

PIVOT | Mixed-Use



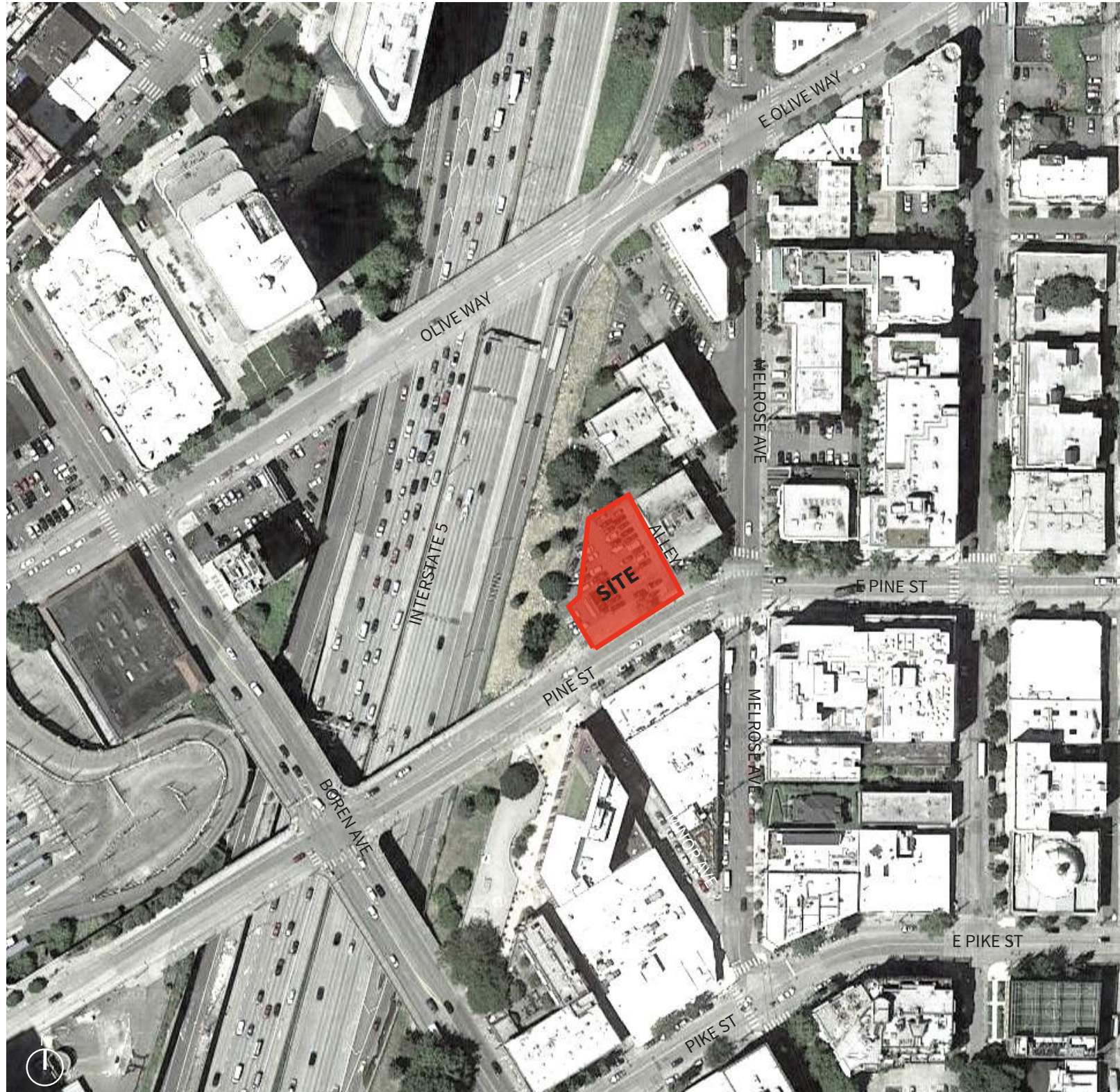
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PROJECT | Introduction



APPLICANT TEAM

APPLICANT: Vibrant Cities
Architect: Tiscareno Associates
Landscape Architect: The LA Studio

PROJECT DESCRIPTION

The applicant proposes an 8-story mixed-use building that includes one story of retail, two stories of office, and five stories of residential, as well as one story of underground parking.

Residential SF: Approx. 46,000
Retail SF: Approx. 5,200
Office SF: Approx. 14,000
Parking SF: Approx. 10,200
Residential units: Approx. 71
Parking stalls: Approx. 20, underground
One departure requested

DEVELOPMENT OBJECTIVES

The proposed project will replace an existing parking lot with a pedestrian-oriented transition from Downtown to the Pike/Pine Neighborhood. Small scale, street-level retail and the vibrant design will extend the neighborhood character, and the office component will add daytime use, which is much desired by the community.

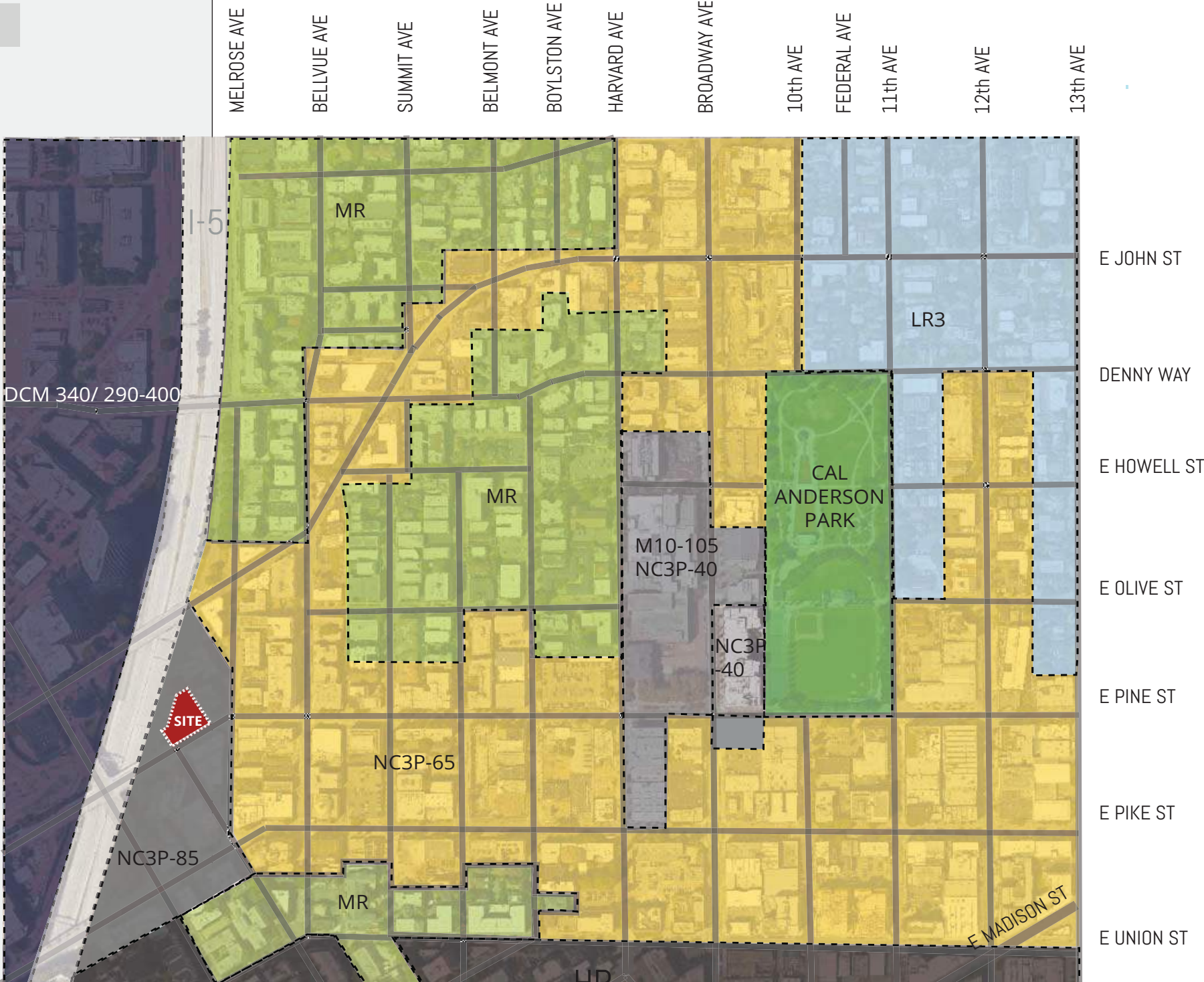
EXISTING SITE

The existing site occupies half a block near the intersection of Pine Street and Melrose Ave. Minor Ave dead-ends at Pine Street at the southwest corner of the site. The site is bounded by Pine Street on the south, an alley on the east, another property on the north, and Interstate 5 on the west. There is an existing parking lot on the site with multiple entrances on Pine Street. There is an approximate 10-foot grade change from the lowest point at the southwest corner to the highest point at the northeast corner.

ZONING MAP

- DCM 340/ 290-400
- HR
- M10-105 NC3P-40
- NC3P-85
- NC3P-40
- LR3
- NC3P-65
- MR

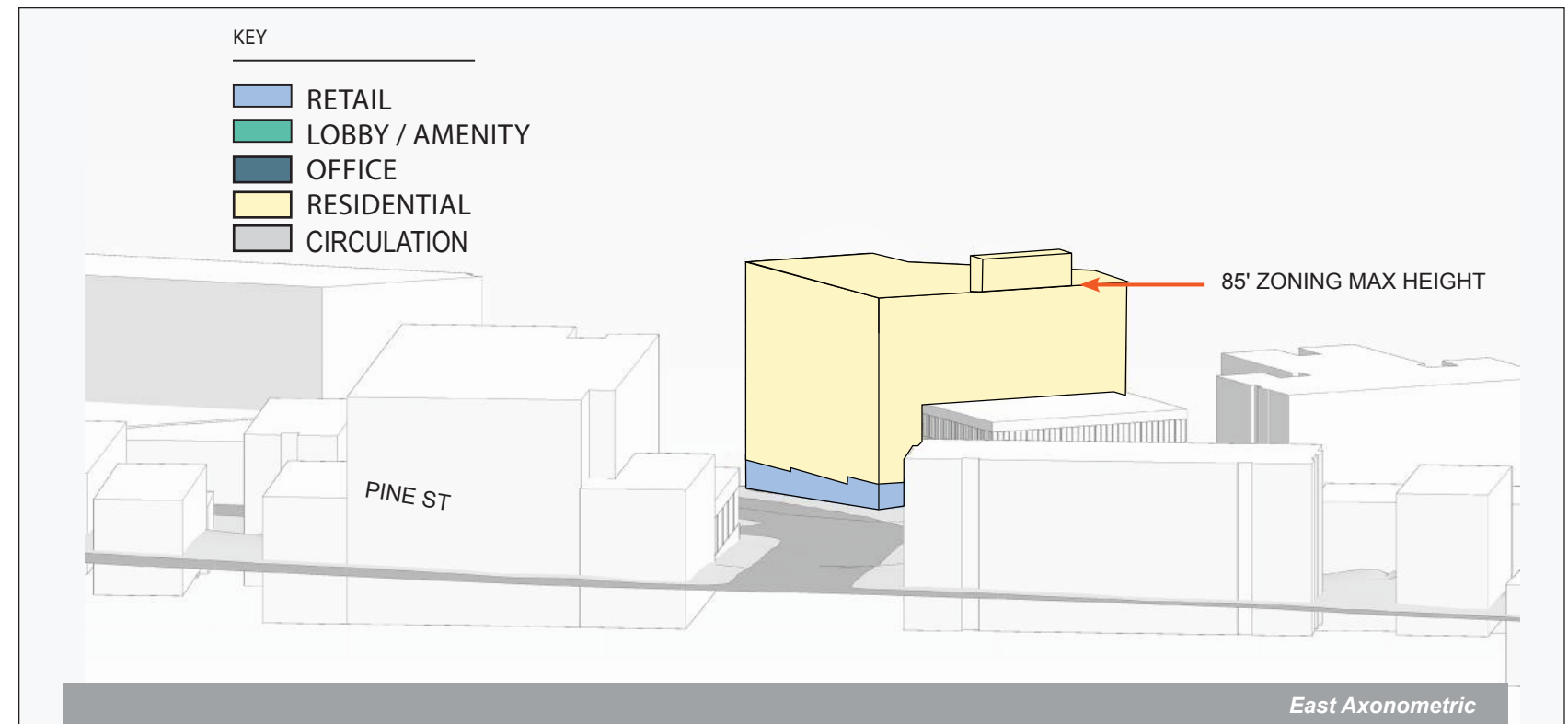
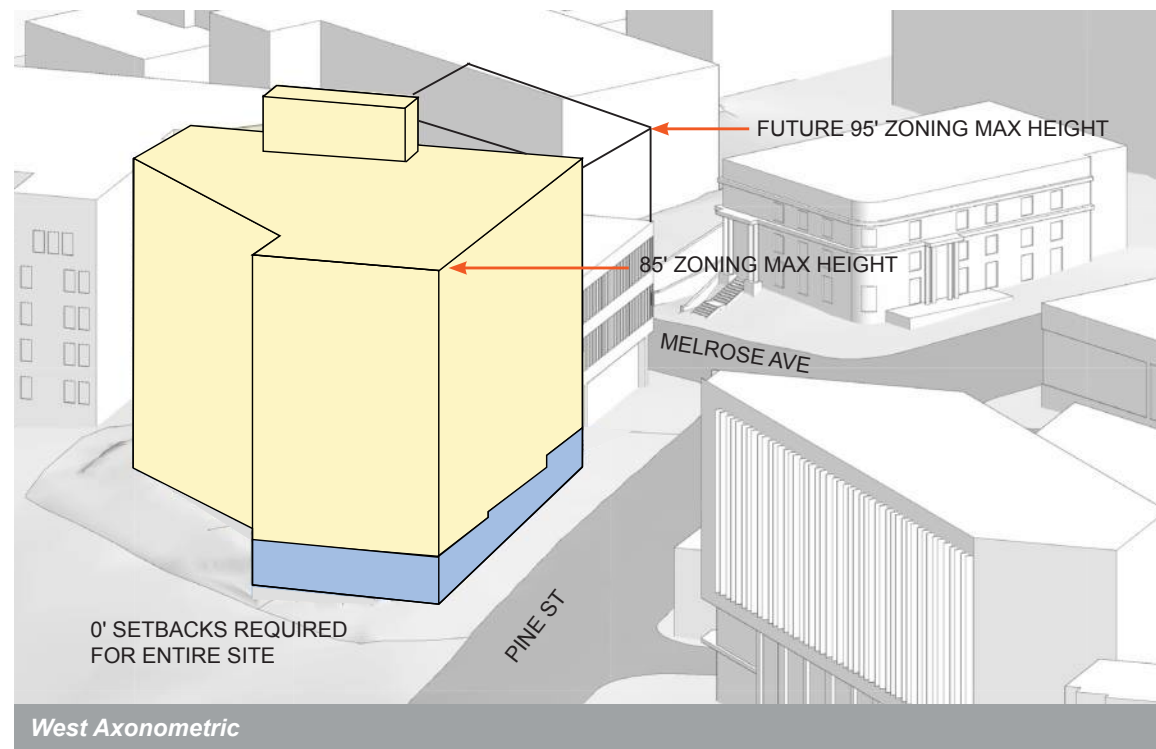
ZONING DESIGNATION
 The site is zoned NC3P-85 (Neighborhood Commercial) and is in the Pike-Pine Conservation Overlay District. East Pine Street is the principle pedestrian street. Adjacent zones include DCM 340/290-400, HR, M10-105, NC3P-40, LR3, NC3P-65, and MR.



