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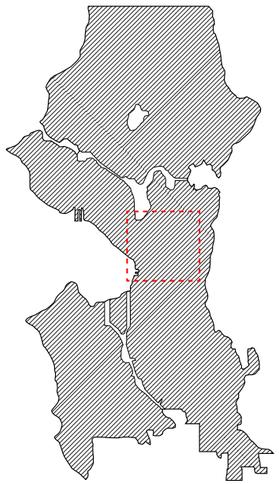
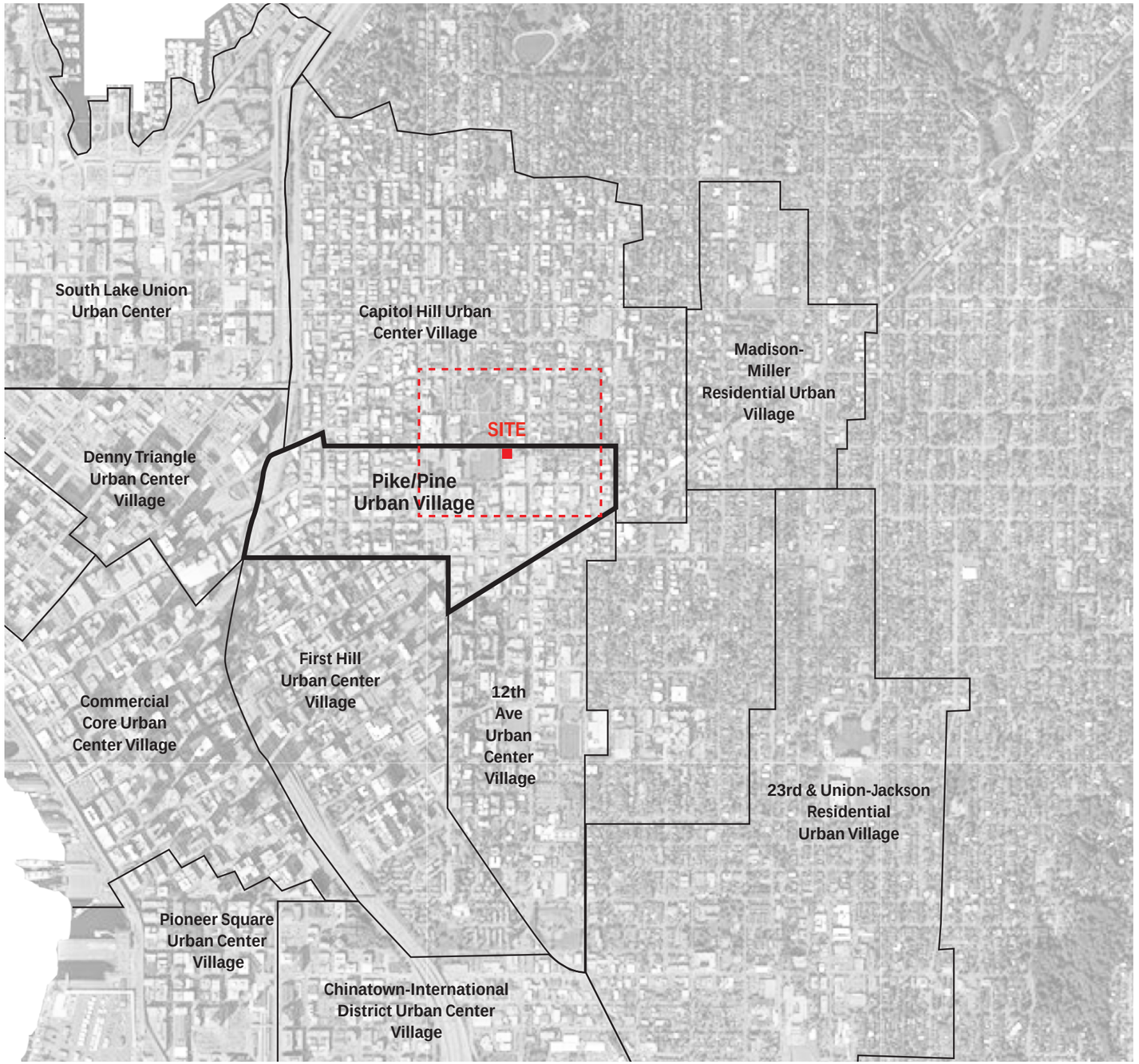




Contents

Project Information

Property Address:	1634 11th Avenue
Owner:	Hugo Properties LLC
Developer:	Meriwether Partners LLC Contact: Brian Oseran T (206) 816-1576
Architect:	Weinstein A+U Contact: Daniel Goddard T (206) 443-8606

ZONING DATA

PRELIMINARY SEATTLE ZONING CODE ANALYSIS		
PARCEL NO	600350-0535-07	
LOT AREA	19,204 SF (0.4409 acres)	
ZONING	NC3P-65, Pike/Pine Urban Center Village, Pike/Pine Conservation Overlay District	
PERMITTED USES	• Restaurants, entertainment, o□ces, retail sales permitted outright with no size restrictions • Residential uses permitted outright with no limitations	23.47A.004
STREET LEVEL STANDARDS	• Non-residential street level frontage to comply with blank façade provisions. • Transparency requirements modi□ed to apply to façade between 2 and 12 feet above the sidewalk. • Street level nonresidential required to have 13-ft □oor to ceiling height	
STRUCTURE HEIGHT	• 65' as zoned. 69' allowed • Open railings, planters, parapets, etc permitted up to 4' above height limit • Solar collectors and mechanical equipment allowed to extend up to 15' above height limit • Stair and elevator penthouses allowed to extend up to 16' above height limit	23.47A.012; 23.73.014
FAR	• 4.75 for NC zone with 65' height limit when mixed-use building • 4.25 maximum for residential or non-residential within mixed-use building • Gross □oor area below grade is not chargeable against allowable FAR • Arts facilities and street level retail/ restaurants are not chargeable against allowable FAR	23.47A.013
SETBACKS	• No setback requirements from adjacent NC-zoned lots • High-voltage overhead power lines located along E Olive Street require a 4'–5' setback to achieve construction clearances unless the lines are undergrounded	23.47A.014
PARKING	• No car parking required for Urban Center Village • Bike parking - Eating and drinking: long term: 1 per 12,000 sf; short term: 1 per 4,000 sf - Entertainment: long term: 1 per 12,000 sf; short term: 1 per 20 seats or 1 per 1,000 sf - O□ces: long term: 1 per 4,000 sf; short term: 1 per 40,000 sf - Residential: long term: 1 per 4 dwelling units; short term: none	23.54.015
AMENITY AREA	• Amenity spaces equivalent to 5% of residential gross □oor area required for residential uses - Common amenity area: min area 250-sf; 10' min horizontal dimension - Private balconies: min area 60-sf; 6' min horizontal dimension	23.47A.024
PARKING ACCESS	• When a lot fronts on two or more streets, the director will determine which of the streets will be considered the front lot line based on the following criteria: 1) The extent to which each street's pedestrian character or commercial continuity would be disrupted by curb cuts, driveways or parking 2) The potential for pedestrian and automobile con□icts 3) The relative capacity of each street as an indicator of the street's role as a principal street.	23.47A.032
LOADING	• No loading required	23.54.035

PROPOSAL

Location
The proposed project is located in Seattle's Capitol Hill neighborhood on the southeast corner of the intersection between 11th Avenue and East Olive Street. The site is located at the northern edge of the Pike/ Pine Urban Center Village adjacent to the Capitol Hill Urban Center Village.

Existing Uses
The project site is currently occupied by Hugo House, a non-pro□t community writing center, as well as accessory parking and storage.

Proposed Project
The proposed project is a six-story mixed-use building. The building will contain 80-100 market-rate apartments, below-grade parking for 90–100 cars, and ground □oor spaces including: approximately 10,000 square feet for Hugo House, approximately 1,500 square feet for residential amenity and leasing and approximately 1,500 square feet of commercial space.

1. Cal Anderson Park
2. Seattle Central College
3. Bobby Morris Play□eld
4. SFD Fire Station 25
5. Seattle Police Department East Precinct
6. Seattle Community Colleges

A. Artist Trust
B. Broadway Performance Hall
C. Blick Art Materials
D. Velocity Dance Center
E. 12th Ave Arts
F. Washington Ensemble Theatre
G. SIFF Egyptian Theater
H. Balagan Theater
I. Century Ballroom
J. Elliot Bay Book Company
K. Annex Theater
L. Northwest Film Forum
M. The Project Room

EXISTING SITE PLAN

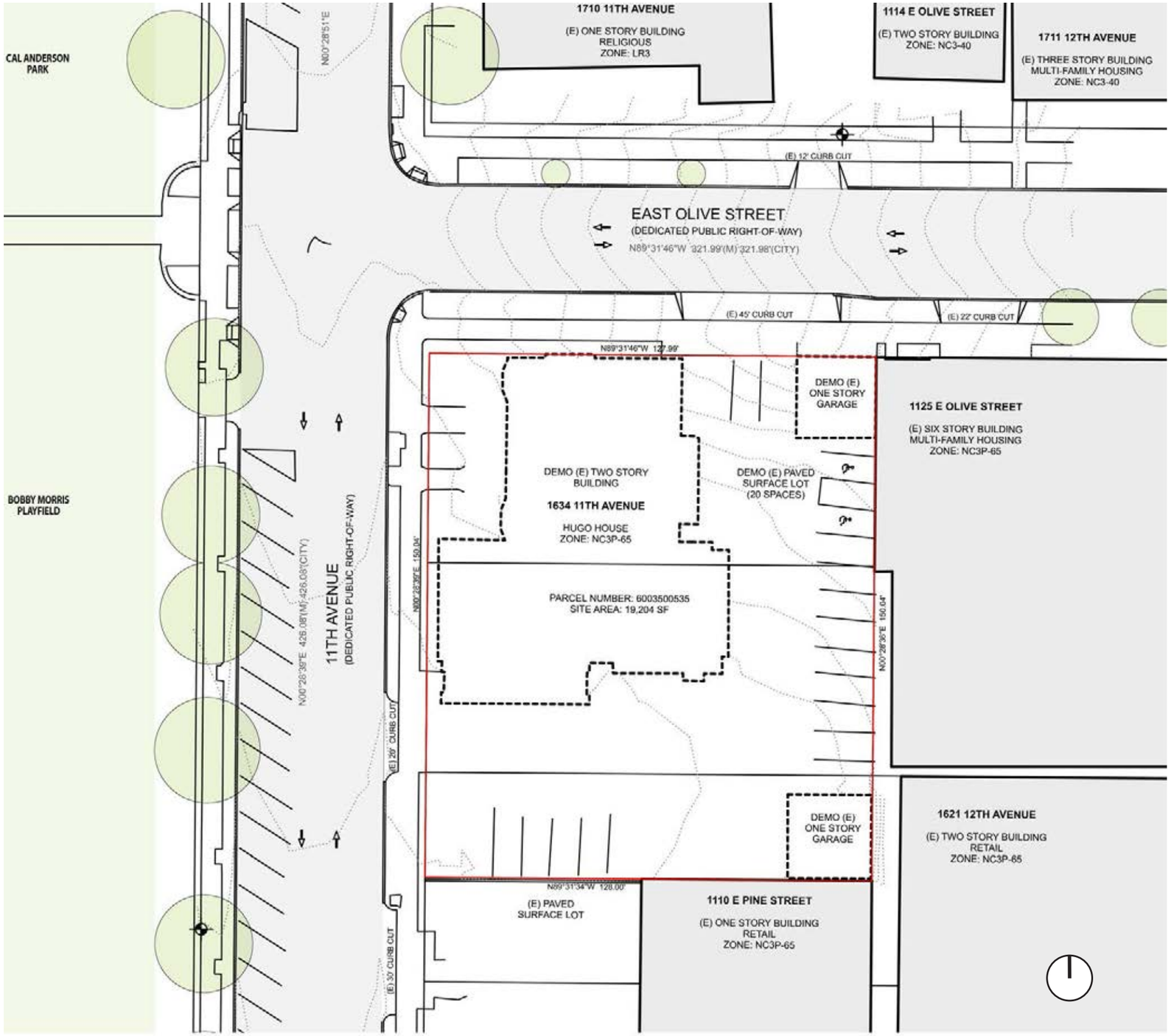
The existing two-story building at the northwest corner of the site contains Hugo House. The northern portion of this building was constructed as a four unit apartment building in 1903 and the southern portion was an addition to Manning's Funeral Parlor in 1958. In 2013, the building was nominated and failed to meet the requirements for landmark status. Two additional one-story structures containing storage are located at the northeast and southeast corners of the site. There are also 20 surface parking spaces provided on site.

The proposed project will demolish all the existing structures and paved surfaces located on the project site. The proposed building footprint would occupy nearly the entirety of the site.

The site's frontage along 11th avenue is 150' in length. It currently has an approximately 6' sidewalk and a 3'-6" planting strip along the entire length interrupted by one 20' driveway. No street trees or power lines are present on this side of the street.

The frontage along East Olive Street is just shy of 128' in length. It currently has an approximately 6' sidewalk and a 7'- 6" planting strip along the entire length of the project interrupted by one 45 foot abandoned driveway. No street trees are present along East Olive Street. However, several power lines are currently located in the right of way adjacent to the north property line.

The topography of the site is quite di□erent along the two street frontages. Along 11th Avenue, the topography is minimal- with an elevation gain of approximately 2 feet from south to north. The elevation is +315.06 at the southwest corner and +317.32 near the northwest corner. The topography is more signi□cant along East Olive Street, with a gain of approximately 10 feet from west to east. The elevation is +317.32 near the northwest corner and +326.94 at the northeast corner. The southeast corner of the site, which is located at the interior of the block, is at an elevation of +317.52.



CONTEXT ANALYSIS: BIRDS EYE VIEW

* Massing and height of project site and newer buildings in the neighborhood is approximate.

CONTEXT ANALYSIS: LAND USE

The site is bounded by public rights of way to the west (11th Avenue) and north (East Olive Street). The south property line abuts one property- which is zoned NC3P-65 and currently contains a surface parking lot. The east property line abuts two properties- both are zoned NC3P-65. The northern lot contains a 6-story condominium building, and the southern lot contains the 2-story building that holds the Velocity Dance Center.

The surrounding neighborhood is filled with a diverse set of uses. To the south of the proposed project Pine and Pike Streets are a mix of retail, mixed use and office uses. Seattle Central College is located just west of the site on Broadway. Additional mixed use and retail projects are located along 12th Avenue. To the north and east of the property are several multi and single family residences, as well as several religious buildings.

The proposed building will take advantage of the 65 foot zoning to create a project with a scale that is compatible with the neighboring 6-story condominium. The lot to the south will likely re re-developed in the future to a similar height. The mixed-use building will act as a bridge between the commercial buildings to the south and the residential buildings to the north.

Legend

- Single Family Residential
- Multi Family Residential
- Mixed Use
- Retail
- Office
- Religious
- School / Institutional
- Utility
- Parks/Open Space

CONTEXT ANALYSIS: TRANSIT MODES

Several bus stops are located near the project site. The 10, 11, and 84 buses serve along E Pine Street- providing access to Downtown and Madison Park. The 9, 43, 49, and 60 buses run on Broadway providing access to Downtown, Beacon Hill, Columbia city, Georgetown, Montlake, Rainier Beach, Westwood, and the University District.

The future light rail station is located just o Broadway near E Denny Way and will provide quick access to downtown and the airport.

There are bike lanes located along Pine Street to the south of the site, Broadway to the west of the site, and 12th Avenue to the east of the site.

Seattle Central College, Cal Anderson Park, and the future transit station are all within a 3 minute walk from the site. Many shops and restaurants along Pine and Pike streets are also located within walking distance of the site.

The quality and quantity of transit opportunities available to the site will create an easily accessible project. This is especially important to the Hugo House program located at the street level. We anticipate visitors will uses buses, trains, bikes, and cars to access Hugo House, as well as those walking from within the neighborhood.

Legend

Car Arterials:

Minor Arterial / Commercial Connector

Pedestrian Overlay

Principal Pedestrian Streets

3 Minute Pedestrian Walkshed

Bus Routes

Bus Stops

Current Bicycle Routes

CONTEXT ANALYSIS: EXISTING ZONING

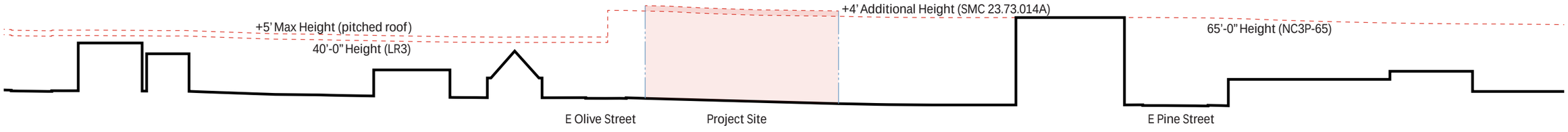
The proposed site is located within the NC3P-65 zone within in the Pike/Pine Urban Center Village. It is located in the Pike/ Pine Conservation District outside the conservation core. The south and east property lines abut parcels on the same block which are also zoned NC3P-65. Across 11th Avenue to the west, Cal Anderson Park is zoned NC3P-65 as well. Across East Olive Street the zoning is LR3.

