

PIKE

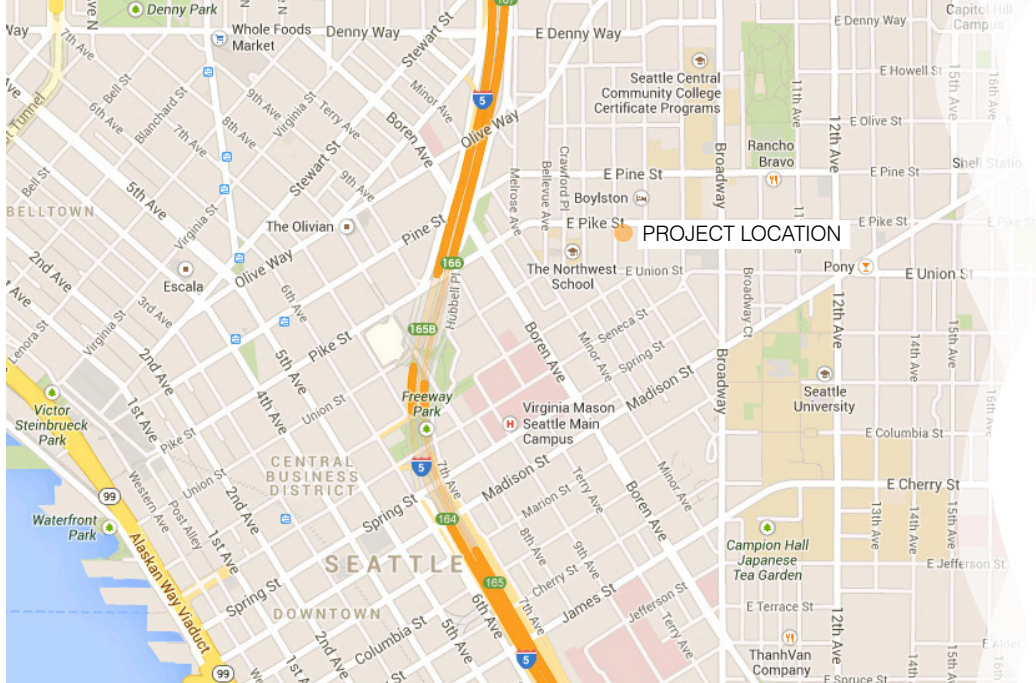
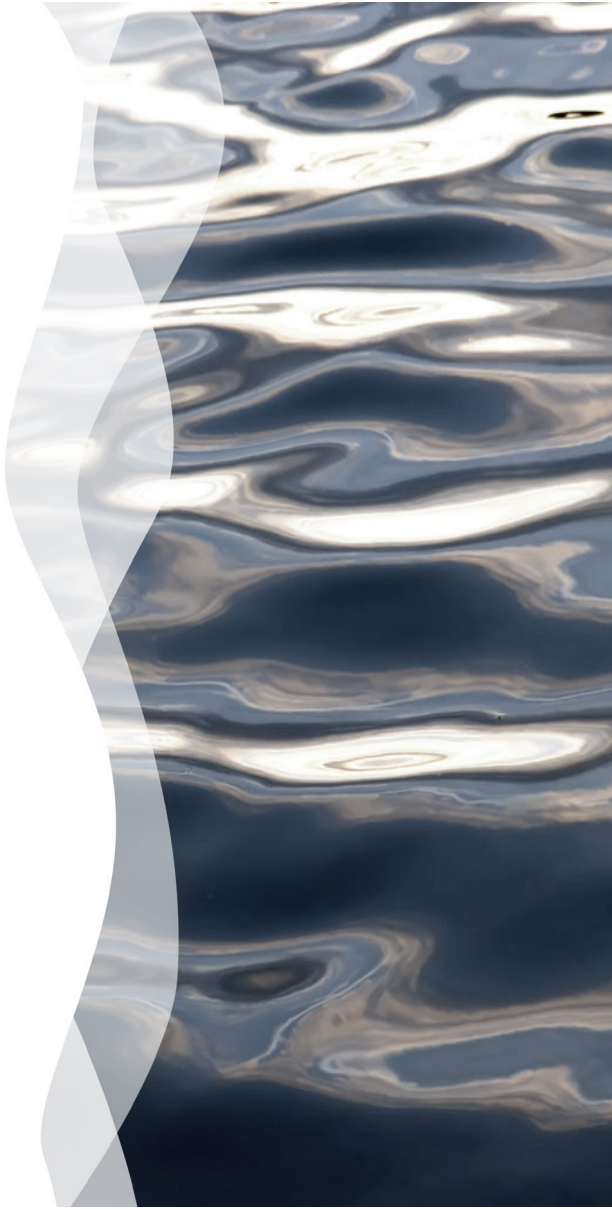
601 EAST PIKE STREET

CITY OF SEATTLE DESIGN REVIEW

RECOMMENDATION
DPD PROJECT #3021639
DECEMBER 16, 2015

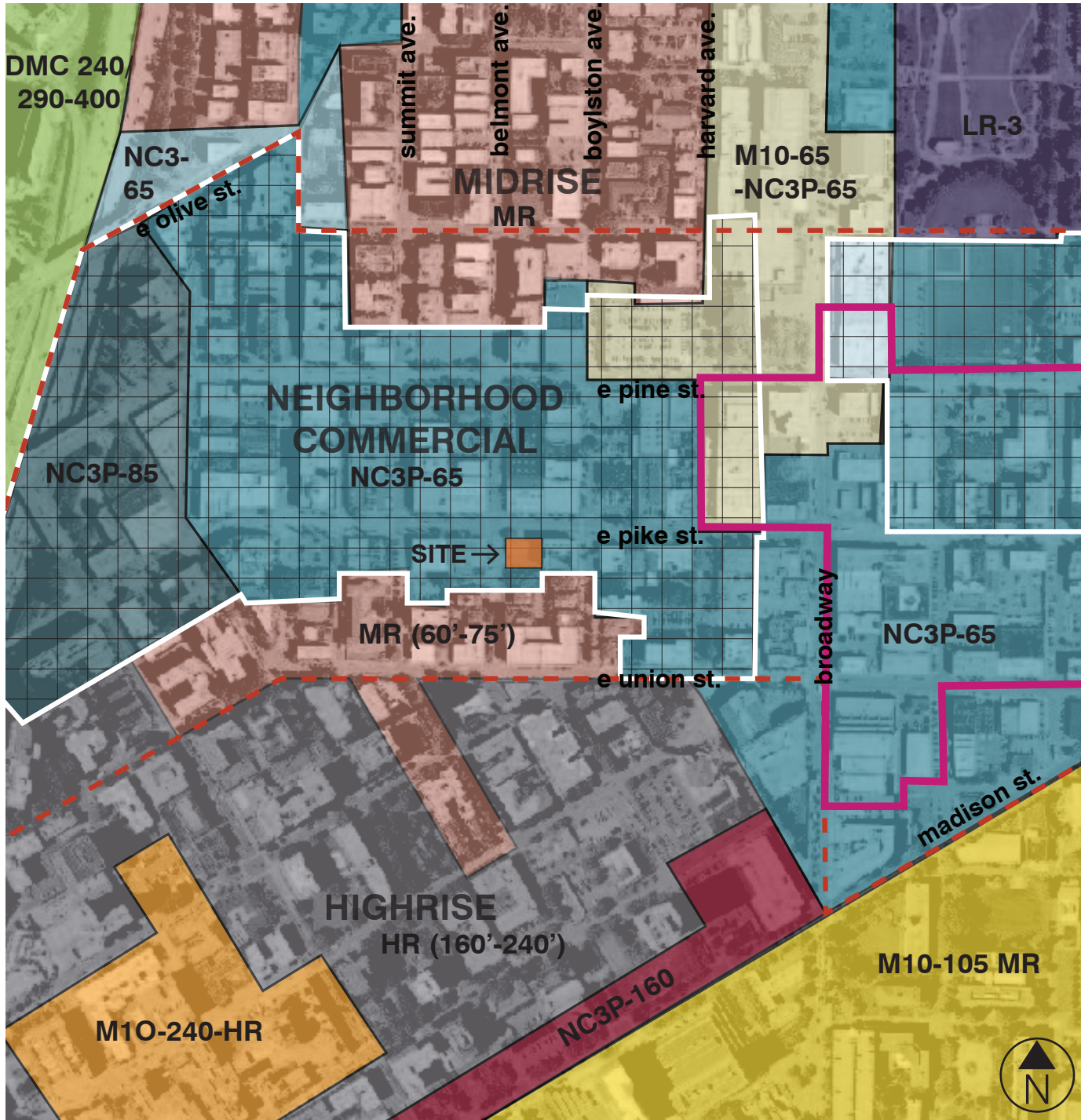
INDEX

Site and Neighborhood	2-7
EDG Summary	8-9
EDG Response	10-15
Community Outreach	16-17
Previous Design Proposal	18
Updated Design Proposal	19-21
Pedestrian Experience	22
Materials Palette	23
Site Plan	25
Floor Plans	26-27
Elevations	28-31
Sections	32-33
Landscape Design	34-37
Exterior Lighting & Signage	38
Departure Requests	39-43
Appendix	44-45



SITE & ZONING INFORMATION

601 EAST PIKE STREET

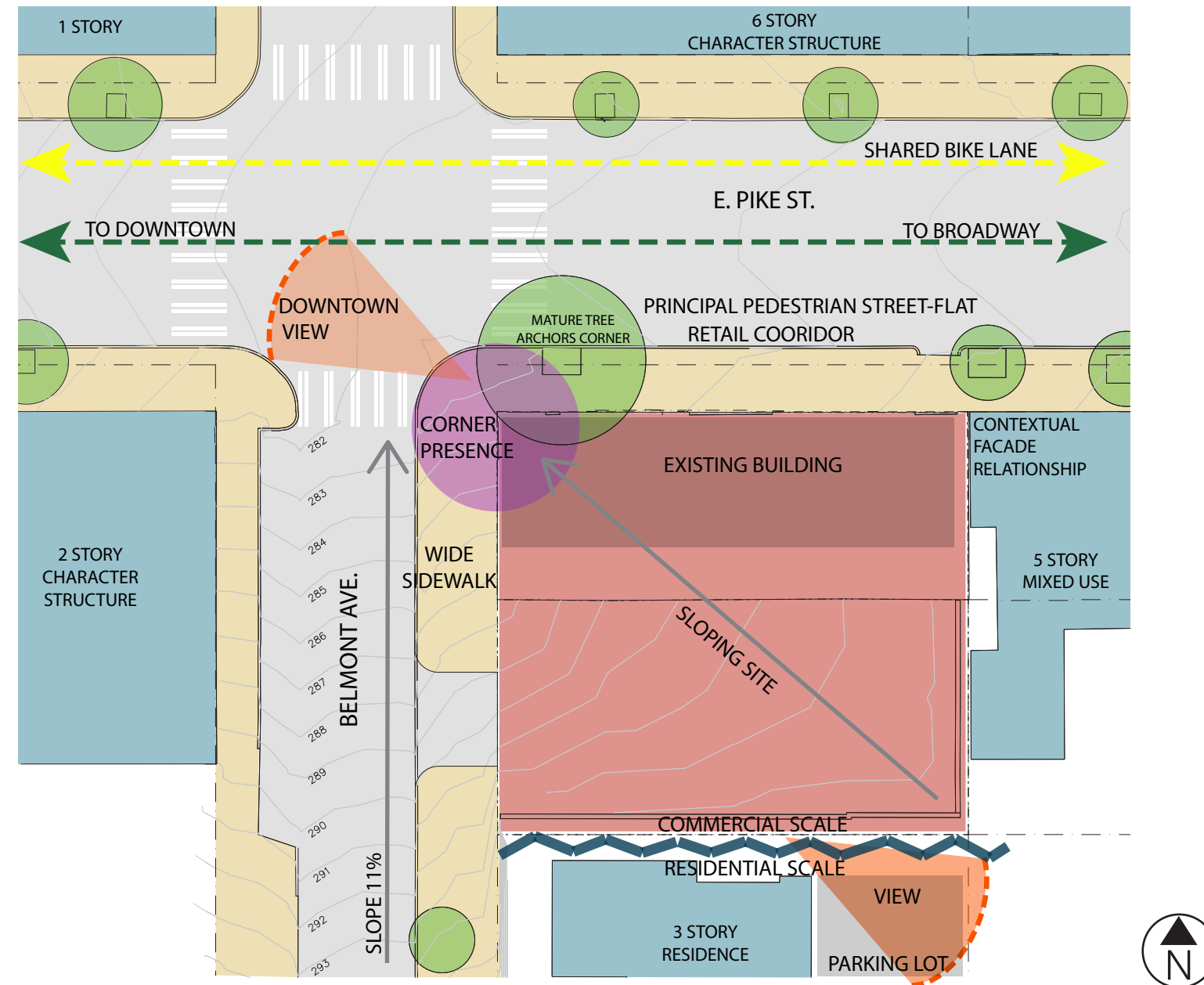


- Key
- - - Pike / Pine Urban Center Village
 - ▤ Pike / Pine Overlay District
 - ▬ Conservation Core
 - Site

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:	61'
NUMBER OF RESIDENTIAL UNITS:	60
BUILDING AREA:	50,130 SF
RESIDENTIAL AREA:	37,700 SF
RETAIL AREA:	3,000 SF
NUMBER OF PARKING STALLS:	24
NUMBER OF BICYCLE SPACES:	33



