



**\*ADMINISTRATIVE RECOMMENDATION EAST**

Record Number: 3034048-LU

Address: 704 E Union

Applicant: Kelly Carlson, Runberg Architecture Group

Date of Report : February 23, 2021

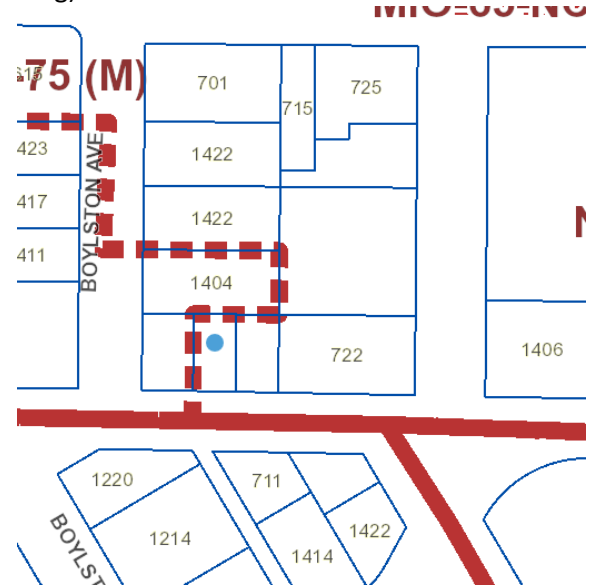
Staff: Michael Gushard

**SITE & VICINITY**

Site Zone: Neighborhood Commercial 3 Pedestrian Zone with a 75' height limit [NC3P-75(M)]\*  
 (\*staff note: the proposal is vested to NC3-65 zoning)

Nearby Zones: (North) Midrise (MR (M))  
 (South) Highrise (HR (M))  
 (East) NC3P-75(M))  
 (West) Midrise (MR (M))

Lot Area: 5,806 sq ft



\*On April 27, 2020, the Seattle City Council passed emergency legislation Council Bill 119769 which allows projects subject to full design review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project has elected to make this change.

**Current Development:**

The lot is currently a parking lot.

**Surrounding Development and Neighborhood Character:**

Immediately to the east is the historic Knights of Columbus hall large turn of the century brick building. To the west a contemporary 7 story multi-family building. Across the street are brick buildings of a similar vintage to the Knights of Columbus. The neighborhood around is an eclectic mix of historic homes, and midrise multi-family buildings of various ages.

**Access:**

Pedestrian access from union street. No vehicle access proposed.

**Environmentally Critical Areas:**

There are no environmentally critical area on the site.

**PROJECT DESCRIPTION**

Land Use Application to allow a 6-story, 51-unit apartment building. No parking proposed. Early Design Guidance conducted under Record 3033190-EG.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

**Mailing Public Resource Center**

**Address:** 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

**EARLY DESIGN GUIDANCE April 25, 2019****PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Concerned about development blocking to emergency egress of buildings next door.
- Design related comments stating that buildings next to the historic building shouldn't be too busy and expressing a preference for red brick and simple fenestration patterns.
- Comments supporting applicants preference to remove trees from site
- Supported applicant's preference to leave the historic painted signs visible after the projects are complete.
- Concerned about impacts to the decks and solid waste access of adjacent building.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Asked the applicant to consider a solution to share dumpster space with neighboring buildings. Noted that the proposal will eliminate the dumpster space currently used by neighboring buildings and there is no alternative alley space available.
- Encouraged a setback of the building or step-back of the upper floors to preserve daylight access to the southing-facing apartments at Saint John's.
- Concerned about reduced access to Saint John's backyard/patio space.
- Supported Option B – Preserving exceptional trees. Noted the trees provide bird habitat and a green canopy during the summer

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

### **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

#### **1. Massing, architectural Concept and respect to the adjacent historic structure**

- a. The Board unanimously supported the applicant's preferred massing option, as it best met the design guidelines and was most sensitive to the neighboring historic property. They specifically noted that the full mass of the preferred option is removed from the historic building. They supported this concept with some reservations detailed below. **(CS3-A, CS2-C, CS2-III and DC2-B)**
- b. Gasket: While the Board appreciated that the applicant's preferred option, they requested that the gasket feature joining the proposed building to the historic building be further explored. Board members noted that this gesture wasn't fully resolved. They requested the applicant examine fully removing the building from the historic building leaving open space between them. They also mentioned stepping the gasket down and keeping it fully glazed to allow the historic building materials of the Knights of Columbus to remain visible. The recommendation packet should include a full explanation of the design choices to resolve this guidance. **(CS2-A-2, CS3-A-1 and CS3-A-2)**
- c. The Board gave guidance to design the proposal with a residential character with restrained detailing and massing, in keeping with the context of First Hill. **(CS2, C23 and DC2-E)**
- d. The applicant presented two detailing concepts for their preferred options. The Board noted the more regular form of option two was the stronger concept. However, they requested the applicant explore removing the heavy frame around the sawtooth form.
  - i. The Board was keen to explain that their request for the removal of the frame did not equate to an instruction to remove brick from the project. **(CS3-1, DC2-B, DC2-C and DC4-II)**
- e. Board members unanimously agreed that the new buildings proposed on either side of the historic building (this proposal, and the one proposed north of the Knights of Columbus building) should be distinct from one another and not read as bookends that detract from the historic building. **(CS2-A, CS3-B, DC2-B and DC2-D)**

## 2. Architectural detailing, open space and streetscape.

- a. The Board noted that venting infrastructure are not architectural features and should be in plane on prominent facades. The applicant should keep this in mind in future submittals. **(DC2-D)**
- b. Given the height of nearby buildings, the Board requested that the fifth elevation be detailed well and that a green roof be included in the proposal. **(CS1-II-I and DC2-B)**
- c. The Board engaged in a preliminary discussion about detailing of the proposal and stated that brick should appear in the proposal, as it would relate the building to the historic structures surrounding it. **(CS3-1, DC2-B, DC2-C and DC4-II)**
- d. The Board was concerned about the potential for blank wall conditions, and service uses on the streetscape. Reconfigure the trash room to minimize its impact on the front façade or eliminate it from the streetscape altogether. **(DC1-A and PL2-B)**
- e. After discussing the rear of the building, the Board requested a privacy study illustrating the potential impacts to adjacent structures. **(CS2-D-5)**
- f. The Board highlighted that the open space concept for the proposal is important and requested a thorough examination of the open space concept be included at the recommendation phase; including but not limited to illustrations of how the interior uses interact with the open spaces. **(DC1-A, CS1-D and PL1-C)**

### RECOMMENDATION December 21, 2020

#### PUBLIC COMMENT

SDCI staff received the following design related comments:

- Concerned with removing the connection of 1404 Boylston to the street.

SDCI received non-design related comments concerning:

- Parking
- Fire safety

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

#### SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

### 1. Massing and elevation details

- a. At EDG the Board gave guidance that the proposed building and its sister development (3034049-LU) should be distinct from one another and also the option with expressed bays was the strongest design option to bring forward to recommendation. They requested the applicant develop the proposal to reflect the traditional residential character of the First Hill. The current proposal with four unconnected masonry verticals, while following Board guidance to remove the heavy masonry frame proposed at EDG, is not in keeping with the traditional First Hill styling. Therefore, staff recommends a condition that the applicant explore including one or more horizontal masonry elements to unite the brick pilasters. **(CS3-A, CS2-C, CS2-III, DC2-B and DC2-E)**
- b. The Board requested that the applicant develop the glass gasket further by making it less prominent in comparison to the historic Knights of Columbus building next door. The applicant's new proposal pulls the gasket away from the street further from the historic building leaving the historic signage visible. Staff recommends approval of this aspect of the design. **(CS2-A-2, CS3-A-1 and CS3-A-2)**
- c. The Board noted that the roof of the building would likely be visible from taller buildings proposed in the adjacent high-rise zones. The applicant responded to this guidance by providing large fields of green roof and a simple and organized rooftop amenity spaces on both sides of the central elevator core. This provides well organized and detailed "5<sup>th</sup> elevation" that should remain in future iterations of the project. **(CS1-II-I and DC2-B)**
- d. The Board expressed concern about the window placement of the proposed building and how it may impact the privacy of the existing building at 1404 Boylston. The recommendation package includes a privacy study demonstrating that the windows are offset from the windows in the neighboring building which demonstrates a minimal impact to the privacy of the neighboring building. Public comment was concerned that the windows of the existing property would no longer provide "eyes on the street." Staff acknowledges this comment but recognizes that the heavily glazed first floor of the new building will activate the street front and provide visual surveillance from the building to the street. **(CS2-D-5, PL2-B-1 and PL-3)**

