

Ballard and Capitol Hill Neighborhood Design Guidelines

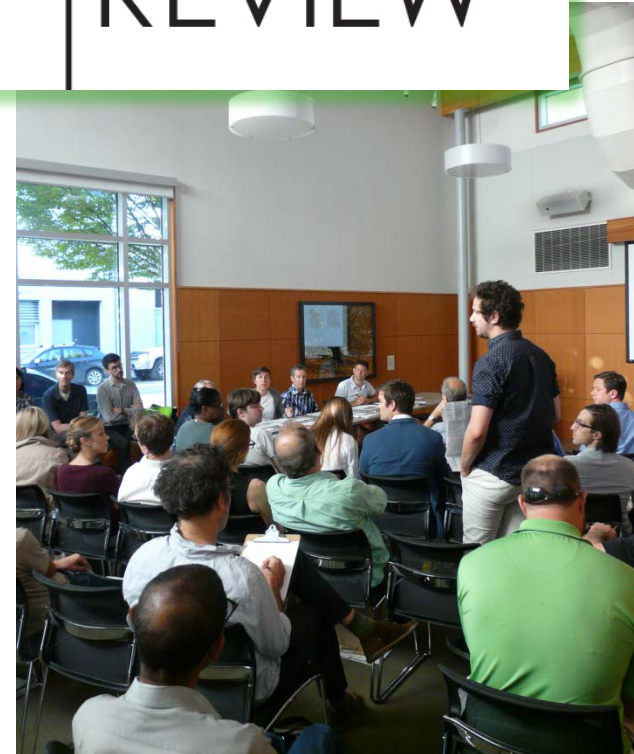
Seattle City Council

Planning, Land Use, and Zoning Committee

June 5, 2019

Design Review Program

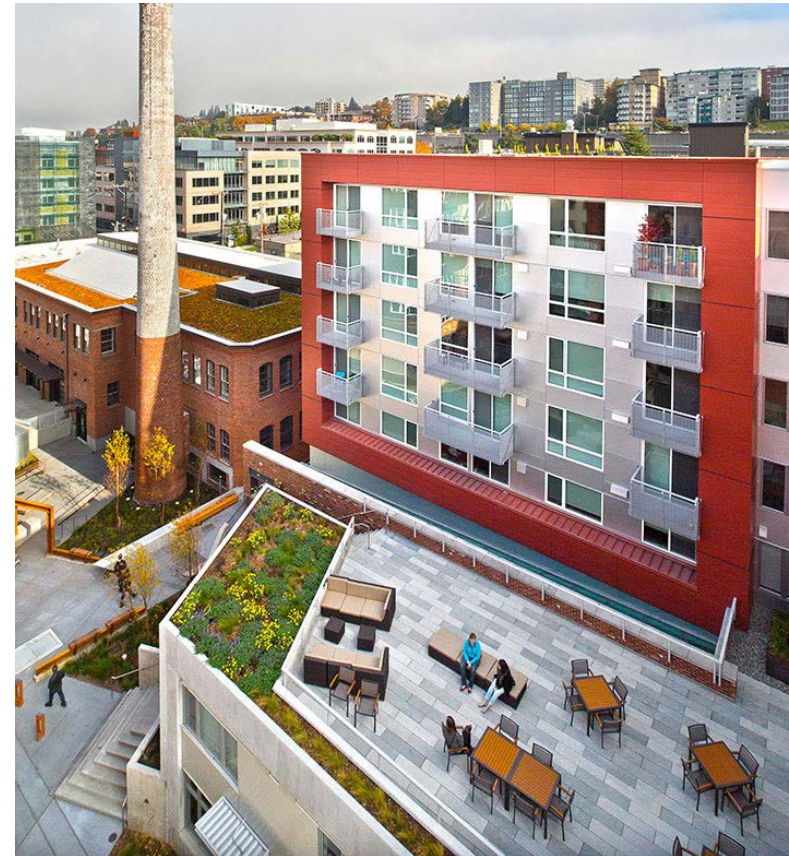
- Seattle's Design Review Program was established in 1994.
- Over 1,500 projects reviewed since the program began - (about 111 projects per year).
- Design review takes place before a new development can apply for construction permits.



