







**Project** 

#### PIKE/PINE URBAN CENTER VILLAGE

The Pike/Pine Urban Center Village in Capitol Hill Neighborhood is historically known as "auto row" the area is characterized by turn-of-the-century loft buildings. These mid-rise buildings typically have defined street-edge facades with tall fully glazed street level storefronts, masonry and timber construction.

The Pike and Pine neighborhood is a lively, high density residential community active on 24-hour basis with energized street life and public spaces. The neighborhood is steadily evolving as an urban residential community: pedestrian-oriented, connected to the north and south via streetcar and light rail and close to the downtown office core.

# PROJECT PROPOSAL

The proposed mixed-use structure, a six story 29,240 sq. ft. commercial building, will contain 38 residential units on upper floors, retail/commercial and residential uses on the first floor and provide approximately 6 parking stalls and support spaces in two basement levels.

The design brief describes a small scale contemporary building while being predominantly modern in design, will help perpetuate the small scale vibrant street level activities of the neighborhood and help bridge the widening gap between new large scale projects and historically smaller scale development.

# **PROJECT SUMMARY**

Residential Apartment Units	19,817 SF	38 Units
Commercial/Retail Space	962 SF	I Space
Parking/Utility	8,456 SF	6 Spaces

Proposed Structure Height Proposed Stories 6 Stories Basement levels 2 Levels



Uses at Street Level & Historical Character



Pike/Pine Urban Village

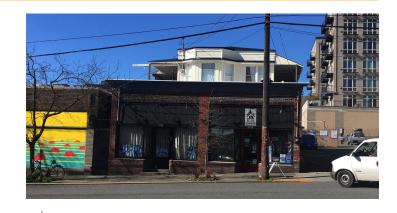
Principal Pedestrian Street

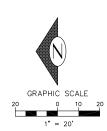


#### **CURRENT SITE DESCRIPTION:**

The site is a single lot with 40 feet of frontage on E. Pike Street and 112' of depth. The site is currently occupied by a two-story wood structure built in 1905. The ground floor consists of a retail storefront with brick veneer pilasters. The second floor consists of a residential structure setback from the building perimeter. An Appendix A assessment of the landmark eligibility of the structure has been completed and will be submitted to the Seattle Department of Neighborhoods (DON with the Master Use Permit documents. It is our opinion that the Appendix A assessment demonstrates that the subject building does not meet any of the standards for landmark designation.

There is a proposed 65' tall mixed-use residential development directly to the west – the 13/Pike project – which has been permitted. There is an open parking lot to the east. A shared 8' wide access/egress surface easement runs along the east property line.





# NE 1/4, NE1/4, SEC. 32, TWP. 25 N., RGE. 4 E., W.M.

505.94'(M) 505.99'(COS) N0'29'22"E 423.07'(M) 423.10'(COS) 426'(P) BASIS OF BEARING

#### SURVEYORS NOTES:

1-BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED CENTERLINE OF 14TH AVENUE FROM THE FOUND MONUMENT AT E PINE STREET BEING MORTH 0029 22° EAST, ACCORDING TO THE CITY OF SEATTLE QUARTER SECTION MAP FOR THE NE QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST, WM., KING COUNTY, WASHINGTON. NADB3(91).

ZEICOI (PMR 123, 3" INSTRUMENT WAS USED IN OBTAINING ANGLE AND DISTANCE MEASUREMENTS FOR THIS SURVEY. ALL MEASURING INSTRUMENTS AND EQUIPMENT SHALL BE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURES'S SPECIFICATIONS.

3--PROCEDURES: FIELD TRAVERSE METHOD MEETS OR EXCEEDS MINIMUM REQUIREMENTS IN ACCORDANCE WITH WAC 332--130--090.4-THIS MAP REPRESENTS SITE CONDITIONS AS THEY EXISTED DURING THE PERFORMANCE OF A TOPOGRAPHIC SURVEY CONDUCTED MAY 2017.

5-VERTICAL DATUM:
SOURCE: WASHINGTON COUNCIL OF COUNTY SURVEYORS SURVEY CONTROL DATA BASE
10pl: 290 POINT NAME: SNV-2501
DESCRIPTION: BRASS CAP
LOCATION: 1'N NORTH AND 1' WEST OF INTERSECTION OF BACK OF WALK AT THE SE CORNER
INTERSECTION OF EAST MADISON STREET AND 12TH AVENUE.
ELEVATION: 306.95

TBM A SOURCE: FIELD ESTABLISHED 10 1/2 SSM CONTROL POINT NUMBER 3 DESCRIPTION: SET NAIL WITH WASHER. LOCATION: EAST SIDE OF 14TH AVENUE, ACROSS STREET FROM DRIVEWAY TO SITE, IN ASPHALT BETWEEN CONCRETE CURB AND SIDEWALK AT SOUTH SIDE OF STAIRS TO CHURCH EXTENDED.

## ELEVATION: 356.17

6-HORIZONTAL DATUM:
OWNER: CITY OF SEATILE
IDF: NOT AVAILABLE
DESCRIPTION: CONCRETE MONUMENT WITH 3/8" BRASS PIN WITH PUNCH, DOWN 0.9", IN CASE.
LOCATION: INTERSECTION OF E. PINE STREET AND 14TH AVENUE
ROSTRING: 227350.59

OWNER: CITY OF SEATTLE
ID#: 349
DESCRIPTION: CONCRETE MONUMENT WITH 1/4" BRASS PIN WITH PUNCH, DOWN 0.7", IN CASE.
LOCATION: INTERSECTION OF EAST MADISON STREET AND 14TH AVENUE
NORTHING: 227444.65
EASTING: 1275178.92

#### LEGAL DESCRIPTIONS:

COTS 1 AND 2, BLOCK 10, ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGLE, COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 80 FEET THEREOF; AND EXCEPT THE WEST 80 FEET THEREOF; AND EXCEPT THE SOUTH OF THE OF SAND PORTION OF LOT THE SOUTH OF THE FOR SAND PORTION OF LOT 1 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER BEIDS FOR THE WIDENING OF EAST PIKE STREET, AS PROVIDED BY ORDINANCE NUMBER 16415 OF THE CITY OF SEATTLE.

(ALSO KNOWN AS PARCEL B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3025693, FILED UNDER RECORDING NUMBER 20170307000321 RECORDS OF KING COUNTY, WASHINGTON.)

# LEGEND

*	FOUND MONUMENT AS NOTED	□ <sub>WM</sub>	WATER METER
(M)	SIGNATURE SURVEYING & MAPPING MEASURED	M	GAS VALVE
(=)	DISTANCE		GAS METER
(c)	SIGNATURE SURVEYING & MAPPING CALCULATED DISTANCE	$\bigcirc_{MW}$	MONITORING WELL
(D)	DEED DISTANCE	ø	POWER METER
(P)	PLAT OF NAGLES ADDITION, VOLUME 1, PAGE 153 RECORD DISTANCE	°co	CLEAN OUT
(R1)		° 123.45	SPOT ELEVATION
	RECORD OF SURVEY DISTANCE, #20080103900008	TC	TOP OF CURB
cos)	CITY OF SEATTLE RECORD DISTANCE	s	SAG ELEVATION OF OVERHEAD LINE
	PAY STATION		
d d	SIGN	G	GUTTER ELEVATION
		(ô)	STORM DRAIN MANHOLE
□LP	LIGHT POLE		STORM DRAIN CATCH BASIN
QUP	UTILITY POLE	-	STORM BRAIN SATOR BASIN
$\odot$	DECIDUOUS TREE WITH TRUNK SIZE SHOWN IN INCHES		

# NO. DATE REVISION

# **TOPOGRAPHIC SURVEY**

6' CHAIN LINK FENCE

ASPHALT -

SET 5/8"X24" REBAR WITH YELLOW PLASTIC CAP "SSM 43612/43618"

MADRONA REAL ESTATE INVESTORS VI. LLC 1310 E. PIKE **SEATTLE WA. 98122** 

# Signature Surveying & Mapping, PLLC

P.O. Box 55487 Shoreline, WA. 98155 Tel. (206) 947-4975 Fax (206) 364-3032



FOUND CONC MON W/ BRASS TACK W/ PUNCH. DOWN 0.7'. IN CASE.

