



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3020301

Address: 1300 E. Pike

Applicant: Aaron Swain, Weber Thompson

Date of Meeting: Wednesday, March 16, 2016

Board Members Present: Natalie Gualy (Chair)
Curtis Bigelow
Barbara Busetti
Christina Orr-Cahall

Board Members Absent: Dan Foltz
Amy Taylor

DPD Staff Present: David L. Landry, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3, Pedestrian Designation 65' height limit (NC3P-65)

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

Lot Area: 10160 square feet (sq. ft.)

Current Development:

The proposal site is located in the Broadway neighborhood of Capitol Hill within the Pike-Pine Conservation Overlay which encourages the retention of character structures; building structures in existence prior to 1940, but



located just outside of the districts “Conservation Core”. The site is currently occupied by what has been referred to in recent years as the Fran’s Chocolate Company building, a 6,560 square foot, single story, brick clad building built in 1926.

Background:

A Historic Assessment Report prepared by BOLA Architecture and Planning and corroborated by the Seattle Department of Neighborhoods, Landmarks Preservation Board states that the structure has been substantially altered and retains little of its original material. The report states that much of the structures’ original glazing and infill between the bays has been replaced while much of the original Terra Cotta detail even-though intact has been painted over. It was also reported that the structures’ ornate cornice line appears to have been fabricated from sheet metal sometime after 1940. Finally, the 13th Avenue façade is mostly blank with a small area of glazing at the corner which appears to be modern in addition to modern industrial roll up doors to the north. Located to the rear or north of the structure is an asphalt parking area and driveway currently stripped for nine parking spaces.

Surrounding Development and Neighborhood Character:

The proposal site is located at the northwest corner of 13th Avenue East and East Pike Street on a flag shaped parcel. The site is located within the Pike/Pine Urban Center Village within a Frequent Transit Corridor where the provision of off street parking is not a requirement. This area is characterized as one of the most densely populated neighborhoods in the city, with large numbers of restaurants, stores and services reachable within a several block radius. Historically this area especially along Broadway Avenue and Pike Street was known as Seattle’s first “Auto Row”. Over past 35 years however a diverse group of arts and cultural organizations have also been re-occupying many former light industrial buildings in the area.

Located immediately to the east of the site is a single story brick clad commercial building built in 1905. Located to the north is a refurbished historic three story mixed use commercial/residential structure built in 1906. Located immediately to the west is the single-story Public Storage building, while located to on the southwest corner of East Pike and 13th Ave. is the three story Elysian Brewing Company building, formerly the Packard automobile storage building built sometime in 1919. Located just to the north of there is a single-story Bank of America building and parking lot.

Access:

Primary vehicular access to the proposal site would be from the north off of E. Pike St. and then east off of 13th Ave. via a ramp leading to 26 below grade parking spaces. Primary pedestrian access would be north from E. Pike through a joint use retail/residential lobby entryway or east from 13th Ave. through a residential lobby leading to an open stairway system designed with

large ‘balcony landings’ designed as a kind of gathering/amenity space. Access into the first level commercial retail space will also be through the joint residential entry way as well.

Environmentally Critical Areas:

There are no mapped Environmentally Critical Areas onsite.

PROJECT DESCRIPTION

A 6-story mixed-use residential/commercial retail development at the corner of 13th Ave. East and East Pike Street. The development includes between 50-55 residential units above 2,400 square feet of ground level commercial space, and 26 below grade parking spaces. Finally there are three street level live work units facing 13th Ave three as a part of the residential floor area are. The live/work units will be one-story in height and will be approximately 543 square feet in area.

Parking is not required for the site since it is located within a frequent transit corridor.

EARLY DESIGN GUIDANCE March 16, 2016

The packet includes materials presented at the meeting, and is available online by entering the project number at the following 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 SDCl:

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

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

At the first Early Design Guidance meeting, the applicant presented four massing options to the Board and the public for consideration. Two options identified as ‘Scheme A1 and A2’ have a similar programming approach featuring a 7-story building structure with ground level retail space, ground level live-work units along 13th Avenue, an entry lobby oriented toward East Pike Street frontage, and below grade parking. The two other options identified as Schemes B and C feature a 6-story building structure with a similar ground floor and upper story layout as the other two schemes. All four options are designed with the mailroom, bicycle storage, and ‘back

of house' elements, located to the interior of the first floor level near building's north eastern interior wall. All four options feature roof top amenity space.

