Seattle Department of Construction & Inspections

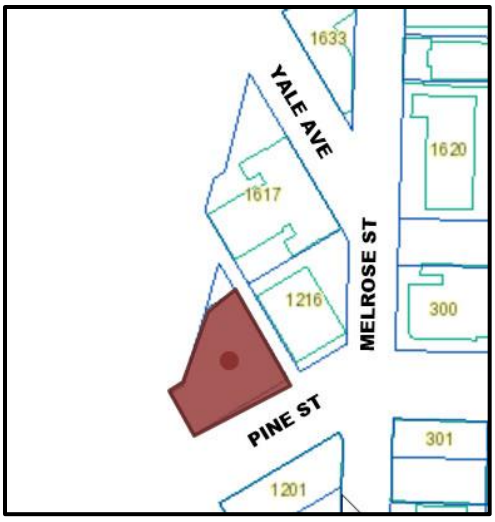
DESIGN REVIEW

SECOND RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number:	3022890
Address:	1208 Pine Street
Applicant:	Bill Barton for Tiscareno Associates
Date of Meeting:	Wednesday, June 13, 2018
Board Members Present:	Andrew Haas, Chair Betsy Anderson AJ Taaca Alastair Townsend
Board Members Absent:	Melissa Alexander
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, 72-unit apartment building with street level retail and rooftop restaurant. Parking for 35 vehicles to be provided.

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 SDCI:

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE July 20, 2016

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 recommendations.

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

SECOND EARLY DESIGN GUIDANCE June 14, 2017

SDCI determined a second EDG meeting is required in response to the changes to the design concept and massing since the First EDG meeting.

PUBLIC COMMENT

The following public comments were submitted in writing:

- Supported the project's inclusion of office in the ground floor and the aesthetic most commonly associated with that use continuing the dynamic parlance at the Pine|Melrose intersection.
- Supported the clear massing distinction between the two programmatic uses and the means in which it is leveraged to acknowledge this neighborhood nexus.
- Suggested attention to craft, detail, and juxtaposition within and between the two programs and masses.
- Stated the project was a well-conceived project but would benefit from special attention to the following 1) The parklet, while welcome, its pattering should be quieter and more refined to compete less with and better support the boldness of the building massing; 2) A less modulated office base: the subtle off-sets between and within levels as well as the intriguing variation of curtain wall design appear sufficient to lend the street level character the applicants desire: reference the massing scheme on pg. 33; 3)3. The use of outstanding materials on all levels in support of the above: the design intent suggested by the office must be carried throughout all levels. This project demands a high level of craft throughout.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

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PRIORITIES & BOARD RECOMMENDATIONS
At the Second EDG meeting, the Board responded to the new massing options and design concepts.

1. **Massing and** Design Concept:
    a. The Board discussed the site characteristics including the prominence of the site and the gateway condition from downtown into Capitol Hill. The Board acknowledged the challenges of having to transition from the downtown scale into the smaller scale of the Melrose Market area which surrounded the project site. CS2-A-2. Architectural Presence, CS2-B Adjacent Sites, Streets, and Open Spaces; CS2-I Responding to Site Characteristics
    b. The Board discussed the massing options in detail, agreeing the proposed options were an appropriate size for the neighborhood.
    c. The Board discussed the merits and design concerns for each option:
        i. Regarding Option A, the Board was supportive of how the building held the corner and the appearance the massing as one building that could more easily be refined to reflect the auto-row typology and aesthetic. CS2-B-1. Site Characteristics
        ii. Option B. The Board commented that Option B related more to the scale and character of downtown than to the Pike/Pine corridor. The Board was not in favor of the voided massing gesture. CS2-A-2. Architectural Presence
        iii. The Board had similar comments for C as A, commenting that Option C held the corner better than B. In addition, Option C offered an interesting garden entry with a 2-story entry gesture, opportunity for outdoor spaces facing the neighborhood at the upper levels and a strong podium expression. However, the Board was not convinced the 3-story base was the best proportional response to relate to the auto-row character. The Board appreciated the analysis of the neighborhood, but was not convinced that the angle of the building responding to I-5 was the best design strategy, as this emphasized the importance of I-5 rather than the neighborhood. CS2-B-1. Site Characteristics, CS2-I-i. Street Grid
        iv. The Board acknowledge public comment with preference for Option C, but the majority of the Board supported development of Option A.
            1. The Board noted the design concept of Option A presents the possibility for a stronger possible design concept. The Board gave guidance to refine the design to create a cohesive and clear architectural concept related to the character of the Pike/Pine corridor. CS2-B-1. Site Characteristics
            2. The Board was open to the design team moving forward with Option C if the massing is modified to create a more cohesive design and resolve the relationship of the base and upper stories. The design concept and massing should respond to the context of the traditional auto-row aesthetic (simple massing, large

windows, articulated ground floor commercial). CS2-B-1. Site Characteristics

d. Moving forward with either Option A or C the Board gave the following guidance:
    i. Simplify the massing form. CS2-B-1. Site Characteristics, DC2-B Architectural and Facade Composition
    ii. Resolve the relationship of the base and upper stories so that the design reads as one building, rather than a base structure with a separate architectural expression above. DC2-B Architectural and Facade Composition
    iii. Design the proposal to reflect rhythm and scale of small scale commercial character along the Pike/Pine corridor. CS2-B-1. Site Characteristics
    iv. The Board discussed the various podium height options, and indicated they were not adverse to a taller podium height (such as 3 stories over 5), but would like to see further development of the design so the top relates to the base and achieves a more cohesive design. CS2-B-1. Site Characteristics, DC2-B Architectural and Facade Composition

