



ADMINISTRATIVE RECOMMENDATION EAST

Record Number: 3036321-LU
Address: 1724 13th Ave
Applicant: David Neiman, Neiman Taber Architects
Report Date: Monday, October 04, 2021
SDCI Staff: Theresa Neylon

SITE & VICINITY

Site Zone: Multi-family Low Rise 3 (M) [LR3 (M)]
Nearby Zones: (North) LR3 (M), (South) LR3 (M), (East) LR3 (M), (West) LR3 (M)
Lot Area: 20,517 sq. ft.
Overlays: First Hill/Capitol Hill Urban Center, Capitol Hill Design Review Guideline Area



Current Development:

The subject site is currently developed with the 'Washington Irving', a four-story brick apartment building built in 1923, that faces north to E Howell St. The sidewalk grade along Howell slopes up at approximately 8% slope from the west corner towards the east. At the property line to the east of the building, there is a retaining structure to create window wells for the building's lower level. The site also has a detached single-story garage structure facing west to 13th Ave E. The frontage on 13th Ave E is relatively flat, sloping down at approximately 2% from the north corner to the south. The east-west grade change on this part of the site is 12' height, which is currently retained at the east property line by the back wall of the garage.

Surrounding Development and Neighborhood Character:

The subject site is located on the southeast corner of 13th Ave and E Howell St in the First Hill/Capitol Hill Urban Center. On the north half of the site, the Washington Irving is a classic

red brick apartment building, with Gothic terracotta detailing at the main entrance but otherwise minimal. St. Nicholas Russian Orthodox Cathedral, a city of Seattle historic landmark structure, is located directly to the south of the development site. The church, built in the mid-1930's, is designed in the traditional Russian Orthodox style and features four gold onion-shaped domes atop the roof and a distinctive portico fashioned after the domes. The Greek Orthodox Church of the Assumption, located north of the site across Howell St., was constructed in 1961 of white concrete in the modernist style. The neighborhood residential structures are also an eclectic mix of single family and multifamily structures from a variety of eras with a wide range of types and architectural styles.

The attributes of the residential neighborhoods of Capitol Hill, away from the commercial streets, include tree-lined streets punctuated by public and semi-public greenspaces. Recent development trends have seen multifamily housing often detailed with brick masonry and regular window patterning that complements the well-scaled older structures in the neighborhood. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1700 12th Ave, 300 11th Ave E, and 1106 E Denny Way.

The site is centrally located in the Capitol Hill neighborhood, close to services, commercial/retail, open space and transit. Three blocks to the west of the site are Cal Anderson Park and Seattle Central College. The site is located within 2 blocks of the 12th Ave E commercial corridor, the vibrant Pike/Pine commercial district, as well as the 15th Ave E commercial area. The Capitol Hill Light Rail Station, the north-south bus and streetcar corridor on Broadway, and east-west bus routes on E John St. are each within 3-4 blocks of the site.

Access:

Primary pedestrian access to the Washington Irving is on E Howell St with a secondary entrance on 13th Ave E. Vehicle access to the garage is from 13th Ave E.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Administrative Design Review for a 4-story apartment building with 9 small efficiency dwelling units and 18 apartment units (27 units total). Parking for 10 vehicles proposed. Existing garage to be demolished. Existing apartment building to remain. Early Design Guidance Review conducted under 3036389-EG.

Note: The development proposal is limited to redevelopment of the south half of the parcel only. No work, aside from joint utility upgrades required for accommodating the new structure, is proposed for the existing Washington Irving apartment building. Both buildings will be located within the same lot.

The design packet includes materials that are 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

ADMINISTRATIVE EARLY DESIGN GUIDANCE September 30, 2020

PUBLIC COMMENT

SDCI staff received the following design related comments:

- New construction will diminish the historical architecture of Washington Irving Apartments north of the site and the unique structure of the Russian church south of the site.
- Encourages an effective plan for solid waste collection.
- Requests finishing the sidewalk along 15th Ave.
- Discourages using the new construction on Capitol Hill as precedents.
- Prefers if the trash and driveway were located on the south side of the building to minimize noise and smell impacts to the existing apartment building to the north.
- Concerns about street tree survival.
- Confused which buildings will be demolished.

SDCI received non-design related comments concerning parking and the public notice.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines 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.

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 & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. Architecture: Massing

- a. The massing of scheme 3, the preferred option, is generally supported. The break of masses along the 13th Ave E façade assists in visually reducing the appearance of bulk of the building and creating opportunities for material changes that can also bring scale to the façade. The simplified massing, along with use of contextual material choices and subtle detailing, is appropriate for a midblock site in an architecturally diverse block. **DC2-A-2. Reducing Perceived Mass, CS2-C-2. Mid-Block Sites, CS2-A-2. Architectural Presence**
- b. The consolidated stair and elevator tower of the Option 3 is preferred for simplicity of forms. The setback of the tower from west façade is supported as a way to set excess height back from the front façade, allowing the frontage of the building to relate well to the Washington Irving and St. Nicolas Church massing. **DC2-A-2. Reducing Perceived Mass**
- c. Due to the scale and setback of St. Nicolas Church, the south façade will be very visible. Assess ways to create modulation along the undifferentiated façade of Option 3. Continue to develop detailing to create both a residential scale to the building as well as a backdrop for the historic landmark building. **DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest**
- d. View corridors are noted in the option descriptions but are not indicated on the plans or elevations. With the option moving forward, indicate where view corridors are being created or preserved, especially from the street/sidewalk perspective looking towards St Nicolas church along 13th Ave E. **DC2-A Massing**
- e. Although Options 3 is the preferred site plan (see Site Plan comments below), both Options 1 and 2 incorporate the parking under the masses of the building, logically enclosing and integrating the use into the site plan. The location of parking in Options 3 that extends past the building to the south emphasizes vehicle uses over building and other open space opportunities. Revise building mass or parking layout to integrate the parking under the building as much as possible. **DC2-A Massing, DC1-C-2. Visual Impacts**
- f. It is understood that the trash room needs to be located close to the street for pickup. Develop detailing for the blank frontage wall to add scale and interest along sidewalk; alternatively, plan for lush plantings in the bioretention planter to add interest and texture. **DC2-B-2. Blank Walls**

2. Architecture: Interior

- a. The ground floor layout of Options 3 is supported by staff. This option creates a clear entrance to a common area with proximity to usable outdoor spaces as well as bike storage, services and parking. The lobby is visually transparent to the street, creating an active space that relates to the sidewalk. **DC1-A-2. Gathering Places, PL3-1-b. Residential Buildings**

