

May 20, 2019

MEMORANDUM

To: Planning, Land Use & Zoning Committee
From: Yolanda Ho, Legislative Analyst
Subject: Ballard Neighborhood Design Guidelines (CB 119505) and
Capitol Hill Neighborhood Design Guidelines (CB 119506)

On June 5, 2019, the Planning, Land Use & Zoning Committee (Committee) will hold a public hearing, receive a briefing, discuss amendments, and possibly vote on two Council Bills (CB) related to neighborhood-specific design guidelines. [CB 119505](#) would adopt new neighborhood design guidelines for the Ballard neighborhood, superseding the current [Ballard Municipal Center Master Plan](#) that was adopted in 2001 and revised in 2013. [CB 119506](#) would adopt new neighborhood design guidelines for the Capitol Hill neighborhood, which were adopted in 2005 and last amended in 2013.

The proposed neighborhood design guidelines, together with adopted citywide design guidelines, would serve as the basis for design review of multifamily residential and commercial development projects in the Ballard and Capitol Hill neighborhoods.

This memorandum describes technical amendments for the Committee's consideration and contains three attachments:

- 1) Attachment A is Amendment 1 to CB 119505;
- 2) Attachment B is a revised version of the Ballard Neighborhood Design Guidelines (Attachment 1 to CB 119505) that incorporates technical corrections; and
- 3) Attachment C is a revised version of the Capitol Hill Neighborhood Design Guidelines (Attachment 1 to CB 119506) that incorporates technical corrections.

Technical Amendments

Ballard Neighborhood Design Guidelines (CB 119505)

The technical amendments described in Table 1 would: 1) remove and replace a proposed map of the Upper Queen Anne Commercial Areas from CB 119505 because it falls outside of the bill's scope and 2) correct typographical errors and clarify language in the proposed neighborhood design guidelines. Attachment A is Amendment 1 to CB 119505. Attachment B is a revised version of Attachment 1 to CB 119505 which incorporates the amendments described below into the Ballard Neighborhood Design Guidelines.

Table 1. Detailed Description of Proposed Amendments for CB 119505

Amendment to CB 119505		
No.	Location (page, line)	Amendment
1	p. 15, 1	Replace proposed map of Upper Queen Anne Commercial Areas to restore original Map C with new title only (Map B)
Amendments to Attachment 1 of CB 119505		
No.	Location (section, page, paragraph)	Amendment
2	Reader's Guide, p. 1, par. 3	The Ballard Neighborhood Design Guidelines do not apply within the in the Ballard Avenue Landmark District established by Title 25, Environmental Protection and Historic Preservation.
3	Ballard's Character Areas, p. 3, par. 3	The Civic Core includes the 2001 Ballard Municipal Center Master Plan, which envisioned a civic district and identified sites for a park, library, and Neighborhood Service Center. City and private investments has <u>have</u> largely realized this vision.
4	Building on Previous Community Work, p. 5, par. 4	The Ballard Municipal Center Master Plan established design criteria and guidelines for the development of a six-block area in the heart of Ballard; oriented around the Ballard Commons, the Ballard Library, and city service center. (See map)
5	PL1.1, Enhancing Open Space, p. 15, par. 2	Projects across 22nd Ave. NW from Ballard Commons, should orient buildings so that entrances and private open spaces create a physical or visual connection with Ballard Commons, and activate 22nd Ave. NW as a festival street, integrating the park, the street and private development for celebrations and events.
6	PL1.1, Adding to Public Life, p. 16, par. 1	In the Civic Core (see p map on <u>page</u> 4):
7	PL1.2, Walkways and Connections, p. 16, par. 1	Pedestrian Volumes: Create welcoming and spacious sidewalk environment through integrating private open space, setbacks and careful location of entrances at the Gateways (see page 6 <u>11</u>).
8	PL1.3, Outdoor Uses and Activities, p. 16, par. 1	Priority Activity Area: Along 22nd Ave. NW, between NW Market St. and NW 58th St., consider designing street-level elements to support the role of 22nd Ave. NW as a festival street <u>that accommodates festivals and events</u> .
9	PL3.1, p. 17, top caption	Landscaping and even a <u>s</u> mall change in grade create a buffer from the sidewalk and define the private space.
10	PL3.4, Retail Edges, p. 18, par. 2	Avoid deeply recessed window <u>s</u> at street level.
11	PL3.4, p. 18, middle caption	Avoid deeply recessed windows at street level, <u>as shown above</u> , that lack individuality, and do not encourage interaction between shops and pedestrians.
12	PL4.1, p. 19, middle caption	Custom bike racks provide an opportunity for place-making <u>and promote neighborhood identity (Uptown example)</u> .
13	DC1.1, Access Location and Design, p. 20, par. 1	Continue to develop the alley between NW Market St. and NW 56th <u>St.</u> between 17th Ave. NW and 24th Ave. NW, and <u>design</u> buildings so that all vehicle and service access occur from the alley.
15	DC3.2, Meeting User Needs, p. 23, par. 5	Create gradual transitions from street-level to any raised open areas by using wide steps with integrating <u>integrated</u> landscaping and other welcoming elements.
16	DC4.2, p. 25, middle caption	This whimsical <u>sign</u> design sign provides an iconic element that attracts patrons and fits with the building architecture.

Capitol Hill Neighborhood Design Guidelines (CB 119506)

The technical amendments described in Table 2 would correct typographical errors and clarify language in the proposed neighborhood design guidelines. Attachment C to this memo is a revised version of the proposed guidelines that incorporates the amendments described in Table 2.

Table 2. Detailed Description of Proposed Amendments for Attachment 1 of CB 119506

No.	Location (section, page, paragraph)	Amendment
1	CS1.1, Energy Choices, p. 11, first caption	Solar panels add interest to <u>this</u> facade and help meet the building's energy needs.
2	CS1.4, Plants and Habitat, p. 12, par. 1	Encourage the use of pollinator s -friendly and other native/naturally growing plant species to enhance habitat for birds and insects. Use vertical layers of plants to provide habitat for a variety of species.
3	CS1.5, Water Features, p. 12, par. 2	Design landscapes that reduce potable water use for irrigation such as via <u>the</u> following strategies:
4	CS2.1, 15 th Avenue Corridor, p. 14, par. 4	Improve the walkability along 15th Ave while maintaining the street's extents of positive intimate pedestrian character.
5	CS3.1, Fitting Old and New Together, p. 16, par. 1	Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures.
6	CS3.1, Placemaking, p. 16, par. 2	Encourage and support street-facing cultural open and indoor spaces to provide flexible spaces for art performances and art installations and increase interaction with <u>the</u> street.
7	PL4, Seattle Design Guideline, p.24	Incorporate design features that facilitate active forms of transport per ation such as walking, bicycling and use of transit.
8	DC4.3, Signage, p. 29	Signage <u>In addition to all requirements found in the Sign Code, the following guidelines also apply.</u>

Attachments:

- A. Amendment 1 to CB 119505
- B. Ballard Neighborhood Design Guidelines with proposed amendments incorporated
- C. Capitol Hill Neighborhood Design Guidelines with proposed amendments incorporated

cc: Kirstan Arestad, Central Staff Director
Aly Pennucci, Supervising Analyst

Amendment 1: Upper Queen Anne Commercial Areas map

Councilmember Pacheco

This amendment would remove and replace a proposed Map B of the Upper Queen Anne Commercial Areas from CB 119505. Because this map included updated zoning designation information that falls outside of the bill's scope, it cannot be included within the CB. The map in this amendment is the original Map C with a new title identifying it as Map B.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

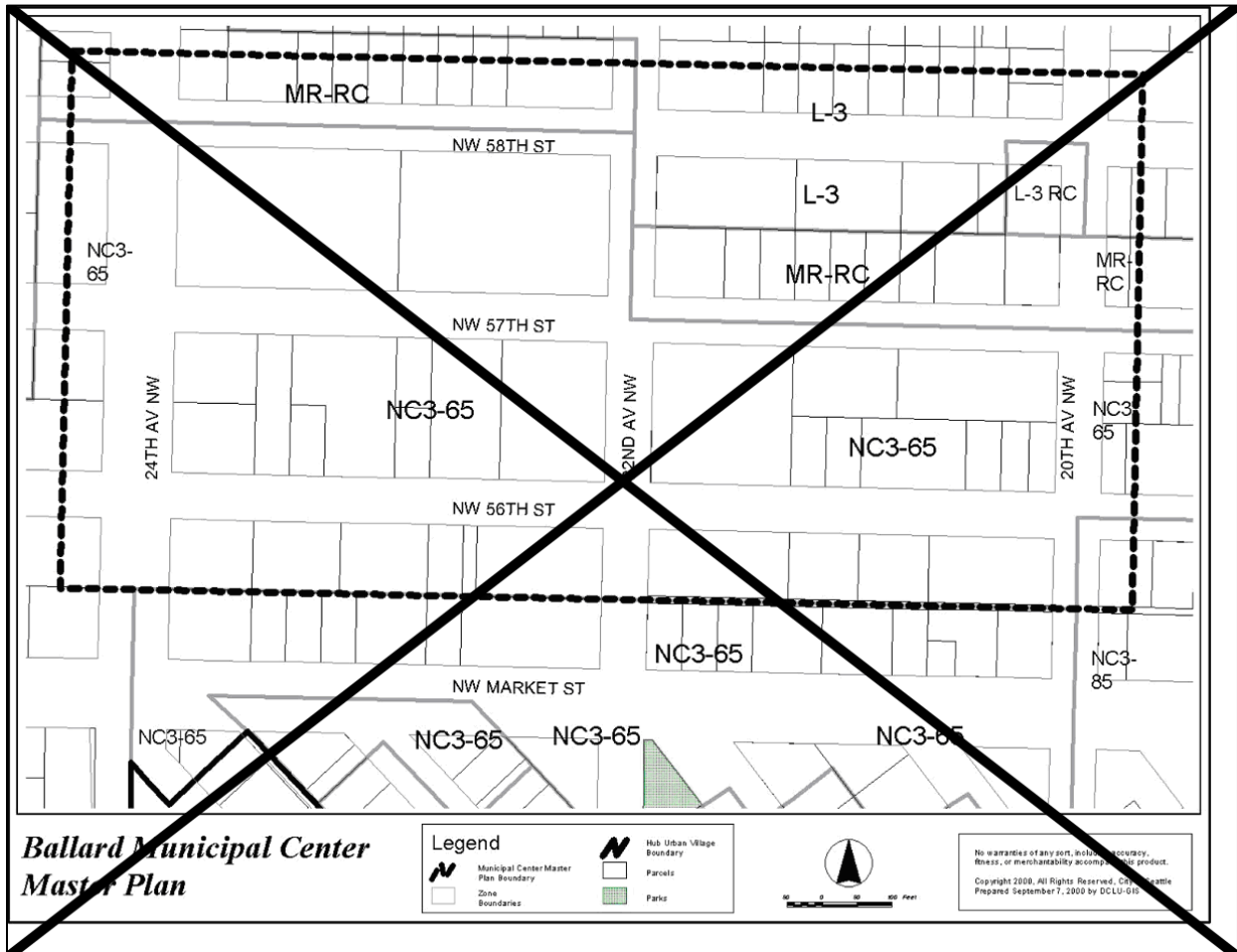
Amend Section 2 of Council Bill 119505, as follows:

Section 2. Subsection 23.41.012.B of the Seattle Municipal Code, which section was last amended by Ordinance 125612, is amended as follows:

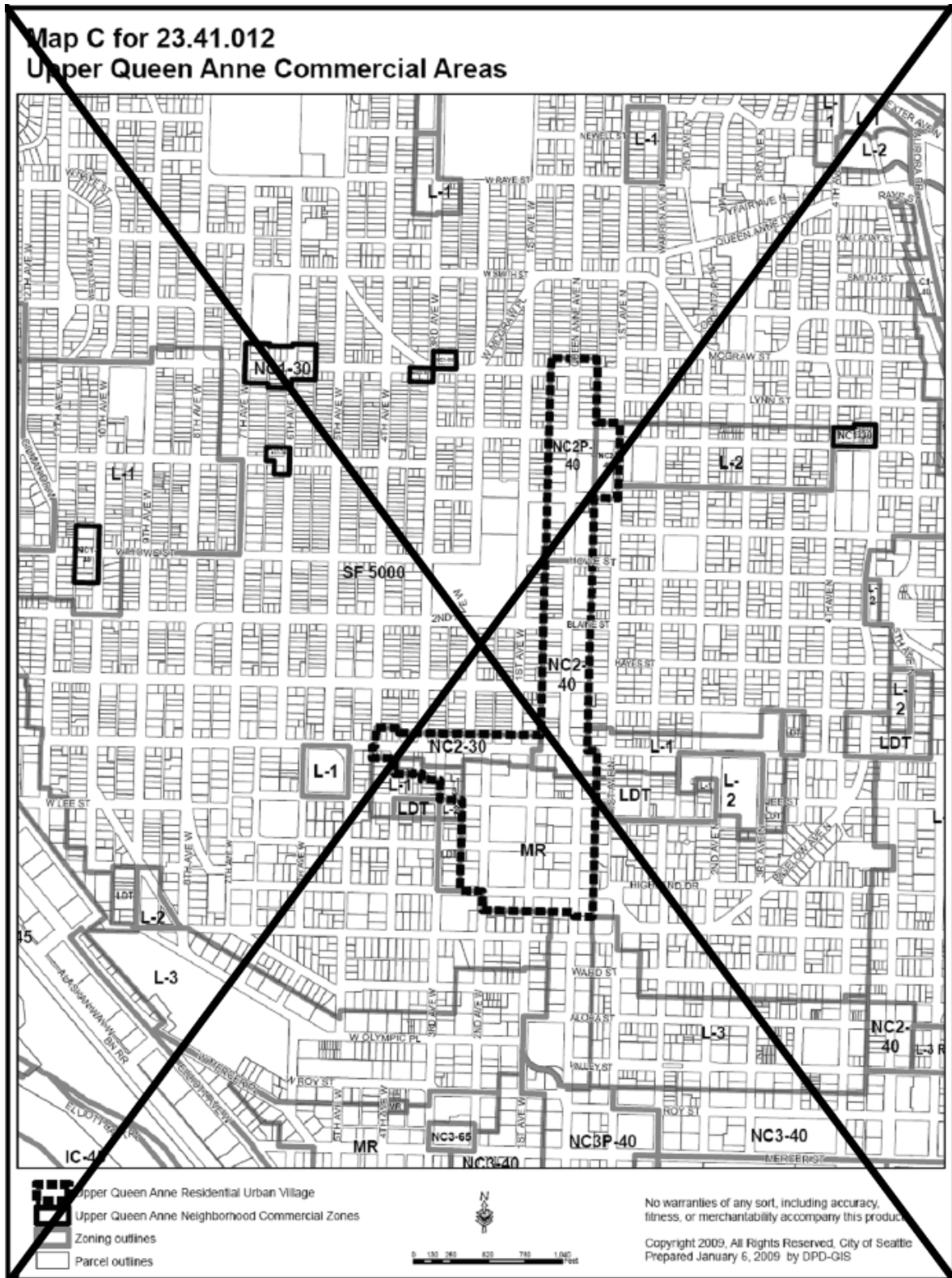
23.41.012 Development standard departures

