



# Downtown Design Review

Project Name: Spoon Building – Shell Improvements  
Project Address: 118 Cherry Street NE  
Project File Number: 21-3463  
Applicant: Tom Rieger, AIA, Thomas Architecture Studios

Please note that portions of the Downtown Design Code may not apply to the project because it is adaptive reuse of an existing building and interior tenant space rather than new construction. If the Code section did not apply staff did not provide review comments.

## Downtown Design Criteria (Chapter 18.120 OMC) Design Review Application Narrative

*This form is for applicants to describe how the proposed project has been designed to meet the Downtown Design Criteria. Information provided will be used to assist staff and the Design Review Board in its review. Links to code sections are provided. It is anticipated that applicants will review the code and applicable requirements to address those issues in their responses.*

### 1. SECTION A – PROJECT INFORMATION

**Downtown Design Sub-District:** See Figure 18.120.130.A.1 for designation. Note: Where two or more Sub-Districts are indicated, the applicant selects which Sub-District will apply. All regulations for that Sub-District will then apply. See 18.120.130(B) for sub-district descriptions.

- |  |   |                                     |
|--|---|-------------------------------------|
| <input type="checkbox"/> Art/Tech          | <input checked="" type="checkbox"/> Entertainment | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Business Corridor | <input type="checkbox"/> North Capitol Way        |                                     |
| <input type="checkbox"/> Core              | <input type="checkbox"/> Residential              |                                     |

**Street Type(s):** See Figure 18.120.140.A.1 for designation. Check all that apply. See 18.120.140 for descriptions of the various street types.

- |   |                                     |   |
|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> Type A - Cherry | <input type="checkbox"/> Type C     | <input type="checkbox"/> Downtown Entry |
| <input checked="" type="checkbox"/> Type B - State  | <input type="checkbox"/> Waterfront |   |

Per Figure 18.120.140.A.1, is this property designated as a High Visibility Street Corner?

- ☐ Yes ☒ No

### 2. SECTION B – SITE PLANNING

#### Street Fronts (18.120.220)

For lots with multiple street fronts, please address each street front separately. Street front standards address things like façade details, ground floor uses, ground floor setbacks, street wall definition, driveways, upper story setbacks, sidewalk access, outdoor display areas, and the location of surface parking areas. Describe how the proposed project

meets the Street Fronts requirements applicable to the proposal (based on adjacent street designation types such as A, B, C, Waterfront, Entry):

**APPLICANT:** Building is existing and all features are improvements to the existing and include new building lighting, new exterior canopies, new energy efficient storefront and garage doors to engage the public space. Existing extra large sidewalks along State Street can allow for future accommodations for outdoor dining.

### Pedestrian Circulation (18.120.230)

Describe the measures taken to ensure the project meets the pedestrian circulation requirements:

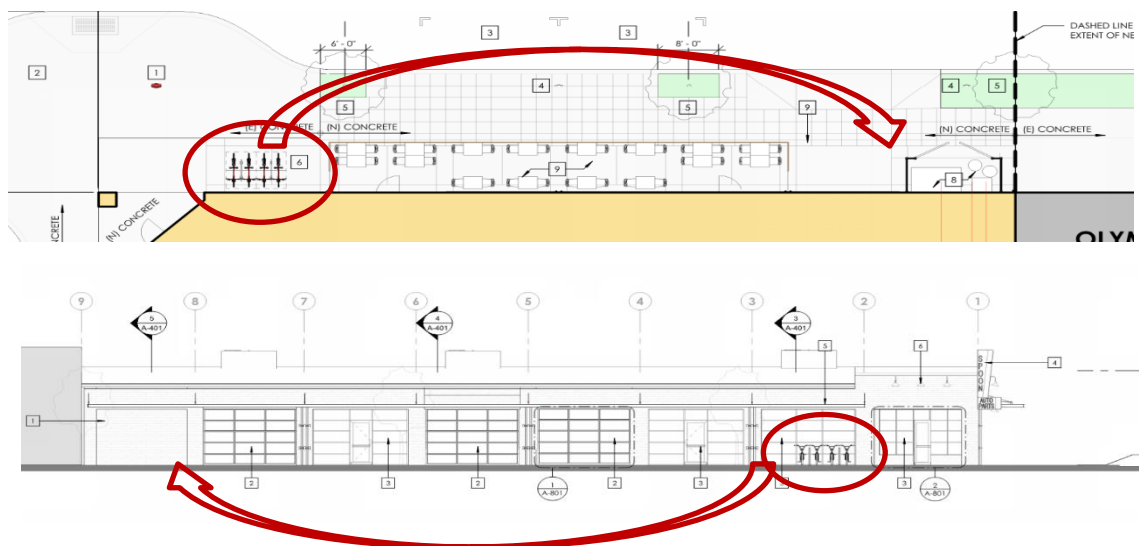
**APPLICANT:** This project is for exterior improvements to the building shell. All pedestrian circulation is currently existing via public sidewalks that abut the existing building which is set on the property line. The main building entrance is located at the corner of the site where an existing bulb out is located. Existing “worn” sidewalks will be replaced as part of the exterior improvements.

