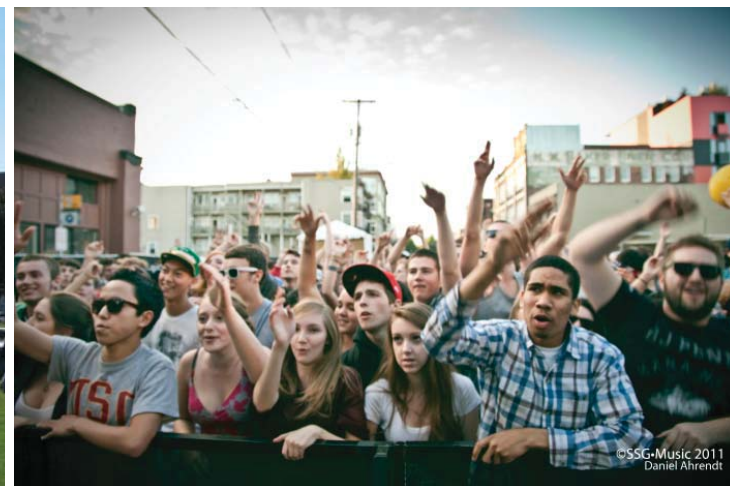


600 e pike

early design guidance meeting

600 E Pike Street, Seattle, WA 98122

AVALONBAY COMMUNITIES, INC. & ANKROM MOISAN ARCHITECTS, INC.
DPD #3014172 / **16 JANUARY 2013**



project address

600 E Pike Street
Seattle, WA 98122

project team

OWNER / APPLICANT

AvalonBay Communities, Inc.
11808 Northup Way, Ste W311
Bellevue, WA 98005
425.576.2123
Contact: Derek Bottles
derek_bottles@avalonbay.com

ARCHITECT

Ankrom Moisan Architects, Inc.
117 South Main Street, Ste 400
Seattle, WA 98104
206.576.1600
Contact: David Kelley
davidk@ankrommoisan.com

LANDSCAPE

Brumbaugh & Associates
600 North 85th Street, Ste 102
Seattle, WA 98103
206.782.3650
Contact: Mark Brumbaugh
markb@brumbaugh-assoc.com

program goals

- Approximately 250-300 residential apartments with a diversity of sizes and rent levels
- Distinctive retail spaces that are appropriate for the neighborhood
- Approximately 15,000-20,000 sf of retail
- Approximately 300 parking stalls

project goals

MAKE IT CAPITOL HILL

We respect the unique qualities of the neighborhood and want this project to integrate effortlessly into its context. Sustainability is a key consideration as we continue to develop the design.

MAKE IT CONNECT

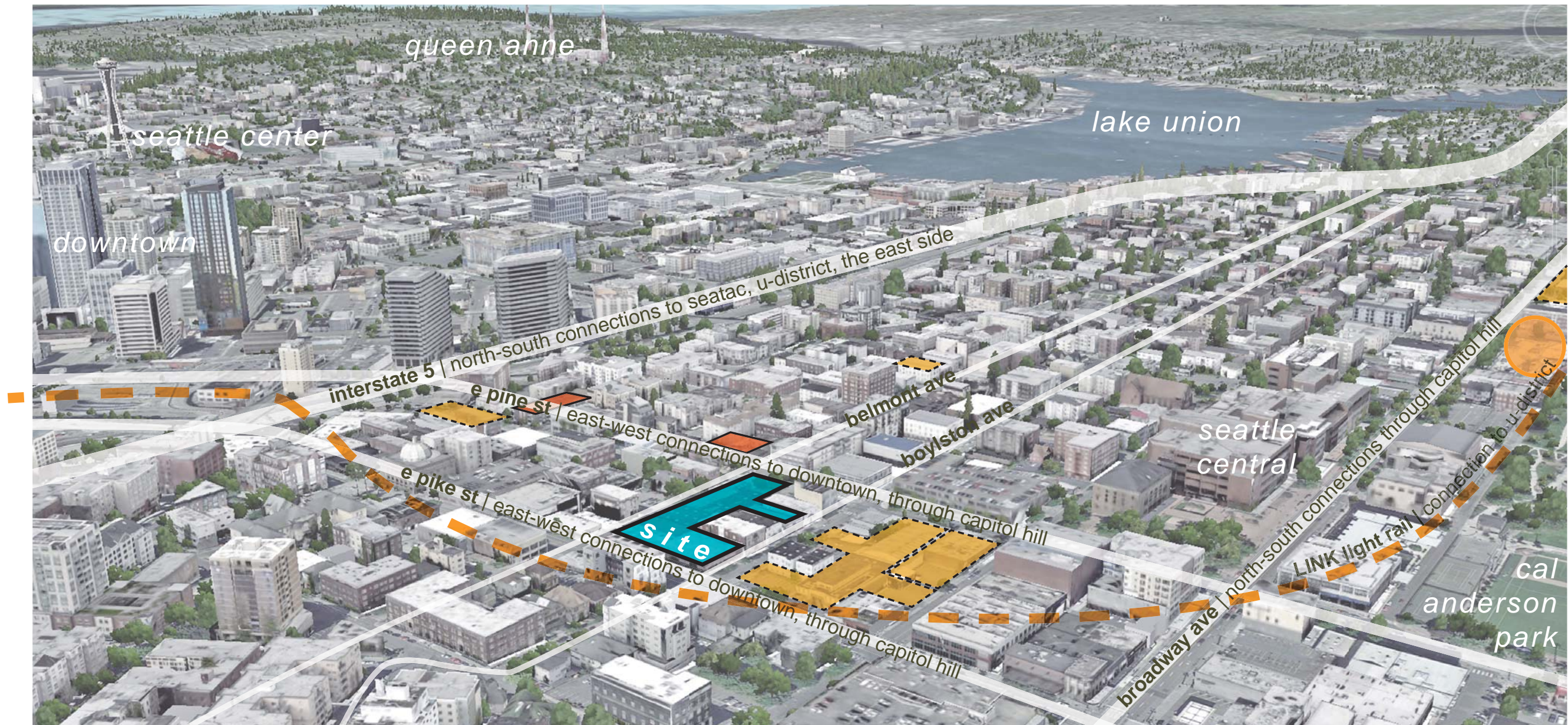
Our project strives to provide opportunities for residents and neighbors to interact at a variety of scales. We intend to continue the established pattern of neighborhood streetscapes: north-south avenues are quieter with abundant landscaping, while east-west streets are vibrant urban edges with high transparency.



SITE CHARACTERISTICS

- well-connected in all directions by car, by transit, and by foot
- close proximity to taller development in the Central Business District, First Hill, and Downtown
- in the heart of the most recent wave of new development

	key streets
	proposed light rail addition (under construction)
	future light rail station
	recently completed / under construction
	proposed development

base image courtesy of Google Earth



BASE ZONE: NC3P-65

OVERLAYS: Pike/Pine Urban Village Center Overlay, Pike/Pine Conservation Overlay District, Principal Pedestrian Streets (E Pike St, E Pine St, Boylston Ave)

SITE AREA: 48,190 sf

FAR: 4.75 (total)

BASELINE ZONING

- No more than 50% block length per structure along Pike or Pine
- No more than 15,000 GSF per portion above 35'
- 40' Separation req'd between portions
- 65' height limit

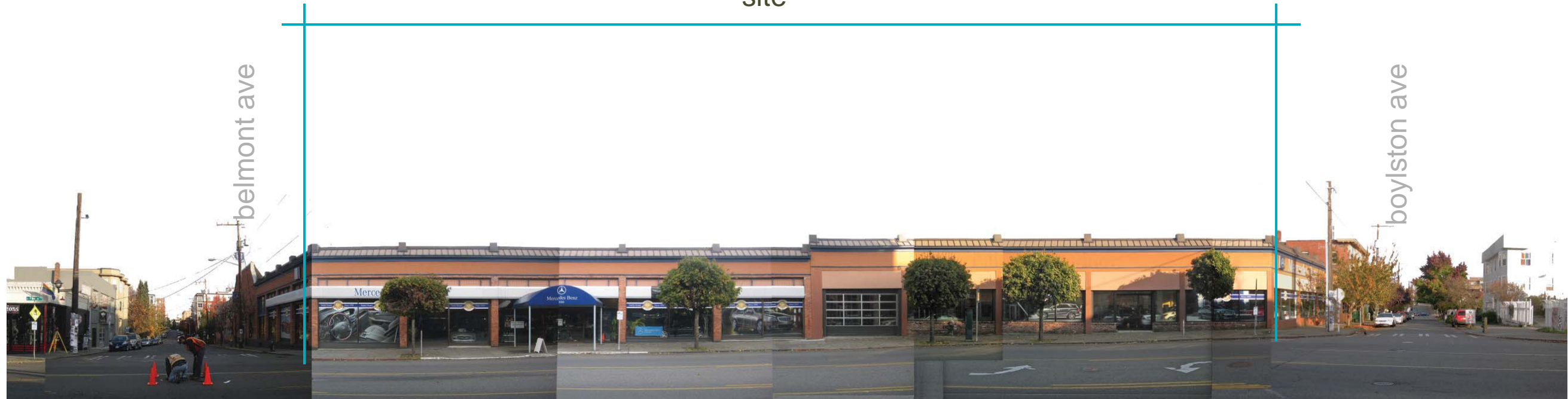
CONSERVATION OVERLAY

- Set back 15' from all street-facing character structure facades
- No more than 18,750 GSF per portion outside character structure(s) footprint above 35' in height.
- 75' height limit

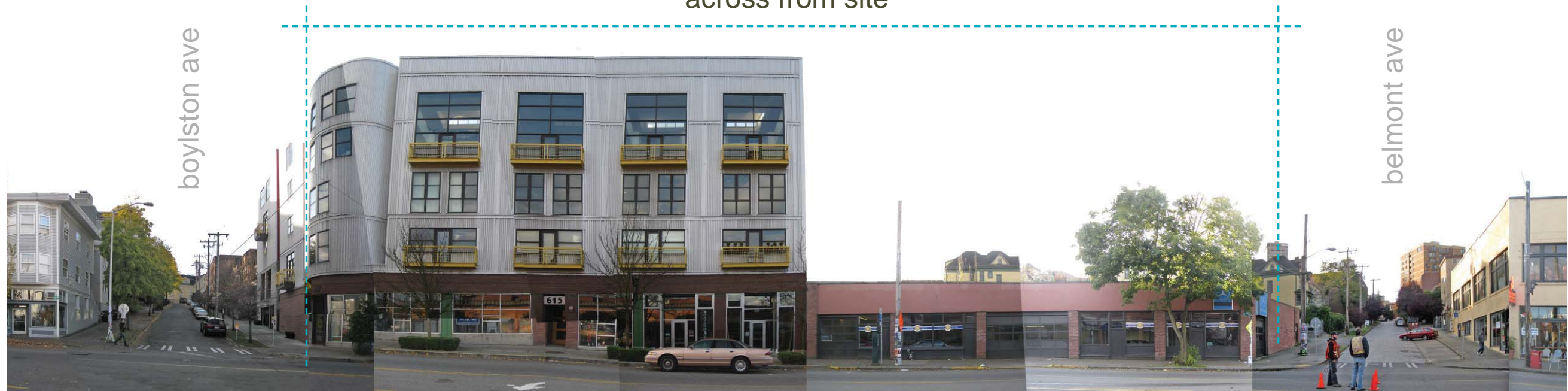
-  conservation overlay
-  conservation core



site



across from site

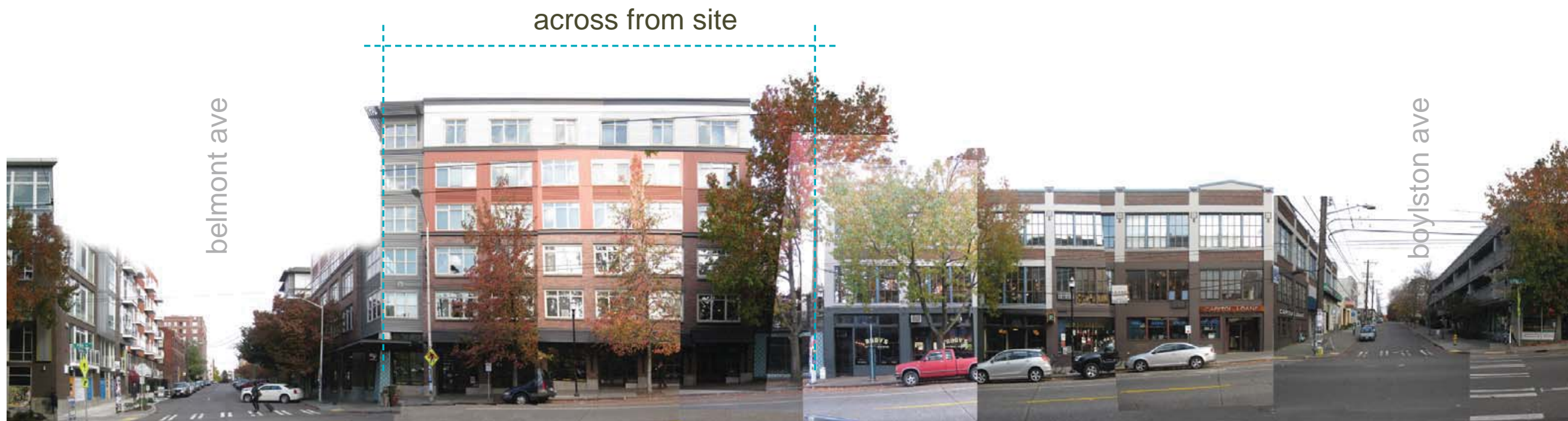


DESIGN CUES

- industrial converted to commercial
- fast-paced and more vehicle-oriented, but transitioning to a comfortable pedestrian streetscape
- regular cadence of retail bays
- transom glazing
- base character distinct from upper levels
- modulation including corner treatment, bay windows, and balconies
- variety of window patterns and materials

- residential / mixed-use
- commercial / service
- institutional / cultural

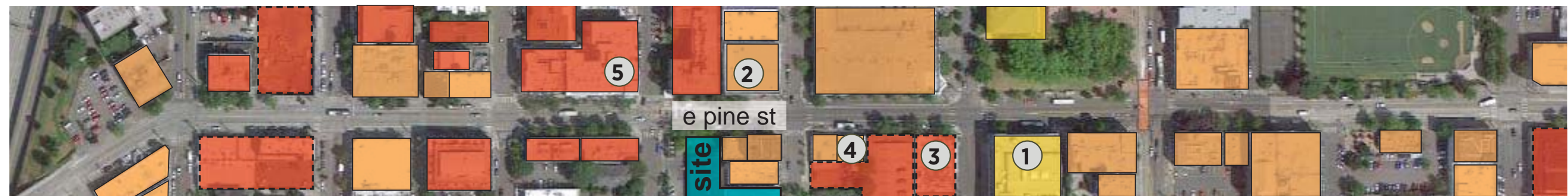


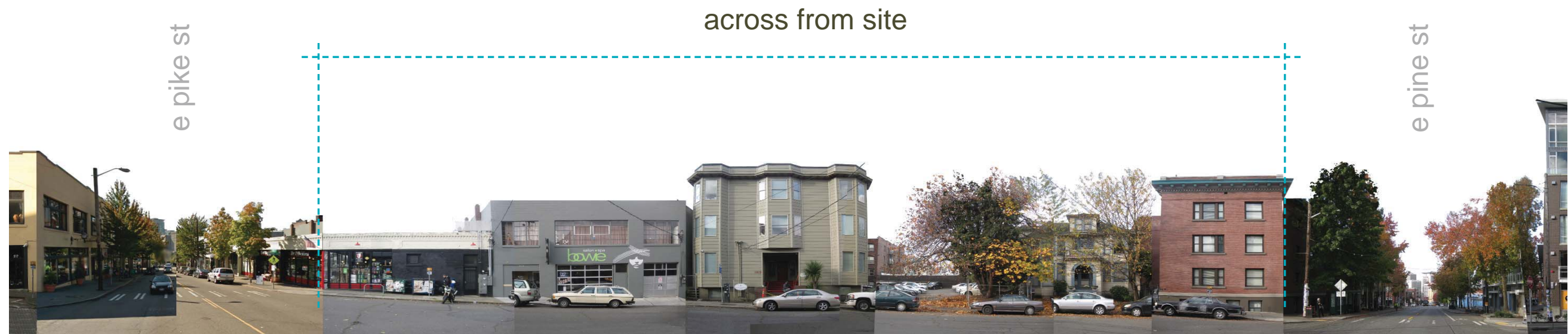
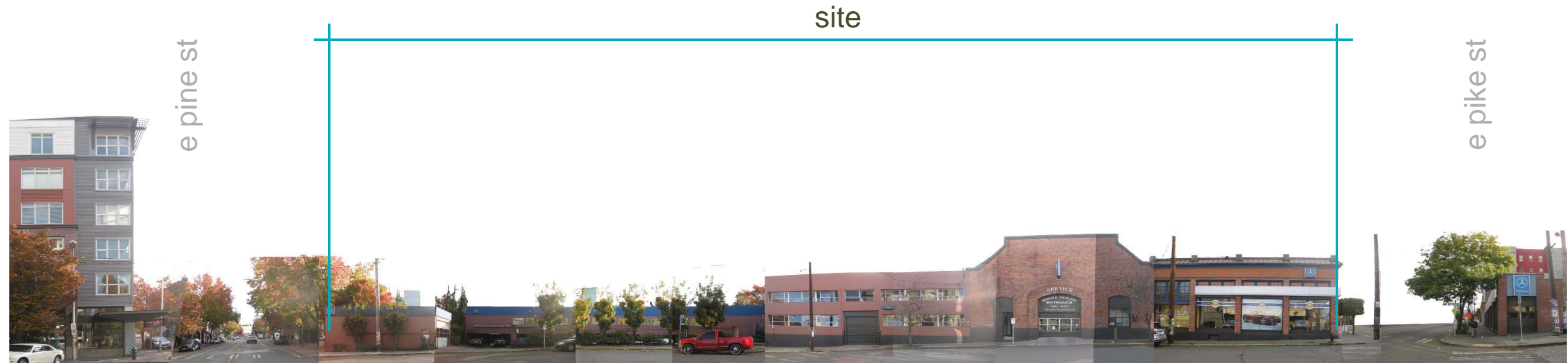


