

# 1300 E PIKE

RECOMMENDATION | PROJECT # 3020301 | 09.21.2016

13PIKE LLC





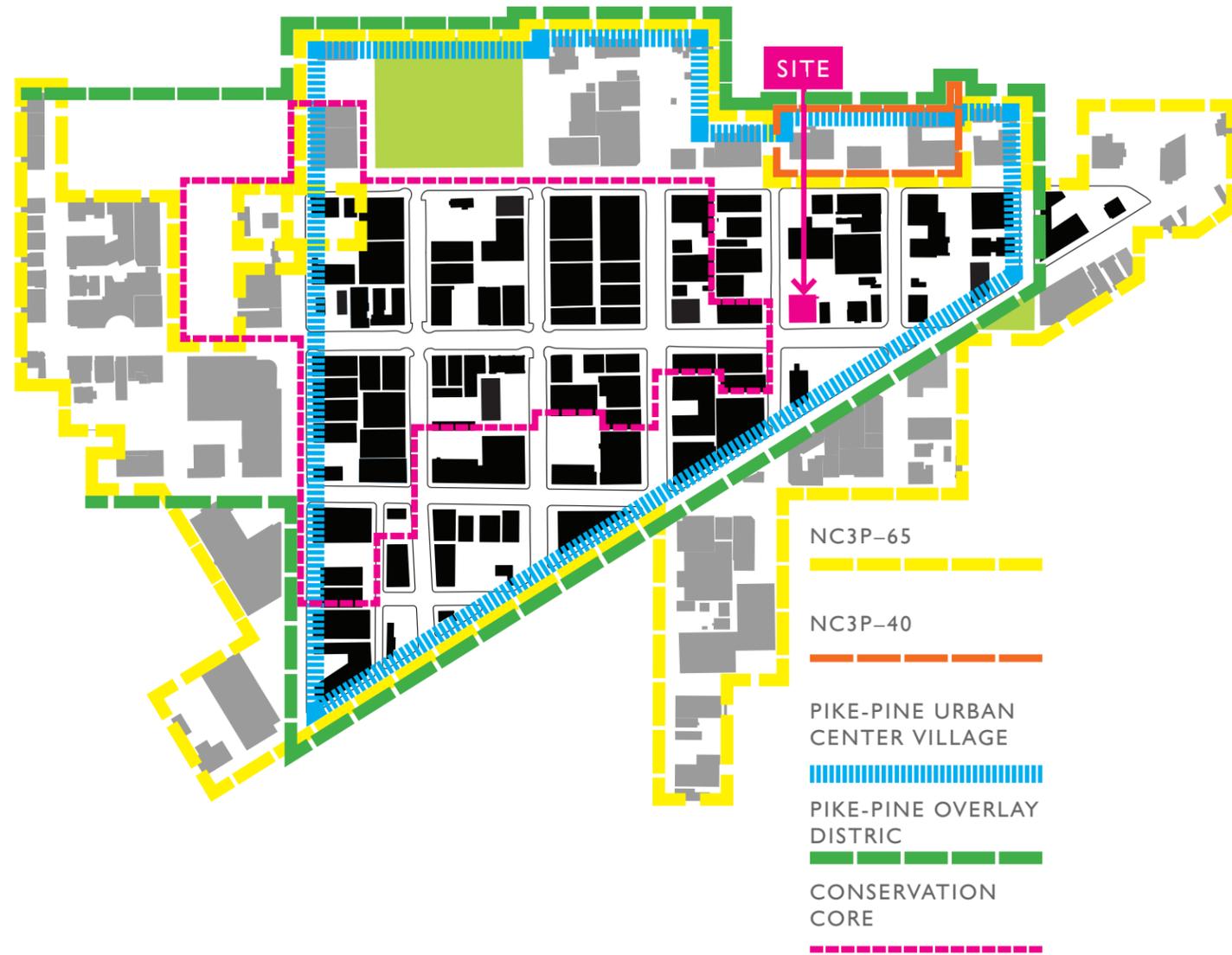


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# ZONING | SUMMARY



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) <b>3.0 PROPOSED FAR = 30,575 SF</b> (RETAIL EXEMPT)
SETBACKS	SCL POWERLINE SETBACK = 14' FROM NEAREST HIGH VOLTAGE LINE ALONG 13TH AVE
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"> <li>1. THE FLOOR-TO-CEILING HEIGHT OF THE STREET-LEVEL USES OR LIVE-WORK UNITS LOCATED AT STREET LEVEL IS 13 FEET OR MORE,</li> <li>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; AND</li> <li>3. 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.</li> </ol>
STREET LEVEL USES [23.47A.005.D.1.I]	OFFICES, PROVIDED THAT NO MORE THAN 30 FEET OF THE STREET-LEVEL STREET-FACING FAÇADE OF A STRUCTURE MAY CONTAIN AN OFFICE USE; USE ALONG A PEDESTRIAN DESIGNATED STREET
CONTINUOUS OVERHEAD WEATHER PROTECTION   STREET-LEVEL DEVELOPMENT STANDARDS [23.47A.008]	(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
TRANSPARENCY [23.47A.008.B.2]	SIXTY PERCENT OF THE STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT. FOR PURPOSES OF CALCULATING THE 60 PERCENT OF A STRUCTURE'S STREET-FACING FAÇADE, THE WIDTH OF A DRIVEWAY AT STREET LEVEL, NOT TO EXCEED 22 FEET, MAY BE SUBTRACTED FROM THE WIDTH OF THE STREET-FACING FAÇADE IF THE ACCESS CANNOT BE PROVIDED FROM AN ALLEY OR FROM A STREET THAT IS NOT A DESIGNATED PRINCIPAL PEDESTRIAN STREET.



# PROJECT PROPOSAL | VISION

## PROJECT GOALS

THE DEVELOPER: MARIA BARRIENTOS + SLOAN RITCHIE'S GOALS INCLUDE BUILDING A FIRST OF ITS 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.

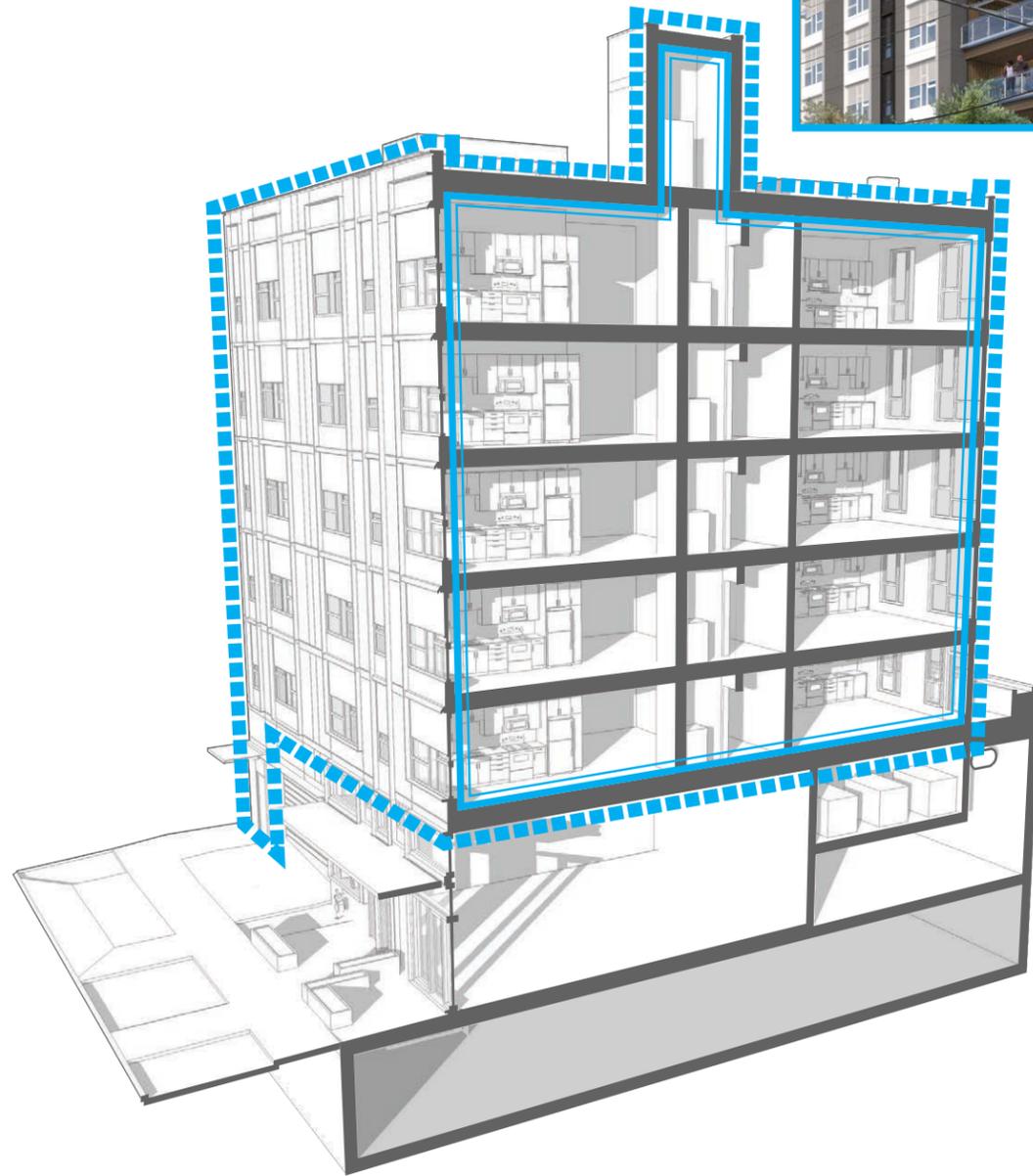
AS SUPPORTED IN THE EDG MEETING, THE DEVELOPER PROPOSES TO DEMOLISH THE EXISTING STRUCTURE AND CONSTRUCT A HIGHLY ENERGY EFFICIENT NEW STRUCTURE THAT ANCHORS TO THE GROUND LEVEL AND RECLAIMS THE CORNER WITH A UNIQUE OUTDOOR SPACE PROGRAMED FOR BOTH RESIDENTS AND THE CORNER RETAIL TENANT.

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 AND PROVIDING A BEACON AT THE EAST EDGE OF THE PIKE-PINE CORRIDOR. THIS EXTERIOR CORNER SPACE MEMORIALIZES THE CHARACTER STRUCTURE BY PRESERVING THE SCALE OF THE ORIGINAL BUILDING AT THE CORNER, CLAD IN A POROUS GHOSTED BRICK SCREEN AND REPURPOSED ORIGINAL LARGE TIMBER COLUMNS, WHICH ARE REVEALED AT THE EXTERIOR AS THE CANOPY STRUCTURE.

- 45 RESIDENTIAL UNITS
- TYPICAL FLOOR PLAN INCLUDES A PREDOMINANT MIX OF 1 BEDROOMS WITH ONE STUDIO, ONE OPEN 1, AND ONE 2 BEDROOM ON EACH RESIDENTIAL LEVEL.
- RETAIL/RESTAURANT SPACE ALONG EAST PIKE
- RETAIL/OFFICE SPACE ALONG 13TH AVENUE, *SEEKING A DEPARTURE FOR MAXIMUM WIDTH OF OFFICE*
- 29,000 SF
- 6 STORIES TOTAL, TYPE 5 OVER TYPE 1
- 13 BELOW GRADE RESIDENTIAL PARKING STALLS
- PURSUING SHARED PARKING DEVELOPMENT WITH ADJACENT PROJECT SITE
- LEVEL 1: RESIDENTIAL LOBBY + RETAIL + OFFICE/RETAIL + BOH
- LEVEL 2-6: RESIDENTIAL UNITS
- ROOF TOP: AMENITY + SOLAR ARRAY + EDIBLE GARDEN + GREEN ROOF

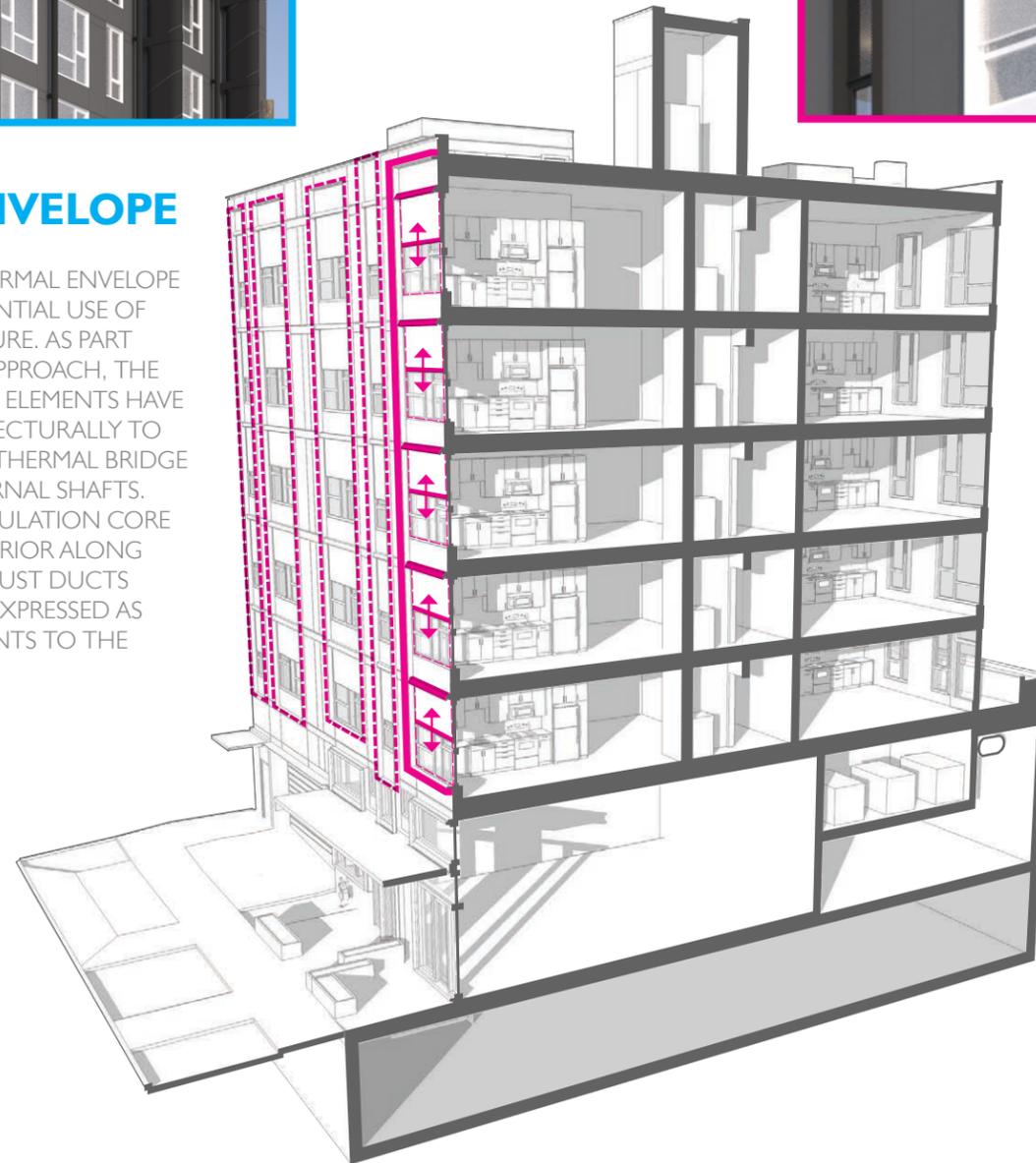


# PROJECT PROPOSAL | PASSIVE HOUSE



## THERMAL ENVELOPE

THE EXTENT OF THE THERMAL ENVELOPE SURROUNDS THE RESIDENTIAL USE OF THE MIXED-USE STRUCTURE. AS PART OF THE PASSIVE HOUSE APPROACH, THE FORM AND FUNCTIONAL ELEMENTS HAVE BEEN EXPRESSED ARCHITECTURALLY TO THE EXTERIOR LIMITING THERMAL BRIDGE THROUGH LIMITED INTERNAL SHAFTS. THE MAIN VERTICAL CIRCULATION CORE IS EXPOSED TO THE EXTERIOR ALONG THE WEST FACADE. EXHAUST DUCTS AND RAIN LEADERS ARE EXPRESSED AS INDUSTRIAL ATTACHEMENTS TO THE THERMAL CONTAINER.



## WINDOWS + SHADES

AUTOMATED EXTERIOR SHADES LOCATED ON THE WEST AND SOUTH FACADES CONTROL HEAT GAIN BY LOWERING SHADES IN THE SUMMER TO REDUCE HEAT GAIN THROUGH WINDOWS AND RASING THE SHADES IN THE WINTER TO ALLOW FOR HEAT GAIN. FIXED UNIT DECKS ALONG THE SOUND FACADE SERVE AS SHADING DEVICES AND EXTERIOR ACCESS FOR THE SOUTH FACING UNITS.

THERMALLY BROKEN TRIPLE PANE WINDOWS WERE NECESSARY FOR THERMAL PERFORMANCE, AND TO IMPROVE NOISE INSULATION.

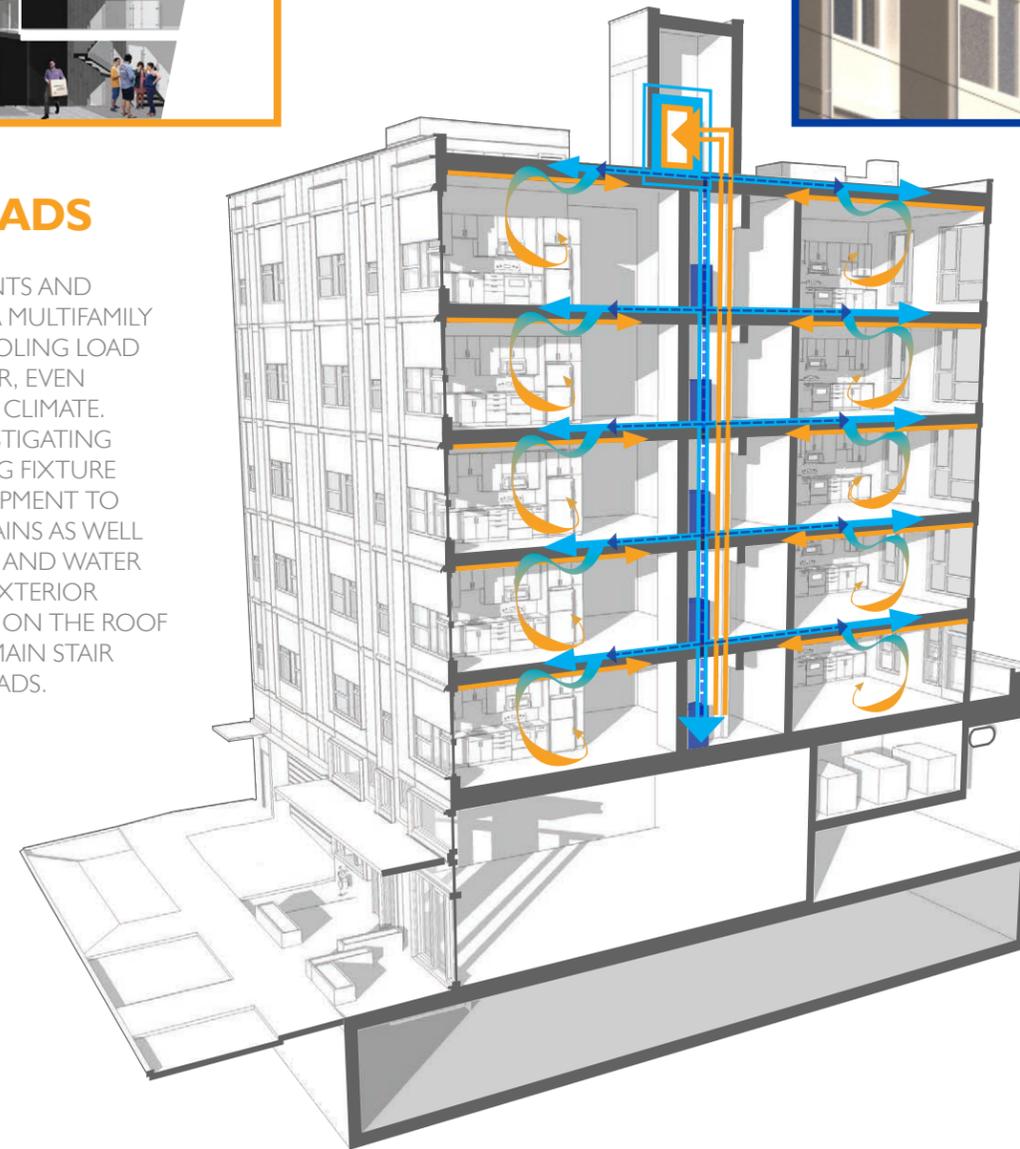


# PROJECT PROPOSAL | PASSIVE HOUSE



## INTERNAL LOADS

THE DENSITY OF OCCUPANTS AND INTERNAL EQUIPMENT IN A MULTIFAMILY BUILDING CAUSES THE COOLING LOAD TO BE THE DRIVING FACTOR, EVEN IN A HEATING DOMINATED CLIMATE. THAT MEANS WE ARE INVESTIGATING EVERY APPLIANCE, LIGHTING FIXTURE AND OTHER PIECE OF EQUIPMENT TO REDUCE INTERIOR HEAT GAINS AS WELL AS MORE DIRECT ELECTRIC AND WATER CONSUMPTION. SHARED EXTERIOR SPACES AND CIRCULATION ON THE ROOF TOP AND THROUGH THE MAIN STAIR REDUCE THE INTERNAL LOADS.



