



**RECOMMENDATION OF THE
EAST DESIGN REVIEW BOARD**

Record Number: 3039620-LU

Address: 1661 E Olive Way

Applicant: Eli Hardi, MG2

Date of Meeting: September 13, 2023

Board Members Present: Christopher Bendix, Chair
Emily van Geldern
Michael Cannon

Board Members Absent: Gina Gage
Joe Reilly

SDCI Staff Present: Theresa Neylon, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 Pedestrian-
with a 75' height limit (M) & Neighborhood
Commercial 3-75 (M) [NC3P-75(M) & NC3-
75(M)]

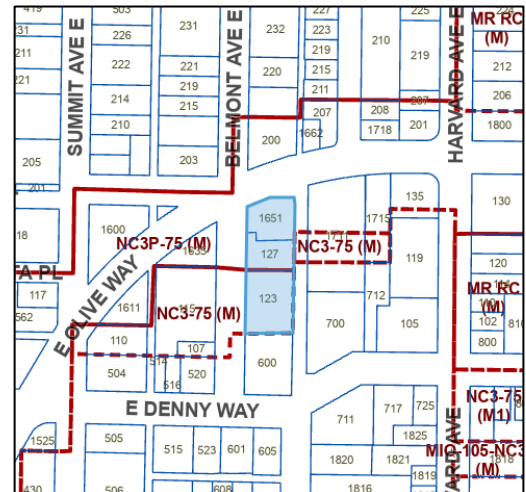
Nearby Zones: (North) NC3P-75(M)
(East) NC3P-75(M) & NC3P-75(M) &
Midrise (M) [MR (M)]
(South) MR (M)
(West) NC3P-75(M) & NC3-75(M)]

Lot Area: 25,677 sq. ft.

Current Development:

The subject site comprises three existing tax parcels developed with a two-story office building constructed in 1961, a three-story office building constructed in 1966, and a two-story office building with a two-story parking structure constructed in 1970.

This project is located on a narrow full block on E Olive Way between E Belmont Ave and E Boylston Ave in the Capitol Hill neighborhood. The main commercial frontage is on the north property line along E Olive Way, a principal pedestrian street. The site has no alley access.



The site has an irregular shaped property line along the diagonal E Olive Way right-of-way but is otherwise rectangular in shape. The terrain slopes significantly along the main commercial frontage, gaining approx. 10' in elevation from west (Belmont Ave E) to east (Boylston Ave E). Both Belmont Ave E and Boylston Ave E are relatively flat along their long frontages. The site has no alley access.

Surrounding Development and Neighborhood Character:

E Olive Way is a principal arterial and SEPA Scenic Route providing east-west circulation and connecting the neighborhoods east to Downtown. The neighborhood is largely comprised of low-rise residential and commercial uses, with larger-scale commercial and mixed-use structures present along the Broadway E commercial corridor two blocks to the east. Notable destinations in the vicinity include the Capitol Hill Link light rail station, neighborhood green space Cal Anderson Park, and the institutional buildings comprising the Seattle Central College campus in the blocks to the southeast. The site lies on a zone boundary: the northern two parcels were rezoned from Neighborhood Commercial 3P- with a 65' height limit to Neighborhood Commercial 3P-75 (M) on April 19, 2019, and the southern parcel was rezoned from Neighborhood Commercial 3-65 to Neighborhood Commercial 3-75 (M) on April 19, 2019.

The proximate vicinity is characterized by an eclectic assortment of residential buildings of varying building scales and types. Architectural styles in the vicinity include turn of the 20th century, mid-century, and contemporary. Single-family residences are generally two stories in height and have 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. Masonry materials are prevalent, with rhythmic fenestration patterns extending to the upper stories. Newer contemporary construction commonly is defined by a residential mass above defined single-level podiums and extensive glazing at the pedestrian level. Streetscape conditions vary from a strong street wall in places to landscaped setbacks and parking access. The greater Capitol Hill neighborhood and adjacent non-arterial streets have tree-lined streets and greenspaces.

Access:

Vehicle access is currently from E Olive Way, Belmont Ave E and Boylston Ave E. Pedestrian access is from E Olive Way, Belmont Ave E and Boylston Ave E.

Environmentally Critical Areas:

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

PROJECT DESCRIPTION

Land Use Application to allow an 8-story, 164-unit apartment building with retail. Parking for 112 vehicles proposed. Early Design Guidance conducted under 3039688-EG.

The design packet includes information presented at the meeting, and is available online by entering the record number (3039620-LU) at this website:

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

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

EARLY DESIGN GUIDANCE – DECEMBER 14, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Support for the unique commercial façade along E Olive Way, distinct from the residential facades along E Belmont Ave and E Boylston E, as well as support for the departures to enhance those volumes.
- Request to increase pedestrian safety along the E Olive Way frontage by strategically crafting the sidewalk and street edge environment which will also benefit the commercial setting.
- Supported increased housing and commercial opportunities
- Support for a site plan that had more space for planting, more space for pedestrian mobility and limited impacts of parking.
- Requested more modulations on the façade, including the depth of overhangs.
- Suggestion to include solar panels.

