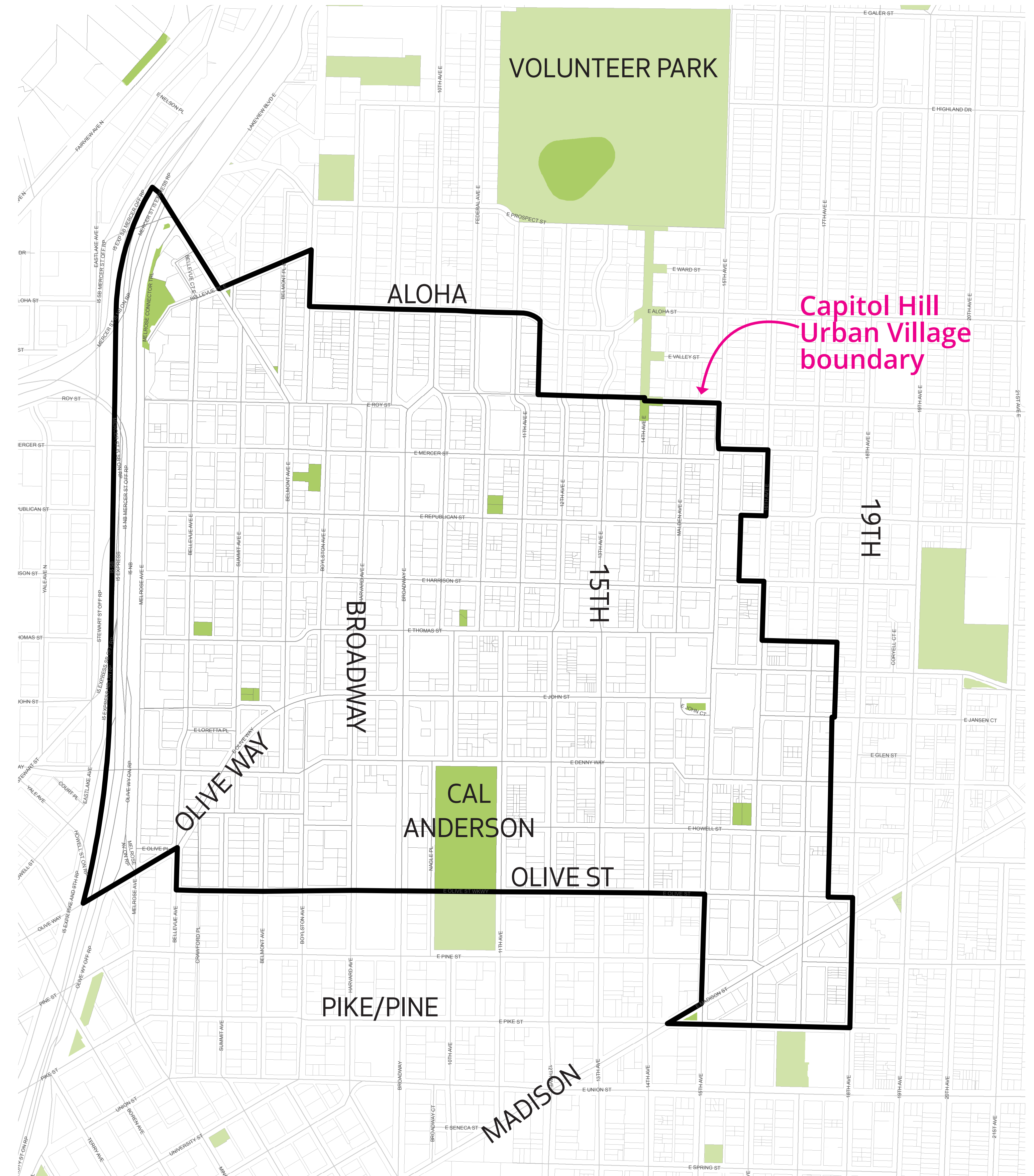# Welcome to the Community Open House

Thursday, November 16, 2017

## Tonight's Agenda

| | |
|---|---|
| **5:00 - 6:00** | Browse open house materials, talk with project team, & provide feedback |
| **6:00-6:15** | Presentation |
| **6:15-6:30** | Question & Answer |
| **6:30-7:00** | Browse open house materials, talk with project team, & provide feedback |

Where do you live, work, and play in Capitol Hill?

# What do you love about Capitol Hill?

# Design Review Program

## What is the Design Review Program?
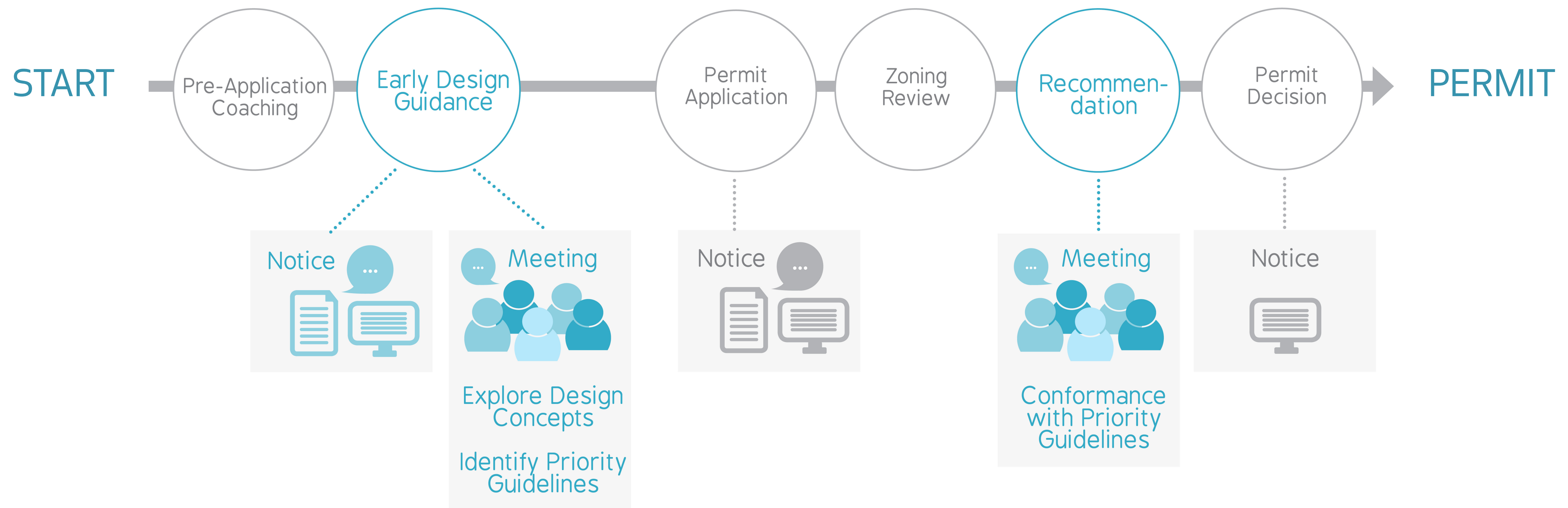
Design Review is one of the ways we create a better city.

