



Land Use Data

DPD Project #	3015143
Address	3206 Harvard Ave East
Parcel #	1959703155
Zoning:	NC2P-40
	Eastlake Residential
	Urban Village
FAR:	3.25 Mixed Use Residential & Commercial
Height Limit	40 FT
Height Bonuses	+ Additional Height Allowance Per 23.47A.012.A.1.c
	+ 4' Clerestory Allowance Per 23.47A.012.b
Residential	Courtyard
Amenity Areas	Rooftop Patio
Parking	None Required for Both Residential and Commercial
	PerTable A for 23.54.015.J

Project Information

Developer	Grancorp Larsson, LLC
Area of Lot	8,450 SF
Existing Building	Two story brick building
	6 – Retail/Comm units on ground story at 4,110 SF
	8 – Apartments on second story at 3,890 SF
Site Access	5,026 SF of existing structure
	Comer lot at intersection of
	Harvard Ave E and Eastlake Ave E
only	Designated Pedestrian corridor on Eastlake Ave E Pedestrian
	right of way on East Martin St at the south property line
	Designated parking area west of site on Eastlake Ave E.

Design Objective

The proposed project is a mixed-use structure; with commercial uses at the Harvard Avenue street level and a residential entry that leads to residential apartments on the upper floors. The existing facade of the building at 3206 Harvard Avenue E will be maintained and new construction will be integrated above.

As a family owned building for many years the A.W. Larson Building has a special significance for the client. Preserving the existing facade is the foremost concern for the project. A strong connection to the neighboring Union Bay Lofts, which is also owned by the client, is the second design objective. Creating spaces that synergize the design of both buildings is an important aspect included in the new design. Finally, the high level of noise from Eastlake and the I-5 freeway, averaging 65dB, must me mitigated using cues from the Union Bay Lofts courtyard.

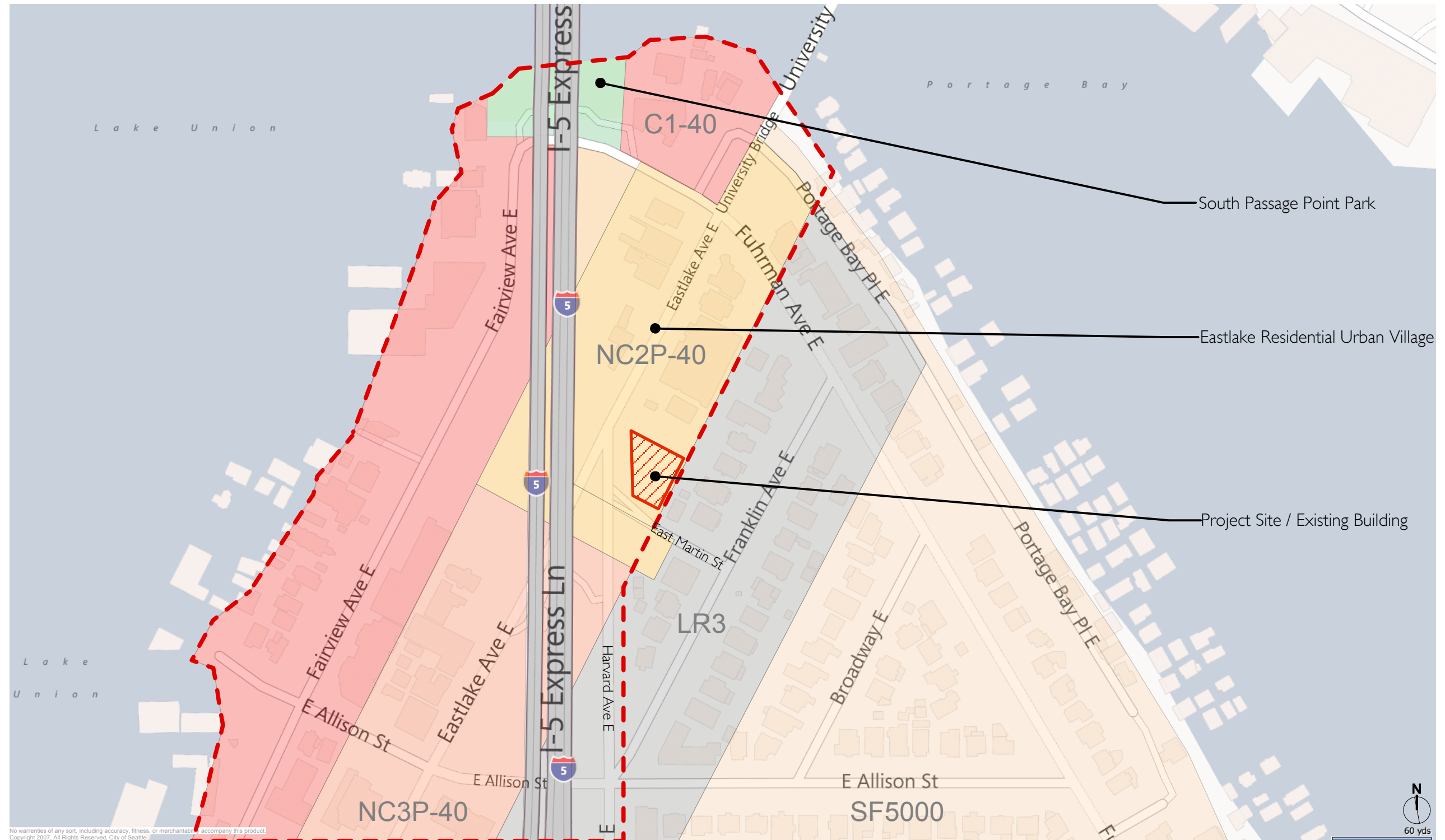
The proposed project consists of the following:

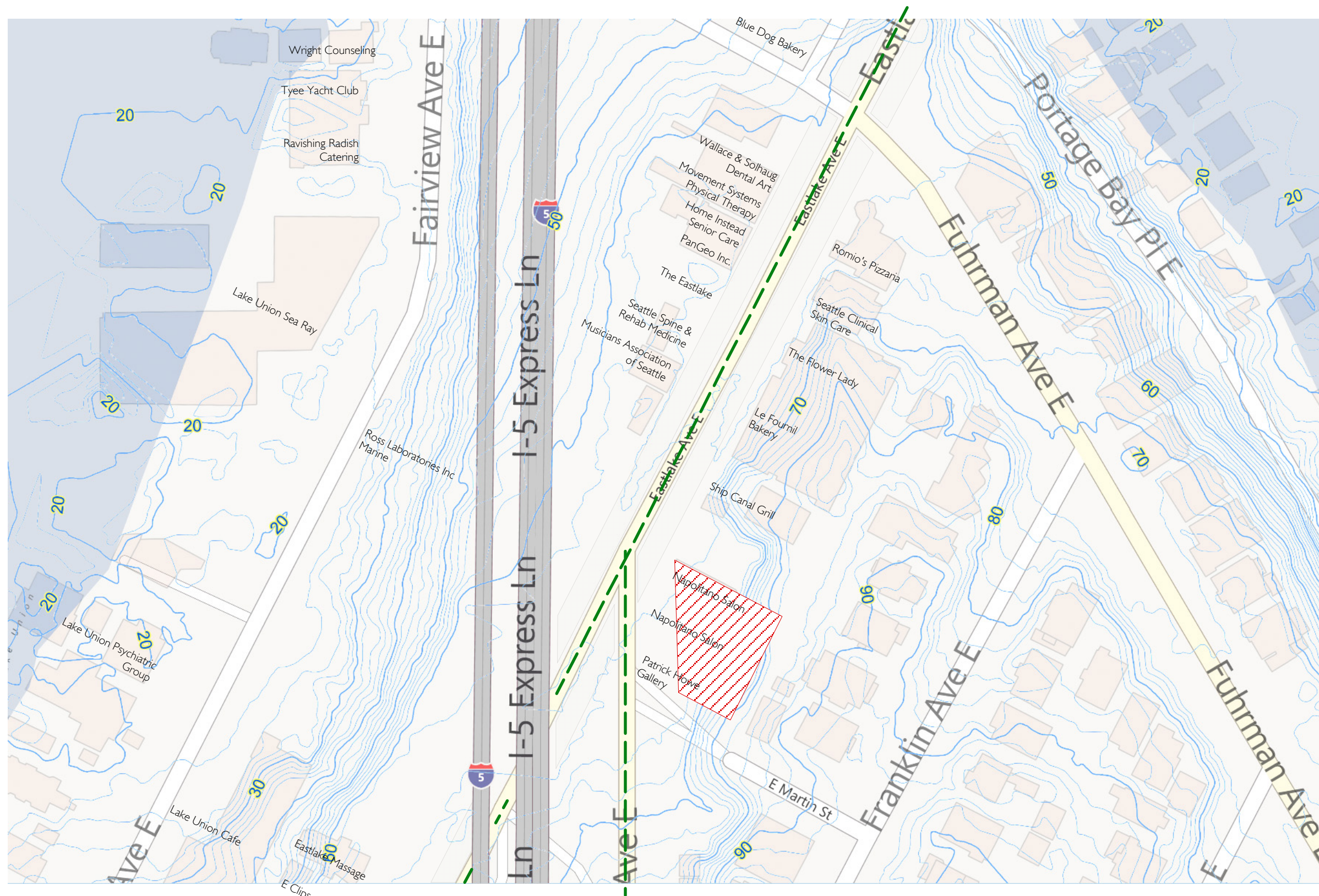
Approximately 41 market rate residential units




2 commercial units totaling 3,775sf

Project Introduction







- Key
-  Pedestrian Areas
 -  Frequent Transit Corridors
 -  Project Site

Vicinity Map

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GRANCORP LARSSON, LLC

A. W. LARSON BUILDING

3206 Harvard Avenue
Seattle DPD # 3015143

EARLY DESIGN GUIDANCE

June 2013

NEIGHBORHOOD & SITE SUMMARY:

The Larson Building is sited at the confluence of three growing and thriving city neighborhoods; Montlake, University District and Eastlake. A pedestrian, bike and public transit friendly area of the city that is accessed by multiple bus lines. At the beginning of the 20th Century the Eastlake area grew rapidly after the ship canal connecting Lake Washington to Lake Union was dug. The Brooklyn Draw Bridge (now the University Bridge) was another major connector to the newly annexed North Seattle Area. This historic bridge and waterfront are key elements of this neighborhood. Over the next few decades the construction of modest to fine homes at the north end of Lake Union began to redefine this area. The post WWII construction of the Interstate-5 Bridge was the last major element that defines the site today.

