City of Seattle

Department of Construction and Inspections

DESIGN REVIEW

RECOMMENDATION OF THE
EAST DESIGN REVIEW BOARD

Record Number:	3026031-LU
Address:	953 E. Union St.
Applicant:	Emily McNichols, Group Architect
Date of Meeting:	Wednesday, June 27, 2018
Board Members Present:	Andrew Haas (Chair) Melissa Alexander Betsy Anderson Alastair Townsend AJ Taaca
Board Members Absent:	None
SDCI Staff Present:	David Landry, AICP, Senior Land Use Planner

---

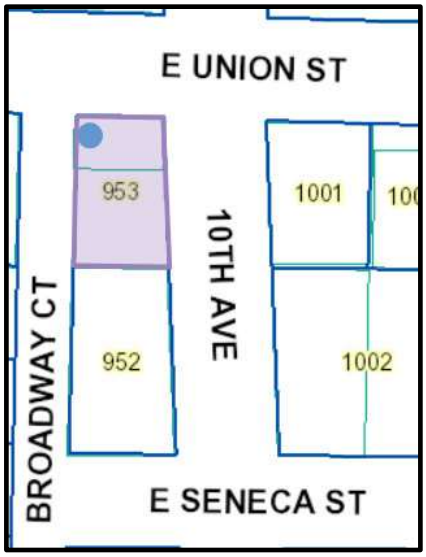
SITE & VICINITY

Site Zone: Neighborhood Commercial 3 with a Pedestrian Overlay (NC3P-65)

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

Lot Area: 5,614 sq.ft.3026031

Overlay Districts: Pike Pine Urban Center Village



Current Development:
The site is located within Pike Pine Urban Center Village. The Pike Pine neighborhood of Capitol Hill is located within walking distance to downtown. With lofts and warehouses, restaurants and retail surrounding the site, the neighborhood encompasses a vibrant mix of amenities. The site is in a predominantly mixed-use area with multi-family buildings. Located near downtown Seattle, the site is near primary attractions that encompass restaurants, theaters and commercial properties.

Surrounding Development and Neighborhood Character:
The predominant architecture of the neighborhood includes 2-6 story midrise apartment buildings, restaurants and retail, condominiums, multi-story office and institutional buildings. The project site is to the north of a 2-story restaurant/retail building. The neighborhood is a mix of turn of the century structures alongside 1950s and 60's commercial buildings. The materiality that characterizes the area consists of masonry, wood frame and reinforced concrete. The lot across the street of the project site consists of 6 story mixed use building and a 2-story office building that are zoned NC3P-65. Adjacent sites to the West, East and South of the project site are predominantly zoned NC3P-65 with HR and MIO-105-M zones two and three blocks to the west and south respectively. The structures in the neighborhood have a long-standing history with Seattle, with over 100 being more than 85 years old, more than 40 buildings built between 1923 and 1954 and more than 60 being built from 1946 to the early 2000's.

Access:
Vehicular access is available from Broadway Ct., Union St., and 10th Ave. while sidewalks provide pedestrian access.

Environmentally Critical Areas (ECA): No ECAs are present on the site.

PROJECT DESCRIPTION

Proposal to allow a 7-story apartment building containing 19 small efficiency dwelling units and 40 apartments above 6,415 sq. ft. of retail space. No parking proposed. Existing structure to be demolished.

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 April 26, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- The applicant should present their project to the Pike Pine Urban Neighborhood Council (PPUNC) for more public feedback.
- Broadway Ct. should be treated as a street rather than an alley by the project.
- The applicant should explore an option that preserves the historic structure.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- The applicant needs to present the project to PPUNC and a second EDG should be required to integrate public comment. Historic structures are important to the fabric of the neighborhood and EDG design has not thoroughly explored preservation of the existing structure.

