



**ADMINISTRATIVE RECOMMENDATION  
EAST**

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Record Number: 3028324-LU  
Address: 1717 Belmont Ave  
Applicant: Kate Smith, SMR Architects  
Report Date: Thursday, October 04, 2018  
SDCI Staff: Abby Weber

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**SITE & VICINITY**

Site Zone: Midrise (MR)

Nearby Zones: (North) MR  
(South) MR  
(East) MR  
(West) MR

Lot Area: Approx. 10,024 SF

**Current Development:**

The mid-block site is located on the western edge of Belmont Ave between E Olive St and E Howell St. There is no alley. The development site is composed of two existing tax parcels. The parcel to the north is an existing surface parking lot, and the parcel to the south is developed with an existing 3-story wood frame apartment building clad in lap-siding. The existing structure has a symmetrical façade composition with a central, street-facing elevated entry.



**Surrounding Development and Neighborhood Character:**

The site is located in the Capitol Hill Urban Center, specifically the South Anchor District. The site is located approximately a quarter-mile from the Capitol Hill Light Rail Station, and approximately 1.5-blocks north of the E Pine commercial corridor and 1.5-blocks south of the E Olive Way commercial corridor.

Existing development in the vicinity is characterized by low and midrise residential structures, of a variety of architectural styles dating from the early to mid-twentieth century. There is an existing single-family structure to the south of the site, however, the structure is currently operated as a bed and breakfast. Older structures in the vicinity are typically constructed of masonry, while newer structures are typically composed of concrete or wood frame construction. The neighborhood is also experiencing redevelopment.

**Access:**

Existing vehicular access to the surface parking lot is from Belmont Ave. No vehicular access is proposed. Existing and proposed pedestrian access is from Belmont Ave.

**Environmentally Critical Areas:**

There are no known ECAs onsite.

**PROJECT DESCRIPTION**

The proposal is for a 7-story building containing 90 apartment units. No parking proposed. Existing building is proposed to be demolished.

At the Early Design Guidance phase, this project was subject to full Design Review. The EDG meeting was held before the East Design Review Board on March 7, 2018. As a result of subsequent Design Review program changes (effective 7/1/18), all publicly-funded affordable housing projects are subject to Administrative Design Review. The applicant has opted to elect a later vesting date to take advantage of these program changes. At the Recommendation phase, the project was subject to Administrative Design Review.

The design packets include information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packets are also available to view in the file, by contacting the SDCI Public Resource Center:

**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)

**EARLY DESIGN GUIDANCE March 7, 2018**

**PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Supported the redevelopment of this development site, and the general improvement of the Pioneer Human Services portfolio of projects in the vicinity.
- Noted that many structures along Belmont Ave are built right to the front property line.
- Noted that Belmont Ave is a wide street without many street trees, therefore the street receives a lot of light.
- Did not support a courtyard along the street edge due to security concerns associated with “hidden spaces”, which may promote unwanted activity. Would like to see the preferred massing option rotated or mirrored to locate the courtyard along the rear property line, which would create more eyes on the street and provide massing relief to adjacent sites.

SDOT Staff provided the following comments in writing prior to this meeting:

- Noted that the project is located along an existing Safe Routes to School Route and a potential future neighborhood greenway. Neighborhood greenways are safer, calmer residential streets designed to prioritize people biking and walking.
- Supported Code requirements pertaining to the planting of street trees, and installation of new curbs at the existing curb cuts.
- Noted that the existing sidewalk width meets SDOT’s minimum 6-foot requirement. However, SDOT strongly encouraged the applicant to setback the building’s ground floor and relocate the existing sidewalk to a pedestrian easement adjacent to the building – allowing street trees to be planted adjacent to the existing curb which creates a more comfortable pedestrian environment. Alternatively, preserve the existing sidewalk alignment and set the building back 5-feet to accommodate street trees.