Today, the intersection of Harvard Ave and Eastlake has transformed into a commercial core serving the surrounding neighborhoods and the University of Washington. The project preserves the existing facade while meeting contemporary demands of accessible storefronts and denser residences. As part of the Eastlake Urban Village plan, the Larson Building promotes density and mixed uses to create a viable and livable center for tomorrow's workers, students and commuters.

Narrowing the scope, the site is on the border of the moderately sized Neighborhood Commercial-2 zone and the Lowrise-1 zone. The project utilizes the steep slope of the site to soften the boundary between these two zones. Commercial activity is designated for the lower elevation at Harvard Ave (NC-2) while walk-up residential units at the upper elevation relate to the Low-rise Residential Zone to the East. The site is surrounded by public right of way on three sides. Harvard Ave to the west, an Alley to the East and the pedestrian only stair and green space of East Martin St to the south. 3206 Harvard Ave shares its north property line with the Union Bay lofts; a mixed-use building of concrete and clad wood-frame that has an interior court as a defining architectural element.

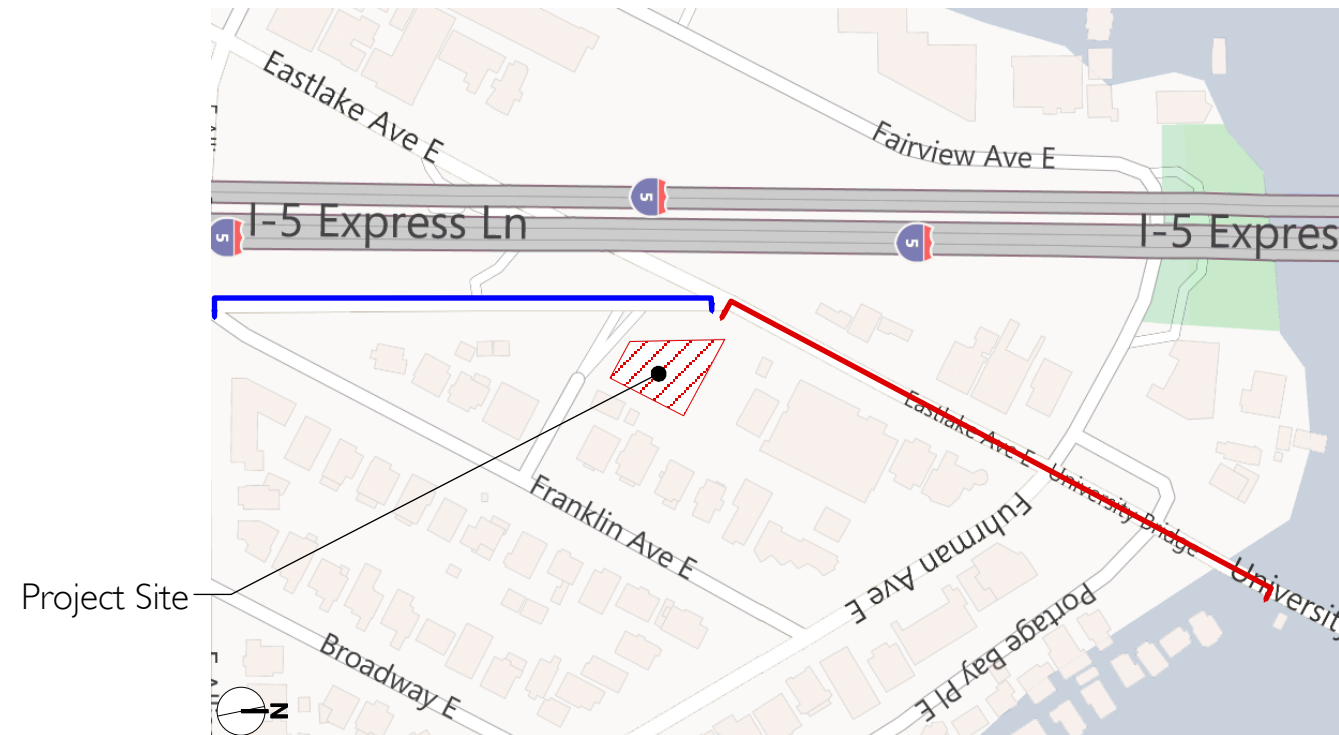
The existing building was constructed circa 1924 on the site. The preservation of its facade is the defining architectural element of the new Larson Building. Most of the street-facing facade is glazed large display windows between terracotta pilasters. The second story has square punched windows set in brick. This facade will be preserved and integrated into the design of the proposed building. The construction of two new stories above the facade seeks to compliment the scale of the existing structure.





North of Site – Looking East

To the north of the site a variety of building types exist. Commercial activities engage the street with apartments taking up the upper stories. The NC2P-40 zone runs to the ship canal north of the site. At the left of the image the University Bridge begins to cross Portage Bay to the University of Washington beyond.



Project Site

South of Site – Looking East

To the south of the site is the public right of way East Martin Street. These pedestrian stairs and foliage create a buffer between the NC2P-40 zoning of the site and the residential LR3 zone to the south and east.



Project Site

Area Photos - Facing East

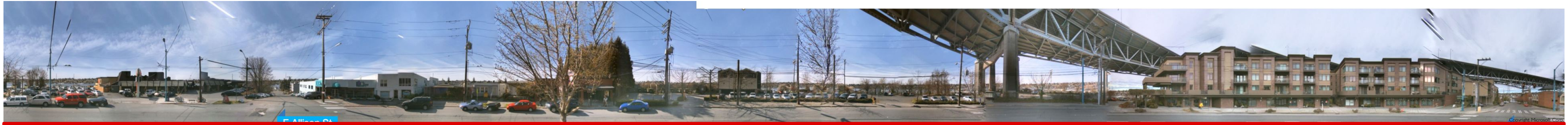
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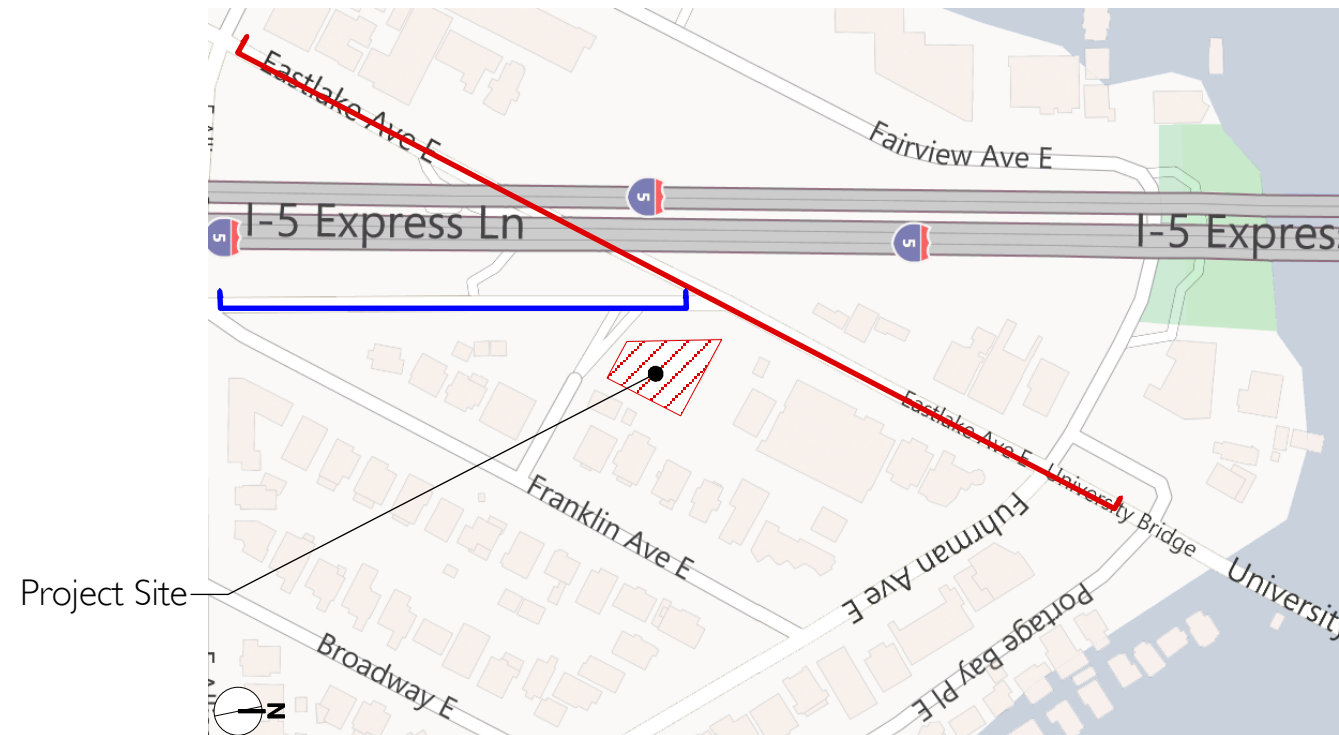
A. W. LARSON BUILDING
3206 Harvard Avenue
Seattle DPD # 3015143

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Eastlake Ave East - Looking West

Along Eastlake Ave E looking west a variety of buildings and commercial activities occur; from restaurants and small offices to larger mixed-use buildings such as the one at the right side of the image. The shores of Lake Union and Queen Ann Hill beyond can be seen.



