

GROUP A

ALLEYS & MID BLOCK CORRIDORS

- Lighting should be overhead and on buildings
- Safety – CPTED, eyes on street
- Engagement of building uses and alley, buildings should activate space along alleys
- Consider impacts of hours of use on nearby residents
- Post Alley is a good example re: mix of uses, destination
- Include seating
- Design should support closing alleys for pedestrian-only use at certain times
- Include greenery, if maintained; depends on adjacent use
- Encourage public/private ownership re: management issues
- Enclose trash in corrals for older buildings; include trash inside new development
- Include trash cans for users of space
- Wayfinding – mark as pedestrian pathway
- Include traffic calming measures
- Include street paving treatments
- Paving should be continuous and pedestrian-scaled to indicate pedestrian-priority
- Should bikes and skateboards be asked to walk?

DESIGN FOR TRANSPORTATION & MOBILITY

- Provide seating at bus stops
- Provide enough space in the sidewalk for pedestrian movement, either by setting building back or paving more area in planting strip zone
- Modulation should complement transit
- Integrate areas for waiting into building design, i.e. Bartell's downtown has a large canopy
- Consider impacts of private uses (café seating) in ROW, especially where sidewalks are already narrow
- Bike parking should be safe, accessible, and adequate
- Focus investment in high-quality design for bus stops
- Locate residential amenity spaces or lobbies near bus stops
- Include trees near bus stops for shade, and raised beds for seating and protecting plantings
- Bike racks should be easy to use
- Concerned about maintenance of greenery
- Consider adjacency policy to promote continuous pedestrian environments along the street across multiple new developments

STREETSCAPE DESIGN

- Design to create an “urban living room”; encourage several projects to design for continuity
- Context is critical; encourage responding to community
- Encourage buildings that complement/continues streetscape

U District Design Guidelines Update
Workshop 2: Public Realm
6.2.2017 OPCD Staff Notes

- Guidelines should encourage continuous character while allowing individuality of each storefront/business
- Locate uses near open spaces that activate and provide “eyes on the park”
- Setting back not always appropriate, may want to not set back in some situations
- Avoid imposing overhangs
- Lighting strategy should consider safety, mobility, be pedestrian-oriented, and coordinate with landscaping
- Maximize accessibility by direct entries, minimum ramping, and maximizing amenity space

OPEN SPACE DESIGN

- Open space should be designed as public living rooms, and the building walls should complement the design
- Open space should be designed as part of the overall character and pattern of the building and site design
- On-site open space should function as a “front yard”, and should be located on the street or at corners when possible
- Public use of each open space should be highlighted and obvious
- Open spaces should be designed to be welcoming with minimal barriers
- Open spaces should be designed to be for everyone
- Include amenities for all ages and age-specific amenities, including kid’s play equipment and a variety of seating
- Design should be sensitive to inhabitants
- Landscaping should include some grass areas
- Open space should contribute to neighborhood character
- Encourage locating open spaces on site to allow adjacent projects to locate open space directly adjacent
- Continuity and identity via menu of preferred options, as in the Pike/Pine guidelines

GROUP B

ALLEYS & MID BLOCK CORRIDOR

- Encourage proactive approach for development on key sites for
 - E/W connections
 - Connections to active alleys
- Encourage at least one mid-block crossing on each block near the core
- Street-facing businesses should have secondary doors on the alley; or, encourage small spaces along alleys for small businesses
- If housing, should be ground-related to activate
- Uses and design should support 24 hour use
- Art, water features, and stormwater infrastructure; encourage multi-purpose features
- Examples: Bell Street, Campus Parkway (and new ped pathways by new dorms)
- Adequate transparency for safety
- Any gates should be well-designed and integrated into overall design of building and open space
- Midblock crossings

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- Places to sit
- Trees
- Create not just a walkway, but places off to side that act as “outdoor rooms”
- Any covered parts should have an adequate height as to retain open and welcoming
- Continuous or consistent lighting along alley
- Like large, ambient lighting above, like lanterns or string lighting
- Encourage mid-block crossings to continue through opposite side of street
 - Where not possible, encourage design of building at visual terminus to act as focal point for mid-block crossing
- Name alleys and mid-block crossings, incorporate signage
- Encourage integrated design and wayfinding
- Design should pull people through – use paving, fixtures, greenery, etc. to make inviting

DESIGN FOR TRANSPORTATION & MOBILITY

- Larger canopies near bus stops
- Example: 4th and Pike, overhang, lean bars, bench
- Provide ample room in right-of-way for bus stop, associated amenities, and for people waiting
- Waiting space, benches, and lean bars near building preferred (instead of closer to the street)
- Campus Parkway – lean bars, ample room, etc.
- If need to eliminate plantings to make room for waiting, paving should be permeable
- More bike parking, especially for sites adjacent to station
- More protected, at grade bike parking
- More bike parking on street (in parking stall) – does not impact visibility at corners in the 30’ zone
- Bike racks should be efficient; while whimsical flairs are nice, the racks will be covered in bikes
- Encourage more double decker bike storage
- Wider sidewalks south of 42nd

STREETScape DESIGN

- Concerns about spreading non-residential uses too thin off the Ave; however, creates opportunity for more spaces for businesses
- Like how live-work units on 12th are elevated, have planters and landscaping at base
- Good examples
 - Vancouver: individual units/rowhouses at bottom of tower podium
 - Pear District: raised stoops with room for seating and transitional space
- Courtyards have visual relief, but do not feel like public spaces
- Encourage design of commercial spaces that is specific to tenants; or allow more flexibility for tenants to provide variation
- Encourage operable windows
- Residential uses should have warmer materials such as wood
- Buildings near parks or opens space should:
 - use setbacks at grade and/or upper levels to maximize sunlight
 - uses should encourage pedestrian traffic and activity
 - storefronts should be designed to allow uses to spill out onto the sidewalk

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- Encourage upper level terraces (2-4th story) and balconies to locate activity along street and shape ROW as more of a public space
- Locate engaging activities adjacent to parks and open space
- Include facilities that enable programming, such as performance spaces
- Buildings near parks and open space should be a background to the open space, frame the open space, and contribute to a light and open feeling; the massing and design should not feel imposing on the open space
- Especially on Green Streets, encourage upper level setbacks to avoid canyon and provide spaces for upper level terraces and greenery

OPEN SPACE DESIGN

- Good example: Whole Foods at Denny: tiered seating and patios
- Need active edges where uses can spill out, and movement is generated
- Concern that locating townhomes along parks like Ballard Commons does not produce enough activity, and make park feel more like a private front yard to those residences
- Residential uses at grade may be appropriate for fronting smaller open spaces, but should be discouraged near larger, more active spaces
- All open spaces should be designed to be welcoming to *everyone*, not just the residents or tenants of the building
 - minimize barriers to enter open space
 - should appear public through use of benches and relationship to sidewalk
 - amenities such as BBQs
- Include spaces for families and for kids
- Configure so that open space is not just a walkway, especially with courtyard entries. Create small, usable spaces to the sides of main pathway to create “rooms”
- Encourage balconies on upper levels to improve connection to street and enhance perceived safety and community
- Open space and private amenity space design should support community in the building and the larger community
- Encourage locating private amenity space at second/third floor terraces, not all on rooftops
- Encourage green roofs, especially since lower buildings will be highly visible to new towers
- Implement the Green Spine
 - balconies, upper level terraces
 - courtyard entries, but only if welcoming
 - Encourage high level of pedestrian activity by concentrating open space and green space along street
- Encourage public open space or restaurants on rooftops, such as rooftop bars