Pike/Pine

Neighborhood Design Guidelines

DESIGN
REVIEW

Public Review Draft
Revised 2013, 2016
Adopted 2010

City of Seattle
Department of Construction and Inspections

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Introduction

What are Neighborhood Design Guidelines?

Design guidelines are the primary tool used by Design Review Boards. The Pike/Pine Design Guidelines apply to development that is subject to design review as set forth at SMC subsection 23.41.004 if it is located in the Pike/Pine Urban Center Village as reflected in Map 1 (page 3). Guidelines define the qualities of architecture, urban design, and public space that make for successful projects and communities. There are two types of guidelines used in the Design Review Program:

- Seattle Design Guidelines—applying to all areas of the city except for downtown; and
- Neighborhood design guidelines—applying to a specific geographically-defined area, usually within a neighborhood urban village or center.

Once a set of neighborhood guidelines is adopted by City Council, they are used in tandem with citywide guidelines for the review of all projects within that neighborhood that fall within the scope of the Seattle Municipal Code (SMC) subsection 23.41.004. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, both sets of guidelines—citywide and neighborhood—are consulted by the Boards, with the neighborhood guidelines superseding the citywide ones in the event of a conflict between the two. Neighborhood guidelines are very helpful to all involved in the design review process for the guidance they offer that is specific to the features and character of a specific neighborhood.

As of March 2016, there were 21 sets of neighborhood design guidelines, each following the same organization and numbering system of the City's original citywide guidelines entitled Design Review: Guidelines for Multi-family and Commercial Development that were adopted in 1993.

The Pike/Pine Design Guidelines reveal the character of Pike/Pine as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that the neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Seattle Design Guidelines, can increase overall awareness of design priorities and encourage involvement in the design review process.

Revised Neighborhood Design Guidelines

The Pike/Pine Design Guidelines were developed by community members and design consultants, and adopted in 2010. In 2013, the City adopted new, updated guidelines entitled Seattle Design Guidelines to replace the citywide guidelines that had been in effect since the inception of the Design Review Program in 1993.

In 2014, the provisions of the Pike/Pine Conservation Overlay District were amended to respond to issues raised by development occurring in the area. An update of the Pike/Pine Neighborhood Design Guidelines followed in 2016 to provide additional guidance and clarity for reviewing development under the amended overlay provisions.

Guidelines at a Glance

The Pike/Pine neighborhood design guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Pike/Pine Urban Center Village as reflected in Map 1 (page 3). The list below correlates the guidelines by subject matter and shows which Seattle Design Guidelines are augmented by Pike/Pine Design Guidelines. A "yes" indicates supplemental guidance is provided; a "no" indicates that the citywide guideline is sufficient. Throughout the document, bold text indicates a Seattle Design Guideline or Pike/Pine Design Guideline. Regular text provides examples or explanations related to the Guidelines.

Context and Site

CS1. Natural Systems and Site Features .....yes
- Topography

CS2.Urban Pattern and Form .....yes
- Location in the City and Neighborhood
- Adjacent Sites, Streets, and Open Spaces
- Relationship to the Block:
  - Corner Lots
  - Small Site Development
  - Large Through-Block Sites
  - Height, Bulk, and Scale Compatibility and Pike/Pine Scale and Proportion

CS3. Architectural Context and Character .....yes
- Existing Architectural Context
- Architectural Compatability

Public Life

PL1. Connectivity .....no
- Network of Open Spaces
- Walkways and connections

PL2. Walkability .....yes
- Personal Safety and Security
- Pedestrian Amenities

PL3. Street-Level Interaction .....yes
- Residential Entries
- Residential Edges
- Live/Work Uses
- Retail Edges

PL4. Active Transportation .....no

Design Concept

Context and Priority Issues: Pike/Pine

The overriding objective of the citywide design guidelines is to encourage new development to fit in with its surroundings. Neighborhood guidelines share this objective. Whereas citywide guidelines are meant to apply throughout the city, neighborhood guidelines provide a more focused opportunity to recognize local concerns and design issues. They may give more specific direction as to the design character, site conditions or community objectives that new development should respond to.

The Pike/Pine neighborhood is located in one of six designated urban centers in Seattle. Urban centers are targeted as the densest areas in terms of housing and employment, yet are intended to be pedestrian-oriented communties with direct access to regional high-capacity transit. Pike/Pine provides these 'urban center' amenities while also maintaining a distinct historical legacy as Seattle's original auto row.

A high neighborhood priority is to preserve the physical and social character of the corridor. Inventive preservation of the existing community attributes is the main criterion for all proposed new developments. While adaptive re-use of existing buildings is generally preferred, new structures that complement the character and the architectural legacy of the neighborhood are also encouraged.

The older buildings in the neighborhood are primarily warehouse-style, fairly plain "working" buildings from the auto row era. There are also brick or frame apartments that are residential-only or mixed use with retail at ground level. The commercial buildings have large window bays at both the street level and the upper stories. These buildings have been successful over time due to the flexibility of use created by the tall ceilings and large windows. The large windows also connect the buildings with the neighborhood residents and street activity. The predominant feature of all these buildings, whether residential or commercial, is their scale – not their height, but their width along the street. A granular mix of several buildings on a block has contributed to Pike/Pine's combination of vibrant character and commercial success. The absence of alleys in the area and recent development pressure have contributed to large lot assembly that poses one of the biggest challenges to retaining these vital characteristics.

In recognition of the area's unique design character and important role in the city's development history, the Pike/Pine Conservation Overlay District was established in 2009. The expanded overlay district (shown on Map 1, page 3) now applies to all commercially zoned portions of the neighborhood, and emphasizes important aspects of the area's development character and function. The overlay code provisions promote appropriately-scaled development, and incentives encourage new projects to retain existing, older structures defined as character structures; buildings that have been in existence prior to 1940. Protecting this resource of existing structures is important to the community for a variety of reasons. In addition to their architectural and historic value, they support a rich diversity of businesses and arts organizations that help define the neighborhood's identity. Their continued presence is critical to the area's economic success because it is this unique identity that has helped local businesses to succeed and made the neighborhood attractive for new development.

New structures that accommodate different functions than their predecessors must respond to different design concerns, but need to do so in a manner that reflects this area's unique character. The additional guidelines provided here will assist new development in achieving the Conservation Overlay District's goal for conserving neighborhood character by promoting development that is compatible with the existing context and that contributes to a high-density, mixed-use/residential neighborhood with a unique design character.

Site Planning

Neighborhood Priority: Perpetuate the unique and thriving character of the Pike/Pine neighborhood, especially its active commercial street life, both day and night. This energy is especially important for small businesses that thrive on foot traffic. Important aspects of the neighborhood include changes in the street grid, the size, character, and density of the existing, fine grained buildings, the attractiveness of the neighborhood for cultural uses and social gatherings, and the proximity to mass transit. These attributes should be considered and celebrated in new development.

Streetscape reflecting established height, bulk and scale conditions.

Height, Bulk and Scale

Neighborhood Priority: Maintain the gradual transition in activities from the denser west end (the area between Downtown and Broadway) and the lower-density neighborhoods to the east. Preserve the fragile balance of high-density residential and commercial use with small scale, pedestrian-oriented projects that lend to a vibrant street life.

While Design Review applies to new developments that meet Design Review thresholds, these Guidelines also encourage adaptive re-use and additions to garages, warehouses, and lofts to retain the flavor of the neighborhood. These guidelines can be used to positively and creatively inform all types of new developments.

Evolving streetscape maintaining compatible height, bulk and scale relationships.

Architectural Elements and Materials

Neighborhood Priority: Preserve and enhance existing neighborhood character and the architectural legacy of the loft building typology known as auto row. This typology is characterized by its use of exterior materials and design elements such as masonry (especially brick) and timber structures; multi-use loft spaces; very high, fully glazed storefront windows; and decorative details such as cornices, emblems and embossed building names. New buildings should honor the historic architectural context through the use of complementary design strategies and materials, while also exemplifying high-quality architecture that is appropriate to its own time.

Integrating artistic excellence and creativity in both the design of buildings and the types of businesses within them is an important way to preserve the neighborhood's built character.

Maintaining a strong sense of compatibility with the architectural scale, rhythm, and patterns of nearby structures in the Pike/Pine neighborhood should be encouraged. Architectural elements that dominate the desirable streetscapes include:

- high floor-to-ceiling heights that echo the auto row architecture;
- treatments that emphasize the main entrances of buildings;
- ground-floor storefronts with design attributes such as sidewalk-to-ceiling glazing; and
- detailing of the building façade.

Other desired architectural elements include:

- use of brick or other high quality exterior materials that complement historic buildings;
- finely detailed window mullions; and
- street landscaping wherever possible.

Pike/Pine signature buildings: light industrial, solid fireproof structures of concrete, brick or other masonry, often two to four stories with strongly expressed columns and spandrels on the building's facade and decorative trim. The repeating bay, marked by strong vertical and horizontal elements is a characteristic method of building modulation.

Desired architectural elements: high, transparent ground-floor store- fronts and distinguished entrances.

Pike/Pine
Design Guidelines
2016

CS1 Natural Systems and Site Features

Citywide Guideline:

Use natural systems and features of the site and its surroundings as a starting point for project design.

This building façade does not feature storefront entrances at different levels and so is perceived as one continuous façade.

The storefronts on different levels accentuate the differences between the two building façades.

Pike/Pine Supplemental Guidance

I. Topography

Design the massing of larger structures to address the sloping terrain.

i. **Step the elevation of ground floors so that building entrances and ground floors roughly match the street grade.**

ii. **Design the building massing to step with grade using techniques such as changes in the levels of upper floors, breaks in the roofline, and vertical and horizontal modulation.**

iii. **Use existing grade changes to minimize service and access impacts on the Avenues in through-block developments.**

Through-block sites in the Pike/Pine neighborhood, especially in the vicinity of 10th, 11th, and 12th Avenues often involve grade changes between streets that present opportunities for consolidating access points and "tucking" certain functions into the slope where they are less visible from the street and less likely to encroach on space that can accommodate desired street-level uses. Through-block developments should be designed to take advantage of these opportunities by including drop-off, parking, and service and delivery areas within the development in a manner that efficiently accommodates these functions and minimizes conflicts with pedestrian activity along block perimeters.

CS2 Urban Pattern and Form

Citywide Guideline:

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Neighborhood icon building.

Recent development.

Pike/Pine Supplemental Guidance

I. Location in the City and Neighborhood

i. Architectural presence: Retain as much of the existing physical context as possible with new development.

Redevelopment that is responsive to the existing context may include repurpose and reuse of existing structures, as well as reinterpreting common aspects of historic buildings in new projects, such as the use of durable materials, transparent street fronts, inviting, high-ceilinged ground floors, and straightforward structural design.

II. Adjacent Sites, Streets, and Open Spaces

i. Site Characteristics: Massing and articulation should be designed to respond to the established Pike Pine development pattern of street facing façade widths and mid-block depth.

