

# Early Design Guidance Analytic Design Proposal Packet 1427 11th Ave, Seattle WA 98122

A Proposed Apartment Development  
for Mill Creek Residential

PROJECT #: 3015966



# PROJECT CONTACTS

## DEVELOPER

Mill Creek Residential  
 3055- 112th Avenue, Suite 202  
 Bellevue, WA 98004  
 Phone: 425-739-7669  
 Contact:  
 Sean Hyatt

## ARCHITECT

Studio Meng Strazzara  
 2001 Western Avenue, Suite 200  
 Seattle, WA 98121  
 Phone: 206-587-3797  
 Contact:  
 Charles Strazzara, AIA  
 Chris Davidson, AIA  
 cdavidson@studioms.com

## LANDSCAPE ARCHITECT

Thomas Rengstorf Associates  
 911 Western Avenue, Suite 202  
 Seattle, WA 98104  
 Phone: 206-682-7562  
 Contact:  
 Tom Rengstorf, Principal  
 trengstorf@trengstorf.com

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# PROJECT INFORMATION

ADDRESS: 1420 10th Ave, 1427 11th Ave, & 1424 10th Ave  
 PARCEL #: 600350-0074, 600350-0075, & 600350-0077  
 ZONING: NC3P-65  
 OVERLAY: Pike/Pine (Urban Center Village)  
 OTHER: Pike/Pine Conservation Overlay District  
 Pedestrian area and frequent transit  
 BASE FAR: 4.75 (Mixed-Use)  
 LOT SIZE: 23,040 SF

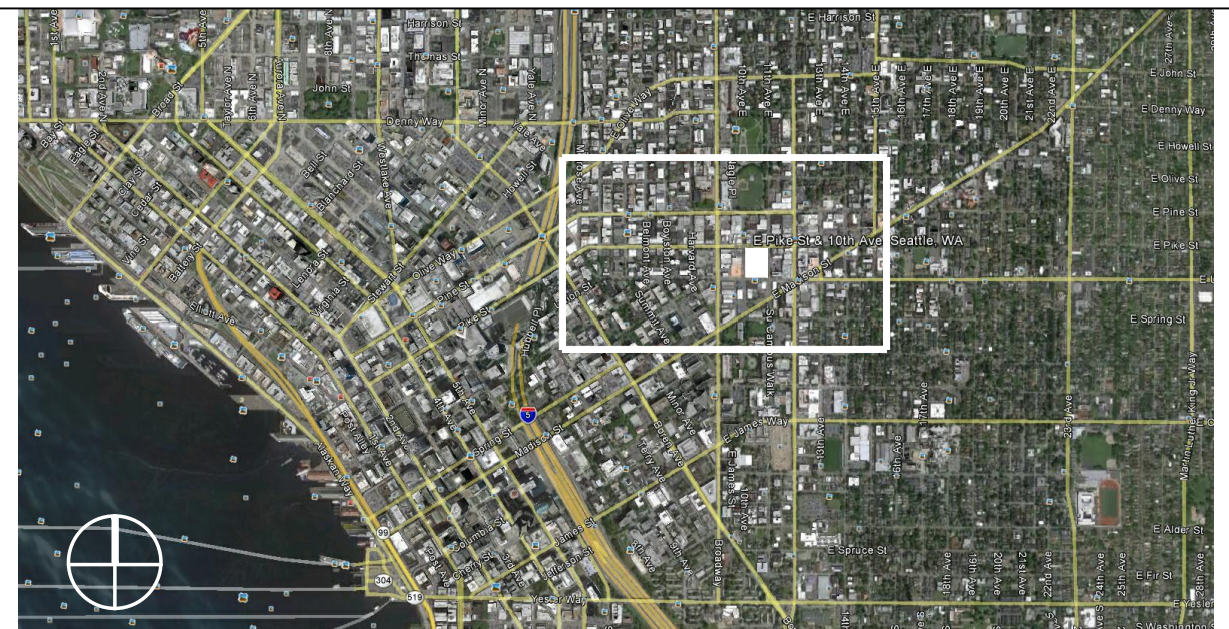
BLDG. MAX. HT.: 69'-0" (W/ 13'-0" STREET FRONT)  
 BASE PLANE: 293.00"  
 MAX. HEIGHT PLANE: 362.00'

SETBACK: PROJECT SITE IS NOT ADJACENT TO A RESIDENTIAL ZONE. THEREFORE NO SETBACKS ARE REQUIRED.

# LEGAL DESCRIPTION

600350-0074 (10th AVE) NAGLES 2ND ADD N 40 FT OF W 88 FT TGW UND 1/4 INT IN S 20 FT OF W 88 FT OF LOT 4 BLOCK 4 SD ADD  
 600350-0075 (11th AVE) NAGLES 2ND ADD LOTS 8 & 9 TGW UND 1/2 INTEREST IN THE E 40 FT OF LOT 4 AND THE S 20 FT OF W 88 FT OF LOT 4  
 600350-0077 NAGLES 2ND ADD UND 1/2 INTEREST IN THE E 40 FT OF LOT 4

# VICINITY MAP



# ZONING REQUIREMENTS FOR NC3P-65

## PROJECT DATA:

LOCATION: 1420 10th Ave/ 1427 11th Ave & 1424 10th Ave  
 SITE AREA: 23,040 SQ FT  
 ZONE: NC3P-65  
 OVERLAYS: PIKE/PINE (URBAN CENTER VILLAGE)  
 PIKE/PINE CONSERVATION OVERLAY DISTRICT  
 STREET CLASSIFICATIONS: PEDESTRIAN AREA  
 DISTRICT: PIKE/PINE  
 FREQUENT TRANSIT: YES

BUILDING CODE: SEATTLE AMENDMENTS TO THE 2012 IBC  
 PROPOSED USE: RESIDENTIAL MIXED USE

OCCUPANCY CLASSIFICATION / SEPARATIONS:

		M	R-2	S-2
COMMERCIAL	M	X	1	1
RESIDENTIAL	R-2	1	X	2
PARKING/GARAGE	S-2	1	2	X

## ZONING DATA

POTENTIAL USE: (23.47A.004) & REQUIRED USE (23.47A.005)

RESIDENTIAL, LIVE-WORK UNITS, GENERAL, SALES/SERVICE, RESTAURANTS, MEDICAL SERVICES, OFFICES, SCHOOLS

STREET DEVELOPMENT STANDARDS: (23.47A.008)

RESIDENTIAL USES MAY NOT EXCEED 20% OF THE STREET-LEVEL

STREET-FACING FACADE WHEN FACING A PRINCIPAL PEDESTRIAN STREET  
 BLANK FACADES PERMITTED: NO SEGMENT LONGER THAN 20'  
 TOTAL BLANK FACADE <40% OF FACADE WIDTH

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% FOR NON-RESIDENTIAL USES  
 DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.  
 HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

STRUCTURE HEIGHT: (23.47A.012)

MAXIMUM ALLOWED: 65 FEET  
 WITH 13'-0" STREET LEVEL + 4 FEET = 69 FEET  
 PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT: PARAPETS, GUARDRAILS, ELEVATOR OVERRUNS, ETC.

"HEIGHT OF STRUCTURE" IS THE DIFFERENCE BETWEEN THE HIGHEST POINT AND THE AVERAGE GRADE LEVEL.  
 ON SLOPING SITES, THE AVERAGE GRADE LEVEL MAY BE CALCULATED USING THE MIDPOINT OF EACH EXTERIOR WALL.

FLOOR AREA RATIO: (23.47A.013)

PROJECT LOT AREA: 23,040 SF  
 MAX. FAR FOR TOTAL OF MIXED-USE STRUCTURE: 4.75  
 ALLOWABLE FAR: 109,440 SF

FAR EXCEPTIONS: (23.73.009 C)

In addition to the floor area exempt under the provisions of the underlying zone, street-level commercial uses complying with the standards of 23.47A.008 (street level development restrictions) and 23.73.008B (avg. size requirement for small business) is exempt from the calculation of gross floor area subject to an FAR limit and from the limit on nonresidential use in 23.73.009B.

REQUIRED PARKING: (23.47A.030)

NO REQUIREMENT IN URBAN CENTER VILLAGE

PARKING LOCATION AND ACCESS: (23.47A.032)

IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS.  
 A LOADING ZONE MAY BE REQUIRED.

RESIDENTIAL AMENITY AREA: (23.47A.024)

5% OF GROSS BUILDING AREA IN RESIDENTIAL USE

TRANSPARENCY REQUIRED: 60% FOR NON-RESIDENTIAL USES  
 DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.  
 HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

PIKE/PINE OVERLAY AT STREET LEVEL: (23.73.008)  
 FOR MORE THAN 16,000 SQ FT COMMERCIAL USE, 4 SPACES ARE REQUIRED TO AVERAGE 2,000 SQ FT, PLUS ONE FOR EACH ADDITIONAL 4,000 SQ FT UP TO 8 TOTAL.

SETBACKS: (23.47A.014)

PROJECT SITE IS NOT ADJACENT TO A RESIDENTIAL ZONE. THEREFORE NO SETBACKS ARE REQUIRED.

REQUIRED LANDSCAPING: (23.47A.016)

SEATTLE GREEN FACTOR SCORE OF .30 OR GREATER

# DEVELOPMENT OBJECTIVES

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

The project site is located on pedestrian area of Pike/ Pine Urban Center Village, southeast of the intersection of E Pike St. and 10th Ave. The site is 23,040 square feet of contiguous land. It's current use is a surface parking lot.

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

The project site is zoned NC3P-65. The project site is located in the pedestrian area of Pike/ Pine Urban Village and the Pike/Pine Conversation Overlay District overlay zones. The project site is also located in the city's Frequent Transit Corridor.

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

The neighborhood is a mix of mid-rise zone (MR) and neighborhood commercial zone (NC3P-65), with buildings types ranging from two to eight-story apartments/ condominiums, single family houses, one story offices, retail, and restaurant buildings. The project site is situated on the south side of East Pike Street, which is a major pedestrian street connecting the Seattle downtown core to the Capitol Hill neighborhood. Northwest of the project is the Seattle downtown core. To the west of the project is the Broadway Avenue, connecting the capitol hill neighborhood north/ south direction. Directly south of the project is the mid-rise zone with higher buildings up to ten stories high. A few blocks Northwest of the project is the Cal Anderson Park.

