

CPIDAYLIGHTING *solutions*

BRIDGING THE GAP

Spanning the corner of the most populated thoroughfare in downtown Seattle, the 351,000-sq.-ft. 3rd and Pine Parking Garage bridges the gap between the downtown shopping district and the local farming merchants of Pike Place Market. Mirroring a larger city-wide effort to revitalize the area, the 50-year-old garage was ready for a new look.

"Enhancing the exterior of the garage would further shield the layers of cars inside and provide a more finished look for the building, while helping us attract a high-end tenant in the retail-level space," said Bob Beauchemin, senior vice president of Portland-based Avalon Holdings, the garage's owner. "The biggest challenge was that we were working within an existing structure. We had to come in and say, 'How can the cladding fit over the existing structure like it was made for it?'"

While searching for a shell that could both provide a functional backdrop for urban-style retail signage and follow the structure's curve, architect Lee R. Winn of Winn Associates (formerly part of Sienna Architecture) discovered CPI Daylighting's single-glazed 10mm Pentaglas® system.

"This product allowed areas of the garage to be enclosed, while keeping others open for ventilation," said Winn. "We found that it was visually pleasing, which would still allow the life inside and the structure to show, but also provide a backdrop for building signage which would provide an additional source of revenue for the owner.

"We were able to work with CPI to curve the corner pieces as opposed to segmenting them, which made for a much better solution that actually allowed the building's curve to translate through the CPI product, creating a seamless translation of the building," said Winn.

The two-phased construction began in July of 2008 with the installation of 24,000 sq. ft. of 10mm Pentaglas® developed by CPI Daylighting with aluminum supports that tie each panel back to the concrete ramp portion of the parking garage. This allowed large, seamless panels weighing less than 2 lbs. per square foot to be installed from the first to the ninth floor inside out, keeping the construction schedule on track and promoting safety.

The Ice White Matte glazing of the Pentaglas® creates an almost "Times Square" look that is doing its own part to bring the neighborhood back since project completion in early April 2009.

"The site was envisioned as a link between the retail core and Pike's Market on the other side; there's a huge amount of people moving back and forth between those areas," said Winn. "We feel [the cladding] beautified the project. This is really important for the City of Seattle in this iconic piece of downtown."



3RD AND PINE PARKING GARAGE

SEATTLE, WA

ARCHITECT

WINN ASSOCIATES, PORTLAND
GC

PCL CONSTRUCTION SERVICES, INC.,
BELLEVUE, WA

OWNER

AVALON HOLDINGS,
PORTLAND, OR

MANUFACTURER
CPI DAYLIGHTING

CPI REPRESENTATIVE

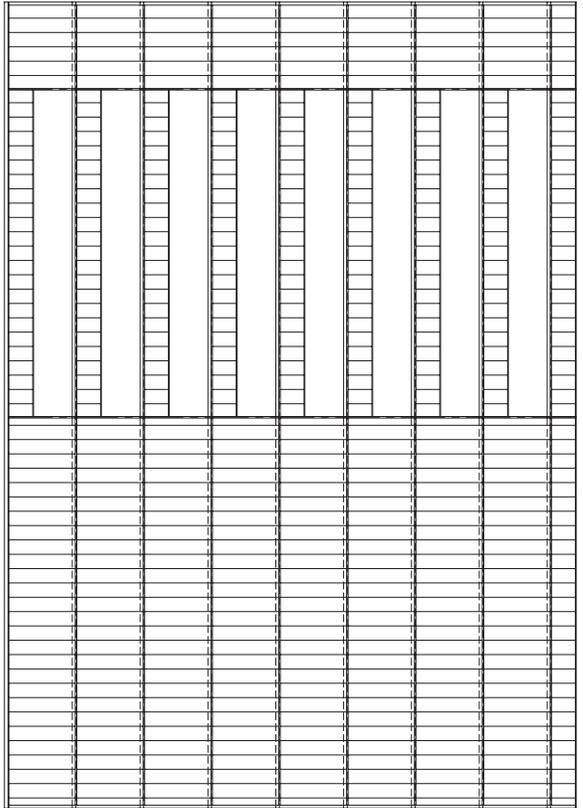
BAIN ASSOCIATES INC., OR
AND RTB COMPANY INC., WA



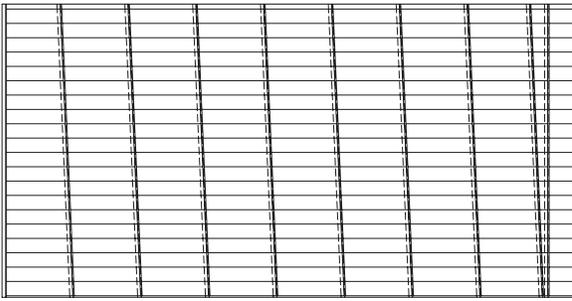
Left to Right: 3rd and Pine Parking Garage curve before renovation; Curved corner covered with CPI Daylighting's single-glazed, 10mm Pentaglas® system; Interior view of the cladding. Top: View of the Garage's south east corner at dusk.

