



RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3020067

Address: 1634 11th Ave

Applicant: Daniel Goddard, Wenstein A+U

Date of Meeting: Wednesday, December 16, 2015

Board Members Present: Natalie Gualy, Chair
Dan Foltz
Curtis Bigelow
Barbara Busetti
Tina Orr-Cahall
Amy Taylor

Board Members Absent: None

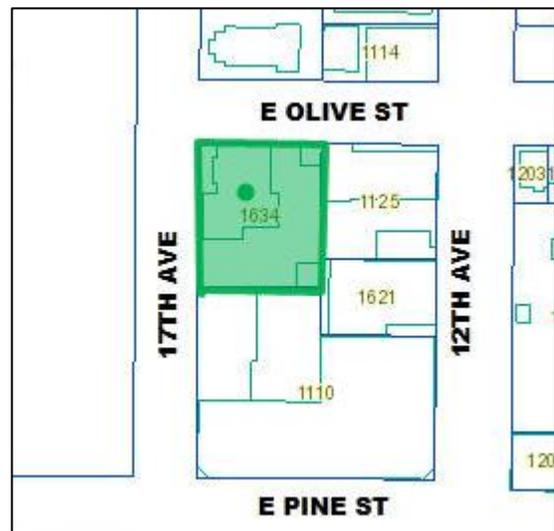
DPD Staff Present: Katy Haima

SITE & VICINITY

Site Zone: NC3P-65

Nearby Zones: (North) LR3
(South) NC3P-65
(East) NC3P-65
(West) NC3P-65

Lot Area: 19,204 SF



Current Development:

A two-story building is located at the northwest corner of the site. The northern portion of the building was constructed in 1903, and the southern portion was added on in 1958. Two small one story garages are located at the northeast and southeast corners of the site. There is surface parking for 20 vehicles.

The existing building was nominated for landmark status in 2013 and was found to not meet the requirements of the landmark designation criteria.

The majority of the site slopes gently from southwest to northeast, getting steeper towards the northeast corner. Only 2 feet of grade change occurs along 11th Avenue; a grade change of approximately 10 feet occurs from east to west along E. Olive Street.

Surrounding Development and Neighborhood Character:

The surrounding context includes a variety of uses. To the south of the site are Pine and Pike Streets, which contain a mix of retail, mixed use, and office uses. To the south on 11th Ave are mixed use and retail buildings, including the recently developed Sunset Electric building. Cal Anderson Park is located across 11th Ave to the west. Seattle Central College is located west of the site and the park, on Broadway. To the north and east of the site are several multi and single family residences, as well as several religious buildings.

To the south of the site is a surface parking lot in front of a one-story building, the Richmark Co., which is located on the property line with no windows facing the site. To the east of the site is a newer six-story condominium building, (the Onyx) and a two-story building. The Onyx is located at the property line on the first floor and steps back above this to provide balconies for the units. The two-story building is set back approximately 8 feet from the property line. A one story church is located across E Olive Street to the north.

The site is located within the Pike/Pine Urban Center Village, and within the Pike/Pine Conservation District. The architectural character of the neighborhood is largely defined by the early 20th century warehouse structures from the auto row era.

Several bus stops are located near the site, with route running along E Pine to Downtown and Madison Park. Routes along Broadway provide access to Downtown, Beacon Hill, Columbia City, and the University District. The future light rail station is located just off Broadway near E Denny Way.

Bike lanes are located along Pine Street, Broadway, and 12th Avenue.

Access:

There is one curb cut on E Olive Street, and one curb cut on 11th Avenue. There is no alley access.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The proposal is to allow a six-story structure containing 90 residential units and 12,300 sq. ft. of commercial space located at ground level. Parking for 100 vehicles to be provided below grade. Existing structures to be removed.

EARLY DESIGN GUIDANCE: June 24, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3020067) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

The applicant introduced the background and history of the Hugo House program and mission, which is proposed to occupy a significant portion of the ground floor, and the goals for the project.

The applicant described the design concept and response to context, which included: design cues from the architectural character of framed buildings in the Pike/Pine area including strong rectilinear forms, framed bays, and use of masonry; respecting the adjacency to Cal Anderson Park and the Onyx Condominiums; establishing a relationship with the street and providing continuity in the experience along 11th Ave; holding a strong street corner; and reinforcing the entrance to the Hugo House.

