



## ADMINISTRATIVE RECOMMENDATION EAST

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Record Number: 3027231-LU

Address: 506 10<sup>th</sup> Avenue East

Applicant: David Neiman, Neiman Taber

Date of Report: Tuesday, September 04, 2018

SDCI Staff: Brandon Cummings, Land Use Planner

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### SITE & VICINITY

Site Zone: Lowrise 3

Nearby Zones: (North) LR3  
(South) LR3  
(East) LR3  
(West) NC3-40

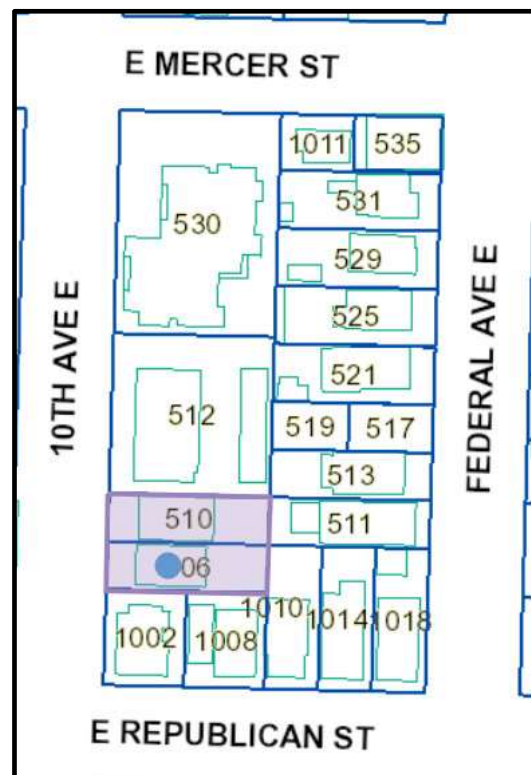
Lot Area: 5,966 sq. ft.

#### Current Development:

The development site is comprised of two parcels, located mid-block on the east side of 10<sup>th</sup> Avenue East. An existing residential structure is currently on site and will be demolished as part of this proposal.

#### Surrounding Development and Neighborhood Character:

The development site is located in the East Core district of Capitol Hill, characterized by a mix of small multifamily developments and single-family homes in the immediate vicinity. Commercial activity in this area is located primarily along Broadway East. In general, the East Core district of the Capitol Hill neighborhood consists of small, tightly knit lots that support finely scaled houses, duplexes, and small apartment buildings. The majority of Capitol Hill's single-family housing is in the East Core district.



**Access:**

The Capitol Hill location of the development site makes it easily accessible to vehicles traveling along Broadway, a main thoroughfare connecting Capitol Hill to First Hill. There is no alley adjacent to this site. Several metro bus stops primarily located on Broadway and the Capitol Hill light rail station are located within a ¼ mile of the development site and provide access to many areas of the city including Downtown, the University District, the Central District, and the airport. There is also a strong network of existing sidewalks throughout the neighborhood, connecting the development site to the numerous metro bus stops and light rail station.

**Environmentally Critical Areas:**

No Environmentally Critical Areas are present on site.

**PROJECT DESCRIPTION**

The proposal is to allow a 4-story building containing 36 small efficiency dwelling units. Existing structures to be demolished. No parking proposed.

The design packet includes information about the proposal and is available online by entering the record 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    Public Resource Center**

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

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

**ADMINISTRATIVE EARLY DESIGN GUIDANCE****PUBLIC COMMENT**

The following public comments were received:

- Concerned with the impact of parking on the neighborhood and how it potentially affects providing services for the nearby senior housing complex (Reunion House).
- Concerned with the elimination of mature vegetation surrounding the property, reducing the buffer between the development site and neighbors.
- Concerned with the privacy issues caused by locating windows and balconies along the east façade.
- Suggested incorporating open space along the north and south property lines.

- Concerned with traffic congestion and parking for residents moving in and out of the building.

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

The purpose of the administrative design review process is for SDCI to receive comments from the public, identify concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design and siting alternatives. Concerns with off-street parking and bicycle storage are addressed under the City's zoning code and are not part of this review.

