



ESKER

1208 PINE STREET, SEATTLE

EARLY DESIGN GUIDANCE

DPD# 3022890

DATE: JULY 7TH, 2016

SOLTERRA

INDEX

3.0 DEVELOPMENTAL OBJECTIVES

Project Objectives	3
--------------------	---

4.0 SITE PLAN

Survey	4
--------	---

5.0 URBAN DESIGN ANALYSIS

Vicinity Map: Uses and Structures within 30' of Site	5
Community Nodes and Landmarks	6
9 Block Radius Axonometric	7
Site Panoramas	8
Site Panoramas	9
Site Panoramas	10
Site Panoramas	11
Existing Development Patterns & Cues	12
Existing Development Patterns & Cues	13
Existing Development Patterns & Cues	14
Access Opportunities	15
Site Photos	16
Area Photos	17

6.0 ZONING DATA

Zoning Summary	18
Grading Calculation Methods	19

7.0 DESIGN GUIDELINES

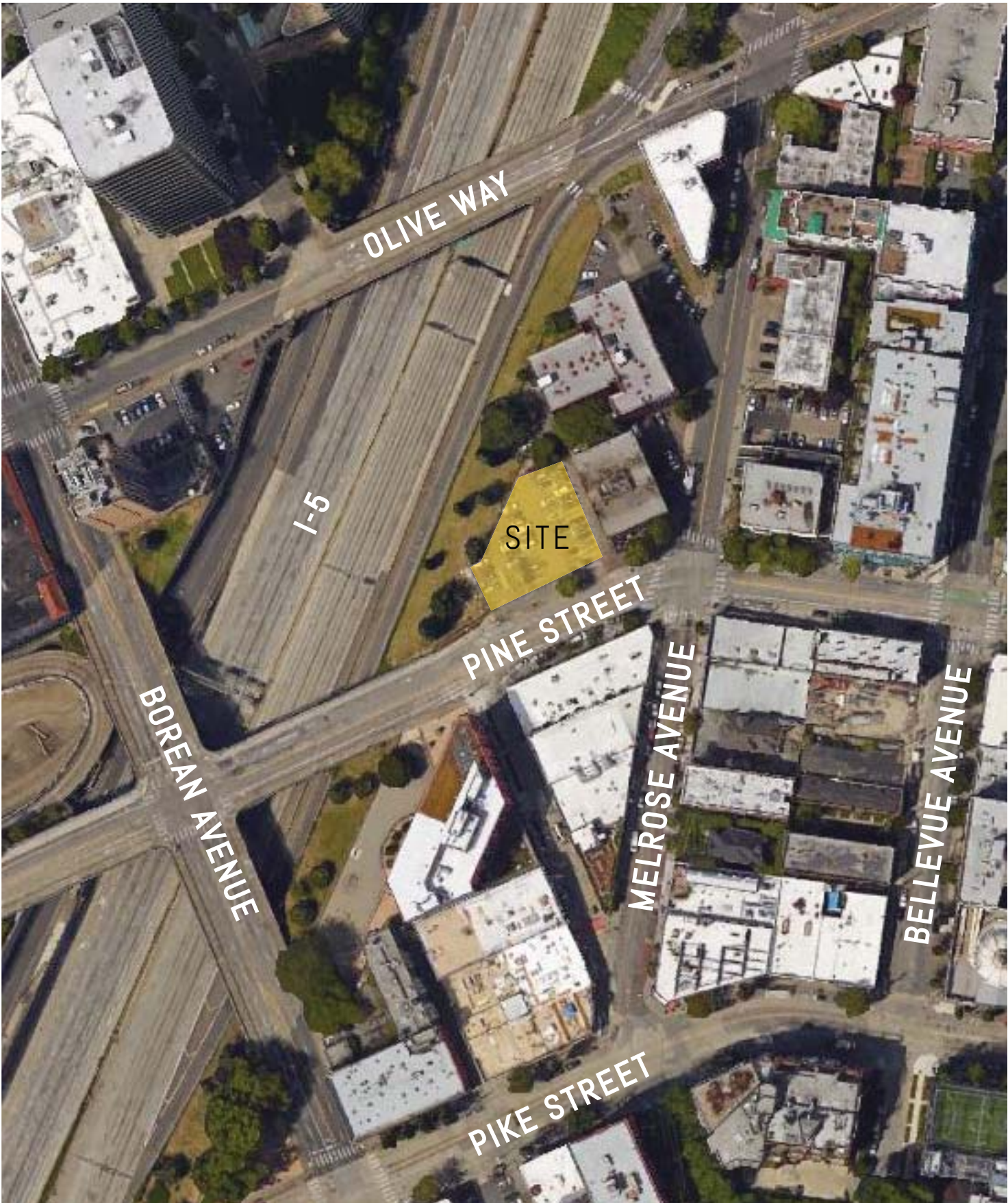
Guidelines Analysis	20
Guidelines Analysis	21

8.0 ALTERNATIVE MASSING OPTIONS

Premise	22
Concept Progression	23
Opt. 1: 'L' - Plans & Sections	24
Opt. 1: 'L' - Massing Views	25
Opt. 2: Bar to Street - Plans & Sections	26
Opt. 2: Bar to Street - Massing Views	27
Opt. 3: Bar to Alley - Plans & Sections (Preferred)	28
Opt. 3: Bar to Alley - Massing Views	29
Streetscape - Pike Pine Guidelines	30
The 'L' - Sun / Shadow Diagram	31
Bar to Street - Sun / Shadow Diagram	32
Bar to Alley - Sun / Shadow Diagram	33
Comparison Summary	34
Comparison Summary	35

9.0 APPENDIXES

Landscape - Ground Floor Concept	36
Landscape - Typical Terrace Concept	37
Landscape - Building Perspective	38
Landscape - Pollinator Plant Palette	39
Materials / Fenestration Patterns	40
Precedent Images	41
Previous Work	42
SolTerra Goals	43

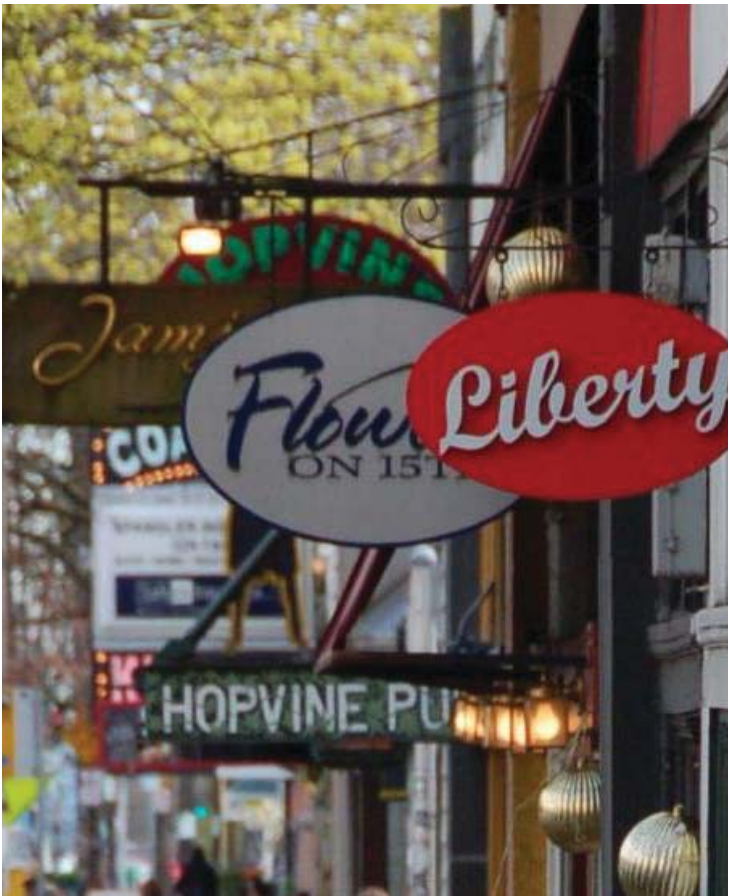


PROJECT INFORMATION

Esker is a proposed mixed use mid-rise multifamily development located in the Pike/Pine corridor in the Capitol Hill neighborhood of Seattle. The site is an existing surface parking lot adjacent to Interstate 5. The proposal will help meet housing demands of the area and continues the trend of mid-rise residential mixed-use development. The design will celebrate the surrounding neighborhood and the natural beauty of the region.

This project is located on a principle pedestrian street that serves as a main connection to Seattle’s central business district. This project will add to the character of the vibrant and diverse community, while providing the tranquility of nature to urban living.

As you approach the building traveling toward downtown, it will complement the historic architecture of auto row with tall operable storefront,along the street and a palette of traditional materials. The corner of the building will be recessed at street level providing an area for outdoor dining and enhancing the pedestrian experience. Traveling east leaving downtown, the building features a series of cascading living wall terraces facing the freeway.



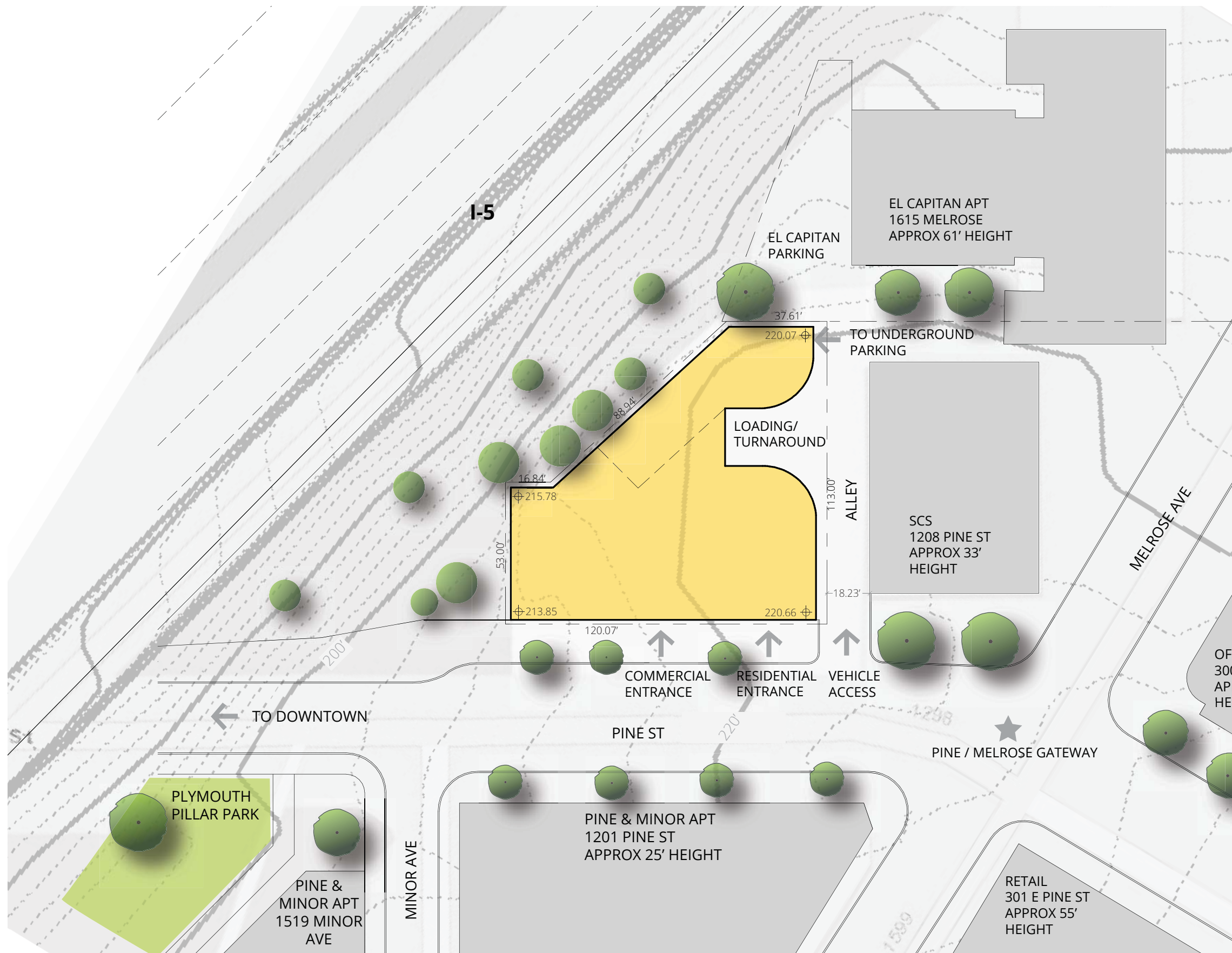
PROPOSAL INFORMATION - 1208 Pine St

- 72 residential units
- 15000 SF light retail space at ground level
- Six floors of residential units over a ground floor of commercial space, lobby space, and support
- Parking stalls for residents and visitors, in a below-grade garage
- Ample bike storage for residents and exterior bike parking for guests
- Rooftop restaurant and amenity space

NOTABLE FEATURES

- Extensive vegetated green roof with resident access and amenity space
- Solar panel array on the rooftop
- Rainwater collection cistern
- Streetscape designed in accordance with the pollinator pathway





LEGAL DESCRIPTION

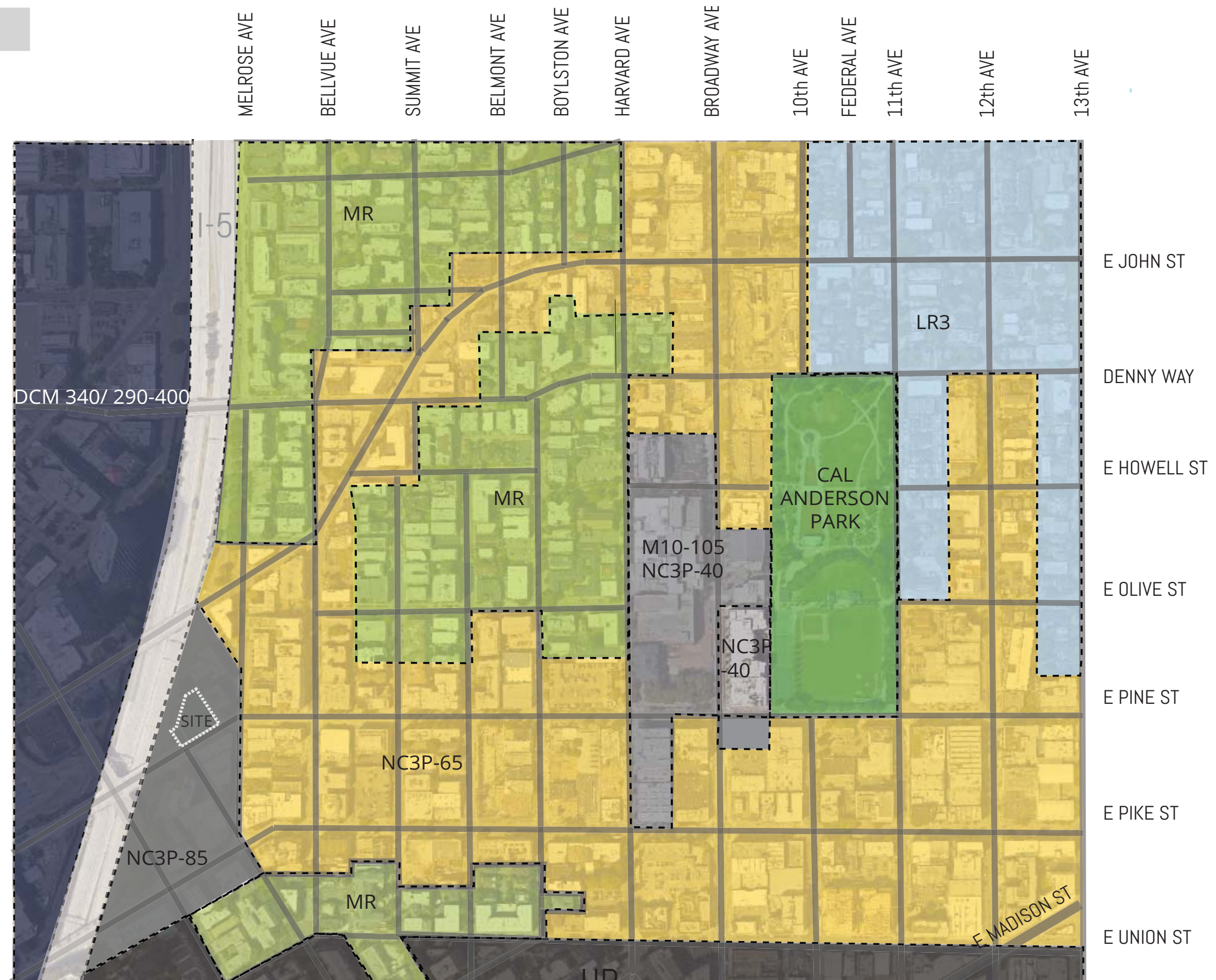
Lots 1 And 2, Block 57, Second Addition To The Town Of Seattle As Laid Off By The Heirs Of Sarah A. Bell (Deceased) (Commonly Known As Heirs Of Sarah A. Bell Second Addition To City Of Seattle.) According To Plat Thereof Recorded In Volume 1 Of Plats, Page 121, Records Of King County, State Of Washington, Except Streets Or State Highways That Have Been Removed From The Above Described Property.

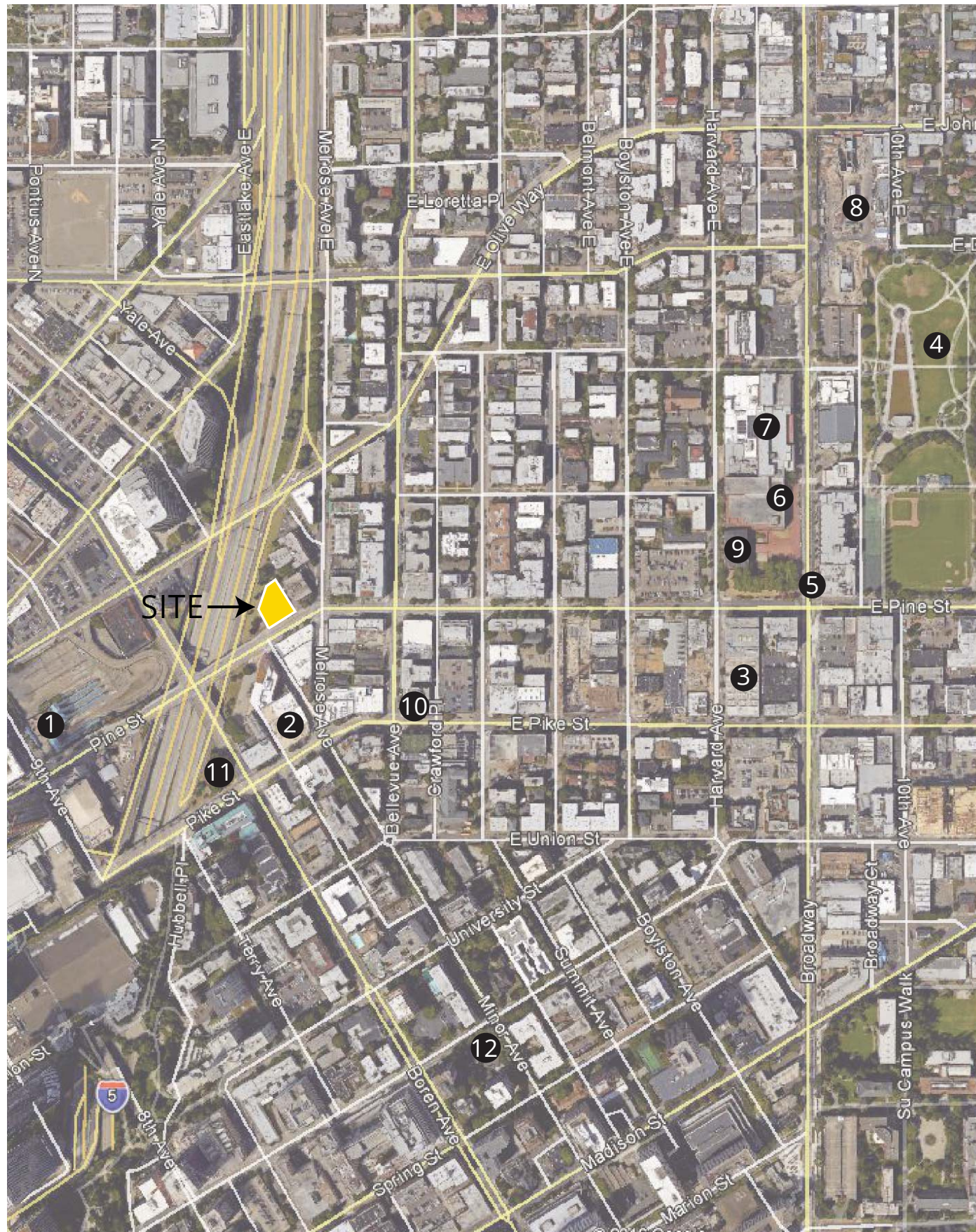
King County Assessor #0660002490

Note: per official tree survey, no exceptional or heritage trees located on site or adjacent to site.

