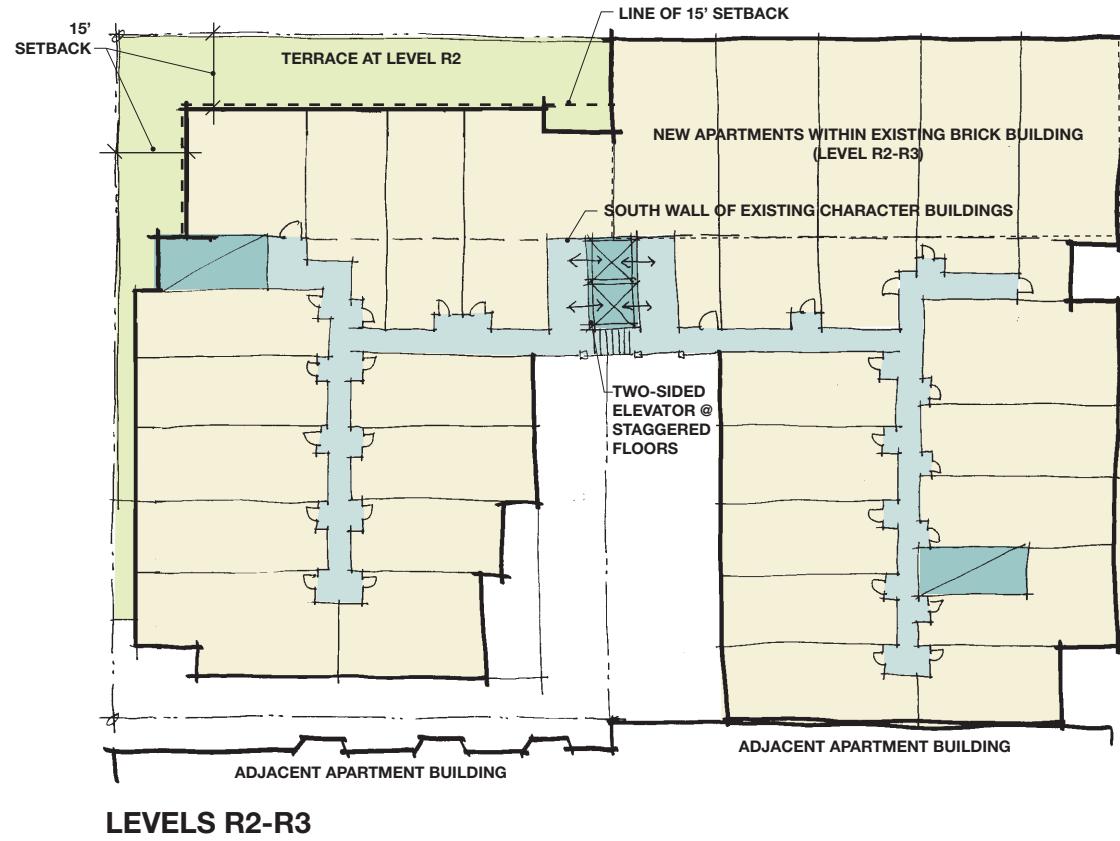
Neighboring Structures



CONCEPT A

- (2) Identified Character Structures; to remain per Director's Rule 03-2012.
- Pike/Pine Overlay incentives used for increase in height and floor area.
- New buildings are set back 15 feet from facades of character structures.
- Facades, existing ceiling heights and tenant entries are maintained in character structures.
- Decorative cornice on the brick Timken Roller Bearing Building to be rebuilt.
- Apartment floor heights in the new building align with existing floors in the brick Timken Roller Bearing Building.
- Facade of a third character structure, the garage at 1530 Melrose Avenue to be retained.
- Height is staggered, to follow existing grade.
- Building is arranged around interior courtyard.
- Building is set back from neighboring Melrose Apartments.
- Central courtyard opens to Melrose Avenue at the SE corner.
- Below grade parking entry is accessed from Melrose Avenue.
- Residential entry remains on Bellevue Avenue at existing brick Timken Roller Bearing Building.
- Commercial level is setback from Bellevue Avenue to accommodate entries along sloping sidewalk.
- No departures anticipated.

Concept A – Site Plan



Concept A – Residential Plans



EAST PINE STREET



CORNER OF BELLEVUE AND PINE



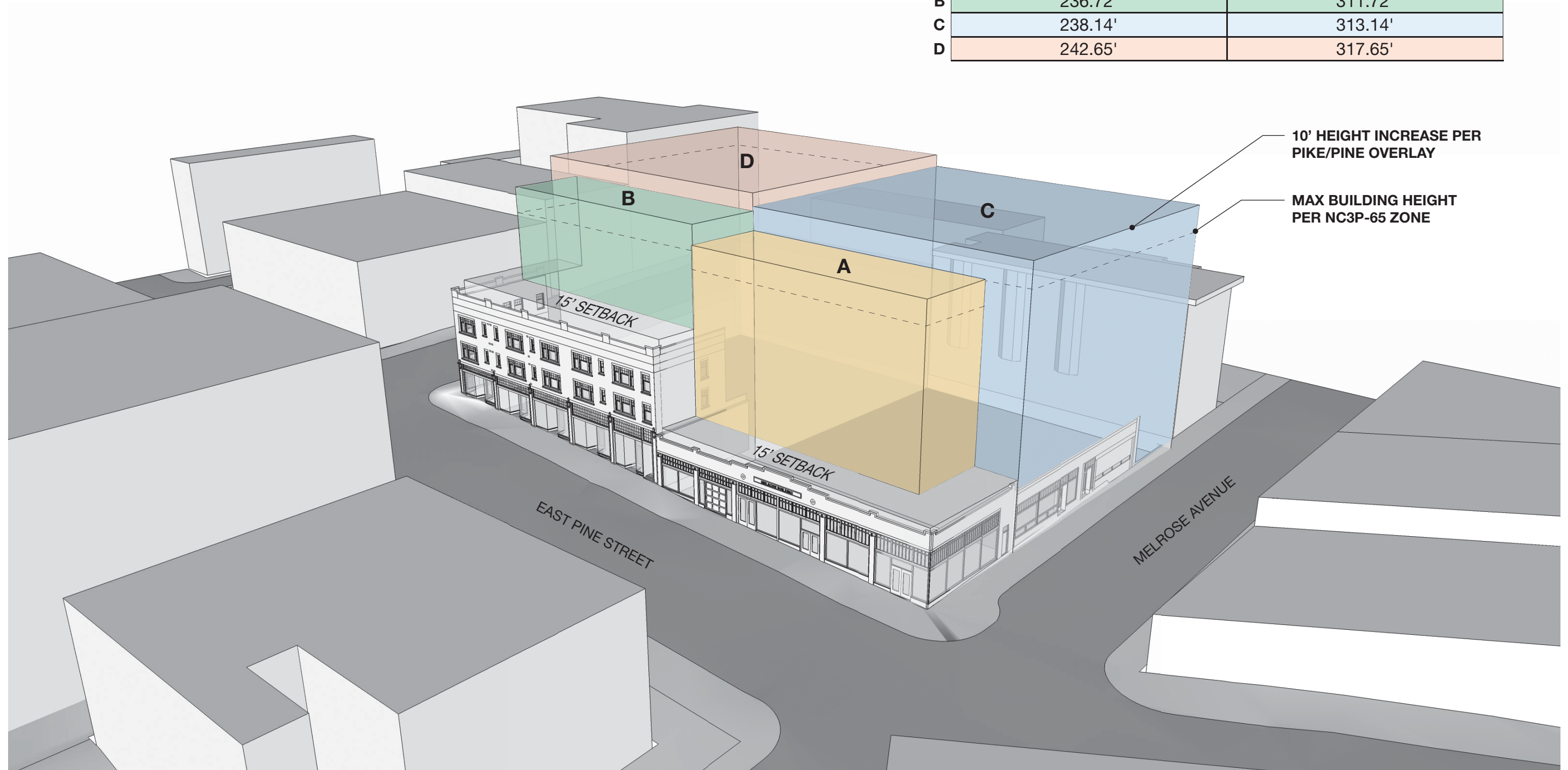
CORNER OF MELROSE AND PINE



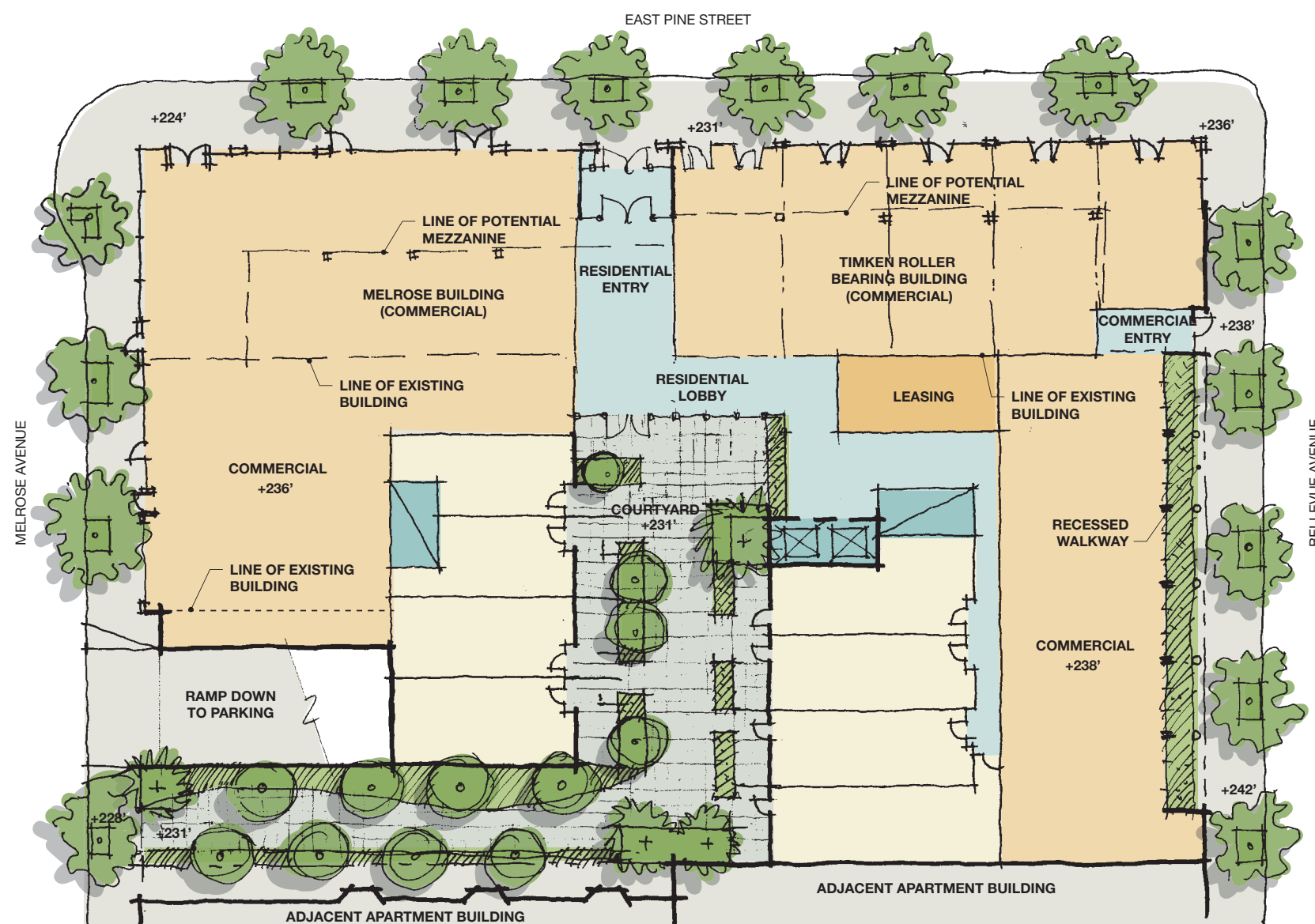
Concept A – Perspective Views

STAGGERED BUILDING HEIGHT & FLOOR PLATES

	Average Grade Plane	Maximum Building Height
A	230.21'	305.21'
B	236.72'	311.72'
C	238.14'	313.14'
D	242.65'	317.65'