OPPORTUNITIES & CONSTRAINTS

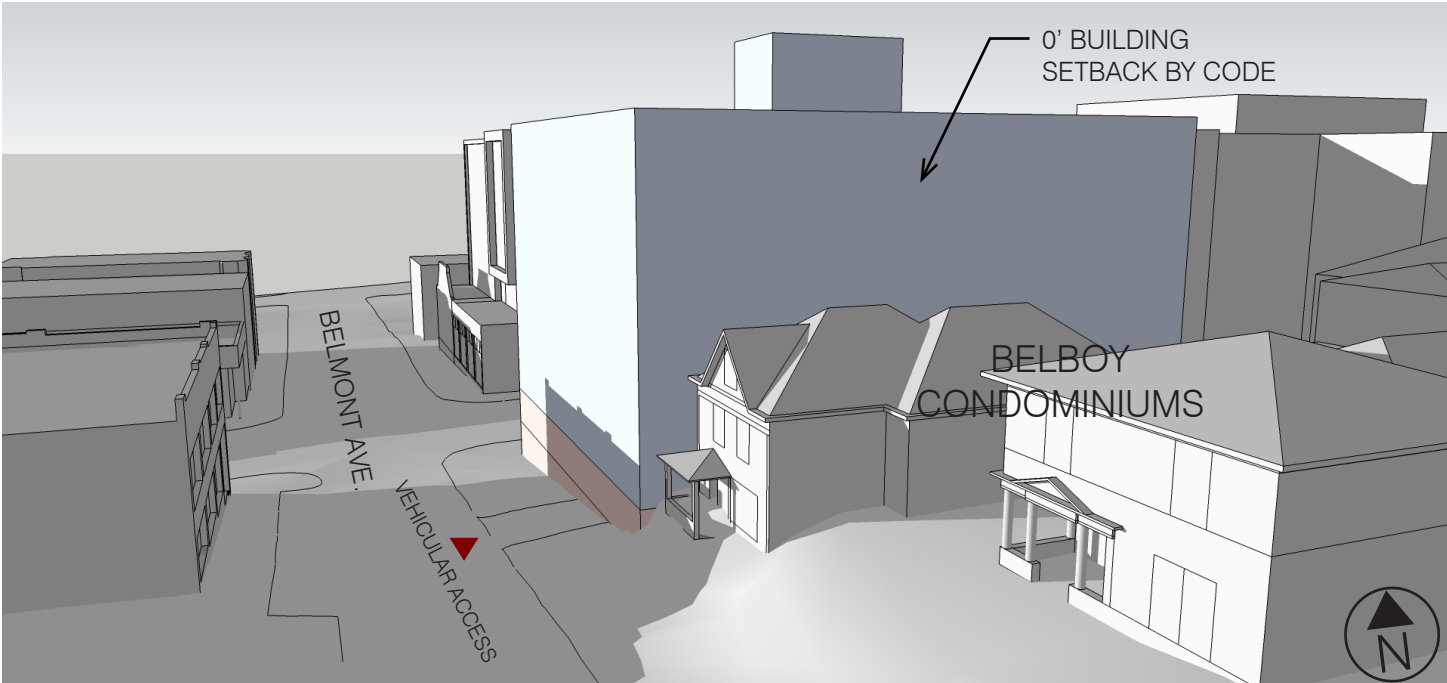
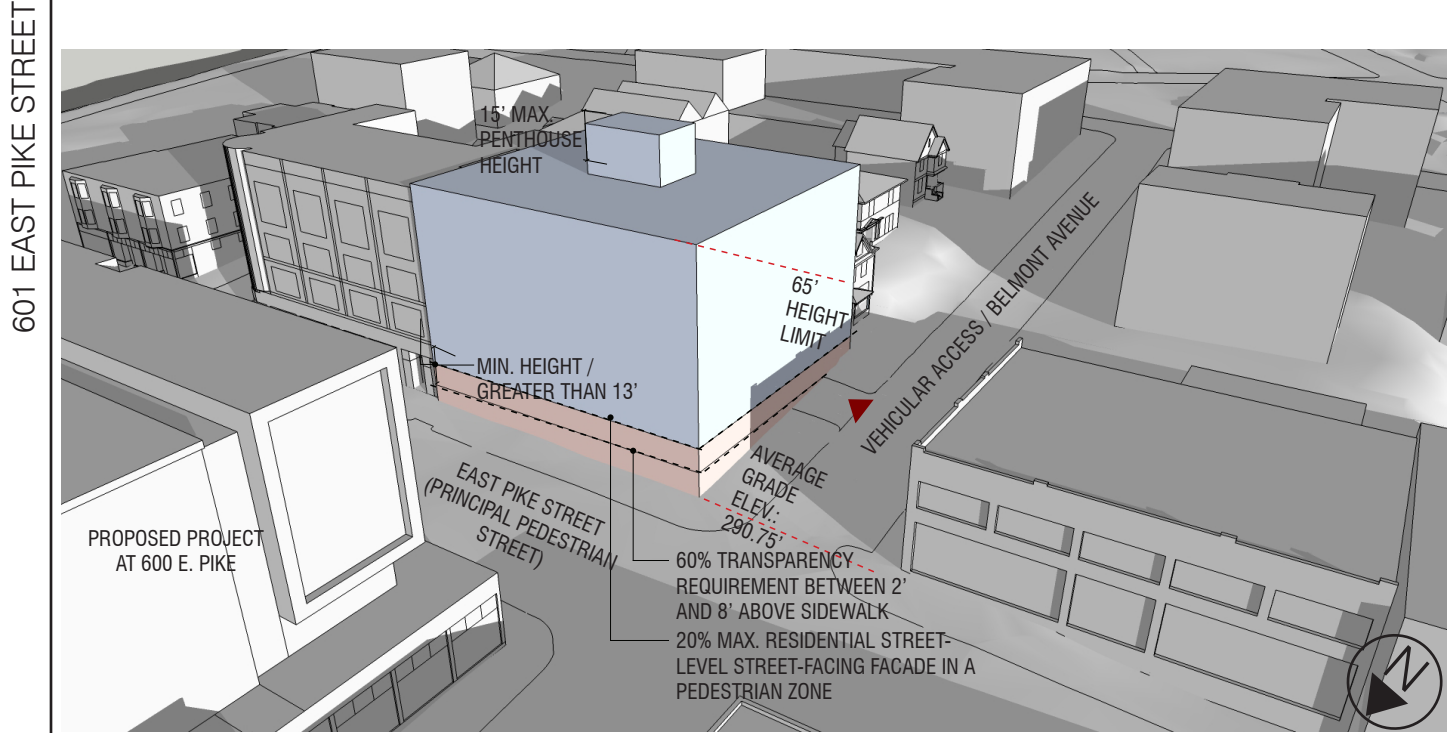
OPPORTUNITIES:

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

CONSTRAINTS:

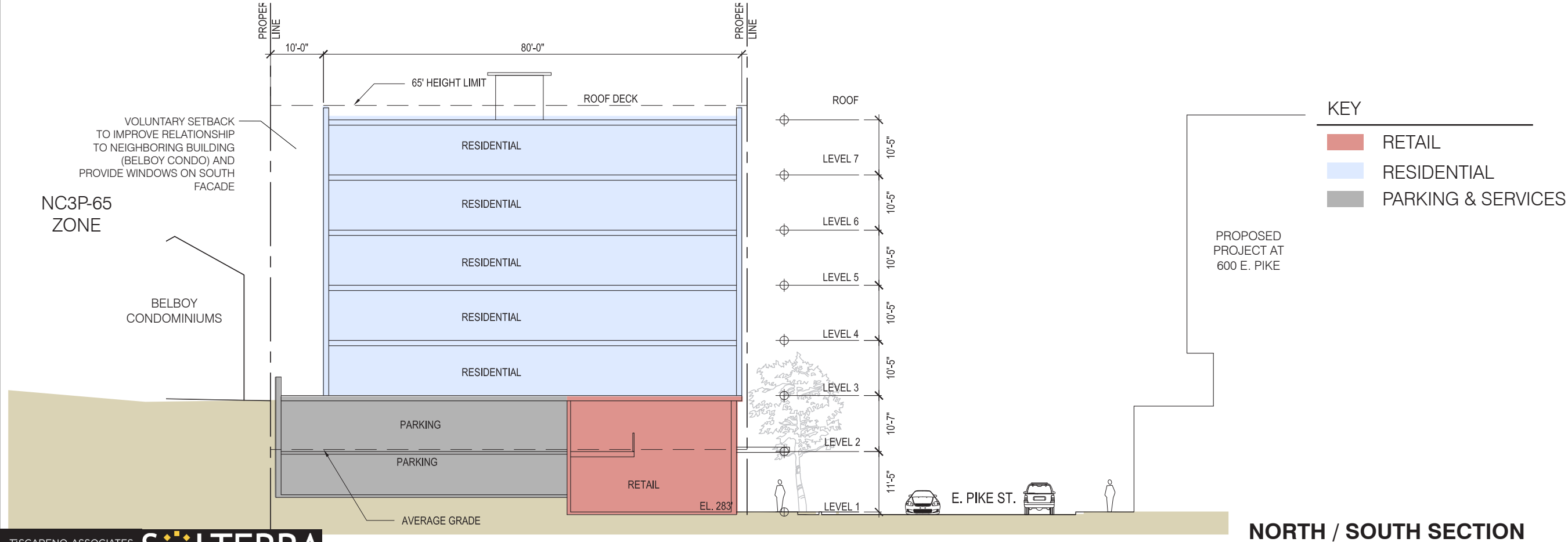
- Small, sloped site
- No alley access for services
- Small scale residential building next door
- Parking access restricted to Belmont at a high point

ZONING ENVELOPE DIAGRAM



ZONING ENVELOPE DIAGRAM: NC3P-65 PEDESTRIAN DESIGNATED ZONE

ZONING ENVELOPE DIAGRAM: VIEW ALONG BELMONT AVE.



1. 12th & Pike is a good example of the use of a diverse material palette to create a unified architectural composition.



1 12TH & PIKE



2 1111 E. PIKE ST.

DESIGN CUES

- Bold color and material choices
- Contemporary approach to ornamentation
- Simple Massing
- Durable Materials
- Tall ground floor with lots of glazing
- Vertical and horizontal elements create regular rhythm
- Architectural ornamentation in the form of cornices, beltlines, brickwork

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.



3 NORTHWEST SCHOOL - 401 E. PIKE ST.

3. The new Northwest School building at 401 E. Pike St. brings a bright and lively atmosphere to this part of the neighborhood. It has a highly transparent street level facade and an engaging arrangement of windows and color on the upper level facades.



4 615 E. PIKE ST.

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. The Pine and Minor 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

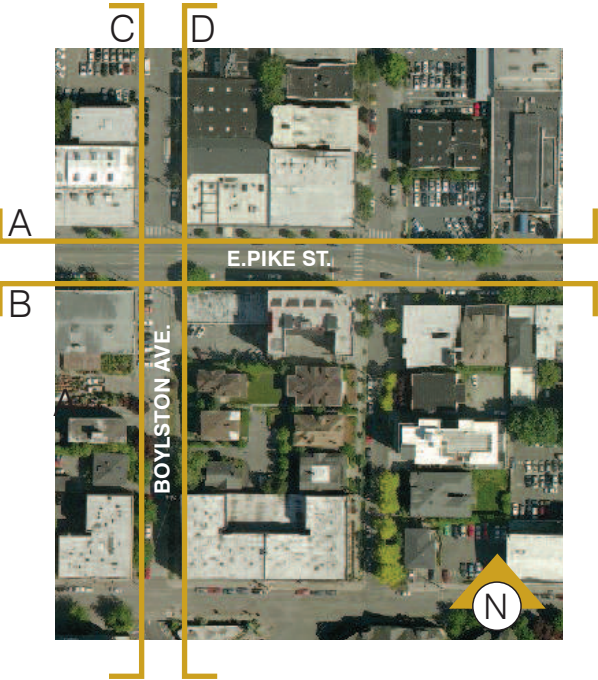
601 EAST PIKE STREET



A E. PIKE STREET - LOOKING NORTH



B E. PIKE STREET - LOOKING SOUTH

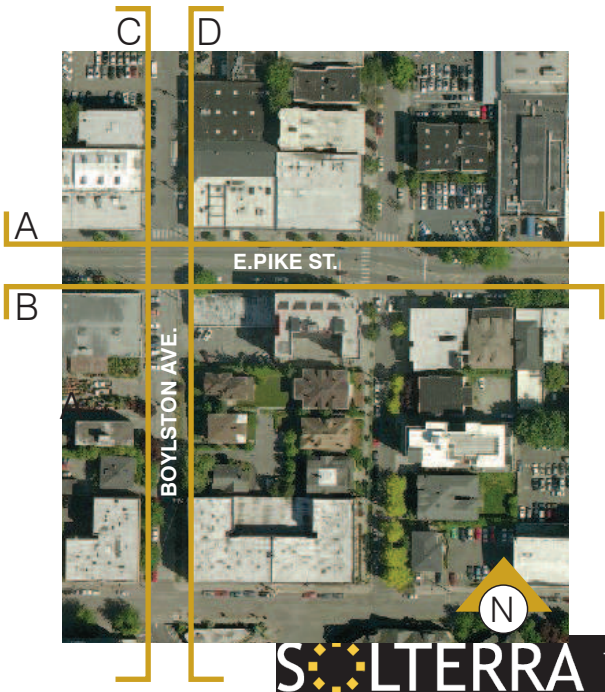




C BELMONT AVE. - LOOKING WEST



D BELMONT AVE. - LOOKING EAST





12/4/2013 EDG PREFERRED SCHEME C

1. ARCHITECTURAL CONCEPT

(Design Guidelines DC2-A1, B1, E1)

"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. "

2. STREET LEVEL SPACES

The street level spaces should be designed to maximize human activity and human scale."

(Design Guidelines CS2-B2, DC1-C2)

"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

(Design Guidelines CS2-B1, D1, D5)

"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)

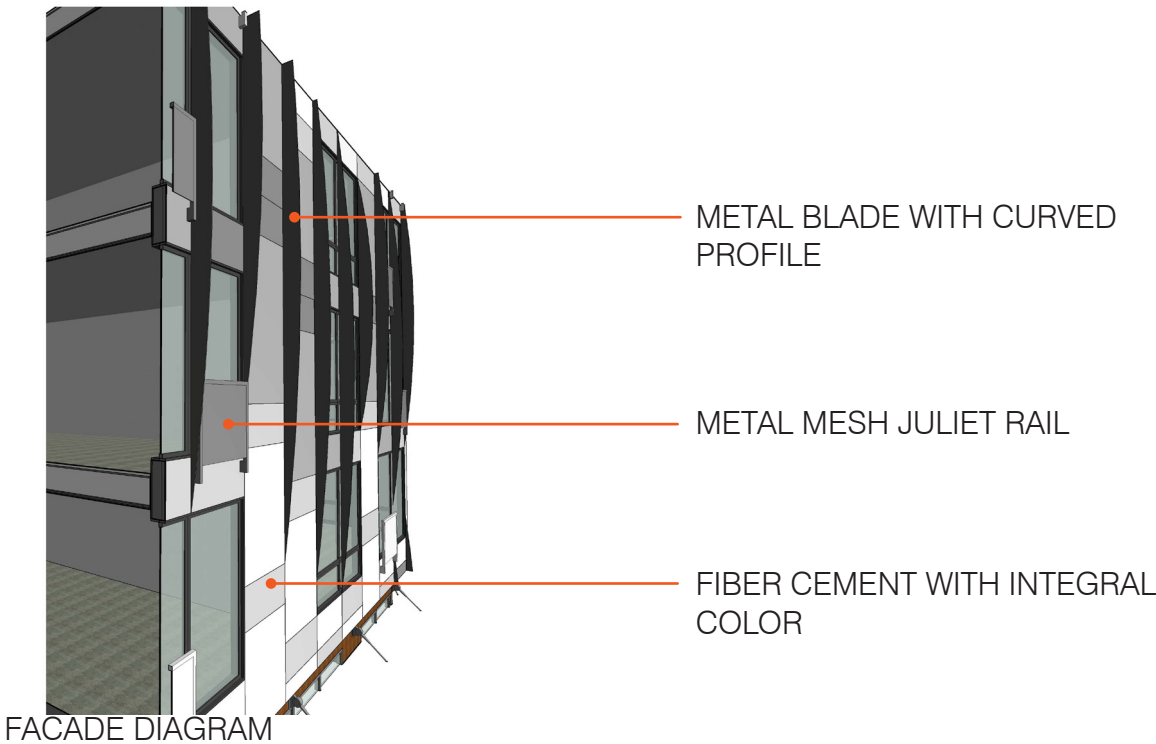
"Maximize light and air to the much smaller residential buildings and open space to the south."

"An upper level setback on the south façade may help to reduce the appearance of bulk and scale to the south."

DRB RECOMMENDATION - ARCHITECTURAL CONCEPT

(Design Guidelines: CS2-A2, D1; CS3-A3; DC2-B1; DC4-A1, A2)
“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.”

- a. 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.
- b. 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.
- c. The bay windows should enhance the overall design concept. The Board noted that the bay windows shown at the EDG meeting appear to be placed to emphasize the residential entry, which isn't necessary on this small site with an entry on the primary street frontage.
- d. 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.



RESPONSE

In response to the Board's recommendations regarding Architectural Concept, the following has been done:

- The massing has been simplified with a high-quality material palette and windows that express the interior uses.
- Materials include bamboo plank that provides warmth and a human scale at the ground floor and high-quality fiber cement panels separated by vertical metal blades with a curved profile.
- Color variation supports the pattern created by the metal blades.
- The exterior stair is shifted to the back of the building, where it provides a transition from the public to private faces of the building. It connects to the sidewalk on Belmont where there would otherwise be limited pedestrian activity.



EDG RESPONSE - ARCHITECTURAL CONCEPT

601 EAST PIKE STREET



Simple, understated massing gives the building clarity and fits in with the surrounding context

Green roof awning protects pedestrian uses below and adds greenery to the site.

Engineered bamboo planks at the ground level add warmth and human scale.



Stair location provides transition between public and private faces of the building.

Stair connects to the sidewalk, creating activity at the south end of the property.

DRB RECOMMENDATION - STREET LEVEL SPACES

(Design Guidelines: CS2-B2; PL2-B3, C3; PL3-A1b, A1C, C1; DC1-B1, C4; DC2-D1, D2)

"The street level spaces should be designed to maximize human activity and human scale."

