



I300 E PIKE

EARLY DESIGN GUIDANCE DRAFT | 03.16.2016 | DPD #3020301

I3PIKE LLC

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PROJECT PROPOSAL | vision

PROJECT GOALS

THE DEVELOPER: Maria Barrientos + Sloan Ritchie’s goals include building a first of it’s kind sustainable apartment building that includes a passive house design that reduces energy needs to as close to zero as possible.

This highly energy efficient design comes with specific design criteria that have influenced the massing and led the team to the “Preferred Plan”; increased insulation affects the massing and windows; the elimination of “conditioned” circulation space led to the feature exterior stair; and exterior shading devices shield the south and western faced glazing from heat loads.

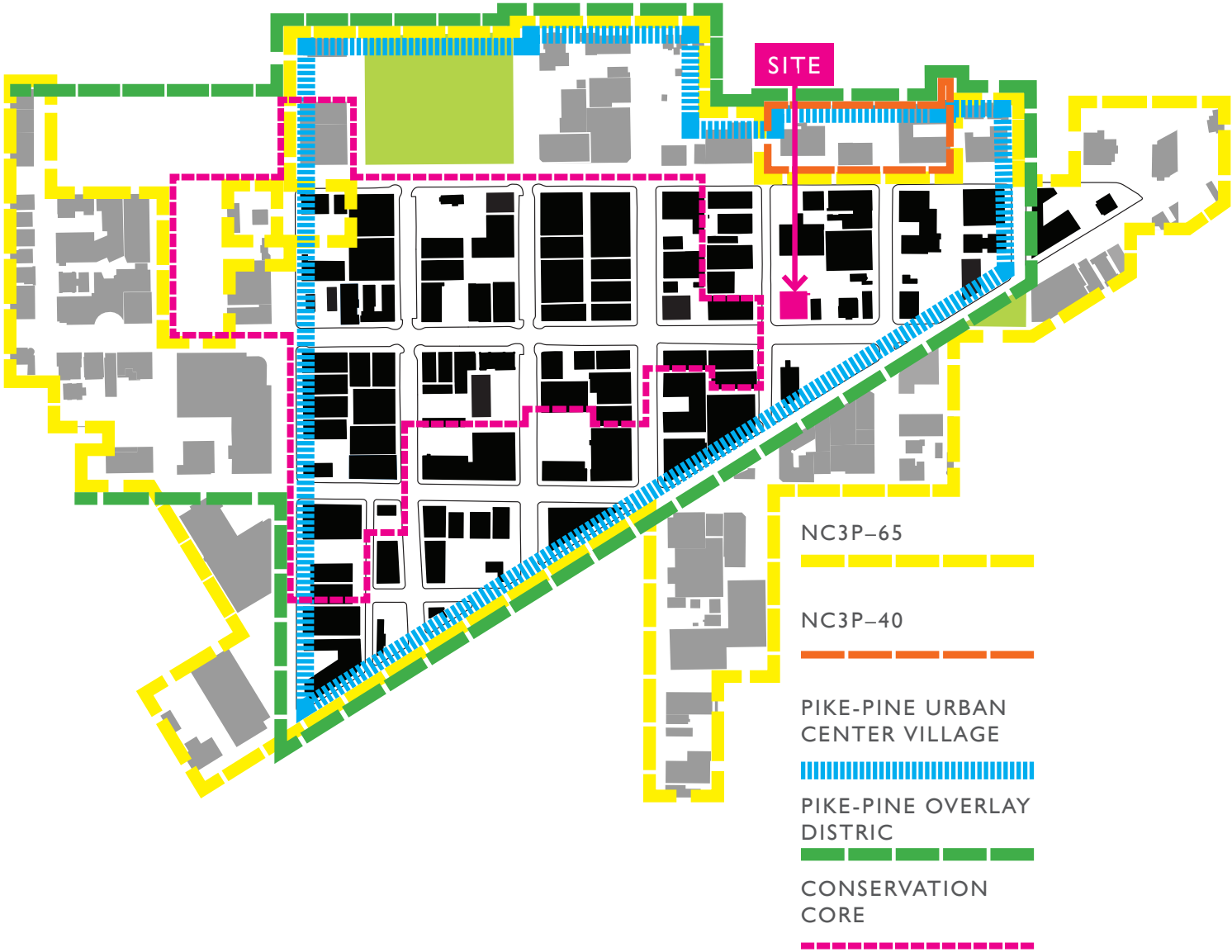
The Developer proposes to demolish the existing structure and use many of the existing elements in the building to enhance the new design, including using the old rhythm of the column spacing and reusing many elements such as the brick and the ornamental pieces on the current facade.

The development team seeks to create an interesting commingled entry space that merges retail and residential foot traffic, to create more vibrancy along the currently very quiet and passive 13th street.

- 50-55 RESIDENTIAL UNITS
- INCLUDES A PREDOMINANT MIX OF 1 BEDROOMS WITH ONE STUDIO, ONE OPEN 1, AND ONE 2 BEDROOM ON EACH RESIDENTIAL LEVEL. THE COMMERCIAL SPACE ALONG 13TH WILL INCLUDE TWO LIVE/WORK UNITS
- 31,400 SF
- 6 STORIES TOTAL, TYPE 5 OVER TYPE I
- BELOW GRADE PARKING
- LEVEL 1: RESIDENTIAL LOBBY + RETAIL + LIVE/WORK UNITS + BOH
- LEVEL 2: RESIDENTIAL UNITS
- ROOF TOP: AMENITY + SOLAR ARRAY + EDIBLE GARDEN
- PURSUING SHARED PARKING DEVELOPMENT WITH ADJACENT PROJECT SITE

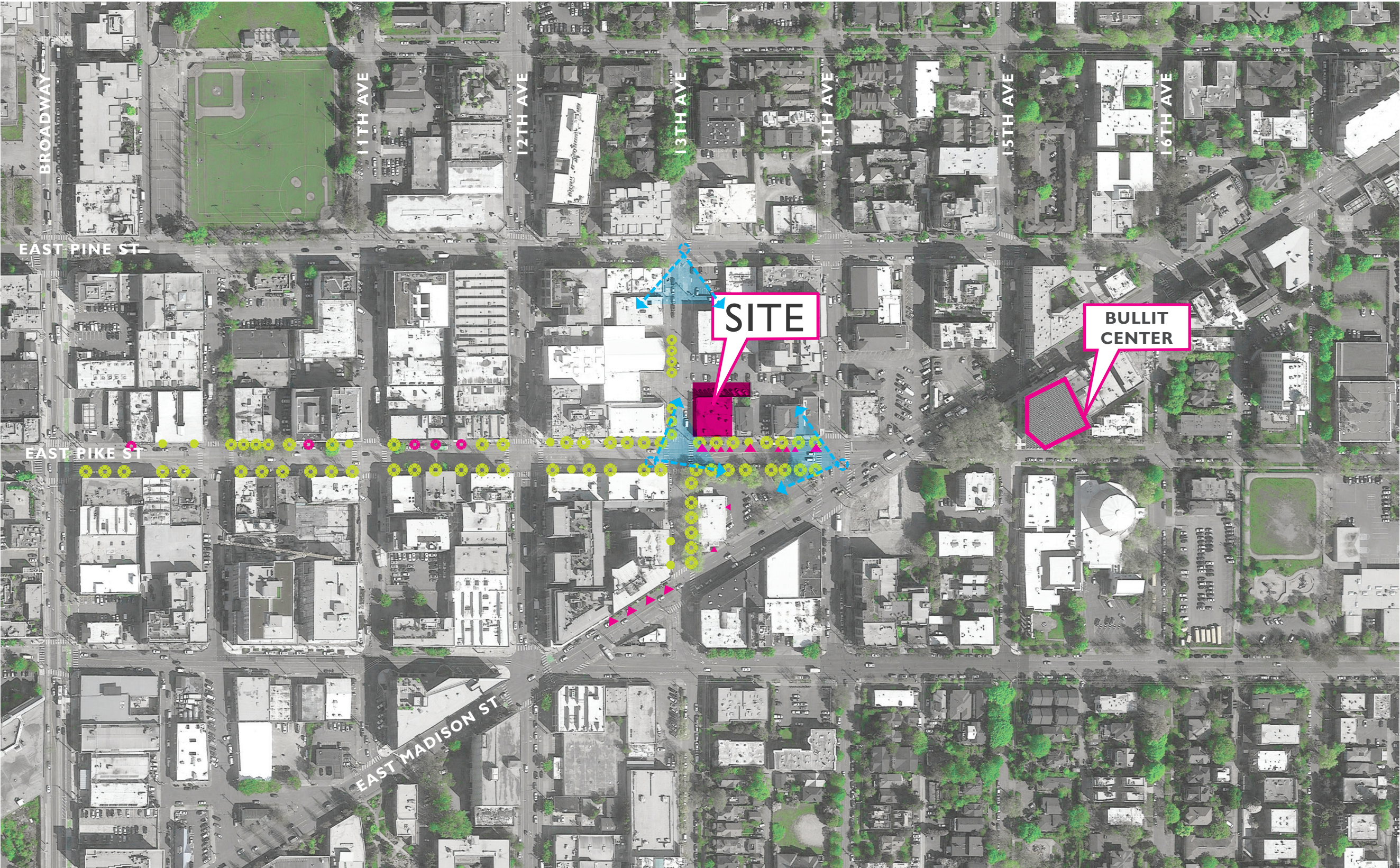


ZONING | summary



SITE ADDRESS	1300 E PIKE STREET, SEATTLE WA
KING COUNTY PARCEL #	6003000170
ZONING CLASSIFICATION	NC3P-65 (PEDESTRIAN DESIGNATED ZONE)
NEIGHBORHOOD/OVERLAY	PIKE/PINE CONSERVATION OVERLAY DISTRICT, PIKE/PINE (URBAN CENTER VILLAGE) OUTSIDE THE CONSERVATION CORE
NEIGHBORHOOD CHARACTER	RANGE OF LOW-RISE AND MID-RISE MIXED-USE BUILDINGS OF ECLECTIC ARCHITECTURAL STYLES, ABUNDANCE OF RETAIL SALES AND SERVICES, WELL SERVED BY PUBLIC TRANSIT
APPROXIMATE SITE DIMENSIONS	10,160 SF: 80.04' ALONG EAST PIKE; 112.02' ALONG 13TH AVE EAST (120.05' ALONG NORTH PROPERTY LINE MEASURING 30.01' WIDE)
TOPOGRAPHY	THE LOW POINT ON THE SITE IS LOCATED AT THE INTERSECTION OF 13TH AVE E. AND E. PIKE. THERE IS A 2.74' RISE ALONG 13TH AVE E FROM THE SW CORNER OF THE PROPERTY AND 4.26' RISE ALONG EAST PIKE FROM THE SW CORNER OF THE PROPERTY. THE NE CORNER OF THE SITE IS THE HIGH CORNER AT 13.08' FROM THE LOW POINT ON THE SITE.
FAR	4.25 (MAX RESIDENTIAL = 4.25 X 10,160 = 43,180 SF) 4.75 (MAX TOTAL = 4.75 X 10,160 = 48,260 SF) 3.40 PROPOSED FAR = 34,500 SF (RETAIL EXEMPT = 2,500 SF)
SETBACKS	SCL POWERLINE SETBACK = 14' FROM NEAREST HIGH VOLTAGE LINE ALONG 13TH AVE
PEDESTRIAN DESIGNATED ZONES	A MINIMUM OF 80% OF THE WIDTH OF A STRUCTURE'S STREET-LEVEL STREET-FACING FAÇADE THAT FACES A PRINCIPAL PEDESTRIAN STREET SHALL BE OCCUPIED BY APPROVED USES. THE REMAINING 20% OF THE STREET FRONTAGE MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN ENTRANCES
HEIGHT EXCEPTIONS [23.73.014.A]	IN ZONES WITH A MAPPED HEIGHT LIMIT OF 65 FEET, AN ADDITIONAL 4 FEET OF HEIGHT ABOVE THE HEIGHT LIMIT OF THE ZONE IS ALLOWED FOR STRUCTURES THAT INCLUDE USES LISTED AS REQUIRED STREET-LEVEL USES OR LIVE-WORK USE IF THE FOLLOWING CONDITIONS ARE MET: <ol style="list-style-type: none">1. THE FLOOR-TO-CEILING HEIGHT OF THE STREET-LEVEL USES OR LIVE-WORK UNITS LOCATED AT STREET LEVEL IS 13 FEET OR MORE,2. THE ADDITIONAL HEIGHT WILL NOT PERMIT AN ADDITIONAL STORY TO BE BUILT BEYOND THE NUMBER THAT COULD BE BUILT UNDER A 65-FOOT HEIGHT LIMIT; AND3. THE TRANSPARENCY REQUIREMENTS FOR STREET-FACING FAÇADES ARE MET FOR THE PORTION OF THE STREET-FACING FAÇADES BETWEEN 2 FEET AND 12 FEET ABOVE THE SIDEWALK.
DEPTH PROVISIONS	NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET LEVEL STREET-FACING FAÇADE.
CONTINUOUS OVERHEAD WEATHER PROTECTION	(I.E., CANOPIES, AWNINGS, MARQUEES, AND ARCADES) IS REQUIRED ALONG AT LEAST 60 PERCENT OF THE STREET FRONTAGE OF A STRUCTURE ON A PRINCIPAL PEDESTRIAN STREET, EXCEPT FOR STRUCTURES WITHIN THE PIKE/PINE CONSERVATION OVERLAY DISTRICT ON LOTS THAT CONTAIN A CHARACTER STRUCTURE

CONTEXT | neighborhood





STREET TREES



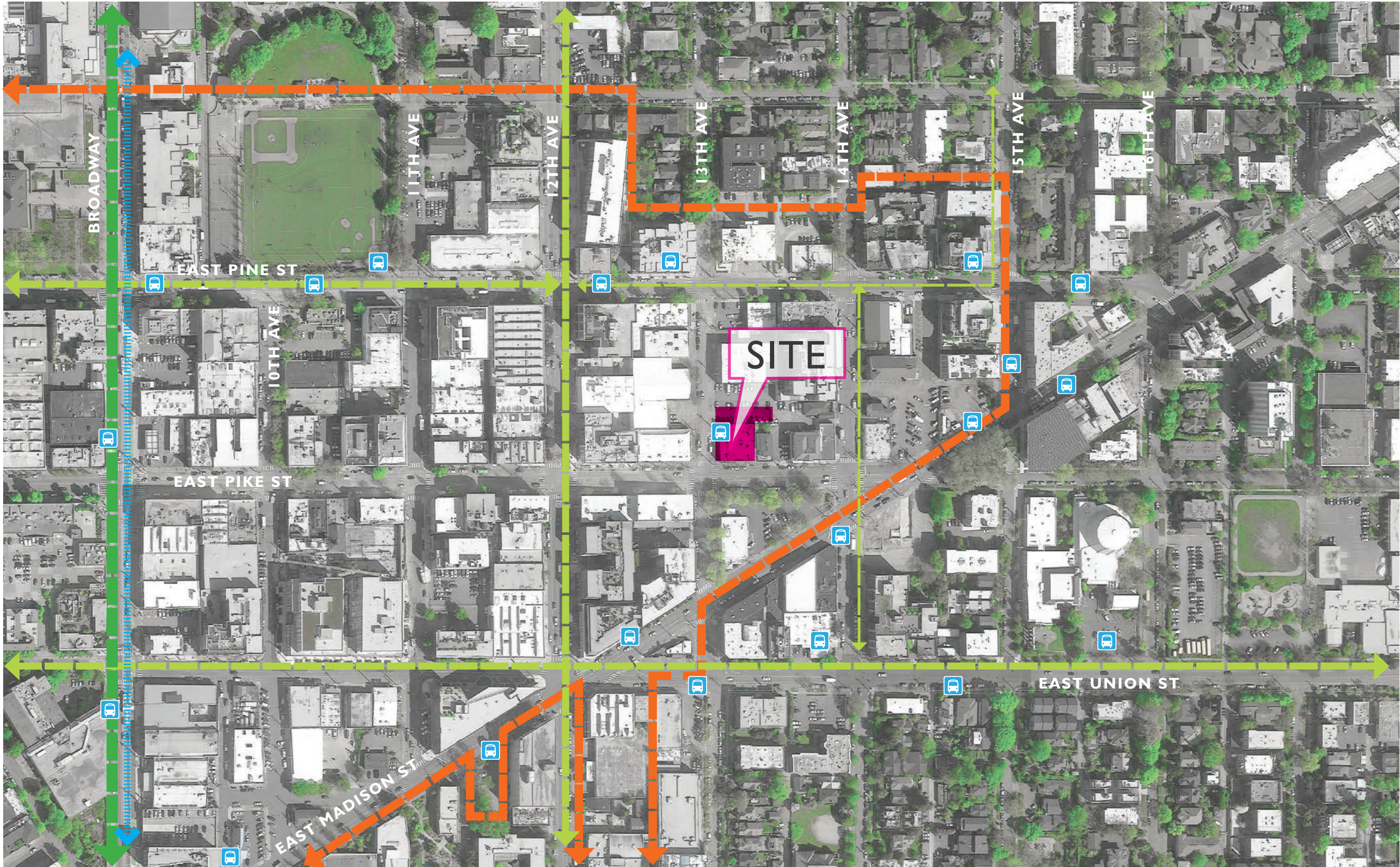
BUILDING/RETAIL ENTRY



VIEWS TO SITE

CONTEXT | network

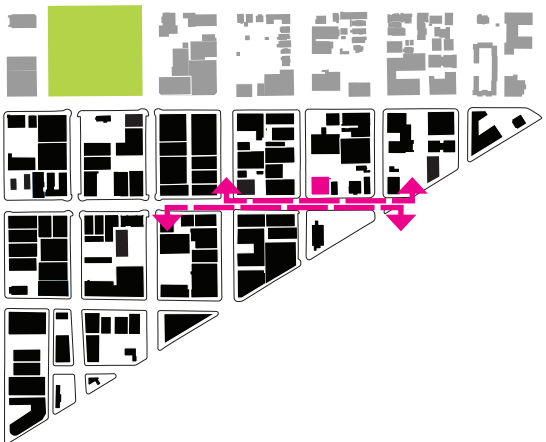
- SURFACE RAIL TRANSIT LINE
- PEDESTRIAN ZONE
- PROTECTED BIKE LANE
- BIKE LANE
- BUS STOP



CONTEXT | street elevations



OPPOSITE PROJECT SITE | PIKE ST SOUTH



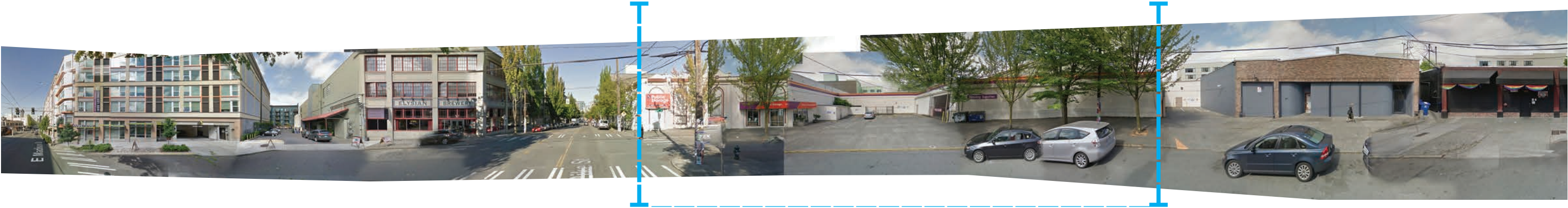
CONTEXT | street elevations



PROJECT SITE | PIKE ST FRONTAGE



CONTEXT | street elevations



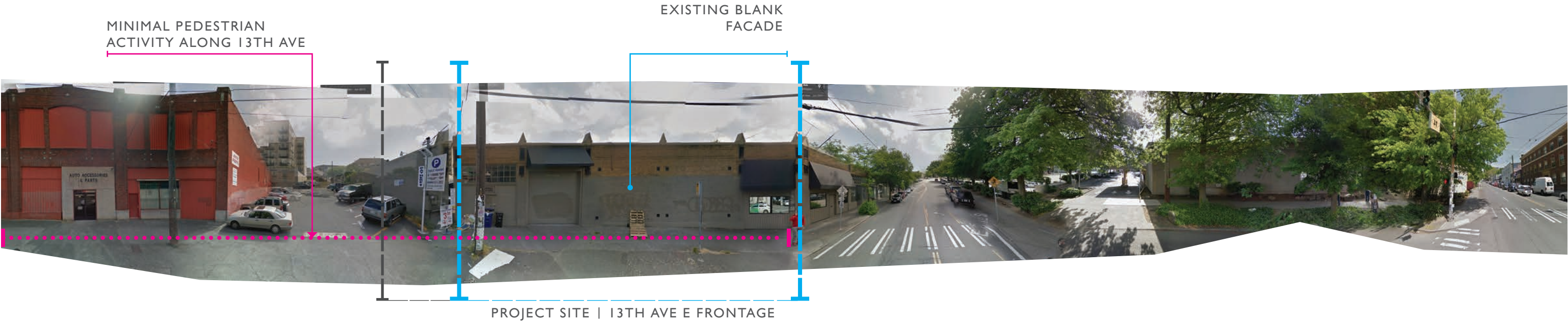
OPPOSITE PROJECT SITE | 13TH AVE E – WEST



MINIMAL PEDESTRIAN
ACTIVITY ALONG 13TH AVE



CONTEXT | street elevations



CONTEXT | pike-pine corridor icons



BULLITT CENTER | 15TH AVE & E MADISON ST



STARBUCKS RESERVE | MINOR AVE & E PIKE ST

THE NUANCED APPEAL OF CAPITOL HILL IS ECLECTIC AND BUILT UP FROM HISTORIC STRUCTURES, CELEBRATED CULTURE, NIGHT LIFE, HIDDEN NICHE RESPITES, THE GREENEST COMMERCIAL BUILDING IN THE WORLD AND SPONTANEOUS INTERACTIVE INSTALLATIONS THROUGHOUT THE STREETS.



ODDFELLOWS | 10TH AVE & E PINE ST



SHOES ON A WIRE | 11TH AVE & E PIKE ST



RAINBOW CROSSWALKS



GILDA'S CLUB | BROADWAY & E UNION ST



CONTEXT | adjacencies



ELYSIAN | SW CORNER



HISTORIC MIXED-USE | EAST PIKE ST MIDBLOCK N



REO FLATS | 14TH MIDBLOCK WEST



AUTO PARTS | 13TH MID-BLOCK EAST

AN ASSORTMENT OF 1-3 STORY CHARACTER STRUCTURES, MID-RISE NEW CONSTRUCTION, AND POTENTIAL DEVELOPMENT LOTS SURROUND THE PROJECT SITE.



