Capitol Hill
Design Guidelines
2013

Pennucci / Rutzick DPD Design Guidelines
Ordinance ATT 4
November 22, 2013
Version #3

Introduction

What are Neighborhood Design Guidelines?

Design guidelines are the primary tool used by Design Review Boards. The Capitol Hill Design Guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Capitol Hill Urban Center Village as reflected in Map 2 (page 1). Guidelines define the qualities of architecture, urban design, and public space that make for successful projects and communities. There are two types of guidelines used in the Design Review Program:

- Seattle Design Guidelines—applying citywide except for downtown; and
- Neighborhood design guidelines—applying to a specific geographically-defined area, usually within a neighborhood urban village or center.

Once a set of neighborhood guidelines is adopted by City Council, they are used in tandem with citywide guidelines for the review of all projects within that neighborhood that fall within the scope of the Seattle Municipal Code (SMC) section 23.41.004. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, both sets of guidelines—citywide and neighborhood—are consulted by the Boards, with the neighborhood guidelines superseding the citywide ones in the event of a conflict between the two. Neighborhood guidelines are very helpful to all involved in the design review process for the guidance they offer that is specific to the features and character of a specific neighborhood.

As of November 2013, there were nineteen sets of neighborhood design guidelines, each following the same organization and numbering system of the City's original citywide guidelines entitled Design Review: Guidelines for Multi-family and Commercial Development that were adopted in 1993.

These guidelines reveal the character of the Capitol Hill neighborhood as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that the neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Seattle Design Guidelines, can increase overall awareness of design priorities and encourage involvement in the design review process.

Revised Neighborhood Design Guidelines

The Capitol Hill Design Guidelines were developed by community members and design consultants, and adopted in 2005. The Light Rail Station Sites: Supplemental Guidelines were adopted in 2013. In 2013, the City adopted new, updated guidelines entitled Seattle Design Guidelines to replace the citywide guidelines that had been in effect since the inception of the Design Review Program in 1993.

Because the Seattle Design Guidelines uses a different organizational and numbering system than the original guidelines, DPD has revised each set of neighborhood guidelines to match the Seattle Design Guidelines in format, organization, and numbering system. The revised neighborhood design guidelines will help Board members, applicants, staff, and the public better correlate neighborhood guidelines with the updated Seattle Design Guidelines.

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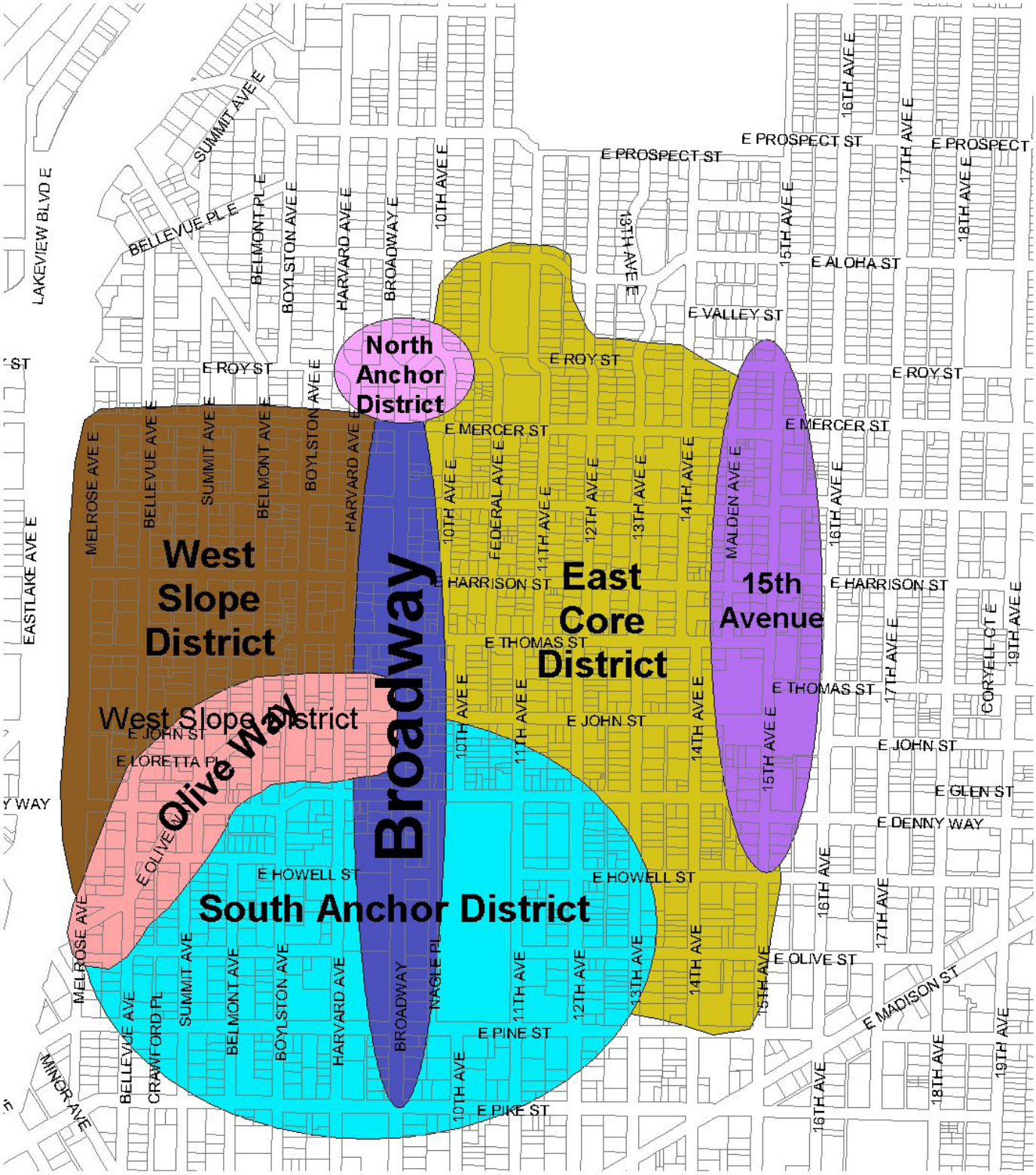

Map 1: Capitol Hill Subareas

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Context and Priority Issues: Capitol Hill Core

Neighborhood Context

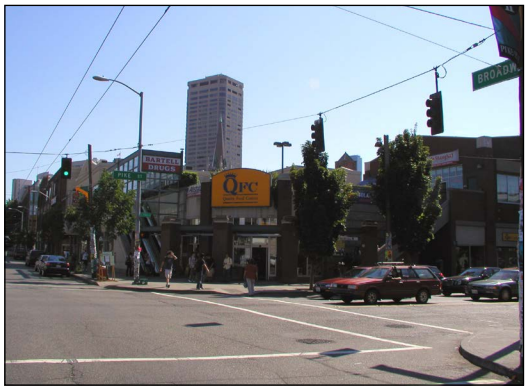
The Capitol Hill Neighborhood Plan provides the context into which new development and redevelopment will be accomplished. Increases in land use intensity and residential density are planned for the neighborhood, and are welcomed so long as such development is compatible with the existing or intended land use pattern in the several neighborhoods on Capitol Hill.

This section focuses on Capitol Hill's primary commercial and residential neighborhoods. Within the Capitol Hill Urban Center Village are two anchor areas (North Anchor District and South Anchor District), three commercial corridors (Broadway Avenue, 15th Avenue, and East Olive Way), and two residential areas (West Slope and East Core). Please refer to the Capitol Hill Neighborhood Plan for more description of these areas (online at www.seattle.gov/neighborhoods/npi).

