

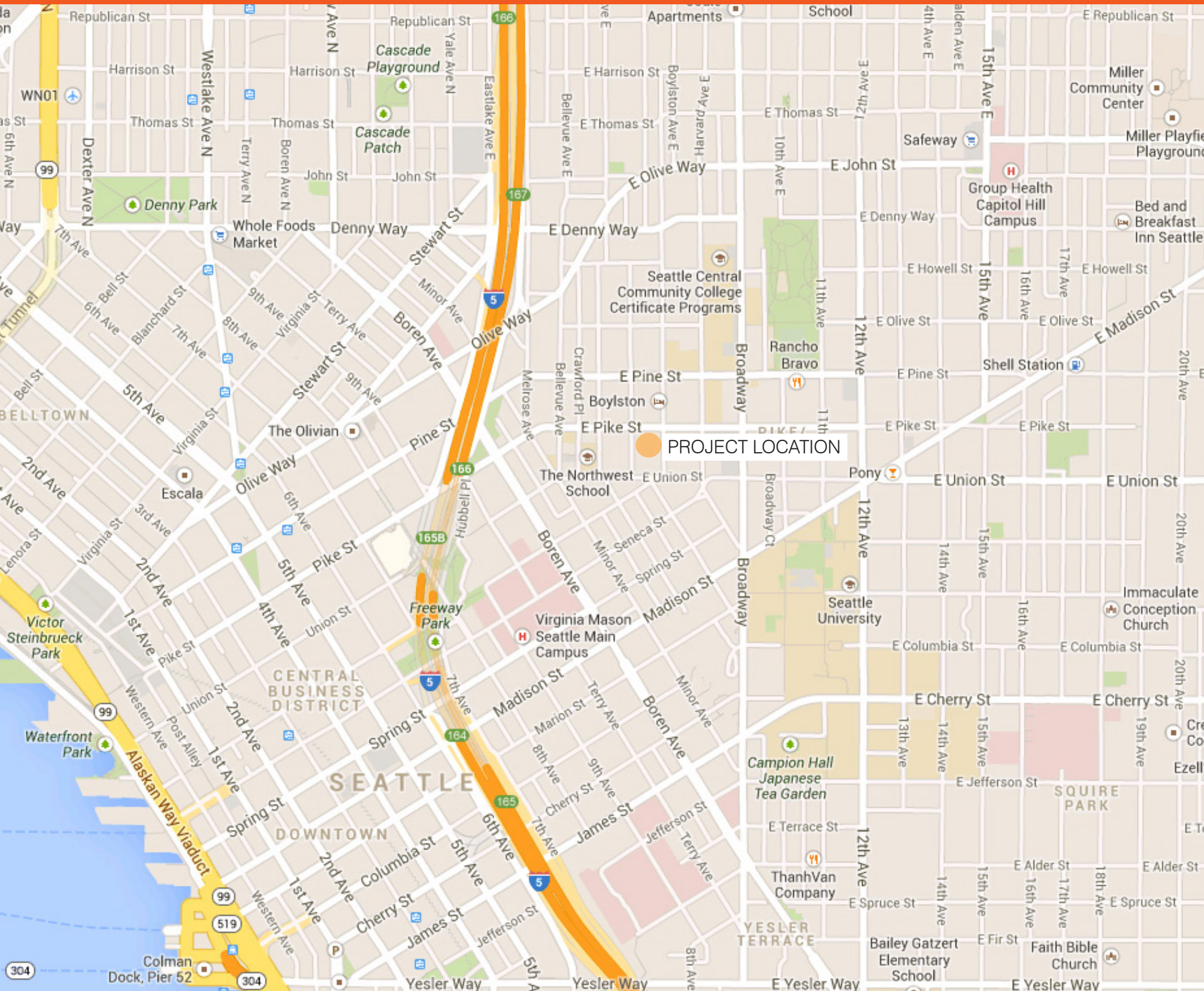
601 East Pike Street

CITY OF SEATTLE DESIGN REVIEW

RECOMMENDATION MEETING

DPD PROJECT #3015370

MAY 28, 2014

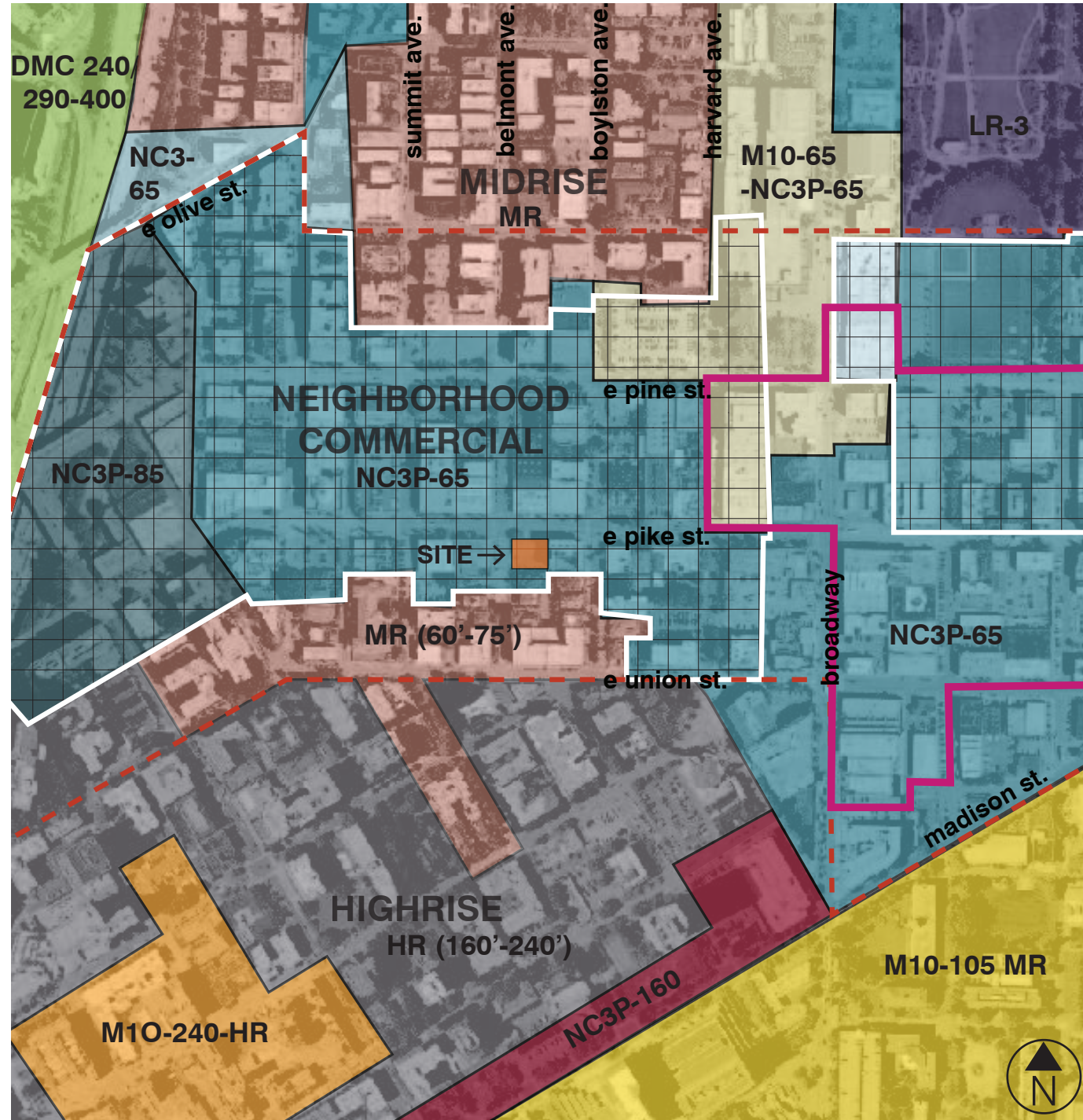


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SITE & ZONING INFORMATION

601 EAST PIKE STREET

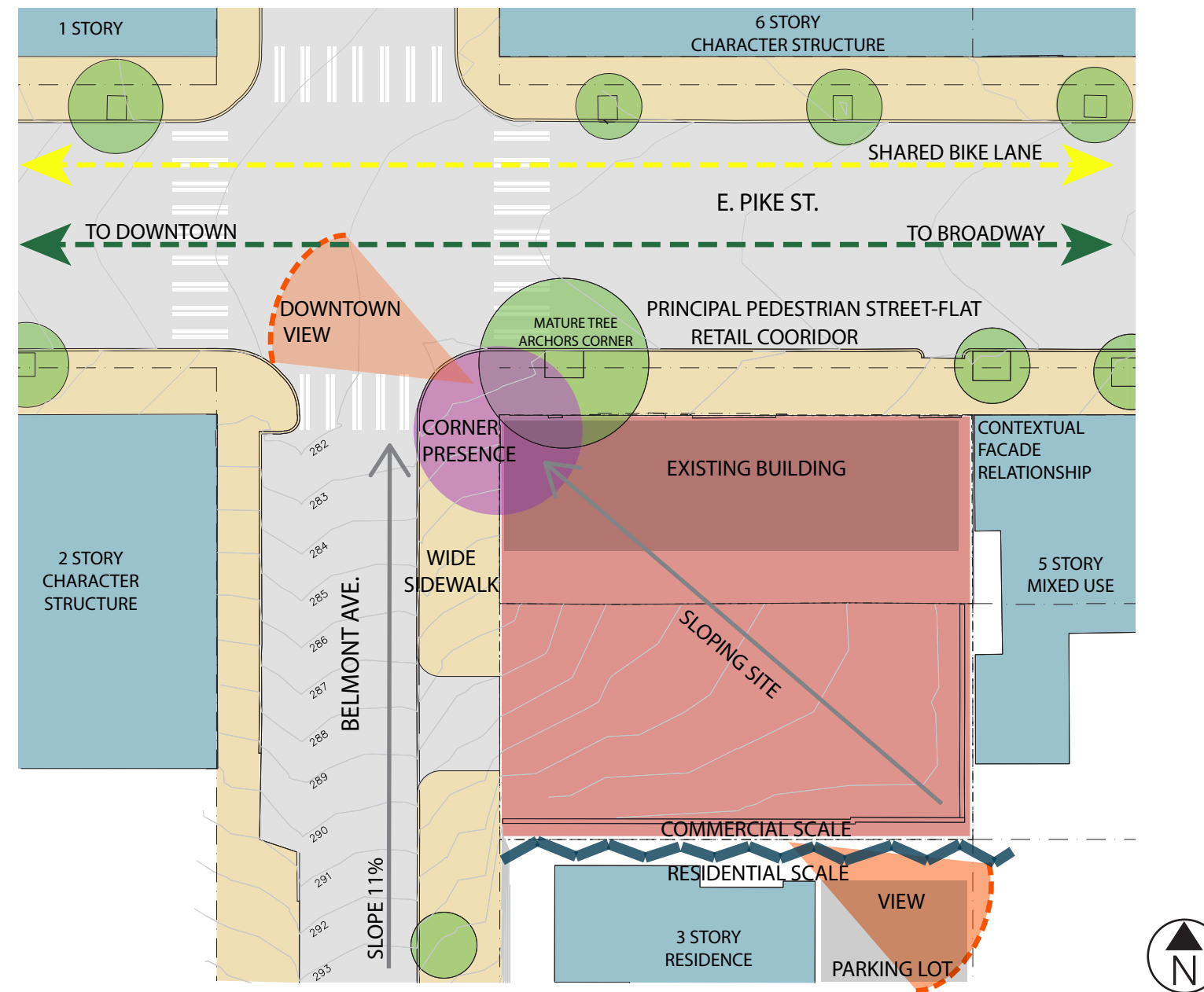


- Key
- Pike / Pine Urban Center Village
 - Pike / Pine Overlay District
 - Conservation Core
 - Site

BASE ZONE: NC3P-65
 OVERLAYS: PIKE/ PINE URBAN CENTER VILLAGE
 PIKE/ PINE OVERLAY DISTRICT
 PRINCIPLE PEDESTRIAN STREET: EAST PIKE STREET
 SITE AREA: 9,000 SF
 FAR 4.75 (TOTAL)

PROPOSED BUILDING SUMMARY:

PROPOSED USES:	RETAIL, RESIDENTIAL, PARKING
STRUCTURE HEIGHT:	65'
NUMBER OF RESIDENTIAL UNITS:	60
BUILDING AREA:	50,850 SF
RESIDENTIAL AREA:	40,500 SF
RETAIL AREA:	3,000 SF
NUMBER OF PARKING STALLS:	30
NUMBER OF BICYCLE SPACES:	17



OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES:

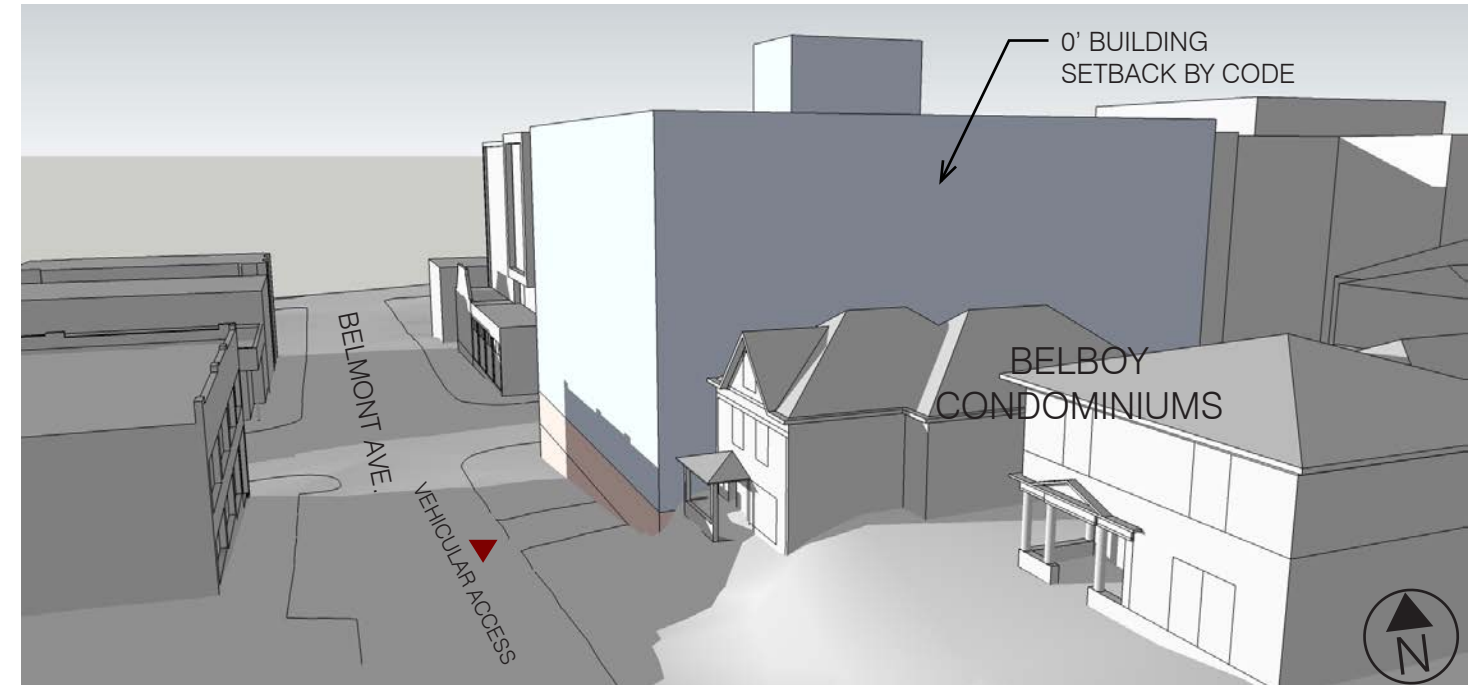
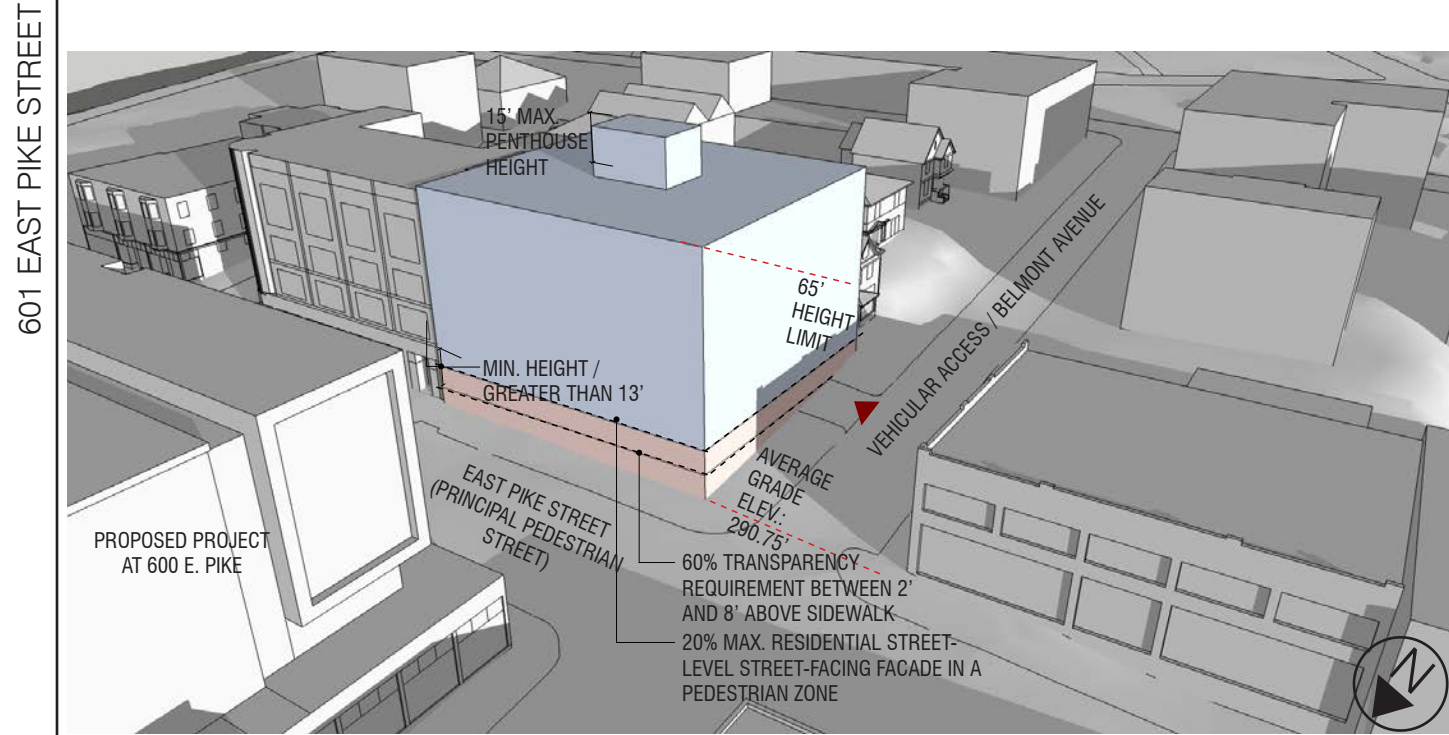
- Develop site to full potential
- Create a pedestrian - oriented scale
- Sensitively transition to residential neighborhood
- Contribute to the diverse character of the neighborhood