DESIGN CUES

- active mix of retail, multifamily housing, and restaurants
- faster-paced, but more pedestrian-oriented
- majority of structures vary in height from 40' to 75'
- less distinction between base and upper levels
- steeper grade results in semi-transparent, stepped retail; new development incorporates full-height storefront
- dense, mature tree coverage

- residential / mixed-use
- commercial / service
- institutional / cultural





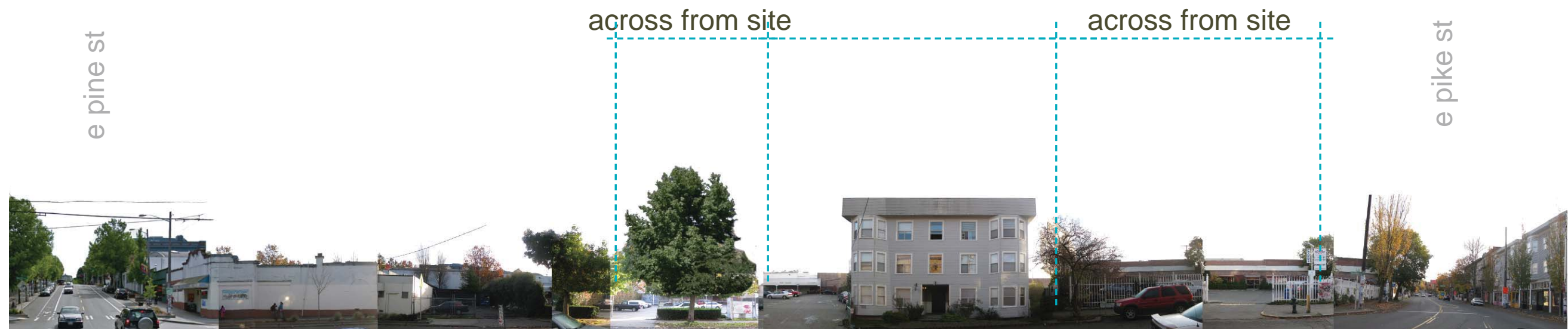


DESIGN CUES

- quieter and slower-paced
- simple, taller structures with punched openings
- articulated entries
- buildings set back to allow green space
- variety of height and style
- variety of window patterns and materials

- residential / mixed-use
- commercial / service
- institutional / cultural







DESIGN CUES

- quieter and slower-paced
- mix of industrial, commercial, hospitality and residential uses
- simple, taller structures with punched openings
- mix of buildings sitting right on their property lines and buildings set back to allow green relief along the sidewalk
- variety of height and style
- variety of window patterns and materials

- residential / mixed-use
- commercial / service
- institutional / cultural





Historic image from the WA State Archives Northwest Regional Branch.



600 E PIKE (1909)

KEY ARCHITECTURAL ELEMENTS

- simple one-story building
- showroom bays with glass storefront
- original glass transom windows
- exposed exterior brick bearing walls

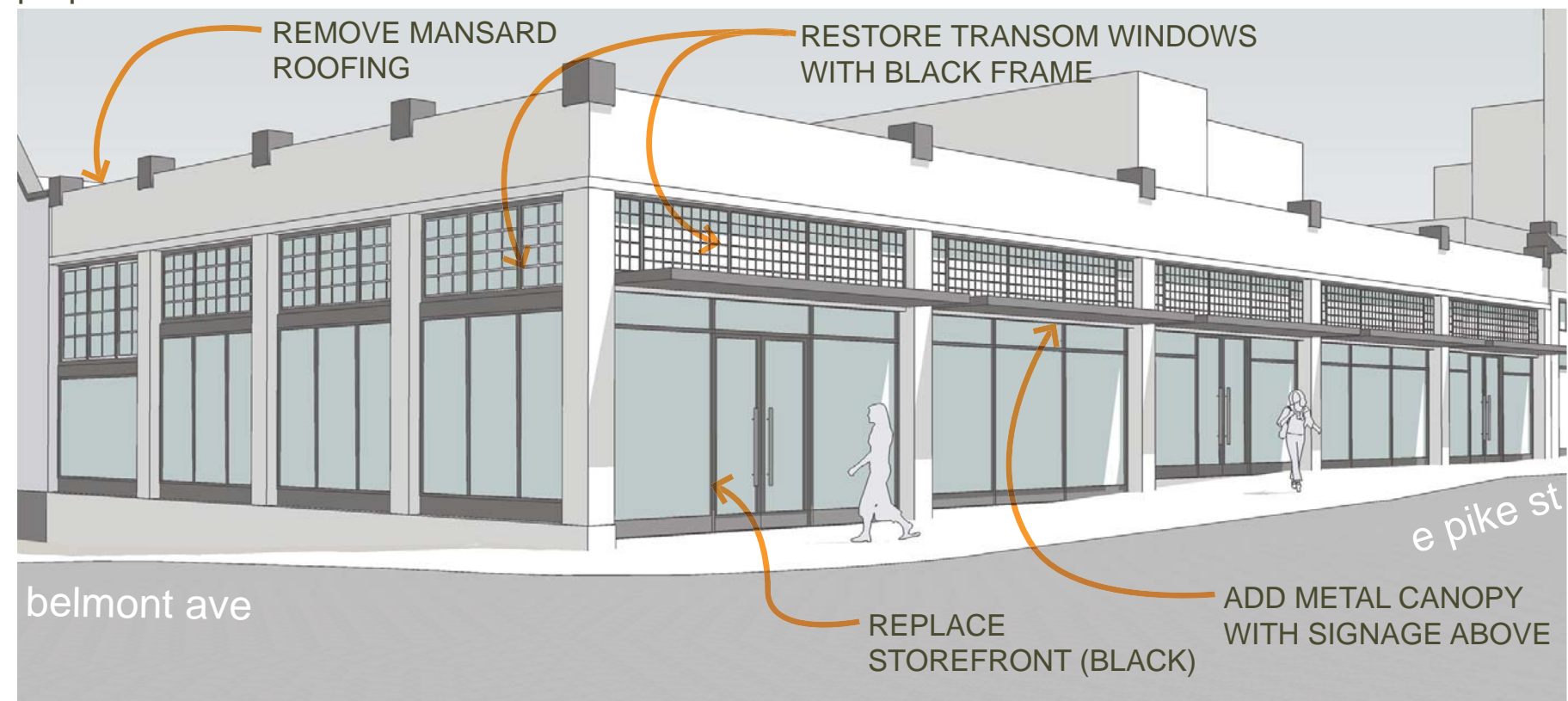
historic:



existing:



proposed:

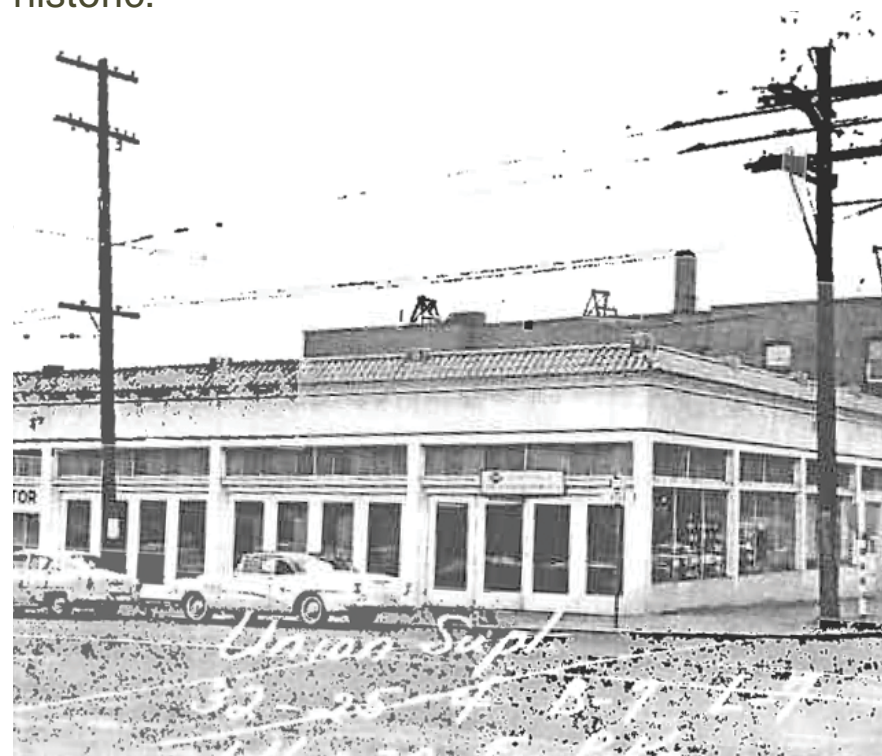


600 E PIKE (1909)

KEY ARCHITECTURAL ELEMENTS

- simple one-story building
- showroom bays with maximum glazing

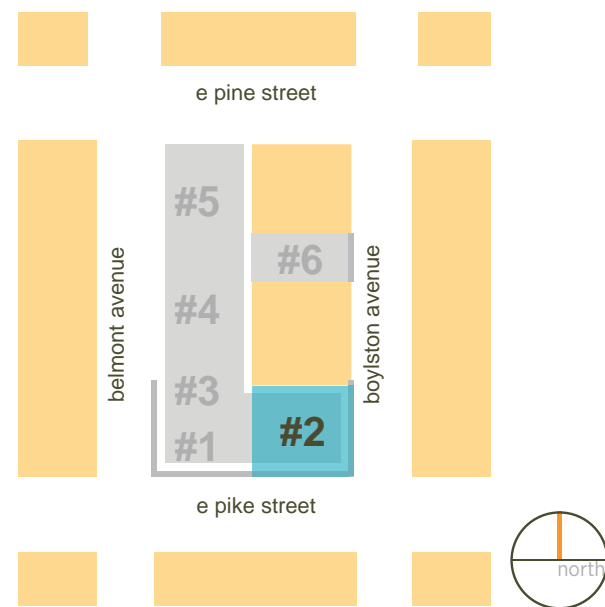
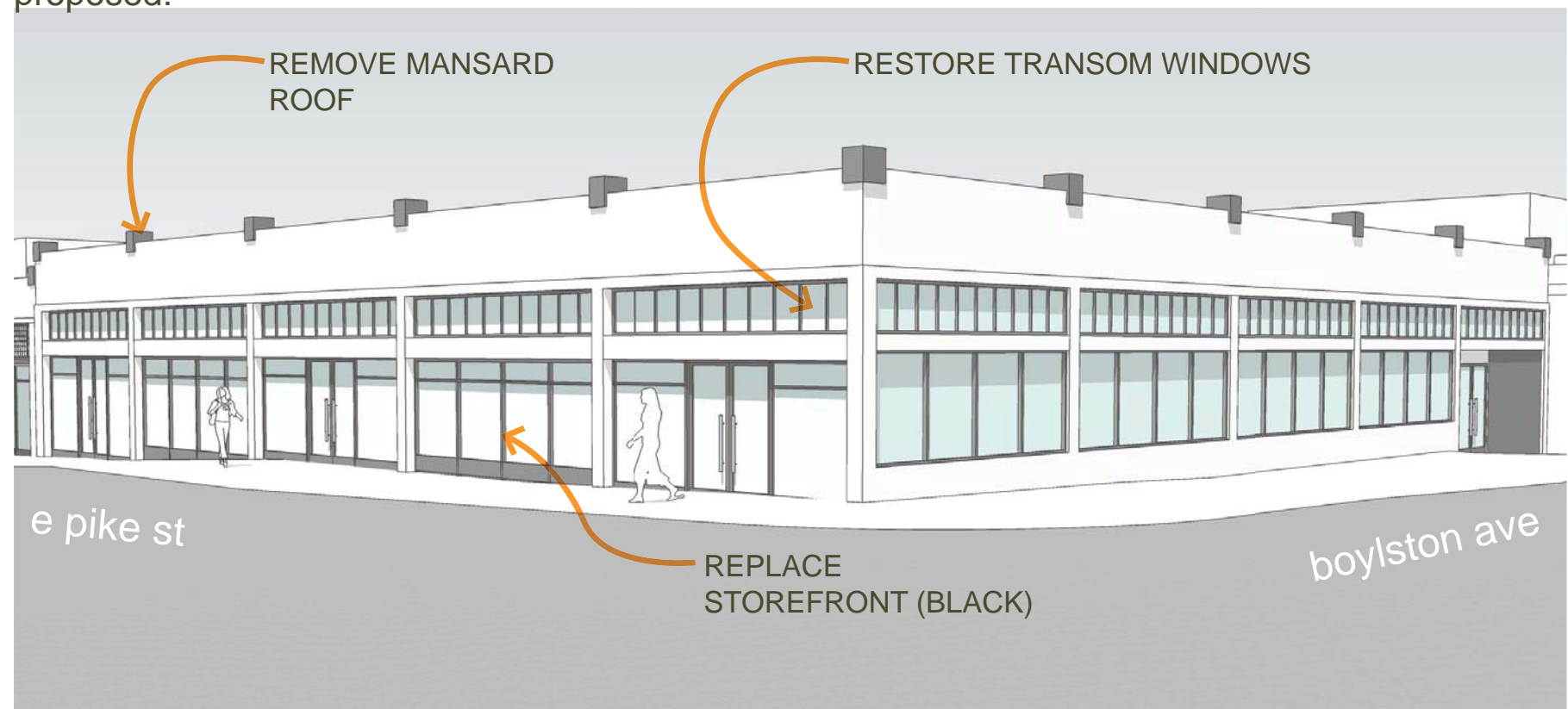
historic:



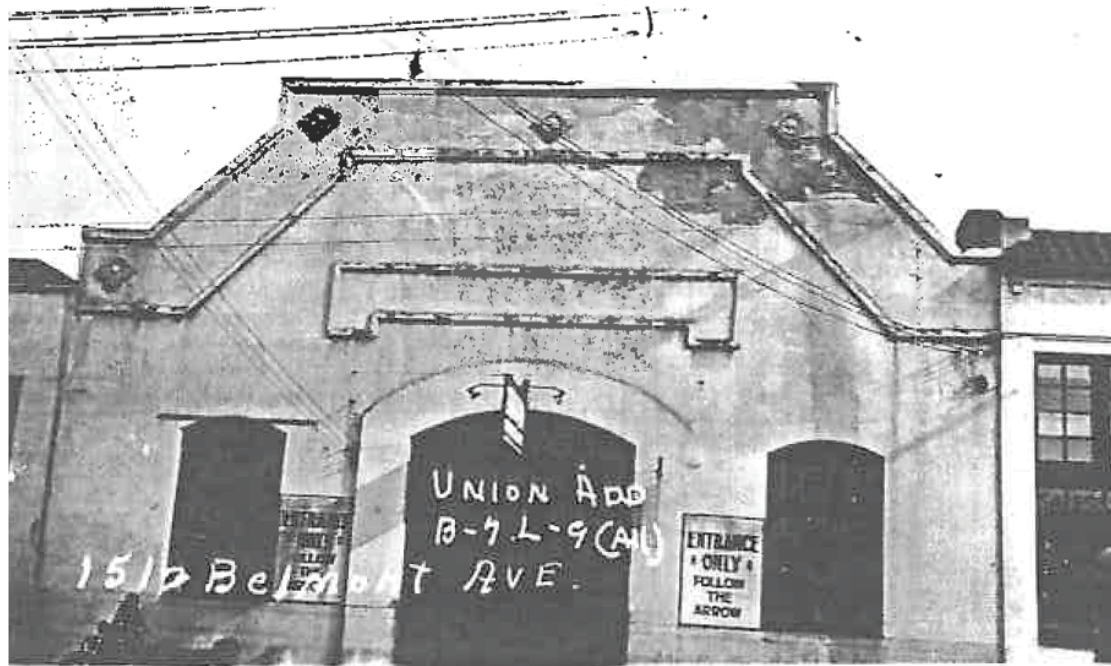
existing:



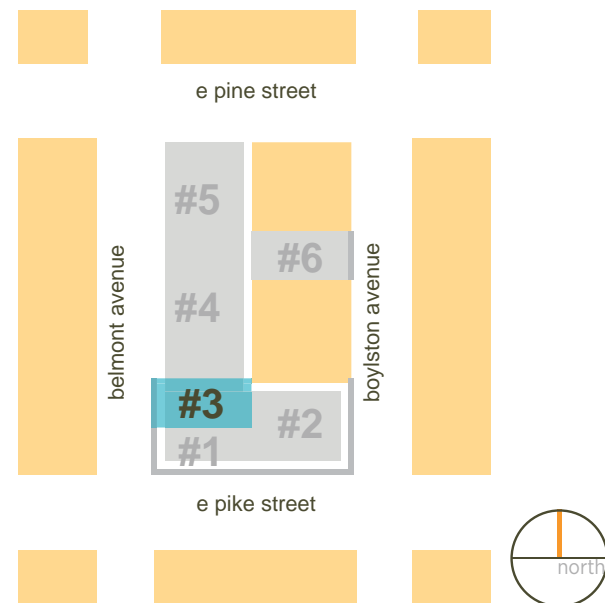
proposed:



616 E PIKE (1913)



Historic image from the WA State Archives Northwest Regional Branch.

