



721 E. Pine Street  
Seattle, WA 98122

**Recommendation Meeting** (DPD#3013765)  
prepared for O&S LLC  
August 12, 2013

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.

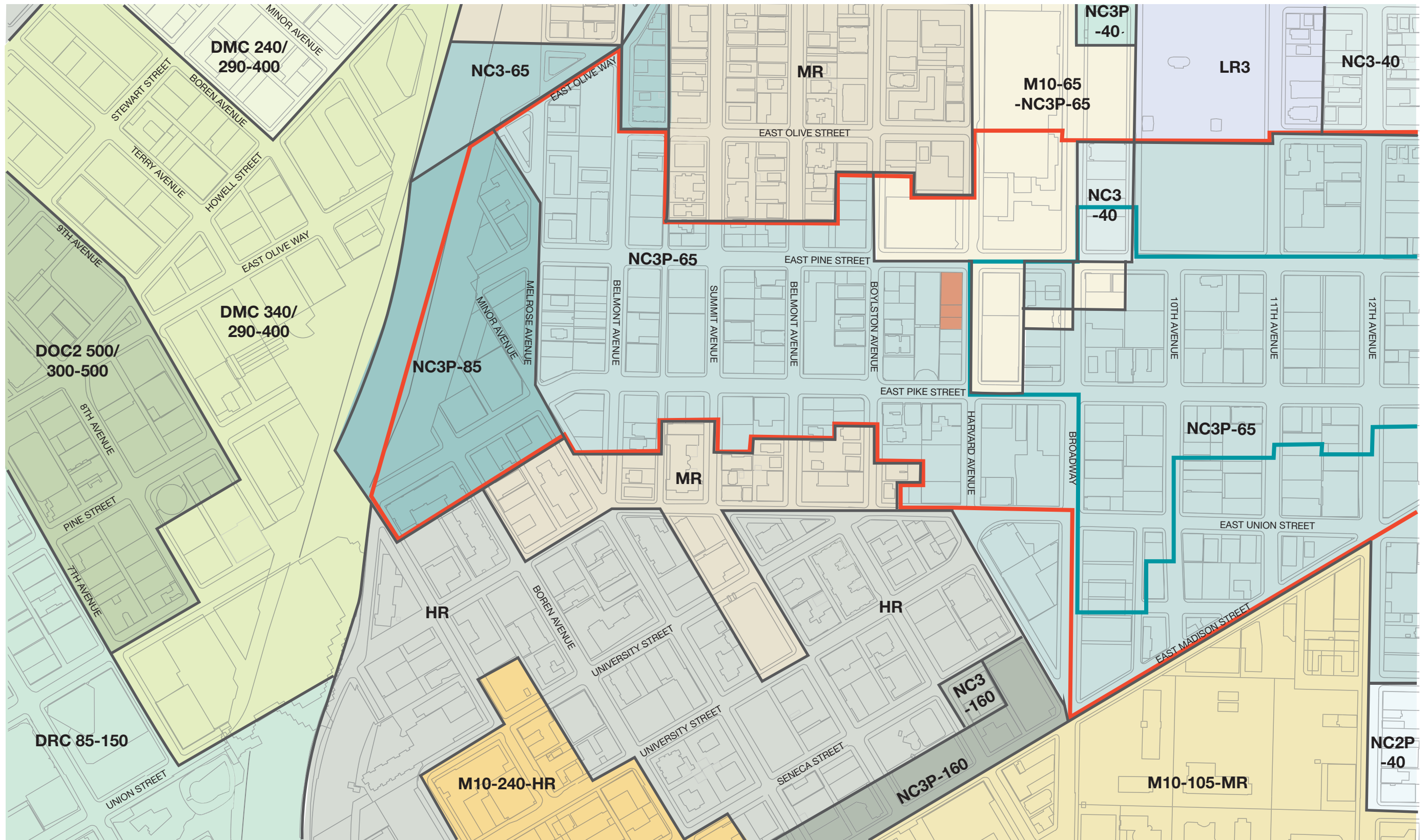


A-2 STREETScape COMPATIBILITY	A-4 HUMAN ACTIVITY	A-10 CORNER LOTS	C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY	E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES
The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	New 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.



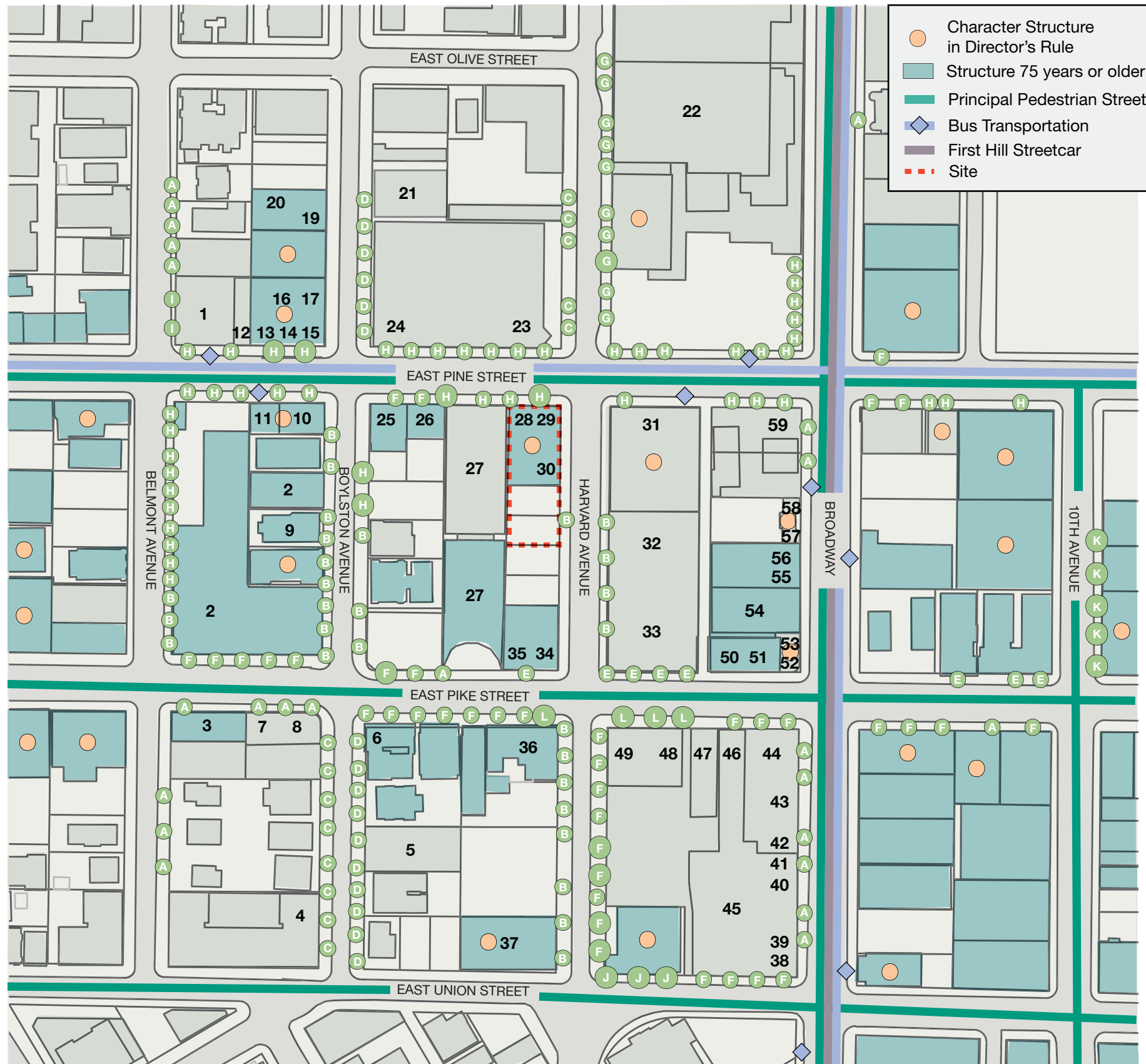
**Pertinent Design Guidelines**



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





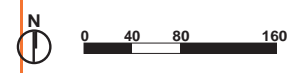
**Existing Uses**

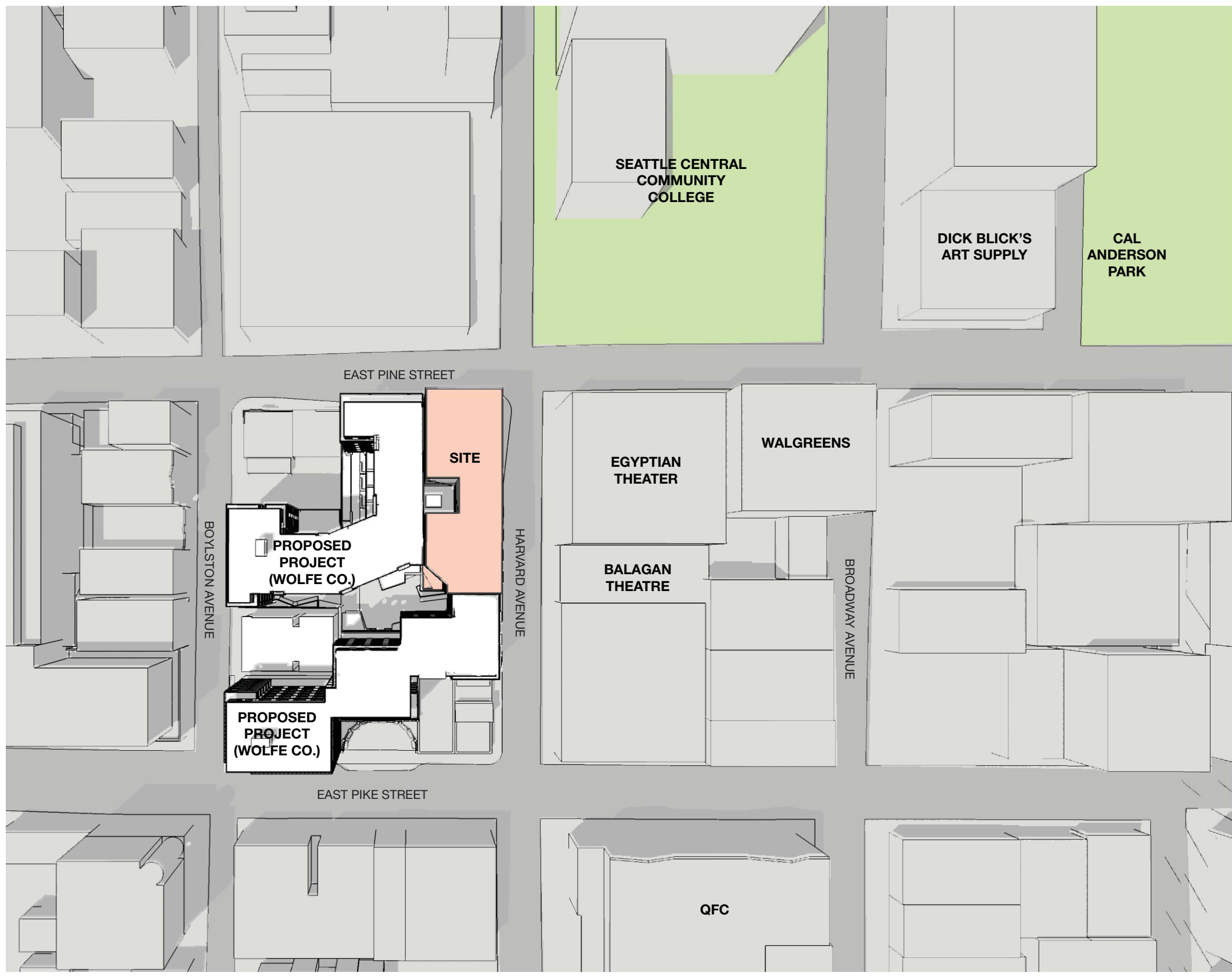
- 1 Fogon Restaurant
- 2 Mercedes Benz
- 3 Mercedes Benz
- 4 Catch Design Studio
- 5 Salon Armand
- 6 Edge of teh Circle books  
Honey Hole  
Alive & Well  
Sal's Barber  
Babeland  
Stitches
- 7 Bedlam Bedlam
- 8 Vacant
- 9 The Boylston Hotel
- 10 R Place
- 11 611 Supreme
- 12 Third Man Video
- 13 Rudy's 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

