U District
Design Guidelines Update

U District Neighborhood Design Guidelines Presentation
6.22.2017

City of Seattle, Office of Planning and Community Development
PRESENTATION OUTLINE

- Background and Update Process
- Overview of Tonight’s Open House Content
- How You Can Provide Input
- Next Steps in the Update Process
- Time for Questions about the Update Process or Open House Material
WHY UPDATE?

- Consistency with the UDF recommendations
  - Consider Green Streets Plan
  - Consider Parks Plan Update

- Reflect changes within the neighborhood since most recent D.G. updates:
  - 2013 - format only
  - 2000 - content

- Consistency with the recently adopted zoning changes
SCOPE OF THE UPDATE

Relationship to Seattle Design Guidelines
- Neighborhood guidelines do not duplicate Seattle guidelines
- They address what is unique about the neighborhood

Update considers:
- Unique neighborhood features and character
- Architectural design
- Building form and materials
- Public Realm
- Unique site features
Area of Application

- Area of application is within the designated Urban Center
- Area of application includes Ravenna and the U Village area
UPDATE FOCUS AREAS

Map and Graphics Updates

- References to Gateways
- References to corner sites
- References to zone edges/potential impact areas
- Add references to green streets
UPDATE FOCUS AREAS

Content Updates

- Update references to height, bulk and scale to reflect SM-U zoning (e.g. tower-podium typology)
- Update references to gateways, character corridors, mid-block connectors, green streets and open space
- Update references to scale transitions
- Update photos and graphics
WHAT WE’VE HEARD TO DATE

April UDP Workshop – Design in the Core

- Gateways and Prominent Corners
  - Opportunity sites for art, wayfinding signage, special building features
  - Buildings should set back from prominent corners to create usable open space and accommodate high volumes of pedestrian traffic
  - Retain Gateways designated in the existing D.G.

- Mixed Use Corridors
  - Stoops and courtyard spaces when ground floor use is residential
  - Smaller business frontage widths for ground floor retail uses with multiple entrances
  - NE 42nd is an important corridor to reference in the D.G.

- Massing & Design of Highrise Building Typologies
  - Unique treatment of tops of towers to enhance skyline
  - Unique tower design to serve as neighborhood landmarks and wayfinding aides
  - Modulation should be purposeful – not just applied, but related to building uses
WHAT WE’VE HEARD TO DATE

June 2 UDP Workshop – Public Realm

- **Mid Block Connections and Alleys**
  - Eyes on the Alley - create safe connections
  - Wayfinding is important - both signage and pavement treatments
  - Amenities - seating, landscaping, pedestrian-scale lighting

- **Streetscape and Façade Design**
  - Strategic use of setback areas for buildings located on mixed use corridors to create usable public spaces
  - Building frontage treatment should respond to transit stops with adequate waiting areas, leaning rails, overhangs, etc.

- **Open Space and Amenity Areas**
  - Complementary design in buildings fronting on an open space area
  - Amenities that consider all ages of users - for example play spaces for children
  - Encourage plazas and open space areas at corners
  - Open space areas should be designed with uses in mind - not just “leftover” spaces
July 14 UDP Workshop - The “Ave” and Subareas

AND MORE TO COME:

- September - Draft D.G. Updates
- Fall Open House on Draft Updates
RESOURCES

www.seattle.gov/dpd/aboutus/whoweare/designreview/program

- Design Review Program Overview
- Design Review Boards
- Design Guidelines
- Design Review Calendar
- Comment on a Project
- Design Review Great Examples

WHAT'S SHAPING SEATTLE?
FIND OUT ON OUR NEW MAP!
SHAPING SEATTLE: BUILDINGS
SEATTLE.GOV/DPD/SHAPINGSEATTLE

CLICK HERE TO VIEW THE MAP