



1ST AND PIKE

DESIGN REVIEW BOARD | FEBRUARY 12 2019 | DPD #3028428



Ankrom Moisan

GRAHAM BABA ARCHITECTS

HEWITT

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PROJECT INFORMATION

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PROJECT #: 3028428

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DEVELOPMENT OBJECTIVES AT EDG 1

- The proposed project is a 14-story tower. The basic program includes:
- **84,600 sq. ft.**
- +/- 3,600 sq. ft. Commercial Area at Street Level
- +/- 3,600 sq. ft. Commercial Area at Level 2

DEVELOPMENT OBJECTIVES AT EDG 2

The proposed project is a 14-story tower. The basic program includes:

- **83,340 sq. ft.**
- +/- 3,300 sq. ft. Commercial Area at Street Level
- +/- 3,400 sq. ft. Commercial Area at Level 2
- Roof Bar Amenity, open to public

DEVELOPMENT OBJECTIVES AT EDG 3

The proposed project is a 14-story tower. The basic program includes:

- **77,654 sq. ft.**
- +/- 2,600 sq. ft. Commercial Area at Street Level
- +/- 3,700 sq. ft. Commercial Area at Level 2
- Roof Bar Amenity, open to public

DEVELOPMENT OBJECTIVES AT DRB

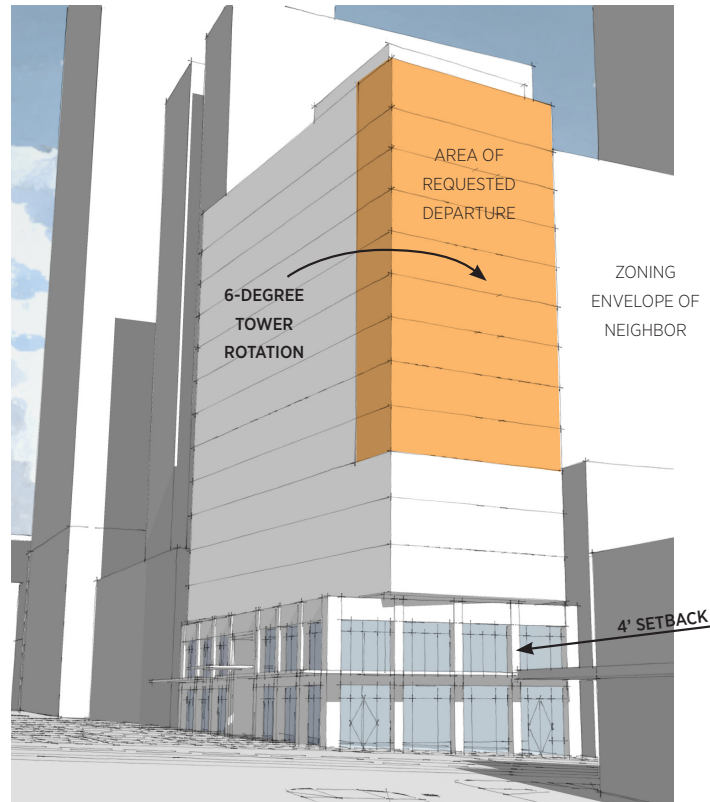
The proposed project is a 14-story tower. The basic program includes:

- **76,460 sq. ft.**
- +/- 3,000 sq. ft. Commercial Area at Street Level
- +/- 4,000 sq. ft. Commercial Area at Level 2
- Roof Bar Amenity, open to public

OVERVIEW: EDG GUIDANCE AND RESPONSE MATRIX

GUIDANCE THEME	BOARD GUIDANCE	DESIGN RESPONSE	APPLICABLE DESIGN GUIDELINE
1 OVERALL MASSING	Provide a view study of the Pike Street setback aligning with Newmark Tower at 15' setback.	The design team has provided a view study which shows no considerable benefit to the view corridor along Pike street by increasing the setback from 9' to 15'.	A1 Respond to the Physical Environment B1 Respond to Neighborhood Context B2 Create a Transition in Bulk & Scale
2 PODIUM	The Board reviewed two hotel lobby entry options and stated a preference for the traditional hotel entry design within the brick base.	The design team has incorporated the preferred design direction from the Board as the podium has evolved. The current entry design meets both the neighborhood Design Guidelines and the Hotel's operational requirements.	B1 Respond to Neighborhood Context B3 Reinforce the Positive Urban Form C4 Reinforce Building Entries
	There was preference for steel window system or thinner profile system for storefront; Brick should be part of the neighborhood palette.	The design team is presenting window options for the podium that follow the Boards recommendation. An extensive neighborhood brick study has been done, the preferred brick fits well into the neighborhood context.	A1 Respond to the Physical Environment B1 Respond to Neighborhood Context B4 Design a Well-Proportioned and Unified Building
	The Board would like to see resolution for where the tower interacts with the podium at the alley, with preference for brick to extend to podium parapet.	To strengthen the reading of the base, a gasket has been added to separate the tower and podium massing elements. The brick podium is now continuous.	B2 Create a Transition in Bulk & Scale B4 Design a Well-Proportioned and Unified Building
3 TOWER	The Board requested to review alternatives of a more frame-like expression in tower. Completing the frame at the corner and at the top edges would meet the intent of the Board's direction.	The design team has studied several options to add a frame-like expression to the tower. The preferred design solution provides a strong frame expression while ensuring the tower is complementary to the design of the podium.	A1 Respond to the Physical Environment A2 Enhance the Skyline B1 Respond to Neighborhood Context
	The Board supported the alley facade design and requested the building section through Newmark and the alley continue to be studied.	The alley facade design continues to be sensitive to the Newmark building. Windows directly facing the alley have been minimized. The main facade design elements are continued into the alley to provided a continuous look.	A1 Respond to the Physical Environment C2 Design Facades of Many Scales C3 Provide Active - Not Blank - Facades C6 Develop the Alley Facade
	The Board liked the brick base of the south party wall and supported the applicant's intent to consider artwork on this facade.	The South party wall is designed to compliment the facades at the alley and along First Avenue. The applicant may consider art work if the lot to the South remains open for the foreseeable future. If there are plans to develop the lot to the South, artwork will not be provided.	A1 Respond to the Physical Environment B1 Respond to Neighborhood Context B2 Create a Transition in Bulk & Scale B3 Reinforce Positive Urban Form B4 Design a Well-Proportioned and Unified Building
4 ROOF AMENITY	The Board appreciated the simplification of the roof terrace structure and found it well-designed as a "fifth facade."	As the design has evolved with technical requirements, the design team has worked to ensure the roof terrace design is simple, compact, and respectful to the Neighbors to the east.	A2 Enhance the Skyline B4 Design a Well-Proportioned and Unified Building D1 Provide Inviting & Usable Open Space
	The Board requested renderings showing how the roof will be viewed from the Newmark Tower. Design details for the exterior amenity area will be reviewed at the Recommendation meeting.	A rendering from above the roof has been provided. Design details for the exterior amenity are provided.	A2 Enhance the Skyline B4 Design a Well-Proportioned and Unified Building D1 Provide Inviting & Usable Open Space

EDG 1

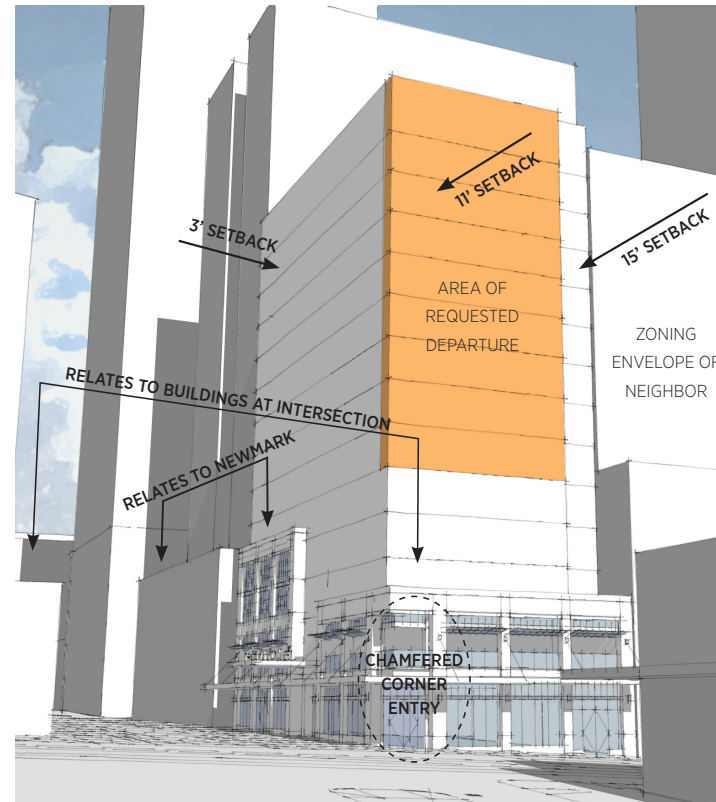


GROSS SQUARE FOOTAGE: 84,600 SF

DESIGN FEATURES

- LEVEL 1 & 2 - 4' SETBACK ON 1ST AVE
- TOWER PIVOT 6 DEGREES
- VOLUNTARY SETBACK ALONG PIKE

EDG 2

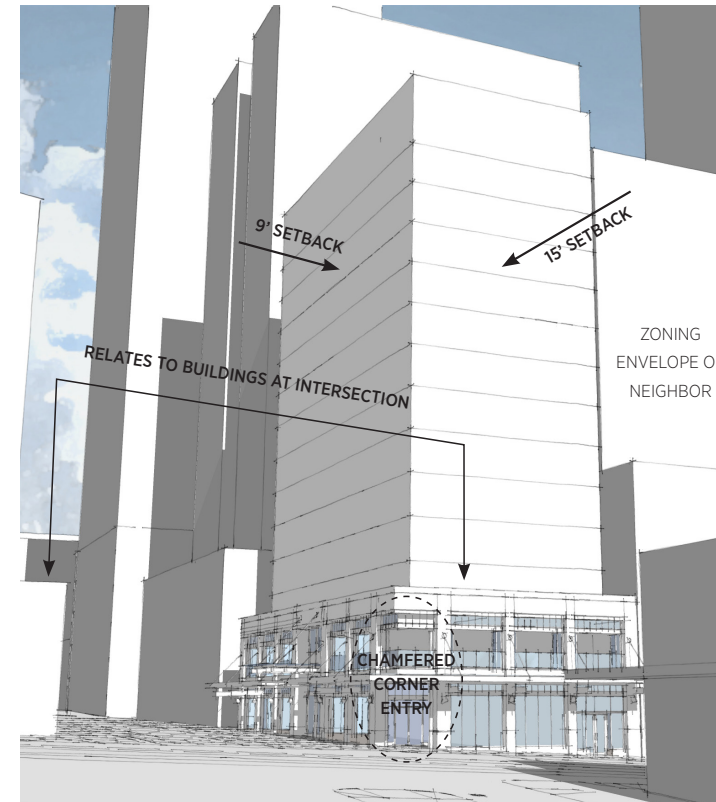


GROSS SQUARE FOOTAGE: 83,340 SF

PRIMARY DESIGN CHANGES

- BASE LEVEL SETBACK ON 1ST AVE ELIMINATED
- FOUR-STORY BASE AT NORTHEAST CORNER TO CONNECT WITH THE NEWMARK
- TWO-STORY BASE AT NORTHWEST CORNER TO CONNECT WITH MARKET
- CORNER COLUMN REMOVED
- TOWER PIVOT ELIMINATED
- 11' MINIMUM SETBACK ON 1st AVE ABOVE LEVEL 2
- VOLUNTARY 3' SETBACK ON PIKE ABOVE LEVEL 2

EDG 3 - APPROVED MASSING

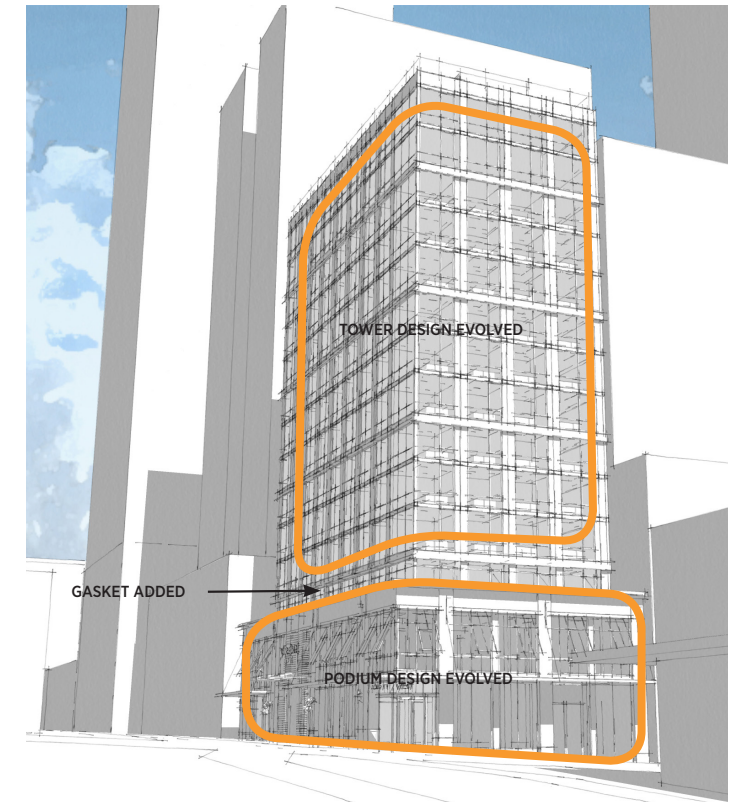


GROSS SQUARE FOOTAGE: 77,654 SF

PRIMARY DESIGN CHANGES

- TWO-STORY BASE TO CONNECT WITH THE MARKET AND EXISTING INTERSECTION
- ACTIVATED FACADE ON BOTH PODIUM LEVELS
- 15' MINIMUM SETBACK ON 1st AVE ABOVE LEVEL 2
- VOLUNTARY 9' SETBACK ON PIKE ABOVE LEVEL 2
- NO REQUESTED DEPARTURES

DRB - DESIGN DEVELOPMENT



GROSS SQUARE FOOTAGE: 76,460 SF

PRIMARY DESIGN CHANGES

- PODIUM BAY SPACING HAS BEEN ADJUSTED TO ALIGN BASE WITH TOWER
- GASKET ADDED AT LEVEL THREE TO HELP RESOLVE MASSING AT ALLEY
- ADDED TOWER REFINEMENT RESPONDS TO BOARD GUIDANCE AND CREATES CONNECTION WITH BASE.



USE:
HOTEL GUESTROOMS

FUNCTION:
DESIGNED TO LET LIGHT IN
AND PROVIDE VIEWS OUT

WORKING HEART

DESIGN QUALITIES:
GRIDDED
HONEST
TAILORED
MODEST
STRAIGHTFORWARD
BEAUTY IN THE DETAILS

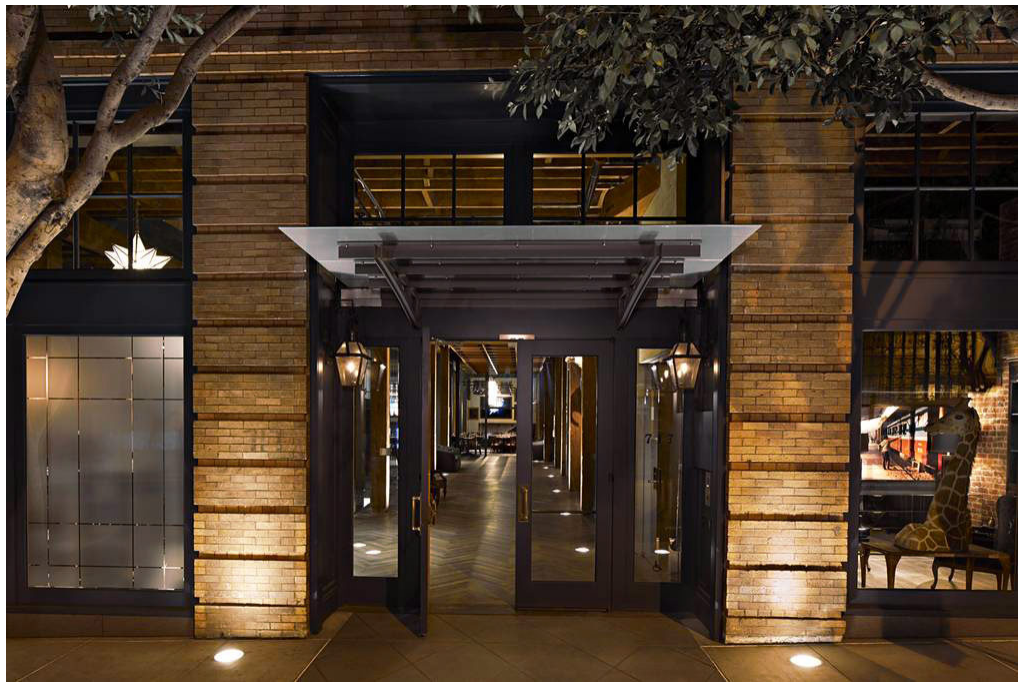
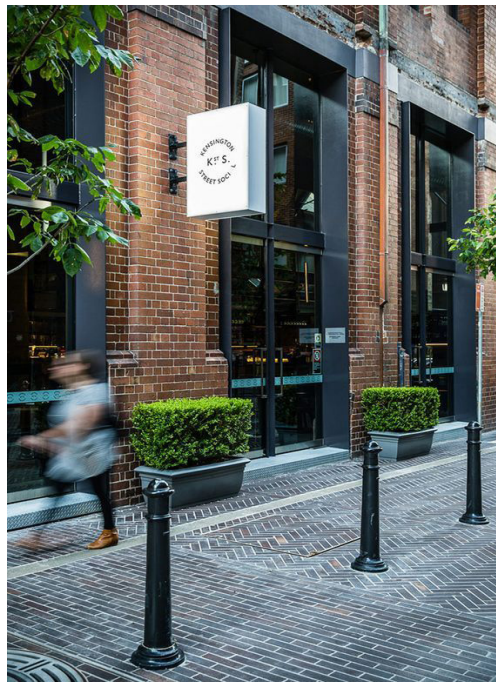
USES:
RETAIL
HOTEL LOBBY
RESTAURANT

FUNCTION:
DESIGNED FOR POROSITY AND
INSIDE / OUTSIDE INTERACTION

PUBLIC FACE

DESIGN QUALITIES:
GROUNDED
OPEN
PUBLIC
CONNECTED
EMBELLISHED
TRANSPARENCY / SAFETY





1.0 OVERALL MASSING

BOARD DIRECTION

“The Board emphasized the importance of preserving views from the Pike Corridor to the Market entrance. Thus, the Board requested that the design team provide a view study inclusive of an alternative tower massing shown at a schematic level with a setback aligning with the Newmark Building at Pike Street for consideration. The view study should include numerous views from both ends of Pike Street between both the Pike Place Market and the Convention Center’s arch.”

RESPONSE

The design team has performed a view study looking down Pike Street from the Convention Center to Pike Place Market, comparing the tower with 9’ and 15’ setbacks. The studies show there is no considerable benefit by increasing the setback on Pike.

RELEVANT DESIGN GUIDELINES

A1 - Respond to the physical environment.
Develop an architectural concept and compose the building’s massing in response to conditions and patterns of urban form found beyond the immediate context of the site.

B1 - Respond to the neighborhood context.
Develop an architectural concept and compose the major building elements to reinforce desired urban features existing in the surrounding neighborhood.

B2 - Create a transition in bulk & scale.
Compose the massing of the building to create transition to the height, bulk, scale of development in nearby less-intensive zones.

B3 - Reinforce the positive urban form and architectural attributes of the immediate area.
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

6th Avenue and Pike Street



9' Setback - Proposed



15' Setback



5th Avenue and Pike Street



9' Setback - Proposed



15' Setback



4th Avenue and Pike Street



9' Setback - Proposed



15' Setback



3rd Avenue and Pike Street



9' Setback - Proposed



15' Setback



2nd Avenue and Pike Street



9' Setback - Proposed



15' Setback



1st Avenue and Stewart Street looking South



9' Setback - Proposed



15' Setback



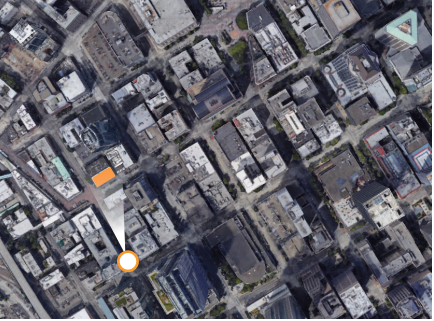
1st Avenue and Union Street looking North



9' Setback - Proposed



15' Setback



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Corner View Looking Southeast

2.0 PODIUM - DESIGN EVOLUTION

BOARD DIRECTION

“The Board supported the distinct brick two-story podium. The Board favored the operable windows at the 1st and 2nd floor levels; and the increased glazing at the alley. The Board reviewed two hotel lobby entry options and stated a preference for the traditional hotel entry design within the brick base.”

RESPONSE

The design team has made some updates to the podium keeping the Board’s comments in mind. Modifications to the bay width have been adjusted to better to respond to the building’s structure and to integrate the tower design. Steel within the bays further integrates the podium with the tower. The off-center hotel entry increases visual transparency into the lobby space and provides better operations for the small floor plate.

The operable windows on Level 2 are similar to those found on the Corner Market Building and help visually connect the podium design to the historic Neighborhood. Operable windows were removed at Level 1 to support retail function.

RELEVANT DESIGN GUIDELINES

A1 - Respond to the physical environment.

Develop an architectural concept and compose the building’s massing in response to conditions and patterns of urban form found beyond the immediate context of the site.

B1 - Respond to the neighborhood context.

Develop an architectural concept and compose the major building elements to reinforce desired urban features existing in the surrounding neighborhood.

B3 - Reinforce the positive urban form and architectural attributes of the immediate area.

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.



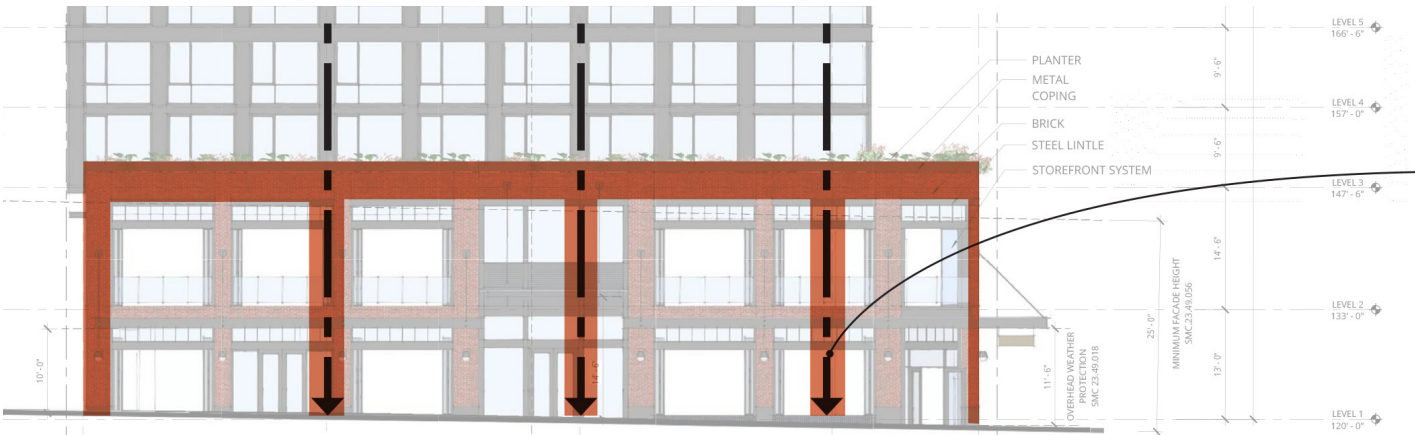
Proposed Design at EDG 3



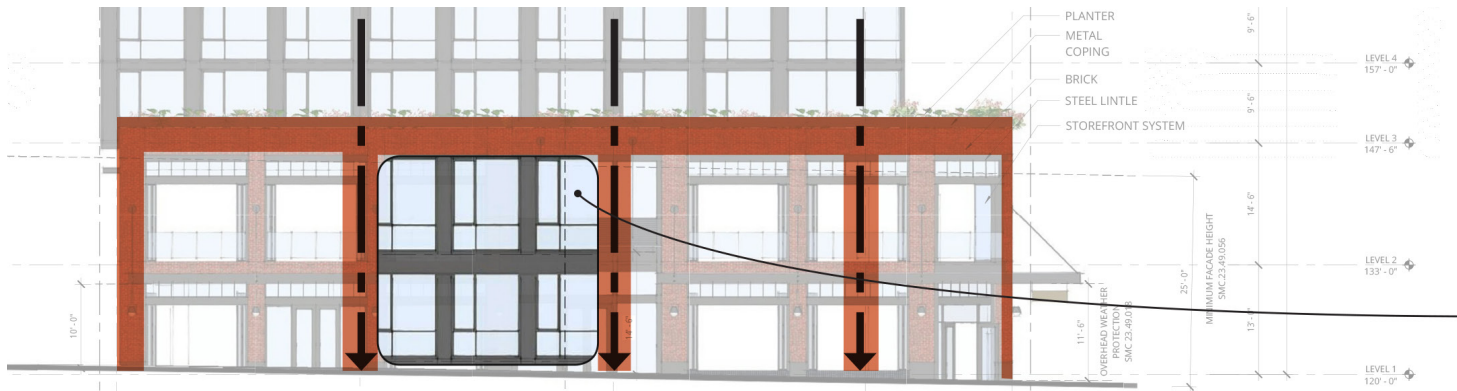
Current Podium Design



PIKE STREET ELEVATION



PIKE STREET ELEVATION



PIKE STREET ELEVATION

DESIGN AT EDG

The podium design at EDG was based on providing two distinct retail spaces at level 1. As the design evolved the retail space to the east was converted to a smaller cafe and restaurant entrance. This allowed the design team to reconsider the bay spacing.

