Capitol Hill
DESIGN GUIDELINES UPDATE

Design Guidelines
Work Group
Presentation
6.14.2017

City of Seattle
Office of Planning and Community Development
Department of Construction and Inspections

AGENDA

6:00-6:10 Introductions

6:10-6:30 Icebreaker Exercise

6:30-7:00 Project Background and Overview of Schedule

7:00-7:20 Workgroup logistics

- Roles and Responsibilities

- Future Meeting Dates and Times

7:20-7:30 Wrap Up – Homework Assignment

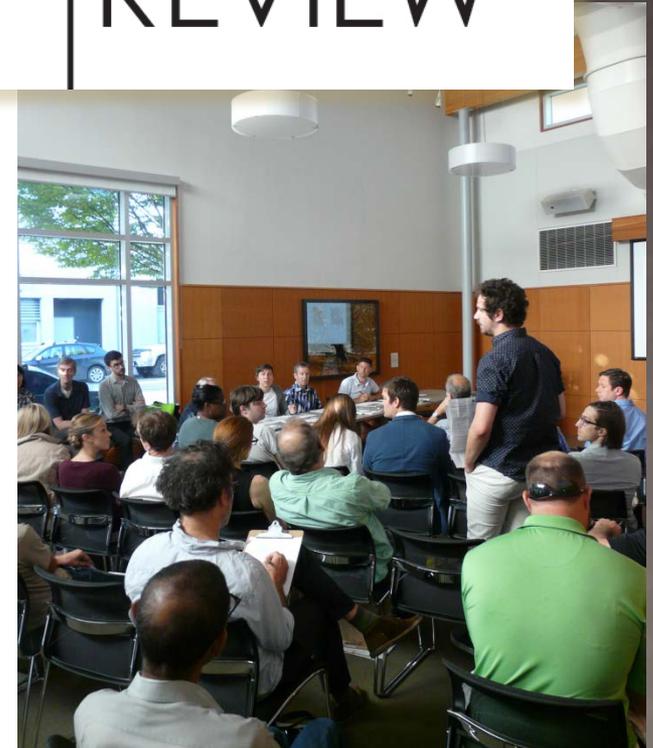# PROJECT BACKGROUND AND OVERVIEW OF SCHEDULE

WHY UPDATE DESIGN GUIDLINES?