CONSTRAINTS:

- Sloped site
- Small plot limits opportunities for open space
- Small scale residential building next door
- Parking access restricted to Belmont at a high point

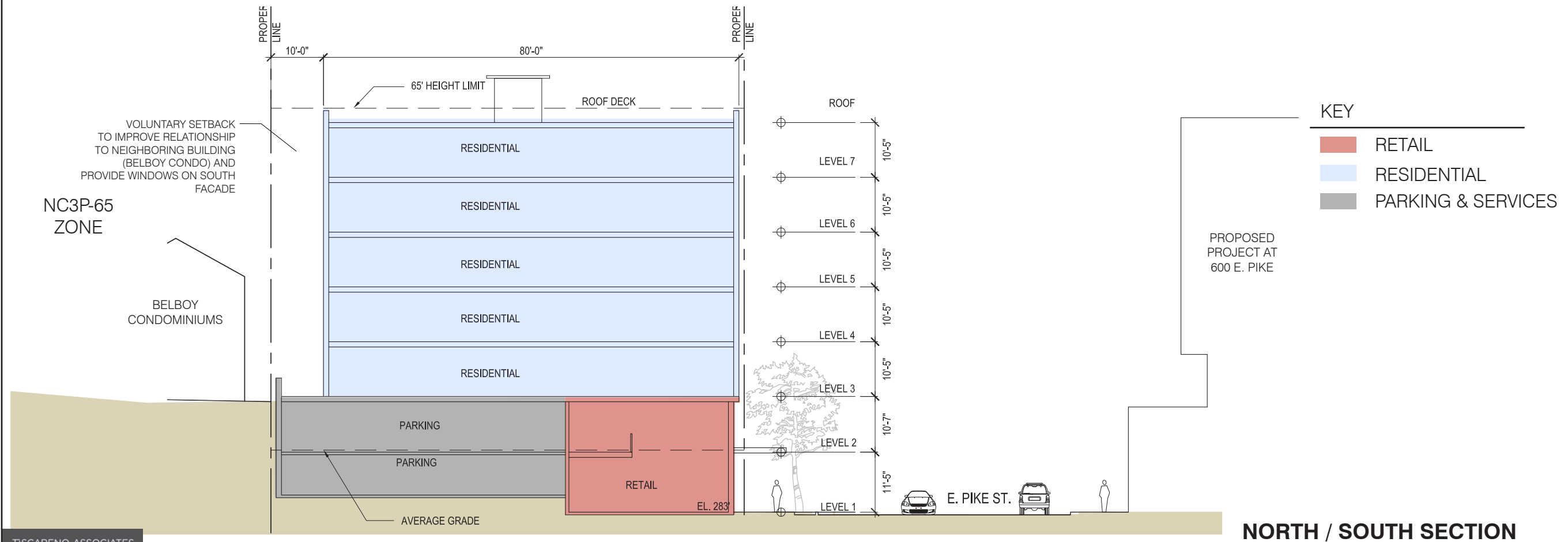
ZONING ENVELOPE DIAGRAM

ZONING ENVELOPE DIAGRAM

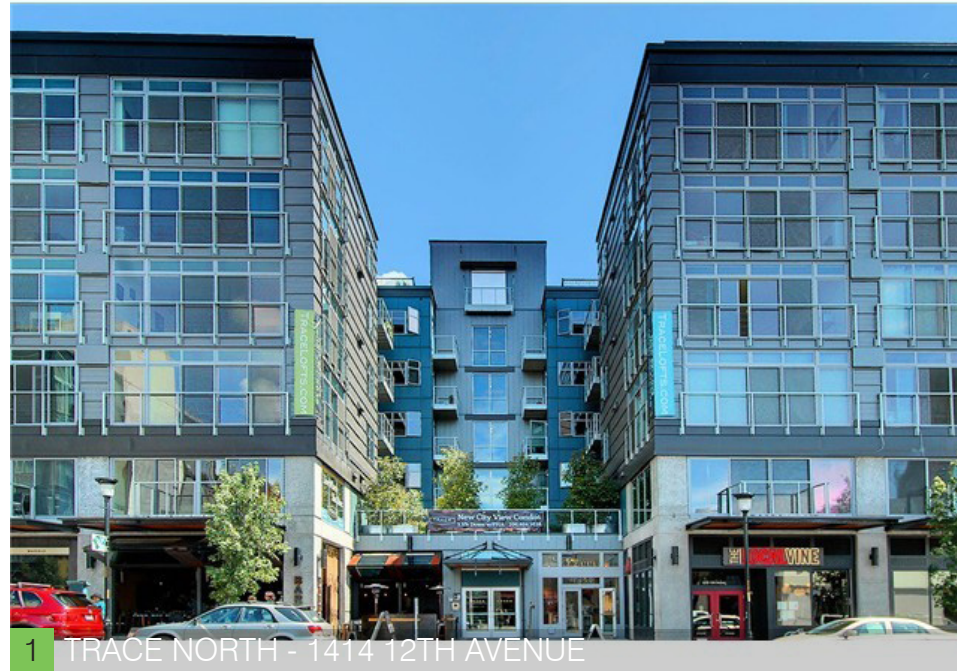


ZONING ENVELOPE DIAGRAM: NC3P-65 PEDESTRIAN DESIGNATED ZONE

ZONING ENVELOPE DIAGRAM: VIEW ALONG BELMONT AVE.



1. Trace North is a recent building that combines simple building forms and detailing with dynamic ground-floor retail.



1 TRACE NORTH - 1414 12TH AVENUE

2. 1111 E. Pike is a modern interpretation of the Pike/Pine architectural context. The design utilizes tall, wide windows and high ceilings influenced by the auto row vernacular. The bright color and composition of the facade speaks to the vibrant artistic culture of the area. Pedestrian relationships are created through composition, pattern, strong street relationship. It provides ground level retail with five floors of condos.



2 1111 E. PIKE ST.



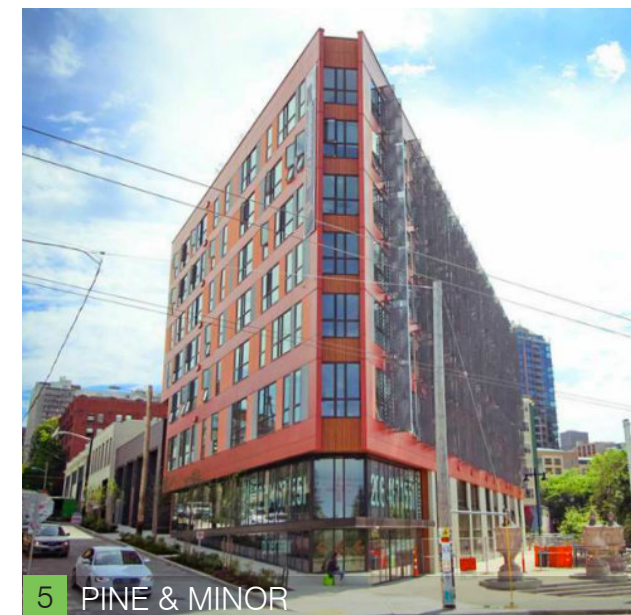
3 AGNES LOFTS - 1429 12TH AVENUE

3. The Agnes Lofts creates a continuous street wall to create a pedestrian friendly streetscape. Its design optimizes a small corner and creates a sophisticated composition of large windows contributing to the loft aesthetic.



4 615 E PIKE

4. The building adjacent to the project site showcases contemporary materials and window forms. It incorporates the facade of a character structure at the ground floor.



5 PINE & MINOR

5. Another recent building integrates a variety of materials in an integrated whole. The contemporary facade is very sleek on one side and accented with sun shades on the other.

SITE PHOTOS

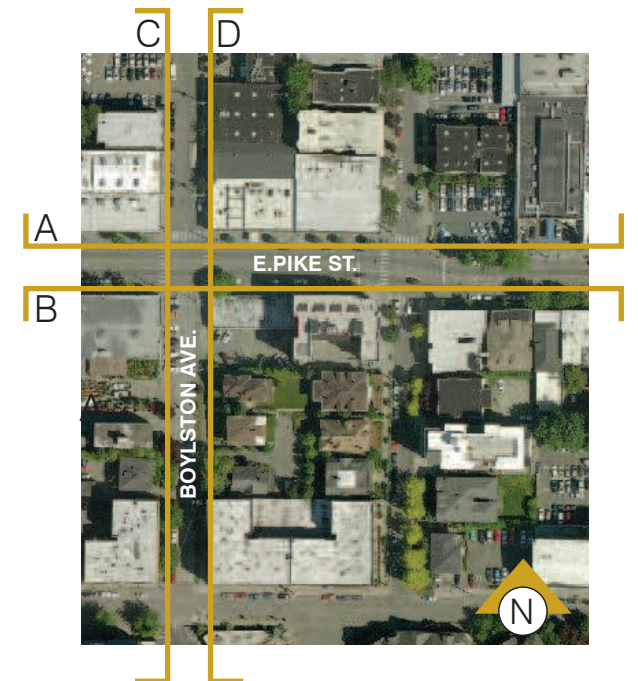
601 EAST PIKE STREET



A E. PIKE STREET - LOOKING NORTH



B E. PIKE STREET - LOOKING SOUTH

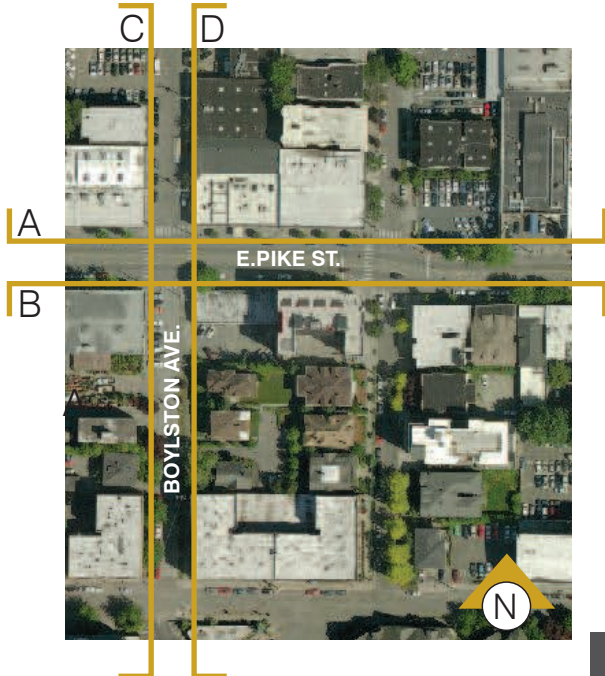




C BELMONT AVE. - LOOKING WEST



D BELMONT AVE. - LOOKING EAST



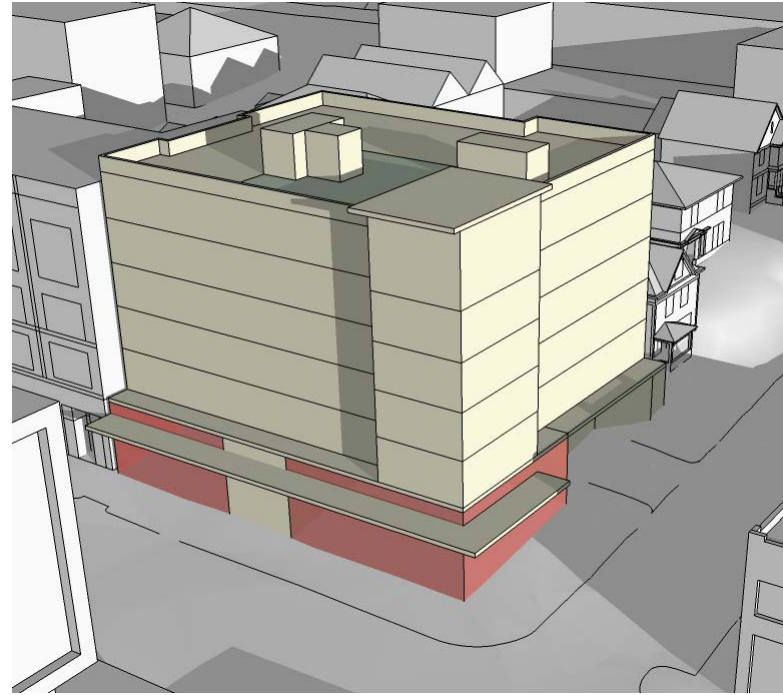
EDG MASSING SUMMARY

601 EAST PIKE STREET



SCHEME A

- Continuous retail on Pike
- Lobby located on Belmont
- Upper levels set back at corner and at south property line
- Series of bays breaks up scale and creates interest



SCHEME B

- Corner tower
- Lobby located on Pike mid-way, dividing the retail
- Upper levels set back on three sides
- Code compliant



PREFERRED SCHEME C

- Simple massing, not set back on street-facing facades
- Lobby located near mid-block
- Retail is continuous on Pike with potential for mezzanines.
- Upper levels are set back on south side
- Exterior stair on Belmont



12/4/2013 EDG PREFERRED SCHEME C

1. ARCHITECTURAL CONCEPT

“A clear simplified and cohesive design concept should express the stacked flat building program. The design should include a hierarchy of clearly legible design moves, in response to the corner, adjacent conditions, and building program. “
(B-1, C-2, C-4)

2. STREET LEVEL SPACES

The street level spaces should be designed to maximize human activity and human scale.”
(A-2, A-4, A-8, C-3, C-4, D-1, D-6, E-2)
“Enhance human activity on Belmont Ave. Possible solutions include incorporating the stairs inside the building and extending the retail frontage further up Belmont, locating the lobby on Belmont Ave, and moving the solid waste storage into the building to allow the parking entry to shift to the south to make room for retail or lobby street frontage. “
“Maximize contiguous retail frontage “
“The general location of the parking access near the southwest corner is the best option. The Board would be supportive of departures to minimize the visual and physical impacts of the parking entry on the pedestrian environment”.