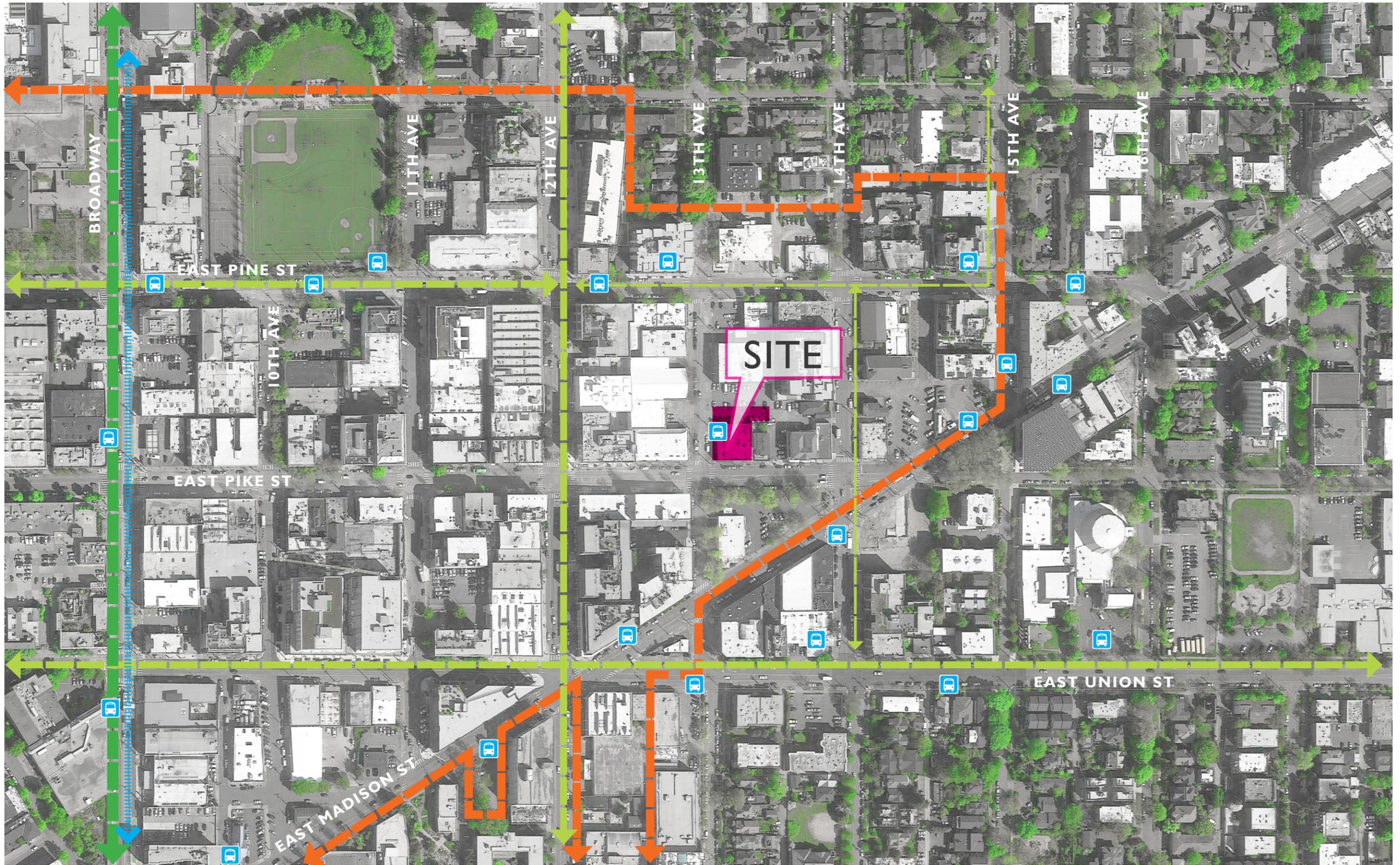
## VENTILATION

THE CENTRALIZED HEAT RECOVERY VENTILATOR SYSTEM SERVES AS THE LUNGS FOR THE BUILDING, DISTRIBUTING FILTERED FRESH AIR EVENLY AND CONTINUOUSLY THROUGH A CENTRAL SHAFT. THIS UNIT WILL TEMPER THE OUTDOOR AIR COMING IN, REDUCING THE NEED FOR FURTHER HEATING AND COOLING.

ON DAYS WITH EXTREMES IN TEMPERATURE, A SMALL HEAT PUMP FAN COIL UNIT ON EACH FLOOR WILL OPERATE IN PARALLEL WITH THE VENTILATION. THIS SET OF SYSTEMS MANAGES FRESH AIR THROUGH VERTICAL SHAFTS, FREEING THE FACADE AND OPERABLE WINDOWS FROM MULTIPLE EXHAUST POINTS WHILE LIMITING THE THERMAL TRANSFER THROUGH ONE CENTRAL SYSTEM.



# CONTEXT | NETWORK



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



# CONTEXT | PIKE-PINE CORRIDOR ICONS



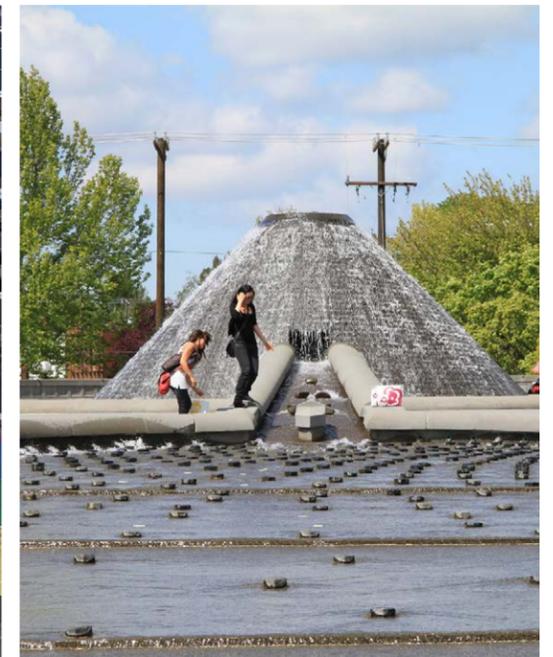
**BULLITT CENTER** | 15TH AVE & E MADISON ST



**STARBUCKS RESERVE** | MINOR AVE & E PIKE ST



**RAINBOW CROSSWALKS**

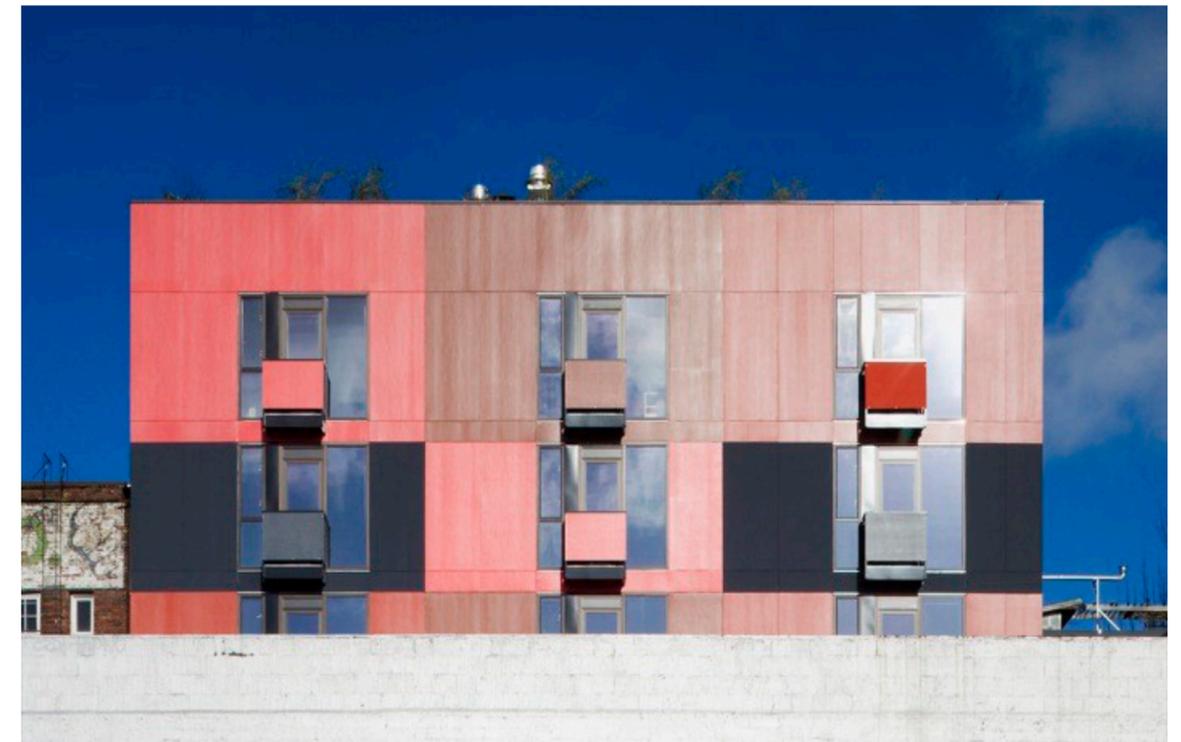


**CAL ANDERSON PARK**

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.



**ORIGINAL BAUHAUS COFFEE** (<http://www.coffeetowns.com>)



**1111 PIKE ST**



# CONTEXT | PIKE-PINE CORRIDOR STREET CHARACTER



CHOP HOUSE ROW | 11TH AVE BETWEEN PIKE AND PINE



**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.



ODDFELLOW'S BACK PORCH | 10TH AVE BETWEEN PIKE AND PINE



OPTIMISM BREWING CO | BROADWAY AND UNION ST



RETAIL SPACE | PIKE BETWEEN BROADWAY AND 10TH



RETOFIT HOME | 11TH AND PIKE



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



# CONTEXT | MULTIFAMILY URBAN INFILL & CHARACTER FAÇADES



AGNES LOFTS | 12TH AVE & E PIKE ST



1111 E PIKE



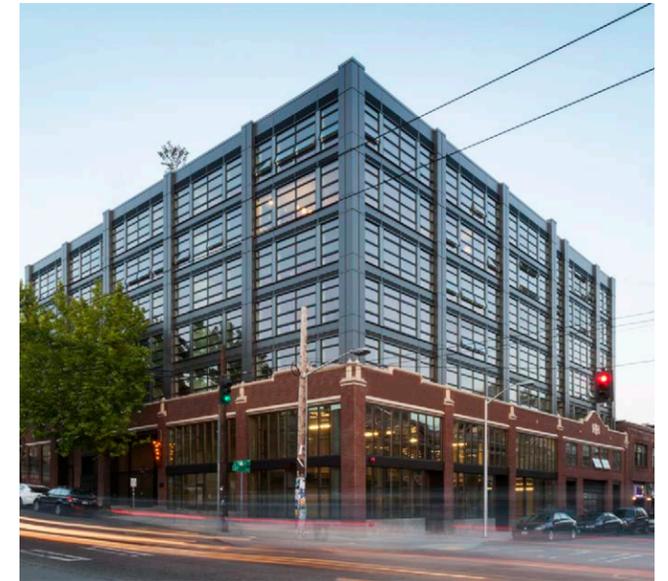
THE YARD HOUSE | 14TH AVE E & E REPUBLICAN ST



PACKARD BUILDING | 12TH AVE & E PINE ST



600 EAST PIKE



SUNSET ELECTRIC APARTMENTS  
11TH AVE & E PINE ST



# CONTEXT | ADJACENCIES



**ELYSIAN** | SW CORNER



**HISTORIC MIXED-USE** | EAST PIKE ST MID-BLOCK N



**REO FLATS** | 14TH MID-BLOCK 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



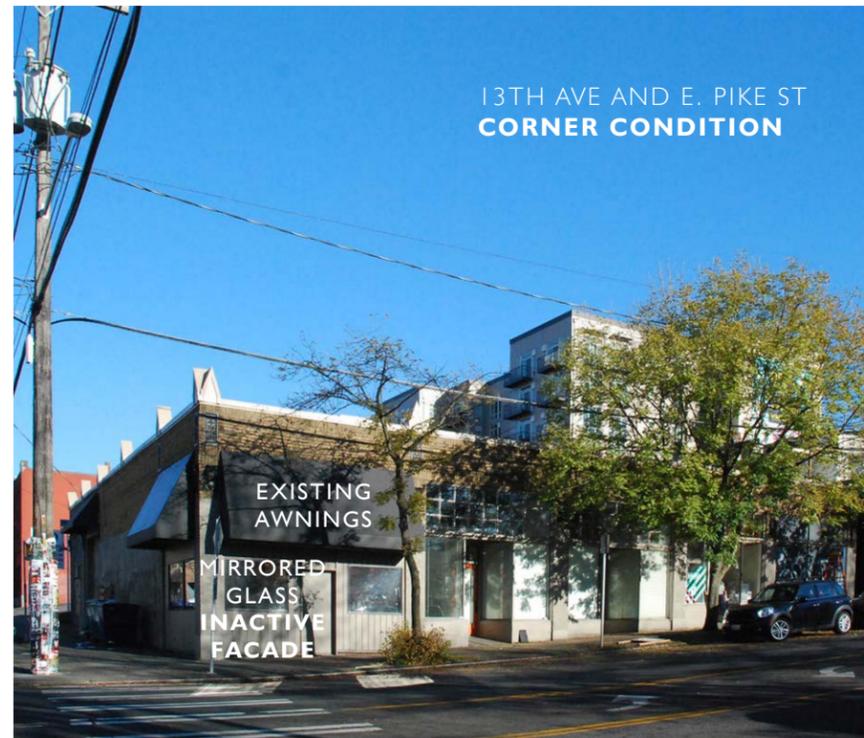
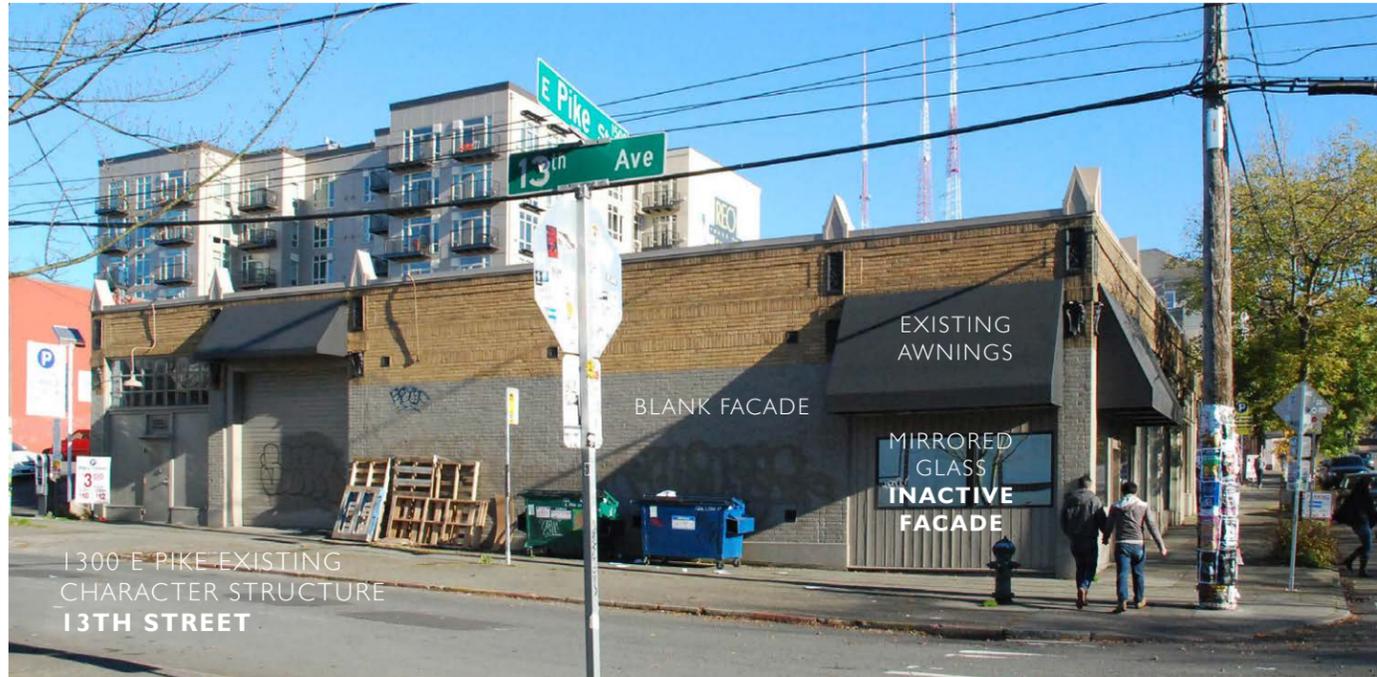
**PUBLIC STORAGE** | NW CORNER