## **PRIORITIES & SDCI STAFF RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

- 1. Massing and Façade Composition:** Staff reviewed the three massing alternatives, which are similar in bulk and scale, and similar in how the structure is located on the development site. Review was primarily focused on Scheme B and Scheme C and how both alternatives utilize modulation to break up the massing on the north and south façade. Both schemes also minimize the structure's impact on the adjacent properties. Staff recommended the applicant move forward in the development of the preferred Scheme C. **(CS2-C-2. Mid-Block Sites, CS2-D-1. Existing Development and Zoning, CS2-III-i. Building Mass)**
  - a. Staff supports the use of modulation, proposed material changes, and secondary architectural elements to provide depth and visual interest to the building façades. The proposed fenestration pattern and plane changes also work well in creating well-proportioned façades with a clear composition. Staff recommends replacing the Juliet balconies on the west façade with true balconies to provide more depth to this street-facing façade. **(DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features, DC2-C-1. Visual Depth and Interest)**
  - b. **Materials.** Staff supports utilizing a material palette consisting of high quality materials that fit in with the character of the Capitol Hill neighborhood. This is extremely important as the success of the proposed massing and fenestration pattern is contingent on the use of high quality materials to complement the simplistic form. Refer to the precedent images in the EDG packet demonstrating how brick and other high quality materials create a contemporary design that fits into the neighboring context. **(CS3-A-1. Fitting Old and New Together, CS3-I-iv. Materials, DC4-A-1. Exterior Finish Materials, DC4-II-i. Building exteriors)**

- c. Staff supports locating the stair towers and elevator toward the center of the development site, minimizing the perceived height and bulk of the structure. Continue to explore how the massing of the current configuration impacts the neighboring structures and minimize these impacts where possible. **(CS2-D-5. Respect for Adjacent Sites)**
- 2. **Primary Entry Condition:** Staff discussed the visibility of the recessed primary entry and agreed that the design of the ramp and porch is critical to highlighting this entrance. Develop a design that incorporates overhead weather protection, lighting, and signage that will be appropriate to the Capitol Hill neighborhood while making the primary entry easily identifiable. **(PL3-A-1. Design Objectives, PL3-A-4. Ensemble of Elements)**
- 3. **Landscaping and Amenity Areas:** Staff is concerned with the design of the two amenity areas located in the notches along the north and south façades. Develop a design that will contribute to the overall usability of these areas, one that maximizes light and ensures accessibility to all residents. Hardscape materials can also be used to add color and texture to the open area and delineate a pedestrian pathway. **(DC3-B-1. Meeting User Needs, DC4-D-2. Hardscape Materials)**
- 4. **Window Wells:**
  - a. Staff is concerned with the proposed design of the window well in the rear of the structure near the passive landscaped buffer. Explore expanding the window well in the rear to accommodate a terraced design with landscaping. Staff would support a departure to encroach into the rear setback to allow for such a design. **(CS2-D-5. Respect for Adjacent Sites, PL3-B-4. Interaction, DC3-B-4. Multifamily Open Space)**
  - b. Staff is concerned with the relationship between the window well in the front of the structure and the primary entry. Develop a design that increases the privacy to these units by providing some buffer (potentially landscaping) between the window well and the entry ramp and porch. **(PL3-B-2. Ground-level Residential)**

#### **DEVELOPMENT STANDARD DEPARTURES**

SDCI staff recommendation on any requested departures will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. Staff recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance, no departures were requested.

## PUBLIC COMMENT

There was no public comment received prior to Staff recommendation.

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

The purpose of the administrative design review process is for SDCI to receive comments from the public, identify concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design and siting alternatives. Concerns with off-street parking and bicycle storage are addressed under the City's zoning code and are not part of this review.

## SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. **Massing and Façade Composition:** Staff supports the project response to the guidance provided at the Early Design Guidance (EDG) phase concerning the massing and development of the building façades. Staff is very receptive to the application of the material palette, the use of brick to establish a connection to the existing neighborhood character, and the use of secondary architectural elements to create façades with a clear design intent and composition. **(CS2-C-2. Mid-Block Sites, CS2-D-1. Existing Development and Zoning, CS2-III-i. Building Mass)**
  - a. Staff recommends approval of the proposed massing modulation and the relocation of the stair towers and elevator toward the center of the development site to minimize the perceived height and bulk of the structure. **(CS2-III-i. Building Mass, CS2-D-5. Respect for Adjacent Sites)**
  - b. Staff recommends approval of the inclusion of full size balconies to provide more depth to the street-facing façade. Staff recommends a condition that the base of these balconies utilize a similar design as the metal canopy over the primary residential entry to strengthen the design cohesiveness of this façade. **(DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features, DC2-C-1. Visual Depth and Interest)**
  - c. **Materials.** Staff recommends approval of the proposed material palette and application, which includes Coal Creek colored brick applied to the street-facing façade and wrapping around to the north and south façades. Staff also recommends approval of the use of black vinyl windows to complement the brick and cementitious

lap siding and cedar siding at the primary residential entry. **(CS3-I-iv. Materials, DC4-A-1. Exterior Finish Materials, DC4-II-i. Building exteriors)**

- 2. Primary Entry Condition:** Staff recommends approval of the proposed design of the primary residential entry which incorporates overhead weather protection, down lighting, a change to the stained cedar material, and appropriate signage to the Capitol Hill neighborhood. **(PL3-A-1. Design Objectives, PL3-A-4. Ensemble of Elements)**
- 3. Rooftop Amenity Area:** Staff recommends approval of the proposal to locate the amenity area on the roof where the layout is better suited to meet the needs of the residents and increase usability. Staff also supports locating this amenity area along the street and away from the residential uses in the rear. **(CS2-D-5. Respect for Adjacent Sites, DC3-B-1. Meeting User Needs)**
- 4. Window Wells:**
  - a. Staff recommends approval of proposed design of the window well in the rear of the structure near which has been expanded to accommodate a terraced design with landscaping. **(CS2-D-5. Respect for Adjacent Sites, PL3-B-4. Interaction, DC3-B-4. Multifamily Open Space)**
  - b. Staff is concerned with the relationship between the window well in the front of the structure, the entry ramp and sidewalk. Staff recommends a condition to relocate a portion of the space allocated for the planter to the property line to provide a landscaped buffer between the ramp and sidewalk. This will also allow a buffer to remain between the window well and the entry ramp. **(PL3-B-2. Ground-level Residential)**

## DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation review, no departures were requested.

## DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

<b>CONTEXT &amp; SITE</b>
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**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

**CS1-A Energy Use**

**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

**CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

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

**CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

**CS1-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

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

**CS1-E Water**

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

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

***Capitol Hill Supplemental Guidance:***

**CS1-I Energy Use**

**CS1-I-i. Heating/Cooling:** Integrate new buildings and site with external direct heating/cooling system(s)

**CS1-I-ii. Renewable Energy:** Incorporate building-integrated renewable energy generation, provide for potential expansion with adjacent properties

**CS1-I-iii. Meters:** Provide individual, advanced meters for every residential unit

**CS1-I-iv. Usage Feedback:** Provide publicly visible displays of energy use

**CS1-II Plants and Habitat**

**CS1-II-i. Habitat on Building:** Enhance urban wildlife corridors by creating new habitat for insects and birds through design and plantings for green roofs, walls, and gardens. Maximize use of native species.

**CS1-II-ii. Habitat in Right-Of-Way:** Create habitat through right-of-way improvements and/or integrated green roofs and walls

**CS1-III Water**

**CS1-III-i. Visible Water:** Provide publicly visible displays of water use

**CS1-III-ii. Shared Systems:** Provide shared site-wide systems for rain water harvesting, greywater reuse, blackwater processing/reuse, centralized shared water cisterns. Provide for potential expansion with adjacent properties.

**CS1-III-iii. Flow Reduction:** Reduce flows into the municipal water system through stormwater management of building green roofs and walls.

**CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

**CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

**CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

**CS2-C Relationship to the Block**

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

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

**CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a



step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

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

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

#### ***Capitol Hill Supplemental Guidance:***

##### **CS2-I Streetscape Compatibility**

**CS2-I-i. Sidewalk Width:** Retain or increase the width of sidewalks

**CS2-I-ii. Street Trees:** Provide street trees with tree grates or in planter strips

**CS2-I-iii. Entrances:** Vehicle entrances to buildings should not dominate the streetscape

**CS2-I-iv. Townhouse Orientation:** Orient townhouse structures to provide pedestrian entrances to the sidewalk

**CS2-I-v. Multiple Frontages:** For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments.

**CS2-I-vi. Zoning Sensitivity:** Where possible, new development in commercial zones should be sensitive to neighboring residential zones.

##### **CS2-II Corner Lots**

**CS2-II-i. Residential Entries:** Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.

**CS2-II-ii. Retail Corner Entry:** Provide for a prominent retail corner entry.

##### **CS2-III Height, Bulk, and Scale Compatibility**

**CS2-III-i. Building Mass:** Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

**CS2-III-ii. Views:** Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.

**CS2-III-iii. Sunlight:** Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

**CS2-III-iv. Broadway Scale:** Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.

**CS2-III-v. Broadway Storefronts:** The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small storefronts that meet the sidewalk and where possible provide for an ample sidewalk.

##### **CS2-IV Light Rail Station Sites**

**CS2-IV-i. Broadway Character:** Enhance the character of Broadway as one of Capitol Hill’s most prominent and vibrant shopping and public main streets.

**CS2-IV-ii. Street Edge:** Facades facing Broadway should reinforce the street edge.

**CS2-IV-iii. Visual Break:** Design the Broadway E. façade of site A such that there is a discernible visual break in the building mass that marks the pedestrian passthrough

**CS2-IV-iv. Pedestrian Passthrough:** Design the Broadway E. façade of site A such that a pedestrian pass through between the building and the plaza to the east is provided. The crossing should be of a highly transparent nature, and be a prominent feature of building design. Consider the following:

- a. An inviting entry feature such as cascading stair or terrace (especially Site A)
- b. Commercial and retail uses that activate Broadway E. and that ‘turn-the-corner’ into the mid-block crossing on Site A.
- c. Use mid-block crossing as transition point of building character, scale or mass.

**CS2-IV-v. Visual Integration:** Consider design approaches that visually integrate the 10<sup>th</sup> Avenue E. frontage with the low-rise multifamily residential context to the east. Setbacks at the upper levels are a valuable tool to help accomplish a scale compatible with that across the street.

### **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.

### **Capitol Hill Supplemental Guidance:**

#### **CS3-I Architectural Concept and Consistency**

**CS3-I-i. Signage:** Incorporate signage that is consistent with the existing or intended character of the building and neighborhood

**CS3-I-ii. Canopies:** Solid canopies or fabric awnings over the sidewalk are preferred.

**CS3-I-iii. Illuminated Signs:** Avoid using vinyl awnings that also serve as big, illuminated signs.

**CS3-I-iv. Materials:** Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

## PUBLIC LIFE

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

#### **PL1-A Network of Open Spaces**

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

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

#### **PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

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

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

#### **PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

### **Capitol Hill Supplemental Guidance:**

#### **PL1-I Pedestrian Links**

**PL1-I-i. Pedestrian Links:** Consider design approaches that provide clear, unobstructed pedestrian links between the station entries, public spaces on E. Denny Way, and the plaza space across E. Denny Way.

#### **PL1-II Lighting**

**PL1-I-i. Lighting:** Consider additional pedestrian lighting such as catenary suspended lighting to enhance the E. Denny Way Festival Street.

#### **PL1-III Network of Public Spaces**

**PL1-III-i. Public Space Accessibility:** Consider design approaches that make new public spaces easily accessible from existing sidewalks and public areas, and proposed new light rail station entries.

**PL1-III-ii. Plaza:** Consider design approaches to the pedestrian pass throughs of Site A and Site B in a way that draws the public into the plaza.

**PL1-IV Outdoor Uses and Activities**

**PL1-IV-i. Plaza Activation:** Within the plaza, consider appropriate substructures, built elements and utility connections to ensure the proposed plaza can be used for Farmer's Markets, performance and other temporary uses that provide interest and activity.

**PL1-IV-ii. Grade Transitions:** Consider taking advantage of grade changes between the plaza level and adjacent sites to create transitions used for seating or other amenities.

