



**RECOMMENDATION OF THE  
EAST DESIGN REVIEW BOARD**

Record Number: 3041005-LU

Address: 416 15<sup>th</sup> Ave E.

Applicant: Jodi Patterson O'Hare

Date of Meeting: September 11, 2024

Board Members Present: Gina Gage, Chair  
Akhil Arun  
Joe Reilly

Board Members Absent: Emily van Geldern  
Jacob Cosman

SDCI Staff Present: Theresa Neylon, Senior Land Use Planner

**SITE & VICINITY**

**Site Zone:** Neighborhood Commercial 2 with a Pedestrian designation and 55 foot height limit [NC2P-55 (M)]

**Nearby Zones:** (North) NC2P-55 (M)  
(East) Neighborhood Residential 3 [NR3]  
(South) NC2P-55 (M)  
(West) NC2P-55 (M)

**Lot Area:** 38,145 sq. ft.

**Current Development:**

The subject site, located on the southeast corner of 15<sup>th</sup> Ave E and E Republican St in the Capitol Hill neighborhood, occupies most of the west half of the block and is adjacent to an early 20<sup>th</sup> century brick building that was originally a fire station, currently used as for retail and an architectural office, located to the south. The subject site comprises two existing tax parcels with a two-story retail store built in 1904, a single-story masonry grocery store built in 1944, and a surface parking lot. 15 trees are currently located on the site, including one Tier 2 Hornbeam tree near the north property line. Rectangular in shape the site descends west to southeast approximately six feet. Vehicular access occurs from 15<sup>th</sup> Ave E., Republican St. East, and the alley that forms the east boundary.



**Surrounding Development and Neighborhood Character:**

Single-family residences are located to the east and a multifamily residential building to the southeast. 15th Ave E, a minor arterial which provides north-south circulation through the neighborhood, is flanked by low rise and small retail businesses and dining establishments. The blocks to the east and west are primarily developed with single-family homes as well as low rise multifamily residential structures.

15th Ave E maintains a commercial character. Low- and mid-rise commercial structures, medical facilities, and restaurants form a strong street wall with abundant glazing and awnings at the pedestrian level. Masonry materials are prevalent with rhythmic fenestration patterns extending to the upper stories. There is a transition to a residential character in the blocks to the east. Architectural styles in the vicinity include older twentieth century along with some mid-century and contemporary. Many of the smaller commercial structures along 15th Ave E were constructed in the early 1900s. The west half of the block was rezoned from Neighborhood Commercial 2P-40 to Neighborhood Commercial 2P-55 (M) on April 19, 2019. Multiple projects in the vicinity are currently in review or under construction for proposed development including 301 15th Ave E, 1410 E John St, and 523 15th Ave E.

**Environmentally Critical Areas:**

There are no mapped environmentally critical areas on the subject site.

**PROJECT DESCRIPTION**

Land use application to allow a 6-story, 172-unit apartment building with retail. Parking for 102 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3040990-EG.

Vehicle access is proposed from the alley to the east. Pedestrian access is proposed from 15th Ave E and E Republican St.

The design packet includes information presented at the meeting, and is available online by entering the record number (3041005-LU) at this website:

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

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

**EARLY DESIGN GUIDANCE – OCTOBER 11, 2023 (Revised November 2, 2023 - revisions underlined)****PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Supported the preferred option, with thoughtful attention to the ground floor and pedestrian experience that will augment the existing small-scale commercial uses along the street.
- Supported the plaza shown along 15th Ave and the voluntary setback along the south of property line along the historic fire station that provides breathing room for the commercial units and the mass of the building to be broken down into more relevant sizes.
- Supported stepped back of the massing at the alley, creating a friendlier scale building than what is there now.
- Supported development that appeared comparable to the Brix building in Capitol Hill.
- Supported departure for retaining Tier 2 tree, reflecting new tree legislation.