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

RESPONSE

In response to the Board's recommendations regarding Street Level Spaces, the following has been done:

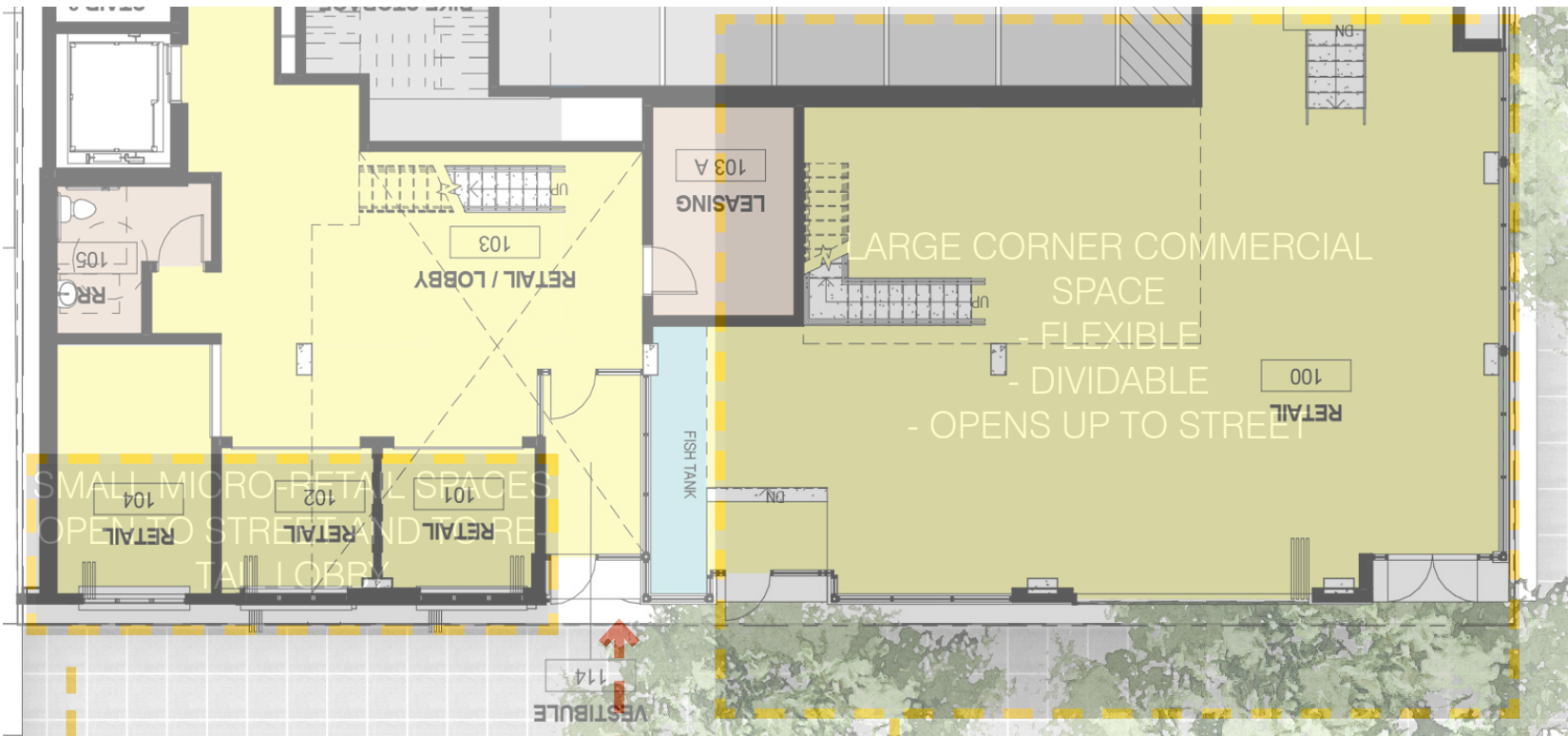
- The retail glazing is extended around the corner on Belmont Avenue.**
- Generous street level landscaping, as well as a green wall and decorative gate have been added on Belmont Avenue.**
- A large fish tank at the building's main entry engages passersby and creates a connection between the lobby and the main retail space.**
- Glazing on Pike Street is about 50% operable, allowing retail activities to engage with the sidewalk.**
- Unique vegetated canopies provide weather protection to pedestrians.**
- The residential lobby is fully integrated with micro retail spaces that open onto the sidewalk and provide opportunities for unique small businesses.**



STREET LEVEL FACADE ALONG E. PIKE STREET

EDG RESPONSE - STREET LEVEL SPACES

601 EAST PIKE STREET



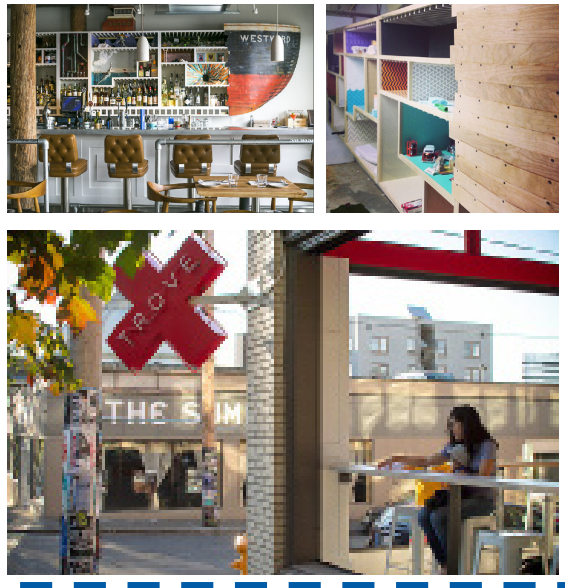
ENTRY ACCESS TO THE STREET



MICRO-RETAIL
OPEN TO STREET
AND SHARED
LOBBY.

RESIDENTIAL
ENTRY

LARGE CORNER COM-
MERCIAL SPACE



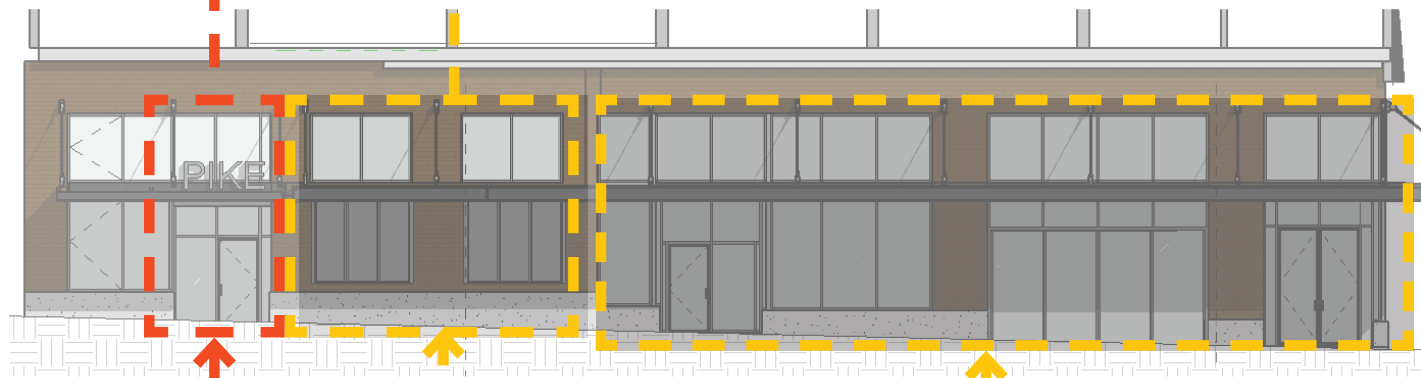
LOBBY & FISHTANK DESIGN



THE UPDATED DESIGN BRINGS IN A UNIQUE MARKET STYLE LOBBY TO CAPITOL HILL THAT WILL FEATURE SEVERAL SMALL SHOPS THAT CAN OPEN TO THE STREET AND TO THE MAIN LOBBY. FOR THE DESIGN OF THIS SPACE, SOLTERRA WILL BE PARTNERING UP WITH ELECTRIC COFFIN, WHO WILL TRANSFORM THE SPACE THROUGH FINE ART OBJECTS AND CONCEPTUAL INNOVATION. THE HEART OF THIS SPACE WILL BE A LARGE FISHTANK THAT WILL HOUSE SUNKEN SHIPS AND BOLD PATTERNS AS WELL AS A FLOOR TO CEILING LUSH INTERIOR LIVING WALL.

ALTERNATE LOBBY LAYOUT

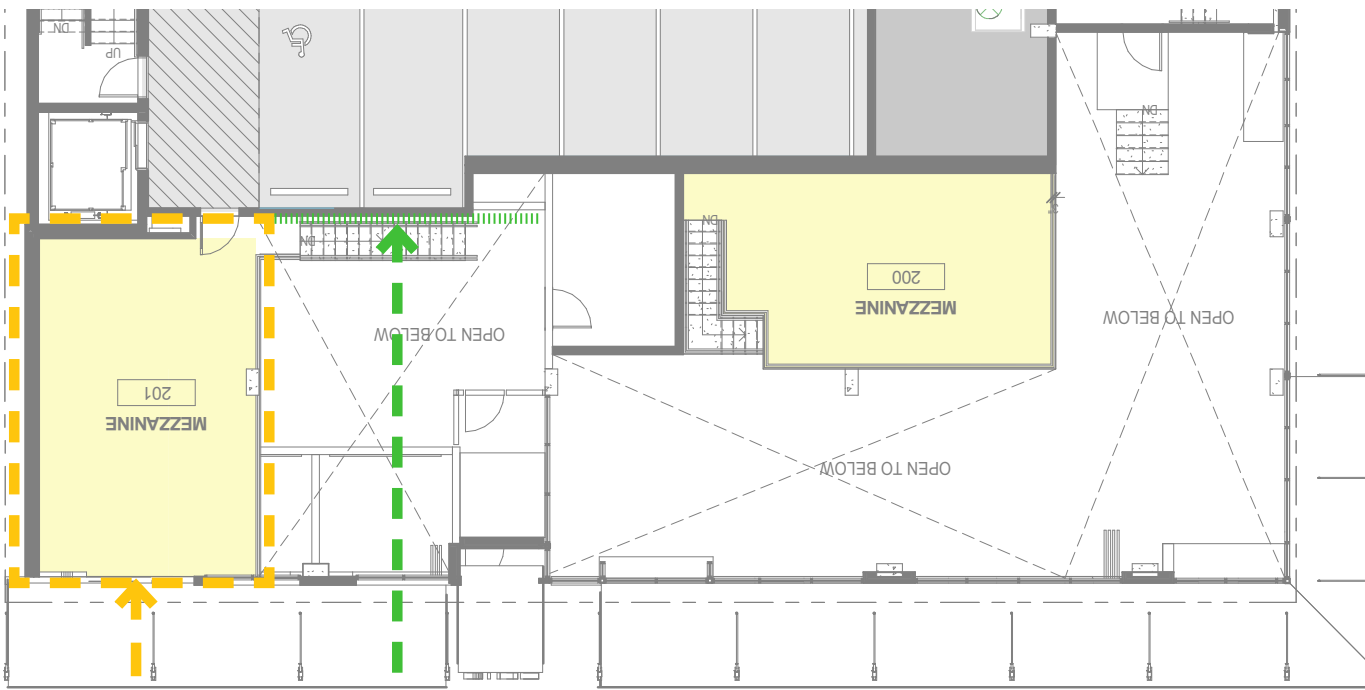
601 EAST PIKE STREET



RESIDENTIAL
ENTRY

SMALL MICRO-RETAIL SPACES
OPEN TO STREET AND/ OR TO
RETAIL LOBBY

LARGE CORNER
COMMERCIAL
SPACE



MEZZANINE PLAN

MEZZANINE

GREEN WALL



SECTION AT RETAIL LOBBY
(BOTH LAYOUT OPTIONS)

EDG RESPONSE - RELATIONSHIP TO PROPERTY TO THE SOUTH

DRB RECOMMENDATION - RELATIONSHIP TO PROPERTY TO THE SOUTH

(Design Guidelines: CS2-D4, D5; CS3-A1; DC2-A2)

"The proposed development should maintain at least the proposed 10' setback from the adjacent site to the south."

- The Board noted that the possible solutions to the Belmont Ave. street frontage might affect the building massing. The Board clarified that the 10' 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.
- The Board suggested an upper level setback on the south facade may help to reduce the appearance of bulk and scale to the south.

RESPONSE

In response to the Board's recommendations regarding Relationship to Property to the South, the following has been done:

- A 10' setback from the south property line has been maintained.
- Solar awnings have been added to the south facade which will provide partial screening to the property to the south from the upper floors of the building.
- A vegetation-covered trellis has been added at the south property line to maintain the privacy of the property to the south.