The original platting has generally dictated a development pattern that is characterized by structures built on one lot with a width of 50 or 60 feet, or on two combined lots with a width of 100 or 120 feet. These older structures are typically limited to a half-block in depth, or 100 to 128 feet. The scale of larger buildings is typically reduced through a rhythm of bays that relates to the scale of smaller structures.

ii. Connection to the Street: New development should be designed to:

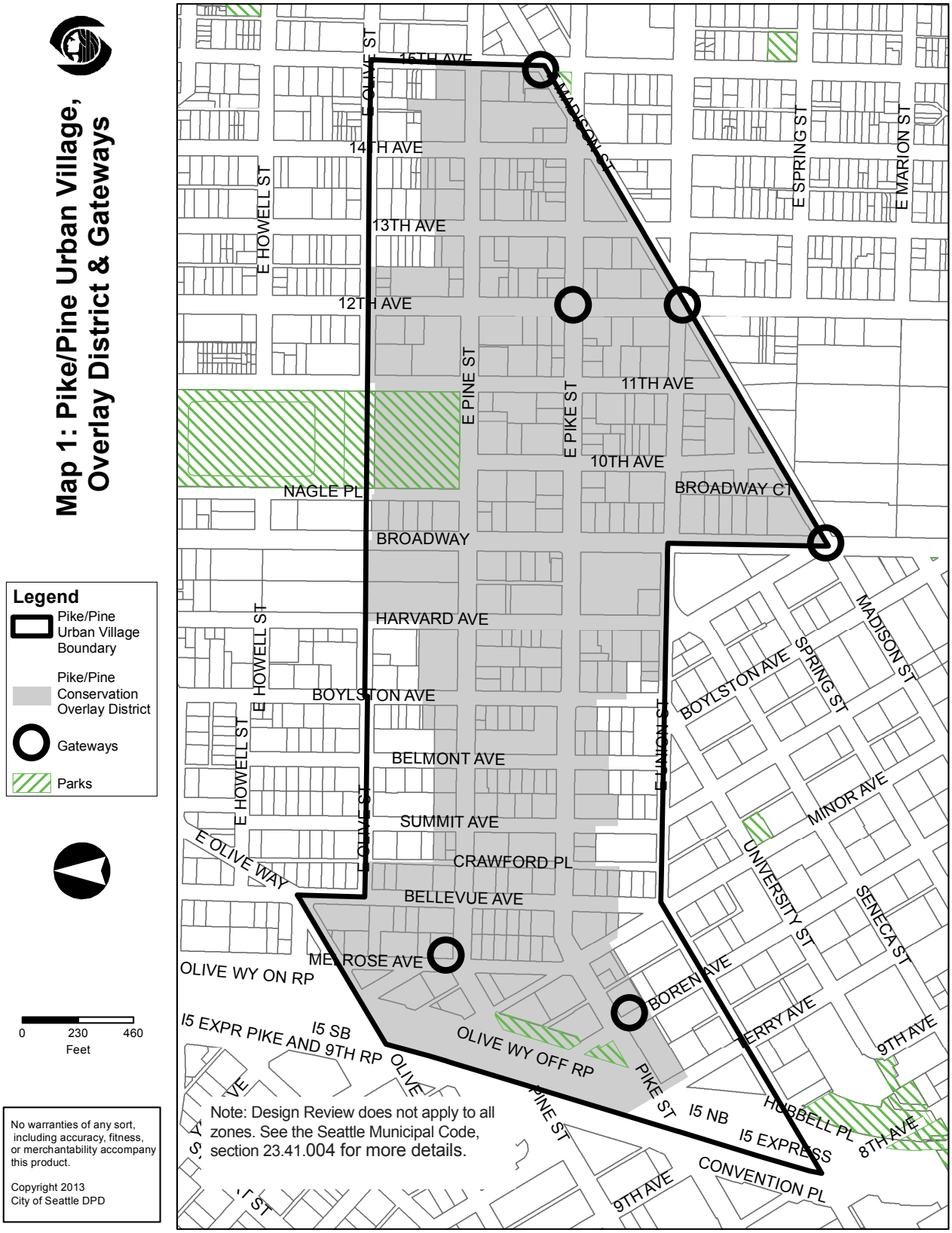
a. Orient active street-level uses on Pike and Pine Streets, Broadway, and the streets east of Broadway.

b. Maintain the strong 2 to 4 story street wall along street lot lines established by existing development, while allowing for upper story step backs.

c. Design street frontages with a quieter, more residential character on north-south cross streets west of Broadway.

d. Design all street fronts for activation, visual interest, and variety.

Map 1: Pike/Pine Urban Village, Overlay District & Gateways



Map 2: Pike/Pine Public Realm Framework

Neighborhood icon building

e. Design any setbacks from the street as pedestrian-oriented spaces enhanced with landscaping, street-furnishings, and/or high quality, well-detailed pavements between the sidewalk and the building.

iii. Character of Open Space: Consider including additional open space and landscaped areas at key locations identified in the Pike Pine Design Guidelines.

Appropriate locations for open spaces and landscaped areas include:

- Frontages at gateway locations shown on Map 1, especially on "Bowtie Intersections" along Madison Street where it may be possible to integrate on-site landscaped areas with landscaped right-or-way areas to create larger, functional spaces;
- Setback areas for landscaping, courtyards, and other similar features along north/south cross streets where a more residential emphasis is desired (see Map 2 on page 4); and
- For large lot developments, interior or mid-block courtyards that are publicly accessible and connected to through-block pedestrian passageways that flow through the street-level of the building. These features should increase the permeability of large blocks and contribute to street-level activity, both along street frontages and within the interior of the block.

III. Relationship to the Block

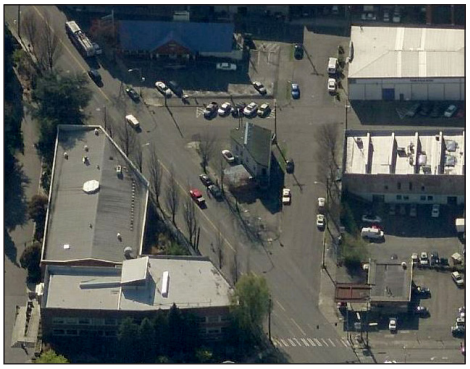
i. Corner Sites:

a. New development should address corners by taking cues from historic buildings.

In general, new projects should address corners by taking cues from historic buildings, which in Pike/Pine seldom incorporate unique or specially significant corner features, but rather "bend" the more standard elements of the building frame around the corner, so that the corner is recognized, but in a subtle way that includes an element that is repeated elsewhere in the structure.

b. On corner sites at "bow tie" "crossroads" and "gateway" intersections shown on Map 2 on page 4, incorporate special architectural features, landscaping, or site elements that reflect the angle, orientation, and high visibility of the design at that intersection.

"Oblique" street intersections are shown at the boundary of First Hill and Capitol Hill.



The "bowtie"-style intersection is shown at the intersection of Madison Street and Seneca Street.

Accommodating vehicle access on a small site while maintaining the quality of the street-level environment.

Successful small lot development on Pike Street.

ii. Small Site Development:

a. New development on small lots should be designed to enhance the pedestrian environment and minimize parking and service uses along the street frontage.

- Site driveways and design garage entrances so that they do not dominate the street front;
- Share driveways with adjacent development where possible;
- Orient active street level uses and building entrances to the street front; and
- Locate service areas away from the street front.

b. Maintain a continuous street wall and discourage front set-backs.

To maintain a continuous street wall, setbacks from shared lot lines on the interior of the lot are preferred over setbacks of upper floors fronting the street. Street front setbacks may be appropriate in some situations:

- Ground level front setbacks may be appropriate in limited circumstances to enhance the pedestrian environment by providing such features as wider sidewalks, space for building entries, or other pedestrian amenities.
- An upper level front setback may be appropriate to create a height transition to lower adjacent character structures.

c. Provide rear and side setbacks to maximize access to light, air, and usable space between structures, minimize exposed blank walls, create usable open space, or separate parking from the street front.

To maximize the benefit of side a rear setbacks, new development should:

- Avoid blank walls on the sides of structures that abut neighboring lots, while recognizing the potential for abutting development in the future.
- Use the rear of the lot for open space or parking (when proposed at grade). Rear setbacks may be used to create light courts, seating areas, or courtyards.

d. Consider opportunities for unique design treatments on small sites.

More sculptural or stand-alone buildings can add variety and visual interest to the neighborhood's building stock, in keeping with the dynamic spirit of the neighborhood, but such designs require a superior design quality and level of construction, and may be best limited to situations where they accommodate special functions or accentuate a significant location, such as the "bow-tie" intersections along Madison Street.

In appropriate circumstances, a through-block corridor can contribute to a more compatible sale of development while creating opportunities to expand the pedestrian network.

iii. Large Sites and Through-Block Sites:

a. Incorporate through-block connections on large through-block sites bounded by designated principal pedestrian streets.

Through-block connections should:

- Extend a fine-grained pedestrian environment into the interior of the block;
- Create a transition between public and private spaces;
- Unite both sides of the block face;
- Function as extensions of the public realm;
- Be well integrated with the street environment; and
- Be designed to attract public use.

See Guideline PL1.II.i for additional guidance on through block connections.

b. Large through-block developments should respond to opportunities to achieve key community development objectives.

Large sites can provide unique opportunities for desired community amenities, including:

- Retaining intact on-site character structures that the overlay seeks to protect;
- Designing spaces that support the neighborhood's role as an arts and culture district;
- Providing open spaces that reinforce connectivity in the pedestrian network; or
- Providing spaces for small, local businesses.

Departures from development standards, such as bulk limits, may be considered if the design results in achieving these identified community amenities.

IV. Height, Bulk, and Scale Compatibility; Pike/Pine Scale and Proportion

i. Scale and Form: Design new structures to be compatible in scale and form with surrounding context.

See Guideline CS2-II.i for more information about neighborhood scale and massing.

a. Design façade widths to respond to the historic Pike/Pine context and scale.

See Guideline CS2-II.i for more information about neighborhood scale and massing.

While taller than its neighbor, because of its fenestration, width and depth, the new structure is consistent with the rhythm of other development on the block and is compatible in scale with its neighbors.

Setbacks, modulation and changes in material all contribute to making the scale of this large structure compatible with the established development context.

Upper level setbacks reducing overall bulk of structure.

Possible design strategies for achieving a more compatible scale include:

- Vertical modulation or articulation that visually divides the building into smaller units matching the more standard widths of surrounding structures, maintaining a similar “side-by-side” pattern along the block front. This articulation should be substantive and not merely a surface treatment;
- Emphasizing structural or architectural elements that visibly reflect the pattern and rhythm of surrounding development; and
- On streets where a more residential character is appropriate, consider the use of a street-facing landscaped courtyard to maintain a compatible block rhythm.

b. Design larger new structures to maintain established street-level proportions.

Consider full or partial setbacks of upper stories in larger structures. Given the greater width and height possible for new structures, a more compatible massing may be achieved if portions of the upper floors set back from the street, with other portions extending to the street lot line, creating setbacks at intervals that reflect the typical facade widths of existing structures.

c. Use design treatments to emphasize modulation and reduce scale.

Examples of techniques that can add architectural variety to building scale include:

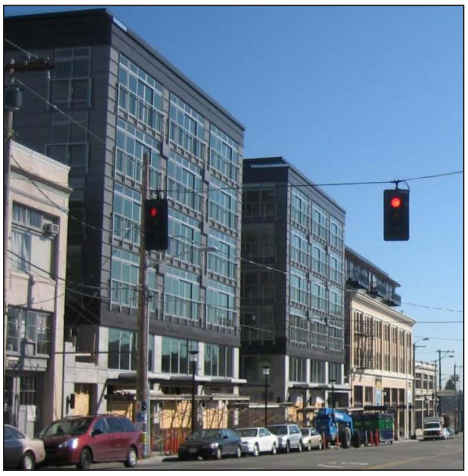
- Varying the color and materials to emphasize modulation and articulation;
- Employing different building elements such as canopies, window patterns, balconies, and other design details from one section to another;
- Varying street-level treatments for sidewalks, ground floor facade and storefront design, landscaping and tree spacing;
- Varying upper floor elevations;
- Dividing the structure into smaller masses that correspond to its internal function and organization; and
- Varying the roof elevation or roof treatments to reduce the appearance of bulk.

d. New development that is taller than nearby context should design the upper stories to reduce the appearance of bulk, including upper level setbacks.

Consider the character of the existing block face when determining the appearance of the upper story elements. New taller development on a block face with a consistent height may require upper level step backs or special treatment at the upper floors. An uninterrupted street façade through the upper floors may be appropriate for new development on a block face with varied heights.

Large development site with massing that creates the appearance of a grouping of smaller structures.

Upper story setbacks maintain street level proportions.



