



LAND USE DATA

DPD Project #	3015143
Address	3206 Harvard Ave East
Parcel #	1959703155
Zoning:	NC2P-40
	Eastlake Residential
	Urban Village
FAR:	3.25 Mixed Use Residential & Commercial
Height Limit	40 FT
Height Bonuses	+ Additional Height Allowance Per 23.47A.012.A.1.c
	+ 4' Clerestory Allowance Per 23.47A.012.b
Residential	Courtyard
Amenity Areas	Rooftop Patio
Parking	None Required for Both Residential and Commercial
	PerTable A for 23.54.015.J

PROJECT INFORMATION

Developer	Grancorp Larsson, LLC
Area of Lot	8,450 SF
Existing Building	Two story brick building
	6 – Retail/Comm units on ground story at 4,110 SF
	8 – Apartments on second story at 3,890 SF
	5,026 SF of existing structure
Site Access	Corner lot at intersection of
	Harvard Ave E and Eastlake Ave E
	Designated Pedestrian corridor on Eastlake Ave E
	Pedestrian Only right of way on East Martin St at the
	south property line
	Designated parking area west of site on Eastlake Ave

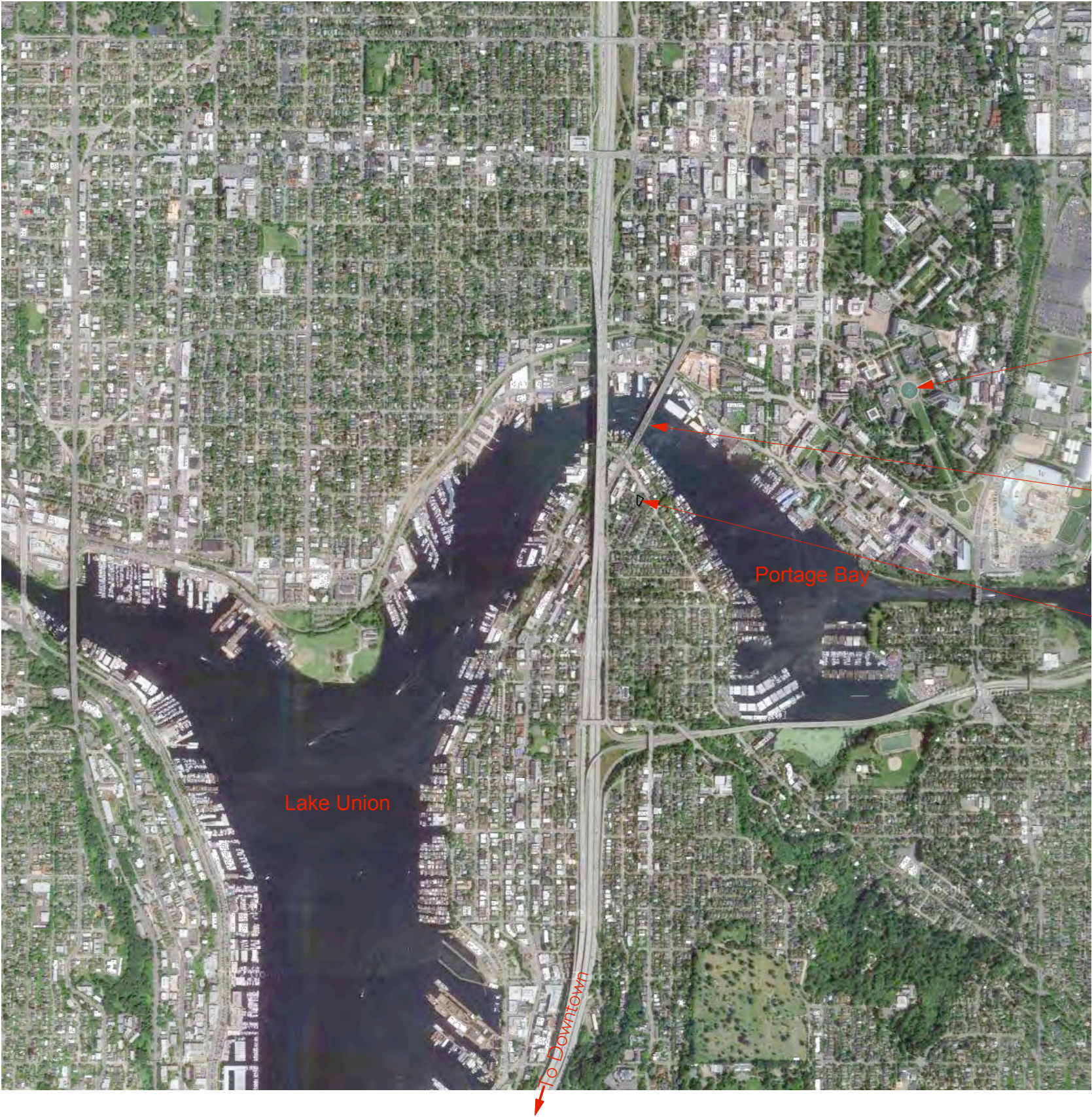
DESIGN OBJECTIVE

The proposed project is a mixed-use structure; with live/work uses at the Harvard Avenue street level and a residential entry that leads to residential apartments on the upper floors. The existing facade of the building at 3206 Harvard Avenue E will be maintained and new construction will be integrated above.

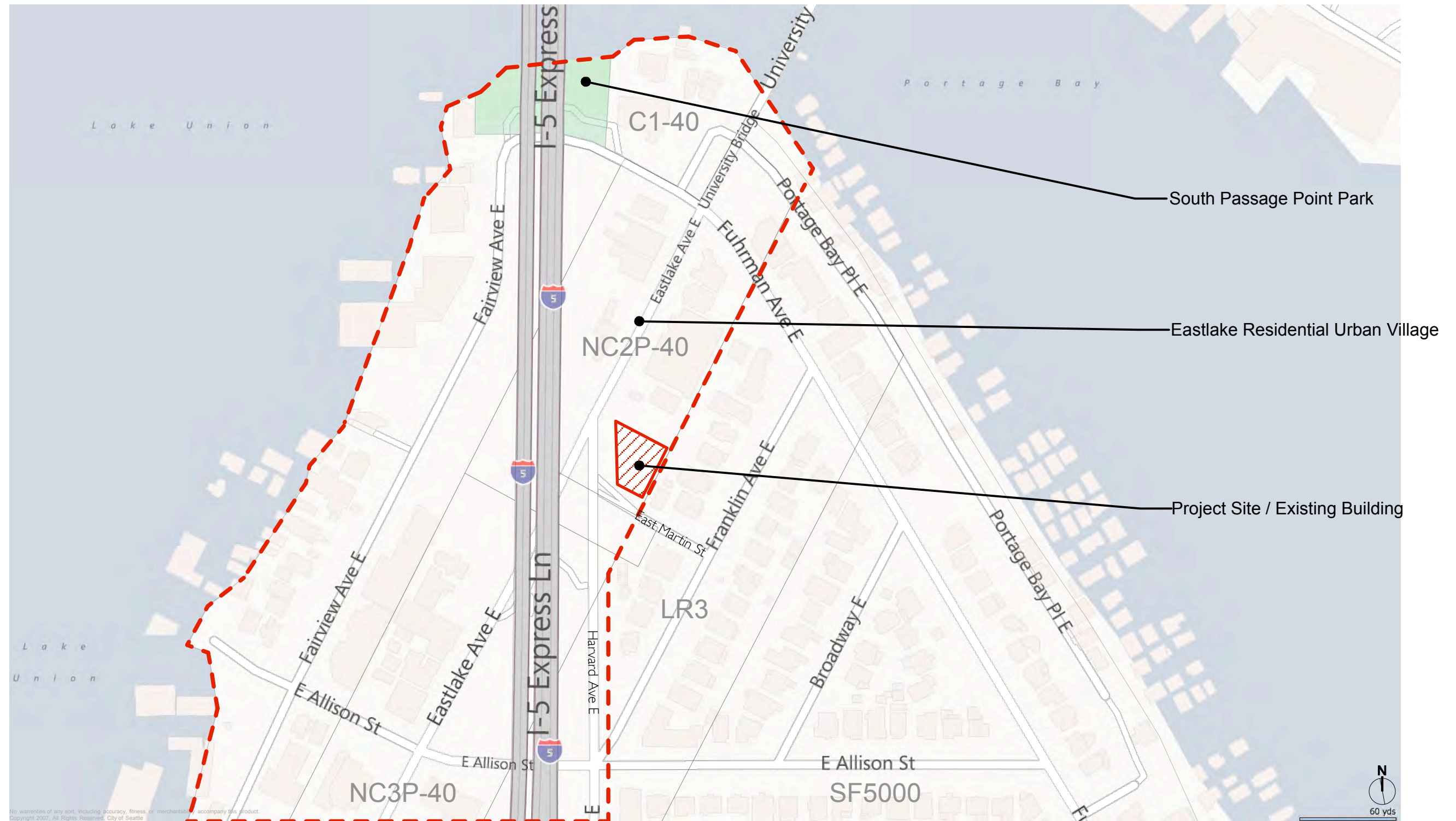
As a family owned building for many years the A.W. Larson Building has a special significance for the client. Preserving the existing facade is the foremost concern for the project. A strong connection to the neighboring Union Bay Lofts, which is also owned by the client, is the second design objective. Creating spaces that synergize the design of both buildings is an important aspect included in the new design. Finally, the high level of noise from Eastlake and the I-5 freeway, averaging 65dB, must me mitigated using cues from the Union Bay Lofts courtyard.

The proposed project consists of the following:

- Approximately 41 market rate residential units
- 5 live/ work units totaling 3,775sf

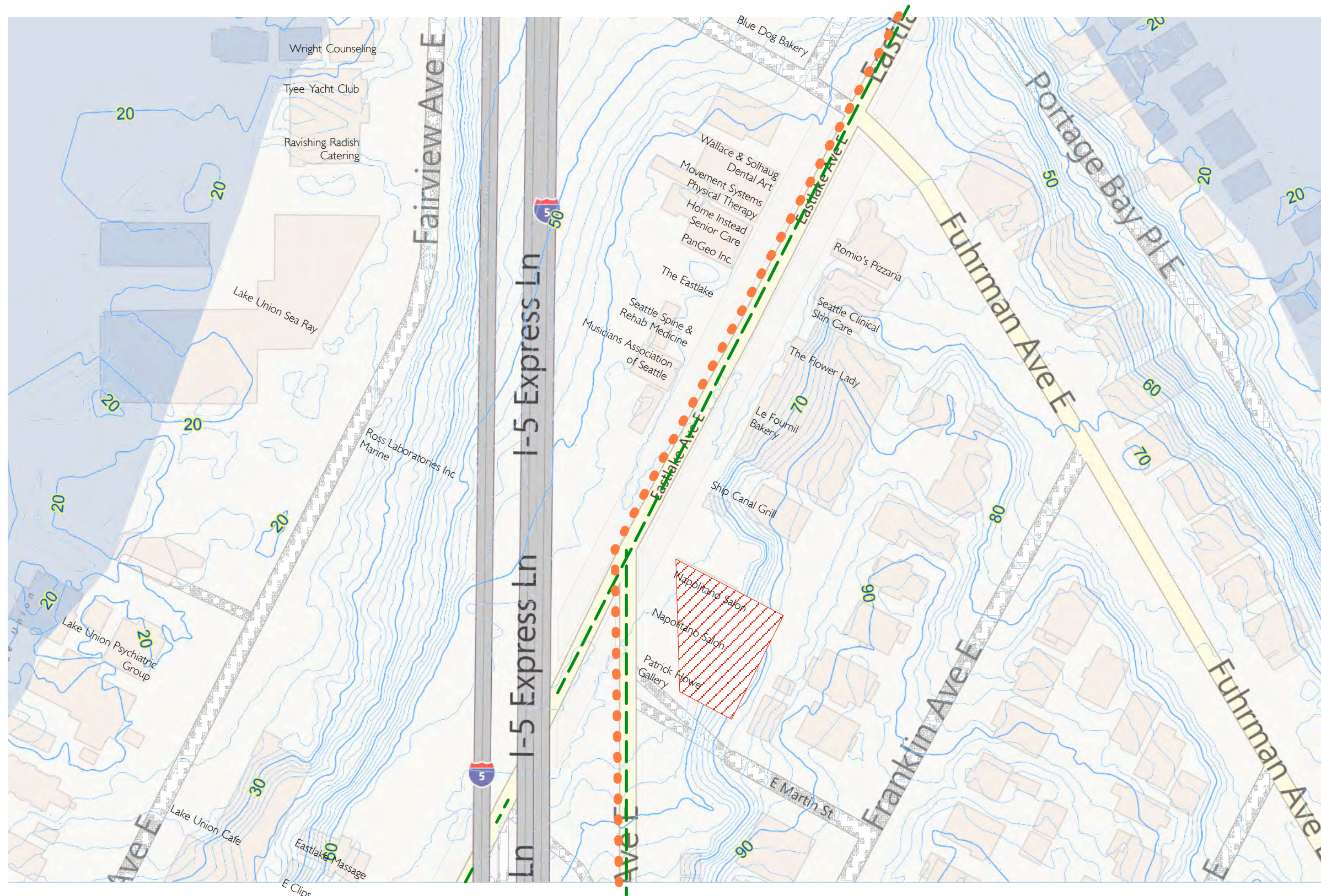


Project Introduction



Zoning Map

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July 9, 2014



- ### Key
- Pedestrian Areas
 - Frequent Transit Corridors
 - Project Site
 - Portage Bay neighborhood boundary