## 2. Streetscape

- a. The west edge of the street facing façade contains a trash room. There are several design guidelines that specifically advise against blank walls and visible solid waste. The applicant has proposed mitigating the impact of this by including a patterned screen. In order to be effective this screen must have texture, be visually interesting, effectively hiding the trash room behind it and constructed be of high-quality materials. Therefore, staff recommends a condition of approval that the gate in this location include an artistic design and be constructed of high-quality material and be distinct from the gates on the adjacent development (3034049-LU). **(DC1-A and PL2-B)**

- b. The proposal makes good use of the small space in front of the building with ample landscaping and seating shown in the proposal. This will help mitigate the dead space created by the trash room and activate the rest of the façade. It will also have a multiplying affect to the nearby open space that threads between University Street and Union Street. The open space features in front of the building integrate the Board’s Early Design Guidance to thoroughly examine how the open space interactions with interior spaces and activates the street. (DC1-A, CS1-D and PL1-C)

### DEVELOPMENT STANDARD DEPARTURES

SDCI Staff’s preliminary recommendation on the requested departure(s) are based on the departures’ potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

- 1. **Upper Level Setback (SMC 23.47.014)** The code requires a setback of ten feet for portions of structures above 13 feet in height to a maximum of 65 feet; for each portion of a structure above 65 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet. The applicant proposes to maintain the ten foot setback along the western elevation.

Staff recommends approval of this departure as it shifts mass of the building away from historic Knights of Columbus Building and allows for a larger setback along the north lot line which would impact a larger number of existing units. The proposal better meets the intent of Design Guidelines **CS1-B-2 Daylight and Shading** and **CS3-A-1 Fitting Old and New Together**.

### DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

#### CONTEXT & SITE

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

#### **CS1-A Energy Use**

**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

#### **CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

#### **CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

#### **CS1-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

#### **CS1-E Water**

**CS1-E-1. Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

**CS1-E-2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

### ***Pike Pine Supplemental Guidance:***

#### **CS1-I Topography**

**CS1-I-i. Elevation Changes:** Step the elevation of ground floors so that building entrances and ground floors roughly match the street grade.

**CS1-I-ii. Step with Grade:** Design the building massing to step with grade using techniques such as changes in the levels of upper floors, breaks in the roofline, and vertical and horizontal modulation.

**CS1-I-iii. Minimize Service and Access Impacts:** Use existing grade changes to minimize service and access impacts on the Avenues in through-block developments.

### **CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

#### **CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

## **CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

## **CS2-C Relationship to the Block**

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

**CS2-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

## **CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

### ***Pike Pine Supplemental Guidance:***

#### **CS2-I Location in the City and Neighborhood**

**CS2-I-i. Architectural presence:** Retain as much of the existing physical context as possible with new development.

#### **CS2-II Adjacent Sites, Streets, and Open Spaces**

**CS2-II-i. Site Characteristics:** Massing and articulation should respond to the established Pike Pine development pattern of street facing façade widths and mid-block depth.

**CS2-II-ii. Connection to the Street:** Integrate new development with existing street patterns to maintain a cohesive streetscape:

- a. Orient active street-level uses on Pike and Pine Streets, Broadway, and on streets requiring street-level uses east of Broadway.



- b. Maintain the strong 2 to 4 story street wall along street lot lines established by existing development, while allowing for upper story step backs.
- c. Design street frontages with a quieter, more residential character on north-south Avenues west of Broadway.
- d. Design all street fronts for activation, visual interest, and variety.
- e. Design any setbacks from the street as pedestrian-oriented spaces enhanced with landscaping, street-furnishings, and high quality, well-detailed pavements between the sidewalk and the building.

**CS2-II-iii. Open Space:** Consider providing additional open space and landscaped areas at key locations, including frontages at “gateway” intersections shown on Map 1 on page 3 and “bow tie” and “crossroad” intersections shown on Map 2 on page 4, where it may be possible to integrate such spaces with abutting right-of-way areas to create larger, functional spaces.

**CS2-III Relationship to the Block**

**CS2-III-i. Corner Sites:**

- a. Design new development to address corners by taking cues from historic buildings.
- b. On corner sites at “bow tie” “crossroads” and “gateway” intersections shown on Maps 1 and 2 on pages 3 and 4, incorporate special architectural features, landscaping, or site elements that reflect the angle, orientation, and high visibility of the design at those intersections.

**CS2-III-ii. Small Site Development:**

- a. Design new development on small lots to enhance the pedestrian environment and minimize parking and service uses along the street frontage.
- b. Maintain a continuous street wall and discourage front setbacks.
- c. Provide rear and side setbacks to maximize access to light, air, and usable space between structures, minimize exposed blank walls, create usable open space, or separate parking from the street front.
- d. Consider opportunities for unique design treatments on small sites.

**CS2-III-iii. Large Through-Block Sites:** Incorporate through-block connections on large through-block sites bounded by designated principal pedestrian streets.

- a. Design large through-block developments to respond to opportunities to achieve key community development objectives.

**CS2-IV Height, Bulk, and Scale Compatibility; Pike/Pine Scale and Proportion**

**CS2-IV-i. Scale and Form:** Design new structures to be compatible in scale and form with surrounding context.

- a. Design facade widths to respond to the historic Pike/Pine context and scale.
- b. Design larger new structures to maintain established streetscape proportions.
- c. Introduce architectural variety to achieve desired bulk and scale relationships.

- d. For new development that is taller than the nearby context, design upper stories to reduce the appearance of bulk, including upper level setbacks.

**CS2-IV-ii. Large Development Sites:** Design structures on large sites with massing and articulation that responds to nearby scale and historic patterns.

- a. Design structures on large sites to achieve a cohesive design composition and avoid a large-scale, bulky, or monolithic appearance.

### **CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

#### **CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

#### **CS3-B Local History and Culture**

**CS3-B-1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

### ***Pike Pine Supplemental Guidance:***

#### **CS3-I Existing Architectural Context**

**CS3-I-i. Respond to Tradition:** New buildings should respond to the architectural tradition of nearby buildings.

**CS3-I-ii. Areas Lacking a Well-Defined Character:** Where no clear pattern is evident, new development should help define and unify the existing visual context and Pike/Pine neighborhood character with a varied and well-detailed pedestrian environment.

- a. New development should design underused public rights-of-way to enhance pedestrian circulation, provide pedestrian gathering areas, additional landscaping, or other streetscape improvements.

- b. Streetscape treatments on Avenues should retain the informal character of those streets, such as shared pedestrian and vehicle loading areas, lower curb heights and varied curb lines, and textured paving materials.

### **CS3-II Architectural Compatibility**

**CS3-II-i. Maintain Block Face Rhythm and Continuity:** Design new development that references architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

**CS3-II-ii. Balance Compatibility with Creativity:** Design new structures for compatibility with existing context while allowing for creative expression, response to unique conditions, and adaptability to the changing function of the area.

- a. Carefully design building details and proportions, and use of high quality materials consistent with the neighborhood's signature buildings.
- b. Design new structures with a strong overall composition and design concept.
- c. Design buildings to be flexible and adaptable to different uses over time.

## **PUBLIC LIFE**

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

### **PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

### **PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

### **PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially

in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

### ***Pike Pine Supplemental Guidance:***

#### **PL1-I Network of Open Spaces**

**PL1-I-i. Pike and Pine Streets, East of Broadway:** Any open space and pedestrian areas on these active commercial streets should support street-level commercial activity.

**PL1-I-ii. Large Sites:** On large sites, mid-block passageways should be considered as an opportunity to provide open space located in the interior of the block, where it would not disrupt the continuity of retail street frontages and would support the desired intensity of commercial activity in the area.