ALIGN THE GRID

The exterior brick pilasters have been aligned with the tower structure. This helps to unify the building's programmatic and structural elements.

INTEGRATE THE TOWER & BASE

The glass and steel expression of the tower is introduced at the street level to integrate the two distinct massing elements of the building.

2.0 PODIUM - DESIGN EVOLUTION

PODIUM STUDY 1

This design option provides a significant brick base, but has less visual connection with the tower, and provides slightly less transparency at the street level.



Design Study 1 - Pike Street

PODIUM STUDY 2 - PREFERRED

The alternate study introduces more slightly more steel and glass at the street level, picking up on design themes from the tower while maintaining a strong brick identity.



Preferred Design at DRB - Pike Street

2.0 PODIUM - HOTEL ENTRY & CANOPY

BOARD GUIDANCE:

“The Board also had positive comments pertaining to the canopy design.”

RESPONSE:

A simple canopy with a C-channel edge detail is proposed for the retail and reinforces the canopy design of the surrounding buildings. The hotel entry has a signature brass colored canopy to distinguish it as the main building entry, while providing an opportunity for integrated signage.

RELEVANT GUIDELINES:

B1 - Respond to the neighborhood context.

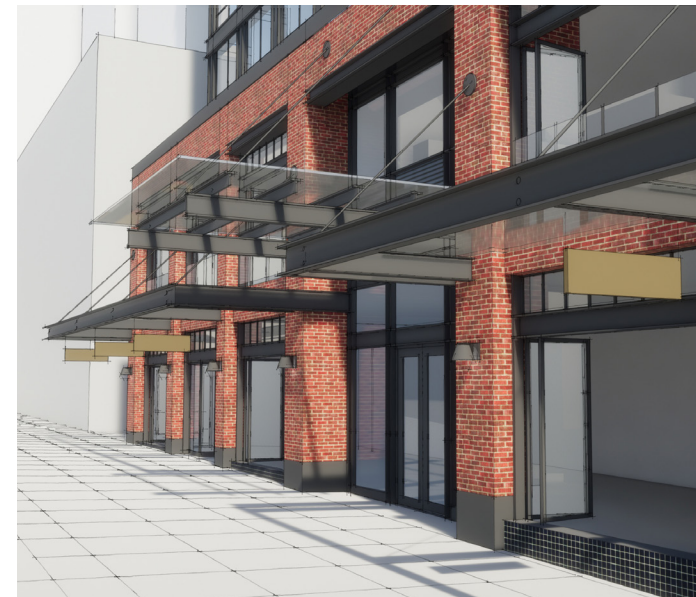
Develop an architectural concept and compose the major building elements to reinforce desired urban features existing in the surrounding neighborhood.

B3 - Reinforce the positive urban form and architectural attributes of the immediate area.

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

C4 - Reinforce building entries.

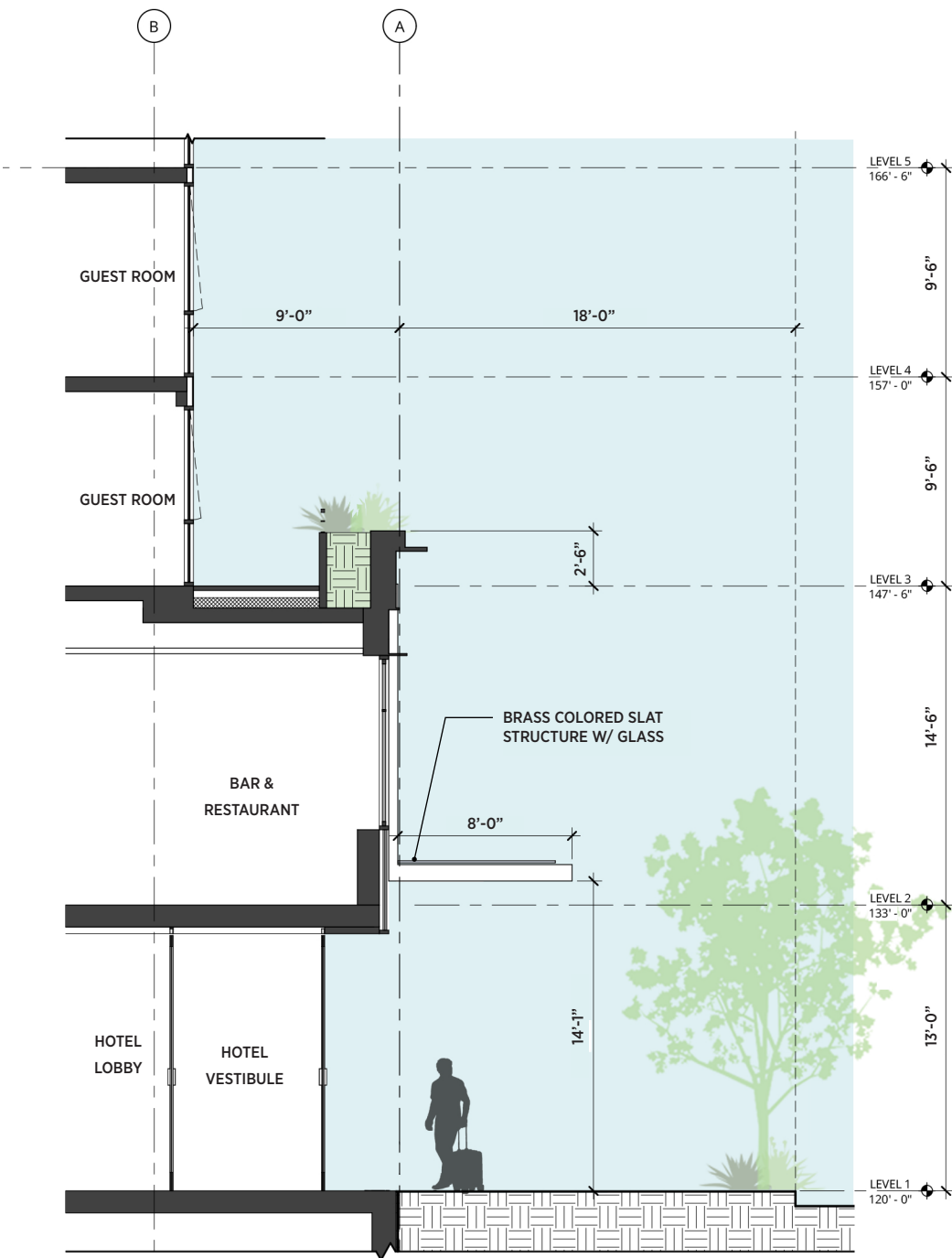
To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.



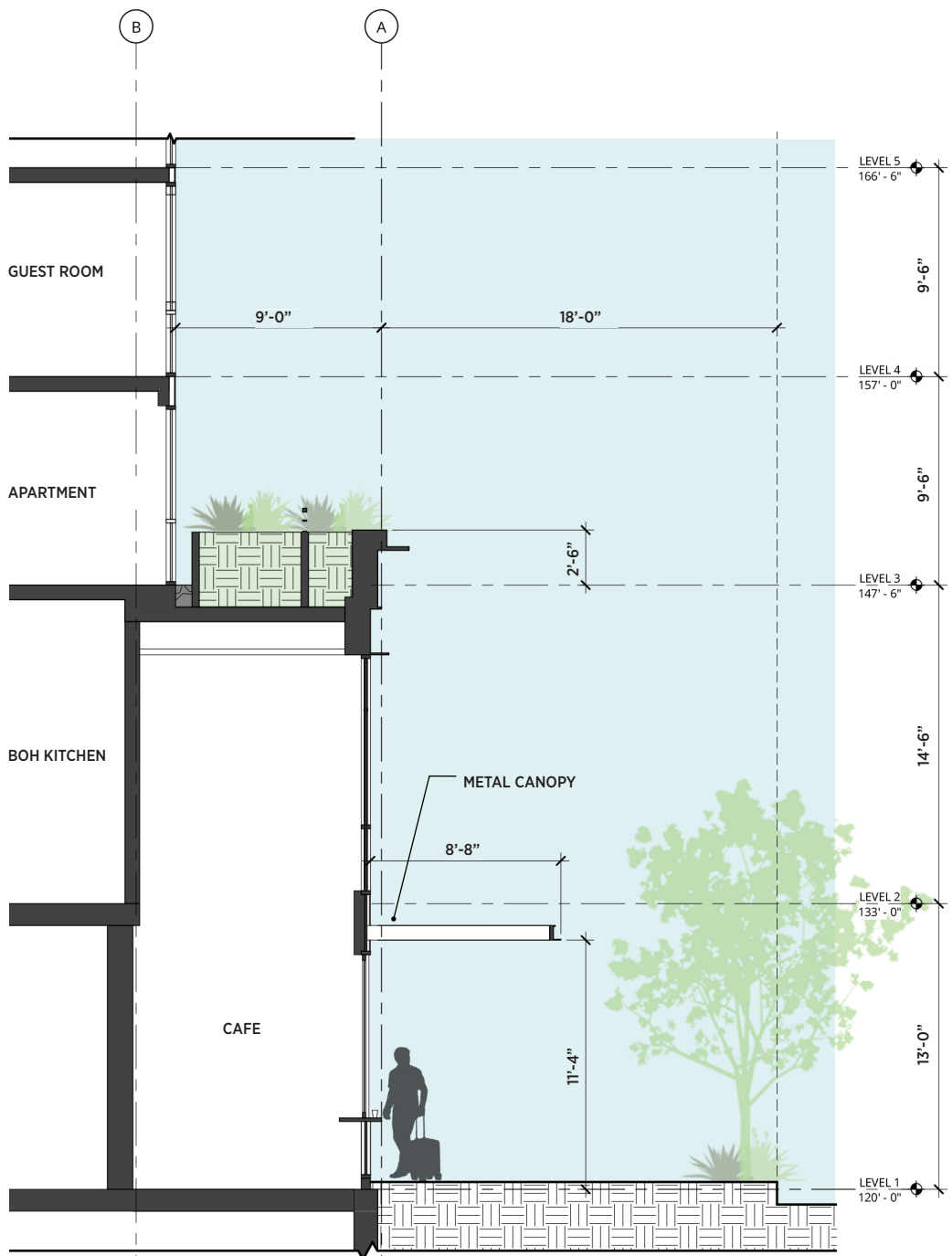
Canopy Design at EDG



Proposed Canopy Design at DRB



Wall Section - Hotel Entry - Pike Street



Wall Section - Cafe Window - Pike Street

2.0 PODIUM - WINDOWS

BOARD DIRECTION

“The Board emphasized that the window mullions be as thin as possible to echo the proportions of a traditional retail storefront. The Board recommended utilizing a steel window system, or a system with a thinner profile than the standard storefront system. The glazing color should also be carefully considered, and samples provided at the Recommendation meeting.”

RESPONSE

The design team has chosen the Arcadia Integra Series for the podium windows. The steel series provides narrow sash and muntin profiles compared to standard aluminum storefront.

RELEVANT DESIGN GUIDELINES

A1 - Respond to the physical environment.

Develop an architectural concept and compose the building’s massing in response to conditions and patterns of urban form found beyond the immediate context of the site.

B1 - Respond to the neighborhood context.

Develop an architectural concept and compose the major building elements to reinforce desired urban features existing in the surrounding neighborhood.

B4 - Design a well-proportioned & unified building.

Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.



Image of Steel Pivot Window System



2.0 PODIUM - BRICK

BOARD DIRECTION

“The Board advised the design team to thoughtfully study brick examples found throughout the neighborhood and provide multiple high-quality brick samples and pertinent neighborhood images.”

RESPONSE

The images on this page represent both brick found in Seattle and inspirational images for the project. The opposite page shows brick examples found within a few blocks of our site. The preferred brick for the project honors the current Hahn building brick and fits well into the neighborhood context.

RELEVANT DESIGN GUIDELINES

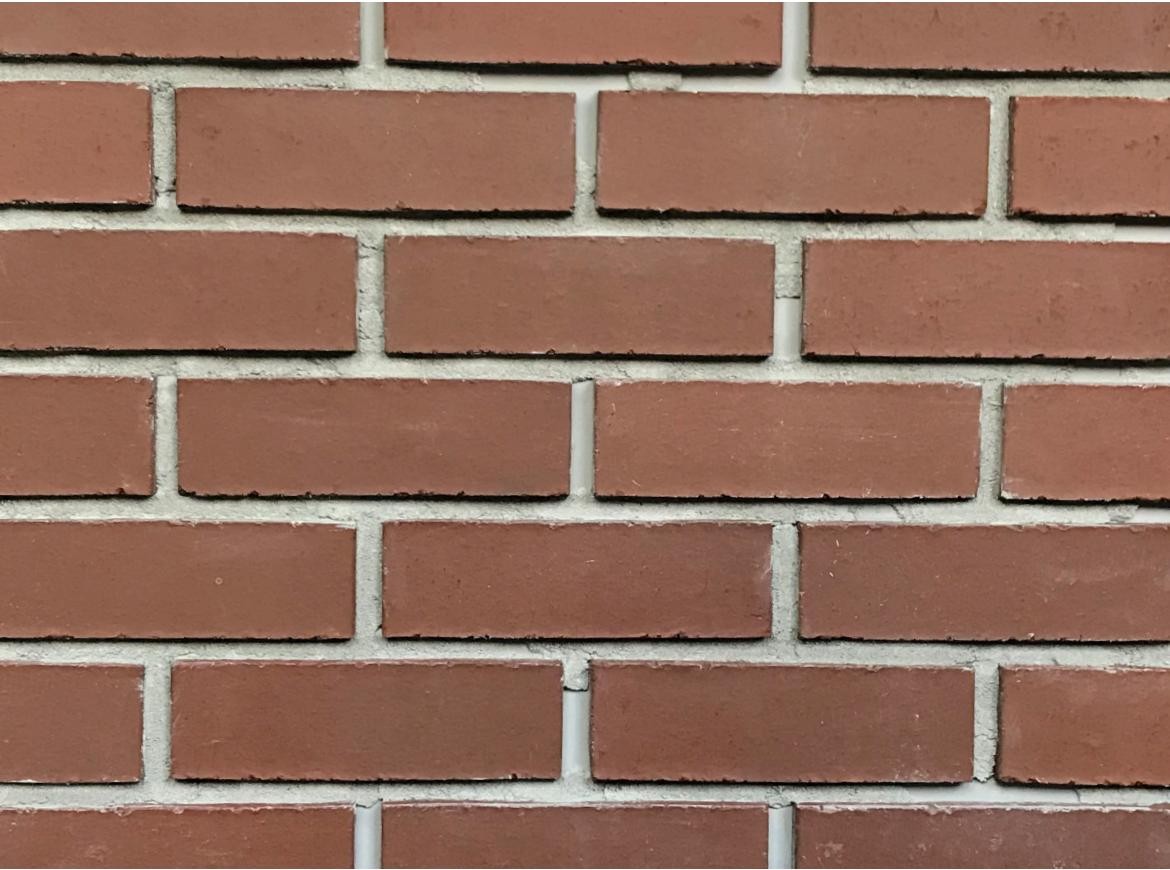
- A1 - Respond to the physical environment.**
Develop an architectural concept and compose the building’s massing in response to conditions and patterns of urban form found beyond the immediate context of the site.
- B1 - Respond to the neighborhood context.**
Develop an architectural concept and compose the major building elements to reinforce desired urban features existing in the surrounding neighborhood.
- B3 - Reinforce the positive urban form and architectural attributes of the immediate area.**
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.



BRICK SAMPLES FROM MARKET NEIGHBORHOOD



PREFERRED BRICK



Mutual Materials
Color: Ruby
Texture: Smooth
Custom Order: Rolled Edge
Size: Modular 3-5/8" x 2-1/4" x 7-5/8"
Mortar Joint: 3/8" Recessed Mortar Joint, Warm Dark Grey

2.0 PODIUM - TOWER CONNECTION

BOARD DIRECTION

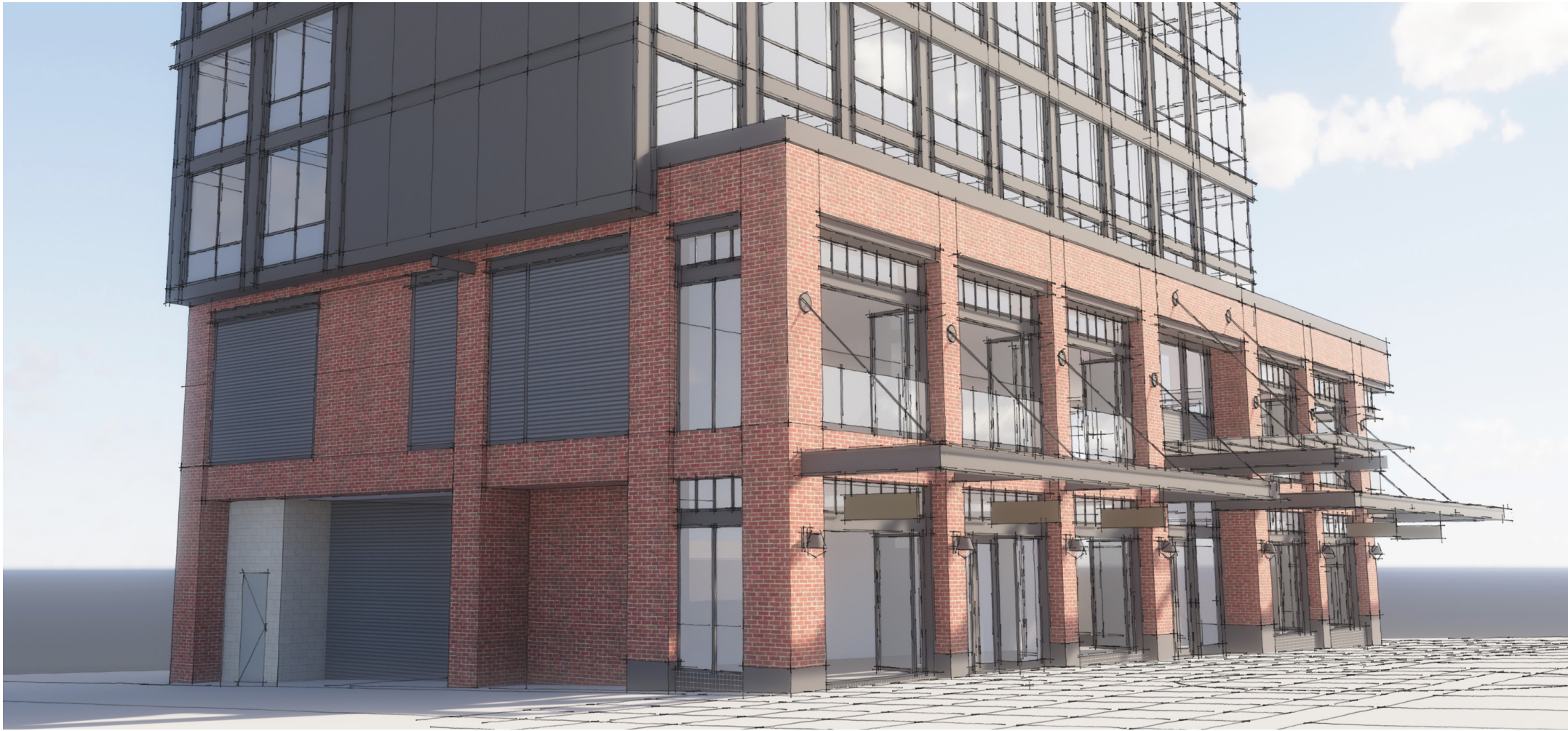
“The Board requested a resolution for how the tower interacts with the podium at the alley and asked the applicant to provide design options that address this concern appropriately. Ultimately, the Board would like to see the brick material extended to the podium parapet so the brick podium will read as a coherent element.”

RESPONSE

With the preferred design, a gasket separates the tower and the podium massing and allows the continuation of brick to wrap the corner into the alley.

RELEVANT DESIGN GUIDELINES

- B2 - Create a transition in bulk & scale.**
Compose the massing of the building to create transition to the height, bulk, sale of development in nearby less-intensive zones.
- B4 - Design a well-proportioned & unified building .**
Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.



Proposed Design at EDG 3



Design Study 1 - Bring the Tower to the Ground



Design Study 2 - Reinforce the Podium



Design Study 3 - Reinforce the Podium & Add a Gasket



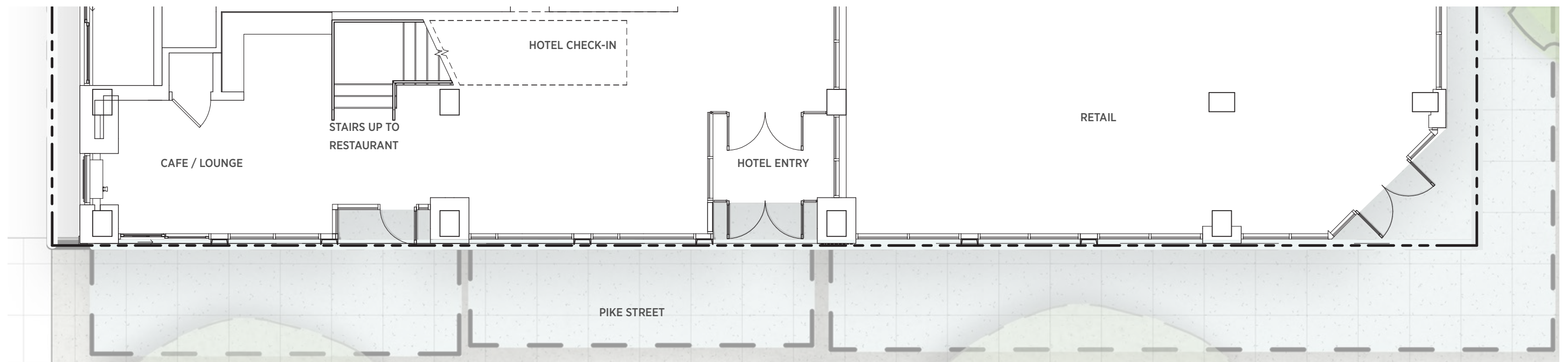
Preferred Design at DRB
Alley Corner, Looking Southwest



View from 1st Avenue looking East



Elevation Pike Street



Enlarged Ground Plan Pike Street

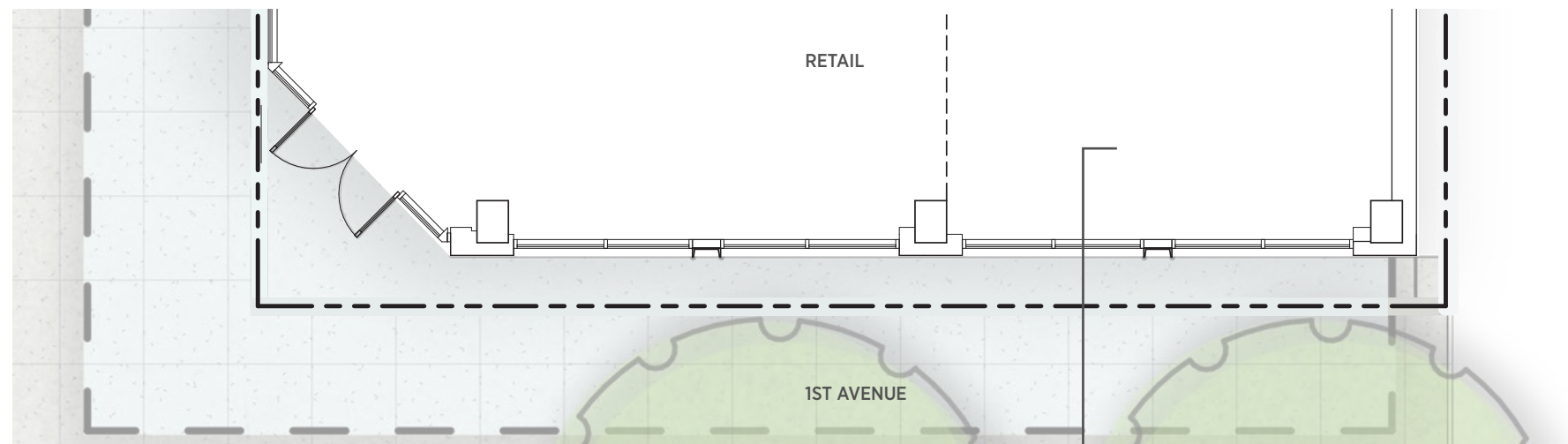


View from 1st Avenue looking Northeast

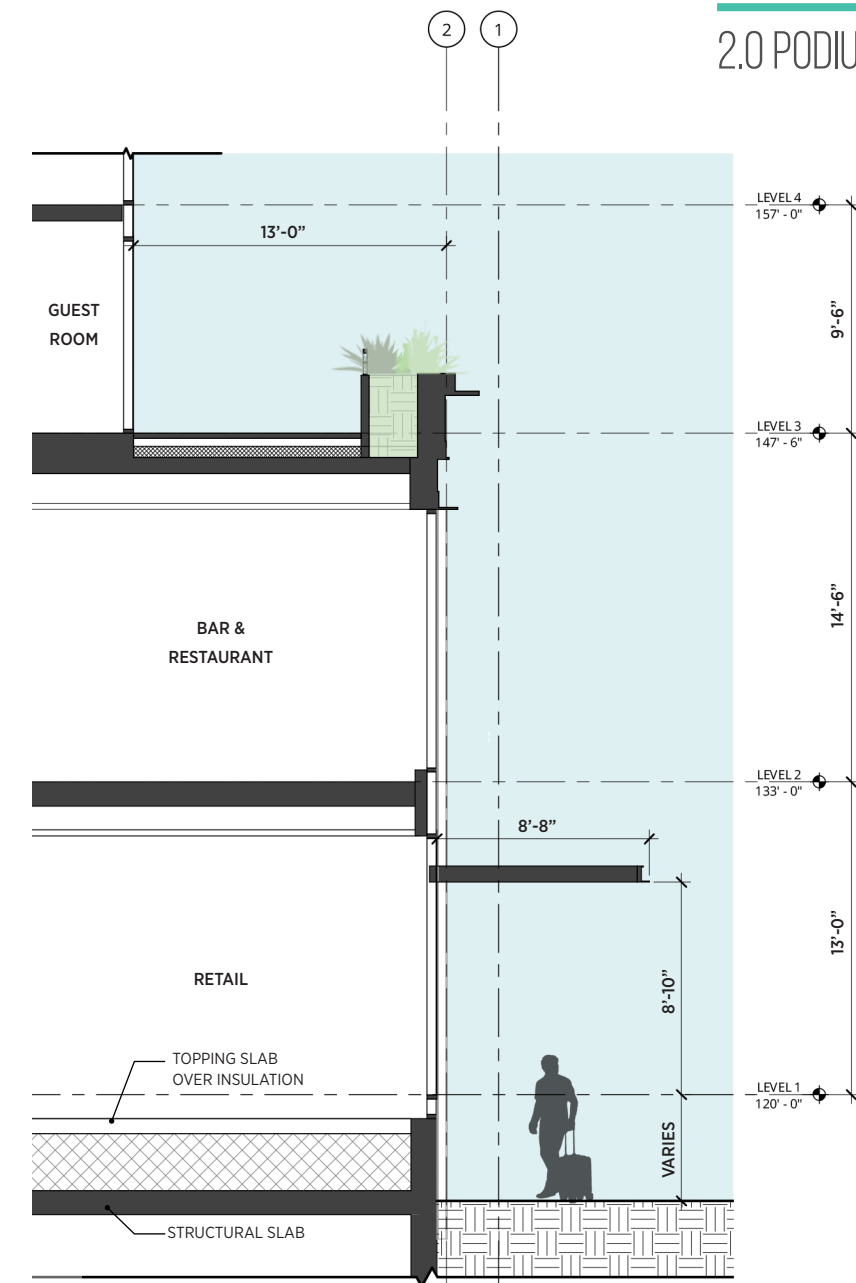


Elevation 1st Avenue

THE BUILDING IS PLANNED FOR A SINGLE RETAIL TENNANT ALONG 1ST AVE. A LOWER STRUCTURAL FLOOR WILL ALLOW FOR MULTIPLE TENNANTS IN THE FUTURE.