BANK OF AMERICA | SW CORNER



PUBLIC STORAGE | NW CORNER



CITIZEN APARTMENTS | 13TH AND E MADISON ST

CONTEXT | multifamily urban infill & character façades



AGNES LOFTS | 12TH AVE & E PIKE ST



1111 E PIKE



THE YARD HOUSE | 14TH AVE E & E REPUBLICAN ST



PACKARD BUILDING | 12TH AVE & E PINE ST



600 EAST PIKE



SUNSET ELECTRIC APARTMENTS
11TH AVE & E PINE ST



CONTEXT | multifamily urban infill & character façades



CHOP HOUSE ROW | 11TH AVE



PIKE MOTORWORKS | BOYLSTON AVE & E PIKE ST



EVOLVE APARTMENTS | 10TH AVE & UNION



VIVA APARTMENTS | 11TH AVE & UNION

WITHIN THE PIKE-PINE CORRIDOR, CHARACTER STRUCTURES HAVE BEEN PRESERVED WHILE DEVELOPING DENSITY, PAYING HOMAGE TO THE RICH HISTORY AND AUTHENTIC STREET PRESENCE THAT IS NOT ACHIEVABLE THROUGH NEW CONSTRUCTION. THE DEVELOPED SITES HOLDING THESE MORE PRECIOUS CHARACTER STRUCTURES, CREATE SIMPLE SETBACK MASSINGS USED AS BACKDROP, GIVING PROMINENCE TO THE ORIGINALITY OF THE EXISTING STREET FRONTAGE.

AS A COMPLIMENT TO THE PRESERVATION OF EXISTING STRUCTURES WHERE EXISTING STRUCTURES ARE NOT SEEN AS SIGNIFICANT OR LOCATED IN UNDEVELOPED LOTS, A NEW VARIETY OF MULTIFAMILY MID-RISE INFILL PROJECTS THROUGHOUT CAPITOL HILL TAKE ON A SIMPLE FORM. THESE PROJECTS MAINTAIN A CONSISTENT URBAN STREET EDGE WITH NO SIGNIFICANT SETBACKS, OFFER A VARIETY OF MODERN ALIGNED RHYTHMIC FAÇADES, WITH A SAMPLING OF BALCONIES AND STRONG DATUMS BETWEEN THE BASE AND THE UPPER STRUCTURES.

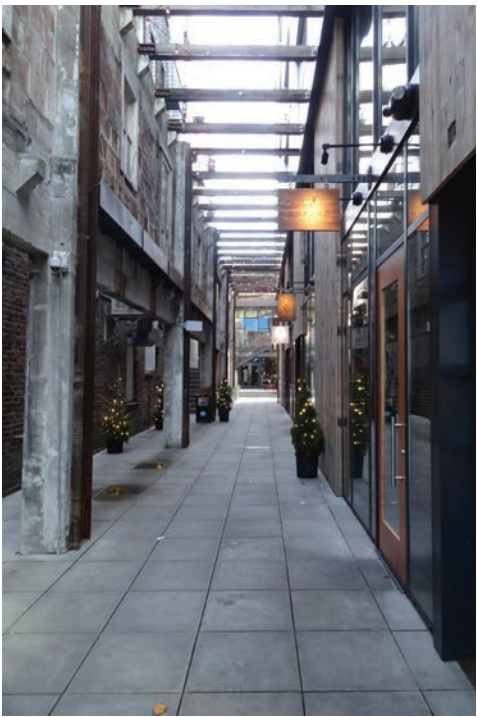


BERYL APARTMENTS | 12TH AVE & E PIKE ST



BROADSTONE INFINITY | 10-11TH AVE & E UNION ST

CONTEXT | pike-pine corridor street character



CHOP HOUSE ROW | 11TH AVE



PIKE MOTORWORKS | 714 PINE ST

THE PIKE-PINE CORRIDOR
NEIGHBORHOOD CHARACTER IS RICH, VARIED, TEXTURAL, DINGY, CLEAN-CUT AND URBAN. THROUGHOUT, THE DISTRICT STRUCTURES MAINTAIN AN URBAN STREET EDGE WITH NICHE ENTRIES, WOOD OR STEEL FRAMED WINDOWS AT THE BASE AND DETAILED WINDOW OPENINGS PROVIDING TRANSPARENCY INTO GROUND LEVEL SPACES.



BIMBOS CANTINA | PIKE AT 11TH



OPTIMISM BREWING CO | BROADWAY AND UNION ST



RETAIL SPACE | PIKE B/W BROADWAY AND 10TH



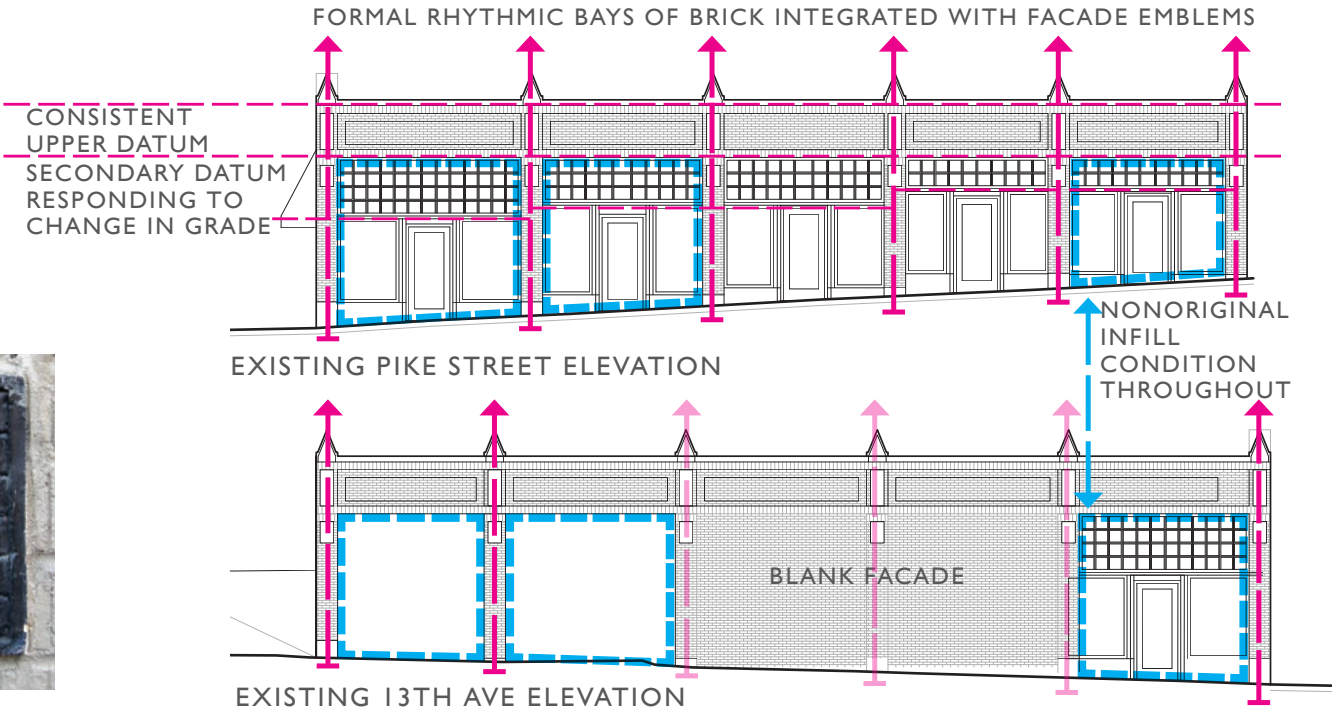
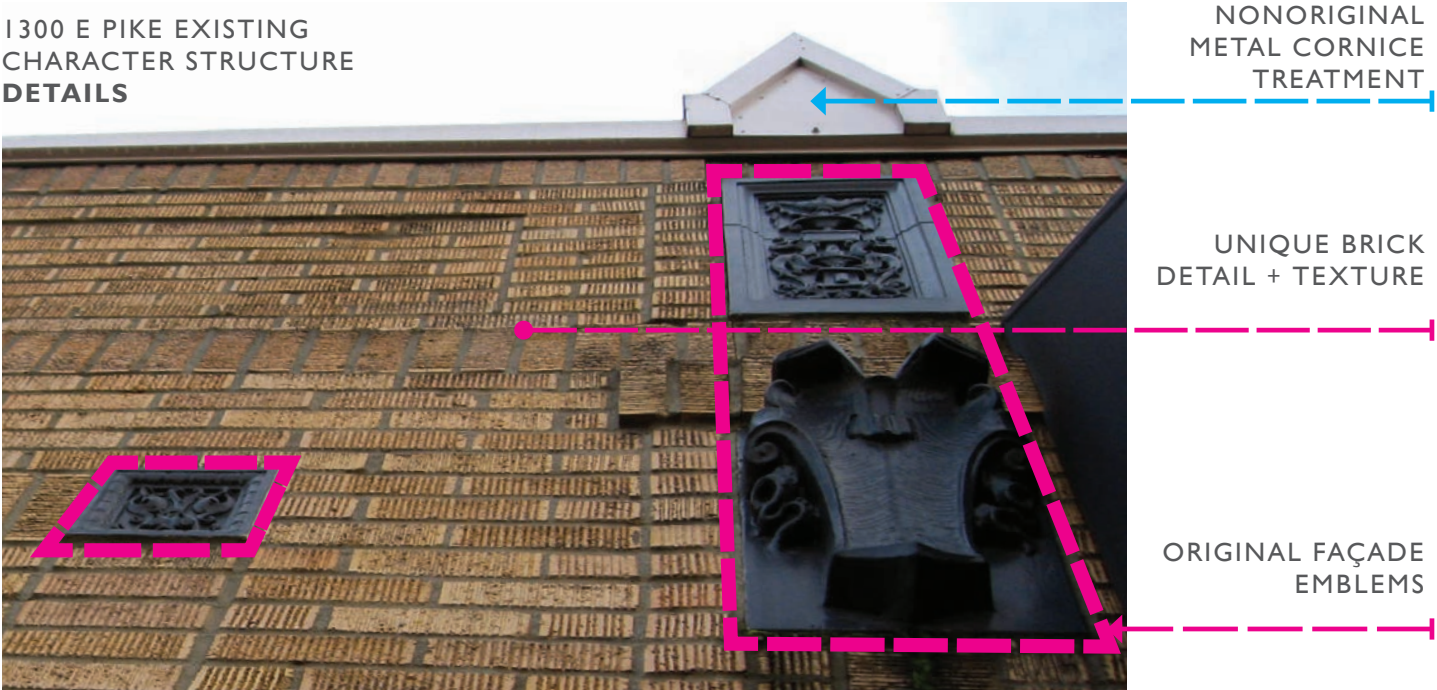
RETROFIT HOME | 11TH AND PIKE



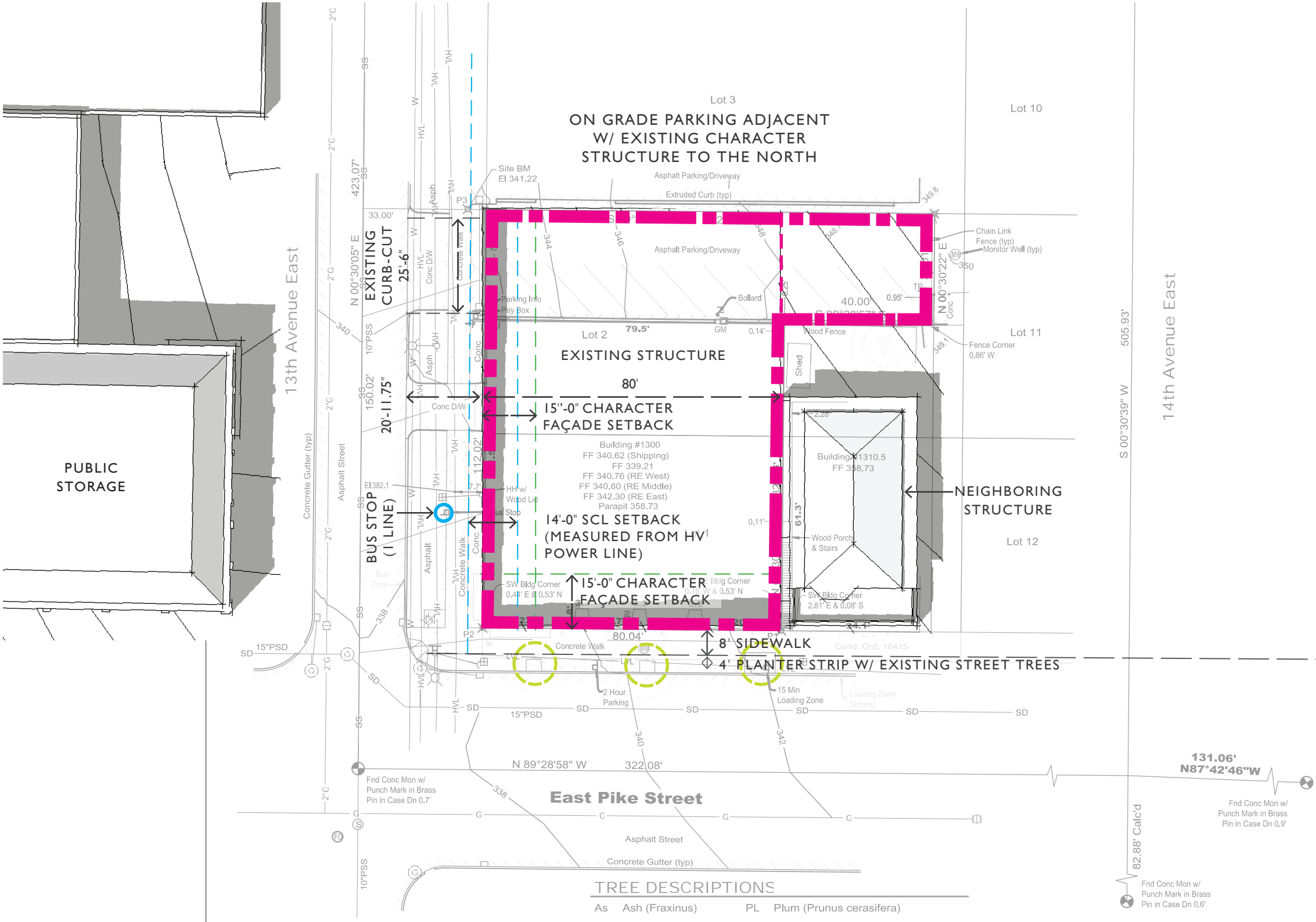
BROADSTONE INFINITY RETAIL BASE | 10TH-11TH AND UNION

CONTEXT | existing character structure

1300 E PIKE EXISTING CHARACTER STRUCTURE DETAILS



CONTEXT | site survey



MERIDIAN
NAD 83-91

LEGAL DESCRIPTION

THE WEST 80 FEET OF LOT 1 AND THE WEST 80 FEET OF LOT 2 AND THE NORTH 30 FEET OF THE WEST 120 FEET OF LOT 2, BLOCK 10, "ADDITION TO THE CITY OF SEATTLE, AS LAID OF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF "J.H. NAGLE" (COMMONLY REFERRED TO AS NAGLE'S ADDITION), RECORDED IN VOLUME 1 OF PLATS, PAGE 153 IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 8 FEET OF SAID LOT 1 THEREOF AS CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING OF EAST PIKE STREET UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 61303 PURSUANT TO ORDINANCE NO. 16415 OF THE CITY OF SEATTLE.

APN 600300-0170

PROPERTY CORNERS

P1 Found Tack in Lead w/ Tag, LS 8593, 0.05' W & 0.04' S

P2 Found Tack in Lead w/ Tag, LS 8593, 0.02' W

P3 Found Tack in Lead, 5.00' W & 0.05' N

P4 Found RR Spike w/ Punch, 0.06' W & 0.05' S

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM

METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON MAY 1, 2015.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

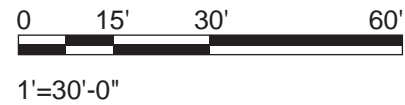
VERTICAL DATUM - NAVD 88

CONTOUR INTERVAL - 2 FEET

BENCH MARK: POINT NAME: SNV-2543: Brass Cap 1' NW of the NW cor bldg in the SE cor int 16th Ave & E Madison St. Elev: 411.238

SURVEY IN THE:

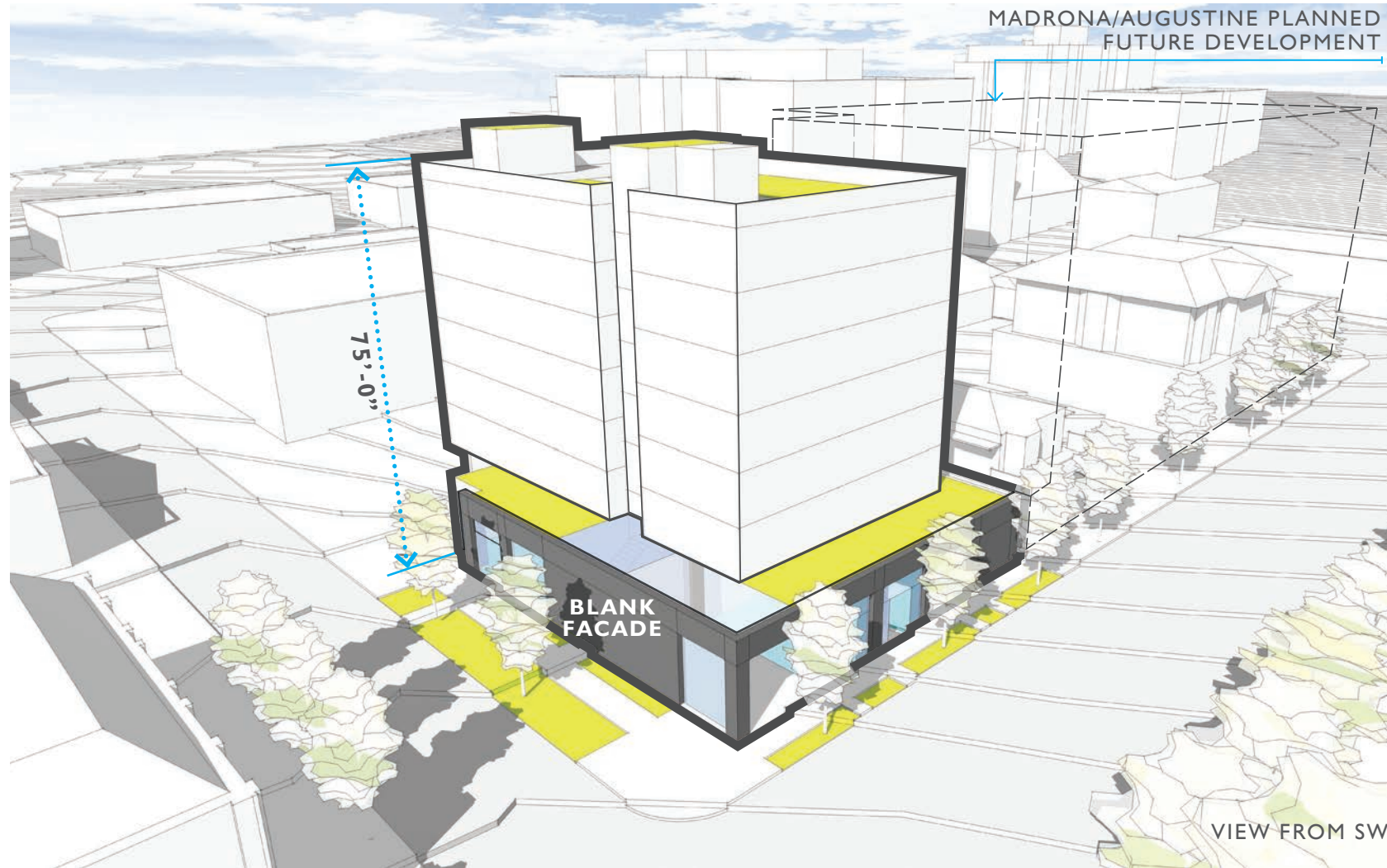
N.E. 1/4, N.E. 1/4 SEC. 32 TWP. 25N., RGE. 4E., W.M.