ZONING | Analysis

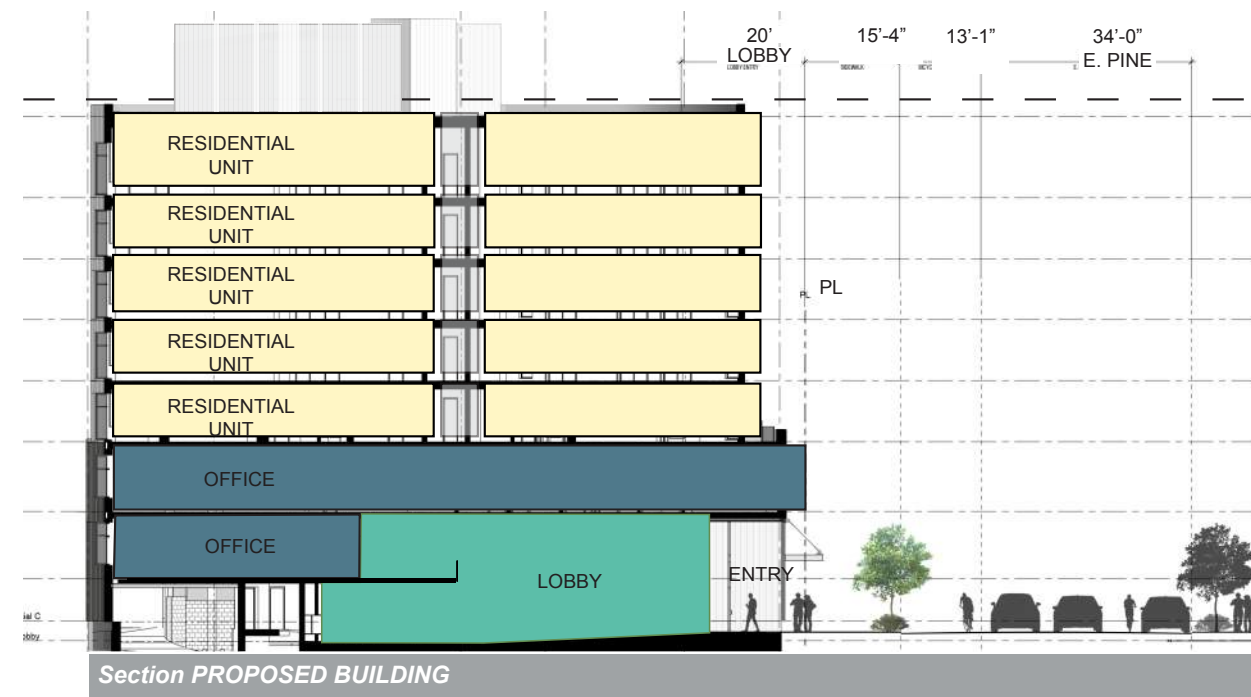
ZONE		NC3P-85.		
ZONING OVERLAY		Pike/Pine Conservation Overlay District / Pike/Pine Urban Center Village		
R.O.W. DESIGNATION		Pine: Minor Arterial/Commercial Connector, Principal Pedestrian Street		
TOTAL SITE AREA		10,580 SF		
ITEM	SMC-Ref #	SMC REQUIREMENT	PROPOSED	STATUS
USE	23.47A.004- Table A	Uses permitted outright (partial list): <ul style="list-style-type: none"> • C.2.b. Restaurants • C.2.a. Drinking establishments • C.3.d. Sports and recreation, indoor • C.8. Offices • C.10.a. Retail sales and services, general 	Uses proposed - C.2.b. Restaurants, C.8. Offices, C.10.a. Retail sales and services, general, J.1. Residential, L.2.c. Parking (accessory to primary use)	COMPLIANT
STREET-LEVEL USES	23.47A.005 C.1.a.	No more than 20% of the street-level street-facing façade on Pine shall be a residential use or pedestrian entrances.	Less than 20% residential use along Pine	COMPLIANT
	23.47A.005.D.1.(a.,c.)	80% of street level, street facing uses on Pine Street shall include eating and drinking establishments or general sales & services (partial list)	At least 80% commercial uses along Pine	COMPLIANT
	23.73.008.B.1	All structures that include more than 5,000 square feet of commercial uses at street level shall include commercial spaces at street level for small, individual business establishments that average 2,000 square feet or less in size		COMPLIANT
	23.73.008 Table A	More than 5,000 square feet, up to 8,000 square feet: 1 commercial space averaging 2,000 square feet or less	Includes 1 retail space of 2,000 SF or less	COMPLIANT
STREET-LEVEL DEVELOPMENT	23.73.008.C	The length of street frontage permitted at street level for an individual business is limited to 50 feet	No individual use with frontage of more than 50 ft.	COMPLIANT
	23.47A.008 A2 (b&c)	Blank facades shall not exceed 20 ft in width or 40% of façade (between 2 ft. & 8 ft. above sidewalk) The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street	Pine St. façade meets requirements	COMPLIANT
	23.47A.008 B2.a	For non-residential uses, 60% of street-facing façade between 2 ft and 8 ft above the sidewalk shall be transparent	Pine St. façade meets requirements	COMPLIANT
	23.47A.008 B3	Nonresidential uses shall extend an avg. depth of 30 ft and min. depth of 15 ft from street-facing façade	Pine St. façade meets requirements	COMPLIANT
	23.47A.008 B3	Nonresidential uses at street level shall have FTF height of at least 13 ft	Nonresidential uses on Pine St. meet requirements	COMPLIANT
	23.47A.008 B3	Nonresidential uses at street level shall have FTF height of at least 13 ft	All commercial spaces have 13'-0" FTF at the street, and extending the full depth of the space, or at least 30'.	COMPLIANT
	23.47A.008 C4	Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage	Pine St. façade meets requirements	COMPLIANT
STRUCTURE HEIGHT	23.47A.012.A	The covered area shall have a minimum width of 6 feet. The lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk. Adequate lighting must be provided.	Pine St. façade meets requirements, all entries are pedestrian oriented	COMPLIANT
	23.47A.012.C.2	Street-level façade shall have a visually prominent pedestrian entry	Pine St. façade located on property line with the exception of the entries which are recessed.	COMPLIANT
	23.47A.012.C.2	Street-level street-facing façades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or approved landscaped or open spaces are provided.		COMPLIANT
STRUCTURE WIDTH	23.47A.012.A	Base height limit is 85 ft from average grade Open railings, planters, skylights, clerestories, greenhouses, solariums, and parapets may extend up to 4 ft above height limit. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface, may exceed the maximum height limit by up to two feet if enclosed by parapets or walls.	85 ft. proposed	COMPLIANT
STRUCTURE WIDTH	23.73.012.A	Width shall be limited to 50 percent of the total width of all lots on the block face, measured along the street lot line, on block faces that exceed 170 feet in width	4 ft max proposed.	COMPLIANT
FLOOR AREA RATIO	23.73.012.A	Width shall be limited to 50 percent of the total width of all lots on the block face, measured along the street lot line, on block faces that exceed 170 feet in width	The block face is 120 feet from I-5 to alley, so section does not apply.	
	23.47A.013 Table A	Total permitted for any single use within a mixed-use structure: 4.5 Total FAR permitted for all uses on a lot that is occupied by a mix of uses: 6 Non-residential uses are limited to a maximum of 2 FAR		COMPLIANT
SETBACK	23.73.009.B	Non-residential uses are limited to a maximum of 2 FAR		COMPLIANT
SETBACK	23.47A.014.A.	Front/ Back/ Side- 0 ft. setback		COMPLIANT
PARKING	23.54.015 - Table A	Non-Residential uses exempt in urban centers or Station Area Overlay districts	Long Term - Office and Commercial	
	23.54.015 - Table A	Residential uses exempt in urban centers or Station Area Overlay districts	5,000 SF / 12,000 = 0.416 + 14,700 SF / 2,000 = 7.35 = (8) SPACES LEVEL P01	
	23.54.015 - Table D	Bike Parking: Sale & service general / Eating and drinking establishments: 1 per 12,000 SF Long Term / 1 per 4,000 SF short term	Short Term - Office and Commercial	COMPLIANT
	23.54.015 - Table D	Bike Parking: Offices: 1:2,000 SF Long Term (in UC)/ 1:40,000 SF Short Term	5,000 / 4,000 = 1.25 + 14,700 SF / 40,000 = 0.367 = (2) Short Term, Street	COMPLIANT
PARKING SPACE STANDARDS	23.54.015 - Table D	Bike Parking: Residential: 1 space / 4 dwelling units or .75 per small efficiency unit	Residential - 71 Units / 4 = (18) SPACES LEVEL P01	COMPLIANT
	23.54.030.A	Barrier Free: 8 x 19 if one, 8 x 15/16/19 proportionately to spaces provided	(26) Long Term bicycle spaces required total, (2) Short Term spaces req'd	COMPLIANT
	23.54.030.A	Driveways less than 100' long that serve 30 or fewer spaces shall be 10' min. for 1 or 2 way traffic	One 8 x 19 ADA Van space is provided. The remaining parking space standards do not apply since no parking is required.	COMPLIANT
PARKING SPACE STANDARDS	23.54.030.A	Driveways greater than 100' long that serve 30 or fewer spaces shall be 10' min. at the lot line, tapering for 20' to 16' wide; or 10' with passing area.	Driveway 12 ft. wide	COMPLIANT
	23.54.030.A	Driveway slope may not exceed 15%	Driveway slope exceeds 15% due to site conditions	REQUEST DIRECTOR'S DECISION

SITE ANALYSIS | Zoning Envelope



KEY

- RETAIL
- LOBBY / AMENITY
- OFFICE
- RESIDENTIAL
- CIRCULATION



ADDITIONAL HEIGHT FOR MECHANICAL, CIRCULATION, AND GREENHOUSE
85' ZONING MAX HEIGHT 303'

