





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.

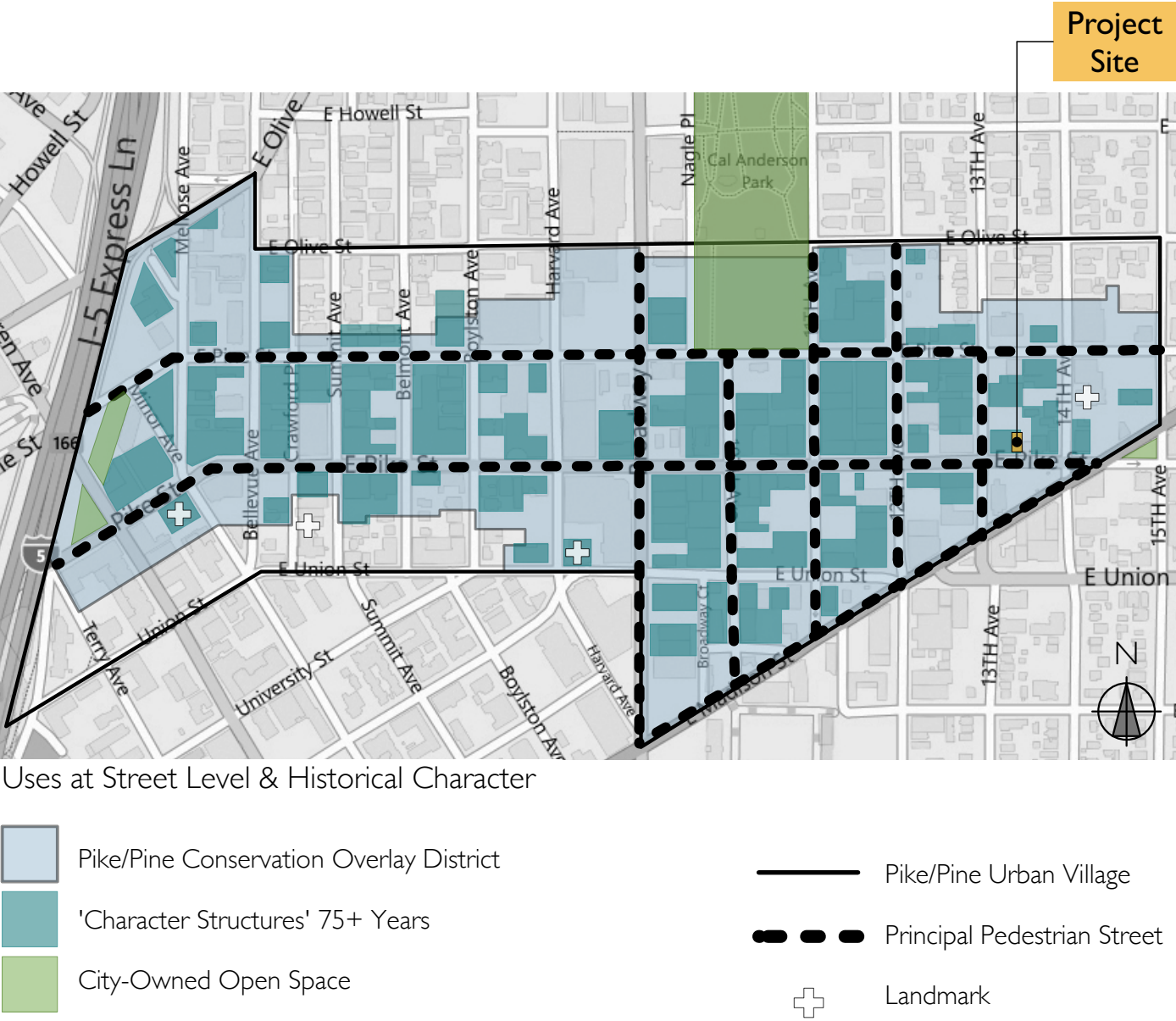
PROJECT SUMMARY

Residential Apartment Units	19,817 SF	38 Units
Commercial/Retail Space	962 SF	1 Space
Parking/Utility	8,456 SF	6 Spaces
Proposed Structure Height	65'	
Proposed Stories	6 Stories	
Basement levels	2 Levels	

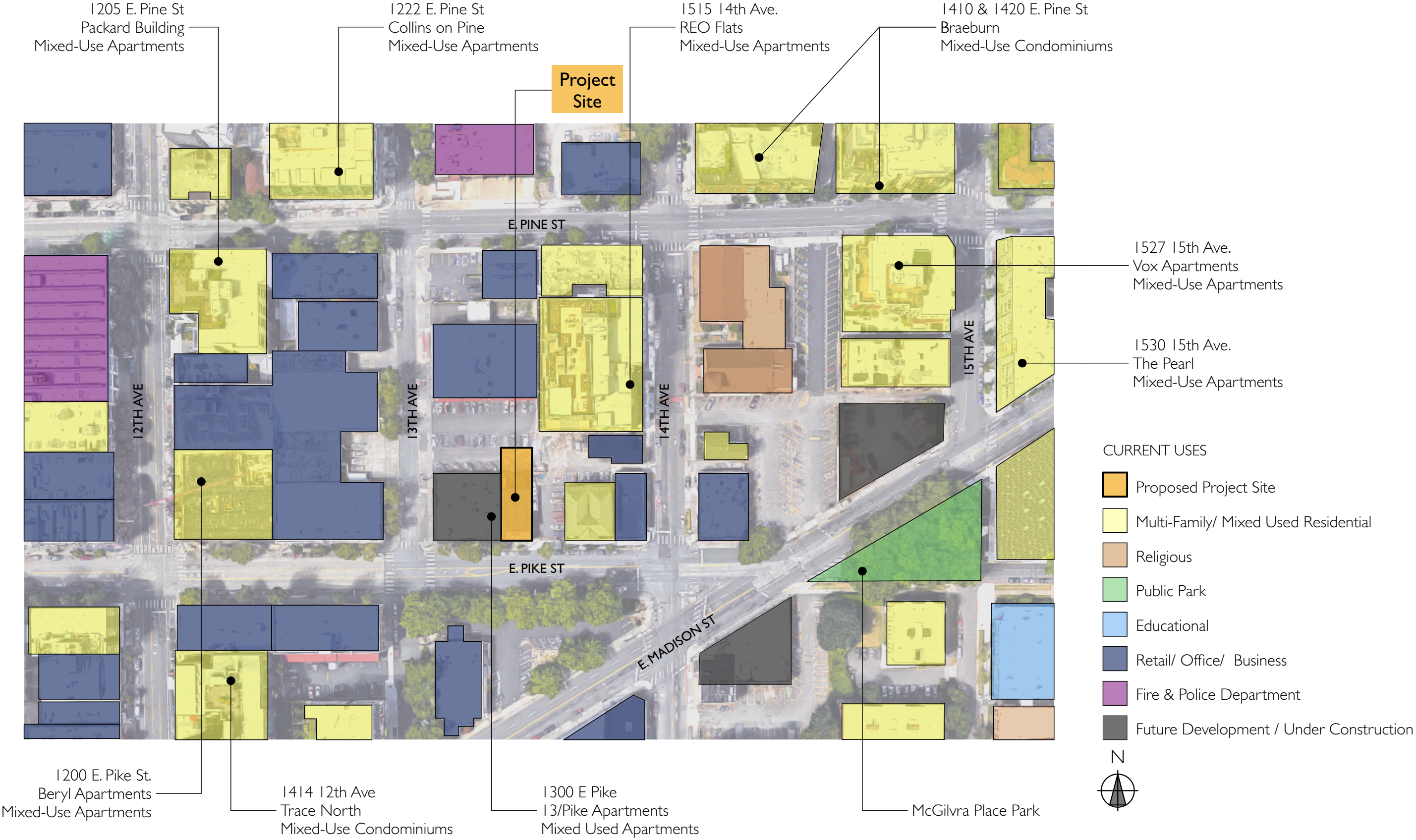
CURRENT SITE DESCRIPTION:

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 I3/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.







## ADJACENCIES

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



1. BROADCAST APARTMENTS  
1420 E. Madison St.



2. REO FLATS  
14th Ave.



3. 13/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.



