Seattle Department of Construction & Inspections

DESIGN REVIEW

FIRST RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

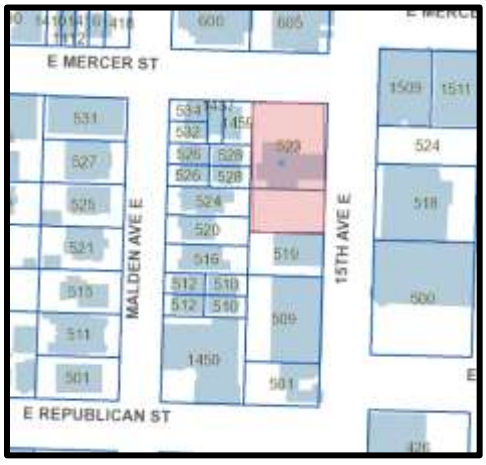
Project Number:	3033940-LU
Address:	523 15th Avenue East
Applicant:	Tony Fan, Studio Meng Strazzara
Date of Meeting:	Wednesday, February 19, 2020
Board Members Present:	Andrew Haas Melissa Alexander Betsy Anderson Justin Panganiban Lauren Powers Alastair Townsend
Board Members Absent:	None
SDCI Staff Present:	Wayne Farrens

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 with a 55' height limit [NC2P-55 (M)]

Nearby Zones: (North) NC2P-55 (M)
(South) NC2P-55 (M)
(East) NC2P-55 (M)
(West) LR3 (M)

Lot Area: 13,743 square feet



Current Development:

The subject site is rectangular in shape and generally flat. A one-story service station occupies the site.

Surrounding Development and Neighborhood Character:

The development site is located within the Capitol Hill Urban Center along the 15th Avenue E commercial corridor. The adjacent property to the south is developed with a one-story

commercial building; the adjacent property to the west contains a three-story townhouse development. Across E Mercer Street to the north is a four-story mixed-use building which stands out due to its contemporary architecture, which is not representative of the architectural character of the immediate vicinity. The surrounding development consists of small-scale commercial buildings, primarily concentrated along 15th Avenue E and multifamily residential buildings averaging three stories in height. Single-family residences are uncommon in the immediate vicinity. No one particular architectural style is dominant, however the neighborhood is largely composed of older buildings which use traditional forms and materials, such as brick and wood siding.

Access:
Vehicular and pedestrian access are currently taken from both 15th Avenue E and E Mercer Street.

Environmentally Critical Areas:
The development site is not located within any mapped environmentally critical area.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing service station and construct a five-story mixed-use building containing 68 residential units and 5,000 square feet of retail space. The proposal also includes 21 below-grade vehicle parking spaces.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE June 12, 2019

PUBLIC COMMENT
The following public comments were offered at this meeting:

- Stated that the building is out of scale with existing neighborhood character and should be no taller than four stories
- Concerned about shadow impacts on adjacent sites

- Support for Massing Option 3, particularly the upper level setbacks on the 15th Avenue E façade and the buffer provided at the rear
- Concerned about potential privacy impacts caused by new windows
- Support for widening of sidewalk on E Mercer Street and for potential outdoor activity at this location, such as sidewalk café seating
- Opposed to outdoor activity on E Mercer Street and feels that any outdoor activity areas should be limited to 15th Avenue E
- Recommended programming the second floor as commercial office space instead of residential units
- Pleased to see developer undergrounding utilities
- Concerned about light spillover onto adjacent sites
- Stated that it is important to design the building to complement the existing architectural context
- Concerned that the proposed retail spaces may be too small to attract the types of businesses desired
- Opposed to a design that creates a false sense of historicism
- Opposed to removal of existing, large pine trees on-site
- Recommended choosing landscape materials that will support local ecosystems; specifically, to provide habitat for pollinators

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

- Expressed general opposition to the project
- Stated the building should not surpass the height of other buildings at the intersection and should be no more than four stories tall
- Concerned about how the building meets the sidewalk and the proposed setback compared to existing buildings on the street
- Concerned about impacts to traffic and on-street parking availability