**CITIZEN APARTMENTS** | 13TH AND E MADISON ST

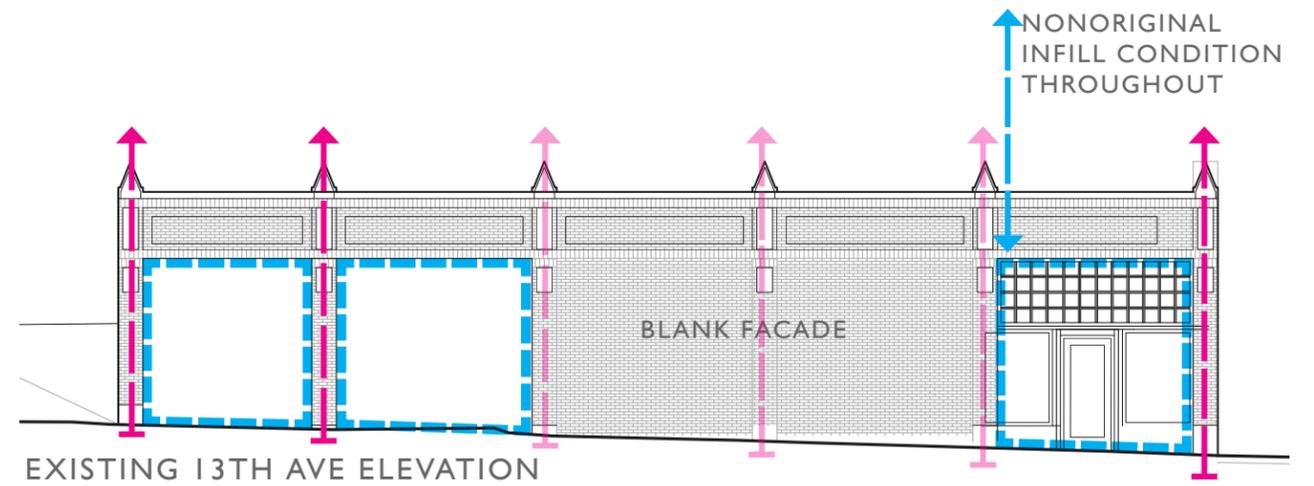
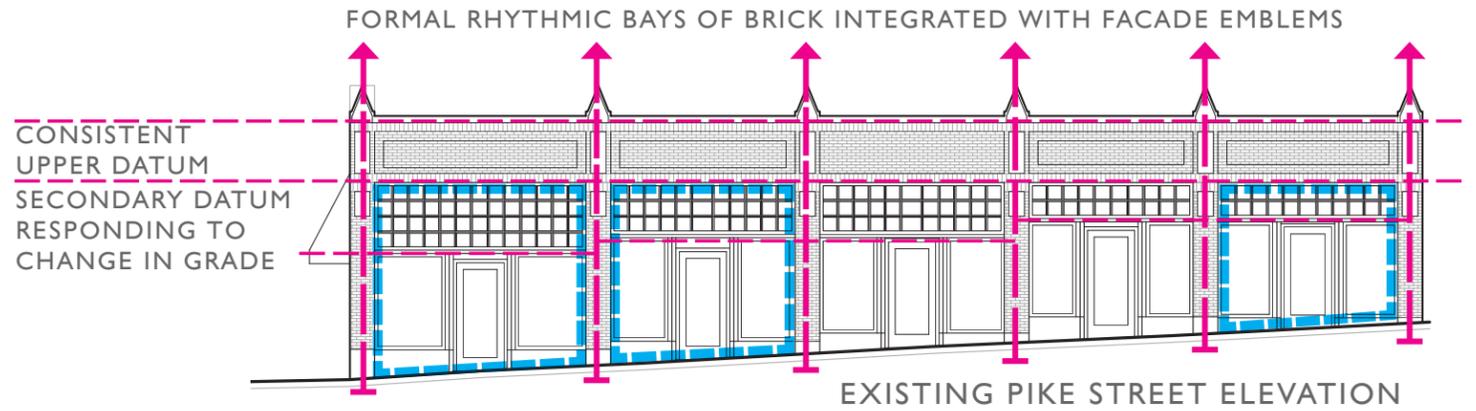


# CONTEXT | EXISTING CHARACTER STRUCTURE

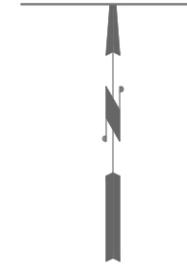
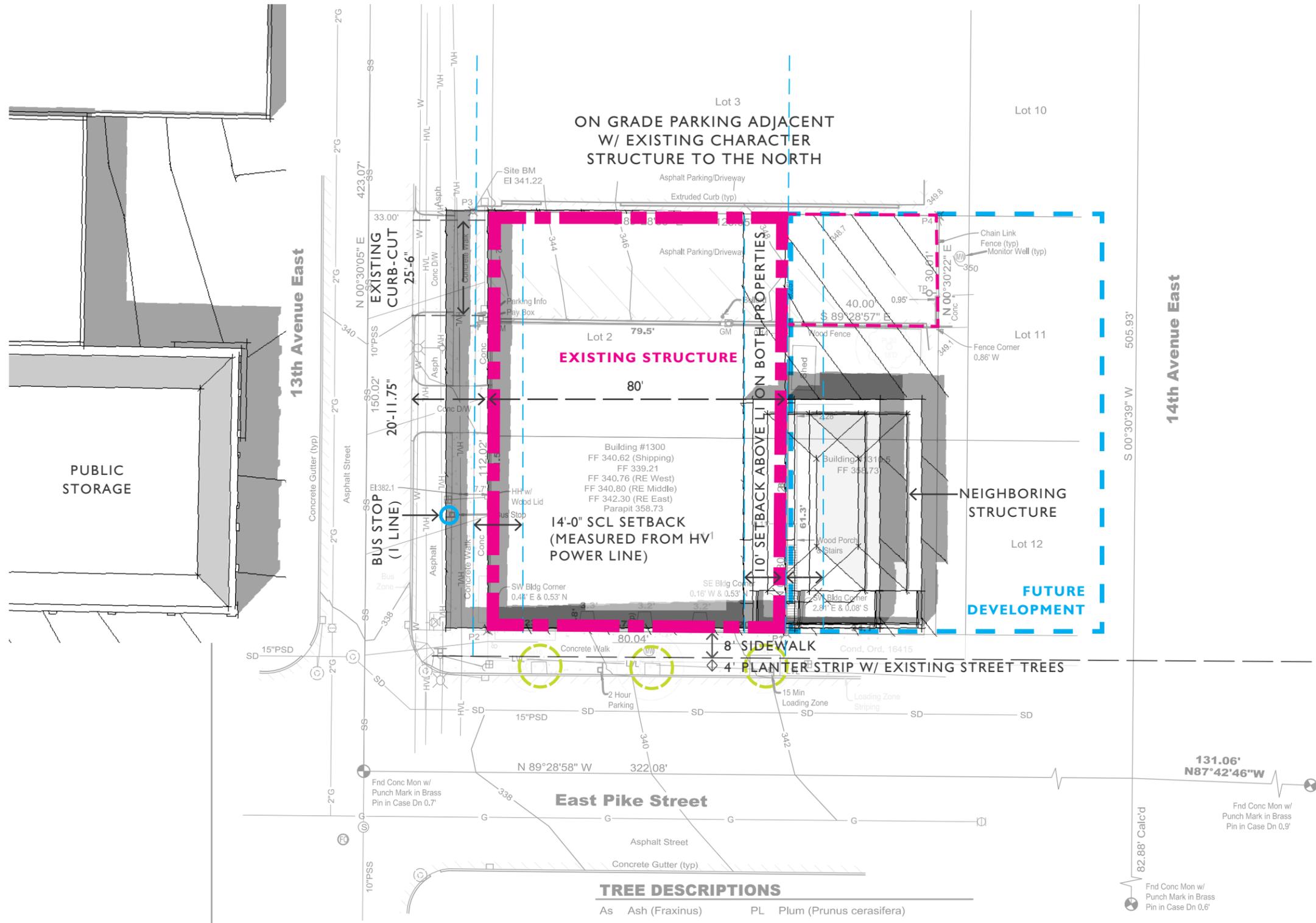


EXISTING CONDITIONS

ORIGINAL ELEVATIONS FOR CONTEXT



# 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.



1"=30'-0"

**TREE DESCRIPTIONS**

As	Ash (Fraxinus)	PL	Plum (Prunus cerasifera)
----	----------------	----	--------------------------



EDG COMMENTS **RESPONSE**

# EDG MASSING OVERVIEW | PREFERRED OPTION



## 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



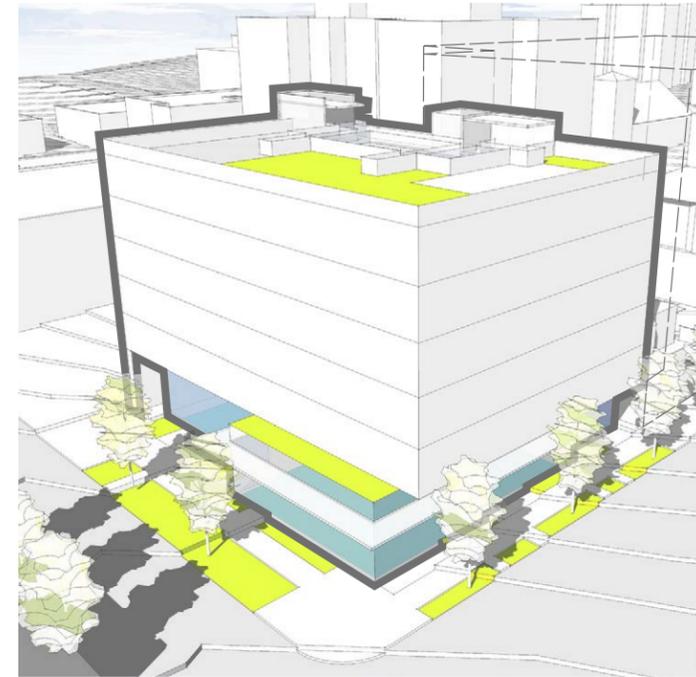
## A2 LIVING BUILDING PILOT APPROACH

### PROS

- ENVIRONMENTAL BENEFIT THROUGH PURSUING LIVING BUILDING PILOT PROGRAM
- EXTERIOR STAIR ACTS AS LANDMARK CONNECTION TO BULLIT 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 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

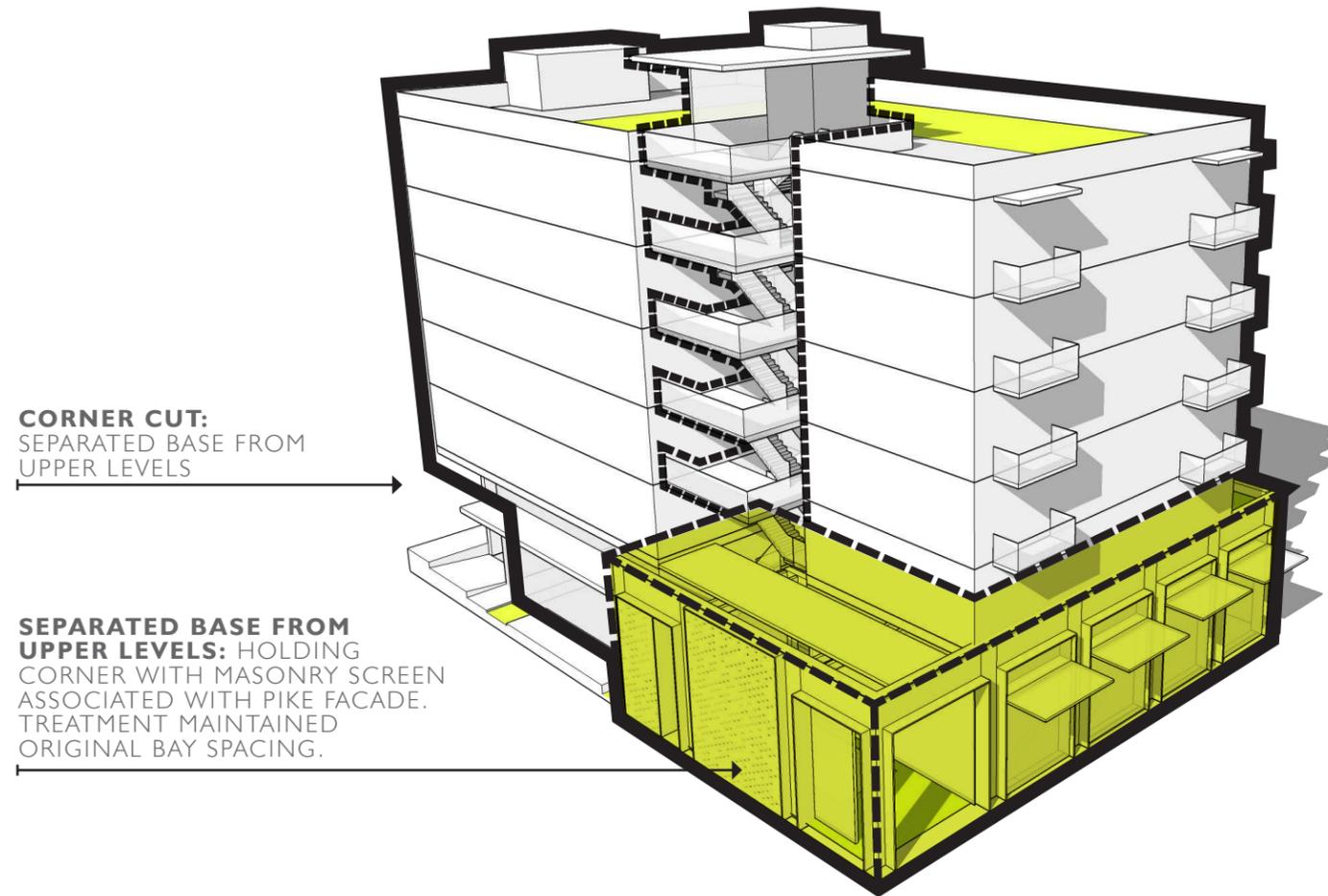
- HYBRID APPROACH OF DEEP ENERGY GOALS IN PURSUING PASSIVE HOUSE
- EXPRESSIVE EXTERIOR VERTICAL CIRCULATION
- UNIQUE GROUND LEVEL TREATMENT PROVIDING CHARACTER IN-LINE WITH THE PIKE-PINE CORRIDOR
- MASSING RESPONDS TO ACTIVE CORNER

### CONS

- CHARACTER STRUCTURE REMOVED
- NO INCENTIVES UTILIZED TO INCREASE YIELD



# PERFERRED MASSING | EVOLUTION



**CORNER CUT:**  
SEPARATED BASE FROM  
UPPER LEVELS

**SEPARATED BASE FROM  
UPPER LEVELS:** HOLDING  
CORNER WITH MASONRY SCREEN  
ASSOCIATED WITH PIKE FACADE.  
TREATMENT MAINTAINED  
ORIGINAL BAY SPACING.



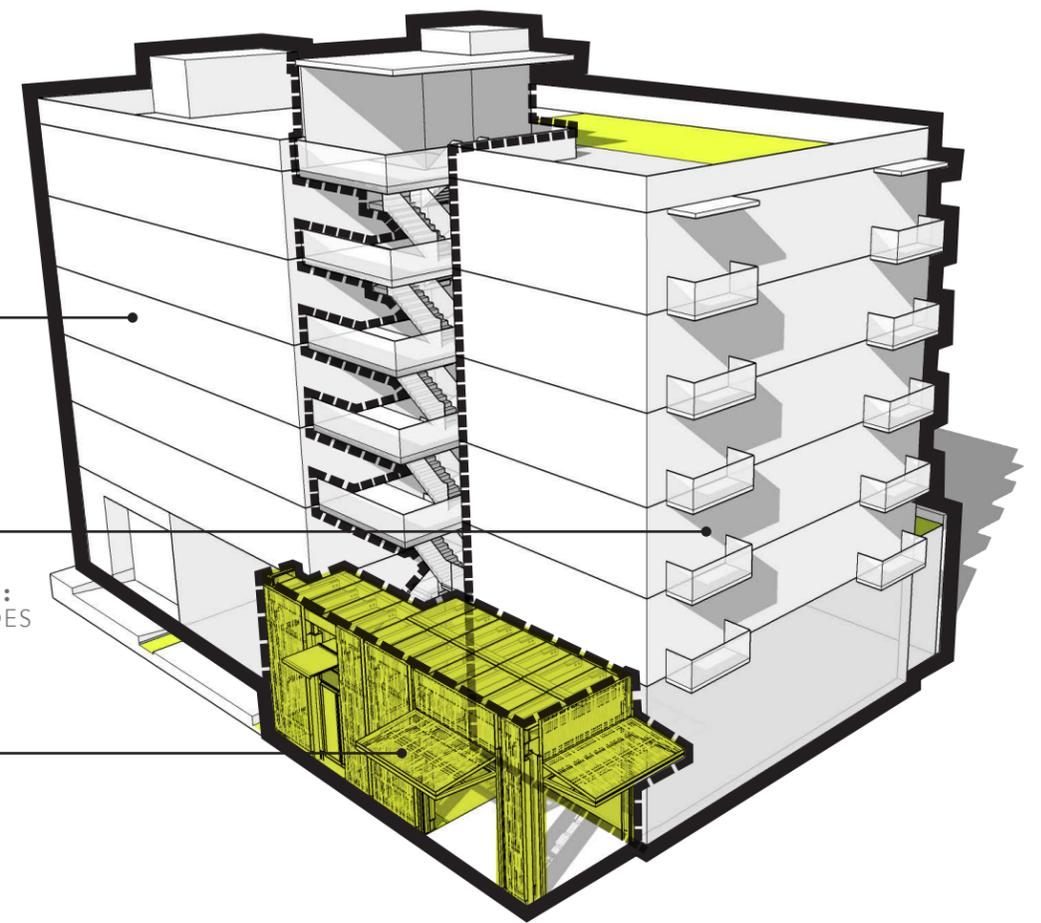
## PREFERRED EDG MASSING DIAGRAM –

THE EDG PREFERRED MASSING INCORPORATED ELEMENTS OF THE EXISTING CHARACTER STRUCTURE AND MAINTAINED SCALE AND RHYTHMS OF THE EXISTING STRUCTURE, WHICH CREATED A CLEAR SEPARATION OF THE BASE TO THE UPPER LEVELS. STRONG DIRECTION FROM BOARD TO MAINTAIN CONNECTIVITY OF UPPER AND LOWER LEVELS.

**CONTINUOUS FACADE:**  
MAINTAINING CHARACTER  
OF PIKE STREET ALONG  
13TH, HOLD BACK FROM  
SCL POWER LINE ABOVE,  
AND ALIGNING STREET  
LEVEL FACADE ALLOWING  
FOR PLAZA SPACE

**CONTINUOUS FACADE:**  
HOLDING URBAN EDGE  
CONDITION ALONG PIKE  
STREET, ALLOWING FOR  
PLAYFUL INTEGRATION  
OF UPPER LEVELS TO THE  
STREET LEVEL FACADE

**FEATURE OUTDOOR SPACE:**  
HOLDS CORNER AND PROVIDES  
INTEREST AND UNIQUE  
SEQUENCE OF ENTRY FOR  
RESIDENTS AND CORNER  
RETAIL/RESTAURANT SPACE



## RECOMMENDATION MASSING –

THE EDG DESIGN ITERATION WAS ATTEMPTING TO INCORPORATE REMNANTS OF THE EXISTING STRUCTURE, WITHOUT PRESERVING THE CHARACTER FACADE, LEAVING THE DESIGN SOLUTION UNRESOLVED. TAKING INTO ACCOUNT BOARD DIRECTION, THE DESIGN EVOLVED TO TAKE ON A MODERN AESTHETIC THAT PAYS HOMAGE TO THE PREVIOUS STRUCTURE BY MAINTAINING THE ORIGINAL CORNER PEDESTRIAN SCALE WITH A FEATURED PROTECTED OPEN SPACE, CLAD IN A LACEY METAL SCREEN REMNISCENT OF GHOSTED BRICK, AND SUPPORTED BY ORIGINAL LARGE TIMBER COLUMNS THAT REVEAL THEMSELVES ALONG THE EXTERIOR FACADE.