**Design Review:**

- Gives citizens and the volunteer Design Review Board members a voice in the design of most new multifamily and commercial buildings
- Promotes public involvement and communication in the planning process
- Develops contextual design outcomes
- Offers flexibility in the application of development regulations

**Design Review involves:**

- Design guidelines
- Public participation
- Professionals that review a broad set of design considerations

## What happens during Design Review?

START → Pre-Application Coaching → Early Design Guidance → Permit Application → Zoning Review → Recommen-dation → Permit Decision → PERMIT

**Early Design Guidance:**
- Notice
- Meeting — Explore Design Concepts / Identify Priority Guidelines

**Permit Application:**
- Notice

**Recommendation:**
- Meeting — Conformance with Priority Guidelines

**Permit Decision:**
- Notice

# Design Guideline Overview

## What are Design Guidelines?

Design guidelines are the backbone of the Design Review Program

- Direct designers and project reviewers to design
  new buildings that enhance their surroundings

- May apply citywide, or within certain neighborhoods

## How are they used?

Design guidelines are used by the Design Review Boards and
City staff to assess new building.

- Help shape what is allowed by the Land Use Code

- Set the parameters for discussion about building
  siting, shape, and materials
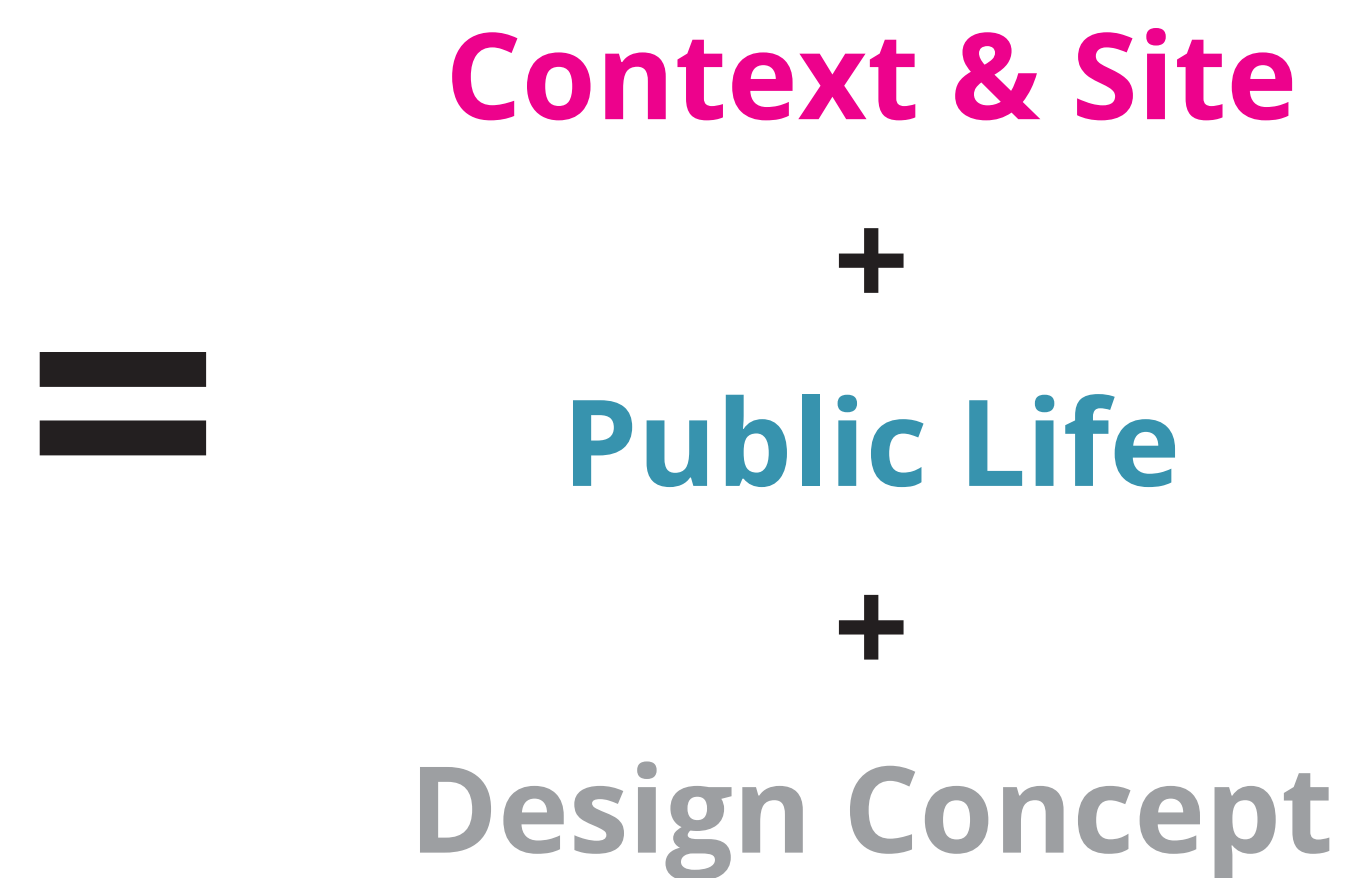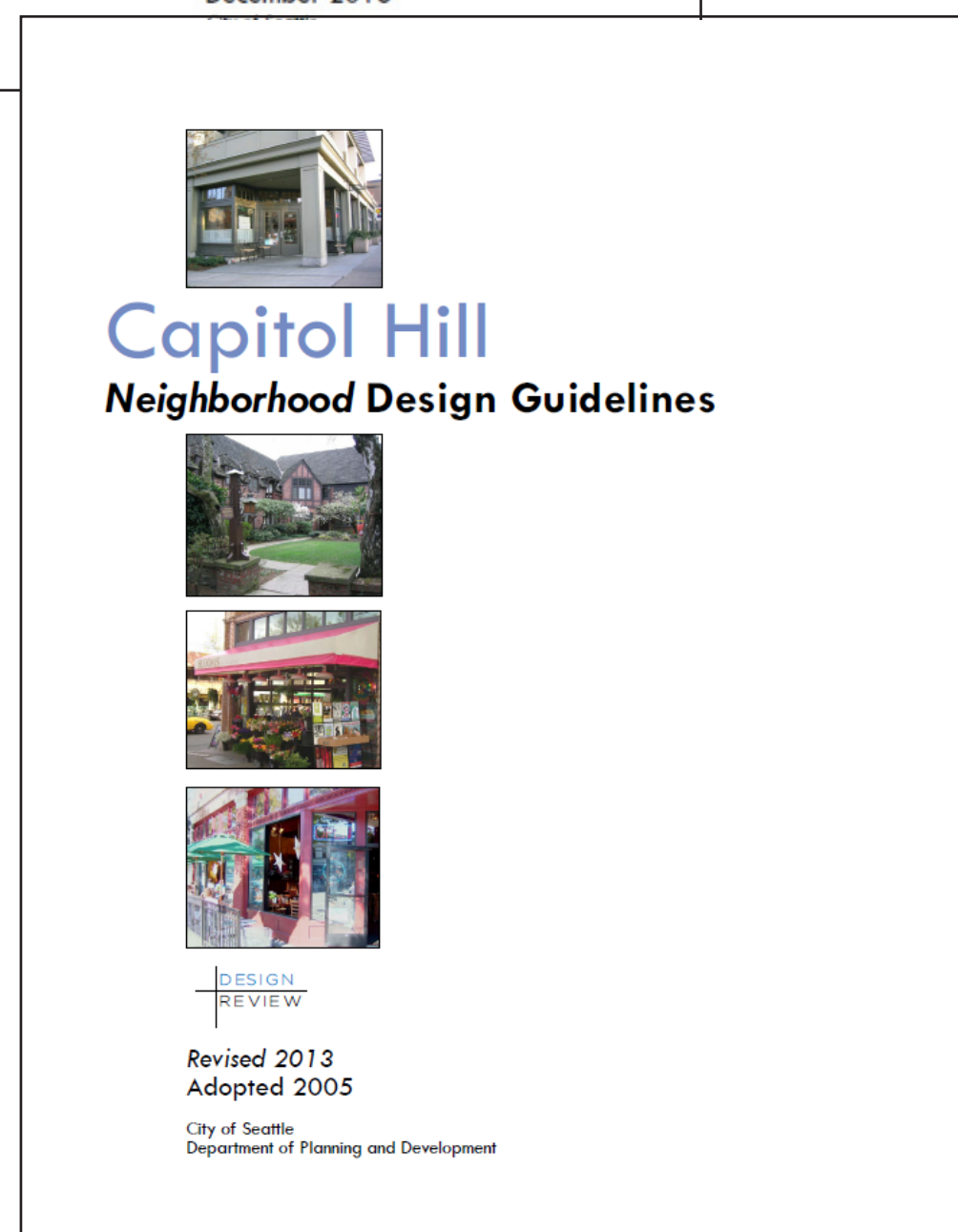
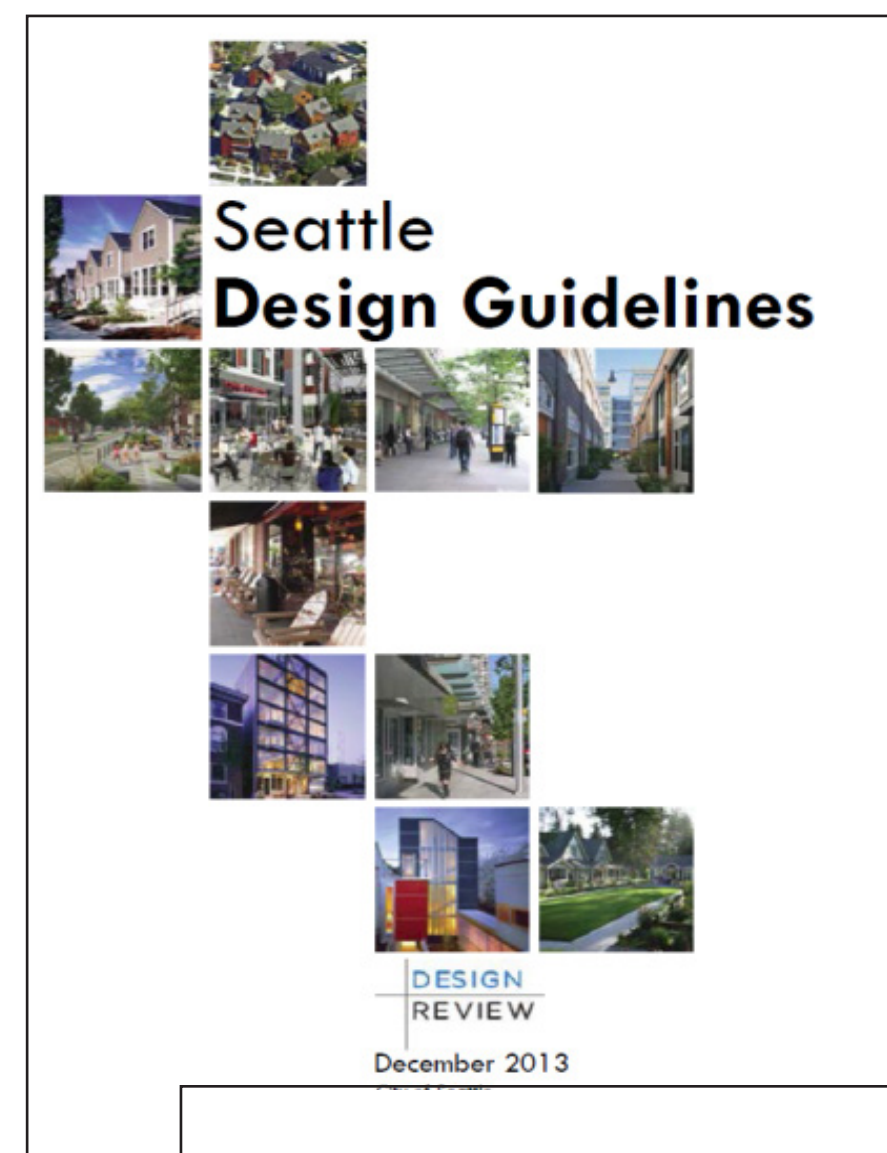## What are Neighborhood Design Guidelines?

