



STUDY OF THE PIKE&PINE CONSERVATION OVERLAY DISTRICT

# PORTFOLIO

ARCHITECTURE & URBAN DESIGN

LAURENE HILLION Spring 2017

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# RESUME



## EDUCATION

University of Washington, Seattle, WA, Expected June, 2017 Bachelor of Arts in Community, Environment and Planning / Minor in Urban Design & Planning

- Course work included: Architecture studio, Landscape Architecture, Human Experience of Place, Digital Design, Arch history.
- Senior capstone project: "Attract People to the Street" – 10 months research project, presentation and report
- Study Abroad: "Sustainable Urban Mobility" (England, The Netherlands and Denmark), Summer, 2016
- Transportation infrastructure in a city: urban planning & design, architecture, food systems, sustainability.
- The importance of understanding the cultural, historical, political, economic and social context of a place.
- Comparison of American and European urbanism through public and professional perspectives.

Bellevue College, Bellevue, WA, September 2013 – June, 2015  
Associate Degree in Art and Sciences

Institution Saint Dominique, Neuilly sur/Seine, France, 2009-2013



## WORK EXPERIENCE

MG2 architecture firm internship, Seattle WA, March-June 2017

- Worked on the Seattle in Design Festival 1st spring exhibit: "How do we want to live?" focusing on innovation districts
- Used my art skills for design of exhibit & senior project/ architecture/ urban planning skills for content of exhibit
- Team work, responsible of communication between teams and people, followed on Costco projects, site visit, traffic analysis

"Livable City year"- Auburn, WA (Studio Project), Fall, 2016

- Member of the "connectivity team" which focused on the physical, social and economic development of the city.
- Asset mapping, design and sketching + field trips with city organizations and citizens outreach.
- Team work, collaboration (with "place-making team"), surveying and work with client (City of Auburn).

City of Seattle Dept. of Planning and Development: South Park, Seattle, WA (Studio Project) Spring, 2016

- Enrolled as a CEP junior student in an advanced master studio.
- Created a professional scope of work including: SWOT analysis, economic development, zoning, environmental threat (liquefaction) and infrastructure.
- Client coordination (City of Seattle), team work, field trips and community outreach.

North Beacon Hill neighborhood (Studio Project) Spring, 2016

- Analyzed how the new light rail station is incorporated within the neighborhood regarding urban planning, design and transportation.
- Studied an urban area with urbanist eyes, surveyed people in the street (questions and mental mapping).

Paris Eastside (French Boutique and Cooking School), Seattle, WA, September 2015- December 2015

- Sales, waiter, hostess, class helper and housekeeper.

How I Survived Barcelona, Barcelona, Spain, July, 2015

- Sold discount packs for bars and clubs (~15 per day) | developed selling, communication skills, team work and improved my Spanish.



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## LEADERSHIP AND ACHIEVEMENTS

Member of PESE: Program Events and Student Engagement Committee, September 2015-December 2016

- Collaborated with CEP seniors and juniors on event planning for the major:
- "CEP turns 21" (November 2015): 300 pers, managed the catering, volunteering, and supervision during the event.
- Senior Project Night (May 2016): 150 pers, person in charge of designing the reception room and set up.
- Managed a budget and an agenda, leadership, creativity, social engagement, community building.

Oil on Canvas Art Exhibit at the Frye Art Museum, Seattle, WA (Atelier Collymore), April 2016 & December 2016

- Selected for the emerging artist program: 2 art exhibits at the Frye and an art exhibit at Facebook Offices in South Lake Union.
- Improved painting skills in impressionism style, kept work efficiency according to an agenda, event planning, creating a business.

Humanitarian Travel in Calcutta, India, (French volunteering associations)

- 6 months preparation and fund raising / 1 week in India: manage and gather a budget, cultural and social adaptability, group support.

Member of Alpha Chi Omega Sorority – Volunteering for associations standing against "Domestic Violence" Sept 2015- June 2017.

