



## CONTENTS

2	PROPOSAL
3 -10	NEIGHBORHOOD ANALYSIS
11 - 13	ZONING ANALYSIS
14 - 15	DESIGN GUIDELINES - CITY OF SEATTLE
16	DESIGN GUIDELINES - PIKE / PINE
17	SHADOW STUDY
18	LAND USE CODE & SITE PLAN
20 - 26	CONCEPTUAL DESIGN OPTIONS
27	ELEVATION STUDIES
28	DEPARTURES
29	DESIGN COMPARISON
30	WORK EXAMPLES

## PROPOSAL

This proposal is addressing a need for affordable housing within the city's urban neighborhoods. The objective is to provide an opportunity for safe, simple, efficient living within an urban village. This achieves several objectives such as reduced commuting; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

### 722 E PIKE ST, SEATTLE

#### SITE

- Zoned NC3-65
- Site area - 6,431 SF +/-

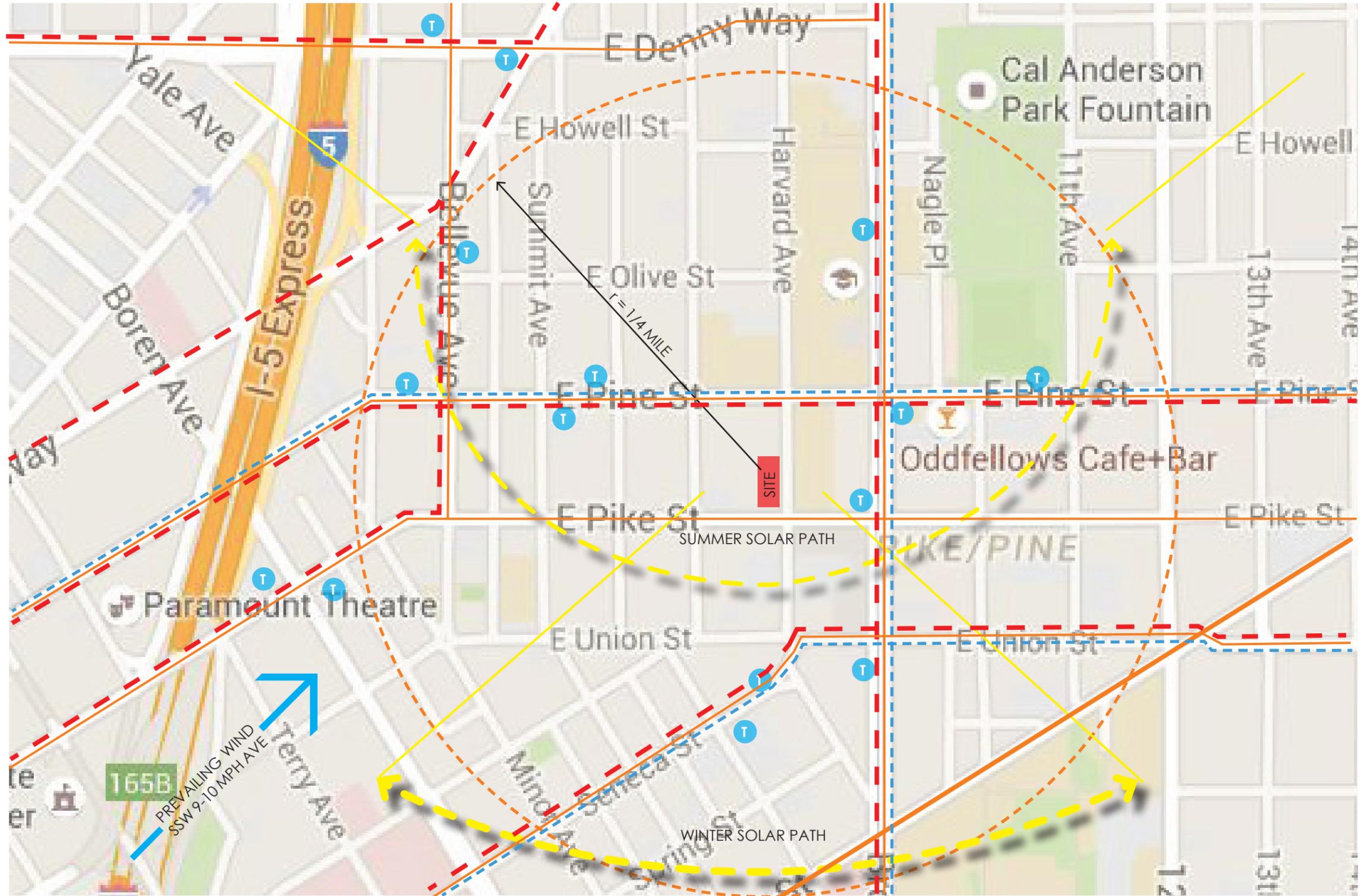
#### PROPOSAL

- Demolition of existing building
- 7 Story Residential Building Over approx. 4,000 SF of Commercial
- 90 units +/-
- No parking provided

CIRCULATION, TRANSIT,  
& ENVIRONMENTAL ANALYSIS

KEY

- MAIN
- ARTERIAL
- BIKE ROUTE / LANES
- T NEARBY TRANSIT STOP
- TRANSIT ROUTE



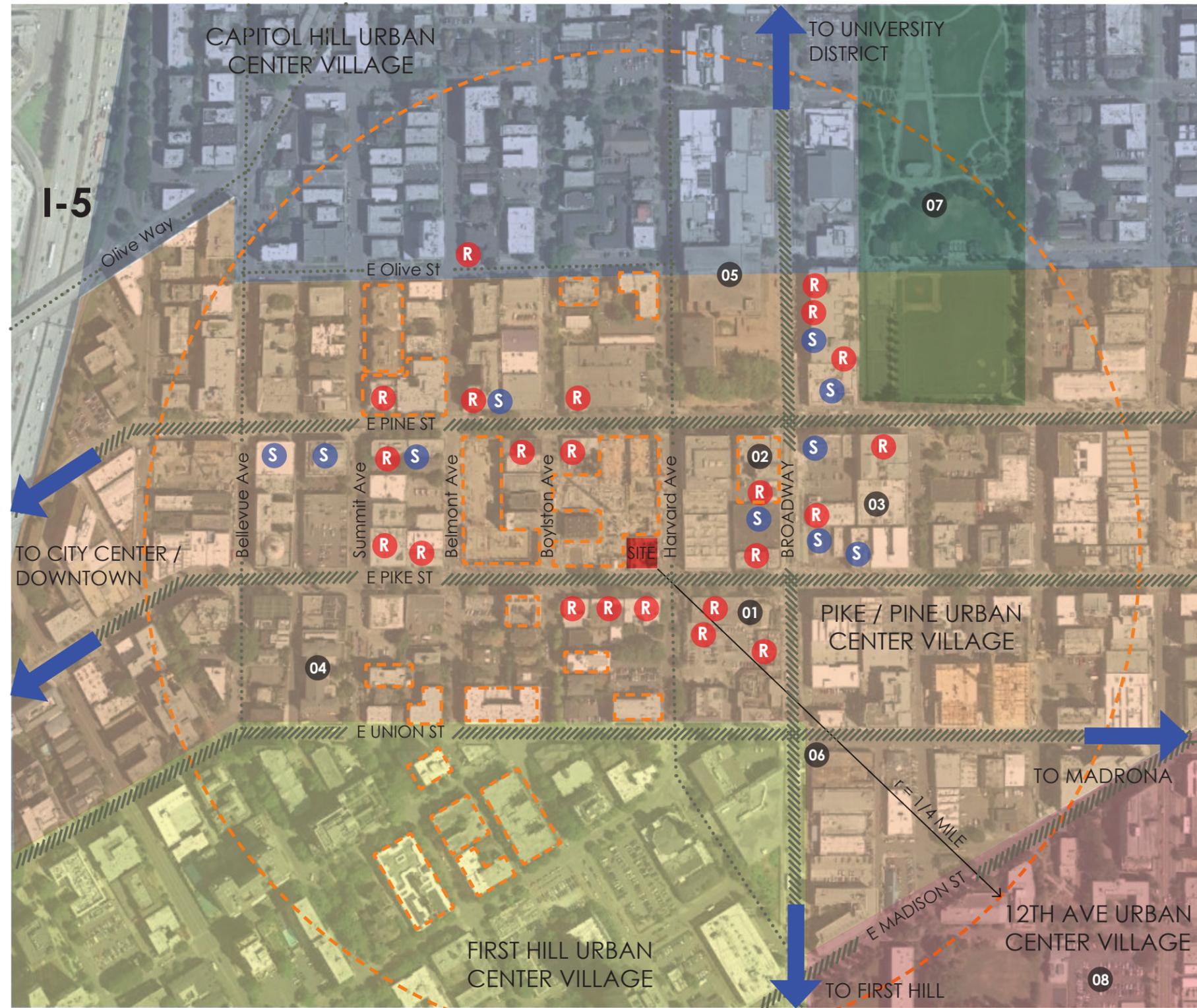
# NEIGHBORHOOD & AMENITIES

## KEY

- ////// HIGH ACTIVITY CORRIDOR / PRIMARY ARTERIAL
- ..... NEIGHBORHOOD / SECONDARY ARTERIAL
- PIKE / PINE URBAN CENTER VILLAGE
- HIGH DENSITY DEVELOPMENT within immediate vicinity of site
- R RESTAURANTS / FOOD & DRINK within immediate vicinity of site
- S SHOPPING OPPORTUNITIES within immediate vicinity of site
- 01 QFC
- 02 WALGREENS
- 03 ELLIOTT BAY BOOK COMPANY
- 04 THE NORTHWEST SCHOOL
- 05 SEATTLE CENTRAL COLLEGE
- 06 HARVARD MARKET
- 07 CAL ANDERSON PARK
- 08 SEATTLE UNIVERSITY

**ANALYSIS |** The site, within the Pike / Pine Urban Center Village, is located at an intersection of various urban villages. High density nodes of multi-family development are located throughout the neighborhood, particularly adjacent to the arterial corridors that link the urban villages together. Also along the adjoining arterials are a variety of restaurants and amenities, and the site is within close proximity to multiple local colleges.

**CONCLUSION |** The site is located appropriately for high density, at an intersection of many urban villages. Colleges, amenities, and parks are located in the immediate vicinity, and arterials connect the site to other parts of the city. Due to the high connectivity of the area, the site is situated amidst a nexus of high density development. The proposal is consistent with existing developmental patterns and offers a compatible response to the citywide design guidelines and the housing needs of the area.