The proposed project will utilize the 65 foot zoning, as well as an additional 4 foot exception for ground □oor uses to allow for generous □oor to □oor heights at both the residential level and the Hugo House spaces. While the zoning to the north of the site is LR3, no setbacks are required because East Olive Street separates the two zones.

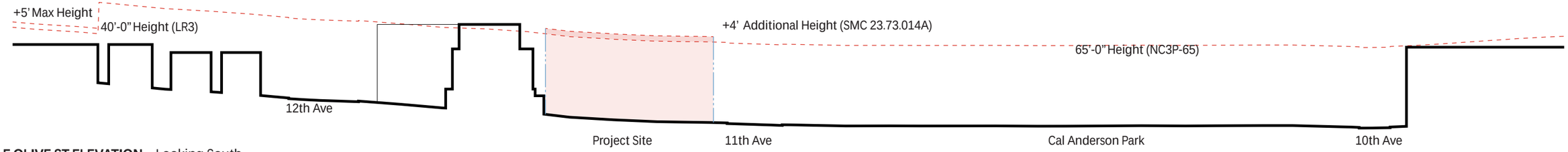
Existing Zoning Legend

- NC3
- LR3
- MIO
- Pedestrian Overlay
- Zone Boundaries

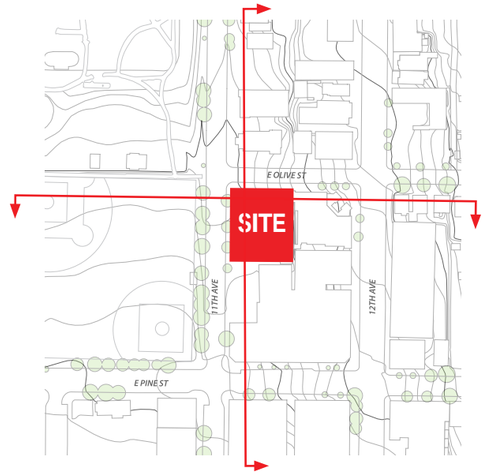
CONTEXT ANALYSIS: ZONING ENVELOPE



11th AVE ELEVATION - Looking East



E OLIVE ST ELEVATION - Looking South



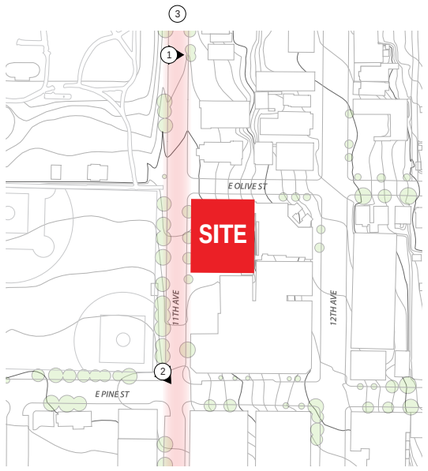
CONTEXT ANALYSIS: 11TH AVE

The western edge of the property is bounded by 11th Avenue. The topography along this street is mostly flat, with small elevation gain moving from south to north. Across from the site, Cal Anderson Park and Bobby Morris Playfield provide a generous tree lined sidewalk adjacent to the baseball diamond. The trees continue to the north to provide a buffer between the park and 11th Avenue. Several religious buildings are located on the east side of 11th Avenue to the north of the site. To the south of the site, mixed use and retail buildings dominate 11th avenue, including the new Sunset Electric apartments and the Value Village thrift store.

11th AVE - Looking East

11th AVE - Looking West

1. German United Church
2. Sunset Electric Apartments
3. Townhouses



CONTEXT ANALYSIS: E OLIVE ST

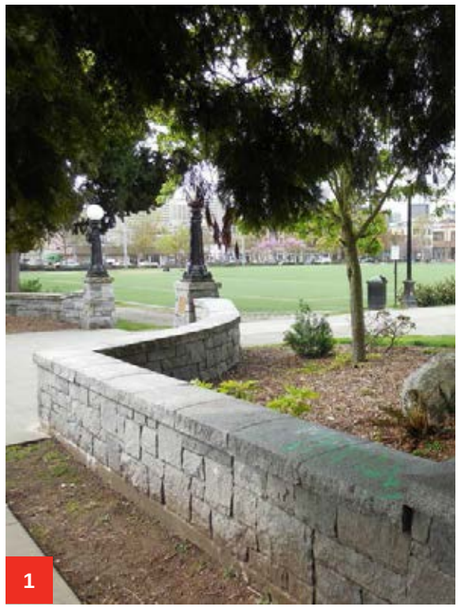
To the east of the project site, East Olive Street consists of residential buildings. There are several large multi-family buildings, as well as some smaller single-family homes. Directly across East Olive Street from the project site is the Central Lutheran Church. 11th Avenue is the terminus of East Olive Street; however, a walking path continues though the park to the west of the project site to connect to Nagel Place. This pathway is a signi□cant route through the park, as it divides the baseball diamond to the south and the walking paths and play areas to the north.

E OLIVE ST - Looking South

PROJECT SITE

E OLIVE ST - Looking North

OPPOSITE OF PROJECT SITE



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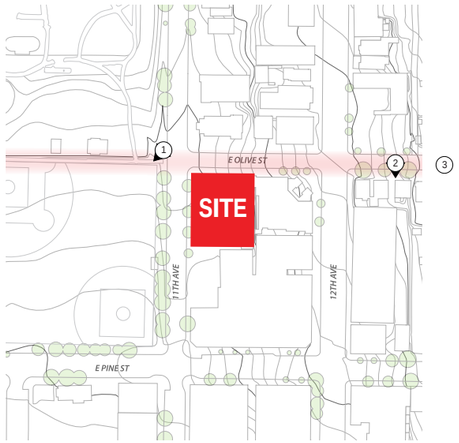
3

1. Entrance to Cal Anderson Park
2. Single Family House
3. Senia Mara Apartments



CONTEXT ANALYSIS: ARCHITECTURAL

The architectural character of the Pike/Pine neighborhood is largely de□ned by the early 20th century warehouse structures from the neighborhood's auto row era. Tall, highly transparent storefronts provide heightened visibility; regular structural modules dictated by heavy timber construction in□uence their outward appearance; large windows admit plentiful light and accommodate a multitude of uses; and durable materials reveal the industrial origins of these structures. Conservation of the neighborhood's character has been a chief concern during its rapid transformation over the past twenty years.

Recently constructed buildings in the neighborhood have been in□uenced by an emphasis on the preservation of character buildings where possible. This ambition is evident in the additions to several buildings in the neighborhood, where an original structure has been retained with several stories of new construction added atop. Examples of retained character buildings with substantial additions proximate to the project site include the Packard Building (12th Avenue at Pine Street, two-story base with three-story addition) and Sunset Electric (11th Avenue at Pine Street, single-story double-height base with □ve-story addition).

New construction in the neighborhood re□ects a desire for compatibility. Special importance has been placed on the character of storefronts and street landscaping, legibility of entrances, use of high-quality exterior materials (and care in their detailing), and □oor-to-□oor heights that are characteristic of the neighborhood. The industrial or warehouse character of the neighborhood is carried forward by new additions such as Agnes Lofts (12th Avenue at Pike Street) and Trace Lofts (12th Avenue at Madison).

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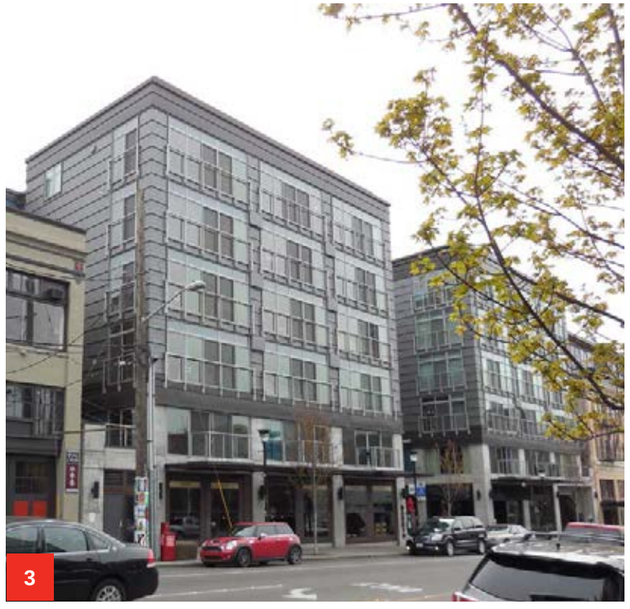
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1. Packard Building
2. BASE
3. Trace Lofts
4. Agnes Lofts
5. Sunset Electric

CONTEXT ANALYSIS: ARTS


1

2


3

4

5

The current success of the Pike/Pine neighborhood owes much to its concentration of arts and cultural organizations, and the creativity and energy they bring to the neighborhood. With the rapid growth the neighborhood is experiencing and the corresponding increase in competition for space, the City and neighborhood have worked to keep arts organizations a part of the neighborhood. Through a combination of local regulations, grants, and the generosity of private benefactors, arts organizations are □nding ways to maintain their presence and continue contributing to the neighborhood. The recent development of 12th Avenue Arts represents the continued e□orts to establish a permanent arts presence in the neighborhood through the combination of arts facilities and multi-family housing. As a long-standing member of the community, the Hugo House is looking to follow a similar path to ensure its presence by redeveloping in place.

1. Seattle Central College
2. Velocity Dance
3. Broadway Performance Hall
4. 12th Avenue Arts
5. Elliot Bay Book Co.

CHARACTER STRUCTURE

The existing Hugo House building at the northwest corner of the site was constructed in two parts. The northern portion of this building originally contained four apartments and was constructed in 1903. The southern portion was an addition to Manning's Funeral Parlor in 1958. The northern section of the building is at least 75 years old, and would therefore be considered to meet the minimum requirements for a character structure within the Pike/ Pine Conservation Overlay District. In 2013 the building was nominated for landmark status and failed to meet the requirements of the Landmarks Preservation Board.

The purpose of the Pike/ Pine Conservation Overlay District is "to promote the conservation of Pike/ Pine's existing historic character by limiting new development to a scale that is compatible with the established development pattern, accommodating arts facilities and small businesses at street level, and encouraging the retention of the existing structures and their architectural features that establish the District's architectural character."

We propose that the building does not contribute to "the established scale, development pattern, and architectural character of the area." When the building is compared to the projects listed in DR 3-2012, "Character Structures That Cannot be Demolished…" it can be seen as falling short of the desired character of the neighborhood, as elaborated on the facing page.

Seattle Municipal Archives Photo Collection, Item 38014

1. Historic Photo of Cal Anderson Park
2. Historic Photo of Hugo House (from Cal Anderson Photo)
3. Current Photo of Hugo House (and southern addition)
4. Current Photo of Hugo House (Front)

CHARACTER STRUCTURE


Sunset Electric


Complete Automotive


Frame Central


East Pike Building

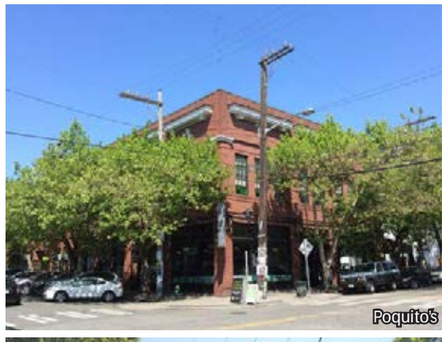

Packard Building


Blick Art


Via Tribunali


Elysian Brewery


Chophouse Row


Poquito's


Elliot Bay Book Co.


Oddfellows


Trace Lofts


SCC Student Services


Quinn's Pub


Rhino Room

Character structures are considered based on the following criteria:

1.) The structure retains a high degree of architectural integrity

The southern addition in 1958 has signi cantly diminished the architectural integrity of the original apartment building. The original construction was comprised of four apartment units- which resulted in a symmetrical elevation along 11th Avenue. The 1958 addition to the south spoiled the symmetry of the façade and created an unbalanced composition along the street frontage.

2.) The structure represents the Pike/Pine neighborhoods building typology, which is characterized by the use of exterior materials and design elements such as masonry (especially brick) and timber structures; multi-use loft spaces; very high, fully-glazed storefront windows; and decorative details such as cornices, emblems and embossed building names

Both the original 1903 structure and the 1958 addition are two-story wood-framed construction on concrete foundations. The exterior cladding on the original structure is 3" horizontal wood siding and the siding on the addition is 8" vertical tongue and groove. The original apartment building has decorative woodwork on the west façade. No signi cant decoration is present on the addition or north façade. No loft spaces, fully glazed storefronts, or embossed building names are included in either structure.

3.) The structure is compatible with the architectural scale, rhythm, and patterns of nearby structures in the Pike/Pine neighborhood.

The existing building and the southern addition are idiosyncratic and are not typical of the scale, rhythm and pattern of the nearby structures in the Pike/ Pine neighborhood. Most of the nearby Character Structures listed in Director's Rule 3-2012 are of a consistent typology: Most have masonry exteriors with large windows on the ground level. Many of the nearby buildings also feature large windows on the upper oors as well.

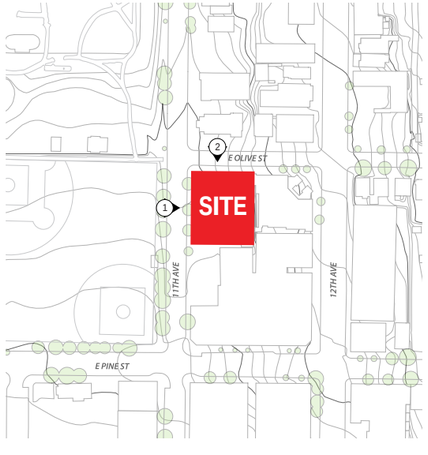
The project team has concluded that new construction will meet the intent of the Pike/ Pine Conservation District better than attempting to retain the existing structure.

EXISTING SITE

As previously indicated, the site is home to Hugo House, as well as associated parking and storage. The site is approximately 150' (along 11th Avenue) by 128' (along East Olive Street). All existing structures and paving areas will be demolished, as the proposed project will occupy nearly the entire site.

There are two signi□cant curb cuts for the existing property. The curb cut with access o□ of East Olive Street has been fenced o□ to prohibit use. The remaining curb cut is located on 11th Avenue near the southern edge of the site.

1. View of project site from 11th Avenue
2. View of project site from East Olive Street



EXISTING SITE

There is signi□cant landscaping at the northwest corner of the site near the Hugo House building. However, the remainder of the site has very little landscaping, as most of it is occupied by surface parking.

To the south of the site is a surface parking lot in front of a one-story building (the Richmark Co.) To the east of the site is a 6-story condominium building (the Onyx) and a 2-story building (the Velocity Dance Center). The Richmark Co. building is located directly on the property line with no windows facing the proposed site. The Onyx building is located at the property line on the □rst □oor before stepping back above to provide windows and balconies for the units. The Velocity Dance Center building is set back about 8' from the property line and has large window facing the project site.

1. View of northwest corner of project site
2. View of southwest corner of project site
3. View of northeast corner of project site

EXISTING SITE ANALYSIS

Topography
- Gently sloping along 11th Avenue.
- 2' gain in elevation from south to north.
- Signi□cant slope along East Olive Street.
- 10' gain in elevation from west to east.