## SKILLS

Art: sculpture (10 years), painting (4 years), drawing and sketching  
Familiar with GIS, Photoshop, Illustrator, Word, Excel and PowerPoint  
Bilingual in English and French / Proficient in Spanish



# Pike & Pine: The Shift From Cars to People

## *Historical context ...*

The Pike/Pine Conservation Overlay District was created to allow the neighborhood to retain its unique urban character while accommodating new uses. The Office of Community Planning and Development (OPCD) is positioning the neighborhood as a mixed-use residential and retail district with built form that includes both pre- 1940 auto-row architecture and new buildings.

In this assignment I looked at the history of the neighborhood as to better understand its general planning. To do so, I imagined the cover of a book that retrace the past of the PPCOD and studied its impact on the current architecture of the place.

The point was to use In Design.



Laurene Hillion has spent much of her life in France and graduated from Harvard with a master in journalism and architecture. She taught a few years in the College of Built Environment of Yale but could only find her happiness in a classroom. She took to the road and is now travelling around the world as a writer exploring every capitals and their new concepts in urban design and architecture. Her goal is to make architecture accessible to everybody and create a bridge between cultures in order to learn from one another.

“Pike and Pine: the Shift” witnesses the story of a neighborhood built as an automobile dealership center change into a people friendly mix used development area. In a decade Capitol Hill became the example to follow in regards of successful urban design and placemaking strategies. In her book, Laurene presents the different key elements the City of Seattle used to create one of the most livable urban centers in the city and especially emphasize the importance of people.

One thing to notice while walking along the Pine and Pike corridors is the number of cafes and restaurants displayed all along the way. One of the main goals of the city was to blur the line between the private and the public parts of the street. Encouraging “food and beverage” businesses to establish themselves on high traffic corridors as well as smaller streets, the whole neighborhood has created a network of terraces on its sidewalks providing a solution to those challenges.

Getting into the topic, she also points out the diversity of restaurants and shops offered in the neighborhood. This book offers a list of “must to go” places whether it’s grabbing an “after work drink”, or having a nice dinner with friends and family, or even getting an ice cream away from the busy streets in a small, hidden alley.

The other very important, key urban design element is the historical preservation of the place. The neighborhood is an example of a good mix between old and new development. It has kept an authentic look, for example, requiring buildings to be built with bay windows.

The neighborhood is a mix of architecture and art which, put together, create a livable environment for people despite the heavy traffic going through.



Laurene Hillion



# Pike & Pine: The Shift

## From Cars to People

*The New York Times*: “Seattle has become the number one place to visit in the US thanks to this book”

*Vogue*: “Capitol Hill has become our favorite place to hangout after-work thanks to Laurene”

*The Michelin*: “Pike and Pine streets have already a dedicated page in our next US edition.”

*The Seattle Times*: “Capitol Hill was given some fresh air thanks to Mrs. Hillion”

*Le Petit Routard*: “By her French point of view, Laurene has convinced our readers to go there right away!”

