

1200 Pike

Early Design Guidance Meeting
1200 E Pike Street | SEATTLE, WASHINGTON 98122
DPD # 3014650

TARRAGON | 1200 PIKE LLC | ANKROM MOISAN ARCHITECTS, INC.
03.20.13



Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
ankrommoisan.com

6720 SW Macadam Ave / Suite 100
Portland, OR 97219
503.245.7100

117 S Main St / Suite 400
Seattle, WA 98104
206.576.1600





PROJECT ADDRESS

1200 E Pike Street
Seattle, WA 98122

PROJECT TEAM

OWNER/APPLICANT:
Tarragon | 1200 Pike LLC
601 Union Street | Suite 3500
Seattle, WA 98101
206.233.9600
Contact: Charlie Laboda
CLaboda@tarragon.com

ARCHITECT:
Ankrom Moisan Architects
117 South Main Street | Suite 400
Seattle, WA 98104
206.576.1600
Contact: Michael Willis
michaelw@ankrommoisan.com

PROGRAM GOALS

1. Use Type V wood frame construction
2. Achieve a minimum 90 residential units
3. 0.40 parking ratio minimum
4. Distinctive retail spaces that align with neighborhood character

CURRENT PROGRAM

- Residential Units 92 units
- Parking Spaces 38 stalls
- Commercial Space 3,800 sf + / -

PROJECT GOALS

1. DISTINCT DESIGN

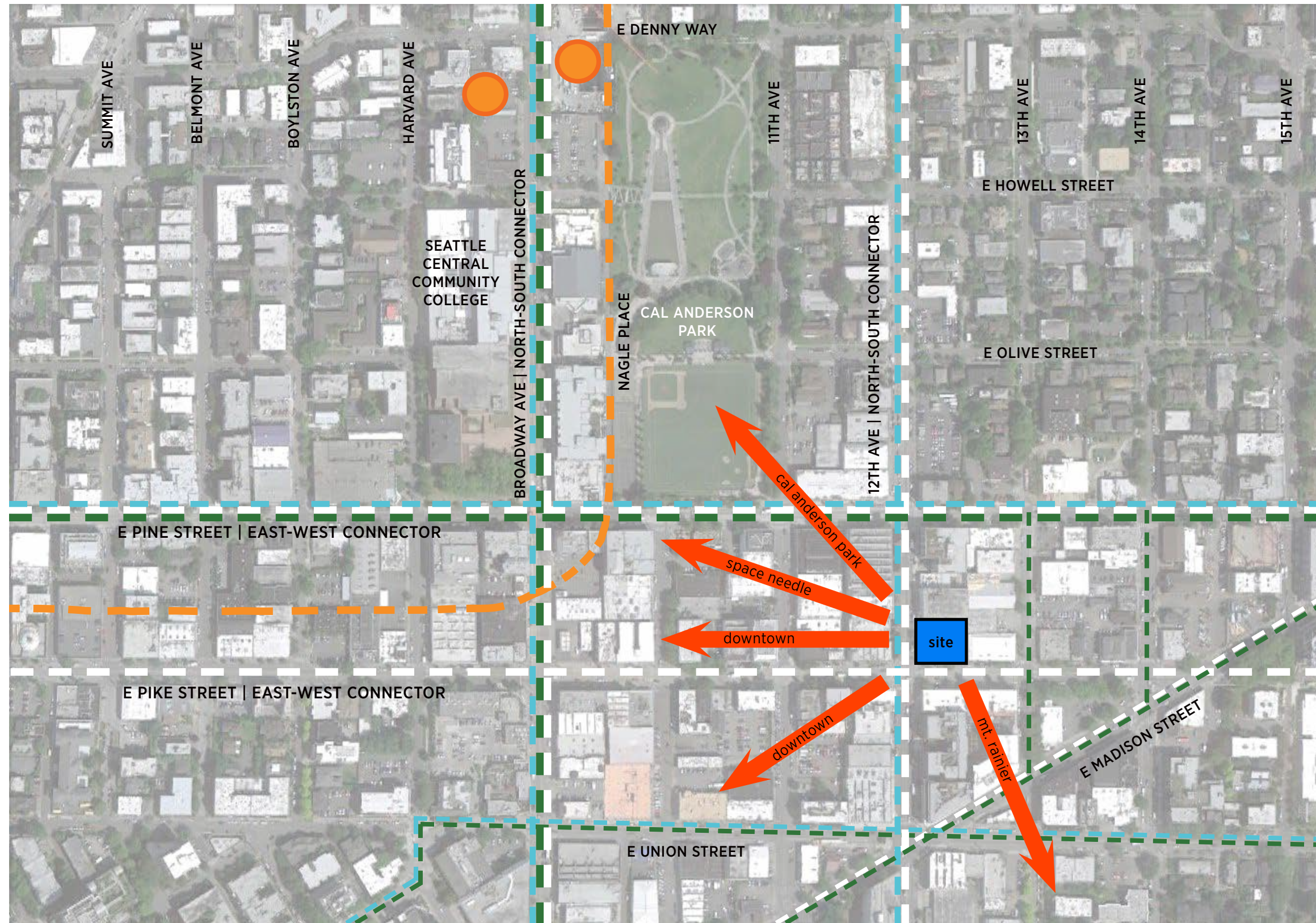
- Unique Character
- Efficient Bright Units
- Enjoyable Amenity Spaces

2. BUILDING LONGEVITY

- Durable Construction
- Ability to Adapt Over Time
- Environmentally Sustainable

3. NEIGHBORHOOD INTEGRATION

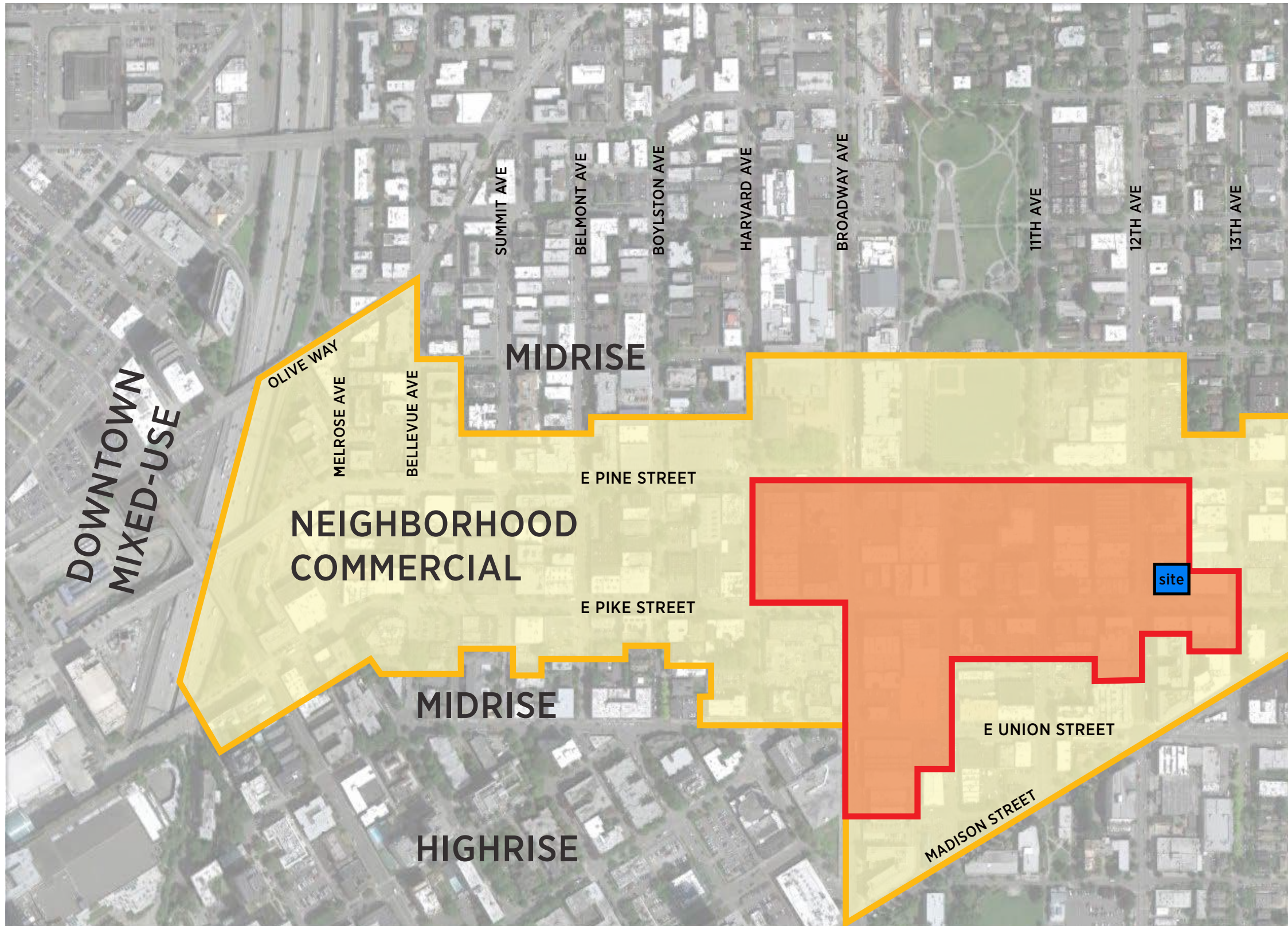
- Collaboration and Design Input from Capitol Hill Residents and Neighbors
- Enhanced Pedestrian Environment
- Public and Private Space Interactions
- Connection to Pike Street | 12th Avenue



SITE CHARACTERISTICS

- well-connected in all directions by car, transit, and by foot
- close proximity to Downtown, the Central Business District, First Hill, and Seattle Central
- close proximity to Cal Anderson Park
- in the heart of new and recent development
- walk score 100 “Walker’s Paradise”
- transit score 69 “Good Transit”
- bike score 88 “Very Bikeable”

	bus
	bicycle
	car
	proposed light rail addition (under construction)
	future light rail station



BASE ZONE: NC3P-65

OVERLAYS:

- Pike/Pine Urban Village Center Overlay
- Pike/Pine Conservation Overlay District
- Pike/Pine Conservation Core



