

Landscaping

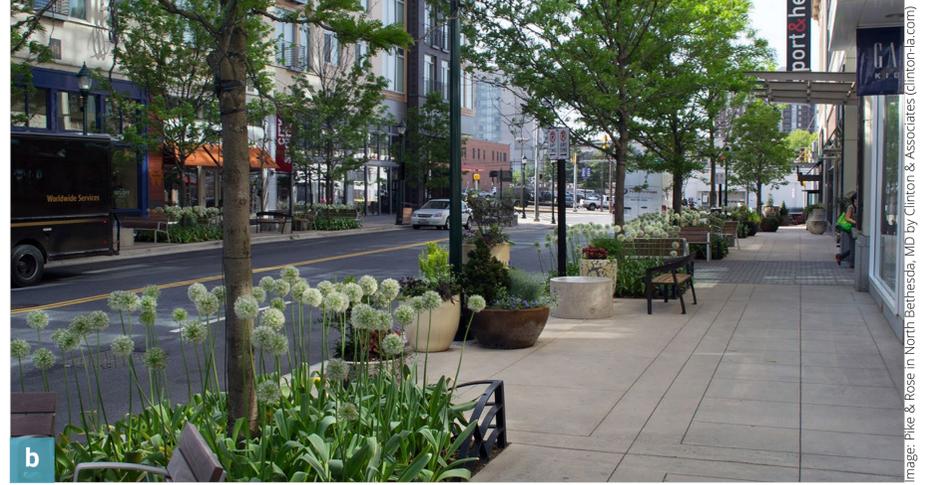
There are many ways to design landscapes for dense urban neighborhoods. Which designs would you like more of on Capitol Hill?

Pick two of your favorites:



Formal landscape design featuring contrasting paving, tall grasses, potted trees, and garden benches.

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Formal landscape design featuring trees, planted and fenced tree pit, seasonal container plantings, patterned hardscape, and seating.

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Natural landscape design featuring a rain garden to absorb stormwater.

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Naturalistic landscape design featuring densely-planted trees and grasses with soft edges to the sidewalk.

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Contemporary landscape design featuring hard-edges and orderly planting that could be used to grow food.

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Simple landscape design for a narrow sidewalk and planting strip featuring trees and grasses.

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Why? Any other thoughts?

Street-Level Residential

Capitol Hill has a lot of multifamily buildings where people's homes are right at street level. What are the best ways to design the ground floors in a vibrant, walkable community like Capitol Hill?

Pick two of your favorites:



Multi-family residential building entrance close to street with hanging sign and prominent canopy are easy to see from the sidewalk.



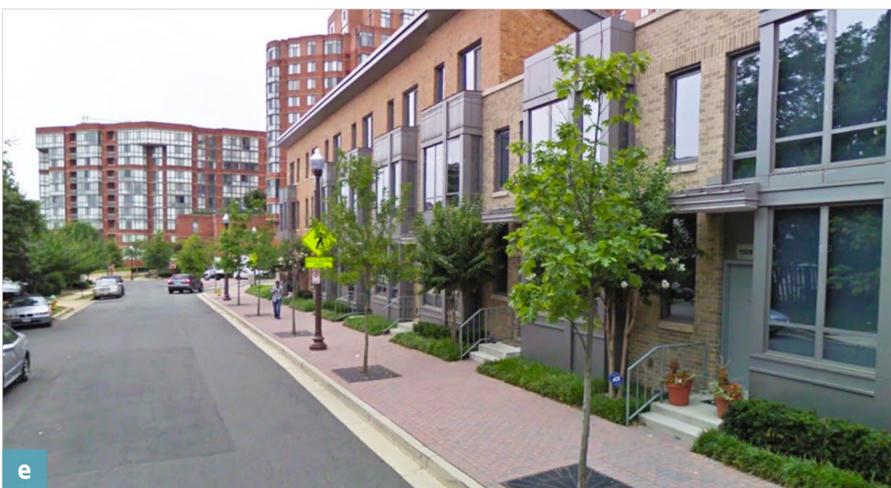
Multi-family residential buildings with a deep setback, fencing, and dense and colorful landscaping adds privacy for street level units.



Apartments with individual entrances. Modest setback and step-up from the street to a low, gated wall defines semi-private spaces.



Townhouse entrances with modest setback and above grade for privacy.



Townhouses with narrow, landscaped setback and a small stoop and canopy to improve privacy. Sidewalk is paved to maximize space to walk.



Townhouses with landscape buffer between the sidewalk and the small private patio at the front door. Setbacks and plants create privacy.



Why? Any other thoughts?

