

722 E PIKE

DESIGN REVIEW RECOMMENDATION NORTHEAST BOARD

July 13th, 2016

DPD PROJECT #: 3020112

ADDRESS: 722 PIKE
SEATTLE WA

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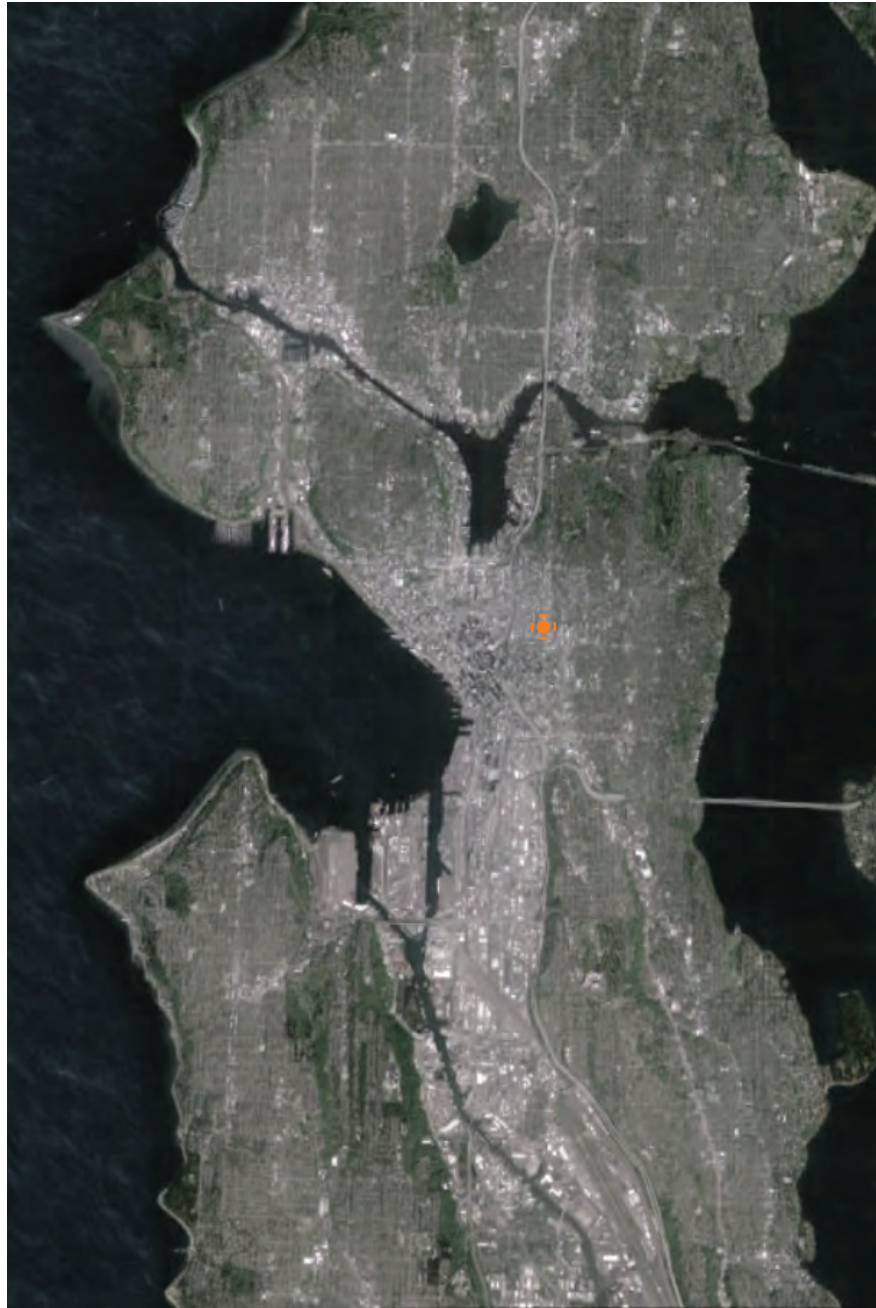
APPENDIX

NEIGHBORHOOD & SITE ANALYSIS	32-44
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skidmore | architecture
janette | planning
design

5309 22nd ave nw suite b | seattle wa 98107





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 With 3,258 SF of Commercial
- 90 units
- No parking provided

DESIGN OBJECTIVES

Create a timeless contribution to the built environment through design, craft, and sensibility to the surrounding context.

Continue our commitment to strategic, sustainable and affordable urban development.

EARLY DESIGN GUIDANCE MEETING

8 / 26 / 2015

OPTION A



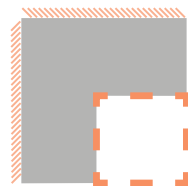
CUBE



BOARD PREFERRED

90 units
1 story base, 5 upper stories
amenity area at level 2, NW corner
no departures, code compliant

OPTION B

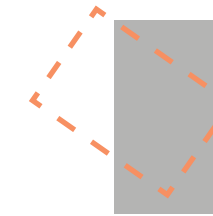


TOOTH



90 units
2 story base, 5 upper stories
amenity area at level 3, SE Corner
Departure: SMC 23.73.014.B1

OPTION C



BAR & LEVER



90 units
2 story base, 5 upper stories
amenity area at level 2, SW Corner
Departure: SMC 23.73.014.B1

BOARD'S GUIDANCE

(RESPONSES PROVIDED ON PAGES 4 & 5)

- 1) The board preferred the simple massing expression shown in Option A, but supported the additional height and FAR afforded by the departure in options B & C. Due to the small lot size and large adjacent project the board urged development of a simple, elegant building that is distinct, yet compatible with the adjacent development.
- 2) The board supported the retail spaces facing Pike and residential / service uses along Harvard, which matches the existing neighborhood patterns.
- 3) The board stressed the importance of high quality materials and thoughtful detailing, based on the visual prominence of the site.
- 4) The board was in favor of the requested departure that allows the project to receive the additional FAR & Height provided by participating in the Transfer of Development Potential (TDP) program, while removing the existing "character structure" as defined by Land Use Code. The board agreed with the applicant's analysis that removing the existing structure will allow for a streetscape that is much more compatible with the design guidelines, neighborhood streetscape rhythms, and street level transparency. The height will also be compatible with the adjacent developments, which are receiving additional height by preserving portions of character structures.

EARLY DESIGN GUIDANCE RESPONSES

A. MASSING OPTIONS & ARCHITECTURAL CONCEPT

- a) Noting the project site is both a corner lot and a small lot, the Board directed the applicant to design a simple, elegant building.
- b) Recognizing the future building will have three highly visible facades, the Board directed the applicant to develop the design of all facades and provide more information on the design concept and intent.
- c) The board commended the applicant's context and datum line study. Questioning if the building's datum lines and bay proportions should match the adjacent context, the Board ultimately gave guidance to develop an individual expression for the building, differentiated from the rest of the block. The Board directed the applicant to thoughtfully develop a distinct yet compatible building. At the next meeting, provide a clear parti and unique design concept that is well resolved.

Response:

The proposed design is a result of the team's careful study and consideration of the proportion and scale of the site and neighboring buildings. The resulting architectural expression is one with strong geometry and quiet restraint in materiality and façade organization. The design team followed the board's guidance to develop an individual expression for the building, as forcing relationships with the adjacent buildings would create an overly complicated, potentially contrived façade expression for a simple site. The rigorous organization and distribution of the structural bays reflect the rhythm and scale of the multifamily uses in the neighborhood, while the vertically-unified building materials that rises from ground to sky establishes its own unique expression. The design takes advantage of the dynamic nature of the neighboring court by creating window opportunities, and is exploring a mural for what could otherwise be a visually static façade.



▲ The rigorous, equal distribution of the structural bays reflects the rhythm and scale of the existing neighborhood streetscape.

The neighboring court provides an opportunity for windows and a canvas for a dynamic art installation to activate the facade and add interest to the courtyard. ▼

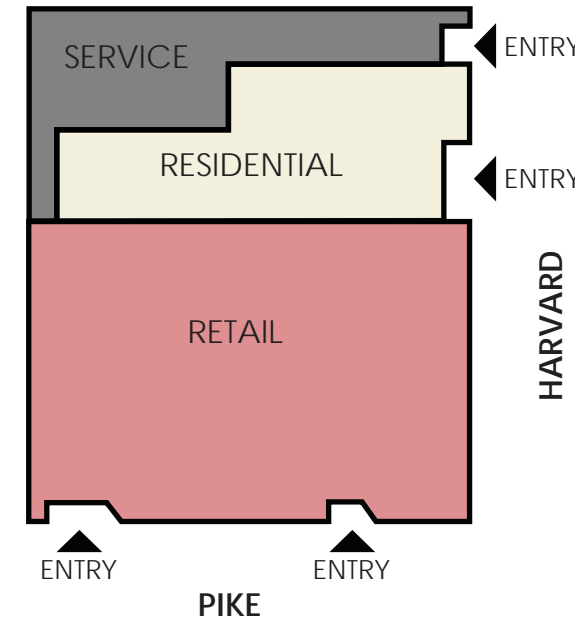


B. ENTRY & STREET LEVEL INTERACTION

- Related to the datum line expressions, the Board discussed the location of uses and entries. The board supported the retail facing Pike St since the location has the potential to provide street level interaction. The board also supported residential and services uses off Harvard Ave which fit with the existing pattern found in the neighborhood.

Response:

The same entry patterns and use locations presented at the Early Design Guidance meeting remain. Retail entries along Pike are spaced and recessed in a way that reflects the existing conditions in the neighborhood, but also allows the upper level massing to continue down to street level and unify the building. The residential entry is along Harvard, and established with a material change on the building façade to provide interest and texture. Service and secondary entries are located at the ends of the building façade, and minimized to allow for maximum transparency and visual reciprocity between the retail spaces and public realm.



▲ Along Pike the columns and retail entries reflect the rhythm elsewhere in the neighborhood.

Along Harvard, the residential entry is designated by a warm, wood composite panel and signage. Bike storage provides an active use at the remainder of the residential street frontage. Service uses are pushed as far North as possible to maximize the overall street level transparency and visual reciprocity between the public and private realm at the prominent corner. ▼



RETAIL

RESIDENTIAL ENTRY

SERVICE ENTRY

EARLY DESIGN GUIDANCE RESPONSES

C. ARCHITECTURAL CONCEPT & MATERIALS

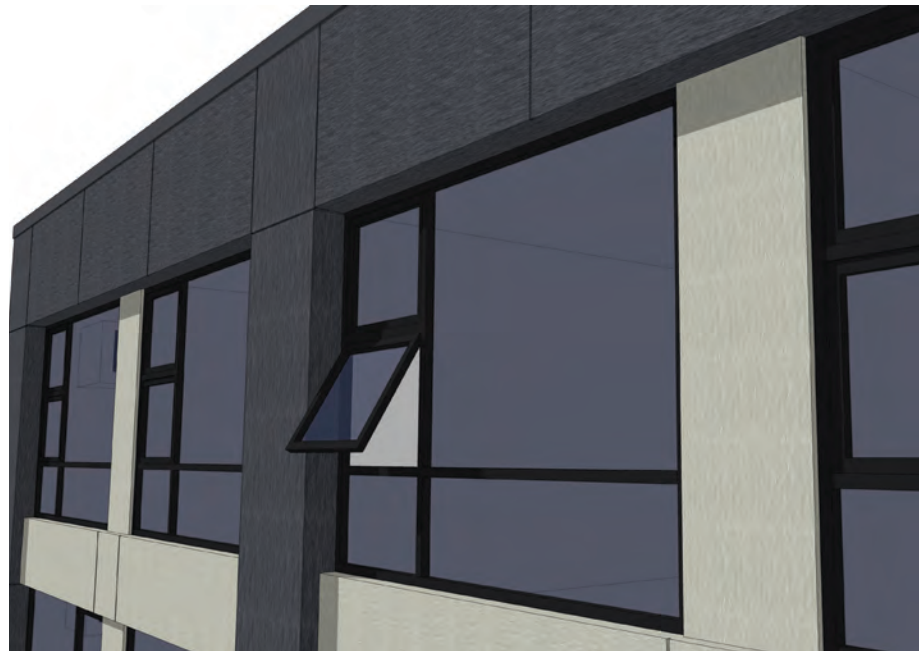
- Acknowledging the visibility of the site, the Board stressed the importance of high quality materials. The design should include thoughtful detailing and texture, related to an overall unique architectural concept.

Response:

The current inventory of buildings lack a simple clarity and by contrasting with that condition the concept implements the boards guidance of a "simple and unique expression". The rigorous frame with simple changes of depth at specific hierarchies (windows, spandrels) allows for the robust simplicity and visual interest being achieved through shade, shadow and relief of the planar shifts.

