

Capitol Hill TOD Site-Specific Design Guidelines

Draft

Introduction

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



These draft guidelines follow the organization of the proposed updated citywide design guidelines soon to be considered by Seattle City Council. Those guidelines may be found online at <http://www.seattle.gov/dpd/Planning/CitywideDesignGuidelinesUpdate/Overview/default.asp>

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The Outline of the **Draft** City wide Seattle Design Guidelines outline appear in regular font

Applicable *Capitol Hill Design Guidelines* are noted in italics

Site-specific, supplemental design guidance is noted in boxed text

Context and Site

CS1. Natural Systems and Site Features

- A. Energy Use
- B. Sunlight and Natural Ventilation
- C. Topography
- D. Plants and Habitat
- E. Water

CS2. Urban Pattern and Form

- A. Location in the City and Neighborhood
- B. Adjacent Sites, Streets, and Open Spaces

From the Capitol Hill Design Guidelines (CHDG):

- *Retain or increase the width of sidewalks*
- *Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.*
- *Vehicle entrances to buildings should not dominate the streetscape.*
- *For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.*
- *New development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenue East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.*

Site specific supplemental design guidance:

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

Facades facing Broadway should reinforce the street edge.

Locate ground related housing with individual unit entries on 10th Avenue E. frontage and potentially on new Nagle Place Extension

C. Relationship to the Block

Site specific supplemental design guidance:

Design the Broadway façade of site A such that there is a discernible visual break in the building mass that marks the pedestrian pass through to the plaza and 10th Ave E.

Design the Broadway façade of site A such that a mid-block crossing between the building and the proposed plaza to the east is provided. The crossing should remain open to the public for a minimum of 16 hours a day, every day of the year, be of a highly transparent nature, and be a prominent feature of building design.

Consider the following:

- An inviting entry feature such as cascading stair or terrace (especially Site A)
- Commercial and retail uses that activate Broadway and that 'turn-the-corner' into the midblock crossing on Site A.
- Using the mid-block crossing as a transition point of building character, scale or mass.



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

D. Height, Bulk and Scale

From the Capitol Hill Design Guidelines (CHDG):

- *Break up building mass by incorporating different façade treatments to give the impression of multiple, small scale buildings, in keeping with the established development pattern.*
- *Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.*
- *The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small storefronts that meet the sidewalk and where possible provide for an ample sidewalk.*
- *It's important not to "over-modulate" the building, which can have the unintended consequence of creating building features that appear "tacked-on".*

Site specific supplemental design guidance:

Visually integrate the 10th Avenue E. frontage with the low-rise multifamily residential context to the east. Setbacks at the upper levels are one method to help accomplish a scale compatible with that across the street.

Provide townhome-style units with individual unit entries facing the 10th Ave E. side of site B. Provide stoops, front entries and terraces that encourage residents to use the 10th Ave E. frontage. Use stairs to units and landscaping to screen the potential ½ level of above grade parking that will likely be necessary at this location.



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

- CS3. Architectural Context and Character
 - A. Emphasizing Positive Neighborhood Attributes
 - B. Local History and Culture

Public Life

Site specific supplemental design guidance:

Design a high quality, well-designed and crafted civic streetscape facing Broadway. Consider a palette of streetscape elements that includes: special pavers and detailing; abundant planting in appropriate locations; pedestrian lighting; signage and wayfinding; and street furniture.

- PL1. Open Space Connectivity

Site specific supplemental design guidance:

Design the streetscape near the south station entry such that a clear, unobstructed pedestrian link between the station entry, public spaces on E. Denny Way, and the proposed plaza space across E. Denny Way is established.

A. Network of Public Spaces

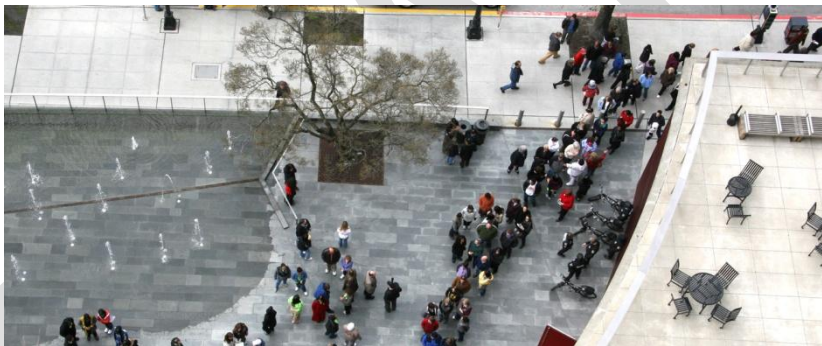
Site specific supplemental design guidance:

Design new public spaces to be easily accessed from existing sidewalks and public areas, and proposed new light rail station entries.

Design the mid-block crossing of Site A and Site B in a way that draws the public into the proposed plaza.



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



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

B. Walkways and Connections

Site specific supplemental design guidance:

Consider pulling the corner of the building at Broadway and E. John Street back, to facilitate pedestrian movement from the main (north) station egress south along Broadway towards the proposed plaza and Cal Anderson park.

C. Outdoor Uses and Activities

Site specific supplemental design guidance:

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



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



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

D. Design the mid-block crossing

PL2. Walkability

From the Capitol Hill Design Guidelines (CHDG):

- *Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line. (These details make buildings more "pedestrian friendly" – details that would be noticed and enjoyed by a pedestrian walking by, but not necessarily noticed by a person in a vehicle passing by at 30 miles an hour.)*
- *Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.*

A. Accessibility

B. Safety and Security

From the Capitol Hill Design Guidelines (CHDG):

- *Consider pedestrian –scale lighting, but prevent light spillover onto adjacent properties.*

Site specific supplemental design guidance:

Include amenity areas on upper levels of structures around the Plaza that contribute to eyes-on-the-plaza.

