

Recommendation Meeting

501 E Pike St, Seattle WA 98122

A Proposed Apartment Development
for Hunters Capital, LLC.

PROJECT #: 3014780

PROJECT CONTACTS

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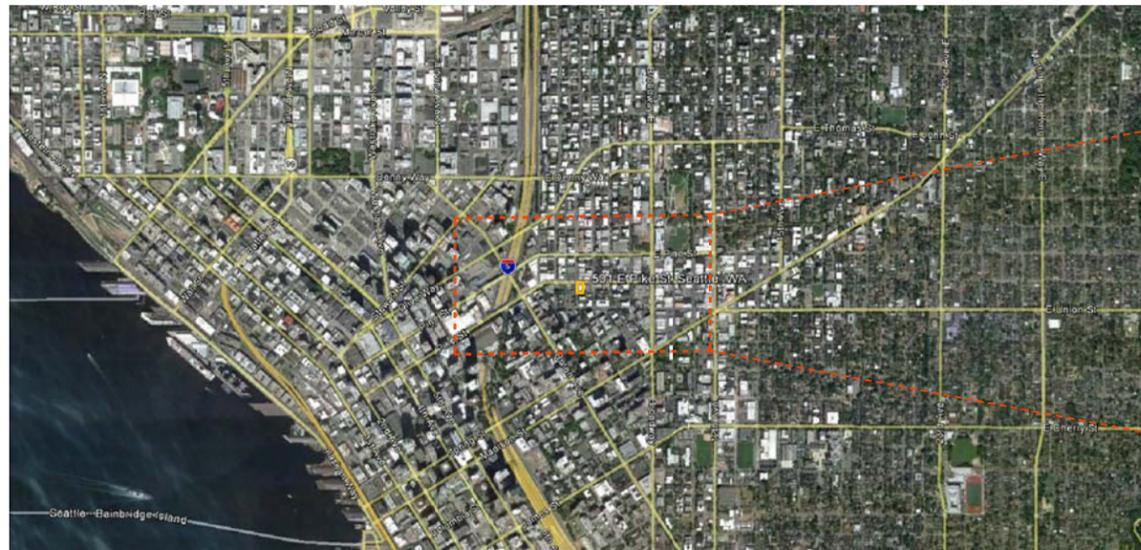
PROJECT INFORMATION

ADDRESS: 501 E PIKE STREET, SEATTLE, WA 98122
PARCEL #: 880490-0975
ZONING: NC3P-65
OVERLAY: PIKE/PINE (URBAN CENTER VILLAGE)
OTHER: PEDESTRIAN AREA / FREQUENT TRANSIT
BASE FAR: 4.25 (MIXED-USE)
FAR INCENTIVE: EXEMPT RES. USE (CHARACTER BUILDING)
LOT SIZE: 18,000 SF
BLDG. MAX. HT: 75'-0" (W/ CHARACTER BUILDING)
SETBACK: 15'-0" (FROM STREET FACING FACADE OF CHARACTER STRUCTURE)

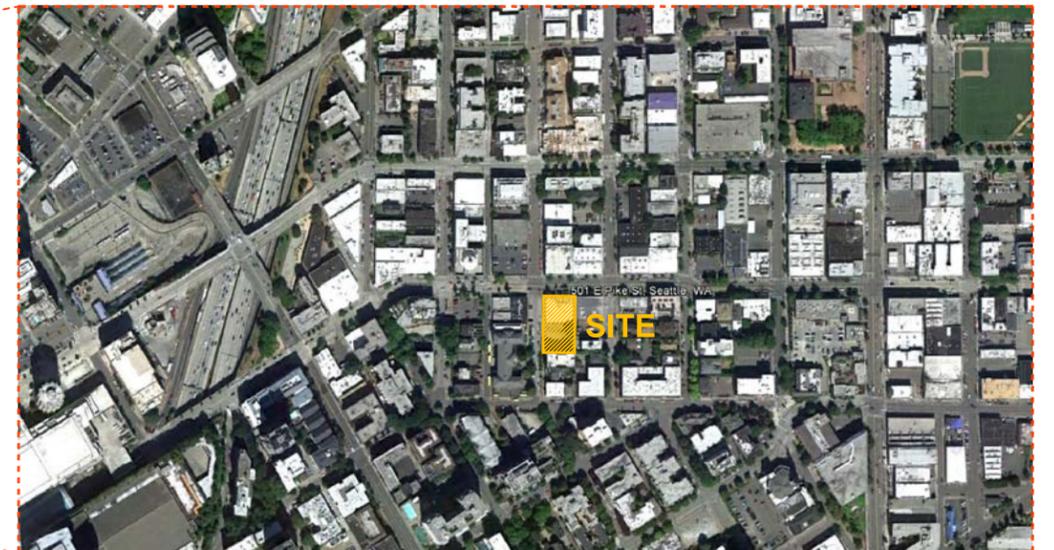
LEGAL DESCRIPTION

UNION ADD SUPPLEMENTARY PLAT N 40 FT LOT 11 TGW LOTS 12-13-14 LESS ST

VICINITY MAP



SITE MAP



PROJECT INFO & SHEET INDEX

Recommendation Meeting- 501 E PIKE ST

A1

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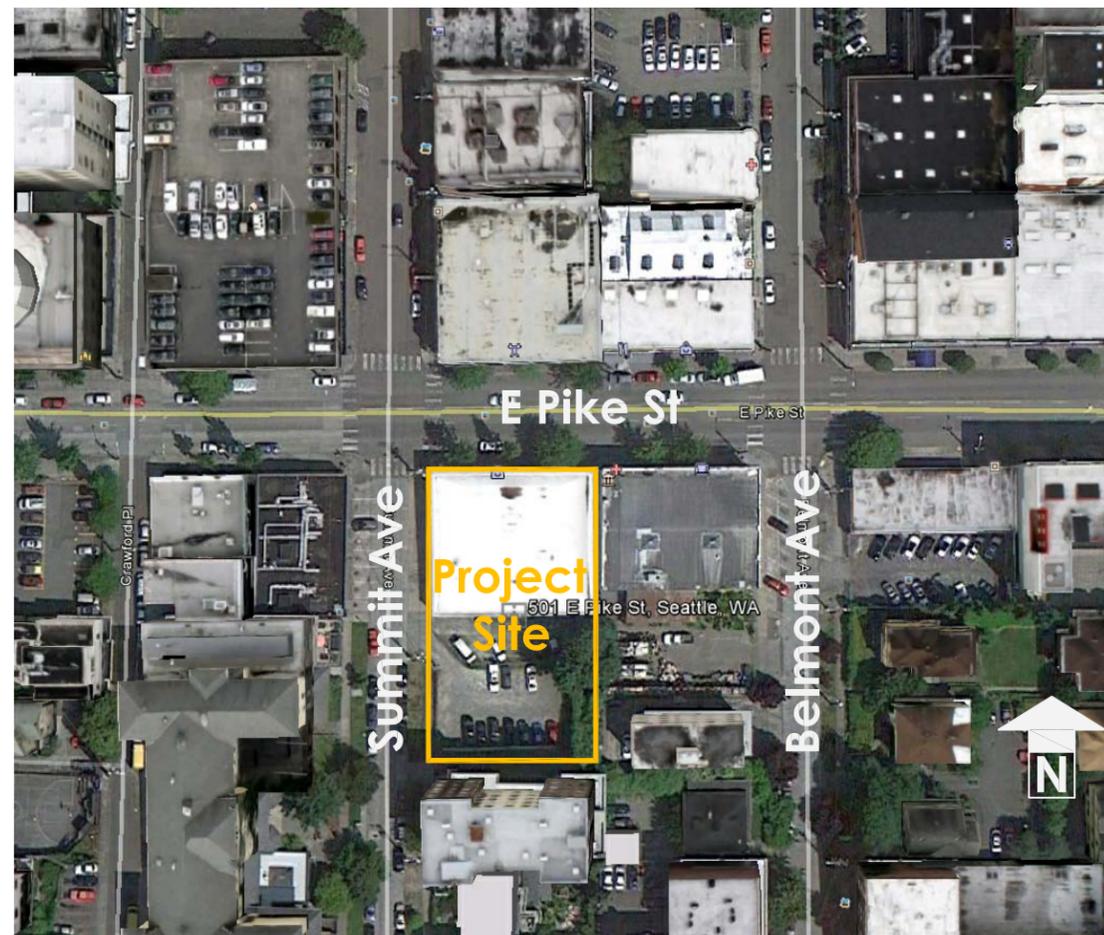
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DEVELOPMENT OBJECTIVES

SITE AERIAL MAP



1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.

