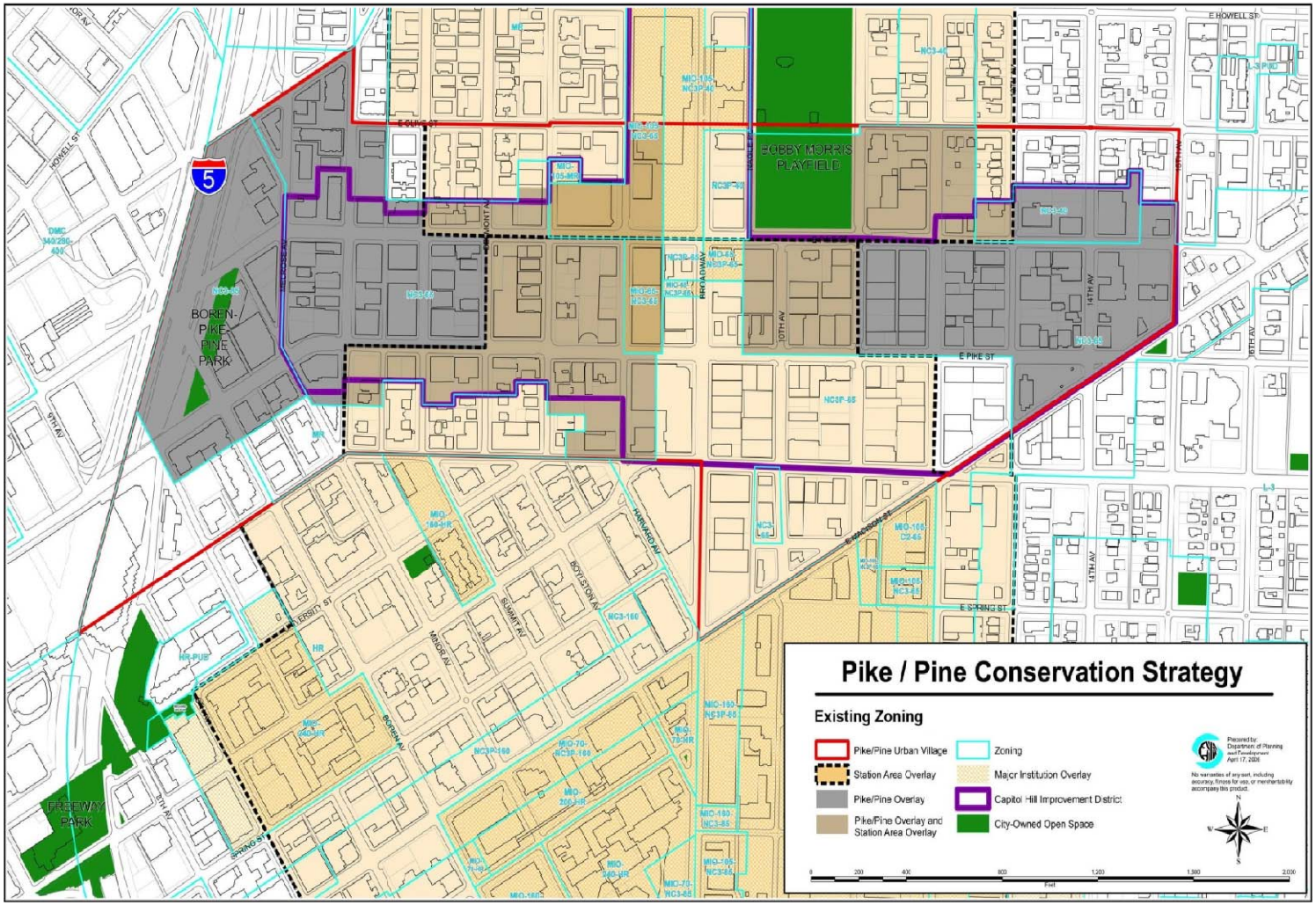
Pike Pine Conservation Overlay District

Effective August 7, 2009



Original Overlay Conditions Prior to Amendments

B-24 Pike/Pine

community character goal

P/P-G1 A community with its own distinct identity comprised of a mix of uses including multi-family residential, small scale retail businesses, light manufacturing, auto row and local institutions.

