



1320 EAST PINE

REVOLVE
EARLY DESIGN GUIDANCE MEETING / SDCI #3032046-EG / SEPTEMBER 26, 2018

OWNER
PINE TAR LLC

APPLICANT CONTACT
CRAIG BELCHER
PERMIT CONSULTANTS NORTHWEST
26456 MARINE VIEW DRIVE SOUTH
DES MOINES, WA 98198

DEVELOPER/ ARCHITECT
REVOLVE
122 S. JACKSON ST | SUITE 330
SEATTLE, WA 98104
206.790.0259

revolve
DEVELOPMENT INVESTMENTS CONSULTING

TABLE OF CONTENTS



| | |
|-------|-------------------------------------|
| 3 | PROJECT DETAILS |
| 4-7 | SITE CONTEXT |
| 8-9 | URBAN DESIGN ANALYSIS - STREETScape |
| 10-12 | URBAN DESIGN ANALYSIS - SITE |
| 13 | ZONING ENVELOPE |
| 14-15 | PRIORITY DESIGN GUIDELINES |
| 16-19 | PRECEDENT IMAGES |
| 21-27 | MASSING CONCEPTS |
| 28-39 | MASSING ANALYSIS |
| 40 | DESIGN CONCEPT - MATERIALITY |
| 41 | PREVIOUS REVOLVE PROJECTS |
| 42 | DEPARTURES |
| 43-45 | SHADOW STUDIES |



PROJECT INFORMATION

ADDRESS: 1320 E Pine Street
Seattle, WA 98122

SDCI PROJECT NUMBER: 3032046-EG
NUMBER OF RESIDENTIAL UNITS: 79
NUMBER OF PARKING STALLS: 29 (LEVEL P1)
COMMERCIAL AREA: 1,758 SF
BUILDING AREA: 65,171 SF

ZONING DATA

PARCEL #'s: #6003000810, #6003000805, #6003000814
ZONING: NC3P-40
OVERLAYS: Pike/Pine Urban Village
LOT AREA: 17,460 SF

Floor Area Ratio:
Allowable FAR: 3.25 / 56,745 GSF
Project FAR: 2.84 / 49,507 GSF
(SMC 23.47A.013)

Structure Height:
Maximum Height: 40'
Additional Height: +4' for a floor-to-floor height of 13 feet is provided for nonresidential uses at street level.
(SMC 23.47A.012)

Landscape Requirements:
Required Green Factor Score: 0.3
(SMC 23.86.019)

Amenity Requirements:
5% of the residential area.
The amenity area must be common, not within a structure, a min. of 250 SF, a min. of 10' wide in each direction. Project amenity requirement: 2,370 SF
(SMC 23.47A.024)

Required Parking:
No minimum parking requirement for commercial or residential uses in multifamily zones within urban centers.
(SMC 23.54.015)

LOCATION

The property is located near the SE Corner of E Pine St and 14th Ave in the Pike/Pine Neighborhood of Seattle. The site is a combination of 3 parcels that primarily front 14th Ave, with a flag component that extends to Pine St between Seattle Fire Station 25 and two adjacent buildings that occupy the corner lot. The adjacent zoning is a mix of NC3P-65 along E Pine St and LR3 to the area north of the site.

DEVELOPMENT OBJECTIVE

The applicants development objective is to provide the highest and best use for the site by creating a high-density mixed-use development. The proposed project is a four-story building consisting of 79 units and 1,758 square feet of retail above a below-grade parking structure that will house 29 stalls. Pedestrian access to the retail will be from E Pine St, residential lobby access is from 14th Ave, while the parking will be accessed from a drive ramp mid-block on 14th Ave. The proposed structure height is within the required 44'-0" height limit which includes the 4 foot bonus for having a minimum floor-to-floor height of 13'-0" for ground level commercial spaces.

DESIGN OBJECTIVES

This building site provides several unique opportunities. The major building form is scaled to compliment the development across 14th to the East. A slender section of the site projects south to front E Pine St, allowing for a dramatic vertically scaled expression along the busier street. Critical neighborhood nodes like this need to be treated with care and crafted to capture the vibrancy and unique character of the place. As the Pike/Pine neighborhood continues to evolve there are opportunities to impart a sense of care and community while utilizing mid-scale projects to impart an urban scale and texture to the busier arterials.

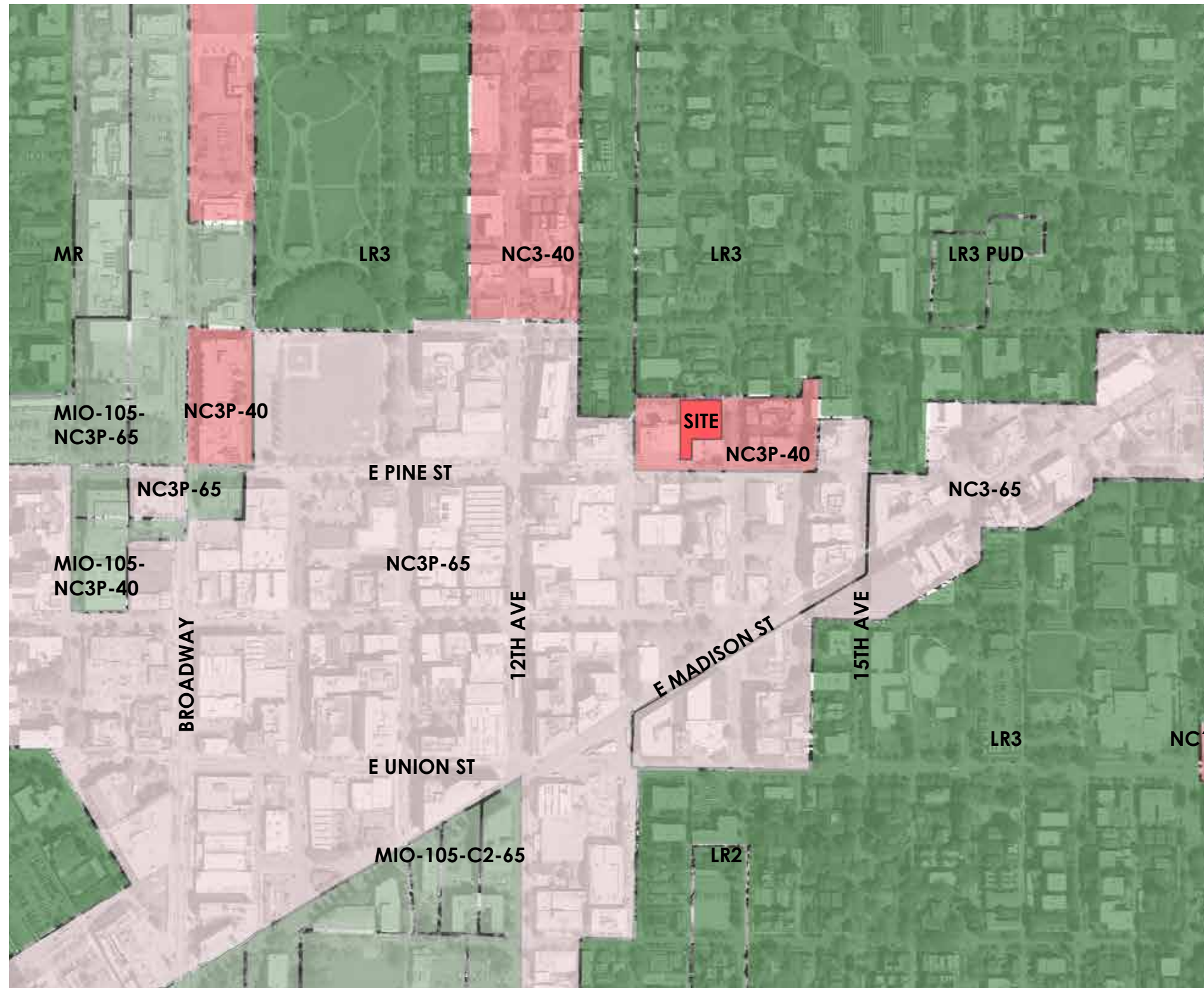
The team's goals for the building design include:

- Create a nuanced and carefully detailed exterior
- Provide a variety of outdoor spaces via in internal courtyard, North setback, and residential setback at street level along 14th ave
- Enhance the unique identity of the neighborhood
- Blend clean minimalist design with craft inspired materials

CONTEXT

ZONING MAP

The site is zoned NC3P-40 and is located within the Pike/Pine Urban Village. The adjacent property to the North is LR3, the projects to the east and west along E Pine St are both zoned NC3P-40. A higher NC3P-65 zone surrounds the site to the east, west, and south.



- NEIGHBORHOOD COMMERCIAL
- MULTIFAMILY
- INSTITUTIONAL



SITE CONTEXT

ACCESS & TRANSIT MAP



The location provides convenient access to both regional and local transit via 12th Ave and E Madison St, as well as major employment centers. The site is only 5 blocks from Seattle Central College, 2 blocks from Cal Anderson Park, 6 blocks from Seattle World School, 2 blocks from the Seattle Academy of Arts and Sciences 6 blocks from the Lemieux Library and McGoldrick Learning Commons.

The site is 4 blocks from Broadway with a multitude of public transportation options. The streetcar runs north to south on Broadway connecting to several neighborhoods to the south and into Pioneer Square. The Capitol Hill Light rail station is a 1/2 mile northwest of the site at the corner of Broadway and Denny.

- • METRO TRANSIT STOP
- • METRO TRANSIT ROUTE
- • BICYCLE FRIENDLY ROUTE
- • MAJOR ARTERIAL
- 📍 • NEIGHBORHOOD AMENITY
 1. SEATTLE CENTRAL COLLEGE
 2. CAL ANDERSON PARK
 3. SEATTLE POLICE DEPT. EAST PRECINCT
 4. SEATTLE FIRE STATION 25
 5. SEATTLE UNIVERSITY
 6. KAISER PERMANENTE
 7. TT MINOR PLAYGROUND





• MIX OF OLD WITH NEW, PANELIZED FACADE SYSTEM



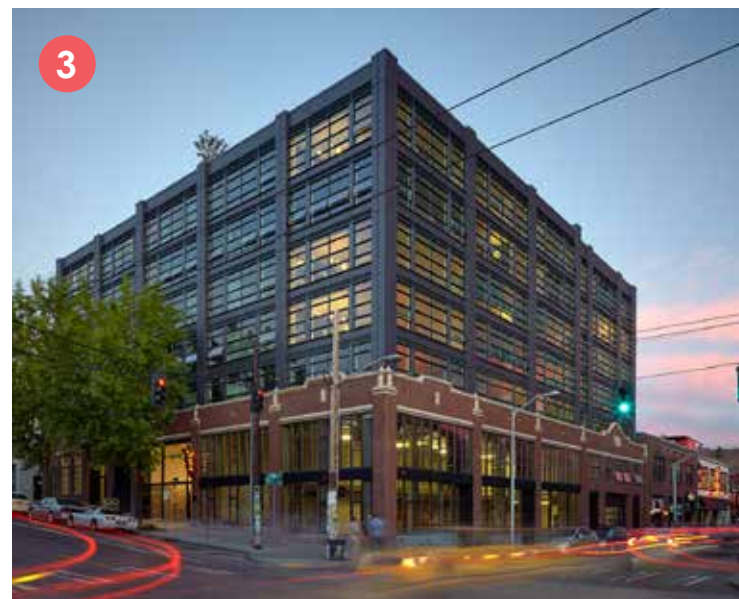
• HIGHLY GRAPHIC, CLEAN FORMS



• TAUGHT SKIN SYSTEM, PAINTED METAL FACADE
• DISTINCT RETAIL BASE



• ORGANIZED WINDOW GROUPING
• TRADITIONAL FACADE AND MASSING



• DISTINCT CORNER PRESENCE
• UPPER LEVEL MATERIAL SHIFT



• SIMPLE FACADE WITH CLEAN DETAILING AND HIGH TRANSPARENCY
• RECESSED GROUND FLOOR

SITE CONTEXT

USE MAP & SELECT NEIGHBORING BUILDINGS

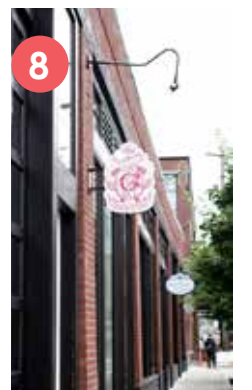
The architecture surrounding the site is a mix of architectural styles and scales. Adjacent to the site, E Pine St contains a mix of building types of either larger multifamily (typically 65'), mid-rise multifamily (40') and 2-story commercial uses (25'). The styles range from the contemporary to several older brick buildings. Side streets contain mostly newer townhomes (35'), older single family (20'+) and smaller scale brick apartment buildings (35').

MIXED-USE/ MULTIFAMILY

1. Pike Motorworks
2. Beryl Apartments
3. Sunset Electric
4. 14th & Madison
5. Reo Flats
6. Agnes Lofts

RETAIL

7. Lost Lake Cafe
8. General Porpoise
9. Chophouse Row



• BRIGHT ACCENTS, ENGAGED SIDEWALK RETAIL EXPERIENCE
• WOOD FACADE, HIGH GLAZED FRONTAGE

SITE CONTEXT

SURROUNDING USE MAP



1
COLLINS ON PINE
 • RECESSED GROUND FLOOR THROUGH REPEATED BAYS



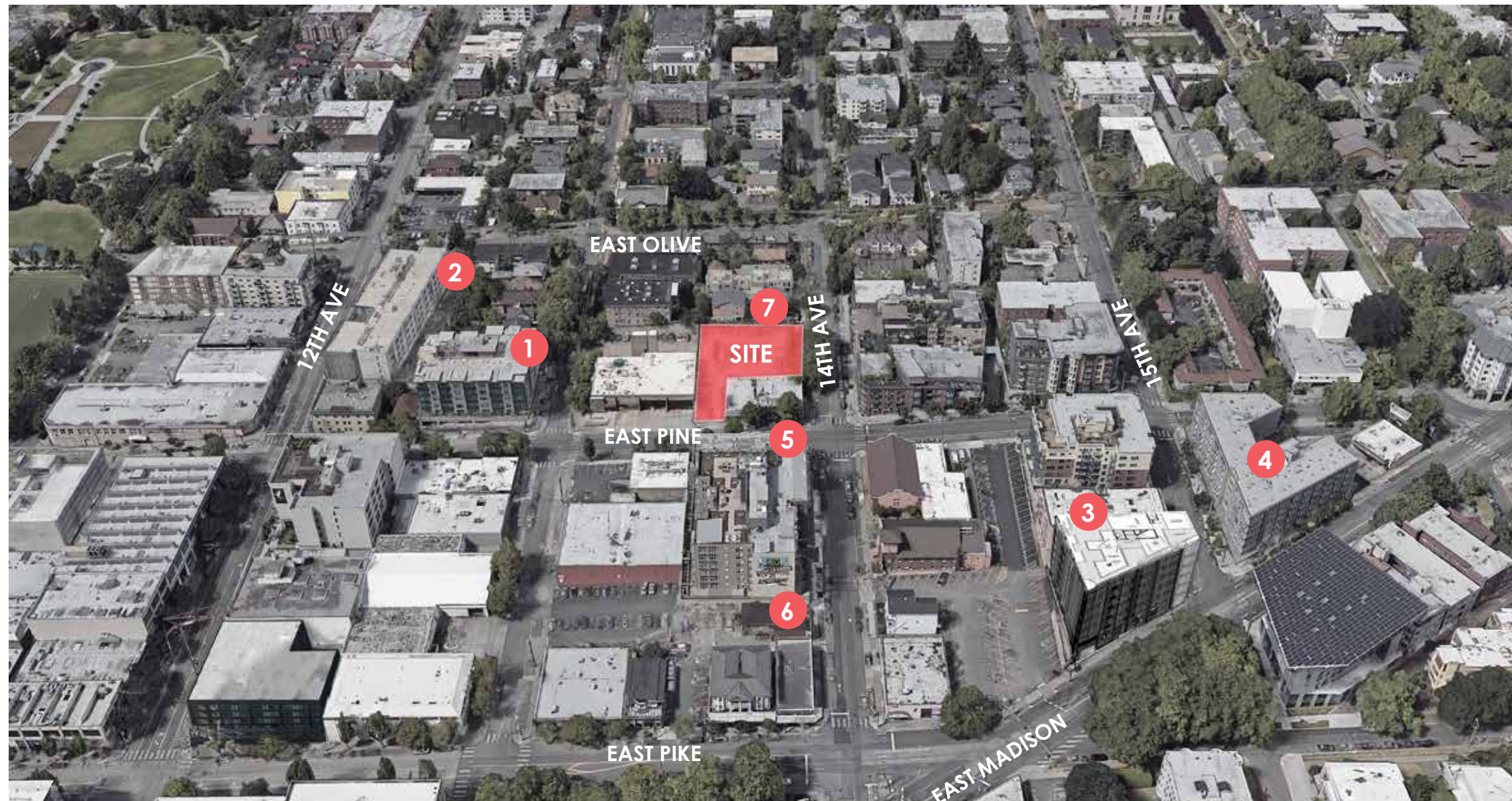
2
12TH AVE ARTS
 • RECESSED GROUND FLOOR
 • MATERIAL EXPRESSION OF DIFFERENT USES