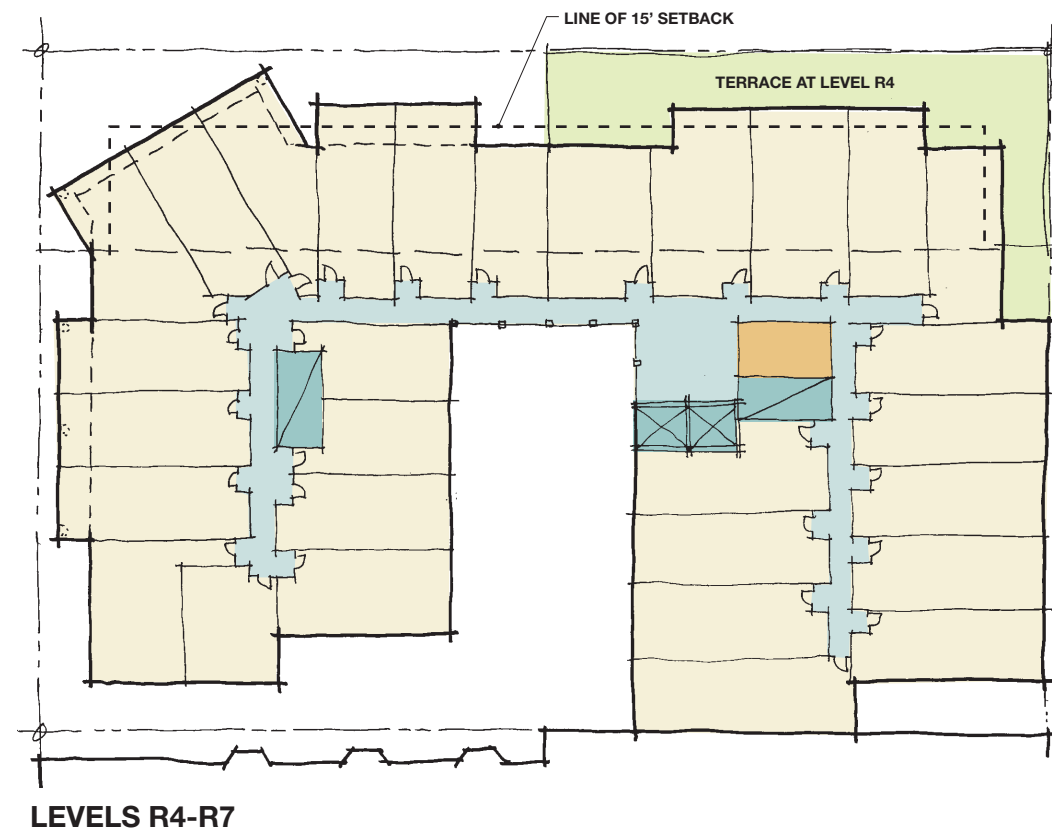
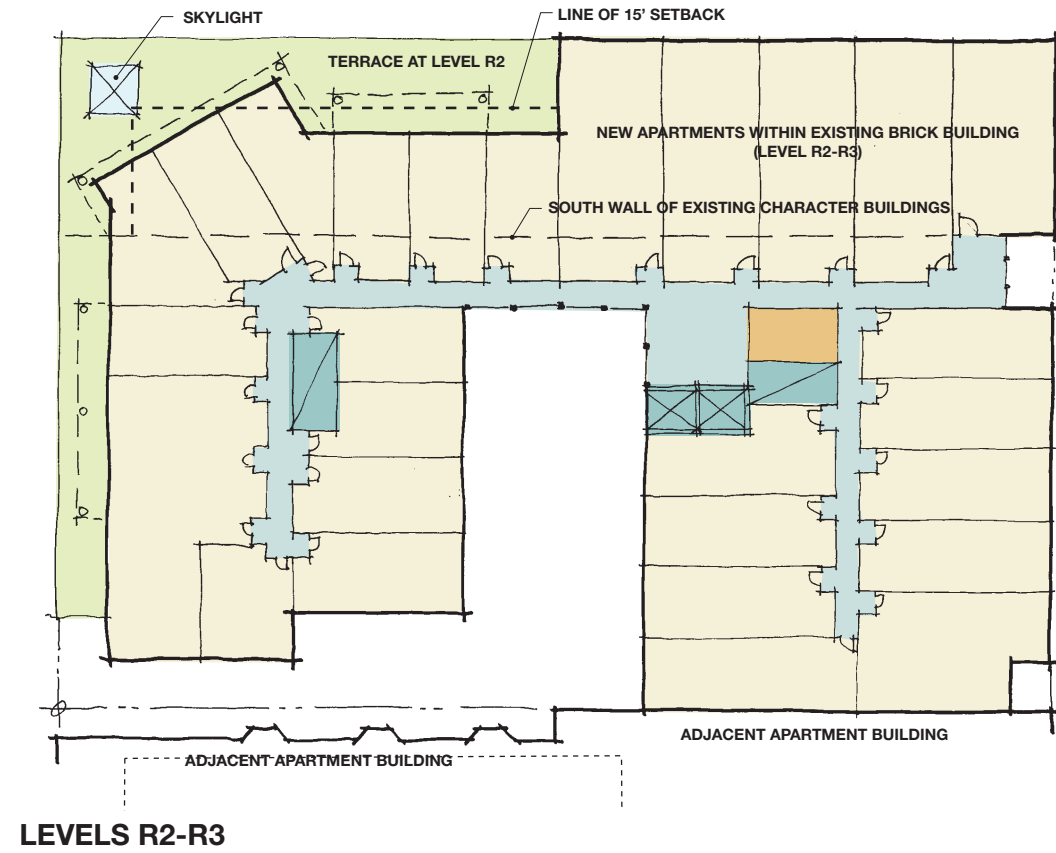
Concept A – Zoning Envelope Analysis



CONCEPT B

- (2) Identified Character Structures; to remain per Director's Rule 03-2012.
- Pike/Pine Overlay incentives used for increase in height and floor area.
- New buildings are set back an average of 15 feet from facades of character structures, but the setback varies.
- Facades, existing ceiling heights and tenant entries are maintained in character structures.
- Decorative cornice on the brick Timken Roller Bearing Building to be rebuilt.
- Apartment floor heights in the new building align with existing in the brick Timken Roller Bearing Building.
- Facade of a third character structure, the garage at 1530 Melrose Avenue to be retained.
- Height is calculated across entire site with no stagger in floor or roof height.
- Building is arranged around interior courtyard.
- Building is set back from neighboring Melrose Apartments.
- Central courtyard opens to Melrose Avenue at the SE corner, approximately 4 feet above grade.
- Below grade parking entry is accessed from Melrose Avenue.
- Residential Entry is located at mid-block on E. Pine Street, through a retail bay of the Melrose Building.
- The facade above the Melrose Building is canted in response to the change in street grid NW of the site.
- Commercial level is setback from Bellevue Avenue to accommodate entries along sloping sidewalk.

Concept B – Site Plan



Concept B – Residential Plans



EAST PINE STREET



CORNER OF BELLEVUE AND PINE



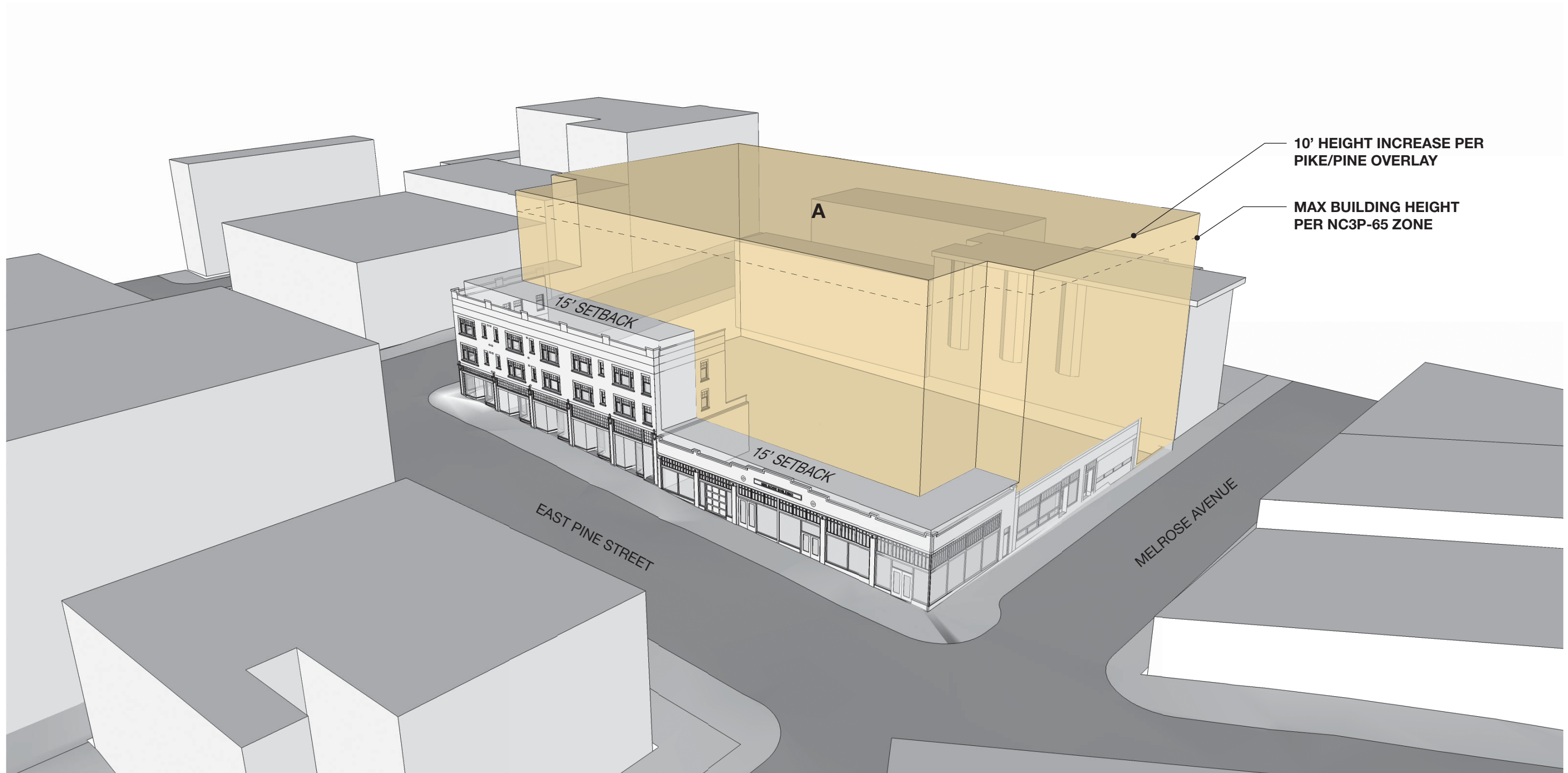
CORNER OF MELROSE AND PINE



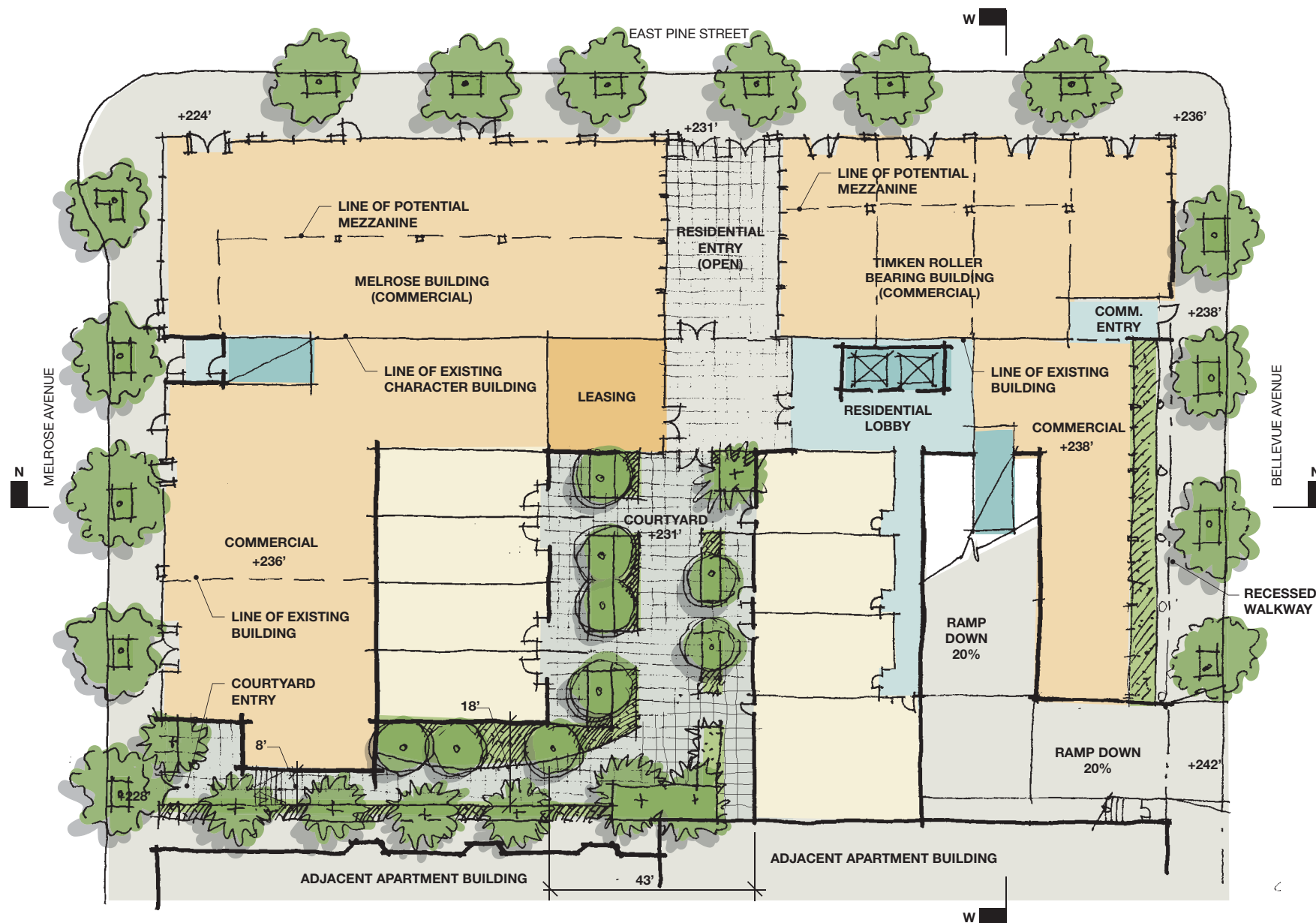
Concept B – Perspective Views

UNIFORM BUILDING HEIGHT & FLOOR PLATES

	Average Grade Plane	Maximum Building Height
A	235.70'	310.70'



