

NEIGHBORHOOD PHOTO DOCUMENTATION GUIDE

The light orange highlight on the photos below shows what to look for in each type of photo. Photographing the same building from different positions makes it possible to better analyze the building's form and its location on the lot.

Residential



Commercial



Take front, or elevation, photos to show how tall and wide a building is.

- Look for unique details in the architecture
- Capture shots of important landmarks or historic structures.

Take 45-degree angle photographs to show how deep a building is.

Take photographs of buildings together, to show how far apart buildings are, and to show how tall a building is compared to a nearby building.

Take photographs looking down the sidewalk to show how a building relates to the public street (front yard, porch, stoop, outdoor seating, etc.).

- How far back from the street is the building?
- Take photos of parks and civic spaces too.

Take photographs of streets to show what kind of streets are in your area.

- Look for street trees and landscaping.
- Take photos of the street furnishings (like lamp posts or trash bins).
- Notice how the street follows the hills, creeks, or other features.

Elevation

45-degree Angle

Proximity of Buildings

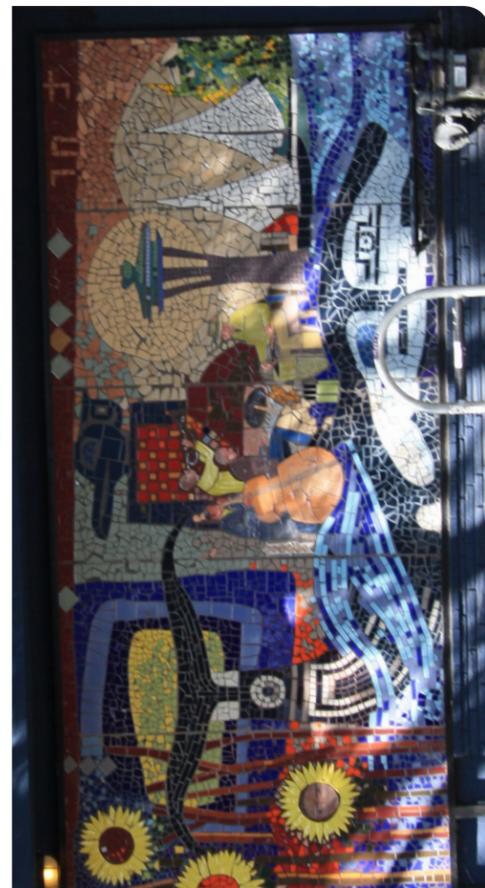
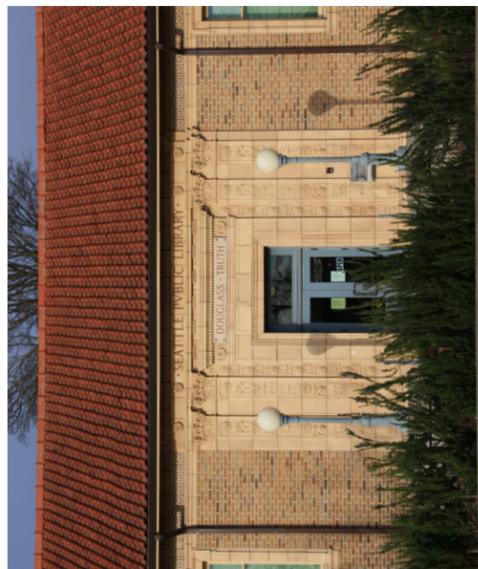
Sidewalks

Streets



Central Area Neighborhood Design Guidelines

Assessing Essential Elements of Neighborhood Character: Intro and Walking Tours



How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected?

Observations: Document locations of essential elements to emulate. Identify specific examples of what you like and what's not working. Use the space below to sketch and interpret what you see or to take notes. If you would prefer to take photos, share them with #CADGC.

A large grid area for sketching and taking notes, with a dashed rectangular border. The grid is composed of small squares and is intended for documenting observations and sketching examples of community facilities and their connections.

How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected?

Food for Thought...



Seattle, WA
Since 1908, Washington Hall has been a place where people gather within the Central Area.
Credit: 4culture.org



Alexandria, VA
Buildings at street, frontage area, sidewalk, amenity zone (street trees, lighting, and street furniture), on-street parking, narrow travel lanes.



Seaside, FL
Buildings near street, frontages, sidewalk, amenity zone (street trees, lighting, and pedestrian furniture), on-street parking, narrow travel lanes. Credit: Google



Austin, TX
Unpaved trail follows a natural feature (here, a river) and offers an alternative pedestrian route among natural features. Credit: Texas Outside



Berkeley, CA
Class III bike route provides for shared use of the cartway with vehicular traffic. Wayfinding signage connects amenities. Credit: Google



Seaside, FL
Mid-block connection provides alternative, pedestrian route enabling greater access to amenities and daily goods and services.