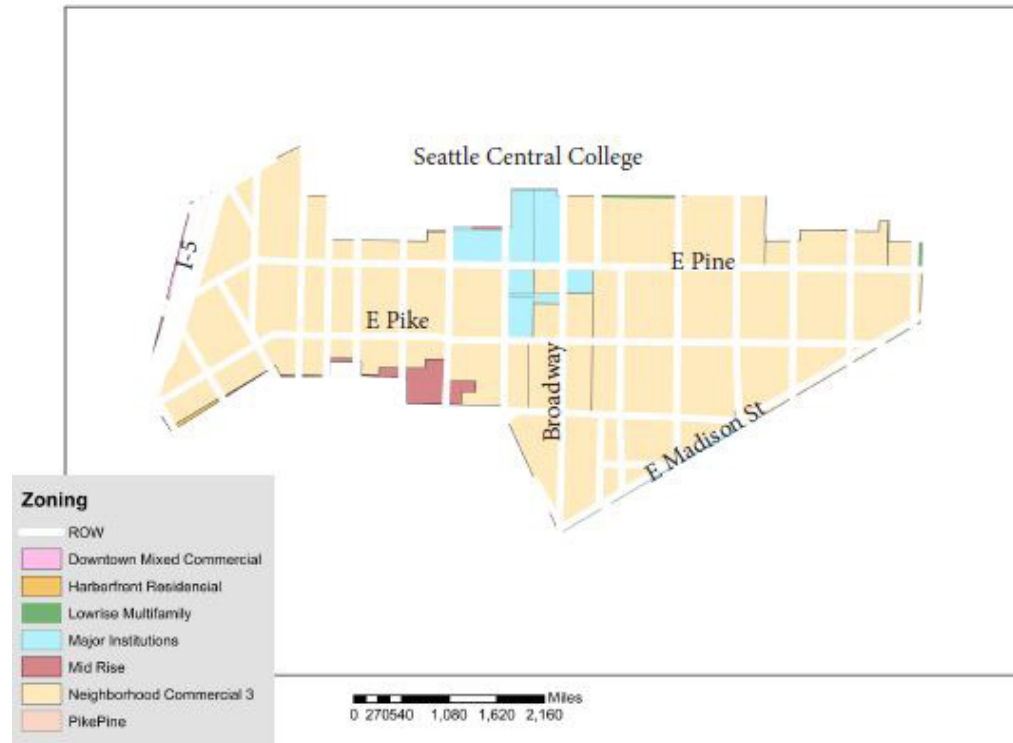
# Map Briefing Book - Context Model

## *Planning context ...*

Imagining that the Sattle's Office of Planning and Community Development (OPCD) is in the process of updating the Pike/Pine Design Guidelines this assignment asked us to provide the contextual data needed to inform their recommendations.

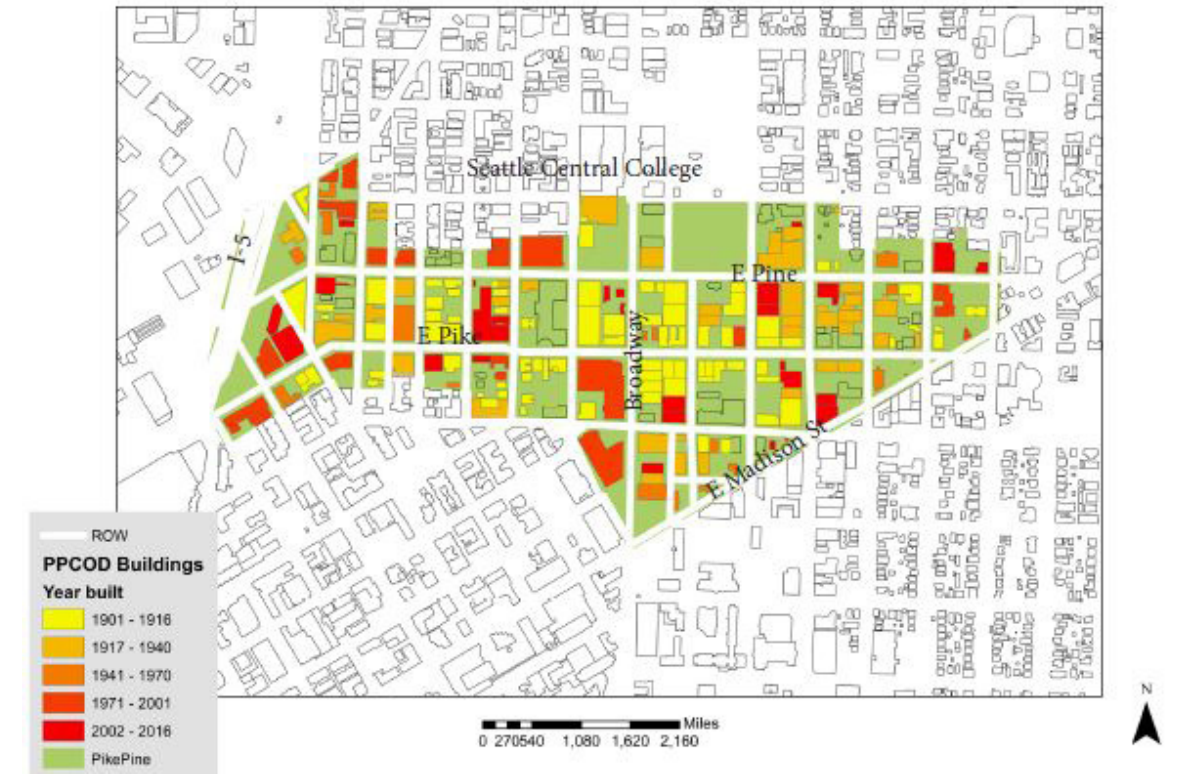
This analysis helps further understand the historic context of the PPCOD as well as the nature of ongoing development in the district.  
To do so, I used ArcGIS and InDesign.