* * *

((Map B for 23.41.012 Ballard Municipal Center Master Plan Area))

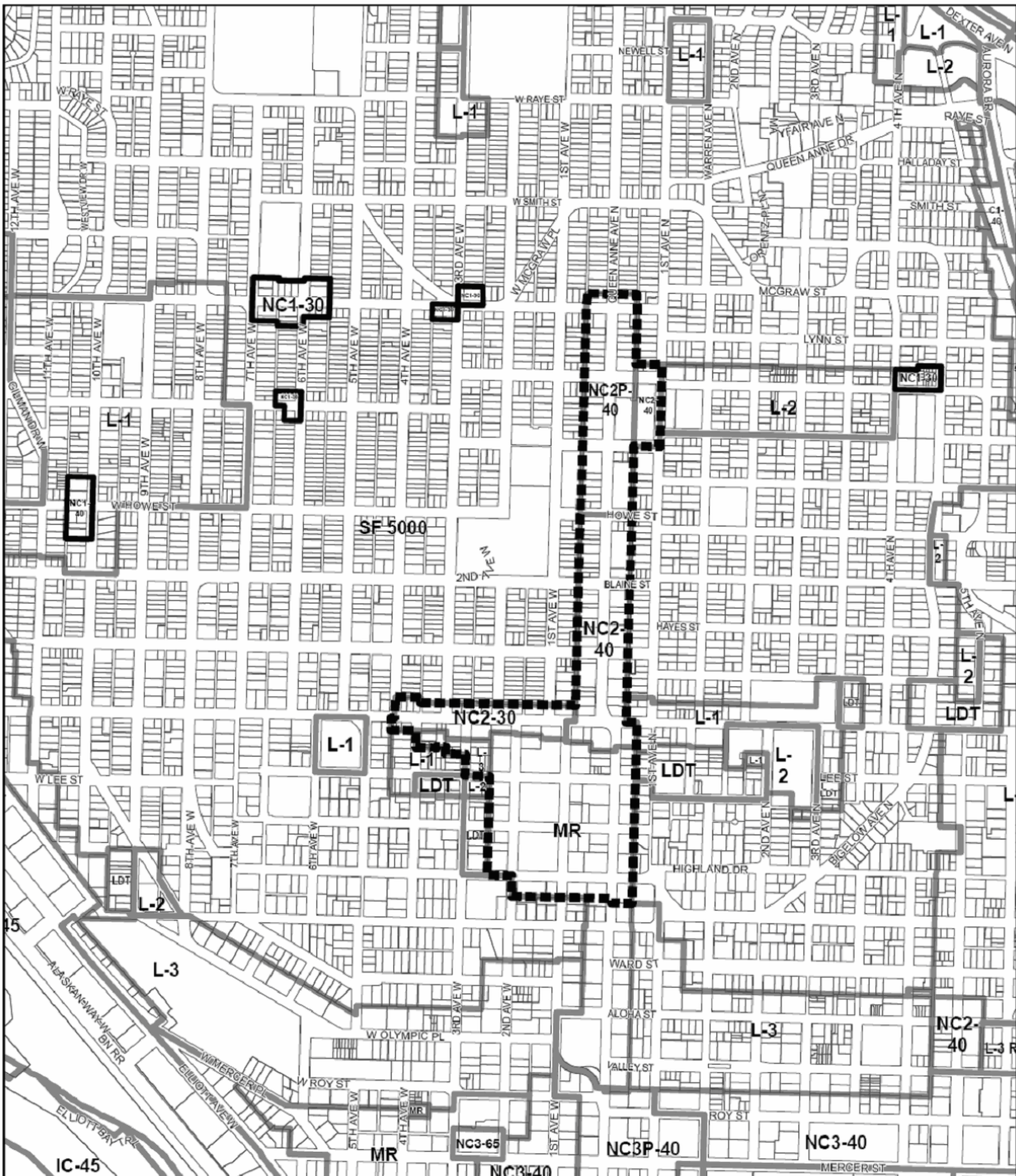


Map ((C)) B for 23.41.012 Upper Queen Anne Commercial Areas





Map B for 23.41.012 Upper Queen Anne Commercial Areas





Ballard

NEIGHBORHOOD DESIGN GUIDELINES



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Acknowledgments

The Urban Design and Transportation (UDaT) Work Group worked with the Office of Planning and Community Development to develop the Urban Design and Transportation Framework and the Ballard Neighborhood Design Guidelines. Thank you to each, and especially to Julia Park who contributed much insight and perspective:

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- Eugene Wasserman, North Seattle Industrial Association
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- Jim Riggle, Olympic Athletic Club
- Linda Melvin, Central Ballard Residents Association
- Michelle Rosenthal, Ballard Chamber of Commerce
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- Mike Stewart, Ballard Chamber of Commerce
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- Shannon Dunn, East Ballard Community Association

Introduction to Design Guidelines

What are Neighborhood Design Guidelines?

Design Guidelines are the primary tool used in the review of proposed private projects by the Seattle Department of Construction and Inspections (SDCI) staff for administrative design review, or the Design Review Boards. Design Guidelines define the qualities of architecture, urban design, and outdoor space that make for successful projects and communities. There are two types of design guidelines used in the Design Review Program:

- **Seattle Design Guidelines** - apply to all areas of the city except for downtown, historic districts, and the International Special Review District (ISRD); informally called ‘citywide guidelines’.
- **Neighborhood Design Guidelines** - apply to a specific geographically-defined area, usually within a residential urban village or center.

Once a set of Neighborhood Design Guidelines is adopted by City Council, they are used in tandem with Seattle Design Guidelines for the review of all projects within that designated neighborhood design guideline boundary. Not all neighborhoods within the city have Neighborhood Design Guidelines, but for those that do, applicants and Design Review Board members are required to consult both sets of design guidelines. The Neighborhood Design Guidelines take precedence over the Seattle Design Guidelines in the event of a conflict between the two. Neighborhood Design Guidelines offer additional guidance on the features and character of a particular neighborhood, and are very helpful to all involved in the design review process.

Neighborhood Design Guidelines reveal the character of the neighborhood as known to its residents and business owners. The Neighborhood Design Guidelines help to reinforce existing character and protect the qualities that neighborhood residents value most in the face of change. Thus, Neighborhood Design Guidelines, in conjunction with the Seattle Design Guidelines, can increase overall awareness of responsive design and involvement in the design review process.

Reader’s Guide

This document is organized around the larger themes and format of the Seattle Design Guidelines with distinct topics and directives specific to the Ballard Urban Village. Photos and graphics that illustrate selected Neighborhood Design Guidelines are presented, in addition to the text which explains design intent and/or provides background information. All images not individually credited are City of Seattle file photos.

These Neighborhood Design Guidelines have purview over all physical design elements within the private property lines. Additionally, some Neighborhood Design Guidelines (especially under the Context & Site category) may comment about design features outside the private property, pertaining to adjacent sidewalks and landscaping; these comments are advisory. All elements within the right-of-way (ROW) are under the purview of the Seattle Department of Transportation (SDOT), which must review and approve all physical elements in the ROW. In the event of contradictory design guidance, SDOT regulations, standards and interpretations shall prevail.

The Ballard Neighborhood Design Guidelines do not apply within the Ballard Avenue Landmark District established by Title 25, Environmental Protection and Historic Preservation. The Ballard Avenue Landmark District Board reviews Certificates of Approval for any changes to the exterior of any building, structure, or property in the district that is visible from a public street, alley, or right-of-way. Change is defined as all actions including, but not limited to, alteration, demolition, construction, reconstruction, restoration, remodeling, painting, and signage. A Certificate of Approval is also required for new construction in the District.

All Design Guidelines at a Glance

The Ballard Neighborhood Design Guidelines work together with the Seattle Design Guidelines, which remain applicable on all projects subject to Design Review. See SMC 23.41.004 for information on Design Review thresholds.

Below is a list of the 11 Seattle Design Guidelines. The column to the right indicates if the Ballard Neighborhood Design Guidelines provide supplemental guidance for that topic. A “**YES**” means both Seattle Design Guidelines and Neighborhood Design Guidelines are applicable. A “**NO**” means only the Seattle Design Guidelines apply.

Seattle Design Guidelines

Ballard Neighborhood Design Guidelines

CONTEXT & SITE (CS)		
CS1	Natural Systems and Site Features Use natural systems and features of the site and its surroundings as a starting point for design	YES
CS2	Urban Pattern and Form Strengthen the most desirable forms, characteristics and patterns of the surrounding area	YES
CS3	Architectural Context and Character Contribute to the architectural character of the neighborhood	YES
PUBLIC LIFE (PL)		
PL1	Connectivity Complement, connect and contribute to the network of open spaces around the site	YES
PL2	Walkability Create a safe and comfortable walking environment, easy to navigate and well connected	NO
PL3	Street-Level Interaction Encourage human interaction and activity at the street-level, including entries and edges	YES
PL4	Active Transportation Incorporate features that facilitate active transport such as walking, bicycling and transit use	YES
DESIGN CONCEPT (DC)		
DC1	Project Uses and Activities Optimize the arrangement of uses and activities on site	YES
DC2	Architectural Concept Develop a unified, functional architectural concept that fits well on the site and its surroundings	YES
DC3	Open Space Concept Integrate building and open space design so that each complements the other	YES
DC4	Exterior Elements and Finishes Use appropriate and high-quality elements and finishes for the building and open spaces	YES

See the below link for a complete version of the Seattle Design Guidelines, and a complete list of all Neighborhood Design Guidelines:

<http://www.seattle.gov/dpd/aboutus/whoweare/designreview/designguidelines/default.htm>

Ballard Context and Priority Issues

Ballard's Character Areas

The overriding objective of the Ballard Neighborhood Design Guidelines is to encourage new projects to reinforce the roles and character of the distinct areas in Ballard that collectively give Ballard its identity as a city within a city. These areas contribute layers of activities and building forms that support its social fabric and distinct character. For example, machine shops, restaurants and bars share the mix of historic brick buildings in the Ballard Avenue Landmark District. Banks, shops, and cafes share Market Street. Together they create an active place to walk, shop, and work. Projects, open spaces, and streetscapes within the character areas should work together to support those roles and characteristics. **Certain guidelines specifically reference the Character Areas to reinforce the context, role and desired future character of each area. All projects should first identify what Character Area (if any) they are located within.** All projects are subject to guidelines that do not reference a Character Area. When Character Area guidelines provide more detailed guidance, the Character Area guidelines take precedent.

Character Core - Ballard's Downtown is centered on its "main streets" – NW Market Street and Ballard Avenue NW. Its inviting mix of historic and heritage buildings, and a welcoming business district with shops, restaurants and bars, and services define Ballard's social and physical character. The Ballard Neighborhood Design Guidelines seek to sustain this historic role and character of Ballard's main streets as they evolve and grow. The neighborhood design guidelines strengthen the streetscape to **create a lively public realm and business district, and ensure new buildings integrate Ballard's historic design precedents for well-detailed, quality construction.**

Civic Core - The Civic Core has a quieter character of civic activities, neighborhood-oriented businesses, and a variety of residences. The tree-lined streets include more intimate open spaces giving a unifying public character. The Civic Core includes the 2001 Ballard Municipal Center Master Plan, which envisioned a civic district and identified sites for a park, library, and Neighborhood Service Center. City and private investments have largely realized this vision. The neighborhood design guidelines **strengthen a quieter, neighborhood-oriented streetscape and public realm**, and ensure that the **mix of public buildings, residences, and smaller businesses create a strong civic character.**

General Commercial - The General Commercial area meets the weekly and monthly needs for goods and services. It will increasingly support more offices and residences on upper floors. It is also a major transportation hub. The neighborhood design guidelines support expected increases in walking and transit by promoting **active storefronts and generous sidewalks to balance the transportation volumes.** The neighborhood design guidelines also provide direction for integrating the larger scaled projects that will likely occur in this area, so that this gateway to Ballard communicates the unique character of this destination.

