



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

Record Number: 3038146-LU
Applicant: Jodi Patterson O'Hare
Address of Proposal: 1410 E John St

SUMMARY OF PROPOSAL

Land Use application to allow 2, 5-story apartment buildings (336 units total) with retail. Parking for 373 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3038145-EG.

The following approval is required:

I. Design Review with Departures (SMC Chapter 23.41)*

**Any departures are listed near the end of the Design Review Analysis section of this decision.*

SEPA DETERMINATION

- ☐ Determination of Nonsignificance (DNS)
 - ☐ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts.
 - ☐ No mitigating conditions of approval are imposed.
- ☐ Determination of Significance (DS) – Environmental Impact Statement (EIS)
- ☐ Determination made under prior action.
- ☒ Exempt

BACKGROUND

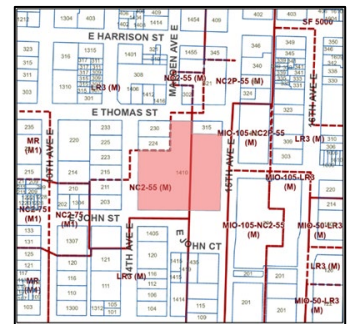
A SEPA checklist was submitted for review with this application. Subsequently, the SEPA application was withdrawn due to a revision to Washington State law which exempts the project from SEPA (SB 5412).

SITE AND VICINITY

Site Description: The near full block site is irregular in shape with street frontage on four sides; E Thomas St to the north, 15th Ave E to the east, E John St to the south, and 14th Ave E to the west. The site slopes downward approximately ten feet from northeast to southwest.

Site Zone: Neighborhood Commercial 2-55 (M) [NC2-55 (M)], NC2P-55 (M)

Zoning Pattern: (North) NC2P-55 (M), Lowrise 3 (M) [LR3 (M)]



The top of this image is north. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

(South) LR3 (M), NC2P-55 (M)

(East) Major Institution Overlay-105-NC2P-55 (M) [(MIO-105-NC2P-55 (M))], MIO-105-NC2-55 (M)

(West) LR3 (M), NC2-55 (M)

Environmentally Critical Areas: No mapped environmentally critical areas (ECAs) are located on the subject site.

Current and Surrounding Development; Neighborhood Character; Access: The site is currently developed with a single-story grocery store (Safeway) built in 1998. The structure is situated on the eastern portion of the site with street frontage to the east and south. A surface parking lot occupies the western portion of the site with vehicular access from the north, south, and west. A vegetative buffer borders the perimeter of the parking lot.

The near full block site is located within the First Hill/Capitol Hill Urban Center. The block includes several existing structures that are excluded from the development site; a religious institution in the northeast corner of the block, and a multifamily residential structure and a single-family residence in the northwest corner of the block. The vicinity is largely comprised of single-family and multifamily residential uses, with commercial, mixed-use and medical/institutional structures along the 15th Ave E corridor. 15th Ave E and E John St are minor arterials which provide connectivity. Neighborhood green spaces include Williams Place Park to the south across E John St, Seven Hills Park 2 blocks to the southeast, Cal Anderson Park one quarter mile to the southwest, and Miller Playfield one quarter mile to the east.

To the north and south of the site, the 15th Ave E corridor expresses a small-scale commercial character through use and design. Low to mid-rise structures establish a strong street edge with abundant glazing and awnings at the pedestrian level. Structures are characterized by a variety of architectural styles and materials. To the east of the site, a medical/institutional (Kaiser Permanente) campus spans three blocks. The campus is characterized by large-scale structures of masonry and concrete with varying levels of transparency, weather protection and landscape buffers at the street-level and regular fenestration patterns at the upper levels.

The character of surrounding development transitions to residential to the west and northwest of the site. Architectural styles in the vicinity include historic, mid-century, and contemporary. Single-family residences are generally two- to three-stories in height with traditional features including recessed entries, gabled roof forms, a front stoop or porch, and lap siding. Multifamily residential structures range in height from four stories for older structures to eight stories for newer developments.

The site was rezoned in April 2019. An increase in housing is anticipated to occur as a result of the zoning changes.

Existing vehicular access occurs from E Thomas St to the north, E John St to the south, and 14th Ave E to the west. Vehicular access is proposed from E Thomas St and 14th Ave E. Existing and proposed pedestrian access occurs from each frontage.

PUBLIC COMMENT

The public comment period ended on June 01, 2022. In addition to the comments received through the design review process, other comments were received and carefully considered, to the extent that they

raised issues within the scope of this review. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41.

I. ANALYSIS – DESIGN REVIEW

The design review packets include information presented at the meetings and are available online by entering the record numbers at this website:

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

The meeting reports and any recordings of the Design Review Board meetings are available in the project file. The meeting reports summarize the meetings and are not transcripts.