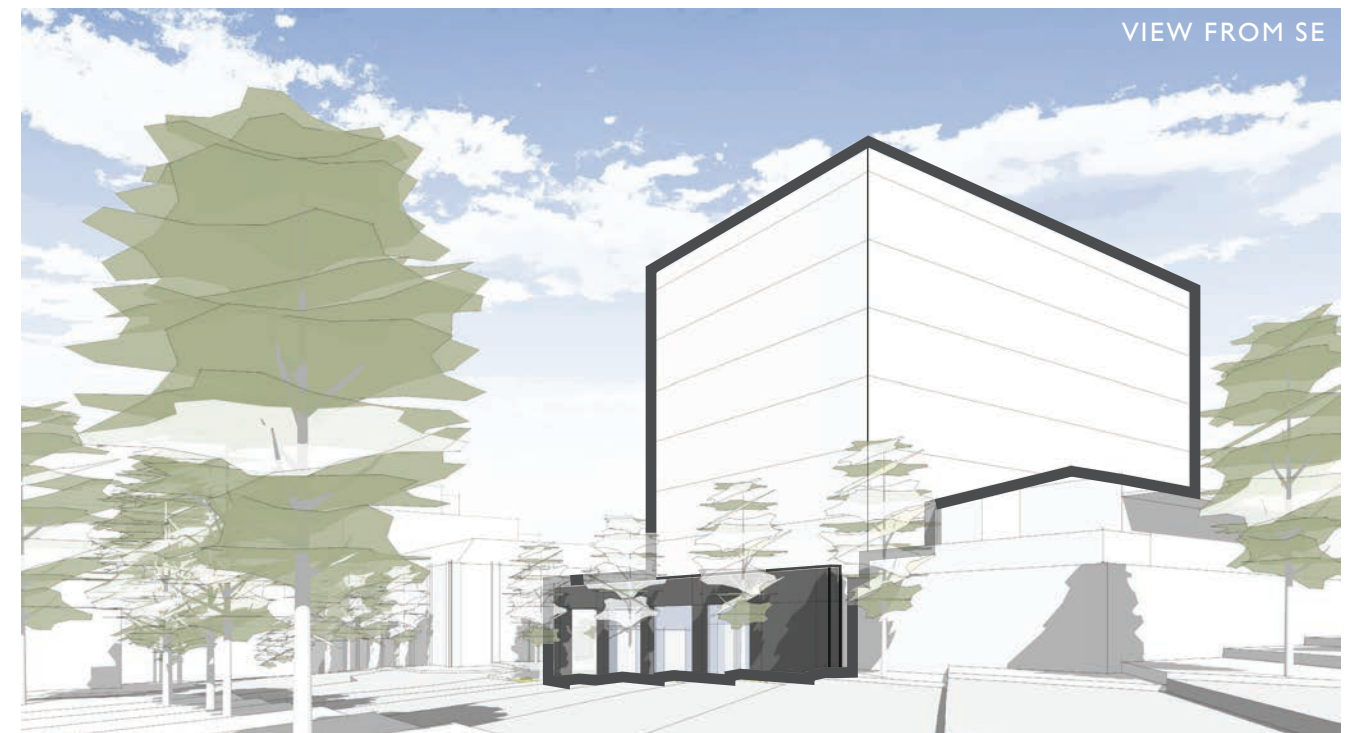
MASSING **SCHEMES**

MASSING OPTION | scheme AI

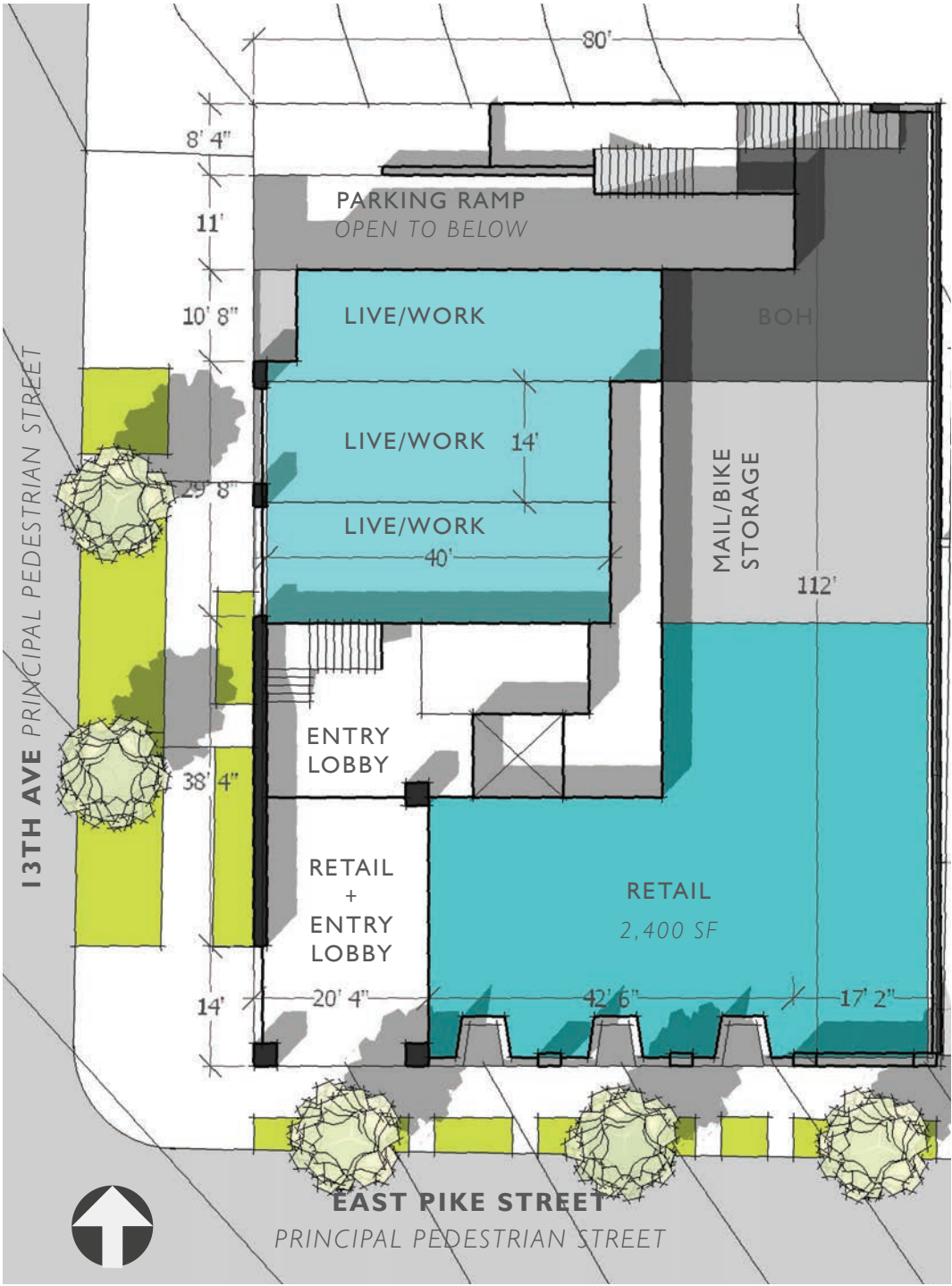


MAINTAIN FULL CHARACTER STRUCTURE APPROACH, **CODE COMPLIANT**

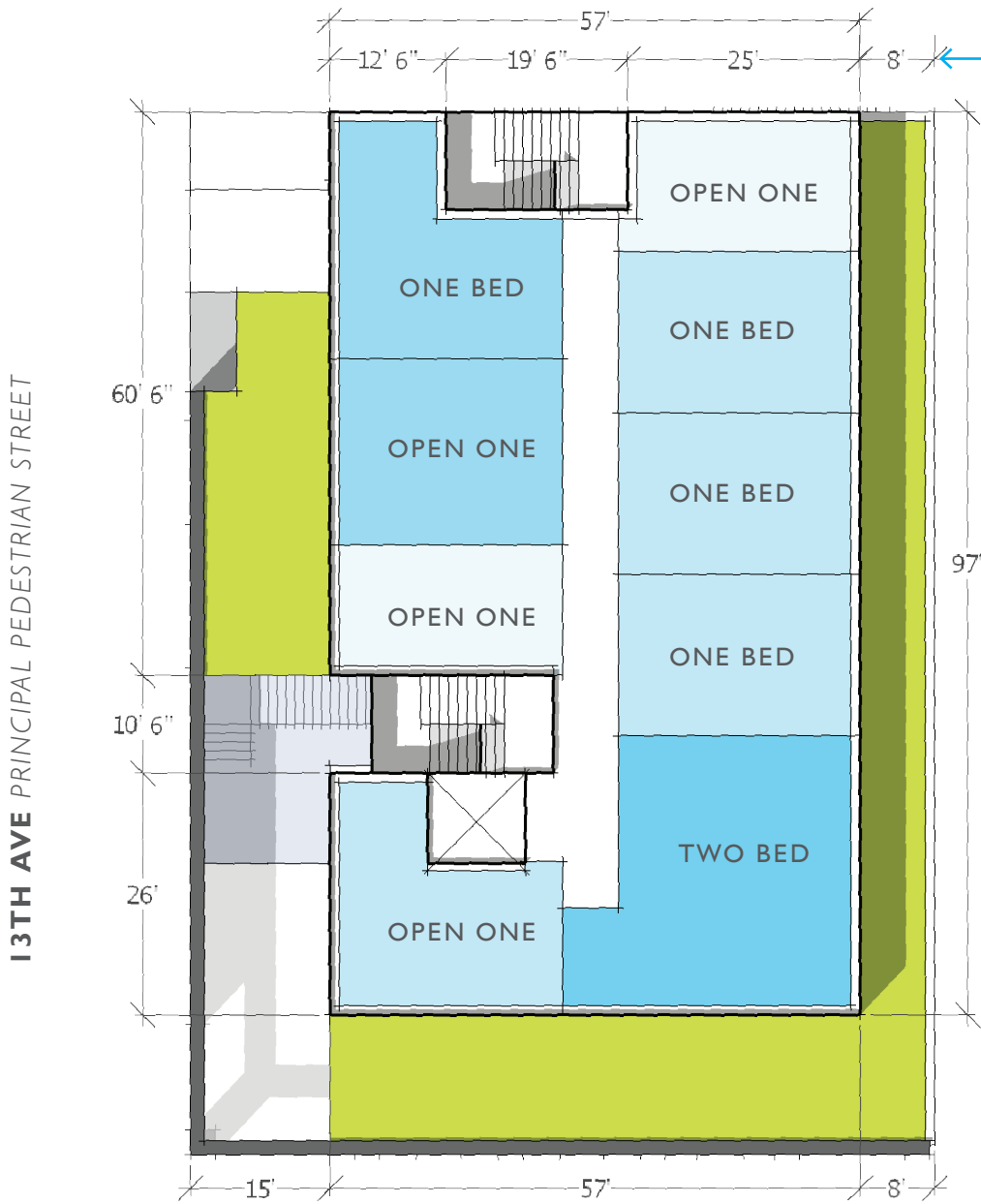
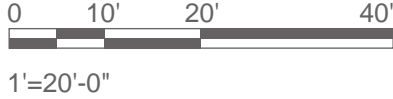
- 7-STORY STRUCTURE, ASSUMES 10' BONUS HEIGHT FOR MAINTAINING CHARACTER STRUCTURE (BELOW GRADE PARKING, ONE GROUND LEVEL/RETAIL, SIX RESIDENTIAL LEVELS)
- MAINTAIN CHARACTER STRUCTURE WITH BLANK FAÇADE
- CREATE A VIBRANT CONNECTION BETWEEN THE STREET, RETAIL AND RESIDENTIAL FOOT TRAFFIC THROUGH SHARED OUTDOOR ENTRY COURT
- 15'-0" UPPER LEVEL SETBACKS COMPLY WITH CHARACTER STRUCTURE BONUS HEIGHT REQUIREMENT
- VERTICAL CIRCULATION ENCLOSED



MASSING OPTION | scheme A1



LEVEL 1 FLOOR PLAN



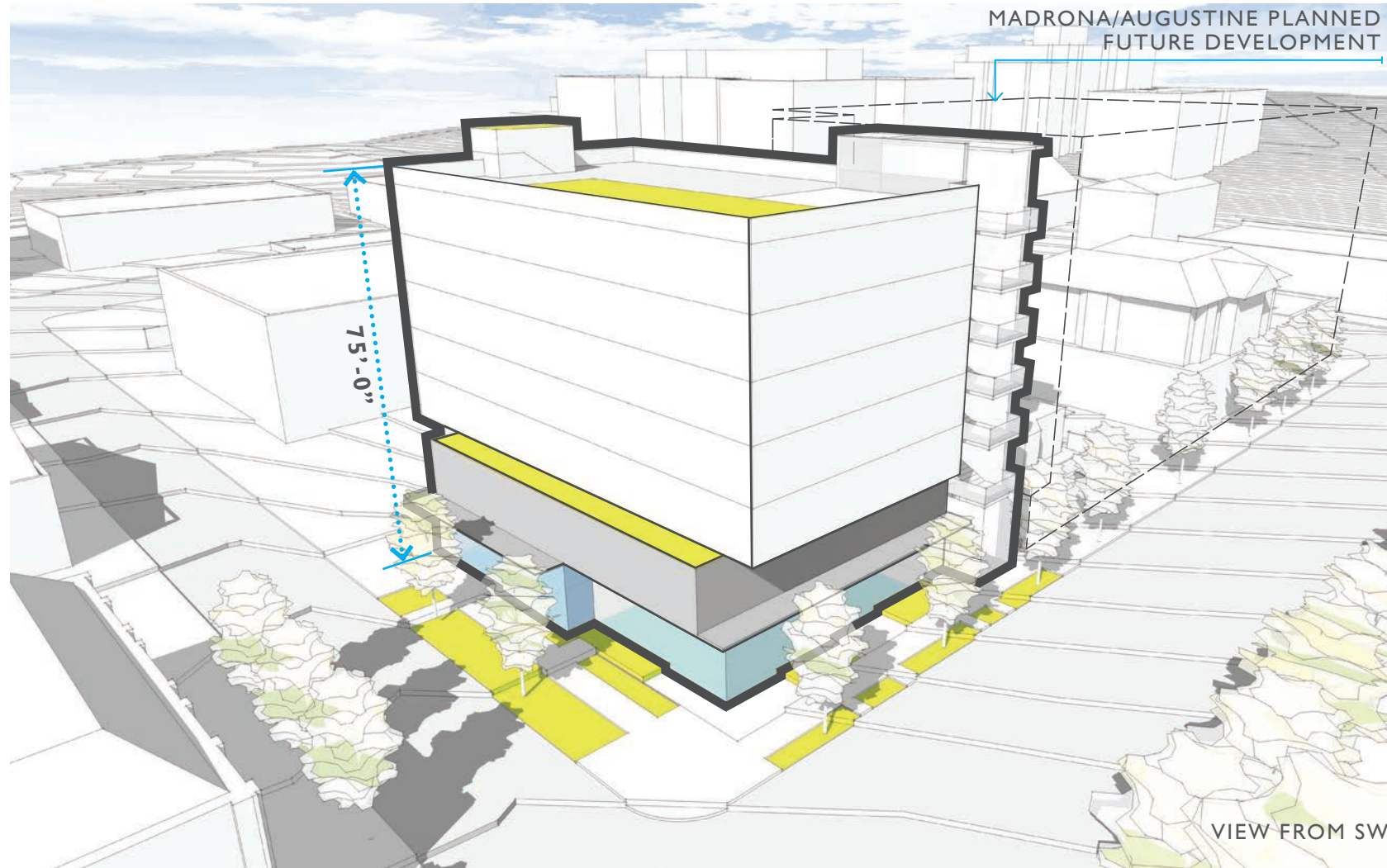
LEVEL 2-7 FLOOR PLAN

LIMITED GLAZING ON EAST FACADE TO 25%
BASED ON PROXIMITY TO PROPERTY LINE



PEDESTRIAN VIEW FROM SW

MASSING OPTION | scheme A2

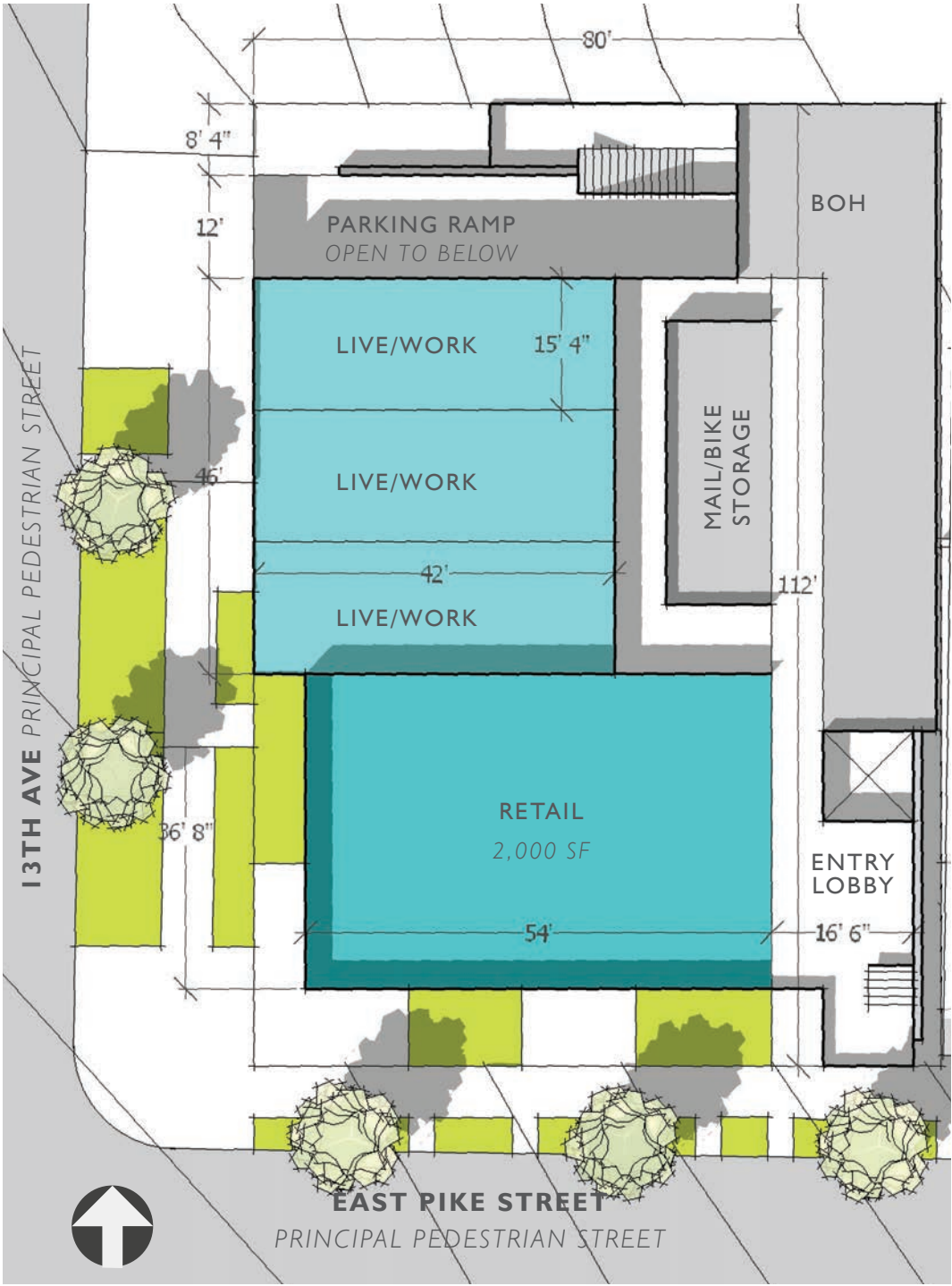


LIVING BUILDING PILOT APPROACH, **DEPARTURE REQUEST**

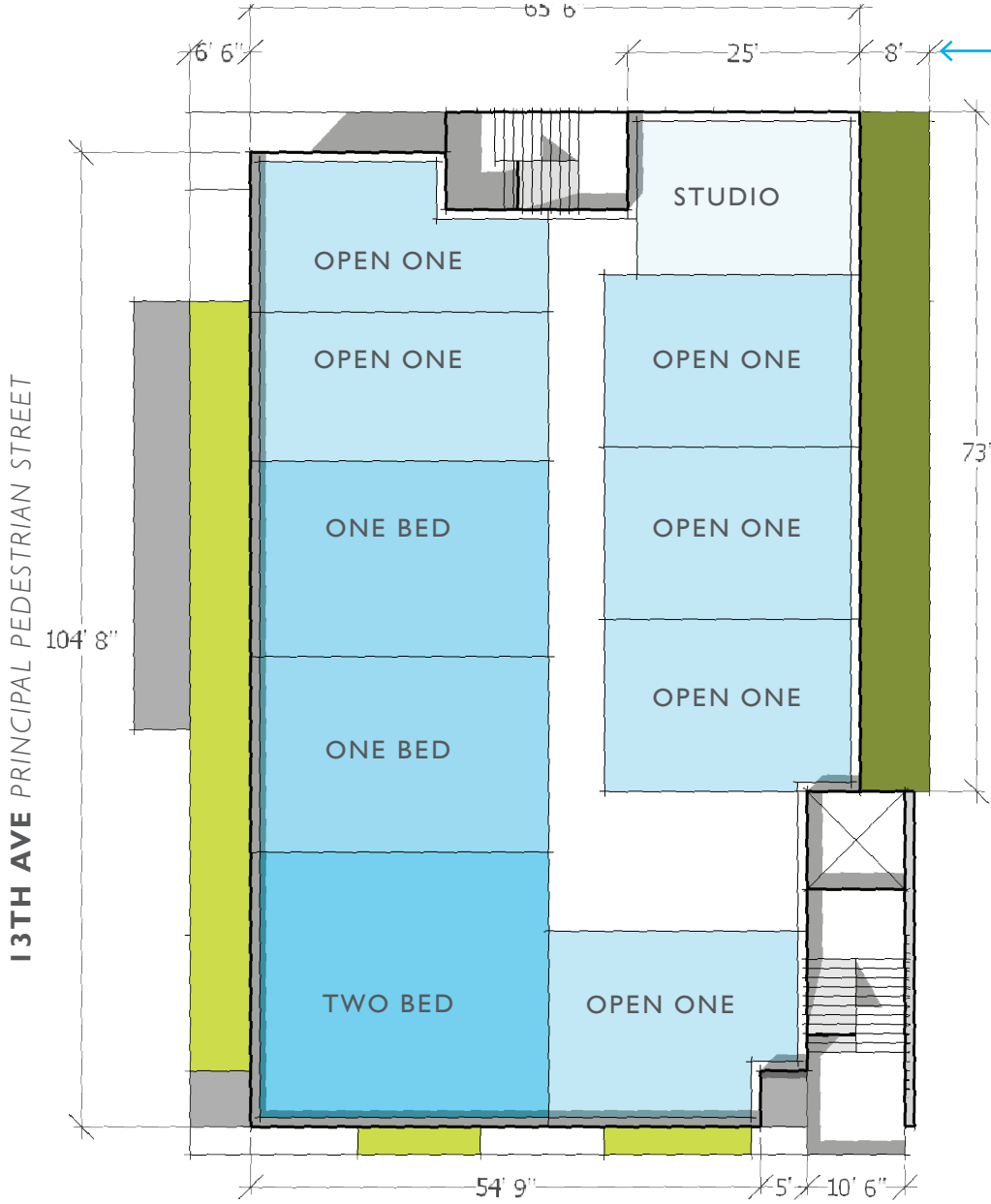
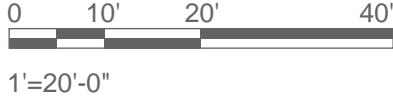
- 7-STORY STRUCTURE IN PURSUIT OF LIVING BUILDING PILOT, ASSUMING 10' BONUS HEIGHT (BELOW GRADE PARKING, ONE GROUND LEVEL/RETAIL, SIX RESIDENTIAL LEVELS)
- PROPOSED DEPARTURES FOR INCREASED HEIGHT AND FAR REQUIRED TO ACHIEVE THE LIVING BUILDING PILOT HEIGHT BONUS
- ELIMINATE THE CHARACTER FAÇADE
- EXTERIOR STAIR LOCATED AT THE SE SECTION OF THE SITE, ANCHORING THE STRUCTURE AND PROVIDING RESIDENTIAL ACCESS ALONG PIKE STREET
- CREATES A MORE CONTINUOUS FAÇADE ALONG 13TH AVE AND A MORE COMPOSED FAÇADE WITH AN EXTERIOR STAIR ALONG PIKE STREET
- LIVE/WORK FLATS INTEGRATED INTO 50% OF THE FAÇADE ALONG 13TH AVE