### Pike and Pine Conservation Overlay District Zoning



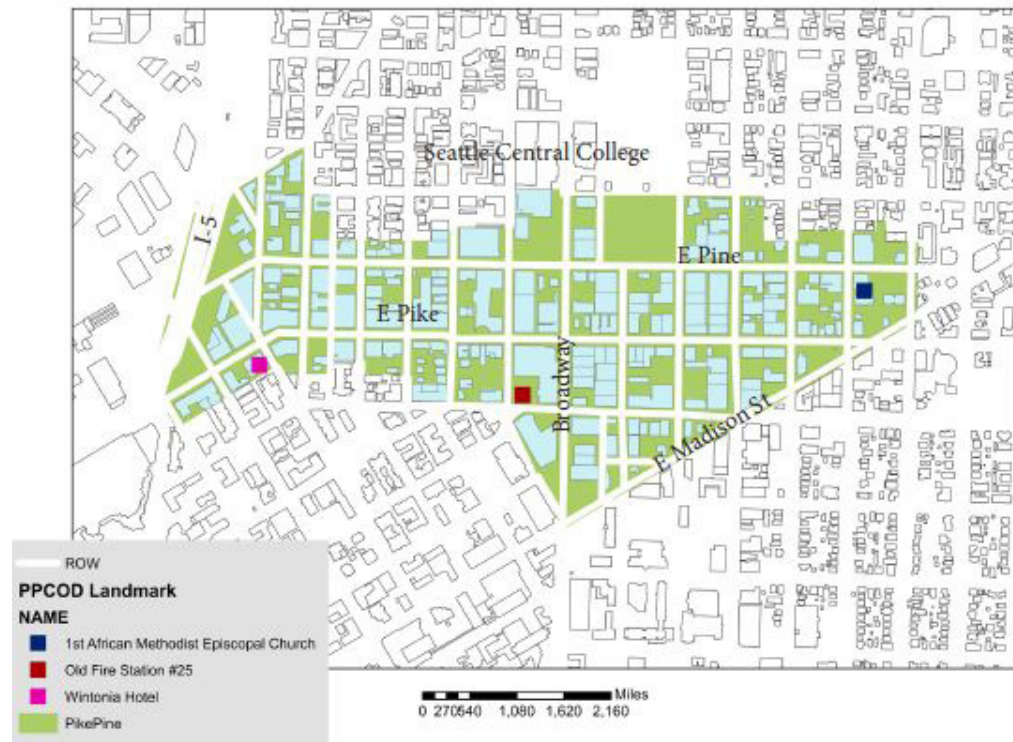
Overall, the PPCOD can be very much considered as mix of old and new built environment.

