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MELROSE AND PINE MIXED USE

301 East Pine Street
Seattle, WA 98122

Design Review Recommendation Meeting DPD# 3013342
prepared for Madison Development Group, LLC
May 15, 2013

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.

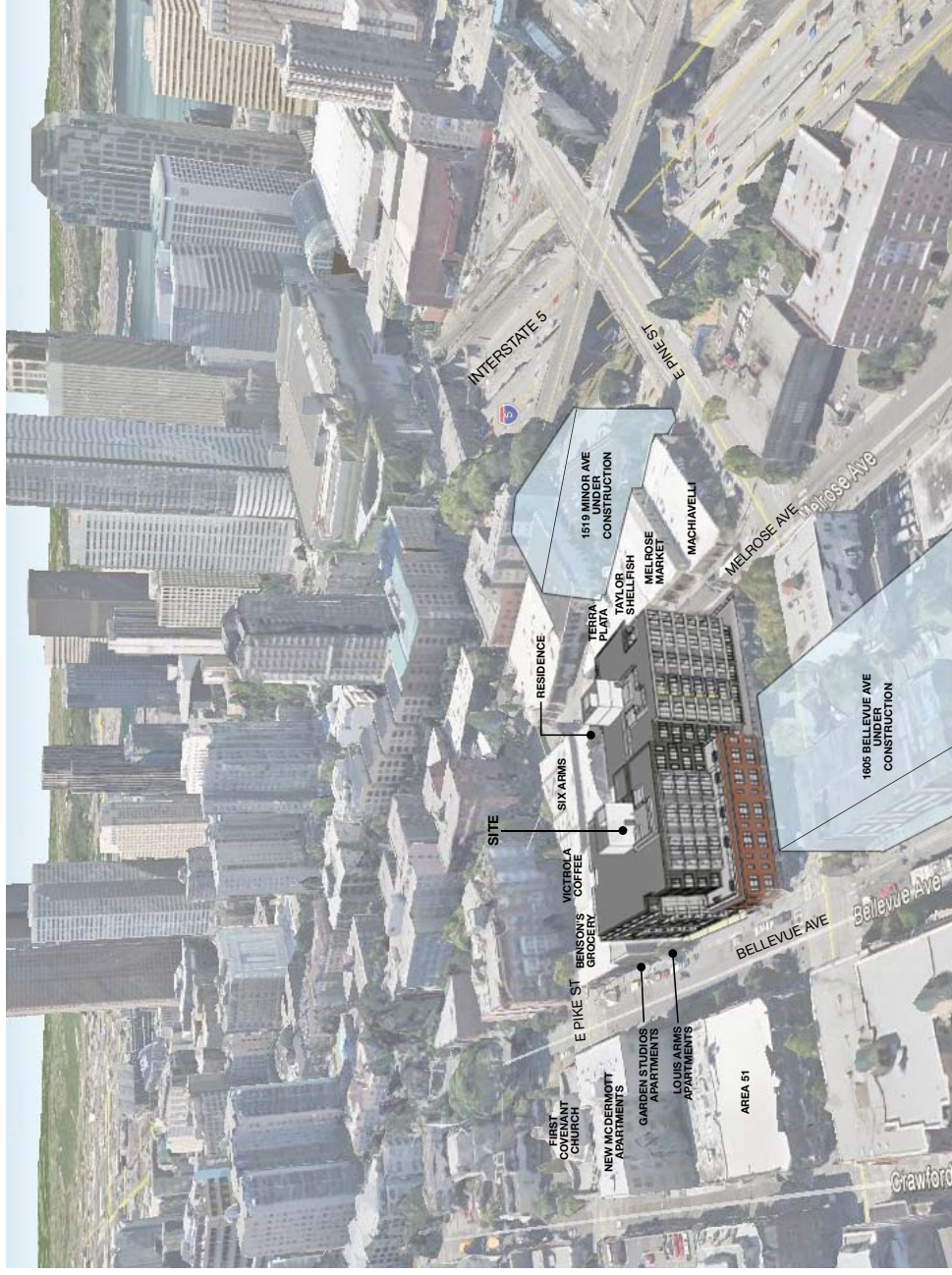
Due to its prominent location and importance to the cultural life of the neighborhood, the Melrose and Pine project will set a precedent for creative implementation of the Pike/Pine Neighborhood Design Guidelines and Pike/Pine Conservation Overlay District legislation.

- 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:
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Development Proposal



EAST PINE STREET LOOKING NORTH



EAST PINE STREET LOOKING SOUTH

East Pine Streetscape

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Minor Avenue

MELROSE AVENUE LOOKING WEST



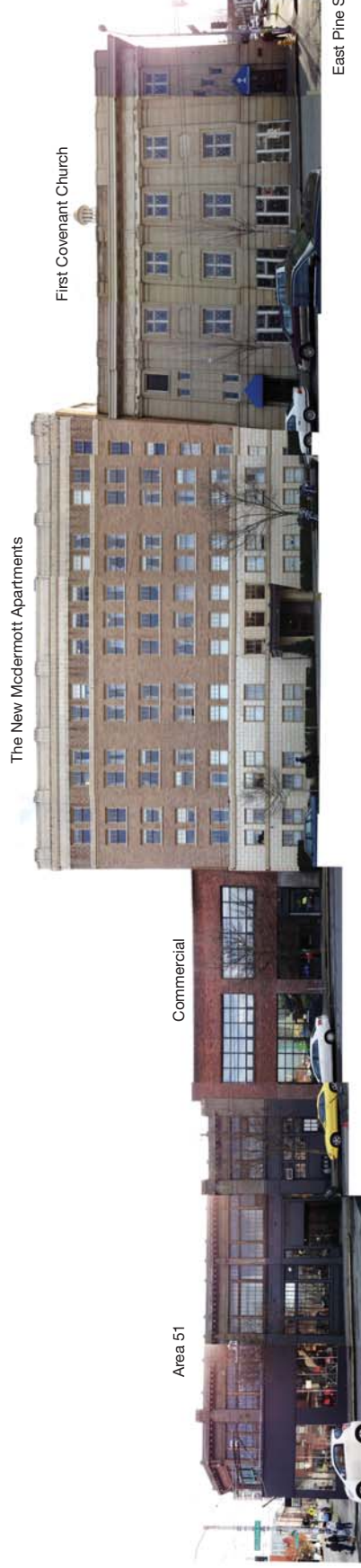
PROJECT SITE

MELROSE AVENUE LOOKING EAST

Melrose Avenue Streetscape



BELLEVUE AVENUE LOOKING WEST



BELLEVUE AVENUE LOOKING EAST

Bellevue Avenue Streetscape

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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 capitals at the transom level.

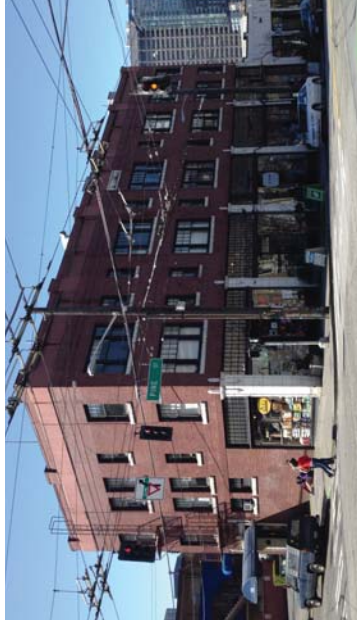
The residential entry on Bellevue Avenue has a terracotta surround and a suspended metal canopy. Second and third floors have tripartite windows with eight-over-one sash, flanked each side by four-over-one sash. All upper floor windows have terracotta sills.

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

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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 capitals 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

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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-1 Responding to Site Characteristics.

The siting of buildings should respond to specific site conditions and opportunities.

Pike/Pine: Characteristics and opportunities to consider in Pike/Pine include both views and other neighborhood features including:

- A change in street grid alignment causing unique, irregular-shaped lots, including Union and Madison and 10th and Broadway Court
- "Bow tie" intersections at 13th/14th between Pike/Pine/Madison

A-2 Streetscape Compatibility.

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-4 Human Activity.

New development should be sited and designed to encourage human activity on the street.

A-5 Respect for Adjacent Sites.

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

A-8 Parking and Vehicle Access.

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.

Parking on a commercial street front should be minimized and where possible should be located behind a building.

Pike/Pine: Garage entry ways facing the street should be compatible with the pedestrian entry to avoid a blank façade. Steel mesh is a preferred alternative to solid doors.

B. HEIGHT, BULK AND SCALE

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 and should be sited and designed to provide a sensitive transition to nearby, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential on the adjacent zones.

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. The following guidelines address scale and proportion for new structures.

- 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.

(Supplemental guidance especially for properties located within the Pike / Pine Conservation Overlay District.)

- 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-7. Conservation of Character Structures.

(Supplemental guidance especially for properties located in the Pike/Pine Conservation Overlay District.)

- 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. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Pike/Pine: The Pike/Pine vernacular architecture is characterized by the historic auto-row and warehouse industrial features of high ground floor ceilings and display windows, detailed cornice and frieze work, and trim detailing. Architectural styles and materials that reflect the light-industrial history of the neighborhood are encouraged.

C-5 Structured Parking Entrances.

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances.

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-6 Screening of Dumpsters, Utilities, and Service Areas.

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

D-12 Residential Entries and Transitions.

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

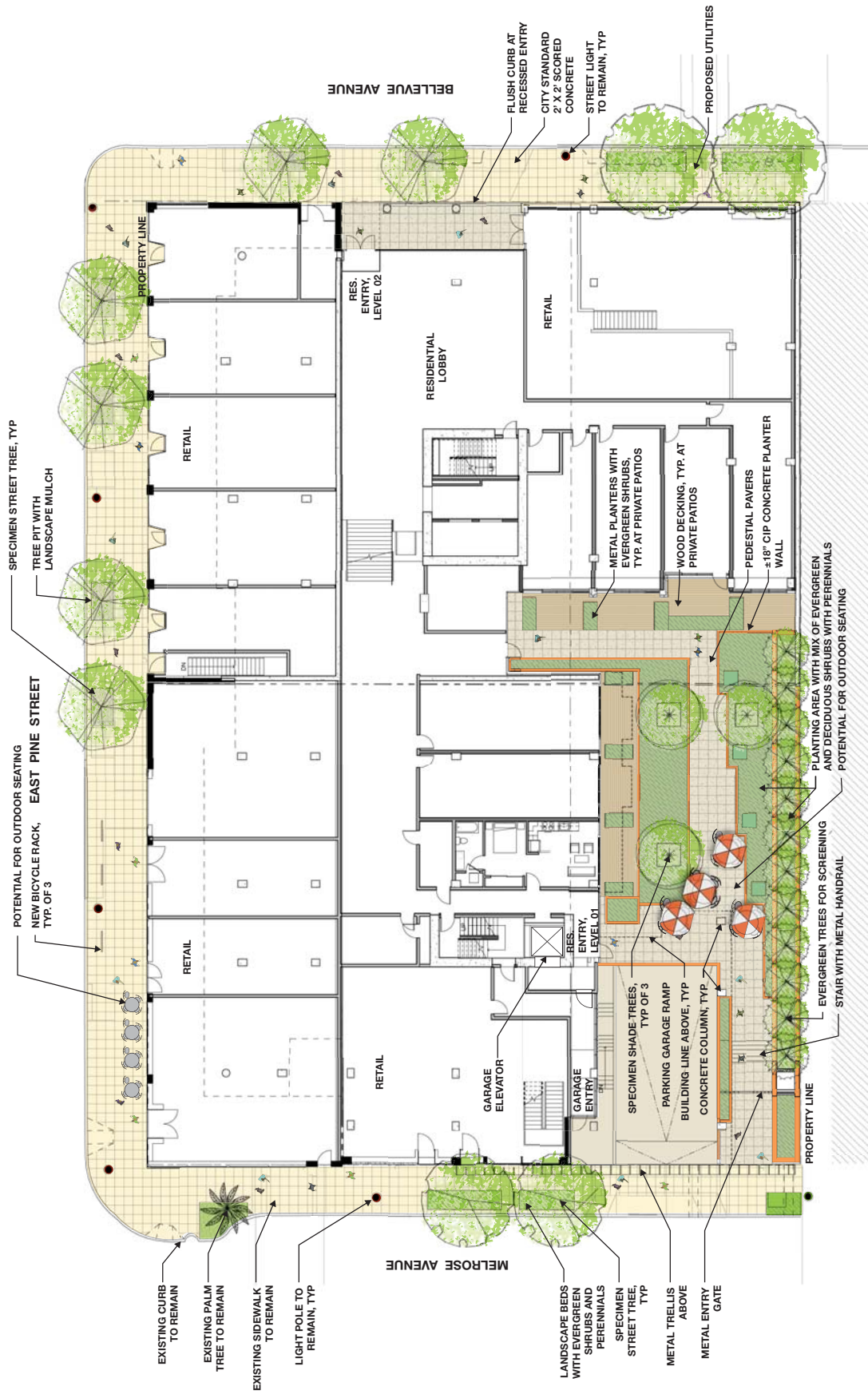
E. LANDSCAPING

E-2 Landscaping to Enhance the Building and/or Site.