3. Architecture: Materials

- a. The use of brick as a material that references nearby older brick apartment building, including the Washington Irving, is supported. It is important to wrap the brick

material around all four sides of the building (as indicated on page 43). Identify selected brick material and continue to develop brick detailing as well as secondary detailing at windows, cornice, etc. **DC4-1-a. Building Concept, CS3-1-a. Reference Character Buildings**

- b. The design context graphic clearly relates use of brick to other historic brick structures in the neighborhood, but it is unclear how ‘contemporary fabric building’, ‘large scale materials’ and ‘high glazing’ relate to the context, especially along the façades closest to St. Nicolas Church. Study the potential for use of brick for this second volume in order to expand the existing context of brick on this block. As the facade design is refined, show how material selection, proportions and other detailing relates to the neighborhood context and scale. Specifically show how the detailing at the southern mass is relating to the Church along the 13th Ave E façade and the south façade that faces the Church. **DC2-C-3. Fit With Neighboring Buildings, CS3-1 Fitting Old and New Together, DC4-1-d. Panels**

4. Site Plan

- a. The overall site plan of Option 3 is generally supported. By locating the driveway between the buildings, it allows the new building to create a strong streetscape without a driveway and/or garage door at its frontage. Service uses and the stair/elevator circulation core are consolidated along the vehicle drive, away from resident uses. It is suggested that a decorative gate be installed at the driveway for security, set back from the facade to de-emphasize its presence along the sidewalk. **DC1-B-1. Access Location and Design**
- b. The streetscape and entrance sequence of Option 3 has a logical and clearly identifiable pedestrian progression. There is space for a transition from the sidewalk to the entrance and a small street-side open space is provided. The lobby has a high degree of transparency so views through to the ground-related open space are available. **CS2-B-2. Connection to the Street, CS3-2-a. Street-Facing Spaces, PL1-1-b. Right-of-way – Enhance open space connections**
- c. Continue to develop detailing of entry area. Investigate ways to enhance the site with high quality paving and hardscape materials and lush planting areas. **PL3-A-4. Ensemble of Elements**
- d. Option 3 includes the preferred location and layout of ground-related usable open space. The open space is well sited for sun exposure on the south side of the building and is connected to the lobby for resident convenience. It is suggested that some form of decorative fence is installed to ensure the space is secured and gives separation between the semi-private uses of the residents and the sidewalk but also allows visual access for activation of the spaces and engagement with the public realm. It is suggested a gate is included so access to the bike room can occur without entering the lobby. **DC3-1-a. Ground Level Open Space, PL1-C-1. Selecting Activity Areas, PL1-A-1. Enhancing Open Space**
- e. The bike room entrance is exterior but is located close to the lobby for ease of resident use. The space is accessed through the open space, further activating that space. **PL4-B Planning Ahead for Bicyclists**

- f. The Washington Irving building has no access along the south façade discouraging the attempt to connect the two buildings through a central open space. The Washington Irving also does not currently have any open space areas for use by its residents. As the new building focuses west and south for its open space, development of a small outdoor area for use of the Washington Irving resident in the area north of the new building (i.e. between the buildings) is suggested. **DC3-B-1. Meeting User Needs**
- g. Consider how use of landscape elements, like planting, can visually connect the proposed development to the Washington Irving part of the site. **CS2-A-1. Sense of Place, CS2-B-3. Character of Open Space**
- h. Ensure the grade transition along the property line with St Nicolas church is illustrated to show where site walls or slopes are located. Any vertical elements along the south property line, like fencing and screening vegetation, should be considered for their visual impact to the Church. **CS2-D-2. Existing Site Features, CS2-B Adjacent Sites, Streets, and Open Spaces**
- i. At any locations where surface parking may be visible from the street or on-site open space, provide an opaque fence/wall for screening. **DC1-C-2. Visual Impacts**

RECOMMENDATION October 4, 2021

PUBLIC COMMENT

SDCI staff did not receive any public comments on the project during the Recommendation package.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines 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.

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

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

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

1. Architecture: Massing

- a. Staff recommends approval of the refinement of the preferred massing from the EDG. The break of masses along the 13th Ave E façade assists in visually reducing the appearance of bulk of the building along the streetscape, bringing a residential scale to a very architecturally varied block. **DC2-A-2. Reducing Perceived Mass, CS2-C-2. Mid-Block Sites, CS2-A-2. Architectural Presence**

- b. Staff recommends approval of the location of the stair tower and elevator overrun located mid-way along the north façade, lowering the bulk of the building along the street facing façade. Staff recommends a condition to lower the parapet at the stair tower as much as possible to reduce unneeded height and decrease shading impacts to the Washington Irving. **DC2-A-2. Reducing Perceived Mass, CS1-B-2. Daylight and Shading**
- c. Staff recommends approval of the addition of balconies to the south façade, adding modulation, texture and activation to the long building side. As the building will serve as a visual backdrop to the landmark church, Staff recommends approval of the simple repetitive pattern of windows and balconies. **CS2-A-2. Architectural Presence, DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest**
- d. The parking located the rear of the site has not been integrated into the oversite site plan or building form as directed in the EDG report. The small trellis elements, shown in some plans and sections but not in all, do not make a visual connection of the parking area mass to the building massing nor do the trellises fully screen the parking. Staff recommends a condition to increase screening of parking as seen from above (both from the structures to the east but also from the unit decks in this building). Develop a more comprehensive design strategy that extends the screening/trellis element from limited use in the parking area into the south courtyard, so that the element appears integrated into the building/site plans. **DC2-A Massing, DC1-C-2. Visual Impacts**
- e. Staff recommends the approval of the location of the roof deck as shown in the Recommendation package, with the edges of the accessible deck set back approximately 15 feet from the west frontage and approximately 12 feet from the south frontage, reducing excess bulk and height along the most the visible frontages. Staff recommends approval of the use of open railing instead of solid parapets at the west and south edges of the roof deck that further minimize visual bulk. **DC2-A-2. Reducing Perceived Mass**
- f. Staff understands that the solid waste storage room needs to be located close to the street for service, however, Staff does not support the current design of the blank wall. Staff recommends a condition to modify the design of the blank wall to provide year-round scale and interest along sidewalk (these studies should be an integral part of the Materials studies indicated below). Alternatively, revise the plantings in the bioretention planter to include taller plantings with evergreen and other year-round interest that will act as a vegetative screen. **DC2-B-2. Blank Walls, DC2-4 Scale and Texture**