### Pike and Pine Conservation Overlay District's Building Ages



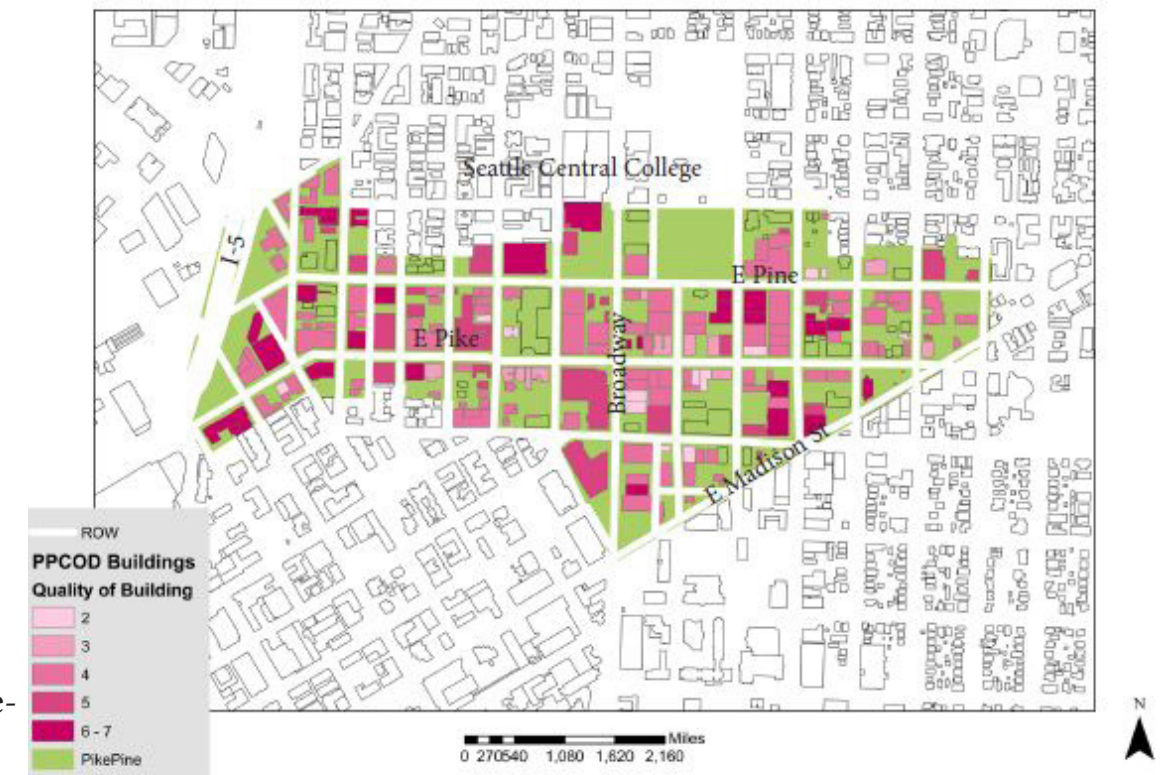
The PPCOD is mostly zoned as a residential and commercial district. It is bordered by I-5, E Madison Street and the Seattle Central College.