- Supplement Citywide Design Guidelines

- Address issues unique to a particular neighborhood
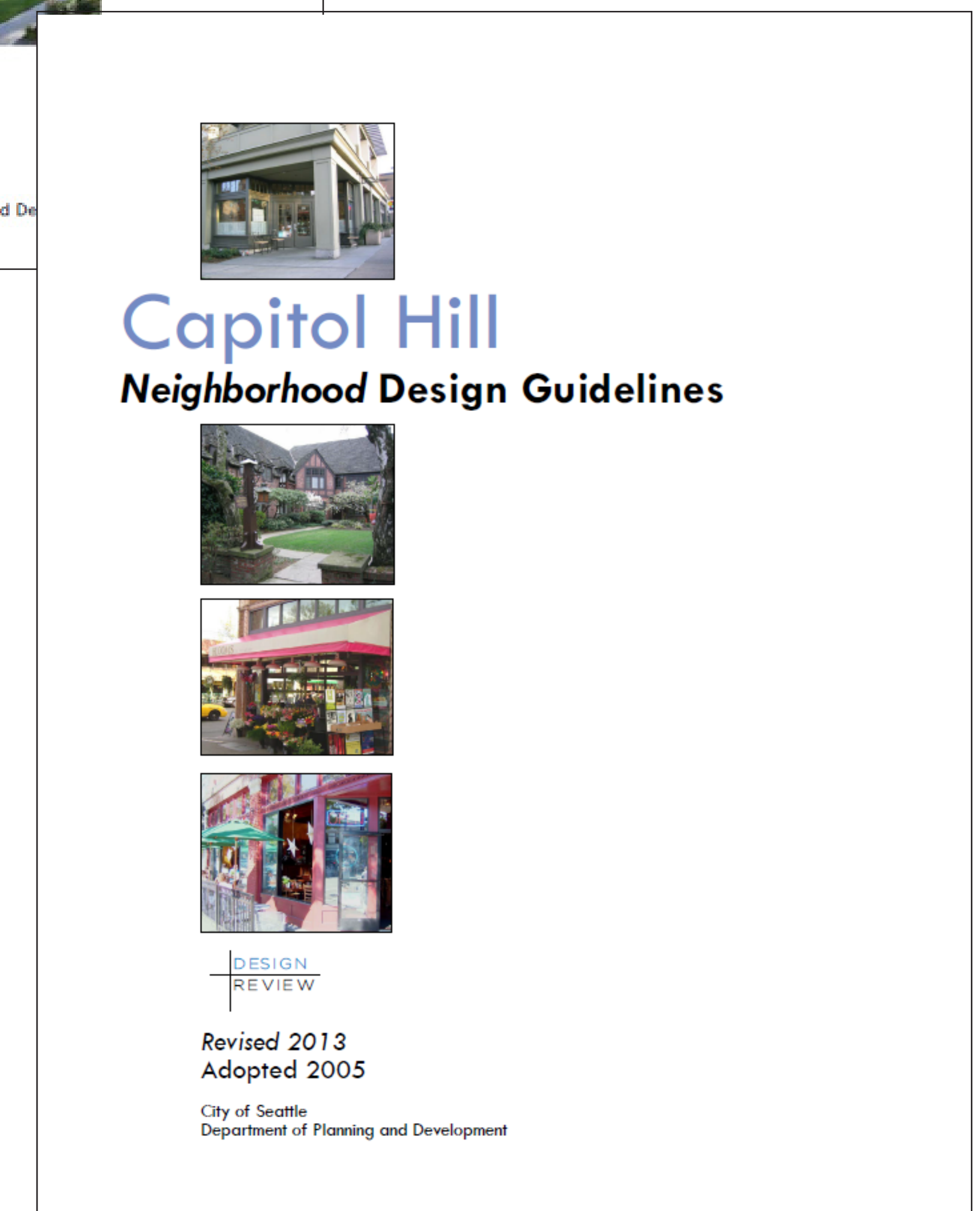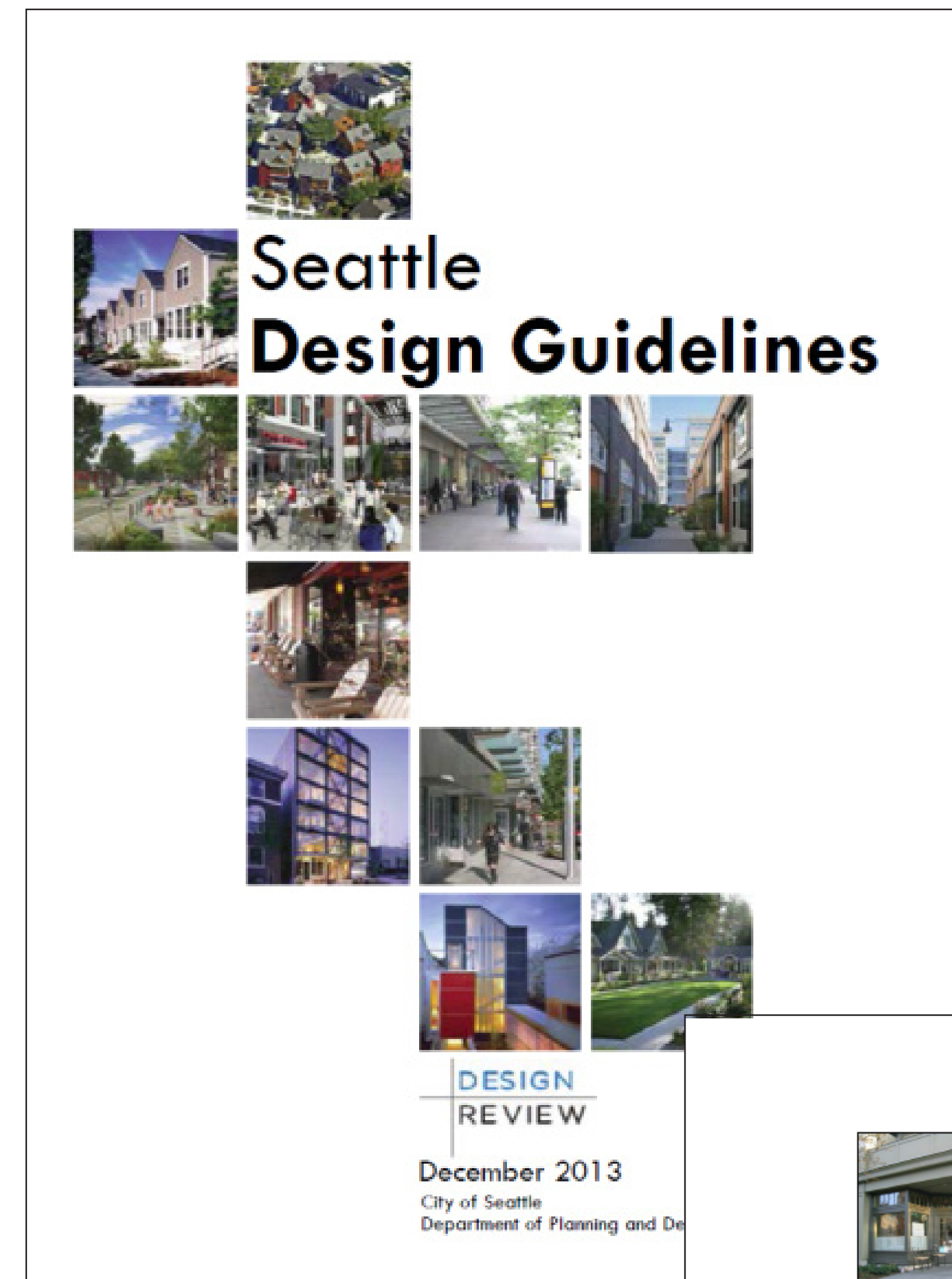
# Design Guideline Overview

## What do Design Guidelines address?

Design guidelines address design-related issues within three topic areas:

**Context & Site**

**+**

**Public Life**

**+**

**Design Concept**

**=**

### They can

- Indicate the community's preferred design approaches
- Help architects and developers make design decisions
- Identify most important features of neighborhood character
- Help protect visual aspects of a neighborhood

### They cannot

- Change zoning, allowed height, or density (units)
- Require design changes
- Control how the spaces in the building are used
- Significantly reduce a project's height or size
- Require community benefits or parking