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

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

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Urban Pattern and Form:**
    a. The Board supported the applicant's preferred massing scheme, Option 3. The Board identified the proposed two-story base and upper level front setbacks as key aspects of integrating the proposal with the existing context, which is largely composed of one- and two-story commercial structures. (CS3-A)
    b. The Board stated the importance of successfully integrating the proposal with the surrounding context and directed the applicant to show adjacent structures in all renderings at Recommendation so that the Board can properly assess the proposal's relationship to the block. (CS3-A, CS3-I)
    c. The Board identified the zone transition to the west (LR3) as an important consideration and supported the applicant's proposed massing, which incorporates townhouse-style massing at the ground level on the west façade. The Board also supported the chosen location of the uncovered driveway, which provides significant separation between the proposed structure and the smaller-scale structures to the west. (CS2-D)
    d. The Board was concerned about the treatment of the south façade, which currently is proposed as a blank wall. Due to the small scale of existing development along 15th Avenue E, this portion of the building will be highly visible. While the Board recognized that a blank wall may be unavoidable in this location, they stated that special attention must be paid to this prominent façade. (DC2-B)
    e. The Board supported the applicant's use of smaller retail spaces as it relates to the existing fine-grained commercial pattern along 15th Avenue E and creates opportunities for local, small business owners who may not have the resources to occupy a larger space. (CS3-A, PL3-C)

2. **Architectural Concept**:
    a. The Board stated the importance of successfully integrating the architectural character of the building with the architectural character of the surrounding neighborhood, which is largely composed of more traditional forms and materials. At the same time, the Board cautioned the applicant to avoid faux historicism. The architectural concept should be complementary to the neighboring historic buildings without imitating them. (CS3-A)
    b. The Board was concerned about the architectural concept shown in the character rendering, which appeared to emulate buildings in other parts of Capitol Hill that consist of several recently constructed levels above an historic façade. The Board stated that this approach was odd, mimicking an addition above an historic building when no such building exists, as well as not contextual given that the type of building the proposal is emulating is not found in the immediate context and is more commonly found in the Pike/Pine neighborhood of Capitol Hill. The Board supports the use of a two-story base and encourages the applicant to look to neighboring properties for design cues, but cautioned the applicant to avoid faux historicism. (CS3-A)
    c. The Board noted the importance of the street level treatment at the corner of 15th Avenue E and E Mercer Street. This corner needs to be strong and prominent, while also transitioning to the lower-scale residential context of E Mercer Street. (CS2-II-ii, DC4-II)

d. The Board observed that the 15th Avenue E façade is considerably longer than most others along this street and asked the applicant to create a design solution that helps mitigate this length. Use of modulation, materials, and landscaping were recommended as potential paths to reduce the perceived length of the structure. (CS2-III)
e. The Board asked for perspective renderings at the Recommendation phase that show the proposal from many different vantage points, including the pedestrian experience at the streetscape.

3. Landscaping and Open Space:

a. The Board supported sidewalk seating as a method of increasing activation and positively contributing to the streetscape. The Board prioritized seating along 15th Avenue E over E Mercer Street but was supportive of both. (PL3-I)
b. The Board did not support the use of turf along the 15th Avenue E frontage. The Board recommended a more varied and interesting landscape treatment. (DC3)

4. Materials:

a. The Board states that material choices should be inspired by the surrounding development, which primarily consists of older, smaller-scale commercial and residential structures. Materials such as brick and wood siding relate to the historic character of the neighborhood and are encouraged. High quality materials and attention to detailing are particularly important for the two-story base. (CS3-I, DC4-II)
b. The Board supported the applicant's proposed use of wood windows, which contribute to a high quality and interesting façade as well as relating to the historic context. (CS3-I, DC4-II)

5. Privacy:

a. The Board requested that the Recommendation packet include a privacy study showing the relationship between the proposal and the existing developments to the west. (CS2-D-5)

6. Parking and Service Uses:

a. The Board requested that the Recommendation packet include pedestrian-level perspectives at the driveway entrance and detail all proposed safety measures. (DC1-B)

FIRST RECOMMENDATION February 19, 2020

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about privacy impacts from balconies on west façade.
- Expressed support for the "auto row" design concept due to the applicant's attention to detail and quality materials.

- Opposed to a suggestion the Board appeared to make during the clarifying questions portion of the agenda that the blank façade on the south side should incorporate windows.
- Expressed support for a mural on the south façade.
- Expressed overall support for the project.
- Encouraged the retail spaces to be made smaller and increased in number from four to five.
- Felt that SDOT's requirement of a ten-foot landscape buffer on E Mercer Street is excessive.
- Concerned about maintenance and cleanliness of the recessed corner.
- Concerned that landscaping will be damaged by pedestrians passing through.

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

- Concerned the proposed development will take more from the community than it will add.
- Concerned about light and privacy impacts on the adjacent townhouse development.
- Concerned about bright lights shining onto adjacent townhouse development.

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

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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 siting and design guidance.