- Respond to changes related to light rail and TOD development

- Incorporate EcoDistrict priorities

- Respond to proposed MHA zoning changes

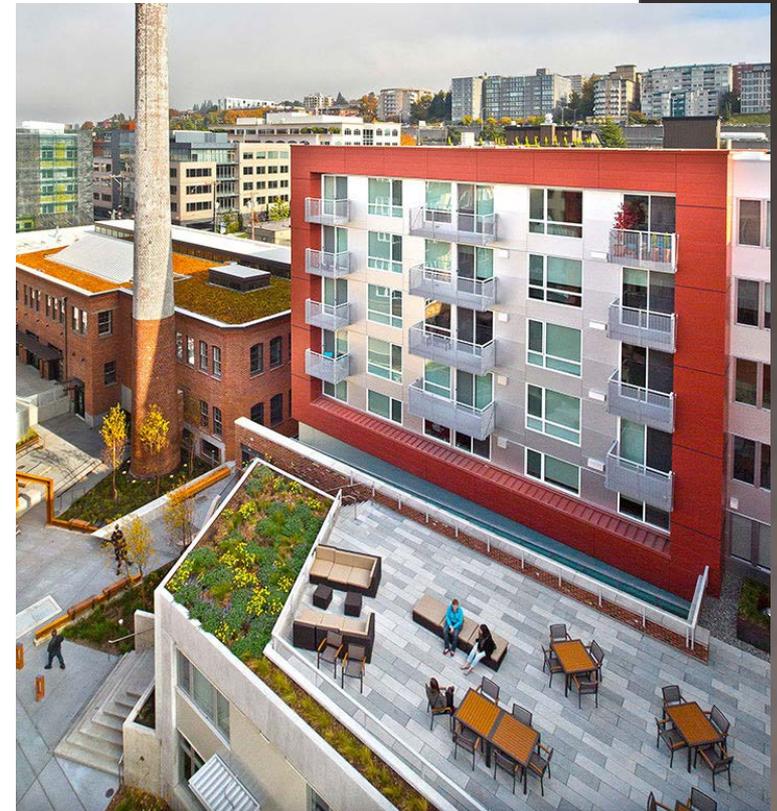- Reflect updates to Citywide guidelines

- Support PPUNC/LURC

DESIGN REVIEW PROGRAM

The Purpose of Design Review
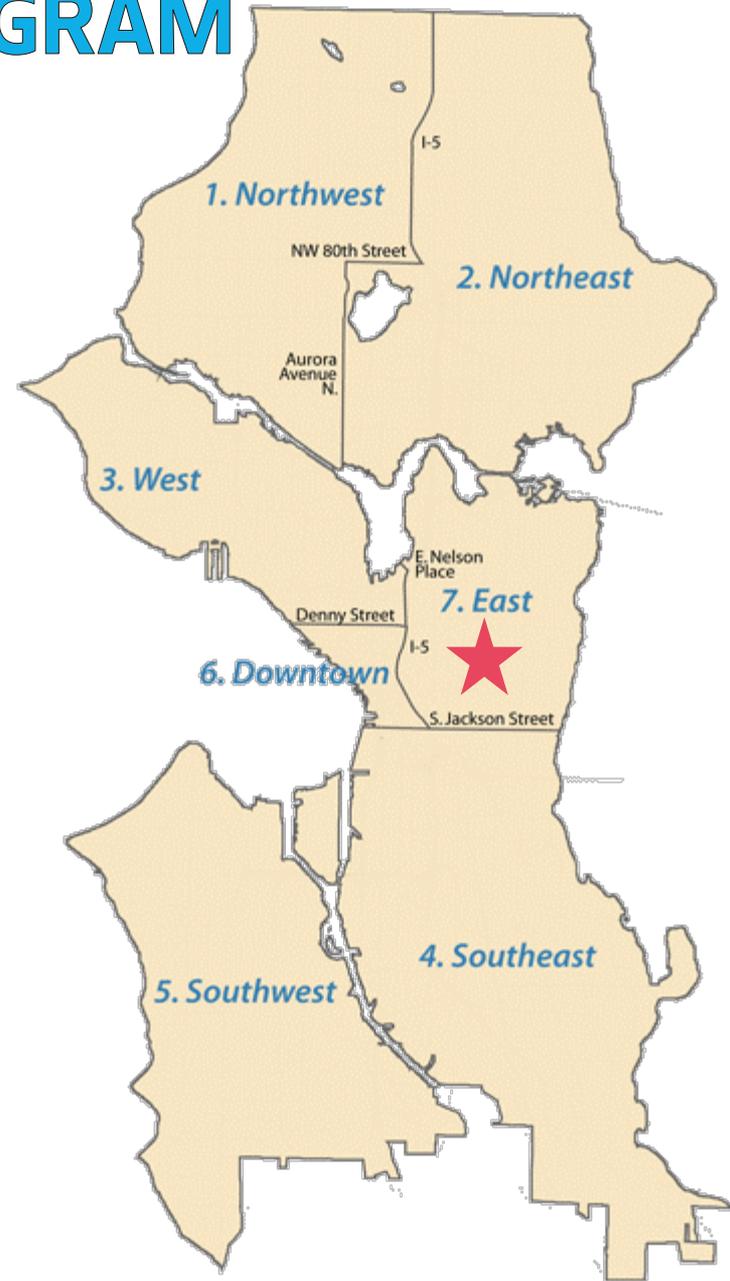
- Encourage better design and site planning to ensure new development enhances the city and sensitively fits into neighborhoods.

- Provide flexibility in the application of development standards to better meet the intent of the Land Use Code.

- Improve communication and mutual understanding among developers, neighborhoods and the City.