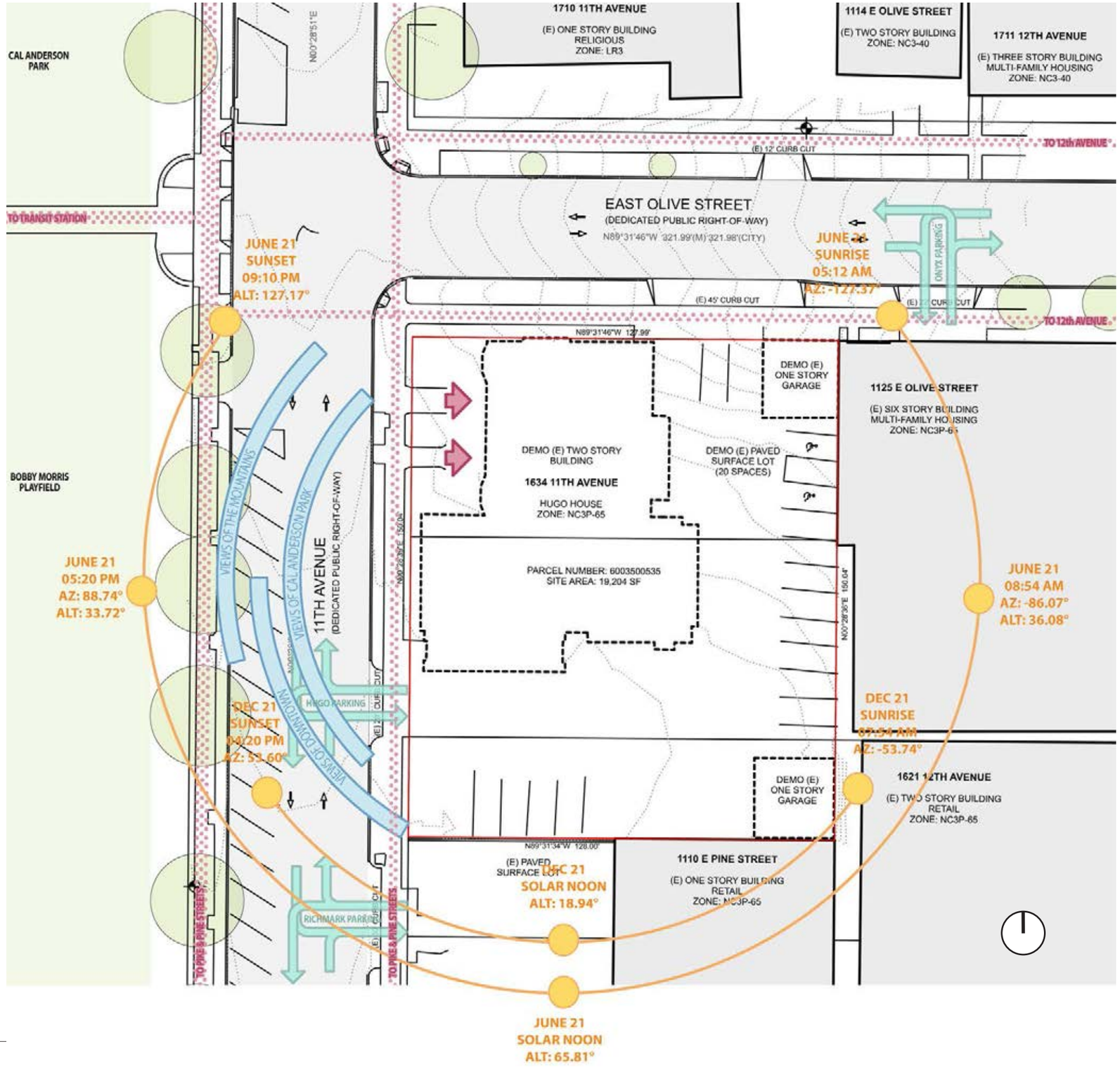
Neighboring buildings
- 6-story condominium building (The Onyx) to the east
- 2-story retail building to the southeast housing Velocity Dance Center and Octo Sushi
- Surface parking and 1 and 2-story buildings to the south (Richmark)

Solar Access
- Excellent light access at the western edge of the property across from Cal Anderson Park
- Excellent light access at the southern edge of the property unless the property to the south is developed further

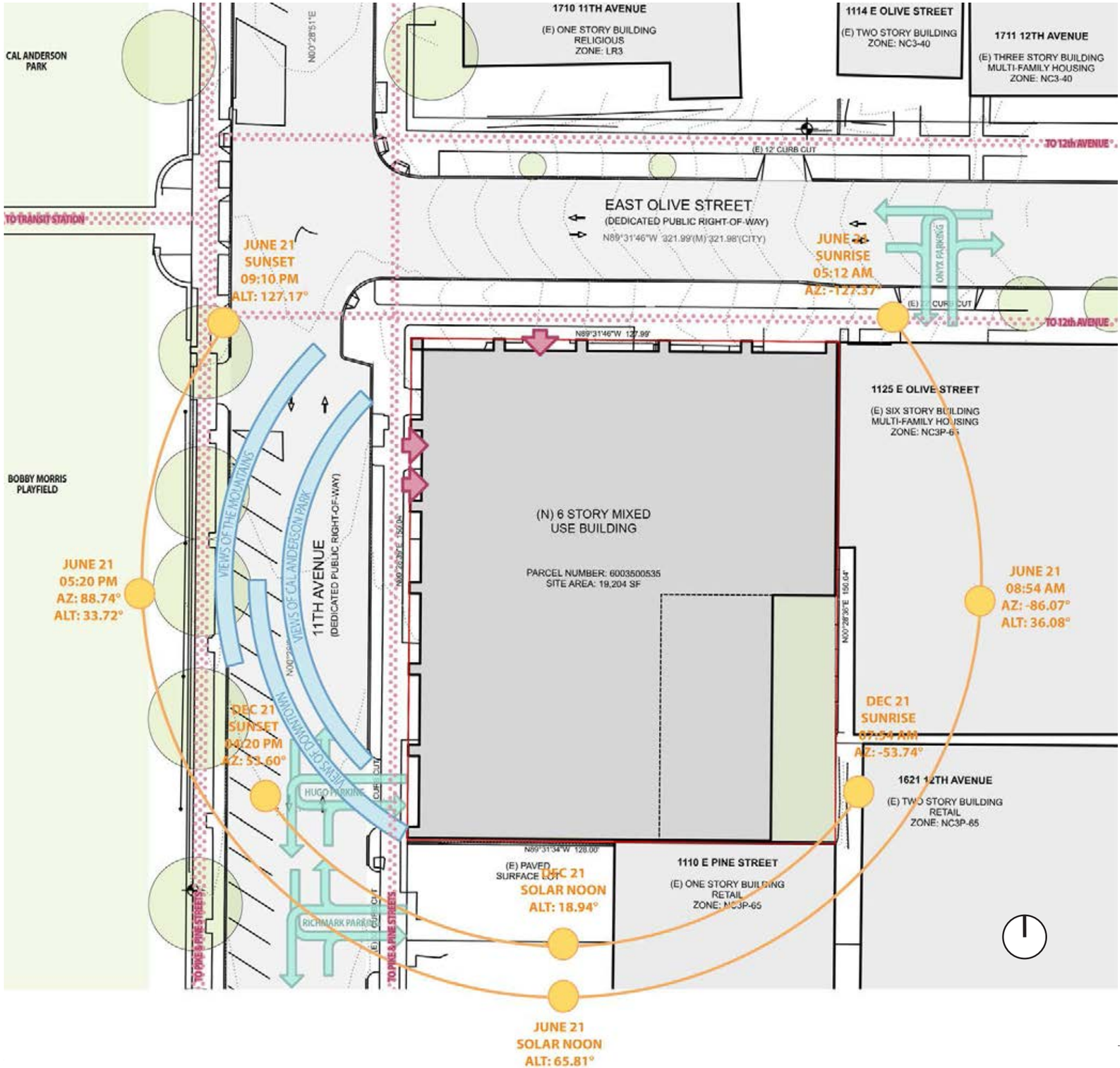
Views
- Territorial views to the north and west of the project site with views of the Puget Sound and Olympic Mountains possible at the upper levels

Structure height
- Zoned as NC3P-65 with a base height limit of 65'
- Located within the Pike/ Pine Conservation Overlay District, which allows an additional 4' in height to increase the ground □oor height (13' □oor to ceiling minimum at required street level uses)
- Total maximum allowable building height: 69'

Allowable building area
- The maximum FAR for the building site is 4.75
- Site area: 19,204 sf
- Maximum allowable area: 91,219 sf
- Sales and service and eating and drinking establishments are exempt from FAR
- Arts facilities are exempt from FAR
- Maximum gross □oor area for any story above 35' is limited to 15,000 sf



PRELIMINARY SITE PLAN



Setback Requirements

- No setback requirements from adjacent NC-zoned lots
- High-voltage overhead powerlines located along E Olive Street require a 4'–5' setback to achieve construction clearances unless the lines are undergrounded

Tra□c & Circulation

- 11th Avenue designated a pedestrian street and has continuous sidewalks on each side of street
- On-street parking located on either side of 11th Avenue; back-in angled parking on west side and parallel parking on east side
- Curb cuts accessing structured and surface parking are prevalent on the east side of 11th Avenue
- E Olive Street has continuous sidewalks along each side of street and joining at entry to Cal Anderson Park
- Parallel on-street parking located on each side of E Olive Street
- Curb cuts on E Olive Street access church parking lot and Onyx Condominium garage

Streetscape

- 11th Avenue character dominated by Cal Anderson Park with continuous tree line along west side of street
- Well establish tree line along east side of 11th Avenue begins north of project (in front of Central Lutheran Church)
- E Olive Street has continuous ±6' wide planting strip located between sidewalk and parking lane with infrequent, recently planted trees (small caliper)

ARCHITECTURAL CONCEPTS: ALTERNATE 1

Design Alternate 1 is an U-shaped building with an east-facing courtyard located at the interior of the block. The first floor is arranged with Hugo House and a small commercial space facing 11th Avenue. The residential lobby and amenity spaces are located at the corner of 11th Avenue and East Olive Street. The parking entrance is centrally located along East Olive Street to provide separation from the intersection while avoiding an excessively steep ramp. Another small commercial space is located up hill of the parking garage entry.

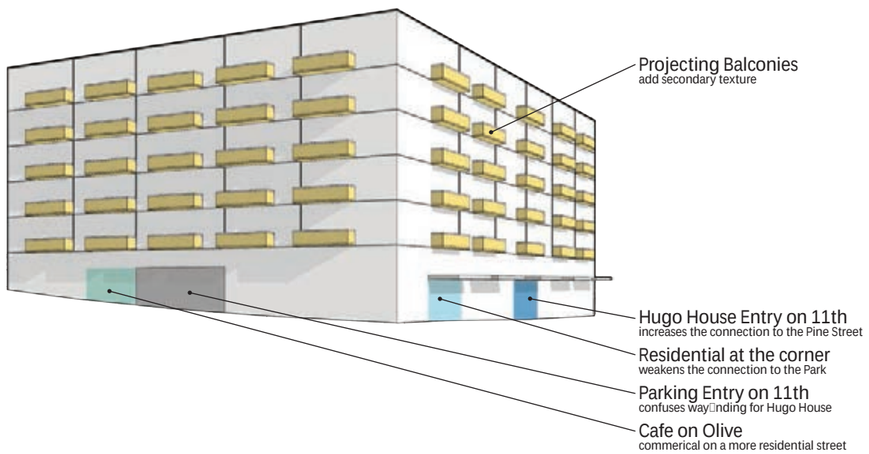
Pros:
- No Departures Required
- U-shaped floor plate maximizes floor area
- Building creates strong, continuous street edge along 11th Avenue and Cal Anderson Park

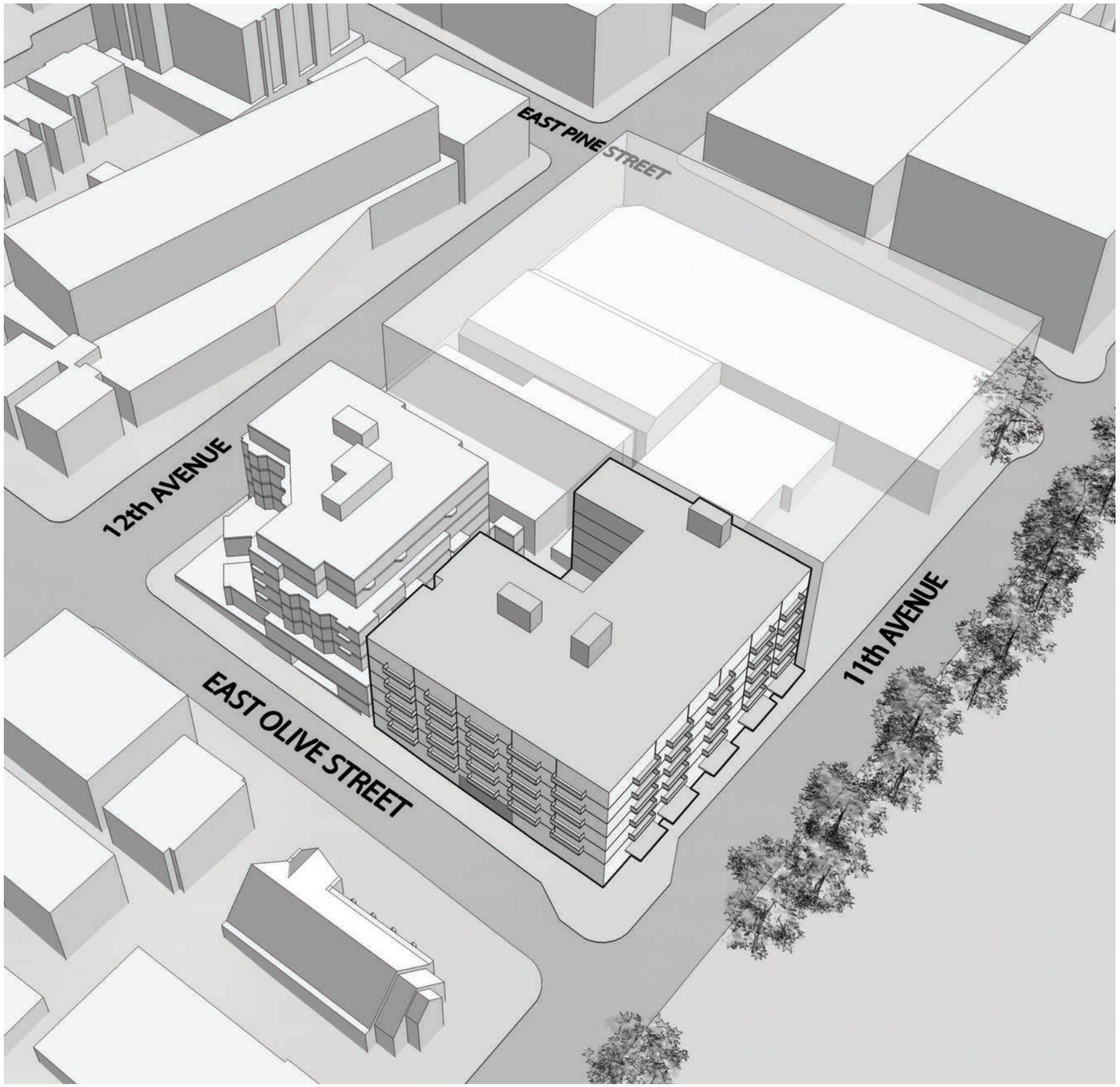
Cons:
- Parking entrance located at center of north façade Street level spaces are divided by parking ramp- creating a challenging and problematic space for Hugo House
- Parking ramp occupies a significant portion of street level- reducing the square footage available for Hugo House
- Relatively inactive resident lobby located at building corner
- Commercial space location along East Olive Street is not ideal

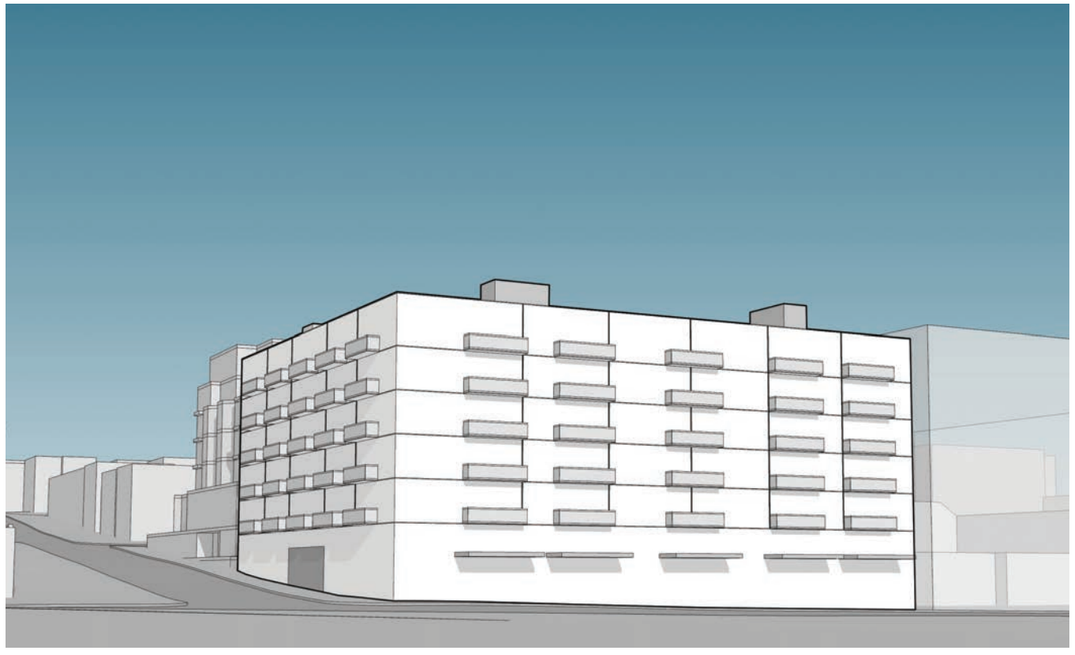
Summary:

Stories:	6 + 2 parking levels below grade	
Unit Count:	90-100 units	
Parking Spaces:	90-100	
Approximate Floor Area:		
	Residential:	77,150 sf
	Non-residential:	10,050 sf
	Parking:	38,400 sf
Ground Floor Uses:		
	Hugo House	
	Residential (lobby and amenity)	
	Retail	
	Parking entry	