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

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

## **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

### **1. Massing & Architectural Context**

- a. The Board weighed the merits of each of the three massing options and was divided in their support for massing Option 2 and Option 3. Ultimately, the Board majority supported massing Option 3 – the applicant's preferred massing option – as the proposed height, bulk and scale is most appropriate in response to the immediate architectural context. (CS2-D-1, CS3-A, DC2-A-1)

- b. The Board commended the applicant on the thoughtful urban design analysis and context studies, particularly the streetscape panoramas as they successfully illustrated the massing rhythm of the block. The Board noted the proposed mass appears to respond to the proportions illustrated in these studies. (CS3-A, CS3-B)
- c. The Board supported the recessed, central entry portal as it responds well to the rhythm of entries along the block frontage. (CS3-A-1, PL2-I-i, PL3-A-1, PL3-A-2, PL3-A-4, DC2-D-1)
- d. The Board did not support the ground level setback and overhanging upper level along the street edge as the "floating mass" fails to respond to the immediate architectural context and contributes to a more institutional or commercial character, rather than residential. The Board directed the applicant to eliminate the ground level setback, while acknowledging SDOT's comments regarding providing space to accommodate street trees – see Item #4, Landscaping, below. (CS3-A-1, DC2, DC2-C-3)
- e. The Board indicated they would be open to a departure from the required rear setback if the departure contributes to the resolution of guidance regarding the ground level setback and provision of street trees. The Board noted that street trees should not be located beneath an upper level overhang. (CS3-A-1, DC2, DC4-D-1, DC4-D-3)
- f. The Board supported the increased setback along the south property line as it responds to the scale of existing development to the south and is sensitive to the existing mature trees on the adjacent site. (CS2-D-1, CS2-D-5, DC3-II-ii)

## **2. Façade Composition**

- a. The Board strongly encouraged the use of brick or other high-quality masonry material for the full building height – particularly on the street-facing facades – as it would be contextual. However, if masonry is not proposed, the Board encouraged consideration of lap siding as it would contribute to an appropriate residential scale and create visual interest through material texture and shadow lines. (CS3-A-1, CS3-I-iv, DC4-A-1, DC4-I-I, DC4-II-i)
- b. The Board did not support the alternative facade studies depicted on page 33 of the EDG Packet. The Board noted that the facade composition should be simple with an emphasis on punched windows, an accented entry portal, and a welcoming garden courtyard. (CS3-A-1, CS3-I-iv, DC2-B-1, DC2-C-1)
- c. The Board noted that materials should be thoughtfully composed with intentionally designed reveals. Material reveals should be well documented at the Recommendation phase. (DC2-B-1, DC4-A-1)
- d. The Board specifically prioritized Design Guideline DC2-B, Architectural and Façade Composition; the design of all facades should be attractive, well-proportioned and avoid blank wall conditions. (DC2-B)
- e. The Board requested privacy studies that illustrate the overlap between the windows of the proposed development and existing adjacent structures to the north, south and west. (DC2-B-1, CS2-D-5)

## **3. Courtyard & Open Space**

- a. The Board heard public comment, but ultimately supported the proposed siting of the courtyard in the northeast corner provided that it is perceived as a lush green space from the public realm; a true respite, not just a gap in the street wall. (PL1-A, DC2-A-1, DC3-B, DC4-D)
- b. In response to public comment, the Board noted that lighting and fencing should create a safe and secure courtyard while contributing to the appearance of an attractive street edge and inviting space. (PL2-B, DC3-C-2, DC4-C, DC4-D)
- c. The Board requested more information on the design of the courtyard and its relationship to adjacent interior uses. Particularly, how the courtyard will be secured and programmed, as well as activated by adjacent uses. (PL1-A, DC1-A-2, DC1-A-4, DC3-A-1, DC3-B)

#### **4. Landscaping**

- a. The Board acknowledged SDOTs comments and questioned the proposed location of street trees along the property line, rather than the curb. If the planting strip and street trees are not proposed to be located along the curb, the Board requested a section depicting utilities beneath the sidewalk at the Recommendation phase. Ultimately, street trees should be appropriately sized and reinforce the overall architectural concept. (DC4-D-1, DC4-D-4)
- b. The Board encouraged further development of the landscape buffer along the south setback in a manner that increases respect for adjacent sites. Suggestions included increasing the buffer by enlarging the proposed planter along the south edge to the maximum possible. (CS2-D-5, DC4-D-1, DC4-D-3)

#### **5. Trash & Bicycle Storage**

- a. The Board supported the proposed use of wider doors to maximize convenience of access to the bike storage room. (PL4-B-1, PL4-B-2)
- b. The Board supported the proposed location of trash storage along the south edge of the development site, as well as the proposed staging within the south setback behind a secure gate. (DC1-C-4)

### **RECOMMENDATION August 23, 2018**

#### **PUBLIC COMMENT**

SDCI has not received any design-related public comments during the Recommendation phase.