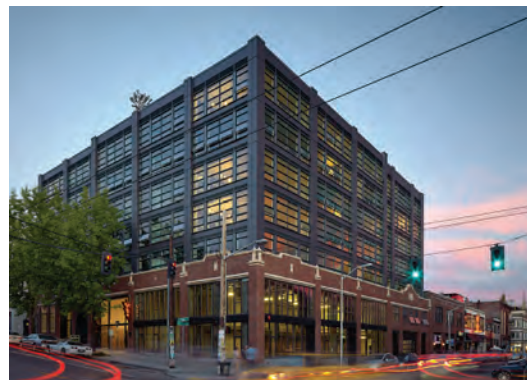
The design team explored various high quality cladding options for the street facing facades. A major driver for the cladding choice was to use a material that could unify the façade and address the concerns the board and some members of the public had for an overly complicated "base -middle- top expression often employed. Ultimately the design team concluded that a high quality metal panel system with clean detailing provided the best opportunity to create a durable, simple and timeless architectural expression.

The eastern façade employs an accent of composite wood panel to celebrate and visually acknowledge the residential entry. Overall, the simple geometry of the frame element, layering of the window patterns and modest relief create architecturally coherent, graceful facades that are simple and restrained, while providing visual interest and dynamic.



◀ The layering of the primary columns, spandrels, and glazing add a dynamic quality through shadow and relief to the rigorous grid facades.

The street facing facades, and the portion of the West Facade open to the adjacent courtyard are clad in a composite metal siding, in response to the board's guidance for high quality, durable materials. The composite metal panel also is conducive to clean, simple detailing; another of the board's request. The material has been used successfully on other projects in the neighborhood. ▼



The site's relatively small size compared to larger adjacent projects created an opportunity for a simple, unique expression. The design achieves this with an overall facade rhythm and glazing patterns that reflect adjacent structures. The building's single, unified facade from ground to sky stands in juxtaposition to the "top-middle-base" organization prevalent in the neighborhood and gives the building it's own distinct expression. ▶

UNIFIED BUILDING EXPRESSION



D. REQUESTED DEPARTURES

- The Board indicated unanimous early support for the departure given that the proposed design will allow for more street level transparency and interaction that maintains the rhythm of the neighborhood streetscape. The resulting design response will also be compatible with the adjacent developments, both of which are preserving portions of the character structures and subsequently gaining an additional 10 feet in height.

Response:

See Page 30 for additional information on the requested departure.

EARLY DESIGN GUIDANCE - PRIORITY GUIDELINES

The relatively small project site, flanked by a large development on both sides, calls for a simple expression that is unique, yet relates to the adjacent context. A bold, unified facade and clean material palette contrasts the proposed project with the adjacent structures, while the proportions and fenestration sizes maintain a clear relationship.
 (CS2-A-1, CS2-A-2, CS2-III-i, CS2-III-ii, CS3-IV-i, DC2-B-1, DC2-C-1, DC4-A-1)

Rear setback at upper levels relates to massing shifts and setbacks of adjacent building and reinforces access to light and air for both projects.
 (CS2-B-3, CS2-IV.-iii, DC2-A-1)



Frame elements, a mural, and fenestration patterns add interest to the west facing facade adjacent to the open courtyard. The massing reflects the scale and proportions of the structure on the west side of the courtyard.
 (CS2-B-3, DC2-B-2, DC2-C-1, DC3-A-1)



The rhythm and proportion of the bays at street level, and subsequent frame elements on the upper stories, are a reflection of the traditional scale and proportion of storefronts in the neighborhood.
 (CS2-B-2, CS2-III-i, CS2-III-ii, CS3-IV-i)

Operable storefront at the non-residential corner provides additional opportunities for activation of the street corner.
 (CS2-II-i, DC2-D-1)

The entries and uses (commercial, residential, and utility) are organized in a way that reinforces the existing neighborhood patterns and relates to adjacent uses, as well as maximizing the visual transparency along the streetscape.
 (CS2-B-1, CS2-B-2, CS2-IV-i, CS2-IV-ii, DC2-B-2)

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.



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 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.*

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

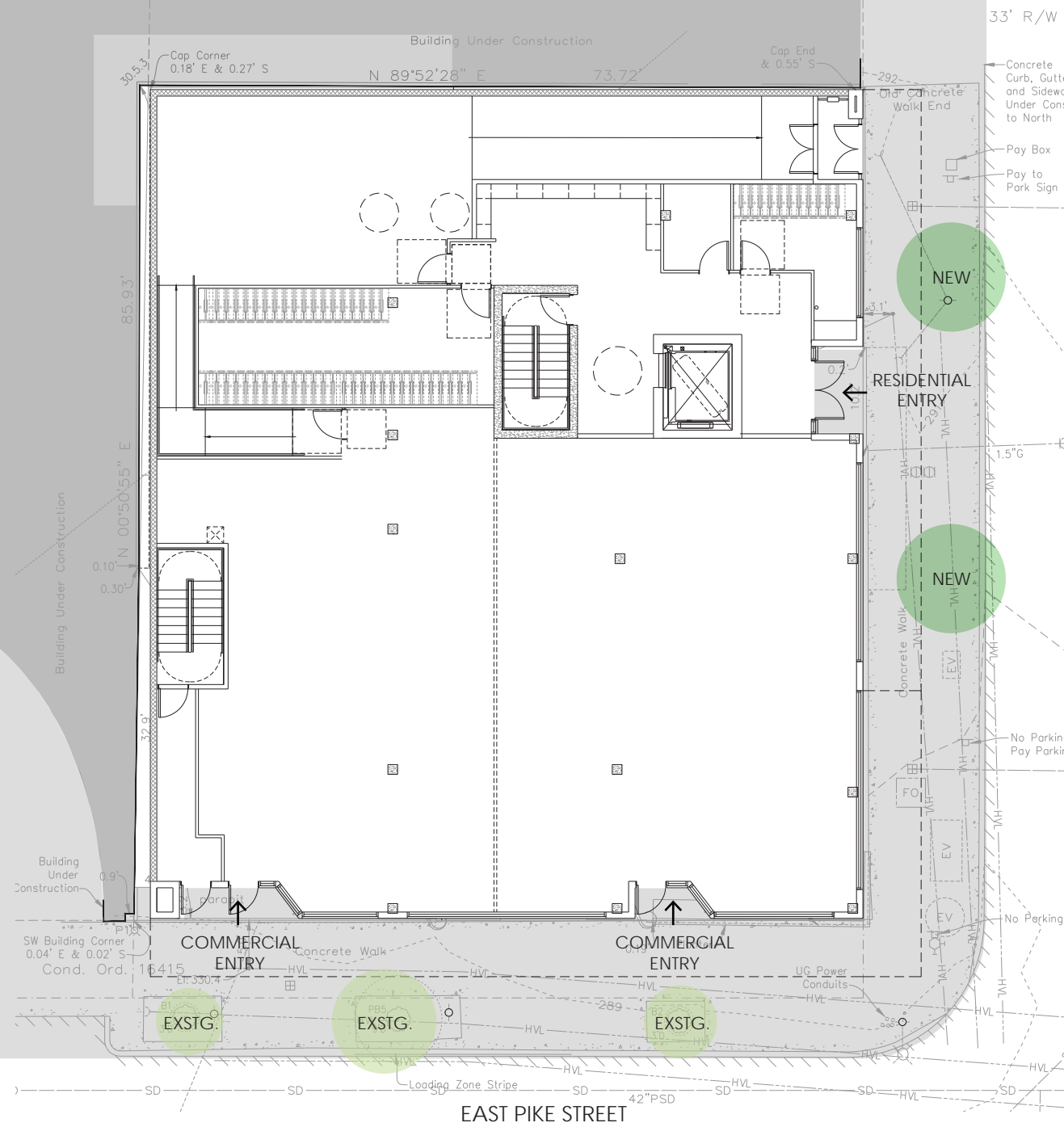
DC3.A1 | INTERIOR/EXTERIOR FIT: *Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.*

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.*

PROPOSED DESIGN

SITE PLAN



HARVARD AVE.

KEY

- RETAIL
- SERVICE
- RESIDENTIAL
- LANDSCAPE



JOHNSON CARR LLC.