1. **Urban Pattern and Form:**
    a. At EDG, the Board raised concerns about the length of the 15th Avenue E façade which is considerably longer than most other facades in the vicinity. The revised design has sought to mitigate the perceived length of the façade by adding variability to the storefronts, including canopy height, storefront color, and scattered use of pony walls. The Board stated that these design changes are a step in the right direction and that further efforts are needed to reduce the perceived length of the façade and to successfully stitch the proposal into the fine-grained context of 15th Avenue E. (CS2-A-1, CS2-1-c)
    b. At EDG, the Board recommended that sidewalk seating areas be incorporated into the design to assist with street level activation, increase porosity, and to complement

the existing pattern of such uses in the vicinity. At the first Recommendation meeting, the applicant had not introduced any outdoor seating, citing a constrained right-of-way due to SDOT required improvements and a desire to continue the zero-lot line condition common along 15th Avenue E. The Board recommended the introduction of some amount of outdoor seating prior to the next meeting, carving space out of the ground floor if needed. This approach would also serve the Board's above recommendations regarding perceived façade length. (PL1-3-b, PL3-C, CS2-1-c)

2. **Fitting Old and New Together**:
    a. At EDG, the applicant showed a conceptual rendering of the preferred massing that showed an architectural concept very similar to the one shown at the first Recommendation meeting. At that time, the Board referenced the Capitol Hill specific neighborhood design guidelines and discussed the proposal's apparent emulation of a common building type in the Pike/Pine Auto Row neighborhood in which modern additions are built atop historic one- or two-story structures. The Board discouraged this approach for two primary reasons. First, while this building typology is indicative of the Pike/Pine Auto Row neighborhood, the proposal is not located within the Pike/Pine Auto Row neighborhood or its immediate vicinity. Rather it is proposed on the 15th Avenue E commercial corridor which has its own unique character. Second, the Board was concerned that the architectural concept took design cues from the historic buildings in the neighborhood too literally, mimicking historic architecture rather than complementing it. At the first Recommendation meeting, the Board heard public comment and acknowledged that the proposal had improved slightly in this regard by modernizing some of the ornamental detailing, but the Board agreed that the architecture still pulls too heavily from its historic neighbors and the Pike/Pine Auto Row structures. (CS2-A, CS2-1-c, CS3-A, CS3-1)

3. **Architectural Concept**:
    a. At the next Recommendation meeting, the Board would like to review more perspective renderings – particularly from further away – showing the full architectural context. (CS3-A)
    b. The Board agreed that the relationship between the two-story base and the upper level massing lacks cohesion, as if a different building is sitting on top of the base. This again raised concerns that the proposed design relies too heavily on an apparent emulation of Pike/Pine Auto Row additions to historic structures. While the Board acknowledges that some differentiation between the two masses is appropriate, the design needs to be further refined to unify the two masses and present a cohesive façade. (DC2-B-1)
    c. The Board also pointed to the north façade where the relationship between the base and the top essentially disappears. The Board recommended using a consistent design approach to the base/top relationship that encompasses all facades. (DC2-B-1)
    d. The Board stated that the E Mercer Street façade appears unresolved and that more attention is needed to successfully tie it into the overall architectural expression. The Board acknowledged the need to locate services (waste storage and garage entry) on this façade but raised concerns about the reduced transparency and material application. (DC1-2, DC2-B-1)

e. At EDG, the Board raised concerns about the treatment of the southern façade which is proposed as a blank wall. While this façade will likely be obscured at some point in the future when the adjacent parcel redevelops, it will be highly visible until then due to the low scale of development along 15th Avenue E. At the first Recommendation meeting, the Board reiterated the need to add some level of visual interest to this façade. Recommendations included wrapping the brick around the corners and/or installing a large-scale mural. Adding a setback and glazing to this façade was also discussed but did not have the support of the full Board. (DC2-B, DC2-1, DC2-2)
f. The Board recommended that venting be concealed by integrating into windows. (CS2-C-1, CS3-2, DC2-B-1, DC4-1-a)
g. The Board raised concerns about the heavy rooftop cornice which adds unnecessary height and bulk to what will already be the tallest building in the vicinity. The Board also stated that the rooflines of the base and upper levels provide an opportunity to create more cohesion between the two masses and that the rooftop cornice should not be competing with the roofline of the base. Continue refining the roofline of both volumes and provide a cross section through the cornice, if proposed, at the second Recommendation meeting. (CS2-D-1, DC2-A-2, DC2-B-1)

4. Materials:

a. Independent of the Board's concerns regarding the architectural expression of the building, the Board largely supported the applicant's choice of materials – including concrete, brick siding, and wood storefronts – which are durable, maintainable, contextual and attractive. (CS2-C-1, DC4-1)