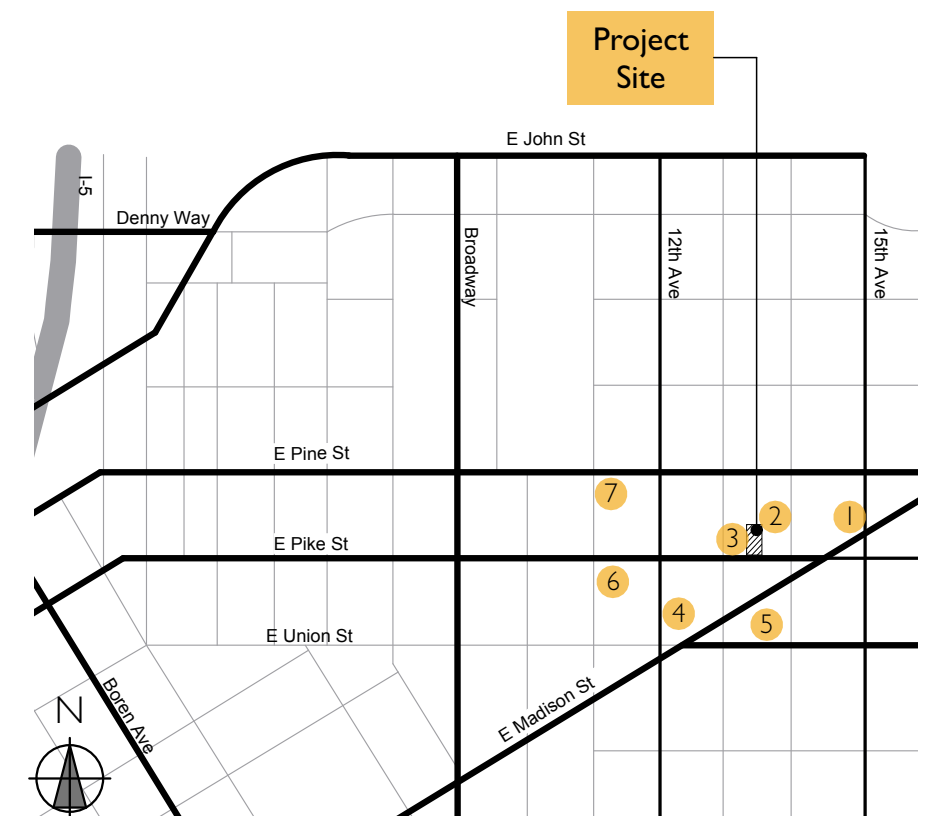
5. EAST UNION LOFTS  
13th Ave & E. Union