2. Architecture: Layout

- a. Staff recommends approval of the general layout of the ground floor layout. The plan creates a clear entrance sequence from the sidewalk to a large common lobby and gathering area, with proximity to usable outdoor spaces as well as bike storage, services and parking. **DC1-A-2. Gathering Places, PL3-1-b. Residential Buildings**
- b. Staff recommends approval of the level of transparency indicated at the lobby shown in the Recommendation package to activate and visually connect the lobby to the public realm of the sidewalk as well as to the semi-private south courtyard. **CS2-B-2. Connection to the Street, CS3-2-a. Street-Facing Spaces, PL1-1-b. Right-of-way – Enhance open space connections, PL2-B-3. Street-Level Transparency**
 - i. Staff recommends a condition to revise access to the south courtyard from the ground floor lobby. In order to increase physical access to the courtyard, Staff

recommends at least half of the floor-to-ceiling windows along the southwest lobby wall be revised to access doors to allow easy spill-out space from inside to outside. Grade the courtyard area to be level with the lobby for easy interior-exterior access. **DC3-A-1. Interior/Exterior Fit, DC1-A-2. Gathering Places, PL3-1-b. Residential Buildings**

- c. Staff recommends approval of access to the bicycle storage room from both the interior hallways as well as from the parking area for ease of resident use. **PL4-B Planning Ahead for Bicyclists**

3. Architecture: Materials

- a. Although Staff supports the massing break that creates the opportunity for two distinct visual massings, the material applications presented do not have a clear relationship to how they are enhancing and building the architectural cohesiveness on the block. Staff recommends a condition for the applicant to modify the design so the materials respond to nearby context, enhance the massing and design concept, and include secondary detailing. **DC4-1-a. Building Concept**
 - i. Staff recommends approval of brick as a highlighted material on the building that relates well to context and scale. However, Staff recommends a condition to detail the brick (at cornices, lintels, corners, etc.), to highlight the construction of the material as opposed to being applied as a graphic. **DC4-1-a. Building Concept, CS3-1-a. Reference Character Buildings**
 - ii. Staff recommends a condition to remove the lap siding and use a material that responds to context and enhances the design concept. **DC2-C-3. Fit With Neighboring Buildings**
- b. Staff notes that there are several elements in the secondary detailing need to be refined: **DC2-C Secondary Architectural Features**
 - i. Horizontal banding: Staff notes that there are horizontal banding details, included across several material and color changes, that do not have a strong visual relationship to each other. Staff recommends a condition to modify the horizontal banding and include secondary architectural elements to achieve a cohesive design concept. Updates to secondary details should be included within the material revisions noted above. **DC2-C Secondary Architectural Features**
 - ii. Window proportions: Although Staff supports the inclusion of a high degree of glazing, the proportions of the wide sliding doors with an additional clerestory shown on the south volume do not relate to the proportions of the window studies included in the Recommendation package (page 28) nor do they relate to the proportions of the windows on the north volume. Staff recommends a condition to revise the proportions of the windows (including shape, size and composition) so that windows on both volumes relate better visually to the context. **DC2-3-b. Fit with Neighboring Buildings**
 - iii. Contrast of decks: The color and material contrast of the decks to the building materials, especially the window frame color, do not appear integrated into the material and color palette. Staff recommends a condition to modify the decks to be integrated with the material palette and the other secondary architectural features. **DC2-C Secondary Architectural Features**

- iv. Staff recommends approval of the window inset depth as currently shown on the south volume and at the brick façade (most clearly shown on page 32) that adds a distinct, simple shadow line. Staff does not recommend approval of windows installed flat to the siding (as shown on page 32 at the panel material and on page 35 at the precedent image). **DC2-3-a. Visual Depth and Interest**
- v. Staff does not recommend approval of the venting as shown on the rendering. Staff recommends a condition to modify the vents to have a refined shape, be visually minimized, and to be clad in a color/material that enhances the overall design concept. **DC2-B-1. Façade Composition**
- vi. As the material on the soffit of the overhang of the south volume will be a very visible part of the view of the building from the pedestrian level (as shown on page 33 and 36), Staff recommends a condition to modify the material of the soffit to be clad in the same materials as the façade or the same material as the lobby ceiling. **PL3-1-b. Residential Buildings, DC2-C Secondary Architectural Features, PL3-A-4. Ensemble of Elements**

4. Site Plan

- a. Main entry: At the main building entry, Staff notes that a minimalist design approach in the relatively small space is appropriate. Staff notes, however, that the site elements shown in the renderings do not appear to be part of an integrated site design strategy and do not appear to have relationship to the building façade or present a coordinated design response. Staff recommends a condition to modify the entry sequence layout and materials to relate to the building at ground level and to relate to an integrated site design strategy. **DC1-B-1. Access Location and Design, PL3-A-4. Ensemble of Elements, CS2-A-1. Sense of Place, CS2-B-3. Character of Open Space**
- b. Staff recommends approval of the development of a cohesive streetscape planting plan that links the Washington Irving part of the site to the development of the new building. **DC3-C-1. Reinforce Existing Open Space**
- c. South courtyard: Staff generally approval recommends approval of the refinements made to the layout of the south courtyard, creating major and minor spaces for gathering and a variety of resident uses. **DC3-1-a. Ground Level Open Space, PL1-C-1. Selecting Activity Areas, PL1-A-1. Enhancing Open Space, DC3-B-1. Meeting User Needs**
 - i. Staff recommends a condition to create better physical and visual connections and access to the courtyard. Improvements to access from the lobby is noted above. To add access to the east side of the space, Staff recommends a condition to add a door from the interior to the east side of the courtyard (in the area of the bike room) to the courtyard. Staff also recommends a condition to modify the design to provide a transparent door between the hallway and the exterior courtyard for visual connectivity and ease of use. **DC1-A-4. Views and Connections**
 - ii. Staff recommends a condition to modify the courtyard to add seating, paving, and other permanently installed elements that result in a cohesive design

