

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 1, Arts Conservation Service 2, Abbey Park Apts, Villa Capri Apartments 3) and a surface parking lot.

South/southwest of project site 4, 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 5.

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 6, WCI Voice and Data Service).

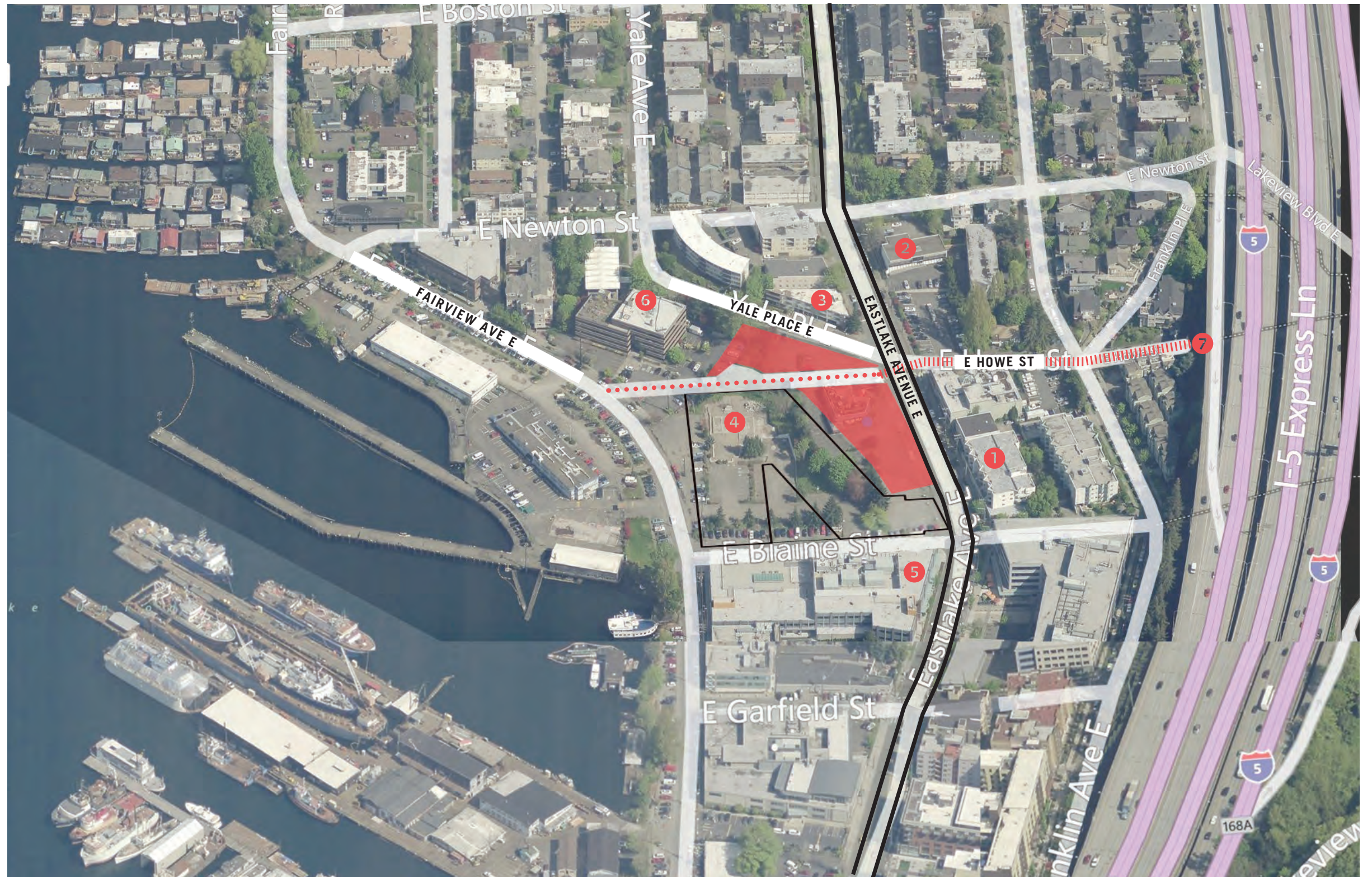
Across Yale Place E are 3 and 4-story apartments (Delta Vista Apartments, Villa Capri Apartments 3).

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 Crowser) 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 7 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.



- Frequent transit
- Pedestrian (existing)
- Pedestrian (future)

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 Hillclimb 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 Hillclimb 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.

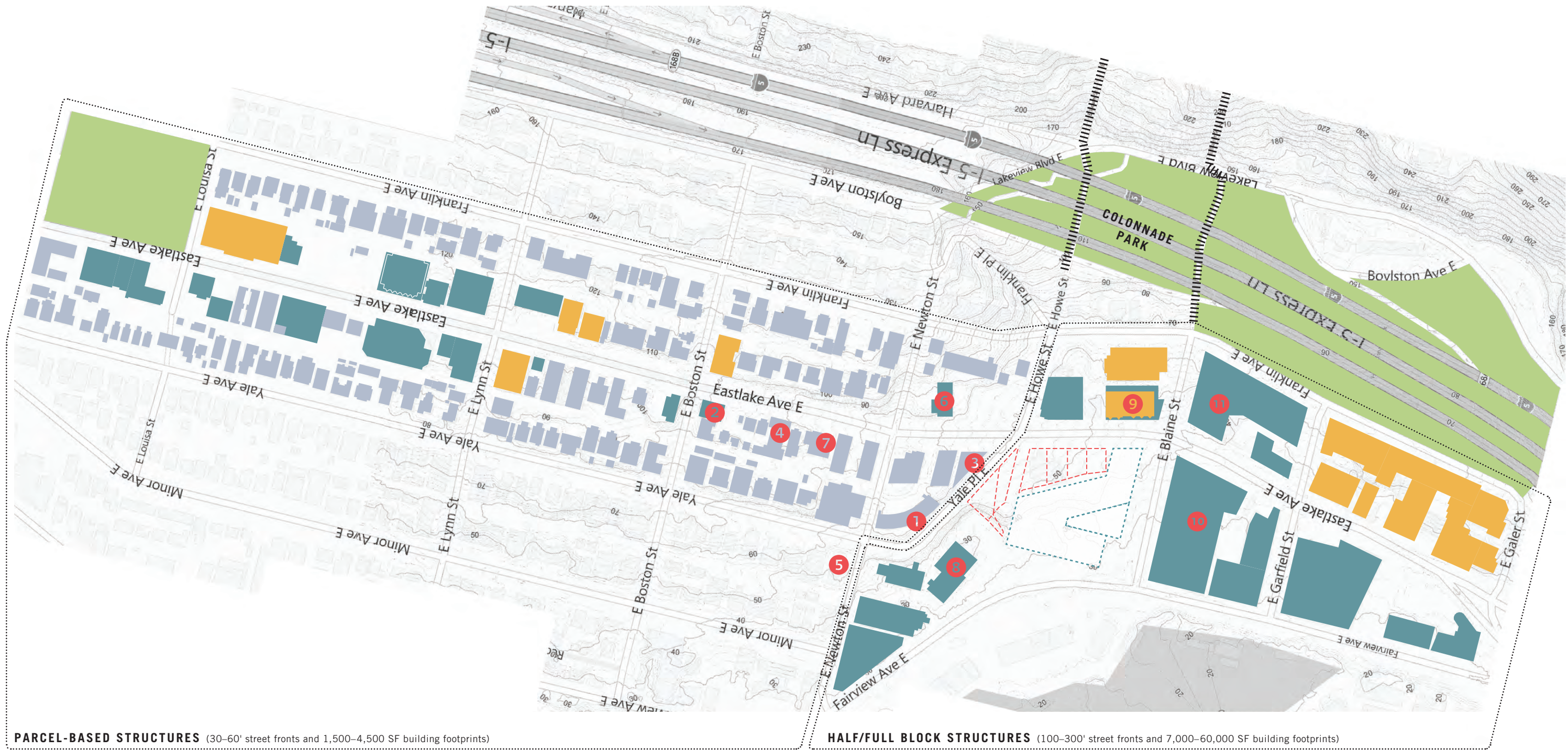


“Parcel-based” structures north of site. Includes typical examples of eclectic architecture that reflects the era in which it was designed and built.