# Organization of Citywide Design Guidelines

## Context & Site

**CS1. Natural Systems and Site Features**
- Energy Use
- Sunlight and Natural Ventilation
- Topography
- Plants and Habitat
- Water

**CS2. Urban Pattern and Form**
- Location in the City & Neighborhood
- Adjacent Sites, Streets, Open Space
- Relationship to the Block
- Height, Bulk, Scale

**CS3. Architectural Context & Character**
- Emphasizing positive neighborhood attributes, local history, and culture

## Public Life

**PL1. Open Space Connectivity**
- Network of Open Spaces
- Walkways and connections
- Outdoor uses and activites

**PL2. Walkability**
- Accessibility
- Safety and security
- Weather protection
- Wayfinding

**PL3. Street-level interaction**
- Building entries
- Retail edges
- Residential edges

**PL4. Active Transportation**
- Entry locations and relationships
- Planning ahead for bicyclists
- Planning ahead for transit

## Design Concept

**DC1. Project Uses and Activities**
- Arrangment of interior uses
- Vehicular access and circulation
- Parking and service uses

**DC2. Architectural Concept**
- Massing
- Architectural and facade composition
- Secondary architectural features
- Scale and texture
- Form and function

**DC 3. Open Space Concept**
- Building-open space relationship
- Open space and activities
- Design

**DC4. Materials**
- Exterior elements and finishes
- Signage
- Lighting
- Trees, landscape, hardscape materials

# Design Guideline Overview

## When do Citywide Design Guidelines apply?

Design guidelines apply to all proposed new buildings that go through the City's Design Review program (**most commercial, multifamily, and mixed-use buildings**).
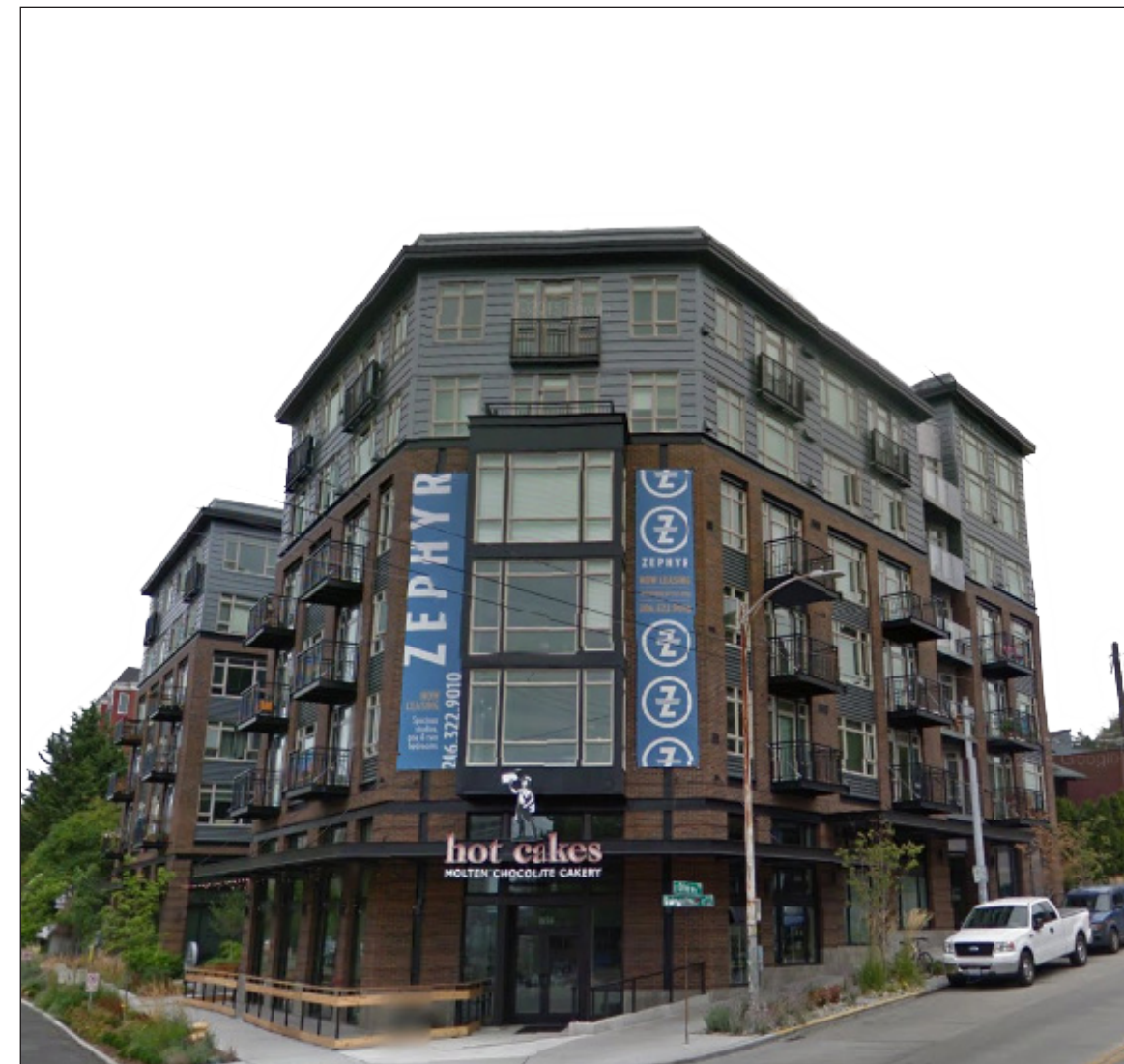