# DESIGN PROPOSAL

# DESIGN PROPOSAL | OVERALL



PIKE & 13TH | DAY VIEW FROM SOUTHWEST CORNER LOOKING NORTHEAST

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# DESIGN PROPOSAL | OVERALL



PIKE & 13TH | NIGHT VIEW FROM SOUTHWEST CORNER LOOKING NORTHEAST

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# DESIGN PROPOSAL | DECORATIVE SCREEN



CORNER OF PIKE & 13TH | DAY VIEW FROM SOUTHWEST CORNER LOOKING NORTHEAST

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# DESIGN PROPOSAL | DECORATIVE SCREEN



CORNER OF PIKE & 13TH | NIGHT VIEW FROM SOUTHWEST CORNER LOOKING NORTHEAST

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# DESIGN PROPOSAL | PIKE COMMERCIAL



# DESIGN PROPOSAL | 13TH AVE COMMERCIAL



13TH AVE | RESIDENTIAL ENTRY



13TH AVE | VIEW FROM NORTH LOOKING SOUTH



13TH AVE | VIEW FROM NORTHWEST CORNER LOOKING SOUTHEAST

**MURAL PROJECT**, COMMUNITY ENAGEMENT THROUGH COLLABORATION WITH THE **ECODISTRICT + ARTS DISTRICT**: STORY LINE DEVELOPED TO GIVE REFERENCE TO PASSIVE HOUSE ENERGY REDUCTION MEASURES, HISTORY OF SITE AND NEIGHBORHOOD CONTEXT.



# DESIGN PROPOSAL | RESIDENTIAL ENTRY + COVERED RETAIL



13TH AVE | PARTIAL ELEVATION OF SCREEN ENTRY COURT



ENTRY COURT | PARTIAL PLAN OF SCREEN ENTRY COURT



ENTRY COURT | SECTION THROUGH RETAIL SPACE



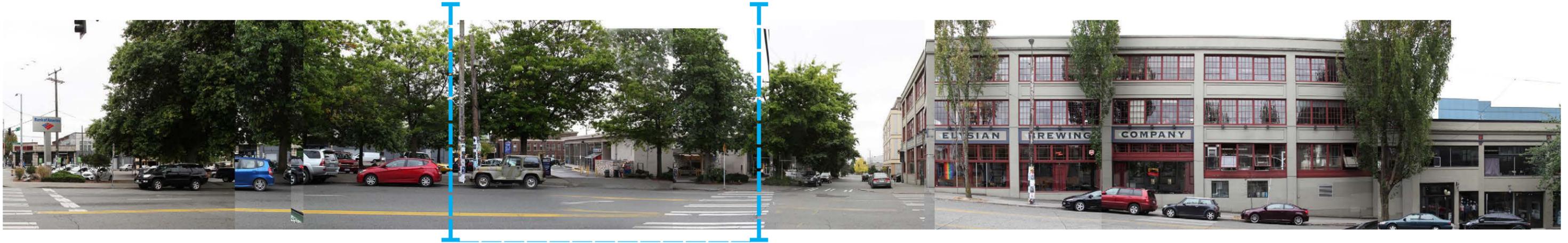
# DESIGN PROPOSAL | RESIDENTIAL ENTRY LOBBY



ENTRY COURT | SECTION THROUGH RESIDENTIAL ENTRY + STAIR



# CONTEXT | STREET ELEVATIONS – PIKE STREET



OPPOSITE PROJECT SITE | PIKE ST SOUTH



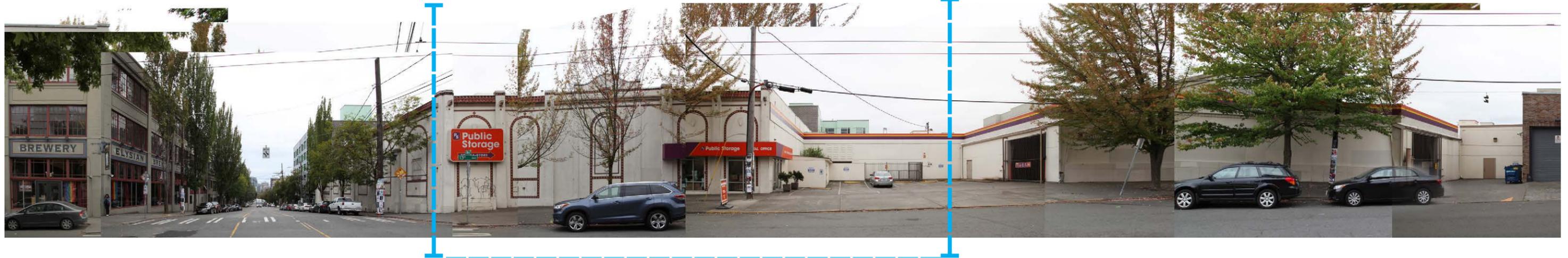
PROJECT SITE | PIKE ST FRONTAGE



# CONTEXT | STREET ELEVATIONS – 13TH AVE EAST



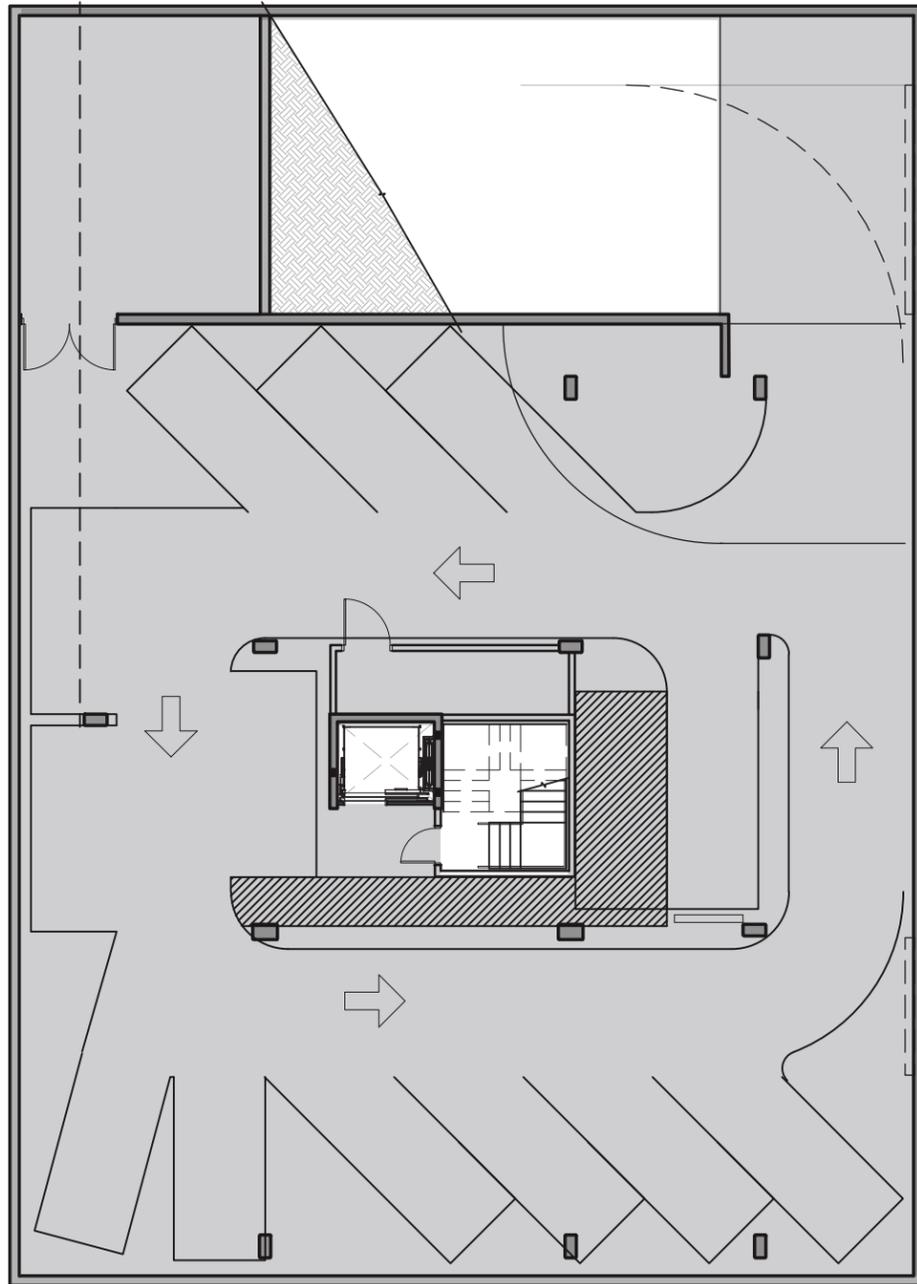
PROJECT SITE | 13TH AVE E FRONTAGE



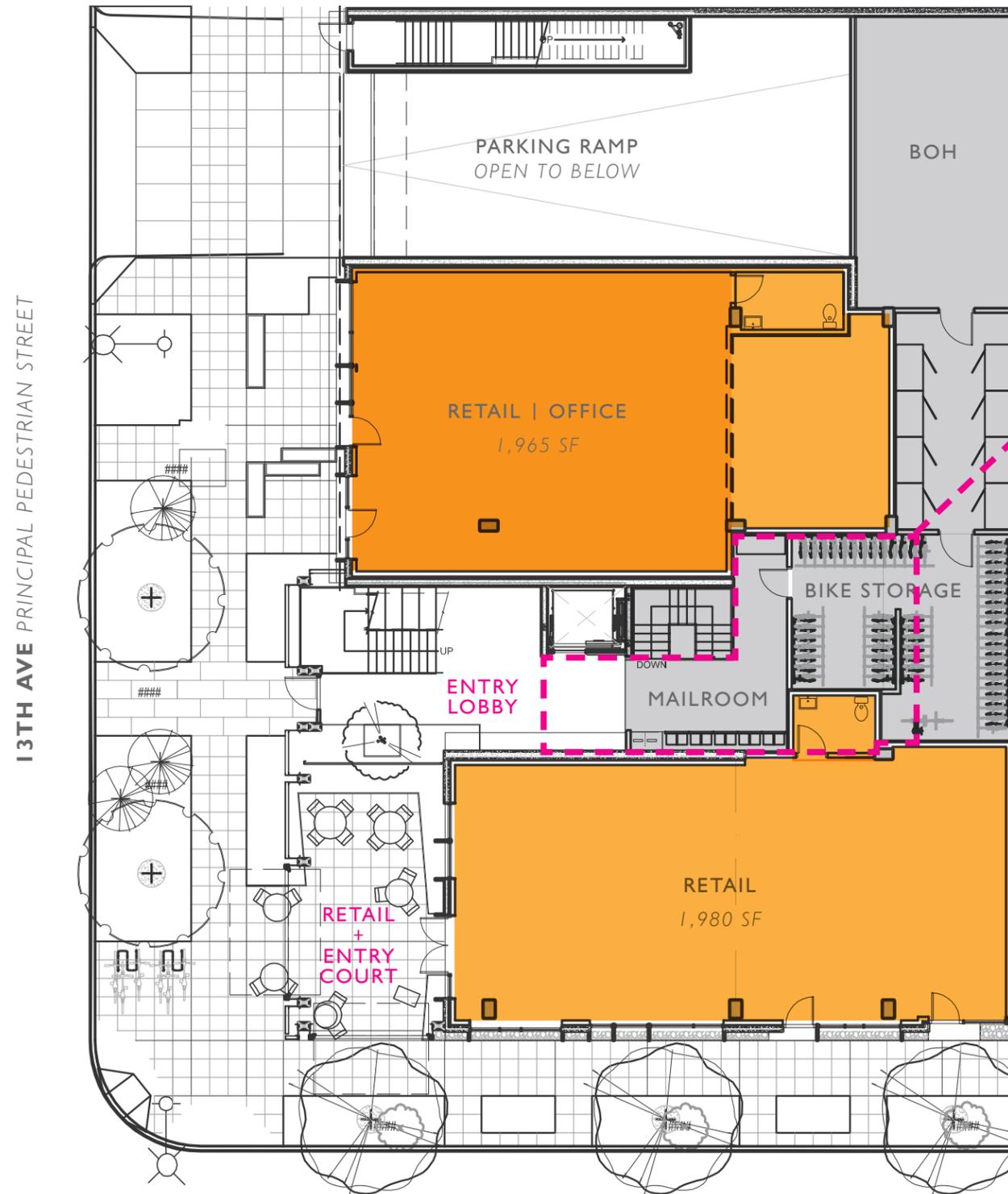
OPPOSITE PROJECT SITE | 13TH AVE E – WEST



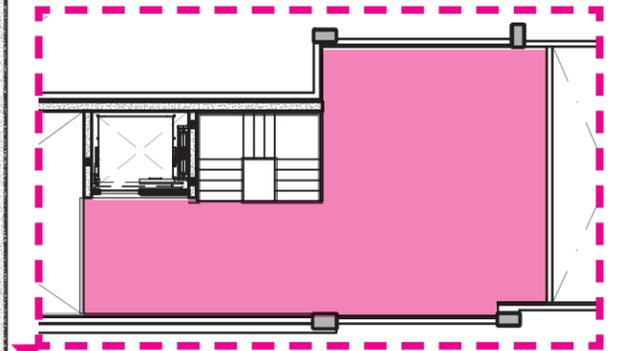
# DESIGN PROPOSAL | FLOOR PLANS



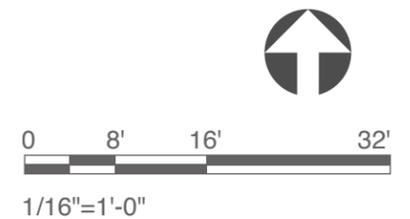
LEVEL P1 FLOOR PLAN



LEVEL I FLOOR PLAN EAST PIKE STREET PRINCIPAL PEDESTRIAN STREET



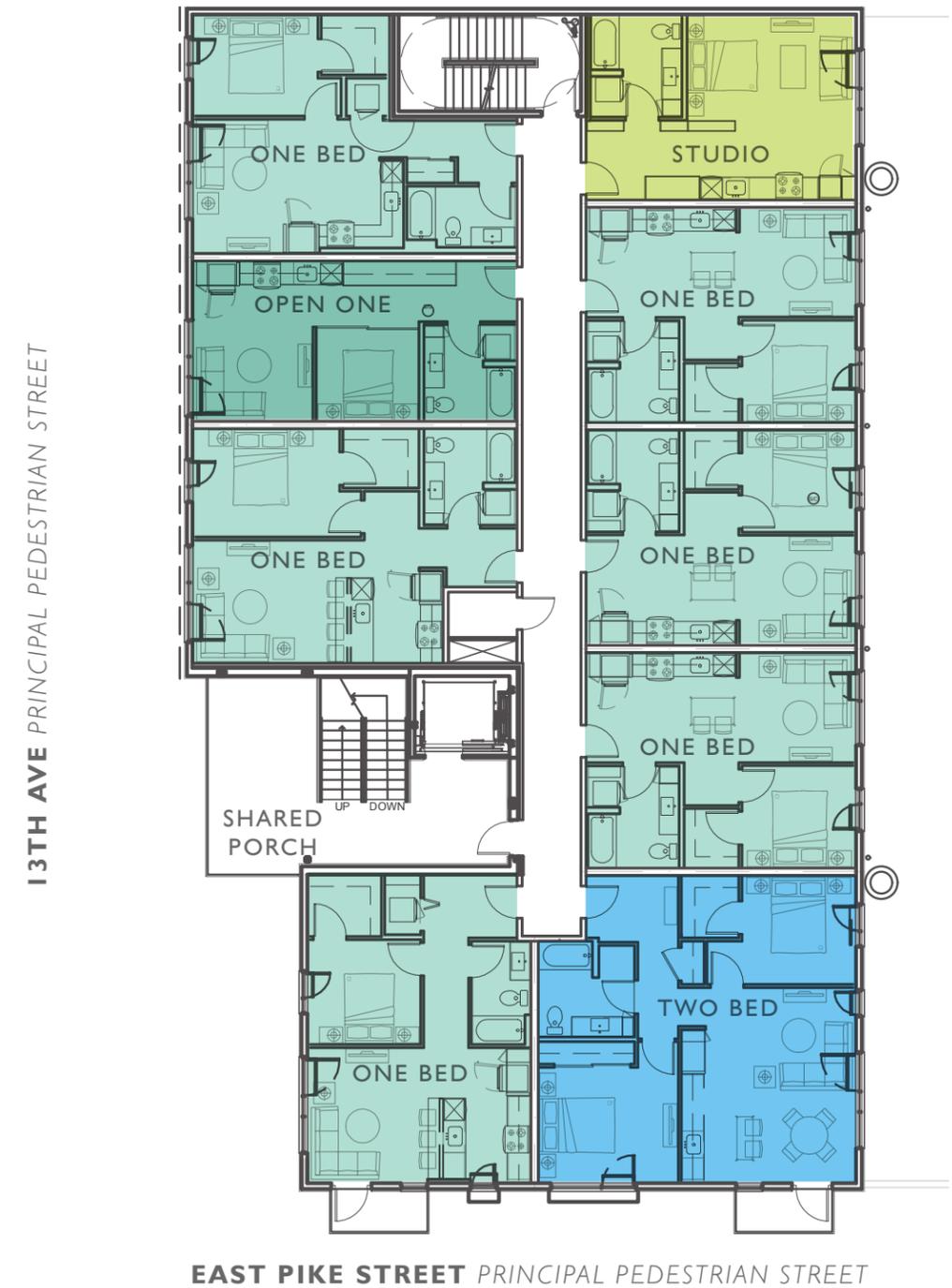
MEZZANINE LEVEL FLOOR PLAN



# DESIGN PROPOSAL | FLOOR PLANS



LEVEL 2 FLOOR PLAN



LEVEL 3-6 FLOOR PLAN



# DESIGN PROPOSAL | ELEVATIONS



**WEST ELEVATION** – 13TH AVENUE



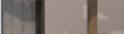
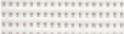
**SOUTH ELEVATION** – EAST PIKE STREET

- |  |   |  |   |
|--|---|--|---|
|  WOOD STOREFRONT – 1              |  TINTED BOARD-FORMED CONCRETE – 2        |  DARK GREY MESH SUN SHADES – 5 |  WHITE CEMENTITIOUS PANEL – 8      |
|  DARK GREY STEEL FRAME PANELS – 3 |  WHITE LASER CUT METAL PANEL SCREEN – 6 |  GREY CEMENTITIOUS PANEL – 9  |  DARK GREY CEMENTITIOUS PANEL – 10 |
|  WHITE MESH SUN SHADES – 4        |  VERTICAL WOOD PLANKS – 7               |  |   |



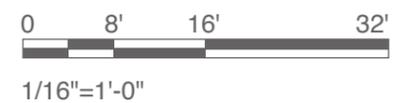
# DESIGN PROPOSAL | ELEVATIONS



-  WOOD STOREFRONT – 1
-  TINTED BOARD-FORMED CONCRETE – 2
-  DARK GREY STEEL FRAME PANELS – 3
-  WHITE MESH SUN SHADES – 4

