Introduction: Neighborhood Design Guidelines

Design guidelines are the primary tool used by Design Review Boards. The U District neighborhood design guidelines apply to development that is subject to design review in the designated University Community Urban Center. These guidelines **augment and provide specific direction to** the Seattle Design Guidelines adopted in 2013.

Guidelines define the qualities of architecture, urban design, and public space that make for successful projects and communities. There are two types of guidelines used in the Design Review Program:

- Seattle Design Guidelines—applying to all areas of the city except for downtown; and
- Neighborhood design guidelines—applying to a specific geographically-defined area, usually within a neighborhood urban village or center.

Once City Council adopts a set of neighborhood guidelines, they are used in tandem with citywide guidelines for the review of all projects within that neighborhood that fall within the scope of the Seattle Municipal Code. Both sets of guidelines—citywide and neighborhood—are consulted by the Boards, with the neighborhood guidelines superseding the citywide ones in the event of a conflict between the two. Neighborhood guidelines are very helpful to all involved in the design review process for the guidance they offer that is specific to the features and character of a specific neighborhood.

The U District Guidelines reveal the character of the U District as articulated by the neighborhood's residents, businesses, and property owners. The guidelines help to reinforce existing character and protect the qualities that the neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Seattle Design Guidelines, can increase overall awareness of design priorities and encourage involvement in the design review process.

Today's Goals & Process

Our focus today is on building design within the "core". This is generally that area which has been rezoned to SM-U, and does not include University Way (The Ave.). More in-depth discussions on open space, public realm, and other areas covered by the University District Neighborhood Guidelines will be held at subsequent workshops.

We are hoping for a robust conversation about what aspects of urban design are most important to the U District's character as the neighborhood evolves. This conversation will help guide OPCD staff in drafting preliminary Design Guidelines, which will then be shared for further comment and review by the community.

We will be breaking the conversation into 4 main topics:

1. Gateways & Prominent Corners

2. Mixed-Use Corridors

3. Massing & Design of Building Typologies (SM-U)

4. Transitions (if time—will be covered in a later workshop)

The following packet contains preliminary analysis conducted by staff that includes the existing U District Guidelines, topics and recommendations included in the University District Urban Design Framework, community input, and staff recommendations or considerations for discussion.

As we work through the topics, please keep the following questions in mind to help guide the conversation:

- What are the priority issues or areas to address with the University District Design Guidelines?
- Is the existing guideline still appropriate? Does it align with the UDF or other community desires?
- What is unique in the U District that adds detail to how this guideline is applied? Is there additional direction?
- What is the end goal, or design outcome that the community would like to see?