Enlarged Ground Plan 1st Avenue



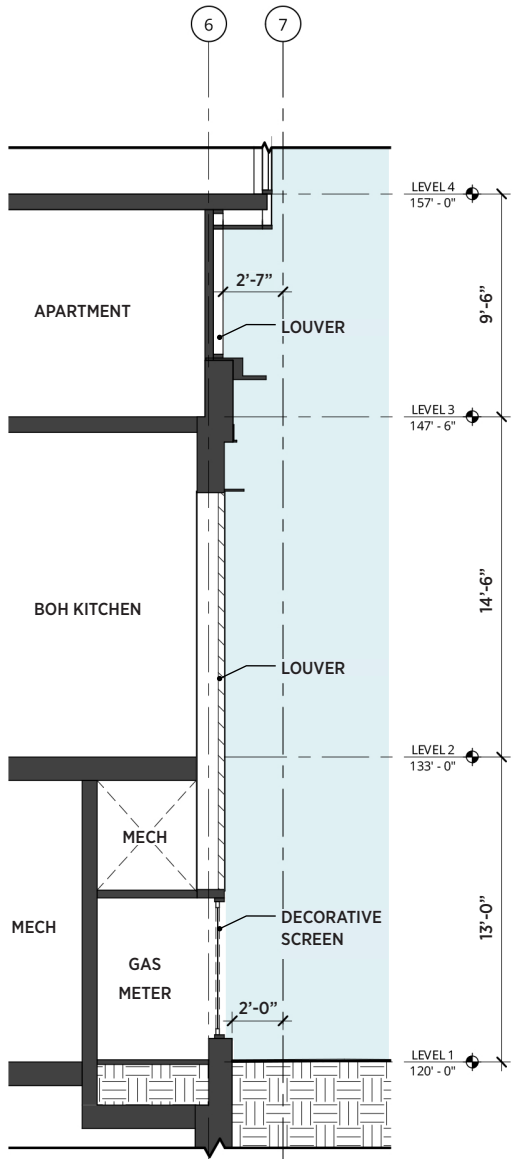
Wall Section 1st Avenue



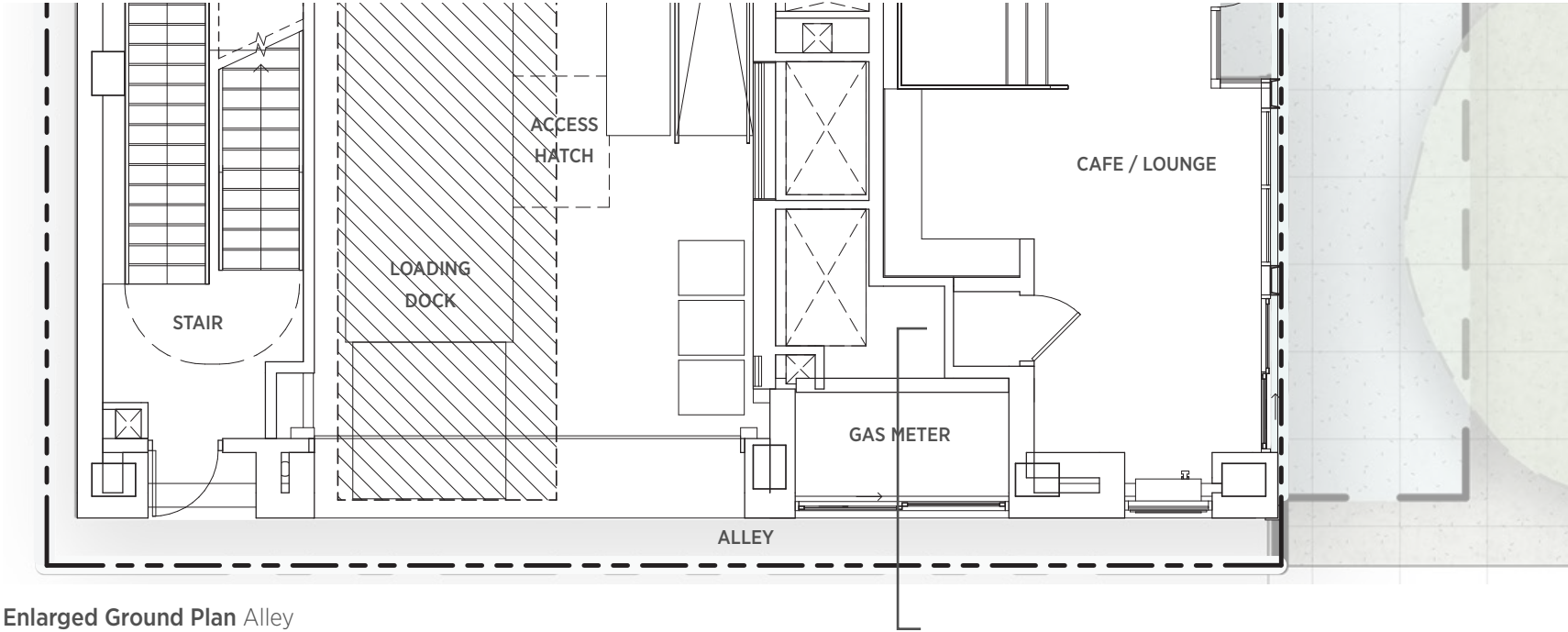
View from Pike Street looking South



Elevation Alley



Wall Section Alley



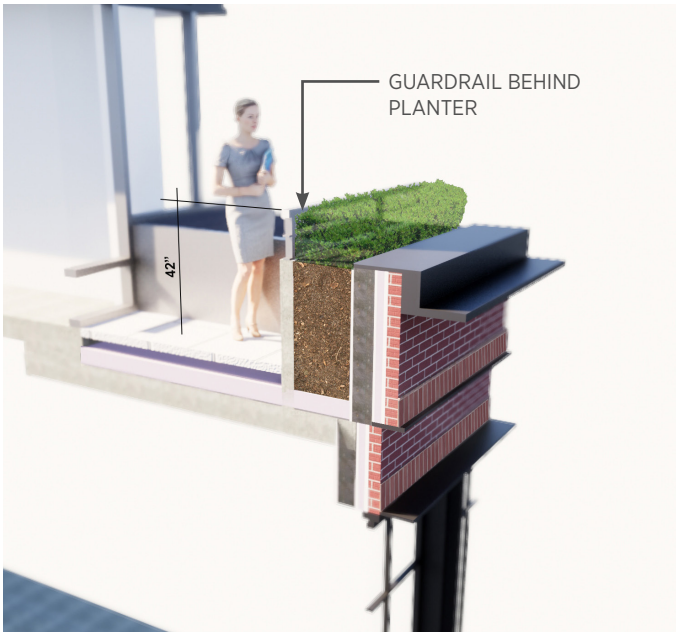
Enlarged Ground Plan Alley

LEVEL 3 TERRACE

The terrace at level three is accessed only by guestrooms and one corner residential unit. The terrace takes its inspiration from the second-story planters found throughout the Market neighborhood. The proposed 2' planters can be programmed to respond to seasonal changes to support a natural yearly rhythm and honor the local and seasonal spirit of the Market.

RELEVANT DESIGN GUIDELINES

- B1 - Respond to the neighborhood context.**
Develop an architectural concept and compose the major building elements to reinforce desired urban features existing in the surrounding neighborhood.
- B3 - Reinforce the positive urban form and architectural attributes of the immediate area.**
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.
- D2 - Enhance the building with landscaping.**
Enhance the building and site with generous landscaping.



Wall Section Through Level 3 Parapet





Southeast Aerial View of Level 3 Decks

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View Looking East from 1st Ave

3.0 TOWER

BOARD DIRECTION

“The Board supported the glass and steel skin concept for the tower. The Board stated that the tower design needed more refinement and requested that at the Recommendation phase, they would like to review alternatives for the tower that include a more frame-like expression to tie the design to back to the simpler straightforward buildings at the Market. Completing the frame at the corner at the top edges would meet the intent of the Board’s direction.”

RESPONSE

The design team has carefully studied the tower cladding. The preferred option incorporates the Boards direction to emphasize the frame-like quality, while also ensuring that the tower is well integrated with the base and honors the character of the market neighborhood.

RELEVANT DESIGN GUIDELINES

A2 - Enhance the skyline.

Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

B1 - Respond to the neighborhood context.

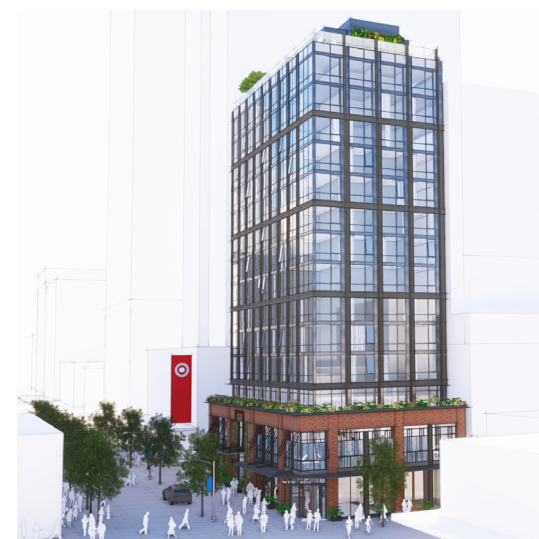
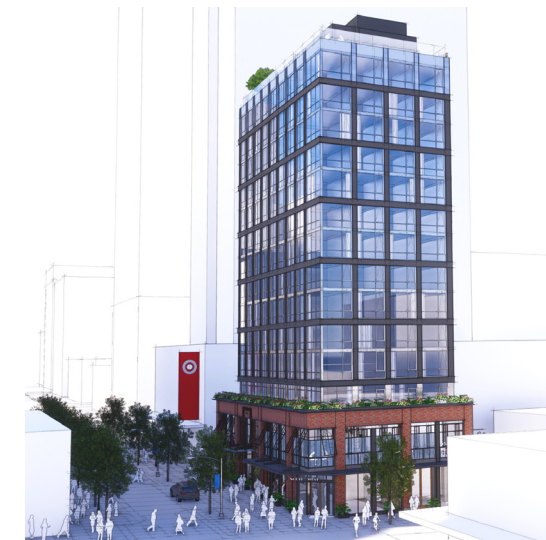
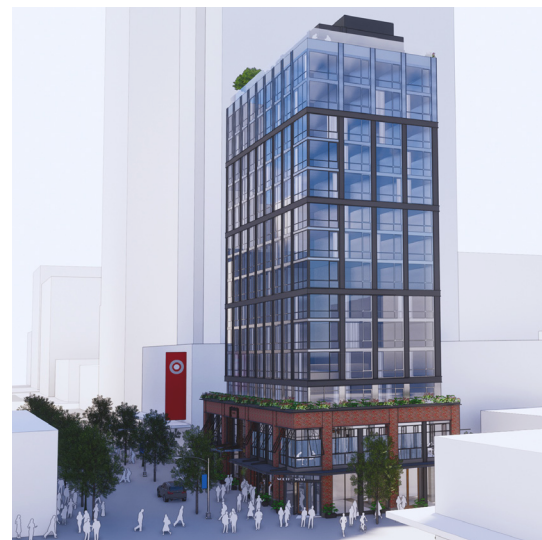
Develop an architectural concept and compose the major building elements to reinforce desired urban features existing in the surrounding neighborhood.

B3 - Reinforce the positive urban form and architectural attributes of the immediate area.

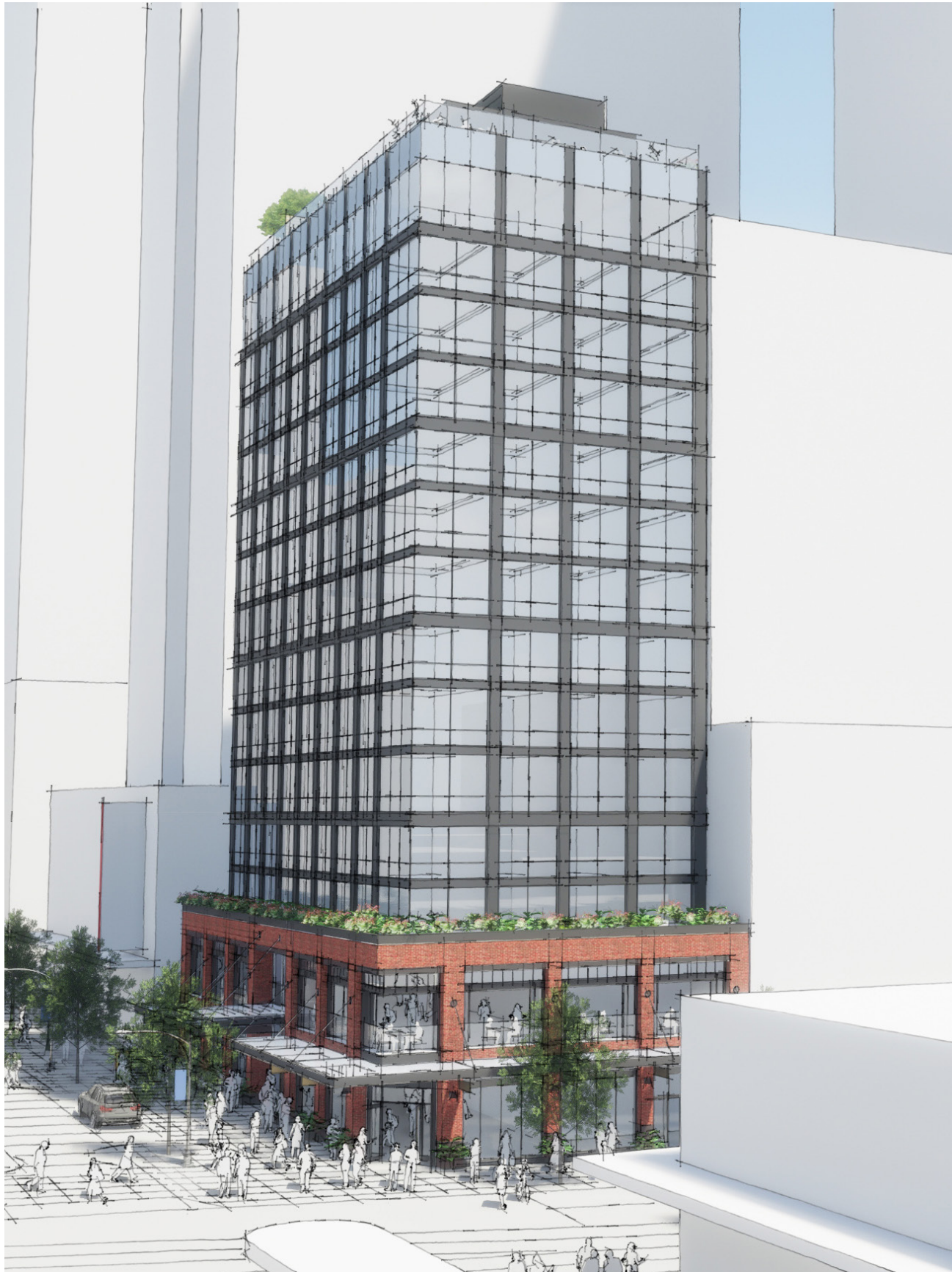
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics.

B4 - Design a well-proportioned & unified building.

Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.



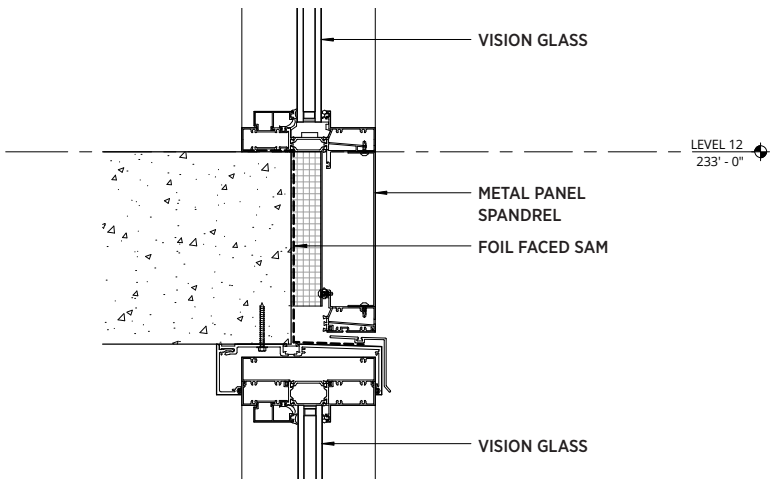
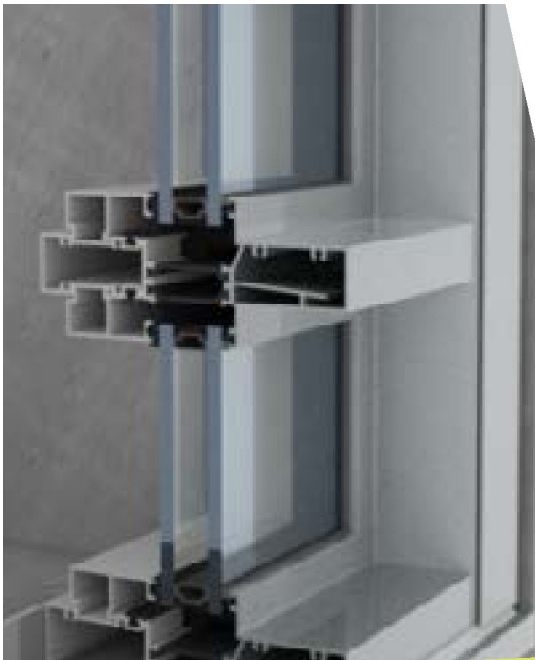
Design Studies of Tower Cladding



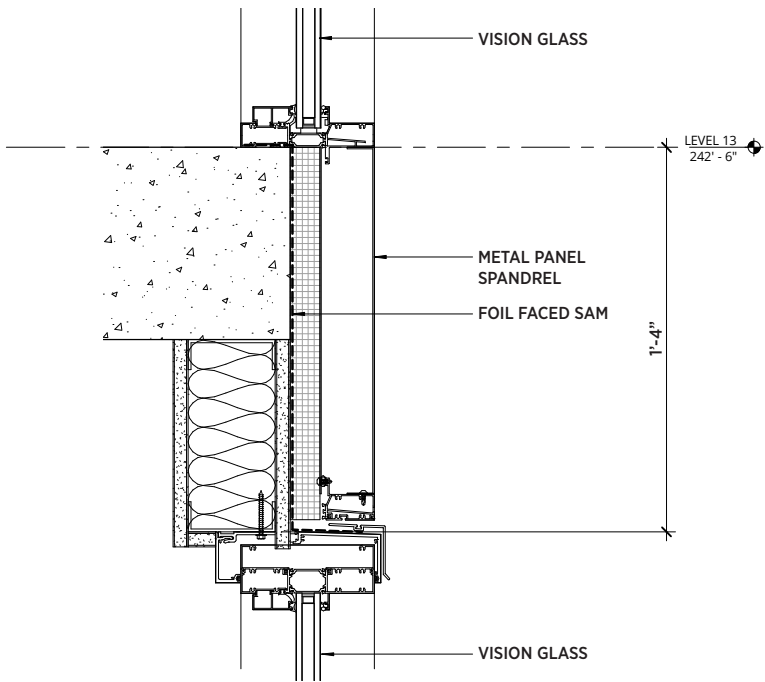
Tower Design at EDG



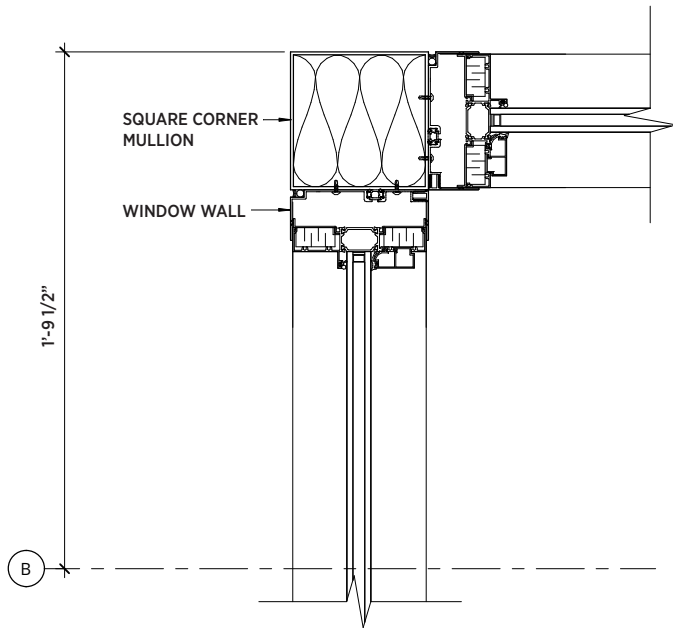
Current Tower Design



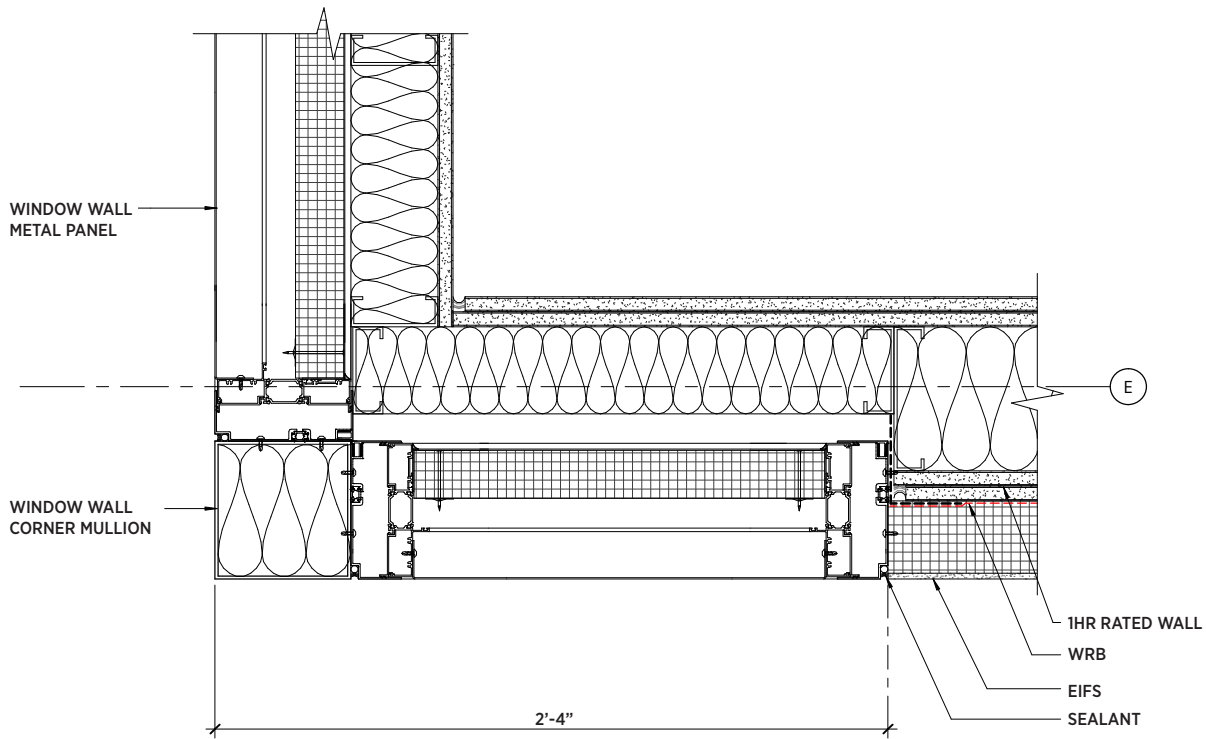
1 Section Detail
Window Wall Slab Edge Typical



2 Section Detail
Window Wall Slab Edge Bypass Panel



3 Plan Detail
NE Window Wall Corner



4 Plan Detail
SE Window Wall Corner



Enlarged View of Window Wall Facade

3.0 TOWER - SOUTH

BOARD DIRECTION

“The Board’s comments pertaining to the south party wall facade were very positive. The Board liked the brick base. The Board supported the applicant’s intent to consider a temporary artwork feature on this facade.”