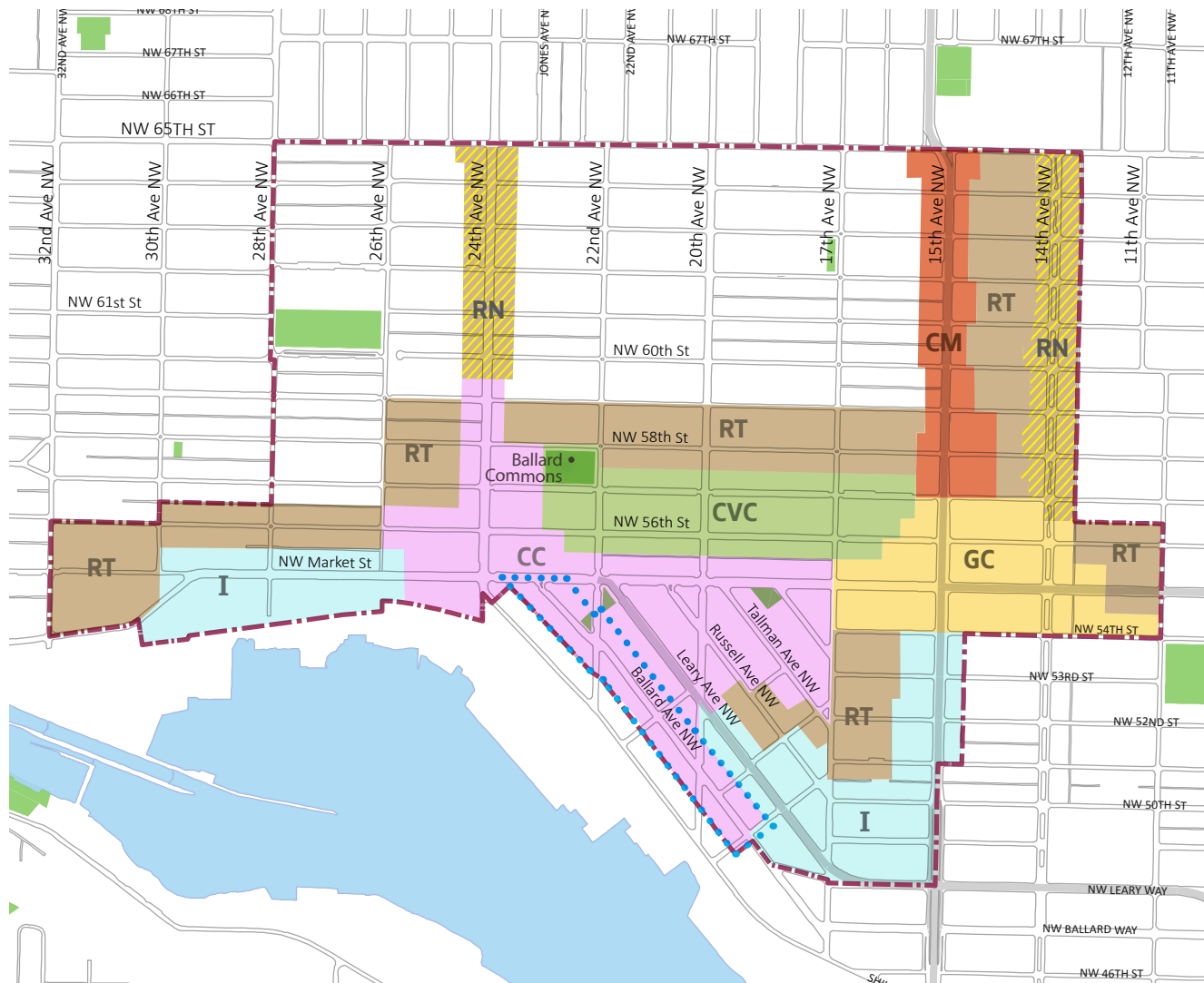
Commercial Mix - Local commercial streets provide opportunities for **a mix of local businesses serving adjacent neighborhoods as well as services and shops serving north-west Seattle.** They have potential for office and moderate density residential on upper floors which take advantage of the transit and auto access.

Residential In-Town - Multifamily neighborhoods provide in-town living opportunities that are close to shops, services and jobs. **The design characteristics and community infrastructure should support a range of households - from singles to families and older people.** *These supplemental guidelines do not address the Lowrise 1 zoned sites in the northern portion of the Urban Village since most projects are under the design review threshold.*

Residential / Neighborhood Retail - The Lowrise Residential Commercial zoned areas along 14th Ave. NW and 24th Ave. NW, are characterized by a mix of multifamily buildings - many with street-level entrances and small commercial uses. New projects should consider including small commercial uses at corners to continue this mixed character.

Industrial - The industrial areas in the urban village emphasizes "maker" and production uses, continuing tradition of people who use their hands and minds to create. They are both utilitarian and urban. The streets can be navigated by trucks and walkers. Some businesses have a retail element, while others are wholesale or industry focused. *The design review process applies to projects in Industrial Zones within the Urban Village. Non-industrial projects within Industrial Zones on NW Market St. should follow the guidance for the Character Core.*

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.

The character area boundaries shown above typically follow street centerlines or the zoning boundaries in place October 2018. The boundary of the Civic Core character area is at the mid-block alley parcel line, or 2018 parcel lines. Design Review does not apply to all zones. Design Review does not apply within the Ballard Avenue Landmark District. See the Seattle Municipal Code, section 23.41.004 for more details.

Building on Previous Community Work

As a first step in identifying neighborhood priorities, previous documents were reviewed and correlated with the Seattle Design guideline categories. The guidelines reference or incorporate this material to build upon previously generated ideas, goals and main concerns. Documents referenced include:

- **Ballard Urban Design and Transportation Framework:** The 2016 Ballard Urban Design and Transportation Framework (UDTF) established a shared design vision and implementation strategy for the future of the core commercial and mixed use areas of the Ballard Urban Village. It translated two years of extensive community planning work into guiding principles, specific recommendations, and implementation tasks. The City used the UDTF to guide revisions to zoning, development standards, and design guidelines for Ballard. The Urban Design and Transportation Framework is not regulatory, but can be used for context or reference.
- **Ballard Municipal Center Design Guidelines** (adopted 2001, Revised 2013): Community members and design consultants developed the Ballard Municipal Design Guidelines to facilitate a healthy, vibrant urban core. It provided a framework to bring together well-used services, a library, an urban park, retail and new midrise residences into a “centerpiece” venue that would be pleasant to visit and easy to access.

The Ballard Municipal Center Master Plan established design criteria and guidelines for the development of a six-block area in the heart of Ballard; oriented around the Ballard Commons, the Ballard Library, and city service center. The Ballard neighborhood identified several design issues – both general and specific to site conditions (e.g. adjacency to the park, mixed use projects on North-South avenues, etc.) – to which new projects should respond, and encouraged high quality public and private development in the core of the urban village. **The Ballard Municipal Center Master Plan design guidelines are completely superceded by the guidelines herein.** Relevant guidance is incorporated into these Ballard Neighborhood Design Guidelines.

CS1

CONTEXT & SITE

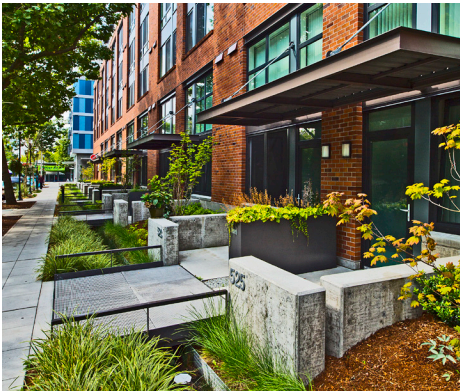
Natural Systems & Site Features

Seattle Design Guideline:

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



With careful attention to plant selection, continuous plantings can connect green spaces and support pollinators like bees.



Thoughtful integration of natural drainage can add visual interest, habitat, and a buffer.



The Buster Simpson designed cistern in Belltown adds a whimsical and functional stormwater detention.

Ballard Supplemental Guidance

1. Plants and Habitat

- a. **On-Site Features:** In the Residential In-Town and Civic Core (see Ballard's Character Areas map on page 4), integrate landscaping in front of residences, within the planting strip, setbacks, or in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents. With Seattle Department of Transportation approval, select plants that will provide interest year-round and create a variety of color and texture along the street.

2. Water

- a. **Adding Interest with Project Drainage:**
 - In the Residential In-Town and Civic Core (see Ballard's Character Areas map on page 4), consider integrating natural drainage in front of residences to add visual interest for pedestrians, as well as a landscape amenity and a buffer from sidewalks for residents.
 - Consider integrating drainage elements in architectural or artistic ways.

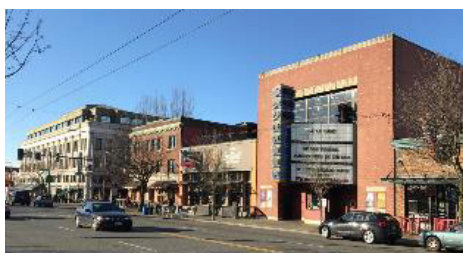
CS2

CONTEXT & SITE

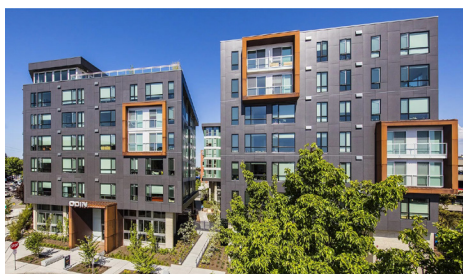
Urban Pattern & Form

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

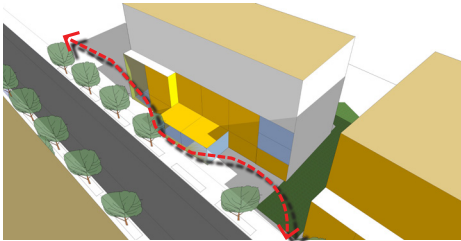


4) Detailed articulation of building form is preferred over fussy or ornamental facade decoration.

1) Build new structures to the street and include active shops and restaurants to create a vibrant street, and sense of enclosure.



Landscaping and street-level open space mix with storefronts in the Civic Core to provide a less formal, yet still active street environment.



In the Civic Core, public uses, shops and homes mix together. Projects may incorporate varied transitions from the public to the private, such as pockets of street-facing open space with benches and plantings.



Ballard Commons Park is a gathering space and a defining element of the Civic Core.

- b. **Civic Core:** The Civic Core is a mix of civic uses, community oriented businesses and a variety of residential building types. The tree-lined streets include more intimate open spaces giving a unifying public character.
 1. Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other gathering spaces.
 2. Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.
 3. Design and program privately owned open spaces to contribute to the public realm.
 4. Strive to include north/south mid-block connections that improve access from new projects to the adjacent streets.
 5. Consider setting back portions of the east-west facades to form “side rooms” or “eddies” of activities.
 6. Set back and raise street-level residences from the sidewalk.
 7. Provide visually distinguishable and/or individual residential entries.

- 2) Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.

Civic Core Illustration



- 6) Set back and raise street-level residences from the sidewalk.

- 3) Design privately owned open spaces to contribute to public life.
- 4) Include mid-block connections that improve access to projects.

- 5) Consider setting back portions of the east-west facades to form “side rooms” or “eddies” of activities.



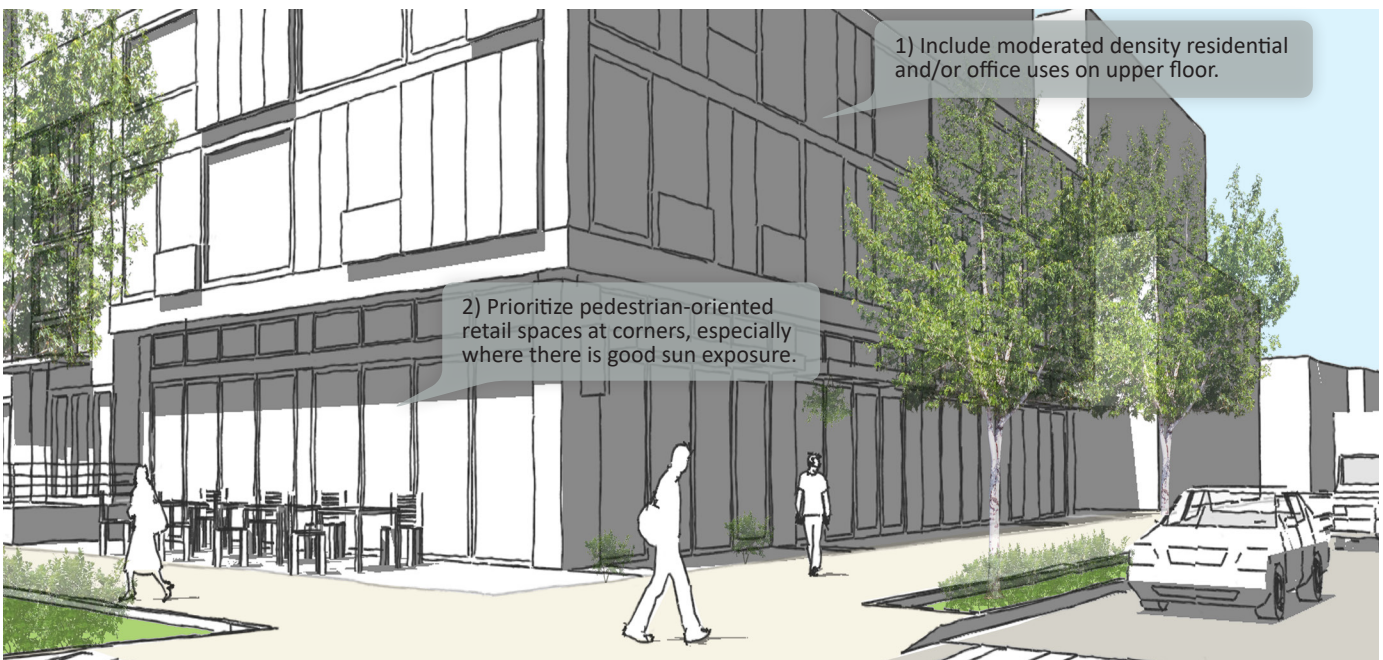
This building is a positive example of a six-story mixed-use building that is a good fit for both the Character Core and General Commercial Character Districts.



