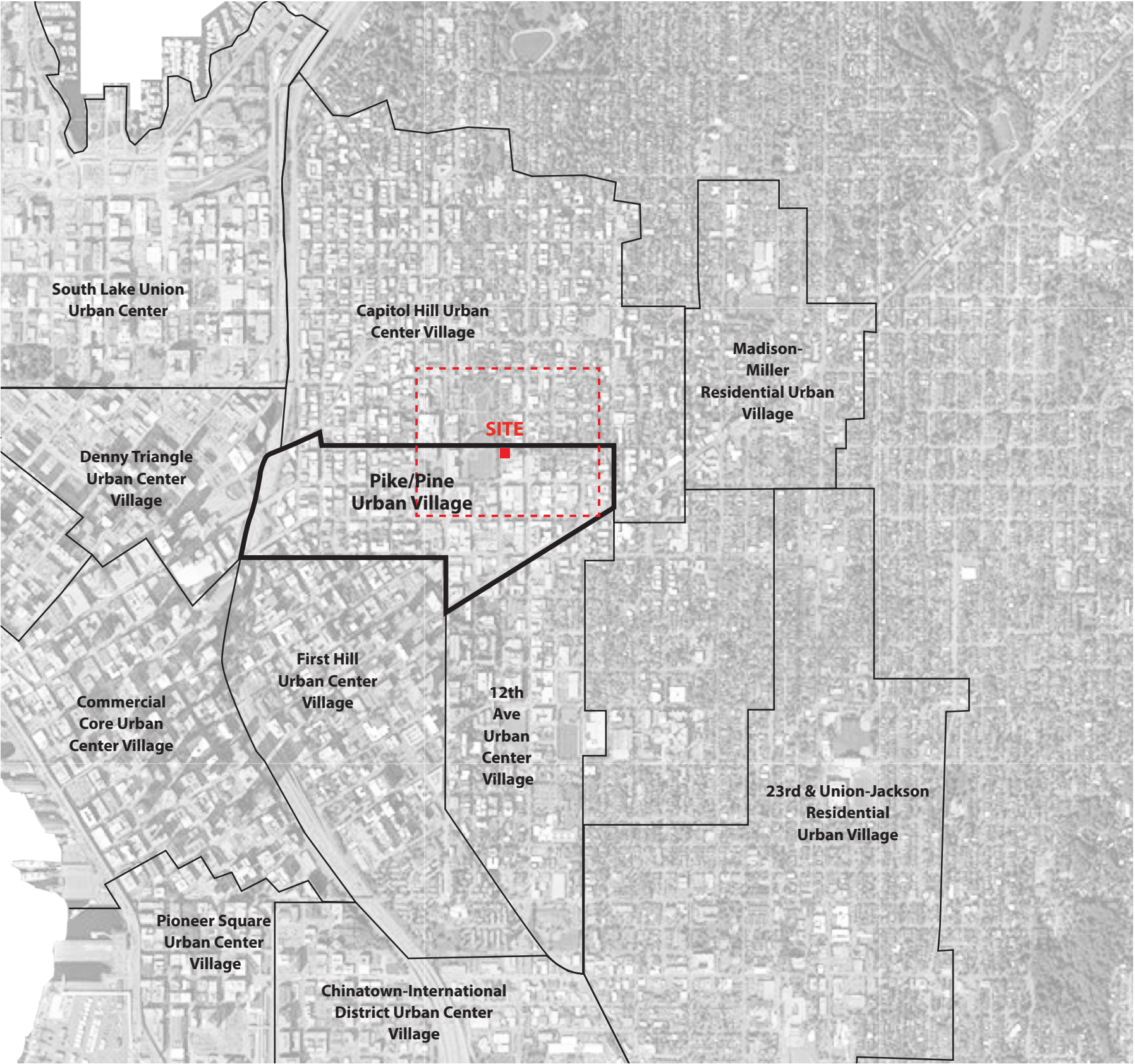


PROJECT NUMBER: 3020067
ADDRESS: 1634 11TH AVENUE

HUGO HOUSE: MIXED USE BUILDING
RECOMMENDATION MEETING • DECEMBER 16, 2015





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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
Landscape Achitect:	Karen Keist Landscape Architects Contact: Clara Pang T (206) 323-6032

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	<ul style="list-style-type: none">• Restaurants, entertainment, offices, retail sales permitted outright with no size restrictions• Residential uses permitted outright with no limitations	23.47A.004
STREET LEVEL STANDARDS	<ul style="list-style-type: none">• Non-residential street level frontage to comply with blank façade provisions.• Transparency requirements modified to apply to façade between 2 and 12 feet above the sidewalk.• Street level nonresidential required to have 13’ floor to ceiling height	23.47A.008; 23.73.014
STRUCTURE HEIGHT	<ul style="list-style-type: none">• 65’ as zoned, 69’ allowed• Open railings, planters, parapets, etc permitted up to 4’ above height limit• Rooftop decks, soil and insulation permitted up to 2’ above height limit when behind a parapet.• 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	<ul style="list-style-type: none">• 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 floor 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	<ul style="list-style-type: none">• 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	23.47A.014
PARKING	<ul style="list-style-type: none">• No car parking required for Urban Center Village• Bike parking<ul style="list-style-type: none">- 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- Offices: 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	<ul style="list-style-type: none">• Amenity spaces equivalent to 5% of residential gross floor area required for residential uses<ul style="list-style-type: none">- 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	<ul style="list-style-type: none">• 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:<ul style="list-style-type: none">1) The extent to which each street’s pedestrian character or commercial continuity would be disrupted by curb cuts, driveways or parking2) The potential for pedestrian and automobile conflicts3) The relative capacity of each street as an indicator of the street’s role as a principal street	23.47A.032
LOADING	<ul style="list-style-type: none">• No loading required	23.54.035



E DENNY WAY

E HOWELL ST

E OLIVE ST

E PINE ST



E PIKE ST

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-profit 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 market-rate apartments, below-grade parking for 94 cars, and ground floor spaces including: 9,690 square feet for Hugo House, 1,720 square feet for residential amenity and leasing and 1,560 square feet of commercial space.

- 1. Cal Anderson Park
- 2. Seattle Central College
- 3. Bobby Morris Playfield
- 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 Theatre
- H. Balagan Theater
- I. Century Ballroom
- J. Elliot Bay Book Company
- K. Annex Theater
- L. Northwest Film Forum
- M. The Project Room

EXISTING SITE ANALYSIS

Topography

- Gently sloping along 11th Avenue.
- 2' gain in elevation from south to north.
- Significant 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 until the property to the south is developed further

Views

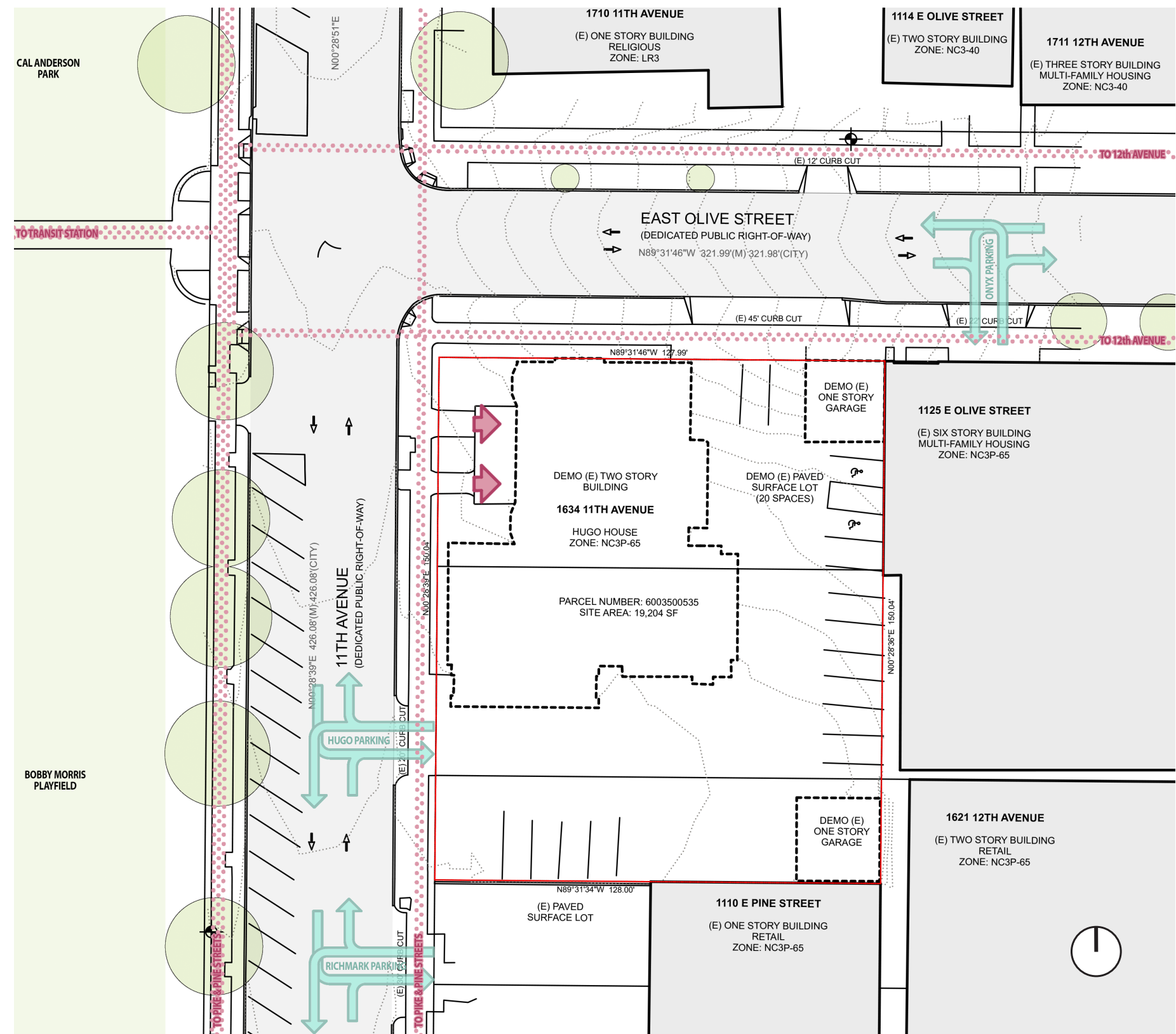
- Territorial views to the north and west of the project site with views of the Puget Sound and Olympic Mountains possible at the upper levels

Structure height

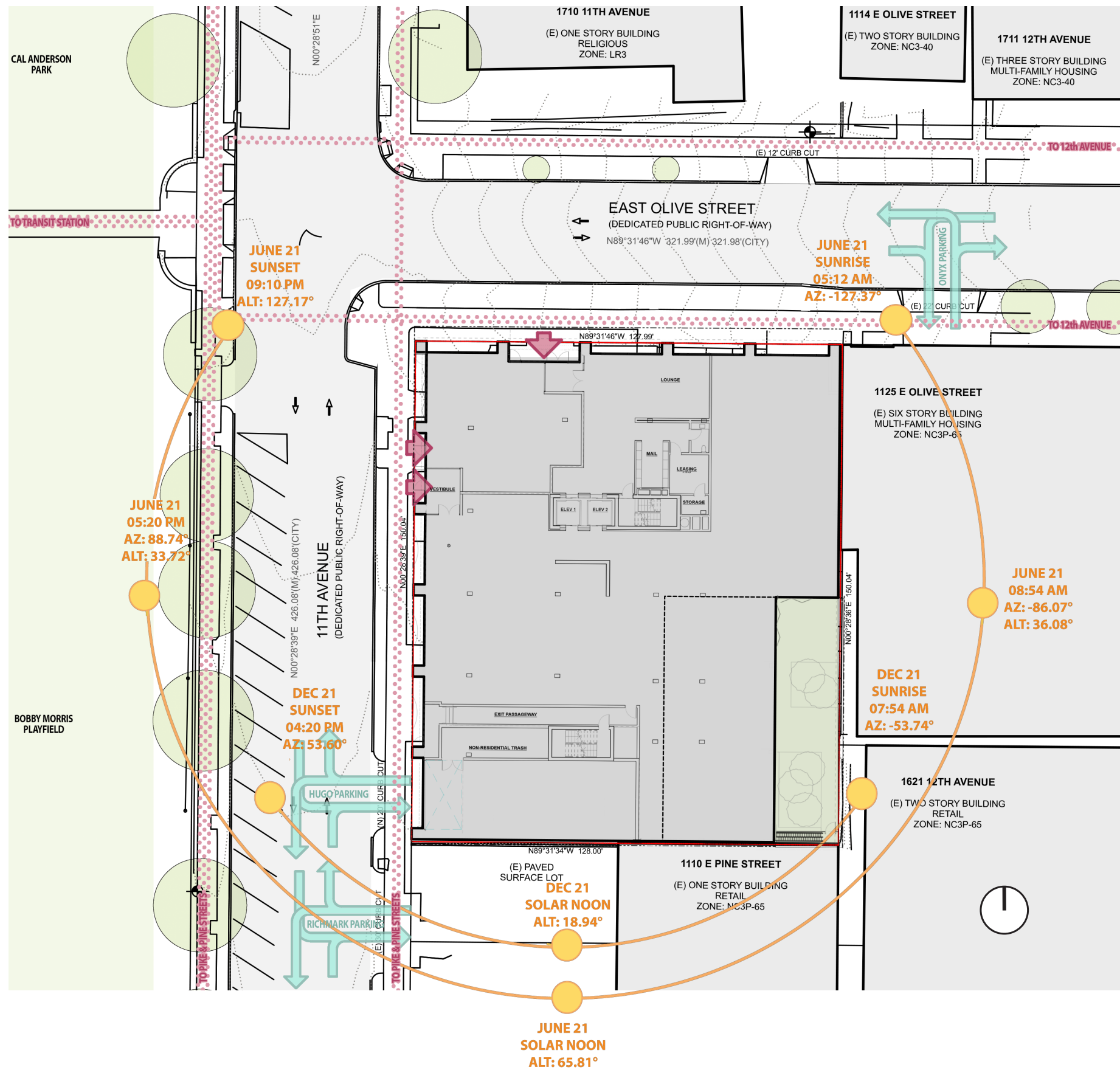
- Zoned as NC3P-65 with a base height limit of 65'
- Located within the Pike/ Pine Conservation Overlay District, which allows an additional 4' in height to increase the ground floor height (13' floor to ceiling minimum at required street level uses)
- Total maximum allowable building height: 69'

Allowable building area

- The maximum FAR for the building site is 4.75
- Site area: 19,204 sf
- Maximum allowable floor area: 91,219 sf
- Sales and service and eating and drinking establishments are exempt from FAR
- Arts facilities are exempt from FAR
- Maximum gross floor 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 power lines located along E Olive Street require a 4'-5' setback to achieve construction clearances.

Traffic & Circulation

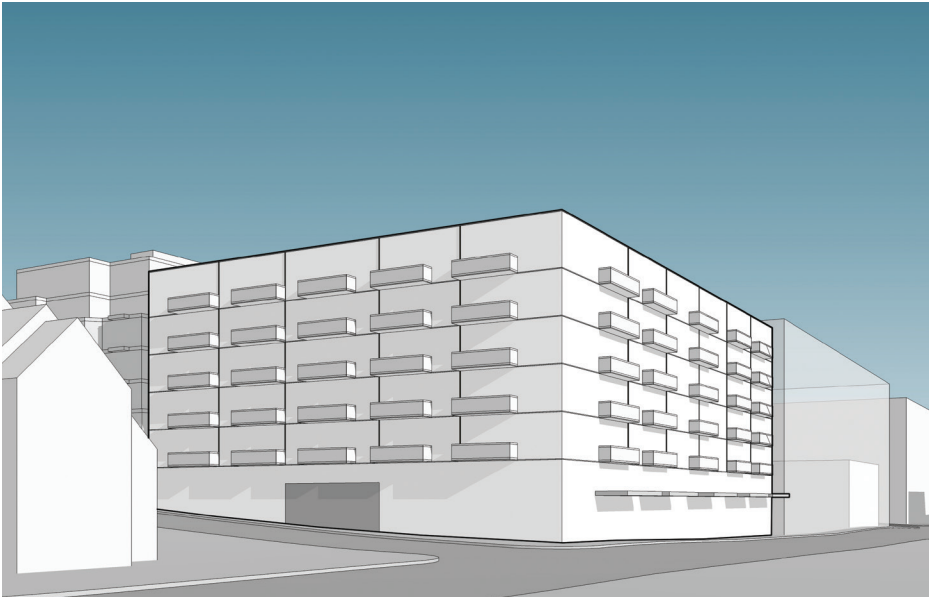
- 11th Avenue designated a pedestrian street and has continuous sidewalks on each side of street
- On-street parking located on either side of 11th Avenue; back-in angled parking on west side and parallel parking on east side
- Curb cuts accessing structured and surface parking are prevalent on the east 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 established 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)

EARLY DESIGN GUIDANCE CONCEPTS

ALTERNATE 1



- 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:

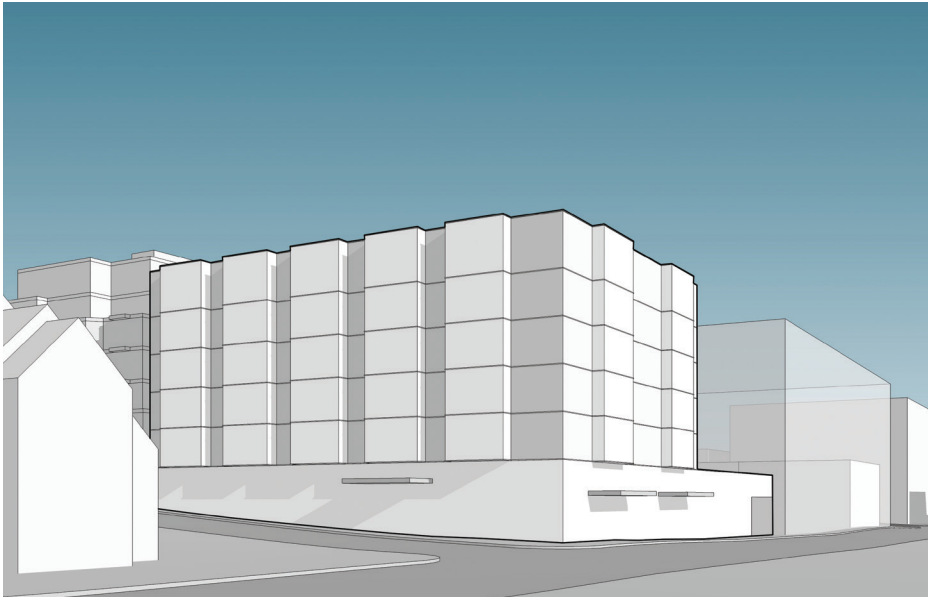
Residential:	77,150 sf
Non-residential:	10,050 sf
Parking:	38,400 sf

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

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:**
- Inefficient T-shaped residential floor 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:**
- Efficient L-shaped residential floor 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

PREFERRED EARLY DESIGN GUIDANCE CONCEPT



View From Cal Anderson Park (trees removed for clarity)



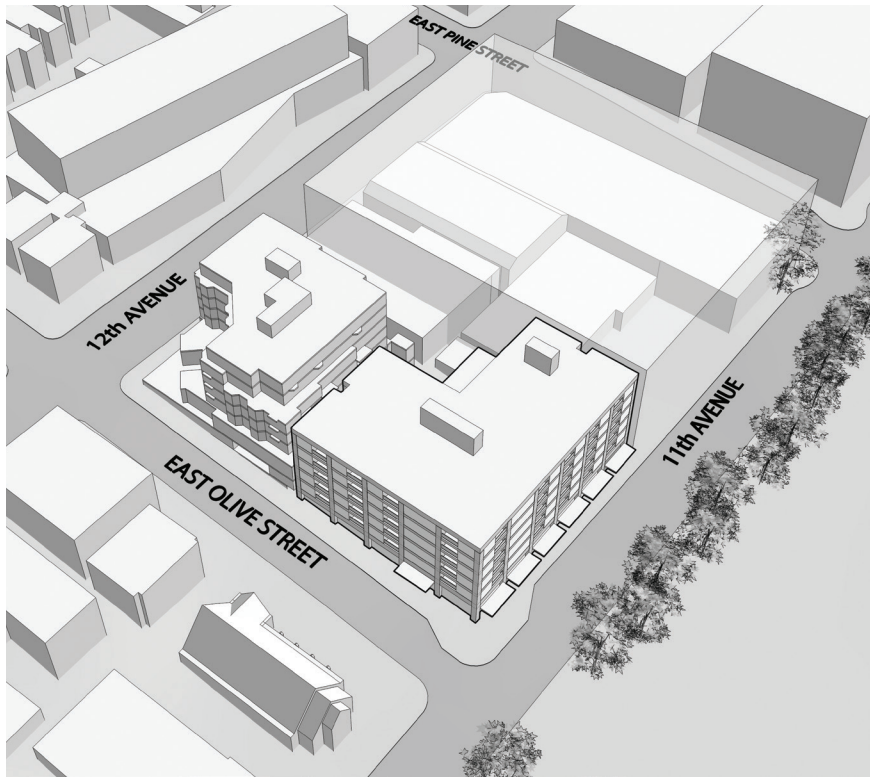
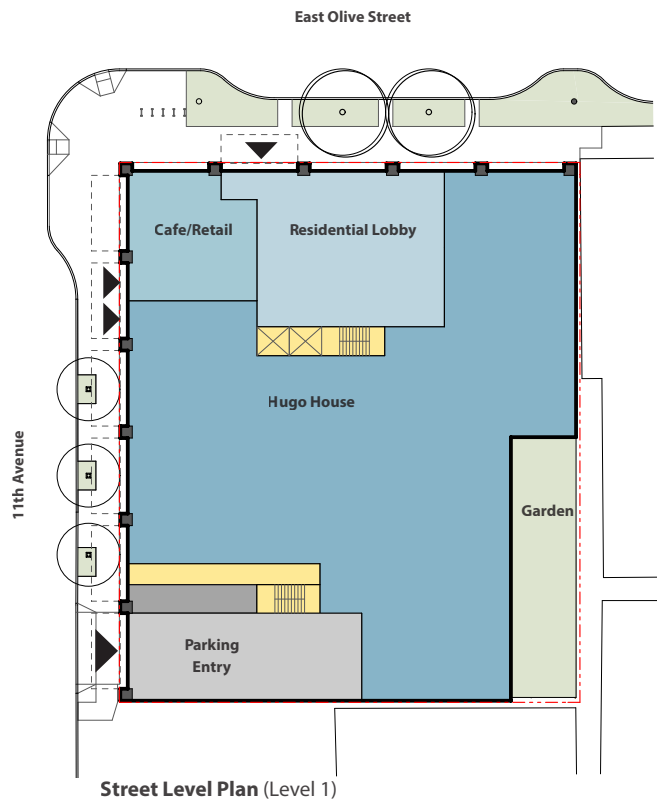
View Across East Olive Street

Feedback at the Early Design Guidance Meeting:

- Massing and Context Response:
- The Board agreed the preferred design alternate demonstrated a thoughtful response to the context.
 - The massing begins to establish a strong streetwall along 11th Avenue and defines the corner.
 - The Board felt the minimal modulation, broken up by a rhythm of bays, is an appropriate modern interpretation of the Pike/Pine building typology.
 - The Board felt the design concept image in the EDG packet had a predominantly commercial expression, and the design should evolve to reflect the residential programming.
 - The shadow study presented at the EDG meeting indicated the effects of the shadows on the park cast by the preferred alternate are not likely to extend past the shadows cast by the existing trees across the street.

- Street Level Design and Pedestrian Environment:
- The Board supported the location of the cafe at the corner of 11th Avenue and E. Olive Street
 - The Hugo House entry on 11th Avenue should establish a strong street presence.
 - The Board discussed the location of parking access and the effects on the streetscape and internal programming. While the Board is receptive to the topographical constraints, there are concerns about the streetscape and potential conflicts with pedestrians.

- Architectural Composition and Character:
- The overall architectural concepts should establish the identity of the Hugo House and create a highly visible presence.
 - The building should respond to the context of the Pike/ Pine character building typologies, but not mimic that historical appearance. The Board appreciated the modernist reinterpretation of the auto row aesthetic without applying a false re-creation.
 - The Board expressed some concern over the blank wall facing the neighbors. While the preferred alternate takes the privacy of the adjacent units into account, the Board requested the applicant consider options for relieving the blank wall condition.

