



721 E. Pine Street
Seattle, WA 98122

Early Design Guidance (DPD#3013765)
prepared for O&S LLC
October 2, 2012

HEWITT

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PROJECT SITE DESCRIPTION

The project site is located in the Capitol Hill neighborhood at the corner of E. Pine Street (a principal pedestrian street) and Harvard Avenue and is zoned NC3P-65. The site is situated within the Pike/Pine Urban Center Village Overlay District as well as the Pike/Pine Conservation Overlay District, outside of the Conservation Core.

The site comprises three parcels:

- **721 E. Pine Street** – This northern-most parcel contains an existing building, commonly known as the Bill's Off Broadway building, which is listed as a character structure per Director's Rule 3-2012. The 7,384-square-foot, one-story, brick masonry building houses three tenants:
 - Bill's Off Broadway restaurant, approximately 2,300 SF (entrance on corner of E. Pine and Harvard)
 - 15th Avenue Garage, approximately 3,700 SF (entrance from E. Pine)
 - Red Label Moto, approximately 1,400 SF (entrance from Harvard)
- **1523 and 1525 Harvard Avenue** – These southern-most parcels are currently surface parking lots, with a combined area of 5,763 square feet.

BUILDING DESCRIPTION

The applicant proposes building a new multi-family residential project with approximately 78-95 market-rate units, which capitalizes on the additional height allowance and FAR waiver that would be permitted if a character structure is retained. The applicant's intent is to retain and restore the street-facing facades of the character structure, construct one level of below-grade parking, one level of retail space, and six levels of residential units. The applicant has initiated negotiations with the three existing tenants in an effort to retain them in the completed project and return them to approximately their same locations and configurations.

VICINITY

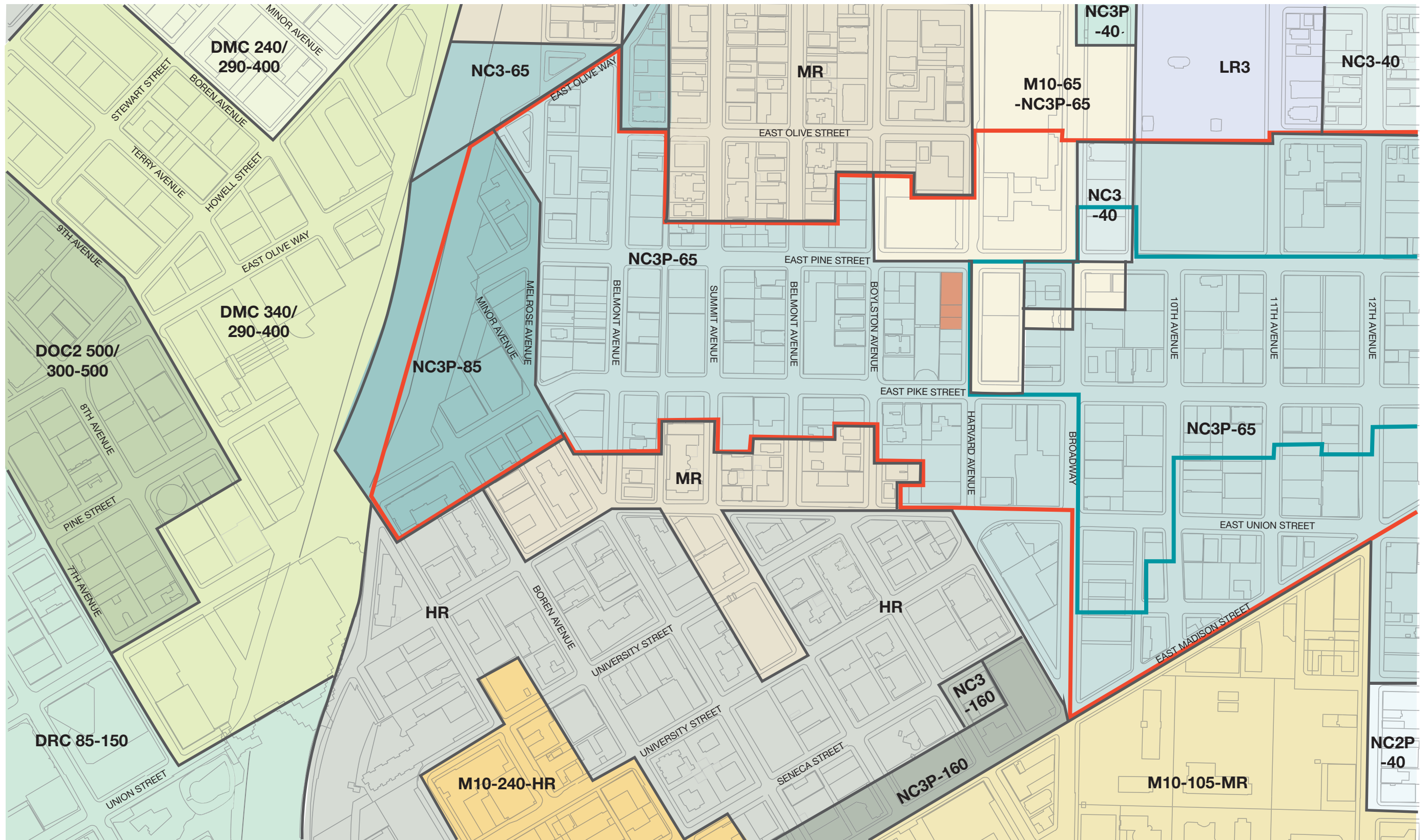
Across Harvard Avenue to the east, the project site is bordered by the Egyptian Theater and spaces occupied by Seattle Central Community College. Construction of a mixed-use development is currently underway on the former BMW dealership, which occupies most of the remainder of the block. Two major transportation projects are currently under construction: the new Link Light Rail station, located five blocks from the project site, and the new First Hill Streetcar Line, which is one block away. With a Walk-Score rating of 98, this site is within two blocks of most essential services and amenities.

A-2 STREETScape COMPATIBILITY	A-4 HUMAN ACTIVITY	A-10 CORNER LOTS	C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY	E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES
The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	New development should be sited and designed to encourage human activity on the street.	Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.	Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.	Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES	CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES	CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES	CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES	CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES
Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light and year round visual interest.	Provide for outdoor eating and drinking opportunities by allowing for the opening the restaurant or café windows to the sidewalk and install in outdoor seating while maintaining pedestrian flow.	Provide for a prominent retail corner entry.	Use materials and design that is compatible with structures in the vicinity if those represent the desired neighborhood character.	Maintain or enhance the character and aesthetic qualities of that neighborhood development to provide for consistent streetscape character. along the corridor

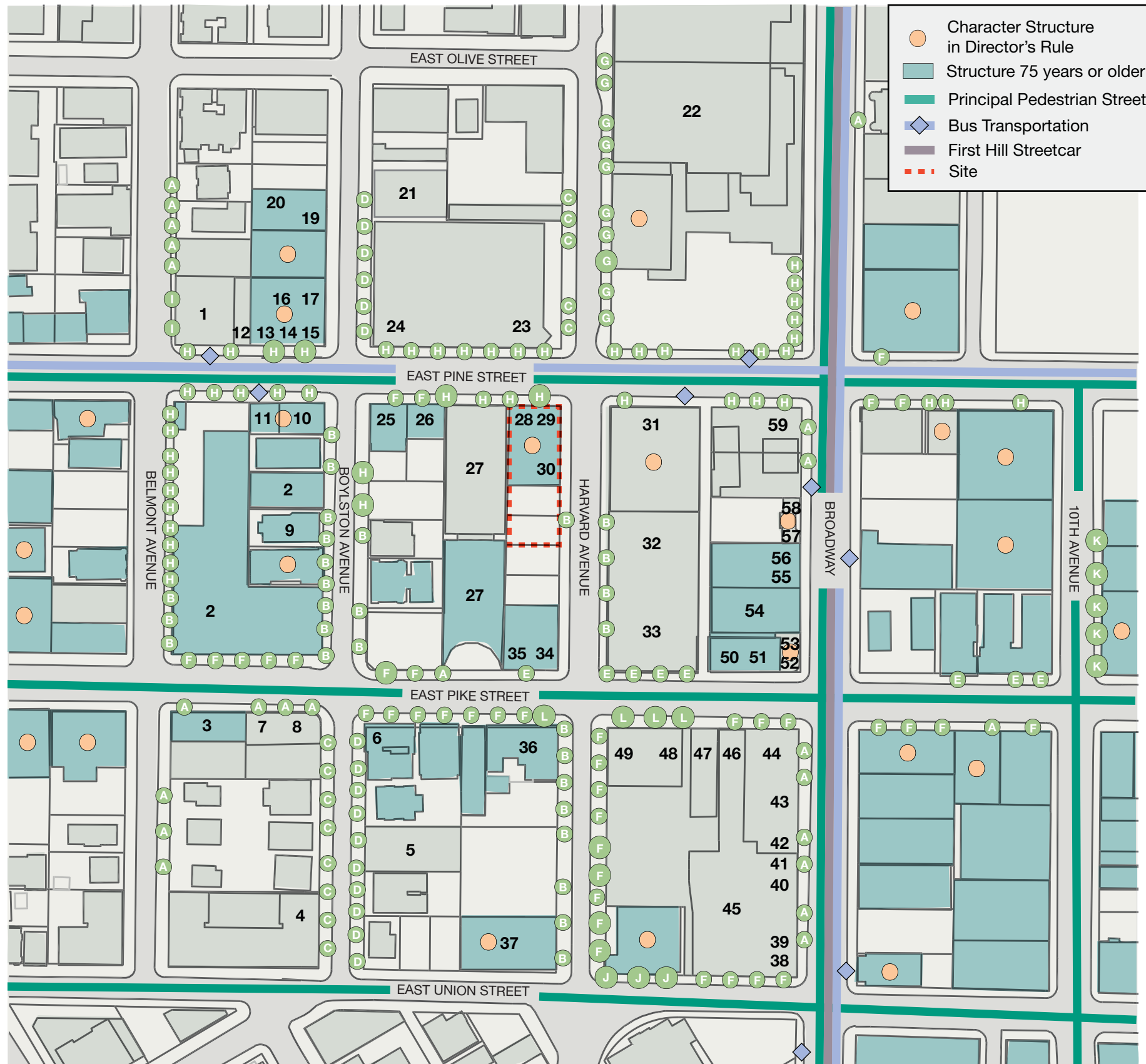


Pertinent Design Guidelines



DMC 240/290-400	DRC 85-150	M10-65-NC3P-65	MR	NC3-65	NC3P-65	Pike/Pine Conservation Overlay District
DMC 340/290-400	HR	M10-105-MR	NC2P-40	NC3-160	NC3P-85	NCPike/Pine Conservation Core
DOC2 500/300-500	LR3	M10-240-HR	NC3-40	NC3P-40	NC3P-160	

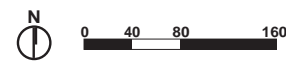
Zoning Map



Existing Uses

- 1 Fogon Restaurant
- 2 Mercedes Benz
- 3 Mercedes Benz
- 4 Catch Design Studio
- 5 Salon Armand
- 6 Edge of teh Circle books
Honey Hole
Alive & Well
Sal's Barber
Babeland
Stitches
- 7 Bedlam Bedlam
- 8 Vacant
- 9 The Boylston Hotel
- 10 R Place
- 11 611 Supreme
- 12 Third Man Video
- 13 Rudy's Barbershop
- 14 Stumptown Coffee
- 15 Capitol Loans
- 16 Offices
- 17 Enterprise Rent-A-Car
- 18 Universal Repair Shop
- 19 Urban Fit
- 20 Office Nomads
- 21 SCCC Plant Science Lab
- 22 SCCC
- 23 Mia's Off BroadwayCafe
- 24 Hot Mamma's Pizza
- 25 Pine Food Market
- 26 Linda's Tavern
- 27 BMW
- 28 15th Avenue Garage
- 29 Bill's Off Broadway
- 30 Red Label Moto
- 31 Egyptian Theater
- 32 Erikson Theatre
- 33 SCCC Siegal Center
- 34 95 Slide
- 35 Pho Le's
- 36 St. John's Bar/Eatery
The Other Coast Cafe
Chemistry Salon
Ayutthaya Thai
Minervini
- 37 Knights of Columbus
The Polyclinic
- 38 8oz. Burger Bar
- 39 Great Clips
- 40 Tacos Guaymas
- 41 Mediterranean Express
- 42 Domino's Pizza
- 43 Chase Bank
- 44 QFC
- 45 Marination Station
Atlas Chiropractic
Bartell Drugs
Harvard Cleaners
Little Shanghai Restaurant
Solar Tan
State Farm Insurance
Tangerine Tree Restaurant
EBits PC/Laptop
The UPS Store
Ritual Day Spa
- 46 ATT Store
- 47 Subway
- 48 LA Nails
- 49 Kyoto Teriyaki
- 50 Vacant
- 51 Fetherston Gallery
- 52 Tully's Coffee
- 53 Entre Hermano's
- 54 Neighbors Nightclub
- 55 Grubwich
- 56 SCCC
- 57 Broadway Cafe
- 58 Barbershop
- 59 Walgreen's