Design Review Program

The Purpose of Design Review

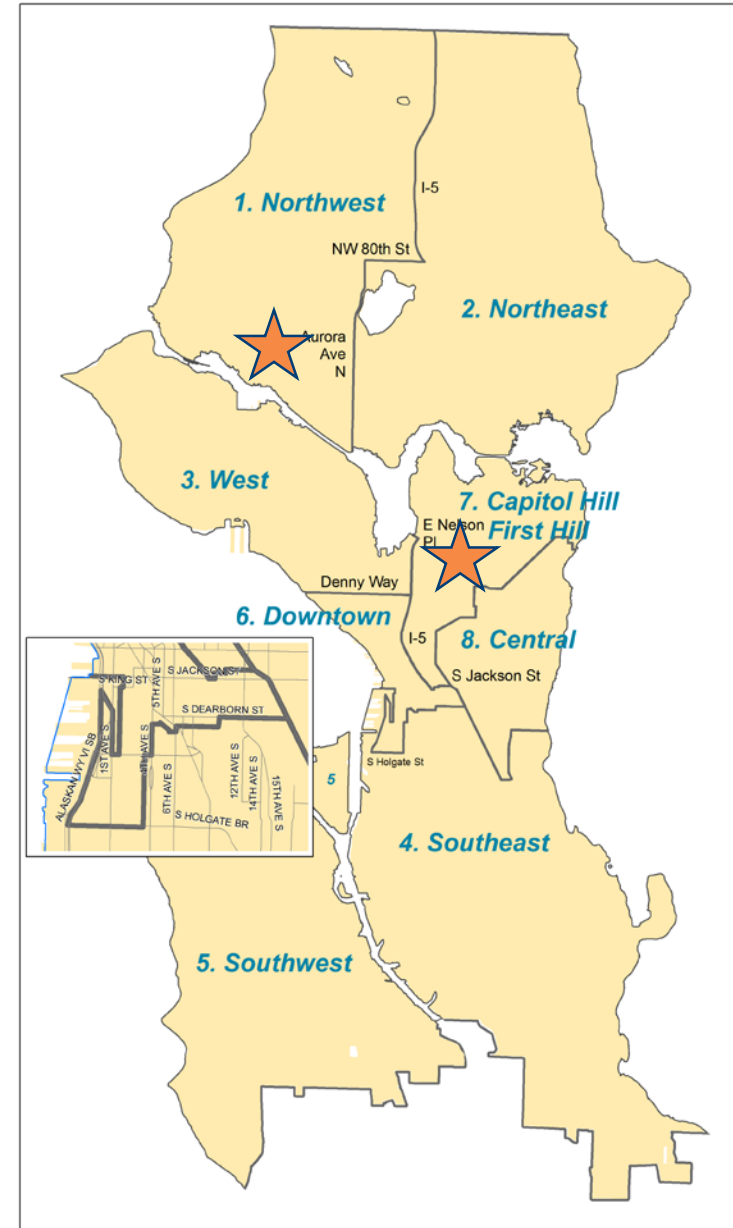
- Encourage better design and site planning to ensure new development sensitively fits into neighborhoods.
- Provide flexibility in the application of development standards to better meet the intent of the Land Use Code.
- Improve communication and understanding among developers, neighborhoods and the City.



Context

Design Review Boards & Districts

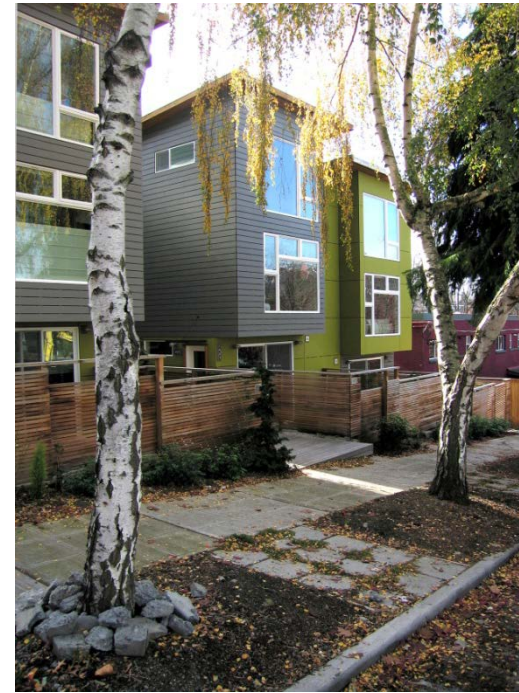
- The Capitol Hill Neighborhood is located within the Capitol Hill - First Hill district
- The Ballard Urban Village is in the Northwest district
- Each district board consists of volunteers appointed by the Mayor and City Council.
- Their duties include: synthesizing community input; providing early design guidance; recommending conditions of approval; and ensuring fair and consistent application of design guidelines.