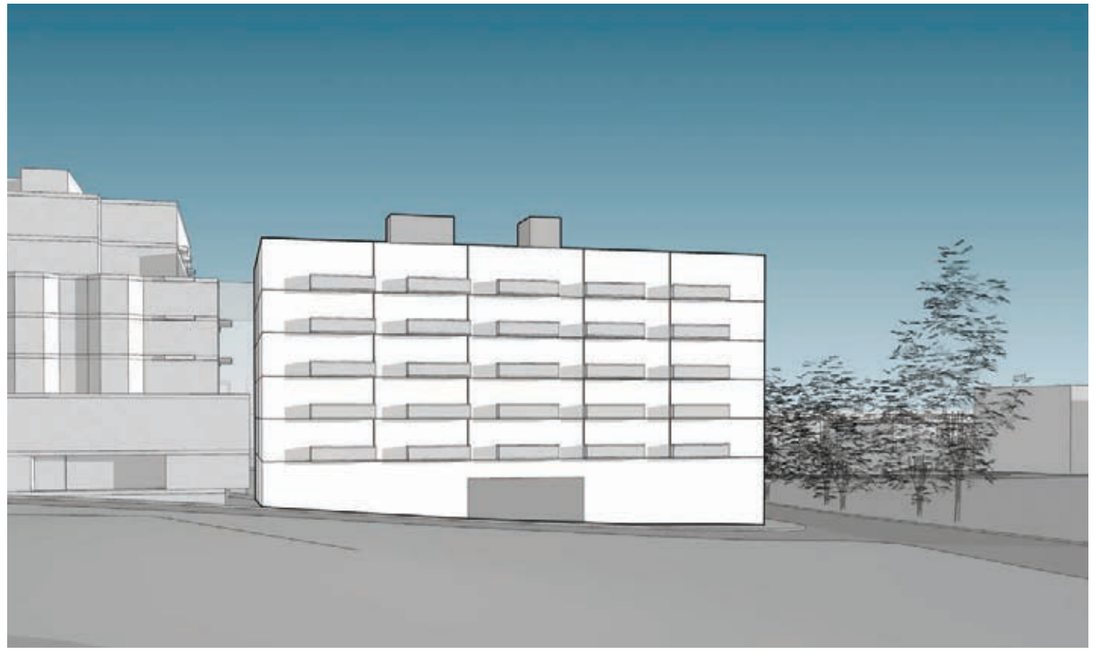
Potential Departures:
- None required.
- Parking Space Standard departure optional
- Driveway width and slope departure optional



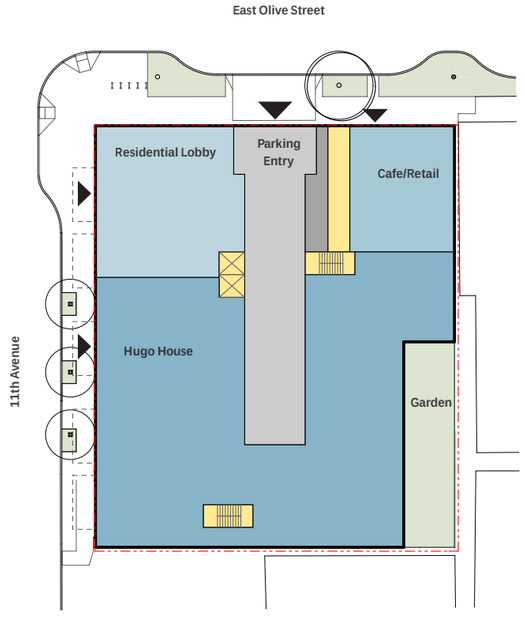




View From Cal Anderson Park (trees removed for clarity)

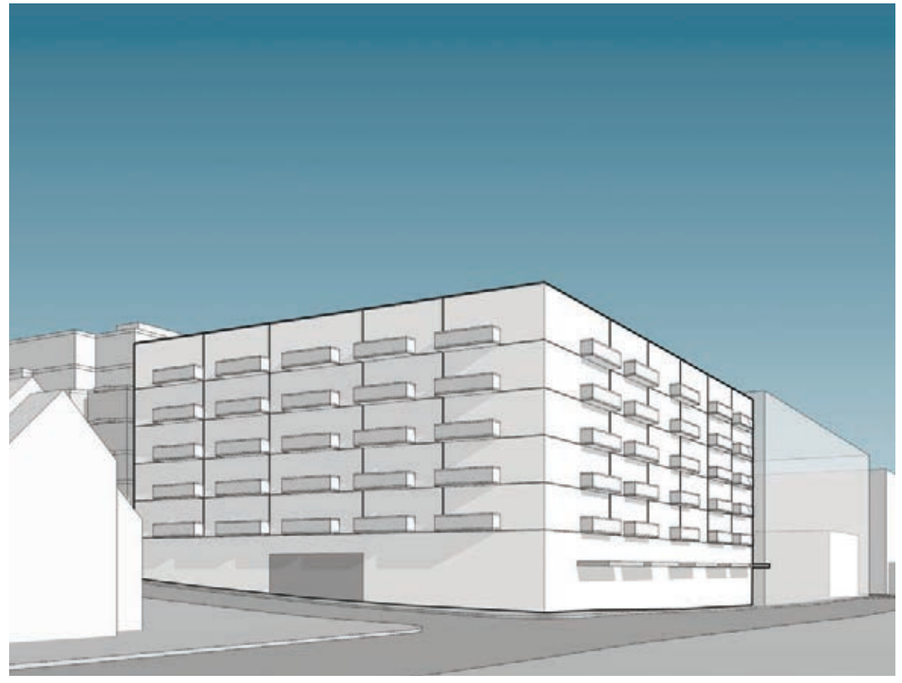


View Across East Olive Street



Street Level Plan (Level 1)

Typical Residential Plan (Level 2)



Northwest Corner

ARCHITECTURAL CONCEPTS: ALTERNATE 2

Design Alternate 2 is a T-shaped building with a south-facing courtyard located at the interior of the block and a terrace along 11th Avenue overlooking Cal Anderson Park to the west. The parking entry is located o 11th Avenue at the southern edge of the site. The Hugo House faces 11th Avenue with a small commercial space located at the corner of a size that could accommodate a café. The residential lobby and amenity spaces are located along East Olive Street.

Pros:

- Hugo House access and location optimized
- Ideal location for commercial space with 11th Avenue frontage and proximate to park entrance
- Quieter residential lobby and amenity uses located on East Olive Street

Cons:

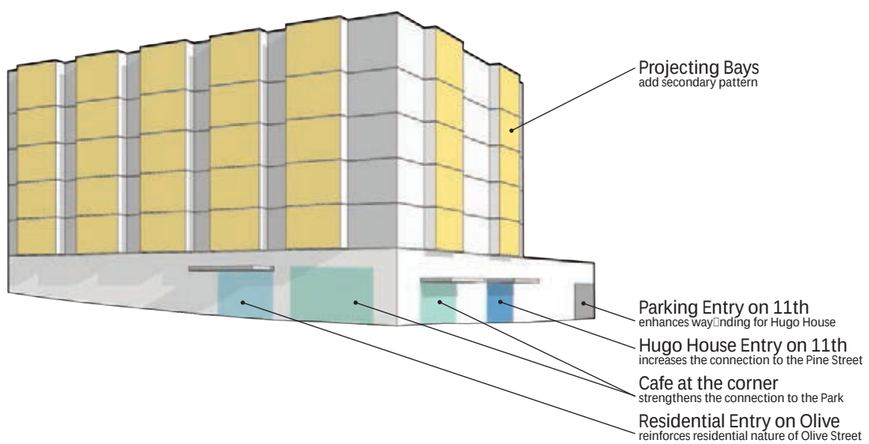
- Ine cient T-shaped residential oor plate
- Massing and courtyard location has greater impact on the adjacent Onyx Condominiums
- Discontinuous at street edge along 11th Avenue
- Parking entrance located on 11th Avenue
-

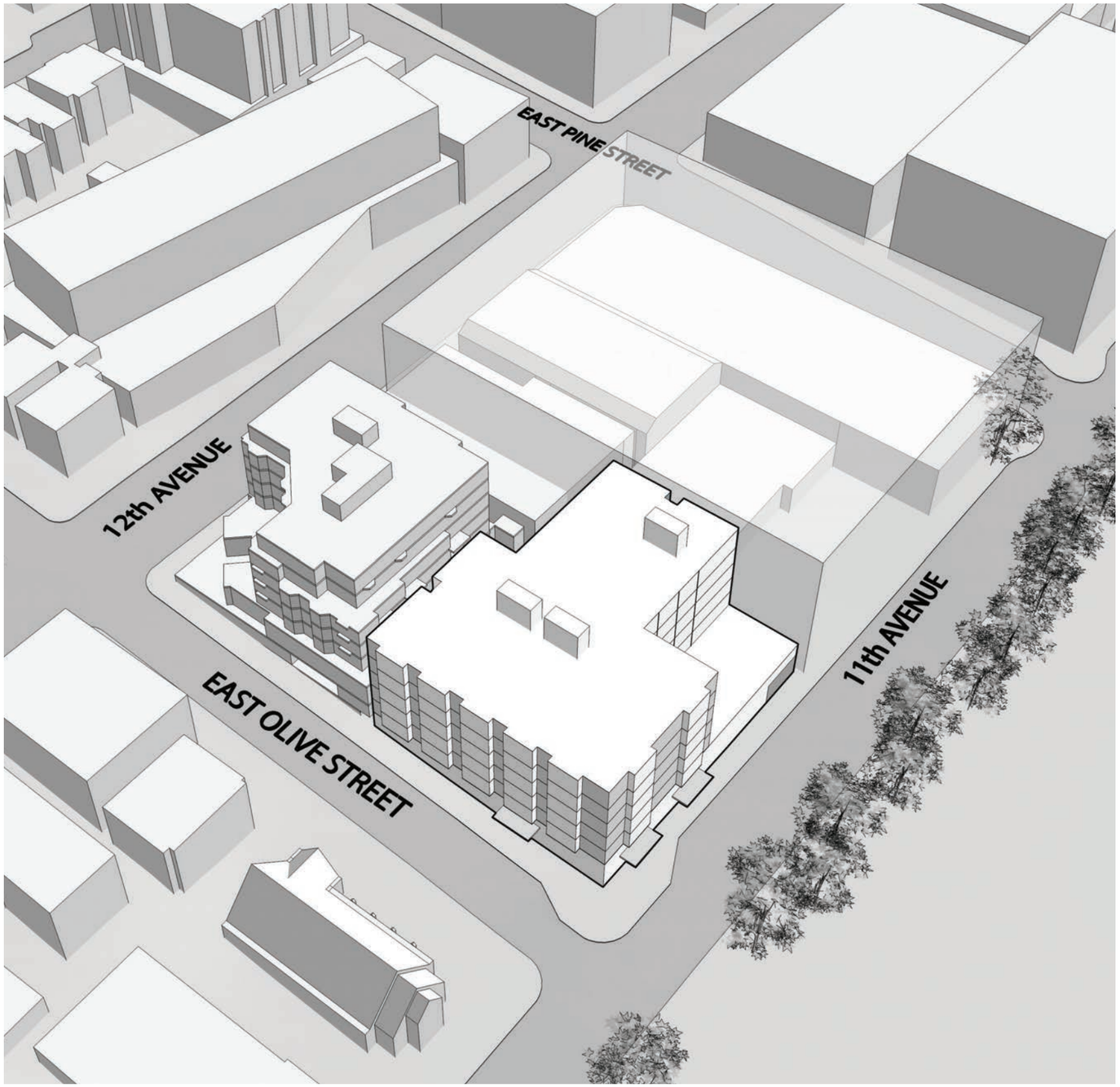
Summary:

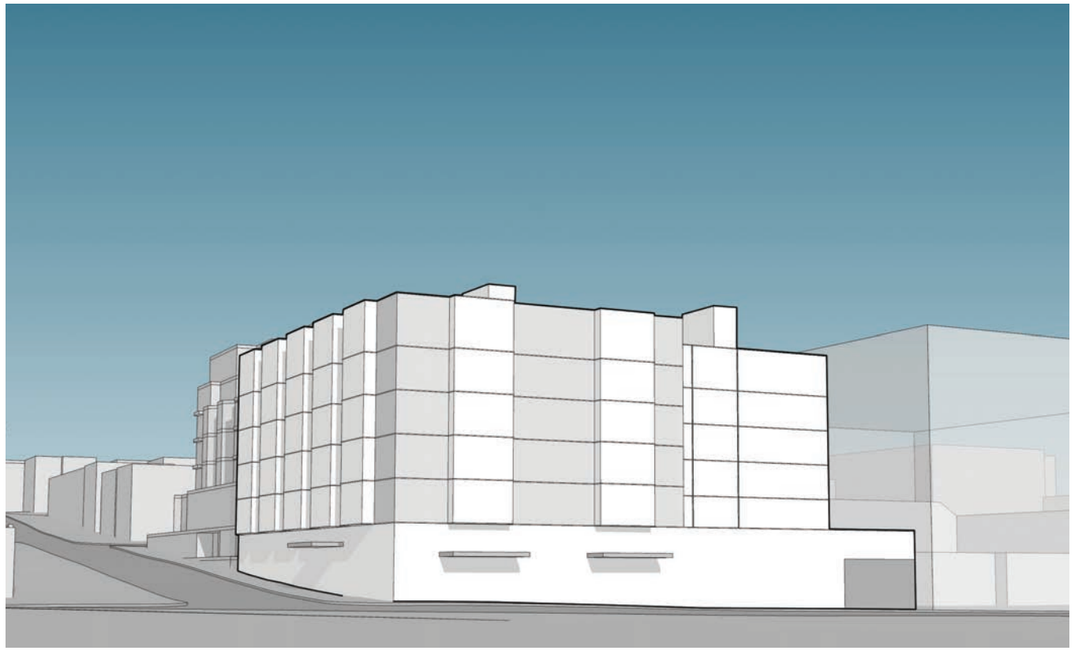
Stories:	6 + 2 parking levels below grade	
Unit Count:	80-90 units	
Parking Spaces:	90-100	
Approximate Floor Area:		
	Residential:	74,525 sf
	Non-residential:	11,250 sf
	Parking:	38,400 sf
Ground Floor Uses:		
	Hugo House	
	Residential (lobby and amenity)	
	Retail	
	Parking entry	

Potential Departures:

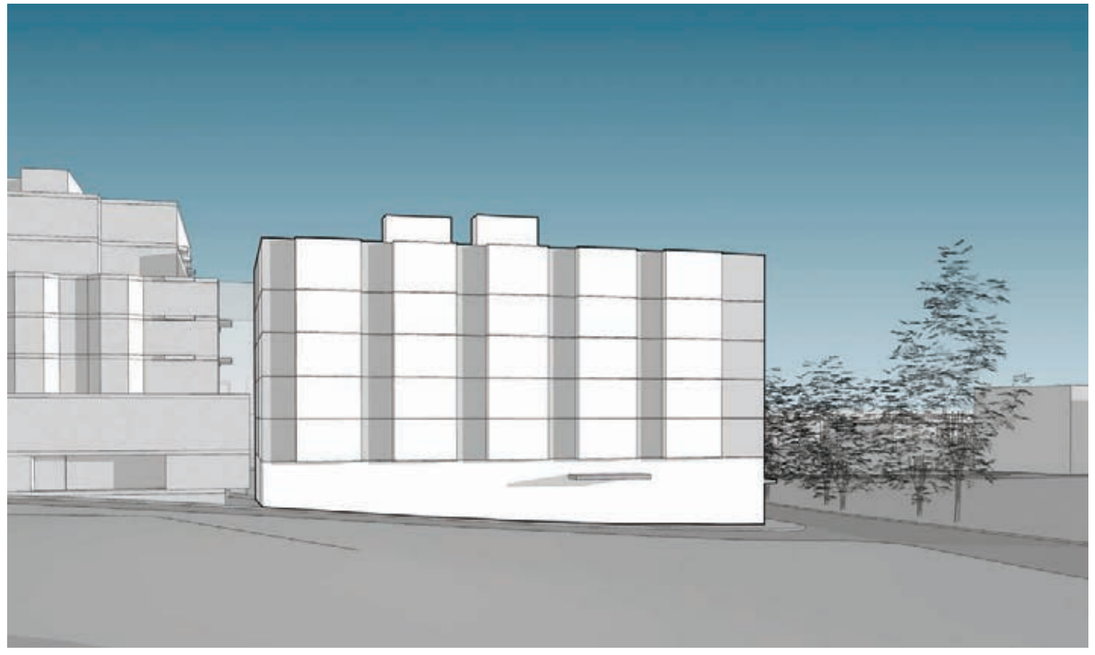
- Parking entry on 11th Avenue
- Parking Space Standard departure
- Driveway width and slope departure
- Sight triangle reduction