North Anchor District
The North Anchor District refers to the area around the junction of north Broadway and East Roy Street, which embodies Capitol Hill's hallmark historic character, small-scale charm, and lively cultural scene. Attractive and safe pedestrian connections link the area's theaters, library, schools, and arts and community facilities. Lowell Elementary School is located a few blocks to the east.

South Anchor District
The South Anchor District encompasses the area south of Olive Way/East John Street and west of 13th Avenue East. The South Anchor District includes Capitol Hill's largest institution—Seattle Central Community College—and it's largest open space—Cal Anderson Park and the Bobby Morris Playfield. Pedestrian routes, bus service, and a future light rail station connect the area's public amenities and facilities with downtown, the University of Washington, the Pike/Pine corridor, and the nearby Central Area residential areas.

Commercial Corridors



Capitol Hill's commercial corridors—Broadway, 15th Avenue East, East John Street/East Olive Way, and 12th Avenue East—comprise the neighborhood's economic base and the pulse of its social scene. The business districts each have their own unique culture and needs, yet they also share many common characteristics and issues. Capitol Hill's commercial districts are small-scale, pedestrian-oriented streets predominated by storefront buildings that provide an eclectic mix of shops, restaurants and services for residents and visitors. Because the commercial areas are sandwiched between residential neighborhoods, they are extremely important to neighborhood livability. However, the potential adverse impacts of commercial activities and architecture on nearby residents must be addressed as development

occurs. Conversely, potential benefits should be explored and implemented through new development and redevelopment. Businesses require affordable parking, attractive streetscapes, and access to good local and regional transportation to thrive.

Public spaces such as sidewalk cafes and street performance areas, provide respite and stimulate pedestrian activity but also require increased measures to ensure public safety and comfort. The community supports the concept of mixed-use structures, with housing on the upper stories above retail uses.

Plans for the neighborhood's commercial corridors reinforce their pedestrian scale, unique character and economic vitality by:

- upgrading the urban design character of commercial streets and improving key intersections to create more attractive, safe pedestrian environments;
- providing better management of parking resources to support businesses;
- instituting design guidelines that reinforce human-scaled building characteristics and architectural quality;
- filling in gaps in the urban fabric with appropriate development and redevelopment of vacant and undeveloped sites; and
- improving public safety for business patrons and improving upkeep of public places.

Broadway

Broadway is arguably Seattle's most vibrant and interesting commercial street. An estimated 20,000 people live withiin five blocks of Broadway. Serving neighborhood residents as well as visitors, Broadway offers a mix of one-of-a-kind shops and services, regional and national specsialty retailers, supermarkets and drug stores, a performance theater (Broadway Performance Hall), a movie house (Harvard Exit), bookstores, coffee houses, clubs, diverse restaurants, churches, a gas station and a funeral home. Broadway, active day and night, is the heart of Capitol Hill's social scene. It is a favorite people-watching street with prominent gay, eclectic and street youth cultures. Broadway is famous for its "dance steps," a public art piece featuring a series of brass dance step patterns inlaid in the sidewalk paving. At 1.6 miles long, Broadway is the longest continuous pedestrian commercial street in Seattle. From its north terminus at East Roy Street, Broadway runs eight blocks to the south, connecting the neighborhood's North Anchor and South Anchor District, before traversing through Pike-Pine to the First Hill neighborhood, where it terminates at Yesler Way.

The Broadway corridor is overlaid by a Pedestrian Zone, which promotes pedestrian-oriented development. Existing zoning designations on the transition to residential streets to the east and west Broadway encourage residential-oriented, mixed-use structures. Smaller storefronts at the north end of Broadway give way to Seattle Central Community College institutional buildings at the south end of the neighborhood. These large-scale buildings with no street level commercial uses interrupt Broadway's pedestrian-oriented character and break the corridor's connection to the Pike-Pine neighborhood. Most of Broadway's architecture is an eclectic mix of one- to three-story storefront buildings that range in style, age and architectural quality. Many attractive masonry and terra-cotta buildings are interspersed with lesser quality structures. The Broadway Market redevelopment between Harrison and Republican Streets is a popular mixed-use building that blends in well with its surroundings.

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Broadway's 80-foot street right-of-way accommodates one travel land each direction, a center turn lane, parking on both sides of the streets, and 13-foot sidewalks. Broardway, classified as a minor arterial, has steady vehicle traffic as well as several bus routes and a designated bicycle route. Pedestrian volumes on Broadway are high. In fact, the blocks of Broadway that pass through the Seattle Central Community College campus have the highest pedestrian volumes in the neighborhood, with over 10,000 pedestrians per day. Although the Broadway streetscape was improved in 1980, there still does not seem to be adequate sidewalk space for the street's many pedestrians.

15th Avenue East
The 15th Avenue East commercial corridor has developed as a popular Capitol Hill shopping area. Located on Capitol Hill's quieter side, the 15th Avenue East district is known for its diverse neighborhood- oriented retail services, pedestrian-scale storefront buildings, and lively mix of locally owned and operated businesses. Pedestrians crowd the street's narrow sidewalks. In all types of weather, but especially on sunny days, cafés and coffee shops with outside seating add to the vitality of the street. The 15th Avenue East commercial corridor extends from East Denny Way to East Roy Street, a few blocks south of Volunteer Park. A popular trolley bus route on 15th Avenue East connects the neighborhood with downtown Seattle.

East John Street/ East Olive Way
The East John Street/East Olive Way corridor is the principal east/west arterial that provides a vital link between Capitol Hill and downtown Seattle for transit riders, bicyclists, pedestrians and commuters in private vehicles. West of Broadway to I-5, Olive Way is primarily commercial in nature, while east of Broadway on East John Street to East 15th Street, residential uses predominate. Eclectic, small scale retail and commercial businesses serve the surrounding neighborhoods from low-rise buildings that allow sunshine onto the sidewalks and offer glimpses of city and mountain views.

12th Avenue East
The 12th Avenue East corridor is less intensively developed than the main commercial corridors described above. Currently 12th Avenue is primarily residential north of Thomas Street, and has fairly continuous commercial uses south of Thomas. Retail and service business found here primarily serve the local neighborhood. At the corner of East Pine Street and 12th Avenue East is the East Precinct Police Station.

Residential Neighborhoods

Capitol Hill's large residential area is divided into two districts. The West Slope District lies between I-5 and Broadway. The East Core District consists of the area between Broadway and 15th Avenue East. Three cornerstones of the community's goals are (1) increasing housing affordability for a broad spectrum of community members; (2) strengthening and enhancing the character of existing residential neighborhoods; and (3) providing a greater range of housing types under the existing zoning.

Achieving these goals will require an integrated program of housing strategies to reduce unnecessary obstacles to housing development while still preserving the historic, small-scale character of the existing housing stock. Revising zoning and making development regulations more flexible will affect these changes. At the same time, neighborhood residential design guidelines will help support the community's historic, small-scale character yet also allow development flexibility.

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West Slope District
The large West Slope District Midrise (MR) zone is densely developed and has not been recently subjected to extensive redevelopment. Small infill projects add to the housing supply as single family structures are replaced with higher density housing. The West Slope district is typified by the predominant three-story multifamily buildings, many of which feature brick exteriors. Two small parks with a third in the very early acquisition stage, along with several blocks with ground floor commercial units, are scattered along Summit Avenue East and Bellevue Avenue East. Developers must pay special attention to the neighborhood context to ensure that new development enhances the neighborhood character.