-  DARK GREY MESH SUN SHADES – 5
-  WHITE LASER CUT METAL PANEL SCREEN – 6
-  VERTICAL WOOD PLANKS – 7

-  WHITE CEMENTITIOUS PANEL – 8
-  GREY CEMENTITIOUS PANEL – 9
-  DARK GREY CEMENTITIOUS PANEL – 10



# DESIGN PROPOSAL | MATERIALS



**WOOD STOREFRONT**  
RICH TONE WOOD



**BOARD-FORMED CONCRETE**  
TINTED



**STEEL FRAME PANELS**  
DARK GREY



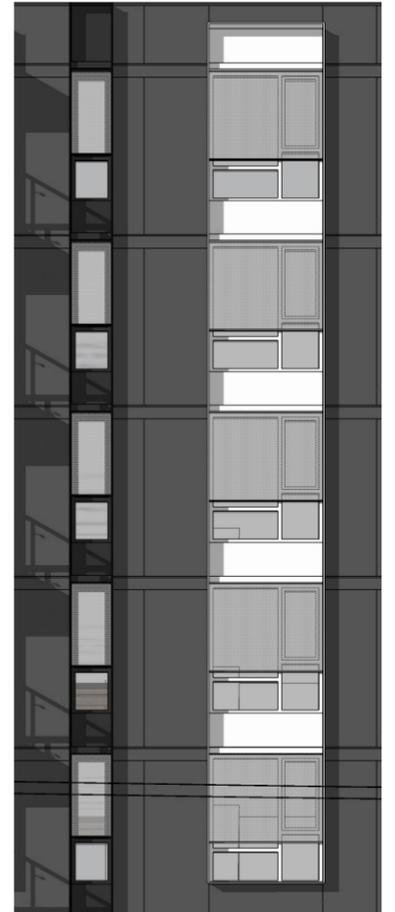
**MESH SUN SHADES**  
WHITE + DARK GREY



**LASER CUT METAL PANEL SCREEN**  
WHITE



**VERTICAL WOOD PLANKS**  
RICH TONE



**CEMENTITIOUS PANEL**  
GREY | WHITE | DARK GREY



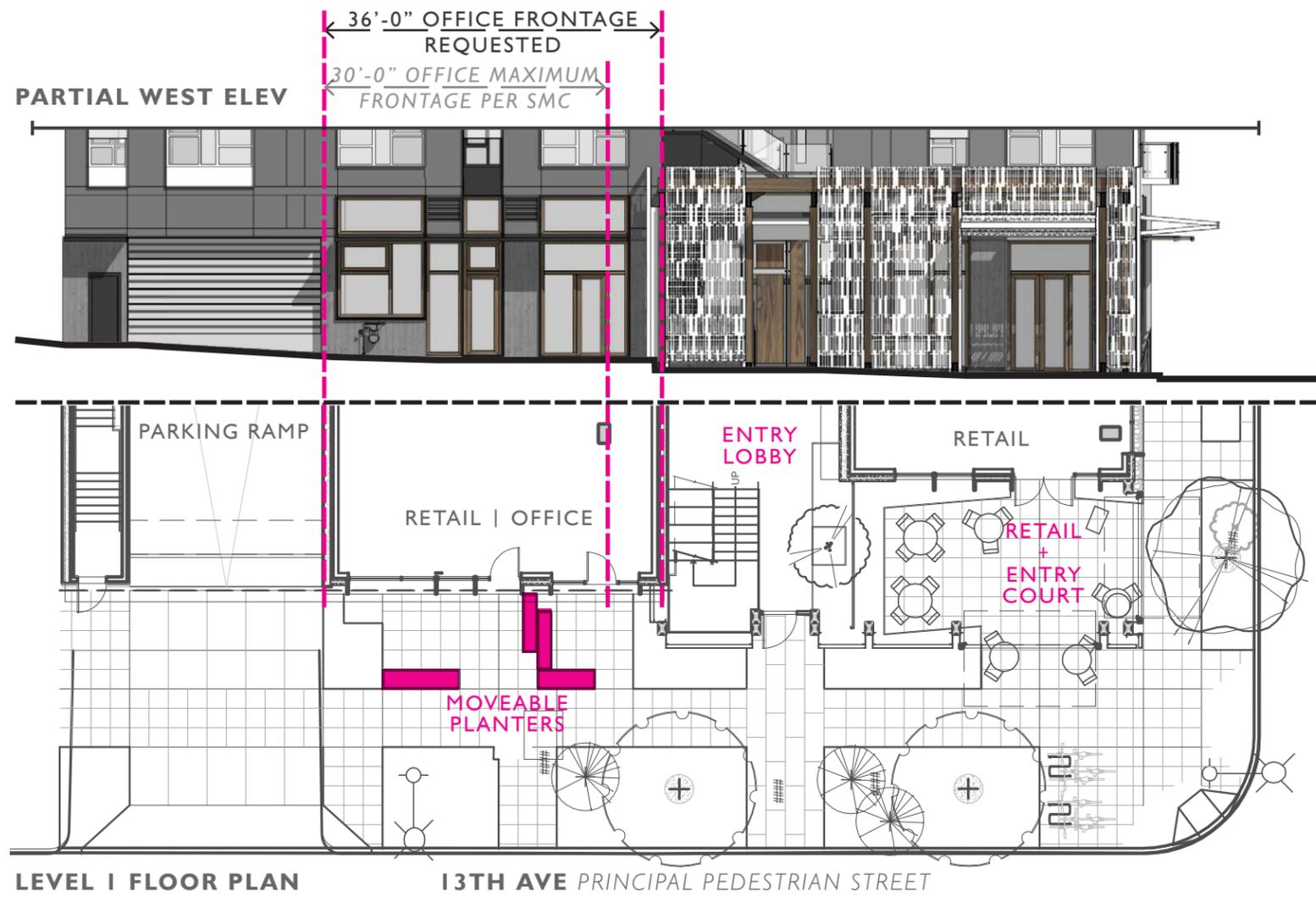
# DESIGN PROPOSAL | SIGNAGE



**SIGNAGE INSPIRATION** | MIXTURE OF SIGNAGE TYPES THAT PROVIDE DISTINCT CHARACTER FOR TENENTS WITH SIMPLE CLEAN ADDRESS SIGNAGE FOR THE RESIDENTS



# DEPARTURE REQUEST | OFFICE WIDTH



## LAND USE CODE REQUIREMENT [23.47A.005.D.1.i - STREET-LEVEL USES]:

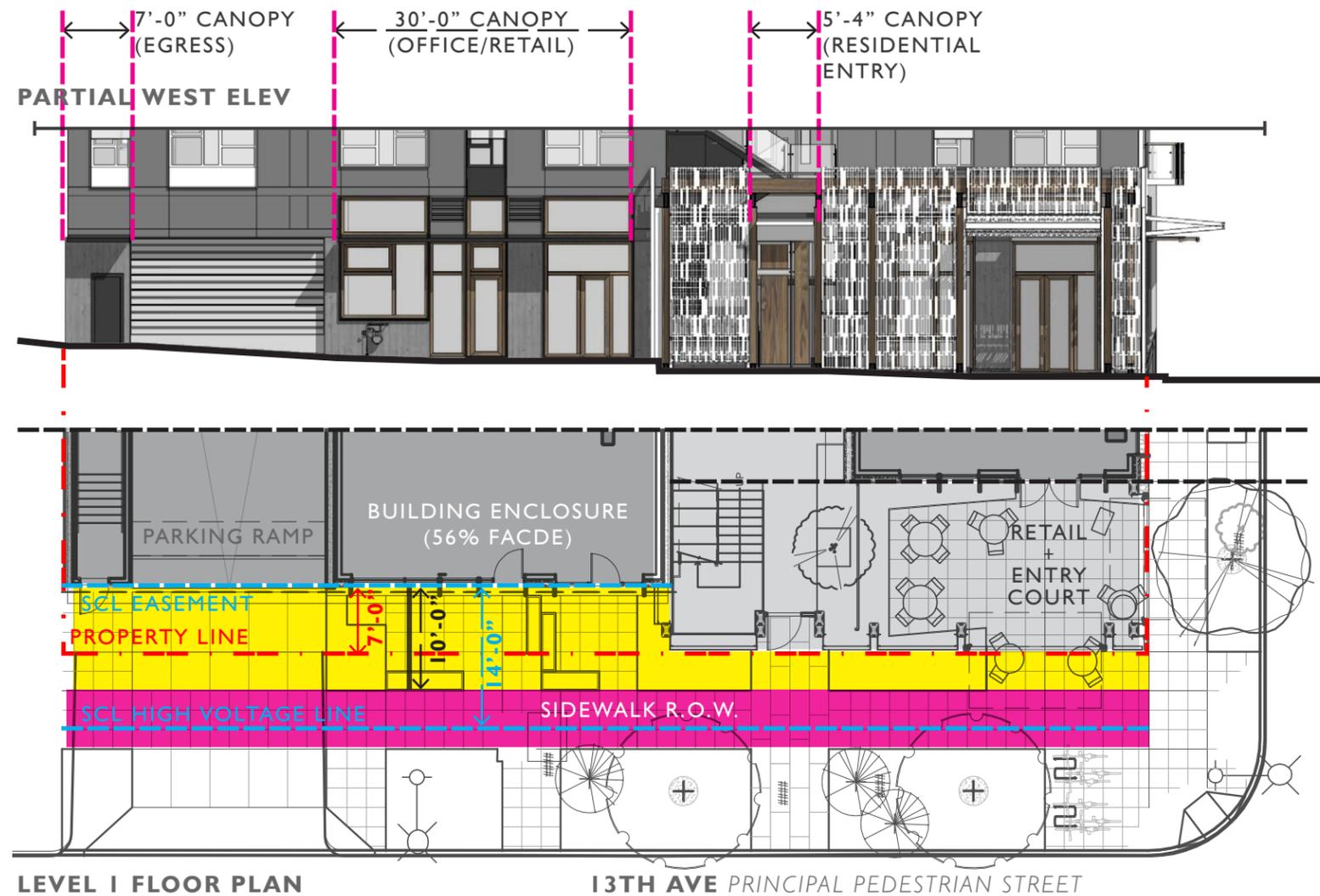
OFFICES, PROVIDED THAT NO MORE THAN 30 FEET OF THE STREET-LEVEL STREET-FACING FACADE OF A STRUCTURE MAY CONTAIN AN OFFICE USE; USE ALONG A PEDESTRIAN DESIGNATED STREET

**PROPOSED DEPARTURE:** FLEXIBILITY FOR OFFICE USE AT 36'-0" ALONG 13TH AVENUE.

**PURPOSE:** REQUEST TO ALLOW FOR ADDITIONAL 6'-0" OF OFFICE USE FRONTAGE FOR GROUND FLOOR SPACE. THIS GROUND LEVEL SPACE IS DESIGNED AS FLEXIBLE RETAIL OR OFFICE SPACE, IMPLEMENTING MOVEABLE PLANTERS TO ALLOW FOR PRIVACY IN OFFICE USE AND OR A FLEXIBLE OPEN SPACE FOR RETAIL. ADDITIONAL 30'-0" OF RETAIL SPACE HOLDS THE SW MAIN CORNER OF THE PROPOSED PROJECT.



# DEPARTURE REQUEST | OVERHEAD WEATHER PROTECTION



## LAND USE CODE REQUIREMENT [23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS]:

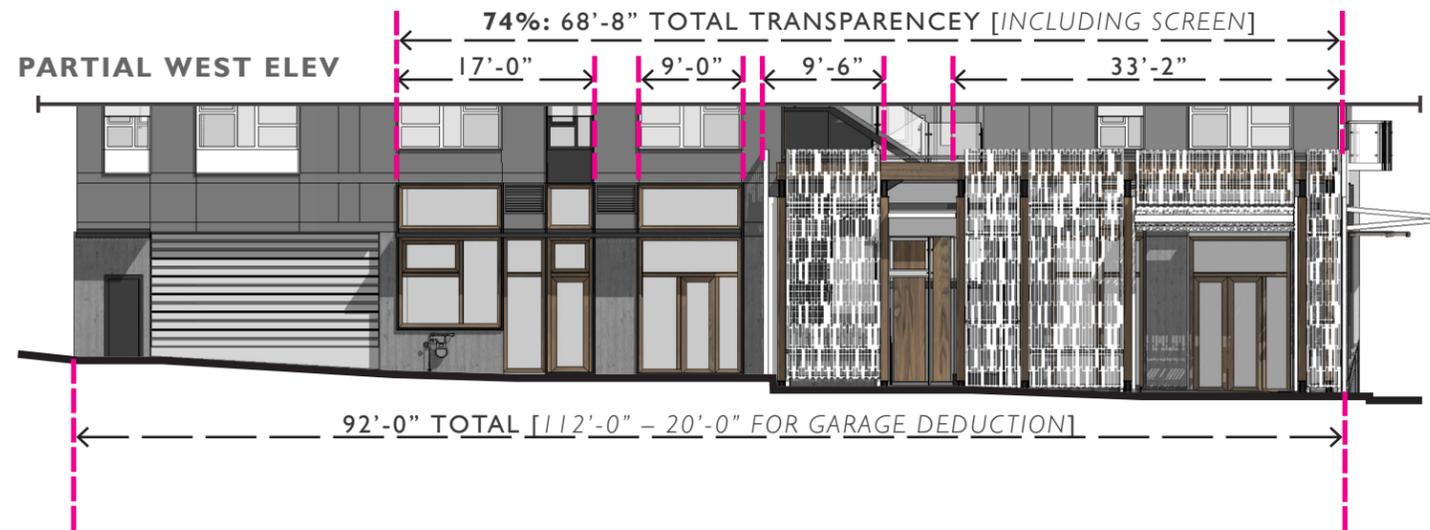
CONTINUOUS OVERHEAD WEATHER PROTECTION (I.E., CANOPIES, AWNINGS, MARQUEES, AND ARCADES) IS REQUIRED ALONG AT LEAST 60 PERCENT OF THE STREET FRONTAGE OF A STRUCTURE ON A PRINCIPAL PEDESTRIAN STREET

## PROPOSED DEPARTURE:

38.5% OVERHEAD WEATHER PROTECTION ALONG 13TH AVENUE REQUEST TO REDUCE OVERHEAD WEATHER PROTECTION BY 21.5%, LOCATING CANOPIES WHERE NEEDED, AVOIDING CANOPY OVER PARKING GARAGE ENTRY AND ALLOWING FOR ENTRY COURT SCREENING TO CARRY CONSISTENT TREATMENT. 56% OF THE 13TH AVENUE FACADE IS SET BACK APPROXIMATE 10'-0" FROM THE CLOSEST EDGE OF THE R.O.W. SIDEWALK [7' FROM THE PROPERTY LINE] DUE TO A 14'-0" SEATTLE CITY LIGHT HIGH VOLTAGE LINE EASEMENT. GIVEN THIS CONDITION, OVERHEAD WEATHER PROTECTION HAS BEEN PROVIDED AT PRIMARY BUILDING ENTRY LOCATIONS.



# DEPARTURE REQUEST | TRANSPARENCY



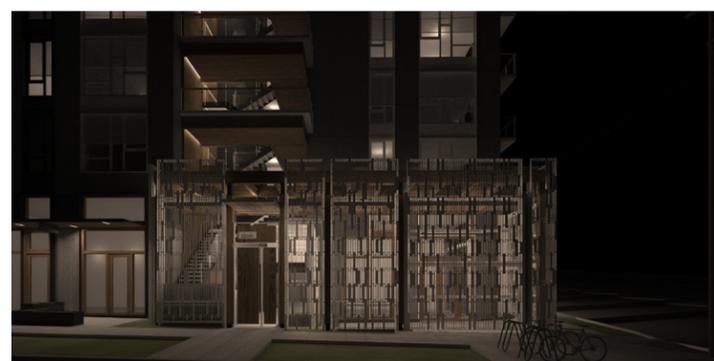
## LAND USE CODE REQUIREMENT [23.47A.008.B.2 - TRANSPARENCY]:

SIXTY PERCENT OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT. FOR PURPOSES OF CALCULATING THE 60 PERCENT OF A STRUCTURE'S STREET-FACING FACADE, THE WIDTH OF A DRIVEWAY AT STREET LEVEL, NOT TO EXCEED 22 FEET, MAY BE SUBTRACTED FROM THE WIDTH OF THE STREET-FACING FACADE IF THE ACCESS CANNOT BE PROVIDED FROM AN ALLEY OR FROM A STREET THAT IS NOT A DESIGNATED PRINCIPAL PEDESTRIAN STREET.

## PROPOSED DEPARTURE:

38% TRANSPARENCY ALONG 13TH AVENUE

REQUEST TO REDUCE TRANSPARENCY REQUIREMENT TO 38% (MEASURED AS GLASS AREA ALONG THE 13TH AVE FACADE). A DEPARTURE FROM THE DEFINITION OF TRANSPARENT IS NOT ALLOWED, THEREFORE WE ARE PROPOSING A DEPARTURE FROM THE 60% TRANSPARENCY REQUIREMENT. THE PROPOSED DESIGN MEETS THE INTENT OF INCREASED TRANSPARENCY TO ACTIVATE THE STREET LEVEL STREET FACING FACADE. IF THE POROUS SCREEN WAS CONSIDERED AS TRANSPARENT THE PROJECT WOULD SATISFY THE TRANSPARENCY REQUIREMENT AT 74% TRANSPARENT ALONG THE 13TH AVENUE FACADE. THE SPACE BEYOND THE DECORATIVE SCREEN IS BOTH A RESIDENTIAL ENTRY FOR A PORTION OF THE FAÇADE ALONG 13TH, AND THE REMAINING AREA IS OUTDOOR SEATING SPACE FOR THE RETAIL USER ALONG PIKE STREET. THE SCREEN IS DESIGNED TO PROVIDE "VIEWS INTO AND OUT OF THE STRUCTURE", ACTIVATING THE FAÇADE WITH A PROTECTED OUTDOOR SPACE WITH OPERABLE LARGE BI-FOLD DOORS THAT REMAIN COMPLETELY OPEN DURING BUSINESS HOURS AND CLOSE AT NIGHT TO CREATE A LATERN-LIKE FEATURE.