Project Site

South of Site - Looking West

To the south of the site looking west is a small park. Above this park the I-5 freeway bridge runs south until it meets the grade of North Capitol Hill.



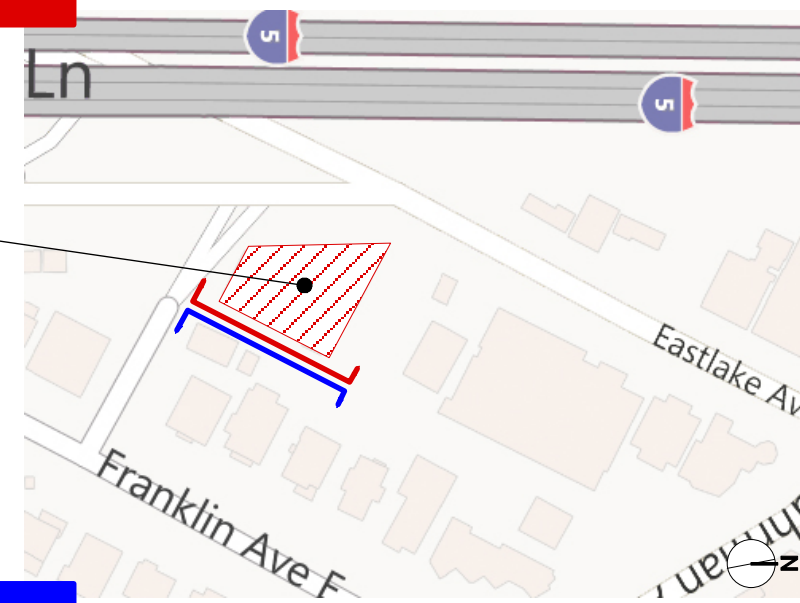
Area Photos - Facing West



Union Bay Lofts

Alley - Looking West

Looking West from the alley towards the site the presence of dense foliage on the easement of East Martin Way is apparent. The existing two story structure can be seen beyond the wood fence. To the left of the photo (North) are the Union Bay Lofts.



Project Site



Alley - Looking East

The beginning of the LR3 zone residential neighborhood to the east of the site is shown here. Garages and gravel parking areas line the alley with the main entrances on East Martin St or Franklin Ave E

Area Photos - Alley



2851 On Lake Union

- Lengthy facade is broken up by projecting bays.
- Strong roofline gives the top of building a defining edge
- Middle recess clearly dictates building entrance
- Bays that are projecting the most are given the boldest color palette
- Lack canopies for weather protection
- Street level bays break down an otherwise lengthy facade
- Great variety of material and color



Ruby Condominiums

- The setback at the second level provides westward views for all units
- Retail along Eastlake at the ground floor provided with ample glazing
- Colors coordinate with material palette
- Angular elements break away from the strict rectilinear building format
- C shape massing buffers courtyard from freeway noise behind



Union Bay Lofts

- Contemporary materials .
- Illusion to bay window typology succeeds in the recantation of brighter units and unique building
- Parking between retail and residential
- Slope site condition is reflected in building massing.
- Utilizes an interior courtyard to create an acoustically insulated space from the I-5 freeway

Local Architectural Elements

Coronado Apartments



- An example of Seattle Worlds Fair period architecture
- Similar to many other apartment buildings in the Eastlake area
- Parking instead of commercial activities occupy the ground floor

Eastlake 6



- These townhouses highlight a trend in Eastlake architecture of modern forms and contemporary materials
- Abutting the I-5 freeway, the building minimizes fenestration to reduce noise pollution while providing a courtyard and views to the west

The Ives



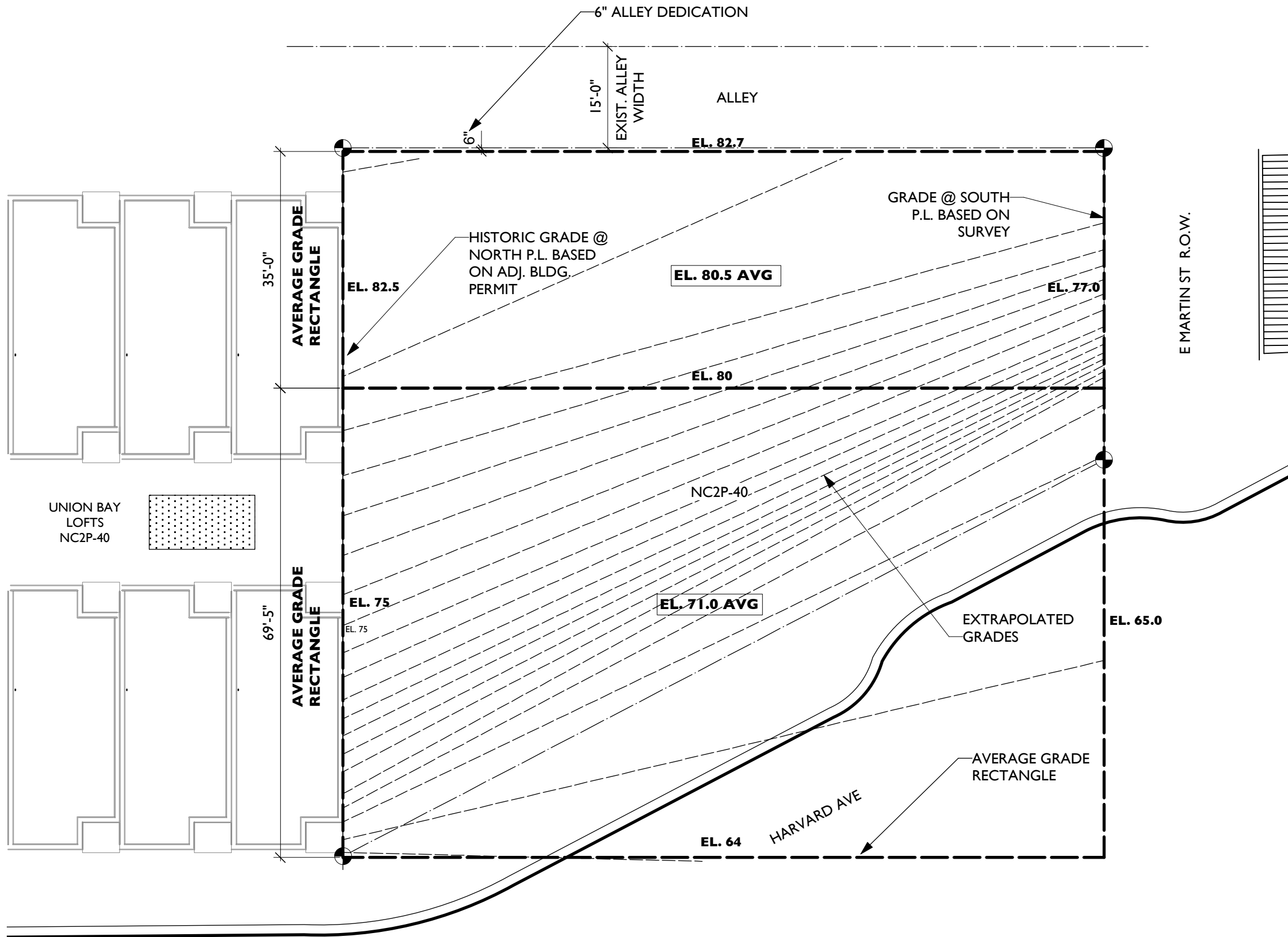
- Located up-hill from the site on East Martin St, this building is typical of early 20th C. brick apartments in Seattle
- A strong detailed archway that marks the entrance and a detailed pediment are the defining architectural elements of this style

Lake Union House Boat



- An eclectic houseboat taking cues from the nautical tradition of Lake Union
- This photo with the I-5 freeway in the mid-ground and the site in the background highlights the context of the site in relation to its surroundings and the lake

Neighboring Buildings

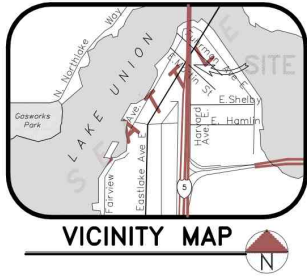


-The pedestrian public right of way of East Martin St abuts the south property line of the site
 -Landscape improvements to the current parking area are proposed to harmonize with the heavy foliage of the slope



-The sidewalk is fifteen feet wide and includes a load/unload zone, street trees and planters. No improvements to the sidewalk on Harvard Ave East are proposed

Zoning Issues - Average Grade



VICINITY MAP



FUHRMAN AVE E

PRELIMINARY

FRANKLIN AVE E

LEGEND

- ABAN ABANDONED
- ASPH ASPHALT
- ASPH ASPHALT EDGE
- BRICK SURFACE
- BUILDING LINE
- BC BUILDING CORNER
- BOLLARD
- BVA BUILDING VEHICLE ACCESS
- CB CATCH BASIN
- CC CONCRETE CURB
- CI CAST IRON
- CONCRETE SURFACE (CONC)
- CP CONCRETE PIPE
- CRW CONCRETE RETAINING WALL
- CHAIN LINK FENCE (CLF)
- CTV CABLE TV
- CTVV CABLE TV VAULT
- CW CONCRETE WALK
- DEC DECIDUOUS TREE
- DWY DRIVEWAY
- ECG ELECTRICAL CONDUIT
- EHH ELECTRICAL HANDHOLE
- EM ELECTRICAL METER
- EMH ELECTRICAL MANHOLE
- EPB ELECTRICAL PANEL BOX
- ET ELECTRICAL TRANSFORMER
- EV ELECTRICAL VAULT
- FFE FINISHED FLOOR ELEVATION
- FI FIRE HYDRANT
- FOUND MONUMENT IN CASE
- G GAS MAIN
- GM GAS METER
- GV GAS VALVE
- GUY ANCHOR
- GUY POLE (WOOD)
- HH HANDHOLE
- IE INVERT ELEVATION
- IP IRON PIPE
- LIGHT POLE (METAL)
- LIGHT POLE (WOOD)
- LANDSCAPE PLANTER
- LSCAPE
- MANHOLE
- MONUMENT LINE
- OHG OVERHEAD GUY LINE
- OHV OVERHEAD POWER LINE
- OHT OVERHEAD TELEPHONE LINE
- (P) PAINTED UTILITY LOCATION
- PEDESTRIAN SIGNAL
- PS COMBINED SEWER
- PSD PIPE STORM DRAIN
- PSS SANITARY SEWER
- PRIVATE CATCH BASIN
- RECORD DATA
- ROCKERY
- SD SERVICE DRAIN
- SDCO STORM DRAIN CLEANOUT
- SSS SANITARY SIDE SEWER
- SSCO SANITARY SEWER CLEANOUT
- SIGN
- STREET NAME SIGN
- STL STEEL
- STRAIN POLE (METAL)
- STRAIN POLE W/LUMINAIRE
- STREET LIGHTING
- TC TRAFFIC CONTROL
- TRAFFIC CONTROL CABINET
- TELEPHONE CONDUIT
- TOP ELEVATION
- TMH TELEPHONE MANHOLE
- TS TELEPHONE SENTRY
- TV TELEPHONE VAULT
- TRAFFIC SIGNAL
- TRAFFIC FLOW DIRECTION
- UTILITY POLE (WOOD)
- UPO
- W WATER LINE
- WG WATER GATE VALVE/ CHAMBER
- WM WATER METER
- WV WATER VALVE
- WV WATER VAULT
- WF WOOD FENCE (WF)