28662 N. BALLARD DRIVE LAKE FOREST, IL 60048
PHONE: (800) 759-6985 | FAX: (847) 816-0425
WWW.CPIDAYLIGHTING.COM

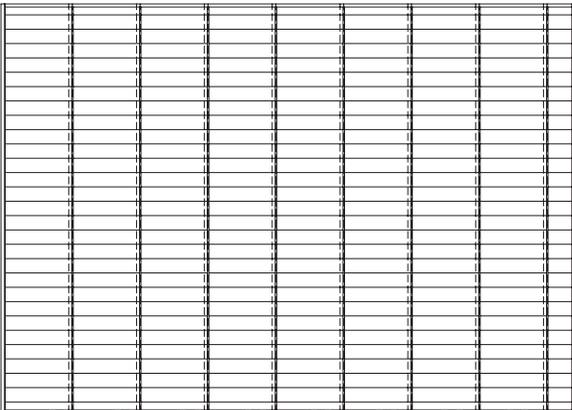




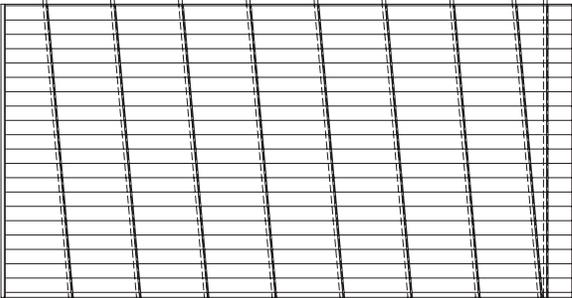
SOUTH ELEVATION



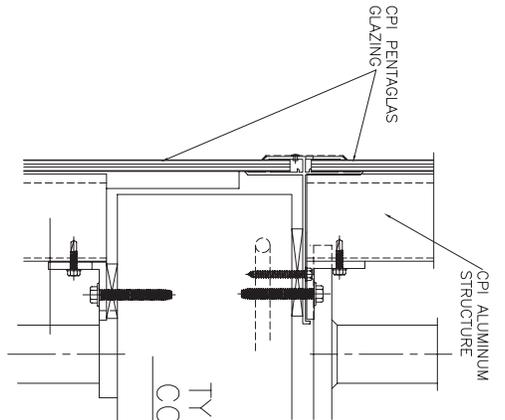
NORTH ELEVATION



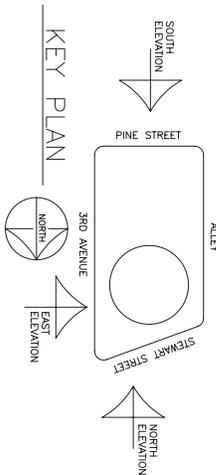
WEST ELEVATION



EAST ELEVATION



TYPICAL FACADE CONNECTION @ SLAB



KEY PLAN

CUSTOMER: PINE GARAGE C/O AVALON HOLDINGS (503) 242-3625

PROJECT: 3RD AND PINE GARAGE - EXTERIOR RENOVATION

SEATTLE, WASHINGTON

ARCHITECT: SIENNA ARCHITECTURE COMPANY

GENERAL CONTRACTOR: AVALON HOLDINGS

REPRESENTATIVE: CPI DAYLIGHTING, INC. - WEST

PHONE #: (206) 926-9107

PHONE #: (206) 381-5836

PHONE #: (849) 415-1001



28602 N. BALLARD DR. - LAKE FOREST, IL 60045 - (817) 816-1000 • FAX (817) 816-0425



REV.	DESCRIPTION	DATE
▲		
▲		
▲		
▲		
▲		

CONTRACT NO.	CT 27205
ISSUED BY	C.K.
DATE	6-27-08
PROJECT NO.	C.S.

SHEET NO.
1 OF 7