The project site is located on pedestrian area of Pike/ Pine Urban Center Village, southeast of the intersection of E Pike St. and Summit Ave. The site is 18,000 square feet of contiguous land. Currently a character structure (CK Graphics) with surface parking.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The project site is zoned NC3P-65. The project site is located in the pedestrian area of Pike/ Pine Urban Village overlay zone. The project site is also located in the city's Frequent Transit Corridor.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The neighborhood is a mix of mid-rise zone (MR) and neighborhood commercial zone (NC3P-65), with buildings types ranging from two to eight-story apartments/ condominiums, single family houses, one story office, retail, and restaurant buildings. The project site is situated on the south side of the E Pike Street, which is a major pedestrian street connecting the Seattle downtown core to the Capitol Hill neighborhood. Northwest of the project is the Seattle downtown core. To the east of the project is the Broadway Avenue, connecting the capitol hill neighborhood north/ south direction. Directly south of the project is the mid-rise zone with higher buildings up to ten stories high. Two blocks north of the project is the Historic First Covenant Church. A few blocks Southeast of the project is the Cal Anderson Park. Further east of the project on 12th E and E Pine St is the Seattle Police Department.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

This development is a unique opportunity to be the benchmark in Seattle when it comes to façade preservation. Too long have developers been taking advantage of the overlay bonus, yet not designing the upper floors of the building to compliment the older façade they sit on. When we accomplish this, again, it will be a benchmark of all other developers and architects to design to. We take the history of these Capitol Hill Auto Row buildings very seriously; we don't want to turn our back on that. We keep that history in mind while designing the exterior as well as giving the interior a historic theme as well.

Of course our overall goal is to create a diverse, unique development which captures the needs of Capitol Hill renters both in the residential market as well as in the commercial and retail markets. We are a small family owned development company that is building this as a long term hold property. We will strive to build something for us and the surrounding community to be proud of, to be something we can all embrace and celebrate upon completion.

Proposed Building Summary:

- Desired Uses: retail, office, residential
- Structure Height: 75'-0" (including 13'-0" street level and character structure added heights)
- Number of Residential Units: 89
- Building Area: 118,110 SF (including parking garage)
- Number of Parking Stalls: 54

DEVELOPMENT OBJECTIVES

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VICINITY PHOTOS



E PIKE STREET - LOOKING WEST



E PIKE STREET - LOOKING WEST



E PIKE STREET - LOOKING WEST



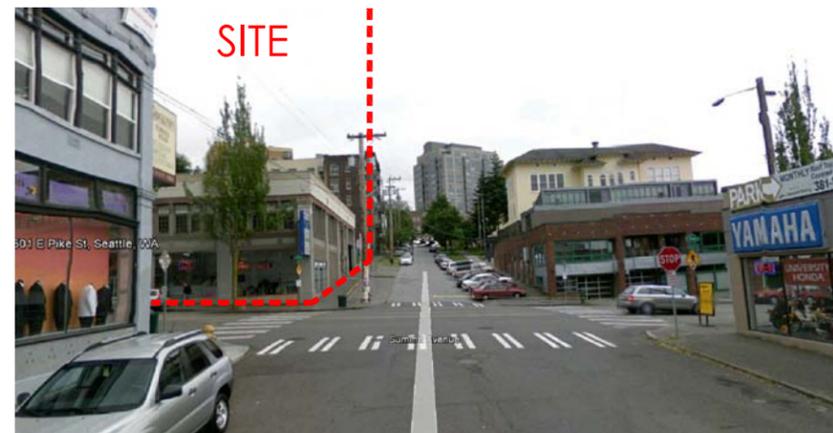
E PIKE STREET - LOOKING EAST



E PIKE STREET - LOOKING EAST



E PIKE STREET - LOOKING EAST



SUMMIT AVENUE - LOOKING SOUTH



SUMMIT AVENUE - LOOKING NORTH



SUMMIT AVENUE - LOOKING NORTH

VICINITY PHOTOS
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PROJECT SITE - CORNER OF EAST PIKE STREET & SUMMIT AVENUE



PROJECT SITE - EAST PIKE STREET



PROJECT SITE - SUMMIT AVENUE

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ADDRESSING EDG REPORT

A1-Responding to Site Characteristics: Board comment:
(No specific comment per Staff Report)

A2- Streetscape Compatibility:
"Ensure that the retail spaces match the ground plane on Pike St."

Retail spaces match the ground plane on Pike St. The existing corner configuration up Summit is maintained with stepped window glazing following the sidewalk grade. Upper 2nd floor plane is maintained for re-construction of interior space to benefit from renovated fenestration pattern of Character façade.

A4- Human Activities:
(No specific comment per Staff Report)

A5-Respect for Adjacent Sites:
"The lack of dimensions illustrating the distance between the proposed structure and the adjacent ones troubled the Board. The overall massing and its relationship to the surrounding buildings of the proposal appear to acknowledge its neighbors. Site plan dimensions, cross sections that include adjacent structures, and perspectives of the building with its neighbors will help the Board to make an informed decision at the next meeting. In addition, the architect must provide an overlay of the north windows of the adjacent apartment building to the south with the subject building's south facade to ensure tenant privacy. "

Dimensions illustrating the distance between the proposed structure and adjacent buildings have been indicated on sheet AS101. An overlay of neighboring apartment building windows with proposed new building at South of project will be part of the Recommendation Presentation. Where feasible, the window locations are offset to mitigate compromised privacy.

A6-Transition between Residence and Street (D12-Residential Entries and Transitions):
(No specific comment per Staff Report)

A7- Residential Open Space (E2-Landscaping to Enhance the Building and/or Site):
"The applicant neglected to include concept landscape drawings in the EDG packet. The Board requested habitable spaces at grade and plantings along the residential portion of the Summit frontage"

Landscape plantings along Summit and at residential courtyards have been provided. Street trees to be planted per SDOT requirements.

A8- Parking and Vehicle Access:
"The applicant requested a departure to reduce the code compliant driveway width from 20 to 16 feet. See departure discussion at the end of the report. "

Please see departure request near end of presentation.

A10-Corner Lots:
"Design an understated building corner at E. Pike and Summit Ave E. "

Proposed building is designed to preserve and enhance (with the 15'-0" setback of the building above the character Façade) the character facades currently oriented to the corner and public street front of E Pike St. and Summit Ave. Parking access is located on Summit Ave. away from corner.

B1-Height, Bulk, Scale Compatibility (B2-Pike/Pine: Neighborhood Scale and Proportion):
"Provide larger diagrams/drawings with dimensions to convey enough information to judge the relationship of the building's size with its neighbors. Drawings submitted for the next meeting must communicate the building's height, bulk and scale in comparison with the surrounding structures. "

The proposed new building mass matches the adjacent residential use in mass and height as indicated in the N/S site section and the west elevation drawing. The stepped façade along Pike, with character structure elevations to be renovated, and new upper building set back from the street, create a massing hierarchy at the north side of the building. The spacing of the large aperture fenestration pattern of the existing character façade will be carried to the upper new levels to maintain the rhythm both vertically and horizontally. A dimensioned site plan and street level perspectives illustrating the relationship of the proposed structure with its adjacent building will be part of the Recommendation Presentation.

B2-Pike/Pine: Neighborhood Scale and Proportion:
"The Board noted this guidance's high importance. See discussion for guideline C-4. "

See B1 comments above, See also C-4.

B3-Pike/Pine: Integration of Character Structures in New Development (B7-Conservation of character structure):

"At this preliminary stage, the 15 foot setback from the original facades at the upper levels and the proposed pier and spandrel system appears complementary with the character structure."

"The Board supports the preservation of the character structure and acknowledged the importance of guideline "c". Provide photos of the original structure for the next meeting."

The board supports the preservation of the character structure. The design maintains the original ground floor and features visible from the exterior (guideline c.). Historic drawings and photo are provided on MUP plan sheet G002 and will be part of the Recommendation Presentation.

C1-Architectural Context:

"The Board emphasized this guideline's high priority."

The development team shares the Board's high-priority emphasis regarding complementary architectural styles in the Pike/Pine neighborhood. The proposed project both maintains and complements the architectural character. The character façade will be renovated to preserve its architectural integrity. The new project elements introduce character-defining features such as decorative details and high quality materials. The project maintains the original character structure high ceilings at ground level with large display windows. The project includes large aperture fenestration echoing the rhythm, pattern, and proportion of the auto row architecture. Street façade scale transitions with adjacent building scale, massing proportions, and fenestration patterns to preserve neighborhood consistency.

C2-Architectural Concept & Consistency:

"The schematic elevations represent an adequate beginning. The Summit Ave elevation divides into two roughly equal volumes--the addition above the character structure and the portion to be constructed over the surface parking lot. The architect further divides the southern volume into a schematic diptych to convey a vertically oriented composition sympathetic to the front facade of the apartment house to the south. While the concept has merit as it seeks to visually reduce the building mass, the design of the southernmost portion of the west elevation lacks a satisfactory resolution. The split facade must work as an ensemble while possessing greater differentiation or identity. The Board criticized the dropped cornice at the southwest corner (between floors six and seven) as visually too heavy. This portion of the west and south elevation needs further design effort."

In keeping with board requested changes, the presentation materials indicate a revised design whereby the dropped cornice at the southwest corner has been deleted. Further development of the west and south elevations includes contrasting color at the vertical pilasters. This change enhances the split façade and accentuates the articulated building mass.

C3-Human Scale (D2-Blank Walls)(D11-Commercial Transparency):

"Provide more fine grain detail on the Summit Ave elevation along the street frontage. Ensure that the residential entry, garage entrance and the other areas along the sidewalk have interest."

In keeping with board requested changes, the presentation materials indicate additional windows and pedestrian entries along the Summit Ave (West Elevation) frontage. This change increases interest, reduces blank wall, and brings the building down to a more human/interactive scale along the sidewalk. Commercial storefronts are designed to be transparent to allow direct visual connection between pedestrians on the sidewalk and the activities occurring within the interior of the building.

C4-Exterior Finish Material:

"The Board expressed its emphatic desire to see the selection of high quality materials for the project."