3
BROADCAST APARTMENTS
 • UNIFIED MATERIAL/FINISH, STRONG BAY EXPRESSION,
 • FULL HEIGHT VERTICAL BANDING



4
PEARL APARTMENTS
 • REGIMENTED FACADE PATTERN
 • WHOLE BLOCK EXPRESSION



5
 • SPINASSE (RETAIL) - STRONG SIDEWALK PRESENCE



6
 • PORCHLIGHT COFFEE & RECORDS - HIGHLY GLAZED

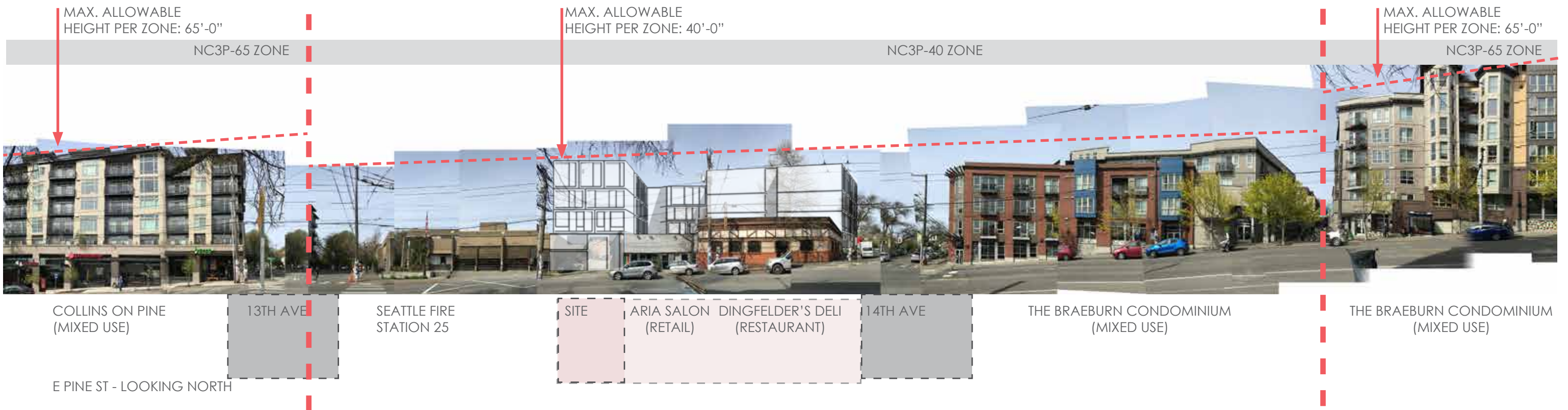


7
 • TOWNHOUSES/LOW RISE APARTMENTS

1320 E PINE

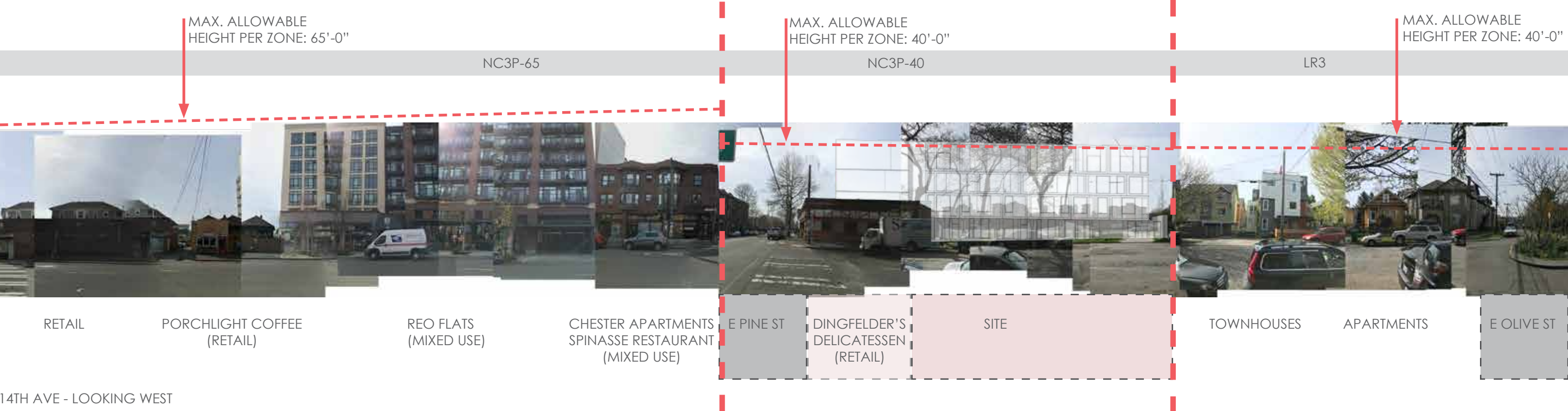
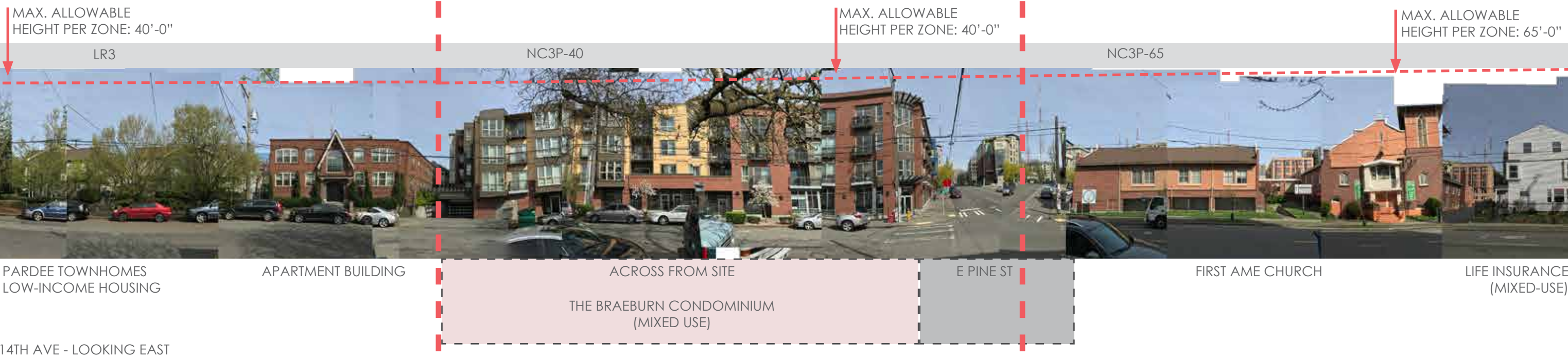
URBAN DESIGN ANALYSIS

STREETSCAPE VIEW | E PINE STREET



URBAN DESIGN ANALYSIS

STREETSCAPE VIEW | 14TH AVENUE



1320 E PINE

URBAN DESIGN ANALYSIS

COMPOSITE SITE PLAN

The site is located in the Capitol Hill neighborhood of Seattle primarily fronting 14th Ave with a small segment fronting E Pine Street. The site is made up of three parcels measuring 128' x 120' with the small segment measuring 35' x 60'. The site has a slight slope from the northeast corner of the site and down to the southwest corner, with a steeper slope in the southwest portion. The site has no existing structures and is currently in use as a parking lot.

PROJECT ADDRESS: 1320 E Pine Street

PROJECT DESCRIPTION:

New mixed-use building with (1) floor of retail and (4) floors of residential over (1) level of underground parking.

ASSESSOR'S NUMBER:

600300-0805-00, 600300-0810-00, 600300-0814-00

LEGAL DESCRIPTION:

Parcel A:

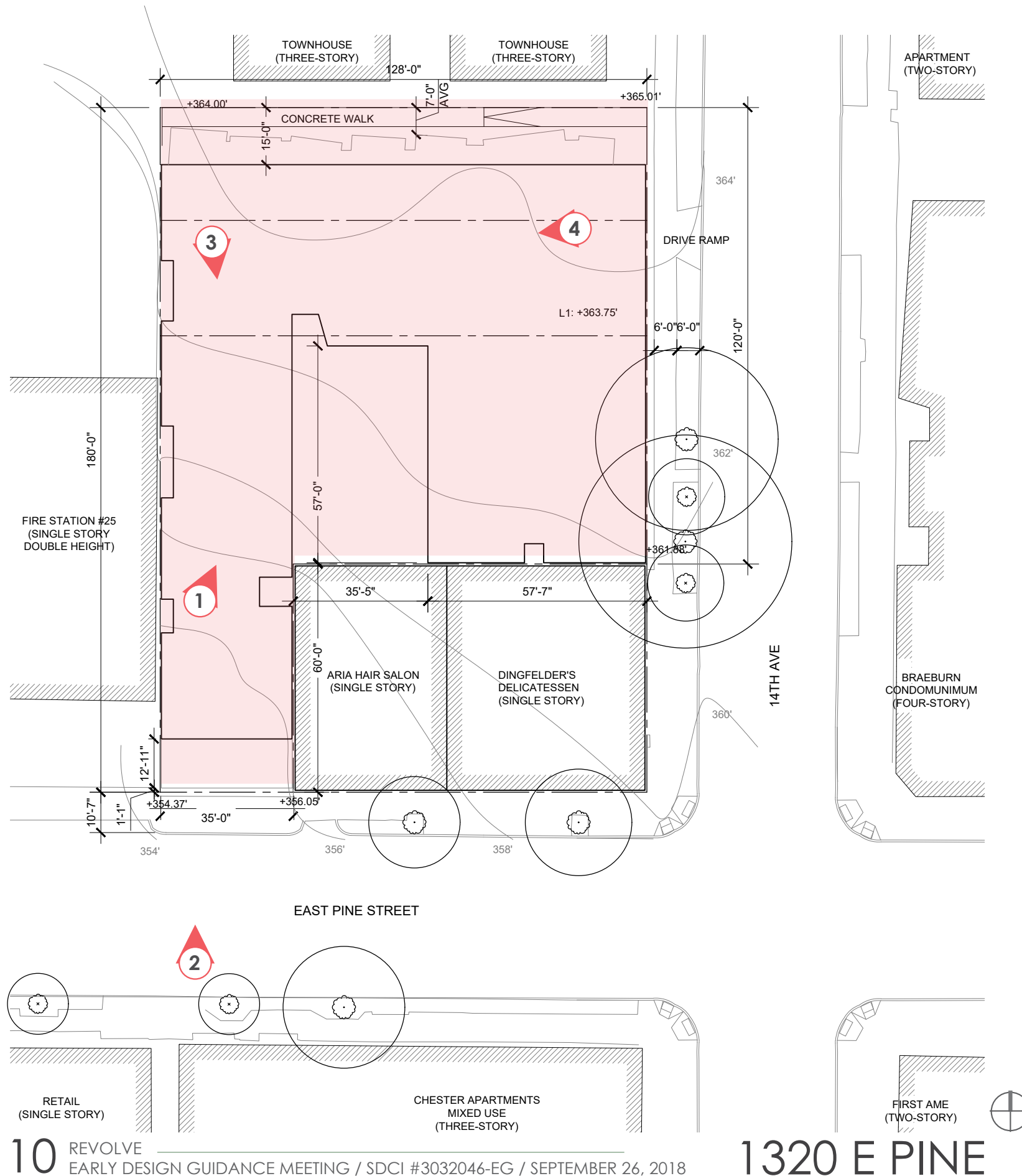
The north half of lot 10 in block 23 of an addition to the city of Seattle as laid off by D. T. Denny, guardian of the estate of J. H. Nagel, as per plat recorded in volume 1 of plats, page 153, records of king county auditor, (commonly known as Nagel's addition to the city of Seattle);

Parcel B:

The south half of lot 10 in block 23 of an addition to the city of Seattle as laid off by D. T. Denny, guardian of the estate of J. H. Nagel, as per plat recorded in volume 1 of plats, page 153, records of king county auditor, (commonly known as Nagel's addition to the city of Seattle);

Parcel C:

All of lot 11 and the west 35 feet of lot 12 in block 23 of an addition to the city of Seattle laid off by D. T. Denny, guardian of the estate of J. H. Nagel, as per plat recorded in volume 1 of plats, page 153, records of king county auditor, (commonly known as Nagel's addition to the city of Seattle); situate in the city of Seattle, county of King, state of Washington.



URBAN DESIGN ANALYSIS

EXISTING SITE PHOTOS



1 VIEW OF EXISTING SITE - LOOKING NORTHEAST



2 VIEW OF EXISTING SITE - LOOKING NORTH



3 VIEW OF EXISTING SITE - LOOKING SOUTH



4 VIEW OF EXISTING SITE -
LOOKING WEST TO ADJACENT FIRE STATION

URBAN DESIGN ANALYSIS

SITE INFLUENCES & ACCESS ANALYSIS

OPPORTUNITIES:

DAYLIGHT & VIEWS

The site has excellent solar access from mid-morning through evening in summers. A roof deck provides views west and south. Height-variable setbacks to the north will reduce shading impacts to the townhouses. CS1.B.2 - Daylight & Shading

TRANSIT CONNECTIVITY

The site is a block east from the bus stop running both directions on E Pine, with a major light rail connection blocks away to the northwest. Retail located at the sidewalk on Pine provides a clear connection to these access points. PL4.C1- Active Transportation
CS2.III.ii.b - Maintain a continuous street wall

CONSTRAINTS:

TRAFFIC NOISE

There will be some amount of traffic noise along E Pine and intermittent noise from the adjacent Fire Station that can be mitigated through careful placement of exterior windows in the building envelope. CS2.B.2 - Connection to the Street

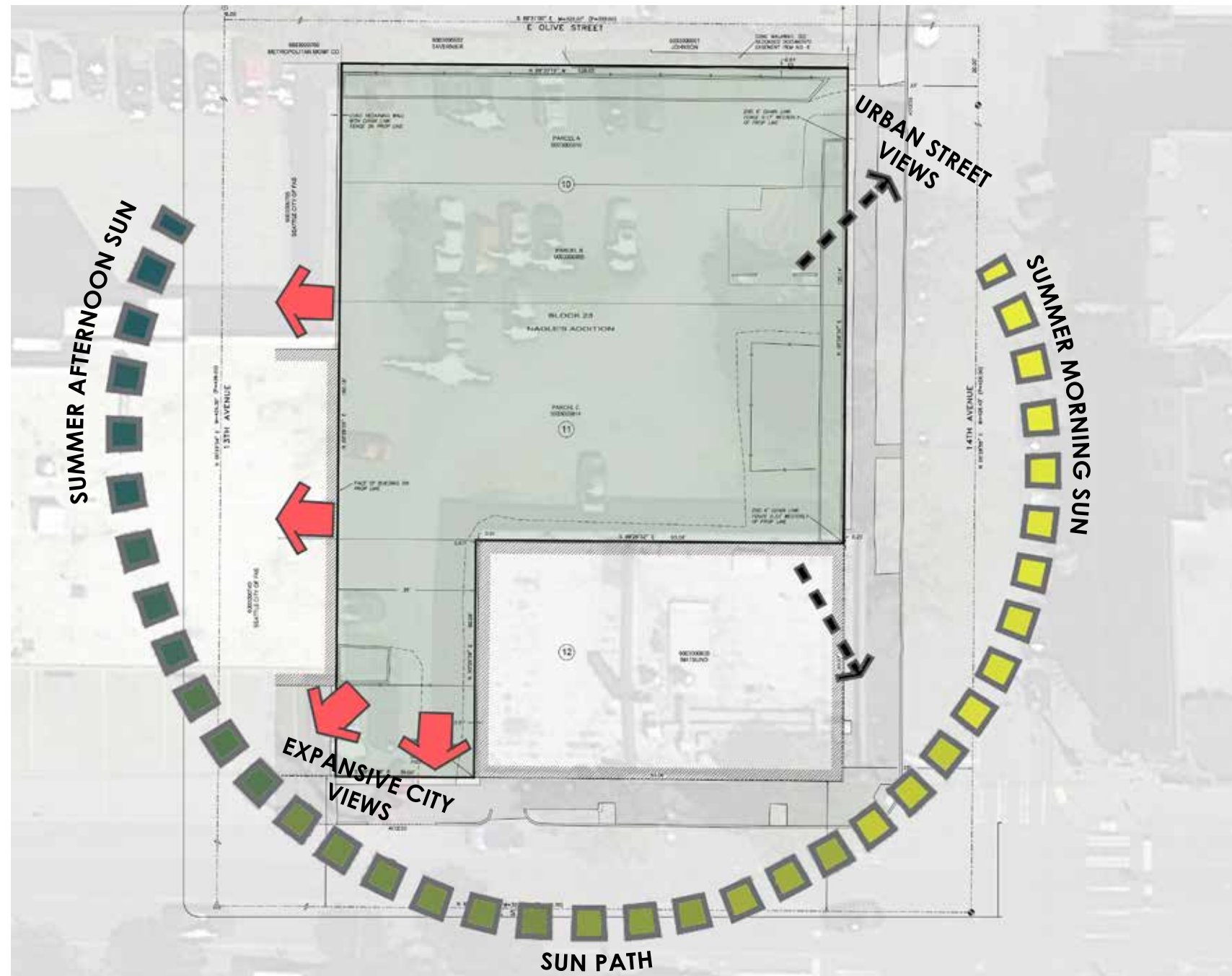
ADJACENCY TO LOW RISE ZONING

The transition to the lowrise LR3 zone at the North property line creates the need to address the lower scale through a more sensitive approach to the modulation and placement of the facade elements and openings. Strategies for addressing open space to maximize access to light and air include using setbacks as well as creating a finer scale of form and modulation at the ground level.