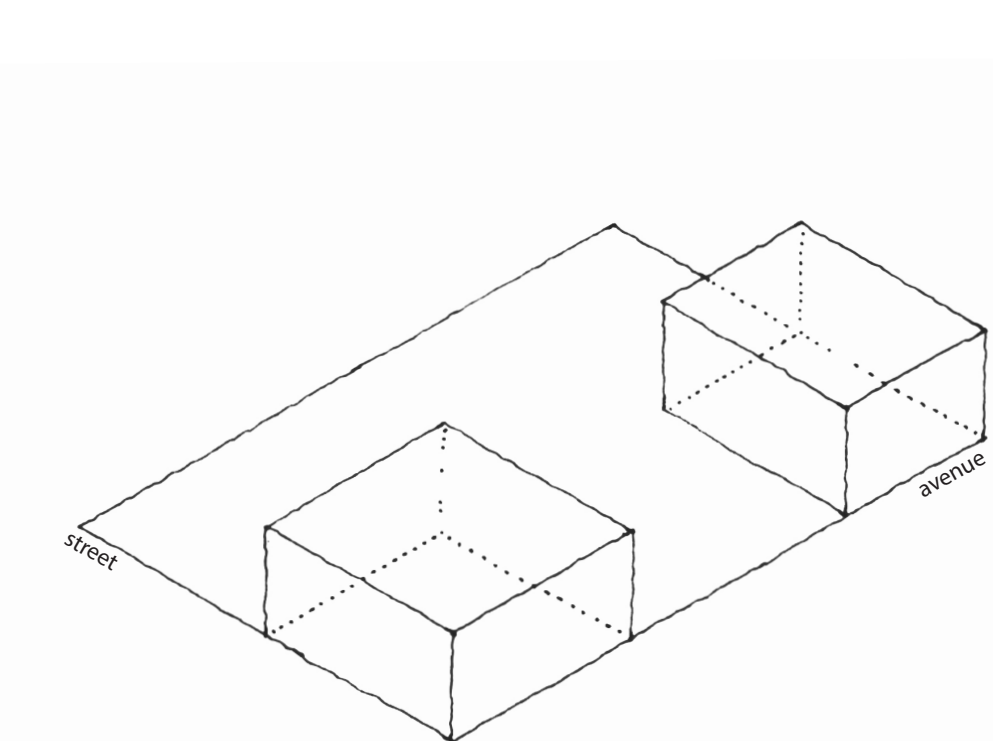


Northwest Corner Aerial View

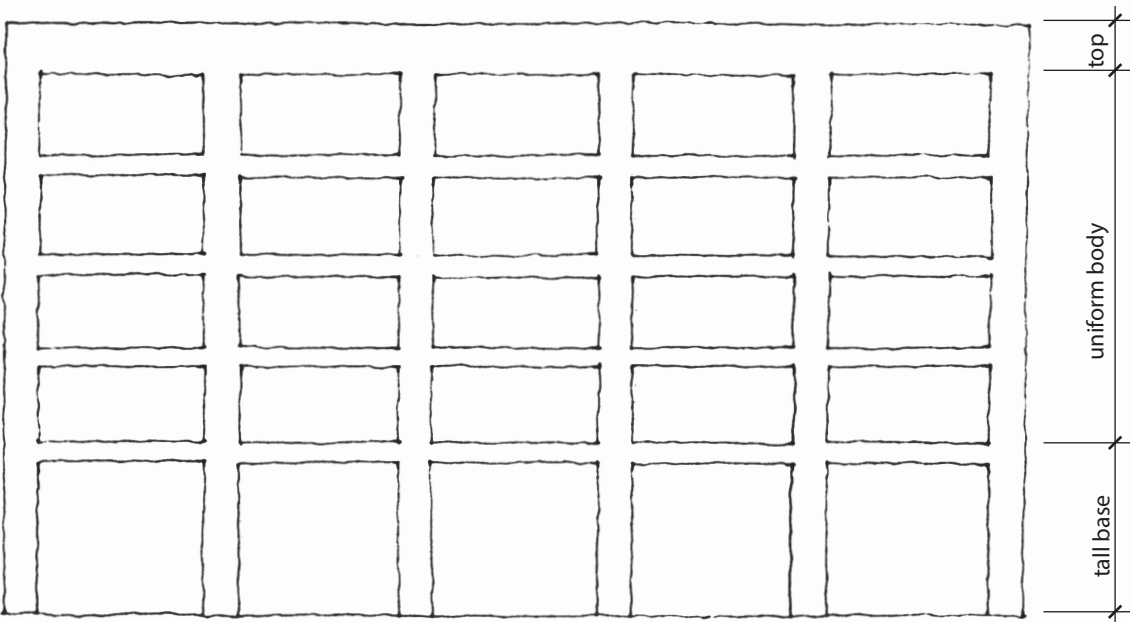
PIKE/PINE DESIGN PRINCIPLES



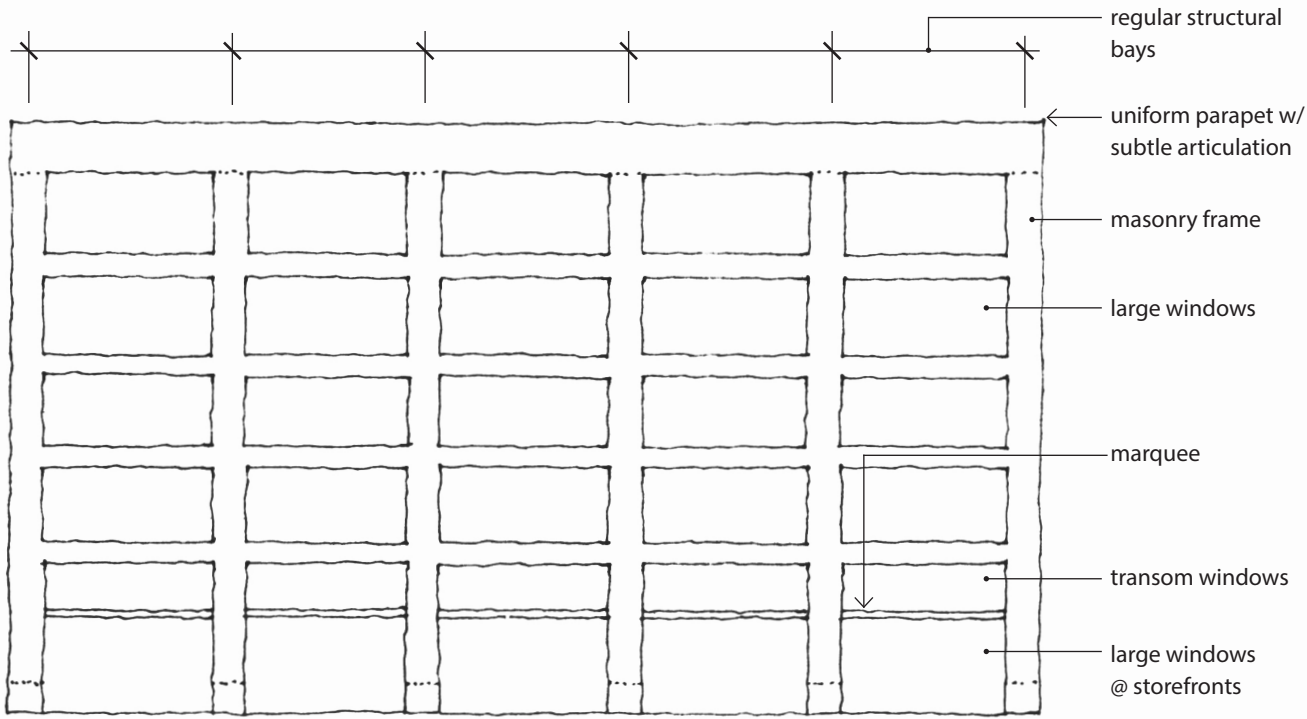
Simple Rectangular Buildings Define Street Intersections



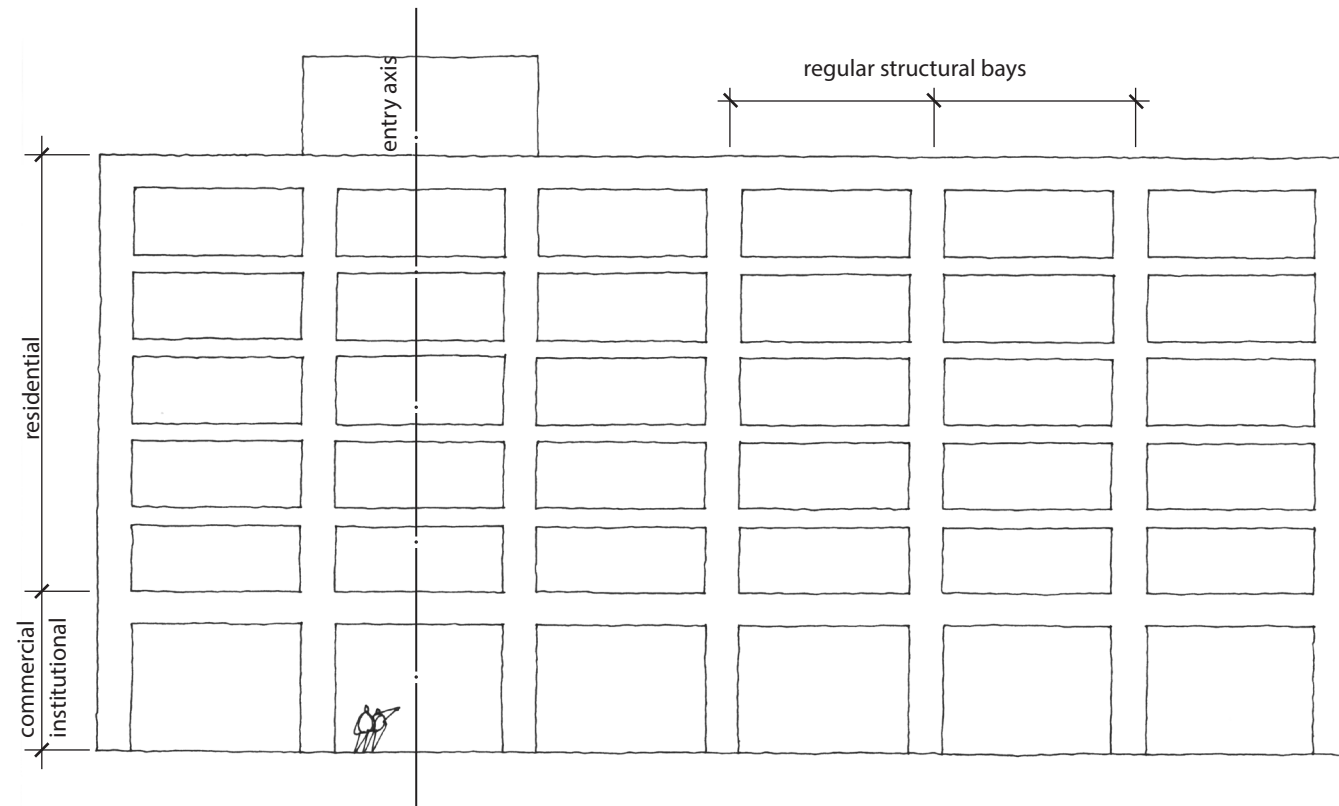
Simple Rectangular Buildings “Hold” Block Corners



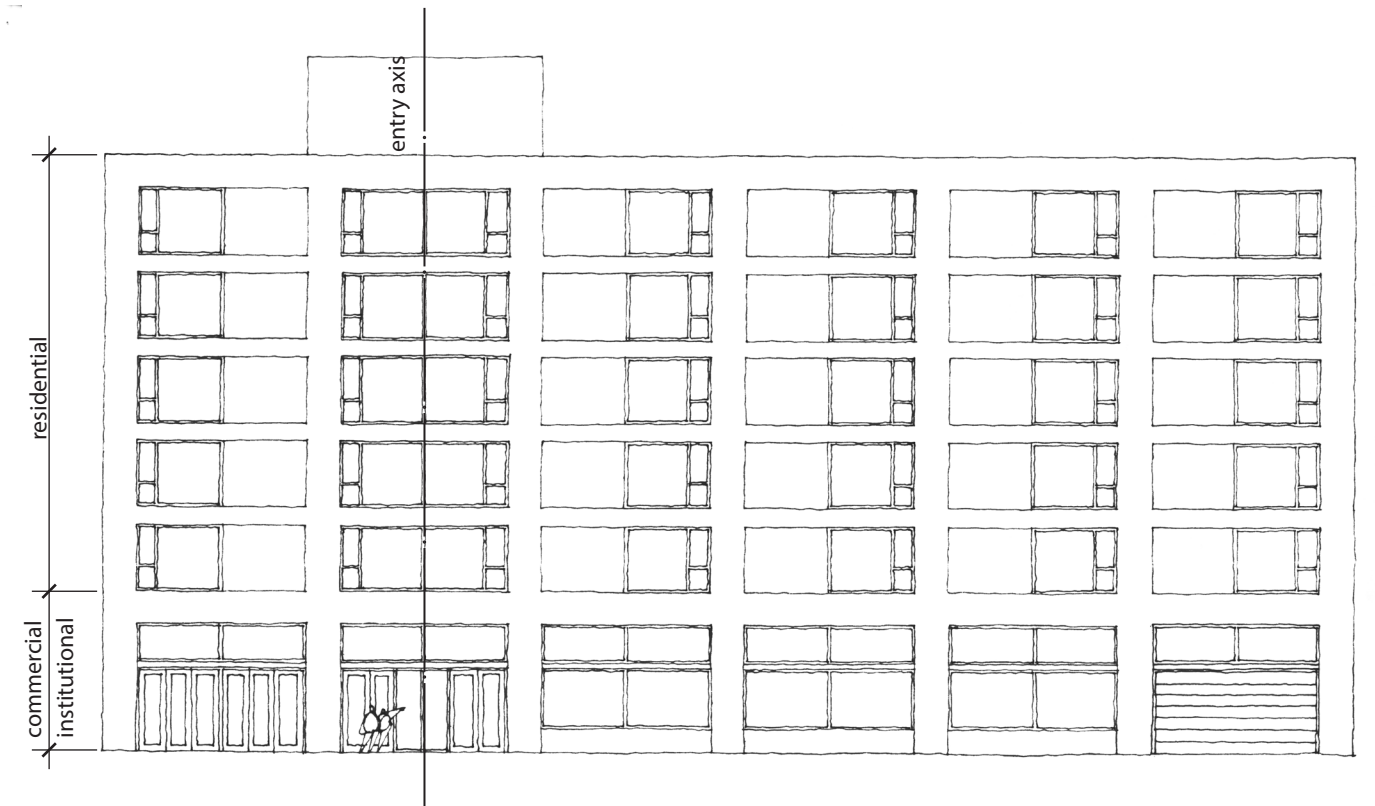
Vertical Stratification



Architectural Elements



Regular Masonry Frame - Primary Composition



Fenestration Rhythm/Pattern



Facade Relief



Secondary Elements

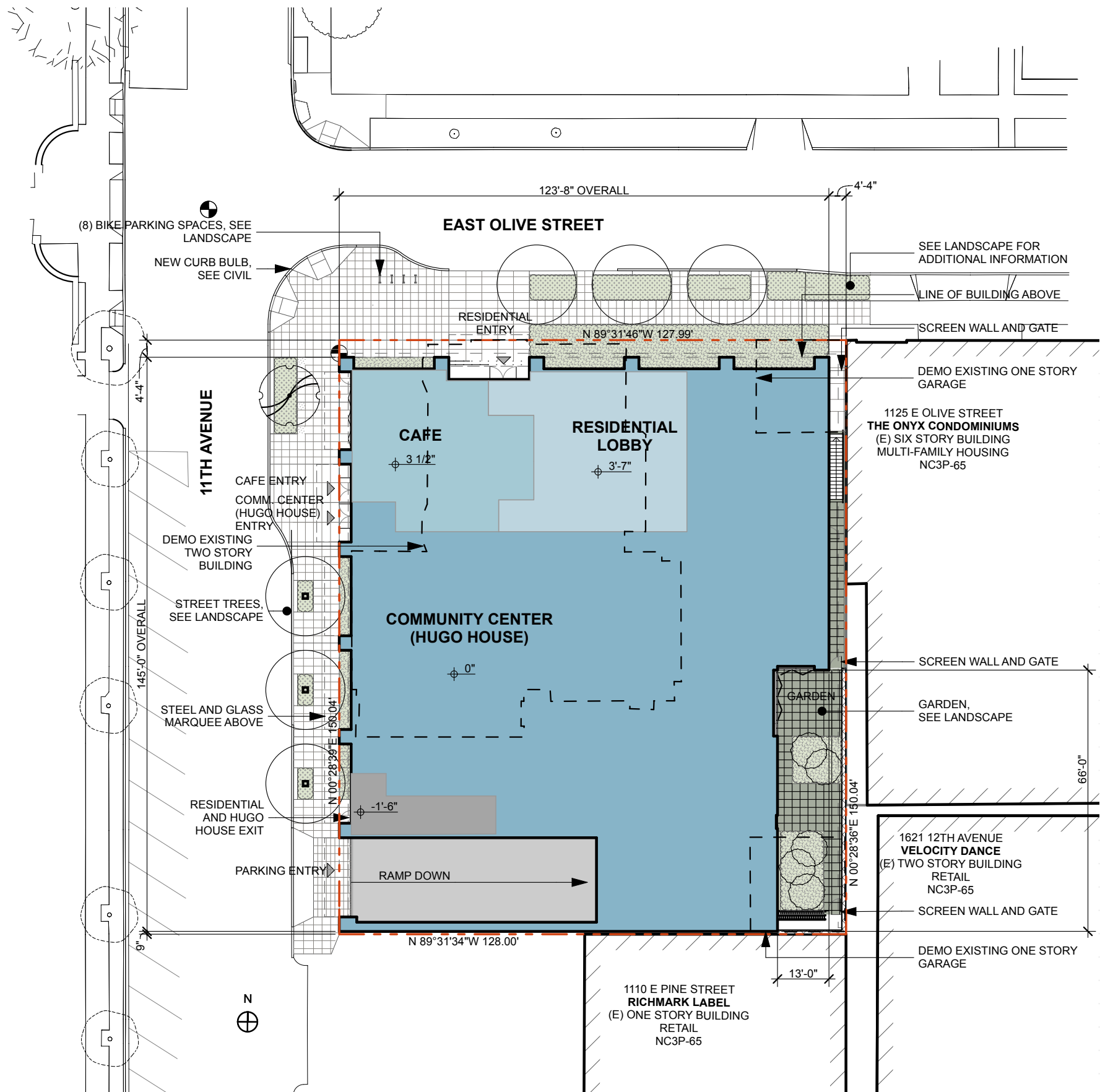
EARLY DESIGN GUIDANCE DESIGN AMBITION

At the Early Design Guidance meeting, the stated 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 efficient residential floor 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 Playfield 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.