East Core District
The East Core District is characterized by small, tightly knit lots that support finely scaled houses, duplexes, and small apartment buildings that are valued by Capitol Hill residents. Most of the East Core District is zoned L3; lots tend to be small (4,600 square feet on average), and the street grid generally lacks alleys. On many blocks, parcels line all four sides of the block, with structures facing east-west streets as well as north-south avenues. The majority of Capitol Hill's single-family houses are found in the East Core District. The community's primary objective for the East Core District is to find creative ways to preserve and increase detached, small-scale, multiple-family housing. Development under the current Lowrise 3 (L3) zoning typically is done by assembling numerous parcels and demolishing existing housing in order to build larger structures and townhouses. The resulting structures may be out of scale with the desired neighborhood character. Furthermore, speculative assembly of lots often leads to "bleeding" of properties, or allowing structures to deteriorate until their value is negligable while the owner's costs are amortized. Bleeding tends to result in a lack of building maintenance which, in turn, leads to disinvestment in the neighborhood. Developers should pay proper attention to height, bulk and scale, and building-materials, to ensure that new structures are compatible with the intended scale and character of the neighborhood.

Neighborhood Priority Design Issues

The Capitol Hill Design Guidelines provide direction to the neighborhood Design Review Board to help ensure that community goals for streetscape quality, building character, open space design and use, residential privacy, building context and scale, and landscaping are met. Through the neighborhood planning process and in public forums held in association with the preparation of these guidelines, the following are identified as important design issues:

- Preserving, enhancing and connecting Capitol Hill's existing attributes is one of the fundamental goals of the Neighborhood Plan. Residents want to protect and augment the neighborhood's architectural qualities, historic character, pedestrian scale and natural features.
- Integrating transit and open space with new commercial and residential development is essential for making the most of these public and private assets.
- Maintaining the special character and pedestrian-orientation of the neighborhood's commercial corridors is important to their economic vitality.
- In residential areas, preserving existing housing structures and providing varied types of new housing is important to encouraging long-term residency in the neighborhood.
- Mature street trees have a high value to the neighborhood and every effort should be made to preserve them and to prevent departures that would negatively impact or shorten their lifespan.

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Guidelines at a Glance

The Capitol Hill design guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Capitol Hill Urban Center Village as reflected in Map 2 (page 1). These guidelines augment the Seattle Design Guidelines adopted in 2013. The list below correlates the guidelines by subject matter and shows which Seattle Design Guidelines are augmented by Capitol Hill Design Guidelines. A "yes" indicates supplemental guidance is provided; a "no" indicates that the citywide guideline is sufficient. Note that the numbering system of the Seattle Design Guidelines is different from the original numbering applied to the Capitol Hill Design Guidelines in 2005.

Context and Site

CS1. Natural Systems and Site Features .....no

CS2.Urban Pattern and Form .....yes
- Streetscape Compatibility (former A-2)
- Corner Lots (former A-10)
- Height, Bulk, and Scale (former B-1)

CS3. Architectural Context and Character .....yes
- Architectural Concept and Consistency (former C-2)

Public Life

PL1. Connectivity .....no

PL2. Walkability .....yes
- Human Scale (former C-3)
- Pedestrian Open Spaces and Entrances (former D-1)
- Personal Safety and Security (former D-7)

PL3. Street-Level Interaction .....yes
- Human Activity (former A-4)

PL4. Active Transportation .....no

Design Concept

DC1. Project Uses and Activities .....yes
- Parking and Vehicle Access (former A-8)
- Screening of Dumpsters, Utilities, and Service Areas (former D-6)

DC2. Architectural Concept .....no

DC3. Open Space Concept .....yes
- Residential Open Space (former A-7)
- Landscape Design to Address Special Site Conditions (former E-3)

DC4. External Elements and Finishes .....yes
- Height, Bulk, and Scale (former B-1, Broadway specific goal, bullet #2)
- Exterior Finish Materials (former C-4)

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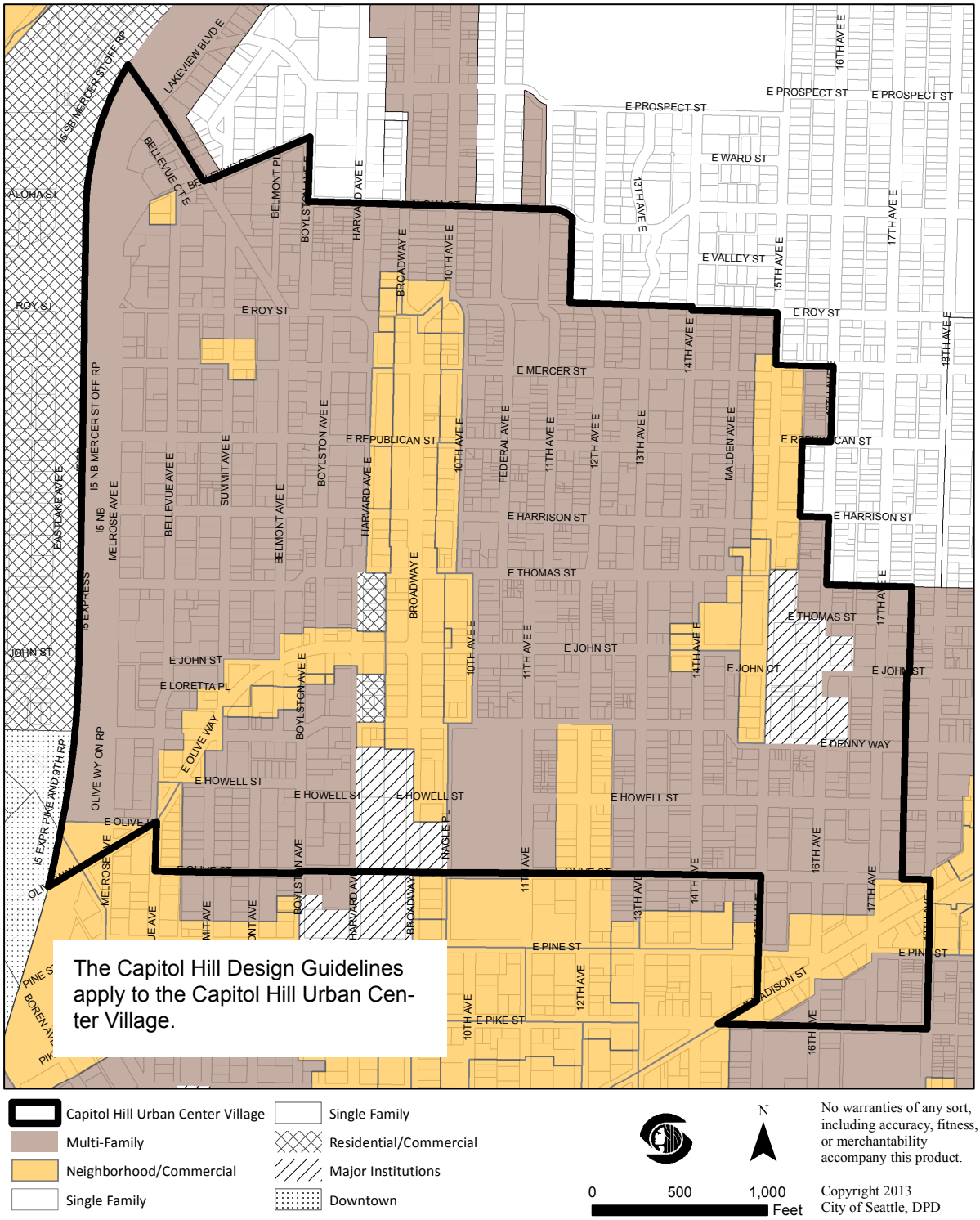
Map 2: Capitol Hill Urban Center Village



Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details. Additionally, zoning areas shown on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

Capitol Hill Design Guidelines

The Capitol Hill Design Guidelines provide direction to the neighborhood Design Review Board to help ensure that community goals for streetscape quality, pedestrian orientation, building character, open space design and use, residential privacy, building context and scale, and landscaping are met. These guidelines recommend achieving the neighborhood's urban design goals using the following general recommendation for commercial areas and residential areas.