ZONING MAP

- DCM 340/ 290-400
- HR
- M10-105 NC3P-40
- NC3P-85
- NC3P-40
- LR3
- NC3P-65
- MR

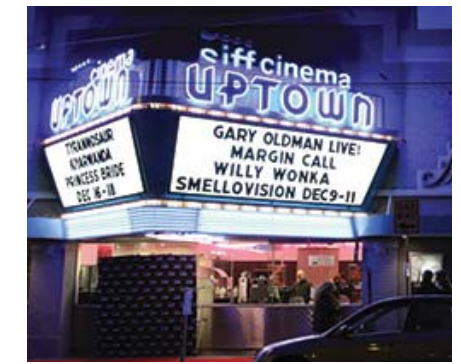




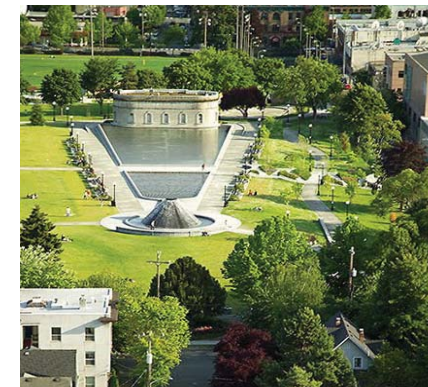
1. CONVENTION PLACE TRANSIT CENTER



2. STARBUCKS RESERVE TASTING ROOM



3. SIFF CINEMA EGYPTIAN



4. CAL ANDERSON PARK



5. JIMI HENDRIX STATUE



6. BROADWAY FARMERS MARKET



7. SEATTLE CENTRAL COMMUNITY COLLEGE



8. CAPITOL HILL TRANSIT CENTER (RENDERING)



9. BROADWAY PERFORMANCE HALL



10. FIRST COVENANT CHURCH



11. PLYMOUTH PILLARS PARK



12. DEARBORN HOUSE





LEGEND

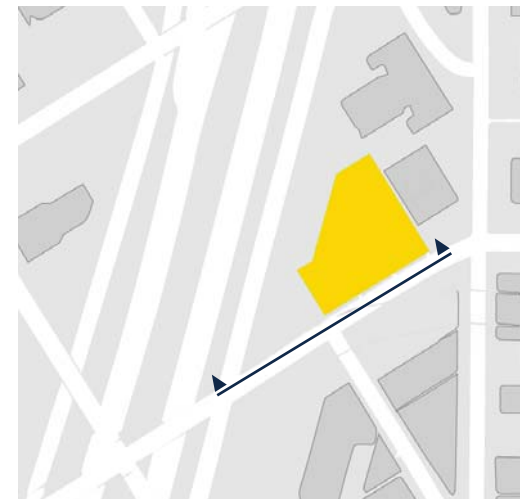
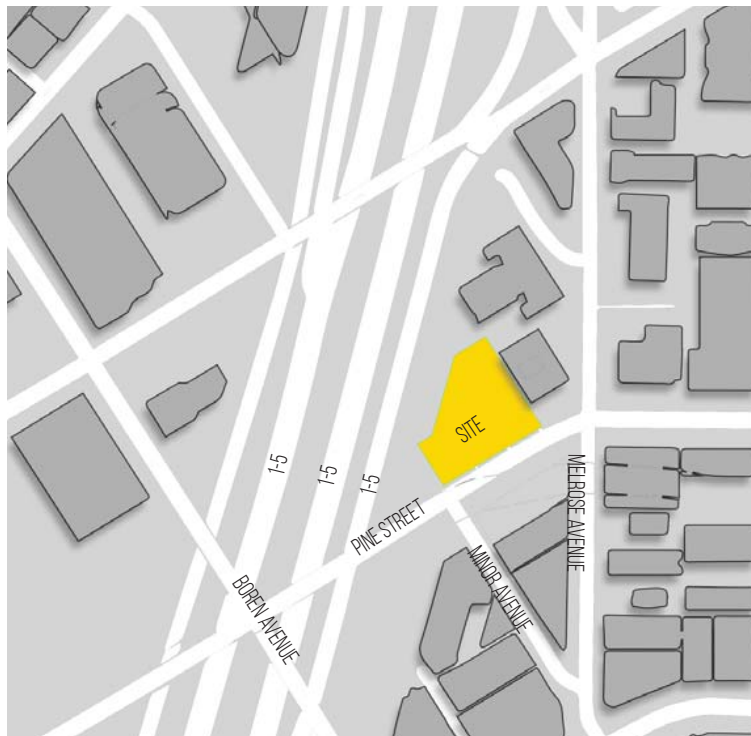
Historic Character (Structures In Smc 23.73.010 Pike/ Pine Conservation Overlay)

1. Sherwood Apartments
2. Butterworth Mortuary
3. Lighting Design Lab
4. Area 51
5. Lefrock
6. Melrose Building
7. Melrose Market
8. Melrose Apartments
9. Six Arms
10. Utretch Art Supplies

SITE ORIENTATION

The project site is located in the Capitol Hill neighborhood just east of Seattle's business district. The site is bounded by Interstate 5 to the West, Pine Street to the South, and Melrose Avenue to the East. From the site there are views to the west of Puget sound, up Pine Street to Capitol Hill, and to downtown Seattle.

Nearby schools include the Seattle University Northwest School, Seattle Central Community College. Nearby coffee shops include Starbucks Reserve Tasting Room, Bauhaus Books and Coffee and Victrola Coffee Roasters. Nearby restaurants include the Pine Box, La Cocina Oaxaquina, Sitka and Spruce, Baguette Box and Lil'l Woodies.

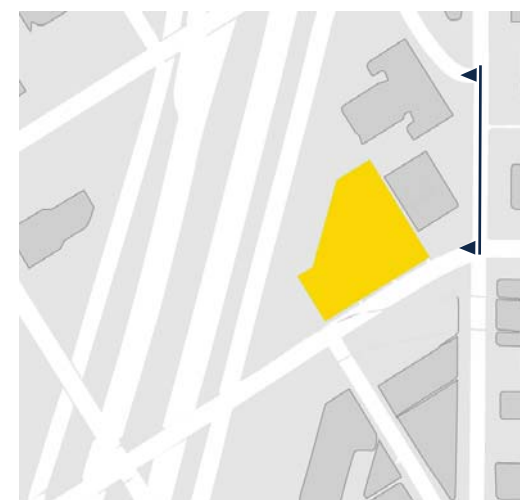
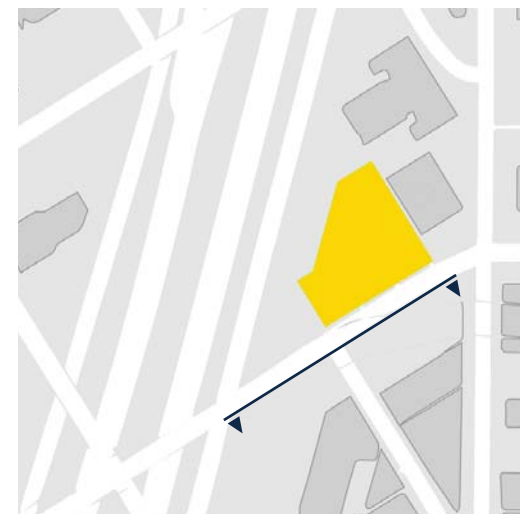


EXISTING SITE DESCRIPTION

The site sits on the hillside adjacent to the Interstate 5. The site is currently a surface parking lot with a billboard and a parking attendant booth. The adjacent building is a three story office building with a restaurant at the ground level.

Across the street is a single story building with restaurants and small businesses at the ground level and a new 6 story apartment building over ground floor commercial.

The site is located on pine street which has been designated a "principle pedestrian street" and lies in the pike/pine conservation overlay.





PROJECT SITE

STRONG HORIZONTAL DATUM LINES

VERTICAL DATUM LINES DEFINE BAYS

RECESSED COMMERCIAL SPACE

ALONG PINE LOOKING NORTH

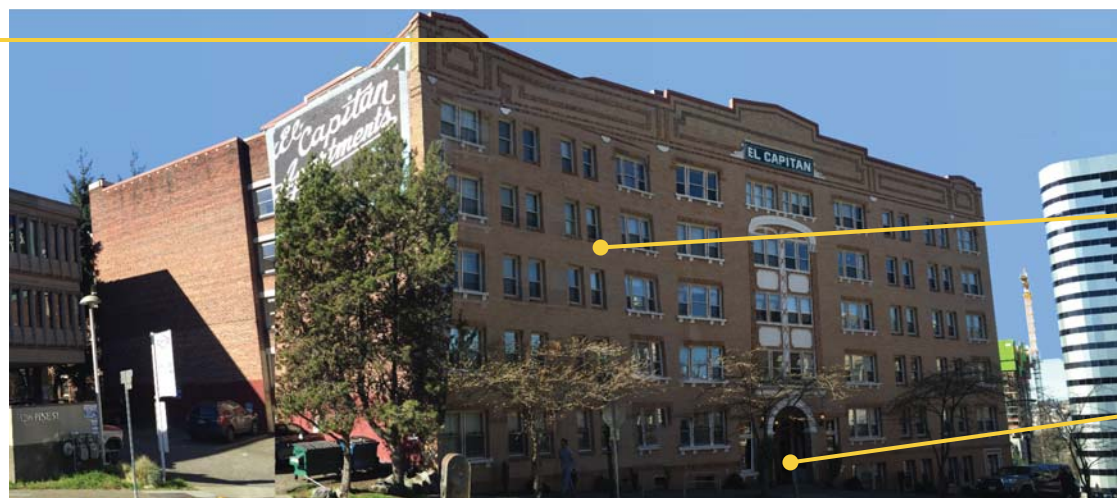


PINE & MANOR, MIXED USE

EXTENSIVE GLAZING AT STREET CORNER

EMPHASIZED RETAIL BASE

ALONG PINE LOOKING SOUTH



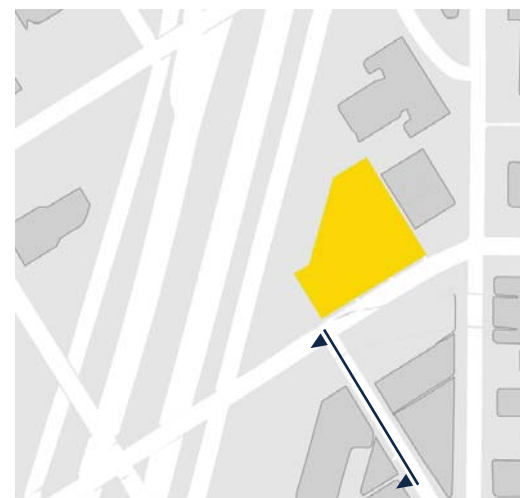
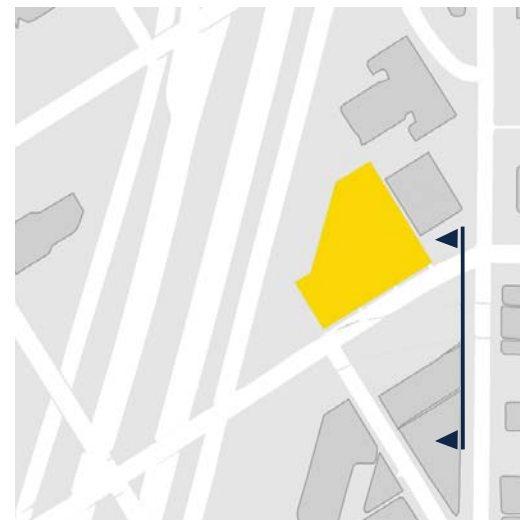
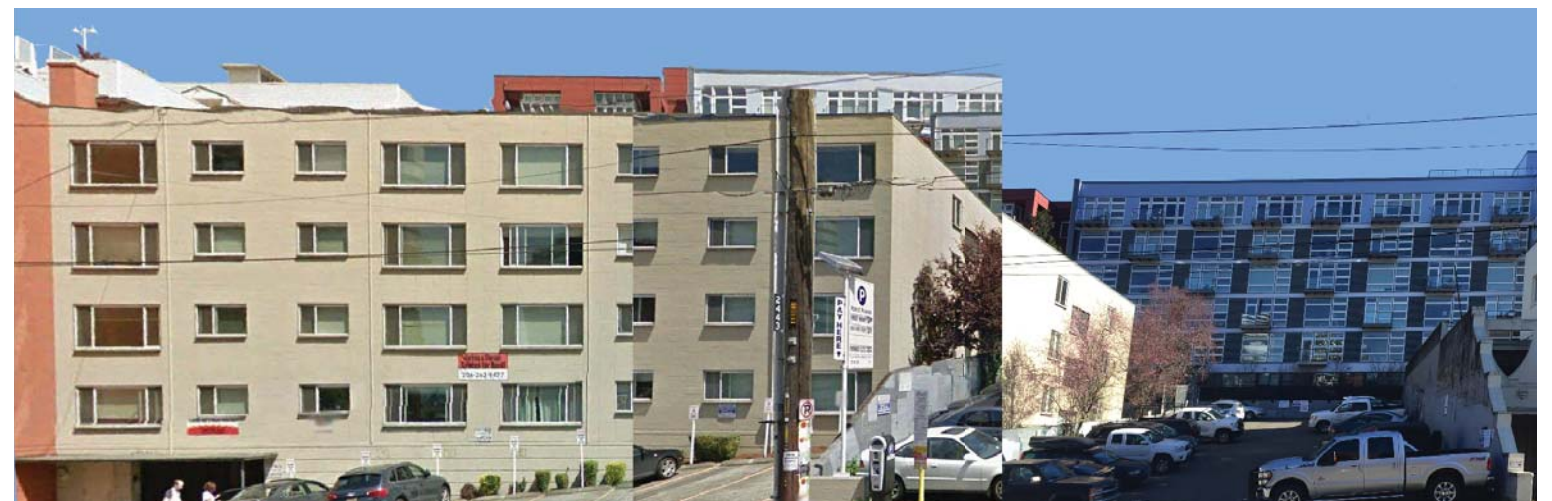
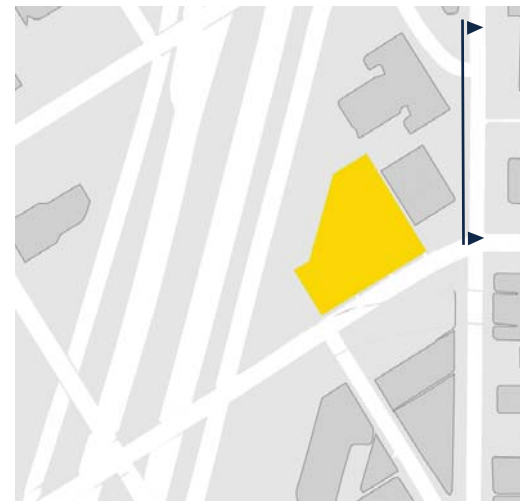
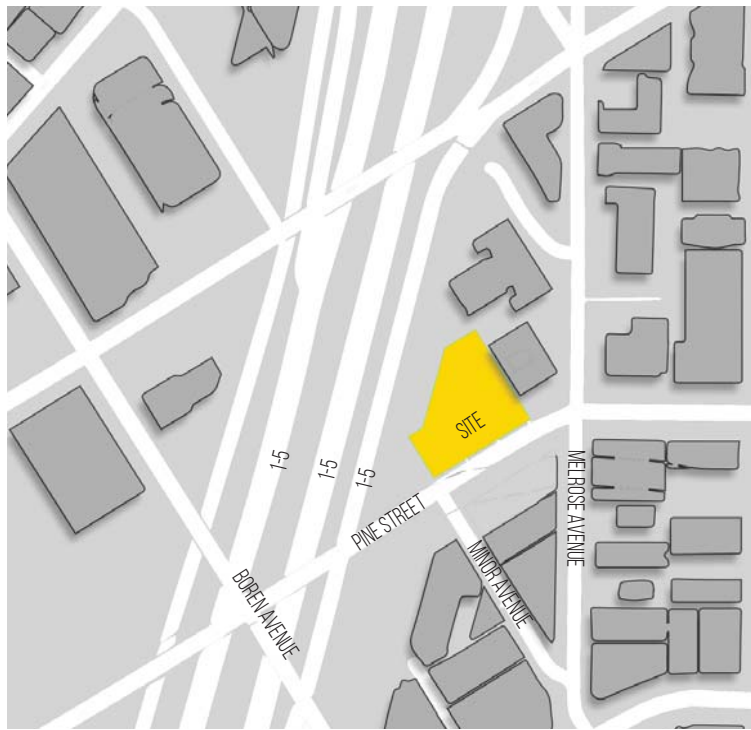
STREETSCAPE ALONG MELROSE AVE LOOKING WEST

RECESSED AREA AT COMMERCIAL CORNER

BRICK FACADE WITH PUNCHED OPENINGS

PRONOUNCED RESIDENTIAL ENTRY

ALONG MELROSE AVE LOOKING WEST





PUNCHED WINDOWS

PROMINENT ENTRY

ALONG MELROSE AVE LOOKING EAST

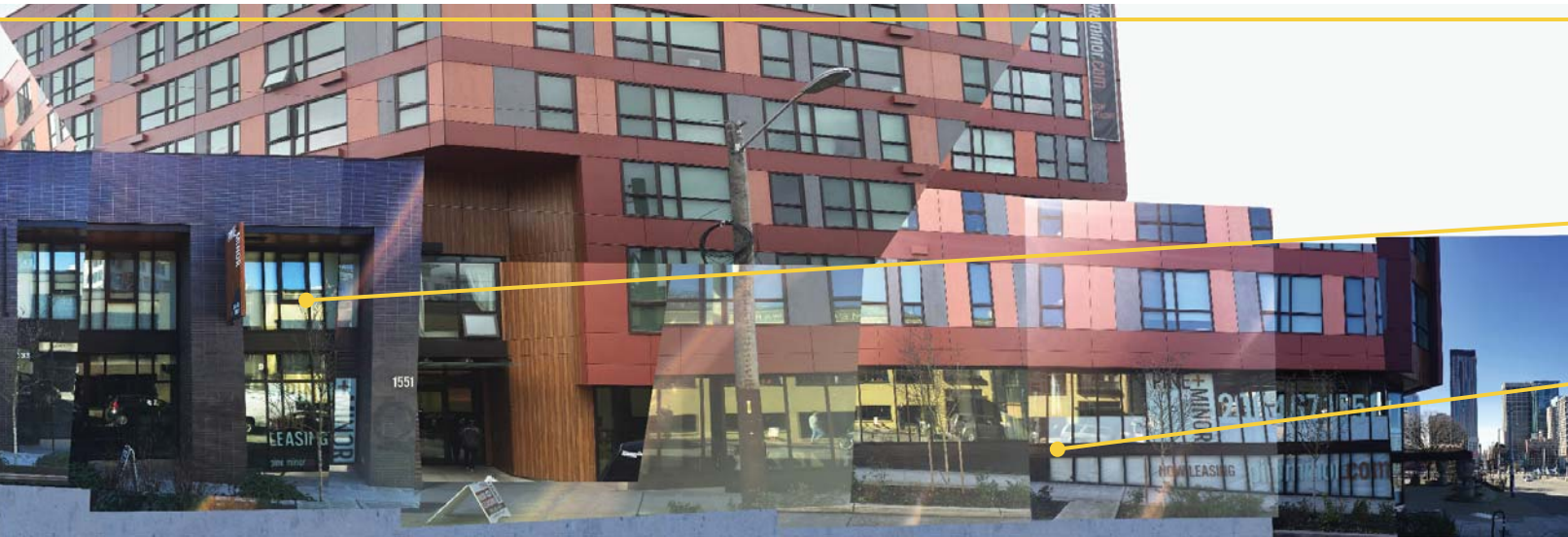


STRONG VERTICAL DATUM LINES IDENTIFY BAYS

AWNINGS

LARGE OPERABLE WINDOWS AT COMMERCIAL SPACE

ALONG MELROSE AVE LOOKING WEST



STURDY VERNACULAR STYLE EVOKES INDUSTRIAL USE

PUNCHED RECESSES FOR GLAZING

TALLER HEIGHT COMMERCIAL SPACE TAPERS TO SHORTER HEIGHT ALONG SITE

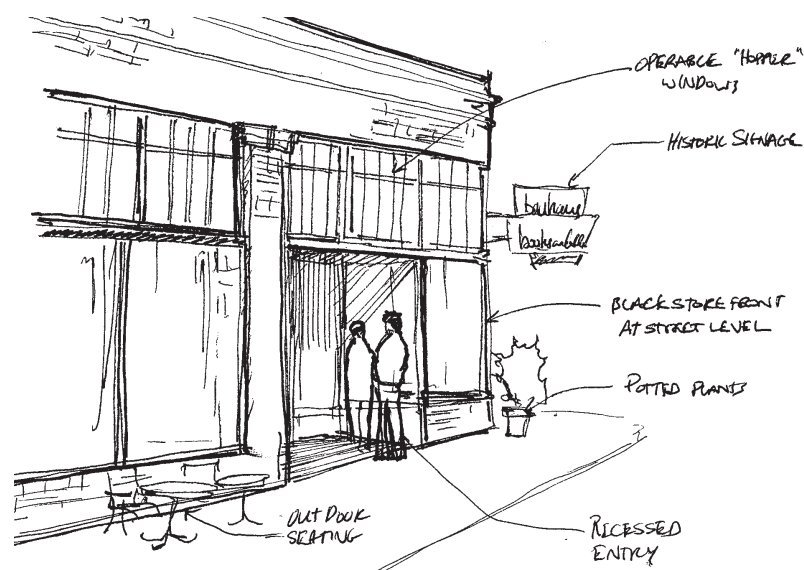
ALONG MINOR LOOKING SOUTHWEST

EXISTING DEVELOPMENT PATTERN

The project site is located at 1208 Pine street in the Pike/ Pine corridor in the dense and vibrant capitol hill neighborhood. The site is currently occupied by a surface parking lot. The site is just East of Interstate 5 across from the Seattle business district and Convention Place Transit hub.

Nearby development consists of a mixture of mid-rise mixed use and multifamily residential buildings, coffee shops, bars, restaurants and other local businesses.

Pine Street is a major bus route to the central business district and it also serves as a popular bike and pedestrian route linking nearby Broadway Ave and Seattle Central Community College with downtown.



BAUHAUS BOOKS AND COFFEE
Design cues: Recessed entry, outdoor seating, large storefront windows with operable windows above. Materials - white brick with dark storefront.

1. RESTORED BASES AND NEW MIX USE BUILDINGS ABOVE

The historic development pattern is one- and two-story automotive repair shops and garages many of which are now being restored and re-purposed for retail, restaurants and cafes. These one to three level historic buildings are mixed with contemporary mixed use mid-rise buildings.



2. ARTICULATION OF RETAIL BASE

The ground floor commercial is differentiated from the upper residential levels with a change in plane or fenestration. The ground level is characterized by large operable windows, storefront or glazed garage doors. The top level is set back from main residential levels.



