



**FINAL RECOMMENDATIONS
OF THE
CAPITOL/FIRST HILL/CENTRAL AREA DESIGN REVIEW BOARD**

BACKGROUND INFORMATION:

Project Number: 3005929

Address: 1205 East Pine Street

Applicant: Steve Johnson, Johnson Architects for Barrientos

Meeting Date: January 9, 2008
Report Date: January 24, 2008

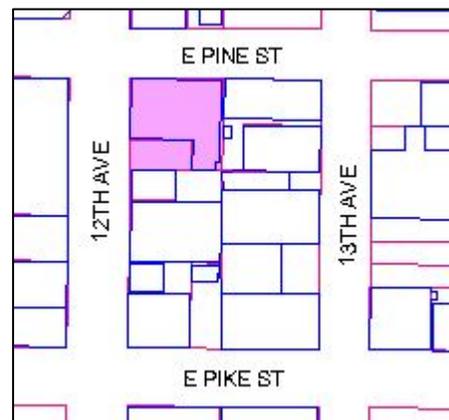
Board members present: Philip Beck
Jason Morrow
Sharon Sutton
Rumi Takahashi
James Walker, Chair

Board members present: None

DPD staff present: Lisa Rutzick, Land Use Planner

SITE & VICINITY

The subject site, zoned Neighborhood Commercial 3 with a 65 foot height limit (NC3-65'), is located on the southeast corner of the intersection of East Pine Street and 12th Avenue. The site is also within the Pike Pine Urban Center Village overlay district. The site currently has one existing structure, the exterior of which is proposed to remain. There is no alley access to the site. The NC3-65 zone continues to the north and west of the subject site. The site is well served by transit. Both Pine Street and 12th Avenue are designated principal pedestrian streets.



PROJECT DESCRIPTION

The proposal includes the preservation of the exterior façade of the existing building (Foley Sign Building) and the construction of three additional stories above. The new structure would be a five story mixed use building with 5,100 square feet of ground level commercial retail uses, below grade parking for 36 vehicles and five levels of residential use with approximately 61 units above the base. Access to the site would be from 12th Avenue. The exterior façade would retain the 18 foot tall retail space at the ground level. The proposed concept would remove the parapet that is currently above the cornice element. The cornice would become the line between the original and new construction. The residential floors are of varying heights

EARLY DESIGN GUIDANCE: JULY 18, 2007

DESIGN PRESENTATION

Three schemes were presented. All of the options include below grade parking with access from 12th Avenue. The first scheme (Scheme 1) proposed demolishing the existing building and constructing a new mixed use structure. The second alternative (Scheme 2) proposed preservation of the existing façade and designing the building configuration in an L-shape building situated against the two street edges with the courtyard facing to the southeast. The third and preferred scheme (Scheme 3) also proposed preservation of the façade and building a structure with a notch along 12th Avenue and an 11-foot deep setback along the east property line. The residential lobby entrance would be from 12th Avenue and the primary retail entries would be off of Pine Street.

PUBLIC COMMENT

Approximately eight members of the public attended the Early Design Guidance meeting. The following comments were offered:

- Find the proposed design concept to be great looking and well thought out. Clarify whether the façade will be part of the structural support for the addition.
- Clarify that the existing street trees will be preserved. [Yes and new street trees will be planed along 12th Ave.].
- Interested in the relationship between the proposed building and the next door business, The Cuff. Concerned that the new building will overshadow the outdoor patio space.
- Would like to see triple paned windows incorporated along the east façade so that the noise typically generated by The Cuff will not become a source of complaints for the new residents.
- Suggest including a visual barrier between the two properties, along the east property line.
- The Pike Pine Neighborhood Council is very supportive of the proposed design concept that preserves the façade.
- Agree that the existing cornice is a strong enough element to differentiate between the new and old portions of the building.
- Good to reference neighborhood examples.
- Important to value existing businesses and work to avoid creating a scenario where there will be conflicts between the new tenants and existing neighbors.
- Clarify previous projects completed by the applicant.