Principal Pedestrian Street: E Pike Street

SITE AREA: 13,564 SF

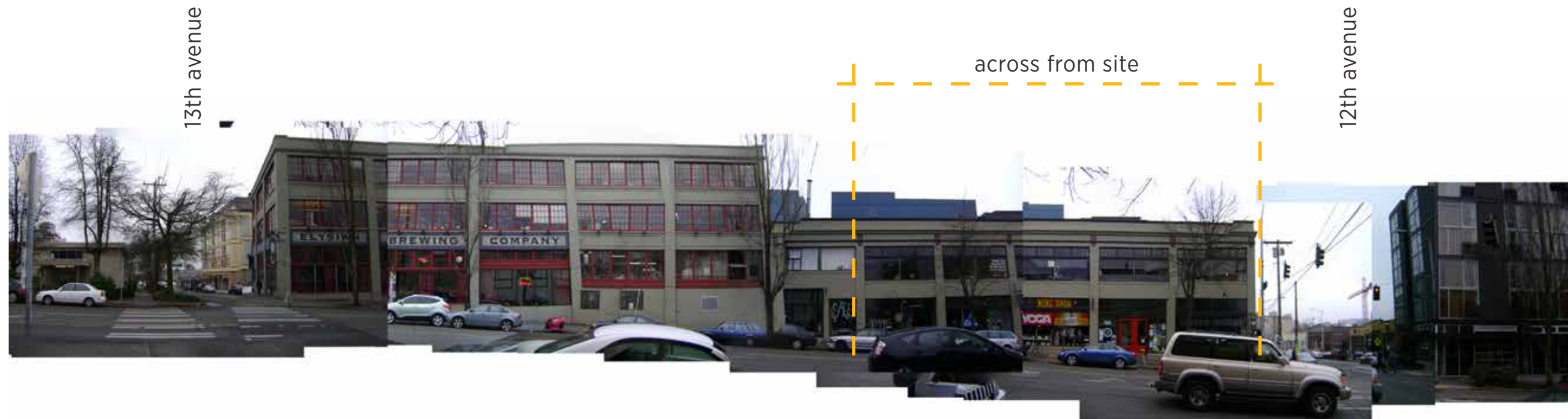
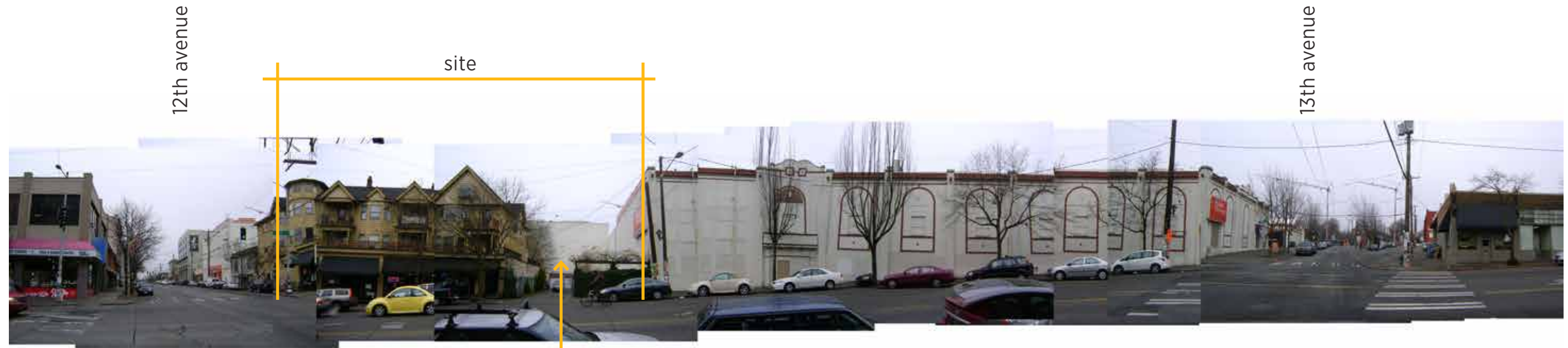
FAR: 4.75 (total)

ZONING:

- 50' max street frontage for individual businesses at street level on East Pike Street
- 65' height limit

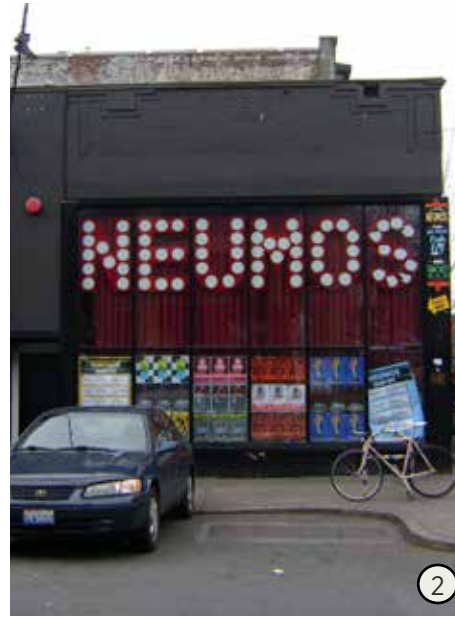
-  conservation overlay
-  conservation core





DESIGN CUES

- fast-paced with vehicular traffic but also pedestrian oriented
- small retail spaces
- large glazed storefronts and large amounts of glazing at upper levels
- base character distinct but with similar proportions as upper levels
- simple and consistent fenestration
- modulation where building is distinguishing design elements
- structure heights vary from 2 to 5 stories
- strong vertical bay expressions
- use of masonry at older buildings; use of fiber cement and metal panels at newer buildings
- detailed cornices at older buildings







DESIGN CUES

- fast-paced with more vehicular traffic but also pedestrian oriented
- dedicated bike lane
- small retail spaces
- industrial in nature
- less dense
- simple and consistent fenestration
- structure heights vary from 2 to 5 stories
- strong southern connection to the university



SITE AREA

The site contains approximately 13,564 SF with approximately 120 feet of frontage on E Pike Street and 112 feet of frontage on 12th Avenue.

TOPOGRAPHY

The site slopes from a low point at the SW corner to a point 7'-6" feet higher at the SE corner.

TREE SURVEY

There is one existing tree on the site and there are existing street trees.

EXISTING BUILDINGS

The existing buildings and garage on the site will be demolished.

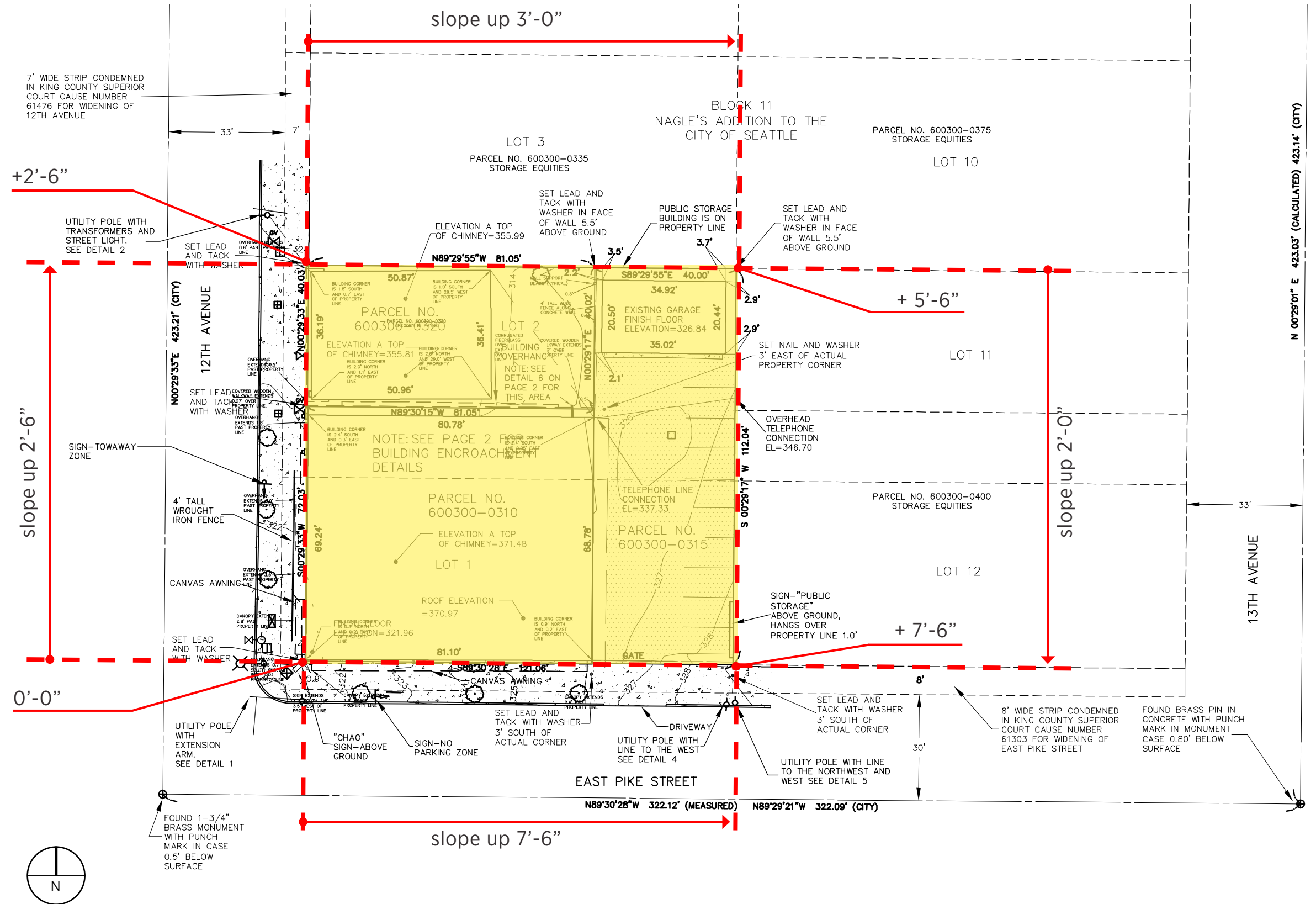
BOUNDARIES

E Pike Street is an arterial connecting west to Downtown and east to residential neighborhoods.

12th avenue is an arterial connecting south to the University and International District and north to the parks and the UW.

POWER LINES

Power lines are assumed to be relocated underground.