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

- Encouraged the inclusion of bike racks, lockers, and e-bike charging spaces.
- Requested a grocery store to occupy the lower floor retail space.

SDCI received non-design related comments concerning parking, public notice, pedestrian safety, traffic calming, infrastructure, zoning, view impacts, and construction impacts. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- The project frontages on E Olive Way, Belmont Ave E, and Boylston Ave E are required to meet the minimum standards of a 6" curb, 6' sidewalk, and 5.5' planting strip with streets trees.
- An 8' sidewalk is required on E Olive Way; however, it's unclear whether this requirement is being met.
- A 1.5' setback is required on E Olive Way and indicated in the design packet.
- Recommended squaring up the corner of E Olive Way and Boylston Ave E abutting the project site by reducing the existing curb radius.
- Noted the packet does not appear to show the required frontage cross section of Boylston Ave E.
- The new ADA-compliant curb ramps will require a Street Improvement Permit.

Seattle Public Utilities offered the following comments:

- Requested a Solid Waste Storage and Access Checklist for Designers and site plans that detail solid waste storage and access.
- Supported solid waste collection off Boylston Ave E or Belmont Ave E.
- Unsupportive of using uncompacted containers for this project nor staging compacted containers in the Boylston Ave E or Belmont Ave E right of way.
- Strongly encouraged planning for onsite roll-off compactors for residential recycle and combined garbage services.
- Roll-off service requires a 14' overhead clearance with containers stored on a 4' high dock and a 12' wide loading berth per compactor.

- Requested turning studies that demonstrate trucks can back up to compactors with adequate clearance to protect private property.
- Encouraged on-floor access to all three solid waste streams – garbage, compost, recycle.

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

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3039688-LU): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD GUIDANCE

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

1. Massing

- The Board discussed the three options presented. One Board member strongly supported Scheme A for the way the building mass meets the ground level, with a heavier base level, reminiscent of older buildings in the neighborhood. The Board generally agreed that Scheme B was the least successful of the massing options with too many upper-level modulations that were out of proportion with neighborhood scale. The Board ultimately voted 3-1 in support of Scheme C, the applicant’s preferred massing, noting that they supported the simple base massing with three distinct upper-level volumes that related to neighborhood scale, as depicted in the EDG package. **DC2-B Architectural and Facade Composition, CS3-1 Fitting Old and New Together**
- The Board specifically supported the unique upper volume of Scheme C at E Olive Way that gives emphasis and distinction at the commercial frontage. **CS2-A-2. Architectural Presence, CS2-1-d. E John Street/E Olive Way Corridor**
- The Board requested that studies of options and refinement of the two south upper level secondary massings be included in the Recommendation package. The studies should focus on defining the conceptual design rationale, including refinements of the locations and shape of the upper-level modulations to clarify how those modulations support cohesion of the overall design concept. **DC2-B Architectural and Facade Composition**
 - The Board suggested lowering the bottom edge of the upper-level massing modulations along Belmont Ave E to create a one-story datum in order to create a relational residential scale along the street. **DC2-D-1. Human Scale**
- The Board encouraged the development of balconies and secondary detailing to bring scale to the upper level volumes. **DC2-C-1. Visual Depth and Interest**

2. Streetscape

- E Olive Way:
 - The Board supported development of the public realm along this busy, pedestrian-oriented zone. To encourage activation along the commercial frontage, the Board asked the applicant to study creation of spill-out spaces and include a high level of

transparency along this edge. The Board was in support of plazas at both corners and noted that the commercial spaces should meet the grade at both corner access locations. **CS2-1-d. E John Street/E Olive Way Corridor, CS1-3 Topography, CS2-B-2. Connection to the Street, PL1-A-2. Adding to Public Life, PL1-1-b. Right-of-way – Enhance open space connections, PL3-C Retail Edges, PL3-4 Retail Edges**