- concept and relate to the main entry design. **DC3-C-2. Amenities/ Features, DC4-D-2. Hardscape Materials**
- iii. A fence (or wall) is indicated at the west edge of the courtyard in the site plans but is not shown in any elevations or renderings. As this will be a very visible element along the streetscape, Staff recommends a condition that the design be included in the site elements studies noted above for review. Staff notes that layout of this element, especially how it meets the building, will be important to consider and detail. Staff recommends a condition to design the fence or wall at the west edge of the courtyard to be highly transparent and create a visual connection to the streetscape. **DC3-1-a. Ground Level Open Space**
 - iv. The layout of the courtyard does not appear to take into account the overhang of decks above. Staff recommends a condition to show the extent of the overhead decks on the courtyard layout plan and modify the landscape plan as needed (shading, water availability, space for trees, etc.). **PL1-C-1. Selecting Activity Areas, DC4-D-3. Long Range Planning**
 - v. Staff recommends approval of use of the existing retaining wall, cut at a height to provide fall protection, along the south property line. Staff recommends a condition to design any fencing along the south property line to preserve views to the adjacent landmarked church. **CS2-D-2. Existing Site Features, CS2-B Adjacent Sites, Streets, and Open Spaces**
- d. North side of building: Staff recommends approval of the location of the driveway access between the new and existing buildings, which reduces the impact of the vehicle entry on the building façade. **DC1-B-1. Access Location and Design, DC1-2 Parking and Service Uses**
- i. Staff recommends approval of the gate is proposed at the driveway. Staff recommends a condition to set back the location of the gate away from the front façade to minimize the visual impacts from the street frontage, and to be visually transparent. **DC1-B-1. Access Location and Design, DC1-2 Parking and Service Uses**
 - ii. Staff notes that the small paved area against the Washington Irving on the north side of the drive appears very small. If the area is meant to be providing space for gathering, Staff suggests eliminating the small planting strip between the paved area and drive to provide a better usable space. This could be combined with the paved drive area. If the area is not meant for gathering, Staff suggests revising paving to planting bed. **DC3-B-1. Meeting User Needs, DC1-C-3. Multiple Uses**
- e. Uplighting is not allowed per Code and conflicts with Design Guidelines. Staff recommends a condition to revise all uplights to down lights or demonstrate the proposed shielded fixtures. **DC4-2-d. Lighting, DC4-C-2. Avoiding Glare**
- f. Staff notes that although permanent year-round irrigation is indicated on plans, this does not meet the intent of the Capitol Hill neighborhood sustainability guidelines. Locate landscape to minimize irrigation. Staff recommends a condition to revise planting areas, including bioretention, to be open to the sky. **CS1-5-b. Irrigation, DC4-D-3. Long Range Planning, PL2-3-b. Residential Entries**

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departure(s) 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 departure(s).

At the time of the RECOMMENDATION review, the following departure was requested:

1. **Reduction of parking access standards (23.54.030.G.1):** On two-way driveways less than 22 feet in width, the Code requires a minimum 10 foot width sight triangle on both sides of the driveway to be kept clear of any obstructions. The applicant proposes a 60% reduction of the sight triangle depth on the exiting side of the driveway, from 10 foot width to 4 foot width. The applicant proposes to add a pole mirror adjacent to the driveway, to provide safety due to limited sight lines.

Staff recommends approval of the requested departure. As the Washington Irving has no direct access along the south side of that building, locating the driveway as close as possible to its south side, between the old and new buildings, allows the new building to set back more than required at the south property line. The resulting setback at the south property line creates the opportunity for an active ground-level courtyard gathering space at the new building and also opens a view to the adjacent landmarked church to the south. Staff notes that with only 10 parking stalls on the project, driveway activity will likely be relatively infrequent. Staff recommends a condition to provide the design and detail for the mirror and mounting standard in the permit set and to design these items to be consistent with the overall design concept for the building and site.

The reduced sight triangle will help to further minimize the visual impact of the driveway on the street frontage, will allow for increased setback with gathering space at the south property line, and maximize views to the historic landmark to the south.

Subject to the condition, the proposal will better meet the intent of Design Guidelines **DC1-C-2. Visual Impacts, DC1-B Vehicular Access and Circulation**

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by 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:

CS1-1 Energy Choices

CS1-1-a. Influence the Building Form: Consider how opportunities to provide and integrate high performance, regenerative design opportunities such as external direct heating/cooling systems and renewable energy generation, individual meters for each residential unit, and public sharing of energy can influence the building form. When possible, include sustainability measures/energy use that can be viewed from the public realm.

CS1-1-b. Site Configuration: Take advantage of site configuration to invest in new technologies to harvest onsite energy beyond minimum code requirements. Suggestions: photovoltaic arrays, wastewater heat recovery (plumbing heat waste), reverse cycle chiller to harvest heat energy from below-grade garage levels.

CS1-2 Sunlight, Shade and Natural Ventilation

CS1-2-a. Passive Ventilation: Provide passive ventilation through operable windows (in both residential units and commercial spaces) to reduce the need for mechanical ventilation, where possible.

CS1-2-b. Consider Interior Spaces: Encourage louvers, projecting sunshades, or other design details that provide shading (to reduce solar heat gain) while still optimizing daylight for interior spaces.

CS1-3 Topography

CS1-3-a. Step Facades: Respond to local topography with stepping facades or floorplates so that commercial and/or shared residential entrances and ground floors roughly match the street grade.

CS1-3-b. Pedestrian Amenities: Include pedestrian amenities and open space that provide respite, such as seating, in areas adjacent to the public realm along steep slopes.

CS1-4 Plants and Habitat

CS1-4-a. Wildlife Corridors: Enhance urban wildlife corridors by creating new habitat and/ or preserving or expanding existing habitats for insects and birds through design and plantings for green roofs, walls, and gardens.

CS1-4-b. Enhance Habitat: Encourage the use of pollinator friendly and other native/naturally growing plant species to enhance habitat for birds and insects. Use vertical layers of plants to provide habitat for a variety of species.

CS1-4-c. Landscape Variation: Encourage the use of diverse planting palettes to create variety in landscapes at the block and neighborhood level.

CS1-4-d. Natural Wood: Consider opportunities to incorporate natural wood elements such as snags and nurse logs, which provide habitat to invertebrates, into landscape design.

CS1-4-e. Tree Canopy: Maximize preservation of the area's existing tree canopy. Encourage the integration of any exceptional trees or heritage trees, or other mature plantings, into the project design. Mature street trees have a high value to the neighborhood. Protect the health and longevity of existing mature street trees when designing the footprint of a new building.

CS1-5 Water Features

CS1-5-a. Sustainability: Consider sustainable design opportunities such as shared water systems for rainwater harvesting, greywater reuse, and blackwater processing/reuse. Reduce flows into the municipal stormwater system through stormwater management, green roofs and walls, and swales. Consider other functional solutions for sustainable water reuse and/or drainage that work well with the neighborhood's soil condition and topography.

CS1-5-b. Irrigation: Design landscapes that reduce potable water use for irrigation such as via the following strategies:

- Reuse captured stormwater, greywater, HVAC blowdown or condensate for irrigation.
- Specify plants, soils, and other features to be self-sustaining with natural precipitation only.

- Design planting zones so that plantings no longer require irrigation once established.

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:

CS2-1 Sense of Place; Distinctive Streets: New buildings should support and enhance distinct corridors, nodes, open spaces, and places as they continue to grow. Buildings along distinct corridors should reinforce and activate the street edge. Buildings should also incorporate pedestrian scale materials, modulation, and façade detailing at the street level. The following design guidelines apply to all buildings along the respective street:

CS2-1-a. Broadway: Broadway, the largest and longest retail corridor in the CHUCV, includes smaller storefronts as well as larger-scale buildings of Seattle Central College. Broadway's 80-foot wide right-of-way accommodates transit, vehicles, bikes, and pedestrians. The gap created by light rail station construction weakened the corridor, but new development will return Broadway to a more continuous retail and pedestrian experience.