## 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.

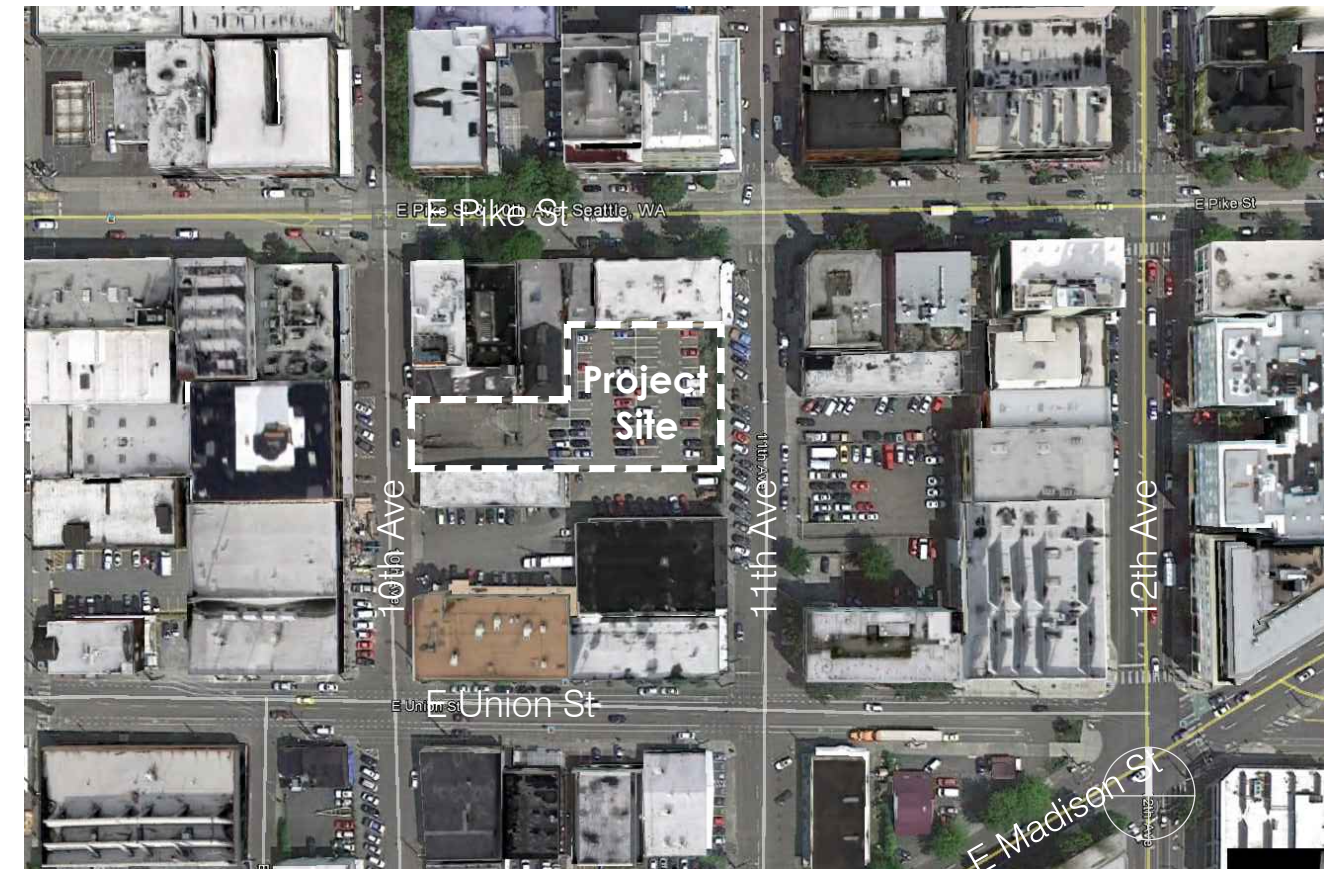
The owner's aim is to create a market rate rental community that appeals to a wide range of Capitol Hill neighborhood dwellers. The development will be designed in context with the distinguished character of the surrounding neighborhood in architectural elements, building scale, and massing. We are committed to using quality, long-lasting materials, and an aesthetic design that appeals to and blends with the neighborhood.

The building proposed is a 136-unit, six-level structure. The design will include a subterranean level of parking accessed via 10th Avenue. The parking levels will include 130 parking stalls.

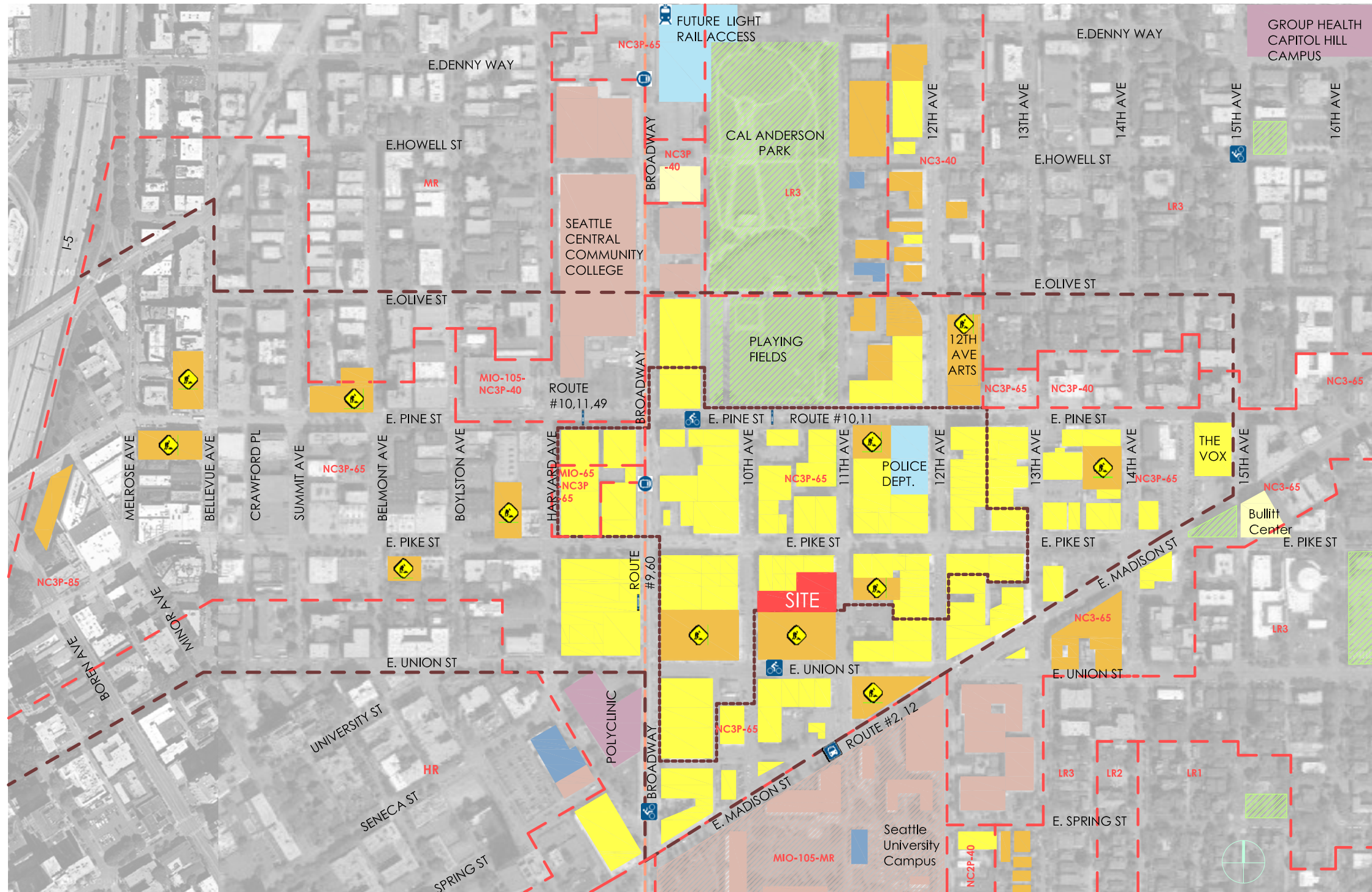
### Proposed Building Summary:

- \*Building Area: 153,396 SF (includes below grade parking garage)
- \*Residential units: 136 Units
- \*Parking: 130 Parking Stalls

## SITE AERIAL MAP



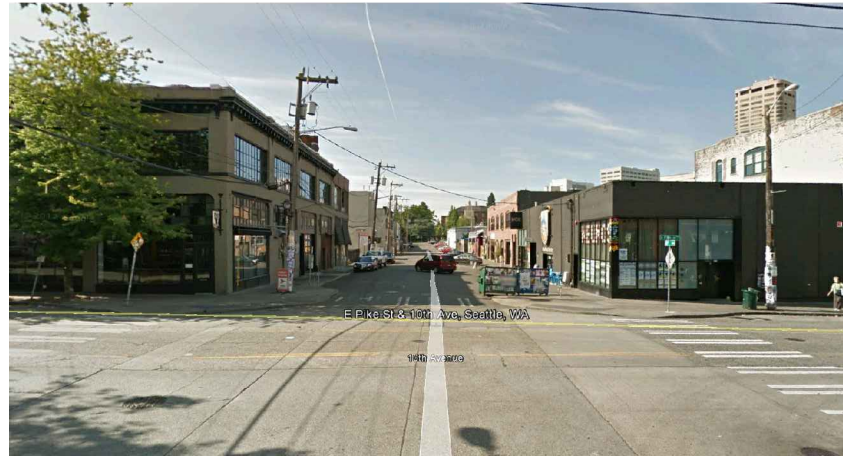
# URBAN DESIGN ANALYSIS



## KEY

- PIKE/PINE URBAN VILLAGE
- PIKE/PINE CONSERVATION CORE
- ZONING
- CHURCH
- SCHOOL
- MIXED-USE/ MULTI-FAMILY
- OFFICE
- PARK/GREENBELT
- RETAIL
- HOSPITAL/MEDICAL
- CIVIC
- FUTURE STREETCAR LINE
- FUTURE STREETCAR STOPS
- BUS STOP  
(ROUTES 2,9,10,11,12, 49,60)
- DESIGNATED BIKE LANE STREETS

# VICINITY PHOTOS



Ⓐ 10th AVENUE AT E. PIKE STREET [LOOKING SOUTH]



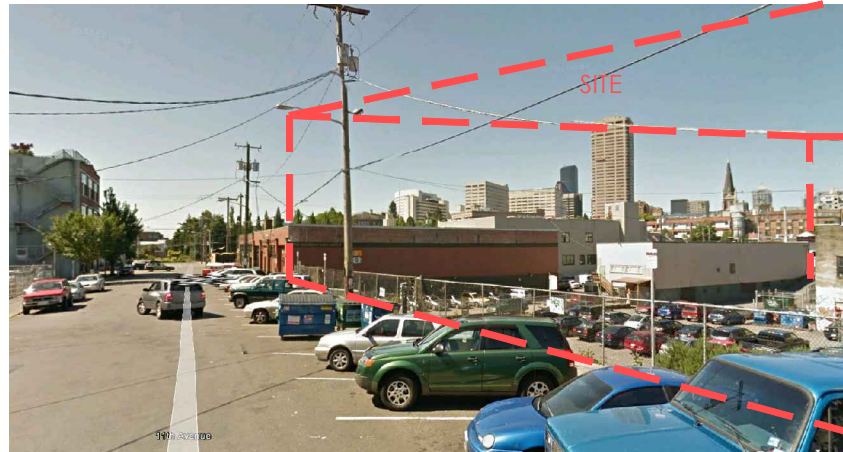
Ⓑ 10th AVENUE [LOOKING SOUTH]



