



City of Seattle

Department of Planning & Development

D. M. Sugimura, Director



EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3014780

Address: 501 East Pike Street

Applicant: Studio Meng Strazzara

Date of Meeting: Wednesday, May 29, 2013

Board Members Present: Dawn Bushnaq
Ric Cochrane
Dan Foltz
Natalie Gualy

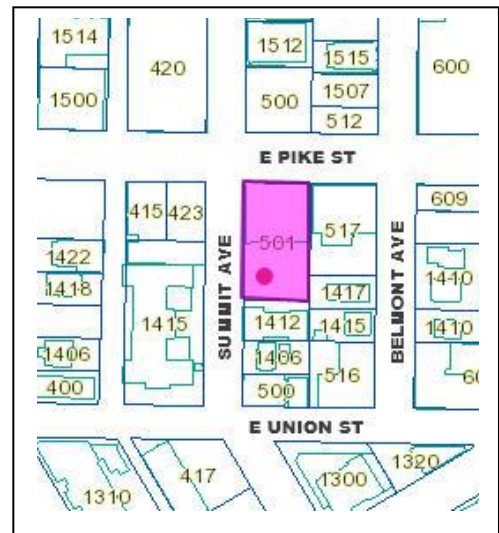
Board Members Absent: Christina Orr-Cahall

DPD Staff Present: Bruce P. Rips

SITE & VICINITY

Site Zone: Neighborhood Commercial Three with a pedestrian overlay and a height limit of 65 feet (NC3P 65).

Area Zoning Pattern: The NC3 P zoning continues north of E. Pike St. to just beyond E. Pine St., toward I-5 where the height allowance reaches 85' and to the east along the Pike/Pine corridor. South of the subject site, the zoning transitions to multifamily Midrise (MR).



Lot Description:	<p>The site contains 18,000 square feet bordered by E. Pike St on the north and Summit Ave on the west. The site ascends roughly 28 feet in topography from the northwest corner to the southeast corner.</p> <p>The site lies within the Pike/Pine Conservation Overlay, the Pike/Pine Urban Center Village, and a frequent transit corridor.</p>
Current Development:	<p>An 88 year old, two-story structure (CK Graphics) occupies the site's northern portion and a parking lot covers the southern half. The city of Seattle has designated the existing building a neighborhood "character structure". The building possesses extensive fenestration along the two street frontages. On Pike St., the building is symmetrically arranged with an ornate entry at the center and a pediment rising above the parapet to announce the front entry. The windows on the second floor have multiple square panes that provide detail along with the entablature above the entry and its flanking columns.</p>
Access:	<p>An existing curb cut located at the site's mid-point on Summit Ave. provides vehicular access to a parking lot.</p>
Surrounding Development & Neighborhood Character:	<p>The neighborhood possesses a varied mix of building styles, heights and land uses. The Pike/Pine corridor has a strong pedestrian character with many restaurants and retail stores. The corridor connects Broadway and portions of Capitol Hill beyond it with downtown.</p> <p>Directly south of the project site is a midrise zone with higher building up to ten stories. Two blocks north is the historic First Covenant Church. A few blocks to the southeast lies Cal Anderson Park. Northwest School, also a landmark, sits across Summit Ave.</p>
ECAs:	<p>The subject site does not contain a mapped Environmental Critical Area.</p>

PROJECT DESCRIPTION

The applicant proposes an eight-story mixed use structure with 118 residential units above 10,000 square feet of office and retail space and a garage housing 61 vehicles.

DESIGN DEVELOPMENT

The applicant presented three options at the EDG meeting. The first option illustrates a six story courtyard structure occupying the entire site assuming the demolition of the existing structure. Retail and office uses front onto E. Pike St. Corridors encircle an elongated courtyard and provide access to the residential units. The courtyard extends along a north-south axis on the southern end of the site. Garage access, similar to the other options, occurs on the Summit Ave.

Option # 2 preserves the north and west facades of the existing structure and adds six stories above the shell and another eight stories where the parking lot sits. The scheme has a similar program with retail at street level, office use above it, a driveway from Summit Ave and a courtyard ringed by corridors. The massing has the same rectangular box like appearance although the bulk of the mass is set back 15 feet from the two facades remaining of the original structure. The third scheme also preserves the north and west facades and houses similar retail and office spaces. The open space, rather than internalized by a courtyard, flanks the southeast portion of the structure. This results in a shift of the southern most mass towards Summit Ave.