MASSING OPTION | scheme A2

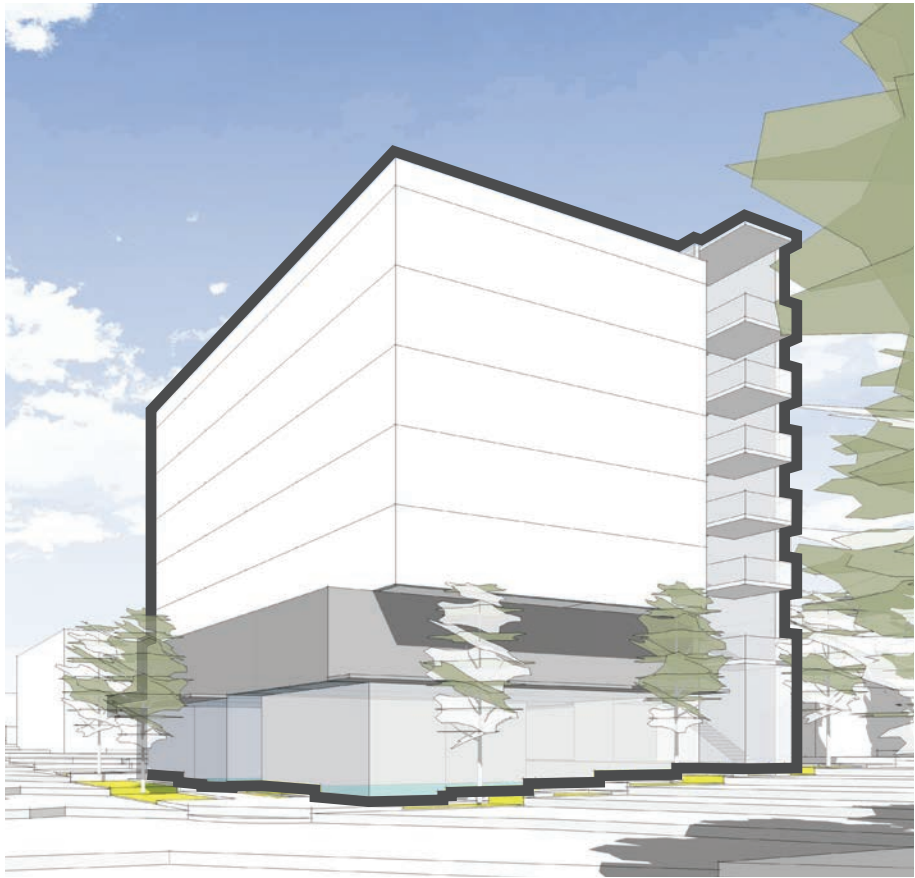


LEVEL 1 FLOOR PLAN



LEVEL 2-7 FLOOR PLAN

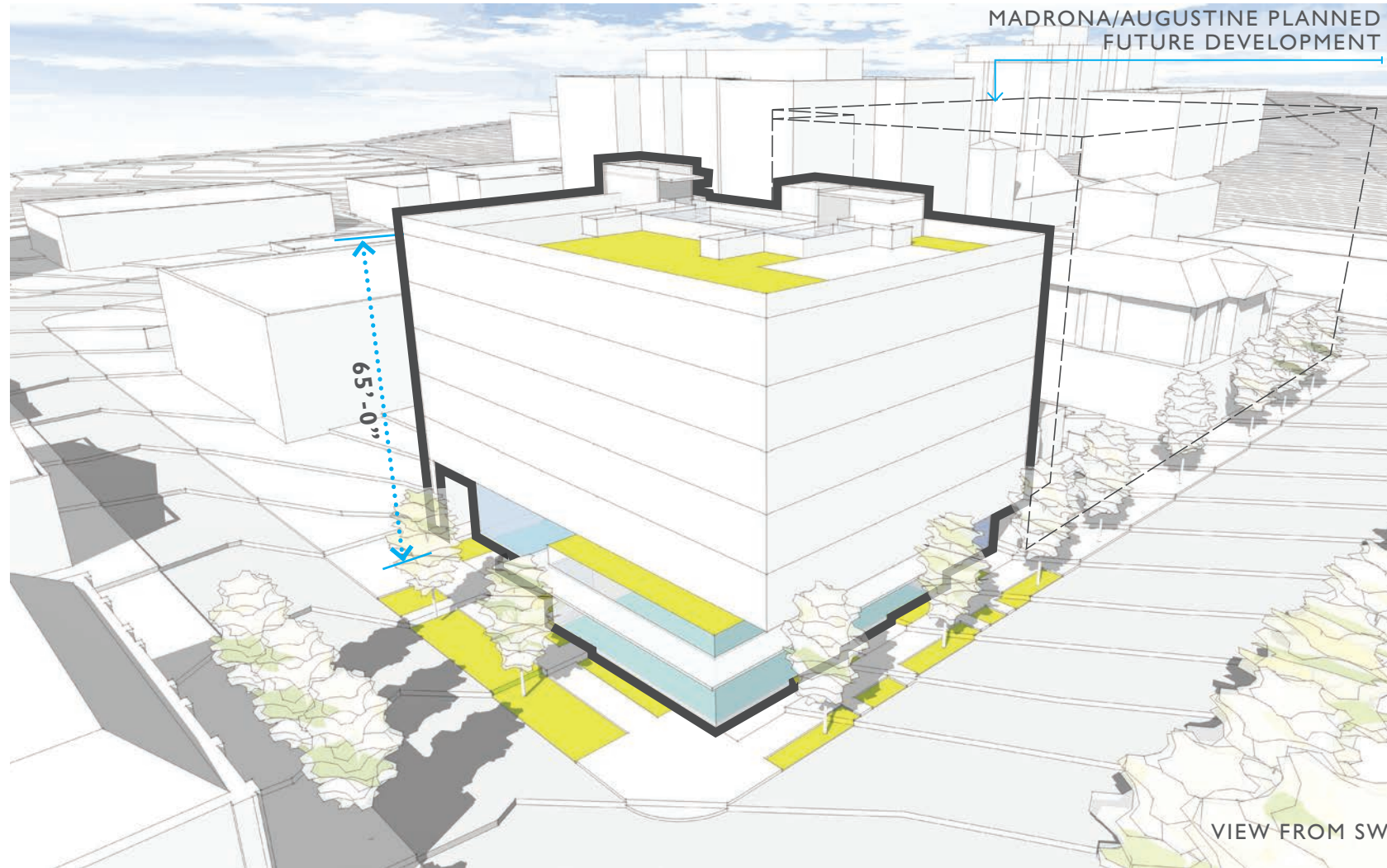
LIMITED GLAZING ON EAST FACADE TO 25%
BASED ON PROXIMITY TO PROPERTY LINE



PEDESTRIAN VIEW FROM SW



MASSING OPTION | scheme B

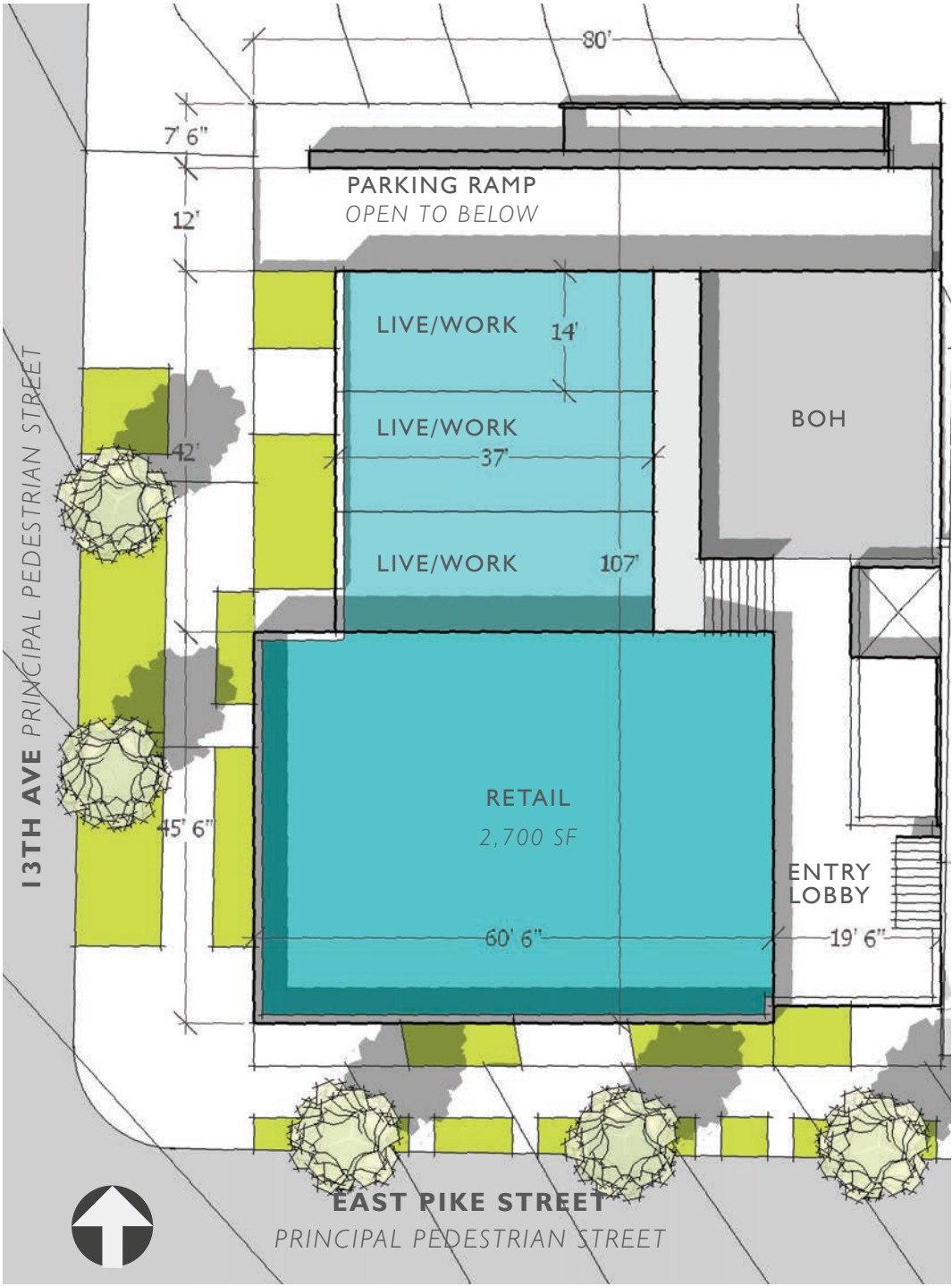


THE COURTYARD, **CODE COMPLIANT**

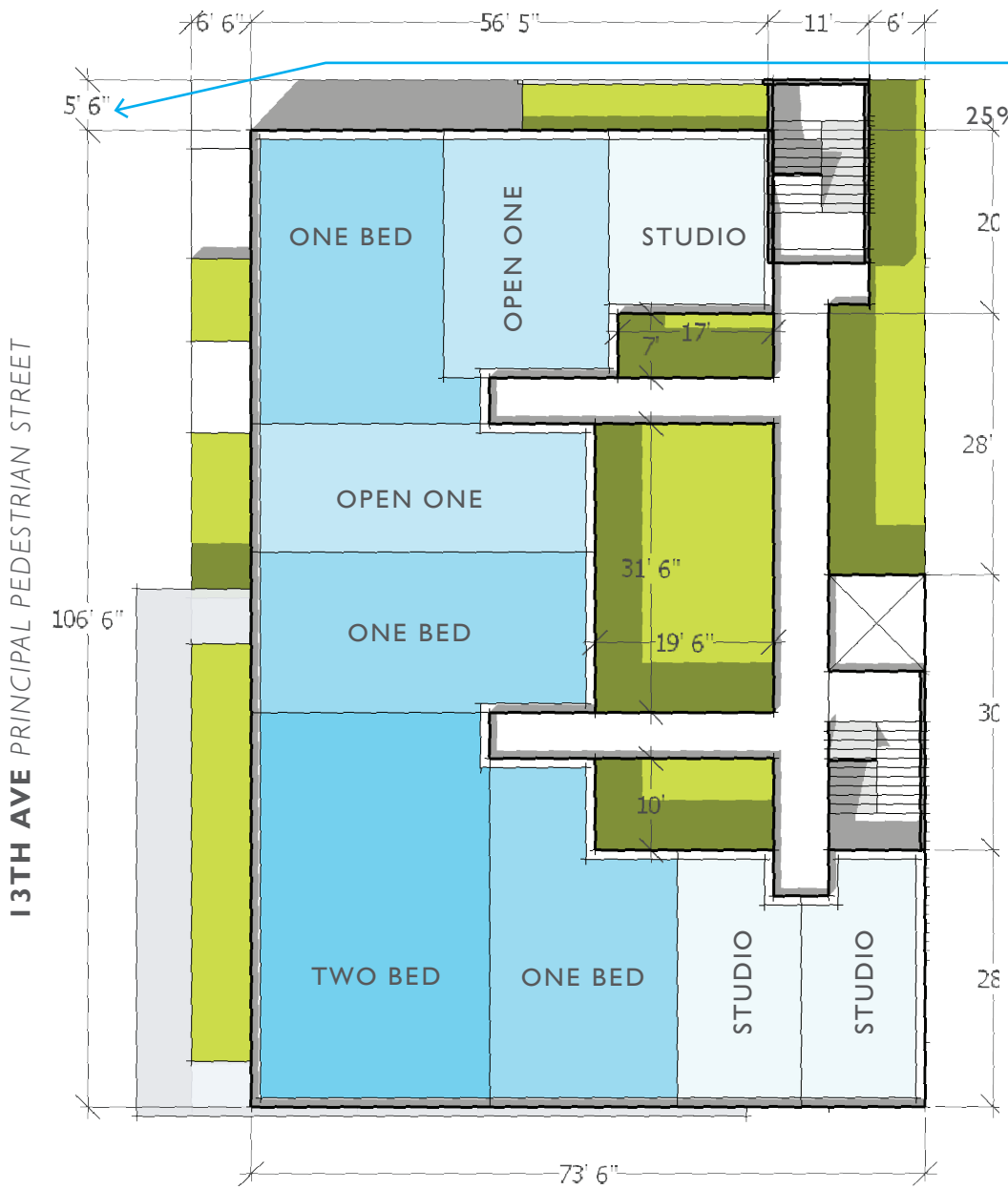
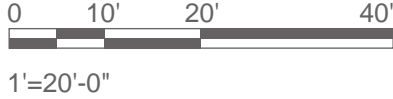
- 6-STORY STRUCTURE, (BELOW GRADE PARKING, ONE GROUND LEVEL/RETAIL, FIVE RESIDENTIAL LEVELS)
- INTERNALIZE VERTICAL CIRCULATION TO CREATE OPEN COURTYARD CIRCULATION
- NARROW RESIDENTIAL ENTRY SEQUENCE ALONG EAST PIKE, OPENS UP FLOOR PLATE FOR RETAIL
- CREATES A MORE CONTINUOUS FAÇADE ALONG THE STREET FRONTS WITH INTERNALIZED MODULATION IN THE COURTYARD
- ALLOWS FOR MORE LANDSCAPE GREEN FACTOR OPPORTUNITIES WITH THE INTERIOR COURTYARD



MASSING OPTION | scheme B



LEVEL 1 FLOOR PLAN



LEVEL 2-6 FLOOR PLAN

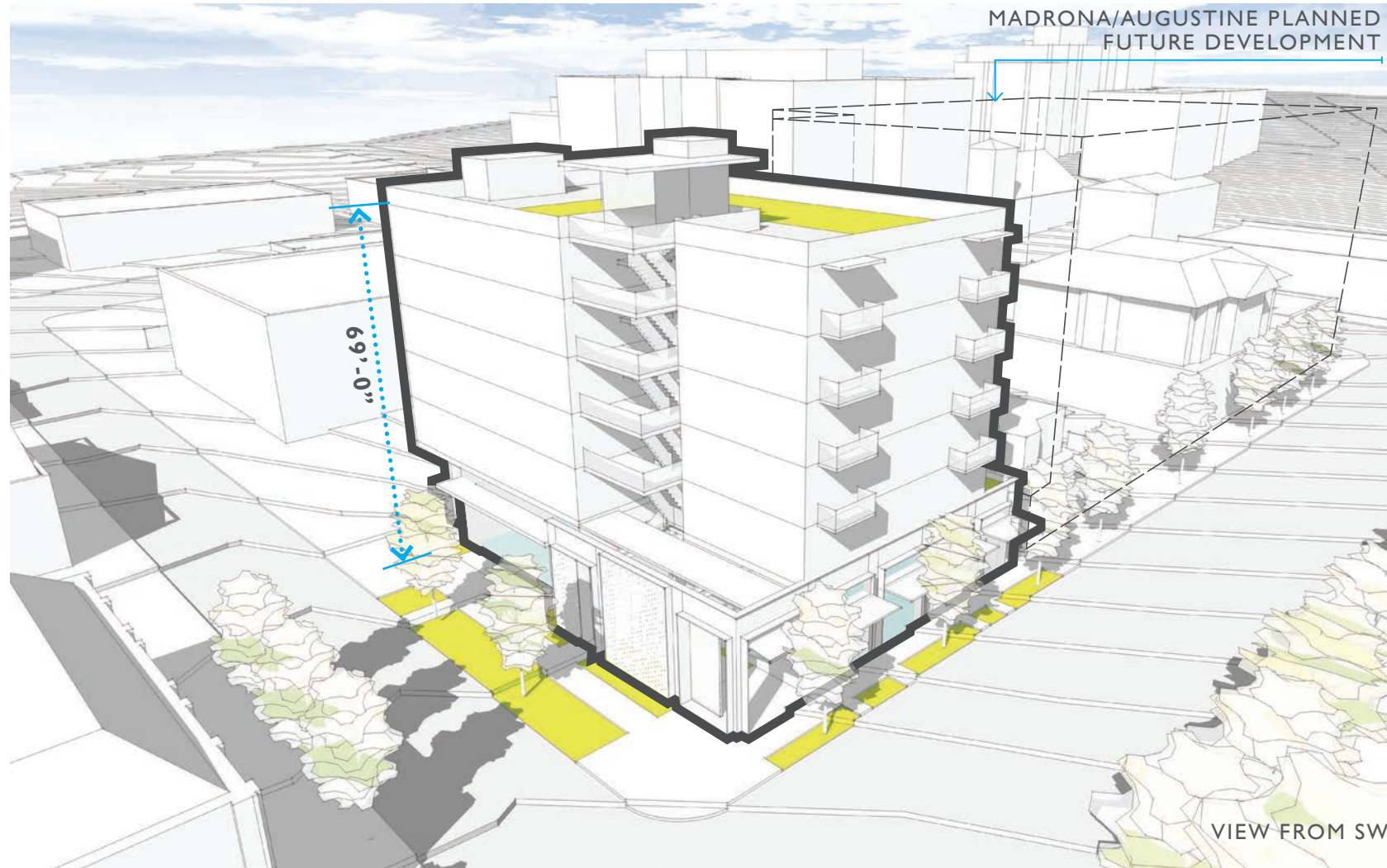
LIMITED GLAZING ON NORTH FACADE TO 25% BASED ON PROXIMITY TO PROPERTY LINE



PEDESTRIAN VIEW FROM SW



MASSING OPTION | *scheme C preferred*

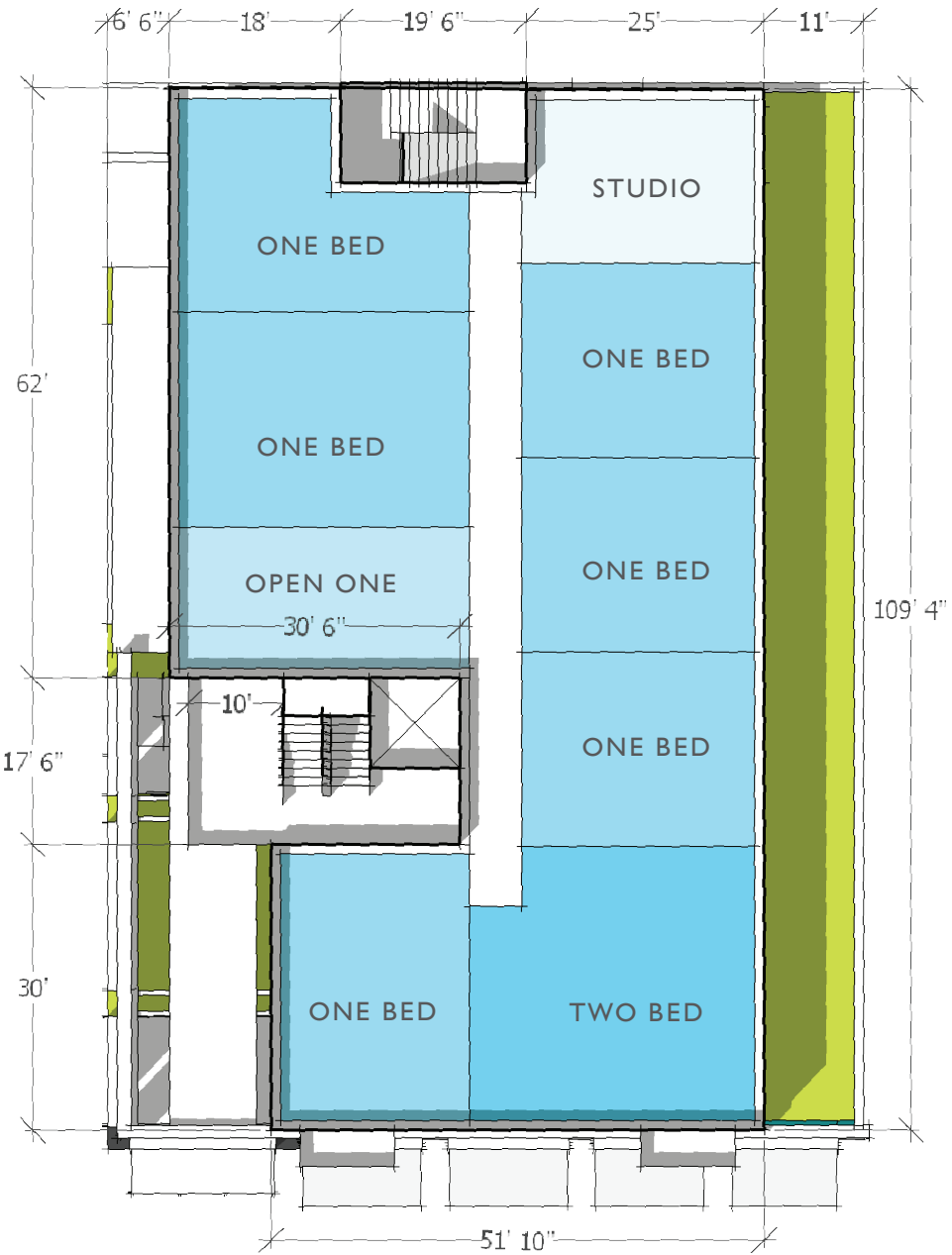
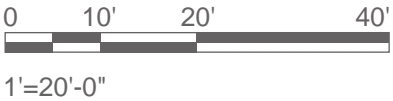
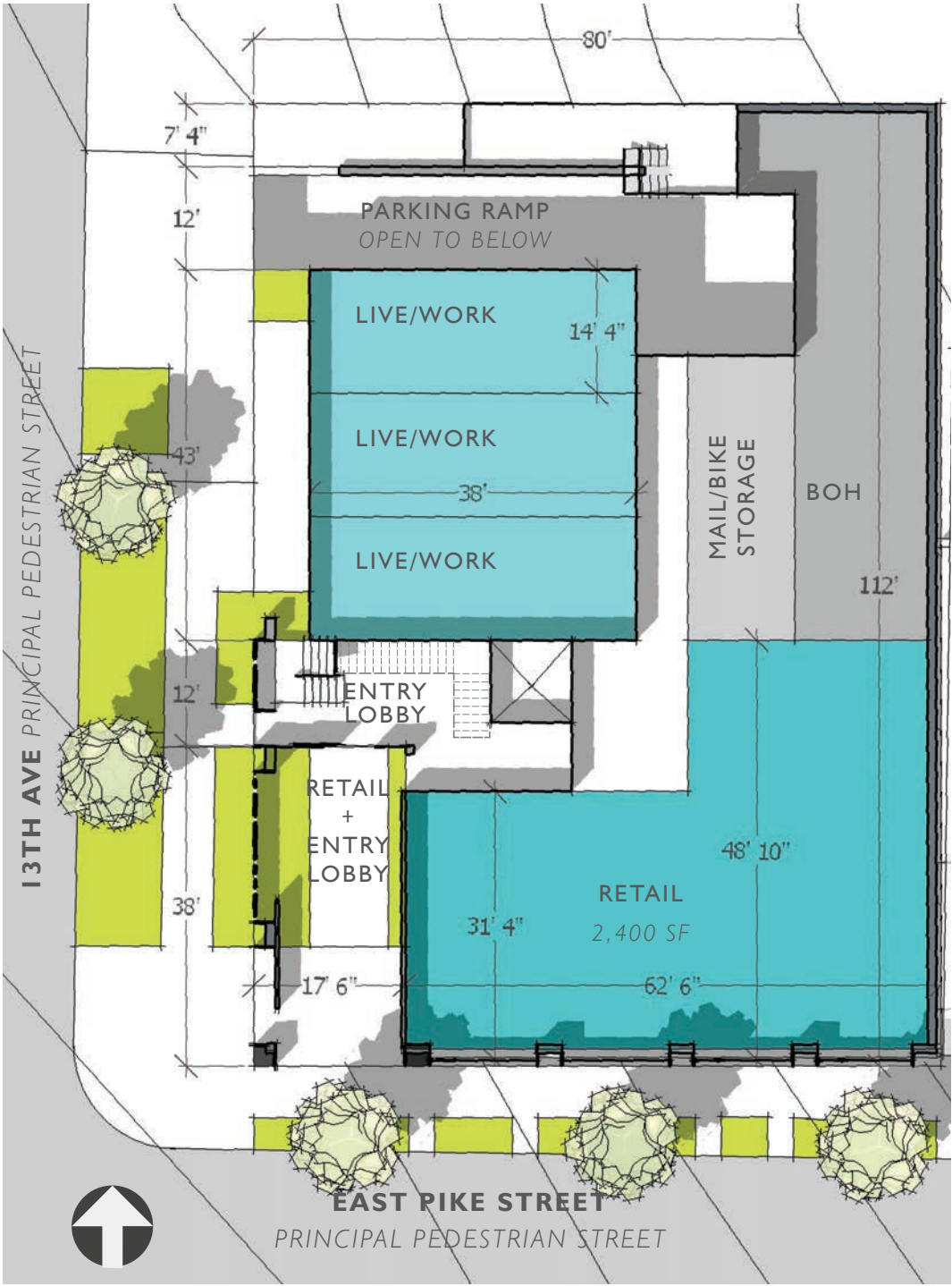