Three alternatives were presented at EDG. All three massing options hold the street corner. In addition, all three alternative propose a curb bulb out and locate the Hugo House program along 11th Ave.

Alternative 1 utilizes a U-shaped building with an east facing courtyard located at second-level terrace at the interior of the site. Access to the below-grade parking is taken mid-site on E Olive. This option features a flat-plane façade with protruding balconies. Alternative 2 is based on a T-shaped layout, moving the mass towards the east and locating a terrace at the southwest corner, overlooking Cal Anderson Park. Access is taken from 11th, at the southern edge of the site. The residential lobby is located along Olive, and a café space is located at the corner. This option features a series of projecting bays as a secondary architectural element. Alternative 3 is an L-shaped building with a south-facing courtyard at the interior of the block. Parking access is taken from 11th, at the southern end of the site. This option features modular bays and inset balconies.

The applicant discussed responses to context, noting the distances and setbacks of each massing alternative to the adjacent residential uses, minimal shading impacts on the park, and likely redevelopment of the site to the south within a reasonable timeframe.

PUBLIC COMMENT

The following comments, issues, and concerns were raised during the public comment portion of the EDG Meeting:

- Concerned over loss of view, lack of privacy, and shading impacts to adjacent residential structure.
- Encouraged a wider curb bulb and sidewalk to provide more space to support Hugo House program and volume of people after events, as well as to strengthen the connection to the park.
- Support for overall design concept, including strong urban edge, simple and elegant massing, quality materials and intended level of articulation.
- Appreciated the interpretation of the auto row character.
- Felt the height, bulk, and scale is out of character with the context, and would like to see a more sensitive transition.
- Encouraged the applicant to revise the proposal to a smaller structure, similar to the existing development on site.
- Concerned about the impacts on Cal Anderson park including shading, noise, and traffic/pedestrian conflicts.
- Noted that this is a highly visible site, and should reflect location as a gateway to the park.
- Would like to see larger setback along 11th to provide seating and amenity area.
- Noted that the proposed awning is not consistent with the established architectural character and context.
- In partial support for departure for parking access; however, concerned that the amount of parking may require some mitigation, or reduction in number. Noted that other driveways in the vicinity do not provide access to as many parking spots.
- Concerned over shading impacts to church, especially in regards to the stained-glass windows.

- Supported departure regarding sight triangles; felt that the constrained space may encourage more cautious behavior.

In addition, the following written comments were received regarding the following issues, and concerns, and comments:

- The proposed height of the structure not compatible with the context, and does not provide an adequate transition to the less intense zone to the north.
- All three options include a massing which builds out the corner, which does not contribute to the character of the park.
- Noted that the residential character of 11th along the subject block is not the same as 11th to the south, and that the proposed design does not reflect this established residential character. Instead, the proposal would transform the character of the street.
- Concerned about the shading impacts on the balconies of the residential structure to the east, as well as privacy from units facing the existing structure and loss of view of Cal Anderson Park.
- Encouraged the applicant to set the building back from 11th, the adjacent residential structure, and Olive.
- Concerned that the noise, pedestrian, bike and vehicle traffic will disrupt activities within the park.
- Concerned that the scale and height of the building will “wall off” the park, and make it unwelcoming.
- Concerned about the amount of traffic and congestion generated by the proposal, and the conflicts with pedestrian traffic from the park, especially when crossing 11th Avenue.
- Encouraged the applicant to consider a smaller building, similar to the existing structure, which would be more compatible with the existing church to the north.
- Opposed to the demolition of the Hugo House and the loss of “sense of place”.
- Support for the program of the Hugo House to be the focus of the new development.
- Support for the parking entrance on 11th.
- Encouraged the applicant to include additional bicycle parking spaces and electric vehicle charging stations.
- Would like to see the existing gardens retained on site.
- Supported the increased density near the park in regards to security and increased activity.
- Noted that the proposed massing does not respond to topography, and could incorporate “stepping” to accommodate changes in elevation.
- Felt that the massing does not respond to or make strong connection to the park across the street.
- Encouraged the applicant to consider 12th Avenue Arts as a precedent, and to provide affordable housing for the arts community.

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.

