Review our Work Thus Far

University District Future Development and Urban Design Working Group

July 13, 2012
Future Development and Urban Design Working Group

Place-Making Ideas from June 13 (Draft)
Future Development and Urban Design Working Group

Place-Making Corridors and Connection Ideas from June 13 (Draft)
Refinements (draft)
...with the network of identified green streets, existing parks
Within the ¼ mile of the station
UDistrict
COMMERCIAL REVITALIZATION PLAN

FUTURE DEVELOPMENT & URBAN DESIGN

Meeting #3: 7/13/12
Urban Design Recommendations

- Vision/alternatives for physical development of an area
- Move toward a sense of neighborhood “place”
- Responds to unique site/neighborhood conditions
- Massing of buildings (heights, transitions to surrounding areas)
- Relationship between public and private realms
- Pedestrian circulation network
- Location & relationship of different types of open spaces on- and off-site
- Provide focus for residential, mixed use and commercial areas
- Reflect other neighborhood values and aspirations
Urban Design Recommendations Can Inform:

- Zoning decisions (2014-15)
- Future planning:
  - design guidelines,
  - detailed street concept plans (2013)
  - other neighborhood-related planning
- Agreements between developers and the City: street vacations, other land use decisions
- Development projects in planning phases
- Investments in public realm
Placemaking around new station

- Connected, gridded street patterns that allow many destinations to be connected by foot, and create continuous and direct physical linkages between station and major activity centers.

- Public open spaces and pedestrian plazas, as well as neighborhood parks convenient to transit.

- Streetwalls of ground-level retail or other active uses, varied building heights, textures and facades that enhance the walking experience.

- Integrating commercial or retail use with the station or siting close to station.

- Diversity of housing types within walking distance.

- Where possible tucking parking under buildings or behind.
New street types that function as connections and public space
woonerfs or festival streets

the *woonerf* — a public passage that vehicles, people, and plants share equally
Activated alleys
Shopping Streets/ street front retail
ground related residential
Neighborhood green streets
Mid block corridors and spaces between structures
Small courtyard spaces

Additional open space can be created by working with private developers. Some portion of the development can be set aside as public open space/plazas. These work well when integrated with surrounding commercial uses.
65’ zone

65’ commercial structure
Tall buildings in the U District Today

160’  220’  270’
Other examples of high rise structures

300’ note the lower frontage
Example of structure that focuses density vertically, opening-up space at lower levels

400’ Commercial building
Examples of buildings that use design elements to modify bulk & attend to street level facade

Highrise towers with lower podium height and street front facade
Thank you