1. **Gateways & Prominent Corners or Sites**
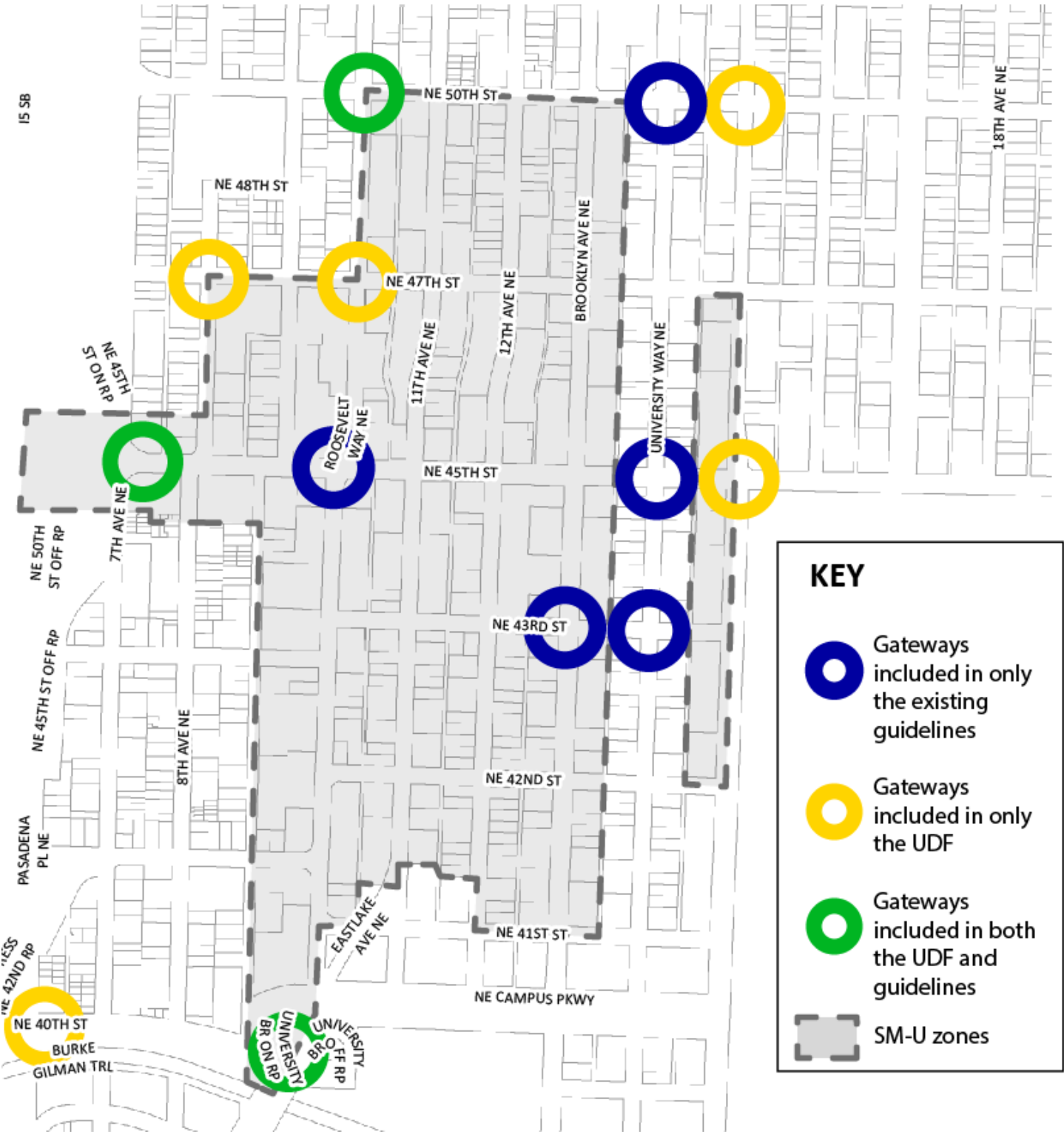
   Background

   The existing Design Guidelines and the UDF denote gateways, some of which differ.
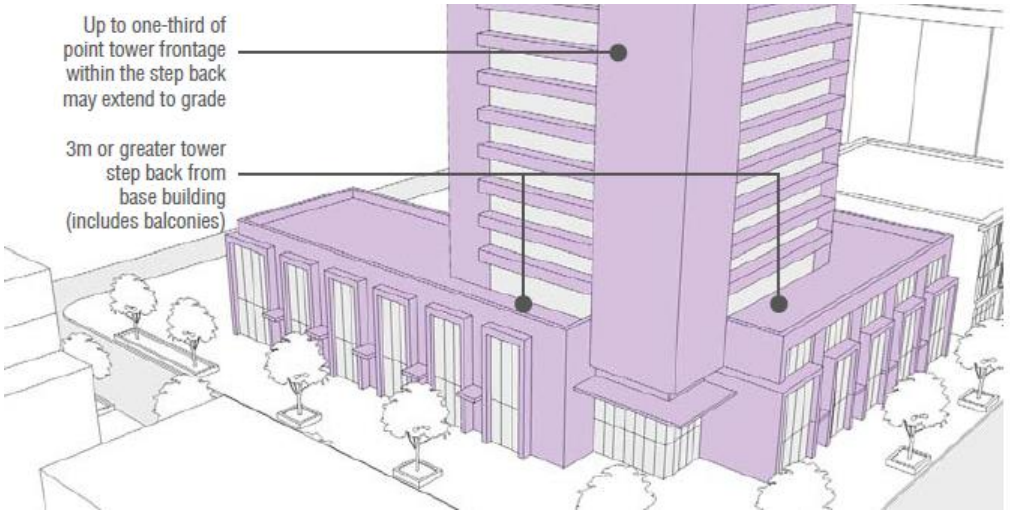
   Considerations
   - Locations: Of the mapped circles, which are most prominent? Do some no longer apply?
   - Should there be a hierarchy of corners? For instance, gateways and prominent corners? How should the design of each of these differ?
   - What design features or strategies are appropriate/desired at gateways and corners and unique to the U District?
     - Sculpture, art, lighting, or landscaping?
     - Towers or tower design, architectural detailing, unique materials, or unique massing?
     - Pull back to create open space, or hold the corner to create a strong edge?