BENCHMARK SNV-999351
STANDARD USC&GS DISK
ELEVATION = 62.49

(IN FEET)
1 inch = 20 ft.

FUHRMAN AVE E

HARVARD AVE E

EASTLAKE AVENUE EAST

E. MARTIN ST.



BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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2009 MINOR AVE EAST
SEATTLE, Washington
98102-3013
WWW.BRHINC.COM



BOUNDARY & TOPOGRAPHIC SURVEY
GRANCorp LARSSON LLC
3206 HARVARD AVE. E
SEATTLE KING COUNTY WASHINGTON

drawn by	checked by
JAL/FWH	JMH
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Existing Building

Site Area:	8,450 SF
2 Story Building:	5,026 SF
FAR:	1.68

The existing mixed use building consists of a brick and terra-cotta facade with a wood frame structure behind. We propose demolishing the structure and preserving the facade.

Development Objective

The proposed project is a mixed-use structure; break commercial uses at the Harvard Avenue street level and a residential entry that leads to residential apartments on the above floors. The existing facade of the building at 3206 Harvard Avenue will be preserved and new construction will be integrated above. Parking will be on a lot located directly across the street.

The proposed project consists of the following:

- Approximately 41 market rate residential units
- 2 commercial units totaling 3,775sf

Supporting Statements for the Preferred Scheme

The A.W. Larson Building responds to recommendations from the Design Review Guidelines for Multifamily and Commercial Buildings. Research of the the Eastlake area and studies of local responses have informed the design of the project. The preferred scheme will be a positive addition to the Eastlake Urban Village and architectural identity of Seattle.

A-1: Responding to Site Characteristics: The site elevation steps up 17' from west to east. Using the Structure height measurement formula in section 23.86.006 of the Seattle Land Use Code, three voluminous sections of increasing height respond to the site's natural topography.

A-3: Entrances Visible to the Street: By preserving the existing building facade the decorative pediment over the entry remains. This strong visual delineation of the entry draws peoples' eye and creates an inviting and noticeable entry.

A-5: Respect for Adjacent Sites: The other structure that shares a property line with the site consists of two volumes separated by an interior courtyard. Rather than occupying the space adjacent to the courtyard the proposed building mirrors this outdoor space across the north property line. The synergy of these large outdoor areas maximizes daylight and completely encloses the space, shielding it from the high noise levels of the I-5.

B-1: Height, Bulk, and Scale Compatibility: By responding to the site topography and stepping back the upper floor, the bulk of the project is reduced to be in scale with neighboring buildings. With the preservation of the facade and the unique siting at the southern end of a NC2P-40 zone, the building starts to become an informal gateway for the commercialized zone to the North. The proposed four story facade on Harvard Ave E is comparable in scale to the successive buildings north of the site.

C-3: Human Scale: The inclusion of a courtyard in the project fosters a more connected environment between neighbors in the building. In relation to the street, the facade with its intricate detailing and delineated bays preserves the existing scale and pedestrian experience. The upper floors of new construction will be designed to fade into the background and incorporate elements of the existing facade.

D-8: Treatment of Alleys: The alley easement is the border between the NC2P-40 zone and the LR3 zone east of the site. Therefore the design intent is to activate this area with walk up units that are more in scale with their neighbors. Utilities dumpsites and service areas will be contained inside the structure to maintain the residential nature of the alley.

E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites: Street trees and planters to the west of the building will be retained. To the south of the site exists the pedestrian only easement of East Martin St. This wooded slope has mature trees and underbrush as well as a public pedestrian stair. The design intent is to maintain the setback of the historic facade and landscape the remaining portion of the property to better connect the site to the greenspace and pedestrian area.

Design Objectives



Supporting Statements for the Preferred Scheme

Through the study of buildings along Eastlake Ave E, successful responses to common conditions from similar projects were found. The auto heavy traffic corridor of Eastlake presents a challenge for the residential building typology. Among the studied buildings, the I-5 freeway has a strong presence in this neighborhood. The mitigation of these conditions, while not forsaking the need for a strong pedestrian streetscape is what will be heeded in the design of the A.W. Larson Building.

Delving into the A.W. Larson site in particular, we concluded that the best way to acknowledge the existing facade is not to copy it but contrast it. The selection of modern materials, drawing on the nautical and industrial tradition of Eastlake, will aid in this objective. The strong color palette used by other neighborhood buildings is another way in which the addition can be distinguished from the existing. Cues can also be taken from the proportions and rhythm of the pilasters and punched openings of the existing facade.

As a new member of the Eastlake neighborhood, the A.W. Larson building seeks to compliment the built environment it is joining; all while paying close attention to surrounding design constraints and the importance of the growing pedestrian factor in the area.



Supporting Statements for the Preferred Scheme

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C-2: Architectural Concept and Consistency.

The existing masonry facade provides proportional cues to the proposed upper levels. The upper level facade will reflect the rhythm created by the pilaster bays of the street level retail and the window spacings of the second level apartments. Overall facade height along Harvard Avenue will match the building to the north.

C-3: Human Scale: The inclusion of a courtyard in the project fosters a more connected environment between neighbors in the building. In relation to the street, the facade with its intricate detailing and delineated bays preserves the existing scale and pedestrian experience. The upper floors of new construction will be designed to fade into the background and incorporate elements of the existing facade.

C-4: Exterior Finish Materials

In order to contrast with the existing masonry facade, the upper levels may be clad in factory painted metal panels or integrally colored cementitious panels. Colors for upper stories will be selected to create contrast and help recede from existing masonry facade.

D-8: Treatment of Alleys: The alley easement is the border between the NC2P-40 zone and the LR3 zone east of the site. Therefore the design intent is to activate this area with walk up units that are more in scale with their neighbors. Utilities dumpsites and service areas will be contained inside the structure to maintain the residential nature of the alley.

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Design Objectives

Scheme A (Preferred)

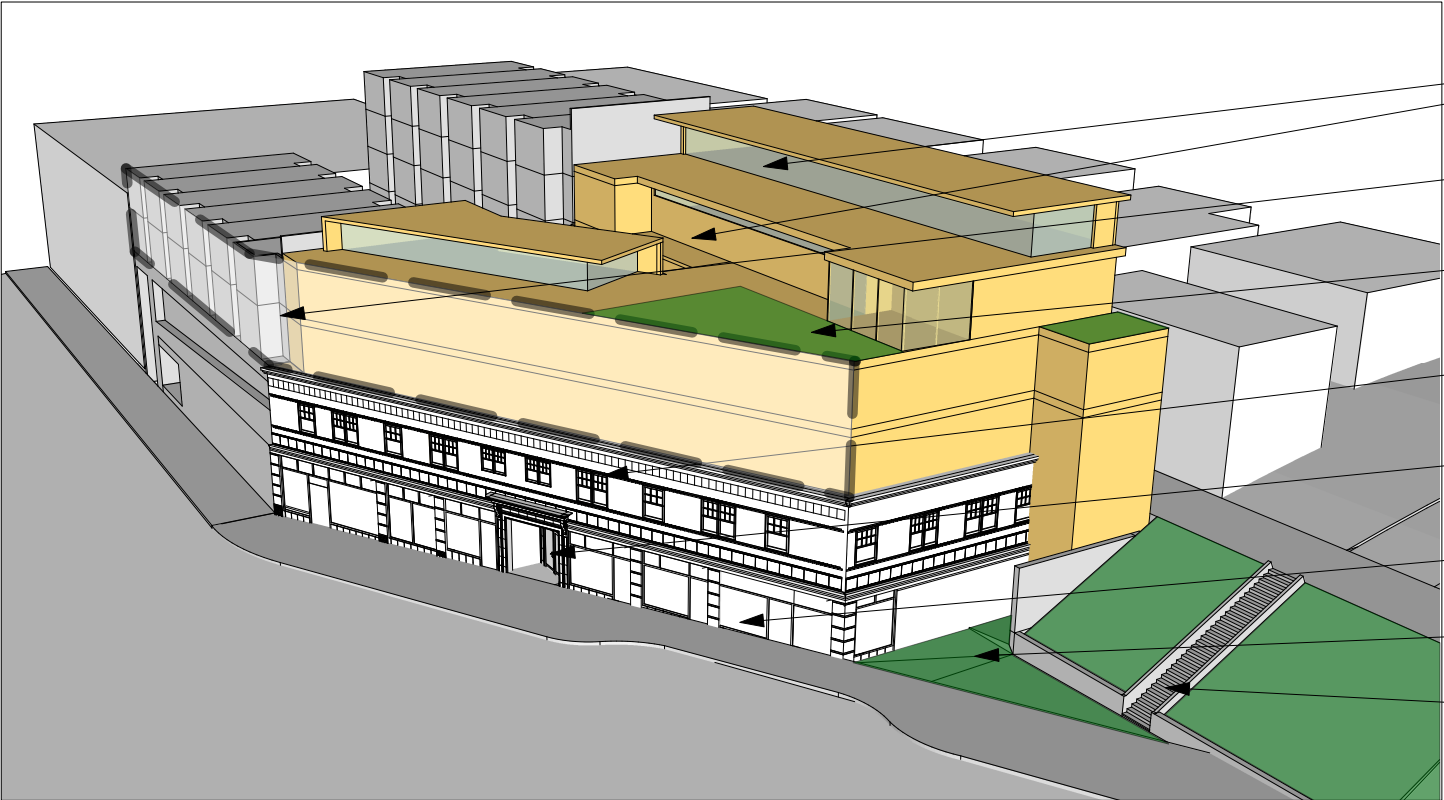
5 Story Mixed Use Structure

5- Story Building = 26,862 SF Total
FAR = 3.17 (3.25 Allowed)