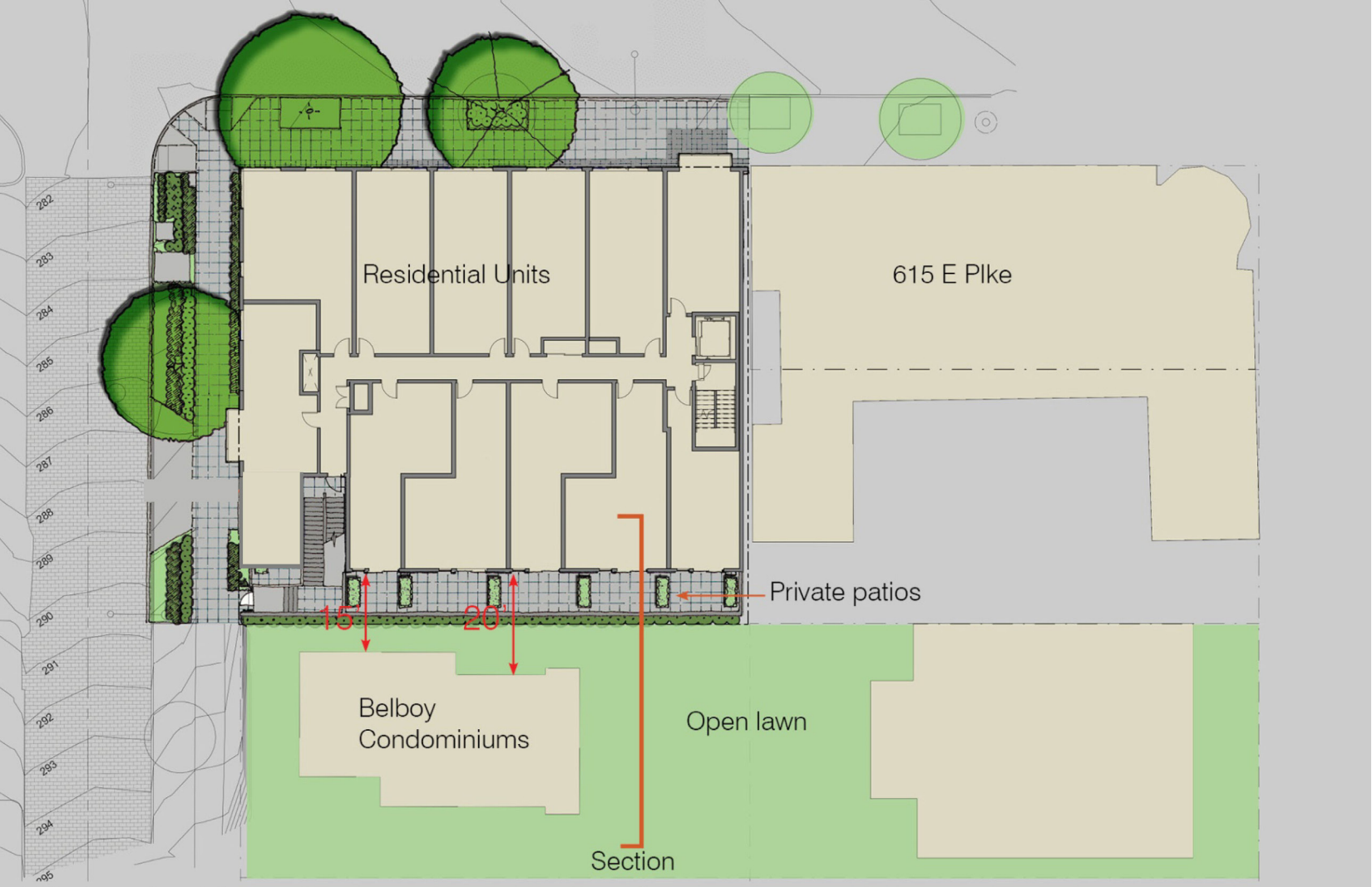


VIEW FROM SOUTHWEST

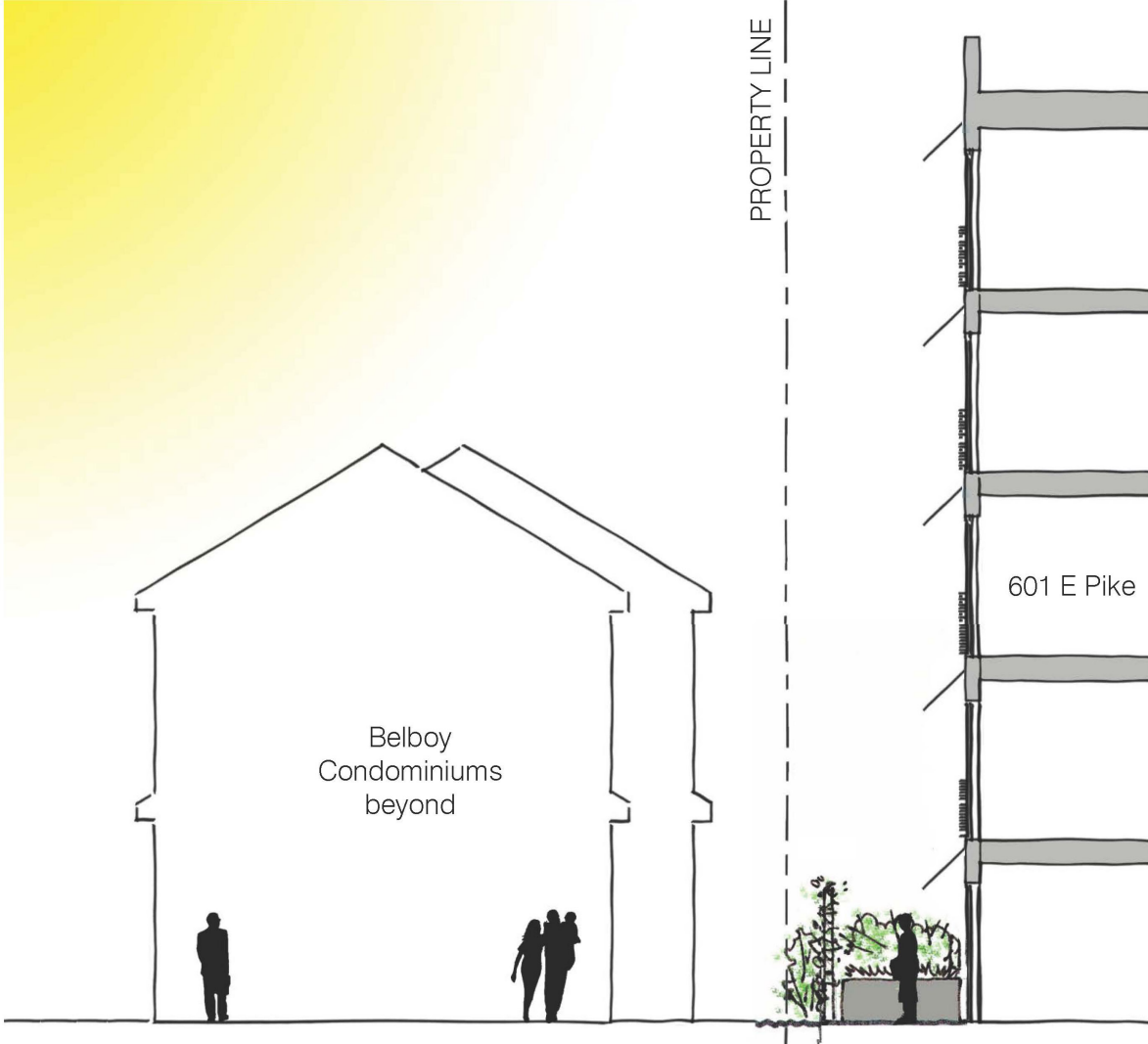
A 10' building setback at the residential levels helps to maximize light and air to the adjacent property.

Solar awnings produce electricity, provide shading for southern facing windows, and help to screen views to the adjacent property from upper levels.

Patios at level three terrace are screened by a vegetation-covered trellis to maintain privacy of the adjacent property.



RELATIONSHIP TO PROPERTY TO THE SOUTH



COMMUNITY OUTREACH

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

2/18/2014 FINAL PPUNC PRESENTATION & APPROVED DESIGN





8/18/15 PPUNC PRESENTATION



SolTerra Gains Ownership		
8/18/15	PPUNC	Presented new design to PPUNC with undulating blue stucco facade and glass balconies at the residential levels and bamboo cladding with aluminum store front at grade level. Additional changes include reorganization of ground level lobby to include micro-retail spaces and common lounge lobby that will house large fish tank.
8/27/15	BellBoy Condo Ownership	Met with BellBoy Condo ownership to discuss the new design
9/28/15	Met with 615 E. Pike Ownership	Met with neighbors at 615 E. Pike to discuss new design.
10/9/15	Door-to-door introductions	Met with other adjacent properties
10/15/15	Site Walk with PPUNC Members	SolTerra team met with PPUNC members to walk the neighborhood to gain deeper understanding of current development in the neighborhood and core values of the community and PPUNC Culture.
10/20/15	PPUNC	Presented revised updated design to PPUNC which addressed comments collected over the previous 5 meetings with various members of the neighborhood.



10/20/15 PPUNC PRESENTATION



PREVIOUS DESIGN PROPOSAL

601 EAST PIKE STREET





PIKE

The story of SolTerra is one of passion, creativity, innovation and sustainability. We know we are doing something a little different, because our drive is to change how people live.

All of our projects are deeply rooted in reconnecting people to nature while promoting a sustainable urban lifestyle. We strive to build spaces that cultivate community and urban culture as well as foster local and small businesses. We are constantly striving to reduce our environmental impact and all of our projects are designed to be at minimum of LEED platinum.

The evolution of the proposed re-design comes from the architectural embodiment of SolTerra's core values, weaving sustainable and natural features into the fabric of Capitol Hill. The facade brings movement onto the hill through metal fins that weave in and out of a smooth, crisp, cement panel facade. The ripples across the facade are accentuated through a slight color variation in the cement panel pattern which speaks an architectural language already present in the Capitol Hill Neighborhood.

The ground floor is clad in a highly renewable bamboo wood siding and operable and fixed glass storefront. Just behind the storefront at the lobby is a large fish tank and art installation that weaves the story of Pike into the interior while just above the retail on the exterior is a large green roof awning that not only serves as protection for pedestrians but will also treat storm water naturally.

UPDATED DESIGN PROPOSAL

PIKE SUSTAINABILITY FEATURES:

- ROOFTOP SOLAR PANELS, AS WELL AS SOLAR AWNINGS.
- EXTENSIVE GREEN ROOF SPACES, IN ACCORDANCE WITH THE POLLINATOR PATHWAY.
- HIGH EFFICIENCY BUILDING SYSTEMS THAT DRAMATICALLY REDUCE ENERGY & WATER USE.
- HIGH EFFICIENCY WINDOWS.
- GREEN ROOF AWNINGS AT STREET.

ROOFTOP SOLAR PANELS

EXTENSIVE GREEN ROOF DESIGNED IN ACCORDANCE WITH THE POLLINATOR PATHWAY.

SOLAR AWNINGS PRODUCE ELECTRICITY, PROVIDE SHADING FOR SOUTHERN FACING WINDOWS, AND HELP TO SCREEN VIEWS TO THE ADJACENT PROPERTY FROM UPPER LEVELS.

HIGH EFFICIENCY WINDOWS

EXTENSIVE GREEN ROOF PATIOS AT LEVEL THREE TERRACE ARE SCREENED BY A VEGETATION-COVERED TRELLIS TO HELP MAINTAIN PRIVACY OF THE ADJACENT PROPERTY.

GREEN WALL AND STREET LEVEL LANDSCAPING IMPROVE THE OVERALL PEDESTRIAN EXPERIENCE.





JULIETTE BALCONIES ADD MORE DAY-LIGHT AND NATURAL VENTILATION TO THE INTERIOR OF THE SPACE WHILE ALSO ALLOWING THE RESIDENTS TO OPEN THEIR SPACE TO THE STREET.

PERFORATED METAL SCREENS CREATE GUARDRAILS THAT ALLOW AIR MOVEMENT INTO THE SPACE.

BAMBOO SHIPLAP SIDING - HIGHLY RENEWABLE CLADDING MATERIAL THAT IS EQUIVALENT IN DENSITY TO HARDWOOD AND MORE DURABLE THAN TYPICAL WOOD SIDING.

GREEN ROOF AWNING TREATS STORM WATER

MICRO RETAIL NICHES, WITH OPERABLE WINDOWS TO THE STREET, PROMOTE LOCAL AND SMALL BUSINESS SHOPS.

LARGE FISH TANK CONNECTS LOBBY AND LARGE COMMERCIAL SPACE.

RETAIL GLAZING WRAPS AROUND THE CORNER TO ACTIVATE THE PUBLIC REALM ALONG BELMONT AVE.

LARGE COMMERCIAL SPACE HAS LARGE OPERABLE WINDOWS THAT OPEN TO THE STREET, MAXIMIZING TRANSPARENCY TO THE INTERIOR AND FACILITATING A VIBRANT STREET LIFE.

PEDESTRIAN EXPERIENCE

601 EAST PIKE STREET



METAL FINES CREATE DYNAMIC FACADE.

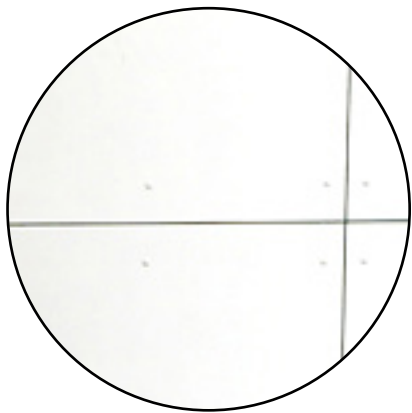
DOUBLE HEIGHT, HIGHLY TRANSPARENT OPERABLE RETAIL STORE FRONT, CONTRIBUTES TO A VIBRANT STREET LIFE.

MESH GUARDRAIL OVER WINDOWS CREATES INTERESTING WINDOW PATTERN AT NIGHT.

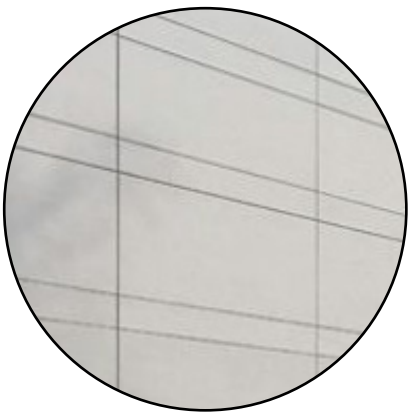
PLANTS OF GREEN ROOF AWNING VISIBLE FROM STREET

DOUBLE HEIGHT, HIGHLY TRANSPARENT RETAIL STORE FRONT.