- Supported extra height to provide more housing; thought the extra height related the building to nearby institutional campus examples.
- Supported more housing in the neighborhood, especially affordable housing.
- Noted that the preferred option retains trees and develops streetscape character.
- Supported a design that creates a connection to the Fire House site.
- Supported residential intensive uses along the alley with homes facing the alley, which acts like a street in this neighborhood.
- Supported the path from 15th Ave to the alley.
- Although supported retaining the trees in the northeast corner, disagreed with the proposed additional height that will impact light, access, and increase noise for all of the residences on the east side of the alley; noted that a 6-story building out of scale with the neighborhood.
- Requested a second EDG meeting with further study and information related to the departure for extra height as the transition is meant to protect access to light and massing transition.
- Supported retaining tree but did not support departures, noting the applicant has not adequately demonstrated the protection of the tree will reduce development capacity.
- Requested a Code compliant version that retains the Tree.
- Noted that a 65 foot height building is out of scale with commercial and residential use; noted the only building at a 65 feet height or above is at the institutional building near E Thomas and E John.
- Asked Board to request additional studies at the zone transition and light and shading impact of additional height proposal.
- Requested a privacy study for window placements at the zone transition.
- Supported residential intensive use at the alley to promote 'eyes on the street' and supported townhouses accessed from the alley.
- Supported roof decks and amenities that face the alley for visual relief.
- Suggested the team consider moving east podium modulation to the south to reduce shading impacts to the east.
- Supported the through path along the south property line.
- Supported effort to retain urban tree canopy.
- Supported retaining the Tier 2 tree, retaining the landscaped transition to the Neighborhood Residential zone
- Supported a robust landscaped street edge.
- Supported the setback along the alley.
- Opposed to the 6 story building; requested the project adhere to zoning Code requirements to fit into neighborhood.
- Opposed to the 6 story building and the preferred 'S' massing option
- Noted the height is out of scale with neighborhood and is more aligned with the Kaiser campus; noted extra height will impact scale of single family residences to the east; not convinced that saving one tree should justify extra height.
- Suggested planting trees in proposed plaza on 15th Ave to offset any loss of trees.
- Suggested combining elements of all three massing options to conform to Code requirements, including:
  - height limits and setback at alley (encouraged activation of the alley),
  - the large plaza along 15th Ave to break up the retail façade, and
  - the setback at the south façade to create a pedestrian throughfare to enhance pedestrian-oriented feel of the neighborhood.

- Appreciated attention to detail especially at the rear of the building and alley.
- Noted that Options B and C offer best potential to activate the alley with welcome environment on all 4 side of building.
- Did not think Option C offers enough with tree protecting to justify extra height; height Code restriction are there for a reason, balancing the need for housing with the character of the neighborhood and the surroundings.
- Stated the departure request did not support adding height to building that will already be much larger than the surround existing context and did not support departure request for extra height.
- Concerned about safety at garage entrance at the alley and asked that the garage entry be relocated to the Republican St. frontage.
- Supported the preferred scheme.
- Supported saving the trees and constructing a thinner building with extra height to provide more density.
- Supported residential uses along alley.
- A nonprofit design office operates out of the historic fire house to the south of the site and they supported the proposed alternative because of thoughtful massing moves. They supported the step backs in the massing, especially in the south edge setback that may connect to the fire house front plaza and to the rear yard, which operate as community amenities and an informal food bank. They noted they are looking forward to additional activation and safety in these outdoor spaces.
- Supported reducing housing costs in Seattle.
- Supported specific aspects of the project like the residential uses on the alley.
- Did not support the departure for extra height as this does not adhere to Design Guideline CS2D, Zone Transitions.
- Suggested preserving trees on the north end of the alley edge by only widening alley on the south end.
- Noted that in the public comments there has been support for the S-scheme with five stories, with removal of the north trees, keeping the S-scheme's setbacks of 10 ft and 6 ft and townhouses on the alley; wondered if this compromise is possible.
- Opposed to the south pedestrian path and north setback, noting that it appears that the primary objective is to gain a 6th story, which will impact residences east of the alley already limited sunlight; commented that the project is out of proportion to the neighborhood.
- Noted the extra height was an issue for the neighboring properties.
- Concerned that the extra height would block light to the residences east of the alley.
- Commented that the layout of the southeast corner and the entrance from the alley to Harrison is very tight and visibility is a concern.

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

- Enthused about the ample setbacks to enhance the pedestrian experience.
- Stated the preferred scheme improves the alley, thus making it safer with the visible entry off Republican.
- Favored the set back and pass through on the south side by Fire Station 7 depicted in the preferred scheme.
- Concerned the proposed structure is too tall and oversized for the neighborhood, and risks ruining the neighborhood's charm and livability.