Along 24th and 15th Ave NW, existing buildings provide examples of the character that could expand in the Residential Retail and Commercial Mixed areas.

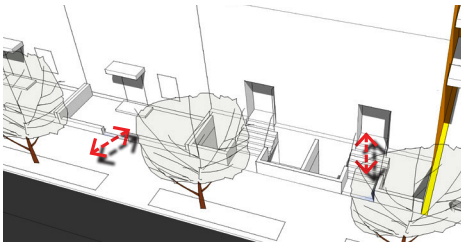
- c. **General Commercial:** *This commercial area is a neighborhood gateway that meets the surrounding neighborhoods's weekly and monthly needs for goods and services.*
 - 1. Consider office uses on upper floors.
 - 2. Design the street-level of buildings, streetscape, and landscaping to produce active storefronts and a comfortable walking environment that balance the vehicle traffic on 15th Ave. NW and NW Market St.
 - 3. At the intersection of 15th Ave. NW and NW Market St., create a sense of place by placing active uses on corners, and incorporating generous pedestrian amenities.
- d. **Commercial Mixed:** *The section of 15th Ave NW, north of NW 58th St., provides a mix of businesses serving adjacent neighborhoods, as well as services and shops serving north-west Seattle.*
 - 1. Include residential and/or office uses in upper floors to take advantage of the transit and auto access.
 - 2. Prioritize pedestrian-oriented retail at corners.

Commercial Mixed Illustration





Small shops at corners can add to residential neighborhood character and meet local needs.



Row houses with individual entries and stoops create a strong residential character, and support an interactive public realm.



Alternatives to row houses can be successful when they include street-level entries and open space that contribute an active public realm.

- e. **Residential / Neighborhood Retail:** *The primarily residential character is punctuated by small, neighborhood-oriented commercial spaces on corners along arterials that provide convenience retail and services within the neighborhood.*
 1. Consider including small, pedestrian-oriented retail at corners on 14th Ave. NW.
 2. Prioritize small scale businesses on corners along 24th Ave. NW.
 3. Commercial spaces should wrap the corner and include windows and entries on streets as well as avenues.
 4. When retail or cafes are included, prioritize pedestrian and bicycle access on amenities, rather than parking.
- f. **Residential In-Town:** Ballard's higher density multifamily areas provide in-town living opportunities that enjoy easy access to shops, services, and jobs. The design characteristics, and streetscape support a diverse population, including singles, families, and seniors.
 1. Row houses are preferred.
 2. Consolidate entries to shared, below-grade parking when parking is provided.

Residential / Neighborhood Retail Illustration





The Ballard Building establishes the Center of Ballard.

2. Architectural Presence at Gateways

Projects at gateways (see map below) should have a strong visual identity that can be perceived at a distance as one approaches the gateway, in addition to strong architectural detail and high-quality materials.

- a. Projects in gateways should have a strong design concept that integrates building architecture, streetscape and landscaping to create a landmark and sense of place that becomes part of the architectural legacy of Ballard.
- b. Enhance the Major Gateways.
 - Responding to adjacent transit facilities in the site plan;
 - Incorporating generous pedestrian amenities at transit stops;
 - Creating a landscaped buffer between pedestrians and traffic;
 - Placing active uses on corners; and
 - Ensuring buildings engage pedestrians and activate sidewalks at the street level.

Ballard Gateways





A consistent street wall with engaging storefronts create an active and welcoming environment in the Character Core.



A walkway physically and visually connects the street to residents' open space. Shops wrap the corners of this entrance.



Raised beds and seating create an inviting semi-private area and transition between sidewalks, business and residences.



Small, active, street-level open spaces can create welcoming commercial frontages at busy intersections.

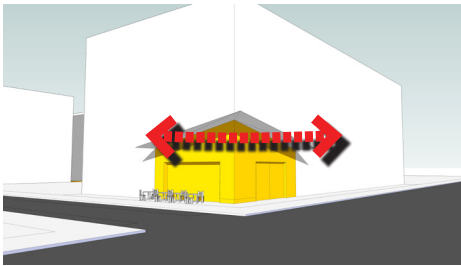
3. Adjacent Sites, Streets, and Open Spaces

a. Connection to the Street

1. **Character Core (see map on page 4):** Street-level facade design should create a strong connection to pedestrians.
 - Emphasize identifiable entrances. Avoid storefront windows recessed more than 6" behind the building facade at street level. Use a variety of awnings and signs. Street level facades should have greater proportion of windows than solids.
 - Consider responding to development standards such as lot coverage, building width, and facade modulation requirements, by connecting private open space to the street. Balance the impact to active street-level facade by wrapping commercial uses around the edges of these open spaces.
 2. **Civic Core (see map on page 4):** Provide a transition from public to private spaces.
 - Set back or raise street level residences from the sidewalk. Provide visually distinguishable individual residential unit entries to rowhouses.
 - In setbacks along residential units use design elements (e.g. hedges, paving changes, stoops, porches) to indicate the transition from public (sidewalk) to private (dwelling).
 - Consider setting back portions of the street-level commercial facades from the sidewalk to provide semi-public or private spaces along the streets, or incorporating undulating and playful building edges programmed with landscaping, active uses, cafe seating, walls and roof overhangs.
 3. **West and North sides of Ballard Commons:** Residential projects with units that directly access the public right-of-way are preferred since they help enliven the street environment.
 4. **South Side of Ballard Commons:** Mixed-use projects around the park should provide active storefronts along the entire south edge of NW 57th Street, west of 22nd Avenue NW, and a consistent street wall with a two story minimum height.
- b. **Pedestrian-Oriented Retail at Corners:** Encourage small pedestrian-oriented retail at corners along 15th Ave. NW and 14th Ave. NW, especially near bus stops.
- c. **Intersection of 15th Ave. NW and NW Market St.:** On projects at the intersection of 15th Ave. NW and NW Market St., in addition to creating an active sidewalk frontage, consider incorporating small, street-level courtyards with seating and landscaping. This would complement the busy pedestrian and vehicle environment, by increasing the commercial frontages and create a welcoming, off-street environment for occupants and patrons.



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



Active shops and prominent building corners give identity to intersections and encourage pedestrians to turn the corner



Where street slopes, establish a flat grade at the main entry and use a setback to adjust the grade against the building and provide full-height windows.

d. Character of Open Space

1. **Surrounding the Ballard Commons Park:** Buildings should create a consistent two-story street wall with ground related entries. Development above the two-story base should be set back and be modulated to increase solar exposure to the street park.
2. Commercial buildings adjacent to parks should create active spaces (such as dining areas or window displays) that support activity and create lively backdrops to parks.

4. Relationship to the Block

a. Corner Sites

1. Avoid live-work units on corners, or provide large work space display windows that wrap the corner, in order to accommodate truly commercial ground-floor uses.
2. Where building facades span to corners on a sloping street, adjust the ground-floor height to increase the amount of full-height floors along the street. Provide entries to shops near both corners. Alternatively, set back the ground floor and adjust the grade to provide full-height floors.
3. Avoid the use of turrets on corner sites, and use architecture details and massing that are integrated into the overall design concept.

5. Height, Bulk, and Scale

- a. **Character Core and Civic Core (see map on page 4):** Work with required upper-level setbacks to avoid creating a canyon feel, particularly along the long, east-west blocks. Consider orienting open areas that provide light and air to residences on the upper levels toward the street.
- b. **Along Commercial Streets:** In general, projects should provide a consistent, two-story street wall along commercial streets. Deviations from the consistent street wall are acceptable for open spaces that are programmed for public use (e.g. dining or sitting). Strive to create unified facades along these lower stories by:
 - Continuing floor heights;
 - Reflecting adjacent window size and placement
 - Incorporating similar cornice or pediment treatments; and/or
 - Other similar methods

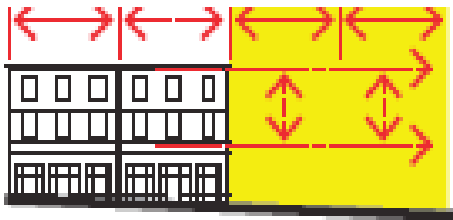
CS3

CONTEXT & SITE

Architectural Context & Character

Seattle Design Guideline:

Contribute to the architectural character of the neighborhood.



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.



The proportions of the new building (width and its use of smaller windows on the first two floors) mimic the scale and detail of the old building without duplicating.



The façade of this new building on Ballard Ave. NW replicates period architectural details of small street-level bays, clearstory, and two-story arched windows, presenting a unified concept that is not trite.

Ballard Supplemental Guidance

1. Fitting Old and New

- Character Core (see map on page 4):** New buildings should: reflect the scale and proportion, roof forms, detailing, windows, and use complementary materials of the Ballard Avenue Landmark District and older buildings along NW Market St.
- Character Core and Civic Core (see map on page 4):** New, large buildings should reflect the 50' - 100' typical lot widths as well as the spacing of floors and windows of existing projects when incorporating techniques to create compatible scale and bulk. Consider the height of adjacent building parapets and other design features when determining the height at which to begin upper-level setbacks.
- Civic Core and In-Town Residential (see map on page 4):** In these areas, where a new project is replacing smaller-scaled buildings, reinforce the more granular massing and design concepts found in existing buildings, without using details (such as small dormers or shingles) that are not appropriate to the new, larger-scaled project.
- Massing Choices:** Strong architectural elements that define and create human scale are preferred over unorganized mix of styles and materials.
- Unified Design:** Design new buildings to have horizontal divisions that create distinctive base and cap levels. Integrate the upper levels into the overall building design and choice of materials.

PL1

PUBLIC LIFE

Connectivity

Seattle Design Guideline:

Complement and contribute to the network of open spaces around the site and the connections among them.



The levels of open space complement the active street-level businesses and sidewalks, while transitioning to private, residential open space.



This sidewalk café provides open space and adds to the active walking environment.



Activated courtyard space that is both visually and physically open.

Ballard Supplemental Guidance

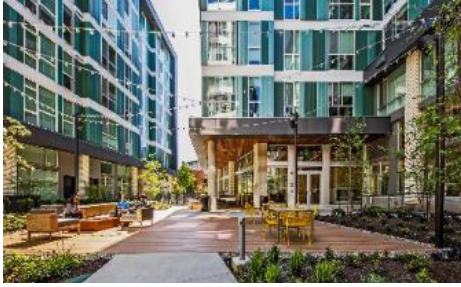
1. Network of Open Spaces

a. Enhancing Open Space

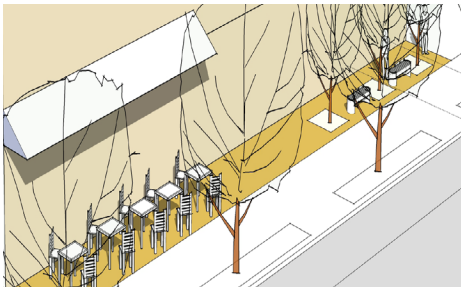
1. Projects fronting onto Bergen Park should consider how to incorporate site circulation, ground-level open space, and windows to create activity that complements the park. Consider upper-story setbacks to minimize shading of Bergen Park.
2. Projects across 22nd Ave. NW from Ballard Commons, should orient buildings so that entrances and private open spaces create a physical or visual connection with Ballard Commons, and activate 22nd Ave. NW, integrating the park, the street and private development for celebrations and events.

b. Adding to Public Life

1. **Large Mixed-use and Multifamily Buildings:** When not located on Principal Pedestrian Streets, projects should consider including ground-level open space when designing the building massing.
 - Orient open space to take advantage of sunlight.
 - Include windows, entries, balconies, and design elements of adjacent building facades that help activate the open space.
 - When possible, connect interior building common areas to the outdoor areas.
 - When a project incorporates restaurants or pubs, the design should consider café seating.
 - Create gradual transitions from street-level to any raised open areas by using wide steps and integrating landscaping and other elements.
 - Incorporate places to sit that are integrated into active uses and can be easily managed by those uses.
 - Include green stormwater infrastructure where feasible.



Through-block connections are desired to break up the block lengths on the east/west streets between 24th Ave. NW and 15th Ave NW. The connections should include lighting, and businesses or residences along the length to activate the connection.



In the Civic Core, active uses in small setbacks can create lively and welcoming open spaces.



Window walls that open can enliven the streetscape and promote year-round activity, even where there are narrow sidewalks.

2. In the **Civic Core** (see map on page 4): The landscaping and sidewalk environment should create a rich public realm and active public open space that extends from the Ballard Commons.
 - With SDOT approval, create tree-lined, and well landscaped streets that integrate with semi-private and private spaces, giving a unifying public character.
 - Design private open spaces to contribute to public life through their location and site plan. Strive to include street-level open space and amenity areas in residential projects.
 - Integrate artistic and custom-made elements into street level landscaping.

2. Walkways and Connections

- a. **Pedestrian Volumes:** Create welcoming and spacious sidewalk environment through integrating private open space, setbacks and careful location of entrances at the Gateways (see page 11).
- b. **Pedestrian Amenities:** Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction to the site and building. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.
- c. **Mid-block Pedestrian Connections:** Mid-block connections are strongly encouraged through long blocks in the **Character Core** and **Civic Core** (see map on page 4). The Design Review Board may consider a departure as set forth at SMC 23.41.012 to reduce open space requirements in exchange for a mid-block pedestrian connection. Such spaces shall be sited and designed in a manner that are clearly public in nature and engaging to pedestrians.