Existing Uses/Site Context





1. VIEW LOOKING SOUTHEAST (LANDMARK EGYPTIAN THEATER)



2. VIEW LOOKING SOUTHEAST (PINE FOOD MARKET, LINDA'S TAVERN)



3. VIEW LOOKING SW (QFC, BARTELL DRUGS, CHASE)



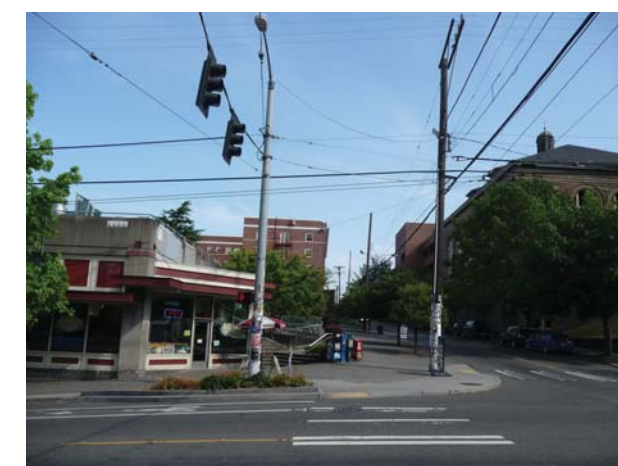
4. BMW SITE ON EAST PIKE STREET

Notable characteristics of neighboring development:

- Neighborhood tradition of brick masonry facades.
- Attention to parapet details.
- Egyptian Theater - strong rhythm created by windows facing Harvard Ave and Pine Street
- Mature street trees



5. VIEW LOOKING NORTHEAST



6. VIEW LOOKING NORTH (MIA'S OFF BROADWAY)



Context Photographs



1. VIEW LOOKING SOUTH (BILL'S OFF BROADWAY)



1. VIEW LOOKING SOUTH (15TH AVENUE GARAGE)



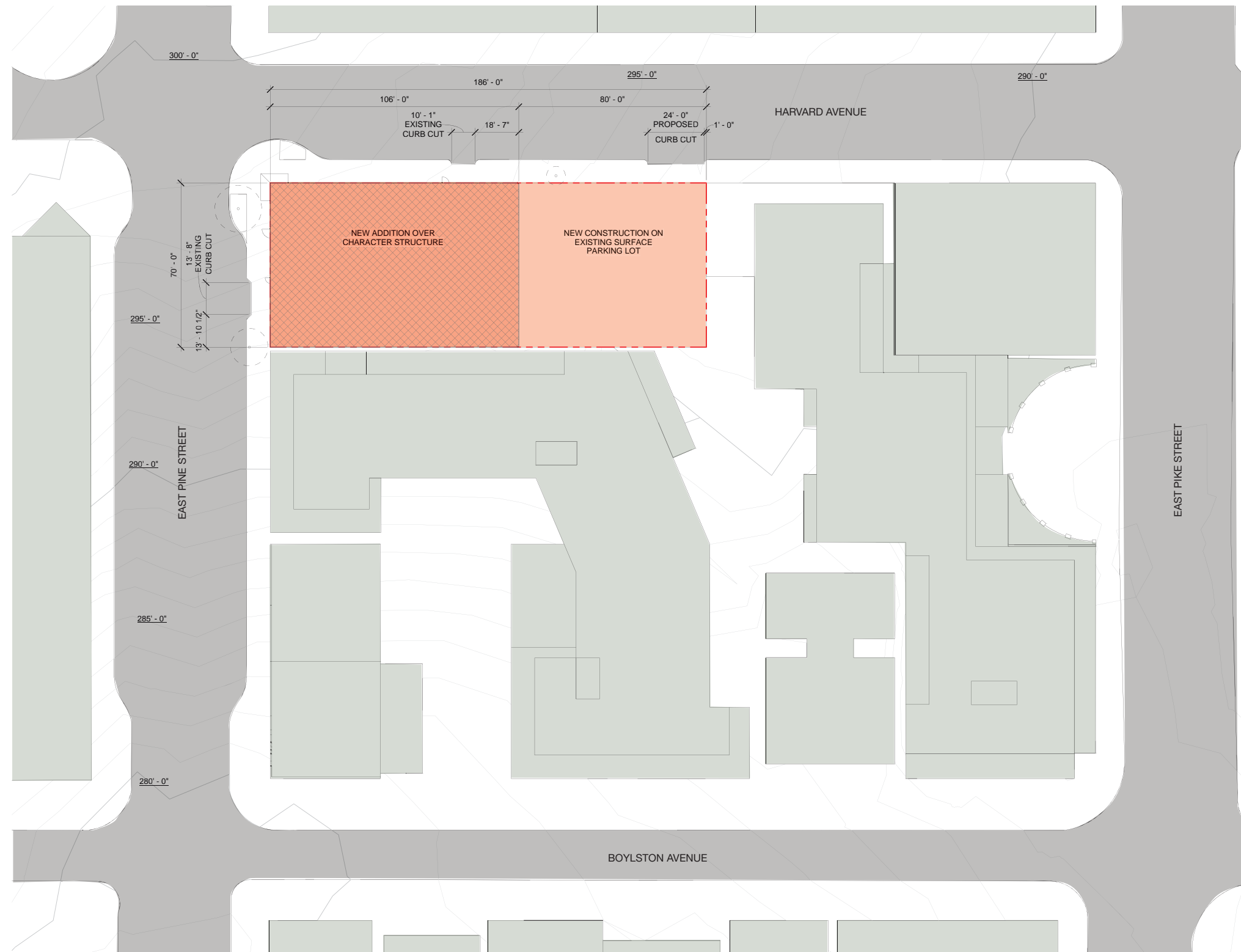
2. VIEW LOOKING WEST (RED LABEL MOTO)



2. VIEW LOOKING NORTHWEST (PARKING LOTS, RED LABEL MOTO AND BILL'S OFF BROADWAY)



Site Photographs



Site Plan

95 Slide

Red Label Moto

Bill's Off Broadway



Pike Street

Pne Street

PROJECT SITE

A. HARVARD AVENUE LOOKING WEST

Egyptian Theater

Erickson Theatre

SCCC Siegal Center



B. HARVARD AVENUE LOOKING EAST



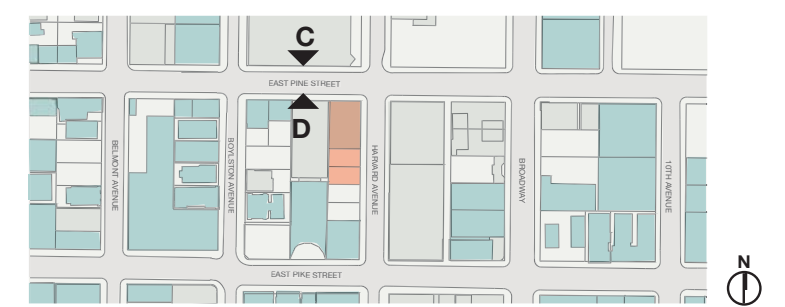
Harvard Avenue Streetscape



C. EAST PINE STREET LOOKING SOUTH



D. EAST PINE STREET LOOKING NORTH



East Pine Street Streetscape



721 E. PINE STREET

One-story brick masonry building with metal coping on parapet. Below brick cornice is a wide concrete frieze with tile insets in a diamond pattern that remain intact. Storefronts are intact with wood display windows, multi panel transoms, double-leaf wood and glass doors at Bills off Broadway corner entry with newer aluminum storefront and overhead garage doors at Red Label Moto and 15th Avenue Garage entries. Vinyl signage awning wraps the corner of E Pine and Harvard Ave.

Common Name: **Bill's Off Broadway**
 Historic Name: Safety Service Company
 Year Built: **1920**
 Address: 721 E. Pine St.
 Style: Commercial
 Stories: 1
 Cladding: Brick

Integrity:
 Changes to Plan: Slight
 Changes to Windows: Intact
 Changes to Original Cladding: Intact

Source: Seattle.gov - Department of Neighborhoods Historical Sites

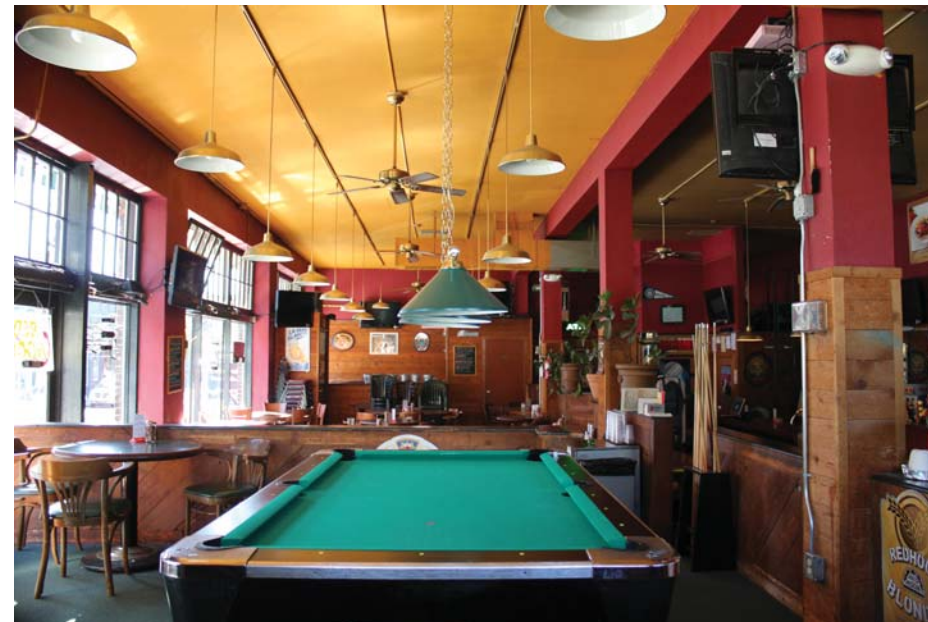
Retained Character Structure – 721 E. Pine St.