skidmore
janette
architecture
planning
design

722 E PIKE STREET

Design Review Recommendations
7/13/2016 #3020112

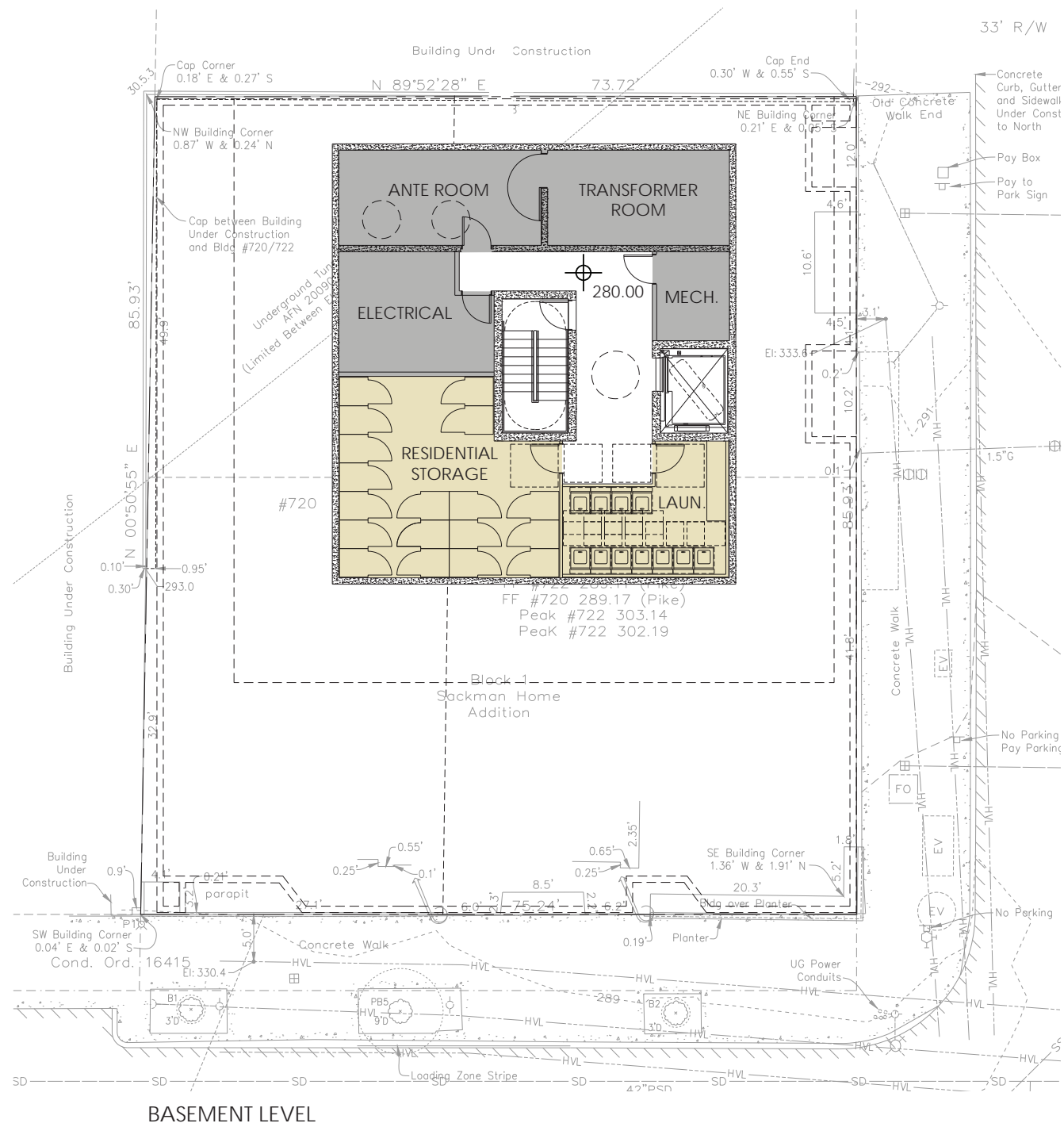
SITE PLAN

FLOOR PLANS

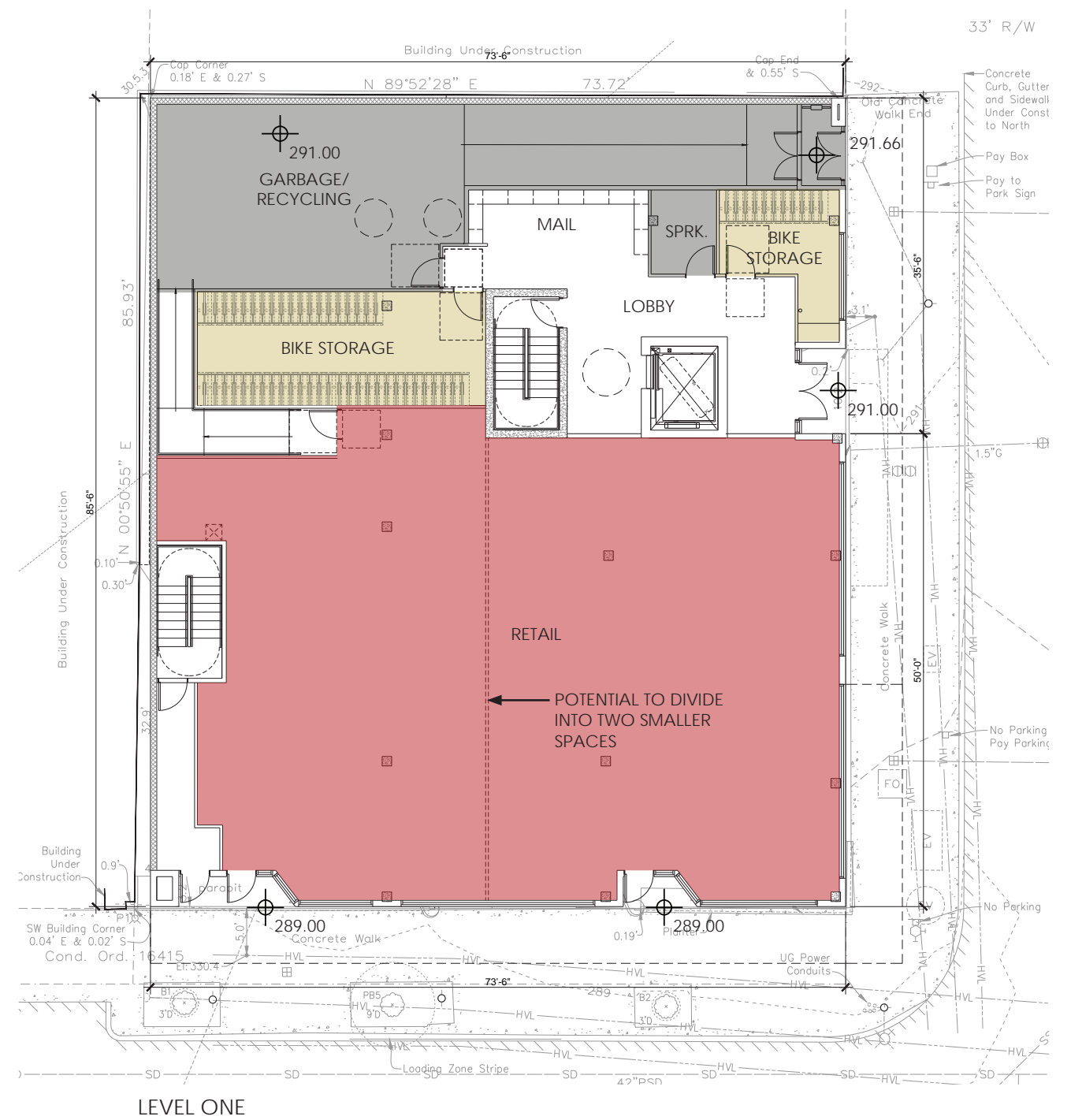
KEY

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- RESIDENTIAL
- SERVICE
- LANDSCAPE