- The street level windows in the existing structure should be maintained and the new building should use similar materials and patterns.

FINAL RECOMMENDATION: JANUARY 9, 2008

DESIGN PRESENTATION

A further refined design of the preferred option was presented to the Board at the Recommendation meeting. The existing façade continues to be preserved and will be updated with new windows to match the existing mullion patterns. The upper stories are clad with a cementitious panel material. The upper level residential units have large floor to ceiling windows. The residential entrance is off of 12th Avenue and is set back from the sidewalk allowing opportunity for an entry courtyard.

The Board was extremely pleased with several aspects of the proposed design including the preservation of the base façade, the extremely high quality fenestration and the simple, well-considered design.

PUBLIC COMMENT

Approximately five members of the public attended the Recommendation meeting. The following comments were offered:

- The manager of The Cuff has met with the developer and they are working towards a solution to buffer the noise generated by the bar. Supports the proposed development, but are concerned that the new residents will complain about noise from The Cuff.
- Clarify that the garbage collection will be from the below grade garage.
- Very appreciative of the proposed project. The quality, size and quantity of the proposed fenestration are excellent. Like the integral color of the cementitious panel. Supports all proposed departures. The base should be in a lighter color to make it pop. The edge of the cornice looks fragile. Likes the splash of red color at the residential canopy. If the sidewalks are being re-built, then would encourage the developer to provide wires for pedestrian street lights.
- Commend the proposed design and pleased to see the elimination of brick from the upper levels. The expansive floor-to-ceiling sized windows are a great feature. The five foot between the garage bay overhang and the residential entry allows for a prominent projection. More color would be great. Support adding glazing at the residential corner of the south wall – suggest a vertical slit of glass. The corners should avoid joints and try to be fabricated to allow the panel to turn the corners.

DESIGN GUIDELINE PRIORITIES

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 and identified by letter and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings* of highest priority to this project. The Board recommendations follow in bold text.

A. Site Planning

- A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**
- A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**
- A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**
- A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**
- A-10 Corner Lots. Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

Pike/Pine Guidelines: Buildings on corner lots should reinforce the street corner. To help celebrate the corner, pedestrian entrances and other design features that lend to Pike/Pine's character may be incorporated. These features include architectural detailing, cornice work or frieze designs. The 12th/Pine intersection corner site is identified as a Pike/Pine gateway.

The Board encouraged the building design to develop with an awareness of the noise issues likely to arise from the abutting neighbor. The Board wants to see a visual buffer designed along the east property line. The Board also recommended that the applicant work with an acoustical engineer to address the noise buffer issue and how this might be addressed through design.

The Board agreed that the preferred scheme is appropriate and they commend the efforts to preserve the exterior facades. The Board also supported the proposed location of the access off of 12th Avenue.

At the Recommendation meeting, the Board was pleased with the efforts of both the applicant and the abutting neighbor to the east to negotiate the best resolution to a sound buffer between the two properties based on information provided by an acoustical engineer.

The Board was also pleased that the residential and vehicular access are proposed from 12th Avenue and have been designed to minimize the presence of the driveway and enhance the residential entrance.

B. Height, Bulk, and Scale

- B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential on the adjacent zones.**

The Board supported a design that maximizes the potential development allowed by the underlying zone. However, the Board stated that the design and massing of the east portions of the structure should be sensitive to the lower scale of the surrounding context.

At the Recommendation meeting, the Board was pleased with the overall building mass as it relates to the one story building to the south by stepping back the massing along the west elevation and providing a set back along a portion of the east façade.

C. Architectural Elements

- C-2 Architectural Concept and Consistency.**

- **Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.**
- **Buildings should exhibit form and features identifying the functions within the building.**

- C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

Pike/Pine Guidelines: New development should respond to the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials include: brick, masonry, textured or patterned concrete, true stucco (DryVit is discouraged), with wood and metal as secondary or accent materials.