A | RED LABEL MOTO

- Current Use: Retail Motorcycle Dealer
- Approximate Area: 1400 square feet
- Ceiling height approximately 14 ft
- Original facade is intact

Tenant Spaces



B | BILL'S OFF BROADWAY

- Current Use: Restaurant
- Approximate Area: 2300 square feet
- Ceiling height approximately: 14 ft
- Original facade and entry details are intact

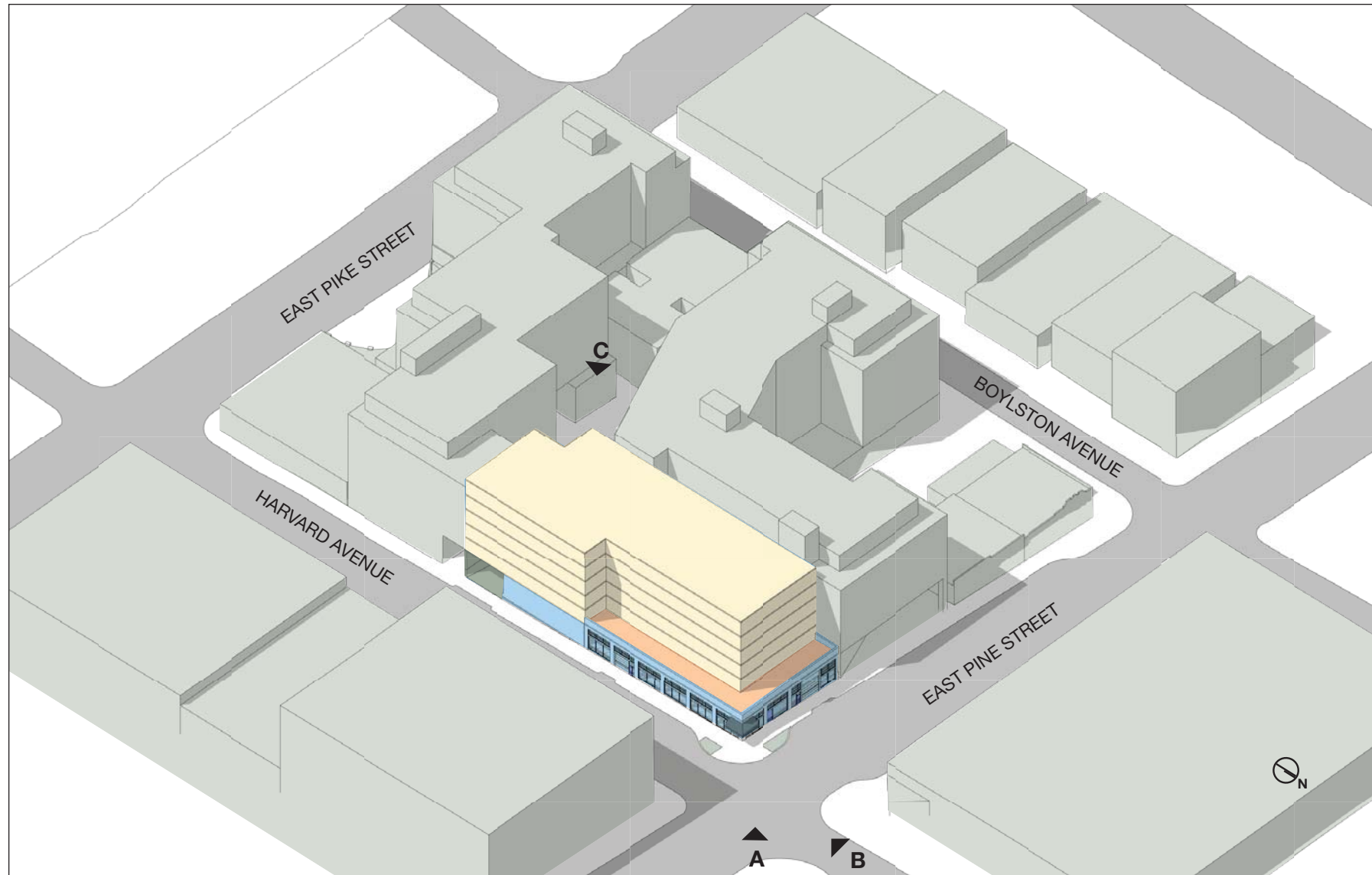
Tenant Spaces



C | 15TH AVENUE GARAGE

- Current Use: Auto Service
- Approximate Area: 3700 square feet
- Ceiling height approximately 16 ft
- Original facade is intact

Tenant Spaces



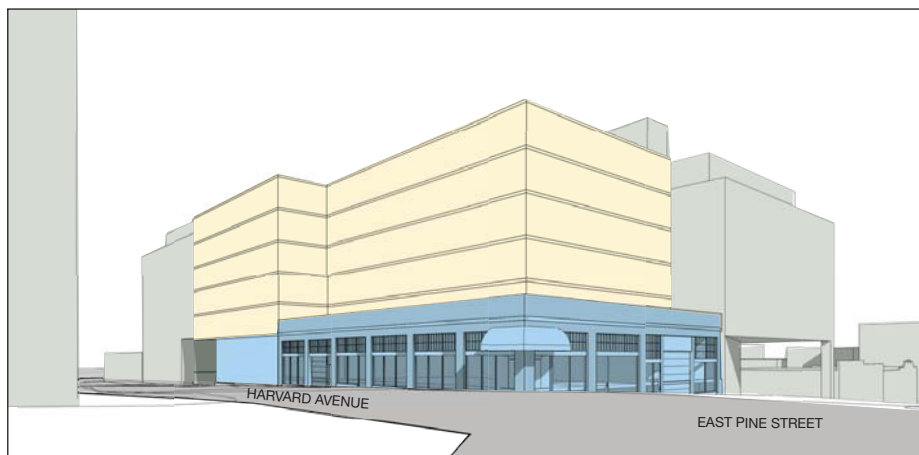
AERIAL VIEW - NW CORNER OF E PINE ST & HARVARD AVE

AREA SUMMARY

- Gross Area = 72,420 SF
- Number of Units = 78
- Residential Area = 63,110 SF
- Retail Area = 6,660 SF
- Parking Count = 29
- Total Allowable FAR = 4.75
- Achieved FAR = 0
 - Non-residential uses located in a character structure are exempt from FAR
 - Residential floor area in a development that meets the provisions of 23.73.010.B.2 is exempt from FAR
 - Street-level commercial uses not in a character structure complying with the standards of 23.47A.008 and 23.47A.008.B are exempt from FAR
 - Areas with underlying zoning NC3P 65, that have a floor area on a lot that is 8,000 square feet or less, and have been vacant or in parking use as of February 27, 1995 are exempt from FAR
- Base Allowable Height = 65 feet
- Allowable Height for lots including character structure to be retained = 75 feet
- Proposed Height = 75 feet

Relevant Design Guidelines:

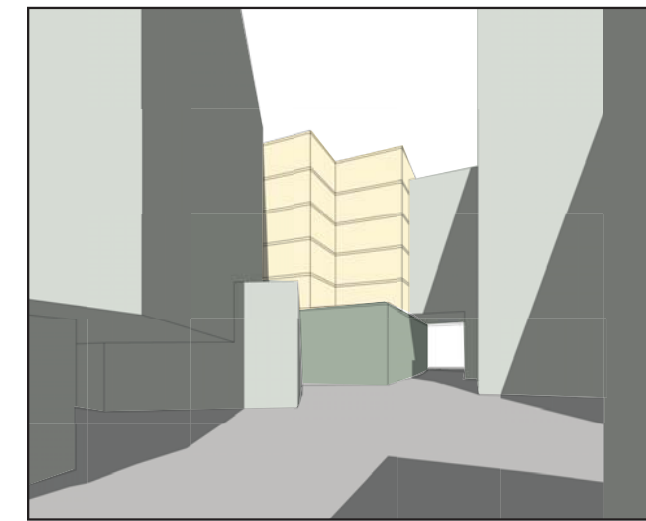
- A-5 Respect for Adjacent Sites - coordination with BMW site for visual connections internal open space.
- B-2 Height, Bulk and Scale Compatibility - greater upper level setbacks at street frontages.
- B-7 Conversation of Character Structures - maintain character-defining elements.
- B-7 Conversation of Character Structures - sensitively locate additions so they do not dominate the appearance of the character structure
- C-3 Human Scale - retention of existing storefront rhythm and materials.



VIEW A LOOKING SOUTHWEST



VIEW B LOOKING SOUTH

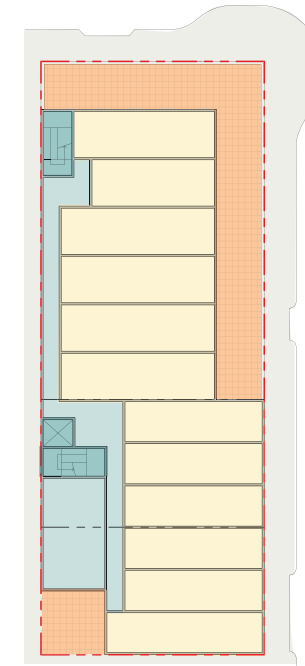


VIEW C LOOKING NORTHEAST

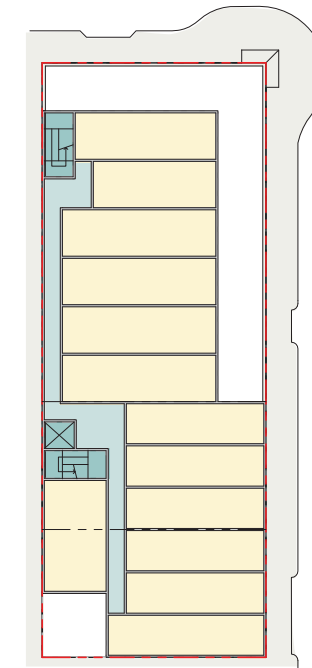
Concept A



LEVEL 1 PLAN



LEVEL 2 PLAN



TYP RESIDENTIAL PLAN

SUMMARY

Concept A illustrates a development that complies with all applicable zoning requirements for the site. The new construction above the character structure would be set back 15 feet from both the Pine Street and Harvard Street facades. The new construction to the south of the character structure would extend to the adjacent property lines.

Advantages

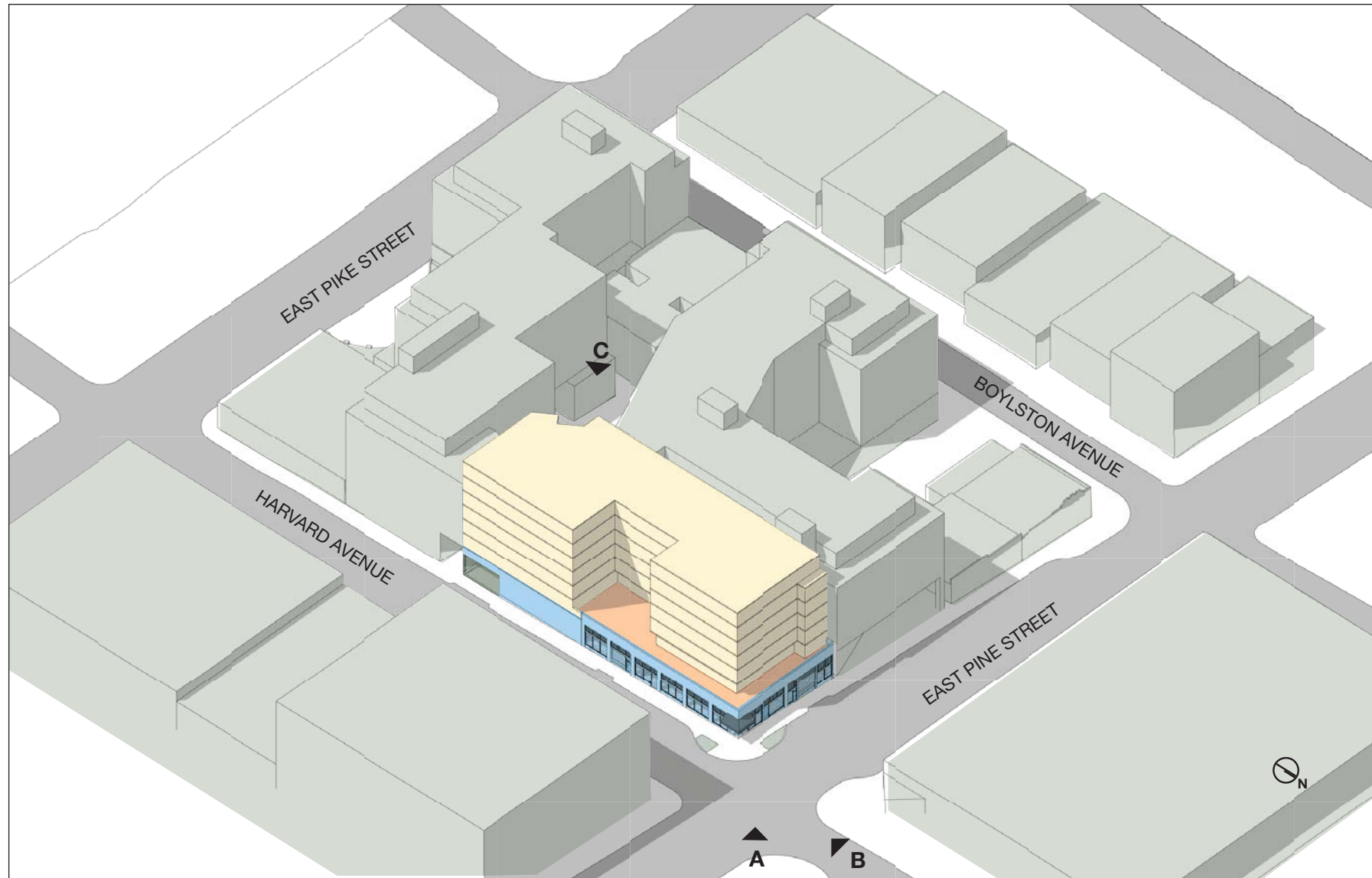
No setback departures required.

