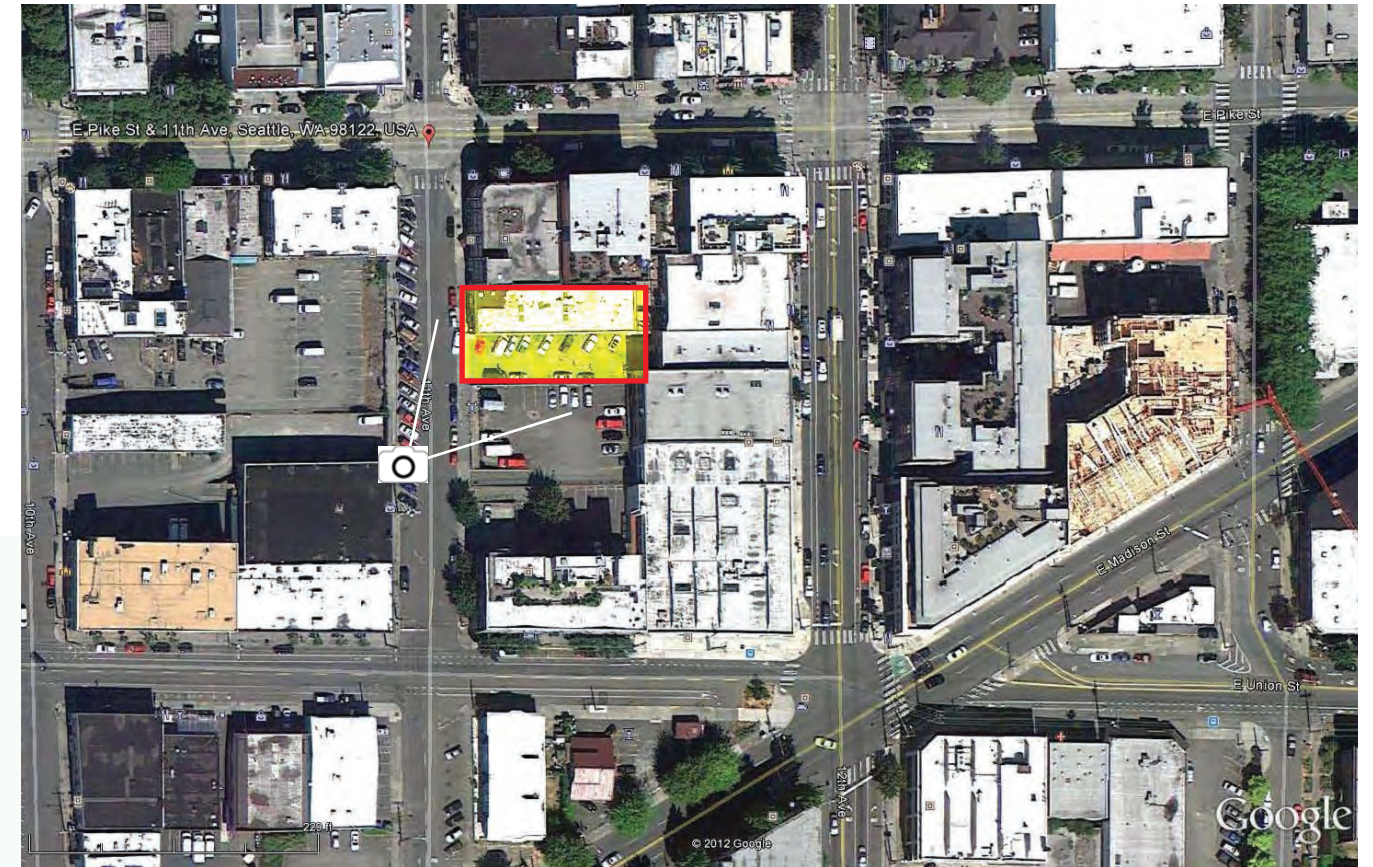


11th Avenue Mixed Use Building

Early Design Guidance Analytic Design Proposal Packet - November 12, 2012



SUNDBERG
KENNEDY
LY-AU YOUNG
ARCHITECTS

GRAHAM BABA ARCHITECTS

Introduction

Over the past decade, Dunn & Hobbes has developed a collection of adjacent buildings on the block bounded by 11th and 12th Avenues and Pike and Union Streets in the heart of the Capitol Hill neighborhood. The company's goal, in cooperation with other developers on the block, has been to weave old and new buildings together to reinforce the character and vitality of the Pike/Pine neighborhood. Dunn & Hobbes' earlier projects, including the Piston and Ring adaptive re-use project (home of Plum and La Spiga restaurants), and the Agnes Lofts building (home to Boom Noodle), have begun the process, and the urban design framework presented here is the same one that was presented to the community during prior design review processes in 2005 and 2006-2009. The 11th and Pike project is the next piece of the puzzle, and is intended to complete the urban courtyard envisioned by the first two projects.

Project History

This project was originally designed as a new mixed use apartment building with ground level retail, and was reviewed and approved for Early Design Guidance (EDG) and by the Design Review Board (DRB) for recommendation in 2009 (please refer to canceled MUP #3005060 for more details). Since then, the design goals for the building have evolved, in part because of an existing character structure on the site, and because of the changing balance of residential and office, and daytime and nighttime uses, on Capitol Hill. We are now proposing a mixed use office building, with ground level retail and upper floor apartments. We are also proposing to incorporate the character structure into the new construction.

Summary of Proposed Changes from Approved 2006-2009 Scheme :

Change of use at middle part of building from residential to office

75' height proposed instead of 69'

Incorporation of character structure

Setbacks added at 11th Avenue over character structure, and further setbacks at 4th and 5th floors

Amount of parking reduced

Ground level experience retained- mews, courtyard, and 11th Ave Retail

Connection to 12th Avenue maintained

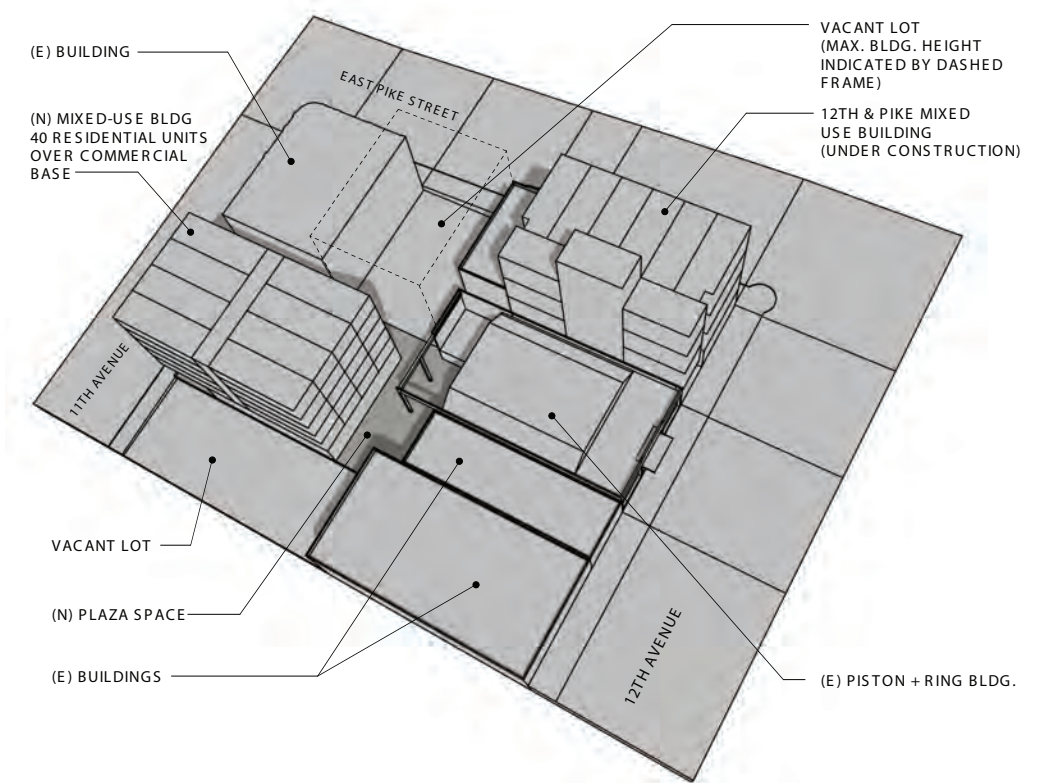
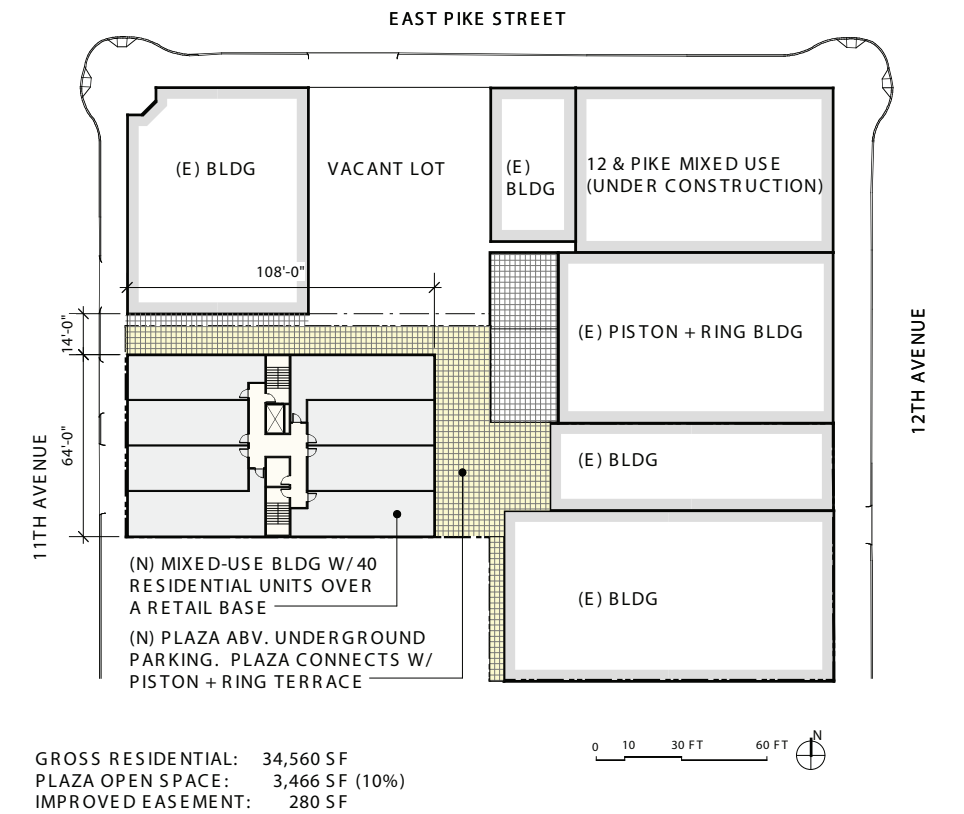
Given these changes, and given the fact that the Design Review Board has also changed since 2009, we have re-initiated the Design Review process from the beginning, with a new MUP number. However, our intent is to keep the basic urban design framework that was approved by the previous board. So, our preferred alternative includes the same urban connection and mid-block courtyard approved during the previous Design Review process. At the right, we have included the preferred alternate that was approved for EDG in 2006 and subsequently approved as a 60 unit apartment building using the same urban design framework at a 2009 recommendation meeting.

