U District Neighborhood Design Guidelines Update
Design in the Core Workshop
April 21, 2017

SM-U Zone – Zoning Basics

SM-U Zone – potential building types:

1. Tower/Podium – Typically residential over commercial, may be up to 240 – 320 feet in height with smaller floorplate size.
2. Office – typically larger floor plate and limited to 160 feet in height
3. Smaller infill development (highrise development is not allowed on lots smaller than 12,000 square feet) if lot is less than 12,000 sf then height limit is 75-95 feet.
Building Façade Setbacks and Modulation

1. Maximum building width or depth of 250 feet
2. Tower separation of 75’ for highrise portions of structures
3. Floor plate size limits above 45’ when building includes tower

Modulation (23.48.646). Modulation standards apply to all portions of buildings, not just the upper levels. These requirements apply to any development on a lot greater than 12,000 square feet, pushing portions of the façade back 10’ from street lot lines, a widths and intervals that vary depending on the height of the building.

Setbacks (23.48.640; 23.48.645).

<table>
<thead>
<tr>
<th>Setbacks in SM-U Zones</th>
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<tbody>
<tr>
<td>Location</td>
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<tr>
<td><strong>Street Level Setbacks</strong></td>
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<tr>
<td>NE 45th (from I-5 to 15th Ave NE)</td>
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<tr>
<td>NE 50th (from I-5 to 15th Ave NE)</td>
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<tr>
<td>NE 43rd St and NE 42nd St</td>
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<tr>
<td>Any ground level residential or live/work units</td>
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<tr>
<td><strong>Upper Level Setbacks</strong></td>
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<tr>
<td>All projects that do not are not highrise</td>
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<tr>
<td>SM-U 75-240 or SM-U 95-320 lots abutting or across the street from multifamily residential zones</td>
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</tbody>
</table>
Street Level Uses required on designated Streets (23.48.605.C) shown on Map A for 24.48.605 must include one or more of the following at street level along the street-facing facade: (must also comply with 23.48.040.C)

a. General sales and service uses;
b. Eating and drinking establishments;
c. Entertainment uses;
d. Public libraries;
e. Public parks;
f. Arts facilities;
g. Religious facilities; and
h. Light rail transit stations.

Transparency: business frontage must be at least 60% transparent (windows and doors).

Blank facades are limited to a maximum of 15’ wide. This may be increased where artwork or special architectural features are used to provide visual interest. Total width of blank facades may not exceed 40% of the façade of the structure on each street frontage.
Parking Access

Parking location standards (23.48.685).
- One story of parking is allowed above grade for every two stories below grade.
- At the ground level, all parking must be separated from the street by intervening uses.
- Above the ground level, at least 30% of the length of any parking area must be separated from the street by an intervening use – the rest must be screened.

Principal Use Parking is a Conditional Use in SM-U zones (23.48.605.A and .B)
Garage must not have substantial adverse effects on peak hour traffic flow and garage must be operated by a parking company whose primary purpose is to support the University Community Urban Center business community.
TIMELINE AND TOPIC AREAS

- **Mixed-Use Corridors**
- **Green Streets**
- **Residential Corridors**
- **Open Spaces**
- **Architectural Detailing**
- **Through-block Connections**
- **Active Alleys**

**Event Timeline**:
- **Dec. 5, 2015**: Rainstorm on Neighborhood Design Guidelines for UDRP
- **March 23, 2016**: Kick off Meeting for Workshop Streets 5:30pm
- **April 21, 2017**: Workshop on Design in the CORE 8-10am
- **May 22, 2017**: Workshop on Public Safety 8-10am
- **June 22, 2017**: Community Open House 5-7pm
- **July 10, 2016**: Workshop on Ellsworth + The Ave.
- **Sept. 2017**: OPCO releases draft of design guidelines for comment
- **Oct. 2017**: Community Open House on Draft Guidelines
- **Fall 2017**: OPCO sends proposal to City Council
- **Fall 2017 - Winter 2018**: City Council considers draft proposal, including a public hearing.