

Vanessa Murdock

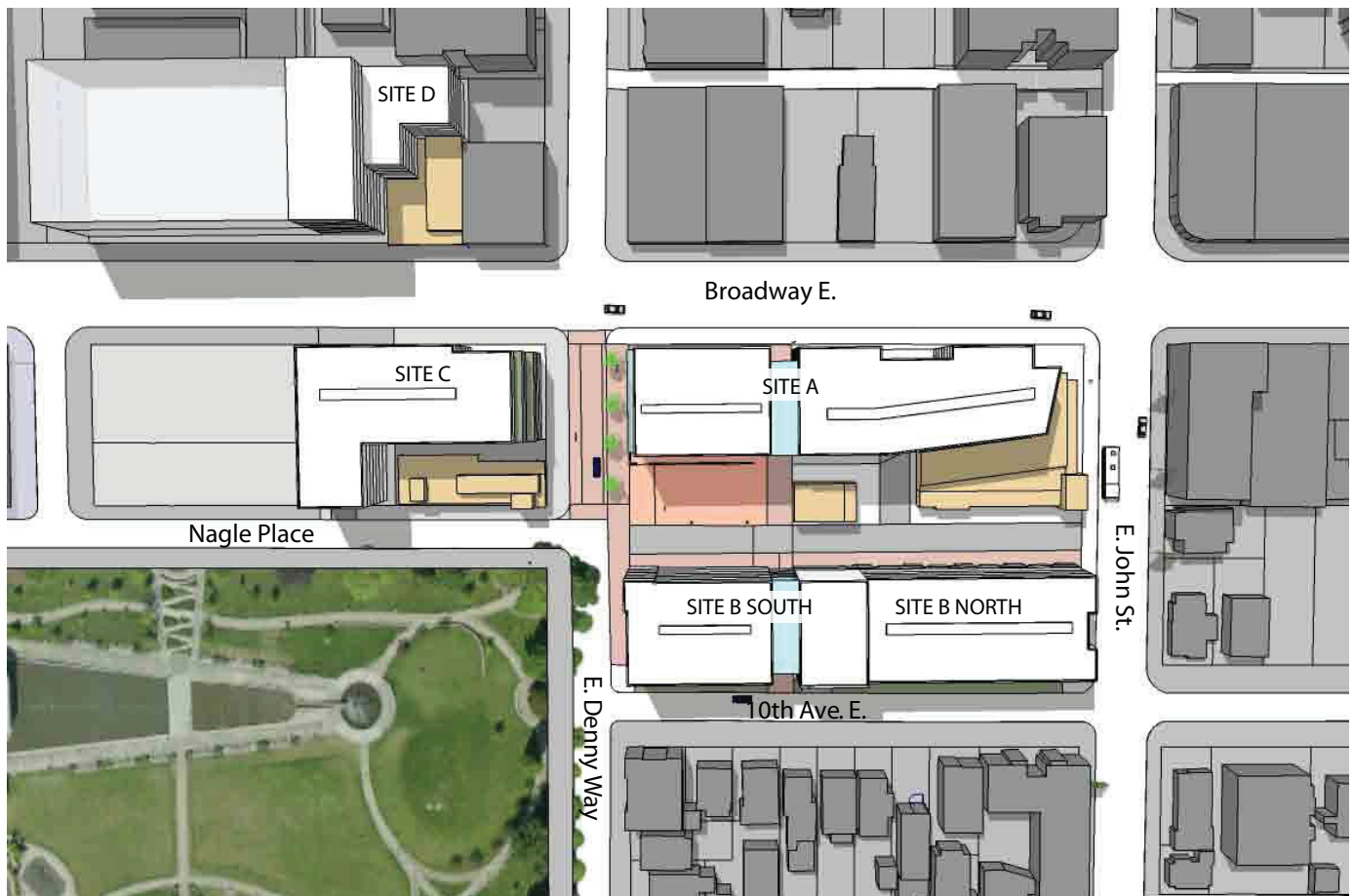
DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines EXH B

May 7, 2013

Version #4

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.



CS1

Natural Systems and Site Features

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

Energy Use

Consider sustainable design opportunities on site such as:

- Integrating new buildings and site with external direct heating/cooling system(s)
- Incorporating building-integrated renewable energy generation, provide for potential expansion with adjacent properties
- Providing individual, advanced meters for every residential unit
- Providing publicly visible displays of energy use

Plants and Habitat

Consider sustainable design opportunities on site such as:

- Enhancing urban wildlife corridors by creating new habitat for insects and birds through design and plantings for green roofs, walls, and gardens. Maximize use of native species
- Creating habitat through right-of-way improvements and/or integrated green roofs and walls

Water

Consider sustainable design opportunities on site such as:

- Providing publicly visible displays of water use
- Providing shared site-wide systems for rain water harvesting, grey-water reuse, blackwater processing/reuse, centralized shared water cisterns. Provide for potential expansion with adjacent properties.
- Reducing flows into the municipal water system through stormwater management of building green roofs and walls