### Pike and Pine Conservation Overlay District's Landmarks



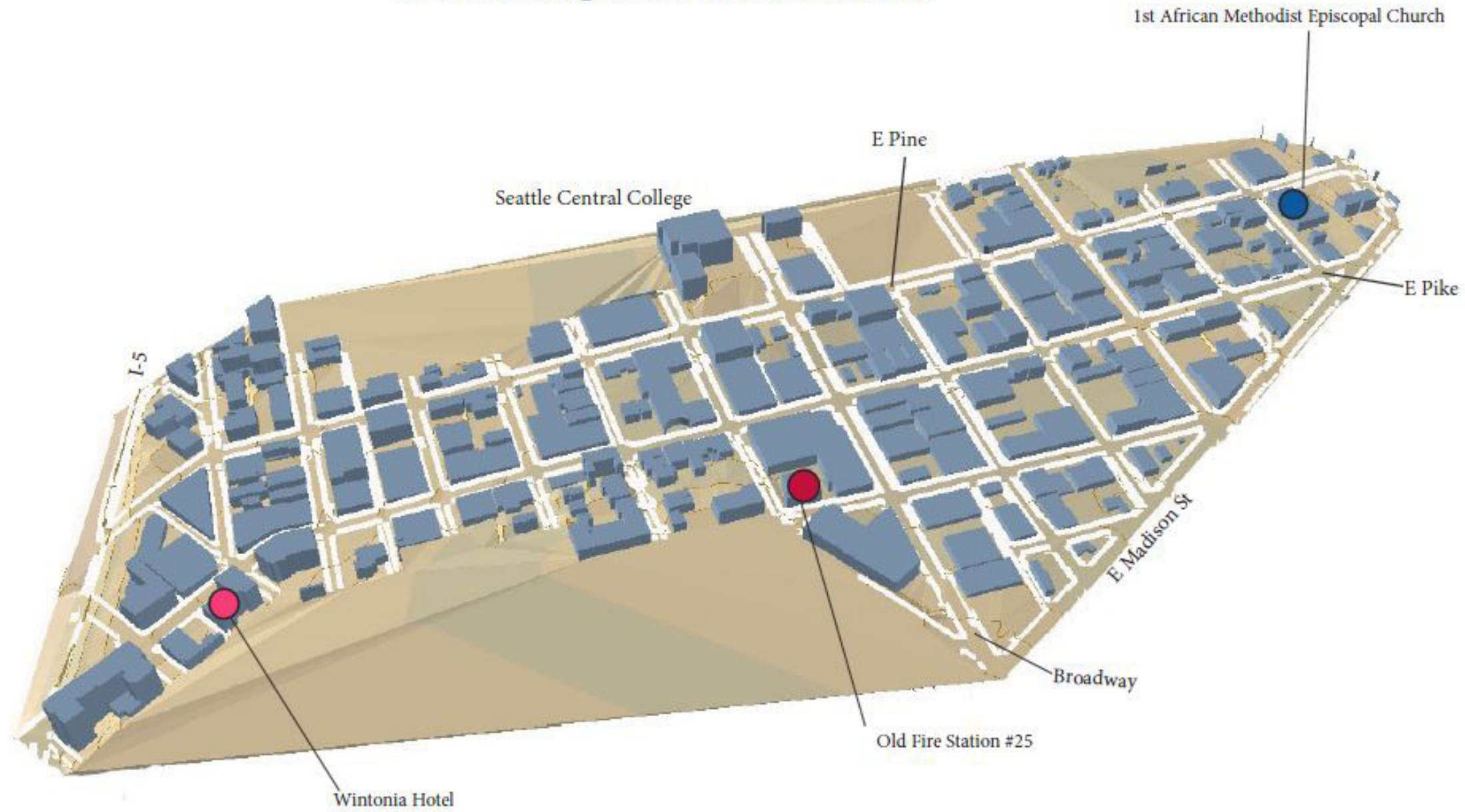
The neighborhood is not only a commercial and residential area but also a cultural and historical place.

### Pike and Pine Conservation Overlay District's Building Quality



This map shows how the district is definitely going through a construction transition from older to more recent buildings.

### 3D massing and terrain model



This 3D model helps visualize the density of the neighborhood. It is clear that some parts/ streets are very dense but still the rest of the neighborhood could be improved notably by removing parking lots.