# DEPARTURE REQUEST | TRANSPARENCY



13TH AVENUE FACADE | DAY



13TH AVENUE FACADE | NIGHT

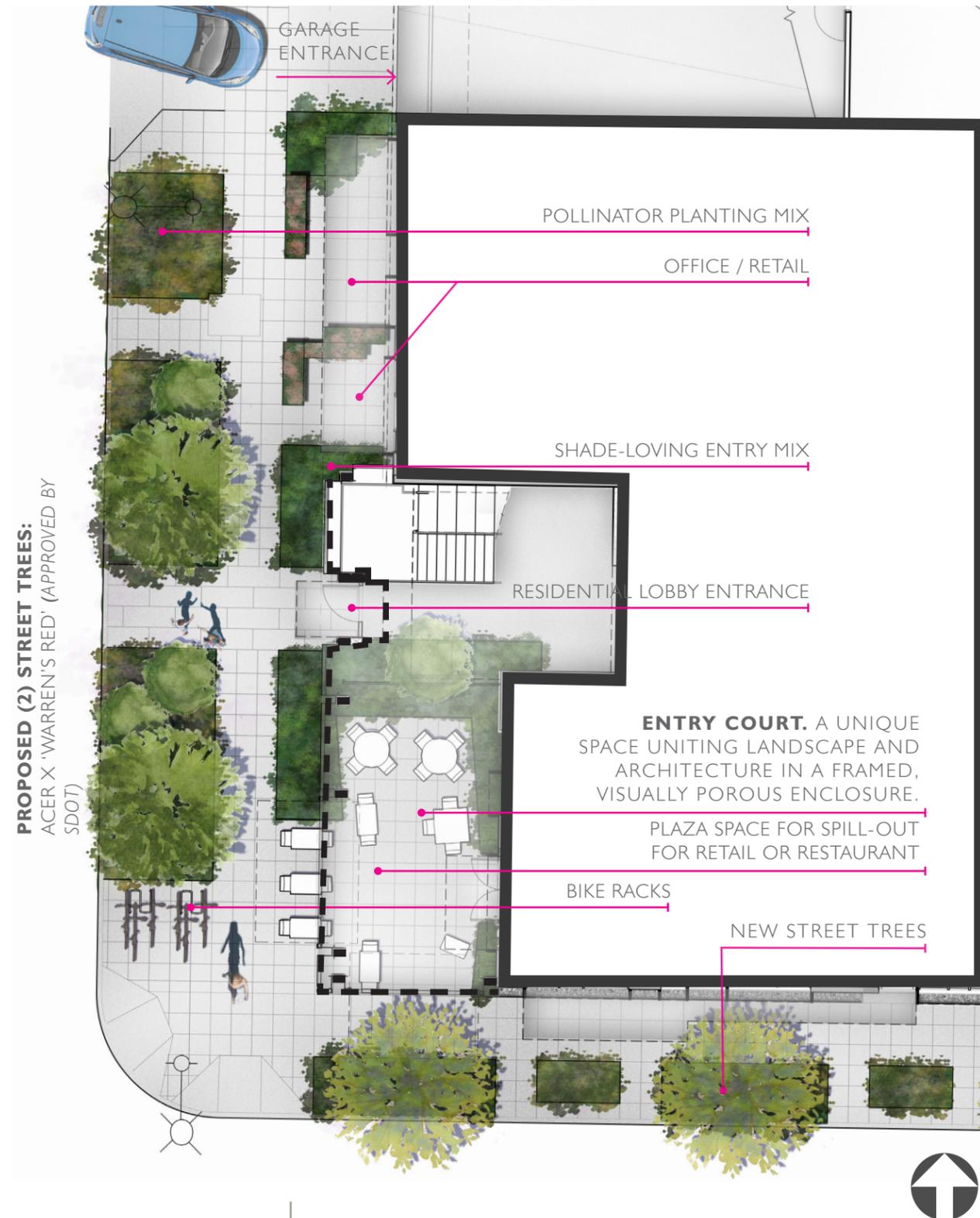






# LANDSCAPE

# LANDSCAPE | STREETSCAPE



13TH AVE STREETSCAPE



EAST PIKE STREETSCAPE



# LANDSCAPE | RIGHT-OF-WAY PLANTINGS

## 13TH AVE STREETScape



ACER TRUNCATUM X ACER PLATANOIDES  
'WARREN'S RED' / PACIFIC SUNSET MAPLE



HEBE 'SAPPHIRE' / SAPPHIRE HEBE



HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA



LIRIOPE SPICATA 'SILVER DRAGON' /  
SILVER DRAGON LILYTURF SAGE



LAGERSTROEMIA 'NATCHEZ' /  
NATCHEZ CRAPE MYRTLE



FRAGARIA 'LIPSTICK' / LIPSTICK  
BEACH STRAWBERRY



PEROVSKIA ATRIPLICIFOLIA  
/ RUSSIAN SAGE



STIPA TENUISSIMA / MEXICAN FEATHER GRASS

## EAST PIKE STREETScape



SPIREA MEDIA 'BLUE KAZOO' / DOUBLE  
PLAY BLUE KAZOO SPIREA



NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO



EUONYMUS JAPONICUS MICROPHYLLUS  
'MONCLIFF' / SUNNY DELIGHT EUONYMUS



LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LIRIOPE



POLYSTICHUM MUNITUM / WESTERN  
SWORD FERN



CAREX ALBULA / FROSTY CURLS SEDGE



# LANDSCAPE | COURTYARD PLANTINGS



ACER CIRCINATUM 'PACIFIC FIRE' / PACIFIC FIRE VINE MAPLE



ASTILBE 'COLOR FLASH' / ASTILBE



HOSTA 'SUM AND SUBSTANCE' / SUM AND SUBSTANCE HOSTA



SARCOCOCCA HOOKERANA VAR HUMULIS / HIMALAYAN SWEET BOX



HEUCHERA 'STAINLESS STEEL' / CORAL BELLS



HEUCHERA 'FROST' / CORAL BELLS



POLYSTICHUM MUNITUM / SWORDFERN



DAPHNE CAROL MACKIE / CAROL MACKIE DAPHNE\*



HAKENCHLOA MACRA 'AUREOLA' / GOLDEN JAPANESE FOREST GRASS



PULMONARIA 'SILVER SHIMMERS' / SILVER SHIMMERS LUNGWORT



HYDRANGEA ANOMALA 'PETIOLARIS' / CLIMBING HYDRANGEA



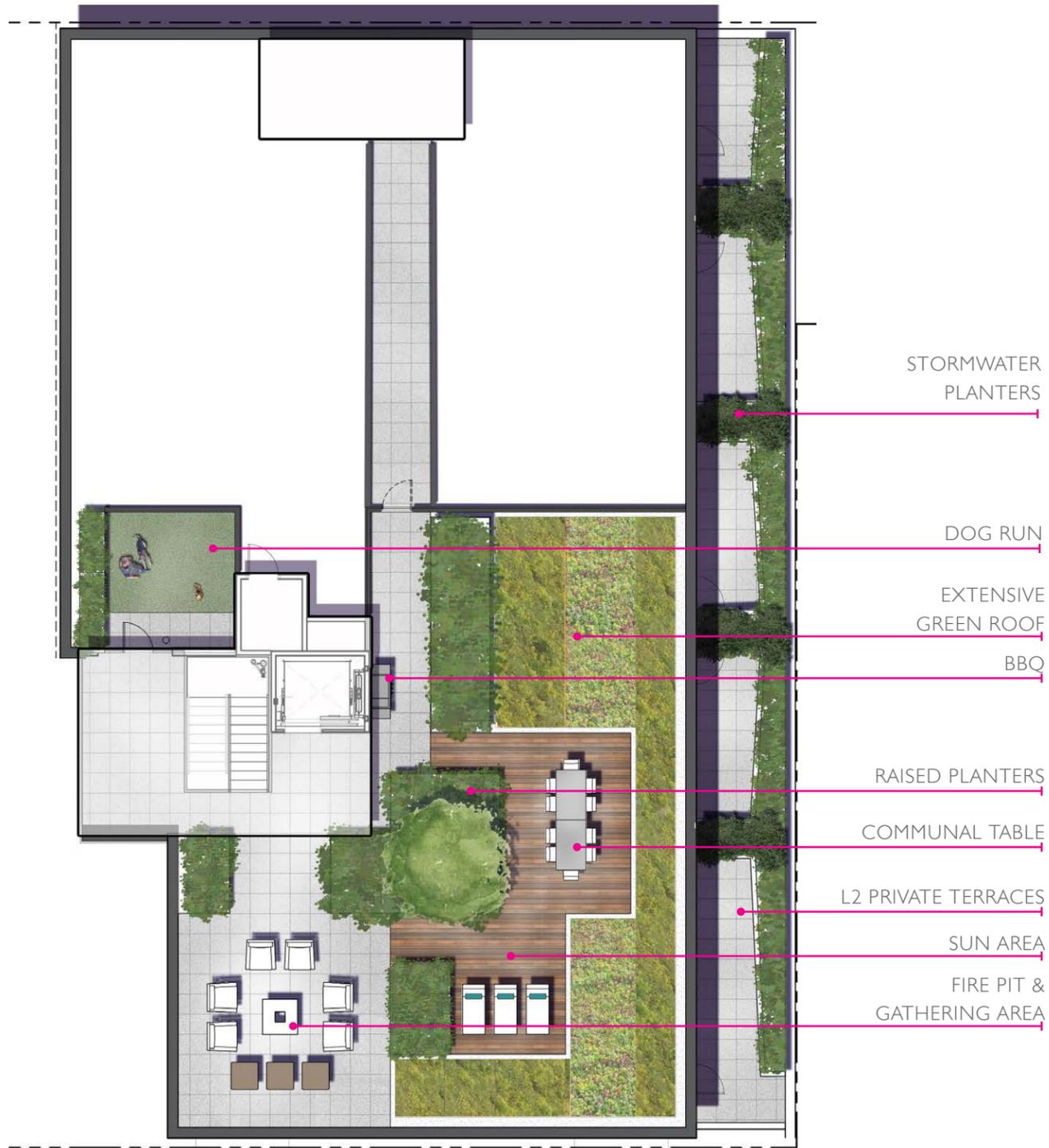
POLYSTICHUM SETIFERUM DIVISIOBUM GROUP / SOFT SHIELD FERN



ARTEMESIA X 'POWIS-CASTLE' / SILVER SAGE



# LANDSCAPE | LEVEL 2 TERRACE + ROOF TOP



VIEW OF L7 AMENITY TERRACES



# DESIGN GUIDELINES

# DESIGN GUIDELINES | PIKE-PINE URBAN VILLAGE + CAPITOL HILL

CITYWIDE GUIDELINES

PIKE/PINE GUIDELINES

## CONTEXT & SITE

### CS1 NATURAL SYSTEMS AND SITE FEATURES

**CSI-A-1 ENERGY CHOICES** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

**CSI-B-2 DAYLIGHT AND SHADING** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**BOARD DIRECTION:** The Board was supportive of the project's deep green sustainability goals, possibly acting as a "prototype" for other future projects.

**RESPONSE:** The development team has committed to achieving Passive House Certification for this project and will be enrolling the project for precertification. Design elements of the project support and compliment the approach to energy reduction, including the fixed balconies at the south façade, doubling as fixed sun-shades, automated operable sun-shades to the west and south, and an exterior stairway which reduces cooling/heating loads on the building.

### CS2 URBAN PATTERN & FORM

**CS2-C1/CS2-II/ CS2-II CORNER LOTS** Buildings on corner lots should reinforce the street corner. To help celebrate the corner, pedestrian entrances and other design features that lend to Pike/Pine's character may be incorporated. These features include architectural detailing, cornice work or frieze designs.

**BOARD DIRECTION:** In discussing the southwest corner of the building façade of the preferred option, the Board was divided on the erosion of the massing at that corner with one Board member opposed to the whole concept of erosion at that locale. Overall, the Board members did not oppose the massing of the preferred design scheme.

**RESPONSE:** The site constraints include high voltage lines requiring a 10'-minimum setback above the first story. This site condition creates a conflict of interest between "holding the corner" and allowing the upper levels to anchor to the ground level. Given this constraint, the design team developed an approach that allows the building to touch the ground, holding the urban edge along Pike and allowing for plaza space along 13th Avenue, while taking ownership of the corner. The corner is held by an exterior landscaped retail/residential court protected by a highly-transparent decorative security screen. In a response to fulfilling the intent of the guideline to reinforce and celebrate the corner, the design team has aimed at creating a vibrant day to night feature.

**CS2-III/CS2-III 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.

**CS3-I-i** Align architectural features with patterns established by the vernacular architecture of neighborhood structures to create visual continuity.

**CS3-I-ii** Use building components that are similar in size and shape to those found in structures along the street from the auto row period.

**CS3-I-iii** Keep the proportions of window and door openings similar to those of existing character structures on the block or in the neighborhood.

**CS3-I-iv** Use windows compatible in proportion, size, and orientation to those found in character structures in the surrounding area.

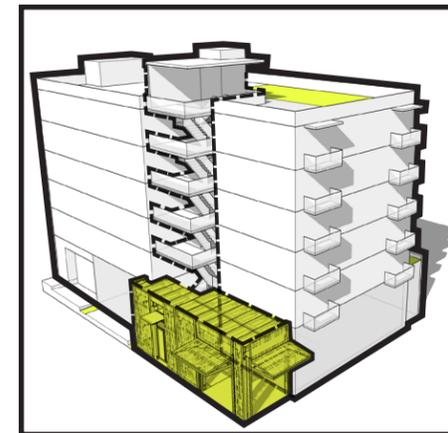
**BOARD DIRECTION:** With the board's agreement that the existing building is not a significant "character" building, the board emphasized the importance of the building expression above coming down to touch the ground. In general, proportions of windows and openings were considered appropriate.



CS1 | EXTERIOR STAIR + SOUTH BALCONIES AS SHADING DEVICES



CS2 | CORNER FEATURE ENTRY COURTH6 [DAY TO NIGHT]



CS2 | CORNER FEATURE AND RELATIONSHIP TO MASSING



# DESIGN GUIDELINES | PIKE-PINE URBAN VILLAGE + CAPITOL HILL



PL1-C-1, PL1-C-2,  
PL2-B-1, PL2-B-3

CORNER FEATURE



CORNER FEATURE



PL1-C | RESIDENTIAL ENTRY COURTYARD

**RESPONSE:** The main forming element from the preferred massing scheme from EDG was to connect the occupants to an exterior experience that culminates at the main corner of the project. The initial aesthetic was looking for a way to pay homage to the character structure, without recreating any original work. The team has shifted focus taking cue in removing the character structure, as opportunity to incorporate a fresh structure that pays homage to the Capitol Hill aesthetic, but in a modern/whimsical way. At EDG, the design team understood it was important to connect the upper structure to the base of the project. The team has studied the relationship of the two in detail, bringing the west facade opening cadence down to grade – behind the courtyard screening, at the southern portion – and along Pike at the south facade.

## PUBLIC LIFE

PL1-C OUTDOOR USES AND ACTIVITIES \_\_\_\_\_

**PL1-C-1 SELECTING ACTIVITY AREAS** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2 INFORMAL COMMUNITY USES** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3 YEAR-ROUND ACTIVITY** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety. These may include:

- a. seasonal plantings or displays and/or water features;
- b. outdoor heaters;
- c. overhead weather protection;
- d. ample, moveable seating and tables and opportunities for outdoor dining;
- e. an extra level of pedestrian lighting;
- f. trees for moderate weather protection and shade; and/or
- g. 24-hour Wi-Fi service.

**BOARD DIRECTION:** The board did not specifically comment on this guideline, but agreed that the corner courtyard element provided a great response to this guideline.

**RESPONSE:** The intent of the screened exterior court is to provide outdoor space with weather protection to increase opportunity for use beyond the two-three dry months we can no longer rely on. The porosity of the screen is key in creating layers of light and landscape into the space to draw visual interest and views into the space. In addition to the overhead weather protection, lighting will be provided to create a lantern or beacon on the corner, allowing the screen to glow and cast shadow onto the street. Outdoor heaters may be provided by the tenant, if desired. The landscaping at the street, as well as within the exterior court will further enhance the experience and attraction to passers-by.

PL2 WALKABILITY / SAFETY & SECURITY \_\_\_\_\_

**PL2-B-1 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-B-2 LIGHTING FOR SAFETY** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3 STREET-LEVEL TRANSPARENCY** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**BOARD DIRECTION:** The Board noted the benefit of the communal balconies for putting eyes on the street, while also emphasizing the importance of transparency and lighting at the ground floor uses – particularly the retail courtyard, and the residential entry/lobby area.

The Board also had reservations about the viability of the proposed live/work units—although they did support stepping this area back to create defensible space and encourage blinds to be drawn—and expressed the need to maintain a high degree of transparency in order to activate the street along 13th Ave.



# DESIGN GUIDELINES | PIKE-PINE URBAN VILLAGE + CAPITOL HILL

**RESPONSE:** See DCI-A regarding entry court stair/view balconies.

The live/work units have been replaced with proposed flexible commercial space (office or retail), allowing for continual activation throughout the base. The interior commercial space sets back to align with the upper level facades, allowing for landscape to flank the commercial entry and allow for the commercial space to spill along the ROW. Moveable planters have been designed to allow for a layer of privacy screening for an office use to incentivize to keep blinds open. The planters can be removed to create a plaza if a retailer occupies the space and desires a more direct street relationship.

**PL2-I PERSONAL SAFETY AND SECURITY** Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

**BOARD DIRECTION:** At EDG, the board emphasized the importance of street lighting and suggested the design team develop the site lighting strategy for the next meeting.

**RESPONSE:** The team has developed a site lighting strategy that includes both interior lighting at the retail courtyard to light up into the right of way, overhead canopy lights, lighting of the exterior stair, and limited landscape up-lighting to enhance the project and facilitate safer pedestrian movement around the site.

## PL3 STREET-LEVEL INTERACTION / ENTRIES & EDGES

**PL3-A-1/ DESIGN OBJECTIVES** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

- a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
- b. Retail entries should include adequate space for several patrons to enter and

exit simultaneously, preferably under cover from weather.

- c. 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.
- d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

**PL3-A-2 ENSEMBLE OF ELEMENTS** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special paving, landscaping, trees, lighting; Above-grade residential entries and extensive and
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

**PL3-B-1 SECURITY AND PRIVACY** 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.

**PL3-B-2 GROUND-LEVEL RESIDENTIAL** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:



PL2-B | 13TH AVE COMMERCIAL SPACE



PL2-I | LIGHTING STRATEGY



PL2-B | 13TH AVE COMMERCIAL SPACE



# DESIGN GUIDELINES | PIKE-PINE URBAN VILLAGE + CAPITOL HILL



PL3-C-1, PL3-C-2, PL3-C-3  
PIKE STREET COMMERCIAL SPACE



PL3-B+C | 13TH RESIDENTIAL ENTRY



PL3-B+C | PIKE STREET COMMERCIAL SPACE

- a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
- b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

**PL3-B-3 BUILDINGS WITH LIVE/WORK USES** Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4 INTERACTION** Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

**PL3-C-1 POROUS EDGE** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2 VISIBILITY** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3 ANCILLARY ACTIVITIES** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

**BOARD DIRECTION:** At EDG, the board noted the lack of identity for the residential entry, with emphasis instead being placed on the reading of the base and screening feature of the project as a single form. The board recommended further development of this entry, with consideration for the guidelines listed above.

The board also expressed hesitation with the incorporation of Live/Work units,

noting the consistently drawn blinds of existing live/work units in Capitol Hill.

**RESPONSE:** Multiple entry options for commercial space along Pike Street have been incorporated, allowing anywhere from one large retail space to three separate smaller spaces. Similarly, one to two separate entries for retail or office space along 13th coupled with moveable planters allows for unique entry character for the tenants. The modular rhythm of steel-framed wood storefront windows creates a composed façade that plays with the vertical relationship to the upper level while allowing separate identities along the ground level to take place.

As residents approach the residential entry along 13th, a paving transition is flanked by landscaping. The residential entry gate is set into the ghosted-brick façade constructed of steel and wood, standing out along the continuous treatment of the white porous screen. The canopy aligned above the door incorporates weather protection and relief from the street. As part of the screened corner, the residential lobby has direct visual access into and out of the space. The lobby is layered with landscape and the open stair creating an active space that holds integrated seating, a feature tree along the entry path, a mail room and bike storage just beyond the main circulation space. Additionally an amenity mezzanine will overlook the layered residential lobby creating a nuanced and active space.

The development team has moved from Live/Work units along 13th, opting to encourage more commercial use (office or retail) at this location.

## DESIGN CONCEPT

### DC2 ARCHITECTURAL CONCEPT

**DC2-A-1 SITE CHARACTERISTICS AND USES** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.



# DESIGN GUIDELINES | PIKE-PINE URBAN VILLAGE + CAPITOL HILL

**DC2-A-2 REDUCING PERCEIVED MASS** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

**DC2-B-1 FAÇADE 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.

**DC2-B-2 BLANK WALLS** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

- a. newsstands, ticket booths and flower shops (even if small or narrow);
- b. green walls, landscaped areas or raised planters;
- c. wall setbacks or other indentations;
- d. display windows; trellises or other secondary elements;
- e. art as appropriate to area zoning and uses; and/or
- f. terraces and landscaping where retaining walls above eye level are unavoidable.

**DC2-C-1 VISUAL DEPTH AND INTEREST** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade 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).

**DC2-C-2 DUAL PURPOSE ELEMENTS** Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide streetlevel scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

**DC2-D-3 FIT WITH NEIGHBORING BUILDINGS** Use design elements to achieve a successful fit between a building and its neighbors, such as: a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials, b. using trees and landscaping to enhance

the building design and fit with the surrounding context, and/or c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions – or similar ones – might be a good fit for the project and its context.

**DC2-D-1 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-D-2 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.

**BOARD DIRECTION:** The Board generally supported the exterior stair as a major visual element on the west facing façade, with the concept of the viewing “porch” integrated as communal open space at each level. The Board wanted to see a stronger connection between the stair/porch elements and the courtyard and joint retail-residential entryway and suggested that the concept be further enhanced for the next EDG meeting.

The board also noted the north façade as a large (currently blank) area that needs further definition and development.

**RESPONSE:** The team has developed both the stair/balcony design and the screened corner element (hosting both the residential entry and exterior retail space) to enhance the relationship of the two, and provide greater detail/texture to these major building features. Large timber columns and glu-lam beams have been developed as the structure for both the porches and exterior court, reinforcing the visual connection and providing a human scale and texture. The residential entry and large timber columns recessed into the screen element reveal the wood structure and entry door behind, both playing on the concept of multiple layers of the Passive House, and creating an opportunity for the form to remain intact while simultaneously drawing attention to this primary building entry.