Packet Contents

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EDG Analytic Design Packet

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2006 EDG Preferred / Approved Option

Attachment A

City of Seattle Application for Early Design Guidance

PART I: CONTACT INFO

1. **Property Address** 1422 - 1424 11th Ave

2. **Project number** 3014325 / 6336473

Additional related project number(s): _____

4. **Owner/Lessee Name** Urban Shelter LLC, Liz Dunn

5. **Contact Person* Name** Wing-Yee Leung / John Kennedy

Firm Sundberg Kennedy Ly-Au Young Architects

Mailing Address 1429 12th Ave., Suite C

City State Zip Seattle, WA 98122

Phone 206 322 1130

Email address wingyee@sklarchitects.com, john@sklarchitects.com

6. **Applicant's Name** John Kennedy

Relationship to Project Principal Architect

7. **Design Professional's Name** John Kennedy

Address 1429 12th Ave., Suite C Seattle, WA 98122

Phone 206 322 1130

Email address john@sklarchitects.com

8. **Applicant's Signature**  Date 10/30/2012

*Only the **contact person** will receive notice of the meeting. The **contact person** is responsible for informing other pertinent parties.

LEGAL DISCLAIMER: This Client Assistance Memo (CAM) should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this CAM.

PART II: SITE AND DEVELOPMENT INFO

Attach additional sheets as needed.

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located mid-block between Pike and Union Streets and 11th and 12th Avenues in the heart of the Pike-Pine district of Capitol Hill. The site, approximately 75' wide by 250' long, stretches from east to west the full length of the block, with street frontages on 11th and 12th Avenues. The east half of the site, facing 12th Avenue, is covered by a pair of older one-story, zero lot line buildings that currently house a restaurant and a hardware store. No work is proposed in these buildings, except for some minor tenant improvement work in one of the basements. The new development will occur on the west half of the site, which is currently occupied by depressed surface parking and an existing two-story building known as the Chop House.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

Zoning is NC-3 P with a 65' base height limit. The site falls within the boundaries of the conservation core of the Pike-Pine Overlay District, which allows a 75' height limit if a character structure is incorporated.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site, surrounded by other NC-3 65 sites, sits at the heart of the Pike/Pine Conservation Overlay district, which was established by the City of Seattle to protect and enhance the existing scale and character of the neighborhood. It is surrounded by a variety of mixed use buildings, most with zero-lot line street level retail and restaurants, with apartments or offices above. The immediate neighborhood is immensely popular, and supports a vibrant night life and many street festivals. The 11th Avenue face of the site usually falls within ticketed boundaries of Capitol Hill street events. A few blocks to the north, 11th Avenue intersects with Cal Anderson Park and the Bobby Morris Play field. A few blocks to the south, it intersects with the Seattle University campus and becomes its main pedestrian mall, passing by Steven Holl's St. Ignatius Chapel.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The intent of this proposal is to contribute to an emerging vibrant mix of older, revitalized existing structures and new, well- designed architecture that complements the neighborhood's physical fabric and activities. The Owner has developed adjacent properties according to a longer-term plan that anticipates creation of a focal point in the form of a public-access street-level plaza in the center of the block and through-block pedestrian connection between 11th and 12th Avenues. Our preferred option for this project includes this plaza and completes the through-block connection.

Residential Units: Approximately 3

Commercial Square Footage: Approximately 32,000 sf

Parking Stalls: Approximately 17-20

Potential requests for departures from development standards are all related to accommodating cars on a tight urban site: reduction in garage entry width, reduction in sight triangles, increased ramp slopes, and adjustments to parking garage standards

1. Statement of Development Objectives

The proponent's main development objective is to create a development that supports and contributes to the unique character of the neighborhood to the maximum extent possible. Other objectives:

- Strengthen the streetscape with a well-designed new building that incorporates an existing character structure.
- Add to the character and activity of the neighborhood and the streetscape.
- Think holistically about the design of the building and its setting, taking advantage of existing assets adjacent to the site, and coordinating with nearby property owners where possible.
- Provide residential units, offices and street level retail that will serve the Pike-Pine community.

Desired Uses

Retail at street level with a mezzanine, three stories of offices above (plus a mezzanine) and three residential units on top of building.

Residential Units: Approximately 3

Commercial Square Footage: Approximately 32,000 sf

Parking Stalls: Approximately 17-20



The Pike-Pine neighborhood is known for its street life. One of the objectives of the project is to add active uses to the site.

2. Urban Design Analysis

① pacific supply company	1918 +_	1 story	retail and/or commercial
② 12th ave. iron	1918 +_	1 story	residential over retail
③ chophouse	1918 +_	1 story	residential
④ plum/la spiga	1918 +_	1 story	institutional
⑤ agnes lofts	2008	5 story	new development
⑥ crescent down works	1918+_	2 story	recreational
⑦ 1111 e pike bldg	2008	5 story	project site
⑧ retrofit home	2008	3 story	nc3p-65 zoning
⑨ ferrari dealership	2008	1 story	
⑩ trace lofts	2008	4 story	
⑪ alliance residential development	2013	6 story	
⑫ alliance residential development	2013	6 story	
⑬ new residential development	2013	4 story	
⑭ wildrose/hot house spa & sauna	1920+_	3 story	
⑮ seattle university campus			
⑯ bobby morris playfield/cal anderson park			

DESIGN CUES:

The analysis drawing indicates an active street front with ongoing in fill development. Key opportunities for the proposed project are to continue the retail activity and improve and extend the streetscape along 11th Avenue.

The plaza and trellised west-facing restaurant terrace of the adjacent property to the east, which is under the same ownership, are neighborhood assets. There is an opportunity with this project to expand those assets and connect from 12th Avenue through to 11th Avenue.

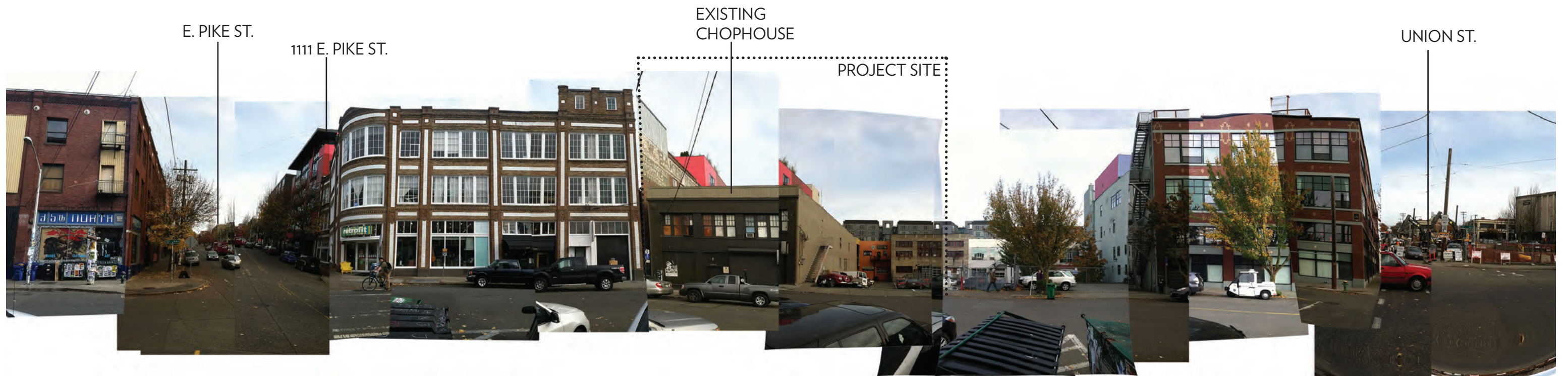
The building will take advantage of light along the 11th Avenue street front. The property to the south could eventually be developed with a blank wall on the property line which discourages glazing on our south facade. Glazing opportunities exist along the north and/or east sides if we set the facade back from the property lines.

While Pike Street is an arterial, 11th Avenue is a quieter, non-arterial route with a 66-foot width. Much of the right of way is now used for parking, with 90-degree parking on the west side and parallel parking on the east. Dumpsters are common along 11th Avenue.

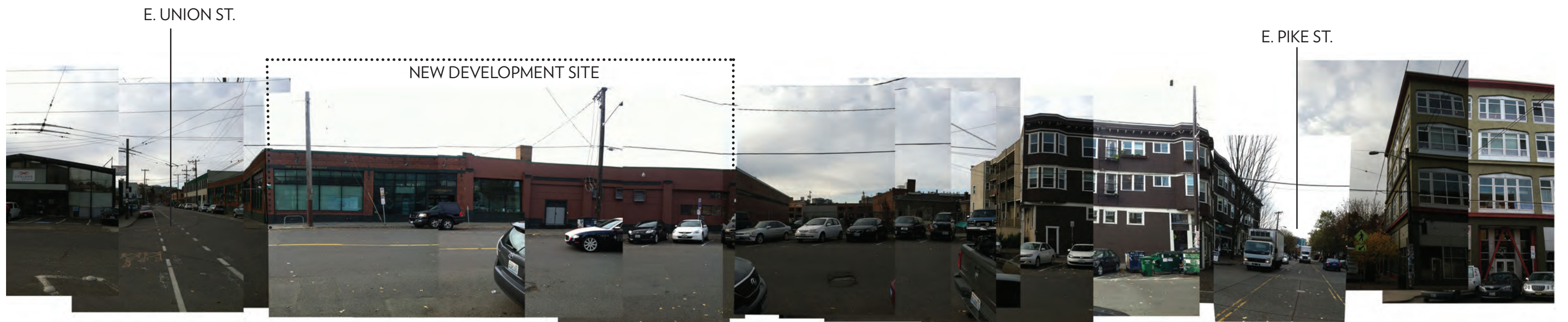
The project will need to relocate the curb cut on 11th Avenue near the existing curb cut. When the 12th and Pike Building was in the Early Design Guidance stage, it was agreed to consolidate access points off of 12th Avenue and Pike, and share the curb cut on 11th. This allowed the removal of several curb cuts on 12th Avenue, as indicated.



2. Urban Design Analysis - continued



Streetscape photo montage of the east side of 11th Avenue between Pike and Union



Streetscape photo montage of the west side of 11th Avenue between Pike and Union

2. Urban Design Analysis - continued



Agnes Lofts and 1111 E. Pike along south side of Pike between 11th and 12th



Pacific supply to Agnes lofts along 12th Ave



Neighboring building on corner of 11th and Pike



Pacific Supply on 12th Ave.



The Trace Lofts with one story Ferrari building in foreground



STREETSCAPE PHOTOS

The existing site for the 11th and Pike project remains as an unfriendly “missing tooth” in the fabric of the block, and on an Avenue that has been identified as an important pedestrian connection in the neighborhood.

3. Design Guidelines and Intent

Pike/Pine Urban Center Village Design Guidelines

Below is the complete list of Pike/Pine Neighborhood Design Guidelines. Highlighted in bold are the Guidelines that we feel are most pertinent to this site.

A. SITE PLANNING

A-1 Responding to Site Characteristics

A-6 Transition Between Residence and Street

A-7 Residential Open Space

A-9 Location of Parking on Commercial Street Fronts

Design of the garage entry on 11th Avenue will be important. We propose keeping the width small and recessing the door in order to allow corner windows into adjacent retail spaces.

A-10 Corner Lots

B. HEIGHT, BULK, and SCALE

B-1 and B-2 Height, Bulk, and Scale Compatibility

B-2 Pike/Pine Neighborhood Scale and Proportion

Setbacks are proposed at the upper levels of the building at 11th Avenue to achieve a compatibly scaled street façade. Building bulk is reduced in the preferred scheme with setbacks on the north and east sides of the property.