3. INTEGRATING NATURAL ELEMENTS

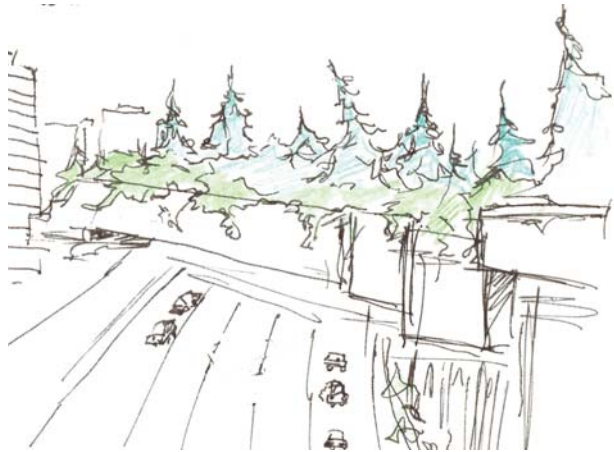
Bound by I-5 on the West side, the Pike Pine neighborhood needs to respond to the noise and movement generated by it. The Freeway park addresses this by using natural elements as a buffer, providing a quiet relief while creating a natural habitat.

FREEWAY PARK

Design cues: Bringing natural vegetation and habitat to the urban environment while creating natural views from I-5

POLLINATOR PATHWAY

Design cues: Creating partnership of design and ecology

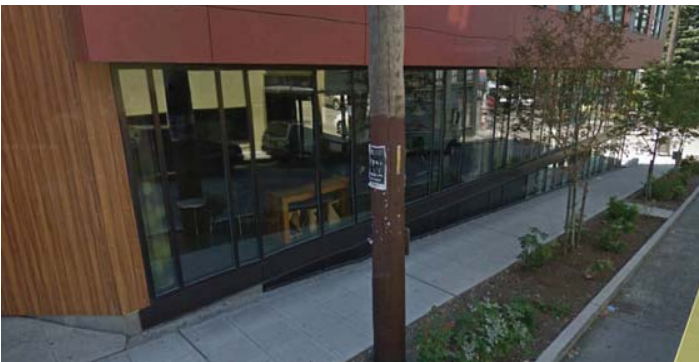


4. UNITING STOREFRONTS WITH HILLSIDES

The common characteristic is to follow the slope of the hill by stepping up alongside it. Approaches include stepping the storefront as well as adding mullions to the storefronts along the lower side of the hill. Some sites go from a two story commercial space to a one story.



PINE & MINOR:
Design cues: Two story commercial space tapers to one floor along slope of hill



5. ACTIVATING STREET FRONTS

Many developments use similar characteristics to create greater animation along the street front. These include recessing entries, street seating, and effective use of street furniture.



VICTROLA COFFEE
Design cues: Signage, recessed storefront providing seating along street, enhance pedestrian experience



LA COCINA OAXAQUENA
Design cues: Enhance pedestrian experience by providing outdoor dining, widened sidewalk and street trees

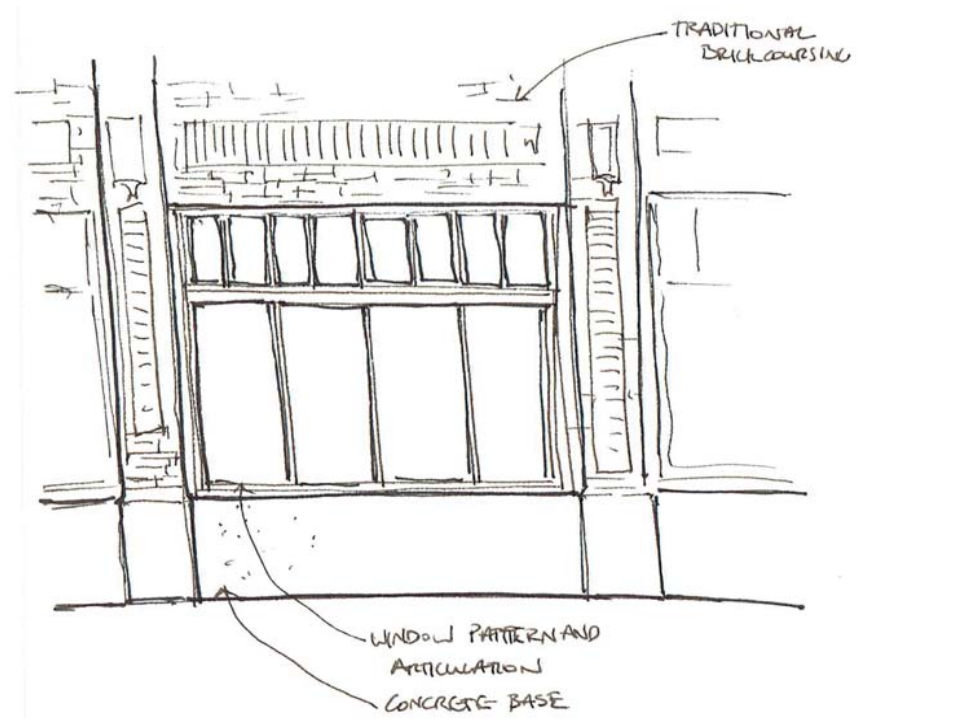
6. RESIDENTIAL OPEN SPACE

The common approach of mixed use buildings in the area is to utilize compact urban open spaces like shared terraces, decks and private balconies to allow residents to engage in the views around while maintaining urban density.

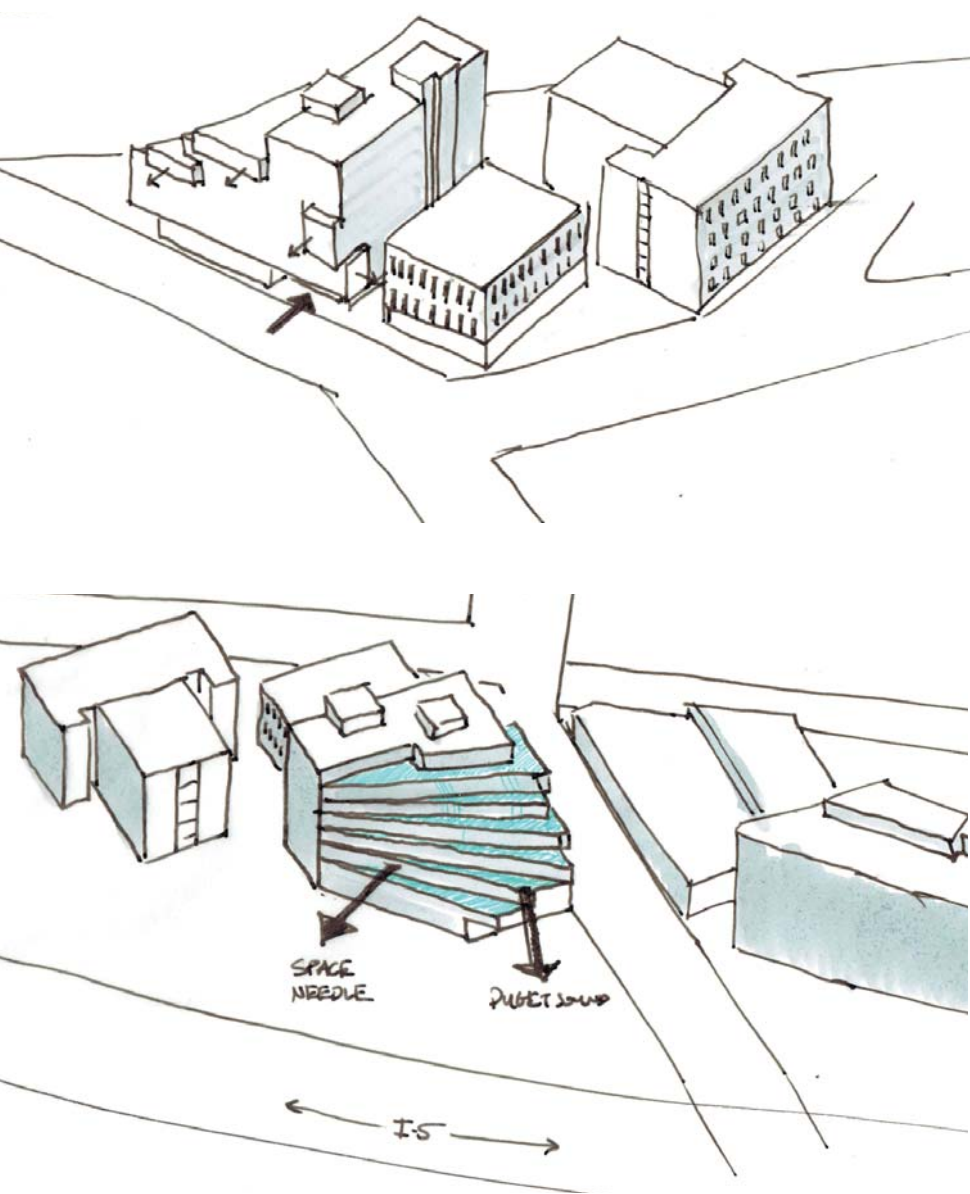
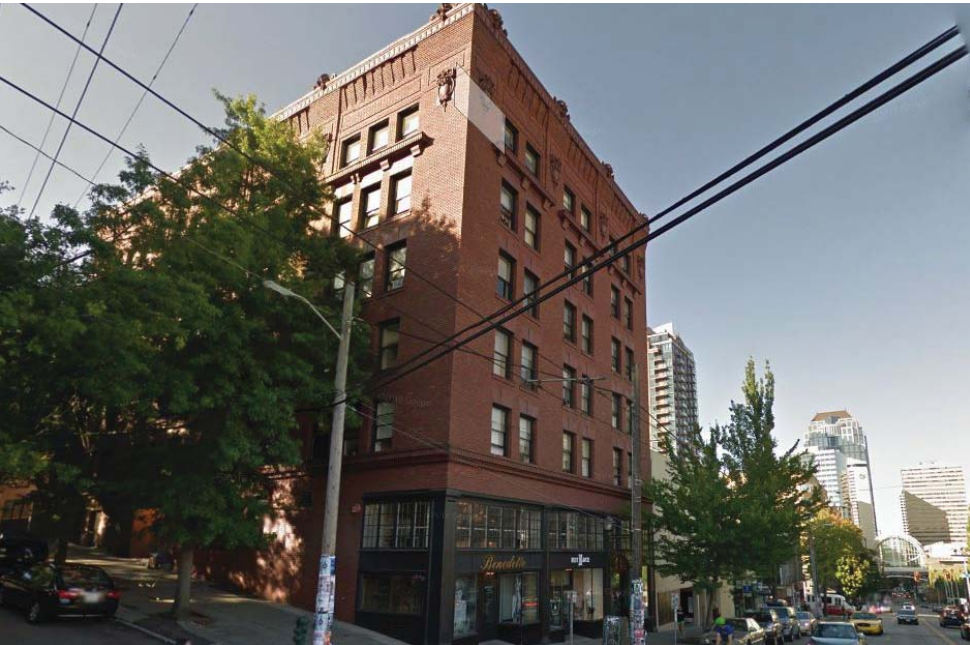


7. MATERIALS: BRICK FACADE WITH PUNCHED OPENINGS

The historic buildings reflect a strong vernacular of sturdy industrial use, with its use of brick, accentuated trims and windows and punched windows.



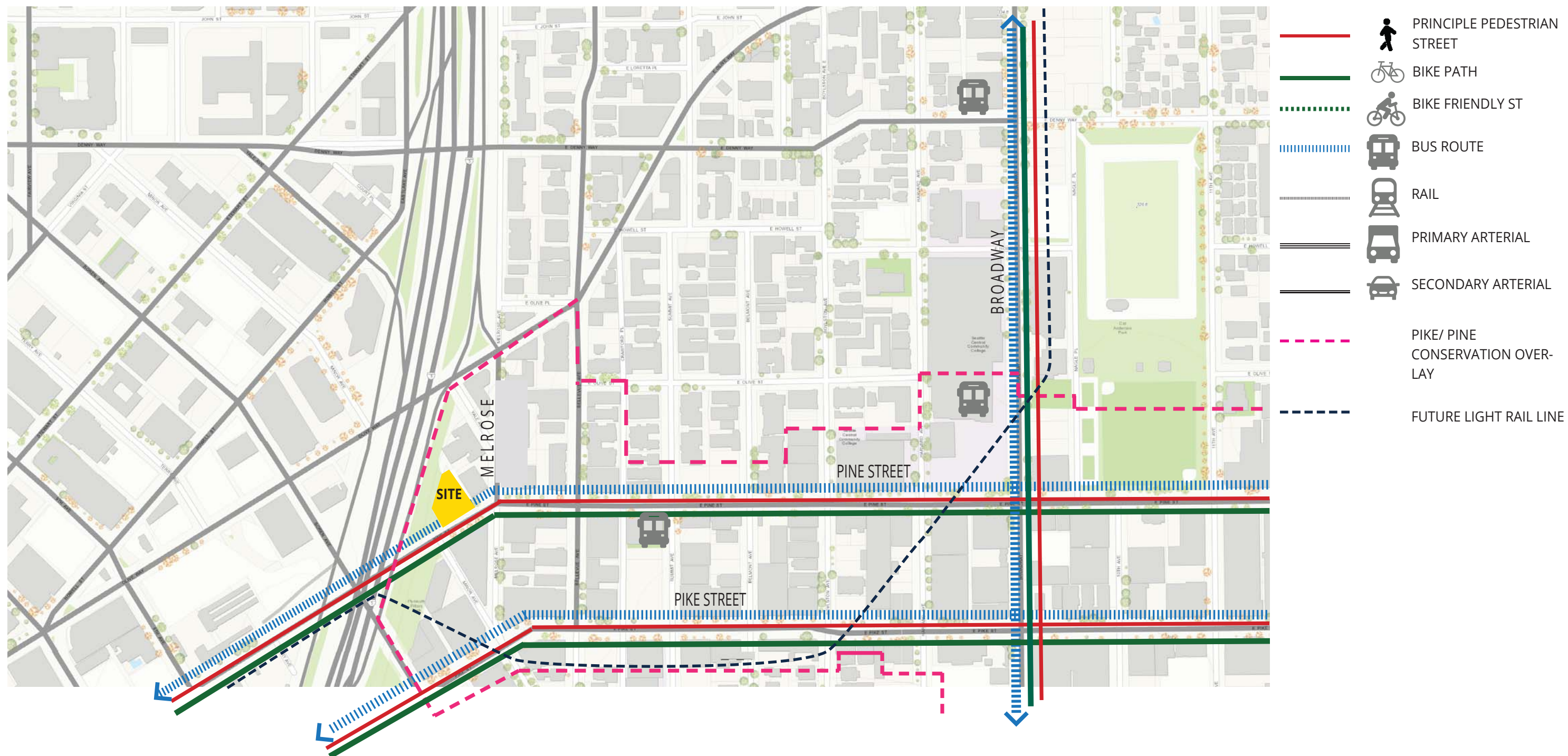
1101 E. PINE
Design cues: Strong brick building corner, punched windows, retail wrapping corner to create greater street animation



INFLUENCE ON THE MASSING OF THE PREFERRED OPTION

The proposed project fits into the recent trend of mid-rise mixed use buildings being built within the existing urban fabric of one to three level historic building from the auto row era. The base of the building will be recessed from the upper floors and differentiated with tall operable glazing into the restaurant/retail space. The overall mass of the building is stepped along the slope of the hillside to create a scale that will complement the surrounding structures. The west side facing the freeway is terraced and covered in green roof and living walls providing buffering from the freeway noise while providing amenity space oriented toward views of Elliot Bay and the city.

TRANSPORTATION NODES AND PATHWAYS



SITE PHOTO KEY



1



2



3



4



5



6



7



8



9



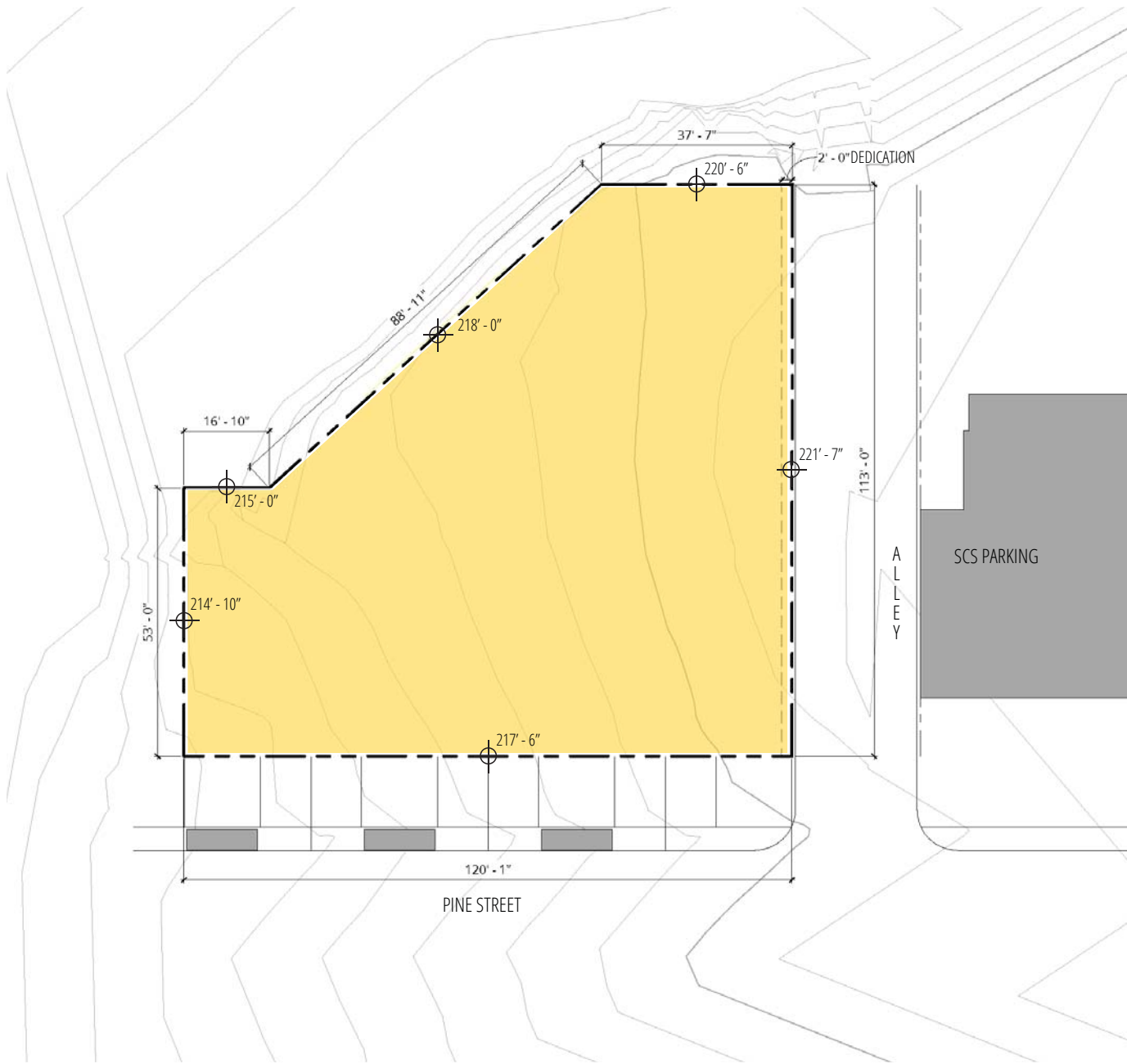
10

ZONING ANALYSIS

BASE ZONING:	SMC 23.47A.004 Table A	NC3P-85 (NEIGHBORHOOD COMMERCIAL) Multi- family use permitted outright per SMC 23.47A.004 Table A Ground Level Permitted uses -Residential uses on ground floor may not exceed 20% of street facing facade -One or more of these uses are required along 80% of the street level facade: <div>Restaurant/bars</div> <div>Community Gardens</div> <div>Arts facilities</div> <div>Medical services</div> <div>Parks and Open space</div> <div>Retail sales and services or general sales and services</div>
ZONING OVERLAYS:		Pine Pike Conservation Overlay District
ENVIRONMENTALLY CRITICAL AREA OVERLAYS:		40% Steep slope is indicated, to be appealed per Geo-tech report
OVERALL SITE AREA:		10,470 SF (.24 acres)
FLOOR AREA RATIO (FAR):	SMC 23.47A.013	MAX TOTAL FAR: 6 Max FAR for any one category - 4.5
MAX HEIGHT:	SMC 23.47A.012	85' (Code allowable height). Rooftop features: parapets can extend 4' above limit. Solar can extend 7' above limit.
SETBACKS:	SMC 23.47A.014	No required setbacks
AMENITY AREA REQUIRED:	SMC 23.45.522	5% Of Gross Residential Floor Area - 2,356 Sf
PARKING REQUIRED:	SMC 23.54.015	No parking required for residential and non residential uses in urban centers and villages with transit service (Site is part of Downtown Urban Center per Seattle Comprehensive Plan)

BICYCLE PARKING:	SMC 23.54.015	Residential - 1/4units = 70units/4 = 18 long term stalls Commercial- 2 long term, 4 short term, TOTAL - 20 long term, 4 short term		
STREET-LEVEL DEVELOPMENT STANDARDS	SMC 23.47A.008.A2	Blank segments of street facing facade between 2 feet and 8 feet above sidewalk may not exceed 20 feet in width		
	SMC 23.47A.008.B2	Sixty percent of street facing facade between 2 feet and 8 feet above sidewalk shall be transparent		
	SMC 23.47A.008..B3	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 facade		
	SMC 23.47A.008..B4	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.		
	SMC 23.47A.008..C4	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		
TOTAL FAR:		6 Far X 10,470 = 62,820 SF Total Area Allowed		
		FAR For Residential 4.5 Far X 10,470 SF = 47,115 SF Total Residential Area Allowed		
		5% Common Area (Amenity Space Required)= 2,356 SF 75% Of Common Area Is Counted Towards Residential Far 75% Of 2,356 Sf = 1,767 SF		
		FAR For Commercial: 62,820 - 47,115 SF = 15,705 SF Total Allowable Area For Commercial		
TOTAL AREAS PER OPTION:	AREAS	OPTION 1	OPTION 2	OPTION 3 - PREFERRED
	Residential	47115 SF	47115 SF	46450 SF
	Commercial	14675 SF	5900 SF	12703 SF
	Amenity	2400 SF	2375 SF	2750 SF