**Tree Survey**

- A Ash
- B Cherry
- C Hawthorne
- D Honey Locust
- E Marina Strawberry
- F Maple
- G Oak
- H Sweetgum
- I Zelkova
- J European Hornbeam
- K London Plane
- L Norway Maple

**Existing Uses/Neighborhood Context**





Site Context





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





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



95 Slide

Red Label Moto

Bill's Off Broadway



Pike Street

Pine 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





**A | RED LABEL MOTO**

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

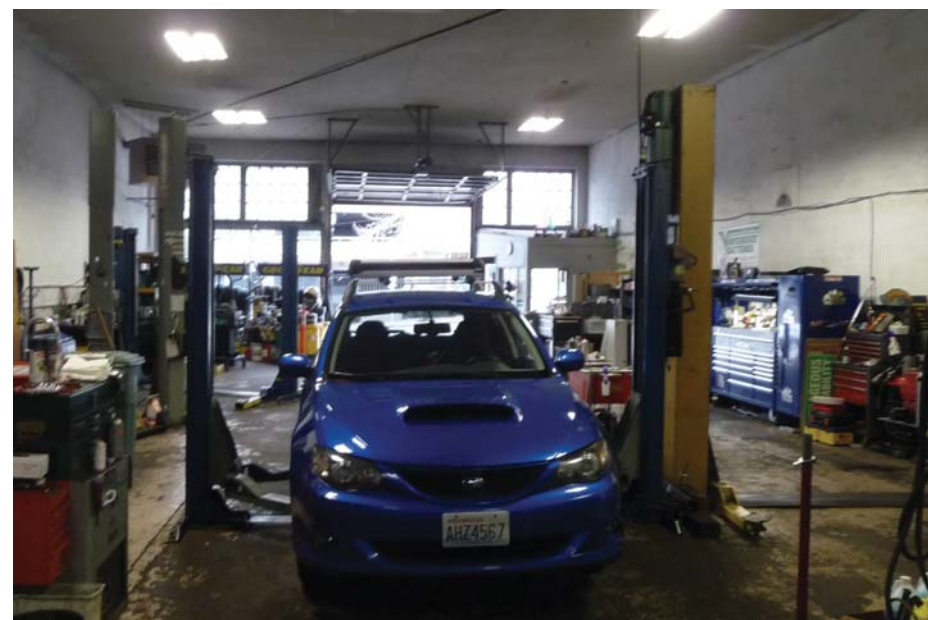


**B | BILL'S OFF BROADWAY**

- 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





### 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

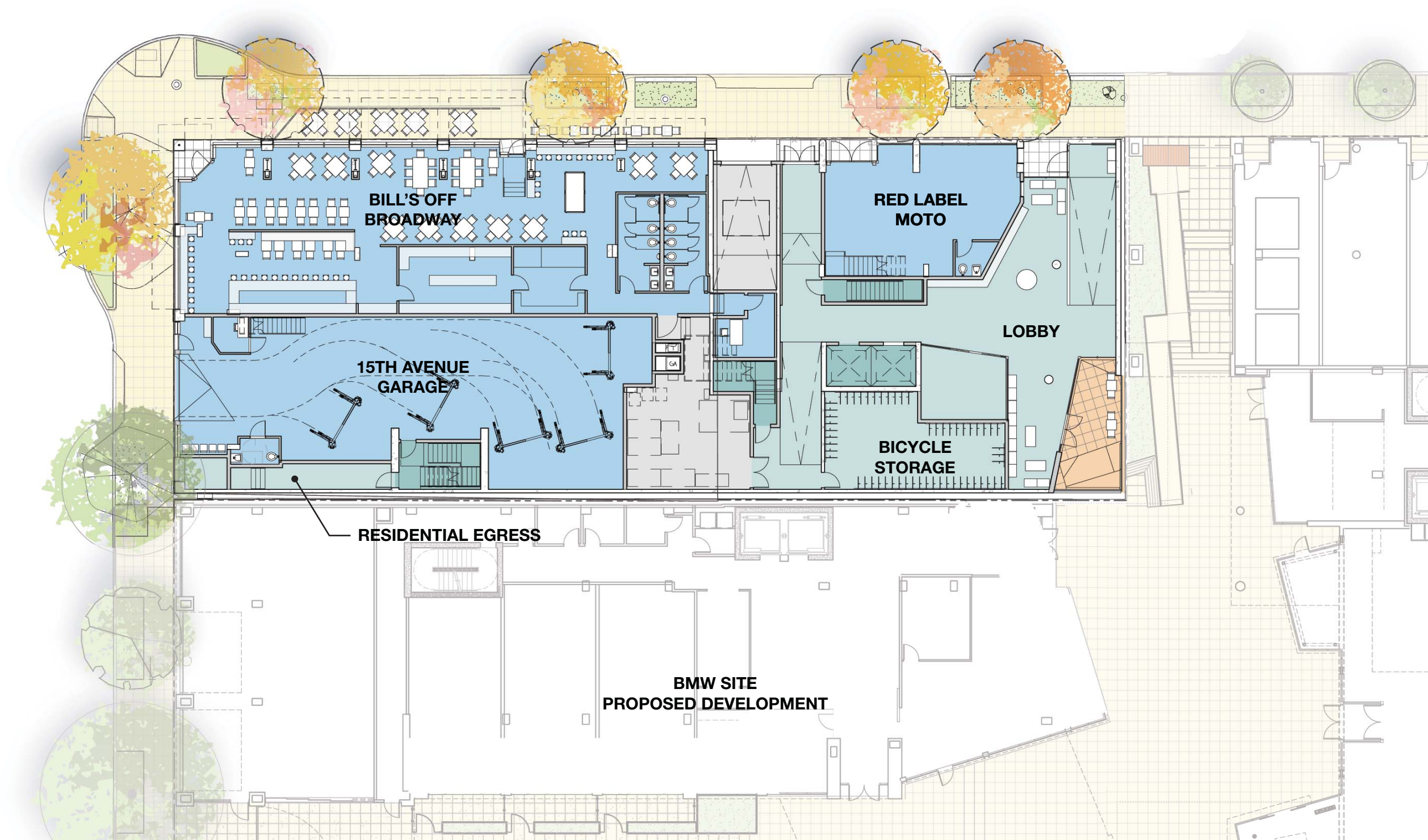
Integrity:  
 Changes to Plan: Slight  
 Changes to Windows: Intact  
 Changes to Original Cladding: Intact