Guideline Categories and Organization

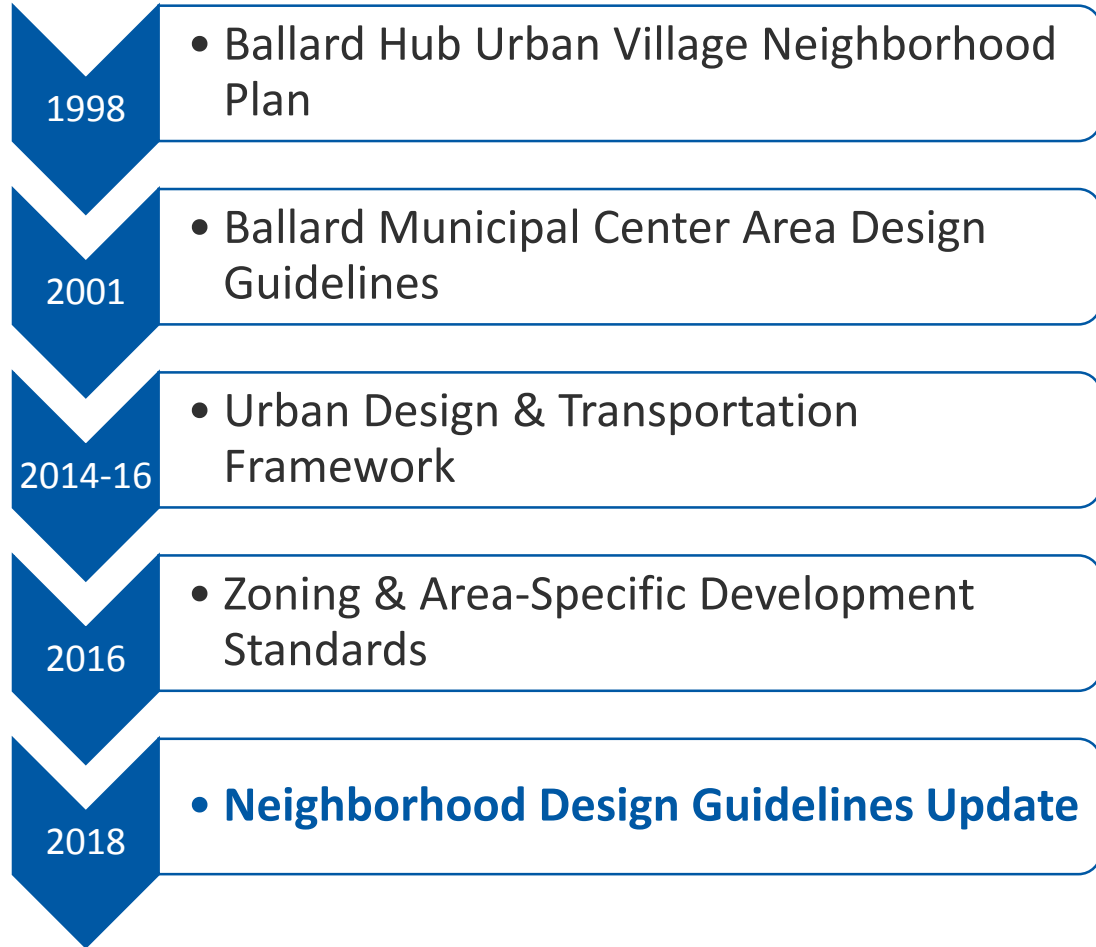
Categories:

- Context and Site
 - CS1. Natural Systems and Site Features
 - CS2. Urban Pattern and Form
 - CS3. Architectural Context and Character
- Public Life
 - PL1. Connectivity
 - PL2. Walkability
 - PL3. Street-Level Interaction
 - PL4. Active Transportation
- Design Concept
 - DC1. Project Uses and Activities
 - DC2. Architectural Concept
 - DC3. Open Space Concept
 - DC4. Exterior Elements and Finishes



Ballard

Planning Ballard



The Ballard Alliance provides neighborhood leadership on several priority areas including development character and transportation.

The Alliance worked with the City to develop a community vision that guided land use code changes, urban design and transportation improvements.

Why Update Ballard Neighborhood Design Guidelines?

- Significant growth
- The existing Guidelines only apply around Ballard Commons Park
- Ballard Characters Areas
- Guidance needed to address bulk, street-level design, and detail
- Mandatory Housing Affordability allows more height and density



Community Involvement

- 24 Committee meetings
- 5 Open houses
- On-line Engagement
- Community Group Conversations
- SEPA Comment Periods

Welcome to the Ballard Design Guidelines Update Open House



Review the Draft.
Share your thoughts.

The City of Seattle worked with the Ballard Alliance and local community members to Produce an Urban Design and Transportation Framework in 20016 the recommended changes to the Land Use Code, and Updates to the Ballard Design Guidelines. City Council adopted the Land Use Code amendments in 2016.

Today we are reviewing the Draft Ballard Design Guidelines.

What are Design Guidelines?

Design Guidelines are a tool used to evaluate how new buildings support and enhance the character of the existing community.

