

**CITY OF SEATTLE**  
**ORDINANCE** 126683  
**COUNCIL BILL** 120405

AN ORDINANCE relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code to approve the Crown Hill Neighborhood Design Guidelines, 2022.

WHEREAS, Crown Hill was designated as an Urban Village by the City Council when it adopted Seattle’s Comprehensive Plan in 1994; and

WHEREAS, in 1998 the community completed the Crown Hill/Ballard Neighborhood Plan, and through Ordinance 119111 the City adopted the Crown Hill/Ballard Neighborhood-Specific Goals and Policies; and

WHEREAS, in 2018 the Office of Planning and Community Development (OPCD) completed a community planning practice and prioritization report, identifying Crown Hill as a priority planning area; and

WHEREAS, from 2018 to 2019, OPCD, in partnership with the Department of Neighborhoods (DON) and Seattle Department of Transportation (SDOT), conducted public outreach in the Crown Hill Urban Village; and

WHEREAS, over 300 residents, business owners, property owners, and stakeholders engaged in four public workshops and four online surveys to create the Crown Hill Urban Village Action Plan, and additional public engagement included door-to-door outreach and direct outreach to residents of the Labateyah Youth Home; and

WHEREAS, in 2021, after completing a public engagement process, OPCD presented a final Crown Hill Action Plan to the City Council Land Use and Neighborhoods Committee on December 3, 2021; and

1 WHEREAS, the Crown Hill Urban Village Action Plan recommends numerous implementation  
2 measures, including creation of neighborhood design guidelines to help realize the  
3 community’s vision by shaping new development in the neighborhood; and

4 WHEREAS, in a statement of legislative intent for the 2022 budget, the City Council asked  
5 OPCD and the Seattle Department of Construction and Inspections (SDCI) to convene a  
6 stakeholder group to conduct a Racial Equity Toolkit (RET) review of the design review  
7 program, and the RET process is currently underway and could result in  
8 recommendations for improvements to design review that would further racially equitable  
9 outcomes; and

10 WHEREAS, OPCD conducted another online survey specifically on neighborhood design  
11 guidelines and conducted in-person engagement at the Crown Hill Street Festival in June  
12 2022, and input from the survey and in-person engagement is incorporated into the  
13 proposed neighborhood design guidelines; NOW, THEREFORE,

14 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

15 Section 1. Subsection 23.41.010.B of the Seattle Municipal Code, which section was last  
16 amended by Ordinance 125844, is amended as follows:

17 **23.41.010 Design review guidelines**

18 \* \* \*

19 B. The following neighborhood design guidelines are approved. These neighborhood  
20 design guidelines apply in the areas shown on the map included in the guidelines.


- 21 1. “Admiral Design Guidelines, 2013”;
- 22 2. “Ballard Neighborhood Design Guidelines, 2019”;
- 23 3. “Belltown Urban Center Village Design Guidelines, 2004”;

- 1 4. “Capitol Hill Neighborhood Design Guidelines, 2019”;
- 2 5. “Central Area Design Guidelines, 2018”;
- 3 6. “Crown Hill Neighborhood Design Guidelines, 2022”;
- 4 ~~((6))~~ 7. “Green Lake Design Guidelines, 2013”;
- 5 ~~((7))~~ 8. “Greenwood/Phinney Design Guidelines, 2013”;
- 6 ~~((8))~~ 9. “Morgan Junction Design Guidelines, 2013”;
- 7 ~~((9))~~ 10. “Mount Baker Town Center Design Guidelines, 2017”;
- 8 ~~((10))~~ 11. “North Beacon Hill Design Guidelines, 2013”;
- 9 ~~((11))~~ 12. “North District/Lake City Design Guidelines, 2013”;
- 10 ~~((12))~~ 13. “Northgate Design Guidelines, 2013”;
- 11 ~~((13))~~ 14. “Othello Design Guidelines, 2013”;
- 12 ~~((14))~~ 15. “Pike/Pine Design Guidelines, 2017”;
- 13 ~~((15))~~ 16. “Roosevelt Design Guidelines, 2013”;
- 14 ~~((16))~~ 17. “South Lake Union Design Guidelines, 2018”;
- 15 ~~((17))~~ 18. “University District Design Guidelines, 2019”;
- 16 ~~((18))~~ 19. “Upper Queen Anne Design Guidelines, 2013”;
- 17 ~~((19))~~ 20. “Uptown Design Guidelines, 2019”;
- 18 ~~((20))~~ 21. “Wallingford Design Guidelines, 2013”; and
- 19 ~~((21))~~ 22. “West Seattle Junction Design Guidelines, 2013.”


20 \* \* \*

1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.


4 Passed by the City Council the 27th day of September, 2022,  
5 and signed by me in open session in authentication of its passage this 27th day of  
6 September, 2022.

7   
8 President \_\_\_\_\_ of the City Council

9  Approved /  returned unsigned /  vetoed this 4th day of October, 2022.

10   
11 Bruce A. Harrell, Mayor

12 Filed by me this 4th day of October, 2022.

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14   
15 Elizabeth M. Adkisson, Interim City Clerk

16 (Seal)

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20 Attachments:  
21 Attachment 1 - Crown Hill Neighborhood Design Guidelines, 2022





# Crown Hill

## NEIGHBORHOOD DESIGN GUIDELINES



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# Introduction to Design Guidelines

## What are Neighborhood Design Guidelines?

Design guidelines are the primary tool used in the review of proposed private projects by Seattle Department of Construction & Inspections (SDCI) staff for administrative design review, or the Design Review Boards. Design guidelines define the qualities of architecture, urban design, and outdoor space that make for successful projects and communities. There are two types of design guidelines used in the Design Review Program:

- **Seattle Design Guidelines** - apply to all areas of the city except for downtown, historic districts, and the International Special Review District (ISRD); informally called ‘citywide guidelines’.
- **Neighborhood Design Guidelines** - apply to a specific geographically-defined area, usually within a residential urban village or center.

Once a set of Neighborhood Design Guidelines is adopted by City Council, they are used in tandem with the Seattle Design Guidelines for the review of all projects within that designated neighborhood design guideline boundary. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, applicants and Design Review Board members are required to consult both sets of design guidelines. The Neighborhood Design Guidelines take precedence over the Seattle Design Guidelines in the event of a conflict between the two. Neighborhood Design Guidelines offer additional guidance on the features and character of a particular neighborhood, and are very helpful to all involved in the design review process.

Neighborhood Design Guidelines reveal the character of the neighborhood as known to its residents and business owners. The Neighborhood Design Guidelines help to reinforce existing character and promote the qualities that neighborhood residents value most in the face of change. Thus, Neighborhood’s Design Guidelines, in conjunction with the Seattle Design Guidelines, can increase overall awareness of responsive design and involvement in the design review process.

## Reader’s Guide

This document is organized around the larger themes and format of the Seattle Design Guidelines with distinct topics and directives specific to the Crown Hill neighborhood. Photos and graphics that illustrate selected guidelines are presented, in addition to the text which explains design intent and/or provides background information. Photos not individually credited are City of Seattle file photos.

These Neighborhood Design Guidelines have purview over all physical design elements within the private property lines. Additionally, some Neighborhood Design Guidelines (especially under the Context & Site category) may comment about design features outside the private property, pertaining to adjacent sidewalks and landscaping; these comments are advisory. All elements within the right-of-way (ROW) are under the purview of the Seattle Department of Transportation (SDOT), which must review and approve all physical elements in the ROW. In the event of contradictory design guidance, SDOT regulations, standards and interpretations shall prevail.

# All Design Guidelines at a Glance

The Crown Hill Neighborhood Design Guidelines work together with the Seattle Design Guidelines, which remain applicable on all projects subject to Design Review. See SMC 23.41.004 for information on Design Review thresholds.

Below is a list of the 11 Seattle Design Guidelines. The column to the right indicates if these Neighborhood Design Guidelines provide supplemental guidance for that topic. A “**YES**” means both Seattle Design Guidelines and Neighborhood Design Guidelines are applicable; a “**NO**” means only the Seattle Design Guidelines apply.

## Seattle Design Guidelines

## Neighborhood Design Guidelines

### CONTEXT & SITE (CS)

<b>CS1</b>	<b>Natural Systems and Site Features</b> Use natural systems and features of the site and its surroundings as a starting point for design	<b>YES</b>
<b>CS2</b>	<b>Urban Pattern and Form</b> Strengthen the most desirable forms, characteristics and patterns of the surrounding area	<b>YES</b>
<b>CS3</b>	<b>Architectural Context and Character</b> Contribute to the architectural character of the neighborhood	<b>NO</b>

### PUBLIC LIFE (PL)

<b>PL1</b>	<b>Connectivity</b> Complement, connect and contribute to the network of open spaces around the site	<b>YES</b>
<b>PL2</b>	<b>Walkability</b> Create a safe and comfortable walking environment, easy to navigate and well connected	<b>NO</b>
<b>PL3</b>	<b>Street-Level Interaction</b> Encourage human interaction and activity at the street-level, including entries and edges	<b>YES</b>
<b>PL4</b>	<b>Active Transportation</b> Incorporate features that facilitate active transport such as walking, bicycling and transit use	<b>NO</b>

### DESIGN CONCEPT (DC)

<b>DC1</b>	<b>Project Uses and Activities</b> Optimize the arrangement of uses and activities on site	<b>NO</b>
<b>DC2</b>	<b>Architectural Concept</b> Develop a unified, functional architectural concept that fits well on the site and its surroundings	<b>YES</b>
<b>DC3</b>	<b>Open Space Concept</b> Integrate building and open space design so that each complements the other	<b>YES</b>
<b>DC4</b>	<b>Exterior Elements and Finishes</b> Use appropriate and high-quality elements and finishes for the building and open spaces	<b>YES</b>

See the below link for a complete version of the Seattle Design Guidelines, and a complete list of all Neighborhood Design Guidelines:

<http://www.seattle.gov/dpd/aboutus/whoweare/designreview/designguidelines/default.htm>

# Crown Hill Neighborhood Context and Priority Issues

Areas in the Crown Hill Urban Village were zoned at higher intensities in 2019 as part of the Mandatory Housing Affordability (MHA) legislation. As growth continues, Crown Hill is likely to experience a period of redevelopment. The Crown Hill Guidelines help ensure new development achieves community priorities, and continues to grow Crown Hill into a welcoming, inclusive neighborhood designed and built at a human scale. The area of the neighborhood design guidelines is the extent of the Crown Hill Urban Village, as designated in Seattle's Comprehensive Plan.

The Crown Hill Neighborhood Design Guidelines outline specific qualities for the design of buildings and the public realm that achieve a high standard of design excellence and contribute positively to the identity and quality of the Crown Hill neighborhood. The Crown Hill Neighborhood Design Guidelines contain specific strategies and approaches to achieve the following principles, which the community has articulated as priorities for guiding new development within the Crown Hill Neighborhood Guideline Area (see Map A).

## Community Priorities in Crown Hill

- **Improve pedestrian connectivity and walkability:**

New development is expected to contribute to a pleasant and comfortable walking experience for pedestrians. Many existing buildings along the 15th Ave NW/Holman Road corridor are auto-oriented in nature, with large parking lots abutting the sidewalk. Crown Hill neighbors are excited for new development to contribute to a more comfortable walking experience, including lush landscaping, a continuous streetwall, open spaces that contribute to the public realm and street life, and more visually engaging design at the street level.

- **Support community placemaking and public life:**

Crown Hill community members encourage new development to contribute to a robust network of pedestrian-priority outdoor spaces that act as a "front yard" for Crown Hill communities. Streetscapes and open spaces (public and privately owned) should serve as an outdoor living room for daily life with building designs that maximize social interaction with more spaces within the public realm to accommodate the range of needs for the growing population. Public and private outdoor space is especially important for people living in

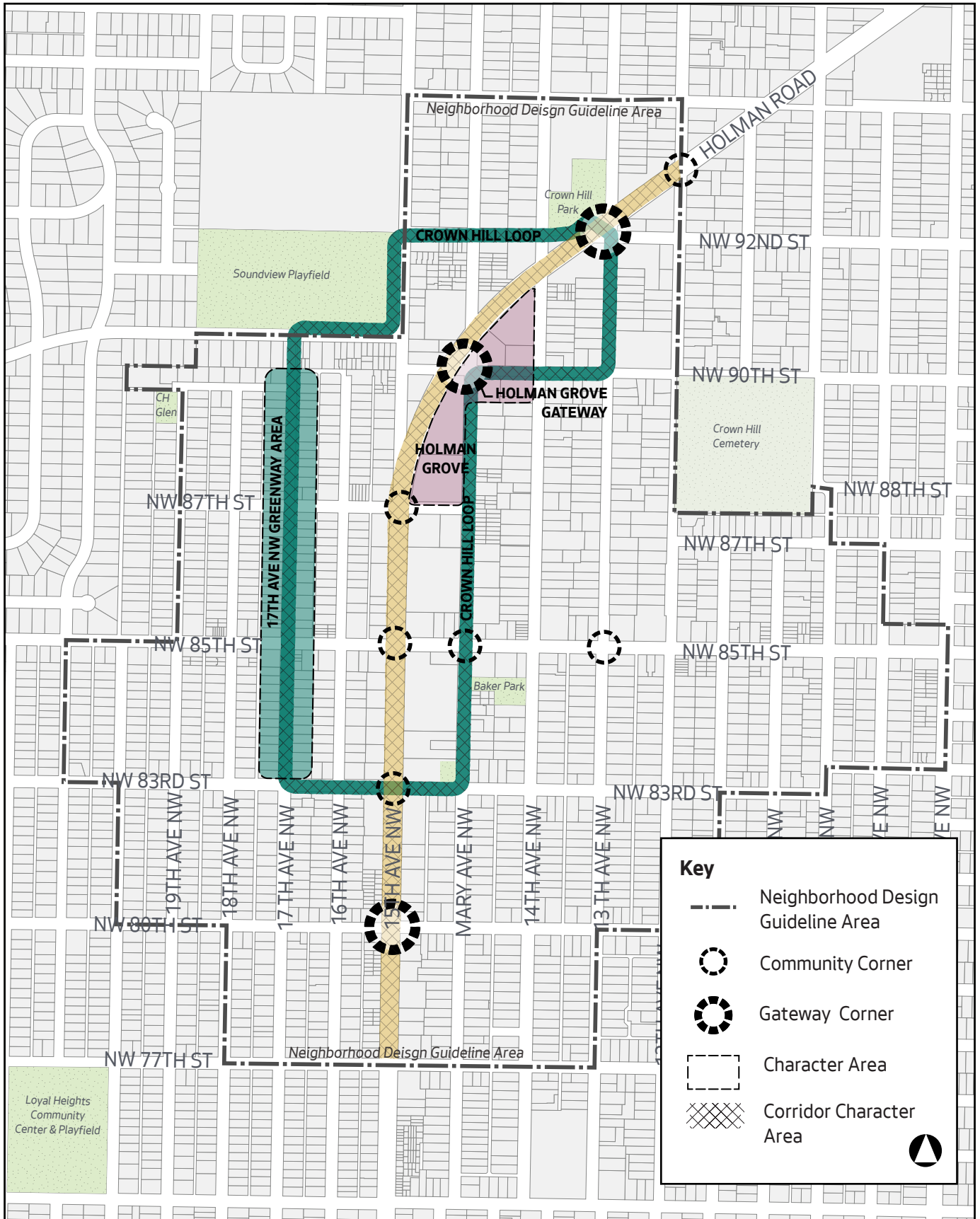
smaller dwellings, to provide a variety of passive and active areas for children and young people to play, and to improve overall livability and community cohesion.

- **Shape and encourage the creation of a vibrant, pedestrian-scaled commercial district & community gathering space:** The Crown Hill community came together to work towards building a community center dubbed "Holman Grove" around the intersection of NW 90th Street and Mary Ave NW. The community desires this area to transform into a walkable, pedestrian-priority neighborhood retail hub that features small storefronts with local businesses, places in the public realm to sit and gather, and a central space for holding community events and street festivals. Design of new buildings adjacent to Holman Grove should emphasize human-scaled design and generate pedestrian activity to foster an engaging public realm. The community places a high priority on creating a welcoming, walkable, pedestrian-oriented urban streetscape in the vicinity of Holman Grove.
- **Incorporate trees and landscaping:** The Crown Hill community values the environmental, public health, and psychological benefits of an urban environment with landscaping and trees. New development is expected to contribute to the overall canopy cover and green space in the neighborhood through incorporating space for large shade and conifer trees, layered and lush landscaping in amenity areas and in the right-of-way, and using native species that provide habitat and food for pollinators, especially along the Crown Hill walking loop that includes the 17th Ave Greenway.



# Crown Hill Neighborhood Design Guidelines

Map A: Character Areas, Gateways, and Community Corners



Note: Design Review does not apply to all projects. See the Seattle Municipal Code, Section 23.41.004 for more details.

# CS 1

CONTEXT & SITE

## Natural Systems & Site Features

### Seattle Design Guideline:

Use natural systems and features of the site and its surroundings as a starting point for project design.

### Crown Hill Supplemental Guidance

#### 1. Trees & Habitat

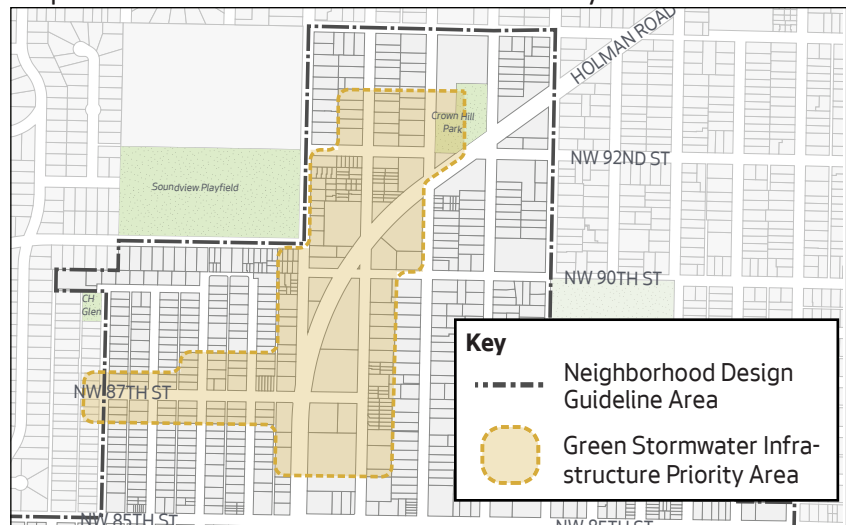
- a. **Incorporate existing and new trees:** Site buildings and design massing to preserve and incorporate existing mature trees. Where removal is unavoidable, configure on site open space to accommodate large shade and coniferous trees that replace those removed.
- b. **Pollinator & native plantings:** Choose landscaping plants that provide refuge habitat and food sources for wildlife in multiple seasons, especially for projects abutting the Crown Hill Loop identified on Map A.

- 2. **Green Stormwater Infrastructure (GSI):** Infill development sites within the Priority Area shown on Map B may be particularly good candidates for partnering with Seattle Public Utilities (SPU) to incorporate GSI that goes beyond basic Stormwater Code requirements. One option for decreasing Crown Hill flooding risks is distributed installation of GSI features that enhance streetscape character and site design while reducing stormwater runoff. Designers are encouraged to consult with SDCI and SPU early in the process to determine the potential for GSI strategies and partnership potential.



A wide planting strip with Green Stormwater infrastructure provides habitat, reduces runoff, and contributes to a visually-engaging and comfortable walking experience.

Map B: Green Stormwater Infrastructure Priority Areas



# CS2

CONTEXT & SITE

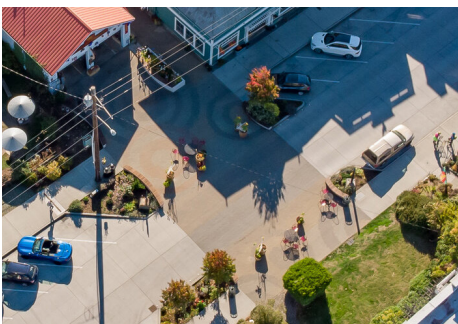
## Urban Pattern & Form



A corner development incorporates small retail spaces, a community gathering area, and human-scaled design details that contribute to a welcoming public realm.



Pedestrian-scaled storefronts and a wide seating area create a vibrant public realm. Trees are integrated into the design without a continuous planting barrier to create a permeable street edge that creates a pedestrian-priority space from building edge to building edge.



A plaza extends across the right-of-way to create a space for community events while also slowing traffic on non-event days.

### Seattle Design Guideline:

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

### Crown Hill Supplemental Guidance

#### 1. Character Areas & Corridor Character Areas

For projects within the areas identified on Map A, design projects to contribute to the quality of place and community identity.

- a. **Holman Grove:** Design projects that contribute to a vibrant, pedestrian-oriented neighborhood commercial core and social spaces. Prioritize the pedestrian experience with human-scaled design, a high degree of visual interest, an inviting public realm, and spaces that support a mix of small and local businesses.

1. Mary Ave NW and/or NW 90th Street frontage are the primary small-scale commercial frontages. For sites that abut both 15th Ave NW/Holman Road and Mary Ave or NW 90th Street, arrange uses to locate small retail bays and frequent entries on the Mary Ave NW or NW 90th Street frontage instead of prioritizing commercial frontages that face 15th Ave./Holman Rd. Strive to create a walkable, pedestrian-scaled commercial area that is tucked away from on 15th Ave. NW/Holman Road.

2. Provide a variety of spaces that contribute to the public realm at multiple levels and scales, including balconies or terraces; setbacks to provide wide sidewalks and spaces along building edges for seating and vending; plazas and spaces for neighbors to gather and for community events; interactive elements for children; and public art.

3. Design projects to create a “room” from building edge to building edge, not just to the street edge, and consider how the project can contribute to creating ‘slow streets’ with opportunities for holding community events. Projects are encouraged to create a wide promenade on the west side of Mary Ave, either by incorporating building setbacks or utilizing the flex zone to provide active pedestrian uses, with SDOT concurrence. Consider opportunities to incorporate plazas or a ROW design that creates flexible space for community festivals.

- b. **15th Ave NW/Holman Road Corridor:** The 15th Ave NW/Holman Road is the spine of the neighborhood and an important connector with heavy traffic. Frontages on this corridor are more suitable for larger retail bays and commercial spaces. Design projects to improve the pedestrian experience along this corridor.





A wide sidewalk and landscaping buffer with layered plantings and new shade trees provides a comfortable pedestrian experience..



Ground-level setback zone with residential patios and wide planting strips with new shade trees



A small setback at the corner creates space for seating and a sculpture.



Public art installation by Indigenous artists

1. Provide small courtyards, plazas, and other pedestrian spaces that abut the streetscape, and arrange active uses at grade that are lit at night.
2. Set back building edges to provide wide sidewalks and wide planting buffers that enhance pedestrian comfort and create a 'room' between the street and building.
3. Incorporate midblock pedestrian pathways to enhance permeability and east-west connections on long blocks, especially for sites that have long frontages of over 150' on 15th Ave. NW / Holman Rd.

c. **Crown Hill Walking Loop:** Design projects to contribute to a landscaped, pedestrian-friendly walking loop around the neighborhood.

1. Minimize curb cuts or other interruptions of the pedestrian realm and sidewalk, particularly along the 17th Ave Greenway and in Holman Grove.
2. Provide individual unit entries, patios, balconies, or stoops where residential uses are located at grade. Avoid privacy fences over 4' tall in front yards/setbacks.
3. **17th Ave Greenway:** Incorporate visually attractive plantings, pollinator plants, and large trees into GSI features and create a garden-like appearance. Design landscaping and building frontages to create a fine-grained, human-scaled environment that contributes to the pedestrian- and bike-priority nature of the streetscape.

2. **Gateways & Community Corners**

a. **Gateways** identified on Map A are significant entry points into the Crown Hill Neighborhood.

1. **Holman Grove Gateway:** Provide generous space and features that reinforce this area as a multi-generational community gathering and event space, such as seating, plazas, gardens, public art, signage, and interactive elements for kids.
2. Express a sense of arrival with distinct architectural forms, unique design concepts and materials. Consider existing or potential future development across streets to frame entries and create cohesive gateway features.

b. **Community Corners** identified on Map A are key nodes of pedestrian activity areas within the Crown Hill Neighborhood.

1. Provide generous space for movement and activity and amenities appropriate to the interest of the local community, such as gardens, plazas, seating, tot lots, and other family-oriented activities.
2. Create visual interest that enhances Crown Hill's identity with integrated art features, paving, surface treatments, landscaping, and interactive elements.

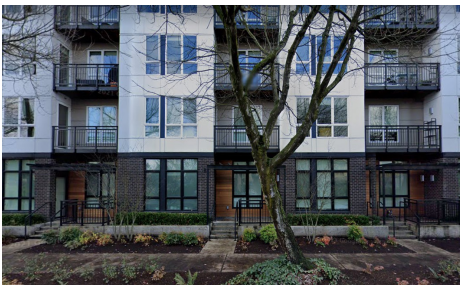
# PL1

PUBLIC LIFE

## Connectivity



A courtyard plaza connected to the sidewalk provides a space for seating, food kiosks, community and cultural events and festivals.



Residential units at grade with stoops and upper level units with balconies add vibrancy and activity to the public realm.



A corner plaza provides space for landscaping, shade trees, seating, and public art.

### Seattle Design Guideline:

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

### Crown Hill Supplemental Guidance

#### 1. Network of open spaces

Developing an active and vibrant open space network that provides space for community activity is a community priority.

- a. **Include open space at grade that physically or visually engages the public realm:** Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not hidden from street views.

- b. **Variety of programmed spaces:** Create a variety of open space types throughout the neighborhood that respond to specific user groups, community desires, and the immediate context. Provide cultural and place-specific open spaces or indoor community meeting spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.

2. **Projects located in Holman Grove (Map A):** Incorporate multiple types of open spaces and private amenity spaces that abut or address the public realm, including balconies; pocket plazas; setbacks for seating; upper level terraces; individual unit entries, stoops, or patios; and wide sidewalks.

3. **Projects on Crown Hill Loop:** Create a linear network of green space and landscaping that includes gardens, pollinator plants, shade trees and/or conifer trees, green roofs, and urban farming opportunities. Consider integrating these elements both at grade and on the roof of larger buildings.

4. **Mid-block Pedestrian Connections:** Provide pedestrian connections through long blocks and through large sites that would otherwise inhibit walkability. East west mid-block connections from street to street are strongly encouraged on blocks within the “Mid-block Pedestrian Pathway Priority Area on Map B below.

- a. **Design facades adjacent to mid-block pedestrian connections as a second “front” with activating uses:**

1. Locate active ground-level uses along pedestrian pathways, including secondary entrances for businesses and individual unit entries.





A mid-block pathway is lined with shops, windows, seating, and landscaping to make it welcoming and pedestrian-friendly.



A mid-block pathway through a development is lined with individual unit entries, public art, and upper level balconies.



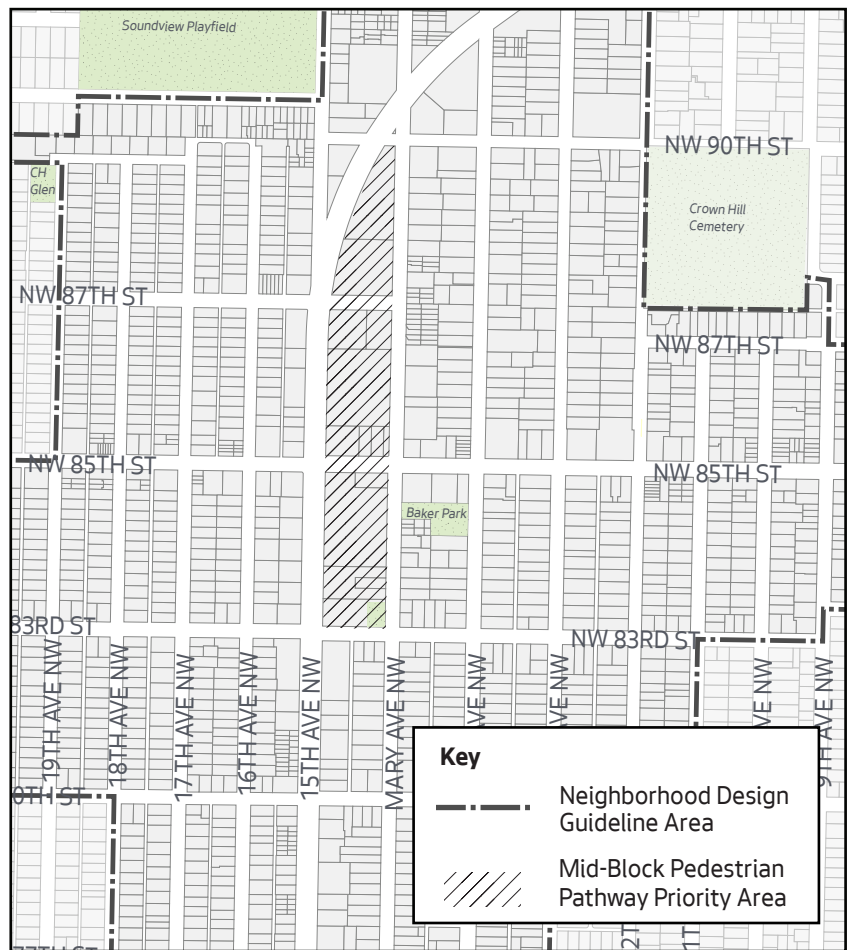
Buildings adjacent to a mid-block pathway incorporate balconies and windows for passive surveillance.



A mid-block pathway through a residential development is lined with unit entries, planters, and windows. A change in paving signifies the transition to semi-private space.

2. Avoid long blank walls. Where unavoidable due to service uses, treat blank walls with artwork, interesting materials, lighting, and or architectural features.
- b. **Create usable, comfortable, people-priority spaces:**
1. Include upper level balconies or terraces to contribute to the public realm and create occupiable spaces overlooking mid-block connections
  2. Incorporate secondary spaces for social gathering, play, outdoor seating, bike racks, and landscaping.
  3. Design mid-block pedestrian pathways for pedestrian and bicycle uses, avoiding vehicular access. Where accommodating vehicular access is unavoidable, utilize a curbsless 'woonerf' design that prioritizes pedestrian movement, and allows vehicles to move at a slow speed. Consider elements such as fine-grained paving, narrow vehicular travel lanes, and amenities that contribute to pedestrian activity such as seating, frequent entries, landscaping, and lighting.

Map C: Mid-Block Pedestrian Pathway Priority Area



# PL3

PUBLIC LIFE

## Street-Level Interaction



Residential uses at grade are set back from the sidewalk to provide transitional space and landscaping. The use of brick, awnings, and individual unit entries are engaging to passers-by.



Individual patios provide private open space, passive surveillance, and enhance the relationship with the public realm.



One development incorporates multiple storefront designs in 20-40' intervals to break down the scale of the building and demarcate businesses. Setbacks create additional space for seating and public art.

GBD Architects, David Papazian

### Seattle Design Guideline:

Encourage human interaction and activity at the streetlevel with clear connections to building entries and edges.

### Crown Hill Supplemental Guidance

#### 1. Entries

- a. **Avoid below-grade separations at commercial entries** along the sidewalk by stepping building floor plates along sloped sites or incorporating vertical circulation inside the commercial space.
- b. **Courtyard entries should be physically and visually accessible** from the street. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction. Any fences or gates should be set back from the sidewalk to incorporate a semi-public transitional space.

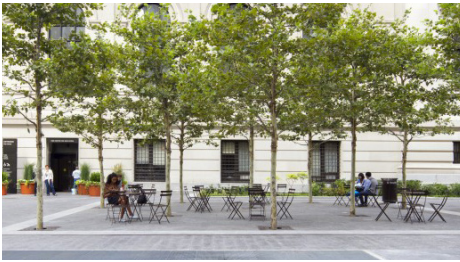
#### 2. Ground level residential design:

- a. **Provide exterior access to ground floor residential units.** Incorporate transitional spaces, such as stoops, porches, patios, or yards that are large enough to accommodate seating. Buffer these spaces from public sidewalk with low walls, planting and landscaping that defines private space yet allows for conversations, avoiding tall privacy walls or fences.
- b. **Articulate individual dwelling units** with architectural detailing that expresses a residential use, and appropriately scaled materials. Provide opportunities for personalization.
- c. **Include a generous main entry with occupiable shared space** or forecourt to create a “front porch” for residents where direct-unit entries are challenging due to a site’s physical constraints. Provide ample space for bicycles, seating, furniture, and planters.

#### 3. Holman Grove

- a. **Provide frequent entrances and expressed breaks along storefronts** through columns or pilasters at regular intervals of 20-40' to create a human-scaled experience and accommodate and encourage smaller retailers and community oriented businesses.
- b. **Maximize active uses at grade, avoiding residential and live/work uses.** Minimize size and presence of residential lobbies and other non-activating uses to maintain the commercial intensity and viability of commercial core.





A generous and flexible public realm provides space for shade trees, seating, and small events.



A setback at the street level provides space for seating and an engaging edge, while a corner plaza adds outdoor dining and vibrancy to the public realm.



Stand-alone live-work units designed for commercial uses at grade, with living spaces above.

- c. **Encourage activation of planter and flex zone** to include community oriented and social uses, such as seating, street trees, public art, and pathways that contribute to slowing traffic and a pedestrian-priority experience (with SDOT concurrence)
  - d. **Design a porous, engaging edge for all commercial uses at street-level.** Design street-level facades that open to or near sidewalk level allowing uses to spill out, and provide areas for outdoor seating.
- 4. Retail & Commercial Edges**  
Development along the 15th Ave NW/Holman Road NW corridor and the NW 85th Street corridor should contribute to a comfortable pedestrian experience.
- a. **Create a wide pedestrian environment and sidewalk zone with lush planting buffers** by setting back building edges where necessary. Maintain a well-defined street-wall with strategic setbacks and open spaces at corners, entries, and fronting commercial spaces to provide space for pedestrian amenities, seating, usable open space, and landscaping.
- 5. Live/Work Edges**
- a. **Design live/work spaces to activate street frontages and maintain transparency.** Arrange interior uses to separate living spaces from work spaces, with all residential uses on a second level or not visible directly from street or from the internal work spaces.
  - b. **Support future arts-related or maker-type uses**, such as artist studios, by providing features such as wall-sized operable/garage doors and high ceilings at the ground level.
  - c. **Avoid locating live-work uses at the base of mixed-use projects**, opting for traditional retail, office, or manufacturing spaces in Holman Grove and along the 15th Ave NW/Holman Road. Live-work units are appropriate for side streets, mid-block passages, and alleys, not major pedestrian or retail corridors.

# DC2

DESIGN CONCEPT

## Architectural Concept

### Seattle Design Guideline:

Develop a unified, functional architectural concept that fits well on the site and its surroundings.

### Crown Hill Supplemental Guidance

#### 1. Layout & massing

- a. **Reduce the bulk and scale of large buildings:** A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.
  1. Break up larger development into multiple buildings and smaller masses with pass-throughs and pathways.
  2. Alternatively, give the impression of multiple, smaller-scale buildings by employing different facade treatments at intervals that complement the context by articulating the building at regular intervals.
  3. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
- b. **Holman Grove:** Articulate building massing and/or design styles at 40-80' intervals to reinforce a human-scaled experience. Arrange units to provide space for recessed or protruding occupiable balconies to provide depth, activity, and visual interest
- c. **Townhouses & Residential Small Lot Development**
  1. Incorporate a transition in massing and scale between the tallest portion of the structure and the sidewalk, such as stepbacks, porches, generous stoops, or protruding entry elements.
  2. Limit blank walls at street level, ensuring adequate transparency to enhance the residential character of the streetscape.
  3. On corner lots, design the corner unit to “front” both streetscapes using a consistent pattern of doors, windows, and materials.
  4. Utilize fine-grained materials and detailing, such as brick or lap siding, avoiding large metal or cementitious panels.

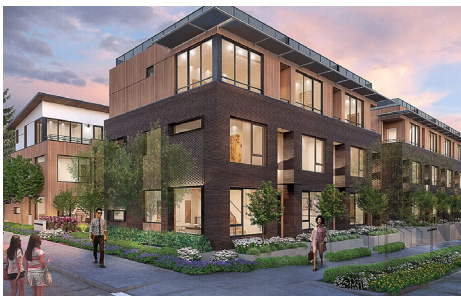


A large building is broken down by employing modulation that corresponds to distinct, yet related design languages. The use of punched windows, brick, and wood adds a layer of complexity and depth to the facade.

Block 136 by Mithun



A full-block development is broken into two distinct and complimentary buildings with a mid-block pedestrian pathway.



A townhouse development with an upper level setback, fine-grained materials, stoops, and transparency on all facades.



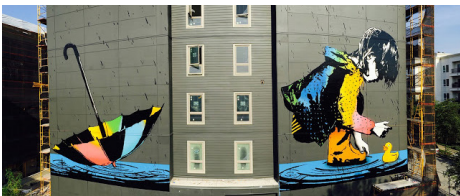


Depth and complexity is added to a simple form with the use of recessed balconies.



Multiple elements are layered to enhance the pedestrian experience through detailing and visual interest.

BumbleBee, Rom Levy



A party wall adjacent to an underdeveloped site uses local artists to provide visual interest and contribute to placemaking



The exterior of ʔálʔal features layered Native designs in the brickwork, from the rain above to canoes in the water below.

