

Central Area Neighborhood Design Guidelines



Assessing Essential Elements of
Neighborhood Character:

Two-Day Public Workshop
Summary

For: Central Area Design Guidelines Coalition

By: Opticos Design, Inc.

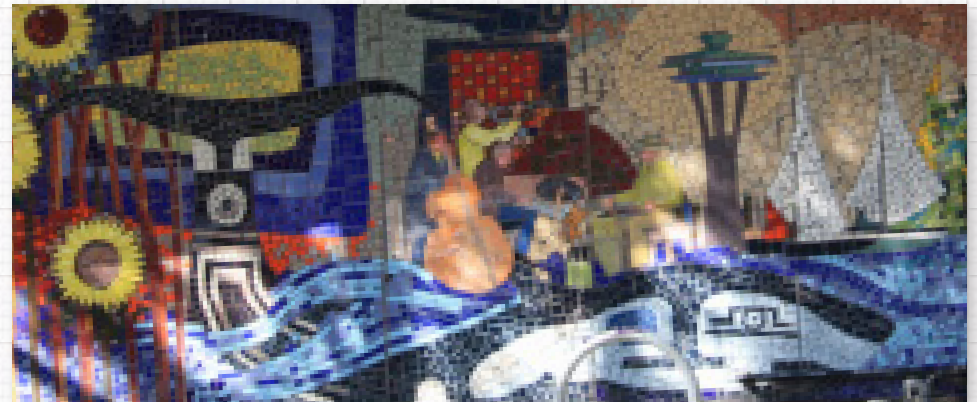
On behalf: Congress for the New Urbanism

In collaboration with:

Schemata Workshop

Mimar Studio

City of Seattle





Summary & Background

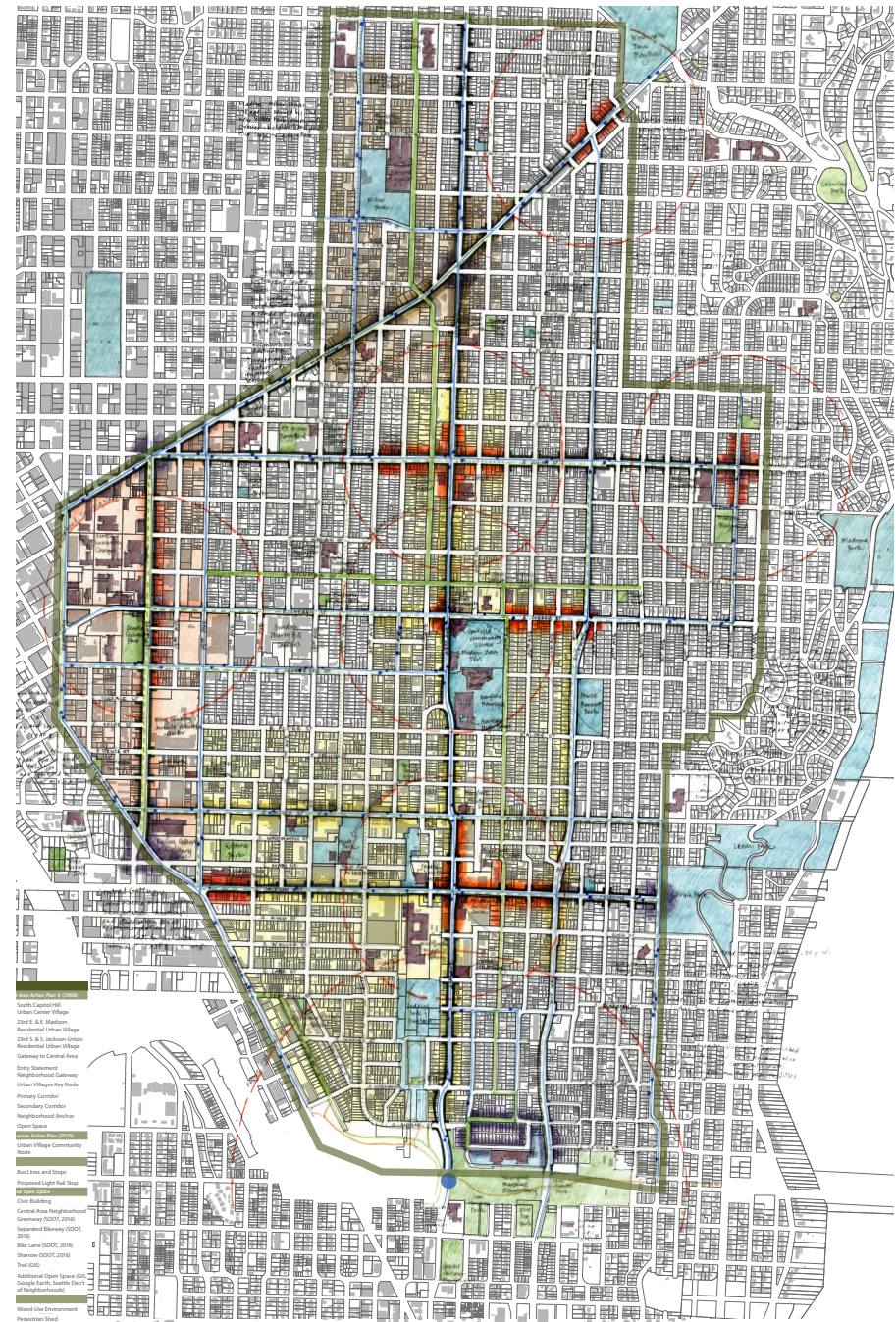
Past Planning Process

- 1998 Central Area Action Plan & Design Guidelines
- 2013 Citywide Design Guidelines
- 2015 23rd Avenue Action Plan & Urban Design Framework

