

# U DISTRICT DESIGN GUIDELINES UPDATE



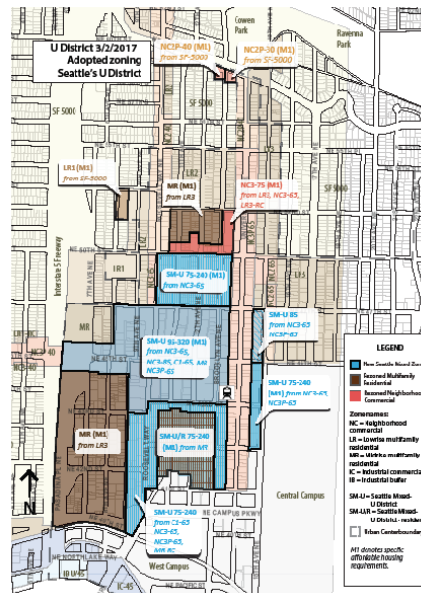
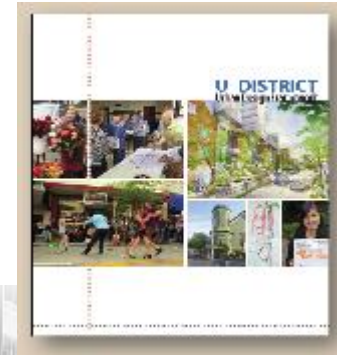
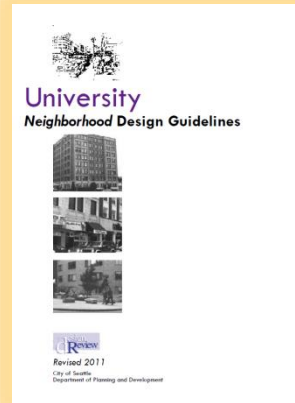
U District  
Neighborhood Design  
Guidelines  
Presentation  
6.22.2017

# 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



*Note the relatively narrow storefront pattern on University Way.*

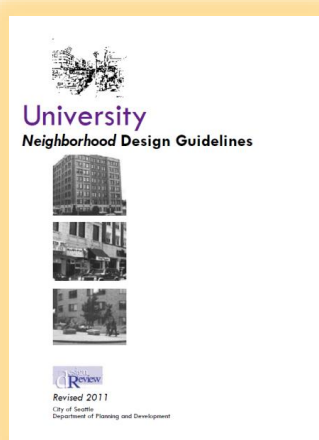
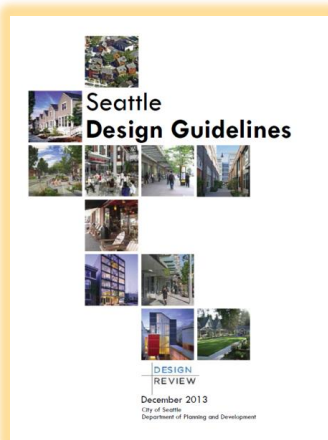
# SCOPE OF THE UPDATE

## Relationship to Seattle Design Guidelines

- Neighborhood guidelines do not duplicate Seattle guidelines
- They address what is unique about the neighborhood

## Update considers:

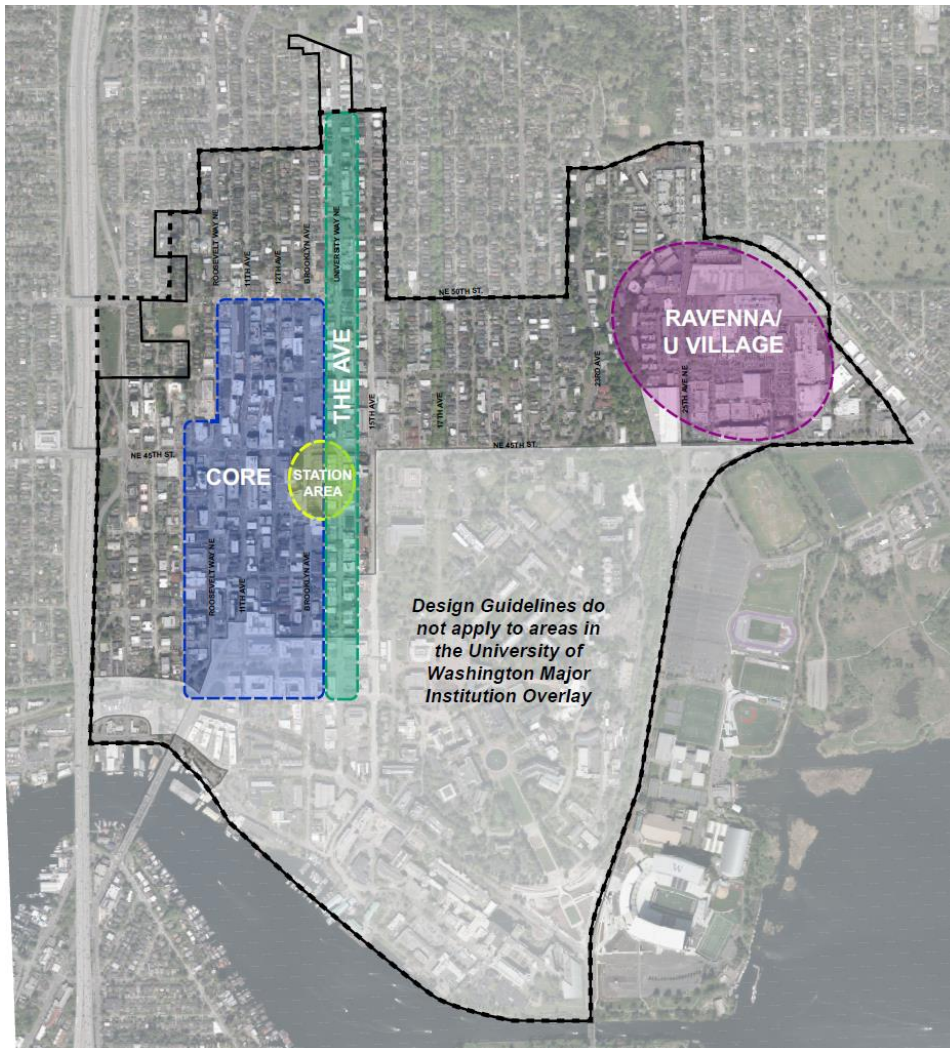
- Unique neighborhood features and character
- Architectural design
- Building form and materials
- Public Realm
- Unique site features