Monday, October 29
5:00 - 7:00 pm

Ballard Library
Meeting Room
5614 22nd Ave NW



Priority Design Issues

Encourage new development to:

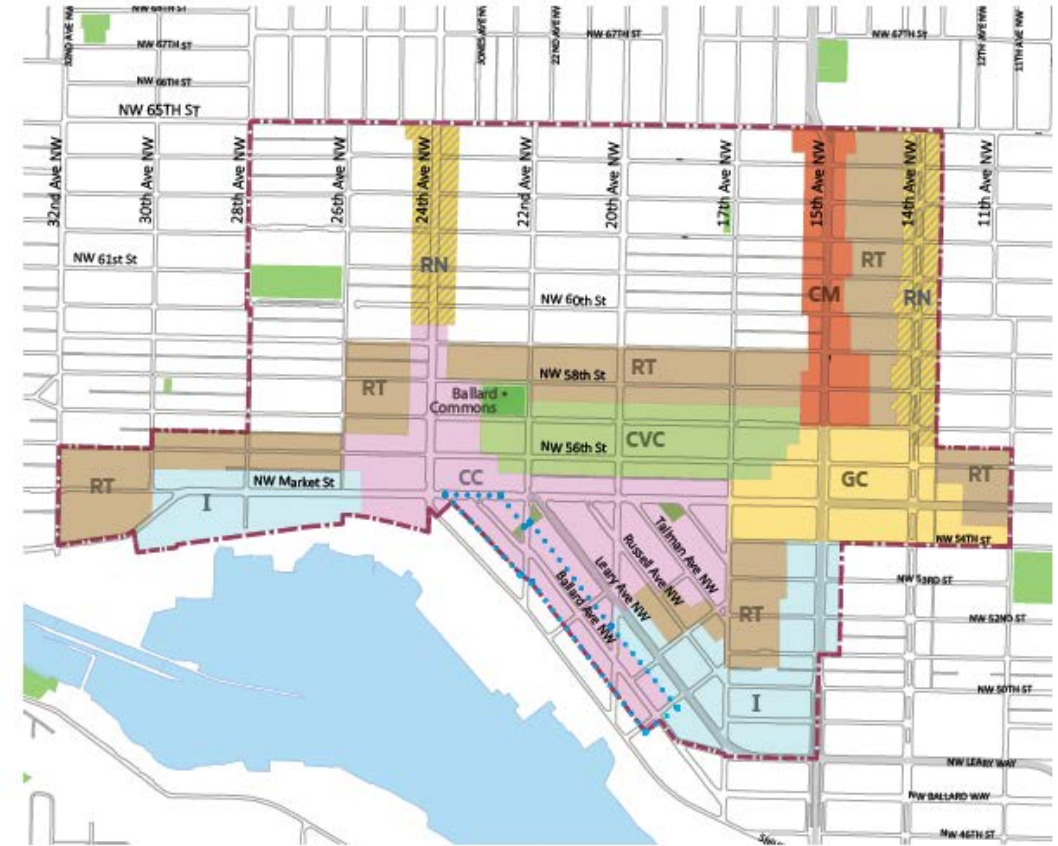
- Enhance Character Areas
- Improve street-level character
- Reduced building bulk
- Use high quality detailing and materials



Character Areas

- Reinforce the character and role of Ballard's Character Areas
- Create strong visual identity at Gateways

Ballard Character Areas Map



LEGEND

- Character Core (CC)
- Civic Core (CVC)
- Commercial Mix (CM)
- Residential In-Town (RT)
- General Commercial (GC)
- Industrial (I)
- Residential/Neighborhood Retail (RN)
- Boundary where Ballard Neighborhood Design Guidelines apply
- Boundaries of the Ballard Avenue Landmark District.
Ballard Neighborhood Design Guidelines do not apply within the Landmark District.

Example



CS2

CONTEXT & SITE

Urban Pattern & Form

Seattle Design Guideline:

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



The Character Core includes older, highly detailed buildings with businesses at the street, a mix of building heights, and facade widths that reflect the historic 50' lot widths.



New buildings in the Character Core bring different architectural styles, but maintain strong presence and detailing.

3) Human-scaled building, upper setbacks, and massing breaks help avoid creating a canyon feel.

2) Draw attention to entrances. Avoid deep-set windows at street level. Encourage variety in awnings and signage, and transparent street level facades.

Ballard Supplemental Guidance

1. Location in the Neighborhood - Sense of Place:

Reinforce the character and role of Ballard's Character Areas (see map on Page 4).

a. **Character Core:** The mix of historic and heritage buildings create a welcoming business district. Buildings featuring construction techniques from over a century ago establish a distinct character with human scale, detail, and permanence.

1. Build structures to the street and include shops and restaurants along Principal Pedestrian Streets to create a vibrant street and solidify the walkable business district.