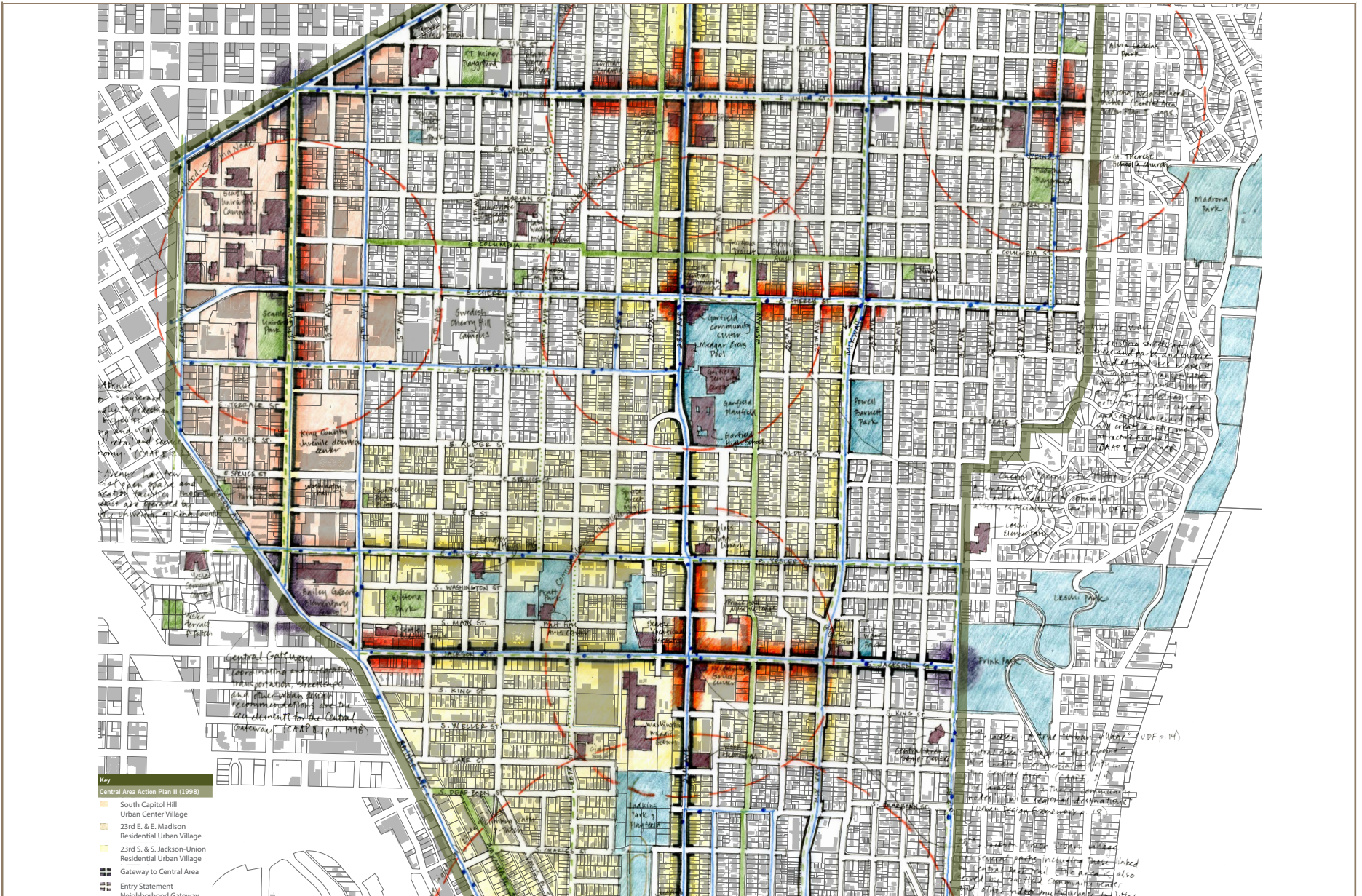


Opening Workshop

- Summary of Central Area Design Guidelines Process
- Summary of Community Feedback
- Urban Structure Diagram
- Walking Tours



Urban Structure Diagram



Presenting Jan 28 Workshop Results



Walking Tour Workbooks

Central Area Neighborhood Design Guidelines

Assessing Essential Elements of Neighborhood Character: Intro and Walking Tours



Walking Tour Workbooks To Document Observations

Assessing Community Gathering Places

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

Food for Thought...



Will encourage robust public input and give an opportunity for community to express its views.



Small, profitless groups provides an intimate backdrop and opportunity for expression in group/individual



Community gardens, like Seattle's P-Patches, transform vacant lots into collaborative agricultural sites.



Small, handbags of pocket-plans next to the subway is a small shop placement. But the other side, you can find a lot of things in a large shop.



Public group physically attacked by emotional belief and community the most important is a question of how to handle the conflict.



the the ground with the plants with existing vegetation there, physically disturbed by a road, and to change and remove it with you. It is highly intensively used and used.

Assessing Building Form and Public Life

How do buildings relate to the street and contribute to social interaction?

Food for Thought...



A high percentage of home-grown windows, doors, stairs, to the street, and outdoor seating serves the public realm.



A preexisting crack in a face beam by the concrete on
existing inspection between sidewalk and a sidewalk
building, creating a gap that is visible.



On the churchyard page, buildings placed near the cathedrals, and a rather fine map have appeared in the effort to reflect present-day identity changes.



Arrows with open tip and root projecting
springs, bearings, rollers, and transposition rollers
indicate the direction of motion.



Markets – which may change the form of the contribution – should exist, not least to improve the efficiency of the system. But without the primary and direct contributions



Greater streetwall, more landscaping, networks, and integrated landscaping that meet the requirements of a Livable Street. A wall of trees is a fully integrated street.

-Essential Elements of Character

How can the community help define essential elements of character in the Central Area?



How do buildings relate to the street and contribute to social interaction?



How does development in nodes transition to the neighborhood fabric?



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



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



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

Assessing Architectural Character

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

Dispersions: The correct location of several elements is required, clearly specify examples of what you like and what's not working. Use the guidelines to sketch and interpret what you want to see today. If you would prefer to take photos, share them with WOOD.