All public comments previously submitted in writing for this project can be viewed using the following link and entering record #3028324-LU: <http://web6.seattle.gov/dpd/edms/>

#### **SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS**

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

## 1. Response to EDG

- a. Staff supports the design development since EDG and appreciates the high level of responsiveness to the Board's earlier guidance, particularly the elimination of the ground level setback, treatment of the entry portal, and development of the façade composition. (CS3-A-1, PL2-I-I, DC2, DC2-B-1)
- b. Staff supports the departure from rear setback requirements, which was requested in response to the Board's earlier guidance, as the resulting design contributes to a more residential character by eliminating the ground level setback and creates a more generous planting area for street trees along the east property line. Staff appreciates the rear setback block study, and notes the proposed rear setback is compatible with existing development. (CS3-A-1, DC2, DC4-D-1, DC4-D-3)

## 2. Context Analysis & Façade Composition

- a. Staff commends the applicant for the sincere and thoughtful context analysis, particularly as it has informed the building entry, façade composition, window depth and detailing, and massing proportions. Staff agrees that the context analysis has resulted in an appropriate mid-block fabric building in keeping with the residential character of the Capitol Hill neighborhood. (CS3, CS3-A-1, PL2-I-i, DC2, DC2-B-1, DC2-C-1, DC2-C-3, DC4-I-I, DC4-II-i)
- b. Staff strongly supports the depth of windows and detailing of the surrounding trim as dimensioned on page 37 of the Recommendation packet. Staff recommends a condition that these window dimensions be well detailed in the MUP drawings. (CS3, CS3-A-1, DC2-B-1, DC2-C-1, DC4-A-1)
- c. Staff appreciates the "entry explorations" provided on page 40 of the Recommendation packet, and generally supports the development of the entry portal in response to EDG. Of the three options, Staff does not support Entry Option 1 and questions whether a fourth option should be explored, one that lowers the height of the brick on either side of the entry portal to be level with the bottom edge of the signage. Staff ultimately defers to the applicant's preferred entry, Option 3, provided that the condition regarding the projecting portal (discussed below) is resolved. (PL2-I-i, PL3-A-2, PL3-A-4)
- d. Staff is concerned that the entry portal only projects 1.25-inches from the face of the brick on either side and therefore lacks prominence. Staff recommends a condition that the brick entry portal project beyond the face of the brick on either side by the length of at least one brick. (PL2-I-i, PL3-A-2, DC2-B-1, DC2-C-1, DC2-D-1)
- e. Staff supports the carved masonry signage concept and precedent images shown on pages 48-49 of the Recommendation packet – as opposed to the painted signage images – as it appears to be highly responsive to the context analysis and representative of signage used in masonry buildings. Staff recommends a condition that the carved masonry signage located above the entry portal be detailed in the MUP drawings. (CS3-I-I, DC4-B-1)
- f. Staff supports the window composition on all facades and appreciates the privacy studies provided in response to EDG. The proposed window composition appears to minimize impacts on the privacy of residents on adjacent sites. (CS2-D-5, DC2-B-1)

- g. Staff recommends a condition that the blond brick/fiber cement horizontal band that is located at eye-level be continued on all elevations around the base of the building for consistency with the overall architectural expression. (DC2-B-1)

### **3. Courtyard & Landscape**

- a. Staff supports the landscape precedent imagery on page 33 of the Recommendation packet, particularly the “fencing/planting integration” and “intimate courtyard with benches” images. Staff notes that the scale of the hardscape and vegetation in these images establishes a highly textured, human scale. Staff recommends further development of the courtyard landscape in this direction as the following conditions are resolved. (DC2-D, DC3-B-4, DC3-C-2, DC4-D-1)
- b. Staff is concerned that the design of the courtyard does not fully respond to EDG, specifically that it is not perceived as a lush green space from the public realm. Staff is concerned with the lack of vegetation that will provide greenery year-round, low density of vegetation between the ground cover and underside of the canopy, and the small size of the specimen tree at maturity. Staff recommends a condition that plantings be included that will provide greenery year-round and high caliper trees and plant sizes be specified in the MUP drawings for this location. (DC3-II, DC4-D-1, DC4-D-3)
- c. Staff does not support the proposed specimen tree as it does not appear to have a broad canopy or contribute to the perception of a lush green space at maturity. Staff recommends a condition that the specimen tree, or trees, be of a size and type so that the total canopy coverage appears to fill the courtyard and contributes to a human-scale by creating usable space beneath a broad canopy. Staff recommends a condition to incorporate an additional street tree, or trees, within the planting strip in the northeast corner - if allowed by SDOT and underground utilities. (DC3-I-v, DC3-II, DC4-D-3, DC4-D-4)
- d. Staff questioned the mounded landscape within the courtyard, as shown on page 31 of the Recommendation packet, and considered whether a raised planter would be more appropriate. Ultimately, Staff supports the mounding and recommends a condition that it be well documented in the landscape plan in the MUP drawings. The mounding should contribute to the appearance of dense landscaping and continue to the property line. (DC4-D-1, DC4-D-4)
- e. Staff supports the development of the landscape buffer along the south property line in response to EDG as it increases respect for the adjacent site. (CS2-D-5, DC4-D-1, DC4-D-3)
- f. Staff supports the lush landscaping within the rear setback, including the proposed ground cover, shrubs and trees. (DC4-D-1)