- Supported the preferred massing scheme as it retains the two Tier 2 trees; creates a great zone transition along E Republican St and the alley; moves parking below grade and activates the alley with residential uses; and includes additional space north of the old fire station, which is great for commercial activity and highlighting the historical structure.
- PPUNC, Capitol Hill's Land Use Review Committee, offered the following comments:
  - Supported the project and its innovative development approach and its requested departures.
  - Supported preservation of the Tier 2 Tree and the resulting increase in FAR, as this design resolution for this departure allows for a better transition to the adjacent NR3 Zone and allows for an atypical - and very welcome - robust landscape design opportunity along Republican Street.
  - Supported the setback from the residential zone departure due to its being on an alley and that the design team has proposed a ground level setback that is not required.
  - Encouraged flexibility as the applicant addresses the need for required overhead weather protection with the need for retail visibility and overall building character.
  - Excited about the setback along the southern façade adjacent to the historic fire station and the residential units accessed from the alley which will encourage greater pedestrian activity through the site.
- Favored an additional, voluntary setback in the alley 10ft all the way up the sky, plus additional 6ft for top stories.
- Observed that the immediate environment is dominated by low-rise structures which are mostly one- or two-stories tall.
- Supported the 10+6ft voluntary setbacks, and the alley townhouses.
- Concerned about the parking entrance impacting adjacent neighbors.
- Believed the balconies and rooftop terrace could be invasive to the neighbors' privacy and generate noise.
- Identified that one of the European Hornbeam trees marked for retention is diseased and likely won't survive major construction.
- Preferred the design alternative which has cutouts in the building mass that provide relief to the front and back of the building.
- Opined the proposed building height would not promote the concept of an urban village or contribute to the intimate retail character and pedestrian scale that currently exists on this block of 15th Ave E.
- Encouraged including trees and vegetation in setback areas.
- Suggested designing in the walkway on the south side of the project to not allow the retail to seep eastward into the neighborhood.
- Identified the walkway on the south side, setbacks, and residential entrances on the alley as positive features of Option 3 which protect trees and allow for landscaping that softens the building scale.
- Recommended minimizing the visual and shadow impacts of the 6th story through a setback along 15th Ave to create a penthouse terrace.
- Observed that the proposed development is at the edge of a dramatic zoning change with dramatic differences in height, bulk and scale.
- Anticipated this project will set a precedent for future development in the neighborhood.
- Identified design guidelines CS2D3, CS2D4, and CS2D5 to address height and bulk concerns at the zone edge.

- Questioned the need for the through-block connection.
- Preferred moving the rooftop deck to be moved as far to the west as possible and screened to minimize privacy impact the neighboring properties. (design guideline CS2D5)
- Stated the proposed departures do not meet the standards of better meeting the design guidelines, protecting trees, or maintaining development capacity.
- Suggested reducing commercial impacts on residential neighbors by restricting all commercial uses to the west.
- Pleased with the precedent images, brick materials, and references to the area's Tudor-style architecture.
- Requested the final design include sloped roof elements, avoid large planes in the building mass, and incorporate Indigenous Pacific Coast art.
- Asked if the ground floor includes retail or residential uses.
- Stated that having the alley pedestrian walkway right next to the trash and entrance to the parking garage is unfavorable.
- Felt that providing weather protection is more valuable than a broken-up façade.
- Considered favoring Option C with the following amendments: removing the Tier 2 tree on the northern boundary, adhering to the five-story maximum building height, endorse the inclusion of townhouses and the residential alley, and uphold the proposed 10-foot and 6-foot setbacks as outlined in Option C.

SDCI received non-design related comments concerning parking quantity, housing demand, zoning, building height calculations, density, property value, housing affordability, building use, permitting process, and utility infrastructure. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- A minimum 8' sidewalk, 6" curb, 5.5' planting strip with street trees, and 4' right-of-way setback are required on 15<sup>th</sup> Ave E, as shown in the design packet.
- SDOT supports formalizing the existing transit stop on 15th Ave E and will continue to work with the project on this through their Street Improvement Permit.
- A minimum 6' sidewalk, 6" curb, and 5.5' planting strip with street trees are required on E Republican St. SDOT supports realigning the curb along the project's E Republican St frontage to meet sidewalk, planting strip, and street tree requirements.
- SDOT supports vehicle and solid waste access from the alley.
- A Street Improvement Permit is required for the scope of work in the right-of-way.

