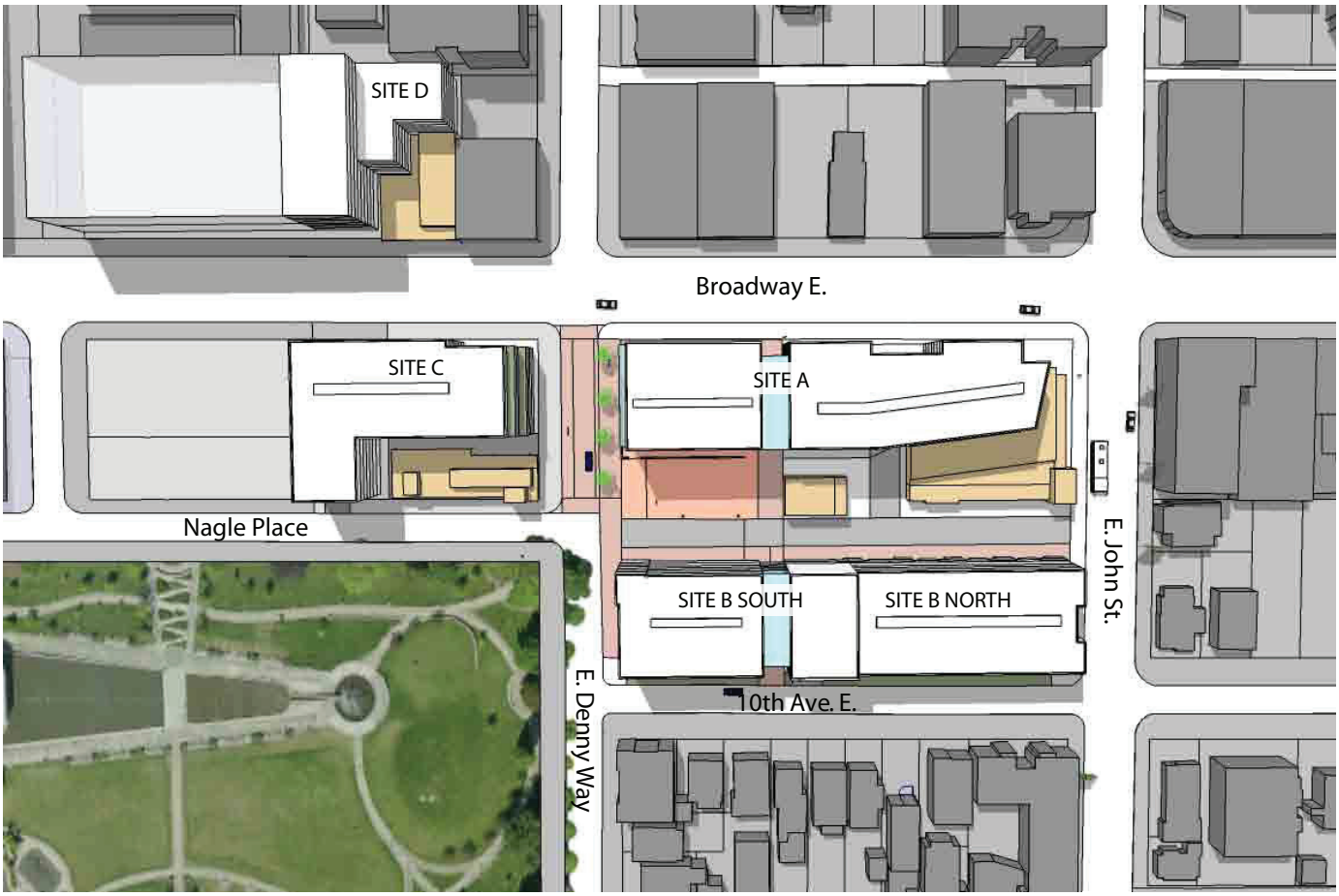
Vanessa Murdock
DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines ATT B
May 30, 2013
Version #5

# Introduction

These site specific design guidelines are supplemental to the Capitol Hill Neighborhood Design Guidelines and the City of Seattle Design Guidelines. They do not repeat guidance already offered in those documents but rather offer site-specific additional design guidance. These guidelines are drawn from the "Capitol Hill Light Rail Station Sites Urban Design Framework" completed in October 2011. They provide design guidance to the development of the properties acquired by Sound Transit (noted on the map below as Sites A, B, C and D) to build the Light Rail facility in the vicinity of Broadway and John Street in the Capitol Hill Neighborhood.

The design review of these properties will benefit from the years of intensive planning with the Capitol Hill community that resulted in the Urban Design Framework, and the Development Agreement that regulates these properties and establishes special requirements for design quality, building form and public space amenities not required of typical development. As a result, the design review of these properties is informed by the aforementioned documents and must be consistent with the Development Agreement. In the case where there is a conflict between the design guidance offered by the design review board and the Development Agreement, the Development Agreement shall prevail.