Through the use of setbacks, courtyards or other interruptions in the street-facing facade, wider structures can relate better to established scale conditions.

Upper level setbacks should be at least 15 feet from the street front facade to reduce the perceived height. Allowing the upper floors or special architectural features to encroach into potions of the upper level setback area may add variety and visual interest to the setback area.

ii. Large development sites: Design large sites with massing and articulation that responds to nearby scale and historic patterns.

Increasing the size of development sites through lot assembly can introduce uncharacteristically large projects—projects extending more than 120 feet along the street frontage-- into the area. These larger projects should be architecturally treated to be more consistent with historic patterns.

a. Design structures to create harmonious visual variety and to avoid a large-scale, bulky, or monolithic appearance.

It may be desirable for the project to appear as a cohesive collection of smaller buildings, or divided into parts that are unified by a common element, such as a through block connector or open space.

CS3 Architectural Context and Character

Citywide Guideline:

Contribute to the architectural character of the neighborhood.

Pike/Pine Supplemental Guidance

I. Existing Architectural Context

i. **New buildings should respond to the architectural tradition of nearby buildings.; Architectural styles and materials comple-ment the historic "auto-row" light-industrial vernacular are encouraged.**

Examples of preferred elements include:

a. Similar building articulation at the ground level;

b. Similar building scale, massing and proportions; and

c. Similar building details and fenestration patterns.

New development is encouraged to take architectural cues from the following development that reflects key elements of the auto row vernacular:

Elysian Brewery. Context—light industrial signage and building design; tall windows.

Pike Lofts. New construction—large windows, balconies provide visual modulation.

Sunset Electric

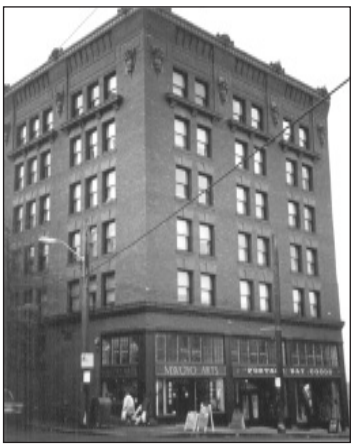
1100 Union

Examples

a. Villa Apartments (NE Pike/Boren)
b. Wintonia (SW Pike/Minor)
c. NW Boylston/Pine
d. Pike Lofts (SW Pike/Bellevue)
e. Schuyler (SW Pike/Boylston)
f. 615 E Pike Condominiums (SW Pike/Boylston)
g. Monique Lofts (NW Pike/11th)
h. 1101 E Pike Street (SE Pike/11th)
i. Agnes Lofts (SW Pike/13th)
j. Elysian Brewery (SE Pike/13th)
k. Oddfellows (SE Pine/10th)
l. Trace Lofts (12th/between Pike and Madison)
m. 1100 Union
n. Sunset Electric (1520 11th Ave)
o. 1310 E. Union Lofts

1310 Union Lofts

Agnes Lofts



Wintonia

Trace Lofts

Villa Apartments

In areas lacking well-defined character, new development should extend established Pike/Pine neighborhood character.

ii. Areas lacking a well-defined character: Where no clear pattern is evident, new development should help define and unify the existing visual context and Pike/Pine neighborhood character with a more complex, intimate pedestrian environment.

- Projects should enhance pedestrian and visual connectivity between Pike/Pine and nearby areas, including the 12th Avenue Urban Center Village and Seattle University across Madison Street.
- New development should extend the tall ground floor ceilings and highly-glazed street facades that are a signature characteristic of Pike/Pine character structures. Floor-to-ceiling heights of at least 15 feet are encouraged

a. New development should design underused public rights-of-way to enhance pedestrian circulation and provide pedestrian gathering areas, additional landscaping or other streetscape improvements.

The diagonal crossing of Madison Street has created irregularly shaped blocks and underused street right-of-way areas, including side streets with overly wide paved surfaces, that provide opportunities for greater use as amenity areas.

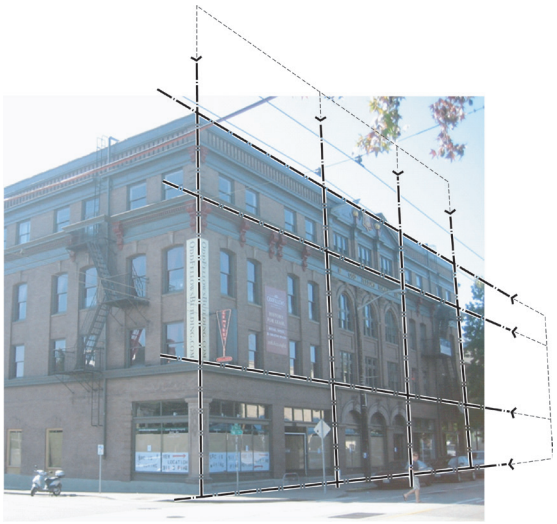
b. Streetscape treatments should retain the informal character of side streets, such as shared pedestrian and vehicle loading areas, lower curb heights and varied curb lines, and textured paving materials.

II. Architectural Compatibility

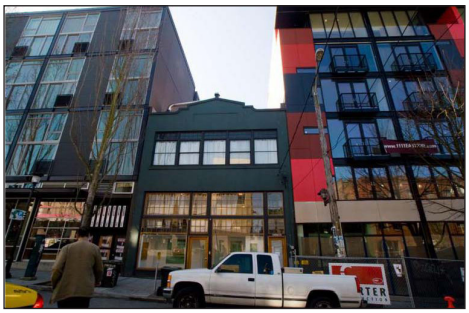
i. Reference architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

Possible design strategies include:

- Align architectural features, forms, and proportions with patterns established by the vernacular architecture of neighborhood structures to create visual continuity.
- Use building components that are similar in size and shape to those found in structures along the street from the auto row period.
- Visually reinforce the proportions of window and door openings similar to those of existing character structures on the block or in the neighborhood.



The rhythm established by the neighborhood's original platting and early development provides the basis for determining an appropriate scale relationship between new and old. These illustrations show how the vertical and horizontal treatment of the facades in both an older and more recent building express the prevailing width and height patterns in larger structures.



Renovated character structures that have retained character-defining elements.

Ground level with tall floor-to-ceiling heights and high degree of transparency.

- Use windows compatible in proportion, size, and orientation to those found in character structures in the surrounding area.

  Facades with a high degree of transparency both reflect the existing warehouse and commercial architectural character and offset the perception of bulk in larger structures.

ii. Promote compatibility with existing context while allowing for creative expression, response to unique conditions, and adaptability to the changing function of the area.

a. Carefully design building details and proportions, and use of high quality materials consistent with some of the neighborhood's signature buildings.

b. Design new structures with a strong overall composition and design concept.

c. Design buildings to be flexible and adaptable to different uses over time.

While using different architectural facade elements to break down a larger building's mass is an acceptable design approach, well executed designs are favored over ornate and unnecessarily complex facades. Designs that contrast with the established context may have the value of highlighting that context, and are preferable to poorly executed designs that mimic architectural styles.

iii. Design the ground floor to enhance street-level activity and maintain a small-scale, pedestrian-oriented character on commercial streets

a. Visually separate the ground floor spaces to create the appearance of several smaller spaces that respond to Pike Pine streetscape scale;

b. Incorporate common elements found in neighborhood commercial buildings, such as clearly defined primary entrances and large display windows;

c. Provide tall floor-to-ceiling heights on the ground floor with a high degree of transparency along street-facing facades;

d. Design the street level façade to respond to nearby context, potentially including shallow recesses at entries or arcades to add variety; and

e. Provide flexible ground-level space that is adaptable to a wide variety of uses, ranging in size to accommodate a variety of businesses, especially spaces suitable for small, local businesses.

PL1 Connectivity

Citywide Guideline:

Complement and contribute to the network of open spaces around the site and the connections among them.

Pike and Pine streets are enhanced by smaller, urban scaled spaces set into the street wall that provide seating and gathering opportunities.

The north south streets feature greater variety and therefore would benefit from a wider range of open space and landscape treatments.

Pike/Pine Supplemental Guidance

I. Network of Open Spaces

Open space in new development should be consistent with the street character and function desired at a given location.

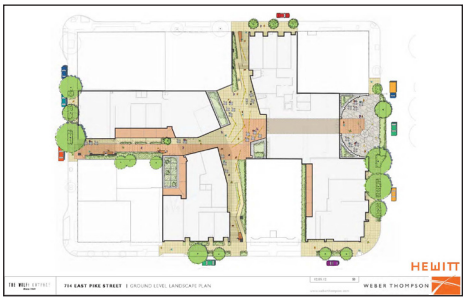
i. **Pike and Pine Streets, east of Broadway: Any open space and pedestrian areas on these active commercial streets should support street-level commercial activity. Spaces that are smaller in scale and designed into the building façade, adjacent to the streetscape, are most appropriate.**

ii. **Large sites: On large sites, mid-block passageways should be considered as an opportunity to provide open space located in the interior of the block, where it would not disrupt the continuity of retail street frontages and would support the desired intensity of commercial activity in the area.**

iii. **North-south streets, west of Broadway: Street frontages in these areas where a greater residential emphasis is appropriate should include landscaped open space or other pedestrian amenities that "soften" the street edge. A large variety of open spaces are desirable on these streets, including courts, gardens, landscaped setbacks, plazas and pedestrian pocket spaces.**

With limited open space in the area (excepting Cal Anderson Park and Playfield), private development can play an important role in enhancing the public realm. Publicly accessible, or at least publicly visible, open spaces are especially encouraged on the north-south side streets west of Broadway, but can be a positive feature in other areas as well.

These full block developments in South Lake Union and at the Market with multiple buildings, mid block walkways and open spaces provide good examples of the benefits of pedestrian connections.



Through-block connection on large lot redevelopment.

Entry to through-block connection.

II. Walkways and Connections

Consider through-block pedestrian connections in large lot developments in active areas, to better integrate these projects with the street environment and to improve circulation and amenities for pedestrians.

i. **Design through-block connections to be safe and comfortable for pedestrians. Promote visual interest and safety with pedestrian lighting, appropriate landscaping, art, neighborhood signage, and human-scaled pedestrian-oriented architectural features and details.**

ii. **Create focal points to draw in pedestrians, and consider opportunities for open space and other amenities such as gardens, courtyards, fountains, lighting and seating to unite different uses in the interior of the block.**

iii. **Design and locate entrances to be highly visible, with logically aligned connections to two or more public streets.**

iv. **Design through-block connections to be inviting for public use and include space for gathering, relaxing, and other attractions and amenities.**

v. **Pathways should be wide enough to accommodate both active pedestrian movement and the attractions and amenities noted above (typically at least 12 feet).**

vi. **Any network of through-block connections should complement, not supplant, the public street environment.**

Maintaining active street frontages is a high priority for development in Pike/Pine. However, the intensity of activity in some locations may present opportunities on larger sites to expand the pedestrian network by including through-block connections in new developments. Not only can these features contribute to more permeable blocks with a finer grained pedestrian network, but, by increasing street-level frontages along the connecting corridors, they can also create additional opportunities for locating spaces for small, local businesses within the interior of the block.

PL2 Walkability

Citywide Guideline:

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Pike/Pine Supplemental Guidance

I. Personal Safety and Security

i. Design new development to emphasize an active street environment and locate activities to promote "eyes on the street" as the best approach for achieving a secure environment.

ii. Adhere to Crime Prevention Through Environmental Design Principles (CPTED), but minimize the visual impact of security features such as gates and barriers. Design these features to complement the design concept of the project and enhance the pedestrian environment.

a. Security features such as gates, lights, and cameras should be reduced in scale and visual prominence. Bars on lower window should not be permitted.

b. Lighting installed for pedestrians should be shielded or directed to pathways leading towards buildings.

While security is an important design consideration, measures to address public safety should not "send the message" that the larger public realm is insecure.