## 2. Architectural Concept & Facade Composition

- a. **Reinforce the massing and design concept with consistent and cohesive design language(s)** that uses a deliberate palette of materials, colors, and fenestration sizes and patterns.
- b. **Saturated colors are preferred** over extensive use of muted greys and whites.
- c. **Use brick, stone or other high-quality, durable, and nonmonolithic materials** as the predominant base material to reinforce a strong base massing.
- d. **Avoid expanses of large panels with minimal detailing**, and do not rely on the use of colored cladding alone to provide visual interest. Break down large masses or facades by using quality materials or detailing that provides relief and interest through shadow lines, depth of fenestration, and other architectural details.
- e. **Incorporate depth into building facades**, especially those with minimal modulation and boxy massing. Integrate facade depth and shadow casting detail, including balconies and expression of window reveals to add visual richness and interest.
- f. **Collaborate with local communities to integrate the full diversity of community context and cultures into the project design.** Consider how the design concept, material and color palette, architectural form, or other design elements can authentically represent local underrepresented cultures and communities to enhance a sense of inclusivity and belonging.

# DC3

DESIGN CONCEPT

## Open Space Concept



Residential uses fronting a shared space incorporate high-quality materials, entries with stoops, and landscaping to create a pedestrian-friendly shared space.



Residential uses along a curbless shared space that incorporates pedestrian-scaled materials, spaces for large trees, and allows for movement of vehicles while prioritizing pedestrians and bicycles.



A shared amenity area incorporates area for trees and play space for kids, with direct sightlines to units and covered patios.

### Seattle Design Guideline:

Integrate building and open space design so that each complements the other.

### Crown Hill Supplemental Guidance

#### 4. Open Space Organization & Site Layout

- a. **Prioritize open space as an organizing element within the development.** Use outdoor amenity areas, open space, and pedestrian pathways to break up large sites, create central social spaces, and foster permeability.
- b. **Arrange buildings on site to consolidate open space areas** into designed, usable shared spaces or places for large trees instead of “leftover” spaces or drive lanes.
- c. **Provide cultural and place-specific open spaces that can be used for a variety of uses** including social gathering, festivals, and other larger celebrations.

#### 5. On Site Open Space & Circulation

- a. **Minimize vehicular circulation and surface parking on site. Design any access drives as curbless shared space** or ‘woonerfs’ that prioritize seamless pedestrian movement and provide maximum flexibility for pedestrian uses and amenities. Incorporate design treatments that slow vehicular traffic, such as narrow lanes, permeable edges, and human-scaled paving patterns, lighting, and details. Include entries, stoops, windows, landscaping- for units or uses that face internal pathways

#### 6. Residential Open Space:

- a. **Provide a variety of types of outdoor private amenity space** instead of only locating private amenity space on rooftops. Include usable patios, terraces, and balconies; opt for usable projecting or recessed balconies instead of flush railings.
- b. **Design shared play areas for children** with sightlines to units. Incorporate seating for caretakers.

#### 7. Street-Level Open Space

- a. **Limit the height and use of tall privacy fences and walls** to four feet high or less along streets, open spaces, and in other areas of the public realm. Design screening to allow for views in and out of the site and visual interaction with the public realm.



# DC4

DESIGN CONCEPT

## Exterior Elements & Finishes

### Seattle Design Guideline:

Use appropriate and high-quality elements and finishes for the building and open spaces.

### Crown Hill Supplemental Guidance

#### 1. Durable & Permanent:

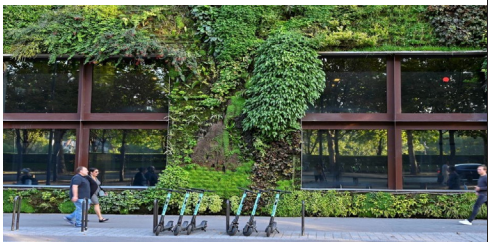
- a. **Use materials that provide and evoke durability and permanence:** Avoid thin materials that do not age well in Seattle's climate, including those that deform or warp, weather quickly, or require paint as a finish. Use materials in locations that have a durability appropriate for an urban application, especially near grade.
- b. **Brick or materials with inherent texture and complexity are the preferred materials,** especially for the first 30-50 feet from grade.
- c. **Limit the use of large panels or materials that require few joints, reveals, or minimal detailing.** Use materials that provide purposeful transitions and reinforce the design concept and building proportions.

#### 2. Hardscaping & Landscaping

- a. **Incorporate artistic, historical, or other unique elements into landscape materials** to define spaces and contribute to placemaking, including mosaics, wayfinding elements, reused materials, and lighting.
- b. **Integrate artwork into publicly accessible areas of a building and landscape** that evokes a sense of place and contributes to a sense of belonging for the full diversity of the community.
- c. **Use hardscape materials that contribute a fine-grained texture** through joint patterns, scoring, or inherent material qualities. Avoid areas with minimal texture, especially in areas with pedestrian traffic.
- d. **Design green walls to be structurally and conceptually integrated into the project** to avoid appearing "tacked on" as an afterthought or blank wall treatment. To maximize plant survival and potential for success, provide permanent irrigation and choose locations with appropriate growth conditions.



The use of bricks evoke a sense of durability, permanence, and fine-grained complexity. Punched windows with operable shutters add depth and scale with an ever-changing facade.



An integrated living wall adds texture and ecological benefits to the urban environment.



Public art focused on healing, restoring, and celebrating Black and Pan-African communities in the Central District