Welcome to the

U DISTRICT

NEIGHBORHOOD DESIGN GUIDELINES

WORKSHOP SERIES

THE OFFICE OF
PLANNING AND
COMMUNITY
DEVELOPMENT

and

THE U DISTRICT
PARTNERSHIP

Questions? Talk to a planner or fill out a question card.
Comments? Fill out a comment form, email: udistrict@seattle.gov, or talk to a planner.
OPEN HOUSE

5:00  Open House
Visit stations, talk to City staff and our partner community organization, learn about Design Guidelines, and ask questions!

6:00  OPCD Presentation
Orientation to the process, design guidelines, and community feedback

6:20  Continue Open House

6:45  Wrap Up
Welcome

Agenda
The Office of Planning and Community Development (OPCD) and the U District Partnership (UDP) are looking forward to working with you on updates to the neighborhood design guidelines.

5:00-6:00 Open House
Review the display boards that summarize the design review process and community feedback we've heard so far.

6:00-6:20 UDP Welcome and OPCD Presentation
Opening remarks by U District Partnership
Overview of U District Neighborhood Design Guidelines and update process
Overview of key themes and community feedback

6:30-7:00 Continue Discussion
Remaining time will be spent visiting stations, providing your input

Tonight’s Open House
Tonight’s open house provides an opportunity for you to learn about the City’s Design Review Program and how the U District Neighborhood Design Guidelines help influence the quality of the built environment.

Please visit our interactive display stations and share your ideas.

We want your feedback on the key themes identified by the community, and on other ways to reinforce the character of the U District through Design Guidelines!

Want to get involved with the Design Guidelines Update?
Make sure to sign up with the U District Partnership.

More Questions? Talk to a staff member or UDP representative - you can find us near the display boards.
What are neighborhood design guidelines?

Design Guidelines define the qualities of architecture, site design, and open space that make successful projects, and are a tool for guiding individual projects towards successful design outcomes. The goal of the design guidelines is to foster design excellence in private development of new multifamily and commercial projects throughout the city.

The Seattle Citywide Design Guidelines apply to all projects required to undergo design review in all areas of the city. Applicants with projects located in the University District are required to consult both neighborhood and citywide guidelines in the development and review of the project design.

How are the U District Design Guidelines used?

The updated University District Design Guidelines will identify specific qualities of building and site design that reinforce unique design characteristics of the University District. Design Review Boards will use the guidelines to provide design guidance on the design of proposed development.

How do Design Guidelines work?

Design guidelines set help to shape what is allowed by the Land Use Code by setting the parameters for discussion about building siting, shape, and materials.

Design Guidelines can:
- Focus on what is important to the design of projects.
- Indicate design approaches the community wants to encourage
- Reinforce neighborhood character through design
- Identify most important features of neighborhood character
- Help protect visual aspects of a neighborhood
- Help architects and developers make design decisions

Design Guidelines cannot:
- Change zoning, allowed height, or density (units)
- Require parking
- Control uses or uses of spaces in the building
- Significantly reduce a project's height or size
- Require community benefits

How long will the U District Design Guidelines update take?

The City is working with the U District Partnership Urban Design Committee to hold a series of workshops. Each workshop will focus on specific areas or topics in the U District. City staff will present ideas and get input from community members at these meetings that will inform the Guidelines. We will be presenting drafts to the community for feedback periodically--see the timeline for when we have community events.

How can I help?

Come to our workshops and community events, or send us comments and feedback! Or, you can upload pictures of buildings you like on the UDP's twitter at @UDistrictBuildings. Provide us with your email address and we will send you know about upcoming workshops.

Advancing Community Plans

Since 2011, the Office of Planning and Community Development (OPCD) and other City departments have been working with the U District community. The Design Guidelines update is the next step for implementing the urban design framework principles. The foundational work of the Urban Design Framework, Green Streets Concept Plans and open space planning will be reflected in updated design guidelines.

Design Guidelines Update Timeline

- Design Progression
- Recommendation Meeting
- Design Approval
- Early Design Guidance Meeting
- Neighborhood Design Guidelines
- Citywide Design Guidelines

U District Neighborhood Guidelines Update Timeline

Overview & Update Process

The example below shows how a neighborhood specific design guideline can shape project design.

- CS2.C - Corner Lots
- For buildings located on corner lots identified as gateways, consider providing special building elements distinguishable from the rest of the building.

- CS2.C - Corner Sites
- Corner sites can serve as gateways or focal points. Consider using a corner to provide space for pedestrians, or build out the corner to provide a strong urban edge.

- Map of Corner Sites
- Site layout of a corner site.

- Design Progression
- The applicant uses the Board's guidance and continues developing a more detailed design. The design is submitted to City Staff, who recommend the corner element be revised to better meet the Board's condition by indicating a special design treatment at the corner. The Design Review Board supports the design approach at the Early Design Guidance Meeting.

- Recommendation Meeting
- The applicant revises the design per the Board's condition by enhancing the corner element. City staff approves the design after the changes have been made.

- Design Approval
- The applicant's design is then submitted to the Board. The Board reviews the design and approves it to the Design Review Board. The Board recommends that the depth of the protruding frame at the corner is increased to emphasize a "strong, dramatic presence at a prominent corner."

- Map of Corner Sites: In the U District Neighborhood Guidelines
Gateways & Corners

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.

AGREE  |  DISAGREE

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

Additional comments or ideas?
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?

DESIRSED 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.

1. 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”.
   - AGREE
   - DISAGREE

2. “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.
   - AGREE
   - DISAGREE

3. On residential streets, design street frontages with a quieter, pedestrian-scaled character.
   - AGREE
   - DISAGREE

4. Bus and bicycle facilities should be integrated into the design of buildings and the streetscape.
   - AGREE
   - DISAGREE

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

Additional comments or ideas?
### Building Design

**BACKGROUND**

Building design includes the overall massing and modulation, materials, and how a building responds and compliments 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. | AGREE | DISAGREE |
| Building design should have a high degree of permeability while respecting privacy. | AGREE | DISAGREE |
| Simple, but varied building massing and articulated facades should contribute to a fine-grained pedestrian scale environment. | AGREE | DISAGREE |
| Building design should be varied, compatible with the historic and eclectic character of the U District, and complement existing styles. | AGREE | DISAGREE |
| Create entries that are generous, welcoming, and have a high level of architectural interest. | AGREE | DISAGREE |

**COMMUNITY SUGGESTED DESIGN STRATEGIES**

Please place a sticker beside 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?**

- 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?**
Alleys & Midblock Crossings

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?

AGREE  DISAGREE

DESIR ED 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

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.

AGREE  DISAGREE

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 building 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?

AGREE  DISAGREE

Additional Comments?

Consistent pedestrian-scaled lighting, such as Tivoli lighting, to enhance wayfinding, identity, and safety.

AGREE  DISAGREE

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 building 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

Open Space

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.

DESIRABLE 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.

- A large variety of open spaces are desirable to create a “front yard” for the University District and contribute to a coherent network of neighborhood open space.

- The design and location of open space should be the organizing component for new development.

- Open spaces at street-level should be designed to be welcoming and easily accessible to the public.

- Open space design and location should support community interaction within a development as well as the larger University District community.

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 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?