II. Pedestrian Amenities

i. Design new development with pedestrian amenities such as street trees, pedestrian lighting, overhead weather protection, benches, newspaper racks, public art, and bike racks. Creative and whimsically designed streetscape details should emphasize the area's unique identity and history.

ii. Design landscaping and streetscape treatments to accommodate the active use of sidewalk space along Pike/Pine commercial streets, responding to high pedestrian volumes during daytime and evening hours.

PL3 Street-Level Interaction

Citywide Guideline:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Pike/Pine Supplemental Guidance

I. Residential Entries

Design primary entries to provide visually prominent pedestrian access, weather protection, and to enhance the overall design concept.

i. **Entries for residential buildings and residents' entries to mixed-use buildings must be visually prominent and feature weather protection, special lighting and architectural enhancements.**

ii. **Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.**

In existing older residential structures, entries are either recessed or include an additional exterior expression to differentiate from other ground-level uses. While the area devoted to an entry in an older mixed use building may be limited to maximize space for street-level uses, the principal residential entry may nonetheless be designed to be a prominent feature of the streetscape. New buildings should also accentuate residential entrances with either weather protected recessed areas or special architectural features.

II. Residential Edges

Street level residences should be designed with physical and visual transitions for resident livability and privacy.

i. **Ground floor residences facing the street are generally limited to the north-south side streets west of Broadway, in response to neighborhood context.**

ii. **Design ground floor residences for security and privacy by setting the units back from the street, raising the units above the sidewalk grade sufficiently to prevent direct eye contact between pedestrians and residents in interior spaces, or some combination of the two. Raised stoops with direct entries to the street are preferred, with usable open space adjacent to the entry and landscaping for privacy.**

North-south streets west of Broadway with residential emphasis connecting First Hill and Capitol Hill.

Where ground level residential units are proposed, the following design elements and techniques can be used to create a layered transition from the privacy of the home to the public space of the street and sidewalk, incorporating each of the following elements. (Note that the quantified relationships in the following provisions are for guidance only.)

- Provide a direct entry into the unit from the street, with sufficient weather protection.
- Provide a physical "threshold" feature on private property, such as a hedge, retaining wall, rockery, stair, gate, railing or a combination of such elements, that defines and bridges the boundary between public right-of-way and private deck or patio. Thresholds should screen but not block views to and from the street, and should help define individual units. Retaining walls should generally not be taller than 4 feet. If additional height is required to accommodate grade conditions, then terraces of more than one 4 foot wall can be employed.
- Outdoor spaces such as a porch, patio, or similar space should be large enough to accommodate seating for at least two people; with dimensions of at least 6 feet in depth and 6 feet wide (36 square foot minimum). This space should be at the same level as the interior of the unit where feasible. Spaces associated with individual units should also be designed for privacy from adjacent units.
- Design the front door and entry area to enhance the privacy transition. Provide operable windows for ground-level units. Windows should also be located so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor. (This means that the bottom of the ground floor windows facing the street should be at least 6 feet above sidewalk grade.)
- Generally, to accommodate the above elements, ground floor residences should be at least 10 feet from the sidewalk edge. Right-of-way treatments that contribute to the transition between public and private space should be considered, and may allow for a reduced setback.

III. Live/Work Uses

i. Design the ground floor interior spaces of live/work units facing the street to accommodate non-residential uses.

Design strategies include:

- Transparent windows or doors over the majority of the ground floor façade;
- Maintain the higher ground floor heights characteristic of commercial spaces in the area, with a minimum floor-to-ceiling height of 15 feet for commercial spaces;
- Provide for universal access to the ground floor; and
- Include a large interior ground floor space (at least 250 square feet) or a floor plan conducive to non-residential activities (e.g. professional offices). The ground floor should also be adaptable to a variety of non-residential activities over time.

Ground floor treatments enhancing street-level activity and interaction.

Maintaining original character structure set-back creates potential for active outdoor space to encourage interaction between new development and the public street environment.

ii. Design live/work units to accommodate livable residential space.

- Locate the primary cooking, eating, and bathroom of the unit on a separate level from the ground floor commercial space; and
- Separate private residential amenity areas from the primary access to the commercial space, by locating such features onto an interior courtyard or as balconies above street-level.

iii. Design live/work units to be adaptable to different uses over time.

Design live-work units to allow for potential conversion from residential to non-residential uses while retaining livable conditions for residents and functionality for businesses by:

- Setting the street-level street facade back from the street lot line to allow space for residential amenity area for residential uses, and larger sidewalk area for commercial uses;
- Including screening that can be easily modified to allow privacy for residential uses or clear sight lines for commercial uses, such as moveable planters and temporary screen walls;
- Designing street level facades with large glazed areas, sufficiently sized entries, canopies, and opportunities for signage;
- Providing spaces with large enough dimensions, including floor-to-ceiling heights, to be adaptable to both residential and commercial uses; and
- Ensuring that direct access is possible from the street to support future commercial use of the space.

In Pike/Pine, live-work units are not generally encouraged; it is preferable to design for a ground floor residence with adequate privacy and transition or for ground floor commercial space with transparency and access, rather than to try to design for both.

IV. Retail Edges

i. Design inviting, transparent retail edges and, where appropriate, design spaces to accommodate small businesses.

ii. Maintain the high floor-to-ceiling heights and transparent street facades characteristic of older commercial buildings in the ground floor frontages of new developments.

iii. Entrances to commercial uses should provide weather protection and be architecturally emphasized.

Ground floors that can be divided to accommodate smaller commercial spaces (less than 2,000 square feet), either facing the street or situated around a common courtyard or internal open space where rents might be cheaper are encourage

iv. Promote social mixing through street-level design that encourages interaction between activities and spaces within the building and the outdoor, public street environment.

DC1 Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

Pike/Pine Supplemental Guidance

I. Arrangement of Interior Uses

Design flexible interior spaces that can be adapted to support both commercial and residential activities as the building's use evolves over time.

One of the characteristics of Pike/Pine's historic building stock is the very adaptable large interior spaces that originally accommodated commercial uses such as light manufacturing, offices, garages, and auto show rooms. Because the district is very attractive for both commercial and residential uses, it may be advantageous for new buildings to also feature interior spaces that can be changed from residential to various non-residential uses and vice versa. This can be accomplished by providing utility chases and designing the structural system to facilitate building renovations that can accommodate a variety of different uses over time.

Other aspects that make the Pike/Pine buildings function for a variety of uses include very tall ceiling heights, interesting structural beams on the interior, mezzanines, and large glazed storefronts. While large, uninterrupted spaces on the ground floor are common in many character structures—often to accommodate display floors in auto showrooms—in new development, smaller retail spaces are also desirable.

II. Vehicular Access and Circulation

Minimize negative visual impacts of vehicle access.

i. **Design garage entryways facing the street to be compatible with the pedestrian entry to avoid a blank facade. Steel mesh is a preferred alternative to solid doors.**

ii. **For projects that include character structures, use original vehicular access façade openings to accommodate loading and vehicular access where possible.**

Minimize visual impacts of garage entrances on streetscape.

iii. **Access to parking and service areas: To minimize curbcut interruptions along street frontages, consider opportunities for sharing parking and service access with abutting development.**

iv. **Proposed parking should be located below grade.**

a. **If it is not possible to place parking below grade, separate the parking area from the street frontage by another use.**

b. **If lot depth makes this separation infeasible, then fully screen parking with building façade, artistic mesh fencing, fabricated iron, artwork, or decorative hardscape and landscape materials.**

c. **Inspiration from historical precedents is encouraged.**

DC2 Architectural Concept

Citywide Guideline:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Recent development retaining character structure.

Pike/Pine Supplemental Guidance

The Pike/Pine architectural context is composed of buildings that represent three predominant design approaches:

1. Structural Grid or Warehouse Expression approach;
2. Modulated Façade approach; and
3. Traditional Residential approach.

While a straightforward, clear design approach is preferred, mixing approaches is acceptable if it achieves a better response to a particular context or special conditions. For each of the three categories, a design approach is outlined to help achieve new development that is compatible with the existing built context. See Appendix A-1 for further explanation and examples of these three design approaches.

I. Concept

Design new buildings that reference the predominant design approaches to reinforce the existing architectural context.

i. Design concepts should emphasize relatively simple façade character with high quality materials, modulation, and refined details to reflect the neighborhood's architectural heritage.

II. Character structures.

Design concepts should emphasize character structures.

The intent of the Pike/Pine Conservation Overlay District is to accommodate new development while protecting and enhancing the unique character of the Pike/Pine neighborhood. A high priority for achieving this objective is the conservation and reuse of existing character structures, which are defined as structures built prior to 1940. See Appendix A-2 for Character Structure Typology.

Potential approaches to consider include:

- Contrast: Design the new addition in a manner that provides differentiation in materials, color, ornamentation and detailing so

Elements of historic character structure reflected in a subtle way in the transition from the original building to the new structure above.

The photos above are examples of different design approaches for including character structures in a project.

that the new work does not imitate the character structure, but still responds to the essential elements of scale and character. For example, if the character structure provides a solid, sturdy base, the additional upper floors could have a high degree of transparency and glazing to give them an appearance of lightness.

- Transition: Provide a transition in form and character between the new and old portions of the project. The project's composition could present the character structure as one element, with part of the new structure accommodating a design transition between the character structure and portions of the new structure that have a distinct identity.
- Background: Design new portions of the project as a backdrop to the character structure to minimize the impact on the character structure and emphasize its role as an established element of the streetscape. Also, it is not uncommon for older buildings to have been constructed in a manner that would have anticipated future expansions. A successful blending of the original and new portions of the project may be achieved through a skillful use of architectural elements and materials inspired by the original design and function of the character structure.

.

i. Maintain the architectural integrity of the character structure. Design additions to:

a. Avoid all but minor changes to the primary elevation(s) of the character structure;

b. Make a visual distinction between old and new - new construction should be distinguishable from the character portion;

c. Keep the addition compatible with the character structure in form, scale, massing, and proportion;

d. Maintain character-defining elements of the character structure;

e. Emphasize the form and detailing of those architectural materials and features that are important in defining the structure's character;

f. Retain, repair, rehabilitate, or replace character-defining elements of the character structure, using generally accepted methods; and

g. Remove elements that have been added to the original building if they are inconsistent with the building's original character, such as metal siding or other façade covering, false shutters, etc.

Character-defining elements may include one or more of the following:

- Form and detailing of exterior materials, such as masonry, wood, and metal;
- Exterior features, such as: entrances, fully-glazed storefront windows and expansive glazing, parapets, cornices, roof shape, and windows,

Examples of design approach for including character structures in a project.

- Structural systems and structural characteristics, including expressions of interior space on the building facade and structural elements defining organization, architectural composition, rhythm, and massing;
- Building form, height, massing, proportion, and scale, including building scale at the street;
- Rhythm or repetitive pattern of the character structure's façade elements, both horizontal and vertical lines that help define the rhythm of the character structure, often by marking a repeating bay, that is often reflected in neighboring structures; and
- Details and ornamentation (such as terra cotta cladding), signage (including emblems and embossed building names), and color.

ii. Allow additions that increase the viability of the character structure, and design additions that provide a visual backdrop for the character structure.

a. Avoid adding materials or features that were not historically part of the character structure.

b. Use materials and color to distinguish additions from the character structure.

c. Design the new addition in a manner that provides differentiation in materials, color, ornamentation, and detailing so that the new work does not appear to be part of the original character building.

d. Encourage a high degree of transparency and glazing in additional upper stories to give an appearance of lightness and avoid dominating or overpowering the character structure.

e. Design new projects to complement any character structures on site and other structures on the block.

Some ways to accomplish this are:

- Configuring the footprint geometry of upper additions to be different from the base building;
- Minimizing elements that may attract attention to the addition and overwhelm the originals structure, such as the use of vibrant, contrasting accent colors, unique balconies, highly visible cross bracing, etc.; while instead, designing the addition to direct attention to special elements of the character structure; and
- Employing relatively simple façade geometry, such as a grid or simply clustered window patterns.