EARLY DESIGN GUIDANCE June 24, 2015

1. **Massing and Context Response:** The Board supported the massing and façade treatment of the preferred alternative, noting that it was most responsive to the existing context and anticipated development. (CS2-B, CS2-C, CS2-D, CS2-III, CS3-I)
 - a. The Board appreciated the design evolution presented in the three massing alternatives, and applauded the applicant for not maximizing the allowable FAR. The Board agreed that this approach demonstrated a thoughtful site specific response to the context, as it allows for a significant portion of the upper level massing to be shifted away from the eastern property boundary, thus lessening the impacts on the adjacent residential structure. (CS2-B, CS2-C, CS2-III)
 - b. The massing begins to establish a strong streetwall along 11th and defines the corner. The Board felt this responded to the established siting patterns in the Pike/Pine area. The Board noted that establishing a street wall presence is especially appropriate considering the likely redevelopment of the southern portion of the block. (CS2-A, CS2-C, CS2-D, CS2-II, CS2-III, CS3-I, CS3-IV)
 - c. The minimal modulation, broken up by a rhythm of bays is an appropriate modern interpretation of the Pike/Pine building typology, and will provide visual continuity with the auto row aesthetic. The Board noted that the scale and form of the preferred alternative is an appropriate response for the early design concept of a framed building. (CS2-A, CS3-I, CS3-IV)
 - d. The preferred alternative is most responsive to the adjacent structure by locating east-facing units farthest away from the existing structure. (CS2-B, CS2-D)
 - e. The proposed height and bulk may appear as an anomaly in the current context, but will begin to establish the emerging streetscape as anticipated development in the vicinity continues. (CS2-D, CS2-III, CS3-I, CS3-IV)
 - f. The Board felt that the design concept image presented in the EDG packet had a predominantly commercial expression, and that the design should evolve to reflect the residential programming.
 - g. The shadow study was appreciated by the Board, as it indicated that the shadow effects of the preferred alternative on the park are not likely to extend past the shadows created by the existing trees in the park and adjacent right of way. (CS2-D)

2. **Street-level Design and Pedestrian Environment:**
 - a. The Board supported the location of a café/retail space at the corner of 11th and Olive Street as an anchor to establish a connection with the pedestrian environment and activate the streetscape along 11th Ave. (CS2-B, DC1-A, PL1-C, PL2-B)
 - b. The residential lobby and amenity spaces located along Olive respond to the more residential character of this block face. (CS2-A, CS2-B, CS2-D)
 - c. The Hugo House entry on 11th should function as an activating use and establish a strong street presence. The Board supported the concepts presented at EDG that allowed the programming for the Hugo House to “spill out” onto the sidewalk. (CS2-B, PL1-B, DC1-A)
 - d. The space at street-level should be designed in response to the Hugo House programming, in which larger than average volumes of pedestrians may use the area as informal gathering spaces before or after events. The Board suggested more

sidewalk space to accommodate and encourage activity areas in appropriate locations. (PL1-B, PL1-C, DC1-A)

- e. The Board discussed at length the location of the parking access and the effects on the streetscape and internal programming. While the Board was receptive to the topographical constraints, they noted that 11th Ave is a designated pedestrian street, and were concerned about the effects to the streetscape and potential circulation conflicts with pedestrians. (CS1-C, PL4-A, DC1-B, DC1-C, DC1-I)

3. Architectural Composition & Character:

- a. The overall architectural concept should establish the identity of the Hugo House and create a highly visible presence. (CS2-A, CS2-C, CS2-II, CS3-B, DC1-A, DC4-B, DC4-II)
- b. The Board noted that the design of the entry will be crucial to defining the Hugo House identity and reinforcing the Hugo House programming as a focal point. The entry should relate to the overall architectural concept. (CS3-B, DC1-A, DC4-B, DC4-II)
- c. The proposed use of brick and other high-quality materials on all facades upholds the integrity of the overall architectural concept. (CS2-A, DC2-B)
- d. The design should respond to the context of the Pike/Pine character building typologies, but not necessarily mimic that historical appearance. The Board appreciated the modernist reinterpretation of the auto row aesthetic without applying a false re-creation. The Board supported the notion of the design conveying a true expression of the structural components. (CS2-A, CS2-III, CS3-I, CS3-IV, DC2-B)
- e. The Board expressed some concern over the blank wall facing the neighbors. While this design strategy takes the privacy of the adjacent units into account, the Board requested that the applicant consider options for relieving the blank wall condition, and suggested referencing the theme of the Hugo House for inspiration. (CS3-B, DC2-B, DC2-C)

FINAL RECOMMENDATION: December 16, 2015

DESIGN DEVELOPMENT

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PUBLIC COMMENT

The following comments, issues and concerns were raised:

- Concerned about all of the blank walls, particularly the blank wall facing the adjacency to the east, and felt that the design should incorporate the guidance of the Board to reference the theme of the Hugo House on the blank wall.
- Concerned about the parking on 11th Avenue, noting that it is a principal pedestrian street. Felt that the parking ramp on 11th would disrupt activities and events at Cal Anderson park.
- Concerned about shadow impacts on the adjacent building to the east. Would like to see set backs on all east-facing parts of the structure.
- Concerned about the structures on the roof adding to the shadow impacts.
- Felt that the proposal does not express the character of the Hugo House in a distinct manner.
- Concerned about the relationship to the Richmark building to the south in regard to height bulk and scale, as well as blank facades; noted that the timeframe for potential redevelopment is unknown at this time.
- Supported the project and proposed design. Felt that the design is modest, of a high-quality, and will be a welcome addition to the neighborhood context.
- Supported the location of the garage entry and ramp, noting that this would preserve the space most practical to locate the theatre, allow for open spaces, and provide wayfinding for the Hugo House.
- Supported the outdoor space at the curb bulb on 11th for a gathering location.
- Supported the design holding the corner to highlight the Hugo House and activate the street.
- Would like to see the proposal be taller to accommodate incorporating the Hugo House.
- Would like to see a more visible “front porch” to the Hugo House, noting that this was a defining feature of the existing structure and culture of the program. Felt that a space such as this could be a welcome break in the grid. Concerned that the design appears as a generic storefront.

PRIORITIES & BOARD RECOMMENDATIONS

FINAL RECOMMENDATIONS: DECEMBER 16, 2015

The Board was pleased that the design carried through the concepts presented at EDG. The Board supported the overall appearance and response to the Pike/Pine context, and appreciated the use of brick and other high quality materials. The Board offered further guidance on the following items:

1. **Hugo House Identity & Street-Level Design.** The Board expressed concern that the Hugo House entry does not establish a strong street presence. The Board recommended, as a condition, that the design be refined to emphasize the presence of the Hugo House at the street-level to enhance the sense of place, reinforce the entry as a focal point, and establish a connection with the pedestrian environment. (CS2-A, CS2-C, CS2-II, CS3-B, DC1-A, DC1-C, DC1-I, DC4-B, DC4-II)
 - a. The design should incorporate more dramatic cues at street-level and the Hugo House entry. The Board supported the differing marquee above the entry, but felt

the response not strong enough to reinforce the prominence of the Hugo House. The Board suggested an interruption in the established design language, such as a double bay or change in materials to emphasize the entry.

- b. The Board supported the clean aesthetic of the architectural composition, and noted that the response should be integrated into the design at the street-level and relate to the architectural concept.
- c. The Board recommended that the signage for the Hugo House be further refined to strengthen the identity of the Hugo House and reinforce the prominence of the entry.
- d. The Board noted that the materials and design of the garage entry provides an opportunity to enhance the sense of place. The Board suggested including visually interesting details such as illumination, patterning, or quality materials.

2. Location of Parking Access & Pedestrian Experience. The Board deliberated on the location of parking access, discussing both the impacts to the Hugo House programming and to the pedestrian realm on 11th Ave. (CS1-C, CS3-B, PL4-A, DC1-A, DC1-B, DC1-C, DC1-I)

- a. The Board expressed concern about the potential pedestrian-vehicular conflicts if the parking were to be located on 11th Ave, especially following events at the Hugo House.
- b. The Board noted that they would have stronger support for access on 11th Ave if the benefits to the Hugo House layout and programming were more evident. The Board requested a more rigorous study of the possible locations for parking access on Olive Way be provided to DPD. This should include priorities for the Hugo House program, layout of the ground floor, available square footage of space at the ground level, and if any of the proposed uses would be diminished in size.
- c. The Board supported the entry fitting within the established architectural language of the bays at street-level, and encouraged the applicant to further minimize the impact of the parking entry on the pedestrian streetscape. The Board supported changes in the sidewalk pattern or material and mirrors. No audible noises should be used.

3. Blank Walls. The Board agreed that the use of brick at the east and south facades adequately resolves the blank wall condition. The Board supported the clean and well-organized façade composition. (CS2-B, CS2-D, DC2-B)

- a. If gaining access to the abutting property for installation of the brick on the south façade is not possible, the Board supported the proposal for fiber cement panels as shown on P.23. The Board noted that the brick should turn the corner, and more glazing should be incorporated in the recess.