DESIGN REVIEW PROGRAM

Design Review Boards & Districts

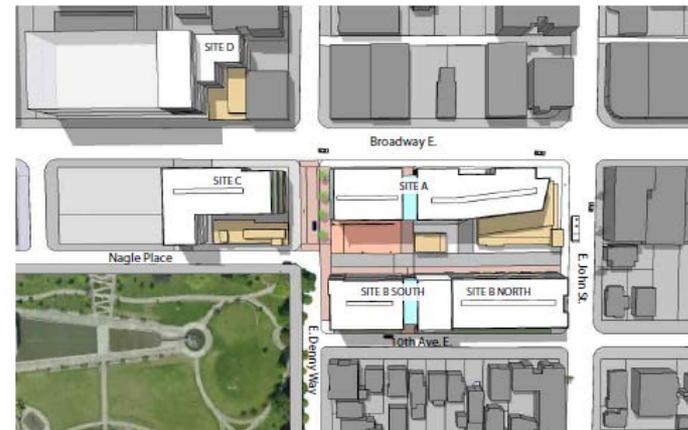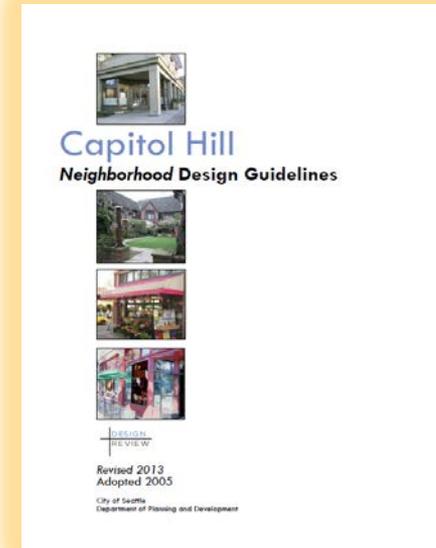- The Capitol Hill Neighborhood is located within the East district
- Each district board consists of volunteers appointed by the Mayor and City Council.

- Their duties include:
  - synthesizing community input on project design
  - providing early design guidance
  - recommending conditions of approval
  - ensuring fair and consistent application of citywide or neighborhood-specific guidelines.

OVERVIEW OF THE CAPITOL HILL DESIGN GUIDELINES

Framework

◉ Relationship to Seattle Design Guidelines
- Neighborhood guidelines do not duplicate Seattle guidelines
- Add clarity and specificity to address what is unique about the Capitol Hill neighborhood

◉ Geographic area
- The Capitol Hill Design Guidelines apply within the *Capitol Hill Urban Center Village*
- Within the CH UV is the Capitol Hill light rail station TOD site with it's own set of supplemental design guidelines
- EcoDistrict boundary extends outside CH UV

DESIGN GUIDELINE BOUNDARY

OVERVIEW OF THE CAPITOL HILL DESIGN GUIDELINES

Issues to consider:

- Changes within the neighborhood since most recent updates:

  - 2013 – CH format update and added Light Rail Station Supplemental D.G.
  - 2013 – Citywide guidelines updated
  - 2005 – CH guidelines first adopted

- Relationship to the Pike/Pine corridor which is adjacent to the Capitol Hill urban village and part of the EcoDistrict but has its own set of D.G.

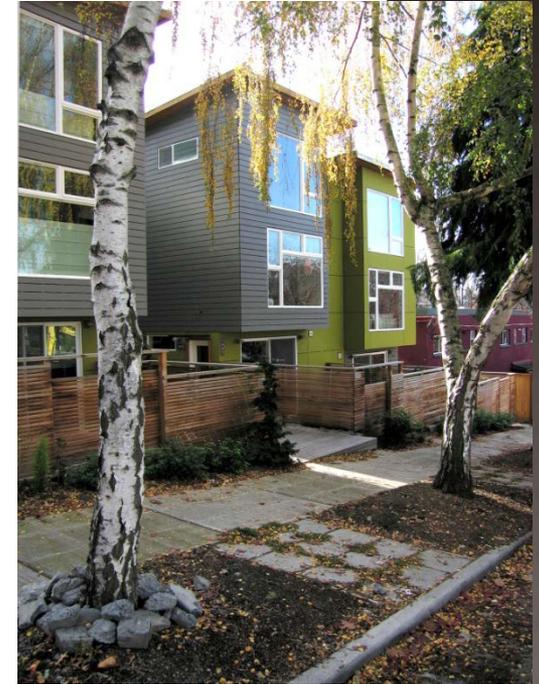- How proposed MHA zoning changes might change development