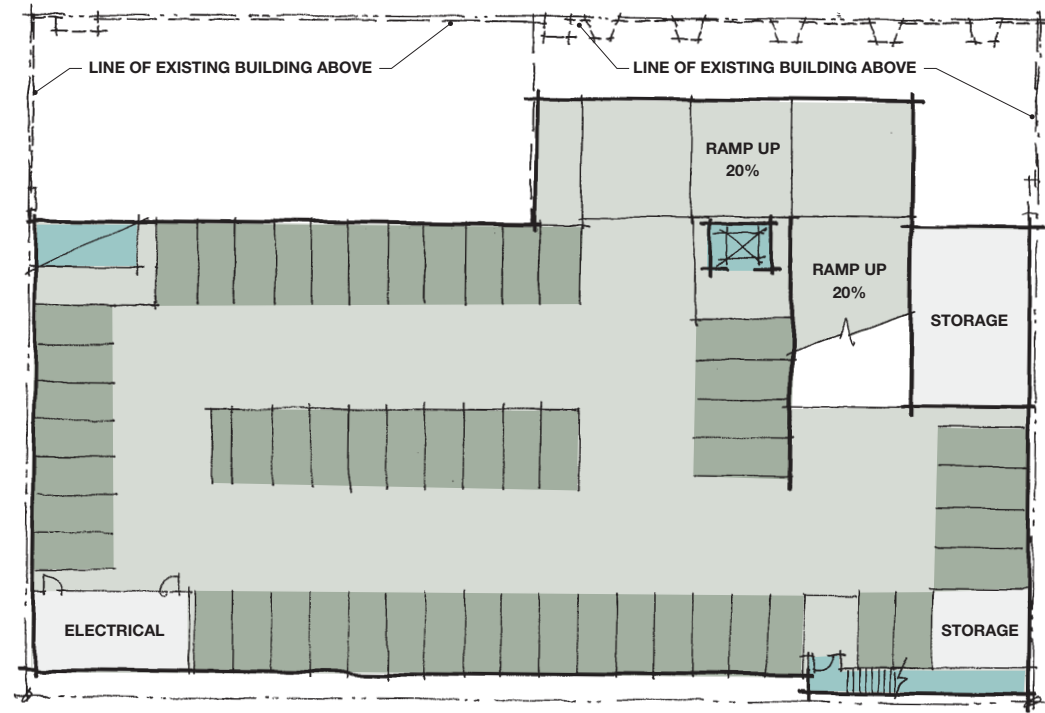
Concept B – Zoning Envelope Analysis



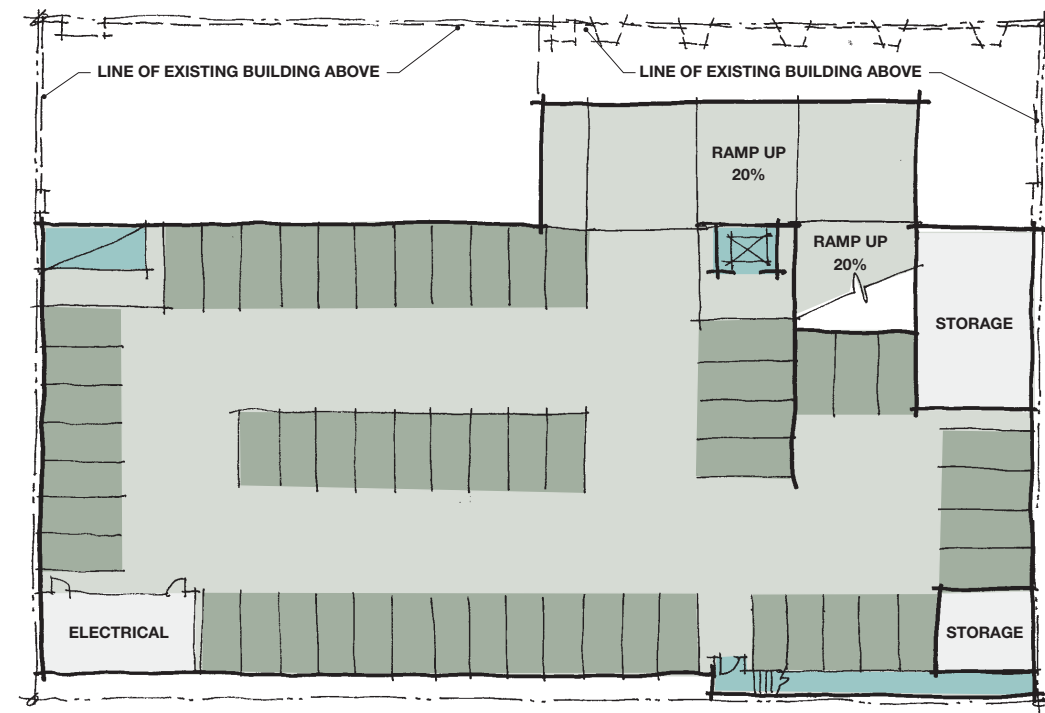
CONCEPT C

- (2) Identified Character Structures; to remain per Director's Rule 03-2012.
- Pike/Pine Overlay incentives used for increase in height and floor area.
- New buildings are set back an average of 15 feet from facades of character structures, but the setback varies.
- Facades, existing ceiling heights and tenant entries are maintained in character structures.
- Decorative cornice on the brick Timken Roller Bearing Building to be rebuilt.
- Apartment floor heights in the new building align with existing in the brick Timken Roller Bearing Building.
- Facade of a third character structure, the garage at 1530 Melrose Avenue to be retained.
- Height is calculated across entire site with no stagger in floor or roof height.
- Building is arranged around interior courtyard.
- Building is set back from neighboring Melrose Apartments.
- Central courtyard can be entered from Melrose Avenue at the SE corner of the site.
- Below grade parking entry is accessed from Bellevue Avenue which provides extended commercial frontage along Melrose Avenue.
- Residential Entry is located at mid-block on E. Pine Street, through a retail bay of the Timken Roller Bearing Building. It is a gated entry, open air, providing a view from the street to the courtyard beyond.
- The new building is separated from the character structures vertically and horizontally, by a ribbon of recessed facade and change in material.