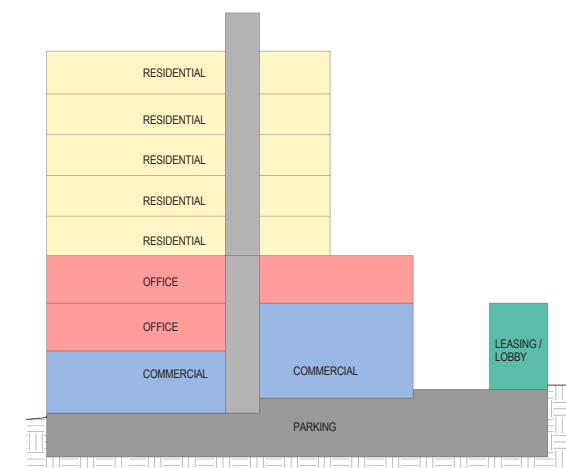
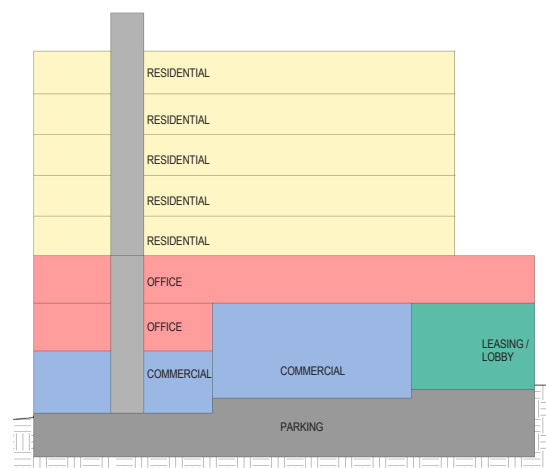
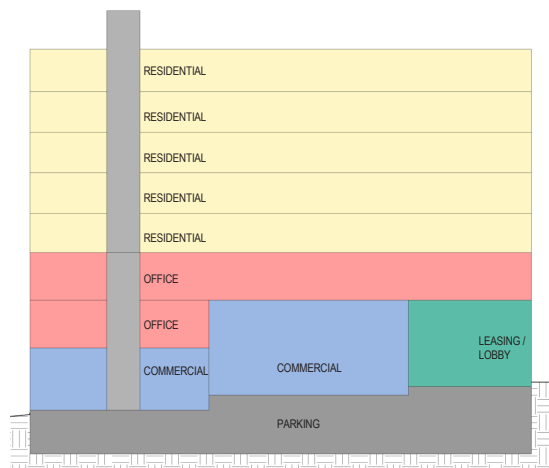
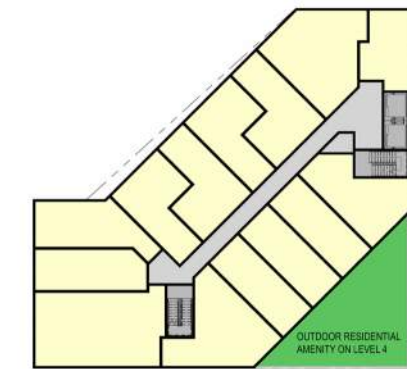
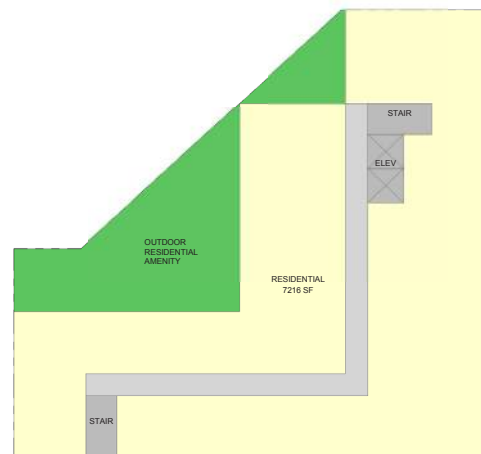
- No setbacks required for all lot lines on site.
- Minimum 13' feet floor-to-floor height required at retail on Pine St frontage.
- Zoning allows for building out the entire site up to 85' plus added height for mechanical, circulation, and a greenhouse.
- Allowable FAR does not allow for the building to maximize the envelope diagram above.
- Future HALA rules may allow site across the alley to the east to be developed to 95' height.

EDG | Summary

OPTION A: 'L'

OPTION B: 'CHAMFER'

OPTION C: 'OFFSET'



SUPPORTED

SUPPORTED



BOARD COMMENT SUMMARY

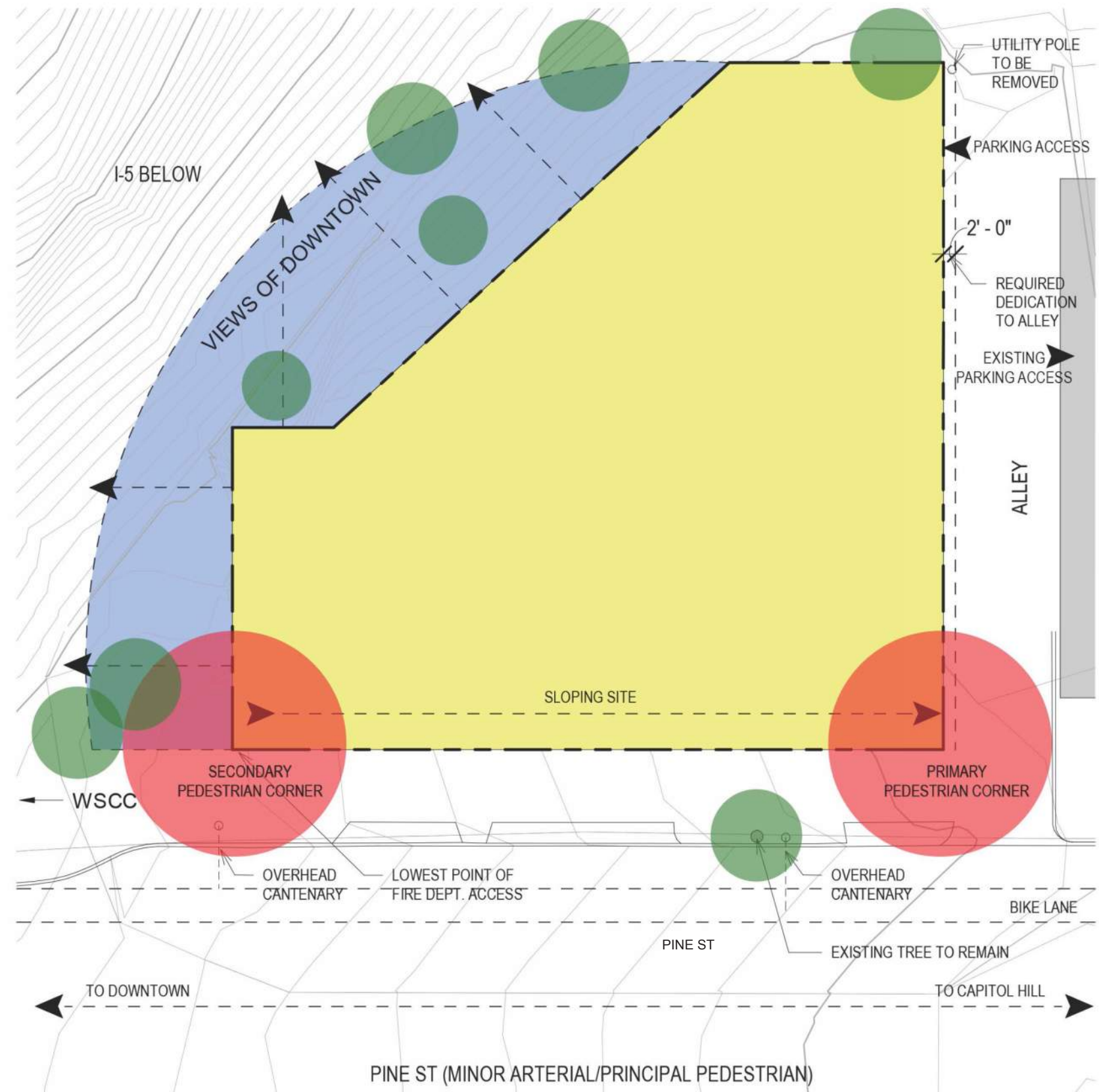
1. Create a stronger corner and articulate the building to better reflect the auto-row character of simple massing, large windows, and articulated ground floor commercial (rhythm).
2. Modify the design to create a more cohesive design between the base and upper stories.
3. The courtyard entry should read as an extension of the sidewalk, not an extension of the residential lobby.
4. Show how the design reads as a Gateway.
5. Utilize materials listed within the Pike/Pine Neighborhood Design Guidelines.

DESIGN GUIDELINES | Response

CS2 URBAN PATTERN AND FORM

I. Responding to Site Characteristics

The building is oriented to be highly responsive to views to the West, South and East. The offset massing makes the most of the diamond-shaped site by presenting articulated facades to Pine, Melrose and I-5/Downtown while maintaining strong, street-level corners.

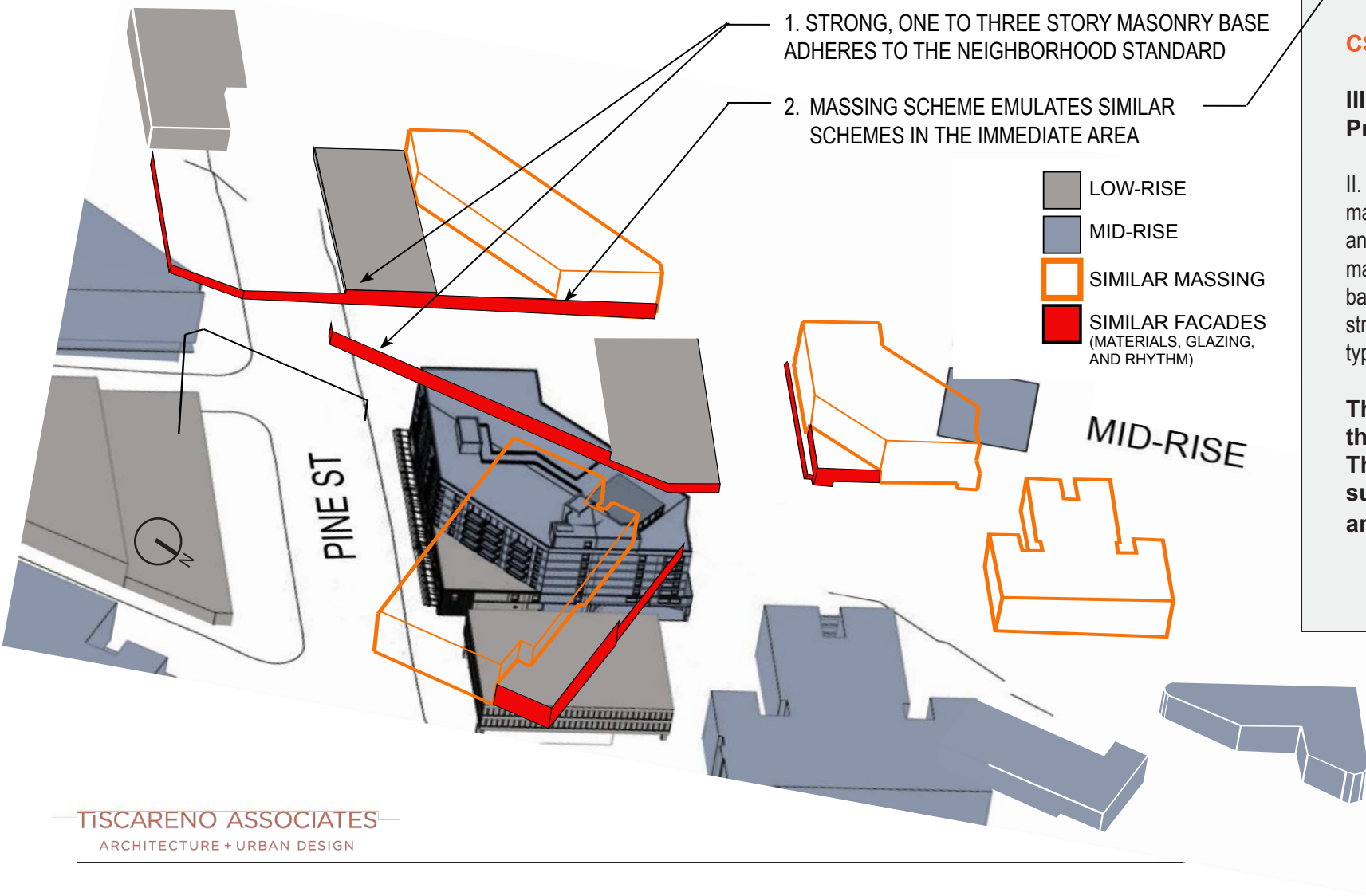


CS2 URBAN PATTERN AND FORM

III. Pike/Pine Neighborhood Scale and Proportion

I. "Design the structure to be compatible in scale and form with surrounding structures. One, two, and three-story structures make up the primary architectural fabric of the neighborhood."

