The project is located at the south end of the Eastlake Residential Urban Village. The urban fabric maps closely to current zoning heights. North of site, building heights are primarily 2–3 stories; at the project site, they are 3–4 stories, south of the site, 4–6 stories.

**Eastlake Avenue E**

Eastlake Avenue E is an arterial with frequent transit and heavy vehicular traffic. Eastlake is also an established scenic route and route of the future streetcar.

North and east on Eastlake Ave E are 3-story residential and commercial structures (KIRO TV, Lake Union Terrace Apartments ➊, Arts Conservation Service ➋, Abbey Park Arts, Villa Capri Apartments ❼) and a surface parking lot.

South/southwest of project site ❽, the remainder of the block is currently undeveloped. A DRB proposal for a biotech building on the adjacent site (1818 Fairview Avenue E, DPD 3012732) received DRB recommendation in September 2012.

South on Eastlake Ave E, the buildings are larger scaled biotech and mixed use buildings ➋.

**Yale Place E**

Yale Place E is a 2-way side street. To the northwest on Yale Place E are 3-story commercial structures (Hart Crowser ➊, WCI Voice and Data Service).

Across Yale Place E are 3 and 4-story apartments (Delta Vista Apartments, Villa Capri Apartments ❼).

**Unimproved E Howe Street ROW**

The unimproved E Howe Street ROW extends from Eastlake Ave E to Fairview Ave E. Currently it is used for surface parking (Don Eduardo’s, Hart Crows) and has an steep slope. If improved, it would connect Lake Union with the E Howe Street Hillclimb, which runs from 10th Avenue on Capitol Hill to the base of Colonnade Park ➋ east of the site.

**Fairview Ave E**

Fairview Avenue E is also called the Cheshiahud Lake Union Loop. It is a shared car/bike/pedestrian loop around Lake Union that provides public access to the lake and connects the lakefront parks.
URBAN DESIGN ANALYSIS

Design Cues/Opportunities

Design cues for the project derive from study of neighborhood building scale/massing, open space, use and site circulation. The project is an opportunity for a contemporary project with parcel-based massing and street level commercial nodes. It is also an opportunity to create layered street level landscaping/open space typical of many residential projects in the area and pedestrian connections in and around the site.

Granular Building Scale: The project sites are situated in a zone of transition between typical Eastlake “parcel based” structures (structures primarily on single parcels) and “half/full block structures” more characteristic of South Lake Union that start south of E Howe Street on Eastlake.

Commercial nodes: To the north of the site, Eastlake Avenue E is characterized by nodes of street level commercial at street intersections. Mid-block, between nodes, the dominant building type is residential.

Urban-scale Movement: the Howe Street Hilclimb is longest urban stairway in Seattle (388 steps). It travels from 10th Avenue on Capitol Hill to the base of Colonnade Park east of the site. The Hilclimb is heavily traveled by runners and walkers.

Architectural Style: Throughout the neighborhood, buildings reflect the era in which they were built. There are older, more traditional brick buildings alongside predominantly modern buildings from every decade.

“Parcel-based” structures north of site. Includes typical examples of eclectic architecture that reflects the era in which it was designed and built.

“Half-block” structures south and west of site.
Analysis of site shows predominance of parcel based structures north of the site and larger half/full-block structures south of the site. Diagram also shows concentration of commercial uses at intersections.
Design Cues/Opportunities continued

Site specific circulation/topography: Eastlake, in general, and the development sites, in particular, have complex topography which typically slopes east-west toward Lake Union.

Smaller, parcel-based structures often use external means of circulation to navigate site slopes. Ramps, stairs, bridges are commonly used for site specific transition elements that individualize the street level experience.

Open Space/Landscaping: Colonnade Park, located under I-5 between Howe and Blaine Street stairways, is an inventive public open space in a neighborhood where open space opportunities are limited. Street end parks, the terraced Pea Patch and courtyard buildings represent similar thinking at smaller scales.