**PL1-I-iii. North-South Avenues, West of Broadway:** Street frontages in these areas where a greater residential emphasis is appropriate should include landscaped open space or other pedestrian amenities that “soften” the street edge.

**PL1-I-iv. Right-of-Way Greening:** Enhance the public realm of the street to provide a connecting open space network.

#### **PL1-II Walkways and Connections**

**PL1-II-i. Pedestrian Safety and Comfort:** Design through-block connections to be safe and comfortable for pedestrians.

**PL1-II-ii. Focal Points and Amenities:** Create focal points to draw in pedestrians, and consider opportunities for open space and other amenities such as gardens, courtyards, fountains, lighting and seating to unite different uses in the interior of the block.

**PL1-II-iii. Entrance Design and Location:** Design and locate entrances to be highly visible, with logically aligned connections to two or more public streets.

**PL1-II-iv. Design for Public Use:** Design through-block connections to be inviting for public use and include space for gathering, relaxing, and other attractions and amenities.

**PL1-II-v. Accommodate Pedestrians and Attractions:** Provide pathways wide enough to accommodate both active pedestrian movement and the attractions and amenities noted above (typically at least 12 feet).

**PL1-II-vi. Complement an Active Street Environment:** Any network of through-block connections should complement, not supplant, an active public street environment.

### **PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

#### **PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

#### **PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

#### **PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

#### **PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

### ***Pike Pine Supplemental Guidance:***

#### **PL2-I Personal Safety and Security**

**PL2-I-i. Emphasize an Active Street Environment:** Design new development to emphasize an active street environment and locate activities to promote “eyes on the street” as the best approach for achieving a secure environment

**PL2-I-ii. Minimize the Visual Impact of Security Features:** Design for public safety, but minimize the visual impact of security features such as gates and barriers.

a. Design security features such as gates and lights to be of a fine grain scale. The appearance of any security cameras should be minimized. Bars on lower window are not be permitted.

b. Shield light fixtures and direct lighting to emphasize pedestrian areas and entrances.

#### **PL2-II Pedestrian Amenities**

**PL2-II-i. Include Pedestrian Amenities in New Development:** Design new development with pedestrian amenities such as street trees, pedestrian lighting, overhead weather protection, benches, newspaper racks, public art, and bike racks.

**PL2-II-ii. Design Landscaping to Accommodate Active Use:** Design landscaping and streetscape treatments to accommodate the active use of sidewalk space along Pike/Pine commercial streets, responding to high pedestrian volumes during daytime and evening hours.

### **PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

#### **PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

### **PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

### **PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

### ***Pike Pine Supplemental Guidance:***

#### **PL3-I Residential Entries**

**PL3-I-i. Visually Prominent Entries:** Design entries for residential buildings and residents' entries to mixed-use buildings to be visually prominent and feature weather protection, special lighting and architectural enhancements.

**PL3-I-ii. Entry Design:** Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

#### **PL3-II Residential Edges**

**PL3-II-i. Ground Floor Residence Location:** Ground floor residences facing the street are generally limited to the north-south side streets west of Broadway, in response to neighborhood context.

**PL3-II-ii. Security and Privacy:** Design ground floor residences for security and privacy by setting the units back from the street, raising the units above the sidewalk grade sufficiently to prevent direct eye contact between pedestrians and residents in interior spaces, or a combination of the two.

### **PL3-III Live/Work Units**

**PL3-III-i. Accommodate Non-Residential Uses:** Design the ground floor interior spaces of live/work units facing the street to accommodate non-residential uses.

**PL3-III-ii. Accommodate Livable Residential Space:** Design live/work units to accommodate livable residential space.

**PL3-III-iii. Adaptability Over Time:** Design live/work units to be adaptable to different uses over time.

### **PL3-IV Retail Edges**

**PL3-IV-i. Ground Floor Retail Edge Design:** Design the ground floor retail edge of new developments to enhance street-level activity and maintain a small-scale, pedestrian-oriented character.

- a. Provide the high floor-to-ceiling heights and transparent street facades characteristic of older commercial buildings;
- b. Incorporate elements commonly found in street-level facades, such as clearly defined primary entrances and large display windows, and consider features such as shallow recesses at entries or arcades to add variety;
- c. Provide weather protection and architectural emphasis for entrances to street-level commercial uses;
- d. Promote social mixing through street-level design that encourages interaction between activities in interior spaces and the outdoor, public street environment; and
- e. Provide flexible ground-level space that is adaptable to a wide variety of uses, ranging in size to accommodate a variety of businesses, especially spaces suitable for small, local businesses.

## **PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

### **PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-A-2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

### **PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

#### **PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

## **DESIGN CONCEPT**

### **DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

#### **DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

#### **DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-B-2. Facilities for Alternative Transportation:** Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

#### **DC1-C Parking and Service Uses**

**DC1-C-1. Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.



**DC1-C-3. Multiple Uses:** Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

***Pike Pine Supplemental Guidance:***

**DC1-I Arrangement of Interior Uses**

**DC1-I-i. Adaptable Design:** Design flexible interior spaces that can be adapted to support both commercial and residential activities as the building’s use evolves over time.

**DC1-II Vehicular Access and Circulation**

**DC1-II-i. Garage Entryways:** Design garage entryways facing the street to be compatible with the pedestrian entry to avoid a blank façade.

**DC1-II-ii. Character Structures:** For projects that include character structures, use original vehicular access façade openings to accommodate loading and vehicular access where possible.

**DC1-II-iii. Access to Parking and Service Areas:** To minimize curbcut interruptions along street frontages, consider opportunities for sharing parking and service access with abutting development.

**DC1-II-iv. Screening Parking Areas:** Locating parking below grade or separating parking areas from the street by other uses as much as possible is preferred.

**DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

**DC2-A Massing**

**DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

**DC2-B Architectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the

façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

#### **DC2-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

#### **DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

### ***Pike Pine Supplemental Guidance:***

#### **DC2-I Concept**

**DC2-I-i. Reflect Neighborhood Heritage:** Design concepts should emphasize relatively simple facade character with high quality materials, modulation, and refined details to reflect the neighborhood’s architectural heritage.

**DC2-I-ii. Emphasize Character Structures:** Design concepts for projects that include character structures should emphasize the character structure.

#### **DC2-II Character Structures**

**DC2-II-i. Maintain Architectural Integrity:** Maintain the architectural integrity of character structures on site. Design additions to:

- a. Avoid all but minor changes to the primary elevation(s) of the character structure;
- b. Make a visual distinction between old and new - new construction should be distinguishable from the character structure and compatible in form, scale, massing, and proportion;
- c. Emphasize the form and detailing of those architectural materials and features that are important in defining the structure’s character;
- d. Encourage designs that make the ground floor of character structures more usable, while retaining key interior elements that are visible from the street;
- e. Remove elements that have been added to the original building if they are inconsistent with the building’s original character, such as metal siding or other façade covering, false shutters, etc.; and

- f. Retain, repair, rehabilitate, or replace character-defining elements of the character structure, using generally accepted historic preservation and restoration methods.

**DC2-II-ii. Increase Viability:** Allow additions that increase the viability of the character structure while maintaining its architectural integrity.

- a. Avoid adding materials or features to the character structure that were not historically used in character structures.
- b. Use materials and color to distinguish additions from the character structure.
- c. Design the new addition in a manner that provides differentiation in materials, color, ornamentation, and detailing so that the new work addition does not appear to be part of the original character building.
- d. Encourage a high degree of transparency and glazing in additional upper stories to give an appearance of lightness and avoid dominating or overpowering the character structure.
- e. Design new additions to complement any character structures on site and other structures on the block.

### **DC2-III New Projects that Include Character Structures**

**DC2-III-i. Ensure Compatibility:** Design projects that include character structures to be compatible with character structures on the site and elsewhere on the block.

- a. Use siting, setbacks, structure orientation, massing, and rhythm, both at the street level and on floors above, to maintain a strong presence of the character structure in the streetscape.
- b. Design new portions of the structure to respect the scale and integrity of the existing character structure and avoid new construction that appears to be an oversized expansion of the original design.
- c. Design forms and details to be simple and straight-forward, rather than complex or fussy.

**DC2-III-ii. Maintain Continuity:** Emphasize the streetscape and the street level portion of the character structure to maintain a sense of continuity between the character structure and the new project.