Many character structures have been altered over time as they have been repurposed. Acknowledging this evolution is preferable to artificially embellishing what remains of an essentially basic structure. Creative adaptations, including some non-historical improvements, may be acceptable (such as painting brick) in order to protect the original materials or to return the façade to an appearance that more accurately reflects conditions during a period of historical significance.

This addition is placed to the rear of the character structure and set well back from the street front, retaining the original proportions, scale and character of the main facade.

From this vantage point on the sidewalk, the upper story addition is not visible from the street, due to its setback.

In this successful example, structures to the left, right, and above the center structure are additions.

iii. Design the size, scale, massing, and proportions of the new structure to be compatible with the character structure.

a. Use siting, setbacks, structure orientation, massing, and rhythm, both at the street level and on floors above, to maintain a strong presence of the character structure in the streetscape.

b. Design the addition to respect the scale and integrity of the existing character structure and avoid new construction that appears to be an oversized expansion of the original design.

c. Design forms and details to be simple and straight-forward, rather than complex or fussy.

iv. Emphasize the streetscape and the street level portion of the character structure to maintain a sense of continuity between the character structure and the new project.

a. Give priority to maintaining the original floor-to-ceiling height of the character structure's ground floor and extend this condition to the new structure.

b. Maintain the original aspects of the character structure's street level design and function as much as possible.

c. Adapt elements of the character structure's original design to the functions of the new structure, such as major entries to the structure, public areas and internal circulation, service access, and ground floor uses that are oriented primarily to the street.

d. Maintain the transparency provided by the doors, windows, and other openings in the original street facing facades.

- The street-facing facades are the most visible element of the character structure, defining the structure's place in the streetscape, and the façade openings provide the transparency and access that allows the public to experience the interior volume of the structure from the sidewalk and to engage with street level uses. For these reasons, it is critical to retain the original facade transparency to the fullest extent possible. Changes that reduce this level of transparency, including the placement of interior features and fixtures, are strongly discouraged.

v. Align architectural elements and features of the character structure with those of the new portions of the project to create visual continuity between the character structure and the new addition.

III. Departures

Departures from standards for retaining character structures may be appropriate when:

i. Allowing a departure from one standard for the treatment of a character structure will result in design that better emphasizes other defining character features of the character structure, or other character structures retained on the site.

a. More flexibility may be warranted if multiple character structures are required to be retained on the lot, and greater effort is placed on retaining elements of those structures demonstrated to have the greatest architectural value;

ii. The departure will make it possible to accommodate other desired amenities on the site, such as open space, a covered atrium, pedestrian passageway or through block connection, or other features accessible to the public and consistent with ADA requirements;

iii. The departure is needed to accommodate a design concept that the Board determines will result in a design that better meets multiple community design and development objectives; or

iv. The departure includes measures that will reduce the impacts of the change on the character structure.

Under ideal circumstances, new projects would retain existing character structures fully intact on the development lot. For any departure, the applicant needs to demonstrate the result will be a project that respects the integrity of the character structure -- maintaining its prominence in the streetscape while also successfully integrating the new development into its surroundings.

See Appendix A-3 for additional discussion of conditions under which departures may be considered for the specific development standards related to character structures .

A successful example of an addition that was set back less than 15'. The contrast between the character structure and the new addition was achieved through materials, subdued colors, simple fenestration and changing the original vertical grid orientation to a horizontal emphasis.

DC3 Open Space Concept

Citywide Guideline:

Integrate open space design with the design of the building so that each complements the other.

The courtyard of Press Condominiums provides a residential open space amenity on Belmont Avenue E.

Usable balconies provide visual relief in addition to private open space. In this example, the balconies face the rear of the lot.

Landscaping at a residential building entrance on Nagle Place.

Pike/Pine Supplemental Guidance

I. Residential Open Space

Design project open space to be compatible with established development patterns and to enhance street-level activity.

i. Locate balconies to respond to neighborhood context and enhance livability for residents.

a. Upper level balconies should be designed to provide usable open space and articulation and are most appropriate on streets where a residential emphasis is desired.

b. On active commercial streets, balconies should be provided in the rear setback area or interior courtyard instead of the street frontage.

While not characteristic of the historic warehouse, commercial, or apartment development in the area, usable balconies may be appropriate on streets where a more residential character is intended, to provide both open space and visual relief on building facades. In other areas, if balconies are provided, locate them on facades facing the side or rear of the lot, or internal courtyards, instead of street frontages.

II. Landscaping to Enhance the Building and/or Site

In areas with a residential emphasis, located and design street level landscaping to complement open space areas on the development site and to soften street edges.

Various landscaping treatments are especially desirable to reinforce the residential character on the north/south avenues west of Broadway (shown on Map 1 on page 3) and in “edge” areas abutting multifamily zones, where a more residential emphasis is desired. Street front landscaping may feature publicly visible landscaped setbacks, vertical landscaping on walls and trellises, street trees with landscaped planting strips, open spaces or courtyards, and, street-accessible or raised residential units with small gardens, window boxes, and other forms of landscaping. Extending the landscaped area into the street right-of-way area may also reinforce on-site open space, providing more green area and opportunities for public art.

DC4 Exterior Elements and Finishes

Citywide Guideline:

Use appropriate and high quality elements and finishes for the building and its open spaces.

Window trim detailing.

Ornamental detailing, decorative trim, parapet, traditional materials, transparency.

Use of modern materials

Pike/Pine Supplemental Guidance

I. Exterior Finish Materials

New development should complement the neighborhood's auto-row and light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

i. **Brick, masonry, textured or patterned concrete, true stucco (Dry-vit is discouraged), with wood and metal as secondary or accent materials;**

ii. **Other high quality materials that work well with the historic materials and style of neighboring buildings;**

iii. **Exterior features and details such as: entrances, fully-glazed storefront windows and expansive glazing, parapets, cornices, roofs, windows, ornamentation (such as terra cotta cladding), signage (including emblems and embossed building names) and color;**

iv. **Limited number of exterior finish materials per building; and**

v. **High quality glazing and trim as a vital component of exterior finish.**

vi. **New development should consider materials and treatments that are consistent with a specific design approach (See DC2.1 and Appendix A-1).**

The community's architectural heritage is typified by buildings with simple, straightforward designs but with high quality materials and façade details. New buildings in the neighborhood typically feature large unbroken facades. Because of these two factors, the quality and durability of design details and building materials is of utmost importance. A simple, well executed design is preferable to a complicated façade with poor quality materials and unrefined details.

A simple, straightforward sign compatible with the structure's design.

The best examples of signs appropriate for the Pike/Pine neighborhood are those for small, independent retail shops or restaurants. These reveal creativity and individual expression, and along a block, can be part of the rhythm that attracts the pedestrian to walk there.

II. Signs

Design signs to respond to neighborhood context and enhance the pedestrian environment.

i. Design areas on the building façade for individual business signs that are generally no more than 20' above grade and integrated with the design concept and architectural details.

ii. Design building identification signs to be integrated with the building's architectural elements.

- These signs may be larger than individual business signs and mounted higher than 20 feet above grade.

iii. Incorporate unique, hand-crafted and well-made signs to add visual interest to the simple building form.

Signage design and placement should be well integrated with the design and style of the structure, especially when attached to a character structure.

Appendix A-1: Supporting Information for the Design Concept Section of the Pike/Pine Neighborhood Design Guidelines

New Building Design

Appendix A-1 provides specific guidance for reviewing project proposals with respect to guidelines in Section DC2 Architectural Context and Character.

In general terms, Appendix A-1 addresses guidelines that call for maintaining the neighborhood's unique architectural heritage through straight-forward and simple but well-executed design and the use of quality materials and details. New construction should relate to the neighborhood's local architectural character and history, and project proponents should be prepared to describe how their proposals reflect or complement this architectural legacy. This may be done by interpreting the traditional building types and design approaches in a contemporary manner or by incorporating some of the architectural concepts or characteristics found in existing buildings. As a general principle, refinement of proportion and detailing is valued over highly stylistic treatments. Buildings may be entirely contemporary in character, provided that they thoughtfully respond to the characteristics that give the neighborhood its design identity
Additionally, the design of new buildings, including projects that retain character structures, should be based on a concept that focuses on a few, well-articulated objectives rather than a less coherent variety of elements and directions.

Contemporary buildings and additions generally fall into one of three categories that roughly correspond to one of the three multi-story building types:

1. **"Structural Grid"** emphasis, sometimes referred to as "warehouse expression"" which, like historic multi-story commercial buildings, features a strong grid with large windows and relatively flat facades.
2. **"Modulated Facade"** designs which somewhat mirror the older wooden buildings but with contemporary materials and stylistic features and at a larger scale.
3. **"Traditional Residential"** designs which, like their predecessors, feature facades articulated by window patterns and classical or eclectic details.

Design Approach: Structural Grid Emphasis

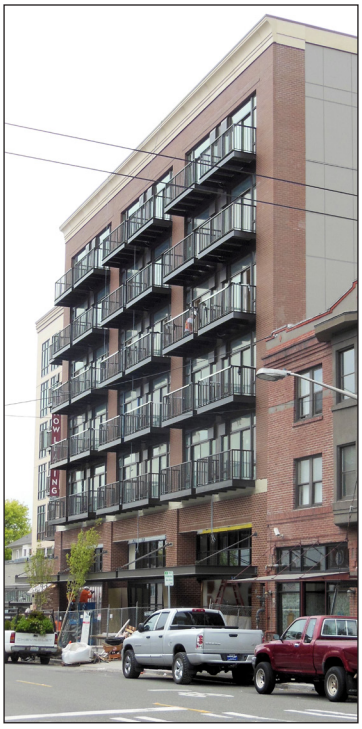
General Notes
This is a frequently used design approach that mirrors, or extends, the tradition of the neighborhood's early commercial buildings. Contemporary building materials, construction techniques and architectural treatments can be applied appropriately to this architectural type.

Massing
Structural Grid designs are characterized by the uniformity and unarticulated nature of the façade treatment and should not extend uninterrupted over long street fronts. Generally, facades emphasizing structural grids should be substantially modulated or altered at least every120 along the building front.

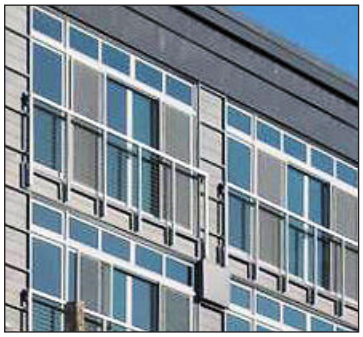
The modulation or division of this building into two sections with a recessed middle portion helps to keep it in scale with the neighborhood.

Architectural Façade Composition
Facades composed of a simple grid without ornamentation or articulated roof lines are appropriate. The grid may be extended to the ground plane without extensive transition between upper and ground stories, although design objectives for pedestrian orientation, such as weather protection and transparent facades, are important.

Secondary Architectural Features
Refinement of proportions and detailing is more important than ancillary architectural features. Although they are not typical of historical precedents, some new buildings emphasizing a structural grid may also have balconies and other features. In this case, the secondary features should reflect the general character of the façade's main structural elements. Corners may be articulated but it is not typical of this architectural type. Residential entries should be articulated in some way but not necessarily with ornamentation.



Contemporary buildings emphasizing a grid structure may also feature elements such as balconies and cornices. Note how the masonry grid is extended to the ground floor in a straight forward manner.



The scale and quality of buildings with simple grid oriented façades depend on refined details and quality materials.

Scale and Texture
Detailing of material connections, fenestration and ground floor storefronts are appropriate ways of adding scale and texture.