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BASEMENT LEVEL

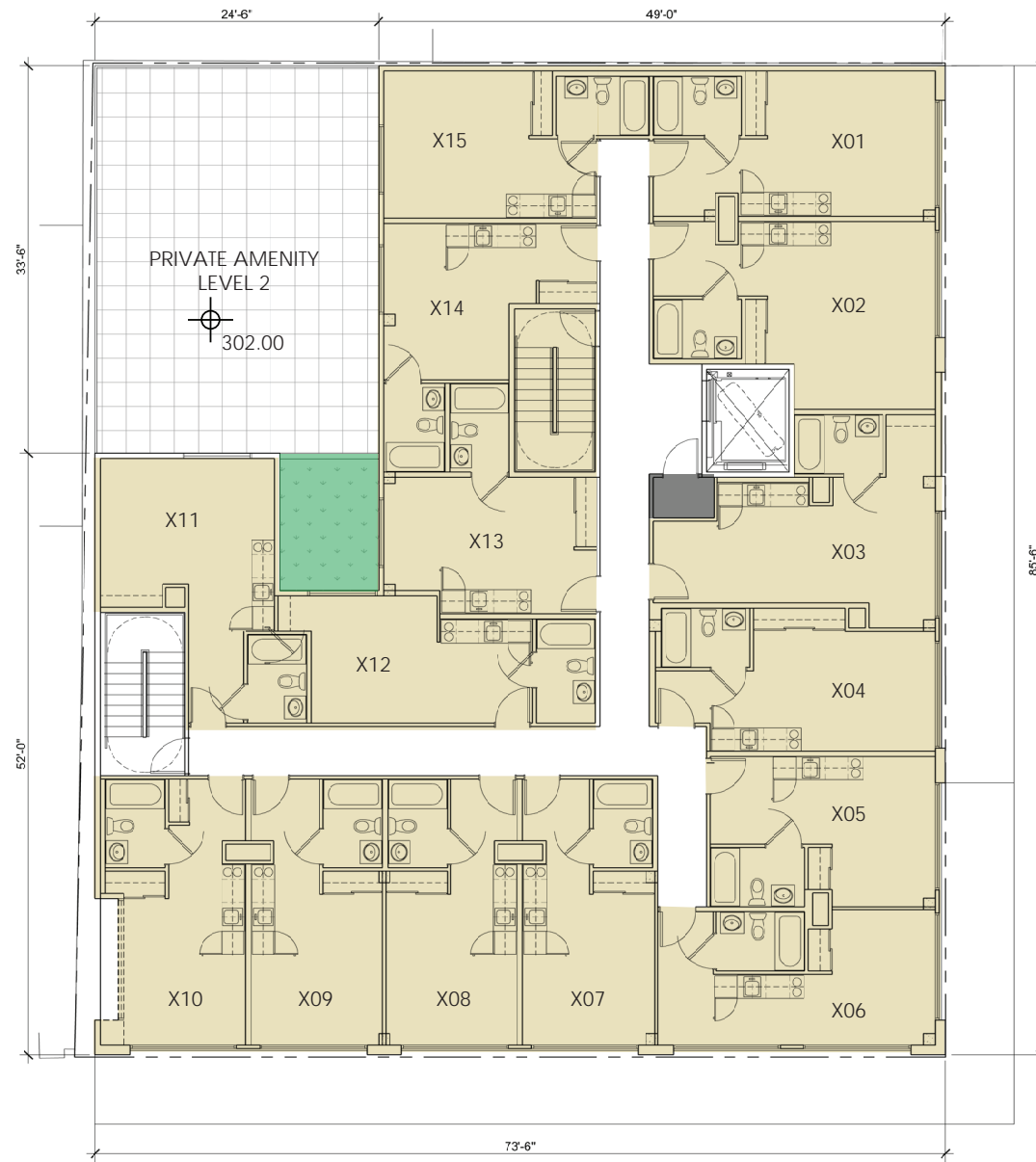


LEVEL ONE

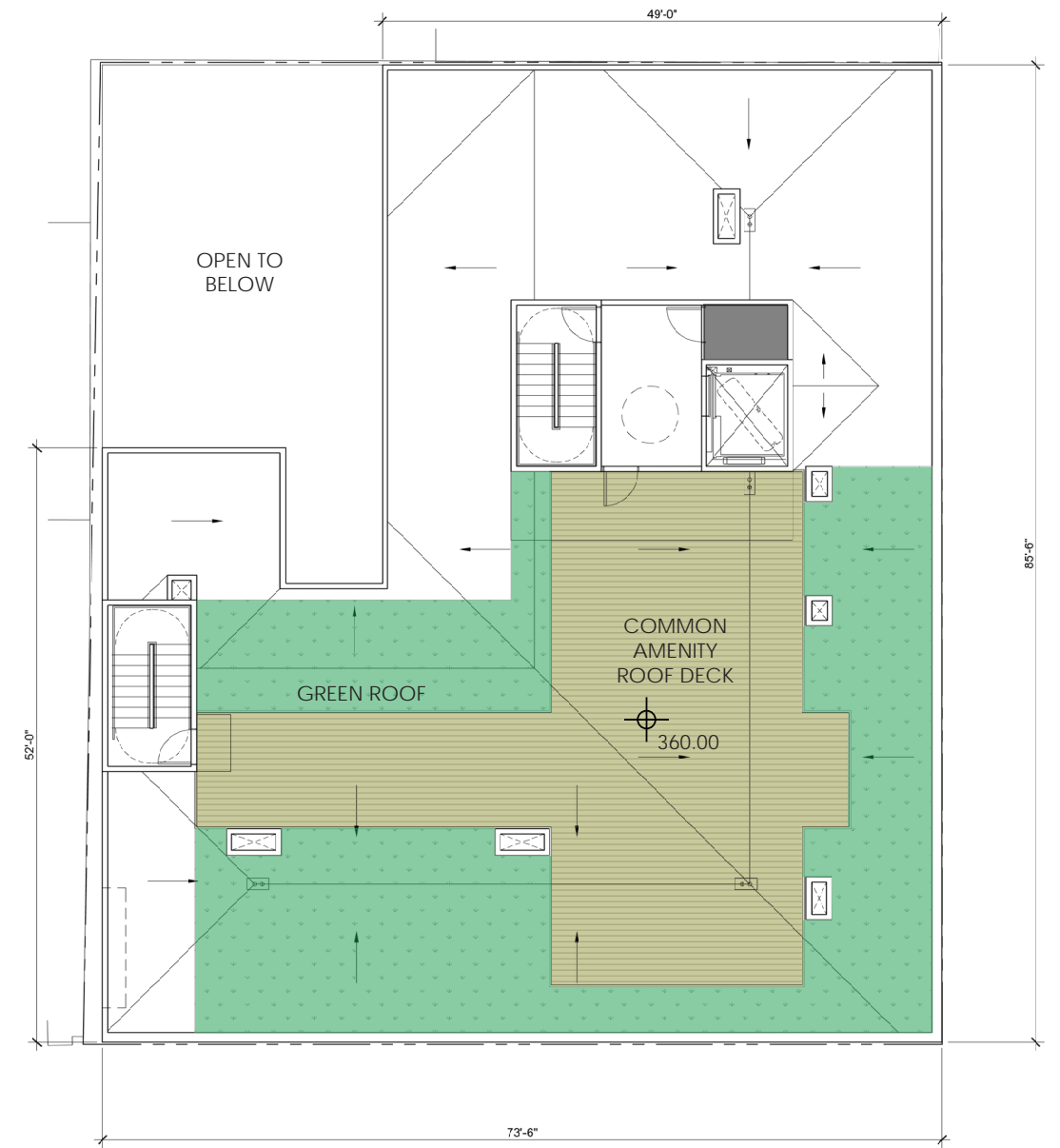
FLOOR PLANS

KEY

- RETAIL
- RESIDENTIAL
- SERVICE
- LANDSCAPE



LEVELS 2 - 7



ROOF

BUILDING ELEVATIONS



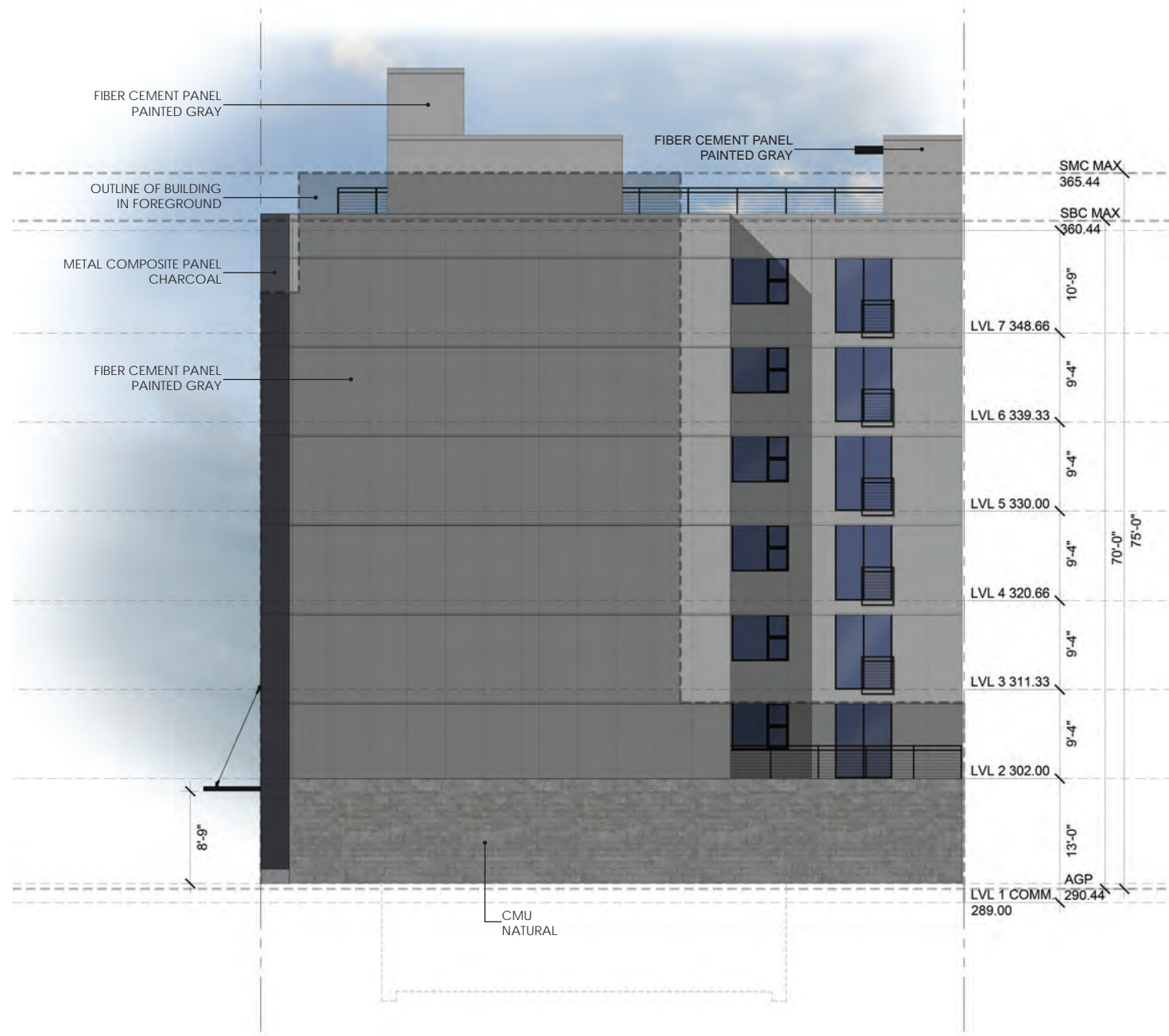
SOUTH ELEVATION



EAST ELEVATION



BUILDING ELEVATIONS



NORTH ELEVATION



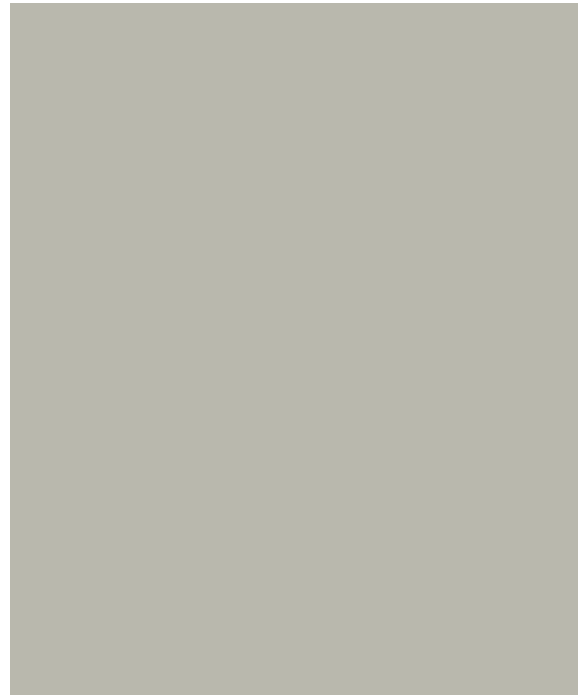
WEST ELEVATION



MATERIALS



MAIN FIELD | CHARCOAL
METAL COMPOSITE PANELING



SECONDARY FIELD | GRAY
METAL COMPOSITE PANELING



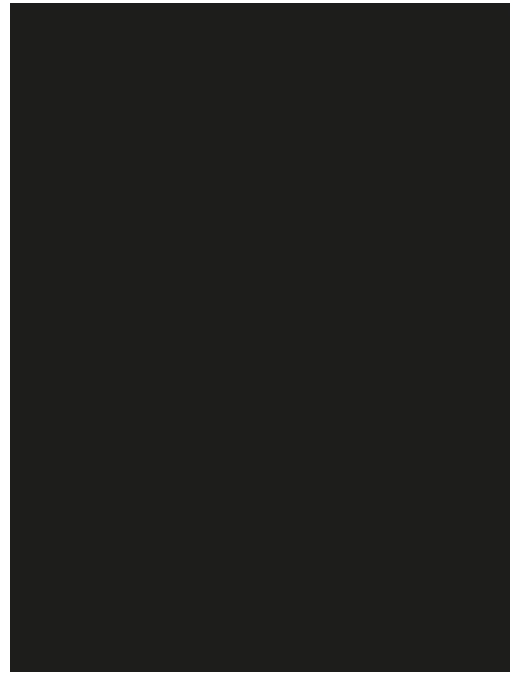
TERTIARY FIELD | GRAY TO MATCH
FIBER CEMENT PANELING



ACCENT | WOOD
WOOD VENEER COMPOSITE PANELING



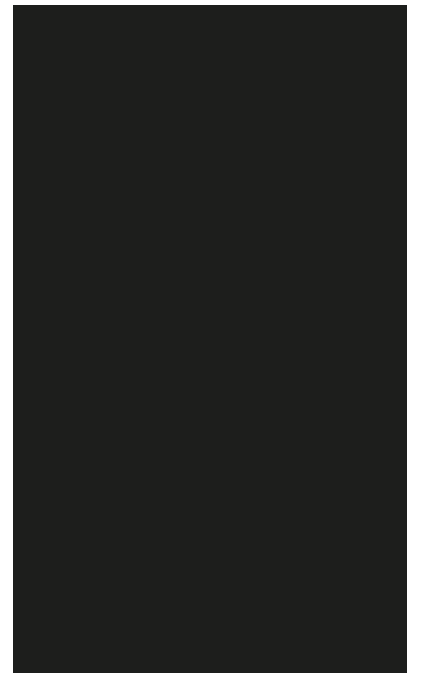
SITE WALLS
CAST IN PLACE CONCRETE & CMU



RAILINGS, CANOPY | BLACK
METAL



STOREFRONT
WOOD



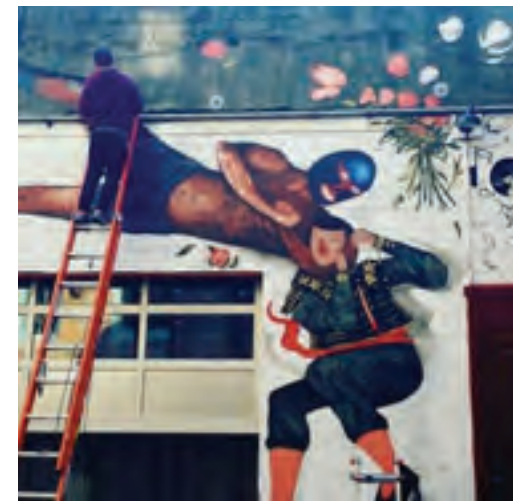
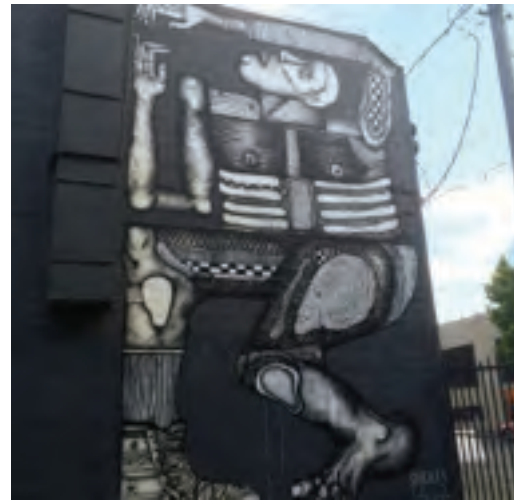
WINDOWS | BLACK
VINYL

ARTWORK



MURAL AREAS ON WEST FACADE

The neighboring court being preserved as part of the adjacent Pike Motorworks building provides a unique opportunity for the project to have a third visible facade for a portion of the West property line. The proposed design wraps the frame treatment from the street facing facade around the SW corner, and creates a canvas for a large scale mural on the circulation tower and within the frames. The design team is collaborating with an art company, Urban Artworks, to provide a mural or murals at the locations indicated above. Urban Artworks will contact artists and work with the design team to determine three proposed artworks. The final design will be selected with public input.

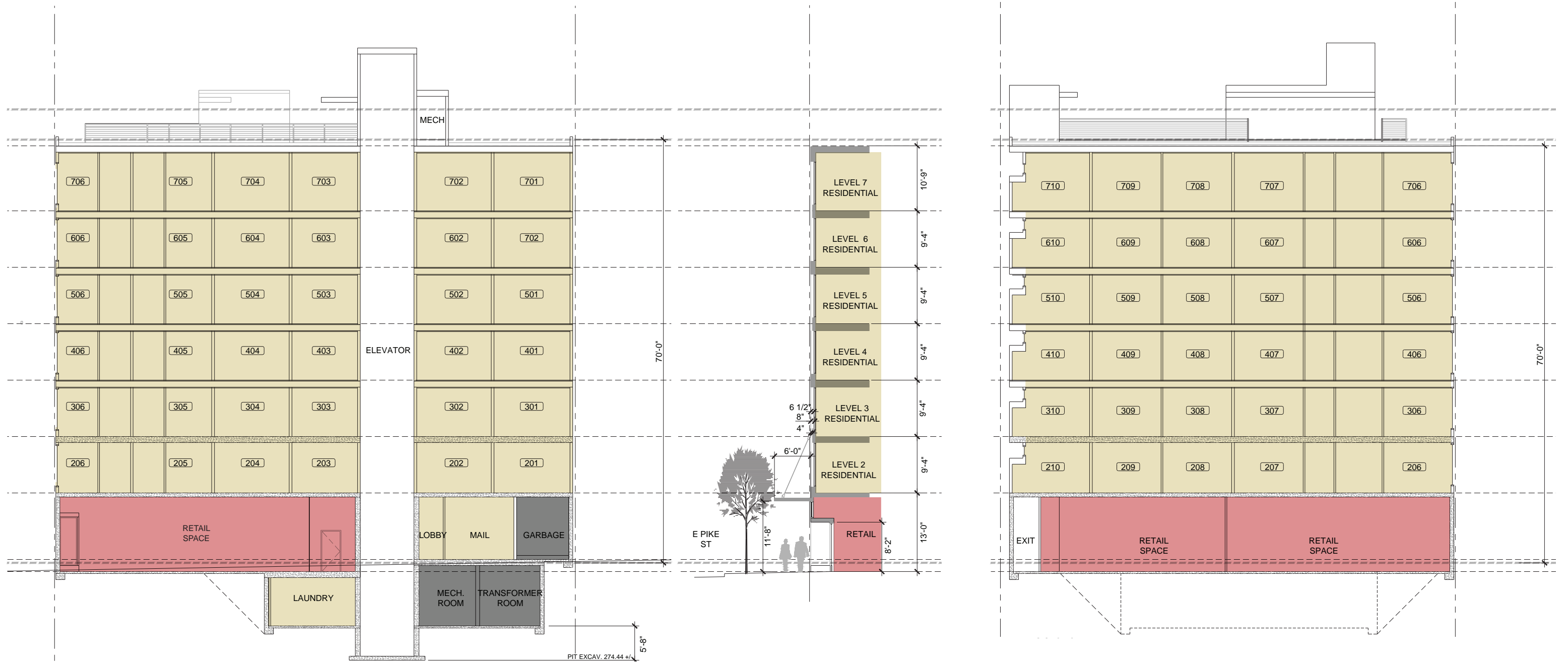


WORK EXAMPLES FROM URBAN ARTWORKS

**URBAN
ARTWORKS**

EMPOWERING PEOPLE AND INFORMING COMMUNITIES THROUGH PUBLIC ART

BUILDING SECTIONS



NORTH - SOUTH SECTION

EAST - WEST SECTION



SHADOW ANALYSIS

ANALYSIS |

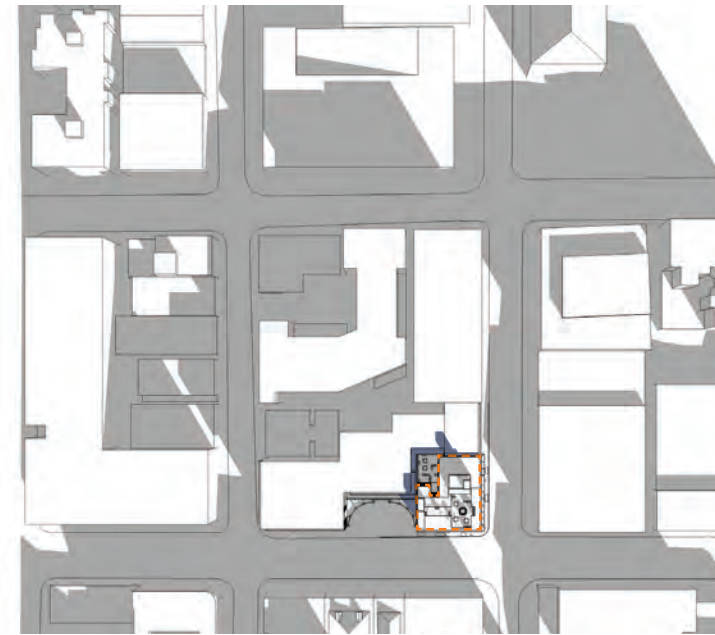
The largest shading impact of the project will be on the portion of the new development that abuts the project to the North. Impact to the rest of the neighborhood is minimal, due to the other large projects, including the building directly adjacent, that already shade properties to the North.



