

Exercise 1: Evaluation of the following development scenarios

The following is set of summary points of the Red Team discussion on scale and massing, followed by a full set of notes.

Summary Points of Agreement:

- Ensure good solar, light and air access especially onto the Farmer’s Market Plaza and E. Denny Way festival street.
- If height / development potential are added, make sure it is a carefully considered for overall massing and form.
- Site A-1 at the north end of the site is the best place for increased height and development potential.
- Increasing the zoning envelope of the B sites to 65’ is OK.
- Around the plaza and E. Denny Way - modify massing with upper level setbacks (A2,B2,C) or limiting the scale of buildings to preserve light and solar access onto the public spaces.
- The massing scheme should reinforce the focus on the plaza and E. Denny Way with building forms that gesture towards or step-down towards the plaza.
- Make sure all facades fronting onto the Farmer’s Market Plaza and E. Denny Way festival provide a focus and activation onto the plaza.
- E. Denny Way should be a partially (not completely) closed street for vehicles access. A festival street with unique pedestrian focused design.
- Consider a rooftop or upper level public space.

Complete Notes of Discussion

Related to the plaza

- Building forms facing the plaza should have a high level of interest. Consider modulation, variety, ins-and-outs, to keep plaza facing facades interesting. Consider an arcade concept for the plaza space.
- Consider small structures or building forms that protrude into the plaza to help activate it.
- Incorporate the vent structure into the overall design.
- A 2:1 ratio of plaza width to building height to plaza width is a desirable ratio.
- There should be a priority for active uses facing the plaza.
- Consider tall storefront spaces in the range of 20’ tall facing onto the plaza. This will help retail to activate it.
- Take care to keep the scale of the plaza intimate and make sure it has good oversight.

Related to towers or increased density

- If there is a tower it should be iconic and interesting.

- Towers might be too much scale for Capitol Hill.
- If there is a tower, site A-1 is the best location for it.
- Some density increase on site C could help activate the plaza.
- If there is a tower make sure it is a skinny tower or a podium tower format. Limit the floorplate of the tower.
- More height could mean more of a canyon effect.
- Towers and tall forms will impact views in the neighborhood – there is some tradeoff.
- Raising B-1 and B-2 to the 65' range is acceptable. This zoning increase would have the most positive impact related to development feasibility and affordable housing.

Related to building form and massing

- Use upper-level stepdowns around the plaza and the festival street to preserve light and air onto the plaza.
- Consider view corridors and unique view in the neighborhood when arranging building forms on the sites.
- Site A-2 is important to keep lower or to consider upper level setbacks. This site has a big impact on potential shading of the plaza. Consider lowering the building scale on site A-2.
- Some participants like the uniformity and consistent scale of buildings in the Capitol Hill area.
- Some participants like the variety of forms and scales in some of the scenarios.
- Adding density or height to the northern end of the site is the right location to do so.
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Related to other public realm spaces

- Upper level or roof top public space would be great.
- E. Denny Way should be a partially closed street (to vehicles). It should have a special pedestrian-focused design.

Exercise 2: Evaluation and design of options: Streetscape, Public Realm and Design Quality

The following is set of summary points of the Red Team discussion on scale and massing, followed by a full set of notes.

Summary Points of Agreement:

- Provide a focal point within the plaza.
- Include many devices within the plaza to activate it and make it intimate – such as small kiosks, a potential amphitheatre space, or small structures that protrude into the plaza space.
- Take advantage of the grade change within the plaza.

- Allow for a very high level of transparency and through movement on the ground floor of building B-2 to reinforce the park to plaza connection.
- Provide for a pedestrian “desire line” between the north station entry and the plaza. Explore making this an activated arcade space.
- Don’t ignore the driveway entry from John St. It should be designed as a shared pedestrian/vehicle space with some activation of the B-1 façade.
- Make sure there are furnishing and places to sit within all public and spaces.
- Include a removable weather protection/cover for the plaza. It should be light and transparent. Build accommodation for such a cover into the adjacent building facades.
- Include landscaping – but the plaza should be primarily a hardscape area.
- Consider a progression from greener/softer landscaped areas to more hardscaped areas moving from the park to the plaza.

Complete Notes of Discussion

Related to building facades and design

- Consider visual differentiation between the commercial and residential portions of the buildings in the architecture.
- Include overlooks of the plaza in the upper floors of the buildings. Upper levels could have seating, decks, cafes etc.
- A consolidated non-profit community/cultural center could provide good activation and interaction with the plaza.
- The pedestrian desire line concept could be carried through the A-1 structure with an interior arcade, muse or other walkway interior to a building.
- Avoid offices facing onto the plaza, as this is not an active enough use.
- Plaza visitors should be able to view happenings in the adjacent buildings - such as art and theatre.

Related to the pedestrian environment and streetscapes

- Strongly identify the diagonal desire line from the north station entry to the plaza.
- Make sure the driveway access from John St. is well designed. Make sure there is some activation of the B-2 façade.
- There should be a strong connection between site park and the plaza through site B-2.

Related to plaza elements

- Consider an amphitheatre using the grade change in the plaza.
- Include temporary removable weather protection / cover over the plaza. No solid glass or permanent structures.
- Temporary weather protection could be a sculptural canvass, an artistic element for temporary installations.
- Include ‘buckles’ on buildings to facilitate a temporary / removable weather protection over the plaza.

- Allow for kiosks and booths in the plaza, which may also be removable. Consider necessary power and water hookups.
- There could be opportunity for movies in the plaza, possibly projected onto the vent shaft.
- Break up the plaza space with more intimate spaces. (See also discussion in Scale and Design above.)
- Continue the desire line into the plaza. Add elements and configure the plaza to accommodate the desire line.
- There must be a focal point to the plaza. This could be the vent shaft or another feature to focus attention.

Related to landscaping

- Landscaping can help to soften density and scale of buildings. Include landscaping in appropriate locations.
- Consider a progression from greener/softer landscaped areas to more hardscaped areas moving from the park to the plaza.
- Include some trees and landscaping in the plaza area, but the plaza is primarily a hardscaped area.
- Include green walls and vegetation wherever facades are not activated.