- a. Give priority to maintaining the original floor-to-ceiling height of the character structure's ground floor, especially for interior spaces visible from the street, and extend this condition to the new structure.
- b. Maintain the original aspects of the character structure's street level design and function as much as possible.
- c. Adapt elements of the character structure's original design to the functions of the new structure, such as major entries to the structure, public areas and internal circulation, service access, and ground floor uses that are oriented primarily to the street.
- d. Maintain the transparency provided by the doors, windows, and other openings in the original street facing facades.

**DC2-III-iii. Create Visual Continuity:** Align architectural elements and features of the character structure with those of the new portions of the project to create visual continuity between the character structure and the new addition.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

**DC3-A Building-Open Space Relationship**

**DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

**DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

**DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

**DC3-C-3. Support Natural Areas:** Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

***Pike Pine Supplemental Guidance:***

**DC3-I Residential Open Space**

**DC3-I-i. Balconies:** Locate balconies to respond to neighborhood context and enhance livability for residents.

- a. Upper level balconies should be designed to provide usable open space and articulation and are most appropriate on streets where a residential emphasis is desired.
- b. On active commercial streets, balconies should be provided at the rear or sides of the building, or interior courtyard, instead of the street frontage.

**DC3-II Streetscape Landscaping**

**DC3-II-i. Complement Open Spaces:** Locate and design street level landscaping to complement open space areas on the development site and to soften street edges.

**DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

**DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

**DC4-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**DC4-D-2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

**DC4-E Project Assembly and Lifespan**

**DC4-E-1. Deconstruction:** When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

***Pike Pine Supplemental Guidance:***

## **DC4-I Exterior Finish Materials**

**DC4-I-i. Complement Neighborhood Character:** New development should complement the neighborhood's auto-row and light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

- a. Brick, masonry, textured or patterned concrete, true stucco (Dry-vit is discouraged), with wood and metal as secondary or accent materials;
- b. Other integral color high quality materials that work well with the historic materials and style of neighboring buildings;
- c. Exterior features and details such as: entrances, fully-glazed storefront windows and expansive glazing, parapets, cornices, roofs, windows, ornamentation (such as terra cotta cladding), signage (including emblems and embossed building names) and color;
- d. Limited number of exterior finish materials per building;
- e. High quality glazing and trim as a vital component of exterior finish; and
- f. Materials and treatments that are consistent with a specific design approach (See DC2.1 and Appendix A-1).

## **DC4-II Signs**

**DC4-II-i. On the Building Façade:** Design areas on the building façade for individual business signs that are generally no more than 20 feet above grade and integrated with the design concept and architectural details.

**DC4-II-ii. Integrate with Architectural Elements:** Design building identification signs to be integrated with the building's architectural elements.

**DC4-II-iii. Add Visual Interest:** Incorporate unique, hand-crafted and well-made signs to add visual interest to the simple building form.

**DC4-II-iv. Reinforce Identity and Presence:** Use signs to reinforce the identity of different areas and the presence of different activities within Pike/Pine.

## **RECOMMENDATIONS**

The analysis summarized above was based on the design review packet dated Monday, June 29, 2020. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following preliminary conditions:

1. Work with staff to explore including one or more horizontal masonry element to unite and ground the masonry pilasters and better organize the façade and better respond to the historic context of First Hill. **(CS3-A, CS2-C, CS2-III, DC2-B and DC2-E)**
2. The gate used to hide the trash room shall include a unique, artistic design that is constructed of high-quality materials and is distinct from the gates on the adjacent proposal (3034049-LU). **(DC1-A and PL2-B)**



**\*ADMINISTRATIVE RECOMMENDATION EAST**

Record Number: 3034049-LU

Address: 722 East Union

Applicant: Kelly Carlson, Runberg Architecture Group

Report Date: Wednesday, December 23, 2020

SDCI Staff: Michael Gushard

**SITE & VICINITY**

Site Zone: Neighborhood Commercial 3  
Pedestrian Zone with a 75' height limit [NC3P-75(M)]\* (\*staff note: the proposal is vested to NC3P-65 zoning)

Nearby Zones: (North) NC3P-75(M)  
(South) HR (M)  
(East) NC3P-75 (M)  
(West) MR (M) and NC3P-75(M)

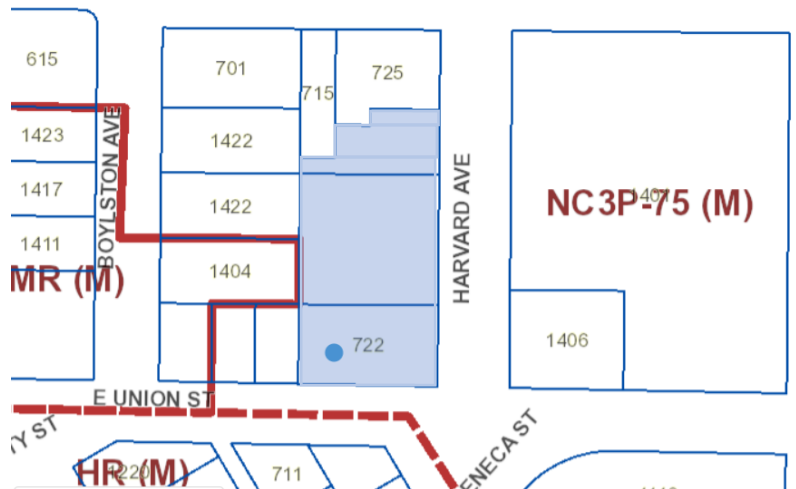
Lot Area: 5806 sq ft

**Current Development:**

The lot is currently a parking lot and the historic Knights of Columbus building.

**Surrounding Development and Neighborhood Character:**

Immediately to the south is the historic Knights of Columbus hall, a large turn of the century brick building. Across the street to the east is a historic landmark fire station and a



\*On April 27, 2020, the Seattle City Council passed emergency legislation [Council Bill 119769](#) which allows projects subject to full design review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project has elected to make this change.

parking structure. To the north is a traditional early 20th century style commercial building. The area is within the Pike Pine Conservation overlay and in an urban center.

**Access:**

Vehicular and pedestrian access is currently from Harvard Street.

**Environmentally Critical Areas:**

There are no environmentally critical areas on the site.

**PROJECT DESCRIPTION**

Land Use Application to allow a 7-story, 125-unit apartment building with retail. Parking for 134 vehicles proposed. Existing 4-story building to remain. Early Design Review Guidance done under #3032716-EG.

The design packet includes materials that are available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

**Mailing Public Resource Center**  
**Address:** 700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

<b>EARLY DESIGN GUIDANCE April 25, 2019</b>
---

**PUBLIC COMMENT**

SDCI staff received the following design related comments:

- Concerned about development blocking emergency egress of building next door.
- Design related comments stating that buildings next to the historic building shouldn't be too busy and expressing a preference for red brick and simple fenestration patterns.
- Supporting applicant's preference to remove trees from site.
- Supported applicant's preference to leave the historic painted signs visible after the projects are complete.
- Concerned about impacts to the decks and solid waste access of adjacent building.