CS2.III.ii.c - Provide Rear setbacks to maximize access to light and air

CS2.D.3 - Zone Transitions

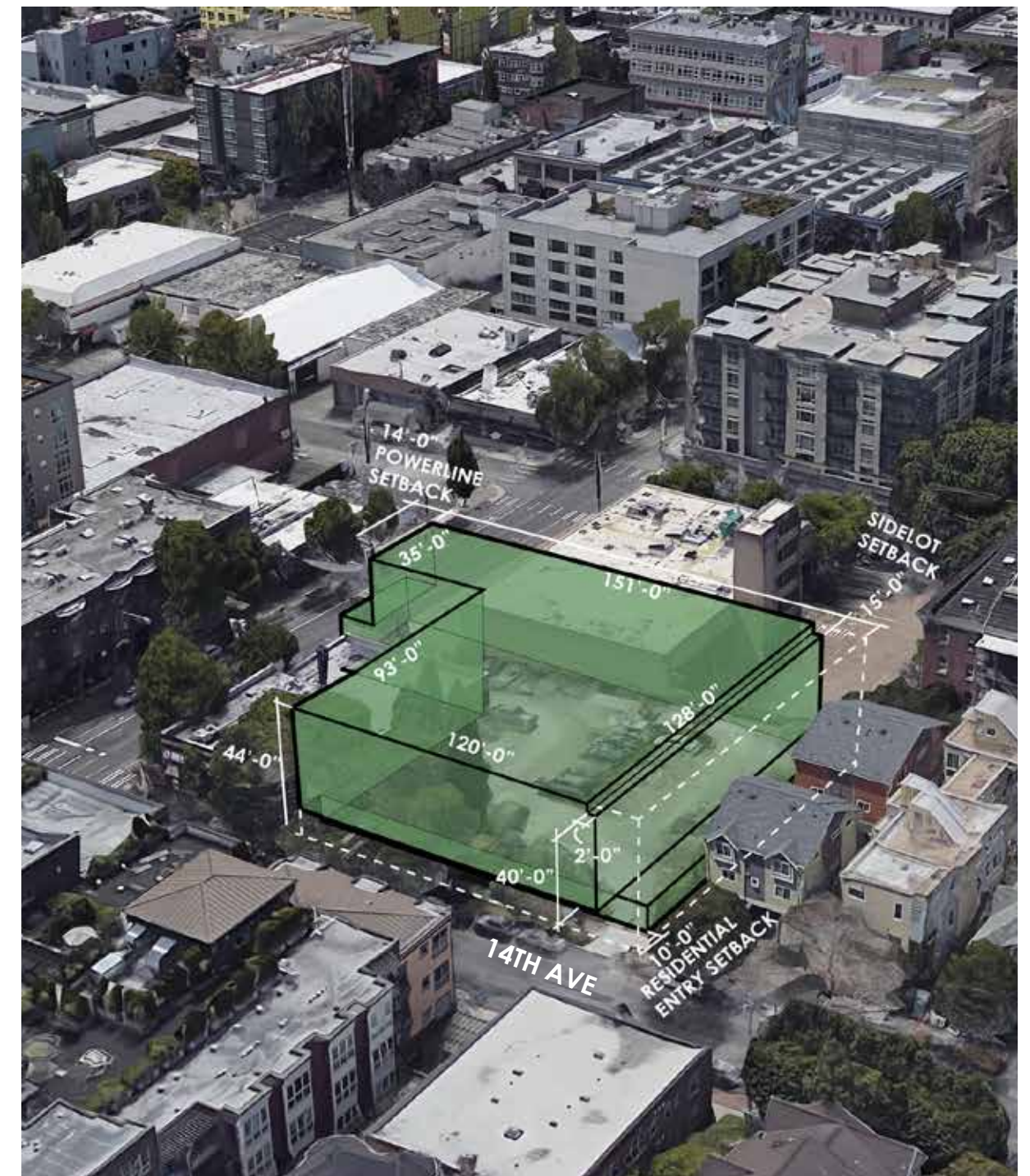
CS2.D.5 - Respect for Adjacent Sites



ZONING ENVELOPE

SITE ANALYSIS

This graphic illustrates the allowable building envelope for the three parcels. They are zoned for NC3P-40 with a maximum height of 40' above average grade with an additional 4' available when project contains a commercial space with a minimum 13'-0" floor to floor height. Required power line setback along E Pine St. allows the project to provide a double-height street wall expression to align with adjacent structures before stepping back at the upper level (CS2. II.ii.b - Connection to street)".



1320 E PINE

(SDG) CS1. NATURAL SYSTEMS AND SITE FEATURES

- B. SUNLIGHT & NATURAL VENTILATION
2. DAYLIGHT & SHADING

Low buildings to the West and Southeast provide significant solar access to the project site. The central courtyard is open to the south allowing plenty of light and air to interior facing units as well.

The courtyard provides an amenity that activates the center of the building, providing air and natural light deep in the site.



PRECEDENT IMAGE: COURTYARD

(SDG) PL3. STREET-LEVEL INTERACTION

- B. RESIDENTIAL EDGES
1. SECURITY AND PRIVACY
2. GROUND-LEVEL RESIDENTIAL
C. RETAIL EDGES
2. VISIBILITY

Residential: Along 14th Avenue, the three residential units feature several elements to enhance the streetscape: ‘stoops’ with steps up to direct entry door landings, usable space adjacent to the front door, and landscaping such as planters for privacy.

Retail: Commercial portion of project will front E Pine St., and will be highly transparent with a clearly defined entry, dedicated outdoor seating, and weather protection. The space will be flexible enough to provide for a variety of tenants.

(SDG) CS2. URBAN PATTERN AND FORM

- A. LOCATION IN THE CITY & NEIGHBORHOOD
- 1. SENSE OF PLACE
- 2. ARCHITECTURAL PRESENCE

With density comes the challenge of maintaining the values and character of the neighborhood while contributing to the visual language of the area at a more urban scale. A carefully modulated building on this site, crafted with durable and natural materials, has the potential to express quality and positively contributes to the level of design in the district.

- B. (P/PDG). ADJACENT SITES, STREETS & OPEN SPACES
- 2. CONNECTION TO THE STREET
- 3. CHARACTER OF OPEN SPACE

Along 14th Avenue:

The residential building entrance is located mid-block along 14th Ave.

The walk-up units are designed similar to the more residential character of the street with designated stoops, landscaping, and visual cues to define the transition between public and private space.

Along East Pine:

The entire ground floor expression at E Pine is dedicated to retail, with expansive glazing, defined entry, and designated outdoor seating. The upper floors will stepback to allow the retail expression to align with our neighbors, while creating a distinction to the residential uses above.

- C. RELATIONSHIP TO THE BLOCK
1. MID-BLOCK SITES

The retail expression will maintain a strong sidewalk edge and contribute to the active street life of East Pine Street.



IMAGE: RETAIL MASSING AT E PINE ST

DESIGN GUIDELINES

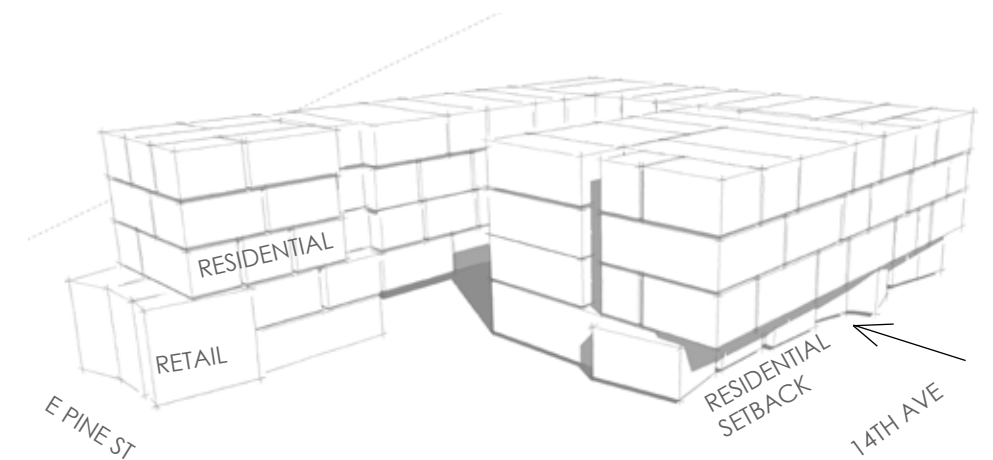
(SDG) CS2. URBAN PATTERN AND FORM

- D. HEIGHT, BULK & SCALE
2. EXISTING SITE FEATURES
3. ZONE TRANSITIONS
4. MASSING CHOICES
5. RESPECT FOR ADJACENT SITES

The form of the building at the urban scale is comprised of an organized stack of boxes arranged around a large courtyard. A parti of stacked boxes create a repetition and form that emphasizes the individual units within the building. At the ground floor the boxes begin to break out of their orthogonal order to resemble bays and tucked in entries found in typical older buildings of this scale. The varied boxes engender the feeling of individual homes with a smaller scale and form that will better suit the nearby low-rise residential buildings.



PRECEDENT: ‘VILLAGE’ UNITS



PREFERRED SCHEME - PROGRAMMATIC MASSING DIAGRAM

(SDG) CS3. ARCHITECTURAL CONTEXT AND CHARACTER

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
2. CONTEMPORARY DESIGN
4. EVOLVING NEIGHBORHOODS

The simple massing of the building and clean detailing of its high quality materials will compliment the character of the existing neighborhood. The blending of classic natural materials rendered in modern forms will evoke a visual language that simultaneously adds a new voice to the neighborhood, while maintaining balance with the surrounding buildings.

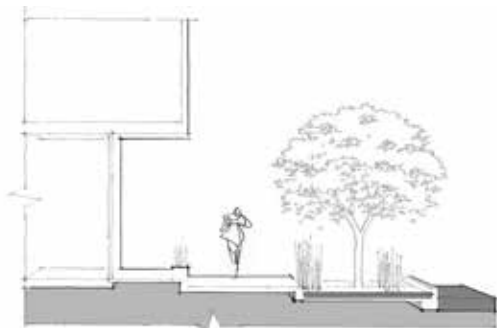
(P/PDG) CS2 URBAN PATTERN AND FORM

- I. LOCATION IN THE CITY AND NEIGHBORHOOD
- II. ADJACENT SITES, STREETS, AND OPEN SPACES
 - i. SITE CHARACTERISTICS
- III. RELATIONSHIP TO THE BLOCK
 - ii. SMALL SITE DEVELOPMENT

The design of the building responds to the neighborhoods context with the use of durable materials, transparent commercial street level uses oriented towards E Pine, and logical massing based on local pattern language. Driveway access is oriented at the quieter 14th Avenue side.

- IV. HEIGHT, BULK AND SCALE COMPATIBILITY
 - i. SCALE AND FORM

The massing of the building responds to the neighborhood's context by providing modulations of form in an organized manner. Upper level setbacks and treatment to the upper floors on the North facade will allow a cleaner transition to the low-rise zoning of the adjacent parcels.



SECTION: RESIDENTIAL SETBACK

(P/PDG) PL3 STREET-LEVEL INTERACTION

- I. RESIDENTIAL ENTRIES
- II. RESIDENTIAL EDGES
- III. RETAIL EDGES



PRECEDENT: RESIDENTIAL SETBACK, PRIVACY PLANTERS, USABLE SPACE

(P/PDG) CS3 ARCHITECTURAL CONTEXT AND CHARACTER

- I. EXISTING ARCHITECTURAL CONTEXT
 - i. RESPOND TO THE ARCHITECTURAL TRADITION
 - ii. NEW DEVELOPMENT IN AREAS LACKING WELL-DEFINED CHARACTER
- II. ARCHITECTURAL COMPATIBILITY
 - i. REFERENCE ARCHITECTURAL FEATURES OF EXISTING STRUCTURES
 - ii. DESIGN NEW STRUCTURES FOR COMPATIBILITY WITH EXISTING CONTEXT

The building massing and material treatment serve to create a distinct but cohesive design that leverages the proportions inherent in the zoning envelope.

Modern buildings in the area such as Mad Flats, the Bullitt Center, and the Broadcast building demonstrate a changing local design language. Our goal is to improve upon this modern building typology, while respecting the character and diversity of the neighborhood. Our proposal is a unified façade expression through the blending of a modulated façade and traditional residential forms.



MODULATED FACADE EXPRESSION

(P/PDG) DC3 ARCHITECTURAL CONCEPT

- I. RESIDENTIAL OPEN SPACE
 - i. LOCATE BALCONIES TO RESPOND TO NEIGHBORHOOD CONTEXT
- II. STREET LANDSCAPING

Durable plantings demarcating clear thresholds and well defined spaces. Pollinator plants will be provided at different areas in the project to promote a bee-friendly environment.



1320 E PINE

DESIGN GUIDELINES

(P/PDG) DC2 ARCHITECTURAL CONCEPT

- I. CONCEPT
 - i. DESIGN CONCEPT SHOULD EMPHASIZE SIMPLE FACADE CHARACTER

The design of the building will emphasize a simple, bold facade constructed with careful details and a minimal palette of materials. The upper portion of the building will be a simply massed form holding the street edge along East Pine and 14th, while creating a courtyard in the center of the project. Modulation occurs along the party walls to reduce the scale of the building and add visual interest. The ground level, while more modulated, maintains a distinct character that is rooted in local pattern language.



CAREFUL DETAILS WITH A MINIMAL PALLETTE

(P/PDG) DC4 EXTERIOR ELEMENTS AND FINISHES

- I. EXTERIOR FINISH MATERIALS
 - i. BRICK, MASONRY, CONCRETE, TRUE STUCCO
 - iv. LIMITED NUMBER OF EXTERIOR FINISH MATERIAL
 - vi. MATERIALS AND TREATMENTS THAT ARE CONSISTENT WITH A SPECIFIC DESIGN APPROACH

The design proposal envisions the use of high-quality materials such as wood, metal panel, aluminum storefronts, and possibly some masonry at the retail. A highly transparent and permeable retail storefront will help create views of interior activity and a blending of interior and exterior uses. A limited material palette will allow for a strong and clean design.

At the ground level units along 14th Ave the smaller scale residential treatment will feature planters, concrete patios/stairs and metal handrails. Each unit entry will function as a composition of human scale elements to define the space fronting the street while seeking to provide security and privacy for the occupants.