“Half-block” structures south and west of site.

- Residential building
 - Commercial building (existing)
 - Commercial building (future)
 - Mixed-use building
 - Proposed scheme
- ||||| E Howe Street and E Blaine Street Hillclimbs



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.



URBAN DESIGN ANALYSIS

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 of 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.



Howe Street Hillclimb through Colonnade Park



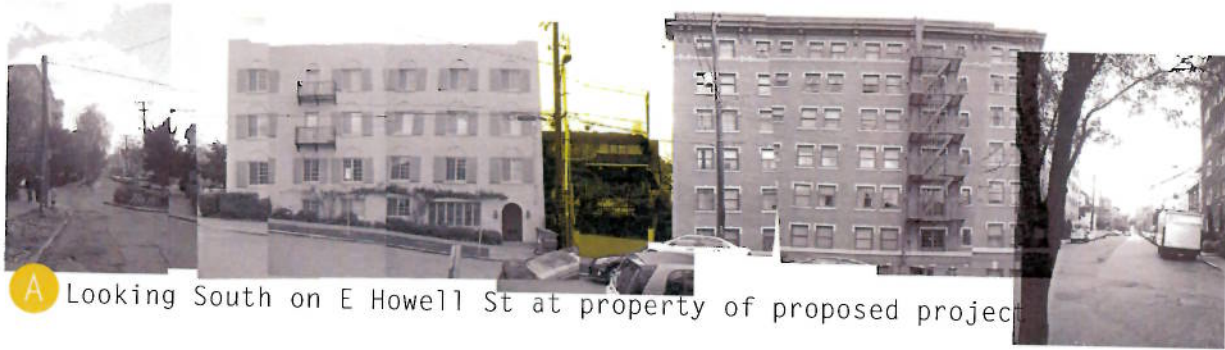
Louisa Street End Park



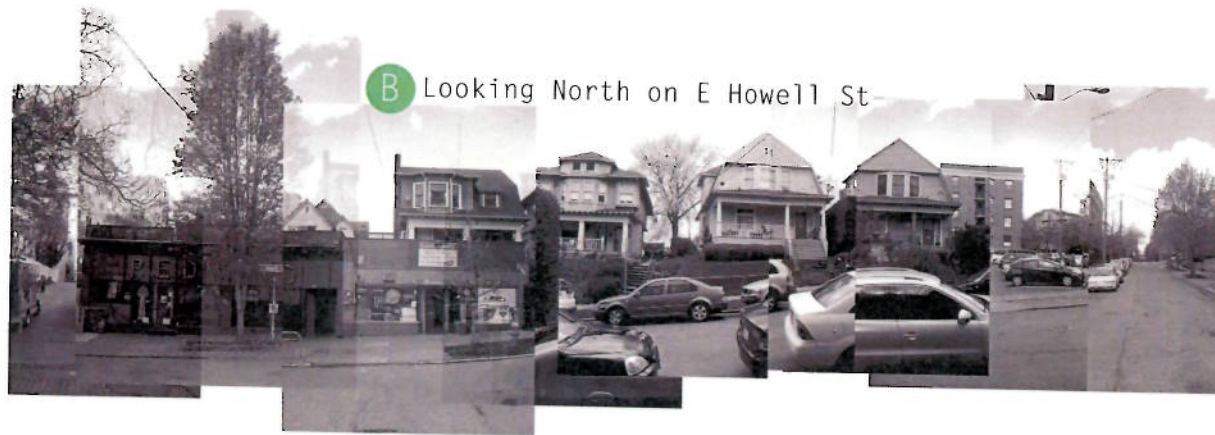
Newton Street End Park



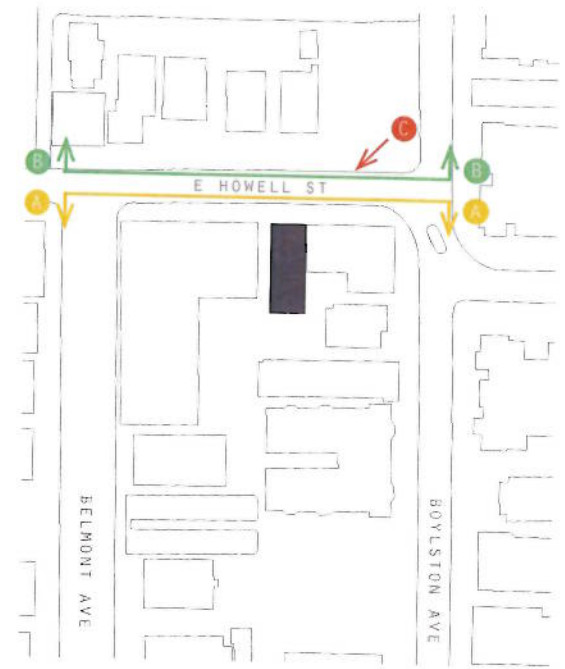
Eastlake Pea Patch



A Looking South on E Howell St at property of proposed project



B Looking North on E Howell St



C SW view from E Howell St

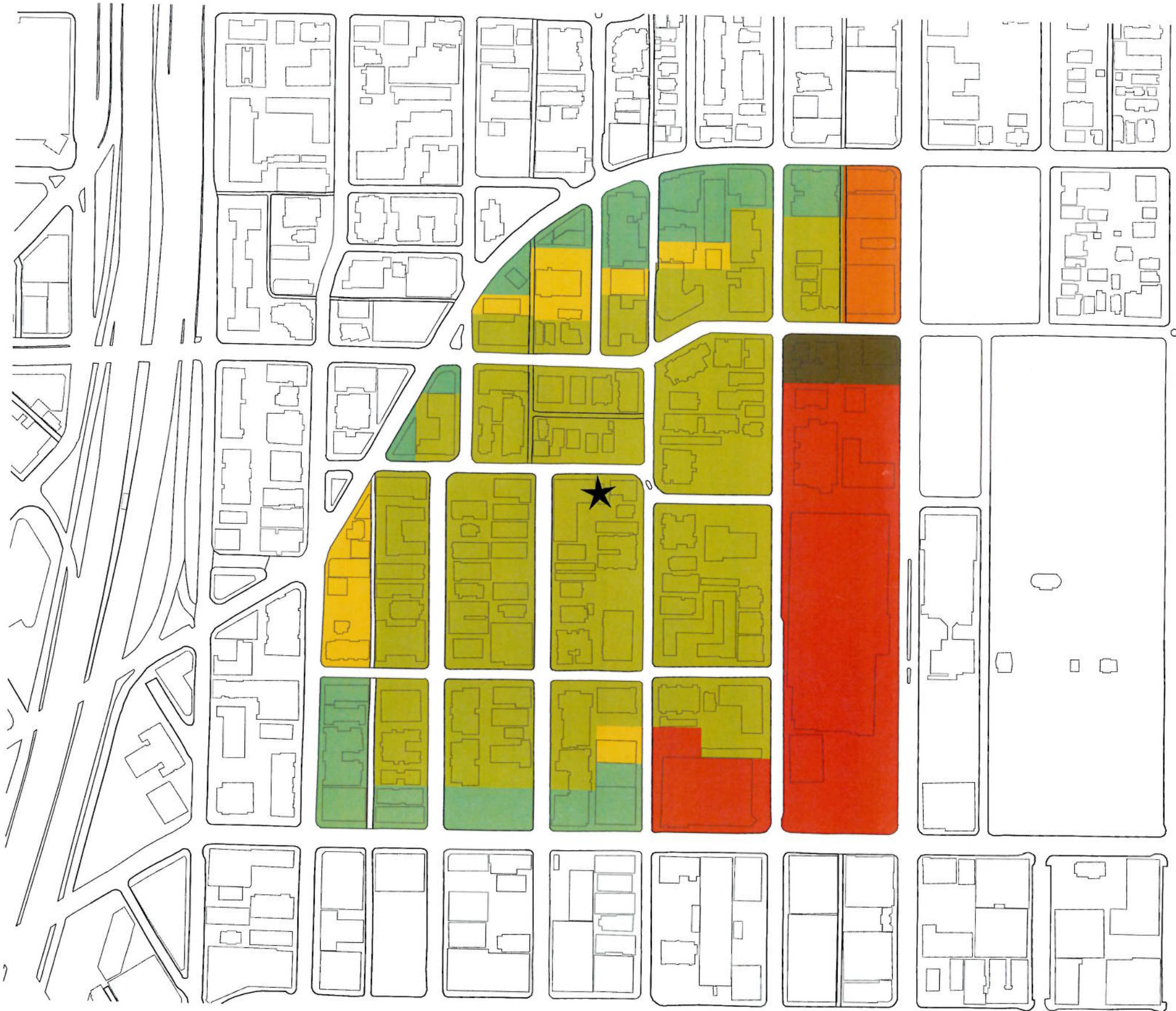
CONTEXT ANALYSIS EXISTING SITE CONDITIONS