SDCI staff also summarized design related comments received in writing prior to the meeting:

- Asked the applicant to consider a solution to share dumpster space with neighboring buildings. Noted that the proposal will eliminate the dumpster space currently used by neighboring buildings and there is no alternative alley space available.
- Encouraged a setback of the building or step-back of the upper floors to preserve daylight access to the southing-facing apartments at Saint John's.
- Concerned about reduced access to Saint John's backyard/patio space.
- Supported Option B – Preserving exceptional trees. Noted the trees provide bird habitat and a green canopy during the summer

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number-EG: <http://web6.seattle.gov/dpd/edms/>

## **PRIORITIES & RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

### **EARLY DESIGN GUIDANCE APRIL 4, 2019**

#### **1. Massing, architectural concept and respect to the adjacent historic structure**

a. The Board discussed the three options at great length. They agreed that the option encroaching on the historic building was not the best strategy for the neighborhood or the historic context. They stated that option B would not meet its goal of effectively preserving the grove of trees or provide quality urban design. The Board members asserted that Option C was their preferred option. They said they requested continued massing development and resolution of the location of tree canopy on the site and development of the relationship with the northern neighbor. **(CS2-A-1, CS2-D-2, CS2-I-I, CS3-A-1 and CS3-B-2 DC2-A)**

b. While the Board accepted the argument that the grove of trees on site was not a good candidate for preservation, they requested that the applicant explore ways to mitigate the loss of canopy with planting on site. The Board did not give a specific direction for the location of the tree coverage. One member suggested the applicant explore a courtyard. Another suggested the northern property line as a potential location. **(CS1-D-1, CS2-B-3, DC3-B and DC4-D-1)**

c. They requested that the applicant seek an elegant and neighborly solution to the loss of egress and trash storage for the neighboring building. Although impacts to this site

were not specifically in their purview, adjustments made to achieve this solution could have significant impacts on the site and massing of the proposal. **(CS1-I-iii and CS3-A-1)**  
d. The Board requested renderings that included the neighboring properties and views from Pike/Pine in order to properly understand impacts to these buildings and to better understand the context of the new development. **(CS2-D-5 and CS3-A)**

## **2. Building Composition**

- a. The Board advised the applicant to create a consistent hierarchy within the building. This advice was in consideration of guidelines related to the design concept as well as public comment. The Board felt a rigorous subdued building would allow the historic landmark next door to shine. **(CS3-A-1 CS2-A-2CS2-II-i DC2-B-1 DC1-II-ii, DC4-I-i.)**
- b. Board members expressed concern of how the garage access crosses the sidewalk and requested further refinement of this feature with an eye toward urban design and pedestrian safety. Other Board members commented that the applicant should seek elegant solutions that minimize the impact of the many services uses at the ground floor in a way that brings texture and porosity to the streetscape. They specifically suggested the applicant consider a departure for a narrow driveway to achieve this goal. **(PL1-A, PLB-1,PLB-2, PL2-B, PL4-A, DCB-1, DC1-C and DC2-D)**
- c. The Board reviewed the concepts presented in the EDG packet and expressed that concept 1 was less desirable because it mimicked the historic building too closely, which could take away from this neighborhood landmark. The second of the two options was considered to be more “Pike/Pine.” They said the shifts and stacked windows worked well within the context of the neighborhood. **(CS2-A, DC2-B, CS2-IV-I and CS3-A-1)**
- d. The Board appreciated the step-down and change of materials at the roofline on option 2. They said that this gesture created an effective and attractive response to topography. **(CS1-C-1, CS1-C-2, DC2-A)**
- e. The Board appreciated the gasket feature, both as a way of minimizing the perceived length of the building and as a way to allow the historic building to the south breathing room. One Board member specifically cautioned the applicant that the gasket should visually recede to be effective, and the other Board members agreed. Collectively, they recommended that the applicant to move the gasket back. This shift in the vertical plane would allow for more green space. **(CS3-1, DC2-B, DC2-C DC2-D and DC3-B)**
- f. Given the constraints of the site , the Board suggested exploring vertical landscaping at the gasket. **(DC3-C and DC2-II)**
- g. The Board advised the applicant to ensure that, in following guidance, to create a consistent hierarchy within the building design and with its entrances. This advice was in consideration of guidelines related to the design concept as well as public comment. The Board felt a rigorous subdued building would allow the historic landmark next door to shine. **(CS3-1, DC2-B, DC2-C, DC2-II and DC2-D )**

## **SECOND EARLY DESIGN GUIDANCE AUGUST 14, 2019**

### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Stated that the proposed street plantings are a great improvement.
- Hoped that the street trees are canopy trees.
- Loved the warm brick and felt it works better with grey Seattle context.
- Appreciated that historic logo is kept on KoC building.
- Stated that the building should not compete with the landmark and suggested that the accent panels proposed on the building do this.
- Suggested the applicant explore utilizing typographic design elements on the facade like a typical First Hill building.
- Asked questions about emergency egress from nearby building

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

## **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

### **1. Massing, architectural concept and respect to the adjacent historic structure**

- a. The Board let the applicant know that they expected to see rendering from Pike as well as comprehensive views of from the pedestrian level. The recommendation should include pedestrian height views of all sides of the project. **(CS2, CS3, PL2 PL3, DC1, DC2, DC3, and DC4)**
- b. The applicant should include all checklist items, including floorplans with all of the submittals. At the 2nd EDG meeting, the Board found it difficult to understand the relationship of the ground floor to the streetscape and courtyard uses. They wished to underline how critical the knowledge of these interior uses are to understanding how well the proposal meets the design guidelines relating to open spaces and ground floor activation. **(CS2, CS3, PL2 PL3, DC1, DC2, DC3, and DC4)**
- c. The North facade was discussed at length, just as in the first EDG. The Board expressed their appreciation that the applicant consulted with the neighbors to the North and created a strategy to offset their lost waste storage. The Board acknowledged that the comments about offsite impacts were outside of the strictest interpretation of design review purview, and encouraged the applicant continue this work with the neighbor to the North. **(CS1-I-iii and CS3-A-1)**
- d. Board members said they want the north facade to be completed in a way that mirrors the details and high-quality materials on the front facade. The design of the building should wrap around the building while maintaining the setback on the North, even if it narrows the interior space a few feet. **(DC2 and DC4)**

e. At EDG 1 the Board was very happy with some of the aspects of the project. They requested these be included at the Recommendation phase. They directed the applicant to:

i. Increase the glazing on the gasket as depicted in the EDG1 packet. The Board stated that this met two goals of activating that space while helping it recede away from the historic building. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**

ii. Wrap the design concept from the front facade around all sides of the building. They noted that this building is very visible from the north, so this is particularly critical on the north-facing facade and the elevation at the courtyards. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**

iii. Increase the amount of glazing on the top floor. This is required to match the gasket and make the setback area contrast with the masonry below. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**

f. The Board felt that the window modules, with the metal panel and wood-like features, needed further refinement. They discussed several ideas for how to achieve this, including removing the wood-like volumes and/or making them flat instead of canted. The applicant should show the development of this feature at the Recommendation meeting. It would be a good idea to come prepared with multiple options for discussion. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**

g. The Board echoed public comment supporting the use of light-colored brick that contrasts with the primary red brick of the landmark Knights of Columbus Building while picking up on the warm hue of its terracotta details. In this discussion, they reiterated that this material must wrap the entire building. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**

h. The Board agreed that High-Pressure Laminate would not fit within the context of the surrounding neighborhood or complement the landmark building next door. **(CS3 and DC4-A )**

## 2. Open Spaces and Streetscape

a. The Board stated that lobbies and mail rooms are very static and are service uses. The Board gave guidance that the lobby areas and mail area be removed from the streetscape and replaced with a more active use like a coffee bar, waiting area or another amenity. **(PL3-1 and DC1)**

b. The Board appreciated the increase in glazing at the streetscape from EDG1. They expect to see this amount of glazing and high-quality storefronts and windows at Recommendation. **(PL3-1 and DC1-A)**

c. The Board noted there was not enough information to really drill into how to program the tree courtyard at the rear. They expect to see detailed information about how large the canopy will grow given the soil volume in their podium. If it is possible to program this space with trails or seating without harming the trees the Board would appreciate it. At the recommendation meeting, bring the exploration of these ideas and be prepared to discuss the conclusions. **(PL1-A and DC3)**

- i. Additionally, the Board stated that some direct connection between the units and the courtyard is preferable. **(DC3)**
- d. The Board gave guidance to rework the Courtyard at the southside of street side the building. The Board felt that the fence at this location eroded the positive aspects of moving the gasket feature back. They also noted they will expect to see some exploration of a second entrance at this location that celebrates the opening and access to the lobby without competing with the main entrance or the neighboring landmark. Be prepared to discuss how this feature's iterates between now and the Recommendation meeting. Consider bringing multiple options to the next meeting for the Board to discuss. **(PL1-A, PL2-B PL3-A and DC3)**
- e. The Board was very pleased with the street trees as rendered. They asked that at the next meeting the applicant be prepared to discuss how these trees would grow, create canopy and work with the rest of the planting options to create a lush layered landscape. **(CS1-D, CS3-1, CS2-1. CS3-A2, CS3-B, and PL1-A)** i. Include First Hill landscape precedents with the Recommendation packet and demonstrate how these precedents are integrated into the landscape plan of the site. The Board was keen to remind that applicant that they will need a complete and detailed landscape plan. **(CS1-D, CS3-1, CS2-1. CS3-A2, CS3-B, PL1-A and DC3)**
- f. As they expressed at EDG1, the Board would support a departure to narrow the driveway and make a smaller opening and more pedestrian-friendly space. **(PL1-A, PLB-1, PLB-2, PL2-B, PL4-A, DCB-1, DC1-C and DC2-D)**