Challenges

- The upper-level configuration does not easily accommodate residential units that conform to program goals for unit size and mix.
- The NC-3P zone does not allow automotive service use to exceed 20% of the street-facing facade along principal pedestrian streets (per 23.47A.005), therefore the existing tenant 15th Avenue Garage cannot be brought back into the new project without a departure.
- A curbcut to serve 15th Avenue Garage is not permitted on a principal pedestrian street (Pine Street), per 23.47A.032), therefore the existing tenant 15th Avenue Garage cannot be brought back into the new project without a departure.
- The existing curbcut to serve Red Label Moto, on Harvard Avenue, is not permitted in addition to the curb cut for new garage, therefore the existing tenant Red Label Moto cannot be brought back into the new project without a departure.

Anticipated Departures

- No departures



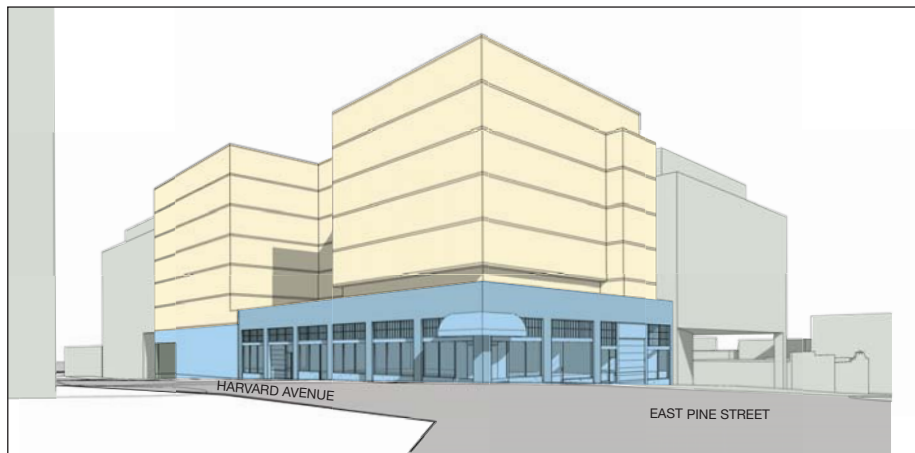
AERIAL VIEW - NW CORNER OF E PINE ST & HARVARD AVE

AREA SUMMARY

- Gross Area = 68,820 SF
- Number of Units = 90
- Residential Area = 59,510 SF
- Retail Area = 6,660 SF
- Parking Count = 29
- Total Allowable FAR = 4.75
- Achieved FAR = 0
 - Non-residential uses located in a character structure are exempt from FAR
 - Residential floor area in a development that meets the provisions of 23.73.010.B.2 is exempt from FAR
 - Street-level commercial uses not in a character structure complying with the standards of 23.47A.008 and 23.47A.008.B are exempt from FAR
 - Areas with underlying zoning NC3P 65, that have a floor area on a lot that is 8,000 square feet or less, and have been vacant or in parking use as of February 27, 1995 are exempt from FAR
- Base Allowable Height = 65 feet
- Allowable Height for lots including character structure to be retained = 75 feet
- Proposed Height = 75 feet

Relevant Design Guidelines:

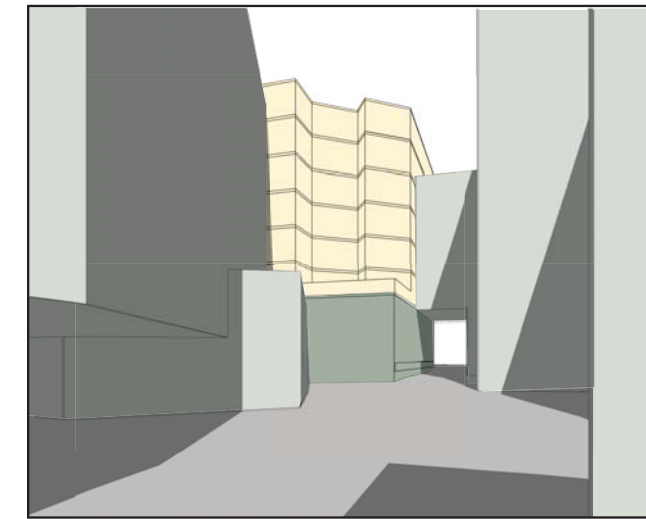
- A-5 Respect for Adjacent Sites (coordination with BMW site for visual connections internal open space)
- B-7 Conversation of Character Structures - maintain character-defining elements.
- B-7 Conversation of Character Structures - sensitively locate additions so they do not dominate the appearance of the character structure
- C-3 Human Scale - retention of existing storefront rhythm and materials



VIEW A LOOKING SOUTHWEST



VIEW B LOOKING SOUTH

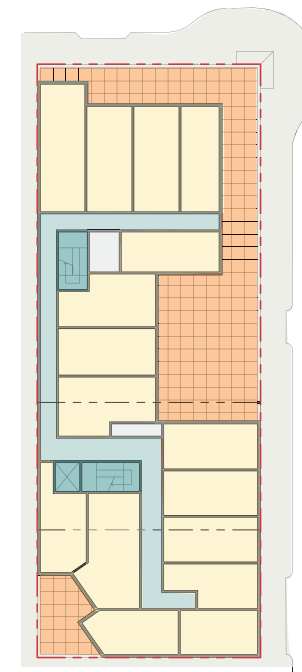


VIEW C LOOKING NORTHEAST

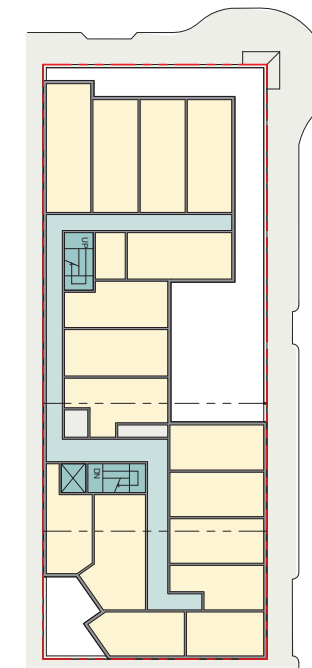
Concept B



LEVEL 1 PLAN



LEVEL 2 PLAN



TYP RESIDENTIAL PLAN

SUMMARY

Concept B illustrates a development grouped around an upper-level courtyard on the Harvard Avenue side of the project. This proposal requires a departure to reduce the required setback from the character structure facades from 15 feet to 10 feet in some areas, and to as little as 5 feet in the northwest corner.

Advantages

The upper-level configuration allows for greater variety of unit sizes and common and private open spaces.

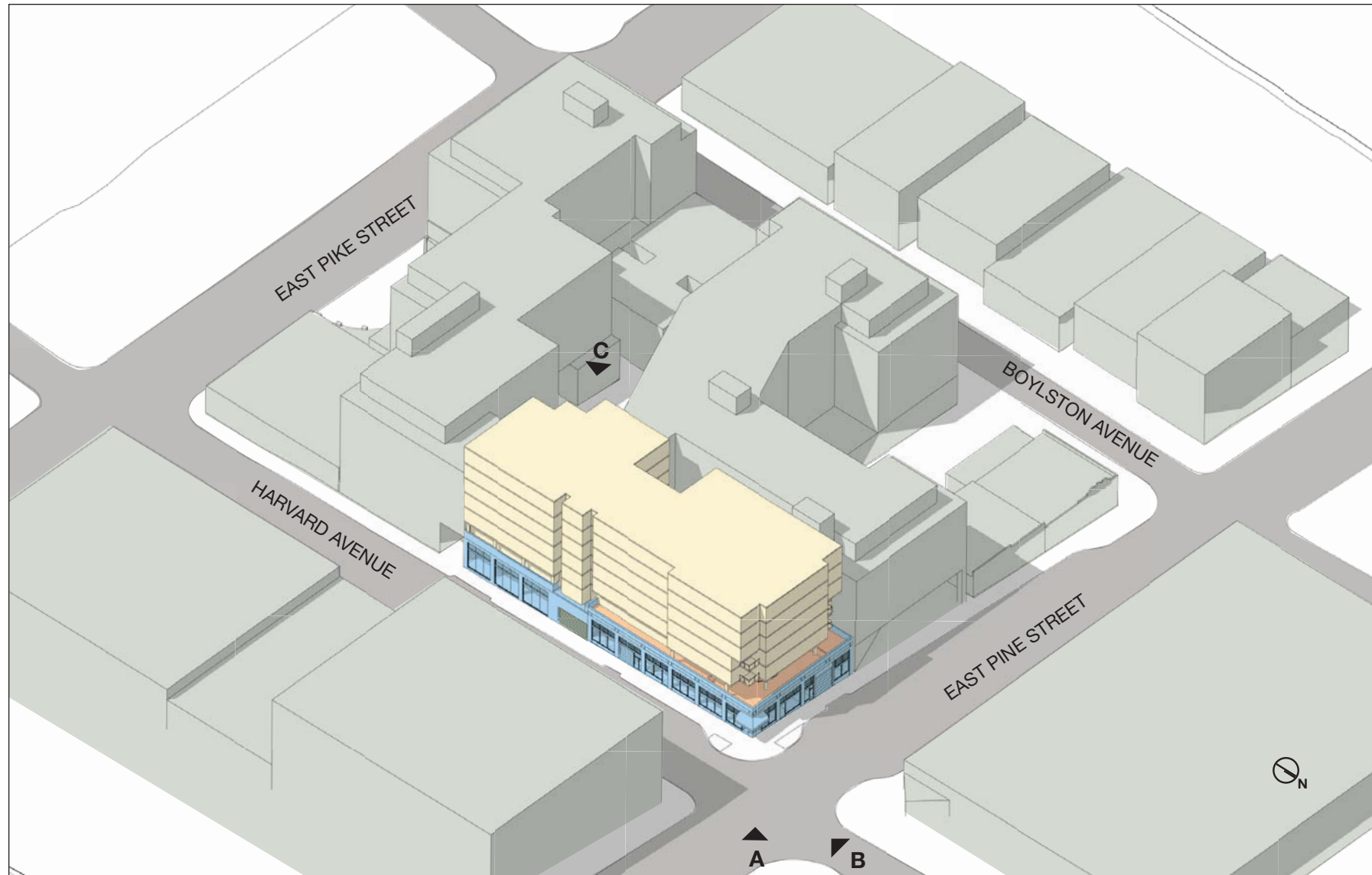
Challenges

More departures are required for upper-level floors.

Anticipated Departures

- Retain the existing curbcut on Pine Street in its current configuration to accommodate the return of the current tenant (15th Avenue Garage) at construction completion.
- Retain non-conforming driveway width for existing curbcut serving the 15th Avenue Garage.
- Allow less than 80 percent of the street-level, street-facing facade on Pine Street (a principal pedestrian street) to be a designated use per 23.47A.005, to accommodate the return of the 15th Avenue Garage at construction completion.
- Retain the existing curbcut on Harvard Avenue in its current configuration to accommodate the return of the current tenant (Red Label Moto) at construction completion.
- Retain non-conforming driveway width for existing curbcut serving Red Label Moto.
- Allow setback reduction of the street-facing facades above the character structure from 15 feet to 10 feet in some areas, and to as little as 5 feet in the northwest corner. This allows greater variety in the facade expression while maintaining an average setback of approximately 15 feet for the length of the character structure facades (23.73.010).