- a) The Board requested renderings at the Recommendation phase that illustrate the proposed E Olive Way streetscape, with views toward the building at eye level, to show how the proposed building and site design encourage activation along the frontage. **CS2-1-d. E John Street/E Olive Way Corridor CS2-B-2. Connection to the Street, PL1-A-2. Adding to Public Life**
 - ii. The Board specifically did not support locating the residential lobby at the northwest corner on the main commercial frontage. They noted that this was the most visible area of the façade and should be activated with retail/commercial uses. They specifically noted the precedent ‘corner presence’ of commercial units in the neighborhood. **CS2-C-1. Corner Sites, PL3-C Retail Edges**
 - iii. In response to public comment, the Board specifically supported design measures that would enhance safety along the sidewalk environment. They specifically noted that an enhanced planting buffer should be developed in the right-of-way planting strip. **PL1-1-b. Right-of-way – Enhance open space connections, PL2 Walkability, DC4-1 Exterior Finish Materials**
- b. Boylston Ave E and Belmont Ave E:
- i. The Board supported the multiple individual unit entries shown along the two side streets but voiced concerns for how to balance activation along the ground level with potential safety and security issues. They suggested that the applicant study raising the floor level so there was vertical separation between the sidewalk level and the interior units to create a transition zone between the public and private realms. Although there are Code requirement to provide a minimum height differential to reduce the ground level setback, the Board noted that they could consider a departure request related to the grade change if the applicant can show a reduced vertical separation provides an acceptable degree of activation, privacy and safety. The Board noted that ADA accessibility could be provided via an internal entry if elevated stoops are provided. **PL3-1-c. Ground-Floor Units, PL3-2 Residential Edges, PL3-A-3. Individual Entries, PL3-B Residential Edges**
 - ii. The Board noted that loading/unloading and delivery access should be added to the plans as the lack of available on-street parking around the three street frontages is currently limited or prohibited. **DC1-C Parking and Service Uses**
 - iii. Discussion by the Board focused on whether there was a possibility of creating a through-block pedestrian connection between Belmont Ave E and Boylston Ave E on the long site. The applicant noted the difficulty with trying to accommodate the grade change that would necessitate significant stairs and ramping. The Board noted they would support creation of more pedestrian and visual permeability though the site. **PL1-3-a. Through block connections**
- c. Belmont Ave E:
- i. Although the Board did not support extending the residential lobby to the corner of Belmont Ave E and E Olive Way as shown in Scheme C, they did support the location of the main residential entry on the Belmont Ave façade in that massing option. They

requested further information on proposed detailing of the entry at the Recommendation phase in order to make the location a highly recognizable ‘moment’ on the façade. **PL3-1-b. Residential Buildings, PL3-A-1. Design Objectives, PL2-D-1. Design as Wayfinding**

- ii. The Board discussed the service area at the south corner of the Belmont Ave E frontage, including the garage entrance, solid waste access and other back of house uses. The Board commented that the applicant ought to consider placing some services on the Boylston Ave E frontage to break up the blank walls. They also noted that the applicant should study ways to create interest and activation at any expanse of blank walls along the street frontages and to include further information in the Recommendation package. **DC1-2 Parking and Service Uses**

3. Materials

- a. Regarding material selection as the design moves forward, the Board asked the applicant look to the precedents of older residential buildings in the neighborhood. The Board commented that the façade design of historic traditional buildings made use of restrained palettes of high-quality materials, adding texture and scale with significant depth of detailing. They noted that the integration of texture and scale in the materiality was especially important at the pedestrian level. **CS3-1 Fitting Old and New Together, DC2-4 Scale and Texture, DC4-1 Exterior Finish Materials**
- b. They noted that the selection of materials and refinement of detailing should support the architectural concept and the massing refinements noted above. **DC2-B-1. Façade Composition, DC4-1-a. Building Concept**

RECOMMENDATION – SEPTEMBER 13, 2023

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Concerned the project doesn’t include improvements for pedestrian safety.
- Strongly recommended using only native vegetation for the proposed landscaping.
- Suggested using materials or strategic design to help brighten up Boylston and lessen the impact of decreased natural light.
- Reminded that Boylston and Belmont are single-lane alleys rather than true streets, necessitating designing the space so that it doesn’t appear smaller with such a massive structure.
- Supported all of the requested departures.

SDCI received non-design related comments concerning public right-of-way improvements, construction impacts, density, parking quantity, housing demand, archeological review, home ownership opportunities, views, public outreach, and housing affordability. These comments are outside the scope of design review.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable

Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3039620-LU): <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 recommendations.

1. Architecture: Massing and Façade Development

- a. The Board was generally supportive of the updates to the design since EDG, including approach of facade treatment and secondary architectural elements. **DC2-B Architectural and Facade Composition**
 - i. The Board discussed the relationship of the north brick upper mass to the two south upper level white masses and considered whether the dark recessed gasket, the background mass of the upper level volumes, was legible enough in the façade composition. They commented that the gasket would likely be more legible in person than in the renderings and ultimately recommended approval of the mass and gasket proportions. **DC2-B Architectural and Facade Composition, DC2-C-1. Visual Depth and Interest**
 - ii. The Board recommended approval of the subtle angles of the upper massing, noting the alignment was particularly effective along the east Boylston Ave facade where the angles of the facade created the perception of extra width along the narrow street. **DC2-C-1. Visual Depth and Interest**
 - iii. The Board appreciated and recommended approval of the retention of the highly transparent ground floor at the two commercial units along the Olive Way street frontage, wrapping both corners. **CS2-C-1. Corner Sites, CS2-1-d. E John Street/E Olive Way Corridor, PL3-4 Retail Edges**
- b. The Board discussed the ground level approaches along the two residential street facades. The Board recommended approval of the two-story base expression along Belmont Ave, supporting the studies shown in the Recommendation packet that illustrate how the proportions of base to upper levels relate in the overall facade composition. They noted the higher base visually gave the building a solid grounding along the street edge. The Board also recommended approval of the one-story base along Boylston as this move appeared to respond to the more intimate scale of this street. **DC2-B Architectural and Facade Composition, CS2-2 Response to Different Streets**
 - i. The Board recommended approval of the canopies shown on the Belmont frontage at the individual unit entry patios, noting that the elements contributed important residential scale along the streetscape. The Board declined to recommend this as a condition of approval. **DC2-D-1. Human Scale, PL3-A-3. Individual Entries**