4. Materials and Architectural Composition. The Board agreed that the design utilized high quality and durable materials, and supported the proposed material palette. The Board noted that the use of wood at the inset balconies and street-level doors provided an interesting contrast to the brick. (CS2-A, DC2-B, DC2-C)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. 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-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.

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-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-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-II Corner Lots

CS2-II-i. Corner/Gateways: 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. See map 1, page 2 for intersections.

CS2-III Height, Bulk, and Scale Compatibility and Pike/Pine Scale and Proportion

CS2-III-i. Response to Scale/Form Context: Design the structure to be compatible in scale and form with surrounding structures. One, two, and three-story structures make up the primary architectural fabric of the neighborhood. Due to the historic platting pattern, existing structures seldom exceed 50 to 120 feet in width or 100 to 120 feet in depth. Structures of this size and proportion have been ideal for the small, locally owned retail, entertainment, and restaurant spaces that have flourished in this neighborhood. The actual and perceived width of new structures should appear similar to these existing structures to maintain a sense of visual continuity.

a. Respect the rhythm established by traditional facade widths. Most structure widths are related to the lot width. Typically, structures are built on one lot with a width of 50 or 60 feet; or on two combined lots with a width of 100 or 120 feet. If a proposed development is on a lot that is larger than is typical, it may be necessary to modify the rhythm of the building to maintain the existing scale at the street. Even in older buildings that may be massive, the mass is typically broken up by a rhythm of bays, humanizing the scale of the structure.

b. Relate the height of structures to neighboring structures as viewed from the sidewalk. If a proposed structure is taller than surrounding structures, it may be necessary to modify the structure height or depth on upper floors to maintain the existing scale at the street, especially for larger developments.

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

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

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.

Pike/Pine Supplemental Guidance:

CS3-I Height, Bulk, and Scale Compatibility and Pike/ Pine Scale and Proportion

CS3-I-i. Visual Continuity: Align architectural features with patterns established by the vernacular architecture of neighborhood structures to create visual continuity.

CS3-I-ii. Auto Row Aesthetic: Use building components that are similar in size and shape to those found in structures along the street from the auto row period.

CS3-I-iii. Opening Proportions: Keep the proportions of window and door openings similar to those of existing character structures on the block or in the neighborhood.

CS3-I-iv. Window Context: Use windows compatible in proportion, size, and orientation to those found in character structures in the surrounding area.

CS3-IV Architectural Context

CS3-IV-i. Scale and Modulation: New buildings should echo the scale and modulation of neighborhood buildings in order to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings. Architectural styles and materials that complement the light-industrial history of the neighborhood are encouraged.

Examples of preferred elements include:

- a. Similar building articulation at the groundlevel;
- b. Similar building scale, massing and proportions; and
- c. Similar building details and fenestration patterns.

PUBLIC LIFE

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

PL1-B Walkways and Connections

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-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.

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

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.

Pike/Pine Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Lighting: Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

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.

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-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-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.

Pike/Pine Supplemental Guidance:

DC1-I Location of Parking on Commercial Street Fronts

DC1-i. Garage Entries: Garage entryways facing the street should be compatible with the pedestrian entry to avoid a blank facade. Steel mesh is a preferred alternative to solid doors.

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-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.

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

DC4-B Signage

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-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.

Pike/Pine Supplemental Guidance:

DC4-II Signs

DC4-II-i. Promote the Pedestrian Environment:

- a. Signs should be oriented toward and promote the pedestrian environment.
- b. Signs that are placed at the height and are of a scale to attract drivers, instead of pedestrians, are not consistent with the neighborhood's special character.
- c. Window signs should not cover a large portion of the window so as not to be out of scale with the window, storefront or façade.

