

A SUMMARY OF YOUR

15TH AVENUE EAST

COMMUNITY WORKSHOP



PART 2

Presented By :

environmental **WORKS**
Community Design Center

Board & Vellum

BE A PART OF THE FUTURE OF 15TH AVENUE EAST, SEATTLE:

Happy New Year from all of us at Board & Vellum and Environmental Works! As you may have observed, changes have been happening on 15th Ave. E. since we met in April:

- Construction is in progress of a mixed-use condominium project with ground-floor retail covering a former public parking lot across from the Kaiser Permanente Campus.
- Crosswalk improvements at 15th Ave. E. and E. Republican Street are planned for early 2019.
- Flashing crosswalk beacons are slated to be installed at E. Harrison St. and 15th Ave. E. in early 2019, as part of the Safe Routes to School project.

As development continues in our corner of Capitol Hill, Environmental Works and Board & Vellum are excited to share with the community your responses to the question “What are your best ideas for the future of 15th Ave. E.?” at the April design workshop.

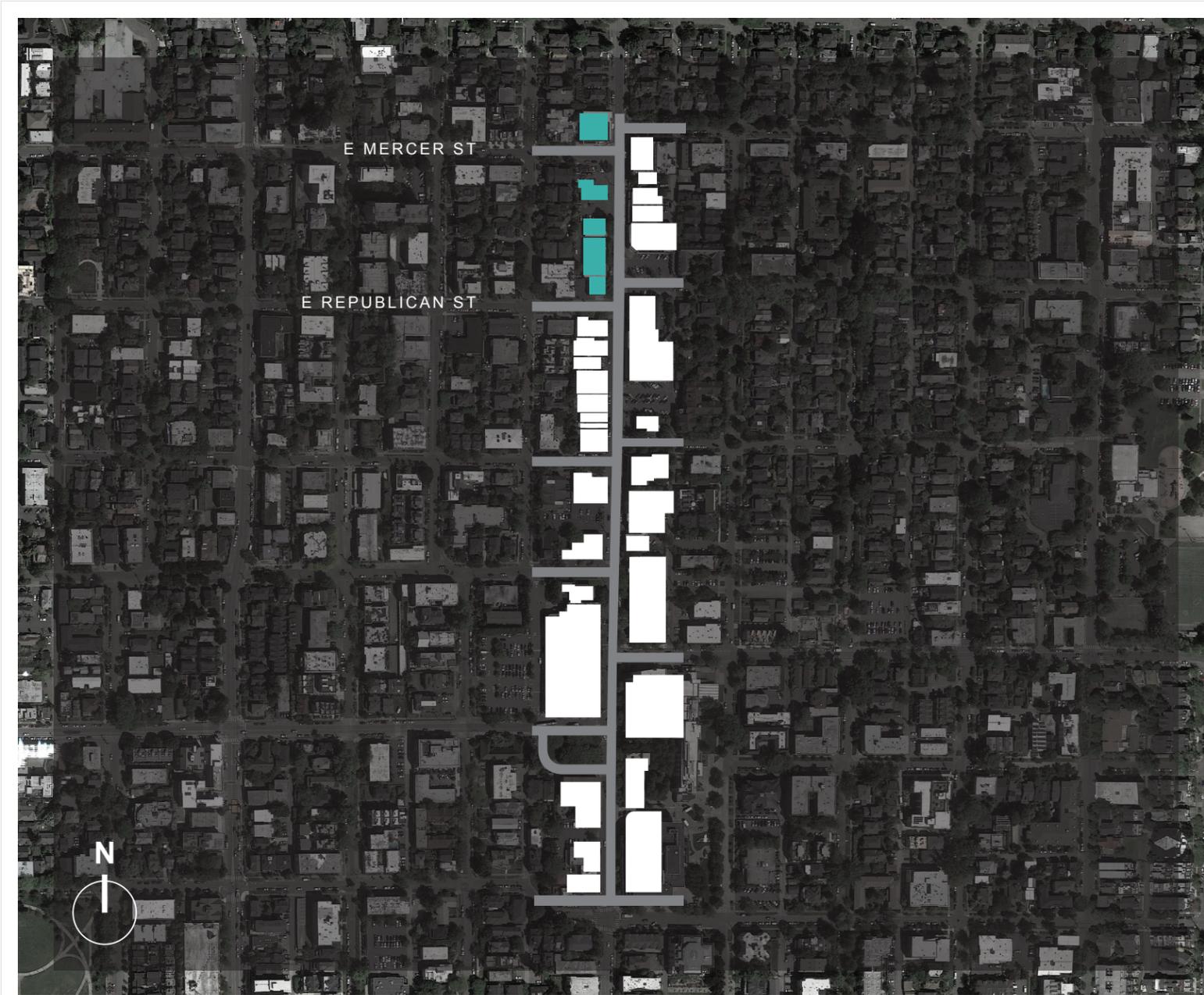
“A Summary of your 15th Ave East Workshop: Part I” covered individual responses you wrote on notecards

that were gathered according to common themes such as safety, green space, preserving small businesses, supporting job development, and guiding thoughtful density. This report, Part II, covers the responses gathered during the collaborative discussion that followed, during which facilitators wrote your responses and comments on large sheets of paper that were then posted around the room for people to consider; and ideas catalogued from your notes and sketches on the large printed street view elevations of 15th from Mercer to Denny.

We hope that these catalogs of your ideas will support engaged neighborhood residents and employees like you in participating in the public design review process, and influencing coming development for the better. There is power in numbers, and you are now equipped with the recommendations of more than 85 residents who live, work, and play on 15th Ave. E.

Thanks to you, our neighbors, for being involved, excited, and passionate about positively guiding the changes coming to our neighborhood.





E MERCER STREET - E REPUBLICAN STREET

WESTSIDE



PERCEIVED SITE CHALLENGES:

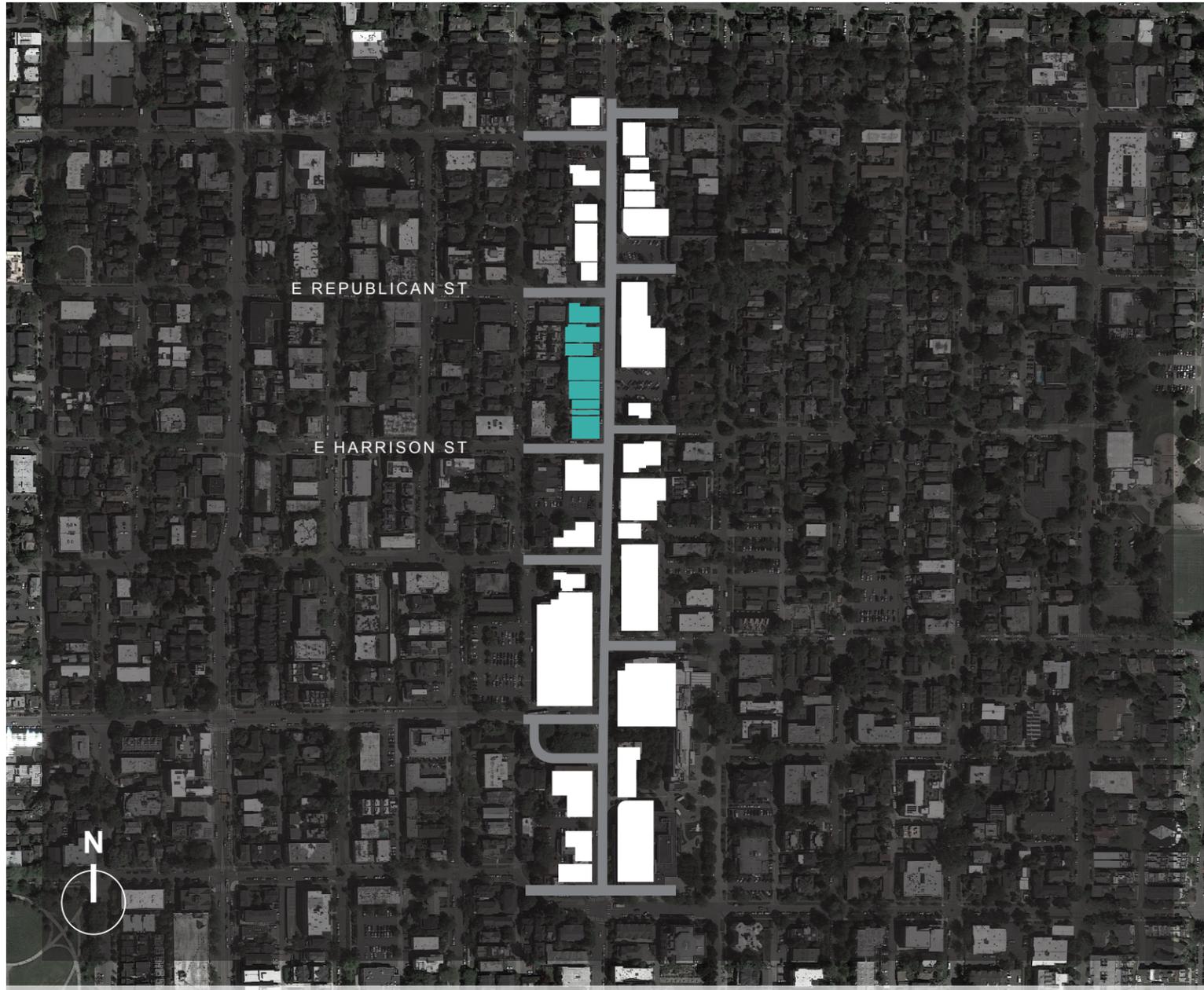
- The Stream 15 building has too many exterior materials and doesn't blend into or add to the neighborhood.
- The Stream 15 building has a loading zone that perceptually widens Mercer street. The sidewalk on 15th takes a jog and narrows in a way that is awkward and impedes pedestrian movement.
- The northern retail bay in Stream 15 covers the glass storefront at their back of house with paper creating a very unfriendly streetscape which would otherwise benefit from an additional retail bay.
- The crosswalk at Republican could use some updated safety features due to bad sightlines for drivers.

COMMUNITY SUGGESTIONS :

- Maintain character and variety of existing buildings at the street level, but add height above for housing.
- Improve the street experience of the Stream 15 building to be more pedestrian friendly by breaking up the long blank façade with smaller businesses, adding green screens or reducing the number of different materials and creating a cohesive palette.
- Improve existing crosswalks to make them more visually prominent and to physically slow cars. Create curb bulb outs on each side to decrease the pedestrian exposure to cars and create tabletop crosswalks with embedded blinking pedestrian lights.
- Improve condition of the sidewalk by removing parking spaces closest to the trees and expanding the sidewalks into the ROW wrapping around the trees.
- Install new sidewalk that has root barrier and silva cells for future roots to have a place to grow without upsetting the sidewalk.
- Add more street lighting to improve safety at night especially under the dense tree canopy.
- Add a bike lane along 15th Ave E.
- Turn blank facades into landscape or green walls where possible to make pedestrian experience more inviting.

On the south end of the block, the single story Hilltop Service Station and parking lot wrap the corner and provide a wide open corner with views to the single family residences on the back side. The Hilltop Service Station site has been sold and is slated for development by Cadence Capital and will likely be a four-story apartment building with a ground floor of commercial space. Across Mercer to the north is the Stream 15 Apartments, a medium-sized apartment building with four-stories. The ground floor retail contains a popular nail salon. New planting strips with young street trees will be a nice addition to 15th Ave E when they mature.

Small single-story buildings with street facing businesses, large windows, and outdoor seating line the rest of the block going south from the service station. Mature street trees with raised planters decrease the circulation space, but create nooks for seating, displays, and make the sidewalk more intimate that is fitting with the small shops. Roots have caused the sidewalk to lift in many areas and while some efforts have been made to fill in the gaps with asphalt, the steep inclines and rough pavement are tripping hazards. The corner of Republican is capped by Uncle Ike's who is set in a building with a recessed door and porch that is otherwise framed by a blank façade.



E REPUBLICAN STREET - E HARRISON STREET

WESTSIDE



PERCEIVED SITE CHALLENGES:

- Cars create traffic hazards when parked on the sidewalks of Harrison + 15th, and Republican + 15th.
- One story buildings are underutilizing the real estate
- The corner of Republican and 15th is cluttered/crowded
- The stop light at Republican and 15th is poorly timed which causes people to jaywalk.

COMMUNITY SUGGESTIONS :

- Ada's is a prime example of "pedestrian friendly business"
- Keep small businesses, add new retail spaces that have the same size and differentiating character as the existing businesses.
- Retain historic building character and add 2-3 stories set back from street
- Add curb bulbs and revise traffic stop at Republican and 15th.
- Improve crosswalk delineation through special paving, tabletop crosswalks, paint, or other marking
- Add street trees where possible.

The westside of the block is defined by a series of one story buildings with a variety of facades and small business. Each facade varies in length and texture, creating a pleasant cadence of interest for pedestrians.

Overall, this block is dominated by small businesses with large street-facing windows. The buildings are primarily from the 1930 -40's and retain much of their historic character. The businesses are a mix of retail and restaurants with a barber shop, dry-cleaner and insurance office. This mix of small businesses provides a variety of amenities and attracts a range of customers throughout the day and night. Sidewalks

on the south end of the block are wide enough for many people to walk comfortably and accommodate sandwich boards, café seating, street signs and bike parking. Some stretches of the sidewalk are covered with large metal awnings, along the historic Piggly Wiggly building, the newer Red Balloon building and the Café Ladro building. The sidewalk narrows and becomes more cramped in front of Spangler Insurance and Café Ladro at the corner of Republican and 15th. There is one street tree that is showing signs of stress in front of Café Ladro in a tiny, derelict planting bed. The placement of the tree, the adjacent bus stop and light pole obstruct circulation.

E HARRISON STREET - E THOMAS STREET

WESTSIDE



PERCEIVED SITE CHALLENGES:

- Key Bank building isn't an attractive place to walk past and always seems empty.
- The parking lot seems excessive and doesn't make it an attractive place to cross on the sidewalk.
- Sidewalks are sometimes dangerous at this intersection during peak traffic hours.
- The block is lacking trees
- Existing curb cuts to parking lot conflict with pedestrian flow

COMMUNITY SUGGESTIONS :

- Soften the KeyBank building's storefront with more street friendly amenities, benches, trees, awnings and find opportunities to provide different retail experiences here.
- Infill the existing parking lot with mixed-use commercial with set back affordable housing above.
- Add street trees.
- Reintroduce landscape to amenity strip along E Thomas Street.

This side of the block is defined by Key Bank on the South Side at E Thomas Street and a two-story mixed-commercial building on the north end at E Harrison St. The Key Bank building itself is set back off the sidewalk and has poor interaction with the street. Its 1960 architecture and color scheme deprive the block of inspiration. One meager tree sits out front in the concrete paving, and is the only tree along this side of the street. A large asphalt parking lot adjoins Key Bank. It is sparsely used and has two curb cuts for entering & exiting that are framed by meager planting beds of small clipped shrubs and large cobble.

The 2-story building on the north end has large windows on the street with a recessed courtyard on the Harrison St side to access the ground floor shops. Activation of the courtyard would go a long way to enliven this area. This street corner can get cluttered with sandwich boards and the shrubs along the east side of the building often crowd the sidewalk and is especially restricted near the utility pole. The community sees a lot of opportunity to activate this part of the block and many feel like this is a good block for redevelopment.

E THOMAS STREET - E JOHN STREET

WESTSIDE



PERCEIVED SITE CHALLENGES:

- Building façade along Safeway is isolating and uninviting.
- Traffic crossing often feels dangerous.
- Art exhibit windows at Safeway façade isn't effective at making it a more enjoyable experience.
- Large puddles in the roadway at the curb are messy, can splash on pedestrians, and make parking difficult.

COMMUNITY SUGGESTIONS :

- Redesign Safeway so it could provide affordable housing above.
- Find opportunities to activate the street at Safeway with:
 - a. More retail storefronts that open to 15th Ave E that are housed in the Safeway building, similar to the QFC block further north.
 - b. More articulation of the façade and windows.
 - c. Locate entry on 15th instead of parking lot.
- Improve pedestrian access through the back parking lot from E Thomas Street.

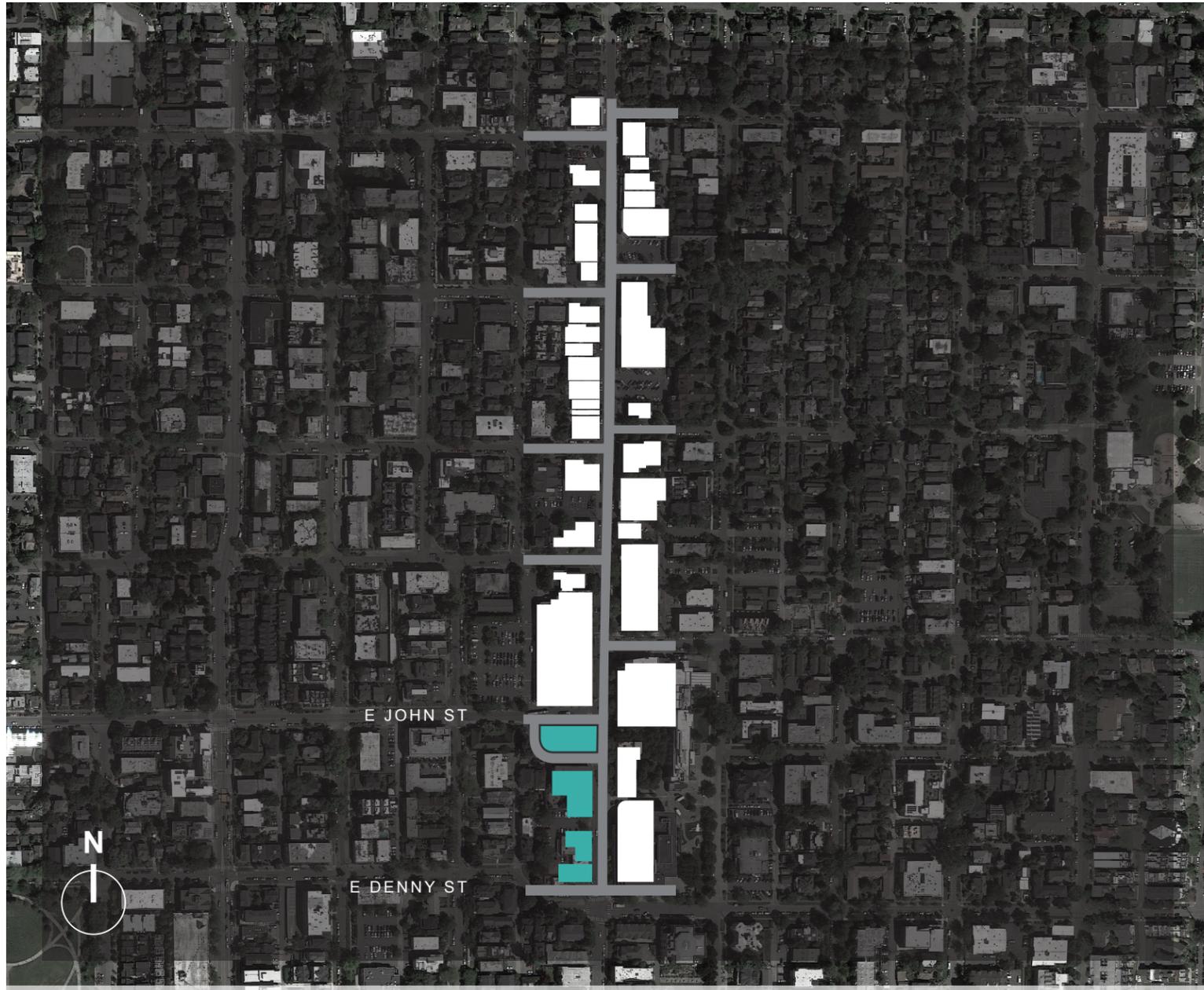
E THOMAS ST

E JOHN ST

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This side of the block is defined by Safeway, a single-story building that takes up most of the block, and the Aquarian Foundation which is located in a house on E Thomas St. The crosswalk at John St causes a lot of tension between traffic and pedestrians. This intersection marks the transition between the busy arterial of John St narrowing down and intersecting with and the more neighborhood street of 15th Ave E. Compounded by low visibility from the Safeway building, short traffic light timing, and anxious drivers that do not give pedestrians the priority, it's a crosswalk to take extra precaution looking both ways, and then looking again before stepping off the curb. Moving north, the sidewalk along Safeway has non-continuous awnings separated by small street trees in tree grates and/or utility poles. The long stretch

of blank façade blocks most daylight except early morning sunshine and creates a tunnel feeling that is not conducive to a welcoming pedestrian environment. Several utility poles are set in the middle of the sidewalk making it difficult to navigate, especially with other pedestrians. In front of the Aquarian Foundation, the sidewalk narrows and there is a large Norway maple street tree set in a larger planting bed. The large roots have caused the sidewalk to heave and become uneven to walk across. The small stature and large lawn of the Aquarian Foundation is friendly at the human scale, but the drapes are often pulled and the large shrubs in front of the lower windows and deck create a closed off experience. The community sees a lot of opportunity to activate this part of the block and many feel like this is a good block for redevelopment.



E JOHN STREET - E DENNY WAY

WESTSIDE



PERCEIVED SITE CHALLENGES:

- The park is under-utilized and an unfriendly environment.
- The recessed doorways in the John Court building create spaces for people to camp.
- Large parking lot curb cut intercepts pedestrian flow. Cars often park on Denny.
- The 7-Eleven site is generally filled with trash and doesn't add to the street experience.
- The sidewalks, like most of 15th Avenue East, are too narrow to provide for street trees, plantings, street furniture, and easy pedestrian circulation.

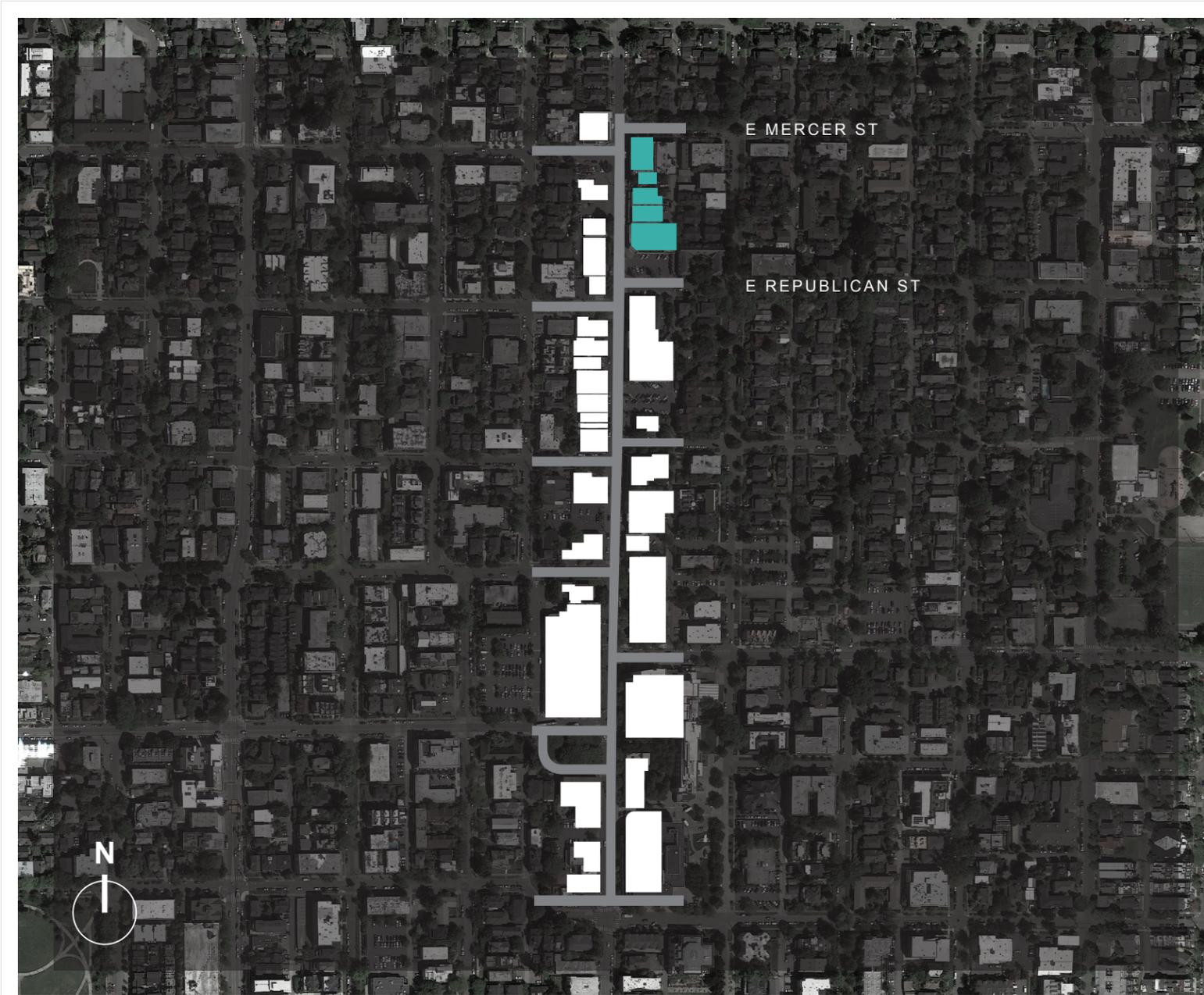
COMMUNITY SUGGESTIONS :

- Turn E John Court into a woonerf-style alley with no curb cut and allow outdoor café seating to spill out from Bakery Nouveau into the park or street. The park would benefit from activation (perhaps a satellite Bakery Nouveau location in the middle selling pastries) with outdoor seating and lighting.
- The park would benefit from being opened to the street and generally re-designed.
- The street facing retail in the existing John Court building should be made more transparent and activated as it is currently an effectively blank wall.
- Future four story development at the 7-Eleven site. In the meantime, clean up and help active this parking lot. This corner site could benefit from an outdoor café.
- Consider future development at the one-story retail areas and 2 story commercial building which would include small retail at the ground floor (keep existing tenants).
- Create a better sidewalk experience with trees or planting and recess the ground floor to eliminate door recesses which create opportunities for people to sleep.

At the north end of this section includes the small Williams Place park as well as E John Court street which wraps the Western and Southern side of the park. This park currently is fairly dark as it is bordered by large exceptional trees. The park is not activated and is a highly undesirable space.

This block includes the John Court 4-story mixed-use building on the North end (the "Bakery Nouveau Building"), a former parking lot which is a current construction site for a four story mixed-use building (at the time of this charrette

the project was on hold but construction has since begun), a two-story commercial building housing the offices of Seattle Area Support Group (SASG) and Board & Vellum, one story retail at the sidewalk housing two popular restaurants Teriyaki Madness and Aviv Hummus Bar, and a one-story 7-Eleven store and parking lot which is a likely future development site.



E MERCER STREET - E REPUBLICAN STREET

EASTSIDE



PERCEIVED SITE CHALLENGES:

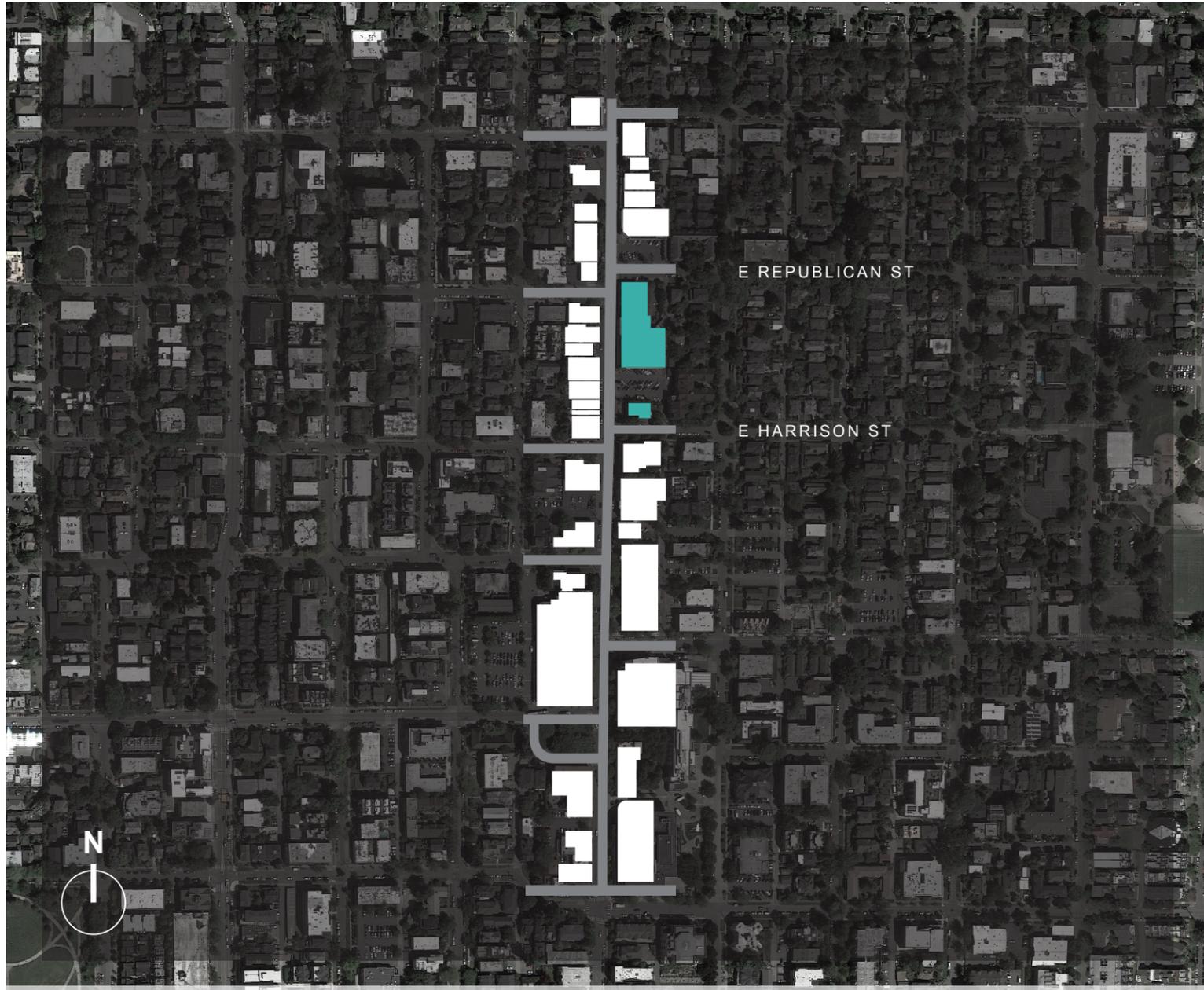
- The sidewalk fronting the Fredonia building is too narrow for both clear pedestrian access and street trees. As a result there is simply a sidewalk that is typically kept clear of clutter such as sandwich boards, trash cans, parking signage, newspaper stands, or other street furniture.
- Drivers often speed through the uncontrolled crosswalks. Likely due to the offset in both the Mercer and Republican street alignments the crosswalks are inset from the actual street corner so the crosswalk may come unexpectedly to drivers heading north on Mercer, and south on Republican who may not actually see the crosswalk before pedestrians are in motion, especially when hidden by parked cars.

COMMUNITY SUGGESTIONS :

- Keep and promote the small businesses that are inviting to the neighborhood
- Maintain variety in building and structure type
- Add more outdoor seating to further engage visitors and add more street life to the block.
- Update the Walgreens façade to add windows and better street engagement.
- The Walgreens parking lot (and the Walgreens building) is a likely place for future development. Until then add more program to the parking lot such as a weeknight/end farmers market and slow cars down crossing between the sidewalk and the parking lot with a speed bump or raised crosswalk.
- If the parking lot does redevelop in the future replace it with more low-rise/mixed use building keeping with the character of the block and neighborhood and put the parking underground.
- Improve existing crosswalks to make them more visually prominent and to physically slow cars, especially the Mercer crosswalk. Create curb bulb outs on each side.
- Add street trees to provide shade from the western sun.

This portion of 15th avenue is lined by low rise buildings on the Southern end and a three-story historic building, the Fredonia building, which is home to the Canterbury. This building towers over the neighboring buildings and stands out more during the afternoon hours when it receives full western solar exposure. Immediately adjacent to the Fredonia building, The Patio, a Thai restaurant hosts the only large tree on this block. A large black birch helps the converted older Victorian house further recede off the street and makes the signature patio all the

more inviting and shady. The remaining stretch between The Patio and Walgreens is filled with small businesses that are set further back from the curb and have large inviting windows. They have strong visibility and engagement for pedestrians, including an outdoor dining patio for Olympia Pizza and Harry's bar. Walgreen's blank façade with applique windows, and parking lot form the end cap to the block. There aren't any street trees on this side of the block. Crosswalks on a shifted grid anchor both ends of the block.



E REPUBLICAN STREET - E HARRISON STREET EASTSIDE



PERCEIVED SITE CHALLENGES:

- Narrow sidewalk with obstructions are difficult to navigate and provide limited opportunities for amenities (trees, green space)
- QFC faces south, inward toward the parking lot instead of toward the street, the street facing building façade lacks character.
- QFC parking takes up valuable visual and physical real estate at the perceived center of the neighborhood shopping area.

COMMUNITY SUGGESTIONS :

- Keep existing retail and small shops.
- Limit development to 3-4 stories and recess future development above two stories away from 15th Ave E to avoid the 'canyon effect'
- Increase sidewalk width and provide amenities such as street trees, pocket parks and benches
- Provide better street facing façade at QFC but keep community bulletin board. If the community bulletin board moves, locate in a place with better visibility and more space for pedestrians to observe.
- Improve crosswalk delineation through special paving, paint, or other marking.

The eastside of the block is defined by historic Fire Station 7 (currently Environmental Works' office and Station 7) on the east corner of Harrison and 15th and the QFC building and parking lot (that takes up about 1/3 of the block). Between QFC and Republican there is a row of small shops including Rudy's Barber Shop, Take 2 Consignment and Shop Rite.

Overall, there are a few small shops with medium-sized windows facing the street, a large grocery store with no windows and an entrance facing south (toward the parking lot) and a historic building with large windows facing the street. The area between Harrison St and QFC is visually open, with Station 7 set back from the sidewalk and the expanse of the QFC parking along the street frontage, creating a connection between the street and the alley. Station 7 has a curb cut along

the front facade that allows pop-up concessions and deliveries to pull up in front of the building, the pop-up concessions are inconsistent but a neighborhood favorite. The QFC building has an awning that extends from the front of QFC to Republican, shadowing the QFC façade, an apartment entrance and three storefronts. The sidewalk along this stretch is very narrow with barely enough space for two people to walk side by side. Circulation is further obstructed by a bus stop, three light poles and two newspaper dispensers. There are no street trees on this block. Generally, people responded positively to the businesses located on this block but the narrow sidewalk and sidewalk obstructions create unpleasant experiences for pedestrians. While the awning shadows the entrances to small businesses and creates a dark cavern at the apartment entrance, it also provides shelter from wind and rain.

E HARRISON STREET - E THOMAS STREET

EASTSIDE



PERCEIVED SITE CHALLENGES:

- The retail spaces along Kaiser Permanente building are set farther back than other buildings on the street, and have dark glass windows. The pedestrian activity feels sparse.
- The wide curb cut to underground parking intrudes across the pedestrian path
- Kaiser Permanente's building scale, repetition, and blank facade all contribute poorly to the pedestrian experience.
- Narrow sidewalk is frequently interrupted with utility poles, sandwich boards and parking signs.

COMMUNITY SUGGESTIONS :

- Limiting development to 3-4 stories and recess future development above two stories away from 15th Ave E to avoid the 'canyon effect'.
- Reduce the number of curb cuts where possible. If it isn't possible, strengthen the sidewalk with unique paving patterns to prioritize the pedestrian would be appropriate.
- Activate the sidewalk, encourage shops to spill out onto the street, and provide more transparent glass at the Kaiser building to help tie this area into the existing retail storefronts at the North end of the block.
- The sidewalk fronting Kaiser Permanente is wide, which people generally like. Look into opportunities to take advantage of that space and activate this part of the street. Such as:
 - a. Outdoor temporary seating,
 - b. Seasonal sidewalk gatherings (flower market)
 - c. Larger garden area.
 - d. Updated awnings
 - e. Create retail connection to streetscape
- Improve crosswalk delineation through special paving, paint, or other marking.

This side of the block is defined by the Kaiser Permanente's (formerly Group Health) 5-story North Campus building on the south end at Thomas Street and a mixed-use 4-story building on the north end at Harrison Street.

Overall, there are a number of small shop entries with large windows facing the street and many overhead awnings. At the Kaiser Permanente building there is a wide sidewalk with large street trees. While this may be the most generously sized sidewalk on 15th that is clear of obstacles and easily navigable, the small businesses may be set too far back from the main circulation, leaving too much exposed concrete and creating an unfriendly pedestrian experience. The shops could take advantage of the extra space to provide greater interaction with the pedestrians. Several blank storefronts could also

be activated to help improve the pedestrian experience. Heading north from the Kaiser Permanente building a large Tree of Heaven transitions to one and two story buildings and the sidewalk narrows to 8ft. Several businesses have street furniture like benches and even a parklet full of benches, small planters, and a bike rack occupies a parking stall in front of Sugar Plum. There aren't any street trees for the remainder of the block, but there are several small planters along the building that houses Capitol Hill Vision, Agora, and Palermo. This building offers a nice human scale experience at the street level with small storefronts, and by stepping back the upper stories away from the street. With the exception of the Kaiser Permanente's building people generally have a positive response to the block.

E THOMAS STREET - E DENNY WAY

EASTSIDE



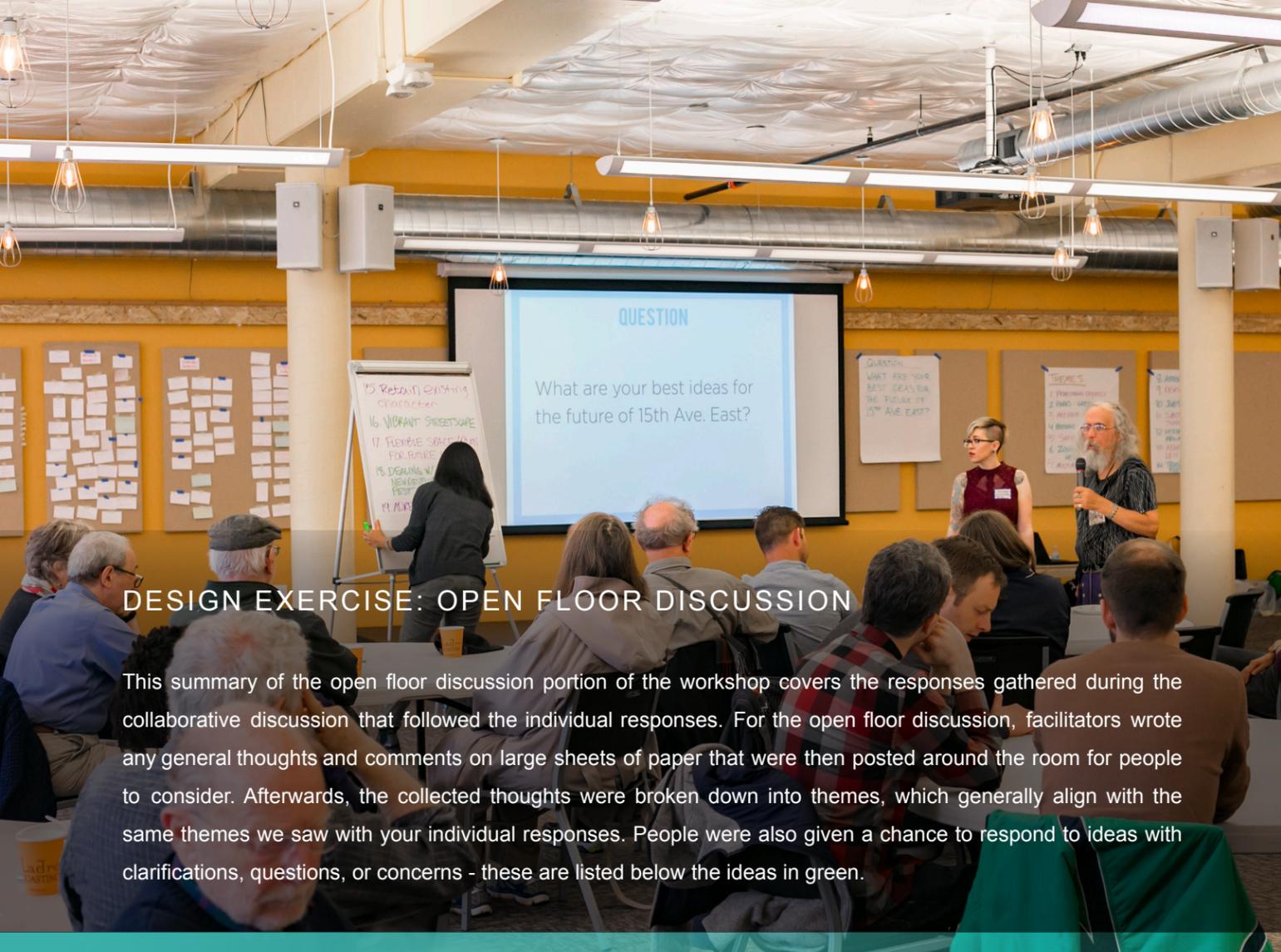
COMMUNITY SUGGESTIONS :

- Create retail storefronts at the North building as part of the re-design of this campus. Include corner retail at the North end.
- Provide more transparent glass at the retail in the Southern building as it is almost opaque.
- Add street trees and a wider sidewalk all along this façade.
- The large curved wall and public area is cold and not friendly to pedestrians.
- In general, this block would benefit from being a stronger retail environment to help anchor the Southern end of 15th Avenue East. The block across the street has retail which would be better supported with additional retail tenants on the West side of the street to draw more pedestrians to this area.
- The drive aisle and walk-through area should be better activated and made friendlier to pedestrians with either art or storefront.

This block includes the Southern half of the Kaiser Permanente Capitol Hill Campus and also includes a drive aisle to access the Kaiser parking lot and garage. The north buildings have no retail along the street and include walled off low planting. The Southern building does have some retail space at the street edge as well as a gap in the storefront for the drive aisle.

In the northern buildings, there are two pedestrian passages into the campus via an internal courtyard that are connected with crosswalks across 15th. The facades and large planting

areas are non-descript and lackluster. The southern building has a stronger street presence with small retail spaces and overhead awnings, yet activity is minimal. Overall the sidewalk is in good condition, but does narrow along the north building. There are mature street trees the whole length of the sidewalk between Thomas and Denny, excluding the drive aisle into the Kaiser Permanente campus.



DESIGN EXERCISE: OPEN FLOOR DISCUSSION

This summary of the open floor discussion portion of the workshop covers the responses gathered during the collaborative discussion that followed the individual responses. For the open floor discussion, facilitators wrote any general thoughts and comments on large sheets of paper that were then posted around the room for people to consider. Afterwards, the collected thoughts were broken down into themes, which generally align with the same themes we saw with your individual responses. People were also given a chance to respond to ideas with clarifications, questions, or concerns - these are listed below the ideas in green.

ACCESSIBILITY

- Maintain disabled parking spots on the street.
- Address parking concerns and traffic problems.
- Repave the sidewalks for pedestrian safety.
- Improved transit routes would invigorate business.
- Balance the access for both cars and pedestrians.
- We need better support for substance abuse.
- Consider a pedestrian-only streetscape.
- There are issues for pedestrians at the crossing of 15th Ave + John St.

PRESERVATION

- Small businesses are important to keep.
 - Keep a grocery store in the neighborhood
- Be more proactive with historic preservation.
- Preserve small scale spaces and businesses.
- Transfer development rights to preserve character.
- Maintain existing character.
- Preserve commercial and residential balance.
- Historic preservation is important.
 - Example: Pike/Pine facade preservation
 - Just because it's old, is it worth keeping?
 - Keep new design looking new

GROWTH

- Utilize the hybrid height approach to set back density.
- Utilize small scale infrastructure in interstitial space.
- Reuse materials for less building waste.
- Encourage more office spaces and daytime businesses.
- Increase density + safety with height set backs.
 - Transition between residential and commercial
- We need more jobs and opportunity.
- We need more control + material transparency in new construction.
- There needs to be better methods of dealing with impact of pest control with new development.
- We need transparency of the QFC block redevelopment impact to the Pike/Pine corridor.
 - Create strategies to help small businesses survive development to remain a part of the 15th Ave community.
 - Eliminate parking for green strip.
- Encourage higher quality design.
 - No Hardee paneling
- We need flexible space that plans for future use of the street.
- Build higher density while preserving the existing character of the street.
 - Concern - keeping eyes on the street is important

AFFORDABILITY

- Preserve the affordability of the street.
- Provide incentives for affordable retail to remain on the street.
- Consider stopping parking meters.
- New buildings increase costs, and reduce affordability.

ENGAGEMENT

- Surface parking could be better developed.
- Activate and beautify Williams Place Park at John St. and 15th Ave.
 - Woonerf - style living street, similar to the pedestrian-oriented Pike Place Market
 - True glass would be more transparent
- Address blank walls that have no character.
- Vibrant streetscapes provide great character.
- We need transparency at the street level.
- The street should have a mix of uses.
 - Eyes on the street
- Build more green space at Kaiser Campus.
 - P-patches offer green space for the community
- Kaiser + QFC have poor street engagement.
- Example of great design - 19th and Mercer
- Example of great design - Hugo House
- Example of great design - 14th and Republican

IDENTITY

- Include Volunteer Park as part of 15th's identity
- Honor indigenous populations.
- We should embrace a community identity for 15th Ave.
 - More lighting along the street
 - Brand 15th as a gateway to Volunteer Park
- 15th Ave should be a maker space with small industrial businesses.

NEXT STEPS - A COLLABORATIVE EFFORT WITH THE UNIVERSITY OF WASHINGTON:

In the Late Summer of 2018, distinguished professor Nancy Rottle from the University of Washington's College of Built Environments approached Environmental Works and Board & Vellum with an idea to further explore and build upon the community visions for 15th Avenue East that were published following the workshop held at The Summit on Pike in April of 2018.

The idea was to inspire students attending the Fall 2018 Graduate Architecture and Landscape Architecture Design Studio at the University of Washington to bring to life some of the collected ideas for 15th Avenue as an educational exercise for a semester-long studio project. This interdisciplinary course is offered to graduate students pursuing careers in built environments, city planning, architecture, and landscape architecture. The class has previously inspired sustainable and equitable design responses within current hot spots around the city of Seattle, and provided students with an excellent opportunity to work creatively in the field they will graduate from and eventually influence.

Professor Rottle, Environmental Works, and Board & Vellum saw the tremendous opportunity that could ensue by combining the voice of the people with the talents of graduate students, and a collaborative project was born.

To kick off the project, Board & Vellum and Environmental Works presented students with the background of the community workshop. A panel

of community members explained to the students why people who live, work, and play on 15th are understandably invested in the changes that are coming to the neighborhood, and spoke in-depth on the common themes and goals that emerged from the resulting workshop in April.

Students were then given the community's best ideas to help guide healthy growth along the heart of 15th Ave East to create the basis for their projects. Each student selected a portion of the neighborhood from East Mercer Street to East Denny Way to focus their efforts on, and spent the following weeks visually developing ideas into a wide variety of possible design solutions. Midway through the semester, the community was invited back to view the progress of the work at the gallery event, *Continuity and Change*, advertised and held at Board & Vellum on 15th Avenue East on November 16, 2018.

At the end of the semester, student designs will be compiled into a book showcasing their imaginative takes on positive change and growth along 15th Ave East in both the immediate, and far future. The book will become available in early 2019, and can be used as a supplement to the ideas that emerged from the workshop when used to advocate for positive change in the neighborhood.

We thank you, our friends and neighbors of 15th Avenue East, for staying informed, involved, and passionate about the neighborhood we share.