2. Streetscape:

a. The Board reiterated that the relationship to Melrose Market and similarly-scaled buildings should be resolved through thoughtful articulation of the first floor in the proposed development. Articulation of the building along the street should reflect the well-established character along the Pike/Pine corridor including the rhythm of commercial bays, entrances at grade, and keeping the floor plate close to the elevation of the sidewalk. P3-II-ii. Ground-floor Design, PL3-C Retail Edges
b. The Board expressed enthusiasm for the potential of the entry courtyard to create an interesting connection to the street and adjacent small commercial corner gesture. However, the design of the corner retail space should be strong enough to "hold" the corner. DC3-I-i. Open Space Location
c. The courtyard entry should read as an extension of the sidewalk, not an extension of the residential lobby. Landscaping within the recessed courtyard entry is critical to further resolving this item. DC3-I-i. Open Space Location, DC3-II-i. Public Space Enhancement, DC4-D Trees, Landscape, and Hardscape Materials
d. The Board encouraged the design team to explore different relationships between the retail and garden entry with the goal of further activating both spaces. DC3-II-i. Public Space Enhancement, DC3-B-1. Meeting User Needs, PL1-B Walkways and Connections

3. Gateway: The site is clearly located at the intersection of two neighborhoods, Pike/Pine and Downtown and the design should read as a gateway. At the Recommendation meeting, the packet should include the following:

a. Views of the site from downtown toward Capitol Hill and vice versa with a broader context than shown at EDG. CS2-A-2. Architectural Presence, CS2-B Adjacent Sites, Streets, and Open Spaces; CS2-I Responding to Site Characteristics

b. Images depicting the streetscape, commercial uses, and entry experience. DC3-II-i. Public Space Enhancement

4. **Materials:** The project should utilize materials listed within the Pike/Pine Neighborhood Design Guidelines. DC4-A Exterior Elements and Finishes, DC4-I-i. Preferred Materials, DC2-D Scale and Texture

DEVELOPMENT STANDARD DEPARTURES

At the time of the **SECOND** Early Design Guidance no departures were requested.
The departure requested at the First EDG meeting is no longer requested.

FIRST RECOMMENDATION March 21, 2018

PUBLIC COMMENT
The following public comments were offered at this meeting:

- Expressed overall dissatisfaction with the project, wanted more brick, commented the project doesn't relate to the surrounding historic character or context. Stating only applying the brick to the base is not adequate, and that such a prominent site should have more legible tie to historic character of neighborhood. Suggested El Capitan building should/could inform this project's character.
- Acknowledged improvement from the first review to today, appreciated the changes made. Appreciated separating masses into separate chunks, concerned with the flush condition between brick and upper stories.
- Would like to see different material other than metal for the upper stories and larger windows such as Agnes Lofts. Should define its massing with stronger massing moves, rather than material changes.
- Suggested material changes should also be accompanied with massing shifts, rather than flush transition.

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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. **Response to EDG:** At EDG, the Board commented that they preferred the strong corner expression present in option A, but were open to this option (C) if the massing was

developed to reflect the historic auto-row character and proportions. At the Recommendation meeting, the Board acknowledged vast improvements and acknowledged the façade articulation was heading in the right direction. However, the Board stressed the decision to move forward with option C further emphasized the visibility and prominence of this building, given the bold off-set geometry and the site's location. As such, the Board discussed the need to further clarify the parti (design concept); increase the legibility of the auto-row character and proportions for both the commercial base expression and upper stories; and refine the gateway condition on the west corner of the site to create a successful transition from downtown into Capitol Hill. The Board expanded on each of these items and provided the following guidance to be addressed at a second Recommendation meeting. (CS2-A-2. Architectural Presence, CS2-I Responding to Site Characteristics, DC2-B Architectural and Facade Composition, *Capitol Hill* CS2-III-i. Building Mass)

2. Design and Façade Development:

a. Parti. The Board struggled to understand the conceptual relationship of the upper stories and lower expression, commenting that the design seemed to be evolving toward a parti that was less about a podium with a base on top, and more about two masses interlocking with a pivot point. In order to further clarify the parti the Board directed the design team to:

i. Revisit where/how materials started and stopped, taking care to refine the transition between materials throughout, and specifically noting the transition between the metal panel and wood on the west corner and the terminus of the brick along the alley. (DC2-B Architectural and Facade Composition)

ii. The Board recommended extending the brick expression further back along the alley to create a more consistent language of the interlocking massing forms and greater distinction between the upper and lower expression. (DC2-B Architectural and Facade Composition)

b. **Base Expression.** The Board appreciated the auto-row character study (pg. 19) which was beginning to inform the brick base expression, but was concerned regarding the narrow proportions of the storefronts. The Board recommended the design team refine the proportions of the commercial storefront to further reflect the proportions exhibited by the auto-row character study. DC2-B Architectural and Facade Composition, CS3-A-1. Fitting Old and New Together