2. Respond to design precedents of old buildings by incorporating well-detailed, quality construction and transparent street-level facades. Draw attention to entrances, and use variety in awnings and signs.

3. Building massing should create human-scaled buildings, through their approach to the required upper setbacks, and employing massing breaks that avoid creating a continuous canyon - especially on NW Market St.

4. Detailed building form is preferred instead of ornamental decoration.

Character Core Illustration



Street Level Character

- Welcoming and spacious sidewalks
- Active residential and retail edges
- Integrating private open space, setbacks, and careful location of entrances
- Mid-block connections



Example



PL3 PUBLIC LIFE Street-Level Interaction

Seattle Design Guideline:

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



Landscaping and even a small change in grade create a buffer from the sidewalk and define the private space.



A high density of smaller, well-detailed storefronts is characteristic of the Character Core.

Ballard Supplemental Guidance

1. Entries

- Residential Entries:** In [Residential In-Town](#) (see map on page 4), row houses with individual entrances and stoops are recommended at the street level. In the [Civic Core](#) (see page 4), residences with individual entrances and stoops are preferred along NW 58th St.
- Retail Entries**
 - Character Core:** (see map on page 4) Along Principal Pedestrian streets in Pedestrian designation zones, continue the precedent of a high density of storefronts, entries, and the human-scale of the street-facing façades established along Ballard Ave. NW and along NW Market St. between 24th Ave. NW and 20th Ave NW.
 - Civic Core:** (see map on page 4) Where ground level commercial uses are provided, consider setting back portions of the street-level facade and cluster entries and active uses such as sidewalk cafes and benches to create a transition from public to semi-private spaces and to create a softer street-wall.

2. Residential Edges

- Use strong design elements in setbacks (e.g. sitting walls, raised patios, planters, paving changes, stoops, and porches) to indicate the transition from public to private.
- Encourage clearly differentiated residential or commercial street level uses. Encourage ground-related residential uses to follow development standards.

3. Buildings with Live/Work Uses: Discourage live/work units on Principal Pedestrian Streets; these streets should have genuine, activating commercial uses.

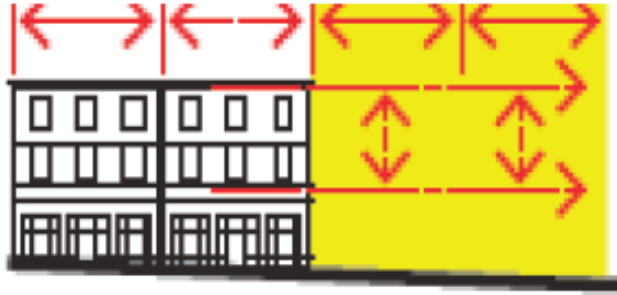
- Avoid live/work units on corners
- All residential buildings are preferred over live-work units along the entire street-level.

Building Bulk

- Randomly changing materials within the same plane to reduce perceived bulk is discouraged.
- Reflect the dominant 50' to 100' parcel width that was common in areas platted before 1930



Example



A new building, whether next to an old one or not, can use composition (scale and pattern of windows and floor heights) to reinforce the older buildings in the Character Core.



Development around the Ballard Commons and other open spaces should step back upper levels to increase solar access to the open space.

DC2 DESIGN CONCEPT Architectural Concept

Seattle Design Guideline:

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



Changing height at the corner of this development reduces the bulk.



The vertical and horizontal banding is expressed differently in the lower and upper portions of this building, providing a unifying theme while reducing the perceived bulk.



Ballard Supplemental Guidance

1. Massing

- Reducing Perceived Mass: In the Character Core (see map on page 4), the massing of new buildings should reflect the dominant 50 to 100-foot parcel width that was common in areas platted up to 1930. This can be achieved by either limiting building lengths or by creating distinct designs or material changes, or vertical modulations, that break up facades into this scale.

2. Architectural and Façade Composition

- Provide continuity of rhythm of vertical and horizontal elements (such as window size and spacing and location of entrances) along a block. Maximize the visibility of corner locations by placing entrances and strong design features on corners.
- Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpowered by the upper-level massing. Where the street level façade is set back to provide additional space at the ground level, ensure that the overhang is at least 13-15 feet above the sidewalk.