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. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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. **Height, Bulk, and Scale:**
    a. The Board favored Option B for the potential to reference historic Pike/Pine precedents, such as loft windows, retail storefronts, and its ability to activate all three street frontages. (PP CS2-III)
    b. The Board recommended the bays be closer to the 20' of width present in the neighborhood and the base should be taller. The Board suggested the applicant look to the Central Agency building for the base's proportions. (PP CS2-III-ia & PP PL3-II-ii)
    c. The Board thought the loft styles windows on floors 2-7 related better to the neighborhood than the fenestration patterns shown in Options A and C. (PP CS2-III-ii)
    d. The Board did not support the cut corner of Option 3 as it did not relate to neighborhood precedents. (CS3-A)

2. **Ground Floor Uses**:
    a. The Board stated the service uses are well located but should be minimized and not dominate the Broadway Ct. façade. (DC1-C)
    b. The Board noted that the service doors are set back from the main façade and too dissimilar to the retail storefronts. Future designs should blend the service doors more with the overall façade. (DC1-C)
    c. The Board encouraged the applicant to explore splitting the retail into two smaller businesses so different streets are activated. The applicant clarified there were no grade issues with locating a door at any of the bays. (PL3-C)
    d. The Board was enthusiastic about the possibility of Broadway Ct. eventually working as narrow pedestrian oriented street and encouraged the applicant to place more entries on Broadway. (PP CS3-II-ii)
    e. The Board supported the proposed second story bike room as it would be more convenient for residents and would allow the lobby frontage to be minimized in favor of retail. (PL4-B)

3. **Streetscape**
    a. The Board encouraged the applicant to limit or eliminate canopies as they block the transom windows, an important aspect of neighborhood precedent. (DC2-B1)
    b. The Board stated the seating area depicted on 10th Ave. creates a somewhat overwhelming presence on the pedestrian realm. The Board wants to see more public space in the form of a parklet or some other gesture. Since there is no set tenant, it is premature to speculate the specific level of seating shown on pg. 24. (PL1-C & DC3-A)
    c. The Board commented that there are too many paving patterns present making the streetscape appear overly busy; the applicant should simplify the paving design. (DC2-D2)
    d. The Board advocated for the building to be pulled back along Union Street for a wider sidewalk as outlined in the SDOT memo. (DC3-C)
    e. The Board stated a preference for street trees on Broadway Ct. Staff note: The applicant's presentation omitted the street trees as SDOT has stated they feel street trees at this location would reduce Broadway's functionality.

4. **Existing Building:**
    a. The Board agreed with public comment and stated the applicant needs to provide a design that shows preserving the existing building. The Board would like to be provided with more historic documentation at the next meeting as well. (CS3-A1)

5. **Materials:**
    a. The Board was supportive of the precedent images showing brick buildings and stated that they expect the project to be clad in brick. The Board noted the detailing will be important as the project design evolves. (PP DC4-I)

SECOND EARLY DESIGN GUIDANCE July 26, 2017

The packet includes materials presented at the meeting, and is available online by entering the project number at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

At the second EDG meeting, members of the public were present and the following comments were provided:

- Supported the revised design and all of the requested departures.
- Supported the simple context inspired massing
- Supported the extensive use of brick on all elevations and on all floor levels
- Supported that clear delineation of pedestrian oriented ground floors and the residential upper floors
- Would like to see increased through site transparency on the ground floor.
- Felt the concept development should be faithfully pursued.
- Agreed with the changes made from EDG.
- Disagreed with the departure request which asked to remove the character structure while still being eligible as Transfer of Development Potential receiving site. Felt that this incentive was specifically intended for the purpose of saving character structures and if the character structure cannot be preserved, then the project should not get the 'benefit from the added *height*.
- Suggested that the character structure could preserved and used as a restaurant or designed with a 'clever' storefront and still be rewarded for having done that.
- Believed if the character structure is allowed to be removed and the incentive given to the new proposal, this will set precedent with other projects that have character structures.
- Suggested that if a character is preserved, then the upper floors above should be set back considerably.
- Suggested that merely painting a sign on the building was not sufficient.