ZONING & ADJACENT USES



KEY

- LR3
- NC3P-65
- MR
- HR
- MID-BLOCK ZONE TRANSITIONS
- MAJOR INSTITUTION OVERLAYS



KEY

- MIXED USE
- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKING
- OPEN SPACE



**NEIGHBORHOOD VICINITY MAP**



**01. PIKE MOTORWORKS BUILDING**  
714 E PIKE ST  
*photo: Weber Thompson Architects*



**02. SEATTLE COMMUNITY COLLEGES**  
1500 HARVARD AVE



**03. QFC GROCERY STORE**



**04. APARTMENTS & RETAIL**  
600 E PIKE ST  
*photo: Ankrom Moisan Architects*



**05. STARBUCKS**  
824 E PIKE ST



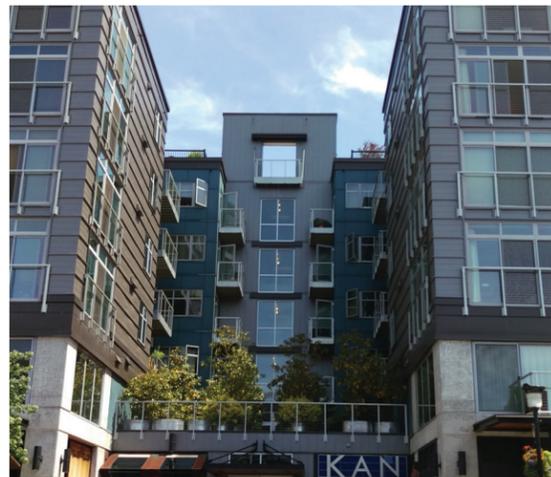
**06. TRADER JOE'S GROCERY |**  
1700 E. MADISON



**07. APARTMENTS & RETAIL |**  
1200 E PIKE ST



**08. APARTMENTS & RETAIL**  
1121 E PIKE ST



**09. APARTMENTS & RETAIL**  
1420 12TH AVE



**10. SEATTLE CENTRAL COMMUNITY COLLEGE CAMPUS**



**11. CAL ANDERSON PARK**

**NEIGHBORHOOD CONTEXT | SUMMARY**

The neighborhood is eclectic, offering various amenities, from contemporary apartments, and residential buildings with historic character, to multiple retail stores and restaurants. The neighborhood has strong connectivity to the downtown core, as well as outdoor recreational space, such as T.T. Minor and Cal Anderson Park.



**SITE VICINITY MAP**



**01. 714 E PIKE ST | UNDER CONSTRUCTION**  
*photo: Weber Thompson Architects*



**02. 600 E PIKE ST | UNDER CONSTRUCTION**  
*photo: Ankrom Moisan Architects*



**03. 600 E PIKE ST | UNDER CONSTRUCTION**  
*photo: Ankrom Moisan Architects*



**04. 1416 BOYLSTON AVE | MIXED USE**



**05. 815 E PINE ST | MIXED USE**

**NEARBY DEVELOPMENT | SUMMARY**

Multiple large projects currently under construction are changing the character in the immediate vicinity along E Pike Street. Three projects take up the majority of the project site's block and the block directly to the West, and retain portions of existing character structures. 714 E Pike St (01, above) will flank both sides of the site and careful consideration will need to be made to create a distinct design that is cohesive with the new development. Local development characteristics include: prominent corner elements, high transparency, both at street level and upper floors, and masonry street level bases (either by retaining character buildings or through new construction) with vibrant colors and materiality on upper floors. Some nearby and adjacent developments are preserving historic character building facades at the ground floor, and while the building on the site is not being preserved, particular attention to the characteristics of these buildings will be needed to create an appropriate response. Given the new contemporary developments along Pike, such as at 600 E Pike, 714 E Pike, 1200 E Pike, and various others, a 6 story urban expression with a strong street presence would be appropriate.

# STREETSCAPE ANALYSIS - EXISTING

## HARVARD AVE, EAST SIDE



HIERARCHY 1 - CEILING HEIGHT  
HIERARCHY 2 - DOOR HEADER HEIGHT, REINFORCES HUMAN SCALE AT STREET LEVEL

DIVISION OF FACADE INTO SMALLER, EVENLY SPACED RHYTHM, SEPARATED BY COLUMN PROUD OF STOREFRONT SYSTEM

## PIKE STREET, SOUTH SIDE

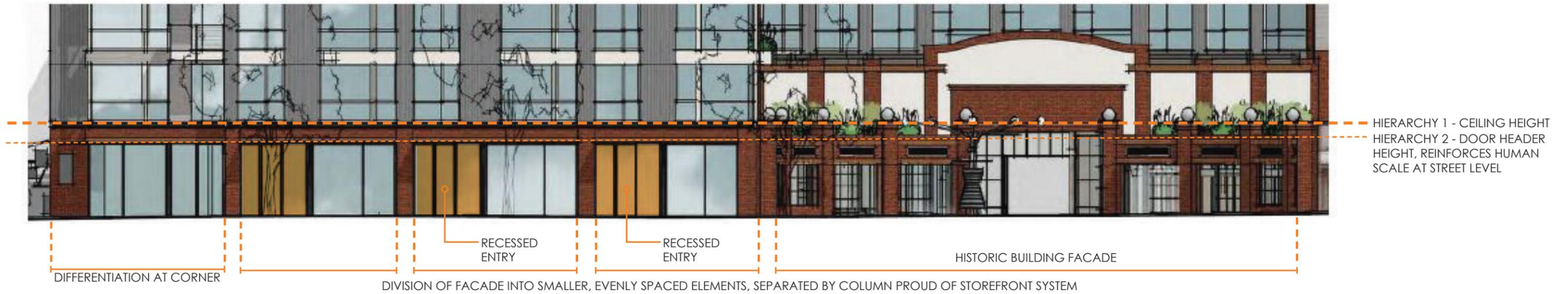


HIERARCHY 1 - CEILING HEIGHT  
HIERARCHY 2 - DOOR HEADER HEIGHT, REINFORCES HUMAN SCALE AT STREET LEVEL

DIVISION OF BUILDING INTO SMALLER, NEIGHBORHOOD SCALE RETAIL STOREFRONTS

# STREETSCAPE ANALYSIS - NEW DEVELOPMENT

## PIKE STREET, NORTH SIDE



## HARVARD AVE, WEST SIDE



### STREETSCAPE ANALYSIS | SUMMARY

The character of the streets in the Pike / Pine corridor has a distinctive rhythm of small, neighborhood scale, high transparency storefronts for retail uses at the street level. Care has been taken in new, larger developments to preserve the rhythm and scale of the streetscape by providing multiple entries and visually breaking up the facade to reflect the smaller scale retail. A strong hierarchy exists in the neighborhood, created by a base element for retail, often of brick or masonry materials, separated by a strong datum created by a break in material or cornice. Secondary hierarchies are created by mullions, door heights and canopies to reinforce the human scale of the pedestrian realm.

# STREETSCAPE ANALYSIS - ENTRIES

## KEY

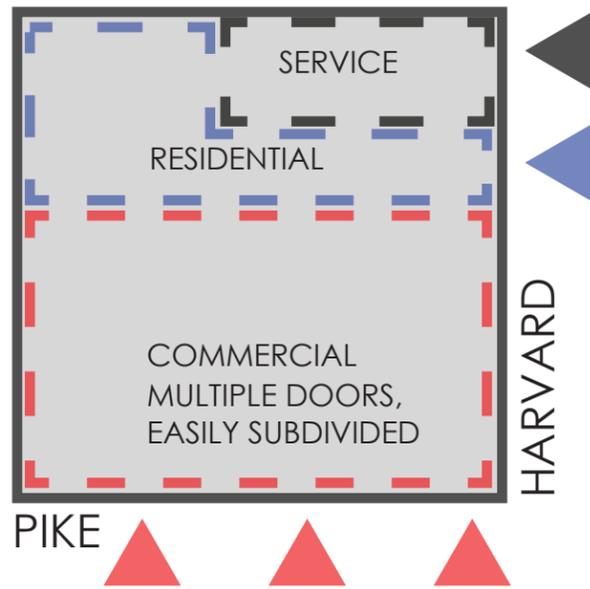
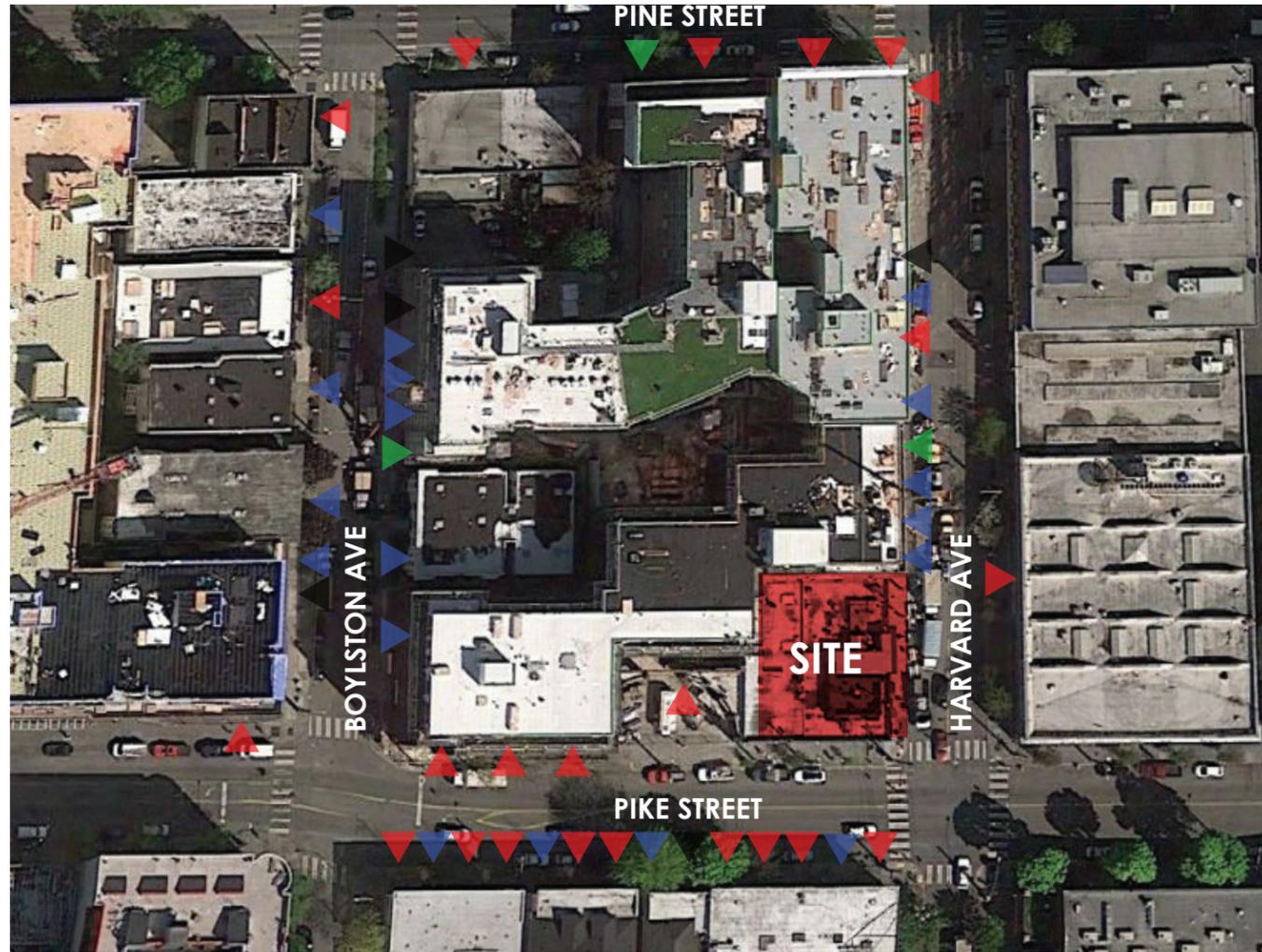
- COMMERCIAL USE ENTRY
- RESIDENTIAL USE ENTRY
- SERVICE USE / PARKING ENTRY
- COURTYARD CONNECTION TO STREET

## ENTRY ANALYSIS | SUMMARY

Pike & Pine serve as the primary East-West arterials through the neighborhood, with Broadway serving as a primary North-South arterial. As the main arterials, the uses and entries off of both Pike & Pine are primarily commercial in nature. Along Pike, entries are frequent and relatively evenly spaced. On Harvard & Boylston, the uses are generally residential or service in nature.