CHARACTER STRUCTURE INSPIRED, **CODE COMPLIANT**

- PURSUING PASSIVE HOUSE STANDARDS. THE PROPOSED DESIGN IS SEEKING TO PERFORM AS CLOSE TO ZERO ENERGY AS POSSIBLE, WHICH HAS INFLUENCED THE PREFERRED DESIGN SCHEME
- 6-STORY STRUCTURE, PURSUING 4' BONUS HEIGHT FOR MEETING STREET-LEVEL DEVELOPMENT REQUIREMENTS, (BELOW GRADE PARKING, ONE GROUND LEVEL/RETAIL, FIVE RESIDENTIAL LEVELS)
- REMOVE EXISTING STRUCTURE, RETAIN UNIQUE FACADE ELEMENT & INCORPORATE INTO GRADE LEVEL
- EVOLVE THE PROPORTION AND RHYTHM OF EXISTING STRUCTURE WITH NEW CONSTRUCTION REUSING BUILDING MATERIALS MEMORIALIZING ORIGINAL STRUCTURE
- CREATE A VIBRANT CONNECTION BETWEEN THE STREET, RETAIL AND RESIDENTS
- SEPARATE RESIDENTIAL ENTRY SHOWN ALONG 13TH
- PROTECTED STAIR AS VERTICAL FEATURE + INDOOR/OUTDOOR SPACE, BREAKS UP MASSING ALONG 13TH AVE



MASSING OPTION | *scheme C preferred*



SCHEME OVERVIEW | pros + cons



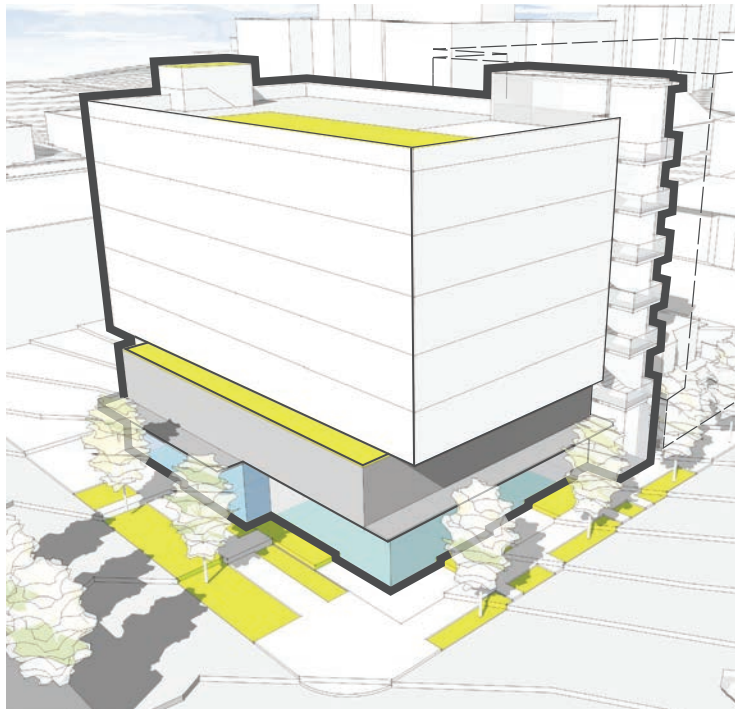
AI MAINTAIN FULL CHARACTER STRUCTURE APPROACH

PROS

- ORIGINAL FACADE MAINTAINED
- GENEROUS STRUCTURE SETBACK FROM STREET FRONTAGES TO HIGHLIGHT FACADE
- ADDITIONAL YIELD ACHIEVED THROUGH PRESERVATION INCENTIVE

CONS

- CHARACTER STRUCTURE NOT HISTORICALLY SIGNIFICANT
- DEVELOPMENT EFFORT SHIFTS FROM ENERGY FOCUSED TO PRESERVATION OF FACADE
- MAINTAINS BLANK FACADE ALONG 13TH
- STRUCTURE SETBACK FROM PIKE REDUCES URBAN RESPONSE
- REDUCED GLAZING ALONG EAST FACADE GIVEN PROXIMITY TO PROPERTY LINE



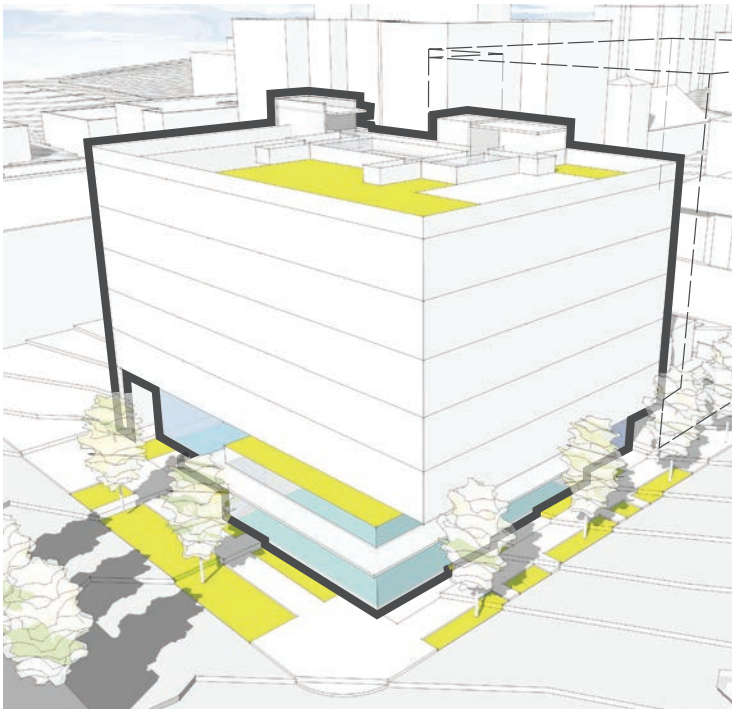
A2 LIVING BUILDING PILOT APPROACH

PROS

- ENVIRONMENTAL BENEFIT THROUGH PURSUING LIVING BUILDING PILOT PROGRAM
- EXTERIOR STAIR ACTS AS LANDMARK CONNECTION TO BULLITT CENTER
- ADDITIONAL YIELD ACHIEVED THROUGH PILOT INCENTIVE

CONS

- DEPARTURES REQUIRED FOR INCREASED HEIGHT AND FAR IN ORDER TO ACHIEVE BONUS HEIGHT AS PART OF THE LIVING BUILDING PILOT
- DEVELOPMENT EFFORT FOCUSES ON FIRST AND FOREMOST ON LIVING-BUILDING GOALS
- REQUIRES A UNIFORM AND LESS UNIQUE GROUND LEVEL RESPONSE
- UPPER LEVEL FACADE UNIFORM ACROSS PIKE AND 13TH
- REDUCED GLAZING ALONG EAST FACADE GIVEN PROXIMITY TO PROPERTY LINE
- CHARACTER STRUCTURE REMOVED



B THE COURTYARD APPROACH

PROS

- DEEP ENERGY GOALS, MOVING CIRCULATION COMPLETELY TO EXTERIOR
- UNIQUE RESIDENTIAL EXPERIENCE
- ENHANCED GLAZING AND NATURAL VENTILATION OPPORTUNITY AT UNITS

CONS

- INTERNALIZES STRUCTURE MODULATION, WITH NO MASSING RELIEF ALONG PIKE OR 13TH
- REDUCED GLAZING ALONG NORTH FACADE GIVEN PROXIMITY TO PROPERTY LINE
- INCONSISTENT WITH PASSIVE HOUSE GOALS
- CHARACTER STRUCTURE REMOVED



C CHARACTER STRUCTURE INSPIRED PASSIVE HOUSE APPROACH

PROS

- HYBRID APPROACH OF DEEP ENERGY GOALS IN PURSUING PASSIVE HOUSE
- EXPRESSIVE EXTERIOR VERTICAL CIRCULATION
- UNIQUE GROUND LEVEL TREATMENT PROVIDING CHARACTER IN-LINE WITH THE PIKE-PINE CORRIDOR
- MASSING RESPONDS TO ACTIVE CORNER

CONS

- CHARACTER STRUCTURE REMOVED
- NO INCENTIVES UTILIZED TO INCREASE YIELD



LANDSCAPE

LANDSCAPE | streetscape plan



LA TALLERA / FRIDA ESCOBEDO © RAFAEL GAMO

ENTRY COURT. A UNIQUE SPACE UNITING LANDSCAPE AND ARCHITECTURE IN A FRAMED, VISUALLY POROUS ENCLOSURE.

3

PLANTER STRIPS AND PROPOSED (3) STREET TREES: NYSSA SYLVATICA (APPROVED BY SDOT)



LANDSCAPE | streetscape inspiration



**LUSH & WIDE
PLANTING TO
ENHANCE AND SOFTEN
STREETSCAPE**

3

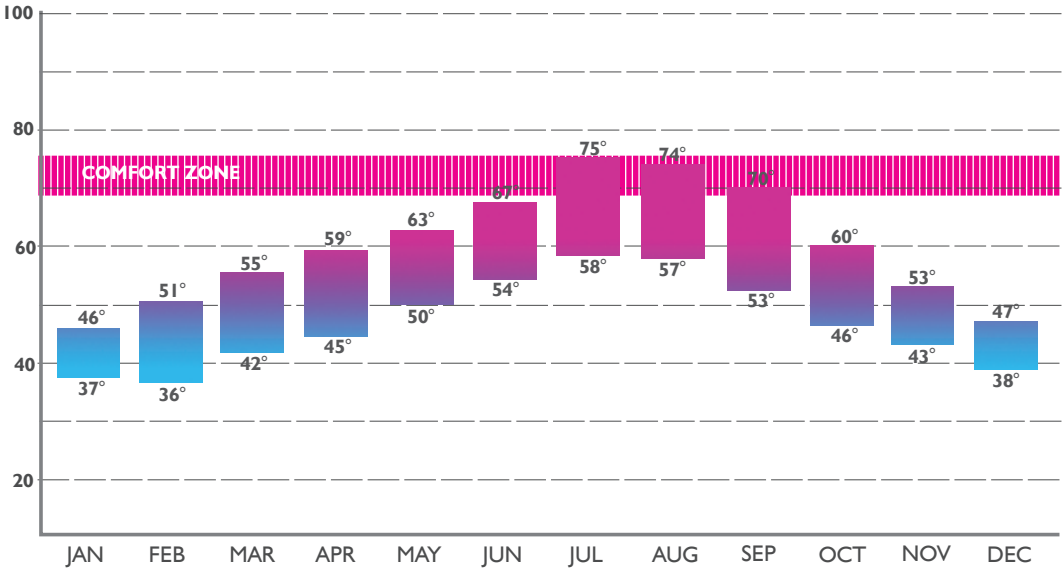
**VIBRANT EXCLUSIVELY
PLANTED NARROW
STREET FRONT ALONG
PIKE TO CONNECT TO
ACTIVITY WITHIN RETAIL**

2



INSPIRATION + DEVELOPMENT

MASSING DEVELOPMENT | energy analysis + reduction strategies



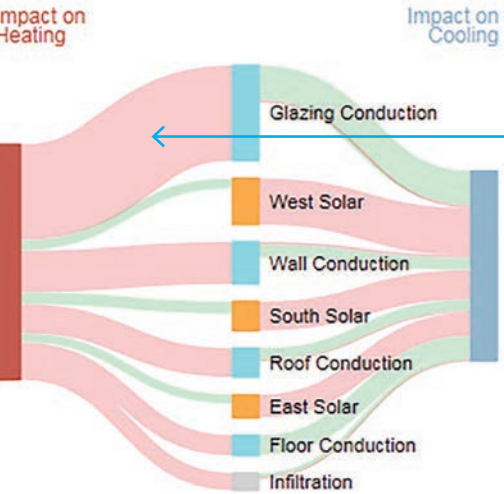
AVERAGE HIGH + LOW TEMPERATURE °F

SITE EUI



CONSIDERATION OF FUTURE SURROUNDING DEVELOPMENT AFFECTS SOLAR ACCESS TO THE EAST

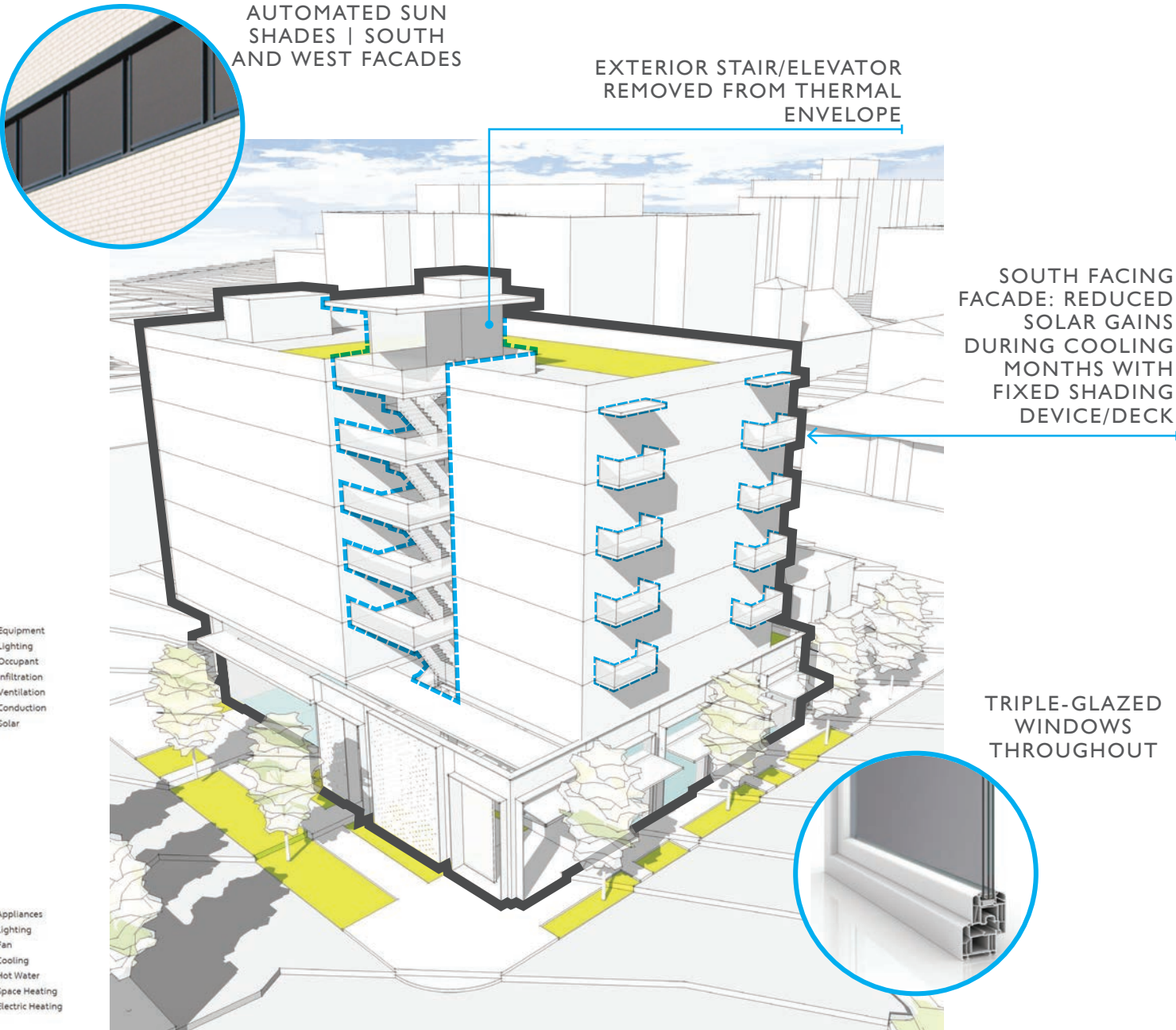
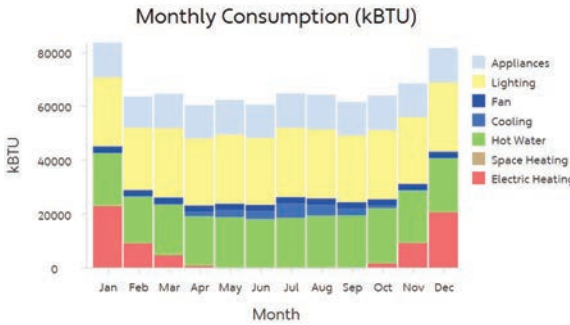
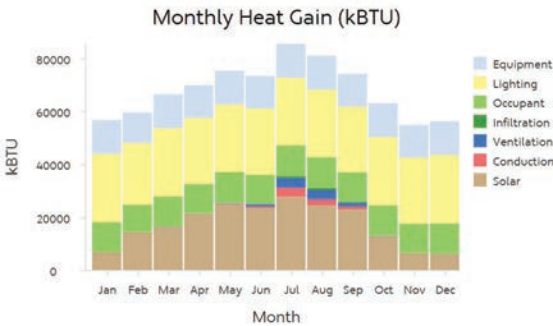
ELEMENT PERFORMANCE



BALANCING WINDOW PERFORMANCE WITH DUAL HEATING/COOLING AND VENTILATION SYSTEMS TO MITIGATE HEAT LOSS

HEATING DOMINATE CLIMATE, SEE AVG TEMP ABOVE

HEAT GAIN + CONSUMPTION



BUILDING COMPONENT ENERGY REDUCTION MEASURES



MASSING DEVELOPMENT | inspiration + design development



ROCKS POLICE STATION / WELSH+MAJOR © KATHERINE LU



© FERNANDO GUERRA FOR ARCHINECT

RETROFIT
INTERIOR,
'RUIN'-LIKE
QUALITY



UNIQUE
STOREFRONT



ENGLEHARDT ADDITION, IMAGE MAS NYC



ENGLEHARDT ADDITION, IMAGE MAS NYC

RELATIONSHIP
OF FORM AND
MATERIAL BETWEEN
UPPER LEVELS AND
LOWER LEVEL

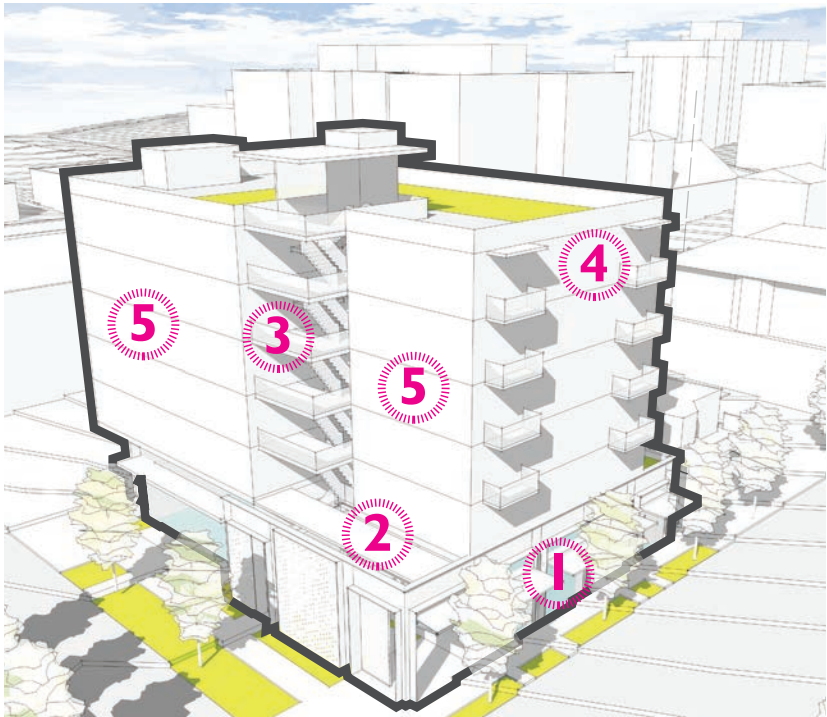


LUNDER BUILDING



STUDIO AF6 © JAVIER ORIVE

EXTERIOR STAIR W/ INTEGRATED PLANTING



© STOREFRONT LIFE



MASSING DEVELOPMENT | inspiration + design development



CULTURAL CENTRE OF THE PIARISTS
© MIGUEL DE GUZMÁN



46 SOCIAL HOUSES © ROLAND HALBE



CULTURAL CENTRE OF THE PIARISTS © ARTHUR BAGEN



©HELIOSCREEN



CORAL HOUSE BY GROUP 8 © RÉGIS GOLAY,
FEDERAL STUDIO

4 GLAZING CONCEPTS FOR QUALITY OF GLASS AND WINDOW PATTERNING THROUGHOUT UPPER LEVELS

RESPONSIVE FACADE. SUN SHADES PROVIDE PATTERNING AND DAYLIGHT CONTROL ALONG THE WEST AND SOUTH FACING FAÇADES. SHADES ORCHESTRATED TO DRAW DOWN REDUCING HEAT GAIN IN SUMMER MONTHS, GIVING LIFE AND ACTIVATION TO THE UPPER LEVEL FACADE.