3. Outdoor Uses and Activities

- a. **Priority Activity Area:** Along 22nd Ave. NW, between NW Market St. and NW 58th St., consider designing street-level elements to support the role of 22nd Ave. NW as a street that accommodates festivals and events. The Ballard Branch Library supports this by providing wide sidewalks, and by including an entrance to the public meeting room that allows events to spill out on to the sidewalk.

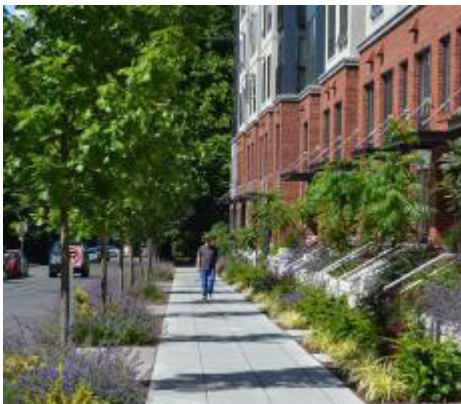
PL3

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

- a. **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.
- b. **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.



Historic Ballard Ave. NW storefronts engage with the public sidewalk and street.



Avoid deeply recessed windows at street level, as shown above, that lack individuality, and do not encourage interaction between shops and pedestrians.



A concentration of small-scaled retail with large windows, individual canopies and outdoor seating stimulates activity on the wide sidewalks of this street.

4. **Retail Edges** should be porous, and include pedestrian interest and diverse storefront treatments and tenant spaces.
 - a. Avoid deeply recessed windows at street level.
 - b. Encourage variety in awnings and signs along the street-level facades of longer buildings.
 - c. Street level facades should have a greater proportion of transparency than solids.
 - d. Consider small setbacks at street-level on busy streets, or where sidewalks are narrow, to incorporate seating, displays, rain cover, and provide some relief from traffic.
 - e. Where multiple storefronts are provided along a building facade, incorporate features that allow for individualized identity.
 - f. Incorporate window walls that can open for restaurants.
 - g. Include commercial spaces for small, individual business establishments that average 2,000 square feet or less in size at street level. Set maximum length of street frontage for individual business consistent with area business character.

PL4

PUBLIC LIFE

Active Transportation

Seattle Design Guideline:

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

Ballard Supplemental Guidance

- 1. Planning Ahead for Bicyclists:** Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Plan for bicycle parking that provides a place to lock up close to business entries. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple" style. The bicycle racks may also be an opportunity for place-making, such as having a uniform color.
- 2. Planning Ahead for Transit:** Consider adjacent transit stops by orienting entrances near stop locations, and providing sufficient setbacks to accommodate transit users, pedestrians and to minimize conflicts.



A bike corral with "inverted U" style racks provide ample and convenient parking without blocking sidewalks.



Custom bike racks provide an opportunity for place-making and promote neighborhood identity (Uptown example).



Bike racks can also be integrated into the site design.

DC1

DESIGN CONCEPT

Project Uses & Activities

Seattle Design Guideline:

Optimize the arrangement of uses and activities on site.



Carefully located and designed parking access won't dominate the building facade.

Ballard Supplemental Guidance

1. Vehicular Access and Circulation

a. Access Location and Design

- Continue to develop the alley between NW Market St. and NW 56th St. between 17th Ave. NW and 24th Ave. NW, and design buildings so that all vehicle and service access occur from the alley.
- Where there is no platted alley, consider organizing vehicle access to accommodate future shared, private access easements.
- Combine and consolidate service areas with parking access, where parking is provided.

2. Shared Parking: Where parking is provided, design access so that it can accommodate visitors, tenants, and the potential for shared or leased parking.

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.



Integrating a strong facade composition, detailed design elements and quality materials can reduce the bulk of a building with a simple form.

Ballard Supplemental Guidance

1. Massing

- a. **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

- a. 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.
- b. 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



This building's design, details, and quality materials would fit well in Ballard. The upper floors are clearly residential.



This strong facade composition, detailing, and high-quality materials establish a clear commercial character.



A strong retail base balances the upper floors and establishes the commercial character of the area.

4. Form and Function

- a. **Legibility and Flexibility:** In addition to responding to the design of surrounding buildings, new projects should continue Ballard's legacy of historic buildings by integrating form, function, and materials to meet today's needs.
 1. Clearly differentiate residential from commercial street-level uses.
 2. Discourage departures from ground-related residential development standards.
 3. Create a strong building base design presence so that the street-level is not overwhelmed by the middle and top of the building.
 4. Include smaller, more "naturally affordable" retail spaces to maintain a diversity in services and stores, and to fit with the historic predominance of smaller commercial spaces.



Scale and texture can be achieved when using one material as shown in this brick building that incorporates details like continuous sills, segmental brick arch, and a cornice with a dentil band.

DC3

DESIGN CONCEPT

Open Space Concept

Seattle Design Guideline:

Integrate open space design with building design so that they complement each other.

Ballard Supplemental Guidance

1. Building-Open Space Relationship

- a. **Interior/Exterior Fit:** Consider wrapping commercial uses around corners into any courtyards to create a gradual transition from public to private open space areas.

2. Open Space Uses and Activities

- a. **Meeting User Needs:** Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when designing the massing.
 1. Include windows, entries, balconies, and design elements of adjacent building facades that help activate the open space.
 2. When possible, connect interior building common areas to the outdoor areas.
 3. When a project incorporates restaurants or pubs, the design should include café seating along sidewalks and/or courtyards.
 4. Create gradual transitions from street-level to any raised open areas by using wide steps with integrated landscaping and other welcoming elements.
 5. Include green stormwater infrastructure where feasible.
 6. In General Commercial (see map on page 4) areas, along 15th Ave. NW, incorporate into street-level setbacks elements such as pedestrian circulation areas, landscaping, lighting, weather protection, art, or other similar features that enhance the usability for residents and businesses, and gives relief to pedestrians walking along a busy street.

3. Design

- a. **Amenities and Features:** In the Residential In-Town and Civic Core, (see map on page 4) integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.



This open space works as an eating area for grocery store patrons.



The residential wings frame the open space that is a shared gathering space.



This open space provides a visual amenity, and is easily seen from the sidewalk.



This open space is an amenity for residents and a restaurant.

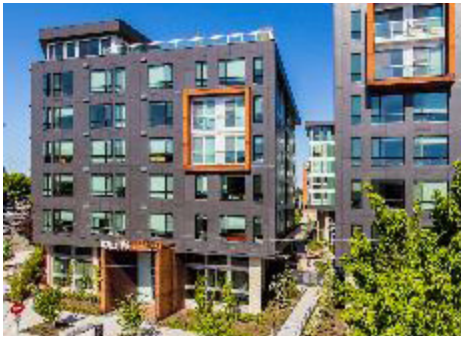
DC4

DESIGN CONCEPT

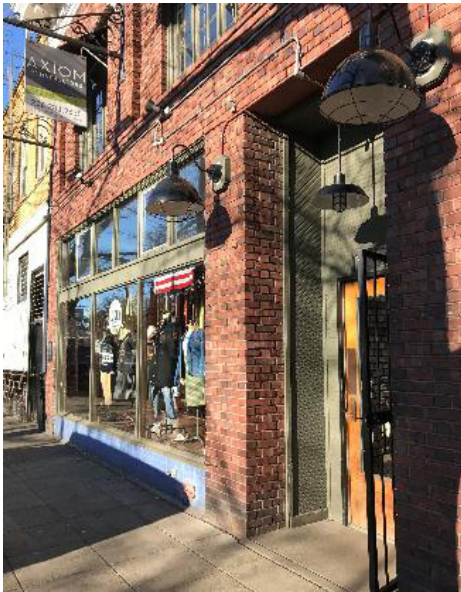
Exterior Elements & Finishes

Seattle Design Guideline:

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



Choose materials that are long-lasting and convey permanence.



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

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.



Metal and brick can be integrated while expressing modern architectural concept.



This whimsical sign design provides an iconic element that attracts patrons and fits with the building architecture.



The variety of signs are integrated with the building architecture.

6. New buildings in the Character Core and Civic Core (see map on page 4) should reflect the larger scale and significant investment found there.
 - a) Traditional materials like brick and stone are preferred for the Character Core (see map on page 4).
 - b) In the Civic Core (see map on page 4), use durable and modern materials such as metal, wood, glass, and brick that are in scale with new development. Bold colors and volumes similar to those expressed in the Ballard Library and Greenfire buildings are encouraged.
 - c) Projects should reinforce the historic character with use of high quality materials and a selective color palette.
 - d) The detailing and texture of materials used at street-level in the Character Core and Civic Core (see map on page 4) should reflect the pedestrian scale.

2. Signage

- a. **Scale and Character:** In addition to all requirements found in the Sign Code, the following guidelines also apply:
 1. Indirectly lit signs are preferred. Internally illuminated signs are generally not appropriate within the neighborhood design guideline boundary (Ballard Urban Village) except on 15th Ave NW and 24th Ave NW. Where backlit signs are used, they should be integrated into the building architecture.
 2. Awnings, especially if backlit, should not be the primary signage.
 3. Shingle signs, signage integrated into the transom or cornices, and applied to display windows are preferred for the Character Core and Civic Core (see map on page 4).
 4. Consider complex shapes rather than simple rectangles, circles or squares where they complement the architectural expression of the building and/or neighborhood.
- b. **Coordination with Project Design:** Size and locate signs to complement the architectural scale of the façade, and to not obscure or bridge horizontal and vertical elements such as cornices, transoms, or beltlines.



Capitol Hill

NEIGHBORHOOD DESIGN GUIDELINES



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Introduction to Design Guidelines

What are Neighborhood Design Guidelines?

Design guidelines are the primary tool used in the review of proposed private projects by the Seattle Department of Construction & Inspections (SDCI) staff for administrative design review, or the Design Review Boards. Design guidelines define the qualities of architecture, urban design, and outdoor space that make for successful projects and communities. There are two types of design guidelines used in the Design Review Program:

- **Seattle Design Guidelines** - apply to all areas of the city except for downtown, historic districts, and the International Special Review District (ISRD); informally called ‘citywide guidelines’.
- **Neighborhood Design Guidelines** - apply to a specific geographically-defined area, usually within a residential urban village or center.

Once a set of Neighborhood Design Guidelines is adopted by City Council, they are used in tandem with the Seattle Design Guidelines for the review of all projects within that designated neighborhood design guideline boundary. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, applicants and Design Review Board members are required to consult both sets of design guidelines. The Neighborhood Design Guidelines take precedence over the Seattle Design Guidelines in the event of a conflict between the two. Neighborhood Design Guidelines offer additional guidance on the features and character of a particular neighborhood, and are very helpful to all involved in the design review process.

Neighborhood Design Guidelines reveal the character of the neighborhood as known to its residents and business owners. The Neighborhood Design Guidelines help to reinforce existing character and promote the qualities that neighborhood residents value most in the face of change. Thus, Neighborhood Design Guidelines, in conjunction with the Seattle Design Guidelines, can increase overall awareness of responsive design and involvement in the design review process.

Reader’s Guide

This document is organized around the larger themes and format of the Seattle Design Guidelines with distinct topics and directives specific to the neighborhood. Photos and graphics that illustrate selected guidelines are presented, in addition to the text which explains design intent and/or provides background information. Photos not individually credited are City of Seattle file photos.

These Neighborhood Design Guidelines have purview over all physical design elements within the private property lines. Additionally, some Neighborhood Design Guidelines (especially under the Context & Site category) may comment about design features outside the private property, pertaining to adjacent sidewalks and landscaping; these comments are advisory. All elements within the right-of-way (ROW) are under the purview of the Seattle Department of Transportation (SDOT), which must review and approve all physical elements in the ROW. In the event of contradictory design guidance, SDOT regulations, standards and interpretations shall prevail.

All Design Guidelines at a Glance

The Capitol Hill Neighborhood Design Guidelines work together with the Seattle Design Guidelines, which remain applicable on all projects subject to Design Review. See SMC 23.41.004 for information on Design Review thresholds.

Below is a list of the 11 Seattle Design Guidelines. The column to the right indicates if these Neighborhood Design Guidelines provide supplemental guidance for that topic. A “**YES**” means both Seattle Design Guidelines and Neighborhood Design Guidelines are applicable; a “**NO**” means only the Seattle Design Guidelines apply.

Seattle Design Guidelines	Neighborhood Design Guidelines
CONTEXT & SITE (CS)	
CS1 Natural Systems and Site Features Use natural systems and features of the site and its surroundings as a starting point for design	YES
CS2 Urban Pattern and Form Strengthen the most desirable forms, characteristics and patterns of the surrounding area	YES
CS3 Architectural Context and Character Contribute to the architectural character of the neighborhood	YES
PUBLIC LIFE (PL)	
PL1 Connectivity Complement, connect and contribute to the network of open spaces around the site	YES
PL2 Walkability Create a safe and comfortable walking environment, easy to navigate and well connected	YES
PL3 Street-Level Interaction Encourage human interaction and activity at the street-level, including entries and edges	YES
PL4 Active Transportation Incorporate features that facilitate active transport such as walking, bicycling and transit use	YES
DESIGN CONCEPT (DC)	
DC1 Project Uses and Activities Optimize the arrangement of uses and activities on site	YES
DC2 Architectural Concept Develop a unified, functional architectural concept that fits well on the site and its surroundings	YES
DC3 Open Space Concept Integrate building and open space design so that each complements the other	YES
DC4 Exterior Elements and Finishes Use appropriate and high-quality elements and finishes for the building and open spaces	YES

See the below link for a complete version of the Seattle Design Guidelines, and a complete list of all Neighborhood Design Guidelines:

<http://www.seattle.gov/dpd/aboutus/whoweare/designreview/designguidelines>

Capitol Hill Neighborhood Context and Priority Issues

Capitol Hill Urban Center Village

The 397-acre Capitol Hill Urban Center Village (CHUCV) is one of the most densely populated areas in Washington State. The CHUCV is only a portion of a much larger area that includes the Pike/Pine Urban Center Village, the residential area north of E Roy Street, and Volunteer Park. This larger area is what most residents and visitors commonly refer to as “Capitol Hill.” Generally, the north and east borders of the CHUCV follow the boundaries between the multi-family and single-family zones. To the south, the CHUCV borders the Pike/Pine Urban Center Village, one of the city’s most vibrant districts with unique shops, notable restaurants, and popular bars and clubs. Interstate-5 forms the western boundary separating the CHUCV from downtown. Throughout this document the term “Capitol Hill” is used to represent these geographic boundaries of the CHUCV (see map on page 10).