Commercial Areas

Design guidelines customized for Capitol Hill's commercial corridors reinforce pedestrian-oriented character, help ensure that new construction complements existing surroundings. Capitol Hill's commercial design guidelines encourage:

- creating distinctive entrances, windows and facade detailing (such as decorative materials or trellises) typical to the area;
- using signage that is in scale and is architecturally compatible with the storefront buildings;
- providing landscaping and pedestrian-oriented open space, including sidewalks and courtyards;
- street-level commercial uses that provide streetfront windows with clear glazing;
- designing upper story setbacks for institutional and mixed-use buildings to reduce bulk and keep in scale with the neighborhood;
- improving height, bulk and scale compatibility between commercial and residential areas; and
- screening parking lots and discouraging driveways and curb cuts on commercial streets, particularly Broadway and 15th Avenue East.

Residential Areas

Design guidelines customized for Capitol Hill's residential neighborhoods will reinforce human scale, architectural quality, and compatibility with surroundings. Capitol Hill's residential design guidelines encourage:

- respecting the character traits of single family structures in the design of new higher-density in-fill structures where there is a prevalence of smaller scale, single family structures;
- using decorative façade elements to break down the scale and provide pedestrian interest;
- structure setbacks, especially on corner sites that create private/public landscaped open space; and
- consolidating access points and strongly discourage multiple curb cuts for multifamily and townhouse projects.

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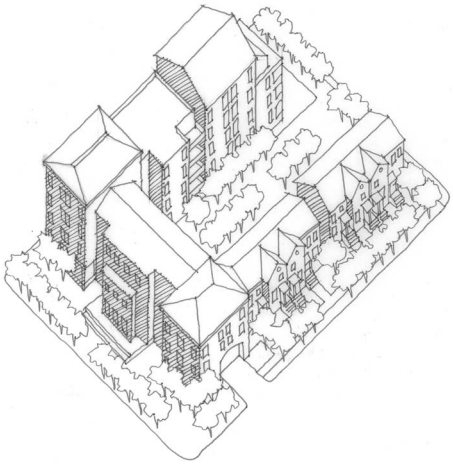
CS2 Urban Pattern and Form

Citywide Guideline:

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



A hypothetical full-block development scenario in which the vehicle entrances are minimized along the streetscape, and building frontage along the commercial and residential streets complement the established streetscape character. This includes "townhouse-style" ground level treatment on the residential street.

Compatibility is attained through similar building setbacks of a new multifamily development (at right) and the adjacent single family homes.

Capitol Hill Supplemental Guidance

I. Streetscape Compatibility

Neighborhood Priority: *Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.* The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

i. Retain or increase the width of sidewalks.

ii. Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.

iii. Vehicle entrances to buildings should not dominate the streetscape.

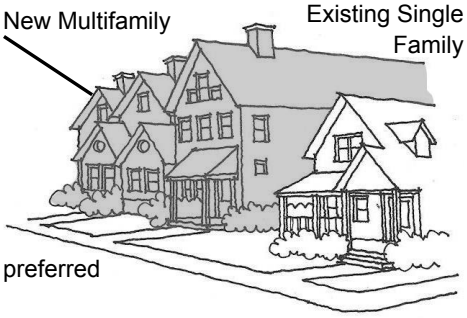
iv. Orient townhouse structures to provide pedestrian entrances to the sidewalk.

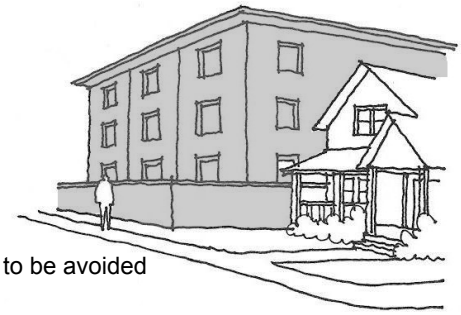
v. For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.

vi. Where possible, new development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

Buildings on corner lots should be oriented to the corner and public street fronts. A prominent, landscaped corner entry can promote visibility at a street intersection, and provides a comfortable place for people.

Prominent retail corner entry: By setting back at the corner, public space is extended from the sidewalk. The scale of the recessed entry, combined with building features at the corner, welcome without interrupting retail continuity along the streetscape. This idea places a strong visual emphasis on the street while supporting active public space.





Sensitive Infill Development

II. Corner Lots

Neighborhood Priority: *Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.* Capitol Hill's small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner.

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

i. Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.

ii. Provide for a prominent retail corner entry.

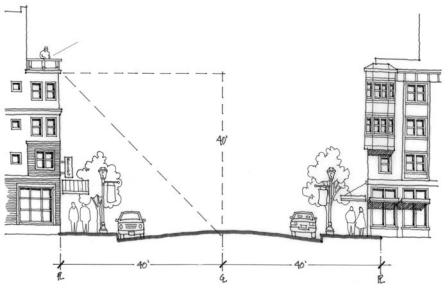
III. Height, Bulk, and Scale Compatibility

Neighborhood Priority: *Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale.* Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of adjacent zones.

i. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

An example of building massing and orientation composed in a manner to take advantage of noteworthy views.



Buildings serve to define streets spatially. Proper spatial definition of a pedestrian-friendly street (such as Broadway) can be achieved with an appropriate ratio of building height to the width of the street. Typically, auto-oriented areas have around 1:10 height-to-width ratios, whereas neighborhood commercial streets in urban places are closer to 1:3 or 1:2 (as shown above). As a general rule, the tighter the ratio, the stronger the sense of place. New developments that are 65 feet or taller in height are encouraged to be compatible with surrounding buildings, incorporating features such as stepping back at or near 40 feet and providing human scale materials and details on these levels to relate well to the pedestrian.

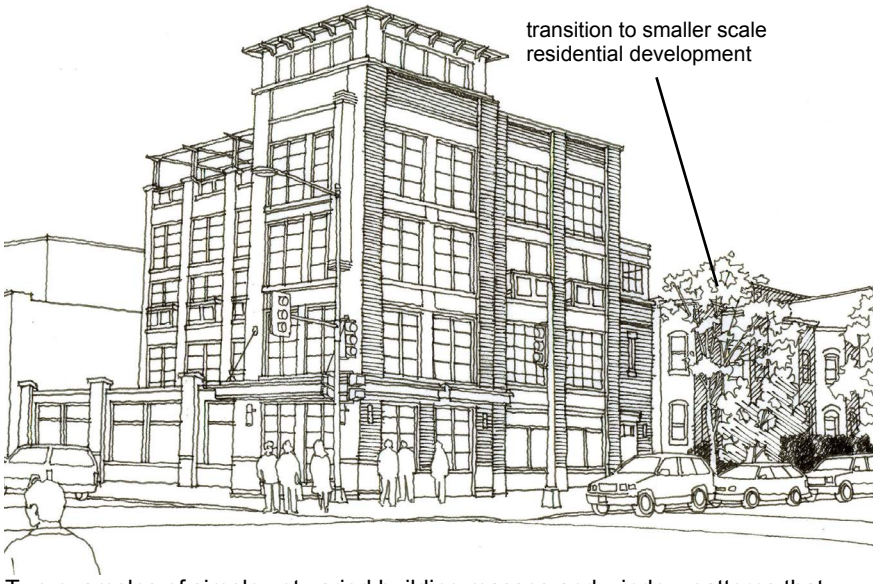
ii. Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.

iii. Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

Broadway Priority: *Maintain and enhance the character and function of Broadway as a vibrant and interesting commercial street.* Most of Broadway's architecture is an eclectic mix of one to three-story buildings that range in style, age and architectural quality. Small, commercial storefronts are present at street-level in nearly all buildings. Many attractive masonry and terra-cotta buildings are interspersed with lesser quality structures. The Broadway Market redevelopment between Harrison and Republican Streets East is a popular mixed-use building that blends in well with its surroundings.

iv. Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.

v. The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small storefronts that meet the sidewalk and where possible provide for an ample sidewalk.