Saturday Walking Tours



Saturday Walking Tours



Posters Documenting Observations



Saturday Walking Tours



Saturday Walking Tours



Saturday Walking Tours



Reporting Back Walking Tour Observations



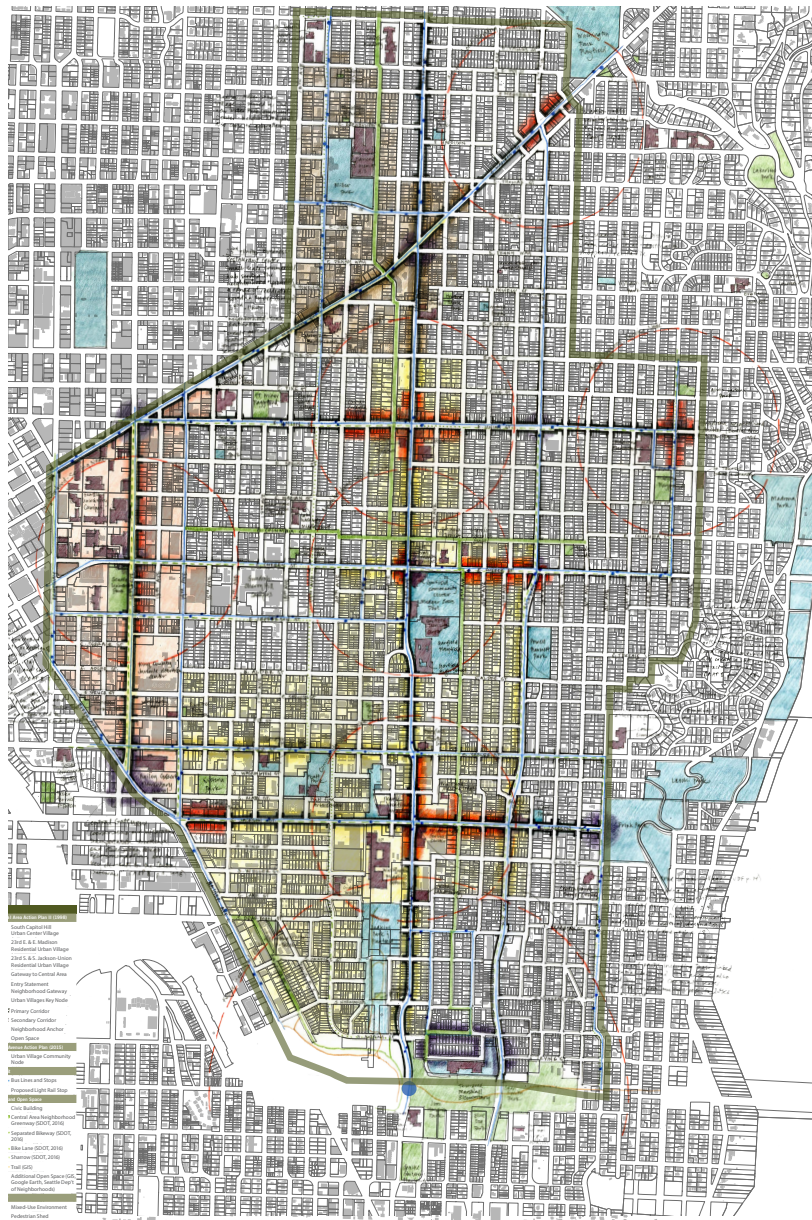
Comments & Questions



Design Guidelines - Approach

- In what ways is the character of the Central Area distinct from other Seattle neighborhoods?