c. **Upper Story Expression.** Although the Board appreciated the study of the auto-row commercial storefronts, they were disappointed that that same level of study and architectural cues were not taken for the upper stories. The upper stories appeared to have a continuous field (white massing volume) expression that lacked a relationship to the auto-row character. The Board was concerned the upper stories reflected a playful building expression that was not present along the auto-row corridor. In addition, the Board was concerned with the residential windows being very small and not correctly proportioned relative to the height of the building. The Board recommended:

i. More and larger window openings reflective of the auto-row proportions. The Board specifically recommended further study of Agnes Loft and Hugo House which successfully reflect the regular rhythm and proportions found in

auto-row structures, rather than the playful façade design currently proposed. (DC2-B Architectural and Facade Composition, CS3-A-1. Fitting Old and New Together)

ii. A more prominent fenestration rhythm throughout the field of solid materials in the upper building levels. The Board suggested carrying this language down to the base at the west downtown-facing corner, which would reinforce the interlocking parti. (DC2-B Architectural and Facade Composition, CS3-A-1. Fitting Old and New Together)

d. **West Gateway.** The Board stressed the importance and prominence of this corner, stating that this site should stitch together downtown and Capitol Hill and create a transition from the scale of downtown to the scale of Capitol Hill. The Board supported the ground floor commercial use located at this corner and supported maintaining this use as the design evolves. The Board commented that the west facing façade did not yet appear to have an architecturally prominent face and was reading as a building side or rear, rather than a prominent corner. The Board again noted Agnes Lofts as a successful example of using more glass than siding, commenting that this expression would relate the proposal to downtown, and tie the two design vernaculars together (Downtown and Capitol Hill). The Board provided the following recommendations:

i. As noted above, explore carrying the revised façade language of the white massing form down to create greater legibility of two interlocking massing volumes. (CS2-A-2. Architectural Presence, CS2-I Responding to Site Characteristics, DC2-B Architectural and Facade Composition)

ii. Alternatively, the Board suggested study of a glassier expression, reflective of downtown character. (CS2-A-2. Architectural Presence, CS2-I Responding to Site Characteristics, DC2-B Architectural and Facade Composition)

iii. The Board requested views from Pine street looking both east and west. (CS2-A-2. Architectural Presence, CS2-I Responding to Site Characteristics, DC2-B Architectural and Facade Composition)

3. **Ground Floor Uses:** The Board was supportive of the ground floor uses, commenting that the corner commercial was successful and appropriate for this location, as well as expressing support for the quiet residential entry. To further reinforce the individual commercial bays, the Board recommended individual awnings for the retail entries to indicate the entry locations. (PL2-C Weather Protection, Capitol Hill PL2-I-ii. Pedestrian Character)

4. **Materials:** The Board appreciated the clarity of the material locations and detailing within the packet and presented at the meeting. The Board provided the following guidance related to materials:

a. The Board was supportive of the brick commercial expression, however noted that many of the buildings in the area use brick or masonry material as the primary material, where here it was only being used at the base. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)

b. Concerned the metal panel was not reflective of the preferred masonry materials within the Capitol Hill DG and encouraged further integration of masonry materials for the upper stories, especially along the Pine Street facing (south) elevation and downtown facing (west) elevation, as these were the most prominent. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish MaterialsCS3-A-1. Fitting Old and New Together)
c. Carry the brick further back along the alley. Commented the design concept was not yet clear, related to where the brick stops and other materials start. (DC2-B Architectural and Facade Composition)
d. Within the brick commercial expression, carry the glass up through the storefront and remove the louvers. (DC2-B Architectural and Facade Composition, Capitol Hill CS3-I-iv. Materials, CS3-A-1. Fitting Old and New Together)
e. The Board appreciated the color studies presented on pages 24-25, and supported the glazed black brick which offered a contemporary treatment of the material, along with the proposed vertical orientation. (CS3-A-2. Contemporary Design)
f. Supported the wood treatment at the residential entry as proposed, but okay with brick or wood. (CS3-A-2. Contemporary Design)
g. Strongly encouraged continued the brick material along the base of the rear rather than metal panel, as this may front a park in the future. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish MaterialsCS3-A-1. Fitting Old and New Together)

5. **Landscaping:** Overall the Board supported the landscaping plan and appreciated the simplification of the streetscape paving pattern and proposed trees (*Capitol Hill* DC3-II-i. Aesthetic Consistency, DC4-D Trees, Landscape, and Hardscape Materials). The Board provided the following guidance moving forward:
    a. The Board was supportive of the roof deck but strongly encouraged increased amenity area given the size the building and number of units. (DC1-A-2. Gathering Places, DC3-B-1. Meeting User Needs)

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 **FIRST** Recommendation no departures were requested.

SECOND RECOMMENDATION June 13, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the revised design which resulted in a clearer building design.
- Supported the brick retail base.

- Supported the fin detail.
- Suggested replacing the black stripes with a grey color.
- Suggested adding the fin detail elsewhere on the building.
- Suggested simplifying the upper stories by removing the variety of ribbed-metal panels.
- Suggested a darker storefront.
- Suggested recessing all windows back a minimum of 4".
- Supported design and commented the design seemed consistent with the neighborhood.

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All public comments submitted in writing for this project can be viewed using the following link and entering the record number-LU: 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 recommendations.