The existing Character Facade to be renovated, is made up of ornamented cast stone, painted, with base accent glazed tile sill panels at the sidewalk. Original wood windows and large showroom pane glass panels will likely be replaced with insulated glass units (per Seattle Energy Code) to match the original pattern. Upper frieze and cornice elements will be painted and renovated to more faithfully match the original design. New building elements along the sidewalk will be cast stone cladding with accent pedestal, articulated window panels to be similar in color and finish to replacement insulated units. Upper level new building elements will be cast stone cladding, painted cement board panel and trim with painted metal cap flashing. A material board with proposed materials will be part of the Recommendation Presentation.

C5-Structure Parking Entrances:

(No specific comment per Staff Report)

ADDRESSING EDG REPORT

Departures are requested, per Pike/Pine guideline descriptions, to minimize the presence of the garage entrance so it does not dominate the street frontage of the building. See Departures toward end of presentation materials.

D1-Pedestrian Open Space and Entrances (D7 Personal Safety & Security):
"The Board noted the importance of this guideline. At-grade areas on the interior of the lot should have fencing. "

In keeping with board requested changes, fencing and gates have been added to the at-grade interior terrace.

D2-Blank Walls:
"Avoid blank walls along the Summit Ave E. street frontage. "

See C3 above.

D6- Screening of Dumpsters, Utilities and Service Areas:
"At the Recommendation meeting, explain how the solid waste storage area functions. Where will temporary storage occur on pick up days? "

Solid waste is stored inside the garage. A curb side service pad for pick-up day use has been located next to the garage access on Summit Ave. See MUP plan set.

D7-Personal Safety & Security:
"Ensure the security of the at-grade open spaces. "

See D1 above.

D9-Commercial Signage:
"Provide a concept signage plan that includes type of signage and proposed locations."

Proposed signage will be oriented toward and accentuate the pedestrian environment with vernacular appropriate designs. A graphic example of signage and placement will be part of the Recommendation Presentation.

D10-Commercial Lighting, D-11 Commercial Transparency:
(No specific comment per Staff Report)

D12 Residential Entries and Transitions:
"Create an elegant residential entry sequence on Summit Ave."

See A6 above.

E2-Landscaping to Enhance the Building and/or Site:
"The open spaces created between the buildings should appeal to both the residents of the building who will use it and the neighbors who will look down into the spaces. "

The open spaces between the neighboring buildings align with adjoining properties to the benefit of both the residents of the proposed project who will use them and the neighbors who will look down into the spaces. See also A7 above.

- Development Standard Departures:

1. Minimum Driveway Width, 16' requested

"The Board indicated its willingness to review the request. "

See Departures toward end of presentation materials.

2. Sight Triangle, requirement to be met with alternate safety measures to be implemented including strobe flashers and convex mirrors.

"Expressing concern about the number of students using the sidewalk, the Board members asked DPD to explore the safety issues and report back at the Recommendation meeting. "

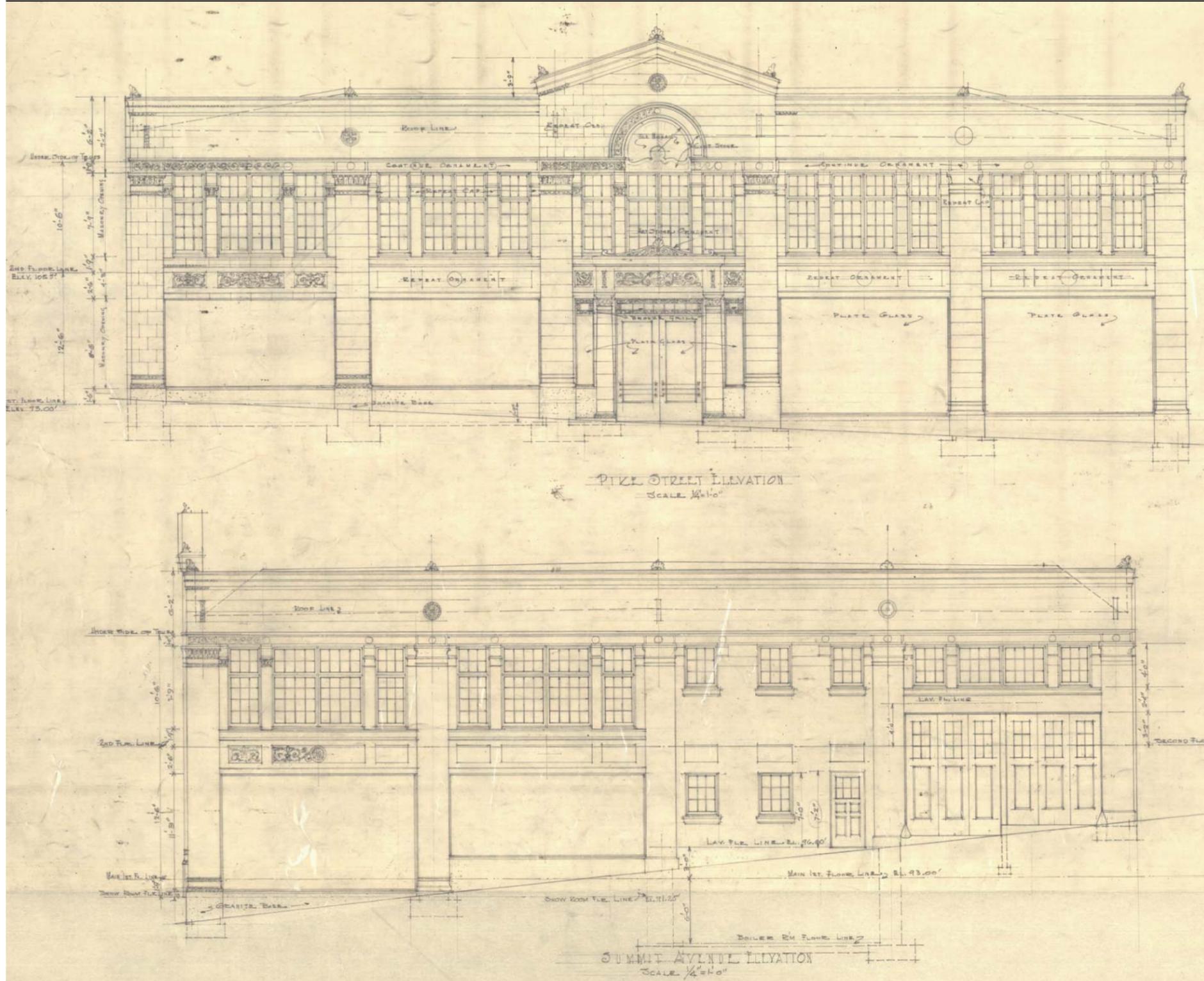
See Departures toward end of presentation materials. Also, see attached Traffic Impact Analysis specific to this project.

Board Direction:

In addition to the drawings expected in the Recommendation packet, the Board requests the following submittals:

- A dimensioned site plan with both proposed and adjacent structures identified and distance to property lines marked. (See MUP submittal, AS101).
- Perspectives from eye level illustrating the relationship of the proposed structure with its adjacent buildings. (See body of presentation materials)
- A series of perspective drawings of the structure from ground level. (See body of presentation materials)
- An overlay of the adjacent apartment building's windows on the north elevation with the proposal's south elevation. (See body of presentation materials)
- Historic photos of the character structure. (See body of presentation materials)