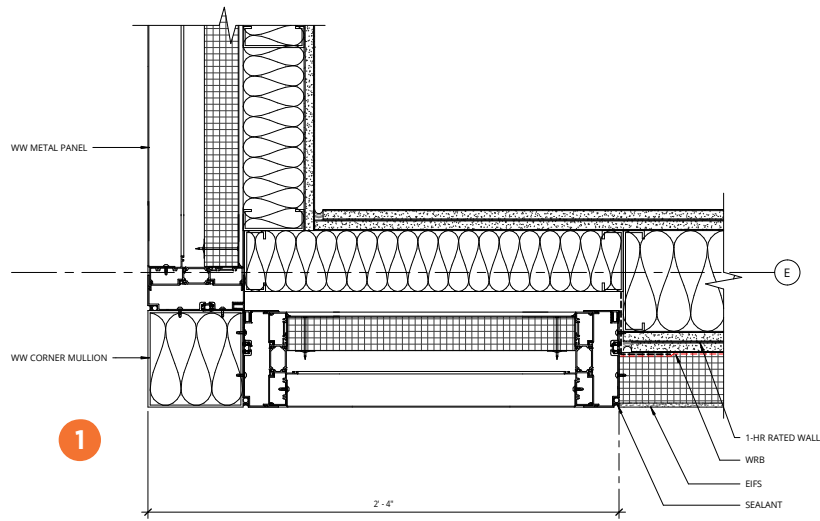
RESPONSE

The South facade is a party wall and has been designed to compliment the 1st Avenue elevation and the alley elevation. Score lines in the EIFS continue the rhythm and pattern from the street-facing facades. Careful detailing at the corner help unify the different facade treatments.

There is a strong possibility of development on the neighboring lot. If the parcel to the south does not begin the MUP process within 24 months of the hotel opening, the owners will provide art for the south-facing property line wall.

RELEVANT DESIGN GUIDELINES

- C2 - Design facades of many scales.**
Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.
- C3 - Provide active - not blank - facades.**
Buildings should not have large blank walls facing the street, especially near sidewalks.





View from 1st Avenue looking North



View from 1st Avenue looking North with Neighbor



Aerial View Looking Southwest

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Aerial View of Roof Terrace, Looking Southeast

4. ROOF

BOARD DIRECTION

“The Board reviewed the revised roof amenity concept design, appreciated the simplification of the roof terrace structure and commented that it had been well designed as ‘fifth facade.’ At the recommendation meeting, the Board requested the design team provide a rendering of the roof as it will be viewed from the Newmark Tower.”

RESPONSE

As the roof has evolved with technical requirements, the design team has worked to ensure the roof terrace design is simple, compact, and respectful to the neighbors to the East. The activity of the roof terrace is focused to the West; planting and screened mechanical are on the East.

RELEVANT DESIGN GUIDELINES

A2 - Enhance the skyline.

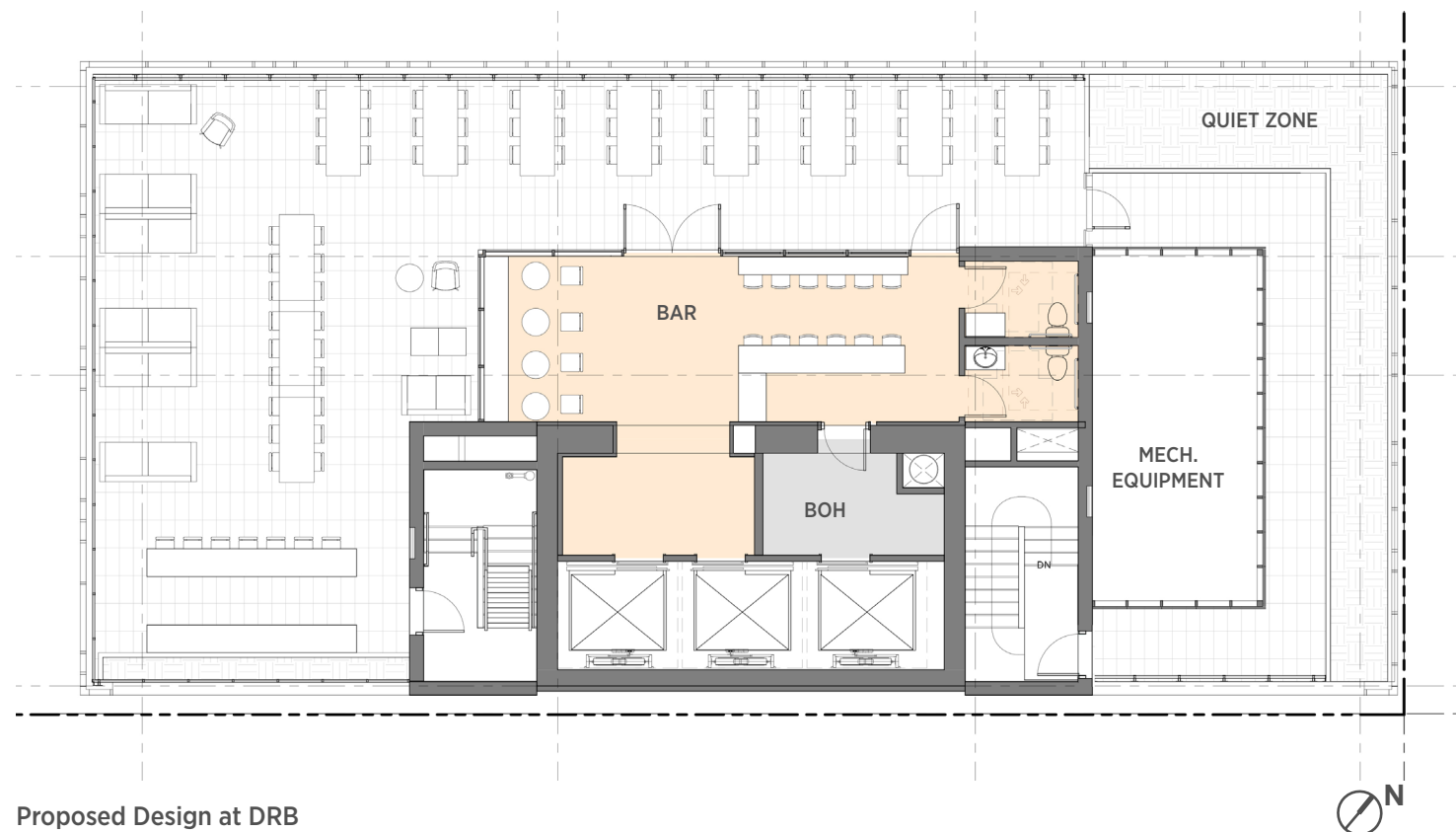
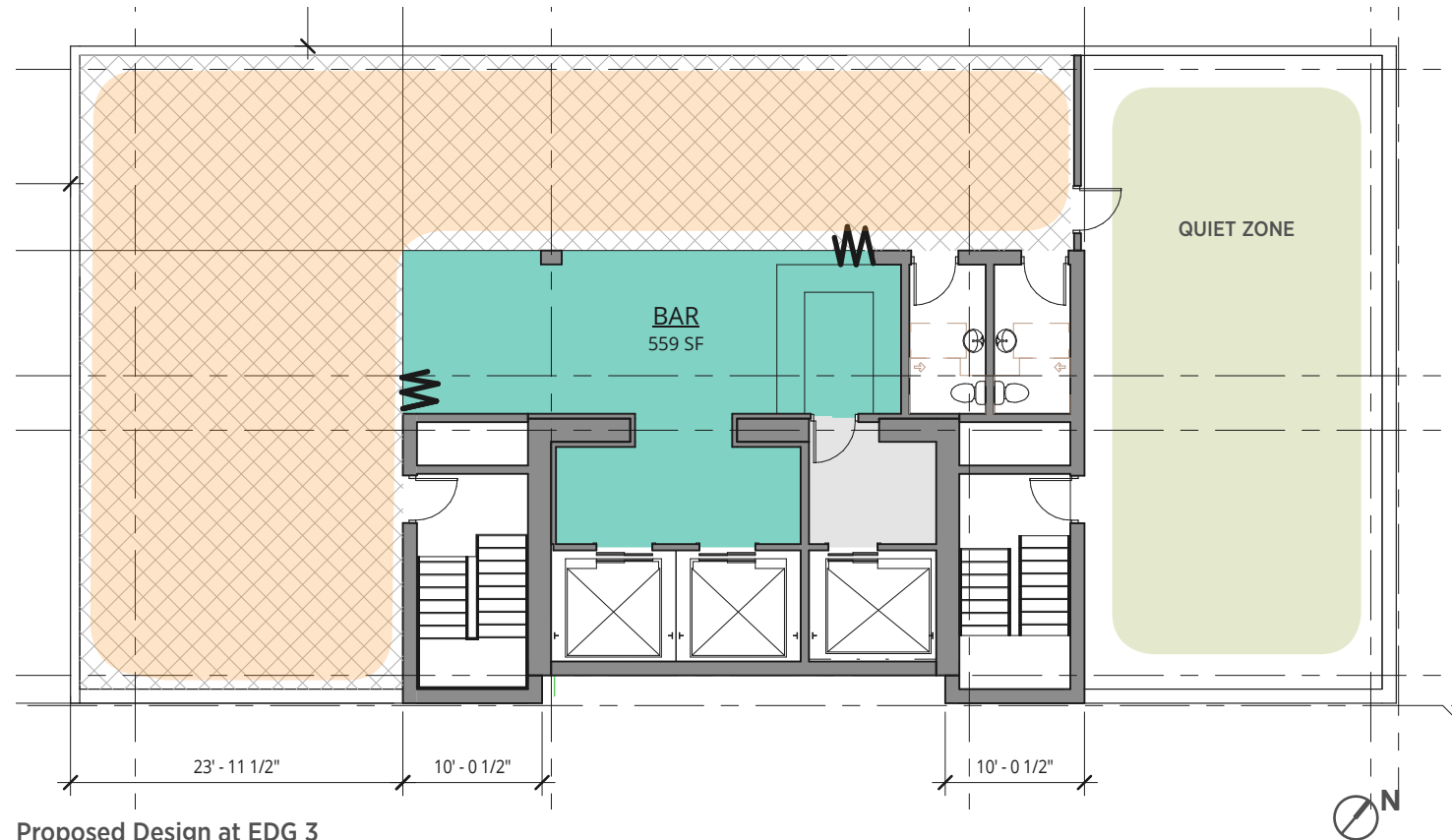
Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline’s present and planned profile.

B4 - Design a well-proportioned & unified building.

Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

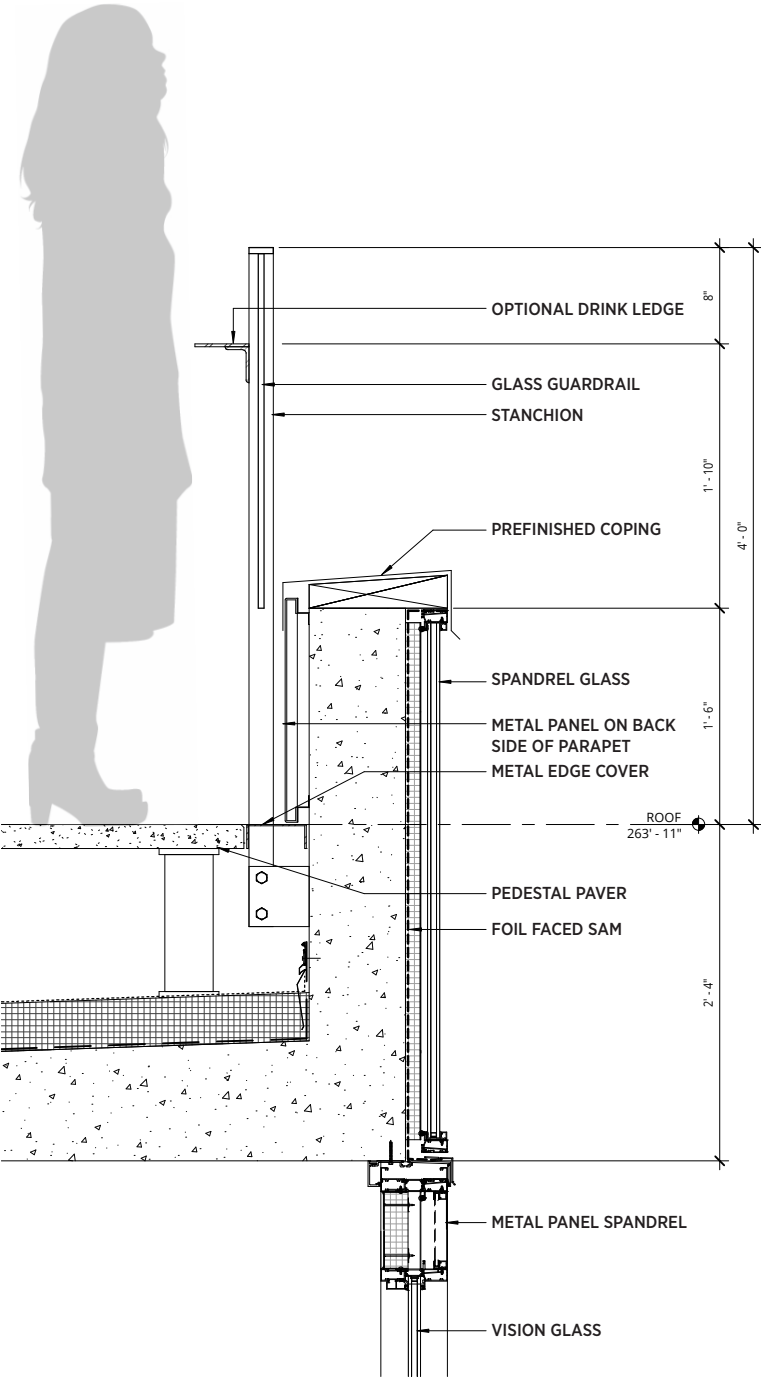
D1 - Provide inviting & usable open space.

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors.