## ENTRY ANALYSIS | CONCLUSION

The site provides a prominent corner, with Pike, a commercial arterial to the South and Harvard, a less busy street, to the East. Based on this analysis, commercial should be prioritized, with multiple entries, along Pike Street. The residential lobby entry and service uses are appropriate for E Harvard Ave. The ground floor programming should reflect this and maximize transparency and pedestrian interest at the corner and along Pike.



## ▼ COMMERCIAL ENTRIES



## ▼ RESIDENTIAL ENTRIES





**SITE VICINITY MAP**



**01. LOOKING N ACROSS E PIKE**



**02. LOOKING W ACROSS E HARVARD**



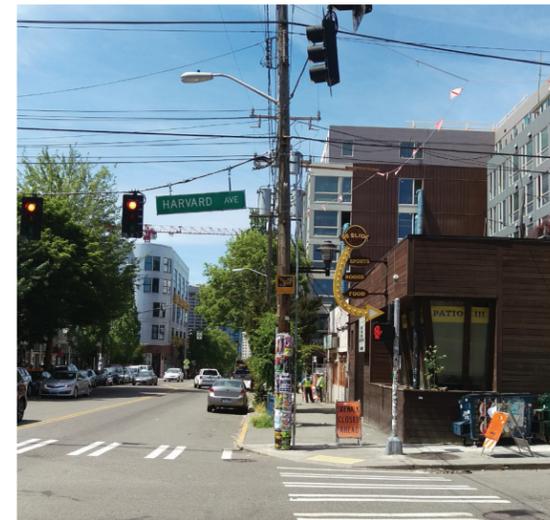
**03. APPROACH TO SITE FROM WEST ALONG E PIKE**



**04. LOOKING NW ACROSS INTERSECTION OF PIKE AND HARVARD**



**05. APPROACH TO SITE FROM NORTH ALONG E HARVARD**



**06. APPROACH TO SITE FROM EAST ALONG E PIKE**



**07. APPROACH TO SITE FROM SOUTH ALONG E HARVARD**



**08. BUILDING TO SOUTH OF SITE**



**09. BUILDING TO EAST OF SITE**

**SITE CONTEXT | SUMMARY**

The 6,431 SF site sits at the corner of E Pike Street and E Harvard Ave. The site's topography is relatively flat, with a small amount of rise ( +/- 3'-0" from South to North along E Harvard). The site is flanked on both Pike and Harvard by a new, large development of apartments with retail uses at the ground floor. To the South across Pike are 3 story buildings with small individual restaurants and retail at the street-level and residential uses above. To the East across Harvard is a 2 story predominately brick commercial building. The applicant is pursuing relocating the current high voltage lines along Harvard and Pike to underground.

# CORNER OF E PIKE ST & HARVARD AVE



**NORTH SIDE OF E PIKE ST**



**SITE**  
ALONG E PIKE STREET

**WEST SIDE OF HARVARD AVE**



**SITE**  
ALONG E HARVARD AVE

# CITYWIDE DESIGN GUIDELINES

## CONTEXT & SITE

CS1.B1 | SUN AND WIND: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS2.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 includes 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.

CS2.A2 | ARCHITECTURAL PRESENCE: Evaluate the degree of visibility or architectural presence that is appropriate or designed given the context, and design accordingly. 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.

CS2.B2 | CONNECTION TO 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.

CS2.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.



▲ Corner conditions in the neighborhood vary significantly, with articulation by both subtraction or additional mass to express the urban corner. Establishing the corner with both massing and materiality will be important to the success of the project.

CS2.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.

CS2.D4 | MASSING CHOICES: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CS3.A2 | CONTEMPORARY DESIGN: Explore how contemporary design can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

## PUBLIC LIFE

PL1.B2 | PEDESTRIAN INFRASTRUCTURE: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL2.A1 | ACCESS FOR ALL: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

PL2.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.

PL2.C1 | WEATHER PROTECTION: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.



◀ Canopy & weather protection expressions in the neighborhood and surrounding area.

PL2.D1 | DESIGN AS WAYFINDING: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

PL3.A | ENTRIES: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls, and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

PL3.B | RESIDENTIAL EDGES: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

PL4.B | BICYCLISTS & BIKE FACILITIES: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel. Facilities such as bike racks and storage, bike share stations, shower facilities, and lockers for bicyclists should be located to maximize convenience, security, and safety.

Renderings of other proposed urban projects that locate the bicycle storage as part of the storefront at the residential lobby entrance, reinforcing the residential nature of the building. The prominent location also improves convenience and security for residents, as well as awareness of alternative transportation.



## DESIGN CONCEPT

DC1.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.*

DC1.C4 | SERVICE USES: *Locate and design service entries, loading docks, and trash receptacles away from pedestrian area or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.*

DC2.A | MASSING: *Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as the can accentuate mass and height. Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies; bay windows; porches, canopies or other elements; and/or highlighting building entries.*



▲ *Division of buildings into a “base” element with massing above is a common vernacular in the area. The distinction between the base and upper mass is defined by a change in materiality and / or small setback*

DC2.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.*



◀ *Balconies and bays on the upper level will provide interest and modulation. At street-level, mullion patterns and canopies give human scale to the pedestrian realm facades.*

DC2.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 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.*

DC2.C3 | FIT WITH NEIGHBORING BUILDINGS: *Use design elements to achieve a successful fit between a building and it's neighbors.*

DC2.D1 | HUMAN SCALE : *Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.*

DC2.D2 | TEXTURE : *Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture” particularly at the street level and other areas where pedestrians predominate.*

DC3.A1 | INTERIOR/EXTERIOR FIT: *Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.*

DC3.B4 | MULTIFAMILY OPEN SPACE: *Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play, barbecues, resident meetings, and crafts or hobbies.*

DC4.A1 | EXTERIOR FINISH MATERIALS: *Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to high quality of detailing are encouraged.*

# PIKE / PINE NEIGHBORHOOD DESIGN GUIDELINES

## CONTEXT & SITE

### RESPONDING TO SITE CHARACTERISTICS

**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 - 120 feet in width or 100 - 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 the neighborhood. The actual and **perceived width of new structures should appear similar to these existing structures to maintain an sense of visual continuity.**

**Respect the rhythm established by traditional facade widths.** Most structure widths are related to the lot width. **Typically structures are built on one lot with a width of 50 or 60 feet;** or on two combined lots with a width of 100 or 120 feet. If a proposed development is on a lot larger than is typical, it may be necessary to modify the rhythm of the building to maintain the existing scale at the street. Even in older buildings that may be massive, the mass is typically broken up by **a rhythm of bays, humanizing the scale of the structure.**



◀ Smaller, neighborhood scale retail entrances and storefronts creates a human scale rhythm, especially along E Pike St.

**Relate the height of structures to neighboring structures as viewed from the sidewalk.** If a proposed structure is taller than surrounding structures, it may be necessary to modify the structure height or depth on upper floors to maintain the existing scale at the street, especially for larger developments.

**Consider full or partial setbacks of upper stories to maintain street-level proportions.** Given the greater width and height possible for new structures, a more compatible massing may be achieved if portions of the upper floors set back from the street, with other portions extending to the street lot line, creating setbacks at intervals that reflect the typical facade widths of existing structures.

### 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.**

- Align architectural features with patterns established by the vernacular architecture of the neighborhood structures to create visual continuity.

- Use building components that are similar in size and shape to those found in structures along the street from the auto row period.

- Keep the proportions of window and door openings similar to those of existing character structures on the block or in the neighborhood.

- Use windows compatible in proportion, size, and orientation to those found in character structures in the surrounding area.

### 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.**

New buildings should echo the scale and modulation of neighborhood buildings in order to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings. Architectural styles and materials

that complement the light-industrial history of the neighborhood are encouraged. Examples of preferred elements include: Similar building articulation at ground level; similar building scale, massing, and proportions; and similar building details and fenestration patterns.

## PUBLIC LIFE

### STREET-LEVEL INTERACTION

**Transition between residence and street.** Residential entry ways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

**Human Scale.** In order to achieve human scale development, the existing neighborhood context encourages **building entrances in proportion with neighboring storefront developments.** Developments should successfully contribute to the vitality of the street level and pedestrian-scale relationships to the right-of-way. Thus, the design of the ground floor of new developments should include: **Pedestrian-oriented architectural elements; A rhythm of building modulation comparable or complementary to adjacent buildings; and transparent, rather than reflective, windows facing the street.**

## DESIGN CONCEPT

### HEIGHT, BULK AND SCALE COMPATIBILITY AND PIKE / PINE SCALE AND PROPORTION

**Design the first floor facade to encourage a small-scale, pedestrian-oriented character.**

- Visually separate the ground floor spaces to create the appearance of several smaller spaces 25 - 60 feet wide.

- Repeat common elements found in neighborhood commercial buildings, such as **clearly defined primary entrances and large display windows.**

- Provide **generous floor to ceiling heights on the ground floor with a high degree of transparency.**

- Consider variations in the street-level facade, such as **shallow recesses at entries** or arcades, to add variety

**Residential Open Space.** Locating a significant amount of open space on rooftops is discouraged. Open space at street level that is compatible with established development patterns and does not detract from desired, active street frontages is encouraged. While not characteristic of the historic warehouse, commercial, or apartment development in the area, **usable balconies may be appropriate on streets where a more residential character is intended,** to provide both open space and **visual relief on building facades.** In other areas, if balconies are provided, it is preferable that they not be located on street-facing facades, but rather **on facades facing the side or rear of the lot, or internal courtyards.**

**EXTERIOR FINISH MATERIALS.** New development should complement the neighborhood's light industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

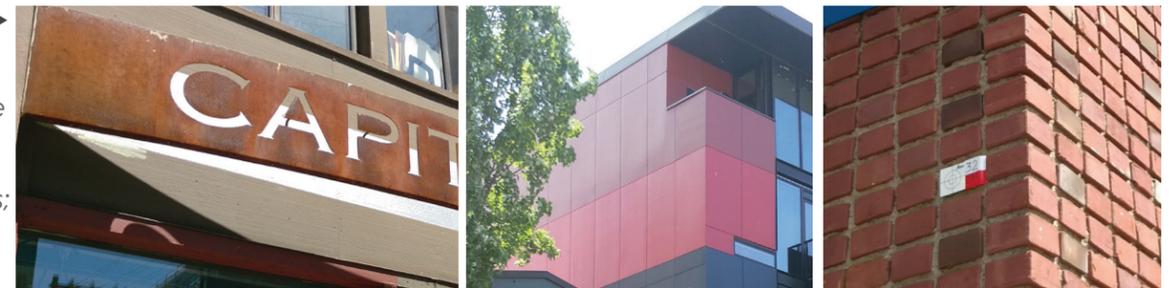
- **Brick, masonry, textured or patterned concrete,** true stucco (Dryvit is discouraged), with wood and metal as secondary or accent materials.