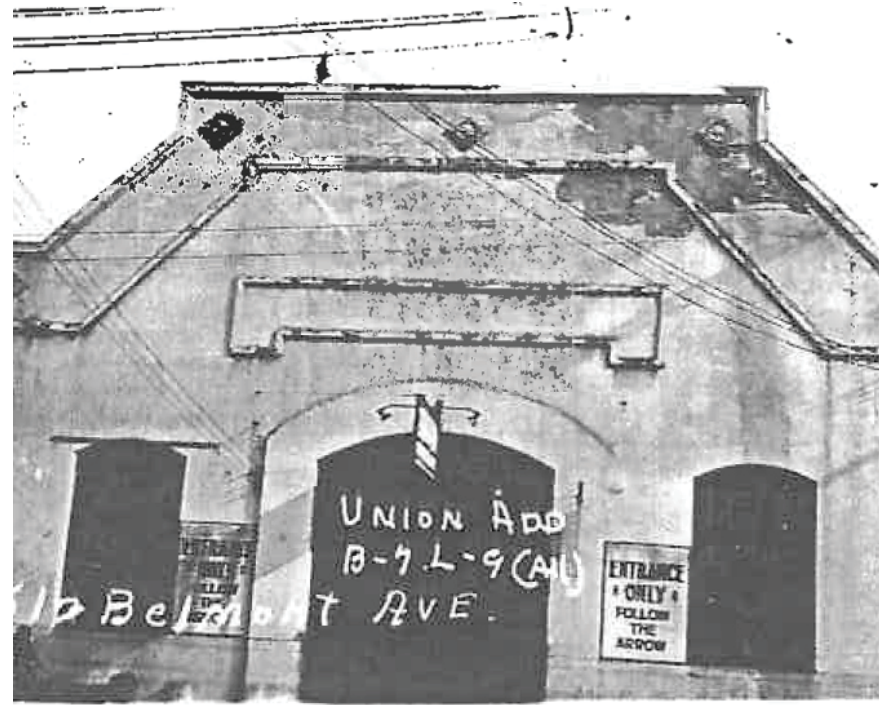


1510 BELMONT (1912)

KEY ARCHITECTURAL ELEMENTS

- arched garage entry
- arched punched windows
- exposed exterior brick bearing wall
- familiar facade shape of garages of this time

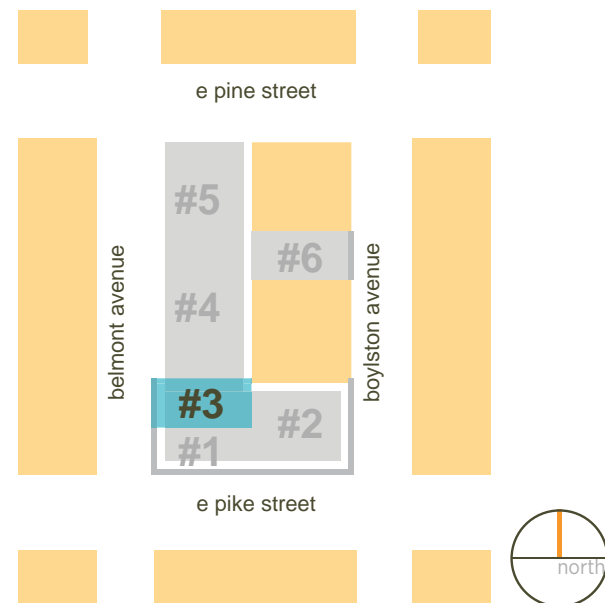
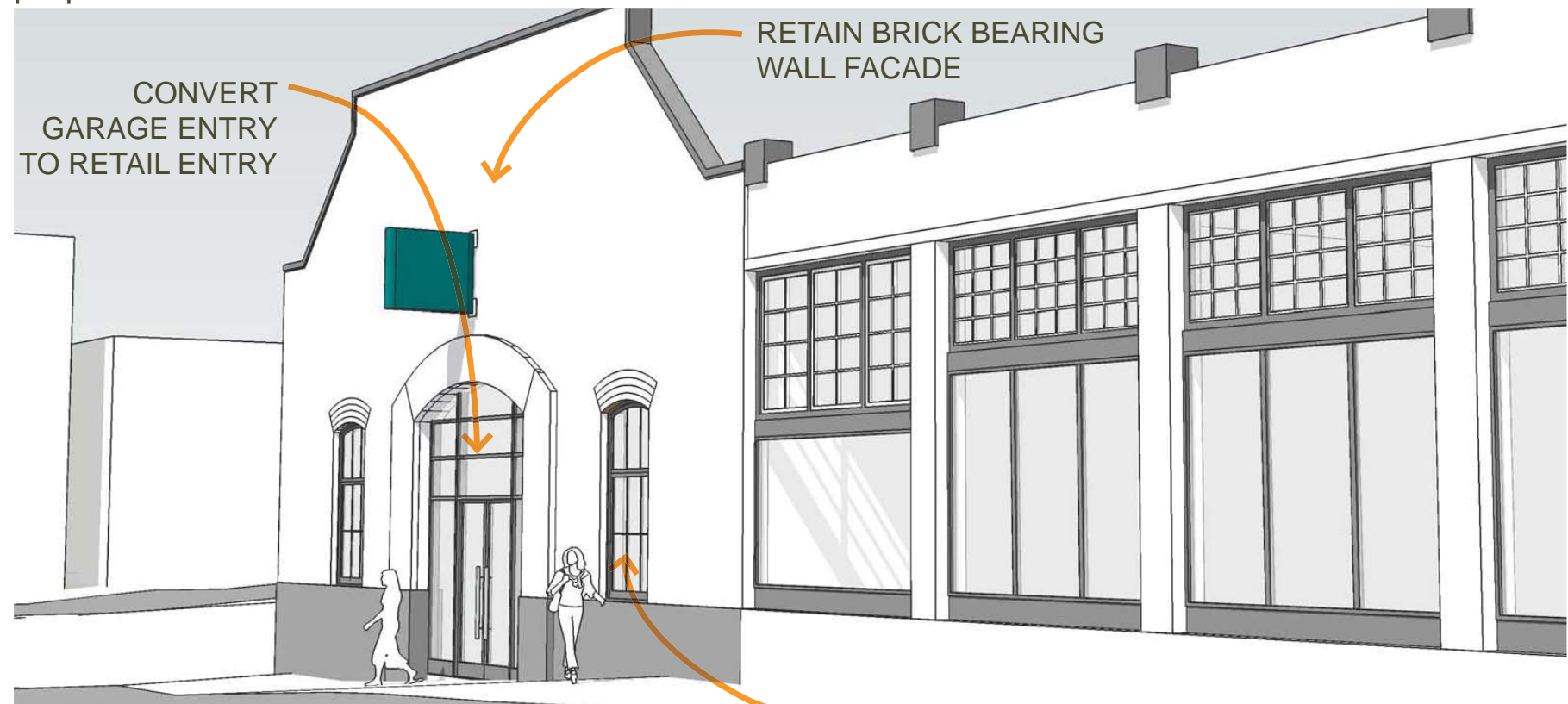
historic:



existing:



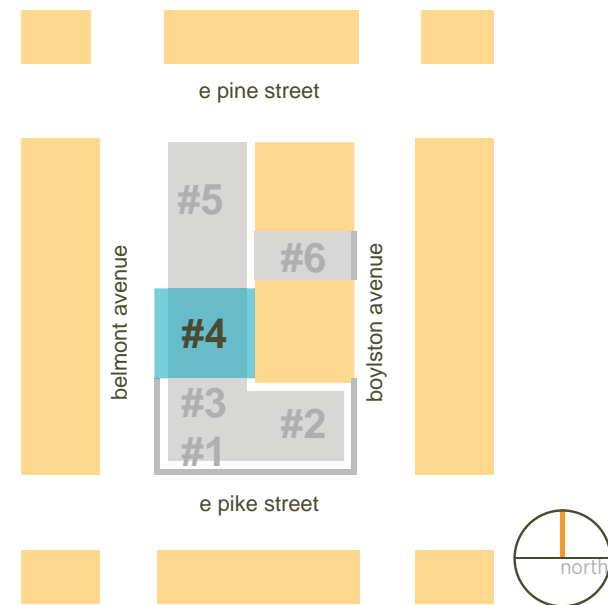
proposed:



1510 BELMONT (1912)

BUILDING CHARACTERISTICS

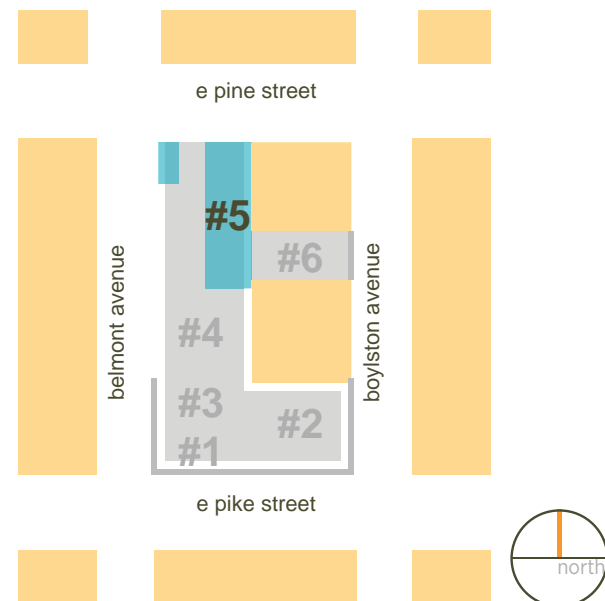
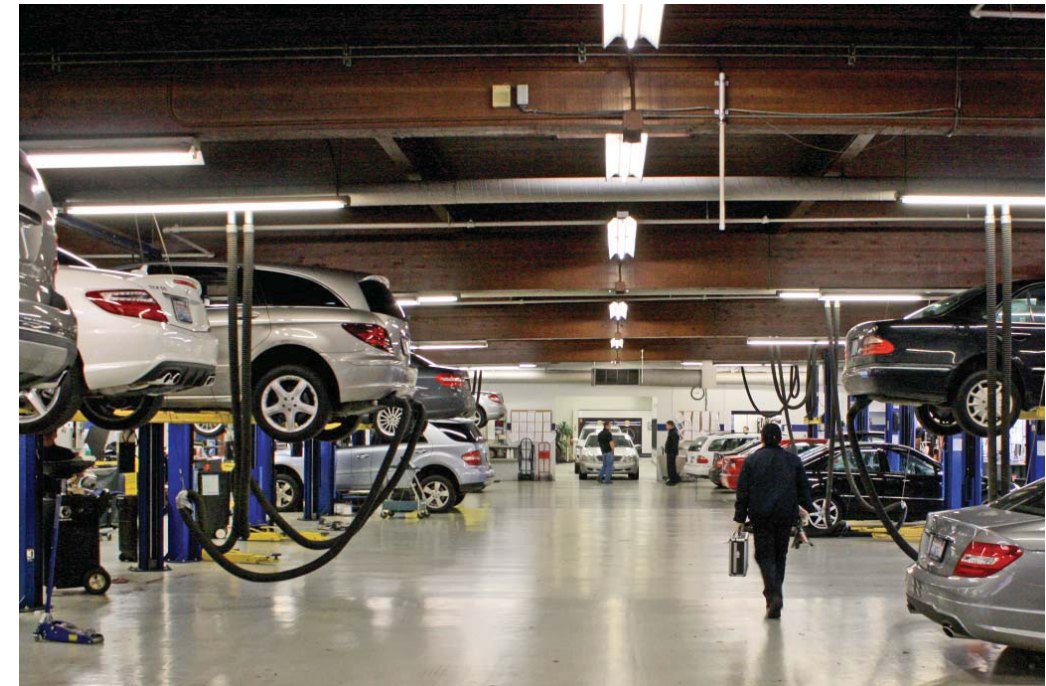
- not a character structure
- blank walls at street level
- new structure would create the potential for an improved pedestrian environment by providing a widened and enhanced sidewalk



1516 BELMONT (1958)

BUILDING CHARACTERISTICS

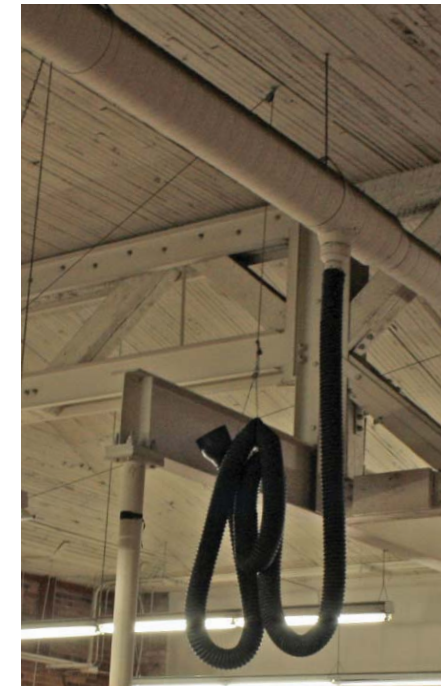
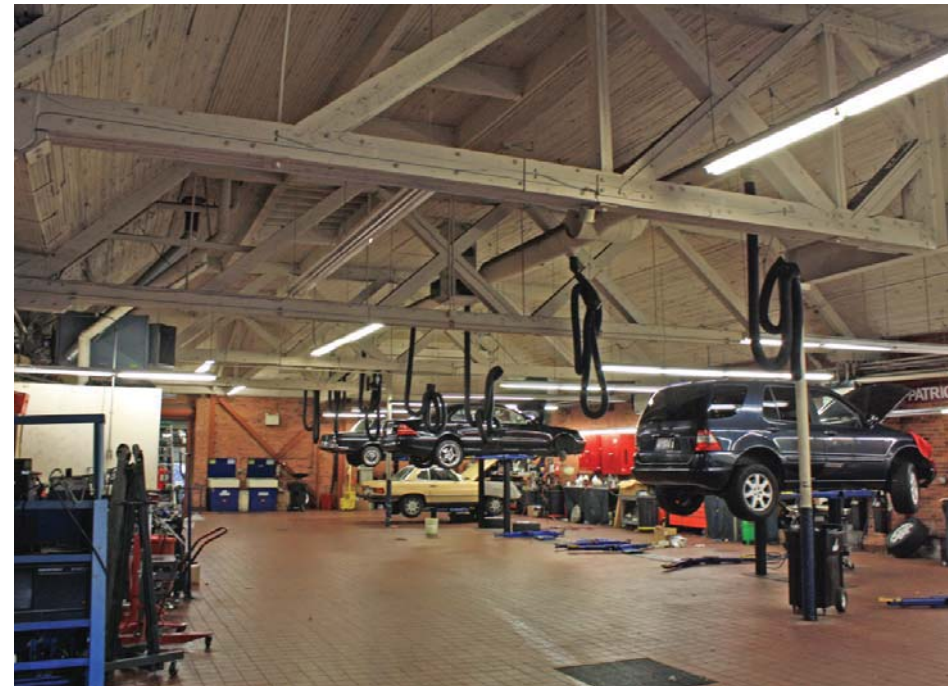
- not a character structure
- structure separated from street by sunken surface parking lot
- neither portion contributes much to neighborhood granularity
- opportunity for more engaged street presence with new structure



1532 BELMONT (1983)

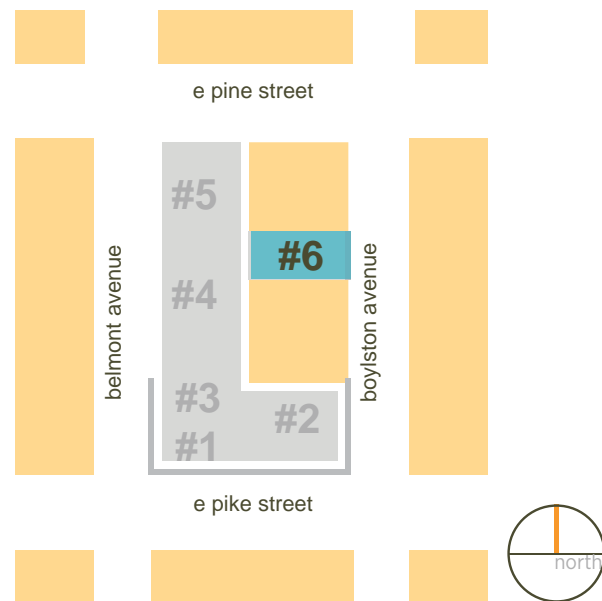


Historic image from the WA State Archives Northwest Regional Branch.