HISTORIC FACADE



PROPOSED PROJECT



RECENT PHOTO- 2012

ORIGINAL DESIGN DRAWING

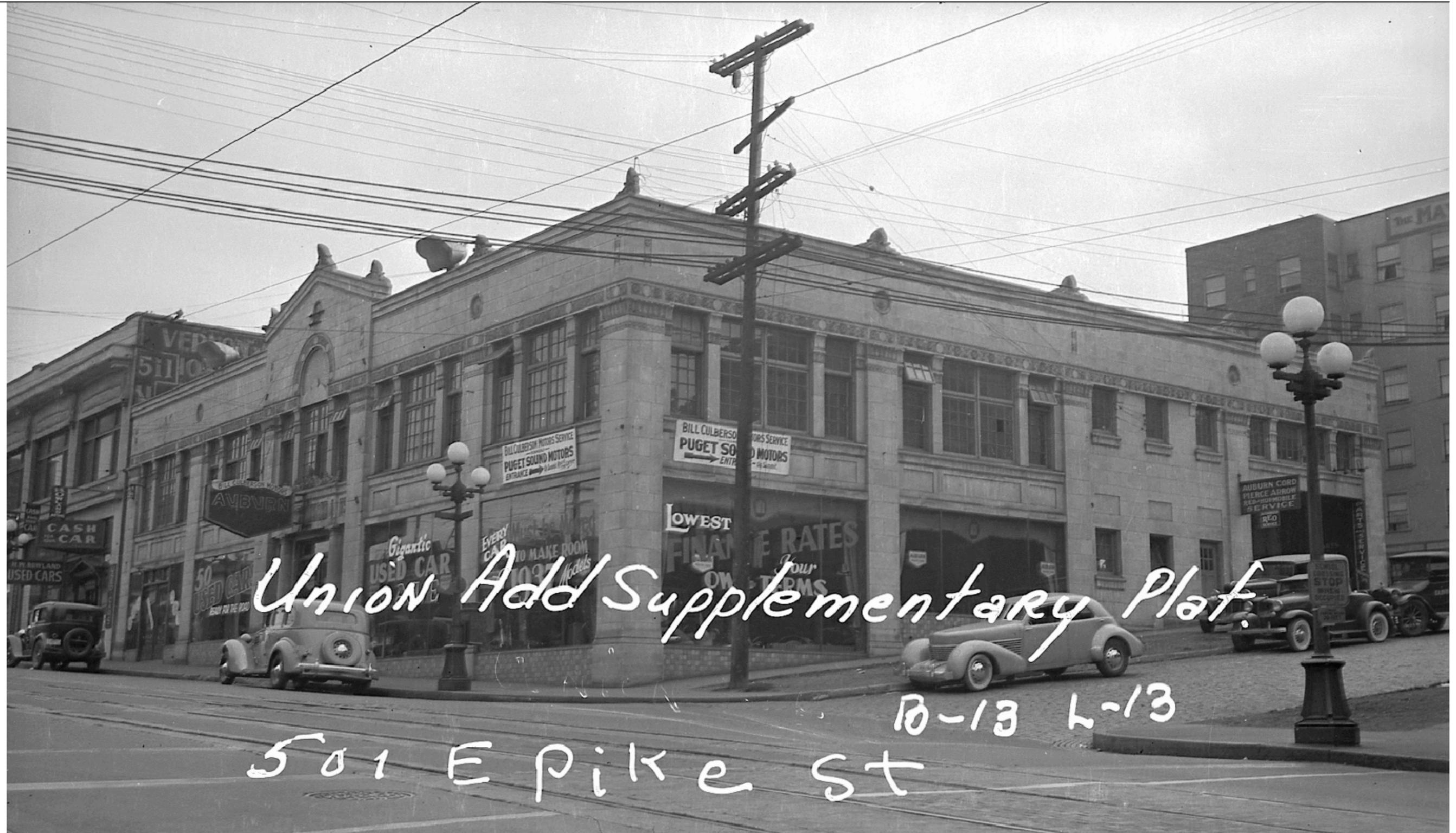
HISTORIC FACADE
 Recommendation Meeting- 501 E PIKE ST

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HISTORIC PHOTO

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ARCHITECTURAL CONTEXT

A-1, B-1

SHIFTING BUILDING MASS TO REDUCE BULK AND SCALE.
BUILDING MASS KEEP WITHIN SAME SCALE WITH NEIGHBORING
BUILDINGS.



ARCHITECTURAL CONTEXT
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DESIGN IMAGE (LOOKING SOUTHEAST)



A-1, A-2, A-4, A-10, B-3, C-1
 PRESERVES CHARACTER STRUCTURE & ENHANCES PIKE/PINE THRIVING COMMERCIAL STREET CHARACTER. GROUND FLOOR COMMERCIAL PROVIDING SERVICES ATTRACT ACTIVITY.

A-4
 BALCONIES OVERLOOKING THE STREET PROVIDES SAFETY THROUGH INFORMAL SURVEILLANCE.

A-6, D-12
 VERTICAL TRANSITION BETWEEN STREET AND RESIDENCE ELEGANT RESIDENTIAL ENTRY PROVIDE ADDITIONAL TRANSITION

C-2
 DELETE DROPPED CORNICE AT SOUTHWEST CORNER PER BOARD'S RECOMMENDATION.

D-2, D-11
 BLANK WALL REPLACED BY RETAIL TRANSPARENCY PER BOARD'S RECOMMENDATION.

E-2
 ELEGANT LANDSCAPING TO ENHANCE THE SIDEWALK AND OPEN SPACE BETWEEN NEIGHBORING BUILDINGS.

ARCHITECTURAL CONTEXT
 Recommendation Meeting- 501 E PIKE ST

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DESIGN IMAGE (LOOKING SOUTHWEST)

A-4
BALCONIES OVERLOOKING THE STREET PROVIDES SAFETY THROUGH INFORMAL SURVEILLANCE.

A-5
RESPECT FOR ADJACENT SITES WITH GENEROUS SETBACK.

A-6, D-12
VERTICAL TRANSITION BETWEEN STREET AND RESIDENCE ELEGANT RESIDENTIAL ENTRY PROVIDE ADDITIONAL TRANSITION

A-7
RESIDENTIAL OPEN SPACE

C-4
HIGH END EXTERIOR FINISH MATERIALS.

E-2
ELEGANT LANDSCAPING TO ENHANCE THE SIDEWALK AND OPEN SPACE BETWEEN NEIGHBORING BUILDINGS.



DESIGN IMAGE (LOOKING SW)
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DESIGN IMAGE (LOOKING NORTHEAST)



C-2
DELETE DROPPED CORNICE AT SOUTHWEST CORNER PER BOARD'S RECOMMENDATION.

A-4
BALCONIES OVERLOOKING THE STREET PROVIDES SAFETY THROUGH INFORMAL SURVEILLANCE.

A-8
NARROW DRIVEWAY WIDTH ENCOURAGES SLOW VEHICLE ENTRY AND EXIT SPEED.

D-1, D-7
FENCING AND GATE ADDED FOR SAFETY PER BOARD'S RECOMMENDATION

D-2, D-11
BLANK WALL REPLACED BY RETAIL TRANSPARENCY PER BOARD'S RECOMMENDATION.

E-2
ELEGANT LANDSCAPING TO ENHANCE THE SIDEWALK AND OPEN SPACE BETWEEN NEIGHBORING BUILDINGS.

DESIGN IMAGE (LOOKING NE)
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DESIGN IMAGE (LOOKING NORTHWEST)

A-5
RESPECT FOR ADJACENT SITES WITH GENEROUS SETBACK.

A-7
RESIDENTIAL OPEN SPACE



DESIGN IMAGE (LOOKING NW)
Recommendation Meeting- 501 E PIKE ST

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DESIGN IMAGE (WINDOW MAPPING)



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DESIGN IMAGE (WINDOW MAPPING)
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DESIGN IMAGE (STREET CORNER)

A-1, A-2, A-4, A-10, B-3, C-1

PRESERVES CHARACTER STRUCTURE & ENHANCES PIKE/PINE THRIVING COMMERCIAL STREET CHARACTER. GROUND FLOOR COMMERCIAL PROVIDING SERVICES ATTRACT ACTIVITY.

A-4

BALCONIES OVERLOOKING THE STREET PROVIDES SAFETY THROUGH INFORMAL SURVEILLANCE.



DESIGN IMAGE (STREET CORNER)

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DESIGN IMAGE (PEDESTRIAN ENTRY)



A-4
BALCONIES OVERLOOKING THE STREET PROVIDES SAFETY THROUGH INFORMAL SURVEILLANCE.

A-6, D-12
VERTICAL TRANSITION BETWEEN STREET AND RESIDENCE ELEGANT RESIDENTIAL ENTRY PROVIDE ADDITIONAL TRANSITION

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DESIGN IMAGE (PEDESTRIAN ENTRY)
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DESIGN IMAGE (L2 COURTYARD)

A-5
RESPECT FOR ADJACENT SITES WITH GENEROUS SETBACK.

A-7
RESIDENTIAL OPEN SPACE



DESIGN IMAGE (L2 COURTYARD)
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DESIGN IMAGE (L3 COURTYARD)



A-4
BALCONIES OVERLOOKING THE STREET PROVIDES SAFETY THROUGH INFORMAL SURVEILLANCE.

A-6, D-12
VERTICAL TRANSITION BETWEEN STREET AND RESIDENCE ELEGANT RESIDENTIAL ENTRY PROVIDE ADDITIONAL TRANSITION

A-7
RESIDENTIAL OPEN SPACE

C-4
HIGH END EXTERIOR FINISH MATERIALS.

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DESIGN IMAGE (L3 COURTYARD)
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DESIGN IMAGE (ROOF TERRACE)