5



MASSING DEVELOPMENT | inspiration + design development



UNIT BALCONIES/FIXED SHADING DEVICE:
USE OF DECKS ALONG THIS FACADE ARE INTEGRAL TO THE NEED FOR SHADING OF THE UNITS BELOW

PEDESTRIAN VIEW FROM SW

LIVE-WORK
STOREFRONT

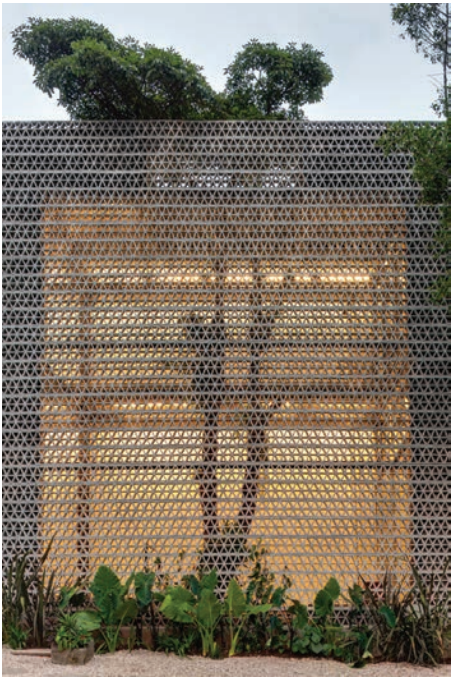
MASONRY SCREENING

COVERED EXTERIOR STAIR

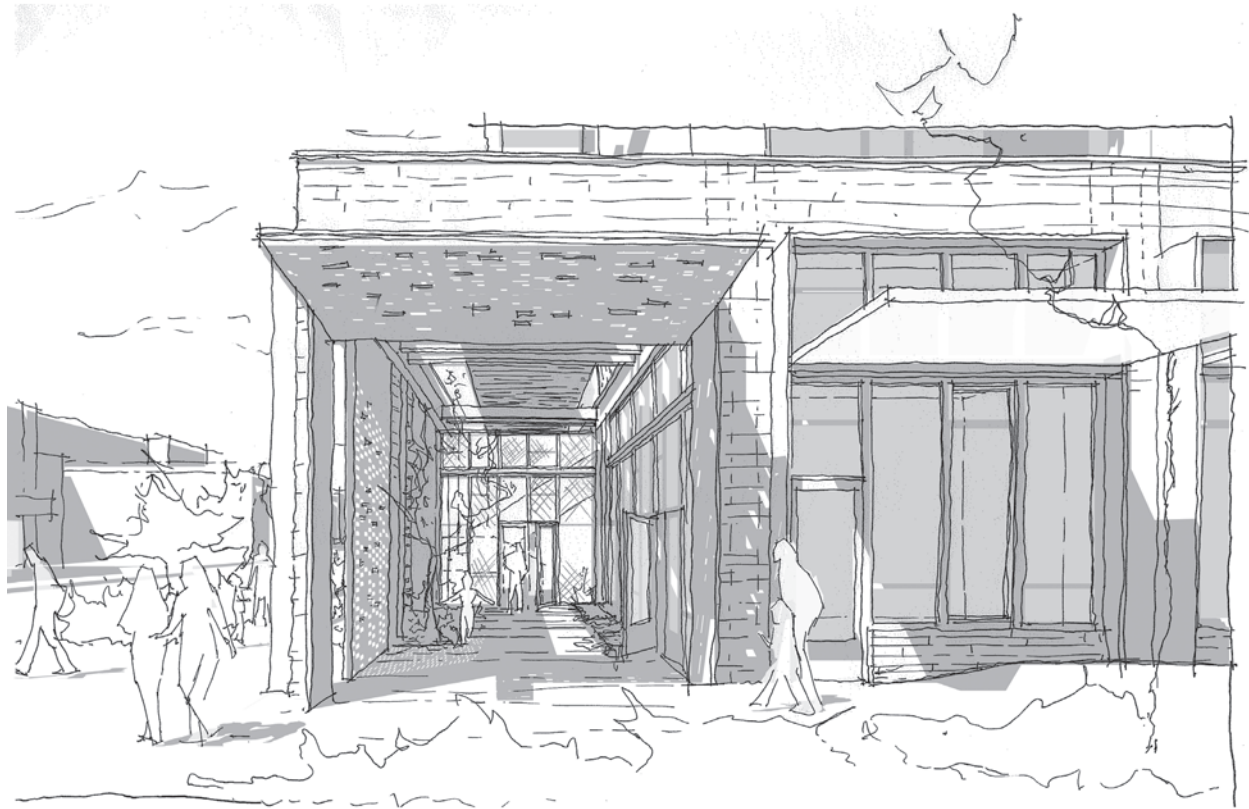
RETAIL STOREFRONT

PROTECTED EXTERIOR COURT

INFILLED OPENINGS
ALONG THE BASE
OF 13TH AVE
INTERPLAYED WITH
SCREENING AND
LUSH LANDSCAPE.
ACTIVATE
RELATIONSHIP TO
THE PEDESTRIAN
EXPERIENCE ALONG
PIKE BY PROVIDING
TRANSPARENCY INTO
A PROTECTED OPEN
AIR COURT (RETAIL/
RESIDENTIAL ENTRY)



LA TALLERA / FRIDA ESCOBEDO © RAFAEL GAMO



ENTRY COURT VIGNETTE

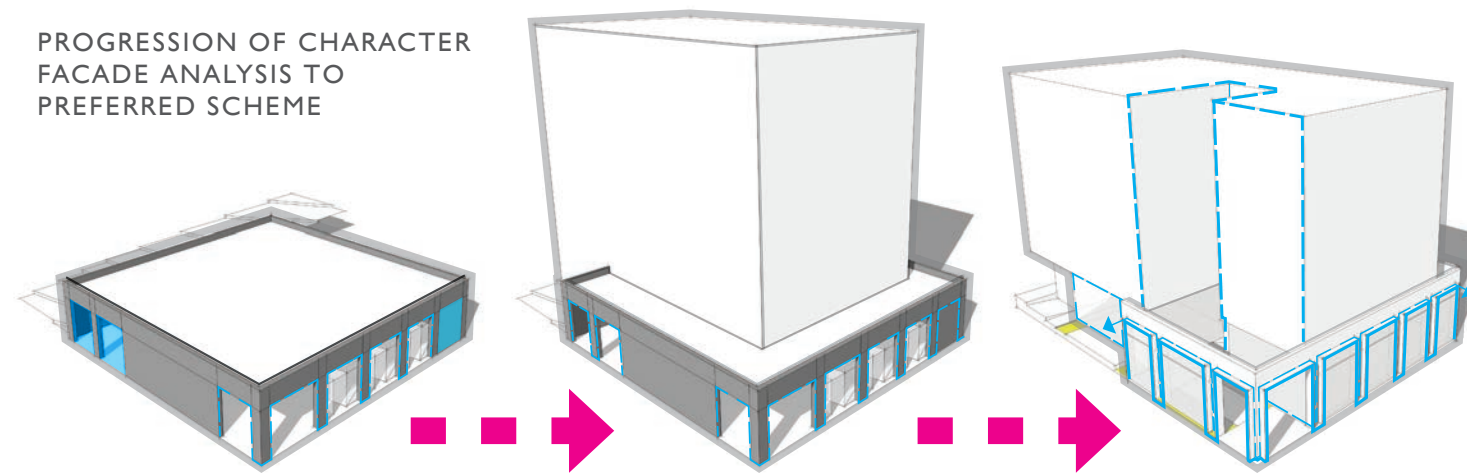


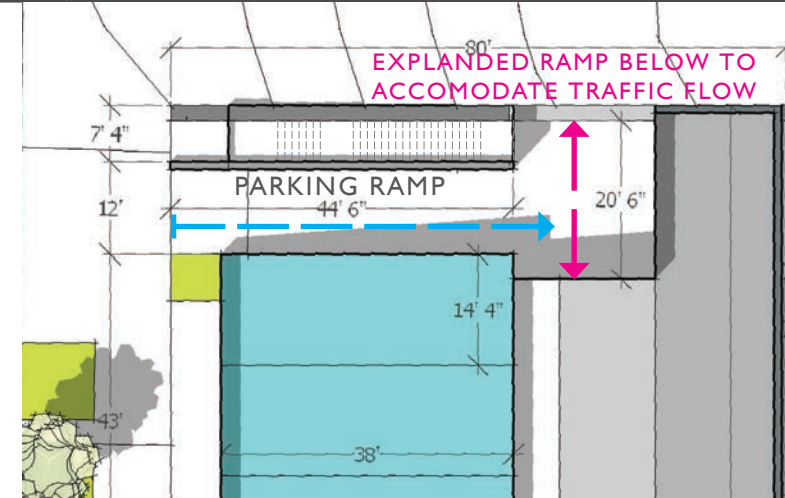
DESIGN GUIDELINES

DESIGN GUIDELINES | pike-pine urban village + CAPHill neighborhood


TITLE		DESCRIPTION	RESPONSE
A-1	RESPONDING TO SITE CHARACTERISTICS	Characteristics and opportunities to consider in Pike/Pine include both views and other neighborhood features	Remove the character structure on-site, retain significant unique facade elements to incorporate into a new structure that honors the rhythm of this existing structure bays to provide consistency to the street level response along Pike. The general massing takes cues from the existing structure on-site to create a unique form that sets back the volume at the major intersection, allowing views down Pike and revealing a feature exterior stair.
A-6	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.	A primary shared landscaped entry court located at the intersection of 13th and Pike between retail and residence will create a vibrant active street corner with opportunity for shared use between residence and spill over from the retail space, a separate distinct entry along 13th will allow residence to bypass retail activity if required. A masonry screen will provide separation from street with landscape spilling between the street right-of-way and the court space, creating a space of dappled light and shadow. The landscape will provide a significant softening of the street edge along the underdeveloped hard surfaced character of 13th street.
A-9 + DCI-I	LOCATION OF PARKING ON COMMERCIAL STREET FRONTS PARKING AND VEHICLE ACCESS	<p>Garage entry ways facing the street should be compatible with the pedestrian entry to avoid a blank façade. Steel mesh is a preferred alternative to solid doors.</p> <p>Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. A wall of garage doors and multiple curb cuts greatly diminish the quality of the pedestrian environment. Where alley access is not possible, garage entries and driveways should be consolidated to enhance the streetscape for pedestrians.</p>	The proposed condition along 13th is to utilize the existing curb cut location as the main point of entry to the below grade parking, and reduce a shared drive entry/exit to a 12'-0" one-way in and one-way out approach. The drive aisle will be expanded to 22'-0" past the driveway entry within the building structure to accommodate interior circulation.
A-10 + CS2	CORNER LOTS URBAN PATTERN	<p>Buildings on corner lots should reinforce the street corner. To help celebrate the corner, pedestrian entrances and other design features that lend to Pike/Pine's character may be incorporated. These features include architectural detailing, cornice work or frieze designs.</p> <p>Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner.</p> <p>Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.</p> <ol style="list-style-type: none">Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.Provide for a prominent retail corner entry.	The proposed preferred scheme will remove the existing character structure, however will incorporate unique facade emblems, materials and structural elements. The new structure will provide relief in volume above the corner bay by creating a void framed by a rhythmic bays that pay homage to the original facade. The void or court will allow for a visual transition from the pedestrian scaled façade as well as revealing the exterior stair, celebrating the movement and vitality of the neighborhood. The structure at the base will be celebrated through the relief in massing and allow for special shared entry sequence into the building.

PROGRESSION OF CHARACTER FACADE ANALYSIS TO PREFERRED SCHEME





CONCEPT SKETCH



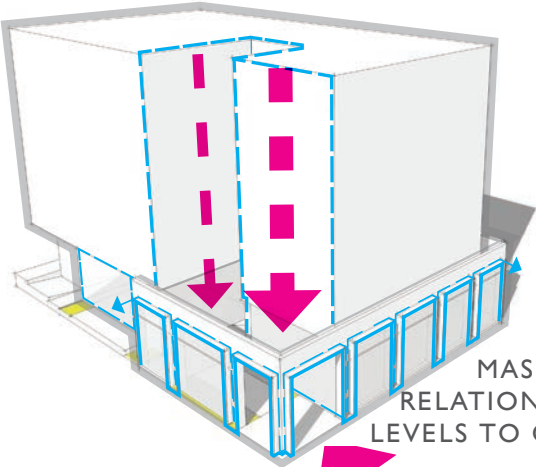
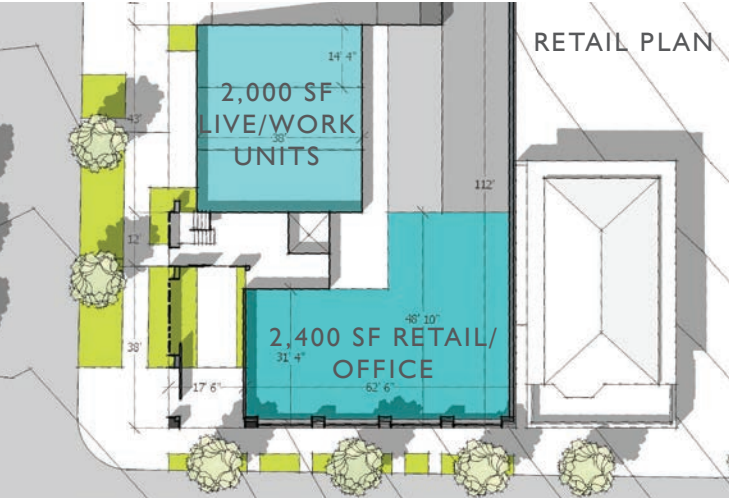
DESIGN GUIDELINES | pike-pine urban village + CAPHill neighborhood

TITLE	DESCRIPTION	RESPONSE
B-2a DESIGN THE STRUCTURE TO BE COMPATIBLE IN SCALE AND FORM WITH SURROUNDING STRUCTURES	<p>Design the structure to be compatible in scale and form with surrounding structures</p> <ul style="list-style-type: none">• Respect the rhythm established by traditional façade widths• Relate the height of structures to neighboring structures as viewed from the sidewalk• Consider full or partial setbacks of upper stories to maintain street-level proportions	<p>The massing is a direct response to the existing character structure on-site. Working to grow and form out of the existing framework while pulling back the entry corner allows daylight and views to and from the site. Future development to the east will most likely rise to a similar height as our proposed structure and establish a much needed urban edge along 13th, further supporting the urban condition along Pike.</p>
B-2e DESIGN THE FIRST FLOOR FAÇADE TO ENCOURAGE A SMALL-SCALE, PEDESTRIAN-ORIENTED CHARACTER	<ul style="list-style-type: none">• Visually separate the ground floor spaces to create the appearance of several smaller spaces 25 feet to 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 façade, such as shallow recesses at entries or arcades, to add variety. <p>Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's commercial corridors are among the liveliest pedestrian environments in the city. The mix of small-scale storefronts that house retail, restaurants, and services attract residents and visitors on a daily basis. Proper site planning reinforces the existing pedestrian orientation of the neighborhood.</p> <p>New development should be sited and designed to encourage human activity on the street.</p> <ol style="list-style-type: none">Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian.Provide for outdoor eating and drinking opportunities on the sidewalk by allowing restaurant or café windows to open to the sidewalk and installing outdoor seating while maintaining pedestrian flow.Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.	<p>To honor the existing character façade, the project will reconfigure a new structure utilizing the proportion and rhythm of the existing structure's bays. The project will maintain and potentially increase the existing high ceiling volume for divisible small retail spaces, up to three, along Pike, stepping retail entries to align with the street frontage grades. The shared entry court with residents will provide direct street access for retail, with the flexibility for outdoor seating and display. Along 13th Ave, a mix of openings will be infilled with storefront at the live-work units and masonry screens along the entry court celebrated with integrated landscape to soften the structure connection to grade.</p> <ul style="list-style-type: none">• Smaller retail spaces to the southeast along Pike St• With narrow sidewalks along Pike, the preferred scheme optimizes a cafe opportunity at the west retail corner adjacent to the interior/exterior court to provide "outdoor" seating• Smaller retail spaces will encourage optimizing exposure and visibility at retail windows
PL3-I HUMAN ACTIVITY		
B-3c EXPRESS THE RELATIONSHIP BETWEEN THE CHARACTER STRUCTURE AND NEW PORTIONS OF THE PROJECT	<ul style="list-style-type: none">• Identify distinctive features of the character structure that can be emphasized or expressed in the new structure, such as: building orientation, corner treatments, massing characteristics, stacking of floors, special treatment of entries, fenestration patterns, changes in the structural spacing or rhythm of bays, or other special elements.• Design the new structure to draw attention to significant features of the character structure to maintain or increase their importance in the building's overall composition.• Emphasize important elements of the character structure and design the new structure so that it does not compete with those elements, but rather strengthens or provides a backdrop to them.	<p>The rhythm of the bays reintroduced in the new structure will be used to define the massing above. The incorporation of existing materials and unique facade elements from the character structure into a new structure that is formed as a remnant will emphasize longevity/permanence of the rich details and strong relationship of the existing form to the activity along Pike.</p>

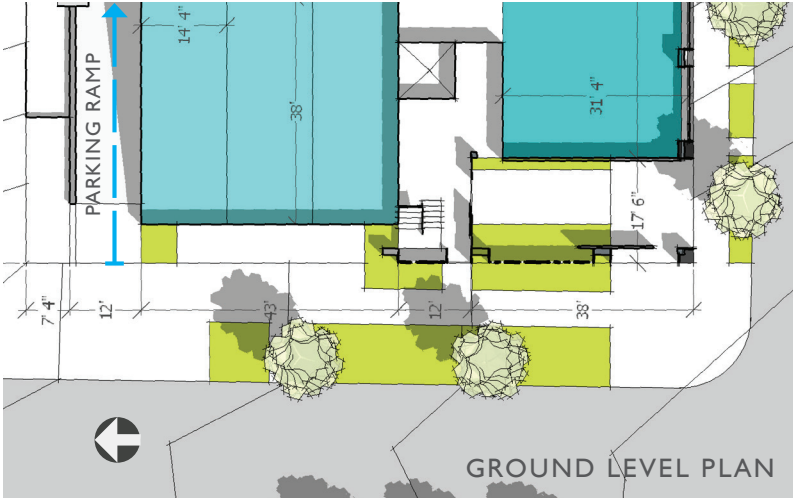


DESIGN GUIDELINES | pike-pine urban village + CAPHill neighborhood

TITLE	DESCRIPTION	RESPONSE
B-4a CONSIDER THE PROJECT'S IMPACT ON THE STREET ENVIRONMENT	<ul style="list-style-type: none">Maintain solid massing of the street wallSite driveways and design vehicular garage entrances so that they do not dominate the street frontOrient the structure's street level uses, building entrances, and service areas so that street-level priorities for commercial and pedestrian activity are not compromised	The current commercial spaces serve as mix of office-related uses mixed with some retail. This new structure will serve to add more commercial/retail uses than what is currently present.
B-4c PROVIDE APPROPRIATE REAR AND SIDE SETBACKS	<p>Side and rear setbacks are most important on the upper floors of portions of the structure that do not face the street. Maintaining a continuous street wall to preserve the streetscape character at ground level generally takes precedence.</p> <ul style="list-style-type: none">Provide setbacks from side and rear lot lines to maximize access to light, air, and usable space between structures and to minimize exposed blank walls.Avoid blank walls on the sides of structures that abut neighboring lots, while recognizing the potential for abutting development in the future.In general, blank walls are discouraged.Use the rear of the lot for parking or other open areas. Rear setbacks may be used to create light courts, seating areas, or courtyards.	Along Pike St, the street wall demands the upper floors set back only minimally from the character structure to maintain an urban edge. A significant portion of existing blank wall within the character façade will be replaced with a new structure providing visibility and light into the entry court. As required by SCL the building will be setback along 13th. The entry court exposes an alignment of the continuous south portion of the west facade anchoring to grade. The live-work units setback to align to the upper level massing, allowing the building to land at grade with transition of entries to the public right-of-way.
B-6a DESIGN STRUCTURES TO HELP DEFINE, UNIFY AND CONTRIBUTE POSITIVELY TO THE EXISTING VISUAL CONTEXT	<p>New structures should enhance pedestrian and visual connectivity along streets oriented to the north and south, including connections to the 12th Avenue Urban Center Village across Madison Street.</p> <ul style="list-style-type: none">Capitalize on excess and undefined right-of-way areas, including overly wide street surfaces on side streets, to enhance pedestrian circulation and gathering, and for landscaping and other streetscape improvements.Encourage streetscape treatments that retain the informal character of side streets, such as shared pedestrian and vehicle loading areas, lower curb heights and varied curb lines, and textured paving materials.Include high ceilings in the ground floor spaces of new structures that are consistent with older character structures in the neighborhood. Floor to ceiling heights of at least 15 feet are encouraged.	13th avenue is underdeveloped, although a designated pedestrian street. The 21' width of hardscape can be reduced to begin to transform the existing service-access road to a "softer" pedestrian-friendly experience with a mix of large landscape belts, varying sidewalk widths connected to the entries of the facade, and a plaza-like space at the corner of 13th and E. Pike. A proposed minimal 12' drive aisle along 13th at the north end of the site will to enhance the pedestrian experience.

