

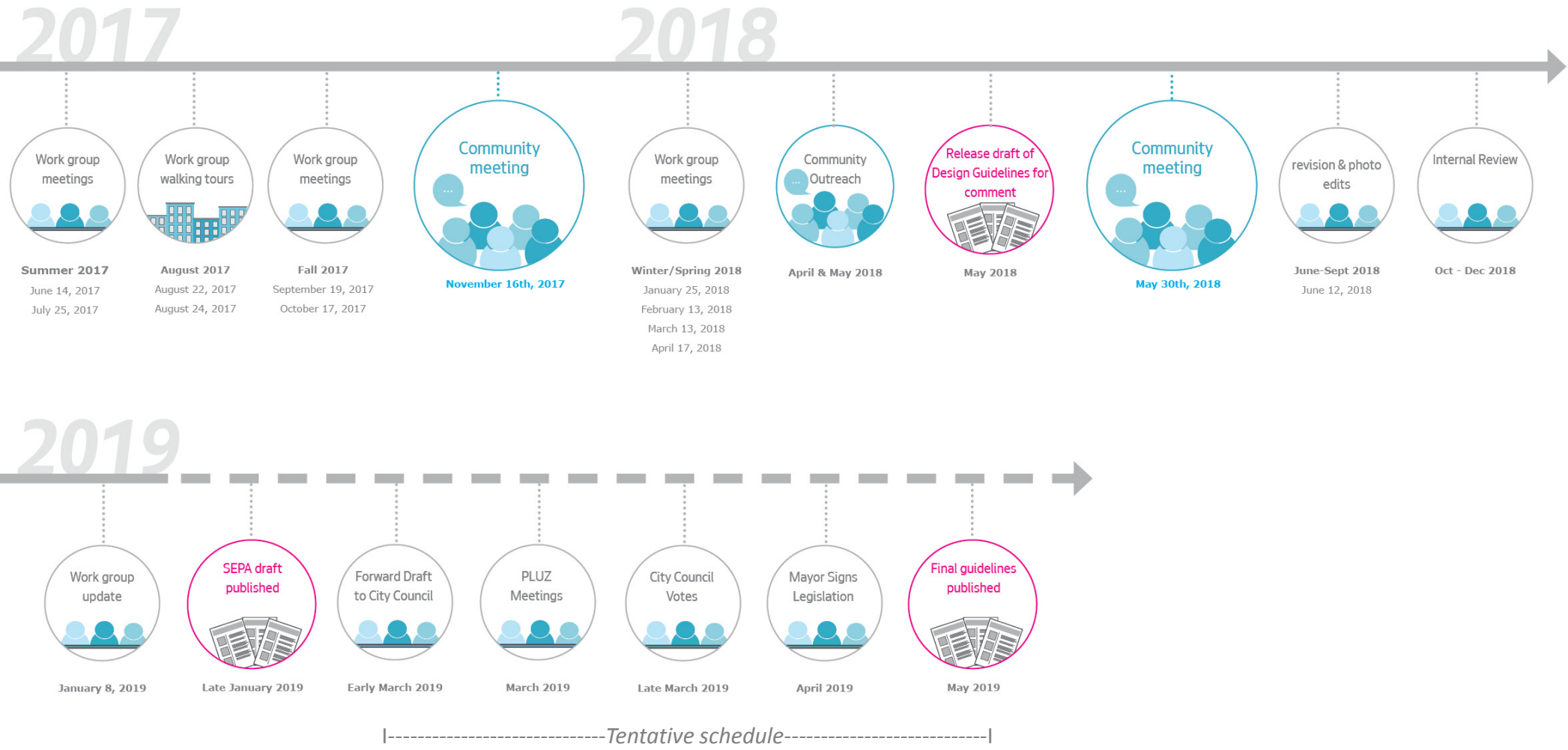
Capitol Hill Design Guidelines Update

Workgroup Meeting
January 8th, 2019

Today

- Welcome/Introductions
- Process and Timeline
- Overview of changes in the latest draft
- Update on other issues

Process



Internal Review

Key Comments

- a. Really good work; very thorough.
- b. Looks for additional opportunities to streamline, consolidate, condense, eliminate duplication. Try to make leaner and easier for DRBs to use.
- c. Wherever possible, use photos of new buildings/ new construction.
- d. Use terms “Neighborhood Design Guidelines” and “Seattle Design Guidelines” consistently throughout the document.

Introduction/ Context and Priority Issues

Key Changes

- a. Added language about SDOT's purview over ROW (new standard language for all NDGs.)
- b. Added or replaced photos.
- c. Edited to shorten narrative.
- d. Move descriptions of corridors to CS2.1 Sense of Place; Distinctive Streets
- e. Added statements about "universal design" and "adjacent to major institutions" to Priority Design Issues.