#### STAFF RESPONSE:

One of the intent statements for this code section reads as: *Provide convenient pedestrian circulation connecting all on-site activities to adjacent pedestrian routes and streets.*

Short-term bike parking is shown located in front of the building along State Avenue just east of the front entry. The location of the bikes could pose a circulation problem as pedestrians walk around the corner on Cherry Street or onto State Avenue. There may be a better location for the bikes such as between the eastern edge of the seating area and the enclosed solid waste structure (see graphic below), or one of the bike racks could be located on the Cherry Street frontage and one on State Avenue under canopy, or the bike parking as it’s located now could be shifted east a few feet (up to 5 feet) to provide more space for pedestrians along Cherry Street and for those entering through the main entrance.

Floor plans were not provided because a specific tenant has not been identified for the project, so it’s difficult to tell whether building structural elements preclude bike parking from being located elsewhere. The requirement is met with the bike parking location as-is, but the design team should be prepared to discuss the topic with the Board prior to detail design recommendation. The Board may want to make a recommendation for a different location of short-term bicycle parking – any motions to this effect should be prepared and provided at the meeting.



**Ground Related Residential Uses (18.120.240) N/A**

Ground-related residential uses are not allowed on Type A Pedestrian Oriented Streets or in the Waterfront Sub-District. Are any ground related residential uses proposed? ☐ Yes ☒ No

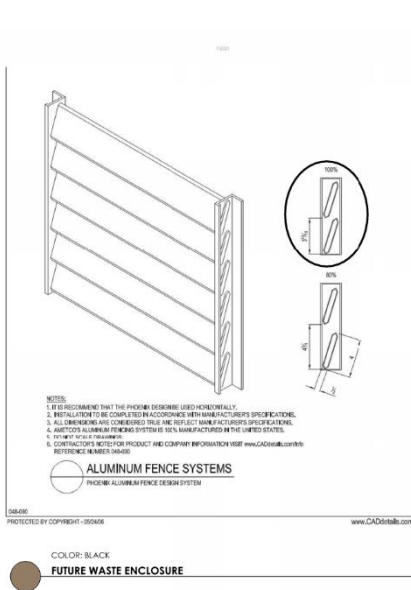
**Multiple Buildings and Multi-Block Sites (18.120.250) N/A**

In all downtown design subdistricts, a development that includes two or more buildings must be based on a unified site plan. Are two or more buildings proposed? ☐ Yes ☒ No

**Solid waste facilities, service areas, and mechanical equipment (18.120.260)**

Service areas, mechanical equipment areas, and solid waste facilities must be carefully addressed. Describe how the project was designed to address the requirements for location and screening:

**APPLICANT:** The current project is for exterior improvements to the existing building and more will be known when a tenant is finally selected. Currently we are planning for the potential of a screened waste enclosure to be located at the sidewalk at the northeast corner of the project.

**STAFF RESPONSE:**

The solid waste enclosure may be located at the sidewalk outside the building, as mentioned by the applicant above. The architectural packet includes specifications of a black aluminum fence system that will provide full screening from the sidewalk (staff provided a photo of this type of screening). Existing mechanical equipment located on the roof will be replaced with new HVAC equipment and according to the elevation legend on Sheet A-902 the rooftop equipment may not be screened. Screening of rooftop equipment is required and should be screened on all sides from surrounding sidewalks and from higher elevations nearby.