- Reinforce the character of Broadway as one of Capitol Hill's most prominent and vibrant shopping and public main streets. Encourage the design of pedestrian scaled, intimate storefronts on facades facing Broadway.
- Consider active pedestrian transition areas between the street level building façade and sidewalk for outdoor café seating and walk-up windows.
- Enhance visual connections and pedestrian flows to and from the Capitol Hill light rail station as well as the Seattle Central College campus.

CS2-1-b. 12th Avenue: 12th Avenue is the only retail corridor within the CHUCV that is not a designated principal pedestrian street. Thus, more residential uses occur at street level than in other corridors. Commercial zoning and retail activity end just north of Denny Way, and the street quickly assumes a residential character. The 12th Avenue Arts development, just outside the CHUCV, has brought new affordable housing, retail and cultural uses to the corridor, and created strong connection to the more prominent retail corridor on E Pine Street.

- Enhance the character and pedestrian experience along 12th Ave as it evolves into a mixed-use corridor between E Denny Way and E Olive St.

CS2-1-c: 15th Avenue Corridor: 15th Avenue E is known for its lively mix of locally-owned businesses, larger format grocery stores that serve multiple neighborhoods, and the Kaiser Permanente campus. Despite the street's narrow sidewalks, many businesses have outside seating or displays that add vitality to the street.

- Encourage façade detailing at the street level that contributes to the street's existing intimate retail character and variety of pedestrian scaled storefronts.
- Consider design approaches that visually integrate the street level façade with existing buildings. Use upper level setbacks to reinforce the street-scale retail character.
- Improve the walkability along 15th Ave while maintaining the street's positive intimate pedestrian character.
- On half block or full block developments break up long facades to avoid a monolithic presence and to add to the existing character of the corridor.
- Enhance visual connections and pedestrian flows to and through the Kaiser Permanente campus.

CS2-1-d. E John Street/E Olive Way Corridor: John Street/E Olive Way is a major east/west link between CHUCV, downtown and South Lake Union. The sloping, curving corridor is dotted with older buildings housing eclectic small-scale retail and restaurants, as well as newer, taller mixed-use buildings. The topography of the corridor offers views from the public right-of-way of downtown, Puget Sound, and the Olympic Mountains.

- Emphasize Olive Way as a commercial corridor and gateway to the neighborhood from Downtown.
- Encourage better east/west connections for pedestrians traveling to and from the Capitol Hill light rail station between Broadway and 15th Ave E.
- Encourage street level commercial activity and the addition of pedestrian amenities along the street edge between 13th Ave and 15th Ave.
- Enhance the walkability between Melrose Ave and Broadway with the addition of accessible open space and pedestrian amenities along this distinctive curving street edge.

CS2-1-e. E Madison Street: E Madison Street is a major retail and transit corridor. These three blocks within the CHUCV represents the highest elevation along the corridor as well as a break in the principal pedestrian street designation. This short stretch includes the iconic, green-built Bullitt Center, the revitalized McGilvra Place, two grocery stores (Trader Joe’s and Central Co-op), both pedestrian and auto-oriented retail, and a radio tower.

- Encourage a pedestrian orientation to complement adjacent blocks.
- Explore ways to celebrate this high point on Madison Street.

CS2-1-f. Melrose Avenue: Recognize and reinforce Melrose Avenue as the “front porch” of Capitol Hill. Encourage the addition of open space, bicycle, and pedestrian amenities along the street edge, and strengthen pedestrian connections to other parts of Capitol Hill and adjacent neighborhoods.

CS2-1-g. Neighborhood Nodes: Recognize and strengthen the small neighborhood commercial areas located at Summit Ave. E and E Mercer Street, and at Bellevue Ave and Bellevue Place which bring a unique sense of place to the large residential quarter.

CS2-2 Response to Different Streets: For buildings that are either located on a corner site or span the full block and “front” on two or more streets, each street frontage should receive individual and detailed site planning and architectural design treatments that complement any positive, respective, established streetscape character.

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:

CS3-1 Fitting Old and New Together

CS3-1-a. Reference Character Buildings: In areas with observable patterns of traditional materials and architectural styles, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures.

CS3-1-b. Block and Neighborhood: Foster the eclectic mix of architectural design and forms on the block and throughout the neighborhood. Encourage the use of new architectural concepts, as they emerge.

CS3-2 Placemaking: The Capitol Hill Neighborhood is a designated arts and cultural district. Art and culture should reflect the local history and values of the neighborhood and should be well integrated with future developments. Art should be designed for human delight and the celebration of culture, spirit, and place appropriate to its function. Capitol Hill strongly values the intact and positive examples of its physical heritage.

CS3-2-a. Street-Facing Spaces: Encourage and support street-facing cultural open and indoor spaces to provide flexible spaces for art performances and art installations and increase interaction with the street.

CS3-2-b. Art Integration: Encourage the integration of art into the building design and associated open space.

CS3-2-c. Design Concept: Consider engaging with a local artists or arts organization to develop a design concept rooted in the culture of Capitol Hill.

CS3-3 Historical and Cultural References

CS3-3-a. Preservation: Where possible, preserve and incorporate existing historical elements and character structures into project design, such as sites along Capitol Hill's commercial corridors, near designated landmarks, adjacent to notable Anhalt buildings or locations bordering the Harvard Belmont Historic District.

CS3-3-b. Tell the Story: Include interpretation (through visual art, signage, exhibits etc.) that tells the story of the neighborhood’s history and culture to the general public in engaging ways.

CS3-3-c. Cultural Elements: Encourage the incorporation of historic and current cultural elements that express and explain how the neighborhood has transitioned over time including, but not limited to, LGBTQ community, Arts District, and EcoDistrict priorities.

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:

PL1-1 Enhancing Open Space

PL1-1-a. Parks: Design buildings facing a park or P-patch to enliven and enhance the safety of the open space. Orient entries, windows, balconies, decks and other amenity spaces to face the park. Design buildings facing Cal Anderson Park with active street level uses to support and reinforce its role as the “front yard” and civic square for Capitol Hill.

PL1-1-b. Right-of-way – Enhance open space connections

1. Greening: Create small pocket gardens within the adjacent street right-of-way (ROW) to enhance and energize the pedestrian experience. Consider locations that may be appropriate for growing food, serve an ecological function, or enhance any adjacent habitat corridors.
2. Design sidewalk ROW and private space adjacent to the ROW to prioritize both pedestrian circulation (comfort and safety), and environmental sustainability. Use planters, seating, and landscape to provide an inviting, attractive, and safe streetscape for pedestrians while ensuring adequate space for pedestrian circulation. Special attention should be paid to Summit and Belmont (from E. Olive St. to E. Howell St.), on Bellevue (from E Loretta Place to E Harrison Street) and along the Melrose Promenade.