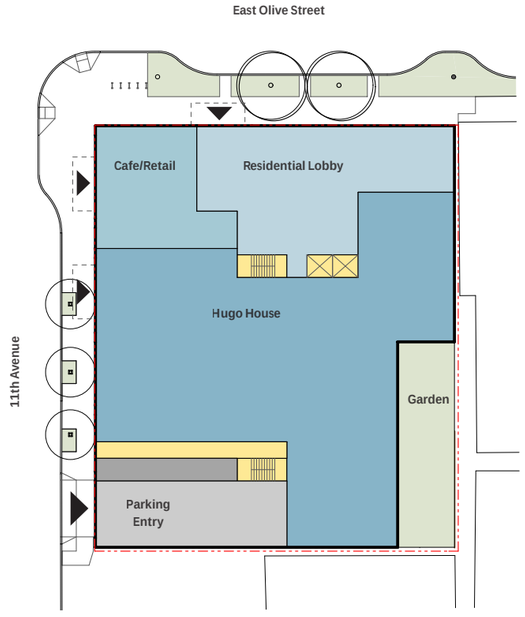




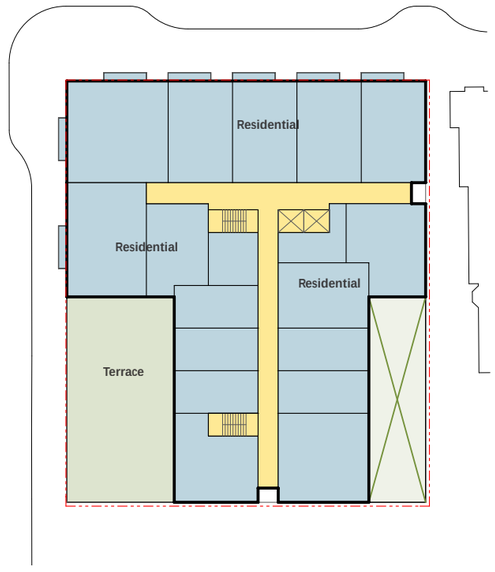
View From Cal Anderson Park (trees removed for clarity)



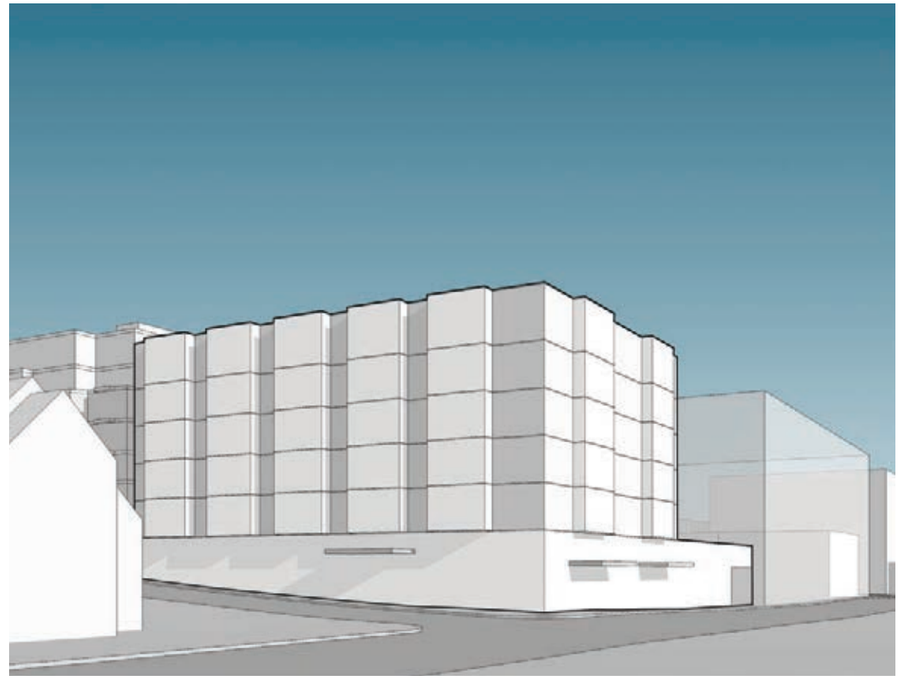
View Across East Olive Street



Street Level Plan (Level 1)



Typical Residential Plan (Level 2)



Northwest Corner

ARCHITECTURAL CONCEPTS: PREFERRED

The Preferred Design Alternate consists of an L-shaped building with a south-facing courtyard located at the interior of the block. Parking entry is located at the southern edge of the site with access o of 11th Avenue. The Hugo House entry is located along 11th Avenue. A retail location that could be used as a café is accommodated at the intersection. The residential lobby and amenity spaces are located along East Olive Street.

Pros:

- E cient L-shaped residential oor plate
- Massing and courtyard location minimizes impact on the adjacent Onyx Condominiums
- Hugo House access and location optimized
- Ideal location for commercial space with 11th Avenue frontage and proximate to park entrance
- Quieter residential lobby and amenity uses located on East Olive Street
- Building creates strong, continuous street edge along 11th Avenue and Cal Anderson Park

Cons:

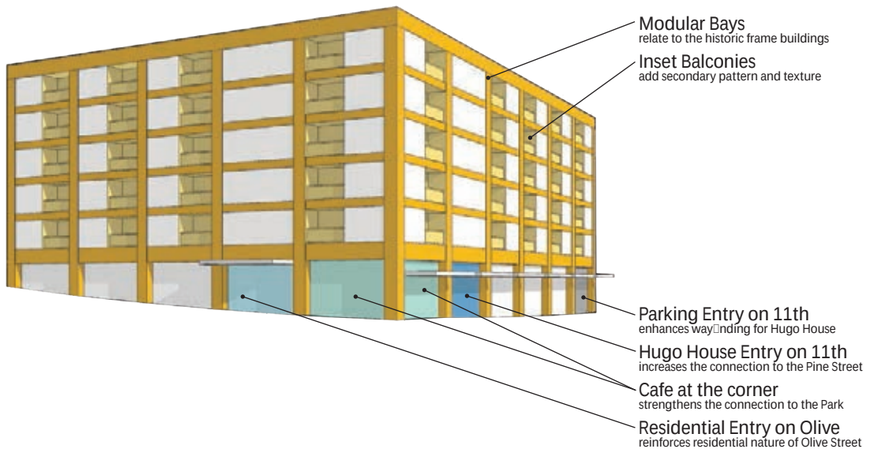
- Parking entrance located on 11th Avenue

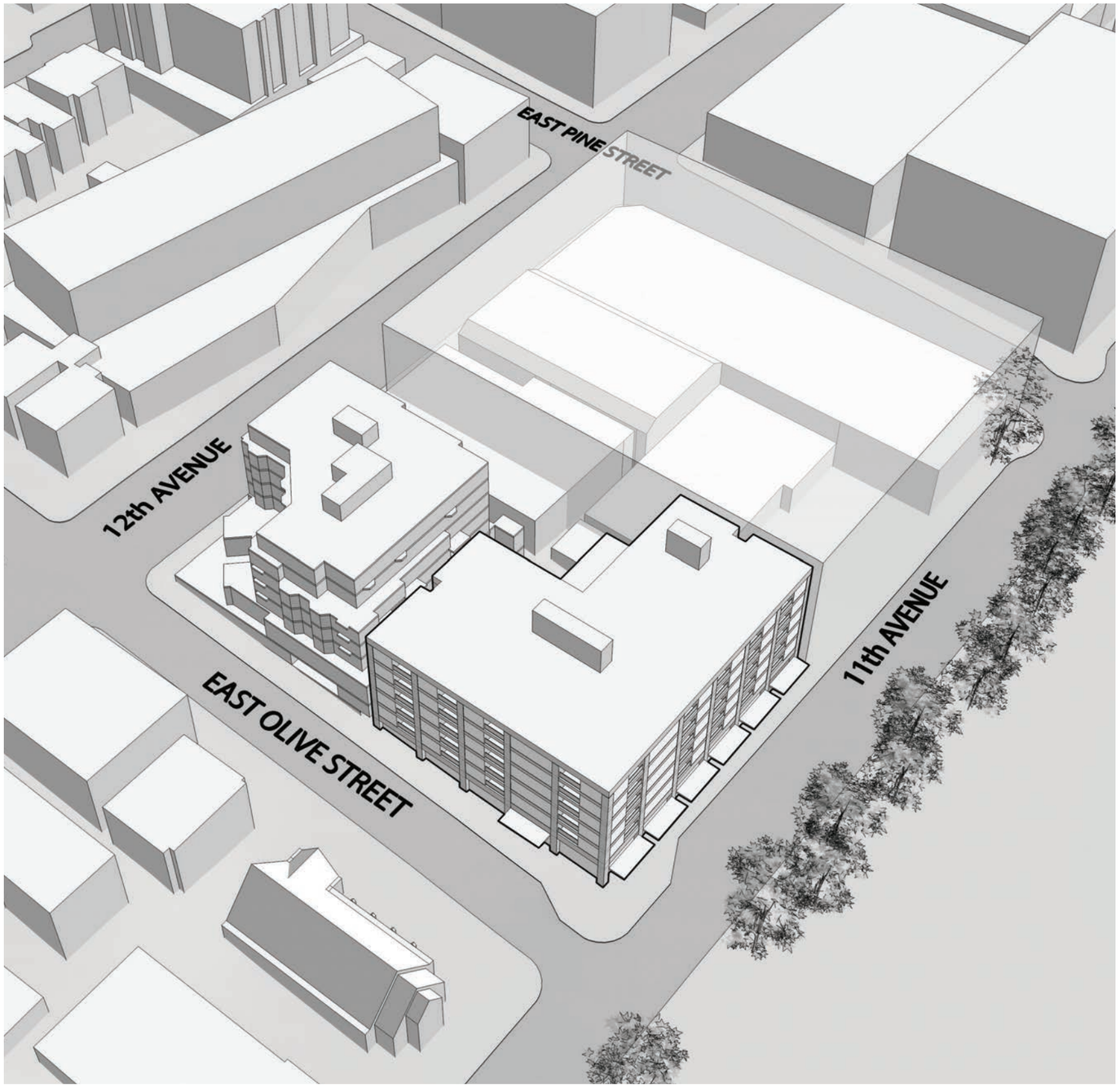
Summary:

Stories:	6 + 2 parking levels below grade	
Unit Count:	80-90 units	
Parking Spaces:	90-100	
Approximate Floor Area:		
	Residential:	74,200 sf
	Non-residential:	11,250 sf
	Parking:	38,400 sf
Ground Floor Uses:		
	Hugo House	
	Residential (lobby and amenity)	
	Retail	
	Parking entry	

Potential Departures:

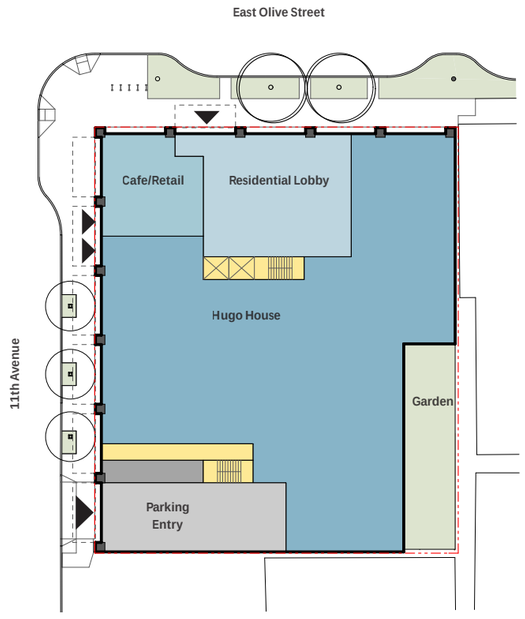
- Parking entry on 11th Avenue
- Parking Space Standard departure
- Driveway width and slope departure
- Sight triangle reduction





View From Cal Anderson Park (trees removed for clarity)

View Across East Olive Street



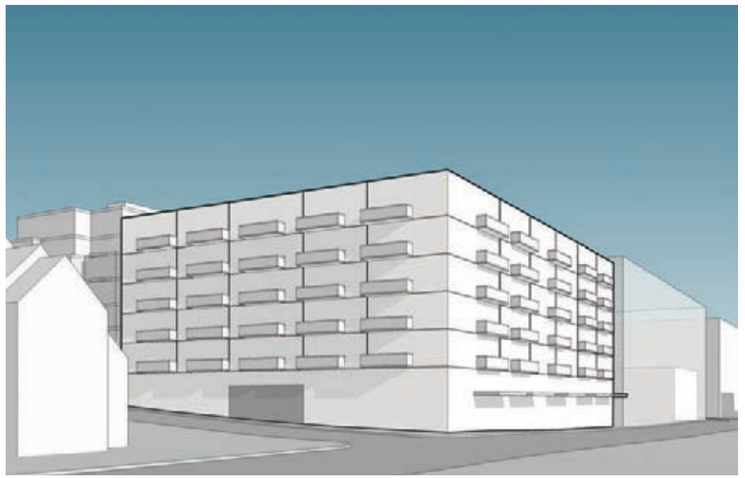
Street Level Plan (Level 1)

Typical Residential Plan (Level 2)

Northwest Corner

ARCHITECTURAL CONCEPTS: COMPARISON

ALTERNATE 1



Pros:
- No Departures Required
- U-shaped □oor plate maximizes □oor area
- Building creates strong, continuous street edge along 11th Avenue and Cal Anderson Park

Cons:
- Parking entrance located at center of north façade
- Street level spaces are divided by parking ramp- creating a challenging and problematic space for Hugo House
- Parking ramp occupies a signi□cant portion of street level- reducing the square footage available for Hugo House
- Relatively inactive resident lobby located at building corner
- Commercial space location along East Olive Street is not ideal

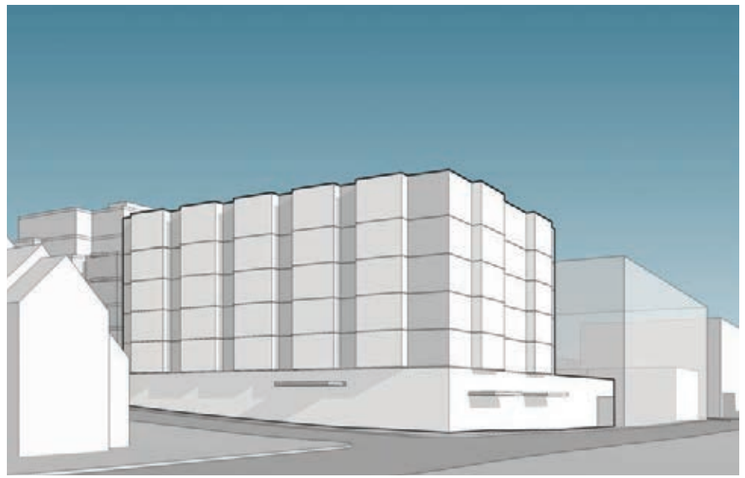
Summary:

Stories: 6 + 2 parking levels below grade
Unit Count: 90-100 units
Parking Spaces: 90-100
Approximate Floor Area:
- Residential: 77,150 sf
- Non-residential: 10,050 sf
- Parking: 38,400 sf

Ground Floor Uses:
- Hugo House
- Residential (lobby and amenity)
- Retail
- Parking entry

Potential Departures:
- None required.
- Parking Space Standard departure optional
- Driveway width and slope departure optional

ALTERNATE 2



Pros:
- Hugo House access and location optimized
- Ideal location for commercial space with 11th Avenue frontage and proximate to park entrance
- Quieter residential lobby and amenity uses located on East Olive Street

Cons:
- Ine□cient T-shaped residential □oor plate
- Massing and courtyard location has greater impact on the adjacent Onyx Condominiums
- Discontinuous at street edge along 11th Avenue
- Parking entrance located on 11th Avenue

Summary:

Stories: 6 + 2 parking levels below grade
Unit Count: 80-90 units
Parking Spaces: 90-100
Approximate Floor Area:
- Residential: 74,525 sf
- Non-residential: 11,250 sf
- Parking: 38,400 sf

Ground Floor Uses:
- Hugo House
- Residential (lobby and amenity)
- Retail
- Parking entry

Potential Departures:
- Parking entry on 11th Avenue
- Parking Space Standard departure
- Driveway width and slope departure
- Sight triangle reduction

PREFERRED

Pros:
- E□cient L-shaped residential □oor plate
- Massing and courtyard location minimizes impact on the adjacent Onyx Condominiums
- Hugo House access and location optimized
- Ideal location for commercial space with 11th Avenue frontage and proximate to park entrance
- Quieter residential lobby and amenity uses located on East Olive Street
- Building creates strong, continuous street edge along 11th Avenue and Cal Anderson Park

Cons:
- Parking entrance located on 11th Avenue

Summary:

Stories: 6 + 2 parking levels below grade
Unit Count: 80-90 units
Parking Spaces: 90-100
Approximate Floor Area:
- Residential: 74,200 sf
- Non-residential: 11,250 sf
- Parking: 38,400 sf

Ground Floor Uses:
- Hugo House
- Residential (lobby and amenity)
- Retail
- Parking entry

Potential Departures:
- Parking entry on 11th Avenue
- Parking Space Standard departure
- Driveway width and slope departure
- Sight triangle reduction

POTENTIAL DEVELOPMENT DEPARTURES

	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
1	SMC 23.47A.032 Parking Access When a lot fronts on two or more streets, the Director will determine which of the streets will be considered the front lot line, for purposes of this section only.	To provide parking access from 11th Avenue. See page 28 for additional information and diagrams	Because of topography and grade concerns along Olive Street, parking access is desired on 11th Avenue. Access from 11th Avenue will be located adjacent to the existing curb cut, and as far from the intersection with Olive Street as practical. This location will also provide better way□nding for patrons visiting Hugo House, as the parking access will be along the same frontage as the Hugo House entry.
2	SMC 23.54.030 Sight Triangles For… two way driveways and easements less than 22 feet 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 feet from the intersection of the driveway or easement with a driveways, easement, sidewalk, or curb intersection.	To utilize mirrors and/or alerts rather than provide 10' sight triangles. See page 29 for additional information and diagrams	To minimize the impact of the driveway along the street and maintain the street frontage, the sight triangles will be limited.
3	SMC 23.54.030 Driveway Width and Slope The minimum width of driveways for two way tra□c shall be 22 feet and the maximum width shall be 25'. No portion of a driveway… shall exceed a slope of 15 percent… The director may permit a driveway slope of more than 15 percent if it is found that: the topography or other special characteristic of the lot makes a 15 percent slope infeasible, the additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot, and the driveway is still useable as access to the lot.	To provide a 20' driveway with a slope greater than 15 percent.	While the below-grade parking serves both residential and commercial uses on site, a 20' wide driveway is desired to minimize the impact on 11th Avenue. To increase the usable □oor area at the ground □oor for Hugo House, an increased ramp slope—not to exceed 20%—is desired.
4	SMC 23.54.030 Parking Space Standards When 10 or less parking spaces are provided… a minimum of 75 percent of the spaces shall be striped for large vehicles. When 11-19... (and)... 20 or more parking spaces are provided… a minimum of 35 percent of the spaces shall be striped for large vehicles.	To provide 5 large spaces. The total number of non-residential parking spaces will be between 6 and 20 spaces.	To maximize the number of spaces provided for Hugo House, we propose 5 non-residential spaces would meet the requirements of large spaces. The remainder would be small and medium spaces. Because the exact number of spaces have not yet been determined, we are proposing to provide 5 large spaces based on our minimum and maximum non-residential space count.

