

Capitol Hill Design Guidelines Update - Work Group meeting #2

Meeting Summary

July 25th, 2017

Work Group Members present

<input type="checkbox"/> Leslie Bain	<input checked="" type="checkbox"/> Jess Blanch	<input checked="" type="checkbox"/> Whitney Fraser	<input checked="" type="checkbox"/> Mike Mariano
<input checked="" type="checkbox"/> Brian Baker	<input checked="" type="checkbox"/> Lana Blinderman	<input type="checkbox"/> Hannah Faires	<input checked="" type="checkbox"/> Erik Rundell
<input checked="" type="checkbox"/> Matthew Benedict	<input checked="" type="checkbox"/> McCaela Daffern	<input checked="" type="checkbox"/> Phyllis Gretchenuk	<input checked="" type="checkbox"/> Saunatina Sanchez
<input checked="" type="checkbox"/> Don Blakeney	<input checked="" type="checkbox"/> John Feit	<input checked="" type="checkbox"/> Rob Ketcherside	<input checked="" type="checkbox"/> Alicia Daniels Uhlig

Staff present

<input checked="" type="checkbox"/> Christina Ghan (SDCI)	<input checked="" type="checkbox"/> Aaron Hursey (OPCD)	<input checked="" type="checkbox"/> Janet Shull (OPCD)	<input checked="" type="checkbox"/> Diana Settlemyer (OPCD)
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Additional Attendees

Joel Sisolak

On July 25th, 2017, the second work group session was held at 12th Ave Arts (1620 12th Ave) in the Capitol Hill neighborhood of Seattle. The meeting was cohosted by the City of Seattle's Office of Planning & Community Development (OPCD) and Department of Construction & Inspections (SDCI) and the Capitol Hill EcoDistrict, a project of Capitol Hill Housing. The work group, which consists of over a dozen renters, homeowners, and business owners who live, work, and/or socialize in the Capitol Hill Neighborhood, will help with the update/revision of the current Capitol Hill Neighborhood Guidelines. The goals of this meeting were to 1) discuss issues with the current neighborhood design guidelines and 2) begin discussion focused on mapping out potential neighborhood character areas.

The meeting was attended by 14 work group members, 4 city employees, and one additional staff member from Capitol Hill Housing. The meeting was facilitated by McCaela Daffern, of Capitol Hill Housing; Janet Shull, of OPCD; and Christina Ghan, of SDCI. The meeting began with a summary of the last work group meeting, held on June 14th, 2017. Work group members and staff introduced themselves, reviewed and affirmed work group ground rules, and discussed future meeting dates and times. Janet Shull then led a discussion to establish a date, time, and route for walking tours of the Capitol Hill Urban Village. There will be two walking tours, held on Tuesday August 22nd and Thursday August 24th, from 5:30 to 7:30 pm. Each tour will include a different route, covering different areas of the urban village.

Janet Shull then led a group discussion that focused on issues with the current neighborhood design guidelines. Issues brought up by work group members included:

- Goals for the overall neighborhood guidelines as well as subareas are outdated and do not reflect the current/changing character of the Capitol Hill neighborhood
- Current guidelines provide too much focus on single family homes
- Current guidelines do not align with increased density anticipated under mandatory housing affordability policy (MHA)
- The current description for the Broadway corridor is out of date.

- Suggested transitions between higher density areas to lower density zones does not reflect what is being built
- Current guidelines do not address adjacent areas, specifically the Pike/Pine corridor and to a certain extent 19th Avenue, that do not fall within the urban village, but have an impact on the neighborhood
- Current guidelines do not address all major institutions located within the urban village
- Current guidelines do not reflect existing cultural resources
- Current guidelines don't mention the neighborhood's mid-century architecture
- Current guidelines do not adequately address public realm
- Subareas identified on existing map exhibits are vague and out of date
- Current guidelines do not address innovation that can be achieved through the introduction of new types of design

After this discussion, Janet Shull and Christina Ghan introduced a group exercise to map out potential neighborhood character areas. The workgroup was divided into three subgroups, each with four work group members and at least one staff member. The exercise lasted 45 minutes, where group members used maps, trace paper, and markers to identify character areas within the Capitol Hill Neighborhood Urban Village, then reconvened to share and discuss their ideas with the whole group. The exercise served as a way for group members to think about distinct character areas in the neighborhood, and what types of issues the updated guidelines might address within those areas.