DESIGN CUE:
building 2nd floor setback is unique to neighborhood and creates large private decks for residents; setback depth creates limited street interaction

facade detail of building has been removed; structure in poor condition

existing building has areas of blank wall

DESIGN CUE:
articulated retail

SEATTLE TRADING POST | APARTMENTS & RETAIL

YEAR BUILT: 1906

STREET & NUMBER: 1510 12th Avenue

limited fenestration

interior structure and facade in poor condition

difficult to open up and articulate base for retail or amenity use



PIKE STREET APARTMENTS

YEAR BUILT: 1903 and ca. 1911

STREET & NUMBER:
1200 East Pike Street

inconsistent storefront materials at base

DESIGN CUE:
bays create rhythm and visual continuity

limited opportunity for transparent and engaging retail space



STRUCTURE

- the existing structure in several areas is in poor condition and would be difficult to retain
- interior floors slope in several areas and the mechanical, plumbing and electrical systems are outdated; some of the well maintained interior elements could be salvaged for re-use

FACADES

- the south and west corner facades have been modified over time and no longer represent the original historical character; the storefront pattern is inconsistent and does not wrap the corner and blank walls limit transparency
- the north facade is in disrepair and is very limited in its adaptability for future retail or amenity

CONCLUSION

- retaining the existing structures or facades is not conducive to creating a viable or efficient program and the project would not be feasible
- there are several design cues from the existing structures that have value and massing qualities that will be explored in the proposed massing of the project



PIKE STREET APARTMENTS

YEAR BUILT: 1903 and ca. 1911

STREET & NUMBER: 1200 East Pike Street



SEATTLE TRADING POST | APARTMENTS & RETAIL

YEAR BUILT: 1906

STREET & NUMBER: 1510 12th Avenue



rear facades are in disrepair and have water damage



1200 PIKE | massing options

PROS

- 100% buildable envelope
- Simple massing
- Continues existing street pattern and massing at corner

CONS

- Large percentage of units face north - poor light
- Units are long, narrow and dark
- Zero lot lines are a challenge

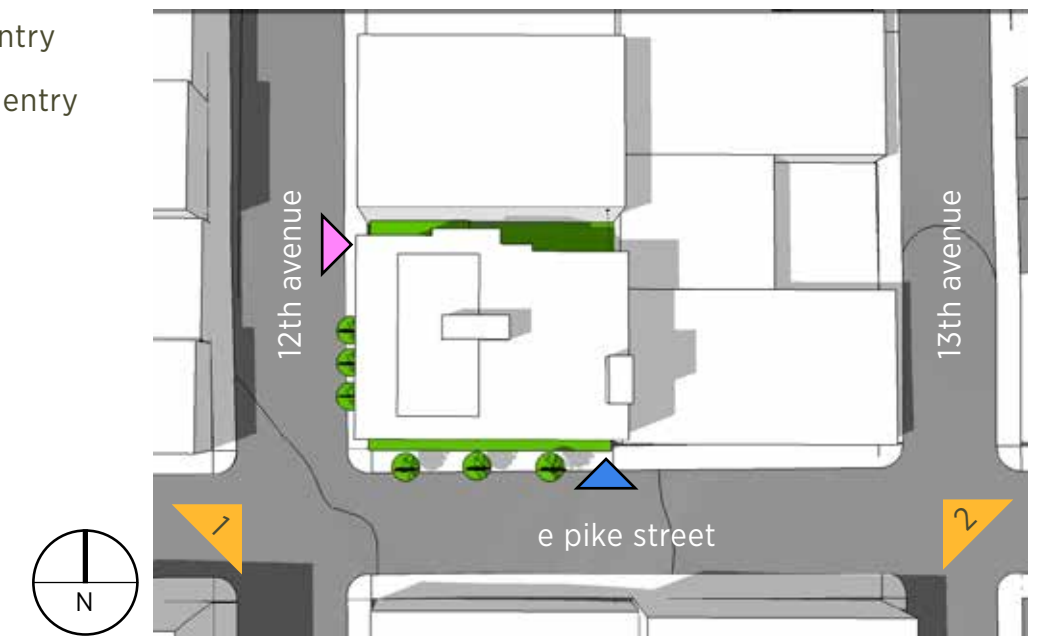
SUMMARY

Building Height: 65'-0"
 Gross Area: 77,074 sf
 Net Residential: 46,839 sf
 Net Retail: 4,749 sf

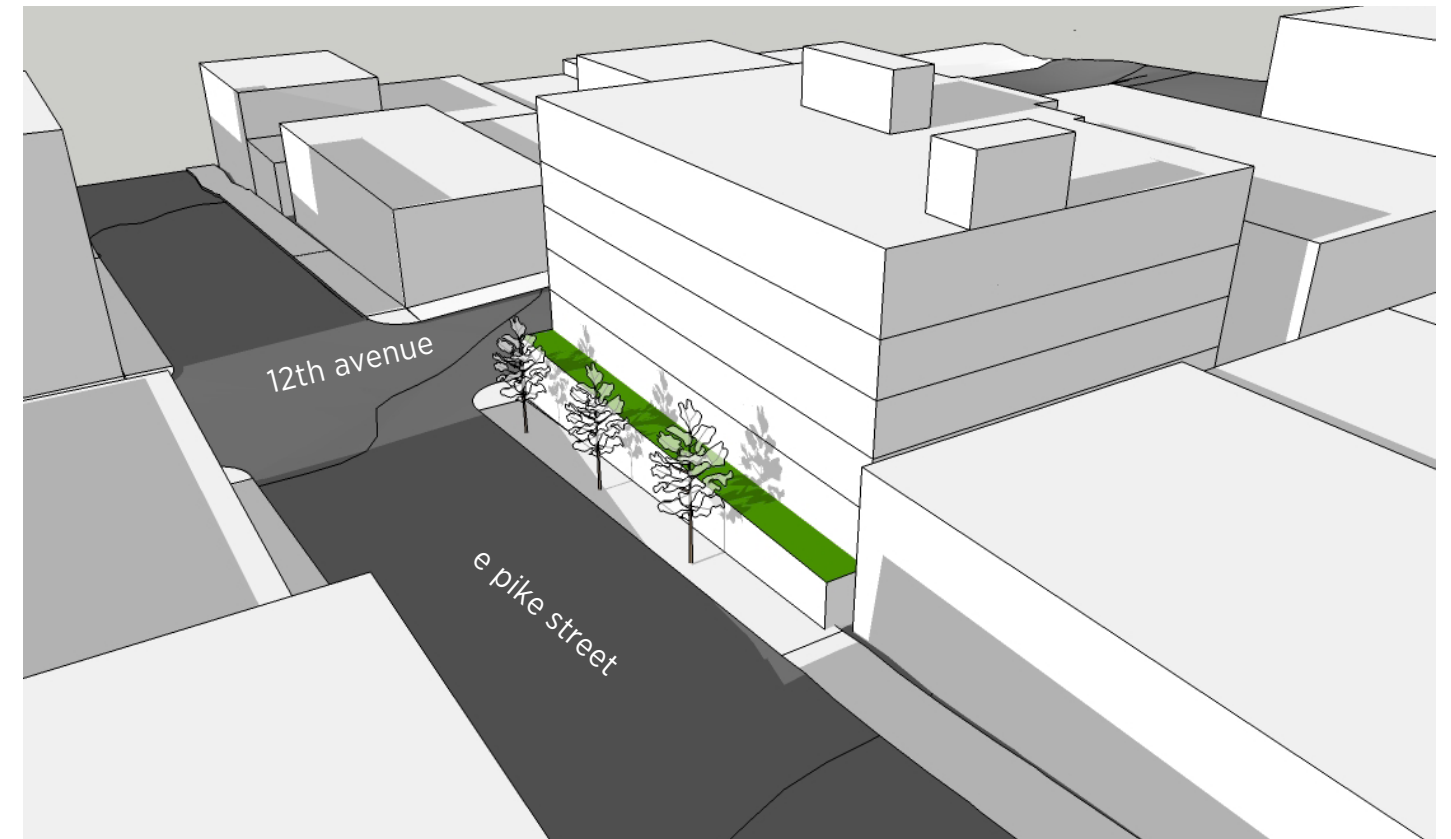
LANDSCAPING

The existing street trees will remain in place and landscaping will be provided at the courtyard and at the roof to meet Green Factor requirements

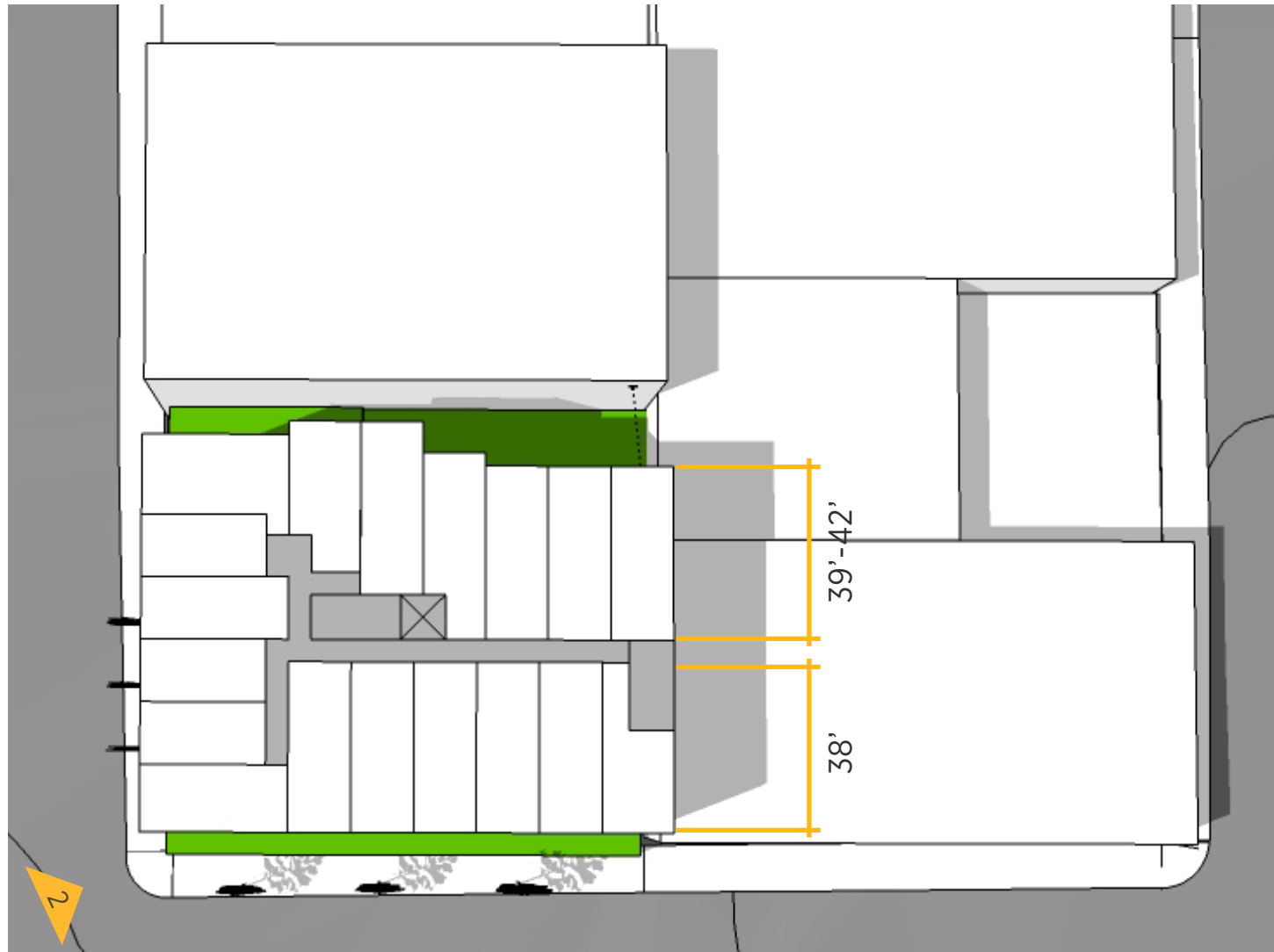
- ▶ vehicular entry
- ▶ pedestrian entry