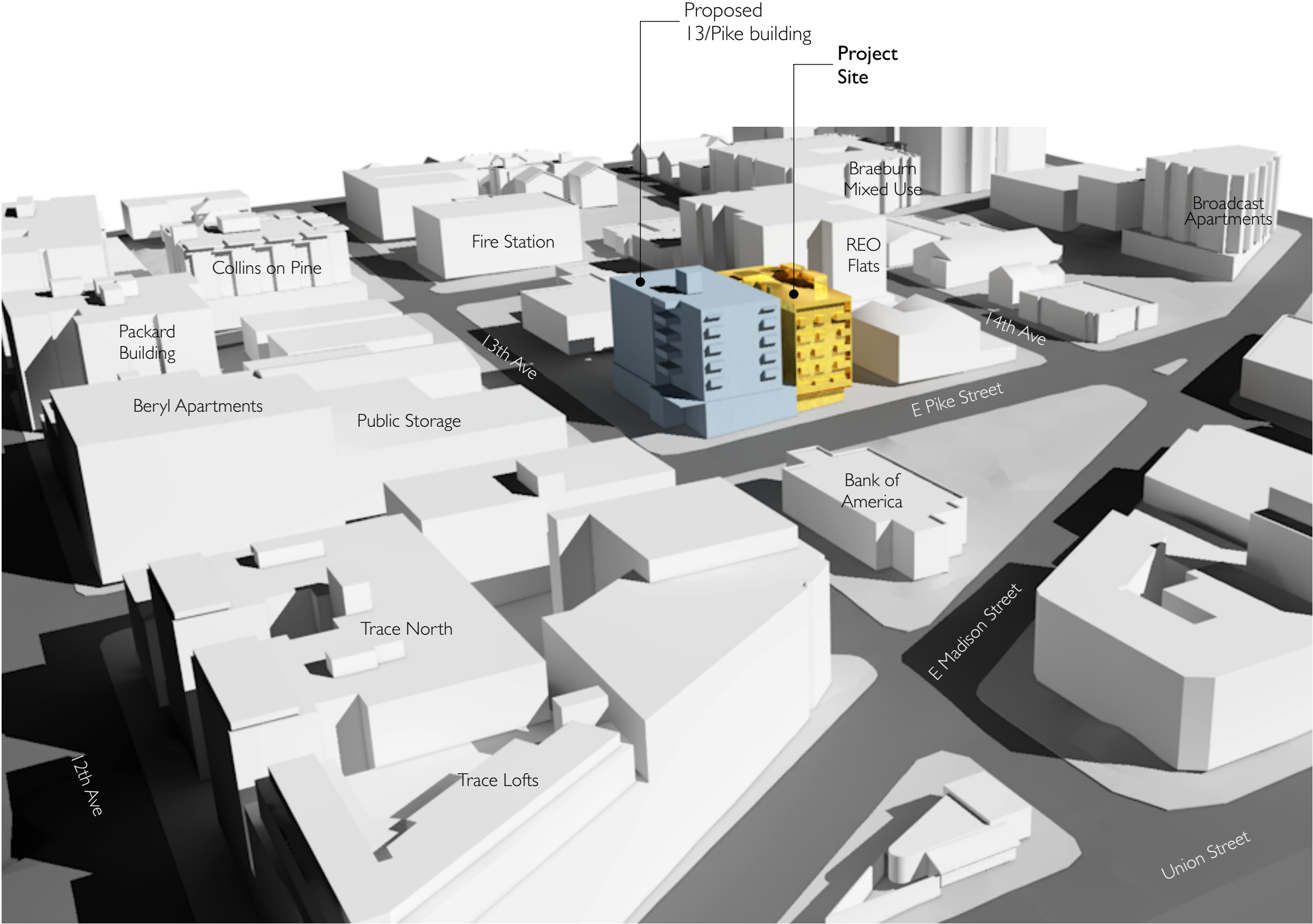


6. ELEVEN ELEVEN  
11th Ave & E. Pike St.



7. SUNSET ELECTRIC APARTMENTS  
11th Ave E. Pine St.





# 06 | Streetscape Photos





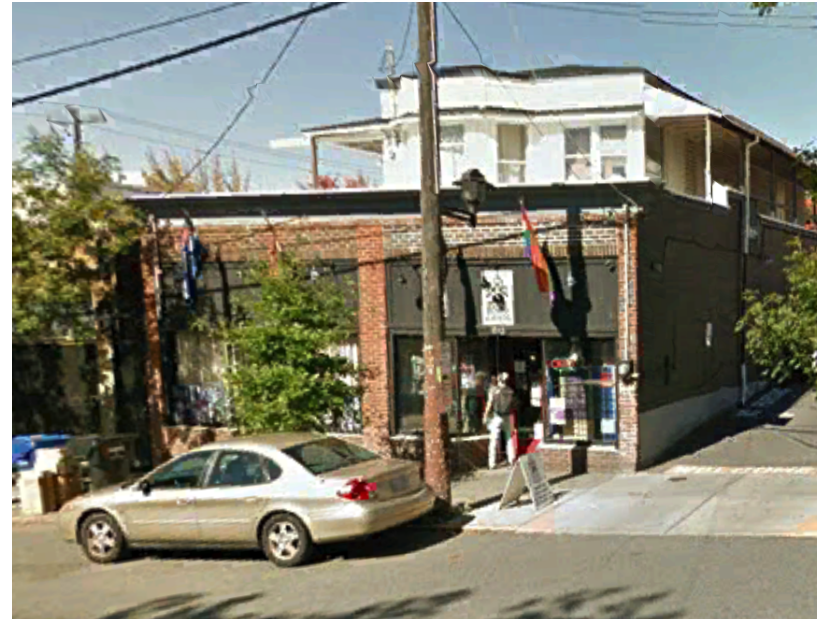
13TH AVE - FACING EAST



14TH AVE. - FACING WEST



1310 E. PIKE



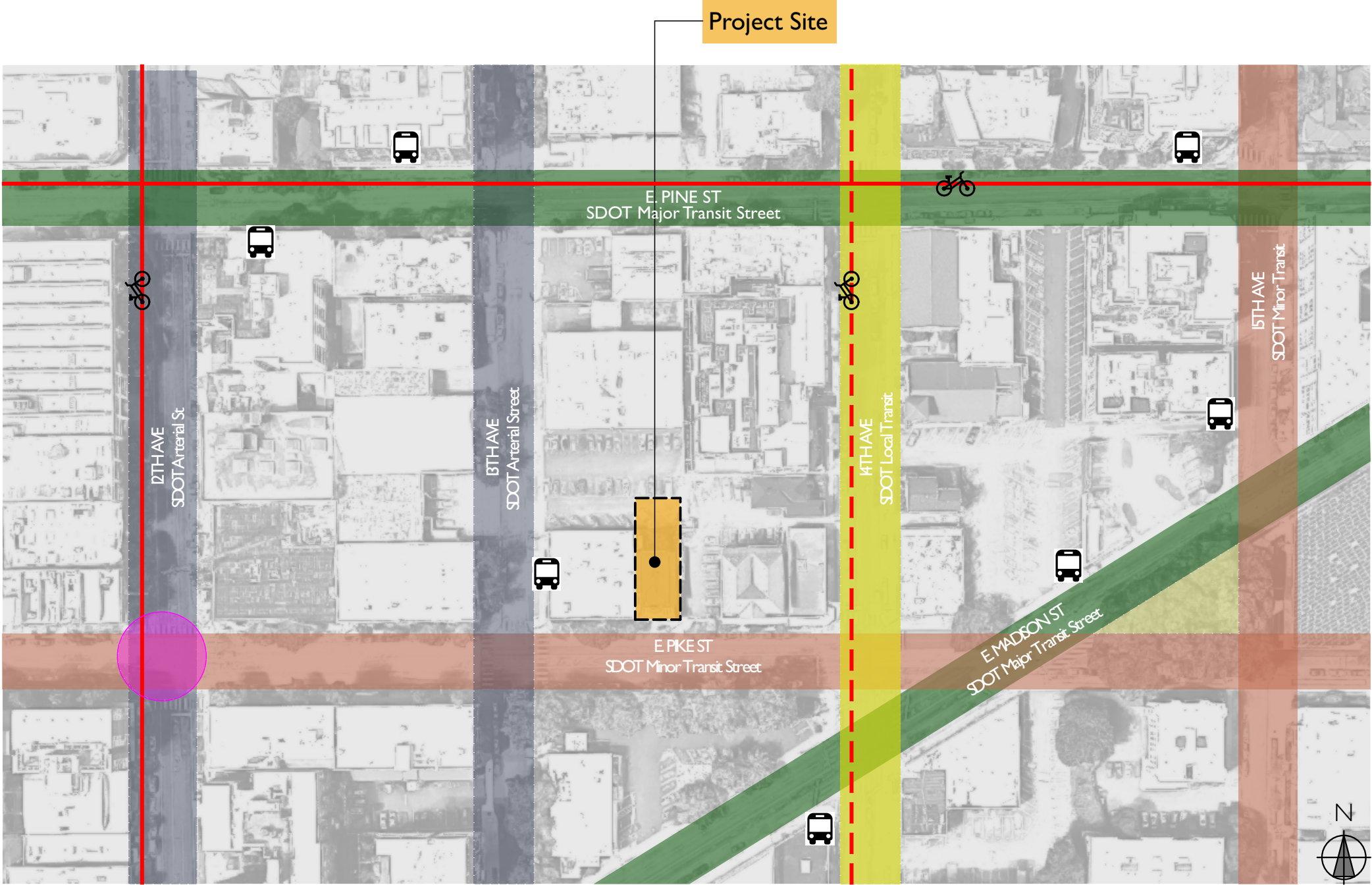
1310 E. PIKE



AERIAL VIEW



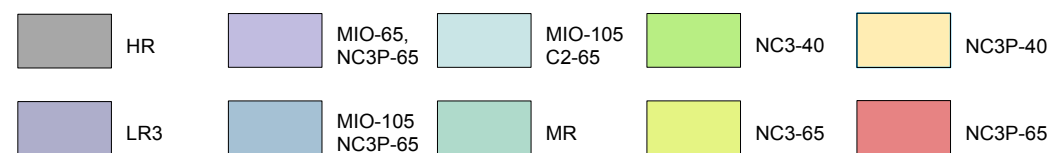
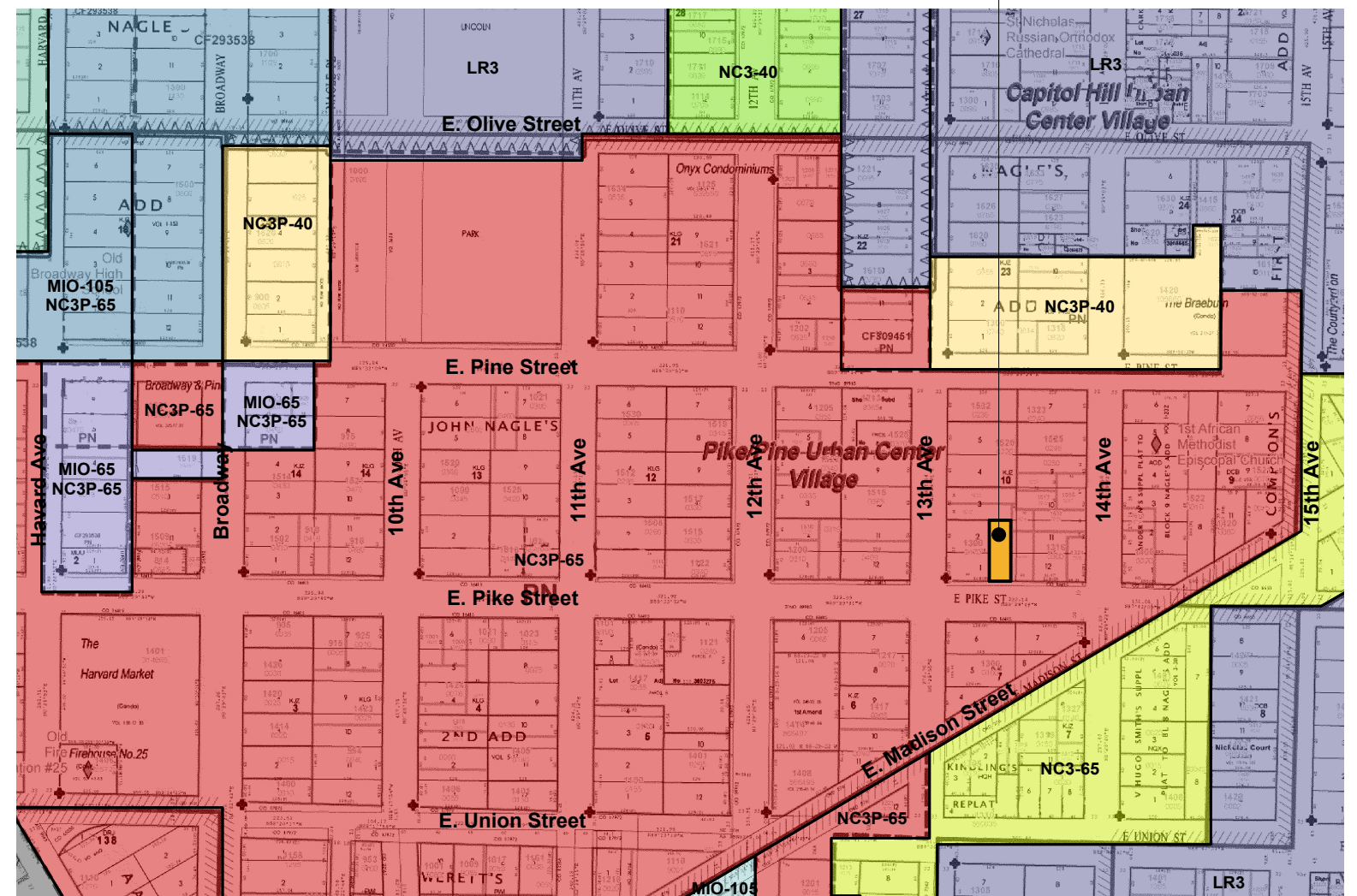
STOREFRONT DETAIL



## 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

Project Site: Zone NC3P-65



SEATTLE DESIGN GUIDELINES RESPONSE

CS1 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.

PL1 CONNECTIVITY

**A.1 ADDING TO 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

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.

**Viii.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

**I.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.





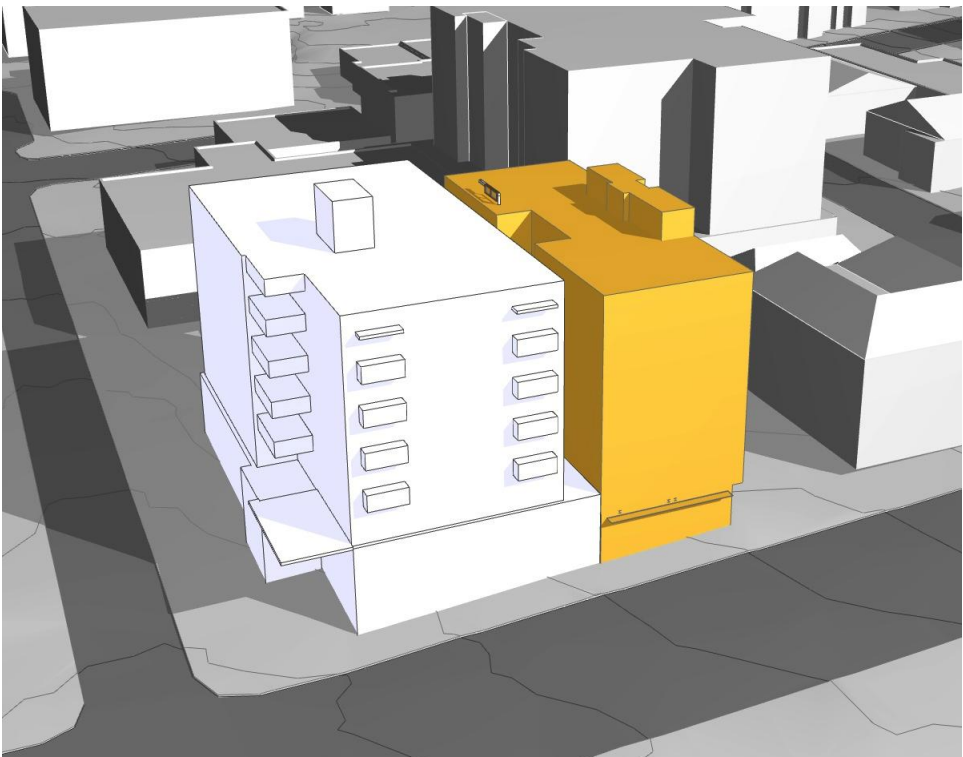
### OPTION A

Pros:

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

Cons:

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



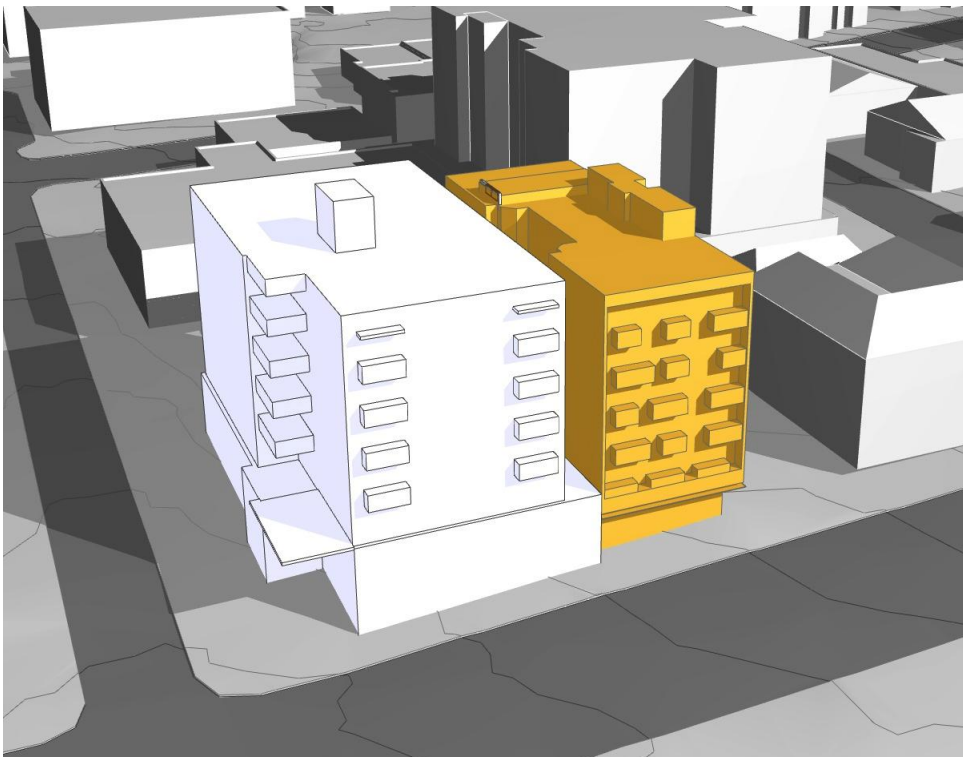
### OPTION B

Pros:

1. 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:

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



### OPTION C PREFERRED

Pros:

1. 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:

1. 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

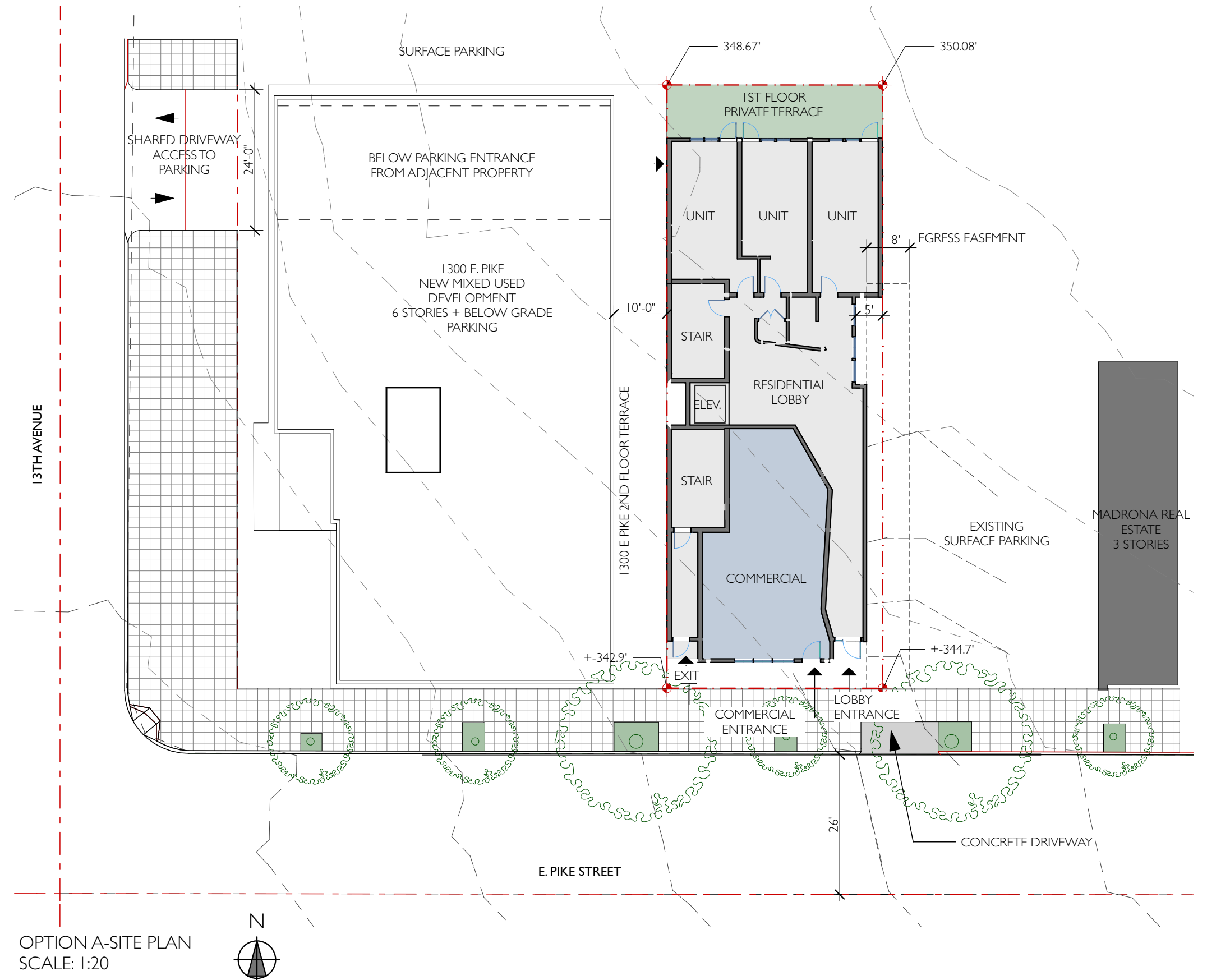
## DESCRIPTION:

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.

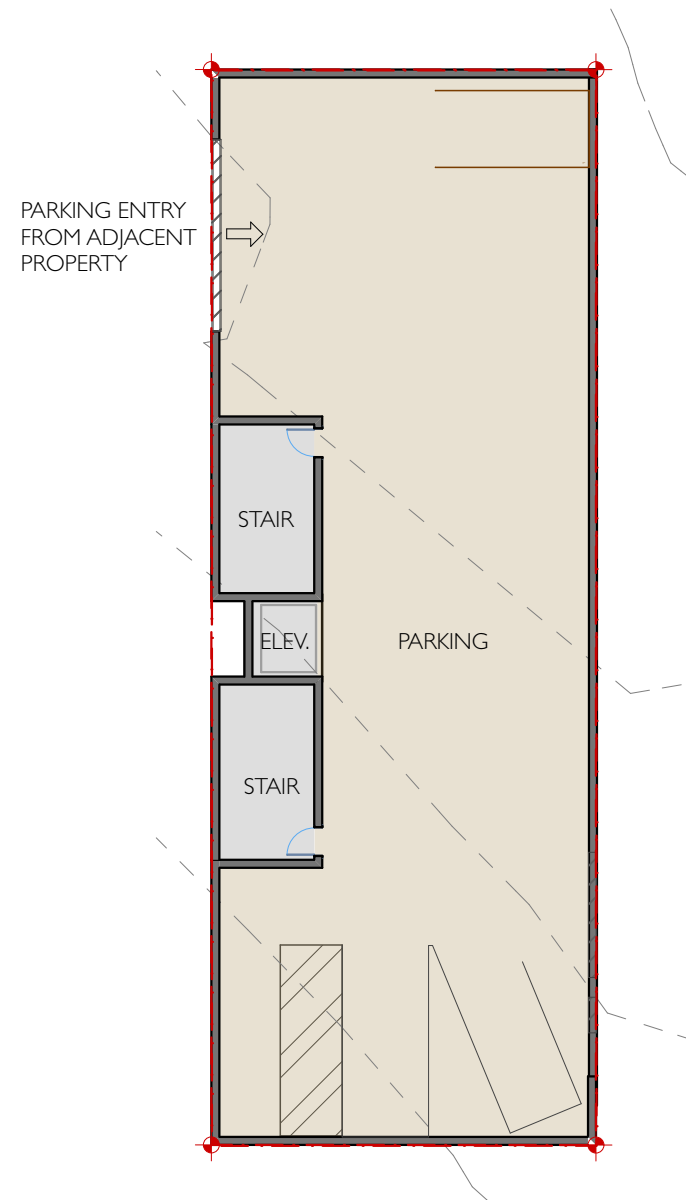
The ground floor along Pike Street is flush with the street and has a retail storefront under a canopy with a recessed residential entrance to the east. A recessed fire exit is at the west end of the facade. There are shallow applied balconies at the south and north facades.

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.