B-3 Integration of Character Structures in New Development *(see B-7 below)*

B-4 Small Lot Development

B-5 Through-Block Development

The intent of this project is to avoid a monolithic through development and to take advantage of opportunities to create through block connections (B-5 a and b)

B-6 Development in Areas Lacking a Well-Defined Character

B-7 Conservation of Character Structures (for Pike/Pine Conservation District)

We are proposing incorporating the Chop House into the new building in a unique way, by eroding its north third to become a pedestrian walkway, and maintaining its southern two thirds as small scale retail with storefront facing onto the walkway. Floorlines of the new structure will align with the old building. Materials and design style of the new building will be modern, in conscious contrast to the old building (per B-3. a).

C. ARCHITECTURAL ELEMENTS and MATERIALS

C-1 Architectural Context

“Taking Cues from Agnes Lofts” is encouraged by section C-1. We propose an architectural response similar to the Agnes Lofts/Piston and Ring project, which connects directly across the courtyard to our site.

C-3 Human Scale

Transparent windows facing the street and courtyard are included wherever possible. A pedestrian walkway with storefronts facing onto it is proposed in our preferred alternative.

C-4 Exterior Finish Materials

D. PEDESTRIAN ENVIRONMENT

D-3 Retaining Walls

D-4 Design of Parking Lots Near Sidewalks

D-5 Visual Impact of Parking Structures

D-7 Personal Safety and Security

D-8 Signs

E. LANDSCAPING

E-2 Landscaping to Enhance the Building and/or Site

We expect that the large, landscaped mid-block courtyard proposed with the preferred scheme will become a new neighborhood amenity.

3. Design Guidelines and Intent - continued

Neighborhood Fit

The Pike-Pine Urban Center Village Design Guidelines prioritize a lively streetscape and an architectural mix. The proposed development would replace surface parking and an inactive streetfront with new pedestrian amenities and retail use along 11th Avenue. The proposal looks for opportunities to make connections to neighboring buildings, and new open spaces on the interior of the block. Retaining the existing character building will reinforce the neighborhood mix of old and new buildings.

Massing

Zoning

Zoning is NC-3 P with a 65' base height limit. The site falls within the boundaries of the conservation core of the Pike-Pine Overlay District, which allows a 75' height limit if a character structure is incorporated.

Setbacks are generally not required in the base NC-3P 65 Zone because the building does not abut a residential zone (23.47A.014B)

Design Intent

The design will take cues from the strong, simple massing of the historic warehouse buildings. These buildings typically have a clear rhythm of load-bearing columns infilled with expanses of glazing.

Buildings in the neighborhood generally come out to the sidewalk with a strong street presence and maximize visibility into the street level activities. In the preferred scheme, upper level setbacks are proposed above the character structure per 23.73.014.

Height

Zoning

23.73.010.A

The site drops down below the grade of the sidewalk; in a sense it functions as below grade parking already. Director's Rule 12-2005 clarifies measurement techniques for lots with unusual topographic conditions, especially where existing conditions include depressions caused by previous site grading or street grading.

Design Intent

The proposal intends to apply DR 12-2005 so that the height of the building is taken from the level of the sidewalk rather than the depression internal to the site.

Open Space

Zoning

23.47.024

City open space standards are 20% of gross floor area in residential use. Decks are proposed at the upper level to address this requirement and to provide setbacks at higher elevations.

Design Intent

Consistent with neighborhood planning efforts, we would like to make an attractive and vibrant streetscape that serves not only the residents of the new building, but the broader neighborhood. The first design move is to maximize street level uses, opening up the street level as much as possible. Adding activities and street trees to 11th Avenue will be a significant benefit to pedestrians.

Beyond good streetscape design, we believe that the best approach to open space for this project would be to create new public plaza space that would continue the level of 11th Avenue into the site, and connect to the existing assets of the Piston & Ring Building. The enlarged plaza is proposed with the preferred option.

The Owner recently renovated the Piston & Ring Building, which abuts this site, as well as the Agnes Lofts, a mixed use development adjacent to Piston & Ring, at the corner of 12th and Pike. We agreed to create an outdoor terrace for a restaurant (630 sf), a public outdoor terrace (792 sf) and a public lobby/corridor through the building to the outdoor terrace (357 sf) as part of the Piston & Ring Building renovation. With this new proposal at 11th and Pike, our intent is to connect to and reinforce these assets with new public spaces.

We also propose improvements to the look of the access easement just north of the property, along 1101 and 1111 E. Pike St. If Alternate 3 is the design direction that is pursued, improvements to the access easement would contribute to a more gracious public entry into the site.

The construction cost of the plaza, the on-going operation and maintenance costs, and the opportunity costs of decreased development represent a major contribution of the property owner to the neighborhood. The project team believes that this cost and effort would create an asset for the neighborhood well beyond the typical open space that is incorporated into mixed use projects.

4. Site Analysis

Because this property links 11th and 12th Avenues, it is especially important to understand its context within the block.

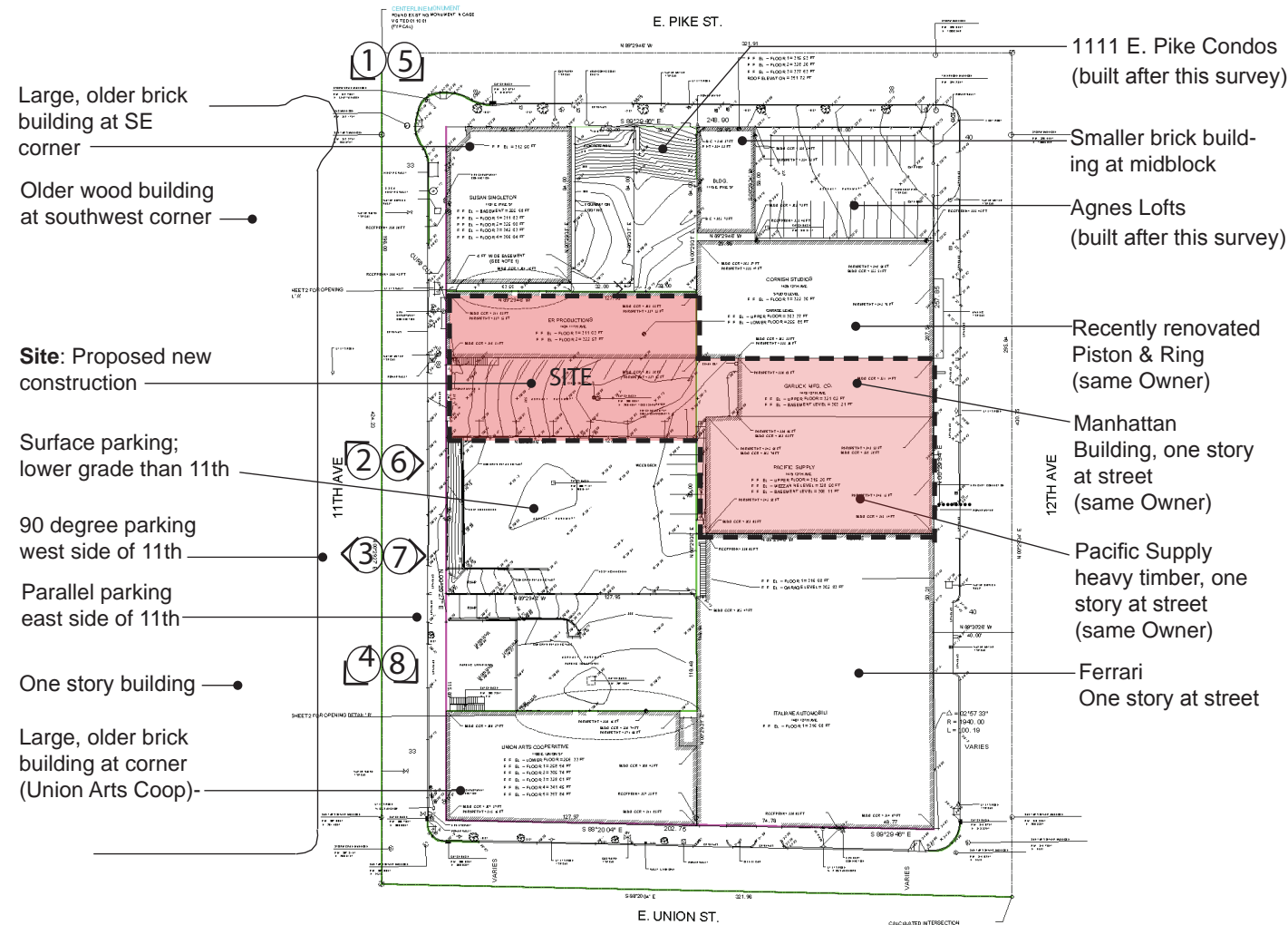
This block of 11th Avenue is anchored by two large, older brick buildings. In between, the block is primarily undeveloped, and is used for surface parking and access to basement levels. 11th Avenue is approximately 11 feet lower than 12th Avenue.

12th Avenue is a fairly heavily traveled arterial, with a middle turn lane. It has recently been improved south of Madison, with new streetscape elements and activity at the street as it runs through the Seattle University campus.

The west side of 12th Avenue is developed with low commercial buildings built during the 20s and 30s when this area was part of Seattle's "auto row." The east side has larger scale mixed use buildings.

Along Pike Street, the west corner (11th and Pike) is anchored by an older, brick building with retail space at the street and office space above. It is approximately 54 feet tall, with three tall stories.

Architecturally, the site's larger context includes a rich mix of building types that work together to form one of the city's most vibrant neighborhoods. In addition to the larger brick buildings described at the corners of Pike and Union on 11th Avenue, there is a smaller older brick building at 1115 Pike Street, and another low "auto row" era building at 1415 12th Avenue.



Large, older brick building at SE corner

Older wood building at southwest corner

Site: Proposed new construction

Surface parking; lower grade than 11th

90 degree parking west side of 11th

Parallel parking east side of 11th

One story building

Large, older brick building at corner (Union Arts Coop)

1111 E. Pike Condos (built after this survey)

Smaller brick building at midblock

Agnes Lofts (built after this survey)

Recently renovated Piston & Ring (same Owner)

Manhattan Building, one story at street (same Owner)

Pacific Supply heavy timber, one story at street (same Owner)

Ferrari One story at street



1) 11th and Pike SW corner



5) 11th and Pike SE corner



2) 11th Avenue



6) 11th Avenue east side looking at rear facades of buildings facing 12th Avenue



3) 11th Avenue west side looking west



7) 11th Avenue north facade of artist's co-op



4) 11th Avenue west side looking south



8) 11th Avenue and Union SE corner

Map of Zoning, Existing Uses and Survey

Site Photos (see locations on map to left)