The surrounding structures are either one to three-story structures (Melrose Market) or seven story structures with expressed, one and two-story commercial bases (Pine and Minor, Excelsior). The project seamlessly fits into this context with its expressed one to two-story expressed commercial base.



CS2 URBAN PATTERN AND FORM

III. Pike/Pine Neighborhood Scale and Proportion

II. "Consider full or partial setbacks of upper stories to maintain street-level proportions. Given the greater width and height possible for new structures, a more compatible massing may be achieved if portions of the upper floors set back from the street, with other portions extending to the street lot line, creating setbacks at intervals that reflect the typical facade widths of existing structures."

The large portion of the upper stories above the two-story base is set back from the street. This creates more compatible massing with surrounding buildings like Melrose Market and Pine and Minor.



DESIGN GUIDELINES | Response

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

I. "Align architectural features with patterns established by the vernacular architecture of neighborhood structures to create visual continuity."

The commercial base emulates the established pattern of large bays and high storefronts.

II. "Use building components that are similar in size and shape to those found in structures along the street from the auto row period."

The one to two story base and window proportions are similar to those from the auto-row period.



CS3. ARCHITECTURAL CONTEXT AND CHARACTER

II. Development in Areas Lacking a Well-Defined Character

The site is currently a parking lot overlooking the interstate on the edge of the Pike/Pine Neighborhood and is separated from all other structures by streets and alleys. This creates a wonderful opportunity to transition pedestrians and vehicles from Downtown to Capitol Hill and vice versa. The project will help to define the neighborhood character and make a strong contribution to the visual context with its bold, responsive design.

IV. Architectural Context

A. "Taking architectural cues from the following developments is encouraged."

The project's design draws extensively from Agnes Lofts. It emulates the light-industrial character by using large, vertically oriented windows and metal finishes with simple detailing.



DC4 EXTERIOR ELEMENTS AND FINISHES

I. Exterior Finish Materials

"New development should complement the neighborhood's light industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

i. Brick, masonry, textured or patterned concrete, true stucco, with wood and metal as secondary or accent materials;"

Brick is the primary material on the base. Metal is used on the upper stories.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

IV. Architectural Context

II Design the first floor facade to encourage a small-scale, pedestrian-oriented character.

a. Visually separate the ground floor spaces to create the appearance of several smaller spaces 25 feet to 60 feet wide.

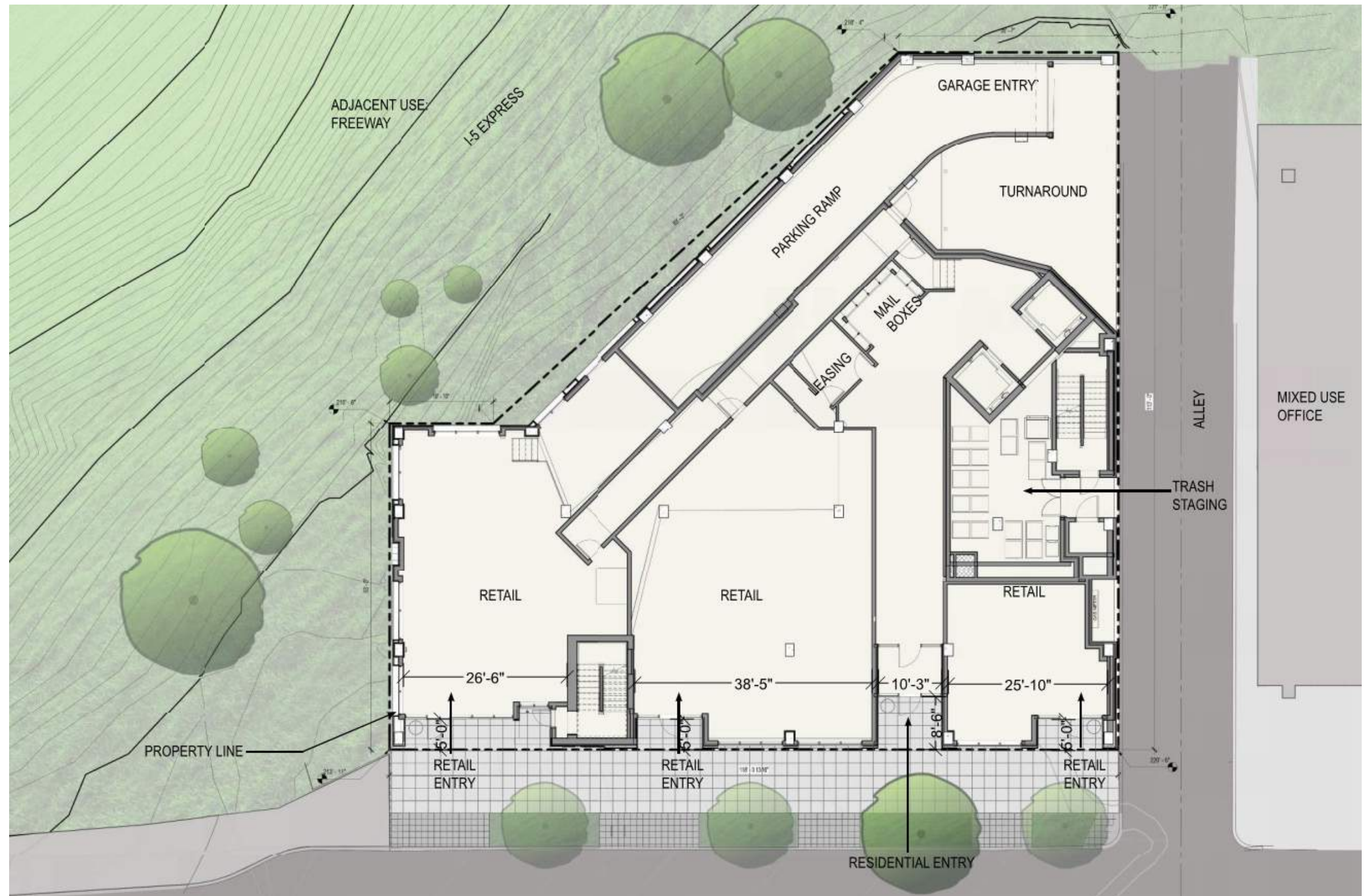
c. Provide generous floor to ceiling heights on the ground floor with a high degree of transparency.

d. Consider variations in the street-level facade, such as shallow recesses at entries or arcades, to add variety.

The four expressed spaces along Pine street are each less than 50 feet wide.

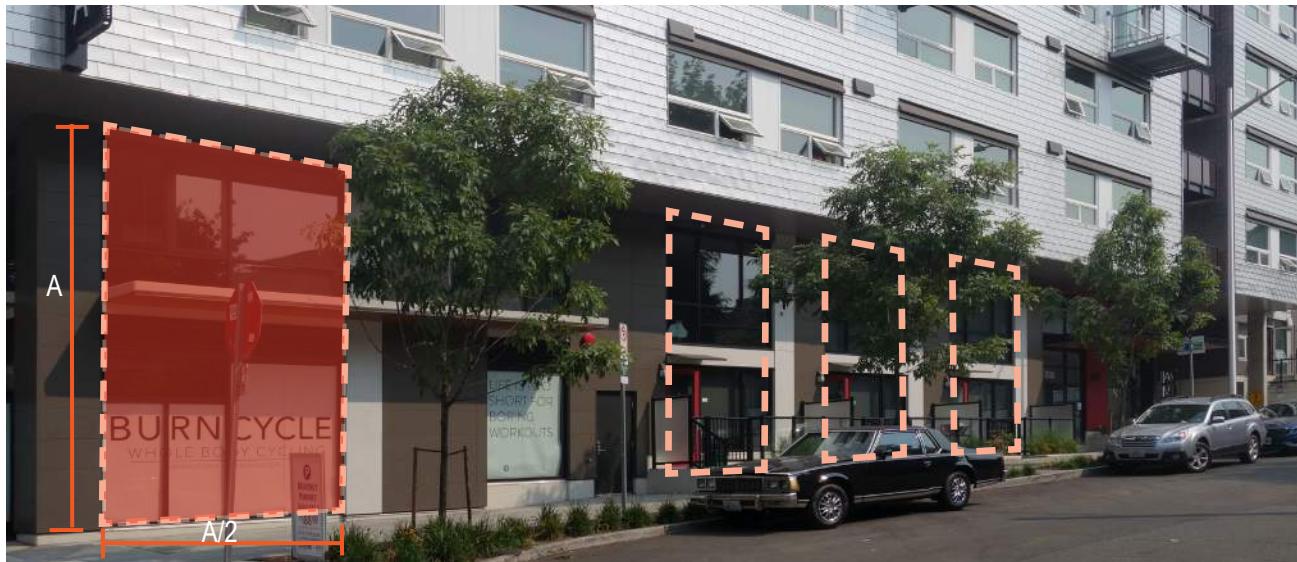
The minimum floor to floor height on the ground floor is 13 feet. The largest approaches 20 feet.

The four entries along Pine Street have varying widths, heights and depths to add variety.



DESIGN RESPONSE | Autorow Character

BOARD COMMENT: 1.) Create a stronger corner and articulate the building to better reflect the auto-row character of simple massing, large windows, and articulated ground floor commercial (rhythm).



BOARD COMMENT 1.) Create a stronger corner and articulate the building to better reflect the auto-row character of simple massing, large windows, and articulated ground floor commercial (rhythm).

BOARD COMMENT 5.) Utilize materials listed within the pike/pine neighborhood guidelines.

DESIGN RESPONSE | Autorow Character



CURRENT VIEW
(ENTRY ON PINE)



SIMILAR VIEW FROM THE EDG MEETING
(ENTRY ON PINE)



PINE ST. ELEVATION - SOUTH

1/16" = 1'-0"