LARGE FISHTANK CREATES OPPORTUNITY FOR PASSERSBY TO INTERACT WITH THE BUILDING



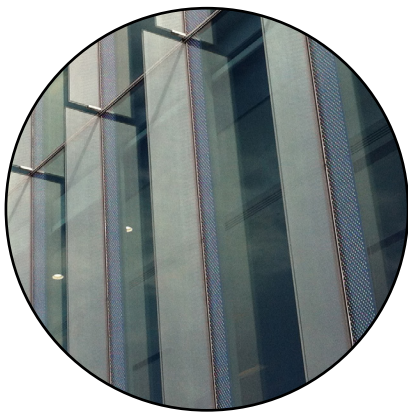
INTEGRAL COLOR
CEMENT PANEL
WHITE



INTEGRAL COLOR
CEMENT PANEL
ASH GREY



INTEGRAL COLOR
CEMENT PANEL
CHARCOAL GREY



METAL FIN
POWDER COATED
SILVER



ALUMINUM CLAD
WOOD WINDOW
SILVER



DASSO XTR
BAMBOO SIDING
NATURAL

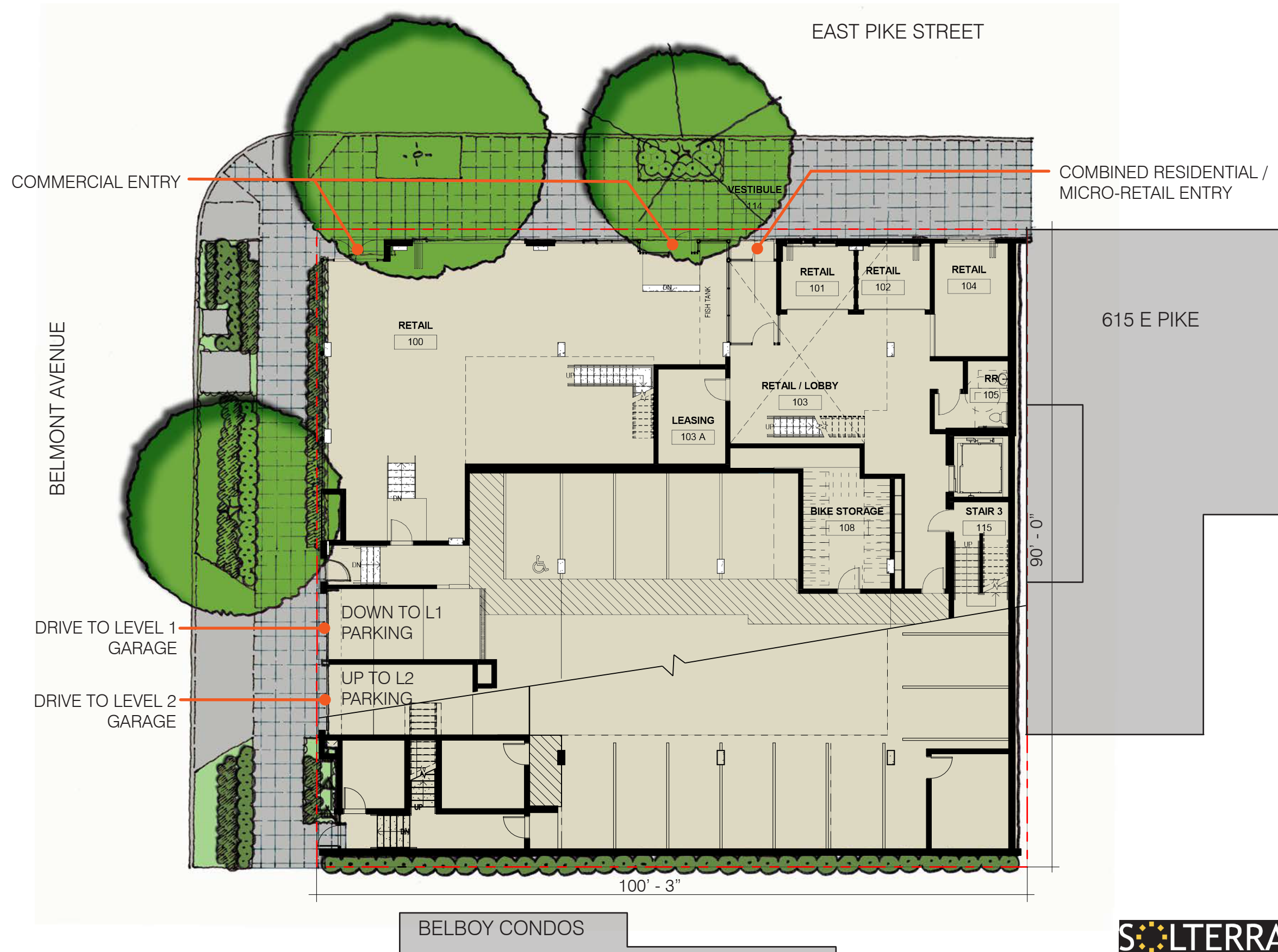


OPERABLE STOREFRONT
WINDOW SYSTEM
BRONZE



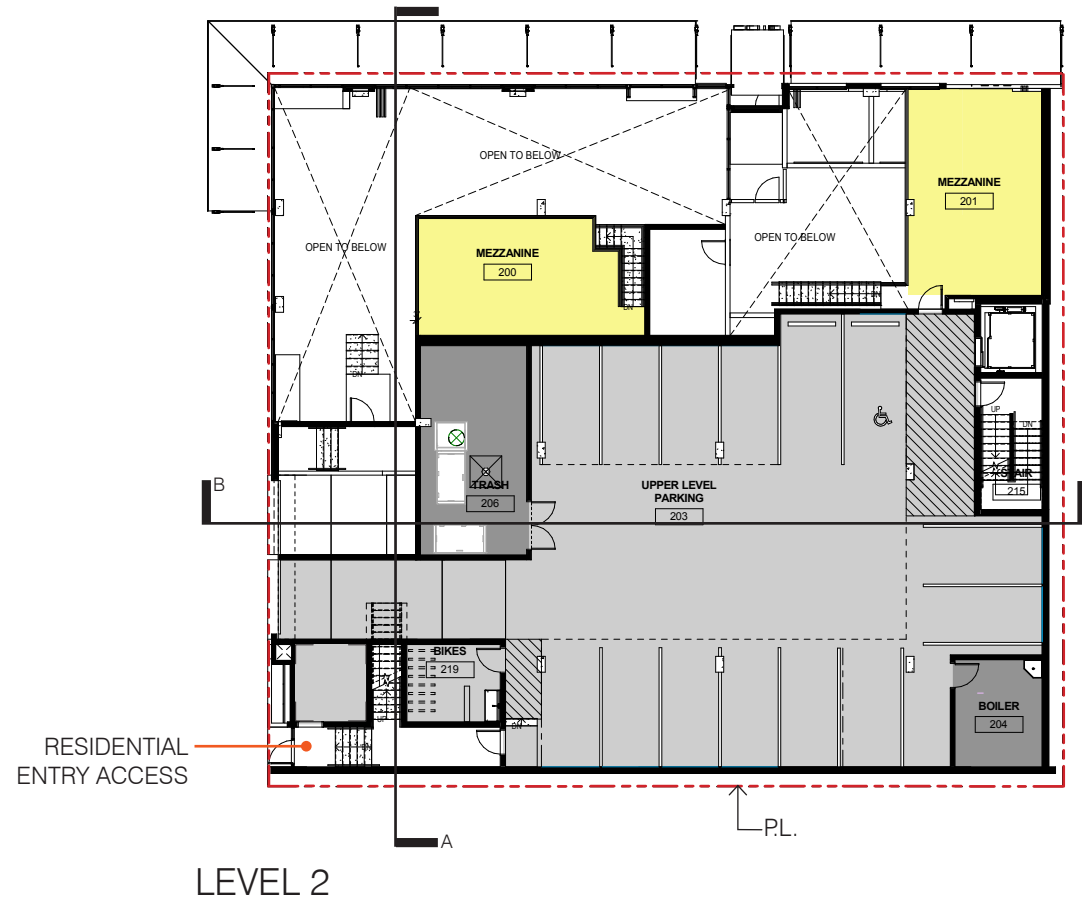
TRELLIS
EXTERIOR
LIVING WALL

THIS PAGE INTENTIONALLY LEFT BLANK



FLOOR PLANS

601 EAST PIKE STREET



KEY

- Amenity
- Commercial
- Outdoor Space
- Parking / Bike Storage
- Residences
- Utility



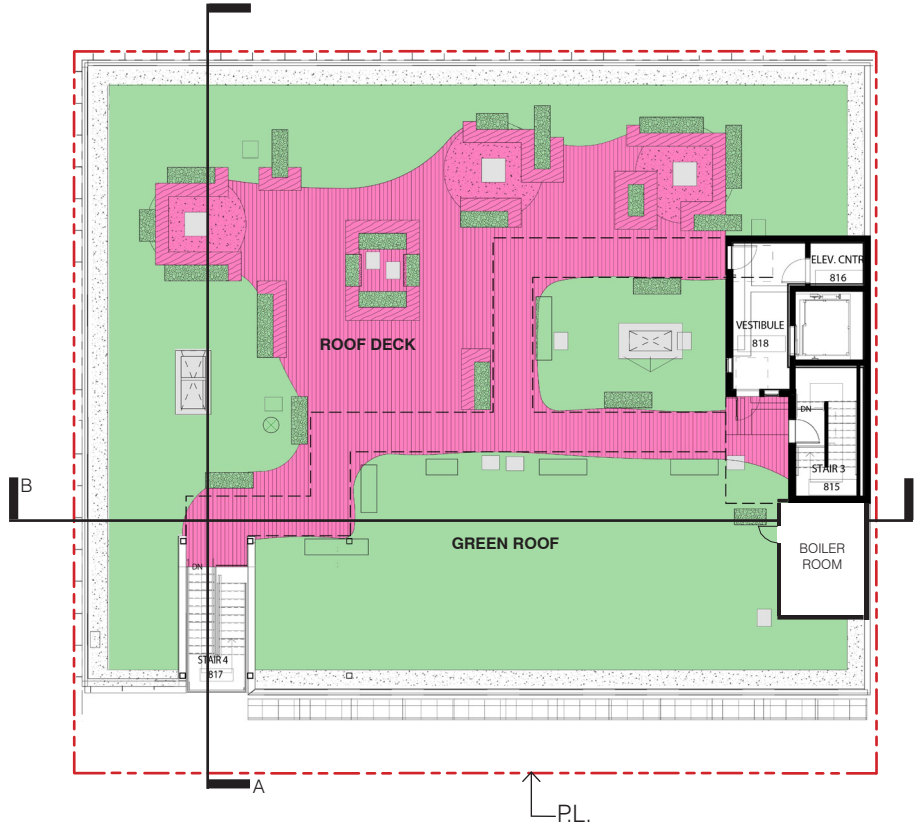
LEVEL 3



TYPICAL RESIDENTIAL



ROOF



KEY

- Amenity
- Commercial
- Outdoor Space
- Parking / Bike Storage
- Residences
- Utility

