NEIGHBORHOOD PHOTO DOCUMENTATION GUIDE

The light orange highlight on the photos below shows what to look for in each type of photo. Photographing the same building from different positions makes it possible to better analyze the building’s form and its location on the lot.

Take front, or elevation, photos to show how tall and wide a building is.
- Look for unique details in the architecture.
- Capture shots of important landmarks or historic structures.

Take 45-degree angle photographs to show how deep a building is.

Take photographs looking down the sidewalk to show how a building relates to the public street (front yard, porch, stoop, outdoor seating, etc.).
- How far back from the street is the building?
- Take photos of parks and civic spaces too.

Take photographs of buildings together, to show how far apart buildings are, and to show how tall a building is compared to a nearby building.

Take photographs of streets to show what kind of streets are in your area.
- Look for street trees and landscaping.
- Take photos of the street furnishings (like lamp posts or trash bins).
- Notice how the street follows the hills, creeks, or other features.
Assessing Public Amenities and Connectivity

How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected?

Observations: Document locations of essential elements to emulate. Identify specific examples of what you like and what’s not working. Use the space below to sketch and interpret what you see or to take notes. If you would prefer to take photos, share them with #CADGC.
How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected?

Food for Thought...

Since 1908, Washington Hall has been a place where people gather within the Central Area. Credit: 4culture.org

Unpaved trail follows a natural feature (here, a river) and offers an alternative pedestrian route among natural features. Credit: Texas Outside

Buildings at street, frontage area, sidewalk, amenity zone (street trees, lighting, and street furniture), on-street parking, narrow travel lanes. Credit: Google

Class III bike route provides for shared use of the cartway with vehicular traffic. Wayfinding signage connects amenities. Credit: Google

Mid-block connection provides alternative, pedestrian route enabling greater access to amenities and daily goods and services.
What to Consider

How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected? Be on the lookout for:

- The range of public facilities along well-connected routes
- Things that physically define connections (wayfinding signage, frontage, buildings, landscaping, etc.)
- Elements along connections that contribute to a safe, comfortable, and active environment for all users
- Alternative pedestrian and bicycle routes (class I-III bike facilities, trails, mid-block connections, etc.)

© 2017 Opticos Design
Where Are the Central Area Neighborhoods?

Source
12th Avenue
Garfield
Garfield Community Council
Jackson Place
Jackson Place Community Council
Judkins Park
Feet First Central District Map
Leschi
Leschi Community Council (2015)
Madrona
Madison Valley
Madison Valley Community Council (1998)
Miller Park
Madrona Community Council (1991)
Miller Park
Miller Park Neighbors, blogspot (2017)
Squire Park
Squire Park Community Council
How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?

Observations: Document locations of essential elements to emulate. Identify specific examples of what you like and what’s not working. Use the space below to sketch and interpret what you see or to take notes. If you would prefer to take photos, share them with #CADGC.
How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?

Food for Thought...

Assessing Community Gathering Places

Small, hardscaped pocket plaza next to the sidewalk in a main street environment that fits either into an empty lot or within a larger lot.

Public green physically defined by residential fabric and community-focused elements is a spacious gathering place for neighbors.

Community gardens, like Seattle's P-Patches, turn empty lots into collaborative and fruitful agricultural sites.

Wall murals convene the public realm and give an opportunity for a community to express its identity.

Small pocket green provides an intimate destination and opportunity for expression in a neighborhood.

Pasadena, CA

Houston, TX

Seattle, WA

Seattle, WA

22

Essential Elements of Character

How can the community help define essential elements of character in the Central Area?

How do buildings relate to the street and contribute to social interaction?

How does development in nodes transition to the neighborhood fabric?

How do building details contribute to the character and architectural heritage of the neighborhood?

How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?

How are community facilities being used? How are community facilities, historic landmarks, and public open spaces connected?
How are the qualities of public open spaces and buildings defined? How is arts and culture displayed?