DC4-II-ii. Reflect the Special Neighborhood Character:

- a. Signs should complement and not detract from the special character of the Pike/Pine neighborhood. Key elements of this character include: signs associated with a concentration of small, local businesses, particularly businesses related to the arts; activities oriented to the pedestrian, including uses that extend activity well into the evening; a cohesive collection of early twentieth century commercial buildings with distinctive architectural characteristics; and a predominance of unique and diverse signs, instead of standardized signs, that advertise the availability of goods and services.
- b. Signs should relate physically and visually to their location and uniquely reflect the character and nature of the business they advertise.
- c. Signs should not hide, damage, or obstruct the architectural elements of the building; and their design and placement should be well integrated with the design and style of the structure.
- d. Signs should be designed as distinctive additions to the streetscape and should not appear mass-produced.
- e. Backlit signs are generally inconsistent with the special character of the neighborhood, particularly when they are a standardized design that creates a generic look.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's 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). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Recommendation the following departures were requested:

1. **Overhead Weather Protection (SMC 23.47A.008.C.4).** The Code requires weather protection to have a minimum width of 6 feet and for the lower edge to be a maximum

of 12 feet above the sidewalk. The applicant proposes weather protection that is 3'-6" deep for 5 of the 6 marquees, and a maximum height of 13'-6"

The Board unanimously recommended approval of the departure. The applicant provided information noting that 3 of the marquees would be allowed to be undersized to accommodate the street trees. The Board agreed that allowing all of the marquees, except for the one over the Hugo House entry bay, would provide consistency and help to establish the prominence of the entry. The Board recommended that the increased maximum height allowed for the overhead weather protection to stay consistent as opposed to rising with the grade, and emphasized the height of the ground floor, where the Hugo House programming is located. (CS3-IV, DC2-I)

- 2. Location of Parking Access. (SMC 23.47A.032.1.2):** The Code requires that if access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street. The applicant proposes access to parking to be located at the south end of the structure on 11th Ave, a principal pedestrian street.

The Board discussed the proposed departure at length, weighing the disruption of the Hugo House programming with the parking access from Olive against the impacts to the pedestrian realm on 11th Ave. Board members expressed concern over the potential conflicts of vehicular and pedestrian traffic on the same street, especially after events at the Hugo House. In addition, there was concern about the impacts to the pedestrian experience, including the garage door. At EDG, the Board requested studies that demonstrated the effects to the Hugo House programming if the parking entry were to be located on Olive; some of the Board members were concerned that not enough information had been provided to adequately review the outcomes.

Half of the Board recommended that the concerns related to the pedestrian environment could be resolved with visual and sensory cues at the garage entry, and that the longer flat transition area at the top of the ramp provided better visibility. In addition, half of the Board recommended that the studies demonstrated the benefits to the design of the architectural composition at street-level and as well as the positive impacts to the interior arrangement of the Hugo House. The Board noted that locating the parking access on Olive requires a longer ramp which reduces the floor area and flexibility of the ground-floor programming.

The Board was split, 3-3 on the decision to recommend the departure. In response to the guidelines, the Board recommended a condition that a more rigorous study demonstrating how locating the parking entry on Olive would impact the Hugo House programming and streetscape be submitted to DPD for review. (CS1-C, CS3-B, PL4-A, DC1-A, DC1-B, DC1-C, DC1-I)

- 3. Sight Triangle (SMC 23.54.030.G.2):** The Code requires that for two way driveways of 22 feet wide or more, a sight triangle on the side of the driveways used as an exit is to be provided, and to be kept clear of any obstruction for a distance of 10 feet from the

intersection of the driveway sidewalk. The applicant proposes the reduction of the right sight triangle.

The Board unanimously recommended granting the departure for either location of parking access. Providing the required sight triangles would create an atypical opening at the street level, drawing attention to the garage entry and impacting the design of the streetscape. The Board supported the proposed mirrors and visual cues, including a change in paving. (PL4-A, DC1-B, DC1-C, DC1-I)

- 4. Curbcut Width. (SMC 23.54.030.F.2.b)** The Code requires a minimum of 22 feet for two-way non-residential driveways. The applicant proposes a 20' wide driveway.

The Board unanimously recommended approval of the departure for either location of parking access. The Board noted that the reduced width would further reduce the impact of the parking on the pedestrian environment by preserving the established module. The Board also noted that reducing the width of the driveway may help to slow traffic and further minimize pedestrian conflicts. (DC1-C, DC2-B).

RECOMMENDATION

The recommendation summarized above was based on the design review packet dated December 16, 2015, and the materials shown and verbally described by the applicant at the December 16, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the project design with the following conditions.

- 1. Refine the entry, street-level design, and signage to enhance the presence of the Hugo House and establish a sense of place. (See pages 8-9)**
- 2. Submit additional information regarding the possible locations for parking access that demonstrates the impacts on the Hugo House programming and streetscape to DPD for review as it relates to the requested departure. (See page 9)**