

## **OPEN SPACE**

### **Comments**

- Ensure open space near light rail supports community activation, connects to public transit, and minimized conflict with cars
- Space is tight. Put in a plaza wherever it can be squeezed in, corner or not.
- Prefer prioritizing open space at street level rather than rooftops; expectation for development to contribute to open space
- Encourage courtyard entries/developments on residential streets

## **ALLEYS & MIDBLOCK CROSSINGS**

### **Comments**

- Prioritize midblock connections E-W from Brooklyn Ave NE to University Way NE in between 23<sup>rd</sup> and 45<sup>th</sup>
- Alleyway by new light rail between Brooklyn and the Ave
- Integrate with north-south green spine of Parks Plan
- All alleys should be cleaner, put trash containers inside
- Alleys vary greatly; alleys south of NE 50<sup>th</sup> are in a retail area where buildings can do business on the east and west. Alleys farther north are in the midst of apartments and multi-family development

## **GATEWAYS & CORNERS**

### **Comments**

- The U District Farmers Market @ 52<sup>nd</sup> is a prominent corner
- Gateways and corners should be used to showcase artists and innovators who are students or faculty at the UW
- What happened to park at 43<sup>rd</sup> and University?

## **MIXED-USE CORRIDORS & STREETScape DESIGN**

### **Comments**

- Add NE 47<sup>th</sup> between Roosevelt Way and 15<sup>th</sup> Ave NE
- Advocated for design that encourages people to interact on the street, stoops and patios to encourage neighbor interaction.
- More environmentally friendly but durable pedestrian materials at building edges
- Roosevelt way should be 3 lanes and bikes shifted to the sidewalk and eliminate the trees
- Require maintenance of plantings in the ROW
- Prioritize use of native plants

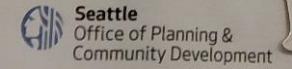
- Pay attention to utilities and street light poles for ped space near transit stops

## **BUILDING DESIGN**

### **Comments**

- Give a bonus to any owner willing to have a public toilet
- No blind garage exits across sidewalks, no departures
- Incorporate art, green walls, interesting materials
- Not a neighborhood of glass office towers/condos; emphasize natural materials and warmth over sleekness
- Likes new buildings that use angles and different planes to create interest, not just horizontal and vertical planes
- Building materials need to last in our wet climate, take mildew and streaks into consideration
- Setbacks with landscaping should be encouraged to introduce naturalness into the build environment and break up stark lines

WHAT WE'VE HEARD  
**Open Space**



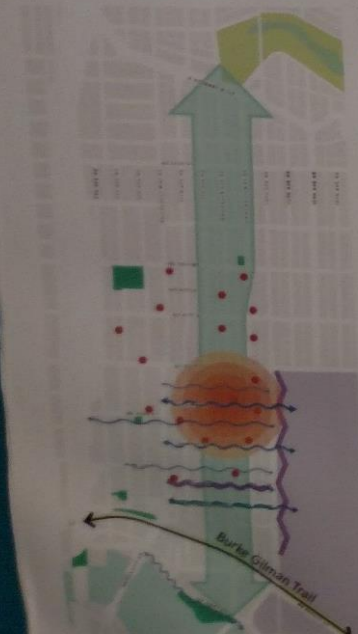
U DISTRICT NEIGHBORHOOD  
 DESIGN GUIDELINES UPDATE

**BACKGROUND**

Both public open spaces and private amenity spaces can provide safe, welcoming places for people to recreate and socialize, provide visual and environmental benefits, and activate the public realm.

**MAPPING ALLEY ACTIVATION**

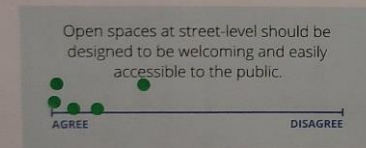
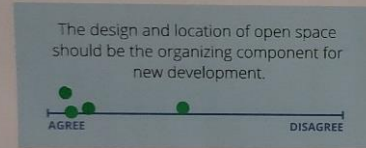
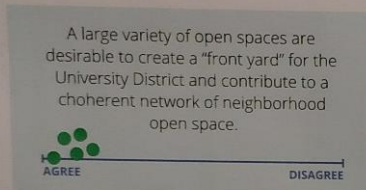
The following priorities for open space are mapped in the 2015 University District Parks Plan.