DESIGN ELEMENTS & Neighborhood Precedents

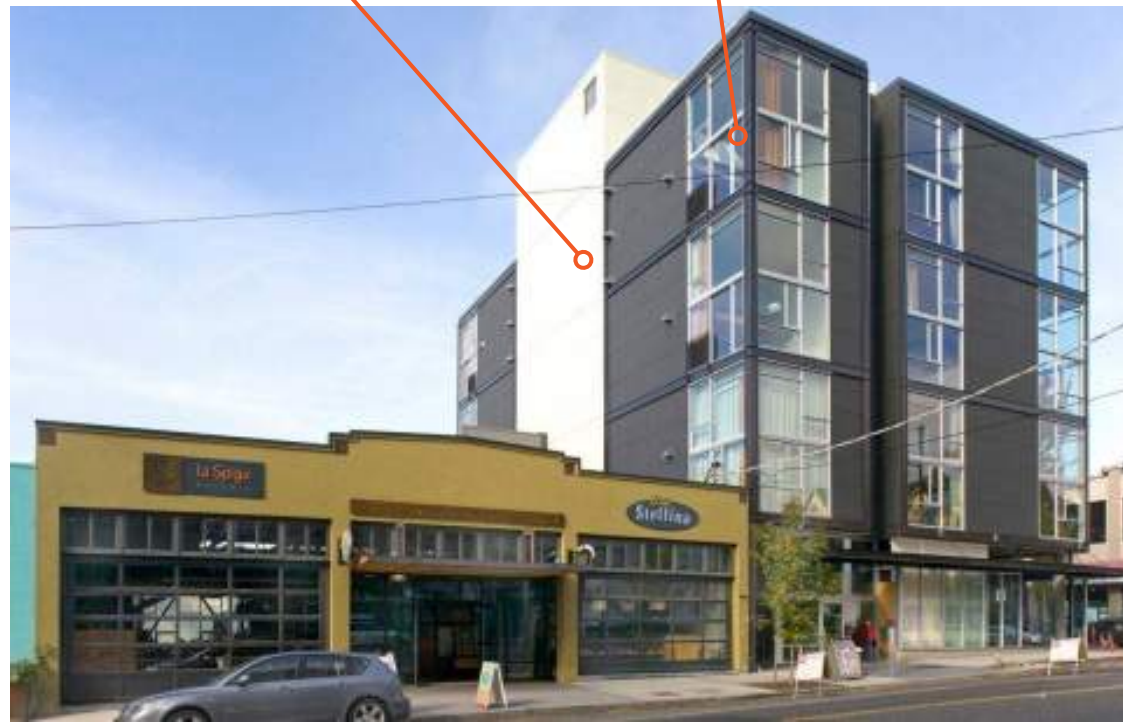


UPPER STORY SETBACK OVER EXPRESSED BASE

CORNER WRAPPED GLAZING

SIMILAR MATERIALS AND COLOR TONES

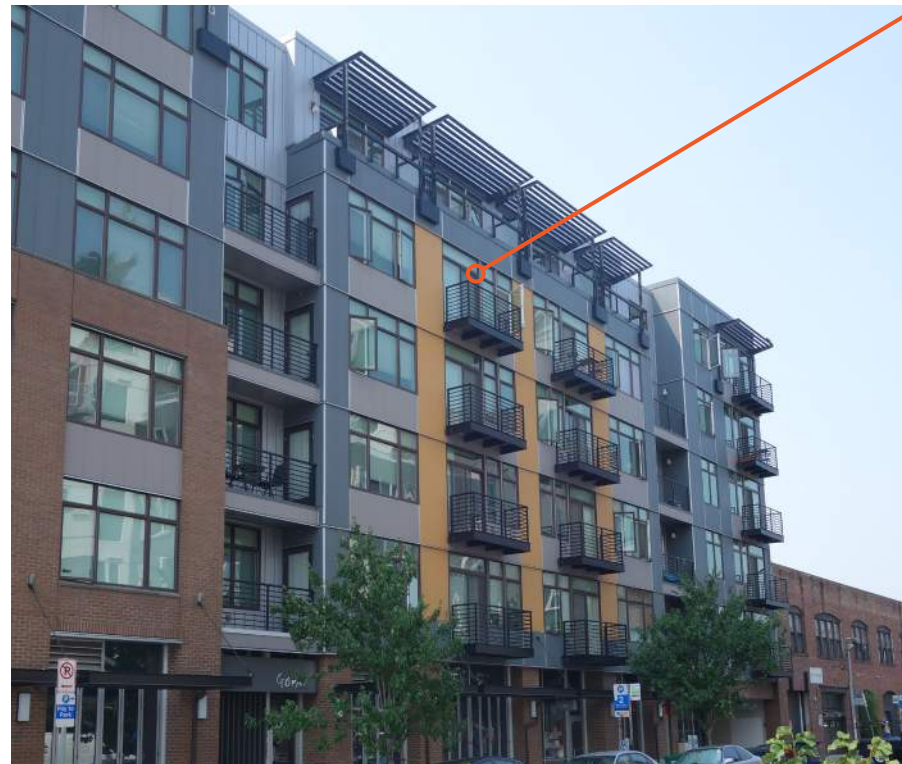
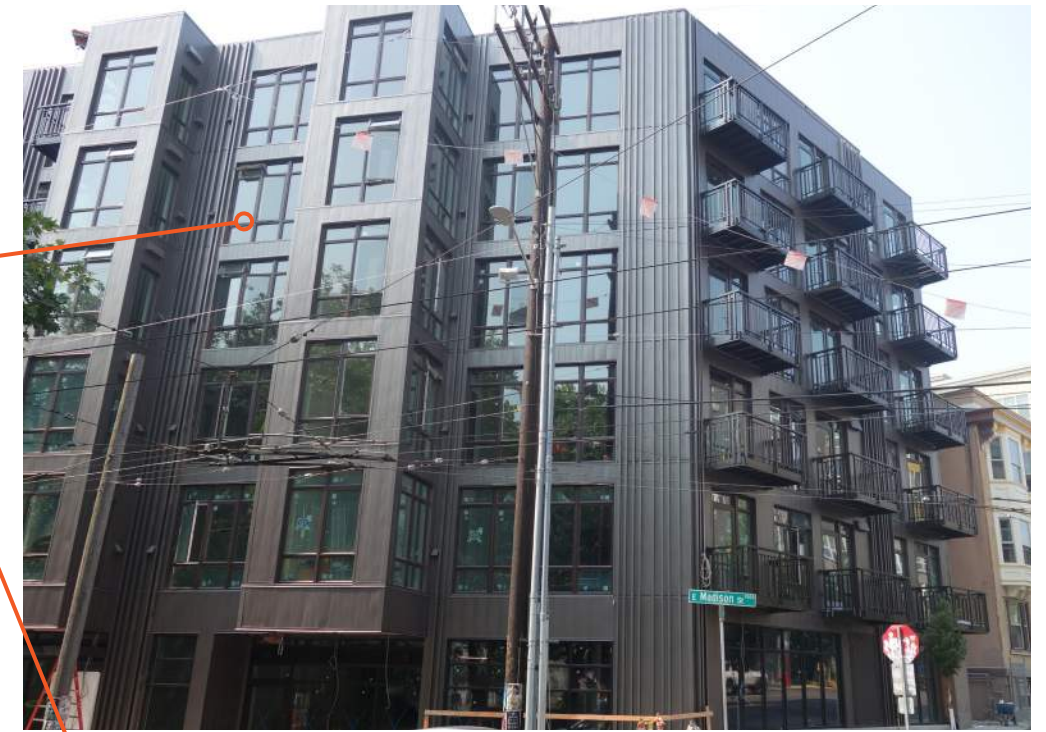
TWO STORY MASONRY BASE



DESIGN ELEMENTS & Neighborhood Precedents



- LIGHT INDUSTRIAL AESTHETIC
- VERTICALLY ORIENTED GLAZING
- EXPRESSED MASONRY BASE
- METAL BALCONIES
- VERTICAL MASSING BREAK



DESIGN ELEMENTS | Cohesion of Building

BOARD COMMENT 2.) Modify the Design to create a more cohesive design between the base and upper stories



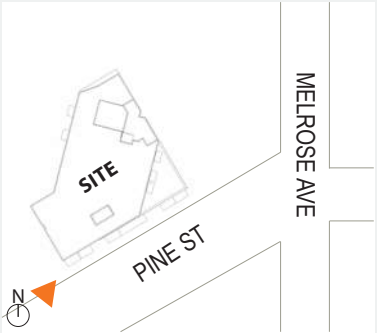
EDG DESIGN VIEW
(FROM PINE LOOKING EAST)

- FORMER DESIGN WAS STRONGLY BIFURCATED BETWEEN BASE AND TOP
- BASE WAS HORIZONTALLY ORIENTED
- FORMERLY HORIZONTAL GLAZING HAS BEEN VERTICALLY ORIENTED TO INTEGRATE BASE AND TOP



CURRENT DESIGN VIEW
(FROM PINE LOOKING EAST)

- BASE/TOP DIVISION HAS BEEN BLURRED
- COLORS AND MATERIALS ARE SHARED THROUGHOUT
- VERTICALITY KNITS BASE AND TOP TOGETHER



BOARD COMMENT 1.) Create a stronger corner and articulate the building to better reflect the auto-row character of simple massing, large windows, and articulated ground floor commercial (rhythm).

DESIGN ELEMENT | Strong Corner and Simplified Massing



CURRENT DESIGN VIEW
(FROM PINE LOOKING WEST)



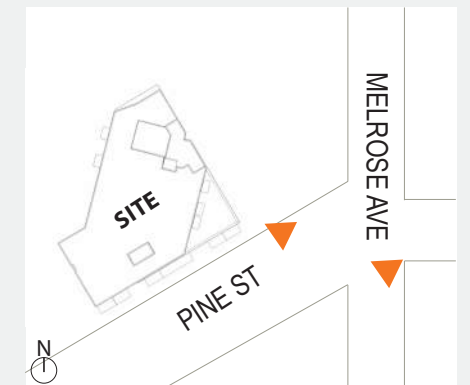
EDG VIEW
(FROM PINE LOOKING WEST)

MASSING HAS BEEN SIMPLIFIED

ERODED CORNER HAS BEEN REMOVED.

RIBBON GLAZING EXCHANGED FOR LARGE, INDUSTRIAL WINDOWS

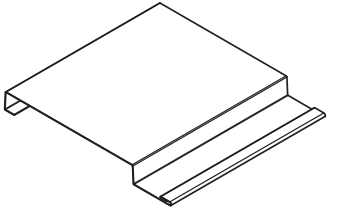
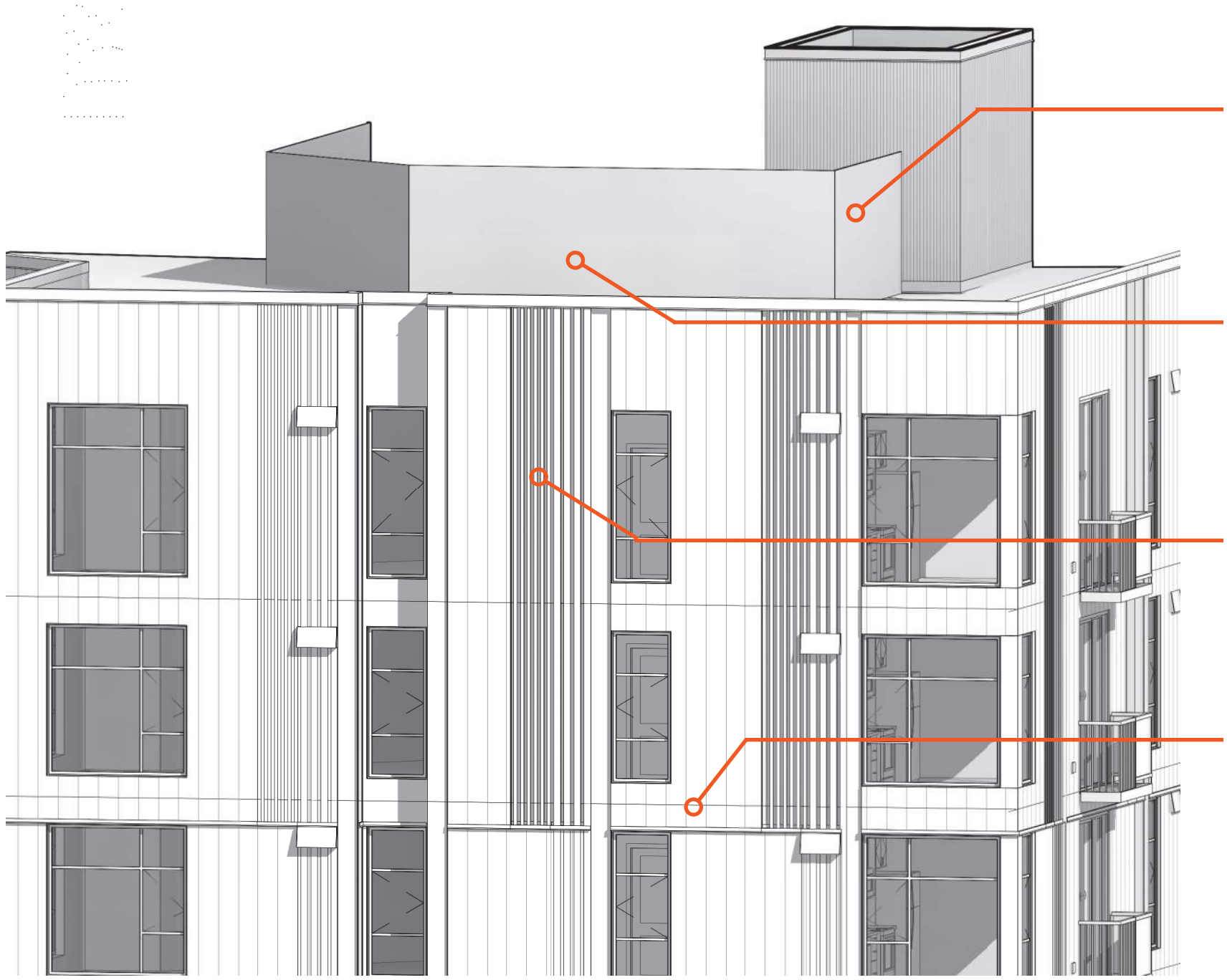
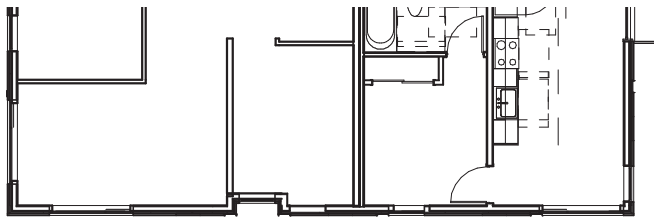
GROUND FLOOR HAS EXPRESSED COMMERCIAL BAYS



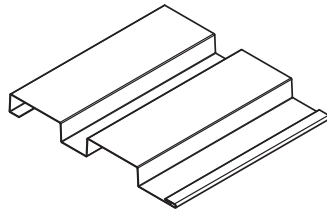
DESIGN ELEMENTS | Material Detail



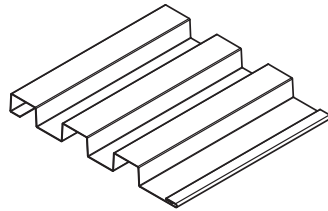
CURRENT DESIGN VIEW
(WEST ELEVATION)