Prepared For:

Central Area Design Guideline Coalition

23rd Ave Action Community Team (23rd Ave ACT)
African American Veterans Group of Washington
Central Area Collaborative
Central Area Land Use Review Committee (CA LURC)
Historical Central Area Arts and Cultural District (HCAAACD)



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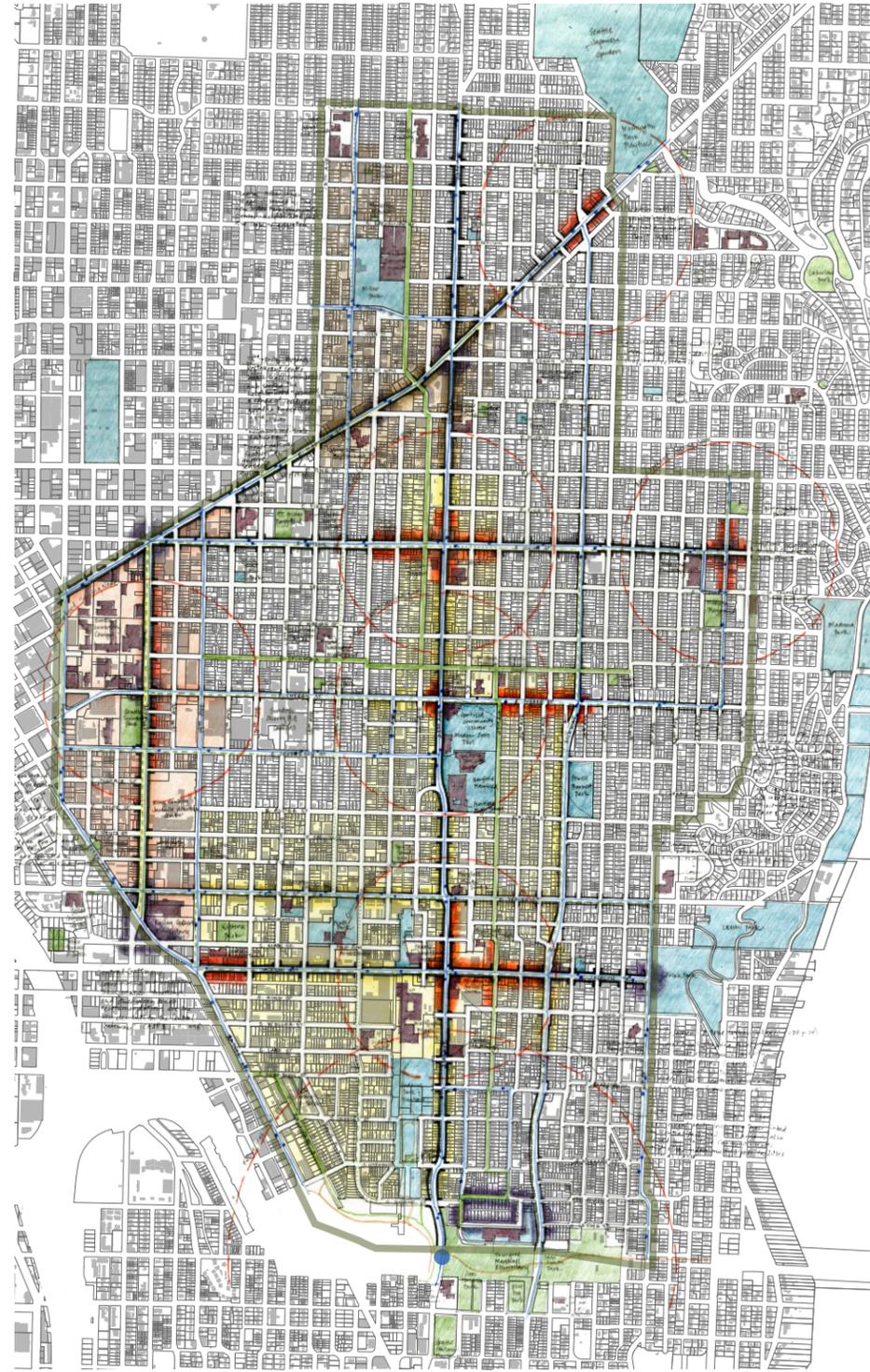