EARLY DESIGN GUIDANCE FEBRUARY 9, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted the massing is well broken down rendering it unnecessary to further differentiate the forms through materiality or detailing.
- Supported how the courtyard of Option 3 opens up at the termination of E Thomas St, giving pedestrians more spaces away from cars. Noted it is consistent with the courtyards of the Kaiser Permanente buildings across 15th Ave E.
- Supported the design as presented, particularly the provision of housing over destination retail and small storefronts. Noted the design is responsive to Design Guidelines PL2 and PL3.
- Supported departure from modulation requirements as it better aligns with Design Guidelines PL1-2-a by maintaining a continuous street-wall along retail corridors.
- Appreciated that the applicant has responded to concerns raised by community outreach and responded to feedback received at past PPUNC meetings, and eliminated vehicular access from E John St.
- Supported the redevelopment of the existing grocery as it is not a good urban condition.
- Recommended the street-facing facades use brick and questioned what the proposed non-brick material is.
- Appreciated the references in the EDG packet to the Shea and 19th/Mercer buildings and the intent to the existing neighborhood character through masonry details.
- Supported retail along 15th Ave E with wider sidewalks and grocery frontage along E John St and 14th Ave E.
- Would like to see the inclusion of a generous space along 14th Ave E and at the grocery entry to allow for heavy pedestrian volumes.
- Concerned that the design does not better accommodate bicyclists, pedestrians or transit riders that arrive to the site, in response to Design Guideline PL4.
- Applauded the incorporation of stormwater treatments as an important design element.
- Would like to see the inclusion of more small-scale retail units, which is consistent with the existing character of 15th Ave E and allows for a variety of local independent businesses, affordable retail and increased diversity and entrepreneurship that is vital to the continued vibrancy of the neighborhood.
- Stated that the proposed 13-foot retail height is insufficient for successful retail on Capitol Hill.

- Stated the project should incorporate the identity of the Capitol Hill neighborhood as a center of arts and culture by incorporating iconic design elements by local artists in place of blank walls, expressive lighting and stormwater features, and design all paved setbacks as unifying elements with an artistic theme.
- Stated there is a missed opportunity for the grocery store to function as a pedestrian-centric hub with multiple pedestrian through-ways, rather than a dead-end courtyard.
- Stated the most important part of the project is how the ground level retail interacts with 15th Ave E; the retail corridor has tremendous potential. Noted the EDG packet included a precedent image from Portland, OR, and recommended the applicant also consider the thriving and vibrant commercial character along the North Williams, Mississippi, and Alberta corridors as examples for 15th Ave E.
- Multiple people supported wider sidewalks along 15th Ave E, smaller scale retail facing the courtyard, and the inclusion of curb bulbs along E John St.
- Encouraged coordination with SDOT to widen sidewalks on E John St.
- Would like to see pedestrian pass throughs, but understands the limitations of the grocery use and layout and how the courtyard mitigates for the lack of pass throughs.
- Would like to see further enhancements to the pedestrian environment along the other frontages; for example, reducing the number of curb cuts or providing two narrower one-way curb cuts on 14th Ave E.
- Did not support two two-way curb cuts on 14th Ave E, would rather see one of the curb cuts relocated to 15th Ave E.
- Multiple people stated the proposed design should enhance the safety and residential feel of 14th Ave E; did not support the proposed two two-way curb cuts on 14th Ave E as it will increase vehicular impacts, impact pedestrian safety, degrade the overall street level experience, and break-up the visual continuity of the frontage. Noted the Board should only approve departures 2 and 3 if this issue is resolved, and encouraged study of merging vehicular access and loading.
- Supported the departures for curb cuts and vehicular access. Noted there is insufficient information for the blank façade departures.
- Appreciated the effort to conceal truck loading within a pseudo alley along the northwest perimeter of the site.

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

- Multiple people were concerned the proposed development lacks character and soul, and does not respond to the context. The design should contribute to a cheerful and vibrant Capitol Hill neighborhood and incorporate the work of artists in the design.
- Multiple people supported increased density, but noted the need to maintain community and character.
- Supported the preferred massing option, particularly the smaller scale retail on 15th Ave E (Guideline CS2 and CS3), wider sidewalk/additional setback on E John St and 15th Ave E (Guideline PL2), and proposed use of materials, such as brick (Guidelines DC4).
- Noted that none of the 3 options are suitable for the neighborhood context. Option 3 is closest, but the dead-end courtyards are depressing, dangerous and do not contribute to a vibrant community. Would like to see a new option that breaks the mass into smaller buildings with pedestrian walk-throughs.
- Supported Option 3, stating the articulation on the site is strong and the two-building design breaks up the overall mass.

- Multiple people noted Option 3 does not do enough to reduce the scale of mass; recommended dividing the development into several building with smaller footprints, which would also allow for green space, access to light, and pedestrian pass-throughs.
- Supported the courtyard concept in Option 3 as a means to anchor the development, but was concerned that the proposed design does not achieve the stated goals; would like to see a design that carries pedestrian-oriented retail storefronts deeper into the courtyard, similar to Chophouse Row.
- Multiple people supported increasing the height of the building to provide a visual anchor, take advantage of transit access, and increase housing opportunities.
- Multiple people stated all street-facing facades should be brick.
- Would like to see brick with balconies.
- Would like to see generous space provided outside grocery entries to accommodate heavy pedestrian volumes and minimize conflicts between retail traffic and passers-by.
- Recommended providing multiple entries to the grocery retail.
- Multiple people supported locating active retail uses along 15th Ave E.
- Multiple people would like to see publicly accessible courtyards that are activated by retail uses.
- Stated streetscapes should be improved to ensure lively retail, accessibility and enhance the bohemian spirit of 15th Ave E.
- Multiple people stated the project is located in a highly pedestrianized dense, urban area and the design should prioritize and improve upon that condition; recommended the project provide wider sidewalks for pedestrian safety and comfort, and facilities for bicyclists and transit riders.
- Multiple people recommended prioritizing design for pedestrians, bicyclists, and transit users, and reducing or eliminating the quantity of parking provided onsite.
- Stated the setback from 15th Ave E should be equal or greater to the medical building setback on the opposite side of the street, and setbacks around the bus stop should be generous to accommodate pedestrian flow. Setbacks should include green belts.
- Concerned that the development eliminates the existing north-south pedestrian passage through the site; would like to see through-block connections incorporated into the design.
- Multiple people supported benches and stormwater planters on 14th Ave E, which will better relate to the residential context and create a pleasant pedestrian experience, rather than just decorative façade treatments.
- Would like to see a stand alone bus shelter as canopies extending from the building are insufficient for weather protection at a crowded bus stop.
- Recommended the applicant team connect with the 15th Ave Community Improvement District on the subject of the building's relationship to the park.
- Supported locating loading dock access off E Thomas St near its existing location, rather than 14th Ave E, where there is more pedestrian and vehicular traffic.
- Multiple people did not support vehicular access from E John St as proposed in the first draft EDG packet.