Ⓒ 10th AVENUE [LOOKING NORTH]



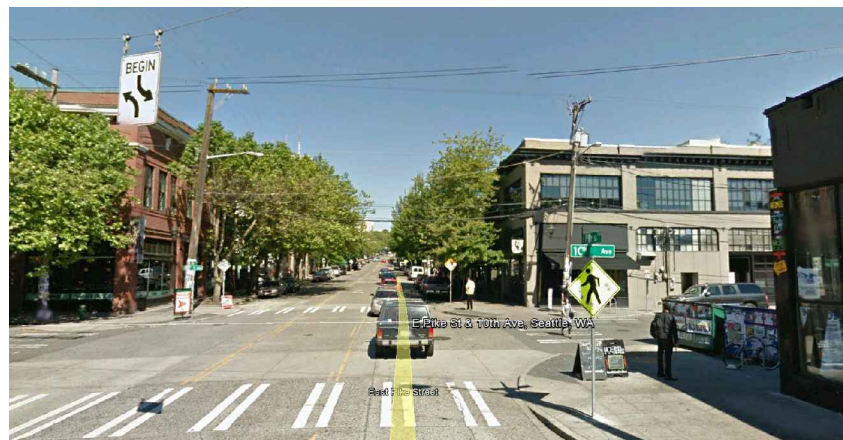
Ⓓ 11th AVENUE AT E. PIKE STREET [LOOKING SOUTH]



Ⓔ 11th AVENUE [LOOKING SOUTH]



Ⓕ 11th AVENUE [LOOKING NORTH]



Ⓖ E. PIKE STREET AT 10TH AVE [LOOKING EAST]

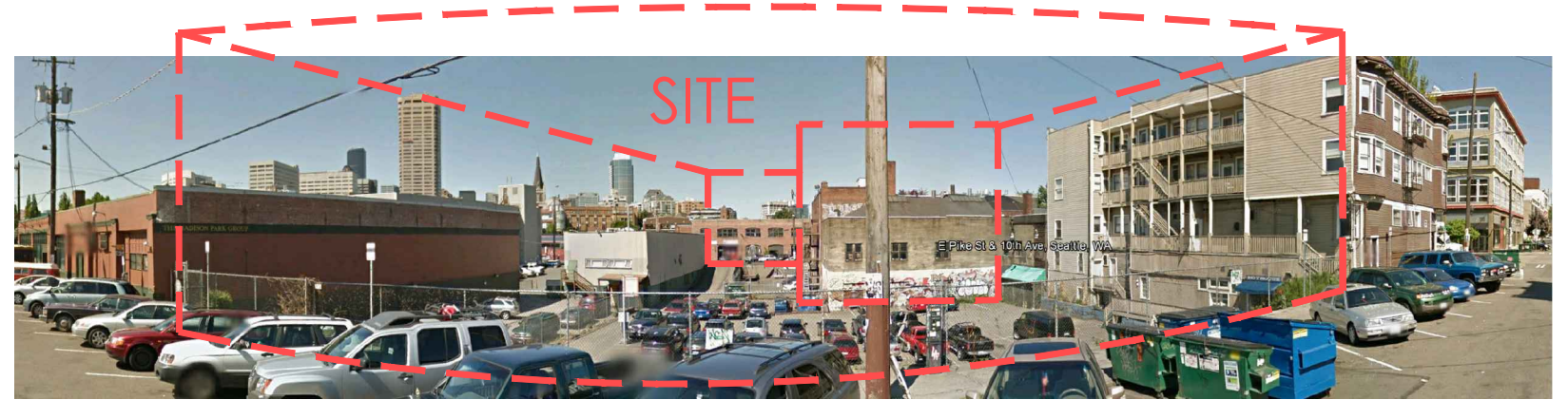
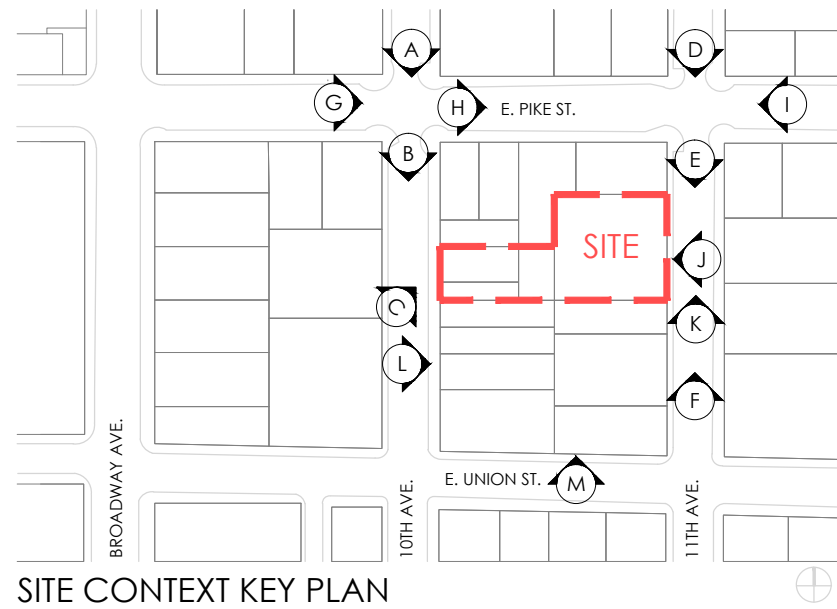


Ⓗ E. PIKE STREET [LOOKING EAST]



Ⓖ E. PIKE STREET AT 11TH AVE [LOOKING WEST]

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ⓐ PROJECT SITE- 11TH AVENUE LOOKING WEST



ⓑ PROJECT SITE- 11TH AVENUE LOOKING NORTH



ⓒ PROJECT SITE- 10TH AVENUE LOOKING EAST



ⓓ PROJECT SITE- E. UNION STREET LOOKING NORTH

# SITE ANALYSIS

## SITE & CONTEXT ZONING

extent of drawing falls within the Pike/Pine urban village and nc3p-65 zoning.

additionally, the project site falls within the Pike/Pine conservation core. the core is above the indicated boundary line.

## SITE ATTRIBUTES

sun path



view



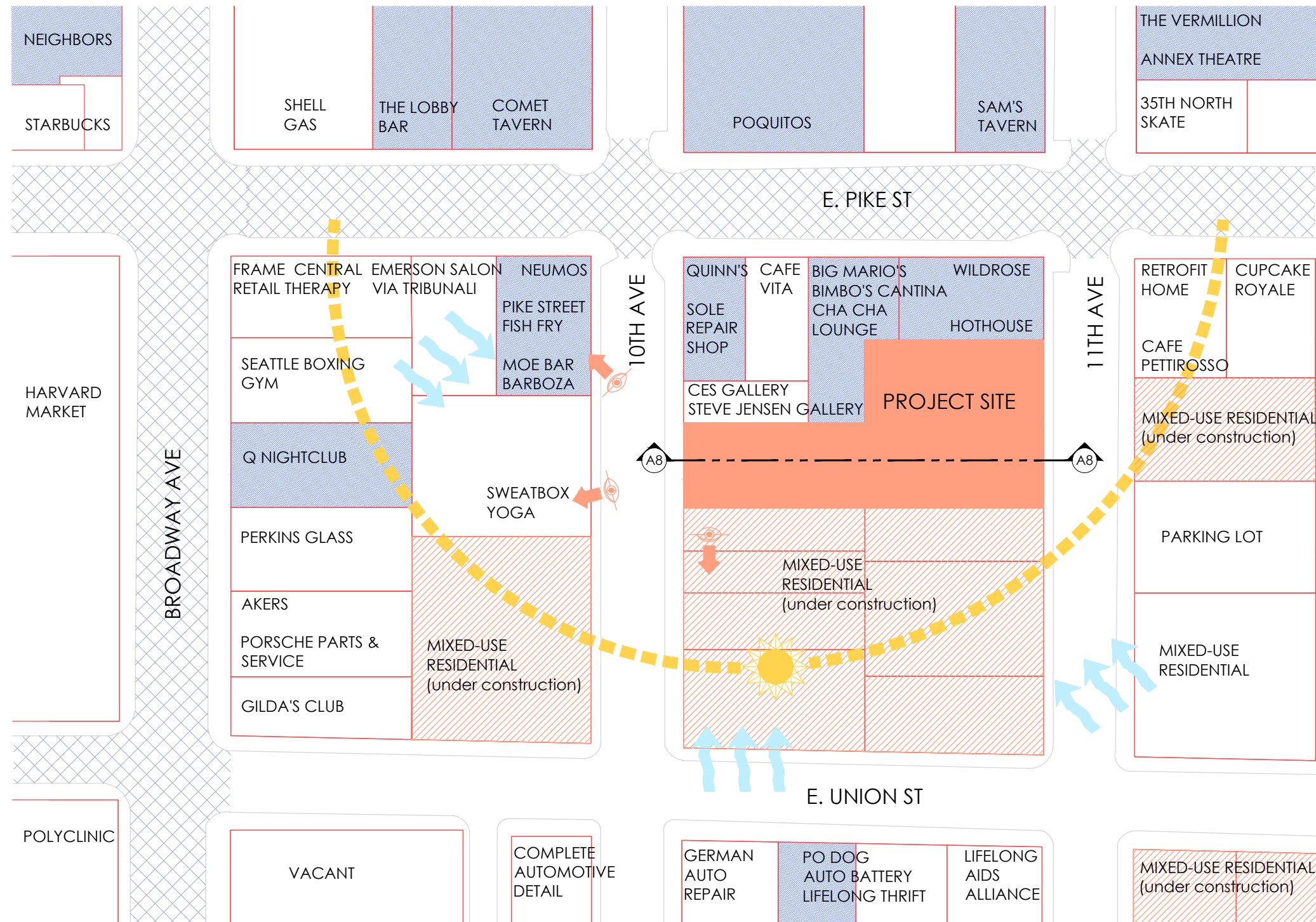
traffic noise



nightlife sound



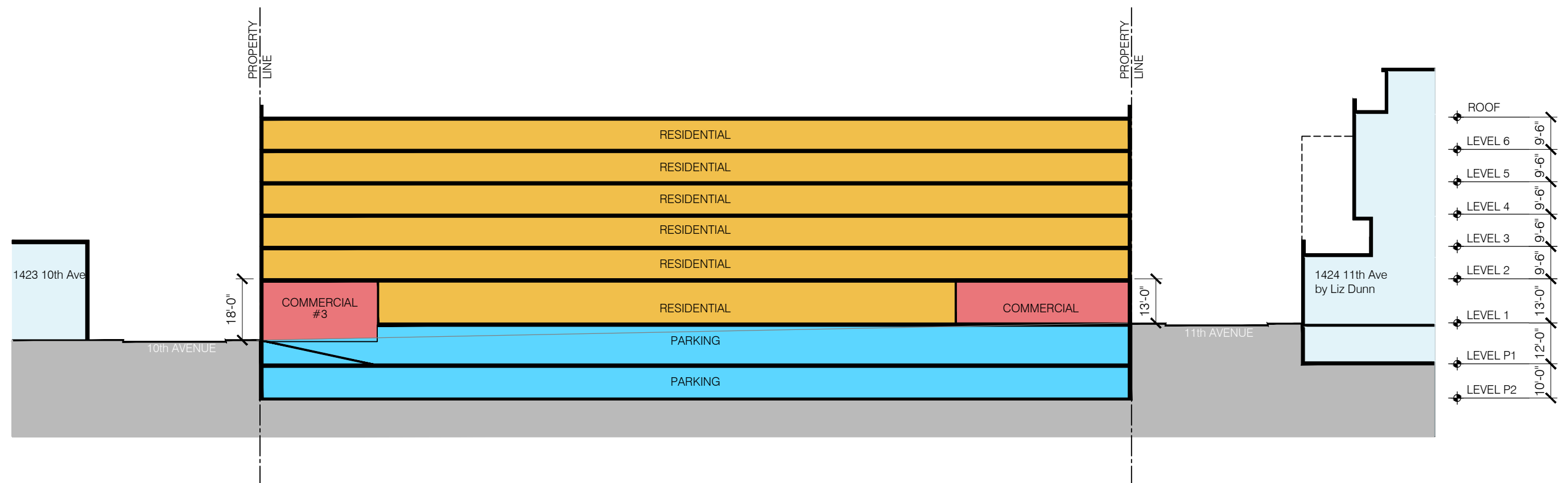
prevailing wind  
S (Jan-June)  
NW (July-Sept)  
SSE (Oct-Dec)