CS2. Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	
A. Location in the City and Neighborhood **1. Sense of Place:** Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place… Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, <u>sites with prominent visibility</u>, relationships to bodies of water or significant trees, natural areas, open spaces, <u>iconic buildings or transportation junctions, and land seen as a gateway to the community</u>. **2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A <u>site may lend itself to a "high-profile" design with significant presence and individual identity</u>, or may be better suited to a simpler but quality design that contributes to the block as a whole.	**Existing U District Guidelines** • None **Community Comments to date** • UDF, location of gateways **OPCD Staff Suggestions** • How can design of buildings at gateways be used to create sense of place? • Special considerations around station, or other prominent sites?
C. Relationship to the Block **1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	**Existing U District Guidelines** • *Corner Lots: For new buildings located on a corner, including but not limited to the corner locations identified (see map), consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as a diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.* **Community Comments to date** • New/revised Gateways included in UDF, see attached map **OPCD Staff Suggestions** • Create hierarchy and appropriate treatments for each: 1) gateway and 2) prominent corners

GATEWAYS IN & NEAR THE UNIVERSITY DISTRICT CORE

KEY

- Gateways included in only the existing guidelines
- Gateways included in only the UDF
- Gateways included in both the UDF and guidelines
- SM-U zones

An example of "pulling away" from the corner to create open space.

Up to one-third of point tower frontage within the step back may extend to grade

3m or greater tower step back from base building (includes balconies)

An example of "holding the corner" to create an urban feel and actively engage the street.

2. Mixed-Use Corridors: Building Design & Connection to the Street

Background

Existing design guidelines denote *mixed-use corridors*, **which are streets where commercial and residential uses and activities interface and create a lively, attractive, and safe pedestrian environment**. These include Roosevelt, Brooklyn, NE 45th Street, and the Ave. The UDF shows streets with priority for "retail activation" along Roosevelt, NE 45th St., and NE 50th St, which includes considerations for retail and mixed-use. Most of these corridors do not have use requirements, and may be office, residential, retail, or other commercial.

Considerations

- Which corridors should be denoted as mixed-use corridors, which prioritize active, lively pedestrian environments (as opposed to quieter more residential streets)?
- How can the design of buildings, entries, and location of certain uses work to engage and activate the streetscape? Consider retail uses, residential uses, and office uses.

Consider the differing character of the two images at left: the top features individual units and entries at the base of a larger tower, while the lower features single entries that access multiple units.

PL3. Street Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	

A. Entries
 	
1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
 	
    a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
 	
    b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
 	
    c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.
 	
    d. Individual Entries to Ground-related Housing: should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.
	Existing U District Guidelines
	• *On mixed-use corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.*
	• *On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street. Secondary and service entries should be located off the alley, side street or parking lots.*
	
	Community Comments to date
	• Interest in ground-related and individual unit entries, such as rowhouses along the base of towers or taller buildings.
	
	OPCD Staff Suggestions
	• Consider appropriate density of entrances to help activate street and relate to pedestrian scale.

B. Residential Edges
 	
2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:
    a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
    b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
    c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.
 	