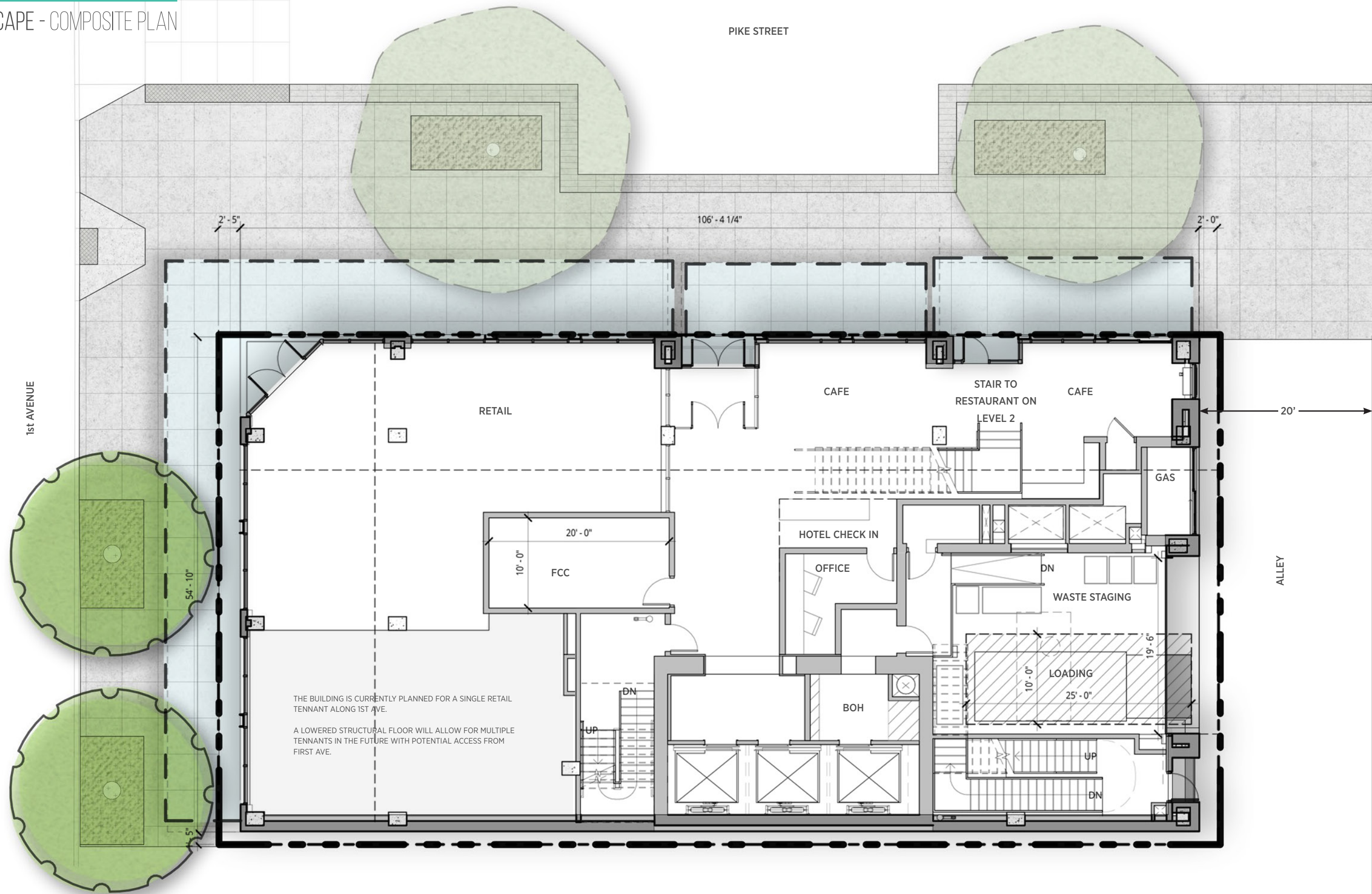


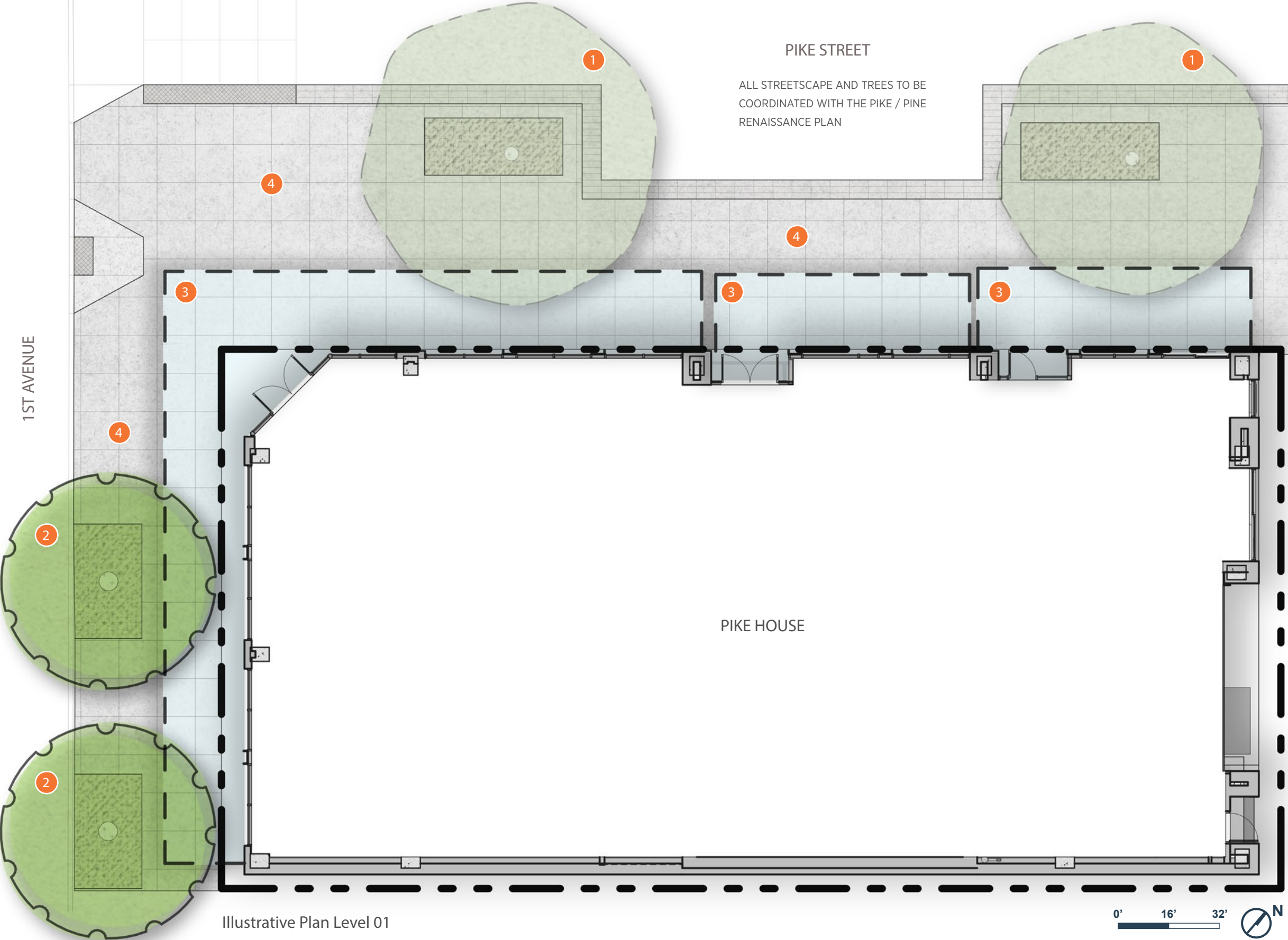


Aerial View of Roof Terrace

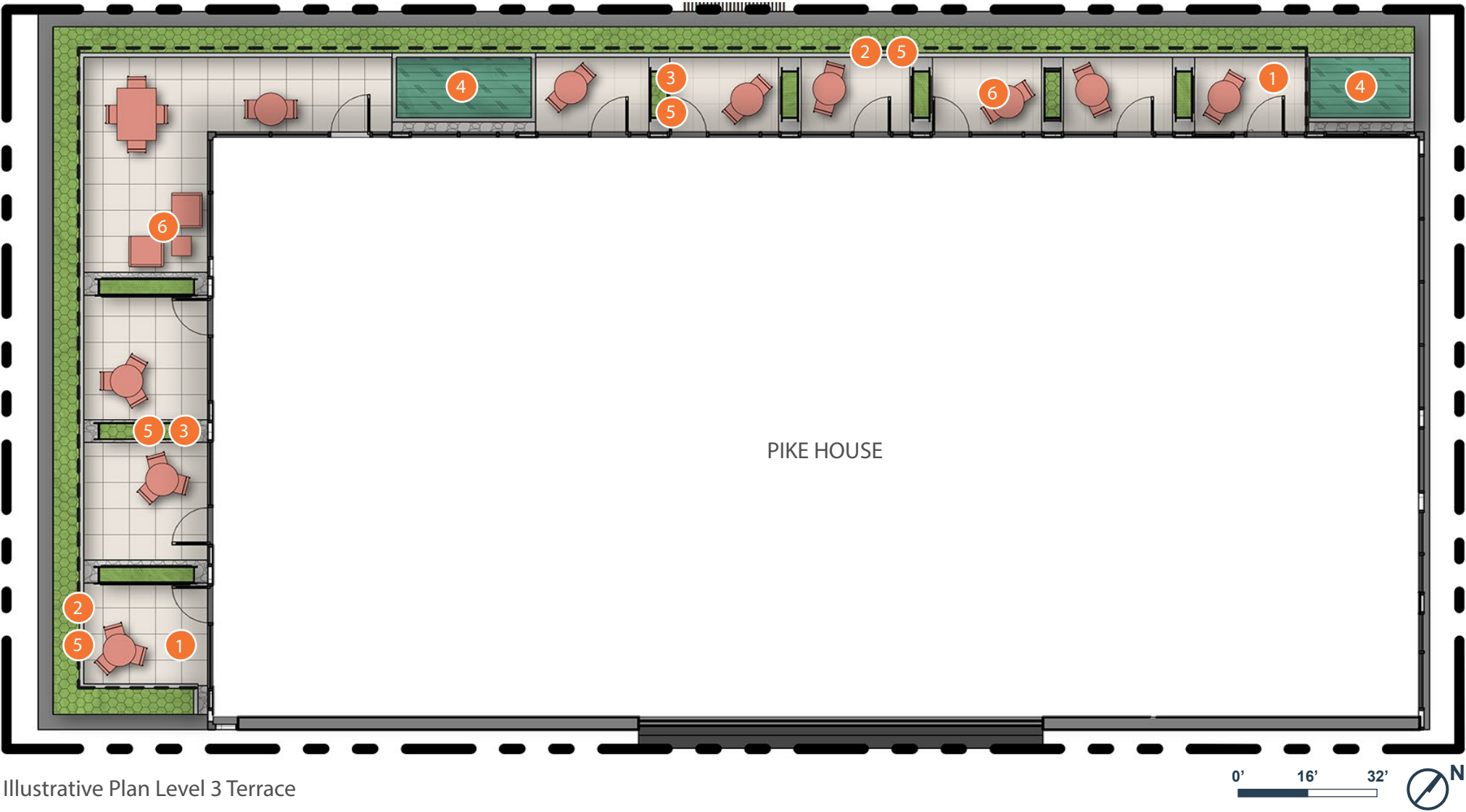


Detail Section at Rooftop Parapet





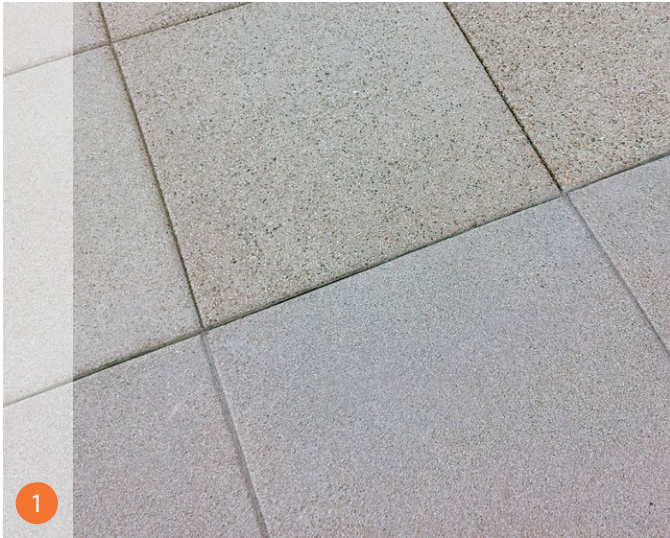
LANDSCAPE - LEVEL 3 TERRACE

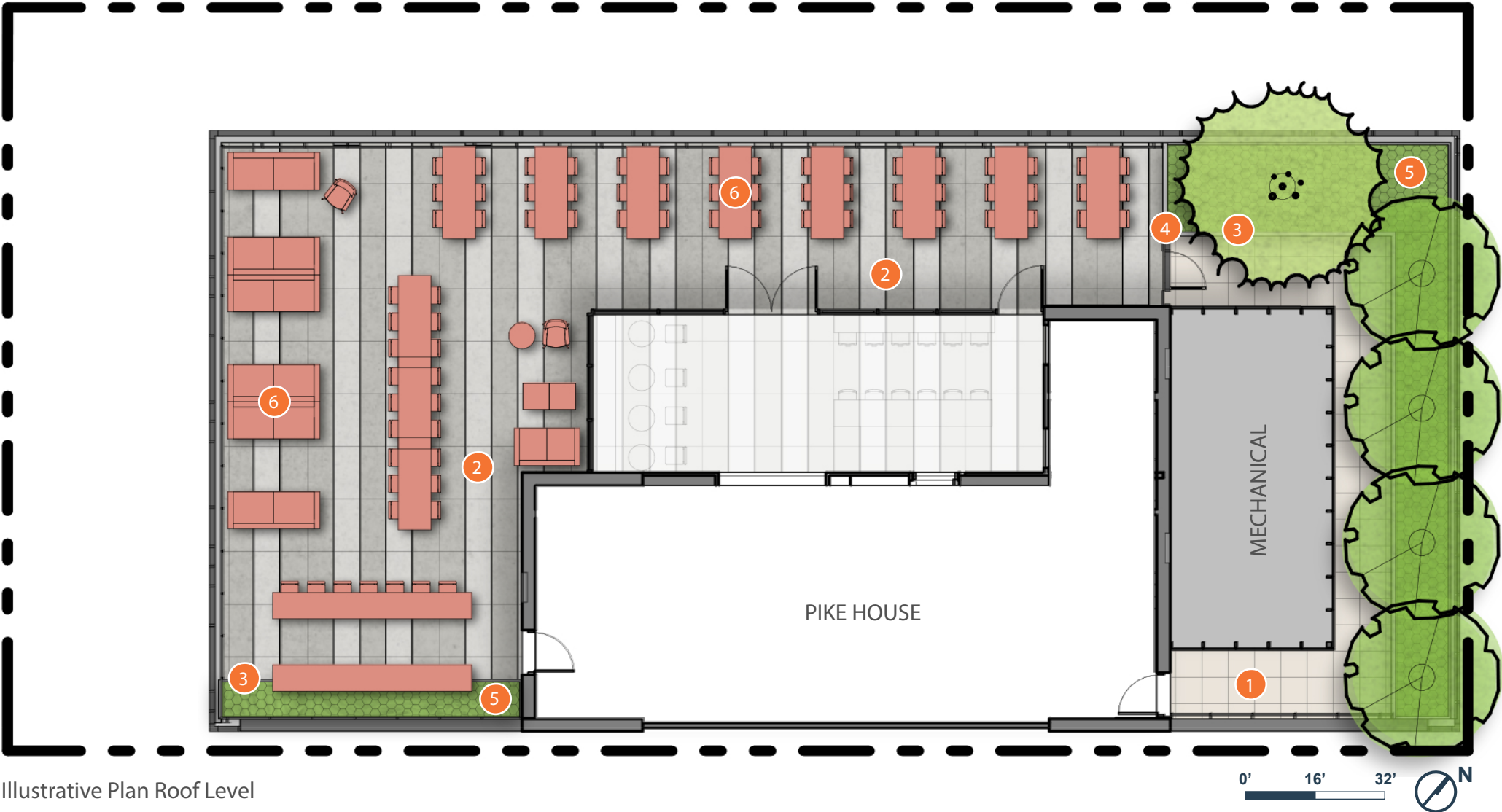


Illustrative Plan Level 3 Terrace

LEGEND:

- 1 2X2 PRECAST CONCRETE PAVERS
- 2 CIP PLANTERS WALL
- 3 METAL PLANTER WALL
- 4 BIO RETENTION PLANTING AREA
- 5 INTENSIVE PLANTING AREA
- 6 SITE FURNITURE





- LEGEND:
- 1 2X2 PRECAST CONCRETE PAVERS
 - 2 PORCELAIN PAVERS
 - 3 METAL PLANTER WALLS
 - 4 FENCE / GATE
 - 5 INTENSIVE PLANTING AREA
 - 6 SITE FURNITURE



LANDSCAPE - PLANTING CHARACTER



FIELD

Lithodora diffusa 'Grace Ward'
Grace Ward lithodora



FIELD

Liriope 'Big Blue'
Big Blue lilyturf



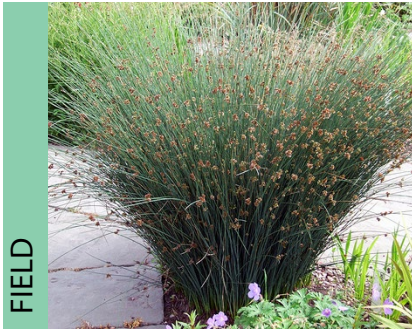
ACCENTS

Salvia x sylvestris 'May Night'
May Night Sage



STRUCTURE

Cornus sanguinea 'midwinter fire'
Midwinter fire dogwood



FIELD

Juncus patens 'Elk Blue'
Elk Blue California gray rush



FIELD

Juncus ensifolius
Swordleaf rush



ACCENTS

Iris douglasiana
Douglas iris



Camassia quamash
Common camas



Ligularia 'the rocket'
Leopard plant



STRUCTURE

Senecio greyi
Daisy bush



FIELD



FIELD

Pennisetum orientale 'Karley Rose'
Karley Rose Oriental Fountain Grass



Pervoskia atriplicifolia
Russian sage



ACCENT

Allium 'globemaster'
Ornamental onion



CORNER

Perennial Planting



N.T.S. N

FIELD



Pennisetum orientale 'Karley Rose'
Karley Rose Oriental Fountain Grass

STRUCTURE



Senecio greyi
Daisy bush



STRUCTURE



Rhampholepis umbellata 'Minor'
Dwarf Yeddo hawthorn

FIELD



Liriope 'Big Blue'
Big Blue lilyturf



Rubus calcynoides
Creeping bramble

ACCENTS



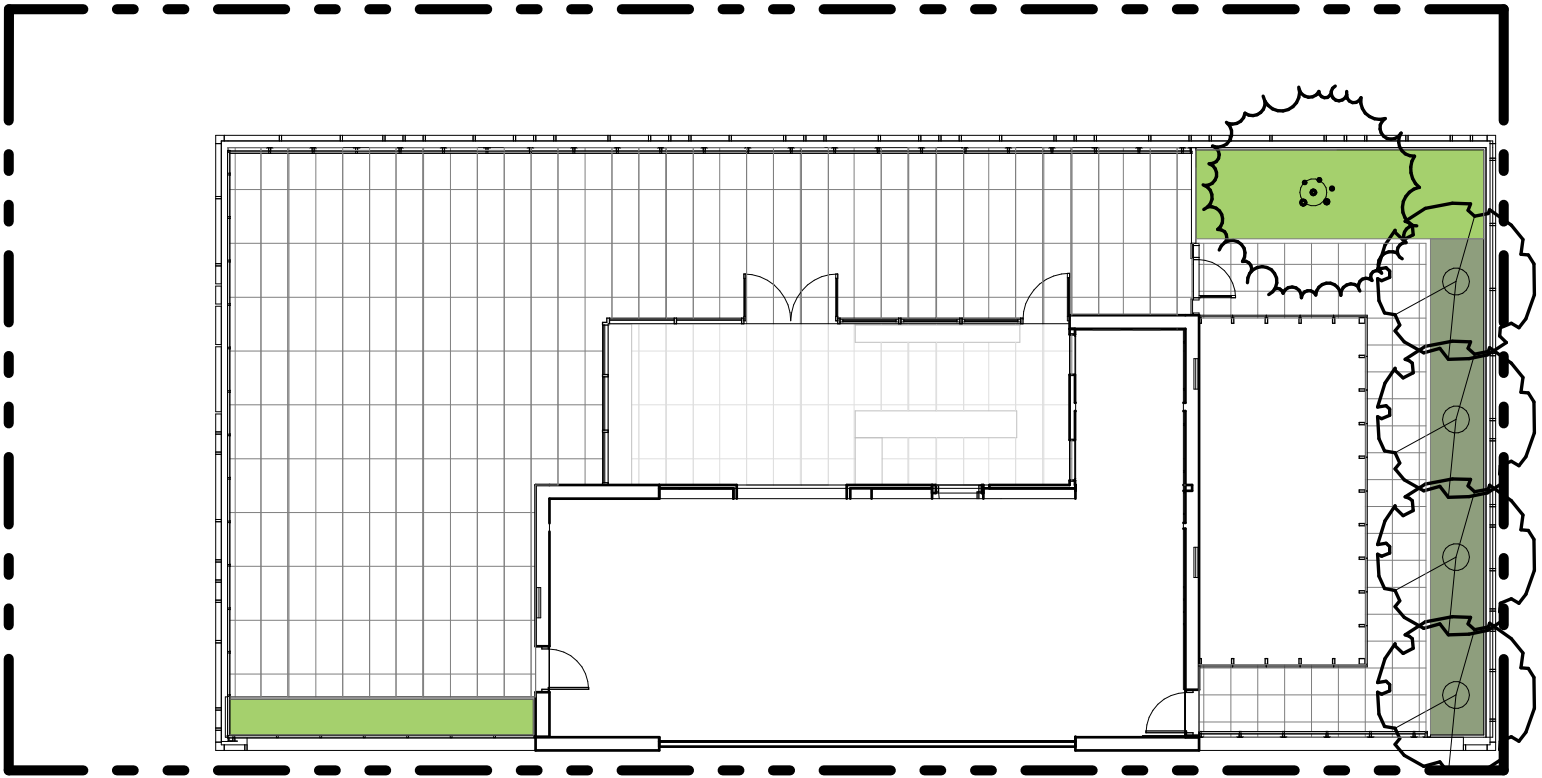
Helleborus 'Ivory prince'
Ivory prince hellebore



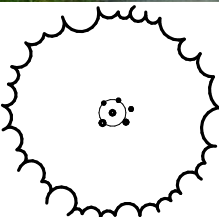
Aquilegia caerulea
Colorado blue columbine



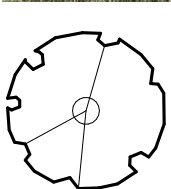
Allium cernuum
Nodding onion



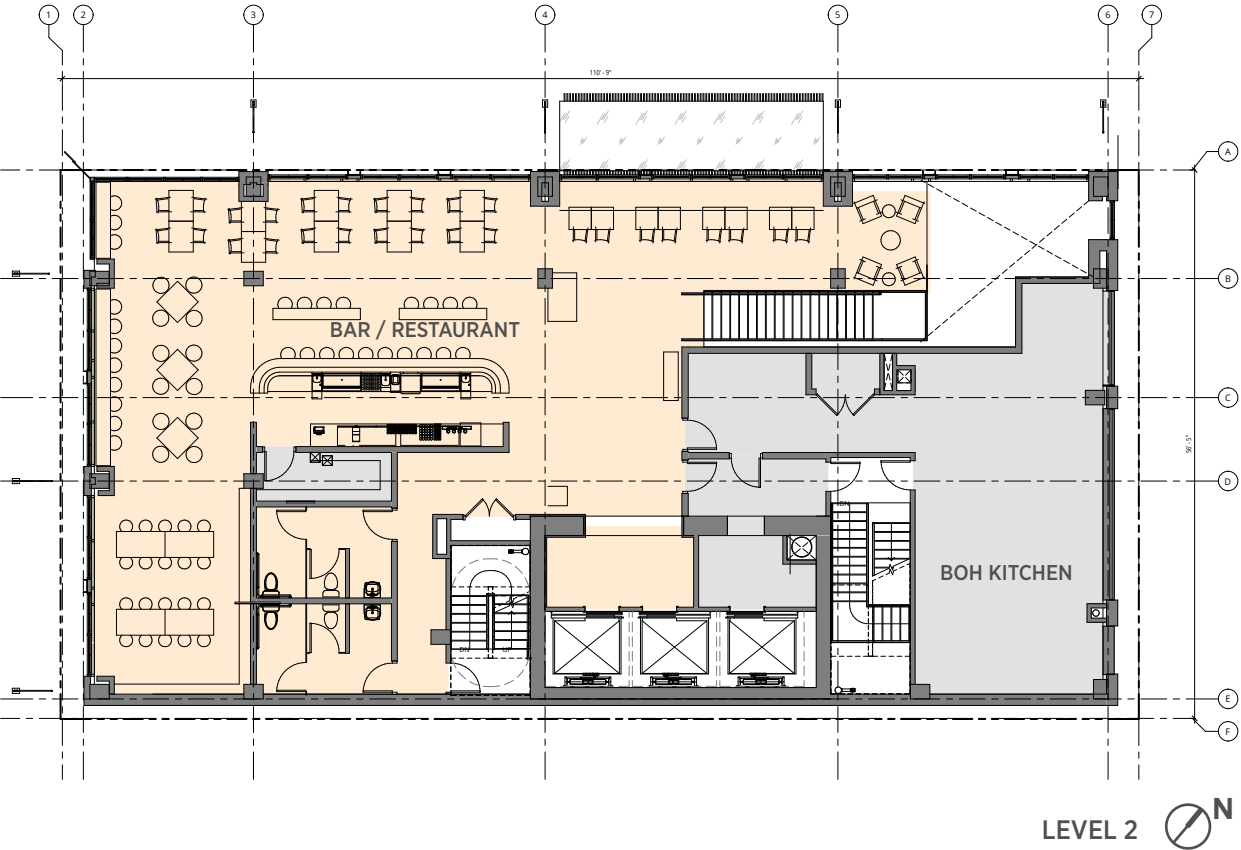
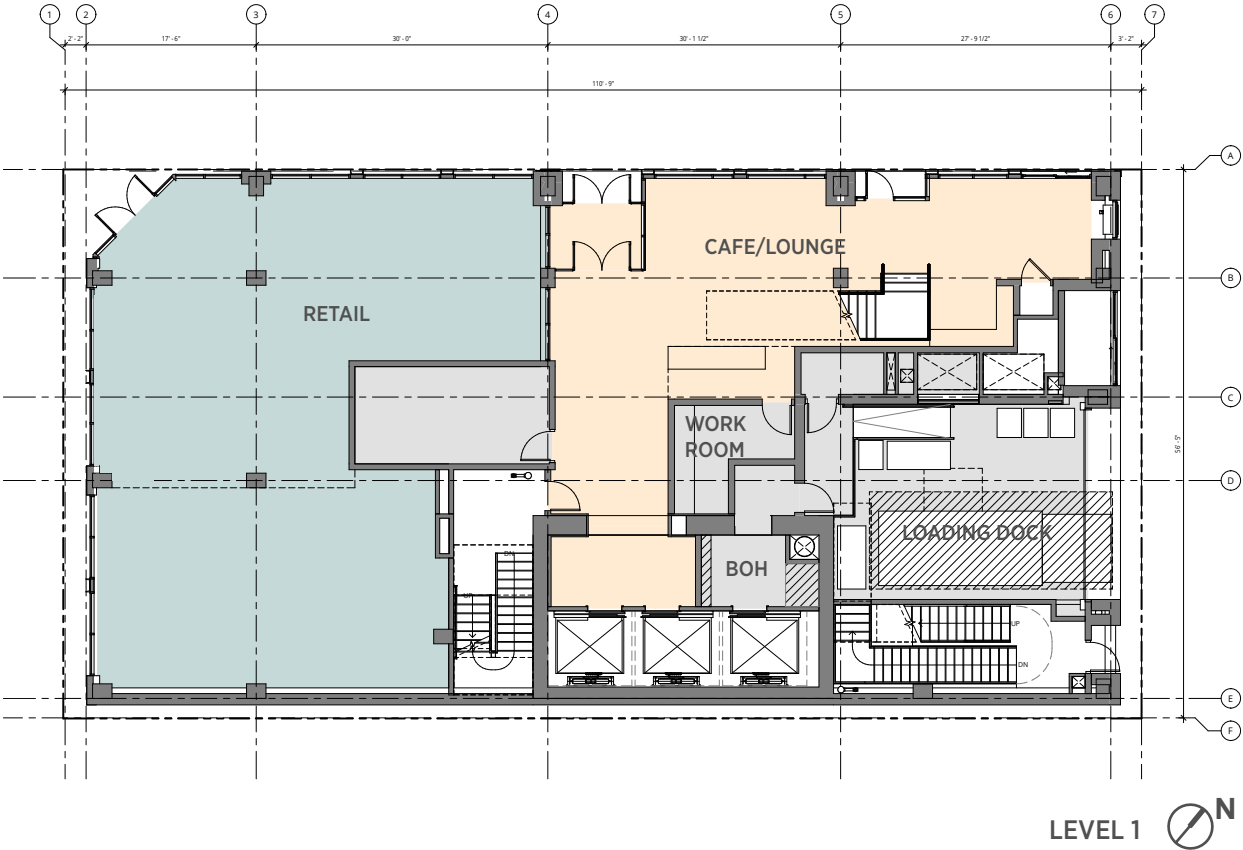
N.T.S. N