Seattle Public Utilities offered the following comments:

- The project must submit the Solid Waste Storage and Access Checklist for Designers and site plans that detail solid waste storage and access.
- SPU generally supports detached compacted dumpsters for residential recycle and garbage staged in the alley. Detached compacted dumpsters require 24' overhead clearance, direct truck access, and level staging area.
- SPU requires turning studies that demonstrate trucks can collect detached compacted dumpsters with adequate clearance to protect private property.
- SPU highly encourages planning on-floor access to all three solid waste streams – garbage, compost, recycle.

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

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3040990-EG): <http://web6.seattle.gov/dpd/edms/>

Note: Christopher Bendix disclosed that the organization he works for has a contract with the architecture office on this project but he has no association with this project. Michael Cannon disclosed that he is a part owner of a unit across the street from the project site but does not live at that location. Both Board members noted these conditions would not bias their reviews of the project.

#### PRIORITIES & BOARD GUIDANCE

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

#### **1. Architecture: Massing**

- a. The Board unanimously supported the applicant's preferred massing, the 'S' Scheme (Option C), that was also generally supported by public commenters. The massing option provides major modulations at the upper levels on each of the long west and east façades, breaking down the building scale along street-facing frontage on 15<sup>th</sup> Ave as well as along the zone transition to the Neighborhood Residential along the alley. **CS2-D Height, Bulk, and Scale, CS2-C Relationship to the Block**
  - i. The Board supported the 10 foot setback along the south property line that provides space around the older Fire House structure on the adjacent site. **CS2-B Adjacent Sites, Streets, and Open Spaces**
  - ii. The Board supported the 2 foot setback at the alley at the ground level that widens the paved vehicle access. On the alley façade, they supported the 8 foot setback at the building's lower levels, as well as the additional 6 foot setback at the upper levels that steps the mass back at the zone transition (as shown on pages 54-55 of the EDG packet). **CS2-D-3. Zone Transitions**
  - iii. The Board discussed the setback at the northeast corner along Republican St where a Tier 2 and Tier 4 tree are proposed to be retained. The Board commented on the idea that this setback provides a zone transition, as noted in the EDG packet, observing that this setback would only be evident along the northern street edge. **CS2-D-3. Zone Transitions**
  - iv. The Board had concerns that adding a floor level (as proposed in the departure requests) negatively affected the overall development's ability to create an adequate massing transition at 15<sup>th</sup> Ave E and at the corner of 15<sup>th</sup> Ave E and E Republican St. **CS2-D Height, Bulk, and Scale, CS2-1-c: 15<sup>th</sup> Avenue Corridor, DC2-A Massing**
- b. The Board acknowledged that during the Master Use Permit (MUP) review, SDCI will determine whether the project can request the departures for extra height and Floor Area Ratio (FAR), related to retention of the Tier 2 tree. The Board gave guidance that could apply to various designs, depending on the SDCI determination and the applicant's choices. **CS2-D Height, Bulk, and Scale, CS2-D-3. Zone Transitions, CS2-1-c: 15<sup>th</sup> Avenue Corridor, DC2-A Massing**

- i. If the proposal is eligible for the design review departure for extra height and FAR, the Board requested the following information in the Recommendation packet:
  - I. Studies investigating a partial 6<sup>th</sup> story, using the extra height where most effective for the architectural expression. For example, potentially using the additional height to differentiate masses at specific locations.
  - II. Studies reducing the scale along the 15<sup>th</sup> Ave E frontage and at the corners where the height is most visible.
  - III. Studies of the northwest corner, focusing on visual impacts of additional height at this corner and the potential for using the mass to emphasize wayfinding. The Board discussed the massing at the corner of 15<sup>th</sup> Ave and Republican St location and discussed how the mass could provide wayfinding. They noted any study of extra height needed to be assessed for visual impacts at this corner, especially as it is viewed along the 15<sup>th</sup> Ave corridor. Staff notes that eye-level perspective views along the 15<sup>th</sup> Ave corridor, as well as from Republican St, will be helpful at the Recommendation phase to assess visual impacts if massing along the street frontages.
  - IV. Studies of other enhancements such as tree retention or additional landscaping at the ground level. As a suggestion, the Board noted that retaining more trees along the northeast portion of the alley would be an added neighborhood benefit.
- ii. If the proposal is not eligible for the design review departure for extra height and FAR, then the Board noted it was their preference to continue to preserve the trees at the north edge and shift the massing elsewhere on site, to emphasize the architectural expression, especially along 15<sup>th</sup> Ave E.
- iii. If the applicant modifies the design to remove the Tier 2 and 3 trees at the north property line, the Board requested that tree replacement occur somewhere else on the site.