Scheme A1 focuses on retaining the original character structure façade which would allow this option to take advantage of the height bonus for additional building height. The major design elements associated with this scheme is a shared residential/commercial retail entry courtyard proposed as a covered outdoor area that could be closed off at night, providing an opportunity for retail patrons to spill-out during business hours, to make up for the lack of opportunities to create outdoor spaces along the narrow Pike Street sidewalk.

This scheme is designed with levels two through seven stepped back along the south facing façade approximately 15 feet to comply with the character structure bonus height requirement. This scheme includes a total of 54 dwelling units of various sizes with all vertical circulation enclosed.

Scheme A2 is a code compliant option and uses a Living Building Pilot approach focusing on deep-green sustainability goals as an alternative incentive program to the façade retention approach which would allow for both an additional 10 foot height and FAR bonus. This scheme uses an external stairway at the buildings SE corner as a major feature of the building façade. This option is designed with green amenity spaces on the levels 2-7 but with no first level courtyard. The residential entry at the NE corner is narrower than that represented in Scheme 1 due to grade changes at this location.

Per the site plans represented on the EDG packet page 23, Scheme A2 shows a 15 foot street level setback along East Pike Street with floor 2-7 designed to the allowed property line eliminating the setback. This option features 60 residential units of varying sizes and types.

Scheme B is a code compliant option with one less floor and relies on a smaller courtyard/entry area at south-west corner of building inspired by a sustainability driven approach. This scheme provides external circulation located outside the building envelop, while taking advantage of daylight and cross-ventilation opportunities into living units. This approach as a result of the placement of the courtyard pushes the mass of the building to the street, limiting the amount of façade modulation along East Pike Street. This scheme features a total 45 living units of varying sizes.

Scheme C is the applicant's preferred option and is designed under Passive House Standards seeking to perform as close to zero energy consumption as practicable. Scheme C is also a Code Compliant option designed as a kind of hybrid concept which removes the character structure in its entirety and replaces it with a brick base element that incorporates a retail façade that reflects many of the historical elements seen in the original façade, including the use of terra cotta elements. The Pike Street façade will also be designed using a bay configuration similar in proportion to the original structure. In addition this scheme uses a similar shared residential/commercial retail entry courtyard as depicted in Schemes A1 and A2. The entry here

however is an open shared retail and residential entry with operable closures at the corner and a masonry screened element to the west. There is also a mid-block residential entry along 13th Avenue which directly corresponds to the open stairway above which divides the massing along 13th into two major elements. The stair landings are designed as a type of large indoor/outdoor balcony space with the upper floor plan of the scheme being the most energy efficient as the exterior stair does not need to be enclosed. Further the south façade incorporated balconies as fixed shading devices while the west would incorporate operable exterior shades. These shade devices were not depicted in the other design schemes during EDG.

PUBLIC COMMENT

At the EDG meeting, members of the public were present and several speakers provided comments and raised the following issues:

- Concerned that yet another character structure will be demolished in the heart of the Pike/Pine neighborhood and questions PPUNC support of the project when they do not represent the 'communities public opinion'.
- Concerned that the visual character of the proposed option does not fit the typical commercial character of the area.
- General concern that the live-work units will not activate the street and therefore will not be successful. This opinion was echoed by both the general public as well as the Board.
- Suggested that the proposed design should reflect the historic character of the neighborhood or compliment it with 'smart modern architecture'.
- Supported the project proposal and the fact that it will be using sustainable building elements and operational techniques. The Board also strongly supported the sustainable building approach and suggested that this project might be a model for other projects to follow in the future.
- Supported the preferred option with the belief that the design should be further fleshed out. The Board was in agreement with this position in that members of the Board stated that they did not understand the projects overall design theme as the graphic material did not match many of the inspirational images presented in the EDG packet. The Board wanted the applicant to further develop an overall design concept that further matched some of the imagery they identified as being inspirational to their design concept.
- Supported the preferred option while voicing concern that the base of the building does not go far enough in matching the upper portion of the building.