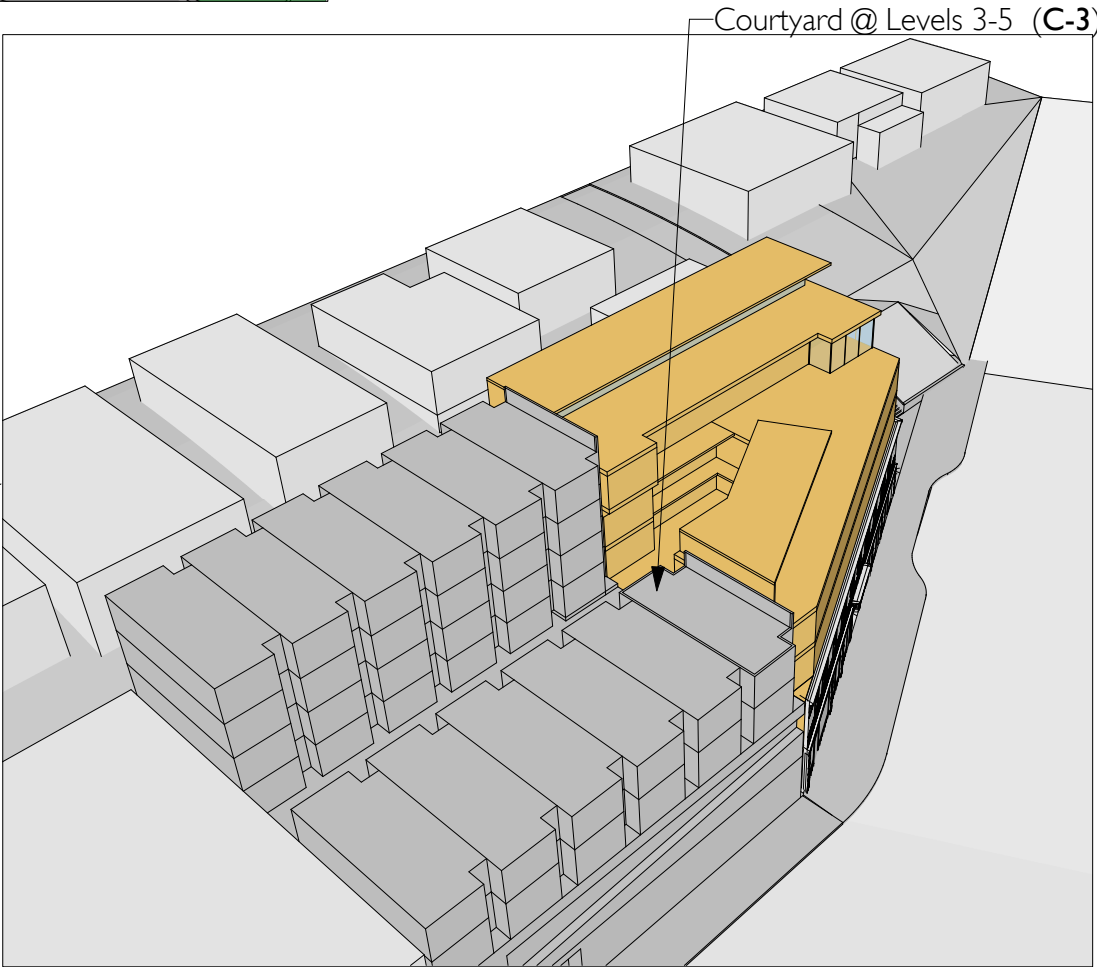
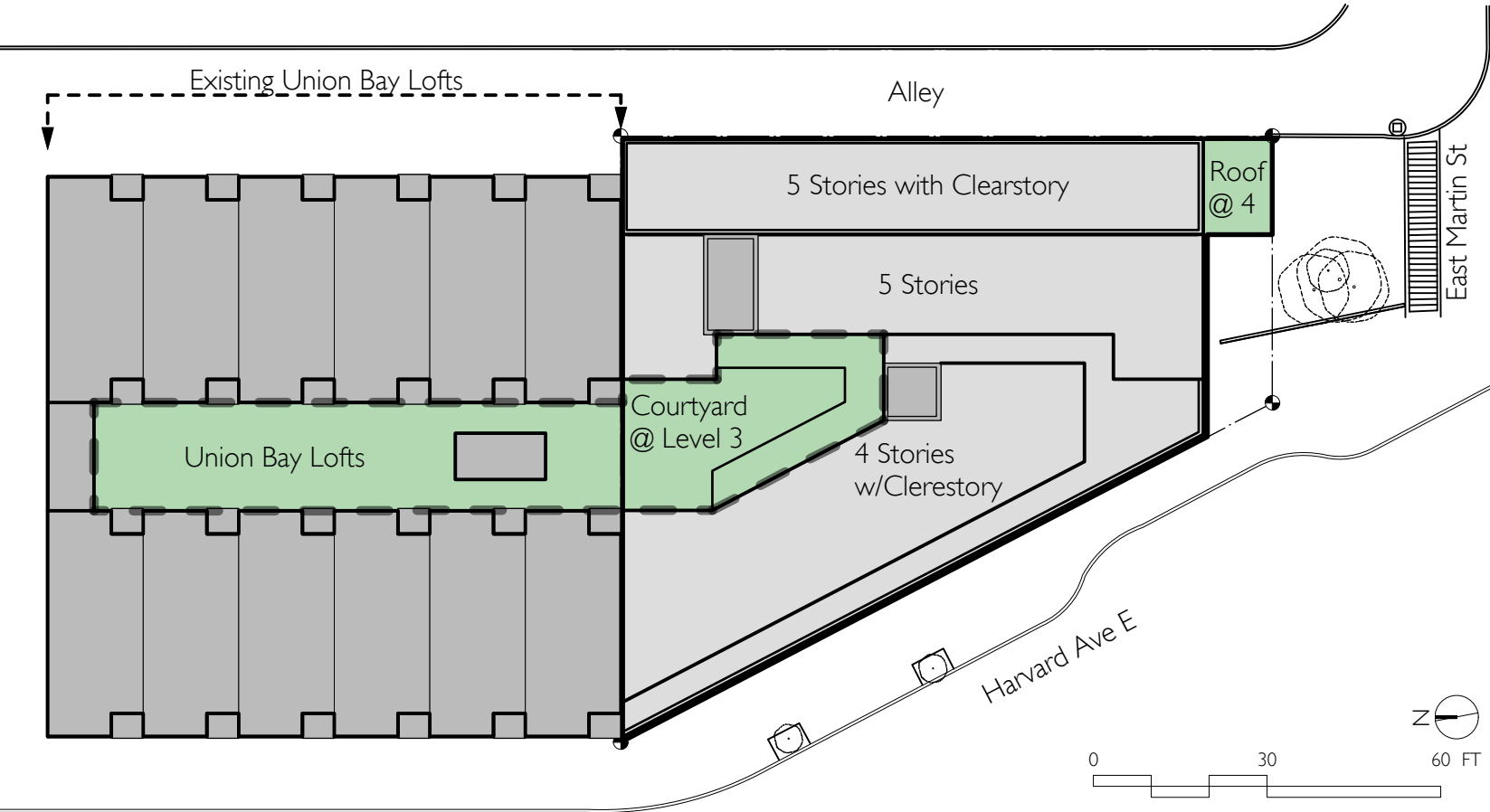
LEVEL 1 = 3,662 SF (Com.) 3,858 SF (Aux.)
LEVEL 2 = 7, 365 SF (Res.)
LEVEL 3 = 6,152 SF (Res.)
LEVEL 4 = 6,152 SF (Res.)
LEVEL 5 = 4,530 SF (Res.)