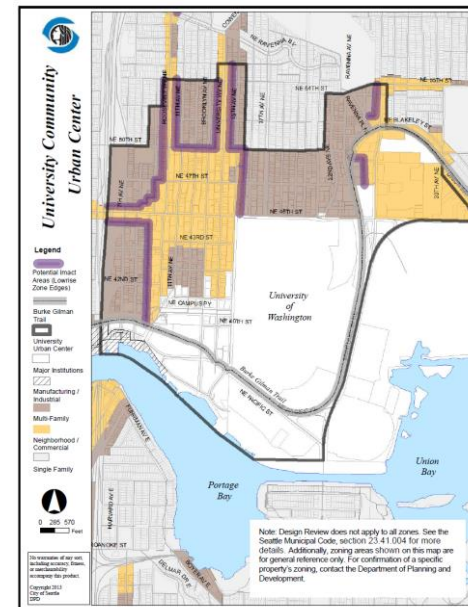


# UPDATE FOCUS AREAS

## Area of Application



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



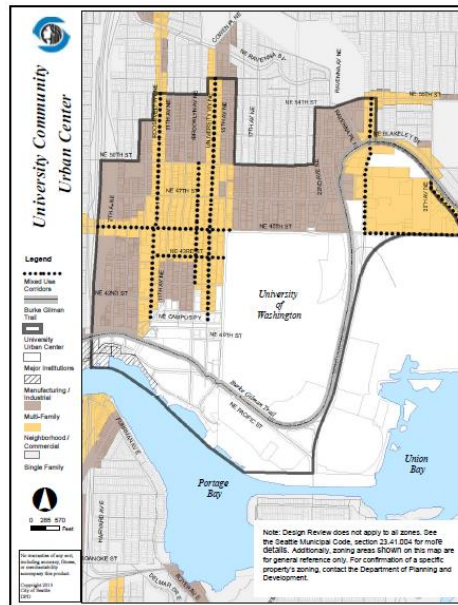
Map 2: Respect for Adjacent Sites

# UPDATE FOCUS AREAS

## Map and Graphics Updates

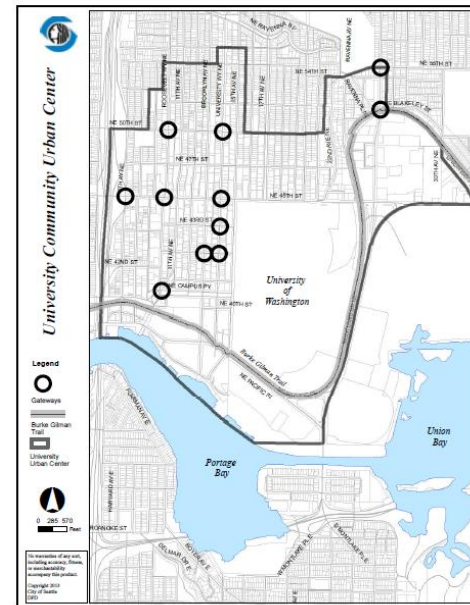
- References to Gateways
- References to corner sites
- References to zone edges/potential impact areas
- Add references to green streets