Vicinity Map

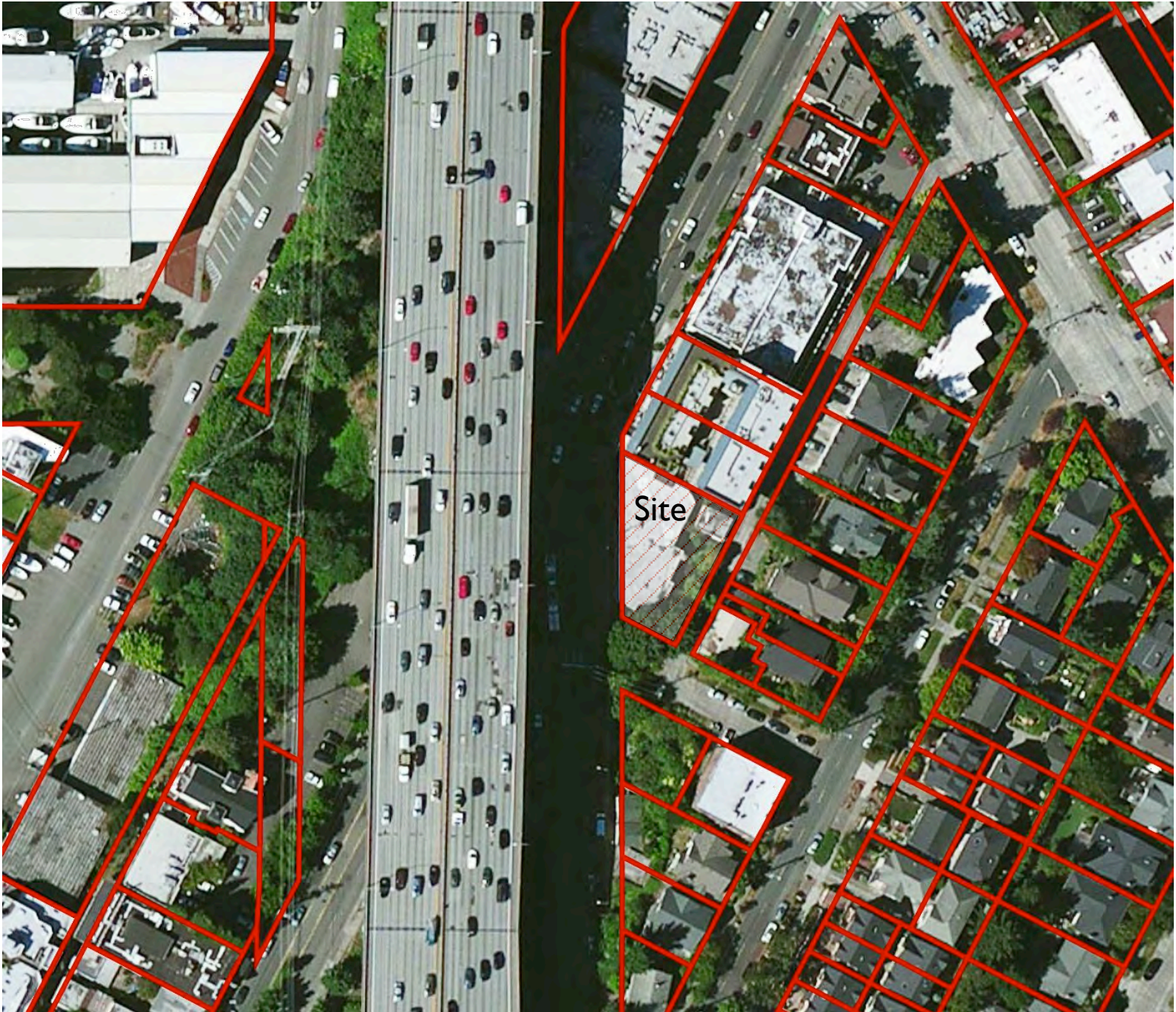
NEIGHBORHOOD & SITE SUMMARY:

The Larson Building is sited at the confluence of three growing and thriving city neighborhoods; Montlake, University District and Eastlake. A pedestrian, bike and public transit friendly area of the city that is accessed by multiple bus lines. At the beginning of the 20th Century the Eastlake area grew rapidly after the ship canal connecting Lake Washington to Lake Union was dug. The Brooklyn Draw Bridge (now the University Bridge) was another major connector to the newly annexed North Seattle Area. This historic bridge and waterfront are key elements of this neighborhood. Over the next few decades the construction of modest to fine homes at the north end of Lake Union began to redefine this area. The post WWII construction of the Interstate-5 Bridge was the last major element that defines the site today.

Today, the intersection of Harvard Ave and Eastlake has transformed into a commercial core serving the surrounding neighborhoods and the University of Washington. The project preserves the existing facade while meeting contemporary demands of accessible storefronts and denser residences. As part of the Eastlake Urban Village plan, the Larson Building promotes density and mixed uses to create a viable and livable center for tomorrow's workers, students and commuters.

Narrowing the scope, the site is on the border of the moderately sized Neighborhood Commercial-2 zone and the Lowrise-1 zone. The project utilizes the steep slope of the site to soften the boundary between these two zones. Commercial activity is designated for the lower elevation at Harvard Ave (NC-2) while walk-up residential units at the upper elevation relate to the Low-rise Residential Zone to the East. The site is surrounded by public right of way on three sides. Harvard Ave to the west, an Alley to the East and the pedestrian only stair and green space of East Martin St to the south. 3206 Harvard Ave shares its north property line with the Union Bay lofts; a mixed-use building of concrete and clad wood-frame that has an interior court as a defining architectural element.

The existing building was constructed circa 1924 on the site. The preservation of its facade is the defining architectural element of the new Larson Building. Most of the street-facing facade is glazed large display windows between terracotta pilasters. The second story has square punched windows set in brick. This facade will be preserved and integrated into the design of the proposed building. The construction of two new stories above the facade seeks to compliment the scale of the existing structure.

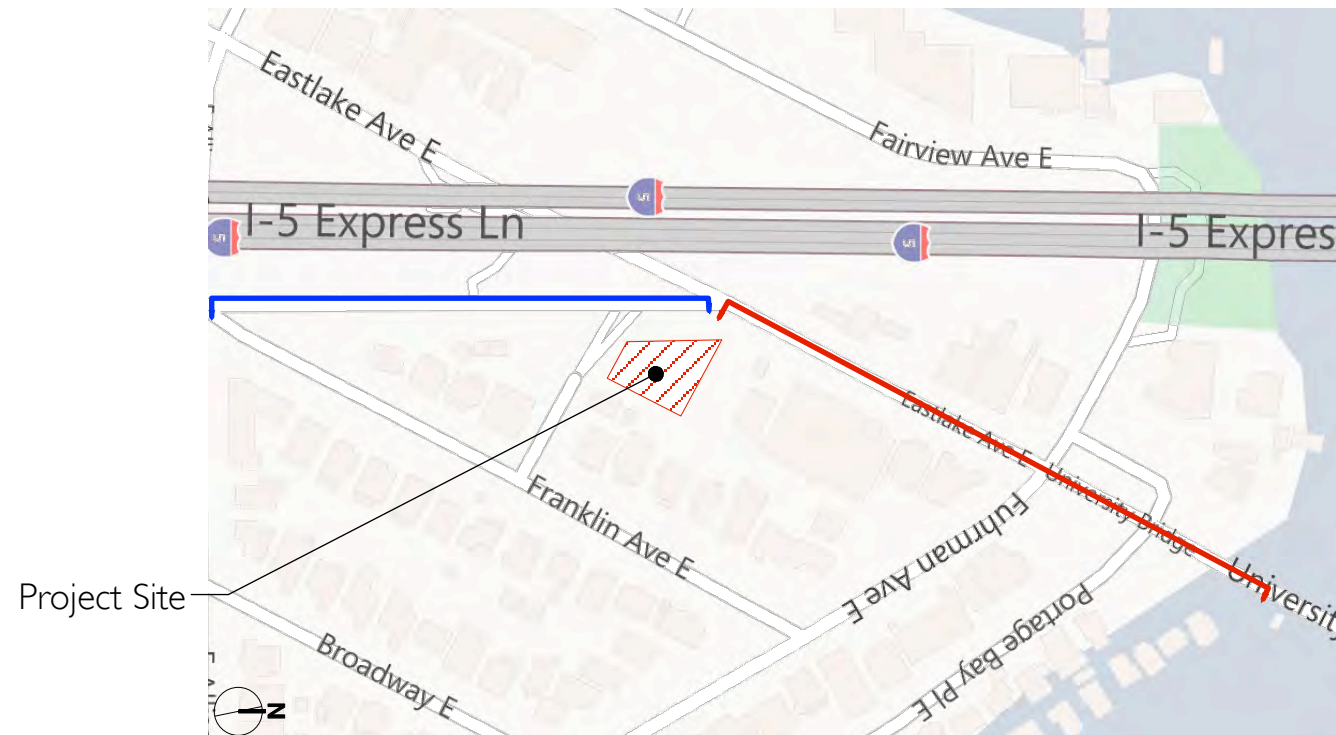


Neighborhood & Site



North of Site – Looking East

To the north of the site a variety of building types exist. Commercial activities engage the street with apartments taking up the upper stories. The NC2P-40 zone runs to the ship canal north of the site. At the left of the image the University Bridge begins to cross Portage Bay to the University of Washington beyond.



Project Site

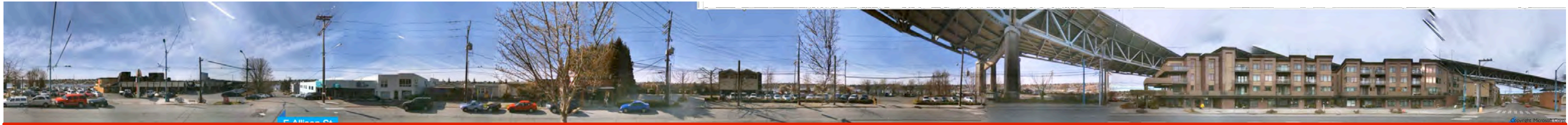
South of Site – Looking East

To the south of the site is the public right of way East Martin Street. These pedestrian stairs and foliage create a buffer between the NC2P-40 zoning of the site and the residential LR3 zone to the south and east.