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 Lem 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, cafés 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 siting, while the lack of car parking promotes alternate modes of transportation in-tune with Capitol Hill's vision of itself as an "urban village."

ZONING



ZONING

-  MR
-  NC3-40
-  NC3P-65
-  NC3-65
-  NC3P-40
-  MIO-105

★ The proposed project is zoned Midrise (MR) and is located in the dense Capitol Hill Urban Center Village.

SURROUNDING STREET-LEVEL USES



- CULTURAL/RELIGIOUS**
 - 01 SEATTLE CENTRAL COMMUNITY COLLEGE
 - 02 BROADWAY PERFORMANCE HALL
 - 03 CAPITOL HILL PRESBYTERIAN CHURCH
 - 04 ELS LANGUAGE CENTER
 - 05 FIRST COVENANT CHURCH
 - 06 US POST OFFICE
 - 07 DENNY WAY MIDDLE SCHOOL
 - 08 GHOST GALLERY
 - 09 DRIVING SCHOOL OF SEATTLE
 - 10 GREATER SEATTLE BUSINESS ASSOCIATION

- EATING/DRINKING**
 - 01 GLO'S
 - 02 THE STUMBLING MONK
 - 03 THE REDWOOD
 - 04 HOT MAMMA'S PIZZA
 - 05 MIA'S OFF BROADWAY CAFE
 - 06 STUMPTOWN COFFEE ROASTERS
 - 07 FOGON COCINA MEXICANA
 - 08 CRESCENT LOUNGE
 - 09 BAUHAUS BOOKS & COFFEE
 - 10 MEZCALERIA OAXACA
 - 11 DICK'S DRIVE IN
 - 12 ANAPURNA CAFE
 - 13 BLEU BISTRO'S GROTTTO
 - 14 TOMMY GUN
 - 15 CLEVER DUNNE'S IRISH HOUSE
 - 16 AMANTE'S PIZZA & PASTA
 - 17 CAPTAIN BLACK'S
 - 18 CHOPSTICKS
 - 19 BEST TERIYAKI
 - 20 THE BUZZ CAFE

- GROCERY MARKET**
 - 01 HILLCREST MARKET
 - 02 HOWELL ST GROCERY
 - 03 CITY MARKET
 - 04 J'S QUICK STOP
 - 05 HAPPY MART
 - 06 KING OF THE HILL

- RETAIL, SERVICES, & HEALTH**
 - 01 RUDY'S BARBERSHOP
 - 02 URBAN KINETICS
 - 03 URBAN KINETICS
 - 04 TRUE FITNESS
 - 05 SOUND MENTAL HEALTH
 - 06 SANACHI MASSAGE
 - 07 ENTERPRISE RENT-A-CAR
 - 08 UNIVERSAL REPAIR SHOP
 - 09 OFFICE NOMADS
 - 10 CH CLEANERS
 - 11 GROUP3 ARCHITECTS
 - 12 DIGITAL MARKETING & ONLINE
 - 13 WORKTANK
 - 14 HIGH MAINTAINANCE SKIN
 - 15 CRYSTAL CLEAN LAUNDRY
 - 16 CAPITOL HILL CHIROPRACTIC
 - 17 PHOENIX COMICS

- MULTI-FAMILY**
- SINGLE-FAMILY**

STREET PANORAMAS

① East Side of 13th Ave E



② West Side of 13th Ave E





③ South Side of E Mercer St



④ North Side of E Mercer St



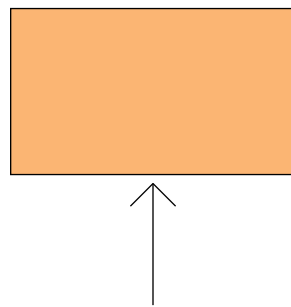
STREET ENGAGEMENT & ENTRIES

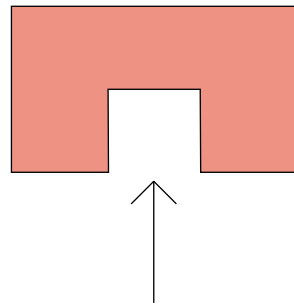
In developing the proposed design alternatives, the surrounding neighborhood was carefully studied, specifically how existing buildings engage with the street and their respective entry conditions. Common themes emerged and are cataloged and analyzed on the following pages. This information provided 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

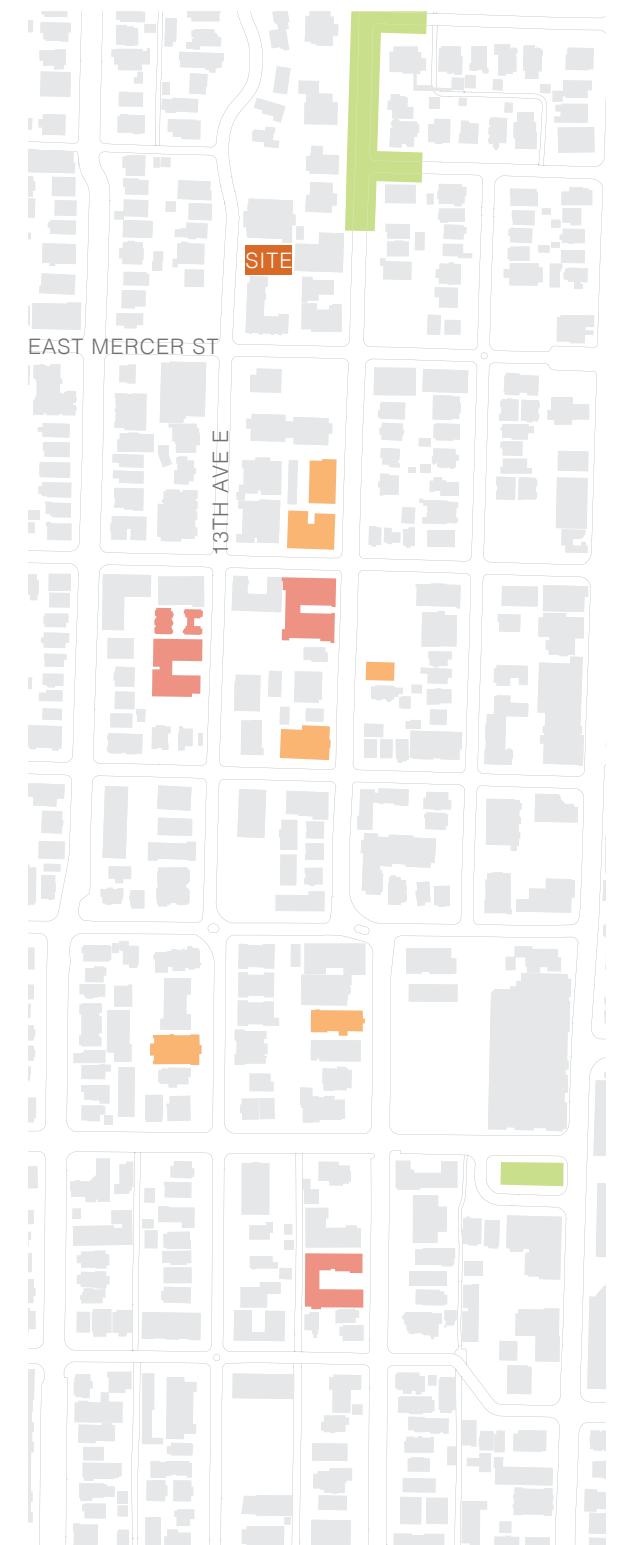
There is a predominance of block shaped buildings in the neighborhood, similar in overall mass as well as unique ornamental detail (specifically at entry and demarcation of vertical or horizontal elements). This approach not only makes the entry inarguably clear it also celebrates it and helps establish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