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# CS1 Natural Systems and Site Features

*Citywide Guideline:*

Use natural systems and features of the site and its surroundings as a starting point for project design.

## *Capitol Hill Site-Specific Supplemental Guidance*

### Energy Use

Consider sustainable design opportunities on site such as:

- Integrating new buildings and site with external direct heating/cooling system(s)
- Incorporating building-integrated renewable energy generation, provide for potential expansion with adjacent properties
- Providing individual, advanced meters for every residential unit
- Providing publicly visible displays of energy use

### Plants and Habitat

Consider sustainable design opportunities on site such as:

- Enhancing urban wildlife corridors by creating new habitat for insects and birds through design and plantings for green roofs, walls, and gardens. Maximize use of native species
- Creating habitat through right-of-way improvements and/or integrated green roofs and walls

*Green roofs aid stormwater management*

### Water

Consider sustainable design opportunities on site such as:

- Providing publicly visible displays of water use
- Providing shared site-wide systems for rain water harvesting, greywater reuse, blackwater processing/reuse, centralized shared water cisterns. Provide for potential expansion with adjacent properties.
- Reducing flows into the municipal water system through stormwater management of building green roofs and walls

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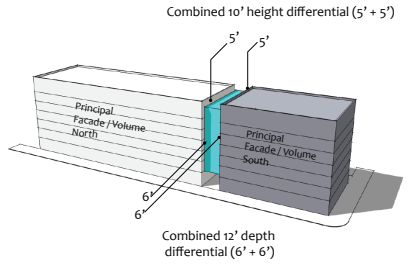
# CS2 Urban Pattern and Form

*Citywide Guideline:*

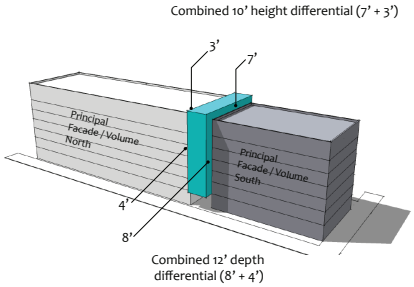
Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.

*Changes in materials and textures combined with sizeable recesses and alterations in building height create visual massing breaks.*

EXAMPLE A




EXAMPLE B




## *Capitol Hill Site-Specific Supplemental Guidance*

### Adjacent Sites, Streets, and Open Spaces

- Enhance the character of Broadway as one of Capitol Hill's most prominent and vibrant shopping and public main streets.
- Facades facing Broadway should reinforce the street edge.

### Relationship to the Block

- Design the Broadway E. façade of site A such that there is a discernible visual break in the building mass that marks the pedestrian pass through to the plaza and 10th Ave E. See examples to the left.
- Design the Broadway E. façade of site A such that a pedestrian pass through between the building and the plaza to the east is provided. The crossing should be of a highly transparent nature, and be a prominent feature of building design. Consider the following:
  - An inviting entry feature such as cascading stair or terrace (especially Site A)
  - Commercial and retail uses that activate Broadway E. and that 'turn-the-corner' into the mid-block crossing on Site A.
  - Using the mid-block crossing as a transition point of building character, scale or mass.

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*Street facing front entries with small terraces, entry stairs, a slightly raised first floor, and landscaping.*

## Height, Bulk, and Scale

- Consider design approaches that visually integrate the 10th Avenue E. frontage with the low-rise multifamily residential context to the east. Setbacks at the upper levels are a valuable tool to help accomplish a scale compatible with that across the street.

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# PL1 Open Space Connectivity

*Citywide Guideline:*

Open space should complement and contribute to the network of open spaces around the site and the connections among them.

*Prominent walkways, wayfinding, and placement of active uses help draw people into plaza spaces.*

*A clear and direct pedestrian link between a facility, plaza space and adjacent sidewalk area.*

*The grade change where a building faces a plaza helps with activation and provides places to sit.*

## *Capitol Hill Site-Specific Supplemental Guidance*

- Consider design approaches that provide clear, unobstructed pedestrian links between the station entries, public spaces on E. Denny Way, and the plaza space across E. Denny Way.
- Consider additional pedestrian lighting such as catenary suspended lighting to enhance the E. Denny Way Festival Street.

### Network of Public Spaces

- Consider design approaches that make new public spaces easily accessible from existing sidewalks and public areas, and proposed new light rail station entries.
- Consider design approaches to the pedestrian pass throughs of Site A and Site B in a way that draws the public into the plaza.

### Outdoor Uses and Activities

- Within the plaza, consider appropriate substructures, built elements and utility connections to ensure the proposed plaza can be used for Farmer's Markets, performance and other temporary uses that provide interest and activity.
- Consider taking advantage of grade changes between the plaza level and adjacent sites to create transitions that can be used for seating or other amenities.