SDCI received non-design related comments concerning process, use, environmental impacts, parking, traffic, housing density, and building height.

The Seattle Department of Transportation (SDOT) offered the following comments:

- Along 15th Ave E, a 6-inch curb, minimum 5.5-foot planting strip with street trees, and a minimum 8-foot sidewalk are required.

- Along the remaining frontages, a 6-inch curb, minimum 5.5-foot planting strip with street trees, and a minimum 6-foot sidewalk are required.
- ADA compliant curb and companion ramps are required at each project site corner.
- Recommended that vehicle access be located as far clear from the existing transit stops and signalized intersections of 15th Ave E / E John St and 15th Ave E / E Thomas St as is feasible. Noted the EDG packet appears to reflect this.
- Supported departures allowing access from more than one lot line and a wider curb-cut for truck maneuvering, as it appears they would enable vehicle access away from existing transit stops and signalized intersections, as well as facilitate loading and solid waste collection occurring onsite rather than in the ROW.
- The proposed curb bulbs at the transit stops and any other proposed curb line revisions will need to be reviewed and approved by SDOT during the SIP process.

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 (3038145-EG): <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. Massing

- a. The Board deliberated over the merits of each of the three massing options. Four of the five Board members supported the project moving forward to MUP application with massing Option 3, the applicant's preferred option, provided aspects of Option 2 are incorporated. The dissenting Board member generally supported Option 3, but was concerned the scope of guidance warranted a second EDG meeting. (DC2, DC3)
- b. The Board supported the location and orientation of the courtyard as proposed in massing Option 2, specifically the alignment of the courtyard and crosswalk, and directed the applicant to revise Option 3 to incorporate these massing moves. (DC2, DC2-A-1, DC3)
- c. The Board supported the eastern upper-level courtyard configuration of the "A" portion of massing Option 3, which allows more afternoon sunlight at the street-level courtyard than the other two massing options. (CS1-B-2)
- d. To help the new development fit within the neighborhood, the Board stated that the mass should be sculpted and articulated in a creative way that stays true to the architectural context of Anhalt buildings and the unique, small-scale commercial character of the 15th Ave E corridor. (CS2-1-c, CS3, CS3-1-a, DC2)
- e. In response to public comment, the Board acknowledged the prominence of the site, its potential to function as a community hub, and the importance of Capitol Hill as an arts and culture district. The Board supported engaging local artists early in the design process so

that art may be integrated into a cohesive design, rather than just applied, and specifically prioritized Capitol Hill Design Guideline CS3-2, Placemaking. (CS3-2)

2. Façade Treatment

- a. In agreement with public comment, the Board directed the use of high-quality materials that provide texture and pattern, such as brick; especially on highly visible facades. The Board specifically prioritized Design Guideline DC2-D, Scale and Texture, and Capitol Hill Design Guideline DC4-1, Exterior Finish Materials; and noted that brick should not just be applied at the corners of the mass as suggested by coloration of the rendered massing views in the EDG packet. (DC2-D, DC4-1)
- b. The Board stated that the material palette and façade articulation should be used to create the perception of different buildings and authentically break down the mass. The façade treatment, materiality, and character of the upper levels should carry down to the streetscape to create distinct frontage segments. (DC2, DC2-B-1, DC2-4, DC4-1-a)
- c. The Board requested details on the window treatment and integration of venting in the Recommendation packet. The window composition should be variable, break down the scale of the façade, and add depth and visual interest. (DC2-B-1, DC2-3-a, DC4, DC4-1-a)
- d. In response to public comment, the Board specifically prioritized Capitol Hill Design Guideline PL1-1-a, Parks; which states, "Design buildings facing a park ... to enliven and enhance the safety of the open space. Orient entries, windows, balconies, decks and other amenity spaces to face the park." The Board encouraged adding balconies to create usable outdoor space for residents and connect to Williams Place Park. (PL1-1-a)