1. **Response to Recommendation 1:** Overall, the Board acknowledged vast improvement of the design since the first Recommendation meeting. The Board noted improved clarity of the parti and connection to the auto row character, specifically supporting increased legibility of the two inter-locking massing volumes, increased glazing of the base and upper stories, and increased presence of west facing "gateway" condition. The Board provided guidance on each of these items with the goal of further refining this highly prominent site. (CS2-A-2. Architectural Presence, CS2-I Responding to Site Characteristics, DC2-B Architectural and Facade Composition, *Capitol Hill* CS2-III-i. Building Mass)

2. **Facade Composition:** Though the Board supported the increased legibility of the two-interlocking massing volumes, they expressed some concern regarding the number of materials being used to create visual interest rather than providing legible façade depth. As such, the Board provided additional guidance aimed at further simplifying the façade composition in a manner that would reinforce the tie to the Pike/Pine corridor and the parti. (*Capitol Hill* CS3-II Architectural Compatibility, CS2-A-2. Architectural Presence, CS2-I Responding to Site Characteristics, DC2-B Architectural and Facade Composition, *Capitol Hill* CS2-III-i. Building Mass)
    a. **Base Expression.**
        i. The Board discussed refinement to the brick retail base. Though some concern was expressed regarding the proposed bay width, the Board also acknowledged steps taken to integrate architectural scale, materials, rhythm, and fenestration cues from the Pike/Pine corridor retail expressions into the proposed base. (*Capitol Hill* CS3-II Architectural Compatibility)

ii. In order to further the authenticity of the brick base and legible depth, the Board recommended the following conditions:
    1. Darken the storefront system. (Capitol Hill CS3-II Architectural Compatibility*, Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
    2. Work with the Planner to determine an appropriate increase to the depth of the plane change between the brick retail base and the white massing volume where the two intersect along Pine Street with the goal of clearly differentiating each as a separate, legible mass. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
    3. Wrap the brick into the window recesses. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)

iii. The Board also discussed a proposed change from a metal canopy to fabric awning. The Board was unanimously opposed to the fabric awnings as this was inconsistent with the character of the auto row building typology, lacking the timeless quality found in these buildings and posed maintenance issues. Though the Board was not in support of fabric awnings, the Board was in support of a departure to remove the canopy from the brick retail base in order to further distinguish the gateway canopy and expression, as well as, allow the distinct retail bays to read within the brick base. (*Capitol Hill* DC2-I-i. Reflect Neighborhood Heritage CS2-A-2. Architectural Presence, CS2-I Responding to Site Characteristics, DC2-B Architectural and Facade Composition)

iv. The Board supported the retail entries as shown and conditioned that the retail entries remain at/or above grade, consistent with the rhythm of Pike/Pine. (PL2-A Accessibility)

v. The Board discussed the base along the I-5 fronting facade, expressing concern that the parti was less successful along this elevation as a result of the grey stripes being carried down through the dark base. As such, the Board recommended a condition to remove the grey stripes carried down into the rear (I-5) facing base and to replace the entire rear facing base with brick matching the Pine Street base. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish, DC2-B Architectural and Facade Composition)

b. **Upper Story Expression**. The Board supported the increase of the window sizes which were more reflective of the auto row proportions and carrying down of the upper expression on the west façade to reinforce the parti. (DC2-B Architectural and Facade Composition, CS3-A-1. Fitting Old and New Together)

i. The Board was concerned with some of the detailing of the upper story expression including the flagged grey stripes, venting locations, and flatness of the façade. The Board was not convinced that the grey stripes plus the flagged portion were adding to the façade composition. (DC2-B Architectural and Facade Composition)
ii. In order to address these concerns, the Board recommended the following conditions:
    1. Provide a study of alternates to the grey stripes including a white option and/or removing the flagged expression at the top two floors of the grey stripes. (DC2-B Architectural and Facade Composition)
    2. Further integrate the vents into the façade composition. (DC2-B Architectural and Facade Composition)
    3. Work with the Planner to determine an appropriate window depth with the goal of creating legible depth. (DC2-B Architectural and Facade Composition)
    4. Related to these conditions the Board suggested studying the Belroy and Sunset Electric Apartment buildings, as well as other successful precedents which could help inform the design response to conditions. (DC2-B Architectural and Facade Composition)

c. **Gateway**. After a thoughtful discussion regarding revisions to the gateway expression including increased glazing, dark stripes, addition of fins, lighting, and canopy, as well as more clearly carrying the expression of the white massing volume down to the base, the Board supported the overall improved gateway condition with the following guidance:
    i. The Board acknowledged public comment suggestion regarding depth and adding fins to other facades. However, agreed with the proposed location of the fins along the west "gateway" façade as a means to creating a distinct expression in combination with the proposed lighting. (DC2-B Architectural and Facade Composition, CS2-A-2. Architectural Presence)
    ii. The Board contemplated potential for an alternative storefront system that would lend itself to additional glazing at this gateway corner. The Board felt additional glazing could serve the project by creating a stronger retail presence and identity. (DC2-B Architectural and Facade Composition, CS2-A-2. Architectural Presence)
    iii. The Board was concerned with the awning return and height of the proposed canopy which diminished the double-height expression of the corner. (DC2-B Architectural and Facade Composition, CS2-A-2. Architectural Presence)
    iv. In response to these concerns the Board recommended a condition to further refine the west-facing gateway façade with the goal of strengthening the presence of the gateway and creating a more cohesive expression. The Board suggested bringing the canopy up, increasing the glazing at the retail portions by potentially changing storefront systems, potentially removing the black ribbon expression at the two-story glazed base, removing the flag

portion of the black ribbon at the top two-stories. (DC2-B Architectural and Facade Composition, CS2-A-2. Architectural Presence)