5. Privacy:

a. At the first Recommendation meeting, the Board reiterated the need for window overlap privacy diagrams previously requested at EDG. Provide this privacy study at the next Recommendation meeting. (CS2-D-5)

6. Service Uses:

a. The Board supported the waste storage and staging plans, which show the primary storage of waste receptacles in the below grade parking level and a temporary staging area within the building on the E Mercer Street façade to be used only on collection days. The Board supported this approach as it does not require any staging of waste receptacles within the right-of-way. (DC1-C-4)
b. The Board expressed support for the sight triangle departure request as it allows for a more consistent façade composition and they appreciated the setback garage entry which provides visual relief and improves visibility of the right-of-way for exiting drivers. The Board supported the introduction of mirrors and strobe lights to improve pedestrian safety; however, they stated that paving should be differentiated between the sidewalk and driveway ramp to provide a ground visual cue and further enhance pedestrian safety. (DC1-B-1, DC2-B-1)

7. Open Space and Landscaping:

a. The Board agreed with public comment that the SDOT requirement for a 10-foot landscape buffer on E Mercer Street is excessive. Though the Board acknowledged

this decision is beyond their purview, they expressed support for a reduction of this requirement if possible. In the event that this landscape buffer can be reduced, the Board encouraged the applicant to provide additional outdoor seating at this location. (PL1-1-b)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. The Board's recommendation will be reserved until the final Board meeting.

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

1. **Sight Triangle (SMC 23.54.030.G.1):** The Code requires a 10-foot sight triable on both sides of the driveway. The applicant proposes a driveway without sight triangles provided.

   The Board indicated that they were inclined to support the requested departure as it will allow for a more consistent architectural expression which better meets the intent of Design Guideline DC2-B-1. Furthermore, the Board supported the setback garage entry which provides visual relief and improves visibility of the right-of-way for exiting drivers along with the introduction of mirrors and strobe lights to improve pedestrian safety. However, the Board expressed concern about pedestrian safety impacts at the ground level and requested that a visual change in paving material be used to distinguish between pedestrian and vehicular areas to better meet the intent of Design Guideline DC1-B-1.

2. **Blank Facades (SMC 23.47A.008.A.2):** The Code limits blank facades at street level to no more than 40% of the width of the façade along the street. The applicant proposes blank facades at street level for approximately 45% of the width of the façade along E Mercer Street.

   Per the recommendations above, the Board agreed that the E Mercer Street façade needs to be further developed and refined to provide a consistent architectural expression. The Board expressed an openness to reconsidering this departure request upon successful integration of the guidance in this report which will better meet the intent of Design Guidelines DC1-2 and DC1-B-1, but was not supportive of the request as currently proposed.

3. **Transparency (SMC 23.47A.008.B.2):** The Code requires that at least 60% of street-level, street-facing facades be transparent. The applicant proposes transparency for approximately 55% of the street-level façade along E Mercer Street.

Per the recommendations above, the Board indicated that the E Mercer Street façade needs to be further developed and refined to provide a consistent architectural expression. The Board expressed an openness to reconsidering this departure request upon successful integration of the guidance in this report which will better meet the intent of Design Guidelines DC1-2 and DC1-B-1, but was not supportive of the request as currently proposed.

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.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Capitol Hill Supplemental Guidance:

CS1-1 Energy Choices

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

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

CS1-2 Sunlight, Shade and Natural Ventilation

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

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

CS1-3 Topography

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

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

CS1-4 Plants and Habitat

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

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

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

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

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

CS1-5 Water Features

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

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

- Reuse captured stormwater, greywater, HVAC blowdown or condensate for irrigation.
- Specify plants, soils, and other features to be self-sustaining with natural precipitation only.
- Design planting zones so that plantings no longer require irrigation once established.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Capitol Hill Supplemental Guidance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Capitol Hill Supplemental Guidance:

CS3-1 Fitting Old and New Together

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

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

CS3-2 Placemaking: The Capitol Hill Neighborhood is a designated arts and cultural district. Art and culture should reflect the local history and values of the neighborhood and should be well integrated with future developments. Art should be designed for human delight and the

celebration of culture, spirit, and place appropriate to its function. Capitol Hill strongly values the intact and positive examples of its physical heritage.

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

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

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

CS3-3 Historical and Cultural Refernces

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 DIRECTION

At the conclusion of the first Recommendation meeting, the Board recommended that the project return for a second Recommendation meeting to resolve the design issues outlined in this report.