Project Site

Area Photos - Facing East

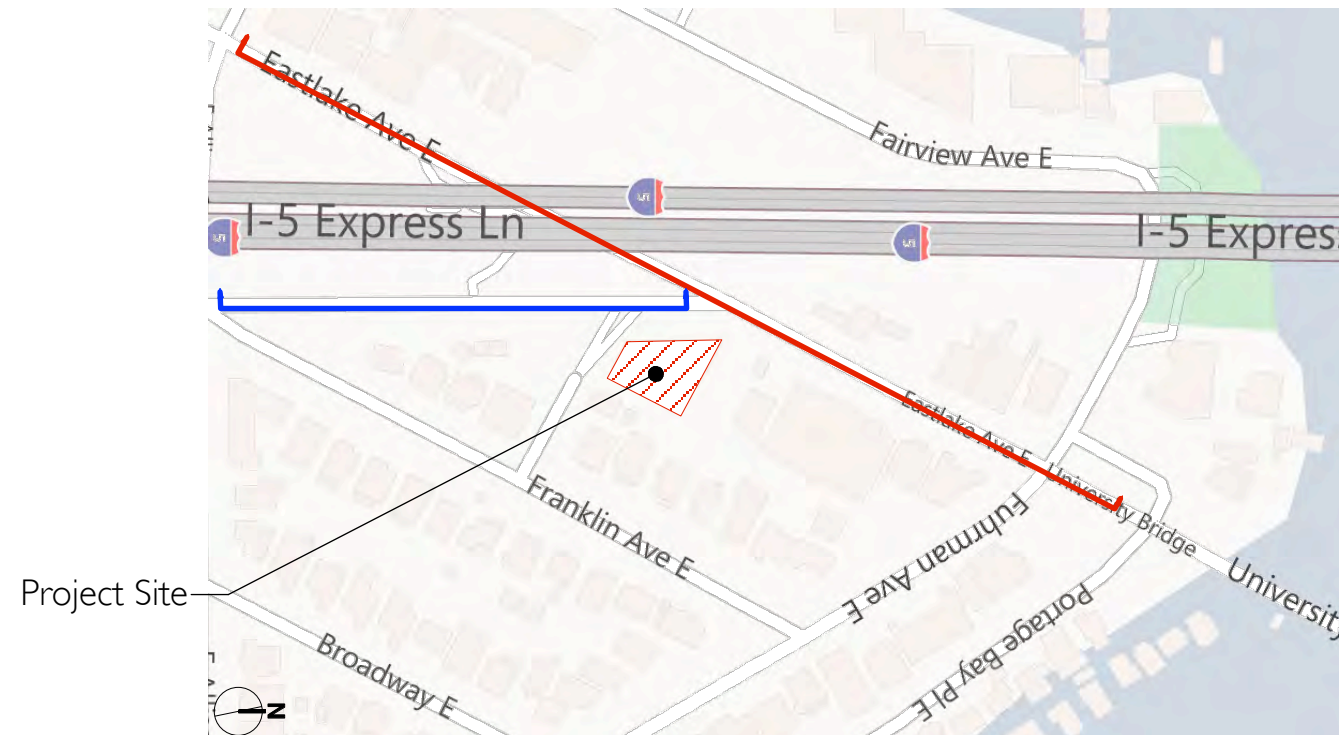


Eastlake Ave East - Looking West

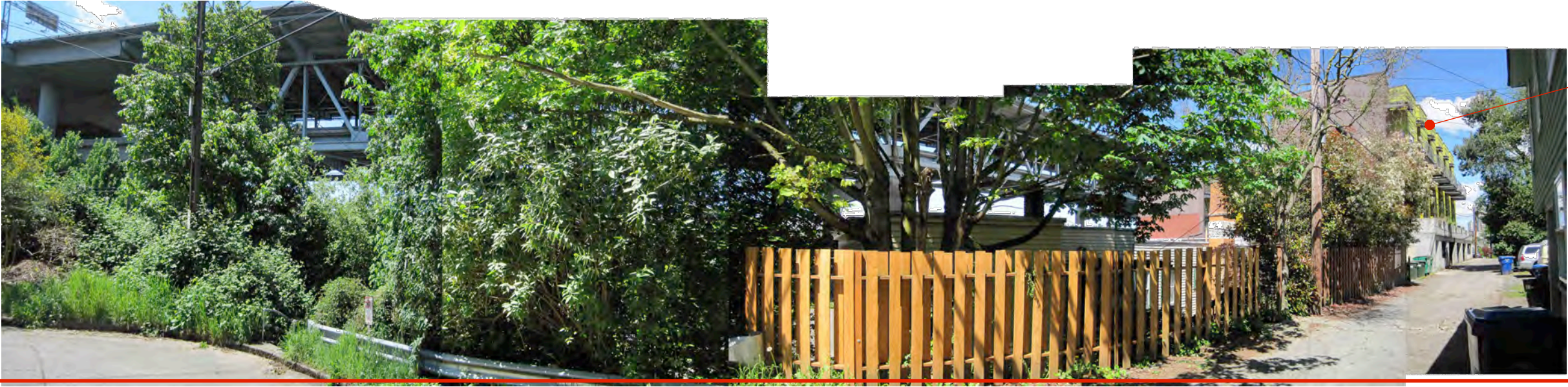
Along Eastlake Ave E looking west a variety of buildings and commercial activities occur; from restaurants and small offices to larger mixed-use buildings such as the one at the right side of the image. The shores of Lake Union and Queen Ann Hill can be seen in the background.

South of Site - Looking West

To the south of the site looking west is a small park. Above this park the I-5 freeway bridge runs south until it meets the grade of North Capitol Hill.



Area Photos - Facing West



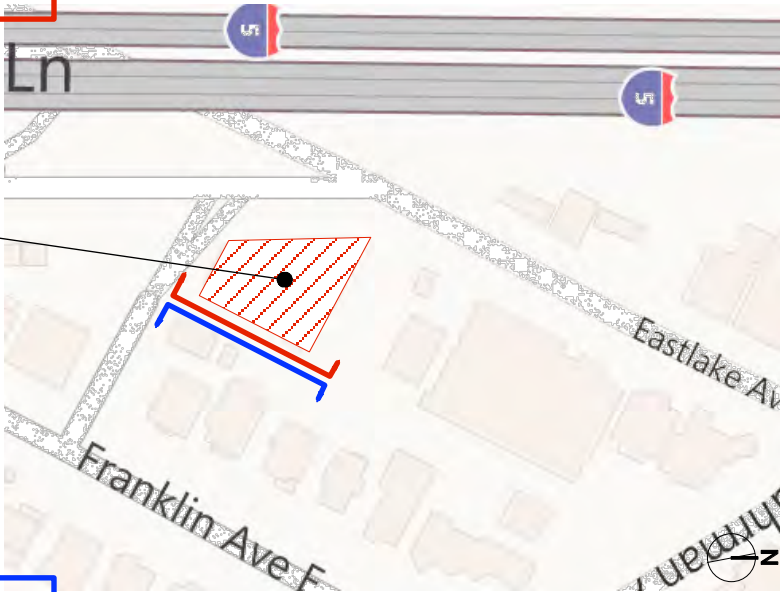
Union Bay Lofts

Alley - Looking West

Looking West from the alley towards the site the presence of dense foliage on the easement of East Martin Way is apparent. The existing two story structure can be seen beyond the wood fence. To the right of the photo (North) are the Union Bay Lofts.



Project Site



Alley - Looking East

The beginning of the LR3 zone residential neighborhood to the east of the site is shown here. Garages and gravel parking areas line the alley with the main entrances on East Martin St or Franklin Ave E

Area Photos - Alley



Site Photos – Existing Building and View



2851 ON LAKE UNION

- Lengthy facade is broken up by projecting bays.
- Strong roofline gives the top of building a defining edge
- Middle recess clearly dictates building entrance
- Bays that project the farthest are given the boldest color palette
- Lack canopies for weather protection
- Street level bays break down an otherwise lengthy facade
- Great variety of material and color



RUBY CONDOMINIUMS

- The setback at the second level provides westward views for all units
- Retail along Eastlake at the ground floor provided with ample glazing
- Colors coordinate with material palette
- Angular elements break away from the strict rectilinear building format
- C shape massing buffers courtyard from freeway noise behind



UNION BAY LOFTS

- Finalist for the AIA Multifamily Project of the year, 2008
- Contemporary materials .
- Bay window typology succeeds in the creation of brighter units and unique building facade
- Parking between retail and residential
- Slope site condition is reflected in building massing.
- Utilizes an interior courtyard to create an acoustically insulated space from the I-5 freeway

LOCAL ARCHITECTURAL ELEMENTS

Coronado Apartments



- An example of Seattle Worlds Fair period architecture
- Similar to many other apartment buildings in the Eastlake area
- Parking instead of commercial activities occupy the ground floor

Eastlake 6



- These townhouses highlight a trend in Eastlake architecture of modern forms and contemporary materials
- Abutting the I-5 freeway, the building minimizes fenestration to reduce noise pollution while providing a courtyard and views to the west

The Ives



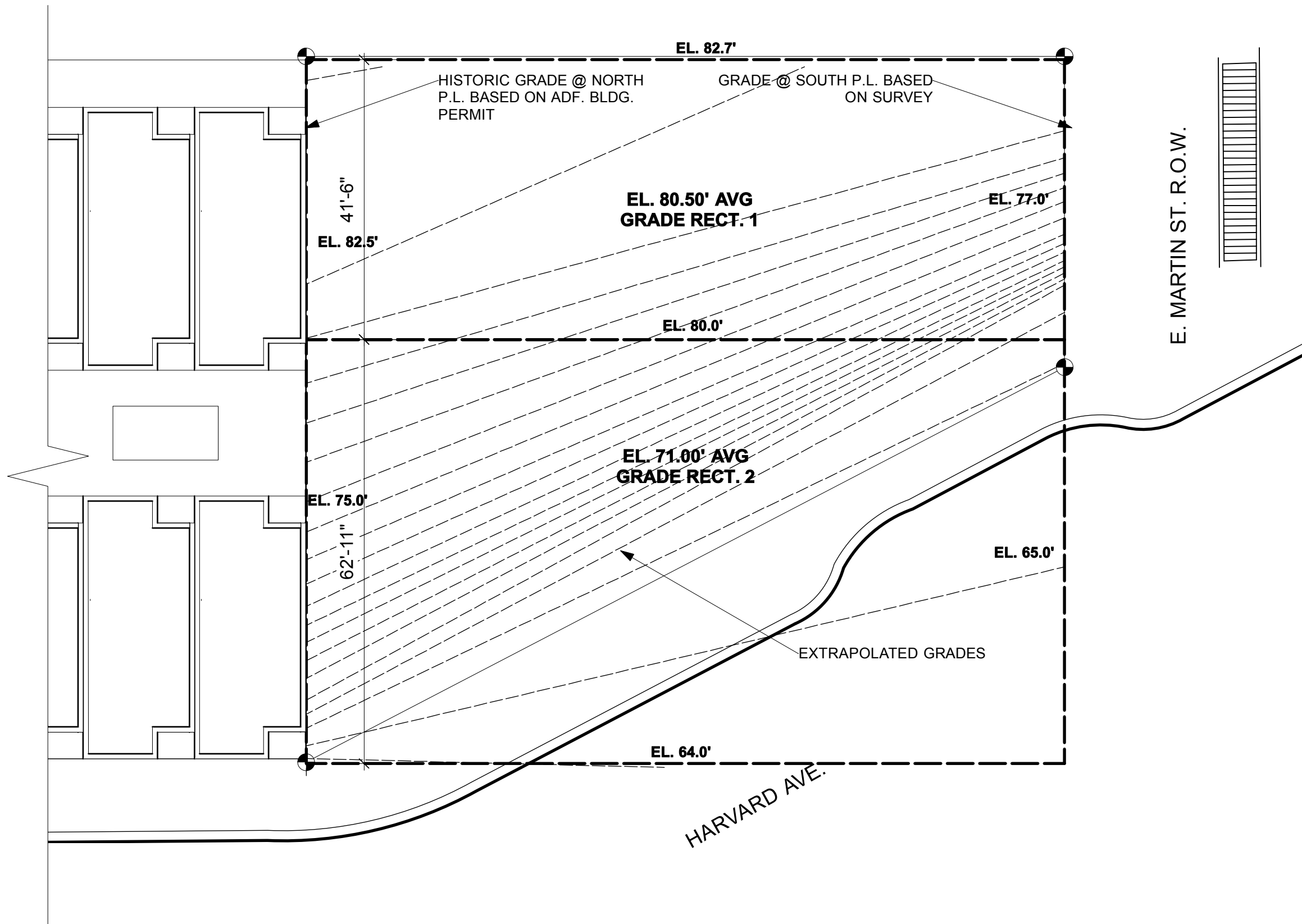
- Located up-hill from the site on East Martin St, this building is typical of early 20th C. brick apartments in Seattle
- A strong detailed archway that marks the entrance and a detailed pediment are the defining architectural elements of this style

Lake Union House Boat



- An eclectic houseboat taking cues from the nautical tradition of Lake Union
- This photo with the I-5 freeway in the mid-ground and the site in the background highlights the context of the site in relation to its surroundings and the lake

Neighboring Buildings

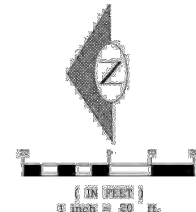


-The pedestrian public right of way of East Martin St abuts the south property line of the site
 -Landscape improvements to the current parking area are proposed to harmonize with the heavy foliage of the slope



-The sidewalk is fifteen feet wide and includes a load/unload zone, street trees and planters. No improvements to the sidewalk on Harvard Ave East are proposed

PRELIMINARY



VICINITY MAP

FUHRMAN AVE E

**FUHRMAN
AVE E**

FRANKLIN AVE E

ALLEY

2 STORY BRICK
BUILDING
206 HARVARD AVE E

HARVARD AVE E

An aerial photograph of a section of Eastlake Avenue East in Seattle. The road is highlighted with a thick yellow line. A red 'X' is placed on the road, indicating a specific location of interest. The surrounding area includes other streets, buildings, and greenery.