HENRY

- GRAPHIC AND GEOMETRIC FACADE



FRAMEWORK

- LARGE OPENINGS, SIMPLE MATERIAL PALETTE

PRECEDENTS

CHARACTER: SEATTLE MID-BLOCK MULTIFAMILY BUILDINGS

PATTERNS + DESIGN CUES:

- SIMPLE MASSING
- HIGH LEVEL OF TRANSPARENCY ON STREET FACING FACADES
- ELEMENTS THAT WRAP THE CORNER
- CLEAR DISTINCTION BETWEEN RETAIL/STREETScape AND RESIDENTIAL UNITS ABOVE
- HIGH QUALITY MATERIAL PALETTE, SOPHISTICATED DETAILING CREATES AN EXPRESSIVE YET RESTRAINED AESTHETIC



CRAFT

- SOPHISTICATED MATERIALS COMPOSITION. STRONG HIERARCHY WITH DISCERNIBLE MASSING



PARK MODERN

- ORGANIZED FORM. CLEAN EXPRESSION OF BUILDING MATERIALS

PRECEDENTS

CHARACTER: RETAIL

PATTERNS + DESIGN CUES:

- HIGH-LEVEL OF TRANSPARENCY
- COVERED ENTRIES AND POCKETS OF OUTDOOR ACTIVITY
- ENTRIES LOCATED AT OR NEAR STREET EDGE
- RETAIL CHARACTER IS FORMALLY DISTINCT TO RESIDENTIAL SPACE ABOVE



HIGHLY GLAZED INFILL WITH UPPER SETBACK



BUILDING SETBACK PROVIDES DISTINCT RETAIL EXPRESSION, WHILE SERVING AS WEATHER PROTECTION.



RETAIL USE DISTINCT FROM THE RESIDENTIAL PORTION OF THE BUILDING



VISIBLE ACTIVE RETAIL USES

1320 E PINE

EARLY DESIGN GUIDANCE MEETING / SDCI #3032046-EG / SEPTEMBER 26, 2018

PRECEDENTS

CHARACTER: GROUND FLOOR RESIDENTIAL

PATTERNS + DESIGN CUES:

- DEFINED ENTRIES FOR INDIVIDUAL RESIDENTIAL UNITS
- RESIDENTIAL STOOPS PROVIDE SEMI-PRIVATE DESIGNATION OF SPACE
- ELEMENTS SUCH AS RAISED PLANTERS, STAIRS AND APPROPRIATELY SCALED WINDOWS ACTIVATE THE STREET WHILE MAINTAINING A COMFORTABLE RELATIONSHIP FOR THE RESIDENT



- GROUND FLOOR RESIDENTIAL THAT HAS A DISTINCT YET HARMONIOUS RELATIONSHIP WITH THE RESIDENTIAL UNITS ABOVE



- WELL DEFINED ENTRY STRIKES A CAREFUL BALANCE BETWEEN PUBLIC ACTIVATION AND PRIVATE COMFORT

PRECEDENTS

CHARACTER: MODERN COTTAGE RESIDENTIAL/PATIO

PATTERNS + DESIGN CUES:

- UNIQUE HIGHLY CRAFTED GROUND FLOOR UNITS
- RESIDENTIAL NATURE OF THE DEFINED UNITS CREATES A TRANSITION TOWARDS THE RESIDENTIAL ZONING TO THE NORTH
- EXPRESSION OF CLUSTERED COTTAGES PROVIDES DISTINCTION AMONGST INDIVIDUAL UNITS WHILE MAINTAINING AN APPROPRIATE LEVEL OF DENSITY



MULTIPLE UNITS ARRANGED TO FORM A LARGER COMPOSITION, CREATING MOVEMENT AND VISUAL INTEREST



REFINED MATERIAL USE AND PRECISE DETAILING



VARIETY OF MATERIALS AND OPERABLE OPENINGS CREATE A DISTINCT AND ACTIVE RESIDENTIAL SPACE



USE OF WARM CEDAR AND LARGE OPENINGS FORM AN INVITING SPACE



GROUND FLOOR SET FORWARD OF UPPER MASS; PLANTINGS DEFINE PATIO SPACES

1320 E PINE

EARLY DESIGN GUIDANCE MEETING / SDCI #3032046-EG / SEPTEMBER 26, 2018

PAGE INTENTIONALLY LEFT BLANK

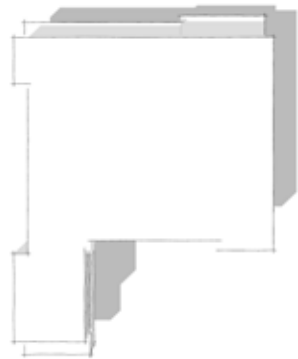
MASSING CONCEPTS

OVERVIEW OF ARCHITECTURAL MASSING CONCEPTS



SCHEME ONE

- SIMPLE MASSING
- MINIMAL FACADE ARTICULATION
- FACADE PLANE CHANGES ALONG WEST EDGE
- READS AS A SOLID, CONTINUOUS MASS FROM ALL ANGLES



SCHEME TWO

- HIGHLY ARTICULATED MASSING
- ALLOWS SOME ADDITIONAL DAYLIGHT ACCESS TO NORTH, BUT PLACES OUTDOOR GATHERING SPACE AT RAISED COURTYARD ADJACENT TO NEIGHBORING BEDROOM WINDOWS
- PLAN-DRIVEN VERTICAL 'CUTS' IN BUILDING PRODUCE ODDLY SCALED FACADE ELEMENTS



SCHEME THREE (PREFERRED)

- SOPHISTICATED MASSING THAT PROVIDES A CONSISTENT PARTI WHILE RESPONDING TO THE ADJACENT CONTEXT
- WELL MODULATED PARTY WALLS AT ADJACENT PROPERTY LINES TO BREAK UP THE SCALE OF THE BUILDING
- STRONG PRESENCE ALONG THE STREET, WITH VARIGATED STREET PLANE AT THE GROUND FLOOR



STATS - SCHEME ONE

FAR: 53,760 SF
 UNITS: 79
 RETAIL SF: 1,758 SF
 PARKING STALLS: 25

STATS - SCHEME TWO

FAR: 50,350
 UNITS: 78
 RETAIL SF: 1,758 SF
 PARKING STALLS: 28

STATS - SCHEME THREE

FAR: 49,507 SF
 UNITS: 79
 RETAIL SF: 1,758 SF
 PARKING STALLS: 29

MASSING - SCHEME ONE

CODE COMPLIANT MASSING CONCEPT



GROUND LEVEL PERSPECTIVE OF BUILDING FROM 14TH AVE



MASSING STUDY (VIEW FROM SOUTH EAST)

Scheme One is comprised of a simple extruded rectilinear mass pushed out to the edges of the allowable zoning envelope, taking full advantage of the available FAR. Ground floor retail sits in the SW corner of the site fronting E Pine St, in the narrow 'flag' portion of the site boundaries. The residential lobby is directly adjacent to the south of the below-grade parking ramp with access off of 14th Avenue.

STATS - SCHEME ONE

| | |
|-----------------|-----------|
| FAR: | 53,760 SF |
| UNITS: | 79 |
| RETAIL SF: | 1,758 SF |
| PARKING STALLS: | 25 |
| DEPARTURES: | NONE |

MASSING - SCHEME ONE

CODE COMPLIANT MASSING CONCEPT



MASSING STUDY (VIEW FROM NORTH EAST)



MASSING STUDY (VIEW FROM SOUTH WEST)

PROS:

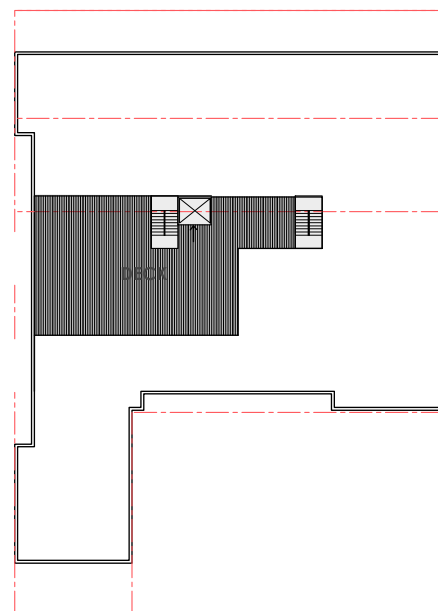
- SIMPLE FORM
- MAXIMIZES AVAILABLE FAR
- PROVIDES STRONG PRESENCE OFF OF E PINE ST

CONS:

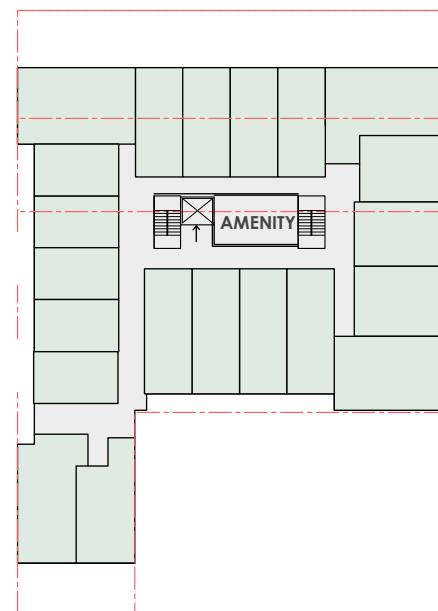
- PLAIN/UNINTERESTING MASSING
- LACK OF VISUAL CHARACTER OR IDENTITY
- LARGE VISUAL PLANES MAKE BUILDING SEEM BULKY
- LOCATION OF DRIVE RAMP CREATES UNDEFINED NE CORNER AT THE GROUND FLOOR
- REDUCED OPPORTUNITY FOR GROUND FLOOR SPACE

- RETAIL
- RESIDENTIAL UNIT

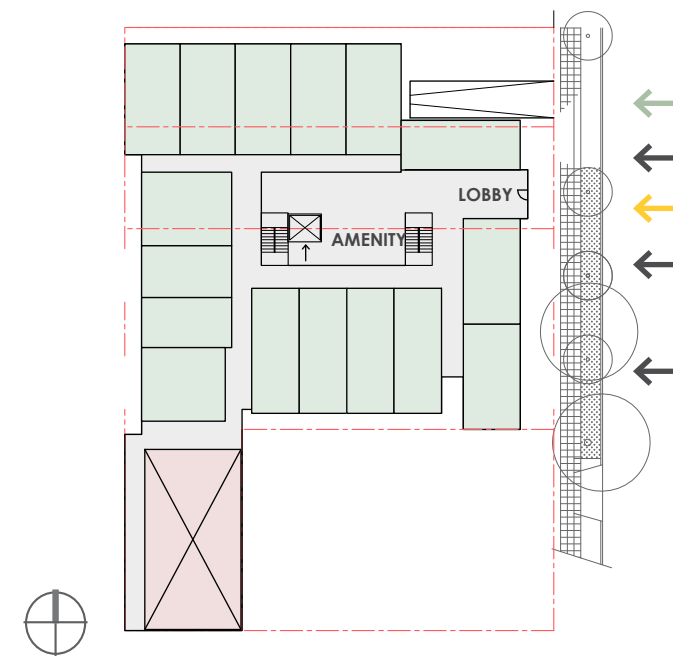
- ➔ RETAIL ENTRY
- ➔ RESIDENTIAL LOBBY ENTRY
- ➔ RESIDENTIAL UNIT ENTRY
- ➔ GARAGE ENTRY



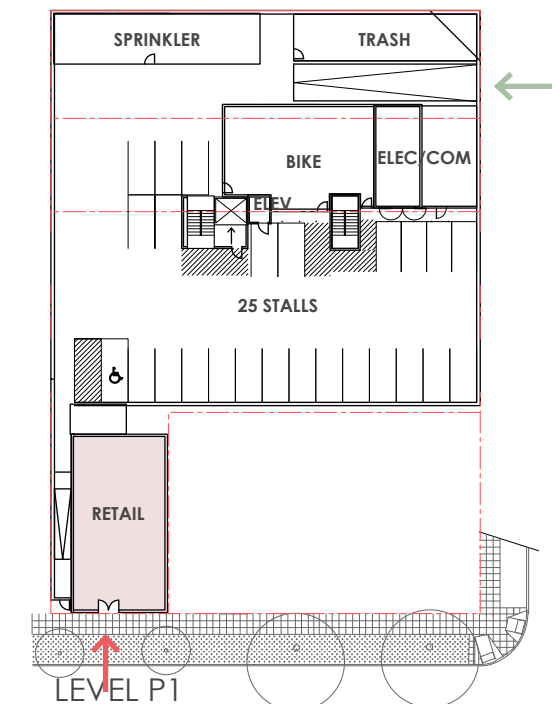
ROOF



LEVEL 2-4



LEVEL 1



LEVEL P1

1320 E PINE

MASSING - SCHEME TWO

SPLIT COURTYARD CONCEPT



GROUND LEVEL PERSPECTIVE OF BUILDING FROM 14TH AVE



MASSING STUDY (VIEW FROM SOUTH EAST)

Scheme 2 maintains the outer corners of the zoning envelope and pushes the mass inward at the north and south major property lines to form 2 exterior courts (1 North, 1 South) along the midline of the building. The lobby is pulled south away from the drive ramp. Below grade parking is accessed from the NE corner of the site off of 14th Ave. First floor units on the north side of the building have front door access via a landscaped 'way' that runs along the north property line.

STATS - SCHEME TWO

| | |
|-----------------|----------|
| FAR: | 50,350 |
| UNITS: | 78 |
| RETAIL SF: | 1,758 SF |
| PARKING STALLS: | 28 |

DEPARTURES:

| | |
|--------------------------------------|-------------------------------------|
| RESIDENTIAL SETBACK AT GROUND LEVEL: | REDUCED TO 5'-8" |
| DRIVEWAY SIGHT TRIANGLE: | REDUCED TO THE NORTH |
| HEIGHT SETBACK ABOVE 40: | UPPER PORTION MAINTAINS 15' SETBACK |

MASSING - SCHEME TWO

SPLIT COURTYARD CONCEPT



MASSING STUDY (VIEW FROM NORTH EAST)



MASSING STUDY (VIEW FROM SOUTH WEST)

PROS:

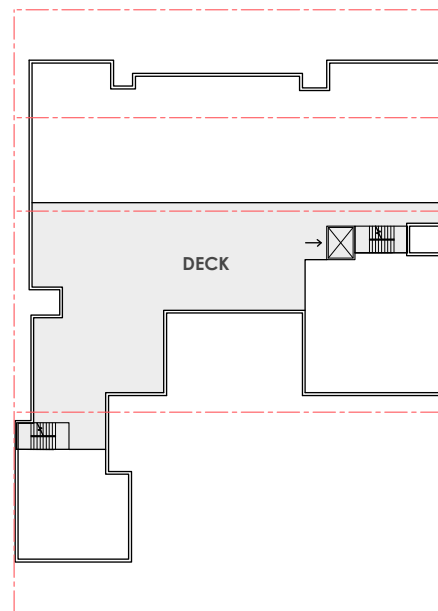
- OVERALL MASSING CONSISTENT WITH TYPICAL MARKET-RATE SEATTLE DEVELOPMENT
- PROVIDES AT-GRADE OUTDOOR AMENITY SPACES
- MODULATION HELPS BREAKDOWN THE MASSING
- INCREASES SOLAR ACCESS TO NORTH PROPERTIES

CONS:

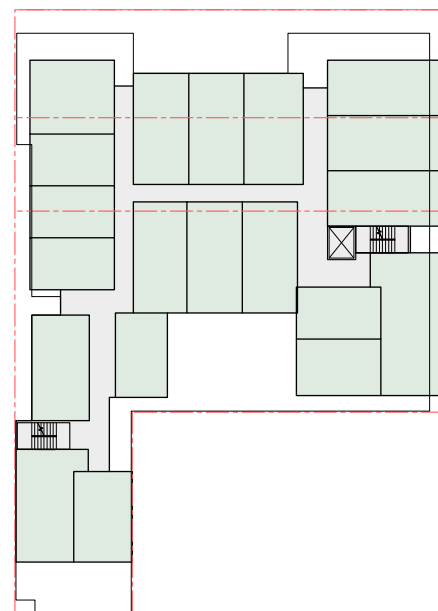
- MODULATION DOES NOT HAVE A LOGICAL HIERARCHY
- LOCATES OUTDOOR ACTIVITIES ADJACENT TO RESIDENTIAL PROPERTIES
- BIFURCATED COURTYARD AREAS BECOME PRIVATE PATIOS RATHER THAN COMMUNAL OUTDOOR AMENITY AREAS
- LOBBY PLACEMENT AT LOWER GRADE CREATES A GROUND FLOOR ELEVATION THAT PUTS THE NORTHERN UNITS BELOW GRADE, ELIMINATING THE OPPORTUNITY FOR STOOPS AND ENTRIES
- LOCATION OF THE DRIVE RAMP CREATES UNDEFINED CORNER AT THE GROUND FLOOR OF THE SOUTH END OF 14TH