Design Constraints

No allies: Neither project site has an alley. Parking and services will be located to prioritize pedestrian, commercial streetscapes and future E Howe Street Park.

Power poles on Yale: massing designed around future power pole locations.

Irregular site shape and topography: Parcel shapes, length of street frontages and topography are a challenge for efficient building forms that address appropriate scale, massing and street-level development.

Future building at 1818 Fairview: Eastlake development site needs to allow for light and air to all units without counting on south and west exposure. All proposed options in the packet have been developed with 1818 Fairview project in mind.


**CONTEXT ANALYSIS**

**EXISTING SITE CONDITIONS**

Perceptions and forms of living environments change over time and the patterns of living in America continually adjust to suit new lifestyle trends. Instead of sprawling towards the peripheries like their baby boomer guardians, generations X and Y tend to occupy urban cores. Many young urbanites have learned that space is a non-renewable resource and they are prioritizing convenience instead. Smaller living environments are nothing new, but America has not fully accepted this concept. As Len Tadashi Oshima explains in the 29.3 issue of ARCADE, "the small hut has been the ideal of many cultures, from Marc-Antoine Laugier's four column structure supporting an entablature to Henry Thoreau's cabin at Walden Pond," and successful contemporary small living environments exist throughout the world from Moshe Safdie's Habitat 67 in Montreal to the high density residential towers of Hong Kong.

Located adjacent to the dense Olive Way corridor of Seattle's Capitol Hill neighborhood, the proposed project proactively responds to these trends and challenges the notion of "bigger is better." The 9,675sf building is comprised of twenty 330sf studios with full kitchens, full washrooms, and built-in storage. Every level shares a common storage room and laundry, with a ground level storage room for 28 bicycles. The structure is on the western slope of the hill and is capped by a roof garden offering panoramic views of Seattle. The proposed building responds to the existing East-facing windows of The Granada Apartments by shifting East, thereby maintaining their access to natural light while creating a breathable, landscaped courtyard between the two buildings. The Eastward shift simultaneously provides space for the overhanging Grand Maple in The Granada Courtyard.

The building prioritizes quality over quantity, offering inhabitants the opportunity to shrink their residential footprint by living in a dynamic center of the city, with Capitol Hill's future mass transit, local food markets and restaurants, cafes and bars, libraries, theaters, and museums within walking distance. The building's smaller kitchens are balanced by the culinary delights of the neighborhood, and the reduction in square footage is countered by shorter and healthier commutes due to the building's central sitting, while the lack of car parking promotes alternate modes of transportation in-tune with Capitol Hill's vision of itself as an "urban village."
The proposed project is zoned Midrise (MR) and is located in the dense Capitol Hill Urban Center Village.
STREET PANORAMAS

1. East Side of 13th Ave E
   
2. West Side of 13th Ave E
   
   SITE
   
   ACROSS FROM SITE

E Mercer St
STREET ENGAGEMENT & ENTRIES

In developing the proposed design alternatives, the surrounding neighborhood was carefully studied, specifically how existing buildings engage with the street and their respective entry conditions. Common themes emerged and are cataloged and analyzed on the following pages. This information provided inspiration for both how to achieve effective engagement with the street as well as ways in which to relate to the existing context. It also revealed ineffective design strategies that the proposed alternatives seek to avoid.

BLOCK SHAPE BUILDING WITH DECORATED ENTRY

There is a predominance of block shaped buildings in the neighborhood, similar in overall mass as well as unique ornamental detail (specifically at entry and demarcation of vertical or horizontal elements). This approach not only makes the entry inarguably clear it also celebrates it and helps establish building and street character.
U-SHAPE BUILDING WITH RECESSED ENTRY

The U-shape building is similarly prevalent in the neighborhood, providing a central outdoor space as entry, with building enclosing three sides. The character of these buildings vary, from traditional to contemporary takes on the traditional. The open space provides light, air and a shared space with potential for connection. The typology affords an elongated entry which in some instances is experiential, and others ambiguous and lacking in pedestrian scale.
L-SHAPED BUILDING WITH OPEN CORNERS