- PUBLICLY-OWNED CENTRAL SQUARE**  
A large, publicly-owned gathering space for all types of people in the District.
- NORTH-SOUTH GREEN SPINE**  
A vegetation, pedestrian, and cycle connective, and safety from Cowen Park to the waterfront.
- EAST-WEST PEDESTRIAN CONNECTIONS**  
More pedestrian options between NE 45th St and NE 45th St Campus Parkway, including mid-block pedestrian crossings and improved streetcapes.
- ACTIVATE EXISTING AND PLANNED PARKS**  
Enhancements and additional uses to existing and planned parks.
- POCKET PLAZAS**  
Small, publicly-owned spaces, integrated into active streets and new development.
- UW CAMPUS EDGE**  
Better integration with UW open spaces, the addition of new structures, and celebrated entrances along 15th Ave NE.

**DESIRED DESIGN OUTCOMES**

For each of the following overarching themes, please indicate if you agree or disagree with the statement by placing a sticker on the line.



Additional Comments?

Enter your name, date, and time here. Support your comments with a sticky note. We'll be using this information to help shape the guidelines.

Space is better off in a plan advance it can be squeezed in when it's not

**COMMUNITY SUGGESTED DESIGN STRATEGIES**

Please place a sticker by the strategies below that you feel are priorities.

- On Green Streets and Mixed-Use Corridors, private amenity spaces on second or third level terraces or balconies to provide visual interest and activate the public realm.
- Strategic setbacks on Mixed-Use Corridors to provide wider sidewalks, space for building entries, or accommodate amenities while supporting street-level activity.
- Larger setbacks for landscaping, courtyards, and other similar features along streets where a residential emphasis is desired.
- Minimize the use of barriers to ensure open spaces appear welcoming to all.
- Amenities for age-specific groups, such as play structures for children.
- Co-locate street-level open spaces when possible.
- Plazas and open spaces at corners.
- Complementary design on building facades adjacent to open spaces.
- Ample pedestrian amenities, including seating, lighting, and visual interest.
- Locate semi-private courtyards, forecourts, and plazas near principle building entries to function as a "front porch" for residents.

Additional comments or ideas?

Sticky notes with handwritten feedback and suggestions.





WHAT WE'VE HEARD

# Alleys & Midblock Crossings

Seattle Office of Planning & Community Development  
 U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

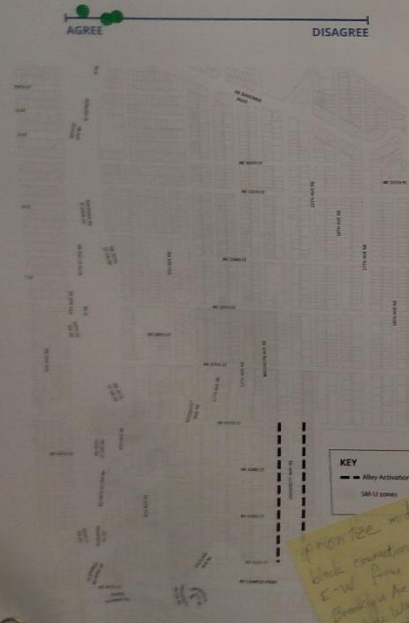
## BACKGROUND

Many blocks in the U District are north-south oriented. Alleys and mid-block crossings can enhance the pedestrian network and contribute to walkability.

## MAPPING ALLEY ACTIVATION

The following alleys for activation are mapped in the University District Street Alley Activation Street Design Concept Plan, developed by community partners.

Do you agree with the location of priority alleys for activation shown on the map below?



## DESIRED DESIGN OUTCOMES

For each of the following overarching themes, please indicate if you agree or disagree with the statement by placing a sticker on the line.

Mid-block connections and activated alleys are an opportunity to provide open space and fine-grained pedestrian connections where it would support the desired intensity of activity in the area.

AGREE 
●
●
●
●
●
●
 DISAGREE

Design mid-block connections and active alleys to be safe and comfortable for pedestrians by promoting visual interest, wayfinding, and safety.

AGREE 
●
●
●
●
●
●
 DISAGREE

Additional Comments?

Alleyway by new high rise between Broadway and Ave - (under 20th - north side)

It would be great if all alleys were cleaner - trash inside

I don't agree with North-south block orientation E-W Ave. Smaller to be NE. Why NE?

Alleys are really close to each other in a small area. Other buildings are a mix of alley with some to be a better mix of alley with other buildings

## COMMUNITY SUGGESTED DESIGN STRATEGIES

Please place a sticker by the strategies below that you feel are priorities.