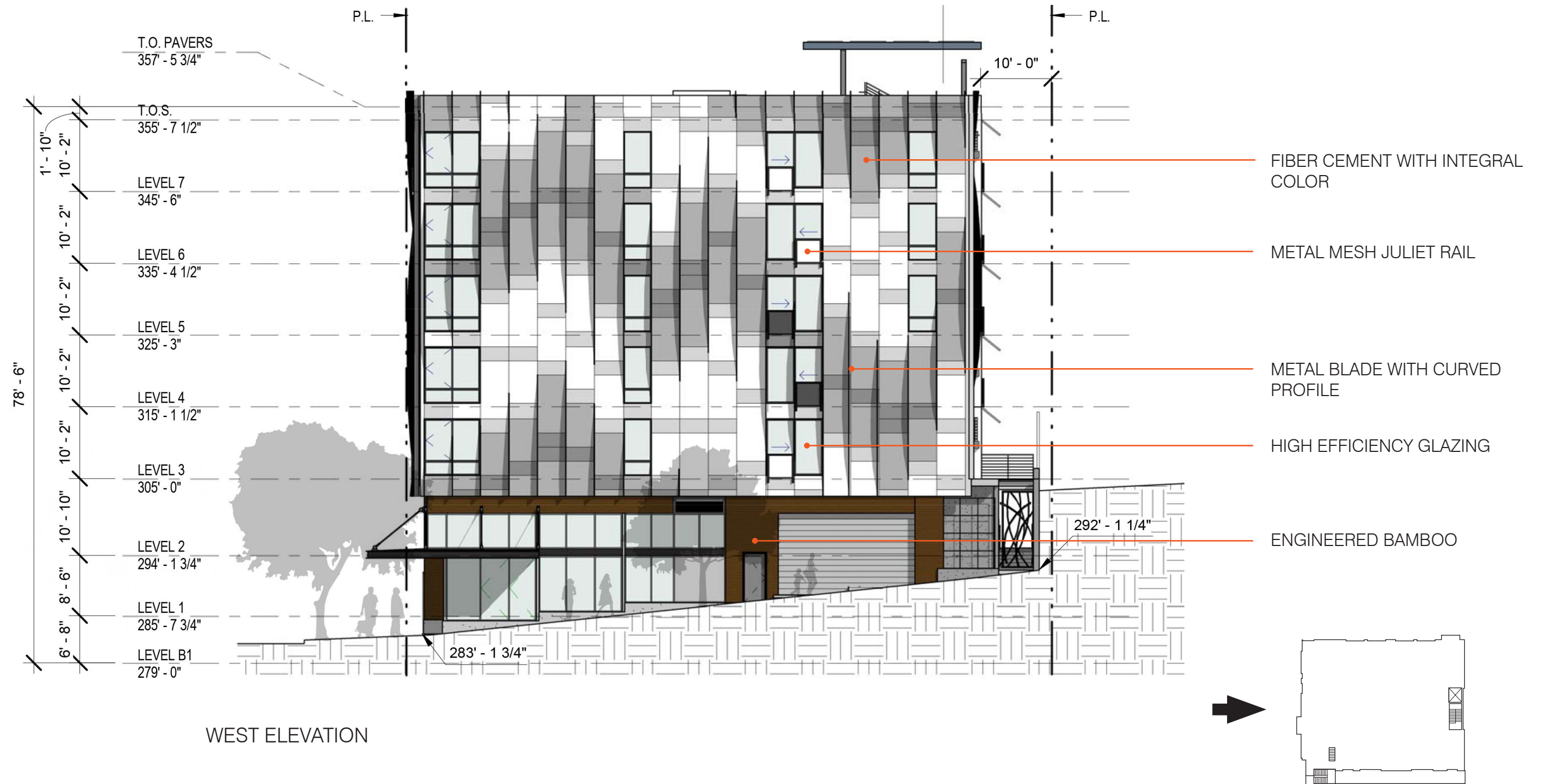


ELEVATIONS

601 EAST PIKE STREET



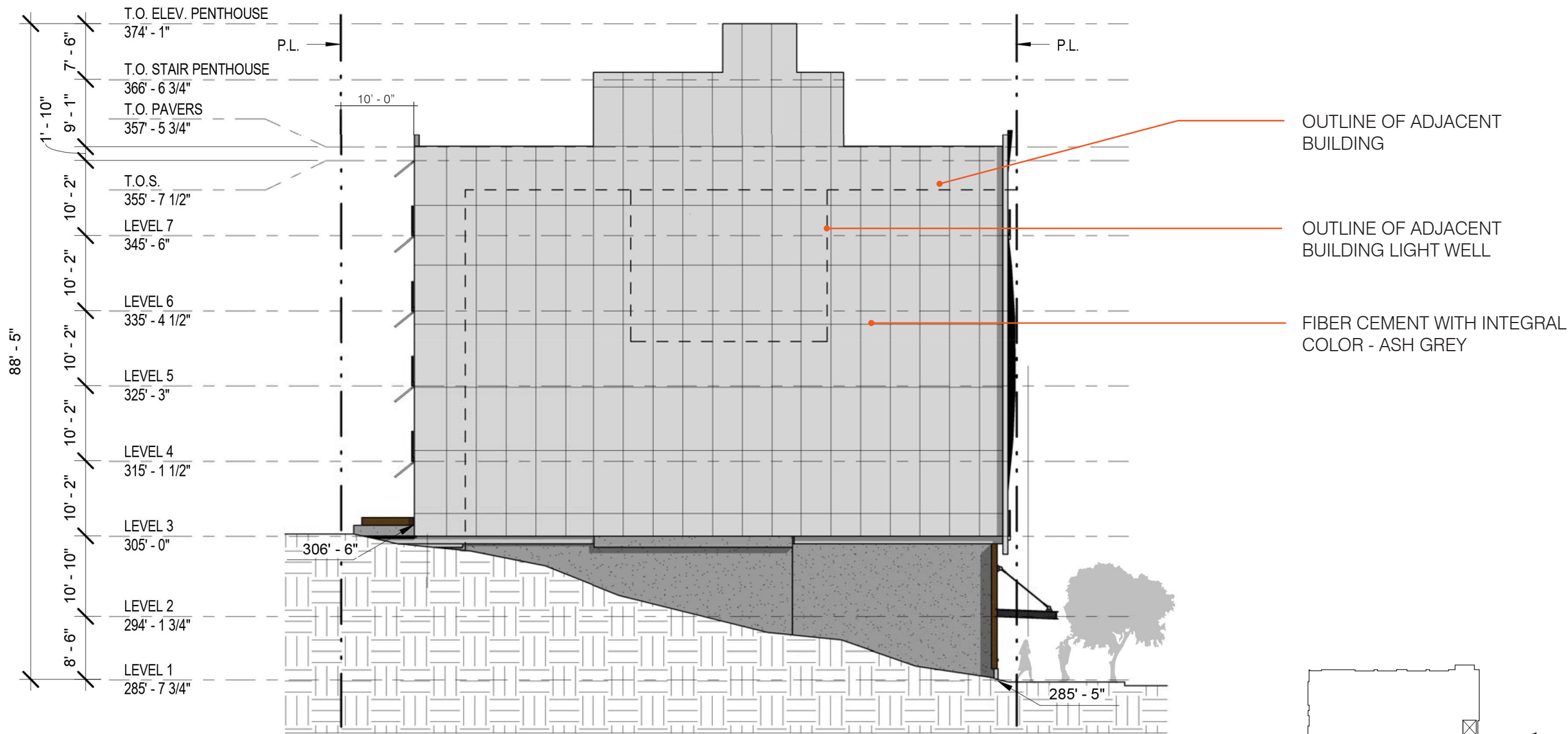
NORTH ELEVATION



ELEVATIONS

601 EAST PIKE STREET



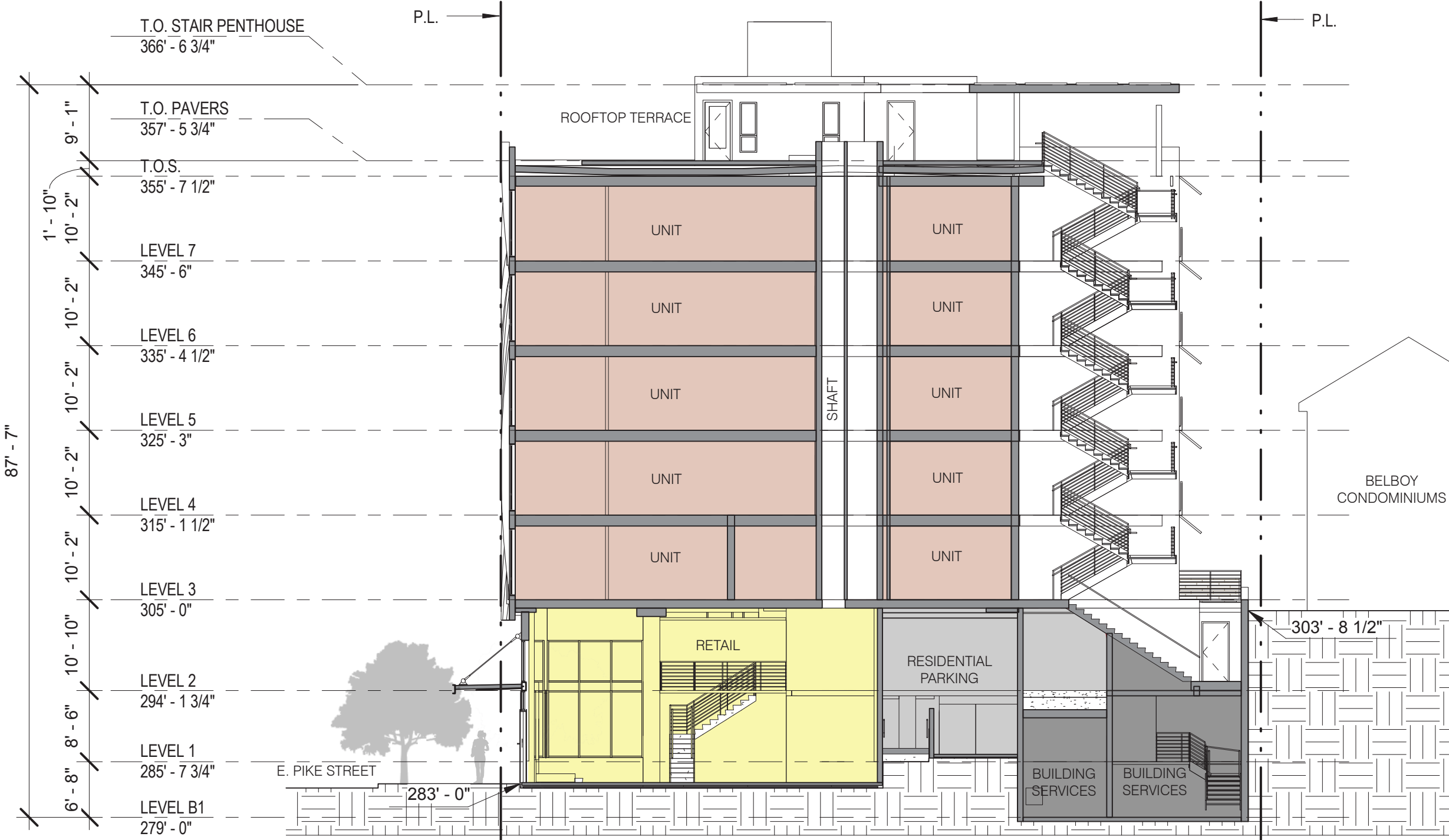


EAST ELEVATION

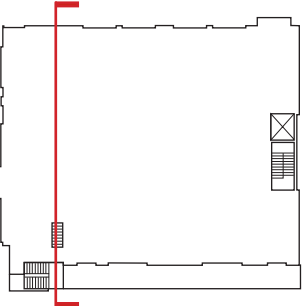
BUILDING SECTIONS

601 EAST PIKE STREET

- KEY
- Amenity
 - Commercial
 - Outdoor Space
 - Parking / Bike Storage
 - Residences
 - Utility

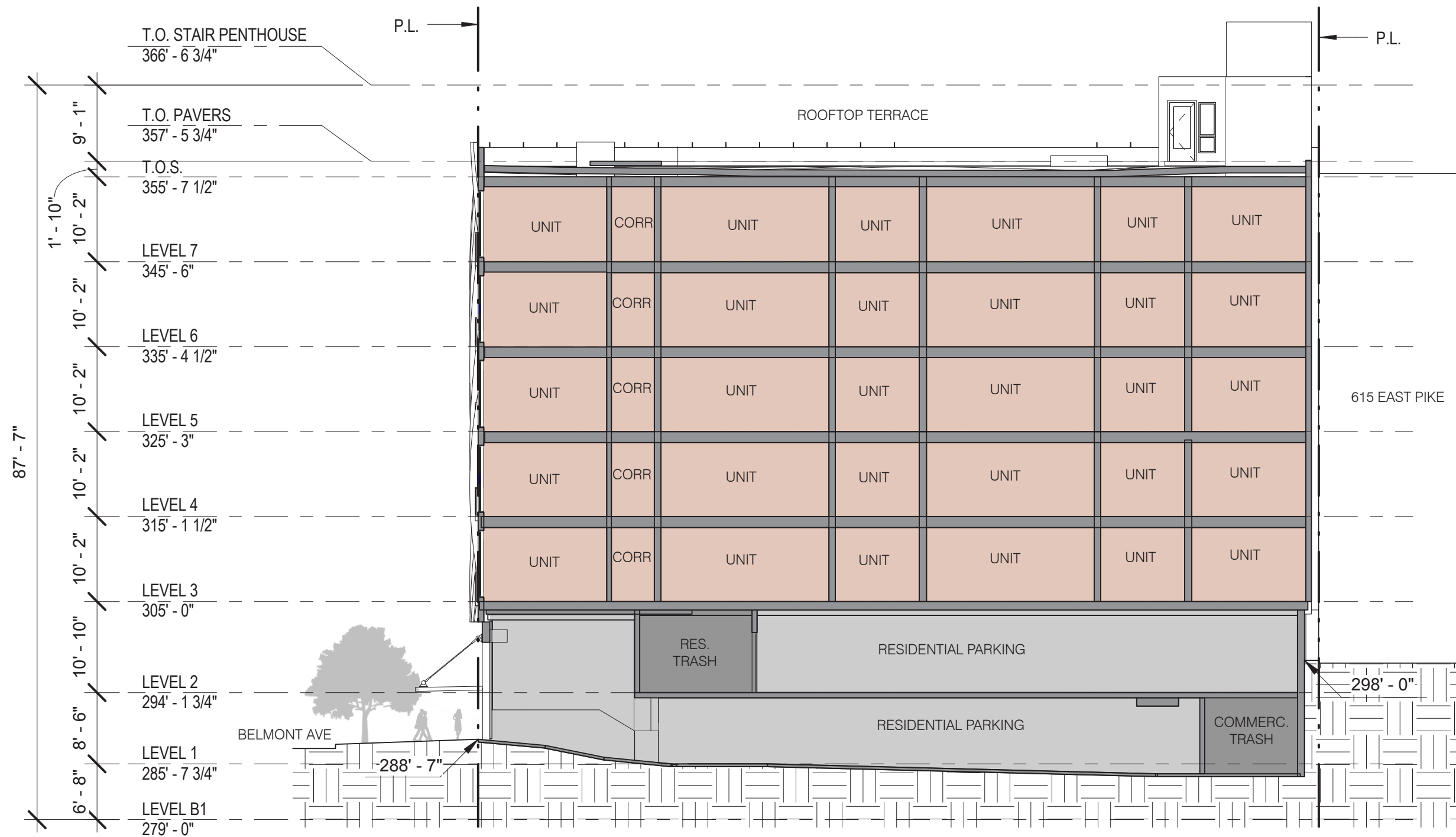


SECTION A

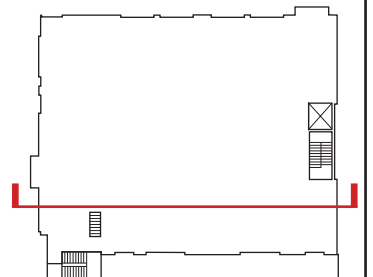


KEY

- Amenity
- Commercial
- Outdoor Space
- Parking / Bike Storage
- Residences
- Utility



SECTION B



LANDSCAPE PLAN LEVEL 1

601 EAST PIKE STREET



BLOOD GRASS
Imperata cylindrica



DAVID'S VIBURNUM
Viburnum davidii



WHITE OAK
Quercus bicolor



FOREST GREEN OAK
Quercus frainetto 'Schmidt'



LIRIOPE
Liriope muscari 'Big Blue'



BEACH STRAWBERRY
Fragaria chiloensis



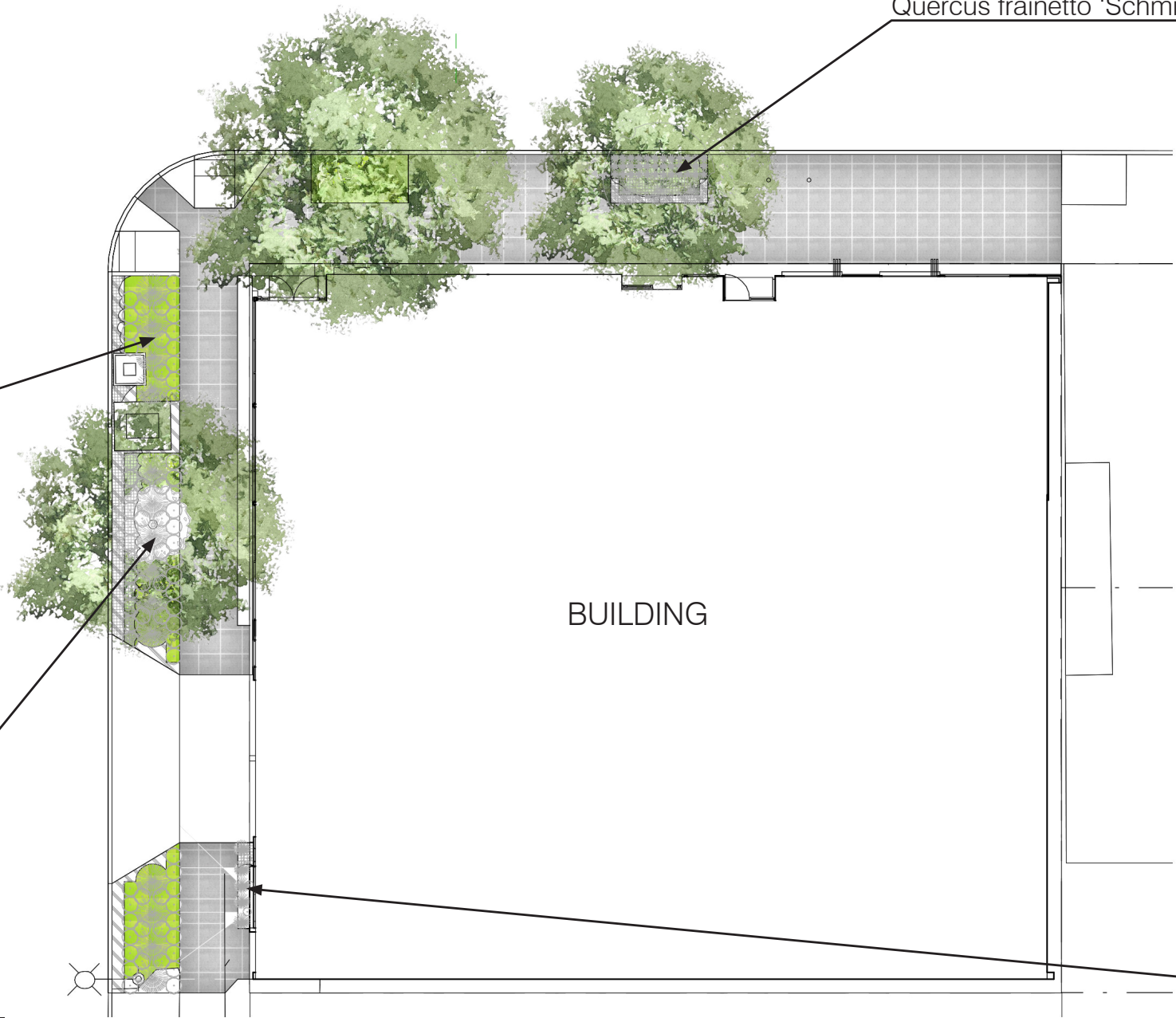
ARMANDII CLEMATIS
Clematis armandii



AKEBIA
Akebia quinata



FEATHER REED GRASS
Calamagrostis x acutiflora



AWNING



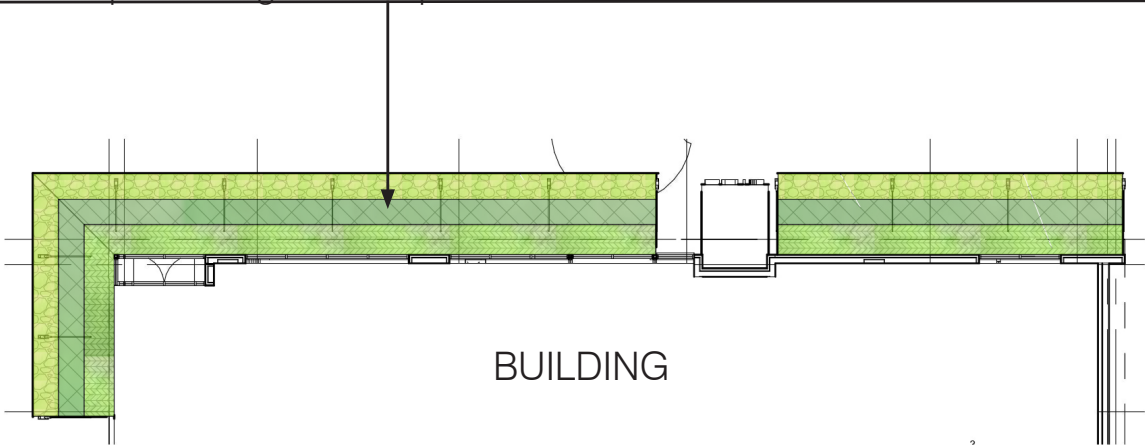
SEDUM ANGELINA
Sedum rupestre 'Angelina'



CALIFORNIA FUCHSIA
Epilobium canum



DENSE SEDGE
Carex densa



LEVEL 3



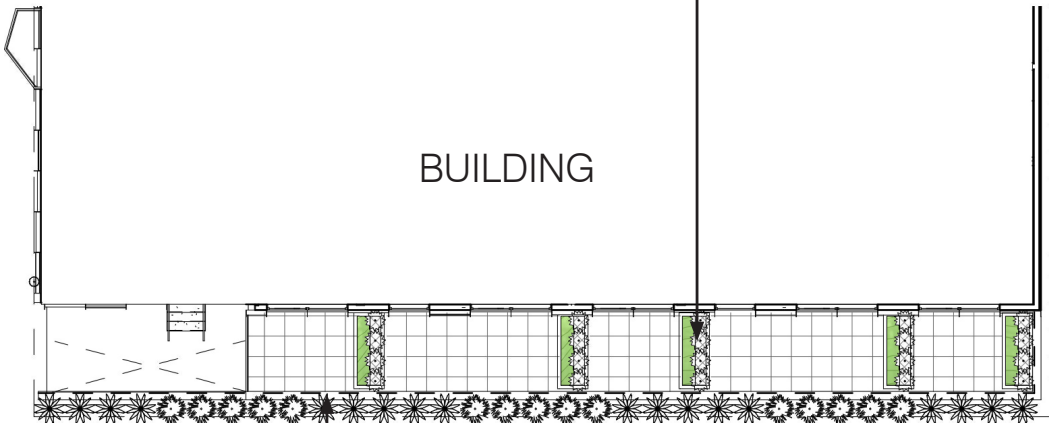
SWITCH GRASS
Panicum virgatum



COREOPSIS
Coreopsis verticillata



UPRIGHT HOLLY
Ilex crenata



SWORD FERN
Polystichum munitum



BOX HONEYSUCKLE
Lonicera nitida



ARMANDII CLEMATIS
Clematis armandii



LANDSCAPE PLAN ROOF

601 EAST PIKE STREET

ROOF VENTING

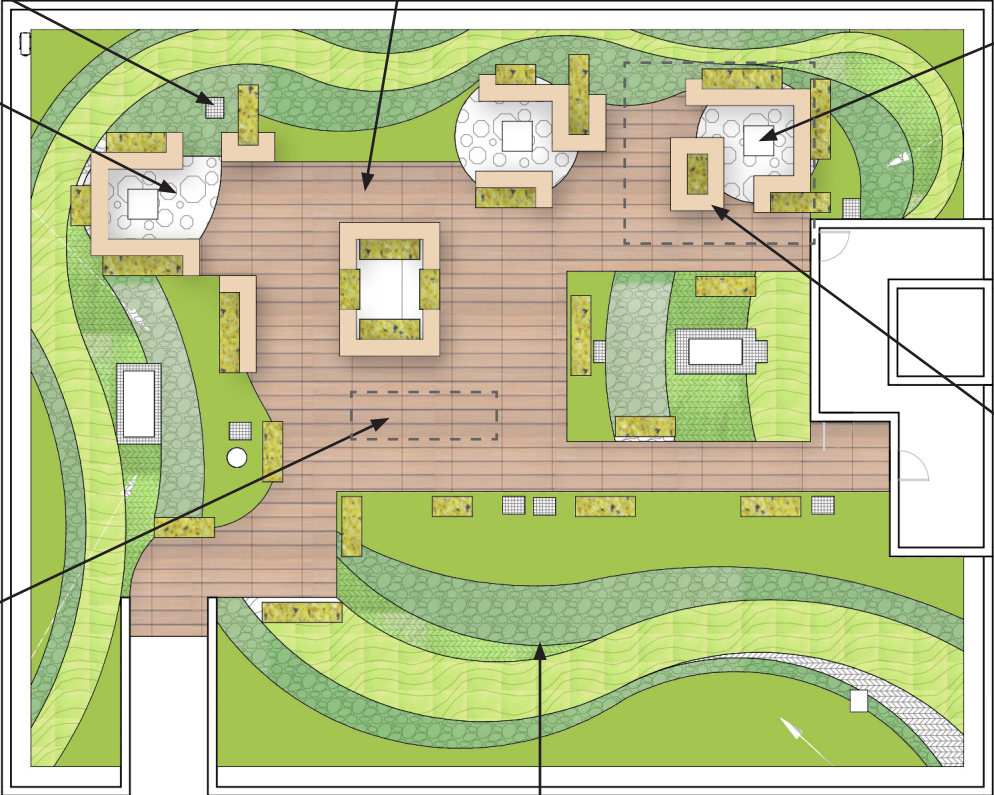
ROCK SURFACE

DASSO DECK

FIRE TABLE



BBQ AREA ISLAND



PRECAST PLANTER WITH HANGING BENCH



BEACH STRAWBERRY
Fragaria chiloensis



SEDUM ANGELINA
Sedum rupestre 'Angelina'