3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.
	Existing U District Guidelines
	• *None*
	
	Community Comments to date
	• Encourage stoops
	
	OPCD Staff Suggestions
	• Encourage individual unit entries or common entries?

C Retail Edges **1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building. **2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays. **3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.	**Existing U District Guidelines** • *On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.* • *On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building façades along the open space must still be pedestrian oriented.* **Community Comments to date** • Active retail edged mapped in UDF **OPCD Staff Suggestions** • *Encourage density of storefronts and entries, as well as human-scaled design features, that make mixed-use corridors attractive walking street.*

	• *Encourage ground-related development and smaller retail spaces* • *Consider relationship of commercial uses to street: strong streetwall, or set back with transition spaces to create softer street wall?*

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

| A. Arrangement of Interior Uses

 1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

 2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:
 a. a location at the crossroads of high levels of pedestrian traffic;
 b. proximity to nearby or project-related shops and services; and
 c. amenities that complement the building design and offer safety and security when used outside normal business hours.

 3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed. | **Existing U District Guidelines**
 • None.

 Community Comments to date
 • Concern that too much retail may result in vacant storefronts; also concern about not enough small commercial or affordable commercial opportunities

 OPCD Staff Suggestions
 • On mixed-use corridors, encourage design that allows non-retail uses (especially office) to easily convert to smaller retail spaces by including multiple entries and regular modules of the façade. |

DC2. Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

| B Architectural and Façade Composition

 1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building. | **Existing U District Guidelines**
 • *On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction. (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)*

 Community Comments to date
 • Prefer small-scale retail, relates to historic platting patterns

 OPCD Staff Suggestions
 • Consider strategies to break down scale of larger/longer buildings through |

3. Massing & Design of Building Typologies SM-U

Background

Three general building typologies are likely under the SM-U zoning: 1) Approximately 85' tall buildings; 2) 160' buildings with larger floor plates; or 3) a podium & tower typology, where the higher towers must have smaller floorplates.

Considerations

  a. Tall Buildings: Massing, articulation
  b. General Design: Design of first 30', materials, modulation, appropriate relationship to the street
  c. Parking & parking structures (including above grade parking)

Top: consider how the tower terminates, and the architectural presence.

Middle: How should the tower be articulated? Consider secondary elements like balconies, as well as modulation.

Bottom: How do the base create a human-scale and comfortable pedestrian realm?

Figure 2: A well-proportioned base building, articulated with high-quality materials and architectural detailing, fits with the rhythm of the existing streetwall context and contributes to a pedestrian-scale street frontage.

Pedestrian-scaled treatments of building mass, materials, texture and composition

Figure 3: The base building sets a new streetwall height context at a comfortable pedestrian scale.

Figure 1: New base buildings with contemporary expression relate to the heritage buildings preserved on-site.

CONTEXT & SITE

CS1. Natural Systems and Site Features - Use natural systems and features of the site and its surroundings as a starting point for project design.

B Sunlight and Natural Ventilation **2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site. **3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.	Existing U District Guidelines • *The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.* Community Comments to date • None OPCD Staff Suggestions • Orientation and siting of tall buildings to improve energy performance • Site towers to minimize shading on public realm

CS2. Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

C. Relationship to the Block **1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block. **2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	Existing U District Guidelines • *Corner Lots/Gateways (see above)* Community Comments to date • Not specific to design OPCD Staff Suggestions • Consider appropriate design of non-prominent corners. What does a residential corner look like? What does a commercial corner look like? • Appropriate strategies to break up larger sites *Examples:* *Place entrances on prominent corners with commercial uses.* *Place public, activity-generating uses, instead of lobbies or private amenity areas, on corner locations.*

CS3. Architectural Context and Character: Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes **1. Fitting old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials. **2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means. **3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings. **4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	Existing U District Guidelines • *Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architecture character especially when there are buildings of local historical significance or landmark status in the vicinity.* • *When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character. New buildings should feature traditional materials employed in a manner that reflects the character of historic buildings in the vicinity.* Community Comments to date • Concern about responding to historic character/scale of buildings OPCD Staff Suggestions