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

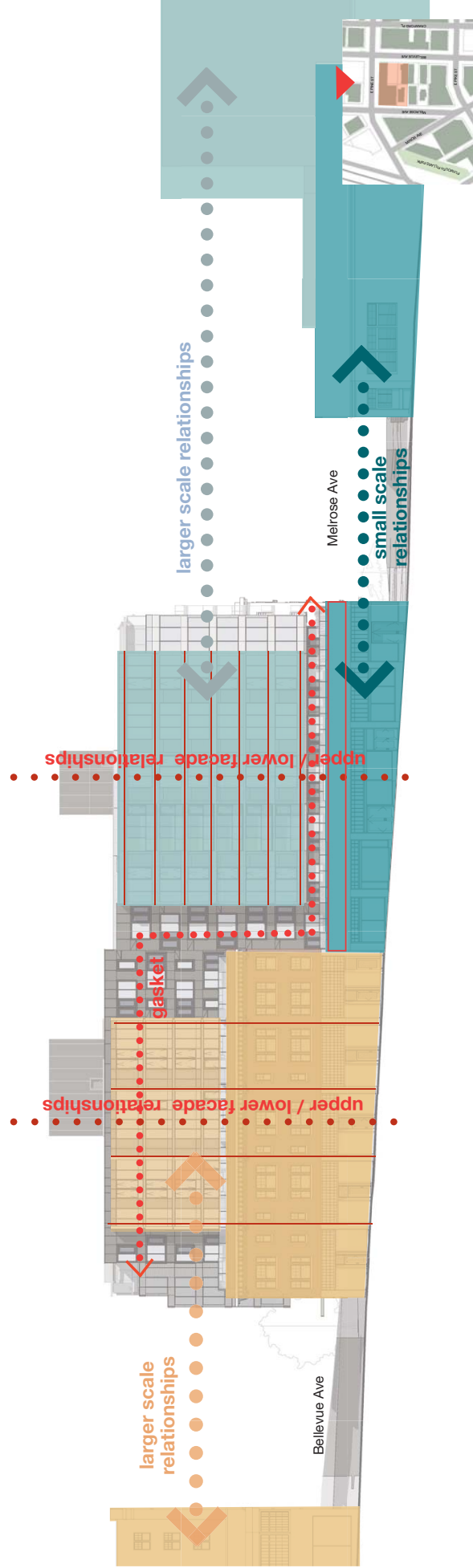
Pike/Pine: The creation of small gardens and art within the street right-of-way is encouraged to activate and enliven the public realm. Vertical landscaping, trellises or window boxes for plants is also desirable. Please see the Design Guidelines document for specific streets along which such treatment is emphasized.

Pertinent Design Guidelines

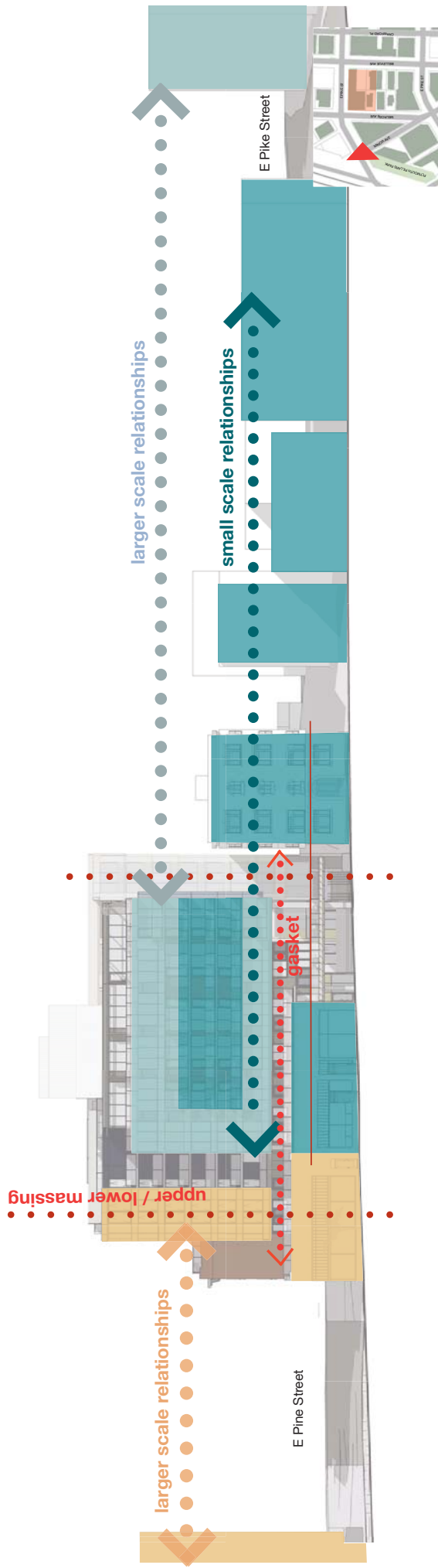
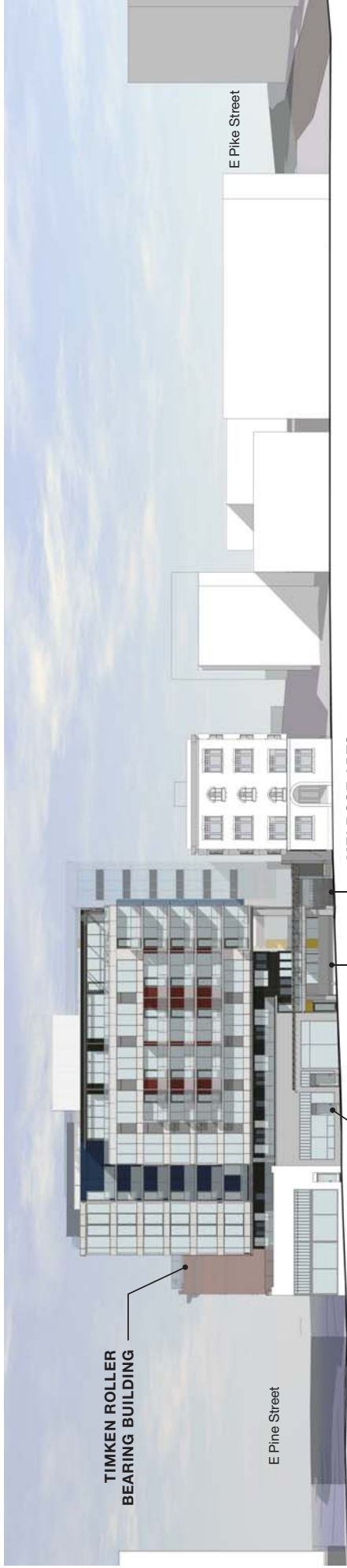


Site Plan

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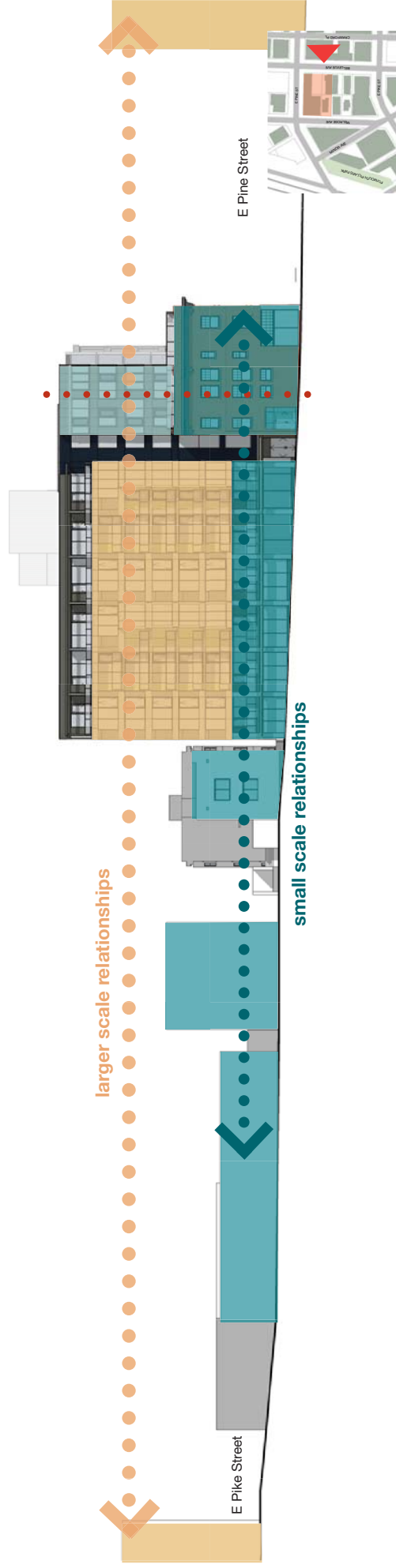