- **Other high quality materials that work well with the historic materials and style of neighboring buildings**

- Limited number of exterior finish materials per building

- **High quality glazing and trim as a vital component of exterior finish.**

High quality, tactile materials such as brick and masonry with steel accent materials create a common language at the street-level. Above materiality varies; including highly glazed, simple, and vibrant facades.



**SHADOW ANALYSIS**

**ANALYSIS |**

The largest shading impact of the project will be on the portion of the new development that abuts the project to the North. Impact to the rest of the neighborhood is minimal, due to the other large projects, including the building directly adjacent, that already shade properties to the North.



OPTION A | 10 AM  
SUMMER SOLSTICE | JUNE 21



OPTION A | 2 PM  
SUMMER SOLSTICE | JUNE 21



OPTION A | 10 AM  
WINTER SOLSTICE | DEC. 21



OPTION A | 2 PM  
WINTER SOLSTICE | DEC. 21



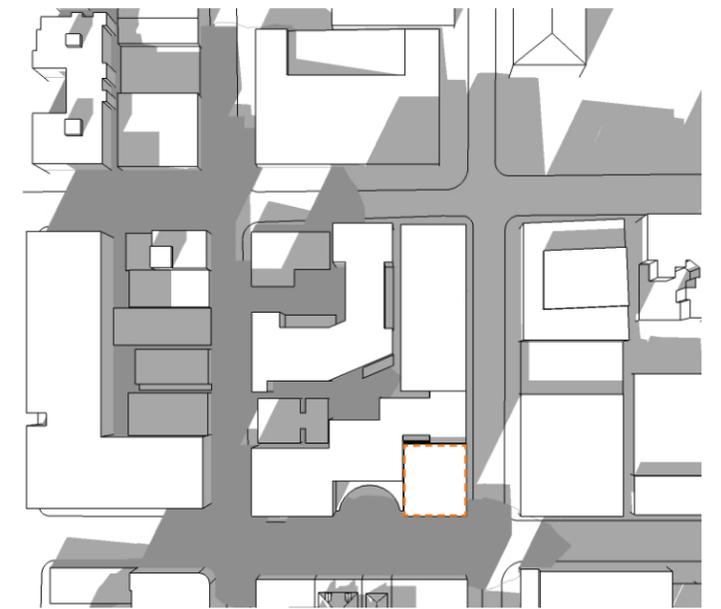
MAXIMUM ZONING ENVELOPE | 10 AM  
SUMMER SOLSTICE | JUNE 21



MAXIMUM ZONING ENVELOPE | 2 PM  
SUMMER SOLSTICE | JUNE 21



MAXIMUM ZONING ENVELOPE | 10 AM  
WINTER SOLSTICE | DEC. 21



MAXIMUM ZONING ENVELOPE | 2 PM  
WINTER SOLSTICE | DEC. 21

## SEATTLE MUNICIPAL CODE TITLE 23

REQUIREMENTS FOR NEIGHBORHOOD COMMERCIAL (NC3P-65 ZONES | SMC 23.47A

SMC 23.47A.004 (TABLE A) | PERMITTED USES  
RESIDENTIAL USES ARE PERMITTED OUTRIGHT  
COMMERCIAL USES ARE PERMITTED OUTRIGHT

SMC 23.47A.005 | STREET-LEVEL USES  
RESIDENTIAL USES AT STREET LEVEL: IN ALL NEIGHBORHOOD COMMERCIAL AND C1 ZONES, RESIDENTIAL USES MAY OCCUPY, IN THE AGGREGATE, NO MORE THAN 20% OF THE STREET-LEVEL STREET-FACING FACADE IN A PEDESTRIAN DESIGNATED ZONE.

SMC 23.47A.012 | STRUCTURE HEIGHT  
MAXIMUM HEIGHT: 65'  
VARIOUS EXCEPTIONS AND PROVISIONS MAY ALLOW ADDITIONAL HEIGHT ABOVE THE MAXIMUM HEIGHT.

SMC 23.47A.013 | FLOOR AREA RATIO  
MAXIMUM FAR: 4.25      PROPOSED FAR: 4.25

SMC.23.47A.014 | SETBACK REQUIREMENTS  
NONE

SMC.23.47A.016 | LANDSCAPING STANDARDS  
GREEN FACTOR SCORE OF 0.3 OR GREATER  
STREET TREES ARE REQUIRED, EXISTING STREET TREES SHALL BE RETAINED

SMC.23.47A.022 | LIGHT AND GLARE STANDARDS  
EXTERIOR LIGHT MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES

SMC 23.47A.024 | AMENITY AREA  
AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE.  
REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING REQUIREMENTS:  
- ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA  
- AMENITY AREAS SHALL NOT BE ENCLOSED  
- COMMON AMENITY AREAS SHALL HAVE A MIN. AREA OF 250 SF WITH NO HORIZ. DIMENSION LESS THAN 10'  
- PRIVATE BALCONIES AND DECKS SHALL HAVE A MIN. AREA OF 60 SF WITH NO HORIZ. DIMENSION LESS THAN 6'

SMC 23.54.015 | REQUIRED PARKING  
REQUIRED PARKING IN NC3 ZONES WITHIN AN URBAN VILLAGE:  
NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM "M".

### LEGAL DESCRIPTION OF SITE

BLOCK 1, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, IN KING COUNTY, WASHINGTON;

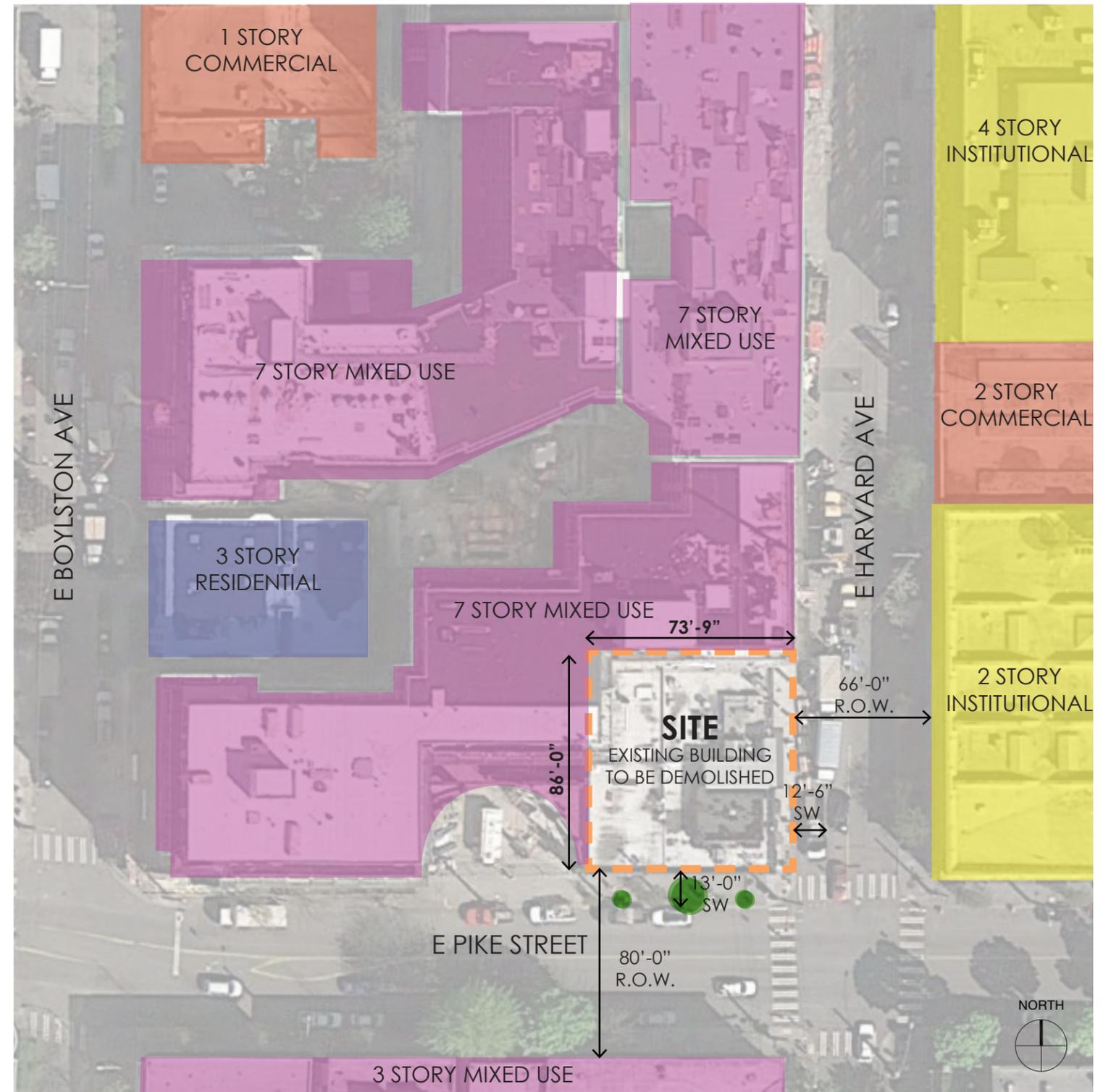
EXCEPT THE SOUTH 8 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE No. 61303 AS PROVIDED BY ORDINANCE NO. 16415 OF THE CITY OF SEATTLE;

TOGETHER WITH THAT PORTION OF BLOCK 16, ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGLE "COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID BLOCK, 266.08 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG SAID EAST LINE 40 FEET; THENCE WEST 74.38 FEET TO THE WEST LINE OF J.H. NAGLE'S DONATION CLAIM; THENCE NORTH ALONG SAID WEST LINE 40.01 FEET; THENCE EAST 73.67 FEET TO THE TRUE POINT OF BEGINNING.