KEY ARCHITECTURAL ELEMENTS

- facade heavily altered
- exposed internal structure



1525 BELMONT (1919)



Survey summary:

- slightly larger than one acre
- slopes 18'-6" from low point (northwest corner) to high point (southeast corner)

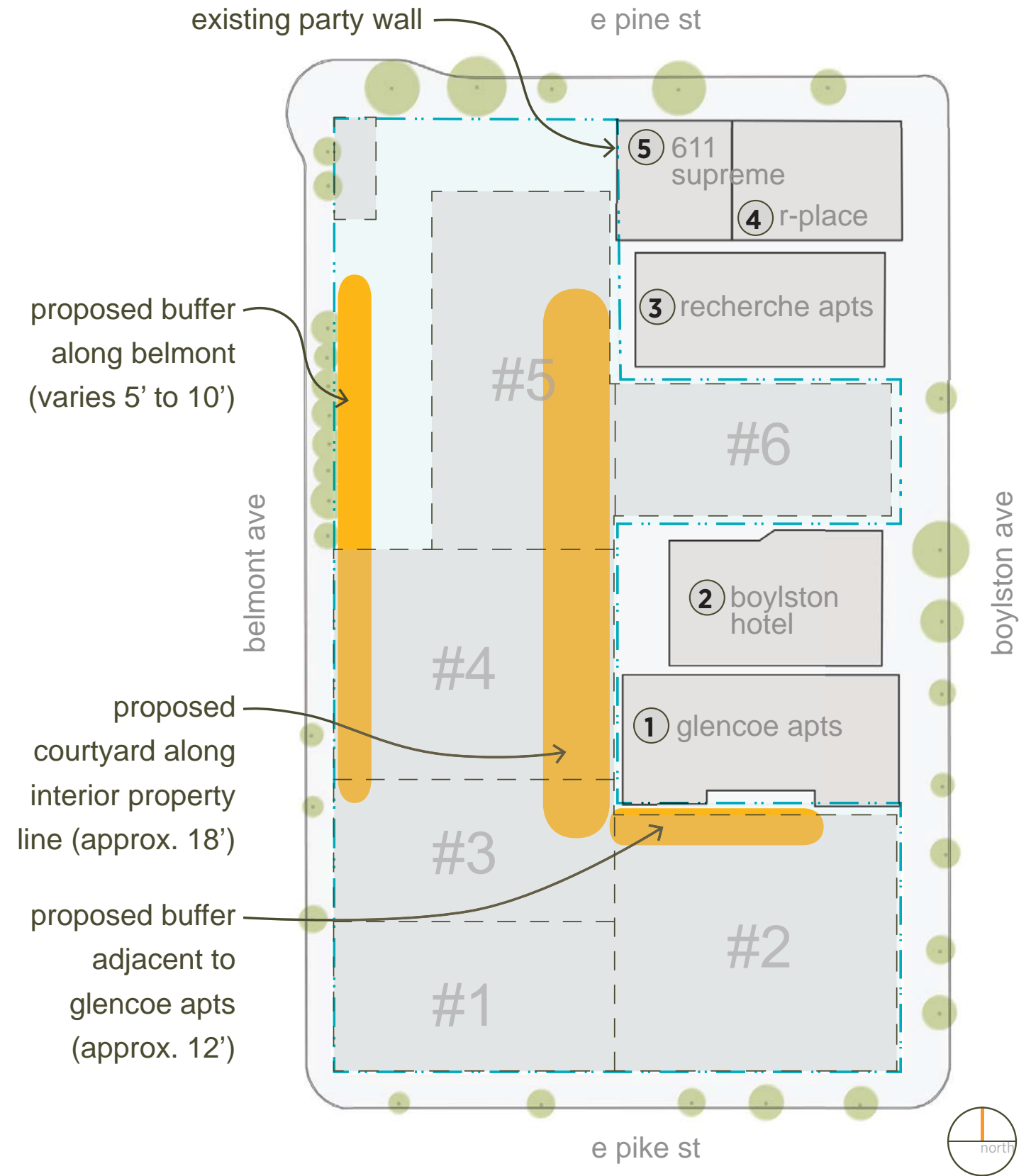
Boundaries:

- E Pike St and E Pine St, arterials which connect west to Downtown and east to Broadway
- Belmont Ave and Boylston Ave, north-south side streets
- internal property line of neighboring buildings to the east





Image from Google Earth



600 e pike / massing options

SUMMARY

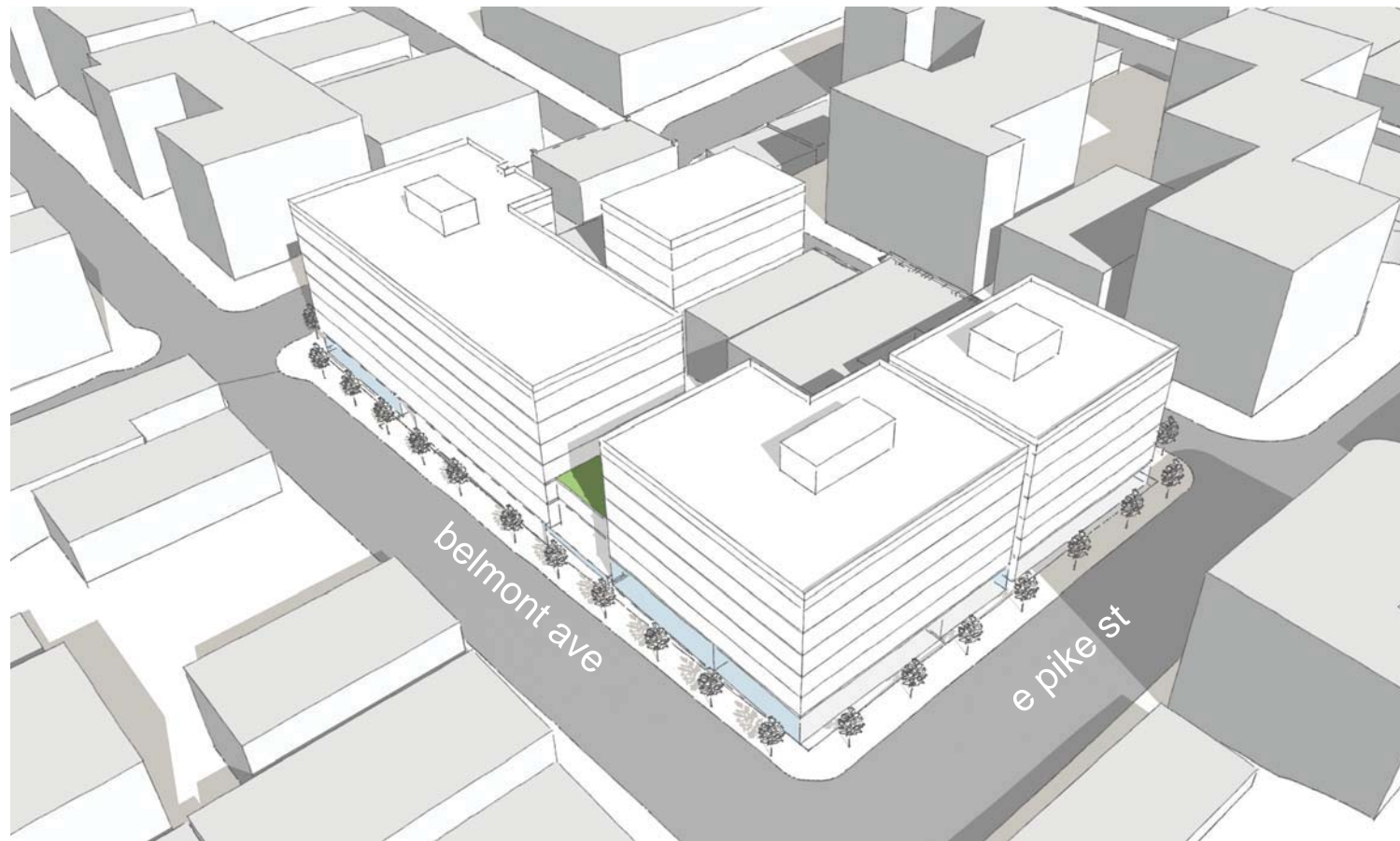
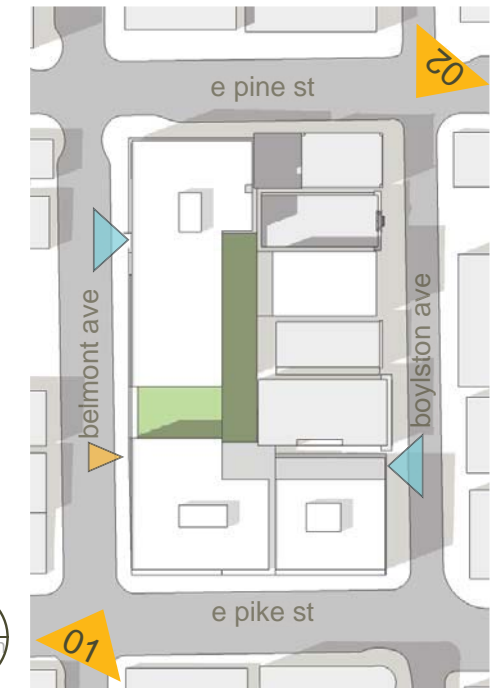
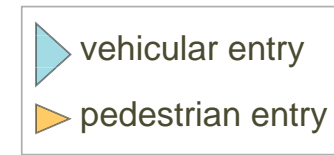
building height	65'-0"
gross area	317,610 sf
net residential	178,260 sf
net retail	17,200 sf

PROS

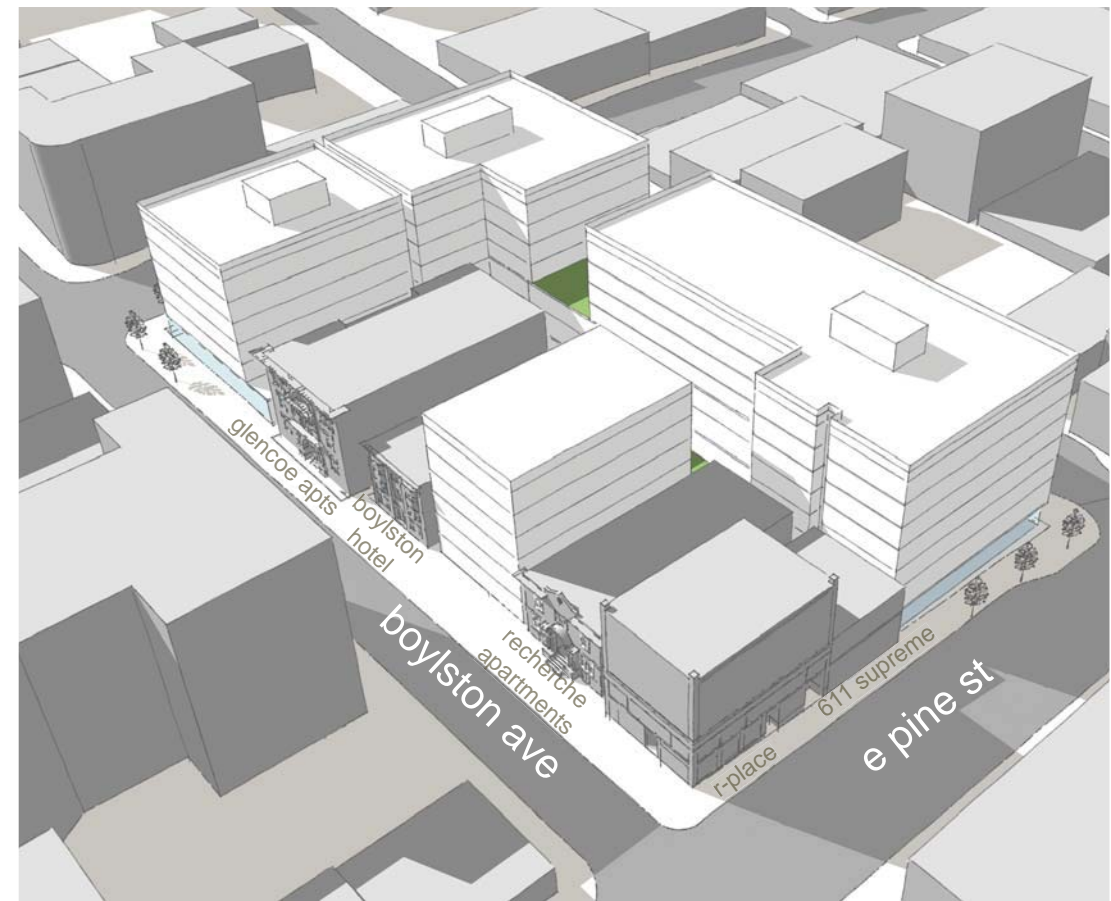
- diversity of buildings at ground level
- four separate buildings break down site

CONS

- does not incorporate any character structures
- does not comply with goals or incentives of the Pike/Pine Conservation Overlay