3. RELATIONSHIP TO PROPERTY TO THE SOUTH

“The proposed development should maintain at least the proposed 10’ setback from the adjacent site to the south.”
(A-5, B-1, C-2, C-4, E-2)
“Maximize light and air to the much smaller residential buildings and open space to the south.”
“An upper level setback on the south façade may help to reduce the appearance of bulk and scale to the south.”

COMMUNITY OUTREACH

601 EAST PIKE STREET

At the EDG meeting, December 4, 2013, the Design Review Board recommended that the applicant engage PPUNC prior to the recommendation meeting, as its input has been helpful to other applicants.

The applicant took that advice to heart and engaged with PPUNC in three formal meetings as well as informally with individual members, as follows:

Date	Contact	Outcome
12/4 to 17	John Feit, PPUNC Chip Ragen Cathy Hillenbrand	Contacted commenters at EDG, Chip Ragen and Cathy Hillenbrand to expand on thoughts and comments. Contacted John Feit to arrange for presentation to PPUNC.
12/17/13	PPUNC	<p>Presented new package to PPUNC with stair moved to rear, Belmont retail expanded.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Like new location of stair in south façade, enveloped in façade as a series of balconies • Like porch and stairwell on Belmont, mimicking neighbor’s stair • Like extension of retail on Belmont, and narrowed blank wall • Like retail presentation (high ceiling, columns behind glass, simple awning, louver for ventilation, dark aluminum store front system) • OK with narrow residential entrance at east end of retail <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> • Simplify. Don’t try to make it look like a warehouse. Keep the box simple and celebrate it. • Don’t try to make stacked flats look like two story volume from exterior. • Avoid different facades: looks suburban. Bring materials to the top. No setback or different material at top. • Eliminate street-front balconies and keep the corner strong (although corner does not need to make a statement). Avoid glass balconies: steel is more appropriate. • Work on the bays: either more, or fewer, or simpler. • Use bold color, warm it up. • Use clear glass • Keep garage entrance narrow as possible
1/3/14	BelBoy Condo Chair of HOA	Met with chair of HOA to discuss drawings, setbacks, common property line and landscaping options, privacy, views. Presented newest drawings.

12/17/2013 FIRST PPUNC PRESENTATION



VIEW OF E PIKE AND BELMONT



VIEW ALONG BELMONT AVE.



VIEW OF E PIKE AND BELMONT

1/21/14	PPUNC	<p>Presented new package with simplified exterior: grouped windows that match internal room arrangements, with a book-end, stepped formation, strong corner, simplified form, bold color (orange with dark windows, wood accents), FRC paneling in horizontal planks with metal panel accent, metal cornice.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Overall, agreed design was very responsive to comments • Bay windows cleaner and fit with building overall • Like simplicity: possibly expand use of spandrel to knit it together <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> • Curate a community of retailers [tour with Chip Ragen completed] • Detail material installation carefully to create quality • Consider trimming between book-ended windows with vertical window trim color (dark brown) [Team reviewed option, but didn't like it]; • Recommended against "nailed on" window application method as unattractive • Requested team return with window detail for next meeting
2/11/14	Belboy Condo Chair of HOA	<p>Toured Belboy property with chair of HOA to look at common property line, back yard, building relationships, etc. Discussed different types of shoring that could be used and proposed landscaping along property line.</p>
2/18/14	PPUNC	<p>Presented window detail and draft DRB package.</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> • Worthy of our support. Very responsive. Things PPUNC still asking for are small issues • OK with all departures • Simple, mostly well-detailed, higher quality of materials being used. Lots of windows, stouter fibercement, crisper definition, integrated aluminum flashing system. • Discussed the pros and cons of introducing recessed windows into the design. • Commend the landscape plan • Cornice nicely finishes top • Support the orange color, wood siding at entrance and porch
2/27 to 3/5	Belboy Board Chair, of HOA	<p>Met again with Belboy Chair to go over building design, shoring easement, and landscaping along property line. Provided review package and proposed shoring easement for owners at annual board meeting. Owners chose not to pursue easement for shoring which will be braced internally.</p>



2/18/2014 FINAL PPUNC PRESENTATION

DESIGN PROPOSAL

601 EAST PIKE STREET

ARCHITECTURAL CONCEPT

- SMOOTH EXTERIOR SKIN WRAPS THE CORNER
- SIMPLE BUILDING FORM WITH DURABLE MATERIALS
- WINDOW LAYOUT AT RESIDENTIAL LEVELS EXPRESS INTERIOR FUNCTION
- BAYS PROVIDE SPACE TO THE SMALLEST UNITS & CREATE A UNIQUE ARCHITECTURAL FEATURE
- CORNER IS SIMPLE AND STRONG, BUT NOT OVERLY CELEBRATED
- WARM MATERIALS MARK THE RESIDENTIAL ENTRY
- DOUBLE-HEIGHT, HIGHLY-TRANSPARENT RETAIL BASE



VIEW OF E PIKE AND BELMONT

ARCHITECTURAL CONCEPT

SMOOTH FACADE WITH
PRECISE JOINTS BETWEEN
CLADDING AND WINDOWS

STREET-LEVEL SPACES

RETAIL OPENS OUT ONTO
SIDEWALK

TRANSPARENCY EXTENDS
AROUND THE CORNER TO
BELMONT

LOBBY ON PIKE ALLOWS FOR
CONTINUOUS RETAIL



VIEW OF E PIKE AND BELMONT

DESIGN PROPOSAL

601 EAST PIKE STREET

ARCHITECTURAL CONCEPT

BAY WINDOW AND METAL PANEL
CREATE CONTINUITY WITH NORTH
FACADE

EXTERIOR STAIR INTEGRATED
WITH SOUTH ELEVATION.
READS AS BALCONY

WOOD CREATES CONTINUITY WITH
PIKE STREET RESIDENTIAL ENTRY

STREET LEVEL SPACES

PARKING ACCESS IS MINIMIZED

RETAIL CONTINUES ONTO BELMONT

LANDSCAPE SCREENS SMALL
BLANK WALL

RESIDENTIAL ACCESS STAIR
ACTIVATES SIDEWALK ALL THE WAY
TO PROPERTY LINE

RELATIONSHIP TO THE SOUTH

PORCH CREATES RELIEF AND SCALE
THAT RELATES TO BELBOY PORCH,
IMPROVES SIGHT LINES TO AND FROM
BELBOY.

MATERIAL CHANGES PROVIDE VARIETY
AND REDUCE THE BUILDING SCALE

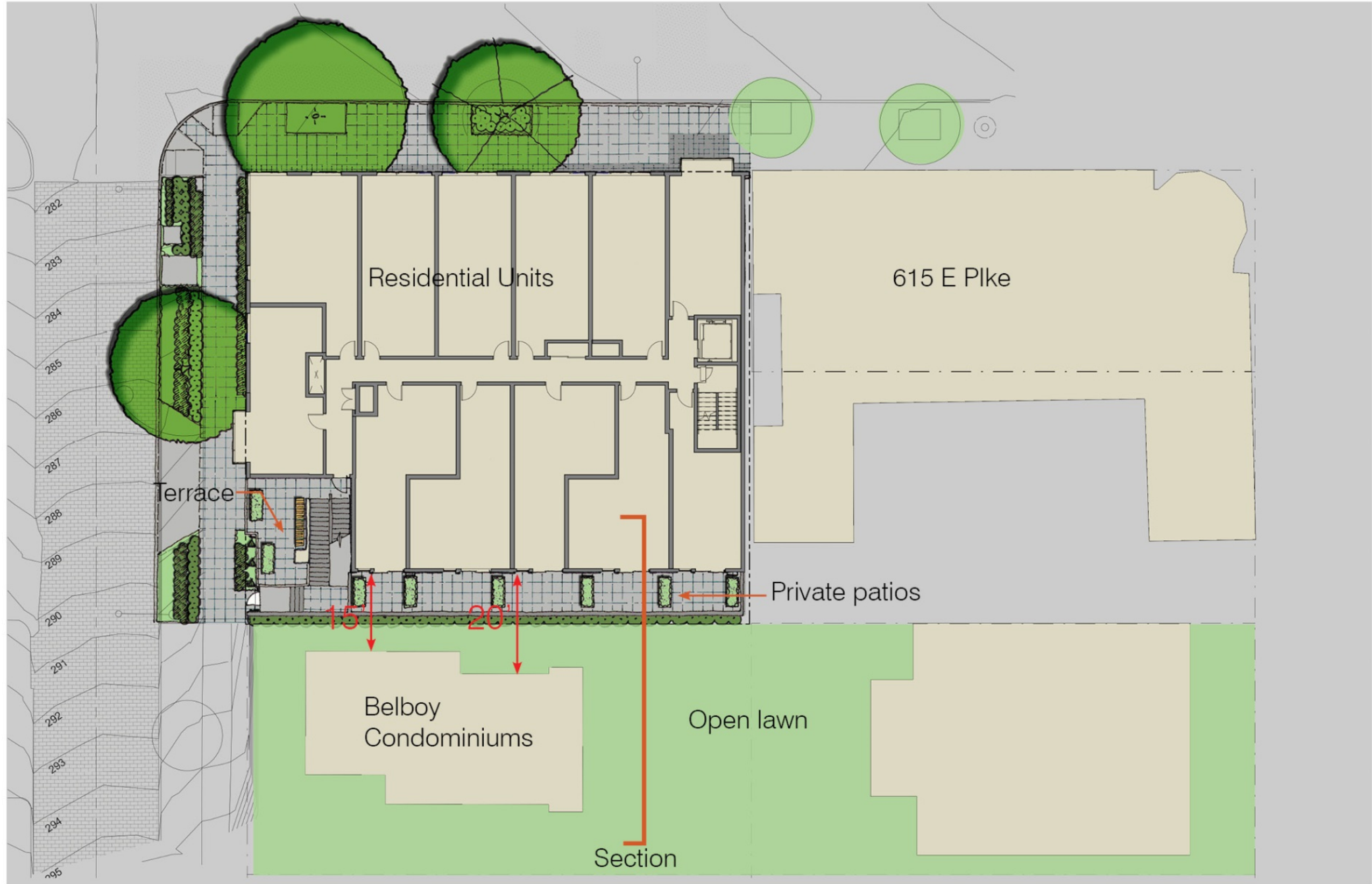
LANDSCAPED SCREEN PROVIDES
PRIVACY



VIEW ALONG BELMONT AVE.

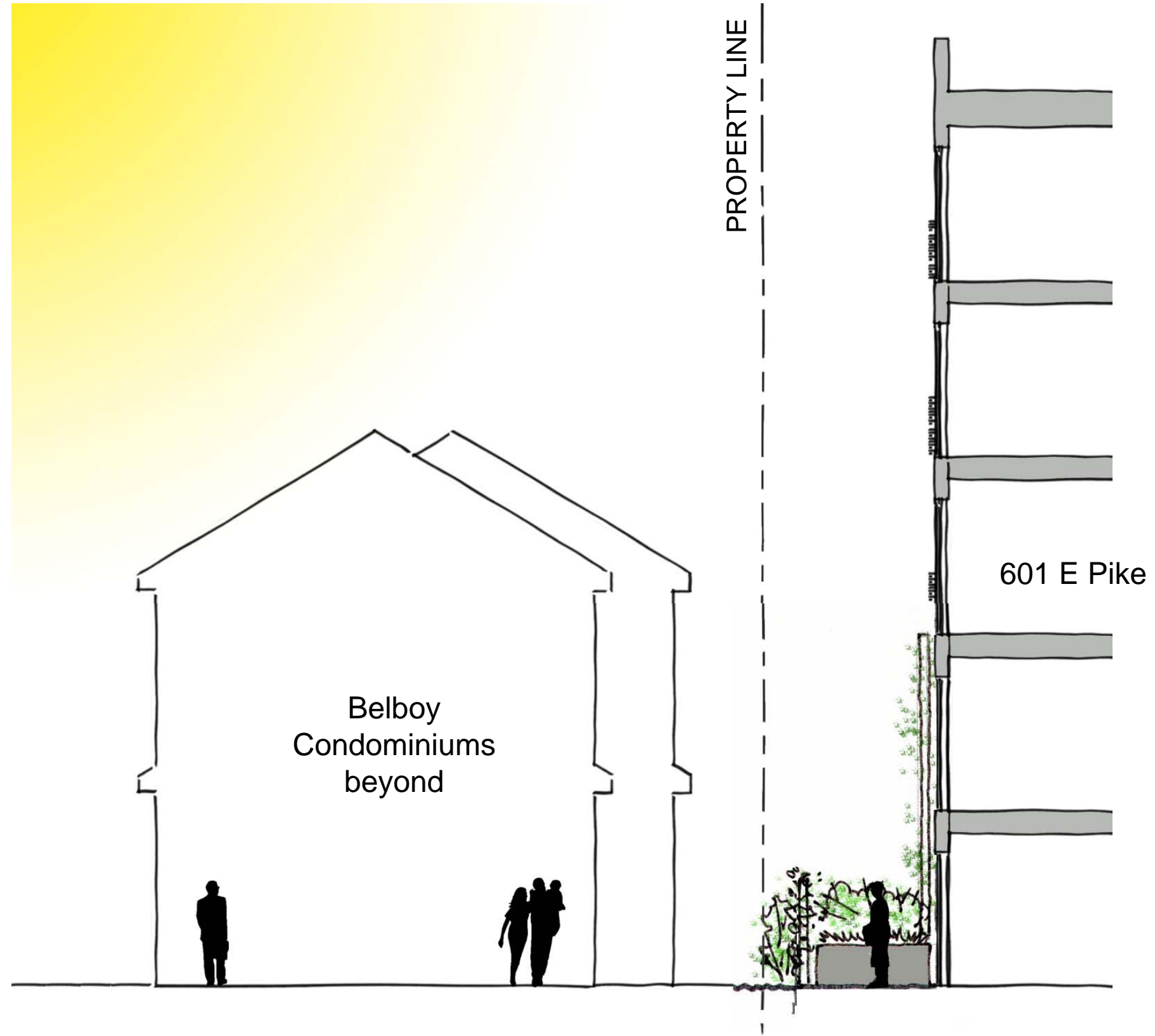
DESIGN PROPOSAL

601 EAST PIKE STREET



DESIGN PROPOSAL

601 EAST PIKE STREET





SUN / SHADOW STUDIES: SCHEME C - PREFERRED

601 EAST PIKE STREET

10:00 am

12:00 pm

2:00 pm

WINTER SOLSTICE



EQUINOX



SUMMER SOLSTICE



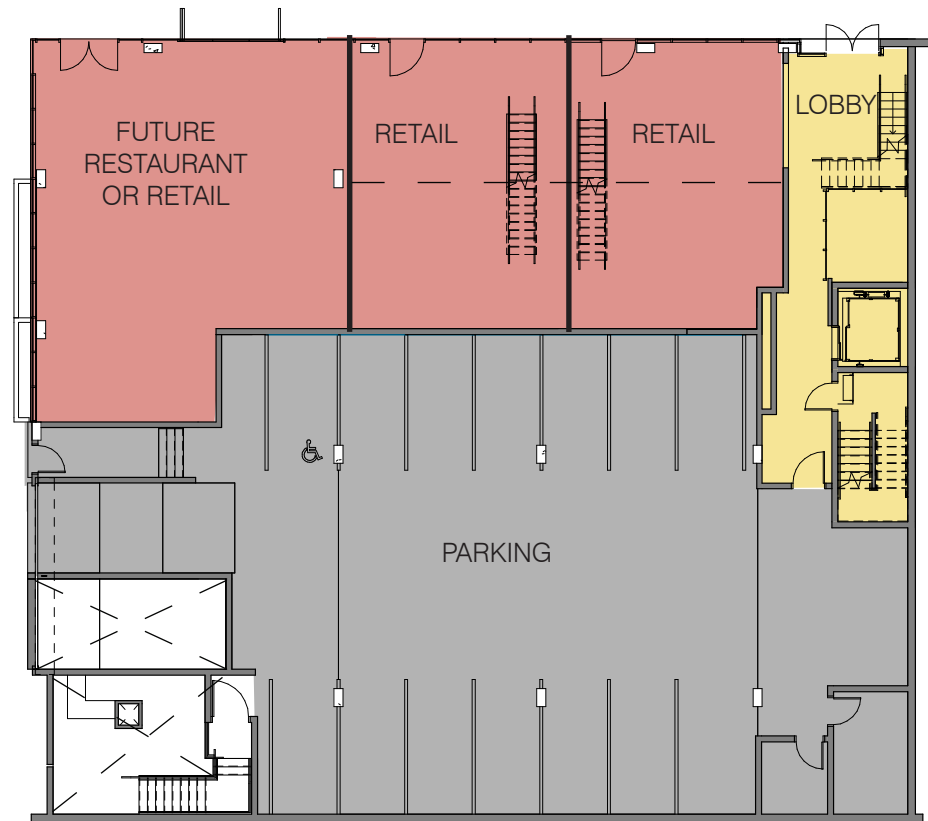
TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN

© COPYRIGHT 2013 TISCARENO ASSOCIATES

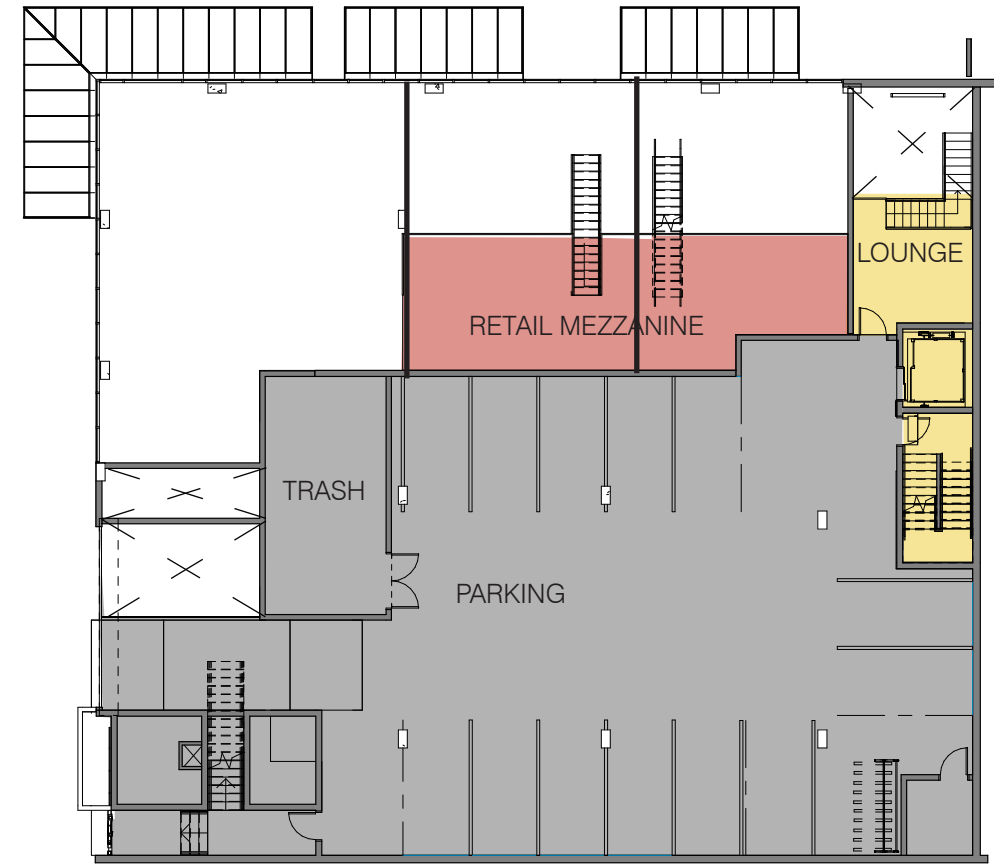


FLOOR PLANS

601 EAST PIKE STREET



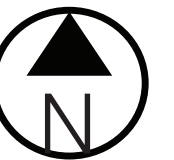
LEVEL 1



LEVEL 2

KEY

- RETAIL
- RESIDENTIAL
- PARKING





LEVEL 3



LEVEL 4-7

KEY

- RETAIL
- RESIDENTIAL
- PARKING



MATERIALS PALETTE

601 EAST PIKE STREET



EVENING VIEW ALONG E PIKE



VIEW ALONG E PIKE TOWARDS DOWNTOWN

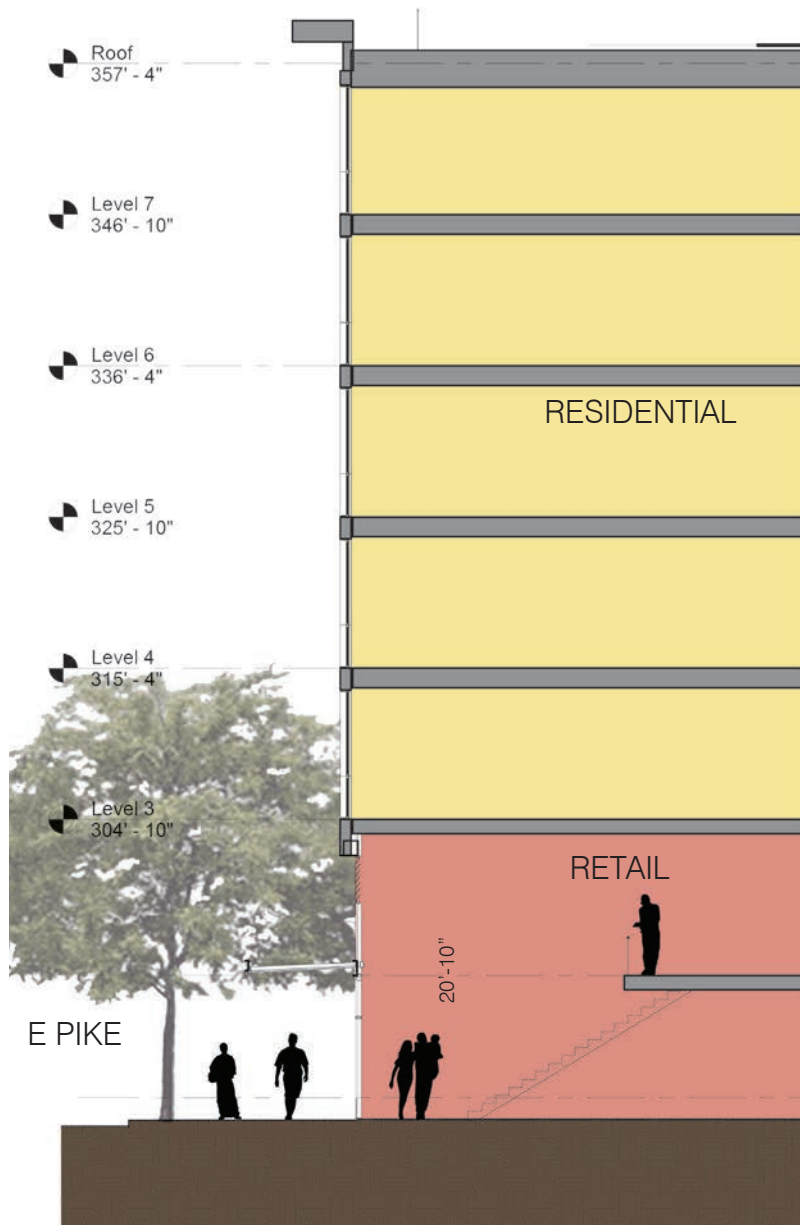
NIGHTTIME VIEW
HIGHLIGHTS UNIQUE
WINDOW PATTERN

DOUBLE HEIGHT, HIGHLY
TRANSPARENT RETAIL

CONNECTION BETWEEN RETAIL AND
LOBBY

PEDESTRIAN EXPERIENCE - PIKE ST.

601 EAST PIKE STREET



A SITE SECTION - E PIKE AT RETAIL



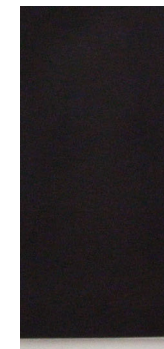
FIBER CEMENT PANEL:
RUST



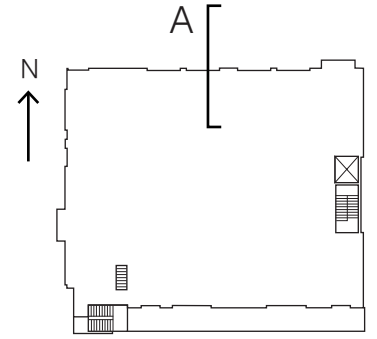
INSULATED GLASS



VINYL WINDOWS
BRONZE



DARK BRONZE METAL
CANOPY

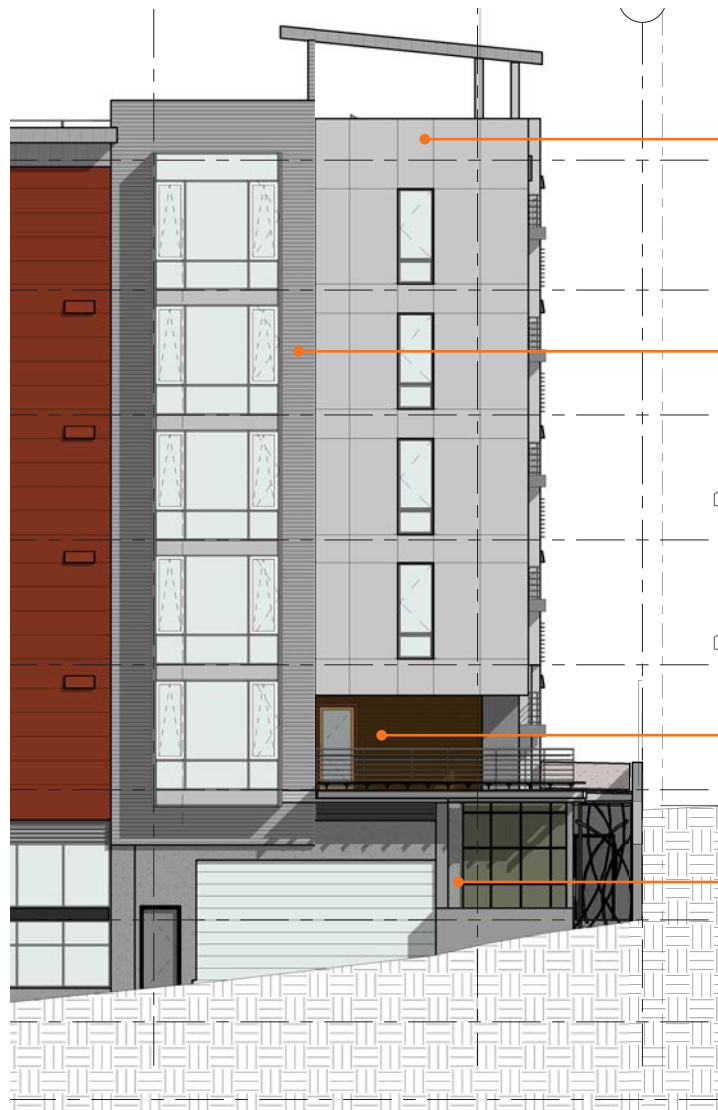
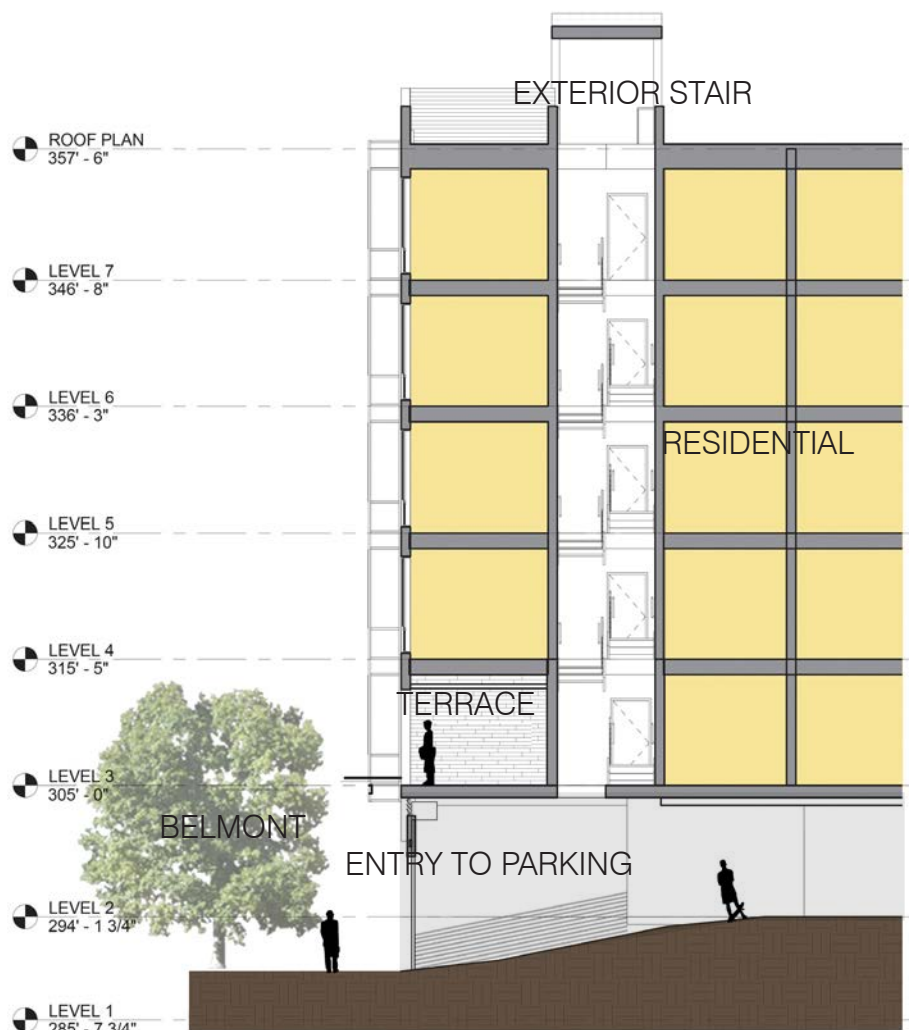


SECTION KEY



PEDESTRIAN EXPERIENCE - BELMONT AVE.