E. MARTIN

July 1997

[illegible]

BOUNDARY & TOPOGRAPHIC SURVEY
GRANCORP LARSSON LLC
3206 HARVARD AVE. E
SEATTLE, KING COUNTY, WASHINGTON

status: JAL/FWH	checked by: JMH
scale: 1" = 20'	date: 5/7/13
job no: 2003007.06	

1000 1000 1000

JOHNSON GRANCORP LARSSON, LLC
ARCHITECTURE
& PLANNING LLC

A. W. LARSON BUILDING
3206 Harvard Avenue
Seattle DPD # 3015143

Survey

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EDG Comments

- A1: Responding to Site Characteristics**
- Respond to specific site conditions
 - Corner, pedestrian access and topography

- A2: Streetscape Compatibility**
- Reinforce desireable spatial ROW character
 - Landscape barrier using generous distance to curb
 - Landscape E Martin St. ROW

- A4: Human Activity**
- Encourage human activity at street level
 - Ensure quality pedestrian environment w/ landscaping

- A-5: Respect for Adjacent Sites**
- Respect existing Union Bay Lofts
 - Consider less-intense zoning across alley

- A-7: Residential Open Space**
- Visually connect new and adjoining courtyard

Design Response

- A1: Responding to Site Characteristics**
- The building is a hinge between two angled streets
 - Massing is formed by two “bars” reflecting the angle formed by Harvard Ave. and surrounding street grid
 - The building steps down to reflect the topography

- A2: Streetscape Compatibility**
- Continuous storefronts along Harvard façade
 - Landscape improvements along Harvard frontage
 - Native landscaping at north half of Martin St. ROW

- A4: Human Activity**
- Landscape at Martin St ROW enhances pedestrian connection between residential and commercial areas
 - Storefronts on Harvard and entrances on Martin and the alley promote activity and safety

- A-5: Respect for Adjacent Sites**
- Massing reflects and continues Union Bay Lofts
 - Setbacks and residential entrances respond to residences across alley
 - Trash handling through Union Bay Lofts cleans alley and reduces traffic

- A-7: Residential Open Space**
- Courtyards line-up but separated by a landscaped screen

EDG Comments

- B-1: Height, Bulk & Scale Compatibility**
- Create "gem" at appendage closest to E. Martin St.

- C-2: Architectural Concept & Consistency**
- Respond to central residential entry
 - Respond to the hinge at Harvard and E. Martin
 - Address the adjoining Union Bay Lofts
 - Integrate the roof-top features

- C-4: Exterior Finish Materials:**
- choose durable materials

- D-6: Screening of Service Areas**
- Appreciated alley accessible waste area.

Design Response

- B-1: Height, Bulk & Scale Compatibility**
- Massing, bulk and scale aligns with Union Bay Lofts and buildings to north
 - Glazed extension (“gem”) above Martin St. ROW provides visual security and strong architectural form
 - Courtyard in setback from Martin Street matches original building footprint (Requires Departure)

- C-2: Architectural Concept & Consistency**
- Reconstruction of existing façade connects to neighborhood history
 - Preserved terra cotta arch defines central residential entrance, reinforced by symmetrical fenestration
 - Extension (“gem”) above Martin St. and setback to original building line at SW corner reinforces “hinge”.
 - Rooftop massing consolidated into integrated form

- C-4: Exterior Finish Materials:**
- Reconstruction of original façade done with closely matching masonry and stone materials, with clad wood storefronts
 - Upper stories finished with cementitious panels with windows responding to configuration

- D-6: Screening of Service Areas**
- Trash handling through adjacent building, served off Harvard, electrical transformer hidden behind SW courtyard.

EDG Comment and Responses

EDG Comments

D-7: Personal Safety and Security

- Improve E Martin St. ROW for safety and attractive access.

D-8: Treatment of Alleys

- Enhance the pedestrian street front.

D-9: Commercial Signage

- Develop a signage concept

D-11: Commercial Transparency

- Highly transparent windows

E-1: Landscaping Continuity w/ Adjacent Sites

- Improve E. Martin St. ROW
- Ensure adequate lighting and attractive landscape

E-2: Landscaping to Enhance the Building

- Incorporate landscape into building design

Design Response

D-7: Personal Safety and Security

- Re-landscaping of Martin St. improves visibility and lighting and designed to enhance security.
- Window overlooking Martin St. provide security

D-8: Treatment of Alleys

- Apartment entrances directly on alley improve security and pedestrian activity
- Removal of thrash handling and undergrounding of wires improves aesthetics

D-9: Commercial Signage

- Building signage to be limited to externally lit blade signs and painted window graphics, with an allowance for small neon signage

D-11: Commercial Transparency

- Storefront windows and entrance doors to be fully glazed using metal-clad wood window system, with maximum glazing to meet energy code limitations

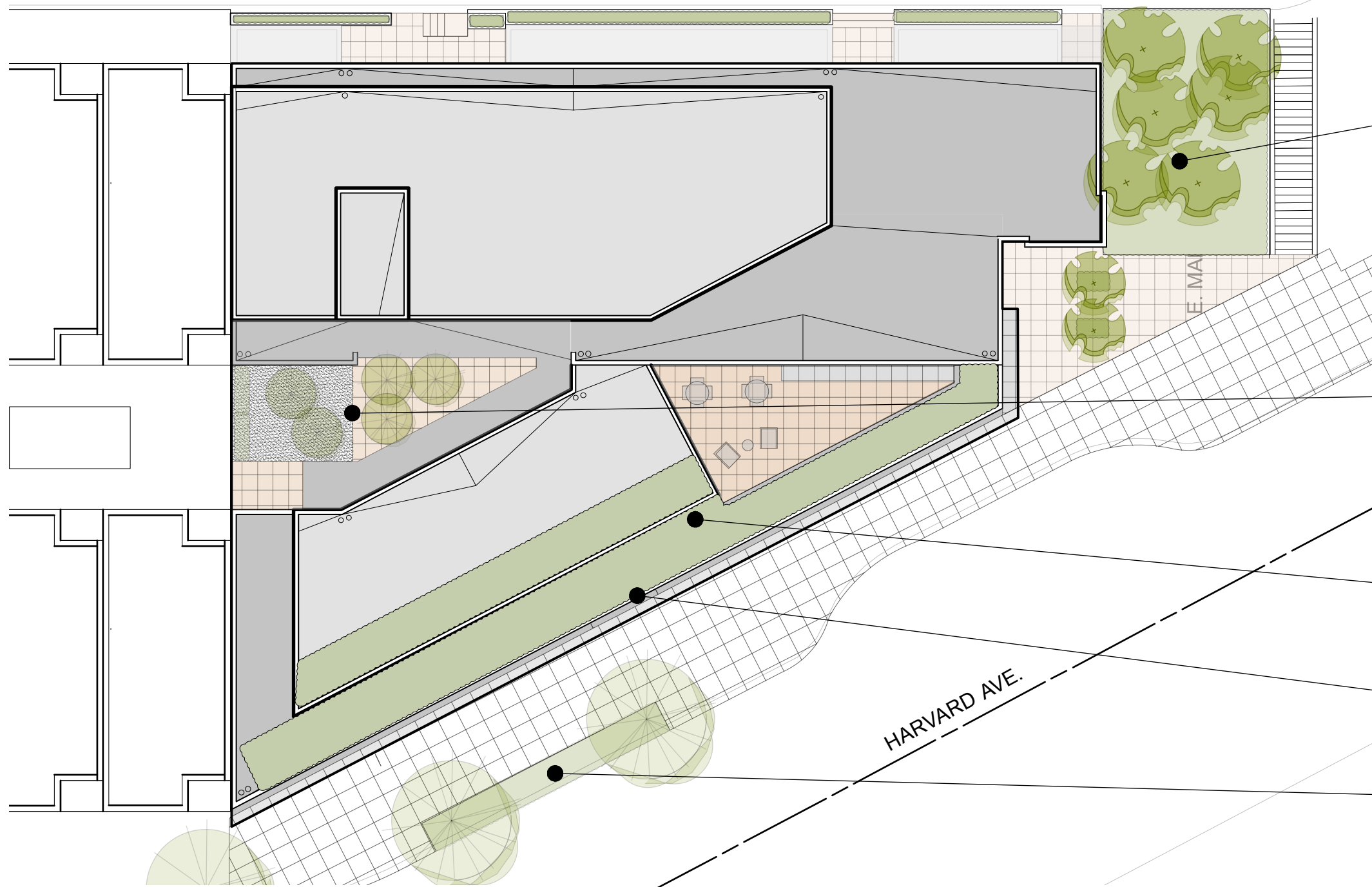
E-1: Landscaping Continuity w/ Adjacent Sites

- Courtyard in setback from Martin Street enhances ROW improvements and use (Requires Departure)
- Alignment of internal courtyard with Union Bay Lofts creates larger visual open area

E-2: Landscaping to Enhance the Building

- Rooftop landscape provides residential amenity and rainwater collection
- Internal courtyard at 3rd Floor provides quiet oasis in noisy environment
- Courtyard in setback from Martin Street provides buffer area from busy street (Requires Departure)

No Departure is being requested



Responses to EDG Comments and Recommendations

A-2: Landscape improvements

A-4: Improvements encourage pedestrian use

D-7: Lighting incorporated to improve safety

E-1: South of facade to stair to be public space

A-5: Align courtyard with adjacent Union Bay Lofts

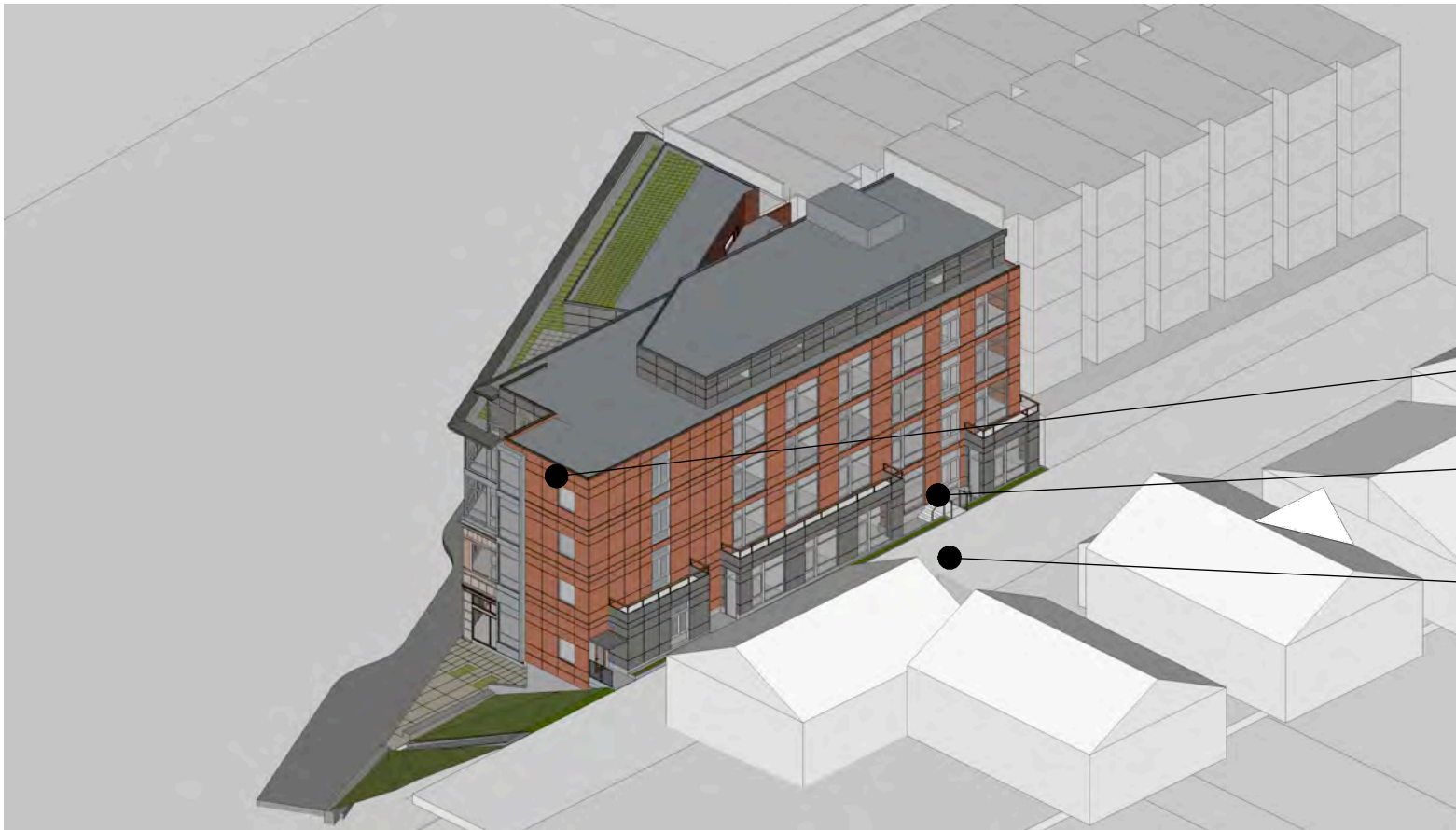
A-7: Visually porous green screen connects courtyards

E-2: Internal courtyard for resident use

E-2: Terrace and green roof

C-4: Existing facade to be reconstructed

A-4: Planting strip to be expanded



Responses to EDG Comments and Recommendations

A-5: Design is aligned and mindful of Union Bay Lofts

C-2: Recessed balcony and screen connection

C-2: Large middle windows address res. entry

C-2: Expressive tower with articulated bay window creates "gem" like object

C-2: SE glazed corner acts as a "hinge"

A4: Connection of res. zone and comm. zone

C-3: Reconstruction of facade connects to neighborhood history

D-9: Highly transparent storefronts

B-1: "gem" object provides strong architectural form

A-5: Stoops at alley to residential units

D-8: Access to alley fosters security

A-5: No parking reduces vehicular traffic through alley

D-6: No trash handling through alley

EDG Preferred Option

5 Story Mixed Use Structure

5- Story Building = 26,862 SF Total
FAR = 3.24 (3.25 Allowed)