DC2 | EXTERIOR STAIR



DC2 | ENTRY COURT EXPOSED STRUCTURE



DC2 | ENTRY COURT LANDSCAPE PLAN



# DESIGN GUIDELINES | PIKE-PINE URBAN VILLAGE + CAPITOL HILL

The project team is collaborating with the Capitol Hill Eco District and Arts District to guide the process for selecting a local artist to produce a mural on the north façade. The façade is simple and composed, allowing the stair that extends above to carry the mural and give prominence as an urban identifier approaching Pike Street from the north.

## DC3 OPEN SPACE CONCEPT

**DC3-B-1 MEETING USER NEEDS** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2 MATCHING USES TO CONDITIONS** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

**DC3-B-3 CONNECTIONS TO OTHER OPEN SPACE** Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

**DC3-B-4 MULTIFAMILY OPEN SPACE** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

**BOARD DIRECTION:** The board generally liked the landscape concept presented at EDG, requesting further development of landscape treatments at the roof, and suggesting consideration of some landscaping along the communal balconies to connect the ground treatment to the roof terrace.

**RESPONSE:** The landscape design has been made to create a very lush "forest floor" environment at the base with a meadow-like treatment at the rooftop (establishing the tree canopy). The stairwell connection to the

base has been treated architecturally, allowing for a successful density of plantings at manageable locations.

The exterior ground level spaces are covered by glass canopies allowing for shelter and use beyond the summer months. The residential lobby has multiple layers of canopies, allowing for a more complex protection from weather derived from the tree canopy concept.

## DC4 EXTERIOR ELEMENTS AND FINISHES

**DC4-A-1 EXTERIOR FINISH MATERIALS** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2 CLIMATE APPROPRIATENESS** Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well-crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

**DC4-C-1 FUNCTIONS** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2 AVOIDING GLARE** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**DC4-C-1 DECONSTRUCTION** When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

**DC4-I EXTERIOR FINISH MATERIALS** New development should complement the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

**DC4-I-i** Brick, masonry, textured or patterned concrete, true stucco (Dry-vit is discouraged), with wood and metal as secondary or accent materials;

**DC4-I-ii** Other high quality materials that work well with the historic materials and style of neighboring buildings;

**DC4-I-iii** Limited number of exterior finish materials per building; and

**DC4-I-iv** High quality glazing and trim as a vital component of exterior finish.

**BOARD DIRECTION:** At EDG the board emphasized the selection of proper materials for the DRB presentation.

**RESPONSE:** The team has incorporated a timeless palette in keeping with the simple, clean aesthetic of the project. Primary base materials include: tinted vertical board-form concrete, wood storefront windows, dark steel plates that frame storefront windows as they align with windows above, and powder coated white laser cut metal panel screens at grade. Materials above include: cementitious panel; vertical metal extrusions which hold and express the guide for automated sunshades along the south and west façade; triple-pane vinyl windows above-grade; vertical wood slates and glu-lam framing structure at the feature stair; glass railings at decks and parapet edges; and dark matte grey exposed rain leaders and metal ductwork at externalized HVAC elements (part of the passive house approach in reducing vertical penetrations and thermal transfers).

See lighting under PL-2 response.



DC2 | NORTH FACADE MURAL

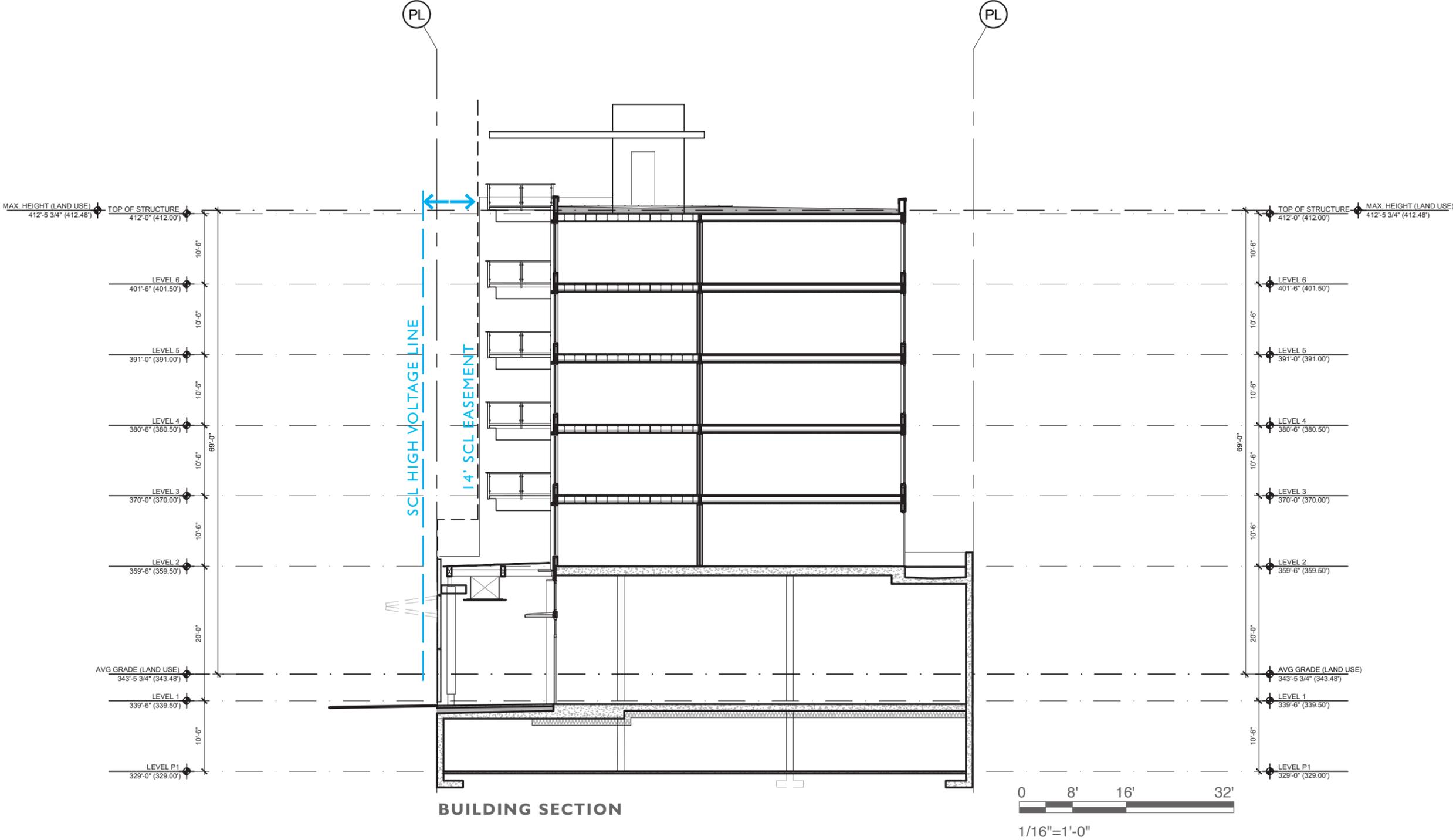


DC3 | LANDSCAPE



# APPENDIX

# SECTION | BASE HEIGHT 65' + 4' BONUS



# HISTORIC ASSESSMENT REPORT | PARTIAL REPORT

THE FOLLOWING 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 20<sup>th</sup> 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 13<sup>th</sup> 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-20<sup>th</sup>-century Bank of America branch building and ancillary parking. Of particular note, along 13<sup>th</sup> 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 13<sup>th</sup> 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 13<sup>th</sup> Avenue, at 1214 E Pike Street, there is an early 20<sup>th</sup>-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 15<sup>th</sup> 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 13<sup>th</sup> 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 13<sup>th</sup> 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.

Variiegated 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 13<sup>th</sup> 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.

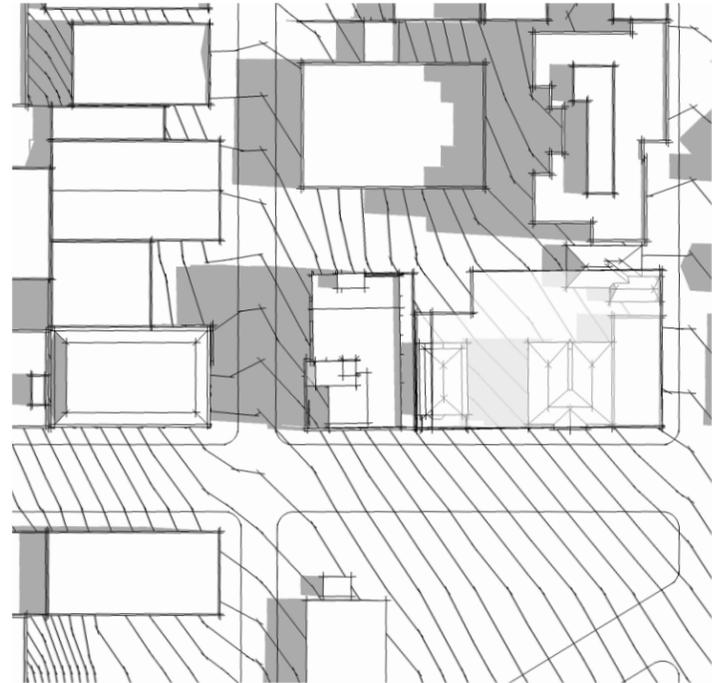
In response to the designation criteria, the property is not associated with any significant event or person, and its historical association with the neighborhood’s development appears general rather than significant. Thus, it does not appear to meet criteria A, B, or C. In contrast to its original appearance, 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.