### **DEVELOPMENT STANDARD DEPARTURES**

SDCI Staff’s preliminary recommendation on the requested departures are based on the departures’ potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the RECOMMENDATION phase, the following departures were requested:

1. **Side Setback (SMC 23.45.518):** The Code requires a 10-foot average side setback and a 7-foot minimum side setback from interior lot lines for portions of the structure above 42-feet in height. The applicant proposes to encroach 1-foot, 10-inches into the required minimum setback for the full height of the building above 42-feet, reducing the minimum setback to 5-feet, 2-inches.

Staff recommends preliminary approval of the requested departure from side setback requirements as it contributes to improved massing proportions, results in a larger courtyard open space, and allows for a greater tree protection by pulling the structure away from the south property line. (DC2, DC2-A-1, DC2-B-1, DC3-B, DC3-C-2, DC3-I-ii, DC3-II-ii, DC4-D)

2. **Rear Setback (SMC 23.45.518):** The Code requires a 15-foot rear setback from interior lot lines. The applicant proposes to encroach 4-feet, 9-inches into the required setback for the full height of the building, reducing the rear setback to 10-feet, 3-inches.

Staff recommends preliminary approval of the requested departure from rear setback requirements as it helps resolve earlier guidance regarding the ground-level setback – resulting in a stronger residential character that is more consistent with the existing architectural context – and creates a more generous planting area for street trees along the east property line. (CS3-A-1, DC2, DC2-A-1, DC4-D-1, DC4-D-3)

## DESIGN REVIEW GUIDELINES

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

### CONTEXT & SITE

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

#### CS1-A Energy Use

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

#### CS1-B Sunlight and Natural Ventilation

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



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

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

**CS1-C Topography**

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

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

**CS1-D Plants and Habitat**

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

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

**CS1-E Water**

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

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

**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:** Vehicles 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.

### **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-II-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.

**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.

**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.

**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.

### **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.

## **RECOMMENDATION**

The analysis summarized above was based on the design review packet dated Monday, August 06, 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 and departures are APPROVED with the following preliminary conditions:

1. Detail the depth of windows and surrounding trim as shown on page 37 of the Recommendation packet in the MUP drawings. (CS3, CS3-A-1, DC2-B-1, DC2-C-1, DC4-A-1)
2. Project the brick entry portal beyond the face of the brick on either side by the length of at least one brick. (PL2-I-i, PL3-A-2, DC2-B-1, DC2-C-1, DC2-D-1)
3. Document the carved masonry signage located above the entry portal in the MUP drawings. (CS3-I-I, DC4-B-1)
4. Continue the blond brick/fiber cement horizontal band on all elevations around the base of the building. (DC2-B-1)
5. Specify a high caliper trees and large plant sizes with varied plantings that will provide greenery year-round in the courtyard landscape plan in the MUP drawings. (DC3-II, DC4-D-1, DC4-D-3)
6. Identify a specimen tree, or trees, to be planted in the courtyard that are of a size and type so that the canopy provides greater coverage of the courtyard at maturity. (DC3-I-v, DC3-II, DC4-D-3, DC4-D-4)
7. Incorporate an additional street tree, or trees, within the planting strip in the northeast corner - if allowed by SDOT and underground utilities. (DC3-I-v, DC3-II, DC4-D-3, DC4-D-4)
8. Document the mounded courtyard landscaping in the MUP drawings. The mounding should contribute to the appearance of dense landscaping and continue to the property line. (DC4-D-1, DC4-D-4)