Source: *Seattle.gov - Department of Neighborhoods  
 Historical Sites*



### Retained Character Structure – 721 E. Pine St.





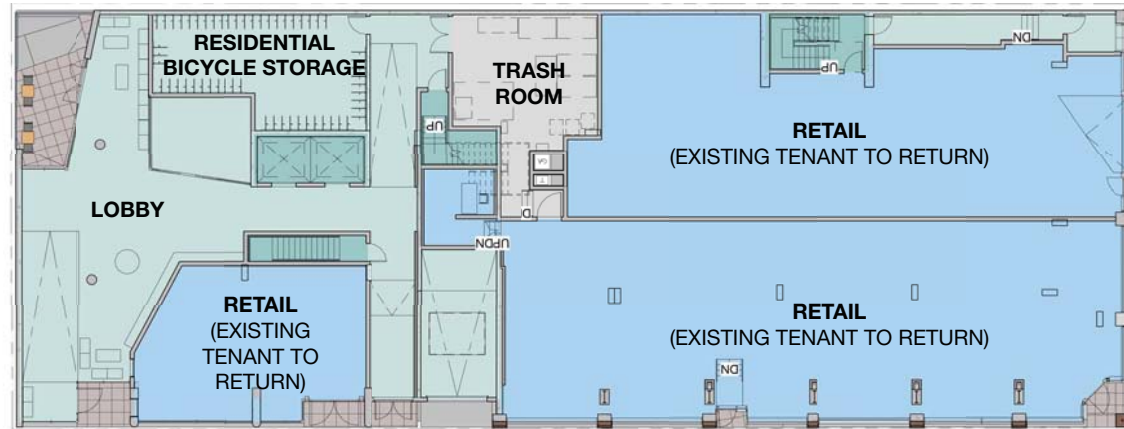
**Illustrative Site Plan**



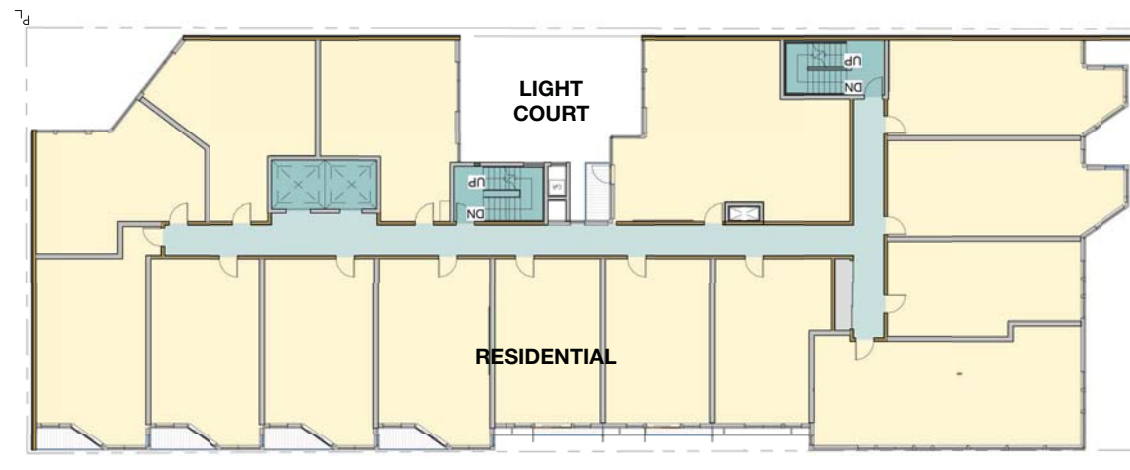
L2 RESIDENTIAL



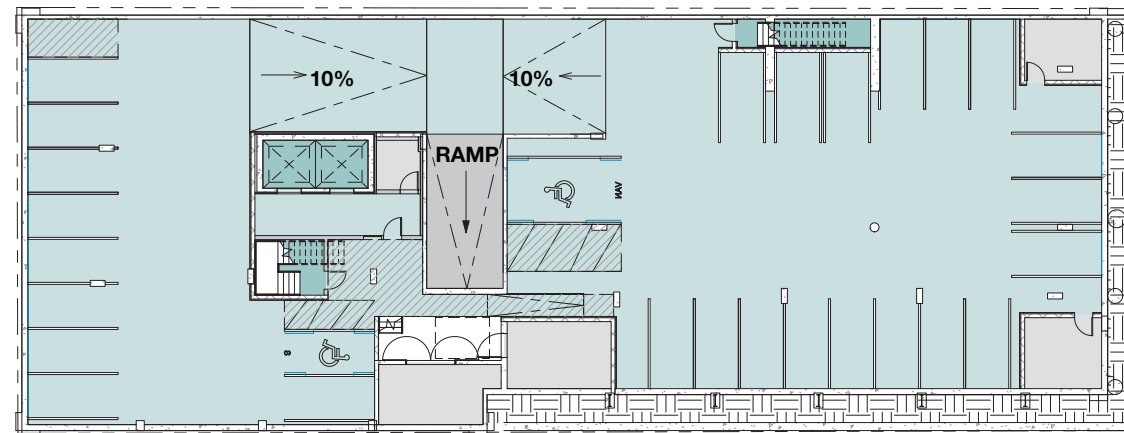
L7 RESIDENTIAL



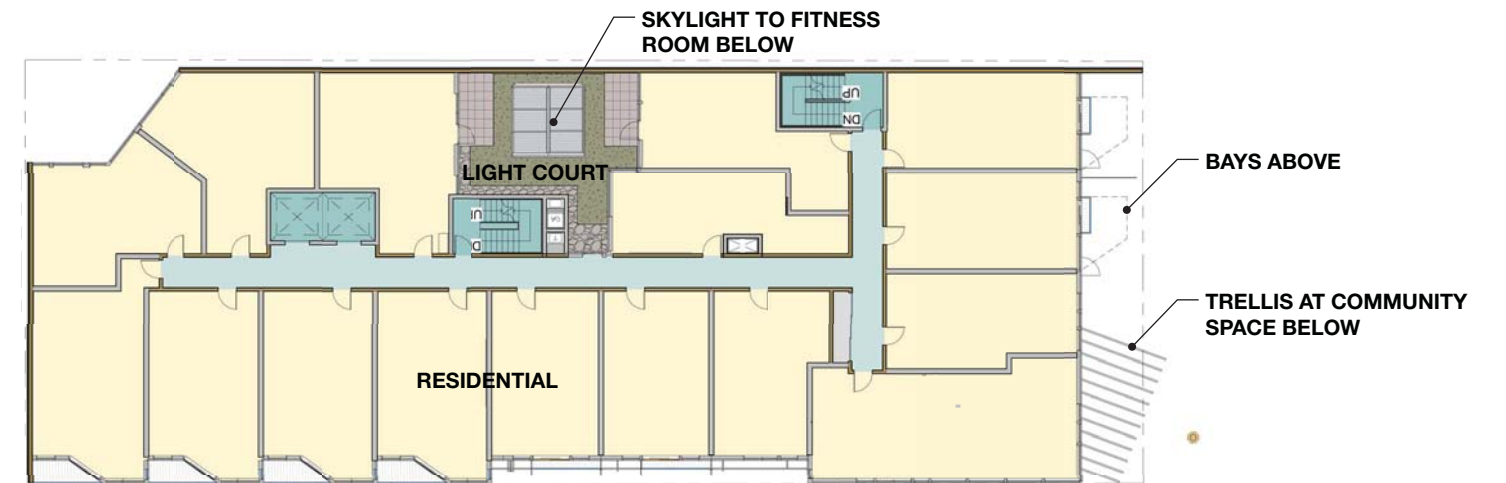
L1 RETAIL/RESIDENTIAL LOBBY



L4-6 RESIDENTIAL



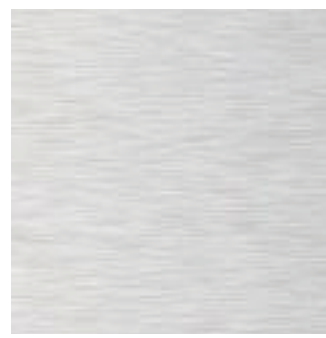
P01 GRADE LEVEL PARKING



L3 RESIDENTIAL

Plans





1 FLUSH GREY METAL PANEL



2 FIBER CEMENT BOARD: MARIGOLD



3 FIBER CEMENT BOARD: LIGHT GREY



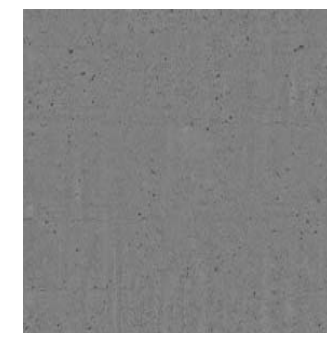
4 FIBER CEMENT BOARD: DARK GREY



5 FIBER CEMENT BOARD: FRENCH BLUE



6 WOOD SOFFIT: CEDAR PLANKS



7 ARCHITECTURAL CONCRETE





1 FLUSH GREY METAL PANEL



2 FIBER CEMENT BOARD: MARIGOLD



3 FIBER CEMENT BOARD: LIGHT GREY



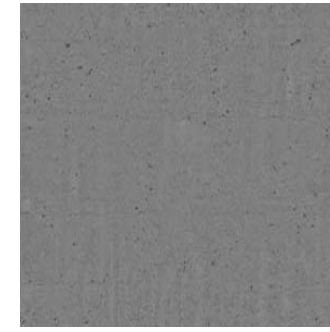
4 FIBER CEMENT BOARD: DARK GREY



5 FIBER CEMENT BOARD: FRENCH BLUE



6 WOOD SOFFIT: CEDAR PLANKS

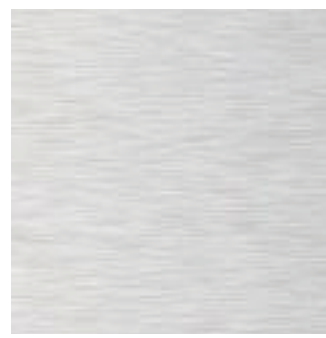


7 ARCHITECTURAL CONCRETE