FOUND CONC MON W/ BRASS TACK. DOWN 0.9'. IN CASE.

14TH AVENUE

SDMH 2256 RIM 352.23 C.O.C. EL 345.23 15" CONC W 12" CONC E

BIKE RACKS

BUILDING

S362 3

340.19

SDMH 2183 RIM 337.82 C.O.C. EL 330.52 15" CONC SE & W

13TH AVENUE

V OMW

S0'29'13"W 112,02' (C)

NAGEL'S ADDITION VOL. 1, PAGE 153

DECK

6' CHAIN LINK FENCE

BOLLARD -

SET TACK IN (EAD)
WITH TAG
"43612/43618"

344.62/
FFE 344.30 ,

EXISTING INGRESS & 344.40 |
EGRESS EASEMENT REC NO 5908364 |
ROOF EAVE FYTUM:

ROOF EAVE EXTENDS 1.3'

346,49

TC3#5.11 G344.78

S367.4 S367.7 S374.6 TC343.44 W G343.20

TC342.00

S360.4 S368.3 340.1

TC340.80 1 G340.50

G344.73

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TC340.83 G340.49

TC340.55 G340.21

TC338.55 G338.21

38'

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SSIIII	SCALE:	1" = 20'	D.1.05		
mmm	DATE:	6/10/2017	PAGE		
Bann	FIELD BOOK:	01, 22, 28, 29, & 79	1	OF	1

FOUND CONC MON W/ 1/4" BRASS PIN W/ PUNCH. DOWN 0.7'. IN CASE.

BENCH MARK SNV-2501 ELEV. 306.95

12TH AVE

7-REFERENCES: PLAT OF NAGLES ADDITION, VOL. 1 PAGE 153 RECORD OF SURVEY BY GOLDSMITH & ASSOCIATES RECORDED UNDER RECORDING NO.

20080103900008
RECORD OF SURVEY BY EMERALD LAND SURVEYING RECORDED UNDER RECORDING NO.

20060914900018
RECORD OF SURVEY BY CHENOWETH & ASSOCIATES RECORDED UNDER RECORDING NO. 9304239007
RECORD OF SURVEY BY MERIWETHER LEACHMANN ASSOCIATES RECORDED UNDER RECORDING NO. 9007249002
CITY OF SEATTLE QUARTER SECTION MAP FOR THE NE QUARTER SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. DATED MARCH 17, 2008.

8—BURIED UTILITIES ARE SHOWN AS INDICATED BY CITY OF SEATTLE RECORD DRAWINGS AND VERIFIED WHERE POSSIBLE BY SURFACE FEATURES LOCATED IN THE FIELD. SIGNATURE SURVEYING & MAPPING, PLIC ASSUMES NO LIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN BASED ON RECORD DRAWINGS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CONTACT THE UTILITY OWNER/ACENCY.

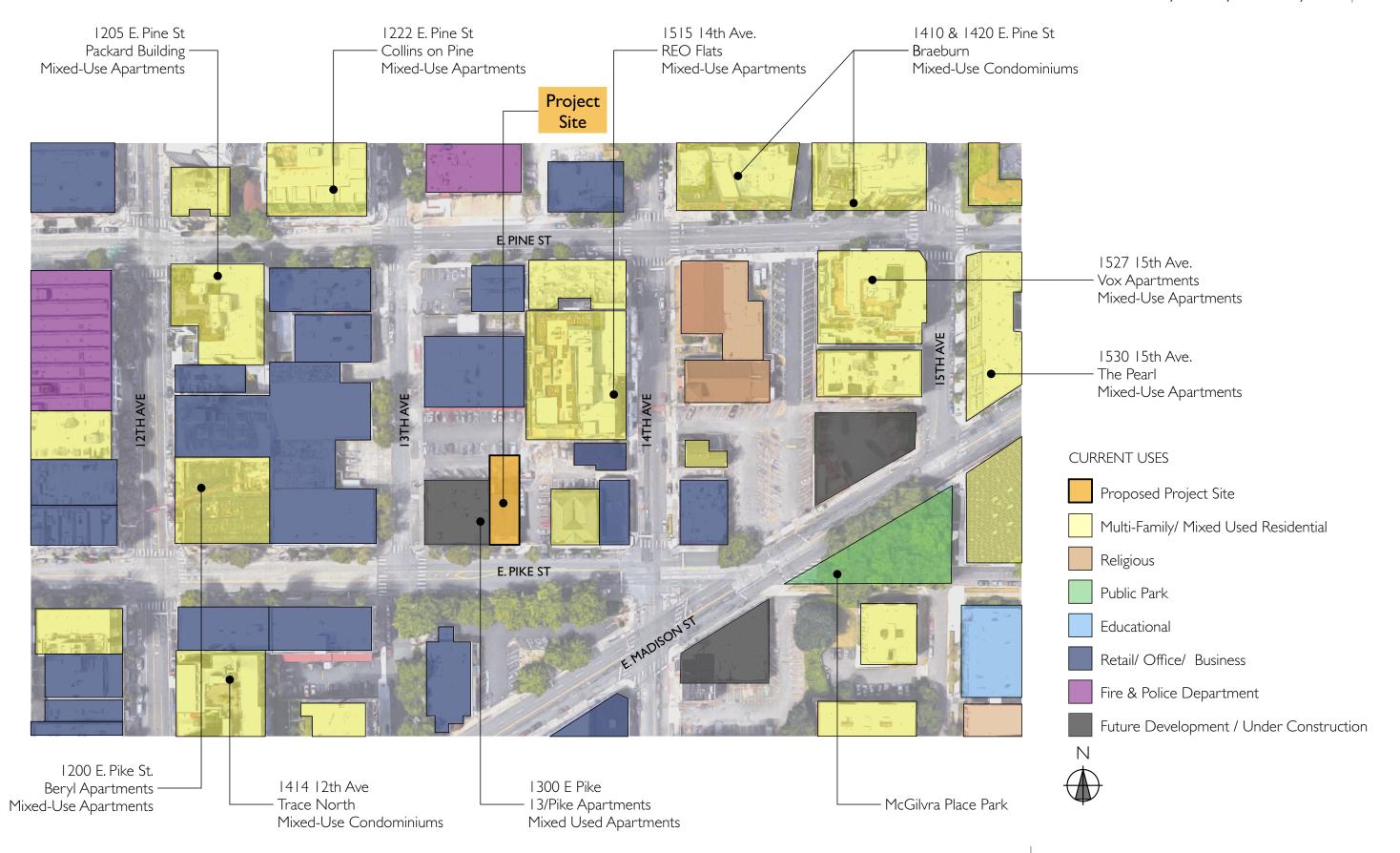
10-EASEMENTS: THIS SITE SUBJECT TO A 6 FOOT WIDE SIDE SEWER EASEMENT ESTABLISHED ALONG THE LINE AS CONSTRUCTED PER EASEMENT FILED UNDER RECORDING NUMBER 2471255, RECORDS OF KING COUNTY, WASHINGTON, EASEMENT IS NOT PLOTTABLE ON THIS DRAWNG.