- Supported the general design approach for the project and supported the demolition of the existing character structure. The Board agreed with the approach of removing the character structure as it has so drastically been altered and to use it would only amount to pasting the shell of a former façade that once had character but has since lost that character due to so many drastic alterations.

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 March 26, 2016

- 1. Natural Systems and Site Features:** The Board was supportive of the project’s deep green sustainability goals, possibly acting as a “prototype” for other future projects. **(CS1-A)**
- 2. Massing & Relationship to Context:** At the first EDG, the Board noted that they did not completely understand the overall design approach the applicant was trying to execute. The Board also expressed concerns that the massing of the three options did not relate to the inspirational imagery presented in the applicant’s development photographs. As such the Board was confused as to what overall design character the applicant is striving for.

In discussing the southwest corner of the building façade of the preferred option, the Board was divided on the erosion of the massing at that corner with one Board member opposed to the whole concept of erosion at that locale. Overall, the Board members did not oppose the massing of the preferred design scheme. Board members generally agreed that they would like to see a stronger relationship between the base and the upper reaches of the building.

- a. The Board directed the applicant to explore additional approaches to the massing alternatives. **(CS2-C, CS2-D, CS3-A, CS3-B, DC2-A, DC2-B)**
 - b. For the next meeting, the Board suggested that the design of the entry court be developed further to show more connectedness with stair landings and courtyard area and more thoughtfulness to public safety at along 13th Avenue. **CS2-D, PL2-A, PL2-B, PL3)**
- 3. Entries/Access & Security**
 - a. The Board expressed general support for an internal courtyard/entryway concept that connected the joint residential/retail entry presented but wanted to make sure that the space is safe and secure by possibly making it more transparent. **(PL3-B-1, PL3-B-2, PL3-B-3)**
 - b. The Board suggested that the stair and entryway should be more inviting allowing visitors to see into the courtyard space. **(DC1-A-1, DC1-A-4, PL3-B-1)**

- c. The Board generally supported the exterior stair as a major visual element on the west facing facade. Some Board members liked the concept of the viewing “porch”/integrated as open space at each level. The Board wanted to see a stronger connection between the stair/porch elements and the courtyard and joint retail-residential entryway and suggested that the concept be further enhanced for the next EDG meeting. **(DC1-A-1, DC1-A-4, DC3-A-1, DC4-C-1, PL3-B-1)**

4. Pedestrian Realm, Streetscape & Uses

- a. The Board generally supported the commercial retail floor space presented at the EDG although they felt that the shared retail lobby entry needed to be actively connected to the open stairway ‘view balconies’ by bringing more landscaping, lighting and other elements down from the stairs into the lobby. The Board was also concerned that the ground level retail/entry lobby might not have enough visual transparency especially from 13th Avenue. The Board suggested that the entry/lobby as viewed from 13th Avenue direction needs to be a safe environment with lines of sight and sufficient lighting to make the space feel safer. As such, the Board requested that the design of the stair be further developed. **(PL2-B-2, PL2-B-3, PL3-A-1-a, PL3-A-1-c)**
- b. The Board had reservations about the viability of the proposed live/work units and expressed the need to maintain a high degree of transparency in order to activate the street along 13th Ave. **(PL2-B-2, PL2-B-3)**
- c. The Board reinforced the challenge of creating live/work units to activate the street, citing the common occurrence of primarily residential-use live/work units resulting in large windows with blinds/shades perpetually drawn. Board members requested that the design of the live/work units particularly the street frontage be further developed for presentation at the next meeting.

5. Architectural Character

- a. The Board was generally split on the architectural character shown for the preferred option and how it related to the inspirational imagery depicted in the packet. Board members wanted more of the elements depicted in the inspirational images such as entry treatments, window patterning, and exterior stair treatment integrated into the design of the preferred options. The Board also wanted to see further depth along the building facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. **(DC2-A-1, DC2-B-1, DC2-B-2, DC2-C-1, DC2-C-2, DC2-C-3, DC2-D-2)**
- b. The Board agreed that materials and façade treatments will be of critical importance to the success of the project and directed the applicant to explore the use of brick at the base of the structure to immolating a more historical feel for the façade. **(DC4-A-1, DC4-A-2)**

6. Open Space Concept

- a. The Board generally supported the use of the rooftop as a green amenity space and requested the design of the rooftop amenity be developed further for presentation at the next meeting. **(DC3-C-1)**

- b. The Board agreed that the exterior stairway facing 13th Avenue would be a major design element and generally supported the viewing gather porch area as an open space amenity. The Board suggested incorporating landscaping and other elements into the stair feature as a means of connecting the stair, courtyard and entryway into a unified experience. The Board requested the design of the stair be developed further for presentation at the next meeting and emphasized that it must be well executed in order to be part of a successful design concept. **(DC3-A1, DC3-C-1, DC3-I, DC3-II).**

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-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-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.