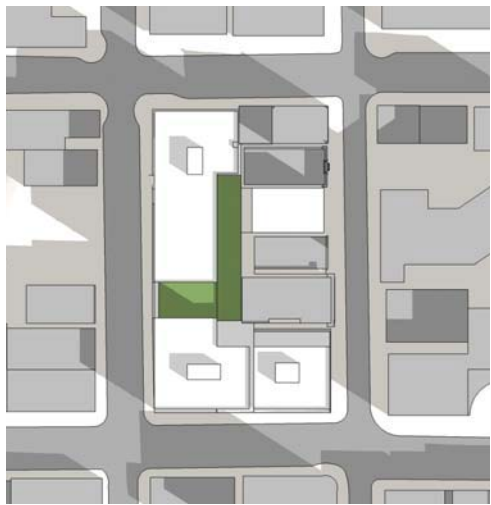
01 / aerial from southwest corner



02 / aerial from northeast corner

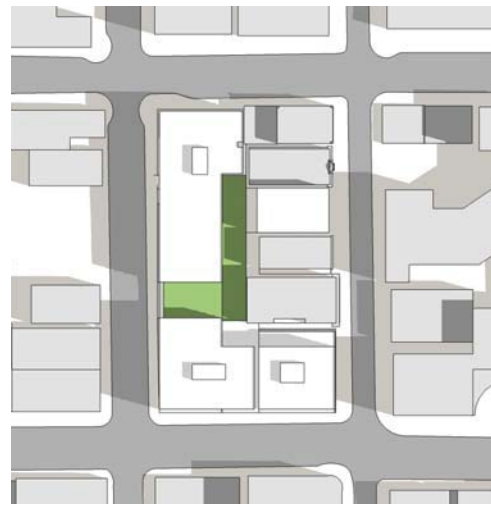
SPRING / FALL

9 AM



SUMMER

9 AM

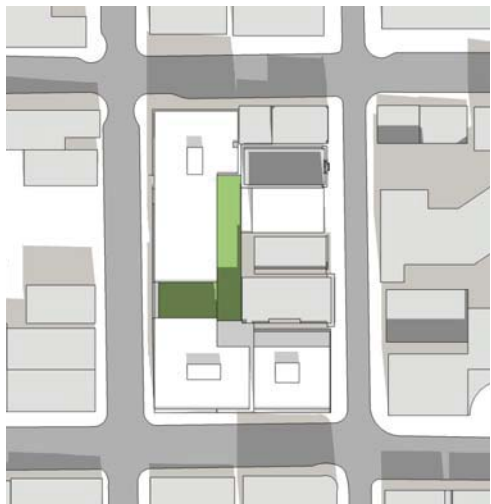


WINTER

9 AM



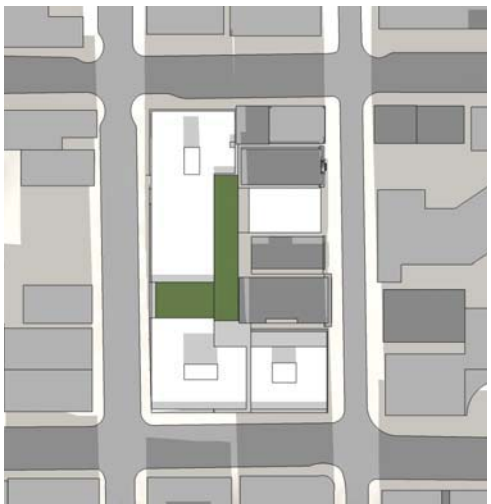
NOON



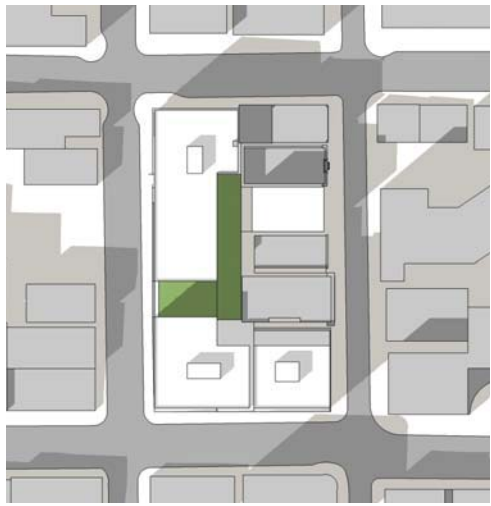
NOON



NOON



3 PM



3 PM



3 PM



SUMMARY

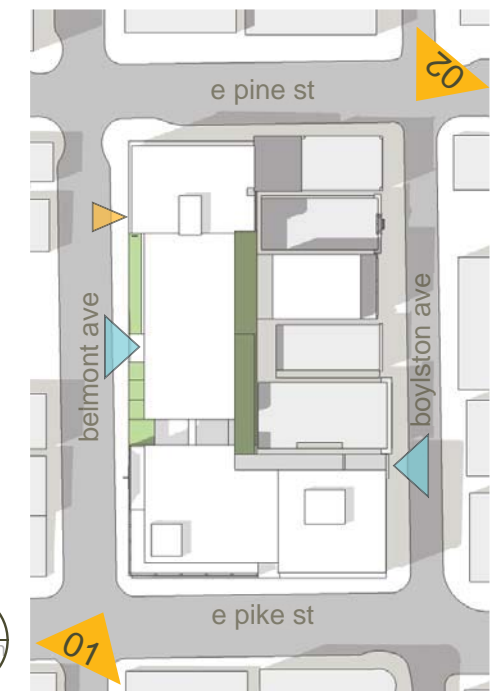
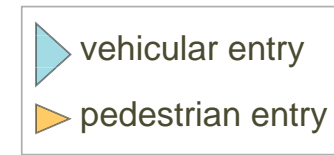
building height	75'-0"
gross area	357,250 sf
net residential	198,450 sf
net retail	20,500 sf

PROS

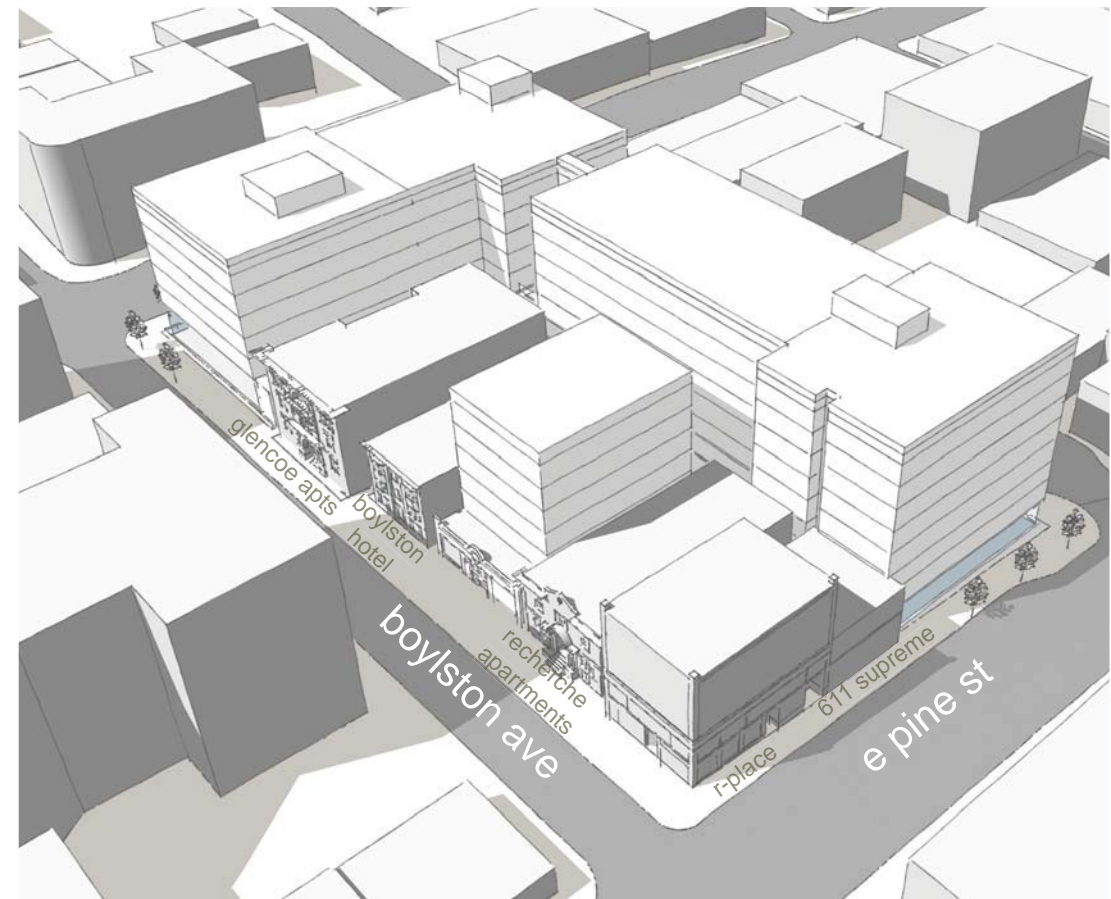
- incorporates character facades of Bldgs #1, #3, and #6
- engaging and diverse street-level environment
- distinct masses break down site

CONS

- does not incorporate facades of Bldg #2



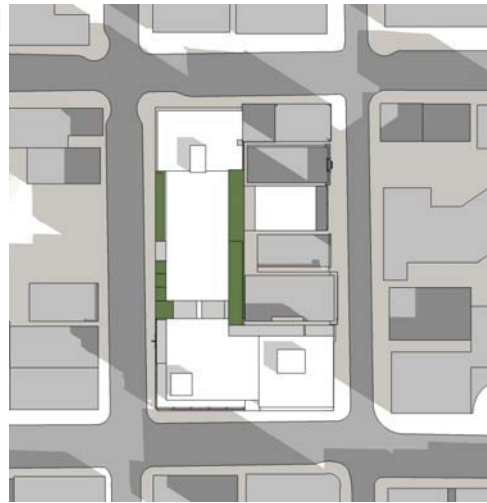
01 / aerial from southwest corner



02 / aerial from northeast corner

SPRING / FALL

9 AM



SUMMER

9 AM



WINTER

9 AM



NOON



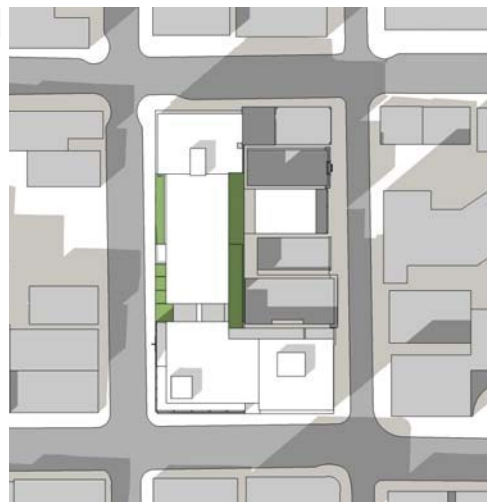
NOON



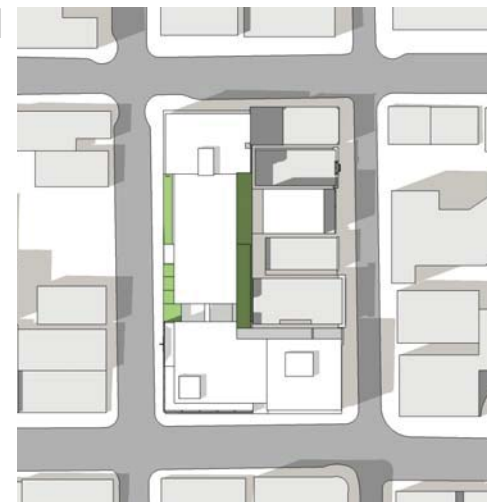
NOON



3 PM



3 PM



3 PM



SUMMARY

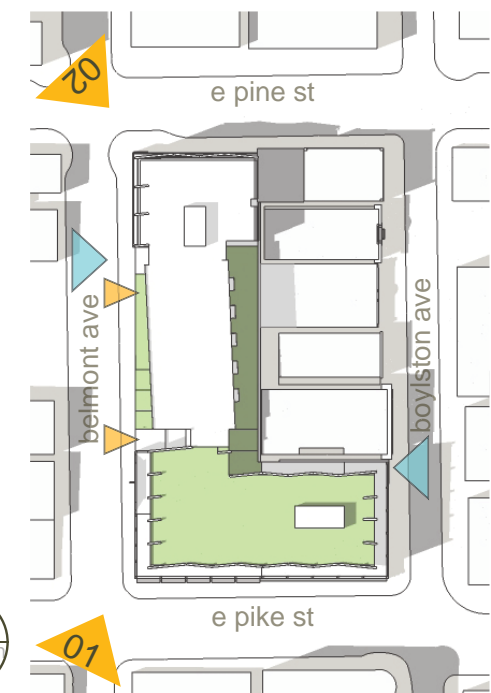
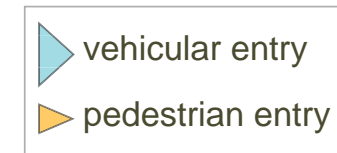
building height	75'-0"
gross area	331,650 sf
net residential	167,010 sf
net retail	21,025 sf

PROS

- incorporates character facades of Bldgs #1, #2, and #3 and conserves the internal structure of Bldg #6
- distinct masses break down site
- plaza on Belmont Ave provides green relief from sidewalk

CONS

- character facades rest on property line along E Pike St with no space for gathering