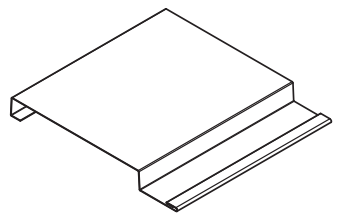
RECESSED METAL PANEL



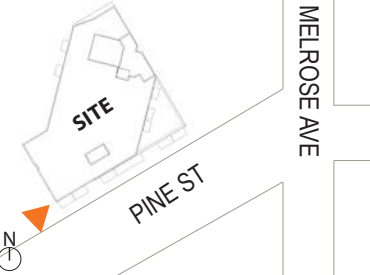
METAL PANEL 2



RIBBED METAL PANEL - 1



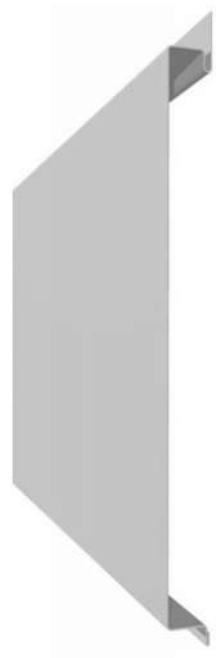
FLAT METAL PANEL - WHITE



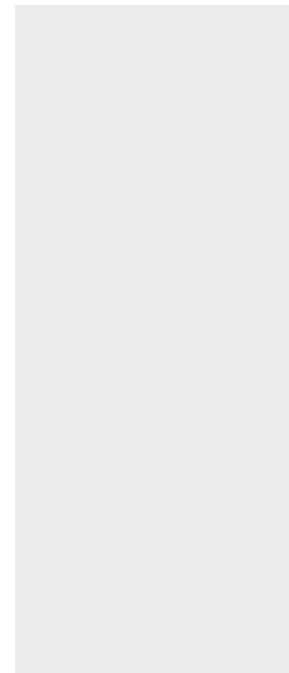
MATERIAL PALETTE



VINYL WINDOW - BLACK



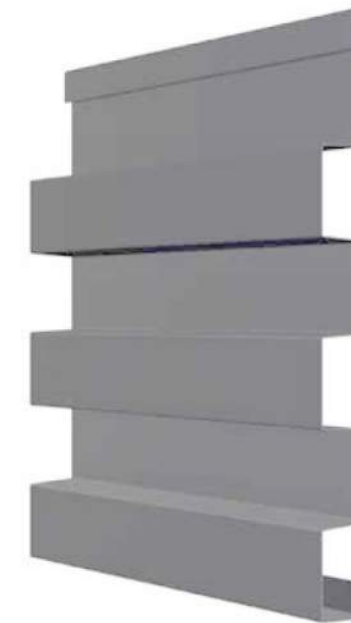
FLAT METAL PANEL
LITE GREY



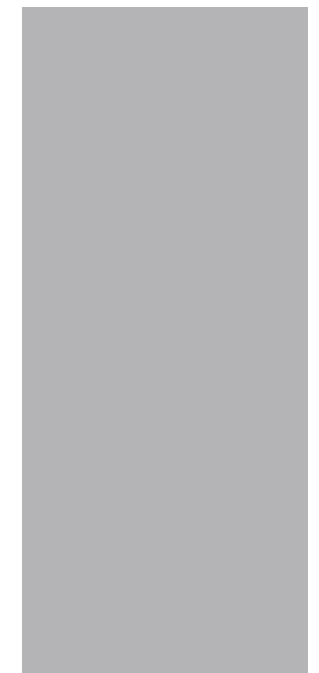
FLAT METAL PANEL
WHITE



FLAT METAL PANEL
DARK GREY



RIBBED METAL PANEL
LITE GREY



FLAT METAL PANEL
LIGHT GREY



GLAZED MASONRY BRICK - ONYX



SPLIT-FACE CONCRETE BLOCK

RENDERING



CURRENT DESIGN VIEW
(FROM I-5 LOOKING EAST)





CURRENT DESIGN VIEW
(FROM I-5 LOOKING EAST)

RENDERING



CURRENT DESIGN VIEW
(FROM MELROSE LOOKING NORTHWEST)

ALTERNATE COLOR OPTIONS



'BLUE' OPTION



'NO WOOD' OPTION



ELEVATIONS

1 FLAT METAL PANEL - WHITE



2 RIBBED METAL PANEL - LIGHT GRAY



3 BALCONIES AND JULIETS



4 GLAZED MASONRY - BLACK WITH GRAY GROUT



5 FLAT METAL PANEL - DARK GRAY



8 RESIDENTIAL WINDOWS - DARK GRAY



9 STOREFRONT - CLEAR ALUMINUM

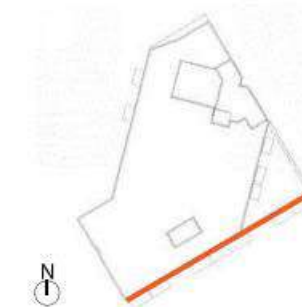


10 WOOD PANEL - LIGHT BROWN



PINE ST. ELEVATION - SOUTH

1/16" = 1'-0"

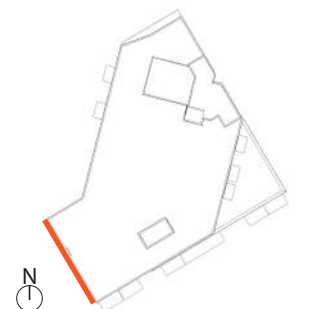


- 1 FLAT METAL PANEL - WHITE
 
- 2 RIBBED METAL PANEL - LIGHT GRAY
 
- 3 BALCONIES AND JULIETS
 
- 5 FLAT METAL PANEL - DARK GRAY
 
- 6 RIBBED METAL PANEL - DARK GRAY
 
- 8 RESIDENTIAL WINDOWS - DARK GRAY
 
- 9 STOREFRONT - CLEAR ALUMINUM
 
- 10 WOOD PANEL - LIGHT BROWN
 



ELEVATION - WEST

1/16" = 1'-0"



ELEVATIONS

1 FLAT METAL PANEL - WHITE



2 RIBBED METAL PANEL - LIGHT GRAY



3 BALCONIES AND JULIETS



4 GLAZED MASONRY - BLACK WITH GRAY GROUT



6 RIBBED METAL PANEL - DARK GRAY



7 GROUND-FACE CMU - GRAY



8 RESIDENTIAL WINDOWS - DARK GRAY



10 WOOD PANEL - LIGHT BROWN



MELROSE AVE. ALLEY ELEVATION - EAST

1/16" = 1'-0"



1 FLAT METAL PANEL - WHITE



2 RIBBED METAL PANEL - LIGHT GRAY



6 RIBBED METAL PANEL - DARK GRAY



7 GROUND-FACE CMU - GRAY



8 RESIDENTIAL WINDOWS - DARK GRAY



9 STOREFRONT - CLEAR ALUMINUM

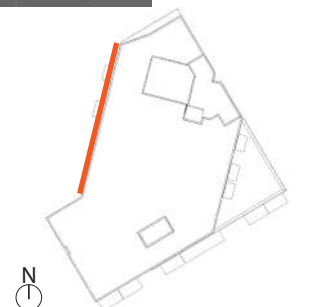


10 WOOD PANEL - LIGHT BROWN

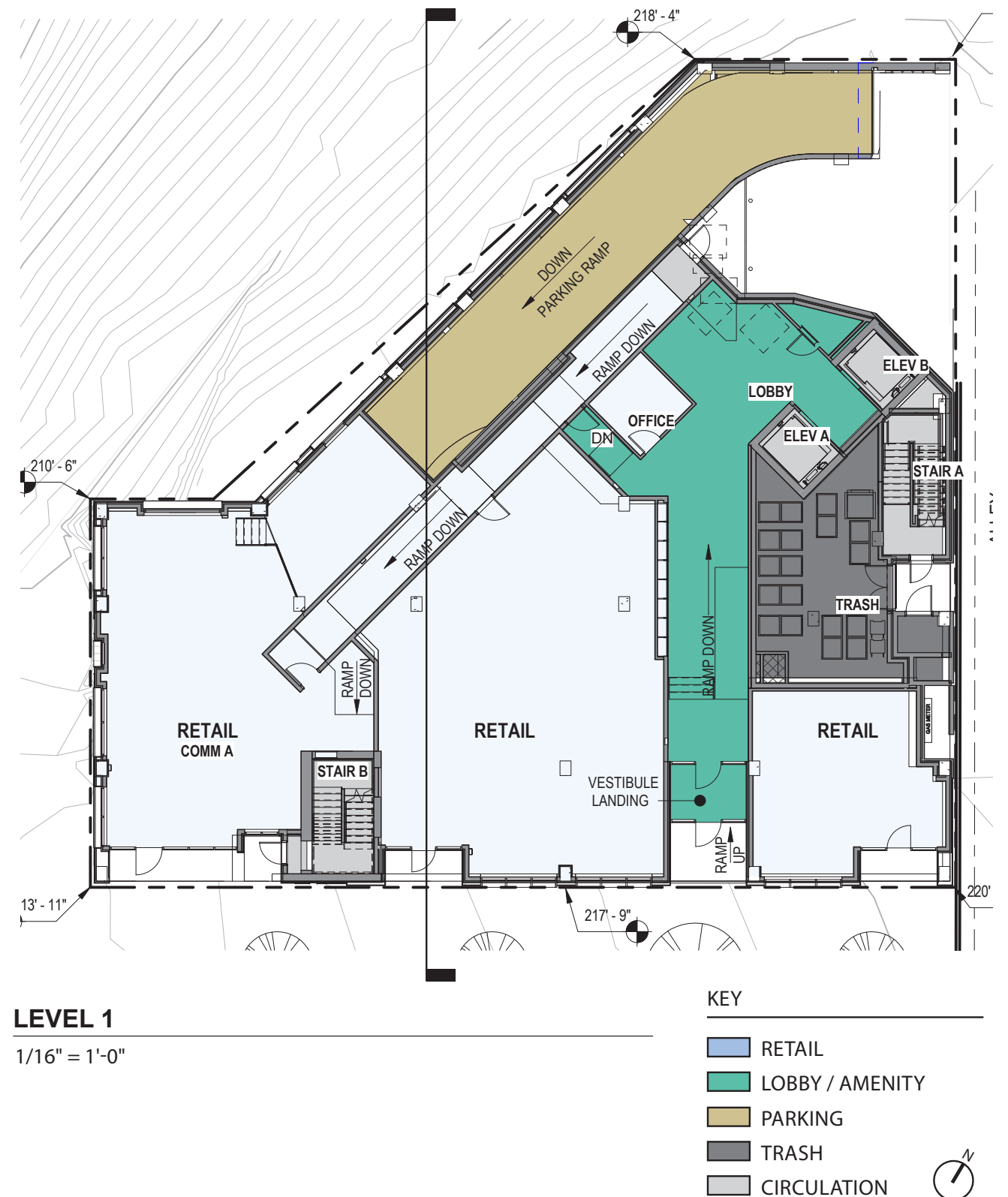
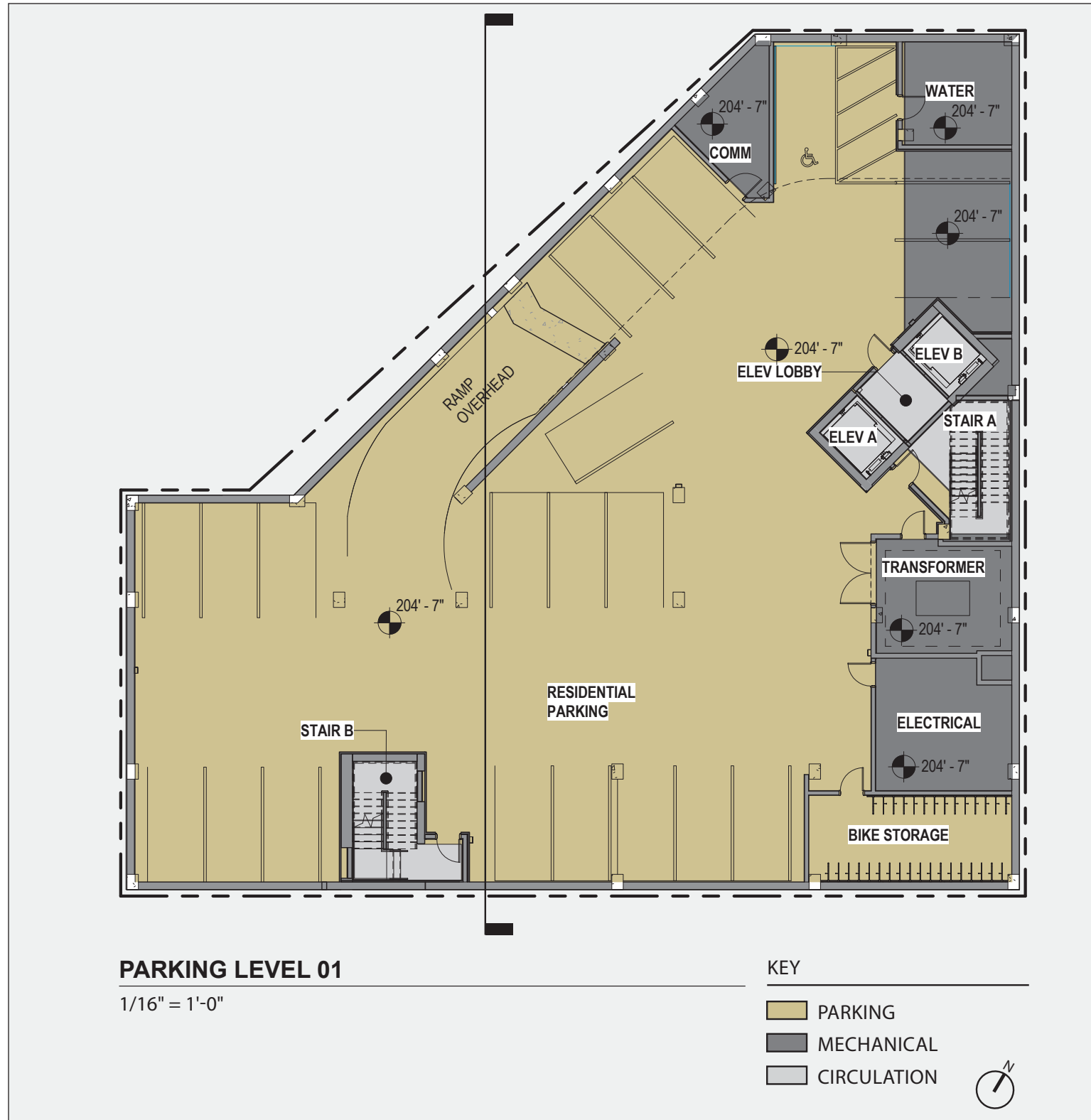