3. Street Level Uses & Frontage

- a. In agreement with public comment, the Board stated that the retail frontage should be inspired by and enhance the existing small-scale commercial character of 15th Ave E. The Board directed further development of a variety of retail spaces with a high level of porosity and street activation, pedestrian-scaled frontages, and opportunities for storefront individualization. The Board strongly supported the top/right precedent image on page 43 of the EDG packet; specifically prioritized Capitol Hill Design Guideline CS2-1-c, 15th Ave Corridor, and CS3-1-b, Variation; and stated the resolution of this guidance is critical to the success of the project. (CS2-1-c, CS2-1-d, CS3-1-b, PL3-4)
- b. In response to public comment, the Board directed further study of relocating of the primary residential lobby within the courtyard or to E John St to allow for additional retail space to front and activate the courtyard. (PL3-C)
- c. The Board directed further refinement of the expression of the retail space at the corner of E John St and 15th Ave E so that the design lends itself successful retail use and responds to the Design Guidelines. (CS2-1-c, CS2-1-d, PL3-C, PL3-1-a, PL3-4)
- d. The Board heard public comment regarding higher floor-to-ceiling heights within the Capitol Hill Neighborhood, and supported increasing floor-to-ceiling heights, breaking the floor plate, and/or creating a two-story commercial expression to respond to the context and resolve how the street level meets grade. The Board requested more information on how entries and retail spaces meet sidewalk grade in the Recommendation packet; the packet should include spot elevations around the perimeter to better understand how people access and experience the site. (CS2-B, CS2-1-c, CS2-1-d, PL3, DC2)
- e. The Board specifically prioritized Capitol Hill Design Guideline CS2-1-d, E John St/E Olive Way Corridor, which identifies E John St as a major east/west pedestrian link and encourages

“street level commercial activity and the addition of pedestrian amenities along the street edge”. (CS2-1-d)

- f. The Board specifically prioritized Design Guideline PL3, Street Level Interaction, which encourages “human interaction and activity at the street-level with clear connections to building entries and edges.” (PL3)

4. Entries & Access

- a. In response to public comment, the Board deliberated over the merits of a through-block connection; however, they ultimately acknowledged that the spatial constraints of a large grocery retail use impede a through-block connection. The Board encouraged further consideration of an additional long/linear courtyard activated by retail entries (like Chophouse Row) or a notched residential entry/lobby – similar to Option 1 – between the grocery and corner retail space on E John St to promote pedestrian permeability, respond to the park, and provide massing relief. (PL1-3-a)
- b. The Board stated that common residential entries should be architectural focal points that are appropriately scaled for their location/frontage, and specifically prioritized Capitol Hill Design Guideline PL3-1-b, Residential Buildings. (PL3, PL3-1-b)
- c. The Board heard public comment and directed further study of the incorporation of a common residential entry or private stoops on E Thomas St and a common entry on 14th Ave, to enhance the residential character in response to the context. (CS2, PL3-B-2, PL3-1-b, PL3-1-c)
- d. In response to public comment, the Board requested more information on how the primary grocery retail entry on E John St will be designed to be welcoming, accommodate heavy pedestrian traffic, and promote connectivity with the park. (PL1-B-2, PL1-1-a, PL3, PL3-1-a)
- e. The Board heard public comment and specifically prioritized Capitol Hill Design Guideline PL4-2, Planning Ahead for Bicyclists; stating that bike access for residents and retail users should be clarified in the design. (PL4-2)
- f. In response to public comment, the Board directed further study of minimizing vehicular access impacts on the pedestrian experience and promoting safety along 14th Ave E. Suggestions included reducing the number of curb cuts to one, minimizing the width of curb cuts, providing two one-way curb cuts, etc. The Board indicated that support for the requested departure from vehicular access requirements is dependent on the resolution of this guidance. (DC1-B-1)

5. Pedestrian Realm & Landscape

- a. In response to public comment, the Board stated that the design of the pedestrian realm and landscape around the perimeter of the site and within the courtyard needs to be exceptional in order to balance the impacts of vehicular access and blank façade departures on the pedestrian experience. The Board supported a diverse planting palette, integrated stormwater features, and artistic façade treatments to add interest to the pedestrian realm, particularly where blank walls are proposed. (CS1-4-c, CS1-E-2, DC3-C, DC4-4)
- b. The Board heard public comment and directed further study of how the bus stop is integrated into the overall design as a safe, comfortable, and functional space. (PL4, PL4-C)
- c. The Board requested more information on the design of the rooftop and courtyards in the Recommendation packet. (DC3, DC3-C)

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted that the Safeway would be better in Woodinville or downtown Redmond and has no place on Capitol Hill and commented that this area will soon look like University District which is undesirable and will be an urban canyon.
- Concerned with below grade parking and rodent infestation.
- Concerned with the elimination of street parking and its effect on persons with disabilities.
- Stated concerns regarding privacy issues and religious discrimination based on the proximity of the new building to the adjacent church and its backyard.
- Concerned with the building blocking sunlight and air.
- Disappointed with the lack of outreach and unwillingness of the applicant to provide technical documents to the adjacent church.
- Concerned that the building is too close to the property lines and is going to disturb the foundations of the adjacent church.
- Concerned that trees are unnecessarily being removing along the shared property line with the church.
- Supported the additional housing and the project as a whole but were sensitive to the impact of the project on safety and the feel of 14th Ave E, which is primarily residential, and were opposed to the 2 vehicle driveways on this street.

SDCI staff received the following design related comment in writing prior to the meeting:

- Encouraged using native plants for landscaping to encourage native habitat for native avian life and native pollinators as well as to mitigate seasonal urban flooding.
- Requested the retail uses to have open storefronts on 15th Ave E to activate street life.
- Concerned adjacent buildings are incorrectly depicted.
- Discouraged building on and over the property line shared with the Aquarian Foundation.
- Asked the Board to consider the most extensive setback allowed from the adjacent Aquarian Foundation to ensure privacy, air flow, open space, and access to sunlight.
- Discouraged a giant monolithic structure.