2nd Flr Lightwell = 130 SF
3rd Flr Courtyard = 1,000 SF
5th Flr Green Roof / Terrace = 2,300 SF

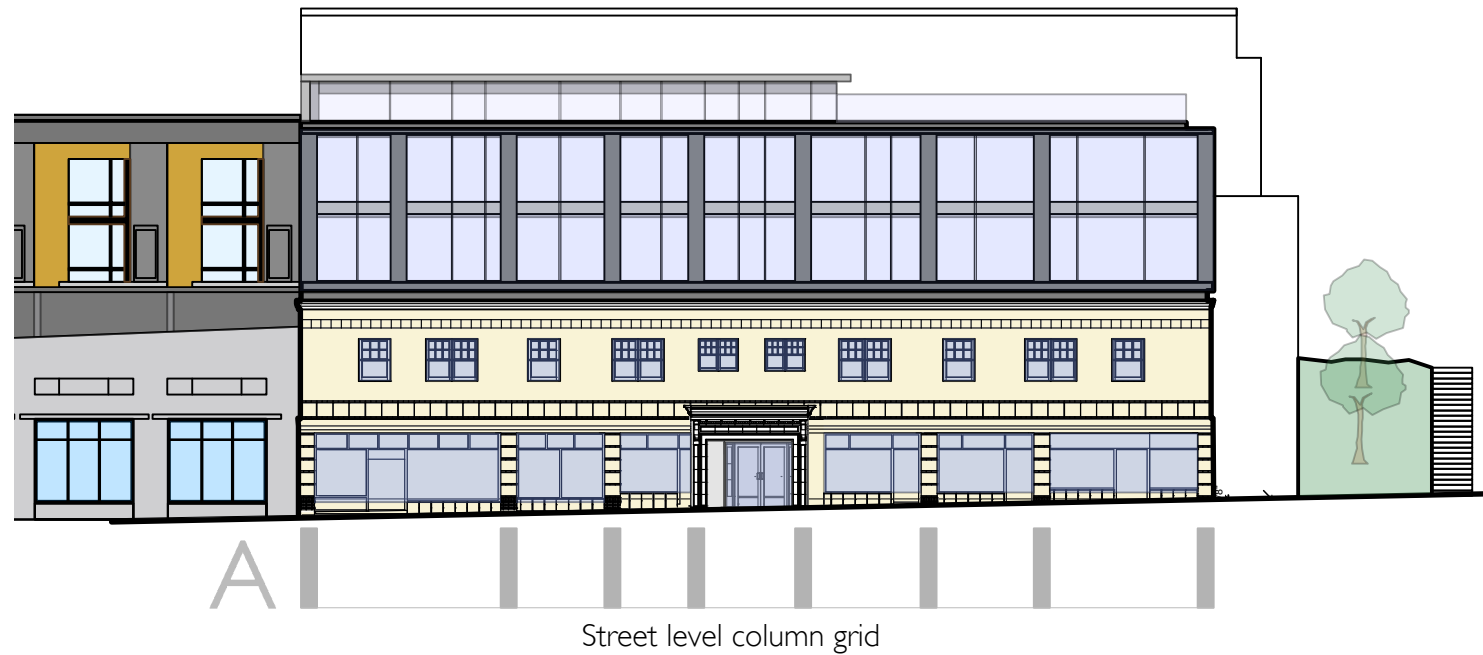
- This scheme retains the existing facade with 2 stories above.
- A fifth story of loft type residencies is set back significantly from the historic facade.
- The Union Bay Lofts courtyard to the north is mirrored and at the third through fifth stories to create a large open and visually connected amenity space for both buildings.
- The creation of an inner courtyard rather than an upper level setback at Harvard Ave Side
- Aligns with Union Bay Loft's facade and reinforces street edge continuity



- Residential @ Levels 2-5 (A-1)
- Facades in Alignment (A-5)
- Rooftop Amenity Space (C-3)
- Existing Building Facade
- Residential Entry (A-3)
- Commercial @ Street level
- Landscape Area (E-1)
- Existing Steps at E Martin St



Scheme (A) – Preferred



Option A

- Line up upper level facade elements with street level column grid.
- Window wall system.
- Contemporary
- More open, transparent and lighter.
- Does not line up with 2nd story windows.
- Siding "bands" aesthetic.

Option B

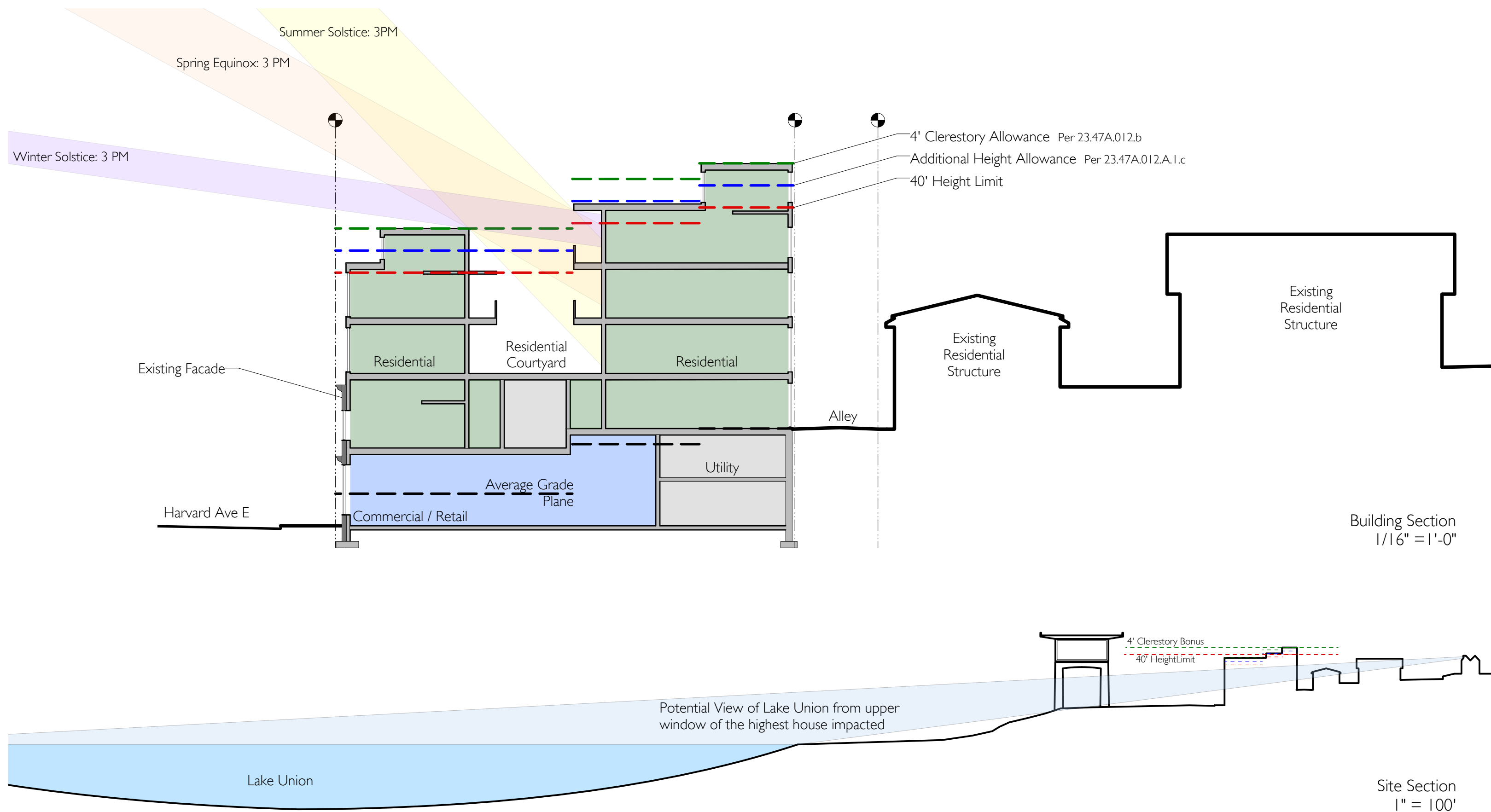
- Line up with 2nd story window spacing.
- Larger floor to ceiling openings.
- Contemporary.
- Paneled siding aesthetic.

Option C

- Punched openings lined up with 2nd story windows.
- Traditional proportions.
- Raised window sills.
- Accentuated parapet coping.
- Punched opening aesthetic.



Scheme (A) – Elevation Studies



Scheme (A) – Section

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3206 Harvard Avenue
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Scheme B