1 | aerial from southwest corner



2 | aerial from southeast corner



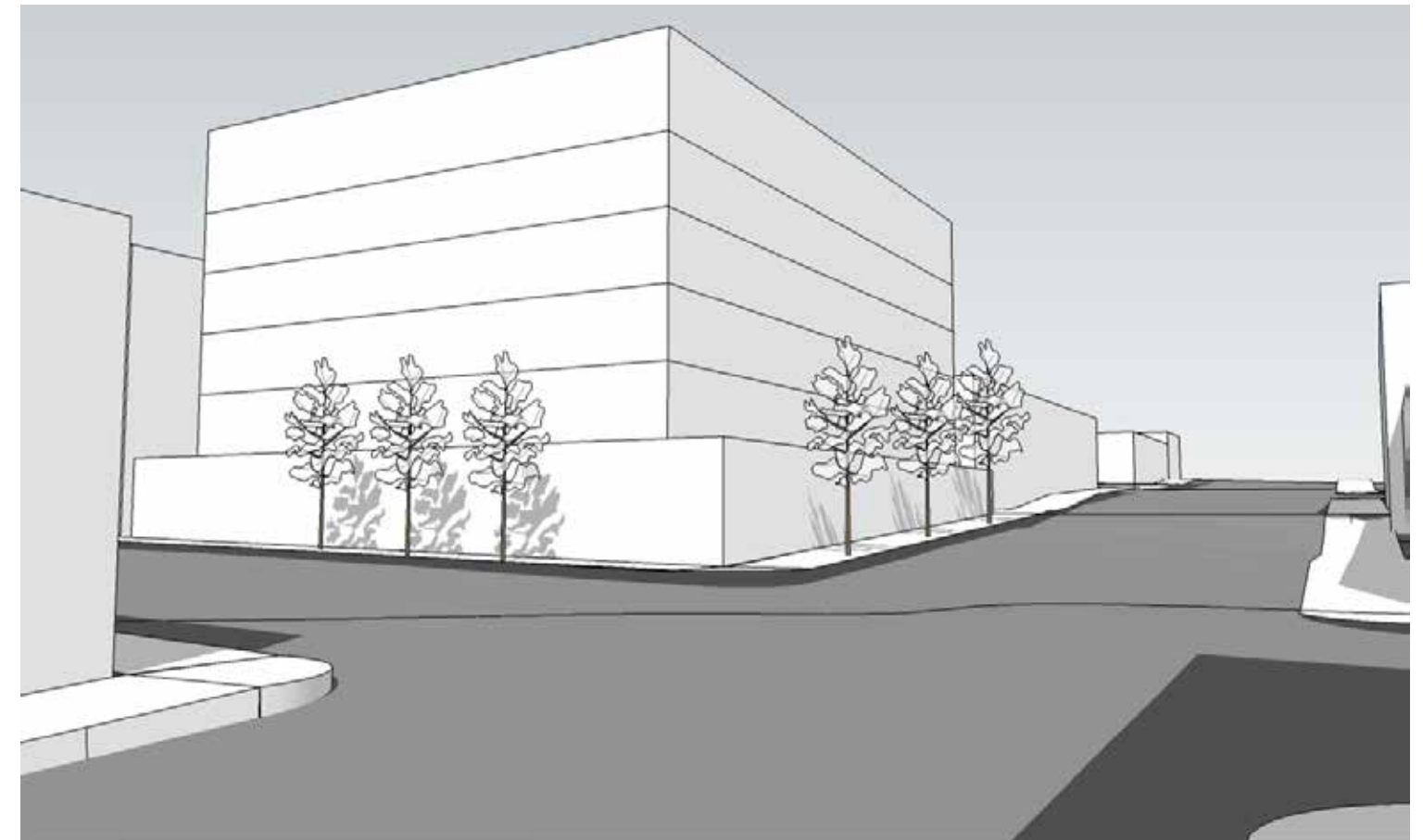
1 | typical floor

PROS

- 100% buildable envelope
- Simple massing
- Continues existing street pattern and massing at corner

CONS

- Large percentage of units face north - poor light
- Units are long, narrow and dark
- Zero lot lines are a challenge



2 | street level perspective



MARCH/SEPTEMBER 21 :: 9 AM



JUNE 21 :: 9 AM



DECEMBER 21 :: 9 AM



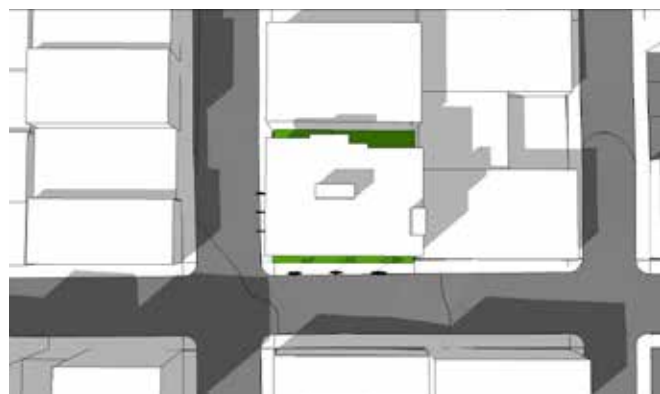
MARCH/SEPTEMBER 21 :: 12 PM



JUNE 21 :: 12 PM



DECEMBER 21 :: 12 PM



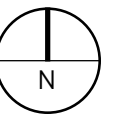
MARCH/SEPTEMBER 21 :: 3 PM



JUNE 21 :: 3 PM



DECEMBER 21 :: 3 PM



PROS

- 100% buildable envelope
- Simple massing

CONS

- Does not give importance to the corner
- Inefficient unit layout - more corridor and 2 interior corners
- Small courtyards
- Northeast corner courtyard is small and very dark
- Zero lot lines are a challenge

SUMMARY

Building Height: 65'-0"
 Gross Area: 78,462 sf
 Net Residential: 45,245 sf
 Net Retail: 4,850 sf

LANDSCAPING

The existing street trees will remain in place and landscaping will be provided at the courtyard and at the roof to meet Green Factor requirements