	• How should new projects create compatibility? Certain architectural features? Materials? Where/in what circumstances is this appropriate? • What are desirable neighborhood attributes in the U District? • How can contemporary design contribute to the U District character? Any practices to discourage? Examples: • *Design new buildings to have horizontal divisions that create distinctive base and cap levels.* • *Reinforce the massing and design concepts found in existing buildings that reflect the character and function of the area, such as residential buildings with courtyard entries.*

PUBLIC LIFE

PL3. Street Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries
 	
1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
 	
    a. Office/commercial lobbies
    b. Retail entries
    c. Common entries to multi-story residential buildings
    d. Individual Entries to Ground-related Housing:
 	
2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
	Existing U District Guidelines
	• *In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.*
	• *When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street. Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit.*
	
	Community Comments to date
	• Interest in individual unit entries
	
	OPCD Staff Suggestions
	• Consider appropriate entries for less active, non-designated corridors, that may be more residential, or have fewer active retail or commercial uses.
	• Certain features encouraged for entries? Art? Attention grabbing or subtle? A mix?

B. Residential Edges **1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another. **2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.	**Existing U District Guidelines** • *In residential projects, front yard fences over 4 feet in height that reduce visual access and security should be avoided.* **Community Comments to date** • Encourage stoops **OPCD Staff Suggestions** • Consider appropriate entries for less active, non-designated corridors, that may be more residential, or have fewer active retail or commercial uses.
C Retail Edges **1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building. **3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.	**Existing U District Guidelines** • None **Community Comments to date** • None specific to retail edges outside of Ave

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.	
B. Vehicular Access and Circulation 1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by: c. employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.	Existing U District Guidelines • None Community Comments to date • Keep access to alleys where possible OPCD Staff Suggestions • Consider strategies to mark where driveways cross streets
C. Parking and Service Uses 1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site. 2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape. 4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.	Existing U District Guidelines • *Lowrise residential developments, single-land driveways are preferred over wide or multiple driveways where feasible.* ***Design of Parking Lots Near Sidewalks*** • *Screening of surface parking lots should allow views of businesses.* • *On mixed-use corridors, walls rather than shrubs screens are generally preferred because walls require less space and landscaping can be difficult to maintain in congested areas. If walls are provide, they must be made of "permanent" materials such as masonry.* • *When adjacent to residential zones, surface parking lots adjacent to sidewalks should be screened with shrubs and double rows of street trees for a more sheltered, residential feel.* ***Visual Impact of Parking Structures*** • *the preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution.* • *There should be careful consideration of the surrounding street system when locating auto access. When the choice is between an arterial and a lower volume, residential street, access should be placed on the arterial.* • *Structured parking facades facing the street and residential areas should be designed and treated to minimize impacts, including sound transmission from inside the parking structure.* Community Comments to date • Keep access to alleys, minimize impact on pedestrian realm OPCD Staff Suggestions • Address parking structures and garage door design

DC2. Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
A. Massing 1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	Existing U District Guidelines • None Community Comments to date • Concern about large, bulky massing with higher development capacity OPCD Staff Suggestions • What are appropriate ways to break down massing for commercial or residential projects?
B Architectural and Façade Composition 1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through	Existing U District Guidelines • *On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building*

the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:
    a. newsstands, ticket booths and flower shops (even if small or narrow);
    b. green walls, landscaped areas or raised planters;
    c. wall setbacks or other indentations;
    d. display windows; trellises or other secondary elements;
    e. art as appropriate to area zoning and uses; and/or
    f. terraces and landscaping where retaining walls above eye level are unavoidable.

construction. (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

Community Comments to date
- Prefer breaking down façade into human-scale; like 40-50' historic pattern

OPCD Staff Suggestions
- Address walls that are "temporarily" blank (will likely be covered by adjacent development).
- What are appropriate treatments?