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 First Early Design Guidance**: The Board felt that the applicant responded well to every item that they identified at the EDG. The Board stated that it was nice to see an applicant address the Board's comments in such a clear and concise manner, and especially appreciated the supplemental studies a great deal. **(CS3-A, PL3-B, DC3-A)**

2. **Height, Bulk, and Scale:**
    a. The Board appreciated the explanation of how major issues verbalized at the first EDG were addressed as they related to overall building height, window array and height, façade transparency and other design elements. **(PP CS2-III, PP CS2-III-ia, PP PL3-II-ii, DC1-A-4)**

3. **Materials:**
    a. The Board was supportive of the use of brick as an exterior finish material, however, the Board wanted to see further clarification regarding the relationship of the brick and type of windows being proposed. **(PP CS3-I-ii, PP DC4-I)**

4. **Architectural Concept (Windows, Columns and Balconies**):
    a. The Board enjoyed Option Two of the supplemental material studies which shows a kind of tri parti stacking of three types of windows; double height windows for the top building section, triple height windows for the middle and storefront windows at ground level. The Board felt that the varied window types were a successful modern interpretation of the existing fabric of the area. However, the Board also questioned the use of two different window systems for three different locations and raised a concern for the different window proportions for residential windows, the clerestory windows, and the storefront which results in a thinner support column at ground level.
        i. The Board requested that the applicant re-evaluate the fenestration, patterning and relationships of the different window types with these issues in mind. (**PP CS3-I-iv)**
        ii. The Board also noted concern that the storefront windows included many 'divides' and would risk loss of transparency.

    b. The Board noted that there is historical precedent for thinner support columns at the base of building as can be seen in some historical buildings in the area.

    c. The Board was concerned that the balconies had been arbitrarily placed and wondered if their placement was for the purpose of drawing emphasis to a specific corner of the building.

i. The Board directed the applicant to re-evaluate the location of the balconies and how they relate to the rest of the building façade in terms of placement, depth and transparency. (**PP CS3-I-iii)**

d. The Board liked the idea of the cornice detail which establishes a datum line above the clerestory windows but asked the applicant to consider a more modern gesture instead of a historical brick cornice. (**CS3-A-2)**

5. **Ground Floor Uses:** The Board agreed with the relocation of service uses designed to minimize their presence and create more transparency through the building per their EDG 1 guidance which provides flexibility to split the commercial floor area into many smaller spaces. The Board was also impressed with the number of recessed entries which they felt were playful and gave a contemporary feel to the project. **(PL3-A-1, PL3-C, PP CS3-II-ii)**

6. **Streetscape:**
   a. The Board encouraged the applicant to eliminate the different paving pattern at the corner of E. Union and 10th Avenue as they felt that it was disjointed and did not help in unifying the overall design character. **(DC2-D2, PL1-C & DC3-A, DC4-II-i)**
   b. The Board suggested that the example of the bench depicted on page 21 of the Second EDG packet would not be 'user friendly' due to the middle bar which gives the impression of not being inviting and encouraged additional exploration of bench seating types. (**PL1-B-2, PL1-B-3, DC1-A-2, DC3-C-2)**
   c. The Board encouraged further exploration of Broadway Ct to make it more pedestrian friendly and offer some green relief to a predominantly hardscape area. (**PL1-B-2, PL1-B-3, PP P3-II-ii)**

7. **Signage**: The Board had questions about the signage band to be located above the front entry and debated about the color and if the signage should be dark to continue the language at the base or whether the signage should just be painted letters on the brick façade or painted metal attached to the façade.
   a. The Board asked the applicant to provide additional definition and design of what the signage might be and to make sure that it reinforces and reads as part of the opening of the front entry. **(CS3-A, PP DC2-II-i, DC4-II-i and DC4-II-ii)**

RECOMMENDATION June 27, 2018

The packet includes materials presented at the meeting, and is available online by entering the record number 3026031-LU at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the project and liked the building design.
- Broadway Ct. should be treated as a street rather than an alley by the project.
- The applicant should explore an option that preserves the historic structure.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- The metal coping at the parapet should be made of heavy-gauge metal to give it a reasonably long life.
- The color of the mortar on the upper floors should match that of the lower floors, similar to what can be seen at the Hugo House.
- Brick should be tight to window openings or the window increased in size to meet the brick.
- The balconies should be of a similar robust material as the brick.