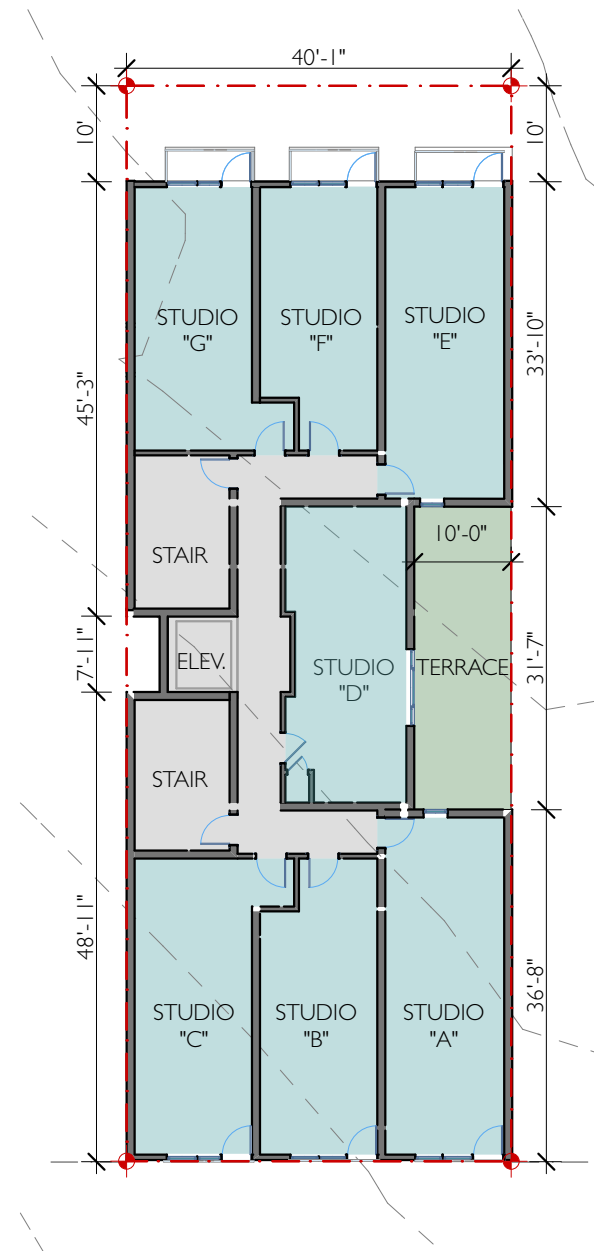
An outdoor roof terrace is provided with landscaped area meeting green roof standards



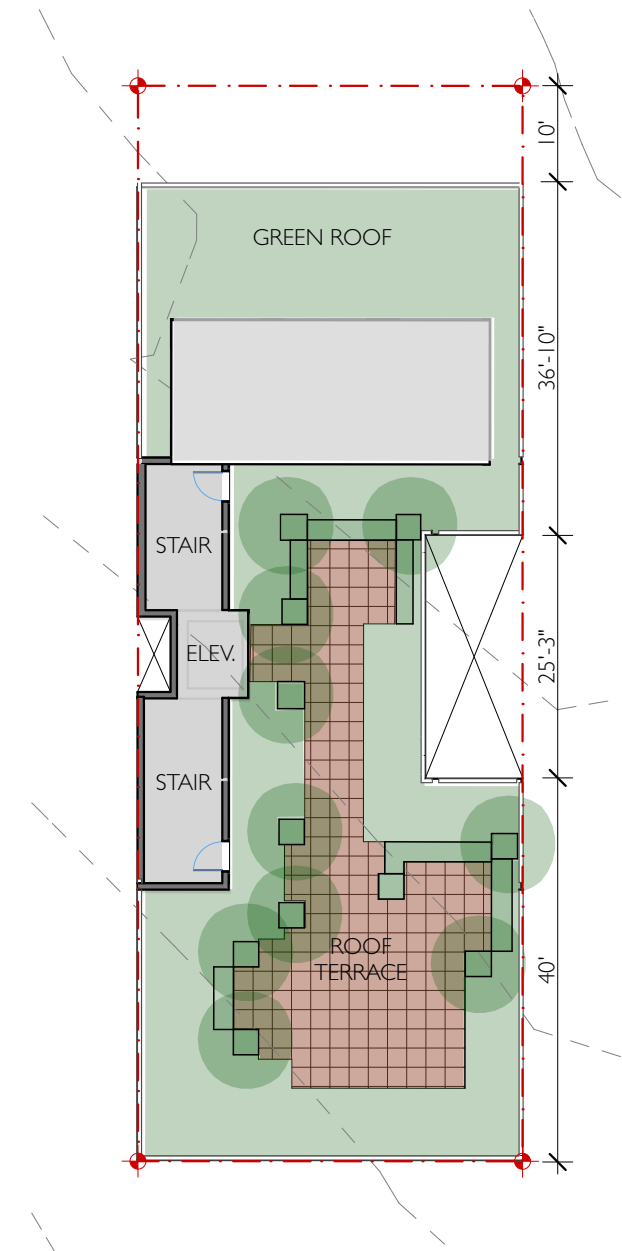
OPTION A-SITE PLAN  
SCALE: 1:20



PARKING  
SCALE: 1:20



TYPICAL RES. FLOOR  
SCALE: 1:20



ROOF PLAN  
SCALE: 1:20



# 16 | 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

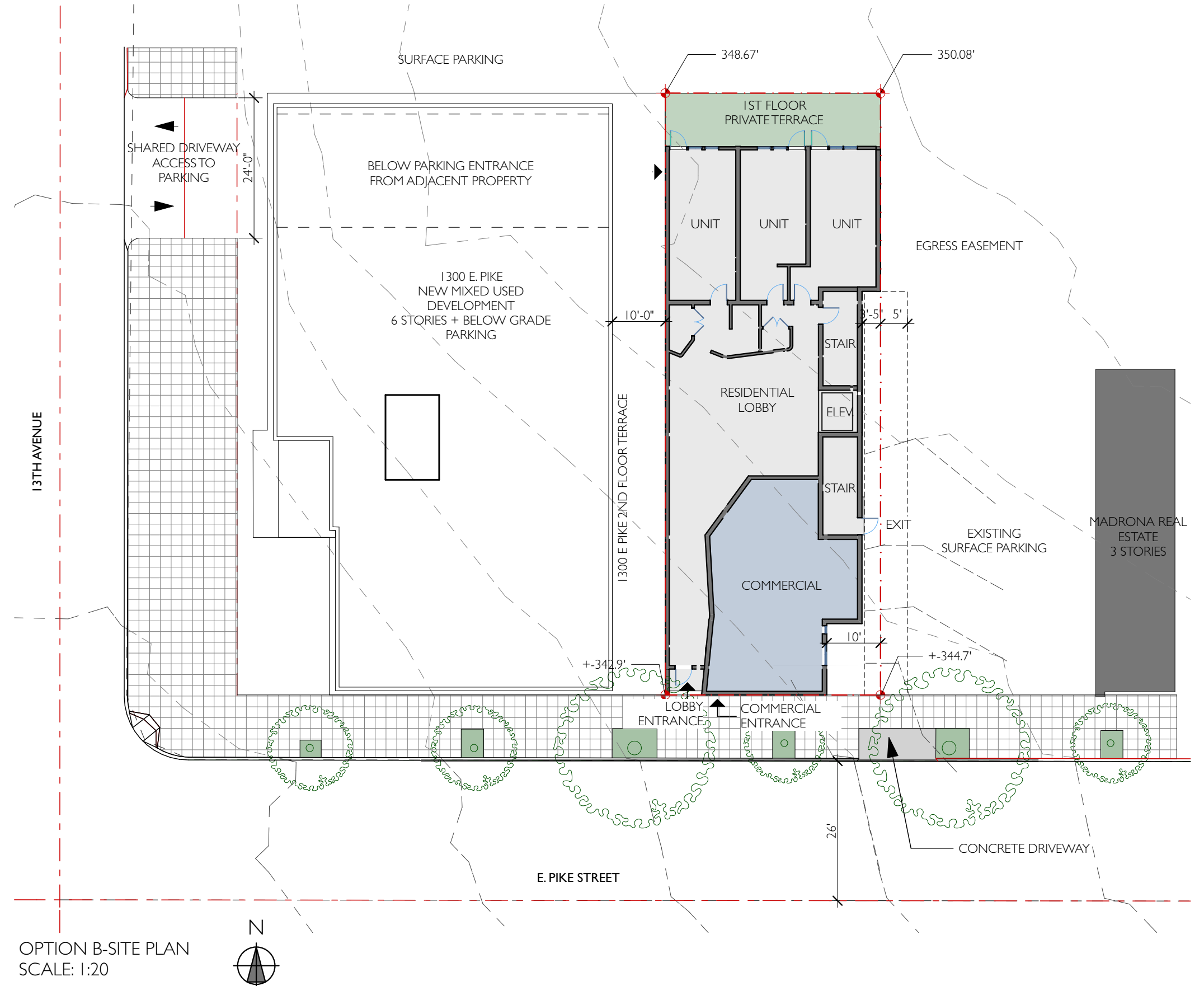
## DESCRIPTION:

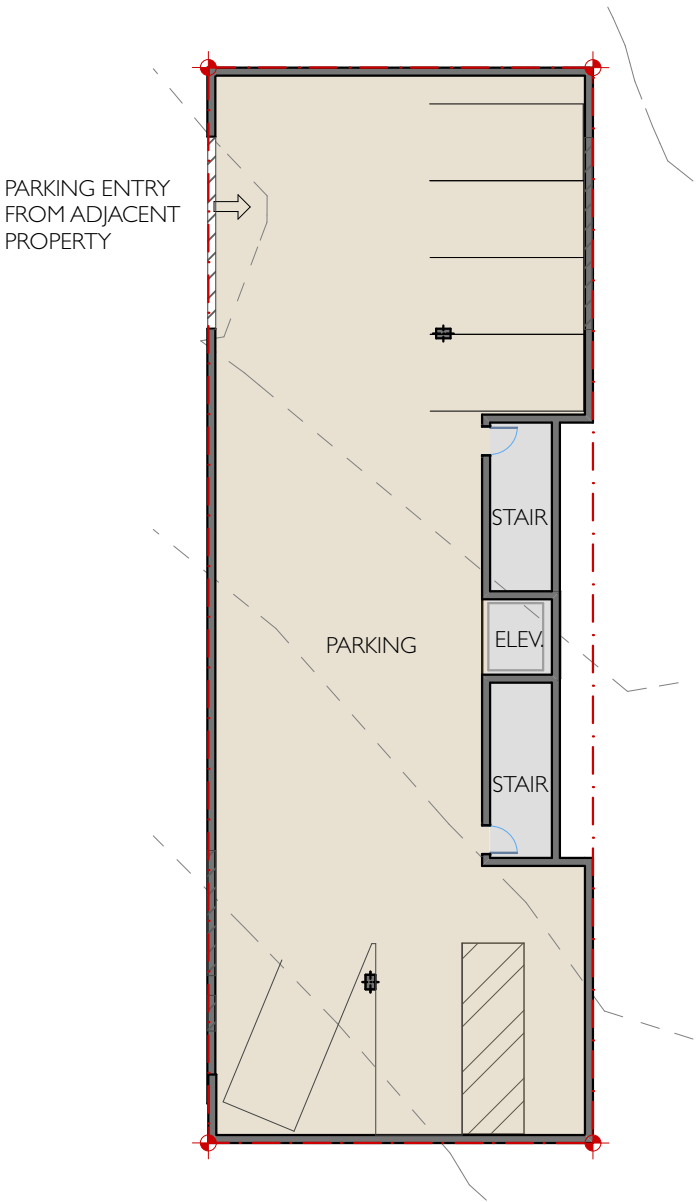
Option B is a six-story building with a retail ground floor and five stories of residential above. The building abuts the property line on the E. Pike facade and on the east and west facades, with a 10' setback on the north. There is a 10' deep, 40' wide light court facing east in the middle of the west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

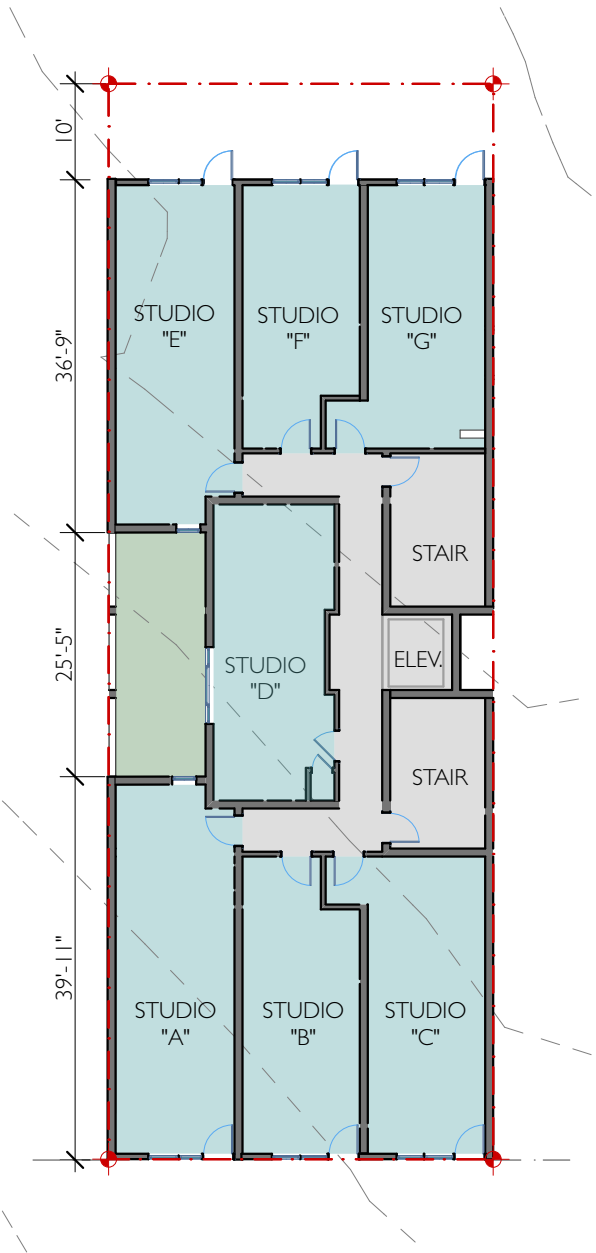
The south facade is extensively glazed and clad in formed metal. The east, north and west sidewall facades are exposed to view and will be clad with integral color cementitious material, patterned and textured.

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

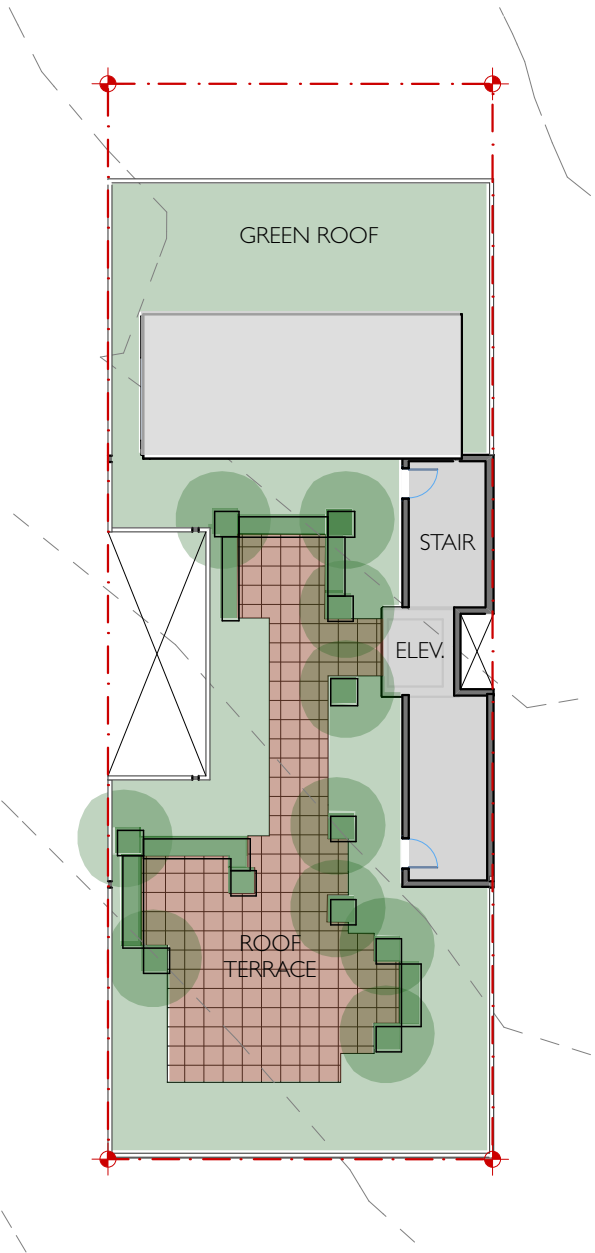




PARKING  
SCALE: 1:20



TYPICAL RES. FLOOR  
SCALE: 1:20



ROOF PLAN  
SCALE: 1:20



# 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.

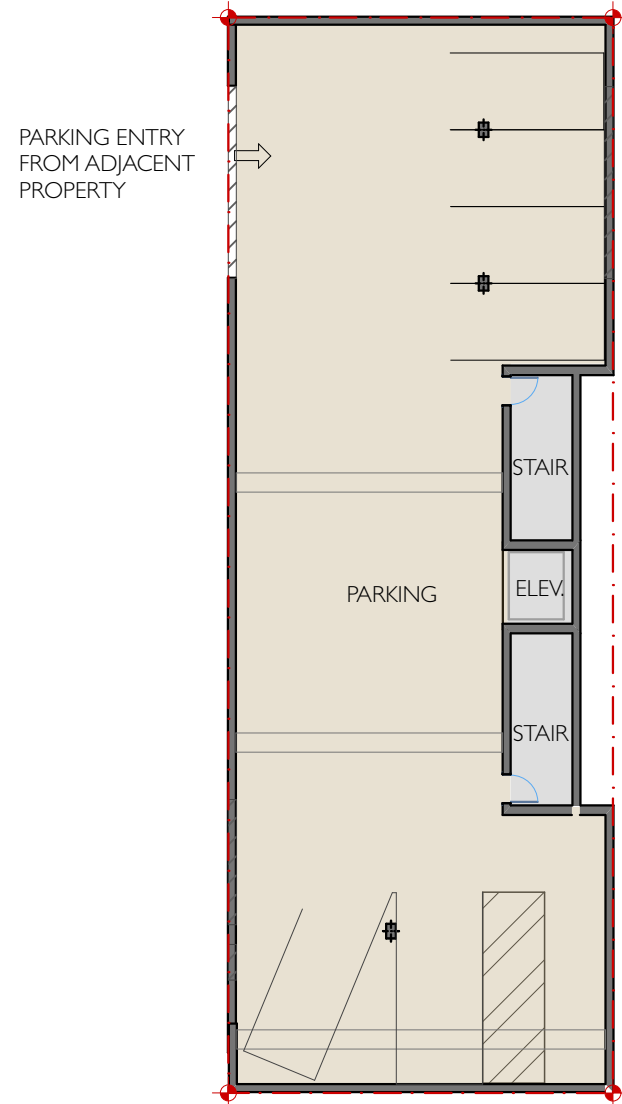
The ground floor along Pike Street is setback from the street and has a retail storefront under a canopy with a recessed residential entrance to the west. A fire exit on the east uses the egress easement.