#### 11-ADDRESS: 1310 E. PIKE STREET

12-TAX PARCEL: 6003000175

MADRONA REAL ESTATE INVESTORS VI, LLC

IOHNSON ARCHITECTURE & PLANNING LLC



# **ADJACENCIES**

Within the Pike/Pine Urban Village, many recent mixed-use structures give prominence to the existing street frontage.



I. BROADCAST APARTMENTS 1420 E. Madison St.



2. REO FLATS 14th Ave.



3. I 3/PIKE 1300 E. Pike St.



4.TRACE NORTH 12th Ave.

# **CHARACTER FACADES**

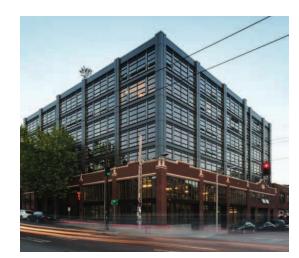
A new variety of multifamily mid-rise infill projects in the neighborhood maintain a consistent urban street edge with no significant setbacks, offer a variety of modern aligned rhythmic façades with a strong base.



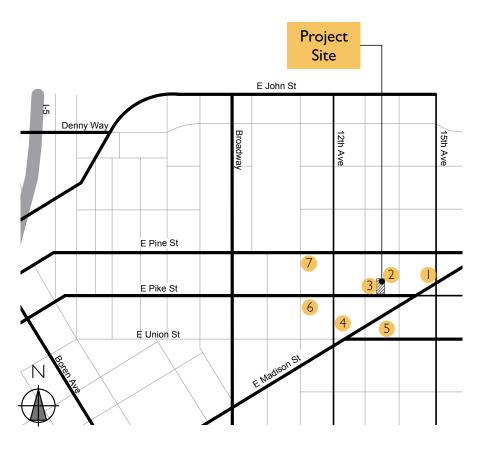
5. EAST UNION LOFTS 13th Ave & E. Union

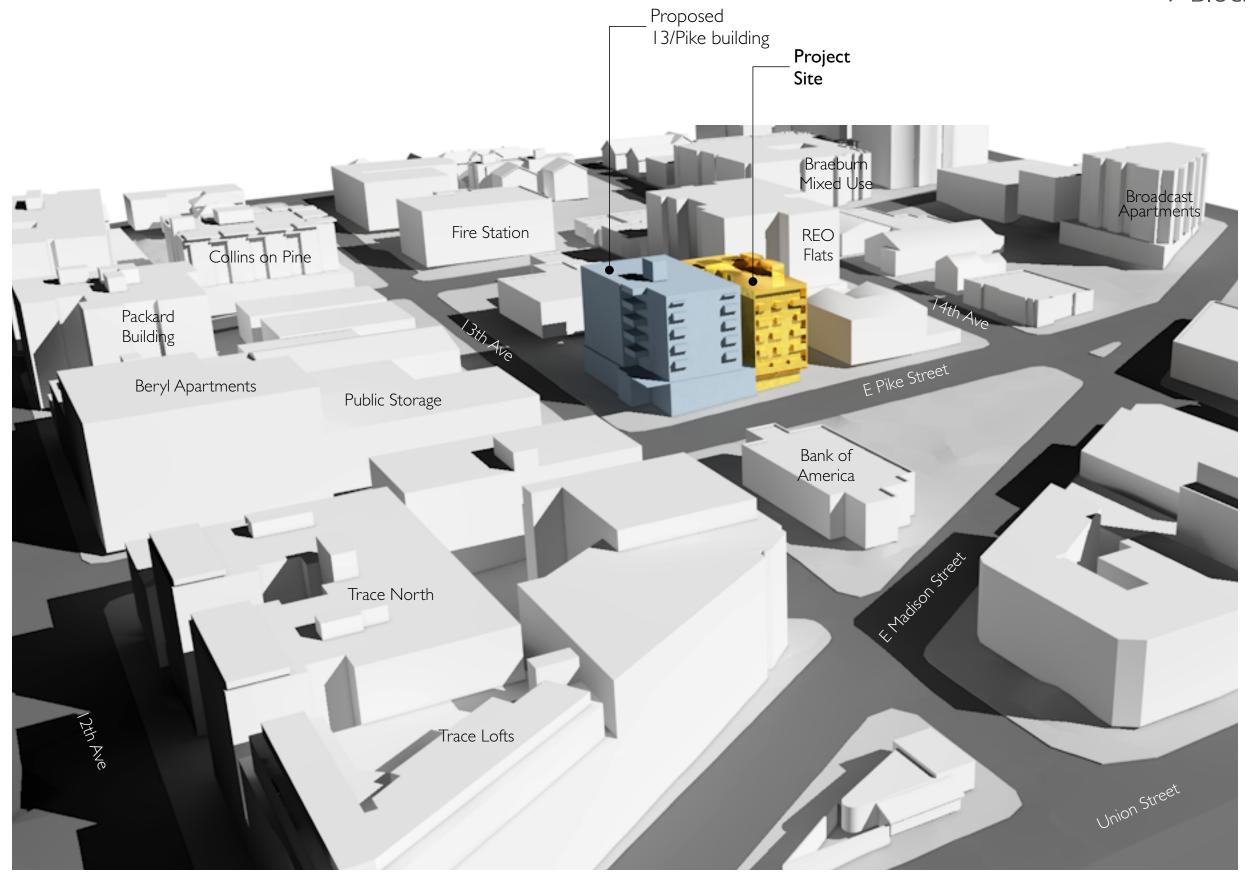


6. ELEVEN ELEVEN I Ith Ave & E. Pike St.



7. SUNSET ELECTRIC APARTMENTS I I th Ave E. Pine St.









E. PIKE STREET - FACING SOUTH





13TH AVE - FACING EAST



14TH AVE. - FACING WEST



1310 E. PIKE



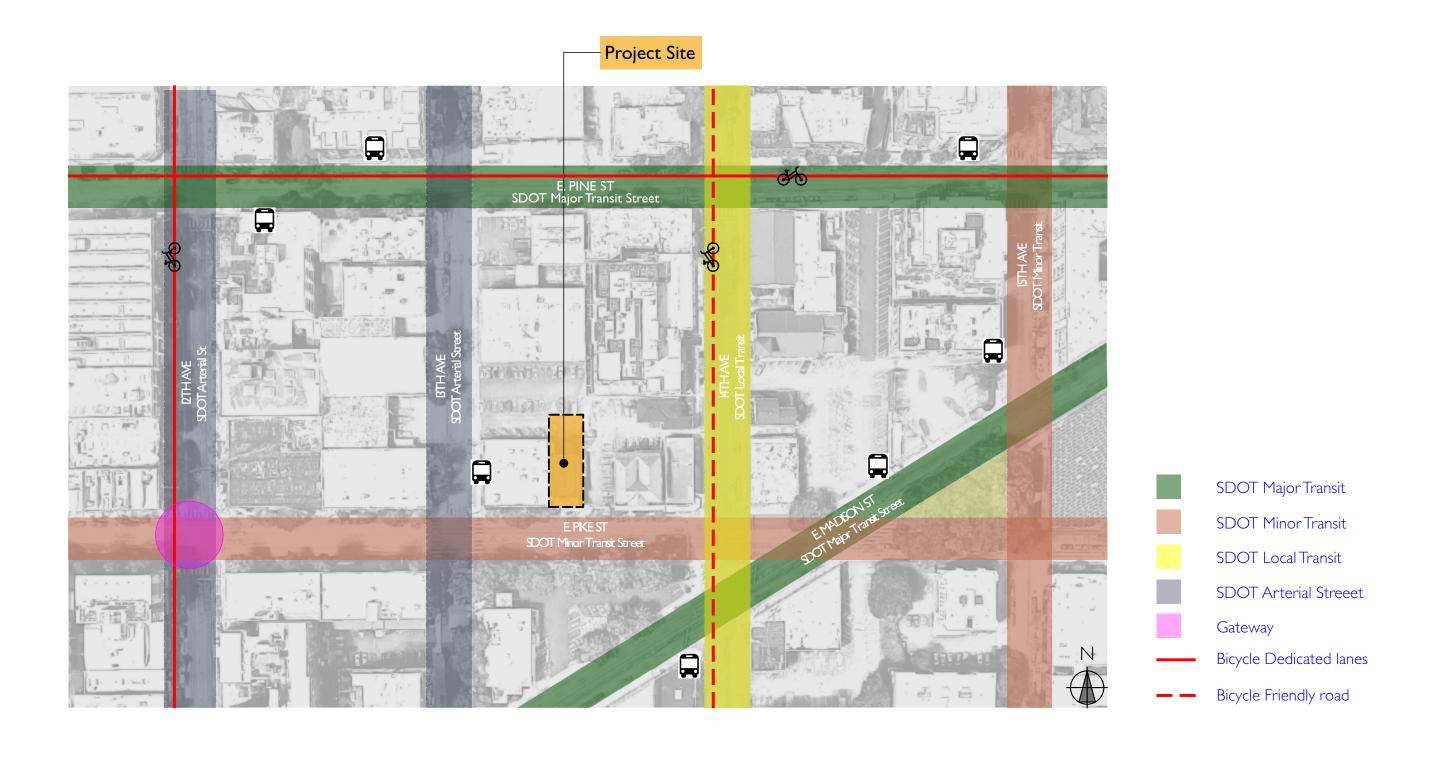
1310 E. PIKE



**AERIAL VIEW** 



STOREFRONT DETAIL



### LAND USE DATA

Address 1310 E. Pike St.

Parcel # 600300-0175

Zoning NC3P-65

Urban Village Pike/Pine Urban Center Village

FAR Mixed Used: 4.75

Residential: No max. req. per Pike/Pine Design Guidelines

CS2. IV

Commercial Use: 4.25

Setbacks None

(SCL low voltage setback from secondary electrical

conductor = 5' on E Pike)

Height Limit 65 feet

Pedestrian designated zones A minimum of 80% of the width of a structure's street-

level street facing façade that faces a principal pedestrian street shall be occupied by approved uses. The remaining 20% of the street frontage may contain other permitter

uses and/or pedestrian entrances.

Depth Provisions Non-residential uses shall extend an average depth of at

least 30 feet and a minimum depth of 15 feet from the

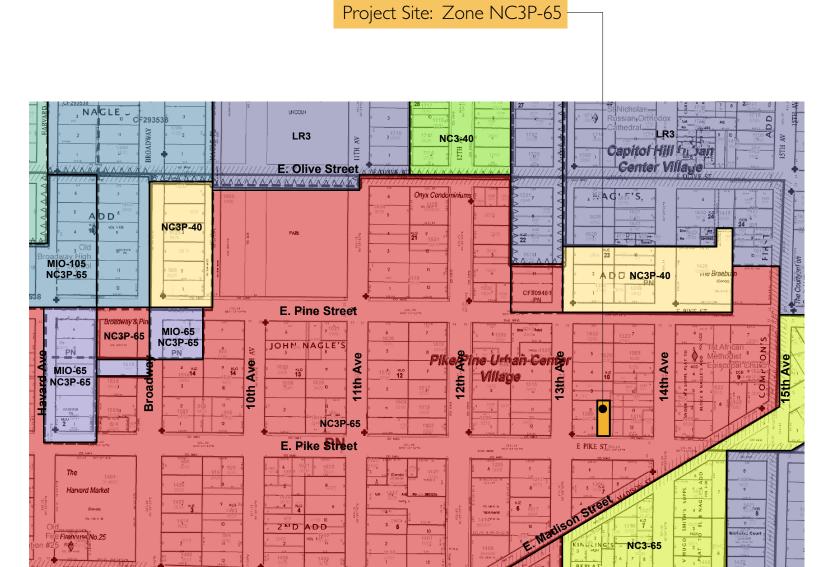
street level street-facing façade.

Weather protection Canopies, awning, marquees and arcades are required

along at least at least 60 % of the street frontage of a

structure on a principal pedestrian street.

Parking No minimum required





E. Union Street





#### SEATTLE DESIGN GUIDELINES RESPONSE

#### CS I NATURAL SYSTEMS AND SITE FEATURES

#### **B.3 MANAGING SOLAR GAIN**

Southerly oriented facade is designed with projecting elements at the facade perimeter as well as horizontal features such as balconies at the intermediate floor levels. These devices help reduce heat gain during summer months when the sun altitude at its highest.

# E.2 ADDING INTEREST WITH PROJECT DRAINAGE

Gardens and water features at roof and 2nd floor terrace for creation of microclimates and drainage mitigation.