**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.

**Capitol Hill Supplemental Guidance:**

**PL2-I Human Scale**

**PL2-I-i. Building Entries:** Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.

**PL2-I-ii. Pedestrian Character:** Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.

## **PL2-II Pedestrian Open Spaces and Entrances**

**PL2-II-i. Entryways:** Provide entryways that link the building to the surrounding landscape.

**PL2-II-ii. Link Open Spaces:** Create open spaces at street level that link to the open space of the sidewalk.

**PL2-II-iii. Ingress/Egress:** Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

**PL2-II-iv. Residential Entrances:** Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where unavoidable, minimize their impact to the vitality of the retail commercial streetscape.

## **PL2-III Personal Safety and Security**

**PL2-III-i. Lighting/Windows:** Consider

- a. pedestrian-scale lighting, but prevent light spillover onto adjacent properties
- b. architectural lighting to complement the architecture of the structure
- c. transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach.

**PL2-III-ii. Travel Area Distinction:** Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

## **LIGHT RAIL STATION SITES**

### **PL2-I Safety and Security**

**PL2-I-i. Upper-Level Amenity:** Consider including amenity areas on upper levels of structures around the plaza as well as active uses fronting the plaza that contribute to eyes-on-the-plaza.

**PL2-I-ii. Balconies/Terraces:** Consider including usable balconies and terraces associated with individual housing units facing onto the plaza to provide oversight and contribute to architectural interest facing the plaza.

**PL2-I-iii. Pedestrian Lighting:** Consider installing pedestrian lighting such as catenary lighting along the E Denny Way Festival Street between sites A and C.

## **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.

### ***Capitol Hill Supplemental Guidance:***

#### **PL3-I Human Activity**

**PL3-I-i. Open Storefronts:** Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods.

**PL3-I-ii. Outdoor Seating:** Provide for outdoor eating and drinking opportunities on the sidewalk by allowing restaurant or café windows to open to the sidewalk and installing outdoor seating while maintaining pedestrian flow.

**PL3-I-iii. Visual Access:** Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.

#### **LIGHT RAIL STATION SITES**

#### **PL3-I Street-Level Interaction**

**PL3-I-i. Flexible Retail:** Consider designing flexible retail spaces facing Broadway to potentially accommodate either a combination of smaller businesses or a larger ‘anchor’ or destination retail tenant.

**PL3-I-ii. Active Uses:** Consider encouraging activating uses in the ground level façades of Sites A fronting the plaza to provide eyes on the plaza and during the day and evening.

**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.

#### ***Capitol Hill Supplemental Guidance:***

##### **DC1-I Parking and Vehicle Access**

**DC1-I-i. Continuous Crosswalks:** Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

##### **DC1-II Screening of Dumpsters, Utilities, and Service Areas**

**DC1-II-i. Dumpsters:** Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

**DC1-II-ii. Screening:** For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East (see map on page 12)—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

#### **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.

### ***Capitol Hill Supplemental Guidance:***

#### **LIGHT RAIL STATION SITES**

##### **DC2-I Architectural Concept**

**DC2-I-i. Building Identity:** Consider an architectural concept that will contribute to distinct building design identities that function as a whole.

**DC2-I-ii. Intersection Focus:** Consider design approaches that could give a strong form or focus on site A at the intersection of Broadway E. and E. John St. near the main (north) station entry without obscuring or competing with the visual orientation to the transit station entrance. This could be a prominent retail entry, an architectural expression or other feature.

**DC2-I-iii. Grade Change:** Consider addressing the grade change between Broadway E. and Nagle Place in such a way that engages the E. Denny Way Festival Street.

##### **DC2-II Massing**

**DC2-II-i. Sun/Air Exposure:** Consider scaling the mass of buildings on sites A and C facing the plaza and the E. Denny Way Festival Street so as to provide favorable sun and air exposure to the proposed plaza and Festival Street.

**DC2-II-ii. Solar Setbacks:** If proposing setbacks, consider the solar exposure achieved for the plaza and E. Denny Way Festival Street.

### **DC2-III Secondary Architectural Features**

**DC2-III-i. Station Entry:** Consider design approaches that visually integrate the base of the building on Site A with the north station entry. Consider extending design elements from the station into the design of the base of the building on Site A.