SDCI received non-design related comments concerning the existing and proposed uses, project timeline, housing affordability, housing demand, parking quantity, archeological review, SEPA, public transportation, density, and project files.

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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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. Massing:

- a. The Board appreciated the evolution of the design and thoughtful response to Early Design Guidance and recommended approval of the overall massing along 14th Ave E, 15th Ave E, and E John St with its appropriately scale modulation and articulation. The Board was concerned, however, with how well the massing on E Thomas St related to the rest of the building and – in agreement with public comment – the Board noted that the four-story cantilevered mass appeared monolithic and lacked residential scaled modulation and articulation found elsewhere in the design. The Board recommended a condition of approval to work with the planner to study ways to further modulate, articulate, and ground the building so that it better relates to the residential scale of the immediate context. (DC2, DC3)

2. Façade Treatment:

- a. The Board recommended approval of the overall street-level façade design of the Safeway component of the building with its high-quality material palette that included limestone, deeper color brick masonry and art on blank wall segments, wood soffits, and a high level of transparency. (DC2, DC2-B-1, DC2-4, DC4-1-a)
- b. The Board appreciated the façade design evolution and the inclusion of high-quality materials, such as brick masonry with its stacked, vertical, and running bond orientation, and the teal glazed brick accent tile at the residential entries into the overall material palette. The Board noted, however, that the facades appeared flat because the brick patterning was in-plane and lacked visible depth and texture. The Board, therefore, recommended a condition of approval to work with the planner to study ways to bring further depth and richness into the detailing of the facades through potential changes in brick plane to accent the soldier courses and cornice line, adding head and sills at the windows, raised portions of brick around the decorative wall sconces and other secondary architectural features, incorporating different textures or colors of bricks within the overall field of brick, or other means to provide more residential character. (DC2-B-1, DC2-3-a, DC4, DC4-1-a)
- c. Although the Board appreciated the overall material palette, the Board discussed whether the fiber-cement panel proposed met design guidelines for the use of high-quality materials appropriate for this neighborhood. After deliberation, the majority of the Board recommended approval of the flat and vertical textured ‘Ceraclad’ fiber cement panels as they provide adequate visual interest and relief within the overall composition of each façade. The Board noted that the ‘Ceraclad’ material was of a higher quality than the typical fiber cement panel because it was prefinished, thicker, more dimensionally stable, and only required color-matched vertical joints between panels. (DC2-4, DC4-A, DC4-1-d)
- d. The Board appreciated the intentional integration of art into the design of the 14th Ave E and E John street-facing façades and in the area around the bus stop on E John St as a way to mitigate the impact of blank walls and animate the pedestrian realm. The Board recommended a condition of approval to retain the art locations shown on the blank walls of the Safeway portions of the façade and in the area around the bus stop on E

John St and strongly recommended that the themes and artists should represent the Capitol Hill community. (CS3-2, DC2-B-2, DC2-2)

- e. Although the Board appreciated the overall design of the secondary residential lobby at the north end of the building on 14th Ave E with its decorative canopy, wall sconces, and large expanse of highly transparent brushed bronze colored storefront, the Board noted that the entrance lacked the teal glazed accent brick that successfully identified the residential entries on 15th Ave E. The Board recommended a condition of approval to work with the planner to study ways to increase the identifiability of the secondary residential entry on 14th Ave E. (DC2-C, DC2-D)
- f. In agreement with public comment, the Board was concerned with the prominence of the southern garage entrance on 14th Ave E with its Safeway scaled frame element and asymmetrical design that appeared to confuse the overall hierarchy of the street-level articulation. The Board noted that the simple and symmetrical treatment of the northern garage entrance was more successful in minimizing the visual impact on the façade and emphasizing the residential and retail uses. The Board recommended a condition of approval to work with the planner to study ways to minimize the impact of the southern garage entry through the simplification of the surrounding structure, adding more glazing adjacent to the garage entry, minimizing the scale of the signage, and other means to make it more closely resemble the northern garage entry. (DC1-B, DC1-C, DC1-2, DC2-B)
- g. Along with concerns with the overall massing on E Thomas St, the Board was also concerned with the overall lack of residential scale and texture of the facade on E Thomas St. The Board noted the perceived flatness of the façade, the randomness of the material application on the cantilevered volume, and the limited use of brick compared to the other facades of the building. The Board also noted that the above-grade residential unit stoop and entries lacked residential character, adequate landscape buffer, and decorative secondary architectural features found at the other residential entries elsewhere on the project. In conjunction with satisfying condition #2 at the end of this report, the Board recommended a condition of approval to work with the planner to study the application of materials on the E Thomas St massing in a way that reinforces the overall massing concept and provides depth and texture, including residential scaled secondary architectural features such as decorative canopies, wall sconces, accent tiles, and accent trees. (CS2, PL3-B-2, PL3-1-b, PL3-1-c, DC2-B-1, DC2-3-a, DC4, DC4-1-a)