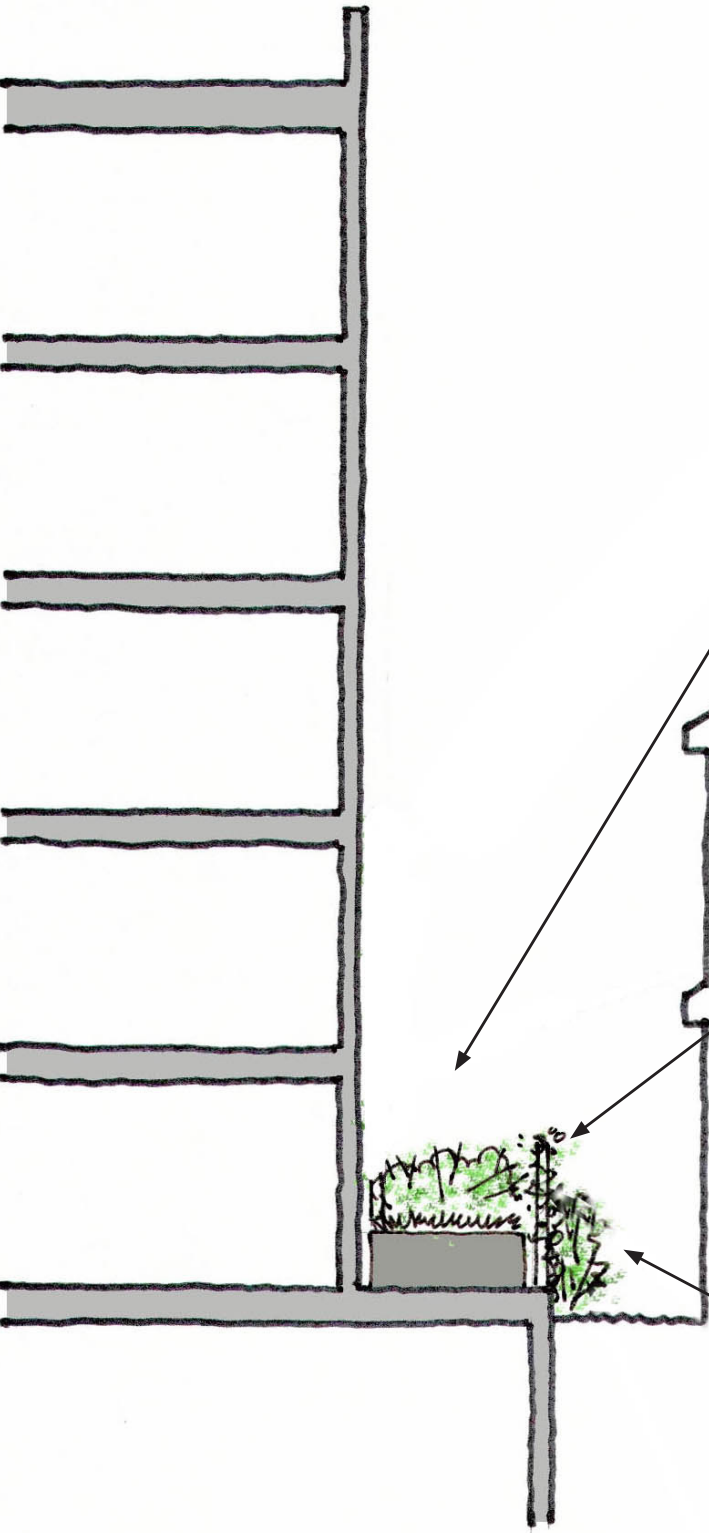
SWITCH GRASS
Panicum virgatum



DENSE SEDGE
Carex densa



SECTION A



LEVEL 3 PLANTER BOX



FREESTANDING
SCREEN



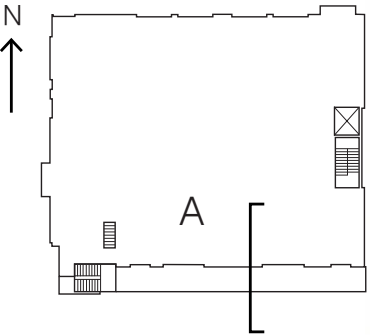
SOUTH PROPERTY
LINE PLANTING



SWORD FERN
Polystichum munitum



BOX HONEYSUCKLE
Lonicera nitida



SECTION KEY

EXTERIOR LIGHTING & SIGNAGE CONCEPTUAL PLAN

601 EAST PIKE STREET



GROUND LEVEL PLAN



PUCK LED UPLIGHT
AT LANDSCAPING



IO LED WALL WASH
AT UNIT EXTERIOR UNIT DECKS



ADJUSTABLE LINEAR LED
AT AWNINGS



CUSTOM BUILDING SIGNAGE



RETAIL SIGNAGE

1. 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.

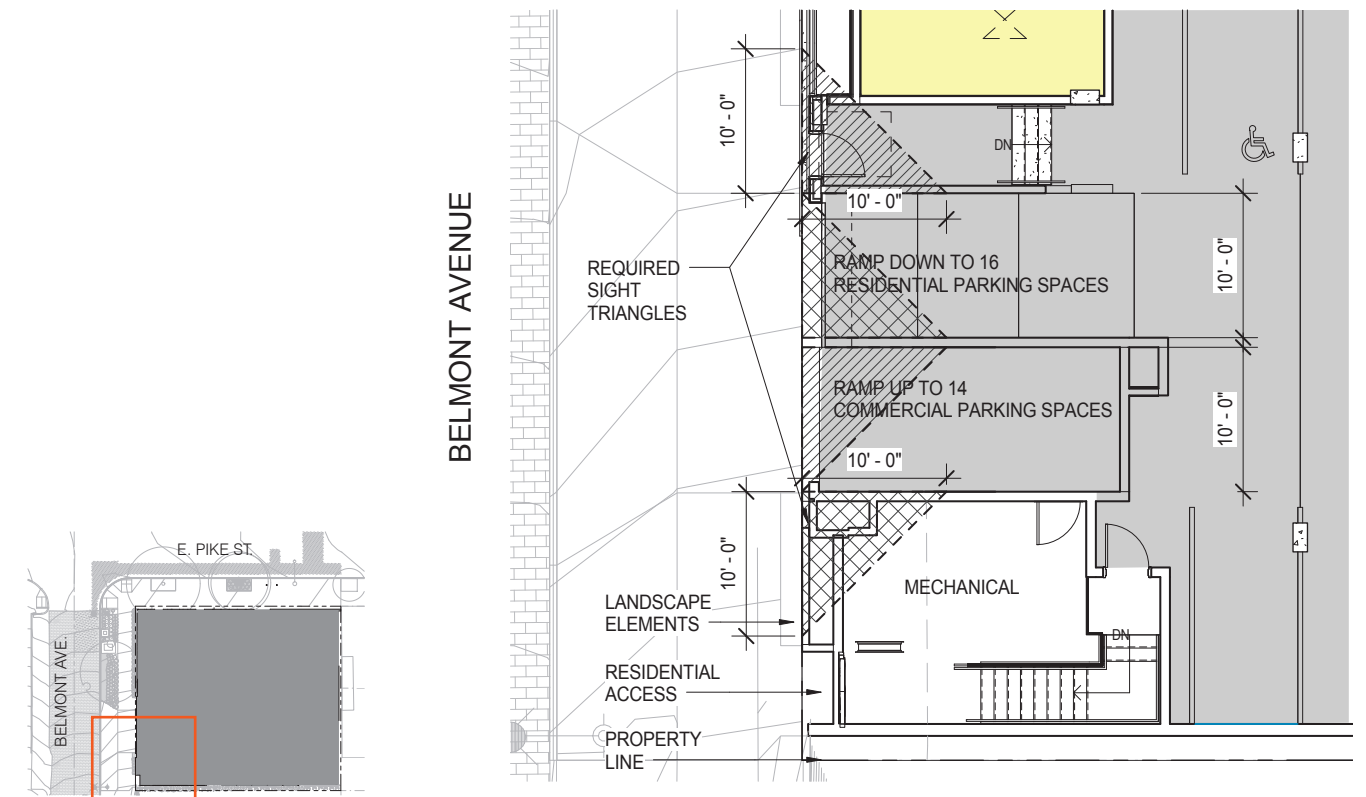
Departure Requested

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: DC1-B1, C2



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

Code Requirement

STREET-LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008.B): Nonresidential uses at street level shall have an average depth of 30' and a minimum depth of 15'.

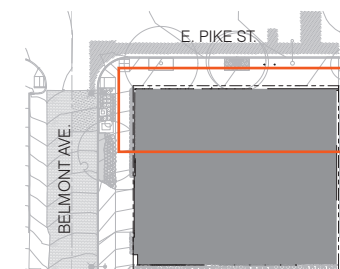
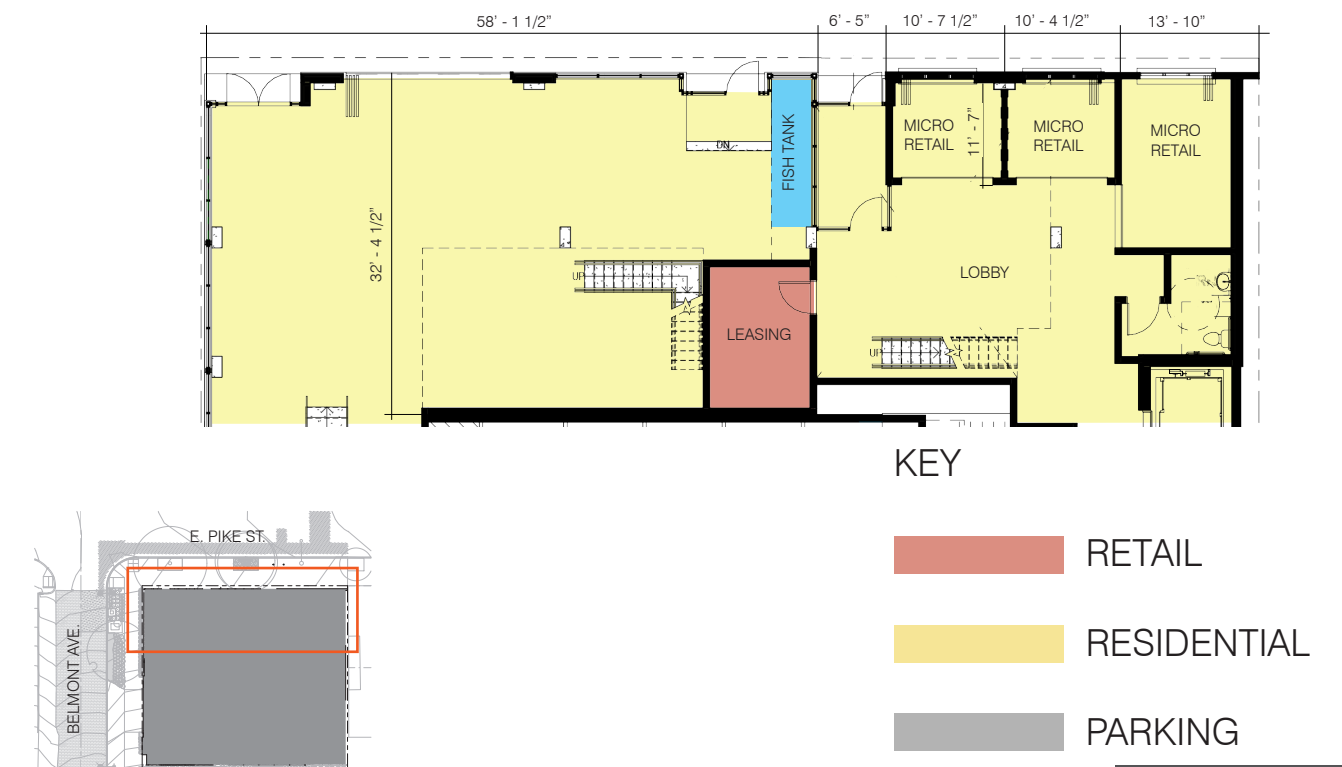
Departure Requested

The applicant proposes an average depth of 26'-6" and a minimum depth of 11'-7".

How This Departure Better Meets the Design Guidelines

The ground floor design includes a market-style lobby that will feature several small shops that can open to the street and to the main lobby. Art installations and a floor-to-ceiling living wall on the interior will create a dynamic hybrid of retail and lobby functions.

