

U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

Design Guidelines & Principles of Urban Design

What are neighborhood design guidelines?

Design Guidelines define the qualities of architecture, site design, and open space that make successful projects, and are a tool for guiding individual projects towards successful design outcomes. The goal of the design guidelines is to foster design excellence in private development of new multifamily and commercial projects throughout the city.

The Seattle Citywide Design Guidelines apply to all projects required to undergo design review in all areas of the city. Applicants with projects located in the University District are required to consult both neighborhood and citywide guidelines in the development and review of the project design.

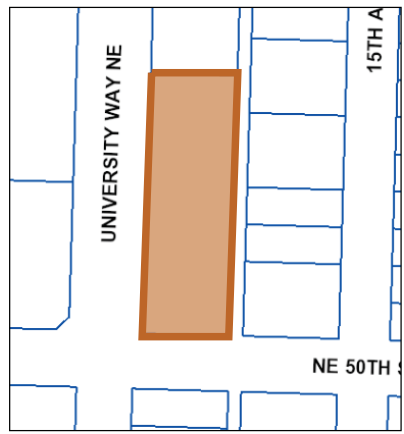
How are the U District Design Guidelines used?

The updated University District Design Guidelines will identify specific qualities of building and site design that reinforce unique design characteristics of the University District. Design Review Boards will use the guidelines to provide design guidance on the design of proposed development.

The example below shows how a neighborhood specific design guideline can shape project design.

1 CITYWIDE DESIGN GUIDELINES

An applicant with a project site at 50th and University Way reads the **Citywide Design Guidelines**, and sees a guideline about corner sites:

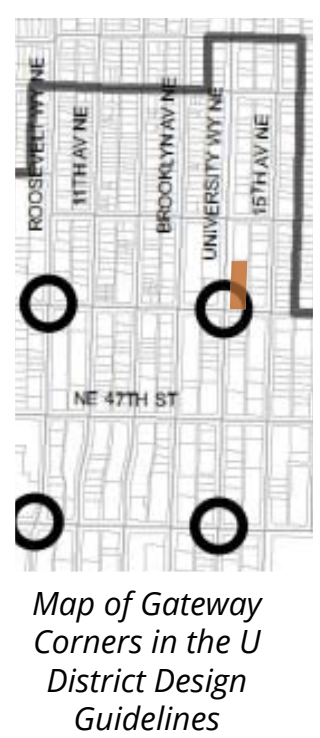


CS2.C - Corner Sites
Corner sites can serve as gateways or focal points. Consider using a corner to provide space for pedestrians, or build out to the corner to provide a strong urban edge.

2 NEIGHBORHOOD DESIGN GUIDELINES

The applicant then sees that the **University District Neighborhood Design Guidelines**, designate the site as a "gateway":

CS2.C - Corner Lots
For buildings located on corner lots identified as gateways, consider providing special building elements distinguishable from the rest of the building.



3 EARLY DESIGN GUIDANCE MEETING

The applicant designs the massing of the building to respond to the guidelines by indicating a special design treatment at the corner. The Design Review Board supports the design approach at the Early Design Guidance Meeting.



4 DESIGN PROGRESSION

The applicant uses the Board's guidance and continues developing a more detailed design. The design is submitted to City staff, who recommend the corner element be revised to better meet the Board's guidance and the Design Guidelines.



5 RECOMMENDATION MEETING

The applicant revises the design and presents it to the Design Review Board. The Board recommends that the depth of the protruding frame at the corner is increased to emphasize a "strong, dramatic presence at a prominent corner."



6 DESIGN APPROVAL

The applicant revises the design per the Board's condition by enhancing the corner element. City staff approves the design after the changes have been made.