6. Materials.

a. The Board supported the overall material palette, however, they provided several conditions related to improving the cohesion and quality of the material detailing:
   i. Replace the proposed reduced-size brick with standard size, through-color brick to be approved by the Planner. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
   ii. Use brick consistently throughout all portions of the dark colored massing volumes (not including the dark stripes), including the rear base, alley base and stair tower. The Board further clarified the applicant should work with the Planner to determine a comparable material application of the stair tower should the construction type limit the standard brick carrying up the full height of the stair tower, suggesting perhaps the thinner brick may be an appropriate solution. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
   iii. Maintain or increase the level of glazing that is shown in the packet on all sides of the building. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
   iv. Work with the Planner to determine an appropriate metal thickness which would ensure oil-canning of the panels is avoided. The Board further clarified, stating the applicant should provide a study of existing building examples which demonstrate the proposed metal thickness and panel size, as well as, confirming the installation specifications. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)

7. Lighting.

a. The Board was concerned with safety and security along the I-5 side, and recommended a condition to add additional lighting along the I-5 side with the goal of improving safety security. (PL2-B-2. Lighting for Safety)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures 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 departures.

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

1. **Driveway Width (SMC 23.54.030.D.1.a):** The Code requires driveways less than 100 feet in length that serve 30 or fewer parking spaces to be a minimum of 10 feet in width for one-way or two-way traffic. The applicant proposes a 110-foot driveway length to be a minimum of 10 feet in width.

The Board indicated unanimous support for the requested departure as the 10-foot driveway width allowed for maximization of the retail frontage along Pine Street thereby helping to activate the street front. (*Capitol Hill* CS2-II-ii. Connection to the Street, *Capitol Hill* PL3-IV Retail Edges, DC1-A Arrangement of Interior Uses)

2. **Street-Level Development Standards – Overhead Weather Protection (SMC 23.47A.008.C.4):** The Code requires overhead weather protection in pedestrian zones to be provided for a minimum of 60% of the street frontage; 6' in width; provided over the sidewalk; provided between 8 and 12' in height; and adequate lighting for pedestrians shall be provided. The applicant proposes to eliminate the canopy along the brick base.

The Board suggested the requested departure and offered unanimous support as the elimination of overhead weather protection along the retail base would reflect the tradition expression of auto row bays and allow for a stronger read of the individual retail bays. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish, DC2-B Architectural and Facade Composition)

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. 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-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

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.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

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.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Pike Pine Supplemental Guidance:

CS1-I Topography

CS1-I-i. Elevation Changes: Step the elevation of ground floors so that building entrances and ground floors roughly match the street grade.

CS1-I-ii. Step with Grade: Design the building massing to step with grade using techniques such as changes in the levels of upper floors, breaks in the roofline, and vertical and horizontal modulation.

CS1-I-iii. Minimize Service and Access Impacts: Use existing grade changes to minimize service and access impacts on the Avenues in through-block developments.

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-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

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-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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-I Location in the City and Neighborhood

CS2-I-i. Architectural presence: Retain as much of the existing physical context as possible with new development.

CS2-II Adjacent Sites, Streets, and Open Spaces

CS2-II-i. Site Characteristics: Massing and articulation should respond to the established Pike Pine development pattern of street facing façade widths and mid-block depth.

CS2-II-ii. Connection to the Street: Integrate new development with existing street patterns to maintain a cohesive streetscape:

a. Orient active street-level uses on Pike and Pine Streets, Broadway, and on streets requiring street-level uses east of Broadway.
b. Maintain the strong 2 to 4 story street wall along street lot lines established by existing development, while allowing for upper story step backs.
c. Design street frontages with a quieter, more residential character on north-south Avenues west of Broadway.
d. Design all street fronts for activation, visual interest, and variety.

e. Design any setbacks from the street as pedestrian-oriented spaces enhanced with landscaping, street-furnishings, and high quality, well-detailed pavements between the sidewalk and the building.

CS2-II-iii. Open Space: Consider providing additional open space and landscaped areas at key locations, including frontages at "gateway" intersections shown on Map 1 on page 3 and "bow tie" and "crossroad" intersections shown on Map 2 on page 4, where it may be possible to integrate such spaces with abut- ting right-of-way areas to create larger, functional spaces.

CS2-III Relationship to the Block

CS2-III-i. Corner Sites:

a. Design new development to address corners by taking cues from historic buildings.
b. On corner sites at "bow tie" "crossroads" and "gateway" intersections shown on Maps 1 and 2 on pages 3 and 4, incorporate special architectural features, landscaping, or site elements that reflect the angle, orientation, and high visibility of the design at those intersections.