A-7
RESIDENTIAL OPEN SPACE



DESIGN IMAGE (ROOF TERRACE)
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LANDSCAPING IMAGES



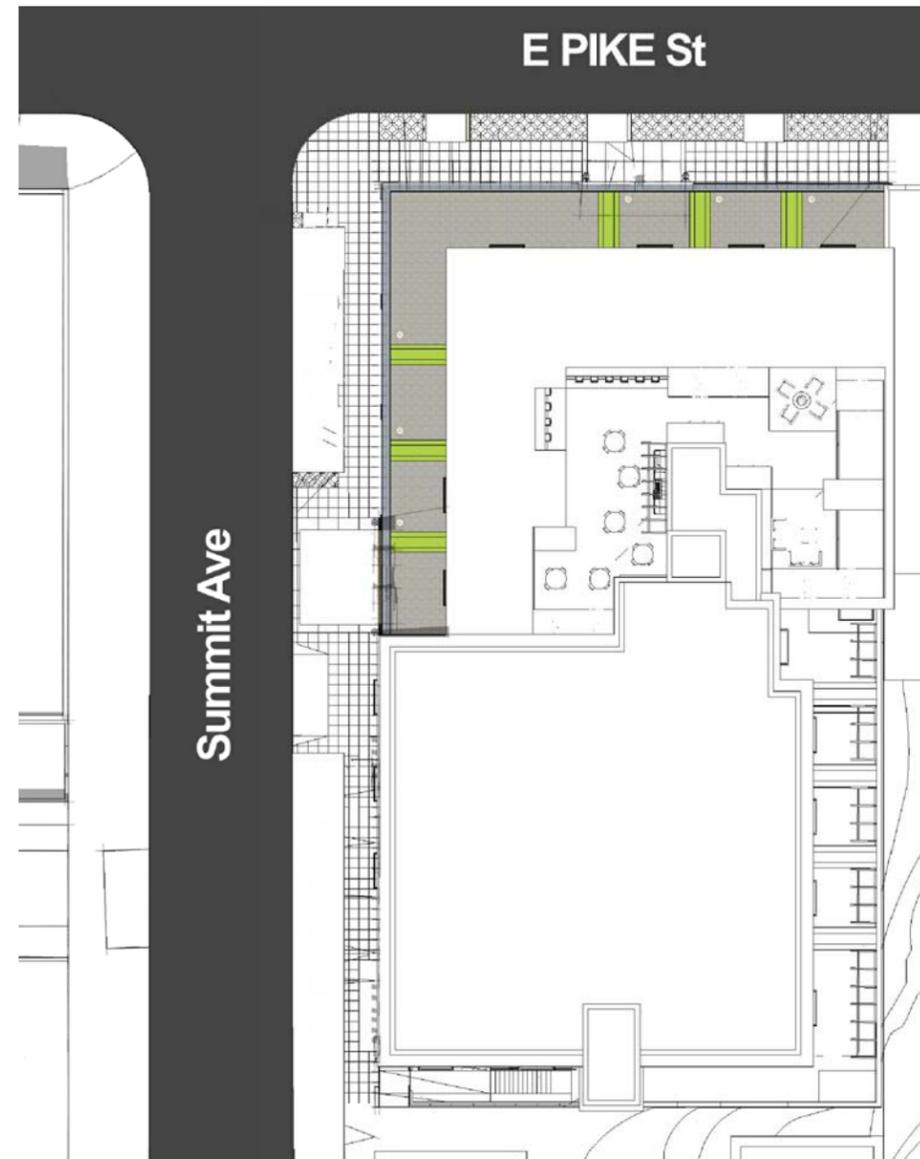
A-6, A-7, A-10
RESPECT FOR ADJ. SITES
RESIDENTIAL OPEN SPACE
STREET FRONT /
COURTYARD



A-5, A-7
RESIDENTIAL OPEN SPACE
ROOF DECK



A-7
RESIDENTIAL OPEN SPACE
ROOF DECK



LANDSCAPING IMAGES
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SIGNAGE & LIGHTING

SIGNAGE CUES FROM THE NEIGHBORHOOD

CORNER SIGNAGE



BLADE SIGNAGE



SURFACE MOUNTED SIGNAGE

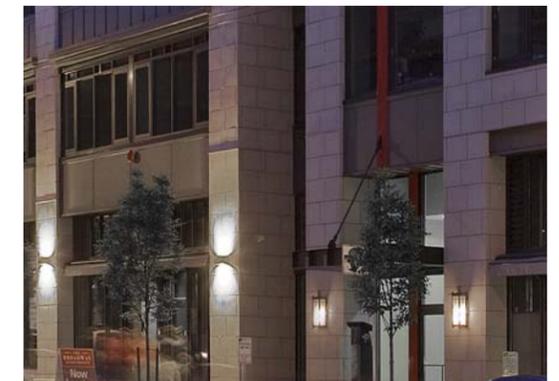
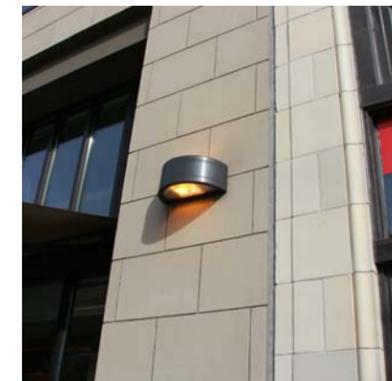


ENTRY LIGHTS

PROPOSED LIGHTING



WALL MOUNTED LIGHTS



SIGNAGE & LIGHTING
Recommendation Meeting- 501 E PIKE ST

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ROOF TOP PLANTINGS

- GREEN FACTOR
- TENANT AMENITY AREA
- ENHANCED RESIDENTIAL FEEL

MANUFACTURED STONE CLADDING - smooth texture

- HISTORIC MATERIAL - achieves stone look to match building base
- DURABLE MATERIAL - graffiti-proof
- STRONG DESIGN - adds permanent look to building
- NEIGHBORHOOD CONTEXT - similar to surrounding building materials

METAL OVERHANG

- BUILDING UNITY - color provides accent to the rest of the building
- NEIGHBORHOOD CONTEXT - similar to surrounding building materials

VINYL WINDOWS

- LOW-E GLASS - energy efficient windows
- OPERABLE WINDOWS - tenant flexibility
- SLIDING DOOR - access to outside

ALUM-CLAD WOOD WINDOWS

- LOW-E GLASS - energy efficient windows
- CLASSIC LOOK - adds to historic facade while providing quality long-term windows
- ADDED DETAIL - lattices add more detail to openings

COLOR PALETTE

- NEUTRAL COLORS - emphasize earth tones of the stone cladding
- VERSATILE - complements smooth texture of the stone

MINERAL FIBER CEMENT PANEL

- NEIGHBORHOOD CONTEXT - neighbors have similar looking material
- DURABLE MATERIAL

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DEPARTURE REQUEST

#	Code Requirement	Departure Req.	Explanation for Departure
1	SMC 23.54.030.D.1c & D2a2 Minimum Driveway Width for two-way traffic accessing parking area with more than 30 spaces= 20 feet residential, 22' commercial	Reduce driveway requirement to 16 feet.	Guideline A-8, C-1, C-5: The departure approval will allow a design which downplays the garage entry so that it does not dominate the street frontage. The proposal indicates a reduced curb cut and driveway width at the vehicular entrance of 16 feet. The narrow width will encourage slow vehicle entry and exit speeds, thus enhancing other pedestrian safety measures. The width meets anticipated low traffic volumes for the project. The reduced width allows more active/pedestrian oriented uses along the Summit frontage rather than more garage/vehicle related building components.
2	SMC 23.54.030.G.1 Sight Triangle for two-way driveway less than 22'-0" wide, a sight triangle on both sides of the driveway shall be provided.	Allow alternative measures to meet requirements: convex mirrors and signal lights.	Guideline A-8, C-1, C-5: Use of convex mirrors and signal lights, as regularly approved by DPD for use in dense urban sites, will provide a similar standard of pedestrian safety while at the same time minimizing the visual impact of the parking garage entry. The simple shape of the proposed garage entry closely matches the vernacular of the neighborhood. The simplified garage entry will engage the sidewalk without frequently awkward transition spaces common at sloping sidewalks, thus achieving the guideline A-8 and C-5 stated goals. Please see the revised / updated TIA report which addresses pedestrian impacts at the garage access point.

1111 E Pike (Other safety measures than site triangle)



12'-0"

530 Broadway (Other safety measures than site triangle)



16'-0"

303 E Pike (Other safety measures than site triangle)



12'-0"

1701 Boyston (Use sight triangle)



14'-0"
sight triangle disrupt pedestrian frontage



CONVEX MIRROR



FLASHERS

DEPARTURE REQUEST
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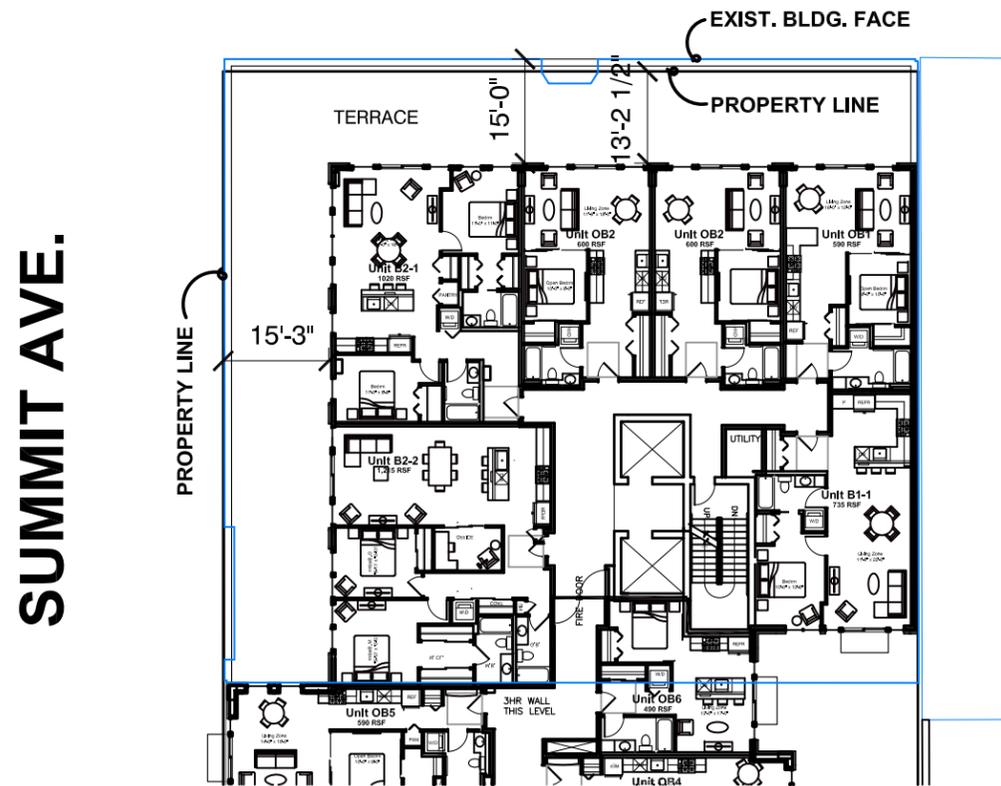
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DEPARTURE REQUEST

#	Code Requirement	Departure Req.	Explanation for Departure
3	SMC 2373.010.B.2.c.2 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.	Provide 15'-0" setback measured from the character facade along Pike frontage, or 13'-8" from property line to new structure.	Guideline A-8, A-10, C-5: The perceived setback of 15'-0" will accentuate and delineate the character facade. New structure material modulation such as cast stone pilasters and cornice elements will enhance the dialogue between new and existing building elements.
4	SMC 23.54.030.B.2.b.c Parking stall size distribution Commercial Use: Min. 35% small. Max. 65% small. Min. 35% Large.	Allow for Min. 60% Medium, 40% any size, large stalls to have min. aisle width for medium vehicles. (Res. requirements)	Guideline A-6, C-5: By allowing a more flexible use of the provided parking, the building management will be better able to meet the parking demands in the neighborhood and free up spaces on the street for casual / intermittent use.