Mimar Studio

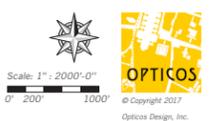


City of Seattle
600 Fourth Avenue
Seattle, WA 98104

Urban Structure Diagram



- Key**
- Central Area Action Plan II (1998)**
- South Capitol Hill Urban Center Village
 - 23rd E. & E. Madison Residential Urban Village
 - 23rd S. & S. Jackson-Union Residential Urban Village
 - Gateway to Central Area
 - Entry Statement Neighborhood Gateway
 - Urban Villages Key Node
 - Primary Corridor
 - Secondary Corridor
 - Neighborhood Anchor
 - Open Space
- 23rd Avenue Action Plan (2015)**
- Urban Village Community Node
- Transit**
- Bus Lines and Stops
 - Proposed Light Rail Stop
- Civic and Open Space**
- Civic Building
 - Central Area Neighborhood Greenway (SDOT, 2016)
 - Separated Bikeway (SDOT, 2016)
 - Bike Lane (SDOT, 2016)
 - Sharrow (SDOT, 2016)
 - Trail (GIS)
 - Additional Open Space (GIS, Google Earth, Seattle Dep't of Neighborhoods)
- Other**
- Mixed-Use Environment
 - Pedestrian Shed



How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected? Be on the lookout for:



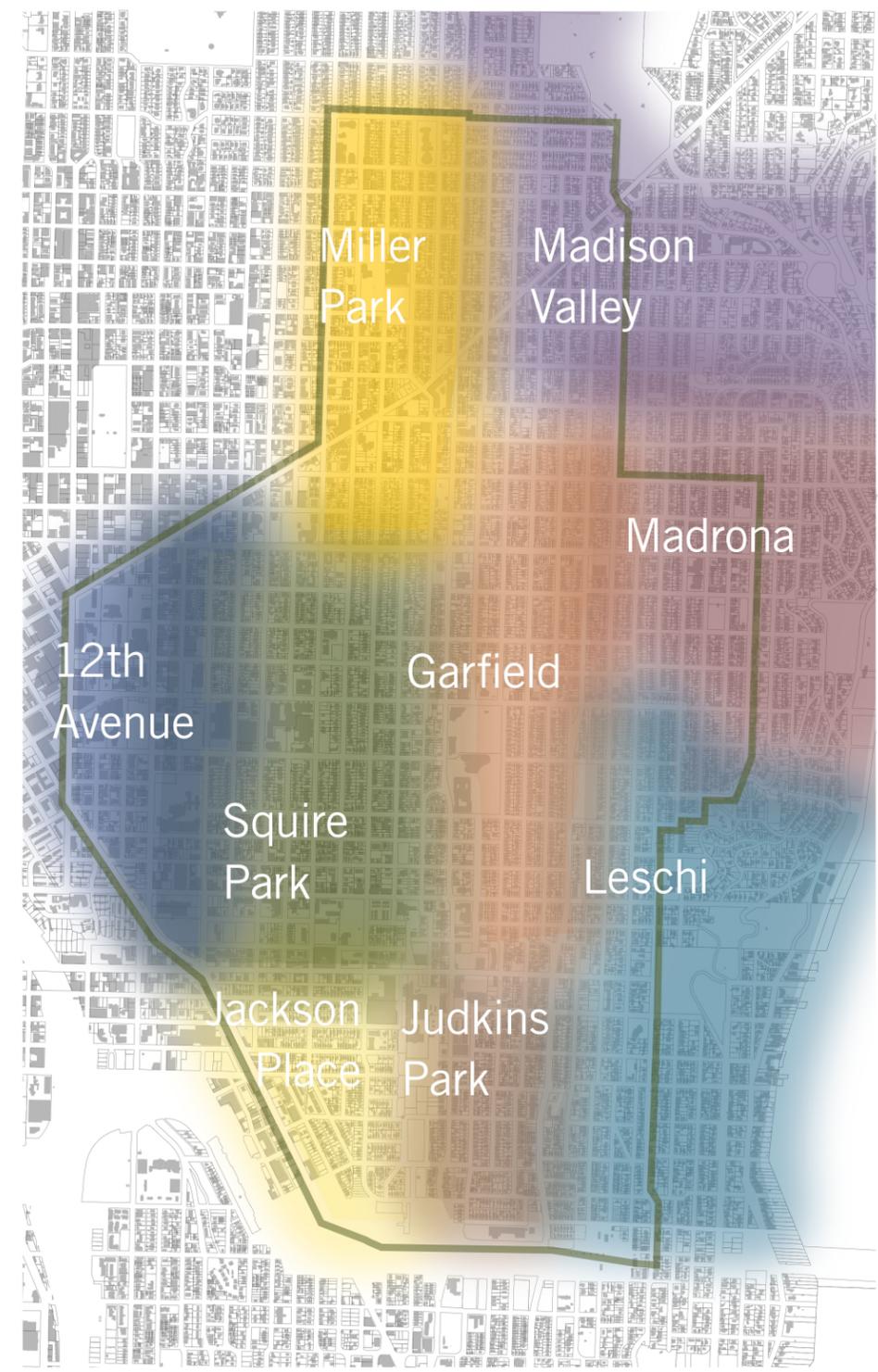
The range of public facilities along well-connected routes

Things that physically define connections (wayfinding signage, frontage, buildings, landscaping, etc.)