### Architectural Materials





1 FLUSH GREY METAL PANEL



2 FIBER CEMENT BOARD: MARIGOLD



3 FIBER CEMENT BOARD: LIGHT GREY



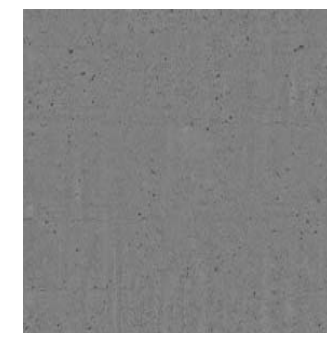
4 FIBER CEMENT BOARD: DARK GREY



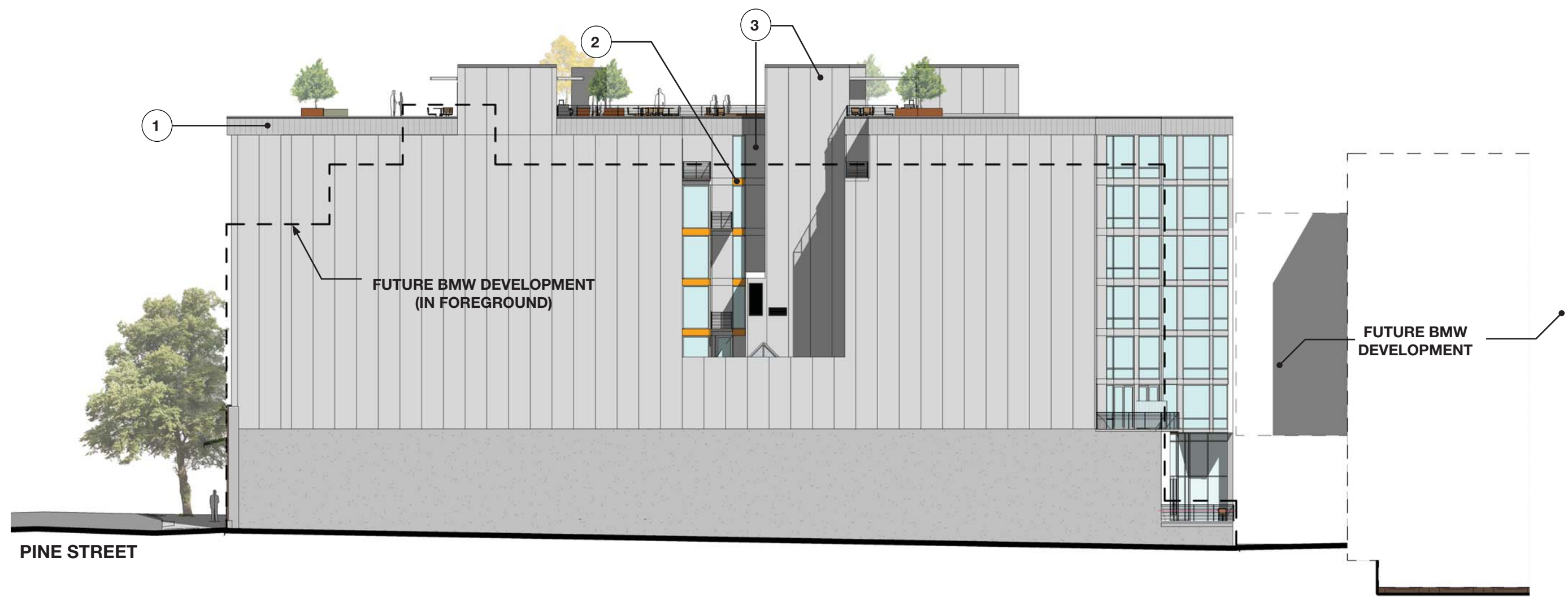
5 FIBER CEMENT BOARD: FRENCH BLUE



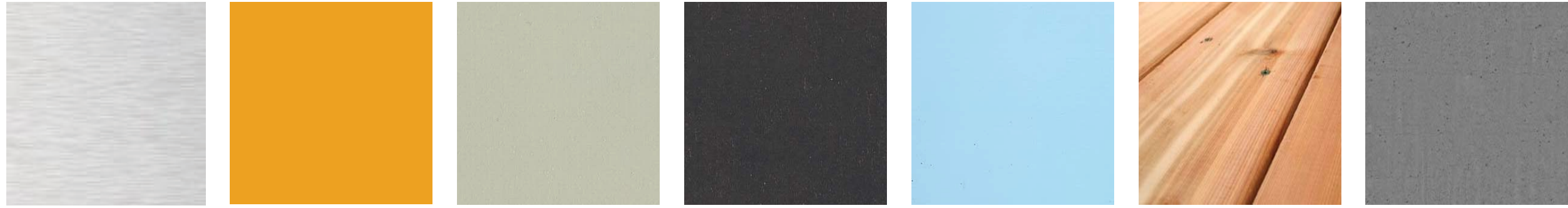
6 WOOD SOFFIT: CEDAR PLANKS



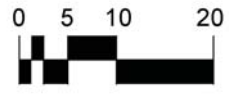
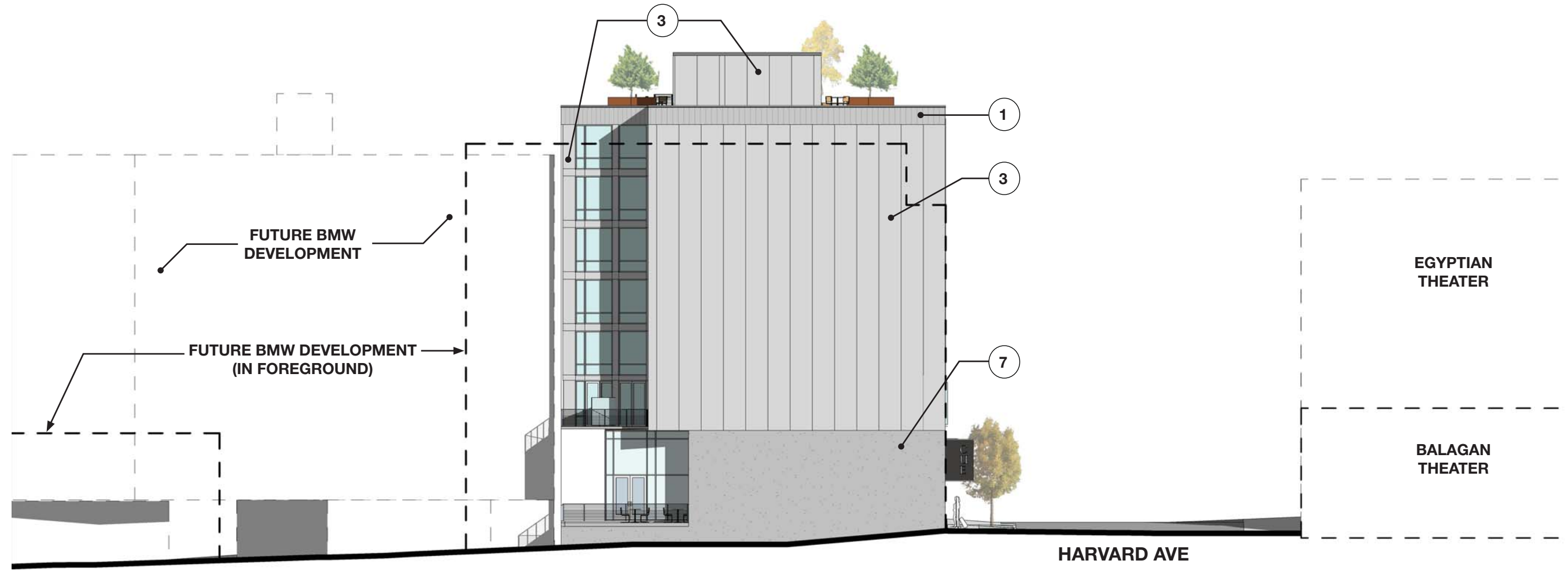
7 ARCHITECTURAL CONCRETE



Architectural Materials



- 1 FLUSH GREY METAL PANEL
- 2 FIBER CEMENT BOARD: MARIGOLD
- FIBER CEMENT BOARD: LIGHT GREY
- 4 FIBER CEMENT BOARD: DARK GREY
- 5 FIBER CEMENT BOARD: FRENCH BLUE
- 6 WOOD SOFFIT: CEDAR PLANKS
- 7 ARCHITECTURAL CONCRETE



**Architectural Materials**



SHRUBS AND GROUNDCOVERS



A Hummingbird Summersweet



B Silver Dragon Litrope



C Himalayan Sweet Box



D Privet honeysuckle



E Golden Vivax Bamboo



F Stormcloud Agapanthus

TREES



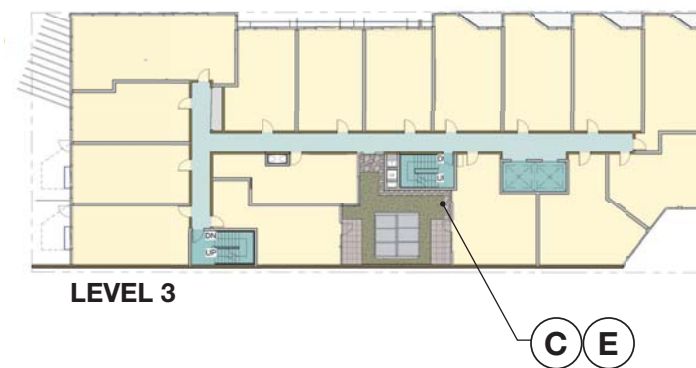
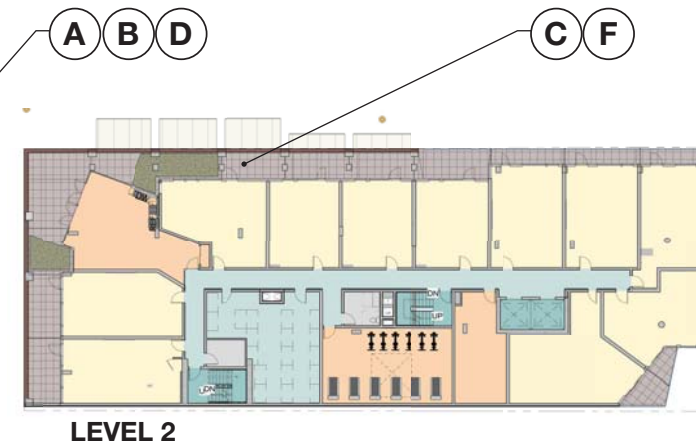
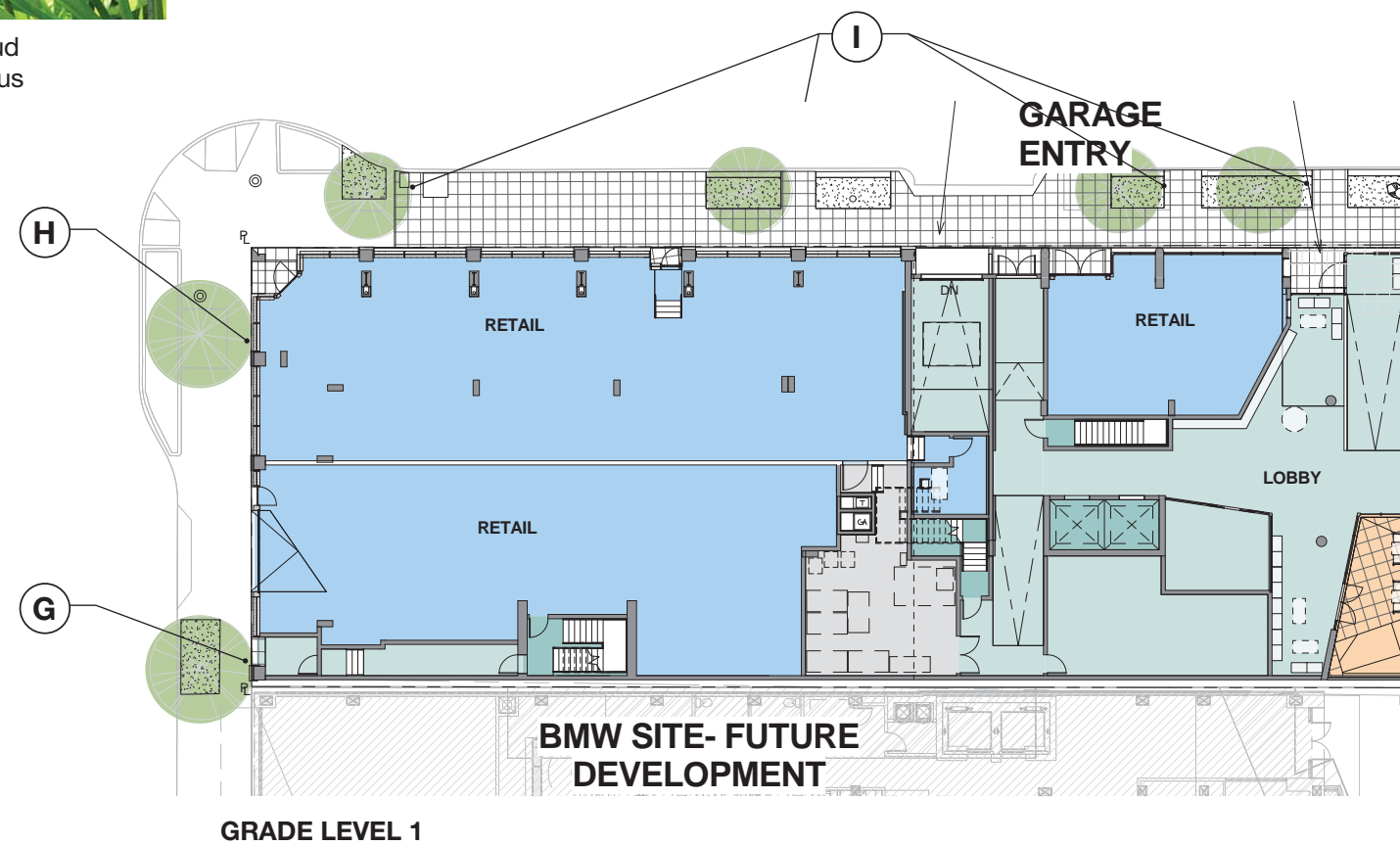
G Greencolumn Maple-Pine-NEW