Be on the lookout for:

- The range of scales and sizes of public open spaces
- The range of environments in which public open spaces occur
- How arts and culture is incorporated in the community (galleries, murals, public art, etc.)
- Elements that physically define public open spaces
What to Consider

How do buildings relate to the street and contribute to social interaction? Be on the lookout for:

- Welcoming elements on mixed-use, non-residential, and residential buildings that meet the street and sidewalk
- Types of openings and the wall-to-opening ratio
- Placement of the building and parking on the site
- Pedestrian elements projecting off of the facade
- Where and how often you find gaps along a lot and block face
Assessing Building Form and Public Life

How do buildings relate to the street and contribute to social interaction?

Food for Thought...

A high percentage of transparent windows, direct access to the street, and outdoor seating activate the public realm.

A projecting porch of a functional depth provides an inviting transition between sidewalk and a set back building, enabling neighbors to socialize.

Limited street wall gaps, buildings placed near the sidewalk, and a shallow planted dooryard within the setback reflect a medium-intensity character.

A terrace with space to sit and visit, projecting signage, awnings, entries, and transparent windows activates the public realm.

Medium-intensity character formed by a continuous street wall, vertical transparent openings, and stoops within the setback for privacy and direct street access.

Greater street wall gaps, deep sloping setbacks, and colorful, inviting stairs that lead from the sidewalk to a functional porch reflect a low-intensity character.

Assessing Architectural Character

How do building details contribute to the character and architectural heritage of the neighborhood?

Observations: Document locations of essential elements to emulate. Identify specific examples of what you like and what’s not working. Use the space below to sketch and interpret what you see or to take notes. If you would prefer to take photos, share them with #CADGC.
How do building details contribute to the character and architectural heritage of the neighborhood?

Food for Thought...

Assessing Architectural Character

- Brick facade with tile roof and stone window surrounds, with entryway emphasized by change in material, pilasters, and classical ornament.
- Cornice with brackets and dentil moldings, painted wood siding, contrasting wood trim, classical window composition with arch, keystone, and pilasters.
- Clearly defined top with a continuous cornice and parapet, jack arches over vertical window openings, and corbeled brackets.
- A gabled dormer with wooden shingles, painted window frames, and detailed eaves add scale and interest to a simple roof form.

- Half-timbering with painted wood against stucco above a clearly defined brick base, and a projecting bay window supported by simple brackets.
- Steeply-pitched gable end with eaves supported by brackets and half-timber detailing.
- A gabled dormer with wooden shingles, painted window frames, and detailed eaves add scale and interest to a simple roof form.

San Francisco, CA
Oakland, CA
Seattle, WA
Sacramento, CA

Assessing Building Form and Public Life

How do buildings relate to the street and contribute to social interaction?

Observations: Document locations of essential elements to emulate. Identify specific examples of what you like and what’s not working. Use the space below to sketch and interpret what you see or to take notes. If you would prefer to take photos, share them with #CADGC.
What to Consider

How do building details contribute to the character and architectural heritage of the neighborhood?
Be on the lookout for:

- Common masses or forms shared by buildings
- Repeating strategies that help break down facades (e.g. roof forms, cornices, base-middle-top composition)
- Attached elements (bay windows, columns, awnings, canopies, etc.)
- Durable building materials and the colors of building materials
- Types of openings and how they are composed (lintel, sill, shutters, proportions, materials, colors, etc.)
What to Consider

How does development in nodes transition to the neighborhood fabric? Be on the lookout for:

- Building height, bulk, and scale in nodes, transition areas, and neighborhoods
- Buildings that help make scale transitions between different areas
- How lot size varies or remains consistent in different areas
- How building size varies or remains consistent in different areas
- How different housing types help make transitions between areas
- Whether buildings join together to make blocks or are detached
How does development in nodes transition to the neighborhood fabric?

Observations: Document locations of essential elements to emulate. Identify specific examples of what you like and what’s not working. Use the space below to sketch and interpret what you see or to take notes. If you would prefer to take photos, share them with #CADGC.

Assessing Transitions

- Multiplexes, courtyard apartments, and townhouses help to transition between mid-rise buildings along a corridor and low-intensity residential buildings behind.

- The Tudor multiplex transitions from the mid-rises in the background to a massing and character compatible with its neighbor.

- Duplexes, cottage courts, and multiplexes provide a harmonious transition between the larger apartment buildings and townhouses to the right and the low-intensity residential fabric behind.

- These small-footprint rowhouses step down in height from the mid-rise and high-rises in the background.

Chicago, IL

Oakland, CA