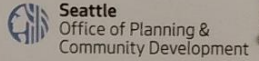
- Consistent pedestrian-scaled lighting, such as Tivoli lighting, to enhance wayfinding, identity, and safety. ●
- Pedestrian amenities such as seating. ●
- Unique signage to enhance wayfinding.
- Use of distinct, detailed paving treatments to provide continuity and achieve a pedestrian scale.
- Use of art and pedestrian-scaled architectural features and details. ●
- Focal points to draw in pedestrians, including lighting, art, courtyards, seating. ●
- Where mid-block crossings do not cross the right of way, provide a focal point at the visual terminus. ●
- Enclose trash in the building, and provide space for existing buildings trash. ●
- Landscaping and green stormwater infrastructure. ●
- Entries to businesses or residential units to generate activity and provide "eyes on the street". ●

Additional comments or ideas?



WHAT WE'VE HEARD

# Mixed-Use Corridors + Streetscape Design



Seattle  
Office of Planning &  
Community Development

U DISTRICT NEIGHBORHOOD  
DESIGN GUIDELINES UPDATE

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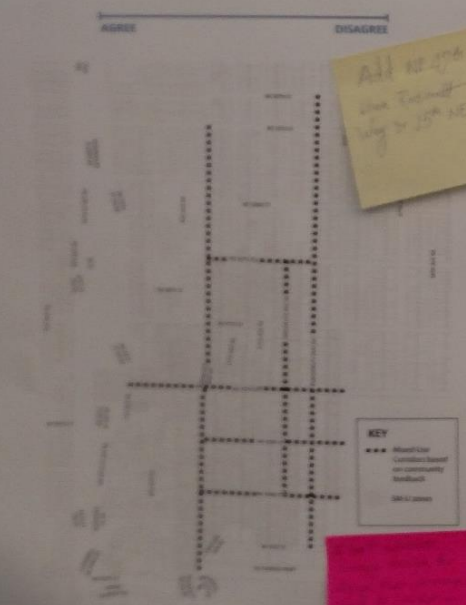
### BACKGROUND

The design of buildings and the adjacent public realm influence human activity and interaction at the street level.

### MAPPING MIXED-USE CORRIDORS

Community feedback helped to refine the list of Mixed-Use Corridors included in U District Guidelines and the Urban Design Framework.

*Do you agree with the location of mixed-use corridors shown below?*



*Handwritten note: All 100% of the Transitway by 10th NE*

*Handwritten note: pay attention to details and smart lot poles for ped spaces near transit stops*

### DESIRED DESIGN OUTCOMES

*For each of the following overarching themes, please indicate if you agree or disagree with the statement by placing a sticker on the line.*

- Design all street fronts for activation, visual interest, and variety. The design of buildings and streetscapes should support the use of the public realm as an "outdoor living room". *Sticker: 4 dots on AGREE side.*
- "Mixed-Use Corridors" are those streets where design of residential and commercial uses create a lively pedestrian environment and encourage interaction and permeability between activities in the building and the outdoor public realm. *Sticker: 4 dots on AGREE side.*
- On residential streets, design street frontages with a quieter, pedestrian-scaled character. *Sticker: 3 dots on AGREE side, 1 dot on DISAGREE side.*
- Bus and bicycle facilities should be integrated into the design of buildings and the streetscape. *Sticker: 4 dots on AGREE side.*

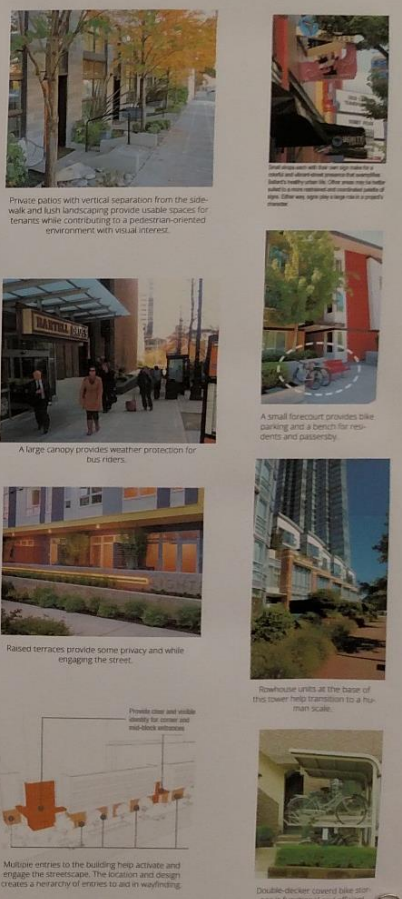
*Additional Comments?*

*Handwritten note: Rowhouse units at the base of the tower help transition to a human scale.*

