

Capitol Hill Design Guidelines Update - Work Group meeting #5

Meeting Summary

January 25th, 2018

Work Group Members present

<input checked="" type="checkbox"/> Leslie Bain	<input type="checkbox"/> Jess Blanch	<input checked="" type="checkbox"/> Whitney Fraser	<input checked="" type="checkbox"/> Saunatina Sanchez
<input type="checkbox"/> Brian Baker	<input checked="" type="checkbox"/> Lana Blinderman	<input type="checkbox"/> Rob Ketcherside	<input checked="" type="checkbox"/> Alicia Daniels Uhlig
<input checked="" type="checkbox"/> Matthew Benedict	<input checked="" type="checkbox"/> McCaela Daffern	<input checked="" type="checkbox"/> Mike Mariano	
<input checked="" type="checkbox"/> Don Blakeney	<input checked="" type="checkbox"/> John Feit	<input checked="" type="checkbox"/> Erik Rundell	

Staff present

<input checked="" type="checkbox"/> Christina Ghan (SDCI)	<input checked="" type="checkbox"/> Patrice Carroll (OPCD)	<input checked="" type="checkbox"/> Aaron Hursey (OPCD)
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Additional Attendees

<input type="checkbox"/> Melissa Wechsler (Consultant)	<input checked="" type="checkbox"/> Joel Sisolak
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On January 25th, 2018, the fifth work group session was held at 12th Ave Arts (1620 12th Ave) in the Capitol Hill Neighborhood of Seattle. This meeting was cohosted by the City of Seattle's Office of Planning & Community Development (OPCD) and Department of Construction & Inspections (SDCI) and the Capitol Hill EcoDistrict, a project of Capitol Hill Housing. The work group, which consists of over a dozen renter, homeowners, and business owners who live, work, and/or socialize in the Capitol Hill Neighborhood, will help with the update/revision of the current Capitol Hill Neighborhood Guidelines. The goals of the meeting were to 1) Review the results of the online survey and 2) Review and discuss updates to the Context and Site section of the Capitol Hill Design Guidelines.

The meeting was attended by 12 work group members, three city employees, and one community member. The meeting was facilitated by Christina Ghan, of SDCI, and Patrice Carroll and Aaron Hursey, of OPCD. The meeting began with the approval of meeting minutes from the October 17th, 2017 work group meeting, after which Patrice Carroll lead a discussion about the scheduling of additional meetings in late spring 2018 to review a final draft of the updated neighborhood guidelines. After the discussion, Patrice Carroll then provided information on how and when the guidelines will be adopted by City Council. During this discussion, a work group member cautioned the group from only referring to examples of projects, standards, and guidelines that exist within the City of Seattle. They recommended the work group use examples of development standards and guidelines from other cities to help with updating guidelines for the Capitol Hill Neighborhood.

Patrice Carroll then led a discussion about suggestions provided by a subgroup of the work group. A work group member described their desire to have opportunities to 1) introduce cultural aspects to the updated guidelines and 2) to help future developers and project teams to better understand neighborhood wide goals.

After this, Christina Ghan led a group discussion on survey feedback. The group reviewed a high-level summary of the results and provided feedback for each of the following categories:

- Landscape
- Street level residential
- Arts and Culture
- Building shape and form
- Storefronts
- Materials
- Façade details
- Character buildings
- Architectural mix

Aaron Hursey then led a discussion on updates to the Context and Site section of the Capitol Hill Design Guidelines. The work group reviewed and provided feedback for each of the following subcategories in the Context and Site Section.

CS1. Natural Systems and Site Features

- Energy Use & Sunlight and Natural Ventilation– Work group discussed incorporating goals set by the Capitol Hill EcoDistrict, Seattle Green Factor requirements, and other sustainability measures into building design. Work group members suggested including sustainability measures that can be experienced from the street level.
- Topography – Work group suggested using topography as a design tool to achieve other goals such as privacy for residential units etc. Group members recommended having separate guidelines for commercial and residential uses. Group members also strongly recommended guidelines address providing accessible pedestrian amenities and areas of respite along steep corridors.
- Plants and Habitat – Work group commented that guidelines should address issues surrounding the long-term maintenance of plants. Group members suggested attention be given to the greening of Belmont and Summit Ave.
- Water – Work group strongly suggested having guidelines that addressed functional uses rather than uses that address aesthetics only. Group members suggested they talk to a person or organization about appropriate solutions for water provided the local context and soil conditions/hydrology of the neighborhood.

CS2. Urban Pattern and Form

- Location in the City and Neighborhood- City staff and work group members identified the following areas that should be addressed – Broadway, 12th Ave, 15th Ave, Olive Way, E John St, and Melrose Promenade. Work group members suggested bringing back the local character of Broadway by emphasizing pedestrian life, small retail spaces, and other places to gather, enhancing the intimate retail character along 15th Ave, and enhancing the commercial character along 12th Ave. The work group recognized Olive Way as a unique commercial corridor that serves as a gateway between the Capitol Hill Neighborhood and Downtown. Group members suggested guidelines address and enhance the walkability along Olive Way. Group members also suggested guidelines to encourage commercial activity and enhance pedestrian connectivity along E John St. Work group members then acknowledged the

potential expansion of the Kaiser Permanente campus along 15th and encouraged guidelines that would address universal and age friendly design as well as additional guidelines that would facilitate pedestrian and cyclist improvements between Kaiser Permanente and the light rail station along E John St and Denny Way. Group members also recognized Melrose Promenade as a connection between Capitol Hill and Eastlake and suggested guidelines that would enhance that connection.

- Adjacent sites, streets, and open spaces – Work group agreed with including specific guidelines addressing development adjacent to Cal Anderson Park. Group members strongly suggested having active uses along the edges of the park. Group members then recognized Howell St. as a major east/west pedestrian corridor that cuts through the park.

The work group did not complete their review of the Context and Site section. Additional subsections will be addressed during the February work group meeting.