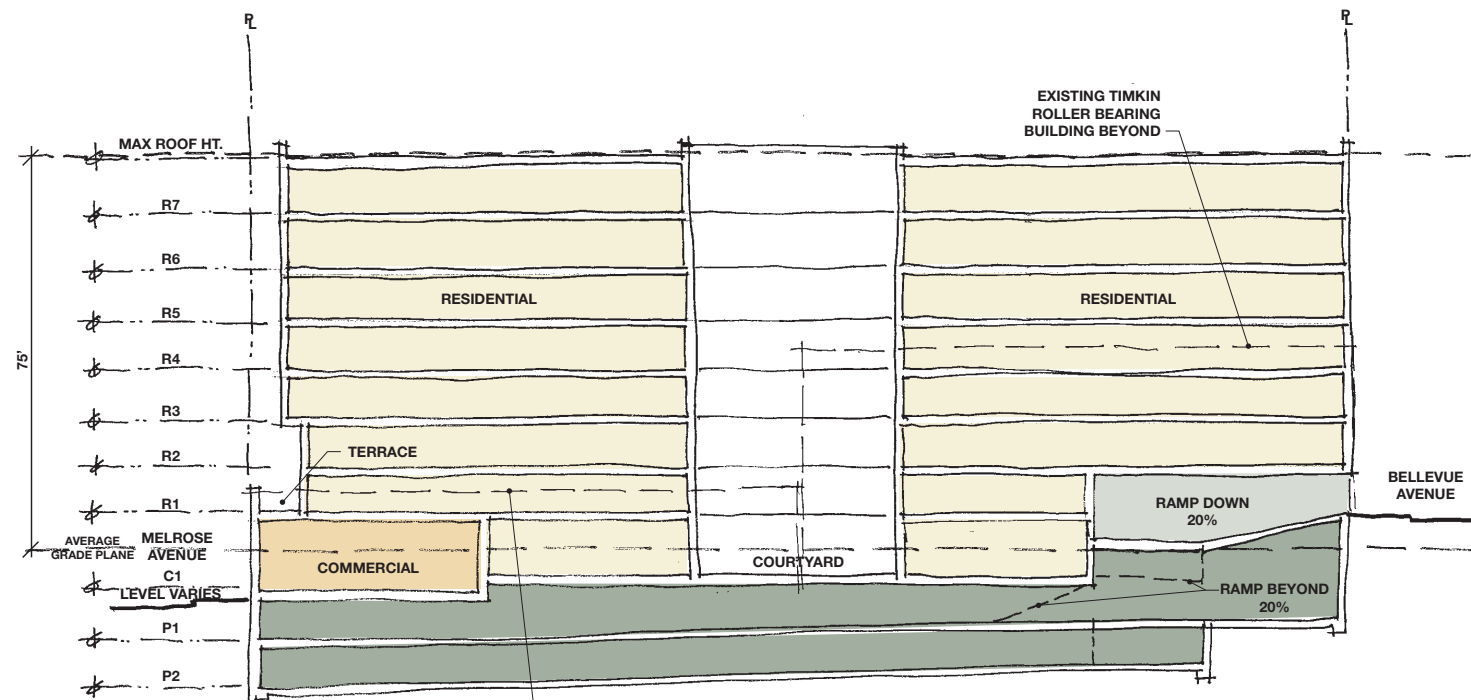
Concept C – Site Plan



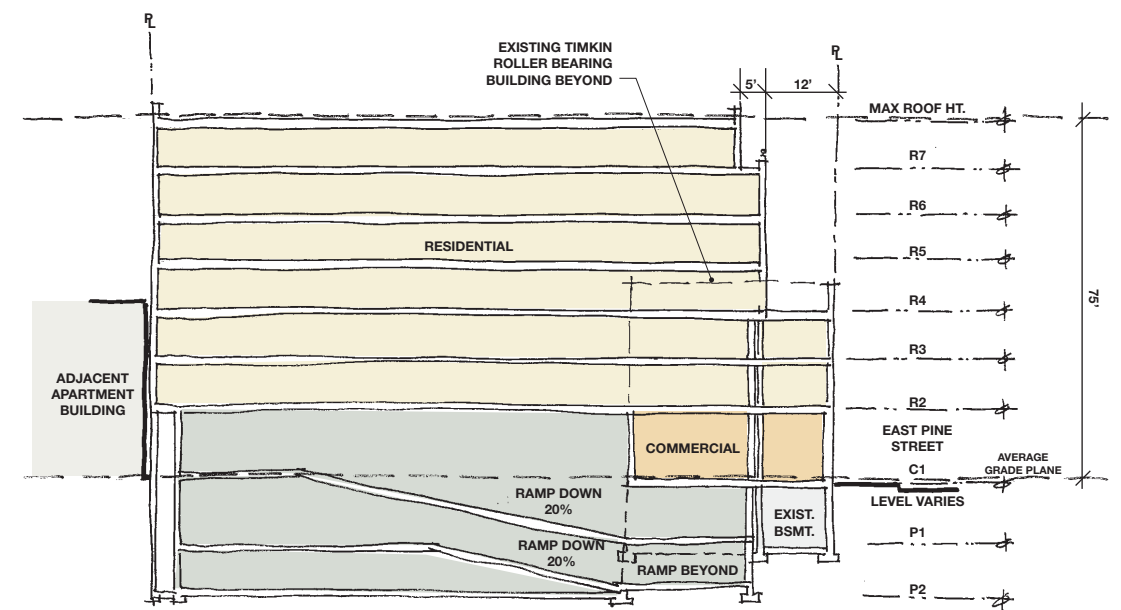
LEVELS P1



LEVELS P2

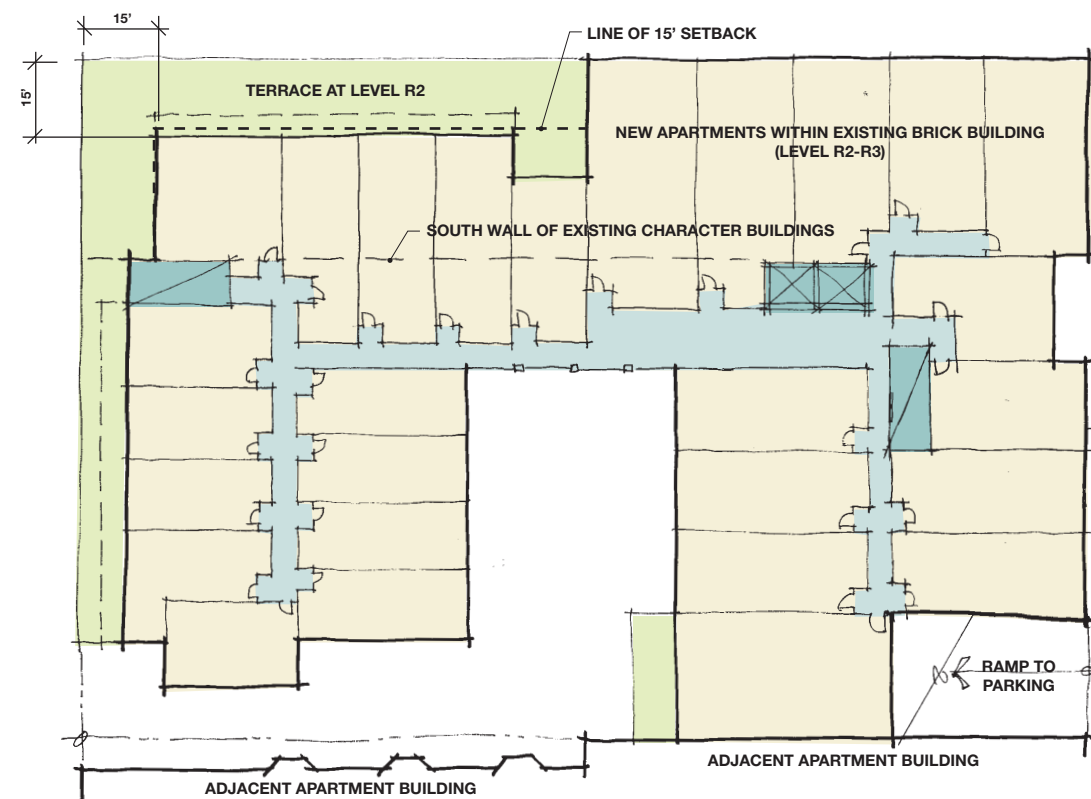


SECTION LOOKING NORTH

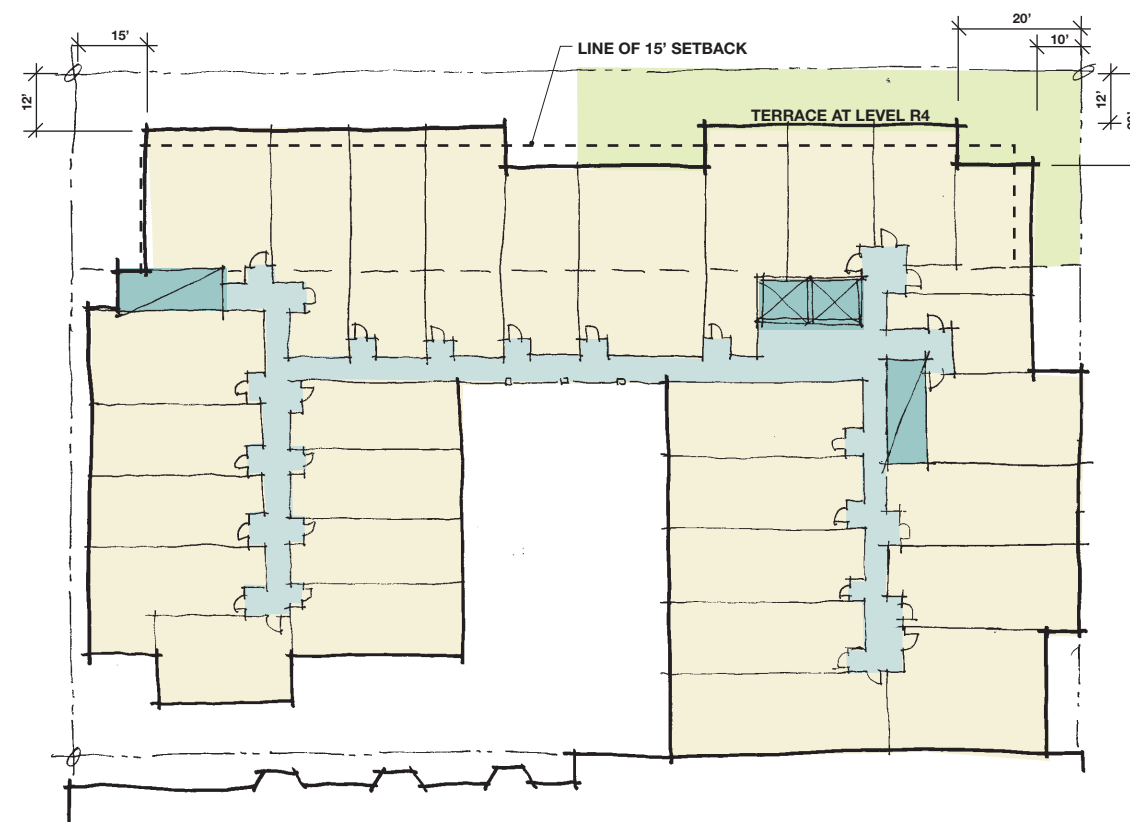


SECTION LOOKING WEST

Concept C – Parking Plans/Sections



LEVELS R2-R3

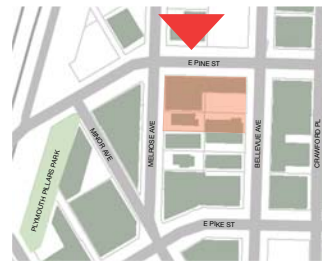


LEVELS R4-R7

Concept C – Residential Plans



EAST PINE STREET



CORNER OF BELLEVUE AND PINE



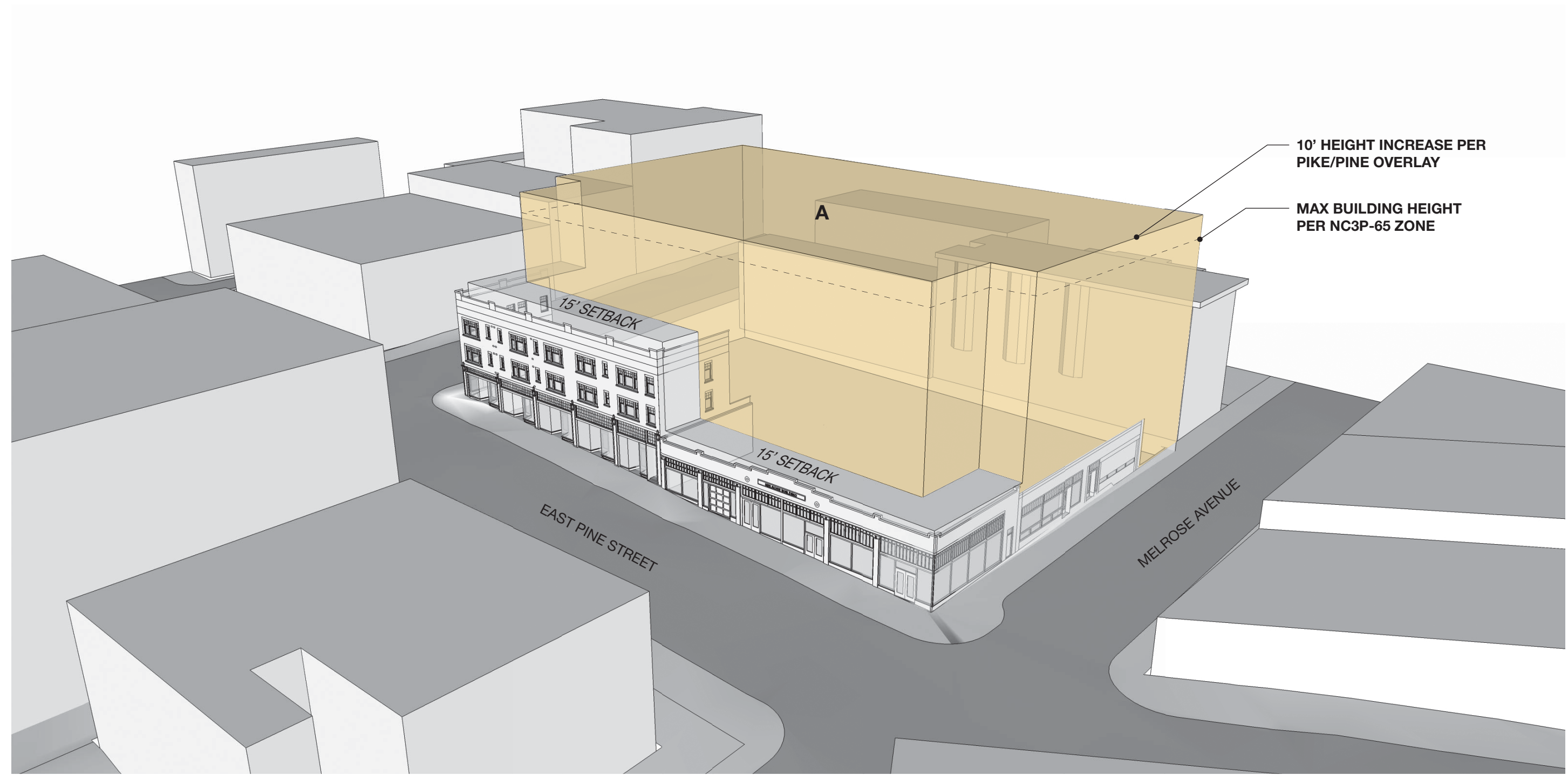
CORNER OF MELROSE AND PINE



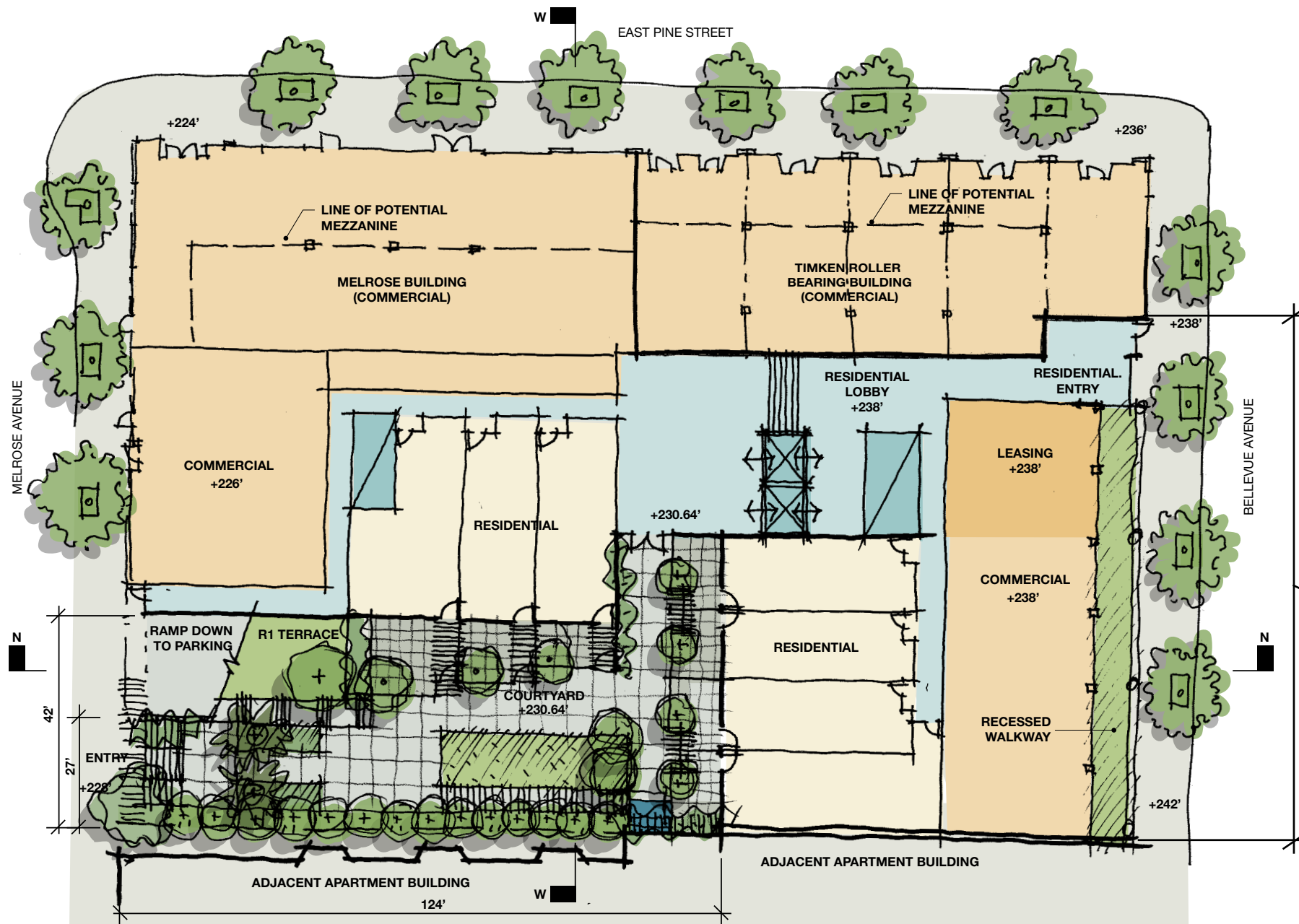
Concept C – Perspective Views

UNIFORM BUILDING HEIGHT & FLOOR PLATES

	Average Grade Plane	Maximum Building Height
A	235.70'	310.70'