District Character - Urban Structure and Form



District Character - Characteristic Components

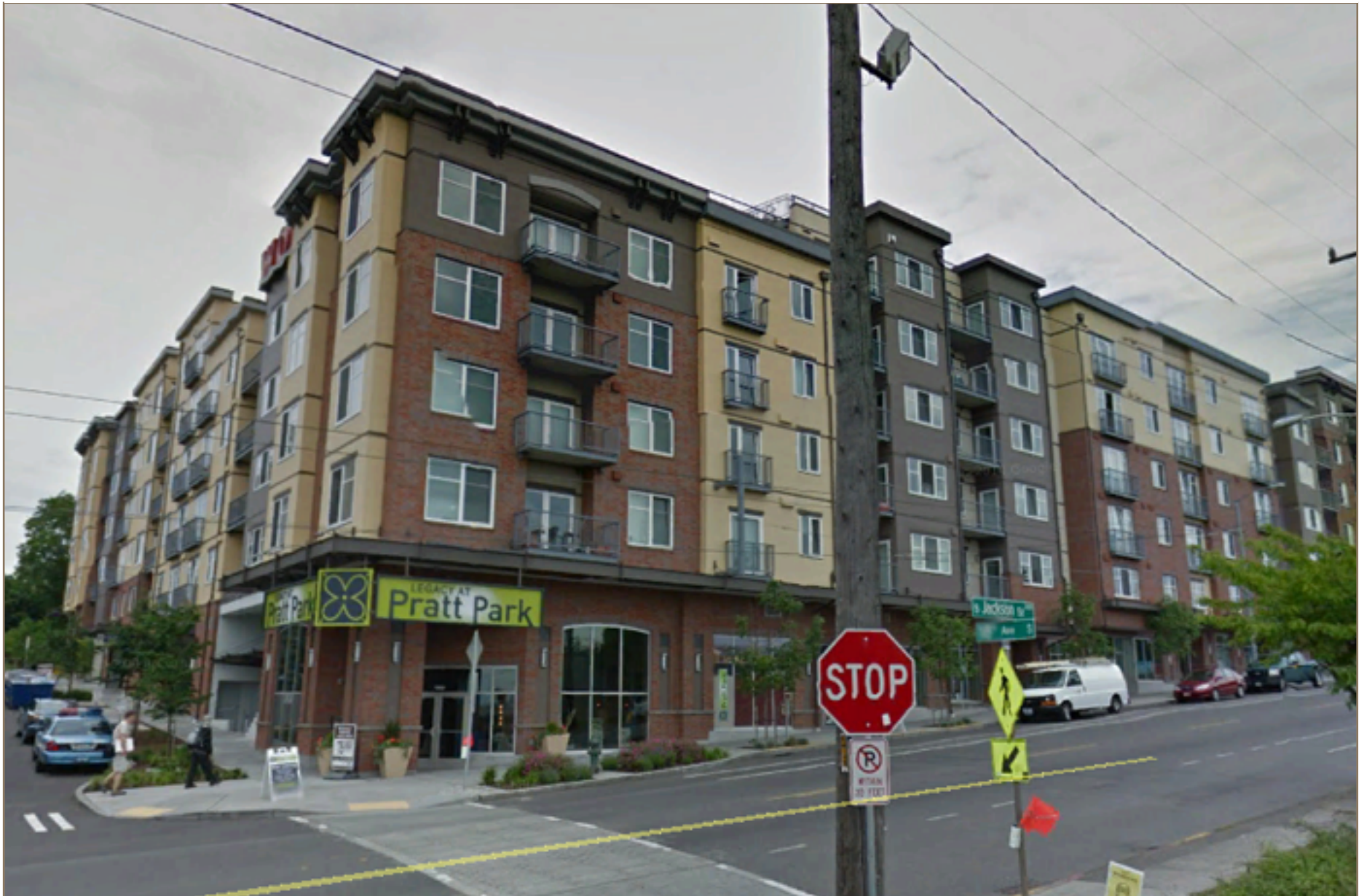
- Mixed-Use Environments
 - Urban village main streets
 - Neighborhood main streets
 - Neighborhood “mini-centers” and “corners”
- Residential Neighborhoods
 - Primarily single family residences
 - Mix of single and multi-family



Mixed-Use Main Street I



Mixed-Use Main Street I



Mixed-Use Main Street 2



Mixed-Use Main Street 2



Main Street - “Flex”



Main Street - “Flex”



Neighborhood “Corner”



Neighborhood “Corner”



Neighborhood “Corner”



Thoughts on Commercial Mixed-Use Addresses

Address	Intended Land Use Ground Floor	Footprint	Frontage	Front Yard Setback	Building Types	Building Height	Notes
Main Street 1	Retail	Large / Medium	Shopfront	0' - min.	Commercial Block / MU	High / Medium	Buildings 1/2 block or larger (block scale)
Main Street 2	Retail	Medium / Small	Shopfront	0' - min.	Commercial Block / MU	Medium	50-75' maximum width (block scale) / (big house scale)
Main Street Flex	Retail Service Live-work Residential	Medium / Small	Shopfront Dooryard Porch / stoop	Mod.	Commercial Block / MU Live / Work Residential	Medium / Low	Predominantly detached, house scale / townhouse to low-rise along corridors
Neighborhood Corner	Retail Service	Medium / Small	Shopfront Dooryard	Mod.	Commercial Block / MU Live / Work	Medium / Low	Predominantly block or house scale
Neighborhood Corner - Flex	Retail Service Live-work Residential	Medium Small	Dooryard Porch / stoop	Mod.	Live / Work Residential	Medium / Low	House scale