The proposed project will be a six-story market-rate apartment building approximately 69-feet in height and approximately 125,000 square feet including two levels of below grade parking. The building will contain Hugo House (classrooms, performance spaces and administrative o□ces), 80–90 residential apartment units, residential lobby and amenity spaces, and outdoor landscaped courtyard and roof terrace, on-site leasing and management o□ces, street-level retail spaces and below-grade parking for 90–100 parking spaces.

The projects development objectives are as follows:

- Provide a new home for Hugo House with links to the art-based community in the neighborhood
- Provide high quality residential units convenient to the amenities of the Pike/Pine neighborhood
- Enhance the streetscape with an appropriately scaled façade that re□ects the character of the Pike/Pine neighborhood

The following design departures have been identi□ed as potentially necessary to achieve the preferred design alternate. If the Board indicates their willingness to consider the departures, additional study and re□nement of the design will be conducted in advance of the Design Recommendation meeting.

POTENTIAL DEVELOPMENT DEPARTURES

	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
1	SMC 23.47A.032 Parking Access When a lot fronts on two or more streets, the Director will determine which of the streets will be considered the front lot line, for purposes of this section only.	To provide parking access from 11th Avenue.	Because of topography and grade concerns along Olive Street, parking access is desired on 11th Avenue. Access from 11th Avenue will be located adjacent to an existing curb cut, and as far from the intersection with Olive Street as practical. This location will also provide better way□nding for patrons visiting Hugo House, as the parking access will be along the same frontage as the Hugo House entry.	CS1.C1 Use the natural topography ... to inform the project design. DC1.B1 Choose locations for vehicular access ... that minimize con□ict between vehicles and non-motorists/ DC1.B1.a ... choosing a location for street access that is the least visually dominant.

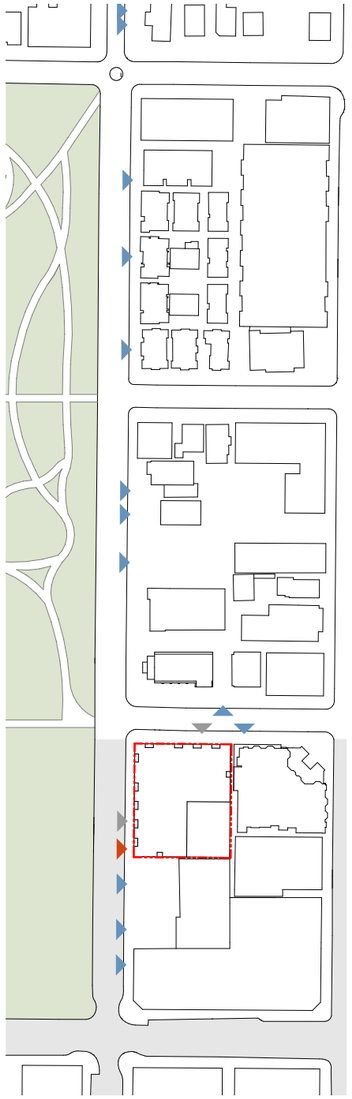
The □rst of our potentially necessary design departures is the location of the below grade parking entry. There are □ve reasons we are seeking this departure: topography, distance from the intersection, elevation implications, pedestrian tra□c, and the space planning for Hugo House.

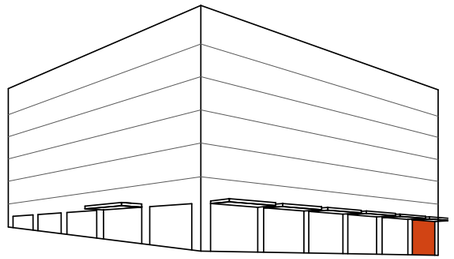
11th Avenue Entrance
(Preferred Parking Entrance)
- Located at the low point of the site
- Decreases ramp length
- Located at the end of the West façade
- Located adjacent to Hugo House entry
- Locate adjacent to current driveway access
- Most pedestrians will continue to use the west sidewalk
- Allows adequate area for Hugo House

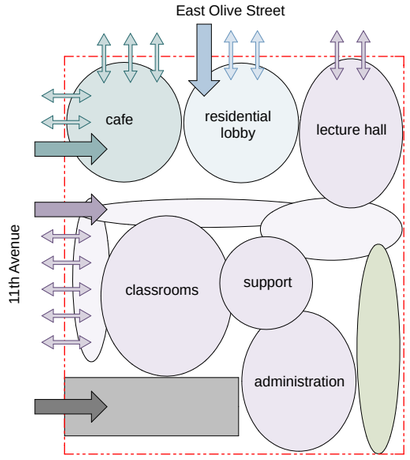
East Olive Street Entrance
(No Departure Parking Entrance)
- Located at the high point of the site.
- Increases ramp length
- Located at the center of the North façade
- Located far from Hugo House entry- could cause confusion
- Located away from current driveway access.
- May con□ict with pedestrian tra□c from the future light rail station
- Reduces area for Hugo House- speci□cally classroom and lecture space

CURB CUTS:
- Existing Driveway Access within the Neighborhood
- Existing Driveway Access to be Removed
- Proposed New Driveway Access

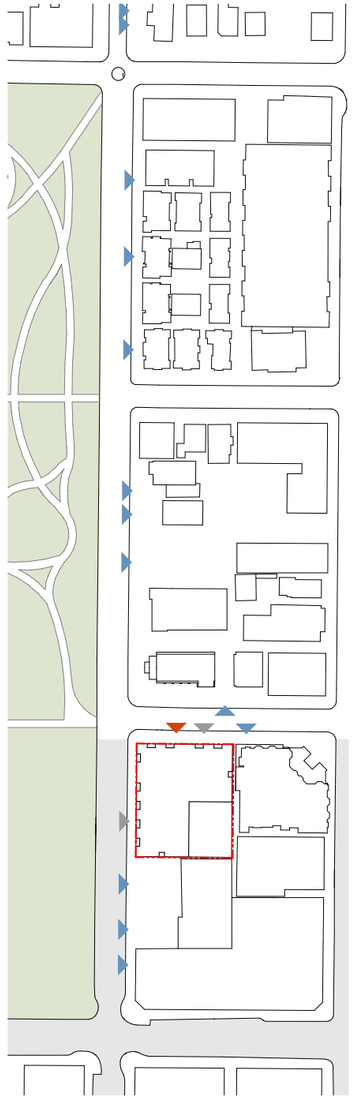
PREFERRED PARKING ENTRANCE

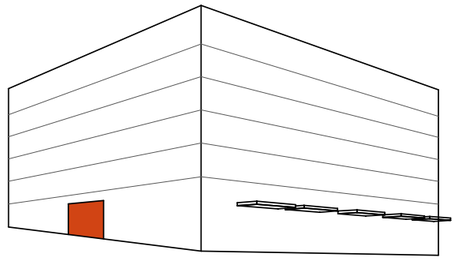


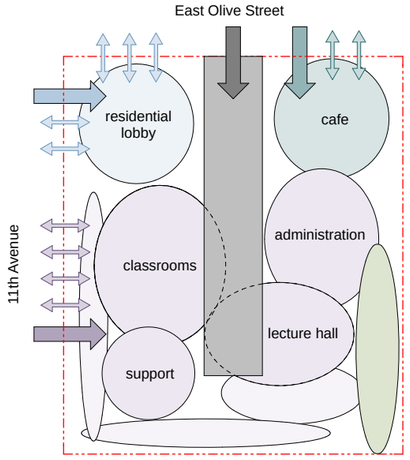




NO DEPARTURE PARKING ENTRANCE

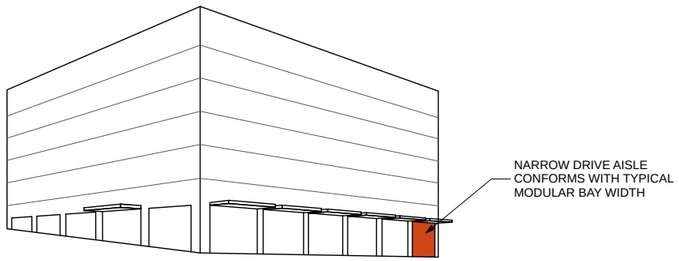


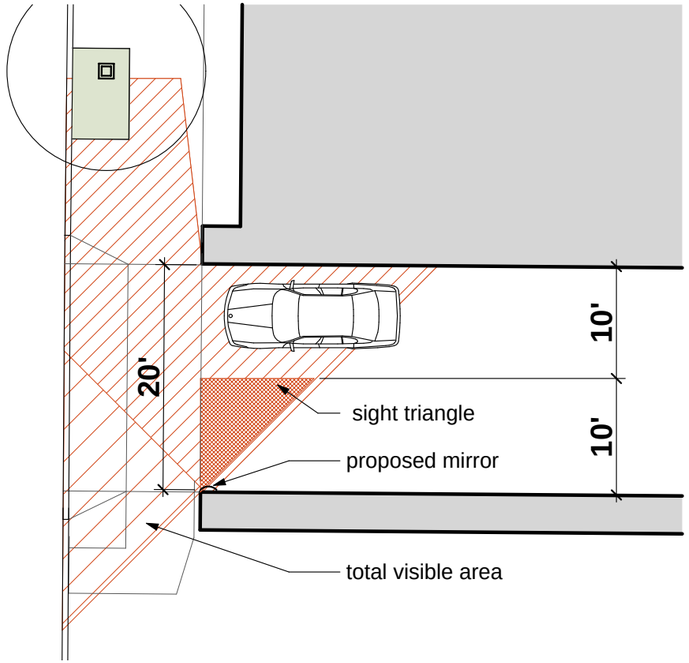




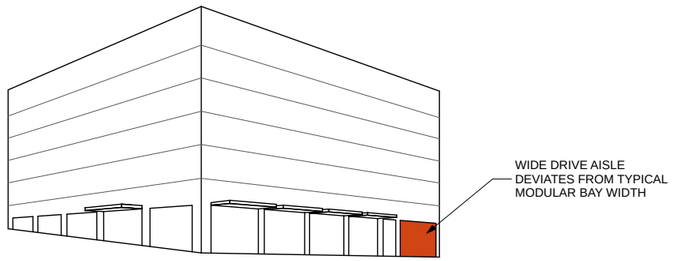
	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
2	SMC 23.54.030 Sight Triangles For… two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveways, easement, sidewalk, or curb intersection.	To utilize mirrors and/or alerts rather than provide 10' sight triangles.	To minimize the impact of the driveway along the street and maintain the street frontage, the sight triangles will be limited.	DC1.B1.b Where driveways ... are unavoidable, minimize the ... width as much as possible. DC1.B1.c Employing a multi-sensory approach to areas of potential vehicle- pedestrian con□ict such as garage exits/ entrances. Design features may include ... warning lights and sounds, and similar safety devices.

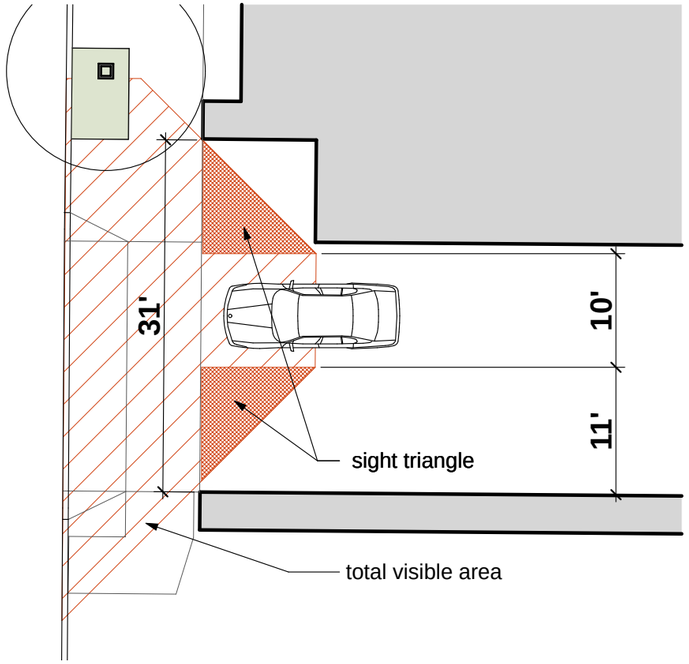
PREFERRED SIGHT TRIANGLE





NO DEPARTURE SIGHT TRIANGLE





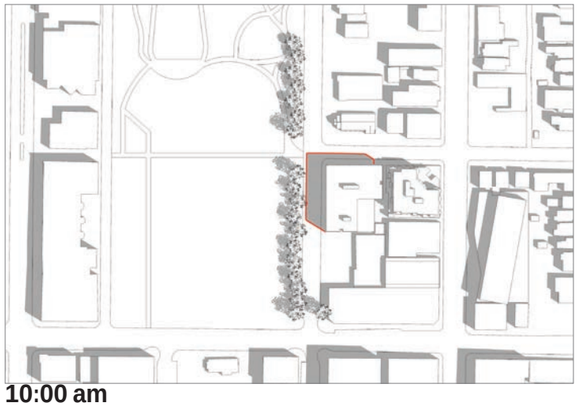
The second design departure that would be potentially required is the reduction or removal of the sight triangles. We propose mirrors and/ or alerts to replace the right triangle at the garage exit. By using a mirror rather than the required 10' triangles, the visible area is maintained while the appearance of the garage is minimized. In order to provide the code minimum sight triangles, the parking access opening would be increased by 50%. This would also create an atypical opening at the street level, drawing additional attention to the garage.

ADDITIONAL INFORMATION: SHADOW STUDIES: ENTIRE YEAR

The shadow studies throughout the year indicate the shadows in the neighborhood with the proposed project. The new shadows cast by the proposed project are outlined in red for clarity.

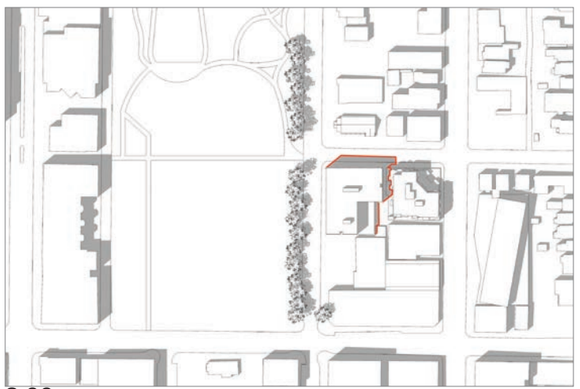
The location of 11th Avenue to the west and East Olive Street to the north minimize the a□ects of the shadows cast by the proposed project. The width of East Olive Street reduces the shadows on the church across from the project site. 11th Avenue helps to protect Cal Anderson Park and Bobby Morris Play□eld to the west of the project. The trees along the western edge of the park cast shadows deeper into the park than the proposed project in the spring, summer and fall. The proposed project only impacts the shading on the park during the winter months in the morning.