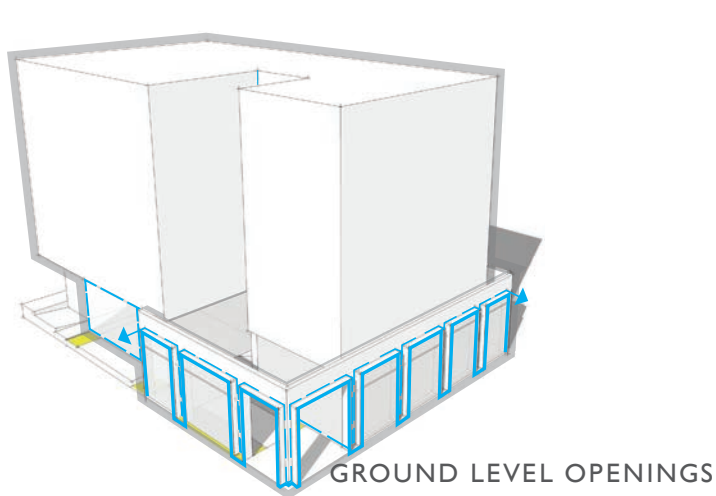


MASSING DIAGRAM:
RELATIONSHIP OF UPPER
LEVELS TO GROUND LEVEL



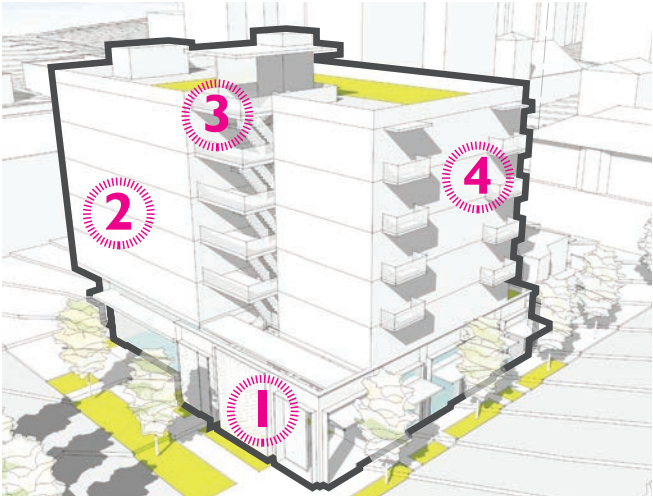
DESIGN GUIDELINES | pike-pine urban village + CAPHill neighborhood

TITLE		DESCRIPTION	RESPONSE
C-1	ARCHITECTURAL CONTEXT	<p>The Pike/Pine “vernacular” architecture is characterized by the historic auto row and warehouse industrial buildings featuring high ground-floor ceilings, articulated ground-floor commercial space, display windows, detailed cornice and frieze work, and trim detailing.</p> <p>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.</p>	<p>The proposed project is seeking to create a unique dialogue, via the landscaped entry court, between it’s contrasting street frontages, active and vibrant along East Pike, and less developed and quiet along 13th Ave.</p> <p>By eliminating the character structure, floor to floor ceiling heights at the ground level can be maximized, creating a 20’ expression that carries forward a rhythm of bays that define large openings into retail spaces, the entry court and live-work units. The design will incorporate reused brick masonry, large timber elements and preserved terracotta facade emblems, keeping within the pallet of masonry, steel, wood, and glass throughout the ground level of the structure.</p>
+			
CS3-I	ARCHITECTURAL CONCEPT AND CONSISTENCY	<p>Neighborhood Priority: Preserve and augment the neighborhood’s architectural qualities, historic character and pedestrian scale. There are many elements in the Capitol Hill neighborhood that lend to its unique and thriving character, especially its active street life. There are a variety of ways—architectural concept, human scale and high-quality materials—that can honor this architectural context.</p> <p>Building design elements, details and massing should create a well-proportioned and unified building form and exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls.</p> <p>iv. Use materials and design that are compatible with the structures in the vicinity if those represent the desired neighborhood character.</p>	
C-3	HUMAN SCALE	<p>In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments.</p> <p>In addition to the Citywide Design Guidelines, developments should successfully contribute to the vitality of the street level and pedestrian scale relationships to the right-of-way. Thus, the design of the ground floor of new developments should include:</p> <ul style="list-style-type: none">• Pedestrian-oriented architectural elements• A rhythm of building modulation comparable or complimentary to adjacent buildings• Transparent, rather than reflective, windows facing the street	<p>The Entry Court, a partial covered landscaped area defined by the void relationship to the structure above, doubles as a residential and retail entry passage, directs pedestrians to the feature vertical circulation element visible from the street or to the storefront space. Transparent large openings integrated with unique storefront refinement related to the scale and texture of the nearby historic auto row and warehouse industrial structures exceeding ground level development requirements along E. An intermix of storefront across the live-work units, masonry screening at the entry court and landscape elements define an appropriate response to 13th, creating an oasis with a large planting area along the avenue.</p>
+			
PL2-I	HUMAN SCALE	<p>The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.</p> <p>i. Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building’s architecture.</p> <p>ii. Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.</p>	



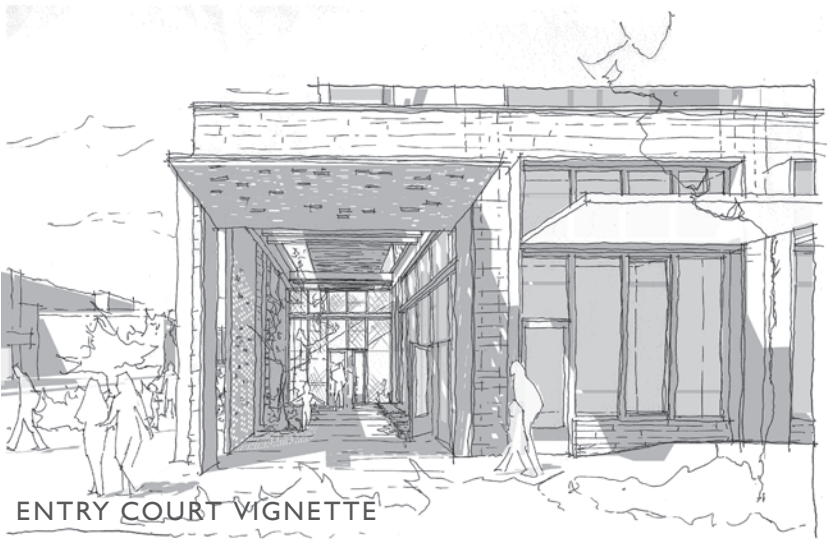
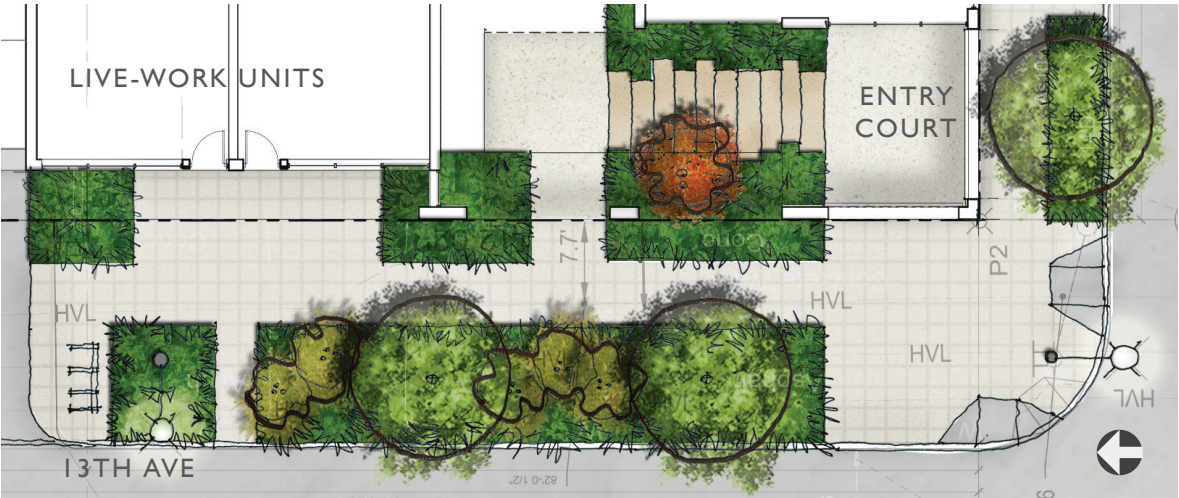
DESIGN GUIDELINES | pike-pine urban village + CAPHill neighborhood

TITLE	DESCRIPTION	RESPONSE
D-7 + PERSONAL SAFETY AND SECURITY	Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings	Live-work and residential entries open to “defensible space,” not directly off the street. The rhythm of the structural bays and overhead weather protection provides effective locations for sidewalk lighting to supplement when businesses may be closed and internal lights are off.
PL2-II PERSONAL SAFETY AND SECURITY	Project design should consider opportunities for enhancing personal safety and security in the environment under review.	
E-I LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE	The creation of small gardens and art within the street right-of-way is encouraged in the Pike/Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable.	Wide areas of landscaping at grade along 13th avenue, an internal tree well within the entry court, as well as the stair decks provide opportunity for plantings providing scale at grade and up the exterior stair.
CS2-I STREETSCAPE COMPATIBILITY	<p>Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should acknowledge and reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes and of the right-of-way.</p> <ul style="list-style-type: none">i. Retain or increase the width of sidewalks.ii. Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.iii. Vehicle entrances to buildings should not dominate the streetscape.	Street trees will be added along 13th Ave and replaced along Pike Street. A one-way vehicle entrance to the below-grade parking structure for the proposed project limits the total presence of driveway along 13th, a overburdened impervious avenue littered with existing drive aisles.
CS2-III HEIGHT, BULK, AND SCALE COMPATIBILITY	<p>Neighborhood Priority: Preserve and augment the neighborhood’s architectural qualities, historic character and pedestrian scale. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.</p> <ul style="list-style-type: none">i. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.	The massing of the building on this small site is broken into four basic forms; Landscaped Entry Court within the Rhythmic base; the West Block; the Exterior Stair; and the Main Block (east and south facades). The combination of these elements integrate and come together at the base of the structure, pulling materiality from the ground level up the facade to provide pedestrian relate materials and consistency throughout the massing and structure.



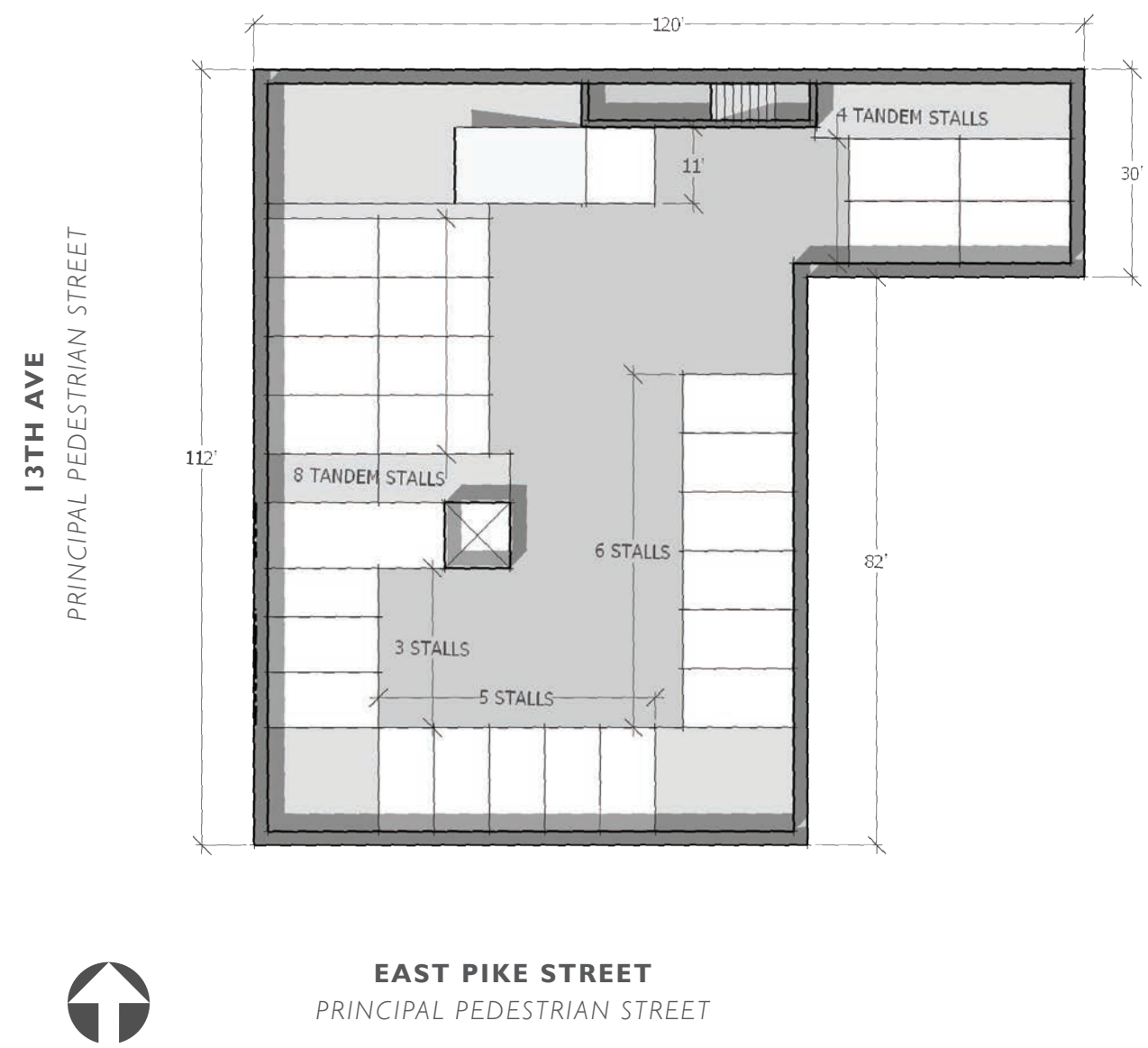
DESIGN GUIDELINES | capitol hill neighborhood

TITLE	DESCRIPTION	RESPONSE
PL2-II PEDESTRIAN OPEN SPACES AND ENTRANCES	<p>Neighborhood Priority: Maintain and enhance pedestrian scale, activity and comfort. The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reflect these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority.</p> <p>Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.</p> <ol style="list-style-type: none">Provide entryways that link the building to the surrounding landscape.Create open spaces at street level that link to the open space of the sidewalk.Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the vitality of the retail commercial streetscape.	<p>Special attention has been paid to providing pedestrian scale details, programming and movement throughout the base of the building. As mentioned, a large circulation and unique feature is the landscaped entry court at the corner intersection of the project. This area is designed to be closed off with a sliding door along 13th and a bifold door along Pike to close off the area when retail businesses adjacent the space are closed for the evening. The entry court takes in shadow during daylight hours creating a uniquely lit space for retailers and residents, while conversely this space will act as a lantern in the evening, glowing through the articulated delicate masonry screen along 13th and through patterned enclosures at the entry bays on the main corner of the project.</p> <p>Further more, the live-work units have been setback to align with the structure above, allow for a transition of space and usable street frontage for commercial activities to take place related to the spaces beyond.</p>
DC3-I RESIDENTIAL OPEN SPACE	<p>Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. With one of the highest residential densities in the city, Capitol Hill's neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping.</p> <p>Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.</p> <ol style="list-style-type: none">Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.Create substantial courtyard-style open space that is visually accessible to the public view.Set back development where appropriate to preserve a view corridor.	



APPENDIX

PREFERRED SCHEME C | parking plan



 **EAST PIKE STREET**
PRINCIPAL PEDESTRIAN STREET

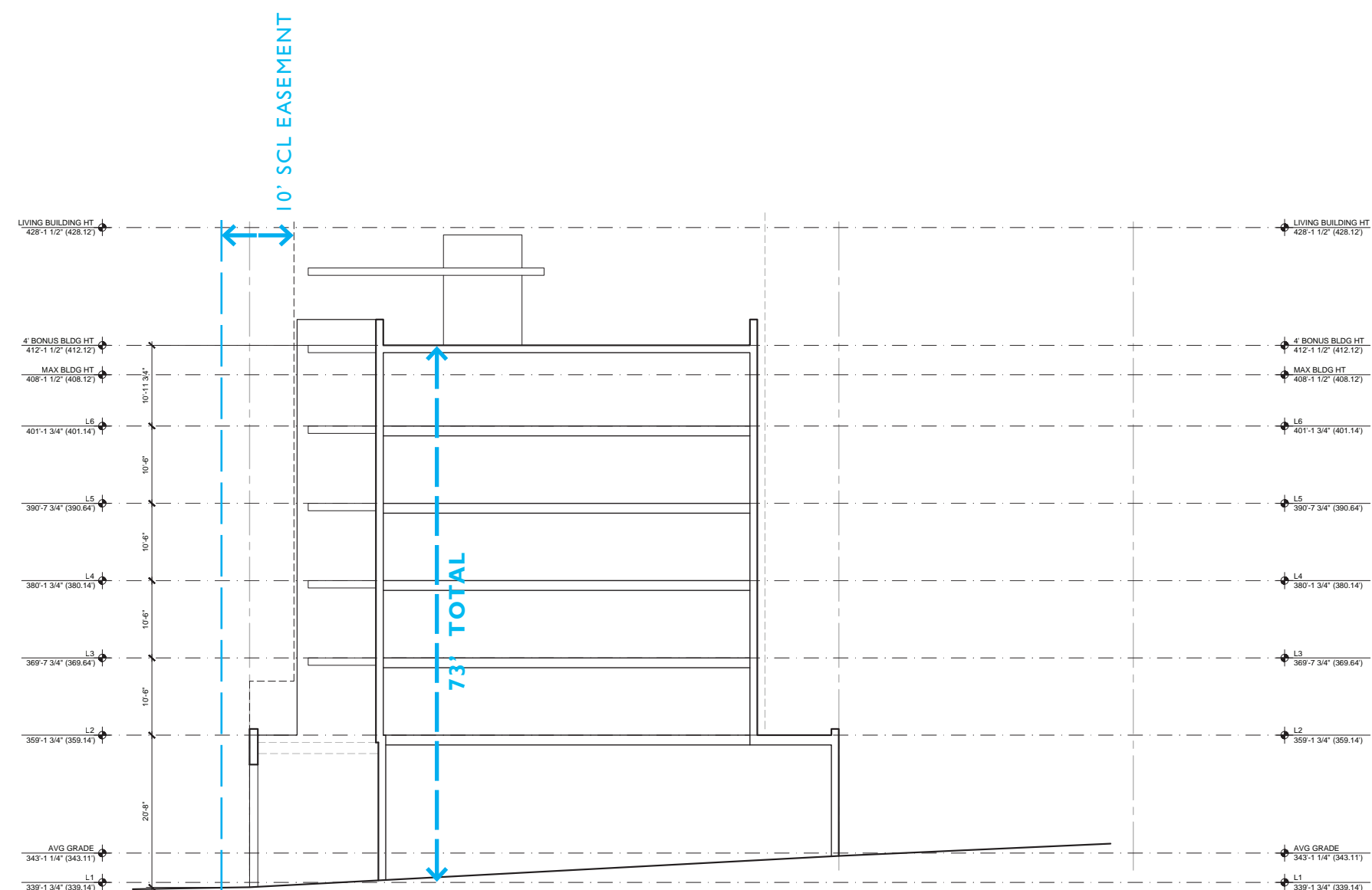
PI BELOW GRADE PARKING PLAN



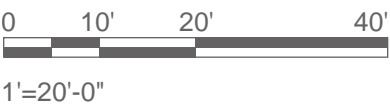
CURB-CUT CONDITION ALONG 13TH AVE



SITE SECTION | base height 65' + 4' bonus



BUILDING SECTION



HISTORIC ASSESSMENT REPORT | partial report

THE FOLLING EXERPTS TAKEN FROM **APPENDIX A**, HISTORIC ASSESSMENT REPORT, PREPARED BY BOLA ARCHITECTURE + PLANNING.
FULL TWENTY-SEVEN PAGE REPORT AVAILABLE THROUGH SDCI (SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS), REFERENCE PROJECT NUMBER 3020301.

1. INTRODUCTION

Background

This report was developed in response to a request by a local property developer, Barrientos Inc., on behalf of the present owner of the one story building at 1300 E Pike Street. The property, identified in recent times as the Fran’s Chocolate Company building, is a 6,560 square foot, single story, brick clad commercial building on a 10,160 square foot site that was constructed originally in 1926. The building is located on Capitol Hill in the Pike-Pine Conservation Overlay District.

The owner and developer propose to redevelop this property and retain its primary facades in a new mixed-use project. The new project will result in demolition of the building’s roof and structure and interior spaces.

This report is provided to meet SEPA requirements as a Master Use Permit Appendix A submittal for DPD Project No. 3020301. The report will be reviewed by the City of Seattle Department of Neighborhoods staff to evaluate the building’s potential eligibility to be designated a local landmark. The report follows the requirements outlined in the Department’s Client Assistant Memo 3000. It provides property data, historic information about the neighborhood development and the building’s construction and occupancy history, and an architectural description of the site and buildings. The report includes a preliminary evaluation and bibliography, followed by historic and contemporary images.

4. ARCHITECTURAL DESCRIPTION

Neighborhood Context

The property is sited in the rapidly changing neighborhood of Capitol Hill/Pike-Pine, along with a mix of residential and commercial buildings built mostly between the turn of the 20th century. At present, an increasing number are mixed-use projects of recent or current construction. The street facades of 1300 E Pike Street face south onto E Pike Street, and west onto 13th Avenue. The nearly quarter-acre site is largely a rectangle with an extension from its northeast corner that creates an L-shaped parcel. It contains the existing 80’ by 80’ building and a small, unimproved parking lot to the north.

This parcel shares the block with several other structures and parking lots. Directly to the north are two separate and adjoining surface parking lots, the northerly one abutting a building that still houses an auto parts store. There is another surface lot to the northeast, along with an adjacent, low-rise mixed-use building at 1318-1322 E Pike Street. In all directions, new mid-rise buildings, heavily glazed and using a variety of curtain wall and infill materials, are replacing the one-to-four-story masonry, concrete, or wood-frame commercial and residential structures that once characterized the neighborhood.

To the southeast, E Madison, which runs diagonally across the city grid from southwest to northeast, intersects with E Pike Street. Directly south, across E Pike Street, there is a triangular parcel containing a mid-20th-century Bank of America branch building and ancillary parking. Of particular note, along 13th Avenue, is an intensively landscaped sidewalk verge strip containing full-grown trees, understory plantings and ground cover, complementing an Asian style rock garden along E Madison Street. Farther to the southeast, there is a 3,000 square foot triangular-shaped parcel between E Madison Street, E Union Street, and 13th Avenue. This parcel contains a Modern style, one-story, 1,224 square foot former gas station dating from 1941, that presently houses a neighborhood bar, Pony, (King County i-map property records). Directly to the west across 13th Avenue, at 1214 E Pike Street, there is an early 20th-century Mediterranean Revival style building, built in 1922 as the De Honey’s Dance Academy (DAHP, Historic Property Inventory form, Field Site No. 6003500335 July 3, 2011). This building is currently being used by Public Storage as a mini-storage storage facility. To the south of that building, across E Pike Street, there is a renovated, three-story reinforced concrete framed building. Built in 1920, it currently houses the Elysian Brewery Company restaurant and bar at street level and offices above.

The subject property is within the overlay district but lies outside of the district’s “Conservation Core.” Current zoning is NC3P-65 (Neighborhood Commercial 3 with a 40’ height limit). Blocks to the east and west also are zoned NC3P-65. To the west, the blocks lie within the Conservation Core. The site and those that surround it are located within the Pike/Pine Urban Village and Overlay District (SMC 23.73.004A), a wide corridor that extends east of the I-5 Freeway up to part of 15th Avenue, generally south of E Olive Street and north of E Union and Madison Streets. This district is made up of many brick masonry buildings of varied sizes and scales, dating from ca. 1900 through the 1920s, that are associated generally with the development of Capitol Hill and the city’s first “Auto Row.” As previously noted, the area has seen considerable development in recent decades with the addition of many mixed-use, mostly mid-rise buildings in contemporary style, with ground-floor retail and residential units. Popular stores, restaurants, and bars are proliferating in the neighborhood. For these reasons, Pike-Pine is considered one of the city’s most desirable urban neighborhoods for Seattle’s growing residential population. Both 13th Avenue and E Pike Street are designated a “Principal Pedestrian Street.”

The Building

The building contains 6,560 square feet of interior space, of which 5,060 square feet is warehouse space and 1,500 square feet is office/retail space (King County i-Map, Property Record). The outer edge of the flat-roof parapet is set at 16’-6” to 19’-6” above grade on the south and west, while the flat roof itself, which is visible only at the north and east sides of the building, is set 2’-5” below the parapet. The structure has a generally square footprint, 80’ by 80’ with non-original flush entries for vehicles and services near the north end of the west facade, and four separate retail entries along the south facade, including three of the five original Pike Street retail storefronts. Two other storefronts were located at the north end of the west facade, at the current location of the vehicle service entrance on 13th Avenue. Canvas canopies on metal frames are provided at the former southwest and northwest storefronts.

Six full-height, brick and terra-cotta pilasters, which terminate in elongated gable-shaped finials, express the structural bays along the south facade, with five others along the west. These finials appear to be clad in painted metal, but were probably originally terra cotta to match the continuous parapet cap and other decorative elements on the facades. On the west facade, the pilasters and finials identify the front (southernmost) bay and the two northernmost bays.

Variegated rug-faced brick masonry, in tones of tan and buff, clad the primary facades, while the north and east exterior walls are finished in smooth brick masonry (these walls are painted, while the east wall abuts the neighboring property.) The units are typically laid in running bond, with single soldier courses accenting the top of the parapet and storefront assemblies, while double-stacked soldier courses highlight the higher reaches of the pilasters, forming, along with the terra cotta inserts, a visual reference to a column capital. The brick masonry on the primary south facade and secondary west facade is painted a tan color up to the height of the storefront heads.