**DC2-III-ii. Public Art:** Consider dynamic public art, information (potentially transit or train related) or dynamic displays including movies, green wall treatment, or public art installations to integrate the central vent shaft facility as a focal point of the plaza.

**DC2-III-iii. Varied Facades:** Consider exploring architectural features within ground level façades at the plaza such as recesses, bays, colonnades to ensure interest and variety.

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

### **DC3-A Building-Open Space Relationship**

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

### **DC3-B Open Space Uses and Activities**

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

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

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

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

### **DC3-C Design**

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

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

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

## **Capitol Hill Supplemental Guidance:**

### **DC3-I Residential Open Space**

**DC3-I-i. Open Space:** Incorporate quasi-public open space with residential development, with special focus on corner landscape treatments and courtyard entries.

**DC3-I-ii. Courtyards:** Create substantial courtyard-style open space that is visually accessible to the public view.

**DC3-I-iii. View Corridors:** Set back development where appropriate to preserve view corridors.

**DC3-I-iv. Upper-floor Setbacks:** Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

**DC3-I-v. Street Trees:** Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.

**DC3-I-vi. Landscape Materials:** Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

**DC3-I-vii. Porous Paving:** Use porous paving materials to enhance design while also minimizing stormwater run-off.

#### **DC3-II Landscape Design to Address Special Site Conditions**

**DC3-II-i. Aesthetic Consistency:** Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character.

**DC3-II-ii. Mature Street Trees:** Supplement/complement existing mature street trees

**DC3-II-iii. Onsite Trees:** Incorporate street trees in both commercial and residential environments in addition to trees onsite.

#### **LIGHT RAIL STATION SITES**

##### **DC3-I Open Space Concept**

**DC3-I-i. Plaza Relationship:** Consider the relationship of the plaza to the surrounding buildings as well as to the E. Denny Festival Street and Cal Anderson Park a primary design consideration — one that will orient and elevate the design quality of adjacent streets and building façades.

**DC3-I-ii. Festival Street Relationship:** Consider design approaches that are informed but not dictated by that of the E. Denny Festival Street.

**DC3-I-iii. Overhead Protection:** Consider accommodating and not precluding temporary overhead protection across the plaza.

**DC3-I-iv. Future Infrastructure:** Anticipate and accommodate infrastructure for future programming of the plaza such as access to electricity and water.

**DC3-I-v. Plaza Surface:** Consider the following

- a. A progression of landscape and paving from green and soft at the park edge to a more urban texture at Broadway
- b. Textures and interest in the ground plane
- c. Places to sit gather and rest
- d. Restrict vehicular access across the plaza to those needed for servicing site A and Sound Transit access
- e. Explore integration of an artistic, removable weather protection cover/canopy over the plaza

**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.

**Capitol Hill Supplemental Guidance:**

**DC4-I Height, Bulk, and Scale**

**DC4-I-i. Materials:** Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

## **DC4-II Exterior Finish Materials**

**DC4-II-i. 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.

1. Use wood shingles or board and batten siding on residential structures.
2. Avoid wood or metal siding materials on commercial structures.
3. Provide operable windows, especially on storefronts.
4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

## **LIGHT RAIL STATION SITES**

### **DC4-I Building Materials**

**DC4-I-i. High Quality Materials:** Consider using high quality materials that support pedestrian use and enjoyment of sidewalks and public spaces, including retail frontages and building façades.

## **RECOMMENDATIONS**

At the conclusion of the Recommendation phase, SDCl staff recommends approval of the project.

The analysis summarized above was based on the design review packet dated Friday, July 13, 2018. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design is APPROVED, subject to the following preliminary conditions:

1. Modify the base of the balconies to utilize a similar design as the metal canopy over the primary residential entry to strengthen the design cohesiveness of the street facing façade. **(DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features, DC2-C-1. Visual Depth and Interest)**
2. Relocate a portion of the space allocated for the planter to the property line to provide a landscaped buffer between the ramp and sidewalk, and to allow a buffer to remain between the window well and the entry ramp. **(PL3-B-2. Ground-level Residential)**