Elements along connections that contribute to a safe, comfortable, and active environment for all users

Alternative pedestrian and bicycle routes (class I-III bike facilities, trails, mid-block connections, etc.)

Where Are the Central Area Neighborhoods?



Source
12th Avenue
Central Area Action Plan II (1998)
Garfield
Garfield Community Council
Jackson Place
Jackson Place Community Council
Judkins Park
Feet First Central District Map
Leschi
Leschi Community Council (2015)
Madison Valley
Madison Valley Community Council (1998)
Madrona
Madrona Community Council (1991)
Miller Park
Miller Park Neighbors, blogspot (2017)
Squire Park
Squire Park Community Council

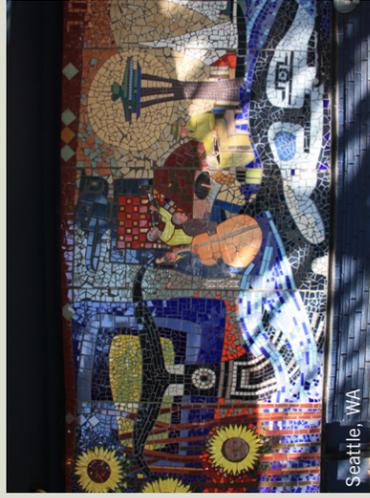
How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?

Observations: Document locations of essential elements to emulate. Identify specific examples of what you like and what's not working. Use the space below to sketch and interpret what you see or to take notes. If you would prefer to take photos, share them with #CADGC.

A large grid area for sketching and taking notes, divided into four quadrants by dashed lines. The grid is composed of small squares, and the dashed lines form a cross shape in the center, creating four equal-sized rectangular sections for drawing or writing.

How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?

Food for Thought...



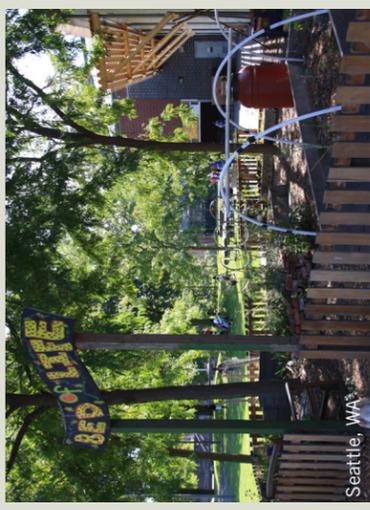
Seattle, WA

Wall murals can enliven the public realm and give an opportunity for a community to express its identity.



Seattle, WA

Small, pocket green provides an intimate destination and opportunity for expression in a neighborhood.



Seattle, WA

Community gardens, like Seattle's P-Patches, turn empty lots into collaborative and fruitful agricultural sites.



Houston, TX

Small, landscaped pocket plaza next to the sidewalk in a main street environment that fits either into an empty lot or within a larger lot.



Public green physically defined by residential fabric and community-focused elements is a spacious gathering place for neighbors.



Pasadena, CA

Hardscaped public plaza with visiting opportunities, physically defined by mixed-use buildings and active frontages in a high-intensity environment.

Assessing Community Gathering Places

How can the community help define essential elements of character in the Central Area?



How do buildings relate to the street and contribute to social interaction?



How does development in nodes transition to the neighborhood fabric?



How do building details contribute to the character and architectural heritage of the neighborhood?



How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?



How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected?

Essential Elements of Character



How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?

Be on the lookout for:

The range of scales and sizes of public open spaces

The range of environments in which public open spaces occur

How arts and culture is incorporated in the community (galleries, murals, public art, etc.)

Elements that physically define public open spaces



How do buildings relate to the street and contribute to social interaction? Be on the lookout for:

Welcoming elements on mixed-use, non-residential, and residential buildings that meet the street and sidewalk

Types of openings and the wall-to-opening ratio

Placement of the building and parking on the site

Pedestrian elements projecting off of the facade

Where and how often you find gaps along a lot and block face

How do buildings relate to the street and contribute to social interaction?