H Sweetgum-Pine-EXISTING



I Golden Desert Ash-Harvard



Landscape Plantings/Materials



TREES



1 Frisia Black Locust



2 Amur Maple

GRASSES AND PERENNIALS



3 Blue Rye



4 Coronation Gold Yarrow



5 Goldstorm Blackeyed Susan



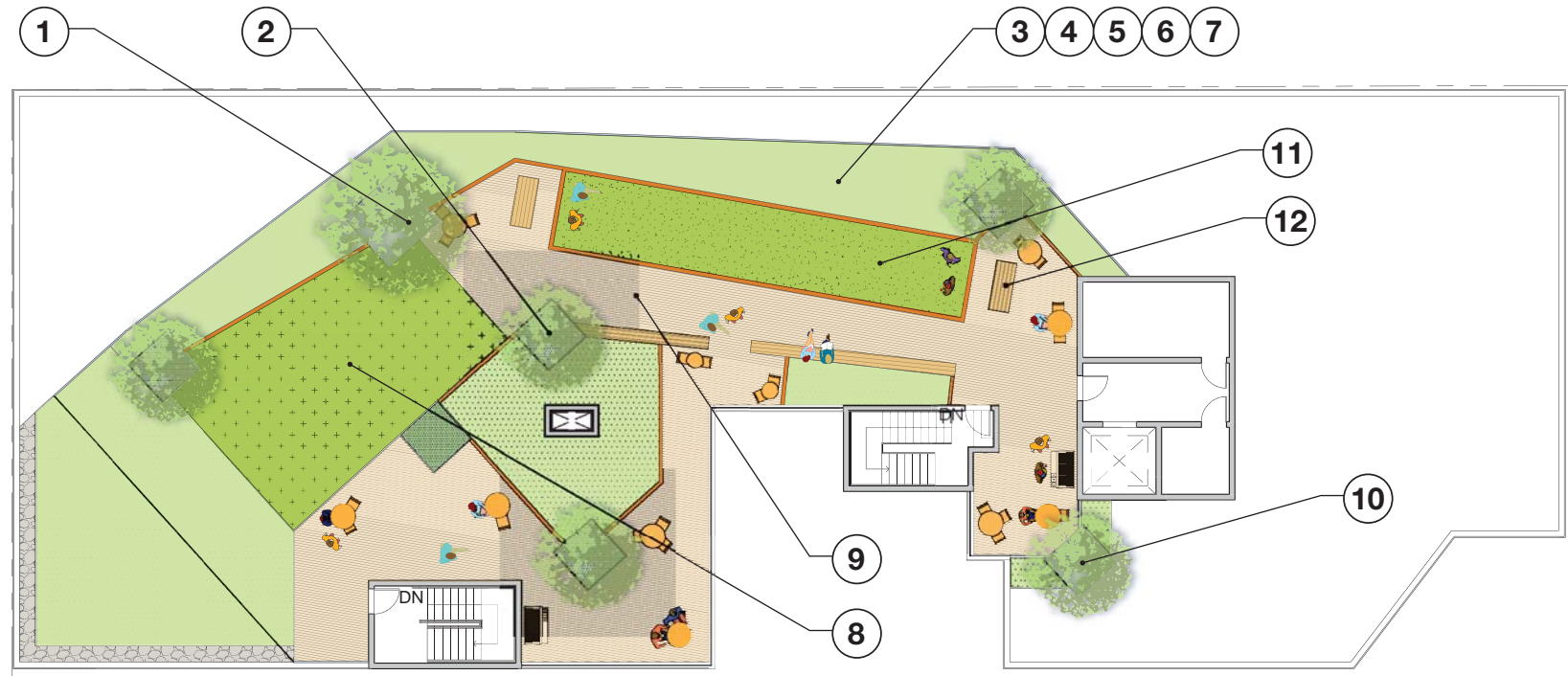
6 Adagia Maiden Grass



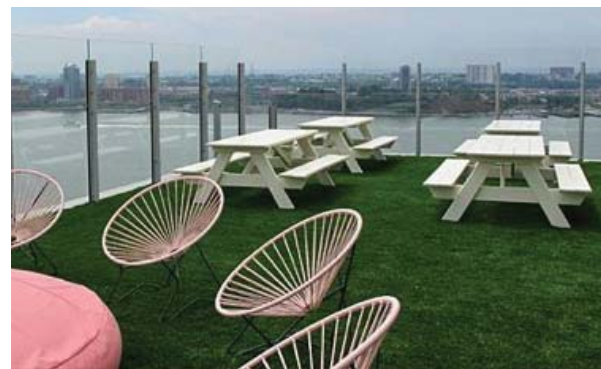
7 Sapphire Blue Sea Holly



ROOF PERSPECTIVE



ROOF LEVEL PLAN



8 Artificial Turf Lawn



9 Composite Decking



10 Whimsical Lighting in Trees



11 Bocce Court



12 Swing-back Bench

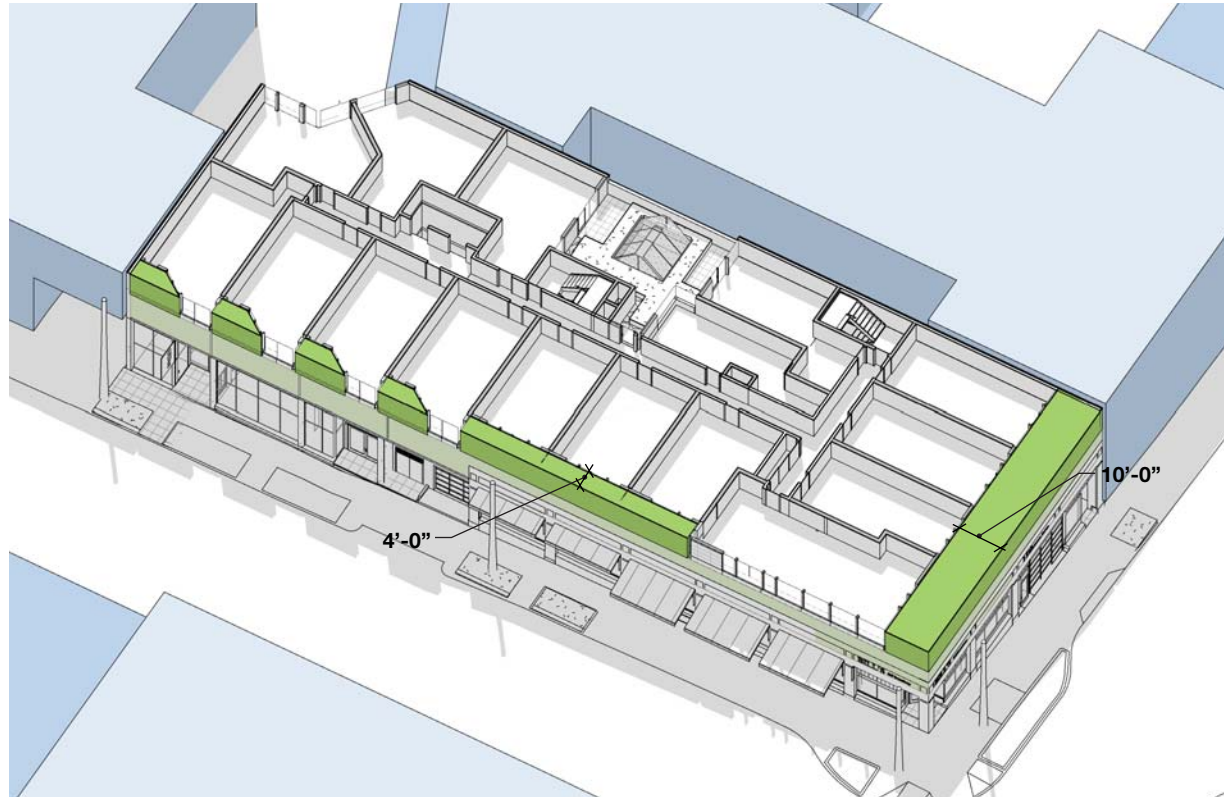
Landscape Plantings/Materials - Roof



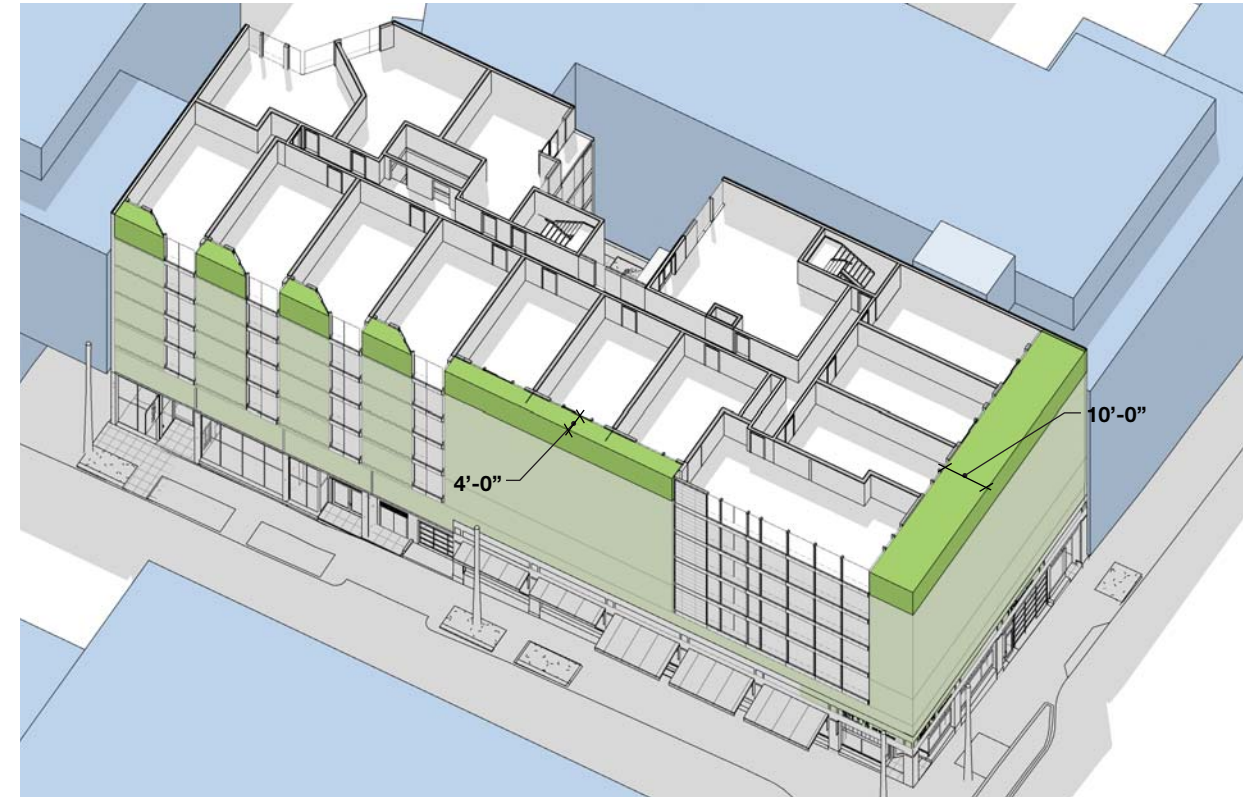
COMMENT	RESPONSE
<b>CONTEXT OF NEARBY BUILDINGS</b>	
The proposed design should respond to the context of visually prominent nearby structures, such as the Broadway Performance Hall and the Egyptian Theatre. Datum lines, similar scaled facade treatments, and other strategies may be used to reference this context in a modern expression. (C-1, C-2)	The design has been developed in several ways which respond to the prominent nearby structures. <ul style="list-style-type: none"> <li>• The middle one-third (approximately) of the Harvard Avenue facade has been set back from the face of the building on either side, with a very regular, rectilinear expression of windows, spandrels and railings to reflect the strong rhythmic facade of the Egyptian Theater. See view on page 26.</li> <li>• Projecting bays have been added on the East Pine facade with windows canted toward the open space on the opposite street corner in front of the Broadway Performance Hall. See views on pages 30 and 32.</li> </ul>
<b>HEIGHT, BULK AND SCALE, DESIGN CONCEPT</b>	
The Board was supportive of Alternative C. (B-1, C-2)  The Board supported the concept of a visual ‘hinge’ to emphasize the joint between the northern/character structure portion of the building and the ‘new’ southern portion of the building. (A-2, B-1, B-3, B-7, C-2)	The idea of a visual “hinge” emphasizing the joint between the character structure and the new construction has been further developed to change the facade expression north and south of this intersection. <ul style="list-style-type: none"> <li>• There is a continuous setback at Level Two for the length of the building along Harvard Avenue.</li> <li>• Another change of plane has been introduced between the center of the Harvard Avenue facade.</li> <li>• The facade south of the “hinge” now has an added rhythm of projecting bays and decks.</li> <li>• See views on page 26 and page 28.</li> </ul>
The upper building mass should be simplified to emphasize the corner, the front porch, the character structure portion, and the ‘new’ southern portion of the building. (A-10, B-1, B-3, B-7, C-2)	The design has developed to enlarge the “porch” at the Level Two corner of Harvard and Pine, and extend the setback to the upper level soffit. <ul style="list-style-type: none"> <li>• The trellis is set at an angle to emphasize the “porch”.</li> <li>• The soffit is used as a unifying element to contain the varied elevation components in a single composition.</li> <li>• See views on pages 29 and 26.</li> </ul>
The upper level massing moves should respond to the asymmetry of the street level on E. Pine St. (A-2, B-3, B-7, C-2)	Projecting bays have been added on the East Pine facade with windows canted toward the open space on the opposite street corner in front of the Broadway Performance Hall. See views on pages 30 and 32.
The proposed parking garage and other garage entries should be treated for human scale and visual interest (A-4, C-5)	Note the addition of a glazed overhead door at the entrance to 15th Avenue Garage on Pine Street, and the further developed detailing at the recessed entrance to the parking garage on Harvard Avenue. See views on page 28 and page 29.
<b>SECOND FLOOR TERRACE “FRONT PORCH”</b>	
The ‘front porch’ setback and treatment at the second floor should extend further on Harvard Avenue to activate the street frontage. (A-1, A-2, A-4, A-7, B-3)	The five-foot deep recess at Level Two extends the length of Harvard Avenue, continuing across the character structure and the new construction to the south. See view on page 26.
The detail of the terrace level railings will be important component of the street facing façade. The railing should be composed of a well-detailed material that enhances the overall design concept. (A-2, B-3, B-7, C-2, C-3, C-4)	The guardrail at the Level Two terrace above the character structure will be formed by the existing brick parapet, with no added railing. The new steel trellis at Level Two, above the entrance to Bill’s Off Broadway, serves to bring a level of detail that ties the new composition to the existing structure. See views on pages 26 and 27.
<b>AT THE RECOMMENDATION MEETING, THE APPLICANT SHOULD PROVIDE THE FOLLOWING INFORMATION</b>	
The design of the west wall, the light well, and the southwest corner as they relate to the adjacent development. (A-1, A-5, C-1, C-4, D-1, E-1)	See view on page 23.
A dimensioned site plan showing proposed setbacks at all levels. (A-1, A-2)	See view on page 24.
Graphics demonstrating the proposed residential entry and lobby design, related to the street front and the adjacent proposed mid-block connection. (A-5, D-1, D-7, D-12, E-1)	See views on pages 27 and 29.
Graphics demonstrating the existing and proposed commercial storefront design of transparency, lighting, and signage. (A-2, B-3, B-7, C-2, C-3, C-4, D-9, D-10, D-11)	See views on pages 28 and 29.