People are drawn to the neighborhood by its proximity to downtown, diversity, vibrancy, stunning views and greenspaces. As a hub for the LGBTQ community it exudes a tolerant, welcoming, and socially progressive atmosphere. Arts and environment are deeply valued. The neighborhood is home to artists, art spaces, and supporting organizations, as well as the Bullitt Center, one of the greenest buildings in the world.

The neighborhood population trends young with a high percentage of renters and small household size that drives demand for smaller rental units. With downtown jobs and many neighborhood amenities so close by, Capitol Hill has some of the highest rates of walking and lowest rates of car ownership in the city. Thus, a rich pedestrian experience and human scale design at the street level is crucial throughout Capitol Hill, and of the utmost importance along retail corridors.

Capitol Hill has several important retail corridors that are referred to in the Land Use Code as “principal pedestrian streets.” These small to medium-scale, pedestrian-oriented streets have a mix of traditional brick and modern mixed-use buildings that provide an eclectic mix of shops, restaurants, and services for residents, students, workers, and tourists. 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. Development that enhances and activates the pedestrian environment is essential for these five retail corridors:

- Broadway Corridor
- 12th Avenue Corridor
- 15th Avenue E Corridor
- E John Street/E Olive Way Corridor
- E Madison Street Corridor

While an increasing amount of residential uses are found in mixed-use buildings along these retail corridors, there are distinct, densely developed residential districts that extend east and west of the Broadway corridor. Much of Capitol Hill’s existing design context comes from residential buildings representing different architectural eras. Buildings vary widely in size, materials, height, age, quality, and architectural style. Clusters of medium-scale, Tudor-style apartment buildings with fine details and lush landscaping provide a unique residential environment. Larger mid-to-late century apartments on the western slope provide unparalleled views of the mountains and the sound. New development should fit with this existing character to ensure that the diverse and eclectic character of Capitol Hill continues to evolve in the 21st century. These residential districts include:

- **West of Broadway/ North of Olive Way** is a dense, mostly residential area situated on a west-facing slope with abundant views of downtown Seattle, Lake Union, Space Needle, Elliot Bay, and the mountains beyond. The district also includes three small parks, and small retail nodes along Summit Avenue E and Bellevue Avenue E. The character of the district is evolving with many small infill projects replacing large single-family structures and larger projects replacing older apartment buildings and surface parking lots. The very north end includes a small part of the Harvard-Belmont Landmark District.
- **West of Broadway / South of Olive Way**, sometimes referred to as POWHAT (Pine Olive Way Harvard Avenue Triangle), has a grittier character— less greenspace and trees, urban street edge, narrow sidewalks, more parking lots. The district includes several affordable housing developments and abuts the Seattle Central College campus. Many visitors flow through the area— students at Seattle Central College or patrons of the restaurants and clubs in Pike/Pine entertainment district.

- **East of Broadway** is characterized by small, tightly knit lots that support finely scaled houses, duplexes, and small apartment buildings. Many blocks have lush and mature vegetation in wide curbside planting strips, generous building setbacks, and courtyards that provide a lush, greener environment.
- **Seattle Central College (SCC)** sits at the southern end of the Broadway Corridor. Most, but not all, parcels are located on the westside of Broadway. SCC hosts many community events, including the year-round Capitol Hill Farmers Market every Sunday.
- **Kaiser Permanente** occupies a prominent location at the top of the hill at E John Street and 15th Avenue E. Its location at the south end of the 15th Avenue E retail corridor helps generate foot traffic that supports local businesses. However, its long façade creates an awkward one-sided retail corridor for several blocks. The campus extends eastward into a low-rise residential district.



Future development proposals in the CHUCV should respond to major community initiatives to shape the future character of Capitol Hill such as:

- The **Capitol Hill Arts District**, designated in 2014, is a coalition of over 40 arts groups in the Capitol Hill and Pike/Pine neighborhoods that promotes cultural engagement; harnesses resources; preserves, enhances, and creates space for artists and the arts; and advocates to include arts and culture into the design and program of new buildings.
- The **Capitol Hill EcoDistrict**, established in 2011, promotes a socially equitable, environmentally-resilient, and culturally-vibrant neighborhood. Led by Capitol Hill Housing with a Steering Committee representing neighborhood interests, the EcoDistrict aims to inform new development in the following performance areas: water, habitat, culture, energy, materials, transportation, health, and equity.
- Capitol Hill remains an important **Center of LGBTQ Culture** even as that population has decreased. Many community organizations are working together to ensure that Capitol Hill continues in that role. There is a desire for new development to be inclusive, welcoming, and to recognize the unique history and culture of the LGBTQ community.
- The **Melrose Promenade** re-imagines Melrose Avenue E as a welcoming gateway with safe and enjoyable walking and bicycling paths, and improved connections to adjacent neighborhoods, parks, and schools. The community and design consultants developed the 2013 concept plan being implemented by the City.
- **LID I-5** is a community campaign to reconnect the Capitol Hill neighborhood with downtown Seattle by building a cover over I-5 to provide new public land for parks, affordable housing, and complete streets.

Previous Neighborhood Design Guidelines

The *Capitol Hill Neighborhood Design Guidelines* were developed and adopted in 2005. Priority design issues to be addressed were identified as part of a multi-year neighborhood planning process, and the 1998 *Capitol Hill Urban Center Village Neighborhood Plan*: preserving, enhancing and connecting existing attributes; integrating transit, open space with new development; maintaining the character and pedestrian orientation of commercial corridors; preserving existing housing as well as providing new housing; and the preservation of mature street trees. While these priorities remain relevant, some plan details have become outdated over the past 20 years, and new priorities have emerged.

In 2013, the City adopted updated *Seattle Design Guidelines* to replace design guidelines that had been in effect since the inception of the Design Review Program in 1993. The *Seattle Design Guidelines* are in effect together with any neighborhood design guidelines. Also, in 2013, the *Capitol Hill Neighborhood Design Guidelines* were amended to include *The Light Rail Station Sites: Supplemental Guidelines*, a collaboration of the City and the community-founded Capitol Hill Champion. These amendments provide site-specific design guidance for the development of the properties acquired by Sound Transit to build the light rail station near Broadway and E John Street.

In 2017 the Capitol Hill community requested the City initiate a process to review and revise the *Capitol Hill Neighborhood Design Guidelines*. These updated neighborhood design guidelines respond to recent, significant planning, and development initiatives:

- Opening of the Capitol Hill LINK light rail station in 2016;
- The upcoming development of the LINK light rail station construction staging sites that will mend the community fabric to create a new heart and civic center of the community;
- Establishment of the Capitol Hill EcoDistrict in 2011, and the Capitol Hill Arts District in 2014;
- Expansion of the boundaries of the Capitol Hill Business Improvement District in 2012 and 2014;
- Zoning changes associated with Mandatory Housing Affordability that will allow increased height and density in new development;
- Changes to the *Seattle Design Guidelines* in 2013 that resulted in duplication with neighborhood design guidelines; and
- More robust community efforts to provide early input on proposed developments.

Capitol Hill has two major institutional campuses and a City-designated landmark district that influence the design and uses of adjacent properties, as well as the public realm. Development projects within these districts are not subject to these Neighborhood Design Guidelines or the Design Review program (see map on page 10), but are subject to a different review process:

- Harvard-Belmont Landmark District
- Kaiser Permanente (formerly Group Health) Major Institutional Overlay District
- Seattle Central College Major Institutional Overlay District

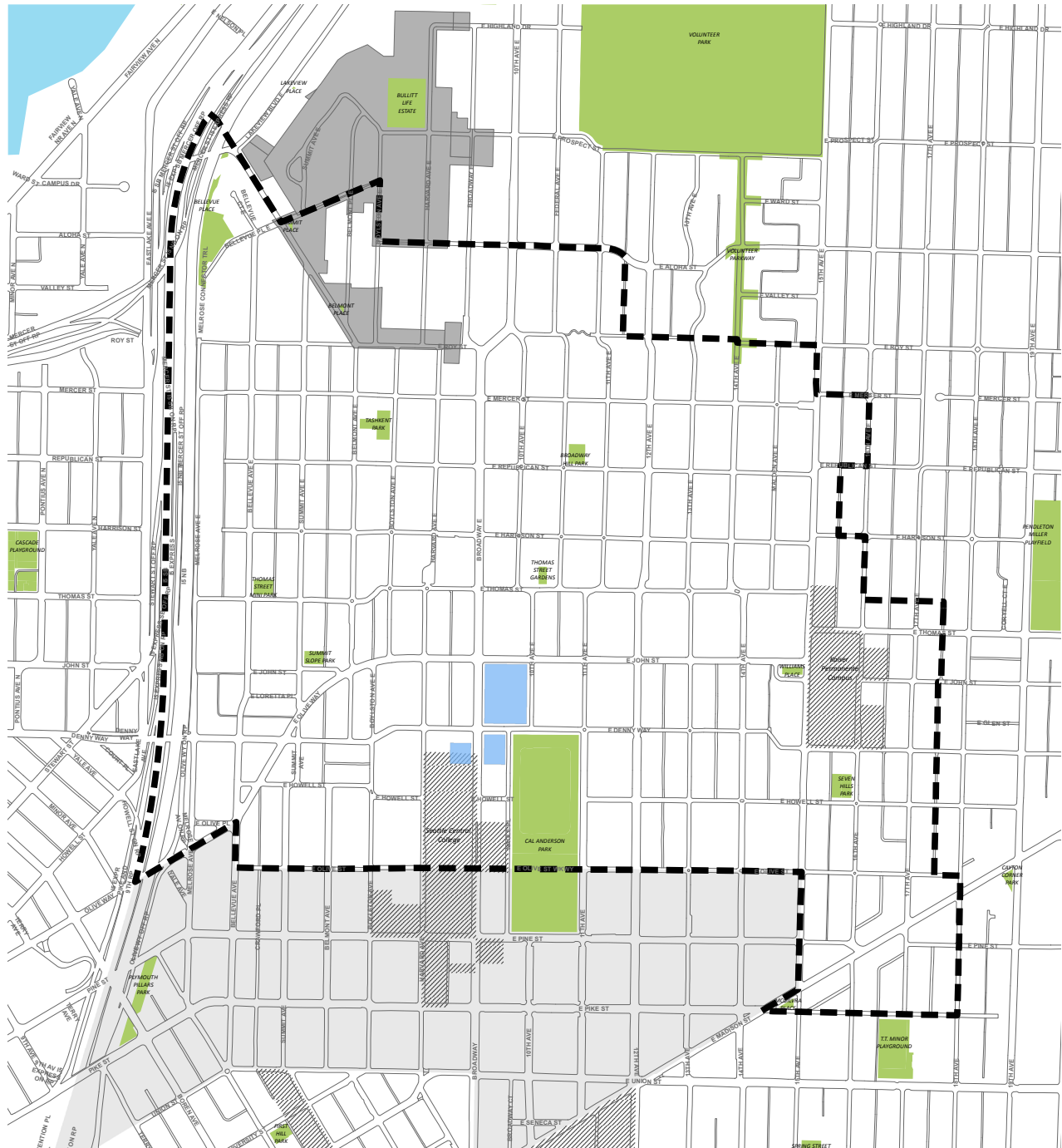
Note that the Pike/Pine Urban Center Village, located directly south of the CHUCV, has its own unique set of neighborhood design guidelines, updated in 2017, used to evaluate development projects within its boundaries (see map on page 10).

Priority Design Issues

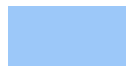
Capitol Hill is experiencing a phase of rapid growth. Since the original neighborhood design guidelines were adopted in 2005, nearly 50 buildings have gone through the Design Review Program. After years of construction, LINK light Rail service began in 2016, and new transit-oriented development will rise around the station. Zoning changes will help ensure that future growth includes affordability through the implementation of the Mandatory Housing Affordability. These updated *Capitol Hill Neighborhood Design Guidelines* will guide future development and address the following priority design issues associated with new development:

- Reinforce and augment the neighborhood’s architectural qualities, walkable urban form, historic character, and natural features.
- Create an attractive, functional, and safe pedestrian realm that fosters a sense of community and supports vibrant, thriving retail corridors.
- Encourage new development to meet the arts community’s goals to elevate and sustain the presence of arts and culture in Capitol Hill.
- Leverage new development to meet EcoDistrict’s goals to promote a socially equitable, environmentally-resilient and culturally-vibrant neighborhood.
- Honor Capitol Hill’s role as the center of LGBTQ culture and community.
- Design for all ages and abilities, but with special attention to the needs of seniors and children, so people of all ages can live and thrive in Capitol Hill.
- Incorporate or acknowledge the best features of Capitol Hill’s early to mid-century buildings in new development.
- Enhance and expand tree canopy and natural landscapes and encourage a greener, more resilient public and private realm.
- Champion ecological sustainability in new development. Make active transportation, efficient energy and water use, minimal waste, and healthy sustainable food accessible to all residents.
- Encourage new development adjacent to major institutions (Seattle Central College, Kaiser Permanente) to integrate campuses into the community fabric.