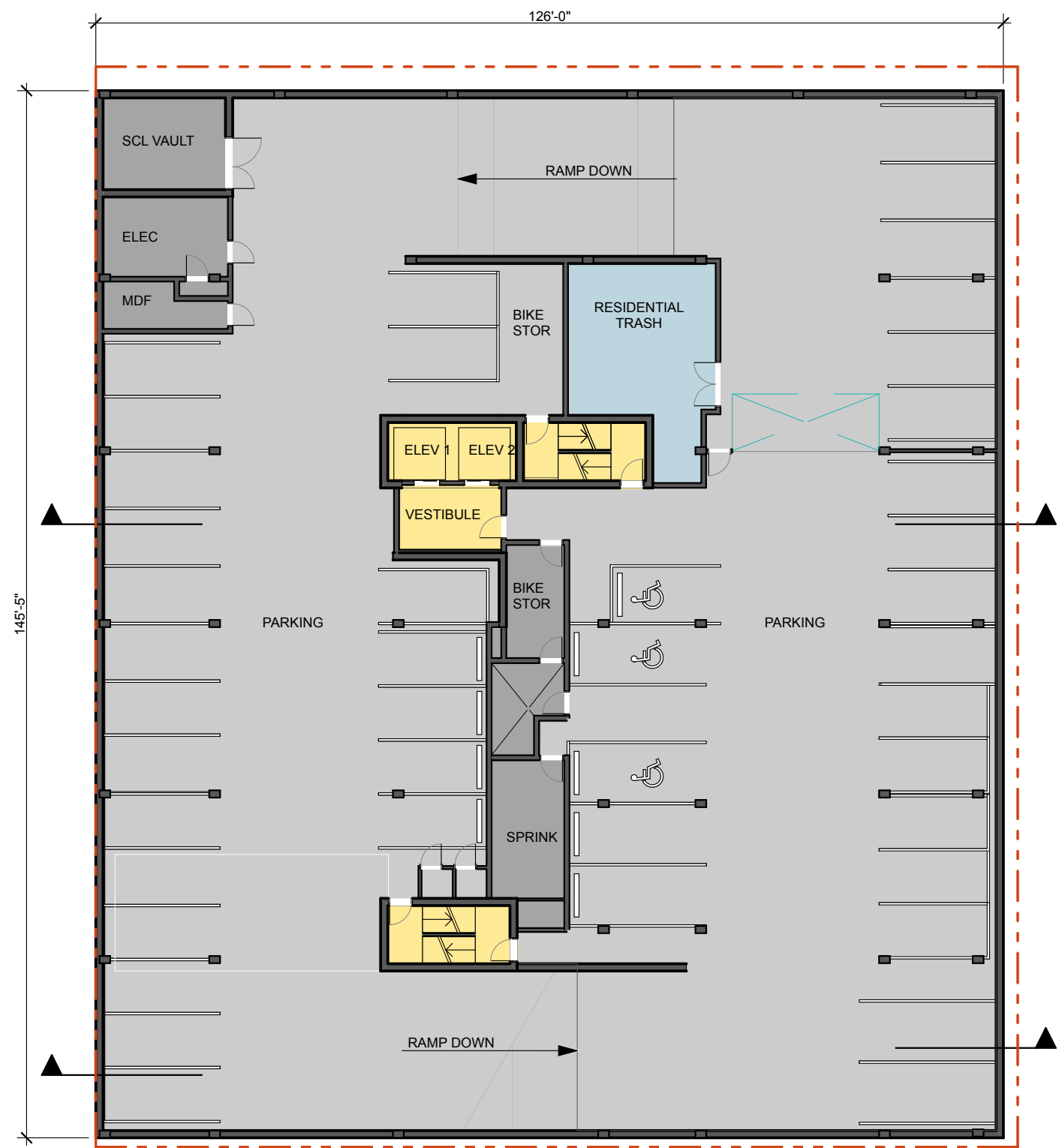




LEVEL P2A AND P1A FLOOR PLANS

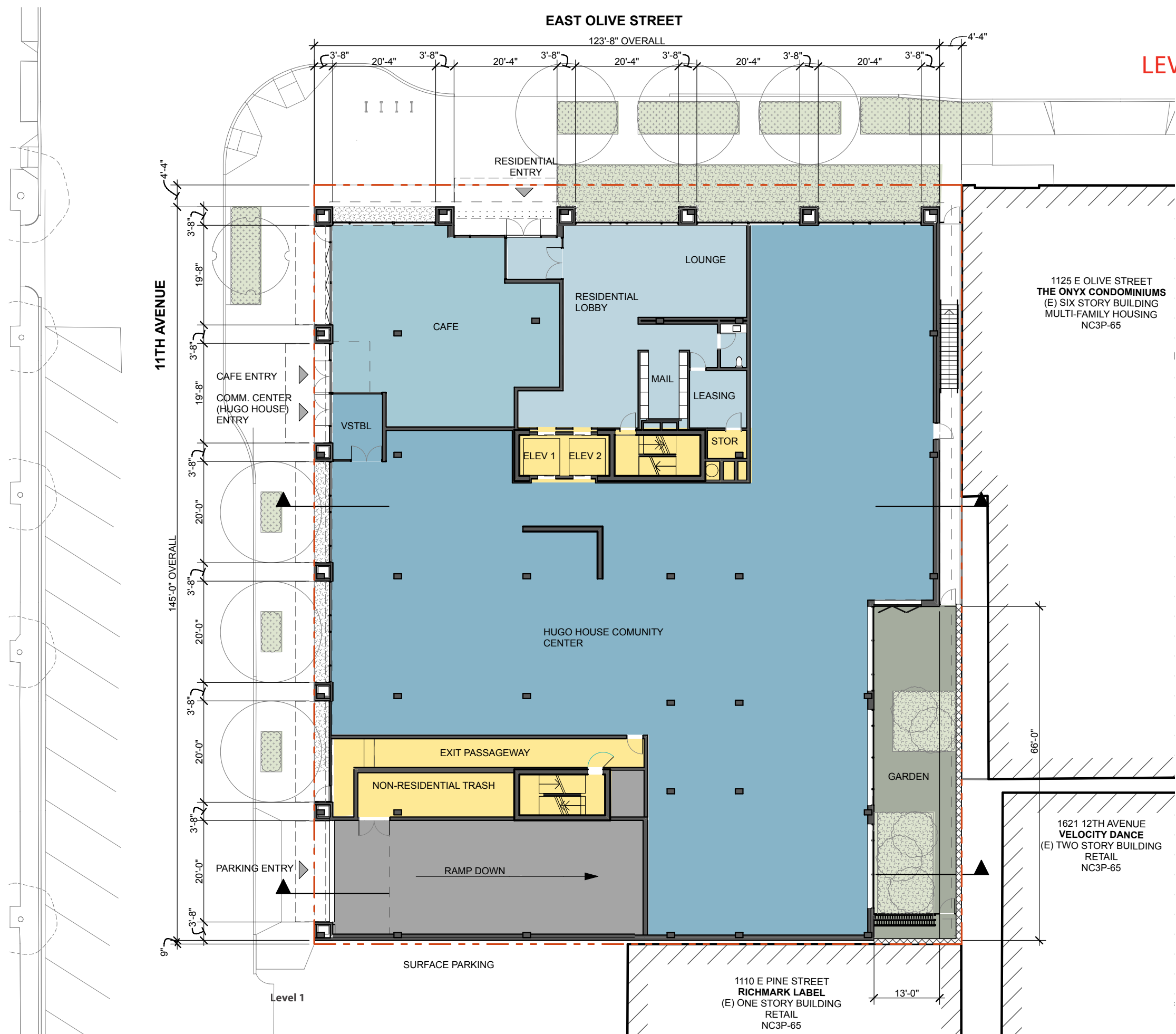


Parking Level P2



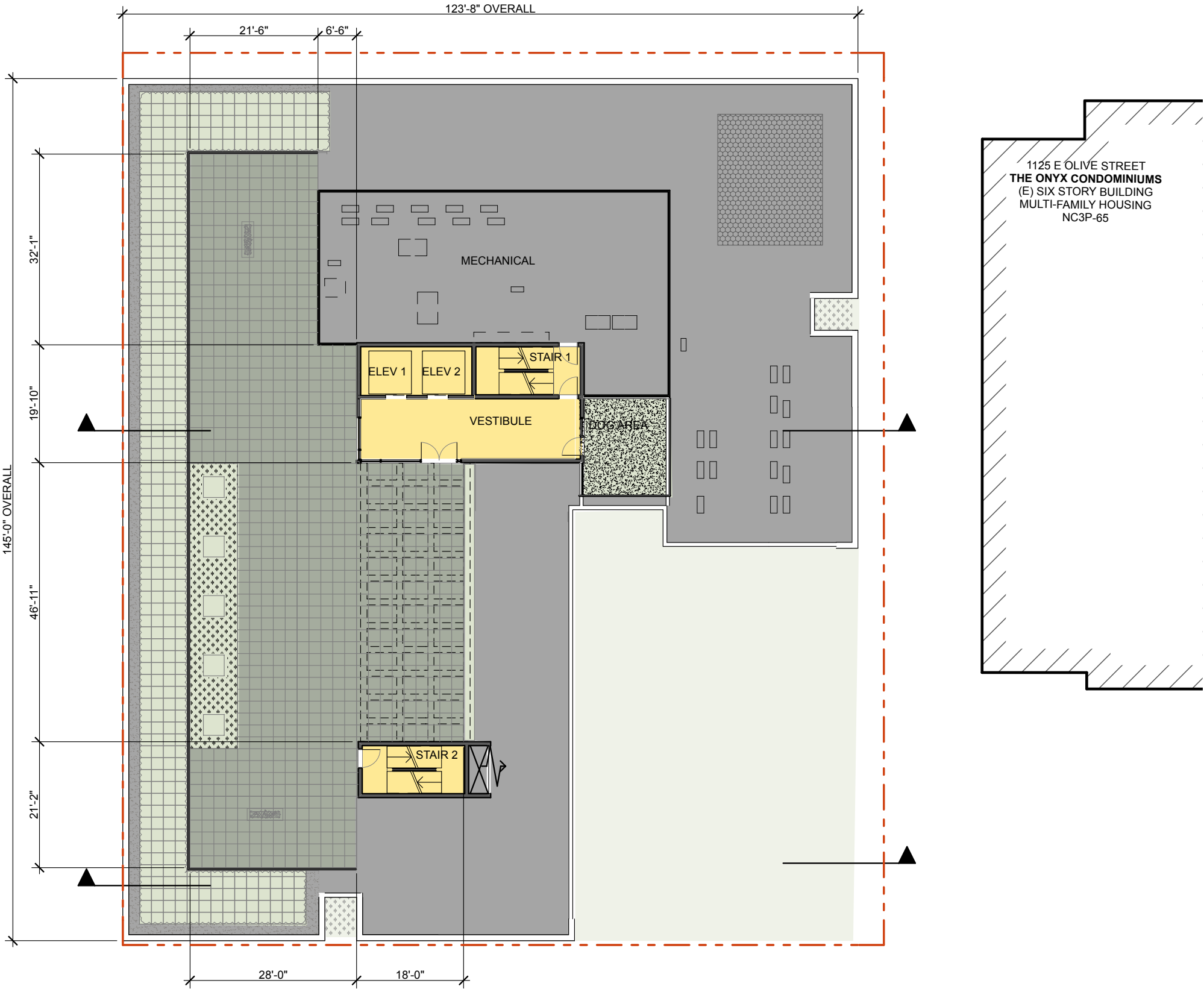
Parking Level P1

LEVEL 1 FLOOR PLAN



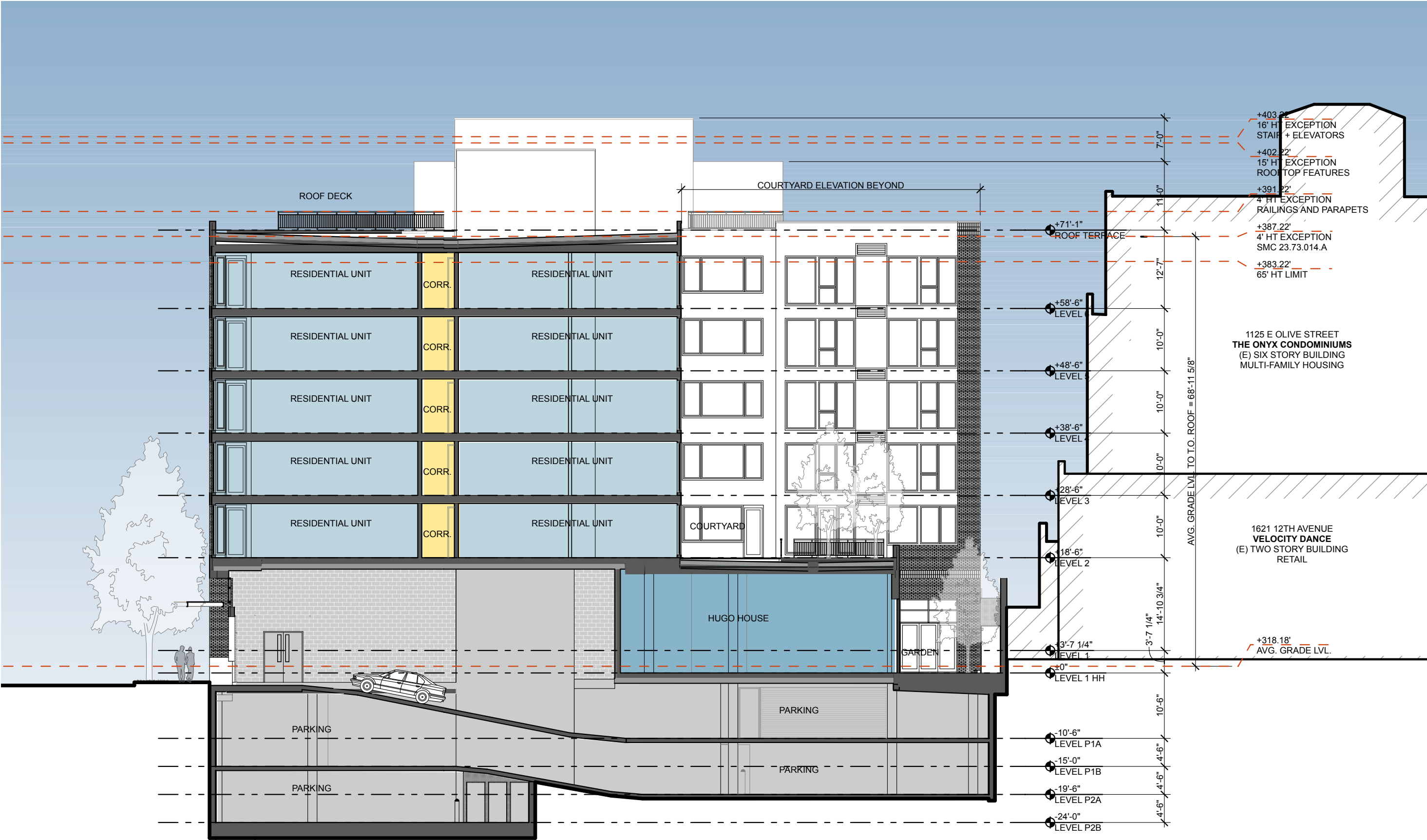
LEVEL 2 PLAN



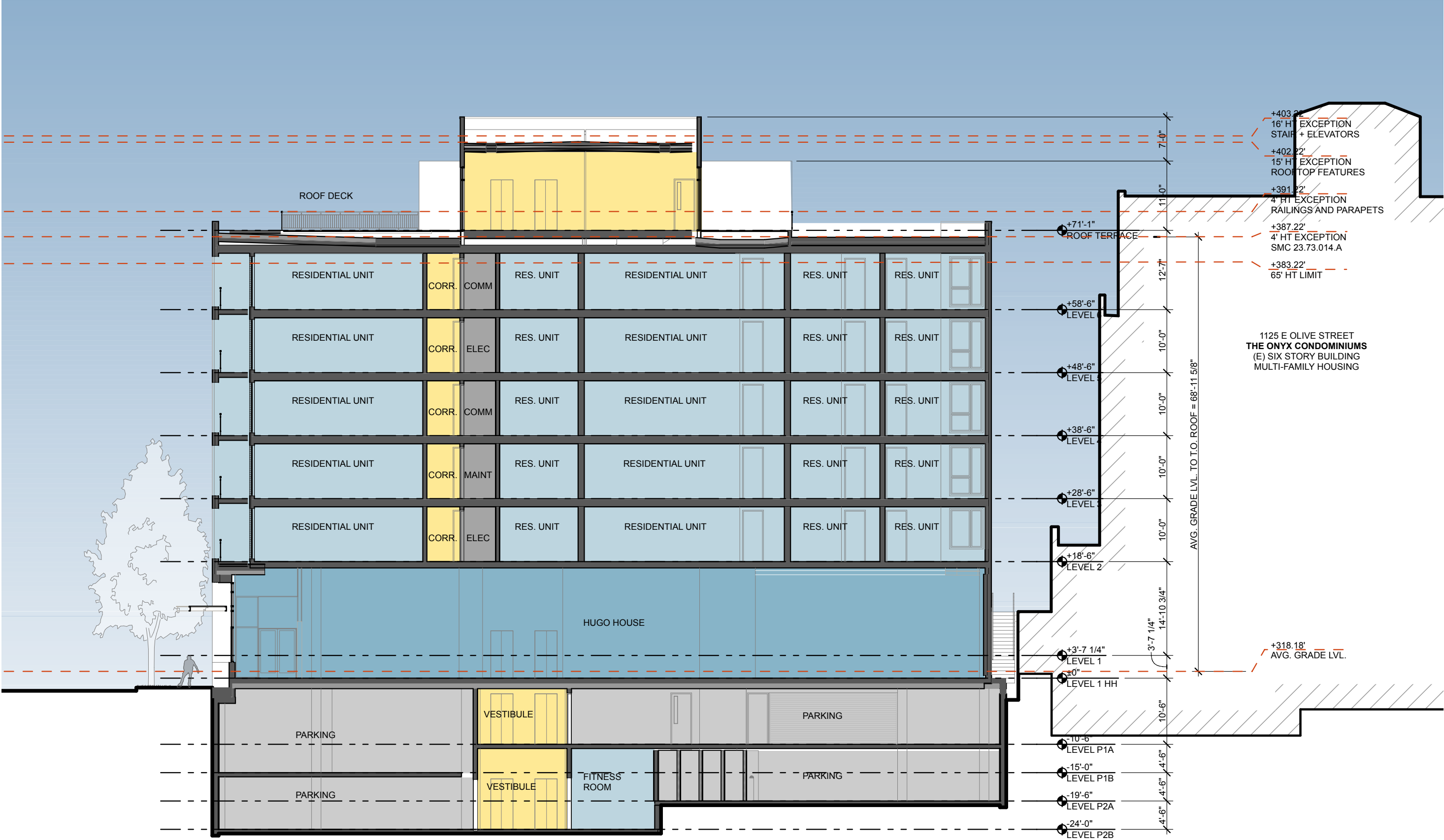


Roof Plan

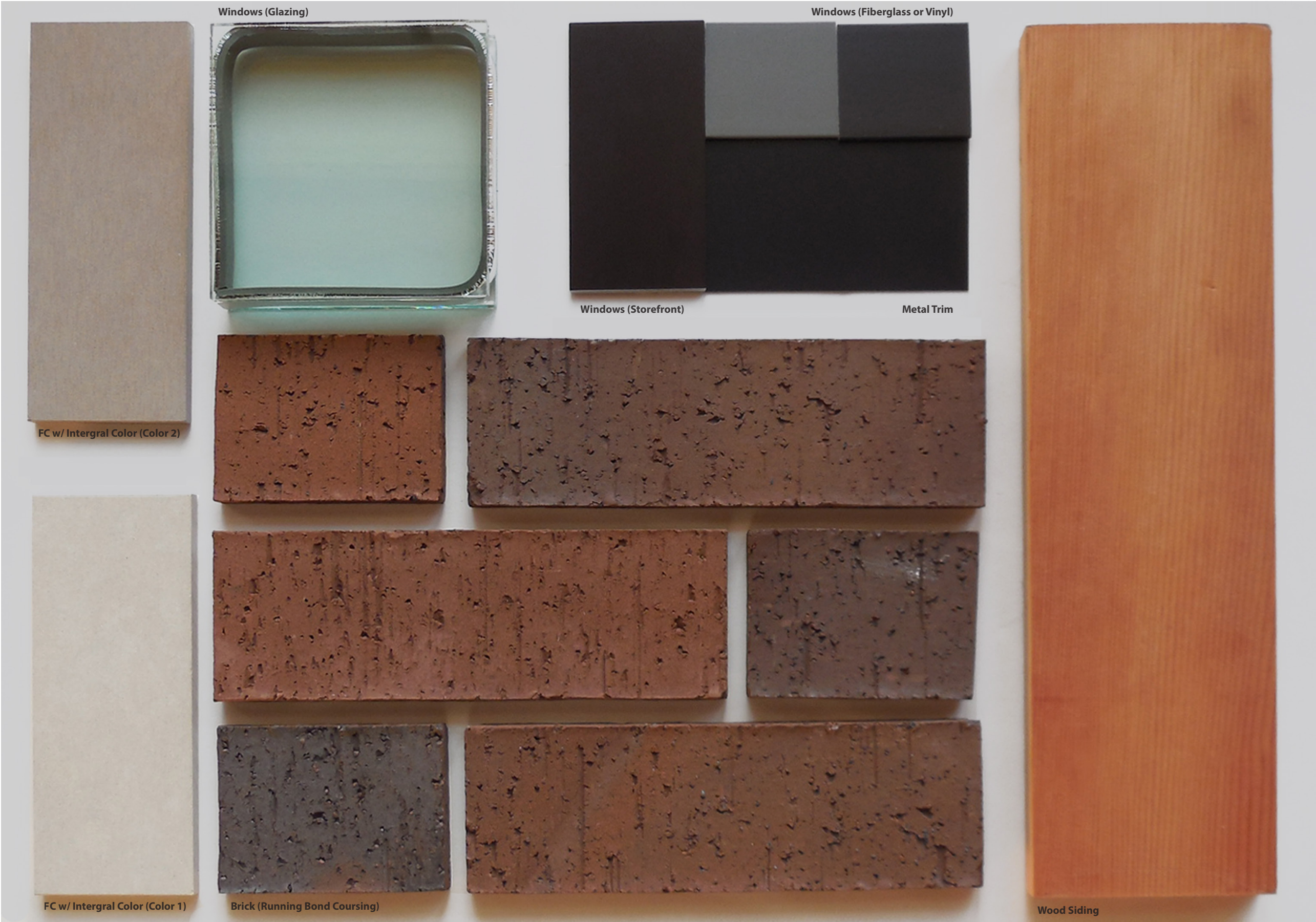
BUILDING SECTION THROUGH PARKING ENTRY



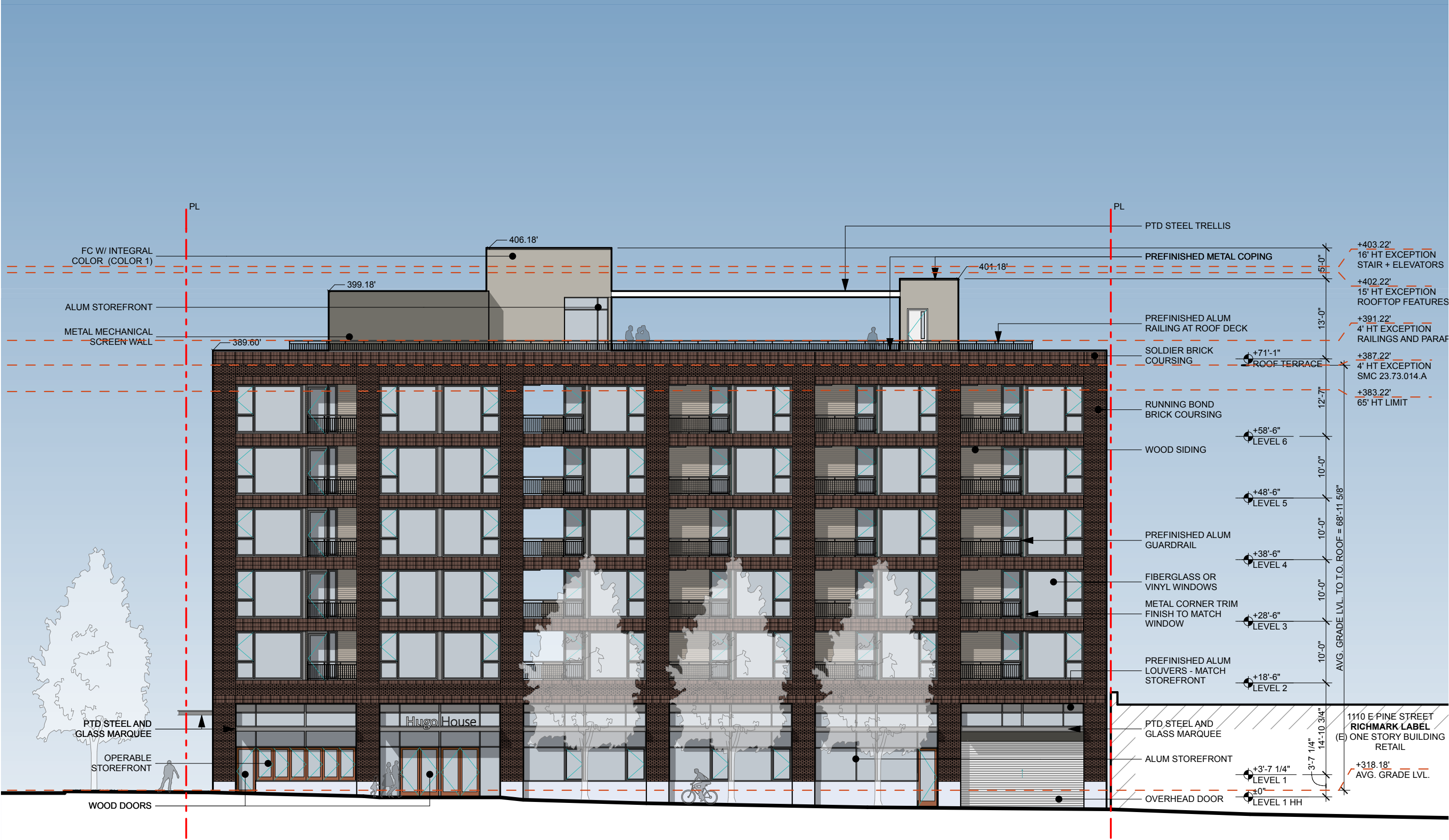
BUILDING SECTION THROUGH HUGO HOUSE



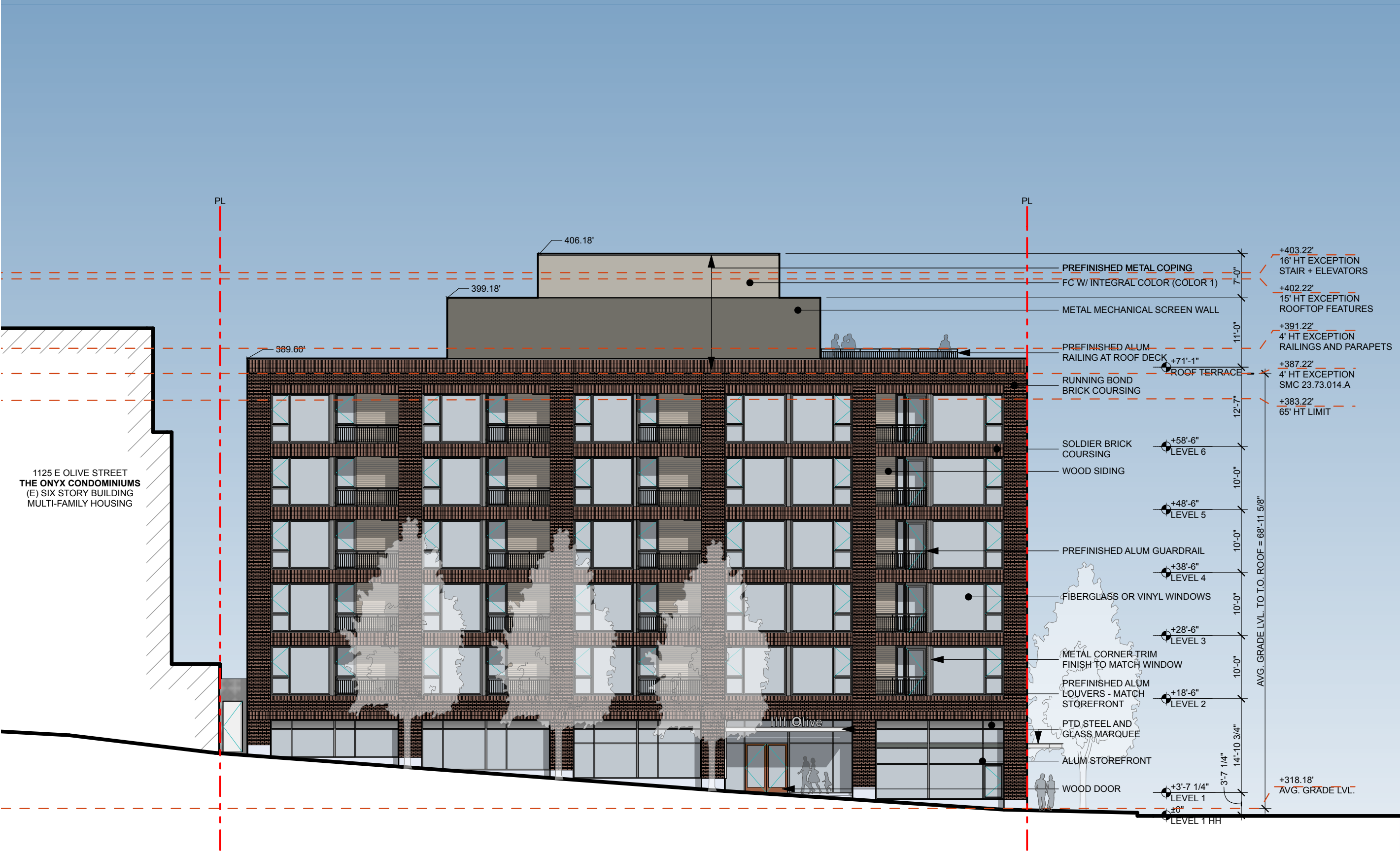
MATERIAL PALETTE



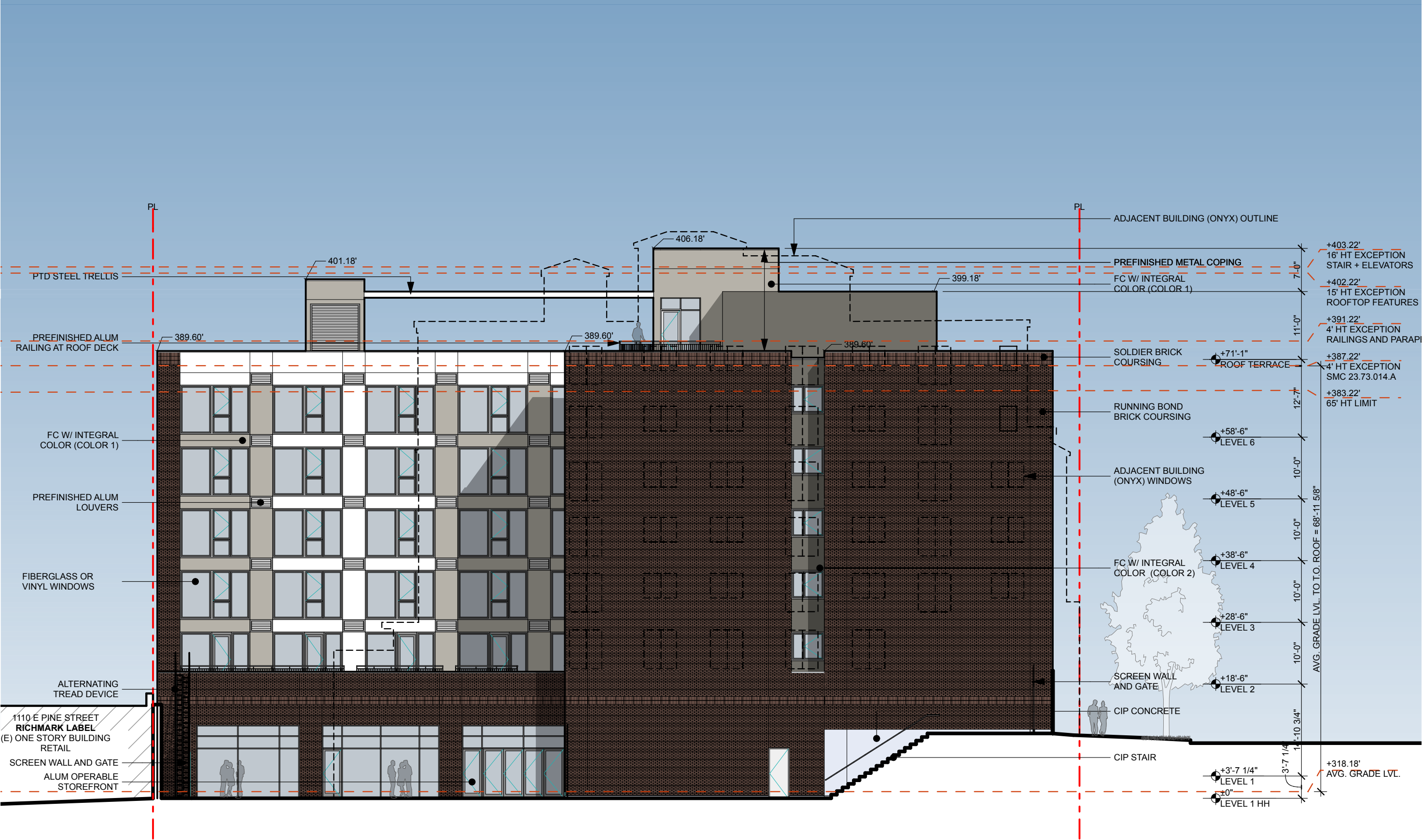
WEST ELEVATION



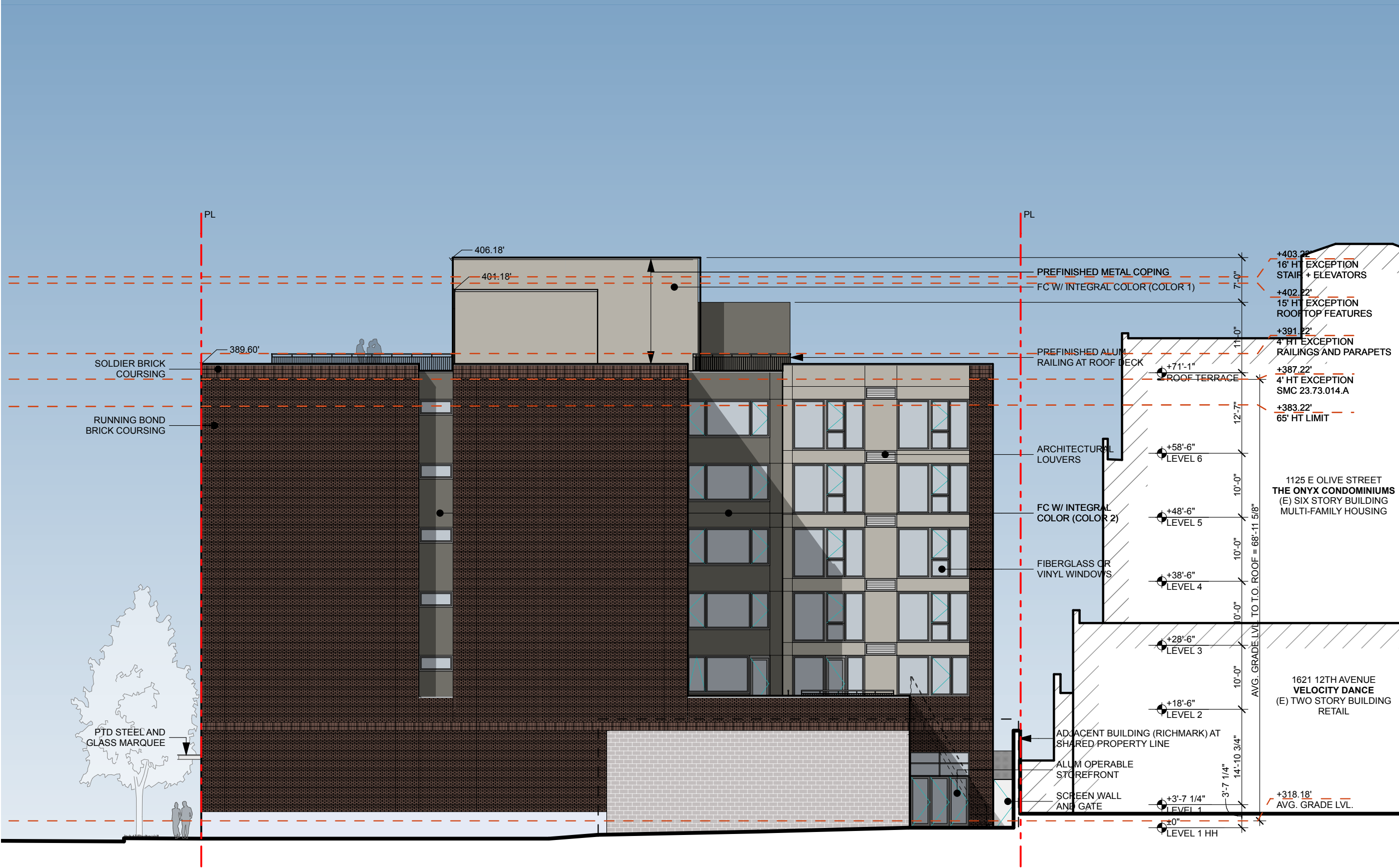
NORTH ELEVATION



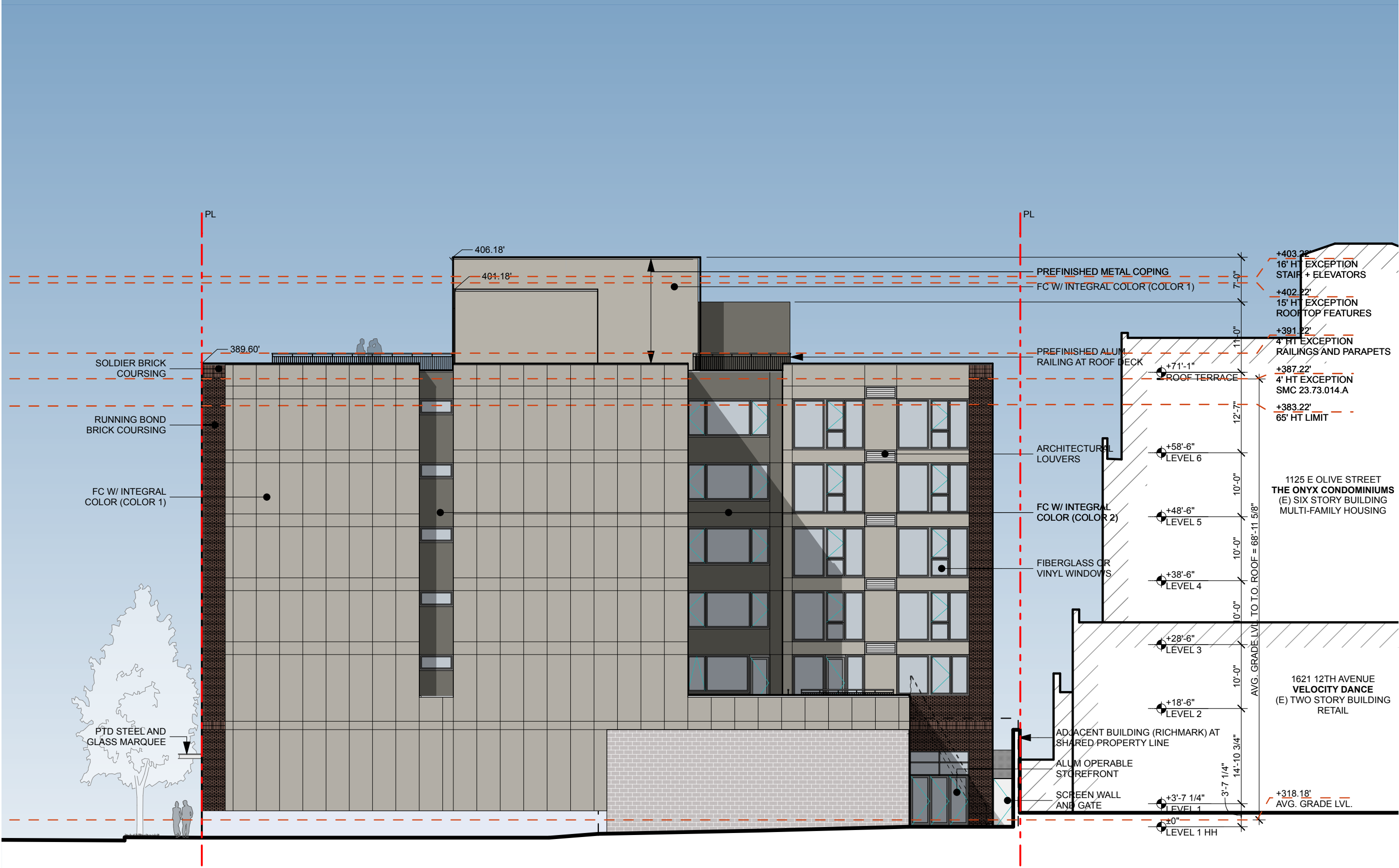
EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION (ALTERNATE)



VIEW OF BUILDING FROM NORTHWEST

CS1.C Topography

The design proposal locates the below-grade parking access away from the intersection of 11th Avenue and E Olive Street, and at the lowest point of the site.

CS2.A Location in the City and Neighborhood

The proposed design is intended as a calm, timeless addition to the Pike/Pine neighborhood that draws inspiration from its neighbors within the Pike/Pine Conservation Overlay District while being comfortably of its own time.

CS2.B Adjacent Sites, Streets, and Open Space

The proposed design emphasizes the commercial and pedestrian character of 11th Avenue with the location of Hugo House and café.

PL4.A Entry Locations and Relationships

The proposed project will support all modes of transportation by providing safe and convenient access points for cars, bikes, and pedestrians.

DC1.B Vehicular Access and Circulation

DC1.C Parking and Service Uses

The proposed design locates below-grade parking access on 11th Avenue as far from the intersection with E Olive Street as possible. Although 11th Avenue is a pedestrian street, locating the garage entry as proposed keeps vehicles away from the anticipated highest-volume pedestrian areas (café, Hugo House main entry, crosswalk to park).

DC1.I Location of Parking Commercial Street

The garage entry in the proposed design occurs within a regular structural bay maintaining fidelity with the building’s composition and maintaining similar proportions to the rest of the building.

DC4.D Trees, Landscape and Hardscape

The landscape materials include street trees, extended planting strips, and lushly landscaped courtyards to provide an inviting neighborhood setting.



STREET VIEW FROM NORTHWEST



CS2.C Relationship to the Block

The design proposal's window pattern and modulation serve to subtly emphasize the main building entrances and highlight the corner of 11th Avenue and E Olive. The prominence of the corner is supplemented by streetscape improvements (proposed curb bulbs, street tree locations, street furniture, and bicycle racks) intended to promote pedestrian activity and extend the street level activity of the building.

CS2.II Corner Lots

Based on our analysis of the Pike/Pine Conservation Overlay District neighborhood, we are proposing a simple rectangular building to define the street intersection. This is a common corner condition in the neighborhood.

CS3. IV Architectural Context

The proposed design is intended to be a calm, timeless addition to Pike/Pine that draws inspiration from its auto row neighbors within the Pike/Pine Conservation Overlay District while being comfortably of its own time.

DC4.B Signage

DC4.II Signs

The building signage will be consistent with the character of the neighborhood and the auto row aesthetic by individually identifying the two main entrances in a thoughtful manner.

STREET VIEW OF 11TH AVENUE FROM SOUTHWEST

PL1.B Walkways and Connections

The proposed design anticipates increased pedestrian activity on the east side of 11th Avenue and along E Olive Street as a result of the project and the establishment of light rail service and streetcar service on Broadway. Pedestrian activity along 11th Avenue will be encouraged by improvements to the pedestrian environment (wider sidewalks, street trees, street furniture, lighting, and curb bulbs) to complement the proposed street level commercial spaces and an encourage active streetscape.

PL1.C Outdoor Uses and Activities

The proposed design emphasizes connections to Cal Anderson Park across 11th Avenue. The location of the café and the curb bulb are intended to engage pedestrians and create a focal point for streetscape activity. The western orientation and views into the park make use of the good solar exposure and encourage activity by providing “eyes on the street”.

PL2.B Safety and Security

The proposed design holds the street edge and incorporates a high level of transparency at the street level to maintain a visual connection to the sidewalk.



DETAILED VIEW OF UNIT WITH DECK



DC2.C Secondary Architectural Features

The proposed design uses durable materials (brick) and classic building forms (an expressed frame) that are supplemented with a contemporary approach to building modulation (inset decks), carefully considered detailing, and expansive windows to promote activity at street level and visibility from the residential units above.