## 2. Architecture: Layout

- a. The Board supported the setback along the south property line which effectively creates an additional 'corner' condition, creating activation of both building edges and providing extra visibility to the commercial unit. The Board recommended that access to the commercial unit at the corner should be provided on both the west and south facades to activate the open space.  
**CS2-1-c: 15<sup>th</sup> Avenue Corridor, CS2-C Relationship to the Block**
  - i. The Board supported the location of access to bike parking along the south façade that could activate the open space. They specifically supported direct access to a bike storage room on the ground level that would be convenient for residents' use. The Board discussed that the entry to the bike parking could also work if located off the Republican St frontage as this is adjacent to the neighborhood greenway. **PL4-2 Planning Ahead for Bicyclists**
- b. The Board supported the location of townhouses at the alley. Although they generally agreed that the double-height units reduced the feeling of being below ground, the Board did not support the below grade relationship as shown and encouraged the applicant to raise the level of the units to be on grade with the alley. The Board requested a study at the Recommendation phase of review showing how individual entrances to the townhomes along the alley could be provided to activate that frontage. **PL3-1-c. Ground-Floor Units, PL3-2 Residential Edges**



- i. The Board supported having an entry door on the alley for resident use but noted that visibility and wayfinding to the entry door should be enhanced as the design moves forward. **PL3-1-b. Residential Buildings**
- c. On the 15<sup>th</sup> Ave E façade, the Board encouraged the enhanced development of the commercial streetscape, including integration of the bus stop. The Board suggested integrating recessed entry doors at the commercial unit entries, as is typical of other commercial structures in the neighborhood. **CS2-1-c: 15<sup>th</sup> Avenue Corridor, PL3-4 Retail Edges**

### 3. Architecture: Secondary Architectural Features

- a. The Board supported providing overhead weather protection as an amenity for the pedestrian realm. They specifically supported overhead weather protection at the entries of commercial units and suggested incorporating recessed entries with design of overhead weather protection to enhance wayfinding. They also noted that sufficient overhead water protection should be included near the bus stop. **PL2-3 Weather Protection, CS2-1-c: 15<sup>th</sup> Avenue Corridor, DC2-3 Secondary Architectural Features, PL3-1-a. Commercial Areas**
- b. The Board suggested integrating a detail of depth at windows to increase texture on the facades that can help to reduce perception of bulk. **DC2-3 Secondary Architectural Features**

### 4. Site

- a. The Board supported the creation of public open space at the setback along the south property line, noting this would create a valuable open space resource for the neighborhood. **PL1-3 Walkways and Connections**
  - i. The Board expressed concern with potential safety issues at the southeast corner of the building, with a pedestrian path at a blind corner next to the parking garage entry. The Board recommended that the applicant study visibility at this location to ensure that safety for pedestrians is considered in the design. **DC1-B-1. Access Location and Design**
  - ii. The Board supported creating a relationship between the design of the pedestrian pass-through and the adjacent open spaces of the Fire House site. They specifically noted that reducing vertical screening and fencing could create more visual connections through these spaces and increase safety. **PL1-A-1. Enhancing Open Space, PL2-B Safety and Security**
- b. On the 15<sup>th</sup> Ave E façade, the Board encouraged the development of an enhanced streetscape design, including designing for safety, with amenities and overhead weather protection at the bus stop. The Board encouraged incorporating as many street trees as possible to enhance the pedestrian experience. **PL1-3 Walkways and Connections**
- c. The Board supported retaining the Tier 2 tree along the north property line. The Board noted general support for retaining mature trees wherever possible, and suggested retaining more of the mature trees along the northeast property edge, if feasible. The Board also commented that if the Tier 2 tree is removed, they encouraged replacement tree planting on the site. **CS1-4-e. Tree Canopy, CS1-D-1. On-Site Features**
- d. The Board requested that the applicant integrate street lighting along the 15<sup>th</sup> Ave E corridor with other aspects of the street façade and sidewalk furniture, to enhance the design of the overall redevelopment of the streetscape. **DC4-C-1. Functions**

