



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3022890

Address: 1208 Pine Street

Applicant: Melynda Retallack, for Solterra

Date of Meeting: Wednesday, July 20, 2016

Board Members Present: Natalie Gualy, Chair
Curtis Bigelow
Dan Foltz
Amy Taylor

Board Members Absent: Barbara Busetti
Christina Orr-Cahall

SDCI Staff Present: Crystal Torres, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial (NC3P-85)

Nearby Zones: (North) NC3P-65
(South) NC3P-85
(East) NC3P-65
(West) I-5 and DCM 342/290-400

Lot Area: 10,470 sq. ft.



Current Development:

The current site is occupied by an at grade parking lot.

Surrounding Development and Neighborhood Character:

The project site is located just east of Interstate 5 along the Pike/Pine corridor within the Capitol Hill Neighborhood. The project is located on a principal pedestrian street that serves as a main connection from downtown Seattle to Capitol Hill. The surrounding area is characterized by both historic architecture of auto row era buildings, brick and wood frame apartments with both residential only or mixed-use with retail ground level, as well as, contemporary buildings. Building typology is characterized by its use of exterior materials and design elements such as masonry (especially brick) and timber structures; multiuse loft spaces; very high, fully glazed storefront windows; and decorative details such as cornices, emblems and embossed building names.

Access:

There is existing access along Pine Street and the adjacent alley. Proposed access is located along the alley.

Environmentally Critical Areas:

There is an adjacent steep slope along interstate 5.

PROJECT DESCRIPTION

The proposal is for a 7-story building containing 72 apartments above 5,979 sq. ft. of retail space located at ground level and 3,200 sq. ft. of rooftop restaurant space. Parking for 35 vehicles below grade.

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

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

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments were offered:

- Clarification on the number of entrances and whether retail and residential would share or have separate entrances.

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

PRIORITIES & BOARD RECOMMENDATIONS

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

- 1. Massing Options/ Height, Bulk, Scale.** The Board unanimously supported the 3rd massing option noting it was the most successful integration of terracing and massing form and provided the following guidance and feedback:
 - a. The Board supported the terracing concept as it created an interesting gateway into Capitol Hill while also creating a successful street wall buffering from I-5 and the integrates the ability to blend into the existing sloping hill condition toward I-5. **CS1-C; CS2-B; CS2-C-1; Pike/Pine CS2-I**
 - b. The Board noted support for the innovative design and encouraged the applicant to further resolve the confluence of the terracing design concept, massing form, and materials application without creating an overly busy/complicated façade. **CS2-A-2; DC2-B; DC2-D; DC4-A**
 - c. The Board supported the terracing precedent images, noting the images on page 41 should be referenced as the design further evolves to inform thoughtful design of the alley/Pine Street corner. **DC2-B**
 - d. The Board discussed the possibility of wrapping the terracing/green wall onto Pine Street and suggested this be explored. **DC2-B; DC2-C; DC2-D**
 - e. The Board further discussed the articulation of terracing and other facades, noting there should be a clear design concept and create hierarchy through next iteration. **CS2-A-2; DC2-B**
 - f. The Board supported the larger massing moves and encouraged high quality simple detailing. **DC2-C; DC4-I**
 - g. The Board requested more perspective images of the proposal within the larger context (I-5 view, with new convention center, walking up pine from downtown) for the Recommendation phase. **CS2-A**
- 2. Street Activation/ Lobby Activation**
 - a. The Board supported the proposed ground floor and street edge condition which included integrated sitting, plants, and entries to create an active ground floor. **PL1-B; PL3-C; Pike/Pine PL3-II; DC3-B; Pike/Pine DC3-I, Pike/Pine DC3-II-I; CS1-D**

- b. The Board supported the programming of the space, uses (micro retail), and elevated commercial space (roof area). **PL1-B, PL3-C, DC1-A**
- c. The Board supported accommodation of ADA access and integration of grade change into entry area. **PL2-A; DC3-B**

3. Materials/Green Wall/Landscaping

- a. The Board supported the proposed materials/and green walls granted the indicated materials/ green walls identified in precedent images were durable and long lasting. **DC4-A; DC4-D**
- b. The Board would like see additional information on the ground plane at the Recommendation phase to better understand grade changes and entry points. **DC3-B**

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 Early Design Guidance no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

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

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and

natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

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

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-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-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.

Pike/Pine Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Street Grid: A change in street grid alignment causing unique, irregular-shaped lots, including Union and Madison and 10th and Broadway Court

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

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

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

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

PL2-A Accessibility

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

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

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

PL3-C Retail Edges

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

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

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

Pike/Pine Supplemental Guidance:

PL3-II Human Scale

P3-II-ii. Ground-floor Design: The design of the ground floor of new developments should include:

1. Pedestrian-oriented architectural elements.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

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-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-D Scale and Texture

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

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

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

Pike/Pine Supplemental Guidance:

DC3-B Open Space Uses and Activities

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

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

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

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

Pike/Pine Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. Open Space Location: 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.

DC3-II Landscaping to Enhance the Building and/or Site

DC3-II-i. Public Space Enhancement: The creation of small gardens and art within the street right-of-way is encouraged in the Pike/ Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable. Street greening is specifically recommended along listed streets.

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

DC4-A Exterior Elements and Finishes

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

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

DC4-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-I Exterior Finish Materials

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

1. Brick, masonry, textured or patterned concrete, true stucco (Dryvit is discouraged), with wood and metal as secondary or accent materials;
2. Other high quality materials that work well with the historic materials and style of neighboring buildings;
3. Limited number of exterior finish materials per building; and
4. High quality glazing and trim as a vital component of exterior finish.