In particular, the design makes use of regular structural bays and taller than normal floor-to-floor heights at the street level and residential levels to establish proportions consistent with the auto row aesthetic. At the residential levels, the openings at the inset decks pair with large windows at the living spaces to give the appearance of larger window openings, while meeting modern energy code requirements. Secondary architectural such as the deck railings provide an added layer of scale and humanizing elements.

VIEW OF HUGO HOUSE GARDEN

CS3.B Local History and Culture

The project seeks to maintain a long history of arts facilities on the site. Hugo House has been located at the corner of 11th Avenue and E Olive Street since 1997 when the founders purchased the old New City Theater. The proposed project works to create a home for Hugo House that prominently displays the organization’s writer’s workshops and literary events to promote awareness of and accessibility to the community. While the majority of the street level space will be dedicated to Hugo House, additional space has been reserved at the intersection for a café space envisioned to function independently of Hugo House while also providing on-site food service capabilities to serve Hugo House functions.



VIEW FROM SOUTHEAST



CS2.D Height, Bulk and Scale

CS3.1 Height, Bulk and Scale

The project site is zoned Neighborhood Commercial 3 with a Pedestrian Overlay and 65 foot height limit. Within the PPCOD, the project site's zoning is eligible for an additional 4-feet of height provided additional street level development standards are met and no additional stories are gained by the increased height (SMC 23.73.014.A). The properties immediately adjacent to the proposed project site share the same zoning, height limit and are also located within the PPCOD, but only the Onyx, located to the east of the project site, has thus far been recently redeveloped. Like the Onyx, the design proposal is a six-story mixed-use building with commercial spaces located at street-level and residential units above. Any future redevelopment of the adjacent properties to the southeast and the south will likely be of consistent height and density to the Onyx and the proposed project.

DC2.B Architectural Facade Composition

The project's corner location and exposure to the adjacent park give prominence to its street-facing façades, yet the visibility of its "party walls" and interior courtyard from both Pike/Pine and the neighboring Onyx necessitate these façades be well designed too.

The "party walls" are too close to shared property lines to permit windows or decks, and must work with a more limited palette to provide scale and interest to the façades. A recess bisects each façade articulating the massing and providing light to the corridors beyond.

The interior courtyard walls will be light colored to reflect light and act as a backdrop to draw the eye down to the landscaped terrace and garden below.

LANDSCAPE- PLANT LIST AND IMAGES

PLANTS

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME/ COMMON NAME
--------	-----------------------------

PROPOSED STREET TREES:

STREET TREE SPECIES HAVE BEEN APPROVED BY BILL AMES, SDOT URBAN FORESTER VIA EMAIL 8/11/15 AND 10/13/15

EAST OLIVE WAY:

CARPINUS JAPONICA / JAPANESE HORNBEAM

11TH AVE:

ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'/ NORWEGIAN SUNSET MAPLE

PRUNUS 'SNOW GOOSE' / SNOW GOOSE CHERRY

ON-SITE TREES

ACER PALMATUM / JAPANESE MAPLE (GREEN)

CORNUS KOUSA VAR. CHINENSIS 'MILKY WAY' /CHINESE DOGWOOD

SHRUBS & GROUND COVER

- VIBURNUM DAVIDII / DAVID'S VIBURNUM
- BUXUS MICROPHYLLA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD
- LONICERA PILEATA / BOXLEAF HONEYSUCKLE
- SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA
- ARMERIA MARITIMA 'SPLENDENS' / SPLENDENS COMMON THRIFT
- RHODODENDRON 'KEN JANECK' / HYBRID RHODODENDRON
- SARCOCOCCA RUSCIFOLIA/ FRAGRANT SWEETBOX
- HELLEBORUS ORIENTALIS / LENTEN ROSE (WHITE & PINK)
- HYDRANGEA QUERCIFOLIA 'MUNCHKIN' / MUNCHKIN OAKLEAF HYDRANGEA
- LIRIOPE MUSCARI / LILYTURF
- OSMANTHUS DELAYVI / SWEET OLIVE
- POLYSTICHUM MUNITUM / SWORD FERN
- ASTILBE X ARENDSII 'DEUTSCHLAND' (50%)
- ASTILBE X ARENDSII 'RHEINLAND' (50%)
- MAHONIA NERVOSA / LOW OREGON GRAPE
- NANDINA DOMESTICA 'MOON BAY' / MOON BAY HEAVENLY BAMBOO
- PHYLLOSTACHYS AUREA / GOLDEN BAMBOO

WITH GROUND COVER:

OPHIOPOGON PLANISCAPUS 'NIGRESCENS' / BLACK MONDO GRASS

ARCTOSTAPHYLOS UVA-URSI/ COASTAL STRAWBERRY

PACHYSANDRA TERMINALIS / SPURGE (50%)

BULBS

CAMASSIA QUAMASH / QUAMASH INDIAN HYACINTH CAMAS



Japanese Hornbeam



Norwegian Sunset Maple



Snow Goose Cherry



Japanese Maple



Chinese Dogwood



David's Viburnum



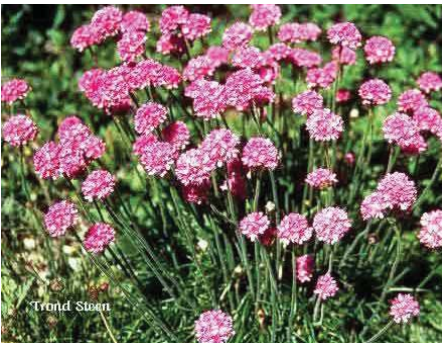
Winter Gem Japanese Boxwood



Boxleaf Honeysuckle



Anthony Waterer Spirea



Splendens Common Thrift



Hybrid Rhododendron



Fragrant Sweetbox



Munchkin Oakleaf Hydrangea



Lilyturf



Sweet Olive

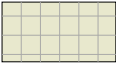








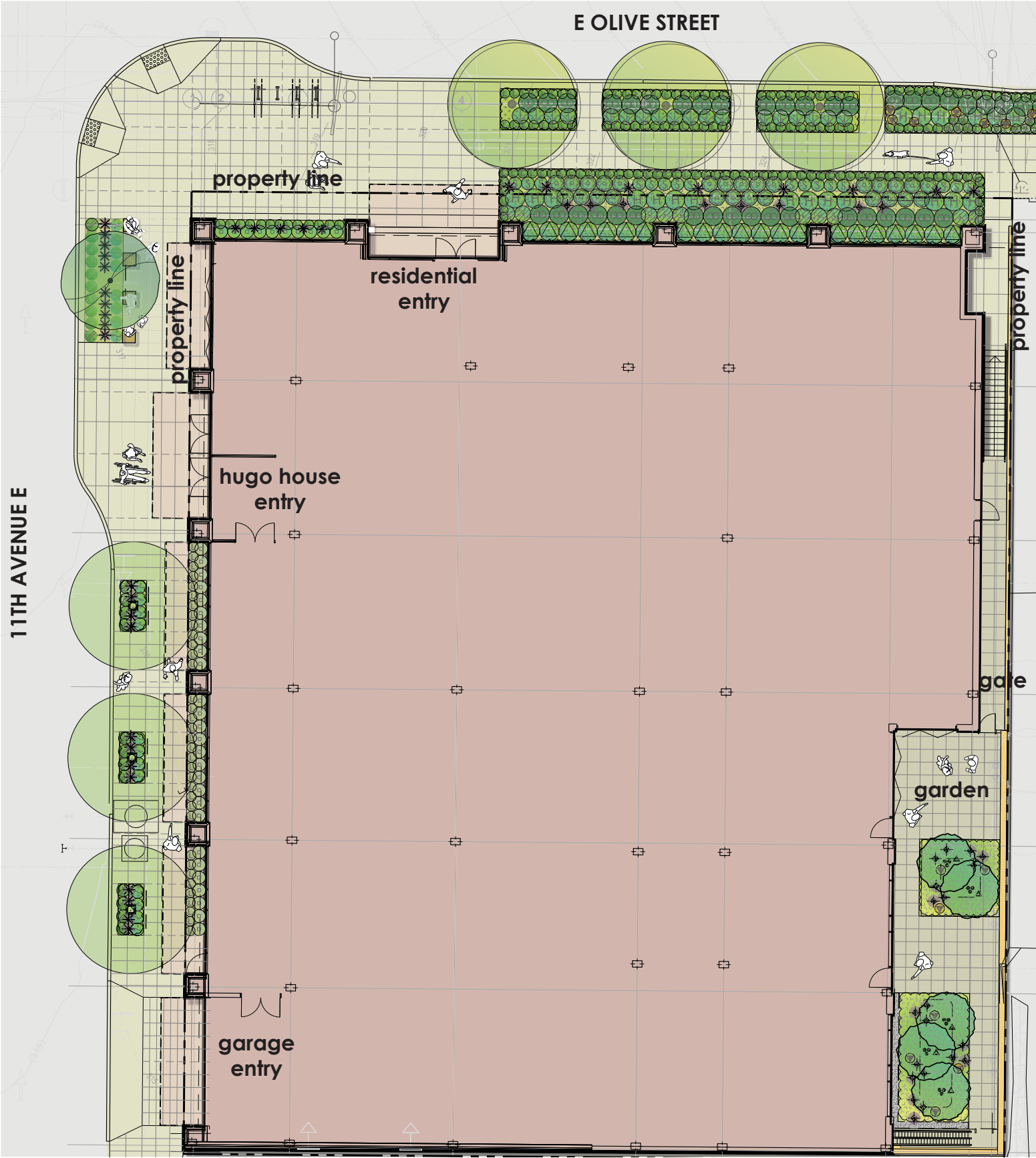
Moon Bay Heavenly Bamboo



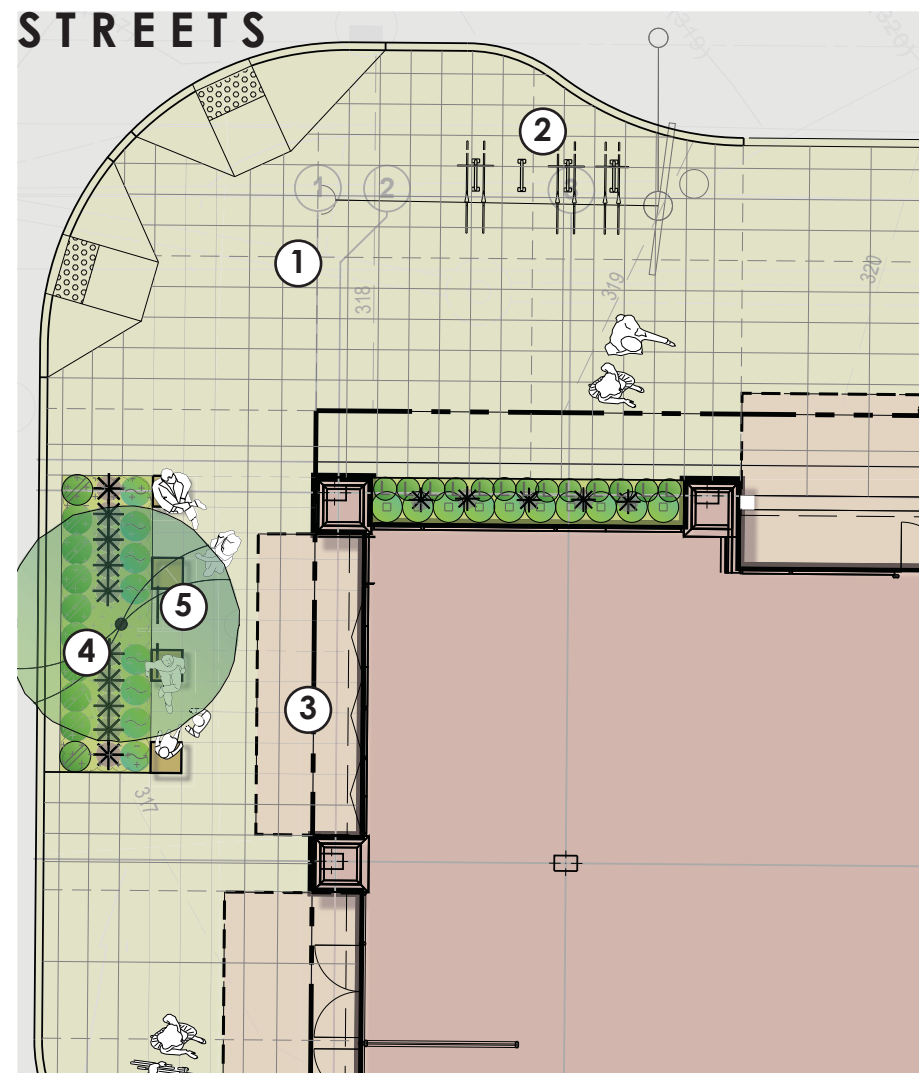
Astilbe (Pink and White)