3. Scale and Texture

a. Texture

- At the street level, incorporate a variety of textures such as blade signs, uneven brick, gooseneck lights, and windows that add texture and scale that is perceptible at a walking pace.
- Create well-detailed and highly-visible storefronts. Provide opportunities for window displays. Generally, avoid small, deeply inset street-level storefront windows.
- Consider small recesses for doorways

Building Materials

Select materials that convey permanence

- Character Core = Traditional materials (brick & stone)
- Civic Core = Durable and modern materials (metal, wood, glass, & brick). Bold colors and volumes



Example



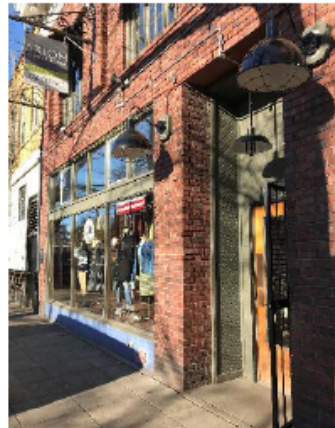
DC4

DESIGN CONCEPT

Exterior Elements & Finishes



Choose materials that are long-lasting and convey permanence.



At the street level, a variety of textures such as blade sign, uneven brick, pendant lights, and windows add texture and scale that is perceptible at a walking pace.

Seattle Design Guideline:

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

Ballard Supplemental Guidance

1. Building Materials

a. Exterior Finish Materials:

1. The structure's form and materials should respond to each other and changes in material should accompany a change in form or plane. Randomly changing materials within the same plane to reduce perceived bulk is discouraged.
2. Select materials that convey permanence:
 - On building cladding and details, avoid thin materials that buckle or warp.
 - Materials that require no or minimal maintenance are encouraged on larger buildings. Examples include: brick, steel, and fiber cement panel products with integral color.
 - Commercial development should incorporate materials that stand up to intensive public use.
 - Window openings should incorporate lintels and sills on a scale that is appropriate to the size of the building.
3. Avoid using a high variety of materials in an attempt to reduce bulk. Brick and stone masonry are preferred. Metal and other industrial finishes can be used to complement traditional materials or create interesting contrast.
4. Residential buildings should incorporate operable windows, and fine-scaled detailing without relying on single-family residential materials such as vinyl clapboards and shingles.
5. Use new technology and energy-saving techniques, quality materials, and designs that allow long-term flexibility of uses in a manner that expresses an integration of form, function and materials to create buildings that age gracefully.

Capitol Hill

Planning Capitol Hill

1995

- Capitol Hill Urban Center Village Neighborhood Plan

2005

- Capitol Hill Neighborhood Design Guidelines

2011-13

- Light Rail Station Sites: Urban Design Framework
- Light Rail Station Sites: Supplemental Guidelines

2019

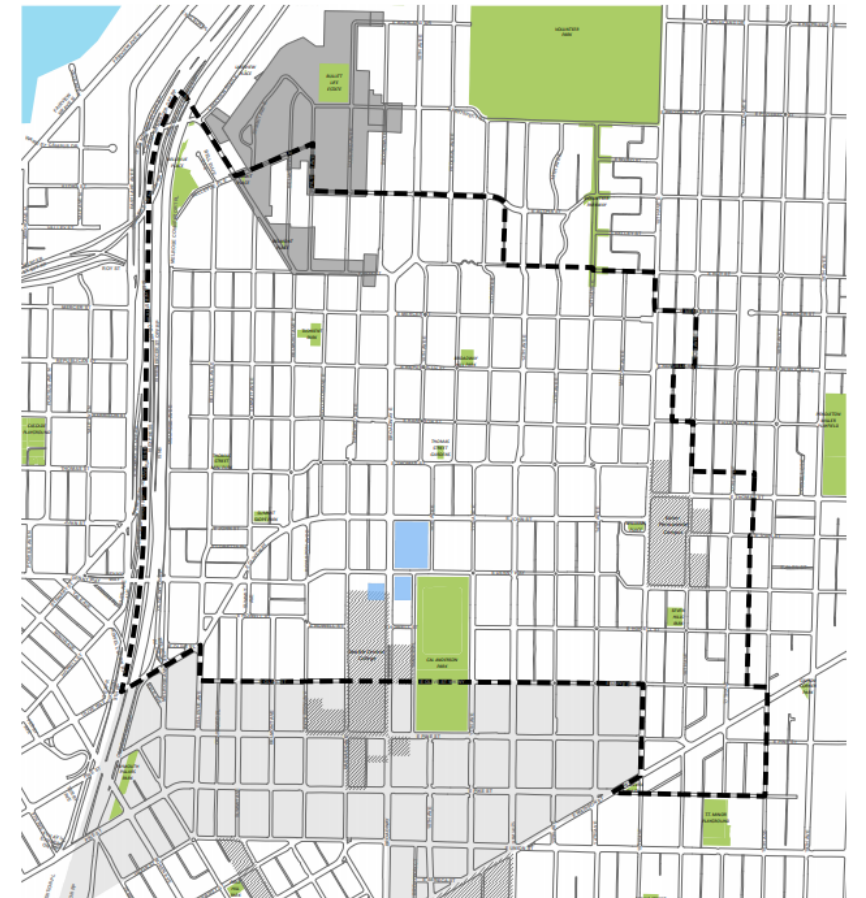
- **Neighborhood Design Guidelines Update**