APN: 600300-0530



# CONCEPTUAL DESIGN OPTIONS

**OPTION A**



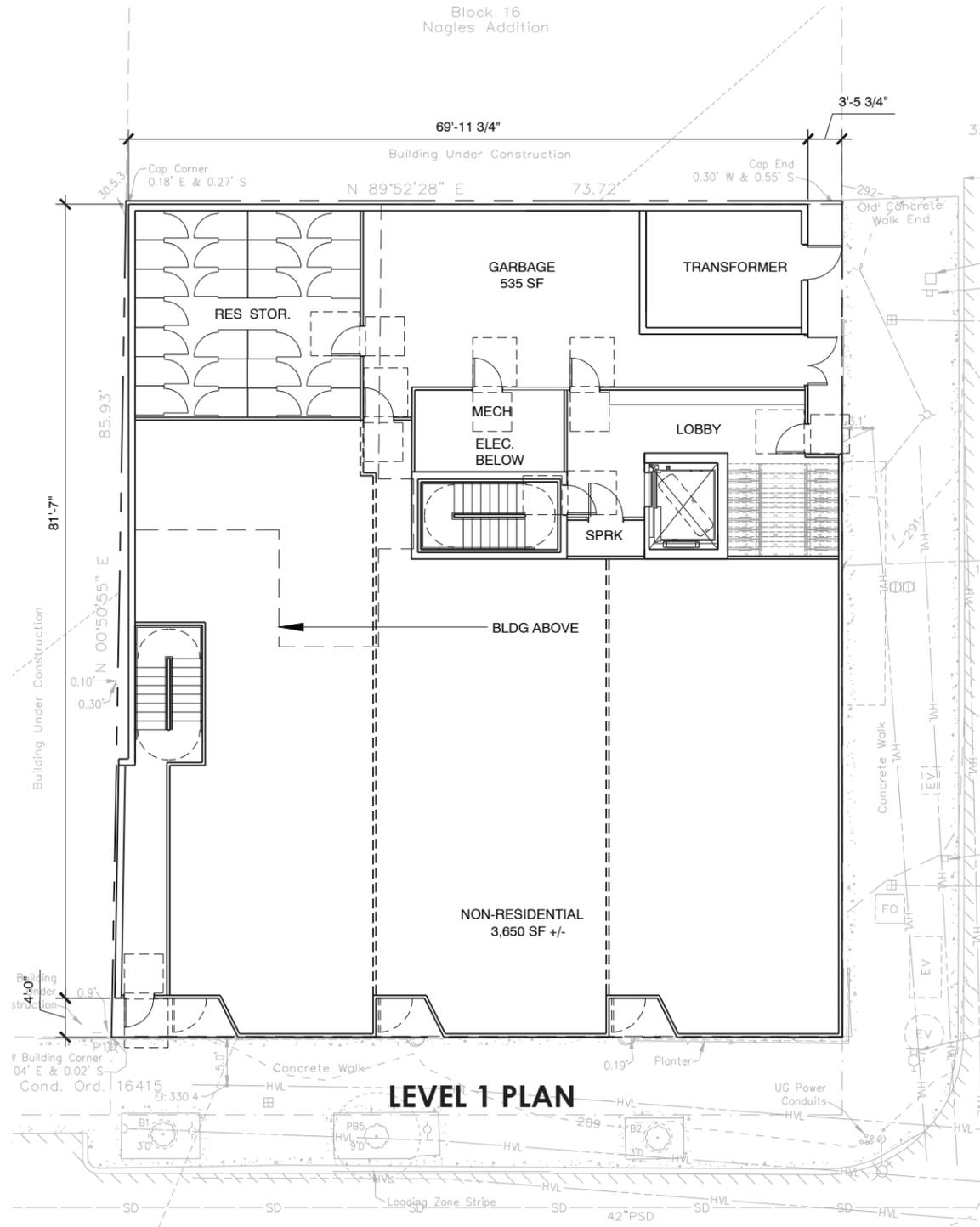
**CODE COMPLIANT, NO DEPARTURES**

HEIGHT - 65'-0"  
 UNITS - 75 (6 Stories)  
 PARKING - Not provided

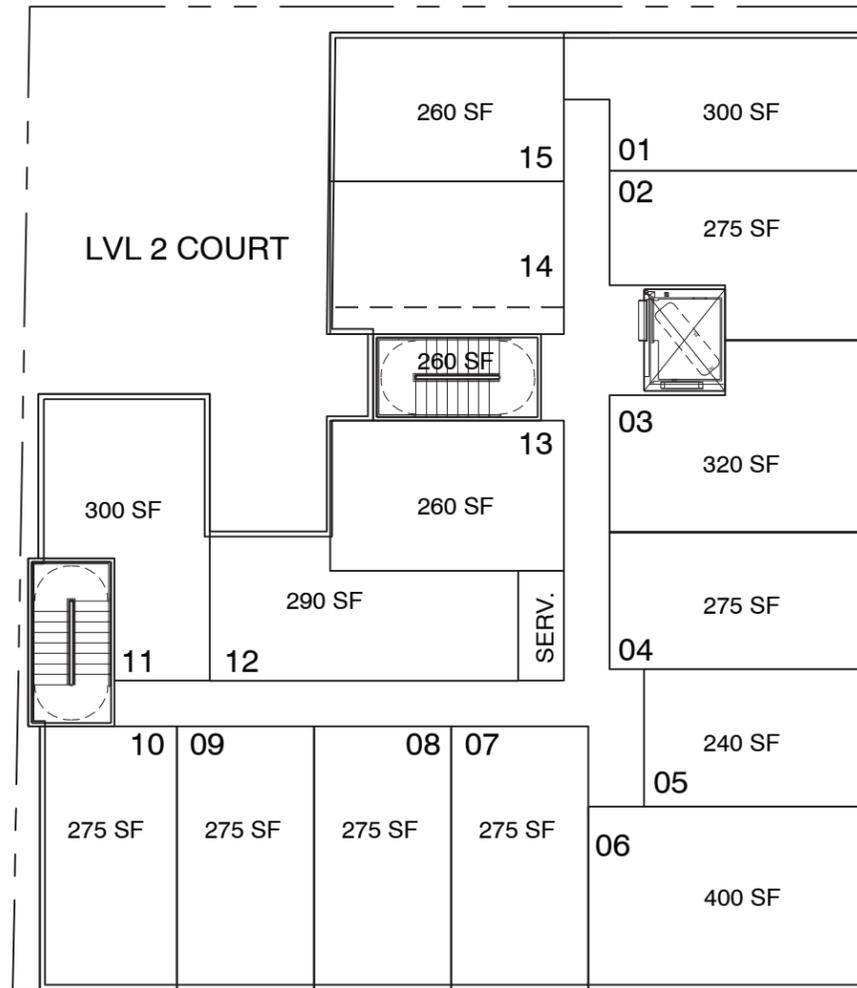
- Retail, Residential lobby, and service areas at ground floor
- Amenity area at level 2 court, NW corner
- Upper level massing reinforces urban corner

**Departures:**

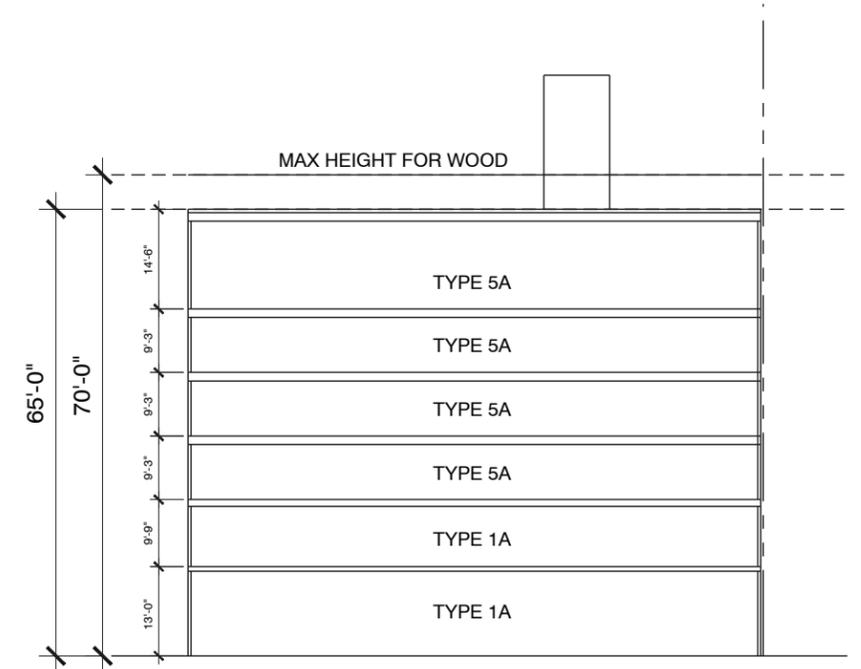
None - Code Compliant



**LEVEL 1 PLAN**



**UPPER LEVEL PLAN (TYPICAL)**



**SECTION DIAGRAM**

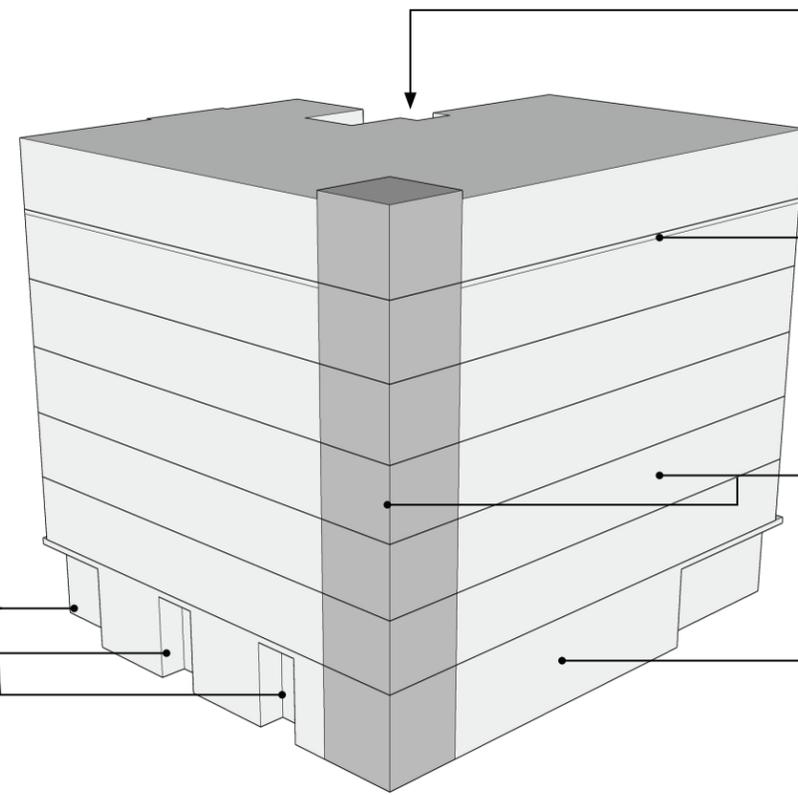


**OPTION A**



**CUBE** | A single story bases ties into the adjacent character building facade being preserved to the West. Above the base, the upper floor massing preserves the strong urban corner. Amenity area occurs at a level two court in the Northwest corner of the site.