Comments & Questions

Low-Rise Residential Outcomes



Low-Rise Residential Outcomes



Low-Rise Res. - Favor Townhouse and Rowhouse



Low-Rise Res. - Favor Townhouse and Rowhouse



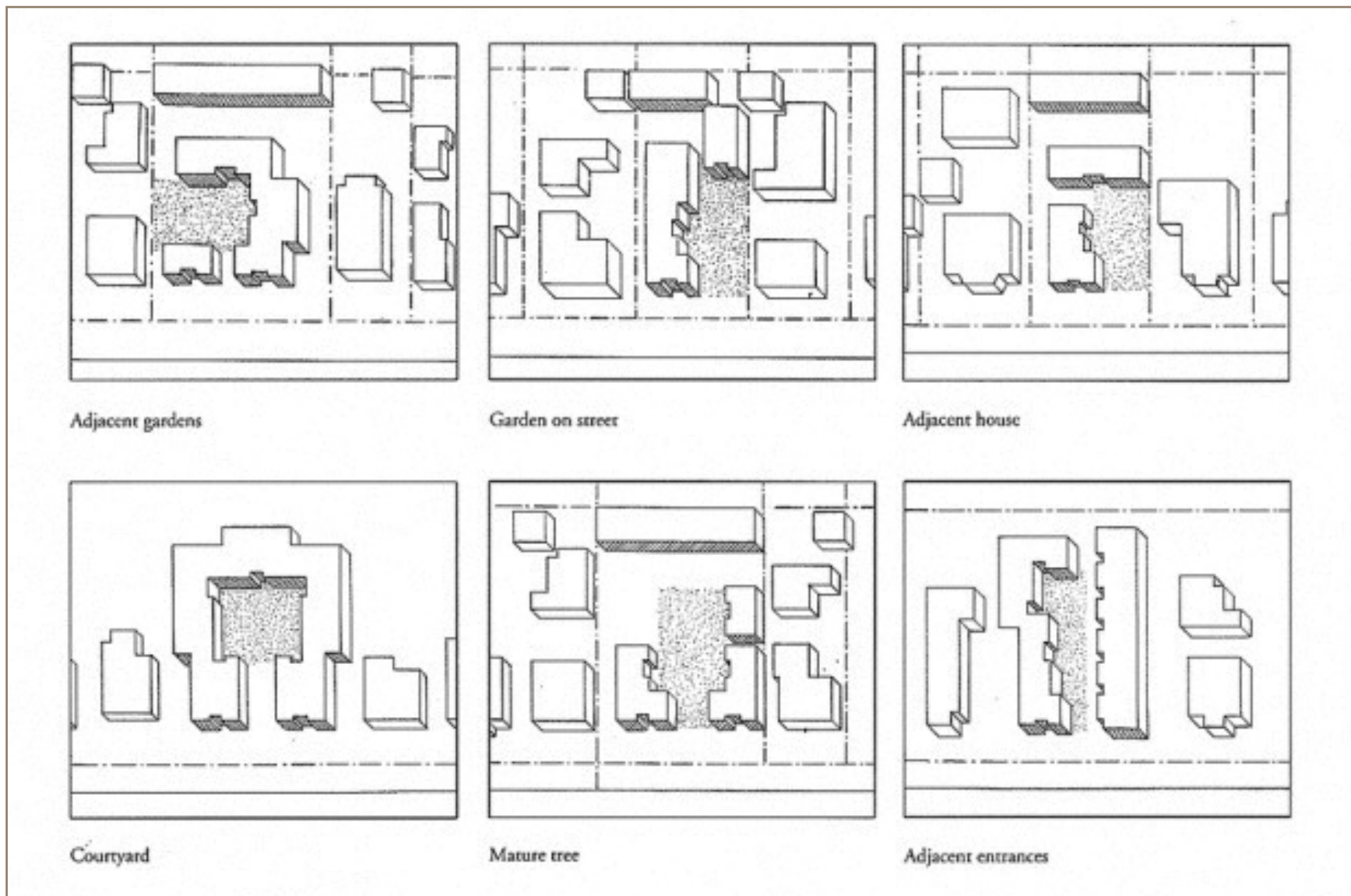
Low-Rise Res. - Over Cottage Court and Apartment



Low-Rise Res. - Over Cottage Court and Apartment



Consider More Courtyard Types?