Neighborhood Planning

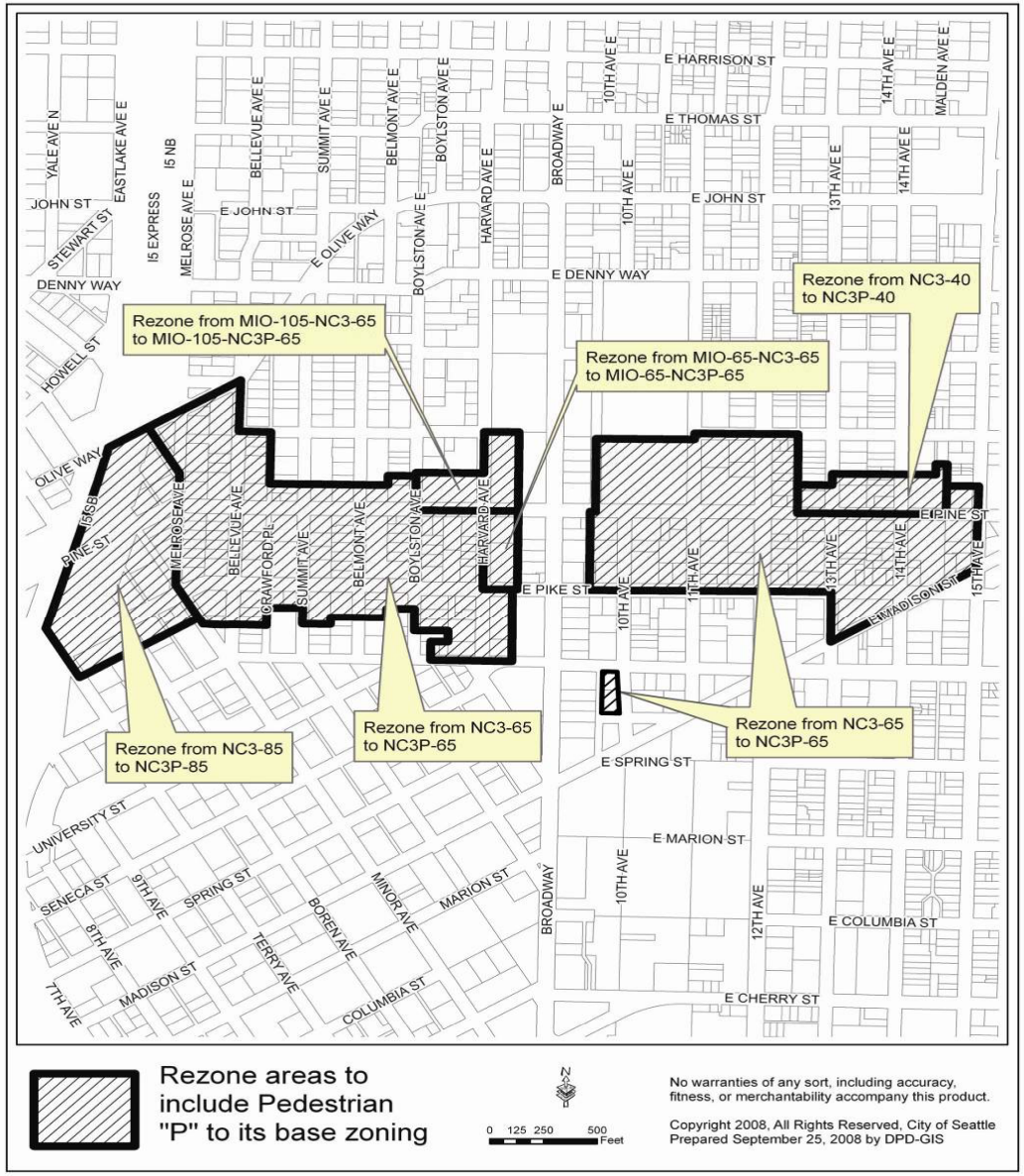
Objectives of Amendments

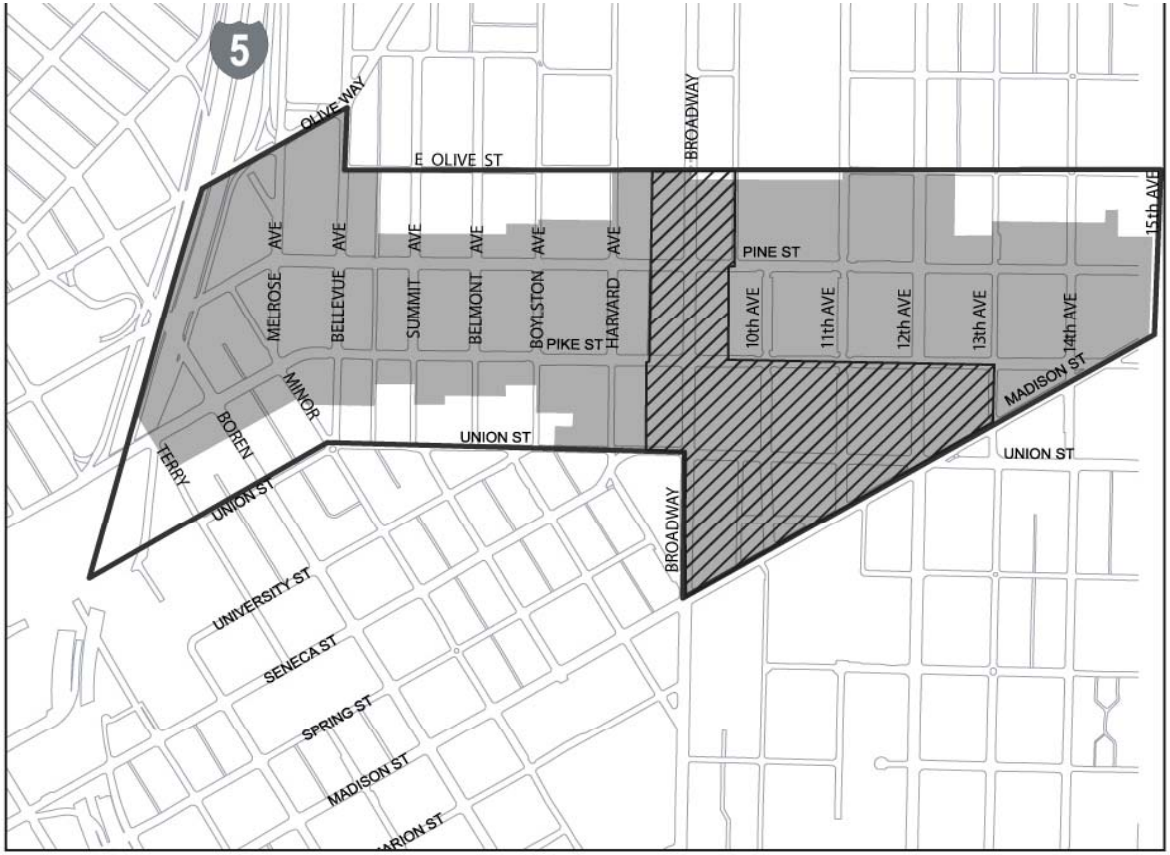
- Continue to promote new mixed use and residentially-oriented development as intended in original overlay;
- Expand scope of overlay to promote new development that is more compatible in scale with existing conditions;
- Provide incentives to retain “character structures” – buildings 75 years old or;
- Promote opportunities for small, diverse businesses to remain in the area; and
- Provide incentives for retaining existing art and cultural uses and attracting similar new activities to the area.

Mapping Amendments

- Rezone NC3 areas within current overlay boundaries to NC3P – no change to height limits.
- Expand overlay boundaries to include existing NC3P and NC3 zoned areas along Broadway and east of Broadway and south of E. Pike Street.
- Remove Capitol Hill Station Area Overlay District from area within the Pike Pine Overlay District
- Remove the First Hill Station Area Overlay District
- Designate E. Pike/Pike Street and E. Pine/Pine Street as principal pedestrian streets, as well as segments of 10th, 11th, 12th and 13th Avenues east of Broadway and north of Pike Street.