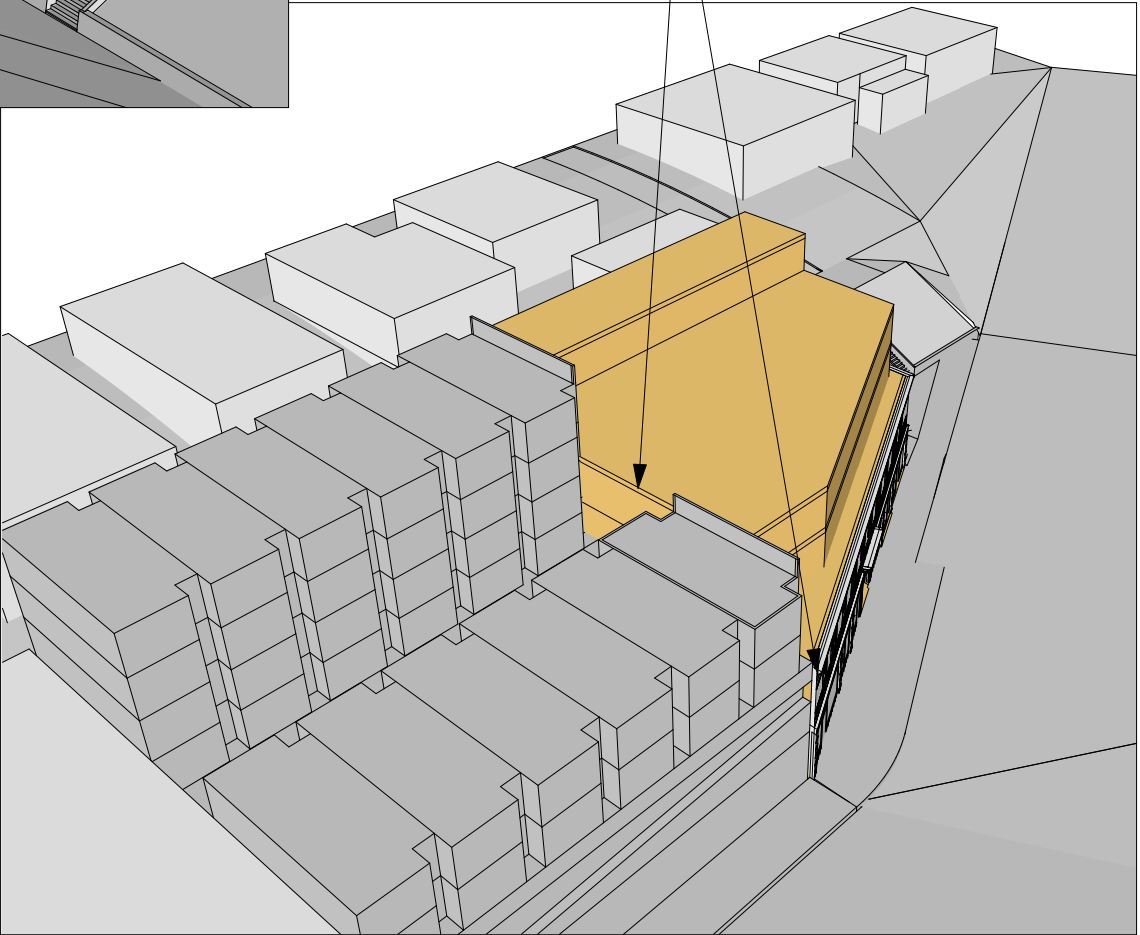
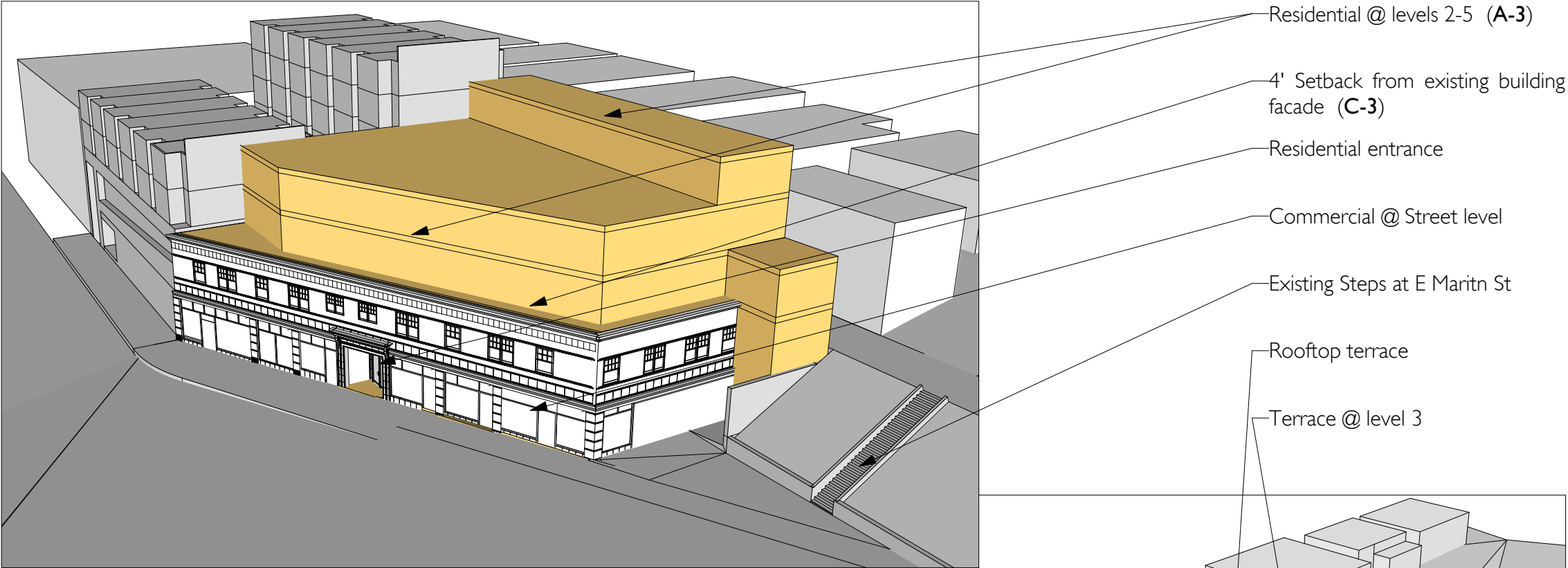
5 Story Mixed Use Structure

5- Story Building = 26,255 SF Total
FAR = 3.10 (3.25 Allowed)

Below Grade = - 4,545 SF
LEVEL 1 = 3,662 SF (Com.) 3,858 SF (Aux.)
LEVEL 2 = 7,165 SF (Res.)
LEVEL 3 = 6,900 SF (Res.)
LEVEL 4 = 6,900SF (Res.)
LEVEL 5 = 2,350 SF (Res.)

2nd Flr Terrace = 740 SF

- 4' setback for existing facade
- A terrace at the third level is created at the North-West corner.
- A fifth story is provided at the east portion of the site. The significant setback is dictated by the sloped site height limit
- Discontinuity with Union Bay Loft Facade
- Does not allow for inner courtyard
- Discontinuity of Union Bay Courtyard



Scheme (B)

Scheme C

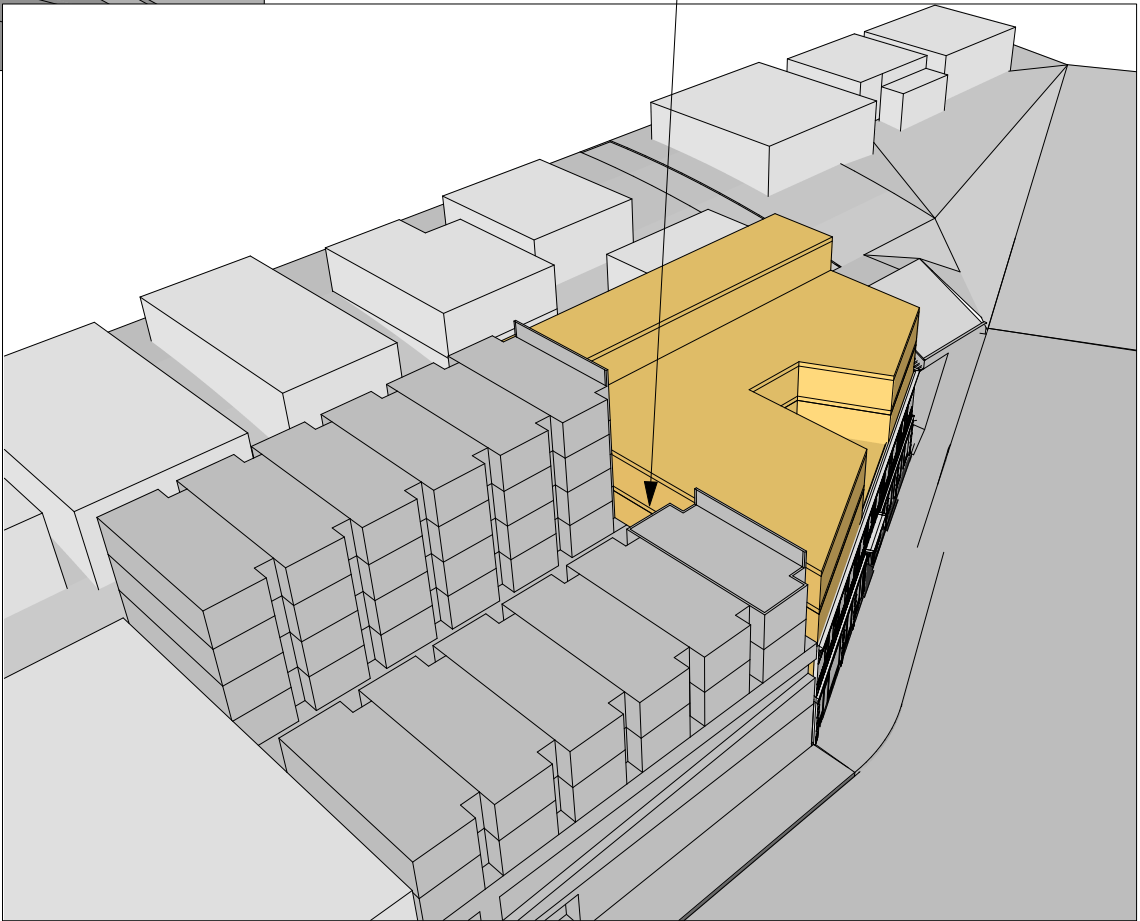
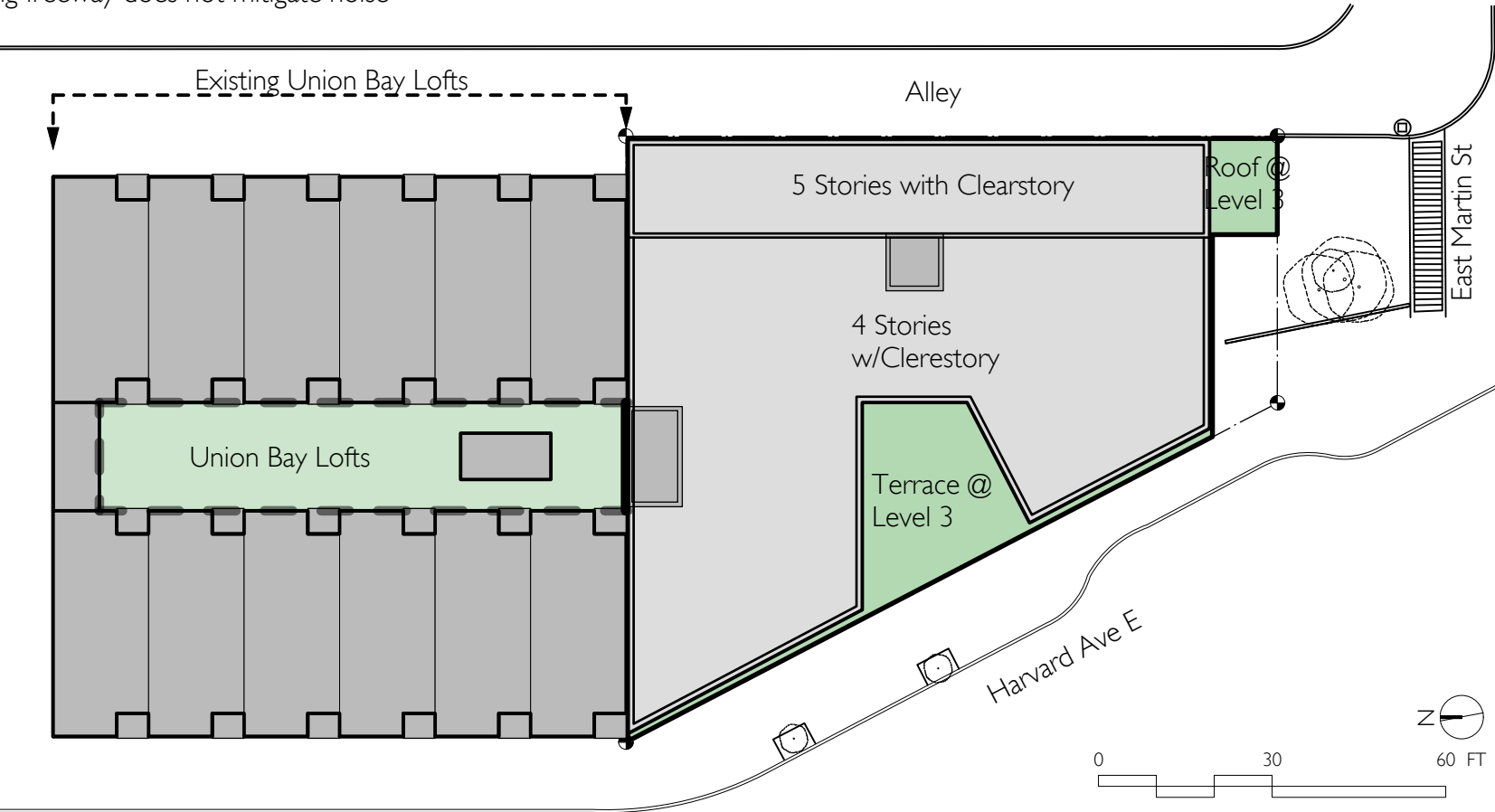
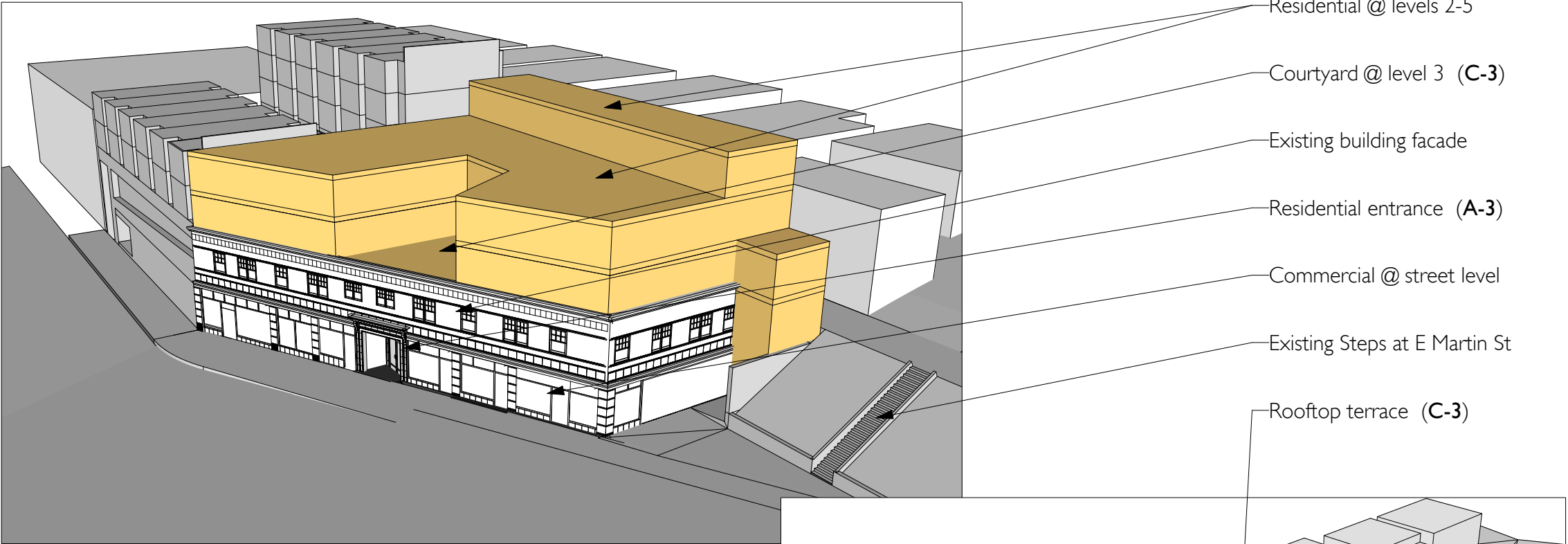
5 Story Mixed Use Structure