Consider evaluating City of Pasadena's City of Gardens Development Standards to expand common open space requirement and extend the public realm.

Consider More Courtyard Types?



Comments & Questions

Suggested Central Area Design Guidelines Outline

Table of Contents

Introduction

Context and Site

- Natural Systems and Site Features
 - Responding to local topography with terraces, steep stoops, stepping facades, etc.
 - Natural systems as an amenity
- Urban Pattern and Form
 - Character designation
 - Envisioned degree of change
 - Building and parking placement
 - Lot dimensions (small, medium and large)
 - Building footprint
 - Building height
 - Lot coverage
 - Frontage types
 - Encroachments
 - Building types
- Architectural Context and Character
 - Overarching concepts applicable to all styles
 - Styles based on local history and culture (see Design Concept)

Public Life

- Open Space Connectivity
 - Publically accessible, ground level open space
 - Front with active uses and frontages
 - Accessible with streets bounding space
 - Form and programming of space
 - Components of complete streets
- Walkability
 - Frontages (see Urban Pattern and Form)
- Street-Level Interaction
 - Frequency of entrances
 - Permeable transparency (not reflective glass)
- Active Transportation

Design Concept

- Project Uses and Activities
 - Appropriate treatment of live-work frontage with an interior flexible space
- Architectural Concept
 - Application with small, medium and large footprint buildings
 - Module based on lot dimensions of small and medium footprint (50'-75') for large footprint
 - Main Street Traditional (tile details)
- Art Deco
- Victorian
- Arts and Crafts
- Colonial
- Open Space Concept
 - Semi-public spaces with paseos and courtyards
- Materials
 - Pedestrian scale signage
 - Landscaping and terrace materials
 - Fencing height, porosity and materials

Consider what elements should live within the zoning and what should live in the design guidelines. These elements could be highly graphic to ensure development predictability and help streamline the review process.



- What character elements were observed that should be incorporated into the Central Area design guidelines?

Terraced, Usable Porch Frontages



Enclosed, Usable Porch Frontages





Covered, Landscaped Stoop Frontages



Terraced, Inset Stoop Frontages



Setback and Furnished Commercial and Live-Work



Inset Transitional Commercial and Live-Work Space



Massing Patterns Based on 50'-75' Building Width



Massing Patterns Seen in Roof Forms



Reflect Neighborhood Materials and Roof Lines



Engaging Commercial Frontages With Amenity Zones



Paved Commercial Frontages with Outdoor Seating



No Gaps and Recessed Shopfront Entries



Narrow Gaps and Recessed Porch Entries



Range of Architectural Styles & Building Types



Range of Architectural Styles & Building Types



Porous, Low Fences above Stone Walls



Porous Fences



Brick in Fabric Buildings



Brick in Landmark Buildings



Mosaic Expression in Building Fabric



Mosaic Expression in Building Fabric



What We Heard - Yesler and Jackson

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, stone, 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 adjoining 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 (doorways 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. Fenestration 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 ARENAS 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 encourage semi-public courtyards and parks as extensions of the public realm
2. Maintain transparency and openness of community facilities
3. Central District "river" scale as a unifying element and an address for new development



Porch Frontages

Engaged porches, sometimes adjacent to bay windows, provide a sense of enclosure and a transition between private and public realm. Sufficient height above grade contributes to privacy.




Stoop Frontages

Stoops are used in combination with stone and landscaping to create transitions and are protected from the elements by overhangs or engaged into house forms.




Commercial and Live-Work

Commercial and live-work types meet the street in different ways. On the left, the Starbucks benefits from providing additional pedestrian space in its setback from the street. On the right, the live-work on a residential street provides a visible entry with a less transparent facade and a simple level entry for a transitional space.





Massing Patterns

Large apartment buildings can break up their massing with projecting elements like bay windows and more light walls. The building at right shows an apartment block broken down into modules that relate to the 30' wide lotting pattern surrounding it, preventing its bulk from overwhelming its neighbors. The building at left shows a prominent and well-detailed entry capped by a corner bay window to the pedestrian scale.





Massing Patterns

Public realm, like the character of a place, is broken down by the massing of its surrounding buildings to continue the scale of its surrounding residential fabric. Bay windows are another missing element that both breaks down mass and helps the apartment building continue the residential character of its surroundings.