Images: Google Street View

## Where do Neighborhood Design Guidelines apply?

Neighborhood Design Guidelines apply to new buildings in specific geographic areas. **Capitol Hill's Design Guidelines apply to projects located in the Capitol Hill Urban Village.**
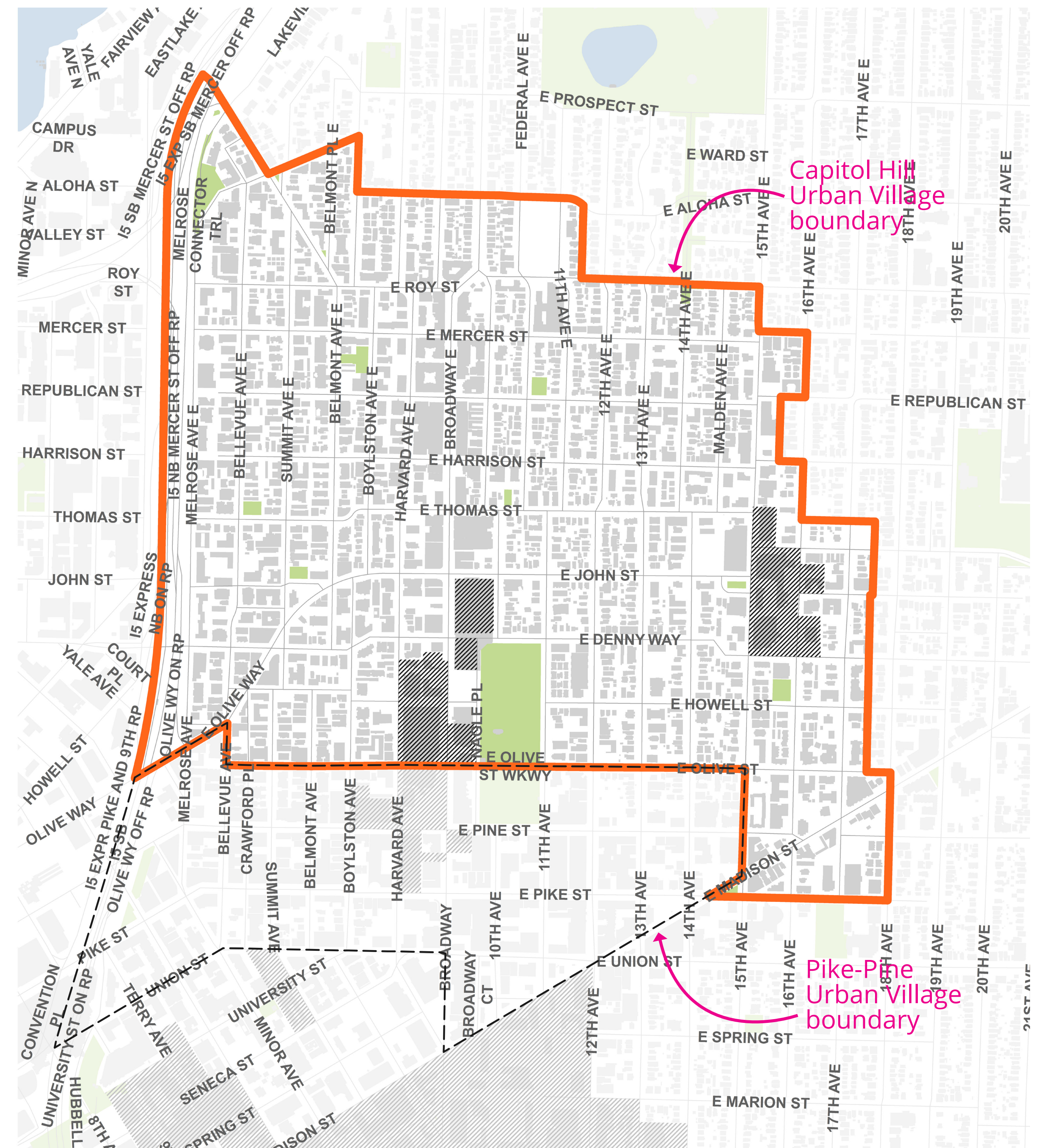
# Purpose of Update

## What will updated neighborhood design guidelines do?

The updated guidelines will help shape the look and feel of future development to reflect the community's current priorities and preferences.

## Why update the existing neighborhood guidelines?

- Reflect the changes in the look and feel of the neighbhood since the guidelines were adopted 10+ years ago
- Respond to recent changes in the neighborhood related to light rail station planning
- Incorporate new neighborhood priorities, including the livability and ecological goals of the Capitol Hill EcoDistrict
- Respond to proposed HALA Mandatory Housing Affordability zoning changes
- Reflect updates to Citywide guidelines and eliminate duplication
- Support neighborhood community engagement efforts, such as Pike Pike Urban Neighborhood Council / Land Use Review Committee

