Housing
- Housing is expected to occupy floors 2 and above of most new development on sites (A,B, & C) except where the community center is located.
- Affordable housing target is 50% of all new housing.
- Affordable housing should be varied, and reflect the Capitol Hill community.
- Include Affordable Housing for populations including families, seniors and artists.

Broadway Retail
- All sites fronting Broadway must have vibrant retail on the first floor.
- If larger or ‘destination’ retail is included it should be oriented to Broadway.
- Broadway fronting retail may be more ‘around-the-clock’ than interior retail.

Farmer’s Market / Station Plaza
- Nagle Place extension above the Sound Transit station box will be retained in a separate ownership tract as a public Farmer’s Market / Station Plaza.
- The plaza will accommodate other public uses and programs at non-market times.
- Vehicle movements will be limited to loading for the Market and other service and delivery functions.

Interior Retail
- The first floor of buildings facing the interior, especially where fronting the Plaza should have active retail frontages.
- Interior retail should be small flexible spaces that can accommodate local businesses.
- Interior retail should be less ‘around-the-clock’ than Broadway retail.

Community / Cultural Center
- A community / cultural center should be located on either Site A2 or B2, and should have an oversight and management relationship to the Plaza.
- Include community meeting and gathering space, office spaces for non-profits and possibly performance and/or art spaces.
- The consolidated Center should occupy the bulk of a single building and is not expected to co-locate with housing.
- The frontages of Sites B1 and B2 facing 10th Ave. are expected to be primarily residential with ground-related housing, including stoops and porches. Some semi-active uses may be included.

E. Denny Way ‘Festival Street’
- The portion of E. Denny Way between Broadway and 10th Ave. is being considered for a ‘festival street’ or potential street closure to through vehicle traffic.
- E. Denny Way should be convertible to an extension of the Plaza at certain times.

College Uses
- Site D should be a use affiliated with the Seattle Central Community College according to the College’s program needs.
- Affordable student housing is an encouraged college related use for this location.