North Elevation with Diagram



West Elevation with Diagram



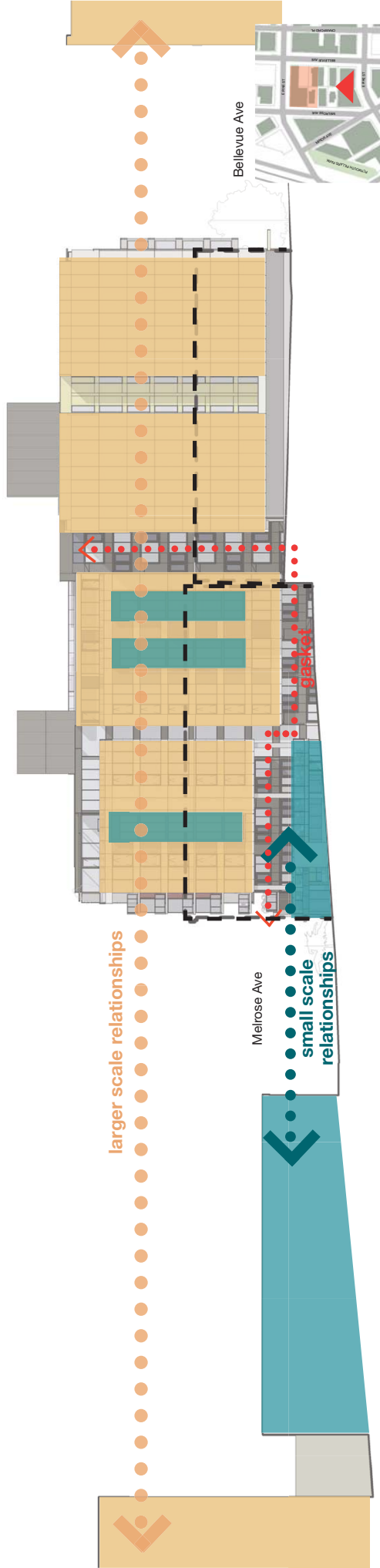
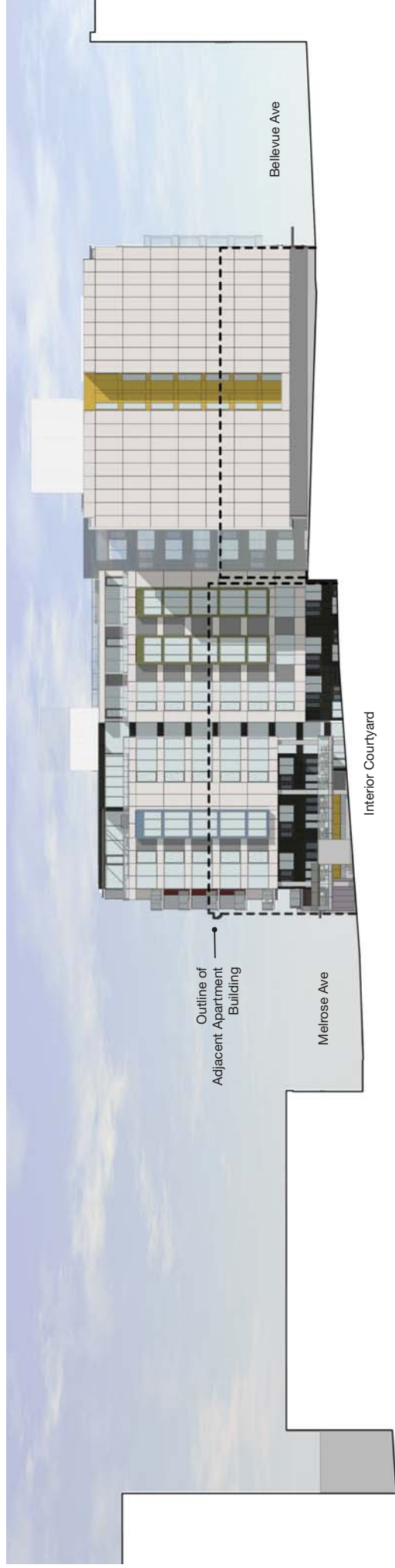


East Elevation w/ diagram

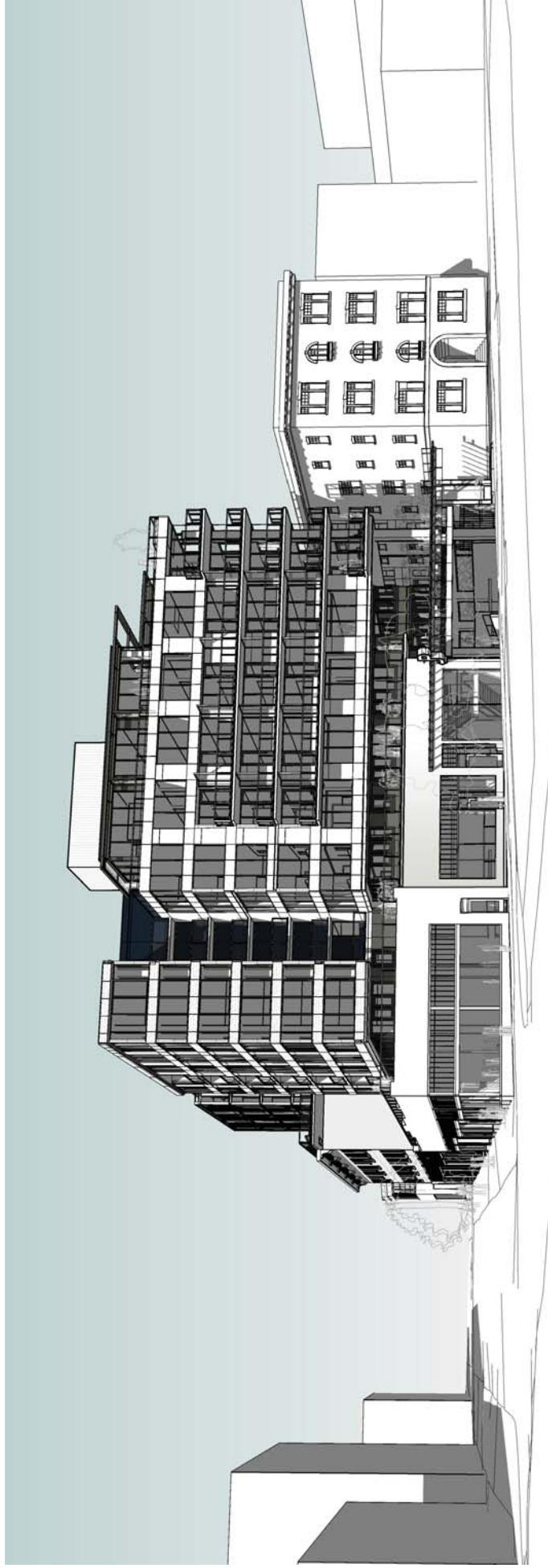
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South Elevation w/ diagram



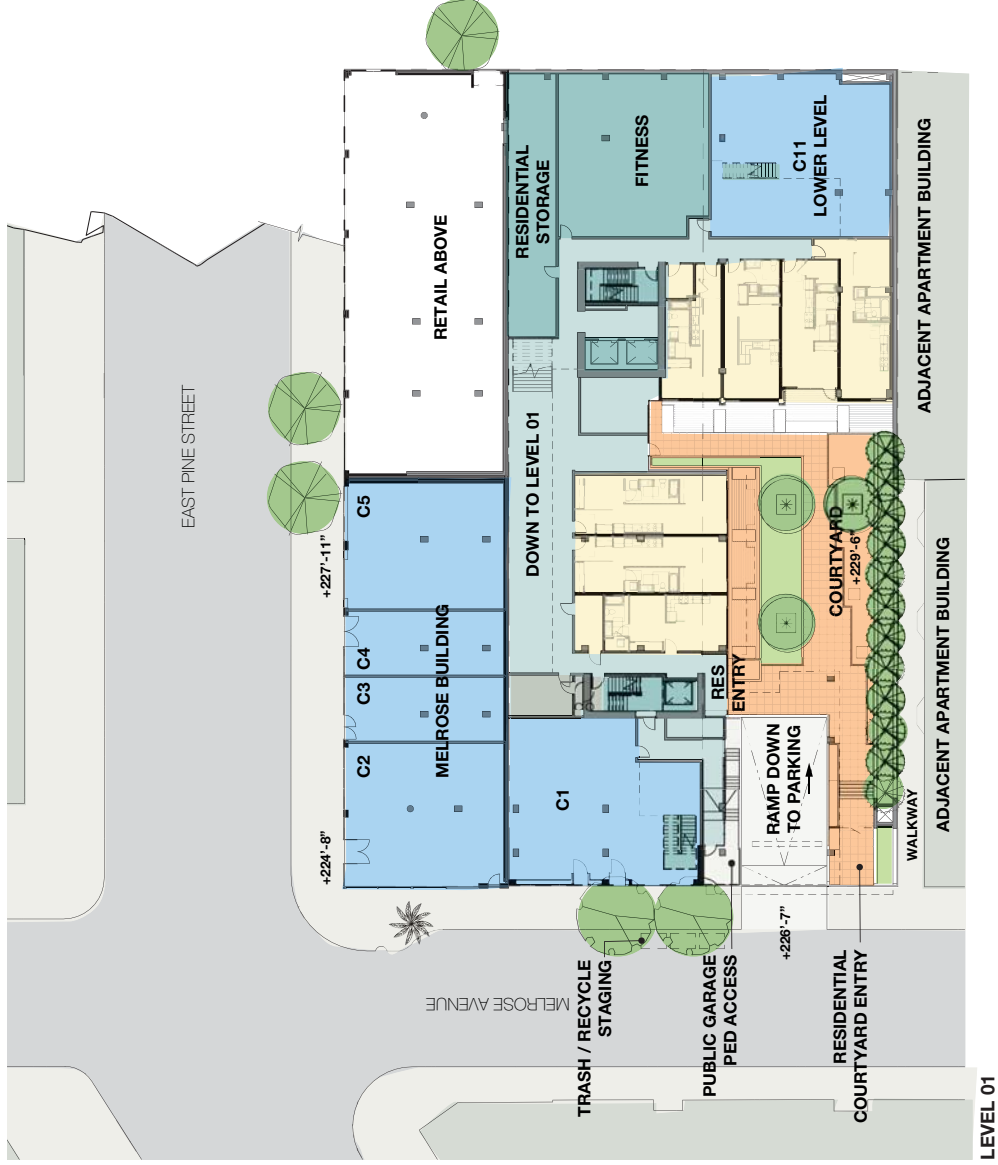
Street Level Massing Diagram - Melrose Avenue



Street Level Massing Diagram - East Pine Street



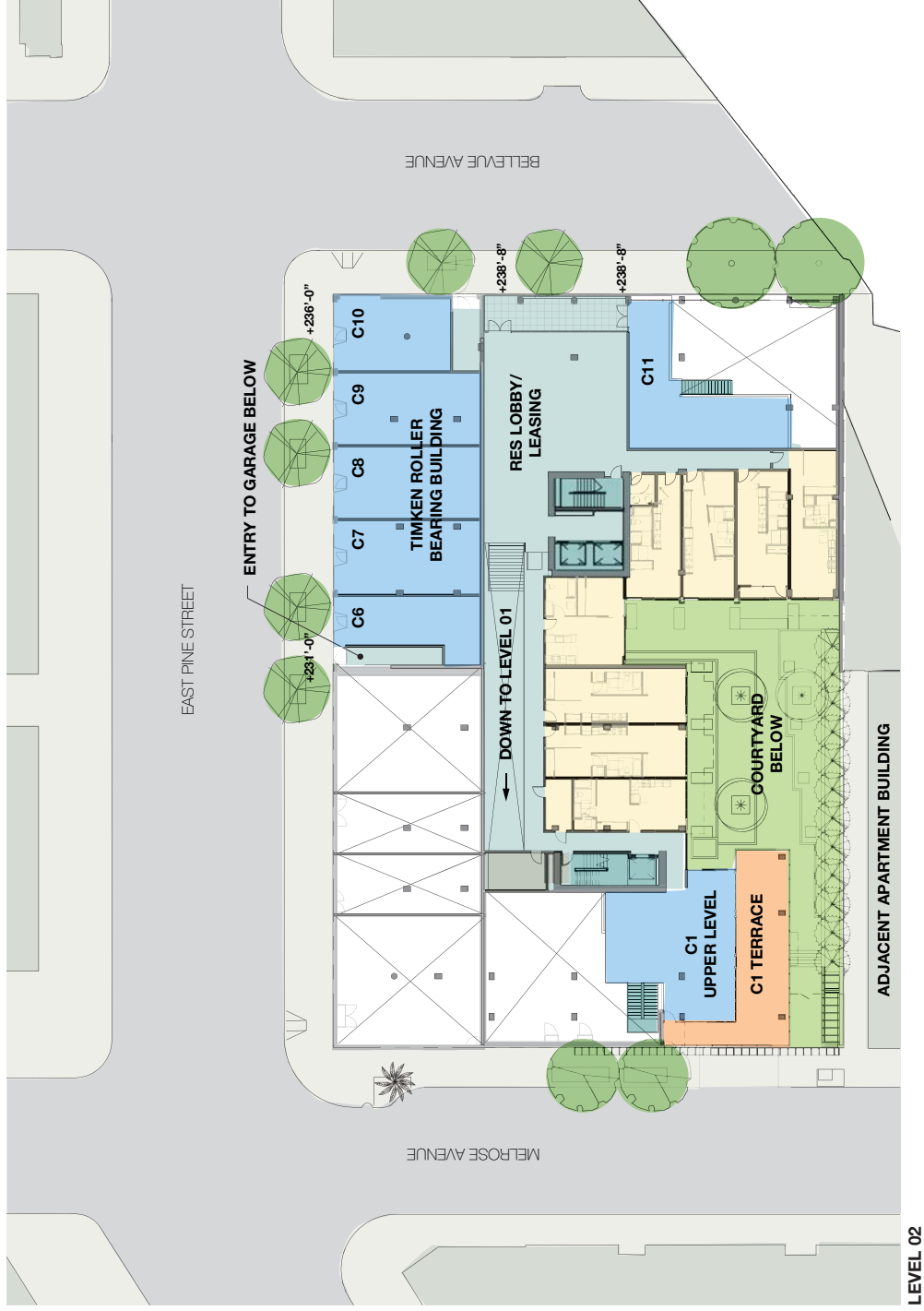
Street Level Massing Diagram - Bellevue Avenue