Form and Function
The structural grid building envelop generally does not suggest a particular function but implies multi-functional spaces. Because this is a traditional building type in Pike/Pine, the non-specific nature of the undifferentiated facade is acceptable and supports the desire to create buildings that can be adapted to different uses over time.

Exterior Elements and Finishes
A variety of materials are appropriate for this architectural type provided they are durable. Unique, hand-crafted and well-made signs are also a good way to add interest.

Characteristics of Contemporary Buildings in Pike-Pine: Structural Grid Emphasis

	Guideline	Building Characteristics
1	**Massing**	
	a. Size	Generally 200-400' wide.
	b. Rhythm	Grid with little articulation sometimes large buildings are modulated into two or three sections.
	c. Other	Fenestration and building panels are sometimes divided into smaller sections to add detail ad reduce scale.
2	**Architectural Façade Composition**	Roofline generally simple.
	a. Top-Middle-Bottom	Generally uniform grid top to bottom.
	b. Vertical vs. Horizontal Emphasis	Varies; could be either vertical, horizontal, or neither.
	c. Ground Floor/Upper Floors Transition	Usually articulated with taller ground floor and canopies.
	d. Ground Floor Character	Ground floor is often more transparent and sometimes the upper stories seem to be hovering over an insubstantial base.
	e. Structural Grid vs. Internal Organization	Emphasis on structural grid, often with bays that reflect the width of residential units.
3	**Secondary Architectural Features**	
	a. Roof	Generally not articulated.
	b. Fenestration	Groups of windows to form "panels" of multi-paned windows. Fenestration is generally large scaled.
	c. Corners	Corners are seldom articulated.
	d. Entries	Entries sometimes but not always articulated.
4	**Scale and Texture**	Human scale achieved window details and at ground floor through pedestrian scaled architectural features. Materials are often panelized an seldom add much texture.
5	**Form and Function**	Grid in commercial buildings expresses flexible multipurpose spaces and in residential buildings it conforms to unit width.
6	**Building Materials**	Panels and metal siding predominate.
	a. Ornamentation or Special Emphasis	Very little.

Design Approach: Modulated Facades

General Notes

"Modulated Façade" buildings are characterized by facades that are modulated by indented or extended bays, step-backs, varied roof forms and recesses and extensions related to residential unit functions. This architectural approach does not have a direct historical antecedent in Pike/Pine. Although some older buildings, mostly the wooden residential buildings, did feature modulation, heavily modulated contemporary buildings have a distinct character. Buildings emphasizing modulated facades will typically be residential with ground floor commercial storefronts. Because the façade modulation helps to reduce the building's scale, these structures contrast with those buildings emphasizing a uniform structural grid and can add variety and texture to the streetscape. Buildings in this category can also feature a strong grid pattern interrupted with modulating elements, combining the modulated façade and structural grid approaches. These "hybrids" can be entirely appropriate.

Massing

One of the intrinsic properties of this approach is that it incorporates façade modulation that can help to break down the mass of larger, half-block or full-block buildings. But, to do so, the modulation should be consistent with roughly the area's original 60' or 120' lot sizes. Uniform modulation across the entire building façade does not accomplish this as effectively. (See examples below). For development on large lots with extensive street frontages, a successful approach is to vary the modulation to create an assemblage of different building sections or elements and thereby reduce the perceived scale.

Architectural Façade Composition

This approach provides the opportunity create building facades that are "collages" or assemblages of different building elements. By varying the location, color, materials and size of the different modulated elements, the designer can create different patterns that reflect a building's internal spaces and uses, accommodate different conditions, reduce scale, respond to historic precedents, and provide effects that are interesting in their own right. Since the "modulated façade" type does not have a direct local historical antecedent, a building employing this approach should provide some other positive characteristic by creating an interesting assemblage of building elements. Generally uniform modulation with an exclusively strong vertical or horizontal orientation does not accomplish this.

Buildings emphasizing modulated facades can successfully accentuate the ground floor or integrate elements

The uniform modulation of the building on the left does little to reduce its apparent mass while the less uniform modulation and the upper story setback of the building on the right does make it appear less massive than it otherwise would, even though the modulation is symmetric and preserves the building's individual identity and supports its interior functions. Note also that the fact that the modulation of the building on the left does not extend to the ground floor.

of the ground floor's character with that of the upper stories. This distinction between lower and upper stories can be used to imprint in the larger new structure the "profile" of adjacent, older structures that are typically one or two stories in height. It may be appropriate for a building to feature two of more architectural treatments at the ground floor, as illustrated by the example to the right.

Secondary Architectural Features
A wide variety of building elements and architectural features are appropriate on buildings employing the "modulated façade" approach. Roof overhangs, balconies, trellises, canopies, special corner treatments and other features are common in this building type, since the building's architectural integrity does not depend on a uniform grid or historic precedent. (See example below.)

The building on the left's uniform modulation does not offer much visual interest while the building on the right's variety of architectural elements and interlocking geometries accomplishes a number of functional and visual objectives.

This building illustrates that different approaches to the transition from upper stories to the ground floor can be effective.

Scale and Texture
Providing texture on buildings of this type is relatively easy because of the variety of materials and architectural elements that are employed.

Exterior Elements and Finishes
A variety of materials and finishes, including panelized systems, are appropriate when modulation and articulation make it unlikely that there will be large expanses of a single material.

A variety of architectural features may be appropriate on buildings emphasizing modulated facades.

Characteristics of Contemporary Buildings in Pike-Pine: Modulated Facades

	Guideline	Building Characteristics
1	**Massing**	Building massing broken down by modulation, step-backs and building elements such as balconies and cornices. Generally used for residential buildings.
	a. Size	Generally 100-400' wide but sometimes the façade is sometimes broken down into different sections that give the perception of separate buildings.
	b. Rhythm	
	c. Other	Scale of fenestration is often greater at ground level.
2	**Architectural Façade Composition**	Roofline sometimes articulated or varied.
	a. Top-Middle-Bottom	Often features top (with canopy or overhang), middle (with groups of windows and balconies), and bottom (with transparent store fronts and canopies.)
	b. Vertical vs. Horizontal Emphasis	Varies; could be either vertical, horizontal, or neither.
	c. Ground Floor/Upper Floors Transition	Often expressed as part of overall façade composition. Facades are sometimes treated as a collage of elements.
	d. Ground Floor Character	Ground floor is sometimes also broken down into modulated units.
	e. Structural Grid vs. Internal Organization	Emphasis on expressing internal organization.
3	**Secondary Architectural Features**	
	a. Roof	Sometimes with cornices or overhangs.
	b. Fenestration	Fenestration is often sized according to internal use and accentuated by the modulation.
	c. Corners	Sometimes articulated wit setbacks or balconies.
	d. Entries	Entries treated as an element in the over all façade composition.
4	**Scale and Texture**	Human scale is achieved through building elements such as balconies and windows.
5	**Form and Function**	Exterior design often denotes interior layout.
6	**Building Materials**	Often a mix of materials to accentuate the modulation. Panel systems and metal siding are common.
	a. Ornamentation or Special Emphasis	Little ornamentation or embellishment except for the modulation of the larger building elements.

Design Approach: Traditional Residential

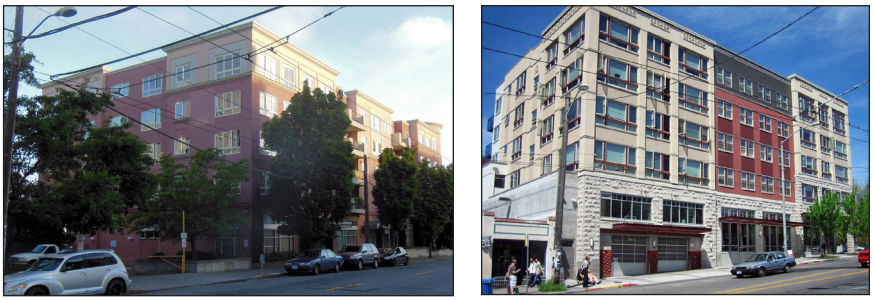
General Notes

The "Traditional Residential" approach emphasizes building forms, materials, architectural features and stylistic elements found in Pike/Pine's early 20th Century residential buildings, including mixed use buildings with residential floors over ground floor commercial space. The most successful new buildings of this type interpret the character of the earlier buildings in a contemporary manner, employing some new materials and features consistent with their historic precedents, while also accommodating amenities that enhance livability for residents.

Some larger buildings incorporate characteristics of the structural grid common of older commercial buildings. This mix can be successful, especially if the two characters are used to distinguish different sections of large projects on sites that occupy much of the block. While the Traditional Residential approach mirrors earlier residential buildings with their rhythmic groupings of smaller windows (as opposed to the large rectilinear grids typical of early commercial buildings), this type of façade is compatible with residential and nonresidential uses, and can be used in structures designed to be adaptable to interior uses that may change over time. The key to successfully employing this approach is to ensure that the historical elements are appropriately employed and scaled relative to the buildings over-all massing and that the contemporary elements are not jarringly inconsistent with the building's historic character.

Massing

The neighborhood's original residential buildings tended to be 3 to 4 stories, with seldom more than a ½ block long street front. Many of these older buildings were on side streets, "sandwiched" between Pike and Pine Streets. Given that newer buildings are often much larger and can be longer than ½ block, some form of modulation, upper story step-back, or other architectural means should be employed to reduce the buildings' perceived scale.



The building on the left features modulation and different materials to reduce its perceived mass. (However, the street trees do the most to make the building's scale more appropriate.) The building on the right is divided into three distinct sections to make it appear more like three different buildings.

The rhythmic pattern of residential windows, balconies, set-backs, bay windows and similar features is typical of early residential buildings and can add interest and scale to new buildings. Therefore the pattern of such elements should be carefully considered. In the picture above, note that in the right example the pattern of individual windows in the middle section contrasts with the more grid-like fenestration of the other sections, asserting a more traditional residential feel.

Architectural Façade Composition

A more classical building composition with the following three features is encouraged:

1. "Top" (with a simple cornice or other roof feature);
2. "Middle" (a rhythmic pattern of clusters of individual windows); and
3. "Bottom" (a more transparent commercial ground floor or an articulated residential ground floor with setback and landscaping).

Most early multi-story residential buildings featured a strong articulation or differentiated architectural character between the ground floor and upper stories, so this is a preferred practice. (Note the use of masonry on the ground floor façade in the right example in the photograph above.) Whereas the upper stories may feature small, residential scaled windows, it is more appropriate on commercial streets that ground floor fenestration be larger, more transparent, and even include elements such as roll-up doors. The function and character of the ground floor should respond to the relevant Pike/Pine Neighborhood Design Guidelines.

Secondary Architectural Features

Good quality and appropriately scaled windows are particularly important in this architectural type because windows are the feature that provides the façade's rhythm and articulation. Generally, vertically oriented windows that have the appearance of traditional double-hung windows are preferred, but other window types may be appropriate if they include sufficient molding, head and jamb detailing. Clusters of windows may also be appropriate. In most cases, horizontal windows that are wider than they are high are inappropriate in upper stories of this building type.

Although the original multistory residential blocks with masonry facades did not typically include distinctive corner elements, some early wood multifamily buildings did. Corner elements and corner entries can be appropriate in new buildings, especially if they add opportunities for pedestrian activity.

The false gable and inconsistently detailed balconies of this example detract from the buildings visual qualities, partly because they are applied in a simplistic way and partly because the contemporary elements and large building bulk clash with the design's intended historicism.

Unlike their earlier counterparts, most contemporary "traditional residential" buildings do not have well-articulated or embellished residential entries. This is unfortunate because the residential entries of early multi-family buildings are one of the most typical uses of ornamentation and architectural refinement in the neighborhood. A prominent and enhanced residential entrance should be a feature of all new buildings employing this approach.