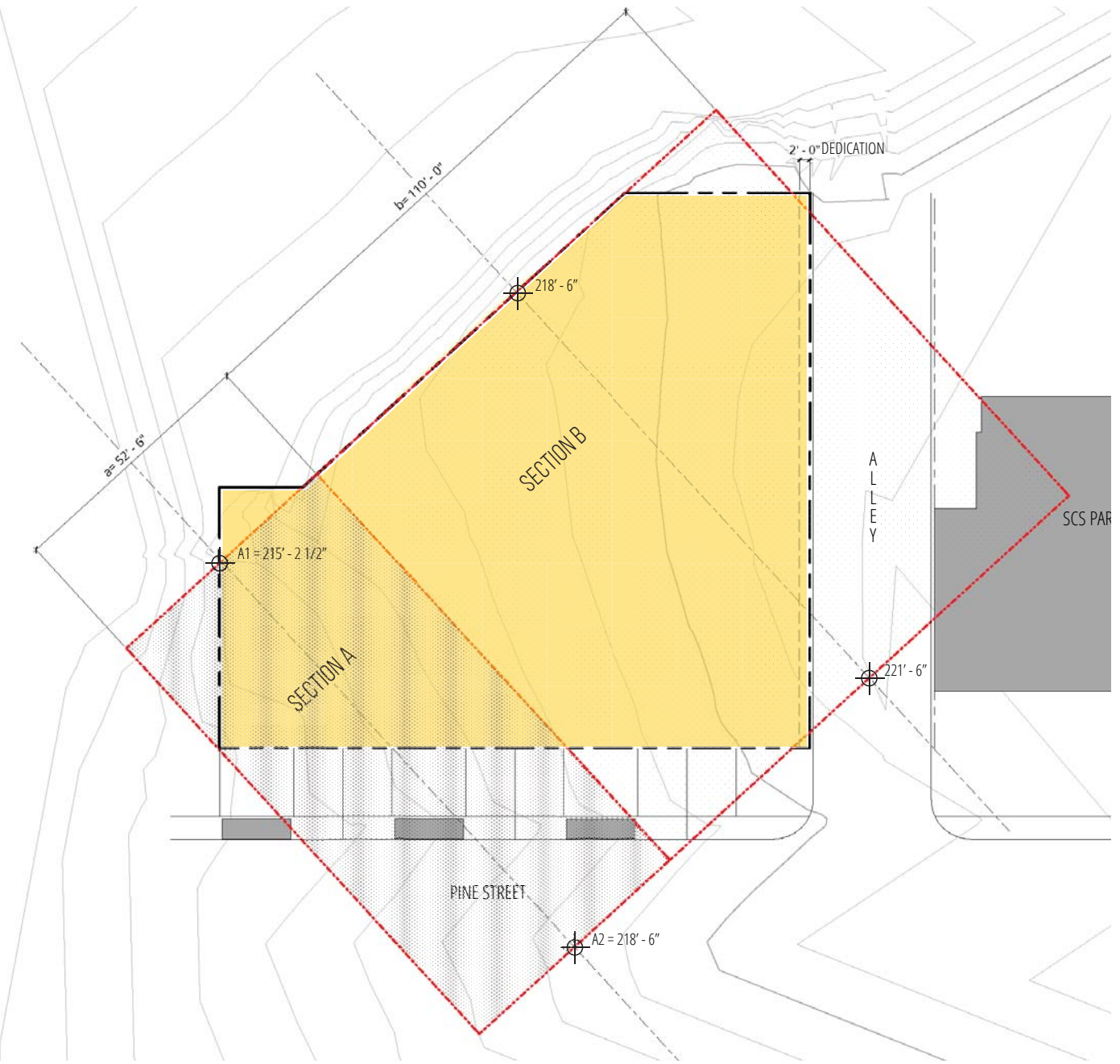
AVERAGE GRADE CALCULATION METHOD 1:



AVERAGE GRADE CALCULATION:

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d) + (E \times e) + (F \times f)}{a+b+c+d+e+f} = 218.5' = 218'-6"$$

AVERAGE GRADE CALCULATION METHOD 2:



AVERAGE GRADE FOR A

$$\frac{(A1 \times a) + (A2 \times a)}{a+a} = 216' 9-3/4"$$

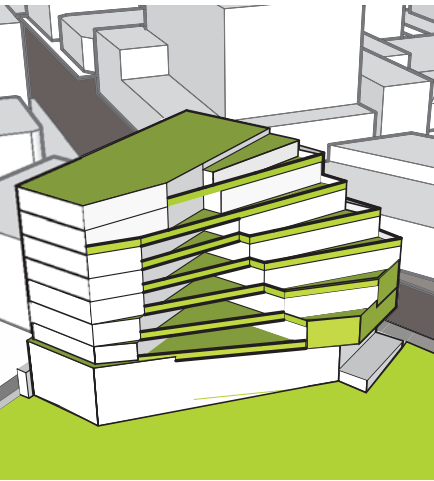
AVERAGE GRADE FOR B

$$\frac{(B1 \times b) + (B2 \times b)}{b+b} = 220'$$

DESIGN GUIDELINES

CS1 - NATURAL SYSTEMS AND SITE FEATURES

- A. Energy Use
Previous SolTerra projects have achieved energy savings of 30%+ over buildings built to building code minimum standards. We seek to improve on that metric with each project completed.
- B. Sunlight and Natural Ventilation
The orientation of the building terraces are rotated to take advantage of the sun's azimuth and wind patterns.
- C. Topography
The building will step along the hillside.
- D. Plants and Habitat
The building will feature an extensive green roof and living wall system with the goal of integrating nature in the urban landscape.
- E. Rainwater
Rainwater will be harvested and reused from the green roof.



CS2 - URBAN PATTERN AND FORM

- A. Location in the city and neighborhood
The building mass will relate to neighboring development to reinforce the building's location as a gateway to the retail core downtown and will form a landmark from 1-5. A strong street edge will be defined.
- B. Adjacent Sites, Streets and Open Space
Extended frontage zones create additional area for commercial spaces and will enhance the pedestrian nature of street. Street trees and furniture will strengthen the connection to street and public realm.
- C. Relationship to the block
The building mass will continue a strong mid-block street edge and massing will respond to existing architectural cues from nearby development. Prominent public entries will be featured along the primary pedestrian street.
- D. Height, bulk, and scale
The height will match new development across the street and taper down towards 1-5 along the slope of the hill.

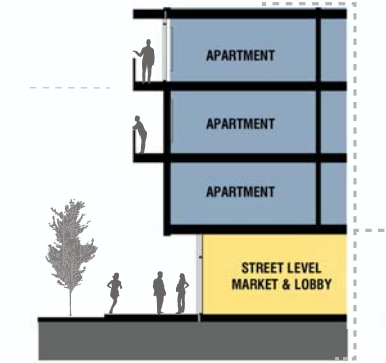
PL1 - CONNECTIVITY

- A. Network of open spaces
The street-front will have an enhanced and deepened frontage zone with weather protection from building above. The prominent corner of the alley & Pine Street will have a covered plaza to foster interaction between residents and pedestrians.
- B. Walkways and connections
The proposal features expansive storefront windows and innovative street furniture. The corner is opened up to enhance visibility and the pedestrian experience.
- C. Outdoor uses and activities
The proposal offers shared terrace spaces with orientations towards the Puget Sound and downtown. Operable storefronts expand the seasons and extend the streetscape. Seasonal plantings on multiple terraces amplify nature for both residents and the public.



PL2 - WALKABILITY

- A. Accessibility
The project is designed to be accessible and accommodating for all persons to be able to enjoy with prominent accessible entries off Pine Street.
- B. Safety and security
Street-level transparency and public area lighting will be provided as part of a comprehensive design to encourage safety and visibility.
- C. Weather protection
Overhead protection against the weather will be provided along the street entries.
- D. Wayfinding
The majority of the pedestrian traffic on Pine Street will have a prominent entry to assist in wayfinding, with vehicular traffic guided to the alley for parking access.



PL3 - STREET-LEVEL INTERACTION

A. Entries

The building entry will be designed to be welcoming and easily identifiable to guests while still providing privacy and security for residents. Material changes in the hardscape and other design cues will highlight the transition from public space to private.

B. Residential edges

A guest lobby will be located at the ground floor to provide a transition from the public streetfront and the residences above, and a place for interaction between residents and guests.

C. Retail edges

Visibility of the retail space will be maximized and public interaction encouraged through transparency with ample glazing along the streetfront.

PL4 - ACTIVE TRANSPORTATION

A. Entry locations and relationships

The building entry is provided on the major thoroughfare visually connecting the site to the public.

B. Planning ahead for bicyclists

Ample bike parking and storage is provided and with the project entry located on Pine Street it offers direct access to downtown and Capital Hill area.

C. Planning ahead for transit

The project situation acts as a node between downtown and Capitol Hill, with access to public transit available within a short walking distance.



DC1 - PROJECT USES AND ACTIVITIES

A. Arrangement of interior uses

With circulation located in the core of the building, it provides easy access to amenity spaces and private residential units. In addition gathering spaces for residents will be located throughout the property with a particular emphasis on the shared terraces to provide grand views of Puget Sound and the downtown corridor.

B. Vehicular access and circulation

The parking and service entry being located off of the alley will minimize its visual impact. Ample parking will be reserved in the garage for car-sharing services, for use both by residents and the public.

C. Parking and service uses

All of the parking for the project will be located below grade, and service access will be designed to be unobtrusive and minimal from the public view.



DC2 - ARCHITECTURAL CONCEPT

A. Massing

The building is designed to step along the hillside to mimic natural topography of the site.

B. Architectural and Facade Composition

The building will have facades that tie into overall concepts of hillsides emerging from I-5. Modern industrial facade will nod to the neighborhood with the materiality, and provide a strong edge to the Capital Hill view.

C. Secondary Architectural Features

Punched balconies and cascading decks provide visual depth and layering on the facade while awnings offer human scale articulation at the street level.

D. Scale and Texture

Terracing and planting the facade to join the steep topography of the site acts as a continuation of nature creating a gentle visual increase in height. The extensive living walls and expanded streetfront offer a inviting experience for the pedestrian along Pine Street.



TERRACING

Esker will be a building that gracefully rises from the hillside while also maintaining a strong urban edge that speaks to the context of the ever present “Auto Row” of Capitol Hill.

The facade is pushed and splayed along the west facade to follow the hillside up to its peak. Each of these terraces have been articulated around the range of the summer sunset azimuth so that each resident along this facade will maintain the incredible sunset views that often grace Seattle throughout the summer.

These terraces will feature large planters and be faced with both trellis and living walls to create a softened vegetated facade blurring the lines between what is natural hillside and what is architecture. This blend of the natural slope of the hillside evokes natural beauty and permanence and will help to mitigate the sound of traffic along the Interstate.

The East massing of the project is one that addresses the street in a more contextually formal way. Offering a strong pedestrian edge along the street level and a more traditionally regular articulation of the fenestration and materials. This will provide an urban edge for the project that will not only connect visually to the adjacent buildings but also with fabric of Downtown Seattle in its backdrop while maintaining the sturdy vernacular of “Auto Row”.



CONCEPT EVOLUTION

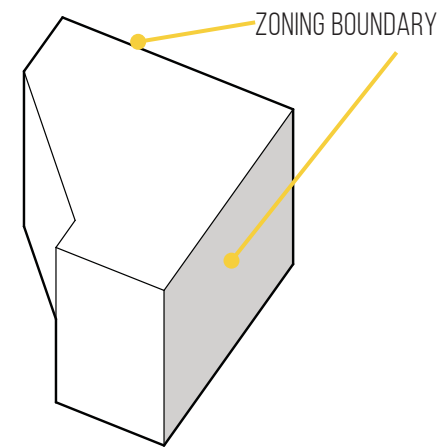
STAGE 1: GENERAL MASSING

STAGE 2: STREET ARTICULATION

STAGE 3: TERRACING

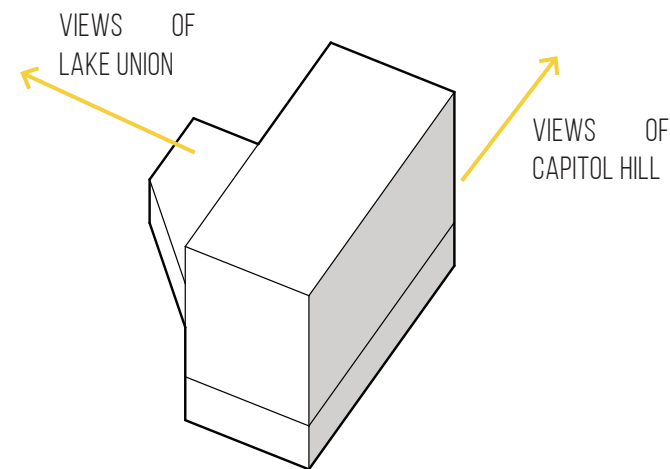
OPTION 1: THE 'L'