Two examples of simple yet varied building masses and window patterns that create shadow lines and provide visual relief. It's important not to "over-modulate" the building, which can have the unintended consequence of creating building features that appear "tacked-on." Articulated sub-volumes are also employed as a transition in size to adjacent structures that are smaller in scale.

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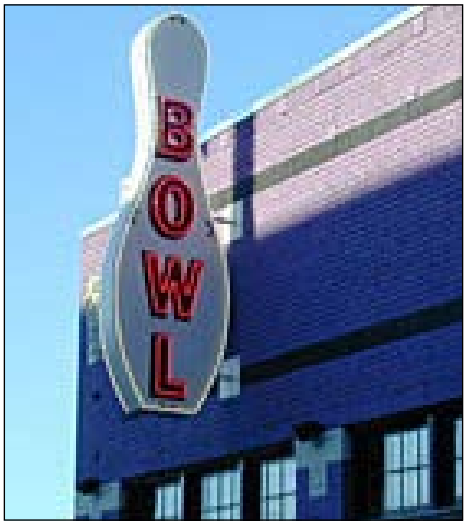
CS3 Architectural Context and Character

Citywide Guideline:

Contribute to the architectural character of the neighborhood.

An example of an appropriately-scaled, well-detailed sign.



Signs can add creativity and individual expression to the streetscape.

Capitol Hill Supplemental Guidance

I. Architectural Concept and Consistency

Neighborhood Priority: *Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale.* There are many elements in the Capitol Hill neighborhood that lend to its unique and thriving character, especially its active street life. There are a variety of ways—architectural concept, human scale and high-quality materials—that can honor this architectural context.

Building design elements, details and massing should create a well proportioned and unified building form and exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

i. Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.

ii. Solid canopies or fabric awnings over the sidewalk are preferred.

iii. Avoid using vinyl awnings that also serve as big, illuminated signs.

A regular cadence of display windows, shop entrances and architectural details enhances the pedestrian experience.

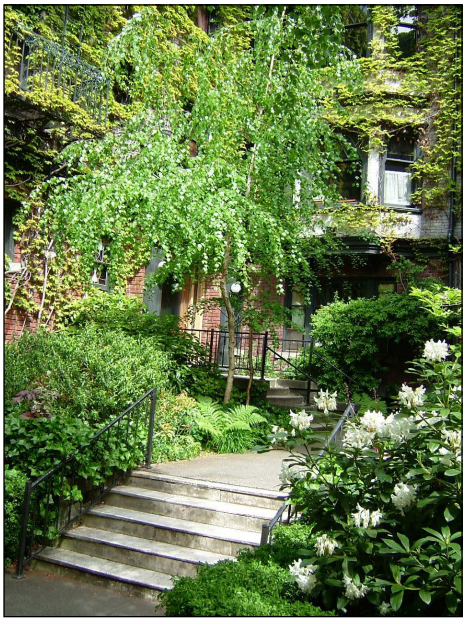
iv. Use materials and design that are compatible with the structures in the vicinity if those represent the desired neighborhood character.

Attachment 4 to the DPD Design Guidelines Ordinance

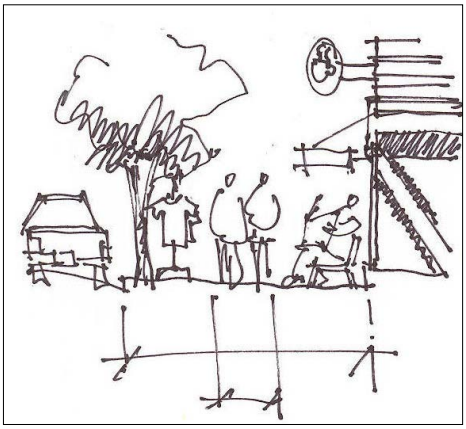
PL2 Walkability

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 Precedent: Outdoor spaces place a visual emphasis on the street, supporting the functional and visual integration of public and private realms.



Provide adequate space for pedestrian movement.

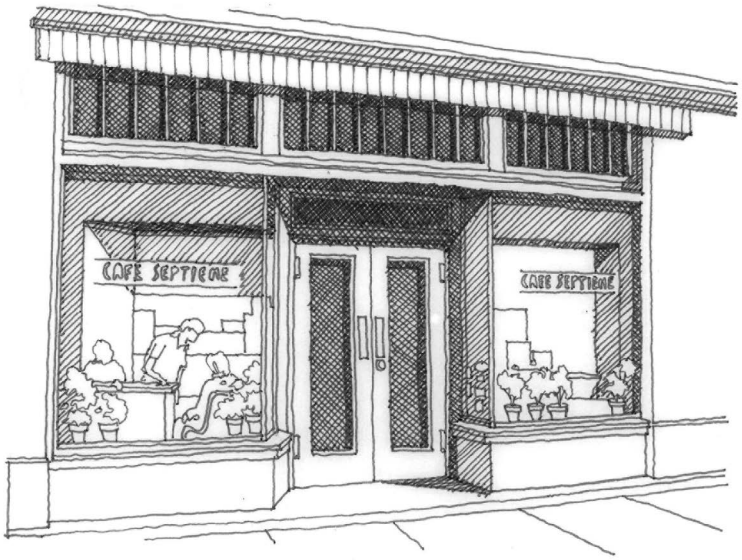
Capitol Hill Supplemental Guidance

I. Human Scale

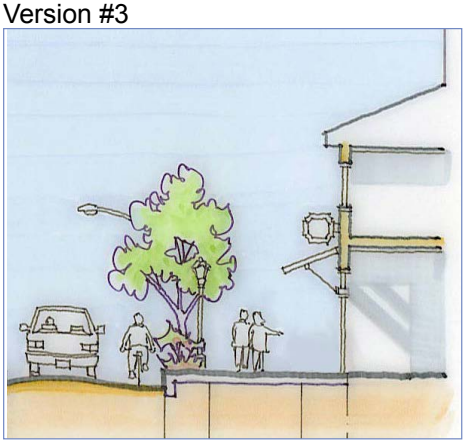
The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

i. Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.

ii. Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line. (These details make buildings more "pedestrian- friendly"—details that would be noticed and enjoyed by a pedestrian walking by, but not necessarily noticed by a person in a vehicle passing by at 30 miles per hour.)

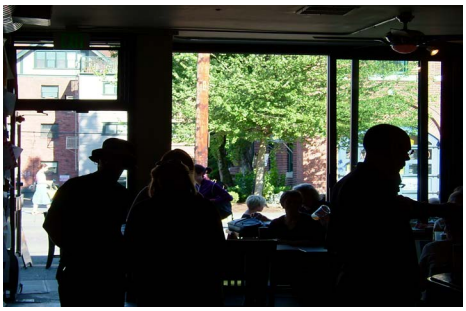


Emphasize human-scale design: the individual interacts with the street level of a building in an intimate fashion, and rich visual details at the street level add interest and character to the façade, setting the stage for an active street environment and reinforcing pedestrian comfort.



Size exterior light fixtures, canopies and awnings to the scale of the building and sidewalk.

A well-marked, articulated building entrance that is oriented to the sidewalk and provides overhead cover.



Generous windows placed at the ground floor of a commercial use give people inside a knowledge of those on the street, and the people on the street gain an awareness of the activity inside. This is commonly referred to as “eyes on the street,” and supports an active day and night street environment.