### Green Streets



Map 1: University Community and Mixed Use Corridors

### Gateways



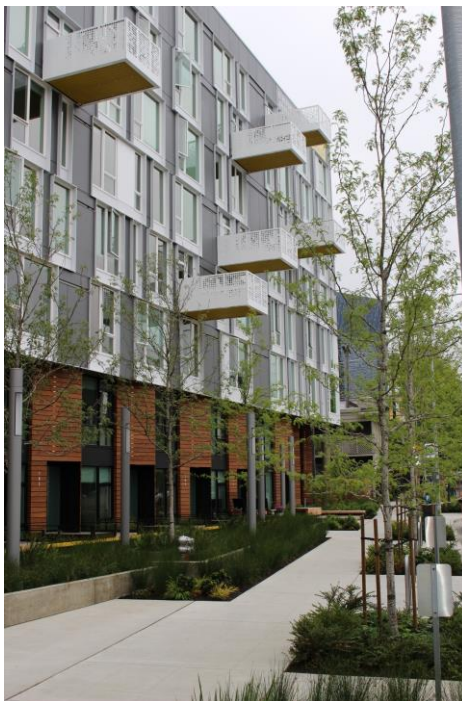
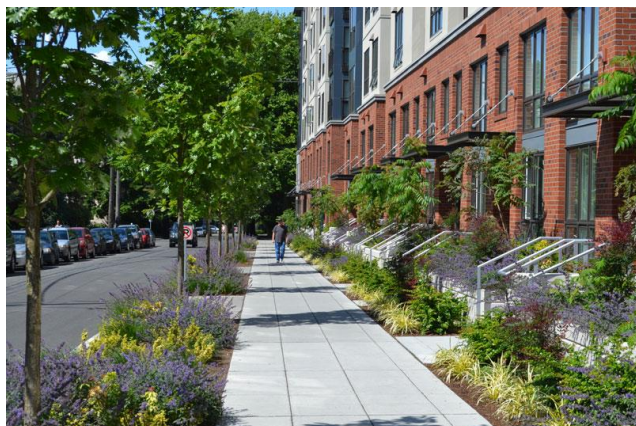
Map 3: Gateways



# 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



# TIMELINE AND TOPIC AREAS



## Mixed-Use Corridors



## Residential Corridors



## Green Streets



## Open Spaces



## Through-block Connections



## Architectural Detailing



## Active Alleys

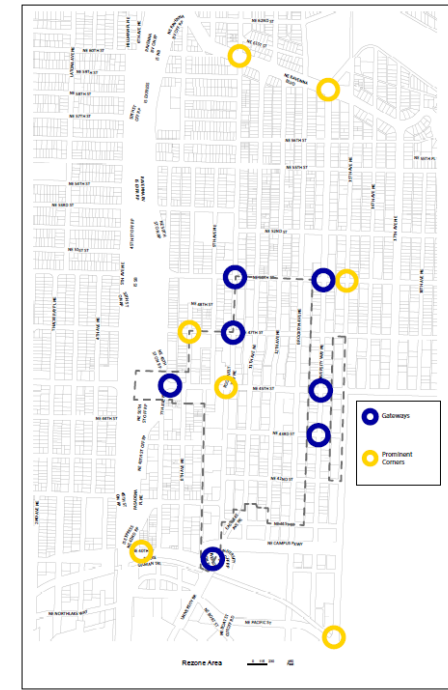




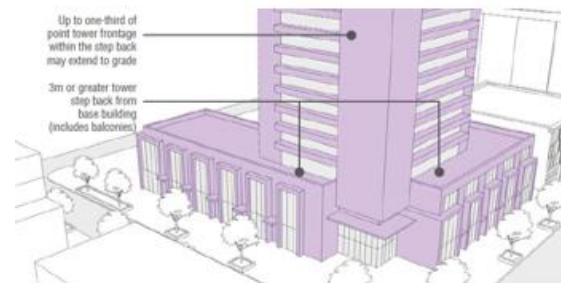
# WHAT WE'VE HEARD TO DATE

## 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 42<sup>nd</sup> 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



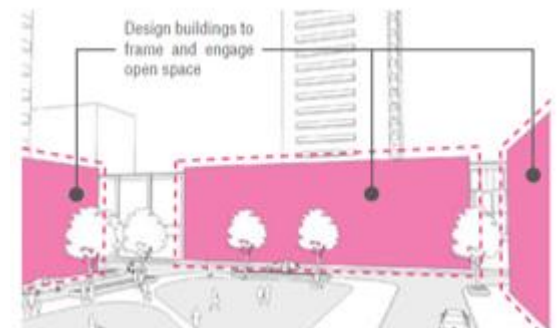
An example of “pulling away” from the corner to create open space.



# 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



## NEXT UP:

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](http://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





# END



## QUESTIONS? COMMENTS?



Katy Haima  
[katy.haima@seattle.gov](mailto:katy.haima@seattle.gov)

Janet Shull  
[janet.shull@seattle.gov](mailto:janet.shull@seattle.gov)

[www.seattle.gov/opcd/udistrict](http://www.seattle.gov/opcd/udistrict)