LEVEL 1 = 3,662 SF (Live/ work) 3,858
SF (Aux.)
LEVEL 2 = 7, 365 SF (Residential)
LEVEL 3 = 6,152 SF (Residential)
LEVEL 4 = 6,152 SF (Residential)
LEVEL 5 = 4,530 SF (Residential)

2nd Flr Lightwell = 130 SF
3rd Flr Courtyard = 1,000 SF
5th Flr Green Roof / Terrace = 2,300 SF

- This scheme reconstructs the existing facade with 2 stories above. A fifth story of loft type residences is set back significantly from the masonry facade.
- The Union Bay Lofts courtyard to the north is mirrored and at the third through fifth stories to create a large open and visually connected amenity space for both buildings.
- The creation of an inner courtyard rather than an upper level setback at Harvard Ave Side
- Aligns with Union Bay Loft's facade and reinforces street edge continuity





Site Plan

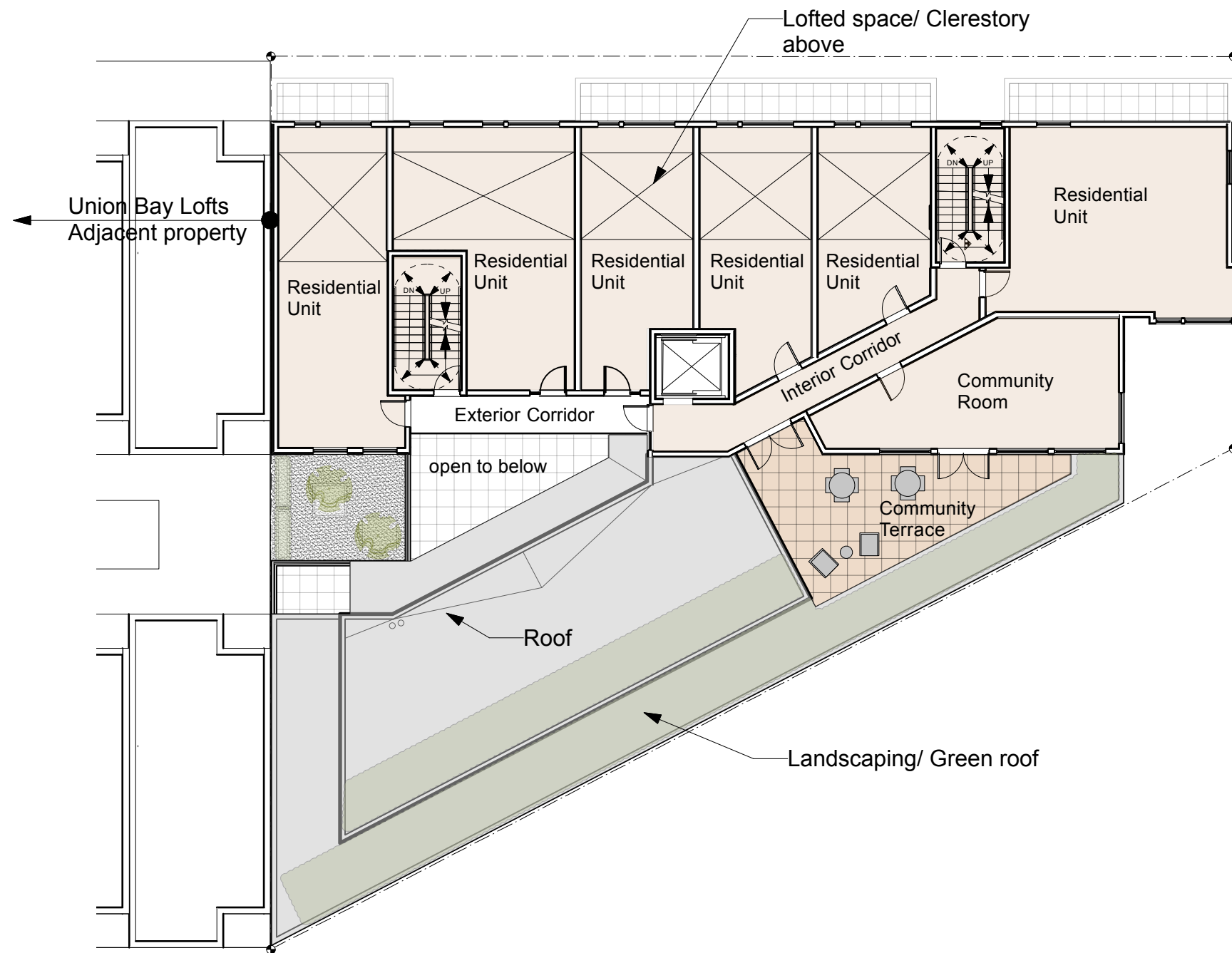
1/32"=1'-0"



First Floor Plan



1/16"=1'-0"

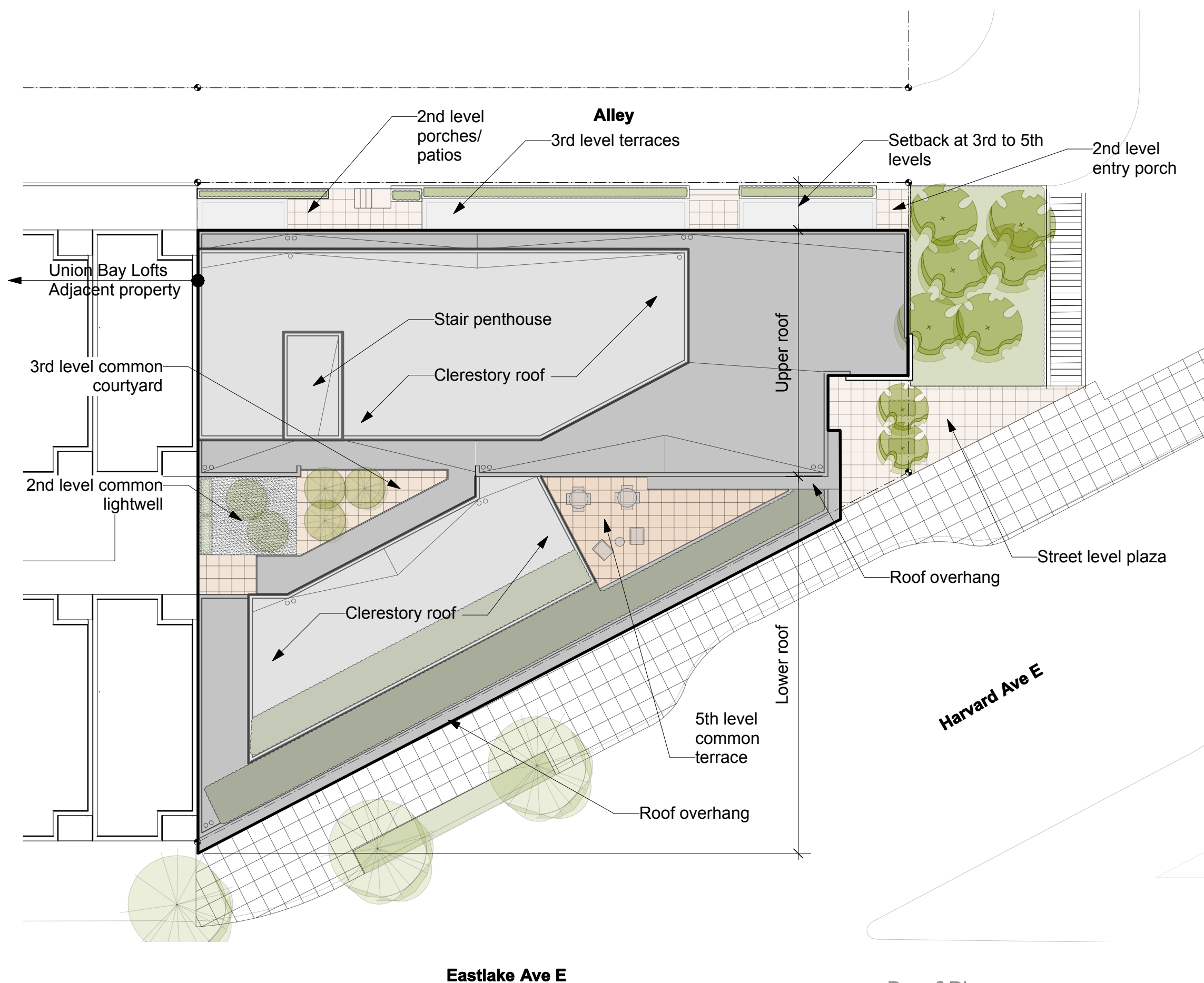


Fifth Floor Plan

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1/16"=1'-0"



Roof Plan

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1/16"=1'-0"

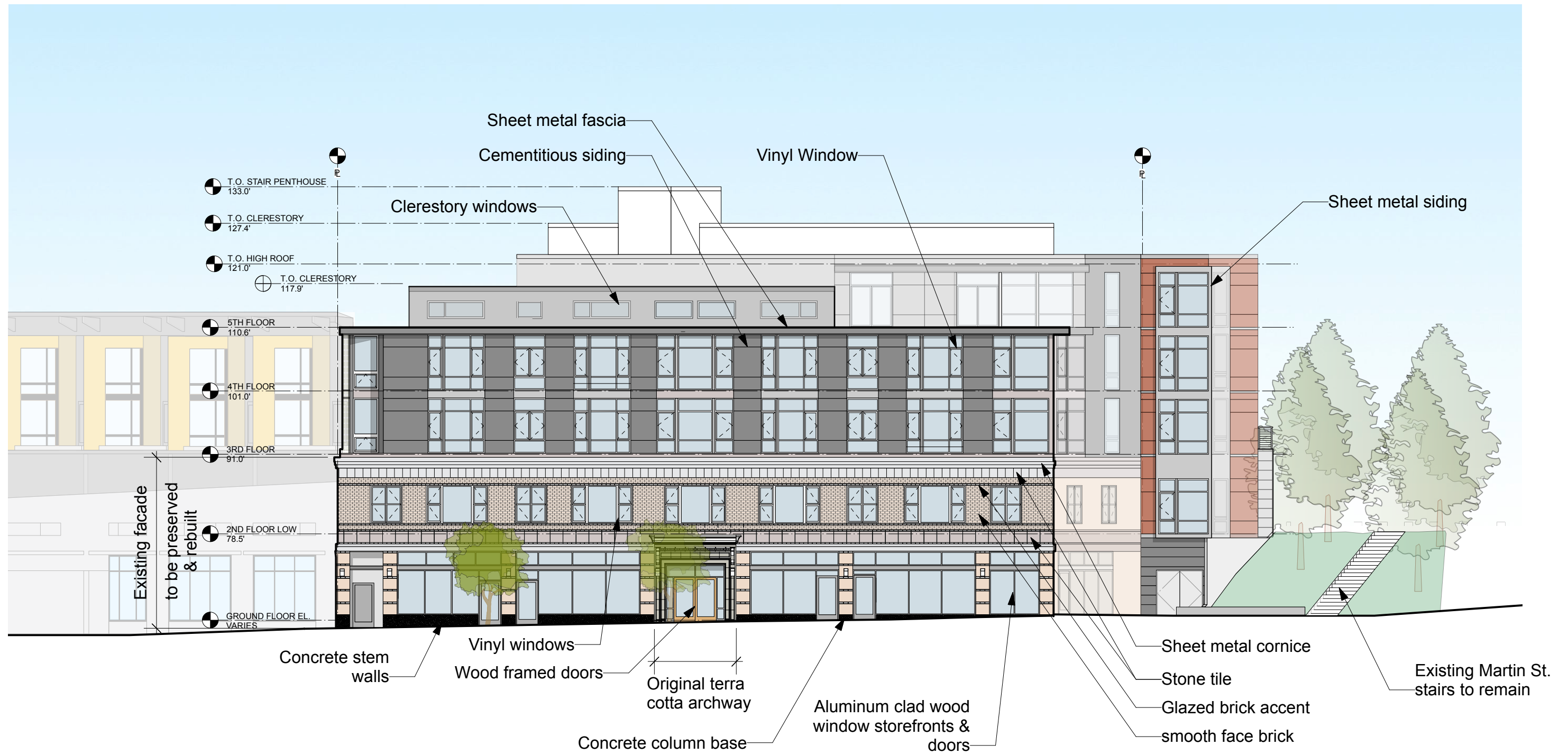


Rendering - looking northeast





Rendering - Alley looking north



West Elevation

1/16"=1'-0"