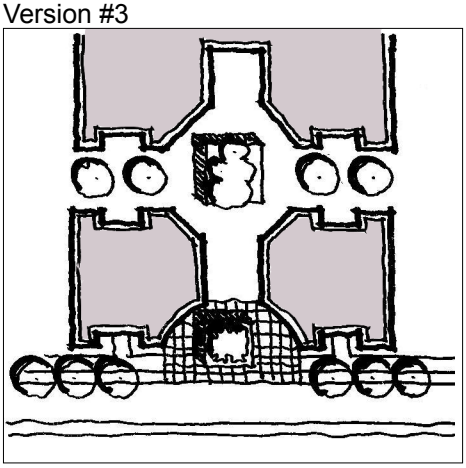
Corner retail opens to sidewalk

Upper floor setback

Subtle signage

Transom windows

Corner entrance with open storefront



Establish clear pedestrian connections that direct pedestrians between buildings, parking, streets and open places.

An example of a single, identifiable residential entry that does not unduly interrupt the continuity of the commercial streetscape.

An example of drop lighting attached to a building.

II. Pedestrian Open Spaces and Entrances

Neighborhood Priority: *Maintain and enhance pedestrian scale, activity and comfort.* The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reflect these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority.

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

i. Provide entryways that link the building to the surrounding landscape.

ii. Create open spaces at street level that link to the open space of the sidewalk.

iii. Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

iv. Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the vitality of the retail commercial streetscape.

III. Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

i. Consider:

   a. pedestrian-scale lighting, but prevent light spillover onto adjacent properties;

   b. architectural lighting to complement the architecture of the structure; and

   c. transparent windows allowing views into and out of the structure—thus incorporating the "eyes on the street" design approach.

ii. Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

PL3 Street-Level Interaction

Citywide Guideline:

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

A good example of a storefront that animates the street edge and sustains a pedestrian's interest with a high degree of transparency along the street, through which uses are readily discernible to the passer-by. Overhead cover along the sidewalk and seating adds pedestrian comfort.

Outdoor gathering space along the sidewalk is allowed by setting back the corner of the building.

Capitol Hill Supplemental Guidance

I. Human Activity

Neighborhood Priority: *Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.* Capitol Hill's commercial corridors are among the liveliest pedestrian environments in the city. The mix of small-scale storefronts that house retail, restaurants, and services attract residents and visitors on a daily basis. Proper site planning reinforces the existing pedestrian orientation of the neighborhood.

New development should be sited and designed to encourage human activity on the street.

i. Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian.

ii. Provide for outdoor eating and drinking opportunities on the sidewalk by allowing restaurant or café windows to open to the sidewalk and installing outdoor seating while maintaining pedestrian flow.

iii. Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.

Retail shops can be configured so that they spill out on to the sidewalk and provide seating—both of which enliven the streetscape

DC1 Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

In this example, the sidewalk is indistinguishable from the driveway. This reduces the potential for front yards, landscaping and porches, and reduces the supply of on-street parking. This is discouraged.

A single-garage entry for multiple residences preserves the streetscape for pedestrians and adequately accommodates vehicles. This is encouraged.

Capitol Hill Supplemental Guidance

I. Parking and Vehicle Access

Neighborhood Priority: *Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.* A wall of garage doors and multiple curb cuts greatly diminish the quality of the pedestrian environment. Where alley access is not possible, garage entries and driveways should be consolidated to enhance the streetscape for pedestrians.

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

i. Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

II. Screening of Dumpsters, Utilities, and Service Areas

New developments should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

i. Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

ii. For new development along **Broadway** that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East (see map on page 12)—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

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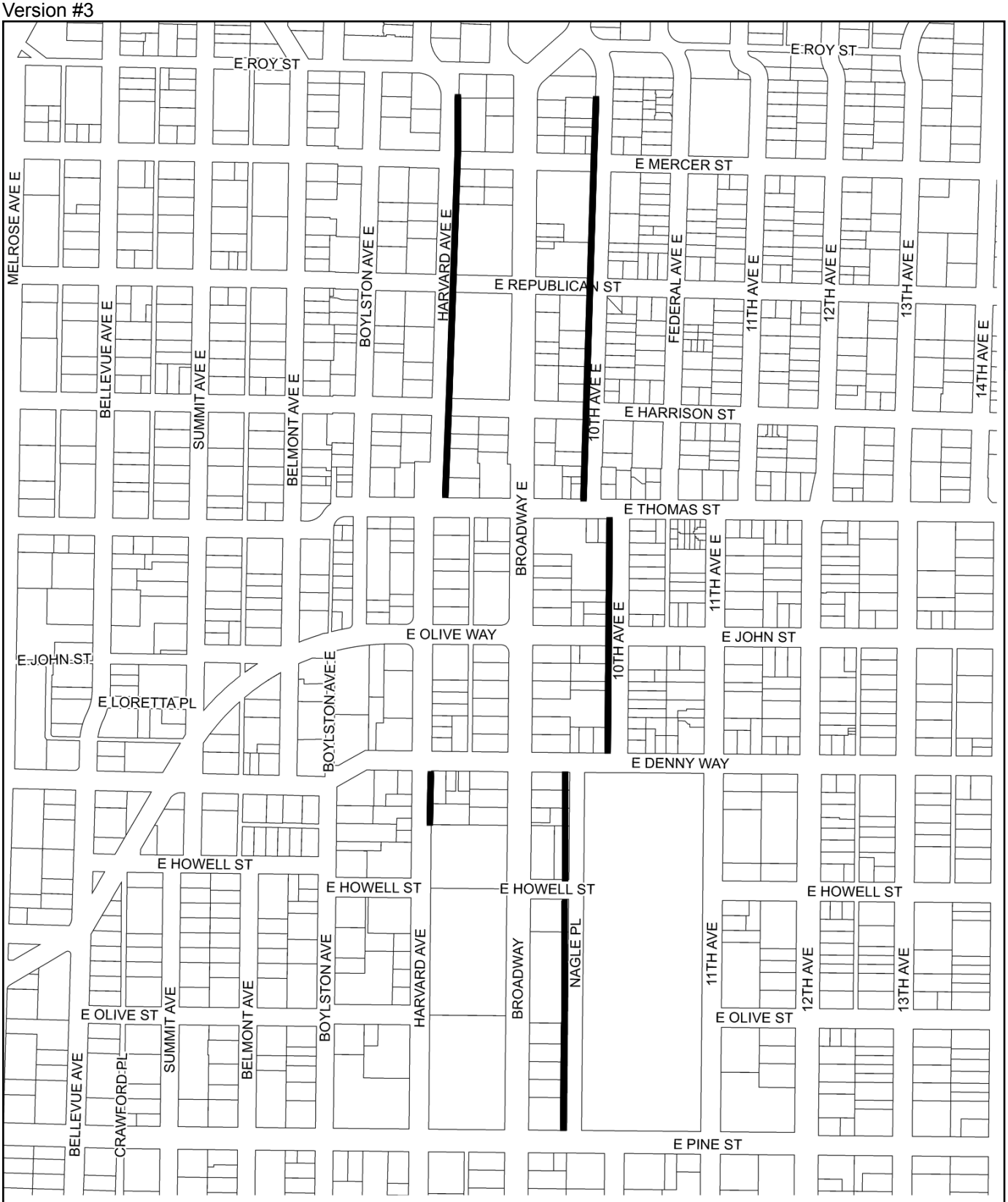

Map 3: Locations Where Commercial and Residential Zoning Abut

Areas where residential character should be considered

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NORTH

0 100 200 400 600 800 1,000
Feet

Attachment 4 to the DPD Design Guidelines Ordinance

DC3 Open Space Concept

Citywide Guideline:

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

Street trees of appropriate species planted on a linear roadway in combination with naturalistic landscape plantings enhance the variety of visual and spatial experience in Capitol Hill's residential areas.

Maintain Landscape Traditions. Classic garden court-style apartment. Capitol Hill has an outstanding tradition of landscape design in its residential open spaces. Forecourts, intimate courtyards, terraces, and outdoor gardens contribute to an exceptional outdoor setting. New development should continue to build upon these traditions and qualities found within the local landscape.