Capitol Hill Urban Center Village



Urban Center Boundary
Neighborhood Guidelines apply



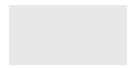
Light Rail Station Sites
Supplemental Guidelines apply



Harvard-Belmont Landmark District
Neighborhood Guidelines do not apply



Major Institution Overlay District
Neighborhood Guidelines do not apply



Pike Pine Neighborhood Guidelines Apply
Guidelines in separate document

Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details.

CS1

CONTEXT & SITE

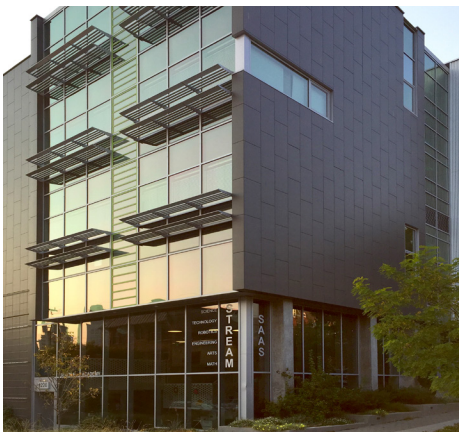
Natural Systems & Site Features

Seattle Design Guideline:

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



Solar panels add interest to this facade and help meet the building's energy needs.



Sun shades reduce solar gain and cooling needs.



Street level facades step down to respond to local topography.

Capitol Hill Supplemental Guidance

1. Energy Choices

- 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.
- 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

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

3. Topography

- Respond to local topography with stepping facades or floorplates so that commercial and/or shared residential entrances and ground floors roughly match the street grade.
- Include pedestrian amenities and open space that provide respite, such as seating, in areas adjacent to the public realm along steep slopes.

4. Plants and Habitat

- Enhance urban wildlife corridors by creating new habitat and/or preserving or expanding existing habitats for insects and birds through design and plantings for green roofs, walls, and gardens.



A landscape strip with a rich palette of native plants and shade trees. Simple benches offer seating.



This system for reusing rainwater is attractive and functional.

- b. Encourage the use of pollinator-friendly and other native/naturally growing plant species to enhance habitat for birds and insects. Use vertical layers of plants to provide habitat for a variety of species.
- c. Encourage the use of diverse planting palettes to create variety in landscapes at the block and neighborhood level.
- d. Consider opportunities to incorporate natural wood elements such as snags and nurse logs, which provide habitat to invertebrates, into landscape design.
- e. Maximize preservation of the area's existing tree canopy. Encourage the integration of any exceptional trees or heritage trees, or other mature plantings, into the project design. Mature street trees have a high value to the neighborhood. Protect the health and longevity of existing mature street trees when designing the footprint of a new building.

5. Water Features

- a. Consider sustainable design opportunities such as shared water systems for rain water harvesting, greywater reuse, and blackwater processing/reuse. Reduce flows into the municipal stormwater system through stormwater management, green roofs and walls, and swales. Consider other functional solutions for sustainable water reuse and/or drainage that work well with the neighborhood's soil condition and topography.
- b. Design landscapes that reduce potable water use for irrigation such as via the following strategies:
 - Reuse captured stormwater, greywater, HVAC blowdown or condensate for irrigation.
 - Specify plants, soils, and other features to be self-sustaining with natural precipitation only.
 - Design planting zones so that plantings no longer require irrigation once established.

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.



New buildings should support and enhance places as they grow.



Broadway retail character with small storefronts and active pedestrian transition areas



New development along 12th Avenue reinforces and activates the street edge.

Capitol Hill Supplemental Guidance

1. Sense of Place; Distinctive Streets

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

a. Broadway

Broadway, the largest and longest retail corridor in the CHUCV, includes smaller storefronts as well as larger-scale buildings of Seattle Central College. Broadway's 80-foot wide right-of-way accommodates transit, vehicles, bikes, and pedestrians. The gap created by light rail station construction weakened the corridor, but new development will return Broadway to a more continuous retail and pedestrian experience.

- Reinforce the character of Broadway as one of Capitol Hill's most prominent and vibrant shopping and public main streets. Encourage the design of pedestrian scaled, intimate storefronts on facades facing Broadway.
- Consider active pedestrian transition areas between the street level building façade and sidewalk for outdoor café seating and walk-up windows.
- Enhance visual connections and pedestrian flows to and from the Capitol Hill light rail station as well as the Seattle Central College campus.

b. 12th Avenue

12th Avenue is the only retail corridor within the CHUCV that is not a designated principal pedestrian street. Thus, more residential uses occur at street level than in other corridors. Commercial zoning and retail activity end just north of Denny Way, and the street quickly assumes a residential character. The 12th Avenue Arts development, just outside the CHUCV, has brought new affordable housing, retail and cultural uses to the corridor, and created strong connection to the more prominent retail corridor on E Pine Street.



15th Avenue retail character and pedestrian oriented signs



Olive Way's eclectic small scale retail.

- Enhance the character and pedestrian experience along 12th Ave as it evolves into a mixed-use corridor between E Denny Way and E Olive St.

c. **15th Avenue Corridor**

15th Avenue E is known for its lively mix of locally-owned businesses, larger format grocery stores that serve multiple neighborhoods, and the Kaiser Permanente campus. Despite the street's narrow sidewalks, many businesses have outside seating or displays that add vitality to the street.

- Encourage façade detailing at the street level that contributes to the street's existing intimate retail character and variety of pedestrian scaled storefronts.
- Consider design approaches that visually integrate the street level façade with existing buildings. Use upper level setbacks to reinforce the street-scale retail character.
- Improve the walkability along 15th Ave while maintaining the street's positive intimate pedestrian character.
- On half block or full block developments break up long facades to avoid a monolithic presence and to add to the existing character of the corridor.
- Enhance visual connections and pedestrian flows to and through the Kaiser Permanente campus.

d. **E John Street/E Olive Way Corridor**

E John Street/E Olive Way is a major east/west link between CHUCV, downtown and South Lake Union. The sloping, curving corridor is dotted with older buildings housing eclectic small-scale retail and restaurants, as well as newer, taller mixed-use buildings. The topography of the corridor offers views from the public right-of-way of downtown, Puget Sound, and the Olympic Mountains.

- Emphasize Olive Way as a commercial corridor and gateway to the neighborhood from Downtown.
- Encourage better east/west connections for pedestrians traveling to and from the Capitol Hill light rail station between Broadway and 15th Ave E.
- Encourage street level commercial activity and the addition of pedestrian amenities along the street edge between 13th Ave and 15th Ave.
- Enhance the walkability between Melrose Ave and Broadway with the addition of accessible open space and pedestrian amenities along this distinctive curving street edge.

e. **E Madison Street**

E Madison Street is a major retail and transit corridor. These three blocks within the CHUCV represents the highest elevation along the corridor as well as a break in the principal pedestrian street designation. This short stretch includes the iconic, green-built Bullitt Center, the revitalized McGilvra Place, two grocery stores (Trader



Small neighborhood commercial areas bring a unique sense of place to the surrounding residential area.



Development located on a corner site is designed to have an active retail edge and a quieter residential edge.

Joe's and Central Co-op), both pedestrian and auto-oriented retail, and a radio tower.

- Encourage a pedestrian orientation to complement adjacent blocks.
- Explore ways to celebrate this high point on Madison Street.

f. **Melrose Avenue**

Recognize and reinforce Melrose Avenue as the “front porch” of Capitol Hill. Encourage the addition of open space, bicycle, and pedestrian amenities along the street edge, and strengthen pedestrian connections to other parts of Capitol Hill and adjacent neighborhoods.

g. **Neighborhood Nodes**

Recognize and strengthen the small neighborhood commercial areas located at Summit Ave. E and E Mercer Street, and at Bellevue Ave and Bellevue Place which bring a unique sense of place to the large residential quarter.

2. **Respond to Different Streets**

For buildings that are either located on a corner site or span the full block and “front” on two or more streets, each street frontage should receive individual and detailed site planning and architectural design treatments that complement any positive, respective, established streetscape character.

CS3

CONTEXT & SITE

Architectural Context & Character

Seattle Design Guideline:

Contribute to the architectural character of the neighborhood.



New construction mimic the scale and massing of the existing streetscape while using contemporary materials and window patterns.



New construction references adjacent buildings through choice of materials, rhythm and scale.



Temporary and unsolicited art is frequently found in the Capitol Hill Neighborhood. Design new buildings and public spaces to receive various types of art to reflect the historical context of the neighborhood.

Capitol Hill Supplemental Guidance

1. Fitting old and new together

- In areas with observable patterns of traditional materials and architectural styles, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures.
- Foster the eclectic mix of architectural design and forms on the block and throughout the neighborhood. Encourage the use of new architectural concepts, as they emerge.

2. Placemaking

The Capitol Hill Neighborhood is a designated arts and cultural district. Art and culture should reflect the local history and values of the neighborhood and should be well integrated with future developments. Art should be designed for human delight and the celebration of culture, spirit, and place appropriate to its function. Capitol Hill strongly values the intact and positive examples of its physical heritage.

- Encourage and support street-facing cultural open and indoor spaces to provide flexible spaces for art performances and art installations and increase interaction with the street.
- Encourage the integration of art into the building design and associated open space.
- Consider engaging with a local artists or arts organization to develop a design concept rooted in the culture of Capitol Hill.

3. Historical and Cultural References

- Where possible, preserve and incorporate existing historical elements and character structures into project design, such as sites along Capitol Hill's commercial corridors, near designated landmarks, adjacent to notable Anhalt buildings or locations bordering the Harvard Belmont Historic District.



A garage entrance becomes a location for a mural inspired by local culture.



A wood fence provides opportunity to paint a mural inspired by native culture.

- b. Include interpretation (through visual art, signage, exhibits etc.) that tells the story of the neighborhood's history and culture to the general public in engaging ways.
- c. Encourage the incorporation of historic and current cultural elements that express and explain how the neighborhood has transitioned over time including, but not limited to, LGBTQ community, Arts District, and EcoDistrict priorities.

PL1

PUBLIC LIFE

Connectivity

Seattle Design Guideline:

Complement and contribute to the network of open spaces around the site and the connections among them.



Active street level uses help support and enhance adjacent parks and open space.



Benches, street trees, and outdoor dining enhance this corner streetscape



Voluntary street level setback contributes to public life with space for cafe seating, a bike rack, and signage, all protected by a large canopy.

Capitol Hill Supplemental Guidance

1. Enhancing Open Space

- a. **Parks:** Design buildings facing a park or P-patch to enliven and enhance the safety of the open space. Orient entries, windows, balconies, decks and other amenity spaces to face the park. Design buildings facing Cal Anderson Park with active street level uses to support and reinforce its role as the “front yard” and civic square for Capitol Hill.
- b. **Right-of-way – Enhance open space connections.**
 1. **Greening:** Create small pocket gardens within the adjacent street right-of-way (ROW) to enhance and energize the pedestrian experience. Consider locations that may be appropriate for growing food, serve an ecological function, or enhance any adjacent habitat corridors.
 2. Design sidewalk ROW and private space adjacent to the ROW to prioritize both pedestrian circulation (comfort and safety), and environmental sustainability. Use planters, seating, and landscape to provide an inviting, attractive, and safe streetscape for pedestrians while ensuring adequate space for pedestrian circulation. Special attention should be paid to Summit and Belmont (from E. Olive St. to E. Howell St.), on Bellevue (from E Loretta Place to E Harrison Street) and along the Melrose Promenade.

2. Adding to Public Life

- a. Maintain a continuous street wall along retail corridors to contribute to the area’s pedestrian-oriented, urban character. Minor variations in the street wall such as recessed entries and inset window bays are acceptable if they help contribute to the pedestrian scale.
- b. On major retail streets, locate any large open spaces in the interior of the block, where it would not disrupt the continuity of retail street frontages and maintain the desired intensity of commercial activity in the area. Provide clear visual access to the interior open space from the public sidewalk.



Mid-block pedestrian connection adds permeability and provides space for seating, storefronts and signage.



An angled building setback, operable storefront, and space for cafe seating along the sidewalk is complemented with public benches built into the sidewalk planting strip.



This north-facing live/work unit uses a high level of transparency to enliven the street edge, maximize daylight penetration, and connect the indoor and outdoor environments.

3. Walkways and Connections

- a. **Through block connections:** On large project sites, consider using pedestrian connections to break up longer blocks and provide enhanced connectivity, particularly on sites near key public parks, the light rail station, or intersections where the street grid shifts. Use through-block pedestrian connections to add more permeability to retail corridors along 15th Ave E and Broadway. Design walkways with minimal grade changes and line the walkways with retail/business spaces, where possible.
- b. **Pedestrian Volumes:** Provide ample pedestrian space along retail corridors and key pedestrian corridors that provide access to light rail facilities and the downtown core, such as E Olive Way, E John St., and E Denny Way. Use minor voluntary ground-level setbacks, structural setbacks, building overhangs, and high-quality hard-scape finishes at the pedestrian level to ensure adequate space and durability for pedestrians, while maintaining the street wall and providing adequate space for sidewalk amenities that contribute to public life.

c. Pedestrian Amenities:

- 1. Enhance the quality of the pedestrian environment through art and other placemaking features. Art should interpret or acknowledge specific ecological aspects of the site or location, provide site-specific wayfinding or “centering the viewer”, provide a greater understanding of where the person is standing, and/or intend to delight passers-by and celebrate Capitol Hill’s culture and spirit.
- 2. Provide functional pedestrian amenities such as benches (that enrich and enhance pedestrian flows). Amenities should be frequent and spaced at similar intervals as street trees. Where street trees are not possible due to underground utilities, benches and planters should be provided. Right-of-way improvements should be consistent with all City standards and reviews.