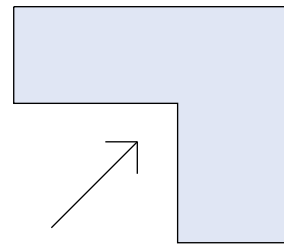
U-SHAPE BUILDING WITH RECESSED ENTRY

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.



Building Study Key Map

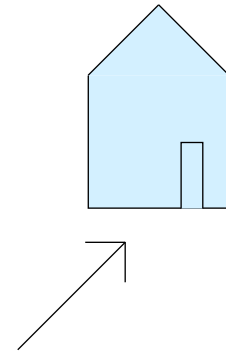
STREET ENGAGEMENT & ENTRIES



L-SHAPED BUILDING WITH OPEN CORNERS

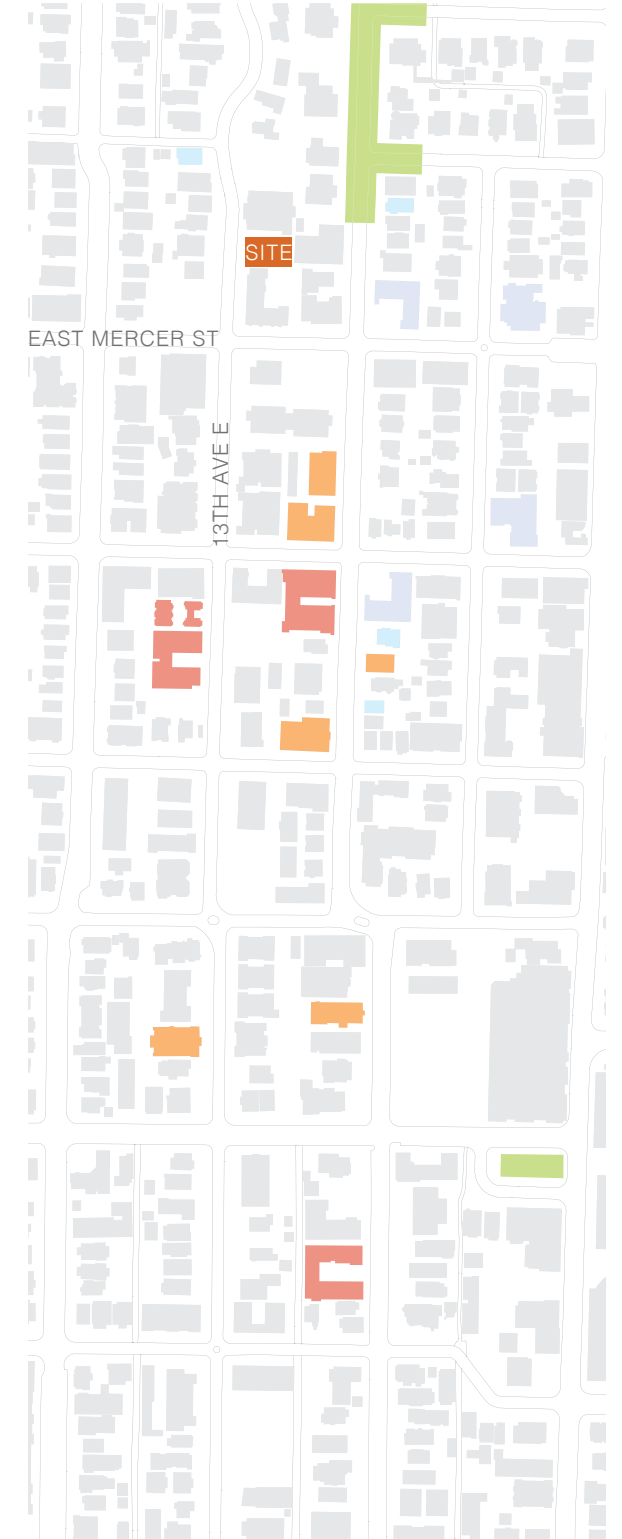
L-shaped buildings are located on numerous corners in the neighborhood, leaving open space on the corner, with building on two sides. Significant characteristics of this typology include parking at the corner open space with entries clear and close by or those with stairs and landscaping, at times obscuring 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 its role in enhancing the character of the street.





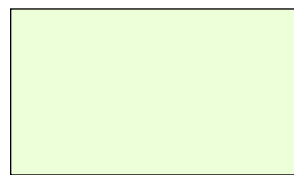
GABLED HOUSE WITH COVERED ENTRY

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.



Building Study Key Map

STREET ENGAGEMENT & ENTRIES



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.