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.

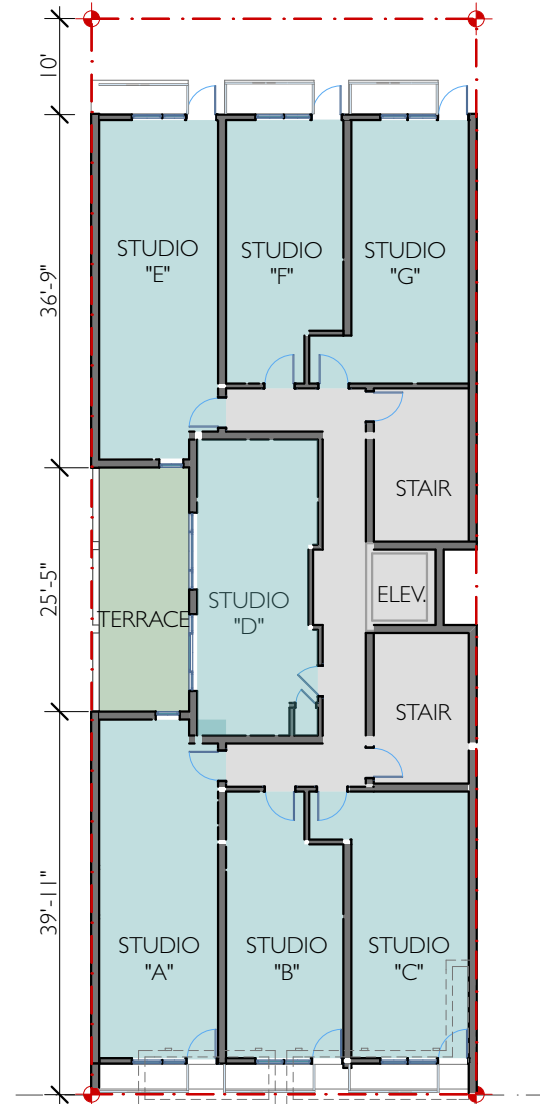
An outdoor roof terrace is provided with landscaped area meeting green roof standards.



