

U DISTRICT URBAN DESIGN EIS SCOPING



Overview

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What changes are we considering?

Community participation

Urban Design Framework

What's an EIS?

Proposed Alternatives

Proposed Scope

Public comment



Planning Efforts

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U District Livability Partnership

- U District Next (2012-2013)
- Strategic Plan (2013)
- Forming a new community organization (2014)
- Alley activation (ongoing)

DPD – Urban Design

- Urban Design Framework (2013)
 - ▪ Streetscape designs (2014)
 - ▪ Comp Plan amendments (2015)
 - ▪ Zoning (2015)
 - ▪ Design guidelines (2016?)



Community Participation

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Urban Design Working Group

- A year of meetings to develop & review recommendations.
- Participants: residents, developers, businesses, UW, social services, City staff...

Broader public input

- Walking tours
- U District Next
- Open House
- 150+ smaller meetings



What is an Urban Design Framework?

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A shared community vision for coordinated improvements in a neighborhood

Consider the full range of physical factors: streets, parks, buildings, etc.

A conceptual plan to guide specific policy changes



UDF: Housing Choices

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Options for more permanent residents – families, professionals, seniors

Preserve affordable options for students & low income residents

Need for amenities, services, jobs to serve new residents

“Ground-related” housing – stoops, landscaped setbacks



UDF: Urban Form

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Discussion the future shape of the U District:

- What kinds of buildings?
Where?
- How should development meet the street?
- What aspects does the community want to keep, and what should change?





Highrise separation.

Space between tall buildings reduces shading and bulk.

Focus on the first 30 feet. The most important part of buildings is the portion where they meet the street. This area should have the most design attention and the best materials.

Midblock pedestrian access.

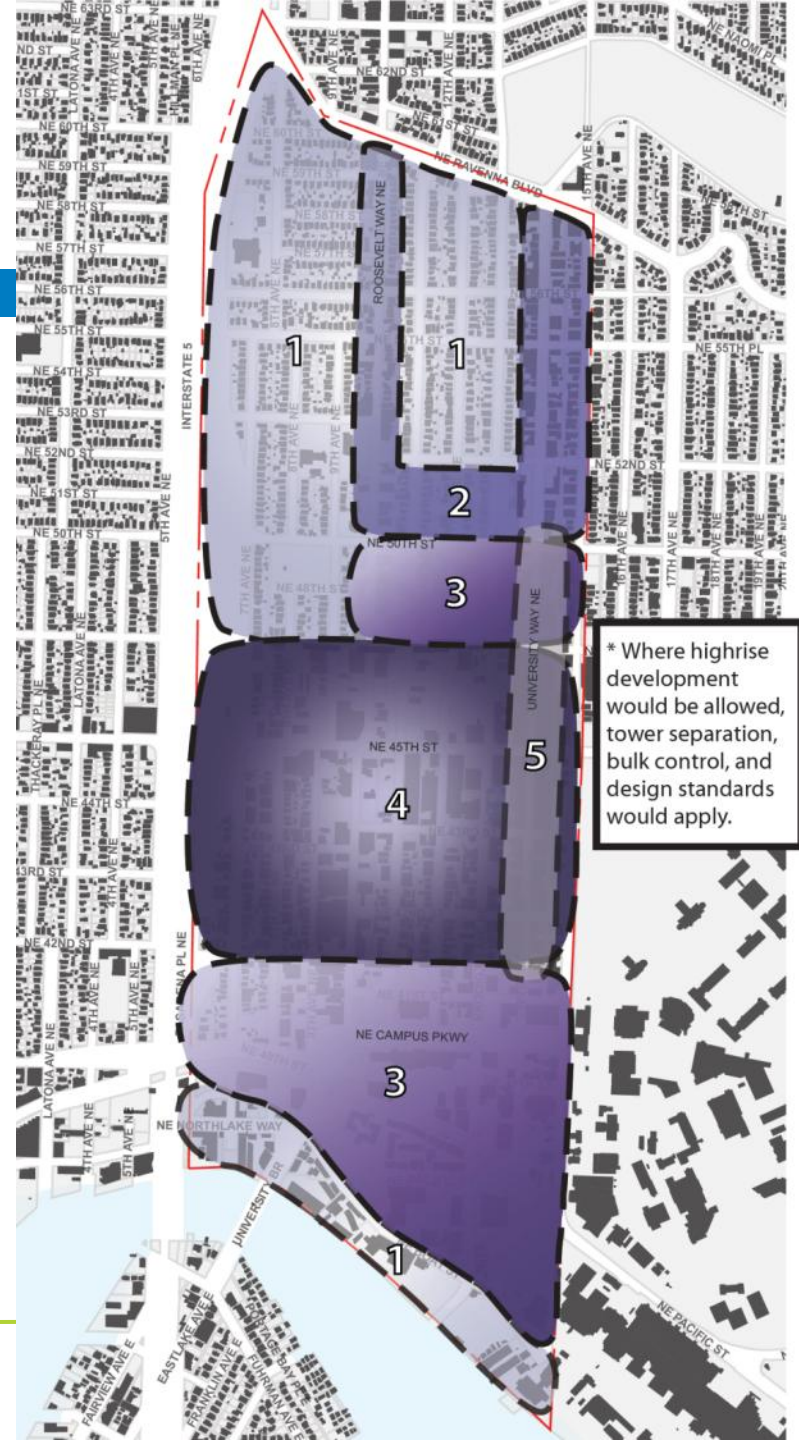
Pathways could improve connections through long blocks.