**STAFF RECOMMENDATION:**

- Roof-mounted mechanical equipment shall be located and screened on all sides, so the equipment is not visible from the ground level of any street, sidewalk, or adjacent property within 20 feet of the structure. The color of roof mounted equipment shall match the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

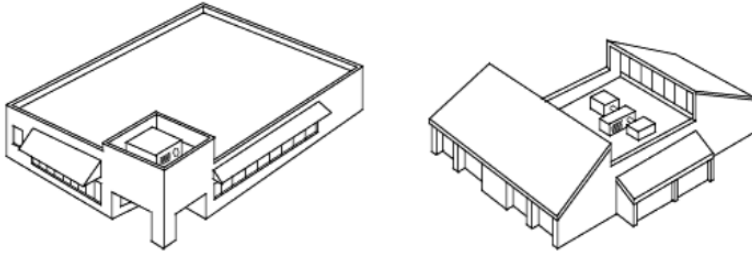


Figure 18.120.260.B.1: Examples of how to screen roof-mounted mechanical equipment.

#### **Multifamily Open Space (18.120.270) N/A**

All new multifamily buildings with five or more residential units must provide open space. Does the proposed project provide five or more new residential units: ☐ Yes ☒ No

#### **Security (18.120.280)**

Designing projects to consider security is required. This includes avoiding entrapment areas, increasing visibility of certain areas, preventing visual obstructions, enhancing motorist's views, providing for passive surveillance, controlling access, providing for territorial definition, and addressing durability and use of vandal-resistant materials. Describe the measures proposed to address security:

**APPLICANT:** The project is an existing building and all new materials for canopies will be durable and resistant to minor vandalism.

#### **STAFF RESPONSE:**

There appear to be no discernable potential entrapment areas around the building envelope. The north and west facades are flat planes; there are no quiet dark places around the envelope, such as an alcove, that might present areas where a person could become trapped with no exist route. With the extensive amount of glazing and fenestration, visual permeability from the sidewalk into the building will be clear and direct.

### **3. SECTION C – SITE ELEMENTS AND DESIGN**

#### **Parking Areas (18.120.320) N/A**

Describe how this proposal provides for adequate walkways through parking areas: N/A

When angled or perpendicular parking stalls abut walkways a paved area must be provided to prevent the bumper overhang from reducing the walkway width. N/A

#### **Pedestrian Oriented Open Space (18.120.330) N/A**

When provided, Pedestrian Oriented Open Space must meet certain requirements regarding location, surfacing, seating, landscaping, screening, fencing, blank wall treatments, and exclusion of vehicles. Is this type of open space proposed in this project? ☐ YES ☒ NO

#### **Landscaping (18.120.340) N/A**

Landscaping requirements are specific to the Design Sub-District the project is located within. Provide a Narrative explaining how this proposal meets each of the landscaping requirements for the applicable Design Sub-District, noting if there were any conflicts with the landscaping chapter requirements, and if there were identify how the conflict was addressed:

**APPLICANT:** This is an existing building and no new landscaping is being proposed.

**STAFF RESPONSE:** The street trees on State Avenue are to remain; and landscaping is not required per OMC 18.36.

Perimeter landscaping requirements for parking lots is required in all Design Sub-Districts. How does this proposal satisfy the requirements: N/A

**Walkways and Circulation Elements (18.120.350) N/A**

There are standards for internal walkways for widths, safety, enhancements, for when building facades face parking areas, and to provide for separation for ground related residential uses. Describe how the proposed project meets the requirements: N/A

**Lighting (18.120.360)**

Lighting is an important component of safety and design. Describe how each of the following are addressed in this proposal: site lighting levels; light quality, height, and shielding; architectural lighting; and the character of the light fixtures and mounting:

**APPLICANT:** Project is an existing building located along existing city sidewalks. there are some new architectural lighting elements being provided at the exterior for signage to be determined when tenants are identified.

**STAFF RESPONSE:** Antique-style gooseneck light fixtures will be located on both north and west building facades. Ideally the lighting will be directly or indirectly illuminating the building wall and the sidewalk. The design team should explain how and where the lighting of the fixtures will be directed. Board members may have suggestions or requirements pertaining to lighting and should consider bringing any draft motions to the meeting for discussion.