4. Site Analysis - continued

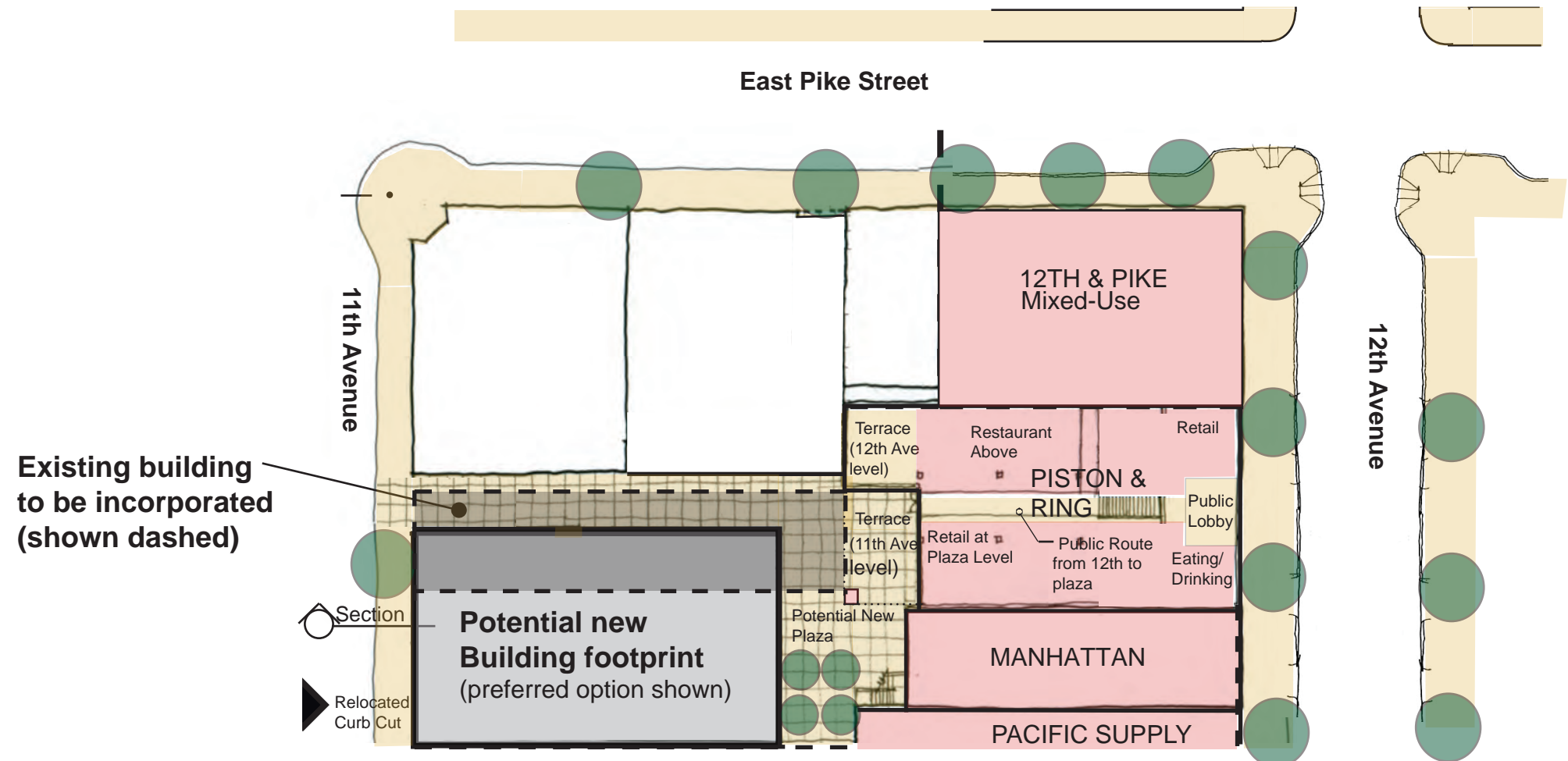
MID BLOCK CONNECTION

The urban design framework for the preferred option is the same as was approved in 2006-2009. A pedestrian walkway will link 11th and 12th Avenues, with a mid block courtyard.

The plan and section at right illustrate the site in relationship to the other buildings and spaces on the north portion of the block. The buildings highlighted with color are under the same ownership. The yellow tone indicates open space or potential open space. The dashed grey rectangle outlines the existing Chophouse building which will be partially eroded into open space and partially incorporated into the new building.

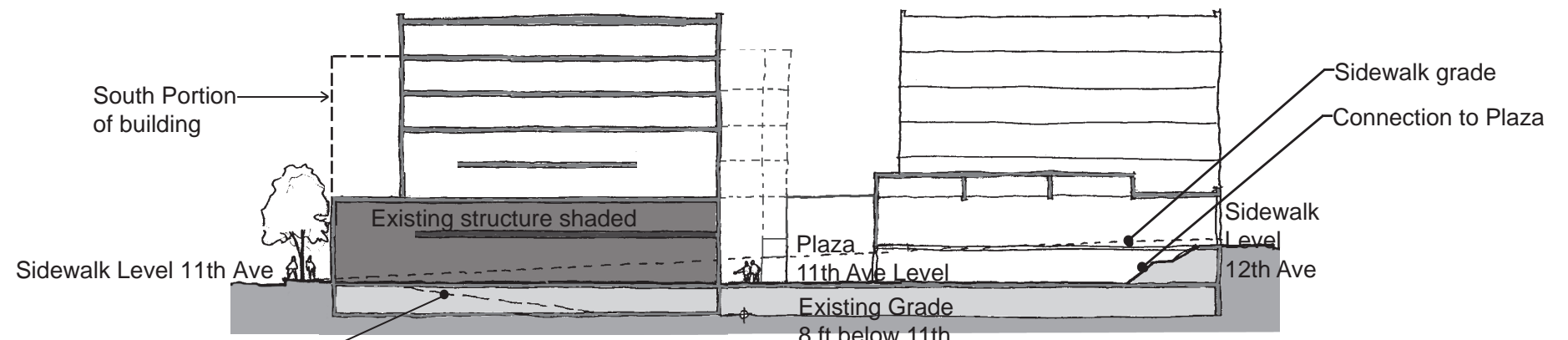
The section shows that 12th Avenue is approximately one story above the level of 11th Avenue. The stair through Piston & Ring allows public connection from the 12th Avenue level to the 11th Avenue level. This stair was designed to be wide and inviting. It now connects to a terrace at the level of 11th Avenue.

Existing parking and parking access are now at the surface, which is 8 feet below the level of 11th Avenue. The intent of this project is to cover the existing parking level with a plaza.



Existing building to be incorporated (shown dashed)

POTENTIAL PLAZA CONNECTIONS:



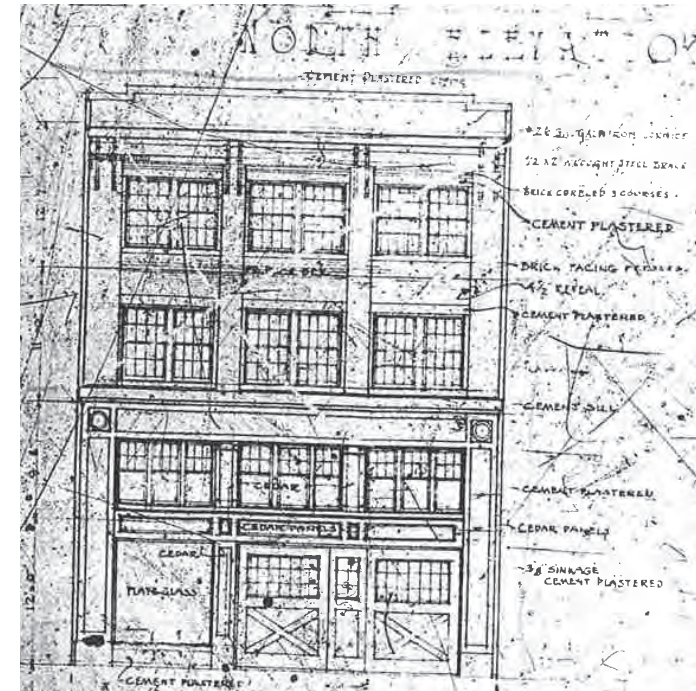
POTENTIAL PLAZA CONNECTIONS: SECTION

4. Site Analysis - continued

The Chophouse



The preferred option would allow an existing character structure known locally as the Chophouse to remain and be incorporated into the new structure. Shown above in a historic photo.



Early design drawings show the original intent for a taller structure



The Chophouse in current condition

Alternative #1

NEW BUILDING MAXIMIZES DEVELOPMENT ENVELOPE

Description:

With Option #1, the existing character structure is demolished and replaced with a new building containing street level retail, three floors of offices, one floor of office and/or residential (pending FAR analysis) and one floor of residential on top. The building is set back 10' from the east property line to expand the size of the existing plaza and to allow windows on the east side of the building. Circulation from 11th Avenue to the mid-block plaza is via an internal walkway/lobby.