Capitol Hill Supplemental Guidance

I. Residential Open Space

Neighborhood Priority: *Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.* With one of the highest residential densities in the city, Capitol Hill's neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping.

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

i. Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.

ii. Create substantial courtyard-style open space that is visually accessible to the public view.

iii. Set back development where appropriate to preserve a view corridor.

iv. Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

v. Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.

vi. Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

vii. Use porous paving materials to enhance design while also minimizing stormwater run-off.

Maintain Landscape Traditions. Capitol Hill has an outstanding tradition of landscape design in its residential open spaces. Forecourts, intimate courtyards, terraces, and outdoor gardens contribute to an exceptional outdoor setting. New development should continue to build upon these traditions and qualities found within the local landscape.

II. Landscape Design to Address Special Site Conditions

Neighborhood Priority: *Maintain and enhance existing landscape patterns in commercial and residential areas.*

The landscape design should take advantage of special on-site conditions such as highbank front yards, steep slopes, view corridors or existing significant trees, and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

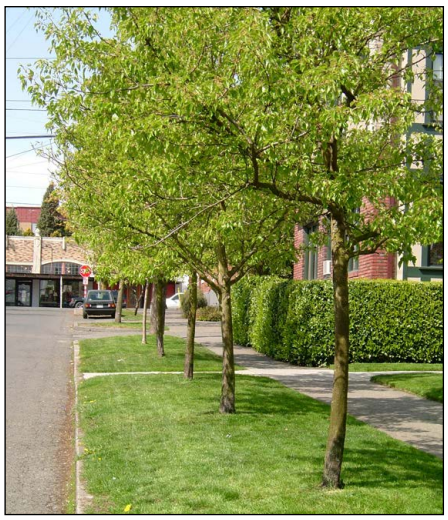
i. Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.

ii. Supplement and complement existing mature street trees where feasible.

iii. Incorporate street trees in both commercial and residential environments in addition to trees onsite.

iv. Consider commercial landscape treatments that include street trees.

Residential street without street trees



Residential street with street trees

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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.

High-quality materials and contextual design in new multifamily development.

Capitol Hill Supplemental Guidance

I. Height, Bulk, and Scale

i. Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

This example shows metal used as an accent on the exterior of the building, as part of a carefully executed and balanced facade.

II. Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

i. Use wood shingles or board and batten siding on residential structures.

ii. Avoid wood or metal siding materials on commercial structures.

iii. Provide operable windows, especially on storefronts.

iv. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.

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

vi. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

Quality materials that express a long-term civic investment to the neighborhood

Capitol Hill Design Guidelines 2013

Light Rail Station Sites: Supplemental Guidelines

Pennucci / Rutzick DPD Design Guidelines Ordinance
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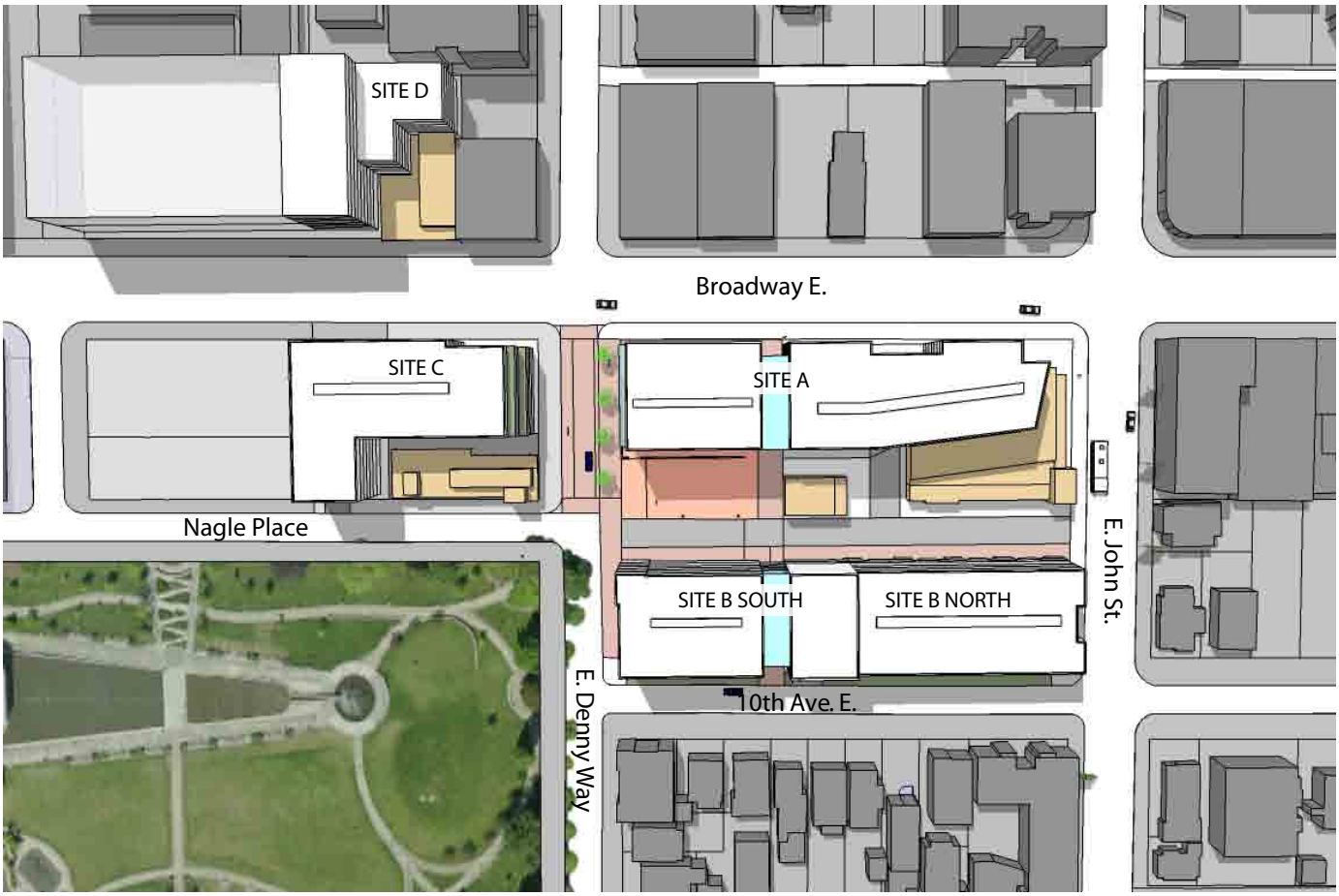
Introduction

These site specific design guidelines are supplemental to the Capitol Hill 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 (Council Bill Number: 117818) 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.



CS1-S 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

I. Energy Use

Consider sustainable design opportunities on site such as:

i. Integrating new buildings and site with external direct heating/ cooling system(s)

ii. Incorporating building-integrated renewable energy generation, provide for potential expansion with adjacent properties

iii. Providing individual, advanced meters for every residential unit

iv. Providing publicly visible displays of energy use

Green roofs aid stormwater management

II. Plants and Habitat

Consider sustainable design opportunities on site such as:

i. 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

ii. Creating habitat through right-of-way improvements and/or integrated green roofs and walls

III. Water

Consider sustainable design opportunities on site such as:

i. Providing publicly visible displays of water use

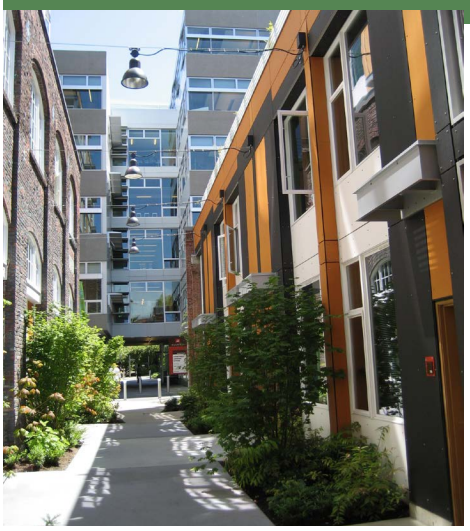
ii. Providing shared site-wide systems for rain water harvesting, greywater reuse, blackwater processing/reuse, centralized shared water cisterns. Provide for potential expansion with adjacent properties.

iii. Reducing flows into the municipal water system through stormwater management of building green roofs and walls.