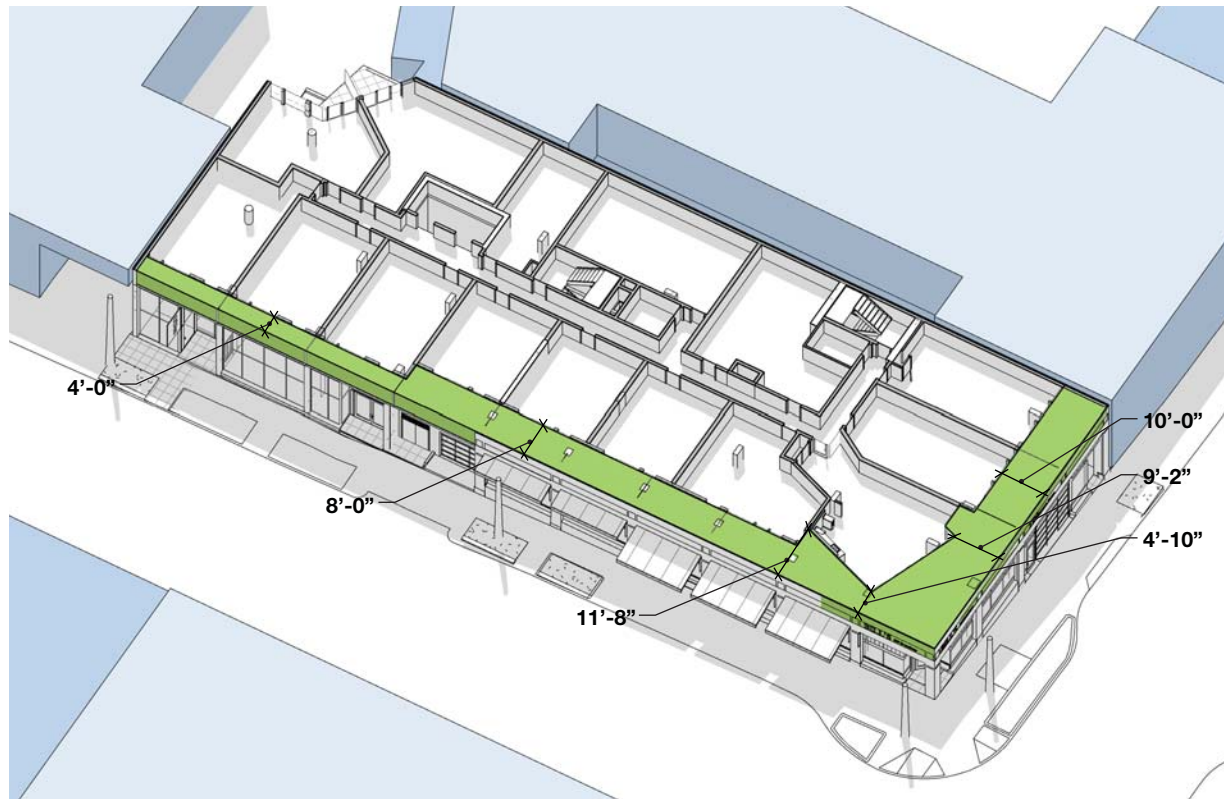




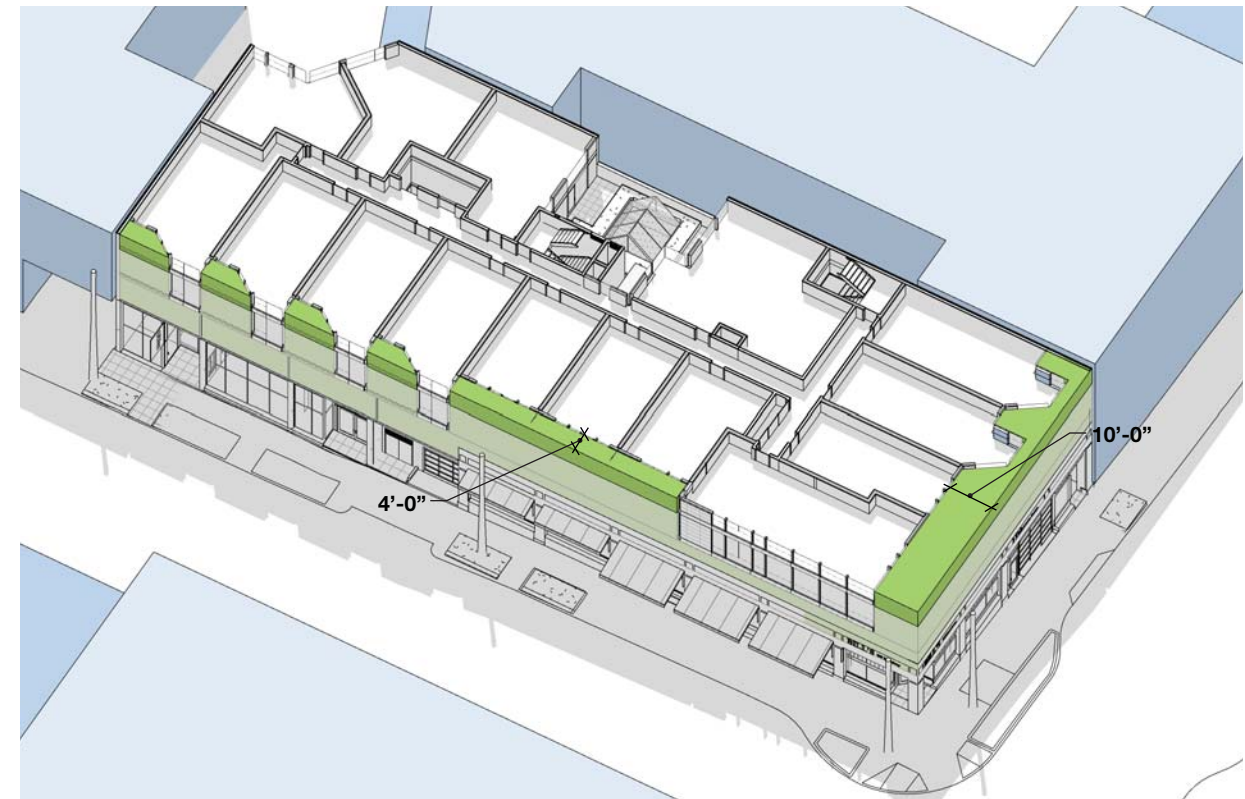
L3



L7



L2



L4-6

### Building Setback Diagrams



REQUIREMENT	DEPARTURE	EXPLANATION
<b>SETBACKS</b>		
SMC 23.73.010.B.2.c.2 – 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.	Allow a setback reduction of the street-facing facades above the character structure to be reduced from 15 feet to 0 feet in select locations.	This allows flexibility for a design that: <ul style="list-style-type: none"> <li>incorporates the old and new elements into a total composition which is respectful of the character structure facades,</li> <li>varies that amount of setback vertically, to bring greater emphasis to the character structure, and</li> <li>maintains a strong street wall and corner at the intersection of east Pine and Harvard Avenue.</li> </ul>
<b>STREET LEVEL USES</b>		
SMC 23.47A.008.C.1 – In pedestrian-designated zones, the provisions of subsections 23.47A.008.A and 23.47A.008.B and the following apply: A minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1. The remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances. (Also 23.47A.005.C)  23.47A.005.D.1 – In pedestrian-designated zones the locations of uses are regulated as follows: Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level street-facing facade in accordance with the standards provided in subsection 23.47A.008.C. Automotive retail sales and service uses in the Pike/Pine Conservation Overlay District, if located within an existing structure.	Allow for the 15th Avenue Garage, and automotive service use, to return to its current location on E Pine Street after the reconstruction of the building is complete.	We believe that it meets the spirit of the code for 15th Avenue Garage, an automotive service use, to be allowed to return to its current tenant space within the character structure, even though it will be a new structure once the reconstruction is complete. Note that there is a proposed amendment to this section of the code working its way toward a Council hearing later this year which would amend this paragraph of the code to allow for automotive sales and service uses in the Pike/Pine Conservation Overlay District if located within an existing structure or within a structure that retains a character structure.
<b>CURB CUTS</b>		
SMC 23.47A.032.A.1.c – If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.	Allow two curb cuts for the project: retain existing curb cut for 15th Avenue Garage on E Pine Street, and add new curb cut on Harvard Avenue for access to below-grade parking garage.	There are three existing commercial curb cuts on the site, one E Pine Street that serves 15th Avenue Garage (existing tenant), one on Harvard Avenue that serves Red Label Moto (existing tenant), and one on Harvard Avenue that serves the existing surface parking lot. We are proposing to retain the curb cut on E Pine Street so that the current tenant, 15th Avenue Garage, can return to their space when the reconstruction of the building is complete.
SMC 23.47A.032.A.2.a – If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.	Allow existing curb cut on E Pine Street (a principal pedestrian street) serving the 15th Avenue Garage to be retained.	This curb cut is necessary for the operation of 15th Avenue Garage tenant to return to the building when the reconstruction of the building is complete.
SMC 23.54.030.F.1.b – Residential Curb cuts. Curb cut width. Curb cuts shall not exceed a maximum width of 10 feet.	Allow for 20-foot wide curb cut to access to below-grade parking garage.	Garage ramp is 10 feet wide, as allowed per SMC 23.54.030.D.1.a for residential garage with 30 or fewer parking spaces. We would like to have a 20-foot wide curb cut to allow for incoming and outgoing vehicles to pass before ramp.
SMC 23.54.030.F.2.b – Nonresidential curb cuts. Curb cut widths. For one way traffic, the minimum width of curb cuts is 12 feet, and the maximum width is 15 feet. For two way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.	Allow existing 11'-4"-foot wide curb cut on E Pine Street (a principal pedestrian street) serving the 15th Avenue Garage to be retained.	The 15th Avenue Garage has a limited amount of in and out traffic, all controlled by the repair garage tenant, so that essentially functions as a one-way access point. The existing door, to be retained, is only 11 feet wide. The existing condition has operated safely for a number of years.