Concept B



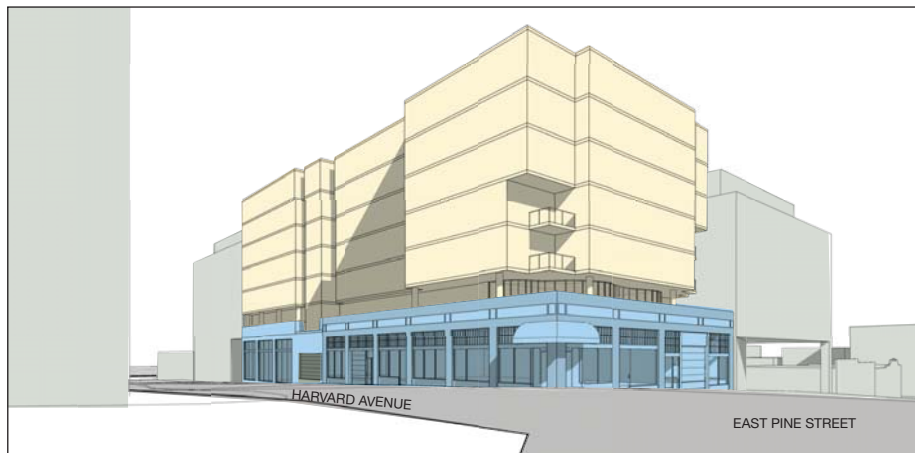
AERIAL VIEW - NW CORNER OF E PINE ST & HARVARD AVE

AREA SUMMARY

- Gross Area = 77,375 SF
- Number of Units = 93
- Residential Area = 68,065 SF
- Retail Area = 6,660 SF
- Parking Count = 29
- Total Allowable FAR = 4.75
- Achieved FAR = 0
 - Non-residential uses located in a character structure are exempt from FAR
 - Residential floor area in a development that meets the provisions of 23.73.010.B.2 is exempt from FAR
 - Street-level commercial uses not in a character structure complying with the standards of 23.47A.008 and 23.47A.008.B are exempt from FAR
 - Areas with underlying zoning NC3P 65, that have a floor area on a lot that is 8,000 square feet or less, and have been vacant or in parking use as of February 27, 1995 are exempt from FAR
- Base Allowable Height = 65 feet
- Allowable Height for lots including character structure to be retained = 75 feet
- Proposed Height = 75 feet

Relevant Design Guidelines:

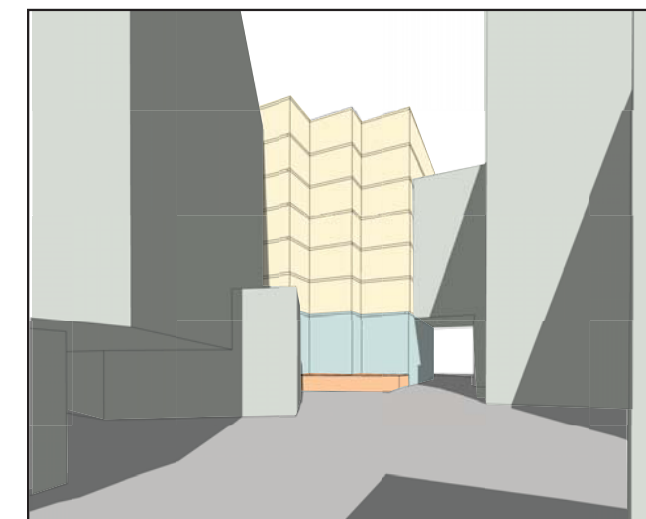
- A-5 Respect for Adjacent Sites - coordination with BMW site for visual connections internal open space
- A-10 Corner Lots - upper level development above character structure reinforces the street corner
- B-7 Conversation of Character Structures - maintain character-defining elements.
- B-7 Conversation of Character Structures - sensitively locate additions so they do not dominate the appearance of the character structure
- C-3 Human Scale -retention of existing storefront rhythm and materials



VIEW A LOOKING SOUTHWEST



VIEW B LOOKING SOUTH

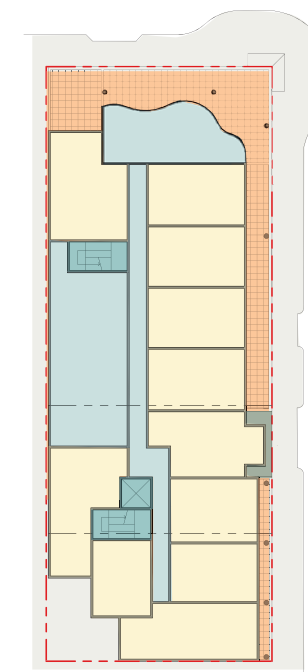


VIEW C LOOKING NORTHEAST

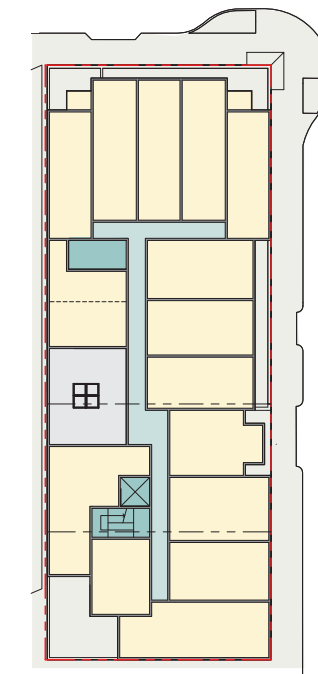
Concept C



LEVEL 1 PLAN



LEVEL 2 PLAN



TYP RESIDENTIAL PLAN

SUMMARY

Concept C illustrates a development with a common open space on the second level, which will be designed as a covered “porch” at the northeast corner above Bill’s Off Broadway, with residential units above the open space.

Advantages

- The upper-level configuration creates a strong street wall and corner at the intersection of E. Pine and Harvard, reflecting the form of the Egyptian Theater across Harvard Avenue.
- Replacing multiple residential units on the second level facing Pine Street with a common amenity area and covered exterior terrace creates an opportunity for a strong connection to street activity at this location

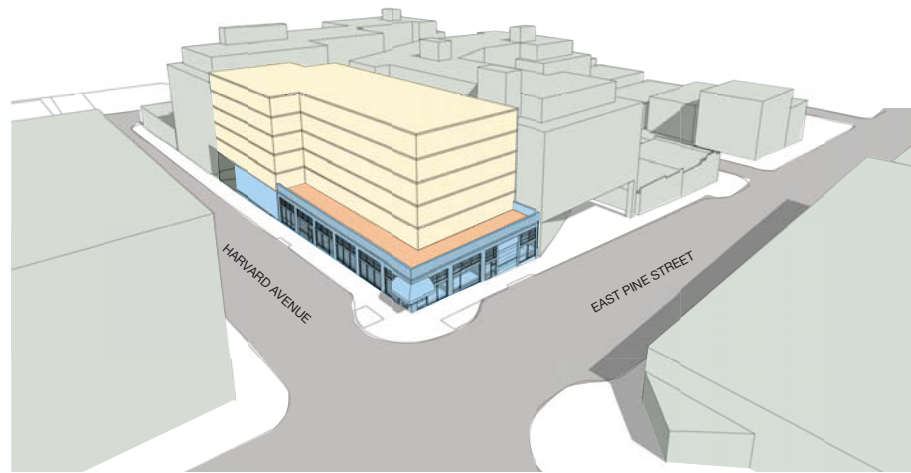
Challenges

This concept requires the largest departure for the upper-level floors.

Anticipated Departures

- Retain the existing curbcut on Pine Street in its current configuration to accommodate the return of the current tenant (15th Avenue Garage) at construction completion.
- Retain non-conforming driveway width for existing curbcut serving the 15th Avenue Garage.
- Allow less than 80 percent of the street-level, street-facing facade on Pine Street (a principal pedestrian street) to be a designated use per 23.47A.005, to accommodate the return of the 15th Avenue Garage at construction completion.
- Retain the existing curbcut on Harvard Avenue in its current configuration.
- Retain non-conforming driveway width for existing curbcut serving Red Label Moto.
- Allow setback reduction of the street-facing facades above the character structure to be reduced from 15 feet to approximately one foot on both E. Pine Street and Harvard Avenue.

Concept C



CONCEPT A

Summary

Concept A illustrates a development that complies with all applicable zoning requirements for the site. The new construction above the character structure would be set back 15 feet from both the Pine Street and Harvard Street facades. The new construction to the south of the character structure would extend to the adjacent property lines.

Advantages

No setback departures required.

Challenges

- The upper-level configuration does not easily accommodate residential units that conform to program goals for unit size and mix.
- The intent to bring back all existing tenants, including the automotive oriented tenants 15th Avenue Garage and Red Label Moto, cannot be achieved without departures.



CONCEPT B

Summary

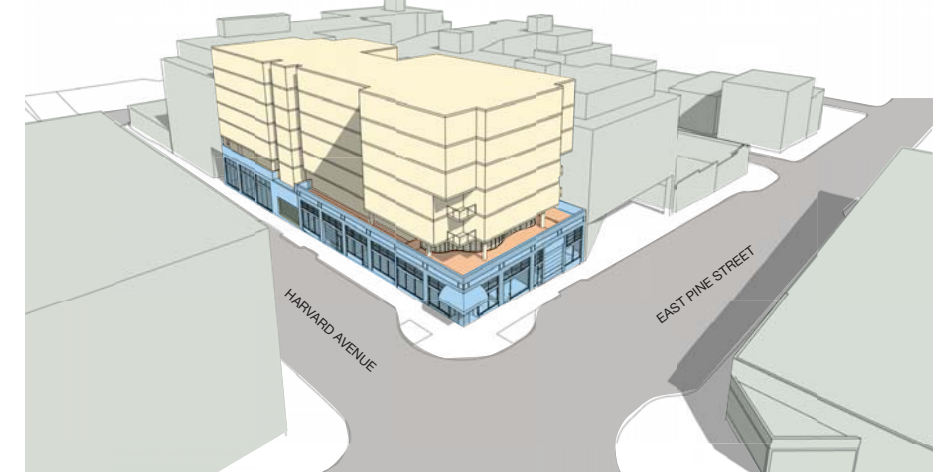
Concept B illustrates a development grouped around an upper-level courtyard on the Harvard Avenue side of the project. This proposal requires a departure to reduce the required setback from the character structure facades from 15 feet to 10 feet in some areas, and to as little as 5 feet in the northwest corner.

Advantages

The upper-level configuration allows for greater variety of unit sizes and common and private open spaces.

Challenges

More departures are required for upper-level floors.



CONCEPT C

Summary

Concept C illustrates a development with a common open space on the second level, which will be designed as a covered "porch" at the northeast corner above Bill's Off Broadway, with residential units above the open space. This proposal requires a departure to reduce the required setback from the character structure facades from 15 feet to approximately one foot.

Advantages

- The upper-level configuration creates a strong street wall and corner at the intersection of E. Pine and Harvard, reflecting the form of the Egyptian Theater across Harvard Avenue.
- Replacing multiple residential units on the second level facing Pine Street with a common amenity area and covered exterior terrace creates an opportunity for a strong connection to street activity at this location

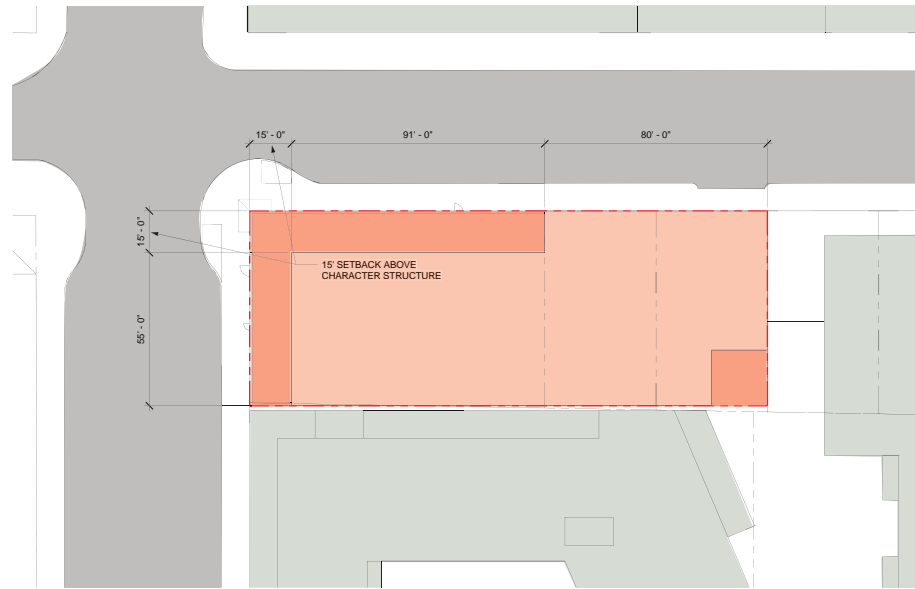
Challenges

This concept requires the largest departure for the upper-level floors. Concept C illustrates a development with a common open space on the second level, which will be designed as a covered "porch" at the northeast corner above Bill's Off Broadway, with residential units above the open space. This proposal requires a departure to reduce the required setback from the character structure facades from 15 feet to approximately one foot.