L-shaped buildings are located on numerous corners in the neighborhood, leaving open space on the corner, with building on two sides. Significant characteristics of this typology include parking at the corner open space with entries clear and close by or those with stairs and landscaping, at times obscuring entry into the building. The L-shape building’s presence is often not at the street and in its place is asphalt or understated, if at times ambiguous, entry. As a result, the building in effect pulls back and recedes, as does it’s role in enhancing the character of the street.
GABLED HOUSE WITH COVERED ENTRY

Gable roofed houses are an iconic typology that define the neighborhood, predominantly in the north and east, single family zoned areas. Influence ranges from Victorian to Craftsman and buildings are characterized by stairs up from the street to a covered entry porch, with triangulated roof above. These homes provide clear facades and character to the street as well as breadth of building scale in the neighborhood.
MID-CENTURY TO RECENT BUILDINGS WITH SEMI-AMBIGUOUS (OFTEN SIDE) ENTRY

Numerous apartment buildings punctuate the neighborhood, ranging in size from four floors to towers and all with a mid-century modern aesthetic: rectilinear volumes and voids, extruded roof or deck planes, neutral pastel color palette. Entries are often to one side and ambiguous to passerby on the street. Additionally, these buildings often have multiple faces to the street, not designating a single identifying facade or entry. This typology served as an example of strategies to avoid.
Surrounding Uses

The neighborhood is dominated primarily by residential and office use with a large amount of new development. To the west, the busy arterial of Aurora Ave N separates the low-rise residential of Queen Anne from the multi-family housing and office space found between Aurora Ave N and Lake Union.
Vehicular & Pedestrian Access

Main points of access to surrounding buildings come from the North/South directional streets since there is a steep grade change in the East/West direction. Very few access points are found off of Aurora Ave N due to the high speed of traffic, divided median, and lack of pedestrian crossing. Loading access to the residential building directly to the north of the site currently uses Highland Dr. A primary East/West pedestrian throughway will develop north of the site via the existing stair off of Aurora Ave N and continue to the proposed pedestrian pathway through Westlake Steps. Pedestrian paths across Aurora Ave N are limited to Ray Moore Bridge 0.2 miles to the north and at the underpass at Mercer St 0.35 miles to the south.

- Pedestrian Building Access
- Vehicular Access
- Pedestrian Throughway

Building Under Construction
Traffic & Transit

The main North/South arterials of Westlake Ave N, Dexter Ave N, and Aurora Ave N connect the neighborhoods to the north with the Seattle downtown core by public transportation and designated bike lanes. The South Lake Union Streetcar also runs nearby providing an alternate mode of transportation.
Existing Streetscape

Low-rise development across Aurora Ave N

View from Aurora Ave N looking East

View from Aurora Ave N looking West

SITE

No materiality change at street level
Secondary building entry

SITE

OPPOSITE OF SITE
Context Analysis Summary

Dexter Ave N
• Primary facade/primary entry
• Rectilinear building forms
• 5-7 story facades parallel to the street at the sidewalk edge
• Lighter vehicular traffic and heavier pedestrian and bicycle traffic leads to more building access points to be located along Dexter Ave N
• Street level materiality is more transparent to create a friendlier pedestrian experience
• Above the street level zone is a more solid building mass with punched openings

Highland Drive
• Tertiary facade
• Buildings step with the grade change between Dexter Ave N and Aurora Ave N
• Existing loading access to adjacent residential building
• Pedestrian corridor created between Aurora Ave N and Westlake Ave N by existing stair and proposed new stair

Aurora Ave N
• Secondary facade/secondary entry
• High speed traffic and less pedestrians leads to Aurora Ave N acting as the secondary facade of the building
• Minimal pedestrian and vehicular access points due to high speed traffic and divided median
• Does not present the same street level materiality change that is found on Dexter Ave N
Potential recess in building facade