Concept C – Zoning Envelope Analysis

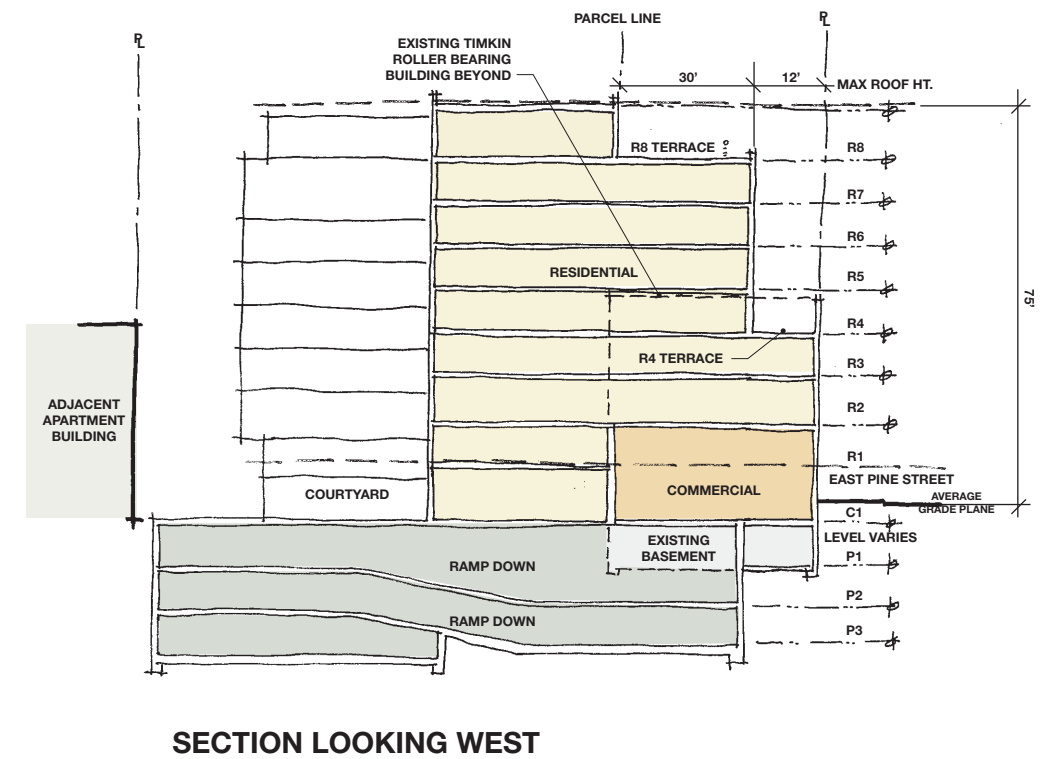
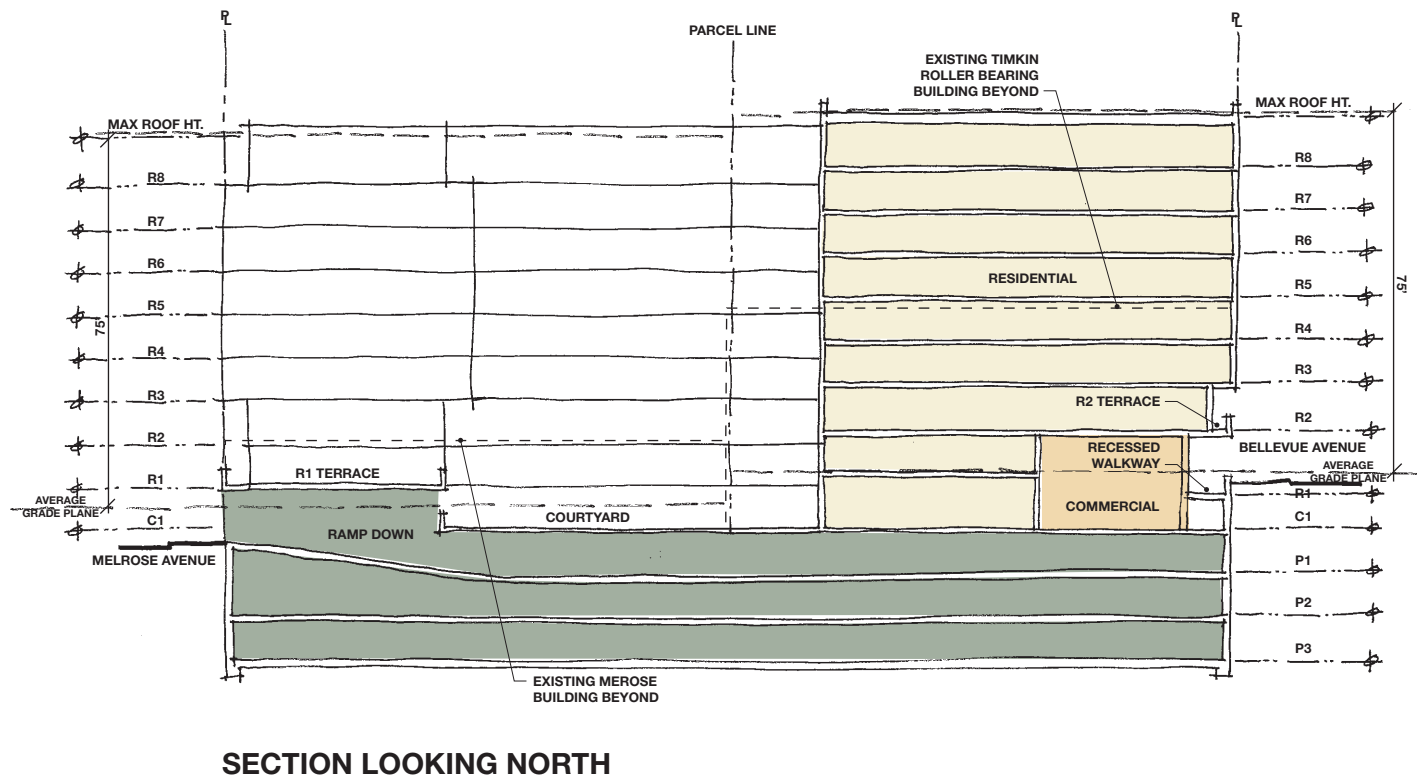
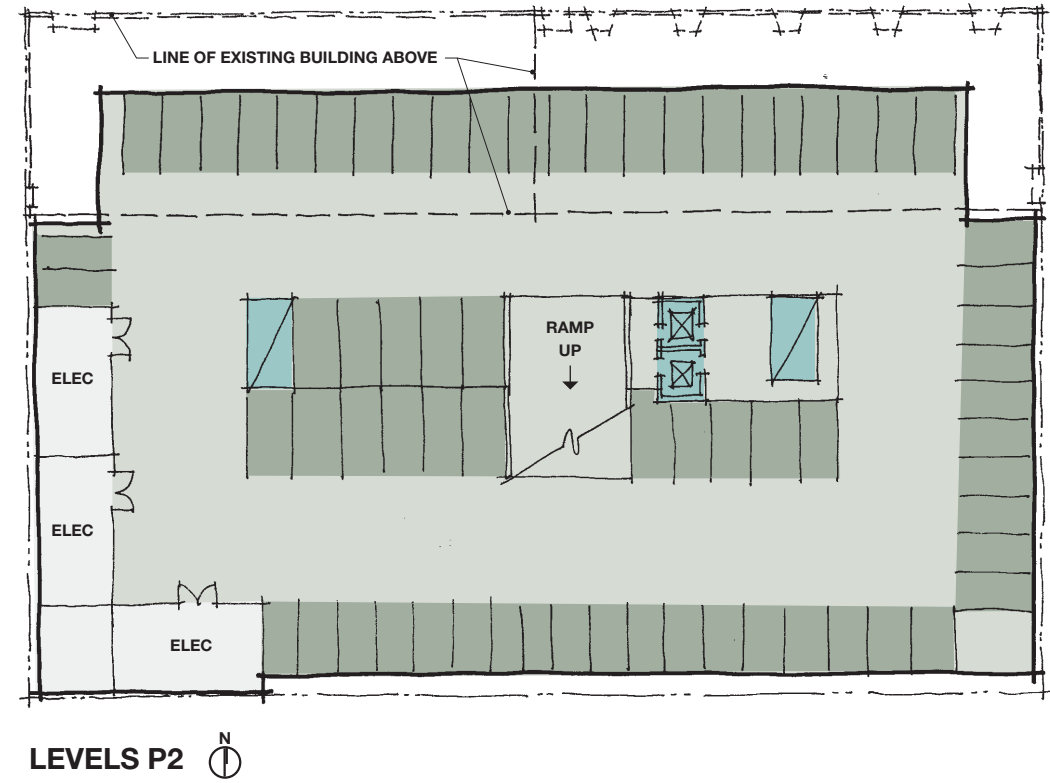
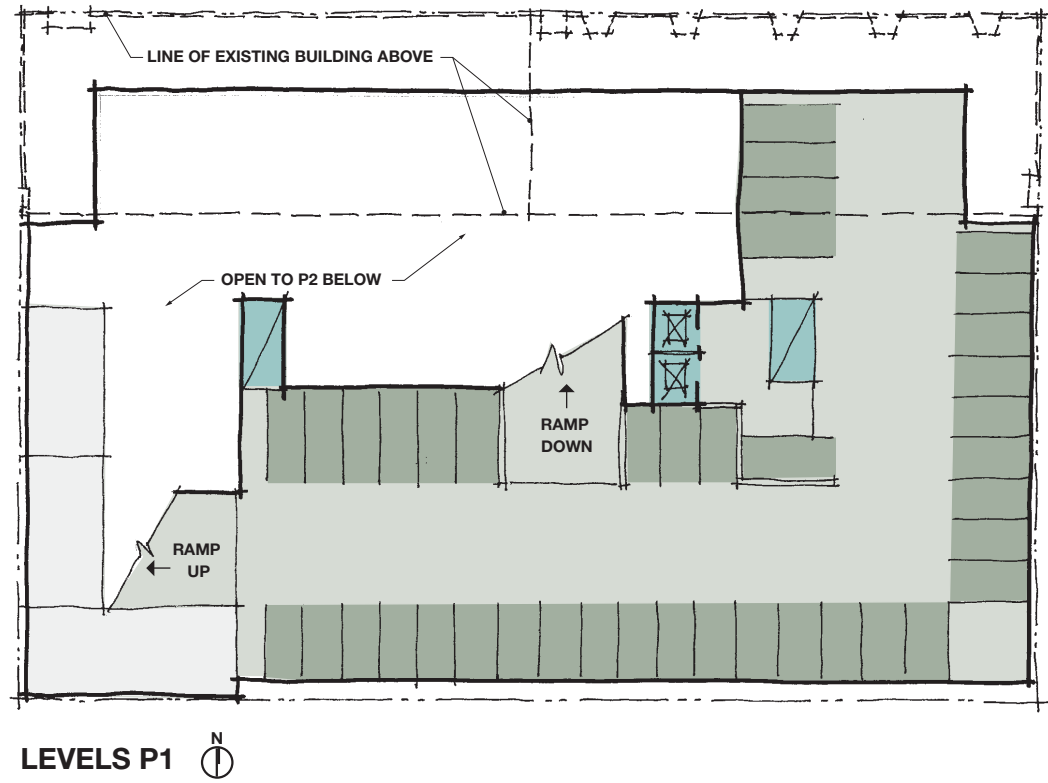


CONCEPT D - PREFERRED

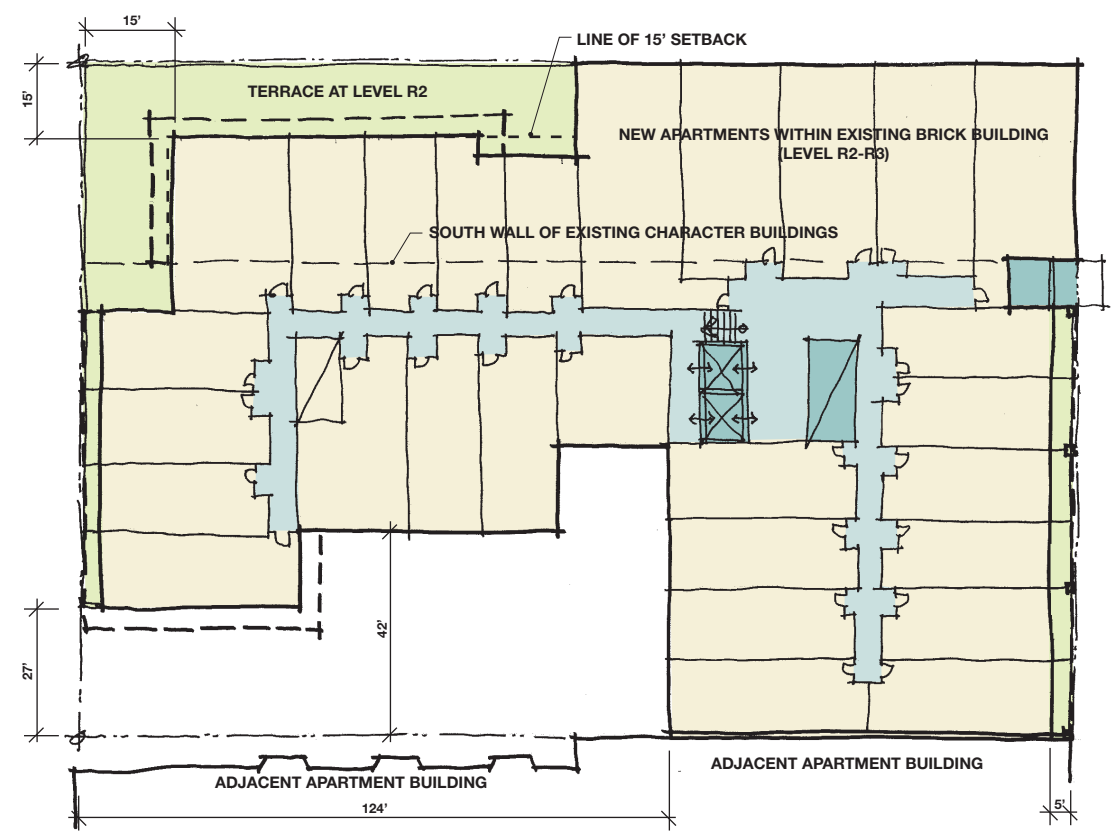
- (2) identified Character Structures to remain.
- Pike/Pine Overlay incentives used for increase in height and floor area.
- New buildings are set back an average of 15 feet from facades of character structures, but the setback varies.
- Facades, existing ceiling heights and tenant entries are maintained in character structures.
- Decorative cornice on the brick timken roller Beraing Building to be rebuilt.
- Apartment floor heights in the new building align with existing in the brick Timken Roller bearing building height is staggered to follow existing grade.
- Height is staggered to follow existing grade.
- Building is arranged around interior courtyard.
- Building is setback from neighboring Melrose Apartments.
- Central courtyard opens to Melrose on the SE corner.
- Below grade parking entry is accessed from Melrose Avenue.
- Residential entry remains on Bellevue Avenue.
- The new building is separated from the character structures vertically and horizontally.