### COMMUNITY SUGGESTED DESIGN STRATEGIES

*Please place a sticker by the strategies below that you feel are priorities.*

- Housing types that have individual unit entries, such as rowhouses, especially on Mixed-Use Corridors. *Sticker: 2 dots on DISAGREE side.*
- For residential uses, use stoops, terraces, and balconies to visually as transitional space from street to building. *Sticker: 3 dots on DISAGREE side.*
- Operable windows at street-level especially for commercial uses. *Sticker: 3 dots on DISAGREE side.*
- Multiple entries for commercial uses to create a pedestrian-scale and provide visual interest. *Sticker: 3 dots on DISAGREE side.*
- Strategic setbacks to not disrupt continuity on Mixed-Use Corridors, but to encourage activity to spill out into the street. *Sticker: 3 dots on DISAGREE side.*
- Direct entries to commercial uses with minimal ramping. *Sticker: 3 dots on DISAGREE side.*
- Building setbacks that are open to the sky to avoid overhangs at the street-level. *Sticker: 3 dots on DISAGREE side.*
- Some small spaces for localized retail, businesses and startups. *Sticker: 4 dots on DISAGREE side.*
- Ample room near bus stops for pedestrian amenities and weather protection, preferably integrated into the building design. *Sticker: 3 dots on DISAGREE side.*
- Opportunities for individualizing transitional spaces and first-floor spaces. *Sticker: 3 dots on DISAGREE side.*
- Use landscaping and open space that softens the street edge on streets with residential character. *Sticker: 3 dots on DISAGREE side.*
- On streets with residential character, use courtyards entries that address the public realm and support community interaction. *Sticker: 3 dots on DISAGREE side.*
- Include shallow recesses at entries to add variety and avoid interference with pedestrian traffic. *Sticker: 3 dots on DISAGREE side.*
- Highly articulated, prominent, and visible entries with distinctive materials such as contrasting trim. *Sticker: 3 dots on DISAGREE side.*



*Private patios with vertical separation from the sidewalk and lush landscaping provide usable spaces for tenants while contributing to a pedestrian-oriented environment with visual interest.*

*A small forecourt provides bike parking and a bench for residents and passersby.*

*A large canopy provides weather protection for bus riders.*

*Raised terraces provide some privacy and while engaging the street.*

*Rowhouse units at the base of the tower help transition to a human scale.*

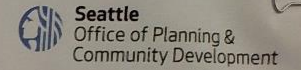
*Multiple entries to the building help activate and engage the streetscape. The location and design creates a hierarchy of entries to aid in wayfinding.*

*Double-decker covered bike storage is functional and efficient.*



WHAT WE'VE HEARD

# Gateways & Corners



U DISTRICT NEIGHBORHOOD  
 DESIGN GUIDELINES UPDATE

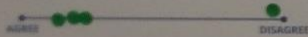
## BACKGROUND

Corner sites often serve as gateways or focal points by including special design treatments that emphasize positive attributes and contribute to the U District's sense of place.

## MAPPING GATEWAYS

Community feedback helped to refine the list of prominent corners included in U District Guidelines and the Urban Design Framework.

Do you agree on the location of gateways  and prominent corners  ?



## DESIRED DESIGN OUTCOMES

For each of the following overarching themes, please indicate if you agree or disagree with the statement by placing a sticker on the line.

"Gateways" define the edges of the U District "core", and should receive a high degree of unique design articulation and features.



"Prominent corners" contribute to a sense of place and should receive some degree of special architectural and design treatment.



### Additional Comments?

*Handwritten note on pink sticky paper:* The U District...  
 ...  
 ...

*Handwritten note on blue sticky paper:* Add comments or more ideas here!

*Handwritten note on pink sticky paper:* ...  
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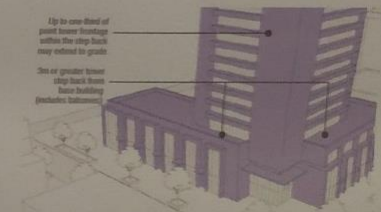
## COMMUNITY SUGGESTED DESIGN STRATEGIES

Please place a sticker by the strategies or images below that you feel are appropriate.