POSITIVE ASPECTS OF ALL CONCEPTS

- This is a relatively small infill project that retains the street-facing facades of a character structure and fills an existing surface parking lot with a new mixed-use structure.
- This project plans for retaining all three existing tenants and returns them to their current locations with approximately the same configuration at the completion of construction.
- There is an opportunity to coordinate the project design with the concurrent design of the former BMW dealership site located on the remainder of the block. This includes the potential for orienting the design to create open space in the block interior as well as coordinating utilities.

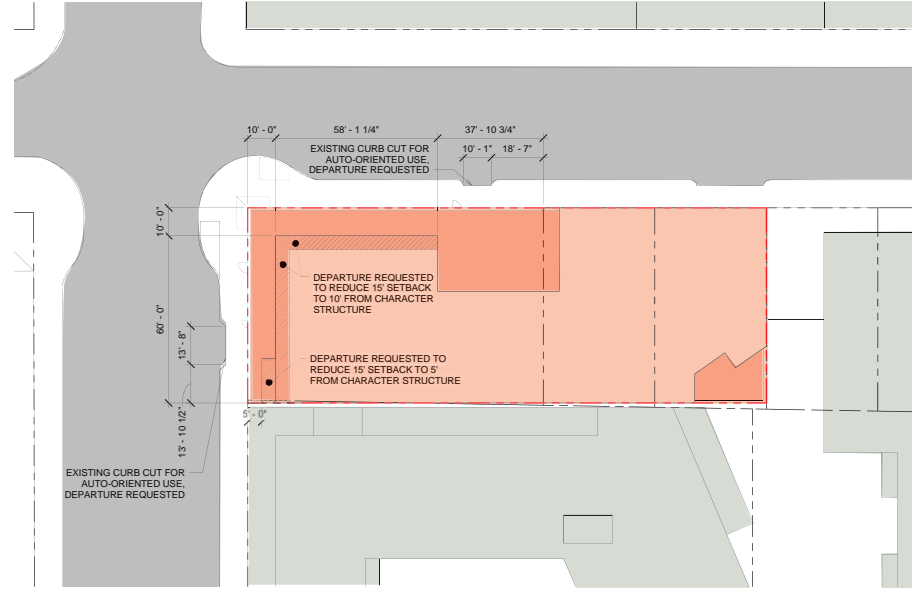
Concept Summary



CONCEPT A

Anticipated Departures

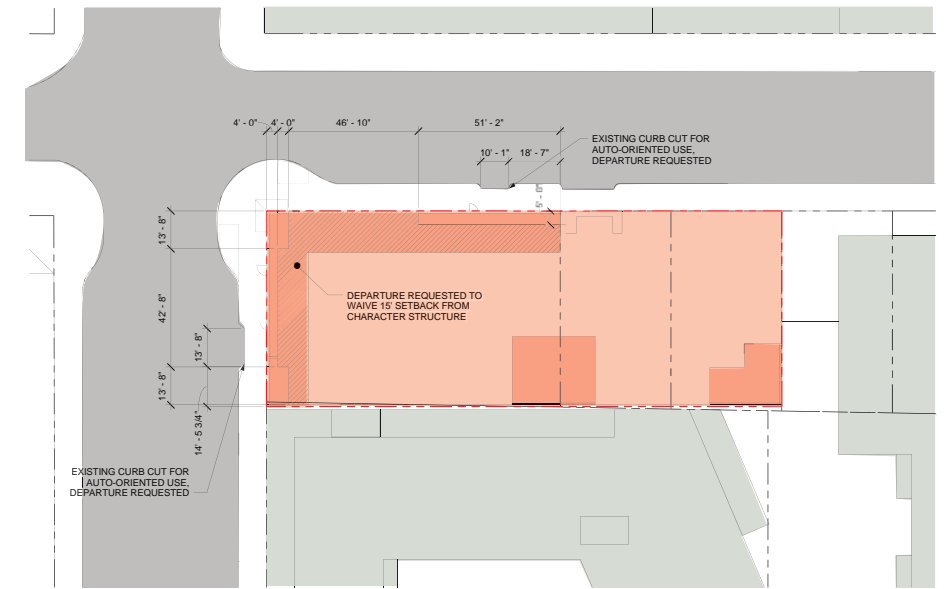
- No Departures



CONCEPT B

Anticipated Departures

- Retain the existing curbcut on Pine Street in its current configuration to accommodate the return of the current tenant (15th Avenue Garage) at construction completion.
- Retain non-conforming driveway width for existing curbcut serving the 15th Avenue Garage.
- Allow less than 80 percent of the street-level, street-facing facade on Pine Street (a principal pedestrian street) to be a designated use per 23.47A.005, to accommodate the return of the 15th Avenue Garage at construction completion.
- Retain the existing curbcut on Harvard Avenue in its current configuration to accommodate the return of the current tenant (Red Label Moto) at construction completion.
- Retain non-conforming driveway width for existing curbcut serving Red Label Moto.
- Allow setback reduction of the street-facing facades above the character structure from 15 feet to 10 feet in some areas, and to as little as 5 feet in the northwest corner. This allows greater variety in the facade expression while maintaining an average setback of approximately 15 feet for the length of the character structure facades (23.73.010).

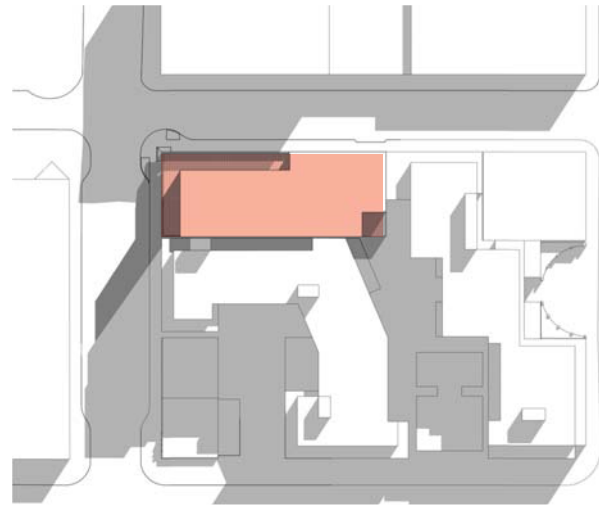


CONCEPT C

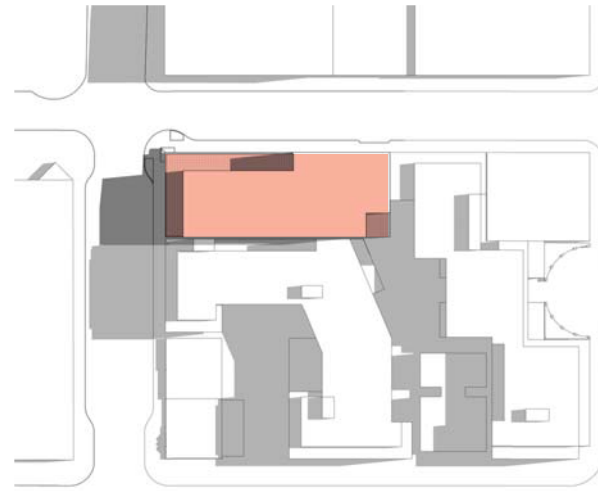
Anticipated Departures

- Retain the existing curbcut on Pine Street in its current configuration to accommodate the return of the current tenant (15th Avenue Garage) at construction completion.
- Retain non-conforming driveway width for existing curbcut serving the 15th Avenue Garage.
- Allow less than 80 percent of the street-level, street-facing facade on Pine Street (a principal pedestrian street) to be a designated use per 23.47A.005, to accommodate the return of the 15th Avenue Garage at construction completion.
- Retain the existing curbcut on Harvard Avenue in its current configuration to accommodate the return of the current tenant (Red Label Moto) at construction completion.
- Retain non-conforming driveway width for existing curbcut serving Red Label Moto.
- Allow setback reduction of the street-facing facades above the character structure to be reduced from 15 feet to approximately one foot on both E. Pine Street and Harvard Avenue. This allows a design that maintains a strong street wall/corner at the intersection of E. Pine and Harvard (23.73.010).