Potential Departure for Increase of Residential Use from 20% to 70% of street level facade. Uses may include Leasing Offices, Fitness, or Meeting Spaces

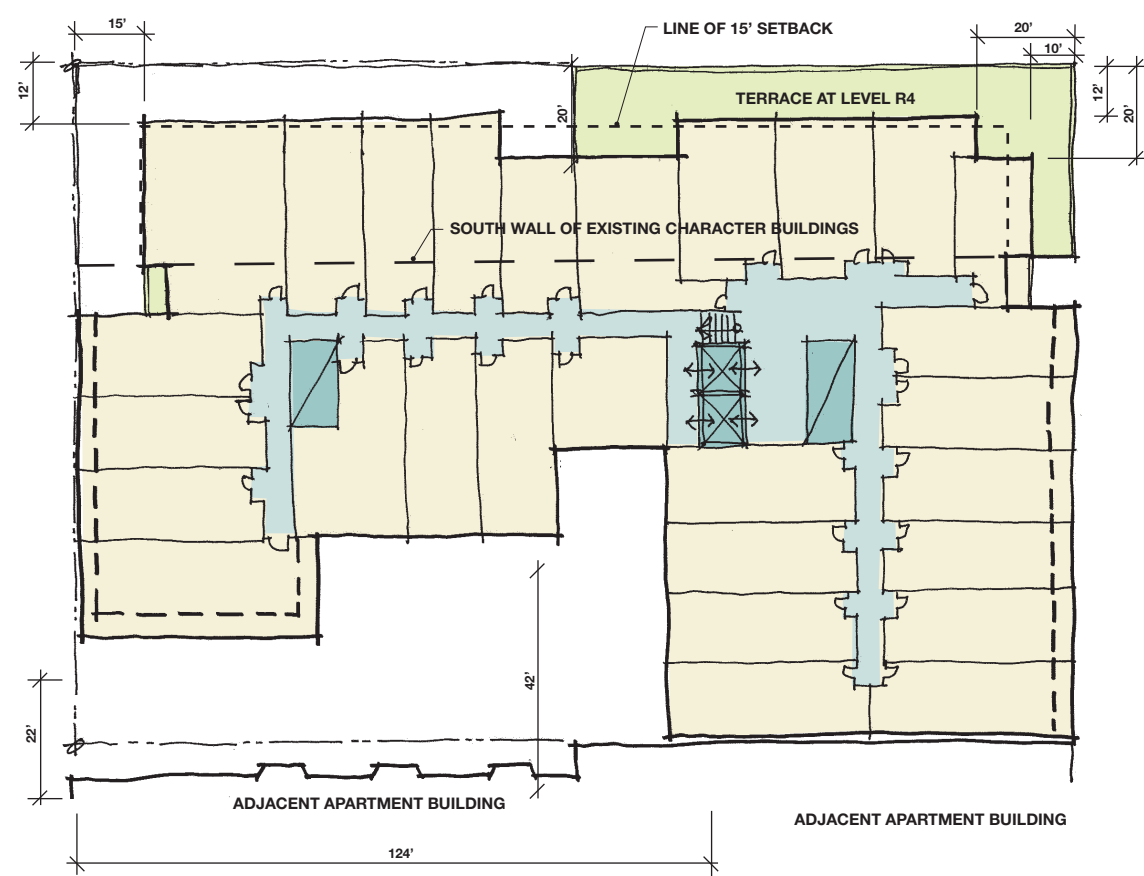
Concept D – Site Plan



Concept D – Parking Plans/Sections



LEVELS R2-R3

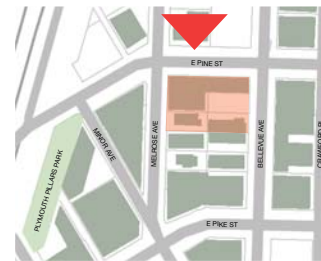


LEVELS R4-R7

Concept D – Residential Plans



EAST PINE STREET



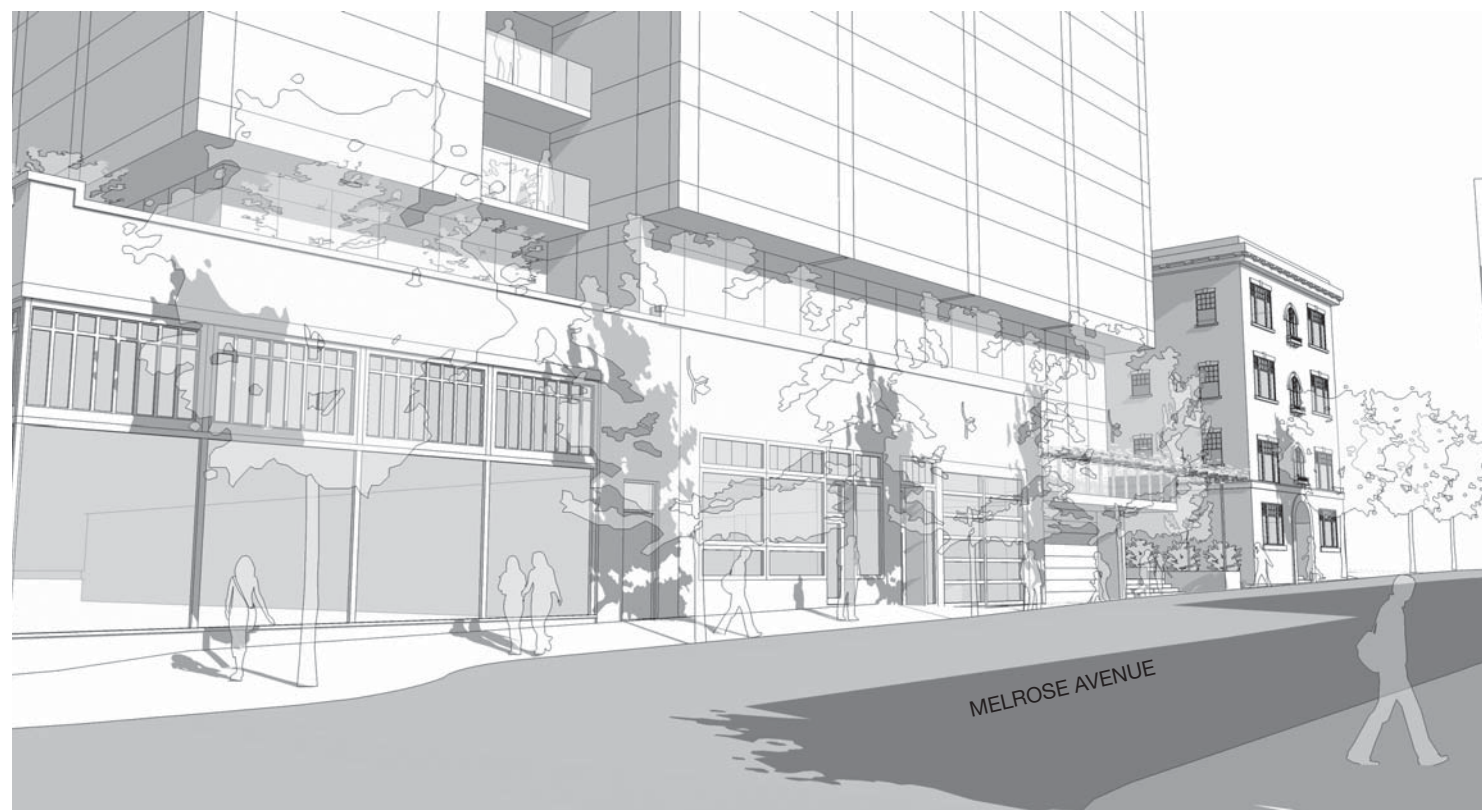
CORNER OF BELLEVUE AND PINE



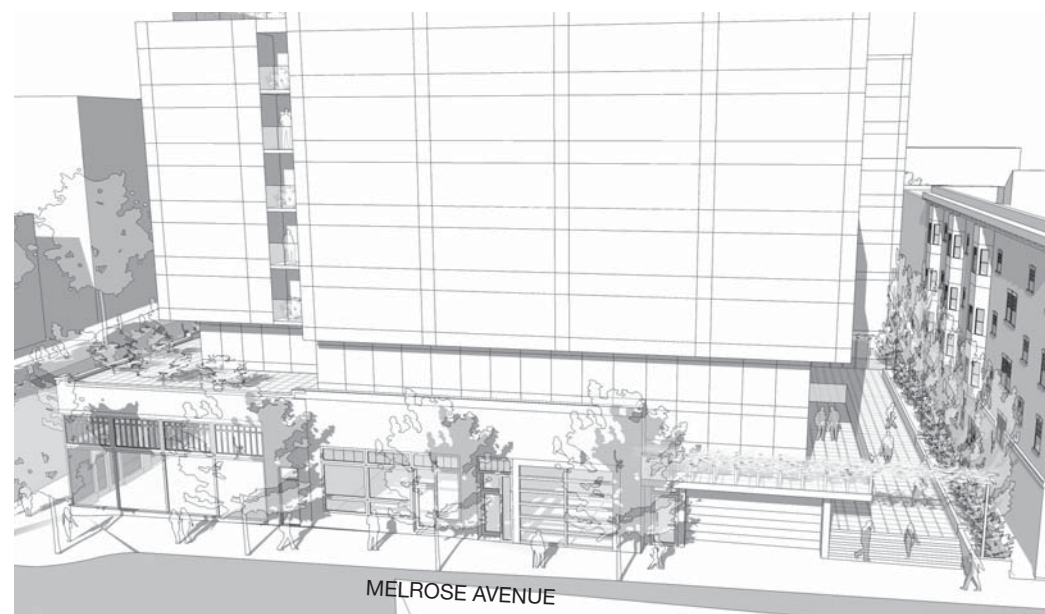
CORNER OF MELROSE AND PINE



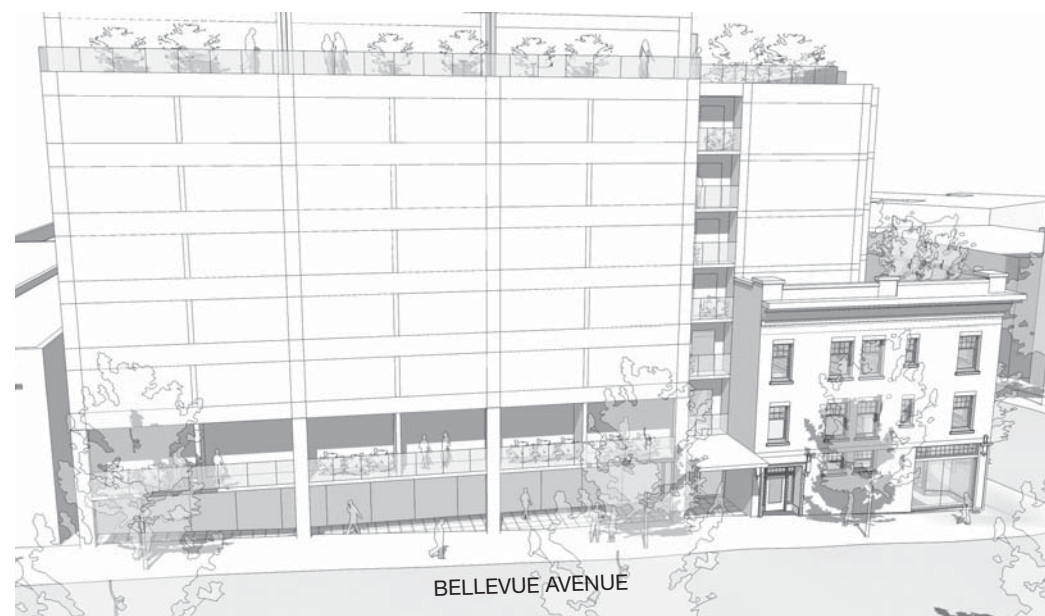
Concept D – Perspective Views



MELROSE AVENUE



MELROSE AVENUE



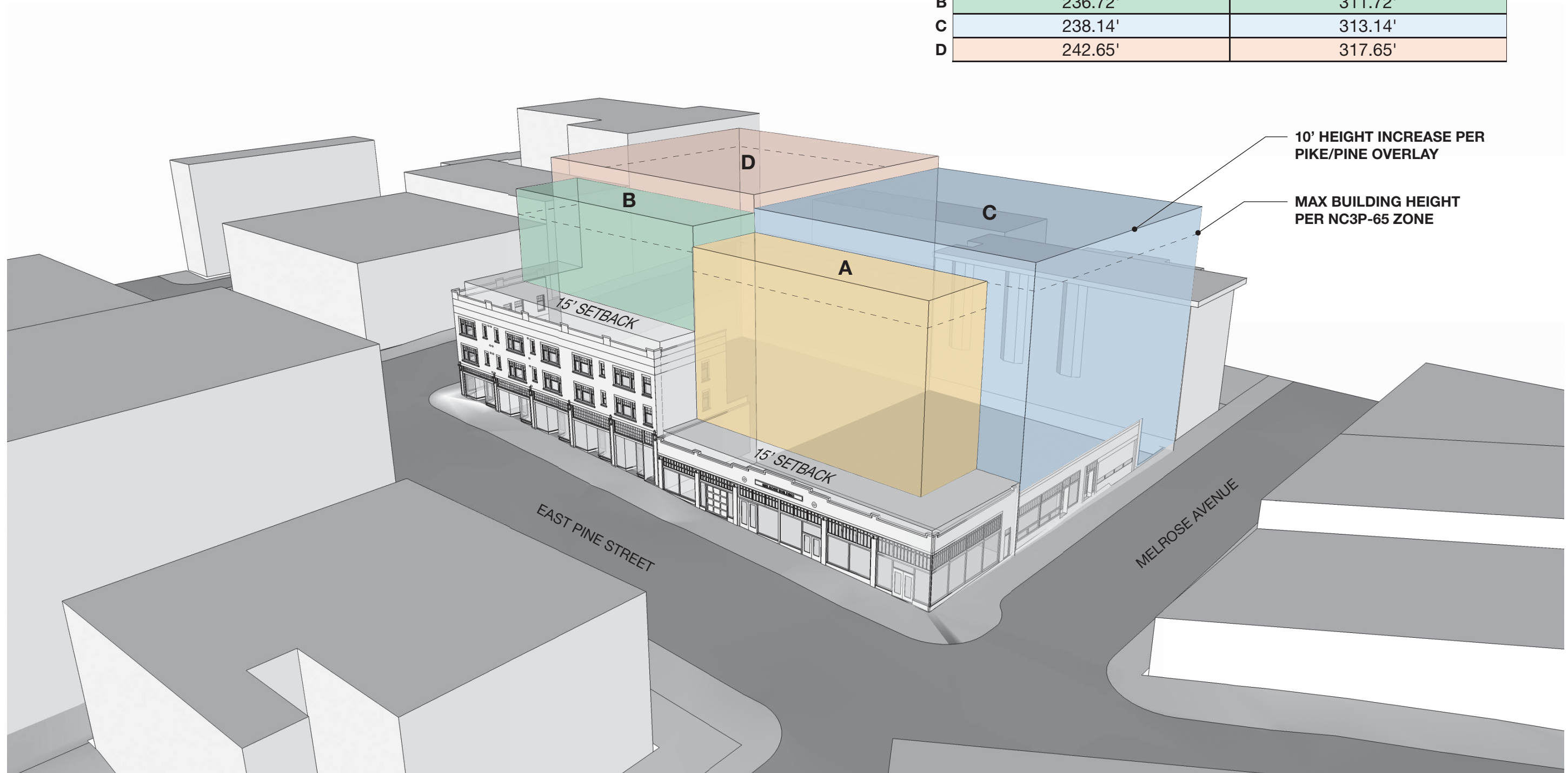
BELLEVUE AVENUE



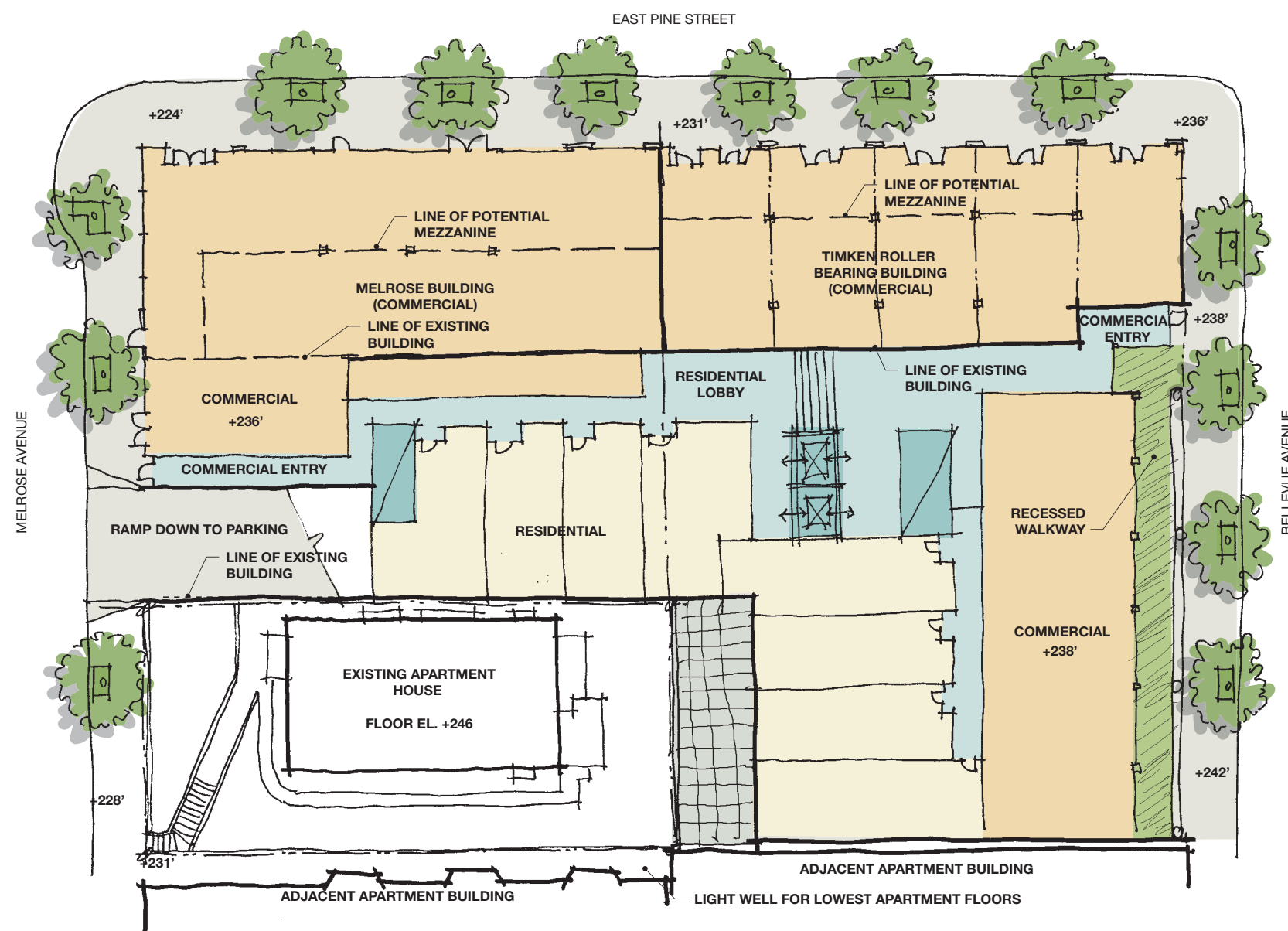
Concept D – Perspective Views

STAGGERED BUILDING HEIGHT & FLOOR PLATES

	Average Grade Plane	Maximum Building Height
A	230.21'	305.21'
B	236.72'	311.72'
C	238.14'	313.14'
D	242.65'	317.65'



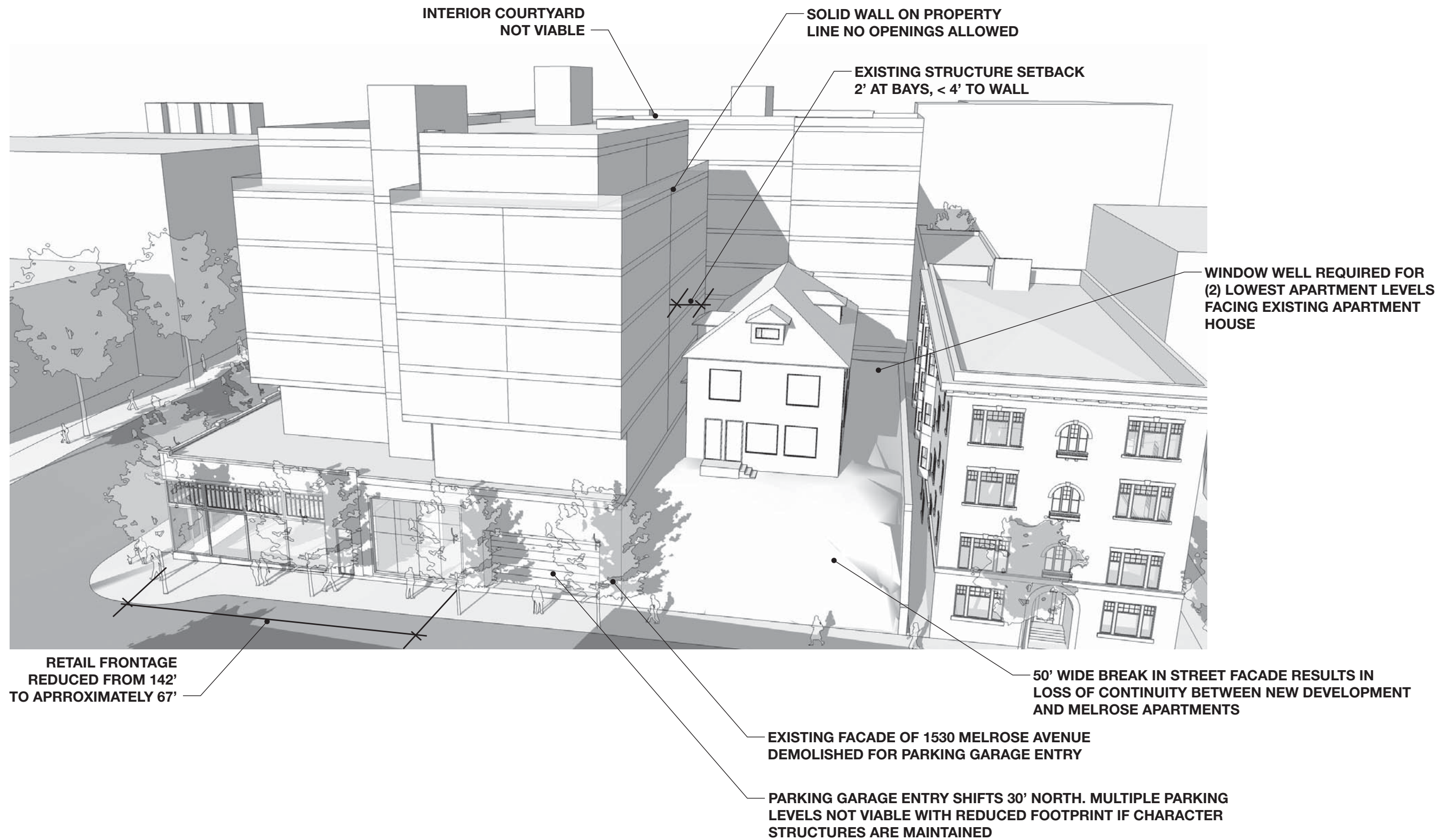
Concept D – Zoning Envelope Analysis



CONCEPT E

- (2) Identified Character Structures to remain per Director's Rule 03-2012.
- Pike Pine Overlay incentives used for increase in height and floor area.
- New buildings are set back 15 feet from facades of character structures.
- Facades, existing ceiling heights and tenant entries are maintained in character structures.
- Decorative cornice on the brick Timken Roller Bearing Building to be rebuilt.
- Apartment house at 1524 Melrose Avenue, a character structure > 75 years old to be retained.
- Art Gallery/ Garage at 1530 Melrose, a character structure > 75 years old to be removed.
- Below grade parking is accessed from Melrose Avenue in place of character structure at 1530 Melrose.
- Residential entry remains on Bellevue Avenue.

Concept E – Site Plan



Concept E – Perspective View



CONCEPT A

Advantages:

- Staggered roof heights follow grade and results in lower building height above NW corner and along East Pine Street.
- Garage entry from Melrose Avenue is more efficient, requires less excavation and does not need a departure for steep grade.
- Residential entry from Bellevue Avenue remains similar to existing location.
- Continuous commercial facade along East Pine Street remains intact.

Challenges:

- Design of garage entry from Melrose Avenue needs to be compatible with developing commercial street.

Anticipated Departures:

- None.

Positive Aspects of all Concepts:

- All proposed concepts maintain the architectural integrity of character structures on the project site.
- Original floor-to-floor heights and small-scale shop fronts will be retained.
- Exterior materials and signature architectural elements will be retained, repaired or replaced as appropriate.
- New structures will be set back to allow the pedestrian view of the character structures to be unchanged.