A1



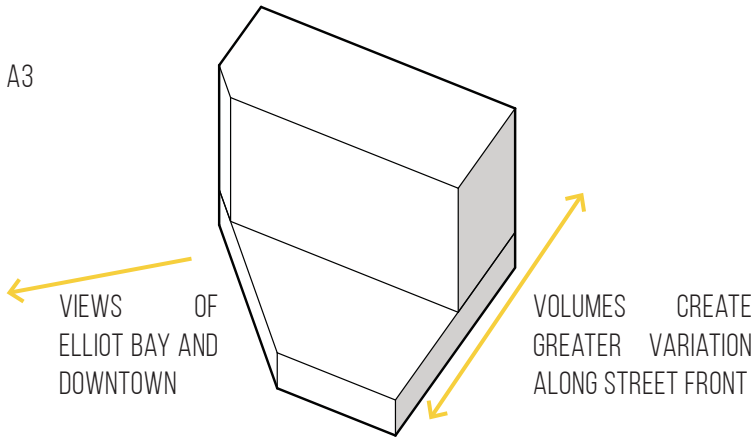
OPTION 2: BAR TO STREET

B1

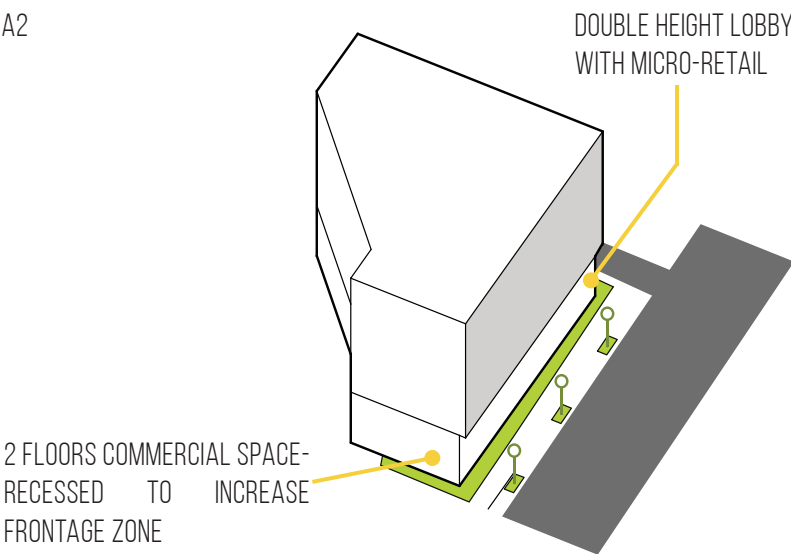


OPTION 3: BAR TO ALLEY - PREFERRED

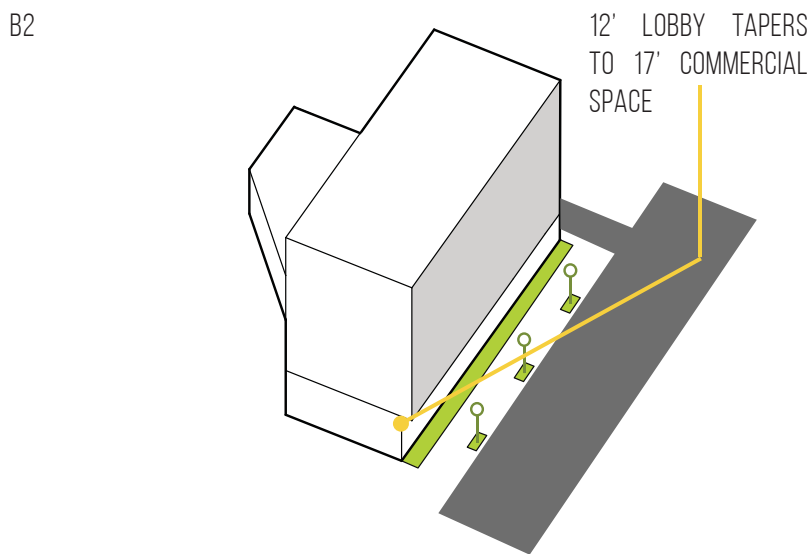
A3



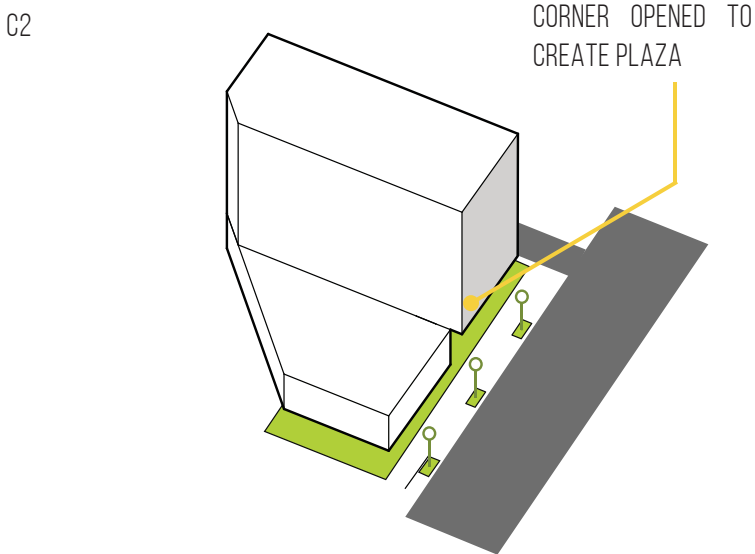
A2



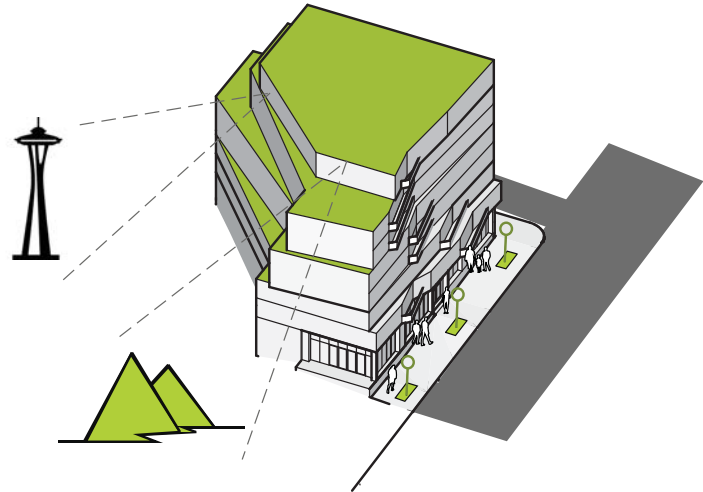
B2



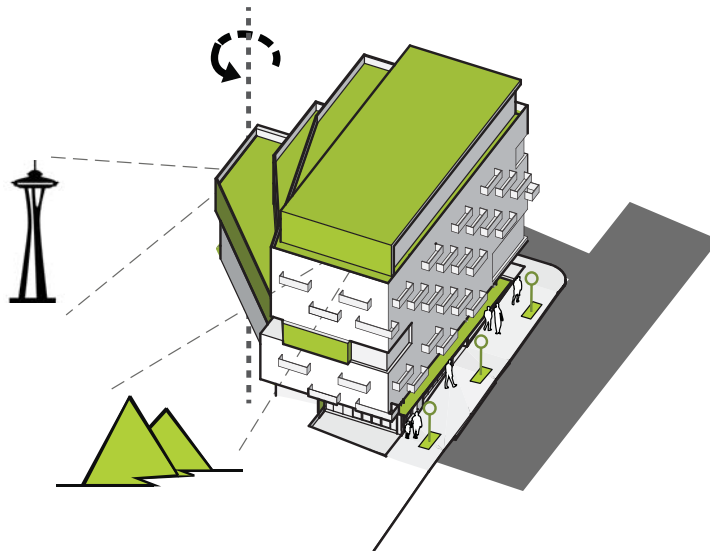
C2



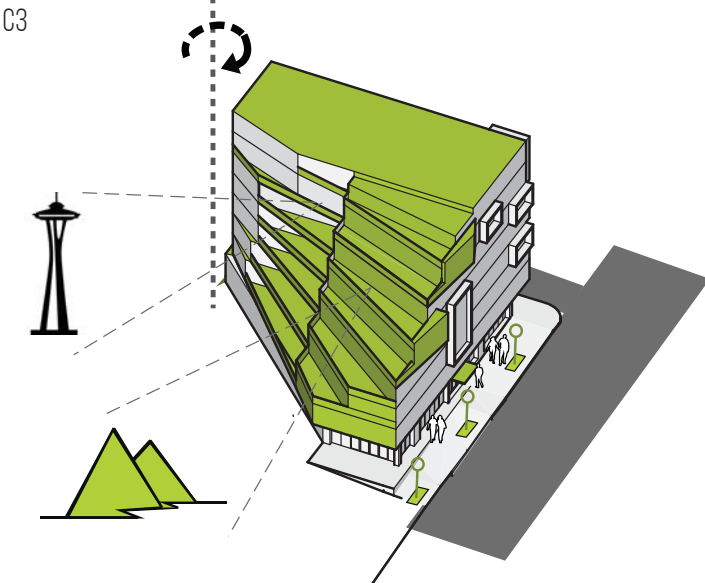
A3



B3



C3

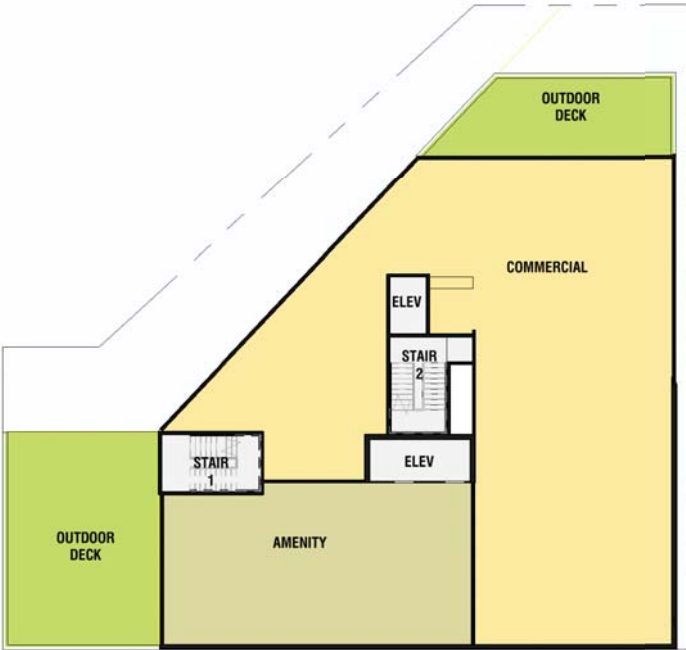
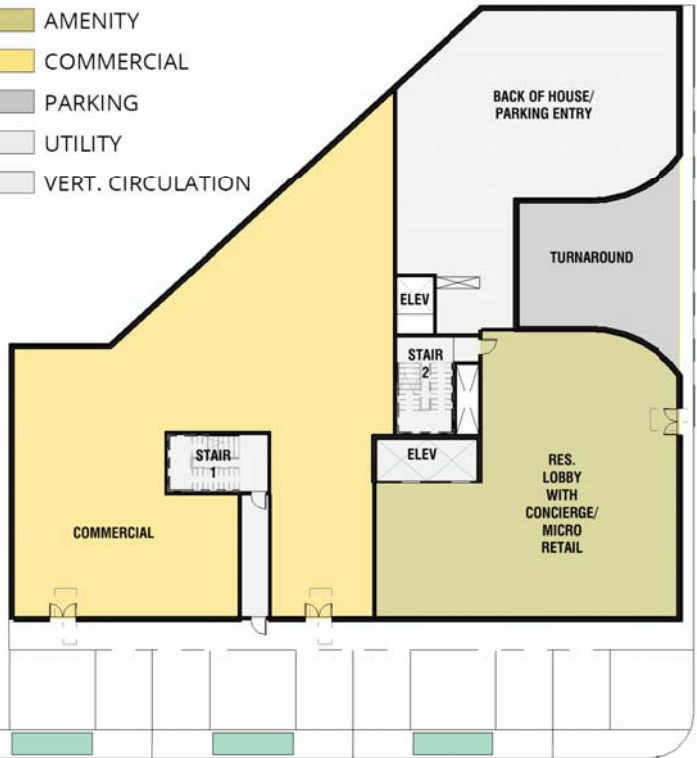
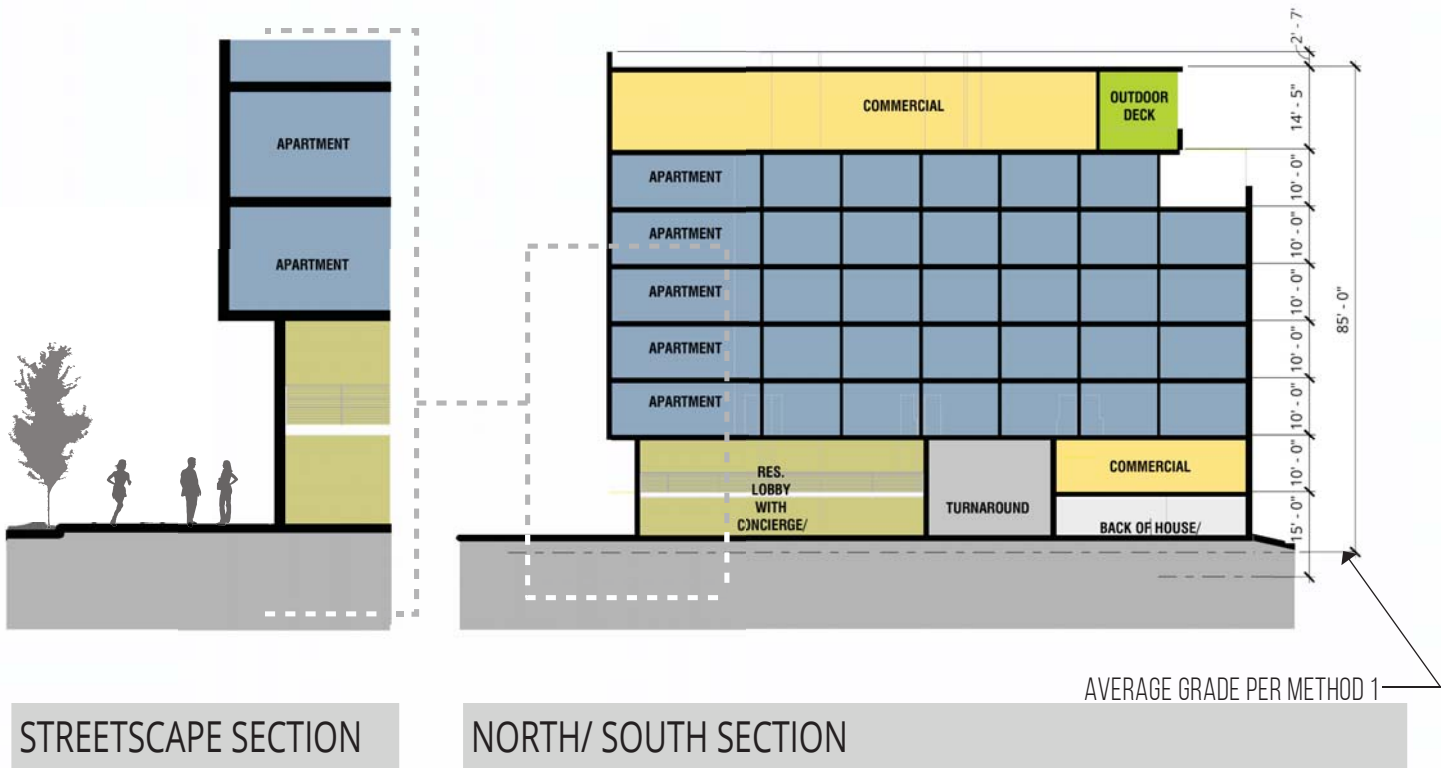
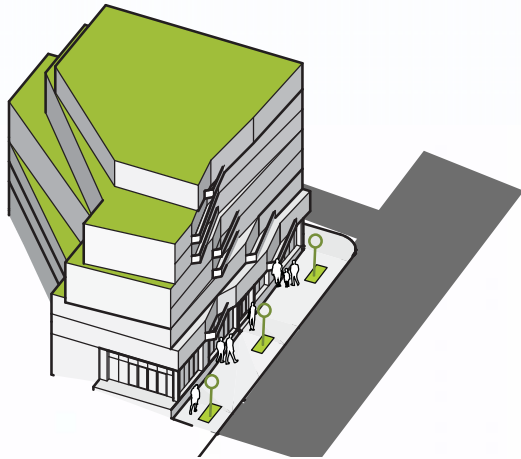


OPTION 1: 'L'

'L' explores utilizing the unique shape of the property and distributing the bulk of the mass along both Pine Street and the Alley. This option also maximizes the commercial FAR creating two levels of commercial space with double height lobby and micro retail area on the first two floors. The facade of the building is further broken down along Pine Street with "terrace" like balconies that will offer unique views up Capitol Hill.

- RESIDENTIAL:
72 UNITS
47115 SF
- COMMERCIAL SPACE:
10375 - COMMERCIAL SF
4300 SF ROOFTOP RESTAURANT
- AMENITY SPACE:
2400 SF

Further terracing up the West facade of the building minimizes the impact of the building by breaking up the mass and allows the building to emerge from the hillside below. This vegetated facade will also help mitigate noise from the Interstate 5 below and create a focal piece at the base of the hill.



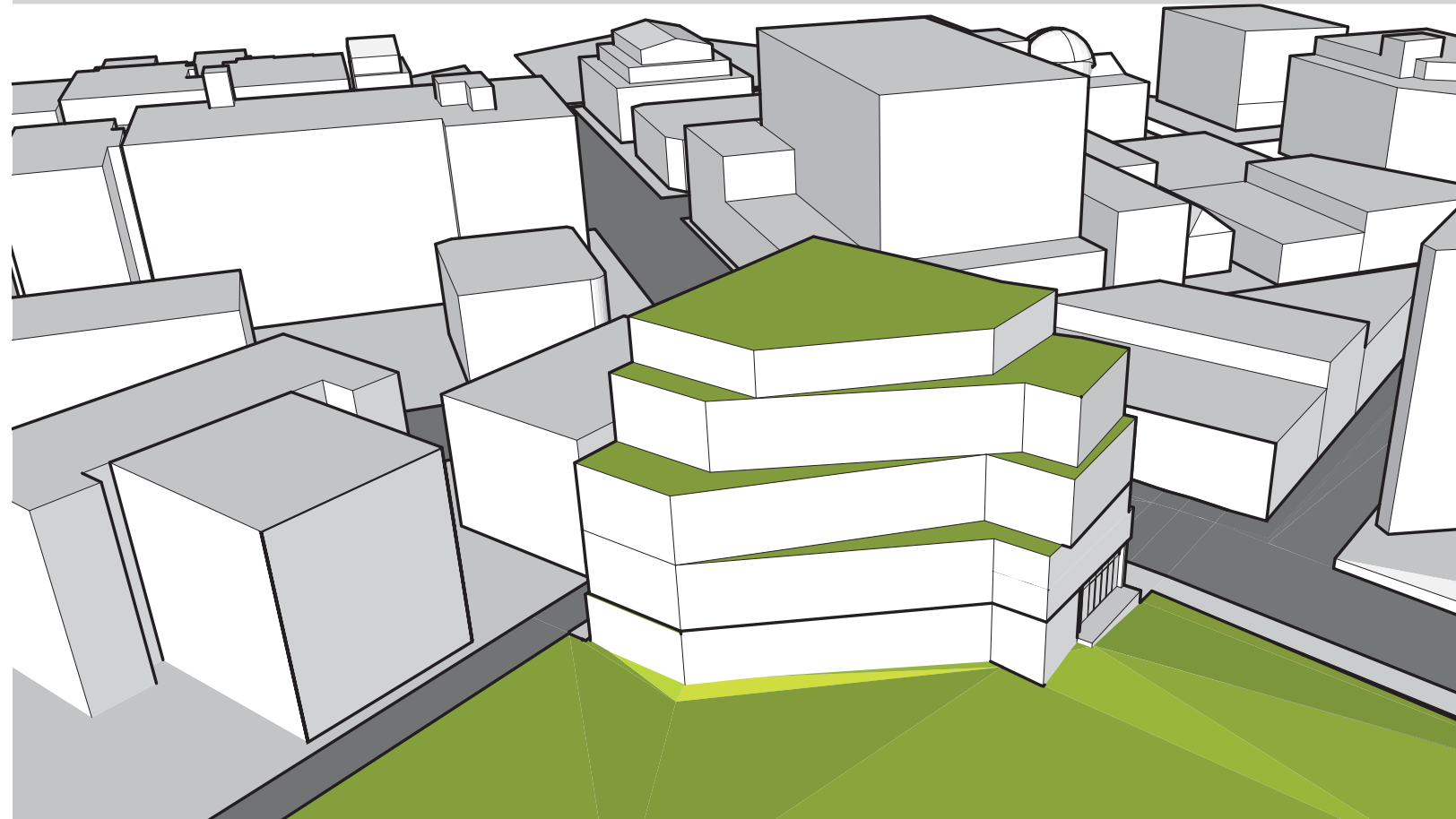
GROUND FLOOR

SECOND FLOOR

TYPICAL FLOOR

ROOF PLAN

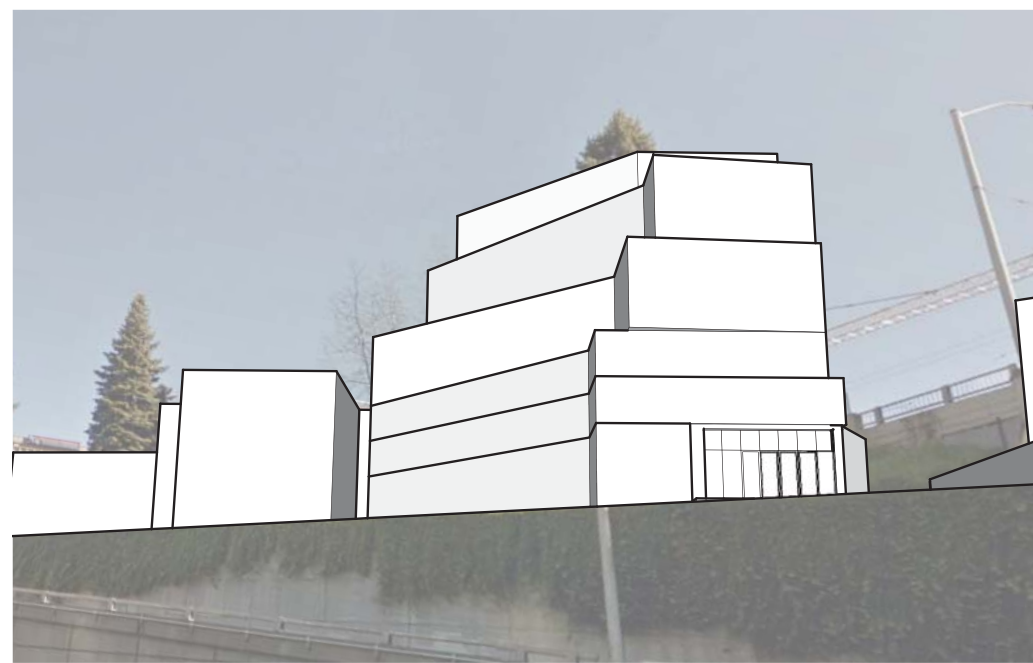
MASSING OPTION 1 - 'L'



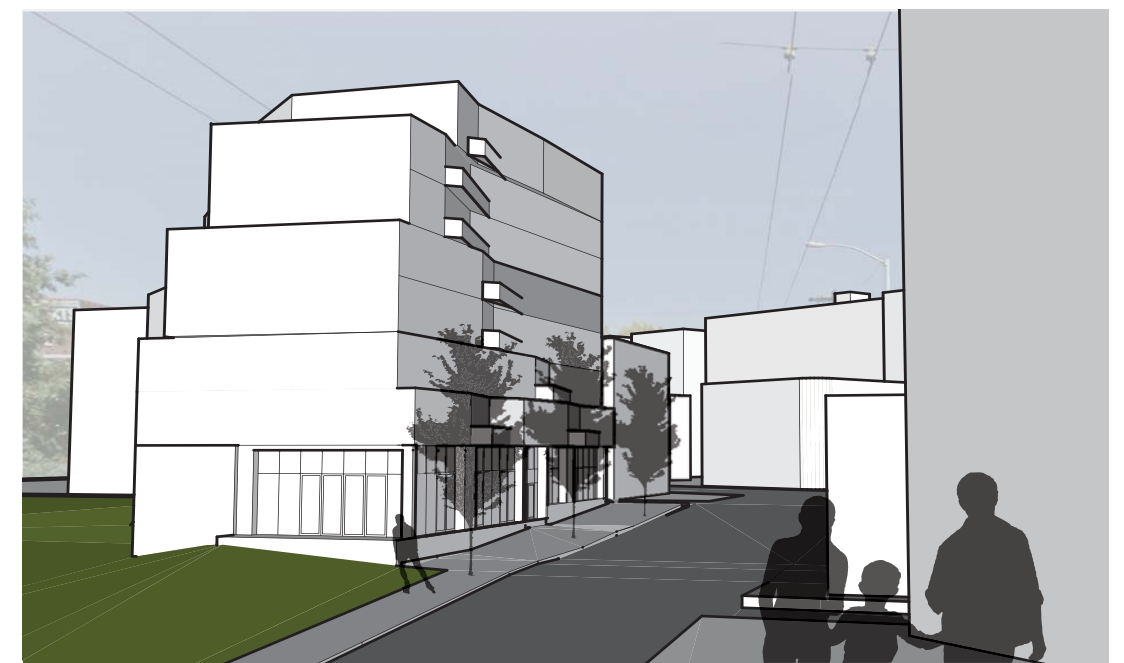
VIEW TOWARDS CAPITOL HILL



VIEW TOWARDS DOWNTOWN



VIEW FROM I-5



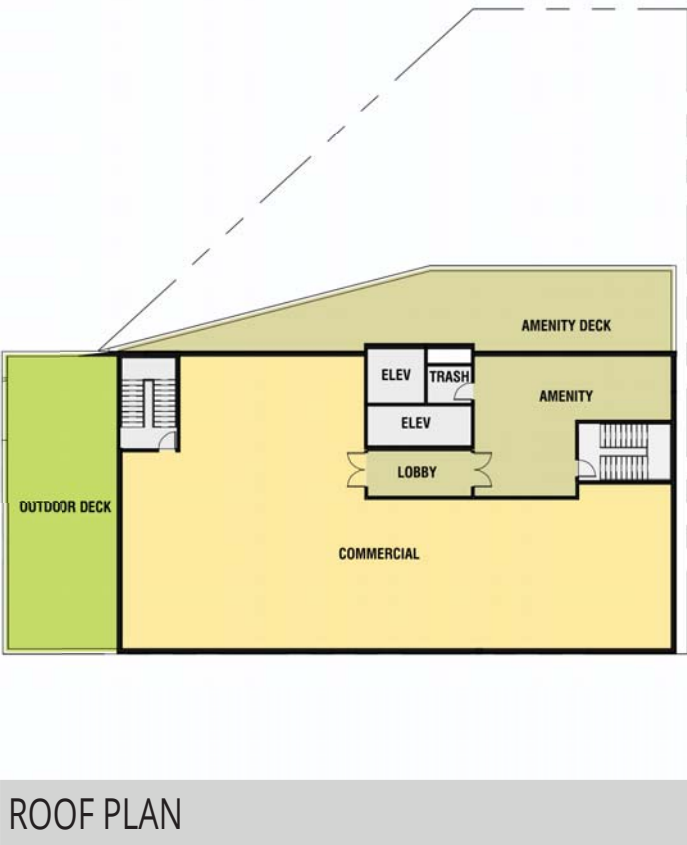
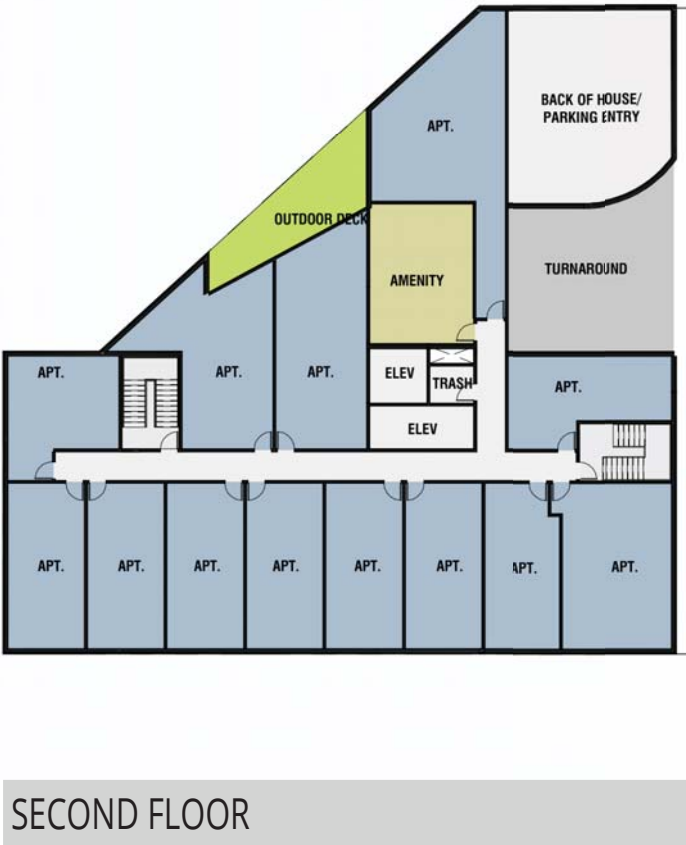
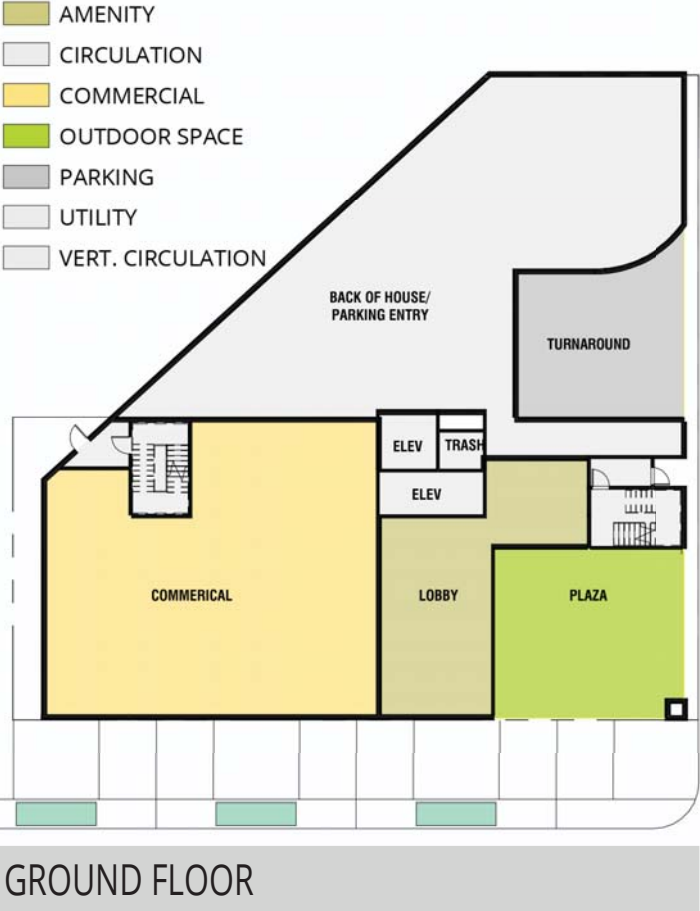
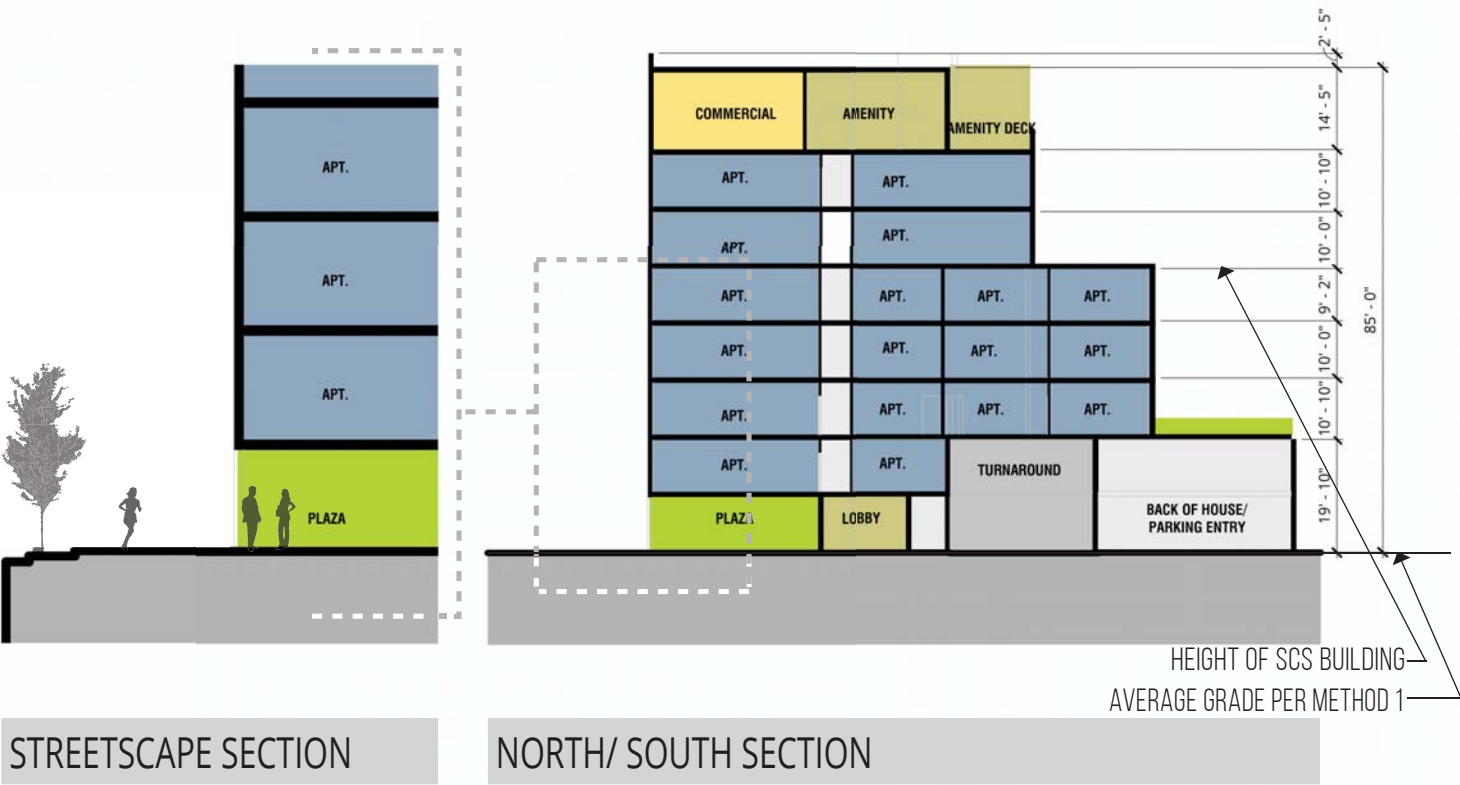
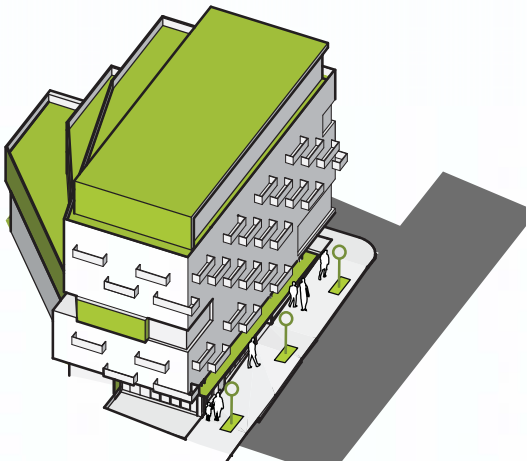
TOWARDS CAPITOL HILL