**Other Site Features (18.120.370) N/A**

Other site features include improvements such as fences, walls, poles and vertical elements, and alcoves. Describe how this proposal addresses other site features:

**APPLICANT:** this current project is for building shell improvements only. other site features will be determined when a tenant is identified.

**4. SECTION D – BUILDING DESIGN**

**Building Character (18.120.420)**

Some building character provisions apply to all projects in all Design Sub-Districts. Provide a narrative about how the proposal meets the Design Character of Building Elements and Details requirements:

**APPLICANT:** the building is an existing building that is being rejuvenated with new energy efficient windows and garage doors within existing openings; addition of new canopies to provide shade and shelter for pedestrian comfort; and new architectural lighting to accent future signage to be determined when a tenant is identified.

Provide a narrative about how the proposal meets the Compatibility with Architectural Character of Design Sub-District requirements:

**APPLICANT:** This is an existing building undergoing minor improvements to the existing character of the building with the addition of new awnings.

Remaining requirements are specific to the Design Sub-District. Describe how the proposed project meets those requirements by identifying each of the menu options that were selected for the proposal:

**APPLICANT:**

1. The existing original sign for the spoon automotive building shall be refurbished and lit.
2. The entire façade currently contains a well lit open façade that will be enhanced with the inclusion of overhead glass door and storefront glazing in the existing openings keeping the existing transparency of the main floor.
3. the addition of painted graphic art signage to replicate that which was originally on the building shall be included when a tenant is identified.

**STAFF RESPONSE:** The building is located in the Entertainment sub-design district, a district that is intended to host active day and night uses. The remodel will reinforce the energy of the sub-district by bringing this corner back to life through the preservation of the historic gas-station industrial-style expression. Unique character elements such as the historic signage will be updated and lit, the new glazing on both facades will be replacing what currently exists, internal lighting and transparency into ground level activities will invigorate the streetscape.

**Registered Historic District and Sites (18.120.430) N/A**

Is the property located in a Historic District: ☐ YES ☒ NO

Is the property a designated historic site: ☐ YES ☒ NO

As defined in this code section, is a substantial alteration proposed?: ☐ YES ☒ NO

As defined in this code section, is a minor alteration proposed?: ☒ YES ☐ NO

**Architectural Composition, Massing, and Articulation (18.120.440)**

The requirements of this section are intended to reduce the perceived scale of large buildings and add visual interest, encourage development of a compatible architectural scale, create a skyline that is visually interesting, create clear and welcoming building entries, add visual interest to buildings, protect designated landmark views, and to maintain light and air circulation. Describe how the proposal addresses the code requirements for:

**APPLICANT:**

1. Façade articulation (commercial and mixed-use buildings): This is an existing building
2. Façade articulation (residential buildings, residential portion of mixed-use): this is an existing building.
3. Maximum façade width: this is an existing building
4. Roofline modulation: this is an existing building
5. New buildings in Residential Sub-District: N/A
6. Modulation to enhance views: this is an existing building
7. If required, how has vertical articulation been addressed: N/A
8. Building Siding (multiple sides visible to public): existing building

**STAFF RESPONSE:** The form, scale and massing of the building will essentially be unchanged from the way it looked in decades past and today. It is a low-scale 16 ft. tall building at-present, and the remodel will not change or negatively impact pedestrians at the street but will instead strengthen and enliven the streetscape.

**Human Scale Building Elements and Details (18.120.450)**

These requirements are intended to enhance the human scale of buildings by providing attractive and welcoming façades and pedestrian environments, enhancing the quality of building façades, and adding interest to the building and streetscape. Describe how the proposed project has been designed to address:

**APPLICANT:**

1. Human Scaled Elements: existing building
2. Building Entries: existing building entry
3. Façade Details: installing new steel canopies to increase pedestrian shade and shelter.
4. Window Design: New energy efficient windows and glazed overhead doors will replace existing glass at existing



openings.

High Visibility Street Corners: N/A

**STAFF RESPONSE:** Examples of human scale elements that will be created, enhanced and emphasized include the new outdoor seating area that will accommodate up to 30 guests, overhead canopies at approximately 10' over the sidewalk and access points, the vintage sign at the first story level is distinct and visibly accessible, and large window and door openings that provide immediate transparency into the building. The improvements will present quite an attraction for motorists, cyclists, and pedestrians.