- RETAIL
- RESIDENTIAL UNIT

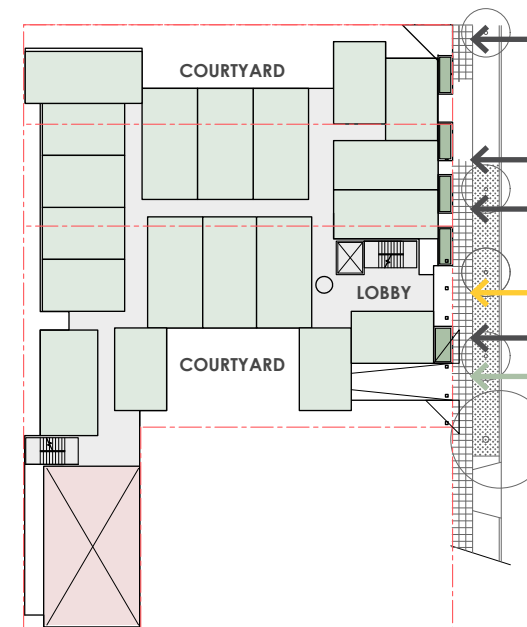
- ➔ RETAIL ENTRY
- ➔ RESIDENTIAL LOBBY ENTRY
- ➔ RESIDENTIAL UNIT ENTRY
- ➔ GARAGE ENTRY



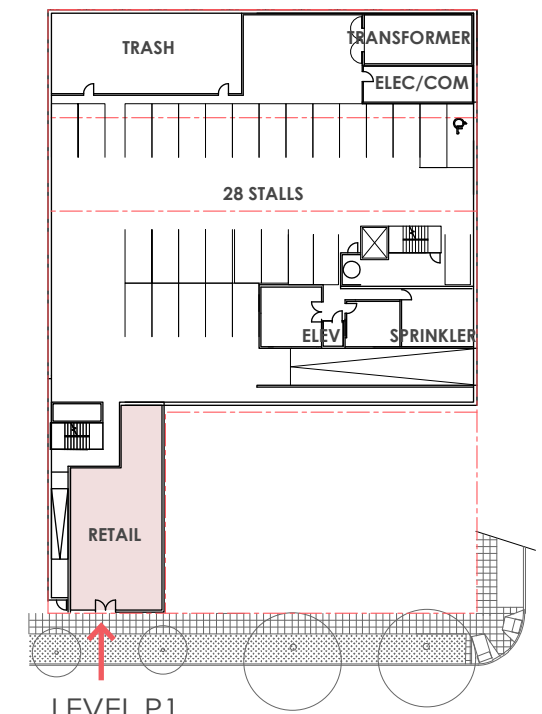
ROOF



LEVEL 2-4



LEVEL 1



LEVEL P1

1320 E PINE

MASSING - SCHEME THREE

PREFERRED MASSING CONCEPT



GROUND LEVEL PERSPECTIVE OF BUILDING FROM 14TH AVE



GROUND LEVEL PERSPECTIVE OF BUILDING FROM E PINE STREET



MASSING STUDY (VIEW FROM SOUTH EAST)

Scheme 3 provides the most balanced option for siting the project. Several taut bars located above a ground floor comprised of urban scale elements wrap a well-scaled internal court, while breaking down the overall mass into several well-rendered components. These floating 'bars' are in turn composed of a repeating pattern of rectilinear cubic volumes, which reference the scale of the units within. These unit-scale cubic 'blocks' provide the opportunity to wrap this expression onto the party walls, imbuing them with a visual interest as a secondary expression of the 'box' identity.

A large roof deck space provides city views to the West. Retail comprises the bottom double height expression of the E Pine St facade on the ground floor. The lobby is located along 14th Ave adjacent to drive ramp. Residential units with dedicated entries and stoops activate 14th Avenue south of the lobby. A small 'village' of 6 units emerge from beneath the mass 'bar' on the north edge of the project, presenting a smaller scaled expression adjacent to neighboring residential projects.

STATS - SCHEME THREE

| | |
|-----------------|-----------|
| FAR: | 49,507 SF |
| UNITS: | 79 |
| RETAIL SF: | 1,758 SF |
| PARKING STALLS: | 29 |

DEPARTURES:

| | |
|--------------------------|-------------------------------------|
| HEIGHT SETBACK ABOVE 40: | UPPER PORTION MAINTAINS 15' SETBACK |
|--------------------------|-------------------------------------|

MASSING - SCHEME THREE

PREFERRED MASSING CONCEPT



MASSING STUDY (VIEW FROM NORTH EAST)



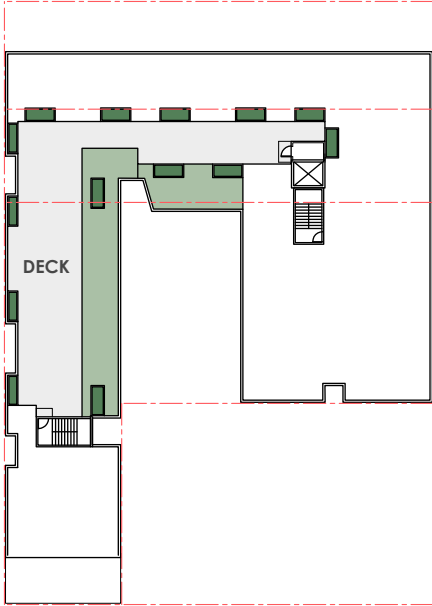
MASSING STUDY (VIEW FROM SOUTH WEST)

- PROS:**
- PROVIDES A PARTI THAT BALANCES STRATEGIC MODULATION WHILE MAINTAINING A STRONG PRESENCE ON 14TH AND PINE
 - PROVIDES A LARGE CENTRAL COURTYARD AMENITY SPACE FOR TENANTS THAT HELPS REDUCE THE OVERALL SCALE OF THE MASSING
 - LOCATION OF LOBBY PROVIDES AN ELEVATED GROUND FLOOR LOBBY TO CREATE ENTRY STOOPS FOR THE UNITS ALONG 14TH
 - SMALL 'VILLAGE' OF UNITS TO NORTH REDUCES THE BUILDING SCALE TO COMPLIMENT THE NEIGHBORING RESIDENTIAL PROJECTS
 - IMPACT OF GARAGE ENTRY IS DIMINISHED BY FLANKING EITHER SIDE WITH ACTIVE GROUND LEVEL USES
 - THE PARTI IS MAINTAINED IN THE MODULATION OF WEST PARTY WALL PROVIDING A MORE COHESIVE CONCEPT

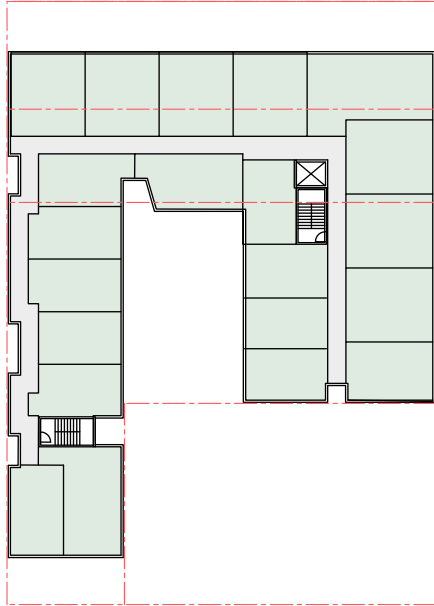
- CONS:**
- GARAGE ENTRY CREATES POCKET OF EMPTY SPACE AT GROUND LEVEL
 - GARBAGE NEEDS TO BE STAGED ON TRASH DAY ADJACENT TO THE SIDEWALK

RETAIL
 RESIDENTIAL UNIT

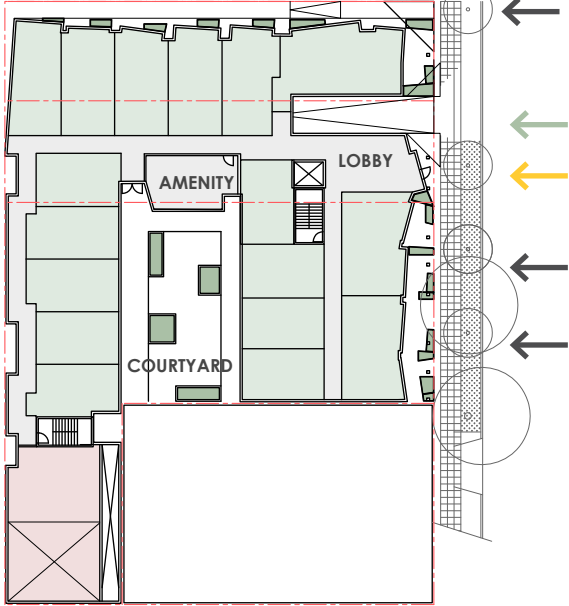
- RETAIL ENTRY
→ RESIDENTIAL LOBBY ENTRY
→ RESIDENTIAL UNIT ENTRY
→ GARAGE ENTRY



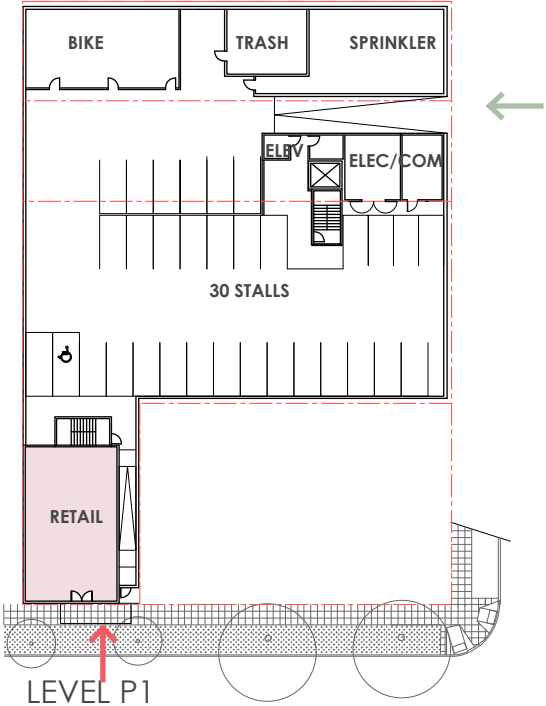
ROOF



LEVEL 2-4



LEVEL 1

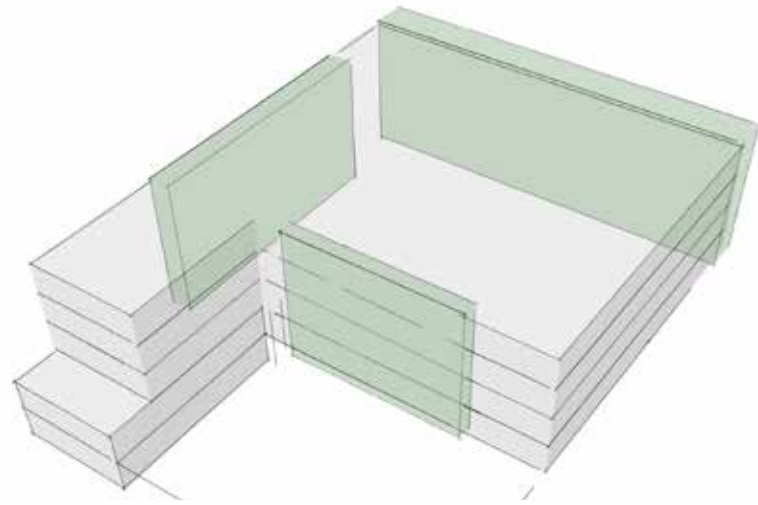


LEVEL P1

1320 E PINE

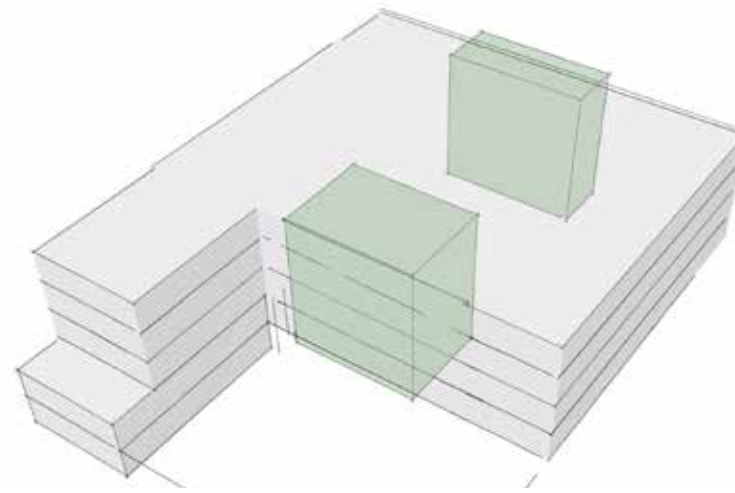
MASSING ANALYSIS

OPEN SPACE ANALYSIS



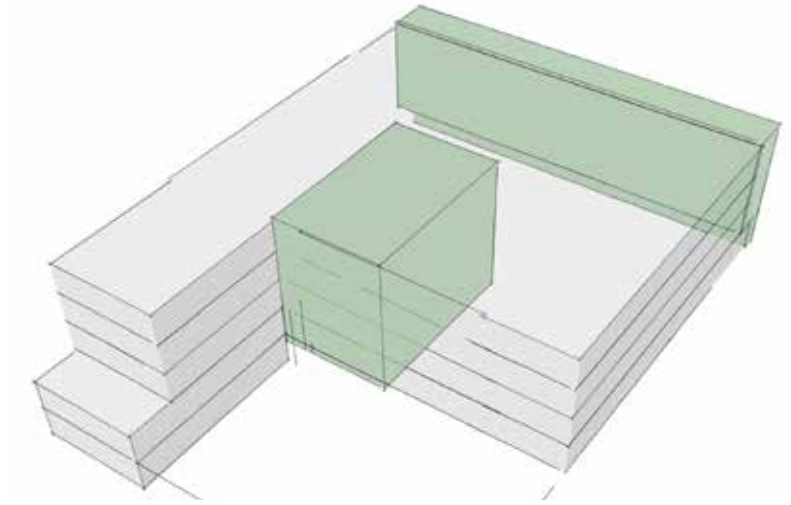
SCHEME ONE
2200 SF OF OPEN SPACE

Scheme 1 allocates very little open space to the massing. The small amount that is provided is divided in equal parts on the north, south and west side of the project.



SCHEME TWO
2800 SF OF OPEN SPACE

Scheme two provides additional open space which helps reduce the scale of the massing. However, splitting up the effective area between the north and south side of the project reduces their potential impact and provides an ill-fitting size for communal tenant use.