Rezone NC3 areas to NC3P



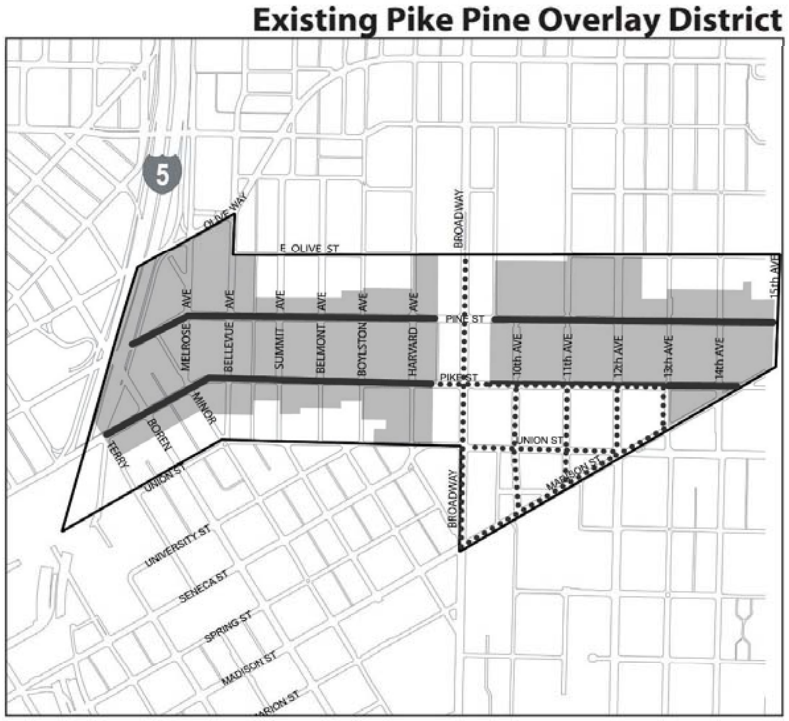


Proposed Pike Pine Conservation Overlay District

Expanded Boundaries of Overlay

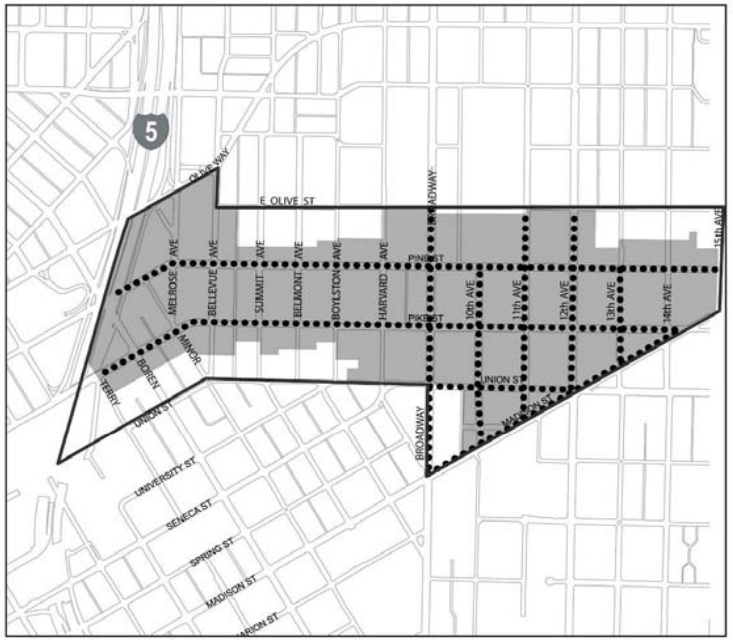
Expand the overlay boundaries to include existing NC3P and NC3 zoned areas along Broadway and east of Broadway and south of E. Pike Street.

Pedestrian Designated Streets



Existing Pike Pine Overlay District

- Existing Pike Pine Overlay District