2. Architecture: Layout

- a. E Olive Way façade: The Board recommended approval of the location of the main commercial unit at the northwest corner of the site. They also recommended approval of the location of the entry door, shown to be close to the corner but oriented towards Belmont Ave to take advantage of the level terrain that can better accommodate spill-out space for the commercial unit. **CS2-C-1. Corner Sites, PL2-D-1. Design as Wayfinding, PL3-C Retail Edges**

- i. The Board recommended approval of a second commercial unit at the northeast corner of the site. The Board questioned, however, how access from Olive Way to the door would work and how the unit would activate the commercial street frontage. The Board ultimately recommended a condition to refine the connection of the northeast commercial unit to the sidewalk along Olive Way to activate the building edge and to clarify access overall. **CS2-1-d. E John Street/E Olive Way Corridor CS2-B-2. Connection to the Street, PL1-A-2. Adding to Public Life**
- b. Belmont Ave E: The Board recommended approval of the relocation of the residential entry to the Belmont Ave façade. They noted this shift locates the residential entry away from the Olive Way commercial edge, and allows adequate space for the commercial unit to wrap the northwest corner. The Board also recommended approval of the unique façade treatment at the residential lobby to visually highlight the entry on the ground level façade. **PL3-1-b. Residential Buildings, PL3-A Entries, PL2-D-1. Design as Wayfinding**
 - i. The Board recommended approval of the ground level units, with direct access from the sidewalk and exterior patios, to activate the streetscape. **PL3-1-c. Ground-Floor Units, PL3-2 Residential Edges, PL3-A-3. Individual Entries, PL3-B Residential Edges**
 - ii. The Board recommended approval of the design of the service area on the building facade where glazing patterns have been expanded to integrate the blank walls into the façade composition. **DC1-C-4. Service Uses, DC2-B-2. Blank Walls**
 - iii. The Board specifically recommended approval of interior solid waste storage, without exterior staging, to minimize visual and physical impacts on the streetscape. **DC1-C-4. Service Uses, DC1-2 Parking and Service Uses**
- c. Boylston Ave E: The Board discussed the ground level units' relationship with the street edge where the unit setback from the street is reduced (approximately 4 foot setback) and the grade differential is reduced (approximately 18 inches above sidewalk level). They questioned if removing direct access made sense and how these units would then relate to the public realm. The Board agreed that limiting direct access was acceptable with the reduced depth separation but also noted that privacy in these units would be a concern with the high level of glazing so close to the sidewalk edge. The Board recommended a condition for the applicant to refine the railing design to create more privacy for the units. They suggested that a cohesive railing/divider design language could be developed to visually link the residential units on both the Boylston and Belmont frontages as well as to create a visual distinction between the residential uses on the east and west facades from the commercial uses wrapping the north corners of the building. **PL3-1-c. Ground-Floor Units, PL3-2 Residential Edges, PL3-A-3. Individual Entries, PL3-B Residential Edges**

3. Architecture: Materials

- a. The Board discussed the relationship of the use of brick (on the upper level volume along Olive Way) to the fiber cement panels on the two white upper level volumes on the south edges. The Board recommended approval of the use of brick on the more prominent facade location along Olive Way, relating to the context of other historic and traditional brick buildings to the north and west. They also recommended approval of the two white upper volumes, noting that the contrast represented the mix of traditional vs. modern material approaches seen in other developments in the neighborhood. **CS3-1 Fitting Old and New Together, DC2-4 Scale and Texture, DC4-1-a. Building Concept**
- b. The Board discussed the level of detail and depth on the brick mass to the level of detail on the white masses at windows and balconies, as shown on pages 28-30. After comparing the analogous elements, like the undulating vertical stacked bricks to the vertical metal accent panel,

they recommended approval of the depth and highly variegated textures of the brick detailing and the more contemporary, uniform planes of the upper level white masses. **DC2-4 Scale and Texture**

- c. The Board recommended approval of the two different balcony types, with extruded balconies on the brick volume and inset balconies on the white volumes, that responded to the change in base materials and added activation along all three street frontages. **DC2-C-1. Visual Depth and Interest**
- d. The Board recommended approval of the consistent use of board-form concrete for the site retaining walls and bioretention planters as a high-quality material and finish that could visually tie together the ground level elements around the three frontages of the building. **DC2-4 Scale and Texture**