Design Guidelines: PL1-B3; PL3-A1, C1, C3; DC1-A4



DEPARTURE MATRIX & DIAGRAMS

3. STREET LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008.B.4)

Code Requirement

STREET LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008.B.4): Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

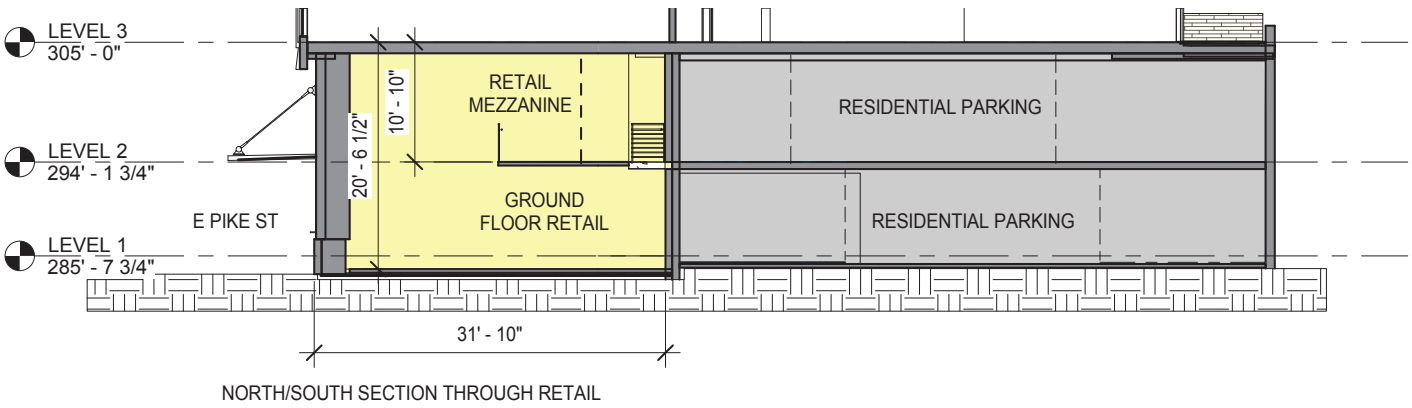
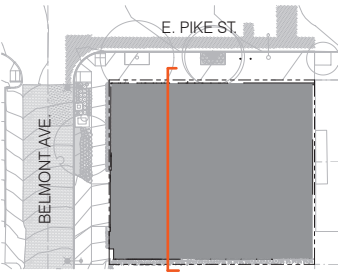
Departure Requested

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

How This Departure Meets the Design Guidelines

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: CS3-A1; DC2-D1



4. STREET LEVEL USES (SMC 23.73.008.C)

Code Requirement

STREET LEVEL USES (SMC 23.73.008.C): Within new structures that face Pike, East Pike, Pine, and East Pine streets, the length of street frontage permitted at street level for an individual business is limited to 50 feet.

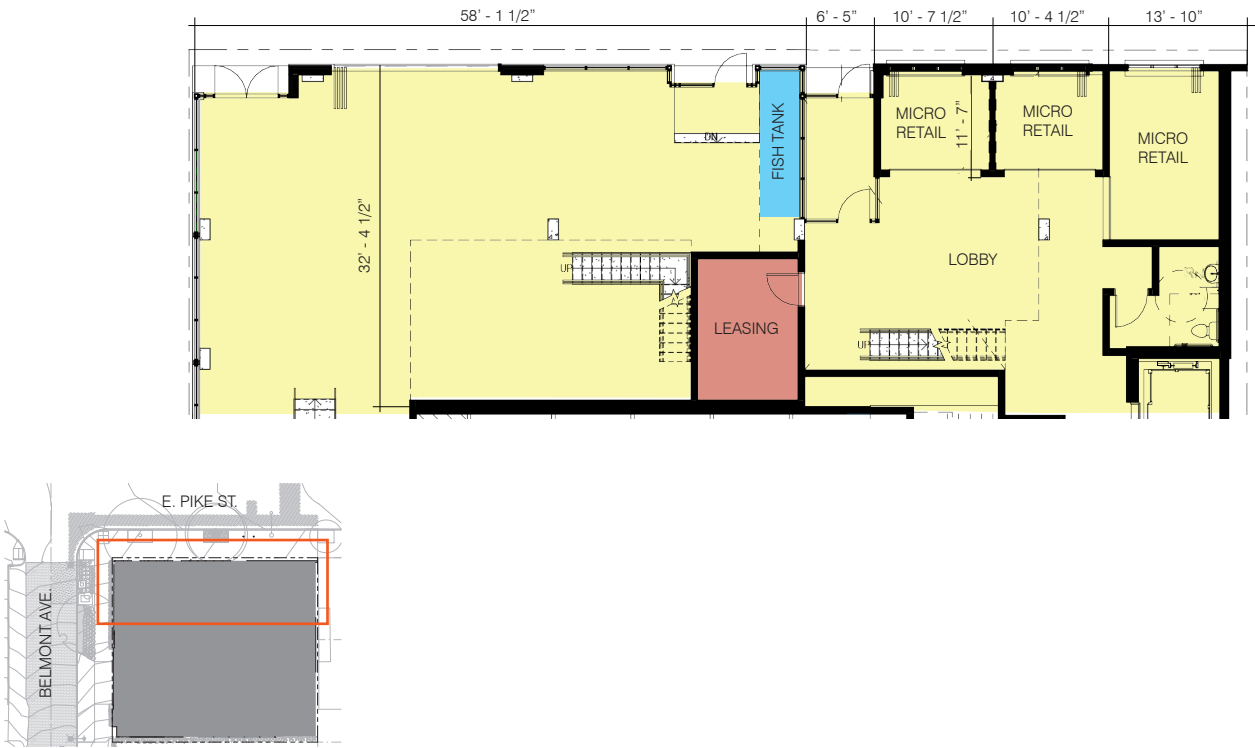
Departure Requested

The applicant proposes to provide a length of 58' 3" for the longest individual business street frontage.

How This Departure Better Meets the Design Guidelines

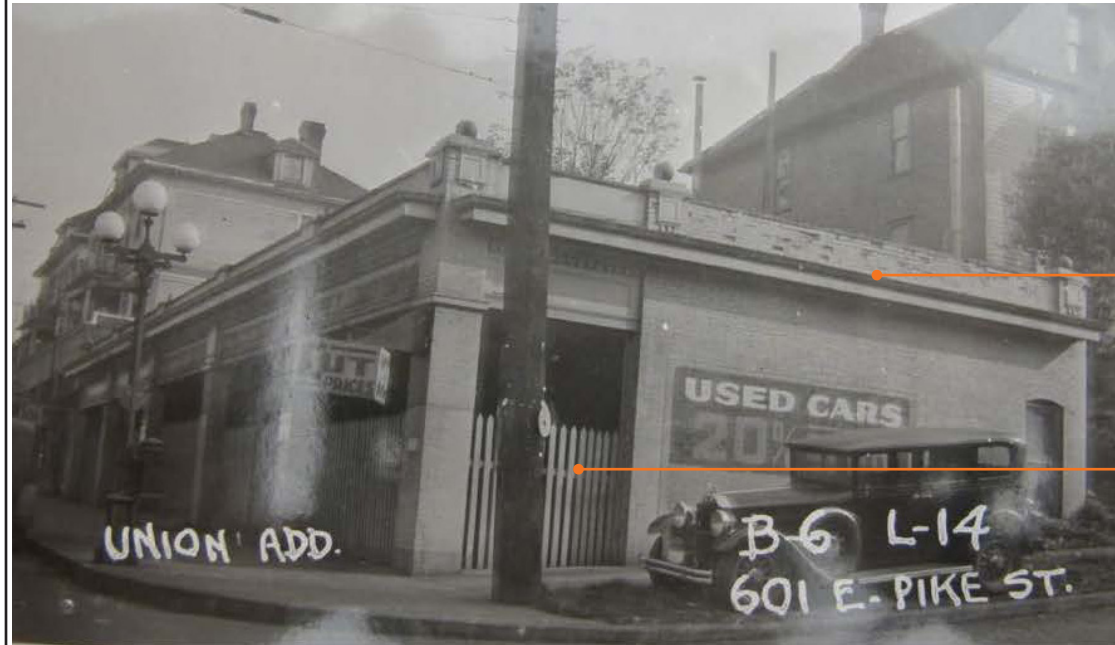
The project provides multiple entrances and setbacks for this larger retail space, as well as micro-retail spaces in the adjacent street frontage retail area, to help maximize the sense of multiple street-facing businesses.

Design Guidelines: CS2-B2; PL3-C1, C3; CS3-A3



DEPARTURE MATRIX & DIAGRAMS

601 EAST PIKE STREET



Historic parapet details and awnings have been removed

Windows & doors have been added in openings

5. DEMOLITION OF CHARACTER STRUCTURE ON SITE RECEIVING TDP (23.73.024.B.1.b)

ANALYSIS OF EXISTING BUILDING

The existing one-story concrete and brick structure was built in 1908 and qualifies as a character structure per SMC 23.84A.006. It is not listed in Director's Rule 3-2012 as a building that must be retained. Over time the exterior has been altered drastically so that almost none of its original character remains. The interior has low ceiling heights and a very utilitarian structure. The project team has concluded that the design intent could be achieved better with new construction than by retaining the existing structure.



Masonry facade



Limited ceiling height varies from 8' to 11'.

Steel columns



Large bays and openings designed to accommodate automobiles for original use

DEPARTURE REQUESTS

#	Code Requirement	Departure Requested	How This Departure Better Meets the Design Guidelines
1	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: DC1-B1, C2
2	Street Level Development Standards (SMC 23.47A.008.B) Nonresidential uses at street level have an average depth of 30' and a minimum depth of 15'	The applicant proposes an average depth of 26'-6" and a minimum depth of 11'-7"	The ground floor design includes a market-style lobby that will feature several small shops that can open to the street and to the main lobby. Art installations and a floor-to-ceiling living wall on the interior will create a dynamic hybrid of retail and lobby functions. Design Guidelines: PL1-B3; PL3-A1, C1, C3; DC1-A4
3	Street Level Development Standards (SMC 23.47A.008.B.4) 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. Design Guidelines: CS3-A1, DC2-D1
4	Street Level Uses (SMC 23.73.008.C) Within new structures that face Pike, East Pike, Pine, and East Pine streets, the length of street frontage permitted at street level for an individual business is limited to 50 feet.	The applicant proposes to provide a length of 58' 3" for the longest individual business street frontage.	The project provides multiple entrances and setbacks for this larger retail space, as well as micro-retail spaces in the adjacent street frontage retail area, to help maximize the sense of multiple street-facing businesses. See diagram 2 / G005. Design Guidelines: CS2-B2; PL3-C1, C3; CS3-A3
5	Demolition of character structure on site receiving TDP (23.73.024.B.1.b) Development on the receiving site shall not result in the demolition of a character structure that is not a designated landmark and that has existed on the site since January 18, 2012, unless a departure is approved.	The applicant proposes to demolish the existing character structure on the site.	The existing structure was built in 1908, but all original decoration was removed prior to 1956 . Existing garage doors are not original to the building, and there is no significant architectural or tenant record. No historic interior or exterior finishes remain and structure is in disrepair. The proposed design will enliven the street level activity and enhance the neighborhood character. Design Guidelines: DC2-C1, D1; CS2-A1, B2

APPENDIX: ZONING OVERVIEW

ZONING OVERVIEW	
Zone	NC3P-65
Zoning Overlay	Pike/Pine Urban Center Village Pike/Pine Conservation Overlay District
R.O.W. Designation	E Pike: Minor arterial, principal pedestrian street Belmont Ave: Undesignated
Permitted uses	Eating and drinking establishments, lodging, offices, general sales and services, residential, live-work
	Residential uses limited to 20% of street-level, street facing façade on a principle pedestrian street.
	On a principal pedestrian street, 80% of street-level street-facing façade shall include eating and drinking establishments or general sales & services (partial list)
DEVELOPMENT POTENTIAL	
Lot Size	9023 sf
Allowable FAR	4.75 for all uses 4.25 for any single use within a mixed-use structure 2.0 for non-residential in the Pike/Pine Conservation Overlay Gross floor area not counted toard FAR: <ul style="list-style-type: none">Gross floor area undergroundAll portions of a story that extend no more than 4' above existing or finished grade, whichever is lower
Structure Height	65' base height allowed Rooftop features Max. 25% of roof area or 50% if including a food-producing greenhouse 15' above base height for mechanical equipment and food-producing greenhouse 16' above base height for stair and elevator penthouses
Setbacks	None required
Transfer of Development Potential	Residential floor area that exceeds the FAR limit shall be achieved through TDP. Development shall not result in demolition of a character structure unless a departure is approved through Design Review
STREET-LEVEL STANDARDS	
Blank Façade	Limited to 40% of street-level, street-facing façade and 20' in width.
Transparency	60% minimum at non-residential uses.
Height	Non-residential uses: minimum 13' FTF
Depth	Non-residential uses: 30' average, 15' minimum depth
Individual Business Frontage	Not to exceed 50' in the Pike/Pine Overlay District on E. Pike
PARKING REQUIREMENTS	
Automobiles	No minimum required in an urban center
Bicycles	Non-residential: 1 per 12,000 sf long term 1 per 2,000 sf short term
	Residential: 1 spot per 4 units

1. The architectural concept should be simply and clearly expressed, and should respond to the proposed development (stacked flats), rather than reflect the expression of the adjacent loft building. (CS2.A2, D1; CS3.A3; DC2.B1; DC4.A1, A2)

a. 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 revised design is clear and bold, with a strong, simple concept. The exterior brings movement onto the hill through metal blades that weave in and out of a smooth, crisp cement panel facade. The ripples across the facade are accentuated through a slight color variation in the cement panel pattern, which speaks an architectural language already present in Capitol Hill. Windows at the upper levels stack according to the interior use and align with elements at the ground floor. The ground level will be a high-quality bamboo plank, that creates a warm, fine-grain appearance at the sidewalk.

b. 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.

Design Response: The secondary entrance and exterior stair has been relocated to the south side of the project, accessed via a decorative gate. Moving the stair simplifies the Belmont façade, adds to the pedestrian environment and allows retail to wrap around the corner onto Belmont Ave.

c. The bay windows should enhance the overall design concept. The Board noted that the bay windows shown at the EDG meeting appear to be placed to emphasize the residential entry, which isn’t necessary on this small site with an entry on the primary street frontage.

Design Response: The bay windows have been removed from the design in favor of one strong concept for the entire building.

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

Design Response: The building holds the corner with retail at the base and a strong, simple form at the residential levels above.

2. The street level spaces should be designed to maximize human activity and human scale. (CS2.B2; PL2.B3, C3; PL3.A.1.b, A.1.c, C1; DC1.B1, C4; DC2.D1, D2)

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

Design Response: The design responds directly to human use and scale. The transparent retail base is enhanced with a green roof awning that provides weather protection. Operable windows at micro-retail spaces provide the opportunity for small businesses to connect directly to the street. Operable doors at the corner retail allow a seamless blend of interior and exterior activities. On Belmont, landscaping is added on the street side of the sidewalk and directly adjacent to the building. The driveway is minimized and the facade is broken up with a trellis and decorative gate so as not to dominate the street. The entire ground floor will be clad with a warm, fine-grain bamboo plank.

b. The Board was troubled by the Belmont street frontage, which appeared to include no 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 walkway away from the driveway entrance. The driveway and vehicle entry width has been minimized. A trellis and decorative gate mark the secondary residential entry.

c. 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 the exterior stair at the rear of the building by way of an expanded landing at level three. Retail frontage extends further on Belmont.

d. 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, but not at the building edge. Instead, the lobby is integrated with micro retail spaces that can serve both residents and the public. Warm wood paneling, an oversized fish tank, and a recessed door indicate the entry.

e. 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.

3. The proposed development should maintain at least the proposed 10’ setback from the adjacent site to the south. (CS2. D4, D5; CS3.A1; DC2.A2)

a. The Board noted that the possible solutions to the Belmont Ave street frontage might affect the building massing. The Board clarified that the 10’ 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 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 the exterior stair at the rear of the building by way of an expanded landing at level three. Retail frontage extends further on Belmont.

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

Design Response: The voluntary ten foot setback on the south side reduces the appearance of bulk and scale to the south.

Pike/Pine Supplemental Design Guidelines

PL3. Street-Level Interaction

The design implements a number of pedestrian-oriented architectural elements to enhance the pedestrian experience, including a high degree of transparency to the commercial spaces on the ground floor, a large green roof awning for weather protection, micro retail spaces to encourage small business participation, operable windows to retail spaces, and a large fishtank at the lobby entrance.

DC2. Architectural Concept

The building is similar in height to the adjacent building at 615 E. Pike and reflects the increasing size of buildings along E. Pike. The rear setback responds to the residential proportions of the Belboy Condominiums. The form, massing, and articulated ground-floor commercial space echoes the historic auto row vernacular.

DC4. Exterior Elements and Finishes

High quality materials are included throughout the design, including high quality cement board panels and metal blades at the upper levels and highly renewable bamboo siding at the street level.