Recessed entries, a common element along Pike St, are incorporated to break down the scale of the street level facade and provide texture. (PL3.A1, PL1.A2, DC2.C3)



Amenity area at level 2 deck, matches up with massing shift of adjacent building to provide additional light and air to our building's courtyard, as well as benefitting the adjacent project. (CS1.B2, CS2.D5, DC3.B3)

Datum and material transition between levels 6 & 7 relates to datum of adjacent flanking building to the North & West. (CS2.D1, DC2.A2, DC2.B1, DC2.C3,

Upper floor massing preserves urban character, strong corner expression through materiality, roofline, and fenestration. (CS2.A2, CS2.C1)

A base of traditional materials ties into adjacent character building facades being preserved and adds human scale texture to the street-level. (CS3.A3, PL1.A1, DC2.D1, DC2.D1, DC4.A1)



A

A | LOOKING NW ACROSS INTERSECTION OF PIKE AND HARVARD

B | LOOKING EAST DOWN PIKE

C | LOOKING SOUTH DOWN HARVARD

D | AXONOMETRIC



B



C



D

**OPTION B**



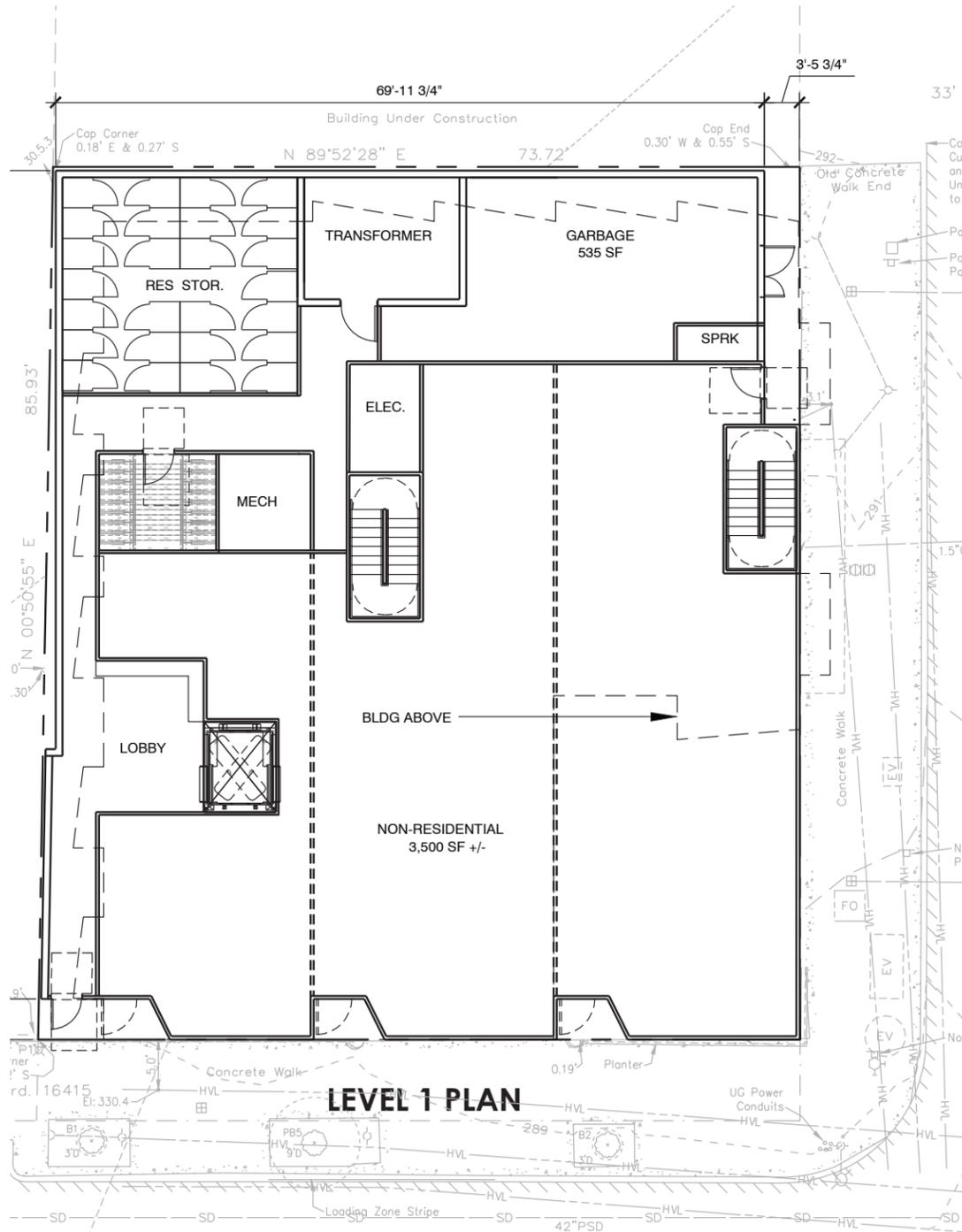
**CODE COMPLIANT, NO DEPARTURES**

HEIGHT - 70'-0"  
 UNITS - 90 (7 Stories)  
 PARKING - Not provided

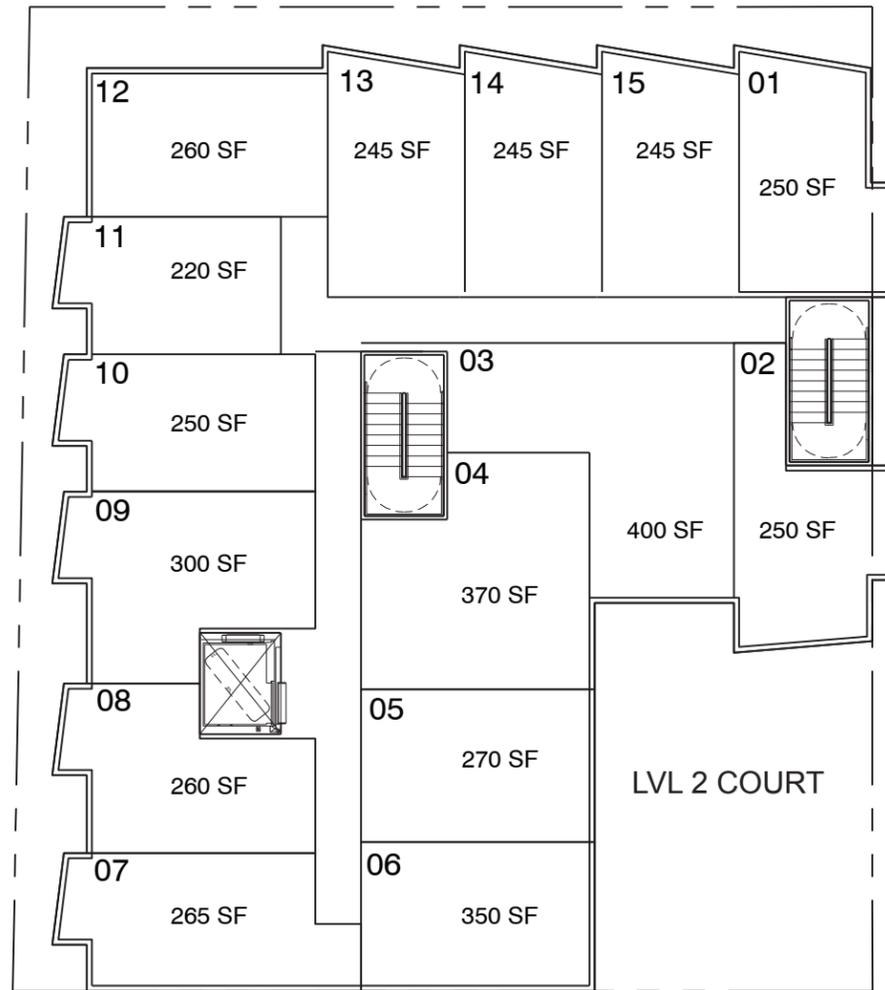
- Retail, Residential lobby, and service areas at ground floor
- Amenity space at level 4 court, SE corner
- Upper levels are set back from adjacent building to provide light and air, bays add texture and interest.

**Departure:**

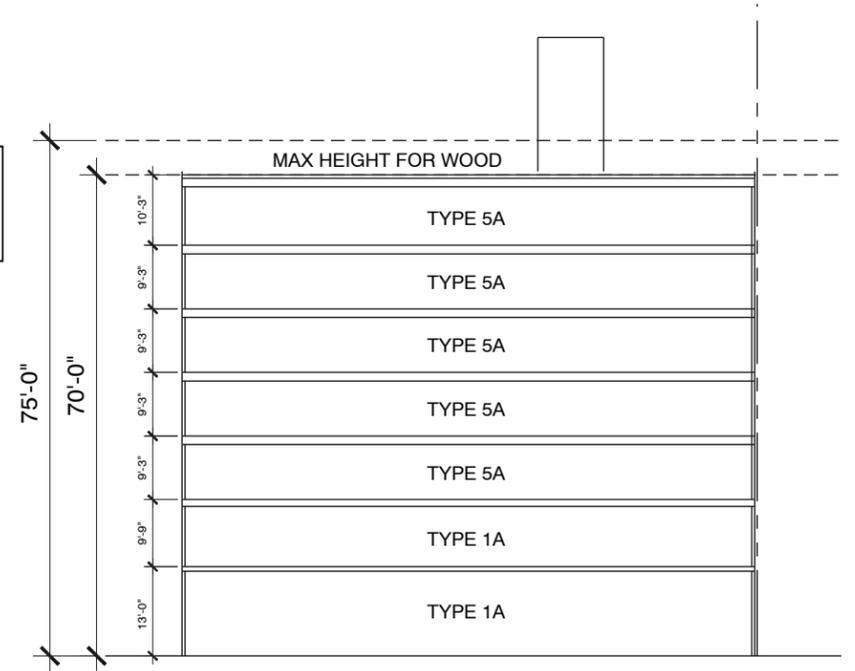
23.73.024.B - Demolition of existing "character structure" as defined by code, while still receiving the height exception granted to TDP receiving sites.