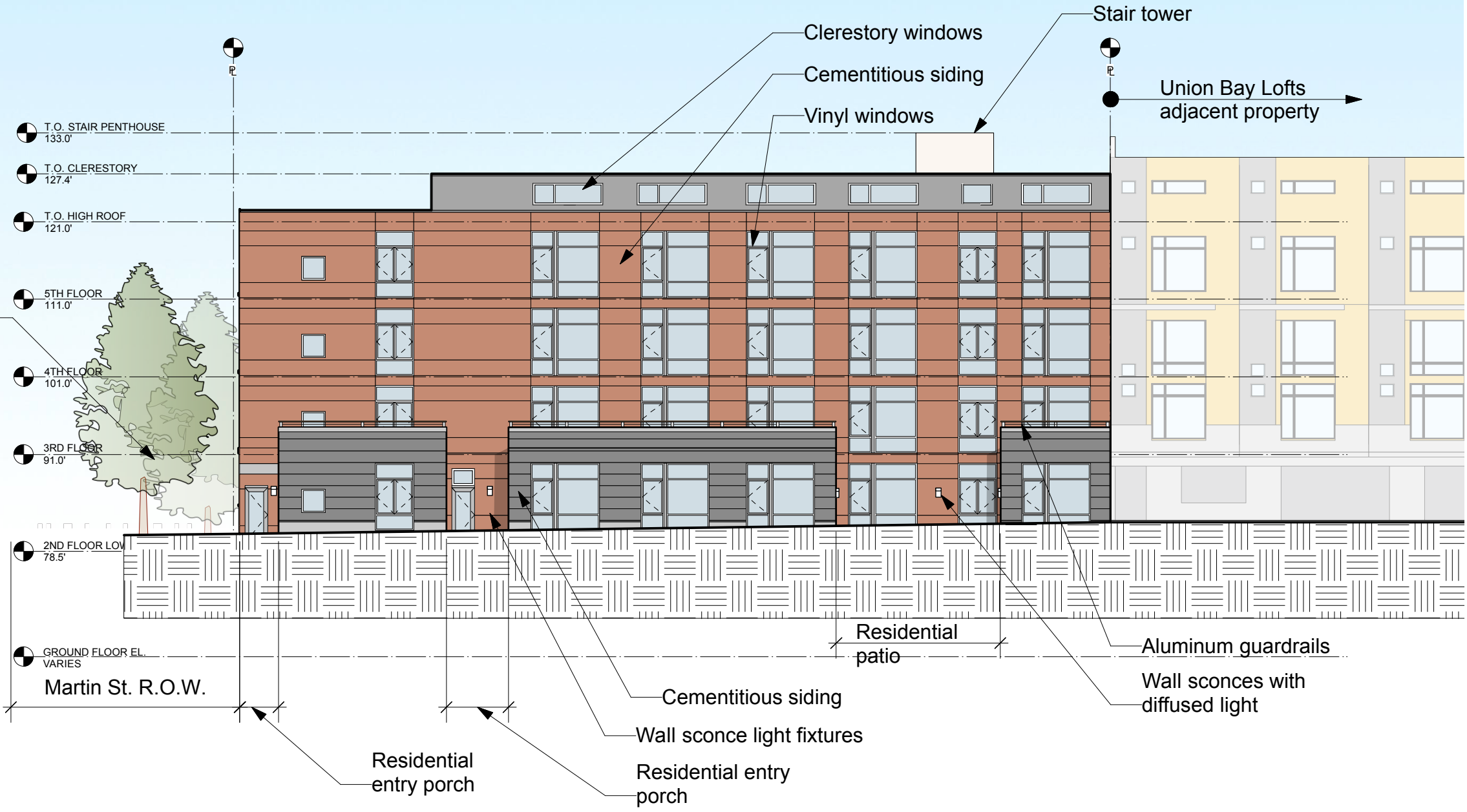


South Elevation

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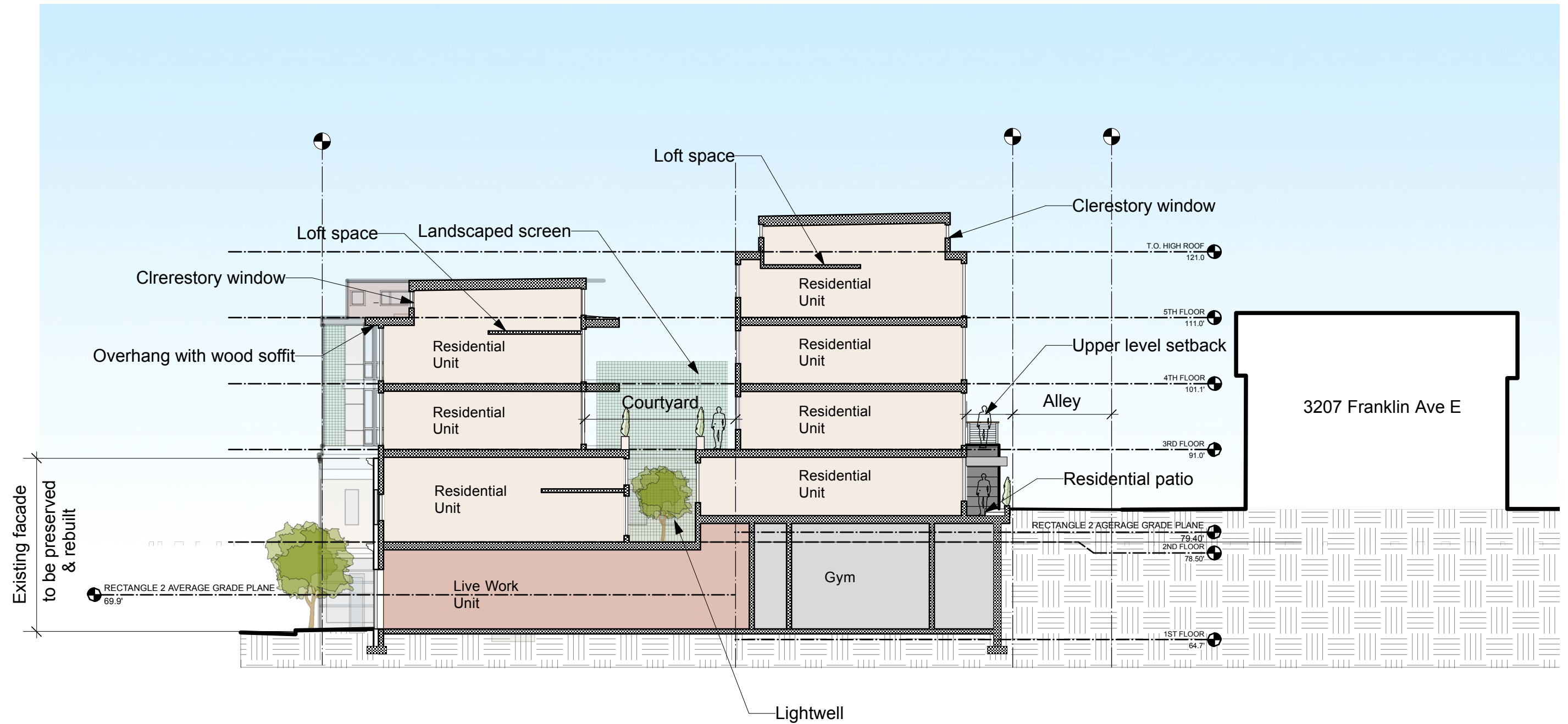
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Landscape improvements



East Elevation

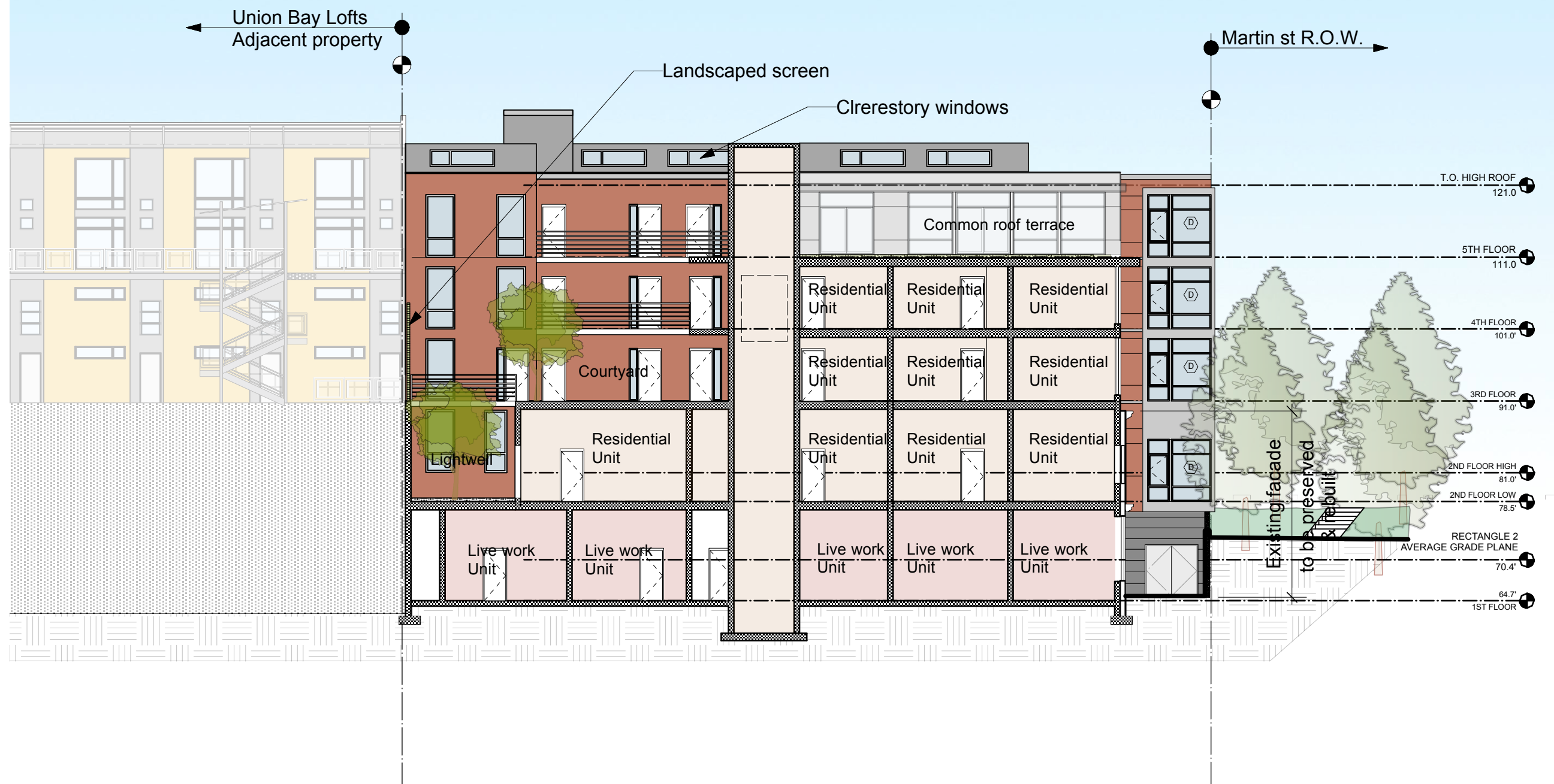
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E-W Section

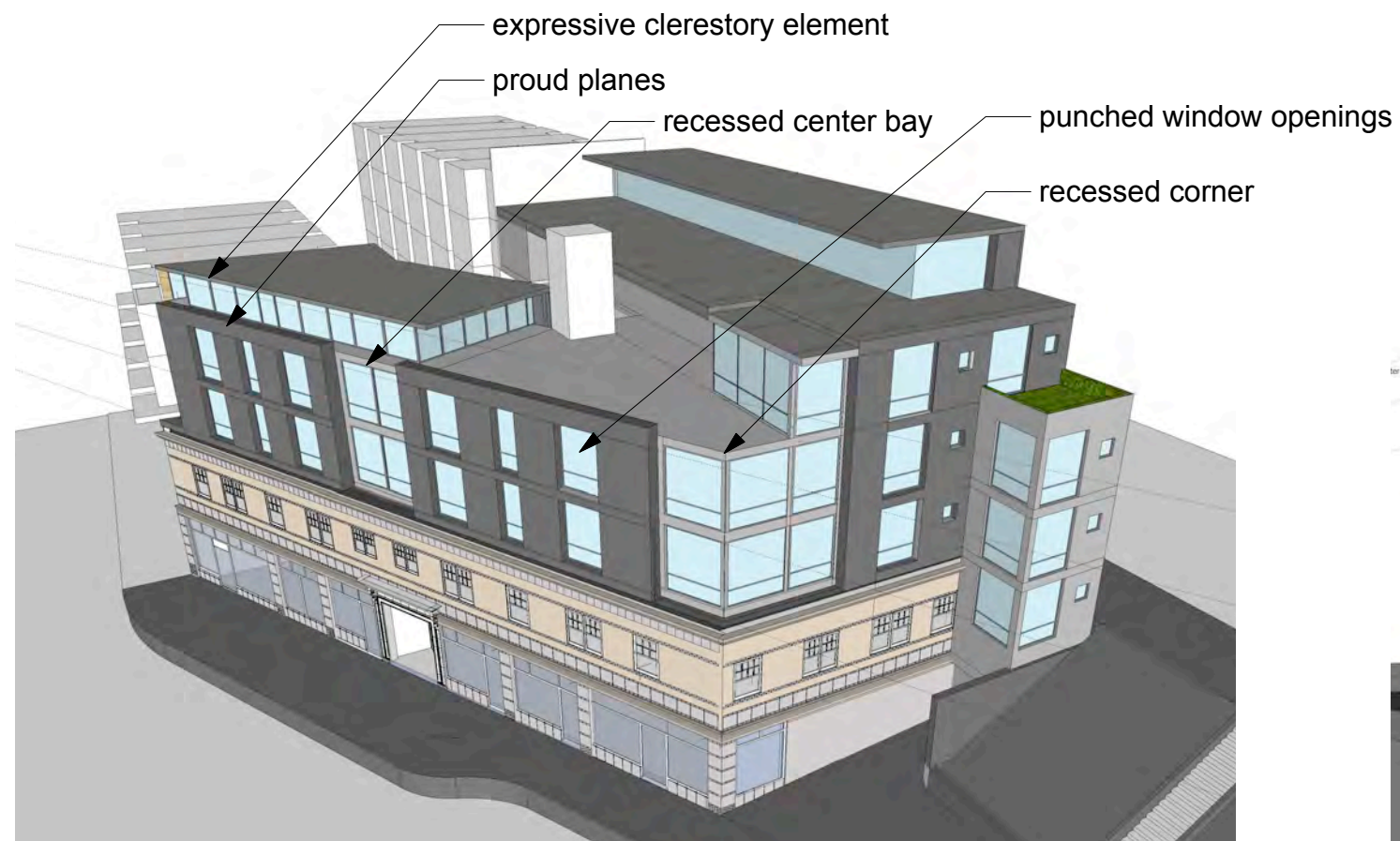
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1/16"=1'-0"