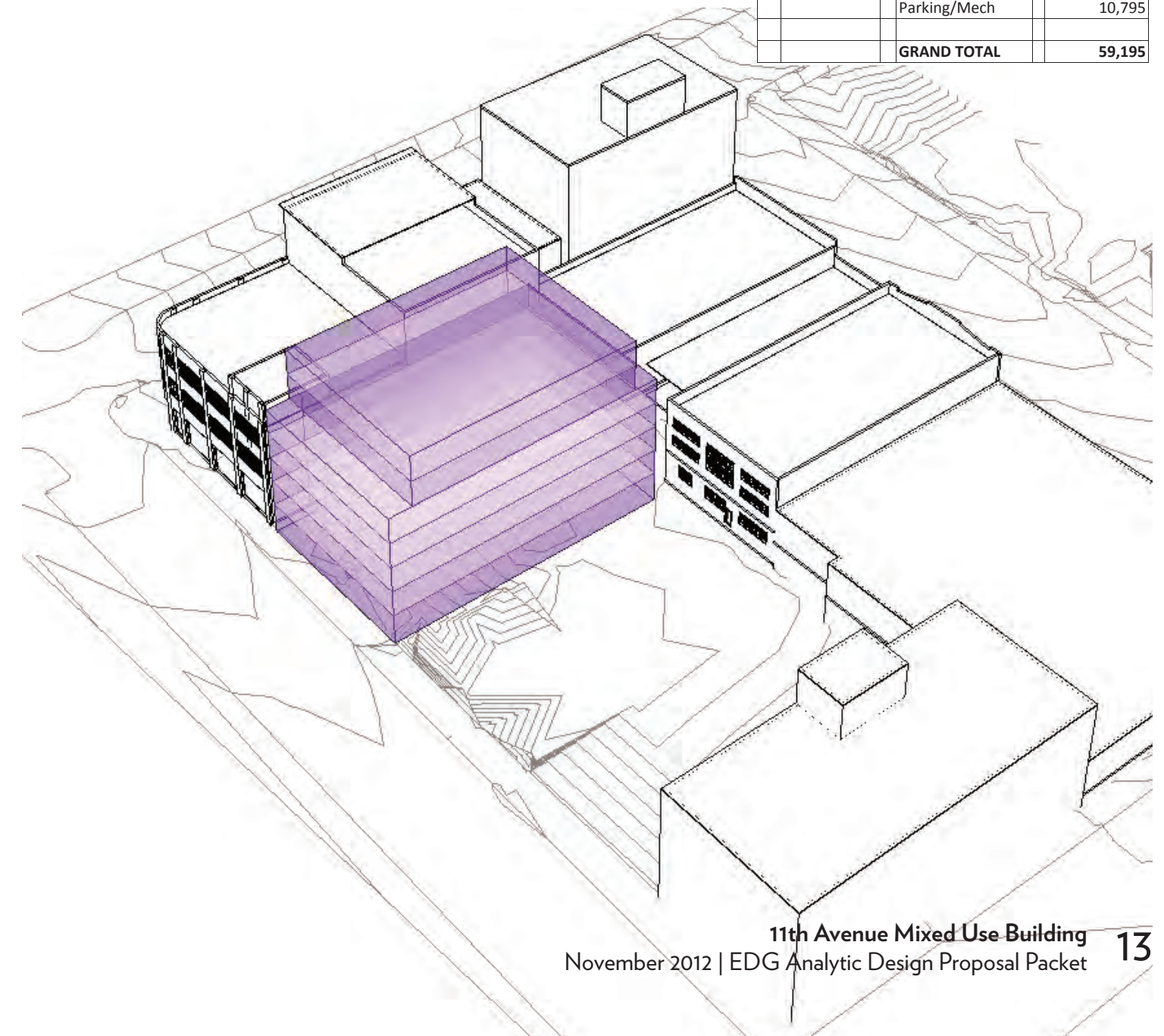
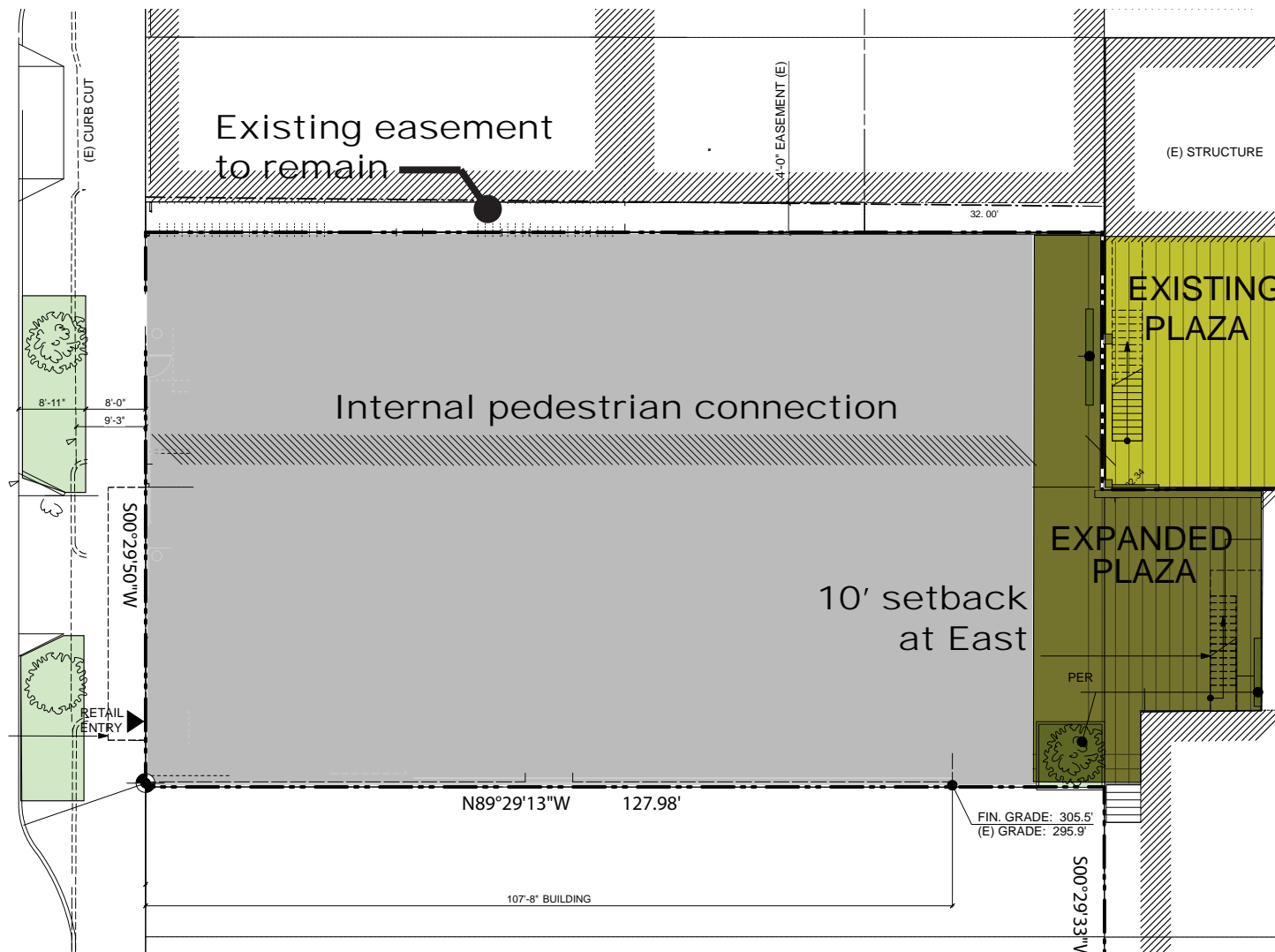
Advantages:

Maximizes rentable square footage and density. - Approximately 60,000 sf total, 8,700 sf footprint
Enlarges existing outdoor plaza and provides access to it from 11th Avenue (via lobby/walkway)

Disadvantages:

Crowds and compromises adjacent buildings, especially those buildings on Pike St. with south facades facing the site.
Does not maintain character structure on site.
Does not provide outdoor connection from 11th Avenue to Plaza.

Approximate Floor Areas: ALTERNATIVE 1		
FLOOR	USE	GSF
B	PKG, MECH	10,120
B	PKG-Manhattan	675
1	RETAIL	8,300
2	OFFICE	8,700
3	OFFICE	8,700
4	OFFICE	8,700
5	RESIDENTIAL	7,000
6	RESIDENTIAL	7,000
	Subtotal Above Grade	48,400
	Parking/Mech	10,795
	GRAND TOTAL	59,195



Alternative #2

SAVE PORTION OF CHARACTER STRUCTURE,
MAXIMIZE DEVELOPMENT ENVELOPE

Description:

With Option #2, a building similar to Option #1 is constructed, however, the front 15' of the existing character structure is incorporated into the design (and the rest demolished). New construction is set back 15' from the street above the character building as required by code section 23.73.014. Based on saving the character structure, the building height is increased by 10 feet to 75 feet.

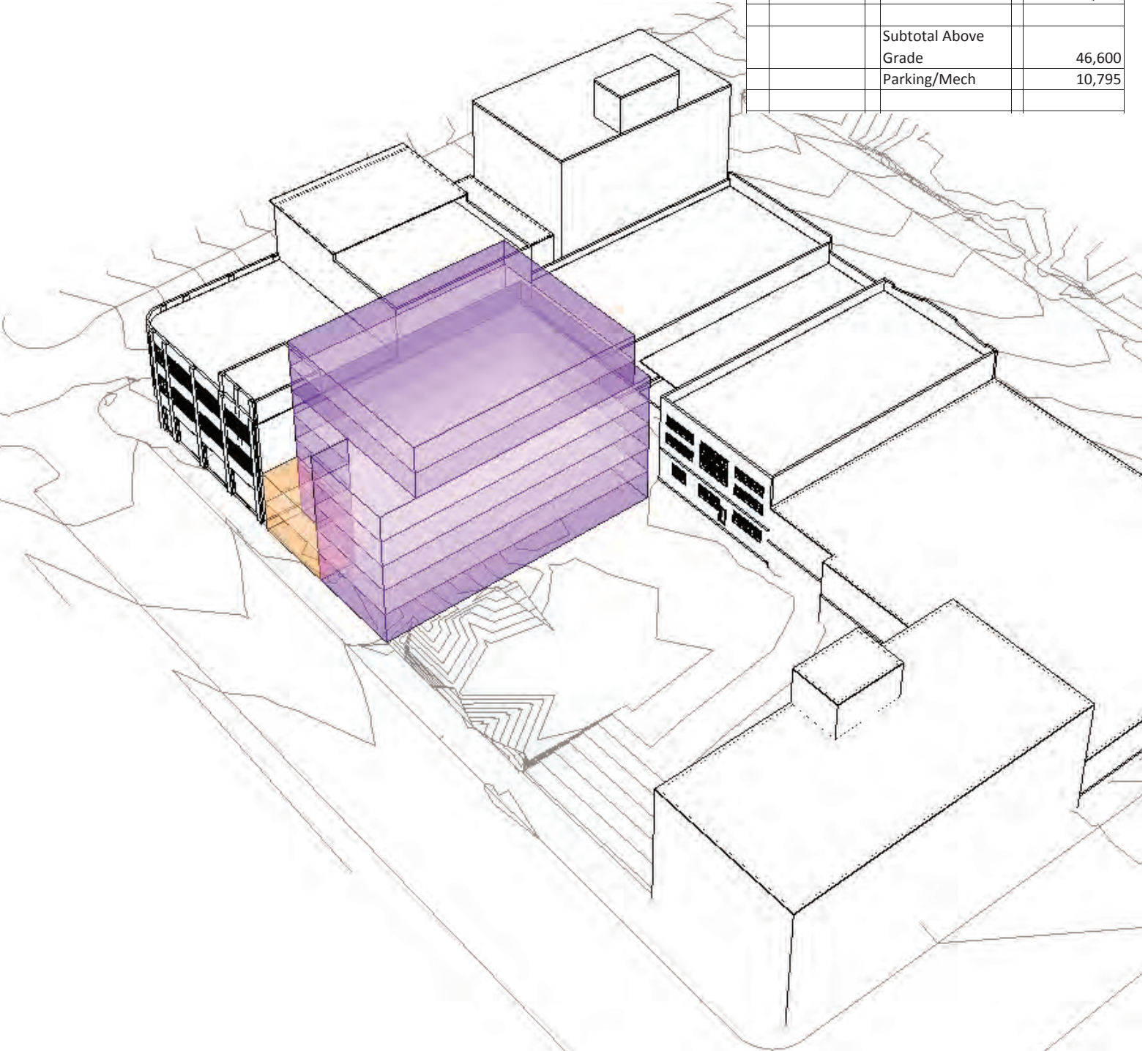
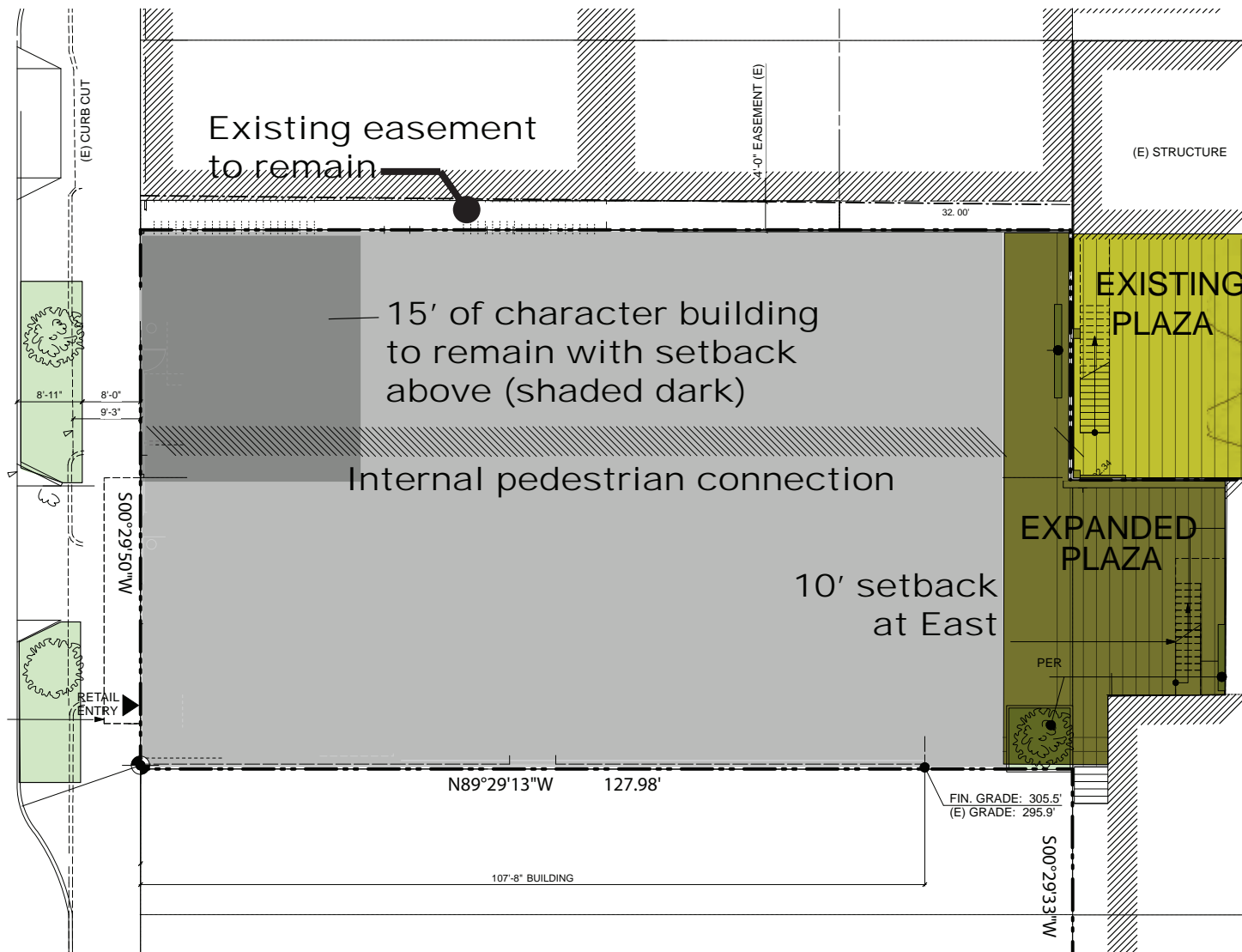
Advantages:

- Front portion of Character Structure is maintained
- Maximizes rentable square footage and density.
- Enlarges existing outdoor plaza and provides access to it from 11th Avenue (via lobby/walkway)

Disadvantages:

- Crowds and compromises adjacent buildings, especially those buildings on Pike St. with south facades facing our site.
- Does not provide outdoor connection from 11th Avenue to Plaza.

Approximate Floor Areas: ALTERNATIVE 2		
FLOOR	USE	GSF
B	PKG, MECH	10,120
B	PKG-Manhattan	675
1	RETAIL	8,300
2	OFFICE	8,700
3	OFFICE	8,200
4	OFFICE	8,200
5	RESIDENTIAL	6,600
6	RESIDENTIAL	6,600
Subtotal Above Grade		46,600
Parking/Mech		10,795



Alternative #3 (PREFERRED)

SAVE PORTION OF CHARACTER STRUCTURE,
CREATE LARGE PLAZA AND PEDESTRIAN WALKWAY

Description:

Note: Option #3 maintains the same basic footprint and site design strategy that was approved under the previous design review process for a mixed-use apartment building at this site (included for reference on page 2). The main difference is that large portions of the existing character structure are maintained and incorporated into the project. Option #3 includes street level retail with a mezzanine constructed largely from the second floor of the existing character structure, topped by three floors of offices and 3 residences on the top floor. It reduces the available footprint, allowing open space at plaza level that connects from 11th Avenue through public open space and the Piston & Ring building to 12th Avenue. New construction is set back at least 15' from the street above the character building as required by code section 23.73.014. Based on saving the character structure, the building height is increased by 10 feet to 75 feet.

Advantages:

Character Structure is largely maintained and incorporated thoughtfully into the project.

Creates a public outdoor space that can become a unique focus of activities in Pike-Pine.

Creates a "Post Alley"-quality pedestrian connection from 11th through to 12th.

Allows for views of the glazed rear facades of adjacent buildings, including the historic Baker Linen building, the new Olson Sundberg Kundig Allen (OSKA) building, and the newly renovated Piston & Ring and Pacific Supply buildings.

Allows for more light into the adjacent buildings, and the newly created Piston & Ring west terraces.

Better solar access for courtyard

Better visual connection to surrounding buildings

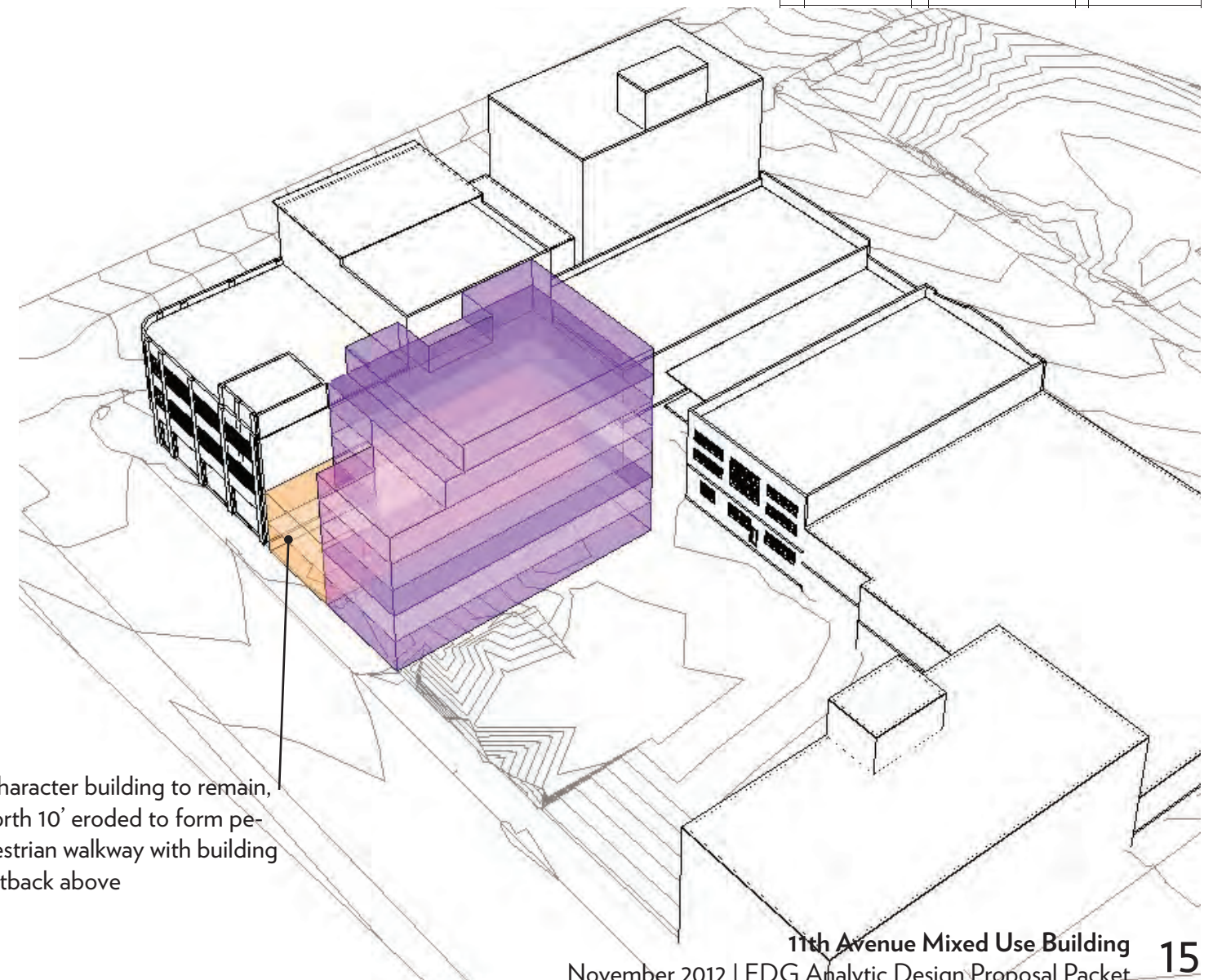
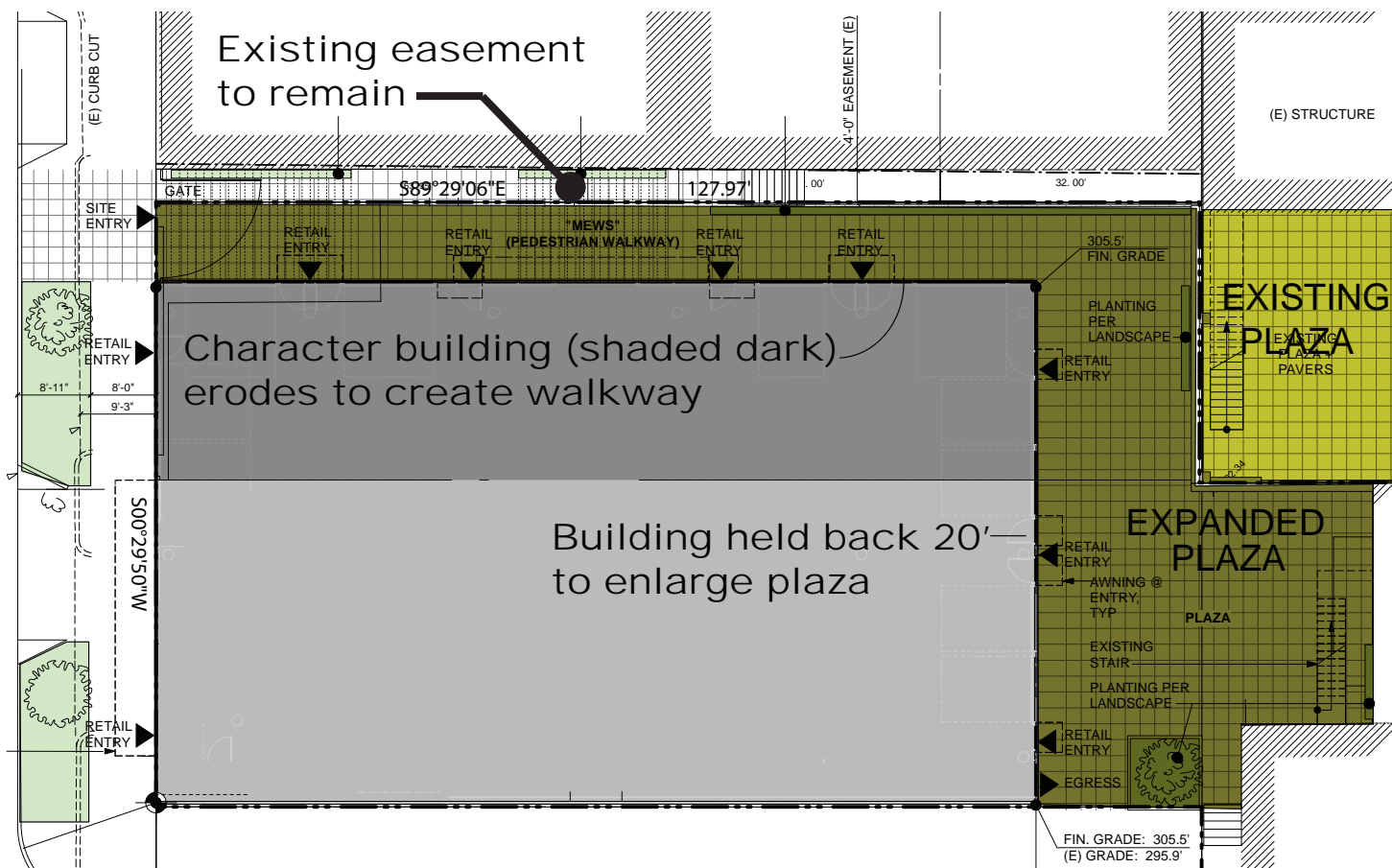
Disadvantages:

Yields less square footage (both residential and retail).