- ▶ vehicular entry
- ▶ pedestrian entry



1 | aerial from southwest corner



2 | aerial from southeast corner



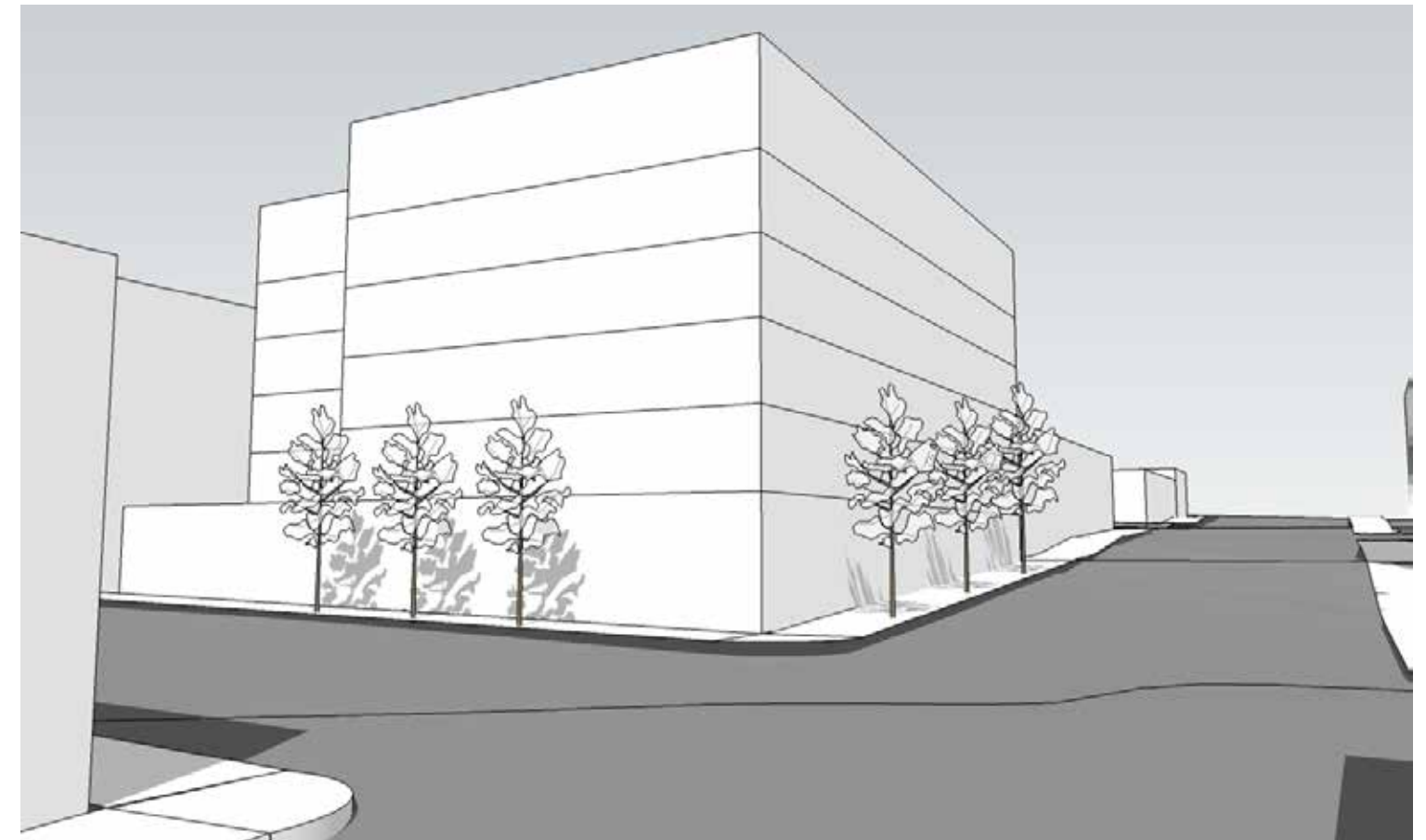
1 | typical floor

PROS

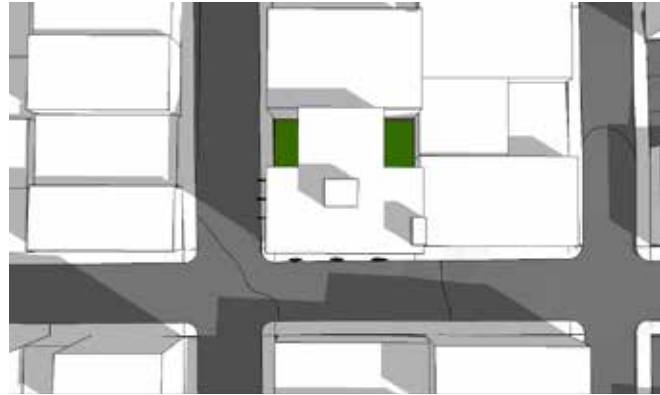
- 100% buildable envelope
- Simple massing

CONS

- Does not give importance to the corner
- Inefficient unit layout - more corridor and 2 interior corners
- Small courtyards
- Northeast corner courtyard is small and very dark
- Zero lot lines are a challenge



2 | street level perspective



MARCH/SEPTEMBER 21 :: 9 AM



JUNE 21 :: 9 AM



DECEMBER 21 :: 9 AM



MARCH/SEPTEMBER 21 :: 12 PM



JUNE 21 :: 12 PM



DECEMBER 21 :: 12 PM



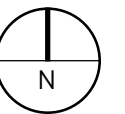
MARCH/SEPTEMBER 21 :: 3 PM



JUNE 21 :: 3 PM



DECEMBER 21 :: 3 PM



PROS

- Follows massing pattern/setback of existing building
- Creates interplay between public and private outdoor spaces
- Simple massing
- Enhances pedestrian experience
- Creates both ground level and 2nd floor outdoor space
- Strong corner expression
- Creates distinction between 12th Avenue and E Pike Street
- Responds well to design guidelines
- Large roof deck

SUMMARY

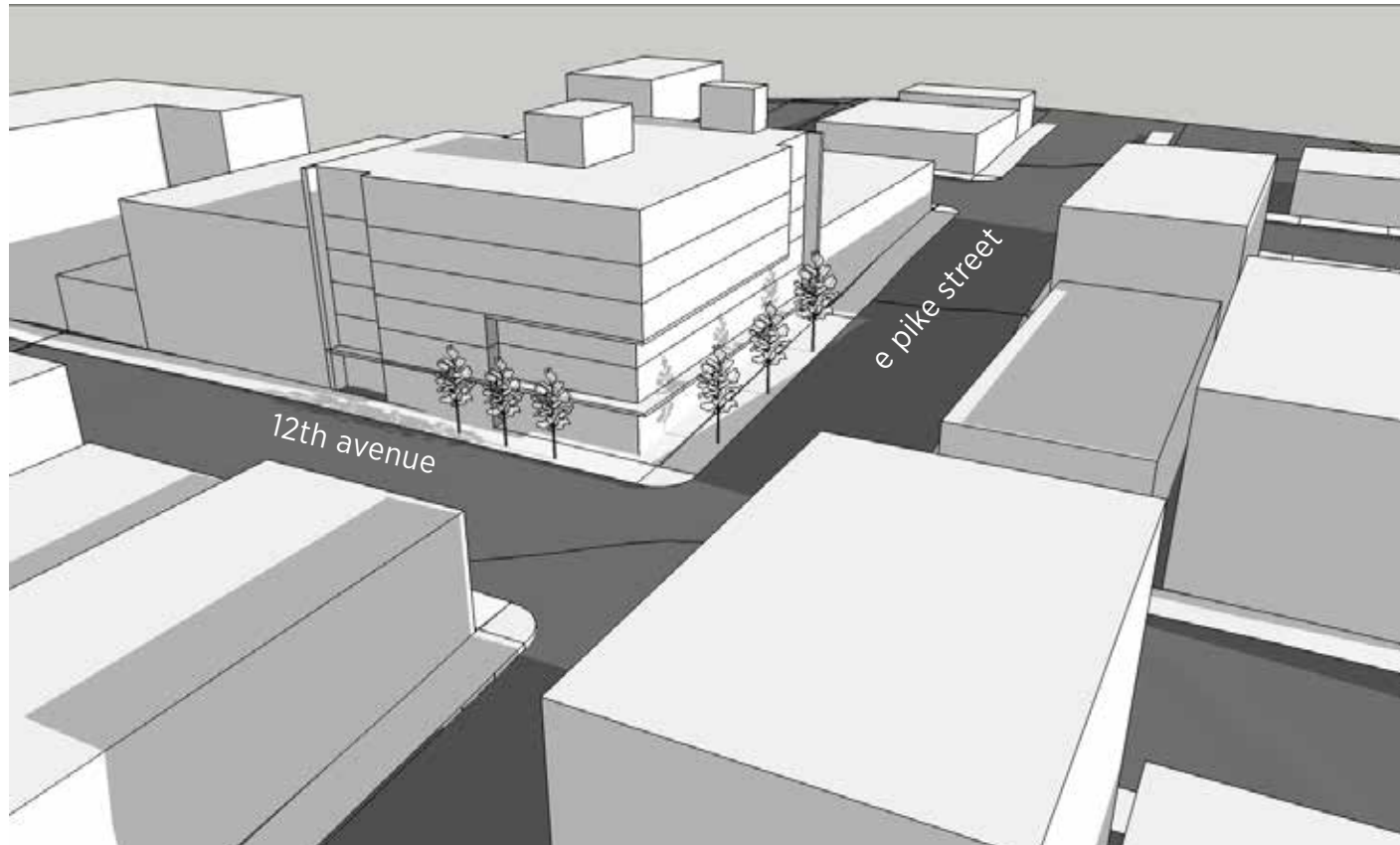
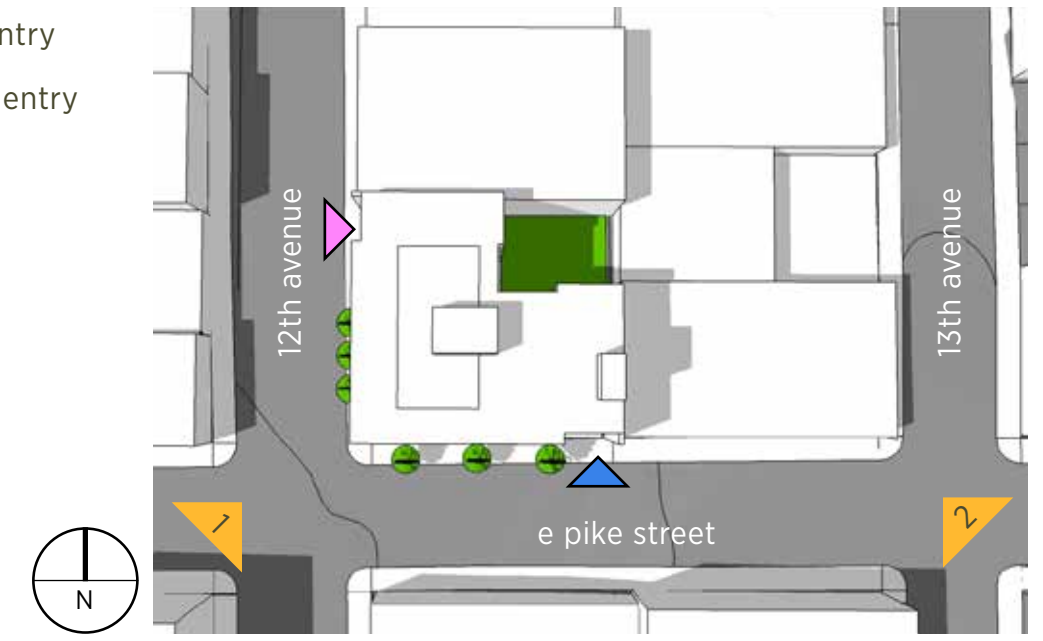
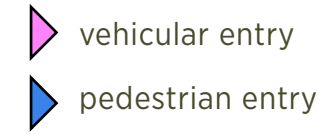
Building Height: 65'-0"
 Gross Area: 76,140 sf
 Net Residential: 46,919 sf
 Net Retail: 3,793 sf

LANDSCAPING

The existing street trees will remain in place and landscaping will be provided at the courtyard and at the roof to meet Green Factor requirements