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. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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. **Response to Second Early Design Guidance**: The Board appreciated the approach the design team had taken in responding to their comments from the second EDG. The Board stated that the revised design was well detailed with good proportions but discussed how new projects can fit in with the old without being pastiche. As such Board members asked if any material detailing could be made to have a more modern look. While the Board agreed with the use of modern materials with a modern look at the parapet, they discussed how alternative brick patterns or detailing could be used at the base to give the structure a more modern interpretation and recommended conditions as described below. **(CS3-A, PL3-B, DC3-A)**

2. **Glazing:** The Board discussed how they liked the large number of windows in the revised building façade but wanted to guarantee that the total number of windows should not be reduced but rather remain the same as depicted in the recommendation packet. The Board strongly emphasized that the number and size of windows are critical to the Design Review Board's recommendation for approval. **(PL1-B-3, PL2-B)**

3. **Materials (Brick):** The Board agreed with the public comment that the color of the mortar upper of the building should match that of the lower floor to unify and contemporize the building façade. The Board also discussed how there might be additional opportunities for more modern brick bonding pattern with the notion of brining a more contemporary look to the building façade. The Board declined to recommend changes or prescribe how this might be achieved.
    a. The Board recommended a condition that the color of the mortar for the upper floors of the building should match that of the lower floors. **(PP CS3-I-ii, PP DC4-I)**

4. **Parapet:** The Board was supportive of the modern gesture of the cornice instead of the brick cornice detail presented at EDG. However, the Board suggested that a similar approach to lower portion of the building could be pursued as one way of making the building more contemporary. While the Board did not give specifics as to how to achieve this, they did agree to a request that the design team explore indirect lighting of the parapet.
    a. The Board recommended a condition to the design team explore opportunities for indirect lighting along the parapet or other areas of the facade as a means of giving the building a more modern visual appeal. **(CS3-A-2)**

5. **Balconies:** The Board was supportive of the revised placement of the balconies and stated that the design team is welcome to reduce the total number of balconies at their discretion. The Board recommended that a wood soffit could be introduced underneath the balconies as a technique for adding a more modern appeal to the building.
    a. The Board recommended a condition to add wood soffits underneath the balconies. **(DC2-A, DC2-C, PP CS3-I-iii)**

6. **Residential Entry:** The Board discussed at length the residential entry and the possibility of adding more visual interest with the introduction of an alternative finish material. The Board strongly recommended a condition that the entry could be finished in a variety of alternative

materials but declined to specify a specific material as a condition of approval. **(PL3-A-1, PL3-C, PP CS3-II-ii)**

7. **Streetscape:**
    a. The Board supported the revised side walk patterning near the corner of E. Union and 10th Avenue and were satisfied that guidance at EDG to unify the overall design character had been met. **(DC2-D2, PL1-C & DC3-A, DC4-II-i)**

    b. The Board asked if additional site furnishings could be added within the right-of-way, near the corner of Broadway Court and E. Union, if and when the utility pole is moved. The Board supported ideas such as placing 2-ton chess table or other fixture at that location but acknowledged that this outside their purview and suggested that the applicant engage SDOT for possible ideas and permissions. **(CS3-B-2)**

    c. The Board in discussing the streetscape at the corner of E. Union and 10th Ave suggested that the benches depicted on page 32 of the Recommendation packet should be modern or more sculptural. The Board also agreed that additional elements could be used to better program the space. The Board agreed that the addition of site furnishings should be used at the corner E. Union and 10th Ave. to create a unique pedestrian experience.
        i. The Board recommended a condition to add benches and other elements that have a more modern or greater sculptural appeal at the corner of E. Union and 10th Ave. **(PL1-B-2, PL1-B-3, DC1-A-2, DC3-C-2)**