OPTION 2 : BAR TO STREET

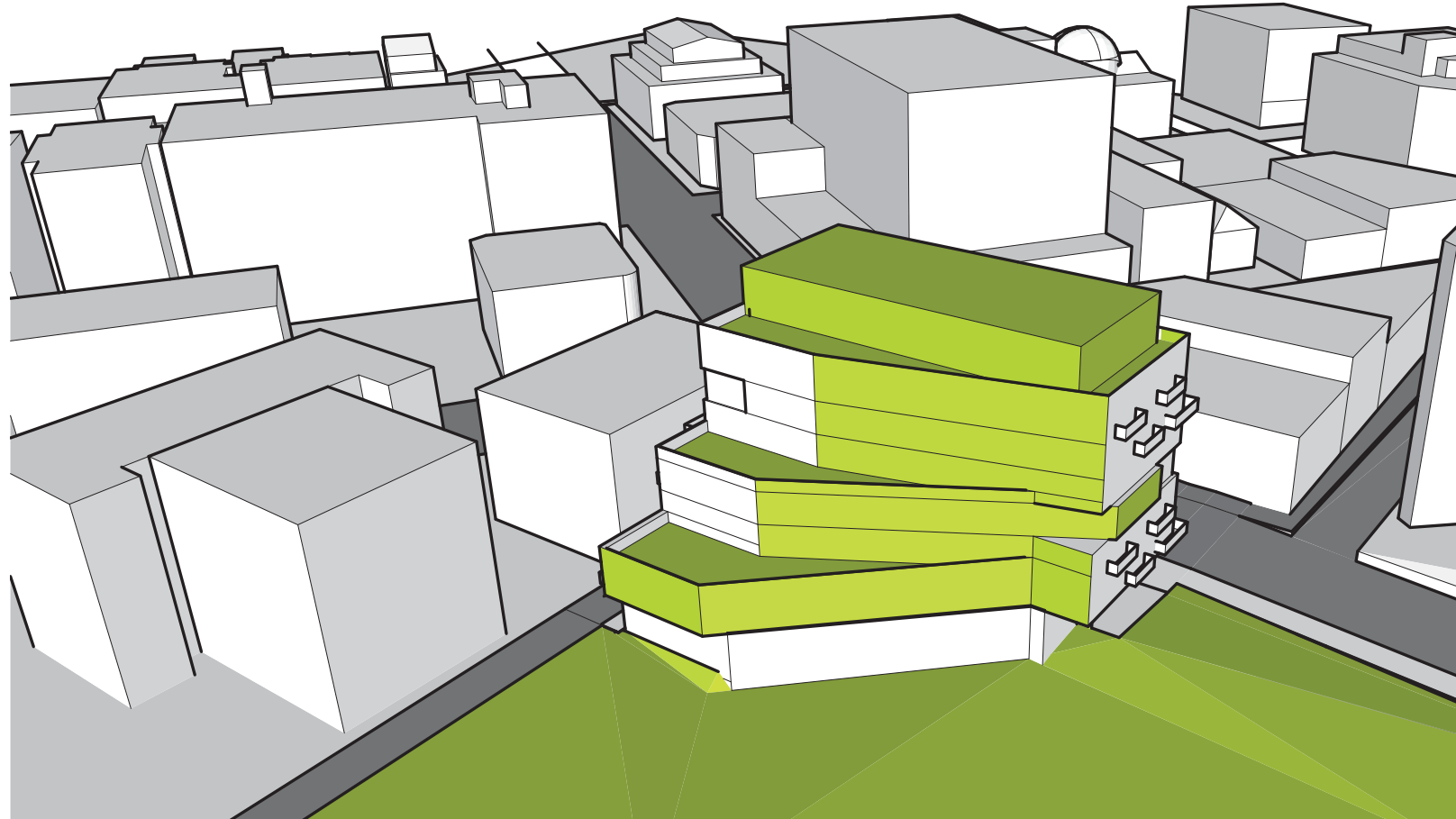
This option explores articulating the bulk of the mass of the building along Pine Street. This option allows for a simplification of the internal circulation as well as a more prominent street presence. Along the north side, the retail base will be set back to allow a greater frontage. The southwest side towards the interstate will be broken into 4 masses, the bottom mass will present the retail base, with the massing above

matching the height of the adjacent building. Similar to the previous scheme, this proposal also terraces along the North-Western facade. This allows for a reduction of sound, as well as some great views to the west from both private and public roof terraces.

- RESIDENTIAL:
72 UNITS
47115 SF
- COMMERCIAL SPACE:
2700 SF RETAIL
3200 SF ROOFTOP RESTAURANT
- AMENITY SPACE:
2375 SF



MASSING OPTION 2 - BAR TO STREET



VIEW TOWARDS DOWNTOWN



VIEW TOWARDS DOWNTOWN



VIEW FROM I-5



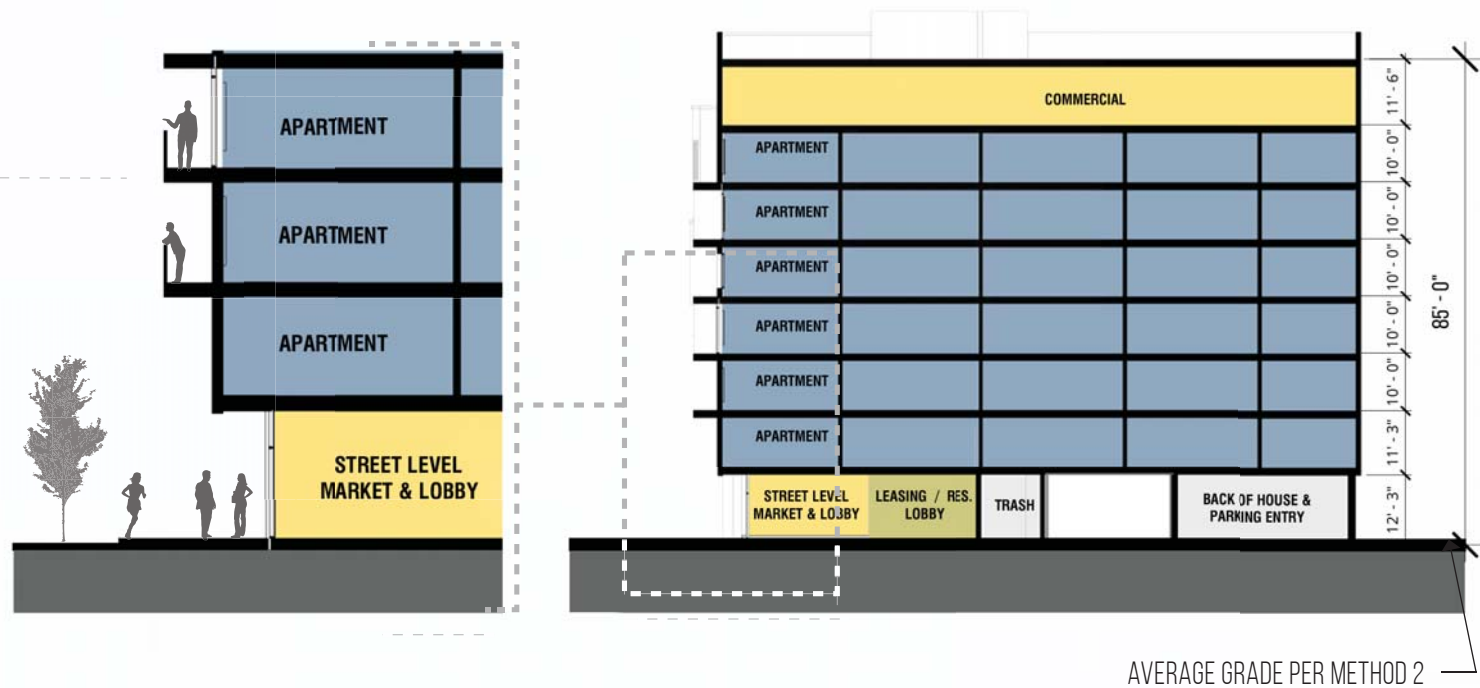
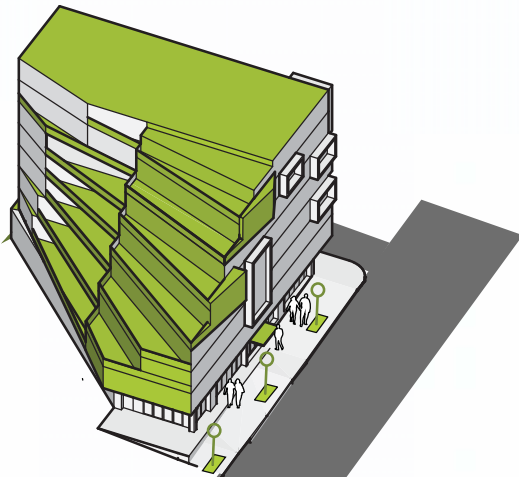
TOWARDS CAPITOL HILL

OPTION 3 : BAR TO ALLEY (PREFERRED)

This option explores aligning the main mass of the building along the alley, allowing the units and massing to step back as Pine Street continues up Capitol Hill. The steps in the massing allow our proposed green terraces, green roofs, living walls and vegetated trellis to cascade down this facade while maintaining the auto-row traditional facade language at the corner facing up Capitol Hill. Along Pine Street there will be a two level market catering to small local retailers and eateries, including operable storefront. Our preferred

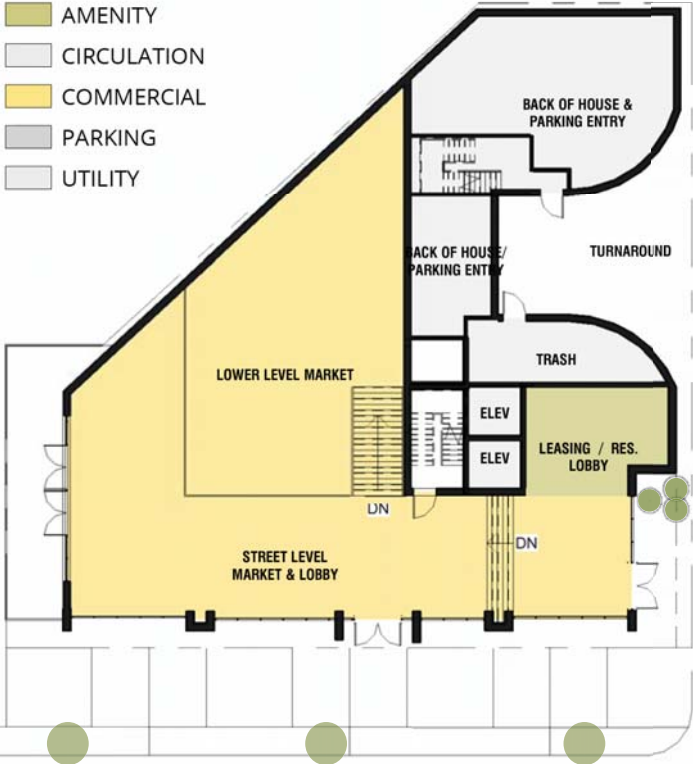
option brings some of the greenscape around the corner to draw the vegetation up into the neighborhood while also providing interesting balconies along the Pine street and alley facades. The building optimizes connections to nature through the abundance of vegetated roof terraces climbing the building as well as a rooftop restaurant and resident amenity space that will provide expansive views to the residents and public alike.

- RESIDENTIAL:
72 UNITS
46450 SF
- COMMERCIAL SPACE:
9100 SF RETAIL
3603 SF ROOFTOP RESTAURANT
- AMENITY SPACE:
2750 SF

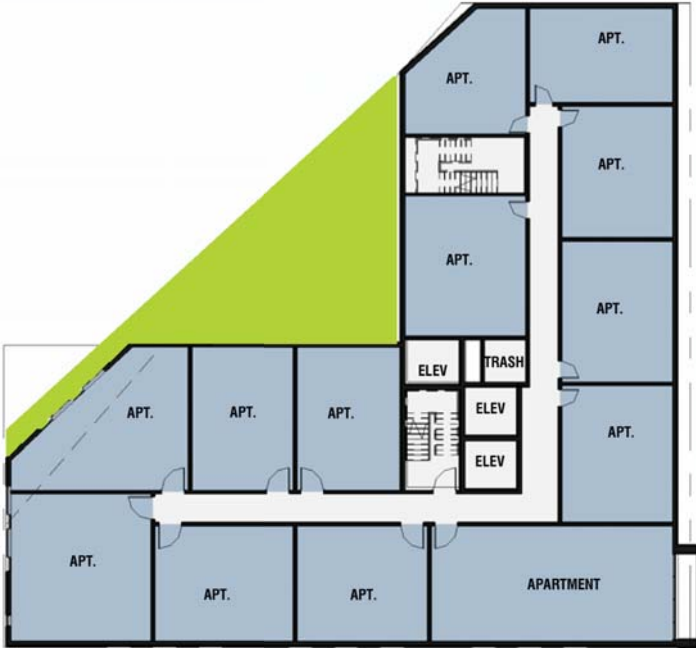


STREETSCAPE SECTION

NORTH/ SOUTH SECTION



GROUND FLOOR



SECOND FLOOR

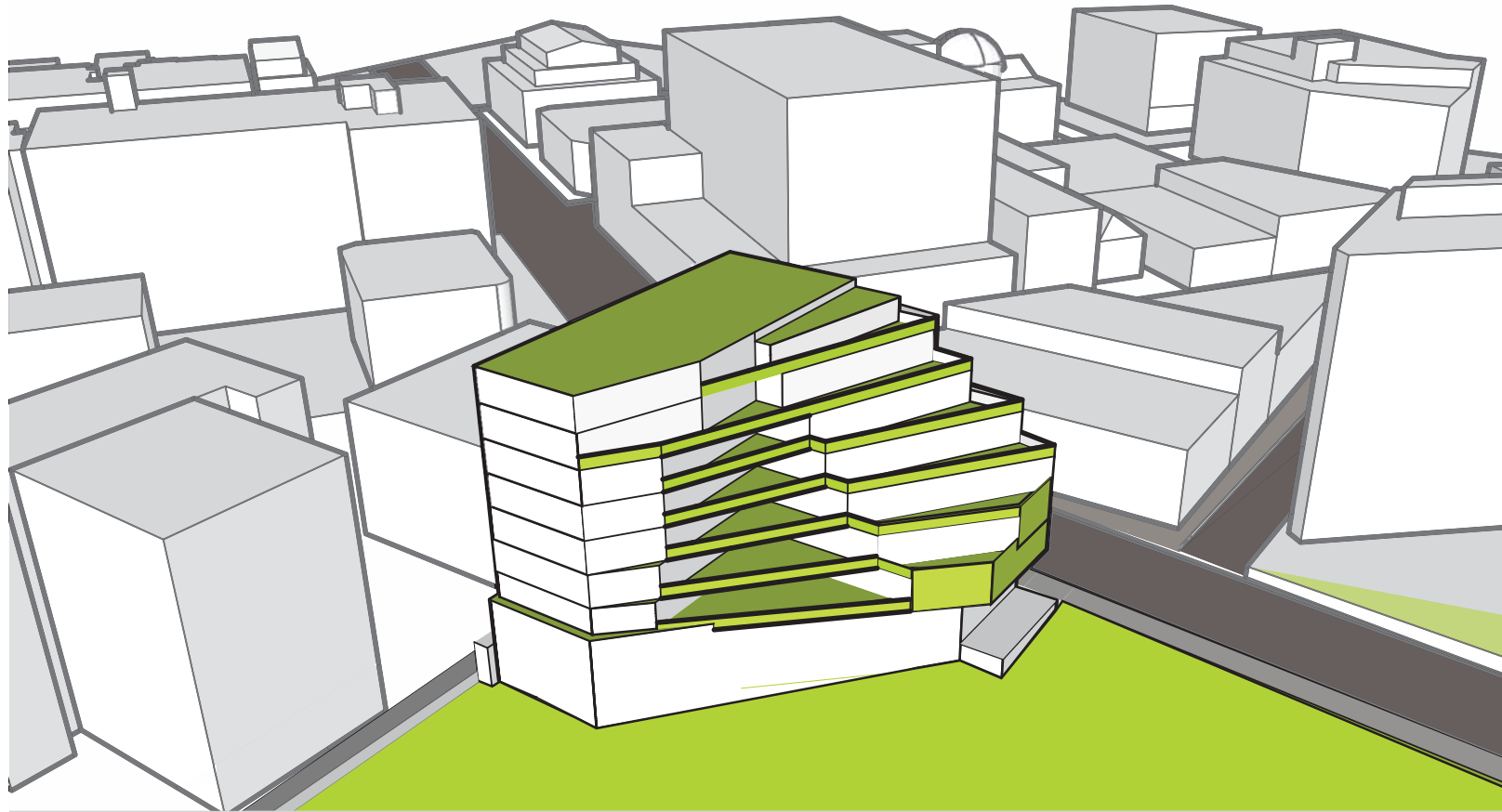


TYPICAL FLOOR



ROOF PLAN

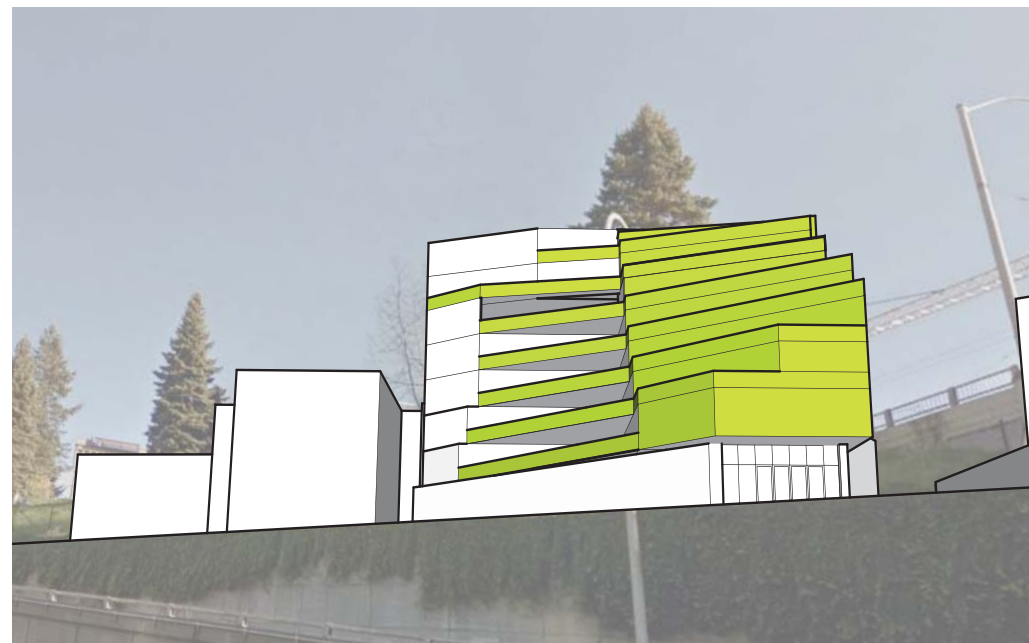
MASSING OPTION 3 - BAR TO ALLEY (PREFERRED)