01/20/2014 1420 10th Ave\_Early Design\_Guidance\_Packet\_FINAL\_UPDATED.dwg



# BUILDING SECTION



# DESIGN OPTION 1 code compliant

VIEW - LOOKING SOUTHWEST



**DESCRIPTION:**

- Primary residential entry is provided along 11th Avenue
- Vehicular entrance to below grade parking is located on 10th Avenue
- Dynamic modulation on north and south internal facades creates open courtyards benefiting the tenants and neighbors alike.

**ADVANTAGES:**

- Internal modulation minimizes amount of connection to surrounding properties at zero lot line walls creating greater privacy.
- Maximizes solar exposure with largest setbacks from adjacent properties.
- Residential units have greater unit type diversity

**CHALLENGES:**

- Complex construction due to dynamic modulation.
- Requesting design departure for leasing

**RESIDENTIAL UNITS:**

Level 1	=	11 units
Levels 2 to 6	=	125 units (25 units per floor @ 5 floors)
Total	=	136 units (average unit size is 582 sq ft)

**FAR:**

Level 1 GSF	=	8,893 SF (retail is exempt)
Levels 2 to 6 GSF	=	88,500 SF
Total	=	97,393 GSF < 109,440 Allowable FAR

**AMENITY AREA:**

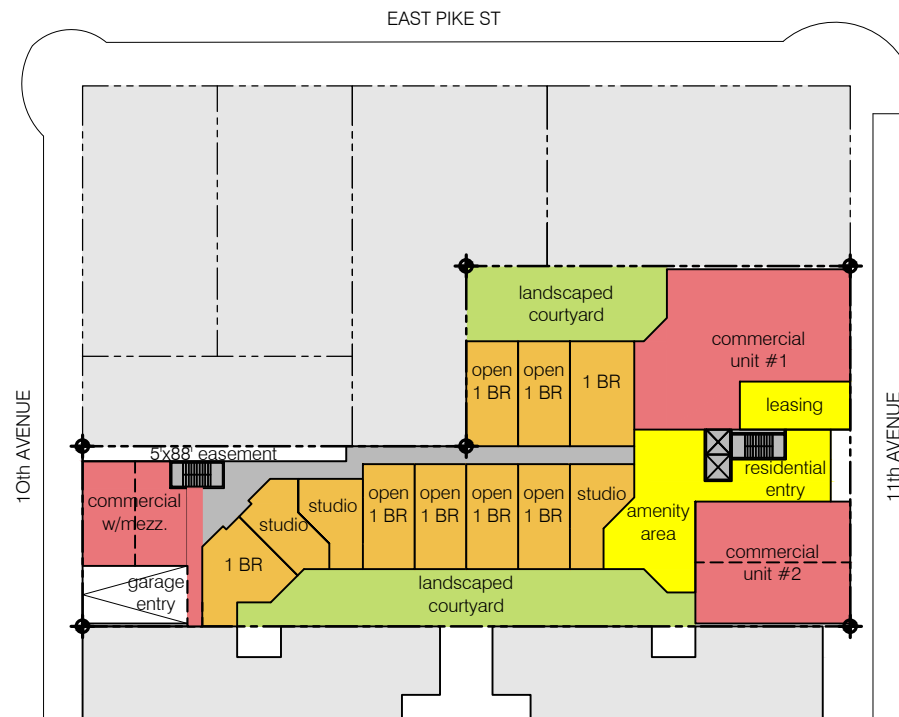
Courtyards	=	4,971 SF
Level 1 Amenity	=	1,695 SF
Rooftop Garden	=	5,920 SF
Total	=	12,591 SF

**COMMERCIAL SPACE:**

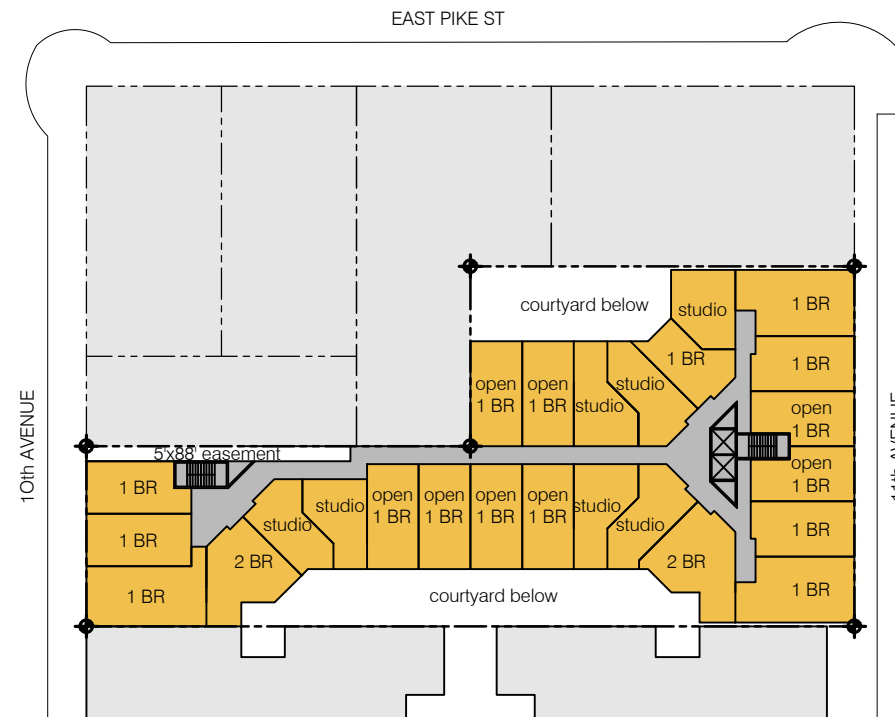
Commercial #1	=	2,679 SF
Commercial #2	=	2,092 SF
Commercial #3	=	2,190 SF
Total	=	6,961 SF