01 / aerial from southwest corner



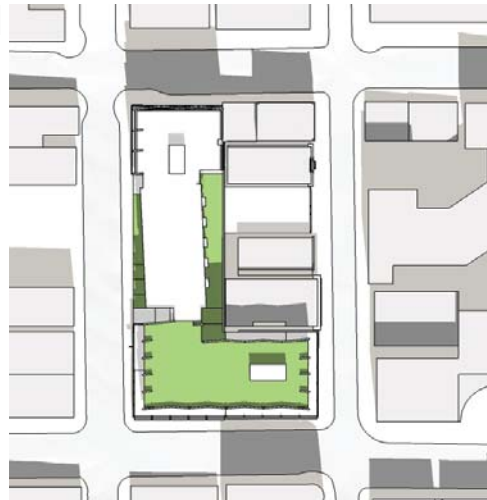
02 / aerial from northeast corner

SPRING / FALL

9 AM



NOON

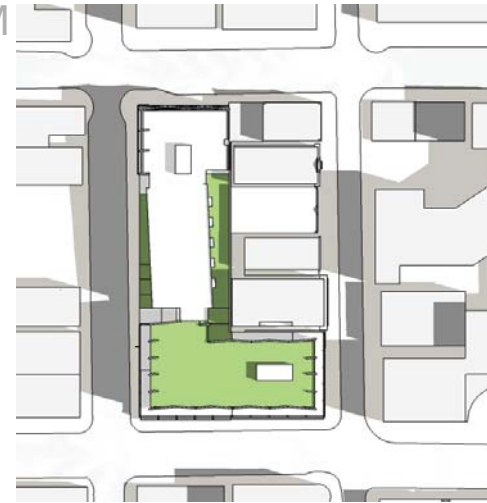


3 PM



SUMMER

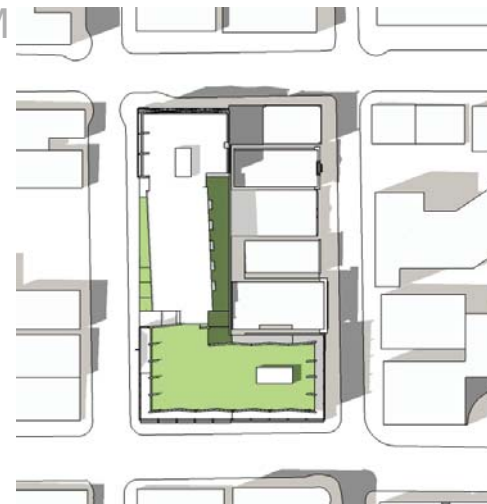
9 AM



NOON



3 PM



WINTER

9 AM

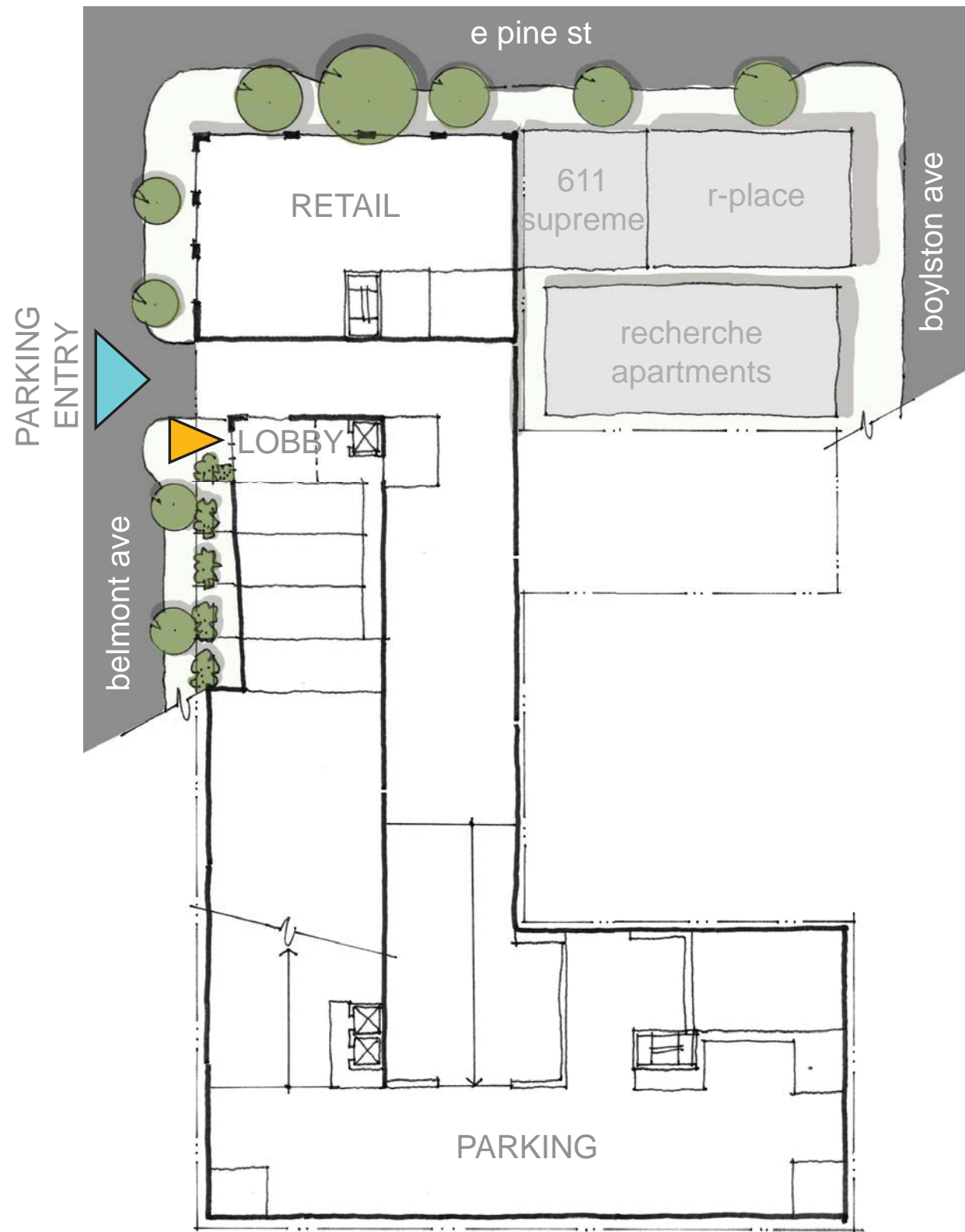


NOON

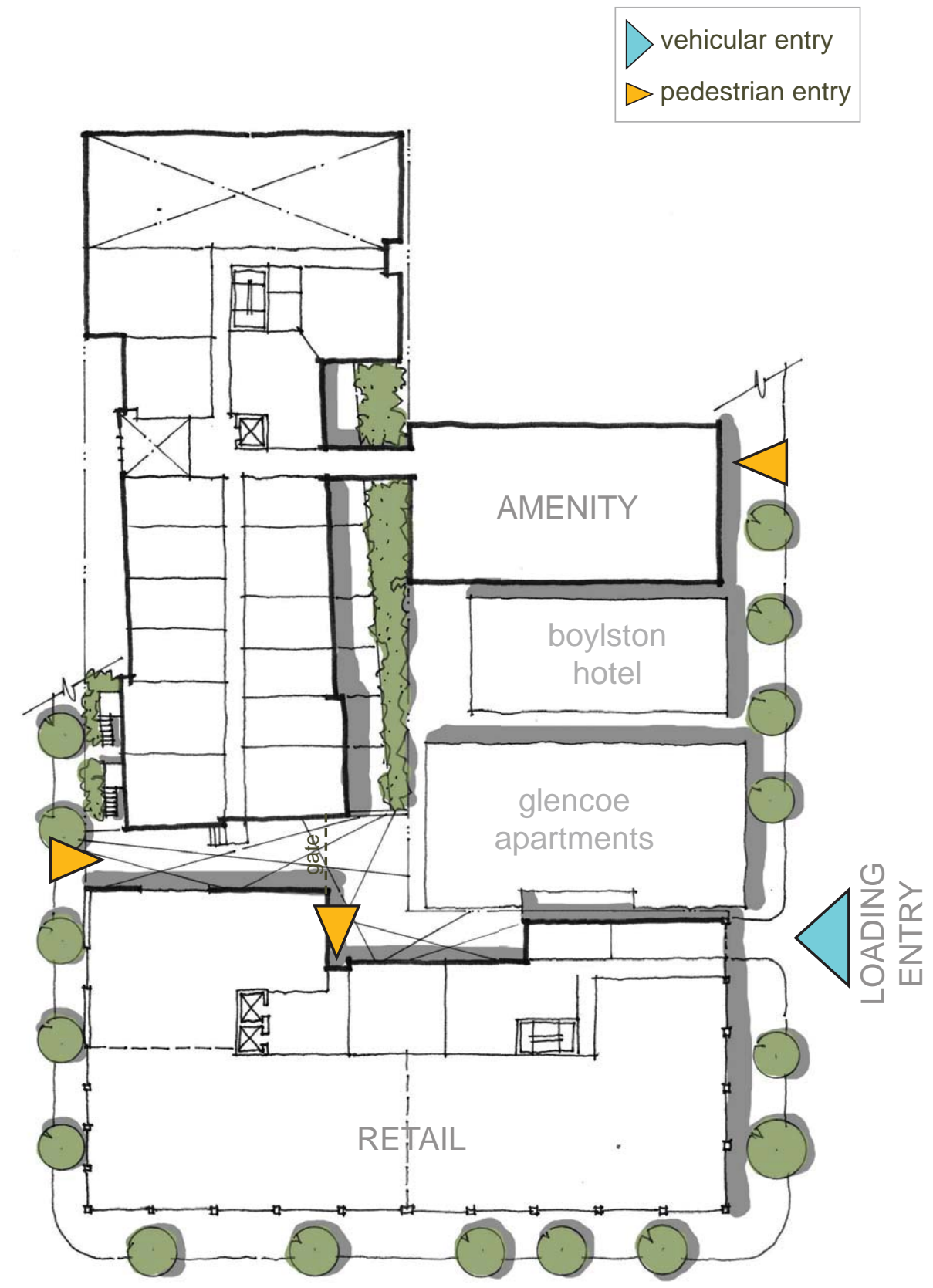


3 PM

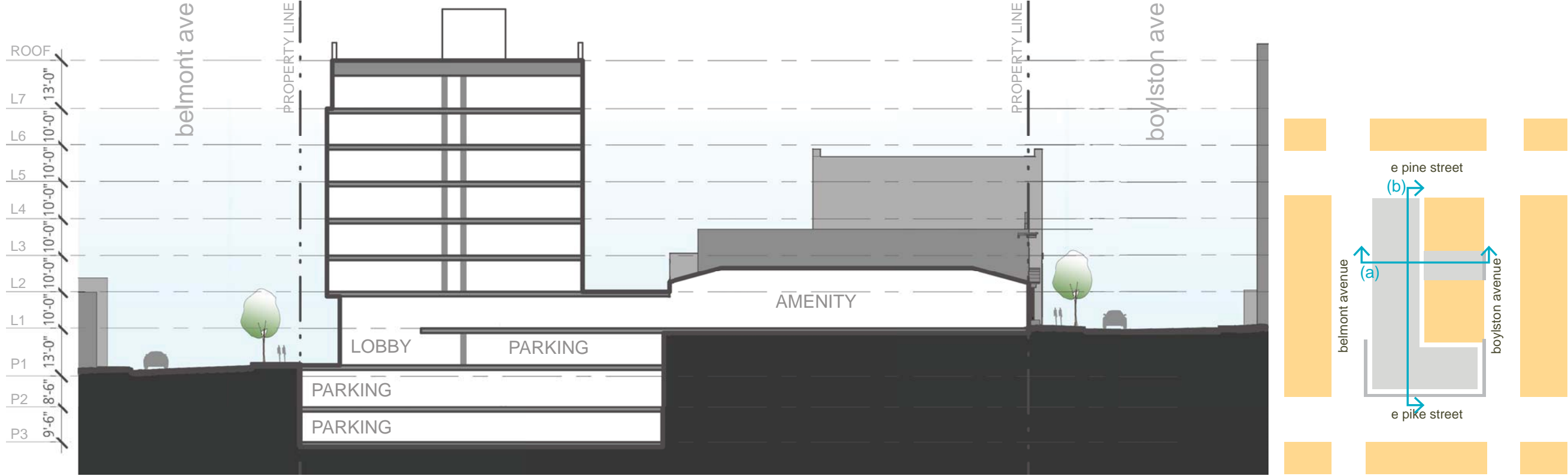




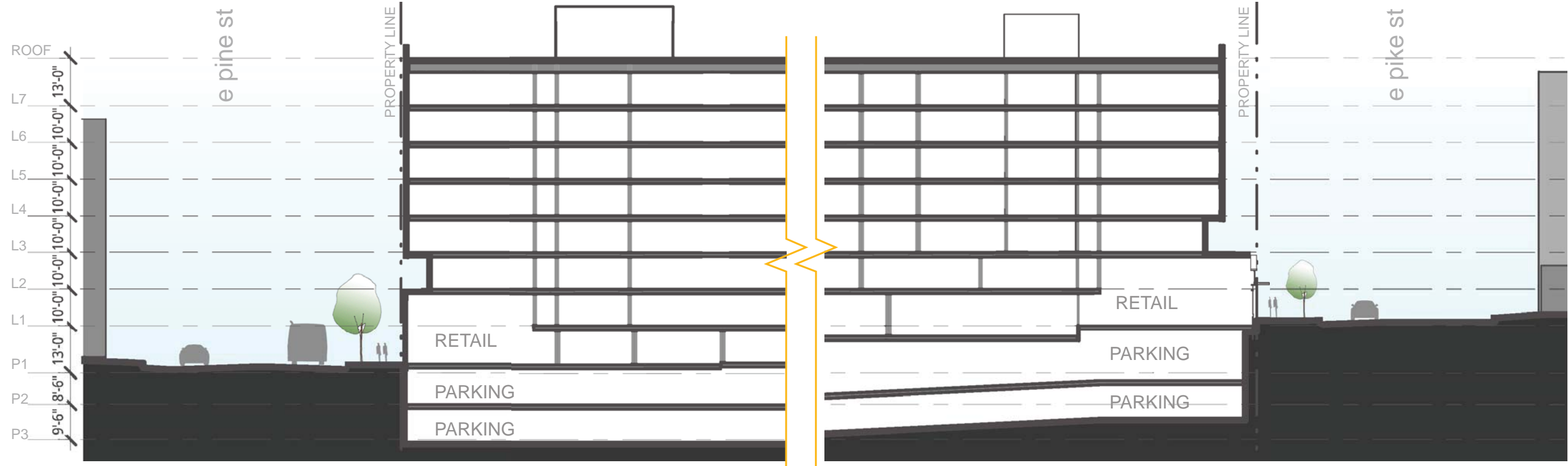
level P1 plan



level 01 plan



(a) east-west section



(b) north-south section

1



Conserve historic facades of Bldg #1

2



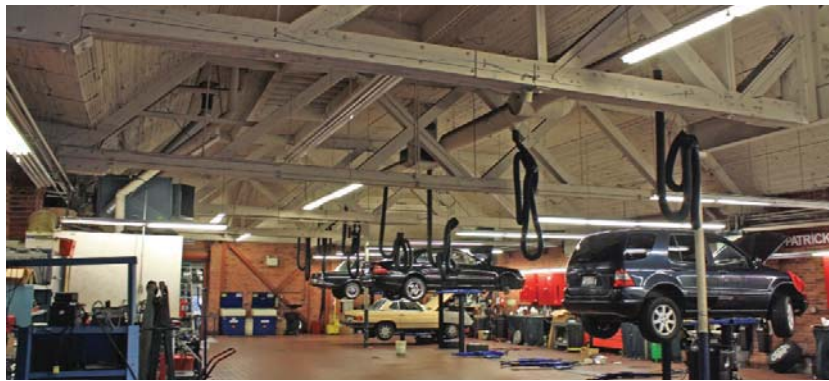
Conserve historic facades of Bldg #2

3

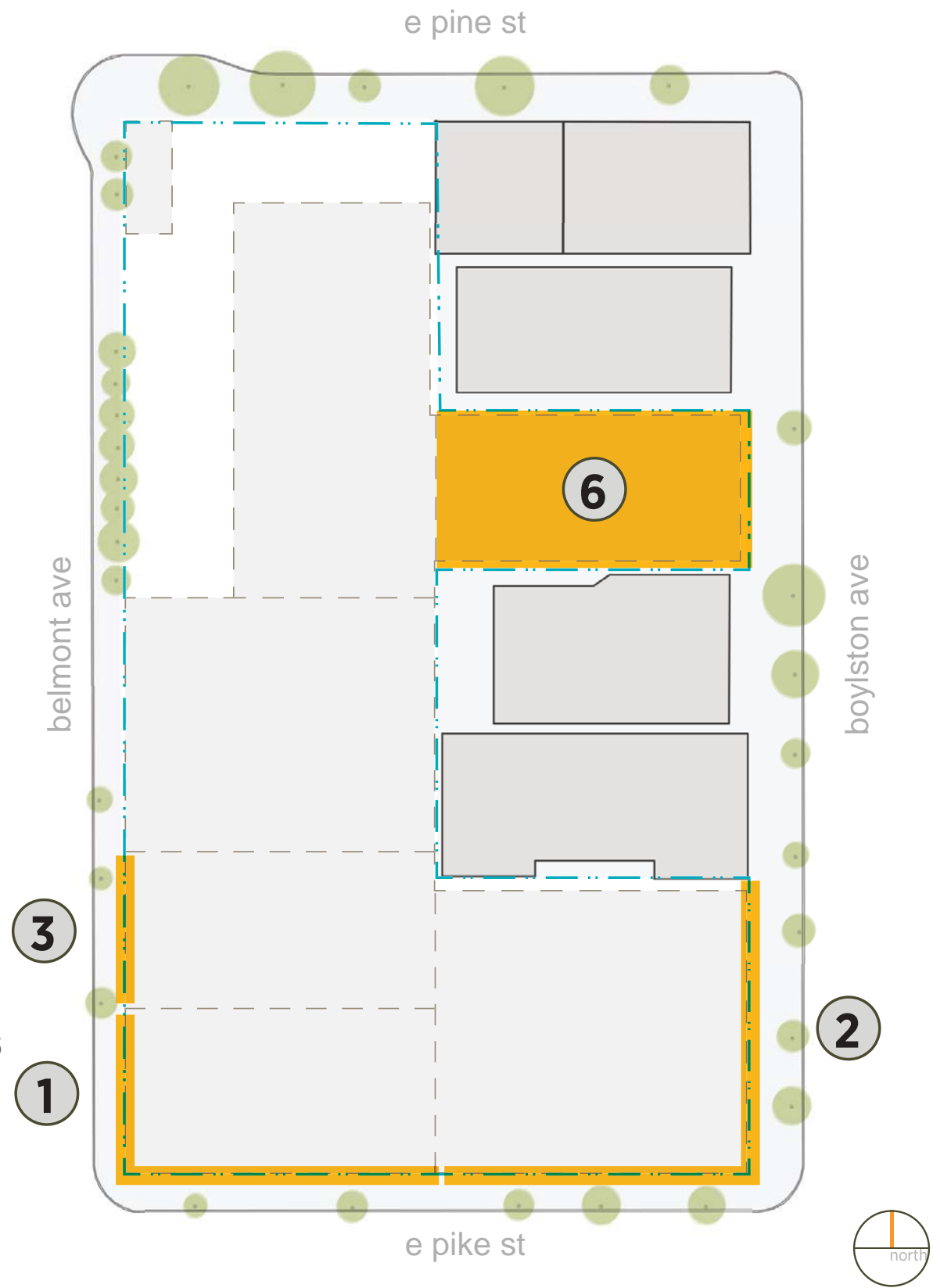


Conserve historic facade of Bldg #3

6



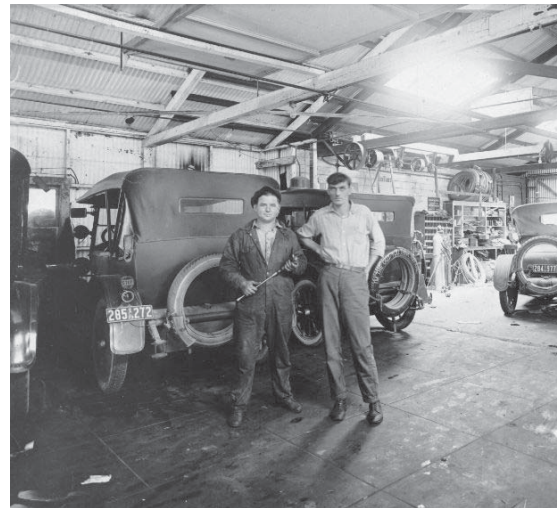
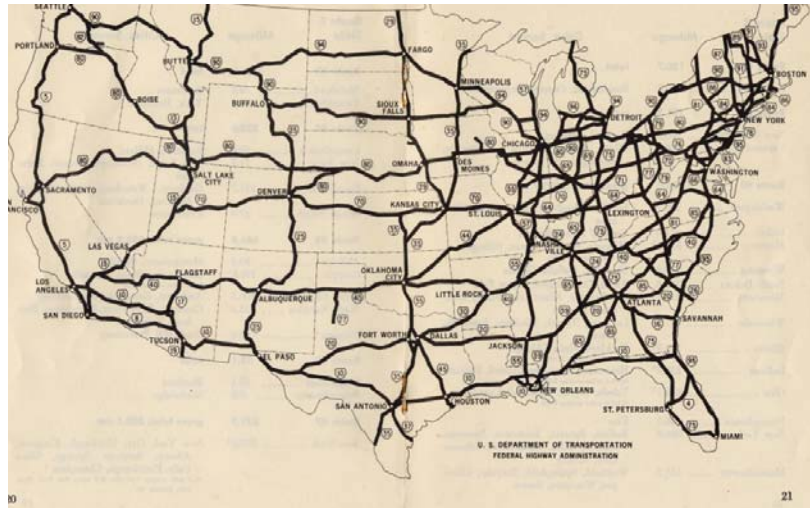
Conserve internal structure of Bldg #6