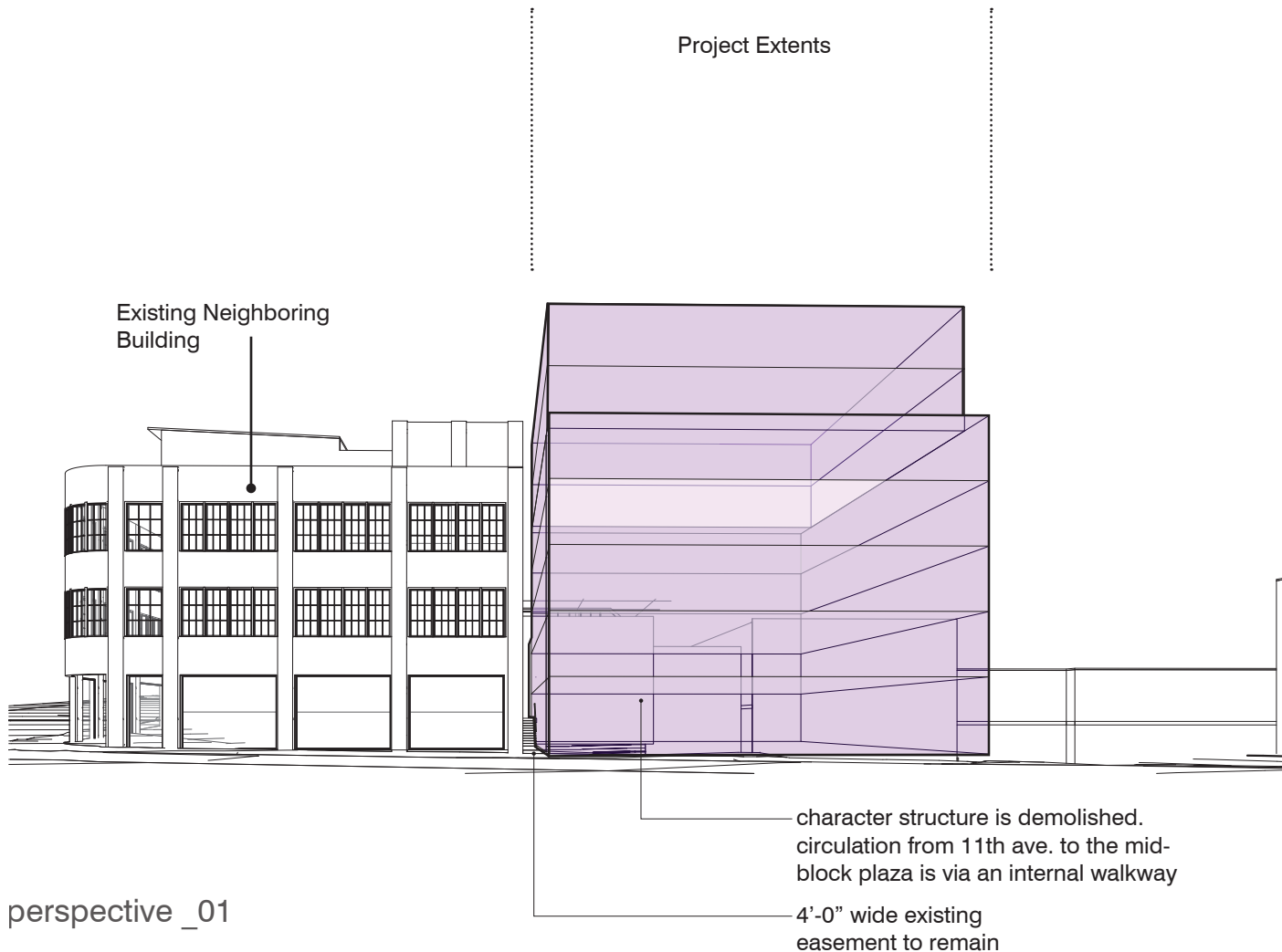
Requires significant investment to create the outdoor public spaces, and to seismically upgrade the character structure.

Loss of parking efficiency due to retention of character building foundation walls.

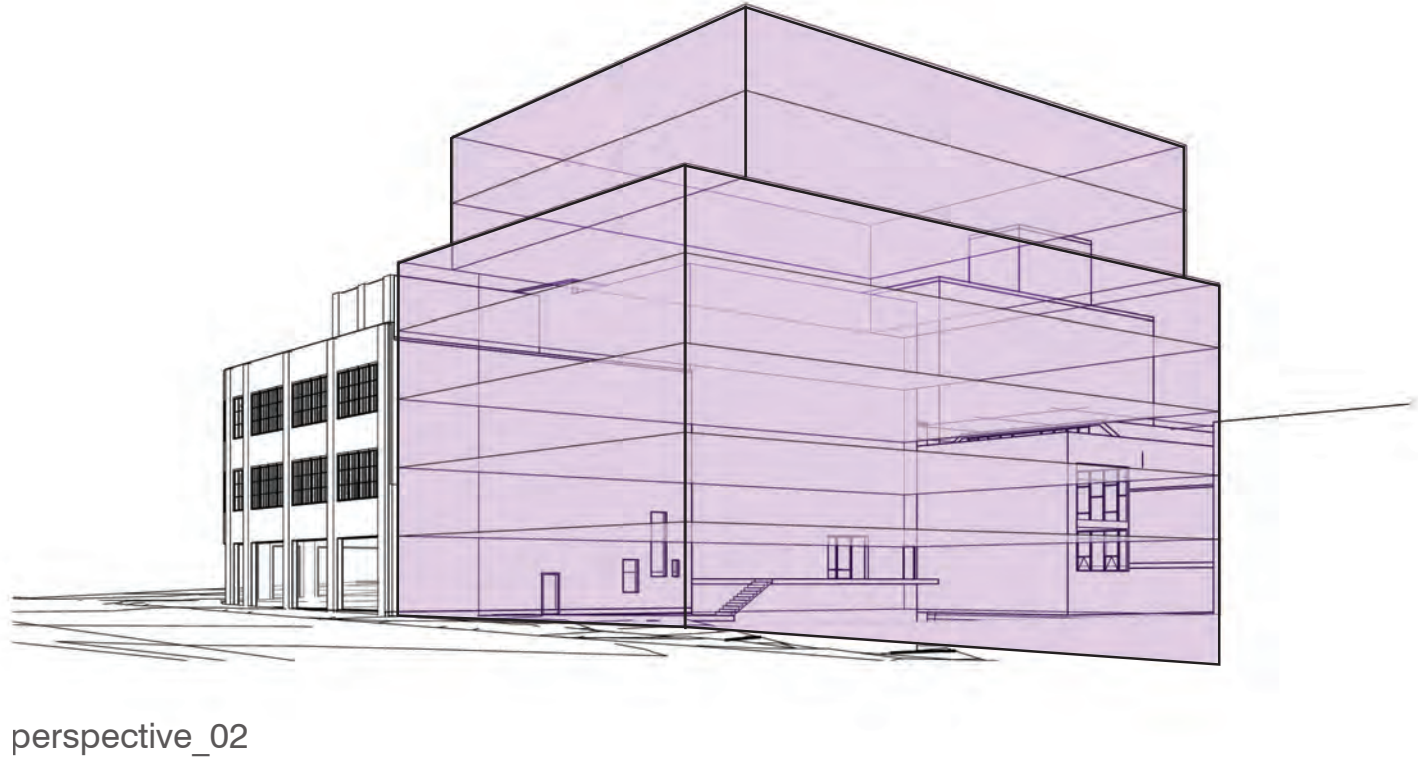
Approximate Floor Areas: ALTERNATIVE 3		
FLOOR	USE	GSF
B	PKG, MECH	10,120
B	PKG-Manhattan	675
1	RETAIL	6,425
1M	RETAIL/OFFICE	3,300
2	OFFICE	6,550
2M	OFFICE	3,300
3	OFFICE	6,550
4	OFFICE/CONF	5,670
5	RESIDENTIAL	4,875
Subtotal Above Grade		36,670
Parking/Mech		10,795



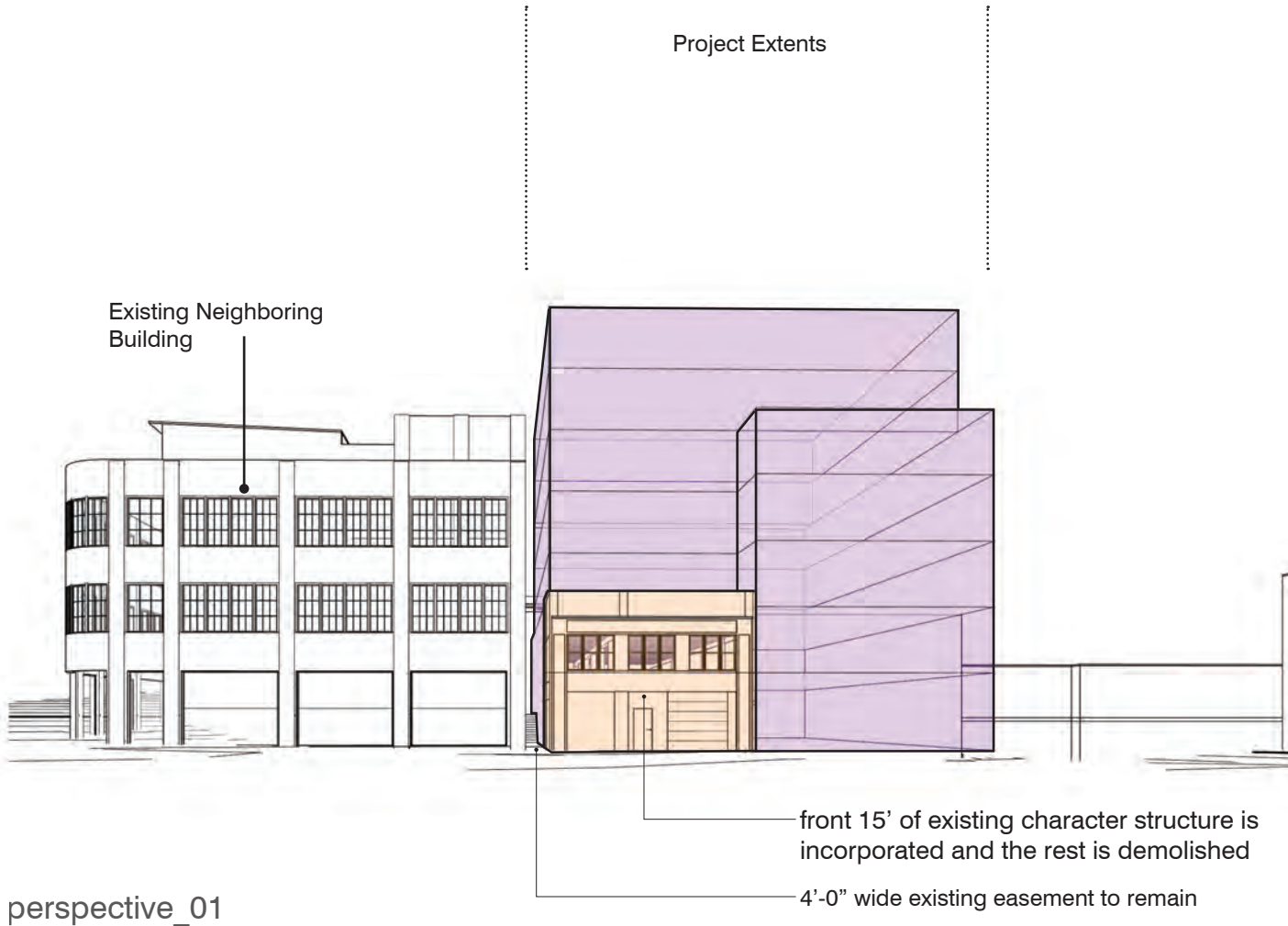
6. Three Dimensional studies and sketches at street level