N-S Section

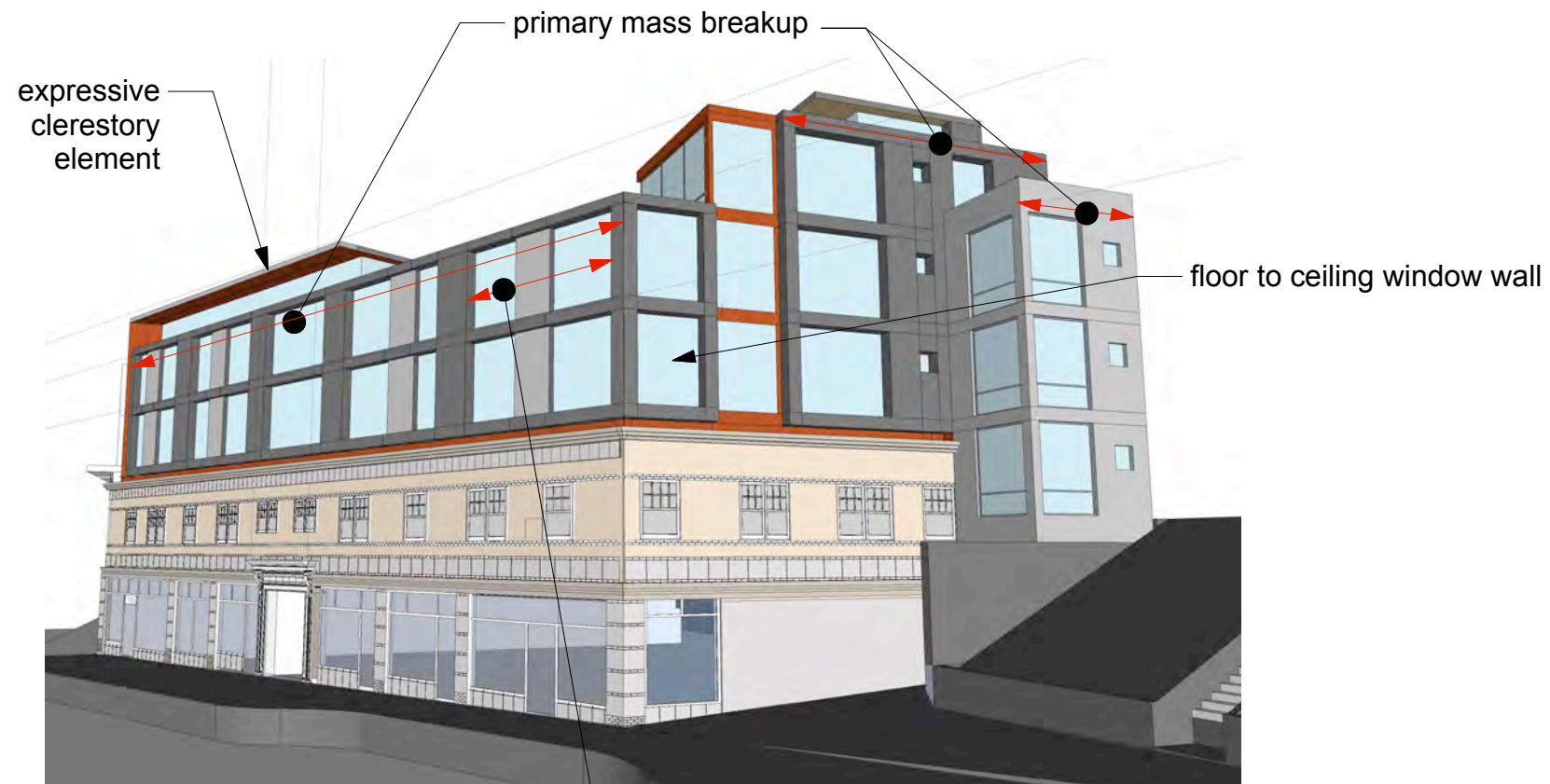
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Facade Study 1



Facade Study 2



Facade Study 3

Facade Studies

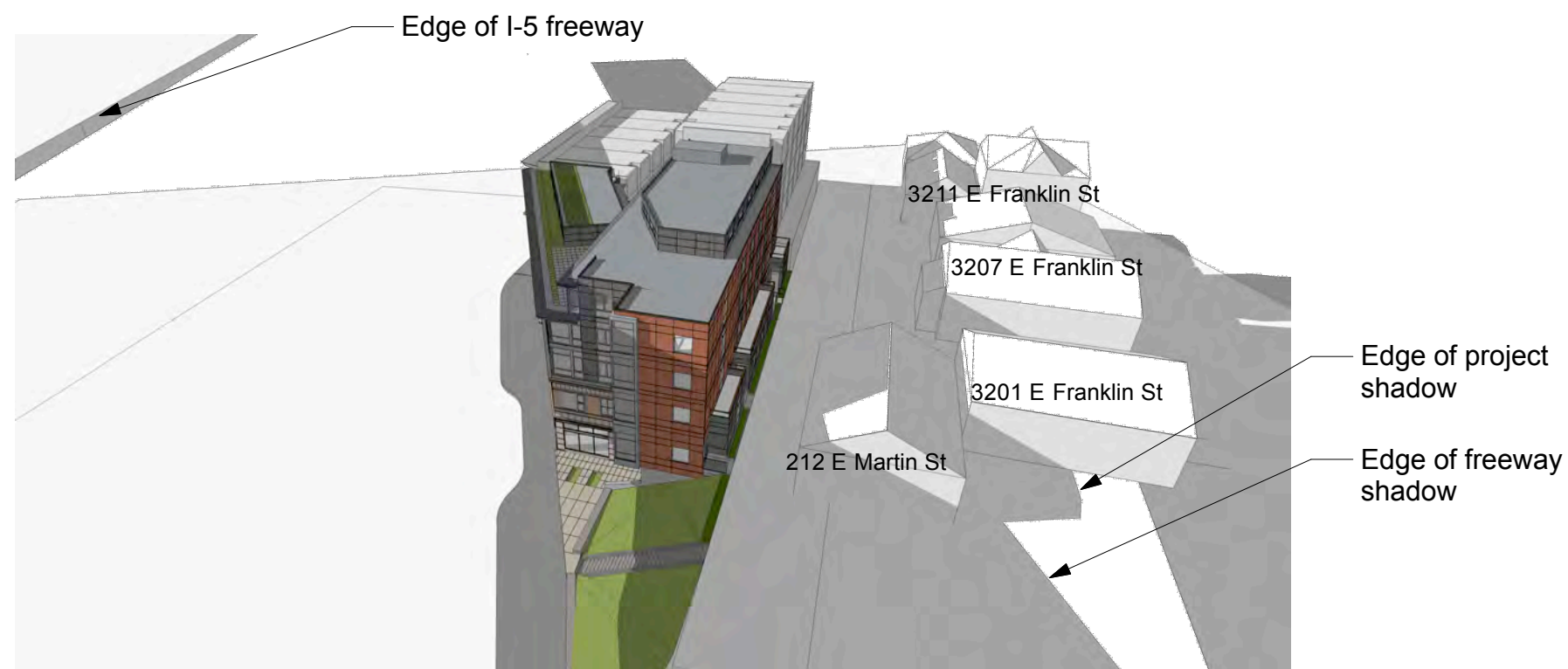
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December 20th at 3:30 pm



March and September 20th at 4:00 pm



June 20th at 5:30 pm

Solar Studies - Bird's eye looking north

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Preserved terra cotta archway