PL1-2 Adding to Public Life

PL1-2-a. Street Wall: Maintain a continuous street wall along retail corridors to contribute to the area’s pedestrian-oriented, urban character. Minor variations in the street wall such as recessed entries and inset window bays are acceptable if they help contribute to the pedestrian scale.

PL1-2-b. Open Spaces: On major retail streets, locate any large open spaces in the interior of the block, where it would not disrupt the continuity of retail street frontages and maintain the desired intensity of commercial activity in the area. Provide clear visual access to the interior open space from the public sidewalk.

PL1-3 Walkways and Connections

PL1-3-a. Through block connections: On large project sites, consider using pedestrian connections to break up longer blocks and provide enhanced connectivity, particularly on sites near key public parks, the light rail station, or intersections where the street grid shifts. Use through-block pedestrian connections to add more permeability to retail corridors along 15th Ave E and Broadway. Design walkways with minimal grade changes and line the walkways with retail/business spaces, where possible.

PL1-3-b. Pedestrian Volumes: Provide ample pedestrian space along retail corridors and key pedestrian corridors that provide access to light rail facilities and the downtown core, such as E Olive Way, E John St., and E Denny Way. Use minor voluntary ground-level setbacks, structural setbacks, building overhangs, and high-quality hardscape finishes at the pedestrian level to ensure adequate space and durability for pedestrians, while maintaining the street wall and providing adequate space for sidewalk amenities that contribute to public life.

PL1-3-c. Pedestrian Amenities:

1. Enhance the quality of the pedestrian environment through art and other placemaking features. Art should interpret or acknowledge specific ecological aspects of the site or location, provide site-specific wayfinding or “centering the viewer”, provide a greater understanding of where the person is standing, and/or intend to delight passers-by and celebrate Capitol Hill’s culture and spirit.
2. Provide functional pedestrian amenities such as benches (that enrich and enhance pedestrian flows). Amenities should be frequent and spaced at similar intervals as street trees. Where street trees are not possible due to underground

utilities, benches and planters should be provided. Right-of-way improvements should be consistent with all City standards and reviews.

PL1-4 Outdoor Uses and Activities: Design any larger ground-level open spaces adjacent to the sidewalks for informal community events and gatherings, including: temporary art installations, live music and dance performances by community and social organizations, as well as independent artists. Provide features and amenities necessary to ensure that spaces are versatile and functional, such as power outlets, flexible seating, sight lines, acoustic materials, and community poster or bulletin boards. Site spaces to allow visibility from the sidewalk without impeding pedestrian flow.

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:

PL2-1 Universal Access: Design the public realm and shared private spaces to encourage intergenerational use and maximize accessibility for all people regardless of ability, background, age, and socioeconomic class. Incorporate universal design strategies to ensure that the common realm is accessible to all. Walkways should include adequate lighting, slip-resistant

hardscape finishes, and terraces, benches, and other places of respite for pedestrians. This is especially important near light rail stations, in steeply-sloped areas, and along Denny, John, and other pedestrian corridors that connect to major employment centers.

PL2-2 Inclusive Neighborhood: Consider design features that visibly represent and promote the neighborhood's LGBT+ culture and identity, contribute to a more welcoming, supportive, and safe public realm, and remind everyone that Capitol Hill is an inclusive neighborhood.

PL2-3 Weather Protection

PL2-3-a. Sidewalk Coverage: When providing overhead weather protection, ensure the waterproof covering extends far enough over the sidewalk to provide adequate protection for pedestrian activity. Provide backslopes, drip edges and/or gutters to prevent rain runoff onto the middle of the sidewalk. Weather protection should extend all the way to the building edge without a gap between the coverage and the facade. In order to provide adequate protection from wind-driven rain, the lower edge of the overhead weather protection should be no more than 15 feet above the sidewalk.

PL2-3-b. Residential Entries: On less intense commercial streets, focus overhead weather protection around residential entries. Extend from the building far enough to provide shelter for 4-6 people to comfortably gather near common building entries.

PL2-3-c. Tree Canopy: Where narrow sidewalks create conflict between providing weather protection and tree canopy, indent canopy portions at trees. Prioritize tree canopy retention and new large tree plantings over full width weather protection that would impact or eliminate trees.

PL2-3-d. Green Roofs: In areas with good access to sunlight, consider using canopies as an opportunity to provide green roofs.

PL2-3-e. Operable Awnings: Optionally, consider using operable/retractable, but still durable, awnings that can be removed or reduced in good weather to allow greater sunlight to the street.

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:

PL3-1 Entries

PL3-1-a. Commercial Areas: In pedestrian-oriented commercial areas, provide frequent entrances, coupled entries, or other demarcation at regular intervals of 25-30 feet, to accommodate and encourage smaller retailers, community-oriented businesses, and flexible uses over time. Consider features such as shallow recesses at entries to add depth and pedestrian variety.

PL3-1-b. Residential Buildings: Identifiable common entries to residential buildings: Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating.

PL3-1-c. Ground-Floor Units: Individual entries to ground-related housing units:

1. Provide exterior access to all ground-floor residential units. This interior/exterior connection should occur frequently with entrances coupled or placed at regular intervals. Slightly raised stoops with direct entries to the street are preferred, particularly when alternate entries provide ADA accessibility.
2. Define entries to individual units with physical “threshold” features such as a canopy, fin walls, landscape, lighting, railings and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private.

PL3-2 Residential Edges

PL3-2-a. Ground-Floor Units: Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk. Avoid tall fences,

fully obscuring barriers, and large setbacks (greater than 15 feet) that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.

PL3-2-b. Windows: Provide operable windows for ground-level units. Locate windows and/or translucent glass so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space. Create a layered transition using landscape or window treatments to prevent direct eye contact between pedestrians and residents in interior spaces, while still ensuring adequate natural lighting into units. Window shades that raise from the bottom and windows that open at the top are encouraged.

PL3-2-c. Outdoor Spaces: Provide stoops, porches, patios, and balconies to create opportunities for social interaction among residents and neighbors, particularly along the street-edge. Private outdoor spaces should be large enough to accommodate seating for 2-4 people, and clearly delineated using landscape. This space should be at the same level as the interior of the unit where feasible and should be designed for some privacy from adjacent units. Where possible, raise outdoor spaces slightly above sidewalk level.

PL3-3 Live/Work Edges: Design live-work units to provide truly flexible space that can successfully accommodate different commercial uses over time.

PL3-3-a. Arts-Relation Use: Support future arts-related use, such as artist studios, by providing arts-friendly features such as wall-sized operable/garage doors and high ceilings at the ground level.

PL3-3-b. Location: Where possible, locate live-work units on side streets, mid-block passages, and alleys, not on major pedestrian or retail corridors.