CS2-III-ii. Small Site Development:

a. Design new development on small lots to enhance the pedestrian environment and minimize parking and service uses along the street frontage.
b. Maintain a continuous street wall and discourage front setbacks.
c. Provide rear and side setbacks to maximize access to light, air, and usable space between structures, minimize exposed blank walls, create usable open space, or separate parking from the street front.
d. Consider opportunities for unique design treatments on small sites.

CS2-III-iii. Large Through-Block Sites: Incorporate through-block connections on large through-block sites bounded by designated principal pedestrian streets.

a. Design large through-block developments to respond to opportunities to achieve key community development objectives.

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

CS2-IV-i. Scale and Form: Design new structures to be compatible in scale and form with surrounding context.

a. Design facade widths to respond to the historic Pike/Pine context and scale.
b. Design larger new structures to maintain established streetscape proportions.
c. Introduce architectural variety to achieve desired bulk and scale relationships.
d. For new development that is taller than the nearby context, design upper stories to reduce the appearance of bulk, including upper level setbacks.

CS2-IV-ii. Large Development Sites: Design structures on large sites with massing and articulation that responds to nearby scale and historic patterns.

a. Design structures on large sites to achieve a cohesive design composition and avoid a large-scale, bulky, or monolithic appearance.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

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.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Pike Pine Supplemental Guidance:

CS3-I Existing Architectural Context

CS3-I-i. Respond to Tradition: New buildings should respond to the architectural tradition of nearby buildings.

CS3-I-ii. Areas Lacking a Well-Defined Character: Where no clear pattern is evident, new development should help define and unify the existing visual context and Pike/Pine neighborhood character with a varied and well-detailed pedestrian environment.

a. New development should design underused public rights-of-way to enhance pedestrian circulation, provide pedestrian gathering areas, additional landscaping, or other streetscape improvements.
b. Streetscape treatments on Avenues should retain the informal character of those streets, such as shared pedestrian and vehicle loading areas, lower curb heights and varied curb lines, and textured paving materials.

CS3-II Architectural Compatibility

CS3-II-i. Maintain Block Face Rhythm and Continuity: Design new development that references architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

CS3-II-ii. Balance Compatibility with Creativity: Design new structures for compatibility with existing context while allowing for creative expression, response to unique conditions, and adaptability to the changing function of the area.

a. Carefully design building details and proportions, and use of high quality materials consistent with the neighborhood's signature buildings.
b. Design new structures with a strong overall composition and design concept.
c. Design buildings to be flexible and adaptable to different uses over time.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

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.

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.

Pike Pine Supplemental Guidance:

PL1-I Network of Open Spaces

PL1-I-i. Pike and Pine Streets, East of Broadway: Any open space and pedestrian areas on these active commercial streets should support street-level commercial activity.

PL1-I-ii. Large Sites: On large sites, mid-block passageways should be considered as an opportunity to provide open space located in the interior of the block, where it would not disrupt the continuity of retail street frontages and would support the desired intensity of commercial activity in the area.

PL1-I-iii. North-South Avenues, West of Broadway: Street frontages in these areas where a greater residential emphasis is appropriate should include landscaped open space or other pedestrian amenities that "soften" the street edge.

PL1-I-iv. Right-of-Way Greening: Enhance the public realm of the street to provide a connecting open space network.

PL1-II Walkways and Connections

PL1-II-i. Pedestrian Safety and Comfort: Design through-block connections to be safe and comfortable for pedestrians.

PL1-II-ii. Focal Points and Amenities: Create focal points to draw in pedestrians, and consider opportunities for open space and other amenities such as gardens, courtyards, fountains, lighting and seating to unite different uses in the interior of the block.

PL1-II-iii. Entrance Design and Location: Design and locate entrances to be highly visible, with logically aligned connections to two or more public streets.

PL1-II-iv. Design for Public Use: Design through-block connections to be inviting for public use and include space for gathering, relaxing, and other attractions and amenities.

PL1-II-v. Accommodate Pedestrians and Attractions: Provide pathways wide enough to accommodate both active pedestrian movement and the attractions and amenities noted above (typically at least 12 feet).

PL1-II-vi. Complement an Active Street Environment: Any network of through-block connections should complement, not supplant, an active public street environment.

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.

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.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

Pike Pine Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Emphasize an Active Street Environment: Design new development to emphasize an active street environment and locate activities to promote "eyes on the street" as the best approach for achieving a secure environment

PL2-I-ii. Minimize the Visual Impact of Security Features: Design for public safety, but minimize the visual impact of security features such as gates and barriers.

a. Design security features such as gates and lights to be of a fine grain scale. The appearance of any security cameras should be minimized. Bars on lower window are not be permitted.
b. Shield light fixtures and direct lighting to emphasize pedestrian areas and entrances.

PL2-II Pedestrian Amenities

PL2-II-i. Include Pedestrian Amenities in New Development: Design new development with pedestrian amenities such as street trees, pedestrian lighting, overhead weather protection, benches, newspaper racks, public art, and bike racks.

PL2-II-ii. Design Landscaping to Accommodate Active Use: Design landscaping and streetscape treatments to accommodate the active use of sidewalk space along Pike/Pine commercial streets, responding to high pedestrian volumes during daytime and evening hours.

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.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. 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.

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.

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.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. 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.

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-I Residential Entries

PL3-I-i. Visually Prominent Entries: Design entries for residential buildings and residents' entries to mixed-use buildings to be visually prominent and feature weather protection, special lighting and architectural enhancements.