#### PLI CONNECTIVITY

#### A.I ADDINGTO PUBLIC LIFE

Retail frontage is held back from the property line allowing for a more generous pedestrian experience and the opportunity to enhance building/pedestrian interaction.

## PL4 ACTIVE TRANSPORTATION

#### **B.2. BIKE FACILITIES**

A bike rack is proposed at the building frontage as well as a bike storage room located on the P2 level.



MANAGING SOLAR GAIN



CONNECTIVITY



WEATHER PROTECTION

# Design Guidelines 11

### PIKE/PINE NEIGHBORHOOD DESIGN GUIDELINES RESPONSE

#### CS2 URBAN PATTERN AND FORM

#### III.i.a. HEIGHT BULK AND SCALE

The proposed design respects the rhythm of the existing street-scape by creating retail fenestration of similar in width and size. A modern interpretation of the traditional string course, separating the retail and residential uses, provides neighborhood facade continuity. A ground level setback at the sidewalk level provides a more liberal pedestrian experience by reflecting the single story retail band of previous developments.

#### IV. SMALL LOT DEVELOPMENT

Small lots of 8,000 sq.ft. or less are exempted the residential floor area from FAR limit.

#### IV.i.b. SMALL LOT DEVELOPMENT

The proposed vehicular access does not impact the street facade as the site has been designed for access off of 13th Avenue.

#### V.iii.a. SMALL LOT DEVELOPMENT

Rear and side setbacks have been provided to allow for airflow and daylight as well as facade modulation.

# CS3 ARCHITECTURAL CONTEXT AND CHARACTER

#### I.i., ii, iii and iv HEIGHT BULK AND SCALE

Visual continuity is achieved by providing small scale retail fenestration and emphasizing the retail level with an upper story overhang. Window and door components are similar in shape and size, having high "transom" lites over larger "storefront" glazing.

#### 2..iii CHARACTER DEVELOPMENT

The proposed 17' retail height reflects the historic development pattern of the neighborhood.

# PL3 STREET LEVEL INTERACTION

#### II.iii. Human Scale

The ground floor retail fenestration is a contemporary treatment of the traditional neighborhood large storefront windows. Retail use with maximum allowable window transparency provides strong pedestrian interaction with the commercial use.

#### DC2 ARCHITECTURAL CONCEPT

#### l.i.d. Variations in street level facade

The retail level is setback from the upper facade vertically. Horizontal distinction between retail use and the residential entry is provided by recessing the residential entry and providing a strong retail corner.

1310 E Pike Street Seattle Wa 98122

SDCI # 3027446 - East EDG Meeting 09.13.17







#### **OPTION A**

#### Pros:

- 1. Recessed ground floor provides sidewalk along E. Pike St. and street use opportunities.
- 2. Modulation on the esta facade reduces blank wall.