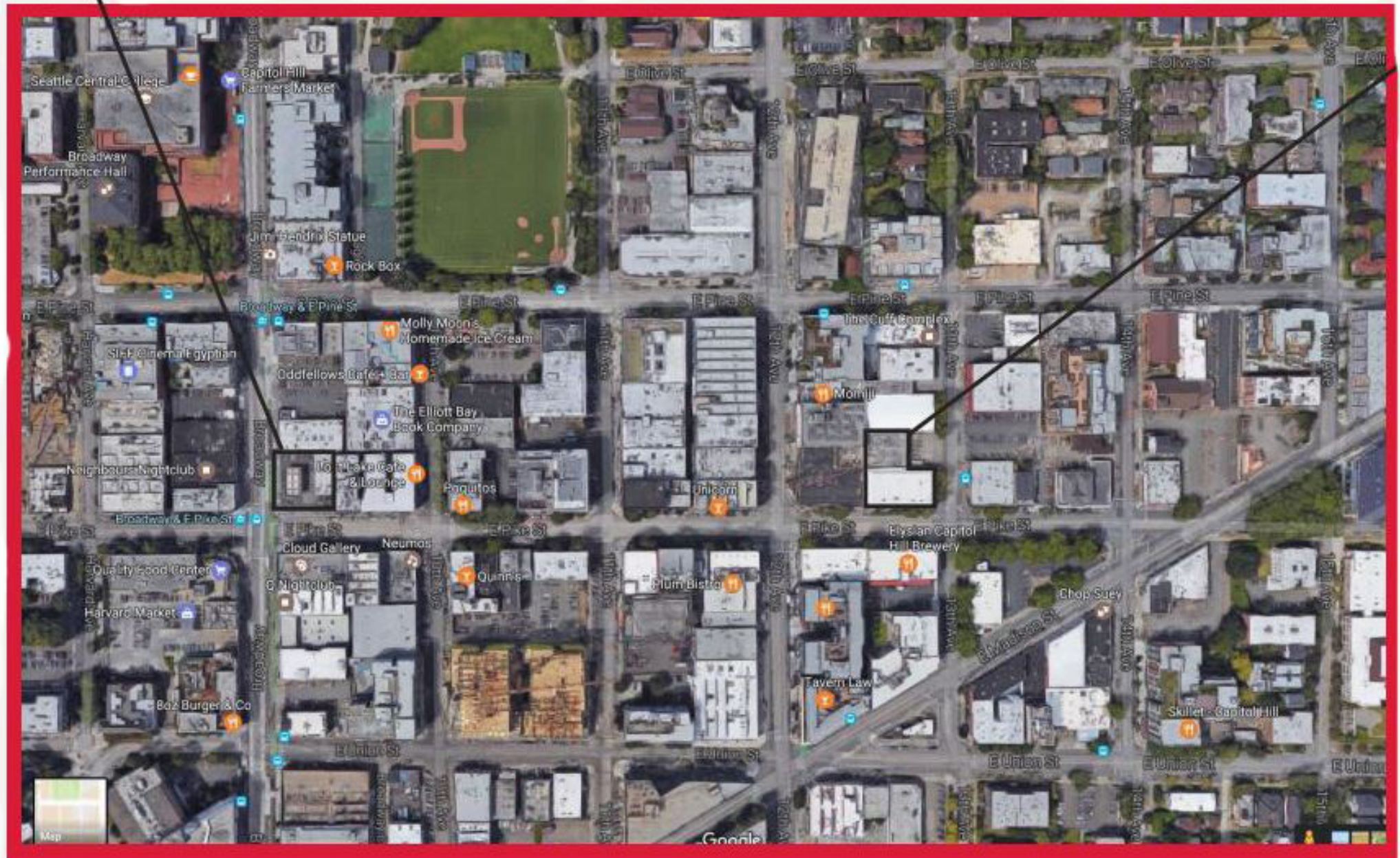
# Building Relocation Project

## *Architectural changes*

In the actual context of the neighborhood where a lot of constructions are going on, it is hard to preserve the rich past of this district. Imagining that a protected building is about to be demolished this assignment asked us to prevent the demolition in relocating the buildings to the Shell Gas Station site on 1500 Broadway. The gas station on the site would be demolished to make room for the relocated building.

Site  
Shell Gas Station  
1500 Broadway

Relocated Building  
Public Storage  
1214 East Pike Street



In the past decade, the city of Seattle has worked hard to protect the identity and history of some of its neighborhoods. Capitol Hill and the Pike and Pine corridors are definitely one of those “special districts” illustrating how a city can grow modern without losing its culture.

In the last few months a new challenge has shaken Capitol Hill. The people of the neighborhood have already made the shift between using cars and walking or busing; but the built environment still has to follow up with that. Therefore, the city wants to demolish the Shell Gas Station on Pike street to replace it with a historical building. This will be a big step in terms of architecture preservation and the end of car dependency in our cities. The relocated building designated is the “Public Storage” on Pike street.