### RECOMMENDATION MEETING— SEPTEMBER 11, 2024

#### PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supports basic design of the project and preservation of trees at the northeast corner of the site but do not support the departure requests for additional FAR or height as they do not appear to meet the four criteria (two eligibility and two discretionary) of the Code or the Design Guidelines.
- Supports the design as-is.

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

- Commends the consideration given to the alley side of the building.
- Appreciates the attention given to the retail spaces and the building face on 15th.
- Agrees that Option C is the best design alternative as it breaks up the building mass on both of its long sides.
- Loves the treatment of the south building face as it provides a publicly accessible thoroughfare and gives more space around the historic firehouse.
- Conflicts between alley traffic and pedestrians given the townhouse entrances on the rear of the proposed design and at the rear of the neighboring building are concerning.
- Advocates protecting pedestrian traffic on Harrison and Republican.
- Moving the parking entrance from the alley to Republican St and prioritize pedestrian traffic in the alley to minimize safety concerns and traffic congestion.
- Supports the townhouse entrances on the alley and encourages a more robust design treatment of the alley, such as a Dutch woonerf design incorporating landscaping, trees, lighting, or paving.
- Building beyond the allowable zoning capacity will reduce sunlight, exacerbate privacy issues, and increase the jarring zoning and height transition from commercial to residential.
- Plant replacement trees in a location with adequate sunlight.
- The existing context is dominated by low-rise structures only one- to two-stories tall and prefers a maximum four-story building height to minimize scale and shadow impacts.
- Commented that the height setbacks in the alley are beneficial due to the lack of a zone transition.
- Pleased by the design elements in the alley, including the ground-level building setback, loft unit windows and patios, and upper-level setbacks and cut-out, along with the northeast corner trees and green space.
- Unsupportive of the requested departure from the five-story height limit, citing sunlight, privacy, and zone transition impacts to adjacent buildings.
- Does not support the requested FAR and building height departure as it has not been demonstrated that the protection of the Tier 2 trees will reduce the total development capacity enough to justify the extra story, the trees do little to soften the residential/commercial transition, and the trees are unlikely to survive construction and reduced sunlight.
- The design guidelines require building and open space design to enhance areas where a strong identity exists, and the existing historic brick and architectural detailing present on 15th are not reflected in the proposed design.
- Place bicycle parking to be located on the project site adjacent to 15th Ave E or in the 15th Ave E right-of-way.
- Locate all commercial doorways on 15th Ave E and none on E Republican St to reduce the impact of commercial activity on the residential area to the east.
- The design guidelines emphasize sensitivity at zone edges, citing CS2D and CS2D4, and commented that the proposed increase in height and bulk is disrespectful of the existing context and inconsistent with the guidelines.

- Retain the Tier 2 trees in order to break up the massing, provide shade, add visual appeal, and provide avian habitat.
- Supports the increased building height, the setbacks along the firehouse, the alley on 5th, and the 6th floors, as well as setting back the building to retain the Tier 2 trees on Republican.
- Add more lighting in the alley.
- The building height will set a precedent for future development.
- Desires a revitalized streetscape with a lively and welcoming pedestrian environment.
- Provide an updated shadow study including graphics showing the shadow effect on both equinoxes and both solstices at during later times of day.
- The proposed residential use adjacent to the alley at the east margin of the site will ease the transition to the less dense NR zone across the alley.
- The trees on the second and sixth floors will be an asset.
- Use brick and wood along the retail areas and on the decks and recessed areas in the elevations.
- The centralized rooftop deck promotes privacy of the residents and neighbors.
- There are too many canopies along the streetscape, and it will be harder to see the retailers with all the new trees along 15th.