PIKE ST.



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DEPARTURE REQUEST
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APPENDIX ITEMS

- SURVEY
- ZONING REQUIREMENTS
- ELEVATIONS

ZONING REQUIREMENTS FOR NC3P-65

CODE SUMMARY

OCCUPANCY CLASSIFICATION / SEPARATIONS:

	M	R-2	S-2
COMMERCIAL	M	1	1
RESIDENTIAL	R-2	1	2
	S-2	1	2

POTENTIAL USE: (23.47A.004) SOME PERMITTED EXAMPLES
RESIDENTIAL, LIVE-WORK UNITS, GENERAL SALES/SERVICE, RESTAURANTS, OFFICES

STREET DEVELOPMENT STANDARDS: (23.47A.008)

RESIDENTIAL USES MAY NOT EXCEED 20% OF THE STREET-LEVEL STREET-FACING FACADE WHEN FACING AN ARTERIAL OR WITHIN AN 85' FOOT ZONE.

BLANK FACADES PERMITTED: NO SEGMENT LONGER THAN 20'
TOTAL BLANK FACADE <40'

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% FOR NON-RESIDENTIAL USES

DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

USES AT STREET LEVEL: (23.73.008)

FOR MORE THAN 16,000 SQ FT COMMERCIAL USE, 4 SPACES ARE REQUIRED TO AVERAGE 2,000 SQ FT, PLUS ONE FOR EACH ADDITIONAL 4,000 SQ FT UP TO 8 TOTAL.

WIDTH OF INDIVIDUAL BUSINESSES WITH SOME EXCEPTIONS IS LIMITED TO 50 FEET.

DEVELOPMENT STANDARDS: (23.73.010)

STRUCTURE WIDTH

FOR EACH BLOCK FACE ABUTTING E. PIKE AND E. PINE STREETS, THE MAXIMUM WIDTH OF ALL PORTIONS OF A STRUCTURE IS 1/2 THE TOTAL WIDTH OF ALL LOTS ON THE BLOCK FACE. A DEPARTURE WILL BE NEEDED FOR THIS RULE.

REQUIRED PARKING: (23.47A.030)
0 STALLS REQUIRED

PARKING LOCATION AND ACCESS: (23.47A.032)
IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS.
A LOADING ZONE MAY BE REQUIRED.

ACCESSIBLE PARKING REQUIREMENTS: (SBC 1106)

51-75 STALLS:	3 ACCESSIBLE STALLS	} 1 ACCESSIBLE VAN STALL
76-100 STALLS:	4 ACCESSIBLE STALLS	
101 TO 150 STALLS:	5 ACCESSIBLE STALLS	
151-200 STALLS:	6 ACCESSIBLE STALLS	

SETBACKS: (23.73.10.C2.b)
15'-0" SETBACK REQUIRED FROM STREET FACING FACADES OF CHARACTER STRUCTURE

REQUIRED LANDSCAPING: (23.47A.016)
SEATTLE GREEN FACTOR SCORE OF .30 OR GREATER

STRUCTURE HEIGHT: (23.47A.012)

MAX. ALLOWED:	65 FEET
WITH 13'-0" STREET LEVEL:	+ 4 FEET= 69 FEET
WITH CHARACTER BUILDING:	+ 10 FEET= 75 FEET (360.76')
PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT:	PARAPETS, GUARDRAILS, ELEVATOR OVERRUNS, ETC.

AVERAGE GRADE CALCULATION

AVERAGE GRADE HEIGHT- CALCULATED USING THE MIDPOINT OF PROPERTY LINE, ASSUMING BUILDING HAS 0 LOT LINE:

$$\frac{((274.5 \times 100) + (292.7 \times 180) + (293.3 \times 100) + (280.9 \times 180))}{(100 + 180 + 100 + 180)}$$
 =160.028/560
 =285.76'

FLOOR AREA RATIO: (23.47A.013)

LOT AREA:	18,000 SF
MAX. FAR FOR NON-RESIDENTIAL:	2 (36,000 SF)
MAX. FAR FOR SINGLE USE (RESIDENTIAL):	4.25 (76,000 SF)
MAX. FAR FOR TOTAL OF MIXED-USE STRUCTURE:	4.75 (85,500 SF)

FAR INCENTIVE FOR BUILDING RETAIN CHARACTER BUILDING:

SMC 23.73.010
EXEMPT RESIDENTIAL USE

FLOOR AREA EXEMPTIONS:

- SMC 23.47A.013D: GROSS AREA BELOW GRADE
- SMC 23.73.009C: STREET LEVEL COMMERCIAL USES. FLOOR AREA USED FOR CREATION, DISPLAY, PERFORMANCE OR SCREENING OF ART, OR ARTS FACILITY.
- SMC 23.73.010 AREA IN RESIDENTIAL USE
- SMC 23.73.010 B2d: ANY FLOOR AREA IN A NEW PORTION OF THE STRUCTURE ABOVE 35 FEET IN HEIGHT THAT IS WITH IN THE AREA OF THE ORIGINAL FOOTPRINT OF THE CHARACTER STRUCTURE AND IS SEPARATED FROM THE STREET ALONG ALL STREET FRONTAGES BY THE ORIGINAL FACADES OF THE CHARACTER STRUCTURE IS NOT INCLUDED IN THE CALCULATION OF THE FLOOR AREA SUBJECT TO THE FLOOR SIZE LIMIT.

PROPOSED FAR:

FLOOR LEVEL	USE	NOT SUBJECT TO FAR	SUBJECT TO FAR
LEVEL P2	PARKING	16,400 SF	0 SF
LEVEL P1/L1	PARKING	10,875 SF	0 SF
LEVEL P1/L1	COM.	0 SF	5,800 SF
LEVEL P1/L1	COM.	0 SF	7,455 SF
LEVEL L2-L4	RESIDENTIAL	32,680 SF/ FLOOR	0 SF/ FLOOR
LEVEL L5-L8	RESIDENTIAL	44,900 SF/ FLOOR	0 SF/ FLOOR
TOTAL		118,110 SF	77,580 SF (RES)
			13,255 SF (< 76,500 SF)

EFFICIENCY:

UNIT PROVIDED:	89 UNITS @ AVG. 670 SF PER UNIT
CIRCULATION:	15% EFFICIENCY
PARKING PROVIDED	54 STALLS (0.87 STALLS PER UNIT)

RESIDENTIAL AMENITY AREA: (23.47A.024)

5% OF GROSS BUILDING AREA IN RESIDENTIAL USE
77,580 SF x 5%= 3,879 SF

SOLID WASTE CALCULATION: (23.54.040)

RESIDENTIAL: 623 SF (100 UNITS= 575 SF; > 100 UNITS= +4 SF/UNIT)
NON RESIDENTIAL: 82 SF (1-5,000SF= 82 SF)
TOTAL= 705 SF (623 SF + 82 SF)

BICYCLE PARKING REQUIREMENT: (23.54.015.K)

BICYCLE PARKING REQUIREMENT CALCULATION		
SALES & SERVICE		
3,964 SF	LONG TERM: 1 STALL/ 12,000 SF	0.3 STALLS
	SHORT TERM: 1 STALL/ 2,000 SF	2.0 STALLS
RESIDENTIAL		
89 UNITS	1 STALL/ 4 UNITS	22.3 STALLS
SUB TOTAL		24.6 STALLS
CODE REDUCTION FOR (1/2 OF STALLS >50 STALLS)		0
TOTAL BICYCLE PARKING REQUIRED		25 STALLS

NORTH ELEVATION

MATERIAL LEGEND

1	PAINTED FIBER CEMENT PANEL WITH BATTEN
2	FIBER GLASS OVERSIZE WINDOW
3	PAINTED FIBER CEMENT PANEL WITH METAL REGLET
4	STONE VENEER
5	VINYL FRAME SLIDING GLASS DOOR
6	VINYL FRAME WINDOW
7	BRONZE METAL ROOF CAP
8	BRONZE METAL GUARDRAIL SYSTEM
9	METAL OVERHEAD GARAGE DOOR
10	FABRIC ENTRANCE AWNING