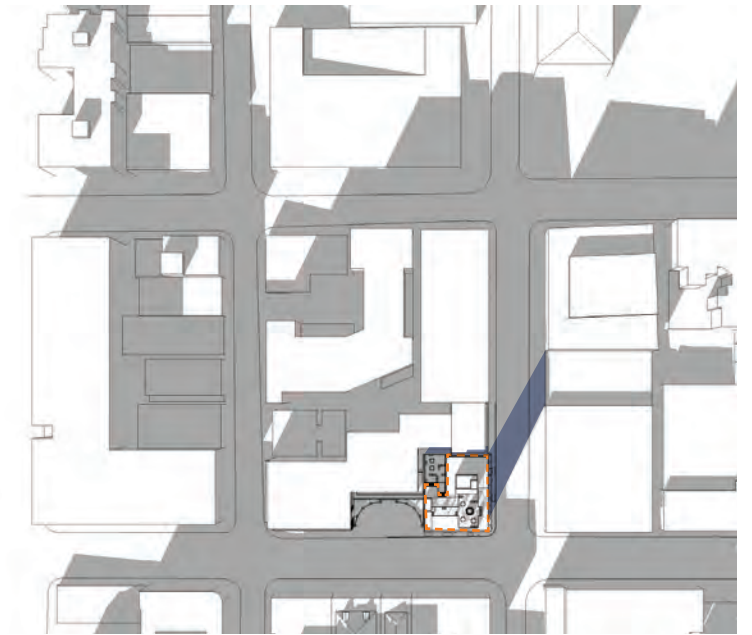
PROPOSED | 10 AM
SUMMER SOLSTICE | JUNE 21



PROPOSED | 2 PM
SUMMER SOLSTICE | JUNE 21



PROPOSED | 10 AM
WINTER SOLSTICE | DEC. 21



PROPOSED | 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



A

A LOOKING NORTHWEST ACROSS INTERSECTION OF PIKE AND HARVARD



B

B LOOKING SOUTHWEST ACROSS HARVARD



C

C LOOKING NORTHEAST ACROSS PIKE



A



B



C

- A LOOKING SOUTHWEST ACROSS HARVARD
- B LOOKING NORTHEAST ACROSS PIKE
- C LOOKING NORTHWEST ACROSS INTERSECTION OF PIKE AND HARVARD



- A** COMMERCIAL ENTRIES ALONG PIKE
- B** RESIDENTIAL ENTRY AND BIKE STORAGE ON HARVARD
- C** RESIDENTIAL ENTRY AND SERVICE ENTRY ON HARVARD





A generous roof deck takes advantage of views of the city skyline and provides a gathering place for residents. Green roof adjacent to the walking surface and landscape planters on the deck soften the space and reduce glare from the roof.

A private amenity courtyard at level 2 in the Northwest corner aligns with the relief in the adjacent development and provides light and air to units not facing the street.





LOOKING NORTHWEST ACROSS INTERSECTION OF PIKE & HARVARD

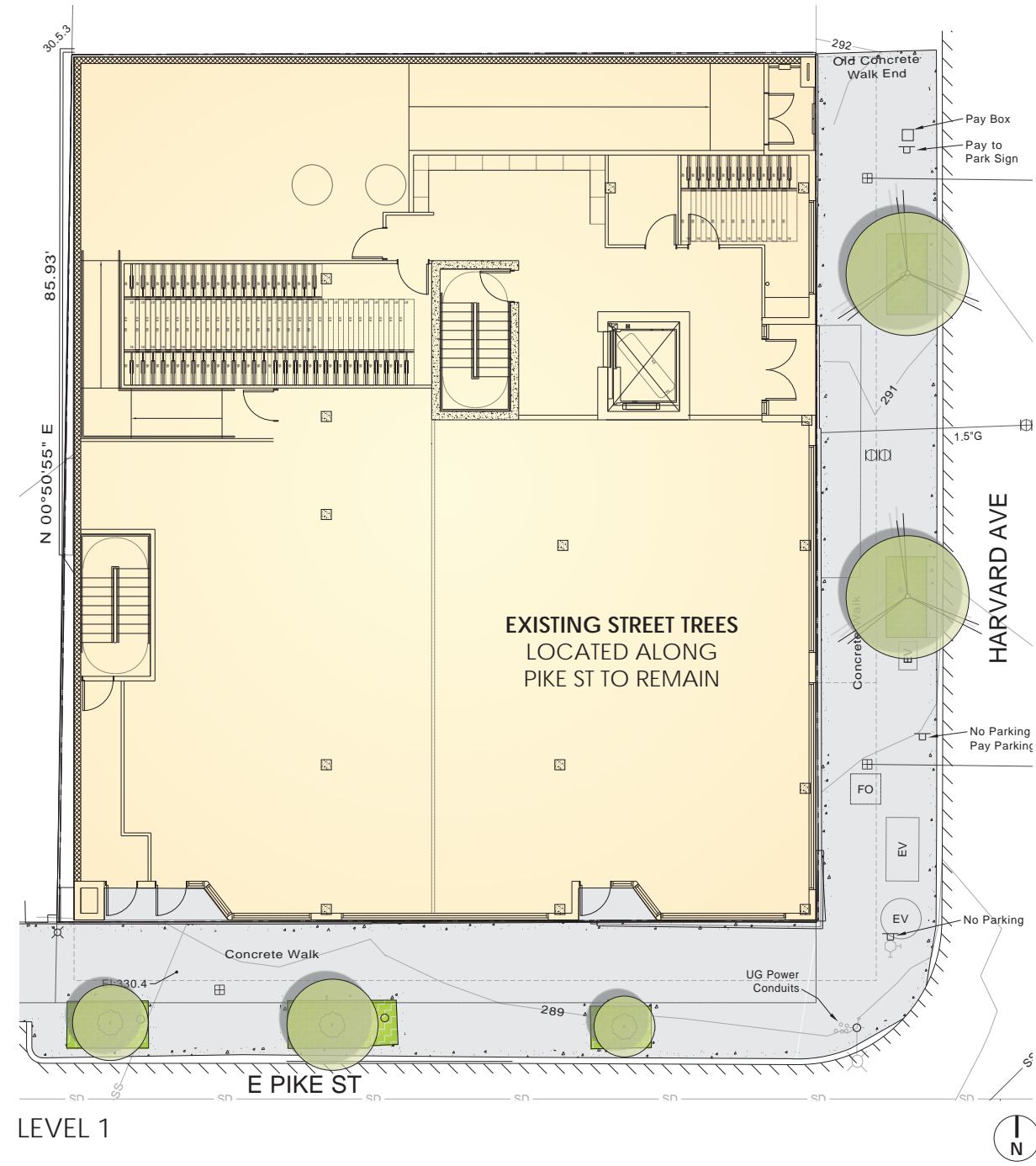


LOOKING NORTHEAST ACROSS PIKE



LOOKING SOUTHWEST ACROSS HARVARD

LANDSCAPE



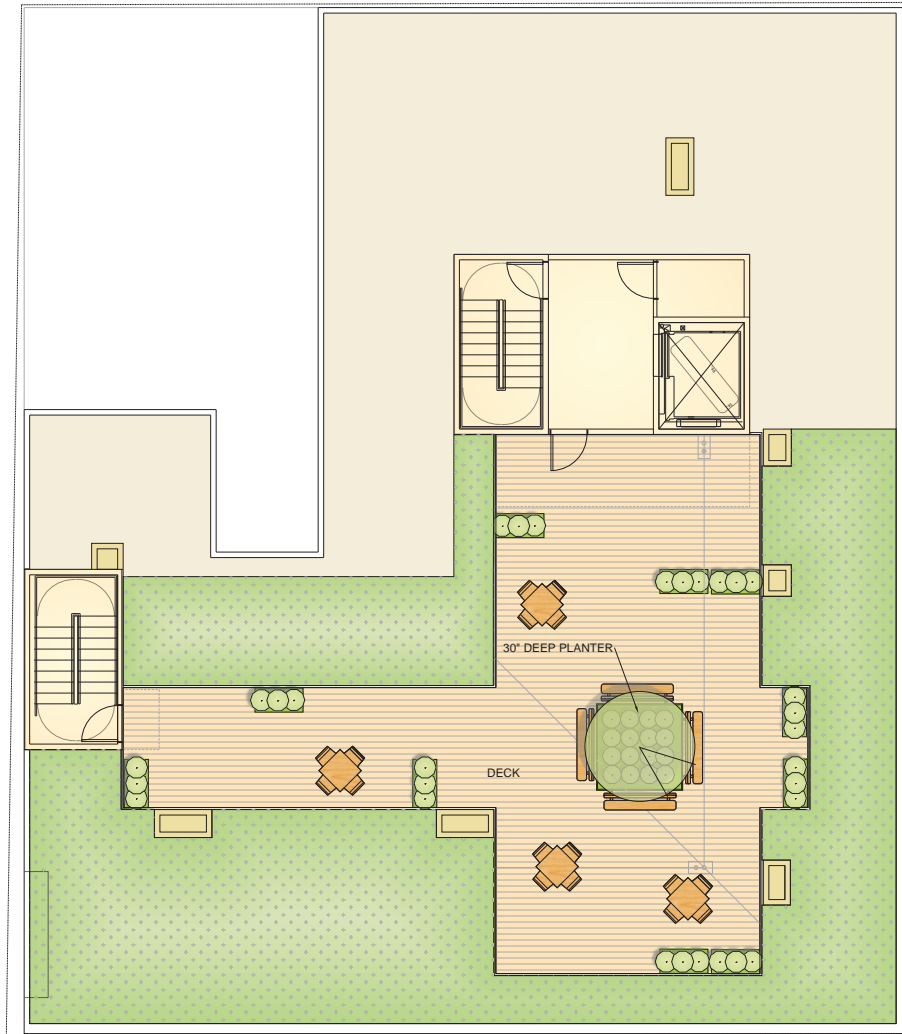
NYSSA
LOCATED ALONG HARVARD AVE



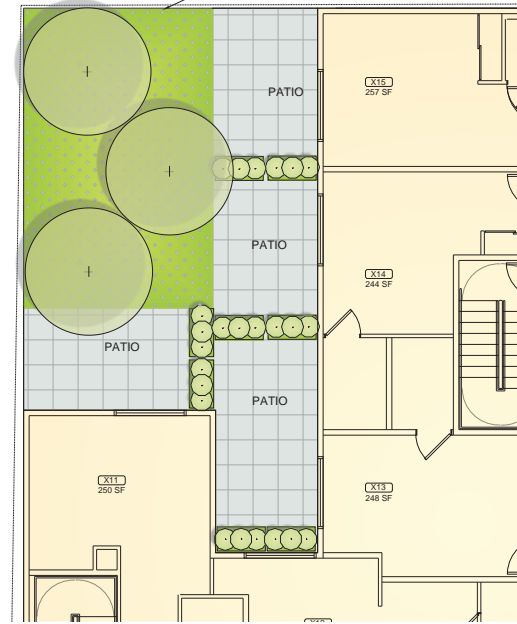
ORNAMENTAL GRASSES
IN PLANTING STRIP, ADJACENT TO STREET TREES



LANDSCAPE



ROOF



LEVEL 2 COURTYARD



AMERICAN HORNBEAM (roof)



AMUR MAPLE (level 2 courtyard)