PL3-I-ii. Entry Design: Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

PL3-II Residential Edges

PL3-II-i. Ground Floor Residence Location: Ground floor residences facing the street are generally limited to the north-south side streets west of Broadway, in response to neighborhood context.

PL3-II-ii. Security and Privacy: Design ground floor residences for security and privacy by setting the units back from the street, raising the units above the sidewalk grade sufficiently to prevent direct eye contact between pedestrians and residents in interior spaces, or a combination of the two.

PL3-III Live/Work Units

PL3-III-i. Accommodate Non-Residential Uses: Design the ground floor interior spaces of live/work units facing the street to accommodate non-residential uses.

PL3-III-ii. Accommodate Livable Residential Space: Design live/work units to accommodate livable residential space.

PL3-III-iii. Adaptability Over Time: Design live/work units to be adaptable to different uses over time.

PL3-IV Retail Edges

PL3-IV-i. Ground Floor Retail Edge Design: Design the ground floor retail edge of new developments to enhance street-level activity and maintain a small-scale, pedestrian-oriented character.

a. Provide the high floor-to-ceiling heights and transparent street facades characteristic of older commercial buildings;
b. Incorporate elements commonly found in street-level facades, such as clearly defined primary entrances and large display windows, and consider features such as shallow recesses at entries or arcades to add variety;
c. Provide weather protection and architectural emphasis for entrances to street-level commercial uses;
d. Promote social mixing through street-level design that encourages interaction between activities in interior spaces and the outdoor, public street environment; and
e. Provide flexible ground-level space that is adaptable to a wide variety of uses, ranging in size to accommodate a variety of businesses, especially spaces suitable for small, local businesses.

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.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

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.

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-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

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.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Pike Pine Supplemental Guidance:

DC1-I Arrangement of Interior Uses

DC1-I-i. Adaptable Design: Design flexible interior spaces that can be adapted to support both commercial and residential activities as the building's use evolves over time.

DC1-II Vehicular Access and Circulation

DC1-II-i. Garage Entryways: Design garage entryways facing the street to be compatible with the pedestrian entry to avoid a blank façade.

DC1-II-ii. Character Structures: For projects that include character structures, use original vehicular access façade openings to accommodate loading and vehicular access where possible.

DC1-II-iii. Access to Parking and Service Areas: To minimize curbcut interruptions along street frontages, consider opportunities for sharing parking and service access with abutting development.

DC1-II-iv. Screening Parking Areas: Locating parking below grade or separating parking areas from the street by other uses as much as possible is preferred.

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.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

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.

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.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At

the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Pike Pine Supplemental Guidance:

DC2-I Concept

DC2-I-i. Reflect Neighborhood Heritage: Design concepts should emphasize relatively simple facade character with high quality materials, modulation, and refined details to reflect the neighborhood's architectural heritage.

DC2-I-ii. Emphasize Character Structures: Design concepts for projects that include character structures should emphasize the character structure.

DC2-II Character Structures

DC2-II-i. Maintain Architectural Integrity: Maintain the architectural integrity of character structures on site. Design additions to:

a. Avoid all but minor changes to the primary elevation(s) of the character structure;
b. Make a visual distinction between old and new - new construction should be distinguishable from the character structure and compatible in form, scale, massing, and proportion;
c. Emphasize the form and detailing of those architectural materials and features that are important in defining the structure's character;
d. Encourage designs that make the ground floor of character structures more usable, while retaining key interior elements that are visible from the street;
e. Remove elements that have been added to the original building if they are inconsistent with the building's original character, such as metal siding or other façade covering, false shutters, etc.; and
f. Retain, repair, rehabilitate, or replace character-defining elements of the character structure, using generally accepted historic preservation and restoration methods.

DC2-II-ii. Increase Viability: Allow additions that increase the viability of the character structure while maintaining its architectural integrity.

a. Avoid adding materials or features to the character structure that were not historically used in character structures.
b. Use materials and color to distinguish additions from the character structure.
c. Design the new addition in a manner that provides differentiation in materials, color, ornamentation, and detailing so that the new work addition does not appear to be part of the original character building.
d. Encourage a high degree of transparency and glazing in additional upper stories to give an appearance of lightness and avoid dominating or overpowering the character structure.
e. Design new additions to complement any character structures on site and other structures on the block.

DC2-III New Projects that Include Character Structures

DC2-III-i. Ensure Compatibility: Design projects that include character structures to be compatible with character structures on the site and elsewhere on the block.

a. Use siting, setbacks, structure orientation, massing, and rhythm, both at the street level and on floors above, to maintain a strong presence of the character structure in the streetscape.
b. Design new portions of the structure to respect the scale and integrity of the existing character structure and avoid new construction that appears to be an oversized expansion of the original design.
c. Design forms and details to be simple and straight-forward, rather than complex or fussy.

DC2-III-ii. Maintain Continuity: Emphasize the streetscape and the street level portion of the character structure to maintain a sense of continuity between the character structure and the new project.

a. Give priority to maintaining the original floor-to-ceiling height of the character structure's ground floor, especially for interior spaces visible from the street, and extend this condition to the new structure.
b. Maintain the original aspects of the character structure's street level design and function as much as possible.
c. Adapt elements of the character structure's original design to the functions of the new structure, such as major entries to the structure, public areas and internal circulation, service access, and ground floor uses that are oriented primarily to the street.
d. Maintain the transparency provided by the doors, windows, and other openings in the original street facing facades.