Signage: The Board continued to have questions about the signage and suggested that the project could benefit from a more modern approach in place of the painted letters signage on brick façade which they felt contributed to the buildings pastiche. The Board was interested in making sure that the building signage should remain on the base of the building and should not migrate upward toward the top of the building which they were willing to condition.

a. The Board recommended a condition that the applicant provide a more modern signage approach than the painted brick design presented in the Recommendation packet. Signage should be limited to the base of the building. **(CS3-A, PP DC2-II-i, DC4-II-i and DC4-II-ii)**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) were 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).

At the time of the Recommendation meeting, the following departures were identified:

1. **Residential Uses at Ground Level (SMC 23.47A.008.C.4.a):** The Code States that ccontinuous overhead weather protection (i.e., canopies, awnings, marquees, and

arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street.

The applicant is proposing continuous weather protection for 27% (14'-8") of the principal pedestrian street.

By locating an awning only at the retail entry along E. Union, the project increases the visibility of the architectural features, such as the transom windows, brick detailing, and signage. In addition, the reduced overhead protection reinforces the existing urban context where awnings are limited historically at ground level storefronts.

Per the Board's Early Design Guidance, the applicant was encouraged to limit or eliminate the number of canopies along the first floor as they block the transom windows, an important aspect of neighborhood precedent. The Board continued to be supportive of this approach. **(PL2-C-1 Weather Protection, PL3-A-2 Ensemble of Elements, PP CSIII-i-a, PL3-C Retail Edges, CS3.IV Architectural Context)**

The five Board members unanimously recommended approval of this departure.

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

CS3 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces

CS3-B ADJACENT SITES, STREETS, AND OPEN SPACES

CS3-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Pike/Pine Supplemental Guidance:

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

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

actual and perceived width of new structures should appear similar to these existing structures to maintain a sense of visual continuity.

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

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

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

CS2-III-ii. Upper Story Bulk: For structures that exceed the prevailing height, reduce the appearance of bulk on upper stories to maintain the established block face rhythm. Consider the character of the existing block face when determining the appearance of the upper story elements. Whether the upper and lower floors of a structure look different or the same may depend upon the complexity of the existing structures on the block.

a. Use the prevailing structure width to create an upper story massing rhythm.

b. Break the structure into smaller masses that correspond to its internal function and organization.

c. Use changes in roof heights to reduce the appearance of bulk.

d. For new structures that are significantly taller than adjacent buildings, especially on larger lots, consider upper floor setbacks of at least 15 feet from the front facade to reduce the perceived height. However, slender forms such as towers and dormers that extend toward the front facade may add visual variety and interest to the setback area.

CS2-IV Small Lot Development

CS2-IV-i. Impact on the street environment:

a. Maintain solid massing of the street wall.

b. Site driveways and design vehicular garage entrances so that they do not dominate the street front.

c. Orient the structure's street level uses, building entrances, and service areas so that street-level priorities for commercial and pedestrian activity are not compromised.

CS2-IV-ii. Continuous Street Wall: In order to maintain a continuous street wall, front setbacks are discouraged.

a. “T” or “L” shaped structures that maintain a continuous street wall while allowing setbacks from shared lot lines on the interior of the lot are preferred over setbacks of upper floors fronting the street.

b. Ground level front setbacks may be appropriate in limited circumstances to enhance the project’s relationship to the pedestrian environment by providing such features as wider sidewalks, space for residential entries, or other pedestrian amenities.

c. In some circumstances, an upper level front setback may be appropriate to better relate a taller new structure to the prevailing height of adjacent character structures.