VIEW TOWARDS DOWNTOWN



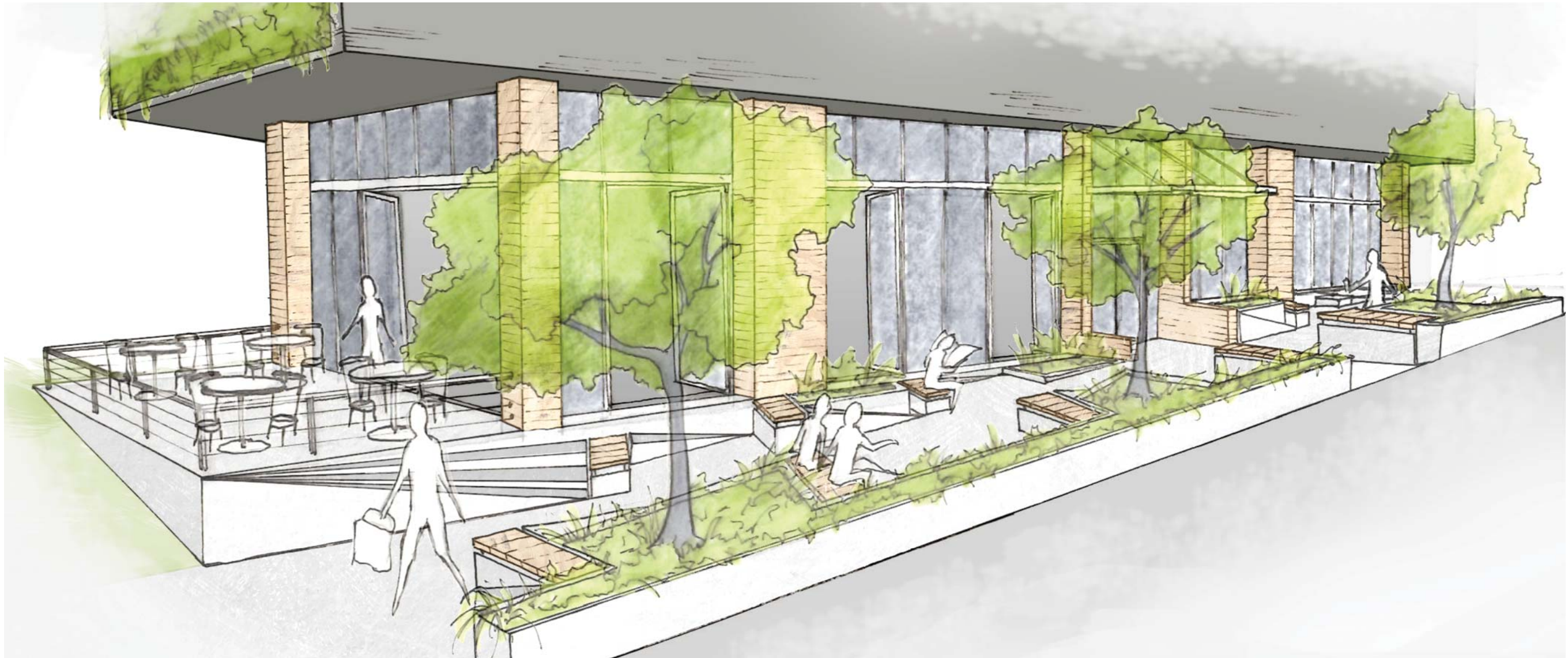
VIEW TOWARDS DOWNTOWN



VIEW FROM I-5



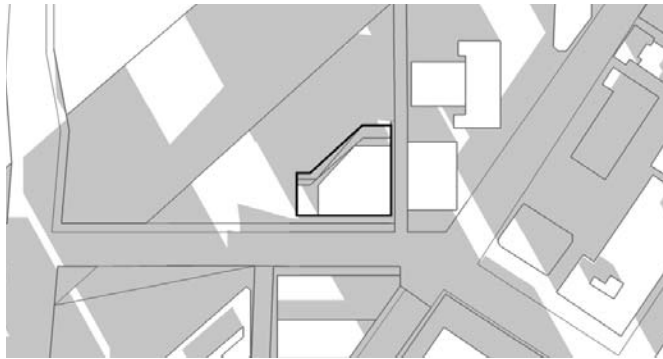
TOWARDS CAPITOL HILL



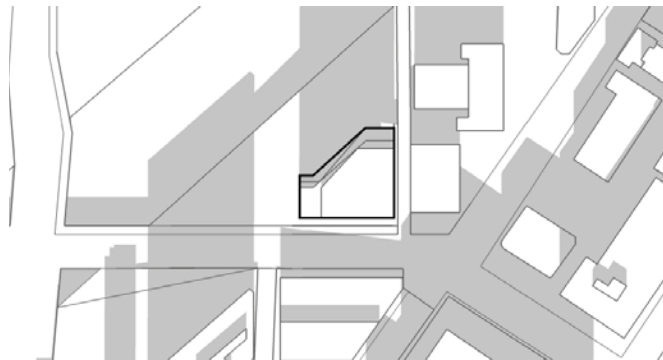
PIKE | PINE GUIDELINES AS ADDRESSED BY PREFERRED OPTION STREETScape

NUMBER	GUIDELINE	APPROACH OF PREFERRED OPTION
PL3	<p>Human Scale</p> <p>In order to achieve human scale development, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments.</p> <p>In addition to the Seattle Design Guidelines, developments should successfully contribute to the vitality of the street level and pedestrian-scale relationships to the right-of-way.</p>	<p>The preferred landscape option follows the larger massing concept to use the topography of the street to provide stepped areas for pause, along with dynamic areas for active street interaction.</p> <p>This is done by introducing a variety of elements including</p> <ul style="list-style-type: none"> -Prominent entryway into commercial space, operable storefronts opening up to street providing layers of privacy and public interaction -High windows with maximum transparency, while maintaining vertical elements to be in line with sturdiness of regional vernacular. -Benches with lighting, positioned around planters for a calming lush environment -Street trees for shade -High quality materials