601 EAST PIKE STREET



FIBER CEMENT PANEL:
GRAY



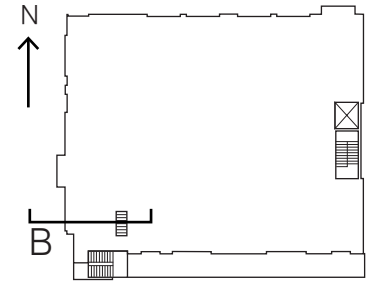
METAL PANEL
12" FULL PANEL WITH
2 PENCIL RIBS
METALLIC CHAMPAGNE



WOOD SIDIING



GREEN SCREEN



SECTION KEY

B SITE SECTION - BELMONT PARKING ENTRY



KEY

- RETAIL
- RESIDENTIAL
- PARKING

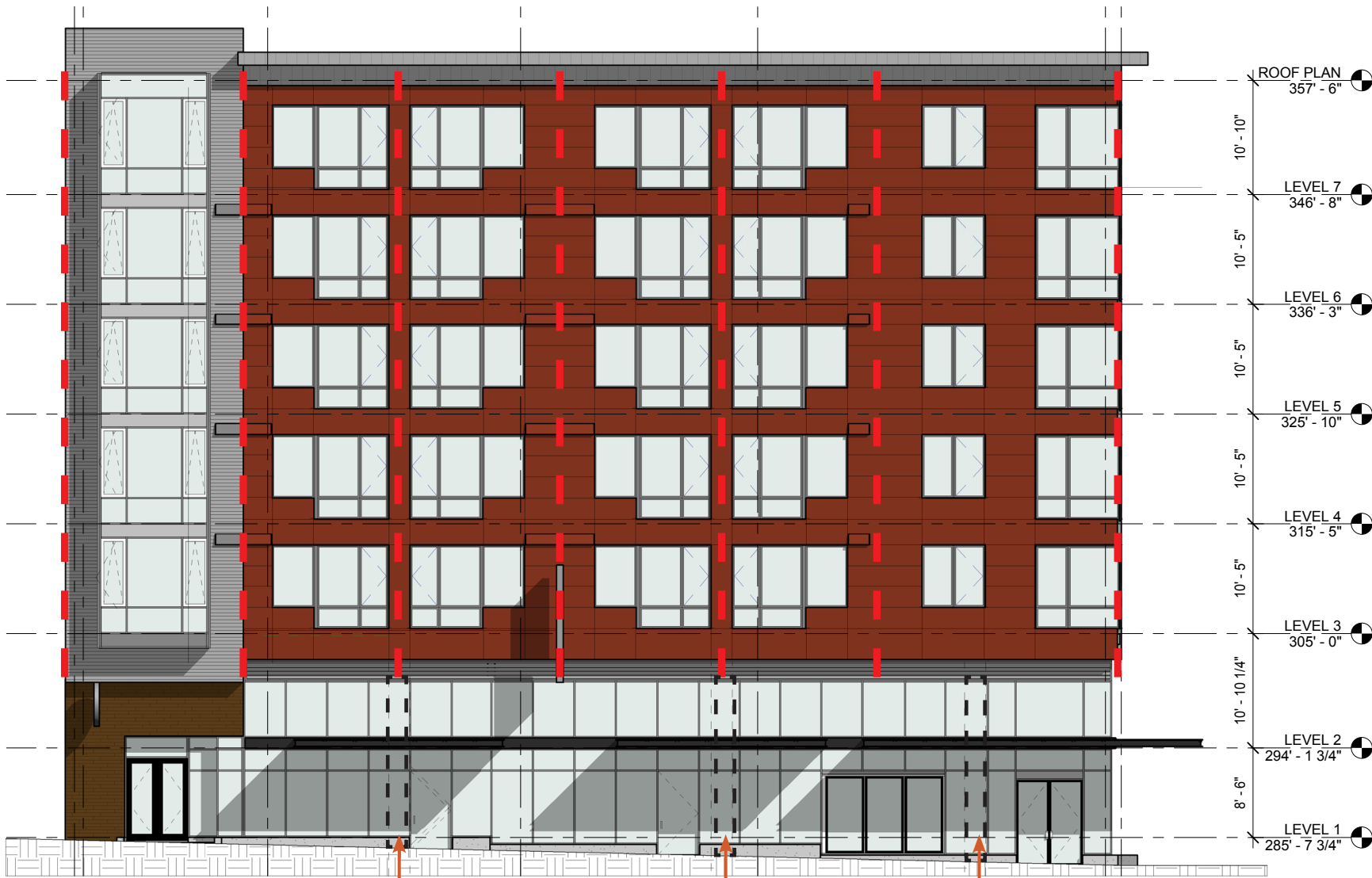


PEDESTRIAN EXPERIENCE - PIKE ST.

601 EAST PIKE STREET



STUDIO OPEN 1 OPEN 1 OPEN 1 OPEN 1 2 BEDROOM

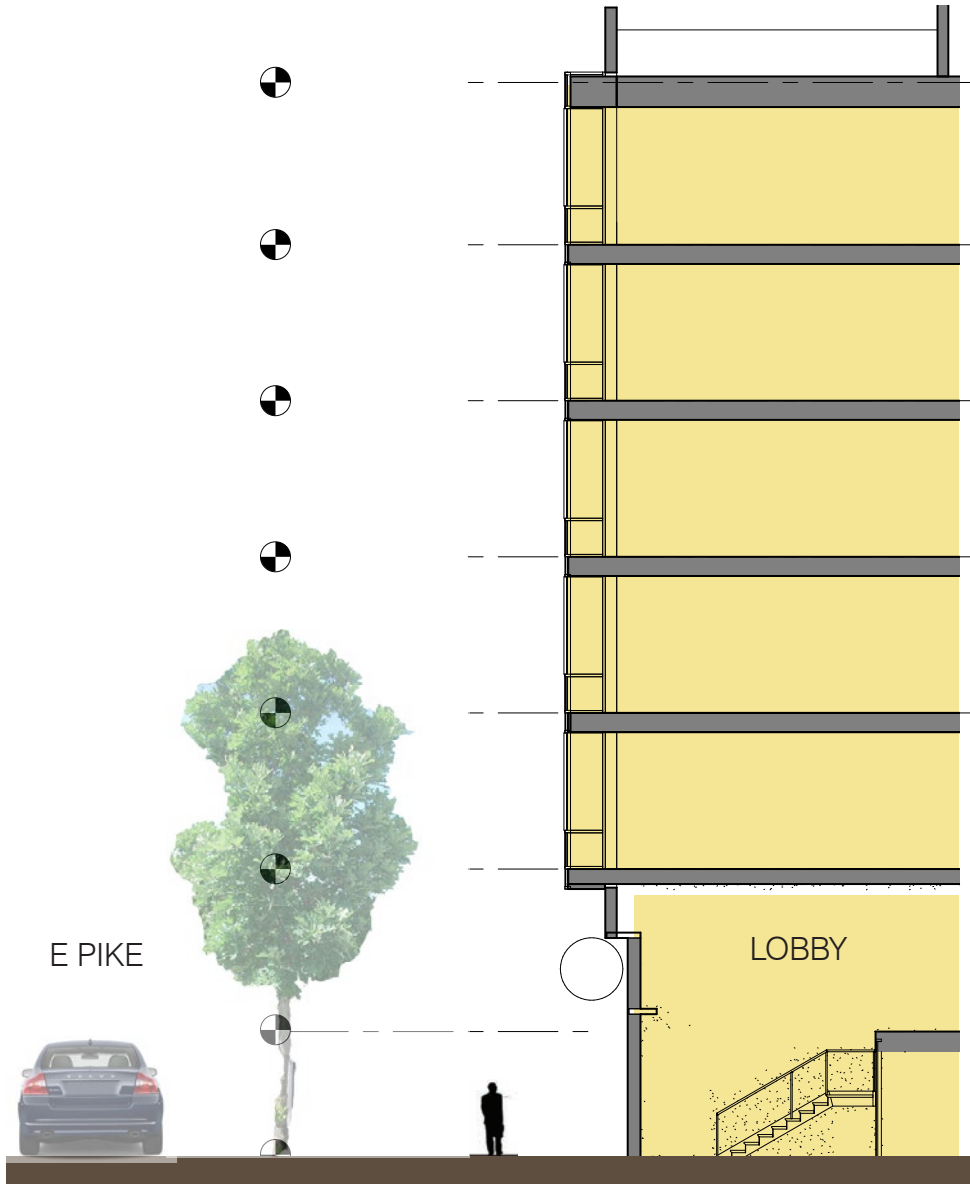


CONCRETE COLUMNS BEHIND GLAZING

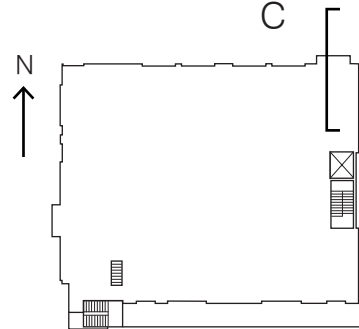


PEDESTRIAN EXPERIENCE - PIKE ST.

601 EAST PIKE STREET






-  INSULATED GLASS
-  METAL PANEL
12" FULL PANEL WITH
2 PENCIL RIBS
METALLIC CHAMPAGNE
-  SPANDREL GLASS
LIGHT WHITE
-  ALUMINUM STOREFRONT
DARK BRONZE
-  WOOD SIDING



C SITE SECTION - E PIKE LOBBY ENTRY



- KEY
-  RETAIL
 -  RESIDENTIAL
 -  PARKING

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN

ELEVATIONS

601 EAST PIKE STREET

METAL PANEL
12" FULL PANEL WITH
2 PENCIL RIBS
METALLIC CHAMPAGNE

INSULATED GLASS

SPANDREL GLASS
LIGHT WHITE

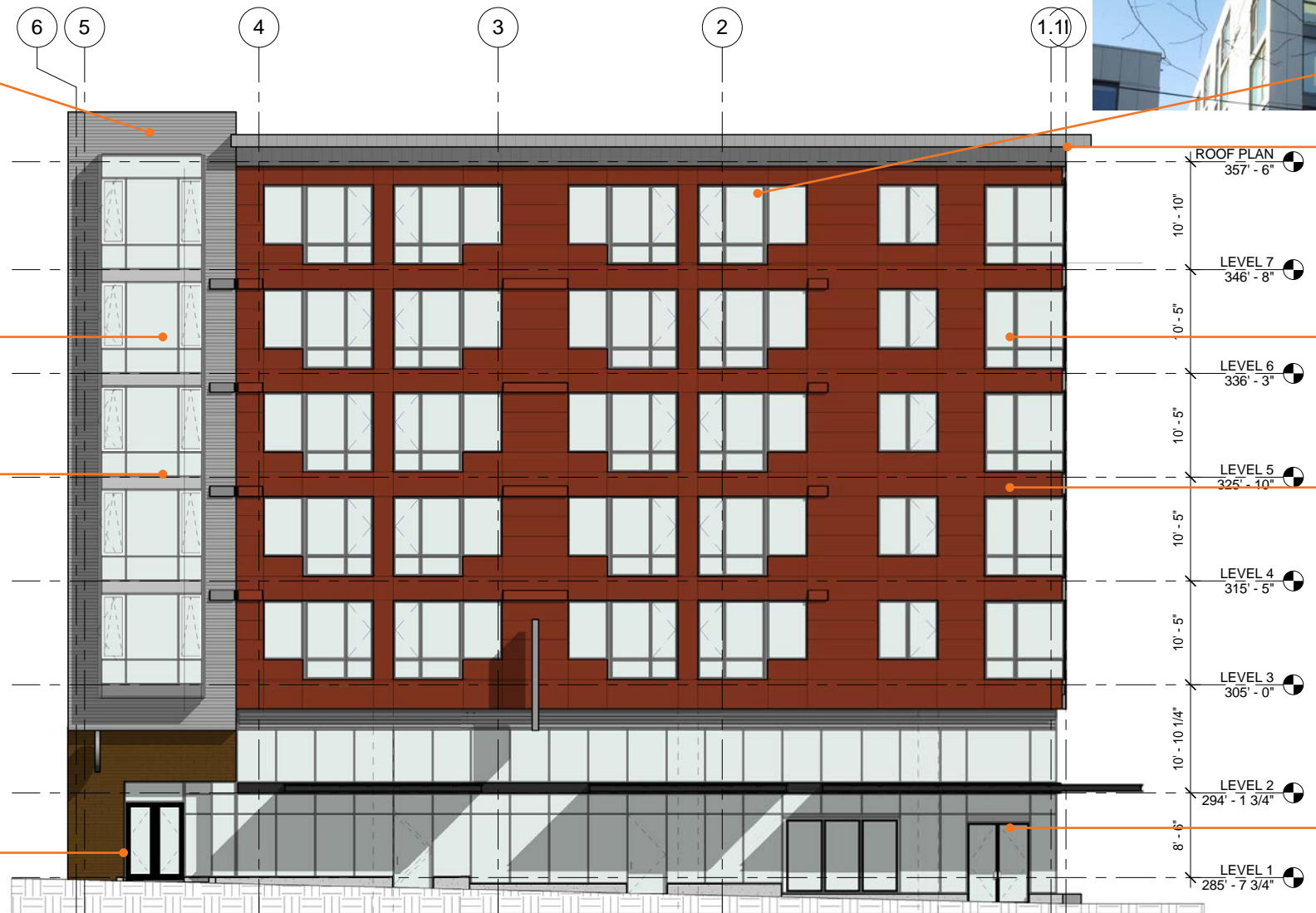
WOOD SIDING

VINYL WINDOWS
BRONZE

FIBER CEMENT PANEL:
GRAY

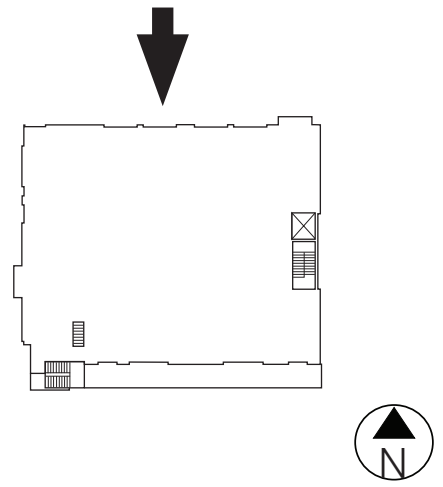
FIBER CEMENT PANEL:
RUST

ALUMINUM STOREFRONT
DARK BRONZE



② COLOR ELEVATION - NORTH
1/8" = 1'-0"

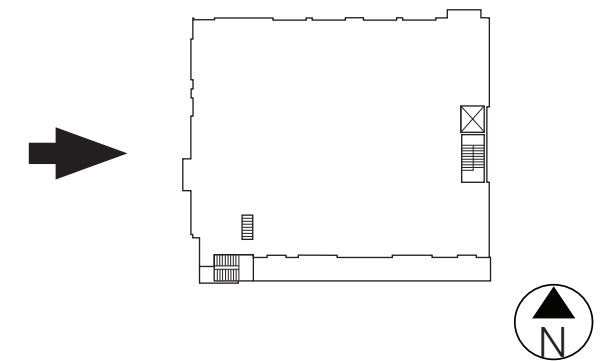
NORTH ELEVATION





① COLOR ELEVATION - WEST
1/8" = 1'-0"