SITE PLAN

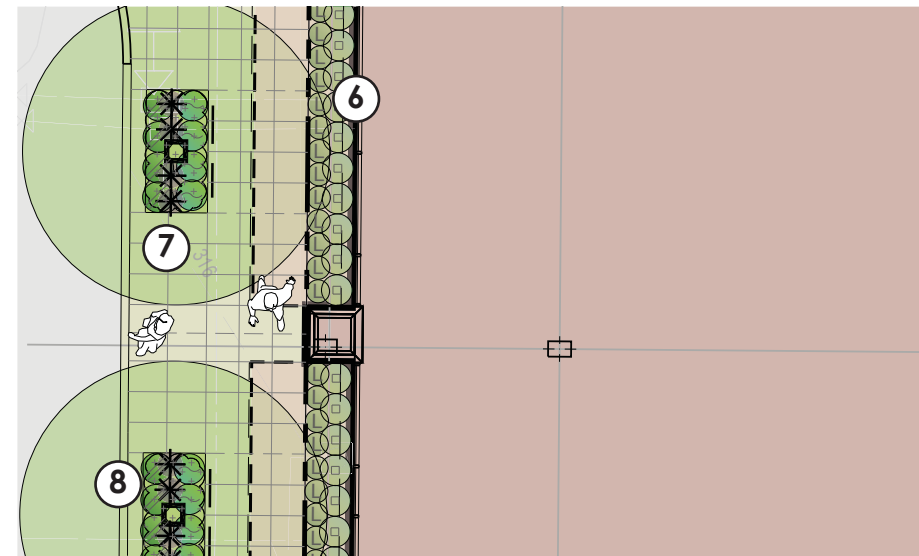
MATERIALS AND FINISHES	
SYMBOL	DESCRIPTION
	PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: -SAND-COATED EXP. JOINTS, LIGHT-MED. SANDBLAST FINISH -2'x2' SCORING UNLESS OTHERWISE INDICATED ON PLAN
	THROUGH JOINT
	BIKE RACK - SDOT STANDARD, INVERTED-U RACK. INSTALL PER COS DETAIL.
	SEAT ELEMENT, TBD, 2' X 2' X 24" HT.
	PAVERS ON PEDESTAL, 24"x24X2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091. PEDESTALS PER ARCH.
	GRAVEL SURFACING: 3/4" MINUS GRAVEL, MIN. 3" DEPTH.
	TREE UPLIGHT, LANDSCAPE LIGHTING FOR REFERENCE ONLY, SEE EL-1



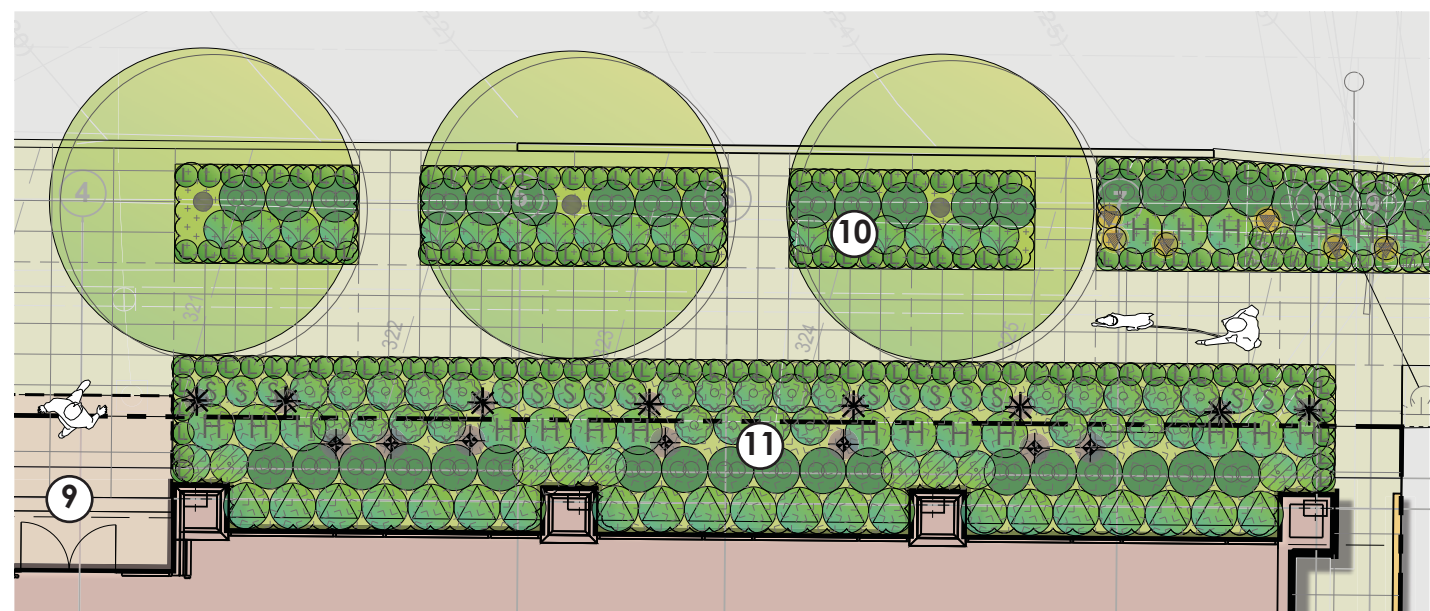
LANDSCAPE- SITE PLAN ENLARGED



Hugo House Entry/ Cafe



11th Avenue East Hugo House



East Olive Street

- Hugo House Entry/Cafe**
- 1 Curb Bulb Supporting pedestrian circulation from Park
 - 2 Bike Racks
 - 3 Cafe @ corner
 - 4 Replace memorial Cherry Tree
 - 5 Seat cubes
- 11th Avenue East Hugo House**
- 6 Planting Beds @ building face
 - 7 Street trees
 - 8 12" wide walk-off strip
- East Olive Street**
- 9 Residential entry
 - 10 Street Trees and walk off strip
 - 11 Lush landscape at building face

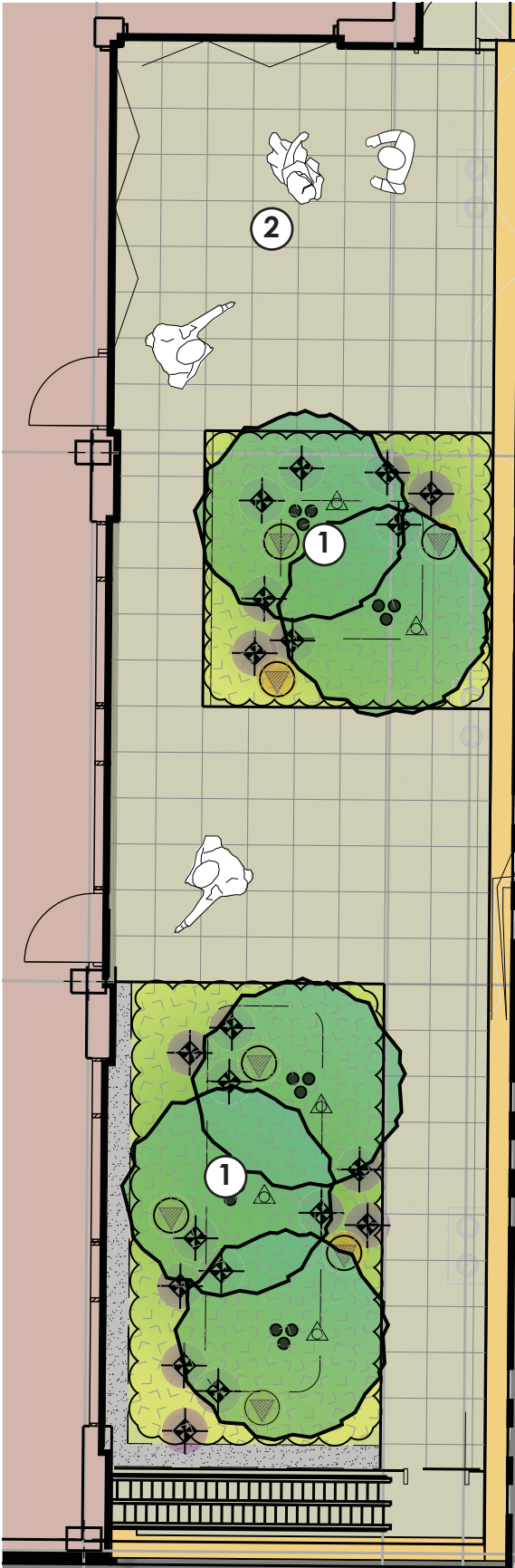


Lush Streetscape



Retail/Cafe

HUGO HOUSE GARDEN



- Hugo House Garden**
- 1 Mounded planting with small trees
 - 2 Pavers

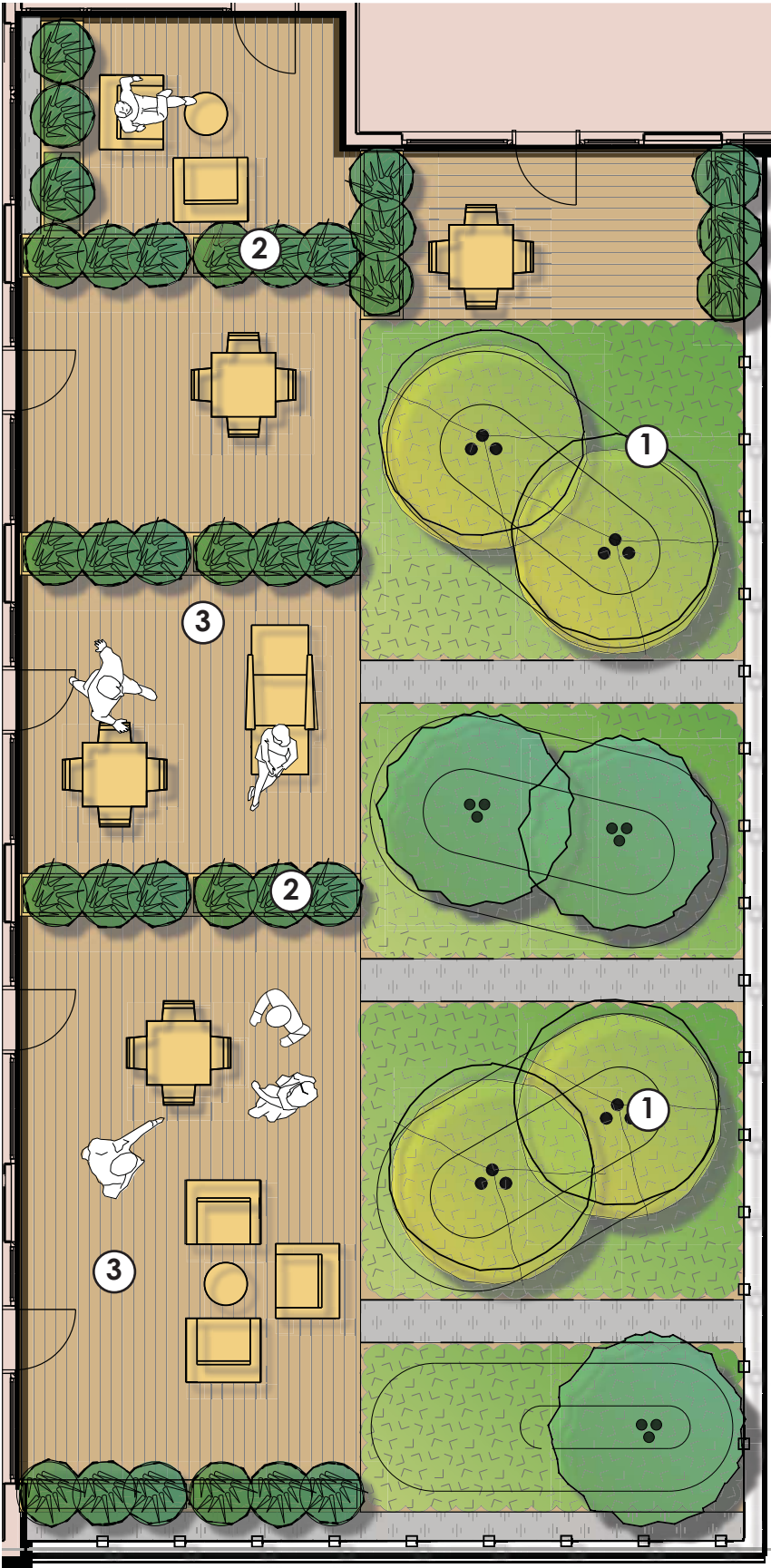


Pavers and mounded planting with small trees



Shade-loving groundcover

LANDSCAPE- PODIUM COURTYARD



PODIUM COURTYARD

- Podium Courtyard**
- 1 Mounded planting with small trees
 - 2 Screening between terraces
 - 3 Decking



Mounded planting with small trees at terraces



Screening between terraces

ROOF TERRACE



- Roof**
- | | |
|--------------------------|--------------------------|
| 1 Decking and Deck bench | 5 Fire pit |
| 2 Pavers | 6 Dogspot |
| 3 BBQ | 7 Podium Courtyard Below |
| 4 Trellis | |

0 10' 20' N



Deck bench



Fire and View



BBQ



Dogspot

LIGHTING AND SIGNAGE



Level 1 Lighting Plan



Potential Canopy Fixture
Brandi by Brichwood Lighting



Potential In-ground Fixture
DR-2 by B-K Lighting

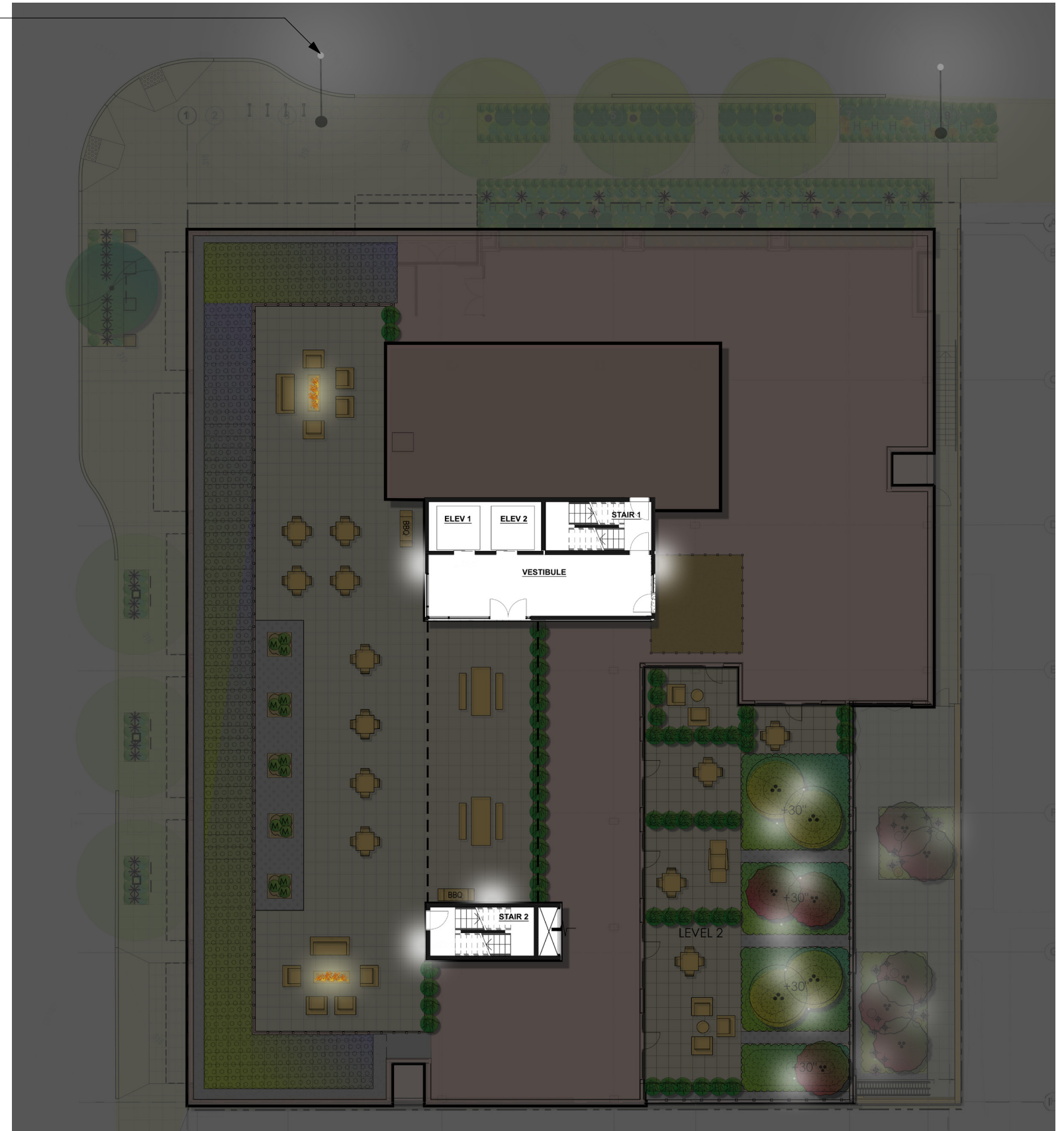


Potential Brick light
BB-SM by American Lighting



Potential Landscape Fixture
Night Star II by B-K Lighting

STREET LIGHT, TYP



Roof Lighting Plan

REQUESTED DEVELOPMENT DEPARTURES

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 offices), 80 residential apartment units, residential lobby and amenity spaces, and outdoor landscaped courtyard and roof terrace, on-site leasing and management offices, street-level retail spaces and below-grade parking for 94 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 reflects the character of the Pike/Pine neighborhood

The following design departures have been identified as necessary to achieve the preferred design concept.

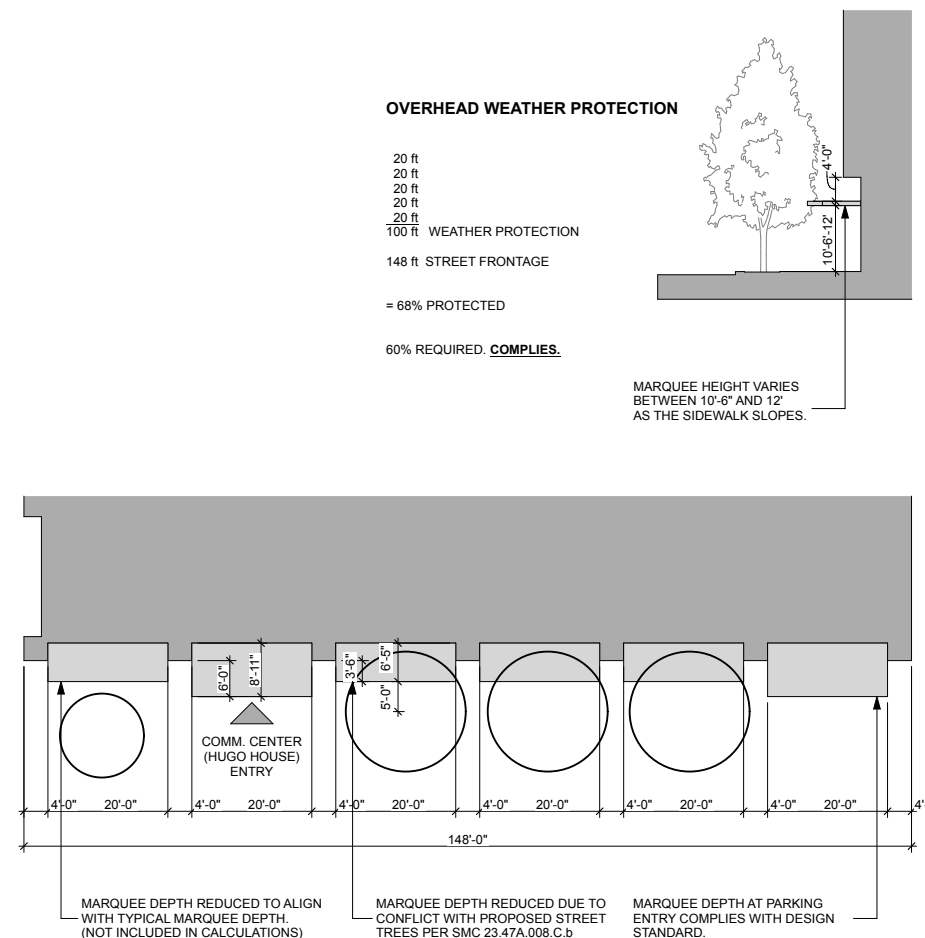
DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
1 <u>SMC 23.47A.008.C.4 Overhead Weather Protection</u> Overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street. b) The weather protection should have a minimum width of 6 feet. d) The lower edge of the weather protection shall be a maximum of 12 feet above the sidewalk	To allow weather protection that is less than 6’ wide and greater than 12’ above the sidewalk. See page 39 for additional information and diagrams	Overhead weather protection is proposed to depart from the allowable height and the minimum required width in order to maximize the street level transparency, emphasize the height of the street level along 11th Avenue, provide consistency in the design of the weather protection marquees, and highlight the entry to Hugo House. The overhead weather protection is proposed to be located 13’-6” maximum above the sidewalk, only 1’-6” above the design standard. Further, 5 of the 6 overhead weather protection marquees will be 3’-6” inches wide instead of 6 feet. Of those, 3 of the overhead weather protection marquees are allowed to be undersized in any event in order to accommodate the street trees proposed to be planted along 11th Avenue. One of the marquees, the marquee located over the Hugo House entrance, will be the required 6 feet wide. Allowing the marquees to be undersized except for the marquee over the Hugo House entrance will provide consistency in the design along the street frontage and make the Hugo House entry more prominent.
2 <u>SMC 23.47A.032.A.2 Parking Access</u> In pedestrian-designated zones, if access is not provided from an alley and the lot abuts two or more street, access to parking shall be from a street that is not a principal pedestrian street.	To provide parking access from 11th Avenue, a principle pedestrian street. See pages 40-42 for additional information and diagrams	Because the steep grade along Olive Street affects driver visibility, pedestrian safety, and the efficient use of the site, parking access is proposed to be located from 11th Avenue. The point of access will occur adjacent to the existing curb cut on 11th Avenue and be located as far from the intersection with Olive Street as practical. This location will not disrupt the pedestrian-oriented character of 11th Avenue, allows a ramp configuration that reduces pedestrian and automobile conflicts and is consistent with the existing traffic patterns on 11th Avenue. This location will also provide better wayfinding for patrons visiting Hugo House as the parking access will be located on the same building frontage as the Hugo House entry. Pedestrian safety measures such as mirrors and at-grade warning lights will also be provided to further mitigate any pedestrian safety concerns.
3 <u>SMC 23.54.030.G.2 Sight Triangles</u> 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.	To allow use of mirrors and/or pedestrian alerts rather than the 10 foot sight triangle. See page 43 for additional information and diagrams	The sight triangle requirement is proposed to be eliminated in order to diminish the size and presence of the parking garage entry on 11th Avenue and to keep the entry in scale with the surrounding neighborhood. Further, constricting the point of entry will reduce the speed of vehicles entering and exiting the garage, decreasing the likelihood of pedestrian and automobile conflicts. Instead of providing sight triangles, pedestrian safety concerns will be addressed by providing mirrors, textured pavement, and at-grade warning lights.
4 <u>SMC 23.54.030.F.2.b Curbcut Width</u> The minimum width of the non-residential driveways for the two-way traffic shall be 22 feet and the maximum width shall be 25 feet.	To allow a 20 foot driveway. See page 43 for additional information and diagrams	The non-residential driveway width is proposed to be decreased by 2 feet. The minimum driveway width for residential uses is 20 feet, but the minimum driveway width for non-residential uses is 22 feet. While the parking garage serves both residential and non-residential traffic, a narrower curbcut, consistent with the width required for residential use, is desired in order to minimize the presence of the parking entry on 11th Avenue and reduce the speed of vehicles entering and exiting the garage, which will enhance pedestrian safety.