ELEVATIONS:
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WEST ELEVATION



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SOUTH ELEVATION

MATERIAL LEGEND

1	PAINTED FIBER CEMENT PANEL WITH BATTEN
2	FIBER GLASS OVERSIZE WINDOW
3	PAINTED FIBER CEMENT PANEL WITH METAL REGLET
4	STONE VENEER
5	VINYL FRAME SLIDING GLASS DOOR
6	VINYL FRAME WINDOW
7	BRONZE METAL ROOF CAP
8	BRONZE METAL GUARDRAIL SYSTEM
9	METAL OVERHEAD GARAGE DOOR
10	FABRIC ENTRANCE AWNING



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EAST ELEVATION



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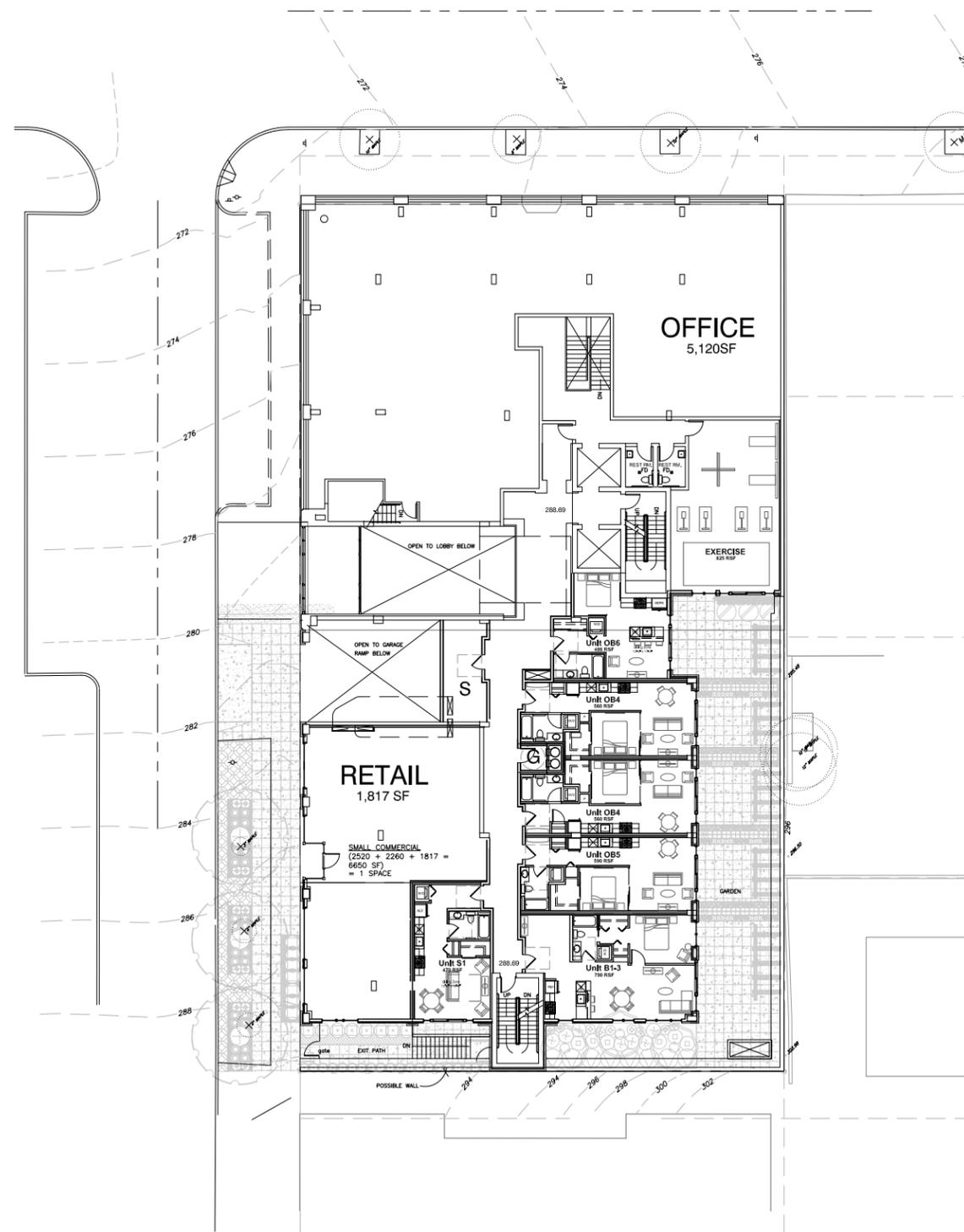
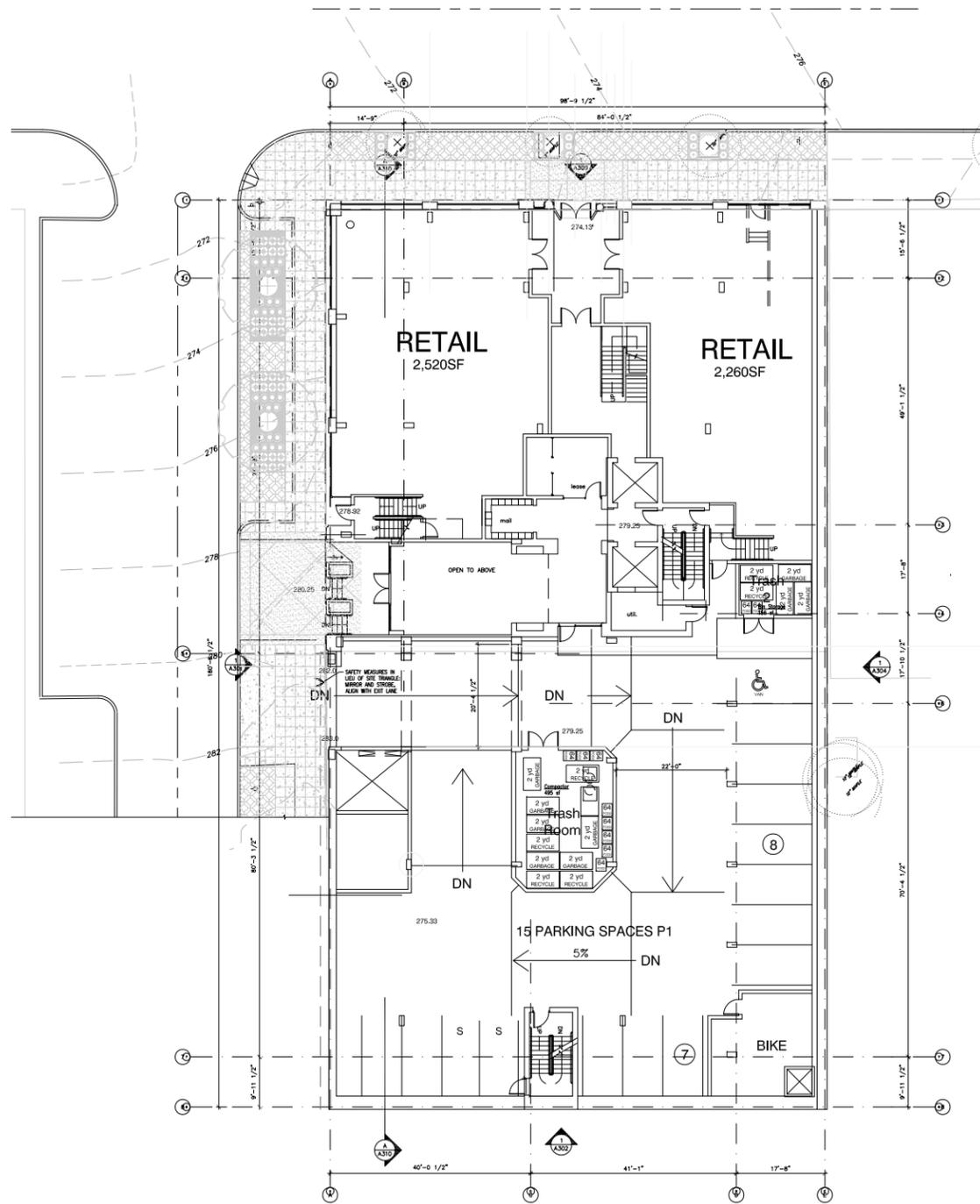
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STREET LEVEL