Include useable balconies and terraces associated with individual housing units facing onto the Plaza to provide oversight and contribute to architectural interest facing the Plaza.

- C. Weather Protection
- D. Wayfinding

PL3. Street-Level Interaction

From the Capitol Hill Design Guidelines (CHDG):

- *Provide for outdoor eating and drinking opportunities on the sidewalk by allowing for opening the restaurant or café windows to the sidewalk and installing outdoor seating while maintaining pedestrian flow.*
- *Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.*

Site specific supplemental design guidance:

Include active ground floor retail spaces on the Broadway Ave. and E. Denny Way-facing ground floors of buildings on sites A and C. Consider designing flexible retail spaces facing Broadway Ave. to potentially accommodate a larger 'anchor' or destination retail tenant. Encourage activating uses in the ground level façades fronting the interior of sites A and B to provide eyes on the proposed plaza and other publicly accessible spaces during the day and evening.



Retail uses opening onto a publicly accessible place provides activity.

- A. Entries
- B. Retail Edges
- C. Residential Edges

PL4. Active Transportation

- A. Entry Locations and Relationships
- B. Planning Ahead for Cyclists
- C. Planning Ahead for Transit

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Design Concept

DC1. Project Uses and Activities

- A. Arrangement of Interior Uses
- B. Vehicular Access and Circulation

Site specific supplemental design guidance:

Design the drivecourt entry from E John St. as a private street for residents of Sites A and B not as a through street or transit drop-off. Vehicles should be encouraged to move slowly, and urban design elements and softening features such as pavement treatments, landscaping, lighting fixtures and other elements should be used to indicate the shared nature of the space.



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

C. Parking and Services Uses

From the Capitol Hill Design Guidelines (CHDG):

- *For new development along Broadway that extends to streets with residential character – such as Nagle Place or 10th or Harvard Avenues East – any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.*

DC2. Architectural Concept

Site specific supplemental design guidance:

Develop an architectural concept that results in a functional design for all sites, with building forms that relate to each other yet have distinct design identities. Include a strong form or focus on site A at the intersection of Broadway and E. John St. near the main (north) station entry. This could be a prominent retail entry, an architectural expression or other feature. Address the grade change between Broadway and Nagle Place in such a way that engages the E Denny Way Festival Street.

A. Massing

Site specific supplemental design guidance:

Scale mass of buildings on sites A and C facing the Plaza and the E. Denny Way Festival Street so as to provide favorable sun and air exposure to the proposed plaza and Festival Street.



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



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

B. Architectural and Façade Composition

C. Secondary Architectural Features

Site specific supplemental design guidance:

Visually integrate the base of the building on Site A with the north station entry. Consider extending design elements from the station into the design of the base of the building on Site A, especially at the corner of Broadway and E John Street as the building turns the corner onto Broadway.

Integrate the central vent shaft facility as a focal point of the proposed plaza. Techniques could include dynamic public art, information (potentially transit or train related) or dynamic displays including movies, green wall treatment, or public art installations.

Explore architectural features within ground level facades at the proposed plaza such as recesses, bays, colonnades to ensure interest and variety.



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

- D. Scale and Texture
- E. Form and Function

DC3. Open Space Concept

Site specific supplemental design guidance:

Make the relationship of the proposed plaza to the surrounding buildings as well as to the E. Denny Festival Street and Cal Anderson Park a primary design consideration – one that will orient and elevate the design quality of adjacent streets and building facades.

Design of the plaza should be informed by that of the E. Denny Festival Street.

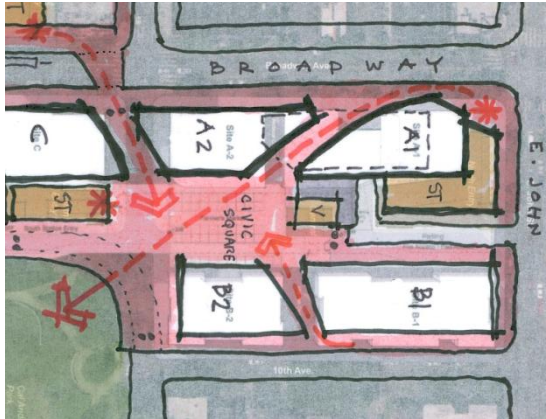
Design the plaza to accommodate and not preclude provisions for temporary overhead protection across the plaza.

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

Consider the following:

- A progression of landscape and paving from green and soft at the park edge to a more urban texture at Broadway.
- Textures and interest in the ground plane.
- Places to sit gather and rest

- Restrict vehicular access across the plaza to those needed for servicing site A and Sound Transit access.
- Explore integration of an artistic, removable weather protection cover/canopy over the plaza.



An example concept sketch emphasizing how a plaza could be strongly linked to surrounding buildings, other public walkways, and park spaces.

- A. Building-Open Space Relationship
- B. Open Spaces Uses and Activities
- C. Design

From the Capitol Hill Design Guidelines (CHDG):

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

C4. Exterior Elements and Finishes

Site specific supplemental design guidance:

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

- A. Exterior Elements and Finishes
- B. Signage
- C. Lighting
- D. Landscape Materials