1/
DEVELOPMENT
OBJECTIVES

2/
URBAN DESIGN
ANALYSIS

3/
ZONING DATA

4/
DESIGN
GUIDELINES

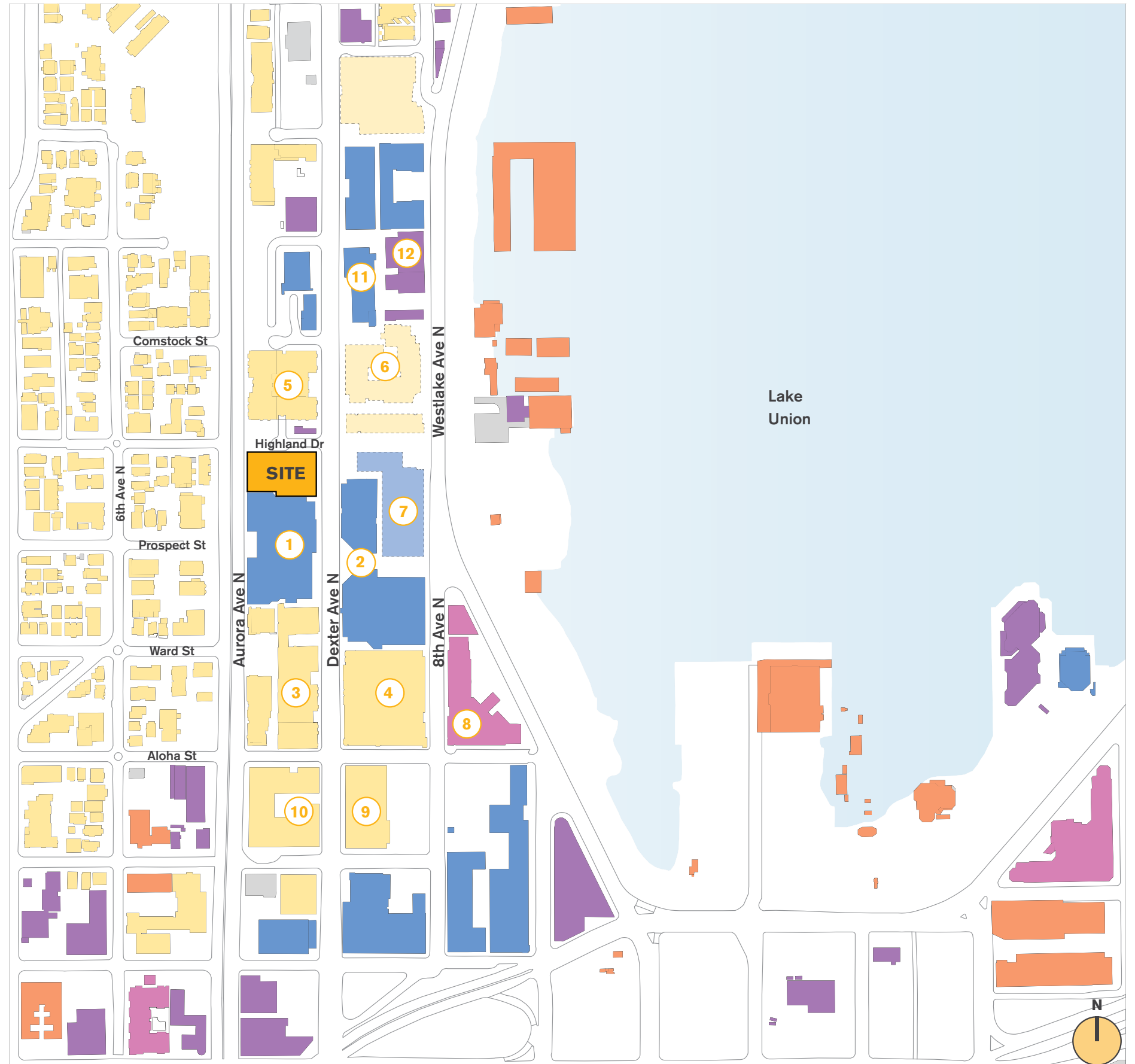
5/
SITE

6/
ARCHITECTURAL
CONCEPTS

7/
POTENTIAL
DEPARTURES





- Office
- Office (Under Construction)
- Residential
- Residential (Under Construction)
- Hotel
- Retail
- Parking
- Institutional / Other

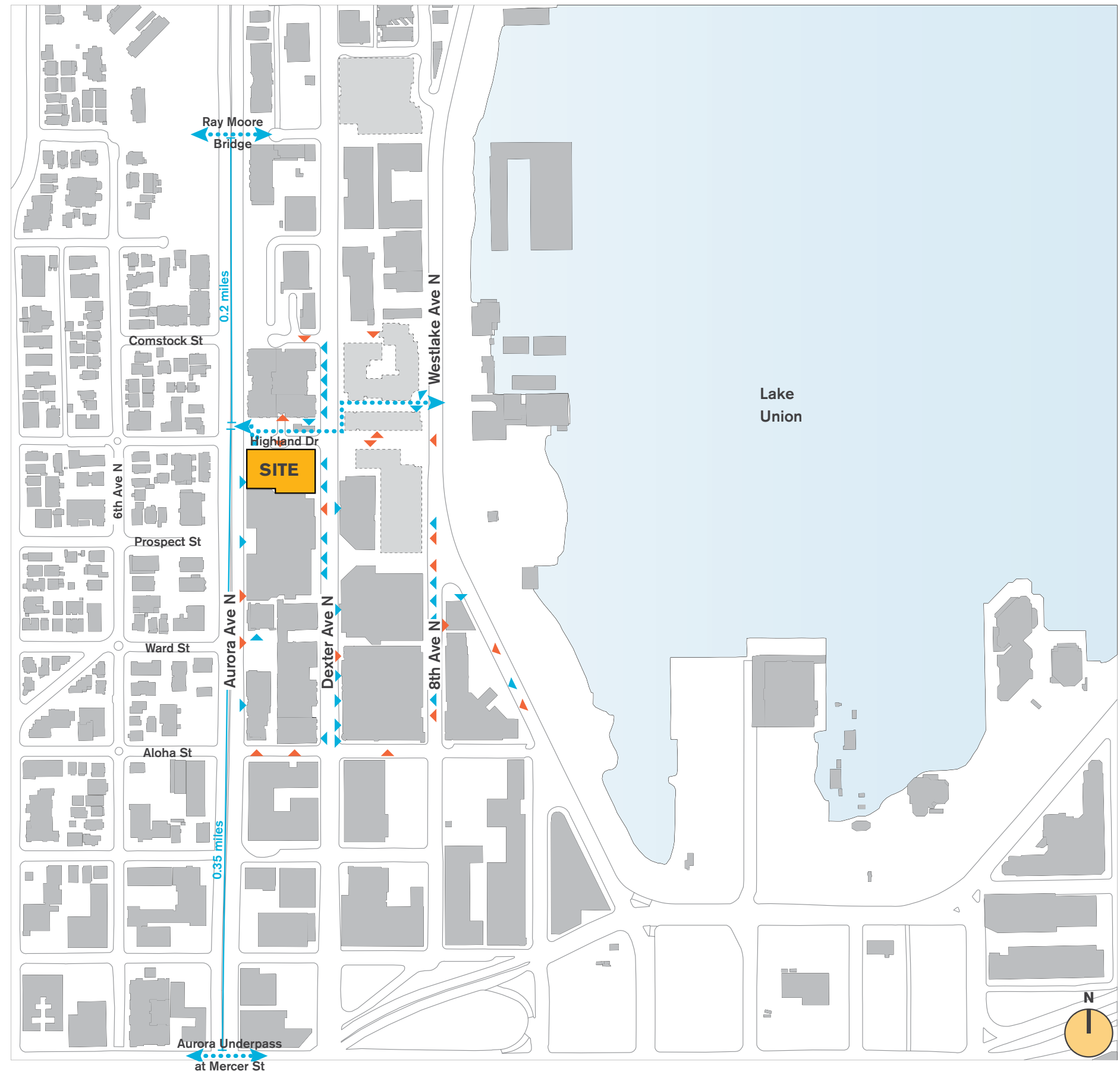
1. 1101 Dexter Station
2. 1000 Dexter Ave
3. Union SLU
4. The Neptune
5. Dexter Apartments
6. Westlake Steps (Under Construction)
7. 1101 Westlake (Under Construction)
8. Courtyard by Marriott
9. 810 Dexter Ave N
10. True North
11. The Casey Building
12. National Sign



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 thoroughway 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 Thoroughway
-  Building Under Construction



- 1/ DEVELOPMENT OBJECTIVES
- 2/ URBAN DESIGN ANALYSIS
- 3/ ZONING DATA
- 4/ DESIGN GUIDELINES
- 5/ SITE
- 6/ ARCHITECTURAL CONCEPTS
- 7/ POTENTIAL DEPARTURES

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.