KARL FOERSTER GRASS



LITTLE BUNNY FOUNTAIN GRASS



GOLD BAR MISCANTHUS GRASS



OVERDAM FEATHER REED GRASS



SHENANDOAH SWITCH GRASS

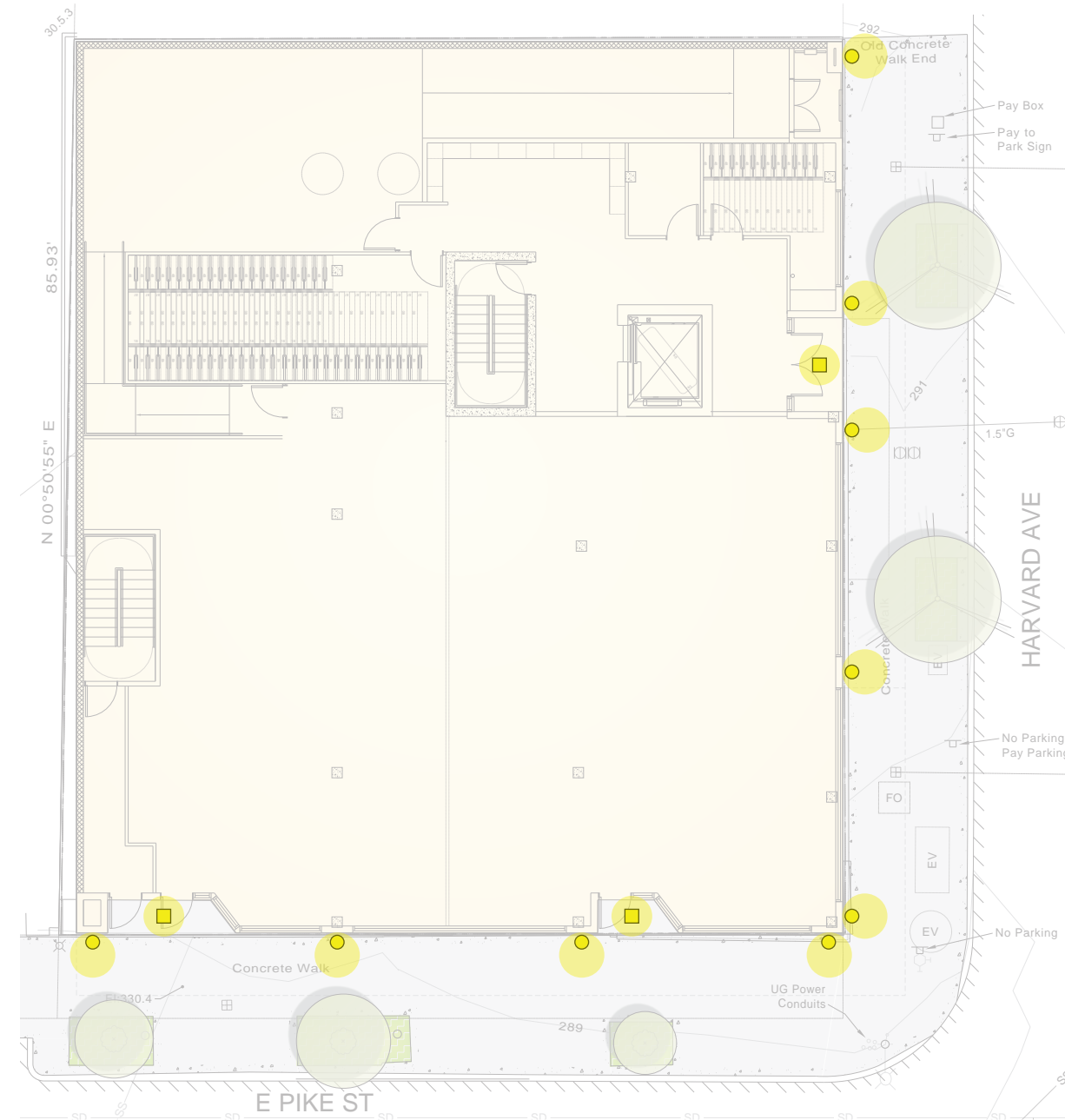


GREEN ROOF TRAY SYSTEM

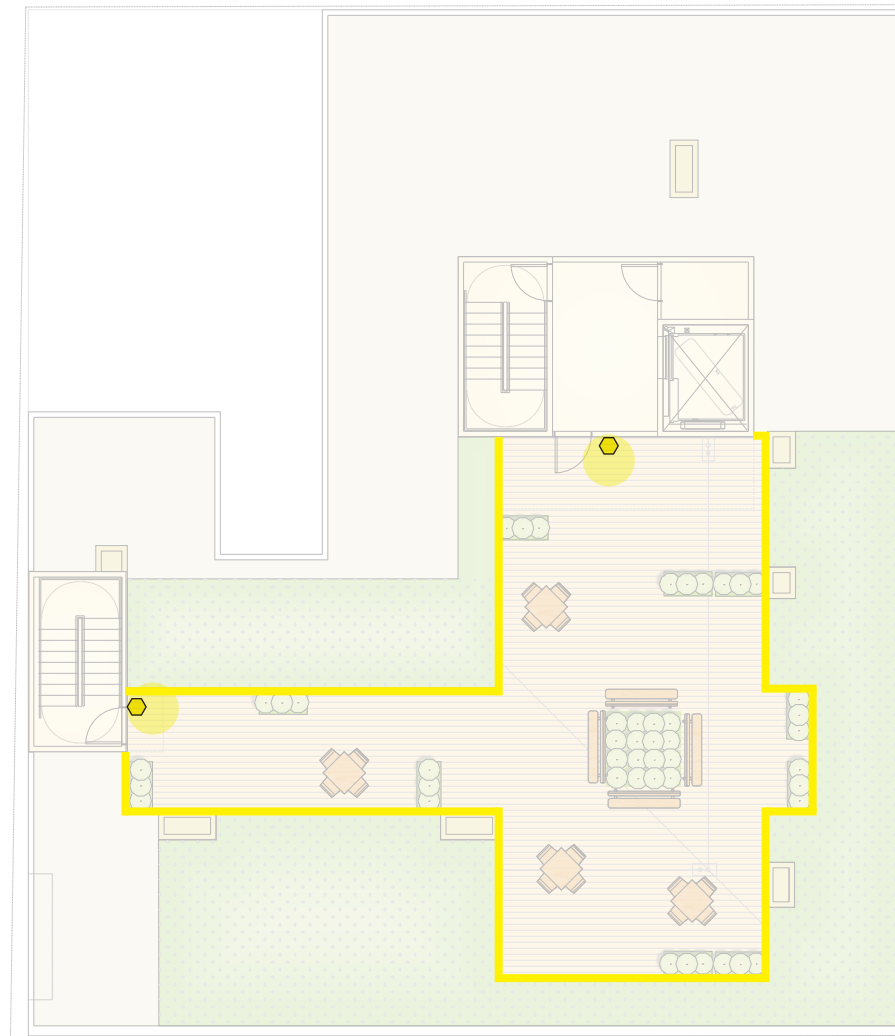


MEXICAN FEATHER GRASS

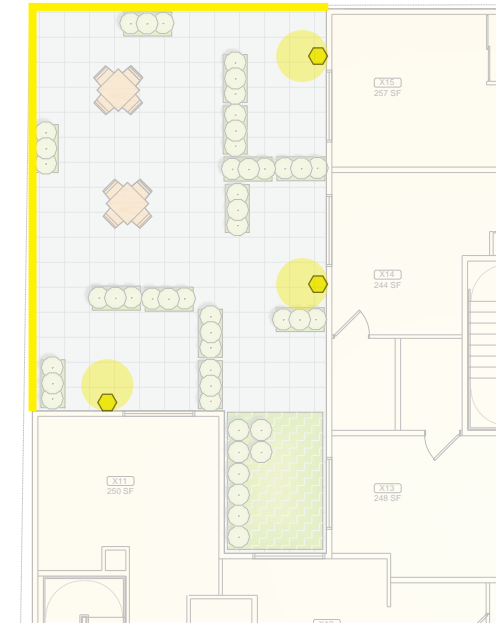
LIGHTING



LEVEL 1

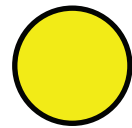


ROOF



LEVEL 2 COURTYARD

WALL SCONCE | BLACK



MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 5" W X 12.25" H

LOCATION: EXTERIOR ENTRANCES
& PERIMETER AT LEVEL 1

DOWNLIGHT | BLACK



MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 5" W X 7" H

LOCATION: EXTERIOR ENTRIES
AT ROOF LEVEL

DOWNLIGHT | SATIN BLACK



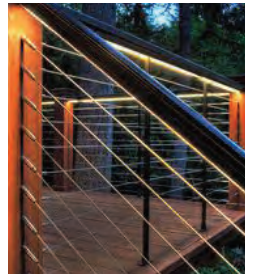
MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 8.0" W X 7.3" H

LOCATION: EXTERIOR ENTRIES
AT LEVEL 1



LED DOWN LIGHTING



MANUFACTURER:
TBD

DIMENSIONS: TO FOLLOW
RAILING

LOCATION: INTEGRATED INTO
RAILING AT ROOF DECK

SIGNAGE



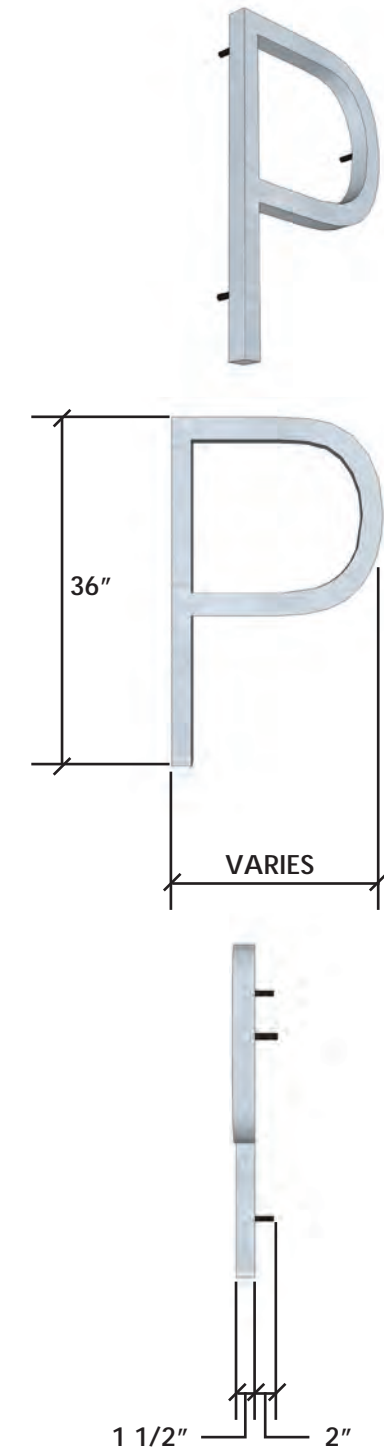
C BLADE SIGN AT RESIDENTIAL ENTRY ON HARVARD



B RETAIL BLADE SIGNS AT COMMERCIAL ENTRIES ON PIKE (2)



A LARGE SCALE ARCHITECTURAL SIGNAGE AT WOOD ACCENT ON HARVARD. METAL LETTERS WITH NATURAL FINISH ON STAND-OFFS. SITUATED DIRECTLY ABOVE RESIDENTIAL ENTRY AS A WAYFINDING ELEMENT AND TO REINFORCE ENTRY LOCATION.



DEPARTURES

The project is requesting a departure of of SMC 23.73.024.B2 - Standards for character structure TDP receiving sites based on the provisions of SMC23.41.012.B33.

Per SMC 23.73.024.B2 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:
 - 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.B33. For the purposes of this subsection 23.73.024.B.1b, 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 & FAR exceptions granted to TDP receiving sites.

Justification:

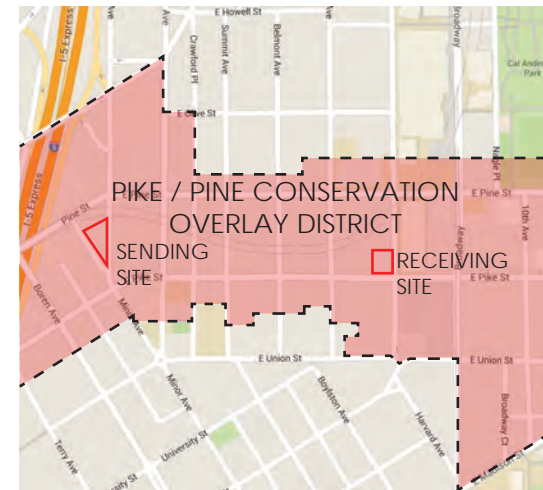
The project is utilizing the Transfer of Developmental Potential (TDP) program to gain additional FAR exemptions & 10' of additional structure height, using the Melrose Market at 1501 Minor Ave as the sending site. The structure that currently sits on the project site is a character structure as defined by land use code, due to its construction prior to 1940. Per SMC 23.73.024.B2, the structure must be retained in order to be eligible as a TDP receiving site, however SMC 23.41.012.B33 specifically states "departures may, however be granted under the following circumstances:

- a) The structure lacks a high degree of architectural integrity as evidenced by extensive irreversible exterior remodeling;" or
- b) The structure does not represent the Pike/Pine neighborhood's building typology that is characterized by the use of exterior materials and design elements such as masonry, brick, and timber; multi-use loft spaces; very high and fully-glazed ground-floor storefront windows; and decorative details including cornices, emblems, and embossed building names"
- c) Demolishing the character structure would allow for more substantial retention of other, more significant character structures on the lot, such as a structure listed in a rule promulgated by the Director according to Section 23.73.005; or would allow for other key neighborhood development objectives to be achieved, such as improving pedestrian circulation by providing through-block connections, developing arts and cultural facilities, or siting publically-accessible open space at key neighborhood locations.

The existing building on the project site has no historical or architectural significance. Additionally, preserving the structure does not provide opportunities to 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.

Board Guidance at EDG Meeting 8/26/2015:

The board indicated unanimous early support for the departure given that the proposed design will allow for more street level transparency and interaction that maintains the rhythm of the neighborhood streetscape. The resulting design response will also be compatible with the adjacent developments, both of which are preserving portions of character structures and subsequently gaining an additional 10 feet in height.



THE MELROSE MARKET AT 1523 MINOR AVE SERVES AS THE SENDING SITE, WHILE THE PROJECT SITE, 722 PIKE IS THE RECEIVING SITE.



MELROSE MARKET - TDP SENDING SITE



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

WITHOUT THE DEPARTURE, THE DESIGN (ABOVE) RESULTS IN A STREETScape SIGNIFICANTLY LESS COMPLIANT WITH BOTH THE CITYWIDE AND PIKE/PINE NEIGHBORHOOD DESIGN GUIDELINES, PARTICULARLY RELATED TO TRANSPARENCY, WEATHER PROTECTION, AND BLANK WALLS.