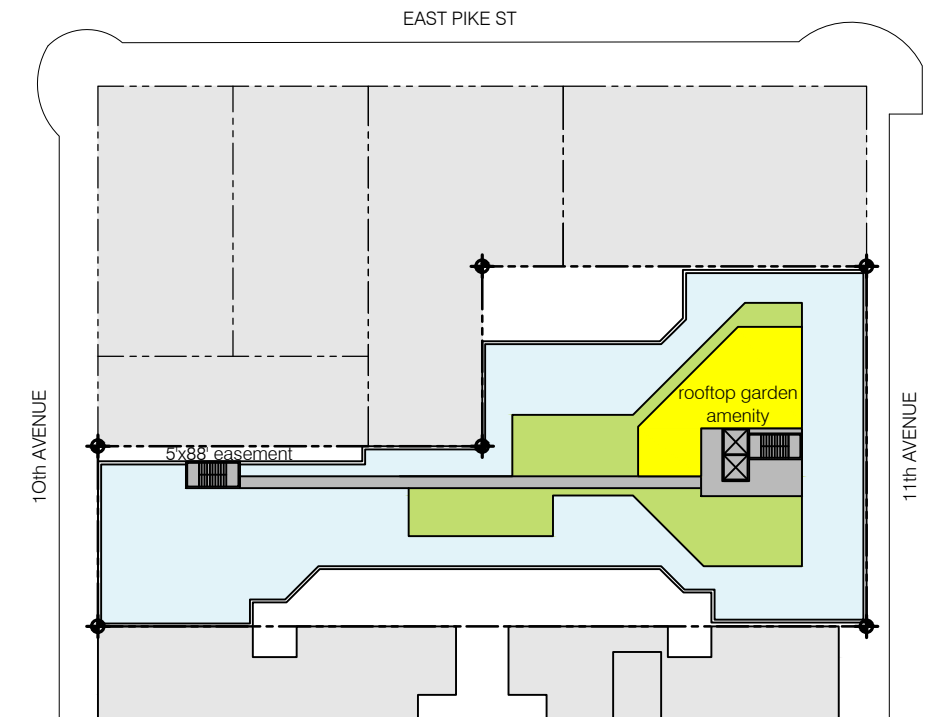
# DESIGN OPTION 1 code compliant



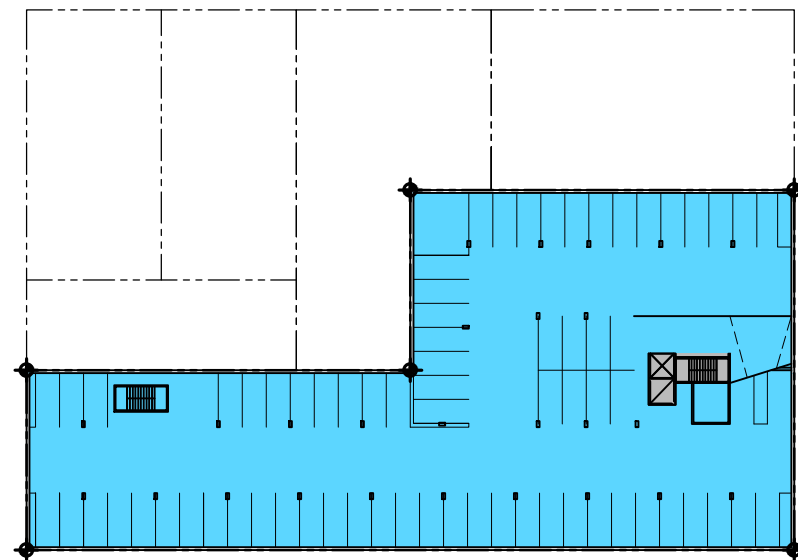
STREET/GROUND LEVEL



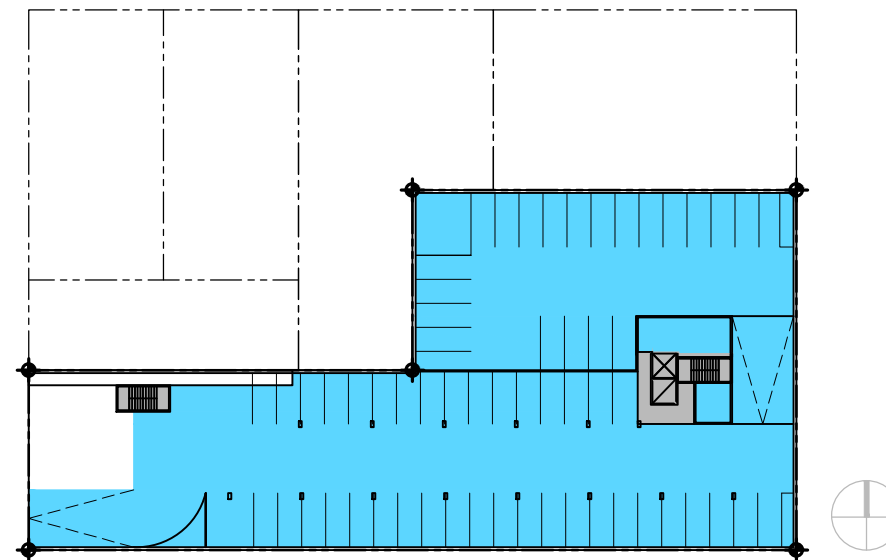
RESIDENTIAL LEVELS



ROOF PLAN



PARKING LEVEL 2

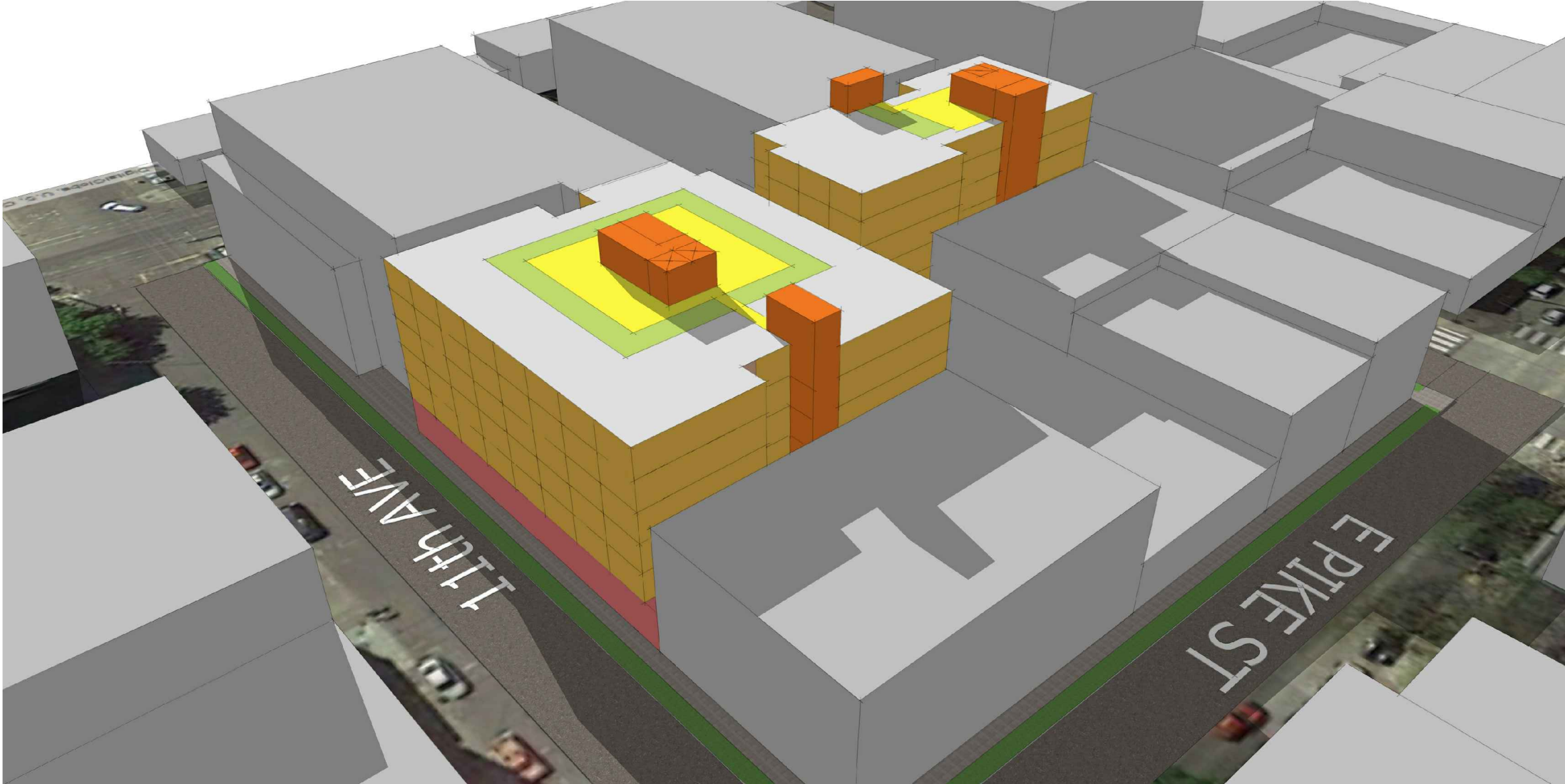


PARKING LEVEL 1

COLOR LEGEND	
<span style="color: red;">■</span>	RETAIL/COMMERCIAL
<span style="color: yellow;">■</span>	RESIDENTIAL AMENITY
<span style="color: green;">■</span>	LANDSCAPED AREA
<span style="color: blue;">■</span>	PARKING LEVEL
<span style="color: orange;">■</span>	RESIDENTIAL UNIT
<span style="color: grey;">■</span>	CIRCULATION CORE

# DESIGN OPTION 2 two buildings

VIEW - LOOKING SOUTHWEST



**DESCRIPTION:**

- Separate residential entries are provided for each building
- Vehicular entrance to below grade parking is located on 10th Avenue
- Building configuration creates a continuation of the courtyard from the project to the south.

**ADVANTAGES:**

- Largest number of residential units

**CHALLENGES:**

- Duplicity of building cores and amenity spaces due to two buildings
- Compact units

**RESIDENTIAL UNITS:**

Level 1	=	9 units
Levels 2 to 6	=	135 units (27 units per floor @ 5 floors)
<b>Total</b>	=	<b>144 units (average unit size is 582 sq ft)</b>

**FAR:**

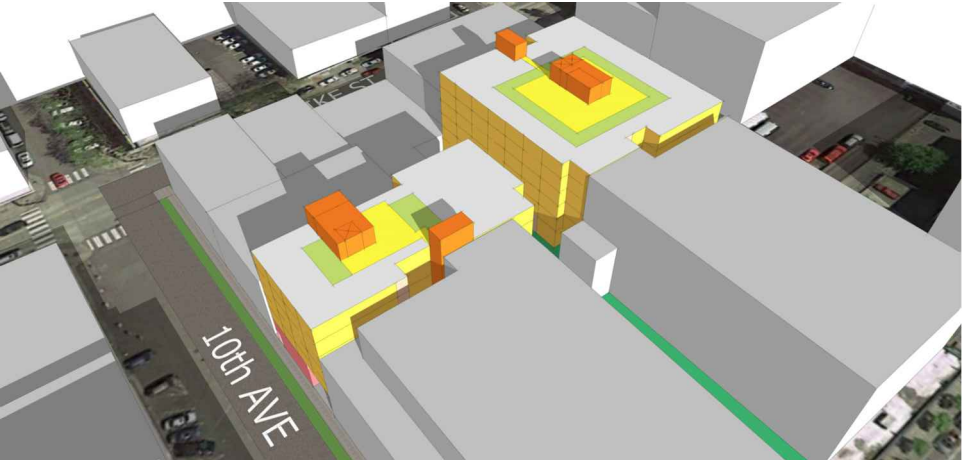
Level 1 GSF	=	8,893 SF (retail is exempt)
Levels 2 to 6 GSF	=	88,500 SF
<b>Total</b>	=	<b>98,342 GSF &lt; 109,440 Allowable FAR</b>

**AMENITY AREA:**

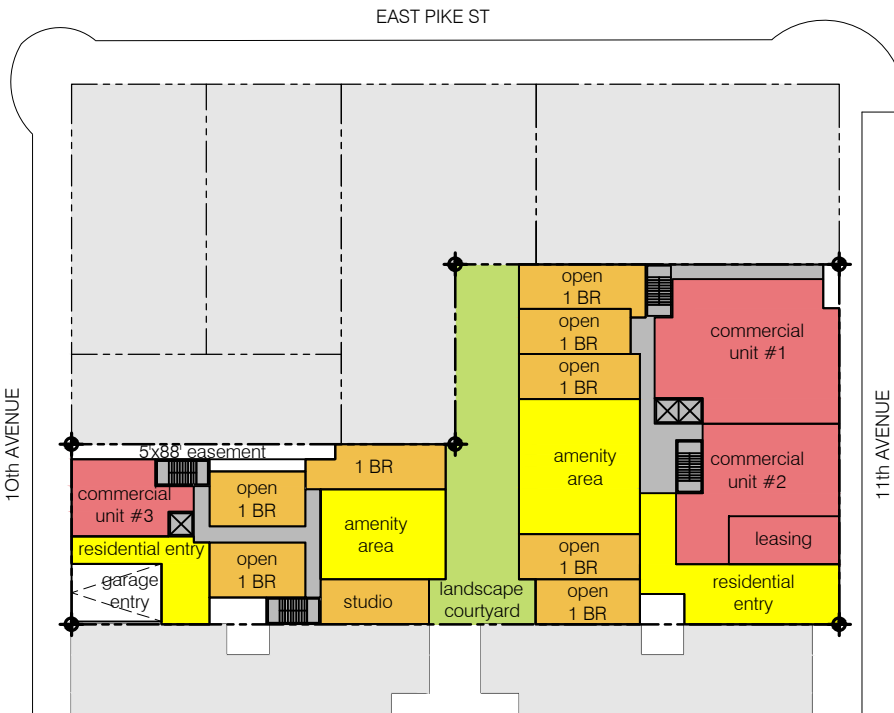
Courtyards	=	3,264 SF
Level 1 Amenity	=	4,220 SF
Rooftop Garden#1	=	2,030 SF
Rooftop Garden#2	=	6,457 SF
<b>Total</b>	=	<b>15,971 SF</b>

**COMMERCIAL SPACE:**

Commercial #1	=	2,698 SF
Commercial #2	=	1,756 SF
Commercial #3	=	865 SF
<b>Total</b>	=	<b>5,319 SF</b>