SCHEME THREE (PREFERRED)
3300 SF OF OPEN SPACE

Scheme three increases the amount of open space and acts as an organizing element for the project. Furthermore, the larger courtyard afforded by the concept provides a better amenity for the tenants that will encourage community among the residents



PAGE INTENTIONALLY LEFT BLANK

MASSING ANALYSIS

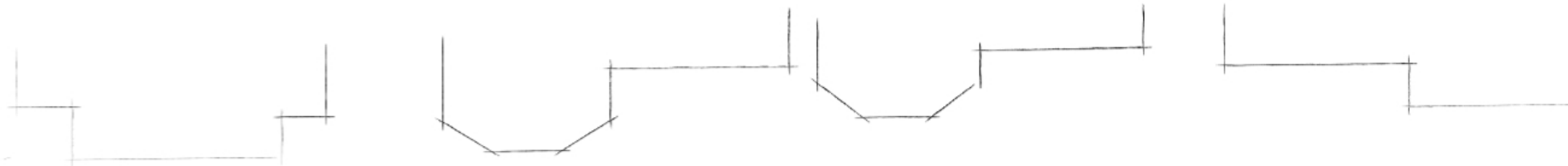
NEIGHBORHOOD STREETScape ANALYSIS



COMMERCIAL STREETScape



THE GROUND FLOOR AT CHESTER APARTMENTS

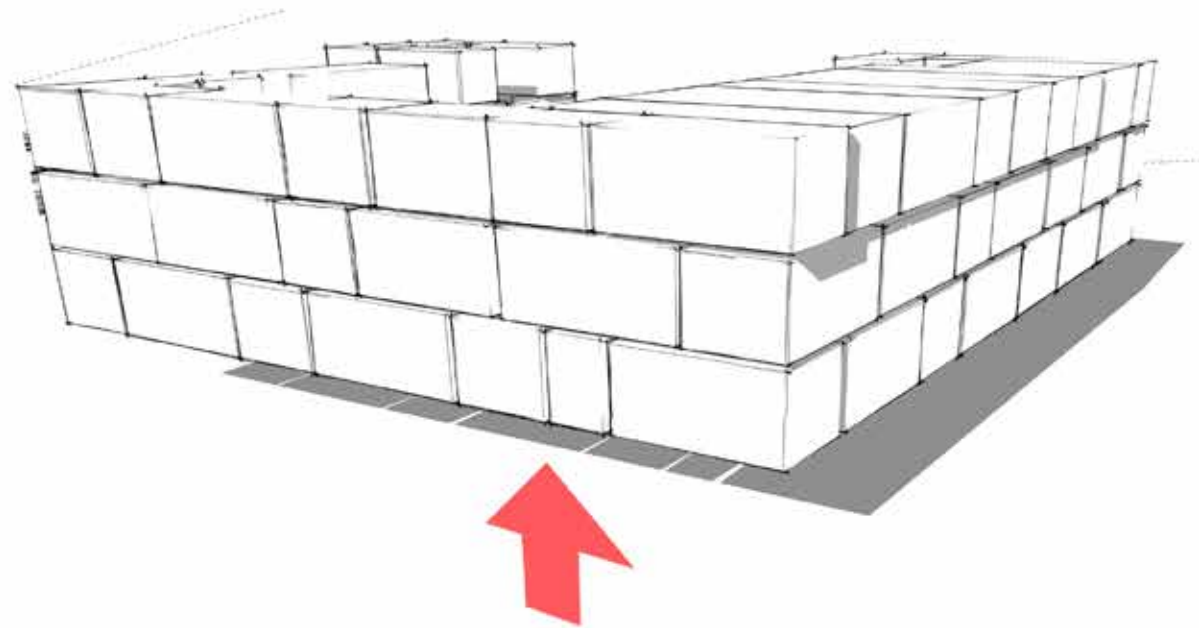


RESIDENTIAL STREETScape

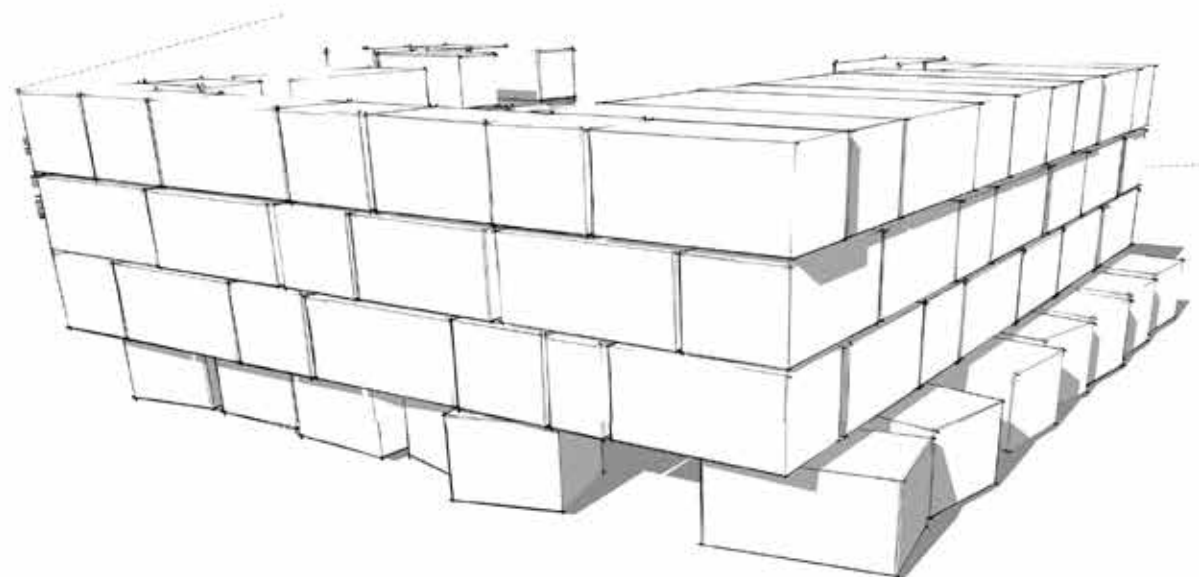
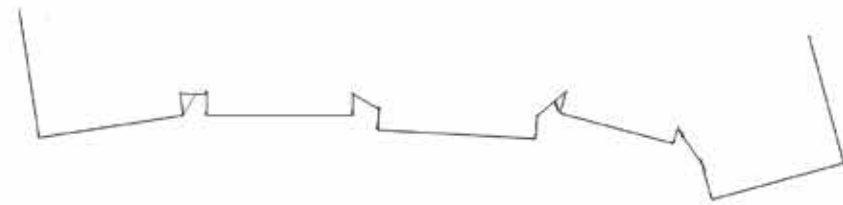


NEIGHBORING RESIDENTIAL ENTRY WITH BAY WINDOW TYPOLOGY

STACKED BOXES



BAY TYPOLOGY



MASSING ANALYSIS

STREETSCAPE & COURTYARD

INTERNAL COURTYARD:

A generous internal courtyard (approx. 40' x 60') sits at the heart of the project. The court will contain a number of large planters, likely hosting native vegetation, pollinators, and potential herb gardens accessible to residents. A carefully tailored palette of hardscape materials will be used for the walking surface of the court. Design cues will reference the landscaped residential setback along 14th Ave.

RESIDENTIAL SETBACK AT 14TH AVE:

A required setback for residential space at ground level provides the project with an opportunity to access 2 ground floor units with clean, modern 'stoops'. The grade change is less than 3' at these units, so additional elements such as steel planters, wood screening elements, and raised sections of site walls will be used to provide both functionality and security/privacy for these units. The unifying concept for these spaces are an inward/outward flow of space in relation to the side walk with urban scaled objects expressed through a variety of textures and scales melding to create pockets of interesting urban space.

NORTH UNIT ACCESS WAY:

Treatments at this area are likely to include small planters at the unit entries, and small patios separated by a landscaping of local vegetation.



RAISED PLANTER BEDS; INTEGRATED SEATING AREAS;



MULTI-TEXTURED WALKWAYS ALLOWING MOVEMENT THROUGHOUT COURTYARD



LARGE PLANTERS SERVE AS SEATING; LUSH PLANTINGS

MASSING ANALYSIS

ROOFTOP AMENITIES

ROOFTOP AMENITIES

The communal roof deck will be located at the north and west edges of the internal courtyard, providing a visual connection between the two spaces/uses, while providing 360 degree views of the Pike/Pine neighborhood. With Station 25 to the West it is likely that these views will be preserved in future. By pulling the roof deck away from the edges, it allows for greater privacy for neighbors, while the long, linear layout allows for multiple pockets of users to feel as if they have their own 'space' when using the amenity. Large individual planters will provide an opportunity for small 'pocket gardens' for tenants

AREA FOR AMENITY DECK



SUN EXPOSED DECK AMENITIES.

1320 E PINE

MASSING ANALYSIS

14TH AVE RESIDENTIAL STOOP ANALYSIS



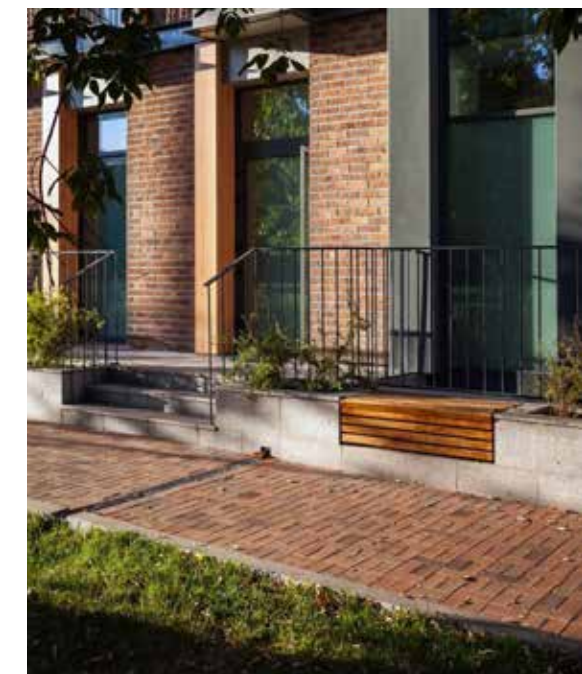
PREFERRED SCHEME - EAST ENTRY STREET LEVEL PERSPECTIVE



FEW STEPS AND PLANTINGS CREATE A SOFT THRESHOLD



SMALL PATIO SECTION; OPEN SCREENING PANELS



POROUS CONNECTION TO THE SIDEWALK

MASSING ANALYSIS

14TH AVE GROUND LEVEL RESIDENTIAL ENTRY ANALYSIS

**8' AVERAGE RESIDENTIAL SETBACK FROM PROPERTY LINE
(PER 23.47A.008 D.2; RESIDENTIAL USES MUST BE SETBACK
10'-0" FROM THE SIDEWALK**

STRATEGIES EMPLOYED TO CREATE STREET LEVEL ENTRY APARTMENT UNITS:

- 10' SETBACK FROM SIDEWALK
- UPPER LEVEL CREATES WEATHER PROTECTION
- A COLLECTION OF PLANTERS, STAIRS AND WELL-DEFINED STOOPS HELP TRANSITION FROM THE PUBLIC AREA OF THE SIDEWALK TO THE PRIVATE NATURE OF THE RESIDENTIAL UNITS