<b>ADMINISTRATIVE* RECOMMENDATION December 23, 2020</b>
---

**PUBLIC COMMENT**

SDCI staff received the following design related comments:

- Comment that red brick is common throughout the neighborhood and should be integrated in the project
- Cited a preference for a symmetrical window grid like those in historic buildings and additions to them in the neighborhood.
- Suggestion to eliminate wood like material in order to better meet the design guidelines.
- Requested that the project include a visual allusion to the strong belt and roof line of the Knights of Columbus Building
- Requested that the symmetrical window pattern of the Knights of Columbus building be reflected in the proposal.
- Requested that the brick and terra cotta of the Knights of Columbus be complimented or coordinated in the project.
- Requested that no trees be added to the existing canopy along the street to allow the sun to hit the street.

SDCI also received comments outside the scope of design review, with concerns related to the cultural historic resources report and existing overhead utility lines.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

### **SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS**

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

#### **1. Façade detailing**

- a.** At the first EDG, the Board requested information, including a completed checklist of items to assist in assessing the project. These included a checklist, a detailed presentation of the uses on the first and second floor, and more rendered illustration from up and down the street. The applicant supplied all of these as requested and they greatly assisted Staff in making recommendations for the project. **(CS2, CS3, PL2 PL3, DC1, DC2, DC3, and DC4)**
- b.** The Board expressed concern at the last EDG about the window modules of the building. They felt that the compound wood, metal, and glass proposed in the openings at EDG was too complicated. They requested that the windows be simplified and suggested that the applicants explore a flat expression in the module. While Staff appreciates the applicant's work on adjusting the module, the new proposal is even more complicated with its sloping laminate panels and glass. This competes with the rigorous simplicity of the design and does not follow the Board's prior guidance. Staff proposes a condition of approval that the applicant works with the planner to achieve a more straightforward, flatter condition within the window modules. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**
- c.** At EDG 1 and EDG 2 the Board directed the applicant to remove the laminate wood material from the window module because it is not in keeping with the neighborhood's context and felt out of step with the rigorous, simple masonry design of the proposed building. For this reason, Staff proposes a condition to remove the laminate wood material from the proposal. **(CS3 and DC4-A)**
- d.** The Board also asked that the north façade be detailed in a manner that reflected the street facing facade. The applicant largely achieves this by wrapping the brick around to this façade. These facades are very visible, given the size of the building and the slope on which it is sited, and the use of high-quality materials in this location works to meet the design guidelines. **(CS1-I-iii and CS3-A-1)**

- e. The Board agreed with public comment at EDG and stated support, but not a condition or directive, to use light-colored brick to contrast the building with the historic Knights of Columbus Building with which it shares a site. Further public comment requested red brick to respond to the context of the many red brick buildings found throughout the immediate area. The applicant explored dark red blend, brown blend, and grey/buff brick options on page 54 of the Design Recommendation packet and stated preference for the dark red blend. Staff recommends approval of either the either the dark or light brick so long as masonry remains a primary component of the project. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**
- f. The Board suggested that the applicant increase the amount of glazing in the gasket and on the top floor to help these features disappear in contrast to the muscular brick façade of the building. The applicant has increased the gasket glazing drastically on the vertical volume and provided some increase and glazing at the top setback volume. While this meets the Board guidance, any additional increase in glazing to the top floor would be appreciated by Staff as it would assist in mitigating the height, even better meeting the Board's guidance and providing even more contrast between the setback top floor and the rest of the building. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**

## **2. Ground floor**

- a. At both EDG meetings, the north façade was discussed and how it interacts with the neighboring properties. The applicant has presented potential shared access with the neighbor that allows them to share a small part of the property for waste access. The narrow passage achieves this neighborly goal in a manner that minimizes adverse impacts to the pedestrian environment. Staff appreciates the applicant's responsiveness to the Board's guidance and the applicant's work with the neighbors and hopes that this consultation continues through the construction phase. Staff recommends approval of this aspect of the design and understands that there may be small tweaks in response to user needs at this area to build a solution that is amenable to neighbors and best meets the design guidelines. **(CS1-I-iii, CS3-A-1 and PL-3)**
- b. While Staff appreciates the work the applicant has put into the shared access, a standard utilitarian gate in this location will detract from all the positive qualities of the streetscape. For this reason, Staff recommends a condition of approval that a high quality, artistically designed fence, that is distinct from the proposal along Harvard street be included in this location. **(CS1-I-iii, CS3-A-1 and PL-3)**
- c. Staff appreciates the local examples provided as well as the soil diagrams and landscape plan. The packet illustrates that the project will have a lush and layered landscape on both sides of the project. Staff recommends approval of this aspect of the design. **(CS1-D, CS3-1, CS2-1. CS3-A2, CS3-B, PL1-A and DC3)**
- d. The proposal includes high-quality storefronts at the streetscape, and the detailed floor plans provided in the recommendation packet show that the applicant pushed the mailroom and leasing office uses further into the building,

replacing them with more active collecting spaces for building users like a coworking space and lobby waiting area. The applicant also included a secondary entrance facing the Knights of Columbus in place of a fence along the streetscape that previously created a poor-quality pedestrian experience. These uses paired with the high level of glazing on the first two floors will ensure eyes on the street and varied and visible activity within the building along the street front. Staff recommends approval of this design. **(CS3-A-1, PL3-1 and DC1-A)**

- e. At EDG, the Board suggested that the applicant request a departure to minimize the garage door's intrusion into an otherwise positive pedestrian experience along Union. The applicant has opted not to avail themselves of this opportunity. Since the garage door still creates a negative utility use on an otherwise well detailed and dynamic ground floor, Staff recommends a condition that the garage door is constructed of high-quality materials and include an artistic design. **(PL3-1 and DC1-A)**

## **DEVELOPMENT STANDARD DEPARTURES**

At the time of the RECOMMENDATION review no departures were requested.

## **DESIGN REVIEW GUIDELINES**

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

### **CONTEXT & SITE**

#### **CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

##### **CS1-A Energy Use**

**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

##### **CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

##### **CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.



**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

#### **CS1-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

#### **CS1-E Water**

**CS1-E-1. Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

**CS1-E-2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

#### ***Pike Pine Supplemental Guidance:***

##### **CS1-I Topography**

**CS1-I-i. Elevation Changes:** Step the elevation of ground floors so that building entrances and ground floors roughly match the street grade.

**CS1-I-ii. Step with Grade:** Design the building massing to step with grade using techniques such as changes in the levels of upper floors, breaks in the roofline, and vertical and horizontal modulation.

**CS1-I-iii. Minimize Service and Access Impacts:** Use existing grade changes to minimize service and access impacts on the Avenues in through-block developments.

#### **CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

##### **CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

##### **CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

## **CS2-C Relationship to the Block**

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

**CS2-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

## **CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

## ***Pike Pine Supplemental Guidance:***

### **CS2-I Location in the City and Neighborhood**

**CS2-I-i. Architectural presence:** Retain as much of the existing physical context as possible with new development.

### **CS2-II Adjacent Sites, Streets, and Open Spaces**

**CS2-II-i. Site Characteristics:** Massing and articulation should respond to the established Pike Pine development pattern of street facing façade widths and mid-block depth.

**CS2-II-ii. Connection to the Street:** Integrate new development with existing street patterns to maintain a cohesive streetscape:

- a. Orient active street-level uses on Pike and Pine Streets, Broadway, and on streets requiring street-level uses east of Broadway.
- b. Maintain the strong 2 to 4 story street wall along street lot lines established by existing development, while allowing for upper story step backs.
- c. Design street frontages with a quieter, more residential character on north-south Avenues west of Broadway.
- d. Design all street fronts for activation, visual interest, and variety.