SDCI received non-design related comments concerning traffic congestion, alley use, right-of-way design, zoning code, the permitting process, public comment period, public meeting request, utility location, parking quantity, property value, density, housing demand, vagrancy, the tree protection code, tax exemption programs, project timeline, and future retail tenants. These comments are outside the scope of design review.

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

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#### PRIORITIES & BOARD RECOMMENDATIONS

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

#### **1. Architecture: Massing**

- a. The Board recommended approval of the building massing which responded well to EDG guidance. The Board appreciated the comparison views of a 5-story massing versus the applicant's requested 6-story massing. This illustrated the massing decision to step back the top two stories in response to the zone transition at the east property line. It should also reduce solar impacts on the adjacent properties. **CS2-D Height, Bulk, and Scale, CS3-1-a. Reference Character Buildings, CS2-D-3. Zone Transitions**
- b. The Board discussed whether there was a cohesive architectural design around the building as the rear facade does not have the modulations and attention to massing as the front west facade. The Board ultimately concurred that the two contrasting facade approaches were appropriate for the differing conditions of the street/commercial facade and the rear/residential facade. **DC2-B-1. Facade Composition, CS2-D-3. Zone Transitions**

## 2. Architecture: Streetscape and Ground Level

- a. The Board recommended approval of the street level design along the 15th Ave frontage that reflects neighborhood commercial context by incorporating a variety of sizes and scales in the commercial units. **CS2-1-c: 15<sup>th</sup> Avenue Corridor, PL3-4-b. Highly-Individualized, PL3-1-a. Commercial Areas**
  - i. The Board recommended approval of the inset doors at the commercial units, reflective of neighborhood context, to encourage active uses along the sidewalk. **PL3-C-3. Ancillary Activities**
  - ii. The Board recommended approval of the inclusion of operable storefront windows on the south façade of the southwest retail unit to activate the open space along the south setback. **PL3-4-a. Permeable storefronts, PL3-C-3. Ancillary Activities**
- b. The Board recommended approval of the proposed scale of the alley frontage, with a setback at ground level and the addition of entries to residential units. **PL3-2-a. Ground-Floor Units**

## 3. Architecture: Materials

- a. The Board recommended approval of the application of materials to the massing since EDG. They specifically recommend approval of the extensive use of brick along the pedestrian level that references context building in the commercial zone, as well as contributing human scale and texture. **DC4-1 Exterior Finish Materials, DC2-4 Scale and Texture**
  - i. The Board also recommend approval of the patterning of the brick material (shown on pages 26, 43, and 49) that adds interest and refines the scale of the façade. They also recommended approval of the brick detailing at the upper-level windows (shown on page 26) that creates depth and interest on the façade. **DC2-3 Secondary Architectural Features, DC4-1 Exterior Finish Materials**
- b. The Board recommended approval of the wood storefronts that add texture and context references. **DC2-4 Scale and Texture**
- c. The Board recommended approval of the use of fiber cement plank, lap and panel siding on the rear façade that responds to the context of the adjacent residential uses. **DC2 Architectural Concept, DC4-1 Exterior Finish Materials**

## 4. Site

- a. The Board recommended its approvals of the retention of the two trees at the north property line as a benefit along the Republican St pedestrian realm and of the inclusion of trees along the east property line at the ground level, the podium level and at level 5 terraces (as shown on pages 72 and 74 of the Recommendation packet) that aid in creating a softened, layered edge at the zone transition. **PL1-A-1. Enhancing Open Space, CS2-D-3. Zone Transitions**
- b. The Board recommended approval of the courtyard around the residential entry, especially as envisioned to be used as spill out space for the two adjacent commercial units (shown on page 49). **PL3-A-1. Design Objectives, PL3-C-3. Ancillary Activities, PL3-4-a. Permeable storefronts**
- c. Although the landscape development of the Station 7 site (south of the project site) is not included in this proposal, the Board strongly supported the development of connecting the open spaces to activate the uses on both lots. They recommended approval of developing the paved patio space at the southwest corner of the project site to be able to connect on level with the Station 7 site as illustrated on pages 52-52. They recommend approval of a connection to the

east side of the pass-through ramp to create access to the Station 7 rear yard as shown on page 52. **DC3-B-3. Connections to Other Open Space**