- C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

The Board strongly supported the conceptual design of the additional floors above the existing facade that references and responds to the clean lines and rhythm established by the original design.

The Board agreed that using the existing cornice line as a delineating line between the new and old was appropriate. They felt that the cornice is a strong feature that clearly defines the break between new and old. As such, stepping back the new upper stories from the existing ones is not necessary. The Board pointed out that the cornice will become the sill for the units above.

The Board noted with emphasis that the fenestration details are critical to the design and that these need to be well considered and presented at the next meeting. They would like to see punched windows on the exterior facades. Details such as window size, sash thickness, mullion pattern should be included in the next discussion. The Board is pleased that the design concept includes keeping the existing half moon windows and replicating the other windows in kind.

The Board discussed at length whether the addition should respond and defer to the architecture and materials of the existing façade or contrast more sharply from the existing facade. They eventually agreed that it would make for a more interesting building if the latter approach was pursued. As shown, the proposed horizontal materials echo too literally what is happening below, on the original façade. The Board specified, however, that the new addition should be light weight - light and airy with lots of glass - while still picking up on the rhythm of the existing base. The addition should become a background to the base, allowing the historic details of the original façade to shine. The Board also suggested that rather than having a heavy cornice at the top of the addition, the new building should be allowed to recede upward and not compete with the cornice below.

The Board also examined the proposed notch along 12th Avenue which allows for a sharp contrast with the “cut in” portion of the building. Either this notched area should fit in with the old elevation or become an interior view, a “peeling back” of the building. The notch creates the opportunity to have a more modern expression at this virtual cross-sectional perspective. The Board encouraged the design to incorporate more contemporary materials and lines at this entry notch. The Board warned, however, that the transition between the original façade that wraps this corner and changes to the new building materials is an important challenge that they would like to see these details addressed and presented at the next meeting. For example, how will the cornice wrap the corner? The Board looks forward to reviewing a more details material and color palette that is reflective of and responsive to the surrounding architectural aesthetic.

The Board strongly agreed that the vehicular access to the site should be visually minimized and cause as little disruption to pedestrian circulation around the site as possible.

At the Recommendation meeting, the Board was extremely pleased with the proposed dark colored, multi-paned windows proposed at the new upper levels. These windows will be large floor to ceiling sized in an aluminum clad wood window system. The spandrel panels are a black metal and the storefront windows will be black to match. The upper stories are a cementitious panel system. Where the building steps back at the residential entrance along the south elevation, the color changes to a pale green shade.

Three color schemes were presented to the Board: 1) a medium dark grey colored base (existing façade) with a lighter grey shade for the upper (new) stories 2) a lighter grey colored base with a medium dark grey shade for the upper levels and 3) a medium grey tone for both the base and upper levels. Both the Board and applicant want the original base to really stand out and would like to select a color scheme that best accentuates the base.

The Board was pleased that the cornice line of the new floors has been minimized to be a clean simple extension of the building without a cap or distinctive cornice. They agreed that the original cornice feature should be the main focus and this was successfully achieved by simplifying the upper level cornice.

The Board expressed support for the reduce driveway width and expansion of the planted green buffer of the entry courtyard.

The Board discussed at length and was ultimately undecided as to how and whether the original cornice established along the 12th Avenue façade should be wrapped around to the inner south wall of the building's L-shape. Some suggestions included installing the building address numbers at the horizontal datum established by the cornice, leave the edge as shown, extend the steel trellis element up to this datum line, differentiate the panel pattern above and below this datum line.

On the south elevation, abutting the property line, the Board agreed that the blank wall was fairly considerable and that the recessed portion should change colors to break up the expanse of this exterior façade.