PL3-3-c. Privacy Screening: Consider including some level of adaptive privacy screening, such as landscape tubs, window films and window shades that raise from the bottom, while still emphasizing the high transparency and commercial needs of these spaces.

PL3-4 Retail Edges

PL3-4-a. Permeable storefronts: Design the ground floor retail edge to enhance street level activity and promote social mixing. Features may include large operable windows and doors, outdoor dining, and artistic detailing that provides visual interest. Design spaces to function year-round, including during the summertime when windows and doors will be open fairly frequently. Use clear/un-tinted glass, preserve oblique sightlines into retail spaces, and minimize mullions and the height of any stem walls. Consider setting the height of canopies at approximately 10 feet.

PL3-4-b. Highly-Individualized: Design retail frontages to contribute to the small-scale, pedestrian-oriented character of Capitol Hill retail. Provide an architectural framework that tenants can personalize and individualize with custom signs, window treatments, and programming. Use a variety of materials and architectural features to break up individual spaces while maintaining transparency.

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.

Capitol Hill Supplemental Guidance:

PL4-1 Connections to All Modes: For buildings along corridors that provide direct pedestrian access to light rail station entries and other key transit access points - including: Broadway, 15th, E John St, E Olive St, E Denny Way, E Howell St, E Nagle Place, and 10th Ave E below Thomas – locate primary entries to conveniently access transit and consider that secondary entries may also be required to maximize pedestrian access to transit.

PL4-2 Planning Ahead for Bicyclists

PL4-2-a. Bicycle Parking: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle parking should be plentiful and should be an approved design from the Seattle Department of Transportation’s bike parking program. The bicycle racks and bike share hardscape areas may also be an opportunity for placemaking, such as having a uniform color within the Capitol Hill EcoDistrict or Arts District, or having distinctive place names or references designed into them.

PL4-2-b. Parking Location: Locate short-term parking bike racks and bike share hardscape areas near the intended uses, but maintain clear pedestrian movement along desire lines, and maximize sidewalk activation opportunities along the storefronts. Locate bike racks within sight lines of front doors, windows, or areas with visual security. In areas where bicycle parking is anticipated to be high, consider whether an on-street bike rack or corral may be 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:

DC1-1 Location and Design of Uses

DC1-1-a. Flexibility: Maximize flexibility over the building's life, for all street-level spaces in commercial or residential use. Design space to accommodate either retail or arts and cultural uses, and different scales of tenants. For example: do not include structural or concrete stem walls or bulkheads protruding above grade level (which inhibit future modifications) along any sidewalk/street frontages.

DC1-2 Parking and Service Uses

DC1-2-a. Visual Impacts: When it is necessary to locate parking entrances and service uses on street frontages, or in highly visible locations, use artistic treatments (e.g.

murals or decorative metalwork on garage doors and adjacent walls) or lush landscape screening to reduce visual impacts. This is especially important in locations where commercial uses extend to streets with residential character (e.g. Nagle Place, Harvard Avenue E, 14th Avenue).

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:

DC2-1 Facades at Setbacks and Corners: Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally ‘wrap the corner’ of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.

DC2-2 Integrating Art: Use art to animate the pedestrian realm including blank walls, sidewalks, entrances, walkways, etc. Engage artists early in the design process to integrate art into the building design, rather than simply applying art onto a finished design. Consider themes and artists that represent the Capitol Hill community. See CS3.2, Placemaking, for additional guidance on integrating art into projects.

DC2-3 Secondary Architectural Features

DC2-3-a. Visual Depth and Interest: Projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable.

DC2-3-b. Fit with Neighboring Buildings: Selectively include design elements or proportions that reflect Capitol Hill’s historic character such as streetscape rhythm, historic parcel widths, fenestration patterns and/or material treatments.

DC2-4 Scale and Texture: Texture at Street Level: Emphasize pedestrian scale, durability, and texture at the street level based on positive local characteristics such as storefront mullion width and materiality, entrance details, and building materials with a handcrafted appearance. Building components that are small enough to hold such as brick, are desirable. Uniform facades composed of flush glass or large expanses of panels (metal, cement board, etc.), without the relief of frequent and highly-detailed entrances/framing treatments, detract from the desired human scale and texture at the street level.

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:

DC3-1 Open Space Uses and Accessibility

DC3-1-a. Ground Level Open Space: Consider providing multi-use open space (generous corner landscape treatments; courtyard entries) that can be viewed, used, and enjoyed from the adjacent sidewalk. Design ground level common open spaces, or certain portions of them, that are accessible to the broader community.

DC3-1-b. Residential Open Space: Include areas for multi-generational use and social interaction. Locate children’s play space to where they can be seen by guardians and incorporate seating areas for community members to congregate.

DC3-1-c. Healthy Open Space: Incorporate planting beds to grow food or other features that will support physical activity. Design landscapes to provide ecological and social benefits.

DC3-2 Design

DC3-2-a. Existing Open Space Patterns: When present in the project vicinity, reiterate any existing positive open space patterns characteristic of Capitol Hill such as large canopy street and yard trees, high bank front yards, and extra wide planting strips.

DC3-2-b. Public Realm Plans: For development adjacent to City-adopted or community-generated public realm plans (e.g. Neighborhood Green Street, Street Concept Plan, Melrose Promenade), the development should implement or support the identified public realm concept.

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:

DC4-1 Exterior Finish Materials: Consider each building as a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill.

DC4-1-a. Building Concept: Integrate exterior detailing and materials into the building concept by relating to the structural expression of the building, and/or intentionally expressing the joints and transitions of the building materials and components.

DC4-1-b. Quality: Choose traditional or modern materials that are durable, proven, high quality, maintainable, that employ or complement more traditional materials such as brick, cast stone, architectural stone, terracotta details.

DC4-1-c. Texture: Materials that have texture, pattern, or color and are attractive even when viewed up close or lend themselves to a high quality of detailing are encouraged.

DC4-1-d. Panels: If panels (cement, metal, etc.) are used, they should be carefully-detailed, well-designed and combined with other materials to provide patterns, scale, and visual interest, particularly on lower levels. If used, panels should be of sufficient thickness to prevent warping or deformations.

DC4-2 Sustainable and Environmental Choices

DC4-2-a. Salvage and Reuse: Maximize the reuse of nontoxic salvaged building materials. Consider de-construction if building(s) to be demolished contain high value reusable materials (e.g. tile, flooring, old growth beams). Reuse salvaged materials in the new development as visible building components.

DC4-2-b. Local and Regional Materials: Choose local or regional building and landscape materials to reduce transport energy when possible.

DC4-2-c. Bird Friendly Design: Employ bird friendly design strategies for the upper floors of buildings with extensive glass, such as decorative screens, or louvers, or patterns integrated into the glass to warn birds before they collide. Locate landscape carefully to not create reflected greenery which attracts/confuses birds.

