Overview

What changes are we considering?
Community participation
Urban Design Framework
What’s an EIS?
Proposed Alternatives
Proposed Scope
Public comment
Planning Efforts

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

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?

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
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
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.

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**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.
**Floor plates.** Limit the footprint of the tallest buildings for a slimmer building form.

**Podium height.** Control the height of the lower portion of highrise buildings to maintain a lower-scale street edge in key locations.

**Building width.** Establish standards or guidelines for building width to avoid monotony along a block face.
UDF: Building Height

Lowrise in the north, highrise in the core (160’-300’)

Rationale: variety, focus growth, public benefits

Development: tower separation, bulk control...

Mixed opinions about the Ave

Concern from some northern neighbors
UDF: public space

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?

1. Scoping Period
   - 45-day comment period and public hearing

2. Next step
   - PREPARE DRAFT EIS
   - ISSUE DRAFT EIS
   - DRAFT EIS PUBLIC COMMENT PERIOD
   - PREPARE FINAL EIS
   - ISSUE FINAL EIS

   - CITY ACTION

   - Sep 5, 2013
   - Sep 5–Oct 7, 2013
   - Spring 2014
   - Summer/Fall 2014

3. < We are here

U District Urban Design EIS
Scoping Meeting 9/24/13
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

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

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

Planning horizon: 2015–2035

Growth estimate
- 3,700 households
- 4,800 jobs

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

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

- 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

- 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

- 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

- 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

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

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

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

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

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

Existing levels of service and estimated demand for:

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

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

Images from Casey Mcnernthney/Seattle PI
Schedule and Next Steps

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

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

Provide comment tonight

**Send written comment to:**

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