- Pike/Pine Urban Village
- Commercial Uses Required at Street Level
- Existing Principal Pedestrian Street



Uses at Street Level

- Pike Pine Conservation Overlay District
- Pike/Pine Urban Village
- Principal Pedestrian Street

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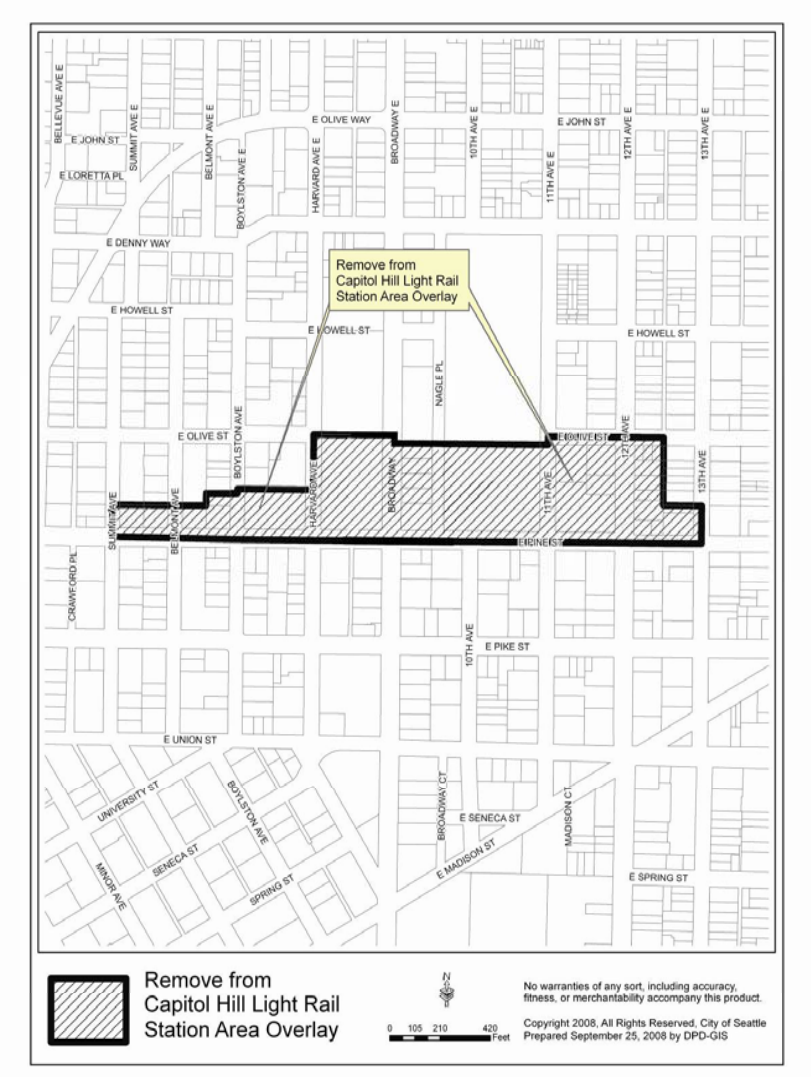
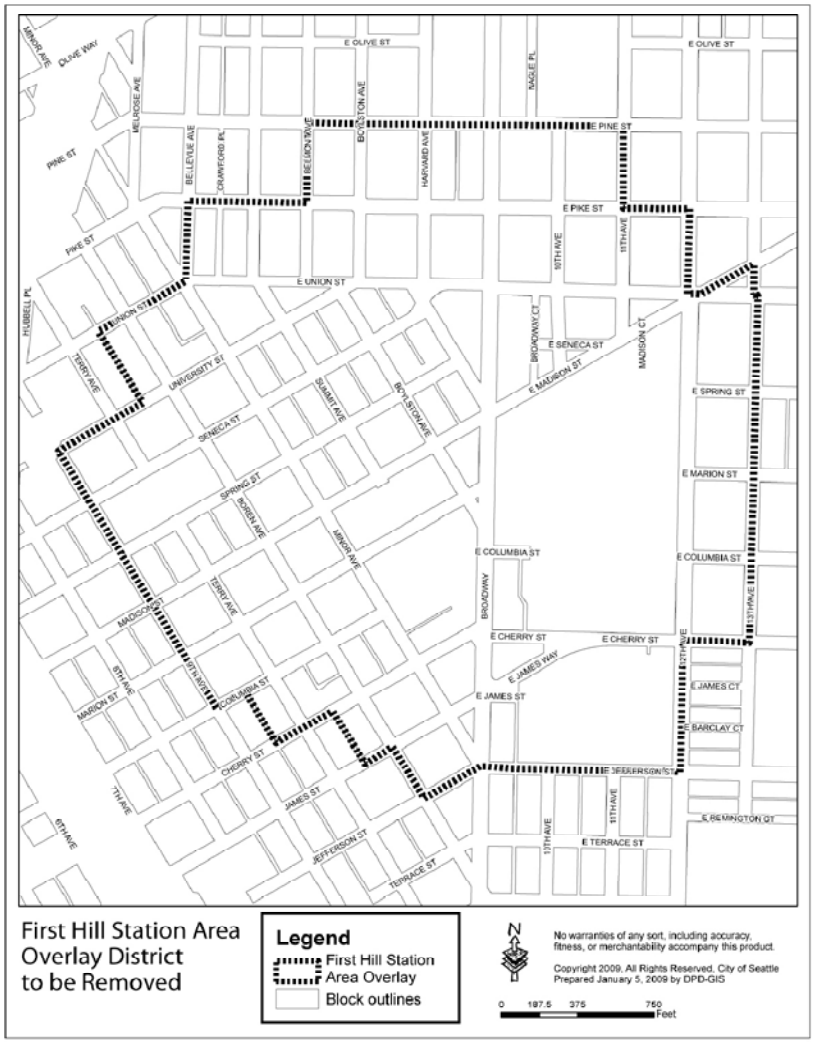
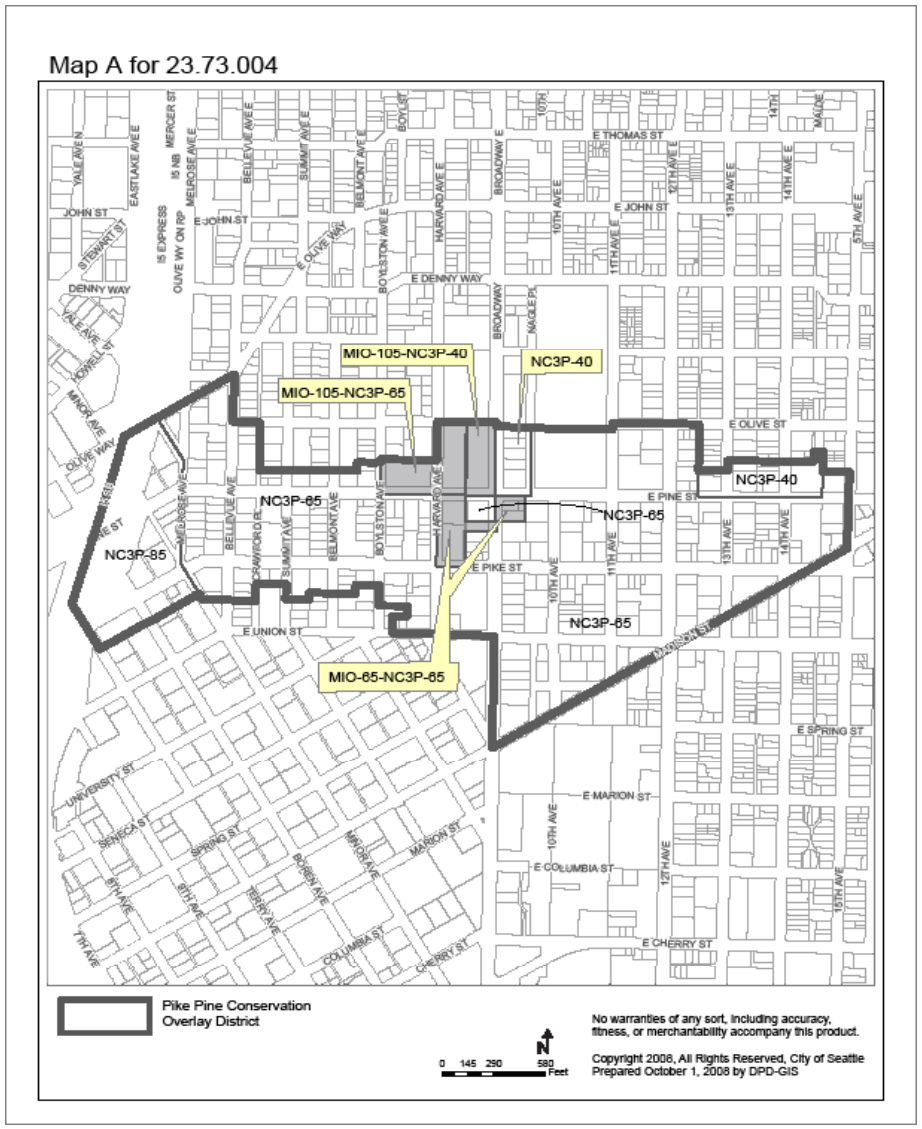
Remove Station Area Overlay Districts