4. Site

- a. The Board discussed the landscape design approach shown along the main commercial frontage on Olive Way. They noted general support for the inclusion of large boulders and materiality of board-form concrete site walls, but questioned how the grading was proposed to occur, the height of the retaining wall, and how the building related to the sidewalk along the steep sidewalk grade. They ultimately recommended a condition to refine the landscape plan along Olive Way, including the retaining structure, amenity spaces and other site elements, in order to clearly integrate the building with the site and provide connection and activation along the street frontage. They suggested breaking down the tall retaining wall into smaller steps to reduce the perceived bulk of the structure and noted that seating options could be incorporated into the layout to help activate the sidewalk edge. **CS2-1-d. E John Street/E Olive Way Corridor, CS1-3 Topography, CS2-B-2. Connection to the Street, PL1-A-2. Adding to Public Life, PL1-1-b. Right-of-way – Enhance open space connections, PL3-C Retail Edges, PL3-4 Retail Edges, PL1-3-c. Pedestrian Amenities, PL2-1 Universal Access**
- b. The Board recommended approval of the spill out space on Belmont Ave adjacent to the commercial unit. **PL3-4 Retail Edges**
- c. The Board recommended approval of the planting approach in the right-of-way on Belmont Ave, with pass-throughs to accommodate access from parked vehicles. The Board noted that extra attention should be given to the plantings in the right-of-way along Boylston Ave, as there are no other planting opportunities to soften and give scale at the residential edge. **PL1-1-b. Right-of-way – Enhance open space connections, DC4-D-1. Choice of Plant Materials**

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 guideline priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the Recommendation meeting, the following departure(s) were requested:

1. **Reduction of the upper level setback (SMC 23.47A.014.B.2.a.)** The Code requires a 10-foot upper-level setback along any rear lot line that abuts a lot in an MR zone for portions of structures above 13 feet in height to a maximum of 65 feet. The applicant requests a departure to allow a 2'2" setback in this area, for a portion of the structure along the south property line. The area of structure encroaching into the setback measures approximately 3 foot 8 inches height by 7 feet 10 inches in width.

The Board indicated support for this departure as the mass allows the building to work with the grade changes between the lower Belmont Ave to the higher Boylston Ave levels.

The Board recommended approval of the departure because the resulting design better meets the intent of Design Guideline **CS1-C-2. Elevation Changes**, **CS2-B-2. Connection to the Street**, and **DC2-A-1. Site Characteristics and Uses**.

2. **Reduction of the upper level setback (SMC 23.47A.014.B.2.b.):** The Code requires that for each portion of a structure above 65 feet in height, an additional setback at the rate of 1 foot of setback for every 10 feet above 65 feet height occur along any rear lot line that abuts a lot in an MR zone. The applicant requests a departure to allow a 10'3-1/2" setback for a portion of the structure above 65 foot height along the south property line. This encroachment measures approximately 11 foot 7 inches in height by 1 foot 2 inches feet in width.

The Board indicated support for this departure as this would allow the upper volume and roofline at this edge to have a regular form.

The Board recommended approval of the departure because the resulting design better meets the intent of Design Guidelines **CS2-D-4. Massing Choices** and **DC2 Architectural Concept**.

3. **Reduction of the façade modulation (SMC 23.47A.014.D.)** The Code requires that for structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. The applicant requests a departure to address façade modulation along the east property line via smaller modulations that are narrower than 30 feet and set back less than 15 feet from the property line, as shown on page 93 of the Recommendation packet. In aggregate, the applicant notes the volume of these areas exceed the volume that would result from the Code requirements. Staff notes that the departure diagram also indicates two areas of inset balconies that add to the modulation effect.

The Board indicated support for this departure as the proposed modulations support the overall architectural concept and generally provide more modulations on the façade than the Code requirements would provide.

The Board recommended approval of the departure because the resulting design better meets the intent of Design Guidelines **CS2-C-3. Full Block Sites**, **CS3-A Emphasizing Positive Neighborhood Attributes** and **DC2 Architectural Concept**

4. **Reduction of the street level setback for residential units (SMC 23.47A.008.D.2.):** The Code requires that residential uses located along a street-level, street-facing façade, the floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. The applicant requests a departure to reduce the setback along Belmont Ave E to 8-foot 9-inch width where on-grade units are proposed.

The Board indicated support for this departure as the illustrations provided in the Recommendation packet showed the design provided ample transitional space between units

and the public sidewalk, including planting, a low fence and gate, and generous exterior patios for the units.

The Board recommended approval of the departure because the resulting design better meets the intent of Design Guidelines **CS2-A-2. Architectural Presence** and **CS2-B-2. Connection to the Street**.

5. **Reduction of the street level setback for residential units (SMC 23.47A.008.D.2.):** The Code requires that residential uses located along a street-level, street-facing façade, the floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. The applicant requests a departure to reduce the setback along Boylston Ave E to 4 feet in width. Staff notes that the 'ground level' units along this façade are approximately 18 inches above the grade of the sidewalk.

The Board indicated support for the departure as the reduced setback appeared to be in scale with the reduced width of the street right-of-way.

The Board recommended approval of the departure because the resulting design better meets the intent of Design Guidelines **CS2-A-2. Architectural Presence** and **CS2-B-2. Connection to the Street**.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

Capitol Hill Supplemental Guidance:

CS1-1 Energy Choices

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

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

CS1-2 Sunlight, Shade and Natural Ventilation

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

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

CS1-3 Topography

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

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

CS1-4 Plants and Habitat

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

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

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

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

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

CS1-5 Water Features

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

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

Capitol Hill Supplemental Guidance:

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

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

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

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

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

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

- Encourage façade detailing at the street level that contributes to the street's existing intimate retail character and variety of pedestrian scaled storefronts.

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

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

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

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building

articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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

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

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

CS3-B Local History and Culture

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

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

Capitol Hill Supplemental Guidance:

CS3-1 Fitting Old and New Together

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

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

CS3-2 Placemaking: The Capitol Hill Neighborhood is a designated arts and cultural district. Art and culture should reflect the local history and values of the neighborhood and should be well integrated with future developments. Art should be designed for human delight and the celebration of culture, spirit, and place appropriate to its function. Capitol Hill strongly values the intact and positive examples of its physical heritage.

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

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

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

CS3-3 Historical and Cultural References

CS3-3-a. Preservation: Where possible, preserve and incorporate existing historical elements and character structures into project design, such as sites along Capitol Hill's commercial corridors, near designated landmarks, adjacent to notable Anhalt buildings or locations bordering the Harvard Belmont Historic District.

CS3-3-b. Tell the Story: Include interpretation (through visual art, signage, exhibits etc.) that tells the story of the neighborhood's history and culture to the general public in engaging ways.

CS3-3-c. Cultural Elements: Encourage the incorporation of historic and current cultural elements that express and explain how the neighborhood has transitioned over time including, but not limited to, LGBTQ community, Arts District, and EcoDistrict priorities.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Capitol Hill Supplemental Guidance:

PL1-1 Enhancing Open Space

PL1-1-a. Parks: Design buildings facing a park or P-patch to enliven and enhance the safety of the open space. Orient entries, windows, balconies, decks and other amenity spaces to face the park. Design buildings facing Cal Anderson Park with active street level uses to support and reinforce its role as the “front yard” and civic square for Capitol Hill.

PL1-1-b. Right-of-way – Enhance open space connections

1. Greening: Create small pocket gardens within the adjacent street right-of-way (ROW) to enhance and energize the pedestrian experience. Consider locations that may be appropriate for growing food, serve an ecological function, or enhance any adjacent habitat corridors.

2. Design sidewalk ROW and private space adjacent to the ROW to prioritize both pedestrian circulation (comfort and safety), and environmental sustainability. Use planters, seating, and landscape to provide an inviting, attractive, and safe streetscape for pedestrians while ensuring adequate space for pedestrian circulation. Special

attention should be paid to Summit and Belmont (from E. Olive St. to E. Howell St.), on Bellevue (from E Loretta Place to E Harrison Street) and along the Melrose Promenade.

PL1-2 Adding to Public Life

PL1-2-a. Street Wall: Maintain a continuous street wall along retail corridors to contribute to the area's pedestrian-oriented, urban character. Minor variations in the street wall such as recessed entries and inset window bays are acceptable if they help contribute to the pedestrian scale.

PL1-2-b. Open Spaces: On major retail streets, locate any large open spaces in the interior of the block, where it would not disrupt the continuity of retail street frontages and maintain the desired intensity of commercial activity in the area. Provide clear visual access to the interior open space from the public sidewalk.

PL1-3 Walkways and Connections

PL1-3-a. Through block connections: On large project sites, consider using pedestrian connections to break up longer blocks and provide enhanced connectivity, particularly on sites near key public parks, the light rail station, or intersections where the street grid shifts. Use through-block pedestrian connections to add more permeability to retail corridors along 15th Ave E and Broadway. Design walkways with minimal grade changes and line the walkways with retail/business spaces, where possible.

PL1-3-b. Pedestrian Volumes: Provide ample pedestrian space along retail corridors and key pedestrian corridors that provide access to light rail facilities and the downtown core, such as E Olive Way, E John St., and E Denny Way. Use minor voluntary ground-level setbacks, structural setbacks, building overhangs, and high-quality hardscape finishes at the pedestrian level to ensure adequate space and durability for pedestrians, while maintaining the street wall and providing adequate space for sidewalk amenities that contribute to public life.

PL1-3-c. Pedestrian Amenities:

1. Enhance the quality of the pedestrian environment through art and other placemaking features. Art should interpret or acknowledge specific ecological aspects of the site or location, provide site-specific wayfinding or "centering the viewer", provide a greater understanding of where the person is standing, and/or intend to delight passers-by and celebrate Capitol Hill's culture and spirit.
2. Provide functional pedestrian amenities such as benches (that enrich and enhance pedestrian flows). Amenities should be frequent and spaced at similar intervals as street trees. Where street trees are not possible due to underground utilities, benches and planters should be provided. Right-of-way improvements should be consistent with all City standards and reviews.