WEST ELEVATION



ELEVATIONS

601 EAST PIKE STREET



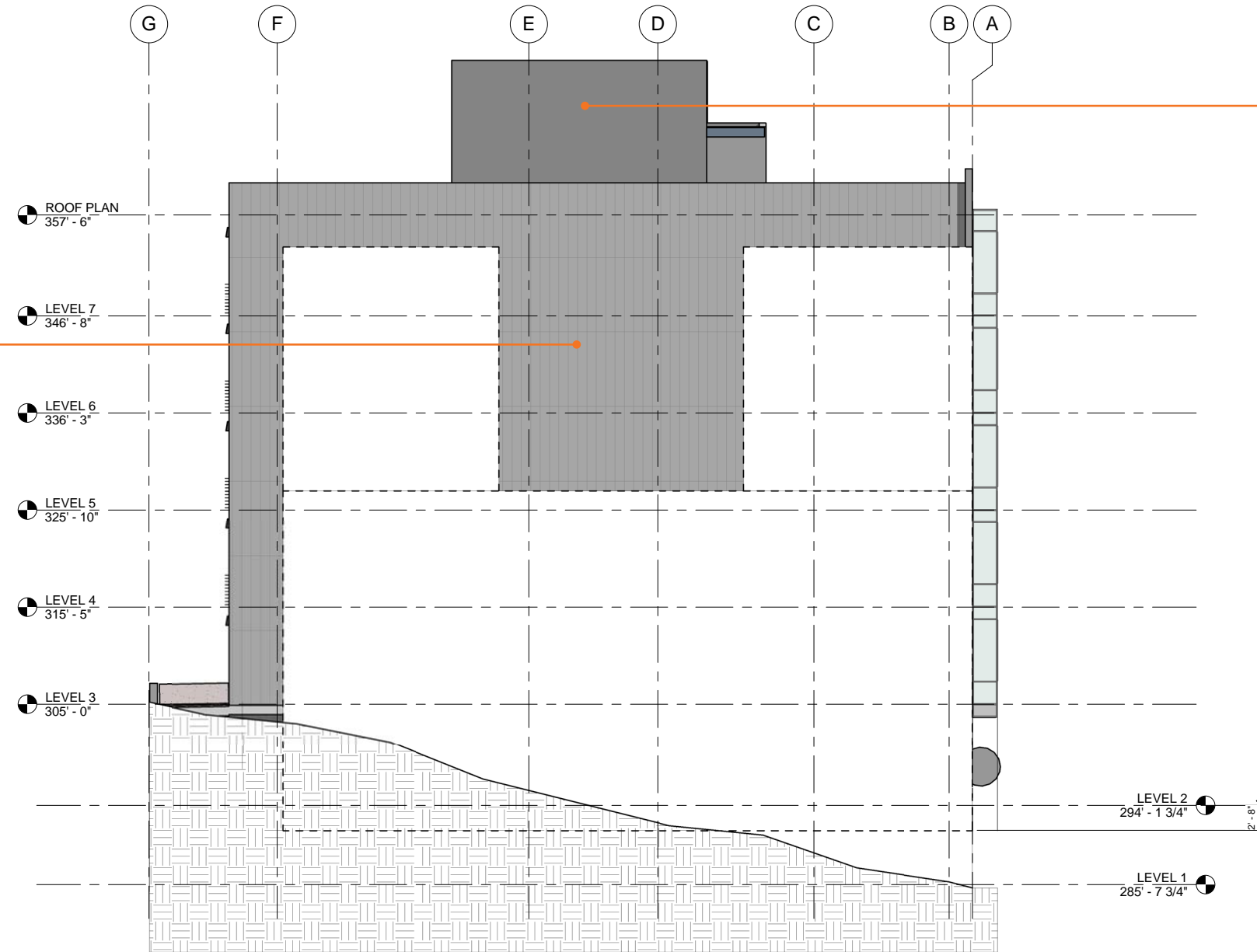
SOUTH ELEVATION



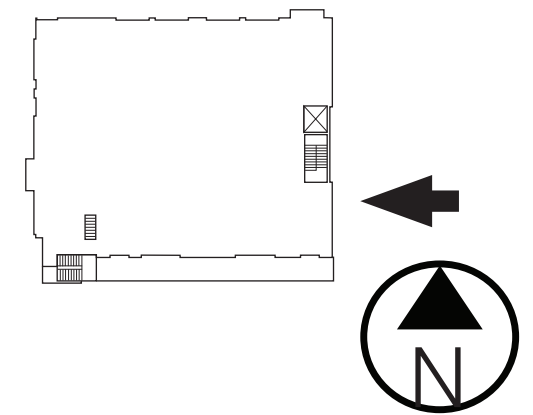
METAL PANEL
WHERE VISIBLE



FIBER CEMENT PANEL:
GRAY



EAST ELEVATION



LANDSCAPE PLAN LEVEL 1

601 EAST PIKE STREET



BLOOD GRASS



FEATHER REED GRASS



LIRIOPE



FOREST GREEN OAK



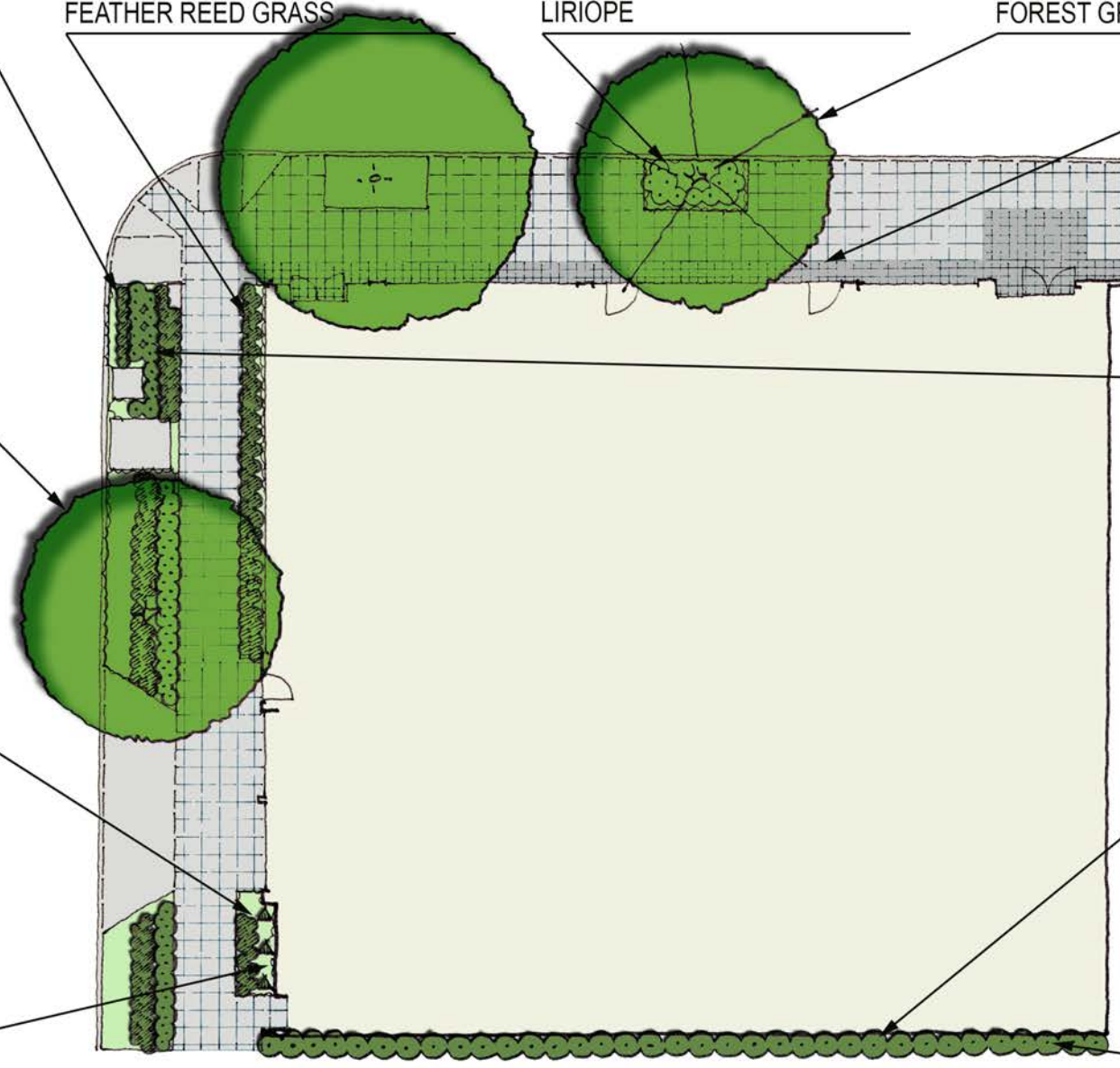
WHITE OAK



ARMANDII CLEMATIS



AKEBIA



MT VERNON LAUREL



SWORD FERN



MAIGRUN LONICERA

ACCENT PAVING





FEATHER REED GRASS



UPRIGHT HOLLY



BLACK EYE SUSAN



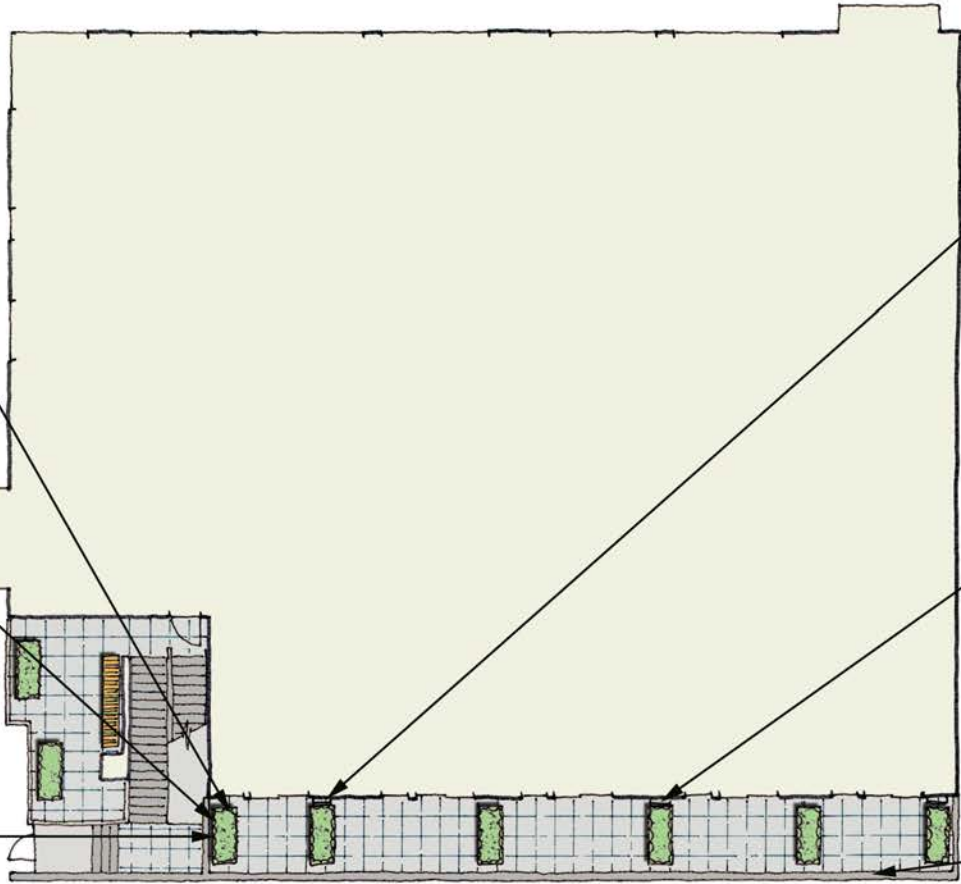
BUILDING SUPPORTED SCREEN



JOHN CLAYTON HONEYSUCKLE



FREESTANDING SCREEN



LANDSCAPE PLAN ROOF

601 EAST PIKE STREET



GREEN ROOF



FIRE PIT



FEATHER REED GRASS



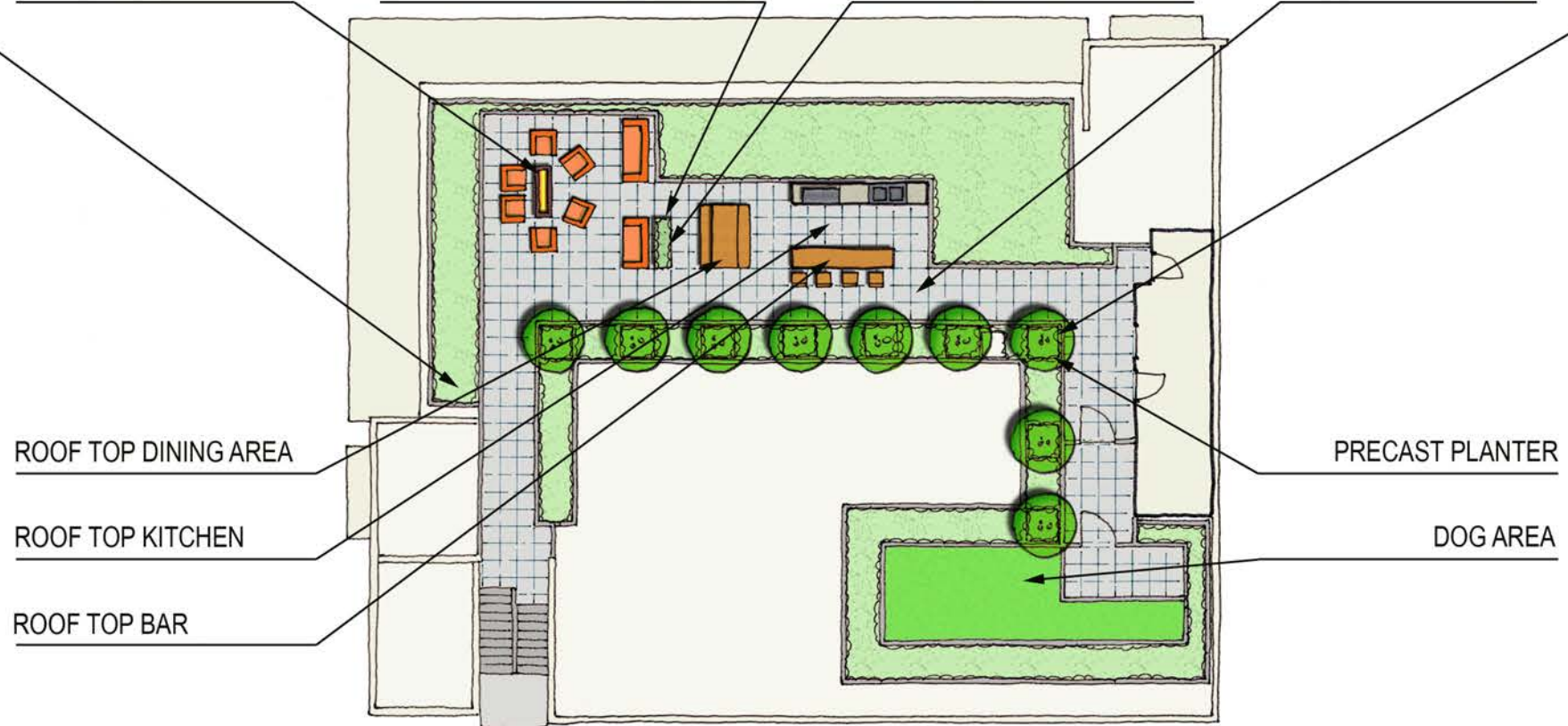
PROSTRATE ROSEMARY



PEDESTAL PAVERS



BISETTI BAMBOO



ROOF TOP DINING AREA

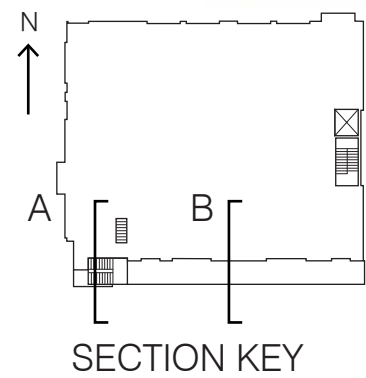
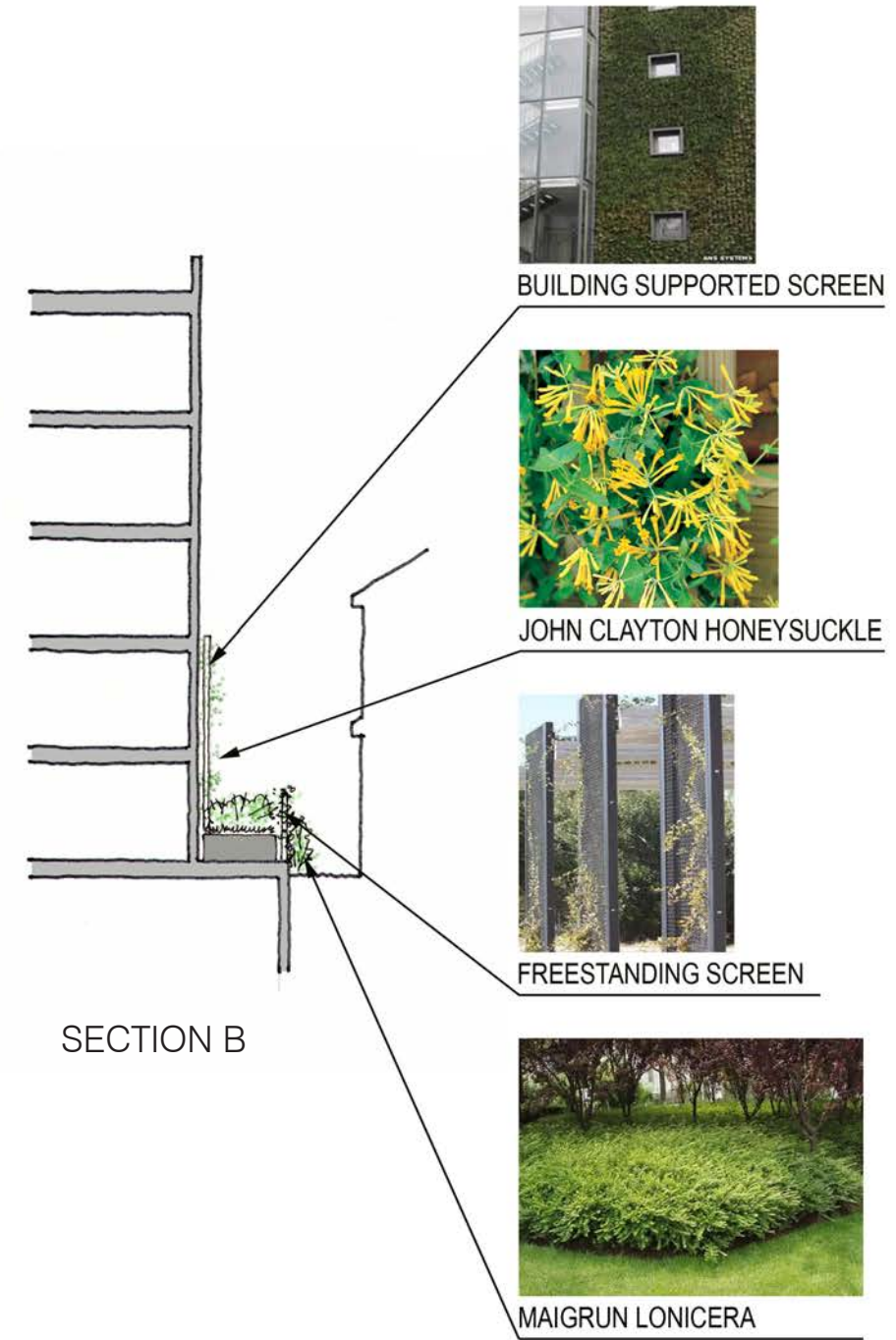
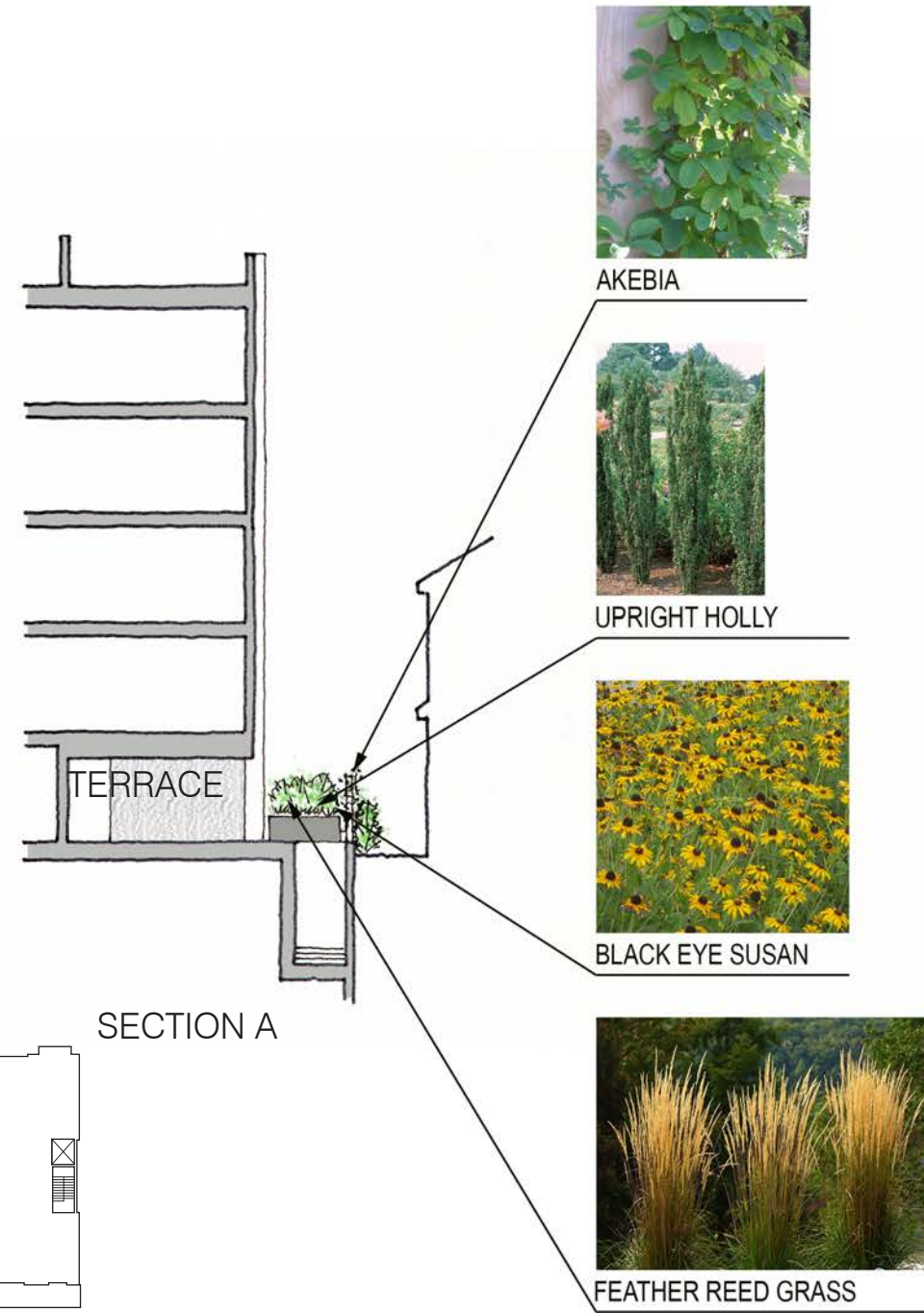
ROOF TOP KITCHEN

ROOF TOP BAR

PRECAST PLANTER

DOG AREA





EXTERIOR LIGHTING & SIGNAGE CONCEPTUAL PLAN

601 EAST PIKE STREET



CUSTOM BUILDING SIGNAGE



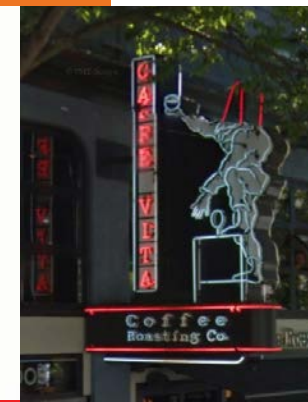
SURFACE MOUNTED WALL WASH



SCONCE



CUSTOM BUILDING SIGNAGE



SURFACE MOUNTED CAN LIGHTS



BLADE | CUSTOM SIGNS BY TENANT

RECESSED CAN LIGHTS



STRUCTURAL BUILDING OVERHANGS (SMC 23.43.035.A.4.C)

Code Requirement

STRUCTURAL BUILDING OVERHANGS (SMC 23.43.035.A.4.C): Bay windows that extend into the right-of-way shall not exceed 15 feet long, 3 feet deep and shall have side walls angled at 45 degrees.

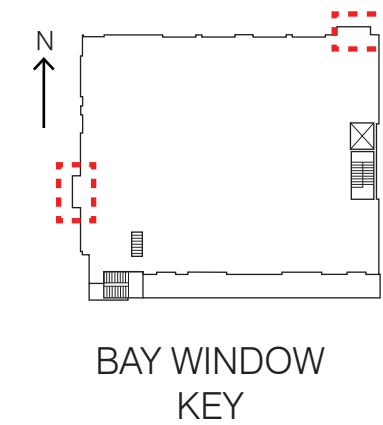
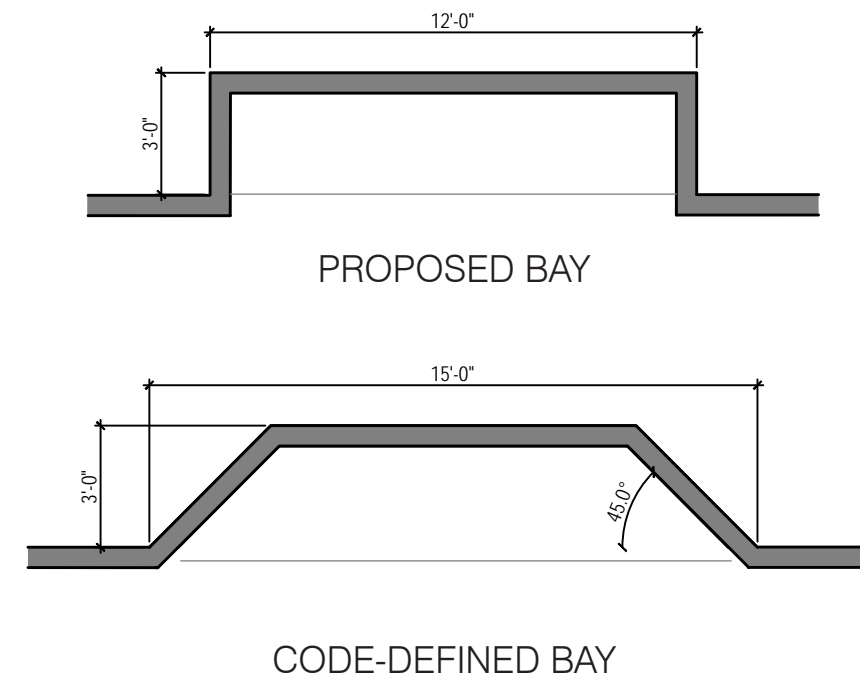
Departure Requested

The applicant proposes a maximum 12 feet long and 3 feet deep with 90 degrees side walls with a projection of 2 feet 6 inches.

How This Departure Better Meets the Design Guidelines

Bay windows with angled side walls are very traditional in appearance and would conflict with the proposed building's contemporary character. The enclosed area of each proposed bay is equal to that allowed in a code-compliant bay.

Design Guidelines: C2



DEPARTURE MATRIX & DIAGRAMS

601 EAST PIKE STREET

DRIVEWAY WIDTH (SMC 23.43.030.D.2)