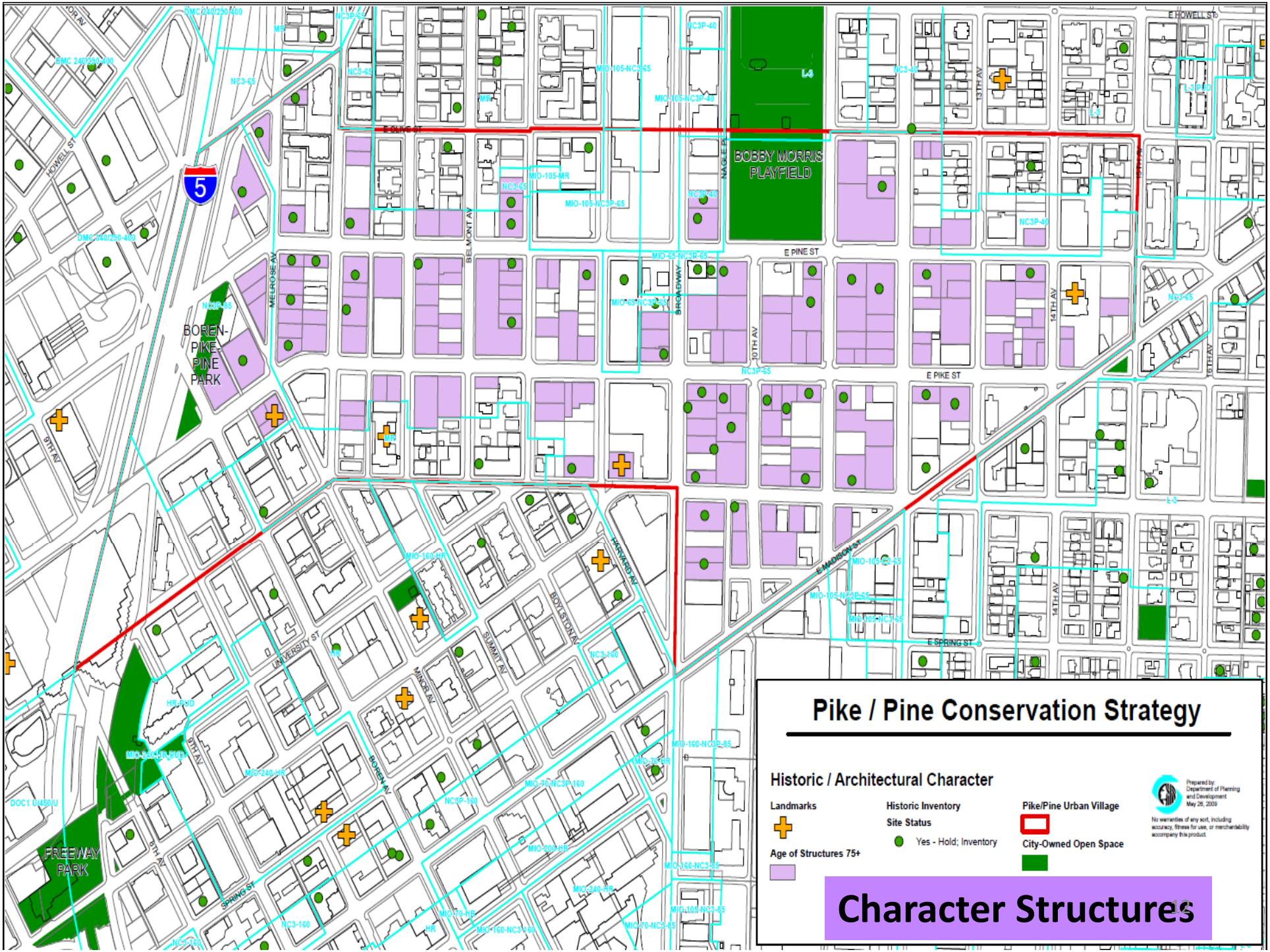


Pike/Pine Conservation Overlay District



Highlights of the Amendments

- Provide incentives through exemptions from floor area calculations and/or limits on non-residential use to:
  - retain existing character structures on a development lot, including either the whole structure or at a minimum the "envelope" created by the structure's street facing facades;
  - encourage development on small lots of 8,000 square feet or less;
  - include space for small commercial uses at the street level of structures;
  - include arts facilities and theaters in existing structures and new projects; and
  - maintain the economic viability of character structures by allowing permitted uses to fully occupy these structures and limited additions to these structures.


Pike / Pine Conservation Strategy
Historic / Architectural Character
Landmarks
Historic Inventory
Site Status
Yes - Hold; Inventory
Pike/Pine Urban Village
City-Owned Open Space
Age of Structures 75+
Prepared by:
Department of Planning and Development
May 26, 2009
No warranties of any sort, including accuracy, fitness for use, or merchantability accompany this product.
Character Structures
BOBBY MORRIS PLAYFIELD
BOREN-PIKE-PINE PARK
FREEWAY PARK
E OLIVE ST
E PINE ST
E PIKE ST
E HOWELL ST
E MADISON ST
E SPRING ST
BELMONT AV
BROADWAY
MELROSE AV
10TH AV
13TH AV
14TH AV
16TH AV
9TH AV
7TH AV
HOWELL ST
UNIVERSITY ST
SPRING ST
HARVARD AV
BOYLSTON AV
SUMMIT AV
MINOR AV
BOREN AV
5

Highlights of the Amendments
Uses & Development Standards

- Limit street frontage of uses at street level in new structures on Pike and Pine Streets.

- Establish a floor size limit for upper floors of new development and a maximum limit on structure width for new structures with frontage on E. Pike/Pike Street and E. Pine/Pine Street. Provide flexibility to allow limited increases in floor size under specific conditions—primarily to retain existing structures.

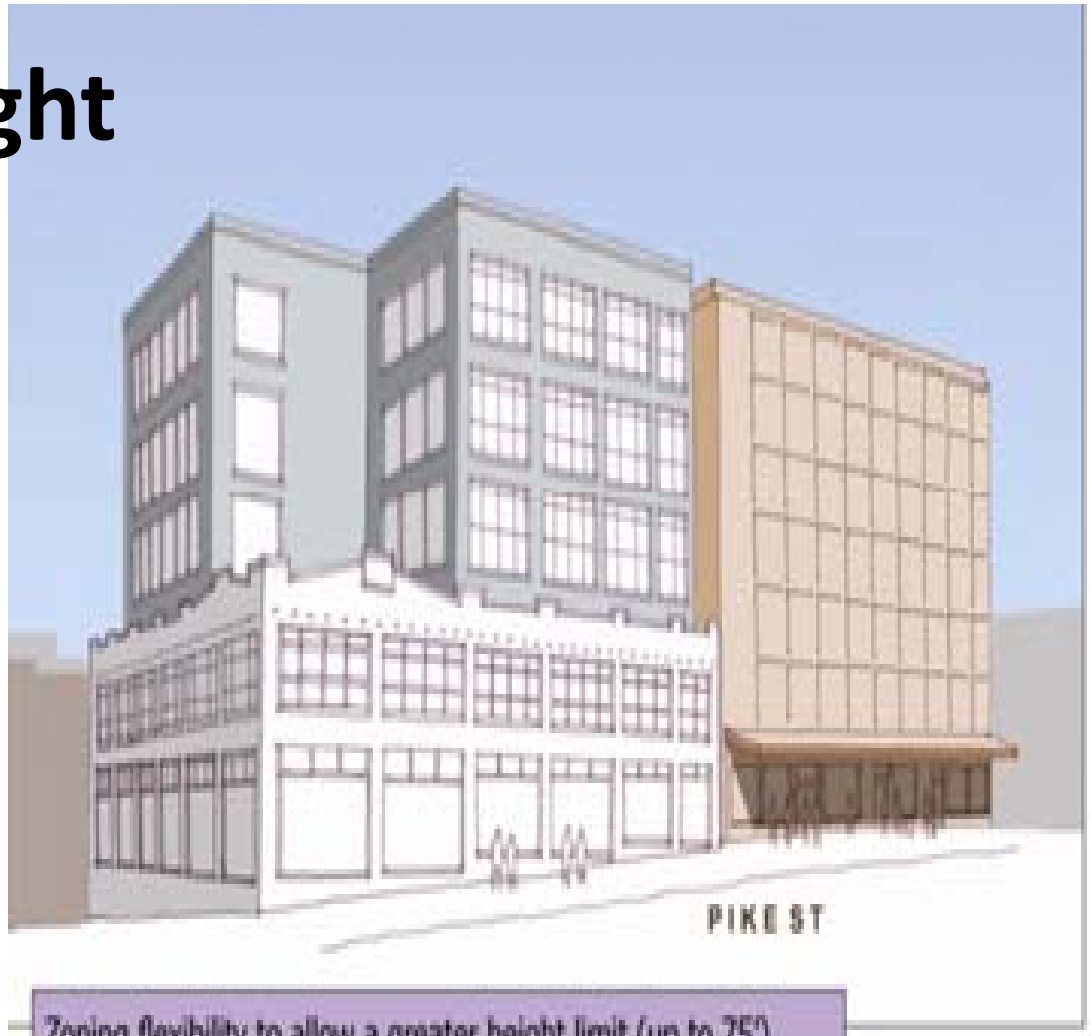
- Allow a ten foot height exception for projects that retain existing character structures and portions of existing character structures on a development lot.

- Restrict certain types of signs that are incompatible with the local business character of the Pike/Pine area.