LEVEL 2



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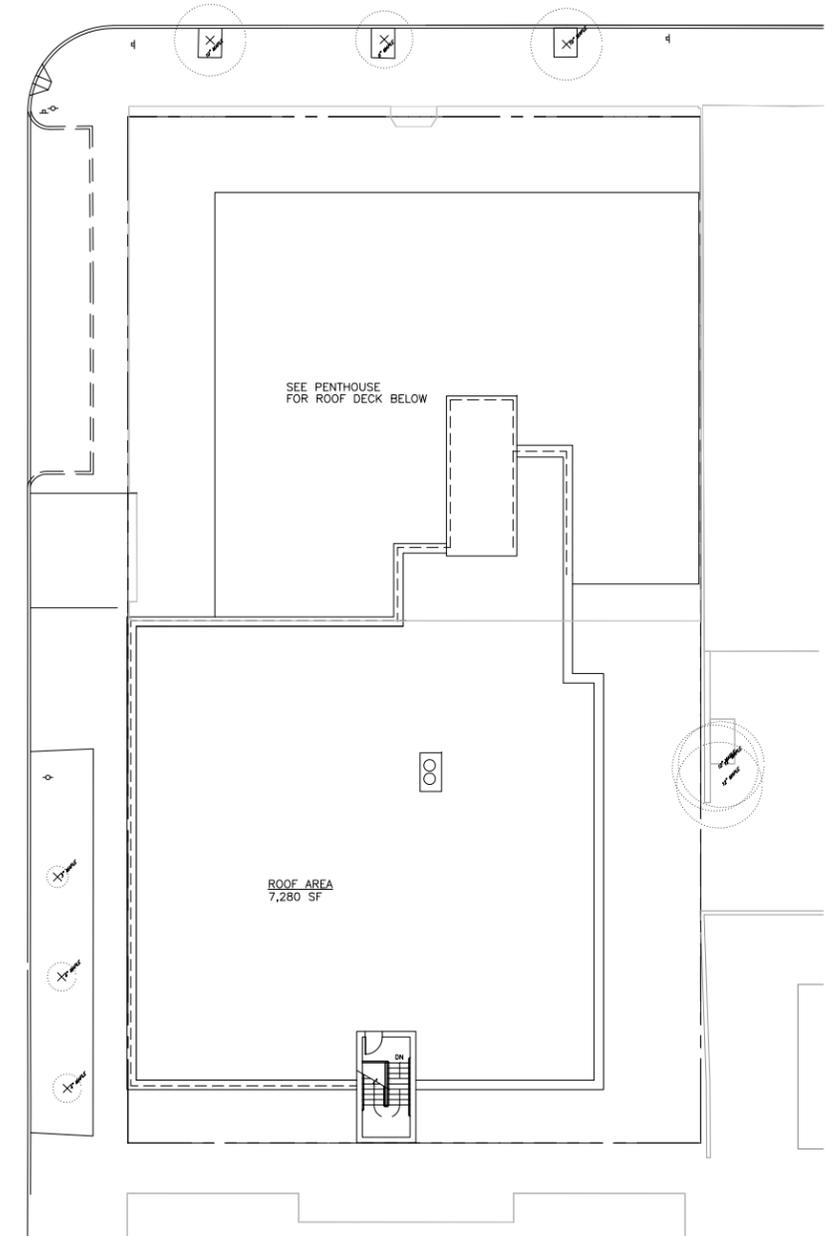
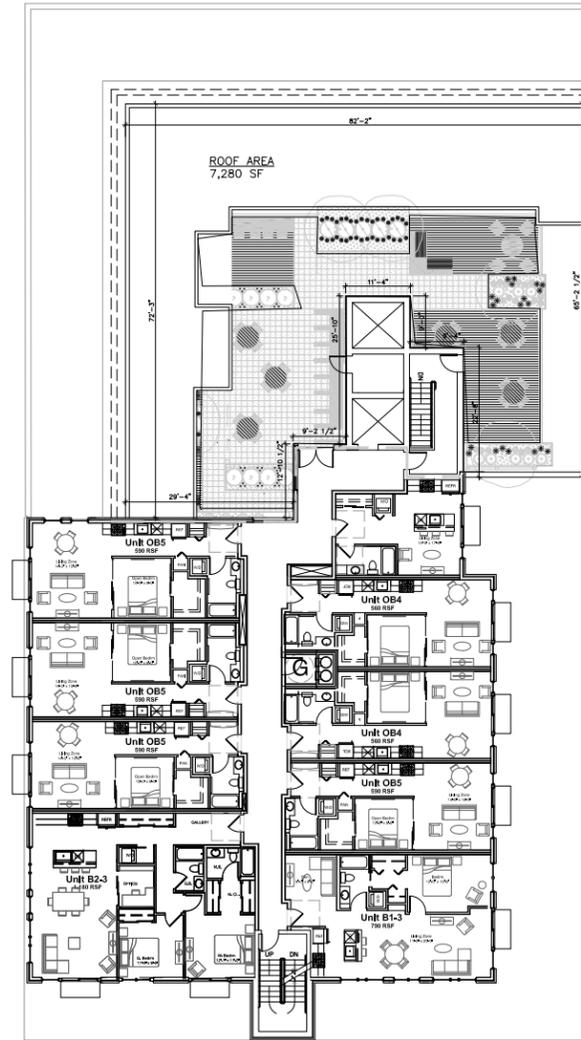
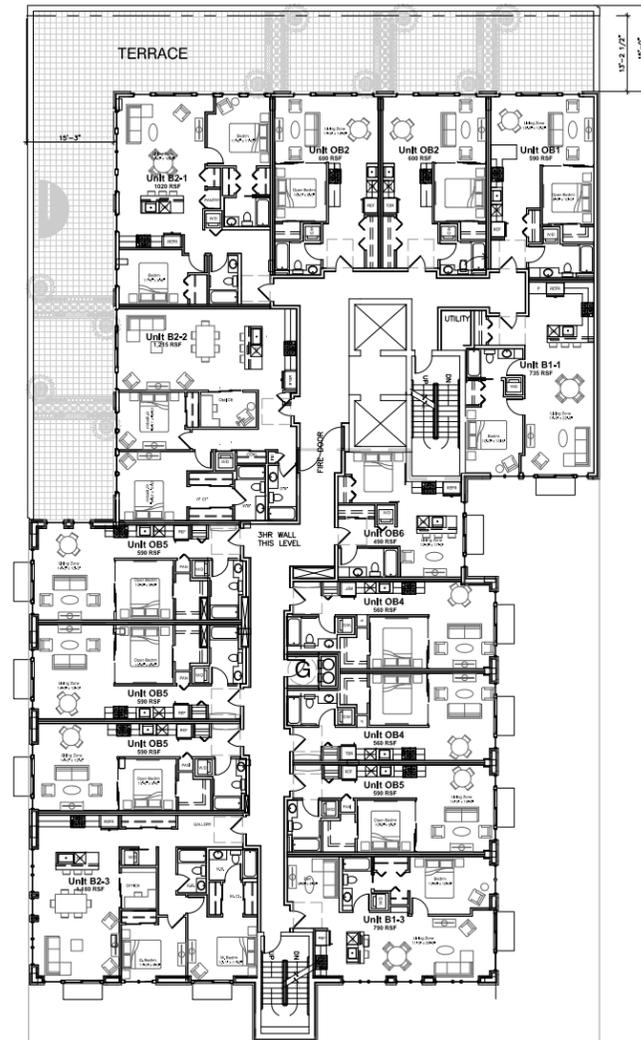
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LEVEL 3 - 7

PENTHOUSE LEVEL

ROOF



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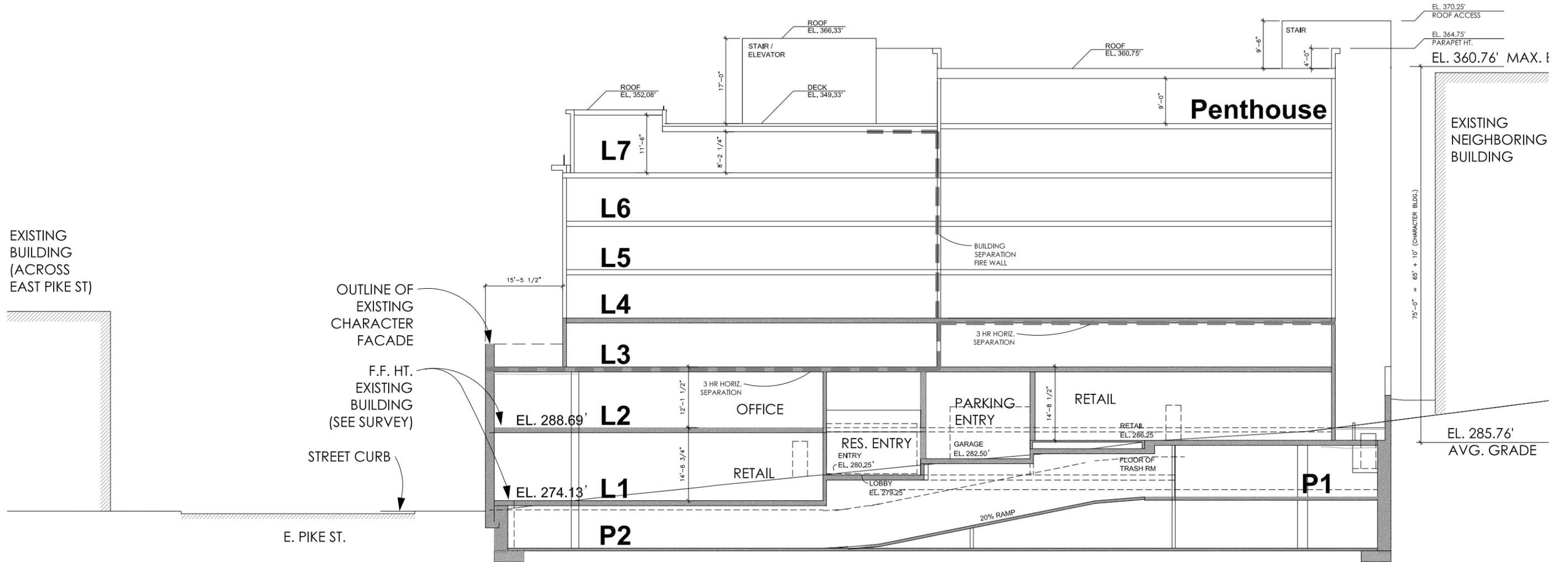
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BUILDING SECTION (AT SUMMIT)



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