## What about Pike-Pine?

- Neighborhood design guidelines for the Pike-Pine Corridor were updated earlier this year
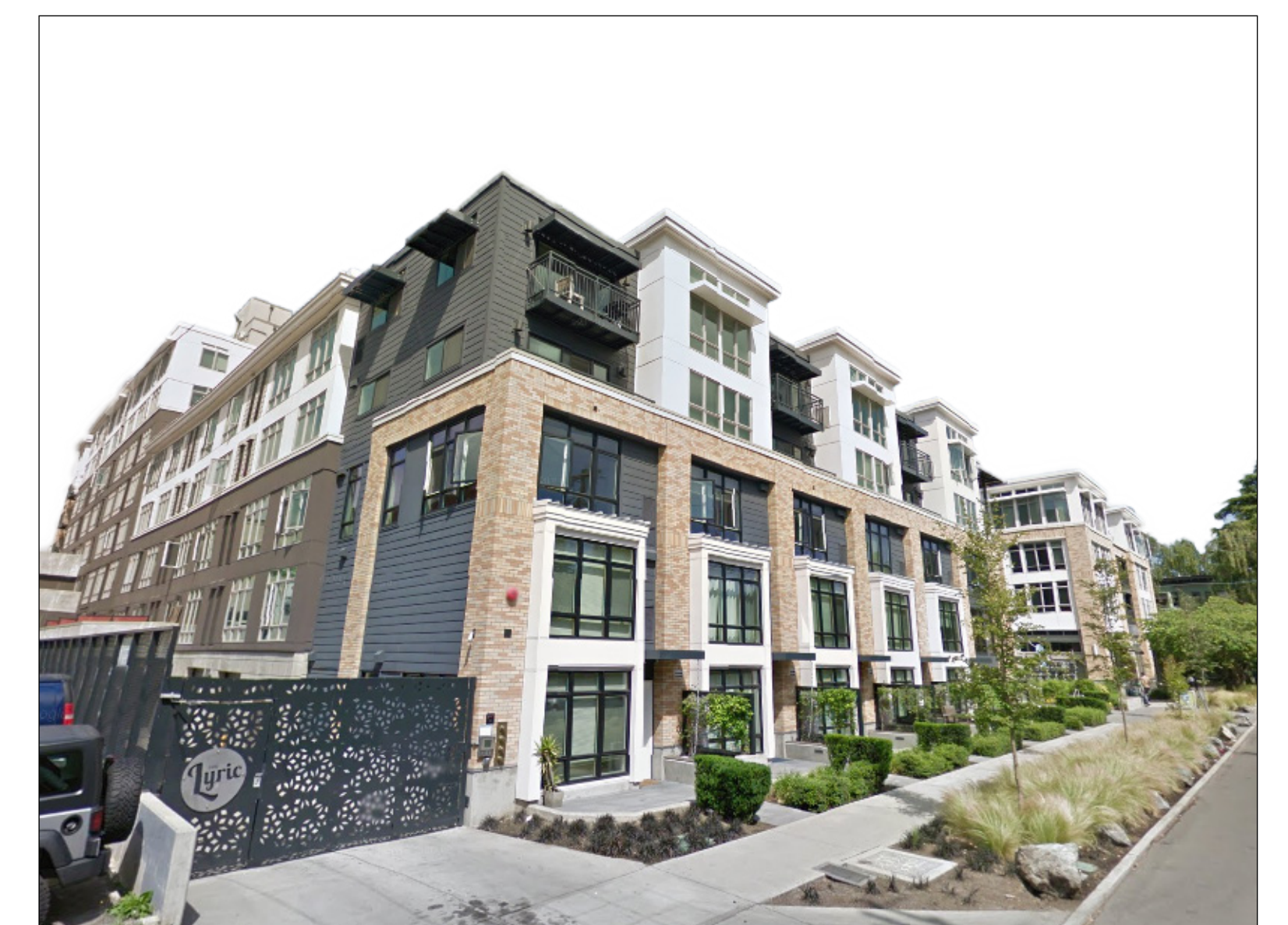