Stone tile



Yellow brick



Glazed white brick



Beige sheet metal cornice



Almond vinyl window



Concrete stem wall
& column base

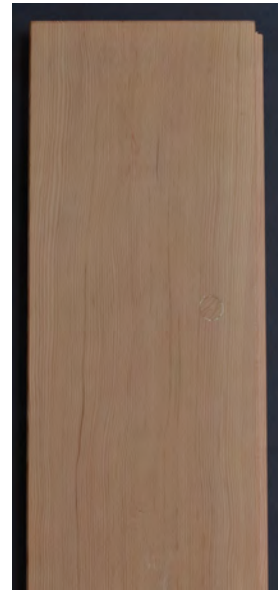


Brown aluminum clad wood storefront

Materials at brick facade



Painted grey cementitious siding



T&G fir soffit



White vinyl window



Silver metal siding & trim



Painted red cementitious siding



Blade sign at neighboring building



Blade sign at neighboring building



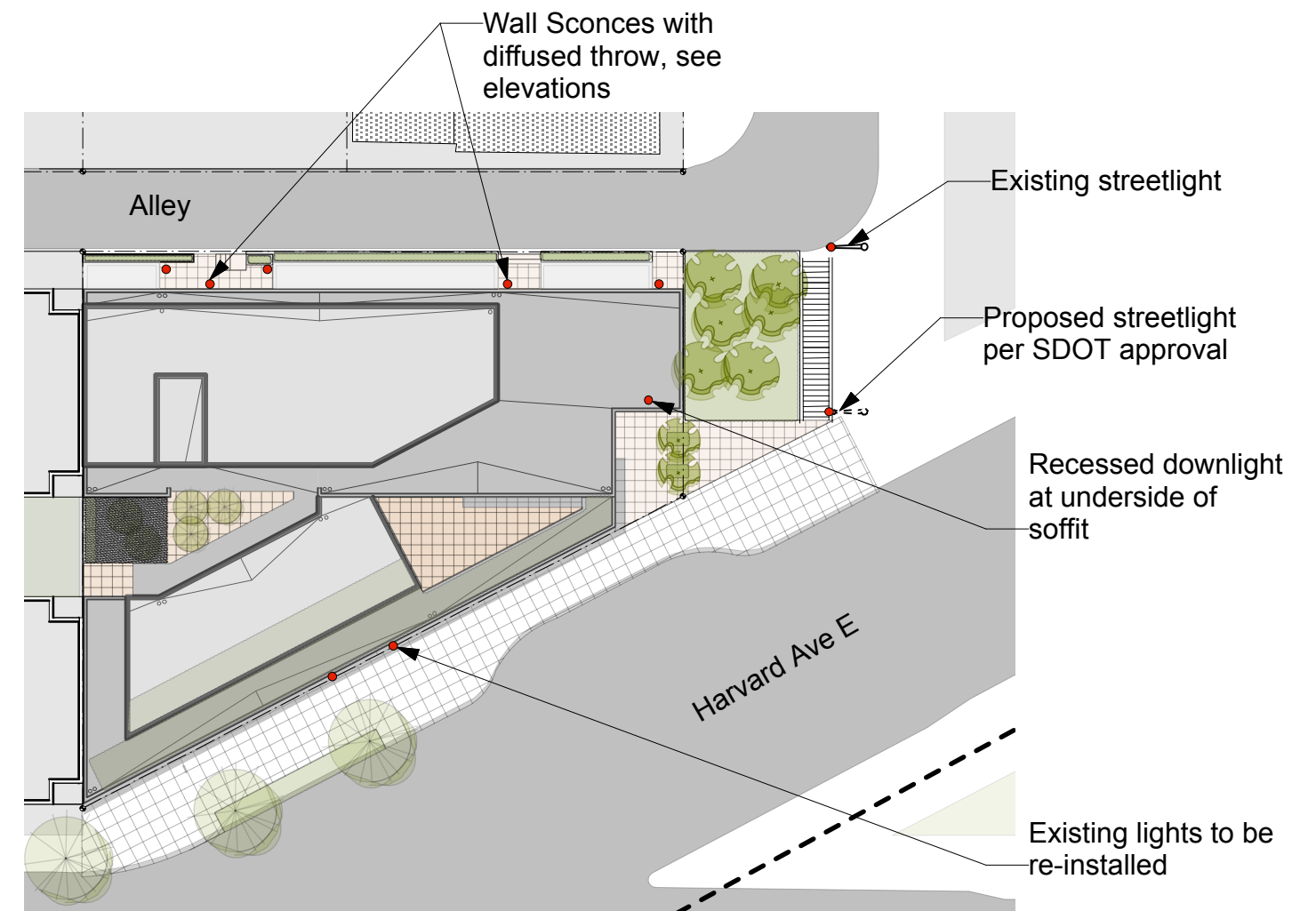
Blade sign



Existing wall sconce to be re-installed

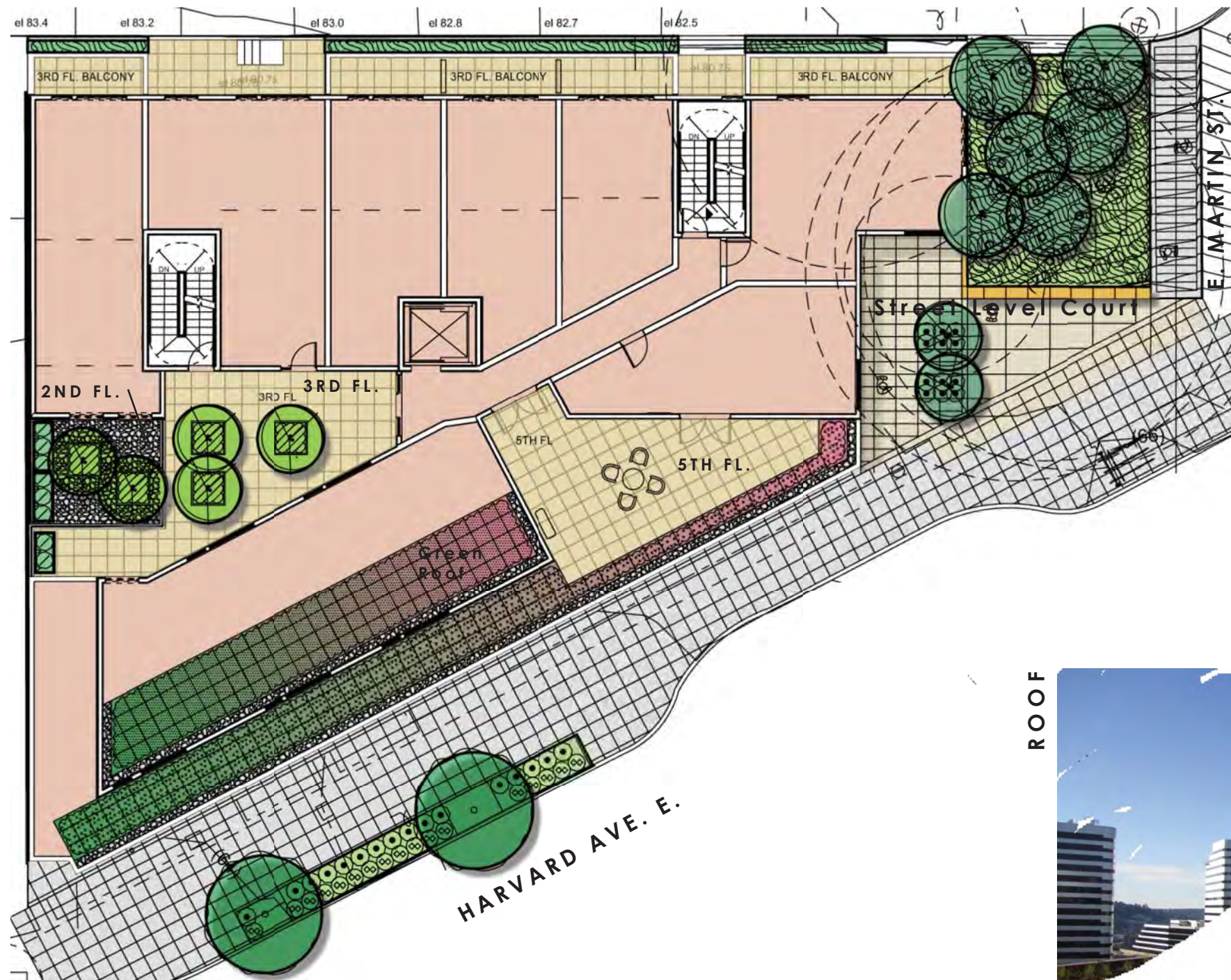


Wall sconce with diffused throw



Signage & Lighting

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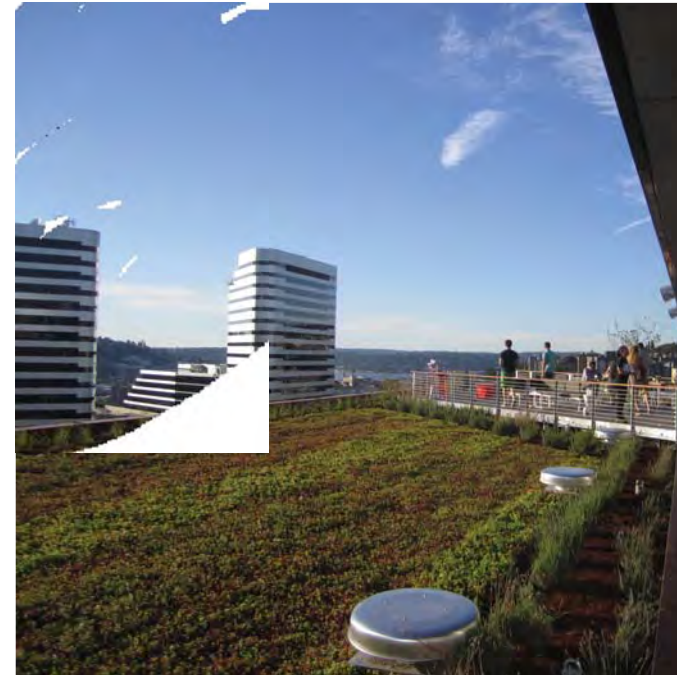
Restored
Native
Landscape

STREETSCAPE



Back Court

ROOF




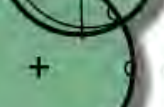







Green Roof









Gathering

0 8 16 < north

PLANT LIST HILLSIDE RIGHT-OF-WAY

SYMBOL	BOTANICAL NAME/COMMON NAME
TREES	
	ACER CIRCINATUM /VINE MAPLE
	OEMLERIA CERASIFORMIS/INDIAN PLUM
	MAHONIA AQUIFOLIUM 'COMPACTA'/OREGON * GRAPE
	VACCINIUM OVATUM/EVERGREEN HUCKLEBERRY*
	RIBES SANGUINEUM/RED FLOWERING CURRANT *
	SYMPHORICARPOS ALBUS/SNOWBERRY *
	ILEX CRENATA 'CONVEXA'/JAPANESE HOLLY *
	SPIREA DOUGLASII/WESTERN SPIREA *
	50% SALAL, 25% MAHONIA NERVOSA, 25% SWORD FERN *
* DROUGHT TOLERANT PLANTS PER SEATTLE GREEN FACTOR PLANT LIST	

PLANT LIST ON SITE

SYMBOL	BOTANICAL NAME/COMMON NAME
TREES	
	ACER PALMATUM/JAPANESE MAPLE
SHRUBS/GRASSES/GROUNDCOVERS	
	AKEBIA QUINATA/AKEBIA
	BUXUS MICROPHYLLA 'WINTER GEM'/WINTER GEM JAPANESE BOXWOOD *
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS
	SEDUM TILE: BY ETERA 'COLOR MAX' PREPLANTED WITH STIPA TENUISSIMA 12" O.C.
	SEDUM TILE: BY ETERA 'COLOR MAX'

NATIVE TREES



Vine Maple
Acer circinatum



Indian Plum
Oemleria cerasiformis



Hazelnut 'Tukwila'
Corylus cornuta v. californica

NATIVE SHRUBS



Snowberry
Symphoricarpos albus

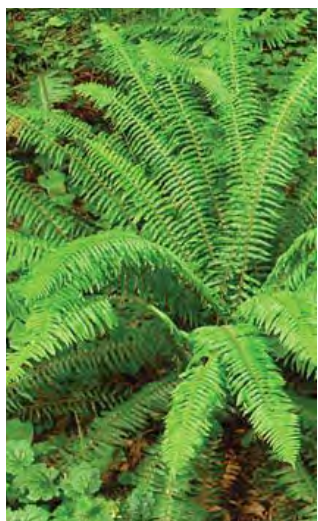


Blueberry
Vaccinium corymbosum



Red Flowering Currant
Ribes sanguineum

NATIVE GROUNDCOVERS



Sword Fern
Polystichum munitum



Dull Oregon-Grape
Mahonia nervosa



Salal
Gaultheria shallon

Landscape - Plantings

PROFILE

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 its clients architectural and planning services designed to fit their individual needs and experience, including site and project feasibility analysis, project development services, architecture, 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 that fully meets our client’s expectations.

Our experience includes design work for corporate, institutional, private and non-profit sector clients throughout the Puget Sound region. Of particular importance to our clients is the skill we have acquired in managing all phases of the planning, design and development process, and in the relationships we have established with local officials and agencies in the region. Participation on many public commissions and committees has provided us strong skills in working with local communities and stakeholders as well as enhancing our awareness of the complex regulatory environment, helping us accurately define the development possibilities for our clients.

PREVIOUS EXPERIENCE

Ruby Condominiums



Ruby Condominiums are designed to fit a very intriguing but challenging urban site. Taking full advantage of dramatic Lake Union and city views and the adjacent Allison Park, the building is also designed to mitigate the presence of the I-5 Ship Canal Bridge. All fifty-two condominiums are provided exceptional views to the west, and private terraces or balconies. A large common terrace provides a foreground to the view and softens the presence of Eastlake Avenue. The ground level provides a continuous retail frontage to support the thriving Eastlake business district. Underground parking access is discretely located on the side street.

Eastlake Condominiums



The Eastlake Condominiums is a mixed-use building overlooking Seattle’s Lake Union with eighteen loft style residential units. The building is of brick and concrete and is patterned after traditional commercial loft buildings. The open floor plan residences have exceptionally tall ceilings, with most having mezzanine levels as well as balconies and bay windows. The topography of the lot allows the residential entrance to be on the quiet side street, with the ground floor spaces fronting on the busy commercial street, providing space for a sidewalk café and for flexible leasing options. All parking is below grade, accessed off the alley. Through design review, we were allowed to increase lot coverage from the allowed 64 percent to 79 percent.

VEER Lofts



The new Veer Lofts are a key part of the South Lake Union transformation of an industrial backwater to a bustling downtown neighborhood. Veer is a 99-unit residential condominium that combines references to the neighborhood’s industrial heritage, innovative construction techniques and dramatic living spaces. With a combination of ground level townhouses, two story lofts and high-ceilinged, open floor plans, the building is designed to offer first time home-buyers an exceptional range of options. Veer achieves its strong aesthetic image, openness, quiet interiors and structural height through the use of a unique application of heavy timber and concrete framing that we have developed in conjunction with our acoustical and structural engineers.

Trace Lofts & Trace North Buildings



The Trace Lofts project provides 142 units in a new mixed-use residential building in the heart of Capitol Hill in Seattle. The project is a combination of a 100-unit new building and 42 loft-style residences in the rehabilitated Trace Manufacturing building at the prominent corner of E. Madison Street and 12th Avenue. There will be 17,000 sf of retail and commercial space at the ground floor and 199 underground parking places. The new structure is designed to carefully integrate into the context of commercial and manufacturing buildings that provide the character of this very urban neighborhood.

Press II Apartments



The Press II apartment building is the second phase of a the redevelopment of a full block in the Seattle Capitol Hill neighborhood. The Press II apartments contain sixty-six market rate apartments, with a full range of unit types from studios to two-bedroom apartments. The lower level is designed to reflect the Capitol Hill streetscape with a masonry facade and apartments opening directly from the street across private terraces. The upper levels are designed to harmonize with, but not mimic, the first phase of development. Access to the below-grade parking is through the adjacent Press I building, which minimizes disruption to the residential street and allows us to preserve the significant Japanese maple tree that arches over the sidewalk. The preservation of the tree allowed us to achieve a 10 percent reduction in parking through design review.

Pike Lofts



Full architectural services for the design of a mixed-use project consisting of retail on the ground floor, 57 condominium residential units and structured parking. This new building has been described by the neighborhood as one of the “anchors” to the re-emerging Pike/ Pine corridor. The unique lot shape and location provides the residential units with sweeping views of downtown and the surrounding neighborhoods. The building concept takes cues from its surroundings along the Pike / Pine corridor, in particular the industrial warehouse buildings. Building characteristics include the warehouse frame with large glazing areas, generous floor-to-ceiling heights and an active street presence with retail use along E. Pike Street.

Firm Profile