PREFERRED SCHEME - EAST ENTRY STREET LEVEL SECTION



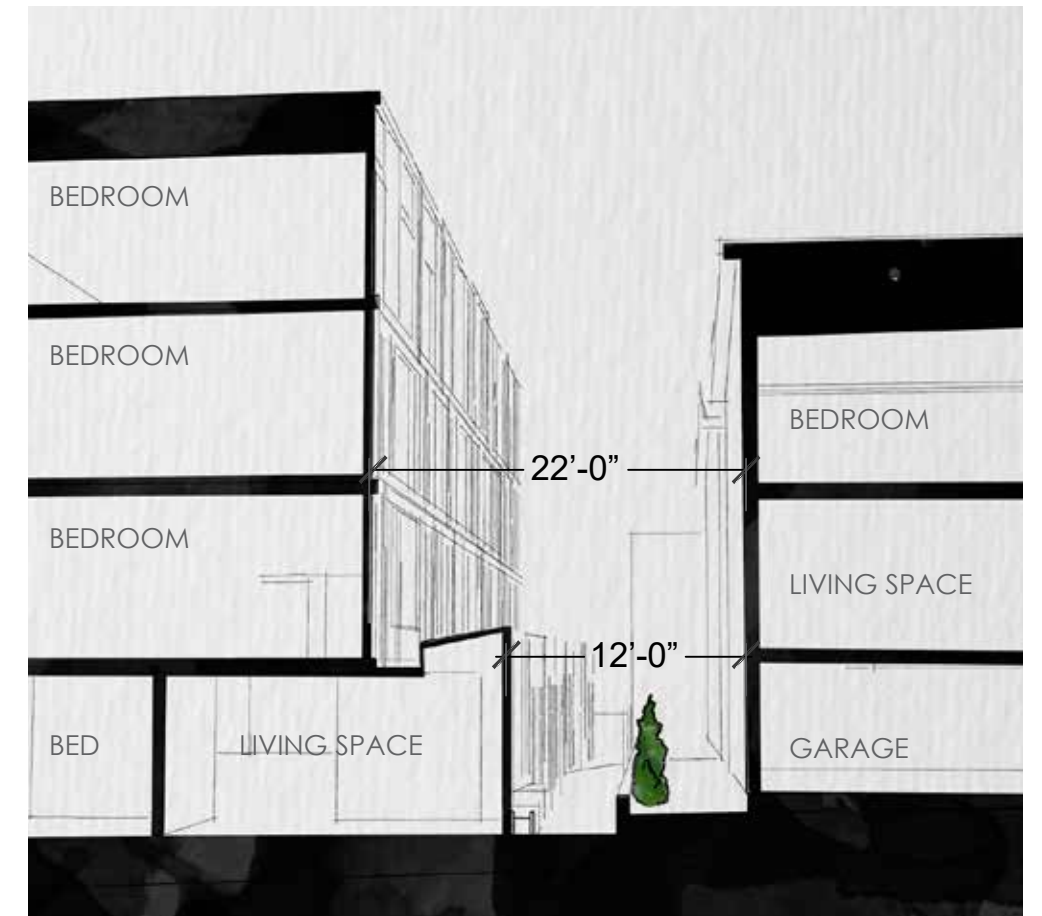
PREFERRED SCHEME - NORTH UNITS



PREFERRED SCHEME - VIEW FROM 14TH AVE

MASSING ANALYSIS

NORTH GROUND LEVEL RESIDENTIAL ENTRY



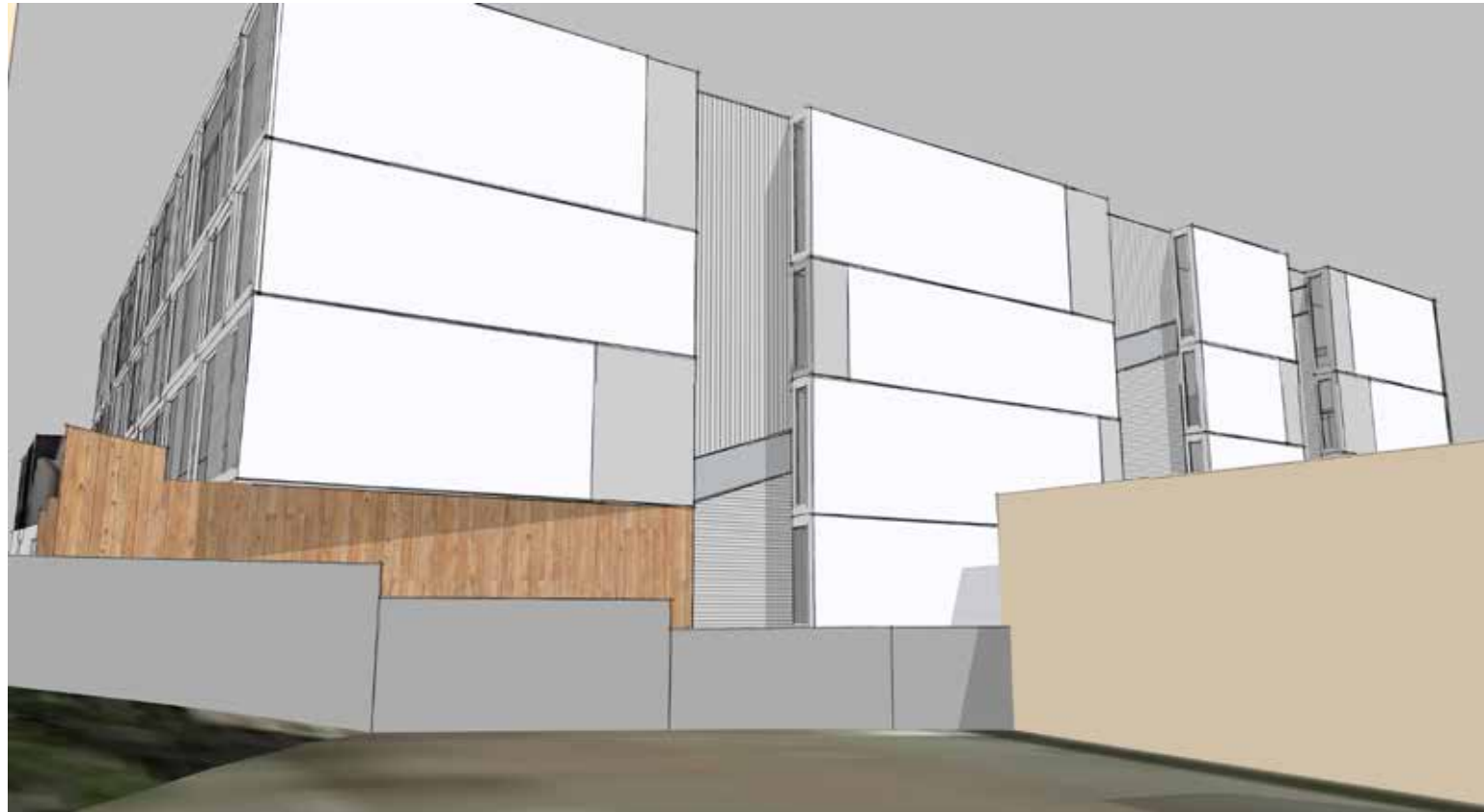
PREFERRED SCHEME - SECTION SHOWING NEIGHBORING TOWNHOUSE

MASSING ANALYSIS

WEST PARTY WALL TREATMENT

STRATEGIES EMPLOYED FOR THE WESTERN BLANK FACADE

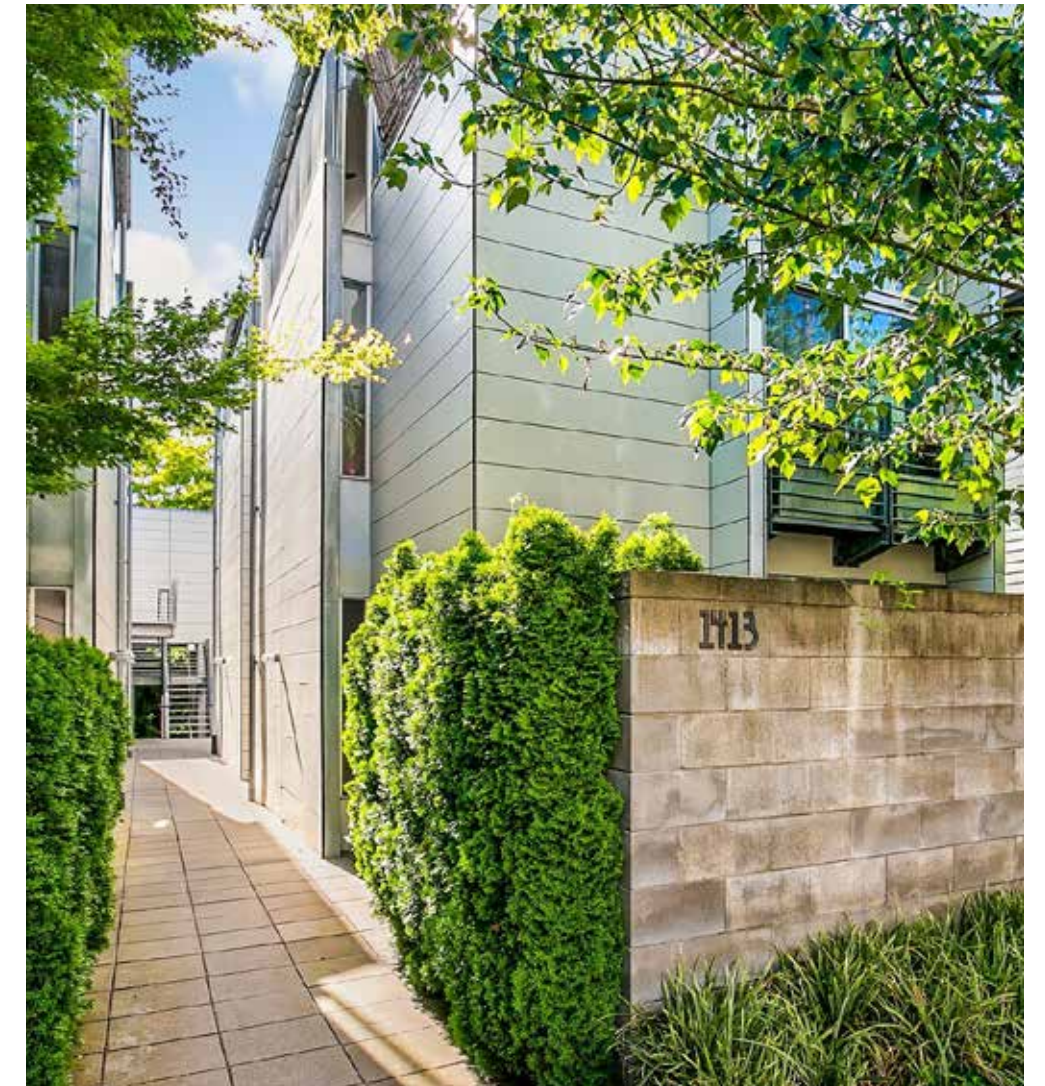
- FACADE IS MODULATED TO ALLOW SMALL WINDOW OPENINGS
- MODULATION FURTHER EMPHASIZES BOX PARTI
- RECESSED SPACES PROVIDE NATURAL OPPORTUNITIES FOR A DIFFERENT MATERIAL EXPRESSION



GLAZED OPENINGS AT BOX ENDS.



WESTERN PARTY WALL VIEWED FROM E PINE STREET



1413 15TH AVE - EXAMPLE OF GLAZED OPENINGS AT A PARTY WALL

1320 E PINE

MASSING ANALYSIS

RETAIL ANALYSIS



CONCEPTUAL RETAIL EXPRESSION



HIGHLY TRANSPARENT AND PERMEABLE RETAIL STOREFRONT



SMALL PATIOS; LARGE GLAZING AREA

MASSING ANALYSIS

OVERALL BUILDING FORM



STACKING CRATE FORMS



ANGLED PLANES WITHIN WINDOW BAYS



VARIETY IN THE FACADE COMPOSITION



LARGE WINDOW OPENINGS



OFFSET FENESTRATION PATTERN
CREATES MOVEMENT



CONTRASTING INFILL PANELS

1320 E PINE

DESIGN CONCEPT

MATERIALITY

As the design continues to develop, there will be a strong focus on expressing clean lines, refined detailing, large windows and incorporating high-quality materials. The variegated quality of cedar siding can bring warmth as well as provide a means for subtle but distinct patterning and the careful inclusion of metal panel or trim elements will add a quiet contrast to the palette. In addition, the major moves of the massing will be further articulated through finer detailing of the 'boxes', enhancing the inherent depth of the cladding material.

While the units will have appropriately sized windows, balancing access to light and air with the need for privacy, the retail level will be highly transparent with opportunities for large openings that help activate the streetscape



LARGE FRAMED OPENINGS WITH CONTRASTING ACCENTS



DISTINCT MATERIAL COMPOSITION



USING SINGLE TONES AND DISTINCT TEXTURES TO CREATE PATTERN



INDIVIDUAL UNIT REPRESENTATION



TEXTURE THROUGH FINELY DETAILED MATERIALS



HIGHLY GLAZED WINDOW BAYS

REVOLVE PROJECTS

RECENT PROJECTS DESIGNED & DEVELOPED BY REVOLVE



YARDHOUSE | 35-UNIT MULTIFAMILY | CAPITOL HILL, SEATTLE | 2014 | LEED GOLD CERTIFIED



STONE & ALLEN | 42-UNIT MULTIFAMILY / 2,300 SF RETAIL | WALLINGFORD, SEATTLE | IN PROGRESS



CRAFT | MIXED-USE 32-UNITS / 3,500SF RETAIL | FIRST HILL, SEATTLE | 2016 | LEED GOLD CERTIFIED

1320 E PINE

EARLY DESIGN GUIDANCE MEETING / SDCI #3032046-EG / SEPTEMBER 26, 2018

DEPARTURE REQUESTS

SETBACK REQUIREMENTS

1. SETBACK REQUIREMENTS

- SMC 23.47A.014 B3

REQUIREMENTS

- FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, A SETBACK IS REQUIRED ALONG ANY SIDE OR REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE, AS FOLLOWS:
 - FIFTEEN FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND
 - FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET

REQUEST

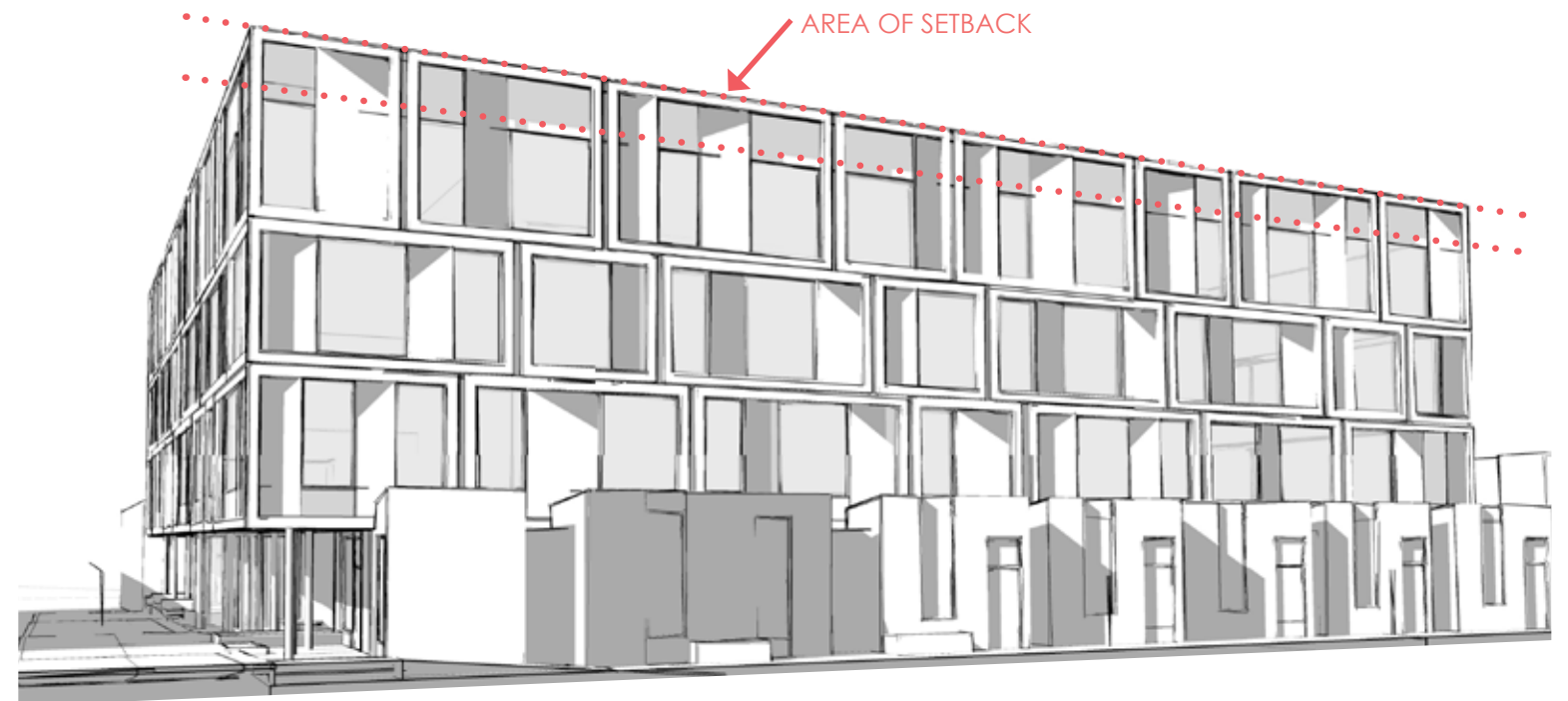
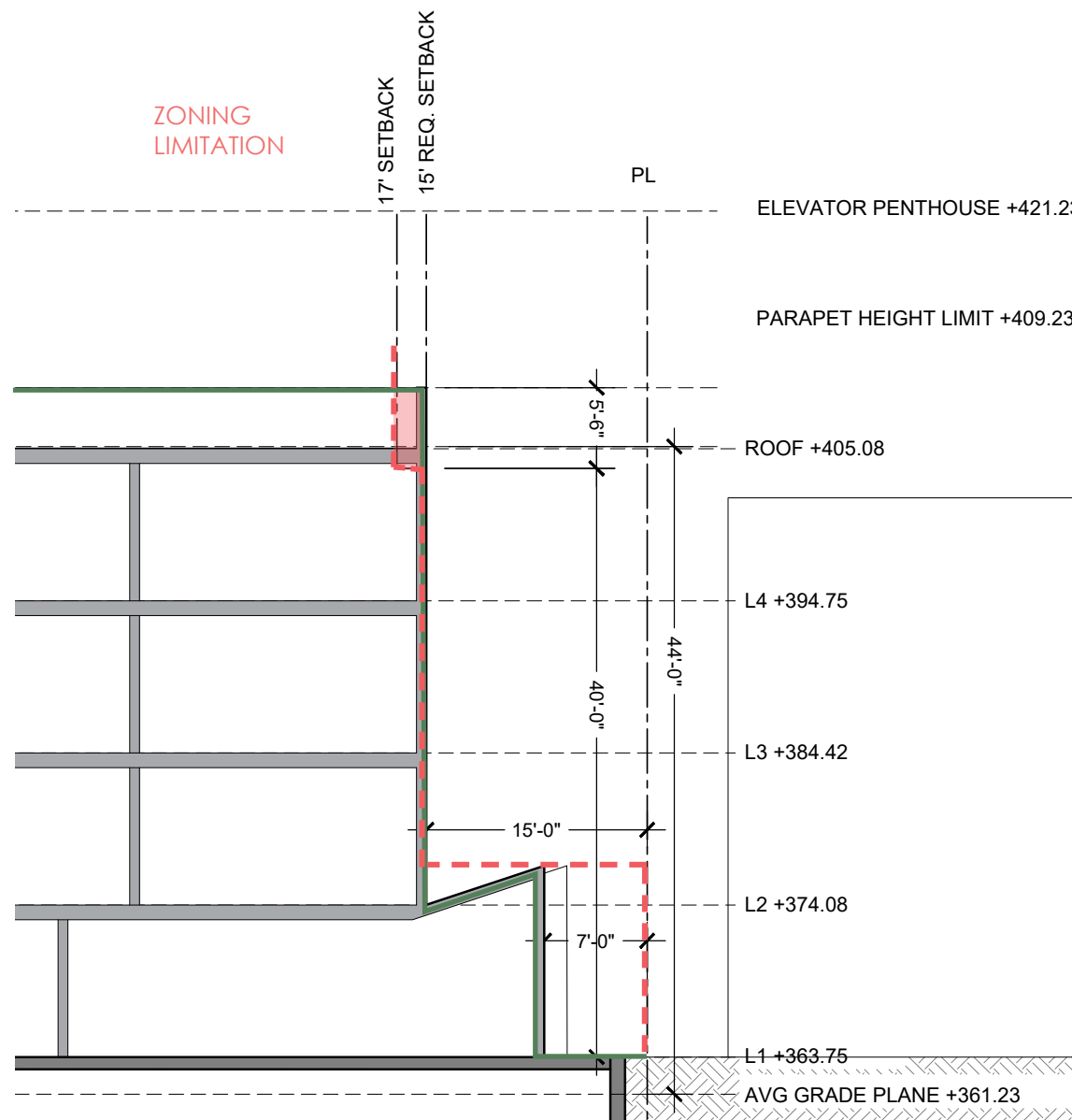
- ALLOW THE UPPER PORTION OF THE NORTH FACADE BETWEEN 40' AND 44' (FOR 4 VERTICAL FEET) TO CONTINUE AT THE 15' SETBACK.

RATIONALE

- THE DEPARTURE ALLOWS US TO MAINTAIN A CONSISTENT FACADE PLANE ALONG THE NORTH LOT LINE RATHER THAN STEPPING THE 4TH FLOOR BACK 2'. THIS PROVIDES THE BUILDING WITH A CLEANER MASSING; CONSISTENT WITH MANY OTHER BUILDING FACADES IN OUR NEIGHBORHOOD.
- IN ADDITION, WE ARE OFFSETTING THE SMALL ADDITION OF BULK AT THE TOP OF THE BUILDING BY PULLING THE BASE WELL INSIDE THE ALLOWABLE ZONING ENVELOPE.