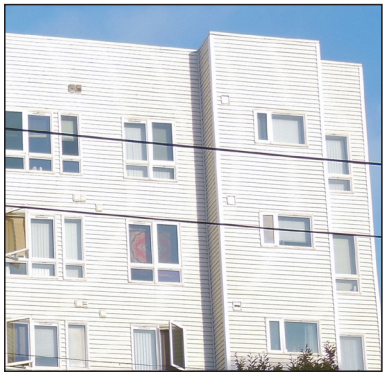
One pitfall to be avoided when referencing this "historical" approach is the inappropriate use of historical features. Unless they are appropriately scaled, located and detailed, elements such as false gables, balconies, porches, and bay windows can detract from a building's character. Details that are derived from other periods or inappropriate architectural styles should be avoided.

Scale and Texture

Scale and texture can most appropriately be added through the use of enhanced residential building entrances, window patterns, ground floor architectural elements and high quality building materials such as brick masonry.

Exterior Elements and Finishes

Large expanses of contemporary materials, such as panel systems, can be contrary to this basic approach. Likewise the use of traditional looking materials, such as synthetic siding made to look like wood, can be our of scale with the larger bulk of contemporary buildings. If such materials are to be used, it is sometimes better to use them in smaller patches as they might have been in the early 20th Century.



The use of what looks like wood siding over large areas can appear incongruous and false.

Characteristics of Contemporary Buildings in Pike-Pine: Traditional Residential

	Guideline	Building Characteristics
1	**Massing**	Where there is no ground floor commercial activities the buildings are sometimes set back from sidewalk with small planting strip and raised 3' from sidewalk.
	a. Size	Varies, some are full block but are divided into different façade segments to look like an assemblage of smaller buildings.
	b. Rhythm	Bay windows and balconies are a characteristic method of building modulation.
	c. Other	
2	**Architectural Façade Composition**	Roofline sometimes articulated or varied, but not often.
	a. Top-Middle-Bottom	Buildings often feature a cornice or unique upper story at top, a block of residential buildings in the middle and ground floor commercial store fronts at the bottom.
	b. Vertical vs. Horizontal Emphasis	Varies. Modulation is generally vertical and window patterns horizontal.
	c. Ground Floor/Upper Floors Transition	Residential block is sometimes articulated strongly by varying materials and geometry of the ground floor. Sometimes the patterns and materials of upper floors are extended to ground floor.
	d. Ground Floor Character	Often traditionally detailed store fronts.
	e. Structural Grid vs. Internal Organization	Emphasis on expressing internal organization through fenestration patterns but sometimes also exhibit a strong grid.
3	**Secondary Architectural Features**	
	a. Roof	Sometimes with cornices.
	b. Fenestration	Windows are often sized according to internal use and are slightly recessed to add depth. Windows often mimic traditional patterns and details.
	c. Corners	Sometimes articulated.
	d. Entries	Quality of residential entries varies.
4	**Scale and Texture**	Human scale is achieved through detailing of trim elements.
5	**Form and Function**	Exterior design often denotes interior program.
6	**Building Materials**	Often includes a mix of traditional and contemporary material including brick, cast stone, concrete, metal siding and stucco like panels.
	a. Ornamentation or Special Emphasis	Sometimes includes modest ornamentation on specific elements such as canopies.

Outline of key characteristics of the three architectural approaches to new building design

i. General design objectives for each of the three categories of new development.

a. Structural Grid design should:
- Express the building's structural elements in a simplified manner, using the structural grid to reflect the proportions of surrounding development;
- Emphasize refinement of detailing and proportion in the façade grid framework and secondary architectural elements;
- Incorporate fenestration and ground floor detailing to add scale and texture; and
- Take advantage of the potential inherent in this type of design for the building to accommodate multiple functions over time.

b. Modulated Façade design should:
- Incorporate modulation that is consistent with the original lot dimensions;
- Vary modulation to create an interesting assemblage of forms that also reflect existing development patterns and building functions;
- Incorporate a variety of secondary architectural features and elements, as appropriate, to add interest, special emphasis, or to help unify the overall building composition; and
- Unless there is a compelling reason to the contrary, limit building fronts with extensively modulated facades to the north-south cross streets where a more residential character exists or is desired,

c. Traditional Residential design should:
- Incorporate modulation or articulation to visually break up facades into sections that are no more than 120 feet in width;
- Feature massing that includes a "top," middle," and "bottom" component;
- Vary the modulation to create an interesting assemblage of forms;
- Include high quality, appropriately scaled windows and secondary architectural features that area proportional to the façade and massing;
- Avoid large expanses of obviously contemporary materials, such as panel systems; and
- Feature a prominent and articulated primary entrance.

ii. Massing:

a. Structural Grid building types should be substantially modulated or altered at least every 120' along the building front.

b. Modulated Façade building types should include modulation that is consistent with roughly the area's original 60' or 120' lot sizes.

c. Traditional Residential building types should incorporate some form of modulation, upper story step-back, or other architectural means to reduce the perceived scale of larger buildings longer than ½ block. Locate modulation and articulation to respond to the rhythmic patterns of nearby early 20th century Pike/Pine residential context.

iii. Architectural Façade Composition:

a. Structural Grid building types should include minimal ornamentation, unarticulated roof lines, expression of the structural grid to the ground plane.

b. Modulated Façade building types should be designed to use modulation, articulation, color, and materials to create a cohesive composition.

c. Traditional Residential building types should feature a defined top, middle, and base, with a strong architectural contrast between the ground floor and upper stories.

d. All Building Types: Commercial ground floors should be designed for pedestrian interest, transparency, porosity, and overhead weather protection. Residential ground floors should provide pedestrian interest while preserving the residences' privacy and livability.

iv. Secondary Architectural Features:

a. Structural Grid building types should be finely proportioned and detailed. Secondary features such as balconies should be designed to emphasize the design concept and structural grid. Residential entries should be articulated but not overly ornamented.

b. Modulated Façade building types may incorporate a wide variety of building elements and architectural features such as roof overhangs, balconies, trellises, canopies, special corner treatments.

c. Traditional Residential building types should include high quality well-detailed windows, appropriately scaled to the massing and façade. Prominent and detailed residential entries should be incorporated in this design approach. Any gables, balconies, porches or bay windows should be scaled and detailed to reinforce the proposed design concept.

v. Scale and Texture:

a. Structural Grid building types should include careful detailing of material connections, fenestration and ground floor storefronts.

b. Modulated Façade building types may incorporate a wide variety of building elements and architectural features such as roof overhangs, balconies, trellises, canopies, special corner treatments.

c. Traditional Residential building types should include enhanced residential building entrances, carefully composed window patterns, and detailing of ground floor architectural elements.

vi. Exterior Finish Materials:

a. Structural Grid building types may include a variety of materials, provided they are durable, provide visual interest and texture, and relate to historical context.

b. Modulated Façade building types may incorporate a wide of materials and finishes, including panelized systems, provided that materials used are high quality and durable.

c. Traditional Residential building types should minimize areas of contemporary materials, such as panel systems, and use materials that relate to nearby traditional residential context

Appendix A-2: Character Structure Typology

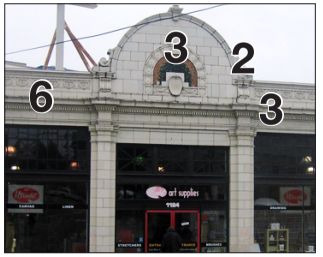
"Character structures" in Pike/Pine are defined as buildings constructed in the area prior to 1940. The label "character structure" encompasses a broad range of building types found in Pike/Pine, including what is described as the Pike/Pine "vernacular" architecture characterized by the historic auto row and warehouse industrial buildings. These structures have been surveyed and grouped into the following four general categories based on their defining characteristics to highlight the special features that distinguish them and common elements that they share:

- Single story commercial buildings which were often automobile showrooms and feature a heavily embellished structural grid.
- Multi-story commercial buildings which feature a strong uniform grid of structural members, usually associated with the area's early "auto row" history.
- Multi-story masonry residential and mixed-use buildings which usually exhibit a blocky massing enhanced by rhythmic window patterns and enhanced entries.
- Wood frame residential and mixed use buildings which include porches, bay windows and other features that add interest to the facades.

This analysis is intended to more clearly define the existing development context of the area, so that discussions about maintaining compatibility between new development and existing conditions are better informed. More importantly, it is intended to assist in recognizing the special qualities of these buildings so that, as the area redevelops, the original integrity of these structures survives, whether a structure is restored intact and put to new use, modified with substantial new additions, or incorporated as a component of a major new development.

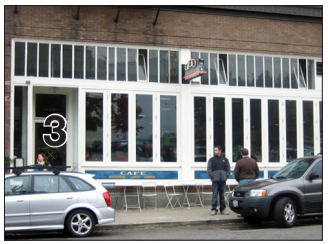
Characteristics of Single-Story Commercial Buildings in Pike/Pine

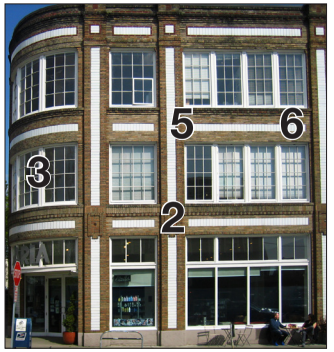
	Guideline	Building Characteristics
1	**Massing**	
	a. Size	Generally 50-120’ wide.
	b. Rhythm	Grid with little articulation or modulation.
	c. Other	Multi-paned fenestration typically adds some scale.
2	**Architectural Façade Composition**	
	a. Top-Middle-Bottom	Roofline often articulated or varied. Because many of these buildings were auto showrooms or garages, their facades are more distinctive.
	b. Vertical vs. Horizontal Emphasis	Generally horizontal.
	c. Ground Floor/Upper Floors Transition	N/A
	d. Ground Floor Character	Floor-to-ceiling glazing is typical.
	e. Structural Grid vs. Internal Organization	Often single story grid.
3	**Secondary Architectural Features**	
	a. Roof	Often with cornices or false gables.
	b. Fenestration	Large, recessed ground-level fenestration, sometimes with windows that open to the sidewalk at ground level. Windows are usually multi-paned. Skylights are often used.
	c. Corners	Corners articulated in a few instances
	d. Entries	Entries articulated with larger fenestration and ornamentation (trim elements and/or awnings). Garage doors often used
4	**Scale and Texture**	Human scale achieved through ample, recessed fenestration, and materials such as brick or tile.
5	**Form and Function**	Often old auto showrooms.
6	**Building Materials**	Brick, terracotta, glazed tile, concrete.
	a. Ornamentation or Special Emphasis	Repetitive patterns often employed, in addition to horizontal trim elements. Buildings sometimes feature extensive glazed tile ornamentation.

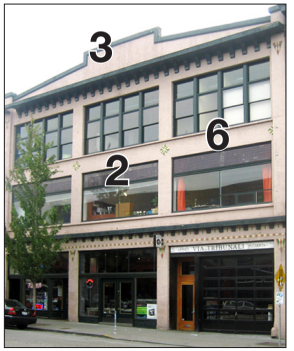


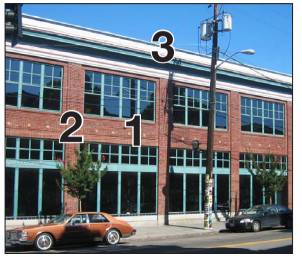
Characteristics of Multi-Story Commercial Buildings in Pike-Pine

	Guideline	Building Characteristics
1	**Massing**	
	a. Size	Generally 50 - 120’ wide.
	b. Rhythm	Grid with little articulation and simple rectilinear forms. Shear walls and very little articulation.
	c. Other	Multi-paned fenestration typically adds some scale.
2	**Architectural Façade Composition**	
	a. Top-Middle-Bottom	Flat, symmetric grid, generally uniform from top to bottom. Roofline sometimes articulated or varied.
	b. Vertical vs. Horizontal Emphasis	Varies; could be either vertical, horizontal, or neither.
	c. Ground Floor/Upper Floors Transition	Usually not articulated. Grid extends to ground. All of the ground floors area often taller with different fenestration.
	d. Ground Floor Character	Often repeats upper story character, floor-to-ceiling glazing.
	e. Structural Grid vs. Internal Organization	Emphasis on structural grid. 25’bays are typical. Very little modulation - mostly shear walls and simple rectangular forms.
3	**Secondary Architectural Features**	
	a. Roof	Sometimes with cornices or false gables, often not.
	b. Fenestration	Groups of windows to form “panels” of multi-paned windows.
	c. Corners	Corners articulated in a few instances.
	d. Entries	Entries sometimes but not often articulated.
4	**Scale and Texture**	Human scale achieved window details and sometimes materials such as brick or tile. Texture varies from cast concrete to utilitarian brick.
5	**Form and Function**	Grid expresses flexible multipurpose spaces within.
6	**Building Materials**	
	a. Ornamentation or Special Emphasis	Brick, terracotta, glazed tile, concrete. Repetitive patterns sometimes employed. Medallions at grid interstices or other features sometimes reinforce grid pattern.