Secondary building entrance

Minimal pedestrian and vehicular access

Materiality at pedestrian level is different than on Dexter Ave N

Horizontal ribbon windows

3-part stepped roof line

Potential 5 story street wall

Potential recess in building facade

5 story street wall

Recessed facade

5 story street wall
2ND & PINE

NEIGHBORHOOD CONTEXT

JOSEPHINUM
14 Story Apartments
261 Affordable Housing Units
Built in 1907
Beaux-Arts style | Steel-Concrete
153 Feet Tall

The Josephinum was built in a Beaux-Arts Style in 1907 as a hotel. The 14 story building occupies the Northeast corner of Second and Stewart. The south facade, along Stewart Street facing the North portion of Equity’s property, stylistically details the raised first story with cornices and a rhythmic row of arched windows with stained glass inlays, providing a human scale. The main entry along Second Avenue, centered in the facade which mimics Stewart Street.

BROADACRES BUILDING
9 Story Retail | Commercial Office
Built in 1907
Street Front Retail
Chicago School Style | Steel-Concrete
133 Feet Tall

The Chicago School Style, or Commercial Style, architecture informed the articulation of the facade utilizing a steel structure limiting the amount of exterior ornamentation and in place framed large plate-glass windows. The retail base is currently vacant; Nordstrom Rack was the previous tenant, but a 20,000 square foot grocery store, H Mart, a New Jersey-based Asian grocery chain, is planned for the space. The proposed retail will complete the Pine Street retail corridor.

HAIGHT BUILDING
7 Story Residential Apartments
Built in 1909
42 Residential Units
Street Front Retail
Chicago School Style | Steel-Concrete
88 Feet Tall

The Haight Building exhibits a simple two-part vertical block facade composition divided by nine bays at Pine Street and four bays at Second Avenue. It is clad with a smooth greenish-cream color stone that has been painted. Exterior architectural features are limited to a prominent sheet metal cornice with dentil course and entablature ornament. The storefront level is distinguished by a prominent intermediate stone cornice and original mezzanine level windows that include an Art Nouveau-inspired arched window/glazing configuration.

BON MARCHE, MACY’S
14 Story Apartments
261 Affordable Housing Units
Built in 1907
Beaux-Arts style | Steel-Concrete
153 Feet Tall

The Josephinum was built in a Beaux-Arts Style in 1907 as a hotel. The 14 story building occupies the Northeast corner of Second and Stewart. The south facade, along Stewart Street facing the North portion of Equity’s property, stylistically details the raised first story with cornices and a rhythmic row of arched windows with stained glass inlays, providing a human scale. The main entry along Second Avenue, centered in the facade which mimics Stewart Street.

BON MARCHE, MACY’S
7 Story Retail Center
Built in 1928
Street Front Retail
Art Moderne, Art Deco | Steel and Masonry
80 Feet Tall

Macy’s, previously The Bon Marche, is a major retail anchor along the Pine Street corridor. The facade is patterned with stone textures and large inset openings that fit into slender vertical frames. Ornament and detail coupled with horizontal overhangs meet at pedestrian level, providing human scale and weather protection.

OLYMPIC TOWER
12 Story Retail | Commercial Office
Built in 1929
Street Front Retail
Art Deco, Neo-Gothic | Steel-Concrete Structure
148 Feet Tall

The building consists of a ten-story reinforced concrete and terra cotta tower set back from 3rd Avenue but flush with Pine Street, on top of a threestory, originally two-story, base. The majority of the facade consists of large windows, bringing natural light. Art Deco terra cotta ornamentation accentuates the base and crown of the structure.
ARCHITECTURAL THEMES:

- 1521 serves as precedent as the closest four hundred foot residential tower in proximity to the project site. The modulation of the floor plates, coupled with the vertical fin and patterned facade slendizes the mass, providing human scale and contextual relationships through proportioning.
- The surrounding architecture takes on a scale and rhythm through large facade openings that are repeated across Second Avenue and Pine Street. Almost every surrounding building focuses detail at the pedestrian level and the crown of the building, drawing the eye upward, and mimicking articulation throughout the mass of the building to accentuate the large openings inset into the structure, allowing for more daylight into the structures and views out to the surroundings.
- Terra cotta and stone details, with inset storefronts at street level envelope the adjacent structures. In particular along the retail core running East-West along Pine Street.