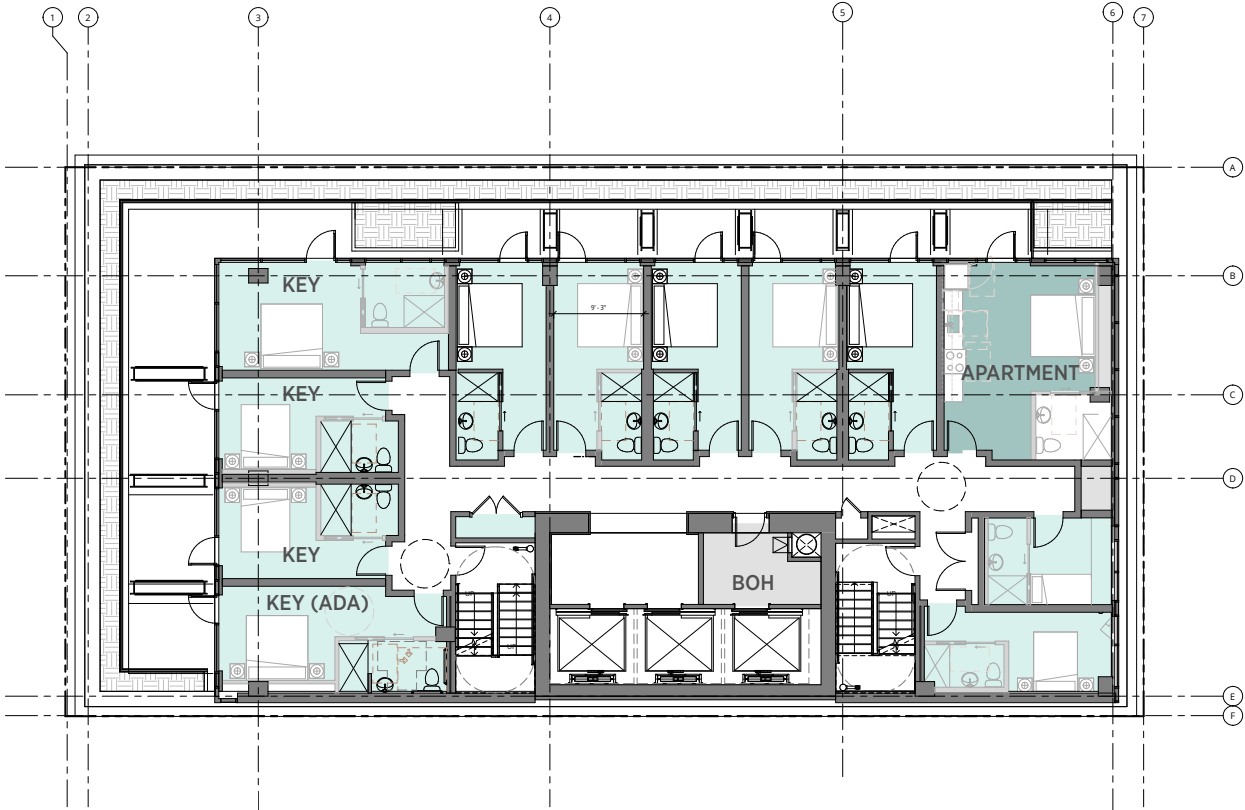


Acer palmatum
Japanese maple

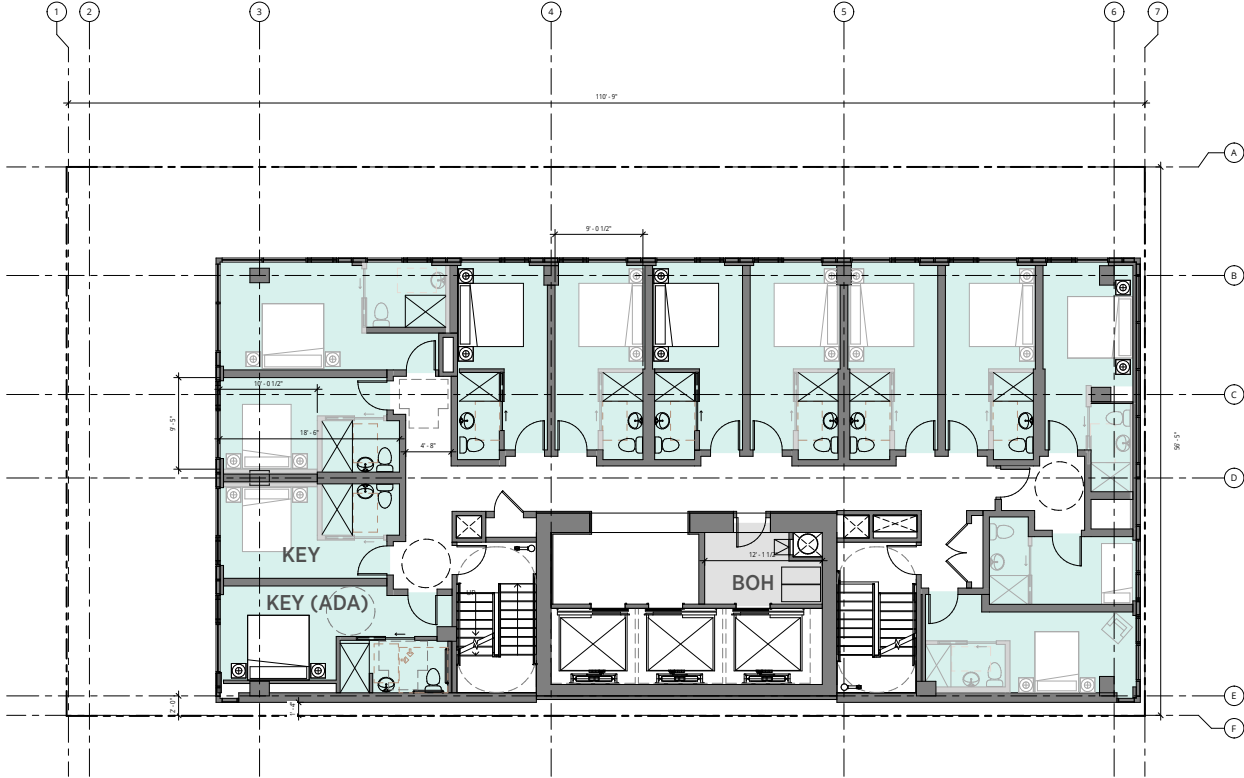


Pinus contorta var. *contorta*
Shore pine

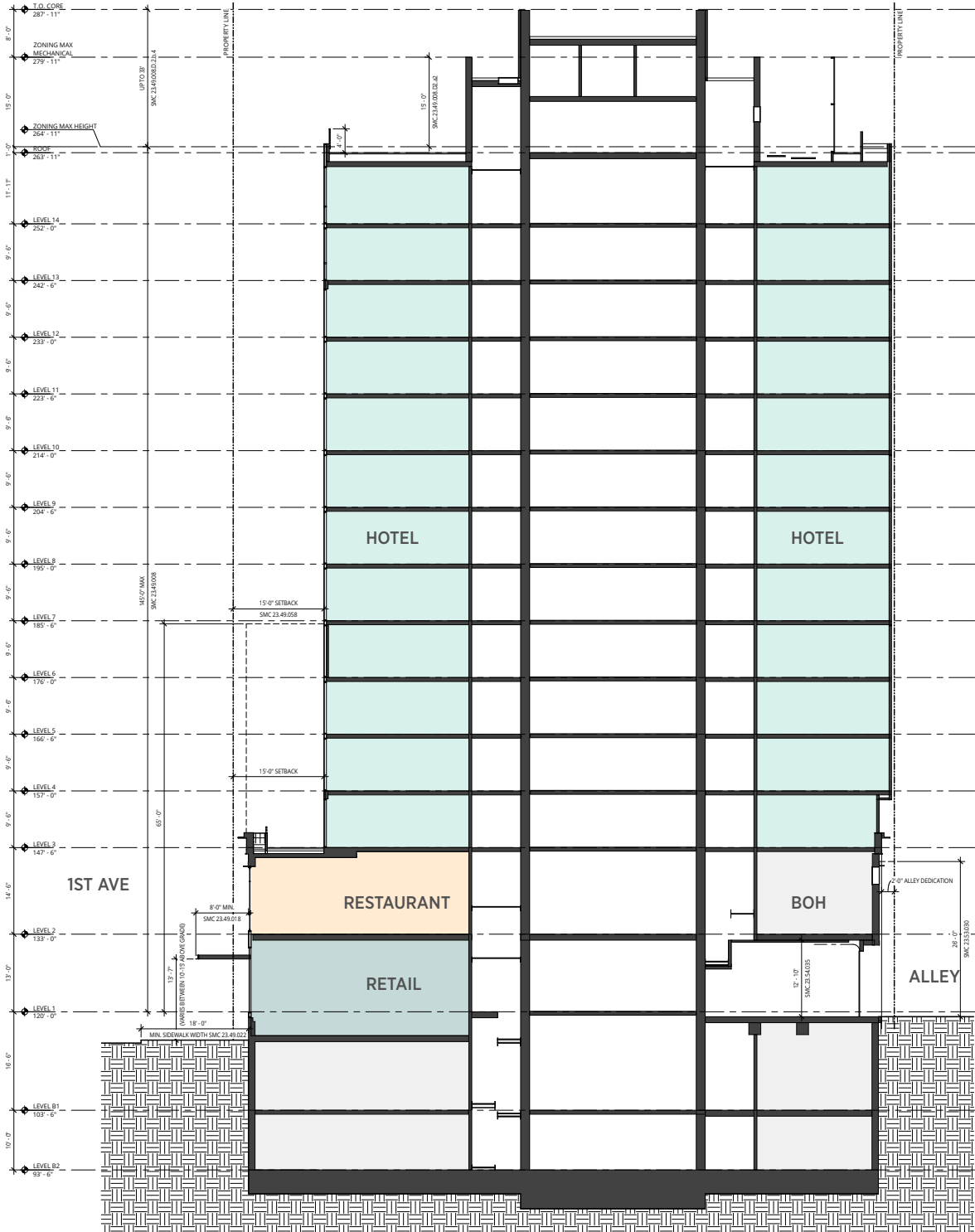




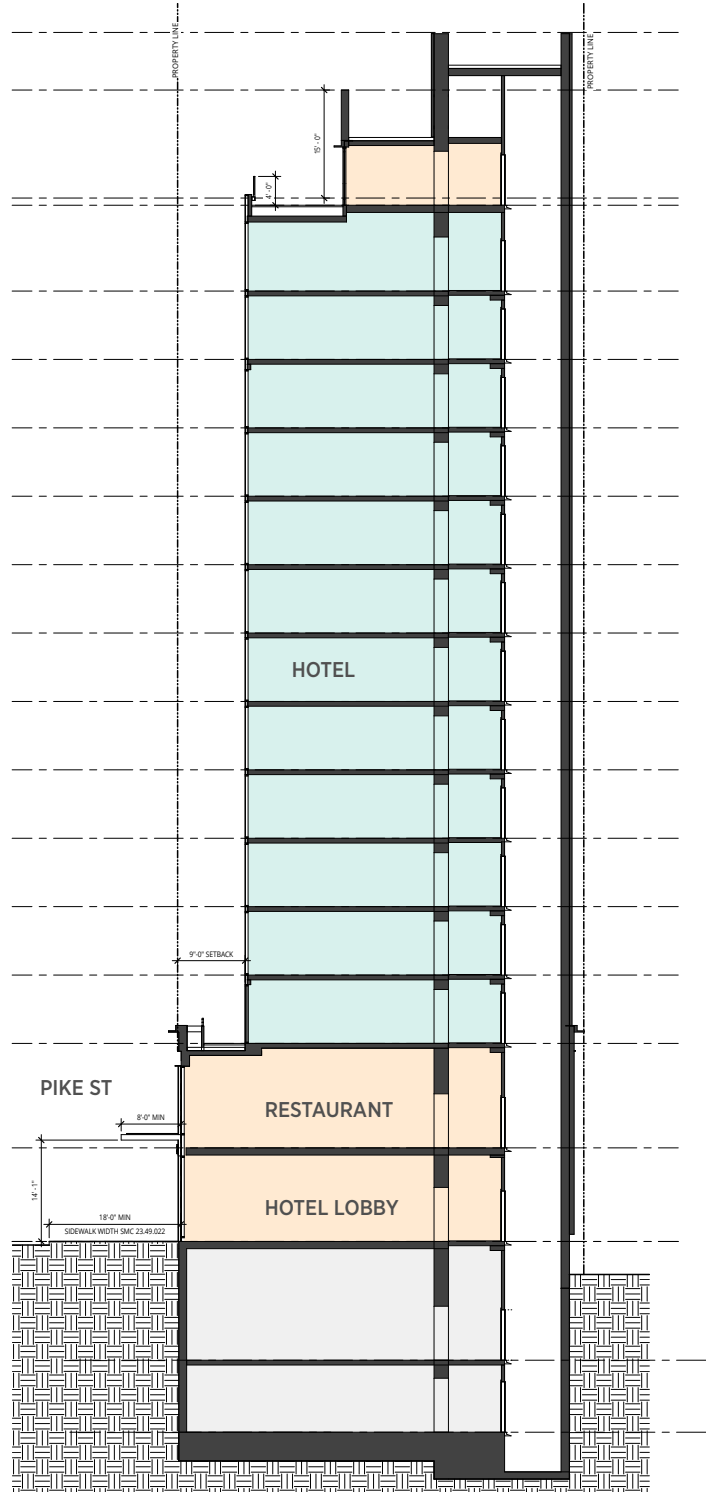
LEVEL 3 



LEVEL 4-14 



Section 01 - LOOKING NORTH



Section 02 - LOOKING EAST

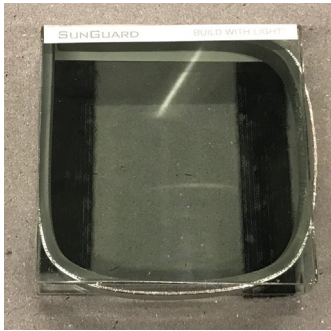
TOWER



① METAL - GRAPHITE GREY



② METAL - GRAY VELVET



③ GLASS

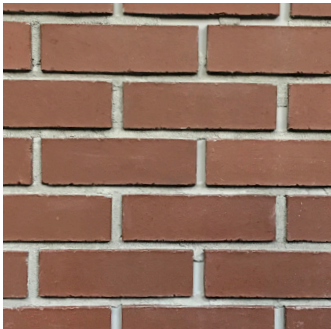


④ SPANDREL GLASS

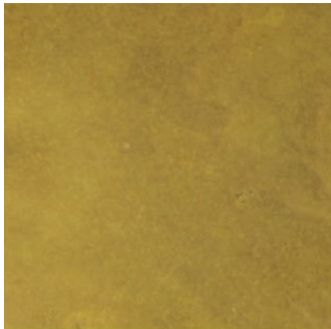
PODIUM



⑤ STEEL STOREFRONT



⑤ BRICK



⑥ BRASS TONED METAL



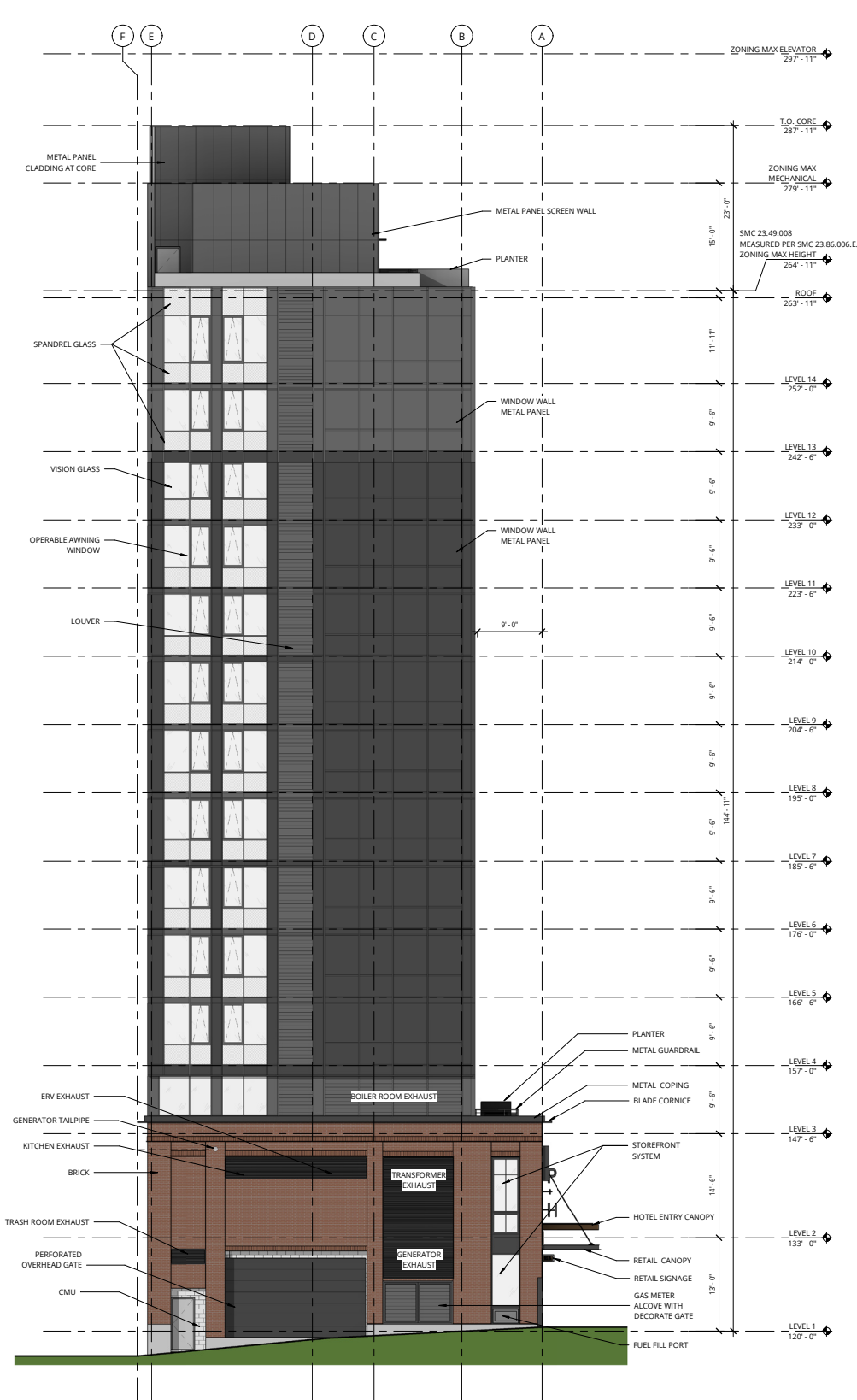
⑦ WOOD - HOTEL ENTRY DOOR



① STEEL STOREFRONT AND CANOPY TO MATCH DARK METAL ON TOWER



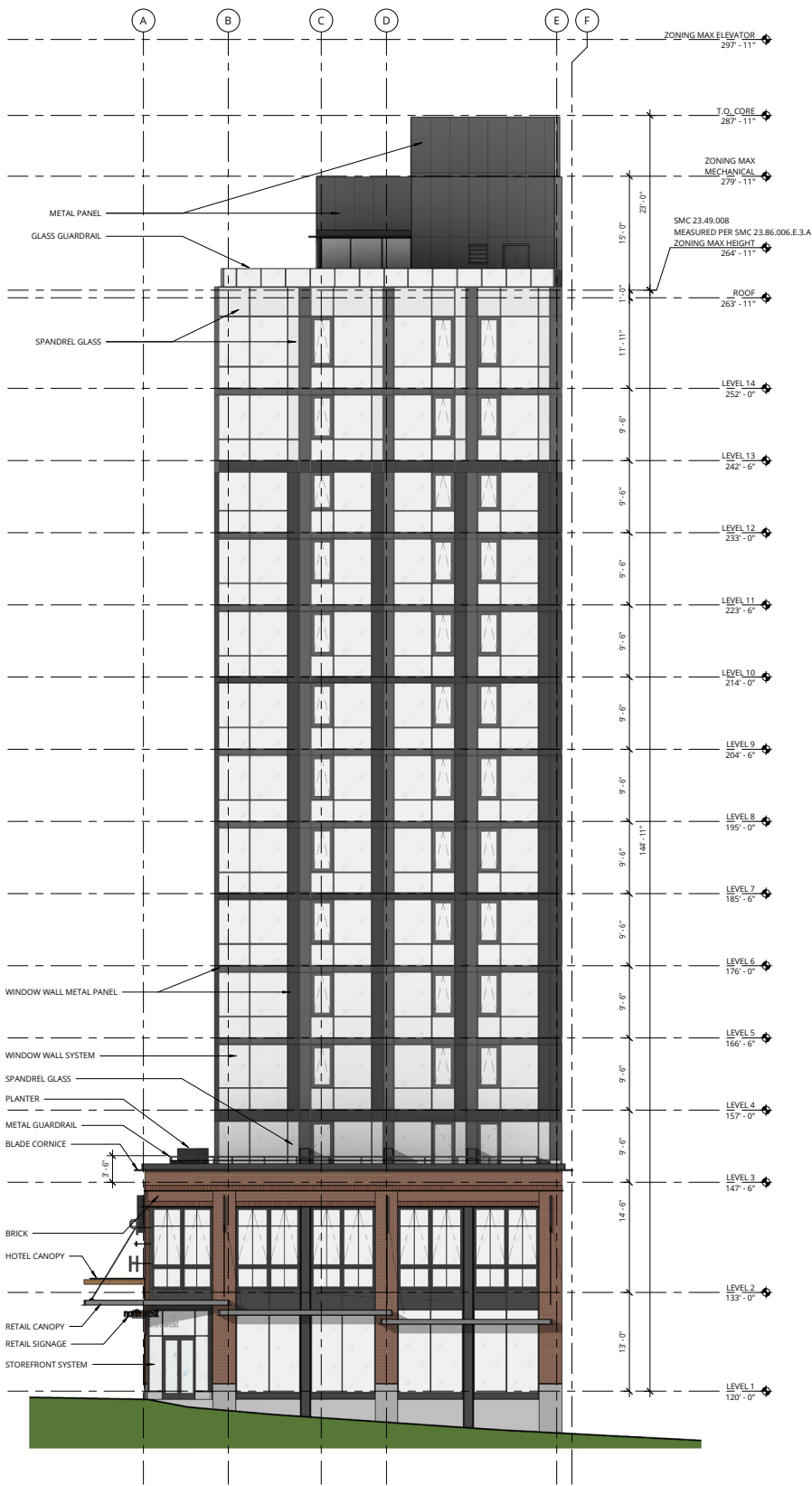
ELEVATIONS



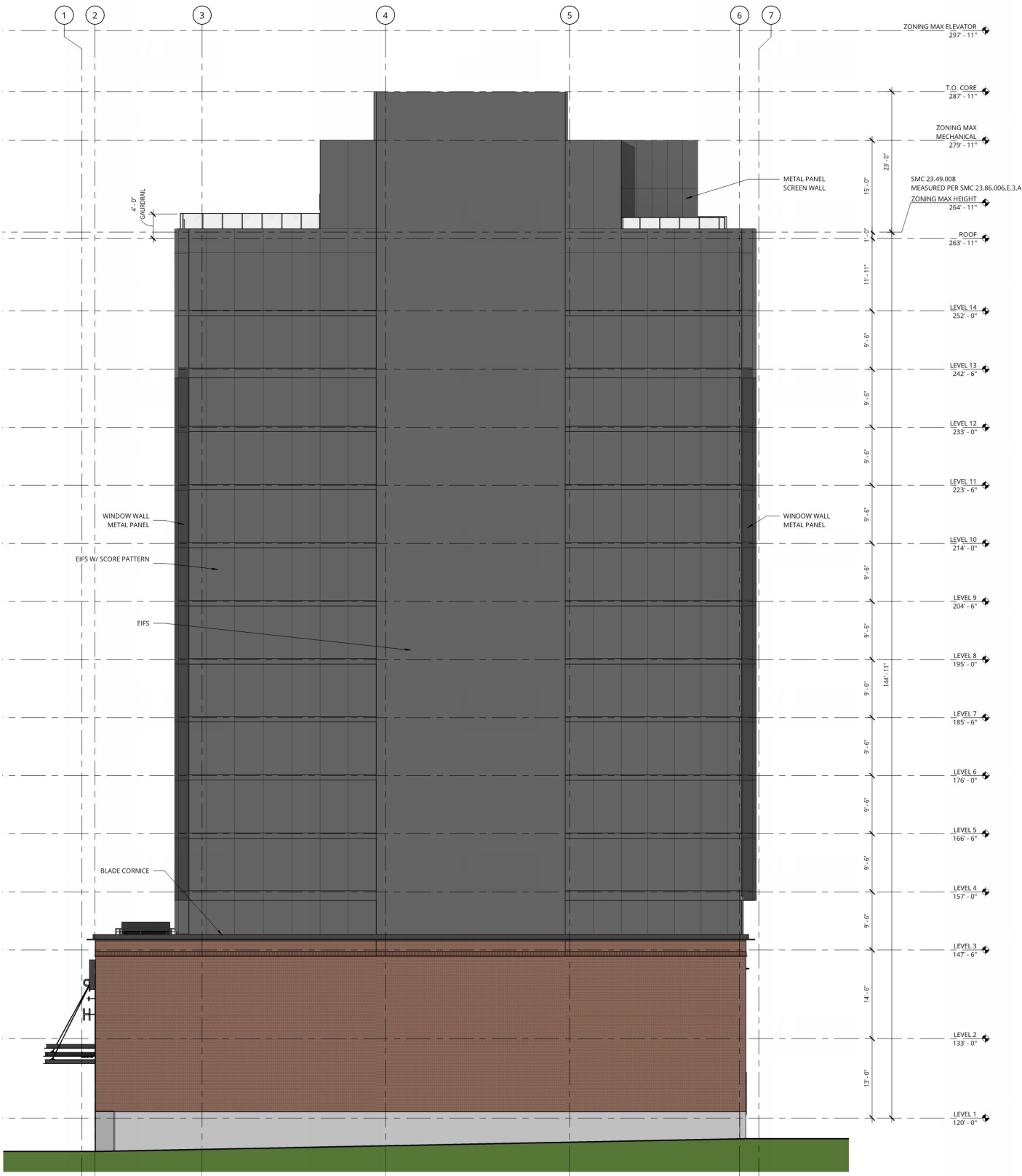
East Elevation



North Elevation



West Elevation



South Elevation



SIGNAGE FOR GROUND LEVEL CORNER CAFE

- Metal frame supporting chalkboard signage
- Steel Vertical element protects building corner from alley trucks
- Lite from awning hung fixture

SIGNAGE FOR UPPER LEVEL RESTAURANT

- Metal frame attached to vertical steel channel
- Wood engraved signage hung from metal frame
- Inner Lite

AWNING SIGNAGE FOR HOTEL ENTRY

- Metal letters hung from awning above

AWNING SIGNAGE FOR CORNER RETAIL

- Metal letters hung from awning
- Lite from awning hung fixture



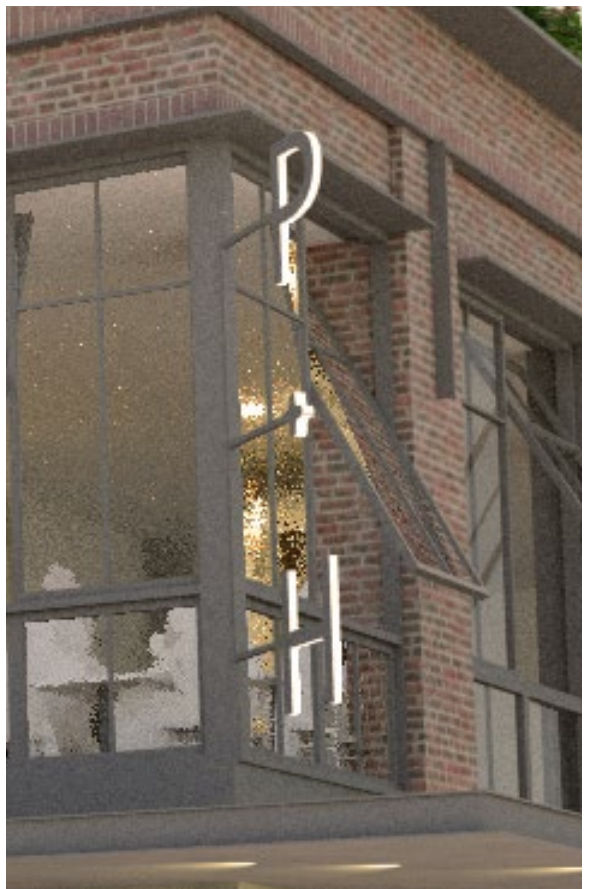


ENTRY SIGNAGE FOR HOTEL - INDIVIDUAL LETTERS OPTION

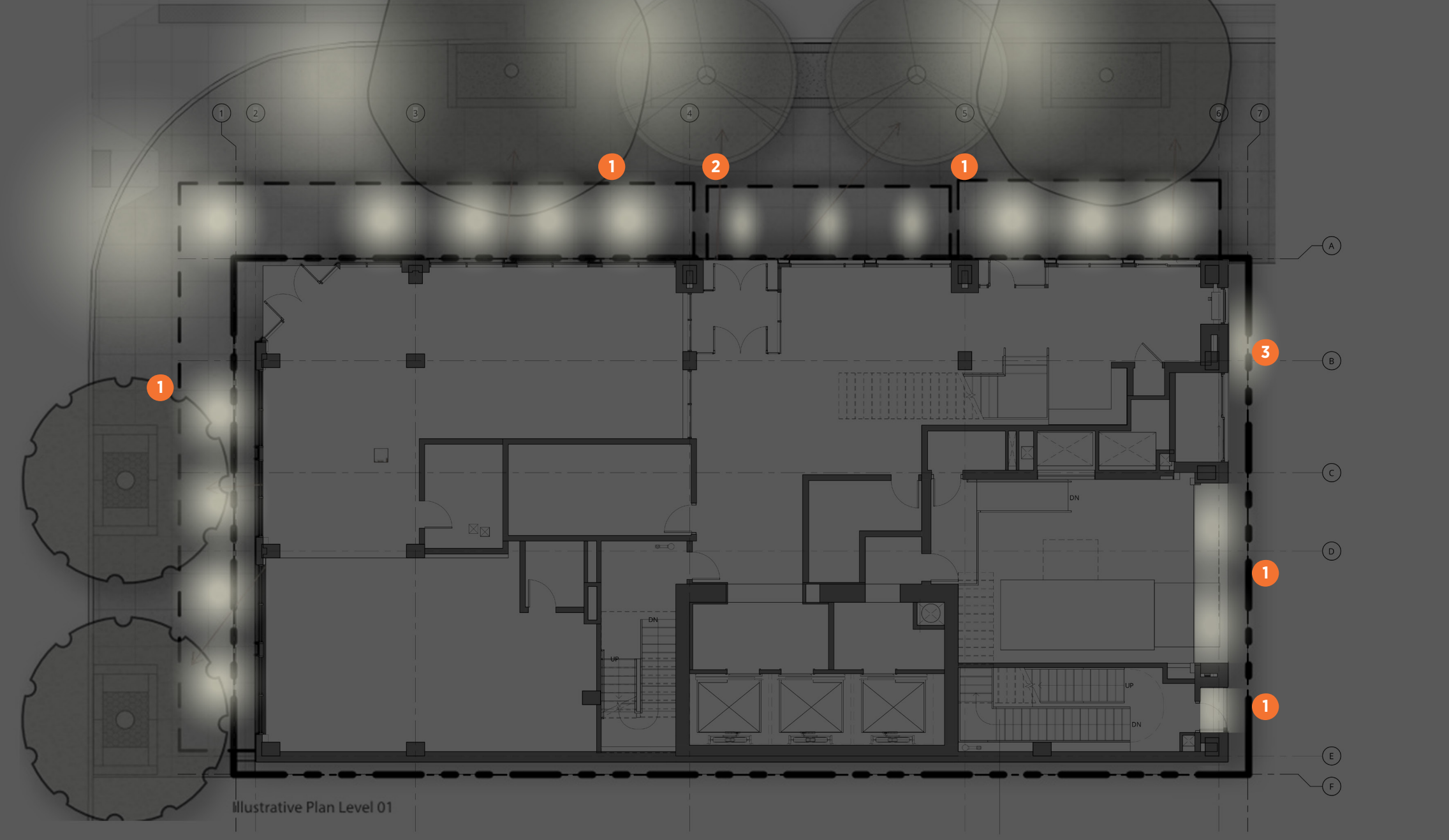
- Steel letters on standoffs
- Illuminated from above to create shadows on brick