The south primary facade is divided by the pilasters into five entry bays, three of which contain the original plate glass display windows on either side of centered, recessed entry doors. (Note: Although the E Pike Street facade and part of the 13th Avenue facade were constructed with a series of these individual glazed, wood-framed storefronts surmounted with divided-light transoms, records do not indicate that the building was ever subdivided into corresponding individual retail establishments.) Small squares of inset terra cotta, originally a light color but now painted black, decorate the wide expanse of masonry on the west side, while there are similar insets and geometric medallions on the upper sections of the pilasters on the south facade. The original easternmost and westernmost storefronts on the south facade and the northernmost storefronts and transom windows on the west facade, have been covered by or filled with painted scored or smooth plywood panels and individually set aluminum framed windows with mirrored glazing. The metal framed awnings hung at this location, covering the transom openings.

5. PRELIMINARY EVALUATION

There is no historic property inventory for 1300 E Pike Street in the City of Seattle Department of Neighborhood’s survey database. The property was identified as significant to the community in the 1975 Historic Seattle-sponsored urban inventory and historic surveys of Capitol and First Hills (Nyberg and Steinbrueck), as were many other buildings in the vicinity, but it was not cited as a potential landmark. The property is cited in a 2011 DAHP “Legacy Survey” but the resulting form is a simple data upload with little information about its history or architecture and no determination of eligibility.

The masonry building was constructed in 1926, 89 years ago, and it thus meets the age standard required of a local landmark. As noted in the architectural description, however, the vernacular style retail building has undergone extensive changes to four of its original retail storefronts, with removal and replacement of doors, display windows, and some transoms, as well as changes to the interior layout. The original brick masonry and terra cotta, while intact, has been painted or covered. While it retains its original massing and some of the original south facade storefronts, the building appears to have lost much of its historical integrity. Its current conditions raise questions as to whether the property meets the threshold standards of the city’s landmark ordinance.

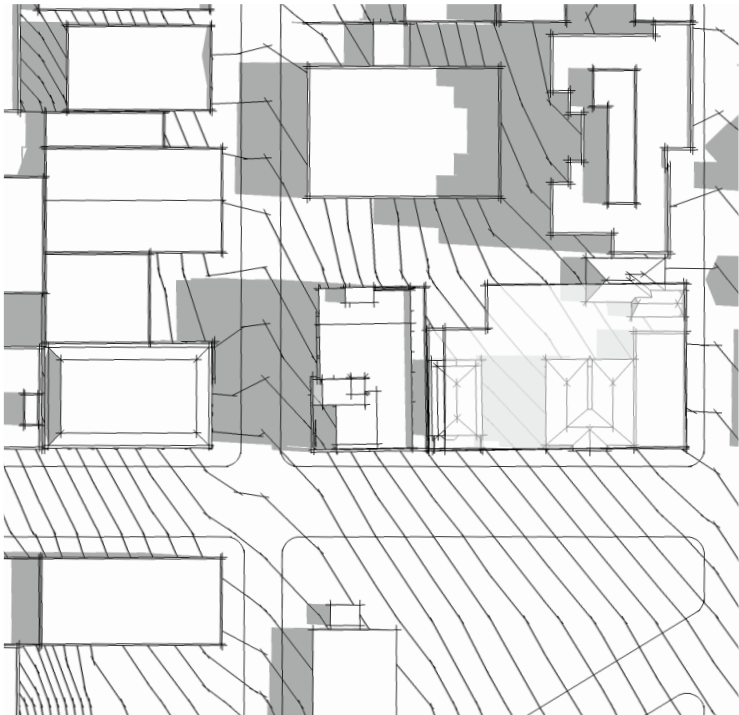
In response to the designation criteria, the property is not associated with any significant event or person, and its historical association with the neighborhood’s development appears general rather than significant. Thus, it does not appear to meet criteria A, B, or C. In contrast to its original appearance, the present exterior has been diminished and many of the distinctive characteristics of an architectural style, period, or method of construction have been lost. It does not appear to meet criteria D. The identities of the original architect and building have not been discovered and it cannot meet criterion E as an outstanding design work.

The building is situated on a corner, but it is located on a secondary street rather than arterial in the Pike-Pine neighborhood of Capitol Hill. Its size, scale, and date of construction are comparable to other surrounding buildings. The property does not appear to meet criterion F.

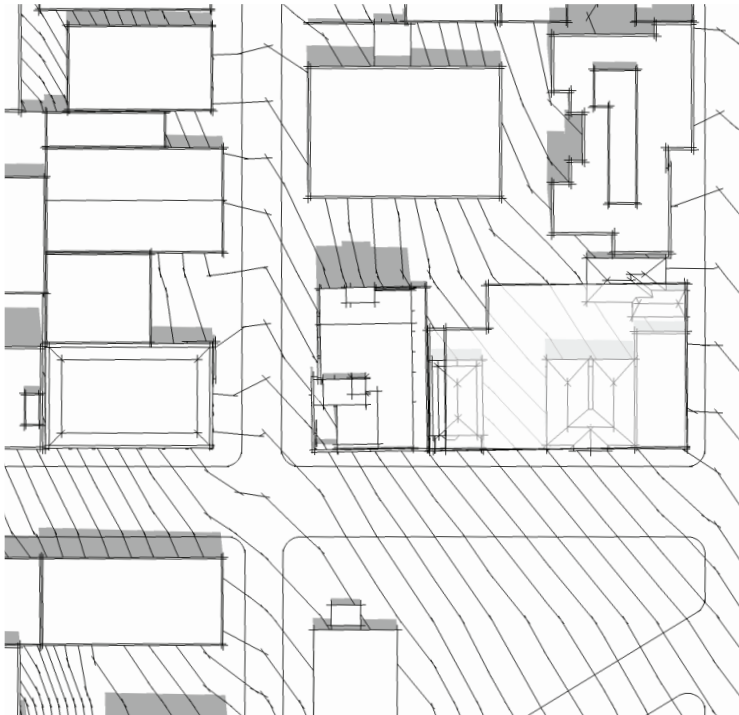


SUN-SHADOW STUDY | summer + winter

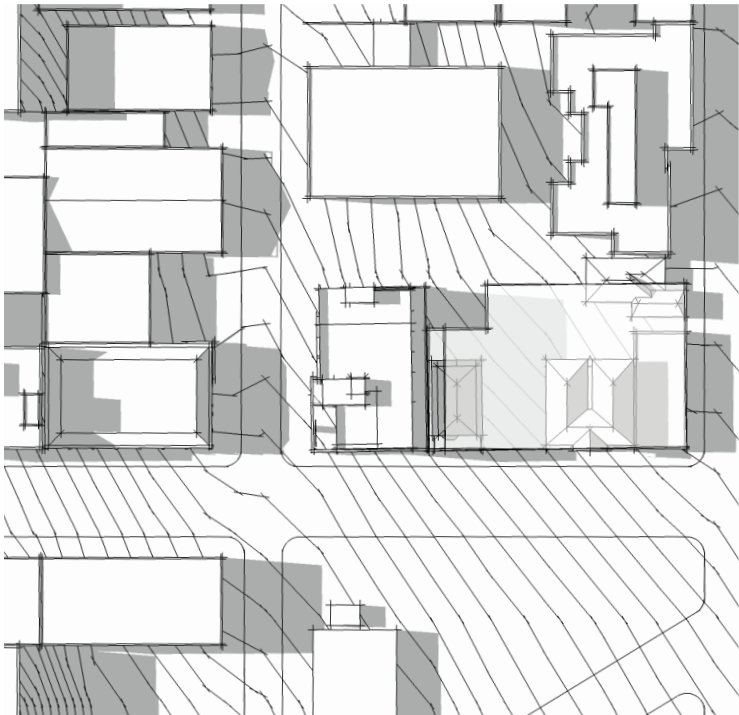
SUMMER SHADOW STUDY



SUMMER SOLSTICE AT 8AM

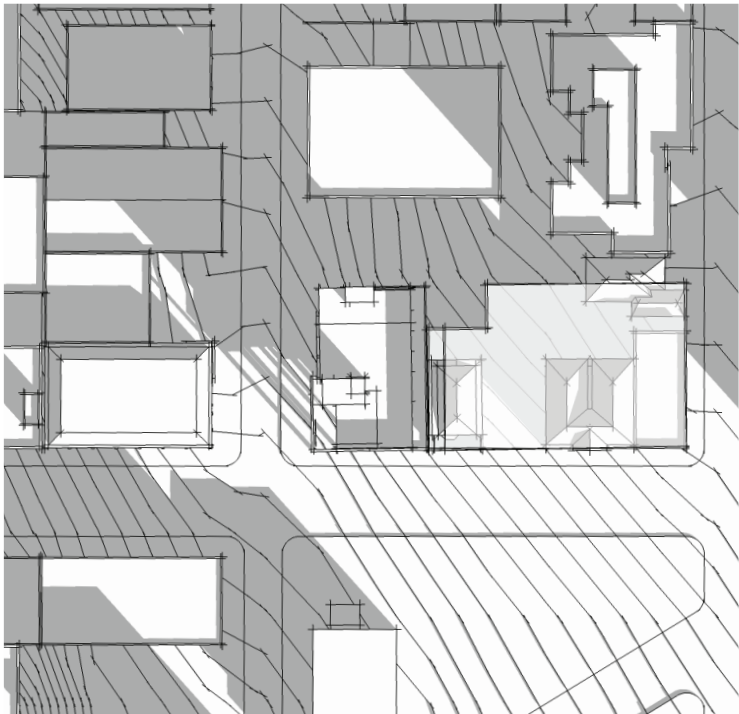


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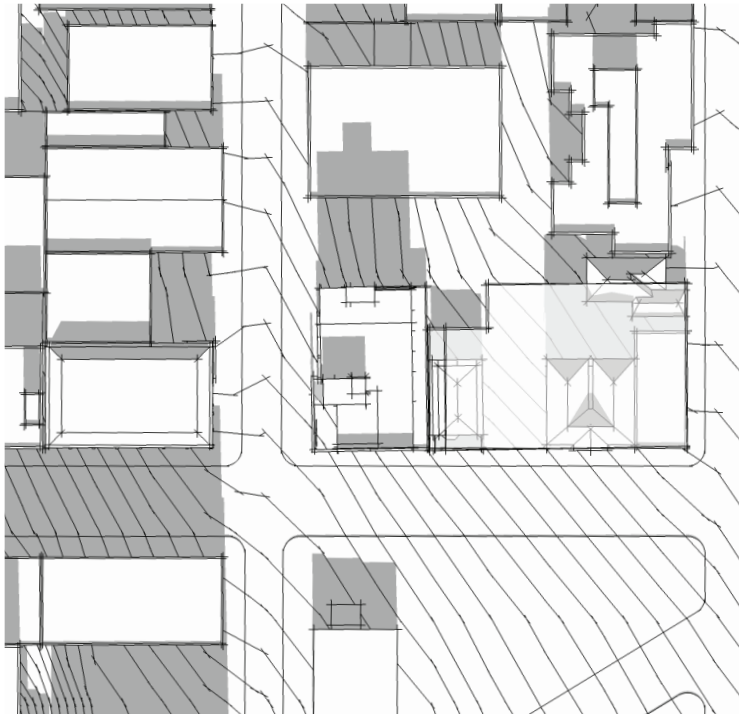


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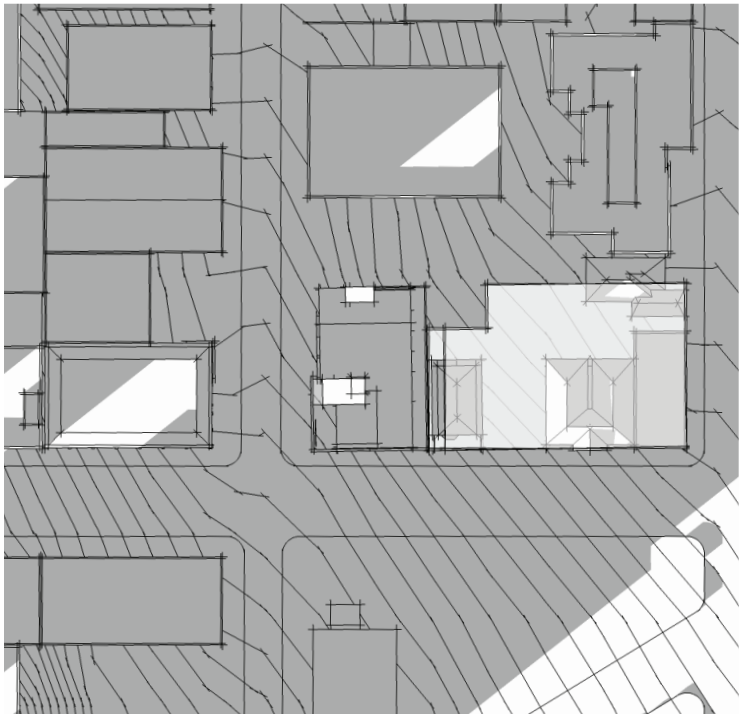
SPRING SHADOW STUDY



WINTER SOLSTICE AT 8AM



WINTER SOLSTICE AT 12PM

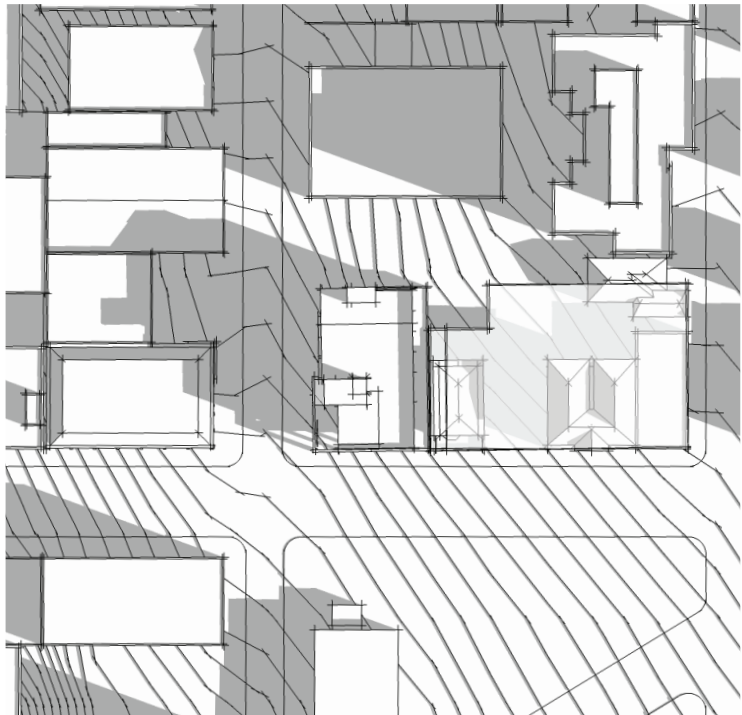


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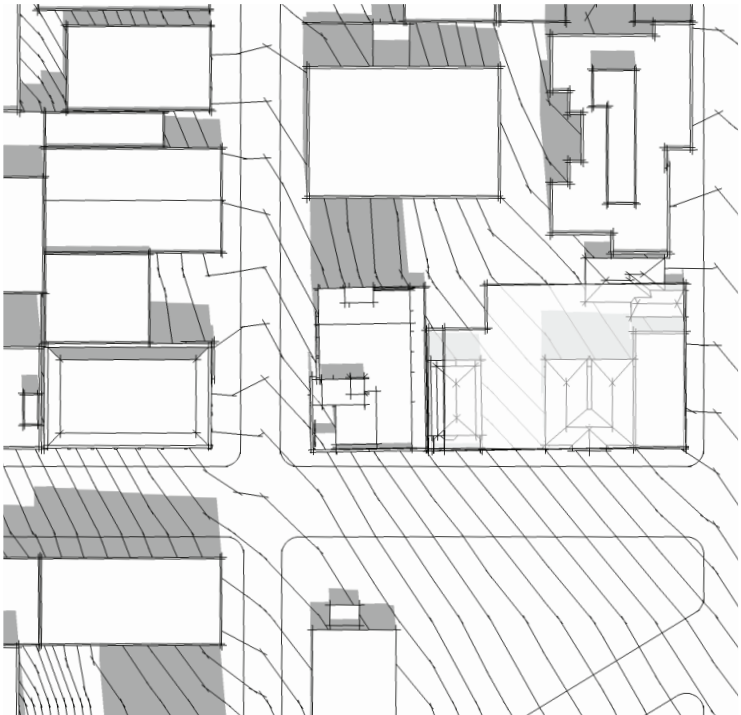


SUN-SHADOW STUDY | spring + fall

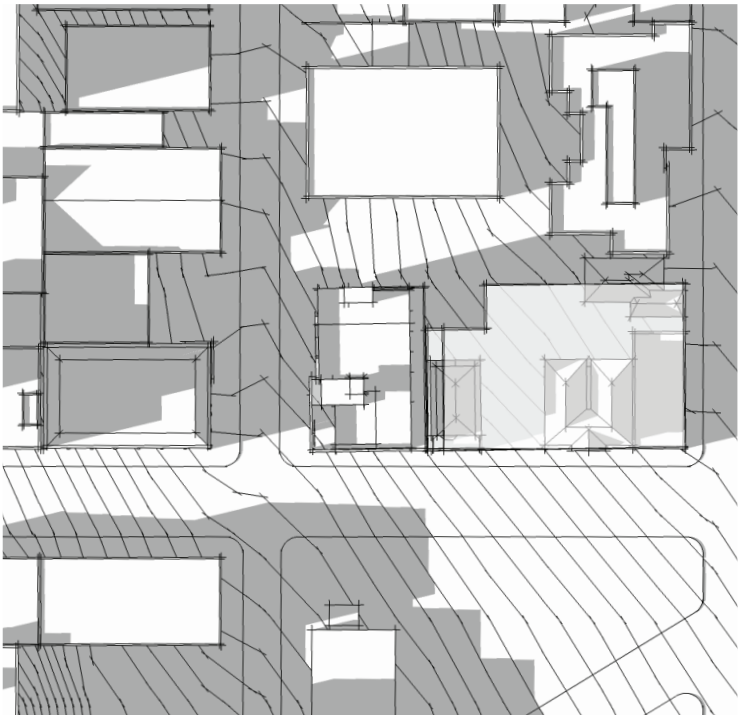
SPRING SHADOW STUDY



SPRING SOLSTICE AT 8AM

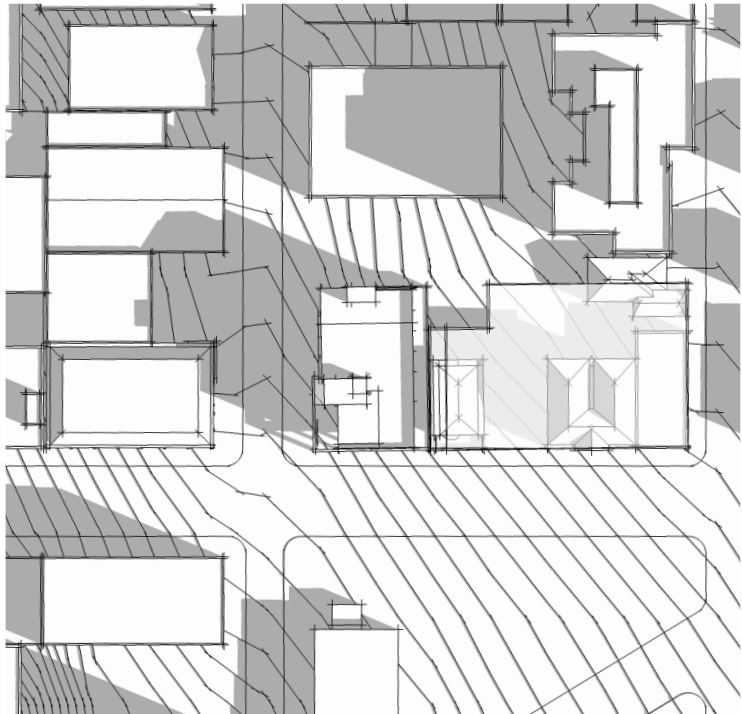


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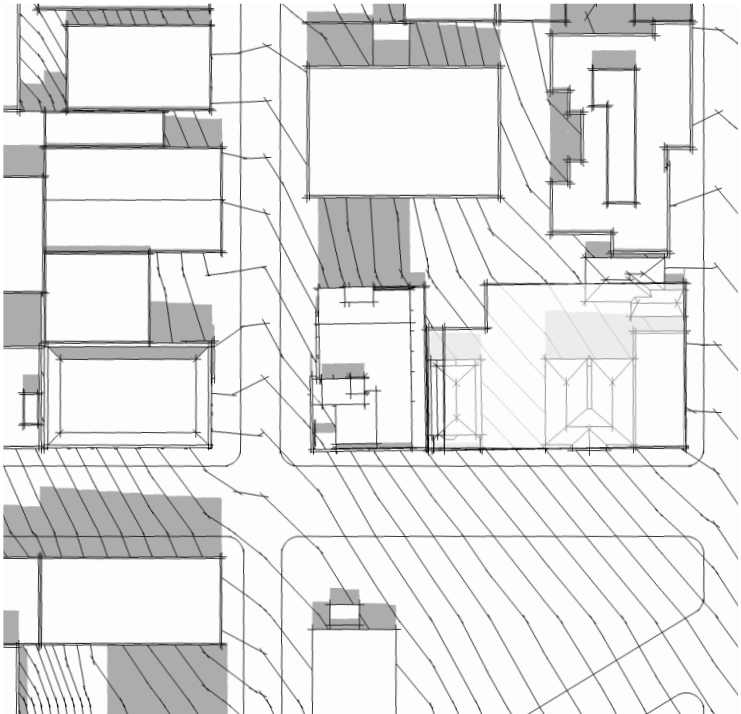


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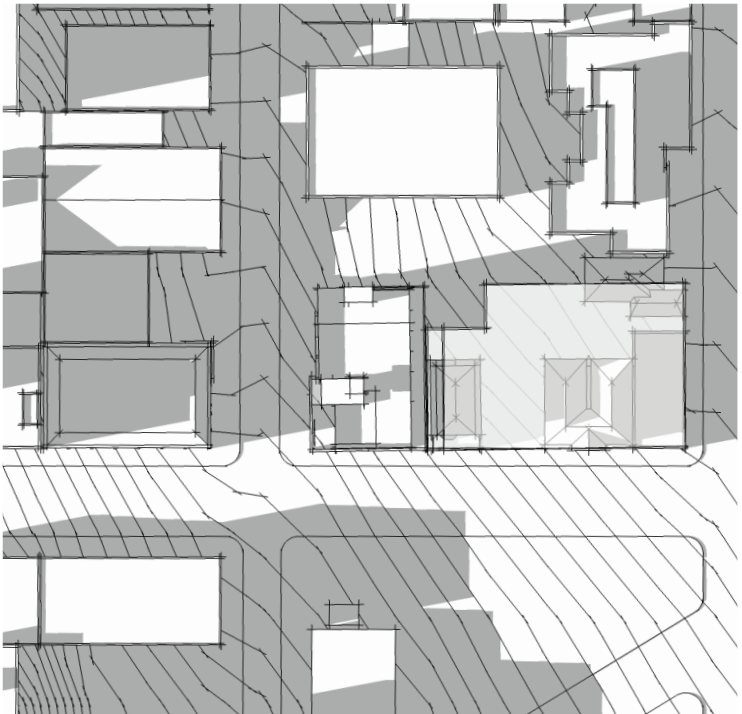
FALL SHADOW STUDY



FALL SOLSTICE AT 8AM



FALL SOLSTICE AT 12PM



FALL SOLSTICE AT 5PM