Preserving character buildings. Pursue zoning tools to encourage preserving special buildings. Older buildings lend to variety, character, and affordability.



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Concern from some northern neighbors



UDF: public space

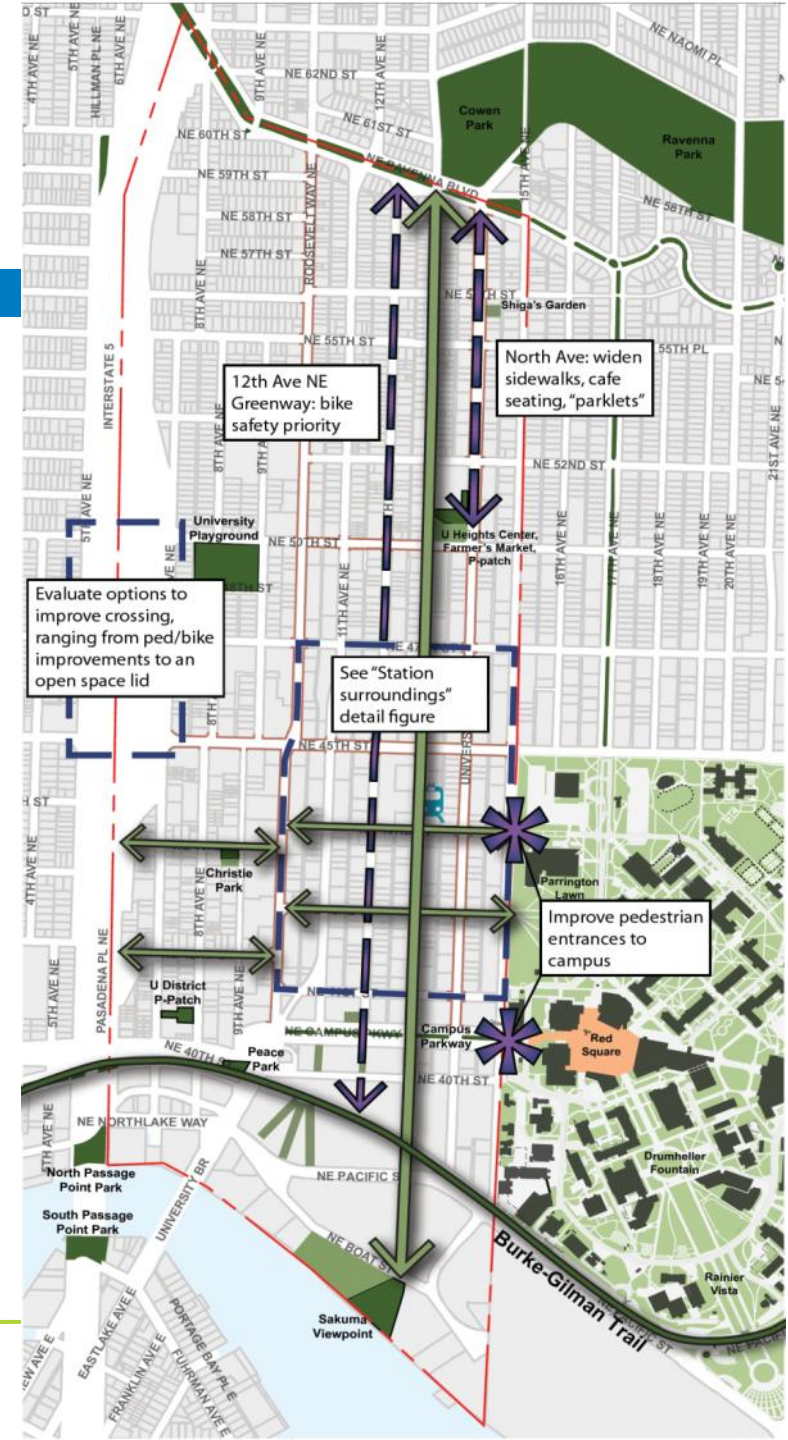
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Great existing resources at the north and south ends, new parks underway