WORK EXAMPLES



SKIDMORE JANETTE

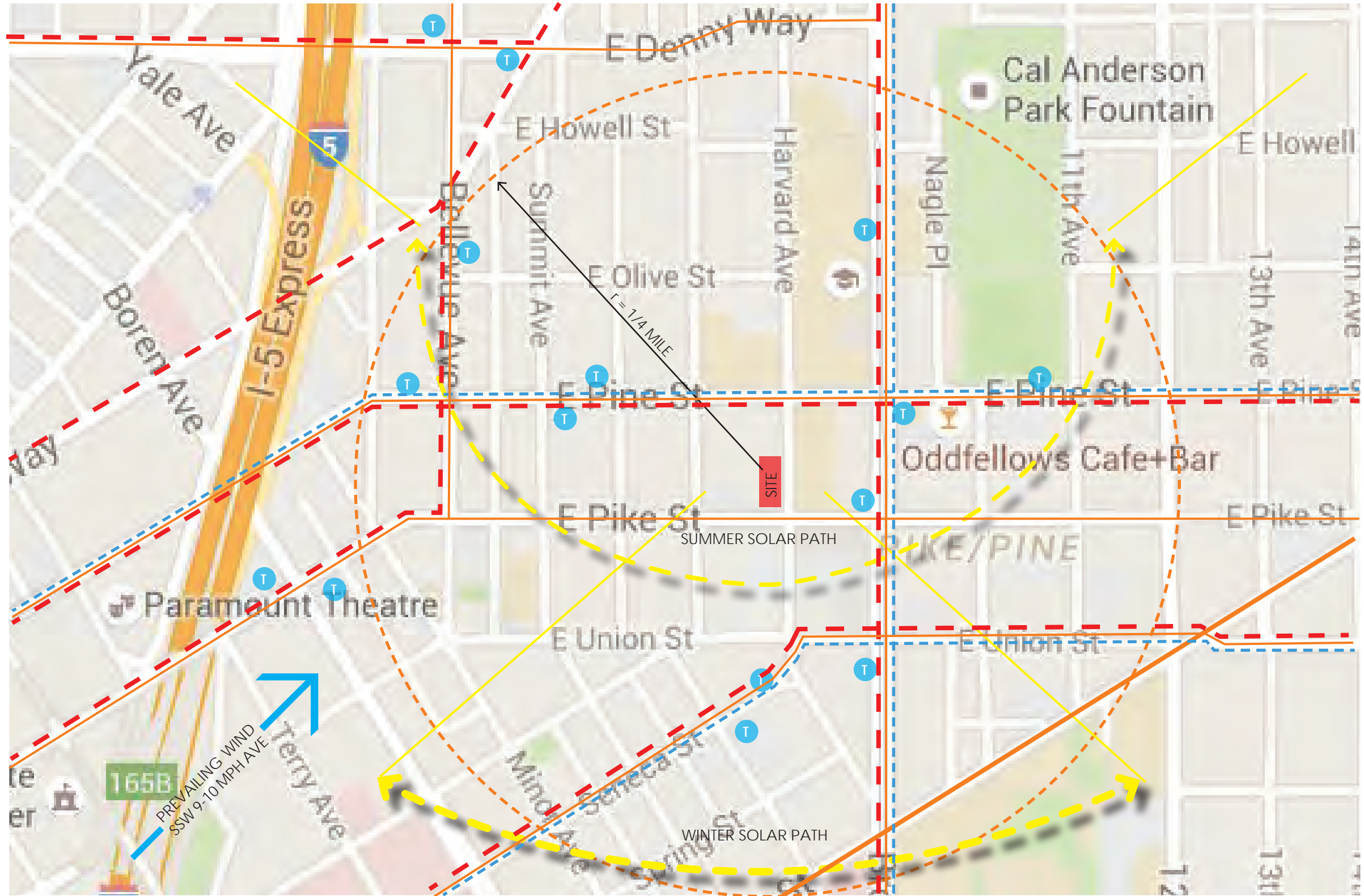


APPENDIX

CIRCULATION, TRANSIT,
& ENVIRONMENTAL ANALYSIS

KEY

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



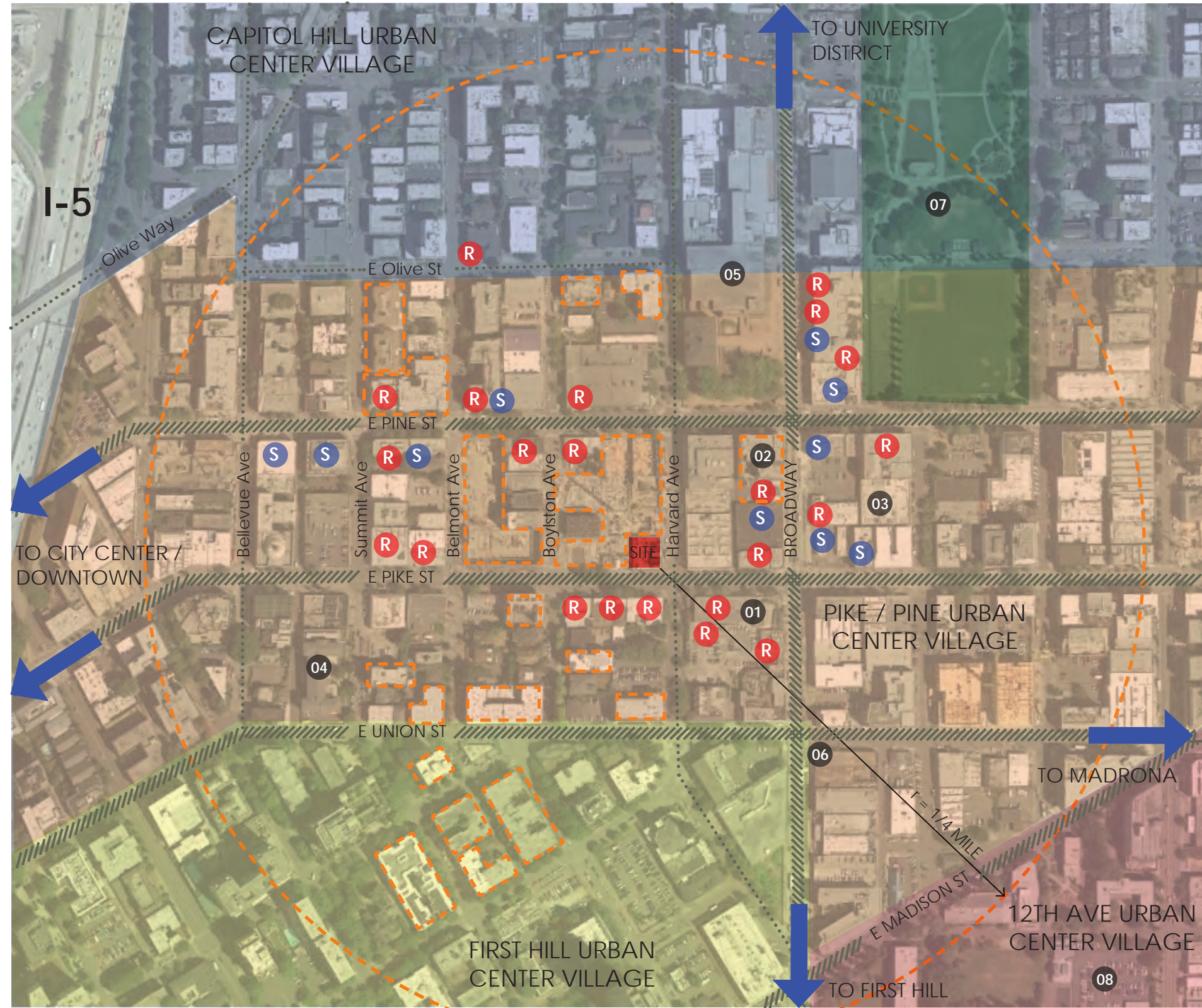
NEIGHBORHOOD & AMENITIES

KEY

- ////// HIGH ACTIVITY CORRIDOR / PRIMARY ARTERIAL
- NEIGHBORHOOD / SECONDARY ARTERIAL
- PIKE / PINE URBAN CENTER VILLAGE
- [Dashed Orange Box] HIGH DENSITY DEVELOPMENT
immediate vicinity of site
- [Red Circle with R] RESTAURANTS / FOOD & DRINK
within immediate vicinity of site
- [Blue Circle with 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.

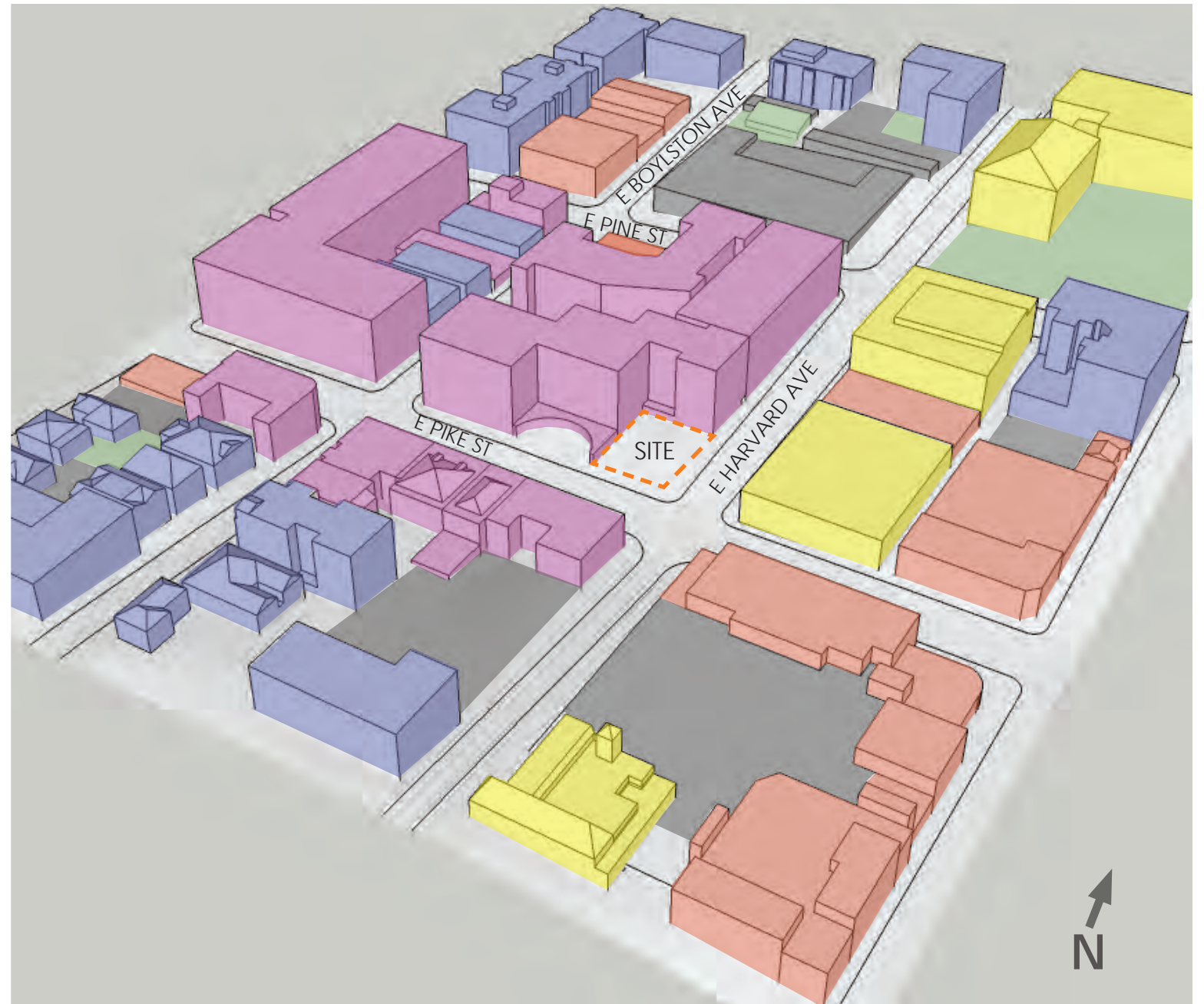


ZONING & ADJACENT USES



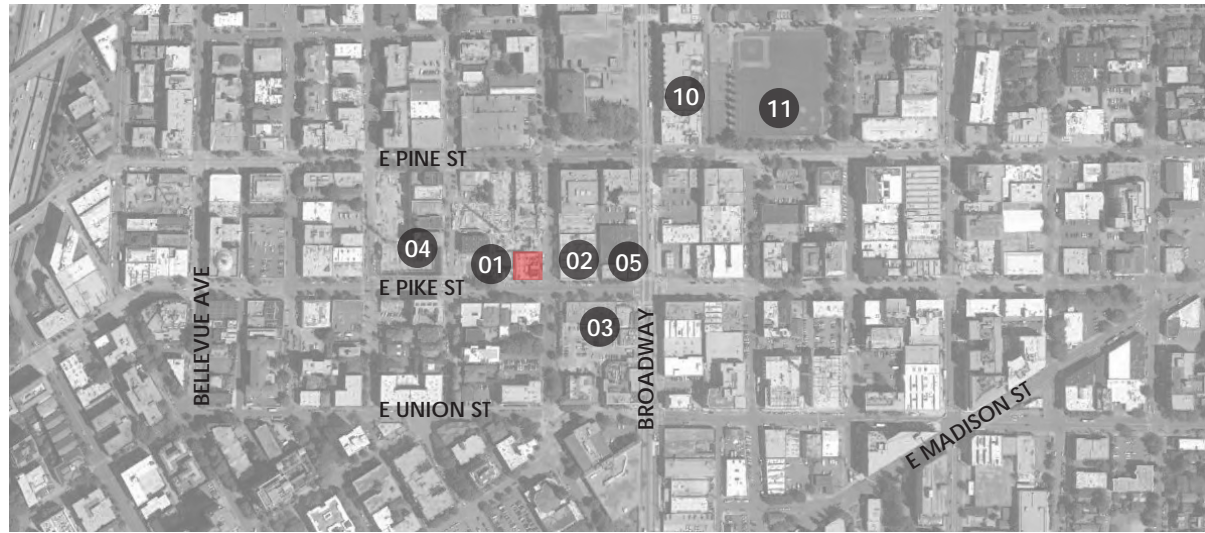
KEY

- 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. 721 E PINE ST | UNDER CONSTRUCTION