Level 01 Plan - Melrose Entry

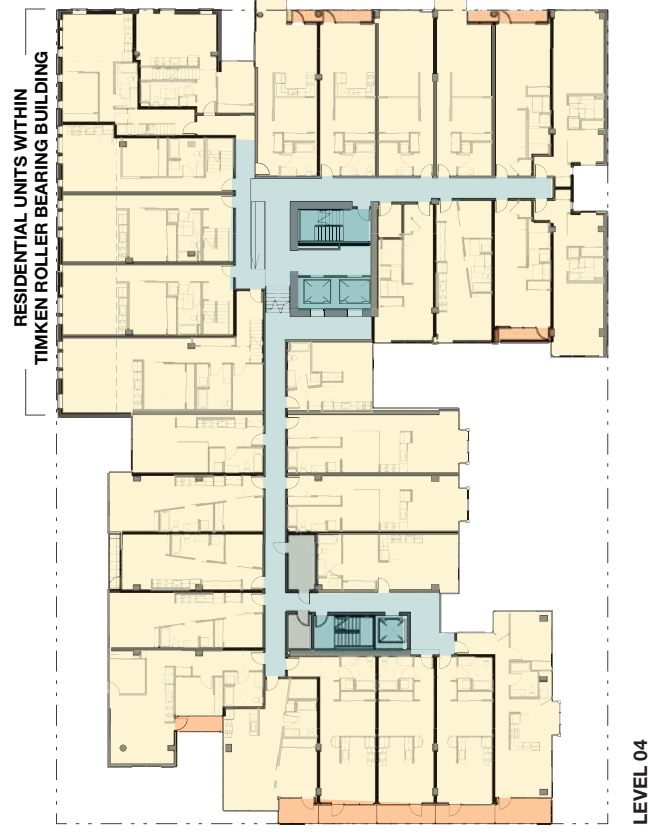
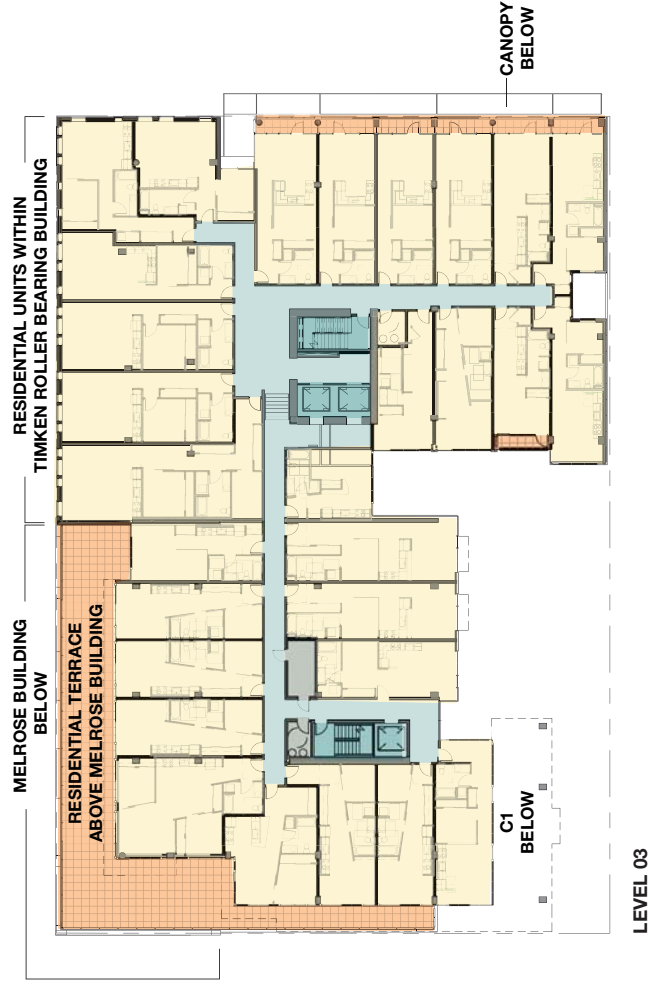
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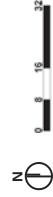
Level 02 Plan – Bellevue Entry





Levels 03 - 04 Plans

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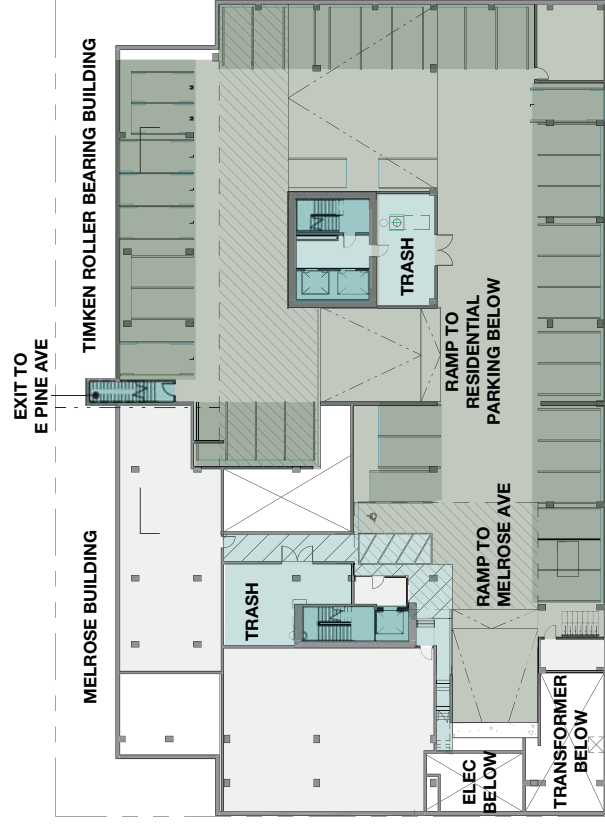




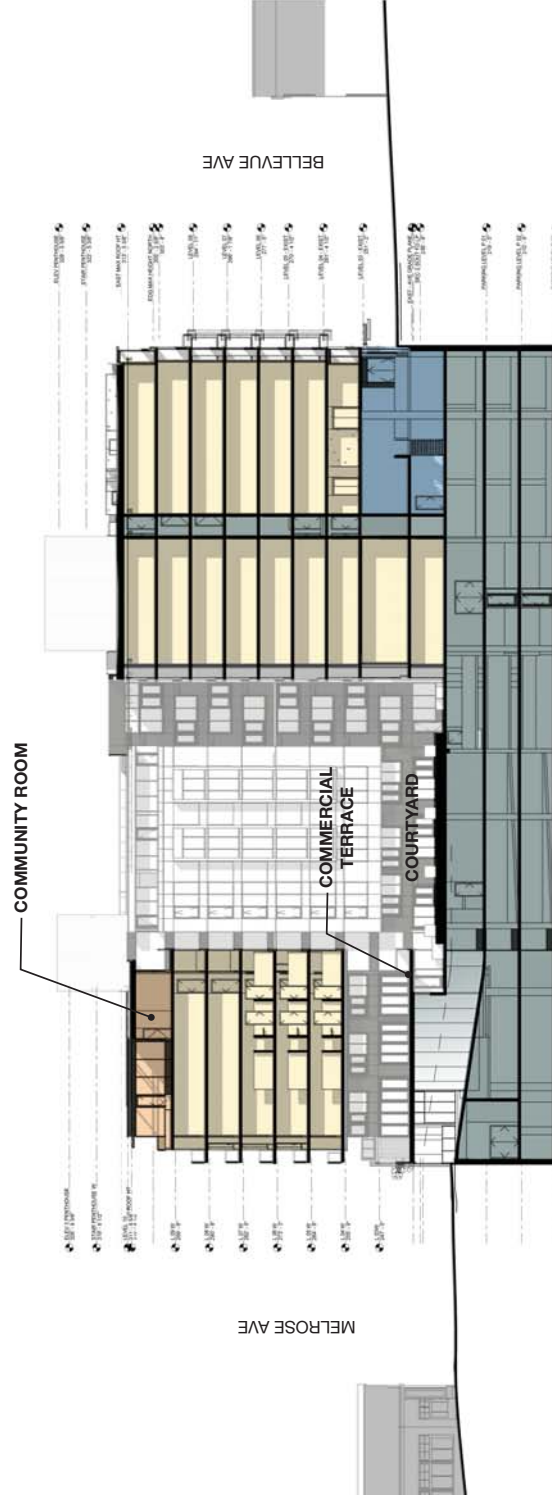
Levels 07 - Roof Plans

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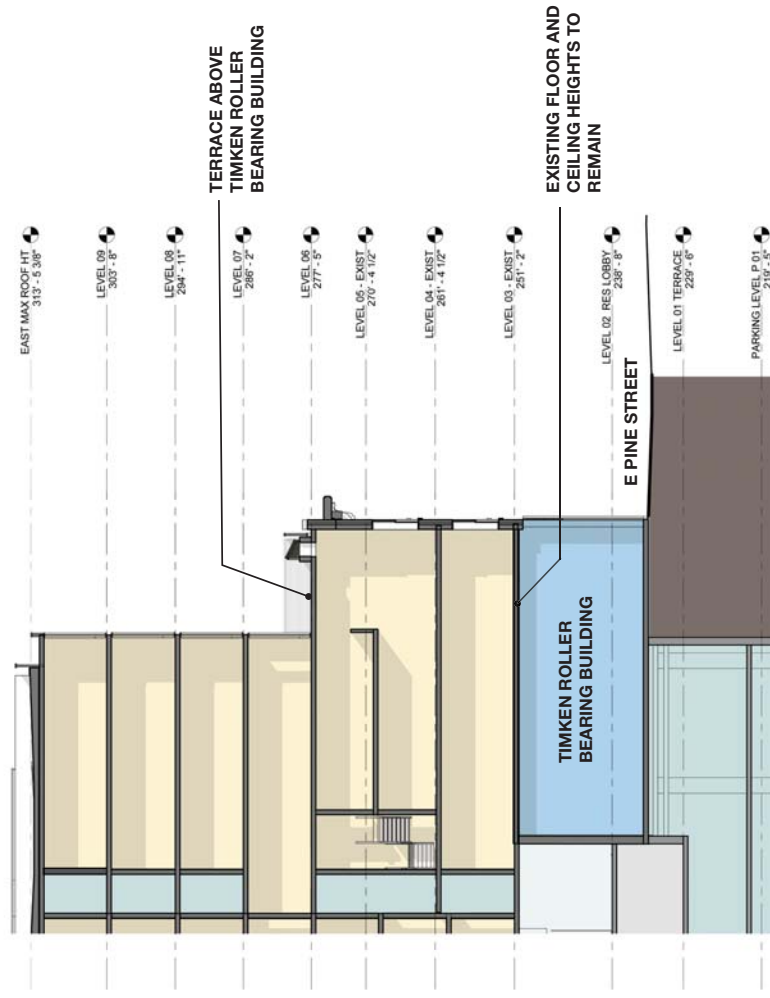


Level P01 Plan – Commercial Parking



Building Section

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Street Level Section - Through Timken Roller Bearing Building





Street Level Section - Through Melrose Building

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Building Perspective - Corner of Bellevue Avenue and East Pine Street