CS2-IV-iii. Setbacks: Provide appropriate rear and side setbacks. Side and rear setbacks are most important on the upper floors of portions of the structure that do not face the street. Maintaining a continuous street wall to preserve the streetscape character at ground level generally takes precedence.

a. Provide setbacks from side and rear lot lines to maximize access to light, air, and usable space between structures and to minimize exposed blank walls.

b. Avoid blank walls on the sides of structures that abut neighboring lots, while recognizing the potential for abutting development in the future. In general, blank walls are discouraged.

c. Use the rear of the lot for parking or other open areas. Rear setbacks may be used to create light courts, seating areas, or courtyards.

CS2-V Through-Block Development

CS2-V-i. Building Width: Avoid monolithic development on through lots. Observe in new through-block projects the original platting and development pattern, which is generally characterized by structures limited to a half-block in depth, with widths of 50 to 60 foot increments along the street.

CS2-V-ii. Through-block Connections: On blocks bounded by designated principal pedestrian streets, take advantage of opportunities to include through-block connections. Through-block connections can extend a fine-grained pedestrian environment into the interior of the block, offer a transition between public and private spaces, and unite both sides of the block face. As more intensive development occurs over time, through-block connections can contribute to a complex, intimate pedestrian environment.

a. Make through-block connections clearly identifiable, accessible, and attractive.

b. Create focal points to draw pedestrians in and along through-block pathways.

c. Encourage abutting uses that will promote public access into though-block connections during appropriate hours to activate space.

d. Ensure a porous façade on through-block pedestrian connections by providing frequent openings and breaks to provide visual interest, and to allow free movement of pedestrian traffic through the block face.

e. Consider opportunities for open space and other amenities in block interiors, such as gardens, courtyards, fountains, lighting and seating to unite different uses in the block.

CS-V-iii. Utility Functions: Capitalize on opportunities to provide utility functions in through-block development. Several of the through-block sites in the Pike/Pine neighborhood are in the vicinity of 10th, 11th, and 12th Avenues. Grade changes between these streets present opportunities for through-block development that may be designed to include drop-off, parking, and service and delivery areas within the development in a manner that efficiently accommodates these functions and minimizes conflicts with pedestrian activity along block perimeters.

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 Height, Bulk, and Scale Compatibility and Pike/ Pine Scale and Proportion

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

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

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

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

CS3-II Development in Areas Lacking a Well-Defined Character

CS3-II-i. Right-of-Way Activation: Capitalize on excess and undefined right-of-way areas, including overly wide street surfaces on side streets, to enhance pedestrian circulation and gathering, and for landscaping and other streetscape improvements.

CS3-II-ii. Side streets: Encourage streetscape treatments that retain the informal character of side streets, such as shared pedestrian and vehicle loading areas, lower curb heights and varied curb lines, and textured paving materials.

CS3-II-iii. High Ceilings: Include high ceilings in the ground floor spaces of new structures that are consistent with older character structures in the neighborhood. Floor to ceiling heights of at least 15 feet are encouraged.

CS3-III Conservation of Character Structures

CS3-III-i. Architectural Integrity: Maintain the architectural integrity of the character structure.

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 portion.

c. Keep the addition compatible with the character structure in form, scale, massing, and proportion.

d. Do not obscure significant features of the character structure.

CS3-III-ii. Character-Defining Elements: Identify the form and detailing of those architectural materials and features important to defining the structure's character and that should be retained.

CS3-III-iii. Floor-to-Ceiling Height: Recognize the priority for maintaining the original floor-to-ceiling heights in character structures, especially for the ground floor and for features visible from the exterior.

a. Ensure that double-height windows on street-facing facades are visible and apparent from the street.

b. Avoid inserting a "new" floor within a double-height ground level unless:

+ The full height of the double height window is not obstructed for a sufficient depth from the structure's façade (generally, a depth of at least 30 feet) to maintain a sense of the original space as viewed from the street, and the visual expression of the structure in the double height storefront's facade is not substantially altered by including the new floor; or

+ Characteristics of the original architecture or structure lend themselves to this modification. For example, where a mezzanine existed in the original structure, or where slope changes or changes in window placement in the character structure would minimize the perception of the new floor.