- e. Design any setbacks from the street as pedestrian-oriented spaces enhanced with landscaping, street-furnishings, and high quality, well-detailed pavements between the sidewalk and the building.

**CS2-II-iii. Open Space:** Consider providing additional open space and landscaped areas at key locations, including frontages at “gateway” intersections shown on Map 1 on page 3 and “bow tie” and “crossroad” intersections shown on Map 2 on page 4, where it may be possible to integrate such spaces with abutting right-of-way areas to create larger, functional spaces.

### **CS2-III Relationship to the Block**

#### **CS2-III-i. Corner Sites:**

- a. Design new development to address corners by taking cues from historic buildings.
- b. On corner sites at “bow tie” “crossroads” and “gateway” intersections shown on Maps 1 and 2 on pages 3 and 4, incorporate special architectural features, landscaping, or site elements that reflect the angle, orientation, and high visibility of the design at those intersections.

#### **CS2-III-ii. Small Site Development:**

- a. Design new development on small lots to enhance the pedestrian environment and minimize parking and service uses along the street frontage.
- b. Maintain a continuous street wall and discourage front setbacks.
- c. Provide rear and side setbacks to maximize access to light, air, and usable space between structures, minimize exposed blank walls, create usable open space, or separate parking from the street front.
- d. Consider opportunities for unique design treatments on small sites.

**CS2-III-iii. Large Through-Block Sites:** Incorporate through-block connections on large through-block sites bounded by designated principal pedestrian streets.

- a. Design large through-block developments to respond to opportunities to achieve key community development objectives.

### **CS2-IV Height, Bulk, and Scale Compatibility; Pike/Pine Scale and Proportion**

**CS2-IV-i. Scale and Form:** Design new structures to be compatible in scale and form with surrounding context.

- a. Design facade widths to respond to the historic Pike/Pine context and scale.
- b. Design larger new structures to maintain established streetscape proportions.
- c. Introduce architectural variety to achieve desired bulk and scale relationships.
- d. For new development that is taller than the nearby context, design upper stories to reduce the appearance of bulk, including upper level setbacks.

**CS2-IV-ii. Large Development Sites:** Design structures on large sites with massing and articulation that responds to nearby scale and historic patterns.

- a. Design structures on large sites to achieve a cohesive design composition and avoid a large-scale, bulky, or monolithic appearance.

## **CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

### **CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

### **CS3-B Local History and Culture**

**CS3-B-1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

### ***Pike Pine Supplemental Guidance:***

#### **CS3-I Existing Architectural Context**

**CS3-I-i. Respond to Tradition:** New buildings should respond to the architectural tradition of nearby buildings.

**CS3-I-ii. Areas Lacking a Well-Defined Character:** Where no clear pattern is evident, new development should help define and unify the existing visual context and Pike/Pine neighborhood character with a varied and well-detailed pedestrian environment.

a. New development should design underused public rights-of-way to enhance pedestrian circulation, provide pedestrian gathering areas, additional landscaping, or other streetscape improvements.

b. Streetscape treatments on Avenues should retain the informal character of those streets, such as shared pedestrian and vehicle loading areas, lower curb heights and varied curb lines, and textured paving materials.

#### **CS3-II Architectural Compatibility**

**CS3-II-i. Maintain Block Face Rhythm and Continuity:** Design new development that references architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

**CS3-II-ii. Balance Compatibility with Creativity:** Design new structures for compatibility with existing context while allowing for creative expression, response to unique conditions, and adaptability to the changing function of the area.

- a. Carefully design building details and proportions, and use of high quality materials consistent with the neighborhood's signature buildings.
- b. Design new structures with a strong overall composition and design concept.
- c. Design buildings to be flexible and adaptable to different uses over time.

## PUBLIC LIFE

### **PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

#### **PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

#### **PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

#### **PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

### ***Pike Pine Supplemental Guidance:***

#### **PL1-I Network of Open Spaces**

**PL1-I-i. Pike and Pine Streets, East of Broadway:** Any open space and pedestrian areas on these active commercial streets should support street-level commercial activity.

**PL1-I-ii. Large Sites:** On large sites, mid-block passageways should be considered as an opportunity to provide open space located in the interior of the block, where it would not disrupt the continuity of retail street frontages and would support the desired intensity of commercial activity in the area.

**PL1-I-iii. North-South Avenues, West of Broadway:** Street frontages in these areas where a greater residential emphasis is appropriate should include landscaped open space or other pedestrian amenities that “soften” the street edge.

**PL1-I-iv. Right-of-Way Greening:** Enhance the public realm of the street to provide a connecting open space network.

#### **PL1-II Walkways and Connections**

**PL1-II-i. Pedestrian Safety and Comfort:** Design through-block connections to be safe and comfortable for pedestrians.

**PL1-II-ii. Focal Points and Amenities:** Create focal points to draw in pedestrians, and consider opportunities for open space and other amenities such as gardens, courtyards, fountains, lighting and seating to unite different uses in the interior of the block.

**PL1-II-iii. Entrance Design and Location:** Design and locate entrances to be highly visible, with logically aligned connections to two or more public streets.

**PL1-II-iv. Design for Public Use:** Design through-block connections to be inviting for public use and include space for gathering, relaxing, and other attractions and amenities.

**PL1-II-v. Accommodate Pedestrians and Attractions:** Provide pathways wide enough to accommodate both active pedestrian movement and the attractions and amenities noted above (typically at least 12 feet).

**PL1-II-vi. Complement an Active Street Environment:** Any network of through-block connections should complement, not supplant, an active public street environment.

#### **PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

##### **PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

##### **PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

##### **PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

#### **PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

#### ***Pike Pine Supplemental Guidance:***

##### **PL2-I Personal Safety and Security**

**PL2-I-i. Emphasize an Active Street Environment:** Design new development to emphasize an active street environment and locate activities to promote “eyes on the street” as the best approach for achieving a secure environment

**PL2-I-ii. Minimize the Visual Impact of Security Features:** Design for public safety, but minimize the visual impact of security features such as gates and barriers.

- a. Design security features such as gates and lights to be of a fine grain scale. The appearance of any security cameras should be minimized. Bars on lower window are not be permitted.
- b. Shield light fixtures and direct lighting to emphasize pedestrian areas and entrances.

##### **PL2-II Pedestrian Amenities**

**PL2-II-i. Include Pedestrian Amenities in New Development:** Design new development with pedestrian amenities such as street trees, pedestrian lighting, overhead weather protection, benches, newspaper racks, public art, and bike racks.

**PL2-II-ii. Design Landscaping to Accommodate Active Use:** Design landscaping and streetscape treatments to accommodate the active use of sidewalk space along Pike/Pine commercial streets, responding to high pedestrian volumes during daytime and evening hours.

#### **PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

##### **PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

### **PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

### **PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

## ***Pike Pine Supplemental Guidance:***

### **PL3-I Residential Entries**

**PL3-I-i. Visually Prominent Entries:** Design entries for residential buildings and residents' entries to mixed-use buildings to be visually prominent and feature weather protection, special lighting and architectural enhancements.

**PL3-I-ii. Entry Design:** Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

### **PL3-II Residential Edges**

**PL3-II-i. Ground Floor Residence Location:** Ground floor residences facing the street are generally limited to the north-south side streets west of Broadway, in response to neighborhood context.

**PL3-II-ii. Security and Privacy:** Design ground floor residences for security and privacy by setting the units back from the street, raising the units above the sidewalk grade sufficiently to prevent direct eye contact between pedestrians and residents in interior spaces, or a combination of the two.

### **PL3-III Live/Work Units**



**PL3-III-i. Accommodate Non-Residential Uses:** Design the ground floor interior spaces of live/work units facing the street to accommodate non-residential uses.

**PL3-III-ii. Accommodate Livable Residential Space:** Design live/work units to accommodate livable residential space.

**PL3-III-iii. Adaptability Over Time:** Design live/work units to be adaptable to different uses over time.

#### **PL3-IV Retail Edges**

**PL3-IV-i. Ground Floor Retail Edge Design:** Design the ground floor retail edge of new developments to enhance street-level activity and maintain a small-scale, pedestrian-oriented character.