Green streets, festival streets, Ave improvements

Improve access to campus

Ongoing discussion re: open space in the core



What's an EIS?

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Scoping Period

Next step

45-day comment period
and public hearing

ISSUE DETERMINATION
OF SIGNIFICANCE &
SCOPING NOTICE

Sep 5, 2013

CONDUCT SEPA SCOPING

< We are here

PREPARE DRAFT EIS

Sep 5–Oct 7, 2013

ISSUE DRAFT EIS

Spring 2014

DRAFT EIS PUBLIC
COMMENT PERIOD

PREPARE FINAL EIS

ISSUE FINAL EIS

Summer/Fall 2014

CITY ACTION

Draft EIS Outline

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Chapter 1 – Summary

Chapter 2 – Description of Proposal and Alternatives

- Objectives, principal features of alternatives
- Project background

Chapter 3 – Significant Impacts

- Existing conditions
- Significant impacts
- Mitigating measures
- Significant unavoidable adverse impacts

Draft EIS Commenting

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45-day comment period

Draft EIS will include information on timing and process for commenting

Written comment may be provided at anytime during the comment period

Verbal comment may be provided at a public hearing to be held during the comment period



Final EIS

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Tentatively scheduled to be issued August 2014

Final EIS will contain comments and responses on the Draft EIS; clarification, additions and corrections to Draft EIS