CS3-III-iv. Building Additions: Sensitively locate additions so they do not dominate the appearance of the character structure. The Pike/Pine Conservation District Overlay encourages additions that enable reuse and preservation of the character structure. The compatibility of an addition is dependent on the design of the original building, its site and immediate context.

a. Consider the size and location of the addition in order to minimize its visibility from the street and its impact on light to adjacent structures.
b. Place the major mass of the addition on an inconspicuous side or rear elevation so the addition does not radically change the form and character of the character structure.
c. Consider setting additional stories well back from the roof edge to ensure that the character structure's proportions and profile are not radically changed.
d. For additions that abut a character structure, retain the original proportions scale, and character of the main facade. Consider a slight setback from the principal façade.

CS3-IV Architectural Context

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

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

CS3-IV-ii. Architectural Cues: Take architectural cues from developments listed in guidelines.

PUBLIC LIFE

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. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

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

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

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

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 Transition Between Residence and Street

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

PL3-II Human Scale

PL3-II-i. Proportion: In order to achieve human scale development, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments. In addition to the Seattle Design Guidelines, developments should successfully contribute to the vitality of the street level and pedestrian-scale relationships to the right-of-way.

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

1. Pedestrian-oriented architectural elements.
2. A rhythm of building modulation comparable or complementary to adjacent buildings.
3. Transparent, rather than reflective, windows facing the street.

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 Location of Parking on Commercial Street Fronts

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

DC1-II Design of Parking Lots Near Sidewalks

DC1-II-i. Screening of Parking: For secured surface parking lots, the use of cyclone wire or chain-linked fencing should be avoided and instead, the artistic use of mesh fencing, fabricated iron, decorative hardscape and landscape materials including perimeter trees are encouraged.

DC1-III Visual Impact of Parking Structures

DC1-III-i. Vertical Landscaping: Incorporate vertical landscaping (trellises) or artwork as screens where feasible.

DC1-III-ii. Street-Level Activity: Parking structures should provide commercial or other pedestrian-oriented uses at street-level.

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 Height, Bulk, and Scale Compatibility and Pike/Pine Scale and Proportion

DC2-I-i. First Floor Facade: Design the first floor façade to encourage a small-scale, pedestrian-oriented character.

a. Visually separate the ground floor spaces to create the appearance of several smaller spaces 25 feet to 60 feet wide.

b. Repeat common elements found in neighborhood commercial buildings, such as clearly defined primary entrances and large display windows.

c. Provide generous floor to ceiling heights on the ground floor with a high degree of transparency.

d. Consider variations in the street-level facade, such as shallow recesses at entries or arcades, to add variety.

DC2-I-ii. Wide/Long Structures: Address conditions of wide or long structures.

a. For project sites that are wider than usual, articulate the facade to respect traditional façade widths. For example, a facade may be broken into separate forms that match the widths of surrounding structures. This articulation should be substantive, and not merely a surface treatment.

b. Employ variations in floor level façades, roof styles, architectural details, and finishes to break up the appearance of large structures.

c. Incorporate design features to create visual variety and to avoid a largescale, bulky or monolithic appearance.

d. Consider a street-facing courtyard to minimize the bulk of structures on streets intended to have a residential character.

e. Consider stepping back upper stories of structures on larger sites to allow light filter through multiple levels and to create architectural variety.

DC2-II Integration of Character Structures in New Development

DC2-II-i. Design Concept: Consider different approaches for expressing the relationship between the character structure and new portions of the project. To avoid a superficial design treatment, the new project should not mimic the style of the character structure inappropriately. Approaches to consider include:

a. Contrast: Design the new addition in a manner that provides differentiation in materials, color, ornamentation and detailing so that the new work does not imitate the character structure, but still responds to the essential elements of scale and character. For example, if the character structure provides a solid, sturdy base, the additional upper floors could have a high degree of transparency and glazing to give them an appearance of lightness.

b. Transition: Provide a transition in form and character between the new and old portions of the project. The project's composition could present the character structure as one element, with part of the new structure accommodating a design transition between the character structure and portions of the new structure that have a distinct identity.

c. Background: Design new portions of the project as a backdrop to the character structure to minimize the impact on the character structure and emphasize its role as an established element of the streetscape. Also, it is not uncommon for older buildings to have been constructed in a manner that would have anticipated future expansions. A successful blending of the original and new portions of the project may be achieved through a skillful use of architectural elements and materials inspired by the original design and function of the character structure.