- a. Provide the high floor-to-ceiling heights and transparent street facades characteristic of older commercial buildings;
- b. Incorporate elements commonly found in street-level facades, such as clearly defined primary entrances and large display windows, and consider features such as shallow recesses at entries or arcades to add variety;
- c. Provide weather protection and architectural emphasis for entrances to street-level commercial uses;
- d. Promote social mixing through street-level design that encourages interaction between activities in interior spaces and the outdoor, public street environment; and
- e. Provide flexible ground-level space that is adaptable to a wide variety of uses, ranging in size to accommodate a variety of businesses, especially spaces suitable for small, local businesses.

### **PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

#### **PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-A-2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

#### **PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

#### **PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

## DESIGN CONCEPT

### DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

#### DC1-AArrangement of Interior Uses

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

#### DC1-BVehicular Access and Circulation

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-B-2. Facilities for Alternative Transportation:** Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

#### DC1-CParking and Service Uses

**DC1-C-1. Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**DC1-C-3. Multiple Uses:** Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

### *Pike Pine Supplemental Guidance:*

#### DC1-IArrangement of Interior Uses

**DC1-I-i. Adaptable Design:** Design flexible interior spaces that can be adapted to support both commercial and residential activities as the building's use evolves over time.

#### **DC1-II Vehicular Access and Circulation**

**DC1-II-i. Garage Entryways:** Design garage entryways facing the street to be compatible with the pedestrian entry to avoid a blank façade.

**DC1-II-ii. Character Structures:** For projects that include character structures, use original vehicular access façade openings to accommodate loading and vehicular access where possible.

**DC1-II-iii. Access to Parking and Service Areas:** To minimize curbcut interruptions along street frontages, consider opportunities for sharing parking and service access with abutting development.

**DC1-II-iv. Screening Parking Areas:** Locating parking below grade or separating parking areas from the street by other uses as much as possible is preferred.

### **DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

#### **DC2-A Massing**

**DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

#### **DC2-B Architectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

#### **DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

#### **DC2-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

#### **DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

#### ***Pike Pine Supplemental Guidance:***

##### **DC2-I Concept**

**DC2-I-i. Reflect Neighborhood Heritage:** Design concepts should emphasize relatively simple facade character with high quality materials, modulation, and refined details to reflect the neighborhood’s architectural heritage.

**DC2-I-ii. Emphasize Character Structures:** Design concepts for projects that include character structures should emphasize the character structure.

##### **DC2-II Character Structures**

**DC2-II-i. Maintain Architectural Integrity:** Maintain the architectural integrity of character structures on site. Design additions to:

- a. Avoid all but minor changes to the primary elevation(s) of the character structure;
- b. Make a visual distinction between old and new - new construction should be distinguishable from the character structure and compatible in form, scale, massing, and proportion;
- c. Emphasize the form and detailing of those architectural materials and features that are important in defining the structure’s character;
- d. Encourage designs that make the ground floor of character structures more usable, while retaining key interior elements that are visible from the street;
- e. Remove elements that have been added to the original building if they are inconsistent with the building’s original character, such as metal siding or other façade covering, false shutters, etc.; and
- f. Retain, repair, rehabilitate, or replace character-defining elements of the character structure, using generally accepted historic preservation and restoration methods.

**DC2-II-ii. Increase Viability:** Allow additions that increase the viability of the character structure while maintaining its architectural integrity.

- a. Avoid adding materials or features to the character structure that were not historically used in character structures.
- b. Use materials and color to distinguish additions from the character structure.

- c. Design the new addition in a manner that provides differentiation in materials, color, ornamentation, and detailing so that the new work addition does not appear to be part of the original character building.
- d. Encourage a high degree of transparency and glazing in additional upper stories to give an appearance of lightness and avoid dominating or overpowering the character structure.
- e. Design new additions to complement any character structures on site and other structures on the block.

### **DC2-III New Projects that Include Character Structures**

**DC2-III-i. Ensure Compatibility:** Design projects that include character structures to be compatible with character structures on the site and elsewhere on the block.

- a. Use siting, setbacks, structure orientation, massing, and rhythm, both at the street level and on floors above, to maintain a strong presence of the character structure in the streetscape.
- b. Design new portions of the structure to respect the scale and integrity of the existing character structure and avoid new construction that appears to be an oversized expansion of the original design.
- c. Design forms and details to be simple and straight-forward, rather than complex or fussy.

**DC2-III-ii. Maintain Continuity:** Emphasize the streetscape and the street level portion of the character structure to maintain a sense of continuity between the character structure and the new project.

- a. Give priority to maintaining the original floor-to-ceiling height of the character structure's ground floor, especially for interior spaces visible from the street, and extend this condition to the new structure.
- b. Maintain the original aspects of the character structure's street level design and function as much as possible.
- c. Adapt elements of the character structure's original design to the functions of the new structure, such as major entries to the structure, public areas and internal circulation, service access, and ground floor uses that are oriented primarily to the street.
- d. Maintain the transparency provided by the doors, windows, and other openings in the original street facing facades.

**DC2-III-iii. Create Visual Continuity:** Align architectural elements and features of the character structure with those of the new portions of the project to create visual continuity between the character structure and the new addition.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

### **DC3-A Building-Open Space Relationship**

**DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

### **DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

### **DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

**DC3-C-3. Support Natural Areas:** Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

### ***Pike Pine Supplemental Guidance:***

#### **DC3-I Residential Open Space**

**DC3-I-i. Balconies:** Locate balconies to respond to neighborhood context and enhance livability for residents.

- a. Upper level balconies should be designed to provide usable open space and articulation and are most appropriate on streets where a residential emphasis is desired.
- b. On active commercial streets, balconies should be provided at the rear or sides of the building, or interior courtyard, instead of the street frontage.

#### **DC3-II Streetscape Landscaping**

**DC3-II-i. Complement Open Spaces:** Locate and design street level landscaping to complement open space areas on the development site and to soften street edges.

### **DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

#### **DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

**DC4-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**DC4-D-2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

**DC4-E Project Assembly and Lifespan**

**DC4-E-1. Deconstruction:** When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

***Pike Pine Supplemental Guidance:***

**DC4-I Exterior Finish Materials**

**DC4-I-i. Complement Neighborhood Character:** New development should complement the neighborhood’s auto-row and light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

- a. Brick, masonry, textured or patterned concrete, true stucco (Dry-vit is discouraged), with wood and metal as secondary or accent materials;
- b. Other integral color high quality materials that work well with the historic materials and style of neighboring buildings;

- c. Exterior features and details such as: entrances, fully-glazed storefront windows and expansive glazing, parapets, cornices, roofs, windows, ornamentation (such as terra cotta cladding), signage (including emblems and embossed building names) and color;
- d. Limited number of exterior finish materials per building;
- e. High quality glazing and trim as a vital component of exterior finish; and
- f. Materials and treatments that are consistent with a specific design approach (See DC2.1 and Appendix A-1).

#### **DC4-II Signs**

**DC4-II-i. On the Building Façade:** Design areas on the building façade for individual business signs that are generally no more than 20 feet above grade and integrated with the design concept and architectural details.

**DC4-II-ii. Integrate with Architectural Elements:** Design building identification signs to be integrated with the building’s architectural elements.

**DC4-II-iii. Add Visual Interest:** Incorporate unique, hand-crafted and well-made signs to add visual interest to the simple building form.

**DC4-II-iv. Reinforce Identity and Presence:** Use signs to reinforce the identity of different areas and the presence of different activities within Pike/Pine.

## **RECOMMENDATIONS**

The analysis summarized above was based on the design review packet posted in June 29, 2020. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design is APPROVED with the following preliminary conditions:

1. Work with the planner to achieve a more straightforward, flatter condition within the window modules. **(CS2, A, CS2-B, CS3-A, CS3-B, PL3 and DC4)**
2. Remove the laminate wood material from the proposal. **(CS3 and DC4-A)**
3. The gate on Union should have an artistic design, distinct from the proposal on Harvard (3034048-LU) and be made of high-quality materials. **(CS1-I-iii, CS3-A-1 and PL-3)**
4. Propose garage door that is constructed of high-quality materials and includes an artistic design. **(PL3-1 and DC1-A)**