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 → Recommendation → Permit Decision → PERMIT
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 activities

**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**
- Arrangement 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).

Where do Neighborhood Design Guidelines apply?

Images: Google Street View
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 neighborhood 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
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
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Robert Ketcherside
Mike Mariano
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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

June 14th, 2017
June 16th, 2017
July 25th, 2017
August 22nd, 2017
August 24th, 2017
September 19th, 2017
October 17th, 2017

Community meeting
Work group meetings

November 16th, 2017
Winter/Spring 2018
Mid-spring 2018
Mid-spring 2018

We are here
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?
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

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Sign up here!