June 21



10:00 am

12:00 noon



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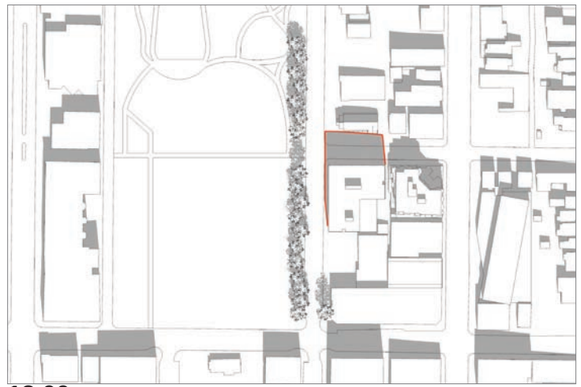
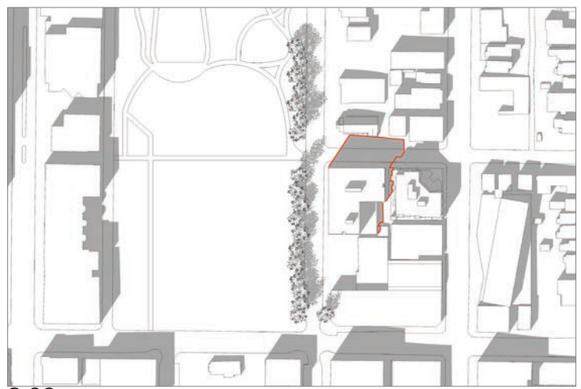
March/ September 21

10:00 am



12:00 noon



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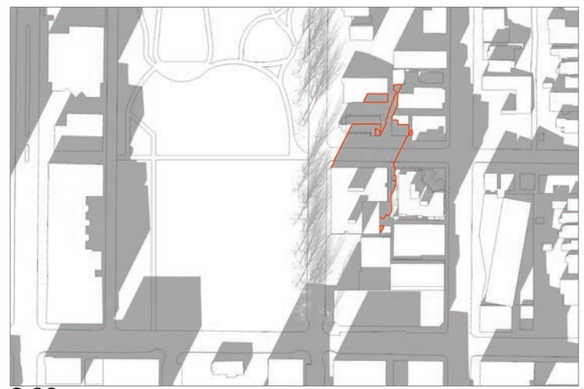
December 21

10:00 am

12:00 noon



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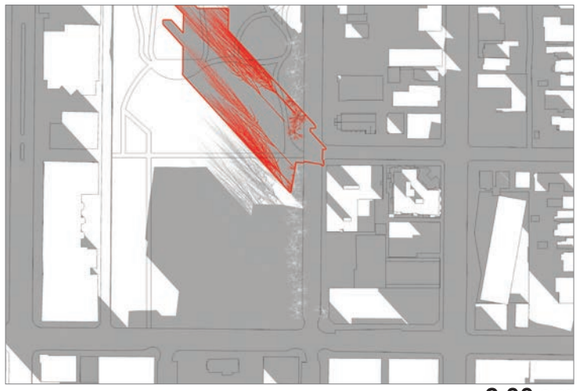
ADDITIONAL INFORMATION: SHADOW STUDIES: WINTER MORNINGS

December 21



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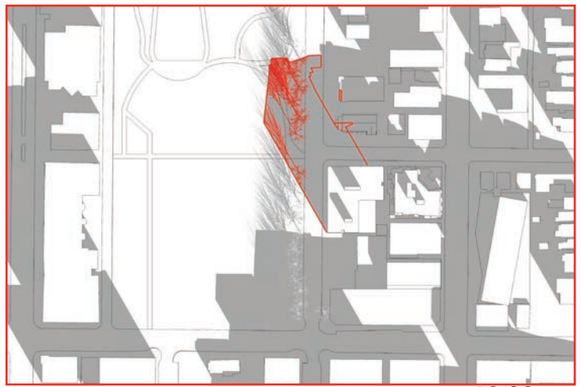
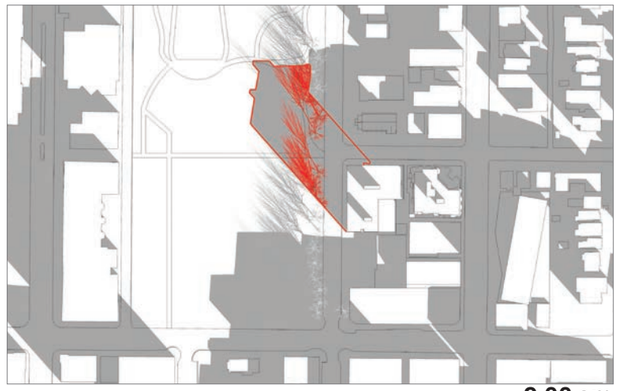


10:00 am

11:00 am

January/ November 21



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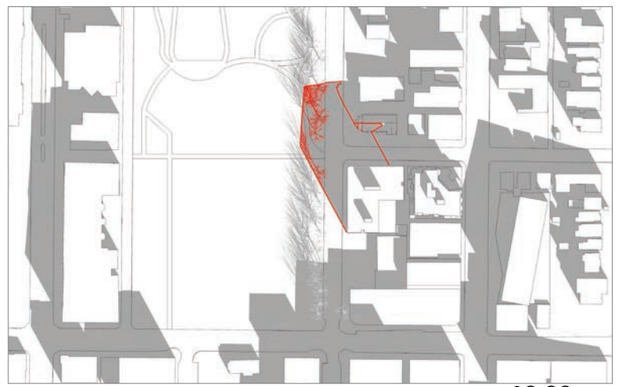


10:00 am

11:00 am

February/ October 21

9:00 am

10:00 am

11:00 am

Because the proposed project casts shadows onto Cal Anderson Park on winter mornings, we studied October, November, December, January and February 21 in additional detail. These images indicate the new shadows cast by the proposed project outlined in red. Since the sun rises between 7:00 and 8:00 in the months studied, we chose to focus on 9:00, 10:00 and 11:00 am. At 9:00, the shadows are the greatest- reaching far into the park in December, but much reduced in January/ November and February/October. By 10:00 the shadows are equal to those cast by the tree line, which is a mix of evergreen and deciduous trees. At 11:00 no shadows are cast into the park- only the sidewalk on the west edge of 11th Avenue in December.

While it is true that the proposed project increases the potential shading on the park throughout the winter, the climate of Seattle means that actual shadows cast by the building are limited to the few days the sun is shining during these months. The total average number of sunny days between October and February is 17 days, while the total average number of partly sunny days in the same time frame is 29.* Additionally, we believe the time of the increased shading, winter mornings, has the least impact on the activities in the park.

**Average sunny and partly sunny days per month from www.currentresults.com/Weather/Washington/annual-days-of-sunshine.php*

ADDITIONAL INFORMATION: DESIGN GUIDELINES

In response to Design Guideline CS2.III, HEIGHT, BULK, AND SCALE COMPATIBILITY AND PIKE/PINE SCALE AND PROPORTION, we contend that the height, bulk and scale of the proposed project are consistent with similarly scaled projects in the neighborhood. Additionally, the proposed project would rely on bays to humanize the scale of the structure.

While the typical historic structures within the neighborhood are limited to 1-4 stories, newer projects nearby are more likely to be 6 or 7 stories. These projects include 12th Avenue Arts, Collins on Pine, Sunset Electric and the Broadway building, as well as the adjacent Onyx.

The majority of the buildings within the overall Pike/Pine neighborhood are typically limited to 120' by 120', but this region of the district includes several buildings with larger frontages- including the Seattle Police Department and the Richmark building.

Per CS2.III.i.a, the proposed project will rely on a regular bay rhythm to break down the mass into a smaller scale and help the project relate to the older facades nearby.

CS2.III. HEIGHT, BULK, AND SCALE COMPATIBILITY AND PIKE/PINE SCALE AND PROPORTION: New buildings should, in general, appear similar in height, mass, and scale to other buildings to maintain the area's visual integrity and unique character. Although current zoning permits structures to exceed the prevailing height and width of existing buildings in the area, structures that introduce increased heights, width and scale should be designed so their perceived scale is compatible with the existing neighborhood character.

ADDITIONAL INFORMATION: DESIGN GUIDELINES

PROPOSED PROJECT

The zone transition adjacent to the proposed project is located in line with East Olive Street. The location of the street mitigates the impact of the proposed project on the low-rise zoned sites to the north. While our proposed project extends to the property line, the width of East Olive provides a bu□er of 60 feet.

COLLINS ON PINE

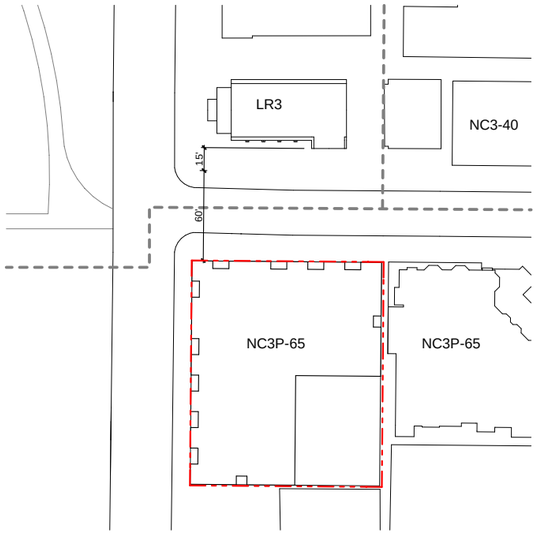
This mixed-use project located on 13th and Pine shares a side lot line with LR3 zoning to the north. The □rst □oor is located 5 feet from the shared line, while the upper stories are between 13 and 15 feet adjacent to the low raise zone.

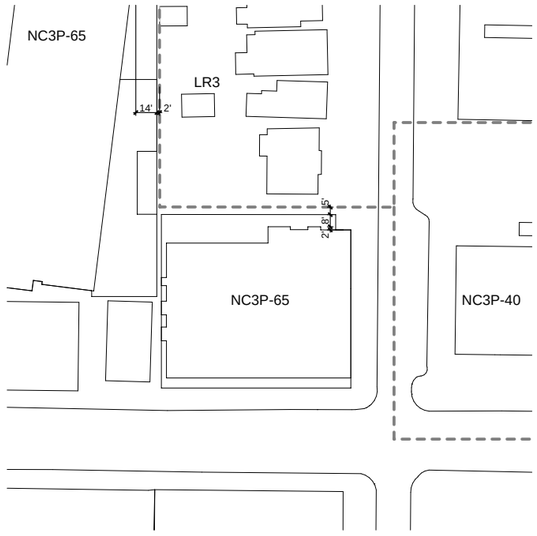
12th AVENUE ARTS

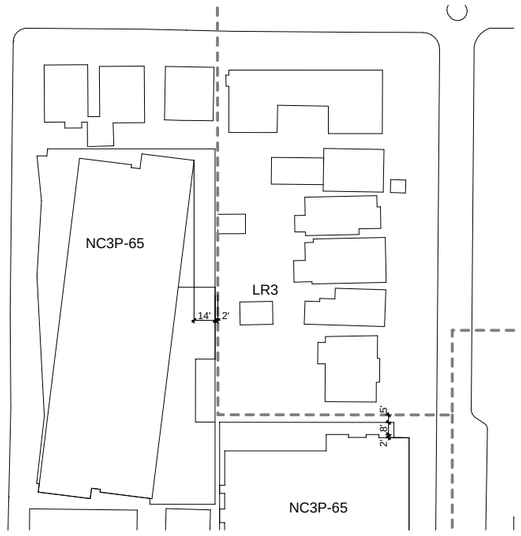
This newer project on 12th Avenue is comprised of an upper tower and a lower base that occupies the majority of the site. The lower portion extends to 2 feet from the property line adjacent to LR3 zoning. The upper tower is located at an angle- with the closest portions 16 feet from the low-rise properties to the east.

In response to design guideline CS2.D3- ZONE TRANSITIONS, we propose that the preferred scheme shows signi□cant deference for the low rise zoning across East Olive Street, especially when compared to other zone transitions nearby.

The proposed project site, and the remained of the block, is zoned as NC3P-65. The block to the west of the project site is also zoned NC3P-65, but is comprised of Cal Anderson Park and Bobby Morris Play□eld. The block to the north, across East Olive Street from the project site, is split between LR3 to the west and NC3-40 to the east. The LR3 lot directly across from the proposed project site currently houses a church.







CS2.D3Zone Transitions: For projects located at the edge of di erent zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
CS1	**Natural Systems and Site Features**	
	Use natural systems and features of the site and its surroundings as a starting point for project design.	
B. SUNLIGHT AND NATURAL VENTILATION		
B2	Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.	The location of the courtyard in the preferred scheme maximizes daylight to the units, while the location of the site on the northwest corner of the block minimizes shading on adjacent sites. See pages 30 and 31 for additional information, including studies of the shading of Cal Anderson Park on winter mornings.
C. TOPOGRAPHY		
C1	Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.	The preferred alternate locates the below grade parking access at the lowest edge of the site, allowing for greater usable area at the street level for Hugo House and a café.
D. PLANTS AND HABITAT		
D1	On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.	The rear garden and terrace will incorporate varied plantings in the preferred scheme.
CS2	**Urban Pattern and Form**	
	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	
A. LOCATION IN THE CITY AND NEIGHBORHOOD		
A1	Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.	The Pike/Pine conservation overlay district creates a distinctive neighborhood. While this project is at the district's edge the preferred scheme works to tie back to the historic frame buildings in the central Pike/Pine core.
B. ADJACENT SITES, STREETS, AND OPEN SPACES		
B3	Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).	The preferred scheme creates a strong, continuous street edge along 11th Avenue and Cal Anderson park, creating a defined edge to the park.
C. RELATIONSHIP TO THE BLOCK		
C1	Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	The location of the café at the corner of the preferred scheme acts as an anchor for this intersection, with entrances on either side of the corner to draw attention to the corner. A curb bulb is being proposed to create an outdoor area adjacent to the cafe, calm traffic on 11th Avenue, and improve pedestrian crossing.
D. HEIGHT, BULK, AND SCALE		
D1	Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	The proposed project relates to the bulk of the adjacent Onyx building with both projects at 6 stories. The adjacent property to the south is similarly zoned and likely to be developed to a similar height in the future.

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
D3	Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:	The proposed project site, and the remainder of the block, is zoned as NC3P-65. The block to the west of the project site is also zoned NC3P-65, but is comprised of Cal Anderson Park and Bobby Morris Playfield. The block to the north, across East Olive Street from the project site, is split between LR3 to the west and NC3-40 to the east. See page 33 for additional information
	a. Distance to the edge of a less (or more) intensive zone;	
	c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);	
Pike/Pine Supplemental Guidance		
I	RESPONDING TO SITE CHARACTERISTICS: Characteristics and opportunities to consider in Pike/Pine include both views and other neighborhood features.	The project's close proximity to Cal Anderson Park is the focus of views from the project. The project will act as a backdrop to the play field.
II	CORNER LOTS: 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 preferred alternate locates the two main building entrances to either side of the corner cafe space to heighten activation of the corner while maintaining two distinct identities for the residential and Hugo House entrances.
III	HEIGHT, BULK, AND SCALE COMPATIBILITY AND PIKE/PINE SCALE AND PROPORTION: New buildings should, in general, appear similar in height, mass, and scale to other buildings to maintain the area's visual integrity and unique character. Although current zoning permits structures to exceed the prevailing height and width of existing buildings in the area, structures that introduce increased heights, width and scale should be designed so their perceived scale is compatible with the existing neighborhood character. The following guidelines address scale and proportion for new structures:	The height, bulk and scale of the proposed project are consistent with similarly scaled projects in the neighborhood. Additionally, the proposed project would rely on bays to humanize the scale of the structure. While the typical historic structures within the neighborhood are limited to 1-4 stories, newer projects nearby are typically 6 or 7 stories. See page 32 for additional information.
i	Design the structure to be compatible in scale and form with surrounding structures. One, two, and three-story structures make up the primary architectural fabric of the neighborhood. Due to the historic platting pattern, existing structures seldom exceed 50 to 120 feet in width or 100 to 120 feet in depth. Structures of this size and proportion have been ideal for the small, locally owned retail, entertainment, and restaurant spaces that have flourished in this neighborhood. The actual and perceived width of new structures should appear similar to these existing structures to maintain a sense of visual continuity.	The majority of the buildings within the overall Pike/ Pine neighborhood are typically limited to 120' by 120', but this region of the district includes several buildings with larger frontages, including the Seattle Police Department and the Richmark building. See page 32 for additional information.
	a. Respect the rhythm established by traditional facade widths. Most structure widths are related to the lot width. Typically, structures are built on one lot with a width of 50 or 60 feet; or on two combined lots with a width of 100 or 120 feet. If a proposed development is on a lot that is larger than is typical, it may be necessary to modify the rhythm of the building to maintain the existing scale at the street. Even in older buildings that may be massive, the mass is typically broken up by a rhythm of bays, humanizing the scale of the structure.	The proposed project will rely on a regular bay rhythm to humanize the building's mass relate to the typology characteristics of the neighborhood. See page 32 for additional information.
CS3	**Architectural Context and Character**	
	Contribute to the architectural character of the neighborhood.	
A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES		
A1	Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.	The preferred alternate is a modern interpretation of the neighborhoods characteristic building typology.