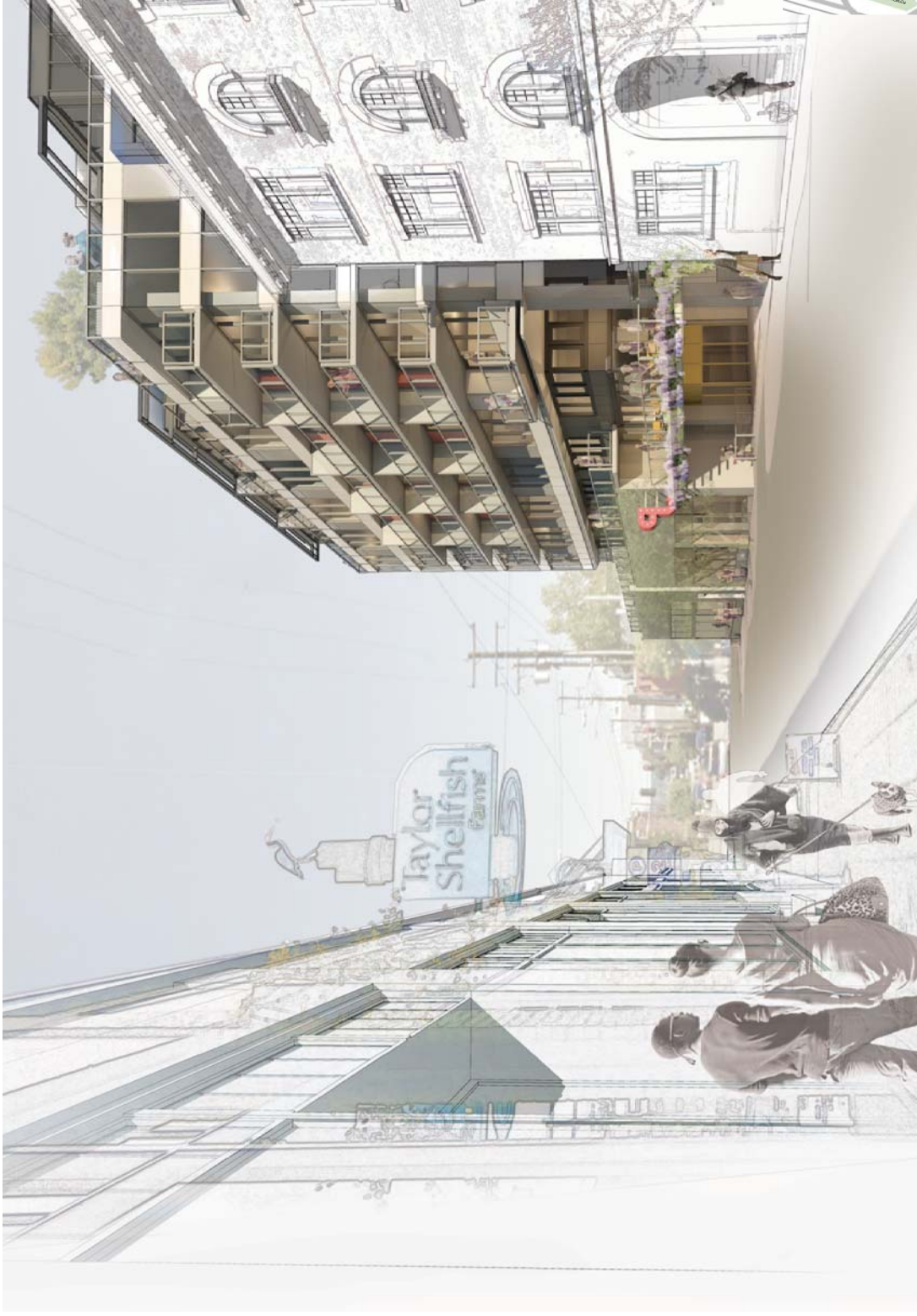


Building Perspective - Corner of Melrose Avenue and East Pine Street

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Building Perspective - Melrose Avenue Looking East into Courtyard



Pedestrian View - Melrose Avenue

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Pedestrian View - Bellevue Avenue Looking South



Pedestrian View - Bellevue Avenue Looking North

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Pedestrian View - Residential Entry on Bellevue Avenue



Aerial View - Courtyard and Upper Terraces

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Pedestrian View - Residential Entry on Melrose Avenue



Pedestrian View - Residential Terrace

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May 15, 2013

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Accent Bays



Accent Insets



Field Panels



Window Frames



Accent Inset

Accent Inset

Accent Inset



Accent Bay

Accent Bay

Residential Window System Materials



Store Front Window System

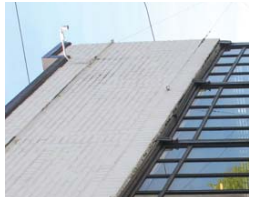


Residential Window System



Window Systems with Metal Panel

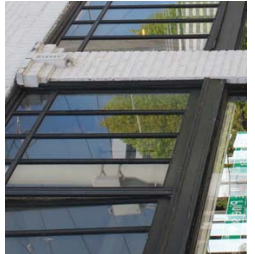
Existing Materials



White Painted Brick



Red Brick

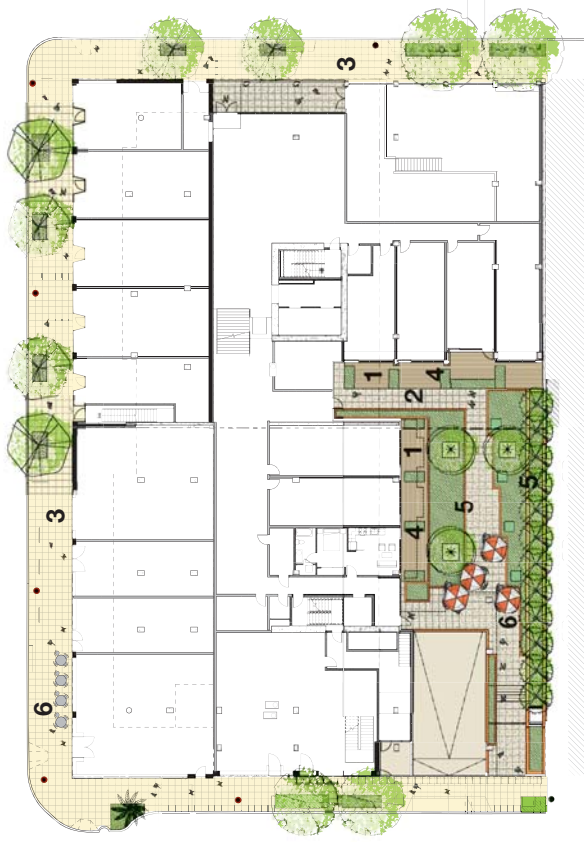


Wood Storefront



Terra Cotta Details

Exterior Materials and Colors



LEVEL 1 PLAN



1 - Wood Decking



2 - Pedestal Paver



3 - Scored Concrete



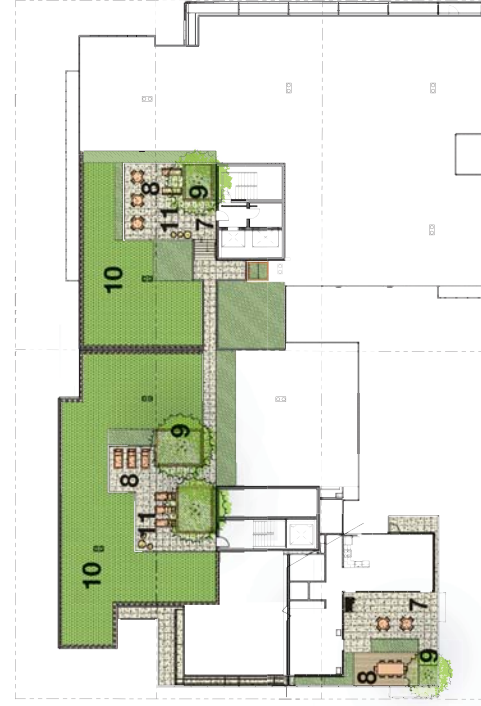
4 - Metal Planter



5 - Concrete Planter



6 - Outdoor Seating



ROOF PLAN

Landscape Materials



7 - Pedestal Paver



8 - Outdoor Seating



10 - Green Roof



9 - Concrete Planter



10 - Green Roof



11 - Decorative Pots



Hakonechloa macra
Perennials



Wisteria



Euphorbia robbiae



Liriope muscari



Helictotrichon sempervirens



Miscanthus sinensis 'Yaku Jima'

Legend:

- Plant material at Street Level
- Plant material at Roof
- Wind resistant plant material (W)



Acanthus mollis



Allium globemaster



Carex testacea



Crocosmia 'Emberglow'



Hemerocallis spp.



Achillea 'Paprika'



Agapanthus orientalis



Rudbeckia



Echinacea



Perovskia

Evergreen Shrubs



Choisya 'Aztec Pearl'



Euphorbia wulfenii



Hydrangea Bombshell



Prunus laurocerasus
'Mt Vernon'



Sarcococca ruscifolia



Arbutus unedo
'Compacta'



Lonicera pileata



Senecio greyii

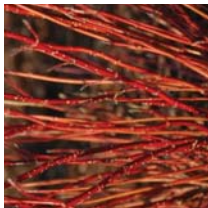


Lavandula species



Myrica californica

Deciduous Shrubs



Cornus stolonifera
'Arctic Fire'



Rosa 'Bonica'



Existing Tree - Palm



Cercidiphyllum
japonicum



Sorbus aucuparia
'Michred'



Robinia 'Frisia'



Pinus strobus
'Fastigiata'



Zelkova serrata
'Village Green'