Capitol Hill
Neighborhood Design Guidelines

Revised 2013
Adopted 2005

City of Seattle
Department of Planning and Development

GUIDELINE CATEGORIES AND ORGANIZATION

Categories:

- ⦿ Context and Site
  - ▪ CS1. Natural Systems and Site Features
  - ▪ CS2. Urban Pattern and Form
  - ▪ CS3 Architectural Context and Character
- ⦿ Public Life
  - ▪ PL1. Open Space Connectivity
  - ▪ PL2. Walkability
  - ▪ PL3. Street-Level Interaction
  - ▪ PL4. Active Transportation
- ⦿ Design Concept
  - ▪ DC1. Project Uses and Activities
  - ▪ DC2. Architectural Concept
  - ▪ DC3. Open Space Concept
  - ▪ DC4. Exterior Elements and Finishes

Blue font = no current neighborhood-specific guidelines

CONTEXT AND SITE

Every site has a context. Each project contributes to, and is part of, the greater context that defines the character of the city.

CONTEXT AND SITE GUIDELINES

CS1. Natural Systems & Site Features

Use natural systems and features of the site and its surroundings as a starting point for design.
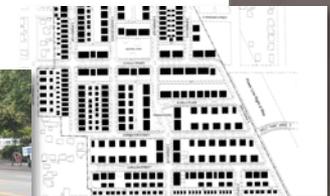
CS2. Urban Pattern & Form

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

CS3. Architectural Context & Character

Contribute to the architectural character of the neighborhood.

PUBLIC LIFE

The amount and quality of public life is one measure of a community's livability. Seattle's success in creating a walkable, active, attractive city is fundamental to a sustainable future.

PUBLIC LIFE GUIDELINES

PL1. Connectivity

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

PL2. Walkability

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

PL3. Street Level Interaction

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

PL4. Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and transit.

DESIGN CONCEPT

A strong design concept is more than the sum of its parts. A well-designed building is an essential building block to a livable and sustainable city.

DESIGN CONCEPT GUIDELINES

DC1. Project Uses & Activities

Optimize the arrangement of uses and activities on site.

DC2. Architectural Concept

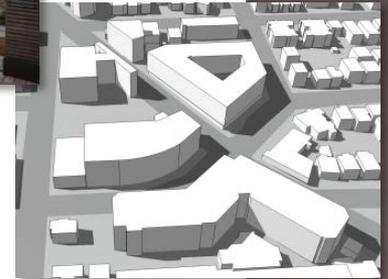Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC3. Open Space Concept

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

DC4. Exterior Elements & Finishes

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

DESIGN GUIDELINES FORMAT

Main body of page:

- Guideline number and title
- Citywide Guideline
- Supplemental Guidance

Left column:

- Drawings with captions—to illustrate key points
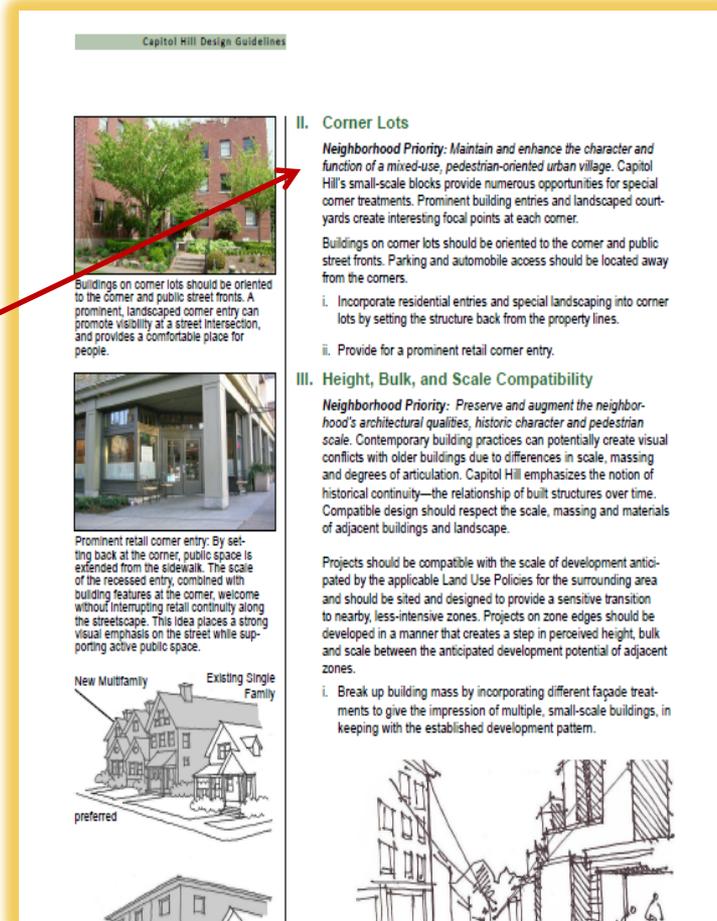- Photos portraying the primary idea behind the guideline