Arts & Culture

Capitol Hill has a strong arts community and has recently been designated an Arts District. How would you like to see art expressed in new development on Capitol Hill?

Pick two of your favorites:



Art is integrated permanently into the building facade creating a rich textured entry at ground level.



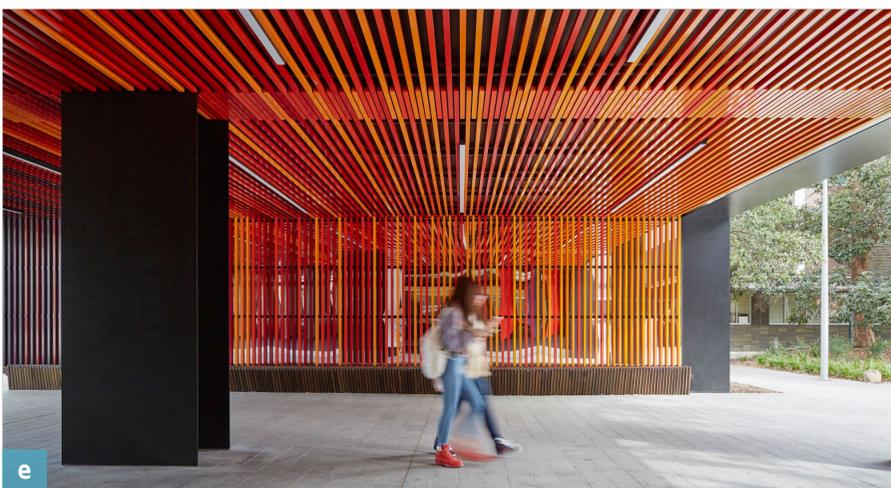
Art is integrated into a functional building element, such as an awning, using light and color to enliven a ground level pedestrian space.



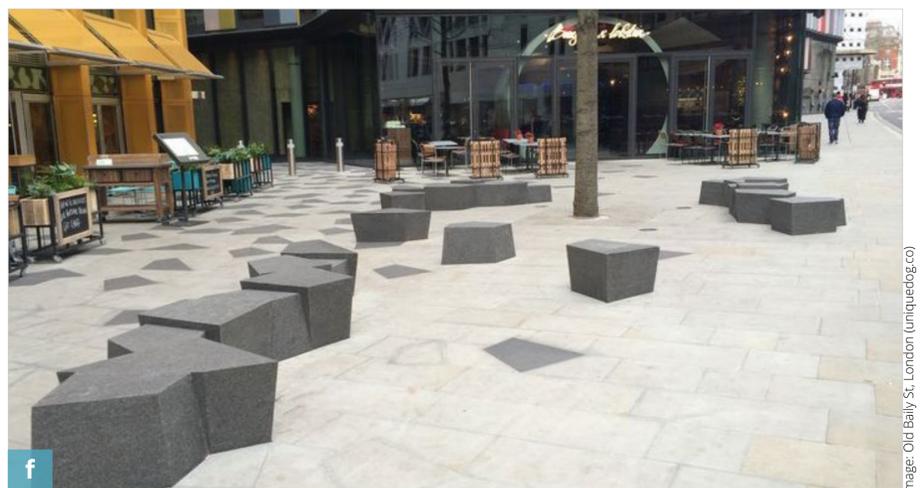
Art is applied to a blank wall adding texture, pattern, and color to enliven a pedestrian space and screen mechanical areas from view.



Art is applied to a mundane building element such as a garage entry, becoming a reflection of local community stories and culture.



Art is used as a custom architectural building material to enliven ground level public spaces.



Art is integrated into outdoor spaces as permanent art objects, and provides a flexible space for performances and temporary installations.



Why? Any other thoughts?

Building Shape and Form

Buildings can have a simple or complex shape, and can be arranged to create open spaces and enhance the streetscape. Which is the best fit for Capitol Hill?

Pick two of your favorites:



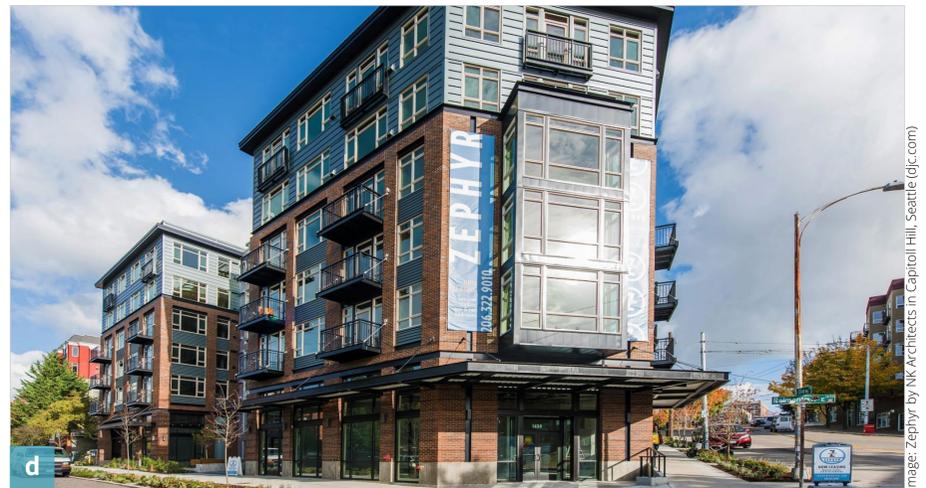
Very simple building shape and form- symetrical and balanced.



Simple shape and form with transparent street level retail, subtle facade projections and vertical bands regularly spaced.



Simple shape and form with distinct base, pronounced facade projections, and regularly-spaced windows.



Grounded four-story base, dlstinct upper element, corner entry with window bay. Separate building mass creates more vertical proportion.



Complex building volume with distinct base, middle, and top. Balconies, bays, and strong horizontal cornices add detail to the building mass.



Simple building volume with highly articulated forms at the corner, and window bays applied in an asymmetrical pattern.



Why? Any other thoughts?

Storefronts

Retail buildings in Capitol Hill have different frontage designs that help make Capitol Hill lively and unique. Which type of storefronts would you like more of on Capitol Hill?

Pick two of your favorites:



Building is setback from sidewalk to provide space for signs and seating. Higher ceiling above sidewalk makes the shops more visible.



Weather protection, hanging signs, outdoor seating, large windows.



High quality materials, foldable windows, opens onto a corridor off of the street to create a lively interior market.



Signage and building details (paneling, planters, tiles, and expressive signage) add richness at the street level.



Pedestrian scale neon signage along the street.



Highly visible signs mounted on upper stories point out business at street level and apartments above.



Why? Any other thoughts?

Materials

Buildings on Capitol Hill exhibit a wide mix of materials, especially at street level. The upper stories of buildings tend to be quieter with more uniform materials. What building materials would you like more of on Capitol Hill?

Pick two of your favorites:



Color and texture at street level gives way to simple materials on upper floors.



Transparent and solid materials add contrasting texture and color. References the traditional brick facade of the adjacent building.



Brick color and pattern of a modern building reference adjacent buildings in a contemporary way.



Combination of wood planks and rusted metal panels on upper floors. Glass, wood and other details add interest ground level.



A mix of light-colored masonry at street level contrasts with wood and brick materials above.



Consistent, simple materials with contrasting color to break down a block-long building facade.



Why? Any other thoughts?

Facade Details

Facades with a variety of careful details many make buildings on Capitol Hill feel hand-crafted. What building details would you like more of on Capitol Hill?

Pick two of your favorites:



Details that enhance this glass facade include stenciled signage, wood details and contrasting colored door.



Details that enhance this facade include pedestrian scale lighting, unusual brickwork and art features.



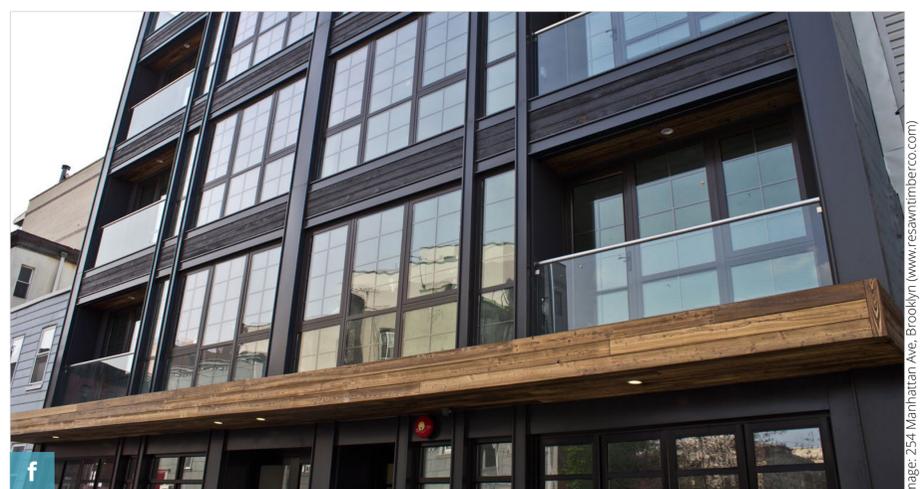
Details that add nature to this facade include green wall and trellis with climbing plants.