3. Street Level Uses & Frontages:

- a. The Board recommended approval of the overall 15th Ave street frontage and the redesign of the main residential entry space in response to Early Design Guidance. The Board noted that the small and diverse commercial spaces flanking the main entry created a welcoming sense of place. (CS2, PL3-C)
- b. The Board was concerned with the lack of attention given to the design of the blank walls at the transformer room along E John St and the lack of overall cohesion and integration with the adjacent bus stop to the west, assuming that spillover of people waiting for the bus would extend into this area. The Board specifically noted that the blind corner created at the east end of the large setback at the bus shelter could pose a potential security risk when approached from the east and strongly encouraged the applicant to take that into consideration when developing the design in this area further in response to the following condition. After deliberation, the Board recommended a condition of approval for the applicant to continue to explore ways to add visual interest

through additional materials, art or texture to the blank wall area of the transformer room on E John St and to better integrate appropriately placed vegetation and planters that maximize circulation, more traditional bench seating with armrests, and additional overhead weather protection to help create a more defined and safe transit oriented space. (PL1, PL1-B, PL1-3-c, PL3-C, PL2-B-1, PL4-cC-2, DC2, DC2-2, DC2-B-2)

- c. The Board acknowledged and appreciated the numerous curb bulbs proposed on the street frontages and encouraged the applicant to continue coordinating with the Seattle Department of Transportation (SDOT) on the development of curb bulbs and the mid-block crossings to ensure that they will be signed and well-marked to ensure public safety. (CS2-B-2, CS2-1-c, PL1-B-1, PL2-A-2)
- d. After acknowledgement of Safeway's verbal commitment to a long term presence in the neighborhood made at the beginning of the Recommendation meeting, the Board recommended approval of the well-scaled retail street frontage design which could easily adapt to smaller scaled retail tenants in the future if necessary. (CS2, DC1-A-3)
- e. The Board recommended approval of the open and transparent retail space at the corner of E John St and 15th Ave E with its large expanse of glazing, integrated entry stairs, patio, overhead weather protection, decorative planters, and lighting elements that enhance this active and engaging corner. (CS2-1-c, CS2-1-d, PL3-C, PL3-1-a, PL3-4)

4. Vehicle and Loading Access:

- a. Considering public comment related to potential pedestrian safety issues with allowing two curb cuts on 14th Ave E and the traffic consultants portion of the Recommendation presentation, the Board concluded that the two curb cuts and the clear sight lines from the building to the street, better addressed the complicated program requirements and reduced the potential impacts on pedestrians and traffic. The Board encouraged the applicant to work with SDOT to design a more pedestrian friendly interface where the sidewalk crosses over the driveway, but declined to recommend a condition of approval for this change. (DC1-B, DC1-C)
- b. The Board noted that there was no gate shown at the entrance to the loading access drive from E Thomas St. The Board recommended that if a gate is proposed in the future, the design of the gate should be intentional and include art themes and artists that represent the Capitol Hill community. The Board declined to recommend a condition of approval for the guidance. (CS3-2, DC2-2)

5. Landscape:

- a. The Board noted that there appeared to be lost opportunities for additional street trees along all four street frontages. After deliberation, the Board recommended that the applicant continue to coordinate with SDOT to find locations where additional street trees could be added to increase shade and visual interest, but declined to recommend a condition of approval for this change. (PL2-3-c, DC4-D-4)
- b. After hearing public comment and deliberating the importance of the existing trees along the shared property lines at the north end of the site, the Board reaffirmed their support given at EDG for the removal of the existing trees and the replacement with more appropriate columnar trees that will eventually grow to provide screening for the neighboring property and allow uninhibited access into the site. (CS1-D-1, DC4-D-3)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was 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.

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

1. **Façade Modulation (SMC 23.47A.014.D):** For structures more than 250 feet wide, the Code requires a minimum 30 foot wide by 15 foot deep setback (450 square feet) from the front property line. The applicant proposes to allow three separate setback areas with less than required widths and/or depths with an area totaling 518.75 square feet; the three areas are 27 feet wide by 8 feet deep, 68 feet wide by 3.5 feet deep, and 18.5 feet wide by 3.5 feet deep.

The Board recommended approval of the departure, finding that multiple smaller open spaces in-lieu of one large open space along E John St added greater articulation to the façade, increased the overall right-of-way width, and accommodated grocery store entries and the bus stop. The design with the departure better meets the intent of Design Guidelines **CS2 Urban Pattern and Form, PL1-B-2. Pedestrian Volumes, and PL3 Street-Level Interaction.**

2. **Vehicular Access (SMC 23.47A.032.A.1.c):** If access is not provided from an alley and the lot abuts two or more streets, the Code allows access across one of the side street lot lines. The lot abuts four streets. The applicant proposes to allow access from two side streets; 14th Ave E and E Thomas St.

The Board recommended approval of the departure, finding that separating loading and vehicle access onto two different street frontages reduced the impact on pedestrian safety on 14th Ave E. The approval of this departure was predicated on the successful resolution of recommended condition #5 listed at the end of this report. As conditioned, the design with the departure better meets the intent of Design Guidelines **DC1-B Vehicular Access and Circulation, DC1-C Parking and Service Uses, DC1-2 Parking and Service Uses, and DC2-B Architectural and Facade Composition.**

3. **Blank Wall (SMC 23.47A.008.A.2.b):** The code states blank segments of the street-facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The applicant proposes to allow one 24 foot wide and one 27 foot wide blank façade segment on E John St, two separate 27 foot wide blank façade segments on 14th Ave E, and one 26 foot wide blank façade segment on E Thomas St.