Characteristics of Multi-Story Residential Buildings in Pike/Pine

	Guideline	Building Characteristics
1	**Massing**	Buildings without ground floor commercial are sometimes set back from sidewalk with small planting strip - raised 3ft from sidewalk.
	a. Size	Generally 50-120' wide, 3-6 stories.
	b. Rhythm	The repeating windows and stairwell features are example building modulation features.
	c. Other	Where commercial is on the ground floor, scale of fenestration is often greater at ground level.
2	Architectural Façade Composition	Roofline sometimes articulated with a cornice, but not always.
	a. Top-Middle-Bottom	Often, cornice residential block above commercial or ground floor with diffrent character.
	b. Vertical vs. Horizontal Emphasis	Varies; could be either vertical, horizontal.
	c. Ground Floor/Upper Floors Transition	Usually not articulated grid, extends to ground
	d. Ground Floor Character	Often raised 3 feet from sidewalk.
	e. Structural Grid vs. Internal Organization	Emphasis on expressing internal organization through fenestration and sometimes trim elements. 1
3	**Secondary Architectural Features**	
	a. Roof	Sometimes with cornices.
	b. Fenestration	Windows are often sized according to internal use (i.e stairwells, apartments, ground-level commercial), and are slightly recessed to add depth (an important characteristic.) Windows are typically smaller than those used in commercial buildings.
	c. Corners	Not often articulated.
	d. Entries	Central entries often recessed with steps, and additional ornamentation. Internal staircase is sometimes expressed with recessed windows or juliet balconies. Signage with building name and/or address is often displayed.
4	**Scale and Texture**	Human scale is achieved through detailing of trim elements and small planting strips.
5	**Form and Function**	Exterior design often indicates unit layout.
6	**Building Materials**	Brick, stucco. Ground floor material often different.
	a. Ornamentation or Special Emphasis	Trim elements around entries, windows, and roofs. Outdoor lighting features are included at primary entrances.

Characteristics of Wood Frame Buildings in Pike/Pine

	Guideline	Building Characteristics
1	**Massing**	Often set back from sidewalk with small planting strip, raised from sidewalk, and sometimes includes front porch/stoop.
	a. Size	50'-120'
	b. Rhythm	Bay windows and window patterns are characteristics of building modulation and articulation.
	c. Other	A great variety of forms.
2	**Architectural Façade Composition**	Roofline sometimes articulated or varied.
	a. Top-Middle-Bottom	Cornice or gable, upper floors, porch or commercial on ground floor.
	b. Vertical vs. Horizontal Emphasis	Horizontal window patterns, vertical bay window articulation.
	c. Ground Floor/Upper Floors Transition	Varies widely.
	d. Ground Floor Character	Porch or ground floor commercial common.
	e. Structural Grid vs. Internal Organization	Emphasis on expressing internal organization through fenestration and sometimes trim elements.
3	**Secondary Architectural Features**	
	a. Roof	Often with cornices or gables.
	b. Fenestration	Fenestration is often sized according to internal use. Windows are typically smaller than those used in commercial buildings.
	c. Corners	Not often articulated.
	d. Entries	Entries often recessed, and sometimes includes porches.
4	**Scale and Texture**	Human scale is achieved through detailing of wood trim elements, wood siding or shingles, and/or setback with small planting strip.
5	**Form and Function**	Exterior design often indicates unit layout.
6	**Building Materials**	Wood.
	a. Ornamentation or Special Emphasis	Trim elements around entries, windows, and roofs.

Appendix A-3: Departures from Development Standards for Retaining Character Structures in New Projects

Under ideal circumstances, new projects would retain existing character structures fully intact on the development lot. However, the overlay district provisions recognize that constraints of lot size and the need to realize permitted development potential usually make this infeasible. The Pike/Pine Conservation Overlay District allows new projects that include character structures to gain additional height and floor area, provided specific standards for retaining the character structure are met. At a minimum, the standards call for saving all the character structure's street-facing façades, providing a 15 foot setback from the character structure's street-facing facades for all portions of the new structure that extend above character structure, and maintaining the original floor-to-ceiling height of the character structure's ground floor.

The Code recognizes that the strict application of these standards will not necessarily guarantee the best results in a new project that incorporates a character structure, given the unique characteristics of any given site, the wide variety of character structures in the area, and the potential range of creative design solutions that could be employed to integrate the new and old portions of the project. Consequently, the Code allows departures from these standards through the design review process, provided that the departure results in a better design outcome consistent with the intent of the original standard.

The Pike/Pine Neighborhood Design Guidelines (DC2.III) do provide general guidelines regarding the conditions under which it is reasonable to consider departures from these standards. Additional guidance is provided below for considering departures from each of the specific standards for retaining a character structure.

Maintain the original floor-to-ceiling height of the street-level story of the character structure.

A hallmark of Pike/Pine commercial structures is the tall ceiling heights of the ground floor. In situations where the interior of a character structure is removed, maintaining the original volume of the ground floor space in the new structure helps retain the integrity of the character structure. Adapting these spaces to new uses, and accommodating a new structure that overlaps with the old creates special challenges that may warrant additional flexibility.

The following conditions may support a departure from this standard:

1. The depth of the street-level of the character structure makes it impractical to use the deeper portions of the ground floor, and the departure would provide more flexibility for ground floor uses, while maintaining original conditions for the portions closest to the street.
2. The proposed design would accommodate skylights, an atrium, or other spaces and features that would introduce natural light into the deeper portions of the ground floor to make the space more usable.
3. The departure would allow for inserting a "new" floor or mezzanine or changes in floor elevation to better adapt the space to new uses while retaining the integrity of the space as defined by the original structural support system, particularly with regards to elements that are visible from the street.
4. Street-level windows and doors allow for views into the structure and make it possible to experience an interior volume of a space that approximates structure's original ground floor.
    - More flexibility might be considered for those structures that only have limited transparency from street-facing, ground floor windows.
    - Allowing features like ventilation ducts and pipes suspended from the ceiling to be exposed is preferable to enclosing them in a manner that makes the ceiling appear lower or encroaches on views from the windows.

5. The departure will address potential conflicts with ADA access requirements, or will enhance direct access from sidewalk elevation.
6. The encroachment into the space allowed by the departure involves an element, such as a mezzanine, that may historically have been a common adaptation of similar spaces, or the ground floor was historically divided by partitions that limited views of the interior from the street, and the departure would only affect portions of the ground floor that would not have been seen from the street in the structure's original state.
    - Consider such measures as substituting transparent walls for solid walls to maximize the sense of openness in the ground floor, and, if possible, modifications should be constructed in a way that the change can be later reversed to its original condition.
7. The departure to allow any changes in ceiling height, including the addition of dropped ceilings, will not block transparency of any existing storefront windows or result in any significant changes to the transparency and the full height window openings in the street-facing facades.
8. A reasonable tradeoff to allow for modified ceiling heights in less visible portions of the ground floor would be to actually retain the original structural beams and ceiling for a significant portion of the ground floor visible from the street.
9. In considering departures from required street-level ceiling heights, the original height near the exterior walls, highly visible corner locations, or primary building entrances are emphasized and maintained in the proposed development.

Require portions of the new structure to setback a minimum of 15 feet from the street-facing facades of the character structure.

The supplemental guidelines direct project proponents to consider different design approaches for integrating an existing characters structure into a new development DC2.III.i). While the mandated 15 foot setback from character structure facades has produced positive outcomes, many projects have also sought departures from this standard to use a design concept that successfully integrates the old and new structures in a different way.

Any departures need to demonstrate the result will be a project that respects the integrity of the character structure -- maintaining its prominence in the streetscape while also successfully integrating the new development into its surroundings.

The following conditions may support a departure from this standard:

1. Adjustments to the required setback result in a massing scheme that better integrates the new project with adjacent development.
    - For example: recognizing established street wall heights, responding to other neighboring character structures, highlighting a special architectural feature of the project that is key to the architectural concept, or enhancing the building's relationship to open space or other public areas.
2. The proposed setback treatment is more consistent with the design approach selected for the project than the strict application of the 15 foot setback.
3. The setback modifications better accommodate the internal function of the development when special public amenities are incorporated in a project.
    - For example: a through-block connector or a publicly accessible interior lot open space, or the reduced step back allows another positive spatial configuration such as a courtyard, atrium, or wider setback on another façade.
4. The setback modifications allow for more significant conservation of other characters structures on the block.
5. The setback modifications result in an "averaging" of the required setback along the project's street perimeter.
    - For example: where deeper setbacks may be provided to better accentuate key aspects of a character

structure in exchange for a reduction in the setback along less critical frontages, or to achieve other massing objectives that strengthen the relationship between the new and old components of the project and adjacent development.

Maintain the street-facing facades of the character structure.

The street-facing facades are the most visible element of the character structure, defining the structure's place in the streetscape, and the façade openings provide the transparency and access allowing the public to experience the interior volume of the structure from the sidewalk and engage with street level uses. For these reasons, it is critical to retain the original facades to the fullest extent possible.

Changes to exterior street-facing facades that would reduce the level of transparency are strongly discouraged, including interior improvements and the placement of interior features and fixtures that obstruct views of interior spaces from the sidewalk.

The following conditions may support a departure from this standard:

1. The façade is structurally compromised, and as a course of last resort, it may be necessary to "deconstruct" and rebuild the façade;
    - When applicable, the Board should be apprised of the situation as soon as possible in the review process, with documentation that supports the conclusion that the structure is compromised, identifies the course of action for disassembling the façade, storing, and protecting the materials, and specifies how the façade will be reconstructed and appear in the finished project.
2. The proposed change results in a facade that more closely resembles its original appearance during the period of historical significance.
3. The change improves openings to comply with ADA requirements or to provide more direct access to the sidewalk, with preference for the least intrusive solution if other alternative points of access to the space are not available.
    - Such adjustments recognize that many character structures were not originally designed to accommodate uses intended for general public access and were not dependent on universal access from the sidewalk.
4. The change accommodates features that increase pedestrian safety and comfort, such as outdoor lighting and overhead weather protection.
    - These changes may be acceptable as long as they are sensitively designed to be compatible with the design of the character structure.
5. The change is necessary to bring the structure in compliance with applicable codes, such as seismic upgrades for unreinforced masonry structures.
    - These changes should be designed to minimize the impact on the visible features of the character structure and should relate to a strong architectural concept.
6. Elements of the façade are specific to a past function in the character structure (such as garage doors or openings to a loading area), and the departure would allow adaptation to new uses and an enhanced pedestrian environment.
    - These changes should be designed to retain some sense of the original purpose of these elements, to reflect the historical context of the neighborhood.
7. The change would integrate the character structure more successfully into the overall design concept of the project, especially if the modification (such as painting the structure), can be later reversed to return the character structure to its original condition.
8. The change allows for innovative design and creative reuse of the character structure and the Board determines that the overall integrity of the character structure is retained.