Overview

- Frontage: categories and locations
- Characteristics of commercial frontage
- Characteristics of residential frontage
Where private meets public

- Bottom 30’ of buildings is the most critical for its impact on the neighborhood
- Commercial: retail and services, designed to stimulate sidewalk activity
- Residential: multifamily residential development with a clear connection to the street
Locations

- Map shows streets with an emphasis on commercial or residential frontage
- Based on previous FDUD meetings, existing zoning and land use
Commercial frontage

- High transparency (windows and doors) invites interest and create “passive surveillance”
- Seating, signage, materials, and lighting all play important roles
Commercial frontage (continued)

- Screen or “wrap” parking structures
- Overhead weather protection: pros & cons
- Strategic placement of street-level setbacks to allow sidewalk cafes
- Value of landscape features, challenge of finding space
Residential frontage

- “Ground-related residential” means housing where the street-level units open or face onto the street
- Express individual units
- Use setback and elevation to balance privacy with street activation
Residential frontage (continued)

- Modulation/materials near the ground reduce the feel of bulk and height above
- Use design features to mark the boundary between public and private without “walling off”
- Dave LaClergue  dave.laclergue@seattle.gov  (206) 733-9668
- Susan McLain  susan.mclain@seattle.gov  (206) 684-0432

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