CONS

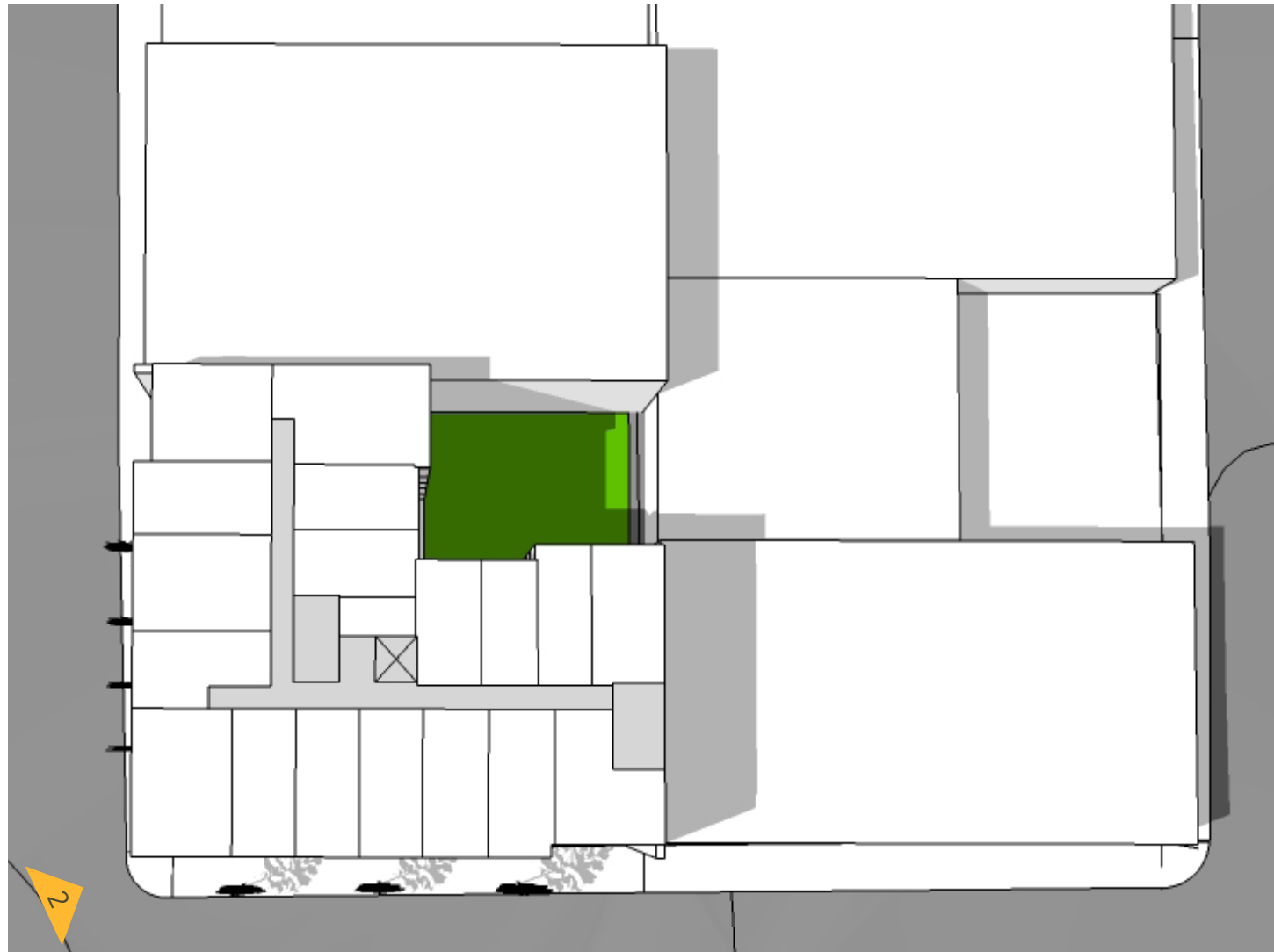
- Zero lot lines are a challenge



1 | aerial from southwest corner



2 | aerial from southeast corner



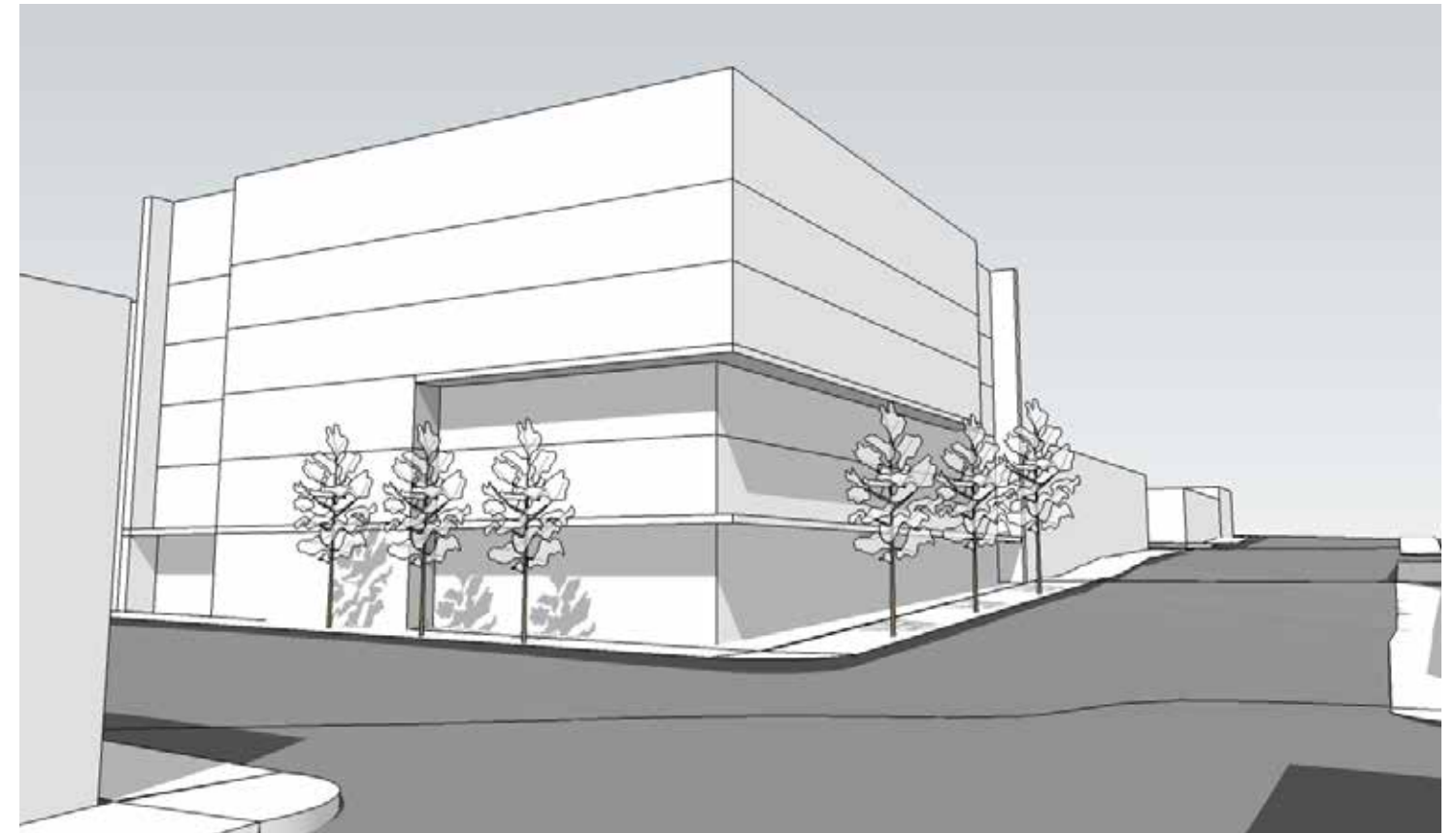
1 | typical floor

PROS

- Follows massing pattern/setback of existing building
- Creates interplay between public and private outdoor spaces
- Simple massing
- Enhances pedestrian experience
- Creates both ground level and 2nd floor outdoor space
- Strong corner expression
- Creates distinction between 12th Avenue and E Pike Street
- Responds well to design guidelines
- Large roof deck

CONS

- Zero lot lines are a challenge



2 | street level perspective



MARCH/SEPTEMBER 21 :: 9 AM



JUNE 21 :: 9 AM



DECEMBER 21 :: 9 AM



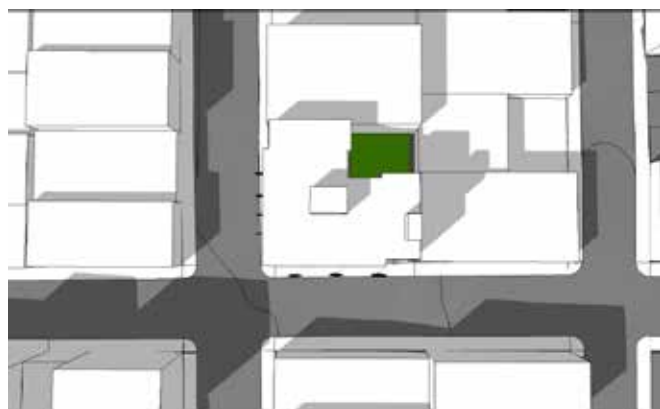
MARCH/SEPTEMBER 21 :: 12 PM



JUNE 21 :: 12 PM



DECEMBER 21 :: 12 PM



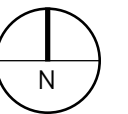
MARCH/SEPTEMBER 21 :: 3 PM

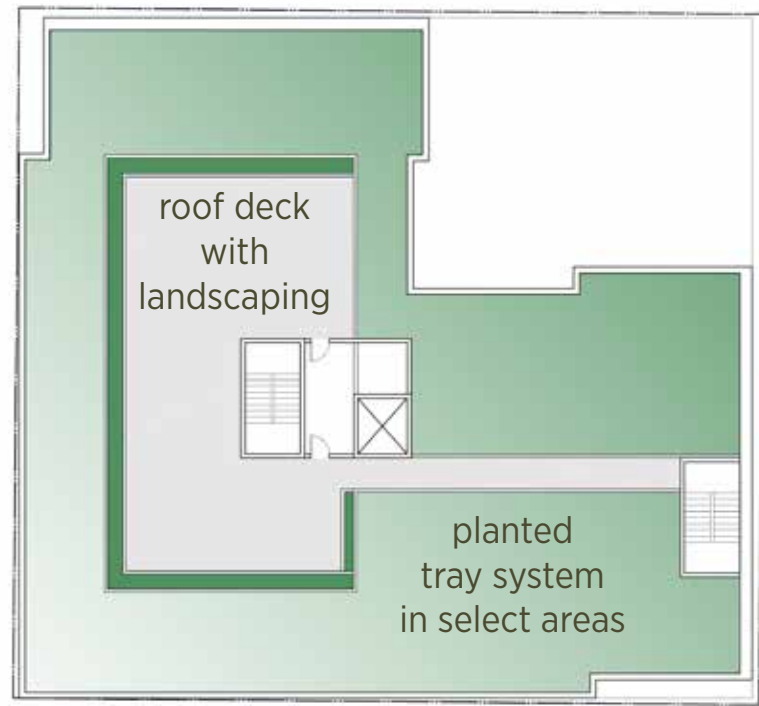


JUNE 21 :: 3 PM





DECEMBER 21 :: 3 PM



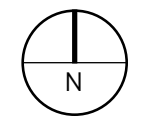


SCHEMATIC ROOF-LEVEL PLAN

-  vehicular entry
-  pedestrian entry



STREET-LEVEL PLAN



SELF SUPPORTING GREEN WALLS | LANDSCAPING AT PERIMETER TO SOFTEN EDGES



white walls along the north and east property lines will help reflect sunlight within the courtyard