DESIGN GUIDELINE SUPPORTING RATIONALE:

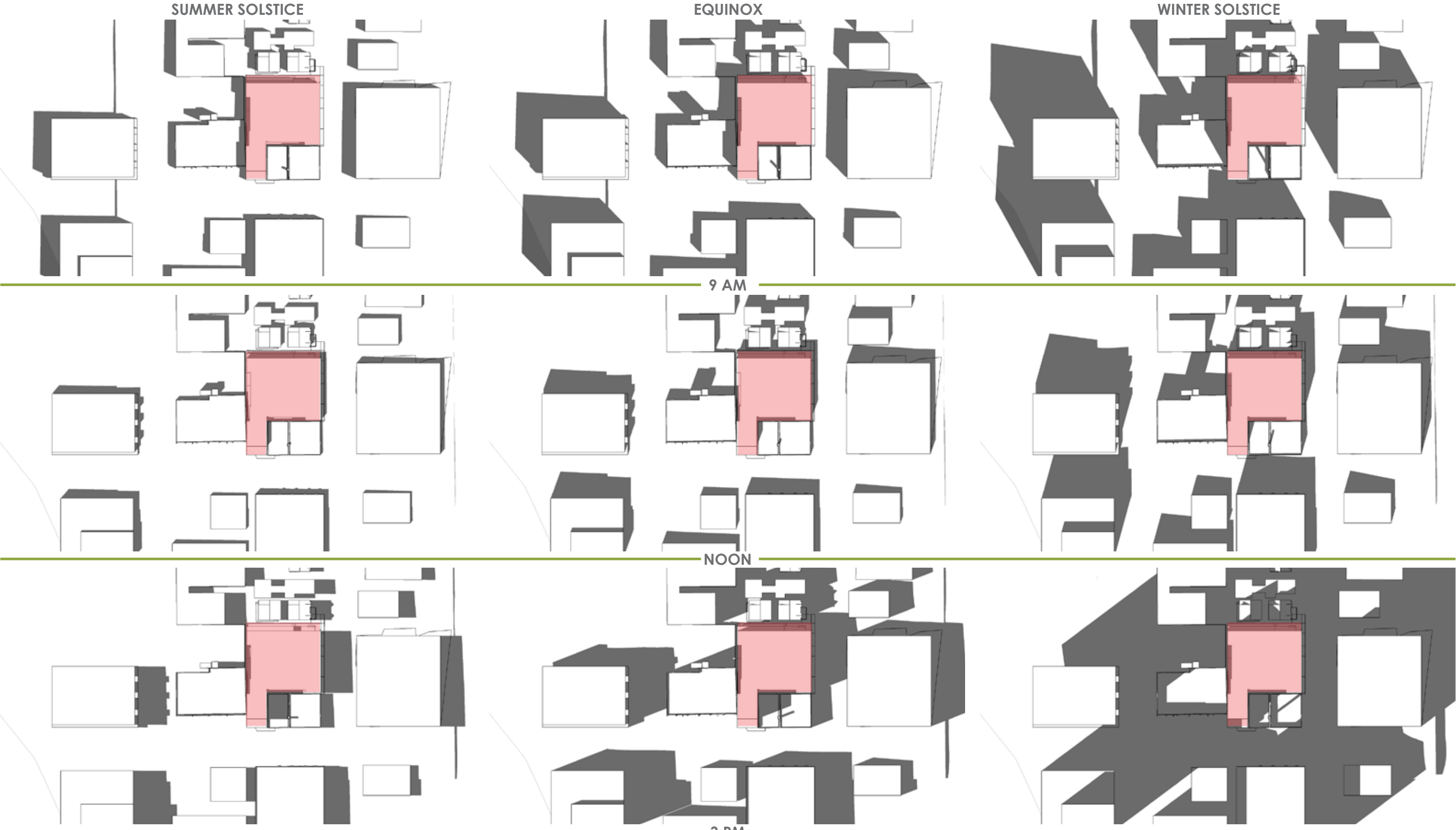
- P/PDG DC2 ARCHITECTURAL CONCEPT
- SDG CS2 URBAN PATTERN AND FORM



SECTION OF NORTH PROPERTY LINE

PERSPECTIVE AT NORTH LOT LINE

SHADOW STUDY - SCHEME ONE



9 AM

NOON

3 PM

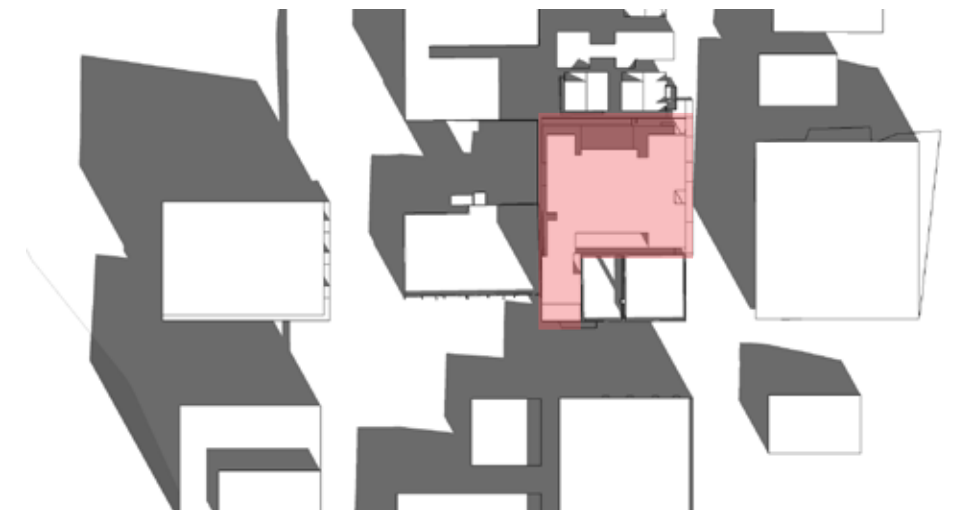
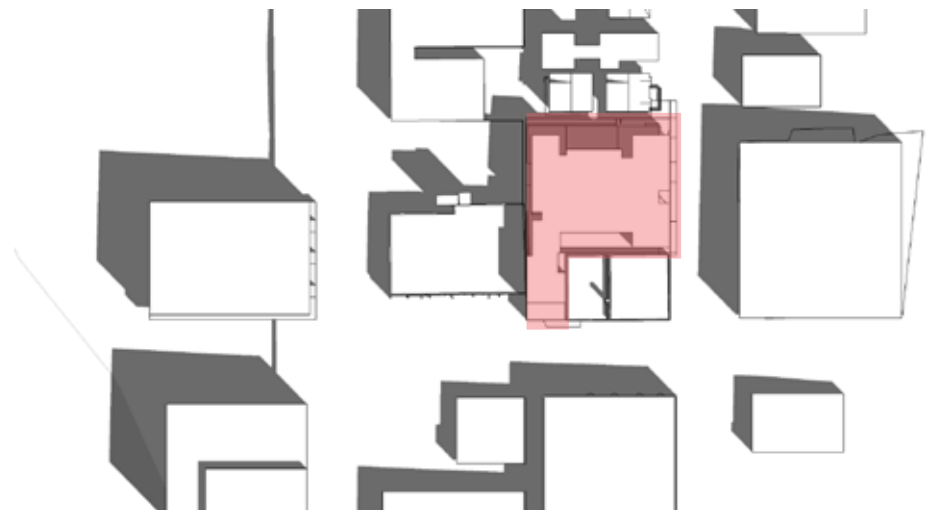
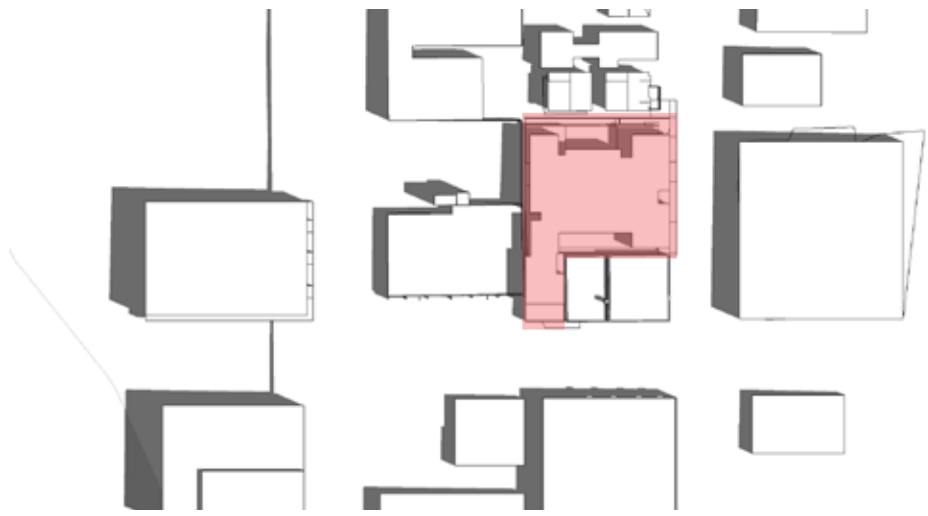
1320 E PINE

SHADOW STUDY - SCHEME TWO

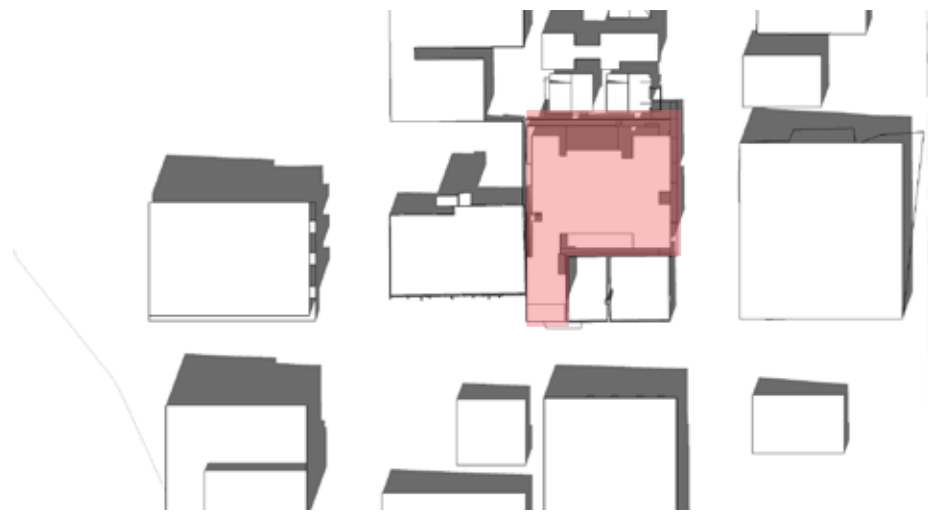
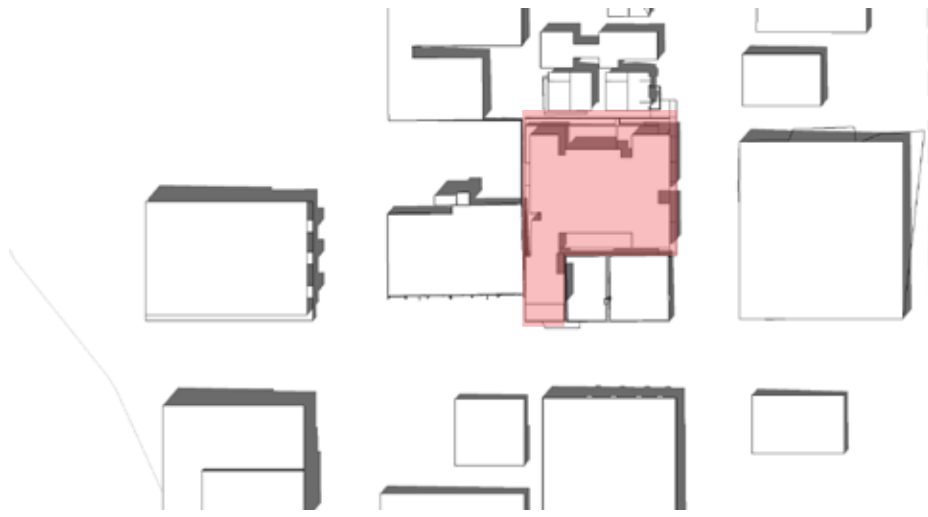
SUMMER SOLSTICE

EQUINOX

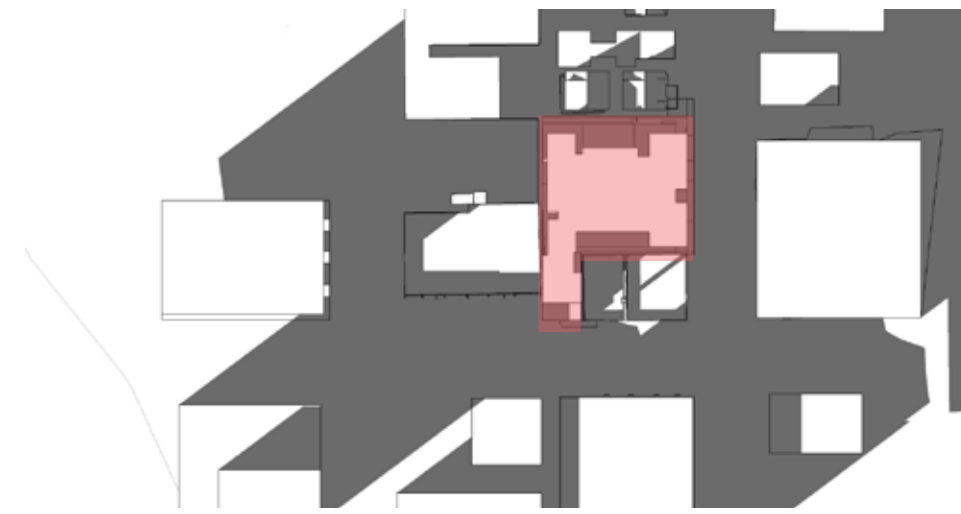
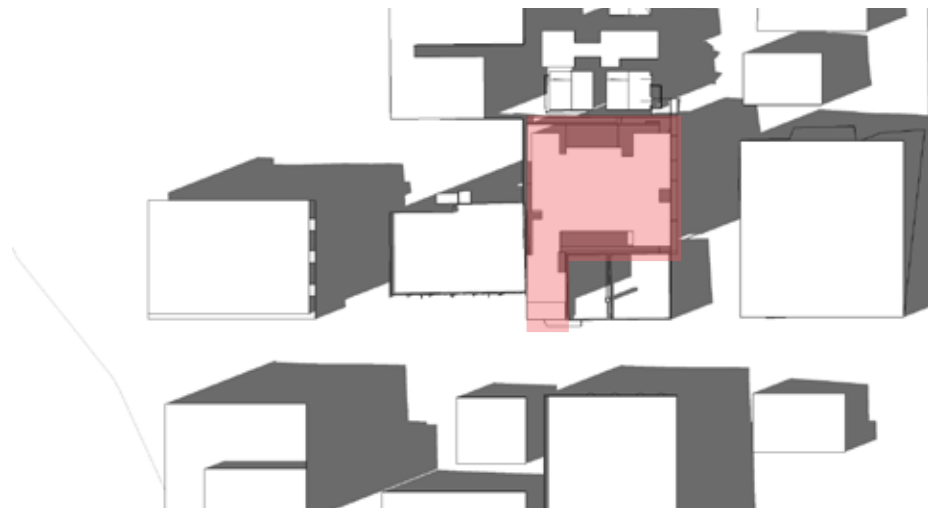
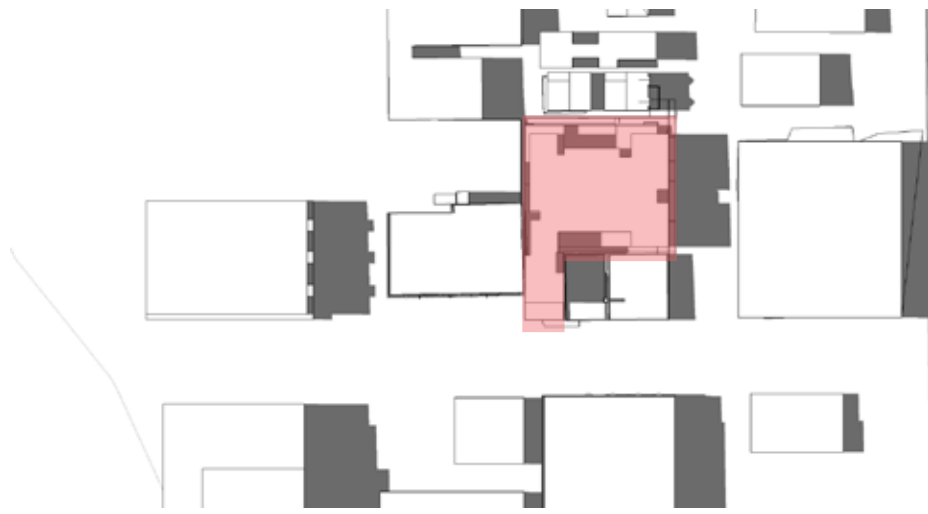
WINTER SOLSTICE



9 AM



NOON



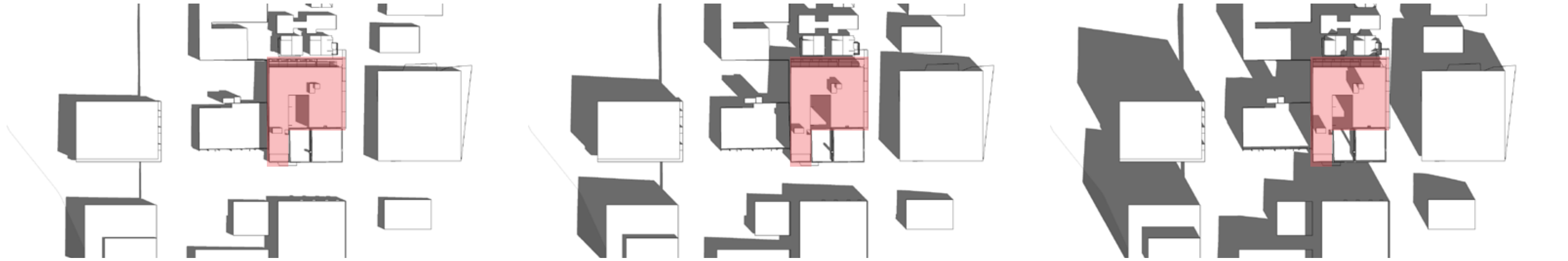
3 PM

SHADOW STUDY - SCHEME THREE

SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE



9 AM



NOON



3 PM

1320 E PINE