- Capitol Hill Housing
- Capitol Hill EcoDistrict
- Cal Anderson Park Alliance
- Pike Pine Neighborhood Council
- Capitol Hill Champion
- Seattle Central College
- International Living Future Institute
- Residents
- Design professionals living and/or working in Capitol Hill

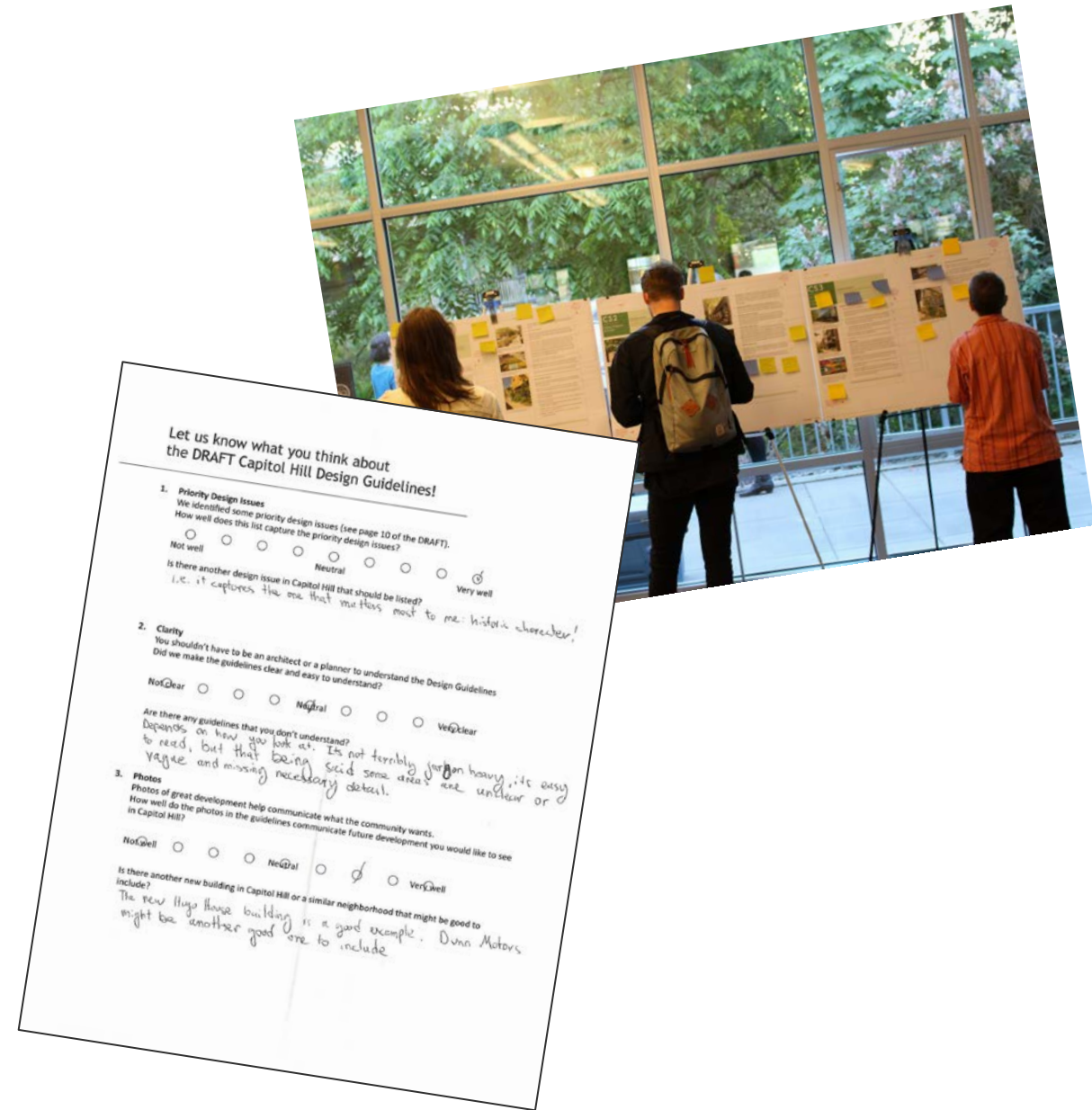
Why Update Capitol Hill Neighborhood Design Guidelines?

- Opening of the Capitol Hill light rail station;
- Establishment of the Capitol Hill EcoDistrict in 2011;
- Establishment of the Capitol Hill Arts District in 2017;
- Changes to the Seattle Design Guidelines in 2013 that resulted in duplication with some Neighborhood Design Guidelines;
- Zoning changes associated with Mandatory Housing Affordability that could allow for more height and density; and
- More robust community efforts to provide early input on proposed developments.