**1521 SECOND AVENUE**

38 Story Residential Apartments
Built in 2007
Street Front Retail
Modernism | Concrete
440 Feet Tall

Completed in 2008, 1521 Second Avenue serves as a precedent for height and scale for the proposed project. The crown, modulation, screen and fins define the four fragments that compose the building, each utilizing a mix of white metal panels, mullion patterning and glazing in different ways to emphasize four slender sheets of glass extruding toward the sky. Similar to 1521, the proposed project will use modulation to slenderize the tower, and vary glazing transparencies, decks, fins, and mullions to create a pattern wrapping around the structure.

**DOYLE**

4 Story Retail | Commercial Office
Built in 1919
Street Front Retail
Renaissance Revival | Steel-Concrete Structure
49 Feet Tall

Renaissance revival is reflected in the large windows set in tall arched bays clad with terra cotta. This maintains the large opening and rhythm of verticals that are mimicked on the surrounding buildings lining Second Avenue and Pine Street. The retail base of the Doyle building will provide a strong connection with the proposed project site retail along Pine Street, creating continuity and enhancing access to Pike Place Market.

**BERGMAN LUGGAGE**

2 Story Mixed-Use Office | Retail
Built in 1916
Beaux-Arts style | Steel-Masonry

This small retail building enhances the pedestrian experience, maintaining ornate detail across the rhythm of vertical between openings.

**PLYMOUTH ON STEWART**

8 Story Retail | Apartments
Built in 1901
Street Front Retail
Early Modernism | Steel
96 Feet Tall

Plymouth on Stewart, previously Hotel St. Regence, is stylistically considered early modernism. Little to no ornament, the geometry of this building remains simple, with clean lines. The building reaches up to ninety-six feet in height about the height of The Bon Marche garage to the East of the project site. The base of the building houses a restaurant, and abuts, Stewart street, which is a main artery into Pike Place Market.

**CAFFE D’ARTE**

2 Story Mixed-Use Office | Retail
Street Front Retail
Approximately 88 Feet Tall

The low rise structure inhabiting Caffé D’Arte rounds the corner of Second and Stewart, just catty-corner to the project site. This project site does have high-rise development potential of up to four hundred feet as well.

**SITE**

**NEIGHBORHOOD CONTEXT**

Equity Residential | 2ND & PINE
CONTEXT ANALYSIS

LARGE OPENINGS AND ORNATE TREATMENT AT STREET LEVEL
RESIDENTIAL ABOVE STREET LEVEL
STRONG HORIZONTAL DATUMS WITH SETBACK STRUCTURE EXPRESS THE OPEN PARKING STRUCTURE

SOCIAL SERVICES AND PLACE OF WORSHIP AT STREET LEVEL

SITE

HAIGHT BUILDING

VERTICAL CIRCULATION ANCHORS HORIZONTAL RUN TO THE STREET LEVEL
STRONG VERTICAL STRUCTURE MIMICS THE BROADACRES BUILDING, CONTINUING THE RHYTHM ALONG SECOND AVE
STRONG VERTICAL STRUCTURE ORGANIZES THE FACADE AND CREATES A RHYTHM ALONG SECOND AVENUE