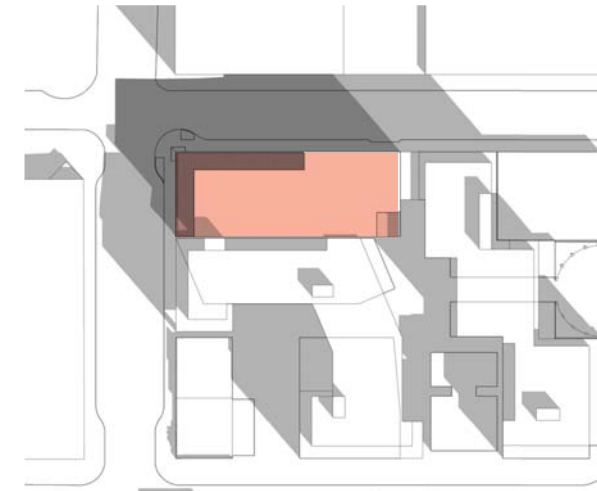
Anticipated Departures



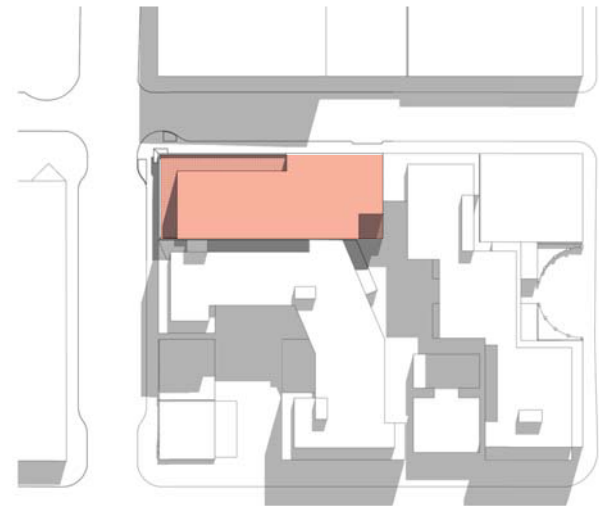
MARCH 9AM



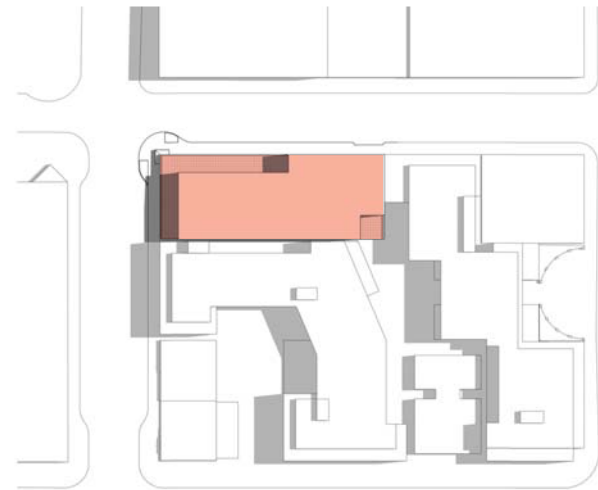
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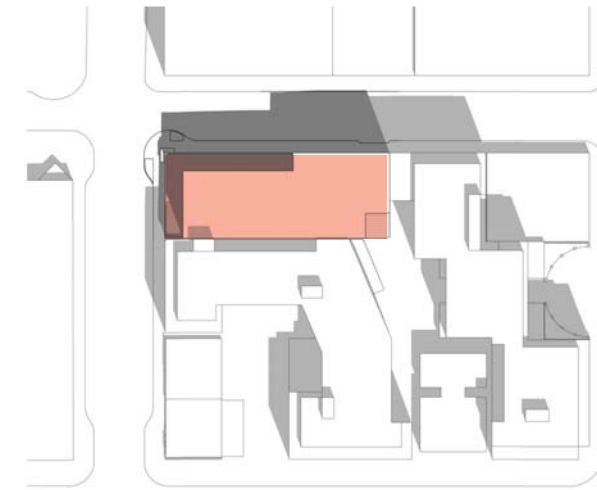
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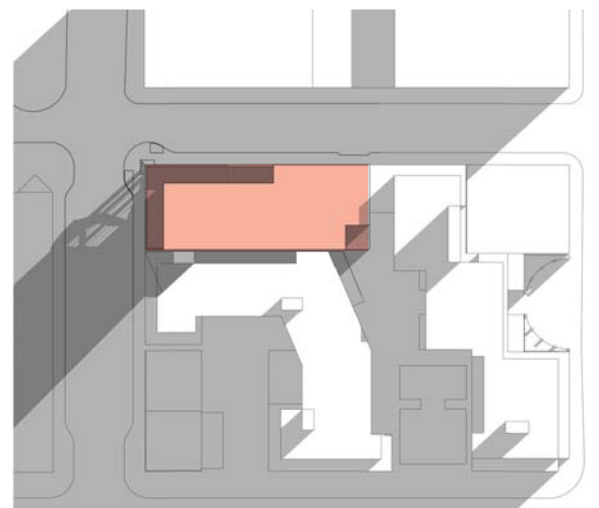
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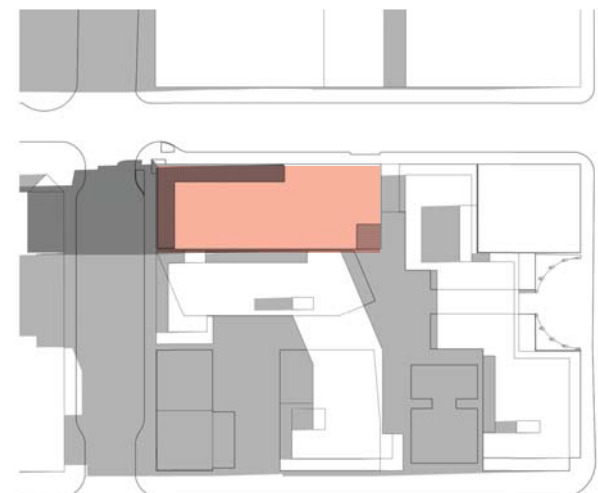
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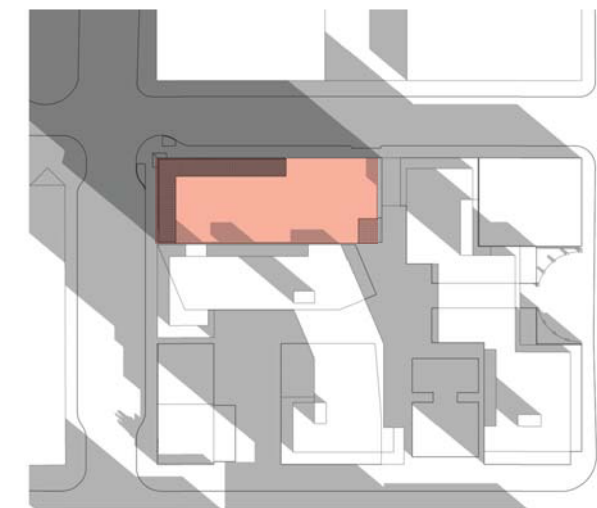
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DECEMBER 9AM



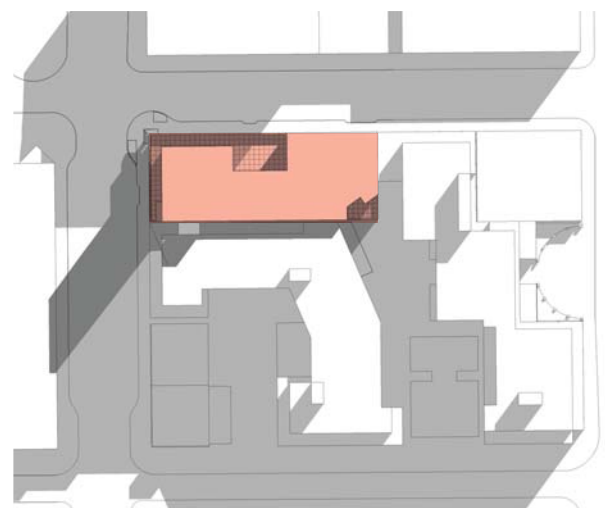
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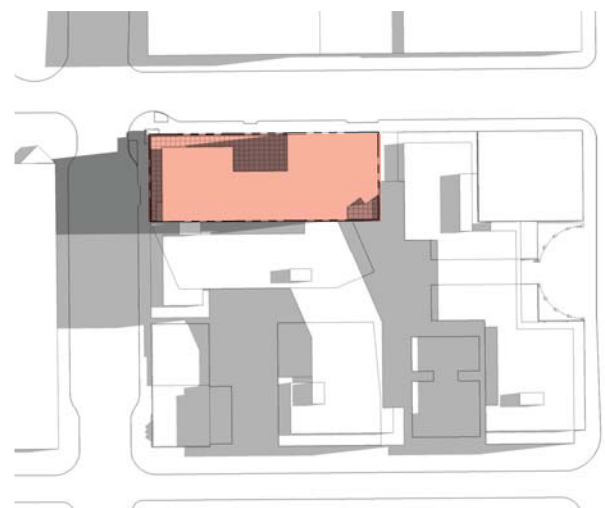
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Concept A - Shadow Studies

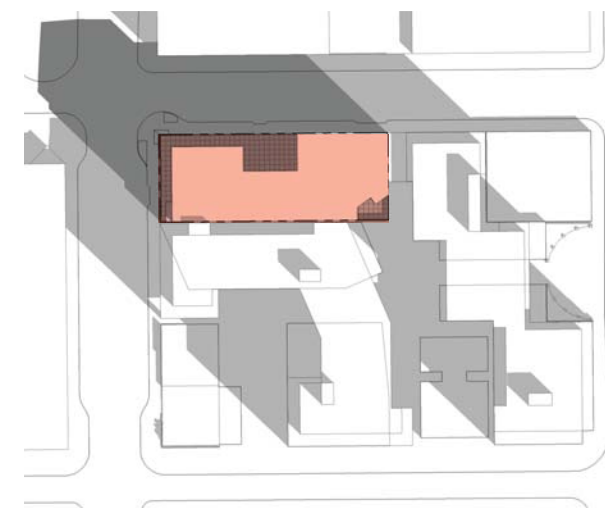




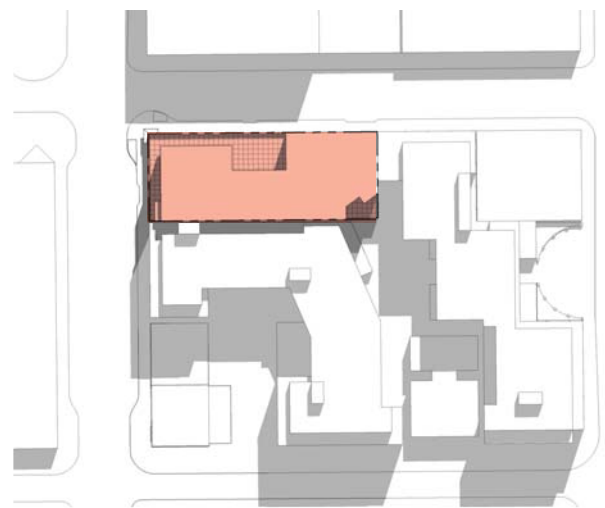
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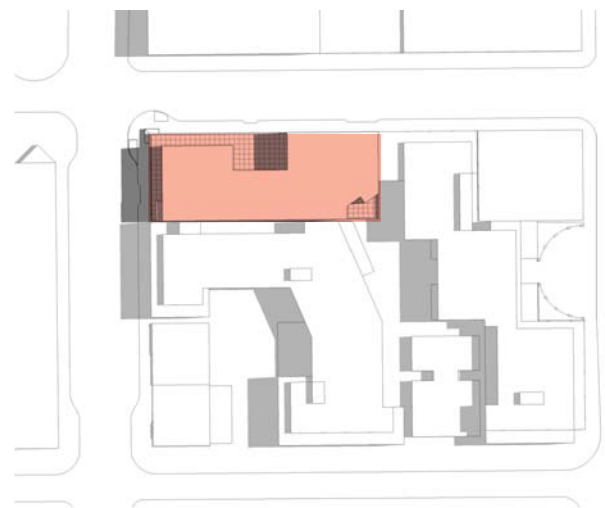
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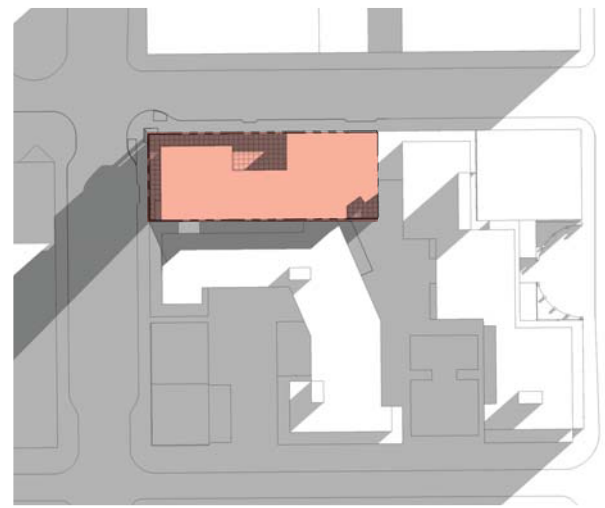
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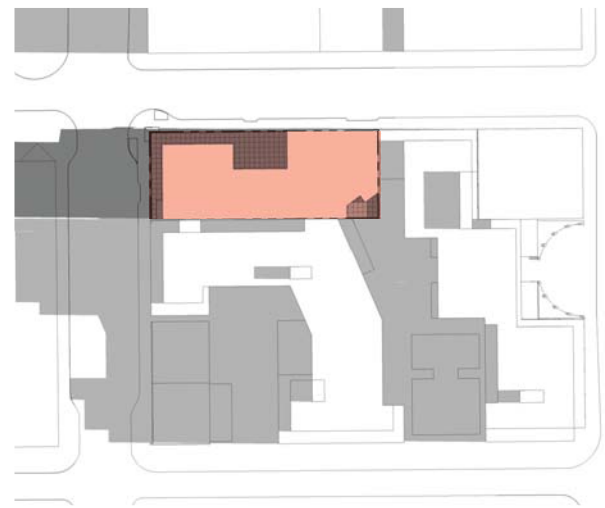
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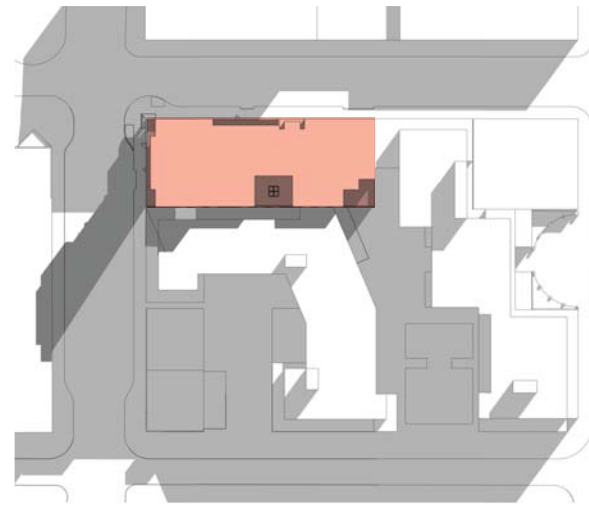