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)			DESIGN RESPONSE
Pike/Pine Supplemental Guidance			
I		HEIGHT, BULK, AND SCALE COMPATIBILITY AND PIKE/ PINE SCALE AND PROPORTION: Relate the scale and proportions of architectural features and elements to existing structures on the block face to maintain block face rhythm and continuity.	See response to CS2.III above.
	i	Align architectural features with patterns established by the vernacular architecture of neighborhood structures to create visual continuity.	
	ii	Use building components that are similar in size and shape to those found in structures along the street from the auto row period.	
	iii	Keep the proportions of window and door openings similar to those of existing character structures on the block or in the neighborhood.	
	iv	Use windows compatible in proportion, size, and orientation to those found in character structures in the surrounding area.	
II		DEVELOPMENT IN AREAS LACKING A WELL-DEFINED CHARACTER (supplemental guidance especially for properties located in the Pike/Pine Conservation Overlay District): Some areas where the Pike/Pine Conservation Overlay District was expanded during 2009 lack an apparent overriding visual character, or the character may be mixed or changing. When no clear pattern is evident, new development should help define and unify the existing visual context and contribute positively to the Pike/Pine neighborhood character. Designs should draw on the best features of surrounding buildings, or of the surrounding neighborhood, to create a more complex, intimate pedestrian environment.	As part of the expanded Pike/Pine Conservation Overlay District, the character of the surrounding portions lacks a well-defined character. There is a mix of older 1-2 story structures to the south and newer 4- 6 story structures to the east. The preferred scheme works to link this area of the district to the Pike/Pine core. A curb bulb is proposed at the corner of 11th Avenue and East Olive Street, which will reinforce the relationship to the adjacent park while providing gathering space. The project will also work to maximize floor to floor heights to achieve dimensions that are consistent with older structures in the neighborhood in both the street level as well as the residential units
	i	Capitalize on excess and undefined right-of-way areas, including overly wide street surfaces on side streets, to enhance pedestrian circulation and gathering, and for landscaping and other streetscape improvements.	
	iii	Include high ceilings in the ground floor spaces of new structures that are consistent with older character structures in the neighborhood. Floor to ceiling heights of at least 15 feet are encouraged.	
III		CONSERVATION OF CHARACTER STRUCTURES (supplemental guidance especially for properties located in the Pike/Pine Conservation Overlay District): The Pike/Pine Conservation Overlay District encourages preservation and enhancement of the unique character of the Pike Pine neighborhood. A high priority for achieving this objective is the conservation and reuse of existing character structures. The Overlay District includes both exceptions that apply when a character structure is retained and incentives for conserving and reusing these structures. This guideline provides guidance for appropriate conservation of character structures.	The existing Hugo House building at the northwest corner of the site was constructed in two parts. The northern portion of this building originally contained four apartments and was constructed in 1903. The southern portion was an addition to Manning's Funeral Parlor in 1958. The northern section of the building is at least 75 years old, and would therefore be considered to meet the minimum requirements for a character structure within the Pike/ Pine Conservation Overlay District. In 2013 the building was nominated for landmark status and failed to meet the requirements of the Landmarks Preservation Board. The purpose of the Pike/ Pine Conservation Overlay District is "to promote the conservation of Pike/Pine's existing historic character by limiting new development to a scale that is compatible with the established development pattern, accommodating arts facilities and small businesses at street level, and encouraging the retention of the existing structures and their architectural features that establish the District's architectural character." We propose that the building does not contribute to "the established scale, development pattern, and architectural character of the area". See pages 14 and 15 for additional information.
IV		ARCHITECTURAL CONTEXT: 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.	The preferred option is a frame building that echoes the typical auto row and warehouse industrial buildings common in the Pike/Pine Conservation Overlay District. The proposed project includes high street level ceilings and large display windows. The preferred option is organized into bays that will draw from the existing historic structures nearby.
	i	New buildings should echo the scale and modulation of neighborhood buildings in order to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings. Architectural styles and materials that complement the light-industrial history of the neighborhood are encouraged. Examples of preferred elements include:	

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
PL1	**Connectivity**	
	Complement and contribute to the network of open spaces around the site and the connections among them.	
A. NETWORK OF OPEN SPACES		
A1	Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.	The proposed curb bulb will work to enhance the connection to the park, while the continuous street frontage of the proposed scheme will create a defined edge. Additional street trees and plantings are proposed, as well as overhead weather protection to enhance the pedestrian experience.
A2	Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.	
B. WALKWAYS AND CONNECTIONS		
B3	Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.	The proposed curb bulb will provide an additional pedestrian oriented open space across from the Cal Anderson Park entrance. This will allow activates to flow freely between the two spaces. See response to PL1.A for additional information.
C. OUTDOOR USES AND ACTIVITIES		
C1	Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.	The proposed project's main pedestrian activity zone will be located at the intersection of East Olive Street and 11th Avenue. The preferred alternate indicates a café at this location that, coupled with the proposed curb bulb, will provide an active destination for pedestrians.
PL2	**Walkability**	
	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
B. SAFETY AND SECURITY		
B1	Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.	The strong continuous street frontage along 11th Avenue in the proposed scheme will increase the resident population and provide additional eyes on the park. The transparency of the street level façade will also increase the visibility at the park entrance, as well as the sidewalk. Sufficient lighting will be provided for security and entry lights.
B2	Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.	
B3	Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.	
C. WEATHER PROTECTION		
C1	Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.	The preferred alternate proposes overhead weather protection along 11th Avenue with additional protection provided at the residential entrance on East Olive Street.
Pike/Pine Supplemental Guidance		
I	PERSONAL SAFETY AND SECURITY: Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.	The proposed scheme will direct the lighting at walking surfaces to minimize glare.

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
PL3	**Street-Level Interaction**	
	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
A. ENTRIES		
A1	Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.	In the preferred option, the two main entrances are indicated by a change in the modulation of in the façade above and will be transparent to enhance the connection to the street. The residential entry will be located on East Olive Street to relate to the residential uses to the north, while the Hugo House entry will be on 11th Avenue to connect to the commercial core to the south.
C. RETAIL EDGES		
C1	Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.	A high degree of transparency is desired at the street level on both 11th Avenue and East Olive Street.
C2	Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.	
Pike/Pine Supplemental Guidance		
II	HUMAN SCALE: In order to achieve human scale development, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments.	The preferred option enhances the human scale of street level façade with large storefront windows set back slightly from the street. The frame of the building above creates intimate modulation at the first floor that relates to the historic buildings in the Pike/Pine Conservation Core.
	In addition to the Seattle 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:	
i	Pedestrian-oriented architectural elements.	
ii	A rhythm of building modulation comparable or complementary to adjacent buildings.	
iii	Transparent, rather than reflective, windows facing the street.	
PL4	**Active Transportation**	
	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	
A. ENTRY LOCATIONS AND RELATIONSHIPS		
A1	Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.	See pages 18 and 19 for additional information on transportation
A2	Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.	
B. PLANNING AHEAD FOR BICYCLISTS		
B2	Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.	Bike facilities will be provided both inside and outside the building.
C. PLANNING AHEAD FOR TRANSIT		
C1	Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building.	The new transit center will increase the number of pedestrians that traverse the park to access light rail and provide regional connections to 12th Avenue and its arts organizations. This will most likely increase the number of pedestrians on East Olive Way, while the number of pedestrians on 11th Avenue is not anticipated to change significantly.
DC1	**Project Uses and Activities**	
	Optimize the arrangement of uses and activities on site.	
A. ARRANGEMENT OF INTERIOR USES		
A1	Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.	The preferred scheme locates Hugo House along 11th Avenue and the café at the intersection. This allows the café to open onto the proposed curb bulb thus increasing its visibility from Pine as well as the park. Hugo

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
A2	Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:	House will occupy most of the 11th Avenue interior space and will be highly visible. The residential entry is located on the less prominent facade on East Olive Street.
A4	Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.	
B. VEHICULAR ACCESS AND CIRCULATION		
B1	Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:	Parking access is located along 11th Avenue in the preferred scheme. One reason is to move the driveway further from the corner to reduce conflicts between pedestrians and vehicles. See page 28 for additional information.
C. PARKING AND SERVICE USES		
C1	Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.	Parking is planned below grade, with an entrance on 11th Avenue in the preferred scheme. The alternate entrance location requires additional area dedicated to parking at the street level. See page 28 for additional information.
Pike/Pine Supplemental Guidance		
I	LOCATION OF PARKING ON COMMERCIAL STREET FRONTS: Garage entryways facing the street should be compatible with the pedestrian entry to avoid a blank facade. Steel mesh is a preferred alternative to solid doors.	The preferred alternate incorporates the parking garage entry into a standard bay width- maintaining fidelity with the building's order and minimizing its presence. The garage door will be thoughtfully designed.
DC2	**Architectural Concept**	
	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
A. MASSING		
A1	Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.	The proposed option organizes the building to create a strong, continuous street frontage defining an edge along the park. The terrace is located at the interior of the lot to allow relief for the existing adjacent buildings that face west.
A2	Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	The mass of the building is reduced using of a regular frame module into which decks are inset to further modulate the facade. The entries are marked by a shift in the regular modulation of the façade. Marquees are provided at the street level.
B. ARCHITECTURAL AND FACADE COMPOSITION		
B1	Facade Composition: Design all building facades -- including alleys and visible roofs -- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well- proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.	The project's location and orientation increase the prominence of the two street facing facades and will be the focus of the majority of the architectural expression. The interior courtyard will also receive significant thought. The two facades that abut the property line are reduced in length on the preferred option. However, these two faces will contain few design features and windows will be minimized per building code.
B2	Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.	

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)			DESIGN RESPONSE
C. SECONDARY ARCHITECTURAL FEATURES			
C1		Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.	Regular inset balconies are integral to the preferred option to provide façade depth. Overhead weather protection will be provided at the street level with special attention paid to the entry canopies. Both of these features are dual purpose- allowing for active use of outdoor space while reducing the scale of the structure.
C2		Dual Purpose Elements: Consider architectural features that can be dual purpose -- adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.	
D. SCALE AND TEXTURE			
D1		Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.	The proposed project will have elements of a human or fine-grained texture. The inset decks on the upper levels will provide this above the first floor, while the entries and canopies will do so at street level.
D2		Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.	
Pike/Pine Supplemental Guidance			
I		HEIGHT, BULK, AND SCALE COMPATIBILITY AND PIKE/ PINE SCALE AND PROPORTION	
	i	Design the first floor façade to encourage a small-scale, pedestrian-oriented character.	The preferred alternate breaks the street level façade into 24 foot wide bays marked by piers that reflect the rhythm of the neighborhood's character buildings. The ground floor will have generous floor to floor heights and a high level of transparency.
		a. Visually separate the ground floor spaces to create the appearance of several smaller spaces 25 feet to 60 feet wide.	
		b. Repeat common elements found in neighborhood commercial buildings, such as clearly defined primary entrances and large display windows.	
		c. Provide generous floor to ceiling heights on the ground floor with a high degree of transparency.	
		d. Consider variations in the street-level facade, such as shallow recesses at entries or arcades, to add variety.	
	ii	Address conditions of wide or long structures.	The proposed project will rely on a regular bay rhythm to humanize the building's scale and helping it relate to the neighborhood's character structures.
		c. Incorporate design features to create visual variety and to avoid a large-scale, bulky or monolithic appearance.	
II		INTEGRATION OF CHARACTER STRUCTURES IN NEW DEVELOPMENT: Within the Pike/Pine Conservation Overlay District, a project can gain height and floor area by retaining a character structure (defined as a structure that is at least 75 years old, see Map 3, page 11) on the lot as part of a new development. The Code requires all portions of the new structure above the character structure to set back a minimum of 15 feet from all street facing facades of the character structure, unless the applicant demonstrates that a departure from this standard will result in a better relationship between the new and existing portions of the project. This guideline provides design guidance for achieving a desirable relationship between the character structure and new portions of the project. The goal is to design a project that complements the character structure and other structures on the block, even while displaying an individual design. These guidelines are to be used in conjunction with CS3, which addresses the treatment of character structures.	See response to CS3.III above.

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
DC3	**Open Space Concept**	
	Integrate open space design with the design of the building so that each complements the other.	
B. OPEN SPACE USES AND ACTIVITIES		
B3	Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.	The proposed curb bulb across 11th Avenue from the park entrance enhances the connection between the existing park and the new cafe. In the preferred alternate the second floor terrace faces into the block to create private multi-family open space, while an upper roof provides a common resident open space.
B4	Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.	
C. DESIGN		
C1	Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.	The preferred alternative creates a strong, continuous street edge along the east side of Cal Anderson Park and Bobby Morris Playfield in a similar manner as the park's south edge is defined (along East Pine Street).
Pike/Pine Supplemental Guidance		
I	RESIDENTIAL OPEN SPACE: Locating a significant amount of open space on rooftops is discouraged. Open space at street level that is compatible with established development patterns and does not detract from desired, active street frontages is encouraged. While not characteristic of the historic warehouse, commercial, or apartment development in the area, usable balconies may be appropriate on streets where a more residential character is intended, to provide both open space and visual relief on building facades. In other areas, if balconies are provided, it is preferable that they not be located on street-facing facades, but rather on facades facing the side or rear of the lot, or internal courtyards.	The majority of the residential open space is provided at the roof. However, additional open space is provided at a terrace level. In the preferred scheme, most units along 11th Avenue and East Olive Street have balconies to provide visual relief and outdoor space, but these may not meet the minimum requirements to qualify as open space.
II	LANDSCAPING TO ENHANCE THE BUILDING AND/ OR SITE: The creation of small gardens and art within the street right-of-way is encouraged in the Pike/ Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable. Street greening is specifically recommended along the following streets:	Enhancements to the vegetation at street level will be provided including additional street trees, groundcover vegetation in the right of way, and additional plantings along East Olive Street.
iv	Avenues between Pike and Olive Streets from 11th Avenue on the east to 14th Avenue on the west including Pine from 14th and 15th and Olive from 11th to 15th (except along 14th Avenue from Pine to Pike).	
DC4	**Exterior Elements and Finishes**	
	Use appropriate and high quality elements and finishes for the building and its open spaces.	
A. BUILDING MATERIALS		
A1	Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	The proposed alternate seeks to use durable and timeless materials with a limited palette and thoughtful detailing.
Pike/Pine Supplemental Guidance		
I	Exterior Finish Materials: New development should complement the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:	See response to DC4.A1 above.
i	Brick, masonry, textured or patterned concrete, true stucco (Dry-vit is discouraged), with wood and metal as secondary or accent materials;	

DESIGN CONCEPT

Our ambition with the preferred design proposal is to create a calm, timeless addition to the Pike/Pine neighborhood that draws inspiration from its neighbors within the Pike/Pine Conservation district while being comfortably of its own time. The use of classic building forms and durable materials will be supplemented with a contemporary approach to building modulation (inset decks), carefully considered detailing, and expansive windows to promote activity at street level and above.

The building's L-shaped organization provides an e□cient residential □oor plate organization that maximizes access to daylight and views while maintaining separation from its neighbors to the east. The south-oriented interior courtyard maintains solar access at the interior of the block for all buildings bordering it while providing an opportunity for private open space. The building fronts both 11th Avenue and East Olive Street, creating a continuous, highly transparent street wall in the fashion of Pike/Pine's character structures.

The secondary massing and patterning of the facades establish a rhythm that subtly shifts to mark the building entries. The main entry for the building's public functions, Hugo House and the cafe, is located opposite the Bobby Morris Play□eld on 11th Avenue while the main residential entry is located on the more residential East Olive Street. The building entries bookend a corner cafe space, ideally located for access from the park as well as by Hugo House.

REPRESENTATIVE PROJECTS

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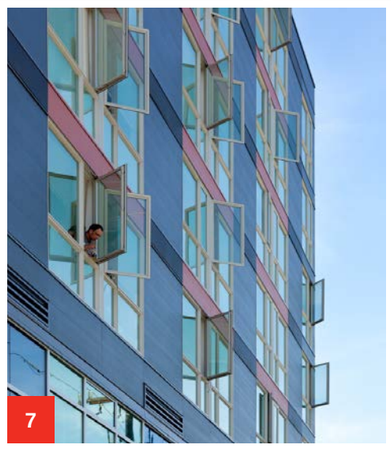
1 **Agnes Lofts,** 1433 12th Avenue
2 **19th and Mercer Mixed-Use Building,** 526 19th Avenue E
3 **2026 E Madison Mixed-Use Building,** (unbuilt)
4 **The Rooster Mixed-Use Building,** 900 NE 65th Street (under construction)
5 **Ventana at the Market,** 2100 Western Ave
6 **SCCA Patient House,** 207 Pontius Ave N
7 **Compass Center Housing,** 1753 NW 56th Street
8 **Belroy Apartments,** 703 Bellevue Ave E
9 **Banner Building,** 2600 Western Avenue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Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization