



# Capitol Hill

## NEIGHBORHOOD DESIGN GUIDELINES



DRAFT  
5/24/2018



# Table of Contents

---

<b>Introduction</b> .....	<b>4</b>
<b>Guidelines at a Glance</b> .....	<b>5</b>
<b>Context and Priority Issues</b> .....	<b>6</b>
<b>Design Guidelines</b>	
<b>Context &amp; Site</b>	
CS1 Natural Systems & Site Features .....	12
CS2 Urban Pattern & Form .....	14
CS3 Architectural Context & Character .....	16
<b>Public Life</b>	
PL1 Connectivity .....	18
PL2 Walkability .....	20
PL3 Street-Level Interaction.....	22
PL4 Active Transportation.....	25
<b>Design Concept</b>	
DC1 Project Uses & Activities .....	26
DC2 Architectural Concept .....	27
DC3 Open Space Concept.....	29
DC4 Exterior Elements & Finishes .....	30
<b>Light Rail Station Sites: Supplemental Guidelines</b> .....	<b>32</b>

# Acknowledgments

---

Special thanks to Capitol Hill Housing who partnered with the City of Seattle Department of Construction and Inspection, and Office of Planning and Community Development on this project. The following individuals and groups participated in our Working Group over the past year. They were instrumental in preparing the updated Capitol Hill Design Guidelines.

- Leslie Bain, Framework
- Brian Baker, Board & Vellum & resident
- Matthew Benedict, CBRE & Capitol Hill EcoDistrict
- Don Blakeney, Downtown Seattle Association, Cal Anderson Park Alliance & resident
- Lana Blinderman, Graphic Designer & resident
- McCaela Daffern, Capitol Hill Housing & Capitol Hill EcoDistrict & resident
- John Feit, 3+ Studio, Pike Pine Urban Neighborhood Council & resident
- Lincoln Ferris, Seattle Central College
- Whitney Fraser, Capitol Hill Champion/Seattle Dyke March, Capitol Hill EcoDistrict & resident
- Rob Ketcherside, Capitol Hill Historical Society & resident
- Mike Mariano, Schemata Workshop, Capitol Hill EcoDistrict & resident
- Erik Rundell, ECONorthwest & Capitol Hill EcoDistrict
- Saunatina Sanchez, resident
- Alicia Daniels Uhlig, International Living Future Institute, Capitol Hill EcoDistrict

# Introduction

---

## What are Neighborhood Design Guidelines?

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

- Seattle Design Guidelines (also called Citywide) - apply to all areas of the city except for downtown, historic districts, and the ISRD.
- 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 citywide guidelines for the review of all projects within that designated neighborhood guideline boundary. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, applicants and Board members are required to consult both sets of guidelines—citywide and neighborhood-specific—with the Neighborhood Design Guidelines taking precedence over the citywide in the event of a conflict between the two. Neighborhood-specific 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 guidelines help to reinforce existing character and protect the qualities that neighborhood residents value most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the citywide 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 citywide Seattle Design Guidelines with distinct topics and directives specific to the Capitol 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.



# Guidelines at a Glance

The Capitol Hill Neighborhood Design Guidelines work together with the City Council adopted Seattle Design Guidelines (also called the Citywide Design Guidelines), which always 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 Citywide Guidelines, and the column to the right indicates if these Neighborhood Design Guidelines provide supplemental guidance for that topic; a “**YES**” means both Citywide and Neighborhood Guidelines are applicable; a “**NO**” means only Citywide Guidelines apply.

## Citywide Design Guidelines

## Neighborhood-specific Guidance

### 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>YES</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>YES</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>YES</b>

### DESIGN CONCEPT (DC)

<b>DC1</b>	<b>Project Uses and Activities</b> Optimize the arrangement of uses and activities on site	<b>YES</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 Citywide Guidelines, and a complete list of all Neighborhood-specific Design Guidelines:

<http://www.seattle.gov/dpd/aboutus/whoware/designreview/designguidelines>

# Context and Priority Issues

---

## Capitol Hill Urban Center Village

The 397-acre Capitol Hill Urban Center Village (CHUCV) is a densely populated urban neighborhood located east of the downtown business core. It is made up of multi-family residential areas and pedestrian-oriented retail corridors. It is only a portion of a much larger area that includes the Pike Pine corridor, the mansions to the north and Volunteers Park. This larger area is what most residents and visitors commonly refer to as “Capitol Hill.” Generally, the north and east borders of the CHUCV follow the boundaries between the multi-family and single-family zones. To the south, the CHUCV borders the Pike Pine Urban Center Village, one of the city’s most vibrant districts with unique shops, notable restaurants, and popular bars and clubs. I-5 forms the western boundary separating the CHUCV from downtown. Throughout this document the term “Capitol Hill” is used to represent these geographic boundaries of the CHUCV (see map on page 11).

Capitol Hill is one of the most densely populated areas in Washington State. People are drawn to the neighborhood by its proximity to downtown, and its diversity. It is vibrant, hip and urban, but also has quieter, leafy residential districts. It is dense but offers easy access to stunning views and ample greenspaces –centrally located Cal Anderson Park and Volunteer Park to the north. The neighborhood offers a multitude of unique housing, food and shopping options. As a hub for the LGBTQ community it exudes a tolerant, welcoming and socially progressive atmosphere. Arts and environment are deeply valued. The neighborhood is home to artists, art spaces and supporting organizations, as well as the Bullitt Center, one of the greenest buildings in the world.

The neighborhood population trends young with a high percentage of renters and small household size that drives demand for smaller rental units. With downtown jobs and many neighborhood amenities so close by, Capitol Hill has some of the highest rates of walking and lowest rates of car ownership in the city. Thus, a rich pedestrian experience and human scale design at the street level is crucial throughout Capitol Hill, and of the utmost importance along retail corridors.

The Capitol Hill Neighborhood Plan (1998) provides limited guidance today due to its age and the changes that have occurred in Capitol Hill over the last 20 years. Yet, the overall design goals of increased density to achieve affordability, vibrant pedestrian-oriented commercial, and active transportation (walking, biking and transit) continue to be strongly supported.

Capitol Hill has several important retail corridors that are referred to in zoning as “principal pedestrian streets.” These small to medium-scale, pedestrian-oriented streets have a mix of traditional brick and more modern mixed-use buildings that provide an eclectic mix of shops, restaurants and services for residents, students, workers and tourists. Public spaces such as sidewalk cafes and street performance areas, provide respite and stimulate pedestrian activity but also require increased measures to ensure public safety and comfort. There are five distinct retail corridors within the CHUCV:

- The **Broadway Corridor** is the largest and longest retail corridor. Smaller storefronts at the north end of Broadway give way to larger-scale buildings of Seattle Central College that interrupt Broadway’s pedestrian-oriented character. Broadway’s 80-foot street right-of-way is an important multi-modal transportation corridor designed to accommodate transit (buses and streetcars), vehicles, bikes (cycle track) and pedestrians. The significant break in the middle of the corridor created by building demolition and construction of the light rail station weaken the corridor. The coming development of the TOD station sites will return Broadway to a more continuous retail and pedestrian experience. Major destinations, such as the Capitol Hill LINK Station and Seattle Central College, generate high pedestrian volumes along Broadway.
- The **12th Avenue Corridor, south of Denny Way** is the only retail corridor without a designated principal pedestrian street. Thus, more residential uses occur at street level than in other corridors. Commercial zoning ends at Denny Way, so the retail activity ends, and the street quickly assumes a residential character. The 12th Avenue Arts development has brought new affordable housing, retail and cultural uses that created strong and vibrant retail anchor, strengthening a connection to the more prominent retail corridor on Pine Street.

- The **15th Avenue East Corridor** is a popular Capitol Hill shopping area known for its lively mix of locally-owned businesses and larger format grocery stores that serve multiple neighborhoods. Despite the street's narrow sidewalks, many cafés and restaurants have outside seating or displays that add vitality to the street.
- The **East John Street/East Olive Way Corridor** is the principal east/west street that links Capitol Hill to downtown for transit riders, bicyclists, pedestrians and vehicles. The sloping corridor, is dotted with older buildings housing eclectic small-scale retail and restaurants, as well as newer, taller mixed use buildings. The corridor also offers views of downtown, Puget Sound and Olympic Mountain from the public right-of-way.
- A small section of the diagonal **E Madison Street Corridor**, major transit corridor to downtown, is within the CHUCV. These few blocks represent a break in the pedestrian zoning and include an unusual mix of uses: the iconic green building Bullitt Center and the revitalized McGilver Place park, a Trader Joe's store and a cell farm.

While an increasing amount of residential uses are found in mixed use buildings along these retail corridors, there are distinct, densely developed residential districts that extend east and west of the Broadway corridor.

- **West of Broadway/ North of Olive Way** is a dense, mostly residential area situated on a west-facing slope with abundant views of downtown Seattle, Lake Union, Space Needle, Elliot Bay and the mountain beyond. The existing housing stock is varied in every way—size, style, materials, height, age. One can find single family houses, many converted to apartments, early century brick boxes, gracious pre-wars, mid-century slabs, converted warehouses and a growing number of taller mid-rise condo and rental buildings. . Some of the tallest buildings line the lower slope above I-5 to take advantage of the stunning views. Architectural styles are varied including craftsman, Tudor, mid-century modern and contemporary. The district also includes three small parks, and small retail nodes along Summit Avenue East and Bellevue Avenue East. The character of the district is evolving with many small infill projects replacing large single-family structures and larger projects replacing older apartment building and surface parking lots. The dense tree canopy and thickly planted landscapes give the area north of Olive Way a leafier, quieter, more residential character. The very north end includes a small part of the Harvard-Belmont Landmark District noted for its large estates and modest houses, cultural and commercial institutions, tree-lined streets, well-maintained grounds, and distinctive natural features.
- **West of Broadway / South of Olive Way**, sometimes referred to as POWHAT (Pine Olive Way and Harvard Triangle), has a grittier character— less greenspace and trees, urban street edge, narrow sidewalks, more parking lots. The district includes several affordable housing developments and abuts the Seattle Central College campus. Many visitors flow through the area— students at Seattle Central College or patrons of the restaurants and clubs in Pike Pine entertainment district where the volume of people and traffic on week-end nights is by far the highest in the city.
- **East of Broadway** is characterized by small, tightly knit lots that support finely scaled houses, duplexes, and small apartment buildings. Many blocks have lush and mature vegetation in wide curbside planting strips, generous building setbacks and courtyards that provide a lush, greener environment. Most parcels tend to be small (4,600 square feet on average), and the street grid generally lacks alleys.

Much of Capitol Hill's existing design context comes from its large array of early to mid-century buildings. Buildings vary widely in size, age, quality and architectural style. Clusters of medium-scale Tudor and brick apartment buildings with fine details and lush landscaping provide a unique residential environment. Larger mid-to-late century apartments built on the western slope have their own distinct character which contributes to the architectural mix that the neighborhood is known for. These buildings also provide unparalleled views of the mountains and sound. A mix of traditional small shops and larger-scale converted warehouses and showrooms make Capitol Hill a distinctive shopping and entertainment district. New development should complement, not mimic, this existing character to ensure that the diverse and eclectic character of Capitol Hill continues to evolve in the 21st century. [Add photos of character buildings]

Capitol Hill also has two major institutional campuses that exert an influence on the physical design and development of the neighborhood. Although new development within their campuses goes through a different Major Institutional Master Plan review process, these institutions influence the design and uses of adjacent properties, as well as the public realm. Their students, visitors and workers generate pedestrian volumes and flows in the neighborhood.

- Seattle Central College (SCC) sits at the southern end of the Broadway Corridor. Most, but not all, parcels are located on the westside of Broadway. SCC hosts many community events, including the Sunday farmers market.
- Kaiser Permanente occupies a prominent location at the top of the hill at John St. and 15th Avenue. Its location at the south end of the 15th Street retail corridor, helps generate foot traffic that supports local businesses. However, its long façade on 15th creates an awkward one-sided retail corridor for several blocks. The campus extends eastward into a low-rise residential district.

Future development proposals should respond to recent community-initiated projects and programs to shape the future character of Capitol Hill:

- The **Capitol Hill Arts District**, designated in 2014, is Seattle's first official Arts & Cultural District. Over 40 arts groups are clustered in Capitol Hill /Pike Pine area making it the densest arts neighborhood in the state. This coalition of arts advocates aims to promote cultural engagement; harness resources; and preserve, enhance, and create space for artists and the arts. More specifically, they advocate to integrate arts and culture into the design of and program of new buildings.
- The **Capitol Hill EcoDistrict**, established in 2011, is a community-driven effort that promotes a socially equitable, environmentally resilient and culturally vibrant neighborhood. Led by Capitol Hill Housing with a Steering Committee representing neighborhood interests, the EcoDistrict works in partnership with the local community to test and deploy innovative solutions that address Capitol Hill's most pressing sustainability challenges, and center neighborhood development around equity and the long-term health for people and the planet. More specifically, the EcoDistrict aims to inform new development in the following performance areas: water, habitat, culture, energy, materials, transportation, health and equity.
- Capitol Hill remains an important **Center of LGBTQ Culture** especially as that population has decreased. Many community organizations are working together to ensure that Capitol Hill continues in that role. There is a desire for new development to be welcoming, to recognize the unique history and culture of the LGBTQ community.
- The **Melrose Promenade** re-imagines Capitol Hill's Melrose Avenue as Seattle's next great public open space, and a welcoming gateway to Capitol Hill. It will make walking and bicycling on Melrose a safer, more enjoyable experience, while improving connections between Seattle neighborhoods, parks and schools. Since 2010, hundreds of neighbors and numerous partners and design consultants worked together to the 2013 concept plan. In 2016 the City received a \$3 million grant to design and build it.
- **LID I-5** is a community campaign to reconnect the Capitol Hill neighborhood with downtown Seattle by building a cover over I-5 that will provide new public land for parks, affordable housing, and complete streets.

## Previous Guidelines

The Capitol Hill Neighborhood Design Guidelines were developed and adopted in 2005. In 2013, the City adopted updated Seattle Design Guidelines to replace the citywide guidelines that had been in effect since the inception of the Design Review Program in 1993. Because the Seattle Design Guidelines used a different organizational and numbering system than the original guidelines, each set of neighborhood guidelines, including Capitol Hill, was revised in 2013 to match the Seattle Design Guidelines in format, organization, and numbering system to help Board members, applicants, staff, and the public better correlate neighborhood design guidelines with the updated Seattle Design Guidelines.

Also, in 2013, the Capitol Hill Neighborhood Design Guidelines were amended to include The Light Rail Station Sites: Supplemental Guidelines, a collaboration of the City and the community-founded Capitol Hill Champion. These amendments provide site-specific design guidance for the development of the properties acquired by Sound Transit to build the Light Rail station near Broadway and John Street.

In 2017 Capitol Hill Housing requested the City initiate a process to review and revise the Capitol Hill Neighborhood Design Guidelines. These updated neighborhood guidelines respond to recent and significant planning and development initiatives:

- Opening of the Capitol Hill LINK Station in 2016;
- The upcoming development of the LINK light rail station sites that will mend the community fabric to create a new heart and civic center of the community.
- Establishment of the Capitol Hill EcoDistrict in 2011, and the Capitol Hill Arts District in 2016;
- Expansion of the boundaries of the Capitol Hill Business Improvement District in 2012 and 2014;
- Zoning changes associated with Mandatory Housing Affordability that will allow increased height and density in new development;
- Changes to the Seattle Design Guidelines in 2013 that resulted in duplication between citywide and neighborhood design guidelines; and
- More robust community efforts to provide early input on proposed developments

Some development projects within the CHUCV are not subject to these Neighborhood Design Guidelines or the Design Review program (see map on page 11):

- Harvard-Belmont Landmark District is a City-designated historic district. It is located at the north end of the Broadway corridor and a portion lies within CHUCV. Changes and improvements in the District are reviewed by the Seattle Landmarks Preservation Board.
- Major Institutional Overlay District. Seattle's hospitals, universities and colleges are required to draft a "Major Institutional Master plan" that balances the needs of major institution development with the need to preserve adjacent neighborhoods. Two institutions within the CHUCV have approved Major Institutional Master Plans that are used to review new developments within their overlay district: Seattle Central College and Kaiser Permanente (formerly Group Health). The Department of Neighborhoods manages the review process for changes to Major Institutional Master Plans.

Note that the Pike Pine Urban Center Village, located directly south of Capitol Hill, has its own unique set of neighborhood guidelines, updated in 2017, used to evaluate development projects within its boundaries (see map on page 11).

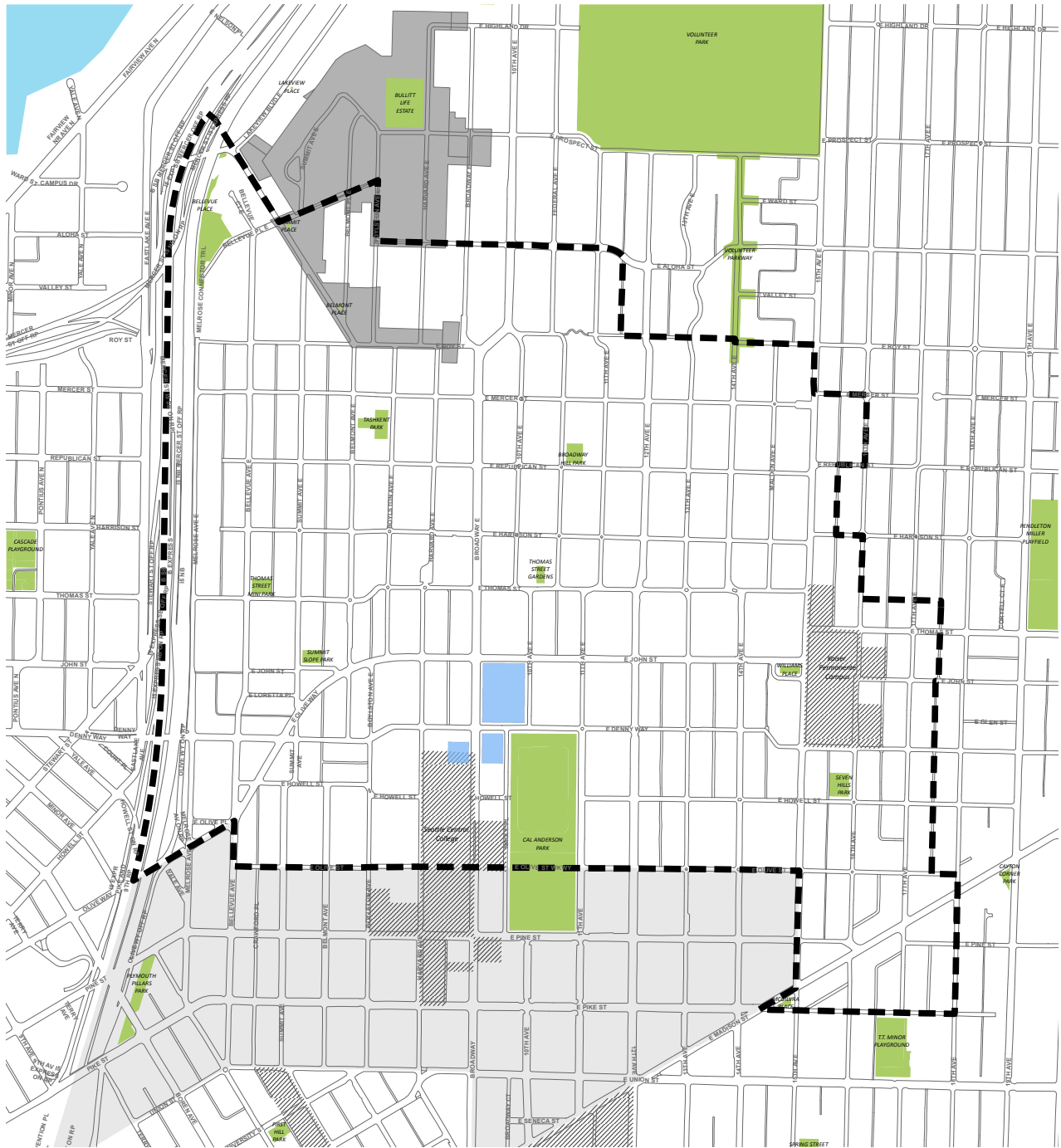
## Priority Design Issues

Capitol Hill is experiencing a phase of rapid growth. Since the original design guidelines were adopted in 2005, nearly 50 buildings have been constructed. After years of construction, LINK light rail service began in 2016, and new transit-oriented development (TOD) will rise around the station. Zoning changes will help ensure that future growth includes affordability through the implementation of the Mandatory Housing Affordability (MHA). These updated Capitol Hill Neighborhood Design Guidelines will guide future development and address the following priority design issues associated with new development:

- Reinforce and augment the neighborhood’s architectural qualities, walkable urban form, historic character, and natural features.
- Create an attractive, functional, and safe pedestrian environment, especially to support vibrant, thriving retail corridors.
- Leverage new development to meet the art community’s goal to elevate and sustain the presence of arts and culture in Capitol Hill.
- Leverage new development to meet EcoDistrict goals to promote a socially equitable, environmentally resilient and culturally vibrant neighborhood.
- Honor Capitol Hill’s role as the center of LGBTQ culture and community.
- Incorporate or acknowledge the best features of existing early to mid-century buildings in new development.
- Enhance and expand contiguous tree canopy, and expand natural landscapes.
- Champion environmental sustainability in new development to make active transportation, efficient energy and water use, minimal waste, healthy sustainable food accessible to all residents.
- Encourage a greener, more sustainable public realm.



## Capitol Hill Urban Center Village



**Urban Center Boundary**  
Neighborhood Guidelines apply

**Light Rail Station Sites**  
Supplemental Guidelines apply

**Harvard-Belmont Landmark District**  
Neighborhood Guidelines do not apply

**Major Institution Overlay District**  
Neighborhood Guidelines do not apply

**Pike Pine Neighborhood Guidelines Apply**  
Guidelines in separate document

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



# CS1

CONTEXT & SITE

## Natural Systems & Site Features

### Citywide Guideline:

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



Landscaping designed for multiple benefits—habitats, energy and stormwater management.



Cafe uses operable windows and retractable sun shades to provide shading and natural cooling, as well as overhead weather protection when needed.

### Capitol Hill Supplemental Guidance

#### 1. Energy Choices

- a. Consider high performance, regenerative design opportunities onsite such as external direct heating/cooling systems, renewable energy generation, individual meters for each residential unit, and public sharing of energy use.
- b. Encourage project teams to invest in new technologies to harvest onsite energy beyond minimum code requirements. Suggestions: photovoltaic arrays, waste water heat recovery (plumbing heat waste), reverse cycle chiller to harvest heat energy from below-grade garage levels.
- c. When possible, include sustainability measures/energy use that can be viewed from the public realm.

#### 2. Sunlight, Shade and Natural Ventilation

- a. Provide passive ventilation through operable windows in residential units and commercial spaces to reduce the need for mechanical ventilation, where possible.
- b. Encourage louvers, projecting sunshades, or other design details that provide shading (to reduce solar heat gain) while still optimizing daylight for interior spaces.
- c. For upper floor windows, consider using bird-friendly design strategies such as decorative screens, latticework, or louvers, or patterns integrated into the glass to warn birds before they collide.

#### 3. Topography

- a. Respond to local topography with stepping facades so that commercial and/or shared residential entrances and ground floors roughly match the street grade.
  1. All entryways should include a level transitional space between the sidewalk and building entrances.
- b. Use topography variation to provide a transition zone between the street level and individual residential entrances.
- c. Use existing grade changes to minimize service and access impacts.



A landscape strip with a rich palette of native plants, shade trees. Simple benches offer seating.



Interpretive signage explaining “green stormwater infrastructure.”



Street level setback allows for lush planting between the building and sidewalk.

- d. Include pedestrian amenities and open space that provide respite, such as seating, in areas adjacent to the public realm along steep slopes.

#### 4. Plants and Habitat

- a. Maximize use of native and/or naturally growing plant species that are self-sustaining, low maintenance (drought and pest resistant), and durable in building setbacks, right-of-way, green roofs, walls and gardens.
- b. 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. Encourage the use of pollinators and other native/naturally growing plant species to enhance habitat for birds and insects and using vertical layers of plants to provide habitat for a variety of species. Consider opportunities to incorporate natural wood elements such as snags and nurse logs, which provide habitat to invertebrates, into landscaping design.
- c. Encourage the use of diverse planting palettes to create variety in landscapes at the block and neighborhood level.
- d. Maximize preservation of the area’s existing tree canopy. Encourage the integration of any on site exceptional trees or heritage trees, or other mature, significant plantings into the project design.
- e. Consider implementing approved street or ROW designs administered by SDOT that demonstrate clear neighborhood priority.
- f. Consider the long-term maintenance when specifying plant species.

#### 5. Natural Water Features

- a. Consider sustainable design opportunities such as shared water systems for rain water harvesting, greywater reuse, and blackwater processing/reuse.
- b. Reduce flows into the municipal stormwater system through stormwater management, green roofs and walls, and swales.
- c. Consider other functional solutions for sustainable water reuse and/or drainage that work well with the neighborhood’s soil condition and topography.
- d. Design landscapes that reduce potable water use for irrigation by the following strategies:
  - 1) Reuse captured stormwater, greywater, HVAC blowdown or condensate for irrigation
  - 2) Specify plants, soils and other features to be self-sustaining with natural precipitation only
  - 3) Design irrigation in zones that can be removed as plants become established



# CS2

CONTEXT & SITE

## Urban Pattern & Form

### Citywide Guideline:

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



Broadway Streetscape



New development along 12th Avenue reinforces and activates the street edge.



15th Avenue retail character and pedestrian oriented signs

### Capitol Hill Supplemental Guidance

#### 1. Sense of Place; Distinctive Streets

New buildings should support and enhance distinct corridors, nodes, open spaces, and places as they continue to grow:

- a. **Broadway** – 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. Facades facing Broadway should reinforce and activate the street edge. Encourage façade detailing and minor modulation at the street level that contributes to the pedestrian scale. Consider active pedestrian transition zone between the street level building façade and sidewalk for outdoor café seating. Use pedestrian-oriented custom signs to identify buildings and street-level activity.
- b. **12th Ave** – Enhance the character and pedestrian experience along 12th Ave as it evolves into a mixed-use corridor between E John St. and E. Olive St. Street level facades facing 12th Ave should reinforce and activate the street edge.
- c. **15th Ave** – Encourage façade detailing at the street level that contributes to the street’s existing intimate retail character and variety of pedestrian scaled storefronts. Use pedestrian-oriented custom signs to identify buildings and street-level activities. Improve the walkability along 15th Ave while maintaining the street’s intimate pedestrian character.
- d. **Olive Way** – Emphasize Olive Way as a commercial corridor and gateway to the neighborhood from Downtown. Enhance the walkability between Melrose Ave and Broadway with the addition of accessible open space and pedestrian amenities along this distinctive street edge.
- e. **E John St** – Encourage better east/west connections for pedestrians between Broadway and 15th Ave E by increasing street level commercial activity and the addition of pedestrian amenities along the street edge.



West slope retail character



Hugo House is oriented towards Cal Anderson Park and creates a well defined street edge.

- f. **Melrose Ave** – Recognize and reinforce Melrose Ave as an important pedestrian connection between the Capitol Hill and Eastlake Neighborhoods. Encourage the addition of open space and pedestrian amenities along the street edge and pedestrian pathways as a way to strengthen the connection between Capitol Hill and Eastlake.
  - 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. These small nodes bring a unique sense of place to the large residential quarter.
2. **Respond 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 the respective, established streetscape character.
  3. **Cal Anderson Open Space**  
Cal Anderson Park serves as an important open space for the Capitol Hill neighborhood. The park serves as the “front yard” for many residents and visitors in the neighborhood. Building orientation and design should support and reinforce this role. Building facades fronting Cal Anderson Park should define both the street edge and should respond to the adjacent park in the following ways: provide active street-level uses; locate balconies and decks at upper levels on building frontages facing Cal Anderson Park.
  4. **Massing Adjustments**
    - a. Along 15th Ave E, consider design approaches that visually integrate the street-level façade with existing buildings. Upper level setbacks should be used to reinforce the intimate retail character along 15th Ave E.
    - b. Buildings located next to character buildings should respond to the architectural elements and massing of the existing structure.



# CS3

CONTEXT & SITE

## Architectural Context & Character

### Citywide Guideline:

Contribute to the architectural character of the neighborhood.



New construction mimic the scale and massing of the existing streetscape while using contemporary materials and window patterns.



New construction references adjacent buildings through choice of materials, rhythm and scale.



Temporary and unsolicited art is frequently found in the Capitol Hill Neighborhood. Design new buildings and public spaces to receive various types of art to reflect the historical context of the neighborhood.

### Capitol Hill Supplemental Guidance

#### 1. Fitting old and new together

- a. New developments should reference architecture and design elements related to the massing, fenestration, and materials used on existing structures.
- b. In areas with clear historical architectural character along Broadway, 12th Ave, and 15th Ave, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings.
  1. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but don't try to mimic or copy existing structures
- c. Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood
- d. Encourage the use of new architectural styles, as they emerge.

#### 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 also strongly values the intact and positive examples of its physical heritage.

- a. Encourage the establishment of street level/facing cultural open and indoor spaces to provide flexible spaces for art performances and art installations and increase interaction with street
- b. Encourage the integration of art into the building design and associated open space
- c. Consider engaging with a local artist or arts organization to develop a design concept rooted in the arts culture of Capitol Hill.
- d. Provide cultural amenities appropriate to the community along the street and within open space.



A garage entrance becomes a location for a mural inspired by local culture.



A wood fence provides opportunity to paint a mural inspired by native culture.

### 3. Historical and Cultural References

- a. Where possible, preserve and incorporate existing historical elements and character structures into project design.
- b. 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.
- c. 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, the neighborhood's automotive past, LGBTQ community, arts and cultural district, and EcoDistrict priorities.

# PL1

PUBLIC LIFE

## Connectivity

### Citywide Guideline:

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



At-grade residential development sets back to preserve existing street trees and add private open space adjacent to the right-of-way.



Retail edge with structure setback /overhang creates more space for seating and shopping.



Voluntary street-level setback contributes to public life with space for cafe seating, a bike rack, and signage, all protected by a large canopy.

### Capitol Hill Supplemental Guidance

#### 1. Enhancing Open Space

- a. Parks – Design properties facing a park to enhance the park. This is not only important for prominent parks like Cal Anderson, but also smaller community parks and P-patches.
- 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 landscaping to provide an inviting, attractive, and safe streetscape for pedestrians. This is particularly important on Summit and Belmont (from Olive to Howell), on Bellevue (from E Loretta Place to E Harrison Street) and along the Melrose Promenade.

#### 2. Adding to Public Life

- a. 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.
- b. Use through-site pedestrian connections to add more permeability to retail corridors along 15th Ave E and Broadway.
- c. 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 access and visibility from the public sidewalk.
- d. Arts Spaces. Include space for engaging and active art, such as temporary art, rotating art displays, or other creative placemaking concepts.





Mid-block pedestrian connection adds permeability and provides space for seating, storefronts and signage.



An angled building setback, operable storefront, and space for cafe seating along the sidewalk is complemented with public benches built into the sidewalk planting strip.



This north-facing live/work unit uses a high level of transparency to enliven the street edge and connect the indoor and outdoor environments.

### 3. Walkways and Connections

- a. Through-site connections: On large project sites, consider using mid-block pedestrian connections to break up longer blocks and provide enhanced connectivity, particularly on sites near key public parks or the light rail station. Design walkways with minimal grade changes and line the walkways with retail/business spaces, where possible.
- 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 hard-scape finishes 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.
- 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 bike racks and benches (provided they do not inhibit pedestrian flows). Seating 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.

### 4. Outdoor Uses and Activities

- a. Where the street façade is north-facing, enliven the street edge with transparency to the building interior, and a porosity that encourages movement through the façade, while maintaining a comfortable, thriving interior environment. In these north-facing locations, carefully design any courtyards or canopies/overhead weather protection to maximize daylight penetration.
- b. Informal Community Uses: Design any larger ground-level open spaces for informal community events and gatherings adjacent to the sidewalks, 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

PUBLIC LIFE

## Walkability

### Citywide Guideline:

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



Multiple points of entry and access to open space are provided along this sloping sidewalk condition.



Facade transparency allows interior light to illuminate the adjacent sidewalk space while downlighting in soffits and step lights help maintain safety and security.

### Capitol Hill Supplemental Guidance

#### 1. Accessibility

**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 be designed to welcome strollers and wheelchairs and should include adequate lighting and slip-resistant hardscape finishes. Include 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.

#### 2. Safety and Security

- a. **Lighting for Safety:** 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.
- b. **Inclusive Neighborhood:** Consider design features that visibly represent and promote the neighborhood's LGBTQ culture and identity and contribute to a more welcoming, supportive, and safe public realm and remind everyone that Capitol Hill is an inclusive neighborhood.

#### 3. Weather Protection

- a. Provide ample overhead weather protection along commercial corridors and in locations near transit infrastructure access points (light rail stations, streetcar stops, and bus stations). Ensure the waterproof covering extends far enough over the sidewalk to provide adequate protection for pedestrian activity. Provide 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.



This building uses a structural building overhang over a voluntary setback and retractable canopies to provide weather protection over a narrow sidewalk condition.



A digital kiosk in front of 12th Avenue Arts notifies neighbors of upcoming art events.

- b. On less commercial streets, consider focusing overhead weather protection around residential entries. Extend from the building far enough to provide shelter for four to six people to comfortably gather near entries.
- c. Where narrow sidewalks create conflict between providing weather protection and tree canopy, trim the canopies around the specific tree branches, or prioritize tree canopy retention and new large tree plantings over weather protection that would impact or eliminate trees.
- d. In areas with good access to sunlight, consider using canopies as an opportunity to provide green roofs.
- e. 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

PUBLIC LIFE

## Street-Level Interaction

### Citywide Guideline:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



New retail development with storefronts broken by columns every 25 to 30 feet.



Example of a clearly identifiable common entry to a multi-family residential building with overhead weather protection and a stoop for seating.



Raised stoops and floor levels above adjacent sidewalk grade enhance privacy for ground level residential units.

### Capitol Hill Supplemental Guidance

#### 1. Entries

- a. In pedestrian-oriented commercial areas, provide frequent entrances, coupled entries, and expressed breaks along storefronts with columns, trims and/or framing at regular intervals of 25 to 30 feet, to accommodate and encourage smaller retailers, community-oriented businesses and flexible uses over time.
- b. Emphasize entrances to street-level commercial uses with inset doorways and highly transparent finishes.
- c. Identifiable common entries to residential buildings: Design primary entries to multi-family buildings to be a visually prominent feature of the streetscape with clear, pedestrian-scale signage and architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies and seating.
- d. Individual entries to ground-related housing units:
  1. Provide exterior access to 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” feature such as a canopy, fin walls, hedge, lighting, railings and/or transition in hardscape materials, to define and bridge the boundary between public and private.

#### 2. Residential Edges

- a. Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscaping 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 using 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.



Translucent canopies and a mix of planting and hardscape help define the public to private transition for garden level apartments within a modest setback area.



Low-level planting and fencing with a minor elevation change provides separation and security for ground-level housing along a busy street-edge. Upper level balconies are large enough for small groups and encourage social interaction.



These live/work units provide direct access to the street, clearly defined entries, and space for pedestrian amenities like bike racks and seating.

- b. 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. Create a layered transition to prevent direct eye contact between pedestrians and residents in interior spaces, while still ensuring adequate natural lighting into units. Use window shades that raise from the bottom and windows that open at the top.
- c. Garden-level residential units along the street-edge should be avoided unless screening and separation can provide adequate privacy and security for residents.
- d. Street frontages should include landscaped open space or other pedestrian amenities that “soften” the street edge and provide places for social interaction and natural habitat. A large variety of open spaces is desirable on residential streets.
- e. 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 landscaping. 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.
- f. For multifamily buildings providing a street-facing ground level residential lobby, consider design solutions such as art, scale elements and/or lighting, that help the space look inhabited even when people aren’t present.

### 3. Live/Work Edges

Design live-work units to provide truly flexible space that can successfully accommodate different commercial uses over time. Design should defer to commercial not residential design preferences.

- a. Support future active retail use by providing direct access from the street, individualized entries with canopies and opportunities for signage, and an accessible ground floor.
- b. Support future arts-related use by providing arts-friendly features such as wall-sized operable/garage doors and high ceilings at the ground level.
- c. Where possible, locate live-work units on side streets, instead of key pedestrian or retail corridors.
- d. Consider including some level of privacy screening, such as landscaping and window shades that raise from the bottom, while still emphasizing the commercial nature of these spaces.





Operable storefront, overhead weather protection and protected cafe seating activates the sidewalk and maintains a small scale pedestrian oriented character.



A planted retaining wall, suspended planters and overhead structure mitigate the grade change between retail and sidewalk and allow space for outdoor activity.

#### 4. Retail Edges

- a. Permeable storefronts:
  1. Design the ground floor retail edge to enhance street-level activity. Incorporate elements commonly found in street-level facades, such as clearly defined primary entrances, large display windows, and high ceilings; consider features such as shallow recesses at entries to add depth and pedestrian variety. Consider limiting the height of canopies to approximately 10 feet.
  2. Promote social mixing through street-level design that encourages interaction between activities in interior spaces and the outdoor, public street environment. Features may include large operable/rolling windows, outdoor dining, and artistic detailing that provides visual interest. Design spaces to function year-round, including during the summer time when windows and doors will be open fairly frequently. Use clear/untinted glass, preserve oblique sightlines into retail spaces, and minimize mullions and the height of any stem walls.
- b. Visibility: Maximize visibility of retail spaces, particularly in areas more than 3 feet above sidewalk grade. Use clear/untinted, tall glass and preserve oblique sightlines into retail spaces.
- c. 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. Use combinations of wood, aluminum-clad wood, and fiberglass to create custom profiles for retail frontages. Include rows of transom windows in varied patterns.

# PL4

PUBLIC LIFE

## Active Transportation

### Citywide Guideline:

Incorporate features that facilitate active transport such as walking, bicycling and transit use.



Parking garage entry is set back from the sidewalk to slow cars down and prioritize pedestrian and bicycle safety and convenience.



"U"-shaped bicycle parking is located along the sidewalk near the main building entrance.



"U"-shaped bicycle parking is located along the sidewalk to support adjacent businesses.

### Capitol Hill Supplemental Guidance

#### 1. Entry Locations and Relationships

- a. Serving all Modes of Travel: Where vehicle-related access points intersect pedestrian and bicycle access points and corridors, prioritize pedestrian and bicycle safety and convenience.
- b. 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 in the best location to conveniently access transit, and consider that secondary entries may also be required to maximize pedestrian access to transit.

#### 2. Planning Ahead for Bicyclists

- a. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful and be an approved or pilot design from the Seattle Department of Transportation's bike parking program. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within the Capitol Hill EcoDistrict or Arts District, or having distinctive place-names designed into the racks.
- b. Locate short-term parking bike racks near the intended uses, but maintain clear pedestrian movement along desire lines, and maximize sidewalk activation opportunities along the storefronts. Locate racks in building setbacks or other locations that do not obstruct other valuable functions. In areas where bicycle parking is anticipated to be high, consider whether an on-street bike rack may be appropriate.



# DC1

DESIGN CONCEPT

## Project Uses & Activities

### Citywide Guideline:

Optimize the arrangement of uses and activities on site.



Movable planters and furniture in a voluntary sidewalk setback provide flexible gathering space.



Unprogrammed open space off the sidewalk provides flexible space for arts and cultural uses.



In this highly-visible location, the parking garage entry is integrated into the primary building facade with decorative metal work, planters and continuous overhead weather protection.

### Capitol Hill Supplemental Guidance

#### 1. Location and Design of Uses

- a. **Gathering Places:** Consider locating and designing any interior or exterior gathering places so they could be activated or programmed for arts and cultural activities.
- b. **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 (which inhibit future modifications) along any sidewalk/street frontages.

#### 2. Parking and Service Uses

- a. **Bicycle Parking:** Locate a hardscape area for bikeshare parking near the main building entrance. Do not block bus stops, hydrants, parking pay stations, or the building's passenger loading area.
- b. **Parking Entrances:** To minimize vehicle/pedestrian conflicts, design narrow parking entrances where possible. When it is necessary to provide parking entrances on street frontages or in a highly visible location, use artistic treatments, such as murals or decorative metalwork on garage doors and adjacent walls.
- c. **Service Uses:** Where vehicle access or service uses impact residential uses on the opposite side of a commercial street (e.g. Nagle Place, Malden Avenue, 14th Avenue), minimize the impact of services uses on the residential and pedestrian environment.

# DC2

DESIGN CONCEPT

## Architectural Concept

**Citywide Guideline:**

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



Small scale retail facade fits into the overall building concept and allows for personalization with color, signage and retractable canopy.



Art is used to animate the pedestrian realm with ecological and LGBTQ themes on blank walls and paved crosswalks.



Visual depth and interest is created with the application of changes in plane between cladding materials, recessed windows, sunshading devices and balconies.

**Capitol Hill Supplemental Guidance**

**3. Capitol Hill Façade Composition**

- a. Small Scale Retail Facades: Accommodate small scale retail by providing a façade expression that allows for high visibility, and shop or entrance individualization, while still fitting into an overall building concept.
- b. Facades at Setbacks and Corners: Setback 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 do not appear two-dimensional or paper thin.

**4. Blank Walls and Retaining Walls**

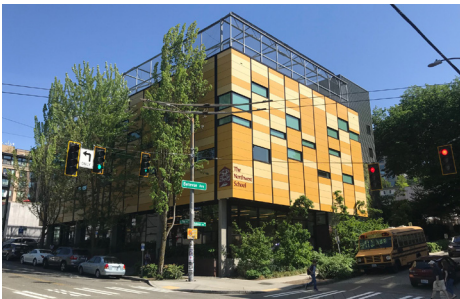
- a. Landscape: Use sustainable landscape treatments, such as green stormwater infrastructure, to screen blank walls, increase habitat function and introduce more natural features into an urban environment.
- b. Art: Use art, temporary or permanent, to animate the pedestrian realm including blank walls, sidewalks, entrances, walkways, etc. Engage artists early in the design process, rather than simply applying art to a finished design. Consider themes and artists valued by the Capitol Hill community.
- c. Seating: Design and scale retaining walls to be used as seating. Landscaping in conjunction with retaining walls is strongly encouraged.