PL1-4 Outdoor Uses and Activities: Design any larger ground-level open spaces adjacent to the sidewalks for informal community events and gatherings, including: temporary art installations, live music and dance performances by community and social organizations, as well as independent artists. Provide features and amenities necessary to ensure that spaces are versatile and functional, such as power outlets, flexible seating, sight lines, acoustic materials, and community poster or bulletin boards. Site spaces to allow visibility from the sidewalk without impeding pedestrian flow.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

Capitol Hill Supplemental Guidance:

PL2-1 Universal Access: Design the public realm and shared private spaces to encourage intergenerational use and maximize accessibility for all people regardless of ability, background, age, and socioeconomic class. Incorporate universal design strategies to ensure that the common realm is accessible to all. Walkways should include adequate lighting, slip-resistant hardscape finishes, and terraces, benches, and other places of respite for pedestrians. This is especially important near light rail stations, in steeply-sloped areas, and along Denny, John, and other pedestrian corridors that connect to major employment centers.

PL2-2 Inclusive Neighborhood: Consider design features that visibly represent and promote the neighborhood's LGBT+ culture and identity, contribute to a more welcoming, supportive, and safe public realm, and remind everyone that Capitol Hill is an inclusive neighborhood.

PL2-3 Weather Protection

PL2-3-a. Sidewalk Coverage: When providing overhead weather protection, ensure the waterproof covering extends far enough over the sidewalk to provide adequate protection for pedestrian activity. Provide backslopes, drip edges and/or gutters to prevent rain runoff onto the middle of the sidewalk. Weather protection should extend all the way to the building edge without a gap between the coverage and the facade. In order to provide adequate protection from wind-driven rain, the lower edge of the overhead weather protection should be no more than 15 feet above the sidewalk.

PL2-3-b. Residential Entries: On less intense commercial streets, focus overhead weather protection around residential entries. Extend from the building far enough to provide shelter for 4-6 people to comfortably gather near common building entries.

PL2-3-c. Tree Canopy: Where narrow sidewalks create conflict between providing weather protection and tree canopy, indent canopy portions at trees. Prioritize tree canopy retention and new large tree plantings over full width weather protection that would impact or eliminate trees.

PL2-3-d. Green Roofs: In areas with good access to sunlight, consider using canopies as an opportunity to provide green roofs.

PL2-3-e. Operable Awnings: Optionally, consider using operable/retractable, but still durable, awnings that can be removed or reduced in good weather to allow greater sunlight to the street.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Capitol Hill Supplemental Guidance:

PL3-1 Entries

PL3-1-a. Commercial Areas: In pedestrian-oriented commercial areas, provide frequent entrances, coupled entries, or other demarcation at regular intervals of 25-30 feet, to accommodate and encourage smaller retailers, community-oriented businesses, and flexible uses over time. Consider features such as shallow recesses at entries to add depth and pedestrian variety.

PL3-1-b. Residential Buildings: Identifiable common entries to residential buildings: Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating.

PL3-1-c. Ground-Floor Units: Individual entries to ground-related housing units:

1. Provide exterior access to all ground-floor residential units. This interior/exterior connection should occur frequently with entrances coupled or placed at regular intervals. Slightly raised stoops with direct entries to the street are preferred, particularly when alternate entries provide ADA accessibility.
2. Define entries to individual units with physical “threshold” features such as a canopy, fin walls, landscape, lighting, railings and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private.

PL3-2 Residential Edges

PL3-2-a. Ground-Floor Units: Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk. Avoid tall fences, fully obscuring barriers, and large setbacks (greater than 15 feet) that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.

PL3-2-b. Windows: Provide operable windows for ground-level units. Locate windows and/or translucent glass so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space. Create a layered transition using landscape or window treatments to prevent direct eye contact between pedestrians and residents in interior spaces, while still ensuring adequate natural lighting into units. Window shades that raise from the bottom and windows that open at the top are encouraged.

PL3-2-c. Outdoor Spaces: Provide stoops, porches, patios, and balconies to create opportunities for social interaction among residents and neighbors, particularly along the street-edge. Private outdoor spaces should be large enough to accommodate seating for 2-4 people, and clearly delineated using landscape. This space should be at the same level as the interior of the unit where feasible and should be designed for some privacy from adjacent units. Where possible, raise outdoor spaces slightly above sidewalk level.

PL3-3 Live/Work Edges: Design live-work units to provide truly flexible space that can successfully accommodate different commercial uses over time.

PL3-3-a. Arts-Relation Use: Support future arts-related use, such as artist studios, by providing arts-friendly features such as wall-sized operable/garage doors and high ceilings at the ground level.

PL3-3-b. Location: Where possible, locate live-work units on side streets, mid-block passages, and alleys, not on major pedestrian or retail corridors.