CORNER SIGNAGE FOR HOTEL - INDIVIDUAL LOGO OPTION

- Steel corner sign attached to corner mullion at window system
- Individual logo characters have depth which are continuously illuminated



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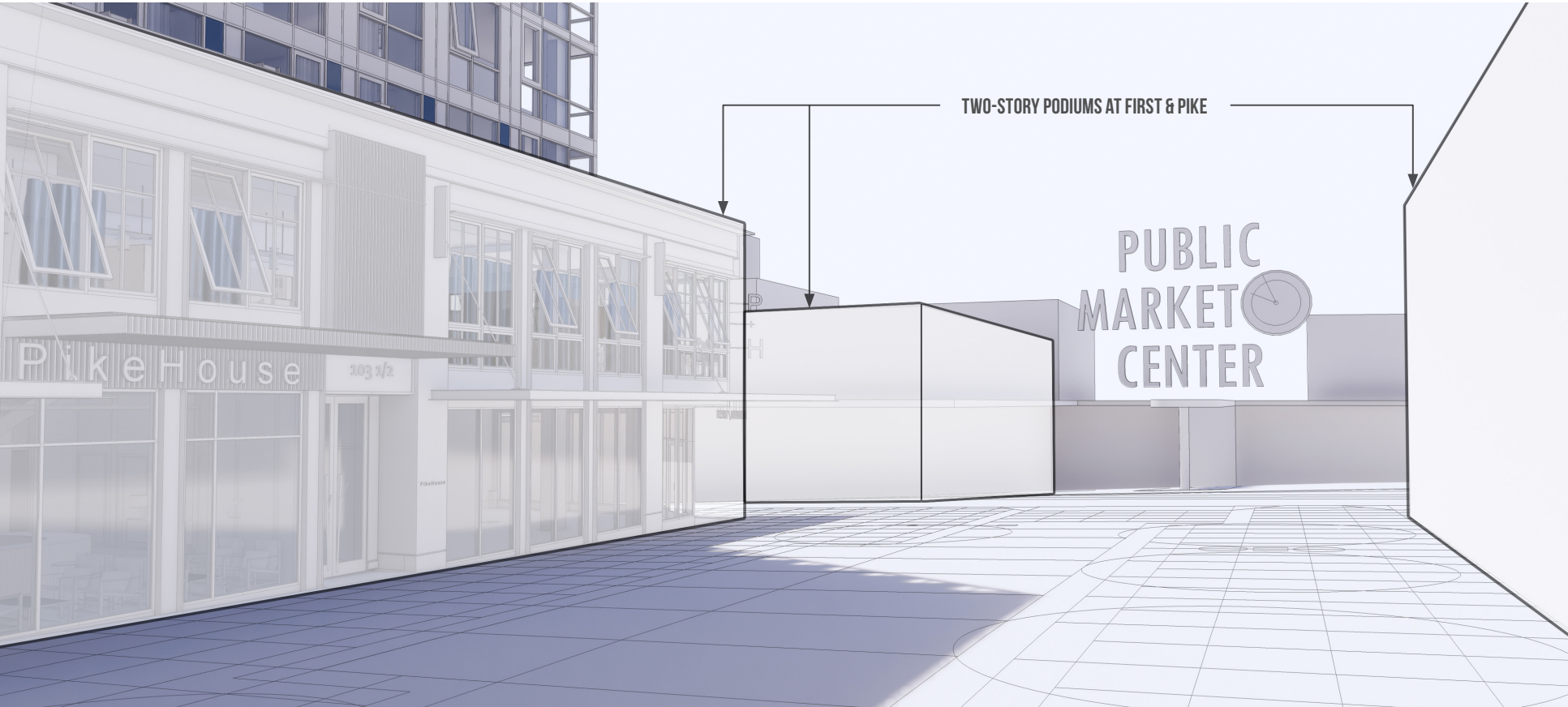
1 RECESSED DOWN LIGHT



2 ENTRY CANOPY DOWN LIGHT



3 WALL SCONSC



Design Diagram Showing Intent to Match Context

RELEVANT DESIGN GUIDELINES

B1 RESPOND TO THE NEIGHBORHOOD CONTEXT
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B2 CREATE TRANSITION IN BULK & SCALE
Compose the massing of the building to create a transition to the height, bulk and scale of development in the neighboring or nearby less intensive zones.

B3 REINFORCE FORM AND CHARACTER
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and street-scape characteristics of nearby development.

CODE SUMMARY

SMC 23.49.056.B FACADE SETBACK LIMITS
Both 1st Avenue and Pike Street require property line facades per Map 1H .

Streets requiring property line facades have a maximum setback of 2’ from the street facing property line between the height of 15’ & 35’ above the sidewalk.

Additional setbacks up to 10’ are allowed in this area but shall conform to the following:

- Setbacks deeper than 2’ shall be no wider than 20’ in length.
- The facade of the structure shall return to within 2’ of the property line between each setback area for a minimum of 10’ linear feet.

REQUESTED DEPARTURE

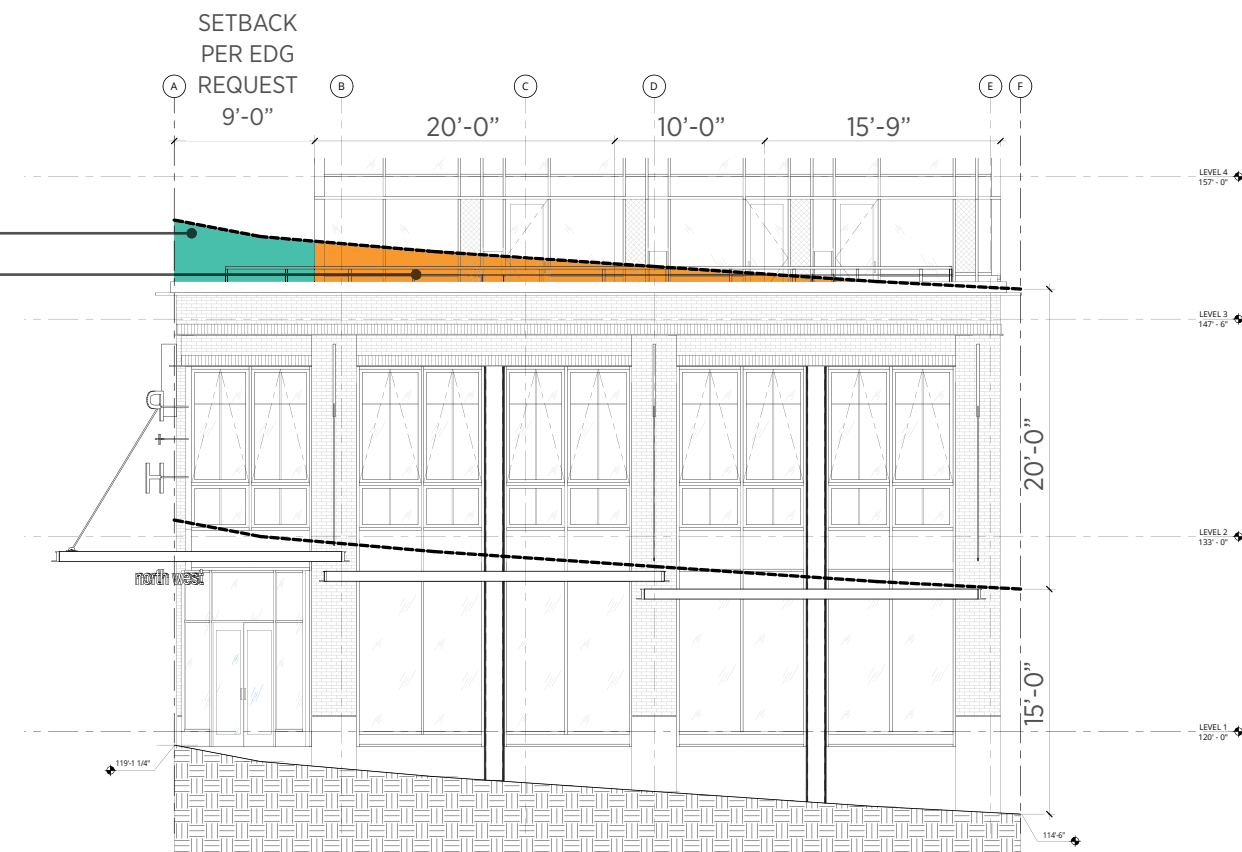
- 1. 1st Avenue: A departure is requested to increase a portion of the facade setback from the maximum 10’ to 13’ for the entire length of the facade. Since the site is sloping, the height of the departure is variable. See diagram on facing page.
- 2. Pike Street: A departure is requested to increase the setback length as measured parallel to the street. Zoning allows portions of the facade set back 10’ for a length of 20’, we are requesting this departure to meet the Board’s guidance from EDG to setback 9’ above level 2 the entire length of the facade. See diagram on facing page.

JUSTIFICATION

- 1. 1st Avenue: We are requesting a continuous 13’ setback along 1st Ave to align with the required zoning setback above 65’.
(SMC 23.49.058) The 13’ setback from level 3-14, provides views north and south along 1st ave, and allows the massing of the base of our building to align with the other two-story buildings at the corner of 1st and Pike.
- 2. Pike Street: A consistent 9’-0” setback above level 2 on Pike Street has been requested by the Board. The 20’-0” linear limit of setbacks would not allow for the 9’-0” continuous setback requested. The design team feels that a consistent setback allows for the tower to act as a back drop to the traditional podium facade. Undulation at the Level 3 window wall would distract from the brick facade below.

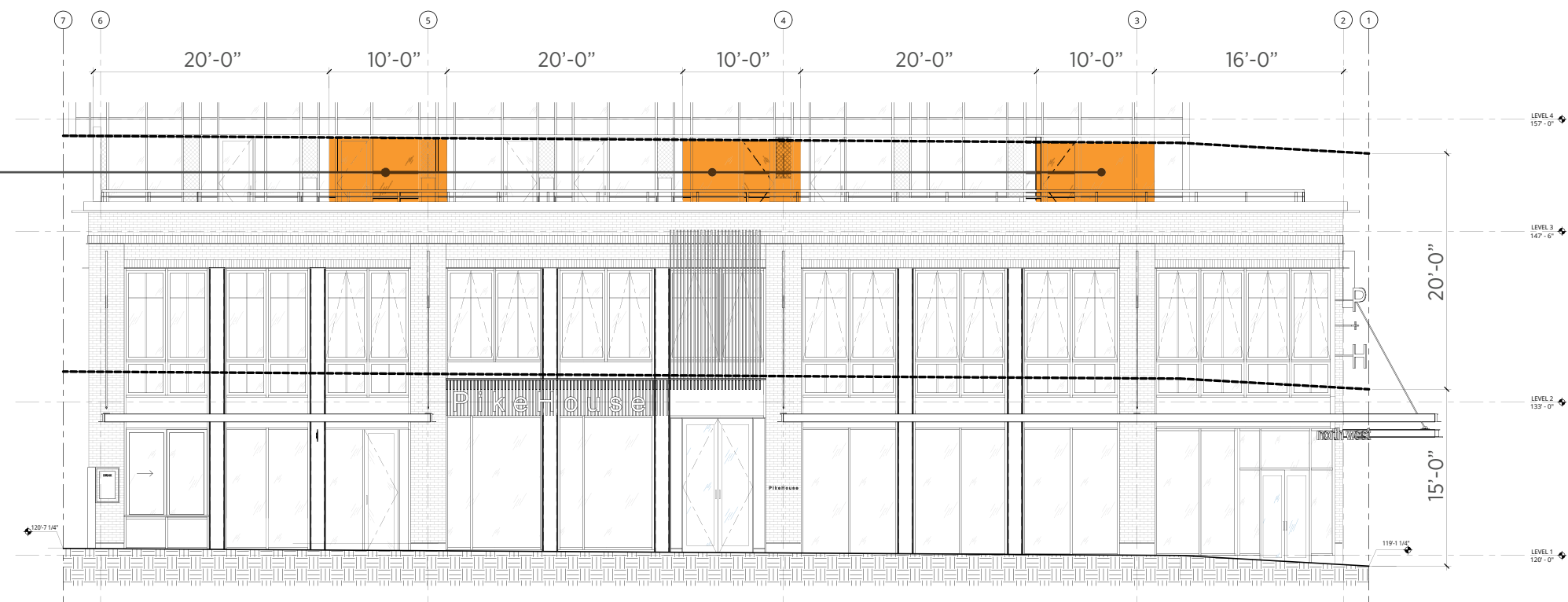
31 SF AREA DEPARTURE
NO PROPERTY LINE FACADE
DUE TO BOARD REQUESTED
9' SETBACK ALONG PIKE STREET

48 SF AREA DEPARTURE
EXCEEDS SETBACK DEPTH BY 3'



1. FIRST AVE ELEVATION

158 SF AREA DEPARTURE
EXCEEDS ALLOWED
SETBACK LENGTH



1. PIKE STREET ELEVATION

MEETINGS AND EVENTS SINCE EDG 3

Since meeting with the Design Review Board at EDG 3, the project team has continued outreach efforts through community group presentations. The goal of these community meetings was to share development of the design with the area locals and provide an opportunity to collect their feedback.

Through our outreach, we heard concerns about loading dock needs, parking, and and staging during construction. Many neighborhood associations and neighbors were in support of the design improvements since EDG 3. There was positive reception for the brick detailing, storefront glazing, and overall look and feel of the podium.



DATE	NEIGHBORHOOD GROUP	ATTENDEES	NOTES
JUNE 6, 2017	PIKE PLACE MARKET	Ben Franz-Knight John Tunbull Hal Ferris, MVP Jonas Jonsson, MVP Marcus Jonsson, MVP Bobbie Lindsay, MVP	Listened to their concerns and desires. They were concerned about the glare of the building on the market—a problem they have had from the 1521 Apartment Building. They discussed their desire for a taxi drop-off due to the coming Seattle streetcar and inability for a taxi drop-off on 1st Avenue heading northbound.
JUNE 7, 2017	DEBBIE MUSCATEL 1430 1st AVE PARKING LOT	Debbie Muscatel Steve Condiotty Hal Ferris, MVP	Discussed our development plans and desire to work together and make the development as harmless to their business as possible.
JUNE 8, 2017	SAMIS FOUNDATION	Adam Hasson Jonas Jonsson, MVP Marcus Jonsson, MVP Gabriel Grant, MVP	We let him know of our hotel plans, the early massing, and that we wanted to open an initial dialogue. We asked if he had any questions or concerns. He was in support of our hotel and plans.
JUNE 17, 2017	NEWMARK HOA	Gerard Flower, President HOA Leigh Valentine Hal Ferris, MVP	Provided massing diagrams to show what was allowed by current zoning. Shared our intended program and schedule for future development and discussions with the City regarding the impacts of the new streetcar on 1st Avenue and potential changes to Pike Street resulting from the City’s planning efforts. Discussed options that would reduce the impact during construction to the Newmark residents, including avoiding windows and decks that would face the Newmark, shielding the roof top deck to mitigate noise, and providing open and well-lit street protection during construction. Offered and agreed to maintain communication during design and construction.
JULY 10, 2017	WATERFRONT SEATTLE	Steve Pearce Pike Pine Renaissance Board Jonas Jonsson, MVP Marcus Jonsson, MVP	Informed the Pike Pine Renaissance Board of our hotel development and our desire to complement their efforts by creating a building that improves the neighborhood. Not a formal presentation on our behalf.
SEP. 22, 2017	TURKISH DELIGHT	Denise Yavus Semra Yavus Lars Jonsson, MVP Laurie Jonsson, MVP Jonas Jonsson, MVP Marcus Jonsson, MVP	The owners of Turkish Delight are in support of the project and design. We shared our design concept and massing with them. They felt it was a nice looking building, contextually fit into the market, and that a hotel would add value to the market through additional tourists.
OCT. 02, 2017	PIKE PLACE BREWERY	Charles & Rose Ann Finkel Lars Jonsson, MVP Laurie Jonsson, MVP Jonas Jonsson, MVP	Pike Place Brewery is in support of the proposed design. In particular, the improved transparency of the first floor, the contextual base, and the fenestration patterns of the windows. They felt a hotel would be a great addition to the community and would help improve safety and activation during evening hours.

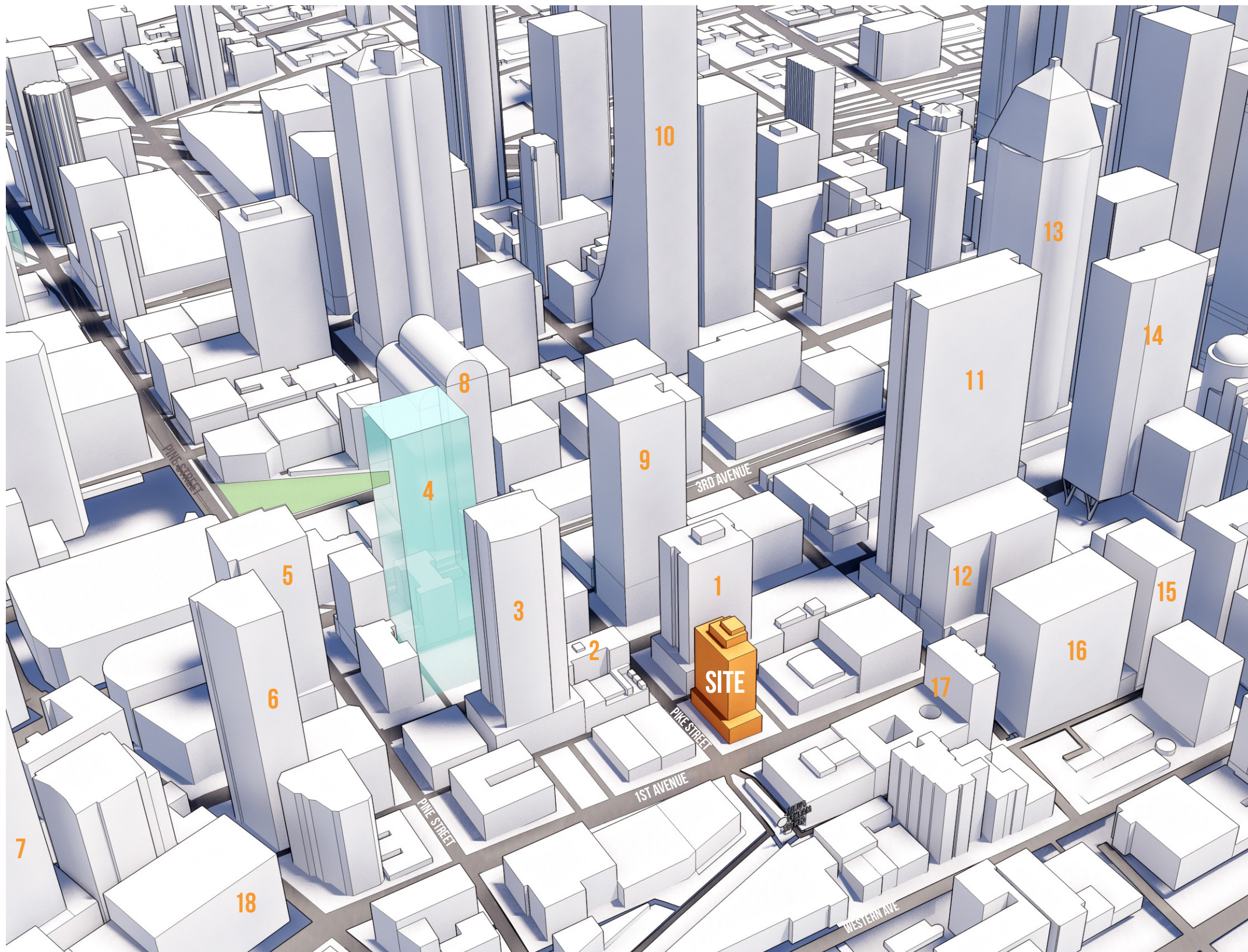
DATE	NEIGHBORHOOD GROUP	ATTENDEES	NOTES
OCT. 17, 2017	BEECHER’S CHEESE, PIKE PLACE MARKET	Kurt Dammeier, Founder/Owner Bobbie Lindsay, MVP	He was pleased that a hotel was going up on the corner of 1st and Pike because of the additional visitors it would provide to the Pike Place Market. He also felt it would create a safer pedestrian environment.
OCT. 25, 2017	TARGET	Kristen Arbeiter Brent Beebe, Pike Store Manager Bobbie Lindsay, MVP	Kirsten heads up Target’s real estate in Washington and Oregon. Kirsten and her store manager were both very positive about a hotel on the corner that would activate the area at night with a desirable crowd and perhaps reduce the amount of drug dealing going on in the alley and homeless loitering. They had concerns that SDOT will make it right-turn-only at Second Avenue because so many of their customers live in nearby neighborhoods to the north and 1st Avenue is being compromised with the trolleys. Perhaps the right-turn-only could be limited to rush hours Monday through Friday? They were also relieved that the alley will remain one-way to the north, as they have many trucks coming at all hours.
NOV. 14, 2017	PIKE PLACE MARKET	John Turnbull Hal Ferris, MVP Matt Wiley, MVP	MVP presented the design changes from EDG #1, including setbacks on Pike, revised setback on 1st, strong base related to adjoining buildings and tower design setback from the base. Concerns: <ul style="list-style-type: none">First floor use and synergy with the market.Potential glare from the building on the market. Response: <ul style="list-style-type: none">We have yet to determine our first-floor retail tenants, but we hope to have tenants that are both synergistic with the Pike Place Market and hotel above.During DRB and material selection we intend to limit the window glare seen from Pike Place Market.
NOV. 15, 2017	PIKE PLACE HISTORIC PRESERVATION COMMISSION	Full Commission staffed by Heather McAuliffe. Approximately 50 people in attendance. Hal Ferris, MVP Matt Wiley, MVP	MVP presented the design changes from EDG #1, including setbacks on Pike, revised setback on 1st, strong base related to adjoining buildings and tower design setback from the base. Answered questions and discussed loading dock and use in the alley, as well as guest load and unload. The commission stated their jurisdiction only extends to 1st Avenue, within the Pike Place Historic District. Concerns: <ul style="list-style-type: none">Sun shadingFour corners of 1st and Pike should maintain a 2-4 story heightStreet loading on 1st and Pike (Chairperson of the Commission identified this is not a decision of MVP, but a decision of the City)Alley management Response: <ul style="list-style-type: none">Shared our sun shade study that confirmed that we do not shade the marketWe will coordinate with other neighbors regarding the alley use to minimize impact
NOV. 20, 2017	OFFICE OF THE WATERFRONT	Tobin Thompson, ZGF Marshall Foster, City of Seattle Steve Pearce, Office of the Waterfront Deepa Sivarajan Triscoli, Enviroissues Jacqueline Gruber, DSA Brian McCarter, ZGF Kate Cole, Enviroissues Jonas Jonsson, MVP Hal Ferris, MVP Jenny Chapman, Ankrom Moisan	MVP and Ankrom Moisan presented the design changes from EDG #1, including setbacks on Pike, revised setback on 1st, strong base related to adjoining buildings, and tower design setback from the base. Answered questions and discussed loading dock and use in the alley, as well as guest load and unload. Discussed and agreed continued coordination is needed for interface of Pike Street improvements with hotel development. Office of the Waterfront is in support of the current design direction.