5- Story Building= 26,022 SF Total
FAR = 3.07 (3.25 Allowd)

Below Grade = - 4,545 SF
LEVEL 1 = 3,662 SF (Com.) 3,858 SF (Aux.)
LEVEL 2 = 7,165 SF (Res.)
LEVEL 3 = 6,941 SF (Res.)
LEVEL 4 = 6,941 SF (Res.)
LEVEL 5 = 2,000 SF (Res.)

2nd Flr Terrace = 700 SF

- This scheme preserves the historic building facade. A courtyard above the historic entrance is carved out of the third and fourth floor building mass.
- A fifth floor is set back significantly like in Schemes A & B. The courtyard at the third floor provides a distinctive marking for the historic and ornate entrance to the preserved facade.
- Discontinuity of Union Bay Courtyard
- Does not affirm triangular shape of existing building
- Courtyard facing freeway does not mitigate noise



Scheme (C)

Profile

Johnson Architecture & Planning LLC , founded in 1987, is dedicated to collaborating with our clients to achieve extraordinary projects in the urban environment. Our firm provides its clients architectural and planning services designed to fit their individual needs and experience, including site and project feasibility analysis, project development services, architecture, urban planning, space planning and construction management.

Our core philosophy of architectural practice is to find the most imaginative, appropriate and cost-effective solutions that meet the highest standards of design and amenity. Throughout our practice, we have worked on and enjoyed the challenge of highly complex and programmatically difficult projects. Above all, we approach each project as an opportunity to provide a legacy of good buildings in our community and to create a noteworthy design that fully meets our client's expectations.

Our experience includes design work for corporate, institutional, private and non-profit sector clients throughout the Puget Sound region. Of particular importance to our clients is the skill we have acquired in managing all phases of the planning, design and development process, and in the relationships we have established with local officials and agencies in the region. Participation on many public commissions and committees has provided us strong skills in working with local communities and stakeholders as well as enhancing our awareness of the complex regulatory environment, helping us accurately define the development possibilities for our clients.

Previous Experience:

Ruby Condominiums



Ruby Condominiums are designed to fit a very intriguing but challenging urban site. Taking full advantage of dramatic Lake Union and city views and the adjacent Allison Park, the building is also designed to mitigate the presence of the I-5 Ship Canal Bridge. All fifty-two condominiums are provided exceptional views to the west, and private terraces or balconies. A large common terrace provides a foreground to the view and softens the presence of Eastlake Avenue. The ground level provides a continuous retail frontage to support the thriving Eastlake business district. Underground parking access is discretely located on the side street.

Eastlake Condominiums



The Eastlake Condominiums is a mixed-use building overlooking Seattle's Lake Union with eighteen loft style residential units. The building is of brick and concrete and is patterned after traditional commercial loft buildings. The open floor plan residences have exceptionally tall

ceilings, with most having mezzanine levels as well as balconies and bay windows. The topography of the lot allows the residential entrance to be on the quiet side street, with the ground floor spaces fronting on the busy commercial street, providing space for a sidewalk cafe and for flexible leasing options. All parking is below grade, accessed off the alley. Through design review, we were allowed to increase lot coverage from the allowed 64 percent to 79 percent.

VEER Lofts



The new Veer Lofts are a key part of the South Lake Union transformation of an industrial backwater to a bustling downtown neighborhood. Veer is a 99-unit residential condominium that combines references to the neighborhood's industrial heritage, innovative construction techniques and dramatic living spaces. With a combination of ground level townhouses, two story lofts and high-ceilinged, open floor plans, the building is designed to offer first time home-buyers an exceptional range of options. Veer achieves its strong aesthetic image, openness, quiet interiors and structural height through the use of a unique application of heavy timber and concrete framing that we have developed in conjunction with our acoustical and structural engineers.

Trace Lofts & Trace North Buildings



The Trace Lofts project provides 142 units in a new mixed-use residential building in the heart of Capitol Hill in Seattle. The project is a combination of a 100-unit new building and 42 loft-style residences in the rehabilitated Trace Manufacturing building at the prominent corner of E. Madison Street and 12th Avenue. There will be 17,000 sf of retail and commercial space at the ground floor and 199 underground parking places. The new structure is designed to carefully integrate into the context of commercial and manufacturing buildings that provide the character of this very urban neighborhood.

Press II Apartments



The Press II apartment building is the second phase of a the redevelopment of a full block in the Seattle Capitol Hill neighborhood. The Press II apartments contain sixty-six market rate apartments, with a full range of unit types from studios to two-bedroom apartments. The lower level is designed to reflect the Capitol Hill streetscape with a masonry facade and apartments opening directly from the street across private terraces. The upper levels are designed to harmonize with, but not mimic, the first phase of development. Access to the below-grade parking is through the adjacent Press I building, which minimizes disruption to the residential street and allows us to preserve the significant Japanese maple tree that arches over the sidewalk. The preservation of the tree allowed us to achieve a 10 percent reduction in parking through design review.

Pike Lofts



Full architectural services for the design of a mixed-use project consisting of retail on the ground floor, 57 condominium residential units and structured parking. This new building has been described by the neighborhood as one of the "anchors" to the re-emerging Pike/ Pine corridor. The unique lot shape and location provides the residential units with sweeping views of downtown and the surrounding neighborhoods. The building concept takes cues from its surroundings along the Pike / Pine corridor, in particular the industrial warehouse buildings. Building characteristics include the warehouse frame with large glazing areas, generous floor-to-ceiling heights and an active street presence with retail use along E. Pike Street.

Firm Profile