Final EIS completes the EIS process

EIS is advisory and not formally adopted

Alternatives

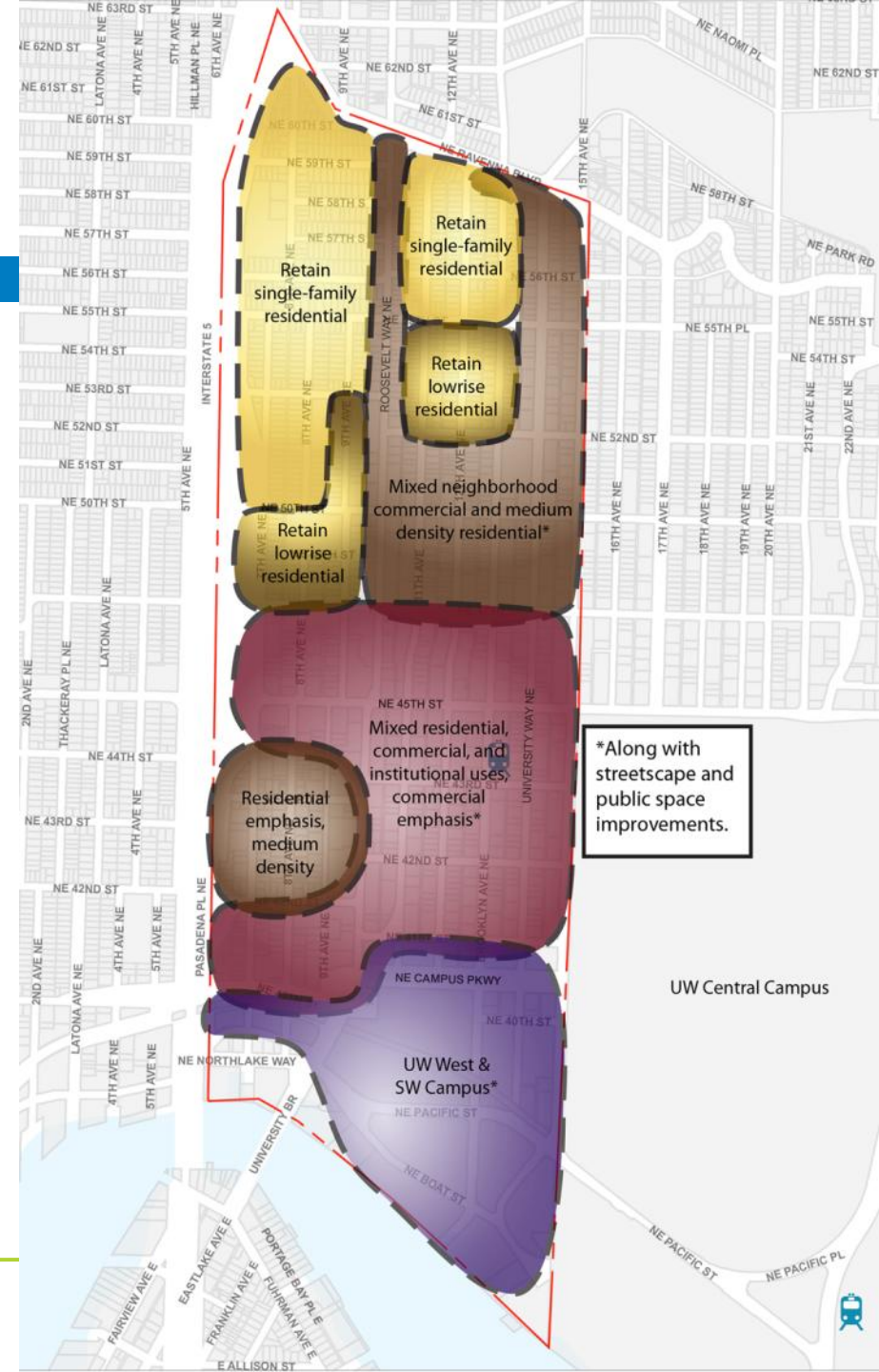
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Planning horizon: 2015–2035

Growth estimate

- 3,700 households
- 4,800 jobs

Alternatives focus on differences in building height, bulk and design character



Development

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Where is new development most likely?

Based on building value,
property assembly

Biggest, most likely sites
clustered between NE 50th St
and NE Campus Pkwy



Alternative 1

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- New development concentrated around future transit center
- Lower building heights than Alternative 2 — **up to 160 feet in the core**
- Higher building heights along The Ave than Alternative 2
- More towers per block than Alternative 2
- Incentives for affordable housing and new standards to improve urban form

Alternative 2

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- New development concentrated around future transit center
- Higher building heights than Alternative 1 — **up to 300 feet in the core**
- Lower building heights along The Ave than Alternative 1
- Fewer towers per block than Alternative 1
- Incentives for affordable housing and new standards to improve urban form