#### Cons:

- I. No modulation on west facade.
- 2. Elevator tower on west shadows adjacent building.
- Reduced width of retail frontage requires departure.
- Reduced parking opportunity.

## **OPTION B**

### Pros:

- I. Large windows directly on sidewalk in keeping with neighborhood pattern.
- 2. Modulation on west facade reduces blank wall and provides light and air to adjacent building.
- 3. Retail facade reduces corner along east-side easement.

#### Cons:

- I. Lack of street setback reduces retailing opportunity.
- 2. East blank facade visible until future redevelopment of adjacent property,

# **OPTION C PREFERRED**

#### Pros:

- I. Recessed ground floor provides wider sidewalk along E. Pike St. and street use opportunities.
- 2. Wider modulation on west facade reduces blank wall increases light and air to adjacent building
- 3. Retail facade turns corner along east-side easement

#### Cons:

- I. Slightly reduces square footage.
- 2. East blank facade visible until future redevelopment of adjacent property.

# 14 Option A Site Plan

### SUMMARY:

6 story mixed-use residential and commercial structure

Residential Apartment Units 19,817 SF 38 Units Commercial/Retail Space 872 SF 1 Space Parking/Utility 8,456 SF 6 Spaces

Proposed Structure Height 65'
Proposed Stories 6 Stories
Basement levels 2 Levels

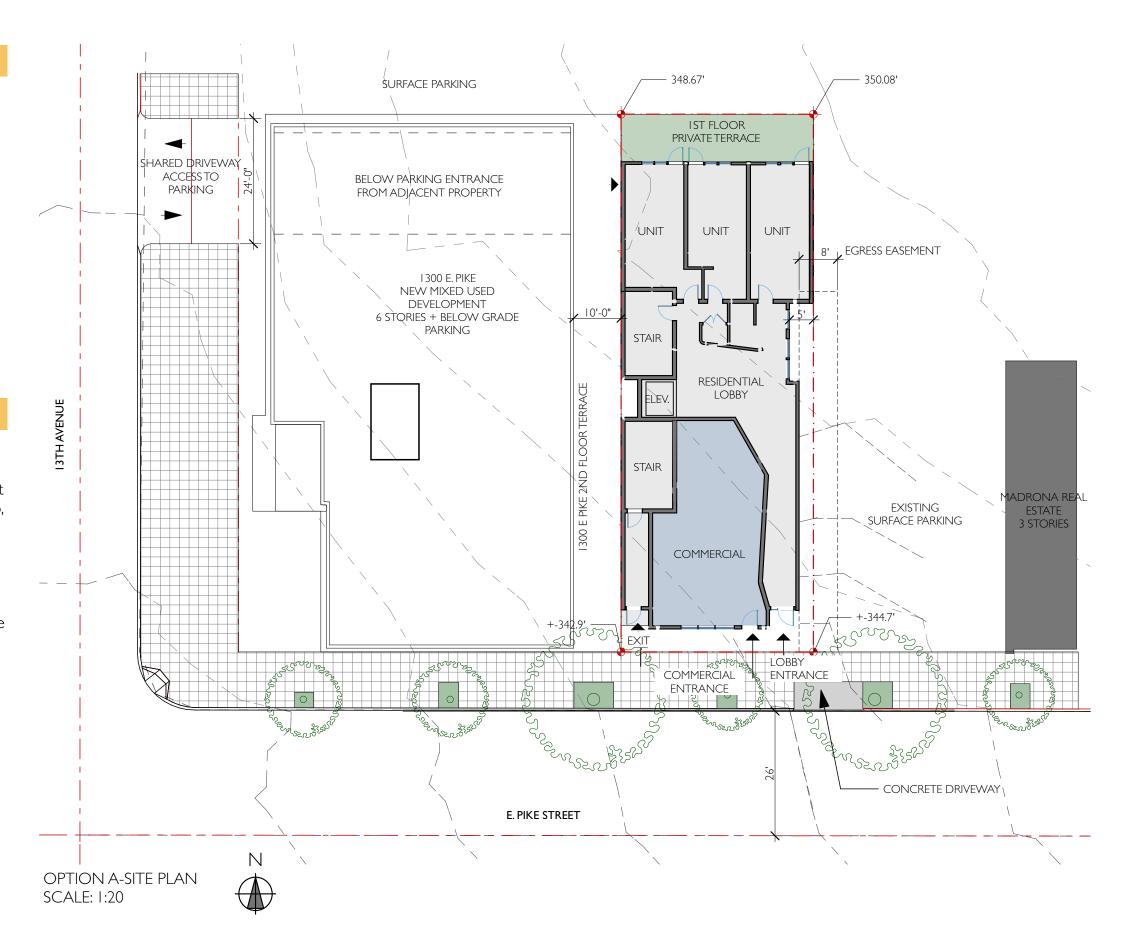
# **DESCRIPTION:**

Option A is a six-story building with a retail ground floor and five stories of residential above. The building abuts the property line on the E. Pike facade and on the east and west facades, with a 10' setback on the north. There is a 10' deep, 40' wide light court facing east in the middle of the east facade.

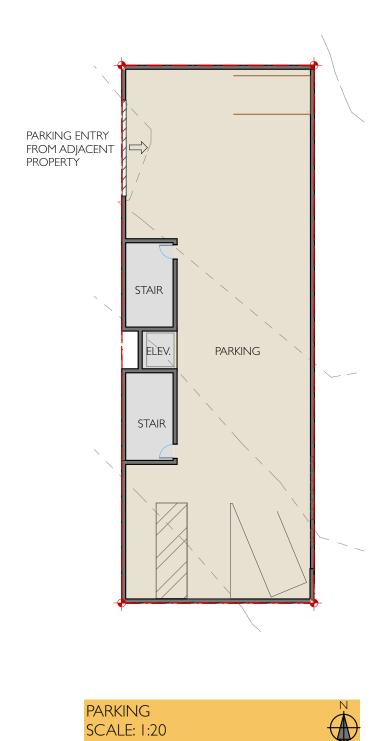
The ground floor along Pike Street is flush with the street and has a retail storefront under a canopy with a recessed residential entrance to the east. A recessed fire exit is at the west end of the facade. There are shallow applied balconies at the south and north facades.

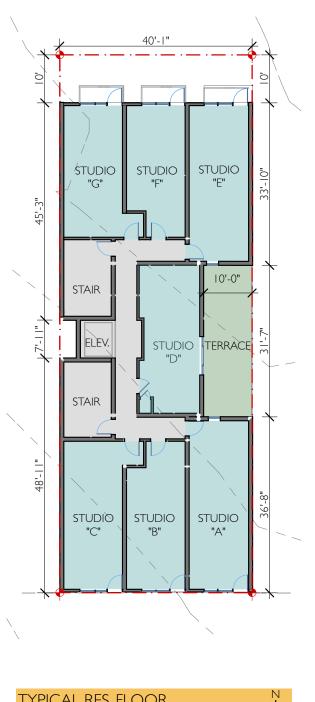
The south facade is extensively glazed and clad in formed metal. The east, north and west sidewall facades are exposed to view and will be clad with integral color cementitious material, patterned and textured.