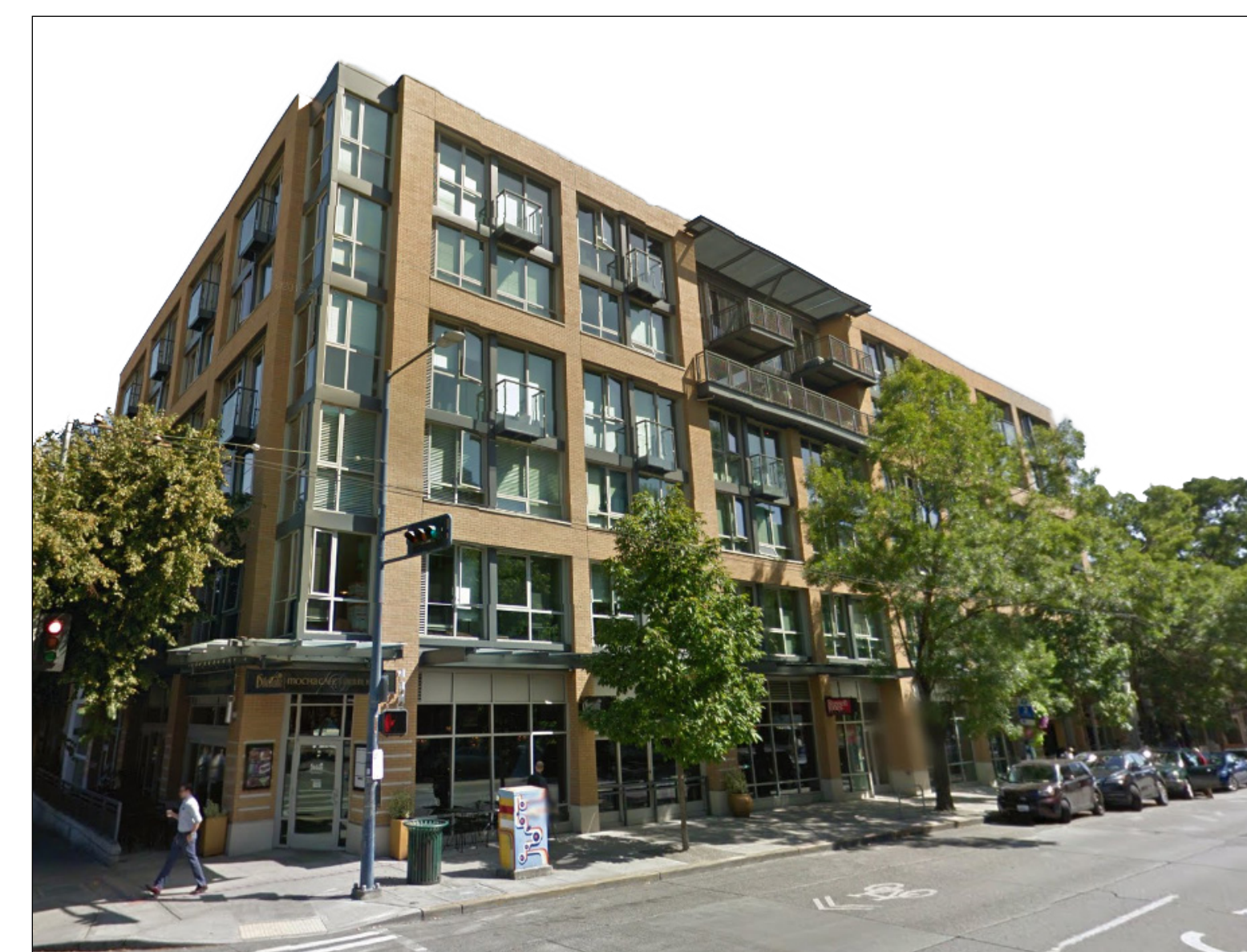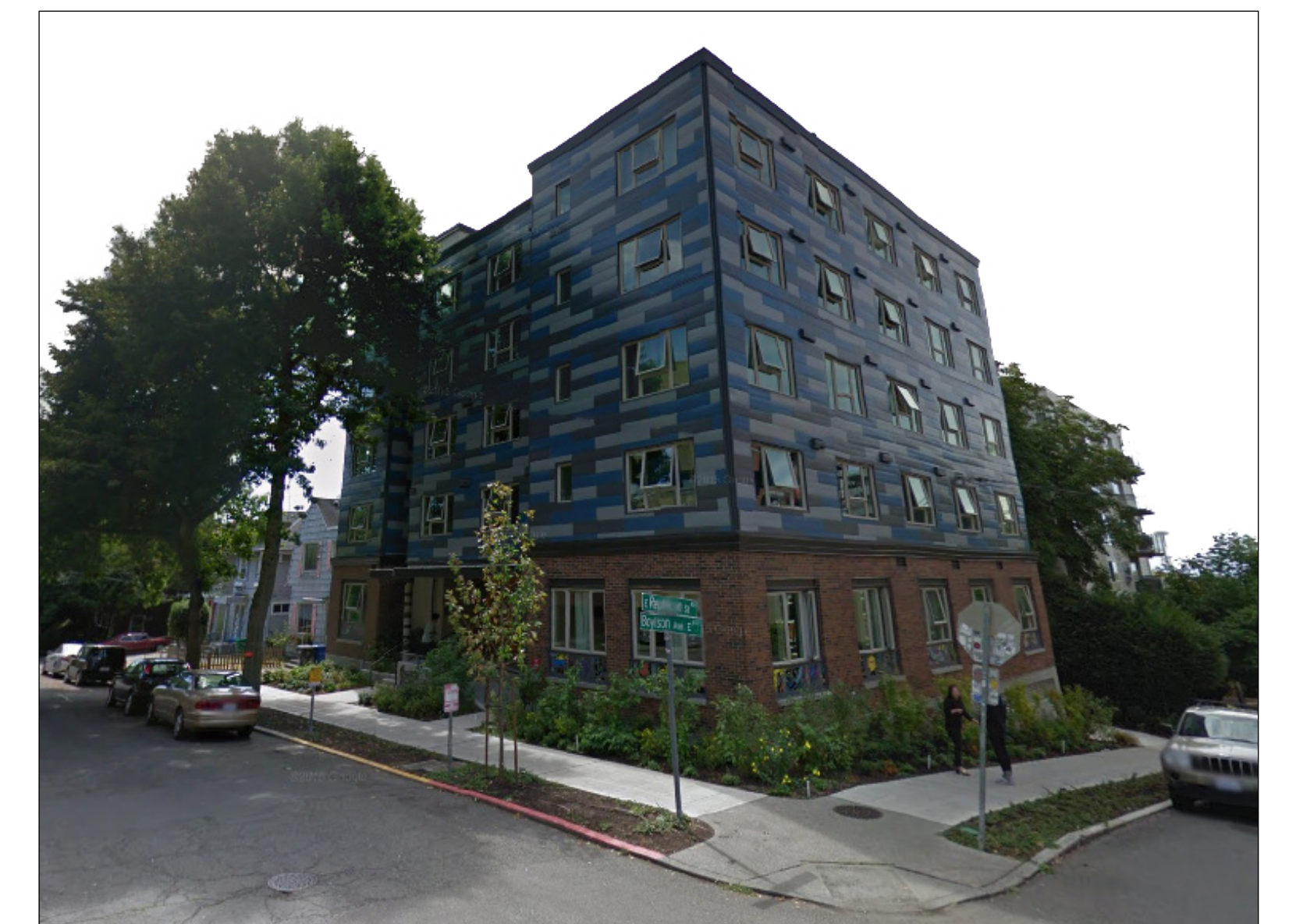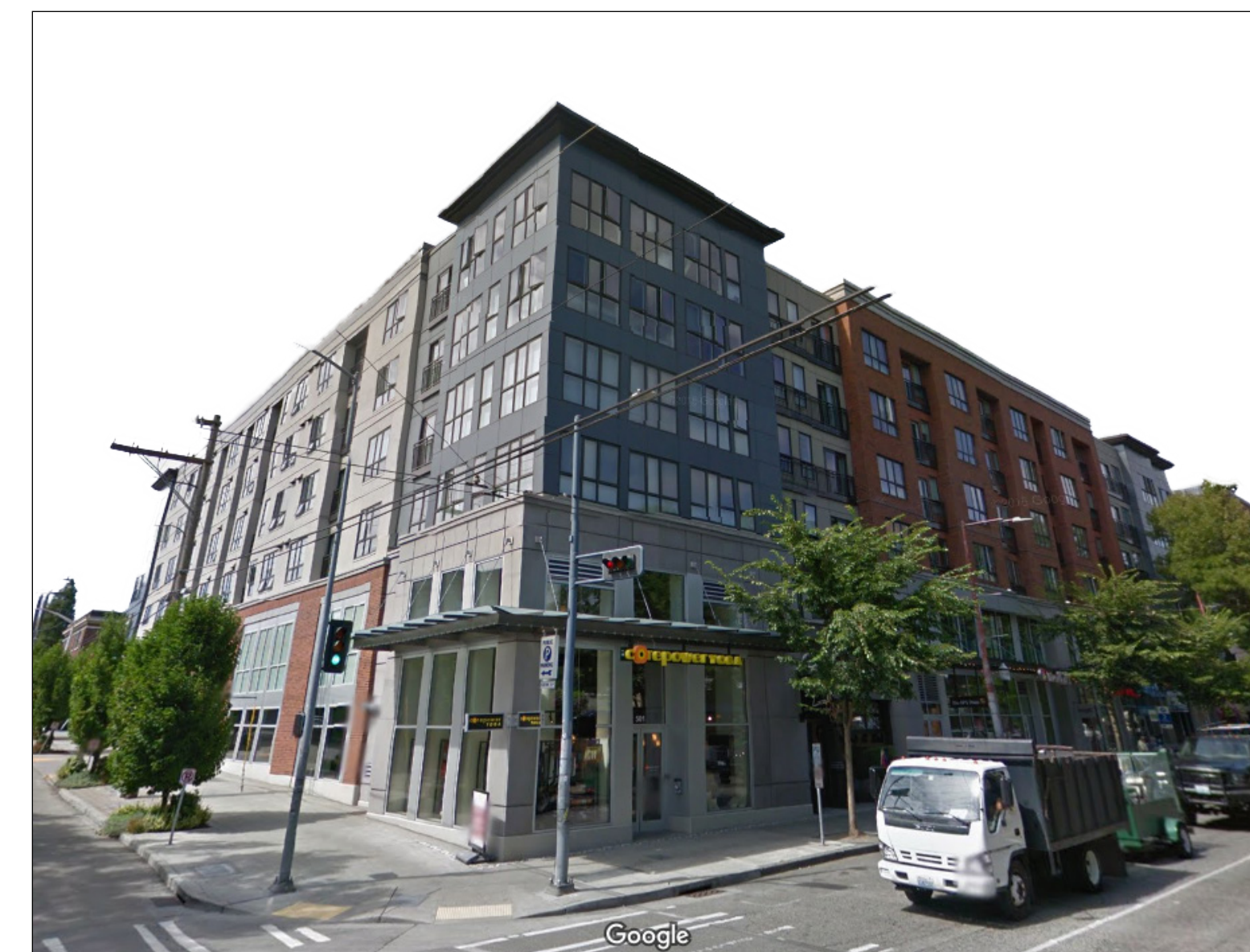