CS2-S Urban Pattern and Form

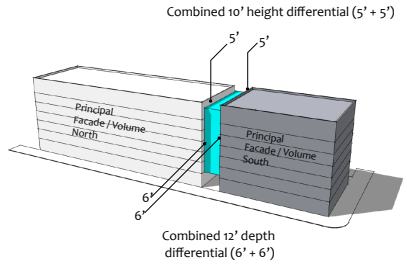
Citywide Guideline:

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

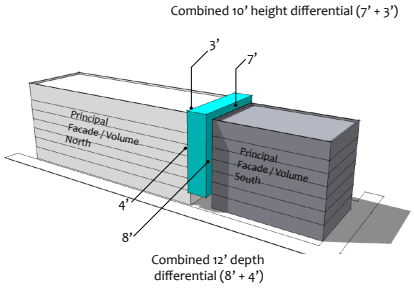


Changes in materials and textures combined with sizeable recesses and alterations in building height create visual massing breaks.

EXAMPLE A



EXAMPLE B



Capitol Hill Site-Specific Supplemental Guidance

I. Adjacent Sites, Streets, and Open Spaces

i. Enhance the character of Broadway as one of Capitol Hill's most prominent and vibrant shopping and public main streets.

ii. Facades facing Broadway should reinforce the street edge.

II. Relationship to the Block

i. 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.

ii. 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:

a. An inviting entry feature such as cascading stair or terrace (especially Site A)

b. Commercial and retail uses that activate Broadway E. and that 'turn-the-corner' into the mid-block crossing on Site A.

c. Using the mid-block crossing as a transition point of building character, scale or mass.

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

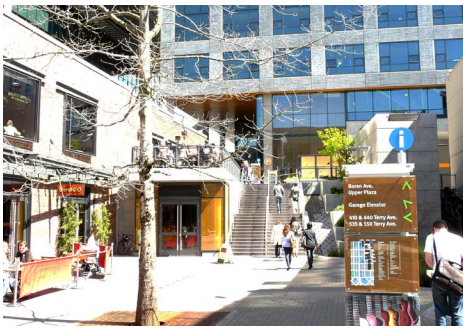
III. Height, Bulk, and Scale

i. 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.

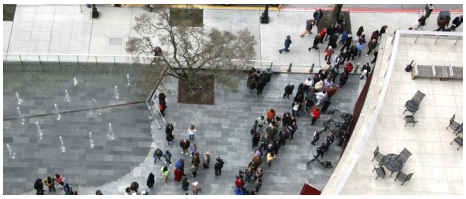
PL1-S Connectivity

Citywide Guideline:

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

I. 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.

II. Consider additional pedestrian lighting such as catenary suspended lighting to enhance the E. Denny Way Festival Street.

III. Network of Public Spaces

i. Consider design approaches that make new public spaces easily accessible from existing sidewalks and public areas, and proposed new light rail station entries.

ii. Consider design approaches to the pedestrian pass throughs of Site A and Site B in a way that draws the public into the plaza.

IV. Outdoor Uses and Activities

i. 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.

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

ii. 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.

PL2-S
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

I. Safety and Security

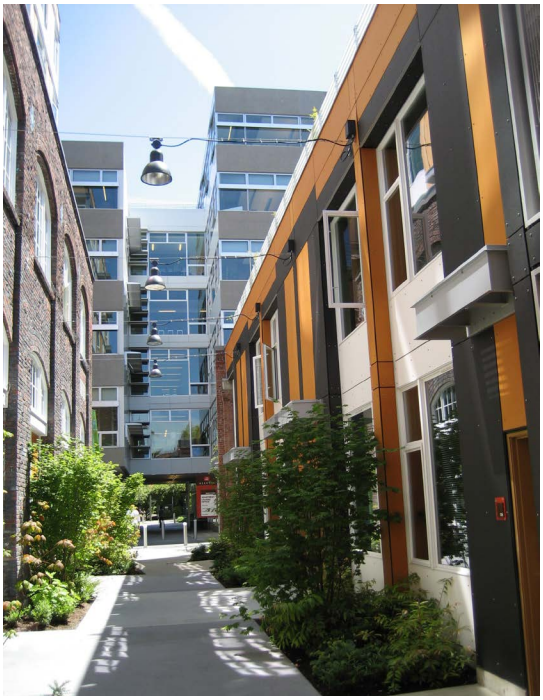
i. Consider including amenity areas on upper levels of structures around the plaza as well as active uses fronting the plaza that contribute to eyes-on-the-plaza.

ii. 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.

iii. 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

Usable balconies and terraces that provide eyes on the plaza



Safety and security bolstered by pedestrian lighting

PL3-S 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

I. Street-Level Interaction

i. Consider designing flexible retail spaces facing Broadway to potentially accommodate either a combination of smaller businesses or a larger 'anchor' or destination retail tenant.

ii. 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.

DC1-S 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

I. Vehicular Access and Circulation

i. 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.

DC2-S Architectural Concept

Citywide Guideline:

Develop an architectural concept that will result in a unified and functional 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

I. Consider an architectural concept that will contribute to distinct building design identities that function as a whole.

II. 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.

III. Consider addressing the grade change between Broadway E. and Nagle Place in such a way that engages the E. Denny Way Festival Street.

IV. Massing

i. 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.

ii. 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.

V. Secondary Architectural Features

i. 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.

ii. 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.

iii. Consider exploring architectural features within ground level façades at the plaza such as recesses, bays, colonnades to ensure interest and variety.

DC3-S 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

I. 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.

II. Consider design approaches that are informed but not dictated by that of the E. Denny Festival Street.

III. Consider accommodating and not precluding temporary overhead protection across the plaza.

IV. Anticipate and accommodate infrastructure for future programming of the plaza such as access to electricity and water.

V. Consider the following:

   i. A progression of landscape and paving from green and soft at the park edge to a more urban texture at Broadway

   ii. Textures and interest in the ground plane

   iii. Places to sit gather and rest

   iv. Restrict vehicular access across the plaza to those needed for servicing site A and Sound Transit access

   v. Explore integration of an artistic, removable weather protection cover/canopy over the plaza

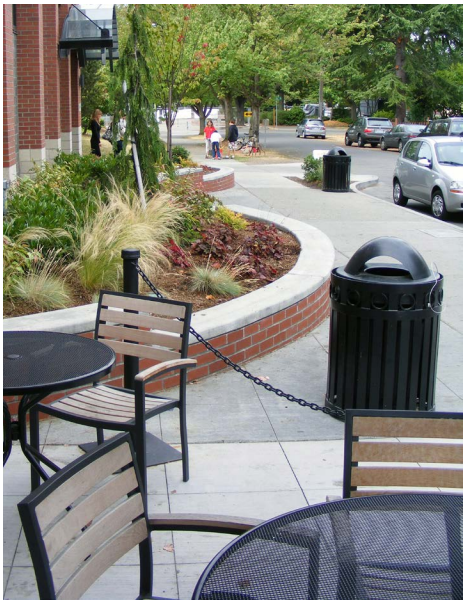
DC4-S Exterior Elements and Finishes

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

I. 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)