Seattle's Pike/Pine Corridor is one of the city's most vibrant neighborhoods. The owner and developer of this project, a long time resident of the neighborhood, prized the area's uniqueness.

Seeking to support the economic and social diversity of the neighborhood, she wanted to fill the disappearing stock of affordable housing. The program is multi-use: ground level retail, twenty-seven units between 623 and 1137square feet, a rooftop garden, and two levels underground parking.

The design response was to look to the history of the site and the neighborhood-- Seattle's "auto row." This typology is captured in 1111 E. Pike's tall, wide windows and high ceilings, the use of steel at the entrance, and its exterior of panelized siding (with a palette inspired by classic car colors from the 1950's!).

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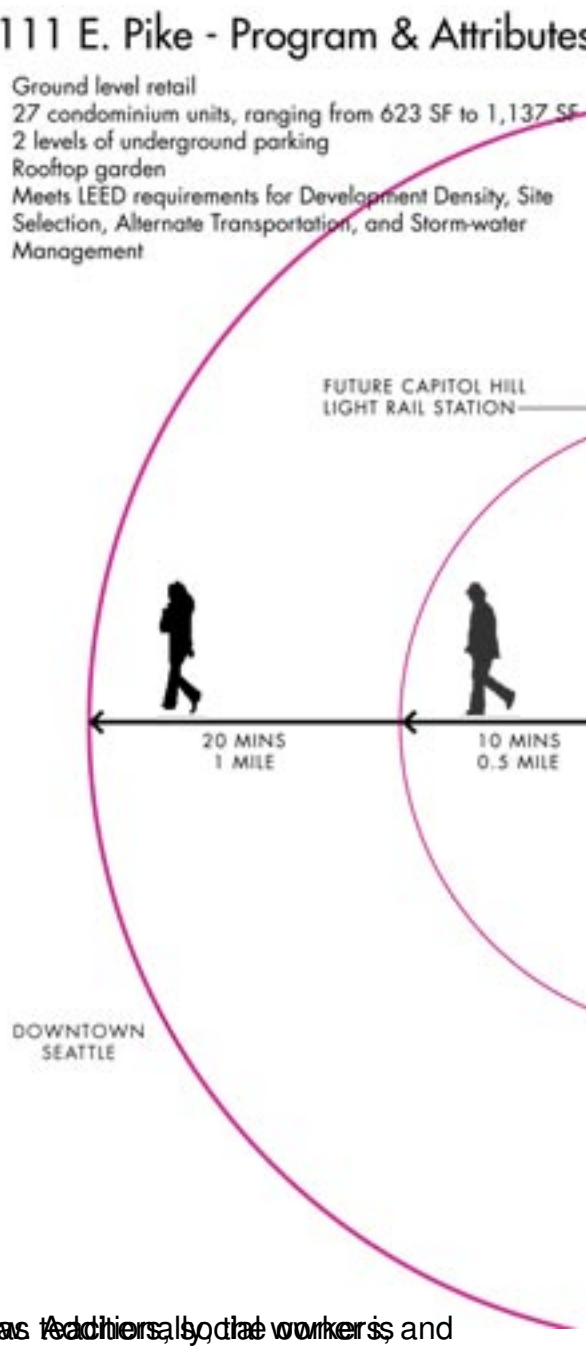

Simple materials are straightforward construction techniques as well as a logical approach to the site and

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