1/
DEVELOPMENT
OBJECTIVES

2/
URBAN DESIGN
ANALYSIS






3/
ZONING DATA

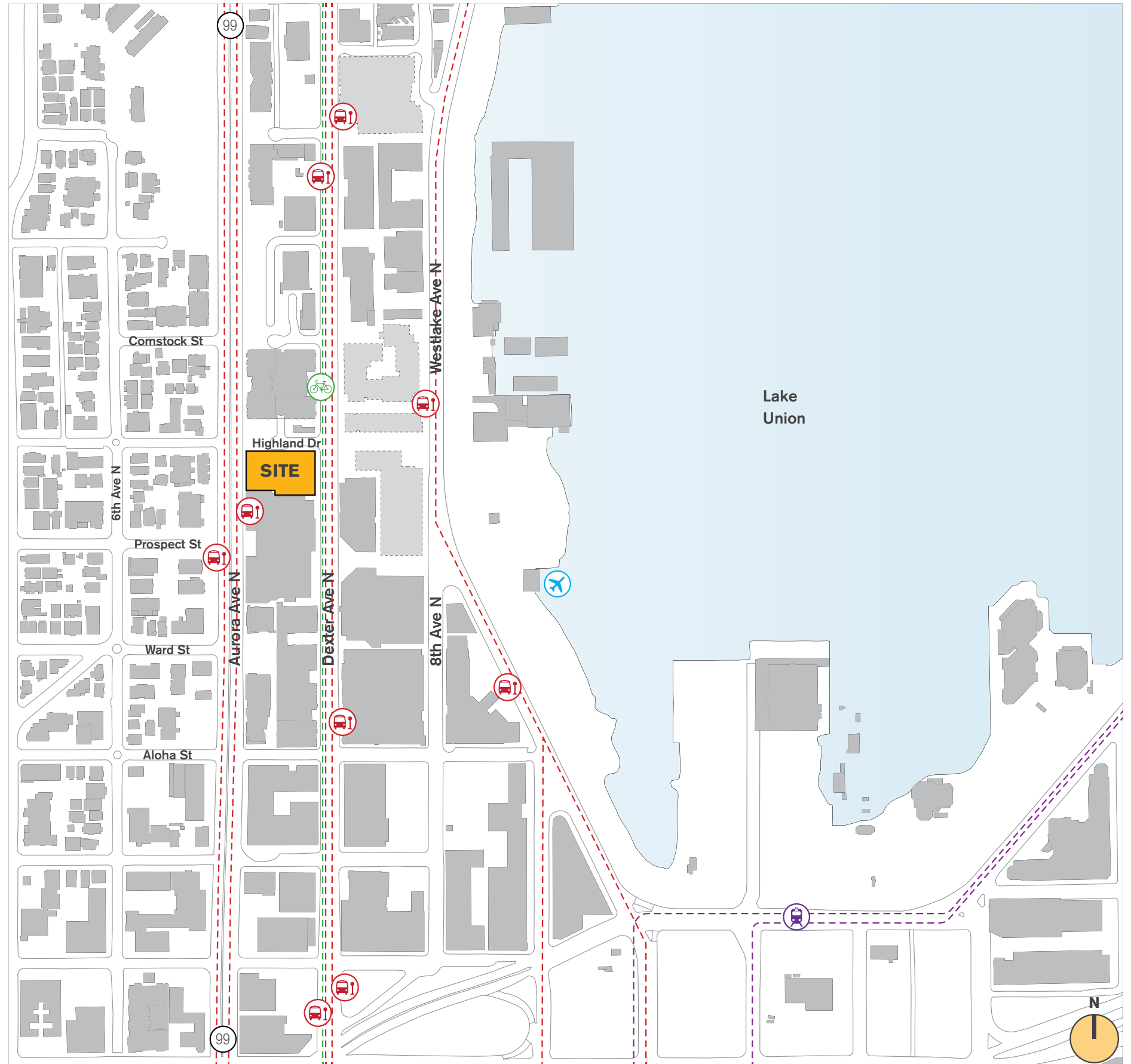
4/
DESIGN
GUIDELINES

5/
SITE

6/
ARCHITECTURAL
CONCEPTS

7/
POTENTIAL
DEPARTURES

- - - Bus Route
- - - Street Car
- - - Bike Lane
-  Bike Lane
-  Bus Stop
-  Street Car
-  Seaplane
-  Building Under Construction