Green roofs aid stormwater management

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CS2

Urban Pattern and Form

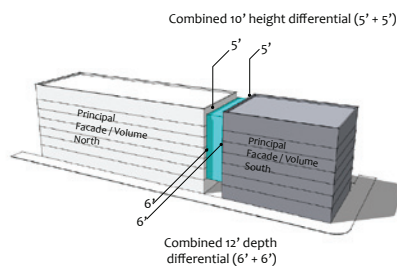
Citywide Guideline:

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

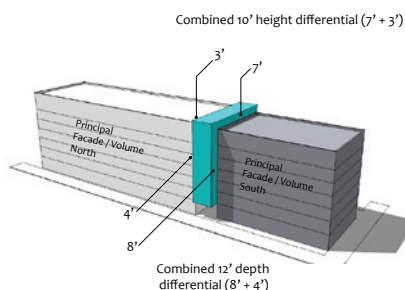


Changes in materials and textures combined with sizeable recesses and alterations in building height create visual massing breaks.

EXAMPLE A



EXAMPLE B



Capitol Hill Site-Specific Supplemental Guidance

Adjacent Sites, Streets, and Open Spaces

- 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.

Relationship to the Block

- 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. See examples to the left.
- Design the Broadway façade of site A such that a mid-block crossing between the building and the 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 mid-block crossing on Site A.
 - Using the mid-block crossing as a transition point of building character, scale or mass.

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

Height, Bulk, and Scale

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

PL1

Open Space Connectivity

Citywide Guideline:

Open space should complement and contribute to the network of open spaces around the site and the connections among them.

Capitol Hill Site-Specific Supplemental Guidance

- Design clear, unobstructed pedestrian links between the station entries, public spaces on E. Denny Way, and the plaza space across E. Denny Way.
- Consider additional pedestrian lighting such as catenary suspended lighting to enhance the E. Denny Way Festival Street.

Network of Public Spaces

- 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 plaza.

Walkways and Connections

- 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.

Outdoor Uses and Activities

- 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.



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



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



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



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

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PL2

Walkability

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

Safety and Security

- Include amenity areas on upper levels of structures around the plaza as well as active uses fronting the plaza that contribute to eyes-on-the-plaza.
- Consider including usable balconies and terraces associated with individual housing units facing onto the plaza to provide oversight and contribute to architectural interest facing the plaza.
- Consider installing pedestrian lighting such as catenary lighting along the E Denny Way Festival Street between sites A and C.



Active uses fronting the plaza



Useable balconies and terraces that provide eyes on the plaza



Safety and security bolstered by pedestrian lighting

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PL3

Street-Level Interaction

Citywide Guideline:

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

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Street-Level Interaction

- Consider designing flexible retail spaces facing Broadway to potentially accommodate either a combination of smaller businesses or a larger 'anchor' or destination retail tenant.
- Encourage activating uses in the ground level façades of sites A and B fronting the plaza to provide eyes on the plaza and during the day and evening.



Retail uses opening onto a publicly accessible place provides activity.



Active ground floor retail (photo: myballard.com)

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PL4

Active Transportation

Citywide Guideline:

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

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Planning Ahead for Transit

- Consider incorporating seat walls and additional overhead protection on the north façade of Site A in anticipation of bus transfers.

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DC1

Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

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Vehicular Access and Circulation

- Design the private street between E. Denny Way and E. John St. such that vehicles are encouraged to move slowly. Consider including urban design elements and softening features such as pavement treatments, landscaping lighting fixtures, and other elements that indicate the space is shared among pedestrians, cyclists, and motor vehicles.



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



*Example of shared vehicular and pedestrian space
(Photo source: flickr.com, user-La Citta Vita)*

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DC2

Architectural Concept

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

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

Massing

- 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.
- Ensure the combination of setbacks provide reasonable solar exposure for the plaza and E Denny Way 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 set back to allow café seating on a plinth that is raised slightly above the sidewalk level.

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

Secondary Architectural Features

- 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.
- Consider dynamic public art, information (potentially transit or train related) or dynamic displays including movies, green wall treatment, or public art installations to integrate the central vent shaft facility as a focal point of the plaza.
- Explore architectural features within ground level facades at the plaza such as recesses, bays, colonnades to ensure interest and variety.

DC3

Open Space Concept

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance



Temporary overhead protection over plaza

- Make the relationship of the plaza to the surrounding buildings as well as to the E. Denny Festival Street and Cal Anderson Park a primary design consideration – one that will orient and elevate the design quality of adjacent streets and building façades.
- Design of the plaza should be informed but not dictated by that of the E. Denny Festival Street.
- Consider accommodating and not precluding 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.

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DC4

Exterior Elements and Finishes

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

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



Curved planters help define the sidewalk. (Photo source: asla.org)



The contrast of materials distinguishes the public space. (Photo source: Anthony Flint, boston.com)