Four of the five Board members recommended approval of the departure, finding that the integration of art and the bus stop into the overall façade composition along 14th Ave E and E John St, and the physical distance from the sidewalk on E Thomas successfully mitigates the impact of the blank segments. The approval of this departure was predicated on the successful resolution of recommended condition #7 listed at the end of this report. As conditioned, the design with the departure better meets the intent of Design Guidelines **CS3-2 Placemaking, PL1-B Walkways and Connections, PL2-B Safety and Security, PL4-C-2 On-site Transit Stops, DC2 Architectural Concept and DC2-2 Integrating Art.**

4. **Transparency (SMC 23.47A.008.B.2):** The Code requires 60 percent of the street-facing facade between 2 feet and 8 feet above the sidewalk to be transparent. The applicant proposes to allow 16 percent of the 14th Ave E street-facing facade to be transparent; a deficit of 44 percent.

Four of the five Board members recommended approval of the departure, finding that the integration of art and the large clearstory windows with overhead weather protection successfully activated the non-transparent segment. The design with the departure better meets the intent of Design Guidelines **CS3-2 Placemaking**, **PL2-C Weather Protection**, and **DC2-2 Integrating Art**.

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. Variation: 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 façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Capitol Hill Supplemental Guidance:

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

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

DC2-3 Secondary Architectural Features

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

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

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

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Capitol Hill Supplemental Guidance:

DC3-1 Open Space Uses and Accessibility

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

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

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

DC3-2 Design

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

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

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

Capitol Hill Supplemental Guidance:

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

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

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

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

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

DC4-2 Sustainable and Environmental Choices

DC4-2-a. Salvage and Reuse: Maximize the reuse of nontoxic salvaged building materials. Consider de-construction if building(s) to be demolished contain high value reusable materials

(e.g. tile, flooring, old growth beams). Reuse salvaged materials in the new development as visible building components.

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

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

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

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

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

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

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

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

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

DC4-4 Plant Materials and Hardscapes

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

DC4-4-b. Diversity: Plant diversity provides resistance to insect and diseases pests. As a general guide for larger sites, plant not more than 10 percent of any species, no more than 20 percent of any genus, and no more than 30 percent of any family. For smaller sites select species that contribute to plant diversity of the community.

RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Thursday, February 09, 2023, and the materials shown and verbally described by the applicant at the Thursday, February 09, 2023 Design Recommendation meeting. After considering the site and context, hearing

public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Work with the planner to study ways to further modulate, articulate, and ground the massing on E Thomas St so that it better relates to the rest of the building and the residential scale of the immediate context. (DC2, DC3)
2. Work with the planner to study ways to bring further depth and richness into the detailing of the facades through potential changes in brick plane to accent the soldier courses and cornice line, adding head and sills at the windows, raised portions of brick around the decorative wall sconces and other secondary architectural features, incorporating different textures or colors of bricks within the overall field of brick, or other means to provide more residential character. (DC2-B-1, DC2-3-a, DC4, DC4-1-a)
3. Retain the art locations shown on the blank walls of the Safeway portions of the façade and in the area around the bus stop on E John St. Include the locations and a note stating that the themes and artists will represent the Capitol Hill community in the MUP drawing set and the Building Permit set. (CS3-2, DC2-B-2, DC2-2)
4. Work with the planner to study ways to increase the identifiability of the secondary residential entry on 14th Ave E. (DC2-C, DC2-D)
5. Work with the planner to study ways to minimize the impact of the southern garage entry on 14th Ave E through the simplification of the surrounding structure, adding more glazing adjacent to the garage entry, minimizing the scale of the signage, and other means to make it more closely resemble the northern garage entry. (DC1-B, DC1-C, DC1-2, DC2-B)
6. Work with the planner to study the application of materials on the E Thomas St massing in a way that reinforces the overall massing concept and provides depth and texture, including residential scaled secondary architectural features such as decorative canopies, wall sconces, accent tiles, and accent trees. (CS2, PL3-B-2, PL3-1-b, PL3-1-c, DC2-B-1, DC2-3-a, DC4, DC4-1-a)
7. Explore ways to add visual interest through additional or texture to the blank wall area of the transformer room on E John St and to better integrate appropriately placed vegetation and planters that maximize circulation, more traditional bench seating with armrests, and additional overhead weather protection to help create a more defined and safe transit oriented space. (PL1, PL1-B, PL1-3-c, PL3-C, PL2-B-1, PL4-cC-2, DC2, DC2-2, DC2-B-2)

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR'S ANALYSIS

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describes the content of the SDCI Director's decision in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. Reflects inconsistent application of the design review guidelines; or
- b. Exceeds the authority of the Design Review Board; or
- c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
- d. Conflicts with the requirements of state or federal law.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable design review guidelines.

At the conclusion of the Recommendation meeting held on February 9, 2023, the Board recommended approval of the project with the recommendations described in the summary of the Recommendation meeting above.

Five members of the East Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the design review guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F.3).

The Director agrees with the Design Review Board's conclusion that the proposed project and condition imposed result in a design that best meets the intent of the design review guidelines (SMC 23.41.010) and accepts the recommendations noted by the Board.