C Secondary Architectural Features

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings
or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:
    a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
    c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate.

Existing U District Guidelines
- None relevant to core.

Community Comments to date
- Like eclectic character of U District

OPCD Staff Suggestions
- Provide specific examples of secondary features that are appropriate
- Encourage creative features that reflect the eclectic and creative character of the U District

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D. Scale and Texture

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Existing U District Guidelines
- *None relevant to core/SM-U zones*

Community Comments to date
- Encourage human-scaled design

OPCD Staff Suggestions
- Consider distinction between appropriate scales for commercial and residential projects.
- Specify where attention to detail/human-scaled design is most critical

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DC4. Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

A Building Materials

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies,

Existing U District Guidelines
- New buildings should emphasize durable, attractive, and well detailed finish materials, including:
  - Brick (especially appropriate).
  - Concrete (if it features architecturally treated texture or color, other refined detailing, and/or complementary materials).
  - Cast stone, natural stone, tile.
  - Stucco and stucco-like panels, if they feature an even surface and properly trimmed joints and edging around doors and windows. Heavily textured finishes with obvious trowel marks are not generally appropriate. Stucco should be avoided in areas that are

grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

susceptible to vandalism and graffiti. Stucco and stucco-like panels must be detailed and finished to avoid water staining and envelope failure. Overhangs and protective trim are encouraged to increase weather resistance.
- Art tile or other decorative wall details.
- Wood, especially appropriate for residential structures.
- Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.
- The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character:
  - Masonry units. If concrete blocks (concrete masonry units or "cinder blocks") are used for walls that are visible from a public street or park, then the concrete or concrete block construction should be architecturally treated in one or more of the following ways:
    - Use of textured blocks with surfaces such as split face or grooved.
    - Use of colored mortar.
    - Use of other masonry types, such as brick, glass block, or tile, in conjunction with concrete blocks.
    - Treated to avoid the gray "weeping" effect of wet concrete masonry.
    - Provided with substantial wood or metal trellis and maintained vine planting such as flowering hydrangea vine, or other non-pest vine.
  - Metal siding. If metal siding is used as a siding material over more than 25% of a building's façade, the metal siding should have a matted finish in a neutral or earth tone, such as buff, gray, beige, tan, cream, white, or a dulled color such as barn-red, blue-gray, burgundy, or ocher. If metal siding is used over 25% of the building façade, then the building design should include visible window and door trim painted or finished in a complementary color and corner and edge trim that covers exposed edges of the sheet metal panels.
  - Wood siding and shingles except on upper stories or on smaller scale residential projects.
  - Vinyl siding.
  - Sprayed-on finish with large aggregate.
  - Mirrored glass. This is especially inappropriate when glare could be a potential problem.
- Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.
- Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.
- Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.

Community Comments to date
- Limit use of large panels

OPCD Staff Suggestions
- Encourage use of color and materials that relates to massing and modulation.
- Encourage high-quality materials for first 30-45 feet.
- Encourage materials with a sense of structural permanence.
- Encourage non-painted materials, opt for integral color.
- Encourage innovative materials and material applications to enhance the eclectic nature of the U District/

B. Signage

1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Existing U District Guidelines
- *The following sign types are encouraged, particularly along Mixed Use Corridors:*
  - *Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.*
  - *Marquee signs and signs on pedestrian canopies.*
  - *Neon signs.*
  - *Carefully executed window signs, such as etched glass or hand painted signs.*
  - *Small signs on awnings or canopies.*
- *Post mounted signs are discouraged.*

	• *The location and installation of signage should be integrated with the building's architecture.* • *Monument signs should be integrated into the development, such as on a screen wall.* Community Comments to date • None
C. Lighting **1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art. **2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.	Existing U District Guidelines • *Light standards should be compatible with other site design and building elements.* Community Comments to date • None OPCD Staff Suggestions • Existing UD DG does not add detail to CW DG • Could add particular lighting techniques or strategies to enhance project design or safety