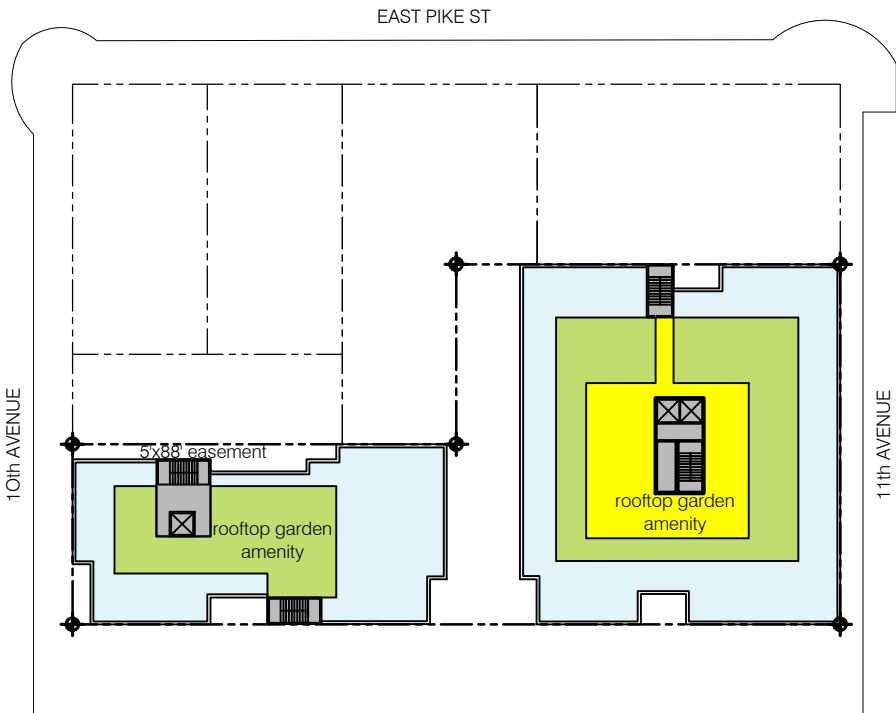
# DESIGN OPTION 2 two buildings



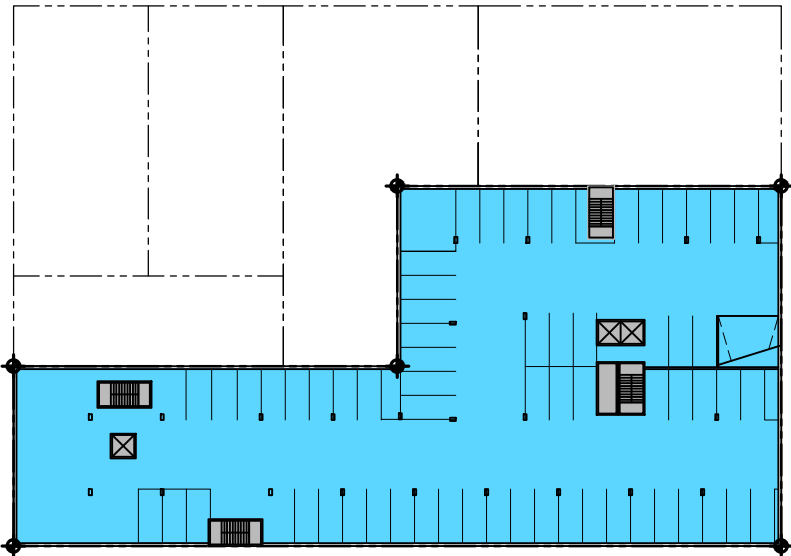
STREET/GROUND LEVEL



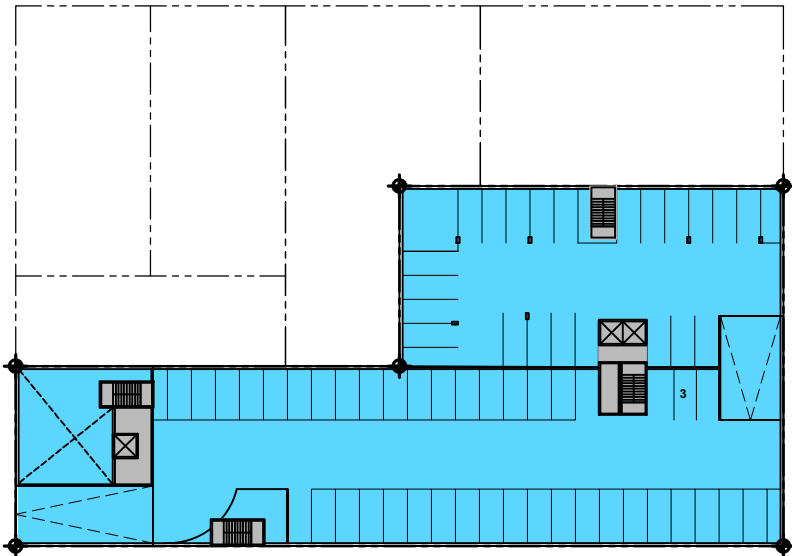
RESIDENTIAL LEVELS



ROOF PLAN



PARKING LEVEL 2



PARKING LEVEL 1

COLOR LEGEND	
<span style="color: red;">■</span>	RETAIL/COMMERCIAL
<span style="color: yellow;">■</span>	RESIDENTIAL AMENITY
<span style="color: lightgreen;">■</span>	LANDSCAPED AREA
<span style="color: lightblue;">■</span>	PARKING LEVEL
<span style="color: orange;">■</span>	RESIDENTIAL UNIT
<span style="color: grey;">■</span>	CIRCULATION CORE

# DESIGN OPTION 3 preferred scheme

VIEW - LOOKING SOUTHWEST



**DESCRIPTION:**

- The new building activates 10th and 11th Avenues at the pedestrian level with retail space along both frontages.
- Vehicular entrance to below grade parking is located on 10th Avenue
- The building footprint is an L-shaped configuration which responds to the form of the site
- The north and south side residential units face out toward large exterior courtyards. The units to the west and east face out toward 10th and 11th Avenues respectively.

**ADVANTAGES:**

- Simple orthogonal geometry, for ease of construction

**CHALLENGES:**

- Core arrangement is inefficient

**RESIDENTIAL UNITS:**

Level 1	=	11 units
Levels 2 to 6	=	125 units (25 units per floor @ 5 floors)
<b>Total</b>	<b>=</b>	<b>136 units (average unit size is 618 sq ft)</b>

**FAR:**

Level 1 GSF	=	10,055 (retail is exempt)
Levels 2 to 6 GSF	=	85,760
<b>Total</b>	<b>=</b>	<b>95,815 GSF &lt; 109,440 Allowable FAR</b>

**AMENITY AREA:**

Courtyards	=	4,525 SF
Level 1 Amenity	=	2,234 SF
Rooftop Garden	=	6,170 SF
<b>Total</b>	<b>=</b>	<b>12,929 SF</b>

**COMMERCIAL SPACE:**

Commercial #1	=	2,008 SF
Commercial #2	=	2,590 SF
Commercial #3	=	2,557 SF
<b>Total</b>	<b>=</b>	<b>7,155 SF</b>