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board. The applicant's response to the recommended design review condition is as follows:

1. The applicant responded to condition 1 with a DRB Recommendation Condition Response packet uploaded May 12, 2023, noting, "The E Thomas St facade has been redesigned to better break up the scale and reflect both the residential scale of E Thomas St. and the design approach of the 15th Ave E facade of the same building. The five-story element is clad in brick. The cantilevered four-story element is clad in smooth fiber cement with a textured 'crown'. The recessed portion of the facade is clad in a dark, textured fiber cement. The residential entries have been redesigned to be distinct from each other. Each entry has its own stoop which are different colors to better reflect their adjacent facades. The paths to the stoops are identified by brick piers and lighting fixtures - a detail reflected elsewhere in the project.". Refer to the DRB Recommendation Condition Response packet and see sheets A3.07, A3.08, and DR-002 of the revised MUP drawing set. This response satisfies the recommended condition for the MUP decision.
2. The applicant responded to condition 2 with a DRB Recommendation Condition Response packet uploaded May 12, 2023, noting, "In the residential portions of the south building, soldier course headers have been added to the facade to reinforce the residential character of the building. In the same facades at ground level, inset areas have been added to the pier elements. These areas provide a change in plane and frame sconce light fixtures. Details/enlarged views have been included to show the texture and depth of materials along the street facing facades.". Refer to the DRB Recommendation Condition Response packet and see sheets A3.00-A3.008 and DR-002 of the revised MUP drawing set. This response satisfies the recommended condition for the MUP decision.
3. The applicant responded to condition 3 by including the required notes on sheets A3.00-A3.008 and sheet DR-002 of the revised MUP drawing set. Also refer to the DRB Recommendation Condition Response packet. This response satisfies the recommended condition for the MUP decision. This documentation shall be shown on the construction plans, and the installation of any artwork shall be inspected by the Land Use Planner prior to the final Certificate of Occupancy for the new construction.

4. The applicant responded to condition 4 with a DRB Recommendation Condition Response packet uploaded May 12, 2023, noting, "The residential entry has been redesigned to incorporate teal colored glazed brick, the same brick used at the lobby entry and leasing area along 15th Ave. This provides more cohesion of the residential entries around the site. Both the canopy and storefront head height within the residential entry area of 14th Ave have been raised to accentuate the entry itself. The signage approach has been adjusted for better visibility and more prominence from 14th Ave." Refer to the DRB Recommendation Condition Response packet and see sheets A3.01, A3.03, and DR-002 of the revised MUP drawing set. This response satisfies the recommended condition for the MUP decision.
5. The applicant responded to condition 5 with a DRB Recommendation Condition Response packet uploaded May 12, 2023, noting, "The updated design incorporates a simplification of the facade. Instead of the garage entry being framed and acting as a primary design element in the facade composition, the garage entry now resides in a secondary plane, bookended by two primary facade elements. More glazing has been added in several places of the facade. The garage signage has been suspended from a fascia element, instead of being mounted to the fascia itself. This allows the signage to have a secondary presence while still remaining visible to drivers. The area devoted to artwork has been expanded and now includes a pier that breaks the canopies above, introducing scale and rhythm elements into the facade." Refer to the DRB Recommendation Condition Response packet and see sheets A3.01, A3.03, and DR-002 of the revised MUP drawing set. This response satisfies the recommended condition for the MUP decision.
6. The applicant responded to condition 6 with a DRB Recommendation Condition Response packet uploaded May 12, 2023, noting, "Wood has been added into the canopies to better reflect the residential nature of the entries and tie to the other residential canopies elsewhere on site. Street trees have been added in front of the building. Working with the planner, the residential balconies have been removed from this facade after several options were investigated. The dark color of the base extends into the truck access area to better reinforce the massing." Refer to the DRB Recommendation Condition Response packet and see sheets A3.07, A3.08, and DR-002 of the revised MUP drawing set. This response satisfies the recommended condition for the MUP decision.
7. The applicant responded to condition 7 with a DRB Recommendation Condition Response packet uploaded May 12, 2023, noting, "The design maintains the building massing, but incorporates contrasting stack bond brick and mural-type artwork in the facade area in front of the SCL pulling vault. Additionally, the mechanical louver has been re-configured and is now black to better blend into the new field of Coal Creek brick. The entire right-of-way in this part of E John Street has been re-designed since Recommendation to provide a very large open space that flows into the architectural recess within the building massing. The design incorporates added street trees and grade-level planted areas to provide more softscape and an enhanced pedestrian environment. The provided seating has been unified between the right-of-way areas and the bus shelter area. The style of bench provides some back-support and armrests, but retains a sense of openness so that the entire area feels cohesive. The bus shelter itself has been reconfigured to better fit in the niche and maintain a sense of prominence. A raised planter occupies the corner condition near the bus shelter to ensure safety of pedestrians as they walk past this area. The planter occupies the space in which someone could loiter." Refer to the DRB Recommendation Condition Response packet and see sheets L-2.00, L8.0, A2.02b, A3.02, A3.05, and DR-002 of the revised MUP drawing set. This response satisfies the recommended condition for the MUP decision.

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the three members present at the decision meeting and finds that they are consistent with the City of Seattle design review guidelines. The Director is satisfied that all the recommendations imposed by the Design Review Board have been met.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the conditions at the end of this decision.

CONDITIONS –DESIGN REVIEW

Prior to Issuance of a Construction Permit

1. Retain the art locations shown on the blank walls of the Safeway portions of the façade and in the area around the bus stop on E John St. Include the locations and a note stating that the themes and artists will represent the Capitol Hill community. The installation of any artwork shall be inspected by the Land Use Planner prior to the final Certificate of Occupancy for the new construction.

For the Life of the Project

2. The building and landscape design shall be substantially consistent with the materials represented in the Recommendation packet and in the materials submitted after the Recommendation report, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.

David Sachs, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: September 18, 2023

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