DEPARTURE 1: OVERHEAD WEATHER PROTECTION

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
<p>1 <u>SMC 23.47A.008.C.4 Overhead Weather Protection</u> Overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street. b) The weather protection should have a minimum width of 6 feet. d) The lower edge of the weather protection shall be a maximum of 12 feet above the sidewalk</p>	<p>To allow weather protection that is less than 6’ wide and greater than 12’ above the sidewalk.</p>	<p>Overhead weather protection is proposed to depart from the allowable height and the minimum required width in order to maximize the street level transparency, emphasize the height of the street level along 11th Avenue, provide consistency in the design of the weather protection marquees, and highlight the entry to Hugo House. The overhead weather protection is proposed to be located 13’-6” maximum above the sidewalk, only 1’-6” above the design standard. Further, 5 of the 6 overhead weather protection marquees will be 3’-6” inches wide instead of 6 feet. Of those, 3 of the overhead weather protection marquees are allowed to be undersized in any event in order to accommodate the street trees proposed to be planted along 11th Avenue. One of the marquees, the marquee located over the Hugo House entrance, will be the required 6 feet wide. Allowing the marquees to be undersized except for the marquee over the Hugo House entrance will provide consistency in the design along the street frontage and make the Hugo House entry more prominent.</p>	<p>CS3-IV.i Architectural Context, DC2-I.b & c Height, Bulk, and Scale Compatibility and Pike/ Pine Scale and Proportion</p>

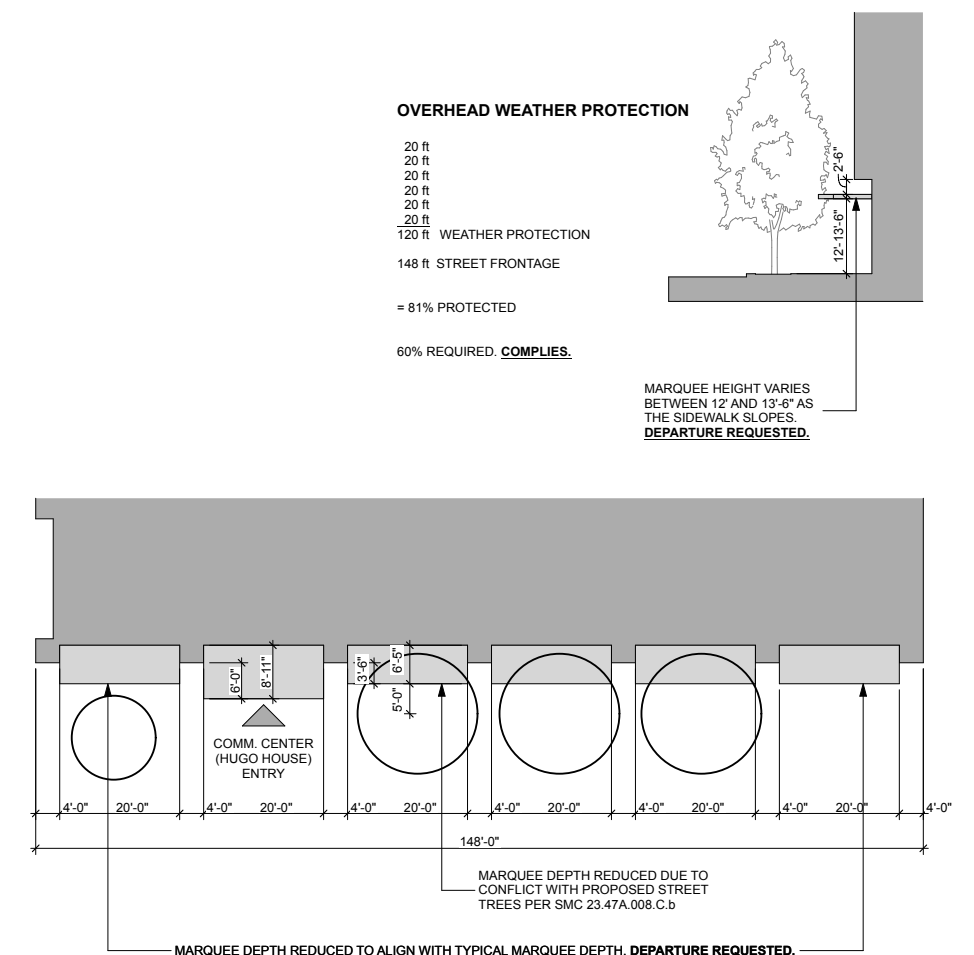
Code Compliant Weather Protection

- Lower weather protection reduces appearance of ground floor glazing
- Deeper weather protection at parking emphasizes garage entry
- The weather protection at the parking is the same depth as the Hugo House entry, diminishing the impact at the entry



Preferred Weather Protection

- Higher weather protection emphasizes the tall ground floor glazing
- Consistent weather protection depth at parking diminishes the impact of the garage entry
- Deeper weather protection at the Hugo House entry highlights the entrance

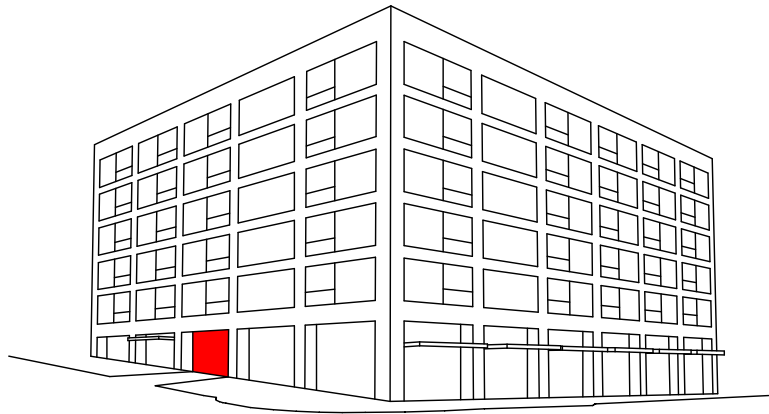


DEPARTURE 2: PARKING ACCESS: DESIGN

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
<div>2</div> <div>SMC 23.47A.032.A.2 Parking Access</div> <div>In pedestrian-designated zones, if access is not provided from an alley and the lot abuts two or more street, access to parking shall be from a street that is not a principal pedestrian street.</div>	To provide parking access from 11th Avenue, a principle pedestrian street.	Because the steep grade along Olive Street affects driver visibility, pedestrian safety, and the efficient use of the site, parking access is proposed to be located from 11th Avenue. The point of access will occur adjacent to the existing curb cut on 11th Avenue and be located as far from the intersection with Olive Street as practical. This location will not disrupt the pedestrian-oriented character of 11th Avenue, allows a ramp configuration that reduces pedestrian and automobile conflicts and is consistent with the existing traffic patterns on 11th Avenue. This location will also provide better wayfinding for patrons visiting Hugo House as the parking access will be located on the same building frontage as the Hugo House entry. Pedestrian safety measures such as mirrors and at-grade warning lights will also be provided to further mitigate any pedestrian safety concerns.	CS1.C.2 Toporaphy: Elevation Changes, CS3.B.1 History and Culture: Placemaking, PL2-D.1 Design as Wayfinding, DC1-A.1 Visibility, DC1-B.1 Access Location and Design, DC1-C.1 Below-Grade Parking,

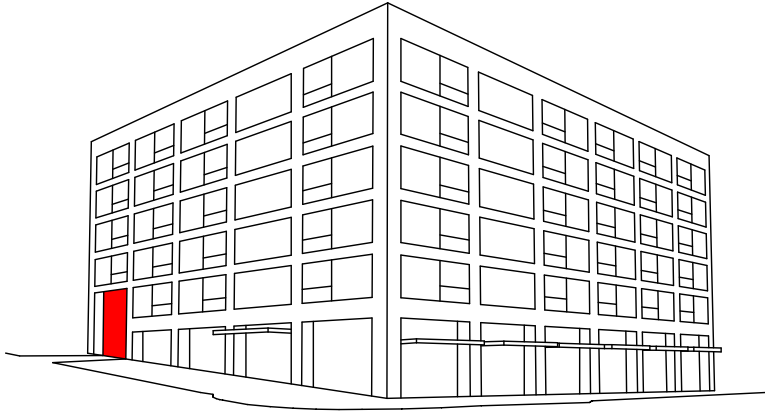
Code Compliant Parking Entrance (E Olive Street)

- Located on the high side of the site.
- Located at the center of the North façade
- Center location draws attention to parking entry
- Located away from current driveway access.
- May conflict with pedestrian traffic from the future light rail station
- Cafe located along Olive Street, reducing visibility from the park



Alternate Parking Entrance (E Olive Street)

- Driveway access is located too close to the existing electrical pole per SDOT's standards (CAM 2204)
- Located at the high point of the site.
- Located at the end of the North façade (requires two story opening)
- Located away from current driveway access.
- May conflict with pedestrian traffic from the future light rail station
- Two story opening required due to slope along Olive Street
- Creates an irregular structural bay



Preferred Parking Entrance (11th Avenue)

- Located at the low point of the site
- Located at the end of the West façade
- Southern location minimizes parking entry
- Most pedestrians will continue to use the west side of 11th Avenue
- Maintains regular structural bays

The garage entry on the proposed design occurs within a regular structural bay maintaining fidelity with the building's composition. Additionally, its location at the edge of the building further reduces its aesthetic impacts.

(DC1.C Parking and Service Uses)



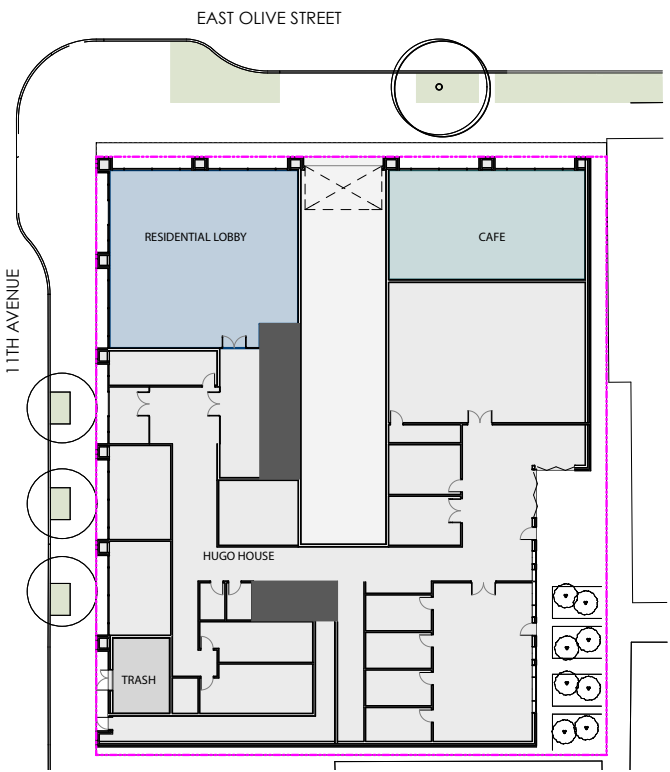
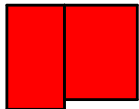
DEPARTURE 2: PARKING ACCESS: COMMUNITY

See page 38 for design standard, departure request, rationale for requested departure, and supporting design guidelines

Code Compliant Parking Entrance (E Olive Street)

- Located far from Hugo House entry- could cause confusion
- Located away from current driveway access.
- Classrooms located along 11th Avenue
- Cafe on Olive Street
- Reduction in street trees along Olive Street
- Reduced area does not accommodate Hugo House's full program
 - specifically two classrooms

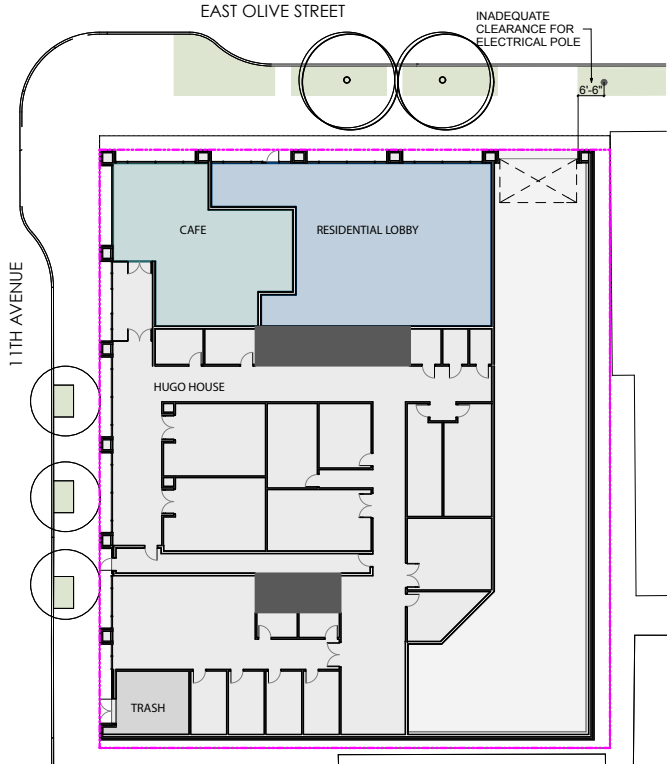
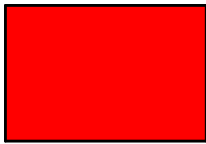
Unaccommodated Program:



Alternate Parking Entrance (E Olive Street)

- Driveway access is located too close to the existing electrical pole per SDOT's standards (CAM 2204)
- Located far from Hugo House entry- could cause confusion
- Located away from current driveway access.
- Reduces area for Hugo House- specifically performance space
- Cafe located at the corner of 11th Avenue and Olive Street
- Offices located along 11th Avenue
- Reduced area does not accommodate Hugo House's full program
 - specifically performance space

Unaccommodated Program:

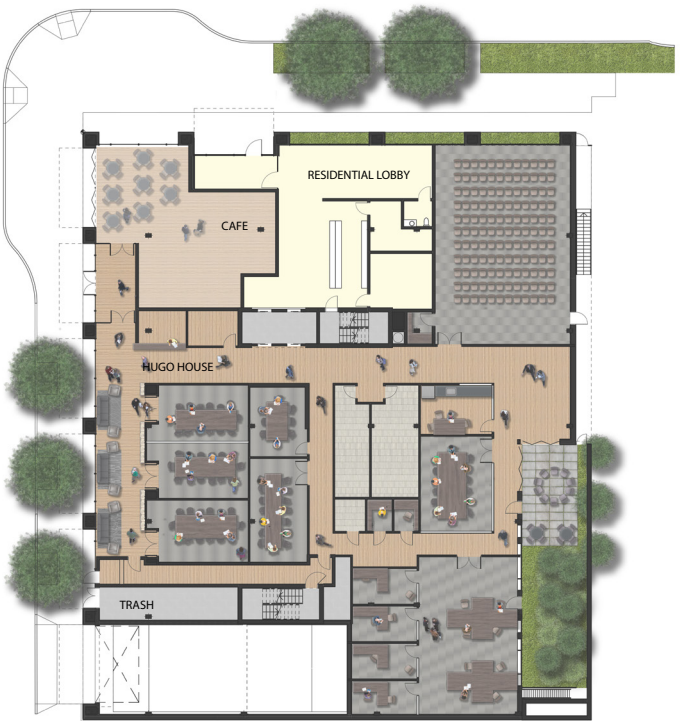


Preferred Parking Entrance (11th Avenue)

- Located adjacent to Hugo House entry
- Located adjacent to current driveway access
- Allows ample space and organization for Hugo House
- Hugo House semi-public space located along 11th Avenue
- Cafe located at the corner of 11th Avenue and Olive Street
- Trash pickup will only be allowed on 11th Avenue

The proposed project works to create a home for Hugo House that meets their current and future needs while predominantly displaying the organization's writer's workshops and literary events.

(CS3.B.1 History and Culture: Placemaking, PL2.D Design as Wayfinding, DC1.A Arrangement of Interior Uses)



DEPARTURE 2: PARKING ACCESS: SAFETY

See page 38 for design standard, departure request, rationale for requested departure, and supporting design guidelines

Code Compliant Parking Entrance (E Olive Street)

- Increases ramp length
- May conflict with pedestrian traffic from the future light rail station
- Lack of transition area at the top of the ramp decreases visibility

Alternate Parking Entrance (E Olive Street)

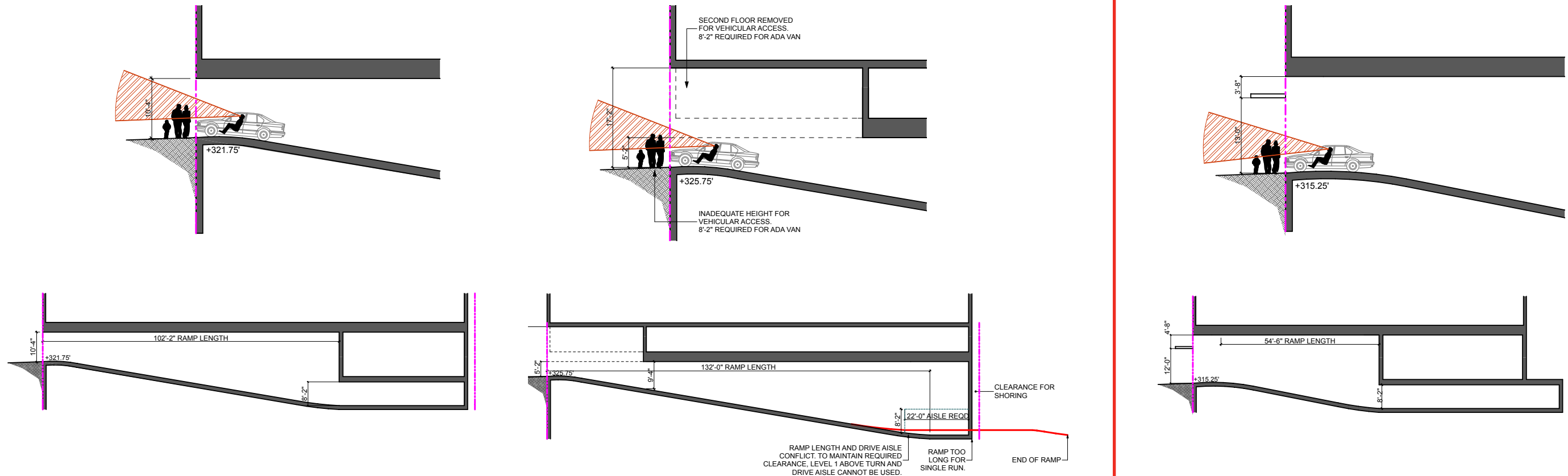
- Driveway access is located too close to the existing electrical pole per SDOT's standards (CAM 2204)
- Driveway located in close proximity to adjacent building (Onyx) parking access
- Significantly increases ramp length
- May conflict with pedestrian traffic from the future light rail station
- Lack of transition area at the top of the ramp decreases visibility

Preferred Parking Entrance (11th Avenue)

- Decreases ramp length
- Added transition area at the top of the ramp allows for greater visibility
- Most pedestrians will continue to use the west sidewalk on 11th Avenue
- Per the traffic study prepared by Heffron a driveway on 11th Avenue would minimize potential pedestrian-vehicle conflicts as the majority of the vehicular traffic is destined to and from Pine street.
- Per the traffic study prepared by Heffron the non-site traffic would be less affected with the driveway located on 11th Avenue.

The parking garage access at the lowest point on the site maximizes the usable area at the street level for Hugo House and locates the cafe space in the higher visibility location at the corner of the site. The location also minimizes internal ramping, which in turn allows the garage entry to be kept relatively flat at its intersection with the sidewalk, improving sightlines, vehicle maneuverability and easing the transition onto 11th Avenue.

(CS1.C Topography, DC1.B Vehicular Access and Circulation)

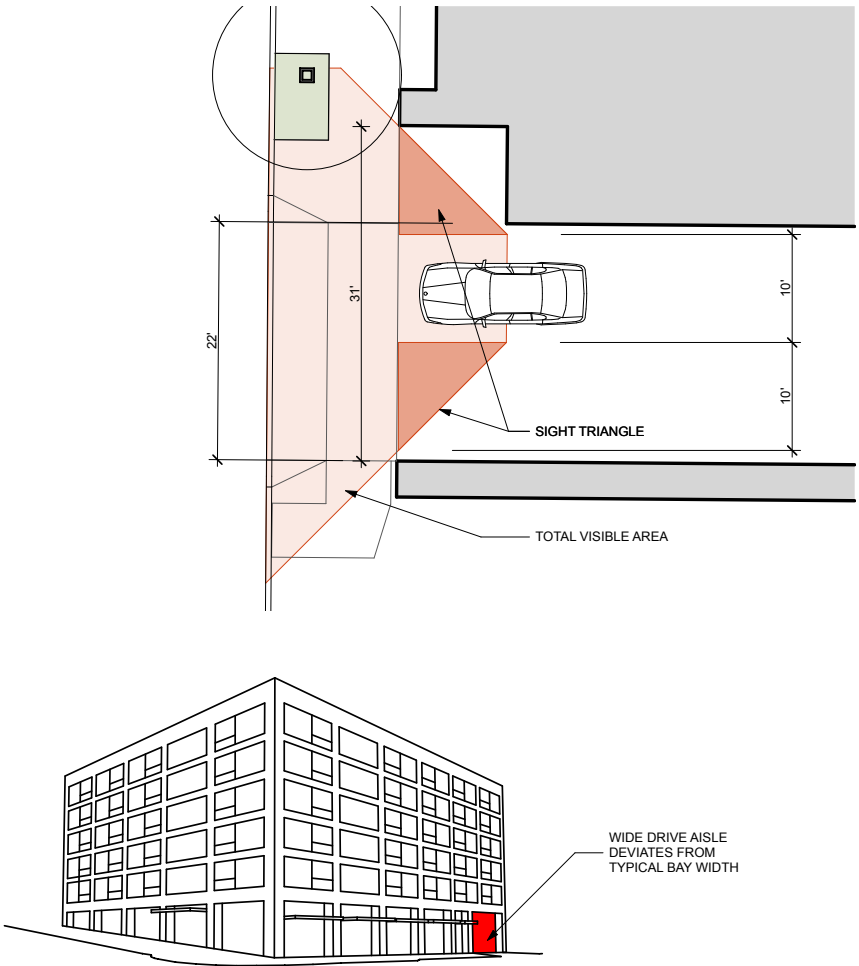


DEPARTURE 3: SIGHT TRIANGLES

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
3 <u>SMC 23.54.030.G.2 Sight Triangles</u> 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.	To allow use of mirrors and/or pedestrian alerts rather than the 10 foot sight triangle. See page 41 for additional information and diagrams	The sight triangle requirement is proposed to be eliminated in order to diminish the size and presence of the parking garage entry on 11th Avenue and to keep the entry in scale with the surrounding neighborhood. Further, constricting the point of entry will reduce the speed of vehicles entering and exiting the garage, decreasing the likelihood of pedestrian and automobile conflicts. Instead of providing sight triangles, pedestrian safety concerns will be addressed by providing mirrors, textured pavement, and at-grade warning lights.	CS2-B.2 Connection to Street DC1-C.1 Below Grade Parking DC1-C.2 Visual Impacts, DC2-B.1 Facade Composition
4 <u>SMC 23.54.030.F.2.b Curbcut Width</u> The minimum width of the non-residential driveways for the two-way traffic shall be 22 feet and the maximum width shall be 25 feet.	To allow a 20 foot driveway. See page 41 for additional information and diagrams	The non-residential driveway width is proposed to be decreased by 2 feet. The minimum driveway width for residential uses is 20 feet, but the minimum driveway width for non-residential uses is 22 feet. While the parking garage serves both residential and non-residential traffic, a narrower curbcut, consistent with the width required for residential use, is desired in order to minimize the presence of the parking entry on 11th Avenue and reduce the speed of vehicles entering and exiting the garage, which will enhance pedestrian safety.	CS2-B.2 Connection to Street DC1-C.2 Visual Impacts, DC2-B.1 Facade Composition