600 e pike / concept development

[new]







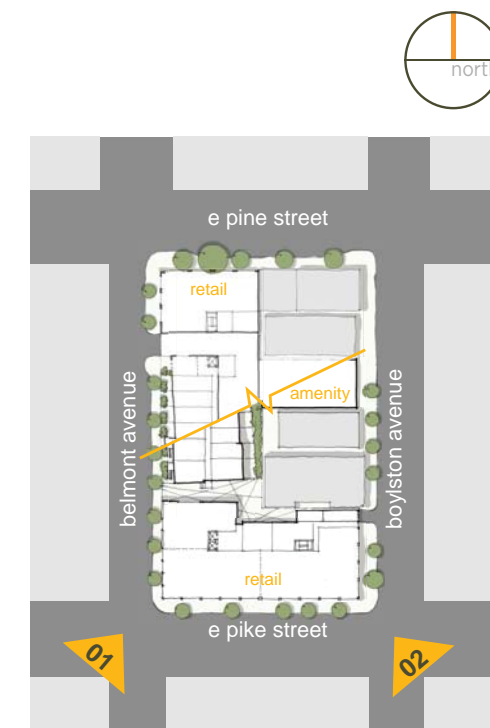




01 / southwest corner



02 / southeast corner

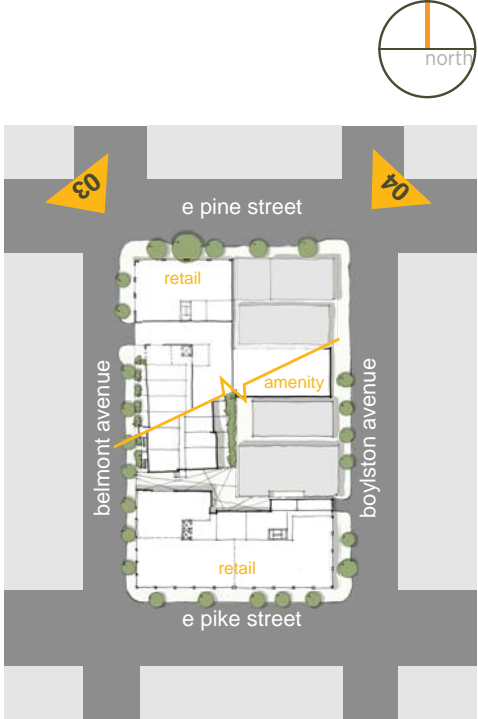




03 / northwest corner



04 / northeast corner

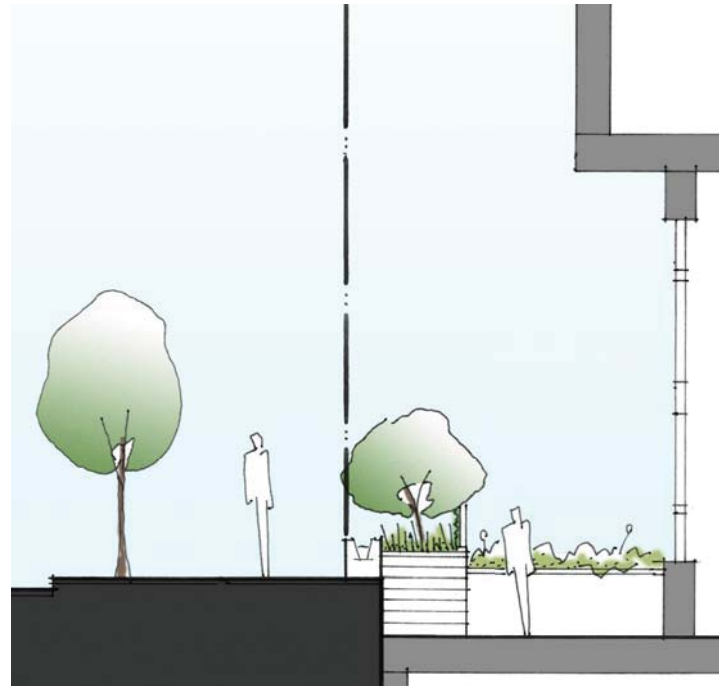




A-2 / STREETSCAPE COMPATABILITY

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

Active retail and amenity uses with a high level of transparency will support the active streetscapes of E Pike and E Pine. Belmont and Boylston have more of a residential character, with great potential for continuing the green character that has been established on blocks to the north of our site.



A-6 / TRANSITION BETWEEN RESIDENCE & STREET

The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Proposed residences along Belmont will incorporate a 10' setback and landscaping to ensure privacy for the residents and create a comfortable pedestrian experience for the public along the avenue.



B-3 / INTEGRATION OF CHARACTER STRUCTURES IN NEW DEVELOPMENT

Express the relationship between the character structures and new portions of the project. The design should emphasize the streetscape and align features of the character structures with features of the new portions of the project.

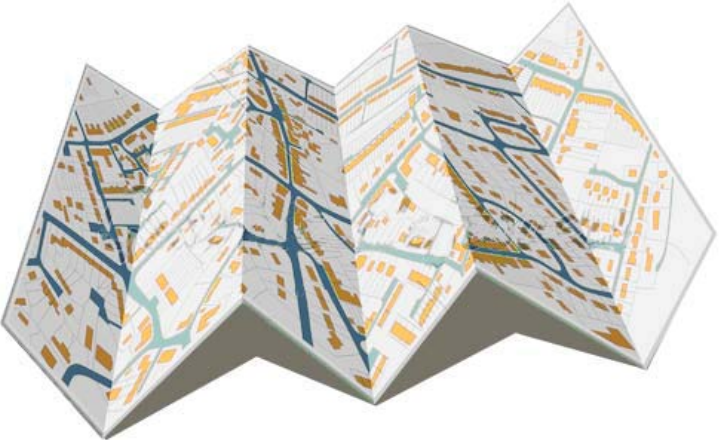
The proposed massing emphasizes the contrast between the new and old portions of the project. The building sets back over the conserved facades in order to allow the character structures to command presence at street level.



B-7 / CONSERVATION OF CHARACTER STRUCTURES

Design should maintain the architectural integrity of the character structure, including any character-defining elements (such as exterior materials and details) and the original floor-to-ceiling heights.

The project preserves the proportion of openings and the masonry walls that define our character structures. Original floor-to-ceiling heights will also be maintained through the street-facing retail area. Existing mezzanines provide a framework to insert a level of units toward the back of the double-height space, though this will not be perceptible from the street.



C-2 / ARCHITECTURAL CONCEPT & CONSISTENCY

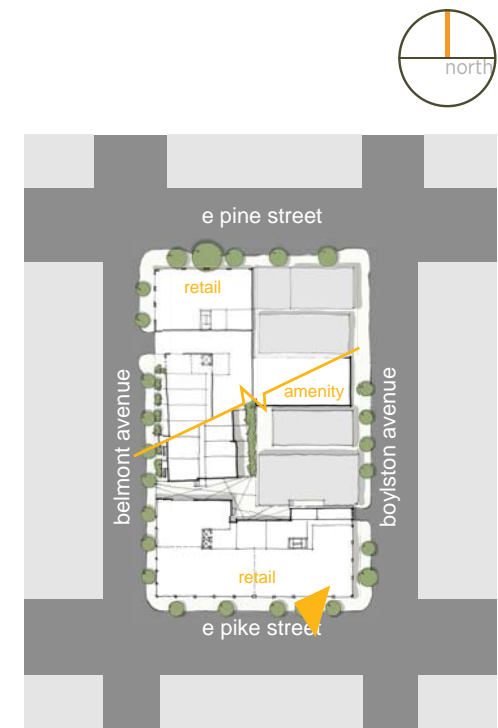
Building design elements should create a well-proportioned and unified building form that identifies the functions within the building. The roofline should be clearly distinguished from its facade walls.

Modulation and material articulation will establish comfortable proportions within the overall massing. The three distinct masses are defined by separate parapet lines to break down the large site while the plaza along Belmont Avenue provides relief and gathering space at street level.