PUBLIC COMMENT

Six members of the public affixed their names to the Early Design Review meeting sign-in sheet. Speakers raised the following issues:

- Don't use stucco.
- The structure should be the same height as the apartment building behind it.
- The 110 apartment units will resemble an upscale micro housing project. The lack of adequate parking is troubling.
- A 15' setback for the upper levels is not effective for an eight story structure.
- Forming two large building masses is okay. Careful consideration, however, should be given to the design.
- Add more greenery to the ground plane. The guidelines encourage open space at grade.
- Green screens or walls have not been successful. Don't use them.
- This historic building may have nice interior features. The architects should carefully inspect the interior.
- The project proposal looks good.
- The narrower driveway is supportable.
- Scale and massing are good.
- The overlay requires a 15' setback.
- The lower cornice and uppermost setback on the northern volume works well as it visually steps the building down the terrain.
- Balconies facing Pike St. should not detract from the design.
- Consider placing ground level residential units on Summit Ave. in place of a blank wall for the garage. The architect may have to carve a portion out of the garage to accommodate the dwelling unit.

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. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

- A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.**

Pike/Pine: Characteristics and opportunities to consider in Pike/Pine include both views and other neighborhood features including:

- *A change in street grid alignment causing unique, irregular-shaped lots, including Union and Madison and 10th and Broadway Court*
- *“Bow tie” intersections at 13th/14th between Pike/Pine/Madison*

- A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

Ensure that the retail spaces match the ground plane on Pike St.

- A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.**

- A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**

The lack of dimensions illustrating the distance between the proposed structure and the adjacent ones troubled the Board. The overall massing and its relationship to the surrounding buildings of the proposal appear to acknowledge its neighbors. Site plan dimensions, cross sections that include adjacent structures, and perspectives of the building with its neighbors will help the Board to make an informed decision at the next meeting. In addition, the architect must provide an overlay of the north windows of the adjacent apartment building to the south with the subject building’s south façade to ensure tenant privacy.

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Pike/Pine: Residential entry ways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Pike/Pine: Locating a significant amount of open space on rooftops is discouraged. Open space at street level that is compatible with established development patterns and does not detract from desired, active street frontages is encouraged. While not characteristic of the historic warehouse, commercial, or apartment development in the area, usable balconies may be appropriate on streets where a more residential character is intended, to provide both open space and visual relief on building facades. In other areas, if balconies are provided, it is preferable that they not be located on street-facing facades, but rather on facades facing the side or rear of the lot, or internal courtyards.

The applicant neglected to include concept landscape drawings in the EDG packet. The Board requested habitable spaces at grade and plantings along the residential portion of the Summit frontage.

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.

The applicant requested a departure to reduce the code compliant driveway width from 20 to 16 feet. See departure discussion at the end of the report.

A-10 Corner Lots. Building 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: 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 following corner sites are identified as Pike/Pine gateways:

- *Pike/Boren: southeast corner*
- *Melrose/Pine: northeast corner*
- *12th/Pike intersection*
- *12th/Pine intersection*
- *Madison: between 11th/12th*
- *Madison entries onto Pike and Pine*

Design an understated building corner at E. Pike and Summit Ave E.

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 near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

The small diagrams in the booklet and the lack of dimensions did not convey enough information to judge the relationship of the building's size with its neighbors. Drawings submitted for the next meeting must communicate the building's height, bulk and scale in comparison with the surrounding structures.

B-2 Pike/Pine: Neighborhood Scale and Proportion

New buildings should, in general, appear similar in height, mass, and scale to other buildings to maintain the area's visual integrity and unique character. Although current zoning permits structures to exceed the prevailing height and width of existing buildings in the area, structures that introduce increased heights, width and scale should be designed so their perceived scale is compatible with the existing neighborhood character. The following guidelines address scale and proportion for new structures.

- a. Design the structure to be compatible in scale and form with surrounding structures.*
- b. Relate the scale and proportions of architectural features and elements to existing structures on the block face to maintain block face rhythm and continuity.*
- c. Address conditions of wide or long structures.*
- d. For structures that exceed the prevailing height, reduce the appearance of bulk on upper stories to maintain the established block face rhythm.*
- e. Design the first floor façade to encourage a small-scale, pedestrian-oriented character.*

The Board noted this guidance's high importance. See discussion for guideline C-4.

B-3 Pike/Pine: Integration of Character Structures in New Development (Supplemental guidance especially for properties located within the Pike / Pine Conservation Overlay District.)