## Requested Departures





VIEW LOOKING SOUTHWEST FROM INTERSECTION OF EAST PINE STREET AND HARVARD AVENUE

## Renderings

Recommendation Meeting  
721 E. Pine St  
August 12, 2013





VIEW LOOKING WEST ON HARVARD AVENUE

Renderings





VIEW LOOKING SOUTH ON EAST PINE STREET



VIEW AT RESIDENTIAL LOBBY, LOOKING NORTH ON HARVARD AVENUE

## Renderings

Recommendation Meeting  
721 E. Pine St  
August 12, 2013





VIEW LOOKING EAST ON EAST PINE STREET

Renderings





VIEW LOOKING WEST ON EAST PINE STREET

## Renderings





VIEW LOOKING SOUTHWEST FROM COMMUNITY COLLEGE

Renderings

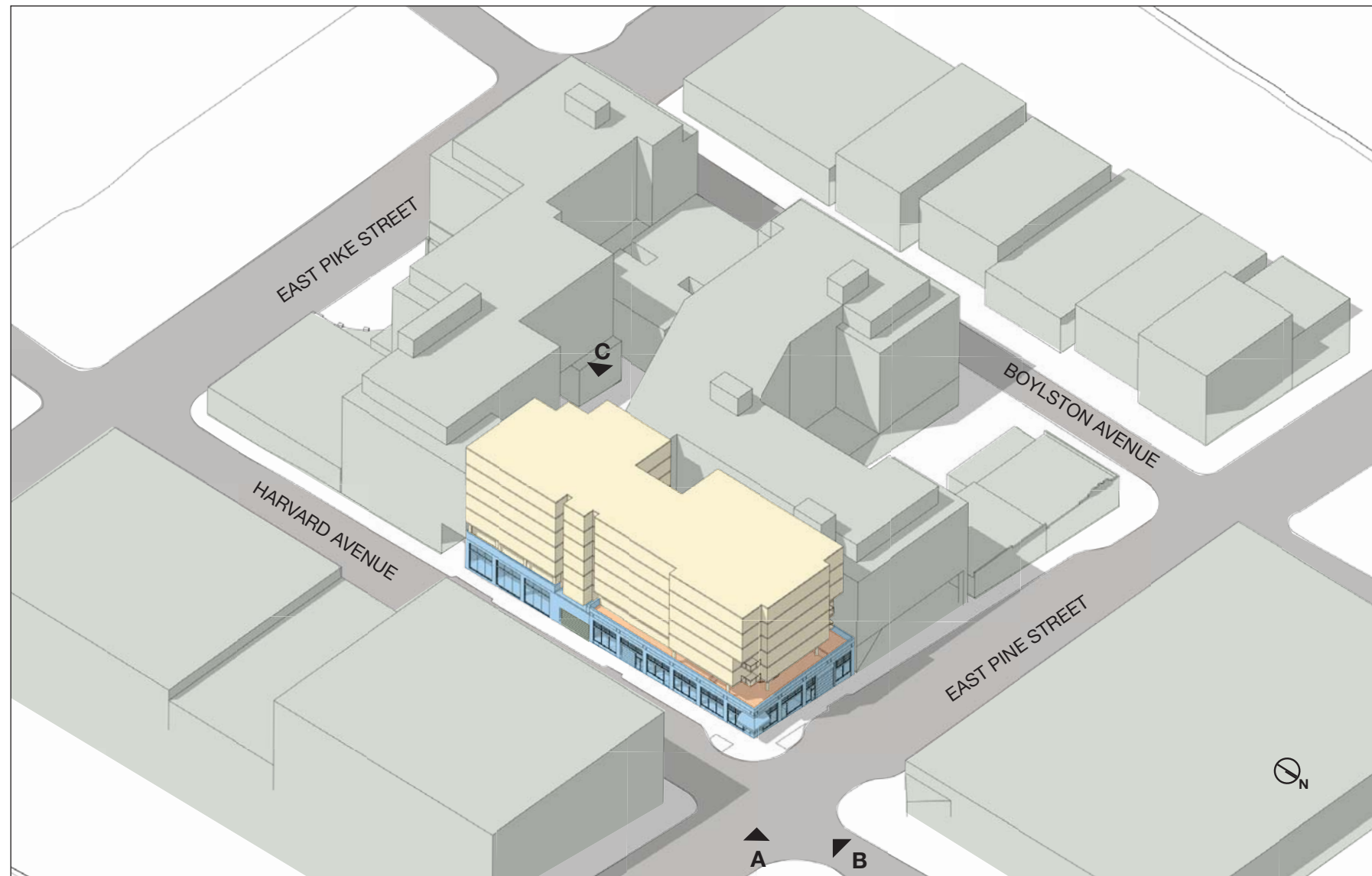


**Previously Submitted Information for:**

721 E. Pine Street  
Seattle, WA 98122

**Early Design Guidance (DPD#3013765)**

prepared for O&S LLC  
October 2, 2012



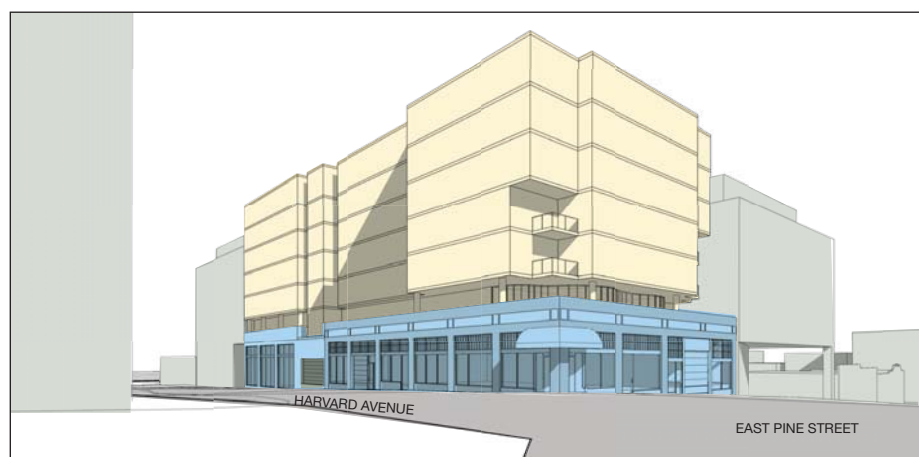
AERIAL VIEW - NW CORNER OF E PINE ST & HARVARD AVE

**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:**

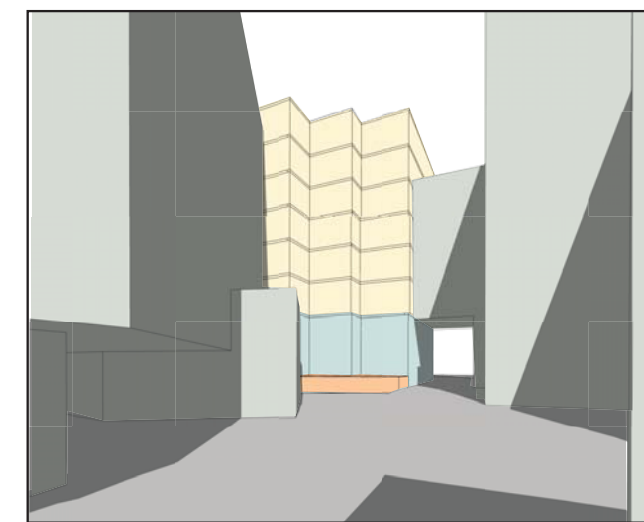
- A-5 Respect for Adjacent Sites - coordination with BMW site for visual connections internal open space
- A-10 Corner Lots - upper level development above character structure reinforces the street corner
- B-7 Conversation of Character Structures - maintain character-defining elements.
- B-7 Conversation 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

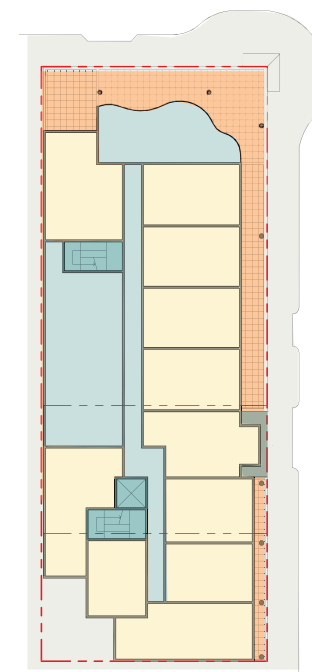
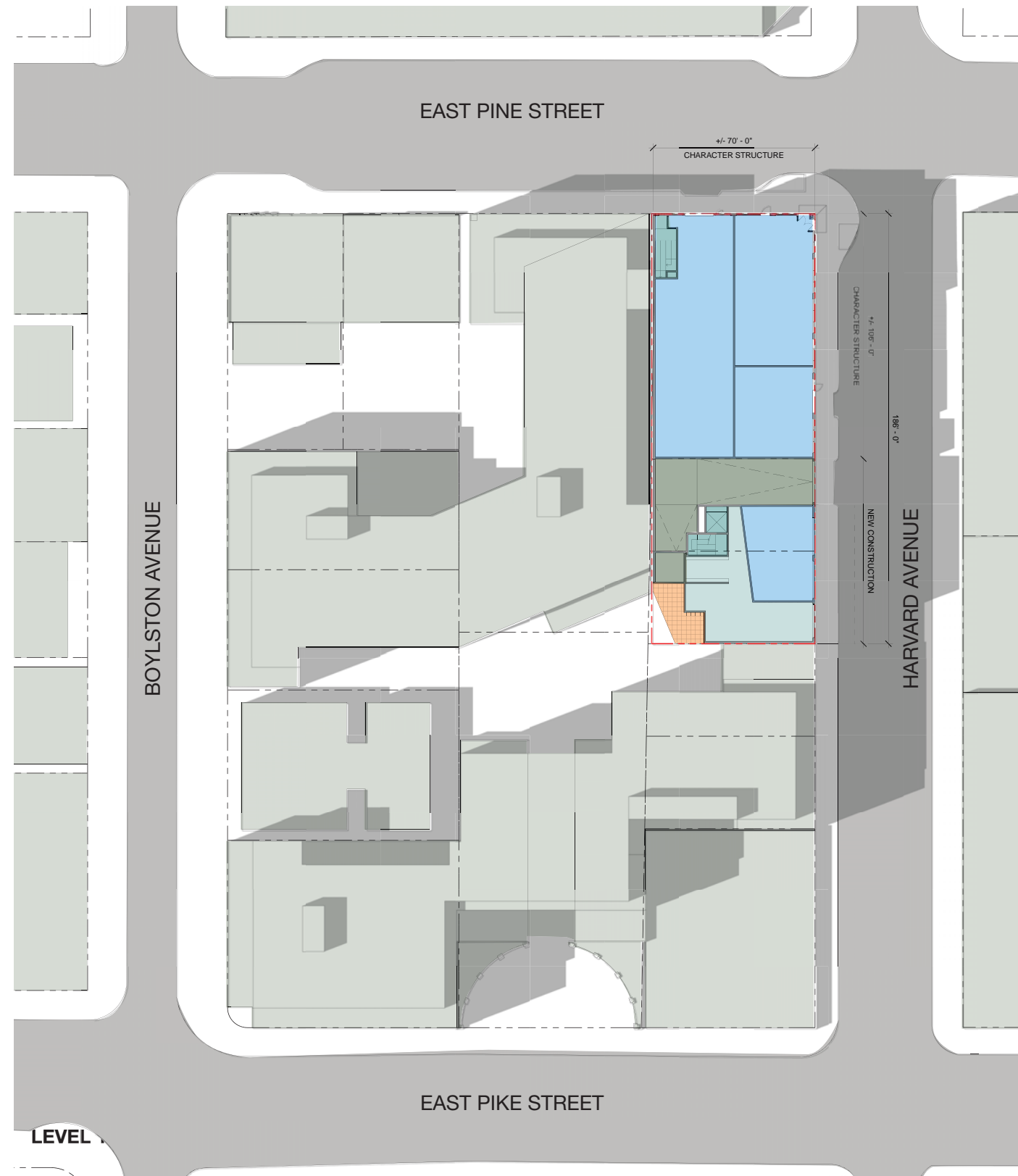


