

Assessing Essential Elements of Neighborhood Character: Yesler and Jackson

BUILDING FORM AND PUBLIC LIFE

What welcoming elements meet the street and sidewalk?

1. Use of appropriately-scaled stone, stairs, and landscaping to transition between sidewalk and building facade in keeping with local topographic conditions
2. Buildings set back (at least at ground floor) sufficiently to accommodate usable stoops and porches
3. Appropriately-scaled buildings that relate to the scale and form of the public realm adjacent (e.g. the width of streets and/or affronting open spaces)
4. Minimize parking accessed from the street



TRANSITIONS

How does development in nodes transition to the neighborhood fabric?

1. Buildings set back at upper floors to minimize shadows cast on public realm adjacent (e.g. sidewalks and open spaces)
2. Building massing reads in multiples that relate to house-scaled buildings nearby
3. Building mass reduced of roofline and use of half-story forms
4. Use and application of house-scaled elements—bay windows, balconies, etc.



ARCHITECTURAL CHARACTER

How do building details contribute to the character and architectural heritage of the neighborhood?

1. Appropriately designed ground floor frontage in commercial/mixed-use areas (dooryards with transparency)
2. Set stoops, setbacks, and porches, at sufficient height to separate uses from activities on sidewalk
3. Simple color palettes that use a limited variety of colors (horizontal siding, brick, stucco)
4. Fences of consistent height and/or transparency



COMMUNITY GATHERING PLACES

How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?

1. Buildings set back sufficiently to accommodate gathering places and encourage human scale
2. Use of blank walls and surfaces for murals and public art
3. Active frontage extending to front public open spaces and activities



PUBLIC AMENITIES AND CONNECTIVITY

How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected?

1. Expand common open space requirement to envisage semi-public courtyards and yards as extensions of the public realm
2. Maintain transparency and openness of community facilities
3. Central District “river” swale as a unifying element and an address for new development