Community Involvement

- Working Group convened by EcoDistrict
 - Monthly Meetings (April 2017- June 2018)
 - Walking Tours (Aug 2017)
- Issues (Fall 2017)
 - Open House (60 people)
 - Online Survey (500+ responses)
 - Project emails (670 subscribers)
- Draft (Spring 2018)
 - Open House (30 people)
 - Online Survey (43 responses)
- SEPA Comment Period (Nov 2018)



Priority Design Issues

Encourage new development to:

- Reinforce architectural qualities, walkability, character and natural features.
- Reflect local values- EcoDistrict, Arts District, LGBTQ community.
- Enhance and expand a greener, more resilient public and private realm.
- Help integrate major institutional development into the community fabric.



Context & Site

- Reflects EcoDistrict's values
- Call out distinctive streets and small neighborhood nodes.
- Aspire for an eclectic mix of design
- Seek creative opportunities inspired by the neighborhood's history and culture.



Example



Solar panels add interest to facade and help meet the buildings energy needs.



Capitol Hill Supplemental Guidance

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.
- b. Take advantage of site configuration to invest in new technologies to harvest onsite energy beyond minimum code requirements. Suggestions: photovoltaic arrays, waste water heat recovery (plumbing heat waste), reverse cycle chiller to harvest heat energy from below-grade garage levels.

2. Sunlight, Shade and Natural Ventilation

- a. Provide passive ventilation through operable windows (in both residential units and commercial spaces) to reduce the need for mechanical ventilation, where possible.
- b. Encourage louvers, projecting sunshades, or other design details that provide shading (to reduce solar heat gain) while still optimizing daylight for interior spaces.

Public Life

- Enhance the edges of and connections
- Add to vitality of public realm
- Design pedestrian environment for universal access, inclusivity, safety and comfort, especially near light rail station.
- Overhead weather protection
- Frequent retail entrances to encourage smaller spaces.
- Ground floor residential that activates street
- Live work edges adjacent to established retail corridors.
- Retail edges with permeable and individualized storefronts
- Design build access to reflect access to transit.
- On street bike racks with potential for local branding



Example



Accessibility of a sloping sidewalk is enhanced by resting spots and stair with handrails.



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



Capitol Hill Supplemental Guidance

1. Universal Access

Design the public realm and shared private spaces to encourage intergenerational use and maximize accessibility for all people regardless of ability, background, age, and socioeconomic class. Incorporate universal design strategies to ensure that the common realm is accessible to all. Walkways should include adequate lighting, slip-resistant hardscape finishes, and terraces, benches, and other places of respite for pedestrians. This is especially important near light rail stations, in steeply-sloped areas, and along Denny, John, and other pedestrian corridors that connect to major employment centers.

2. Inclusive Neighborhood

Consider design features that visibly represent and promote the neighborhood's LGBT+ culture and identity, contribute to a more welcoming, supportive, and safe public realm, and remind everyone that Capitol Hill is an inclusive neighborhood.

3. Weather Protection

- a. 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 without a gap between the coverage and the facade. 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 Concept

- Design for flexibility and adaptability at street level
- Integrate art into design to mitigate or animate
- Scale and texture are important
- Open space
 - provides ecological and social benefits
 - Implements city adopted or community generated public realm plans.
- Materials
- Sustainable choices



Example



Pedestrians walking by can enjoy the lively scene in this large outdoor beer garden.



Open space where neighbors can gather.

Capitol Hill Supplemental Guidance

1. Open Space Uses and Accessibility

- a. **Ground Level Open Space:** Consider providing multi-use open space (generous corner landscape treatments; courtyard entries) that can be viewed, used, and enjoyed from the adjacent sidewalk. Design ground level common open spaces, or certain portions of them, that are accessible to the broader community.
- b. **Residential Open Space:** Include areas for multi-generational use and social interaction. Locate children's play space to where they can be seen by guardians and incorporate seating areas for community members to congregate.
- c. **Healthy Open Space:** Incorporate planting beds to grow food or other features that will support physical activity. Design landscapes to provide ecological and social benefits.

2. Design

- a. **Existing Open Space Patterns:** When present in the project vicinity, reiterate any existing positive open space patterns characteristic of Capitol Hill such as large canopy street and yard trees, high bank front yards, and extra wide planting strips.
- b. **Public Realm Plans:** For development adjacent to City-adopted or community-generated public realm plans (e.g. Neighborhood Green Street, Street Concept Plan, Melrose Promenade), the development should implement or support the identified public realm concept.

Ballard and Capitol Hill Neighborhood Design Guidelines

Thank You