- a. Develop a design Concept.*
- b. Do not overpower the character structure.*
- c. Express the relationship between the character structure and new portions of the project.*
- d. Emphasize the streetscape.*
- e. Align features of the character structure with features of new portions of the project*
- f. Consider design treatments that anchor the new structure to the streetscape.*

The 15 foot setback from the original facades at the upper levels and the proposed pier and spandrel system appears complementary at this preliminary stage with the character structure.

- B-7. Conservation of Character Structures (Supplemental guidance especially for properties located in the Pike/Pine Conservation Overlay District.)**
- a. Maintain the architectural integrity of the character structure.**
 - b. Maintain Character-Defining Elements.**
 - c. Recognize the priority for maintaining the original floor-to-ceiling heights in character structures, especially for the ground floor and for features visible from the exterior.**
 - d. Sensitive locate additions so they do not dominate the appearance of the character structure.**

The Board supports the preservation of the character structure and acknowledged the importance of guideline “c”. Provide photos of the original structure for the next meeting.

C. Architectural Elements and Materials

- C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

Pike/Pine: The Pike/Pine vernacular architecture is characterized by the historic auto-row and warehouse industrial features of high ground floor ceilings and display windows, detailed cornice and frieze work, and trim detailing. Architectural styles and materials that reflect the light-industrial history of the neighborhood are encouraged.

The Board emphasized this guideline’s high priority.

- 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. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.**

Pike/Pine: In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments.

The schematic elevations represent an adequate beginning. The Summit Ave elevation divides into two roughly equal volumes--the addition above the character structure and the portion to be constructed over the surface parking lot. The architect further divides the southern volume into a schematic diptych to convey a vertically oriented composition sympathetic to the front facade of the apartment house to the south. While

the concept has merit as it seeks to visually reduce the building mass, the design of the southernmost portion of the west elevation lacks a satisfactory resolution. The split facade must work as an ensemble while possessing greater differentiation or identity. The Board criticized the dropped cornice at the southwest corner (between floors six and seven) as visually too heavy. This portion of the west and south elevation needs further design effort.

- C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

Pike/Pine: In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments

Provide more fine grain detail on the Summit Ave elevation along the street frontage. Ensure that the residential entry, garage entrance and the other areas along the sidewalk have interest.

- 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: New developments 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.

The Board expressed its emphatic desire to see the selection of high quality materials for the project.

- 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.**

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.**

The Board noted the importance of this guideline. At-grade areas on the interior of the lot should have fencing.

- D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

Avoid blank walls along the Summit Ave E. street frontage.

- 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 front 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.

At the Recommendation meeting, explain how the solid waste storage area functions. Where will temporary storage occur on pick up days?

- D-7 **Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Pike/Pine: Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

Ensure the security of the at-grade open spaces.

- 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.

Pike/Pine:

- a. Promote the pedestrian environment.*
- b. Reflect the special neighborhood character.*

Provide a concept signage plan that includes type of signage and proposed locations.

- 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-11 **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.

- D-12 **Residential Entries and Transitions.** For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

Create an elegant residential entry sequence on Summit Ave.

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: The creation of small gardens and art within the street right-of-way is encouraged to activate and enliven the public realm. Vertical landscaping, trellises or window boxes for plants is also desirable. Please see the Design Guidelines document for specific streets along which such treatment is emphasized.

The open spaces created between the buildings should appeal to both the residents of the building who will use it and the neighbors who will look down into the spaces.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting, the following departures were requested:

1. **Minimum Driveway Width.** SMC 23.54.030D.1.c. The Code requires a 20 foot minimum driveway width to access parking with 30 or more spaces. The applicant proposes a 16 foot width.

The Board indicated its willingness to review the request.

2. **Sight Triangle.** SMC 23.54.030G.1. Sight triangles on both sides of the driveway are required for a two-way driveway less than 22' wide. The applicant proposes to eliminate the sight triangle and use convex mirrors or flashers.

Expressing concern about the number of students using the sidewalk, the Board members asked DPD to explore the safety issues and report back at the Recommendation meeting.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.

In addition to the drawings expected in the Recommendation packet, the Board requests the following submittals:

- A dimensioned site plan with both proposed and adjacent structures identified and distance to property lines marked.
- Perspectives from eye level illustrating the relationship of the proposed structure with its adjacent buildings.
- A series of perspective drawings of the structure from ground level.
- An overlay of the adjacent apartment building's windows on the north elevation with the proposal's south elevation.
- Historic photos of the character structure.

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