DC2-III-iii. Create Visual Continuity: Align architectural elements and features of the character structure with those of the new portions of the project to create visual continuity between the character structure and the new addition.

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

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

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.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Pike Pine Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. Balconies: Locate balconies to respond to neighborhood context and enhance livability for residents.

a. Upper level balconies should be designed to provide usable open space and articulation and are most appropriate on streets where a residential emphasis is desired.
b. On active commercial streets, balconies should be provided at the rear or sides of the building, or interior courtyard, instead of the street frontage.

DC3-II Streetscape Landscaping

DC3-II-i. Complement Open Spaces: Locate and design street level landscaping to complement open space areas on the development site and to soften street edges.

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-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

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-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-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.

DC4-E Project Assembly and Lifespan

DC4-E-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-I Exterior Finish Materials

DC4-I-i. Complement Neighborhood Character: New development should complement the neighborhood's auto-row and light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

a. Brick, masonry, textured or patterned concrete, true stucco (Dry-vit is discouraged), with wood and metal as secondary or accent materials;
b. Other integral color high quality materials that work well with the historic materials and style of neighboring buildings;
c. Exterior features and details such as: entrances, fully-glazed storefront windows and expansive glazing, parapets, cornices, roofs, windows, ornamentation (such as terra cotta cladding), signage (including emblems and embossed building names) and color;
d. Limited number of exterior finish materials per building;
e. High quality glazing and trim as a vital component of exterior finish; and
f. Materials and treatments that are consistent with a specific design approach (See DC2.1 and Appendix A-1).

DC4-II Signs

DC4-II-i. On the Building Façade: Design areas on the building façade for individual business signs that are generally no more than 20 feet above grade and integrated with the design concept and architectural details.

DC4-II-ii. Integrate with Architectural Elements: Design building identification signs to be integrated with the building's architectural elements.
DC4-II-iii. Add Visual Interest: Incorporate unique, hand-crafted and well-made signs to add visual interest to the simple building form.
DC4-II-iv. Reinforce Identity and Presence: Use signs to reinforce the identity of different areas and the presence of different activities within Pike/Pine.

RECOMMENDATIONS

At the conclusion of the SECOND RECOMMENDATION meeting, the Board recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Wednesday, June 13, 2018, and the materials shown and verbally described by the applicant at the Wednesday, June 13, 2018 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 subject design and departures with the following conditions:

1. Darken the storefront system color. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
2. Work with the Planner to determine an appropriate increase to the depth of the plane change between the brick retail base and the white massing volume where the two intersect along Pine Street with the goal of clearly differentiating each as a separate, legible mass. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
3. Wrap the brick into the window recesses. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
4. The retail entries should remain at/or above grade as shown, consistent with the rhythm of Pike/Pine. (PL2-A Accessibility)
5. Remove the grey stripes carried down into the rear (I-5) facing base and to replace the entire rear facing base with brick matching the Pine Street base. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish, DC2-B Architectural and
6. Provide a study of alternates to the grey stripes including a white option and/or removing the flagged expression at the top two floors of the grey ribbon. (DC2-B Architectural and Facade Composition)
7. Further integrate the vents into the façade composition. (DC2-B Architectural and Facade Composition)
8. Work with the Planner to determine an appropriate window depth with the goal of creating more legible depth. (DC2-B Architectural and Facade Composition)

9. Related to these conditions, the Board suggested studying the Belroy and Sunset Electric Apartment buildings, as well as other successful precedents which could help inform the design response to conditions. (DC2-B Architectural and Facade Composition)
10. Further refine the west-facing gateway façade with the goal of strengthening the presence of the gateway and creating a cohesive expression. The Board suggested bringing the canopy up, increasing the glazing at the retail portions by potentially changing storefront systems, removing the black ribbon expression at the two-story glazed base, removing the flag portion of the black ribbon at the top two-stories. (DC2-B Architectural and Facade Composition, CS2-A-2. Architectural Presence)
11. Replace the proposed reduced-size brick with standard size, through-color brick to be approved by the Planner. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
12. Use brick consistently throughout all portions of the dark colored massing volumes (not including the dark stripes), including the rear base, alley base and stair tower. The Board further clarified the applicant should work with the Planner to determine a comparable material application of the stair tower should the construction type limit the standard brick carrying up the full height of the stair tower, suggesting perhaps the thinner brick may be an appropriate solution. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
13. Maintain or increase the level of glazing that is shown in the packet on all sides of the building. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
14. Work with the Planner to determine an appropriate metal thickness which would ensure oil-canning of the panels is avoided. The Board further clarified, stating the applicant should provide a study of existing building examples which demonstrate the proposed metal thickness and panel size, as well as, confirming the installation specifications. (*Capitol Hill* CS3-I-iv. Materials, *Capitol Hill* C4-I-i. Materials, *Capitol Hill* DC4-II Exterior Finish Materials CS3-A-1. Fitting Old and New Together)
15. Add additional lighting along the I-5 side with the goal of improving safety security. (PL2-B-2. Lighting for Safety)