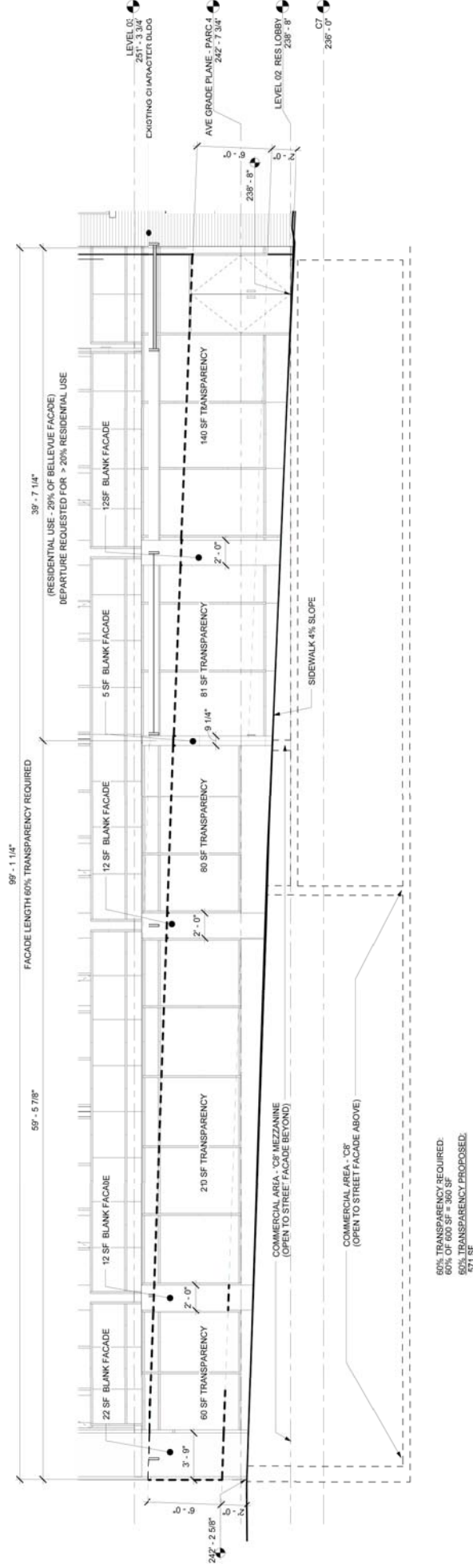


Amur maple

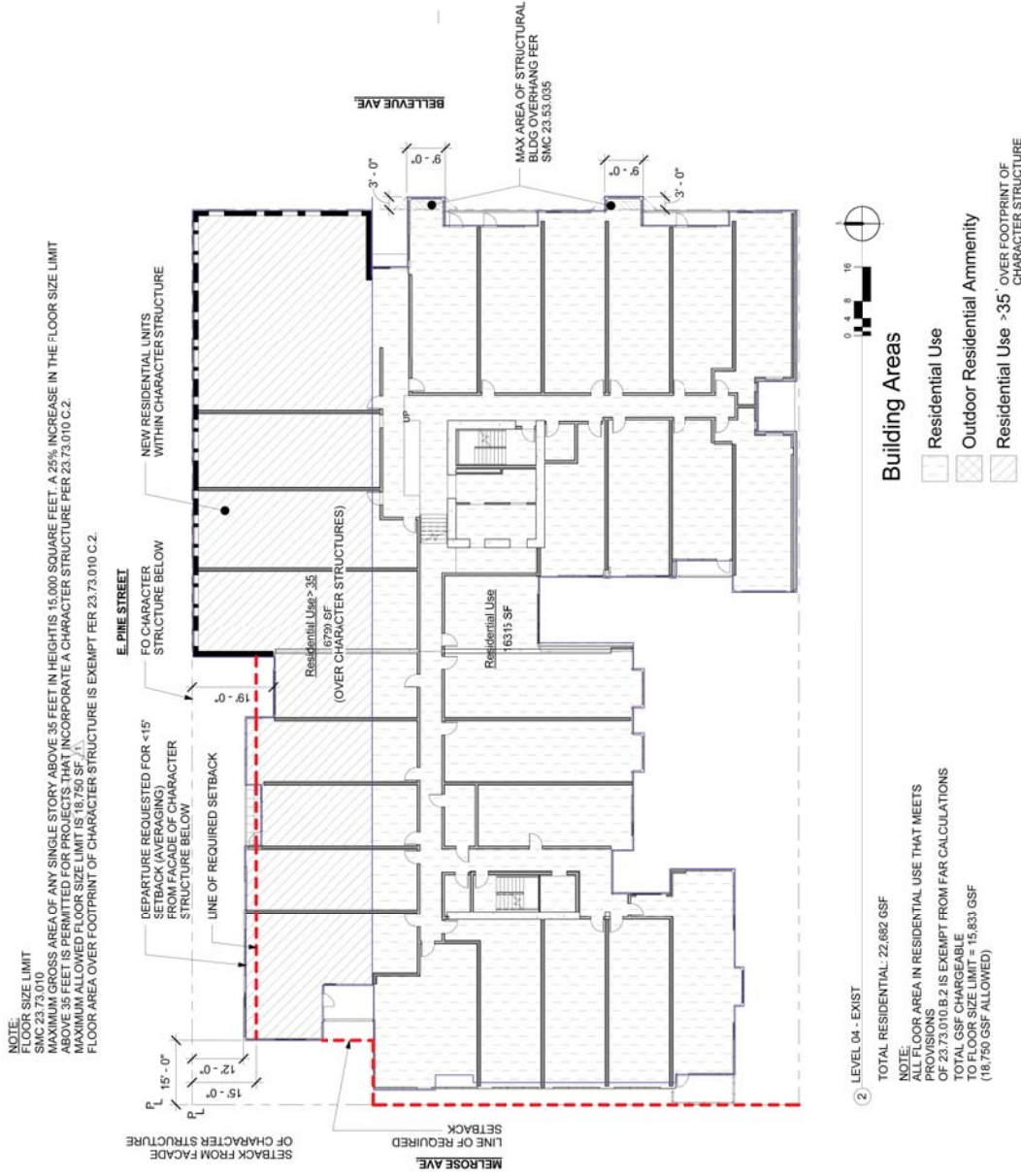
Landscaping Materials

REQUESTED DEPARTURES

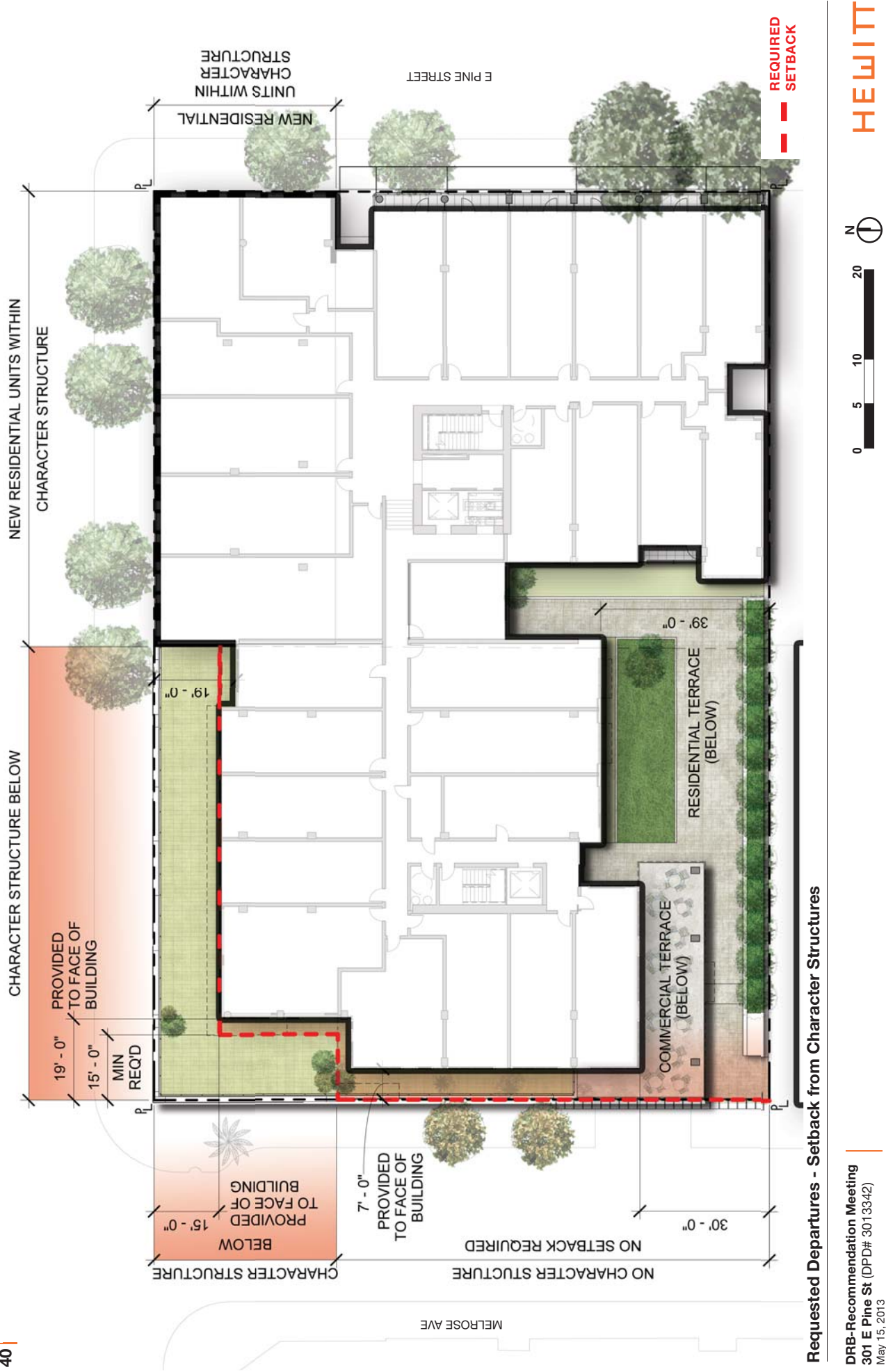
CODE CITATION	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
23.47.005 C2.a.	Street Level Use Requirements	20% maximum residential use is allowed along Bellevue Avenue, a collector arterial.	An increase of proposed residential use percentage of the street façade from 20% to 25% for residential lobby and leasing office.	Bellevue Avenue has a number of residential only buildings in this block so an increase in residential frontage is appropriate. The façade will be commercial in character with storefront glazing and a high level of transparency.
23.53.035 A.2	Structural Building Overhangs	2. Overhead horizontal projections of a purely architectural or decorative character such as cornices shall be limited to a maximum horizontal extension of one (1) foot and maximum vertical dimension of two (2) feet six (6) inches. At roof level, the projections may extend no more than three (3) feet horizontally.	An increase in both the dimension and length of this standard is requested for restoration of the original decorative cornice at the top of the Timken Roller Bearing Building. The cornice exceeds the allowed dimensions in both height and depth and runs the entire length of the east and north facades.	Restoration of this building element will strengthen the authenticity of the retained character structure and support the intent of the Pike Pine District Overlay.
23.73.010 F.2.b CONSERVATION OVERLAY	Height limit for lots that include a Character Structure- Building Setback	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 street property lines that abut the character structure.	Variation in the 15' setback from the facades of character structures is requested. See land use diagrams for proposed dimensions.	The proposed design provides modulation of building setbacks based on its relationship to the character structures below. Proposed setbacks are both greater than and less than 15'. Varied setbacks will serve to offset the perceived scale of the new development in relationship to the existing structures.