Materials and Rooflines

Siding and shingles are two of the predominant building materials in the neighborhood. Often these colors are similar earth tones, and when two have the decision tends to be a horizontal line. Two-story houses often limit their porched height and scale through half-story roof forms.




Yesler and Jackson

Central Area Neighborhood Design Guidelines
Seattle, Washington
February 2017



What We Heard - Union and Cherry

Assessing Essential Elements of Neighborhood Character: Union and Cherry

BUILDING FORM AND PUBLIC LIFE

What welcoming elements meet the street and sidewalk?

1. Walkable urban places can be achieved with one-story main street buildings that have visual texture—storefront frontage, pedestrian scale signage, tile details, etc.
2. Encourage active uses along the street and sidewalk with spaces scaled to users, typically 50'-75' wide
3. Preserve/encourage transitional areas in between pockets of main street fabric as an amenity
4. Encourage a safe, comfortable environment for pedestrians with components of complete streets—wide amenity zone, wide sidewalks, building setback to allow for usable porches, stoops, and outdoor seating

TRANSITIONS

How does development in nodes transition to the neighborhood fabric?

1. Enable range of building types offered within the neighborhood to add density where appropriate while being sensitive to the scale of the fabric (duplex, fourplex, multiples, 50'-75' wide main street and apartment buildings)
2. Use elements other than height to transition to single family fabric—setback, building footprint, building width, etc.

ARCHITECTURAL CHARACTER

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

1. Encourage the use of durable materials that stand the test of time
2. Break down the massing of buildings into a base, middle, and top utilizing good details that typically show up in the single family fabric
3. Incorporate attached elements such as bay windows, columns, and deep awnings
4. Encourage a modular system for large buildings that keeps the building simple, inviting, and respectful of the finer-grain fabric (50'-75')

COMMUNITY GATHERING PLACES

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

1. Encourage activation of the amenity zone to include community gardens as well as street trees and pedestrian furniture
2. Public buildings such as Garfield High School, Langston Hughes Performing Arts Institute, Cherry Hill Baptist Church, Islamic School, etc., are composed of brick and stone details signifying their civic importance within the community
3. Arts and culture is displayed through tile mosaics within brick buildings and stoops as well as murals along the side of main street building facades
4. Encourage pocket parks and other publicly accessible open spaces (e.g. P-Patched) to provide highly-sought-after amenities

PUBLIC AMENITIES AND CONNECTIVITY

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

1. Encourage semi-public courtyard spaces that are publicly visible and accessible
2. Provide safe, comfortable routes for pedestrians that change based on the character of the building fabric

Porch Frontages

Engaged porches, sometimes adjacent to bay windows, provide a sense of enclosure and a transition between private and public realms. Sufficient height above grade contributes to privacy.

Stoop Frontages

Stoops are used in coordination with stoops and landscaping to create transitions and are protected from the elements by overhang or engaged into house forms.

Commercial and Live-Work

Commercial and live-work types meet the street in different ways. On the left, the Starbucks benefits from providing additional pedestrian space as its setback from the street is low, though the neighborhood has examples of successful commercial frontages set closer to the street. On the right, the live-work on a residential street provides a visible entry with a less transparent facade and a simple street entry for a transitional space.

Massing Patterns

Large apartment buildings can break up their massing with projecting elements like bay windows and most light wells. The building at right shows an apartment block broken down into modules that relate to the 50' wide lotting pattern surrounding it, preventing its bulk from overwhelming its neighbors. The building at left shows a prominent and well-detailed entry capped by a cornice known to the pedestrian scale.

Massing Patterns

Guide walls, like the three-level pattern at left, break down the massing of the attached building to continue the scale of its surrounding residential fabric. Bay windows are another massing element that both breaks down mass and helps this apartment building continue the residential character of its surroundings.

Materials and Rooflines

Siding and shingles are two of the predominant cladding materials in the neighborhood. Other textures are similar earth tones, and when two forms, the division tends to be a horizontal divide. Two-story houses often lend their previous height and scale through half-story roof forms.

Yesler and Jackson

Central Area Neighborhood Design Guidelines
Seattle, Washington
February 2017

Comments & Questions