**LEVEL 1 PLAN**



**UPPER LEVEL PLAN (TYPICAL)**



**SECTION DIAGRAM**



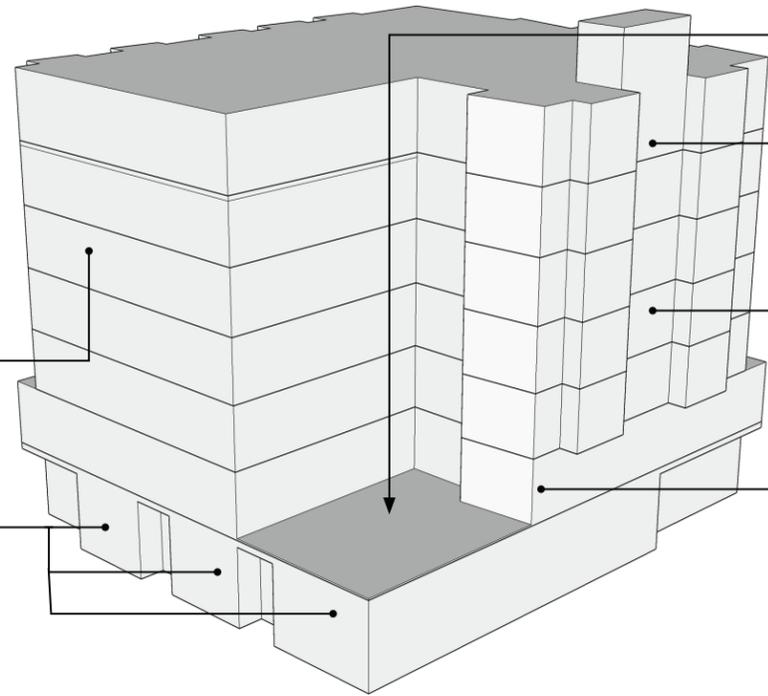
**OPTION B**



**TOOTH |** A two story base grounds the building and provides connections through materiality and scale to the character of the neighborhood. Above the base, the upper floor massing is cut away to allow amenity space above the SE corner of the base. Bays provide modulation on 3 sides of the building.

The upper levels on the South facade above the base element are simple to reflect the urban nature of Pike, as well as the massing of the other buildings along the busy corridor. ( CS2.D1, DC2.C3)

Recessed entries, a common element along Pike St, are incorporated to break down the scale of the street level facade and provide texture. (PL3.A1, PL1.A2, DC2.C3)



Amenity area at level 2 deck, above Base element below. (CS1.B2, DC1.A1, DC2.C2, DC3.B4)

The upper levels along the North and West property line are set back and modulated with bays to provide interest and provide air and light for the units. (CS1.B2, CS2.D5)

Along Harvard, bays and a stair element on the upper levels break up the facade and express the residential nature of the building. (DC2.B1, DC2.C1)

A base of traditional materials ties into adjacent character building facades being preserved and adds human scale texture to the street-level. (CS3.A3, PL1.A1, DC2.D1, DC2.D1, DC4.A1)



A

A | LOOKING NW ACROSS INTERSECTION OF PIKE AND HARVARD

B | LOOKING EAST DOWN PIKE

C | LOOKING SOUTH DOWN HARVARD

D | AXONOMETRIC



B

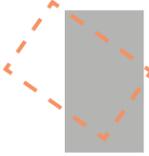


C



D

**OPTION C**  
**PREFERRED**



**DEPARTURE: SMC 23.53.035**

HEIGHT - 70'-0"

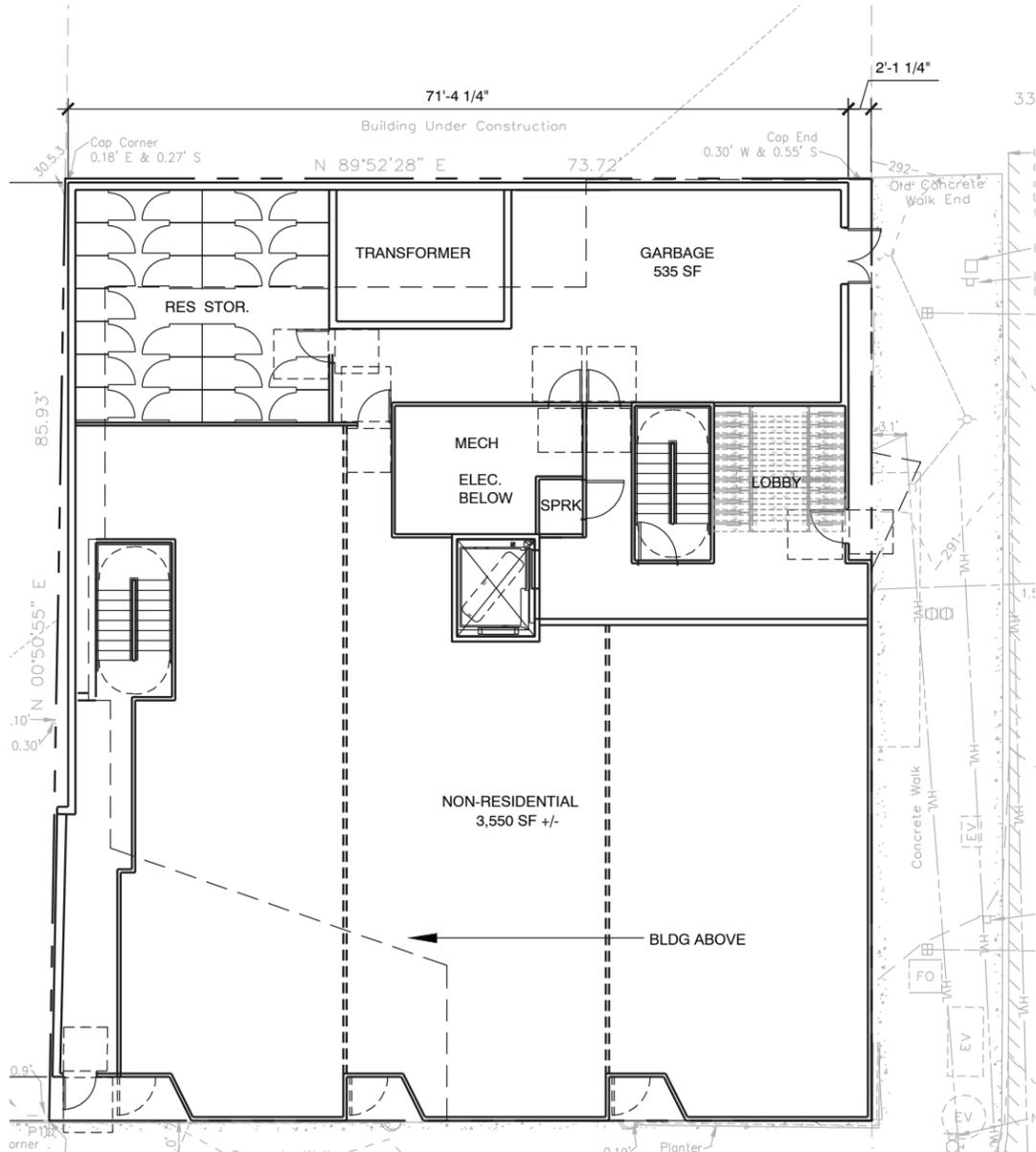
UNITS - 90 (7 Stories)

PARKING - Not provided

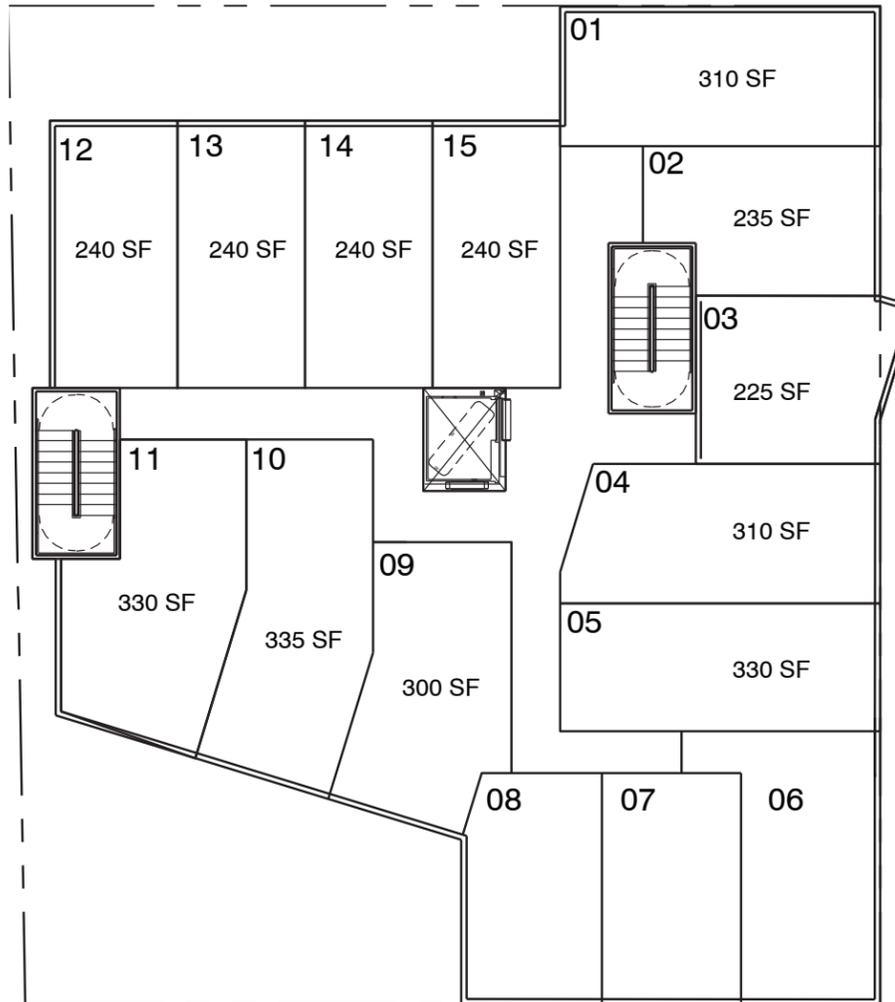
- Retail, Residential lobby, and service areas at ground floor
- Amenity area at level 2 court, SW corner
- Upper floor massing has angular geometry that directs views towards downtown Seattle and provide interest to the building.