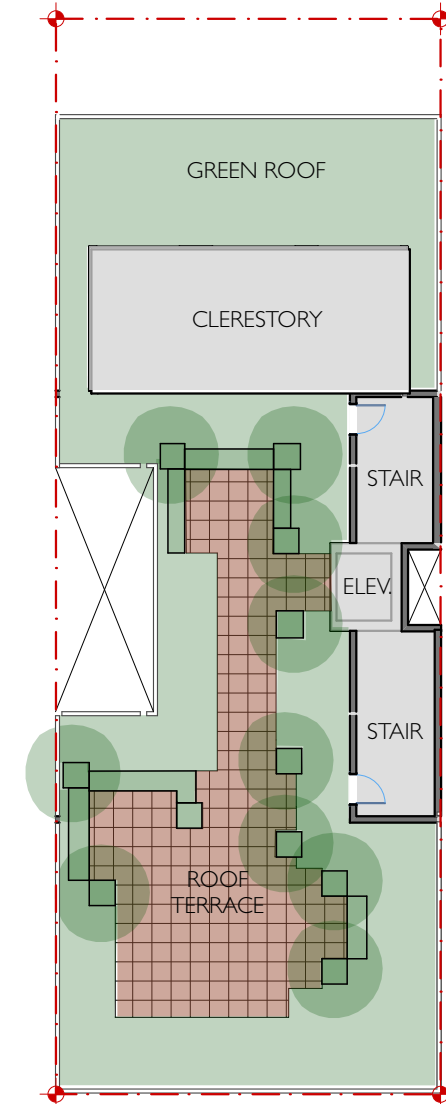
OPTION C-SITE PLAN  
SCALE: 1:20



PARKING  
SCALE: 1:20



TYPICAL RES. FLOOR  
SCALE: 1:20



ROOF PLAN  
SCALE: 1:20

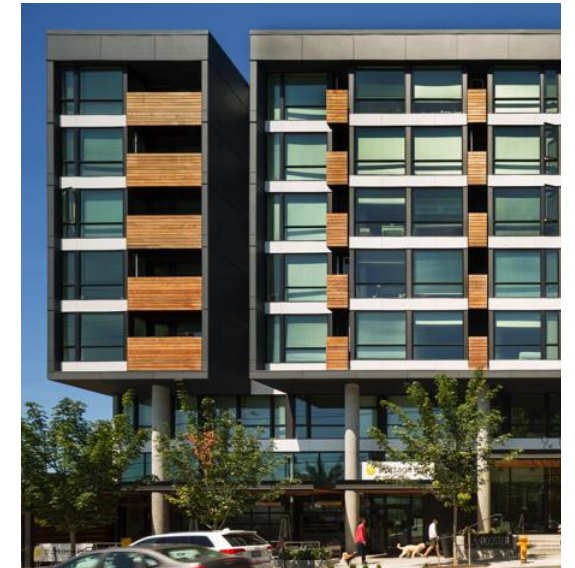




SIGNS



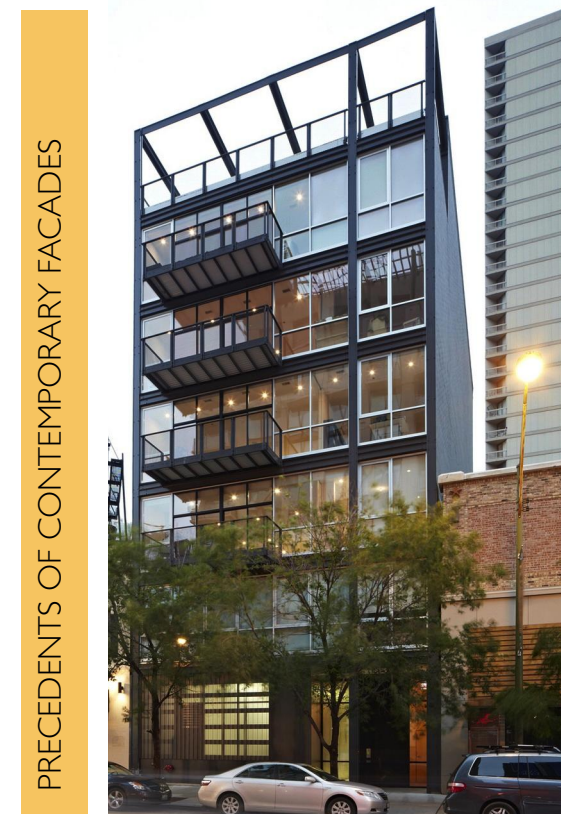
BLANK FACADE



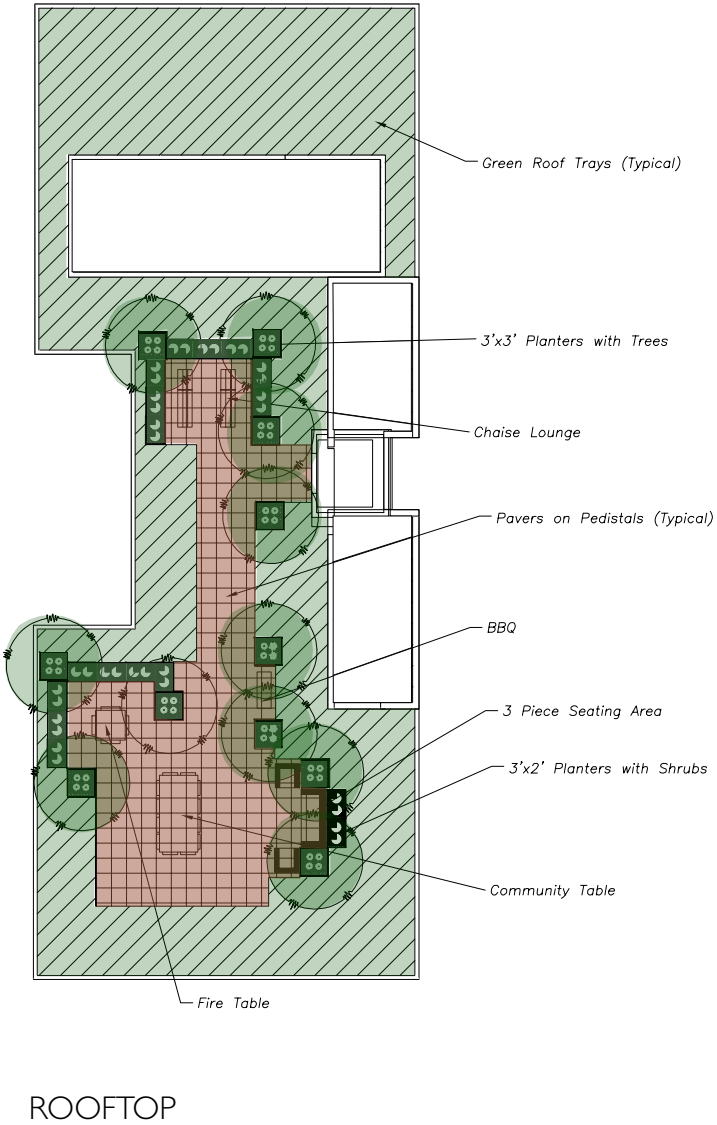
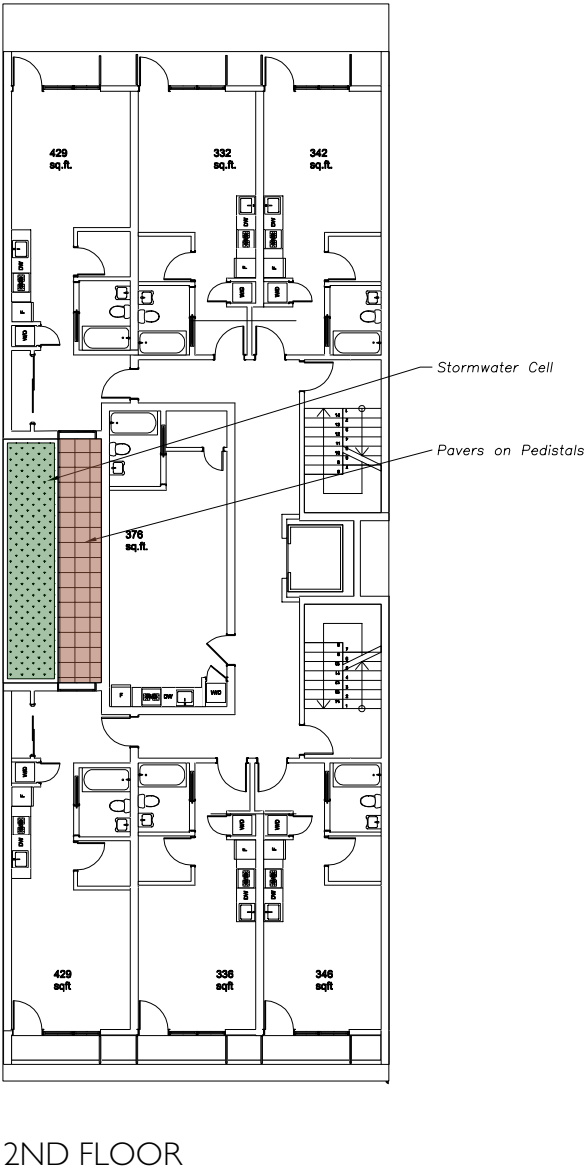
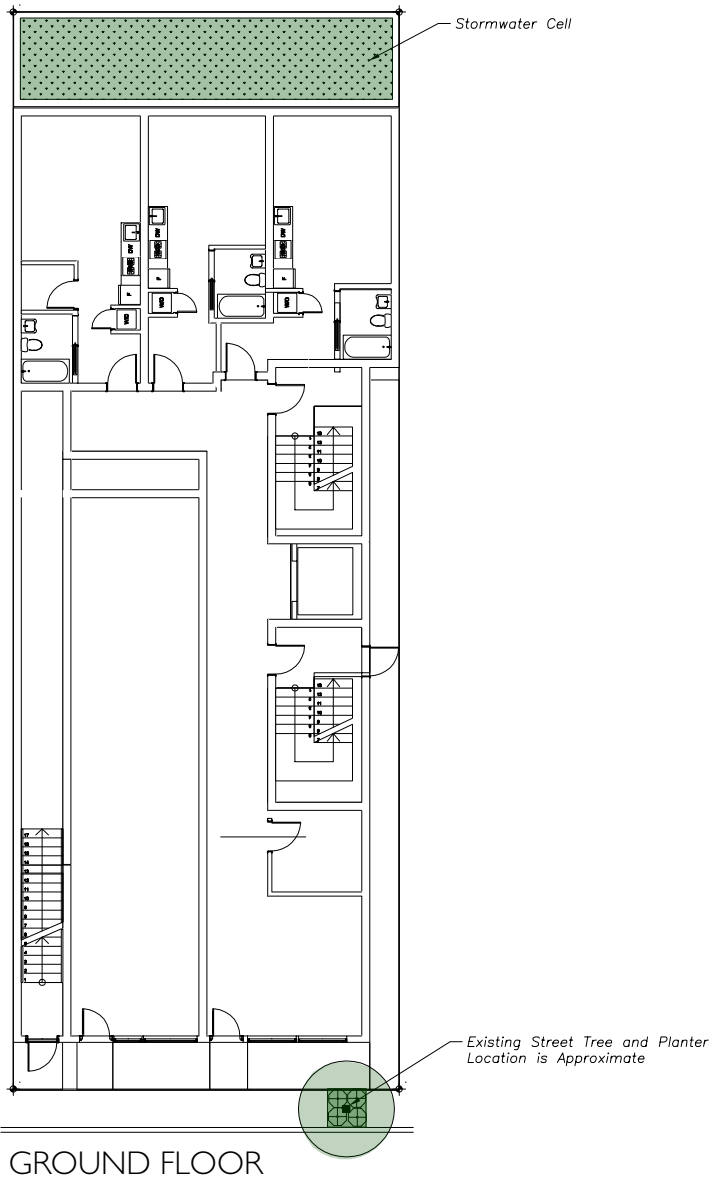
SIDING MATERIALS



BALCONY



PRECEDENTS OF CONTEMPORARY FACADES



LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
	11	3'X3'X30" Planters with Trees, Shrubs and Groundcover
	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





1300 E PIKE  
WINDOW

1300 E PIKE  
BALCONY

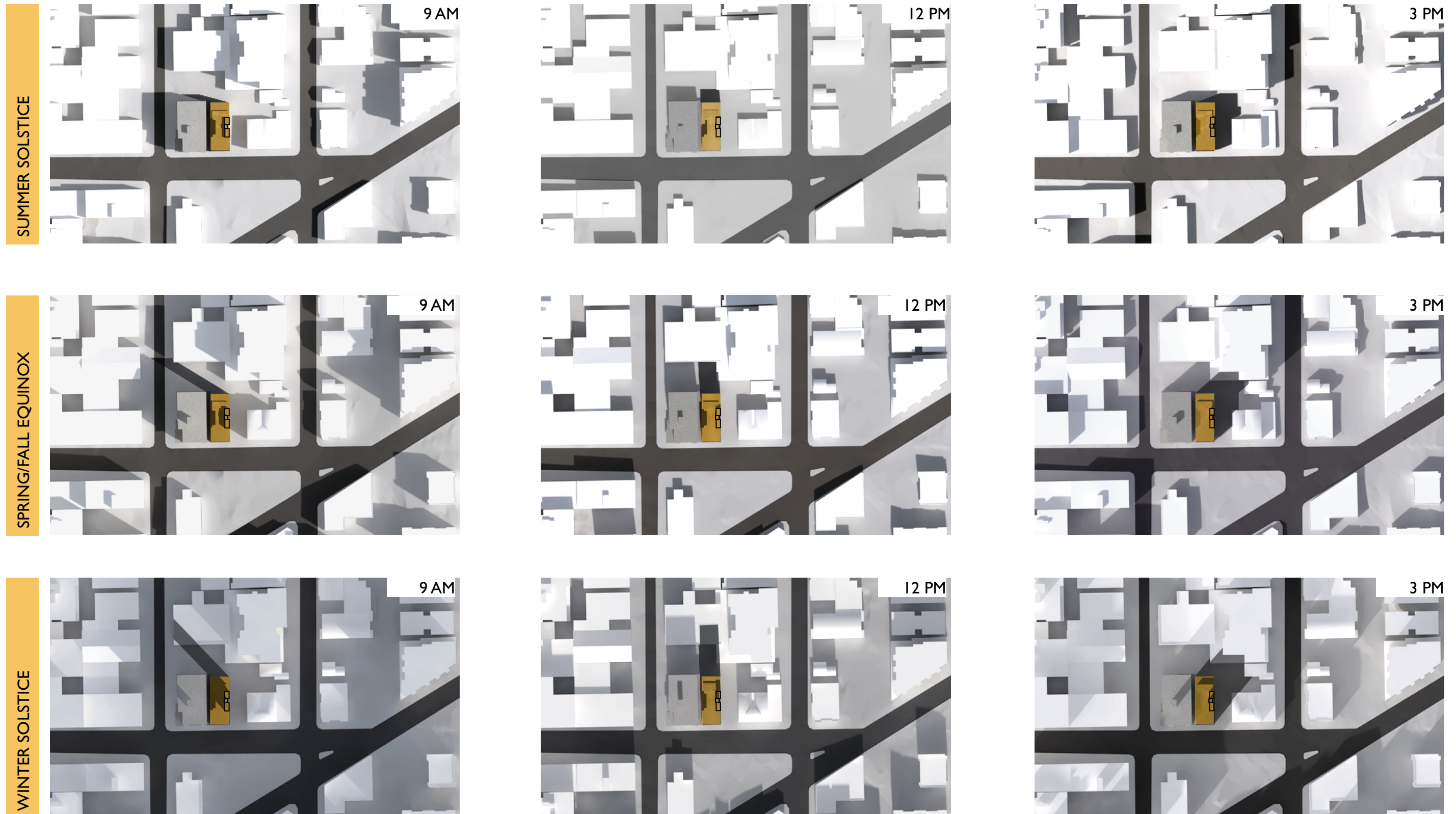
E. PIKE

WEST ELEVATION  
SCALE: 1/16" = 1'



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





CODE SECTION AND REQUIREMENT	PROPOSAL	JUSTIFICATION
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.	Departure Requested to permit demolition of the single character structure on the subject site.	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.



1. 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



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



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



6. TRACE NORTH  
12th Ave - Capitol Hill



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



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