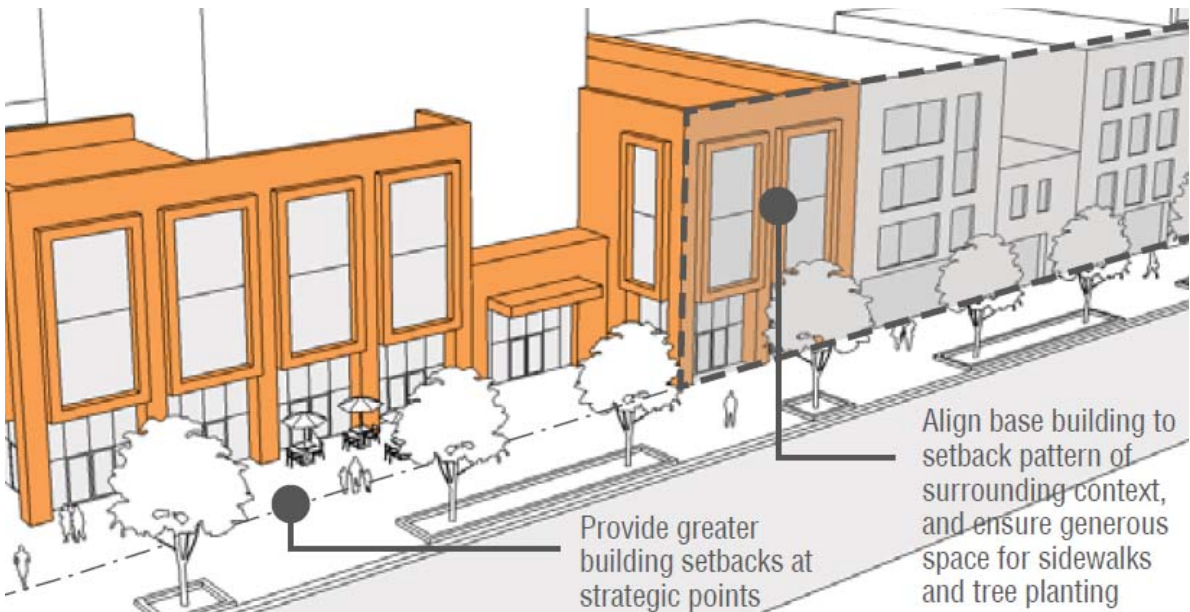


Urban Design Considerations

The Design Guidelines encourage careful and thoughtful design that promotes quality urban design outcomes by discussing desirable architectural treatments and design outcomes. The following are key urban design principles to consider.

Respond to Physical Context & Site Features

The site design and placement of building(s) should respond to context and contribute positively to the natural and built environment.



Strengthen desirable form, public spaces, and development patterns. Consider solar alignment for open spaces, and respond to established streetwalls.

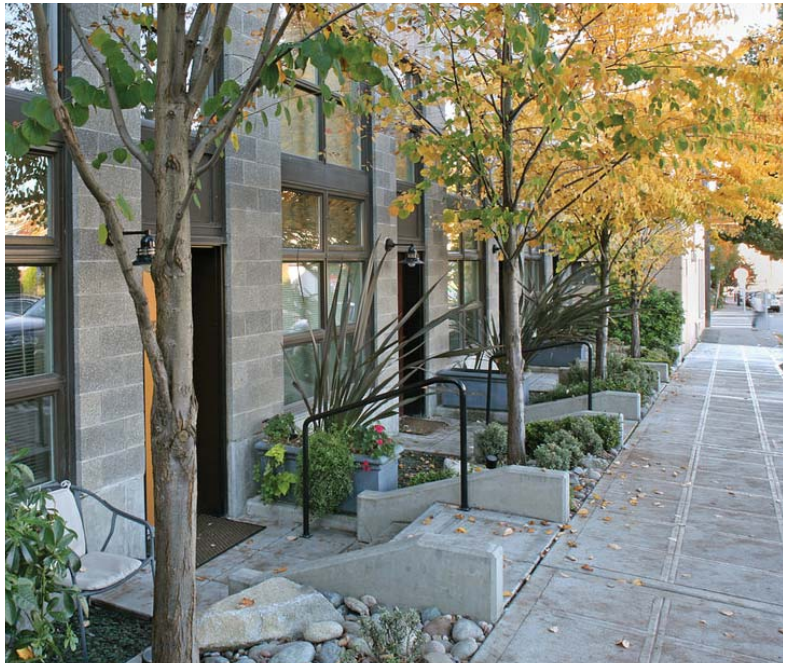
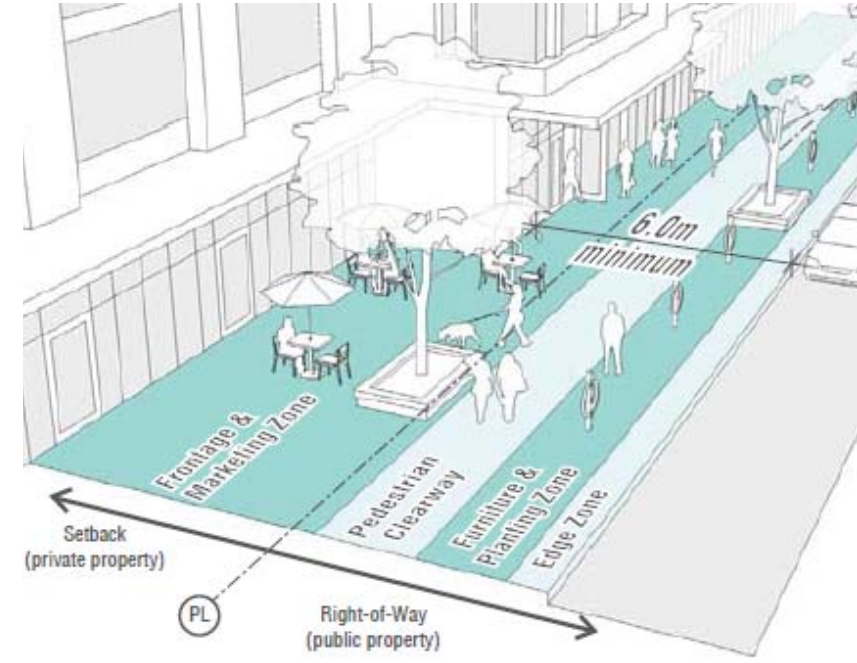


Reinforce the Public Realm and Public Life

Good design addresses the issue of how buildings interface with the adjacent sidewalk, street, and public realm with pedestrian connections, transparency, open spaces, and amenities.



Transition space between the sidewalk and building should respond to the differing needs for access and privacy for residential and commercial frontages.



High Quality Building Concept, Design, Materials, and Construction

Facades should therefore be designed to have a pleasing scale and appearance, proportion and rhythm, solid-to-void relationship, and materiality.



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What should design in the University District look like?

Take a look at these images and let us know why you like or dislike the design of the buildings. What design characteristics would you like to see or not like to see in the University District?

Refer to the [Urban Design Considerations](#) on the previous board for some ideas on what to look for.

