



EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Record Number: 3032070-EG
Address: 420 Boylston Avenue E
Applicant: Hugh Schaffer, SHW Architect
Date of Meeting: July 25, 2018
Board Members Present: Curtis Bigelow (Substitute Chair), Melissa Alexander, Betsy Anderson, AJ Taaca, Alastair Townsend
Board Members Absent: Andrew Haas
SDCI Staff Present: Mike Gushard, Lindsay King

SITE & VICINITY

Site Zone: Midrise (MR)

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

Lot Area: 5,932 sq. ft.



**Current Development:**

The lot is currently occupied by a large turn of the century house.

**Surrounding Development and Neighborhood Character:**

The neighborhood surrounding is a mix of mostly midrise apartments from the early and mid-twentieth-century with large turn of the century houses intermixed. The site is around the corner from the Capitol Hill Branch of the Seattle Public Library and two blocks from Broadway, a busy commercial street. The section of Boylston Ave E occupied by the site is a street with mature street trees, marked by brick apartment buildings and wood houses. Immediately to the north of the site is a modern multifamily building of 5 stories over open parking. The lot to the south includes a surface parking lot with a twentieth century brick and terracotta apartment building.

**Access:**

Both pedestrian and vehicle access to the site is from Boylston. There is no alley. The proposal suggests pedestrian access remain from Boylston with no proposed vehicle area.

**Environmentally Critical Areas:**

There are no ECAs on this lot.

**PROJECT DESCRIPTION**

The proposed development is a 7-story building with 58 small efficiency dwelling units.

The design packet includes information presented at the meeting, 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)

**EARLY DESIGN GUIDANCE July 25, 2018****PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Concerned about historic resources
- Concerned about parking
- Comments related to the large size of the project relative to the buildings on the street.

- Concerned about trash pick-up and removal.
- Concerned related to sound and echo, and requested that sound be taken into account in the design.
- Requested that the building be clad in brick like surrounding structures.
- Concerned about the number of units proposed.

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

- Opposed to the reduction of setbacks.
- Opposed to the 7-story height.
- Noted that nearby context is mostly lower in height.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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

## **PRIORITIES & BOARD RECOMMENDATIONS**

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

### **1. Height Bulk and Scale**

- a. The Board noted that the public shared a lot of concerns about the height of the project. They appreciated the studies provided by the applicant and noted that the proposal's step-backs and sunken disposition on the site did much to mitigate the height. They noted that the height should be further mitigated with textured detailing and quality materials that blend with the neighborhood. **(CS2 and DC2)**
- b. The Board felt that the visual presence from the street will be mitigated by the large Katsura trees in the planting strip in front of the site. These trees should be retained. **(CS2, DS2 and DC4)**
- c. The Board appreciated that the vertical circulation cores are on the least visible part of the site. This should be retained. **(CS2)**

### **2. Architectural Concept and Details**

- a. The Board noted that the requested departures assisted with the design concept and mitigated the height of the building. The Chair felt that the daylight hallway feature was critical to the organization of the design. **(DC2)**

- b. Board members observed that the canopy expressed on the project felt tacked on and required further study or detailing to ensure this feature blended with the project concept. **(DC2, PL2 and PL3)**
- c. Board members appreciated the concept materials and inspiration images provided by the applicant (on page 30 of the EDG packet) and noted that these materials and concepts worked with the massing of the proposal. They stated that the recommendation proposal should include features from these images including materials, grouped windows on the side elevations, masonry, metal, thoughtful use of colors and very little fiber cement panel. The Board requested studies explaining the logic behind the future choices relating to detailing and materiality. At the next meeting, the applicant should provide an explicit explanation of how the design integrates the Early Design Guidance, the design inspiration from the packet and the context of the neighborhood in their next submittal. The Board specifically suggested masonry as a sufficient response to nearby context. **(CS2 and DC2)**
- d. Board members requested a fenestration concept description as this feature will be key to stitching the proposed building into the existing context of the building, as well as mitigating its large height. **(CS2 and DC2)**

### 3. Ground Floor

- a. The Board agreed that scheme B had the weakest ground floor design. In discussing the merits of scheme A and C's ground floor the Board concluded that the applicant must demonstrate exactly how the ground floor will be activated. Suggestions included making the assembly areas at the ground floor more connected to the outside, adding entries on the sides of the building, and including ground floor units to increase the building's porosity at the ground floor. **(CS2, DC2 and PL3)**
- b. Demonstrate all the active features of the proposed ground floor. **(PL2 and PL3)**
- c. Board members noted that some access to units on the ground floor sides may be useful in preventing anti-social or illegal activities around the building. **(PL2)**
- d. Board members suggested less barrier-like ways of limiting access to the rear of the site. **(PL1 and PL2)**
- e. The Board requested that the design include more thought and exploration of the rear retaining wall, windows wells and landscaping. They stated that these features should be more integrated with the architecture of the building. Sections, planting plans, details of retaining walls and a section through the basement units and the building to the rear of the property should be provided to assist this effort. **(DC2, PL1 and DC4)**

### 4. Location of Services

- a. Board members expressed that the direct, at-grade access to the bike storage on scheme C was key to both supporting active transit and providing "eyes on the street" and activity near the building. **(PL2 and PL4)**
- b. The Board was fine with the amenity space located on the roof provided the applicant demonstrates an active and dynamic ground floor.

## 5. Landscape Plan

- a. The Board agreed that the neighborhood is marked by richly textured landscapes with many shades of green at building frontages. The applicant should use these cues to inform their design proposal. The applicant should also be prepared to discuss how this context has been demonstrated within their design. The low grasses currently depicted are not sufficient to meet this request. **(CS3-A, DC4)**
- b. The Board agreed that the terraced landscaping at the rear could provide visual relief to neighboring properties. This feature should carry forward to the next submission. Explore integrating trees in this area. **(CS2)**
- c. Board members requested that the applicant work with the parking lot owner next door to create a landscape border that was less bulky than the hedge that exists currently. A green screen or other strategy was suggested. **(PL2 and DC4)**

### DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) 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 departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting the following departures were requested:

1. **Side Setback from Interior Lot Line (north) (SMC 45.518.B):** The Code requires a minimum of 10' average setback from the lot line above a height of 42 feet above grade. The applicant proposes a reduction to the north setback to an average of 9.3' above a height of 43' above grade.

The Board indicated unanimous early support for this departure as it mitigates the height of the building and reinforces the architectural concept of the proposal.

2. **Side Setback from Interior Lot Line (south) (SMC 45.518.B):** The Code requires a minimum of 5 feet above 42 feet in height. The applicant proposes a 5.72'

The Board indicated unanimous early support for this departure as it mitigates the height of the building and reinforces the architectural concept of the proposal.

3. **Side Setback from Interior Lot Line (south) (SMC 45.518.B):** The Code requires a minimum of 7 feet average below 42 feet in height. The applicant proposes a 5.72'

The Board indicated unanimous early support for this departure as it mitigates the height of the building and reinforces the architectural concept of the proposal. By allowing for greater setbacks and shifting mass toward an open lot at the base, it respects the context of the neighbors.

## 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](#).

### 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.

#### **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.

**BOARD DIRECTION**

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.