EAST SIDE OF SECOND AVENUE

JOSEPHINUM

FUTURE GROCERY
MINIMAL FACADE TREATMENT MAXIMIZES GLAZED FACADE

BROADACRES BUILDING

OFFICE/COMMERCIAL USE ABOVE STREET LEVEL
OFFICE SPACE ABOVE STREET LEVEL
MINED RETAIL/OFFICE BASE

CAFFE D’ARTE

MAIN ENTRY LOBBY

WEST SIDE OF SECOND AVENUE

STEWART STREET
PINE STREET
2ND AVENUE
BROADACRES BUILDING
CAFFE D’ARTE

STRONG HORIZONTAL DATUMS WITH SETBACK STRUCTURE EXPRESS THE OPEN PARKING STRUCTURE
CONTEXT ANALYSIS

SOUTH SIDE OF STEWART STREET

MACY’S
MACY’S PARKING GARAGE

JOSEPHINUM
BERGMAN LUGGAGE

NORTH SIDE OF STEWART STREET

STEWART STREET
PINE STREET
2ND AVENUE

STRONG HORIZONTAL DATUMS WITH SETBACK STRUCTURE EXPRESS THE OPEN PARKING STRUCTURE

SOUTH SIDE OF STEWART STREET

LARGE OPENINGS AND ORNATE TREATMENT AT STREET LEVEL
SOCIAL SERVICES AND PLACE OF WORSHIP AT STREET LEVEL
LARGE OPENINGS BETWEEN VERTICALS
ORNATE DETAILS BETWEEN VERTICALS
CONTEXT ANALYSIS

MINIMAL FACADE TREATMENT MAXIMIZES GLAZED FACADE

MAJOR THOROUGHFARE AND GRID SHIFT FOCUSING VANTAGE POINT TO SITE

CONTINUOUS RETAIL BASE DATUM

STRONG HORIZONTAL DATUMS WITH SETBACK STRUCTURE EXPRESS THE OPEN PARKING STRUCTURE

CONTINUOUS RETAIL BASE DATUM

STRONG VERTICAL STRUCTURE ORGANIZES BOTH FACADES AND CREATES A RHYTHM ALONG THE PINE STREET RETAIL CORRIDOR

MINIMAL FACADE TREATMENT MAXIMIZES GLAZED FACADE

MAJOR THOROUGHFARE AND GRID SHIFT FOCUSING VANTAGE POINT TO SITE

CONTINUOUS RETAIL BASE DATUM

STRONG HORIZONTAL DATUMS WITH SETBACK STRUCTURE EXPRESS THE OPEN PARKING STRUCTURE

CONTINUOUS RETAIL BASE DATUM

STRONG VERTICAL STRUCTURE ORGANIZES BOTH FACADES AND CREATES A RHYTHM ALONG THE PINE STREET RETAIL CORRIDOR

MINIMAL FACADE TREATMENT MAXIMIZES GLAZED FACADE

MAJOR THOROUGHFARE AND GRID SHIFT FOCUSING VANTAGE POINT TO SITE

CONTINUOUS RETAIL BASE DATUM

STRONG HORIZONTAL DATUMS WITH SETBACK STRUCTURE EXPRESS THE OPEN PARKING STRUCTURE

CONTINUOUS RETAIL BASE DATUM

STRONG VERTICAL STRUCTURE ORGANIZES BOTH FACADES AND CREATES A RHYTHM ALONG THE PINE STREET RETAIL CORRIDOR

MINIMAL FACADE TREATMENT MAXIMIZES GLAZED FACADE

MAJOR THOROUGHFARE AND GRID SHIFT FOCUSING VANTAGE POINT TO SITE

CONTINUOUS RETAIL BASE DATUM

STRONG HORIZONTAL DATUMS WITH SETBACK STRUCTURE EXPRESS THE OPEN PARKING STRUCTURE

CONTINUOUS RETAIL BASE DATUM

STRONG VERTICAL STRUCTURE ORGANIZES BOTH FACADES AND CREATES A RHYTHM ALONG THE PINE STREET RETAIL CORRIDOR