4. Outdoor Uses and Activities

Design any larger ground-level open spaces adjacent to the sidewalks for informal community events and gatherings, including: temporary art installations, live music and dance performances by community and social organizations, as well as independent artists. Provide features and amenities necessary to ensure that spaces are versatile and functional, such as power outlets, flexible seating, sight lines, acoustic materials, and community poster or bulletin boards. Site spaces to allow visibility from the sidewalk without impeding pedestrian flow.

PL2

PUBLIC LIFE

Walkability

Seattle Design Guideline:

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

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.
- b. On less intense commercial streets, focus overhead weather protection around residential entries. Extend from the building far enough to provide shelter for 4-6 people to comfortably gather near common building entries.
- c. Where narrow sidewalks create conflict between providing weather protection and tree canopy, indent canopy portions at trees. Prioritize tree canopy retention and new large tree plantings over full width weather protection that would impact or eliminate trees.



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.



A well designed overhead weather protection is functional, attractive, and leaves adequate room for street trees.

- d. In areas with good access to sunlight, consider using canopies as an opportunity to provide green roofs.
- e. Optionally, consider using operable/retractable, but still durable, awnings that can be removed or reduced in good weather to allow greater sunlight to the street.

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.

Capitol Hill Supplemental Guidance

1. Entries

- a. In pedestrian-oriented commercial areas, provide frequent entrances, coupled entries, or other demarcation at regular intervals of 25-30 feet, to accommodate and encourage smaller retailers, community-oriented businesses, and flexible uses over time. Consider features such as shallow recesses at entries to add depth and pedestrian variety.
- b. Identifiable common entries to residential buildings: Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating.
- c. Individual entries to ground-related housing units:
 1. Provide exterior access to all ground-floor residential units. This interior/exterior connection should occur frequently with entrances coupled or placed at regular intervals. Slightly raised stoops with direct entries to the street are preferred, particularly when alternate entries provide ADA accessibility.
 2. Define entries to individual units with physical “threshold” features such as a canopy, fin walls, landscape, lighting, railings and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private.

2. Residential Edges

- a. Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk. Avoid tall fences, fully-obscuring barriers, and large setbacks (greater than 15 feet) that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.



New retail development with storefronts broken by columns every 25 to 30 feet.



Example of a clearly identifiable common entry to a multi-family residential building with overhead weather protection and a stoop for seating.



Translucent canopies and a mix of planting and hardscape help define the public to private transition for street facing apartments within a modest setback area.



Low-level planting and fencing with a minor elevation change provides separation and security for ground-level housing along a busy street-edge. Upper level balconies are large enough for small groups and encourage social interaction.



These live/work units provide direct access to the street, clearly defined entries, and space for pedestrian amenities like bike racks and seating.



Custom signs, seating and a walk-up window make this retail edge pedestrian-friendly and active.

- b. Provide operable windows for ground-level units. Locate windows and/or translucent glass so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space. Create a layered transition using landscape or window treatments to prevent direct eye contact between pedestrians and residents in interior spaces, while still ensuring adequate natural lighting into units. Window shades that raise from the bottom and windows that open at the top are encouraged.
- c. Provide stoops, porches, patios, and balconies to create opportunities for social interaction among residents and neighbors, particularly along the street-edge. Private outdoor spaces should be large enough to accommodate seating for 2-4 people, and clearly delineated using landscape. This space should be at the same level as the interior of the unit where feasible and should be designed for some privacy from adjacent units. Where possible, raise outdoor spaces slightly above sidewalk level.

3. Live/Work Edges

Design live-work units to provide truly flexible space that can successfully accommodate different commercial uses over time.

- a. Support future arts-related use, such as artist studios, by providing arts-friendly features such as wall-sized operable/garage doors and high ceilings at the ground level.
- b. Where possible, locate live-work units on side streets, mid-block passages, and alleys, not on major pedestrian or retail corridors.
- c. Consider including some level of adaptive privacy screening, such as landscape tubs, window films and window shades that raise from the bottom, while still emphasizing the high transparency and commercial needs of these spaces.

4. Retail Edges

- a. Permeable storefronts: Design the ground floor retail edge to enhance street level activity and promote social mixing. Features may include large operable windows and doors, outdoor dining, and artistic detailing that provides visual interest. Design spaces to function year-round, including during the summer time when windows and doors will be open fairly frequently. Use clear/un-tinted glass, preserve oblique sightlines into retail spaces, and minimize mullions and the height of any stem walls. Consider setting the height of canopies at approximately 10 feet.
- b. Highly-Individualized: Design retail frontages to contribute to the small-scale, pedestrian-oriented character of Capitol Hill retail. Provide an architectural framework that tenants can personalize and individualize with custom signs, window treatments, and programming. Use a variety of materials and architectural features to break up individual spaces while maintaining transparency.

PL4

PUBLIC LIFE

Active Transportation

Seattle Design Guideline:

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

Capitol Hill Supplemental Guidance

1. Connections to All Modes

For buildings along corridors that provide direct pedestrian access to light rail station entries and other key transit access points - including: Broadway, 15th, E John St, E Olive St, E Denny Way, E Howell St, E Nagle Place, and 10th Ave E below Thomas – locate primary entries to conveniently access transit and consider that secondary entries may also be required to maximize pedestrian access to transit.

2. Planning Ahead for Bicyclists

- a. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle parking should be plentiful and should be an approved design from the Seattle Department of Transportation's bike parking program. The bicycle racks and bike share hardscape areas may also be an opportunity for placemaking, such as having a uniform color within the Capitol Hill EcoDistrict or Arts District, or having distinctive place names or references designed into them.
- b. Locate short-term parking bike racks and bike share hardscape areas near the intended uses, but maintain clear pedestrian movement along desire lines, and maximize sidewalk activation opportunities along the storefronts. Locate bike racks within sight lines of front doors, windows, or areas with visual security. In areas where bicycle parking is anticipated to be high, consider whether an on-street bike rack or corral may be appropriate.



"U"-shaped bicycle parking is located along the sidewalk near the main building entrance and promotes the neighborhood identity.



"U"-shaped bicycle parking is located along the sidewalk to support adjacent businesses.

DC1

DESIGN CONCEPT

Project Uses & Activities



In this highly-visible location, the parking garage entry is integrated into the primary building facade with decorative metal work, planters and continuous overhead weather protection.

Seattle Design Guideline:

Optimize the arrangement of uses and activities on site.

Capitol Hill Supplemental Guidance

1. Location and Design of Uses

- a. **Flexibility:** Maximize flexibility over the building's life, for all street-level spaces in commercial or residential use. Design space to accommodate either retail or arts and cultural uses, and different scales of tenants. For example: do not include structural or concrete stem walls or bulkheads protruding above grade level (which inhibit future modifications) along any sidewalk/street frontages.

2. Parking and Service Uses

- a. **Visual Impacts:** When it is necessary to locate parking entrances and service uses on street frontages, or in highly visible locations, use artistic treatments (e.g. murals or decorative metalwork on garage doors and adjacent walls) or lush landscape screening to reduce visual impacts. This is especially important in locations where commercial uses extend to streets with residential character (e.g. Nagle Place, Harvard Avenue E, 14th Avenue).

DC2

DESIGN CONCEPT

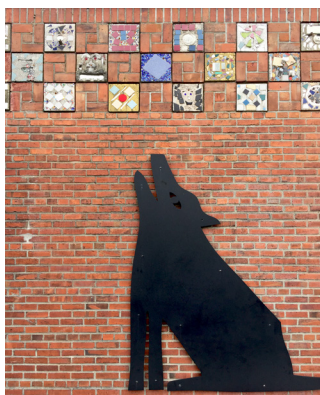
Architectural Concept

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.



Small scale retail facade fits into the overall building concept and allows for personalization with color, signage and retractable canopy.



Unique tiles and two-dimensional sculpture are integral to the building facade.



Choice and placement of materials create scale and texture for this school building.

Capitol Hill Supplemental Guidance

1. Facades at Setbacks and Corners

Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally 'wrap the corner' of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.

2. Integrating Art

Use art to animate the pedestrian realm including blank walls, sidewalks, entrances, walkways, etc. Engage artists early in the design process to integrate art into the building design, rather than simply applying art onto a finished design. Consider themes and artists that represent the Capitol Hill community. See CS3.2, Placemaking, for additional guidance on integrating art into projects.

3. Secondary Architectural Features

- Visual Depth and Interest:** Projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable.
- Fit with Neighboring Buildings:** Selectively include design elements or proportions that reflect Capitol Hill's historic character such as streetscape rhythm, historic parcel widths, fenestration patterns and/or material treatments.

4. Scale and Texture

Texture at Street Level: Emphasize pedestrian scale, durability, and texture at the street level based on positive local characteristics such as storefront mullion width and materiality, entrance details, and building materials with a handcrafted appearance. Building components that are small enough to hold such as brick, are desirable. Uniform facades composed of flush glass or large expanses of panels (metal, cement board, etc.), without the relief of frequent and highly-detailed entrances/framing treatments, detract from the desired human scale and texture at the street level.

DC3

DESIGN CONCEPT

Open Space Concept

Seattle Design Guideline:

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



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



Open space where neighbors can gather.



A large residential forecourt provides green space for residents and room for adjacent businesses to spill outdoors.

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 side-walk. 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.

DC4

DESIGN CONCEPT

Exterior Elements & Finishes

Seattle Design Guideline:

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

Capitol Hill Supplemental Guidance

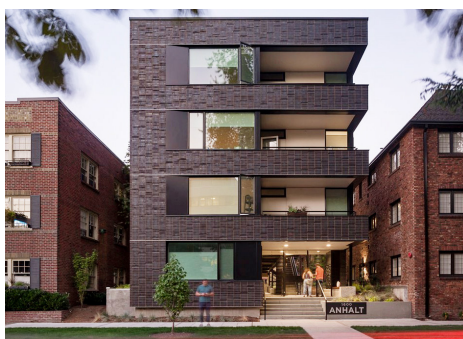
1. Exterior Finish Materials

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

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

2. Sustainable and Environmental Choices

- Salvage and Reuse:** Maximize the reuse of nontoxic salvaged building materials. Consider de-construction if building(s) to be demolished contain high value reusable materials (e.g. tile, flooring, old growth beams). Reuse salvaged materials in the new development as visible building components.
- Local and Regional Materials:** Choose local or regional building and landscape materials to reduce transport energy when possible.
- Bird Friendly Design:** Employ bird friendly design strategies for the upper floors of buildings with extensive glass, such as decorative screens, or louvers, or patterns integrated into the glass to warn birds before they collide. Locate landscape carefully to not create reflected greenery which attracts/confuses birds.



Traditional brick is used for a contemporary modern design.



Wood planking is used to highlight the building's simple structure and balanced proportions.



Reclaimed lumber from the adjacent historic building have been repurposed into landscape elements.



Green roofs provide habitat and reduce the heat island effect.



Pedestrian scaled signage is integrated with the building facade in color and style.



This building identity sign is well integrated into the landscape to be visible and attractive



Native and pollinator plantings can thrive in an urban environment and provide environmental benefits.

d. **Lighting:** Use directional down-lighting and other dark-sky friendly lighting strategies to enhance the perception of safety and minimize light pollution. Avoid outdoor lighting with high blue light content or other attributes that could adversely affect wildlife behavior and reproduction. Use low-wattage, warm tone lighting wherever possible and diffuse exterior light to make it more consistent with the context.

e. **Heat Island:** Design the building and open space to reduce the urban heat island effect. Use roofing materials with a high solar reflectance index or install a vegetated roof. Minimize the area of asphalt, concrete, and other hardscape. When used, consider coatings and colorants to achieve a lighter colored surface. Integrate plantings into passive design strategies for the building, e.g. use large canopy deciduous trees or a vine covered trellis to shade and cool a south-facing facade.

3. Signage

In addition to all requirements found in the Sign Code, the following guidelines also apply.

- a. **Pedestrian Oriented:** Design areas on the building façade for individual business signs that are pedestrian-oriented (generally 20 feet maximum above grade) and integrated with the design concept and architectural details.
- b. **Building Identification:** Design building identification signs to be well-integrated with the building's architectural elements.
- c. **Tenants:** Incorporate unique, hand-crafted tenant signs to add visual interest to the simple building form. Signage design and placement should be well integrated with the design and style of the structure. Signs should not appear mass-produced.
- d. **District Signage:** Use signs to reinforce the unique identity of the Capitol Hill as an Arts District and an EcoDistrict. Consider including district-branded signs, on-site interpretive panels or art installations that connect the building/site to these districts.

4. Plant Materials & Hardscape

- a. **Beneficial Plants:** Use plant species that are suitable for site condition, climate, and design intent. Maximize the use of native and/or naturally growing (non-invasive) plants that are self-sustaining, low maintenance, drought and pest resistant, and durable in urban conditions. Encourage the use of pollinator plants and those that provide wildlife and avian habitat appropriate to the region. Avoid invasive species that may jeopardize local ecosystems, or species that require the use of petrochemical fertilizer or pesticides.
- b. **Diversity:** Plant diversity provides resistance to insect and diseases pests. As a general guide for larger sites, plant not more than 10 percent of any species, no more than 20 percent of any genus, and no more than 30 percent of any family. For smaller sites select species that contribute to plant diversity of the community.

2013 Light Rail Station Sites

SUPPLEMENTAL GUIDELINES

The Light Rail Station Sites: Supplemental Guidelines, approved by City Council in 2013, apply only to four specific sites and remain in effect.

NOT UNDER REVIEW IN 2018