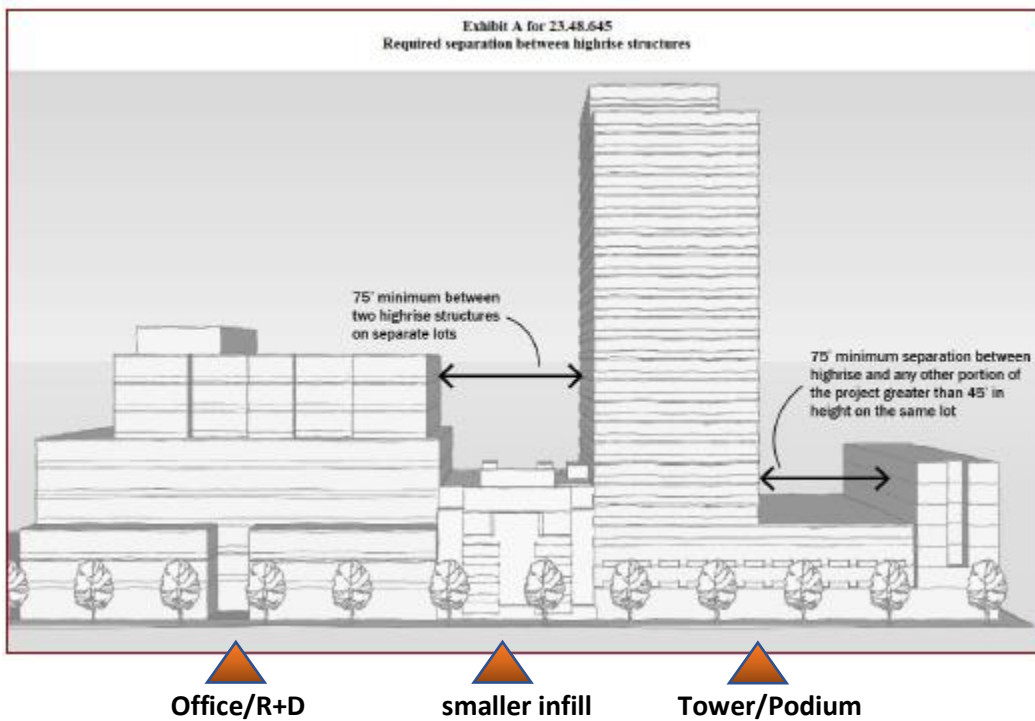


**U District Neighborhood Design Guidelines Update**  
**Design in the Core Workshop**  
April 21, 2017

**SM-U Zone – Zoning Basics**



**SM-U Zone – potential building types:**

1. Tower/Podium – Typically residential over commercial, may be up to 240 – 320 feet in height with smaller floorplate size.
2. Office – typically larger floor plate and limited to 160 feet in height
3. Smaller infill development (highrise development is not allowed on lots smaller than 12,000 square feet) If lot is less than 12,000 sf then height limit is 75-95 feet.

| Table 8. Highrise floor size limits          |  |
|--|--|
| Limits apply to buildings taller than 85'    |  |
| Building characteristics                     | Max floor size                         |
| Zero to 45' in height                        | No limit                               |
| Floors between 45'-160'<br>(non-residential) | 20,000 sq ft<br>(24,000 sq ft for R&D) |
| Floors between 45'-160'<br>(residential)     | 12,000 sq ft                           |
| Buildings that exceed<br>160', up to 240'    | 10,500 sq ft all floors<br>above 45'   |
| Buildings that exceed<br>240'                | 9,500 sq ft all floors<br>above 45'    |

### Building Façade Setbacks and Modulation

1. Maximum building width or depth of 250 feet
2. Tower separation of 75' for highrise portions of structures
3. Floor plate size limits above 45' when building includes tower

*Modulation (23.48.646).* Modulation standards apply to all portions of buildings, not just the upper levels. These requirements apply to any development on a lot greater than 12,000 square feet, pushing portions of the facade back 10' from street lot lines, a widths and intervals that vary depending on the height of the building.

*Setbacks (23.48.640; 23.48.645).*

| Setbacks in SM-U Zones   |  |  |
|--|--|--|
| Location   | Distance                                 | Purpose  |
| <b>Street Level Setbacks</b>   |  |  |
| NE 45 <sup>th</sup> (from I-5 to 15 <sup>th</sup> Ave NE)  | 8' minimum                               | Wider pedestrian area                                      |
| NE 50 <sup>th</sup> (from I-5 to 15 <sup>th</sup> Ave NE)  | 5' minimum                               | Wider pedestrian area                                      |
| NE 43 <sup>rd</sup> St and NE 42 <sup>nd</sup> St  | 3' average                               | Green street landscaping                                   |
| Any ground level residential or live/work units  | 7' average                               | Privacy for residents, allow stoops/entry landing          |
| <b>Upper Level Setbacks</b>  |  |  |
| All projects that do not are not highrise  | 10' avg. for portion above 65' in height | Control bulk and street wall of all non-highrise buildings |
| SM-U 75-240 or SM-U 95-320 lots abutting or across the street from multifamily residential zones | 15' for portions above 65'               | Provide appropriate transitions to lower density zones     |

**Street Level Uses required on designated Streets (23.48.605.C)** shown on Map A for 24.48.605 must include one or more of the following at street level along the street-facing facade: (must also comply with 23.48.040.C)

- a. General sales and service uses;
- b. Eating and drinking establishments;
- c. Entertainment uses;
- d. Public libraries;
- e. Public parks;
- f. Arts facilities;
- g. Religious facilities; and
- h. Light rail transit stations.

**Map A for 23.48.605**  
**Locations of street-level use requirements**



*Transparency:* business frontage must be at least 60% transparent (windows and doors).

*Blank facades* are limited to a maximum of 15' wide. This may be increased where artwork or special architectural features are used to provide visual interest. Total width of blank facades may not exceed 40% of the façade of the structure on each street frontage.

## **Parking Access**

*Parking location standards (23.48.685).*




- One story of parking is allowed above grade for every two stories below grade.
- At the ground level, all parking must be separated from the street by intervening uses.
- Above the ground level, at least 30% of the length of any parking area must be separated from the street by an intervening use – the rest must be screened.

### **Principal Use Parking is a Conditional Use in SM-U zones (23.48.605.A and .B)**

Garage must not have substantial adverse effects on peak hour traffic flow and garage must be operated by a parking company whose primary purpose is to support the University Community Urban Center business community.

# Map A for 23.48.640 Street Classifications



-  UDF Gateway location
-  Existing D.G. Gateway location
-  Both UDF and D.G. Gateway location

Map B for 23.48.640  
Area requiring mid-block corridors



# TIMELINE AND TOPIC AREAS



## Mixed-Use Corridors



## Residential Corridors



## Green Streets



## Open Spaces



## Through-block Connections



## Architectural Detailing



## Active Alleys