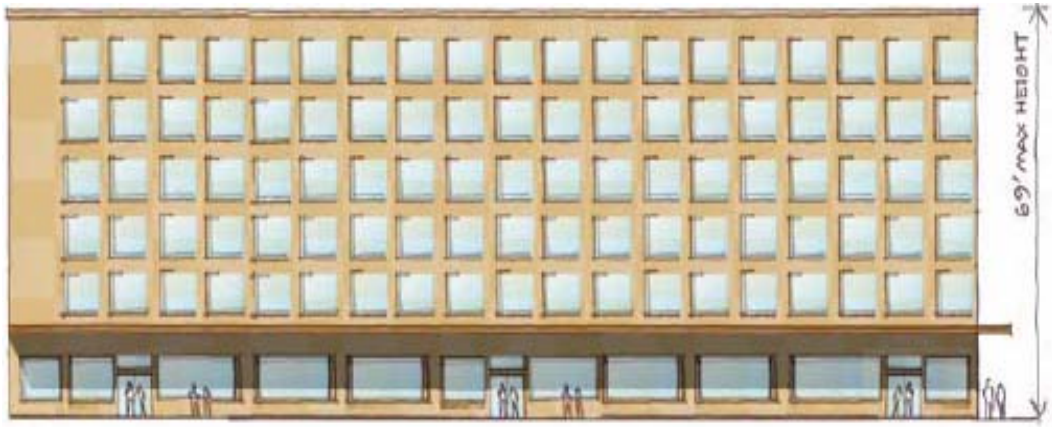
Additional Height

Greater height – up to 75’ for development that preserves older buildings *(23.73.010.F)*

15” setback required from street facing facades of character structures *(23.73.10.C2.b)*



Zoning flexibility to allow a greater height limit (up to 75’) on development that preserves older buildings.



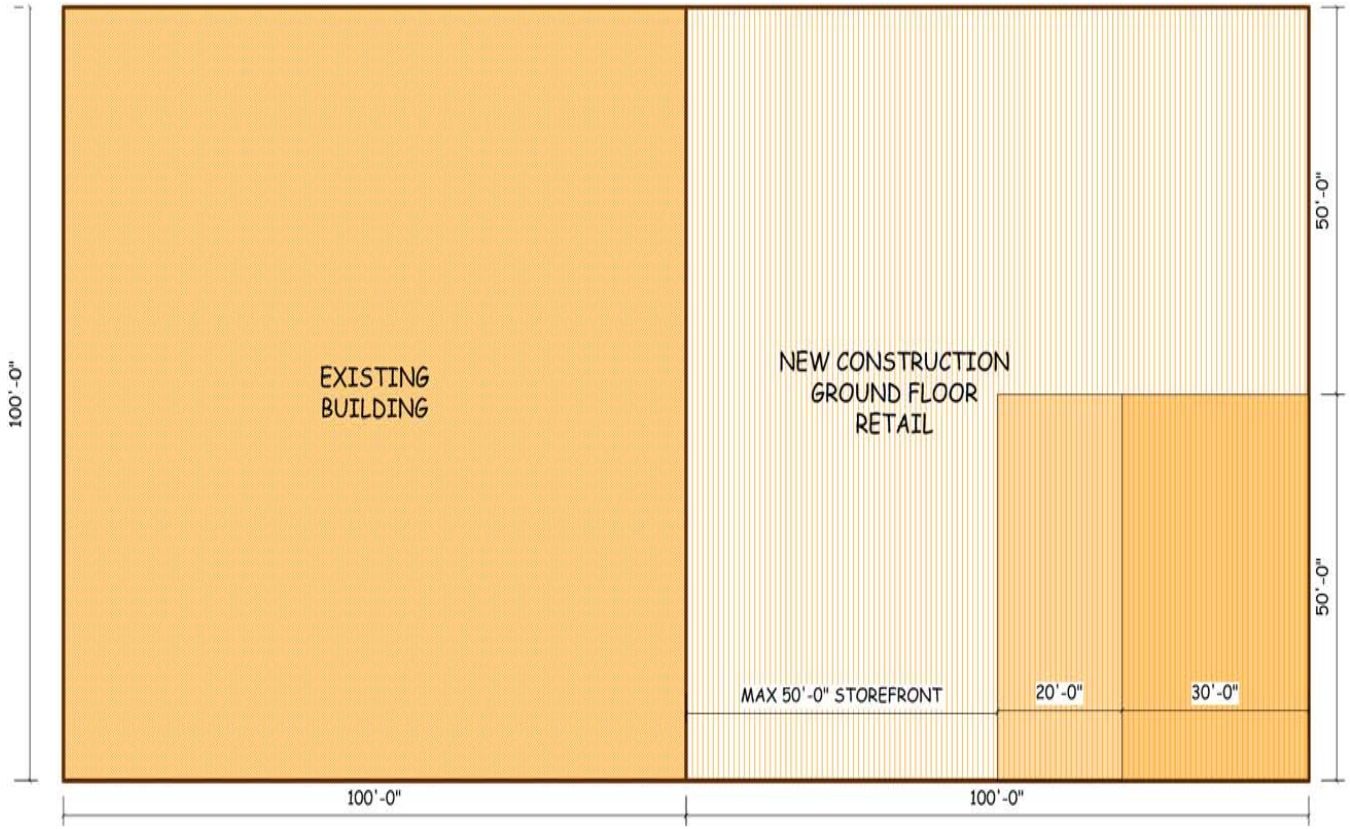
Existing

New

Maximum Structure Width on Pike or Pine

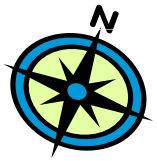
(23.73.010.D)

Limit on Width of Street Level Uses on Pike or Pine Street *(23.73.008.C)*



Encourages small, local, and diverse businesses to locate in Pike/Pine.

- Encourage new development that fits in better with the neighborhood.



Pike Street Plan

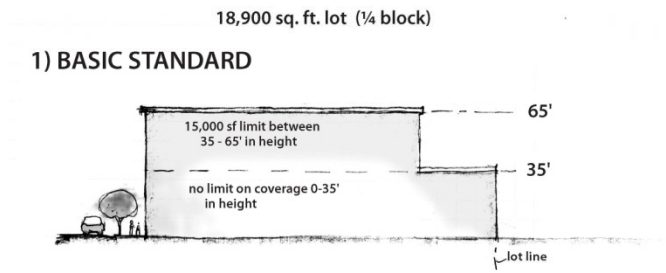
Floor Size Limits

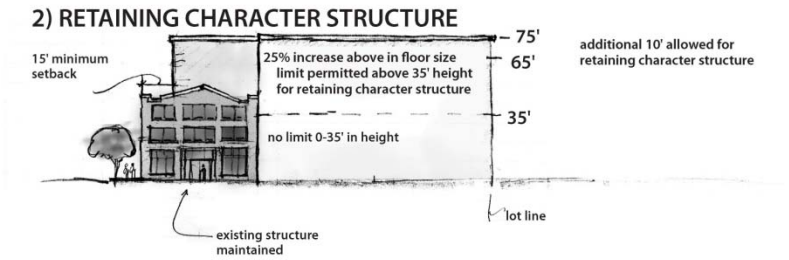
15,000 square foot limit on floor size for stories above 35 feet in height