Alternative 3

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- Relatively more distributed growth
- Lower building heights
- No change to existing patterns
- Continuation of growth under existing development patterns
- No change to zoning designations or development incentives

Proposed Scope of Analysis

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- Land Use Plans and Policies
- Aesthetics
- Transportation
- Population, Housing, Employment
- Open Space and Recreation
- Public Services and Utilities
- Greenhouse Gas Emissions
- Historic Resources

Land Use Plans and Policies

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- Changes to the existing development pattern, character and scale
- Compatibility with the surrounding area
- Compatibility with adopted plans, policies and regulations



Aesthetics

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- Visual model
- Visual context
- Neighborhood character
- Height, bulk and scale
- Shade and shadow



Transportation and GHG

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- Automobiles
- Transit
- Bicycles/Pedestrians
- Parking
- Greenhouse gas emissions
- Trip generation and impacts to the transportation system



Population, Housing, Employment

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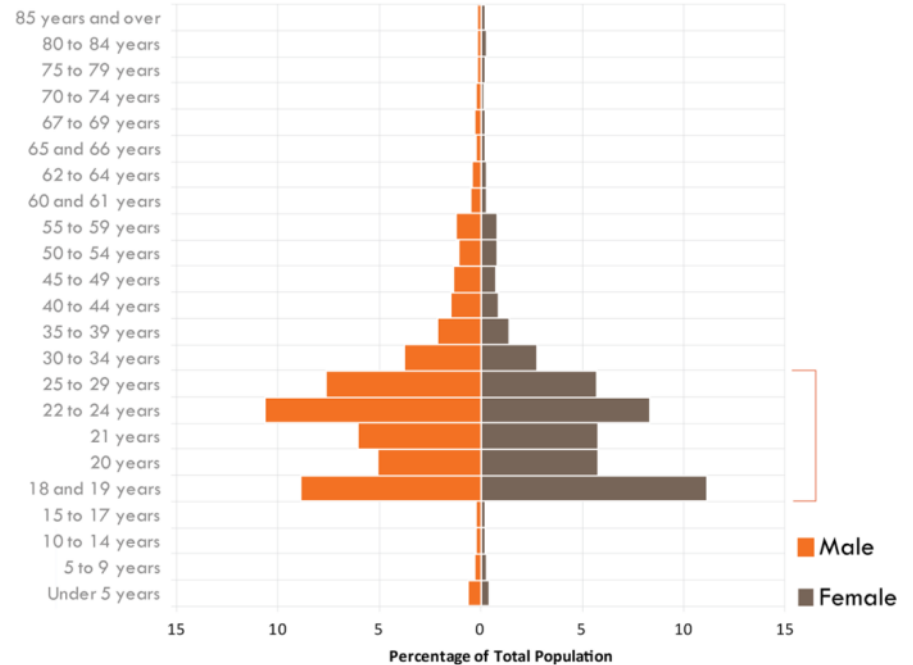
- Current and future housing conditions
- Existing employment and income patterns
- Potential change in mix and type of jobs

Total
population:
14,200

75% of total population is between the ages of 18 and 29



Age Range



Open Space and Recreation

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- Location, design, character of existing facilities
- Level of service standards
- Future demand for open space and recreation services



Public Services and Utilities

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Existing levels of service and estimated demand for:

- Police, fire/emergency medical services
- Schools
- Electricity
- Water supply
- Stormwater
- Wastewater

Historic Resources

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- Study area history and context
- Listed and character defining properties



CIRCA 1936–1970



images from Casey Mcnerthney/Seattle PI



CIRCA 1936–1970



Schedule and Next Steps

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www.seattle.gov/dpd/cityplanning/completenessprojectlist/universitydistrict

Public comment invited through **October 9, 2013**

Provide comment tonight

Send written comment to:

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Draft EIS issuance early 2014

Public Scoping Meeting

[See other DPD meetings & events](#)

Connect

Ask Us

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