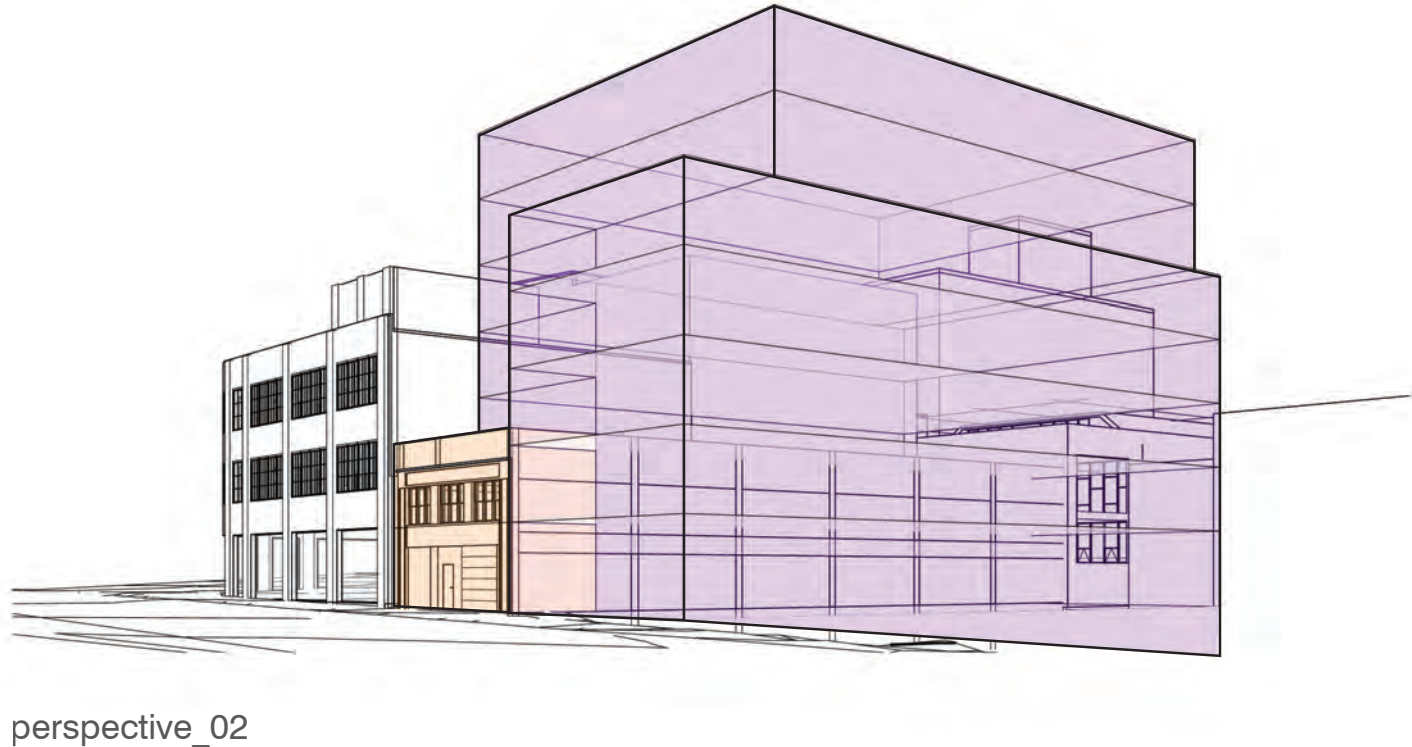
Alternative_01



6. Three Dimensional studies and sketches at street level - continued

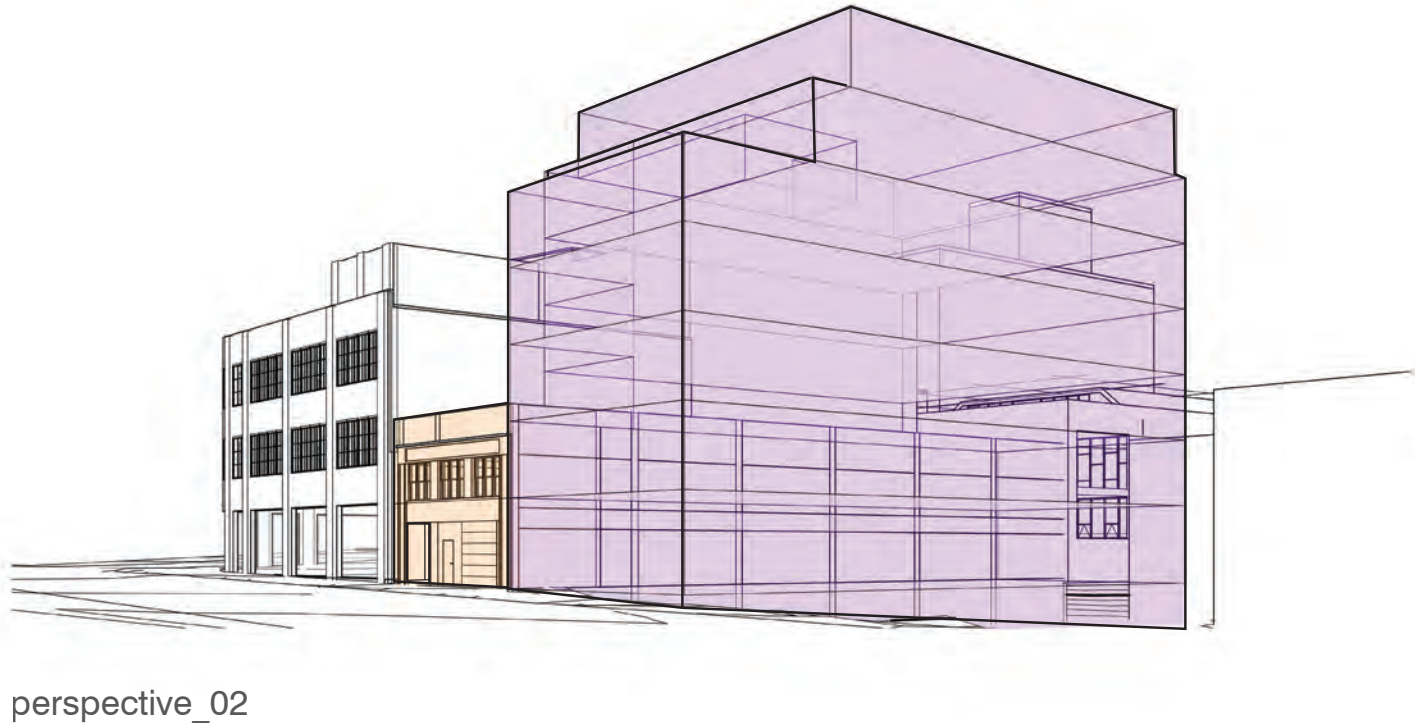
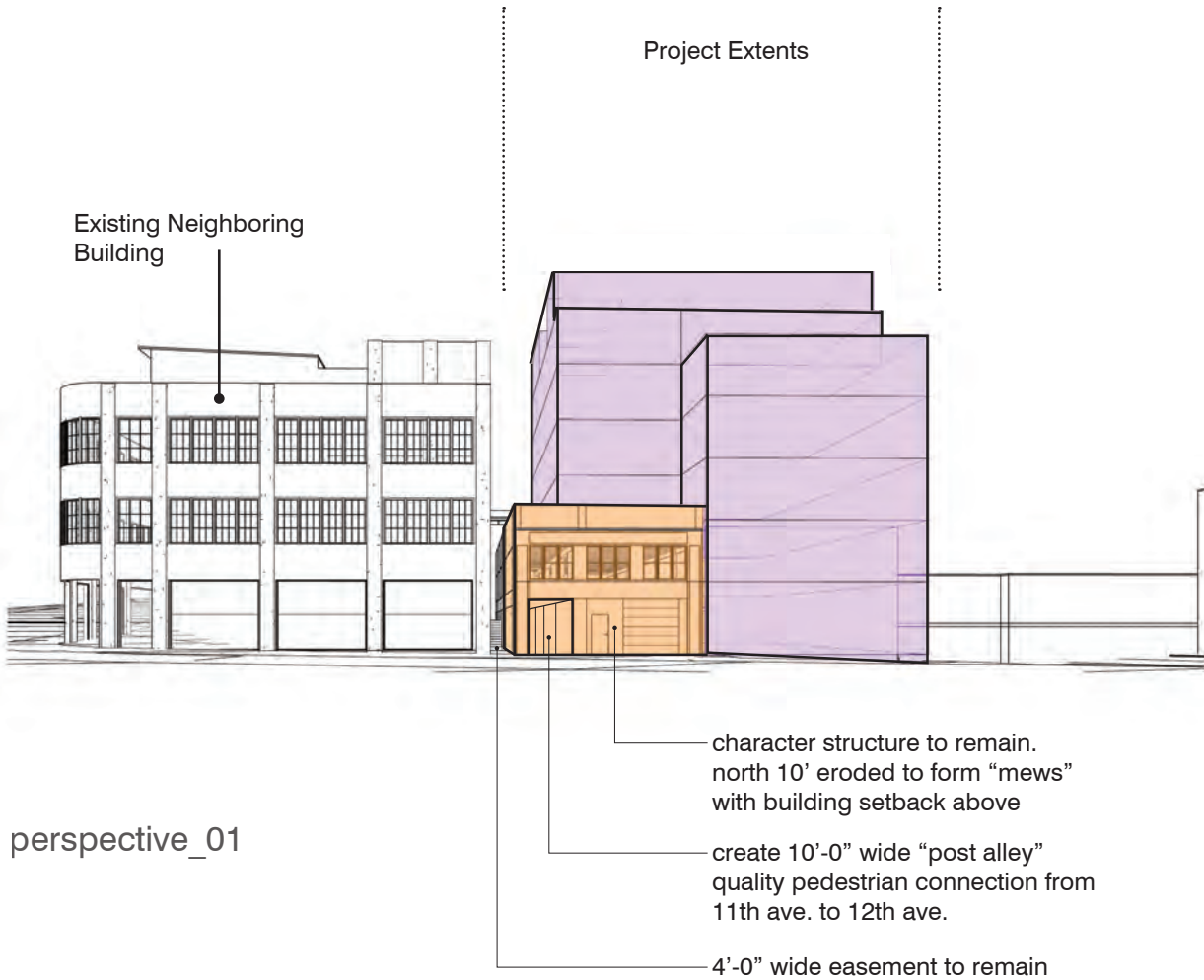


Alternative_02



6. Three Dimensional studies and sketches at street level - continued

Alternative_03 (preferred)



7. Summary of requested development departures

Garage Entry/Curbcut

Section 23.54.030D.2.a(2) Driveway width
Section 23.54.030F.2.b(2) Curbcut width

We intend to request a departure from 22' at the garage entry to 18' in order to reduce the impact of the garage entry on the pedestrian environment, and increase ramp slope above 15% in order to lose less street level retail to auto access.

Sight Triangle

Section 23.54.030G.2
Similarly, the sight triangle will erode the building at a relatively short street frontage. We would like to do everything possible within the bounds of safety to prioritize pedestrian activity.

Potential Departure Garage Layout

Section 23.54.030C.2
Given that we are building a parking garage on a narrow infill site and plan to maintain the existing building foundation through the middle of the site, we may need to ask for some departures from dimensional criteria in the garage, such as the backing dimension. We may look at a such as the backing dimension.



“There are several elements in the Pike/Pine neighborhood that lend to its unique and thriving character, especially its active commercial street life, both day and night. “

Neighborhood Priority for Site Planning