Requested Departures - Street Level Use Requirements

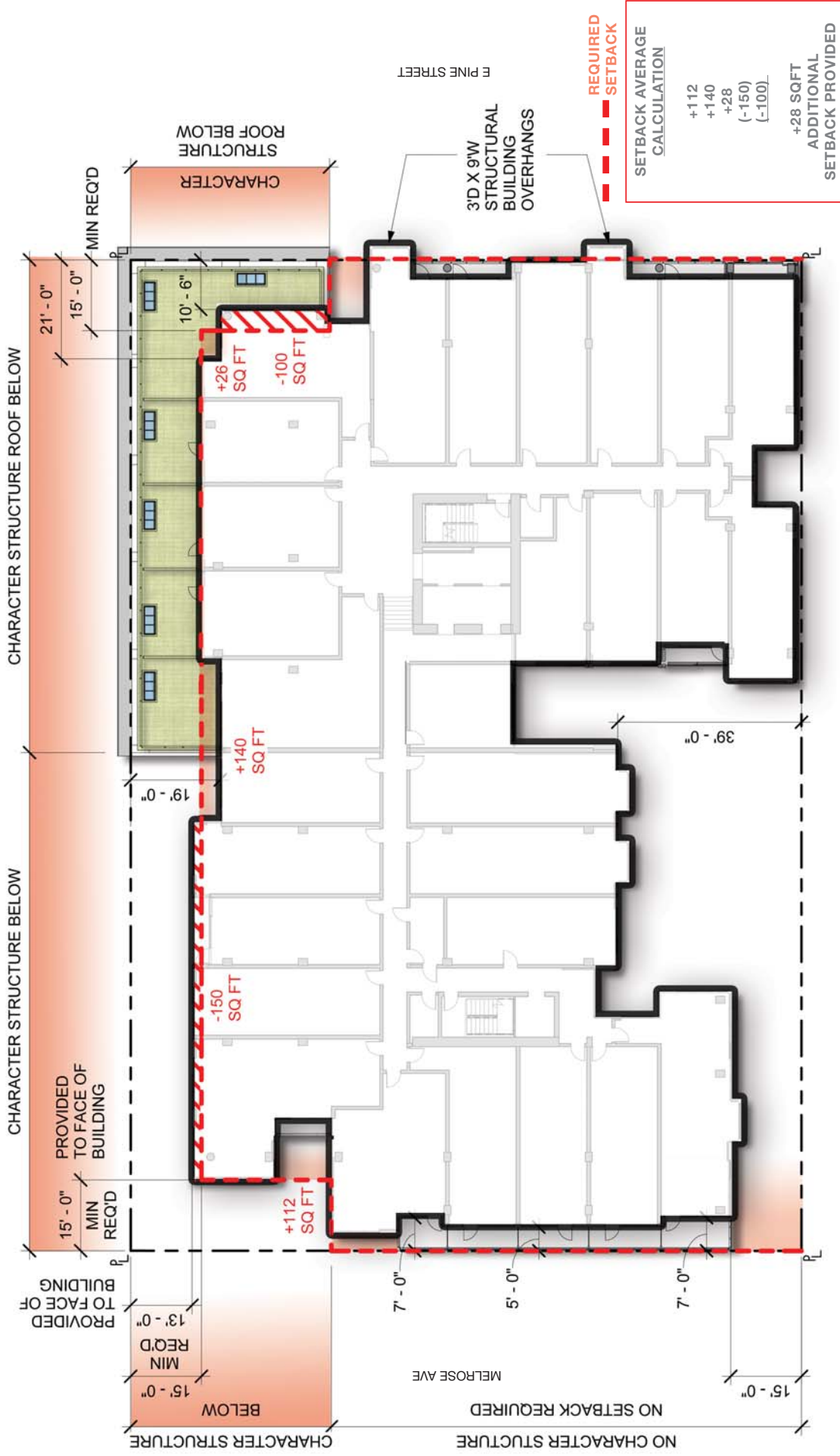


Requested Departures - Structural Building Overhangs

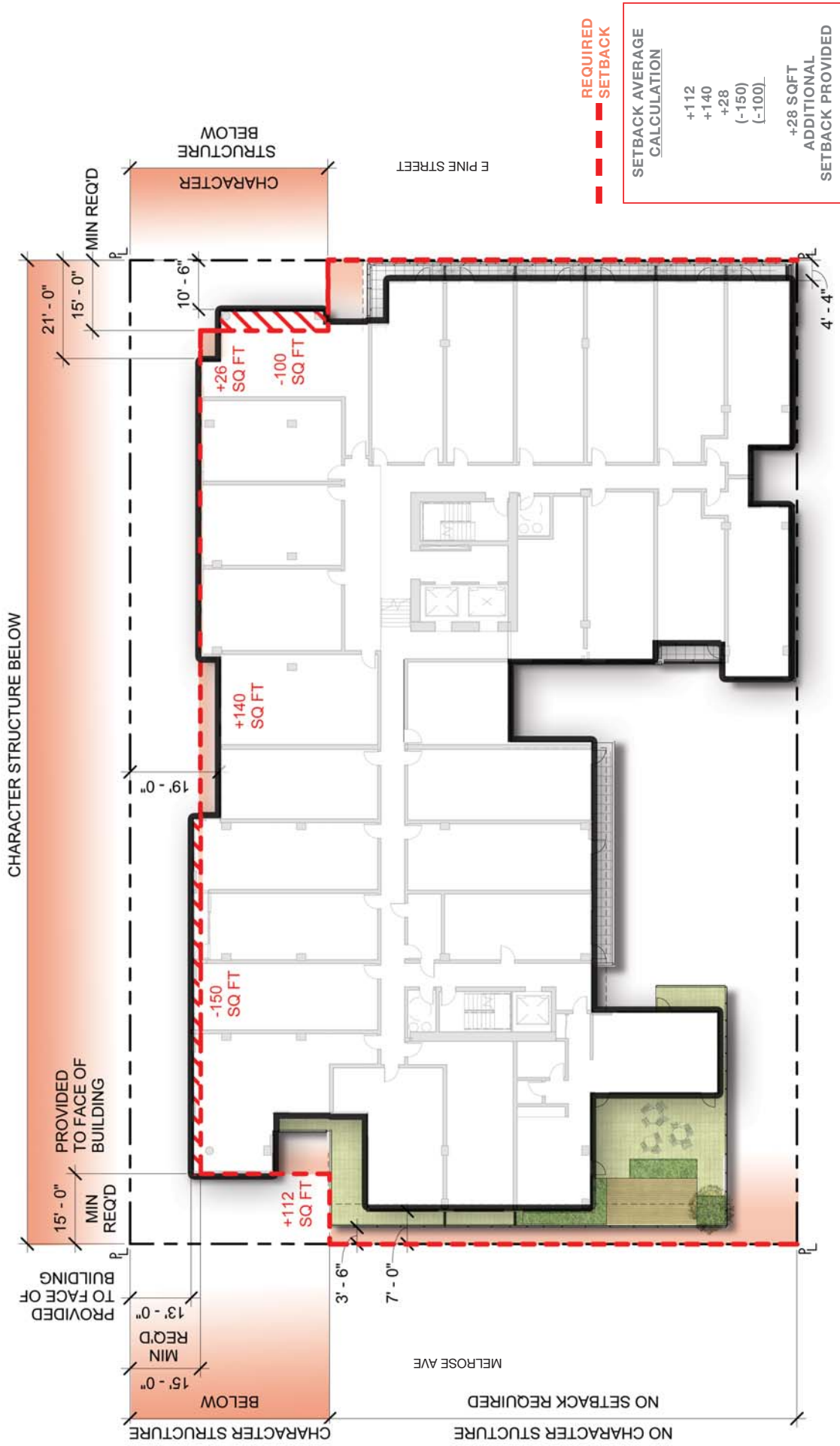


Requested Departures - Setback from Character Structures

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Requested Departures - Setback from Character Structures



Requested Departures - Setback from Character Structures

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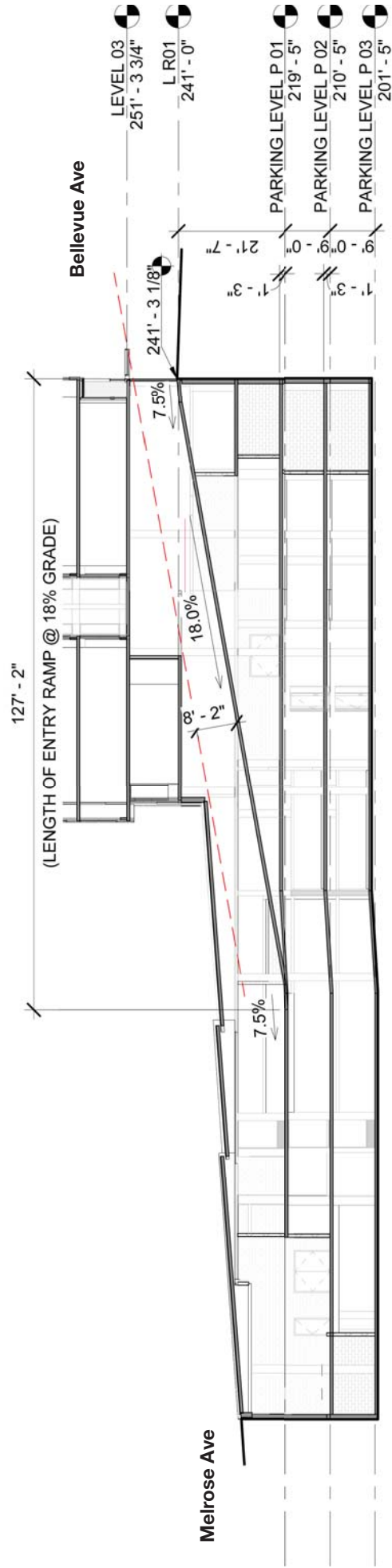
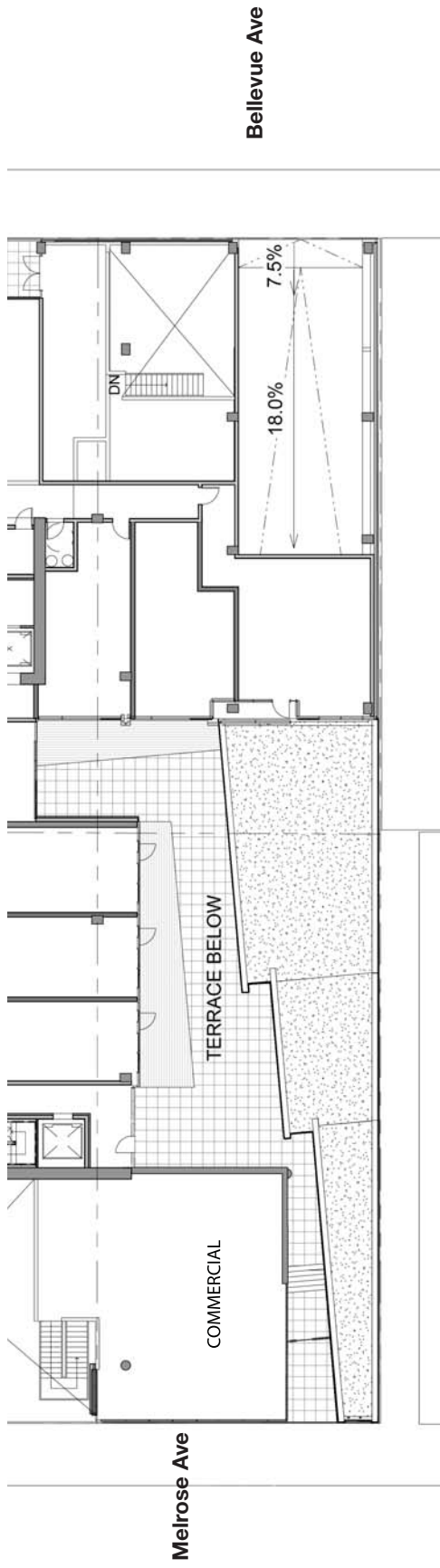
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APPENDIX A ALTERNATE PARKING ENTRY DIAGRAMS

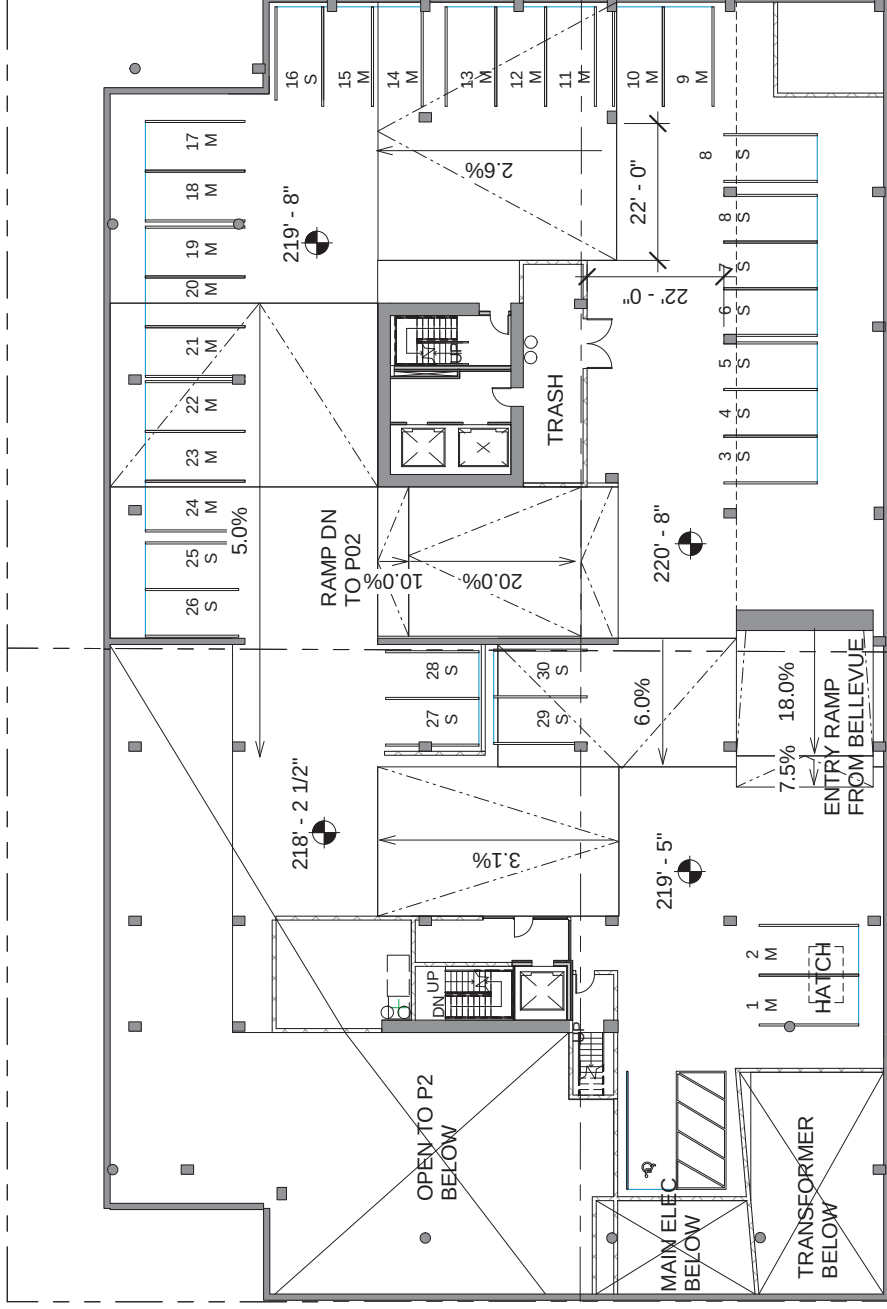
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Seattle, WA 98122