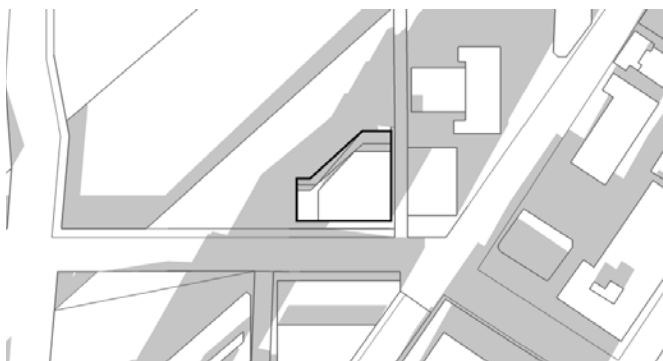
WINTER SOLAR STUDIES



DECEMEBER 21, 10 AM

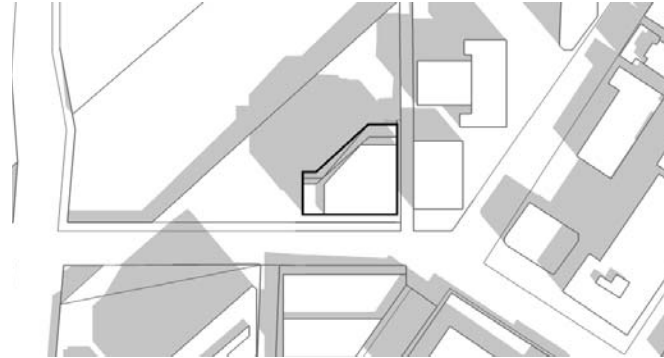


DECEMEBER 21, 12 PM

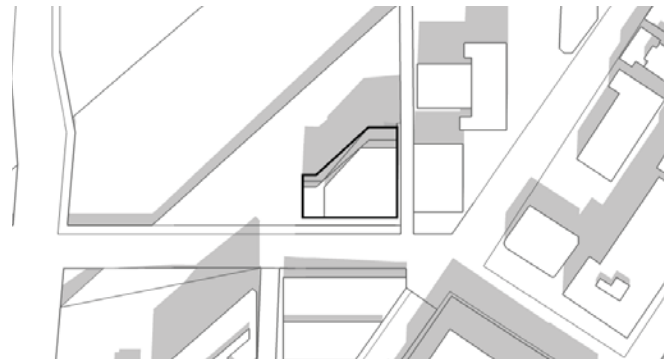


DECEMEBER 21, 2 PM

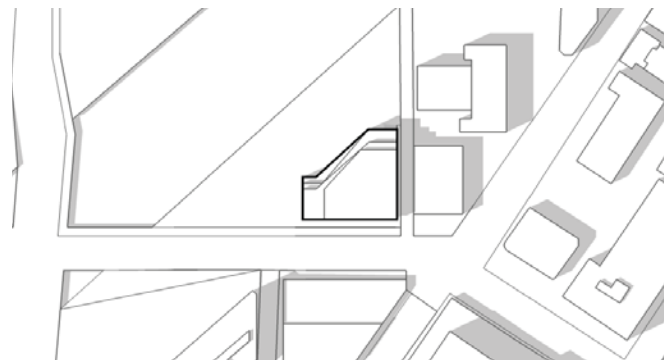
EQUINOX SOLAR STUDIES



MARCH 21, 10 AM

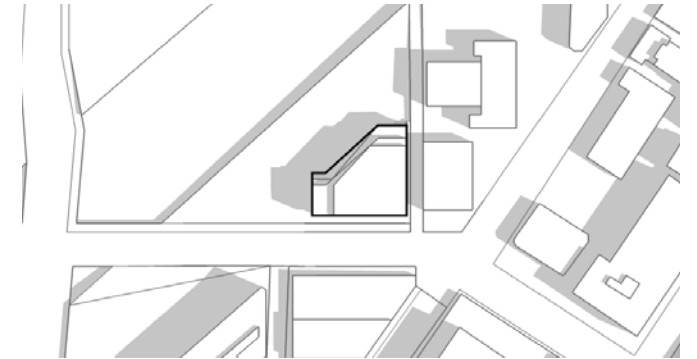


MARCH 21, 12 PM

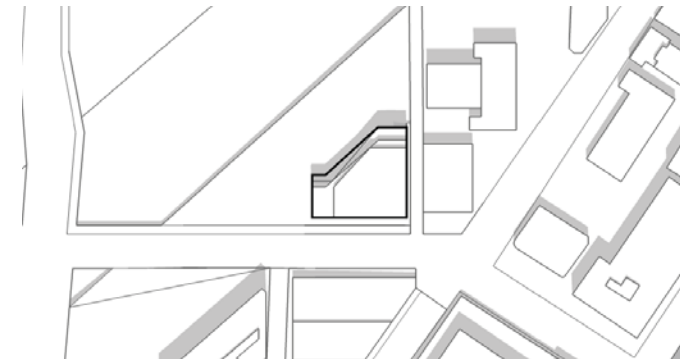


MARCH 21, 2 PM

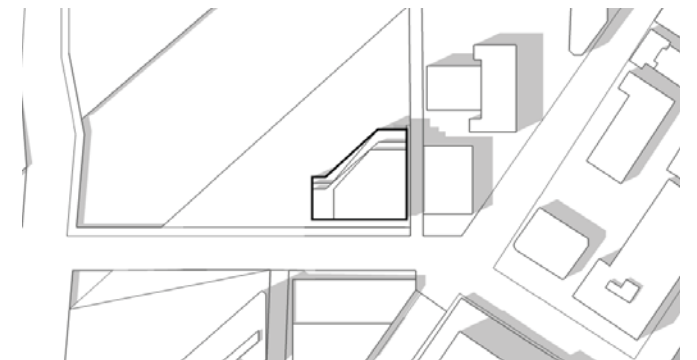
SUMMER SOLAR STUDIES



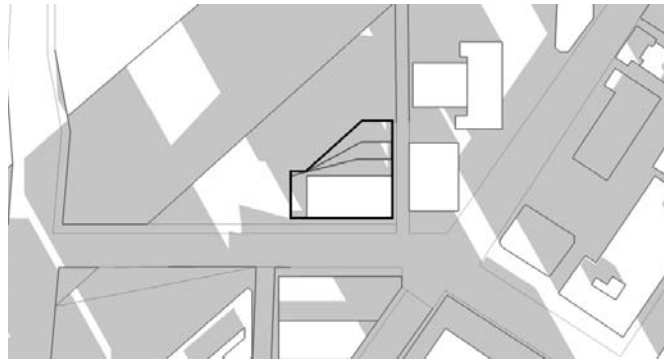
JUNE 21, 10 AM



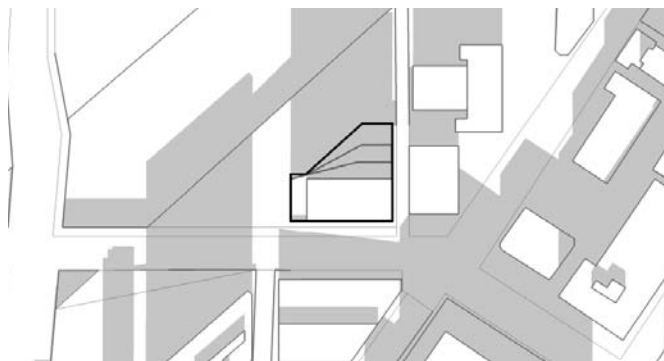
JUNE 21, 12 PM



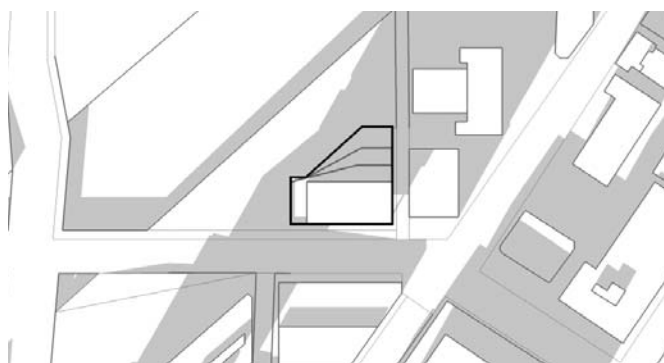
JUNE 21, 2 PM



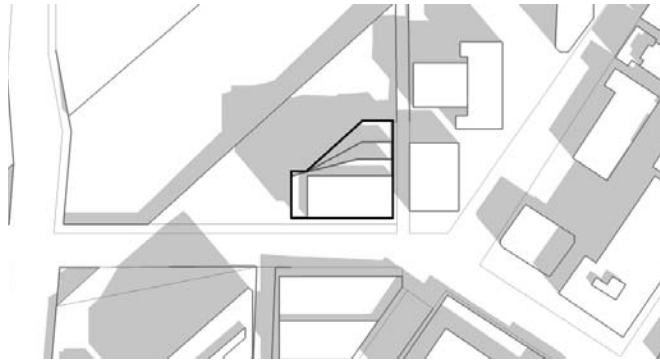
DECEMBER 21, 10 AM



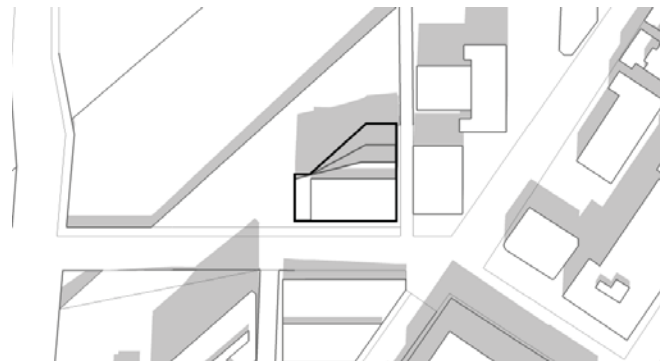
DECEMBER 21, 12 PM



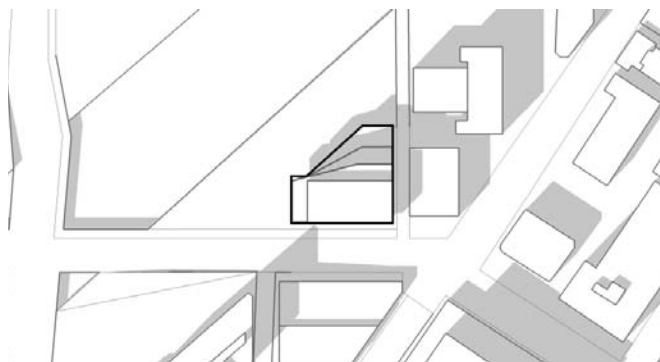
DECEMBER 21, 2 PM



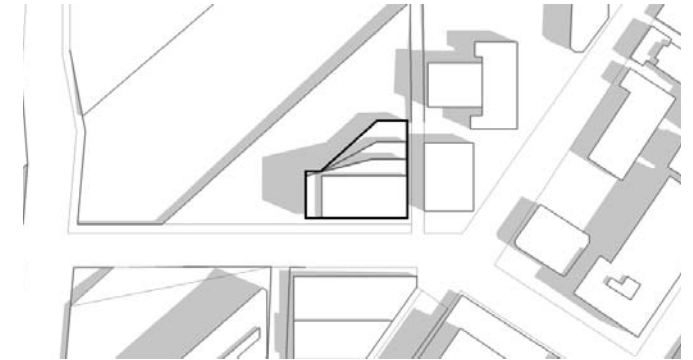
MARCH 21, 10 AM



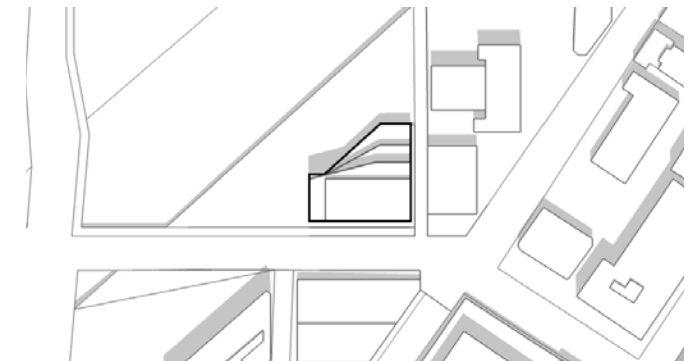
MARCH 21, 12 PM



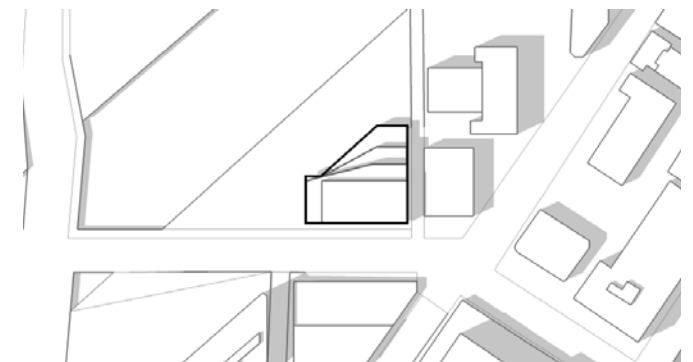
MARCH 21, 2 PM



JUNE 21, 10 AM

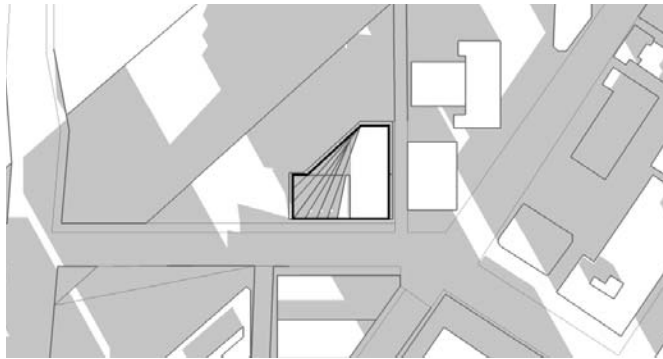


JUNE 21, 12 PM

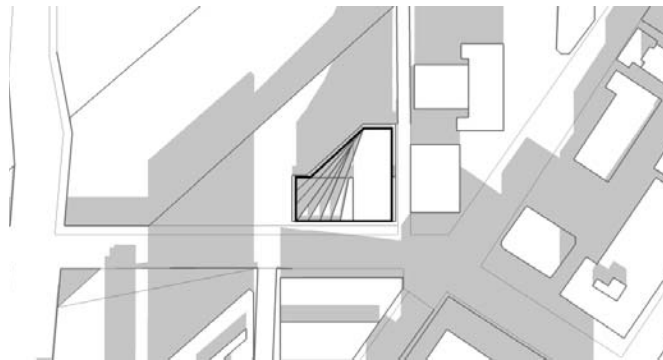


JUNE 21, 2 PM

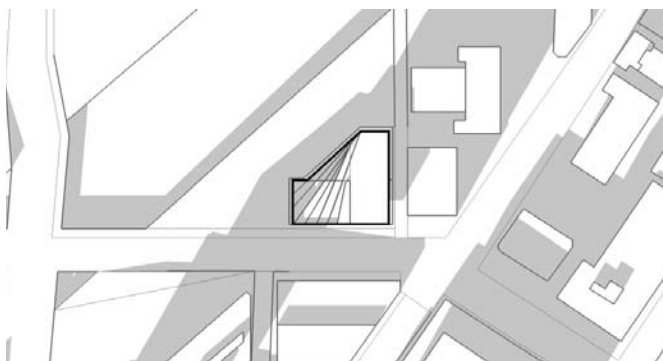
WINTER SOLAR STUDIES



DECEMEBER 21, 10 AM

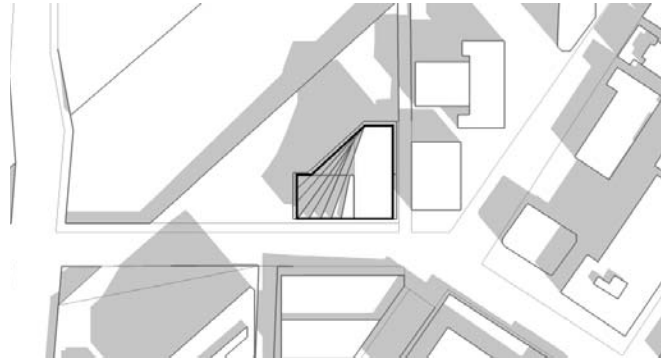


DECEMEBER 21, 12 PM

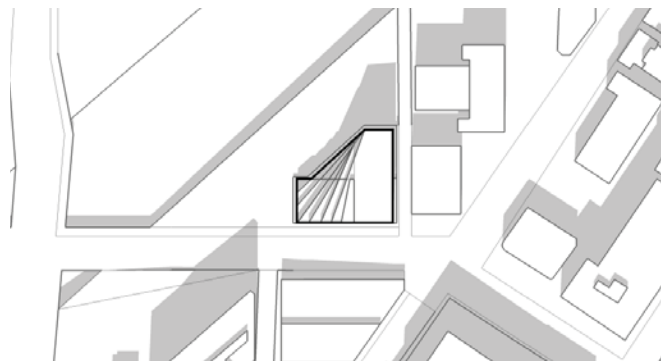


DECEMEBER 21, 2 PM

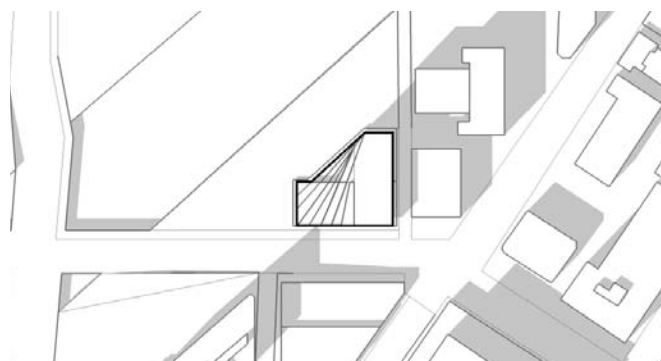
EQUINOX SOLAR STUDIES



MARCH 21, 10 AM

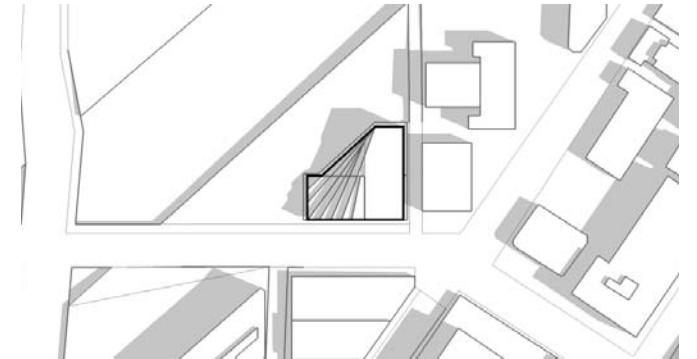


MARCH 21, 12 PM

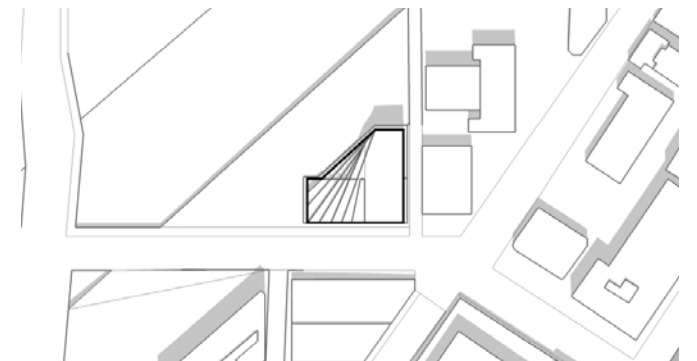


MARCH 21, 2 PM

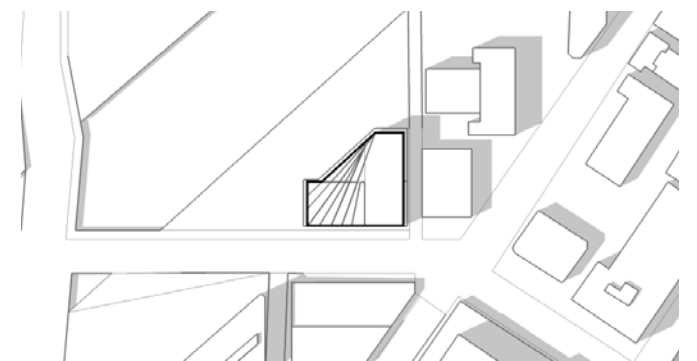
SUMMER SOLAR STUDIES



JUNE 21, 10 AM



JUNE 21, 12 PM



JUNE 21, 2 PM



THE 'L'

- PROS -
- Max use of potential double height commercial space
 - Micro retail potential
 - More defined building edge
 - Both residential and commercial entries on primary pedestrian walkway

- CONS -
- Narrow units, less light
 - Less articulation of mass along street edge
 - Fewer opportunities for residential and pedestrian interaction
 - Fewer units have access to views of the sound



BAR TO STREET

- PROS -
- Articulation along alley breaks down mass of building when seen from other parts of capitol hill
 - Large shared decks with killer views provide means of social interaction among residents
 - More respectful of scs building, steps along east face to allow greater light into offices next door
 - Terracing creates interest along I-5

- CONS -
- Narrow units, less light
 - Break down of mass along alley and less prominent from street edge
 - More monolithic, less playful facade
 - Dramatic terracing not experienced along street front



BAR TO ALLEY -PREFERRED

- PROS -
- Private decks along the west face create spaces for quiet reflection, while terracing allows for community interaction between residents of different floors
 - Terraces along street front activate street and provide opportunities for interaction.
 - Shared entry space crates maximum interaction between residents and pedestrians
 - Microretail and gathering space creates node for community interaction, and activates street front
 - Concept is respectful of natural topography of capitol hill, and allows building to rise gracefully from the hill while
 - Terraces orientated to sunrise azimuth to allow summer sunset views.
- CONS -
- Limits roof deck area
 - Fewer units at higher levels with views



GROUND FLOOR LANDSCAPE CONCEPT

The terraced theme of the building will be seamlessly carried into the design of the streetscape. Benches provide the framework for the streetscape design and provide a place for building residents and visitors to enjoy the space. Terraced planting beds utilize the natural slope of the site to reinforce the theme and provide a planted pollinator friendly habitat buffer between people and the street.

Concrete steps rise out of the sloping sidewalk, terminating at the benches, to playfully highlight the topography of the site and provide variation to the ground plane.

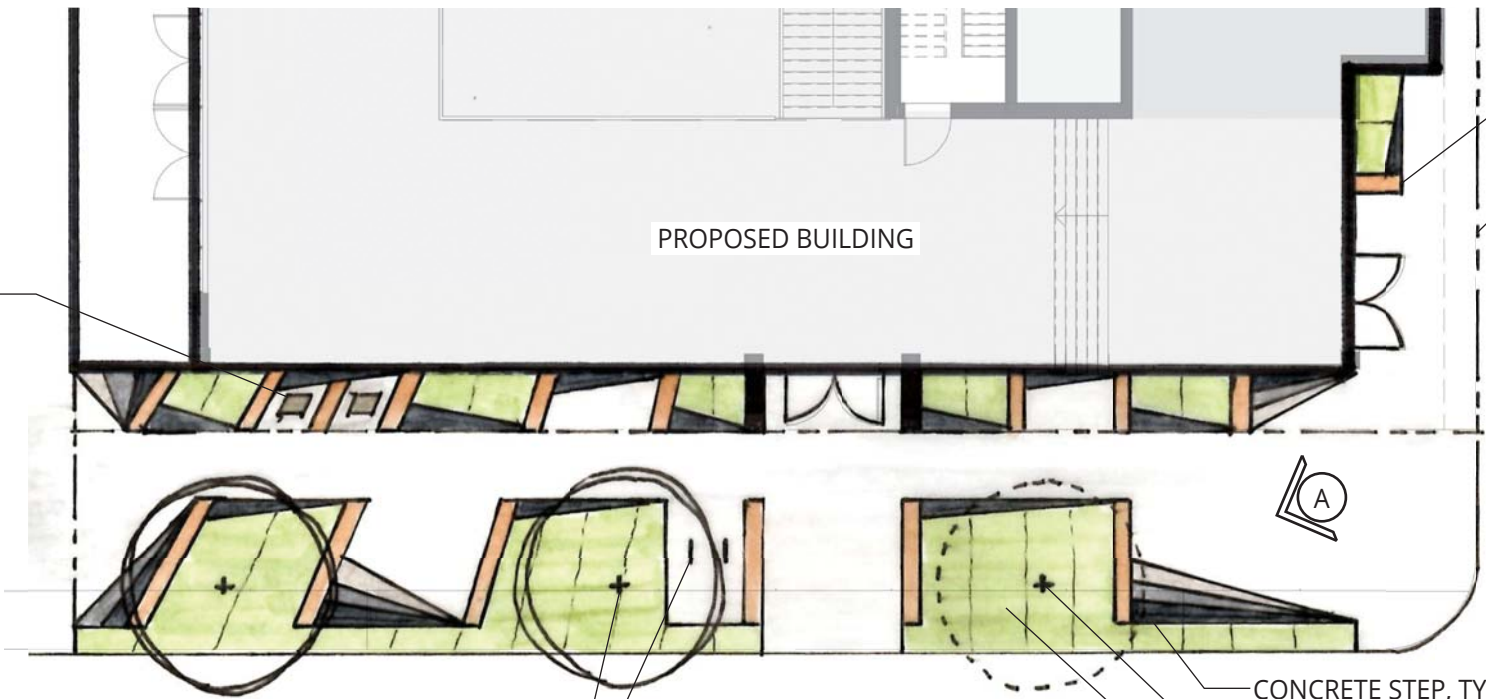
Lighting can be incorporated into the streetscape elements to increase the sense of safety at street level in the evenings and help visitors identify the building.



A. STREETSCAPE CONCEPT PERSPECTIVE



TERRACED PLANTING BEDS



ILLUMINATED
BENCH, TYP.
PROPERTY LINE

GAME TABLE, TYP.

LARGE STREET TREE, TYP.
BICYCLE RACK, TYP.

CONCRETE STEP, TYP.
EXISTING TREE TO REMAIN
TERRACED PLANTING BEDS



STREETSCAPE FEATURES - GAME TABLES AND ENCLOSED SEATING AREAS



LIGHTING CONCEPTS - CONCRETE STEP AND ILLUMINATED BENCH

TYPICAL TERRACE LANDSCAPE CONCEPT

VeraWall will wrap around each of the building’s terraces to create a lush appearance from the freeway and downtown. Cable railing along terrace edges that do not have VeraWall will preserve views and allow more light to reach windows. Vines planted in the VeraWall will be able to move laterally across the cable rail, which will create a more seamless transition from VeraWall to railing.

Gently sloping planting beds located on each terrace help mitigate sound from the freeway, offer residents visual access to landscaped areas, and provide pollinator habitat. Trailing plants at the edges of planting beds will soften the horizontal lines.



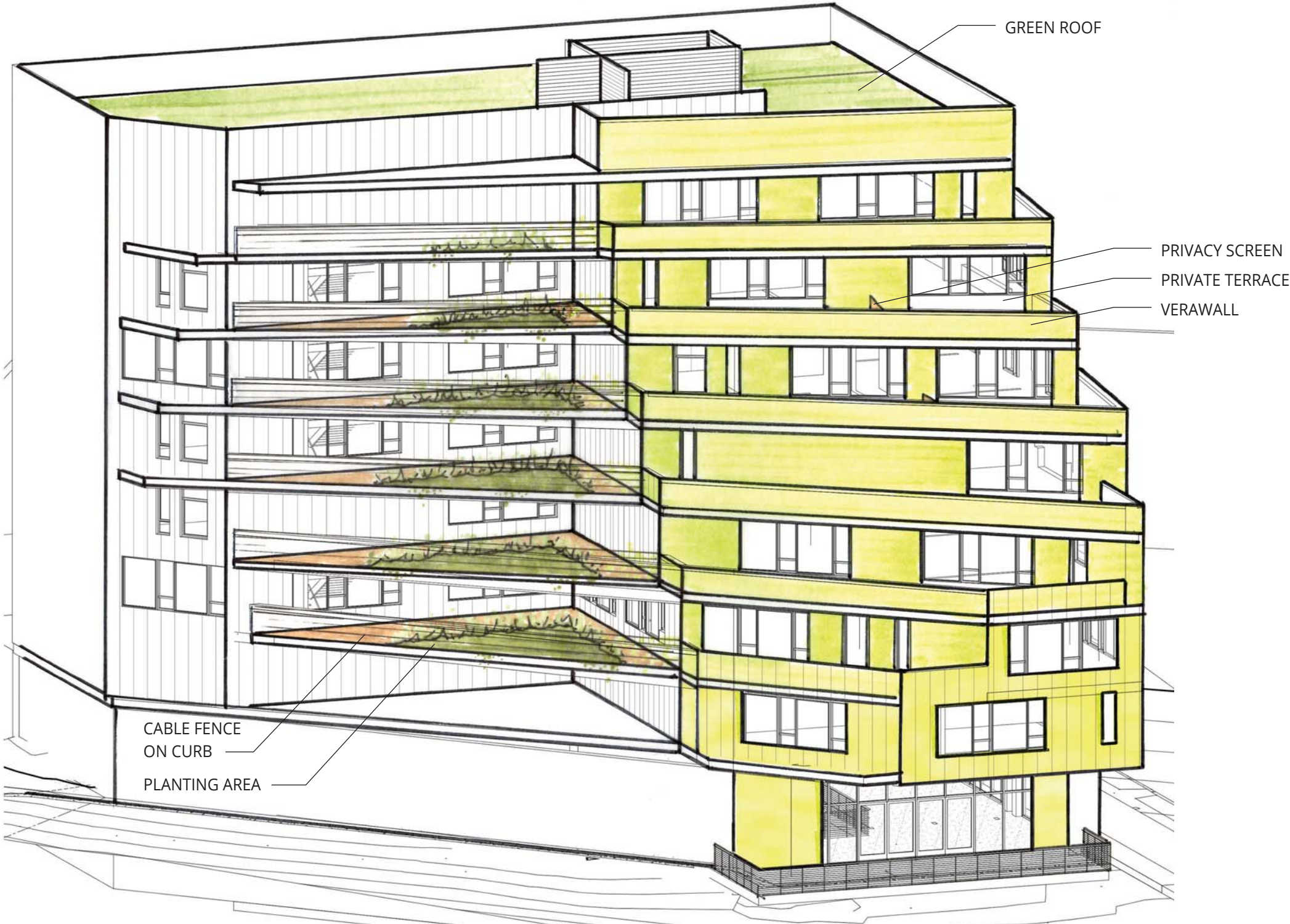
TERRACE PLANTINGS



PRIVACY SCREEN AND CABLE RAIL



VERAWALL



POLLINATOR PLANT PALETTE

Seattle’s Pollinator Pathway is located less than one mile from the project site and showcases a previously developed palette of pollinator friendly plants. The close proximity of this pathway and the plant palette naturally fit with the goals of the streetscape design and can be used as a starting point to provide additional food sources and small pockets of habitat throughout the site.

Images shown are a selection of some of the plants that may be used.



ANEMONE



COLUMBINE



COMMON YARROW



LAVENDER



LUPINE



PURPLE CONEFLOWER



SEA THRIFT



SWORD FERN



SPIRAEA





SolTerra Projects



WOODLAWN
Portland, OR
Completed February 2014

Woodlawn is a LEED Platinum 18 unit mixed-use apartment building featuring innovative design and construction strategies. It is constructed with primarily reclaimed and highly renewable materials, and features 4,500 square feet of ecoroof, an outdoor roof terrace, and 1,100 square feet of living wall siding. 10 Kilowatts of solar awnings shade the pedestrian zone and a 9,000 gallon rainwater cistern with a waterwheel is located in the central courtyard.



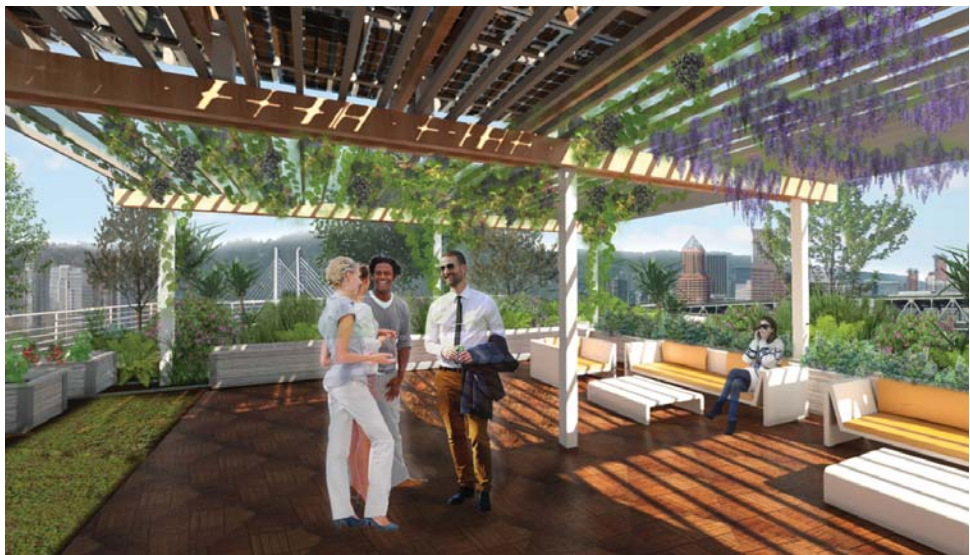
ATLAS
Newcastle, WA
Construction beginning fall 2016

Atlas is a 98-unit apartment building east of Seattle in Newcastle, Washington. The building is organized around a dynamic courtyard and communal kitchen space. The roof is fully covered in a green roof system as well as a 10 kilowatt solar array. Several walls are clad in living wall systems and a vault in the basement provides onsite stormwater treatment.



SOLTERRA PORTLAND OFFICE
Portland, OR
Currently under construction

Our future Portland office is a 5-story mixed-use warehouse and office building. It is targeting LEED Platinum and the 2030 Challenge, and is the first project in THE region pursuing the Energy Trust of Oregon's "Path to Net Zero."





SolTerra Development Goals

RESPONSIBLE GROWTH

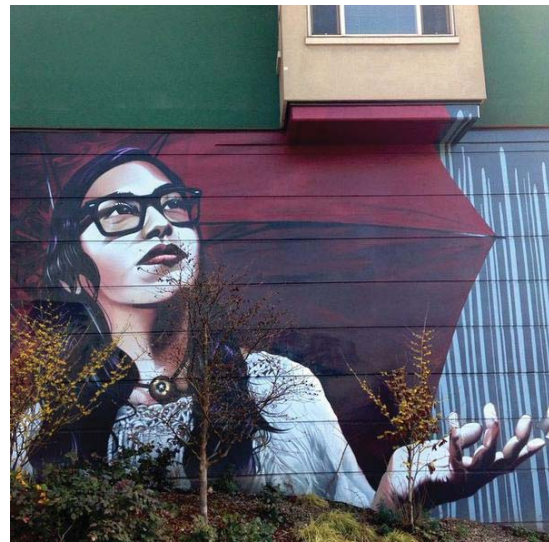
Capitol Hill is a growing neighborhood in a growing city. This creates a high demand for housing and increases pressure on neighborhoods to absorb the influx of new inhabitants. Our goal is to accommodate growth in a way that preserves the unique character of the neighborhood as well as the natural environment of the area.

COMMUNITY

The Pine / Pike overlay in the Capitol Hill Neighborhood consists of many historic brick buildings from the Auto Row era. Pike and Pine Street are both considered principle pedestrian streets and serve as a link for the Capitol Hill Neighborhood to Seattle's central business district. Both streets are lined with restaurants, cafes, art galleries and other small local businesses. Many of the new developments are mid-rise mixed use housing to meet the housing demand of the growing population.

Our proposal continues the trend of mid-rise mixed use housing, but is centered around creating and fostering a sense of neighborhood and community. Our mission is to create a place that is unique, progressive and beautiful. We want this project to be something of which the community is proud.

Communal spaces such as rooftop gardens and exterior courtyards create spaces for residents and guests to socialize. Additionally, we plan to provide community services including an online portal, newsletter and "SolTerra Passport" that connect residents to any other SolTerra developments and their unique amenity spaces. The public courtyard spaces will feature open-air passageways with natural materials and plant life. These spaces reinforce our mission as a sustainability leader and create spaces for people to reconnect with nature in an urban environment.



SUSTAINABILITY

One of our fundamental goals is to create the most sustainable projects in the world. We achieve this in two ways: by creating beautiful spaces that highlight nature and serve to reconnect people in the city to the environment; and by utilizing local, sustainable materials and modern technology to build the most efficient structures possible.

An extensive green roof, photovoltaic panels and vegetated VeraWall green walls will be featured throughout the project. Views toward Puget Sound and personal spaces directed toward the lush hillside will establish a relationship with the incredible natural environment that surrounds Seattle. We also intend to add to the beauty of the city by incorporating nature and creative architecture into the project.

ESKER will be a LEED Platinum building at minimum, though we intend to outperform that baseline.