Existing Streetscape

1/
DEVELOPMENT
OBJECTIVES

2/
URBAN DESIGN
ANALYSIS

3/
ZONING DATA

4/
DESIGN
GUIDELINES

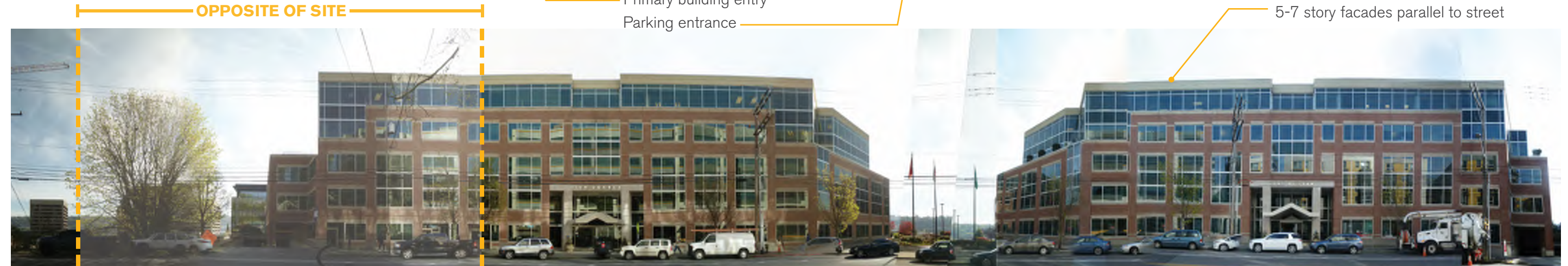
5/
SITE

6/
ARCHITECTURAL
CONCEPTS

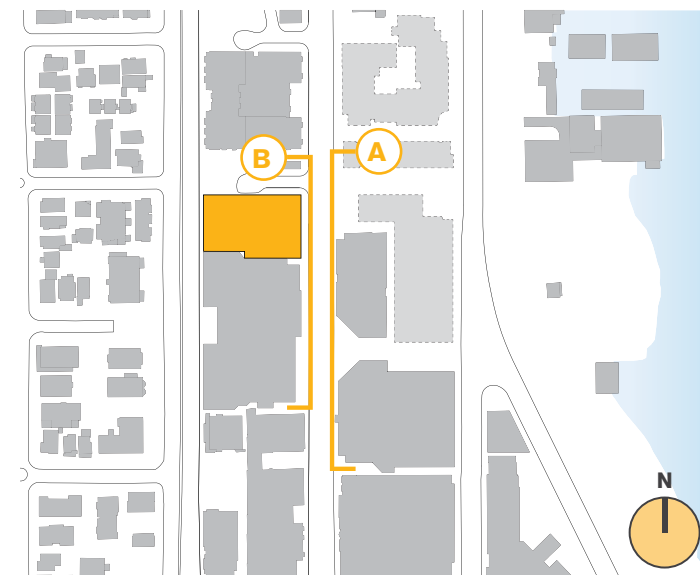
7/
POTENTIAL
DEPARTURES



B View from Dexter Ave N looking West



A View from Dexter Ave N looking East



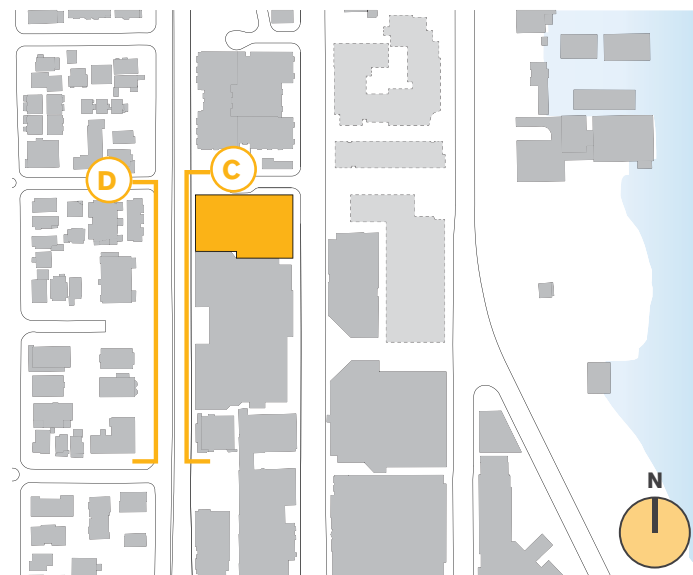
Existing Streetscape



D View from Aurora Ave N looking West



C View from Aurora Ave N looking East



1/
DEVELOPMENT
OBJECTIVES

2/
URBAN DESIGN
ANALYSIS

3/
ZONING DATA

4/
DESIGN
GUIDELINES

5/
SITE

6/
ARCHITECTURAL
CONCEPTS

7/
POTENTIAL
DEPARTURES

Context Analysis Summary

1/
DEVELOPMENT
OBJECTIVES

2/
URBAN DESIGN
ANALYSIS

3/
ZONING DATA

4/
DESIGN
GUIDELINES

5/
SITE

6/
ARCHITECTURAL
CONCEPTS

7/
POTENTIAL
DEPARTURES

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

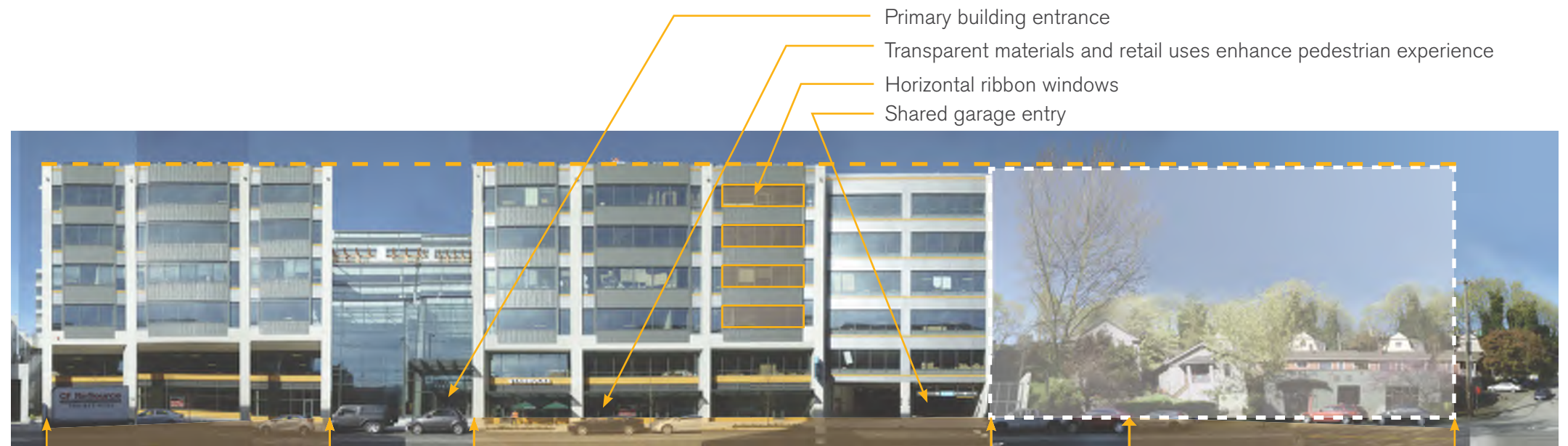


3-part stepped roof line

EXPANSION

Dexter Ave N Aerial (image from February, 2015)

Primary building entrance



Primary building entrance

Transparent materials and retail uses enhance pedestrian experience

Horizontal ribbon windows

Shared garage entry

6 story street wall

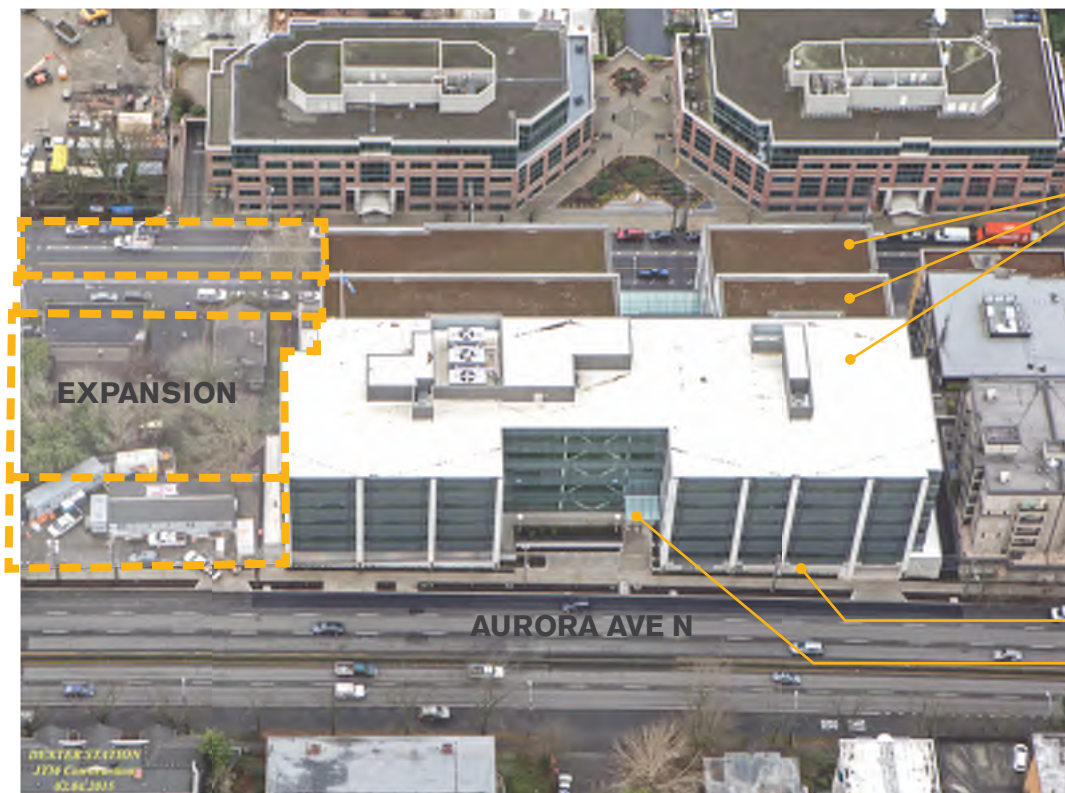
Recessed facade

6 story street wall

Potential recess in building facade

Potential 6 story street wall

Dexter Ave N Elevation



3-part stepped roof line

EXPANSION

AURORA AVE N

Minimal pedestrian and vehicular access

Secondary building entrance

Aurora Ave N Aerial (image from February, 2015)