- Tall buildings at gateways for wayfinding and to define "core" of the U District
- Repeating elements to enhance neighborhood cohesion
- Architectural detailing and unique design features
- Strategic use of plazas, landscaping, art, and setbacks
- Distinguish building design at street-level from building design above



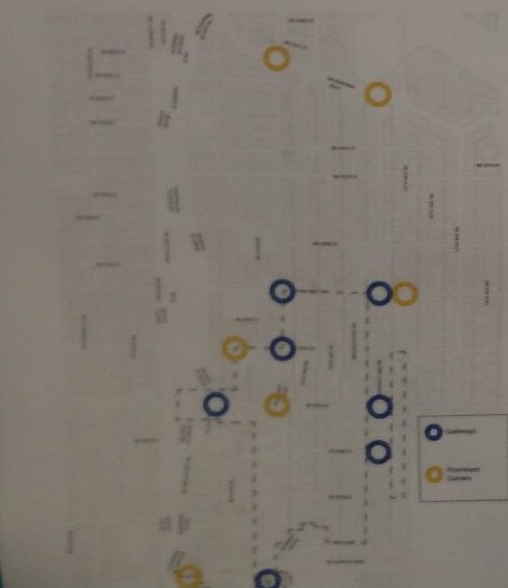
The corner massing features a highly transparent facade and extruding frame to set it off from the rest of the building and provide visual interest at the prominent corner.



Large setbacks at gateways can provide ample room for pedestrian flow, amenities such as seating, landscaping, art, or kiosks.

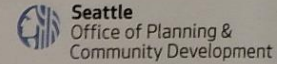


Additional comments or ideas?



WHAT WE'VE HEARD

# Building Design



U DISTRICT NEIGHBORHOOD  
 DESIGN GUIDELINES UPDATE

## BACKGROUND

Building design includes the overall massing and modulation, materials, and how a building responds and complements its context and surroundings.

## DESIRED DESIGN OUTCOMES

For each of the following overarching themes, please indicate if you agree or disagree with the statement by placing a sticker on the line.

Buildings should express design concepts and use materials that are durable, timeless, and highly-articulated. ● ● ●

Building design should have a high degree of permeability while respecting privacy. ● ●

Simple, but varied building massing and articulated facades should contribute to a fine-grained pedestrian scale environment. ● ● ●

Building design should be varied, compatible with the historic and eclectic character of the U District, and complement existing styles. ● ● ● ●

Create entries that are generous, welcoming, and have a high level of architectural interest. ● ● ● ●

Additional Comments?

*Give a hint to my carer willing to have a public toilet every day with those*

*NO BLIND FACADES EXCEPT ACCESSIBLE SIDEWALK NO SEPARATION FROM SUCH A CURB*

## COMMUNITY SUGGESTED DESIGN STRATEGIES

Please place a sticker by the strategies below that you feel are priorities.

- Tall buildings should have different, unique design concepts, form, and tops to enhance the skyline. ● ● ●
- Blank walls should be treated with textured materials, architectural interest, lighting, or art. ● ●
- A change in colors or materials should be tied to a change in plane. ●
- Composition of windows should be intentional. ●
- Use of color should reinforce the massing and design concept, especially when using high-contrast colors. ●
- Facades should incorporate depth, especially at the windows. ●
- Balconies should be used to express a residential character and to enhance a connection with the public realm. ● ●
- Break down scale of larger buildings by using materials with smaller units and materials with texture or architectural detailing. ● ● ●
- Reinforce the fine-grained pattern by articulating building facades at regular intervals and providing spatial changes or points of interest. ● ● ● ●

Additional comments or ideas?

*Softbacks with landscaping should be encouraged to improve permeability in the district. See movement a density in Fairview*

*building materials need to last in our wet climate - so many newer buildings are "breaked up" midrow - York!*

*I would like all bldgs to incorporate art or green walls, interesting materials*

*The U District is NOT a neighborhood of glass office towers/condos - Seattle like to emphasize natural materials & detail warmth as opposed to sleekness*

*I've seen some of the newer bldgs that use angles and different planes to create interest - not just vertical planes*



The massing of the tower includes an articulated top, middle, and base.



Articulating balconies and visual interest create depth in the facade.



The tower is articulated with significant shifts in the massing. Balconies provide visual interest and indicate a residential use.



The massing is broken into a distinct base and top, expressed through differentiating materials and scale of articulation. The base features vertical elements, while the top features horizontal elements.



A contemporary massing emphasizes positive design elements in the context by using a complementary color of brick and similar proportions.



Pedestrian-scaled treatments include modulation, materials, texture, and composition.



New development responds to a landmark structure by taking cues from the window pattern and providing a courtyard to help transition in scale.