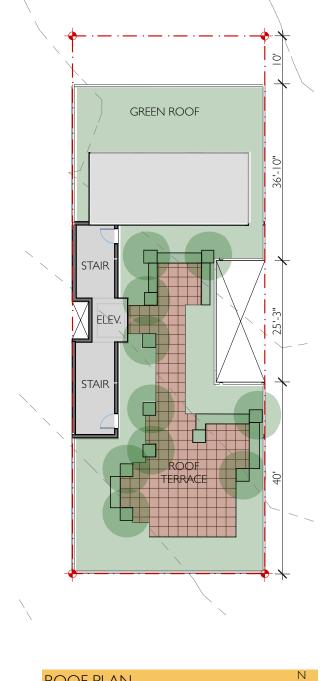
An outdoor roof terrace is provided with landscaped area meeting green roof standards













# Option B Site Plan

### SUMMARY:

6 story mixed-use residential and commercial structure

Residential Apartment Units 19,817 SF 38 Units Commercial/Retail Space 966 SF 1 Space Parking/Utility 8,456 SF 6 Spaces

Proposed Structure Height 65'
Proposed Stories 6 Stories
Basement levels 2 Levels

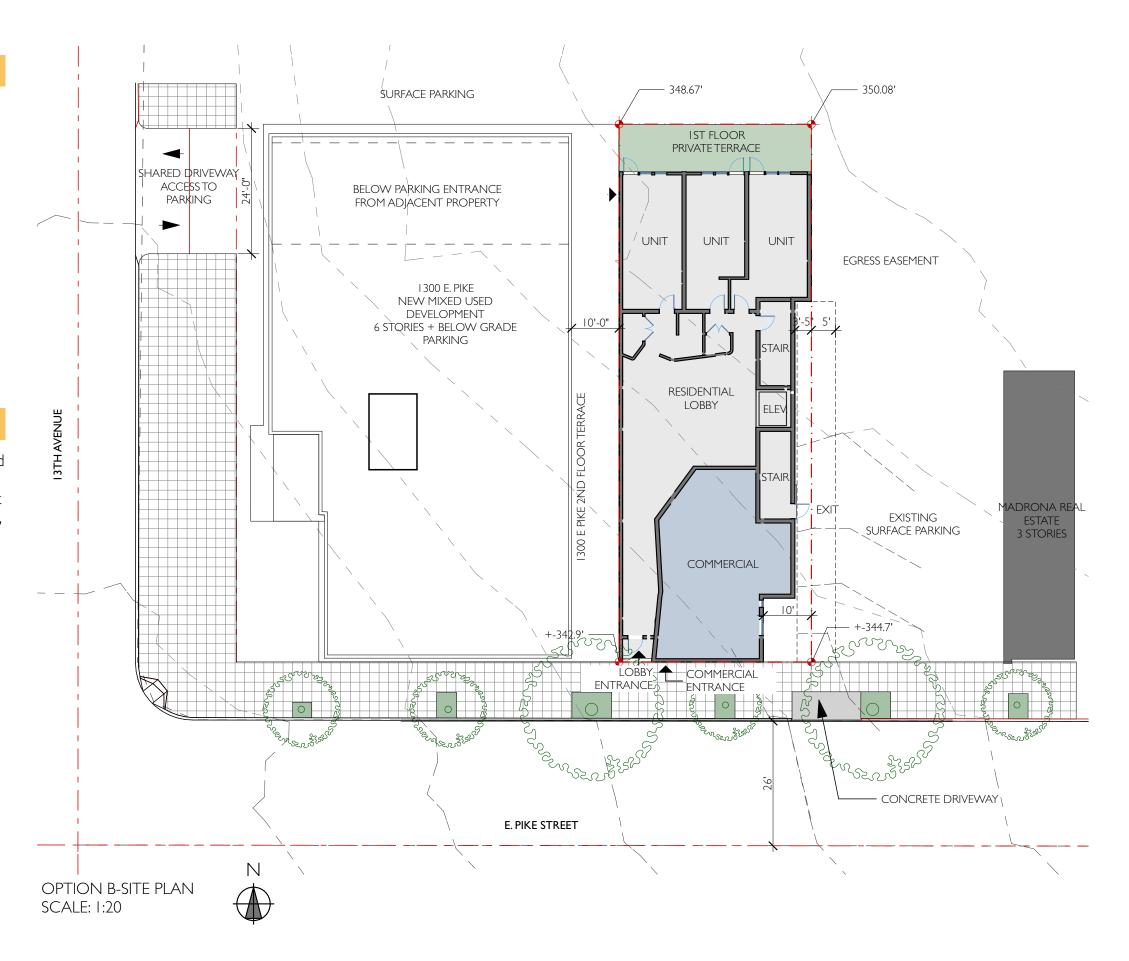
# **DESCRIPTION:**

Option B is a six-story building with a retail ground floor and five stories of residential above. The building abuts the property line on the E. Pike facade and on the east and west facades, with a 10' setback on the north. There is a 10' deep, 40' wide light court facing east in the middle of the west facade adjacent to the 13/Pike Building.

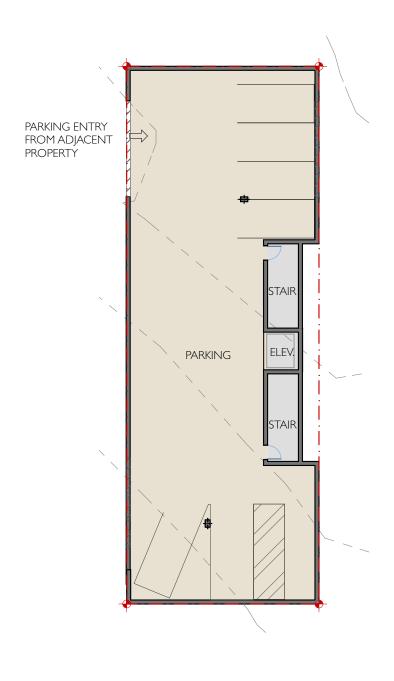
The ground floor along Pike Street is flush with the street and has a retail storefront under a canopy, with a recessed residential entrance to the west. A fire exit on the east uses the egress easement.

The south facade is extensively glazed and clad in formed metal. The east, north and west sidewall facades are exposed to view and will be clad with integral color cementitious material, patterned and textured.

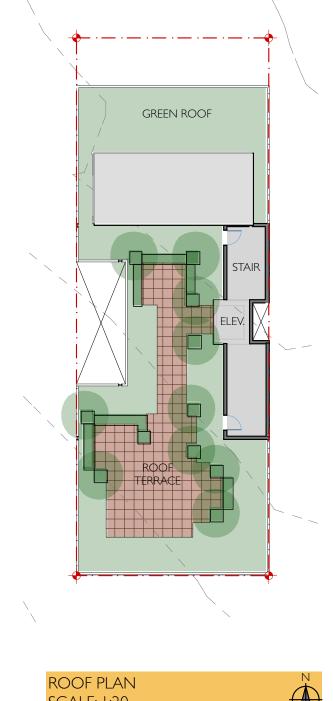
An outdoor roof terrace is provided with landscaped area meeting green roof standards.