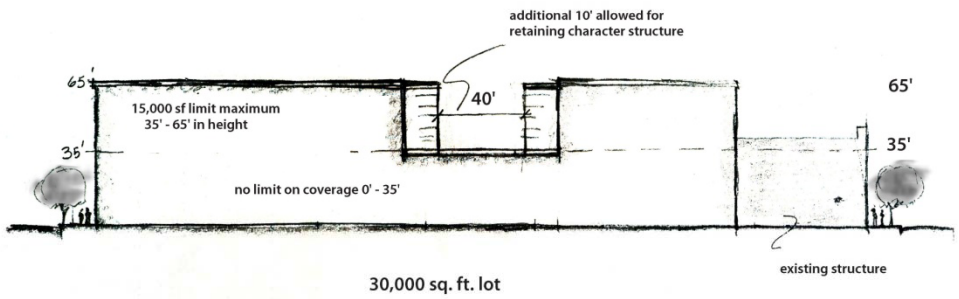
40 foot separation required if floor area above 35 feet exceeds 15,000 square feet

Exceptions permit 15% increase above limit

25% increase permitted if project includes character structure

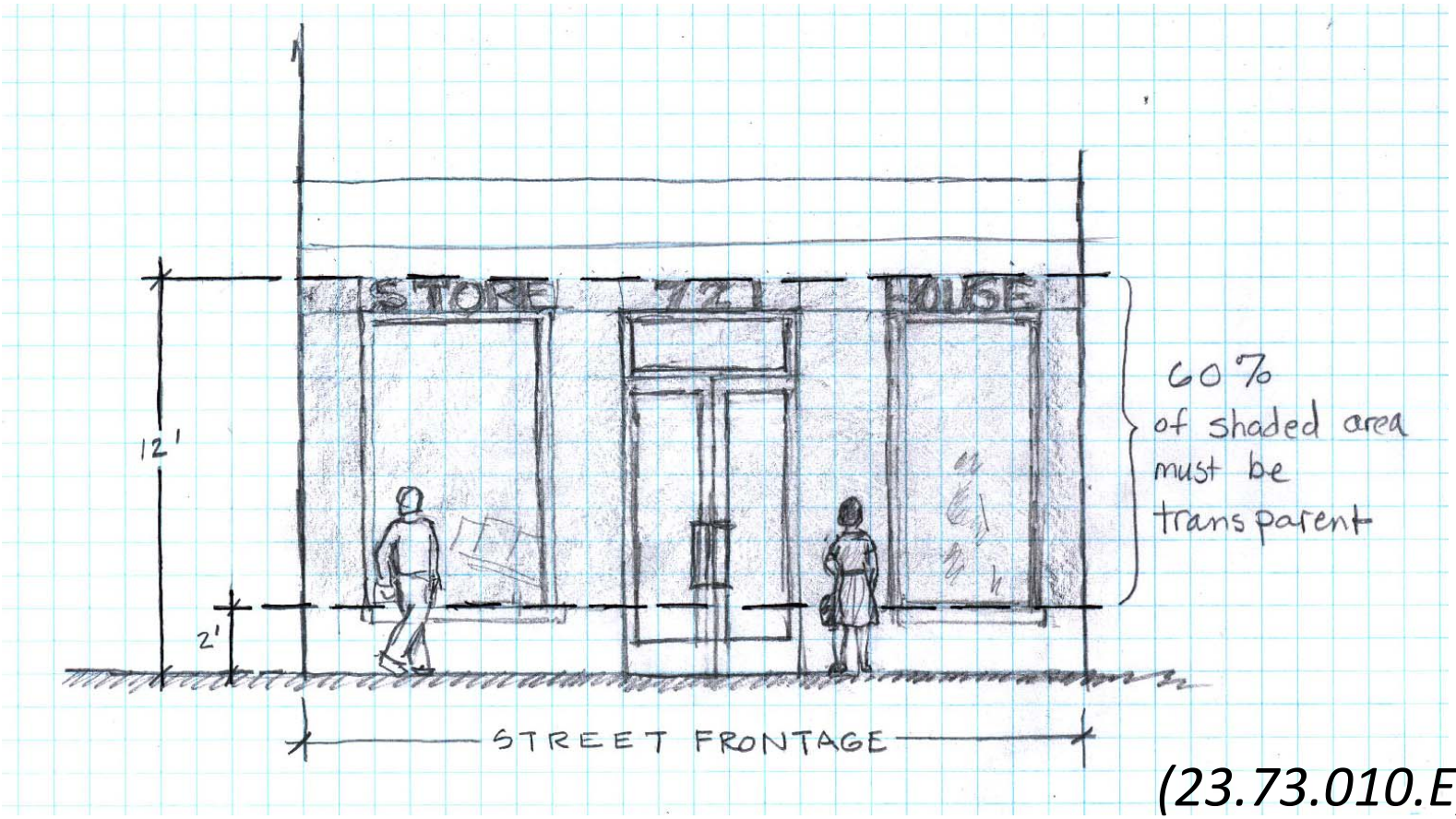






23.73.010.A & B

Area of street level façade subject to transparency requirement increased



(23.73.010.E)

Small Commercial Uses at Street Level

(23.73.008.B)