Facade details include contrast between dark glass, brick pattern, pedestrian lighting, and canopy with recessed lighting.



Details that add interest to this facade include energy-saving wooden louvers and shutters.



Details that add contrast to this facade include mix of contemporary materials--glass, metal, stained wood and a natural wood canopy.



Why? Any other thoughts?

Character Buildings

Capitol Hill has a lot of older multifamily and commercial buildings with desirable architectural character. How would you like to see this character incorporated or reflected in new development on Capitol Hill?

Pick two of your favorites:



Character building remains prominent. New construction uses dark colors and setbacks to recede from the brick facade.

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New building borrows proportions and materials of adjacent character building.

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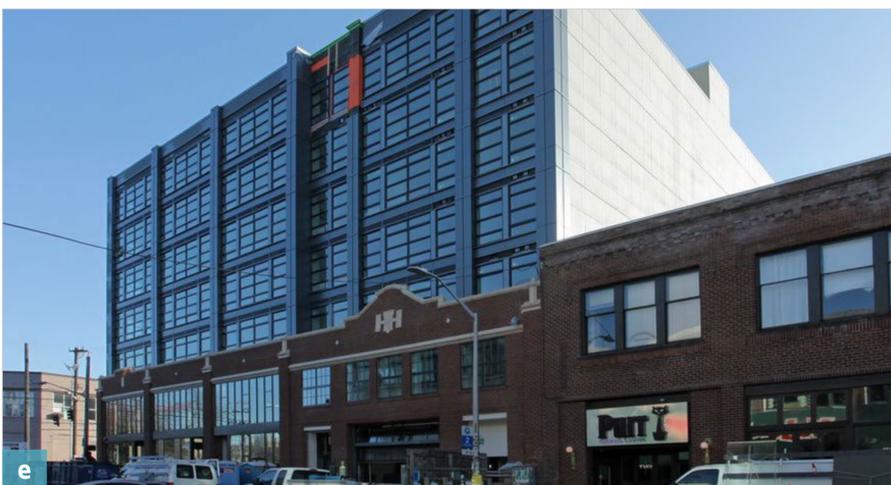
New construction matches color of character building below. Blue color contrast allows the character building to appear separate and prominent.

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New building borrows proportions and colors of character building with contrasting window styles and contemporary design.

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Character building becomes the street level facade of new construction, with highly contrasting materials above.

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New contemporary building mirrors the proportion of the adjacent character building.

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Why? Any other thoughts?

Architectural Mix

Capitol Hill buildings represent a range of architectural styles (tudor, classic, pre-war brick, mid-century modern, contemporary, etc). Do you like blocks with a mix of styles, or do you prefer blocks with consistent styles?

Pick two of your favorites:



New building is designed to match the brick buildings next door, creating a very consistent architectural style on the block.



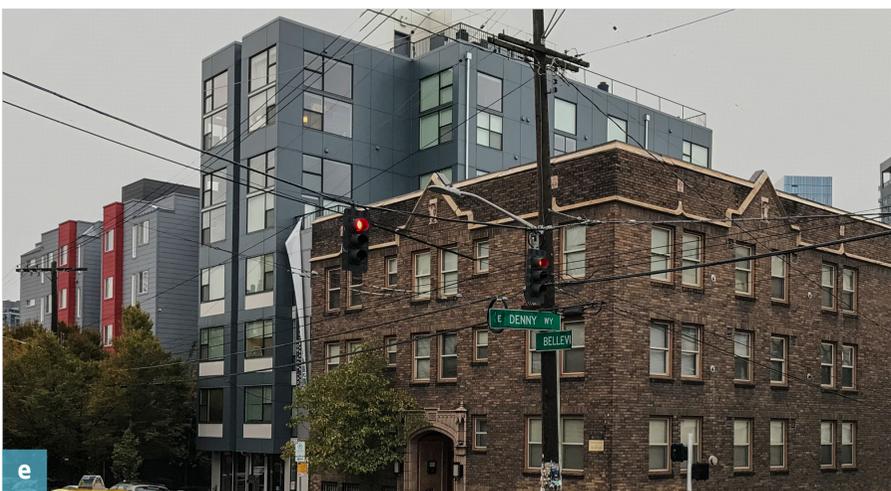
All buildings on the street have very similar style, form, details, and materials.



The style of buildings is somewhat mixed. New building is the same shape and form as existing building to help create visual consistency.



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The buildings on a block have a variety of architectural styles. New buildings are designed to stand out architecturally.



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Why? Any other thoughts?