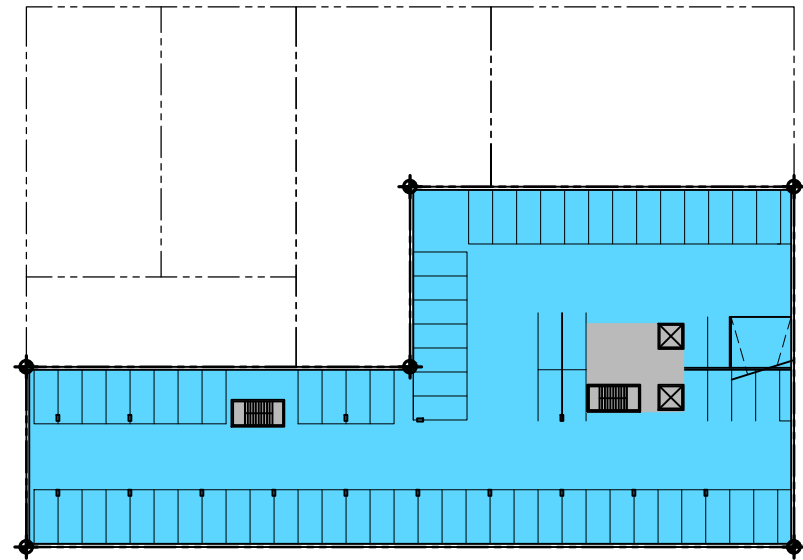


CONCEPTUAL BUILDING MASSING- VIEW ALONG 11TH AVE

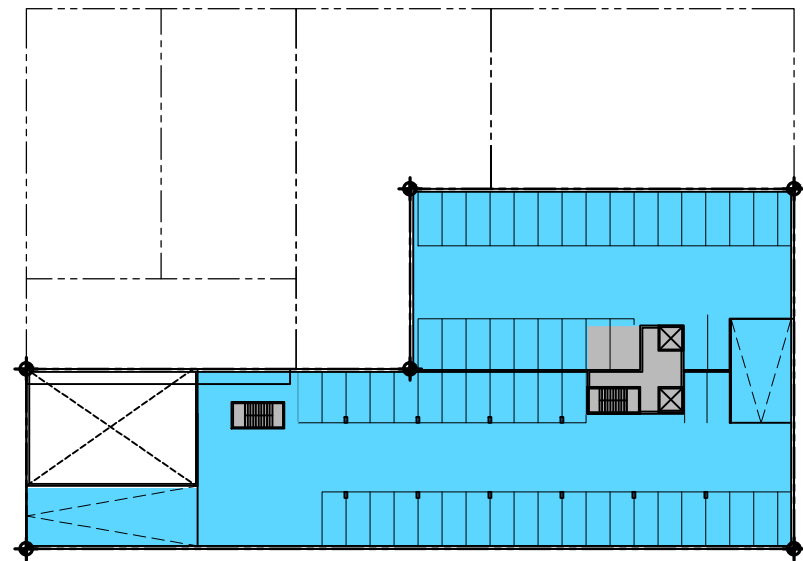


CONCEPTUAL BUILDING MASSING- VIEW ALONG 10TH AVE

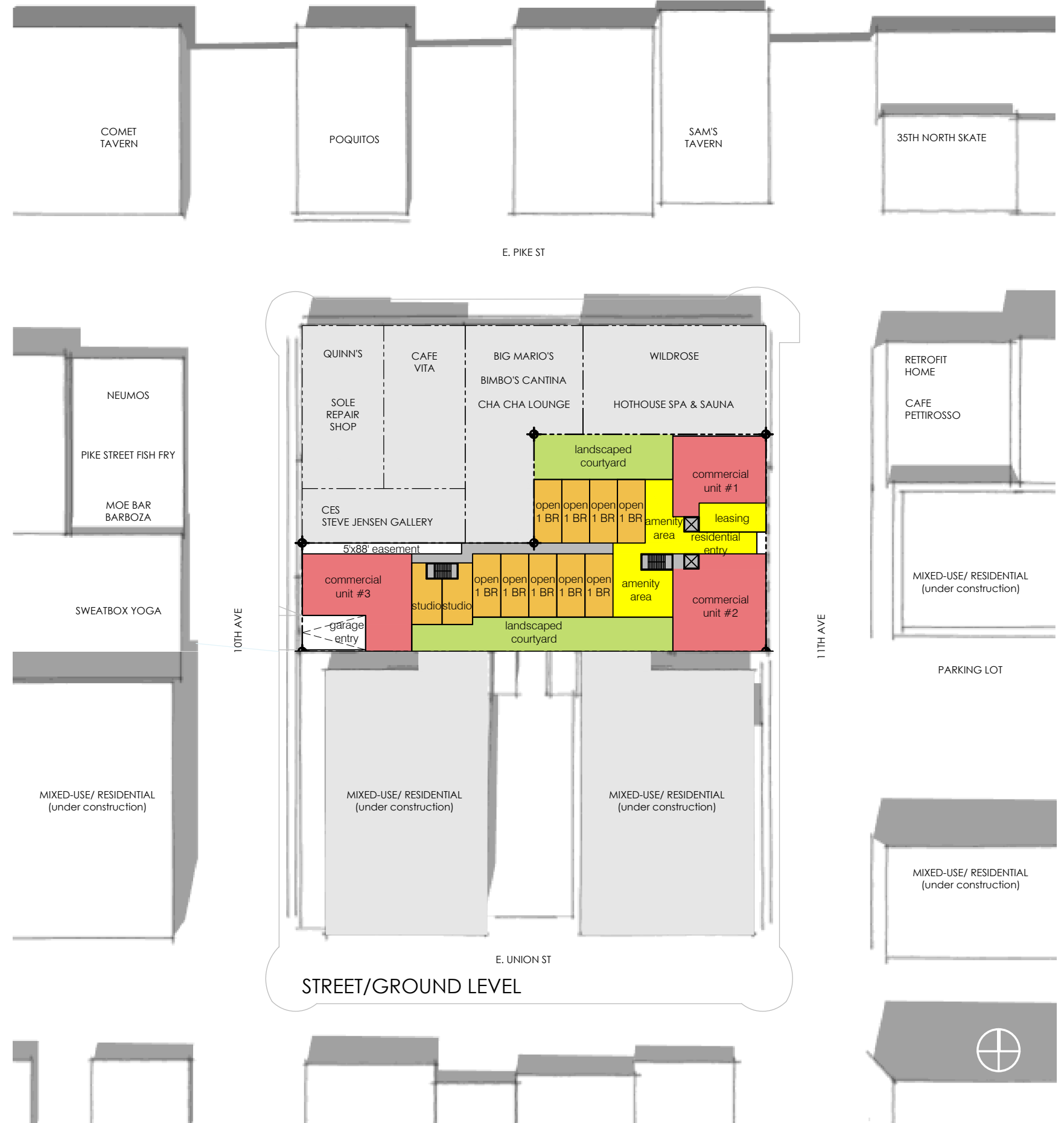
# DESIGN OPTION 3 preferred scheme



PARKING LEVEL 2



PARKING LEVEL 1

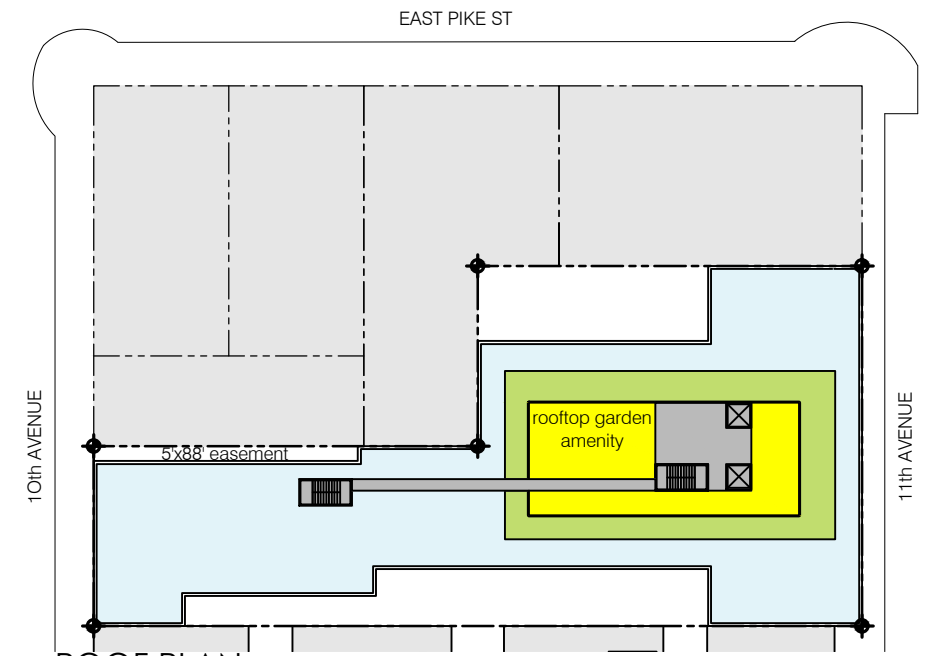




# DESIGN OPTION 3 preferred scheme



RESIDENTIAL LEVELS



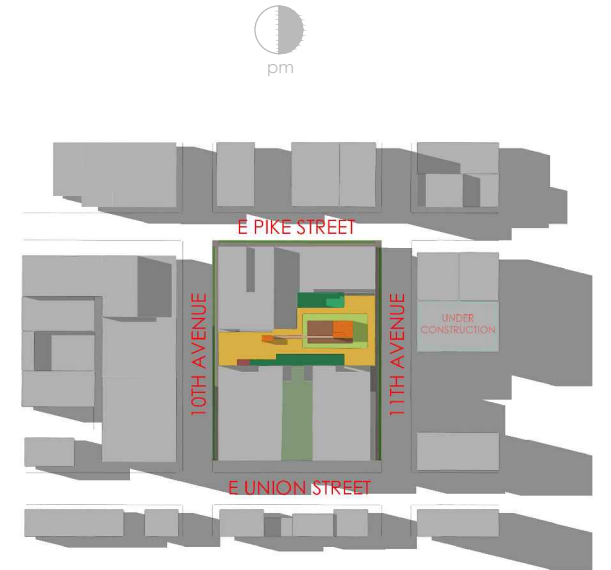
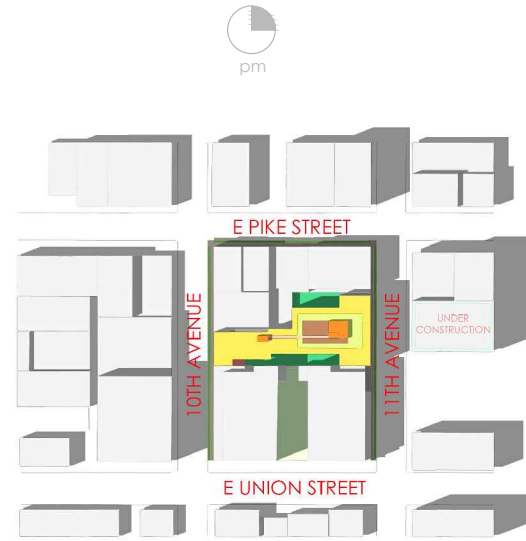
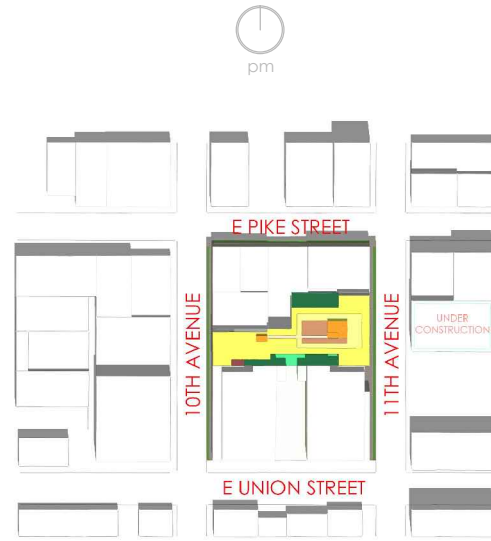
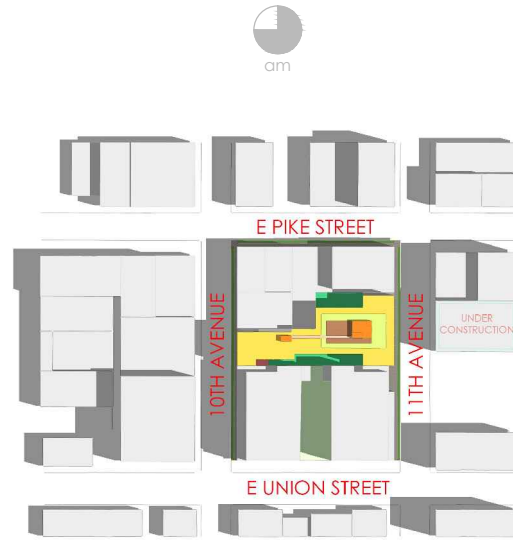
ROOF PLAN

COLOR LEGEND	
<span style="color: red;">■</span>	RETAIL/COMMERCIAL
<span style="color: yellow;">■</span>	RESIDENTIAL AMENITY
<span style="color: green;">■</span>	LANDSCAPED AREA
<span style="color: lightblue;">■</span>	PARKING LEVEL
<span style="color: orange;">■</span>	RESIDENTIAL UNIT
<span style="color: gray;">■</span>	CIRCULATION CORE

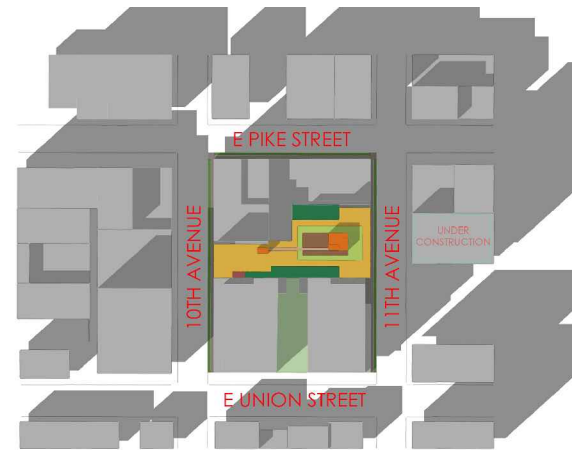
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# DESIGN OPTION 3 shadow studies