1200 PIKE | preferred scheme concept development



**A-10 :: CORNER LOTS
PIKE/PINE DESIGN GUIDELINE**

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 12th and Pike intersection is identified as a Pike/Pine gateway.

The proposed massing emphasizes the importance of the corner by stepping back the facade at the ground, second and third levels. Private decks at the upper levels will promote resident engagement with the street and the retail has the ability to spill onto the sidewalk. The proposed massing wraps the corner, creating equality between both facades. Simple massing at the edges of the building help to accentuate the corner, where the massing steps back and engages the street.

**B-2 :: PIKE/PINE NEIGHBORHOOD SCALE AND PROPORTION
PIKE/PINE DESIGN GUIDELINE**

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 proposed 6-story building will compliment the recent structures built on the surrounding blocks in the neighborhood. Window openings and fenestration will fit with the current character of neighboring structures by using consistent proportions, high levels of transparency, and careful placement and detailing. The proposed massing is compatible with the existing neighborhood character.

**C-1 :: ARCHITECTURAL CONTEXT
PIKE/PINE DESIGN GUIDELINE**

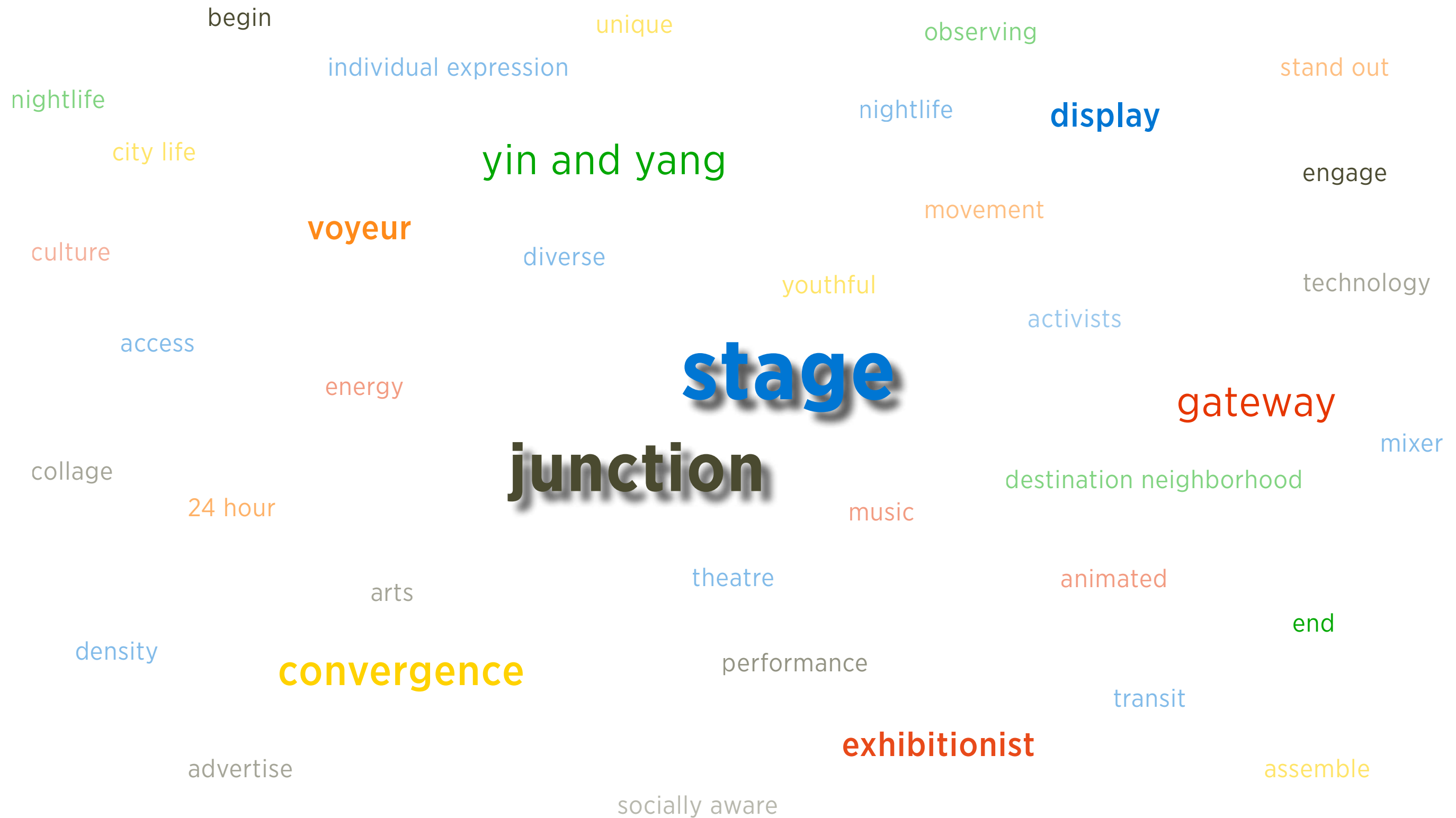
The Pike/Pine “vernacular” architecture is characterized by the historic auto row and warehouse industrial buildings featuring high ground-floor ceilings, articulated ground-floor commercial space, display windows, detailed cornice and frieze work, and trim detailing.

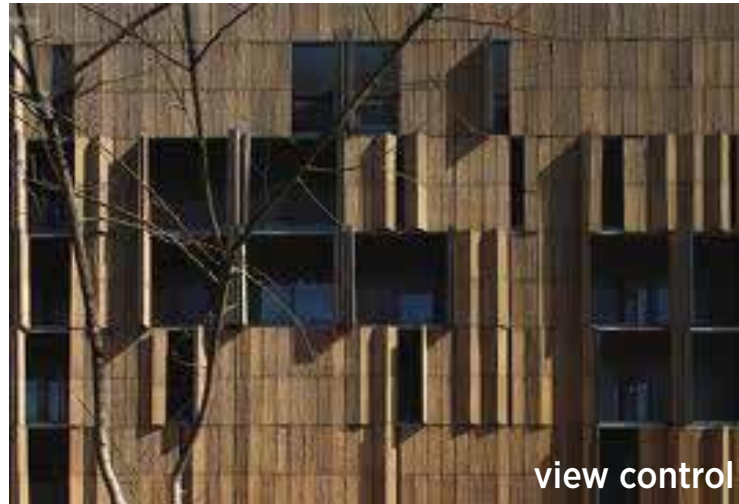
Floor-to-ceiling heights of 13’ or more at the ground level will align with the current architectural context of the neighborhood, with commercial/retail space that will wrap the corner and extend along E Pike Street and 12th Avenue. The ground floor will be modulated to emphasis smaller retail spaces that currently exist on the site and in the surrounding neighborhood. The ground level will be recessed in order to open up the sidewalk and create more interaction between the retail spaces and the public realm.

**C-3 :: HUMAN SCALE
PIKE/PINE DESIGN GUIDELINE**

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, and transparent, rather than reflective, windows facing the street.

Active retail with a high level of transparency will support the existing human scale and fabric of the neighborhood. Building entrances will be carefully located to enhance the streetscape character and the modulation at the ground level will help strengthen existing patterns and rhythms in the neighborhood.