Board Recommended Condition: The recessed bays of the south façade should be differentiated with a different color, such as the pale green color used on the residential courtyard area.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
- D-6 Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks, and mechanical equipment away from the street where possible. When elements such as dumpsters, utility meters, mechanical units, and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.
- D-9 Commercial Signage.** Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.
- D-10 Commercial Lighting.** Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

D-10 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

The Board was concerned that the residential entry court felt too small and diminutive to the rest of the building. This space should be more gracious and pronounced. The Board would like to see a significant canopy included at this entrance to help pronounce and define the space. The Board also suggested that perhaps the unit directly above the entrance could be incorporated into the entry lobby, giving the space greater height and presence. The Board also recommended that the retail use at the southwest corner of the building wrap the corner with an additional window and/or door on the south elevation.

The Board also agreed that greater separation between the entry court and the driveway should be pursued. Steps to accommodate the grade change would help achieve this separation, along with landscaping. The Board noted that they would be inclined to grant a departure for reduced driveway width if this would allow more space to be devoted towards the entry court.

At the Recommendation meeting, the Board was supportive of the enlarged courtyard area serving as the entry area to the residential entrance. The area is designed to be densely vegetated with low shrubs, ground cover and a specimen tree, as well as a steel trellis feature along the north side of the courtyard that will provide opportunity for climbing vines. The Board also liked the bright red residential canopy that accents and draws attention to the entrance. The Board encouraged the designed to explore making this splash of red more prominent with a deeper, bigger awning element.

The Board continued to be enthusiastic about the preservation of the exterior façade. They strongly supported the large transparent commercial windows and individual canvas awnings to be designed as part of the tenant improvements.

Board Recommended Condition: The canvas awnings should be integrated into the tenant improvement plan to provide weather protection and reinforce the pedestrian scale of the building.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

Pike/Pine Guidelines: The creation of small gardens and art within the street right-of-way is encouraged in the Pike/Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable.

The Board looks forward to reviewing a high-quality, well programmed and well landscaped open space and right-of-way design.

At the Recommendation meeting, the Board was pleased that three of the existing street trees will be maintained and that four additional trees will be planted in the planting strips along 12th Avenue and East Pine Street. One specimen tree is also proposed in the residential entry court on 12th Avenue. This courtyard also provides a green buffer between the entrance and the driveway. The driveway itself is a permeable paving with a green wall on the north side of the Dawson Plumbing building (along the south side of the driveway). The Board was very supportive of the green roof and usable open space located at the 4,000 square foot roof deck garden.

DEVELOPMENT STANDARD DEPARTURES

Six departures from the Code were requested at this time.

Code	Requirement	Proposal	Justification	Board Recommendation
Driveway Width SMC 23.54.030.D	20'	18'	Board encouraged such a departure to increase the entry courtyard area and planting space.	Unanimous 5-0 in favor of the requested departure.
Street Level Uses (non-commercial) SMC 23.47A.007.D	80%	67%	There is 100% non residential frontage on Pine Street. Wanted to design a more gracious and generous entry courtyard space. No alley to site that could accommodate vehicle entrance.	Unanimous 5-0 in favor of the requested departure.
Street Level Uses (commercial) SMC 23.47A.007.B	13'	10'2" at the northeastern corner (one of the four commercial spaces)	Due to preservation of the existing façade, the existing building and sidewalk slope cannot be altered. Other retail spaces are higher than 12 feet.	Unanimous 5-0 in favor of the requested departure.
Setback SMC 23.47A.007.A	10' max	32'8"	Allow creation of welcoming entry court and dense planting. The set back portion of the building also allows the existing façade being preserved and the Dawson Plumbing building to the south to stand proud of the new addition.	Unanimous 5-0 in favor of the requested departure.
Parking SMC 23.54.030.E	22' wide aisles	20'6" and 21'6" wide aisles	Site constraints and efforts to preserve existing façade make tighter aisles and smaller stalls necessary.	Unanimous 5-0 in favor of the requested departure.
Parking SMC 23.54.030.B	40% max small size stalls and 60% medium size vehicles	44% small vehicles and 53% medium size vehicles		Unanimous 5-0 in favor of the requested departure.