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- > 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.

- > 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.

- > 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.

- > 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.

- > 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. (Further detail on composition forthcoming from Creative Crossroads study).
- > The consolidated Center should occupy the bulk of a single building and is not expected to co-locate with housing.

- > 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.

- > 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.

> Allow developable area and building mass to be rearranged across the 4 sites to facilitate public amenities and good design. Site A1 is a preferred location for increased building envelope beyond the current NC3-65 zoning.

- > Allow developable area and building mass to be rearranged across the 4 sites to facilitate public amenities and good design. Sites B1 and B2 are good locations for a limited increase in building envelope from the current NC3-40 zoning to a maximum of NC3-65.

- > Some facades fronting the interior where retail may be less viable should have semi-activated uses, such as live work units, offices, or artist work spaces to provide eyes onto the plaza and shared spaces.

> 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.

- > Allow flexibility in divisions between buildings and sites to allow better design and appropriate site sizes for uses.

- > Some frontages may include a mix of semi-active and retail uses depending on market conditions and economic viability of retail in interior locations.

- > Development potential should not be substantially increased on portions of sites A-2, B-2 and C immediately fronting the Plaza and E. Denny Way.
- > Massing to ensure that ample sunlight and air reach the plaza and Park are essential in these locations.

> New development on the four sites should be considered as part of a general overall master plan for development review and land use purposes. However, individual projects should have unique and varied designs.