Capitol Hill

NEIGHBORHOOD DESIGN GUIDELINES



CS1. Natural Systems & Site Features

Changes

- a. Enhancing Energy Choices to add an emphasis on the building form
- b. Sub points on guidance for entrances as it relates to topography moved to PL3. Street-Level Interaction
- c. Sub points on guidance for specific plants & habitat moved to DC4. Exterior Elements and Finishes – Plant Material and Hardscape



1. Energy Choices

- a. Consider how opportunities to provide and integrate high performance, regenerative design opportunities such as external direct heating/cooling systems and renewable energy generation, individual meters for each residential unit, and public sharing of energy **can influence the building form**. When possible, include sustainability measures/energy use that can be viewed from the public realm.

CS2. Urban Patterns & Form

Changes

- a. Enhance language for overall guidance on corridors, nodes, spaces as well as descriptions and guidance for specific corridors
- b. Moved language for Cal Anderson Park to PL1. Enhancing Open Space



1. Sense of place

1. New buildings should support and enhance distinct corridors, nodes, open spaces, and places as they continue to grow. **Buildings along distinct corridors should reinforce and activate the street edge. Buildings should also incorporate pedestrian scale materials, modulation, and façade detailing at the street level. The following design guidelines apply to all buildings along the respective street:**

- Broadway
- 12th Ave
- 15th Ave
- John St/E Olive Way
- E Madison St
- Melrose Ave

CS3. Architectural Context & Character

Changes

- a. Combine guidance on fitting old and new buildings together (no text deleted)
- b. Updating language on historical and cultural references to include examples of places such as: along commercial corridors and near landmarks and historic districts



PL1. Connectivity

Changes

- a. Enhancing Open Space – Guidance on “Parks” was updated to specifically address the safety of parks (in addition to enlivening them)
- b. Adding to Public Life – Guidance on “Art Spaces” was removed. Guidance in CS2 considered sufficient.
- c. Functional Pedestrian Amenities – Guidance related to bike racks was removed. Guidance in PL4 considered sufficient.
- d. Outdoor Uses & Activities – Guidance related to north-facing street frontages removed (still addressed in caption). Citywide DGs considered sufficient.



PL2. Walkability

Changes

- a. Dark-sky friendly design strategies moved to DC4
- b. Weather Protection – Guidance emphasizing the need for weather protection near transit infrastructure access points was removed.
- c. Weather Protection – Guidance related to the gap between the coverage and the facade was modified

3. Weather Protection

- c. When providing overhead weather protection, ensure the waterproof covering extends far enough over the sidewalk to provide adequate protection for pedestrian activity. Provide backslopes, 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 with a **minimal gap** between the coverage and the façade. 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.



Design detail of a rainbow handrail is a subtle nod to LGBT+ culture and inclusivity.



PL3. Street-Level Interaction

Changes

- a. Residential Edges -
 - Guidance related to avoiding garden-level residential units was removed
 - Guidance related to landscaping and open spaces to “soften” residential streets was removed
 - Guidance related to making residential lobbies appear inhabited was removed
- a. Live-Work Edges – Guidance related to activating spaces for retail removed. Other DGs considered sufficient.
- b. Retail Edges – Guidance related to highly-individualized retail frontages was modified to remove list of materials. Citywide and other DGs considered sufficient.



PL4. Active Transportation

Changes

- a. Entry Locations and Relationships – Guidance related to prioritizing pedestrian and bicycle safety was removed. Citywide DGs and SDOT standards considered sufficient.



DC2. Architectural Concept

Changes

- a. Facades - Guidance on “Small Scale Retail Facades” was consolidated into PL3.4. Retail Edges
- b. Blank Walls and Retaining Wall – Guidance focused on Art. Guidance about Landscape and Seating in Seattle Design Guidelines and/or Public Life considered sufficient.
- c. Secondary Architectural Features – Guidance in Seattle Design Guidelines considered sufficient for Dual Purpose Elements.



DC3. Open Space Concept

Changes

- a. Building-Open Space Relationship - Guidance in Seattle Design Guidelines and PL3 Street-level Interaction considered sufficient.
- b. Support Natural Areas – Consolidated in DC4.4 Plant Materials



DC4. Exterior Elements & Finishes

Changes

- a. Exterior Finish Materials – Expanded guidance to include subtopics on quality, texture, and panels (moved from DC2)
- b. Sustainable and Environmental Choices – Added guidance on lighting/light pollution (moved from PL2)
- c. Plant Materials and Hardscape – Moved guidance on heat reflection to DC4.2 Sustainable and Environmental Choices.



1. Exterior Finish Materials

Consider each building as a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill.

- a. Integrate exterior detailing and materials into 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.
- b. Quality: Choose traditional or modern materials that are durable, proven, high quality, maintainable, that employ or complement more traditional materials such as brick, cast stone, architectural stone, terracotta details.
- c. Texture: Materials that have texture, pattern, or color and are attractive even when viewed up close or lend themselves to a high quality of detailing are encouraged.
- d. Panels: If panels (cement, metal, etc.) are used, they should be carefully-detailed, well-designed and combined with other materials to provide patterns, scale, and visual interest, particularly on lower levels. If used, panels should be of sufficient thickness to prevent warping or deformations.

Other Issues

Update on progress made on list of “other issues” that came up, but were beyond scope of Neighborhood Design Guidelines Update process.

THANK

YOU!!