DESIGN GUIDELINES FORMAT

Seattle Design Guidelines Excerpt

Capitol Hill Design Guidelines Excerpt

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

C. RELATIONSHIP TO THE BLOCK

1. **Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

2. **Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

3. **Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

Capitol Hill Design Guidelines

II. Corner Lots

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner.

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

i. Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.

ii. Provide for a prominent retail corner entry.

III. Height, Bulk, and Scale Compatibility

Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of adjacent zones.

i. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

Buildings on corner lots should be oriented to the corner and public street fronts. A prominent, landscaped corner entry can promote visibility at a street intersection, and provides a comfortable place for people.

Prominent retail corner entry: By setting back at the corner, public space is extended from the sidewalk. The scale of the recessed entry, combined with building features at the corner, welcome without interrupting retail continuity along the streetscape. This idea places a strong visual emphasis on the street while supporting active public space.

New Multifamily   Existing Single Family

preferred

DESIGN GUIDELINES UPDATE PROCESS

2017

June ● Workgroup Kickoff Meeting

July ● 2nd Workgroup Meeting (Subareas, Context and Priority Issues)

● Summer Field Work (Self-guided and group tours of neighborhood identifying important character elements)

Sept ● 3rd Workgroup Meeting (Identification of Key issues)

Oct ● Community Workshop on D.G. development

● 4th Workgroup Meeting (Deep dive)

Nov ● 5th Workgroup Meeting (Deep dive)

Dec ● 6th Workgroup Meeting (Deep dive)

2018

Jan ● Community Workshop on Draft D.G.

● 7th Workgroup Meeting (Review Draft D.G.)

1Q ● Final Draft D.G. and prepare legislation

2Q ● Possible Council action

WORK GROUP LOGISTICS

DESIGN GUIDELINES WORK GROUP ROLE

- Attend workgroup meetings and engage in meeting activities

- Participate in Community events

- Provide input to help determine and shape the content of proposed updates

- Provide feedback on draft Design Guidelines

- Note: See draft Ground Rules in your notebooks

DESIGN GUIDELINES
OTHER KEY PLAYERS AND ROLES

- ⦿ OPCD and SDCI Staff

  Develop Draft Guidelines and Workshop materials, outreach, legislative process

- ⦿ CHH EcoDistrict Staff

  Serves as Work Group's point of contact, community outreach, meeting logistics

- ⦿ Runberg Architecture Group

  Consulting contract with SDCI. Will support the project by preparing images and other materials that are responsive to Work Group-identified priority issues for updated, enhanced, and/or new design guidelines

FUTURE MEETING DATES

HOMEWORK

END

QUESTIONS? COMMENTS?

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RESOURCES

www.seattle.gov/dpd/aboutus/whoweare/designreview/program

- Design Guidelines Primer
- How to Engage in Design Review brochure
- Design Review Boards
- Design Review Calendar
- Design Review Great Examples
- Design Review Program Improvements

WHAT'S SHAPING SEATTLE?
FIND OUT ON OUR NEW MAP!
SHAPING SEATTLE: BUILDINGS
SEATTLE.GOV/DPD/SHAPINGSEATTLE

CLICK HERE TO VIEW THE MAP