**5. Secondary Architectural Features**

- a. Visual Depth and Interest: Balconies or decks should be sized to comfortably seat at least two people; this provides usability, interest and scale. Projecting balconies or recessed decks are desirable; pre-fabricated, flat balcony railings that are flush with the building wall are discouraged. Legibly recessed and well-detailed windows can also create visual depth and interest.
- b. Dual Purpose Elements: Incorporate architectural features that will increase the energy efficiency of the building (e.g. sunshades)



Exterior detailing, color, signage and materials are integral to the building concept. Joints and transitions between building materials and components are intentionally expressed.



A simple form is accentuated with bright colored panel cladding and integrated windows above a highly transparent and heavily planted street level facade.



Exterior detailing, color, signage and materials are integral to the building concept. Joints and transitions between building materials and components are intentionally expressed.

or provide ecological benefits (e.g. green roof ).

- c. **Fit with Neighboring Buildings:** Selectively include design elements or proportions from character buildings in Capitol Hill to relate new buildings to their context; elements include datum lines, streetscape rhythm, fenestration patterns and/or material treatments.

## 6. Scale and Texture

- a. **Cladding:** Carefully compose large expanses of panels or cladding (corrugated metal, cement board, etc.) with a combination of other materials, or avoid entirely, particularly on lower levels. All cladding should be well detailed and designed to provide intentional patterns, scale and visual interest.
- b. **Texture at Street Level:** Emphasize pedestrian scale and texture at the street level based on local characteristics such as storefront width, entrance details, and building materials with a handcrafted appearance. Building components that are small enough to hold such as brick, are desirable. Uniform, flush glass facades, without the relief of frequent and highly detailed entrances/framing treatments, detract from the desired human scale and texture at the street level.
- c. **Exterior Detail:** Design exterior detailing and materials to be integral to 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.



# DC3

DESIGN CONCEPT

## Open Space Concept

**Citywide Guideline:**

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



Courtyard entries to multi-family buildings promote social interaction while also providing space for play and gardening.



Rooftop spaces provide excellent solar access for food production.



A large residential forecourt provides green space for residents and room for adjacent businesses to spill outdoors.

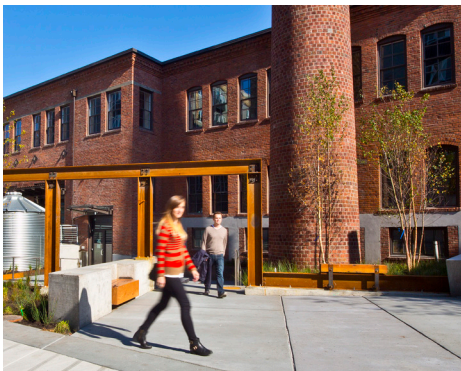
**Capitol Hill Supplemental Guidance**

1. **Building-Open Space Relationship**  
 Interior/Exterior Permeability: Consider operable doors and windows (sliding, folding or garage doors) to expand opportunities for indoor/outdoor gathering places (e.g. restaurants and cafes).
2. **Open Space Uses and Accessibility**
  - 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.
  - b. Residential Open Space: Include areas for multi-generational use and social interaction. Locate children’s to playspace where they can be seen. Provide seating areas for community members to congregate.
  - 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.
3. **Design**
  - a. Existing Patterns: When consistently present in the project vicinity, reiterate existing open space patterns characteristic of Capitol Hill, such as large canopy street and yard trees, highbank front yards, extra wide planting strips, and residential forecourts.
  - b. Public Realm Plans: Consider how the development can implement or support the identified public realm plans adopted by the City or created by the community (e.g. Melrose Promenade).
  - c. Support Natural Areas: Consider open space designs that provide ecological benefits (e.g. attract pollinators, create habitat, and/or manage stormwater).

# DC4

DESIGN CONCEPT

## Exterior Elements & Finishes



Reclaimed lumber and steel from the adjacent historic building have been repurposed into landscape elements. An agricultural style cistern collects rainwater for irrigation.



Green roofs provide habitat and reduce the heat island effect.



Pedestrian scaled signage is integrated with the building facade in color and style.

### Citywide Guideline:

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

### Capitol Hill Supplemental Guidance

#### 1. Exterior Finish Materials

Choose traditional or modern, durable, proven, high-quality materials that are compatible with and complement more traditional materials. Panelized exterior cladding should be carefully detailed and of a sufficient thickness to prevent warping or deformations over time.

#### 2. Sustainable and Environmental Choices

- a. **Salvage and Reuse:** Maximize the reuse of nontoxic salvaged building materials. Consider deconstruction 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.
- b. **Local and Regional Materials:** To reduce transport energy, choose local or regional building and landscape materials when possible.
- c. **Bird Friendly Design:** Employ bird friendly design strategies for buildings with extensive glass. Locate landscaping carefully to not create reflected greenery which attracts/confuses birds.
- d. **Heat Island:** Design roofs to reduce the urban heat island effect. Use roofing materials with a high solar reflectance index or install a vegetated roof.

#### 3. Signage

- 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.
- b. **Building Identification:** Design building identification signs to be well-integrated with the building’s architectural elements. These signs may be larger than individual business signs and mounted higher than 20 feet above grade.
- 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.



Pedestrian scaled signage is integrated with the building facade in color and style. Vegetated surfaces reduce heat absorption.

- d. Identity Signage: Use signs to reinforce the unique identity of the Capitol Hill as an Arts District, EcoDistrict and a cultural center for the LGBTQ community.

**4. Plant Materials & Hardscape**

- a. Beneficial Plants: Use only appropriate plant species that are suitable for site condition, climate and design intent. Encourage the use of pollinator plants and those that provide wildlife and avian habitat appropriate to the region. Both native and non-native specific may be appropriate. Avoid invasive species that may jeopardize local ecosystems, and species that require the use of petrochemical fertilizer or pesticides.
- 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.
- c. Heat Reflection: Reduce heat absorption through increased use of vegetated surfaces and planted areas. Where asphalt is used, consider coatings and colorants to achieve a lighter colored surface.

# 2013 Light Rail Station Sites

## SUPPLEMENTAL GUIDELINES

The Light Rail Station Sites: Supplemental Guidelines, approved by City Council in 2013, apply only to four specific sites and remain in effect.

**NOT UNDER REVIEW IN 2018**