03. 600 E PIKE ST | MIXED USE



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

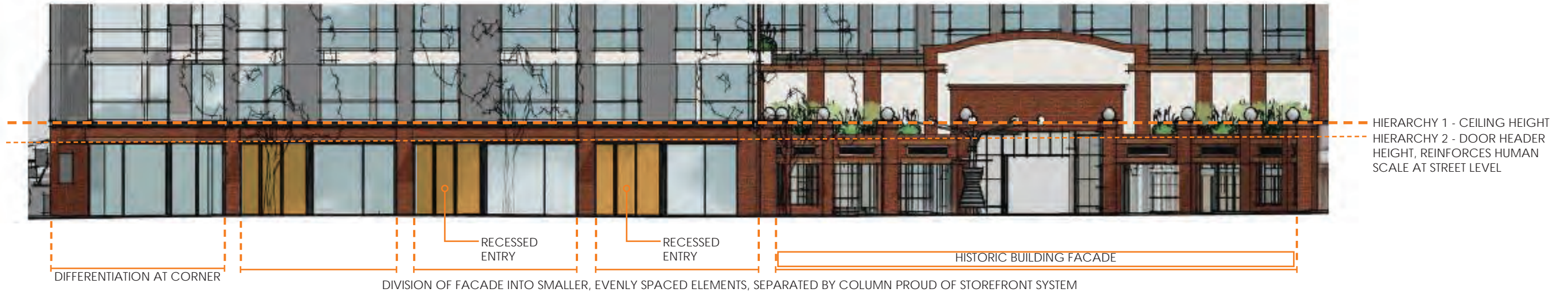


HIERARCHY 1 - CEILING HEIGHT
 HIERARCHY 2 - DOOR HEADER HEIGHT, REINFORCES HUMAN SCALE AT STREET LEVEL

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

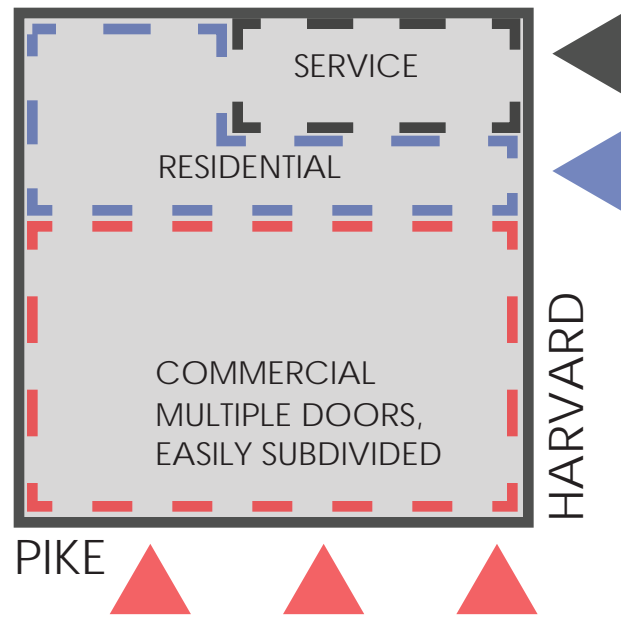
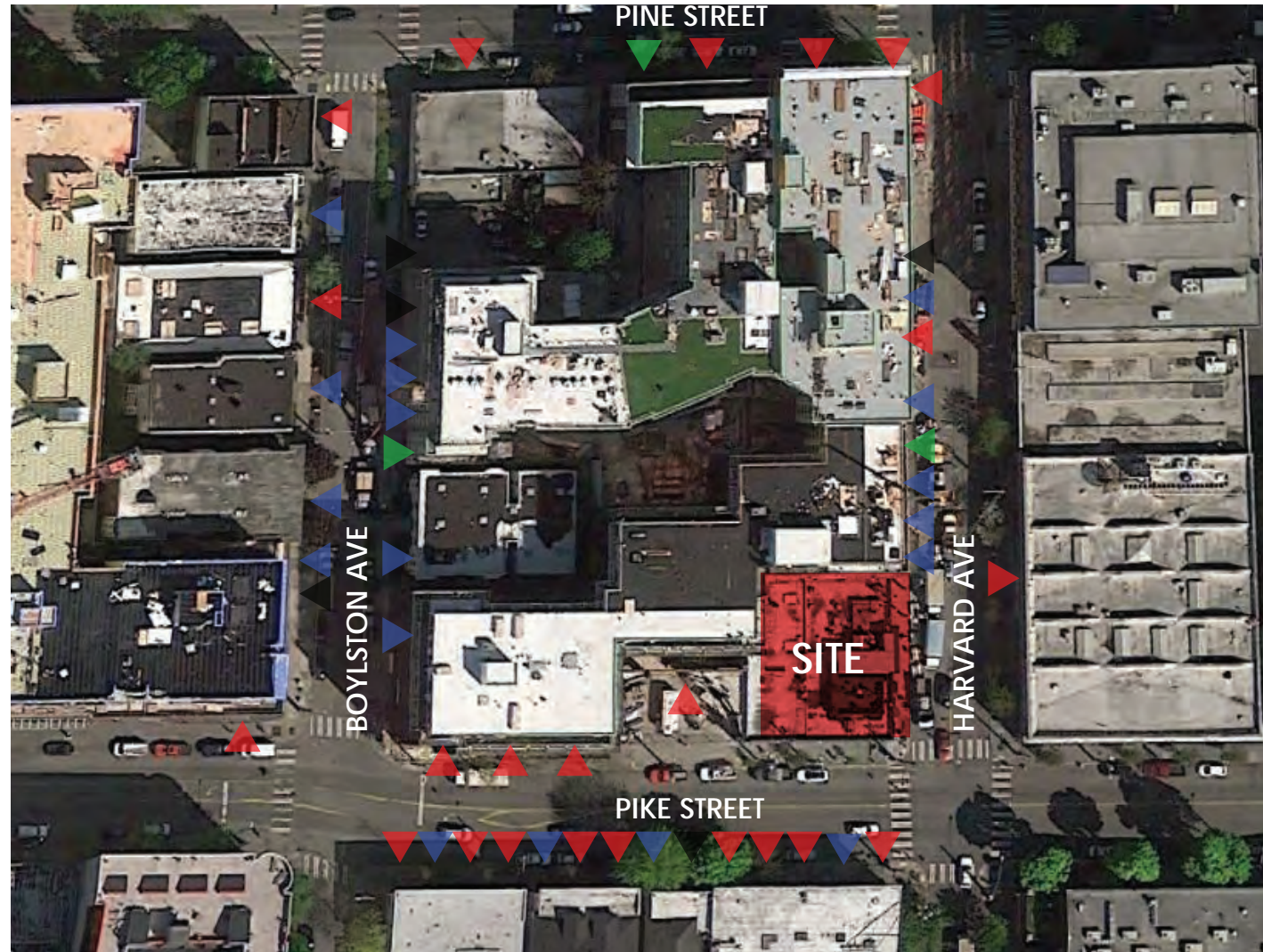
- COMMERCIAL USE ENTRY
- RESIDENTIAL USE ENTRY
- SERVICE USE / PARKING ENTRY
- COURTYARD CONNECTION TO STREET

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

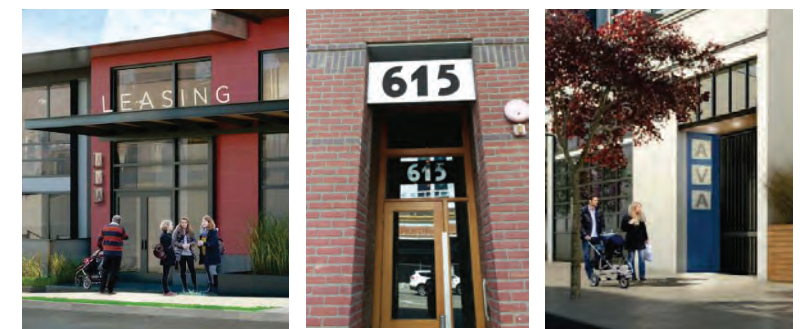
The site provides a prominent corner, with Pike, a commercial arterial to the South and Harvard, a less busy street, to the East. Based on this analysis, commercial should be prioritized, with multiple entries, along Pike Street. The residential lobby entry and service uses are appropriate for E Harvard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



▼ COMMERCIAL ENTRIES



▼ RESIDENTIAL ENTRIES



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;

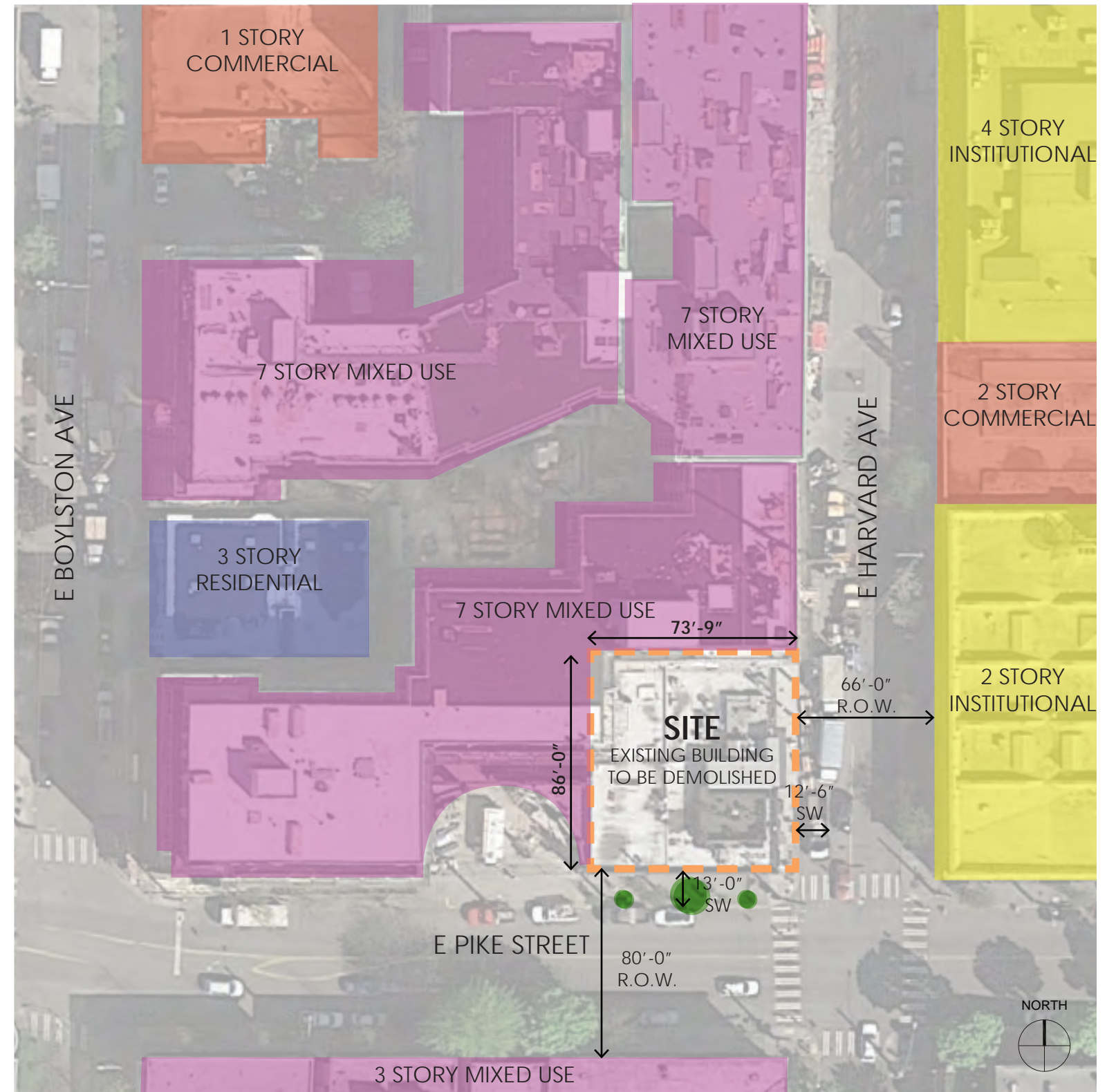
EXCEPT THE SOUTH 8 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE No. 61303 AS PROVIDED BY ORDINANCE NO. 16415 OF THE CITY OF SEATTLE;

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





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