4. Transitions

Considerations
- How can the massing and design of taller buildings create sensitive transitions to less intense zones?
- Consider the evolution of areas from lower-intensity uses to higher-intensity uses over time
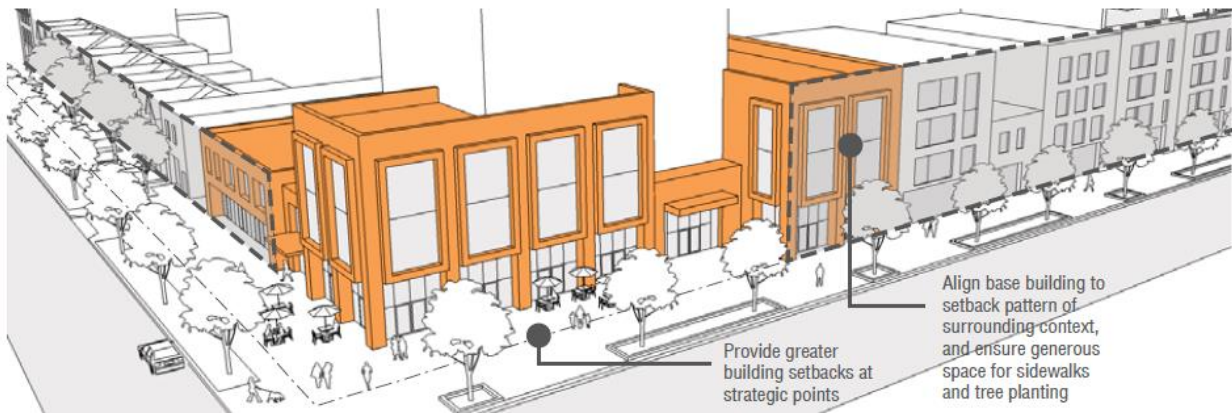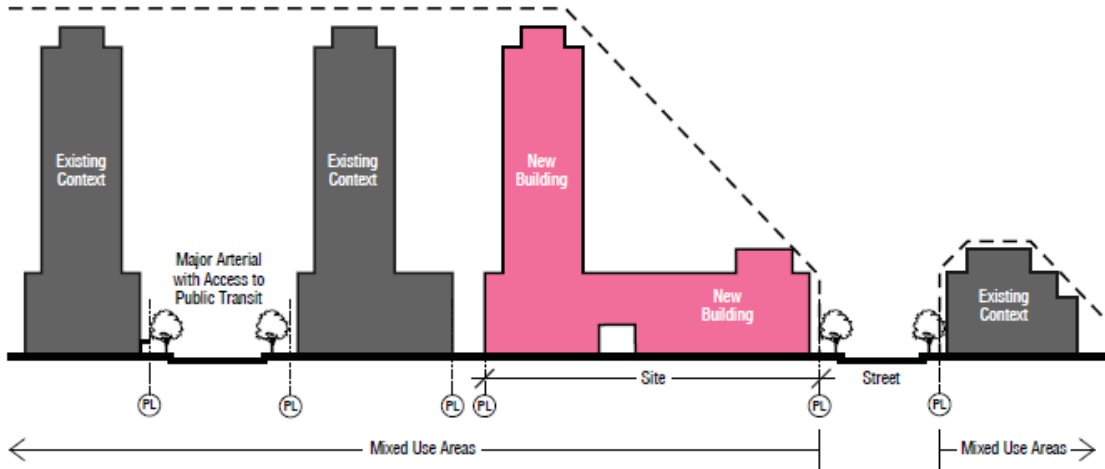

Figure 1: A base building placed parallel to the street and aligned with the frontages of neighbouring buildings. Strategic setbacks, where appropriate, create space for pedestrian amenity.

Align base building to setback pattern of surrounding context, and ensure generous space for sidewalks and tree planting.

Provide greater building setbacks at strategic points.