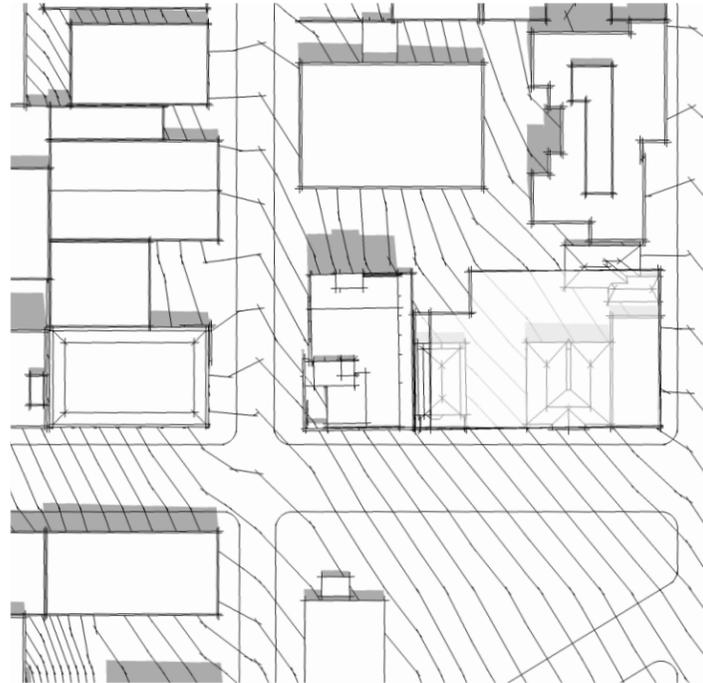


# SUN-SHADOW STUDY | SUMMER + WINTER

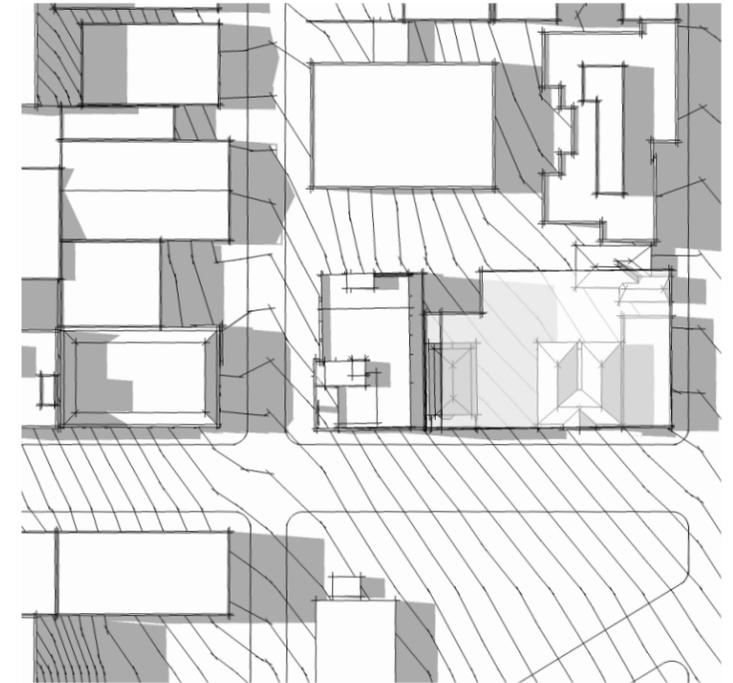
SUMMER SHADOW STUDY



SUMMER SOLSTICE AT 8AM

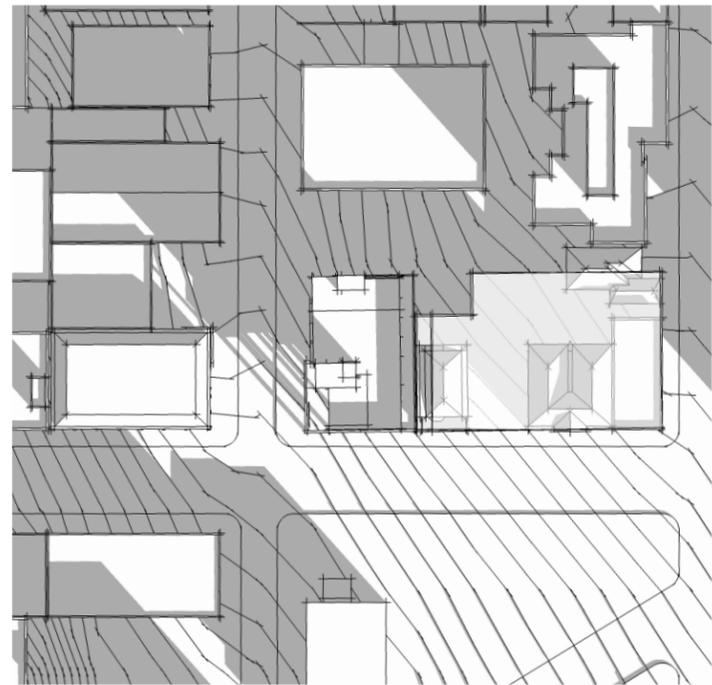


SUMMER SOLSTICE AT 12PM

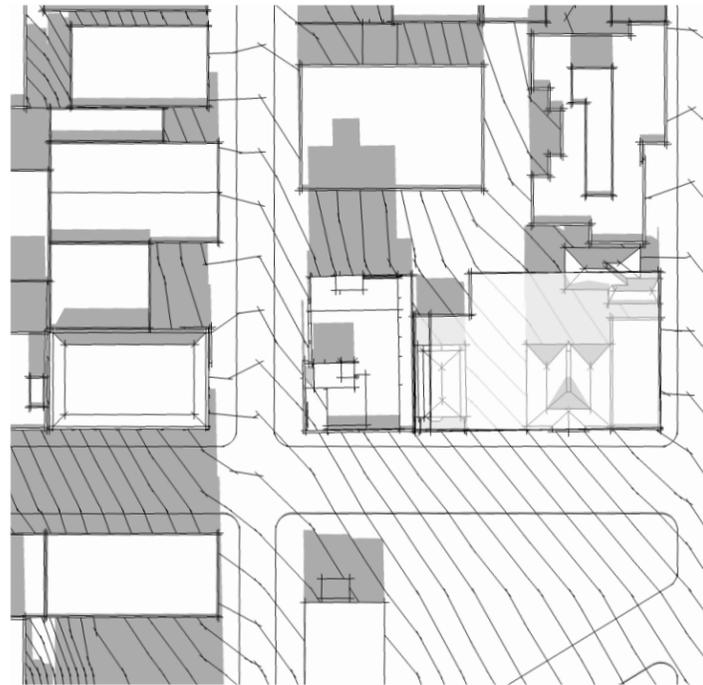


SUMMER SOLSTICE AT 5PM

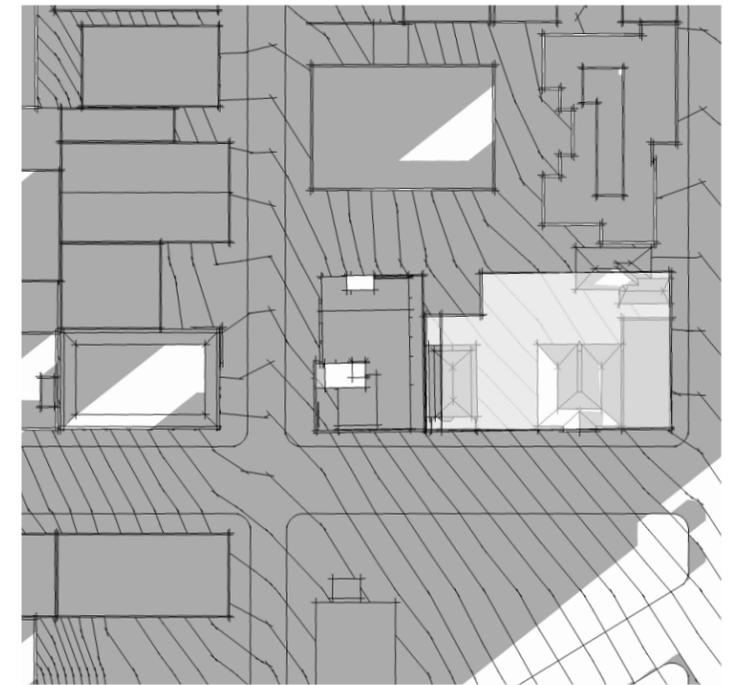
SPRING SHADOW STUDY



WINTER SOLSTICE AT 8AM



WINTER SOLSTICE AT 12PM

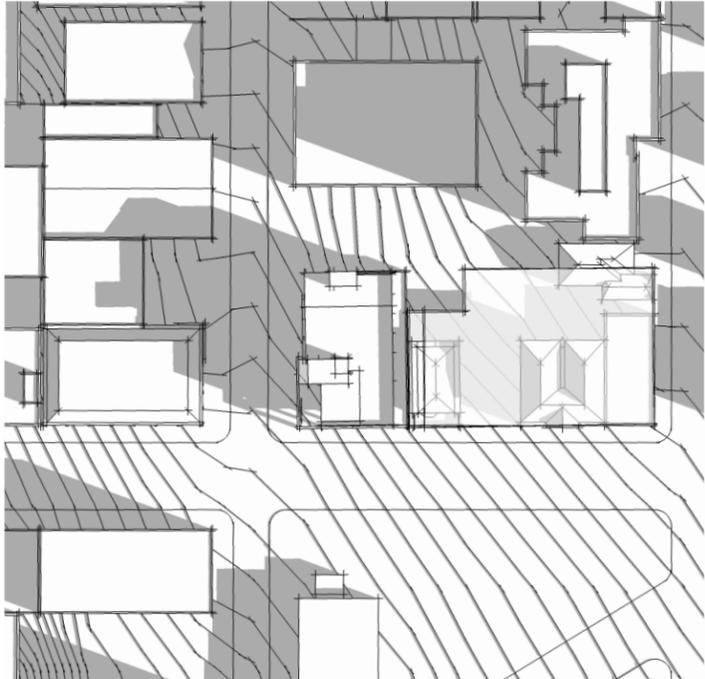


WINTER SOLSTICE AT 5PM

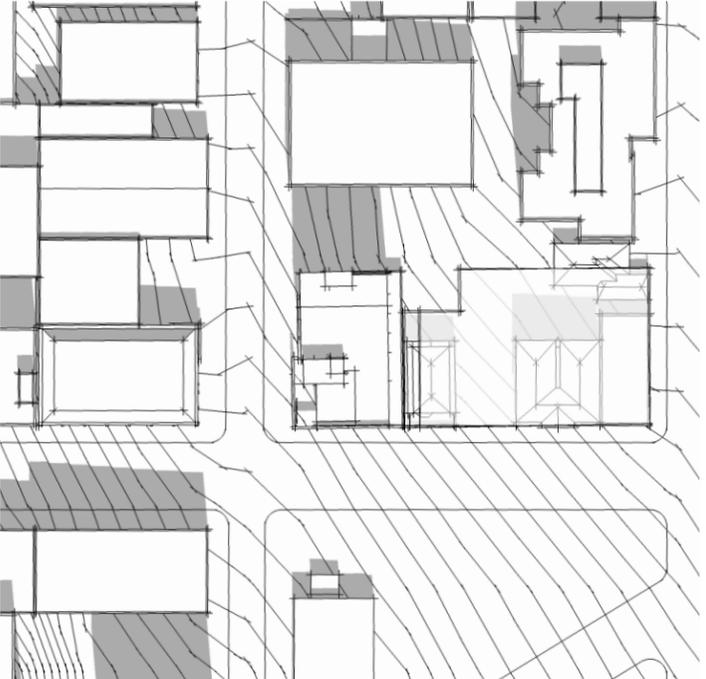


# SUN-SHADOW STUDY | SPRING + FALL

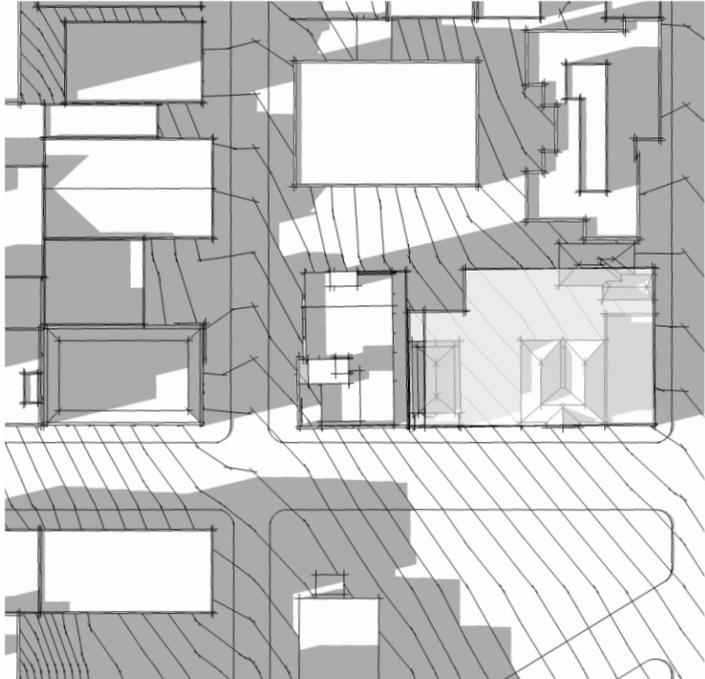
SPRING SHADOW STUDY



SPRING SOLSTICE AT 8AM

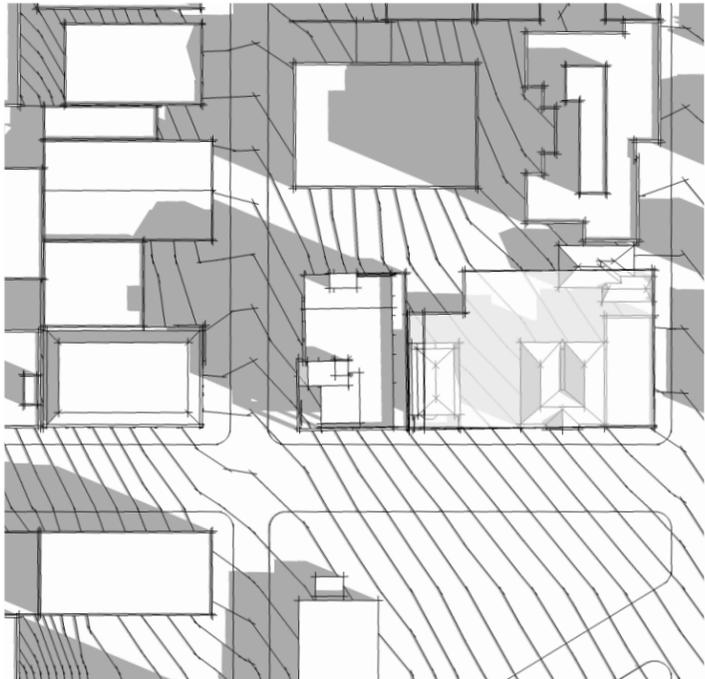


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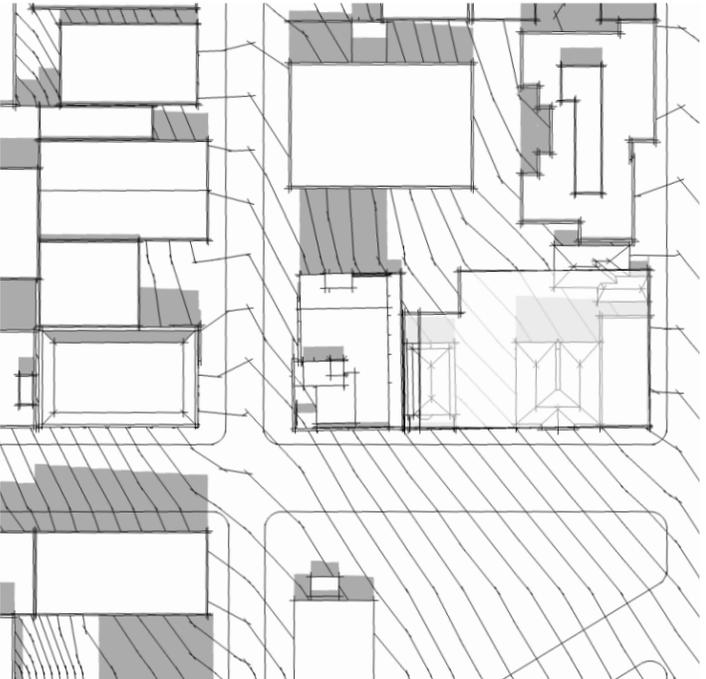


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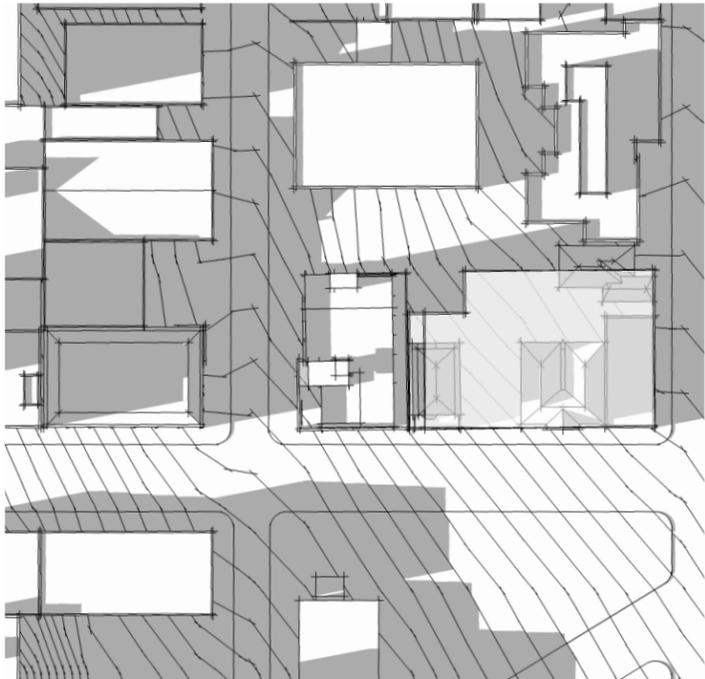
FALL SHADOW STUDY



FALL SOLSTICE AT 8AM



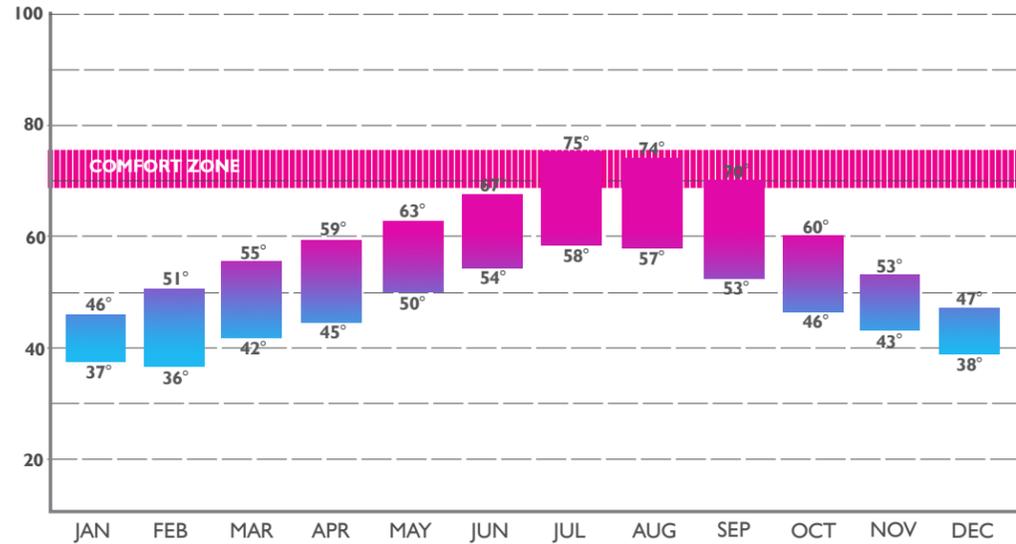
FALL SOLSTICE AT 12PM



FALL SOLSTICE AT 5PM



# EDG PROPOSAL | ENERGY ANALYSIS + REDUCTION STRATEGIES



AVERAGE HIGH + LOW TEMPERATURE °F

## SITE EUI

Total Floor Area

31,305 ft<sup>2</sup>

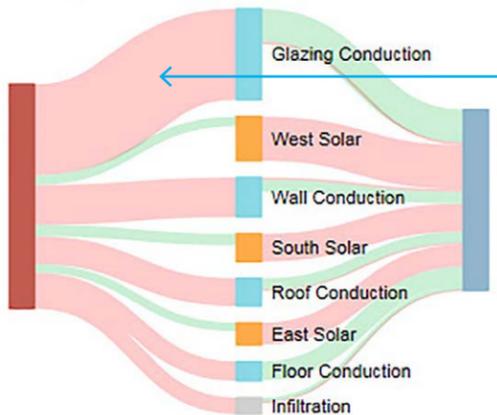


CONSIDERATION OF FUTURE SURROUNDING DEVELOPMENT AFFECTS SOLAR ACCESS TO THE EAST

## ELEMENT PERFORMANCE

Impact on Heating

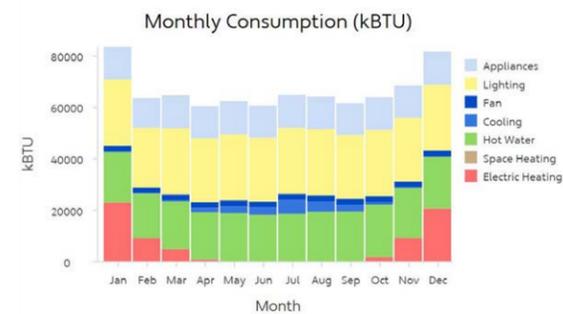
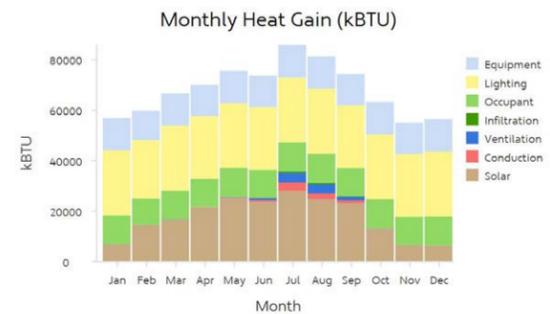
Impact on Cooling



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

HEATING DOMINATE CLIMATE, SEE AVG TEMP ABOVE

## HEAT GAIN + CONSUMPTION



AUTOMATED SUN SHADES | SOUTH AND WEST FACADES

EXTERIOR STAIR/ELEVATOR REMOVED FROM THERMAL ENVELOPE

SOUTH FACING FACADE: REDUCED SOLAR GAINS DURING COOLING MONTHS WITH FIXED SHADING DEVICE/DECK

TRIPLE-GLAZED WINDOWS THROUGHOUT

**BUILDING COMPONENT ENERGY REDUCTION MEASURES**



# EDG PROPOSAL | 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



LUNDER BUILDING



STUDIO AF6 © JAVIER ORIVE

EXTERIOR STAIR W/ INTEGRATED PLANTING

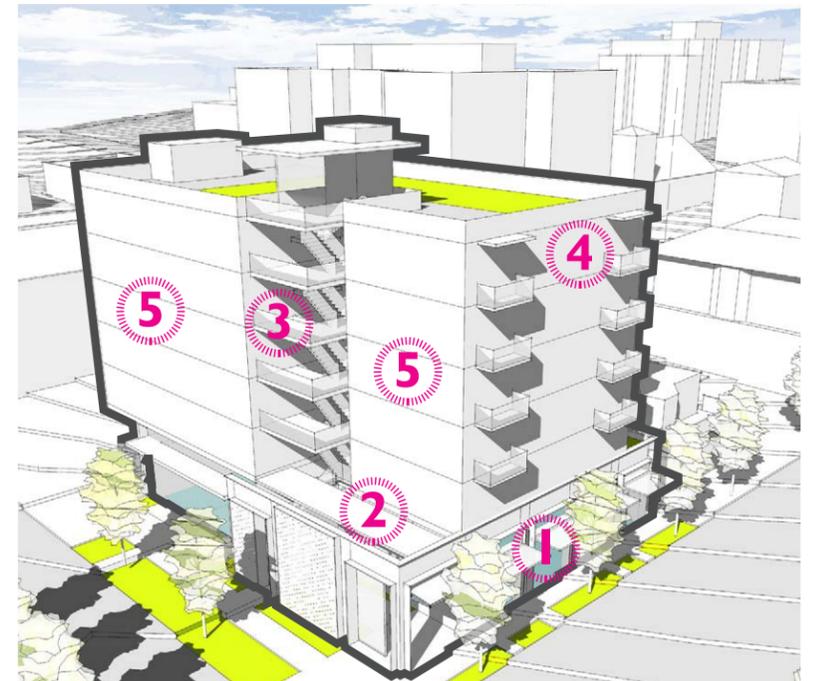


© STOREFRONT LIFE

RELATIONSHIP  
OF FORM AND  
MATERIAL BETWEEN  
UPPER LEVELS AND  
LOWER LEVEL



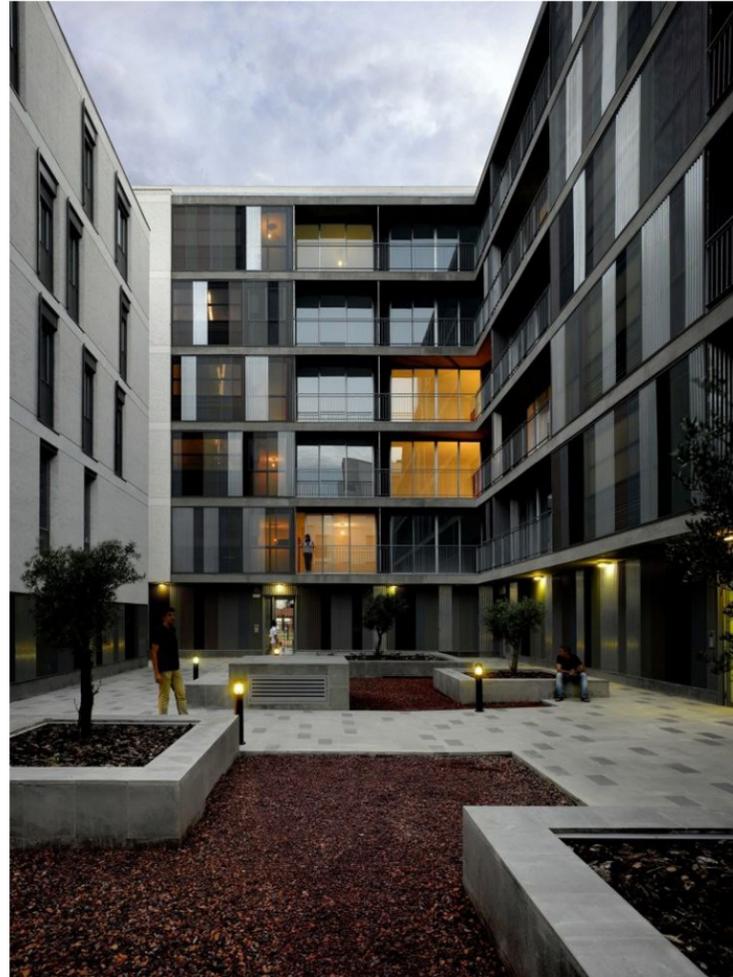
ENGLEHARDT ADDITION, IMAGE MAS NYC



# EDG PROPOSAL | INSPIRATION + DESIGN DEVELOPMENT



CULTURAL CENTRE OF THE PIARISTS  
© MIGUEL DE GUZMÁN



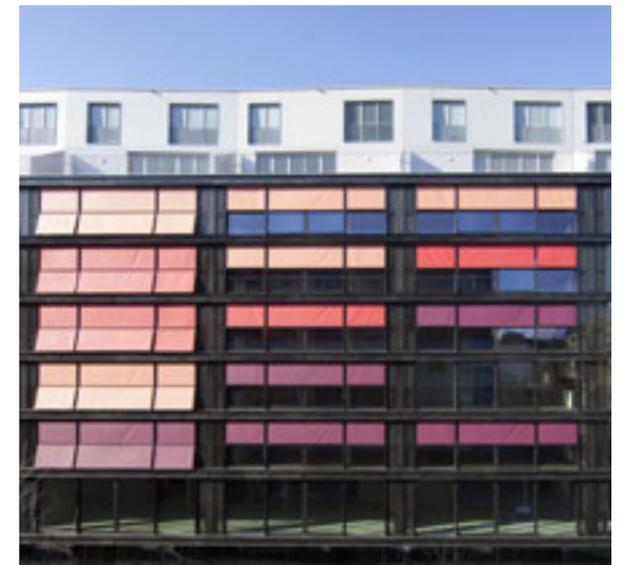
46 SOCIAL HOUSES © ROLAND HALBE



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**



# EDG PROPOSAL | 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

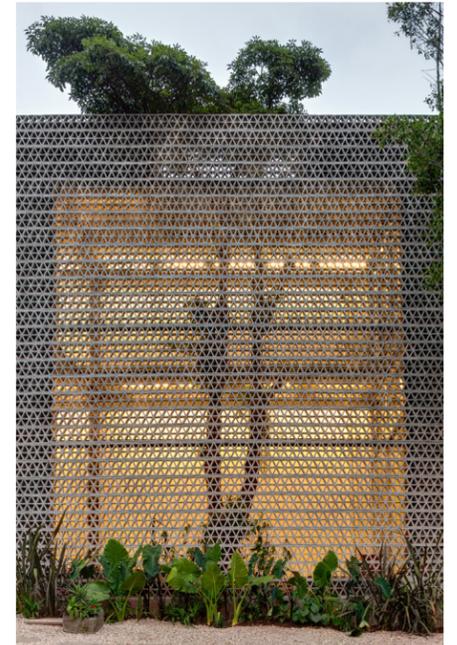
MASONRY SCREENING

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