1/
DEVELOPMENT
OBJECTIVES

2/
URBAN DESIGN
ANALYSIS

3/
ZONING DATA

4/
DESIGN
GUIDELINES

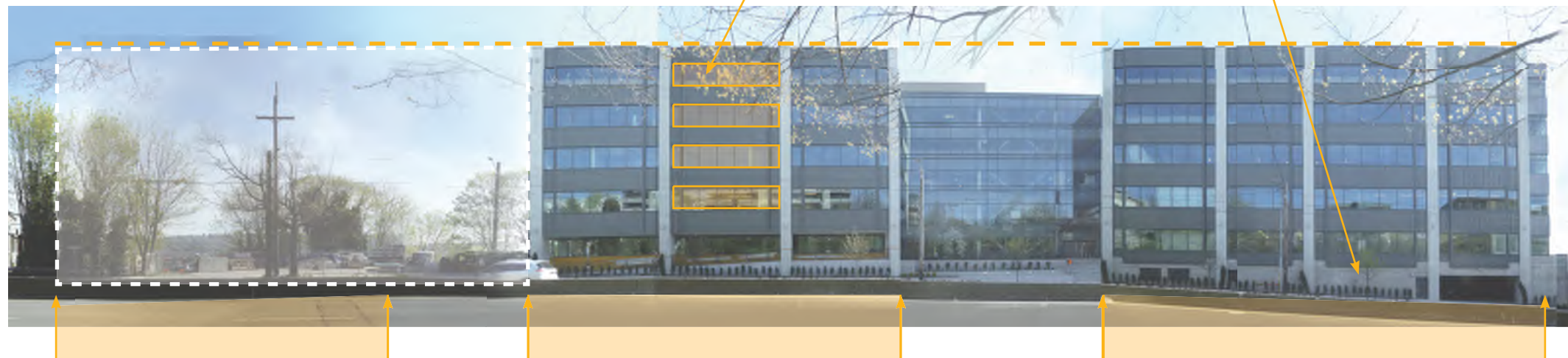
5/
SITE

6/
ARCHITECTURAL
CONCEPTS

7/
POTENTIAL
DEPARTURES

Materiality at pedestrian level is
different than on Dexter Ave N

Horizontal ribbon windows



Potential 5 story street wall

Potential recess
in building facade

5 story street wall

Recessed facade

5 story street wall

Aurora Ave N Elevation



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, PARKING GARAGE

9 Story Parking Structure
 844 Parking Stalls
 Built in 1960
 Street Front Retail
 Modernist | Cast-In-Place Concrete

Adjacent to the eastern facade of the proposed project site is The Bon Marche parking garage, built in 1960. The parking garage's unique cast-in-place concrete form is representative of the clean modernist aesthetic of the 1950s and 60s. The structure has been retrofitted with screens and advertising. Now the Macy's Parking Garage, the base building has been infilled with retail along Third Avenue and Pine Street. The proposed project will continue the retail corridor along Pine Street, enlivening the currently inactive zone, and connecting the retail corridor to Pike Place Market.



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 three-story, 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.





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.



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 slenderizes the mass, providing human scale and cotextual 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 at the crown of the building, drawing the eye upward, and mimizing 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.



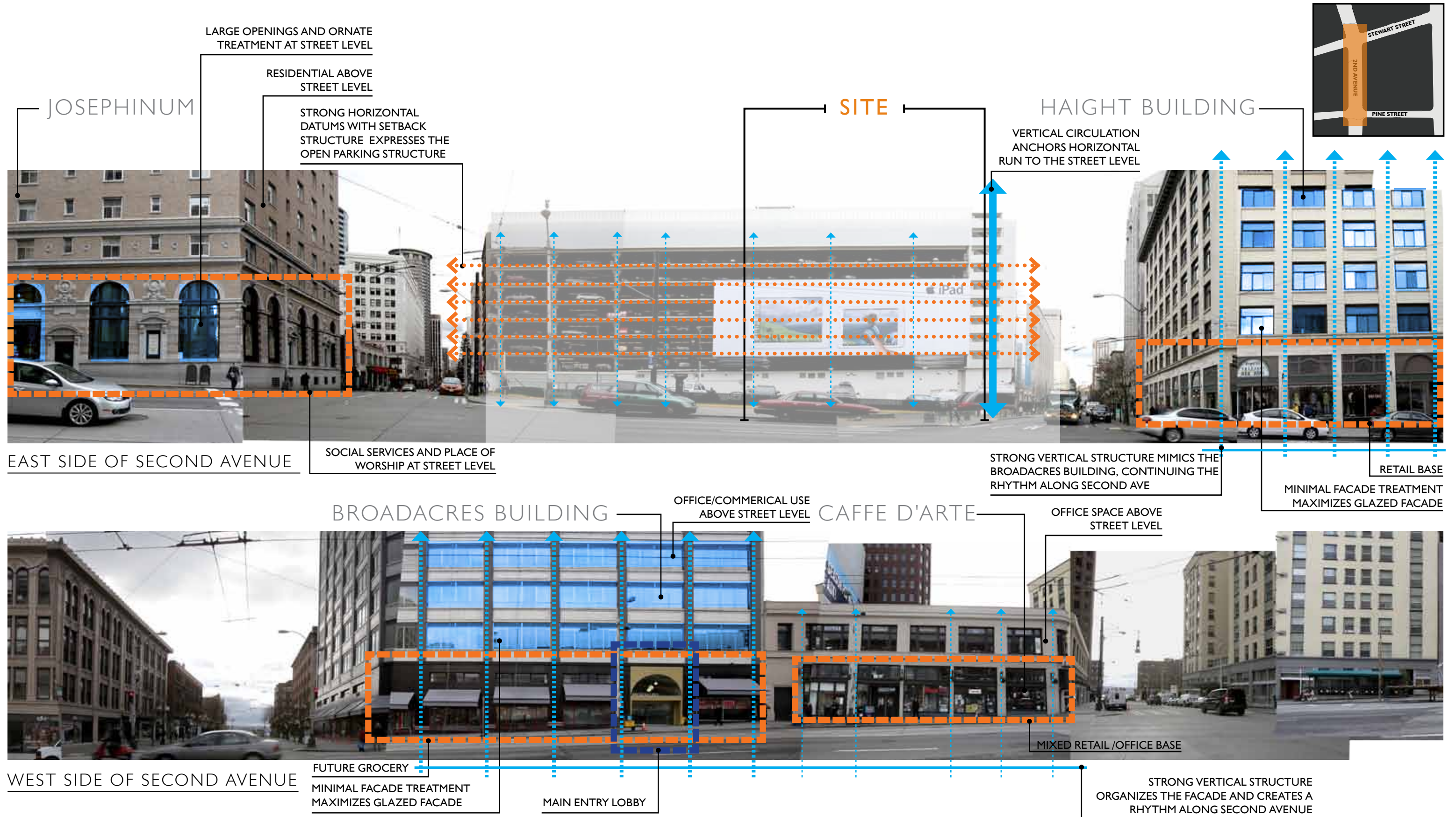
DOYLE

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

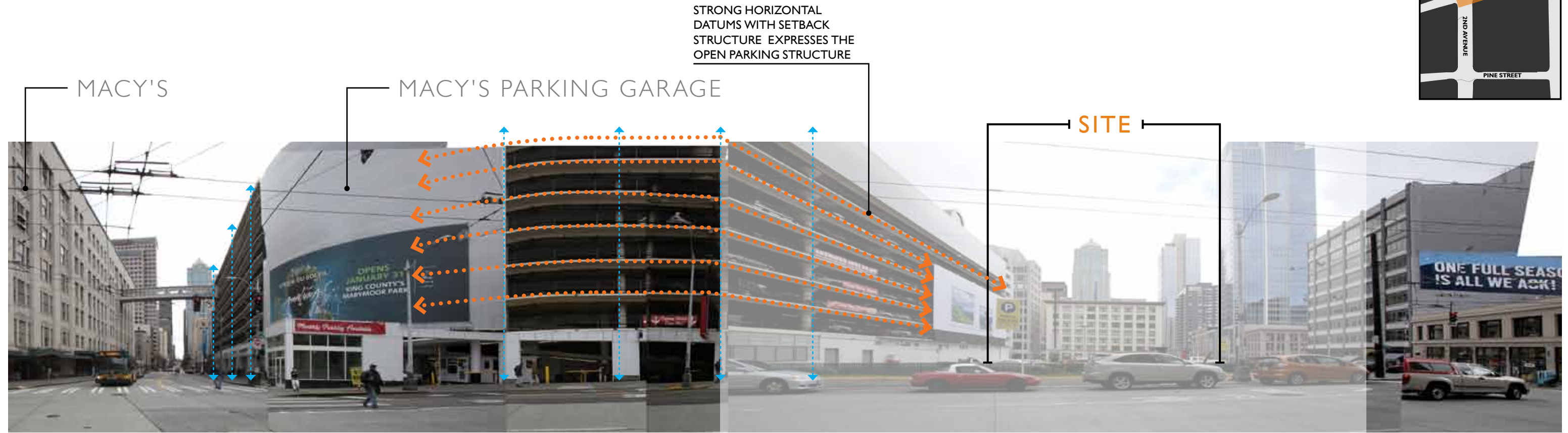
Renaissance revival is reflected in the large windows set in tall arched bays clad with terra cotta. This maintains the large opening and rhythm of verticals that are mimiced on the surrounding buildings lining Second Avenue and Pine Street. The retail base of the Doyle building will provide a strong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



CONTEXT ANALYSIS



CONTEXT ANALYSIS



SOUTH SIDE OF STEWART STREET



NORTH 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