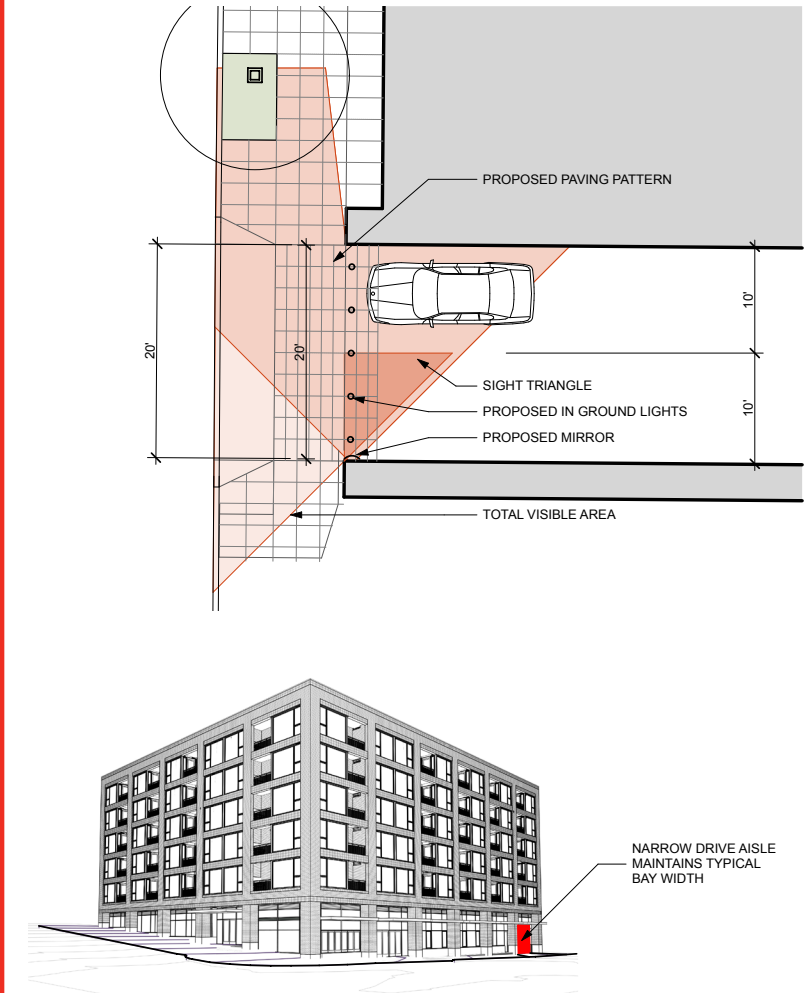
Code Compliant Sight Triangles and Curbcut Width

- Compliant sight triangles increases perceived parking access width
- Compliant curbcut width increases parking access width
- Compliant sight triangles creates an irregular structural bay



Preferred Sight Triangles and Curbcut Width

- Parking access width is minimized
- Regular structural bay is maintained
- Narrower entry will reduce vehicle speeds
- Mirrors, lights and textured pavement will be provided



PRIORITY DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
CS1 Natural Systems and Site Features		
<i>Use natural systems and features of the site and its surroundings as a starting point for project design.</i>		
C. TOPOGRAPHY		
C1	Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.	The design proposal locates the below-grade parking access away from the intersection of 11th Avenue and E Olive Street, and at the lowest point of the site. The parking garage access at this location maximizes the usable area at the street level for Hugo House and locates the café space in the higher visibility location at the corner of the site.
C2	Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.	The topography of the project site is relatively flat along 11 th Avenue, but climbs approximately 10-feet along E Olive Street. The proposed design is oriented to 11 th Avenue and is therefore situated a story lower than its neighbor, the Onyx, preserving its neighbors views to the west from its roof terrace. A multi-level courtyard along the southern half of the east property line provides separation between neighboring structures in combination with the grade change.
CS2 Urban Pattern and Form		
<i>Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</i>		
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.	<p>The Pike/Pine Conservation Overlay District (PPCOD) has a distinctive auto row aesthetic that largely defines the neighborhood character. While this project is located at the District's edge and is a new building, the character of the auto row typology influences the design, which is discussed in greater detail in response to CS3-I-i Height Bulk & Scale Compatibility and Pike/Pine Scale & Proportion.</p> <p>More immediate to the site, the design emphasizes the commercial and pedestrian environment of its 11th Avenue frontage by placing the main entrance to Hugo House and café on this street. Please see response to PL1-B.2 Pedestrian Volumes.</p>
A2	Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.	The proposed design is intended as a calm, timeless addition to the Pike/Pine neighborhood that draws inspiration from its neighbors within the PPCOD while being comfortably of its own time. The project will use of classic building forms and durable materials with a contemporary architectural features to create a carefully considered and refined architecture that promotes the subtlety and restraint appropriate to its location.
B. ADJACENT SITES, STREETS, AND OPEN SPACES		
B1	Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.	The project site's topography, location within the PPCOD, proximity to neighboring buildings, and anticipated usage patterns have informed the massing and program organization. Please see responses to CS2-D.5 Respect for Adjacent Sites, PL1-B.2 Pedestrian Volumes, and CS3-I-i Height Bulk & Scale Compatibility and Pike/Pine Scale & Proportion.
B2	Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape--its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)--in siting and designing the building.	The proposed design emphasizes the commercial and pedestrian character of 11th Avenue with the location of Hugo House and café. The corner location of the café is intended to provide a focal point for both 11th Avenue and E Olive Street, and to function as a neighborhood meeting place. Improvements to the adjacent streetscape in the form of curb bulbs, street furniture and landscaping are intended to improve the pedestrian environment, strengthen the connection to Cal Anderson Park, and provide opportunities for the project's commercial spaces to meaningfully engage the public realm.
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 proposed design creates a strong, continuous street edge along 11th Avenue and Cal Anderson Park with an emphasis on a quality pedestrian environment on 11th Avenue and activation of the streetscape. Please see response to CS2-B.2 Connection to the Street.
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 design proposal's window pattern and modulation serve to subtly emphasize the main building entrances and highlight the corner of 11th Avenue and E Olive. The prominence of the corner is supplemented by streetscape improvements (proposed curb bulbs, street tree locations, street furniture, and bicycle racks) intended to promote pedestrian activity and extend the street level activity of the building. The location of the café at the corner becomes a focal point at the intersection with expansive glazing at each of its street frontages and an operable storefront along 11th Avenue connecting it to the streetscape. Please also refer to the Design Response to CS2-B.2 Urban Pattern and Form, Adjacent Sites, Streets, and Open Spaces, Connection to the Street for additional information.

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
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.	<p>The project site is zoned Neighborhood Commercial 3 with a Pedestrian Overlay and 65 foot height limit. Within the PPCOD, the project site's zoning is eligible for an additional 4-feet of height provided additional street level development standards are met and no additional stories are gained by the increased height (SMC 23.73.014.A). The properties immediately adjacent to the proposed project site share the same zoning, height limit and are also located within the PPCOD, but only the Onyx, located to the east of the project site, has thus far been recently redeveloped. Like the Onyx, the design proposal is a six-story mixed-use building with commercial spaces located at street-level and residential units above. Any future redevelopment of the adjacent properties to the southeast (Velocity Dance Center, two-story commercial building) and the south (Richmark, one and two-story heavy-industrial building) will likely be of consistent height and density to the Onyx and the proposed project.</p> <p>The zoning of the properties across E Olive Street and to the north of the project site varies. The Central Lutheran Church is directly north of the project site across E Olive Street and is a small single-story brick structure with a steeply sloping roof (approximately 25–30-feet in height) located roughly 15-feet north of its side lot line (along E Olive Street). The church is located in a residentially zoned site (LR3), which allows buildings upward of 44-feet in height within 7-feet of the side lot line. The proposed structure will be located approximately 70 feet away from the church structure across the right of way, which is significant separation that effectively mitigates the height changes between the structures and zones.</p> <p>Two apartment buildings on a single property are also located across E Olive Street to the northeast of the project site. The buildings are two- and three-story, wood-framed structures set back about 5-feet from the property line. The underlying property is commercially zoned (NC3-40) and would allow a mixed-use building upward of 44-feet in height. Similar to the church site, the proposed structure will be located approximately 70 feet away from the apartment buildings across E Olive Street, which is significant separation that effectively mitigates the height changes between the structures and zones.</p>
D2	Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.	Please see response to CS1-C.2 Elevation Changes.
D5	Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	The proposed design is shaped in response to its eastern neighbors, especially the Onyx, which is six stories tall and located very close to the shared property line. The design proposes setting the building massing back from the east property line approximately four-feet on the northern half of the site, then increasing to a setback from the east property line of approximately 52-feet for the southern half of the site above the ground floor. Where the building is nearest to the Onyx, no windows are proposed to face the Onyx except at the end of the corridors. As the separation between buildings increases at the southern half of the site, units are oriented to the east with windows facing the Onyx and the Velocity Dance Center. The combined separation between buildings is significantly more than would occur at a typical alley and nearly equivalent to separation afforded by a typical street right-of-way and effectively preserves privacy for residents of both the Onyx and the proposed structure.
Pike/Pine Supplemental Guidance		
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.	Based on our analysis of the PPCOD neighborhood, we are proposing a simple rectangular building to define the street intersection. This is a common corner condition throughout the neighborhood. Please see response to CS3-I.i Height Bulk & Scale Compatibility and Pike/Pine Scale & Proportion and CS2-C.1 Urban Pattern and Form, Relationship to the Block, Corner Sites for additional information.
III	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 along E Pike and E Pine Streets within the PPCOD are typically limited to a maximum lot dimension of 120' by 120'; but larger lot dimensions do occur with many examples proximate to the project site, including: Richmark (249' by 200'), SPD East Precinct (180' by 121'), 12th Avenue Arts (240' by 121'), Rancho Bravo (136' by 120'), and The Broadway on Broadway (240' by 128'). Of these examples, The Broadway on Broadway and 12th Avenue Arts, have recently been redeveloped as six- or seven-story mixed-use buildings. The taller building height of the proposed design is consistent with the new buildings in the neighborhood with the nearby The Packard and Sunset Electric also being six- and seven- story mixed-use buildings. The proposed structure dimensions are similar to these structures and will maintain a sense of visual continuity in the neighborhood.

PRIORITY DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
CS3 Architectural Context and Character		
<i>Contribute to the architectural character of the neighborhood.</i>		
B. LOCAL HISTORY AND CULTURE		
B1	Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	<p>The project seeks to maintain a long history of arts facilities on the site. Hugo House has been located at the corner of 11th Avenue and E Olive Street since 1997 when the founders purchased the old New City Theater. The proposed project works to create a home for Hugo House that prominently displays the organization's writer's workshops and literary events to promote awareness of and accessibility to the community. While the majority of the street level space will be dedicated to Hugo House, additional space has been reserved at the intersection for a café space envisioned to function independently of Hugo House while also providing on-site food service capabilities to serve Hugo House functions.</p> <p>The corner café works with the entrance to Cal Anderson across 11th Avenue to create an active pedestrian zone. The location of the café at the corner becomes a focal point at the intersection with expansive glazing at each of its street frontages and an operable storefront along 11th Avenue connecting it to the streetscape. This is supplemented by streetscape improvements including proposed curb bulbs, street tree locations, street furniture and bicycle racks to promote create a sense of place at this significant intersection.</p>
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.	<p>The proposed design is intended to be a calm, timeless addition to Pike/Pine that draws inspiration from its auto row neighbors within the PPCOD while being comfortably of its own time. The use of durable materials (brick) and classic building forms (an expressed frame) 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 visibility from the residential units above.</p> <p>In particular, the design makes use of regular structural bays and taller than normal floor-to-floor heights at the street level and residential levels to establish proportions consistent with the auto row aesthetic. The street level is inset from the sidewalk to emphasize the structural bays and expand the space at the sidewalk. Continuous street-level glazing provides views into the café space and Hugo House to heighten the organization's visibility and presence in the neighborhood.</p> <p>At the residential levels above, the openings at the inset decks pair with large windows at the living spaces to give the appearance of larger window openings, while meeting modern energy code requirements. Secondary architectural such as the deck railings and overhead weather protection provide an added layer of scale and humanizing elements.</p>
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.	
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.	<p>Please see response to CS2-III-i Height Bulk & Scale Compatibility and Pike/Pine Scale & Proportion and CS3-I-i Height Bulk & Scale Compatibility and Pike/Pine Scale & Proportion, Visual Continuity.</p>
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.	

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
PL1 Connectivity		
<i>Complement and contribute to the network of open spaces around the site and the connections among them.</i>		
B. WALKWAYS AND CONNECTIONS		
B2	Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.	<p>The proposed design anticipates increased pedestrian activity on the east side of 11th Avenue and along E Olive Street as a result of the project and the establishment of light rail service and streetcar service on Broadway. Pedestrian activity along 11th Avenue will be encouraged by improvements to the pedestrian environment (wider sidewalks, street trees, street furniture, lighting, and curb bulbs) to complement the proposed street level commercial spaces and an encourage active streetscape.</p> <p>A walkway connecting to Broadway and running through Cal Anderson Park aligns with E Olive Street’s right-of-way and the numerous arts and culture organizations located on 12th Avenue near the project site. Increased pedestrians are expected and the proposed project promotes this connection through the introduction of a curb bulb at the intersection of 11th Avenue and E Olive Street to calm vehicular traffic, decrease crossing distances, and increase pedestrian safety. Proposed improvements to the pedestrian environment along E Olive Street include new sidewalks, street trees and landscaping, and a mid-block curb bulb.</p>
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.	Please see response to PL1-B.2 Pedestrian Volumes.
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 design emphasizes connections to Cal Anderson Park across 11th Avenue. The location of the café and the curb bulbs noted in response to PL1-B.2 Pedestrian Volumes are intended to engage pedestrians and create a focal point for streetscape activity. The western orientation and views into the park make use of the good solar exposure and encourage activity by providing “eyes on the street”.
C3	Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety. These may include:	The proposed design includes overhead weather protection and shelter street furniture along 11th Avenue. The café space provides opportunities for outdoor seating, which will be supplemented by providing an operable storefront.
PL2 Walkability		
<i>Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.</i>		
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.	Please see response to PL1-C.1 Selecting Activity Areas.
B2	Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.	The proposed design will provide overhead lighting mounted under the overhead weather protection along 11th Avenue and at the residential entry on E Olive Street where this type of lighting is most appropriate.
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.	The proposed design holds the street edge and incorporates a high level of transparency at the street level to maintain a visual connection to the sidewalk. Please see response to PL4-A.2 Connections to All Modes for additional information.
Pike/Pine Supplemental Guidance		
I	PERSONAL SAFETY AND SECURITY: Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.	Exterior lighting will be provided as noted in response to PL2-B.2 Lighting for Safety. The fixtures will be chosen with particular attention paid to light distribution and shielding. Lighting will be aimed toward walking surfaces to minimize glare.

PRIORITY DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
PL4 Active Transportation		
<i>Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.</i>		
A. ENTRY LOCATIONS AND RELATIONSHIPS		
A1	Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.	The proposed project will support all modes of transportation by providing safe and convenient access points for cars, bikes, and pedestrians. We expect the majority of the vehicle and bicycle traffic to be from Pine Street to the south, and are proposing the garage entry at the southern edge of the site along 11th Avenue. The main pedestrian entrances are located on either side of the intersection of E Olive Street and 11th Avenue, to accommodate pedestrian traffic from 12th Avenue to the east and Cal Anderson Park to the west. The Hugo House entry is located on 11th Avenue, allowing for convenient access from the Pike/ Pine corridors and the busses along those streets. Please see response to PL4-A.2 Connections to All Modes for additional information.
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.	As noted in CS2-C.1, the location of the café at the corner is a focal point at the intersection. The proposed design provides continuous glazing along street frontages to heighten visibility into the building. The internal program is located to promote activity (café) or portray the activity within (Hugo House “lounge” and classrooms). Design elements such as an operable storefront at the café, streetscape furniture, and curb bulbs are intended to provide opportunities for interior and exterior uses to commingle.
DC1 Project Uses and Activities		
<i>Optimize the arrangement of uses and activities on site.</i>		
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.	Please see response to PL4-A.2 Connections to All Modes.
A2	Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:	As noted in CS2-C.1, the location of the café at the corner is a focal point at the intersection. The proposed design provides continuous glazing along street frontages to heighten visibility into the building. The internal program is located to promote activity (café) or portray the activity within (Hugo House “lounge” and classrooms). Design elements such as an operable storefront at the café, streetscape furniture, and curb bulbs are intended to provide opportunities for interior and exterior uses to commingle.
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.	Please see response to PL4-A.2 Connections to All Modes.
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:	<p>The proposed design locates below-grade parking access on 11th Avenue as far from the intersection with E Olive Street as possible. Although 11th Avenue is a pedestrian street, locating the garage entry as proposed keeps vehicles away from the anticipated highest-volume pedestrian areas (café, Hugo House main entry, crosswalk to park). The location also minimizes internal ramping, which in turn allows the garage entry to be kept relatively flat at its intersection with the sidewalk, improving sightlines, vehicle maneuverability and easing the transition onto 11th Avenue.</p> <p>Trash and recycling collection is proposed to occur on 11th Avenue near the parking garage entry. This location benefits from the relatively flat topography, its distance from the intersection, and proximity to the parking garage entry (from which building management will retrieve dumpsters). Deliveries to Hugo House and café, as well as building resident move-ins would utilize on-street parking spaces in front of the proposed building. A commercial vehicle loading zone will be considered for one or more of these spaces.</p>
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.	The proposed design locates on-site parking below grade with access from 11th Avenue. Please see response DC1-B.1 Access Location and Design for additional information.
C2	Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.	As noted in DC1-B.1 Access Location and Design, the proposed parking is located below-grade. The garage entry in the proposed design occurs within a regular structural bay maintaining fidelity with the building’s composition and maintaining similar proportions to the rest of the building. To achieve this, a development standard departure is being sought to provide mirrors, textured pavement and at-grade warning lights to address pedestrian safety in lieu of the required sight triangles. The garage door will be thoughtfully designed and use a painted metal mesh.

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
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.	Please see response to DC1.C.2 Visual Impacts.
DC2	Architectural Concept <i>Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</i>	
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.	<p>The project's corner location and exposure to the adjacent park give prominence to its street-facing façades, yet the visibility of its “party walls” and interior courtyard from both Pike/Pine and the neighboring Onyx necessitate these façades be well designed too.</p> <p>The design of the street-facing façades utilizes inset decks to provide a modulating element that works within the regular structural bay and provides a humanizing scale to the building. The cladding at the inset decks and the railings provide additional humanizing elements while adding to the material richness of the design.</p> <p>The “party walls” are too close to shared property lines to permit windows or decks, and must work with a more limited palette to provide scale and interest to the façades. A recess bisects each façade articulating the massing and providing light to the corridors beyond. The use of some brick on these façades provides a durable high-quality material with the capacity to incorporate “decorative” elements and will be studied in advance of the project’s Design Recommendation meeting.</p> <p>The interior courtyard walls will be light colored to bounce light into the units and act as a backdrop to draw the eye down to the landscaped terrace and garden below.</p>
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.	Please see response to DC2-B.1 Façade Composition.
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.	Please see responses to CS3-I-i Height Bulk & Scale Compatibility and Pike/Pine Scale & Proportion and DC2-B.1 Façade Composition.
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.	Please see responses to CS3-I-i Height Bulk & Scale Compatibility and Pike/Pine Scale & Proportion and DC2-B.1 Façade Composition.
C3	Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.	Please see response to CS3-I-i Height Bulk & Scale Compatibility and Pike/Pine Scale & Proportion
DC4	Exterior Elements and Finishes <i>Use appropriate and high quality elements and finishes for the building and its open spaces.</i>	
B. SIGNAGE		
B2	Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with facade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.	The building signage will be consistent with the character of the neighborhood and the auto row aesthetic by individually identifying the two main entrances in a unique and thoughtful manner. The design of each sign will be specific to the use of the space served. The signage will be incorporated into the design of the overhead weather protection and be pedestrian-focused.
C. LIGHTING		
C1	Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	Please see response to PL2-B.2 Lighting for Safety.

PRIORITY DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (with Pike/Pine Supplemental Guidance)		DESIGN RESPONSE
D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS		
D1	Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.	The landscape materials include street trees, extended planting strips, and lushly landscaped courtyards to provide an inviting neighborhood setting.
D2	Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.	A curb bulb extends the public area with pavement and seating opportunities and provides spill-out for Hugo House events. Textured pavement and at-grade warning lights will also be used to differentiate the parking garage entry at its intersection with the sidewalk as a means to alert pedestrians to exiting automobiles and mitigate the absence of sight triangles.
D3	Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project.	All plants have been reviewed to provide an immediate impact, but not overwhelm the site over time. In particular, small street trees were selected for the north, given the overhead power lines. Street trees compatible with the trees within Cal Anderson Park were selected for 11th Avenue in consultation with SDOT Forestry. Plantings for the two courtyards are selected in anticipation of long-term shady conditions.
D4	Place Making: Create a landscape design that helps define spaces with significant elements such as trees.	At the streetscape, street trees, shrubs, perennials and groundcover create a green buffer from the street while seat cubes and changing paving patterns contribute to pedestrian movement and activity on the street. Bermed planting areas and small deciduous trees help to define courtyards on level one and 2 and separate common amenity spaces from private patios.
Pike/Pine Supplemental Guidance		
II	Signs	
i	Promote the pedestrian environment	The design and placement of building signage will take into account the pedestrian-oriented nature of the building's location. Please see response to DC4-B.2 Signage, Coordination with Project Design.
ii	Reflect the special neighborhood character.	Please see response to DC4-B.2 Signage, Coordination with Project Design.

REPRESENTATIVE PROJECTS



1



2



3



4



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6

- 1 Agnes Lofts,
1433 12th Avenue
- 2 2026 E Madison Mixed-Use Building, (unbuilt)
- 3 19th and Mercer Mixed-Use Building,
526 19th Avenue E
- 4 The Rooster Mixed-Use Building,
900 NE 65th Street
- 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



7



8



9

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

APPENDIX - CONTEXT ANALYSIS: BIRDS EYE VIEW



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

APPENDIX - 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-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	

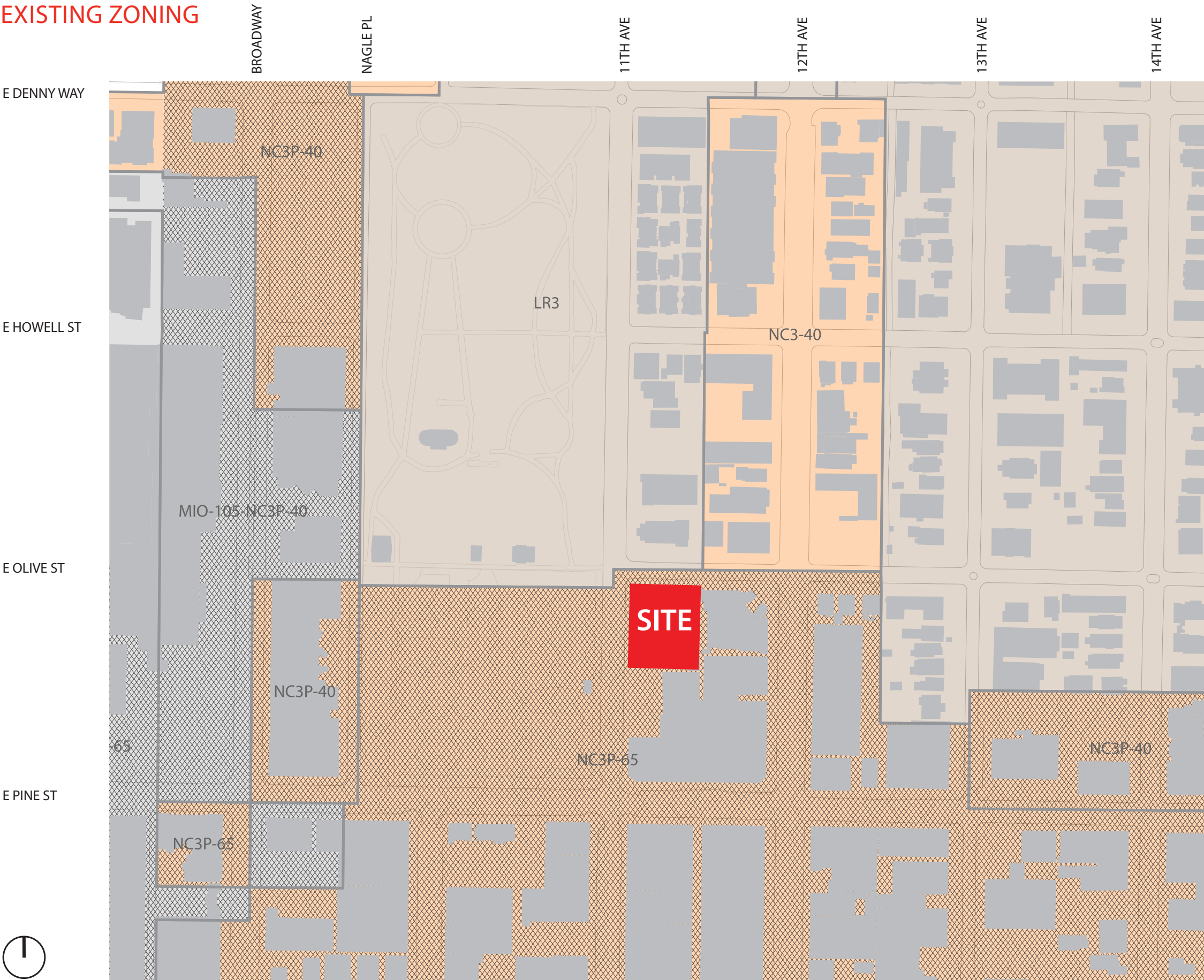
APPENDIX - CONTEXT ANALYSIS: EXISTING ZONING

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.