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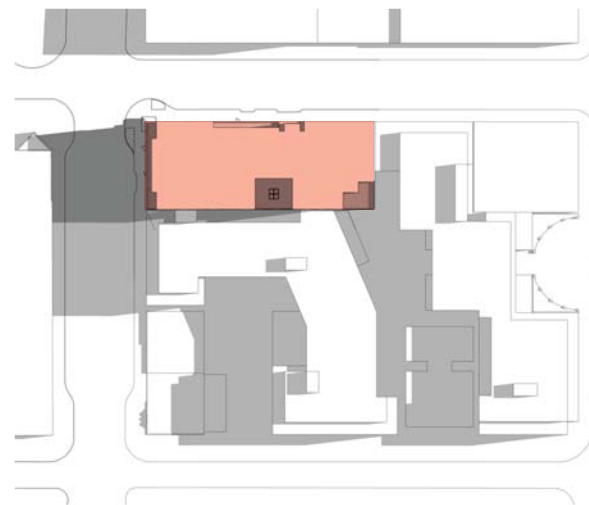


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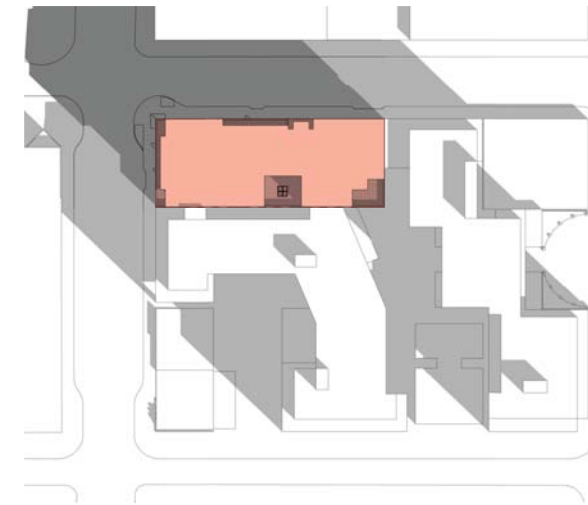
Concept B - Shadow Studies



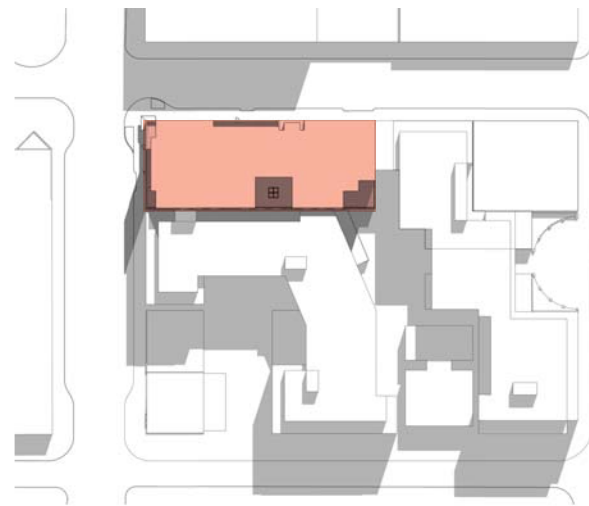
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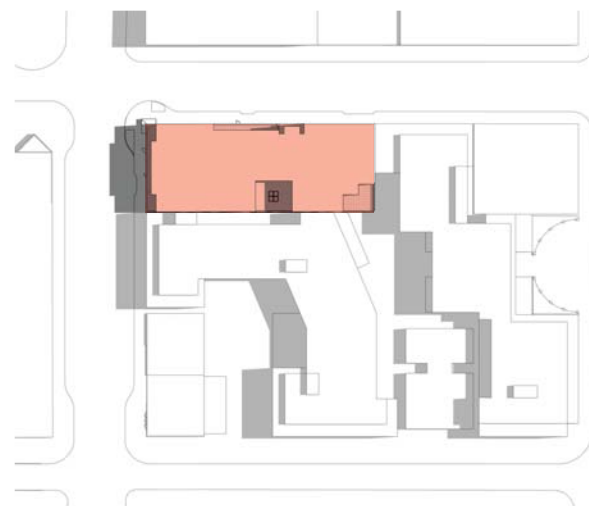
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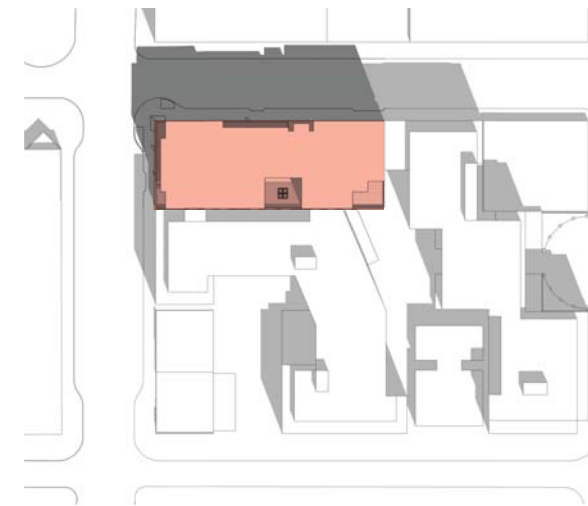
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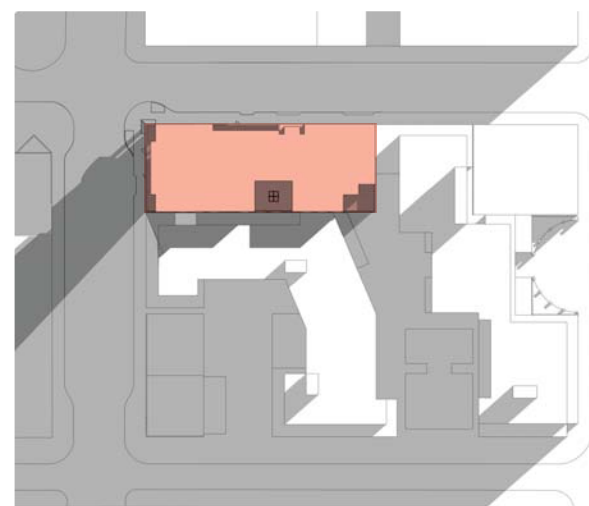
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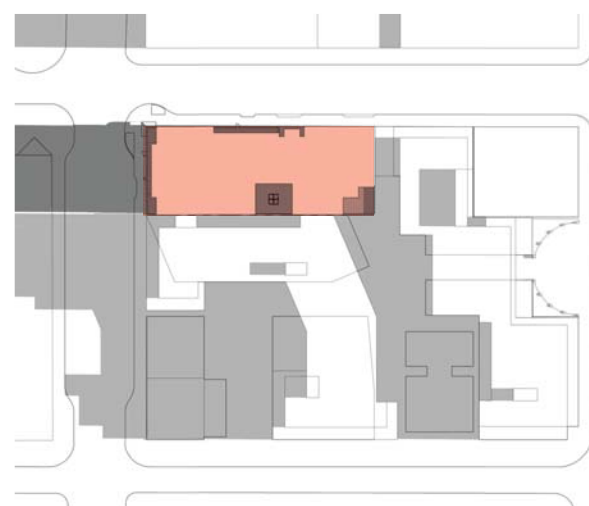
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Concept C - Shadow Studies



Base Zone: NC3P-65
 Pike/Pine Conservation Overlay District, Outside of Conversation Core
 Pike/Pine Urban Center Village

REF.	REQUIREMENT	COMPLIES?	NOTES
23.47A	COMMERCIAL		
23.47A.005	Street-level uses		
	Residential uses may not occupy, in the aggregate, more than 20 percent of the street-level street-facing facade in the following circumstances or locations:		
	In a pedestrian-designated zone, facing a designated principal pedestrian street	Yes – A Departure – B & C	Pine Street is a Principal Pedestrian Street.
23.47A.008	Street-level development standards		
	Blank Facades		
	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	Yes – A, B & C	
	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street	Yes – A, B & C	
	Transparency		
	Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	Yes – A, B & C	
	Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.	Yes – A, B & C	
	The following height and depth provisions apply to new structures or new additions to existing structures:		
	Nonresidential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level street-facing facade. If the combination of the street-facing facade requirement of subsection 23.47A.008.D.1 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure’s footprint be dedicated to nonresidential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure’s footprint is required to be non-residential.	Yes – A, B & C	
	Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.	Yes – A, B & C	Existing ceiling height to be retained.

23.47A.012	Structure height		
	In zones that are located within the Pike/Pine Conservation Overlay District with a mapped height limit of 65 feet, or with a mapped height limit of 40 feet with provisions allowing for additional height up to 65 feet according to subsection 23.47A.012.A.2, the provisions of Section 23.73.014 apply.	Yes – A, B & C	
23.47A.013	Floor Area Ratio		
	Table A, Maximum FAR for NC3-65		
	Total permitted for any single use within a mixed-use structure = 4.25	Yes – A, B & C	
	Total permitted for all uses within a mixed-use structure containing residential and non-residential uses = 4.75	Yes – A, B & C	See 23.73 Pike/Pine Conservation Overlay District requirements
23.47A.016	Landscaping and screening standards		
	Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with:		
	development containing more than four new dwelling units;	Yes – A, B & C	
23.47A.024	Amenity area		
	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.	Yes – A, B & C	
	Required amenity areas shall meet the following standards, as applicable:	Yes – A, B & C	
	All residents shall have access to at least one common or private amenity area;		
	Amenity areas shall not be enclosed;		
	Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size;		
	Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.		

Land Use Compliance Notes

23.73	PIKE/PINE CONSERVATION OVERLAY DISTRICT		
23.73.009	Floor Area Ratio		
	In addition to the floor area exempt under the provisions of the underlying zone, the following floor area is exempt from the calculation of gross floor area subject to an FAR limit and from the limit on nonresidential use in 23.73.009.B:		
	Nonresidential use located in a character structure, provided that the non-residential use does not displace an existing residential use.	Yes – A, B & C	
	New nonresidential floor area added to a character structure, provided that the added floor area does not exceed the equivalent of 0.5 FAR, as calculated on the lot occupied by the character structure at the time it was built.	Yes – A, B & C	
	Street-level commercial uses complying with the standards of 23.47A.008 and 23.47A.008.B	Yes – A Departure – B & C	
	In areas where the underlying zoning is NC3P 65, all floor area on a lot that is 8,000 square feet or less in area and has been either vacant or in parking use as of February 27, 1995.	Yes – A, B & C	
23.73.010	Floor size limits outside the Conservation Core		
	For a project that incorporates portions of a character structure, the following conditions shall be met:		
	All street-facing facades of the character structure are retained;	Yes – A, B & C	
	All portions of the new structure above the height of the street-facing facades of the character structure are set back a minimum of 15 feet from all street property lines that abut the character structure; and	Yes – A Departure – B & C	Project may seek a departure to modify setback requirement
	The original floor-to-ceiling height of the ground story is maintained.	Yes – A, B & C	
23.73.012	Structure width and depth limits		
	The structure width and depth limits in this Section 23.73.012 apply to lots that contained a character structure on the effective date of the ordinance introduced as Council Bill 117235.		
	Structure width limit outside the Conservation Core.		

	Outside the Conservation Core identified on Map A for 23.73.010, for all portions of a structure that abut Pike, East Pike, Pine, or East Pine Streets, structure width shall be limited to 50 percent of the total width of all lots on the block face, measured along the street lot line on block faces that exceed 170 feet in width, except that the structure width limit calculation does not include the following:		
	Portions of a character structure, whether connected to a new structure or not;	Yes – A, B & C	
23.73.014	Height exceptions		
	Height exception for lots that include a character structure. In zones with a 65-foot mapped height limit, or with a 40-foot mapped height limit with provisions allowing for additional height up to 65 feet according to subsection 23.47A.012.A, the Director may permit the height of a structure to exceed the height limit of the zone by 10 feet, subject to the following:		
	The lot includes a character structure.	Yes – A, B & C	
	If a project incorporates a character structure on the lot, the project meets the following conditions: All street-facing facades of the character structure shall be retained; All portions of the new structure above the height of the street-facing facades of the character structure shall be set back a minimum of 15 feet from all street property lines that abut the character structure; and The original floor-to-ceiling height of the ground story shall be maintained.	Yes – A Departure – B & C	Project may seek a departure to modify 15 ft setback requirement
	The additional floor area above the 65-foot height limit is occupied solely by residential use;	Yes – A, B & C	
	The project will not result in the demolition of a character structure listed in a rule promulgated by the Director according to Section 23.73 005 or of a designated landmark, except to the extent allowed in subsection 23.73.014.B.2;	Yes – A, B & C	

Land Use Compliance Notes