Food for Thought...



Seattle, WA

A high percentage of transparent windows, direct access to the street, and outdoor seating activate the public realm.



Syracuse, NY

A projecting porch of a functional depth provides an inviting transition between sidewalk and a set back building, enabling neighbors to socialize.



Dayton, OH

Limited street wall gaps, buildings placed near the sidewalk, and a shallow planted dooryard within the setback reflect a medium-intensity character.



Berkeley, CA

A terrace with space to sit and visit, projecting signage, awnings, entries, and transparent windows activates the public realm.



Cincinnati, OH

Medium-intensity character formed by a continuous street wall, vertical transparent openings, and stoops within the setback for privacy and direct street access.



Greater street wall gaps, deep sloping setbacks, and colorful, inviting stairs that lead from the sidewalk to a functional porch reflect a low-intensity character.

How do building details contribute to the character and architectural heritage of the neighborhood?

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How do building details contribute to the character and architectural heritage of the neighborhood?

Food for Thought...



Seattle, WA
Brick facade with tile roof and stone window surrounds, with entryway emphasized by change in material, pilasters, and classical ornament.



Seattle, WA
Cornice with brackets and dentil moldings, painted wood siding, contrasting wood trim, classical window composition with arch, keystone, and pilasters.



Sacramento, CA
Clearly defined top with a continuous cornice and parapet, jack arches over vertical window openings, and corbeled brackets.



Oakland, CA
Half-timbering with painted wood against stucco above a clearly defined brick base, and a projecting bay window supported by simple brackets.



San Francisco, CA
Steeply-pitched gable end with eaves supported by brackets and half-timber detailing.



San Francisco, CA
A gabled dormer with wooden shingles, painted window frames, and detailed eaves add scale and interest to a simple roof form.

How do buildings relate to the street and contribute to social interaction?

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How do building details contribute to the character and architectural heritage of the neighborhood?

Be on the lookout for:

Common masses or forms shared by buildings

Repeating strategies that help break down facades (e.g. roof forms, cornices, base-middle-top composition)

Attached elements (bay windows, columns, awnings, canopies, etc.)

Durable building materials and the colors of building materials

Types of openings and how they are composed (lintel, sill, shutters, proportions, materials, colors, etc.)



How does development in nodes transition to the neighborhood fabric? Be on the lookout for:

Building height, bulk, and scale in nodes, transition areas, and neighborhoods

Buildings that help make scale transitions between different areas

How lot size varies or remains consistent in different areas

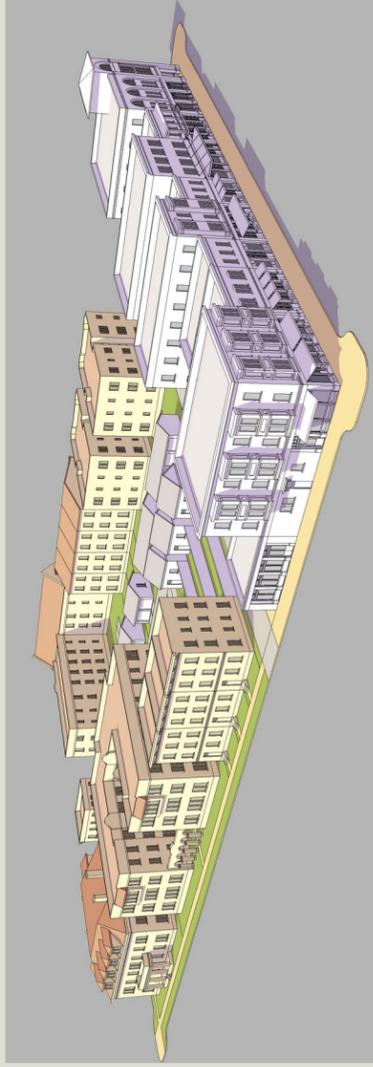
How building size varies or remains consistent in different areas

How different housing types help make transitions between areas

Whether buildings join together to make blocks or are detached

How does development in nodes transition to the neighborhood fabric?

Food for Thought...



Multiplexes, courtyard apartments, and townhouses help to transition between mixed use buildings along a corridor and low-intensity residential buildings behind.



The Tudor multiplex transitions from the mid-rises in the background to a massing and character compatible with its neighbor.



These small-footprint rowhouses step down in height from the mid-rise and high-rises in the background.



Duplexes, cottage courts, and multiplexes provide a harmonious transition between the larger apartment buildings and townhouses to the right and the low-intensity residential fabric behind.

How does development in nodes transition to the neighborhood fabric?

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Grid area for sketching and notes.