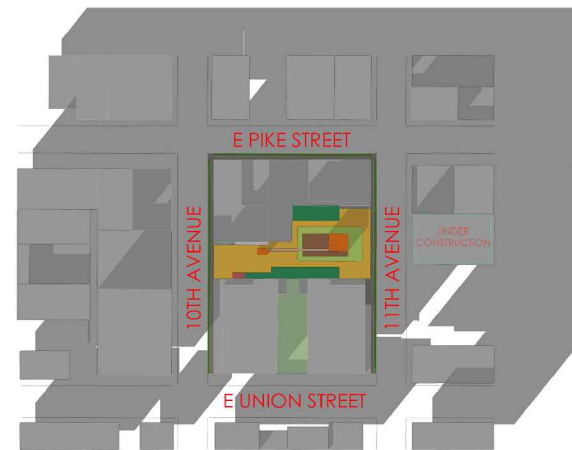
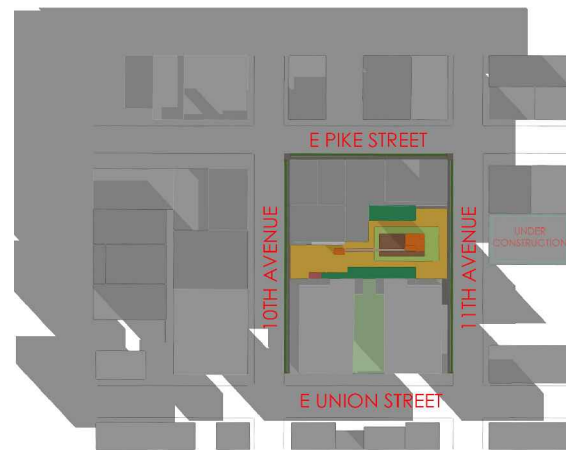
SUMMER SOLSTICE

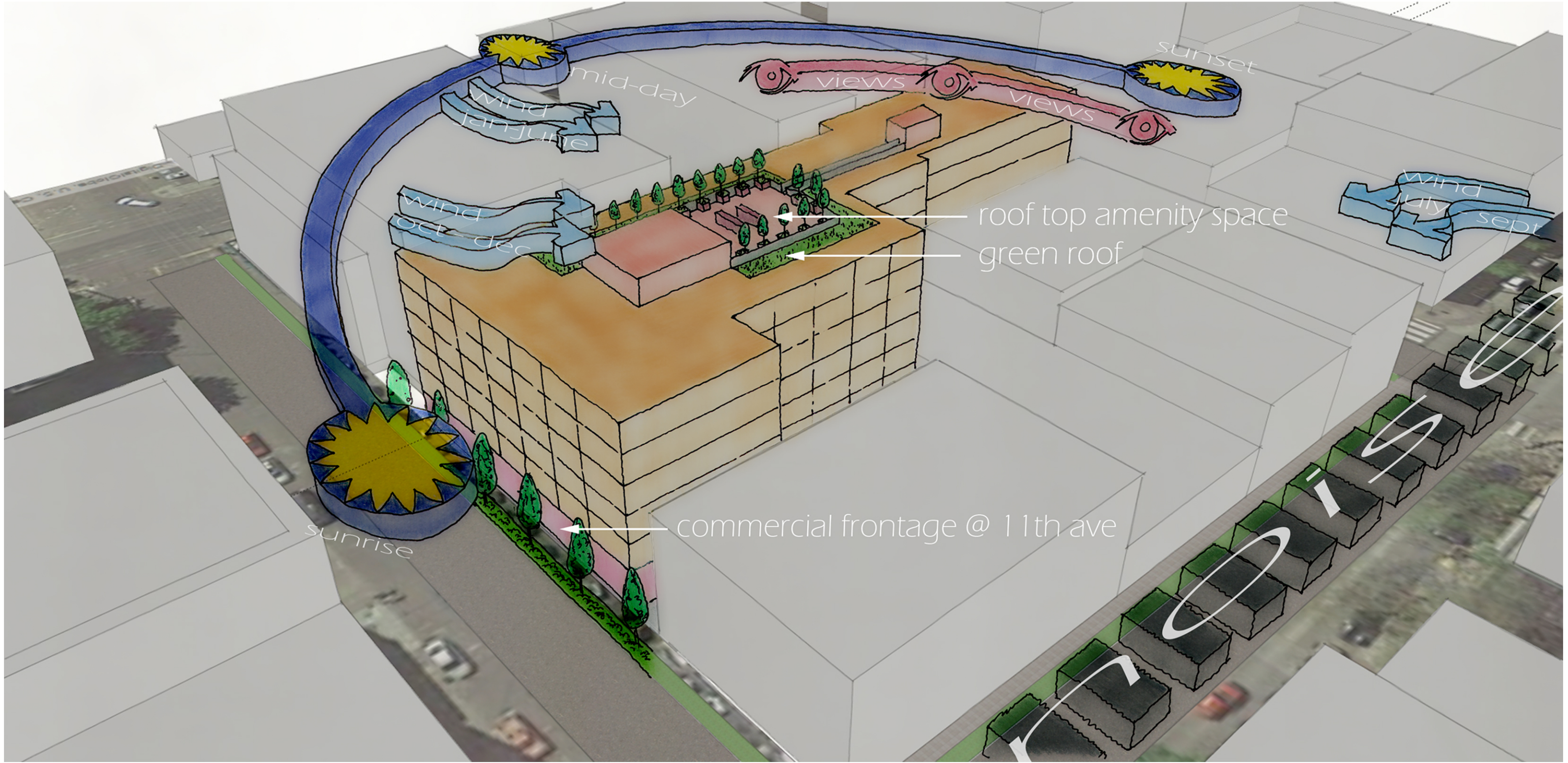


EQUINOX



WINTER SOLSTICE





# 1427 11th AVENUE

seattle - january 2014 - schematic landscape concept

THOMAS V. RENGSTORF ASSOCIATES  
SUITE 202  
911 WESTERN AVENUE  
SEATTLE WA, 98104  
P: 206.682.7562  
F: 206.682.4721



# 1427 11th AVENUE

seattle - january 2014 - schematic landscape concept

# DESIGN REVIEW GUIDELINES Pike/Pine Urban Village

## A-1 RESPONDING TO SITE CHARACTERISTICS

the siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

*-By taking advantage of existing topography, the residential entrance is located on 11th Avenue and the garage entrance is located on 10th Avenue*



## A-2 STREETScape COMPATIBILITY

the siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.

*-the commercial space on 11th Avenue is maximized, further extending the Pine/Pike streetscape south towards Union Street.*

## A-3 ENTRANCES VISIBLE FROM THE STREET

entries should be clearly identifiable and visible from the street.

*-the residential entrance will be recessed with contemporary materials and commercial spaces will have generous glazing, providing an inviting pedestrian environment. The proposed design will have canopies*

## A-4 HUMAN ACTIVITY

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



## 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.

*-incorporated 5' northwest easement into overall building design  
-proposed courtyards are coordinated with the new 10th/Union mixed use building (currently under construction) and existing north office building*

## A-6 TRANSITION BETWEEN RESIDENCE & STREET

for residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

## A-7 RESIDENTIAL OPEN SPACE

residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

*-at grade landscaped courtyards with private patio areas  
-private decks along 10th & 11th Avenues  
-rooftop garden area with barbecue space*



## A-8 PARKING & VEHICLE ACCESS

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

*-driveway and garage entrance located on 10th Avenue; 10th Avenue is downslope from 11th Avenue and existing pedestrian oriented activities are located on 11th Avenue  
-proposed steel mesh garage door  
(2) parking garage levels located underground*

## A-9 LOCATION OF PARKING ON COMMERCIAL STREET FRONTS

parking on a commercial street front should be minimized and where possible should be located behind a building *-proposed steel mesh garage door*

## B-1 HEIGHT, BULK & SCALE

## B-2 PIKE/PINE NEIGHBORHOOD SCALE & PROPORTION

new buildings should appear similar in height, mass and scale to other building to maintain the area's visual integrity and unique character.

*-proposed building height will match the new 10th/Union mixed use building (currently under construction) located to the south. To the north is an existing 3-story wood siding building; although the proposed building height exceeds the neighbor, the architectural scale and proportion will be consistent to the surrounding context.*



## B-6 DEVELOPMENT IN AREAS LACKING A WELL DEFINED CHARACTER

Some areas where the Pike/Pine Conservation Overlay District was expanded during 2009 lack an apparent overriding visual character, or the character may be mixed or changing. When no clear pattern is evident, new development should help define and unify the existing visual context and contribute positively to the Pike/Pine neighborhood character. Designs should draw on the best features of surrounding buildings, or of the surrounding neighborhood, to create a more complex, intimate pedestrian environment.

*-Proposed 13' - 18' high ceilings in ground floor commercial spaces are consistent with both existing older character structures in the neighborhood as well as the neighboring new mixed use buildings currently under construction.*



## C-1 ARCHITECTURAL CONTEXT

The Pike/Pine vernacular architecture is characterized by the historic auto row and warehouse industrial buildings featuring high ground-floor ceilings, articulated ground-floor commercial space, display windows, detailed cornice and frieze work, and trim detailing.

- Proposed large windows and metal balconies giving architectural rhythm compatible to surround context
- 13' and 18' tall ground floor spaces
- Contemporary, light industrial building signage



## C-3 HUMAN SCALE

In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments. In addition to the Citywide Design Guidelines, developments should successfully contribute to the vitality of the street level and pedestrian scale relationships to the right of way.

- Large retail/commercial spaces with floor to ceiling windows, large windows



## C-4 EXTERIOR FINISH MATERIALS

New development should complement the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials include brick, masonry, textured concrete and other high quality materials that work well with the historic materials and style of neighboring buildings.

- Including metal cladding, engineered & wood siding tall, transparent ground floor storefronts



## D-4 DESIGN OF PARKING LOTS NEAR SIDEWALKS

Refers to design of surface parking lots (not applicable)

## D-5 VISUAL IMPACT OF PARKING STRUCTURES

Parking structures should provide commercial or other pedestrian-oriented uses at street level.

- Parking provided in subterranean garage with entrance located adjacent to commercial retail space.

## D-7 PERSONAL SAFETY & SECURITY

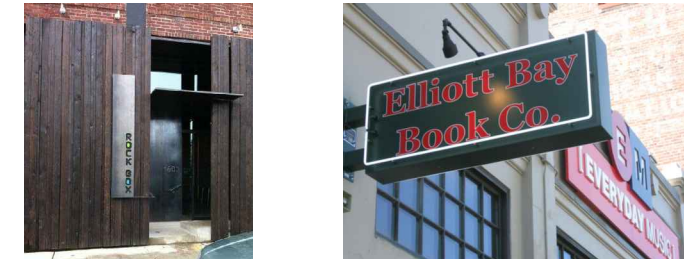
Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

- Provide lighting at sidewalk entrances.



## D-8 SIGNS

Scale and orient signage to promote the pedestrian environment. Signage design should reflect the special neighborhood character and should not hide, obstruct or conflict with the architectural building elements.



## E-2 LANDSCAPING TO ENHANCE THE BUILDING & SITE

The creation of small gardens and art within the street right-of-way is encouraged to enhance and energize the pedestrian experience.

- Provide plantings at an appropriate scale and of a hardy variety conducive to life in the street right-of-way.