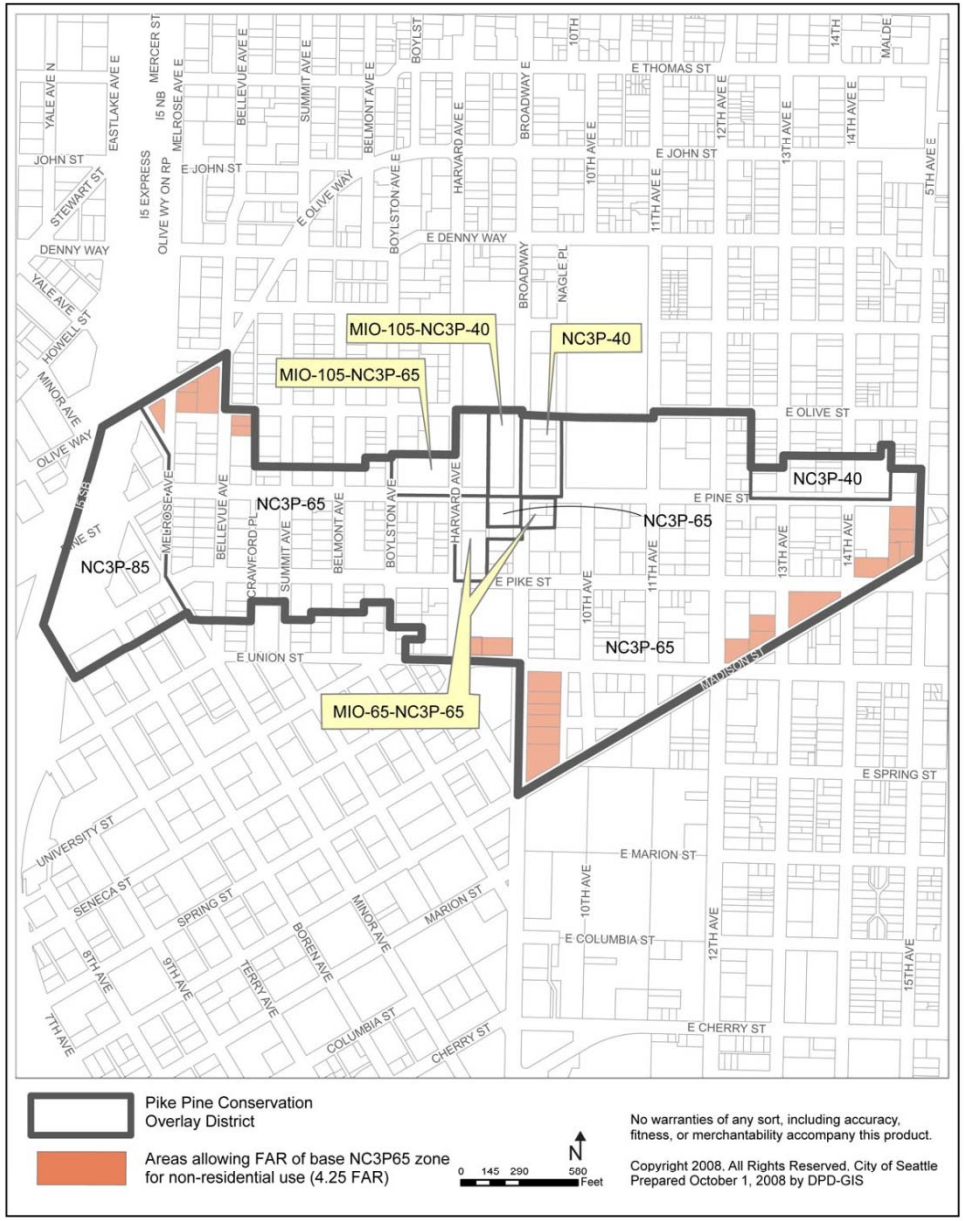
Total amount of square feet in commercial use at street level	Number of required commercial spaces for individual business establishments of 2,000 square feet or less
Up to 5,000 square feet	0
More than 5,000 square feet, up to 8,000 square feet	1
More than 8,000 square feet, up to 12,000 square feet	2
More than 12,000 square feet, up to 16,000 square feet	3
More than 16,000 square feet	4, plus one additional space for each additional 4,000 square feet above 16,000 square feet, up to a maximum of 8

Signs & Street Level Character

- Internally illuminated backlit cabinet signs or backlit awning signs are prohibited.

  (23.55.030.D)

Areas meeting criteria to allow additional commercial floor area *(23.73.009.B)*



Recent examples of character buildings included in new developments

1100 Block E. Pike Street

1600 block Summit Avenue

Recent examples of character buildings included in new developments

1400 Block 12th Avenue

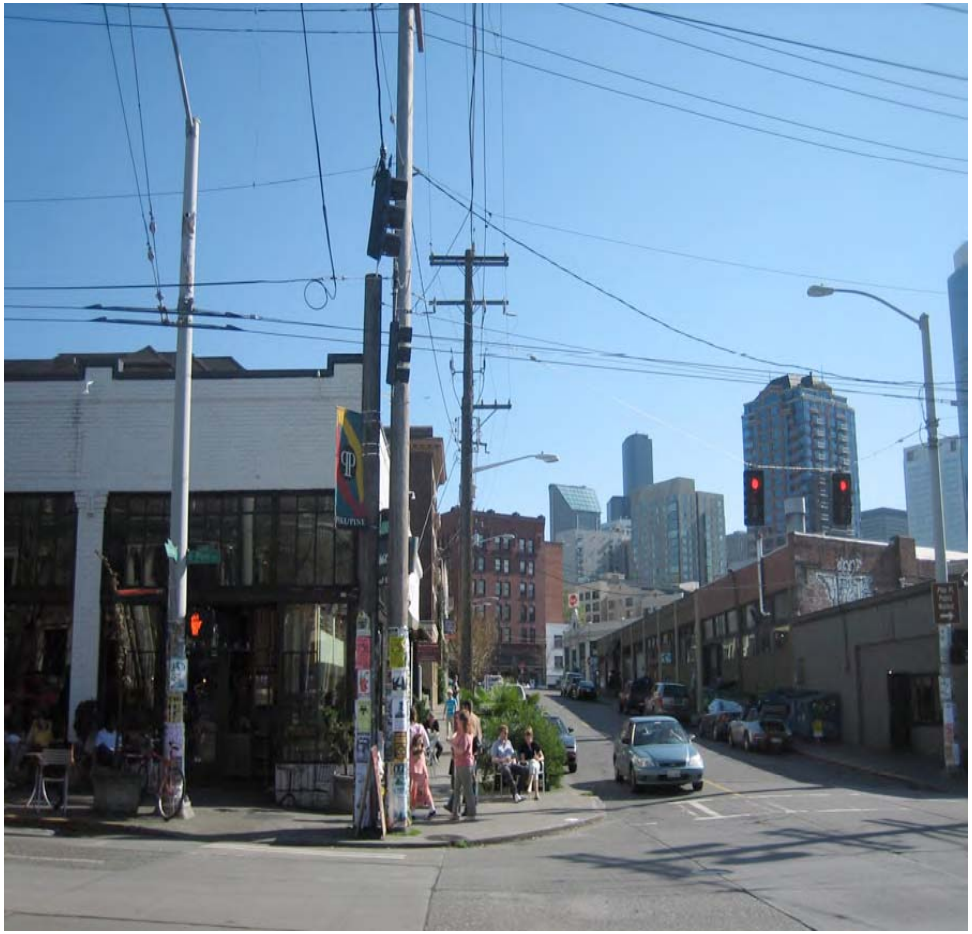
Recent examples of character buildings included in new developments

Alley 24 South Lake Union

1500 block 12th Avenue

Next Steps

- Neighborhood Design Guidelines
- TDR



Pike/Pine Neighborhood Conservation Study

Phase 2 Report: Economic Viability of Tools and Incentives

Recommendation #5: Conduct out-
reach and build awareness about
how neighborhoods can provide arts
and cultural space to encourage eco-
nomic sustainability, express com-

Recommendation #2:
Allocate a staff position as a district
cultural manager, to work specifical-
ly with cultural districts, and to be a
liaison with other City departments,
community organizations, and
ural agencies.

Recommendation #1:

Allow for the creation of designat
ed cultural districts within Seattle
neighborhoods, to preserve and en
hance space for arts and culture t
thrive in local communities.

PRESERVING
& CREATING
SPACE FOR
ARTS & CULTURE IN SEATTLE

Cultural Overlay
District Advisory
Committee

Regulatory relief, financial
incentives, and land use incentives
are the basic tools to be used.