ELEVATION - I-5

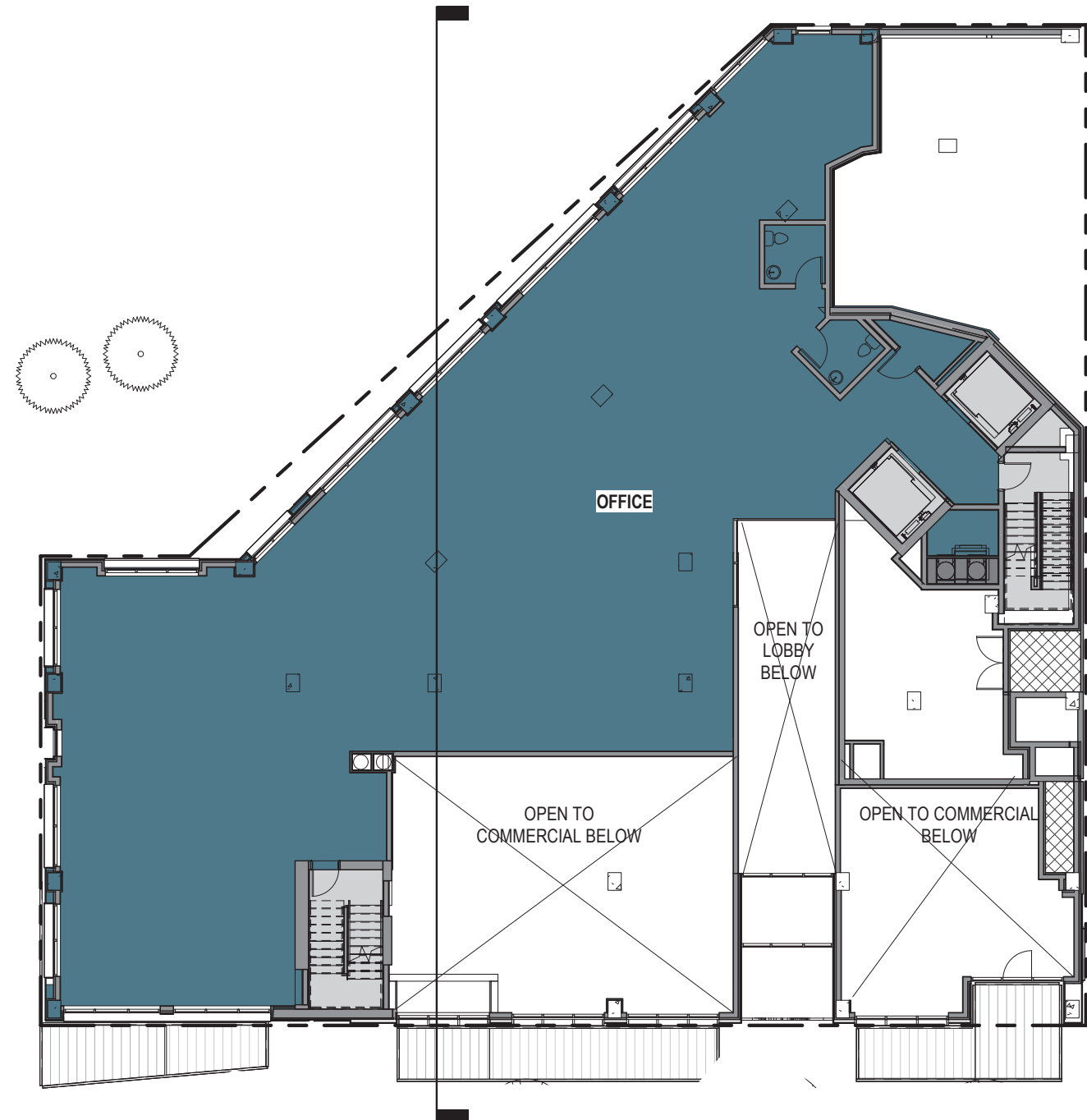
1/16" = 1'-0"



FLOOR PLANS



FLOOR PLANS

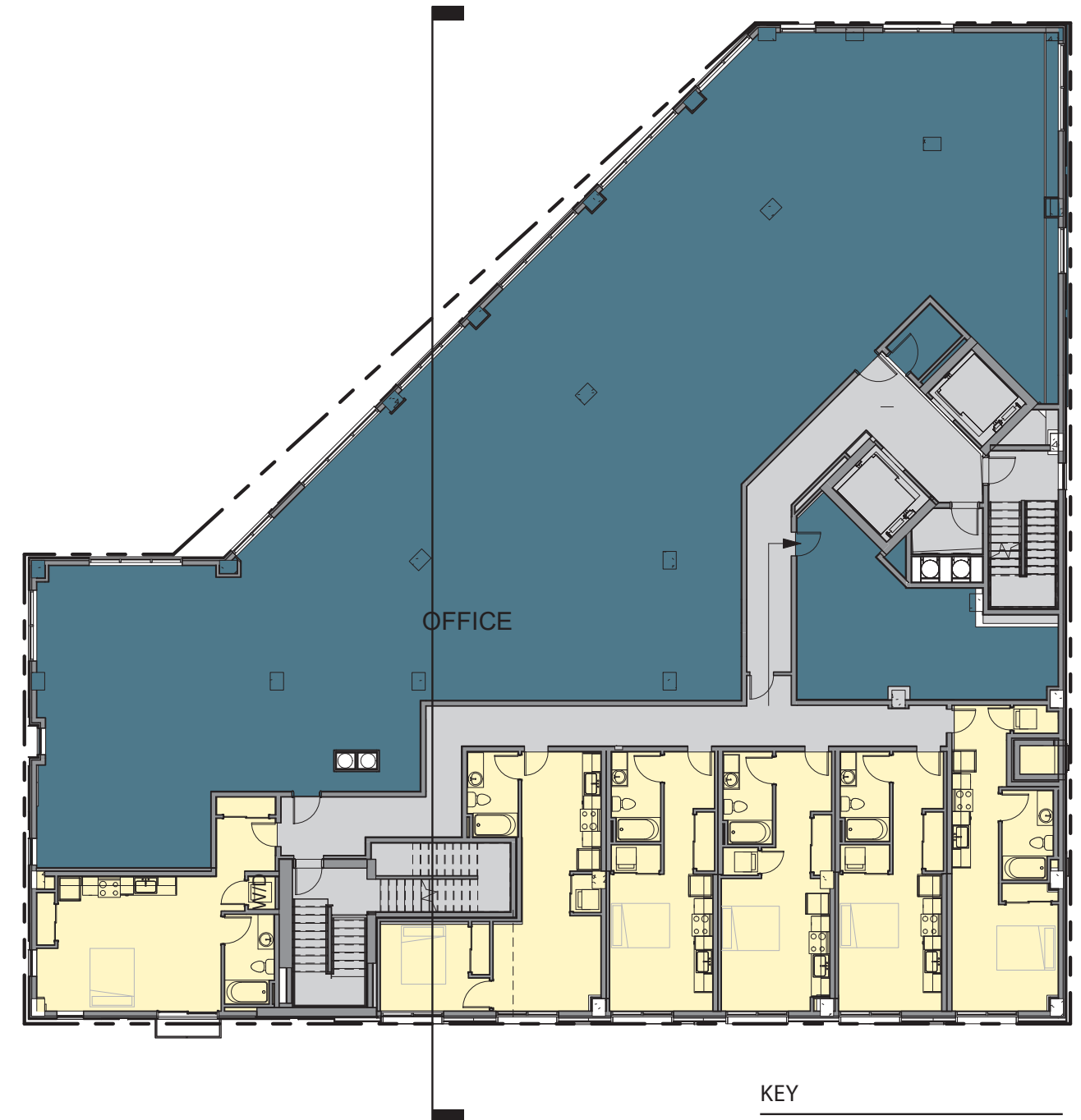


LEVEL 2

1/16" = 1'-0"

KEY

- OFFICE
- CIRCULATION



LEVEL 3

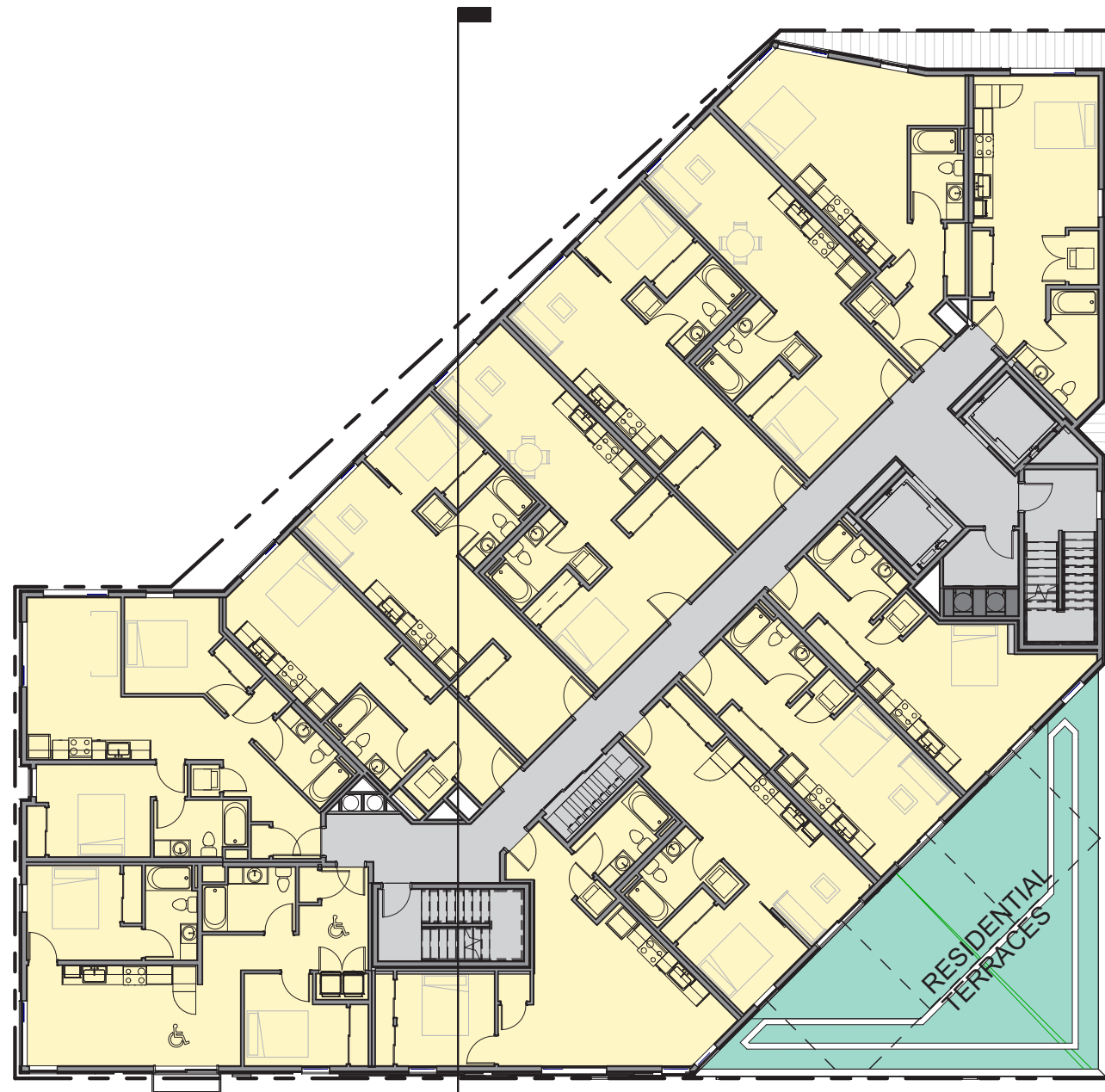
1/16" = 1'-0"