CONCEPT B

Advantages:

- Angled corner recognizes the site's prominence as a gateway to the Pike/Pine District.
- Garage entry from Melrose Avenue is more efficient, requires less excavation and does not need a departure for steep grade.

Challenges:

- Design of garage entry from Melrose Avenue needs to be compatible with developing commercial street.

Anticipated Departures:

- Modification of the 15 foot setback from facades of character structures.



CONCEPT C

Advantages:

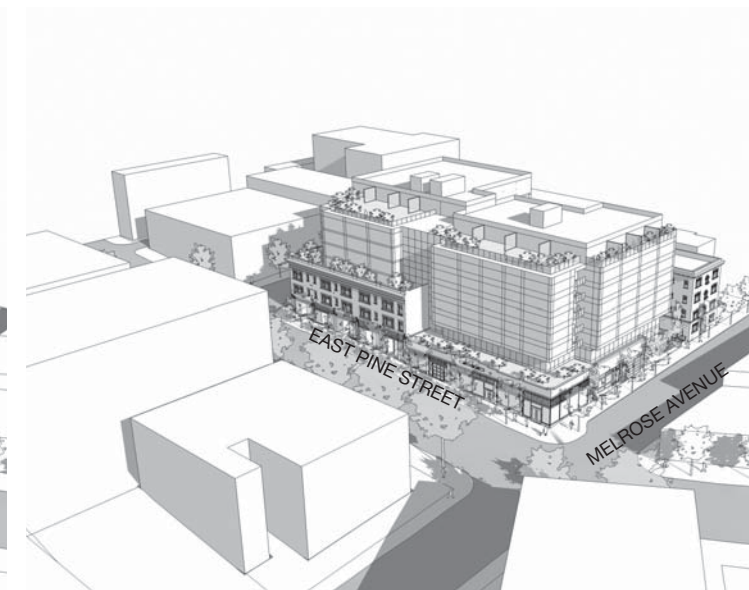
- The recess of the new building where it meets the character structures serves to strengthen their visual significance.
- Garage entry from Bellevue Avenue allows for extended commercial space along Melrose Avenue.
- Open courtyard entry from E. Pine Street allows visual through block connection.
- Step-back at intermediate and upper levels diminishes the apparent mass of the new building above character structures.

Challenges:

- Steep ramp for access to parking levels.

Anticipated Departures:

- Modification of the 15 foot setback from facades of character structures.
- Administrative departure for driveway with greater than 15 percent slope.



CONCEPT D - PREFERRED

Advantages:

- Staggered roof heights follow grade and results in lower building height above NW corner and along E. Pine Street.
- The recess of the new building where it meets the character structures serves to strengthen their visual significance.
- Garage entry from Melrose Avenue is more efficient, requires less excavation, and does not need a departure for steep grade.
- Residential entry from Bellevue Avenue remains similar to existing location.
- Continuous commercial facade along E. Pine Street remains intact.
- Step back of intermediate and upper residential levels diminishes the apparent mass of the new building above the character structure.

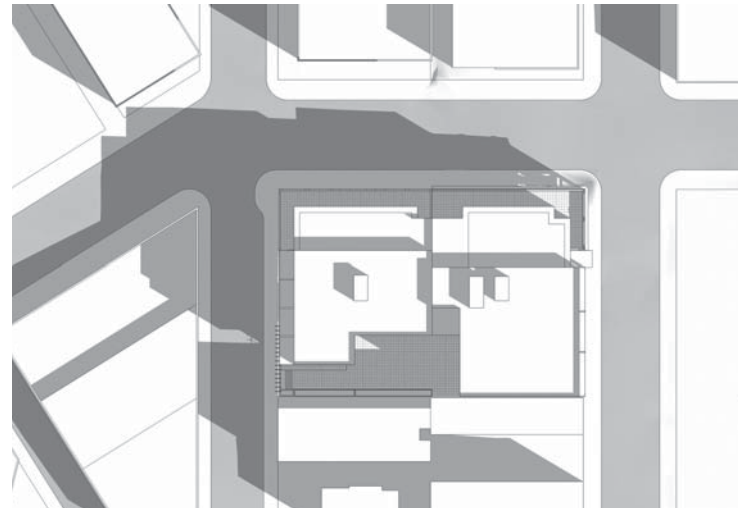
Challenges:

- Design of garage entry from Melrose needs to be compatible with developing commercial street.

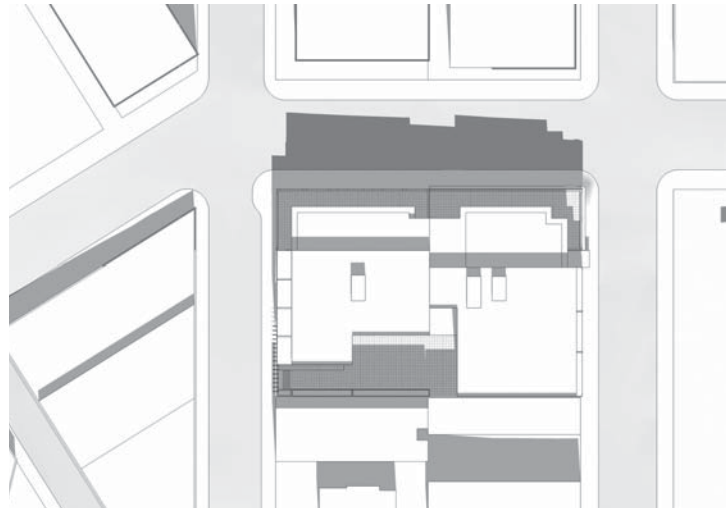
Anticipated Departures:

- Modification of the 15 foot setback from the facades of character structures.
- Greater than 20% of street frontage on Bellevue Avenue for residential use. May include Leasing Office, Residential Entry and Amenity.

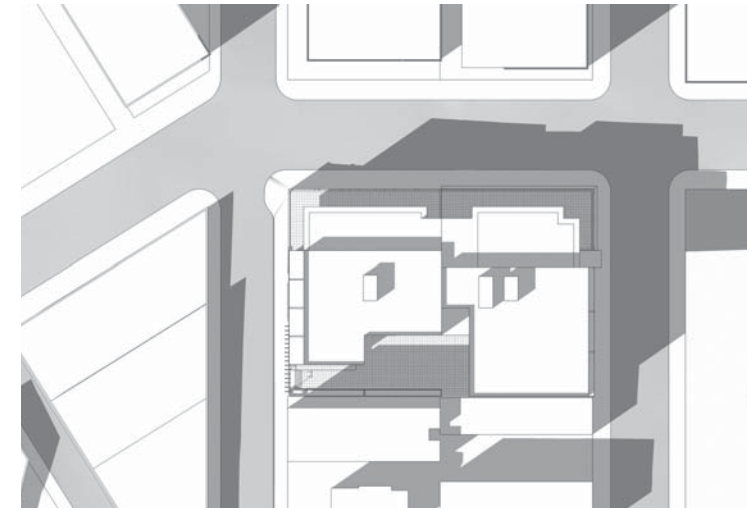
Concept Summary



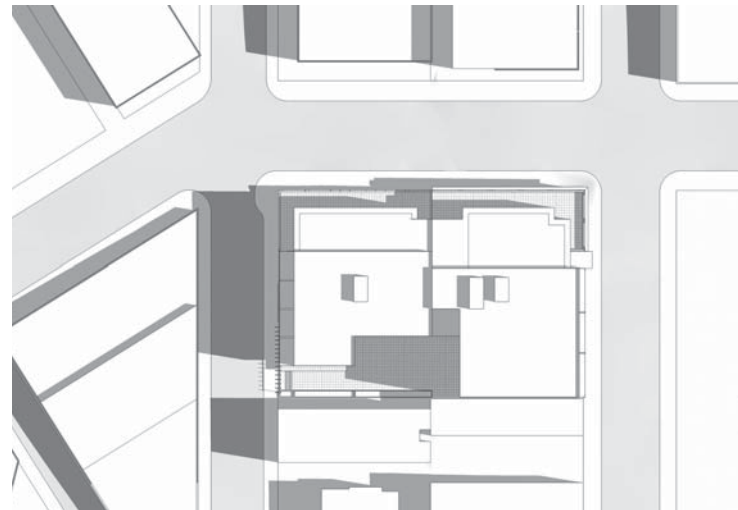
March 9AM



March 12PM



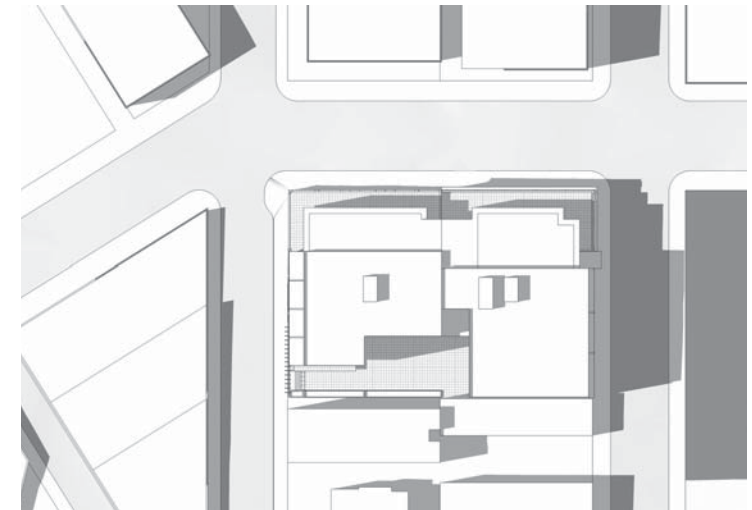
March 3PM



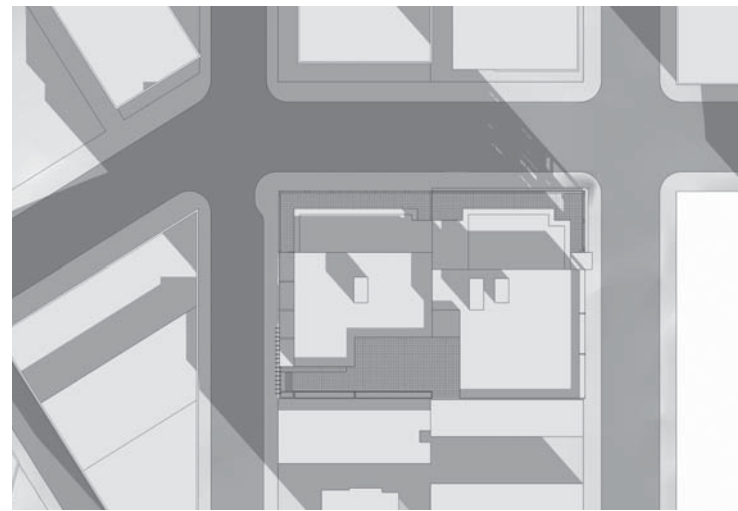
June 9AM



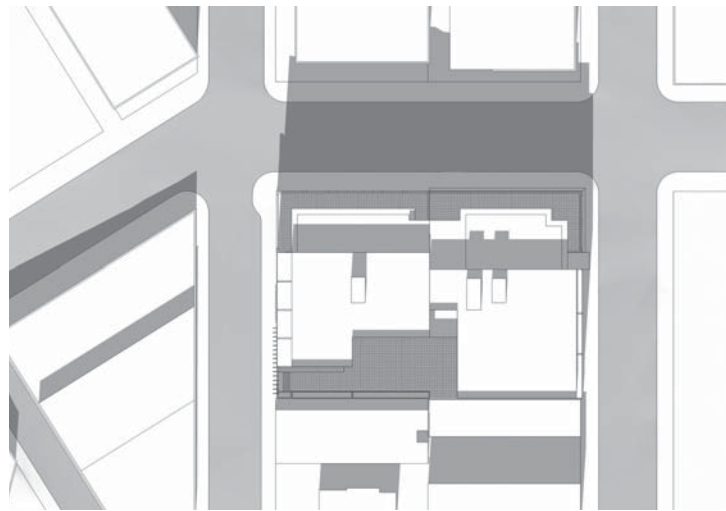
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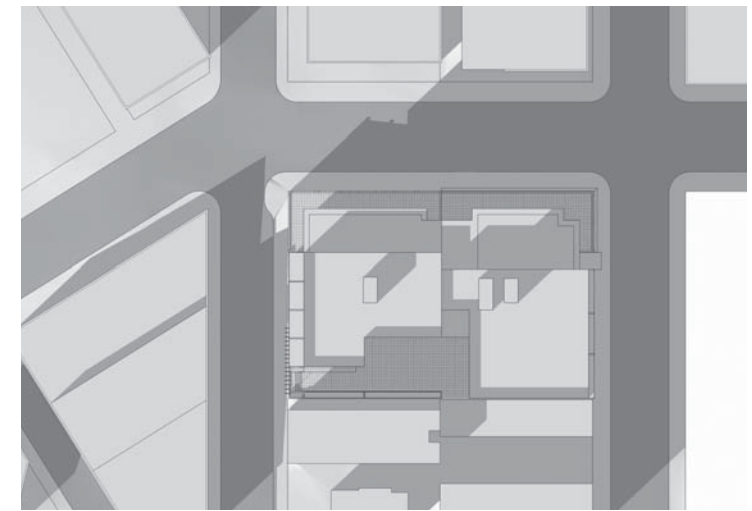
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December 9AM



December 12PM



December 3PM

Shadow Studies (Concept D)



Concept D – Perspective View