

Capitol Hill Design Guidelines Update

The City is teaming up with Capitol Hill Housing Eco District and local community members to update and revise the existing Capitol Hill Neighborhood Design Guidelines, which will serve as a guide for future development throughout all areas within the Capitol Hill Urban Center Village.

Before completing this survey, learn more about design guidelines, design review program and the project schedule [here](#) or read more on the project webpage [here](#).

Please complete this survey by December 2017.


**Available online from
December 6, 2017 to January 1, 2018**

Total Submissions: 505

OK

1 Why are you interested in the Capitol Hill neighborhood? Check all that apply.


- I live in the area **75%**
- I work in the area **27%**
- I own property in the area **26%**
- I own or operate a business in the area **8%**
- I visit the area **37%**
- Other (please specify): **8%**

2 What do you love about Capitol Hill? 

Common Responses		
Amenities	Vibrancy	
Walkability	Arts Community	LGBT Community
Diversity	Density	History/Character
	Location	

3 In conversations this summer and fall, the volunteer work group identified nine possible themes for priority design issues for Capitol Hill.

- Landscaping
- Street Level Residential
- Arts & Culture
- Building Shape and Form
- Storefronts
- Materials
- Façade Details
- Character Buildings
- Architectural Mix

Have we missed anything that is really important to you? 

Common Responses	
No/Nothing	Accessibility
Affordability/Cost of Housing	Small Businesses/Retail
Pedestrians/Walkability	Trees
Historic Character/Preservation	Parking
Public Space/Parks/Open Space	Transportation/Transit

4 **LANDSCAPING:** There are many ways to design landscapes for dense urban neighborhoods. Which landscaping designs would you like more of on Capitol Hill? **Entries: 497**

Pick **two** of your favorites from the following images: 



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



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



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



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



C. Natural landscape design featuring a rain garden to absorb stormwater.



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

Which two did you choose, and why? Any other thoughts about LANDSCAPING in new development?

Common Responses

More greenery

Enhance biodiversity/Perform ecosystem service

Balance between beautification and everyday pedestrian use

Inviting to pedestrians/Spaces for walking and benches

Durable/Low maintenance

5 **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? **Entries: 495**

Pick **two** of your favorites from these images. 



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



D. Townhouse entrances with modest setback and above grade for privacy.



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



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



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



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

Which two did you choose, and why? Any other thoughts about STREET-LEVEL RESIDENTIAL in new development?

Common Responses

Landscape screening
Small setbacks

A little elevation change / above grade
Semi-public spaces
Open onto courtyard

6 **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?

Entries: 491

Pick **two** of your favorites from these images. 



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



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



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



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



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



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

Which two did you choose, and why? Any other thoughts about ARTS & CULTURE in new development?

Common Responses

Any/all of the options
Functional art

By local artists

Mix of permanent and non-permanent installations

Outdoor/public spaces for performance and/or visual art

7 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 building shapes and forms are the best fit for Capitol Hill? **Entries: 488**

Pick **two** of your favorites from these images: 



A. Very simple building shape and form- symmetrical and balanced.



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



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



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



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



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

Which two did you choose, and why? Any other thoughts about BUILDING SHAPE AND FORM in new development?

Common Responses

Simpler shapes and forms
Unique, interesting buildings

Too much façade modulation
Do not like any of the buildings
It depends on the surroundings

8 **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?

Entries: 492

Pick **two** of your favorites from these images: 



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



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



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



E. Pedestrian scale neon signage along the street.



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



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

Which two did you choose, and why? Any other thoughts about STOREFRONTS in new development?

Common Responses

Weather protection (for seating and pedestrians)
Outdoor seating/dining

Neon signs
High quality materials
Smaller storefronts/commercial spaces

9 **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? **Entries: 488**

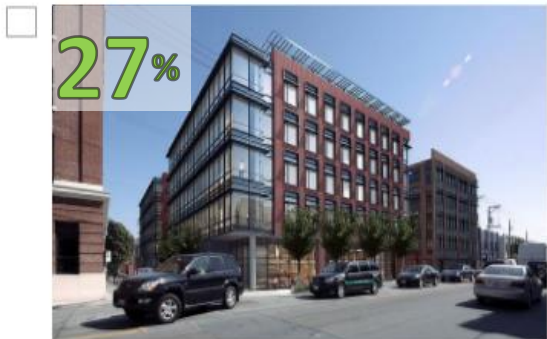
Pick **two** of your favorites from these images: 



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



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



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



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



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



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

Which two did you choose, and why? Any other thoughts about MATERIALS in new development?


Common Responses

Wood and brick/natural materials
It depends on the context/reference nearby buildings

Less high contrast/bright colors/concrete panels
Variety (on different buildings)/More interesting materials
High quality materials and texture at street level
Do not like Juliette balconies

10 **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?

Entries: 487

Pick **two** of your favorites from these images. 



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



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



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



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



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



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

Which two did you choose, and why? Any other thoughts FACADE DETAILS in new development?

Common Responses


All of them
Diversity/variety is important

Sustainable/energy saving elements
Greenery/natural elements
Art

11

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

Entries: 489

Pick **two** of your favorites from these images: 



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



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



B. New building borrows proportions and materials of adjacent character building.



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



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



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

Which two did you choose, and why? Any other thoughts about CHARACTER BUILDINGS in new development?

Common Responses

Keep facades/highlight character buildings
Borrow proportion and materials of older buildings

Like the mix of old and new
Keeping facades does not always work/is not enough
Relate to old buildings but do not copy

12 **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? **Entries: 487**

Pick **two** of your favorites from these images: 



52%

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



48%

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



19%

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



30%

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



19%

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



19%

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

Which two did you choose, and why? Any other thoughts about ARCHITECTURAL MIX in new development?

Common Responses

Consistency is good/blend with historical styles
Like variety/contrasts of eras, styles, and size

Somewhat mixed/reference some elements of the existing
Modern standout is okay if it's interesting/attractive

Thank you for taking our survey.

Would you like to get updates and hear about participation opportunities throughout the project? If so, [please sign up for the project listserv](#).

Please check to see if you have answered all of the questions in full. If you are finished, please click on "DONE" below.

Note: This information will only be used for project updates and will not be tied to any of your survey responses.

City of Seattle
Visit our project webpage:

<http://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update>