# 18 Option C Site Plan

## SUMMARY:

6 story mixed-use residential and commercial structure

Residential Apartment Units 19,817 SF 38 Units Commercial/Retail Space 1,013 SF 1 Space Parking/Utility 8,456 SF 6 Spaces

Proposed Structure Height 65'
Proposed Stories 6 Stories
Basement levels 2 Levels

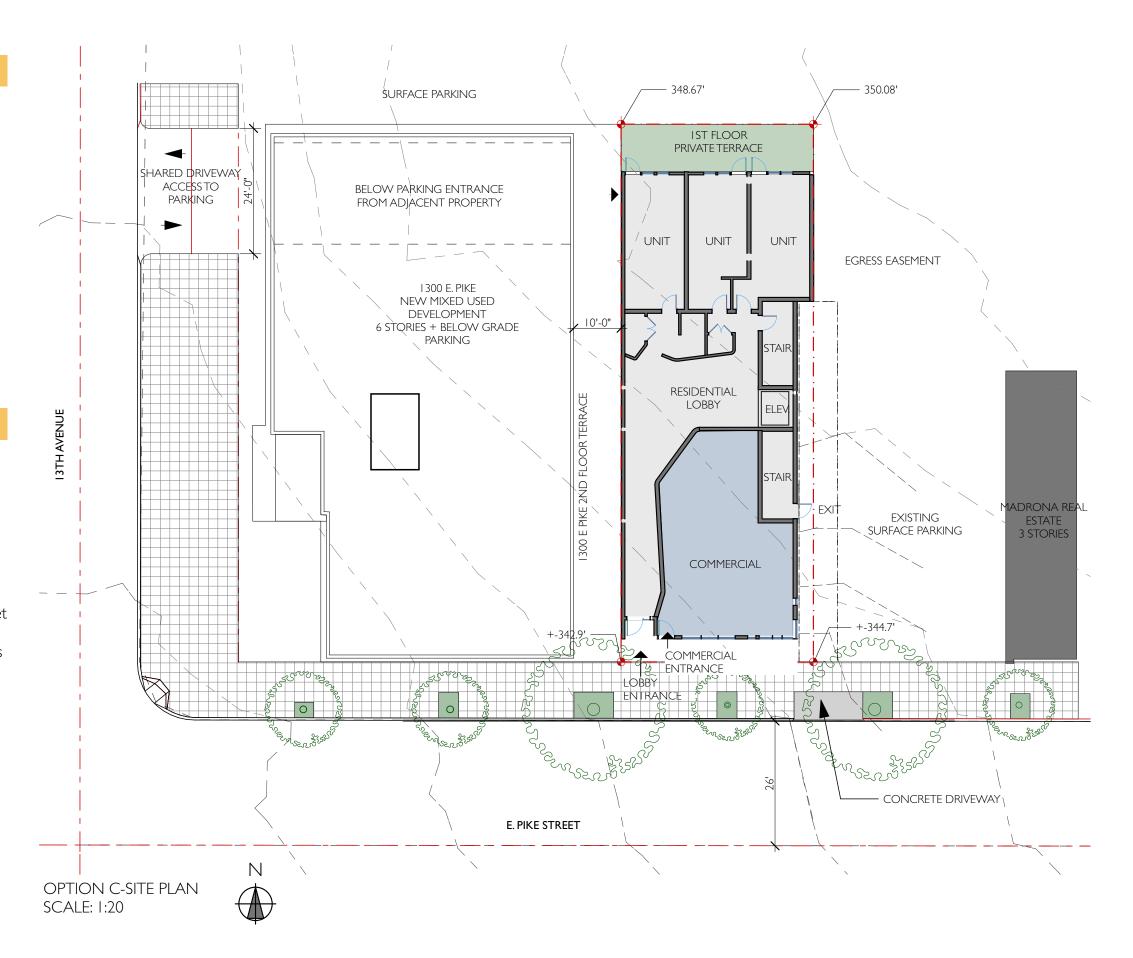
# **DESCRIPTION:**

Option C is a six-story building with a retail ground floor and five stories of residential above. The building is set back from the property line on the E. Pike facade, abuts the property line on the east and west facades, and has a 10' setback on the north. There is a 10' deep, 40' wide light court in the middle of the west facade facing the 13/Pike Building. Balconies project out to the property line.

The ground floor along Pike Street is setback from the street and has a retail storefront under a canopy with a recessed residential entrance to the west. A fire exit on the east uses the egress easement.

The south facade is extensively glazed and clad in formed metal. The east, north and west sidewall facades are exposed to view and will be clad with integral color cementitious material, patterned and textured.

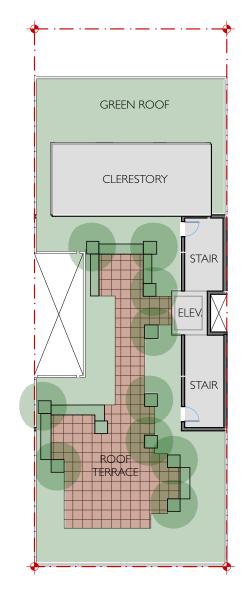
An outdoor roof terrace is provided with landscaped area meeting green roof standards.



























BLANK FACADE

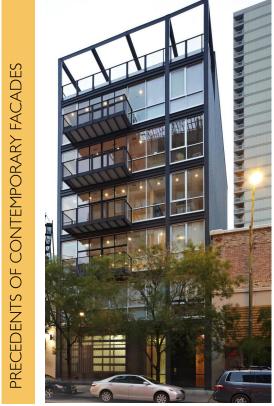






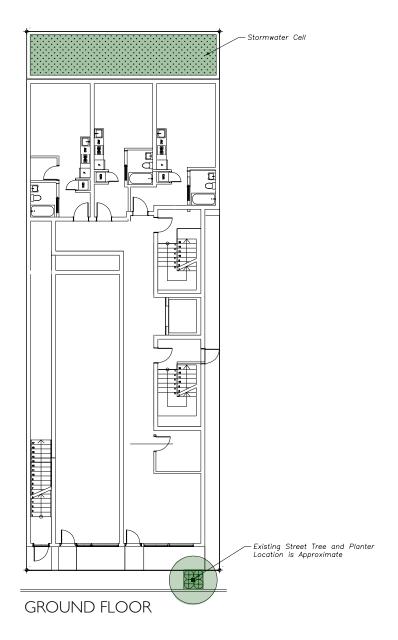
BALCONY

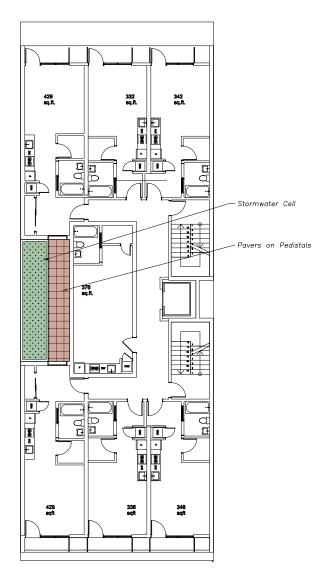


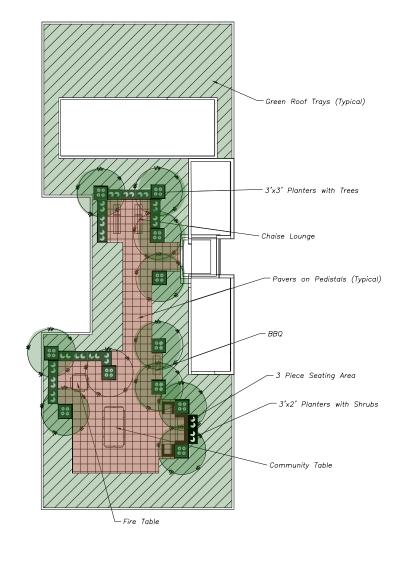




MADRONA REAL ESTATE INVESTORS VI, LLC







2ND FLOOR

ROOFTOP

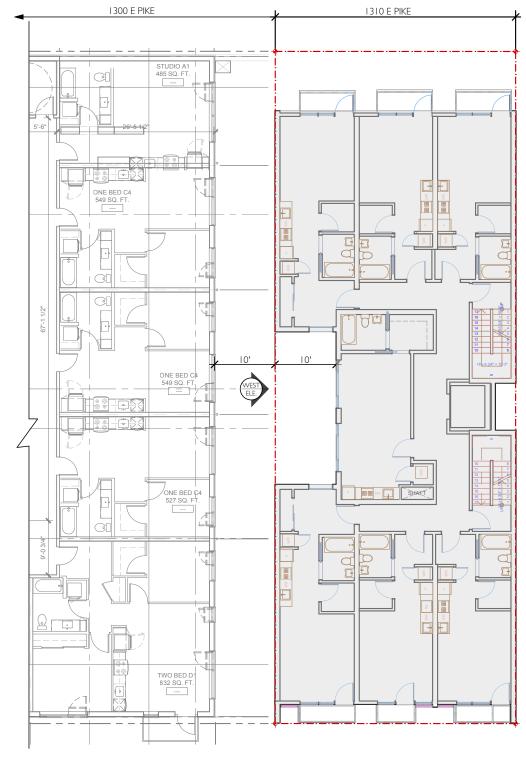
# LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
	11	3'X3'X30" Planters with Trees, Shrubs and Groundcover
6	17	2'X3'X24" Planters with Shrubs and Groundcover
		Green Roof Trays with Greater than 6" Soil
		Stormwater Cells with Greater than 30" Soil Depth
		Approximate Location of Existing Street Tree with proposed Shrubs