CS2. Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	
D. Height, Bulk, and Scale	**Existing U District Guidelines**

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	• *Special attention should be paid to projects in the following areas to minimize impacts of increased height, bulk, and scale as stated in the Seattle Design Guidelines. these areas are also depicted on Map 4. The following alternatives should be considered:*
	    o *step back upper floors above 40', or modify the roofline to reduce negative effects of allowable height*
	    o *a gradual setback of the building's façade above 40' in height from the street, alley or property*
	    o *in exchange for setting back the building façade, the Board may allow a reduction in the open space requirement.*
	    o *Access to commercial parking on corner lots should be sited and designed in a manner that minimizes impact on adjacent residential uses.*

2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.	
3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider: a. Distance to the edge of a less (or more) intensive zone; b. Differences in development standards between abutting zones; c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change); d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and e. Shading to or from neighboring properties	**Community Comments to date** • General concern about transitions to less intense zones **OPCD Staff Suggestions** • Consider siting of towers • Consider evolution of intensity of uses over time • How can base of taller buildings help transition in height?
4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.	
5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	

OPCD Preliminary Assessment of U District Guidelines: Summary

Citywide Design Guideline	Existing U District Guideline that is relevant to the Core?	Priority for Core?	OPCD Preliminary Assessment
CS1: Natural Systems and Site Features			
A. Energy Use		1	Does not address new zoning
B. Sunlight and natural ventilation	Y	1	Clarify; identify specific instances
C. Topography		2	Address response to elevation changes
D. Plants and habitat		-	
E. Water		-	
CS2: Urban Pattern & Form			
A. Location in the city and neighborhood		1	Does not address new zoning
B. Adjacent sites, streets, and open spaces	Y	1	Does not address new zoning
C. Relationship to the block	Y	1	Revise/update map; gateways vs. prominent corner
D. Height, bulk and scale	Y	1	Update to address new zoning
CS3: Architectural Context & Character			
A. Emphasizing positive neighborhood attributes	Y	1	Keep, modify/update
B. Local history and culture		2	Discuss reusing materials or references to history
PL1: Connectivity			
A. Network of open spaces	Y	2	Discuss where desirable types of open space or features are appropriate: commercial setback, ped enhancements, etc.
B. Walkways and connections		-	
C. Outdoor uses and activities		-	
PL2: Walkability			
A. Accessibility		1	How to incorporate accessibility for residential and commercial uses
B. Safety and security		-	
C. Weather protection		2	Special considerations near transit or other uses
D. Wayfinding	Y	2	Keep/modify; consider opportunities for unique wayfinding of entries
PL3: Street level interaction			
A. Entries		1	Entry design (height, doors, lighting, paving, etc.)
B. Residential Edges	Y	1	Update; types of entries and where appropriate (courtyard, individual units, etc.); what do residential buildings look like in the Core? Along certain corridors?
C. Retail Edges	Y	1	Modify; what buildings along retail edges look like in the Core?
PL4: Active Transportation			
A. Entry locations and relationships	--------	2	
B. Planning ahead for bicyclists		2	
C. Planning ahead for transit		2	
DC1: Project Uses and Activities			
A. Arrangement of interior uses		1	Address lobby or private amenity spaces
B. Vehicular access and circulation	Y	1	Modify & update
C. Parking and service uses	Y	1	Modify & update
DC2: Architectural Concept			
A. Massing		1	Specifics for podiums & towers, including tower tops
B. Architectural and façade composition	Y	1	Modify; provide examples; blank wall specifics; color/concept
C. Secondary architectural features	Y	1	Balconies; quirky eclectic character & elements
D. Scale and texture		1	Specifics for base/first 30'
E. Form and function		2	
DC3: Open space concept			
A. Building-open space relationship	Y/Public Realm	2	
B. Open space uses and activities	Y/Public Realm	2	Balconies/rooftop amenities
C. Design		-	
DC4: Exterior Elements and Finishes			
A. Building materials	Y	1	Update; address scale and how materials are used re: architectural concept
B. Signage	Y	1	Update
C. Lighting	Y	1	Update
D. Trees, landscape, and hardscape materials		-	
E. Project assembly and lifespan		-	