**Departure:**

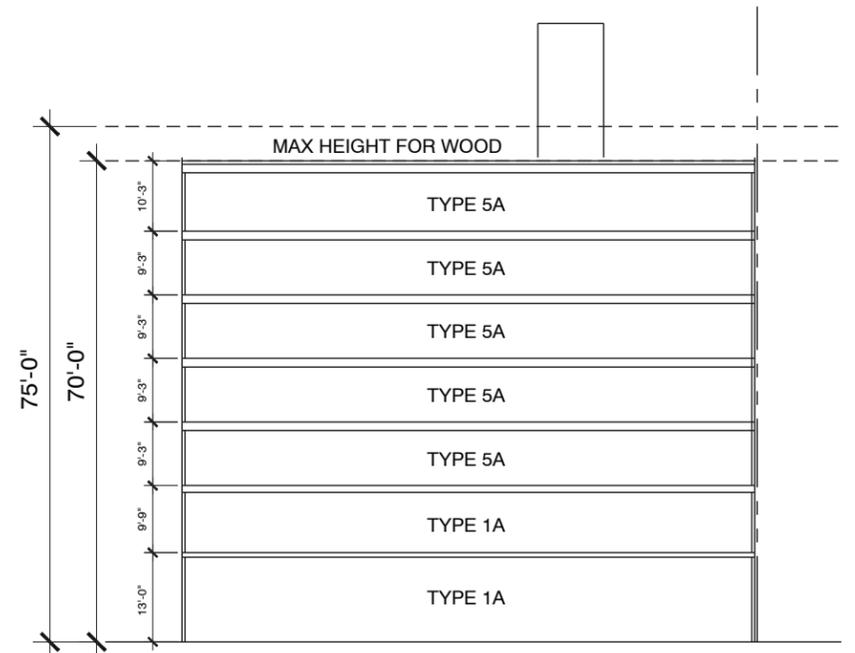
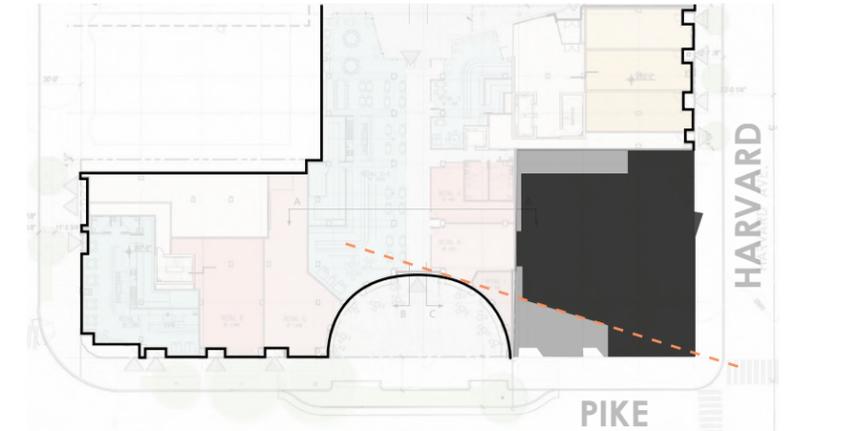
23.73.024.B - Demolition of existing "character structure" as defined by code, while still receiving the height exception granted to TDP receiving sites.



**LEVEL 1 PLAN**



**UPPER LEVEL PLAN (TYPICAL)**



**SECTION DIAGRAM**



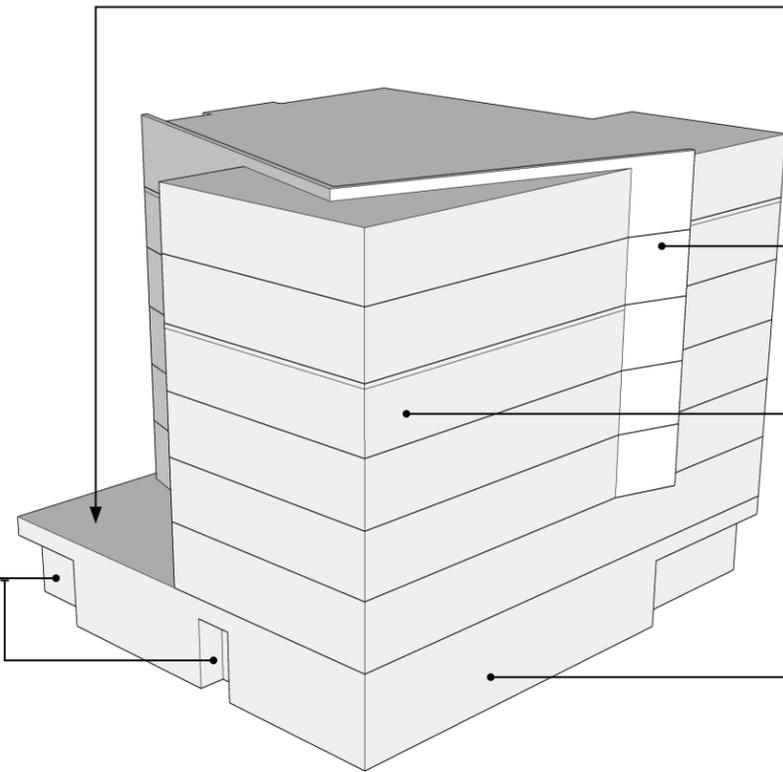
**OPTION C**

**PREFERRED**



**Bar & Lever** | A two story Glazed base at the corner grounds the bar portion of the building that runs the length of Harvard. The building along Pike is cut away at an angle that respects and provides relief to the open court and preserved Motorworks facade adjacent to the site. The top floor is separated in materiality to tie into the datums being established by the large adjacent project, while the bar element maintains it's own identity as a strong, corner element.

Recessed entries, a common element along Pike St, are incorporated to break down the scale of the street level facade and provide texture (PL3.A1, PL1.A2, DC2.C3)



Amenity area at level 2 deck, matches up with massing of adjacent building to provide additional light and air to our building's courtyard, as well as respect the adjacent preserved character building. (CS1.B2, CS2.B3, CS2.D5, PL1.A1, DC2.A1, DC3.B3)

A bay element on Harvard is connected to the angled facade along Pike, allowing for an interesting connection between the two portions of the building (DC2.B1, DC2.C2)

The corner "bar" element holds the strong urban corner. (CS2.C1, CS3.A2)

A high transparency 2 -story glazed base gives the bar a unique corner expression, while emphasizing transparency at the pedestrian level. CS2.A2, CS3.A2, CS3.C1, PL2.B1, PL2.B3,



A

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B



C



D

OPTION C / ALTERNATE SCHEMES



OPTION C | ALTERNATIVE 1

BAR ELEMENT IS REORGANIZED INTO A 1 STORY GLAZING "BASE" W/ 6 STORIES ABOVE



OPTION C | ALTERNATIVE 2

A MASONRY BASE ELEMENT TIES THE STREET LEVEL FACADE TO THE ADJACENT BUILDINGS, THE BAR IS EXPRESSED WITH A UNIQUE TWO LEVEL TOP, WHILE THE REMAINDER OF THE BUILDING IS 1 STORY TO TIE TO ADJACENT BUILDING DATUMS

ELEVATION STUDIES



OPTION A | PIKE STREET



OPTION B | HARVARD AVE



OPTION A | PIKE STREET



OPTION B | HARVARD AVE



OPTION C **PREFERRED** | PIKE STREET



OPTION C **PREFERRED** | HARVARD AVE

## DEPARTURES

The project is pursuing one departure, SMC 23.73.024.B - Transfer of Development Potential

Standards for character structure TDP receiving sites. A lot must meet the following conditions in order to be eligible to achieve extra residential floor area through TDP:

1. TDP receiving sites shall be located in an NC3P-65 zone within the Pike/Pine Conservation Overlay District, provided that:

a. Development of the receiving site shall not result in the demolition of a structure designated as a landmark according to Chapter 25.12 or its alteration in a manner that is inconsistent with Chapter 25.12 or an ordinance imposing controls on the landmark structure.

b. Development on the lot that is the receiving site shall not result in the **demolition or significant alteration of a character structure that is not a designated landmark** and that has existed on the site since January 18, 2012, unless a departure is approved through the design review process to allow the removal of a character structure based on the provisions of subsection 23.41.012.B.32. For the purposes of this subsection 23.73.024.B.1.b, significant alterations to a character structure would result in conditions that would preclude compliance with the minimum requirements of subsection 23.73.024.C.4.

2. An additional 10 feet in height above the height limit of the zone is permitted on a lot that is an eligible TDP receiving site.

### Requested Departure:

Demolition of existing "character structure" as defined by code, while still receiving the height exception granted to TDP receiving sites.

### Justification:

The project is utilizing the Transfer of Developmental Potential (TDP) program to gain additional FAR & 10' of additional structure height, using the Melrose Market at 1501 Melrose Ave as the sending site. The structure that currently sits on the project site is a character structure as defined by land use code, due to its construction prior to 1940. However, the building has no historical or architectural significance, and does not provide opportunities to retain the structure and still achieve other land use provisions such as blank facades and street-level transparency, which are especially important at this dynamic, pedestrian zoned corner. (CS2.B2, CS2.C1, PL2.B3, PL3.AB, DC1.A1, DC2.B2) By participating in the TDP program the resulting design response will be more compatible with the adjacent developments, both of which are preserving portions of character structures and gaining the additional 10 feet in height. (CS2.A2, CS2.D1, CS3.A4) The proposed design and removal of the character structure allow for the commercial area to be easily subdivided into smaller retail spaces that respect and maintain the desired rhythm of the neighborhood streetscape, a priority of the Pike / Pine specific neighborhood design guidelines.



MELROSE MARKET - TDP SENDING SITE



PRESERVATION OF CHARACTER BUILDING WITH CODE COMPLIANT SCHEME (WITHOUT ADDITIONAL HEIGHT OR F.A.R. GRANTED TO TDP RECEIVING SITE)

**DESIGN COMPARISONS**



**OPTION A**



**CUBE**

- 75 units
- 1 story base, 5 upper stories
- amenity area at level 2, NW corner



**OPTION B**

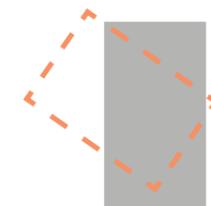


**TOOTH**

- 90 units
  - 2 story base, 5 upper stories
  - amenity area at level 2, SE corner
- Departures:
- 23.73.024.B - Demolition of existing "character structure" as defined by code, while still receiving the height exception granted to TDP receiving sites.



**OPTION C - PREFERRED**



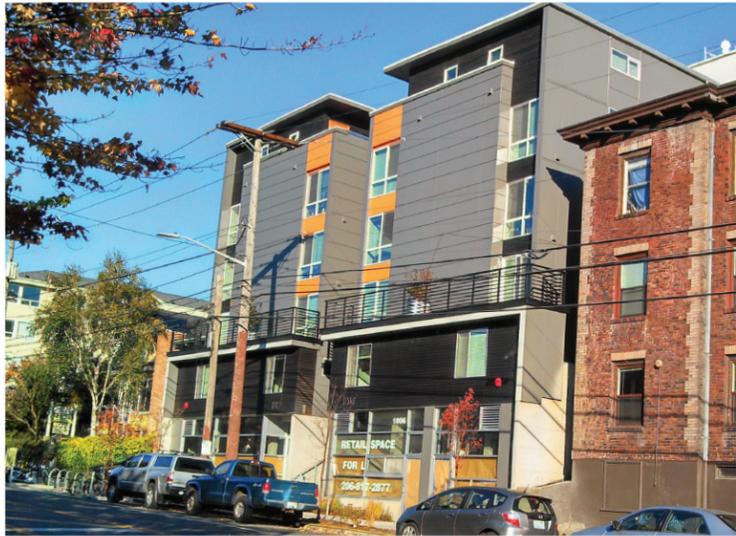
**BAR & LEVER**

- 90 Units
  - 2 story base, 5 upper stories
  - amenity area at level 2, SW corner
- Departure:
- 23.73.024.B - Demolition of existing "character structure" as defined by code, while still receiving the height exception granted to TDP receiving sites.

WORK EXAMPLES



SKIDMORE JANETTE Z



JOHNSON CARR LLC.

skidmore janette architecture planning design

722 E PIKE STREET

Early Design Guidance 08/26/2015 #3020112

APPLICANT WORK EXAMPLES