*Utility hookups in the plaza allow for street food at certain times.*

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# PL2 Walkability

*Citywide Guideline:*

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

### *Capitol Hill Site-Specific Supplemental Guidance*

### Safety and Security

- Consider including amenity areas on upper levels of structures around the plaza as well as active uses fronting the plaza that contribute to eyes-on-the-plaza.
- Consider including usable balconies and terraces associated with individual housing units facing onto the plaza to provide oversight and contribute to architectural interest facing the plaza.
- Consider installing pedestrian lighting such as catenary lighting along the E Denny Way Festival Street between sites A and C.

*Active uses fronting the plaza*

*Useable balconies and terraces that provide eyes on the plaza*

*Safety and security bolstered by pedestrian lighting*

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# PL3 Street-Level Interaction

*Citywide Guideline:*

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

*Retail uses opening onto a publicly accessible place provides activity.*

*Active ground floor retail (photo: myballard.com)*

## *Capitol Hill Site-Specific Supplemental Guidance*

### Street-Level Interaction

- Consider designing flexible retail spaces facing Broadway to potentially accommodate either a combination of smaller businesses or a larger 'anchor' or destination retail tenant.
- Consider encouraging activating uses in the ground level façades of Sites A fronting the plaza to provide eyes on the plaza and during the day and evening.

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# DC1 Project Uses and Activities

*Citywide Guideline:*

Optimize the arrangement of uses and activities on site.

*Materials and design help indicate that the space is shared between pedestrians and vehicles.*

*Example of shared vehicular and pedestrian space (Photo source: flickr.com, user-La Citta Vita)*

## *Capitol Hill Site-Specific Supplemental Guidance*

### Vehicular Access and Circulation

- Consider design approaches that encourage vehicles to move slowly on the private street between E. Denny Way and E. John St. Consider including urban design elements and softening features such as pavement treatments, landscaping lighting fixtures, and other elements that indicate the space is shared among pedestrians, cyclists, and motor vehicles.

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# DC2 Architectural Concept

*Citywide Guideline:*

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

*The mass and height of the buildings preserves sun exposure onto the plaza space.*

*Where grade changes along the street, the storefront is set back to allow café seating on a plinth that is raised slightly above the sidewalk level.*

## *Capitol Hill Site-Specific Supplemental Guidance*

- Consider an architectural concept that will contribute to distinct building design identities that function as a whole.
- Consider design approaches that could give a strong form or focus on site A at the intersection of Broadway E. and E. John St. near the main (north) station entry without obscuring or competing with the visual orientation to the transit station entrance. This could be a prominent retail entry, an architectural expression or other feature.
- Consider addressing the grade change between Broadway E. and Nagle Place in such a way that engages the E. Denny Way Festival Street.

## Massing

- Consider scaling the mass of buildings on sites A and C facing the plaza and the E. Denny Way Festival Street so as to provide favorable sun and air exposure to the proposed plaza and Festival Street.
- If proposing setbacks, consider the solar exposure achieved for the plaza and E. Denny Way Festival Street.

*A public art display on a vertical element in the plaza provides a focal point and helps to activate.*

## Secondary Architectural Features

- Consider design approaches that visually integrate the base of the building on Site A with the north station entry. Consider extending design elements from the station into the design of the base of the building on Site A, especially at the corner of Broadway E. and E John Street as the building turns the corner onto Broadway E.
- Consider dynamic public art, information (potentially transit or train related) or dynamic displays including movies, green wall treatment, or public art installations to integrate the central vent shaft facility as a focal point of the plaza.
- Consider exploring architectural features within ground level façades at the plaza such as recesses, bays, colonnades to ensure interest and variety.

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# DC3 Open Space Concept

*Citywide Guideline:*

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

### *Capitol Hill Site-Specific Supplemental Guidance*

*Temporary overhead protection over plaza*

- Consider the relationship of the plaza to the surrounding buildings as well as to the E. Denny Festival Street and Cal Anderson Park a primary design consideration — one that will orient and elevate the design quality of adjacent streets and building façades.
- Consider design approaches that are informed but not dictated by that of the E. Denny Festival Street.
- Consider accommodating and not precluding temporary overhead protection across the plaza.
- Anticipate and accommodate infrastructure for future programming of the plaza such as access to electricity and water.

Consider the following:

- A progression of landscape and paving from green and soft at the park edge to a more urban texture at Broadway
- Textures and interest in the ground plane
- Places to sit gather and rest
- Restrict vehicular access across the plaza to those needed for servicing site A and Sound Transit access
- Explore integration of an artistic, removable weather protection cover/canopy over the plaza

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# DC4 Exterior Elements and Finishes

*Citywide Guideline:*

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

### *Capitol Hill Site-Specific Supplemental Guidance*

- Consider using high quality materials that support pedestrian use and enjoyment of sidewalks and public spaces, including retail frontages and building façades.

*Curved planters help define the sidewalk. (Photo source: asla.org*

*The contrast of materials distinguishes the public space. (Photo source: Anthony Flint, boston.com)*