- d. For the pass-through path located at the south setback, the Board wanted assurance that the gates to the pass-through would remain open to allow public usage. They recommended approval of both the main gate as well as a 'pedestrian' gate (needed for egress) to be open during typical business hours so that general use of the path would be available to general use. **PL1-3-a. Through block connections, PL2 Walkability**
- e. The Board noted that pedestrian use of the alley should be enhanced but encouraged the applicant to ensure that lighting and signage would avoid glare to adjacent lower density residential lots. **PL2 Walkability, DC4-C-2. Avoiding Glare**

#### **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendations on the requested departures were based on the departure's potential to help the project better meet these design guideline priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the Recommendation meeting, the following departures were requested:

1. **Reduction of Overhead Weather protection (SMC 23.47A.008.C.4.):** The Code requires that overhead weather protection shall have a minimum width of 6 feet along at least 60 percent of the street frontage on a principal pedestrian street. The applicant proposes reducing the percentage of Code-compliant width overhead weather protection to 45 percent of the street-facing façade.

The Board indicated support for the departure, noting the variation in canopies shown responded to the variety of storefront types of the commercial units and would aid in to providing sunlight at the storefronts.

The Board recommended approval of the departure because the resulting design better meets the intent of Design Guidelines **CS2-1-c: 15<sup>th</sup> Avenue Corridor** and **CS3 Architectural Context and Character**.

2. **Reduction of parking space size requirements (23.54.030.B.1.b.):** The Code requires that if there are more than five parking spaces provided for Residential uses, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The applicant proposes a reduction in the percentage of medium parking spaces to 48 percent.

The Board indicated support for the departures as the overall project benefits with more ground space for trees at the northeast corner of the site and additional setback at alley.

The Board recommended approval of the departure because the resulting design better meets the intent of Design Guidelines **CS2-D-3. Zone Transitions, DC2-D-2. Texture, and DC3-2-a. Existing Open Space Patterns**.

3. **Additional FAR for retaining an Exceptional (Tier 2) tree (SMC 23.41.012.B.10.b.):** The Code allows up to an additional 0.5 FAR may be granted if the applicant demonstrates that the

departure is needed to protect an Exceptional (Tier 2) tree and that avoiding development in the tree protection area will reduce the total development capacity of the site.

The applicant proposes retaining a Tier 2 tree near the north property line and increasing FAR by 0.45.

The Board indicated the additional FAR created a successful transition that steps down the building mass at the zone transition along the rear property line. The Board also supported the significant recess of building around the two trees to remain along the Republican St frontage, creating an appropriate transition for the pedestrian experience to the lower density zone. The Board recommended approval of Departure 3 because the resulting design better meets the intent of Design Guidelines **CS2-D-3. Zone Transitions**, **DC2-D-2. Texture**, and **DC3-2-a. Existing Open Space Patterns**.

4. **Additional height for retaining an Exceptional (Tier 2) tree (SMC 23.41.012.B.11.f.):** The Code allows up to an additional 10 feet height may be granted if the applicant demonstrates that the departure is needed to protect an Exceptional (Tier 2) tree and that avoiding development in the tree protection area will reduce the total development capacity of the site. The applicant proposes retaining a Tier 2 tree near the north property line and increasing allowable height by 10 feet.

The Board indicated the additional height created a successful transition that steps down the building mass at the zone transition along the rear property line. The Board also supported the significant recess of building around the two trees to remain along the Republican St frontage, creating an appropriate transition for the pedestrian experience to the lower density zone.

The Board recommended approval of Departure 4 because the resulting design better meets the intent of Design Guidelines **CS2-D-3. Zone Transitions**, **DC2-D-2. Texture**, and **DC3-2-a. Existing Open Space Patterns**.

### **DESIGN REVIEW GUIDELINES**

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

<b>CONTEXT &amp; SITE</b>
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<b>CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.</b>
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**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. 12<sup>th</sup> 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: 15<sup>th</sup> 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.

## **BOARD RECOMMENDATIONS**

The recommendations summarized above were based on the design review packet dated September 11, 2024 and the materials shown and verbally described by the applicant at the September 11, 2024, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures with no conditions.