#### **Pedestrian Oriented Façades and Weather Protection (18.120.460)**

For projects located on Type A or B Pedestrian Oriented Streets and for buildings on sites directly fronting on the waterfront, certain provisions are required to provide a better pedestrian environment. Describe how the proposal satisfies requirements for the following:

##### **APPLICANT:**

1. Transparent window areas/window displays: existing
2. Building entry location and orientation: existing
3. Weather protection: new steel canopies to be installed
4. Ground floor height: existing single story building

**STAFF RESPONSE:** State Avenue is a Pedestrian B Street and Cherry Street is a Pedestrian A street. The building as it exists, and with the updates, meets the requirements of this section – transparent facades (windows and openings) well over 75% of the ground floor façade between 2 ft. and 8 ft.; the primary building is located at the corner for direct access into the restaurant; canopies will cover most of the length of each street front; and at 16 ft. the ground floor height exceeds 15 ft.

#### **Materials and Colors (18.120.470)**

These requirements are intended to encourage the use of durable, high quality, and urban building materials, promote the use of a distinctive mix of materials, and to place the highest priority for the quality and detailing of materials on the first two to three stories of the building. Describe how the proposed projects addresses the following:

##### **APPLICANT:**

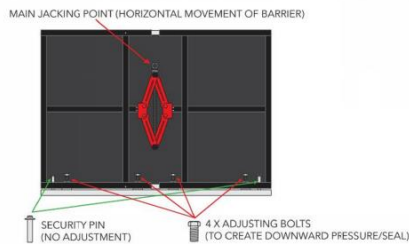
1. Quality building materials: Existing concrete building shell to be exposed and painted, new steel canopies painted black.
2. Flood proofing: N/A  
Specific material limitations: N/A
3. Sub-District specific materials: existing concrete building with new steel canopies

#### Product Information

##### How they work:

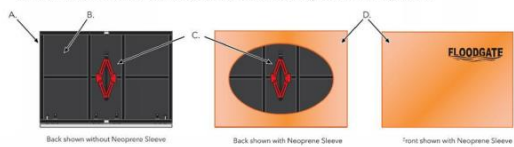
Flood Gates have been designed, engineered, and tested to minimize water intrusion, of depths up to 23 inches, through doors or other openings. Flood Gates are not designed to withstand impacts from debris and/or waves. Effectiveness of Flood Gates is dependent upon pressure between sides and bottom of opening. The structure in which it is installed must be in good shape and able to withstand this pressure. Also, the structure surface must have a smooth surface capable of maintaining a seal.

(A) FLOOD GATE STANDARD - ADJUSTED FROM REAR OF PRODUCT (Shown without neoprene cover)



##### What they are made of:

- A. 1" Steel Tube Frame- provides the support structure
- B. 1/8" Front Steel Flat Sheets- block & take the weight of the water
- C. 2 ton Scissor Jack - expands & creates a secure fit within door frame
- D. Neoprene Sleeve- surrounds entire system & provides a watertight seal around its perimeter



**STAFF RESPONSE:** Project improvements include the use of most of the existing materials, including exposing the concrete building shell. The architectural plan set indicates there will be flood proofing and provides photos and cut sheets of the type. The design team should explain to the Board how and where the flood proofing will be installed.

#### Blank Wall Treatments (18.120.480) N/A

Limiting blank walls and requiring blank wall treatments will ensure large expanses of walls visible from a public street or public park do not detract from the Downtown environment and add interest to local streetscapes. New blank walls facing a public street, pedestrian oriented space, common open space areas, or pedestrian pathways are prohibited, unless treated. Blank walls are defined as *"Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature or any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section."*

What design elements (e.g. use of display windows, use of a trellis with climbing vegetation, building details, use of artwork) have been provided to address blank walls:

**APPLICANT:** Existing building with large areas of glass.

#### Above-Grade Structured Parking (18.120.490) N/A

These requirements are intended to minimize negative visual impacts of parking garages or above grade structured parking in buildings. Describe how the proposed project has been designed to address the following:

##### APPLICANT:

1. Obscure the view from the ground of parked cars: N/A
2. Provide pedestrian environment enhancements (within 10 feet of sidewalk): N/A
3. Provide articulation treatments: N/A
4. Use of light shielding from street level/sidewalk: N/A