view control



curtain



screen



view control



transparency



observe



perform



screen



perform

stage



connection



interlocking corner



interlocking corner



yin and yang



movement



corner expression

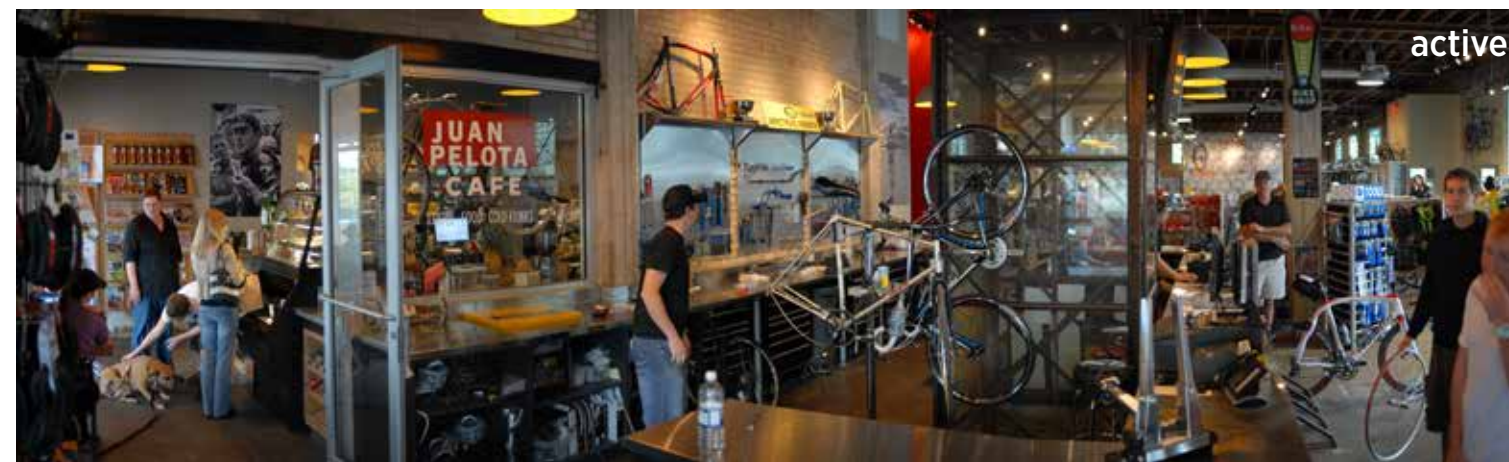
junction



come together



convergence



active



juxtaposition



1 | view looking down 12th avenue



2 | view looking down east pike



1 | corner expression & large amounts of glazing



2 | masonry & vertical bays



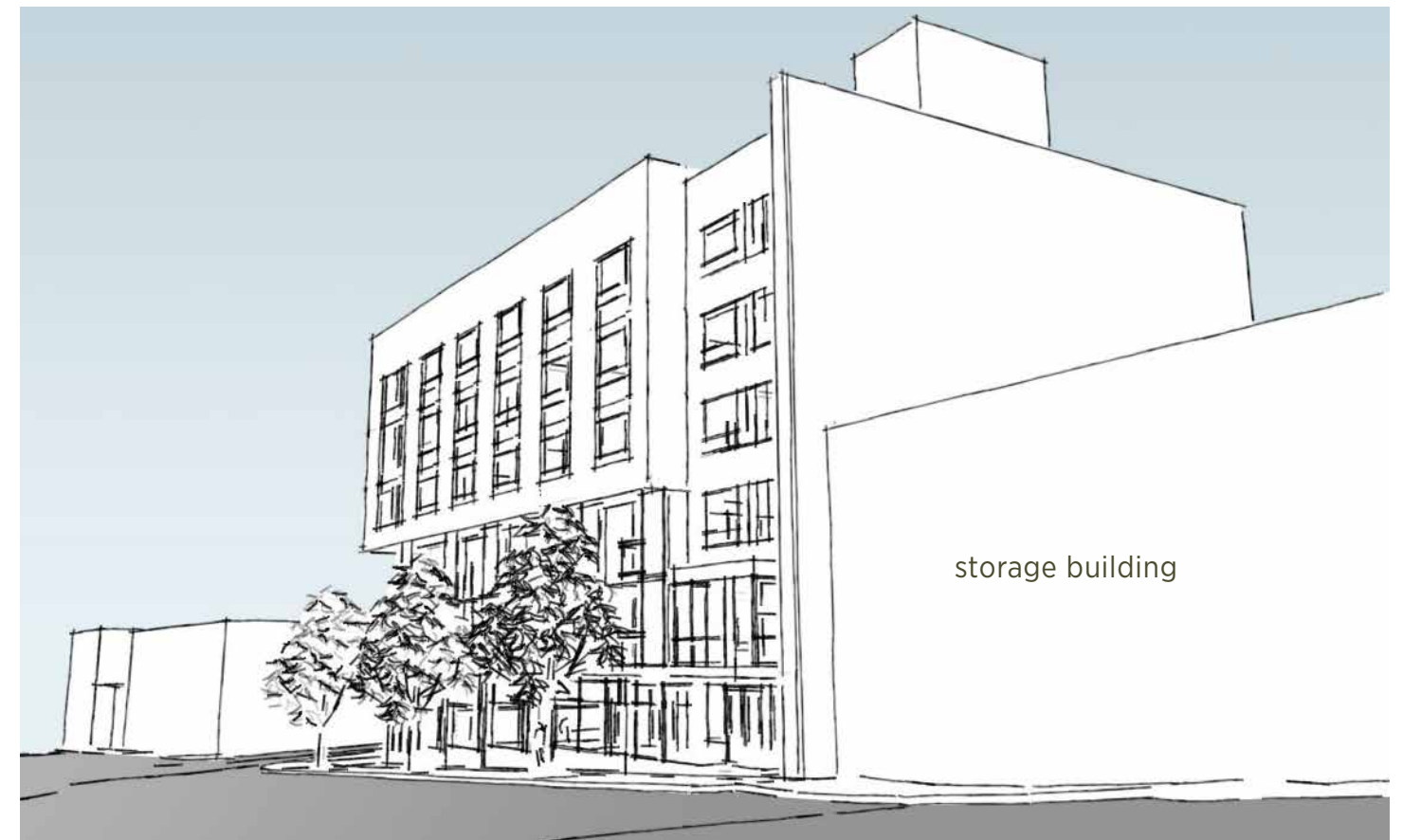
storage building



signage examples

1 | north facade

- Signage potential at exposed walls
- Walls to be of similar durable materials and treatments as main structure
- Exposed wall is limited at the north



storage building

2 | east facade

1200 PIKE | potential departures

1. SITE TRIANGLE

For exit-only driveways and easements, and two way driveways and easements less than 22' wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10' from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk.

For two-way driveways or easements 22' wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10' from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk.

(SMC 23.54.030)

1. SITE TRIANGLE

For exit-only driveways and easements, and two way driveways and easements less than 22' wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10' from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk.

For two-way driveways or easements 22' wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10' from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. (SMC 23.54.030)

We propose to utilize mirrors and/or other approved safety measures in lieu of providing a site triangle. Our goal is for the driveway to be located as far from the corner as possible to allow for as much unbroken, commercial store frontage along 12th Avenue and E Pike Street. Locating the driveway any closer to the corner would break up the retail pattern we are trying to achieve and would not respond as well to the design guidelines. This will also prevent cars from entering/exiting near a very busy intersection.

Our project abuts adjacent buildings on each property line and accounting for a site triangle would require moving the driveway toward the corner 10+ feet to avoid the adjacent building, affecting the retail pattern as mentioned above. We will try to utilize architectural elements, such as a canopy and setting back the ramp, to help delineate the parking entrance.

Due to the scale and size of our project, below grade parking is very challenging and locating the driveway in its current location provides the best efficiency for the project and we feel is the least intrusive location. There are also precedents within the neighborhood for similar conditions.

NEIGHBORHOOD PRECEDENTS



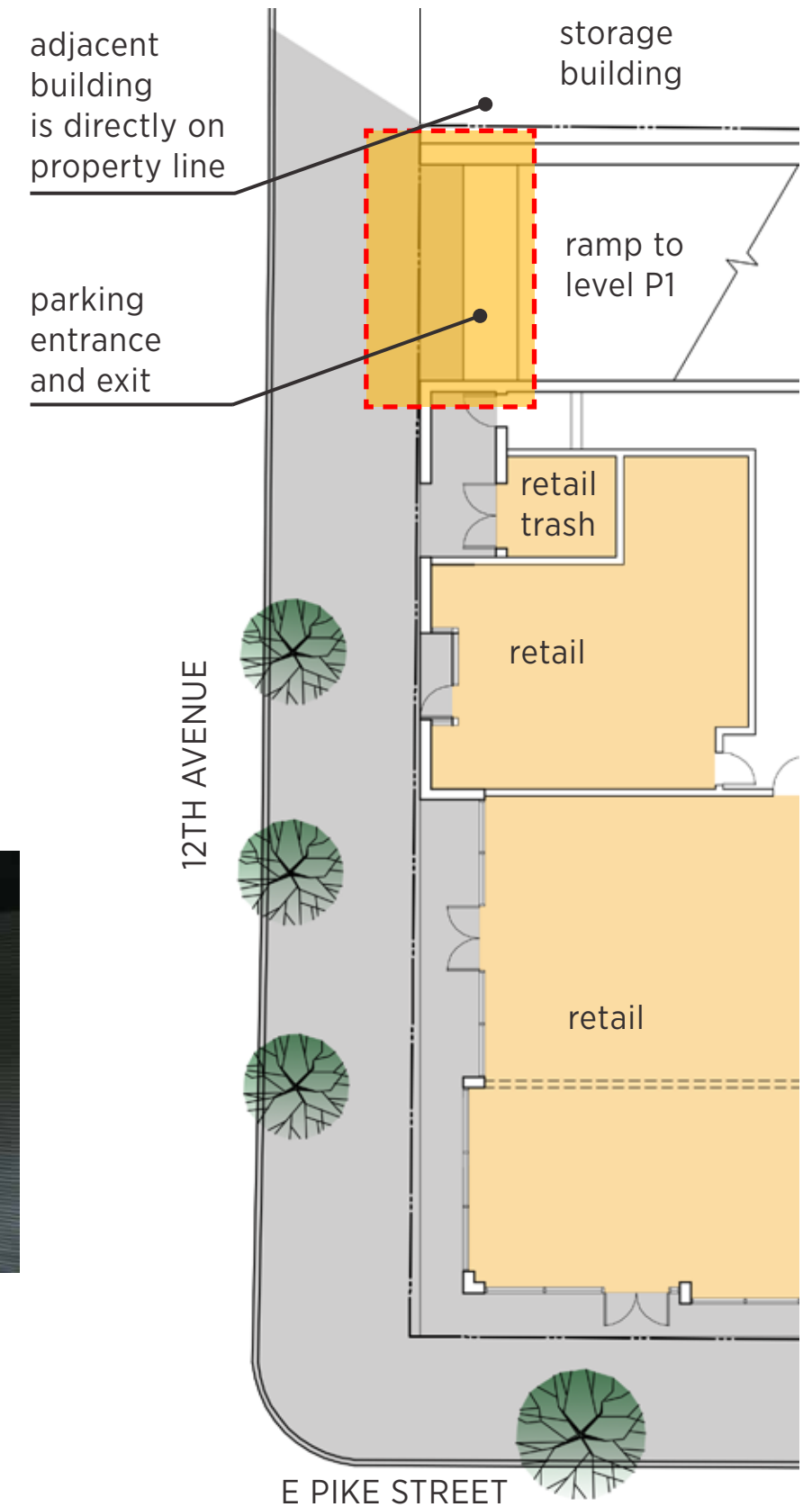
TRACE NORTH | no use of mirrors | no apparent site triangle



SEATTLE POLICE DEPARTMENT EAST PRECINCT | use of mirrors



1111 E PIKE | use of mirrors | no site triangle



THANK YOU