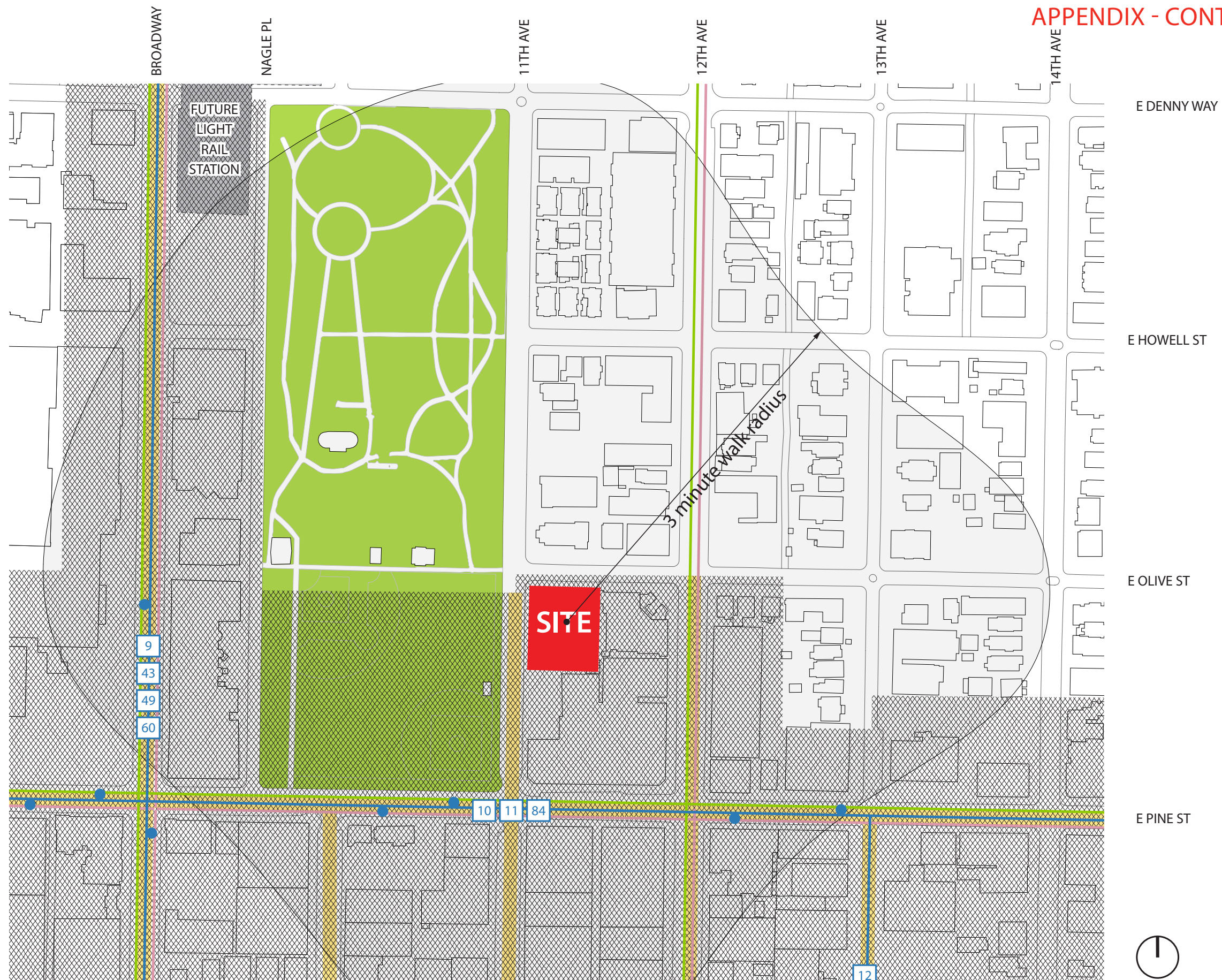
The proposed project will utilize the 65 foot zoning, as well as an additional 4 foot exception for ground floor uses to allow for generous floor to floor heights at both the residential level and the Hugo House spaces. While the zoning to the north of the site is LR3, no setbacks are required because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

Existing Zoning Legend

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



APPENDIX - 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 off 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 use 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



APPENDIX - EXISTING SITE PLAN

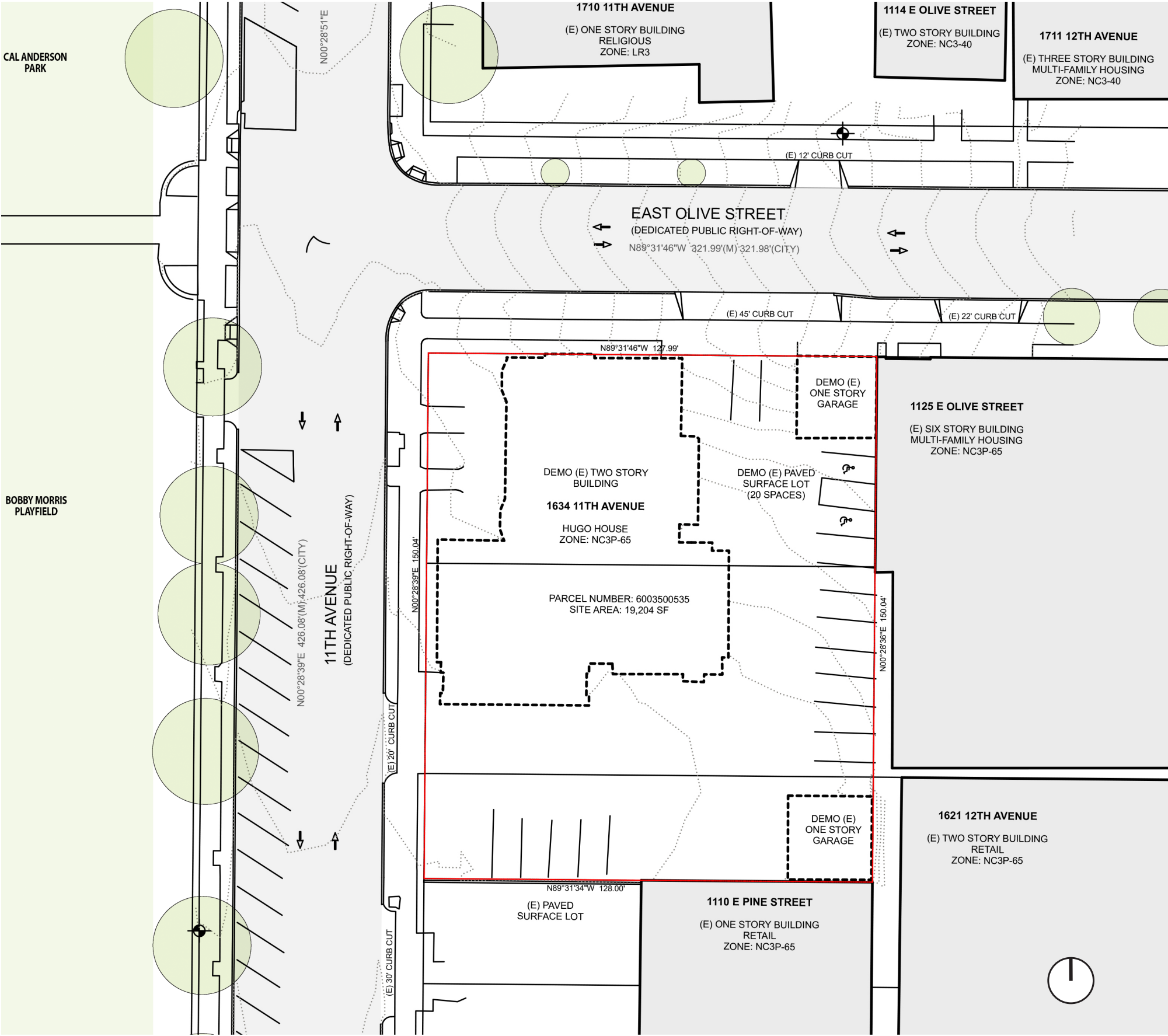
The existing two-story building at the northwest corner of the site contains Hugo House. The northern portion of this building was constructed as a four unit apartment building in 1903 and the southern portion was an addition to Manning's Funeral Parlor in 1958. In 2013, the building was nominated and 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 different 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 significant 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.



APPENDIX - 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 significant curb cuts for the existing property. The curb cut with access off of East Olive Street has been fenced off 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

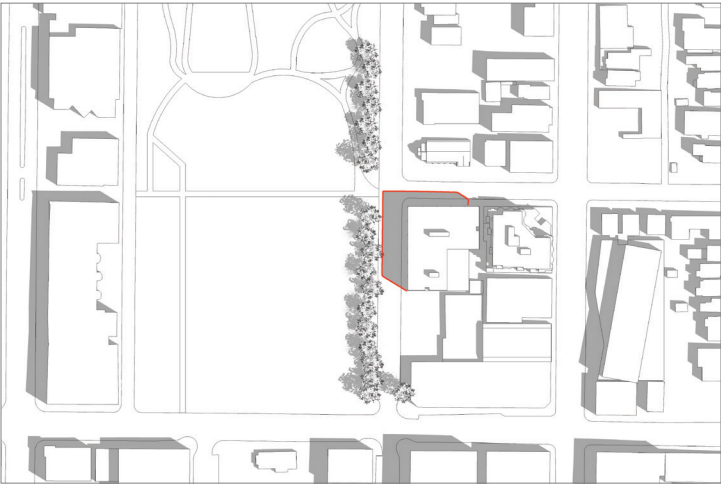


APPENDIX - SHADOW STUDIES: ENTIRE YEAR

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 affects 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 Playfield 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



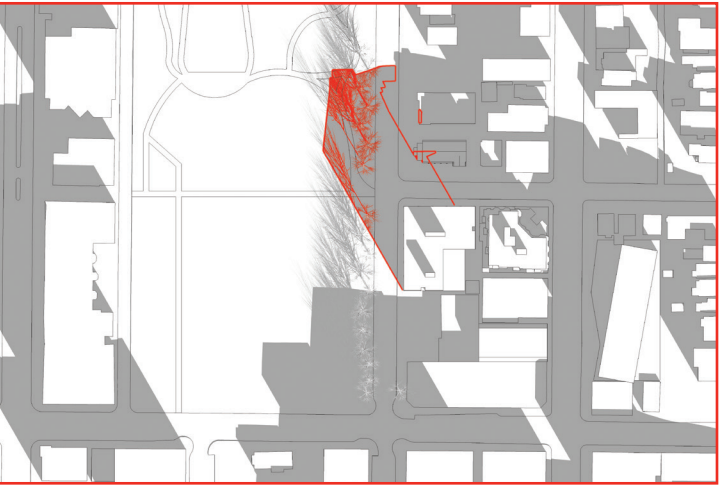
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March/ September 21

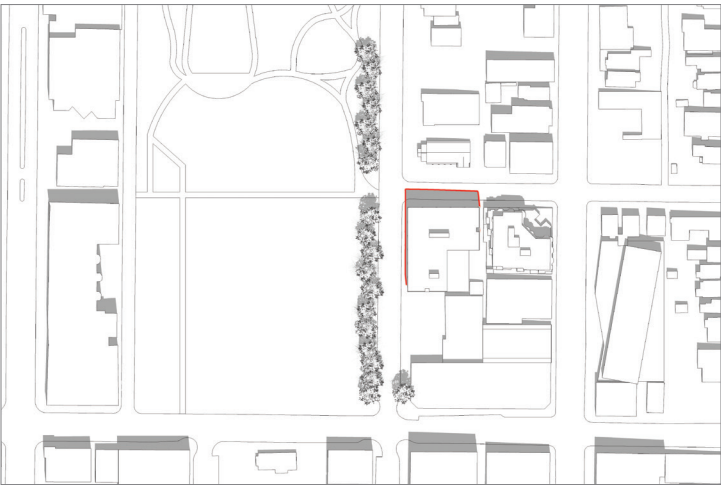


10:00 am

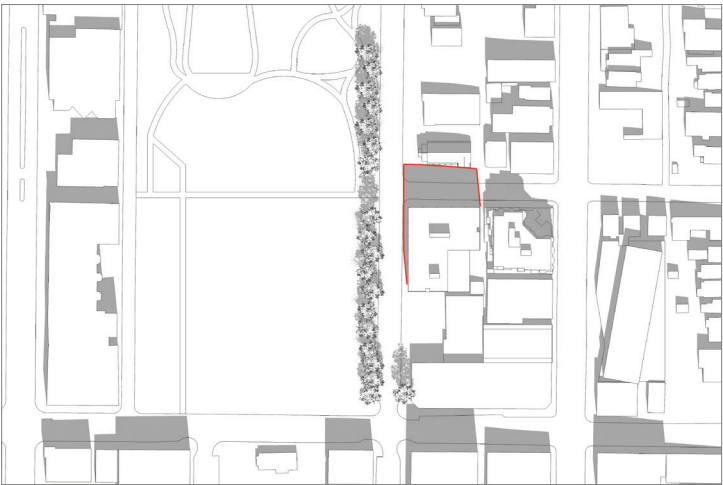
December 21



10:00 am



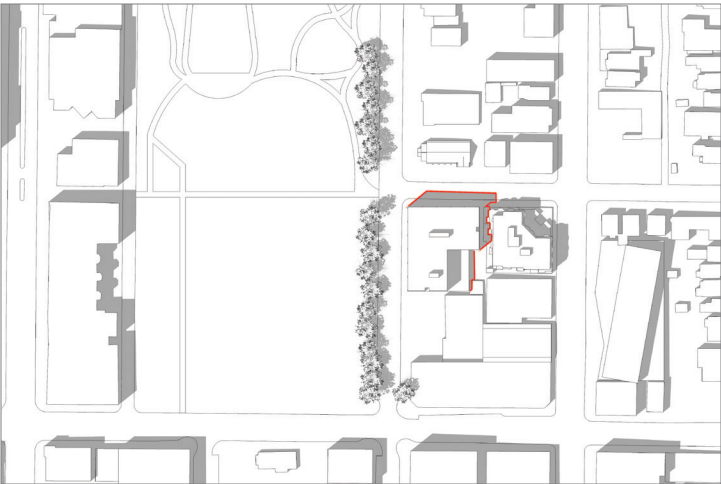
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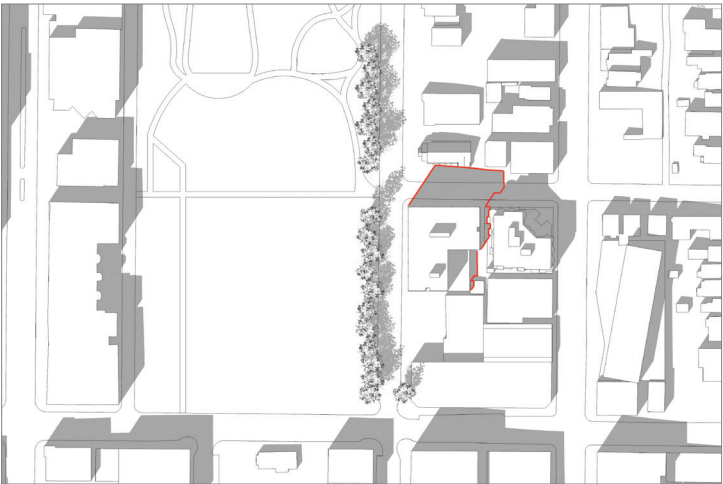
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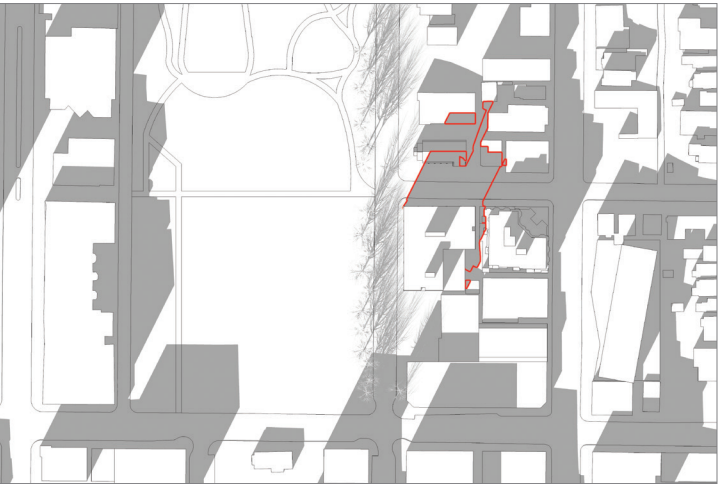
12:00 noon



2:00 pm



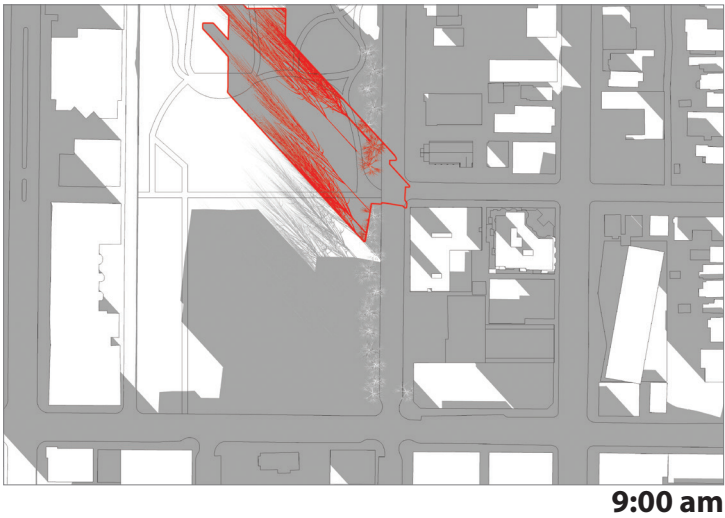
2:00 pm



2:00 pm

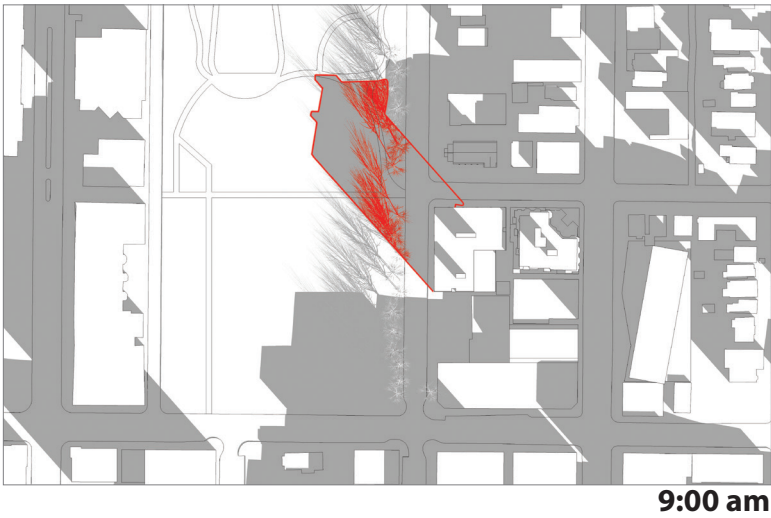
APPENDIX - SHADOW STUDIES: WINTER MORNINGS

December 21



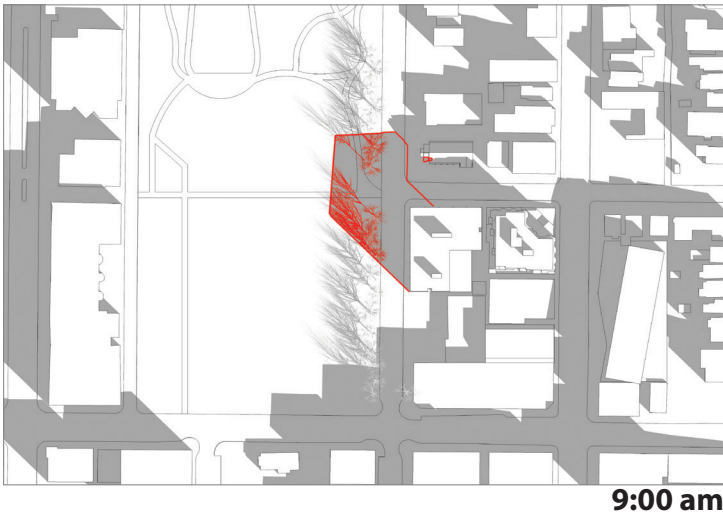
9:00 am

January/ November 21

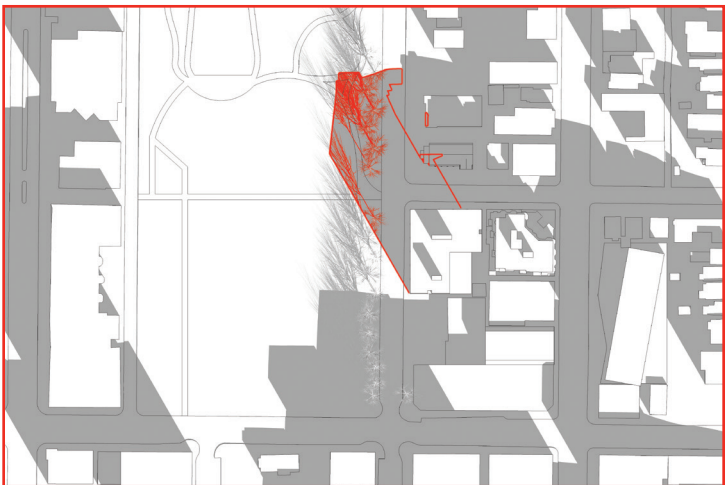


9:00 am

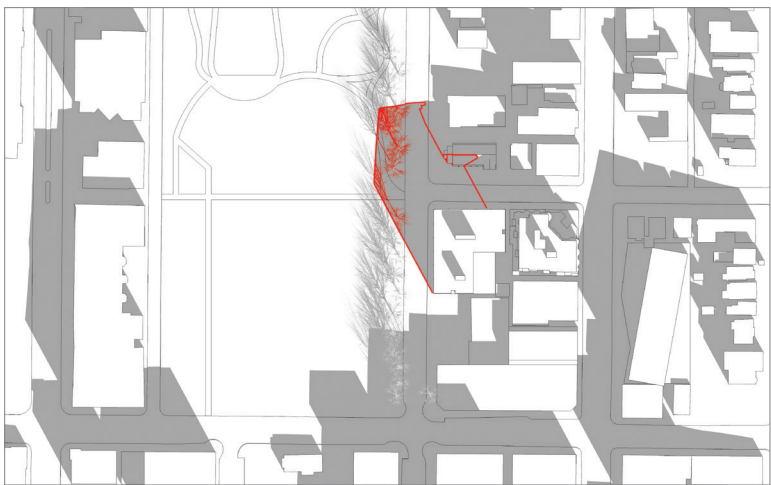
February/ October 21



9:00 am



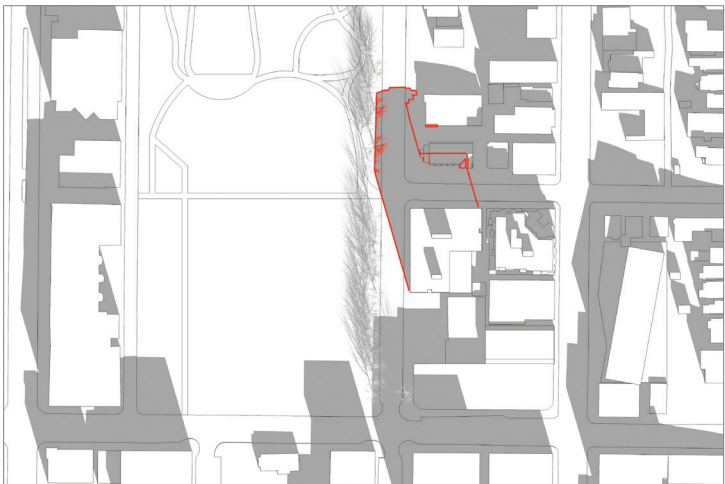
10:00 am



10:00 am



10:00 am



11:00 am



11:00 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*