Code Requirement

DRIVEWAY WIDTH (SMC 23.54.030.D.2): Minimum driveway width for nonresidential uses for two-way traffic shall be 22 feet.

Departure Requested

The applicant proposes to provide a 10-foot wide driveway for 14 commercial parking spaces on level 2.

How This Departure Meets the Design Guidelines

Minimizing the driveway width helps reduce the appearance of the garage entries, allows the retail facade to extend along Belmont and limits the intrusion of the driveway into the pedestrian environment. Ten feet matches the allowable width of the residential drive.

Design Guidelines: A4, A8, C5, D4

SIGHT TRIANGLE (SMC 23.54.0303.G.1)

Code Requirement

SIGHT TRIANGLE (SMC 23.54.0303.G.1): A sight triangle is required on either side of a two-way driveway less than 22 feet wide.

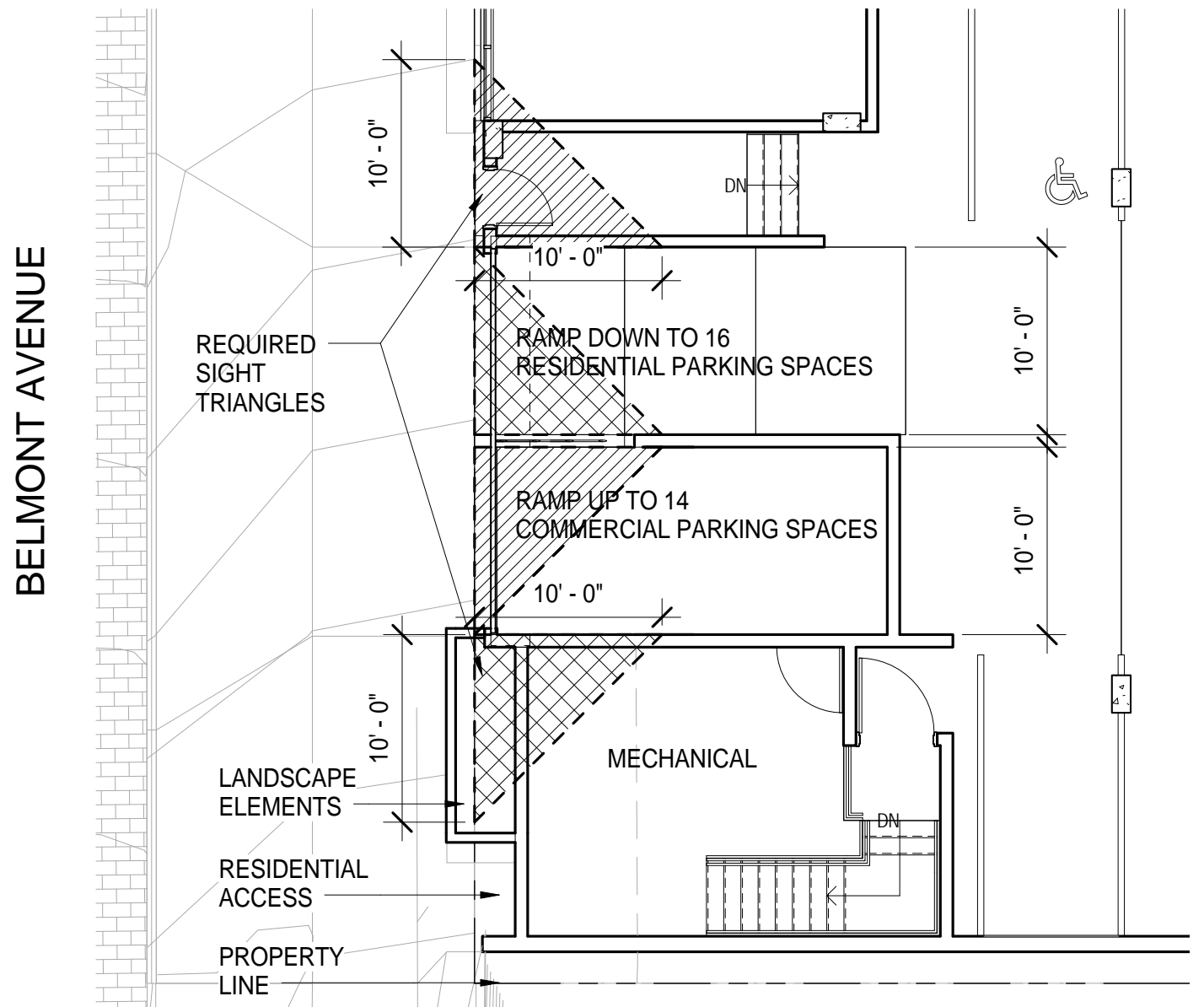
Departure Requested

The applicant proposes to provide mirrors or other safety measures instead of the sight triangles.

How This Departure Better Meets the Design Guidelines

Eliminating the sight triangles minimizes the appearance of the driveways, which would otherwise dominate the street-level facade on Belmont Avenue. Planted areas are proposed directly adjacent to the building in order to move the sidewalk away from the face of the building. All parking will be monthly rental in order to reduce in-and-out traffic.

Design Guidelines: A4, A8, C5, D4



PARKING SPACE STANDARDS (SMC 23.54.030.B.2.D)

Code Requirement

PARKING SPACE STANDARDS (SMC 23.54.030.B.2.D): When 20 or more parking spaces are provided a minimum of 35% of spaces shall be small vehicles (7.5 Ft. x 15 Ft.). A minimum of 35% of spaces shall be striped for large vehicles (8.5 Ft. x 19 Ft.).

Departure Requested

The applicant proposes to provide 100% of the 14 commercial spaces as small vehicles.

How This Departure Better Meets the Design Guidelines

Because of the shallow lot depth (90 Ft.), large parking spaces would encroach on the proposed retail mezzanines. These mezzanines mimic those found in other buildings in the neighborhood, such as the 615 E. Pike building, the Pineway, and increase the viability of the commercial space. The proposed departure matches the standard allowed for the project's residential parking.