Images: Google Street View, Schemata Workshop/Hewitt Architects

Seattle
Office of Planning &
Community Development

# Update Process

## Who is involved?

City of Seattle teamed up with Capitol Hill EcoDistrict, a project of Capitol Hill Housing, and a Working Group of local community members for this update.

### Work Group Members

Leslie Bain
Brian Baker
Matthew Benedict
Don Blakeney
Jess Blanch
Lana Blinderman
McCaela Daffern
Phyllis Gretchenuk

John Feit
Whitney Fraser
Robert Ketcherside
Mike Mariano
Erik Rundell
Saunatina Sanchez
Alicia Daniels Uhlig

### Project Team



**Seattle**
Office of Planning & Community Development
Department of Construction & Inspections

RUNBERG ARCHITECTURE GROUP

CAPITOL HILL ECODISTRICT

## Project Timeline

**We are here**



| Work group meeting | Work group meeting | Work group walking tour | Work group meeting | Work group meeting | Community meeting | Work group meetings | Community meeting | Release draft of Design Guidelines for comment |
|---|---|---|---|---|---|---|---|---|
| June 14th, 2017 | July 25th, 2017 | August 22nd, 2017 / August 24th, 2017 | September 19th, 2017 | October 17th, 2017 | November 16th, 2017 | Winter / Spring 2018 | Mid-spring 2018 | Mid-spring 2018 |

# What We've Heard

In conversations this summer and fall, the volunteer work group has identified 9 possible themes for priority design issues for Capitol Hill. Have we missed anything that is really important to you?

**Arts & Culture**

**Facade Details**

**Storefronts**

**Architectural Mix**

**Materials**

**Building Shape**

**Landscaping**

**Street-Level Residential**

**Character Buildings**

# How to Learn More & Stay Connected

Visit our project webpage & sign up for our project email list

https://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update