DATE	NEIGHBORHOOD GROUP	ATTENDEES	NOTES
NOV. 27, 2017	WEST EDGE	West Edge neighborhood members representing condominiums and businesses around the PPM. Approximately 70 people in attendance. Hal Ferris, MVP	MVP presented the design changes from EDG #1, including setbacks on Pike, revised setback on 1st, strong base related to adjoining buildings, and tower design setback from the base. Answered questions and discussed loading dock and use in the alley, as well as guest load and unload. Linda Mitchel from the West Edge faxed a letter confirming that MVP presented to them and they would like to continue being informed as the project evolves. 50 people attended the meeting Concerns: <ul style="list-style-type: none">Some individuals were concerned regarding the heightFour corners of 1st and Pike should have design continuityLoading dock. Concern that additional use from the hotel and retail will create congestionPotential to cast a shadow on the Pike Place MarketSun shadingConcern around lack of parking Response: <ul style="list-style-type: none">We will coordinate with other neighbors regarding the alley use to minimize impact.Shared our sun shade study that confirmed that we do not shade the market.We have identified a number of adjacent parking structures that have ample parking to meet our needs.
DEC. 04, 2017	PIKE PLACE PDA COMMITTEE	Rico Quirindongo, Chair Colleen Bowman, Vice Chair Jim Savitt Gloria Skouge David Ghoddousi Devin McComb Mark Brady Jonas Jonsson, MVP	MVP presented our design changes from EDG #1. The council appreciates our presentation and would like to stay updated with progress and relevant changes.
DEC. 06, 2017	FRIENDS OF THE MARKET	Sara Patton Joan & Ed Singler Nick Setten Ernie Dornfield Hal Ferris, MVP	MVP presented the design changes from EDG #1, including setbacks on Pike, revised setback on 1st, strong base related to adjoining buildings, and tower design setback from the base. Answered questions and discussed loading dock and use in the alley, as well as guest load and unload. Invited the participants to the attend the next EDG meeting (scheduled for 2/6) and sent a copy of the presentation to Sara for distribution to those who could not attend. They did not take a strong stance in opposition or support. They felt the historic character should extend across the street to the east side of 1st Avenue. Mixed comments from members of the organization. Some members expressed concern over the height while other members supported the building and its height. A number of the attendees were familiar with the plans as they had already attended the Pike Place Historic Preservation Commission presentation. Concerns <ul style="list-style-type: none">Loading dockStreet parkingSun shadingEntrance to the market should be kept to lower height Response <ul style="list-style-type: none">We will coordinate with other neighbors regarding the alley useShared our sun shade study that confirmed that we do not shade the market.
JAN 19, 2018	ALL NEIGHBORHOOD GROUPS		MVP distributed the EDG 2 draft to all community groups previously contacted.

DATE	NEIGHBORHOOD GROUP	ATTENDEES	NOTES
MARCH 13, 2018	PUBLIC OPEN HOUSE	93 Event Attendees	<p>The project team hosted an open house at The Pike Brewing Company across the street from the proposed project from 5-7 pm. This was a public open house with five different design stations, focusing on: Project Overview and Timeline; Street Level and Site Plan; Design and Setbacks; Amenities and Market Partnership; and Traffic, Loading and Solar. An additional station was setup where attendees had the opportunity to write letters of support for the project, sign up for project updates, or express interest in attending the EDG 3 meeting. Staff was on-hand to answer questions from both supporters and opponents, and attendees were able to provide feedback verbally to staff or through written comment. No negative written comment was recorded, but 23 letters of support were collected. Through our outreach, we heard concerns about sidewalk seating at the street level retail, views being impacted in adjacent buildings, overall look and feel, and increased congestion.</p> <p>Other key outreach numbers include:</p> <ul style="list-style-type: none">• 23 letters of support for the project collected at event• 400+ invitations extended to Pike Place Market vendors• 45 nearby buildings invited, including Newmark and other residents, businesses, and venues within 3 blocks of the project
FEBRUARY 22 - MARCH 12, 2018	DOOR-TO-DOOR OUTREACH	Market vendors and employees	<p>Project staff performed door-to-door outreach in the Market, and had 47 engaged conversations with Market Vendors and employees. Vendors were concerned about increased congestion and the design of the building. Supporters of the project were excited about the collaboration with the Market to bring their goods into the hotel, the improvement in safety and security , and the overall positive changes in aesthetics to that corner.</p>
FEB. 22, 2018	POLITICAL OUTREACH	Sally Bagshaw’s office	<p>We met with Sally Bagshaw’s staff, as Sally was out of town. We met with Community Liaison Alberta Bleck and City Council Central Staff Aly Pennuccito. Project staff briefed Bagshaw’s office on project design progress and response to community and EDG 2 input. Alberta and Aly were very pleased with the concept of the public open house meeting and the other outreach that we have planned. They were invited to attend the public meeting, and Alberta said she would if at all possible. Both Alberta and Aly agreed that the presentation we made to them was extremely helpful and answered all of their questions.</p>
FEBRUARY 2018	WEST EDGE NEIGHBORHOOD ASSOCIATION	West Edge Neighborhood Association	<p>Marketview Place Associates reached out to the West Edge Neighborhood Association to present on the revised design. Their calendar was committed, but members were invited to attend the open house in place of the presentation.</p>
MARCH 12, 2018	PIKE PLACE MARKET PRESERVATION AND DEVELOPMENT AUTHORITY	Pike Place Market Preservation and Development Authority (PDA) Connections Committee, including PDA Executive Director Mary Bacarella and 10 other guest	<p>The team presented the new design concepts to the Pike Place Market PDA Board on March 12th as part of the Market Connections Committee. Mary Bacarella, the Pike Place Market executive director was in attendance, as well as 10 other guests.</p> <p>The board expressed concern about the sidewalk seating shown at the restaurant on Pike Street. They felt this would be difficult to manage with the high pedestrian traffic and transient population.</p>
MARCH 28, 2018	PIKE PLACE HISTORICAL COMMISION	Pike Place Historical Commission	

DATE	NEIGHBORHOOD GROUP	ATTENDEES	NOTES
NOVEMBER 29, 2018	PIKE PLACE MARKET FOUNDATION	Lillian Sherman and Christi Beckley	Current designs were presented to the Pike Place Market Foundation showing changes since the EDG 3 based on direction given from the Design Review Board and public comments. The Pike Place Market Foundation had positive reception to the design changes related to the brick detailing and design of the base of the building.
JANUARY 2, 2019	WEST EDGE NEIGHBORHOOD ASSOCIATION	West Edge Neighborhood Association Board and 50 public attendees	Marketview Place presented the design progression of the project to the West Edge Neighborhood Association, with an emphasis on the many design changes made in response to the various comment received from the community. The feedback from the attending Newmark Homeowner’s Association was focused primarily on loading dock concerns. Other concerns addressed were temporary parking on Pike Street with the curbless street design proposed in the Pike Pine Renaissance, overall parking needs, and staging during construction.
JANUARY 9, 2019	BELLTOWN COMMUNITY COUNCIL	Belltown Community Council Board and approximately 30 public attendees	The project team received positive reception from the council and public. There was general approval of the design of the building, the choice of brick detailing and storefront glazing. The public appreciated the increased activity along Pike Street and felt it may reduce safety concerns during the evening hours. In response to public concerns of the loading dock, the ownership team hired a consultant, Transpo Group, to conduct a thorough and data-driven study of loading dock needs and concluded that one 25-ft bay is sufficient. The ownership has made it a priority to minimize alley conflicts with neighbors and design a loading dock in response to actual building needs.
JANUARY 14, 2019	PIKE PLACE MARKET PRESERVATION AND DEVELOPMENT AUTHORITY	PDA Council and approximately 15 members	There was positive reception from the PDA council of the presented material. The attendees complemented the work done on design and attention to the Market. There was desire to avoid “chain-retail” tenants on the ground-level retail and for having a five-star hotel use. Some attendees were curious if Green Tortoise could relocate. Questions arose about how noise from rooftop bar would be regulated. The public comment was mostly from Newmark Condo Association, including 5-6 speakers regarding loading dock, set backs, and preserving the existing building.

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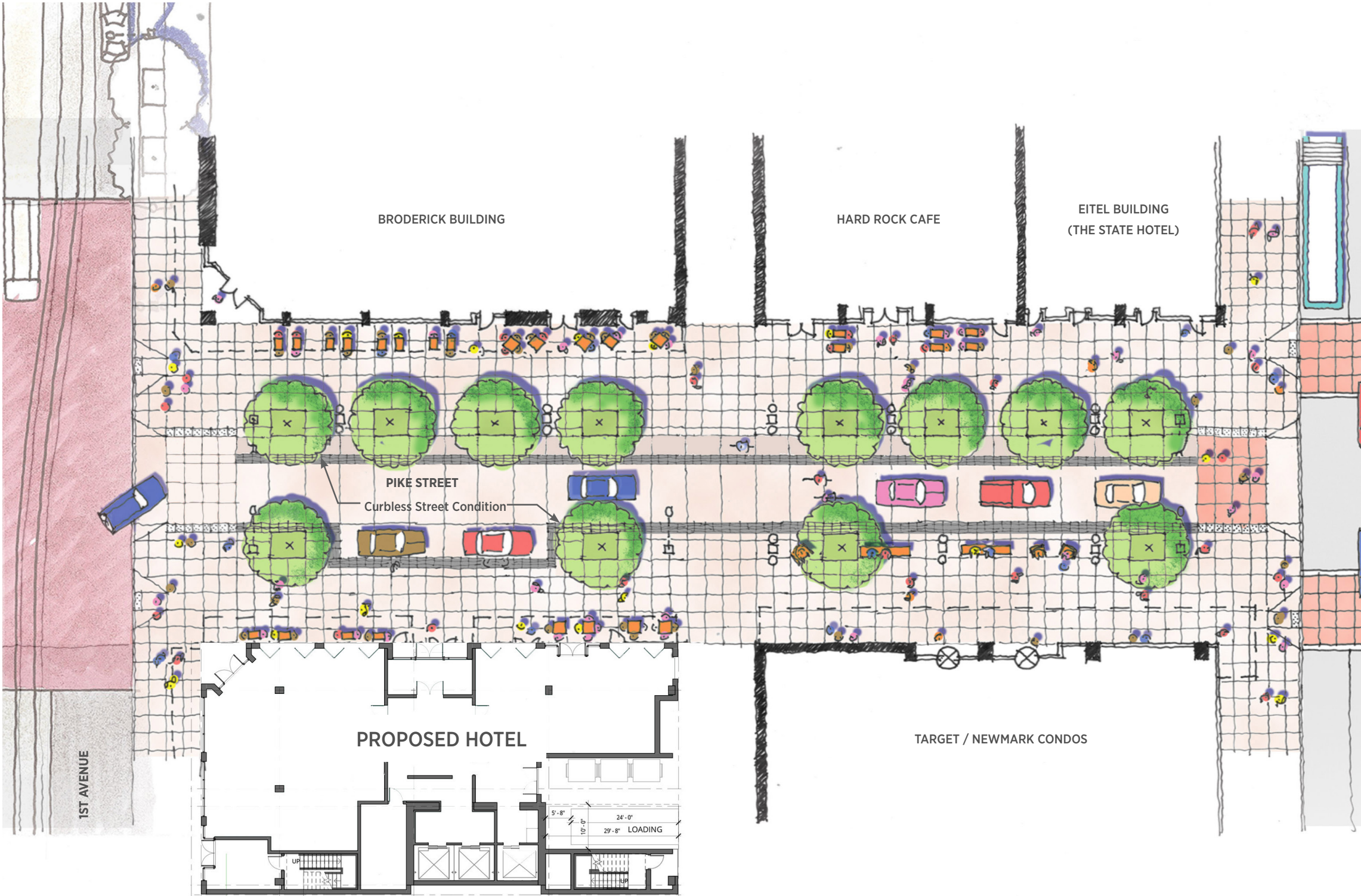


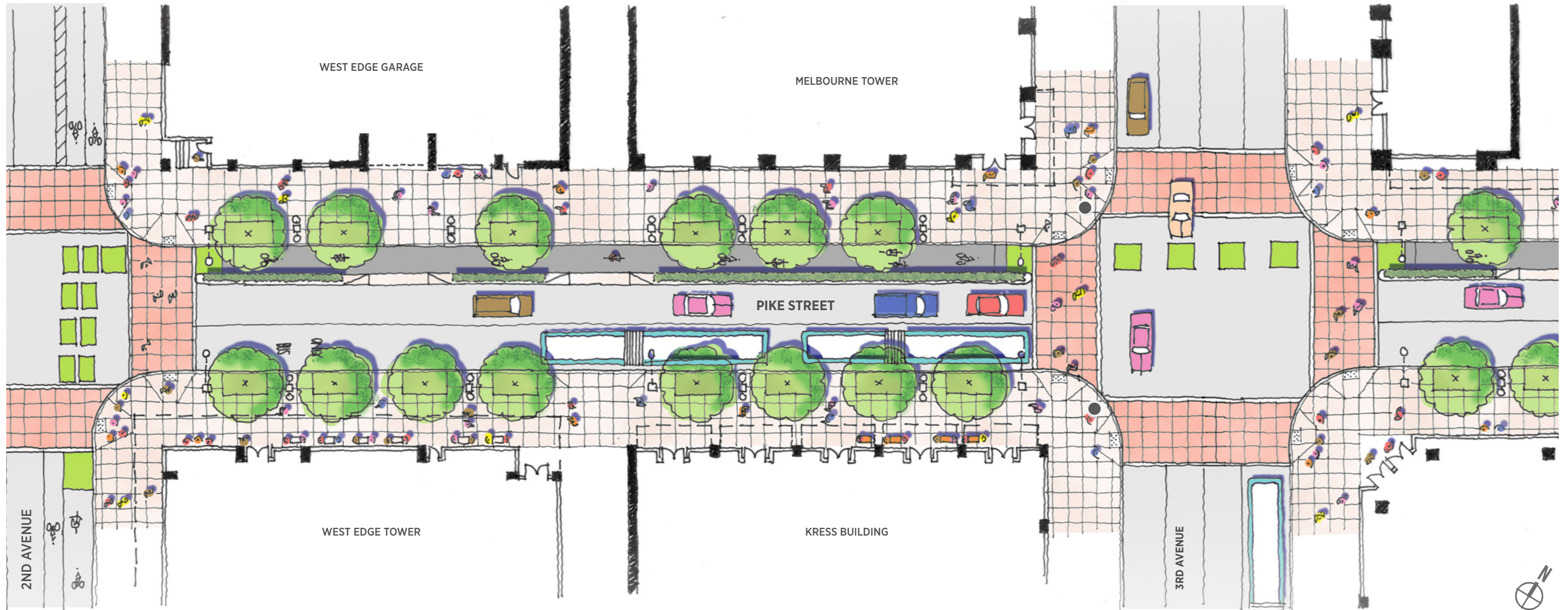
ADJACENT BUILDING HEIGHTS

1. NEWMARK TOWER, 260'
2. STATE HOTEL, 90' SUBSTANTIAL ALTERATION TO AN EXISTING LANDMARK STRUCTURE
3. 1521 2ND AVENUE CONDOMINIUM, 400'
4. 1516 2ND AVE CONDOS, 480' MUP 3019673
5. HELIOS APARTMENTS, 400' (2ND & PINE)
6. THE EMERALD CONDOS 400' (2ND & STEWART)
7. FUTURE HOTEL/RESIDENTIAL, 212' (1931 2ND AVE) MUP 3007606
8. CENTURY SQUARE, 380'
9. WEST EDGE APARTMENTS, 400' (2ND & PIKE)
10. RAINIER SQUARE REDEVELOPMENT, 846' MUP 3017644
11. RUSSELL INVESTMENTS CENTER, 597'
12. SEATTLE ART MUSEUM, 225'
13. 1201 3RD AVE, 772'
14. FUTURE OFFICE, 527' (1201 2ND AVE) MUP 3019177
15. HARBOR STEPS TOWER, 240'
16. FOUR SEASONS HOTEL AND RESIDENCES, 240'
17. 98 UNION ST CONDOMINIUMS, 158'
18. THE THOMPSON HOTEL, 125'

PIKE PINE RENAISSANCE PLAN

The design team is actively following development of the Pike Pine Renaissance Plan and the Center City Connector Streetcar along First Avenue. The team has met with members of various SDOT departments and will continue an on-going dialogue as the project progresses.

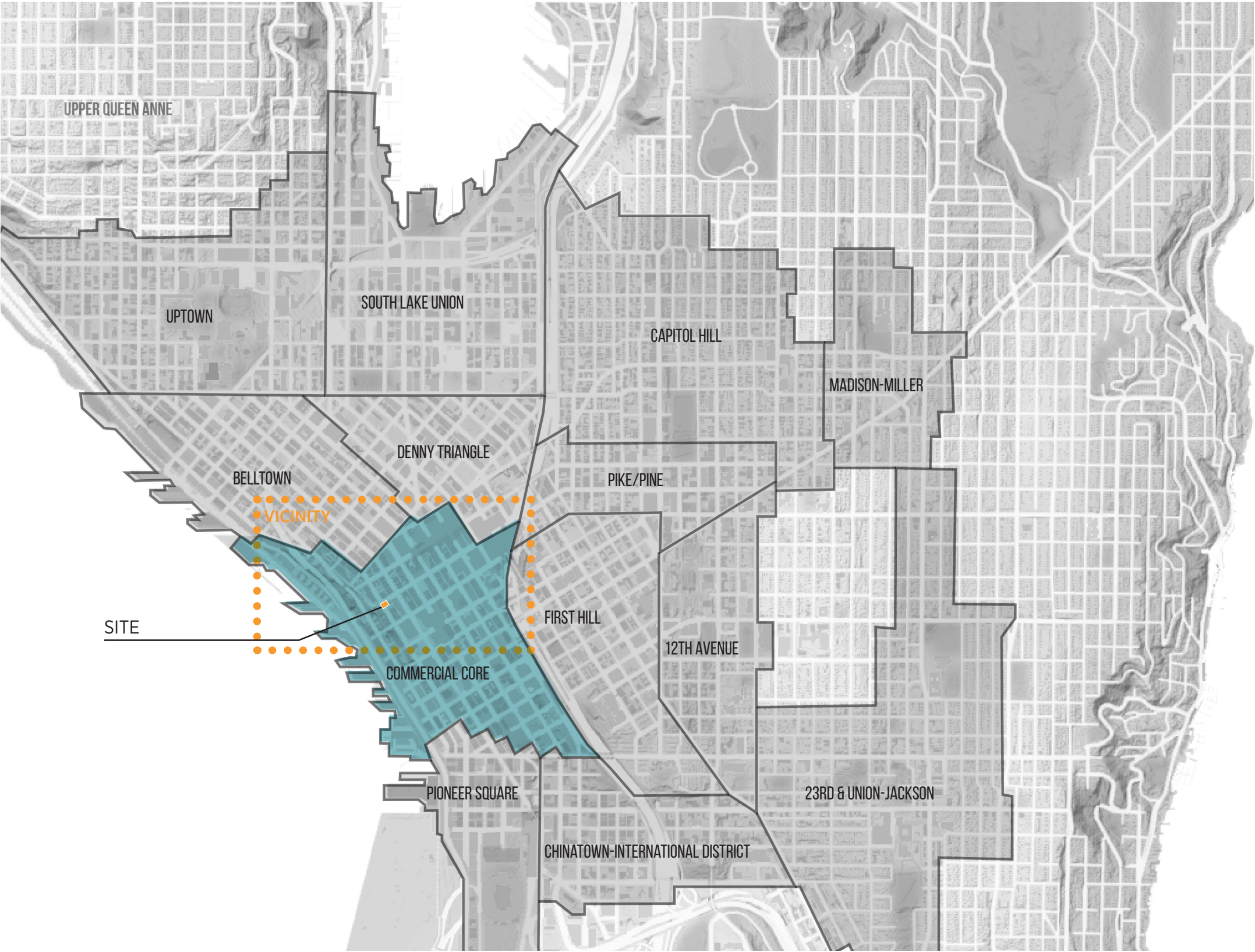




ZONING AND OVERLAY DESIGNATIONS

The project site is located in the Downtown Mixed Commercial zone DMC-145, within the Commercial Core Urban Center Village. The Downtown Neighborhood Guidelines will apply to this project.

The project site is bordered by the DMC 240/290-440 zone to the northeast and southeast, and the PMM-85 to the west. The PMM-85 zone places additional zoning requirements for sites that border it.





ZONING SUMMARY

KING COUNTY PARCEL NUMBER
197570-0540

ADDRESS
103 Pike Street, Seattle, WA 98101

ZONING CODE
Seattle Municipal Code, Title 23 Land Use Code

DESIGN GUIDELINES
City of Seattle Design Guidelines

ZONING CLASSIFICATION
DMC-145

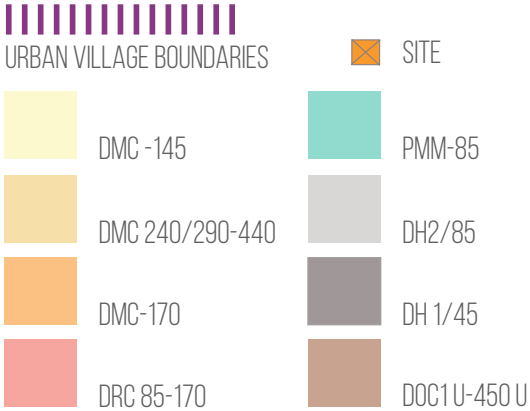
URBAN VILLAGE: Commercial Core Urban Center Village

SITE AREA
Total Lot Area = 6,654 SF

STREET CLASSIFICATION
1st & Pike are both Principal Transit Streets
1st & Pike are both Class I Pedestrian Streets
1st & Pike are both Minor Arterials

FAR
BASE 5
MAX 8

PARKING
No Parking Requirement



ZONING CODE SUMMARY

SMC 23.49.008 STRUCTURE HEIGHT DMC-145

145 ft. height limit

Height Limit Increases and Exemptions:

Green roofs	+2 ft.
Defined appurtenances	+4 ft.
Stairs, elevators, HVAC	+15 ft.
Enclosed common recreation area	+15 ft.
Elevator overruns	+23' +10"

SMC 23.49.009 STREET-LEVEL USE REQUIREMENTS

Uses allowed:

- General sales and services, entertainment uses, museums, public atriums, eating and drinking establishments, arts facilities

SMC 23.49.011 FLOOR AREA RATIO

Base FAR 5; Max FAR 8

FAR Exemptions:

- Street-level uses per Section 23.49.009 with a min. 13 ft. floor-to-floor height and 15 ft. depth
- Residential use
- Floor area below-grade
- 3.5 percent deduction in gross floor area calculation for mechanical equipment
- Mechanical equipment located on the roof of a structure

SMC 23.49.018 OVERHEAD WEATHER PROTECTION

- Required along the entire street frontage except façade located 5 feet from the street property line or separated from the sidewalk by a landscaped area
- Overhead weather protection must be a min of 8 ft. in length, or extend to a line 2 ft. from the curb line—whichever is less.
- The lower edge of the overhead weather protection must be 10-15 ft. above the sidewalk.

SMC 23.49.019 PARKING / LOADING

- No parking requirement
- Alley access to loading and services required

SMC 23.49.022 MINIMUM SIDEWALK AND ALLEY WIDTH

- 1st Avenue required sidewalk width: 18'
- Pike Street required sidewalk width: 18'
- Required alley width 20' (2' dedication) SMC 23.53.030

SMC 23.49.024 VIEW CORRIDOR REQUIREMENTS

- There is no view corridor requirement along Pike Street or 1st Avenue at the location of the site

SMC 23.49.056 STREET FAÇADE AND SETBACK REQUIREMENT

Setback limits:

- Elevations 15-35 ft. above-grade have a max setback of 10 ft., and the total area of a façade that is set back more than 2 ft. from the street lot line shall not exceed 40 percent of the total façade 15-35 ft. above-grade.
- Setbacks deeper than 2 ft. should not be more than 20 ft. in length, measured parallel to the street lot line.

Façade Height Requirements:

Class I Pedestrian Streets	25 ft.
Property Line Facade	35 ft.

TRANSPARENCY AND BLANK FAÇADE LIMITS:

Total Blank Façade Limit	40%
Width Limit of Blank Façade	15 ft.
Façade Transparency Requirement	60% Min Transparency

SMC 23.49.058 UPPER-LEVEL DEVELOPMENT STANDARDS

- There is no modulation requirement up to 85 ft. elevation. Between 86-160 ft., there is a 155-ft. length of maximum unmodulated façade within 15 ft. of street lot line.
- Above 65 ft., there is a continuous upper-level setback requirement of 15 ft., measured from the street lot line across the street from the Pike Place Market Historical District.

SMC 23.54.035 LOADING BERTH REQUIREMENTS

- The minimum number of off-street loading berths required is 2 (Table A)
- Loading berths should be 10 ft. in width with a 14-ft. vertical clearance and a minimum of 35 ft. in length