Design Guidelines: C1

STREET-LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008.B.3.B)

Code Requirement

STREET-LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008.B.3.B): Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

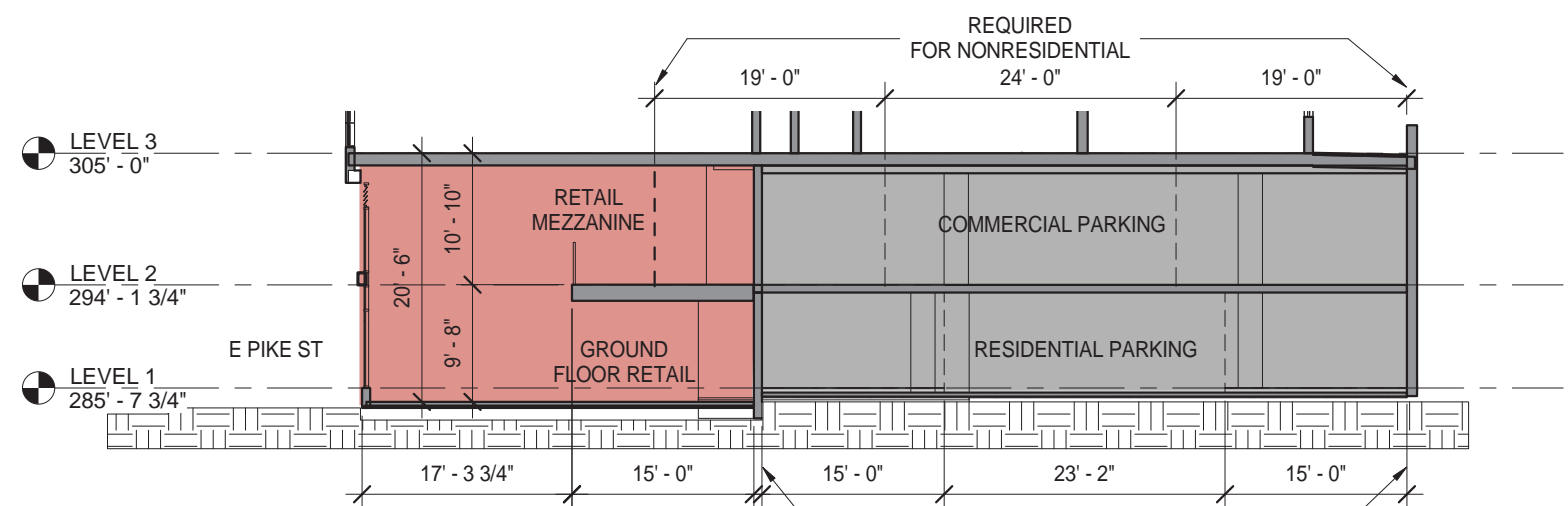
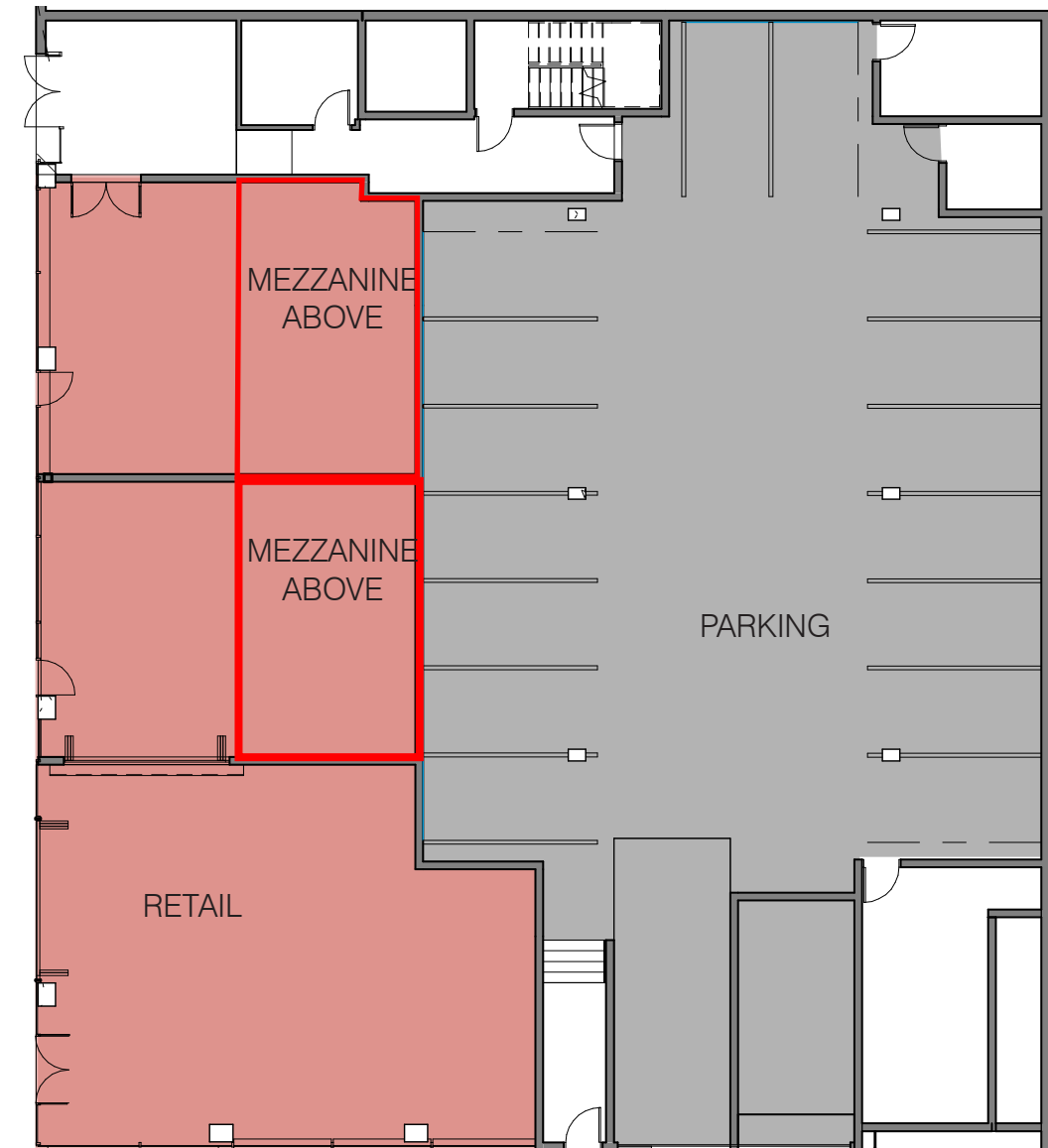
Departure Requested

The applicant proposes to provide retail mezzanines with a minimum 9 foot floor-to-floor height.

How This Departure Better Meets the Design Guidelines

The overall floor-to-floor height of the retail spaces is a minimum of 20'-6", a height that provides the opportunity for mezzanines like those found in other buildings in the neighborhood, such as the 615 E Pike building and the Pineway. Combined with the generous transparency at the perimeter, the mezzanines help create dynamic and appealing retail spaces

Design Guidelines: C1, C2, C3



DEPARTURE MATRIX

601 EAST PIKE STREET

DEPARTURE MATRIX

#	Code Requirement	Departure Requested	How This Departure Better Meets the Design Guidelines
1	Street Level Transparency (SMC 23.47A.008.B2) Sixty percent of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent.	The applicant proposes to provide a minimum of 80% transparency at the retail spaces and 40% transparency for the entire Belmont façade.	This departure is no longer requested.
2	Structural Building Overhangs (SMC 23.53.035.A.4.c) Bay windows that extend into the right-of-way shall not exceed 15 feet long, 3 feet deep and shall have side walls angled at 45 degrees.	The applicant proposes a maximum 12 feet long and 3 feet deep with 90 degree side walls.	Bay windows with angled side walls are very traditional in appearance and would conflict with the proposed building's contemporary character. See diagram 2 / G005 Design Guidelines: C2
3	Driveway Width (SMC 23.54.030.D.2) Minimum driveway width for nonresidential uses for two-way traffic shall be 22 feet.	The applicant proposes to provide a 10-foot wide driveway to 14 commercial parking spaces on Level 2.	Minimizing the driveway width helps reduce the appearance of the garage entries, allows the retail façade to extend along Belmont and limits the intrusion of the driveway into the pedestrian environment. 10 feet matches the allowable width of the residential drive. See diagram 4 / G005. Design Guidelines: A4, A8, C5, D4
4	Sight Triangle (SMC 23.54.030.G.1) A sight triangle is required on either side of a two-way driveway less than 22 feet wide.	The applicant proposes to provide mirrors or other safety measures instead of the sight triangles	Eliminating the sight triangles minimizes the appearance of the driveways, which would otherwise dominate the street-level façade on Belmont Street. Planted areas are proposed directly adjacent to the building in order to move pedestrian traffic away from the face of the building. See diagram 5 / G005. Design Guidelines: A4, A8, C5, D4
5	Parking Space Standards (SMC 23.54.030.B.2.b) When between 11 and 19 parking spaces are provided a minimum of 25% of spaces shall be small vehicles (7.5 ft x 15 ft). A maximum of 65% of spaces shall be small. A minimum of 35% of spaces shall be striped for large vehicles (8.5 ft x 19 ft).	The applicant proposes to provide 100% of the 14 commercial parking spaces as small vehicles.	Because of the shallow lot depth (90 feet), large parking spaces would encroach on the proposed retail mezzanines. These mezzanines mimic those found in other buildings in the neighborhood, such as the 615 E Pike building and the Pineway. The proposed departure matches the standard allowed for the project's residential parking. See diagram 1 / G005 Design Guidelines: C1
6	Street Level Development Standards (SMC 23.47A.008 B3.b) Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.	The applicant proposes to provide retail mezzanines with a minimum 9 foot floor-to-floor-height.	The overall floor-to-floor height of the spaces is a minimum of 19'-10", a height that provides the opportunity for mezzanines like those found in other buildings in the neighborhood, such as the 615 E Pike building and the Pineway. Combined with the generous transparency at the perimeter, the mezzanines help create dynamic retail spaces. See diagram 1 / G005 Design Guidelines: C1, C2, C3

APPENDIX: RESPONSE TO EARLY DESIGN GUIDANCE

APPENDIX: EARLY DESIGN GUIDANCE PRIORITIES

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way. The Board was troubled by the Belmont street frontage, which appeared to lack active retail or lobby entries, and instead was dominated by the parking garage entry and a solid waste storage area.

Design Response: In order to activate the street along Belmont, several design features have been included. The retail area continues from E. Pike and wraps around the corner at Belmont. A generous planting strip creates a buffer from traffic. Planting is planned directly adjacent to the building to further activate the space and to move the pedestrian walkline away from the driveway entrance. The driveway and vehicle entry width has been minimized. A trellis and decorative gate mark the secondary residential entry that leads up to the terrace amenity space on level three. The terrace just above the sidewalk creates activity and interest.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

The proposed program should be reconfigured to enhance human activity on Belmont Ave. The Board noted that possible solutions include incorporating the stairs inside the building and extending the retail frontage further up Belmont, locating the lobby on Belmont Ave, and moving the solid waste storage into the building to allow the parking entry to shift to the south to make room for retail or lobby street frontage.

Design Response: The exterior stair originally proposed along Belmont has been relocated to the south side of the building. There is now a secure entry with a decorative gate at the southwest corner of the site. This leads to the exterior stair at the rear of the building and connects the building activity to the street through the terrace or "porch" area facing Belmont. Retail frontage extends further on Belmont with service areas minimized to the greatest extent feasible. Blank walls have been reduced.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

The Board clarified that the ten foot setback from the south property line is strongly preferable, in order to maximize light and air to the much smaller residential buildings and open space to the south.

Design Response: The design maintains the ten foot setback originally proposed to allow for light and air on the south side and the neighboring Belboy Condominiums.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

The Board agreed that the general location of the parking access near the southwest corner is the best option. The Board would be supportive of departures to minimize the visual and physical impacts of the parking entry on the pedestrian environment.

Design Response: The width of the vehicle entry has been minimized and a departure requested to eliminate site triangles and to reduce visual and physical impact of the parking access.

B-1 Height, Bulk, and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

The Board suggested an upper level setback on the south façade may help to reduce the appearance of bulk and scale to the south.

Design Response: Instead of providing an upper-level setback on the south facade, a terrace is carved out adjacent to the Belboy building to the south. This terrace provides a similar scale and function as the Belboy porch, and improves sightlines to and from the Belboy.

B-2 Pike/Pine: Neighborhood Scale and Proportion

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

Design Response: The building is similar in height to the adjacent building at 615 E. Pike, the proposed building to the north, and reflects the increasing size of buildings along E. Pike. The rear setback responds to the residential proportions of the Belboy Condominiums.

C-2 Architectural Concept and Consistency

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

The Board noted that a clear, simplified and cohesive design concept should express the stacked flat building program. The design should include a hierarchy of clearly legible design moves, in response to the corner, adjacent conditions, and building program.

Design Response: The building form has developed into a simple, well-made box. The major design elements include a tall transparent retail base topped by a simple form with windows that create an interesting and unique pattern to reflect the interior program. The residential lobby is marked by a material transition to a warm wood door frames. Bay windows provide needed space to small residential units and create an elegant facade feature. These bays also indicate areas of transition. The relatively compact nature of the site (100' long) provides an opportunity to create a sophisticated form with limited, but well detailed moves without gratuitous ornamentation.

The west stair should enhance the overall design concept. The Board noted that the exterior stair as shown on the conceptual design images appears to conflict with the design concept and nearby context.

The secondary entrance and exterior stair has been relocated to the south side of the project. The stair connects to the sidewalk on Belmont by way of an expanded level three landing that serves as informal amenity space and has a scale that relates to the neighboring Belboy Condominiums. Moving the stair simplifies the Belmont façade, enlivens the pedestrian environment and allows retail to wrap around the corner onto Belmont Ave.

Bay windows should enhance the overall design concept.

By keeping the design simple, the bay windows' clean lines directly relate to the present and future buildings along E. Pike. Not only do they function to create more livable area to the smaller residential units, they also occur at two points of transition. The bay at the northeast is located directly between the façade of 615 E. Pike and 601 E. Pike near the center of the block. The slight elevation change in the otherwise continuous street front creates a visual break. The size of the bays is similar in size to the balconies of 615 E. Pike, and the metal accent material relates directly to the design language of its modern neighbor. The bay window is repeated on Belmont where it serves as a transition to the residential façade on the south side of the site.

The Board noted that while the project is at an intersection, the small site size and specific location don't warrant a particular emphasis on the design of the corner.

In keeping with the simplified concept, the building holds the corner with retail and a strong, simple form at the residential levels above.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

The Board noted that all the street level spaces should be designed to maximize human scale for pedestrians.

Design Response: The facade responds directly to human use and scale. The transparent retail base is broken up with metal awnings that provide weather protection and indicate the entries to separate retail spaces below. On Belmont, landscaping is added on the street side of the sidewalk. Planters alongside the building relate to human scale. The driveway is minimized and the facade is broken up with a trellis and decorative gate so as not to dominate the street. The terrace along Belmont further provides opportunities for residents to connect to the street level activity and provides opportunities to view activity on Pike.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Design Response: The exterior finish materials respond to the light-industrial vernacular of the Pike/Pine area. On E. Pike and Belmont, the base of the building is mostly transparent glass with metal awnings and wood accents to introduce warmth to the material palette. The five stories of residential facade above is a simple but well detailed pattern of windows, higher quality fiber cement panels, and metal accents. On the south side, an exterior stair is located next to a terrace overlooking Belmont. The south facade is a repetitive pattern of windows with understated gray fiber cement panels overlooking the landscaped terrace below.

C-5 Structured Parking Entrances

The presence and appearance of grage entrances should be minimized so that they do not dominate the street frontage of a building.

Design Response: The parking entrance is narrow and adjacent service areas are screened with landscaping.

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

The Board discussed the lobby location, and agreed that as long as it is placed to maximize contiguous retail frontage, then it's acceptable at either the Belmont Ave or E. Pike St. frontages

Design Response: The lobby entry is located on E. Pike at the building's northeast corner to maximize continuous retail frontage. Warm wood paneling and a recessed door signals the entry. The exterior stair originally located along Belmont is now on the south facade connected by a stairway to Belmont.

D-6 Screening of Dumpsters, Utilities, and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible.

Design Response: Solid waste storage is located inside the building, and the blank wall of the service area along Belmont Ave. has been minimized and screened with a trellis.

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

Design Response: The retail base on E. Pike and Belmont Ave is highly transparent and double-height.

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

Landscaping, including living plant material, special pavements, trellisses, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Design Response: The tree along E. Pike is to be preserved and landscaping updated. Along Belmont Ave., landscaping along the sidewalk includes two trees and a trellis next to the driveway. The shared terrace and private patios on Level 3 are also landscaped with plants. A landscaped screen on the south property line provides privacy for the adjacent property.

The Board also encouraged collaboration with PPUNC. The design team met with PPUNC on December 17th, 2013 and on January 21st, 2014, and February 18th, 2014. The owner and architects received beneficial input through this collaboration that is reflected in the cohesive design elements revised for the MUP submittal.