DC4-2-d. Lighting: Use directional down-lighting and other dark-sky friendly lighting strategies to enhance the perception of safety and minimize light pollution. Avoid outdoor lighting with high blue light content or other attributes that could adversely affect wildlife behavior and reproduction. Use low-wattage, warm tone lighting wherever possible and diffuse exterior light to make it more consistent with the context.

DC4-2-e. Heat Island: Design the building and open space to reduce the urban heat island effect. Use roofing materials with a high solar reflectance index or install a vegetated roof. Minimize the area of asphalt, concrete, and other hardscape. When used, consider coatings and colorants to achieve a lighter colored surface. Integrate plantings into passive design strategies for the building, e.g. use large canopy deciduous trees or a vine covered trellis to shade and cool a south-facing facade.

DC4-3 Signage: In addition to all requirements found in the Sign Code, the following guidelines also apply.

DC4-3-a. Pedestrian Oriented: Design areas on the building façade for individual business signs that are pedestrian-oriented (generally 20 feet maximum above grade) and integrated with the design concept and architectural details.

DC4-3-b. Building Identification: Design building identification signs to be well-integrated with the building's architectural elements.

DC4-3-c. Tenants: Incorporate unique, hand-crafted tenant signs to add visual interest to the simple building form. Signage design and placement should be well integrated with the design and style of the structure. Signs should not appear mass-produced.

DC4-3-d. District Signage: Use signs to reinforce the unique identity of the Capitol Hill as an Arts District and an EcoDistrict. Consider including district-branded signs, on-site interpretive panels or art installations that connect the building/site to these districts.

DC4-4 Plant Materials and Hardscapes

DC4-4-a. Beneficial Plants: Use plant species that are suitable for site condition, climate, and design intent. Maximize the use of native and/or naturally growing (non-invasive) plants that are self-sustaining, low maintenance, drought and pest resistant, and durable in urban conditions. Encourage the use of pollinator plants and those that provide wildlife and avian habitat appropriate to the region. Avoid invasive species that may jeopardize local ecosystems, or species that require the use of petrochemical fertilizer or pesticides.

DC4-4-b. Diversity: Plant diversity provides resistance to insect and diseases pests. As a general guide for larger sites, plant not more than 10 percent of any species, no more

than 20 percent of any genus, and no more than 30 percent of any family. For smaller sites select species that contribute to plant diversity of the community.

RECOMMENDATIONS

The analysis summarized above was based on the design review packet uploaded on Friday, September 10, 2021. 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 departure are APPROVED with the following preliminary conditions:

1. Lower the stair tower parapets to reduce unneeded height. **DC2-A-2. Reducing Perceived Mass**
2. Increase screening of parking as seen from above (both from the structures to the east but also from the unit decks in this building). Ensure the screening strategy provides an integrated design approach, relating building and site massing elements. **DC2-A Massing, DC1-C-2. Visual Impacts**
3. Modify the design of the blank wall to provide year-round scale and interest along sidewalk (these studies should be an integral part of the Materials studies indicated below). Alternatively, revise the plantings in the bioretention planter to include taller plantings with evergreen and other year-round interest that will act as a vegetative screen. **DC2-B-2. Blank Walls, DC2-4 Scale and Texture**
4. Revise access to the south courtyard from the ground floor lobby to increase physical access to the courtyard. Provide at least half of the floor-to-ceiling windows along the southwest lobby wall and access doors to allow easy spill-out space from inside to outside. Grade the courtyard area to be level with the lobby for easy interior-exterior access. **DC3-A-1. Interior/Exterior Fit, DC1-A-2. Gathering Places, PL3-1-b. Residential Buildings**
5. Modify the design so the materials respond to nearby context, enhance the massing and design concept, and include integrated secondary detailing. **DC4-1-a. Building Concept**
6. Detail the brick (at cornices, lintels, corners, etc.), to highlight the construction of the material as opposed to being applied as a graphic. **DC4-1-a. Building Concept, CS3-1-a. Reference Character Buildings**
7. Remove the lap siding and use a material that responds to context and enhances the design concept. **DC2-C-3. Fit With Neighboring Buildings**
8. Modify the horizontal banding and include secondary architectural elements to achieve a cohesive design concept. Updates to secondary details should be included within the material revisions noted above. **DC2-C Secondary Architectural Features**
9. Revise the proportions of the windows (including shape, size and composition) so that windows on both volumes relate better visually to the context. **DC2-3-b. Fit with Neighboring Buildings**
10. Modify the decks to be integrated with the material palette and the other secondary architectural features. **DC2-C Secondary Architectural Features**
11. Modify the vents to have a refined shape, be visually minimized, and to be clad in a color/material that enhances the overall design concept. **DC2-B-1. Façade Composition**

12. Modify the material of the soffit to be clad in the same materials as the façade or the same material as the lobby ceiling. **DC2-C Secondary Architectural Features, PL3-A-4. Ensemble of Elements**
13. Modify the entry sequence layout and materials to relate to the building at ground level with an integrated site design strategy. **DC1-B-1. Access Location and Design, PL3-A-4. Ensemble of Elements**
14. Add a transparent door from the interior to the east side of the courtyard (in the area of the bike room) to the courtyard. **DC1-A-4. Views and Connections**
15. Modify the courtyard materials to show seating, paving, fences and other permanently installed elements that result in a cohesive design concept and relate to the main entry design. **DC3-C-2. Amenities/ Features, DC4-D-2. Hardscape Materials**
16. Design the fence or wall at the west edge of the courtyard to be highly transparent and create a visual connection to the streetscape. **DC3-1-a. Ground Level Open Space**
17. Show the extent of the overhead decks on the courtyard layout plan and modify the landscape plan as needed (shading, water availability, space for trees, etc.). **PL1-C-1. Selecting Activity Areas, DC4-D-3. Long Range Planning**
18. Design any fencing along the south property line to preserve views to the adjacent landmarked church. **CS2-D-2. Existing Site Features**
19. Design any gate proposed at the driveway to be set back from the façade to minimize the visual impacts from the street frontage, and to be visually transparent. **DC1-B-1. Access Location and Design, DC1-2 Parking and Service Uses**
20. Revise all uplights to down lights or demonstrate the proposed shielded fixtures. **DC4-2-d. Lighting, DC4-C-2. Avoiding Glare**
21. Relocate landscaping so that all planting areas are open to the sky. **CS1-5-b. Irrigation, DC4-D-3. Long Range Planning**
22. Provide a detail for the mirror and mounting standard to be used at the reduced sight triangle at the driveway to ensure it is designed to be consistent with the overall design concept for the building and site. **DC1-C-2. Visual Impacts, DC1-B Vehicular Access and Circulation**