DC2-II-ii. Character Structure: Do not overpower the character structure. Design the size, scale, massing, and proportions of the new structure to be compatible with the character structure.

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. Respect the scale of the existing character structure and avoid new construction that appears to be an oversized expansion of the original design.

DC2-II-iii. Existing/New Relationship: Express the relationship between the character structure and new portions of the project.

a. Identify distinctive features of the character structure that can be emphasized or expressed in the new structure, such as: building orientation, corner treatments, massing characteristics, stacking of floors, special treatment of entries, fenestration patterns, changes in the structural spacing or rhythm of bays, or other special elements.

b. Design the new structure to draw attention to significant features of the character structure to maintain or increase their importance in the building's overall composition.

c. Emphasize important elements of the character structure and design the new structure so that it does not compete with those elements, but rather strengthens or provides a backdrop to them.

DC2-II-iv. Emphasize the Streetscape: The street level is the portion of the structure that pedestrians experience most directly and is most critical to maintaining a sense of continuity between the character structure and the new project.

a. Maintain the original aspects of the character structure's street level design and function as much as possible.

b. Consider how elements of the character structure's original design can be adapted 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.

DC2-II-v. Structure Alignment: Align features of the character structure with features of new portions of the project. The alignment of architectural features and elements in the new and existing portions of the project creates visual continuity and establishes a coherent visual context.

a. Design facades to reinforce the patterns of the character structure and express the connection between the new and old portions of the project.

DC2-II-vi. Street Connection: Consider design treatments that anchor the new structure to the streetscape. As part of a new project, a character structure can help integrate new development with the existing neighborhood fabric. However, it may also be desirable for the new structure to emphasize its own identity in the streetscape by directly connecting to the street level, or through other measures that strengthen the new structure's presence on the street.

a. When adjacent to the character structure, it may be possible for elements of the new structure to successfully surround or "wrap" the character structure to anchor the new structure to the character structure and the streetscape.

b. When new additions are above the character structure, it may be desirable for portions of the new structure to extend to the street to better integrate it with the streetscape and avoid the appearance of "floating" as an unrelated element above the character structure.

DC2-III Retaining Walls

DC2-III-i. Wall Material: Where retaining walls are unavoidable near a public sidewalk, a textured surface or inlaid material is encouraged.

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

Pike/Pine Supplemental Guidance:

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. 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-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. 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.

DC4-II Signs

DC4-II-i. Promote the Pedestrian Environment:

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

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

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

BOARD DIRECTION

The recommendations summarized below were based on the design review packet dated June 27, 2018 and materials shown and verbally described by the applicant at the June 27, 2018 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials,

all five Design Review Board members recommended APPROVAL of the subject design, with the following conditions.

1. Add wood soffits underneath the balconies. **(DC2-A, DC2-C, PP CS3-I-iii)**

2. The color of the mortar for the upper floors of the building shall match that of the lower floors. **(PP CS3-I-ii, PP DC4-I)**

3. Explore opportunities for indirect lighting along the parapet and other areas of the facade as a means of giving the building a more modern visual appeal. (**CS3-A-2)**

4. Modify the entry finish materials to add more visual interest. **(PL3-A-1, PL3-C, PP CS3-II-ii)**

5. Add benches and other elements that have a more modern or greater sculptural appeal at the corner of E. Union and 10th Ave. **(PL1-B-2, PL1-B-3, DC1-A-2, DC3-C-2)**

6. Provide more modern building signage in place of the painted brick design presented in the recommendation packet. Any signage should be limited to the base of the building. **(CS3-B-2, PL1-B, DC4-B)**