The new building is a good fit for this sharp corner. It can occupy the whole site and be a little remodeled since it used to be two buildings separated by a little parking lot which can easily be removed. However, its purpose of garage storage does not benefit this part of the street very much. Pedestrians and the street are activated by the many bars and restaurants around it. Although it is architecturally a great fit, it might need to change its purpose to be able to keep the Pike and Pine streets as vibrant corridors.

# Transfer of development potential in the PPCOD

## *Architecture and Real Estate*

In this assignment, the goal was to find a suitable pair of sites within the PPCOD that will enable the transfer of development potential from one site to another for a new mixed-use development project.

To do so, I calculated the potential transfer development with the FAR. With this, I was able to create a building model with a contextual facade study to show how the new development would fit into its new context.

## Sending Site



Sending site	
Adress	814 E PIKE ST 98122
allowed FAR	4.75
Existing FAR	3.06
Land sq/ft	4,444
allowed sq/ft	21109
bldg sq/ft	1,450
alloweable transfer sq/ft	19659
allowed FAR after bldg rights	3.064827586
allowed sq/ft after transfer	
number of stories	1

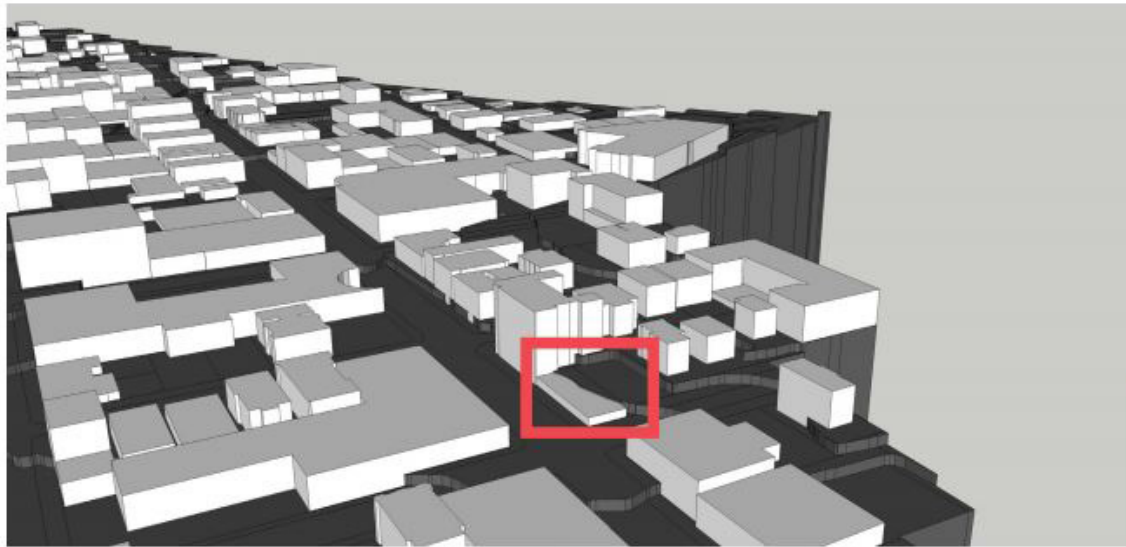
I chose this site because it could have a lot of potential but is in the middle of the PPCOD and therefore protected.

## Receiving Site



Receiving site	
Adress	601 E PIKE ST 98122
allowed FAR	4.75
Existing FAR	1.38
Land sq/ft	4,000
allowed sq/ft	19000
bldg sq/ft	2,898
alloweable transfer sq/ft	N/A
allowed FAR after bldg rights	N/A
allowed sq/ft after transfer	38659
number of stories	9.66475

I chose this site because it is on a very busy street gathering cars but also a lot of people. It is surrounded by restaurants and other retails which means that a mix used development would have its place here.



**BEFORE**



**AFTER**



Reiciving site remodel proposal