Pike/Pine Supplemental Guidance:

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-II Corner Lots: 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 (see map 1, page 2).

- CS2-II-i.** Pike/Boren: southeast corner
- CS2-II-ii.** Melrose/Pine: northeast corner
- CS2-II-iii.** 12th/Pike intersection
- CS2-II-iv.** 12th/Pine intersection
- CS2-II-v.** Madison: between 11th/12th
- CS2-II-vi.** Madison entries onto Pike and Pine

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

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

Relate the scale and proportions of architectural features and elements to existing structures on the block face to maintain block face rhythm and continuity.

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

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

PUBLIC LIFE

PL1 Connectivity Complement and contribute to the network of open spaces around the site and the connection among

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. These may include:

- a. seasonal plantings or displays and/or water features;
- b. outdoor heaters;
- c. overhead weather protection;
- d. ample, moveable seating and tables and opportunities for outdoor dining;
- e. an extra level of pedestrian lighting;
- f. trees for moderate weather protection and shade; and/or
- g. 24-hour Wi-Fi service.

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 through strategic placement of doors, windows, balconies and street-level uses.

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

PL2-I. PERSONAL SAFETY AND SECURITY: Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

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. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

- a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
- b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
- c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.
- d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

PL3-A-2. 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. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special paving, landscaping, trees, lighting; Above-grade residential entries and extensive and
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

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. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

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 and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

- a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
- b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. 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. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

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.

DESIGN CONCEPT

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. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

- a. newsstands, ticket booths and flower shops (even if small or narrow);
- b. green walls, landscaped areas or raised planters;
- c. wall setbacks or other indentations;
- d. display windows; trellises or other secondary elements;
- e. art as appropriate to area zoning and uses; and/or
- f. terraces and landscaping where retaining walls above eye level are unavoidable.

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-C-1. Visual Depth and Interest: Add depth to façades 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. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

DC2-D-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as: a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials, b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding

buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

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.

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

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. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

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. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

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

DC4-A. BUILDING MATERIALS

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. Highly visible features, such as balconies, grilles and railings should be especially attractive, well-crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

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-E. PROJECT ASSEMBLY AND LIFESPAN

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

DC4-I EXTERIOR FINISH MATERIALS: New development should complement the neighborhood’s light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

DC4-I-i. Brick, masonry, textured or patterned concrete, true stucco (Dry-vit is discouraged), with wood and metal as secondary or accent materials;

DC4-I-ii. Other high quality materials that work well with the historic materials and style of neighboring buildings;

DC4-I-iii. Limited number of exterior finish materials per building; and

DC4-I-iv. High quality glazing and trim as a vital component of exterior finish.

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 both the City Wide and Pike/Pine 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 Early Design Guidance meeting, there were no requests for departures.

However the applicant is seeking to take advantage of the Bonus Height benefits related to the preservation of the character structure for Scheme A1. In this scheme, the applicant is requesting an additional 10 feet of bonus height for maintaining the character structure. The

result would be one level of below grade parking, one ground level retail space, and six residential levels.

Further for Scheme A2 the applicant is requesting an additional 10 feet of bonus height for pursuing a Living Building Pilot program while eliminating the Character Structure. This strategy would allowed for an increase in floor area (FAR) above the 65 foot height limit occupied solely by residential use. This scheme would therefore consist of one level of below grade parking, one ground level retail space, and six residential levels.

RECOMMENDATIONS

The four Design Review Board members present unanimously recommended an approval of the preferred massing option; Scheme C subject to further exploration of entry treatments, window patterning, and exterior stair treatments etc., integrated into an overall design concept that better matches imagery presented as being inspirational to the overall design concept.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.