KEY

- OFFICE
- RESIDENTIAL
- CIRCULATION



FLOOR PLANS

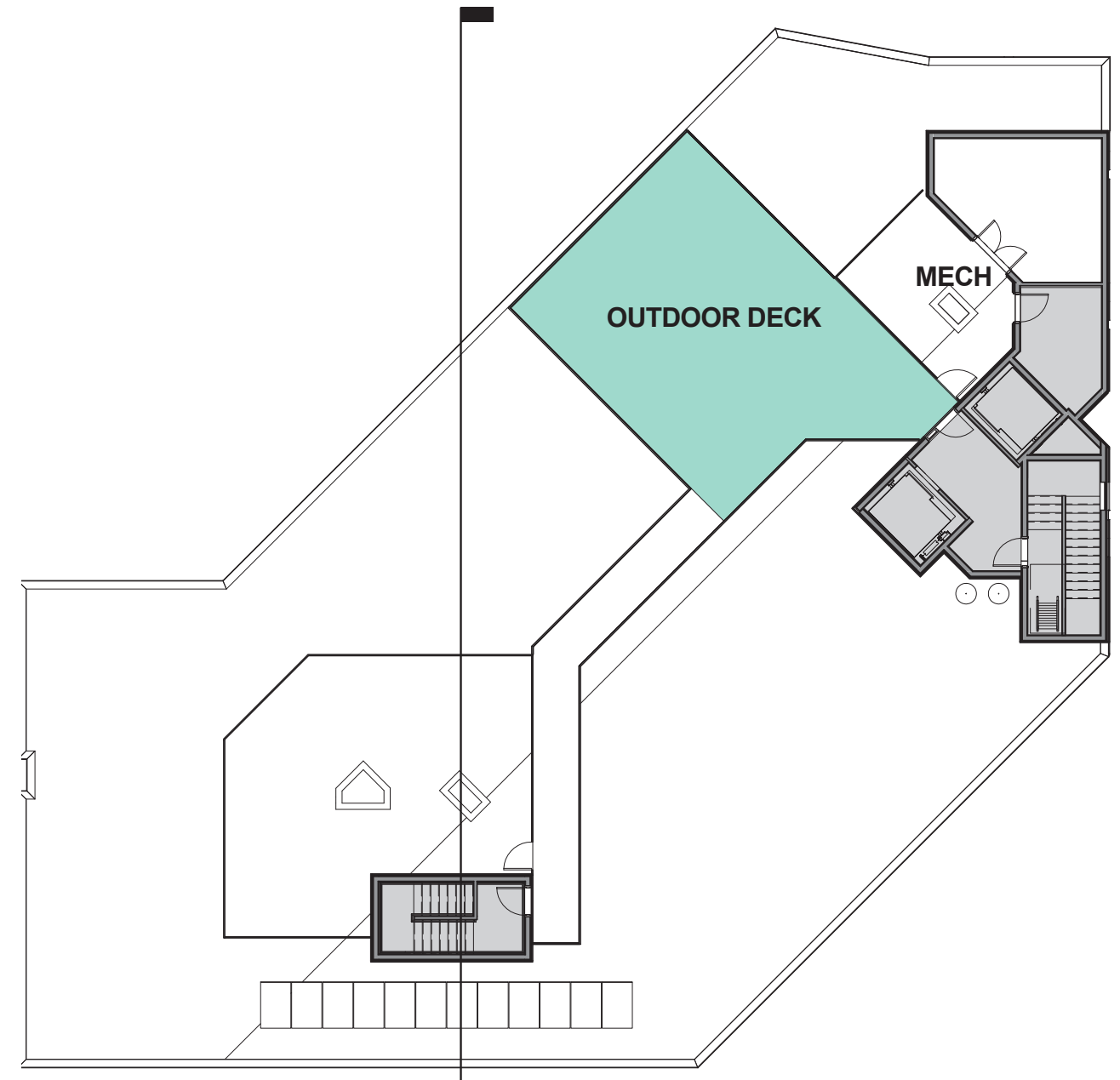


TYP. LEVELS 4-8

1/16" = 1'-0"

KEY

- RESIDENTIAL
- AMENITY
- CIRCULATION



ROOF

1/16" = 1'-0"

KEY

- LOBBY / AMENITY
- AMENITY
- CIRCULATION



BUILDING SECTION



CONCEPTUAL EXTERIOR LIGHTING & SIGNAGE PLAN



LIGHTING



A SURFACE MOUNTED WALL WASH



B SURFACE MOUNTED WALL WASH



C CANOPY LIGHTING CLOSE TO CEILING



D GROUND-MOUNTED LIGHT



E LANDSCAPE PATH LIGHT

SIGNAGE



1 RETAIL SIGN



2 LOBBY/RESIDENTIAL ENTRY SIGN



DEPARTURE REQUESTS - REQUESTED WITH MUP #3022890

Code Requirement	Departure Requested	How This Departure Better Meets the Design Guidelines
<p>1. SMC 23.54.030.D.1.a - Driveways less than 100 feet in length that serve thirty or fewer parking spaces shall be a minimum of ten feet in width for one-way or two-way traffic.</p>	<p>We request that driveways less than 110 feet in length that serve 30 or fewer parking spaces be a minimum of 10 feet in width for one-way or two-way traffic.</p>	<p>This very constrained site necessitates a very narrow ramp. DC1: Project Uses and Activities states that projects should "optimize the arrangement of uses and activities on site." A narrow ramp allows the garage to function while creating more optimal space at street level for commercial uses.</p>



LANDSCAPE PLAN

Site Amenities



Planting Pots



Bicycle Rack

Street Trees □ Frontage Plantings



Dawn Redwood



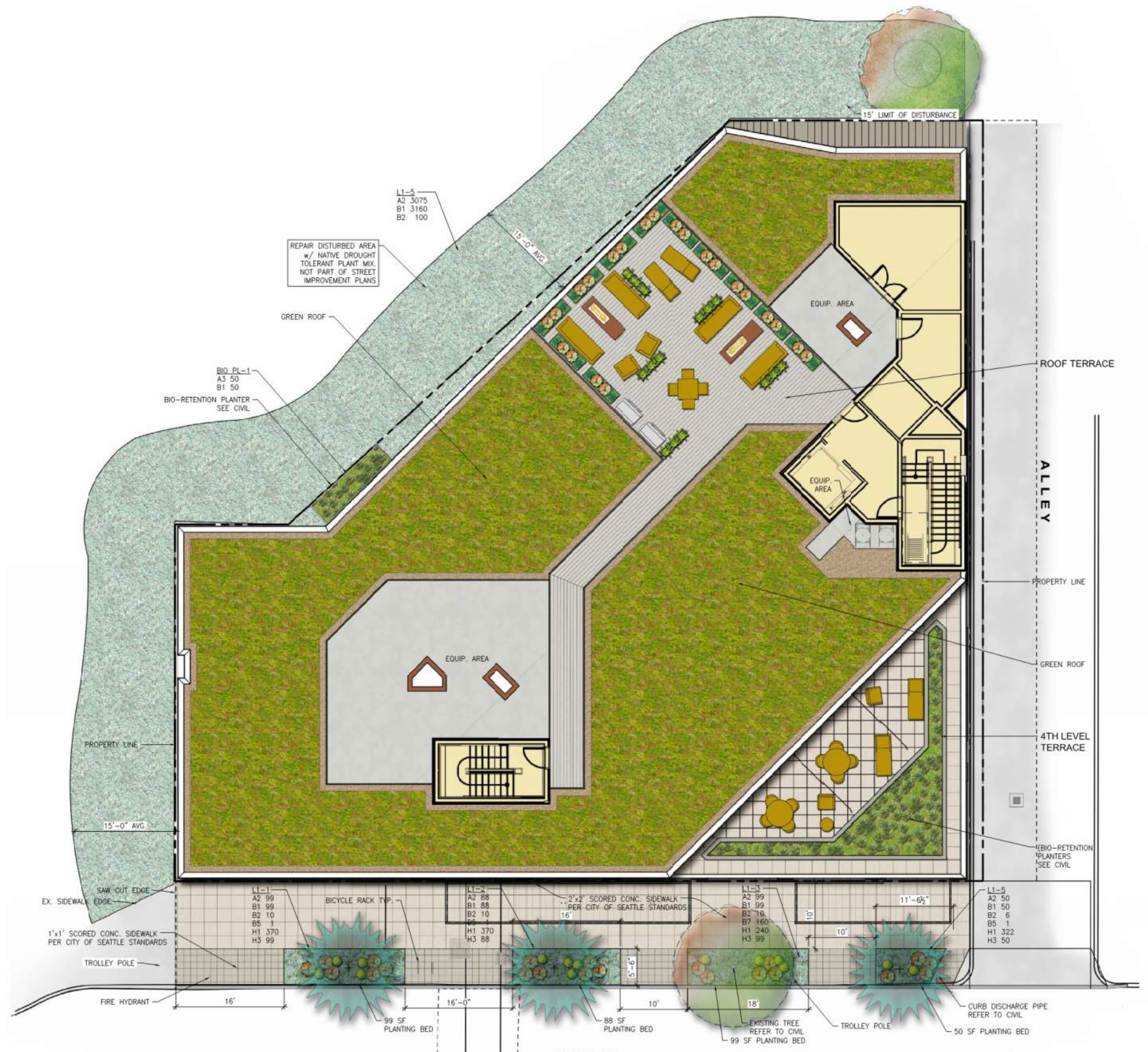
Dark Heaven Bamboo



Liriope



Black-eyed Susan Rudbeckia



LANDSCAPE PLAN

Site Amenities



Planting Pots



Bicycle Rack



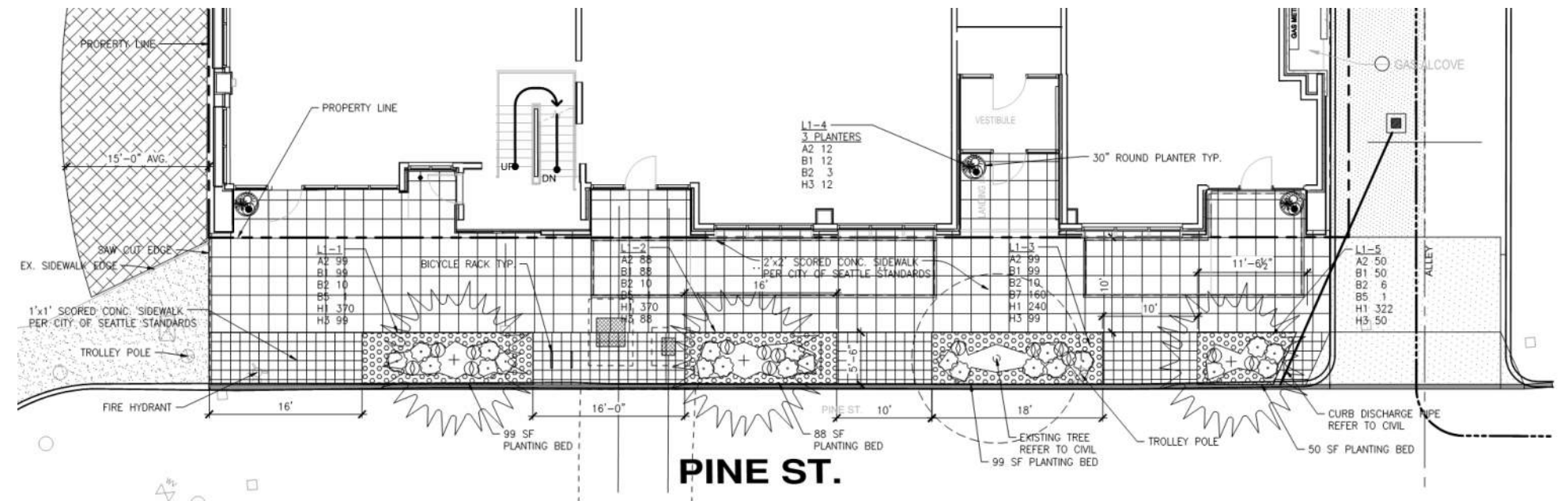
Gas Firepit



Planting Pots



PINE STREET
GROUND LEVEL
PREVIOUS PLAN



PINE ST.
CURRENT PLAN