RELEVANT GUIDELINES

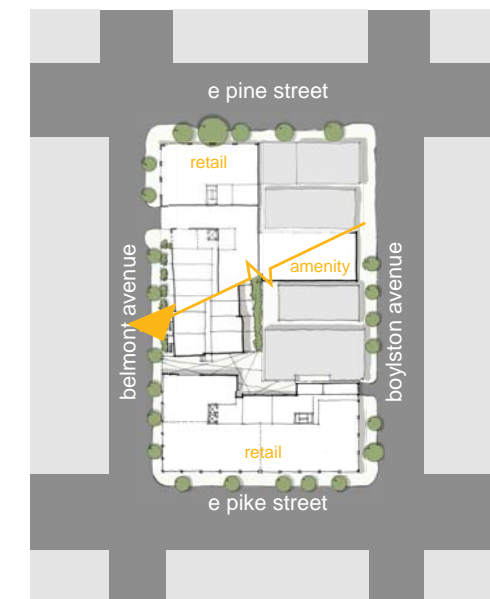
- A-2
- B-3
- B-7

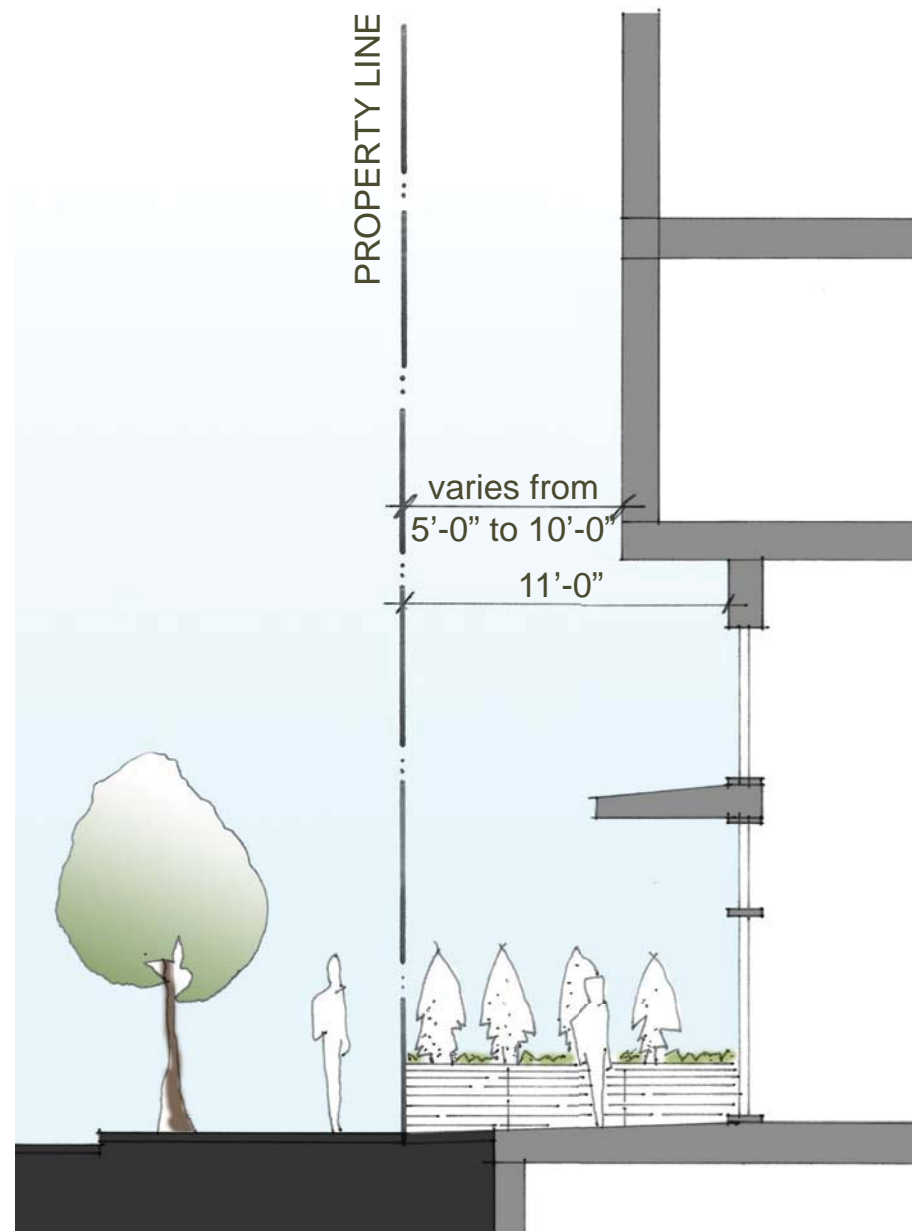




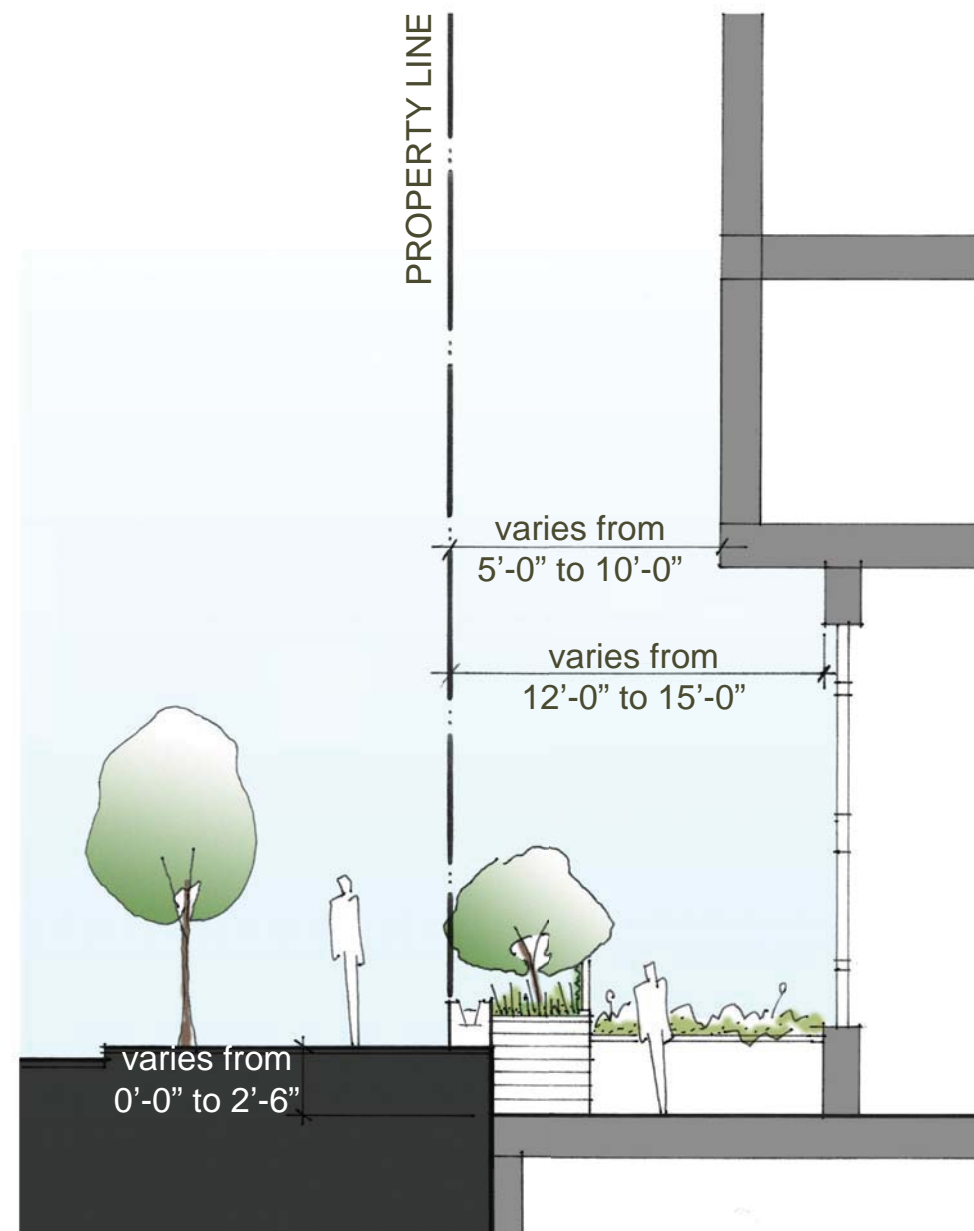
RELEVANT GUIDELINES

- A-2
- A-6
- B-3
- B-7
- C-2

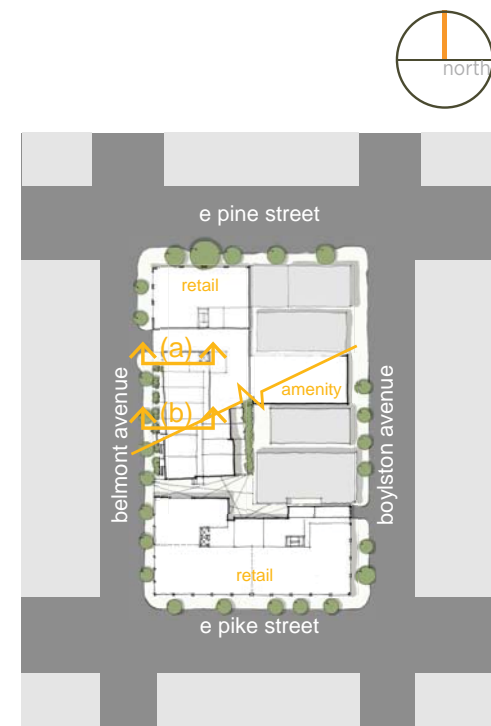




(a) section through leasing office



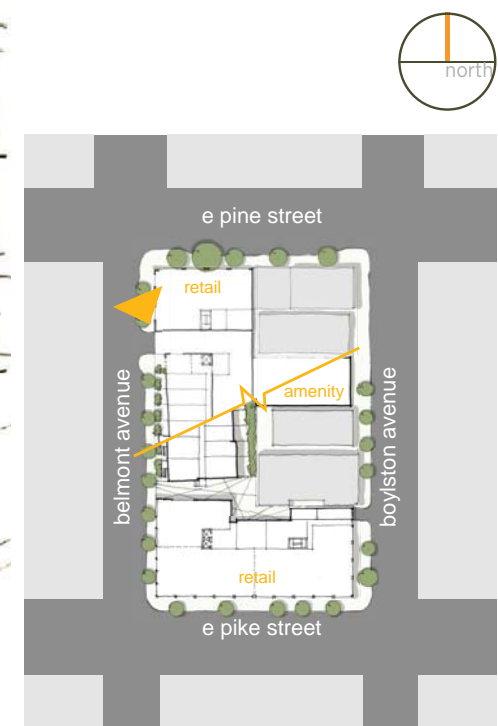
(b) section through street-level units





RELEVANT GUIDELINES

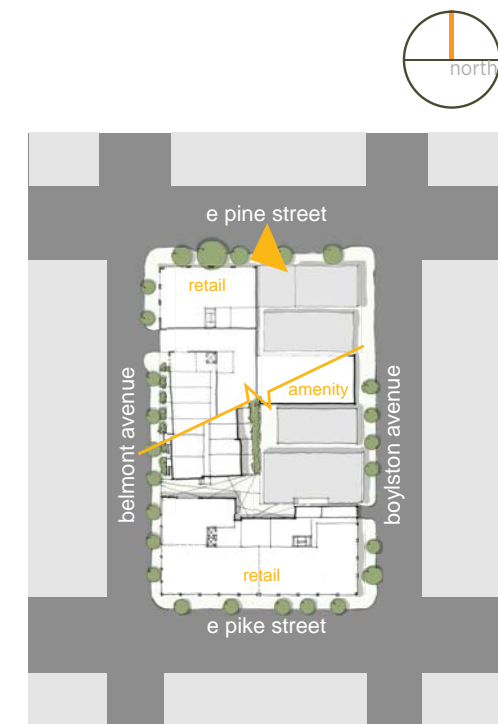
- A-2
- A-6
- C-2





RELEVANT GUIDELINES

- A-2
- C-2



600 e pike / potential departures

1. ORIGINAL FLOOR-TO-CEILING HEIGHT OF CHARACTER STRUCTURE

“For a project that incorporates portions of a character structure...the original floor-to-ceiling height of the ground story [shall be] maintained [through the full depth of the character structure].”
(SMC 23.73.010.B.2.c)

2. 15’-0” SETBACK OVER CONSERVED CHARACTER STRUCTURES

“For a project that incorporates portions of a character structure...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.” (SMC 23.73.010.B.2.b)

3. PARKING LOCATION AND ACCESS

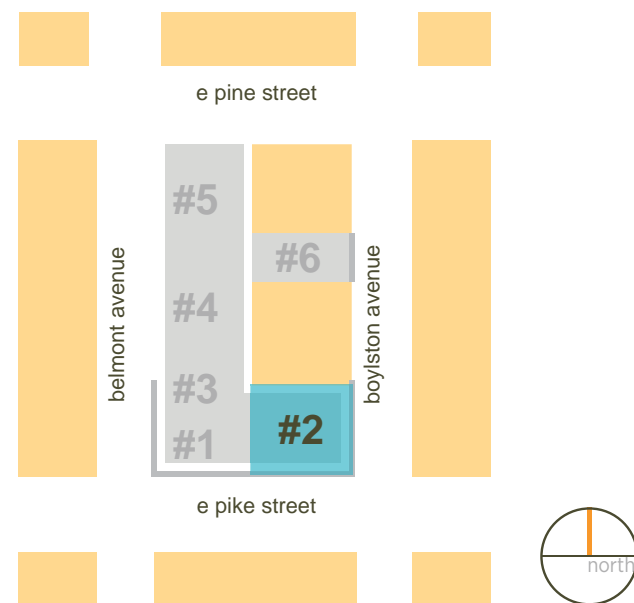
“If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.” (SMC 23.47A.032.A.1.c)

1. ORIGINAL FLOOR-TO-CEILING HEIGHT OF CHARACTER STRUCTURE

“For a project that incorporates portions of a character structure...the original floor-to-ceiling height of the ground story [shall be] maintained [through the full depth of the character structure].” (SMC 23.73.010.B.2.c)

We propose to maintain the original floor-to-ceiling heights through the depth of the showroom only, allowing the insertion of units on Level 02. Existing mezzanines toward the interior property lines support the notion that the perception of volume, both from the street and within the character structures themselves, will not be significantly altered.

See P/PUCV Design Guideline B-7.

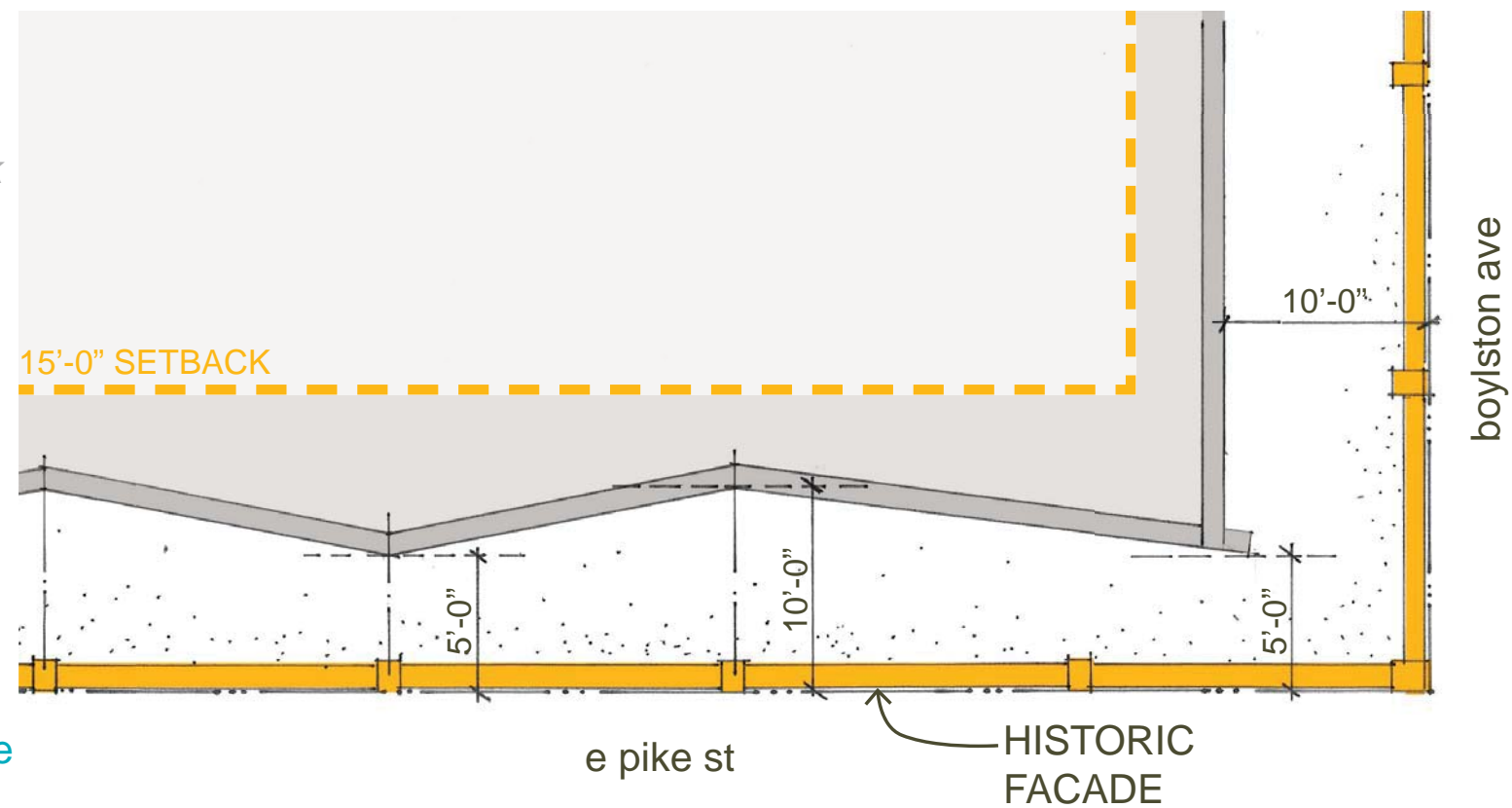


2. 15'-0" SETBACK OVER CONSERVED CHARACTER STRUCTURES

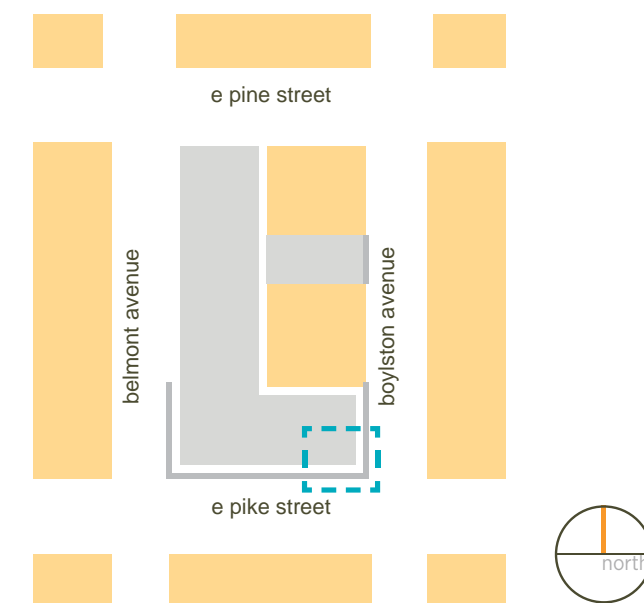
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We propose setbacks varying from 5'-0" to 10'-0" to allow for better facade articulation and modulation on the new development. A smaller setback will also establish a more comfortable depth for proposed decks on the roof of the character structures, encouraging human activity out there to further engage the street. These moves are key to creating a more human scale.

See Design Guidelines A-4, B-1, C-3.



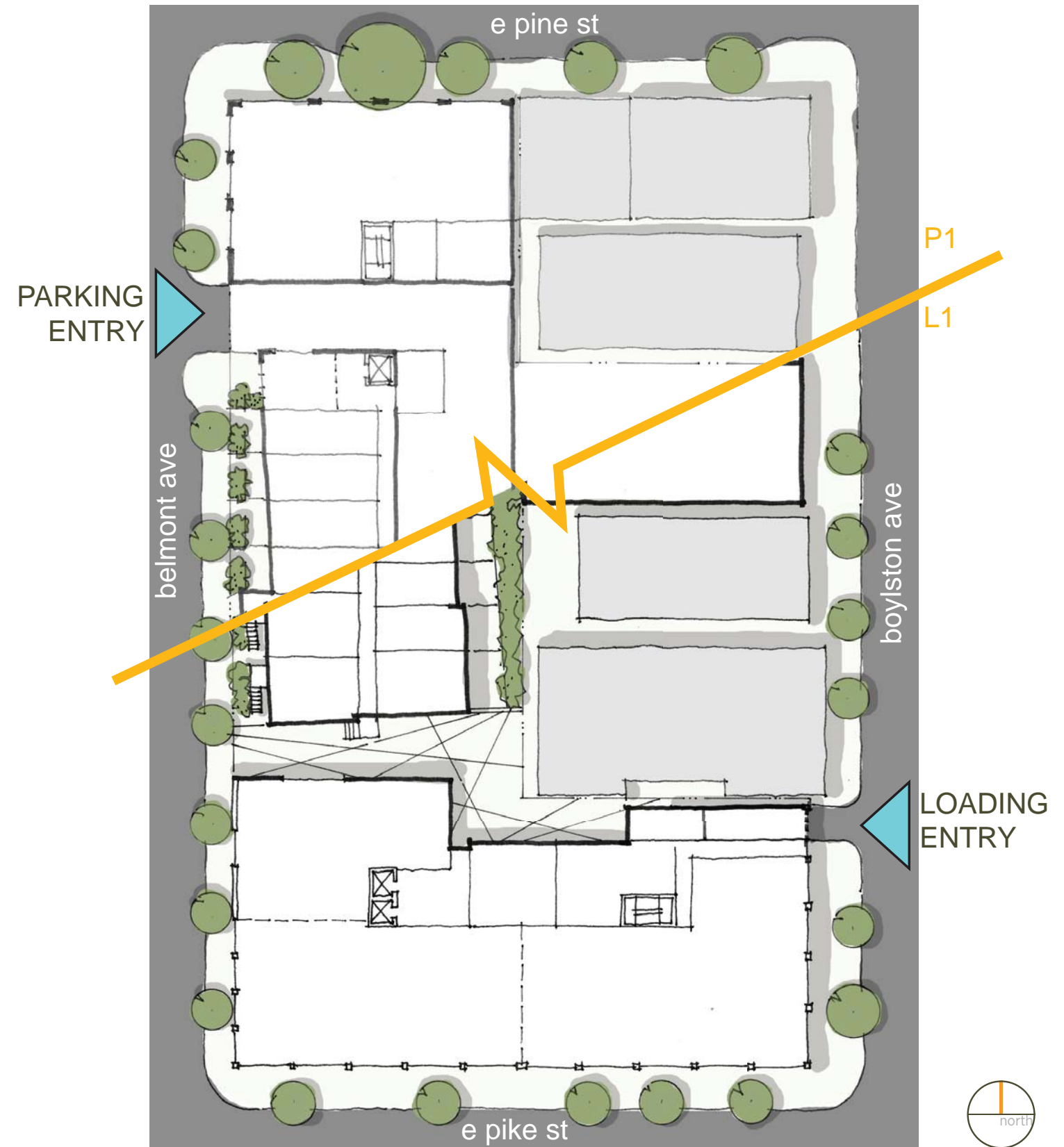
LEVEL 3 PARTIAL PLAN



3. PARKING LOCATION AND ACCESS

“If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.” (SMC 23.47A.032.A.1.c)

The main automobile entry would be located on Belmont and an additional curb cut on Boylston would serve the loading berth providing truck parking for both the retail and the residents at move-in. Splitting these uses at opposite sides of the site limits conflicts between cars and trucks and would provide direct access for each function within the building.



600 e pike / thank you for your time!