PL3-3-c. Privacy Screening: Consider including some level of adaptive privacy screening, such as landscape tubs, window films and window shades that raise from the bottom, while still emphasizing the high transparency and commercial needs of these spaces.

PL3-4 Retail Edges

PL3-4-a. Permeable storefronts: Design the ground floor retail edge to enhance street level activity and promote social mixing. Features may include large operable windows and doors, outdoor dining, and artistic detailing that provides visual interest. Design spaces to function year-round, including during the summertime when windows and doors will be open fairly frequently. Use clear/un-tinted glass, preserve oblique sightlines into retail spaces, and minimize

mullions and the height of any stem walls. Consider setting the height of canopies at approximately 10 feet.

PL3-4-b. Highly-Individualized: Design retail frontages to contribute to the small-scale, pedestrian-oriented character of Capitol Hill retail. Provide an architectural framework that tenants can personalize and individualize with custom signs, window treatments, and programming. Use a variety of materials and architectural features to break up individual spaces while maintaining transparency.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

Capitol Hill Supplemental Guidance:

PL4-1 Connections to All Modes: For buildings along corridors that provide direct pedestrian access to light rail station entries and other key transit access points - including: Broadway, 15th, E John St, E Olive St, E Denny Way, E Howell St, E Nagle Place, and 10th Ave E below Thomas – locate primary entries to conveniently access transit and consider that secondary entries may also be required to maximize pedestrian access to transit.

PL4-2 Planning Ahead for Bicyclists

PL4-2-a. Bicycle Parking: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle parking should be plentiful and should be an approved design from the Seattle Department of Transportation’s bike parking program. The bicycle racks and bike share hardscape areas may also be an opportunity for placemaking, such as having a uniform color within the Capitol Hill EcoDistrict or Arts District, or having distinctive place names or references designed into them.

PL4-2-b. Parking Location: Locate short-term parking bike racks and bike share hardscape areas near the intended uses, but maintain clear pedestrian movement along desire lines, and maximize sidewalk activation opportunities along the storefronts. Locate bike racks within sight lines of front doors, windows, or areas with visual security. In areas where bicycle parking is anticipated to be high, consider whether an on-street bike rack or corral may be appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Capitol Hill Supplemental Guidance:

DC1-1 Location and Design of Uses

DC1-1-a. Flexibility: Maximize flexibility over the building's life, for all street-level spaces in commercial or residential use. Design space to accommodate either retail or arts and cultural uses, and different scales of tenants. For example: do not include structural or concrete stem walls or bulkheads protruding above grade level (which inhibit future modifications) along any sidewalk/street frontages.

DC1-2 Parking and Service Uses

DC1-2-a. Visual Impacts: When it is necessary to locate parking entrances and service uses on street frontages, or in highly visible locations, use artistic treatments (e.g. murals or decorative metalwork on garage doors and adjacent walls) or lush landscape screening to reduce visual

impacts. This is especially important in locations where commercial uses extend to streets with residential character (e.g. Nagle Place, Harvard Avenue E, 14th Avenue).

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

Capitol Hill Supplemental Guidance:

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

DC2-2 Integrating Art: Use art to animate the pedestrian realm including blank walls, sidewalks, entrances, walkways, etc. Engage artists early in the design process to integrate art into the building

design, rather than simply applying art onto a finished design. Consider themes and artists that represent the Capitol Hill community. See CS3.2, Placemaking, for additional guidance on integrating art into projects.

DC2-3 Secondary Architectural Features

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

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

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

Capitol Hill Supplemental Guidance:

DC3-1 Open Space Uses and Accessibility

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

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

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

DC3-2 Design

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

Capitol Hill Supplemental Guidance:

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

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

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

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

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

DC4-2 Sustainable and Environmental Choices

DC4-2-a. Salvage and Reuse: Maximize the reuse of nontoxic salvaged building materials. Consider de-construction if building(s) to be demolished contain high value reusable materials (e.g. tile, flooring, old growth beams). Reuse salvaged materials in the new development as visible building components.

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

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

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

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

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

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

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

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

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

DC4-4 Plant Materials and Hardscapes

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

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

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated September 13, 2023, and the materials shown and verbally described by the applicant at the September 13, 2023, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions.

1. Refine the connection of the northeast commercial unit to the sidewalk along Olive Way to activate the building edge and to clarify access overall. **CS2-1-d., CS2-B-2., PL1-A-2.**
2. Refine the railing design to create more privacy for the Boylston Ave ground level units. **PL3-1-c., PL3-2, PL3-A-3., PL3-B**
3. Refine the landscape plan along Olive Way, including the retaining structure, amenity spaces and other site elements, in order to clearly integrate the building with the site and provide connection and activation along the street frontage. **CS2-1-d., CS1-3, CS2-B-2., PL1-A-2., PL1-1-b., PL3-C, PL3-4, PL1-3-c., PL2-1**