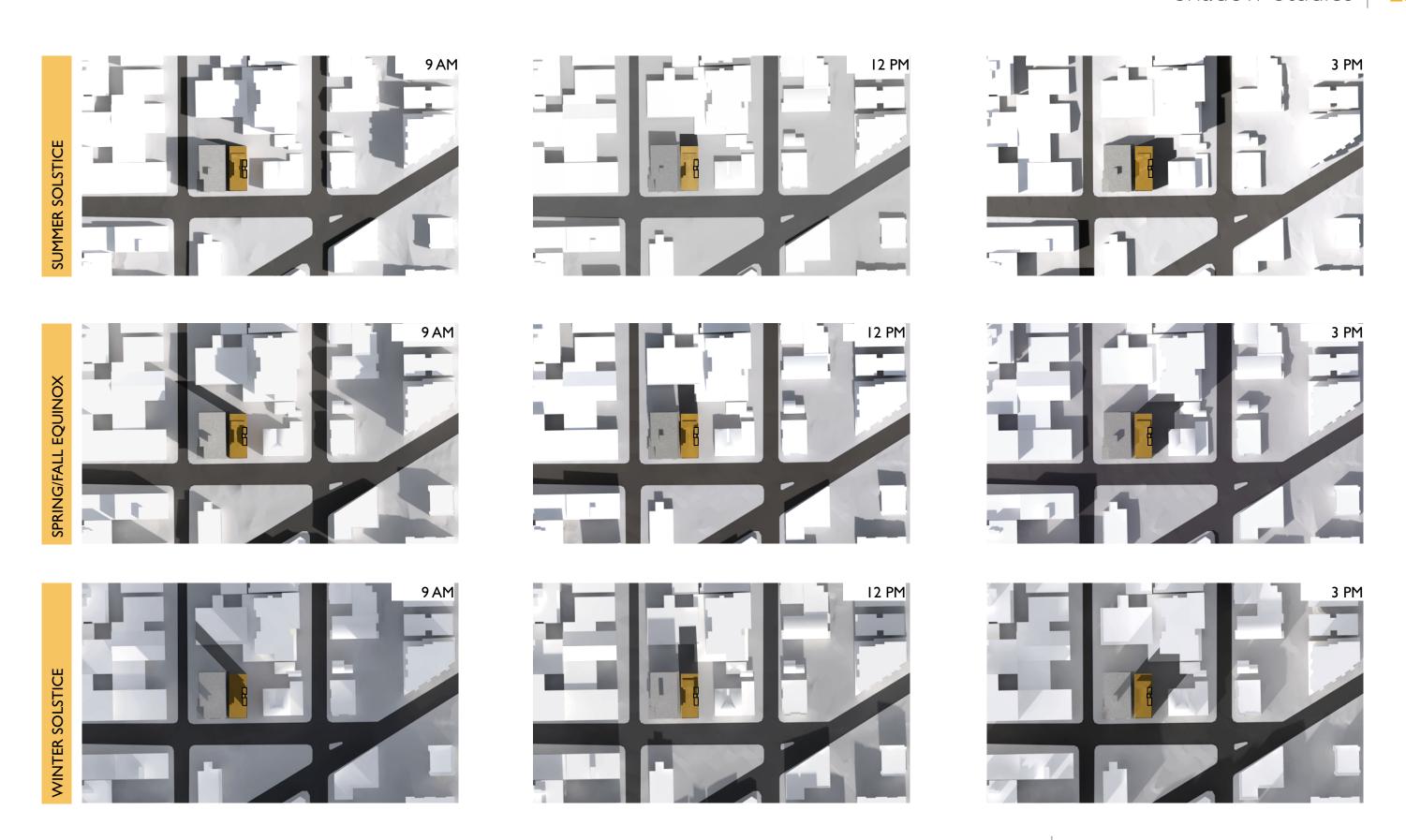






TYPICAL RESIDENTIAL FLOOR PLAN SCALE: 1/16" = 1'





# CODE SECTION AND REQUIREMENT

Retention & Demolition of a Character Structure (SMC 23.73.015 D). A demolition permit may only be approved for portions of the project that are specified for demolition in the plan submitted with the Master Use Permit application.

# PROPOSAL

Departure Requested to permit demolition of the single character structure on the subject site.

# JUSTIFICATION

The existing structure qualifies as a character structure due to its age. An Appendix A assessment of the landmark eligibility of the structure has been completed and will be submitted to the Seattle Department of Neighborhoods as Master Use Permit documentation. It is our finding that the Appendix A assessment demonstrates that the subject building does not meet any of the standards for landmark designation.



# JOHNSON ARCHITECTURE & PLANNING, LLC

Founded in 1987 is dedicated to collaborating with our clients to achieve extraordinary projects in the urban environment. Our firm provides architectural and planning services, including site and project feasibility analysis, project development services, urban planning, space planning and construction management.

Our core philosophy of architectural practice is to find the most imaginative, appropriate and cost-effective solutions that meet the highest standards of design and amenity. Throughout our practice, we have worked on and enjoyed the challenge of highly complex and programmatically difficult projects. Above all, we approach each project as an opportunity to provide a legacy of good buildings in our community and to create a noteworthy design.



5. EVOLVE APARTMENTS 10Th & Union - Pike/Pine Neighborhood



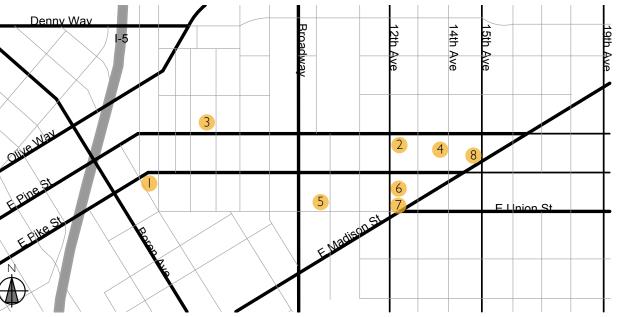
I. PIKE LOFTS E. Pike St. & Minor Ave - Capitol Hill



2. PACKARD BUILDING 12th Ave & E. Pine St. - Capitol Hill



3. PRESS II Belmont Ave & E. Pine St. - Capitol Hill





6.TRACE NORTH 12th Ave - Capitol Hill



7.TRACE LOFTS 12th Ave & Madison St. - Capitol Hill



4. REO FLATS 14th Ave. - Pike/Pine Neighborhood



8. BROADCAST APARTMENTS-Under Construction 1420 E. Madison- Pike/Pine Neighborhood