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Appendix A - Bellevue Avenue Parking Entry Diagram



Appendix A - Bellevue Avenue Parking Entry Diagram Level P 01

APPENDIX B

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

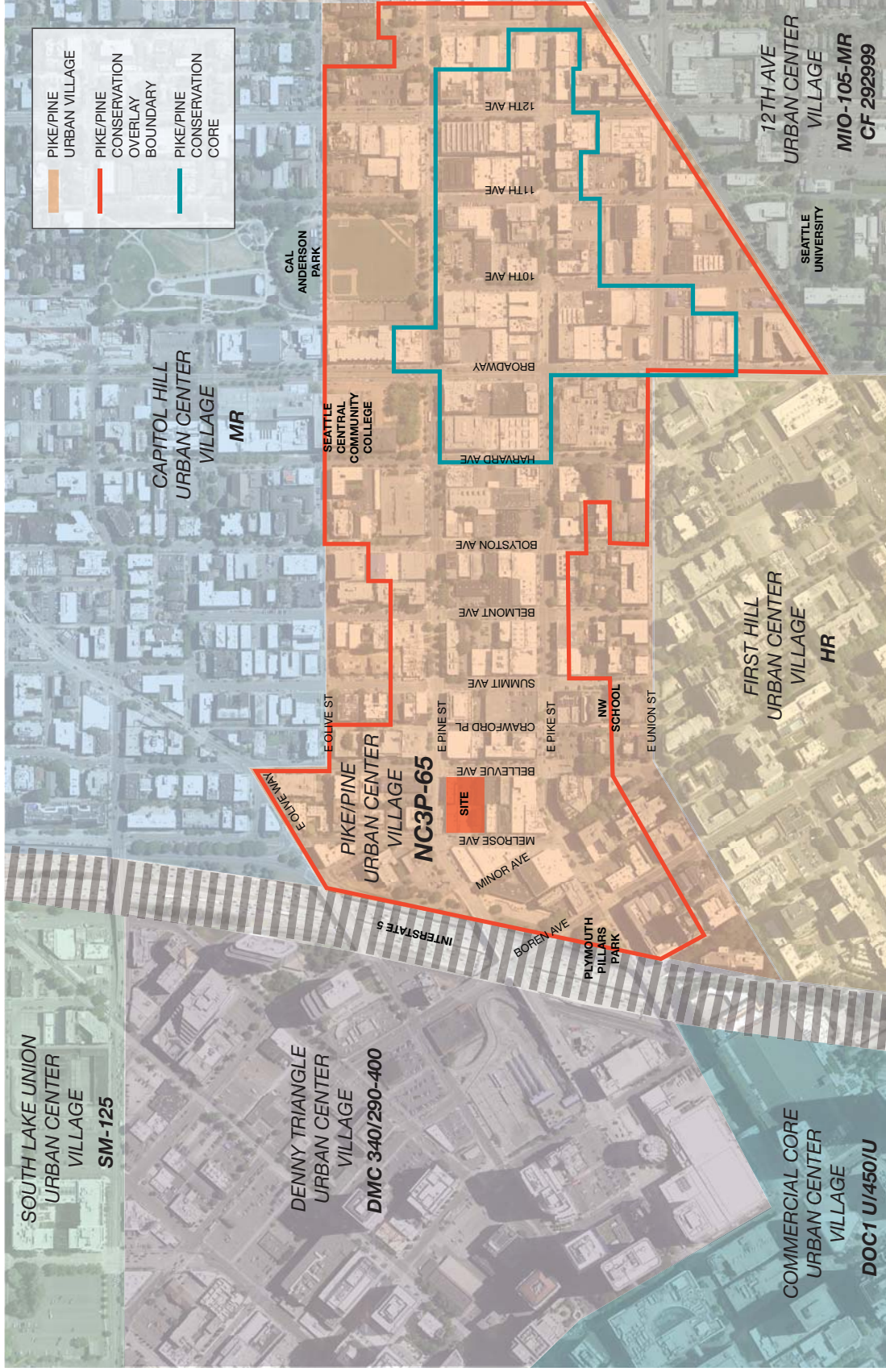
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SUMMARY OF APPLICABLE PIKE/PINE CONSERVATION OVERLAY DISTRICT REGULATIONS AND INCENTIVES:

Retaining character structures on a lot.

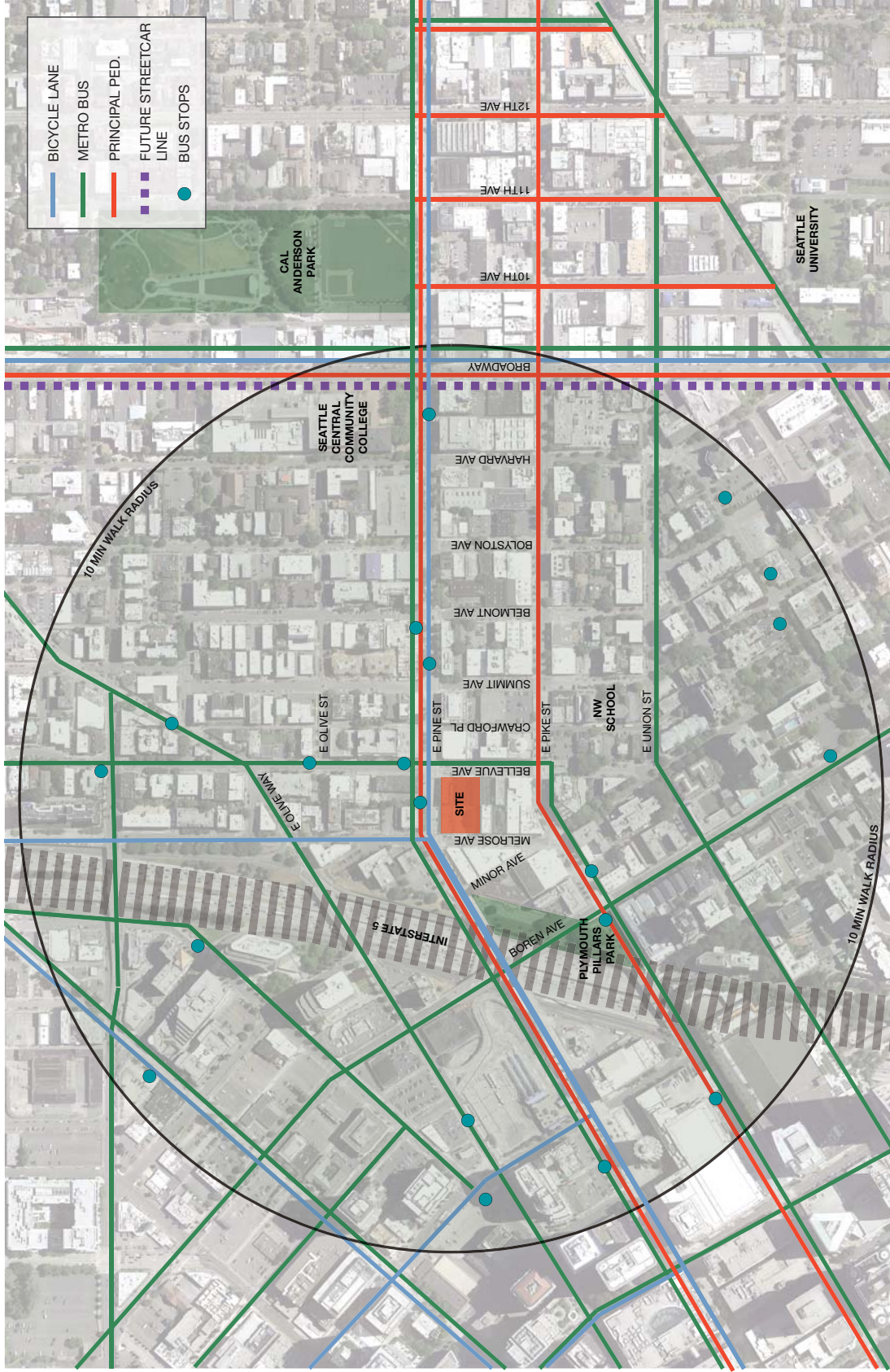
- Floor Area Exception: A 25 percent increase in the floor size limit above 35 feet in height is permitted for projects that incorporate a character structure on the same lot, either as a whole structure or as a portion of a structure.
- Non-residential use located in a character structure is exempt 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.

Appendix B - Pike / Pine Overlay



Appendix B - Zoning Map

DRB-Recommendation Meeting
301 E Pine St (DPD# 3013342)
May 15, 2013



Appendix B - Transportation Resources



- Existing Uses**
- 1 Melrose Building
Bauhaus
Vutique
Adjuster International
Melrose & Pine Partnership
Drew Delaloye Lucurell Attorney
Warren Knapp Gallery
Residence
Melrose Apartments
Residence
Metro Auto Rebuild
Six Arms
Timken Roller Bearing Building
Scout Apparel
Wall Of Sound/Spine & Crown Books
Le Frock Limited
Edie's Shoes
Mud Bay
Parking Lot
Emerald City Inn Apartments
Garden Studios Apartments
Louis Arms Apartments
Benson's Grocery
Seattle Eagle
Victrola Coffee Roasters
Your 2 feet
The Baguette Box
The Baltic Room
Li'l Woody's
Raven
Ristorante Machiavelli
Melrose Market
Homegrown
Rain Shadow Meats
The Calf & Kid Cheese Shop
Marigold And Mint
Sitka And Spruce
Bar Ferd'nand
Still Liquor
Butter Home
Taylor Shellfish Farms
Terra Plata
Utrecht Art Supplies
Villa Apartments
Seattle Volvo Downtown
Goods
Pike Tribe
Tango
Area 51
Lawson Manufacturing
The New McDermott
First Covenant Church
- 24 Portofino Apartments
Zero Zero Hair
Cake Spy Shop
Allstate
Gamma Ray Games
Honda/Yamaha Dealership
Parking Lot
Residence
Residence
Pagliacci Commissary
Pagliacci Commissary
Northwest School
Pike Lofts
Ralph A. Leaf Law Office
Ltd. Art Gallery
Broadway Vision Source
Wintonia Hotel
Benedette
Uncle Elizabeth's Internet Cafe
Red X Hair Studio
Club Z
1216 Pine Building
Seattle Counseling Service
Pho Thai
El Capitan Apartments
Groff Murphy Lawyers
Choder Howard Tax Advisor
Pine Box Bar
Pine Street Condominiums
Melrose On The Hill Apartments
Bellevue Terrace
ELS Language Center
Greater Seattle Business Association
Hawthorne Apartments
Urban Kinetics
J's Quick Stop Mart
Terravita Building
The Capitol Club
Auto Pro Repair
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

Appendix B - Existing Uses / Site Context

DRB-Recommendation Meeting
301 E Pine St (DPD# 3013342)
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