VIEW B LOOKING SOUTH

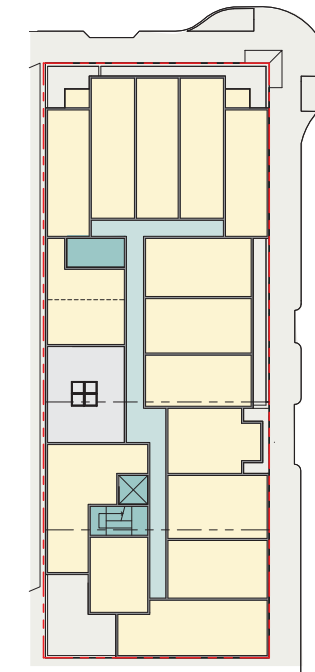


VIEW C LOOKING NORTHEAST

**Concept C**



LEVEL 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**

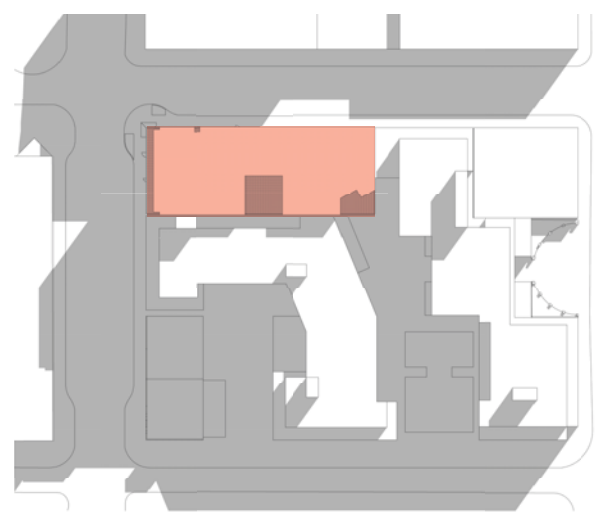
This concept requires the largest departure for the upper-level floors.

**Anticipated Departures**

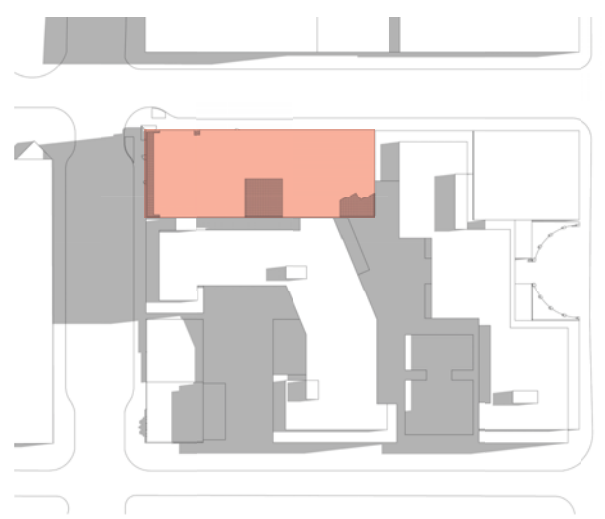
- Retain the existing curbcut on Pine Street in its current configuration to accommodate the return of the current tenant (15th Avenue Garage) at construction completion.
- Retain non-conforming driveway width for existing curbcut serving the 15th Avenue Garage.
- Allow less than 80 percent of the street-level, 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**

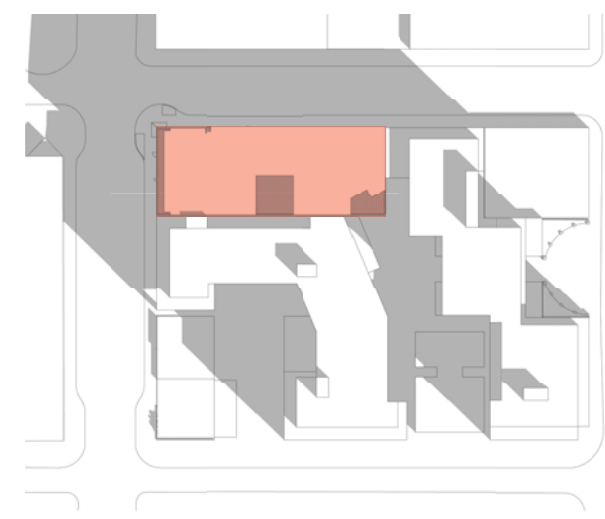




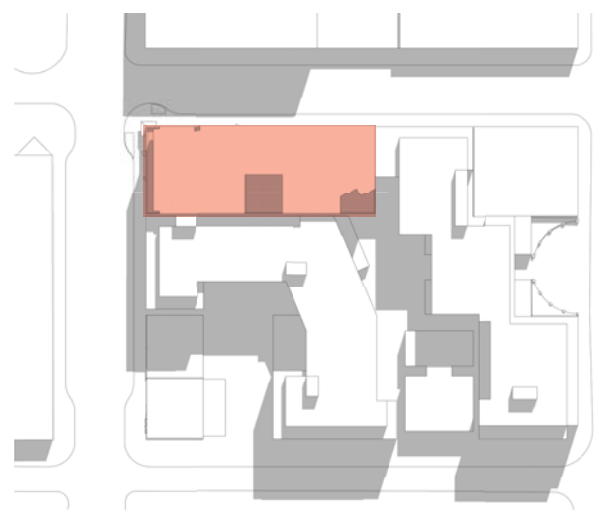
MARCH 9AM



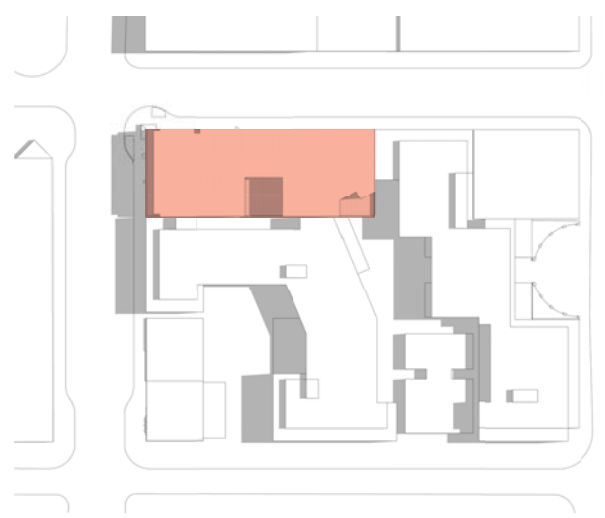
MARCH 12PM



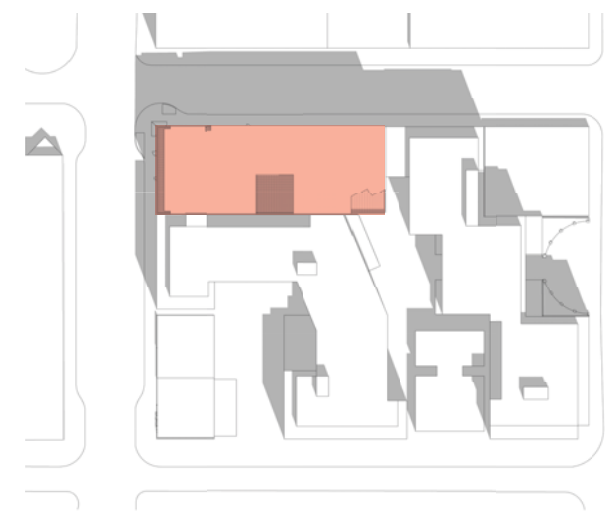
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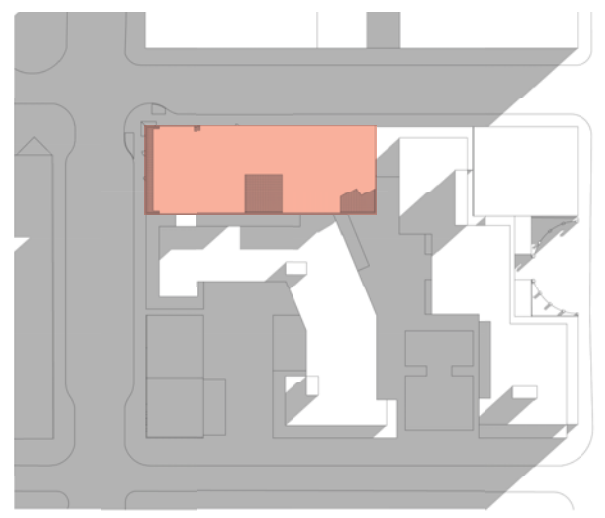
JUNE 9AM



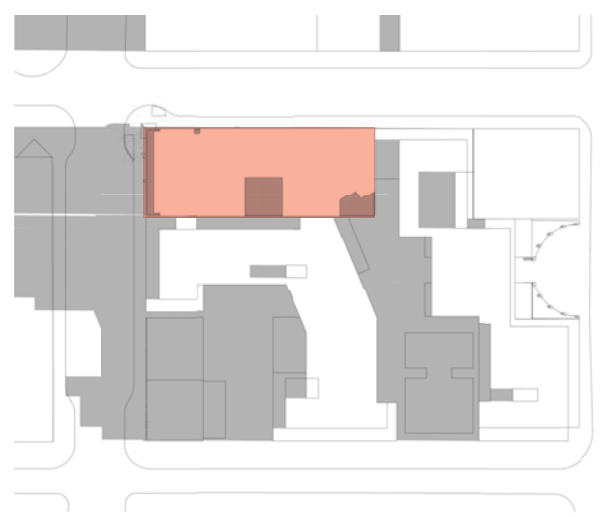
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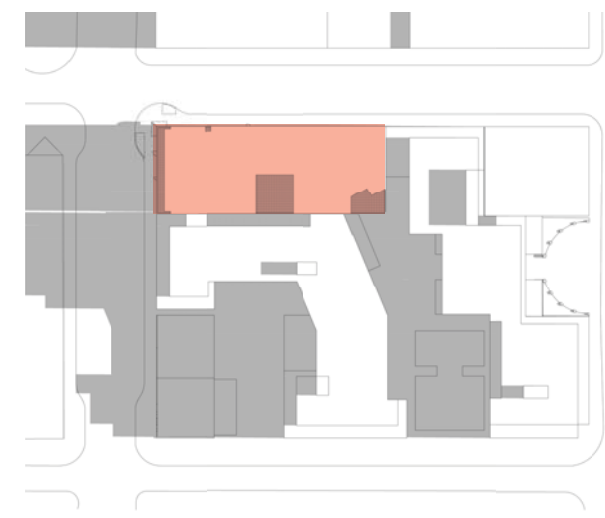
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DECEMBER 9AM



DECEMBER 12PM



DECEMBER 3PM

Concept C - Shadow Studies

