

GROUP A

RAVENNA/U VILLAGE

- Distinction between Ravenna and Ravenna Springs

COWEN PARK

- Transitions high to low density north of CP and west
- Frame the park
- Building character should respect the boulevard
- Gateway to the Ave, create the experience of entering the neighborhood
- Residential character – transition to SF to east and west
- Use of public seating and pedestrian amenities that are relating to park use to the north
- Use setbacks, courtyards, green space that respond to open space and park uses
- Relate to existing character

THE AVE

- Sidewalks are narrow, eliminate on-street parking and widen sidewalks
- Intersection with 43rd station to campus heavy pedestrian traffic
- Setbacks to accommodate pedestrians
- Use clear or translucent awnings to protect from weather and allow light in
- Avoid cave effect of low/dark overhangs and awnings
- Overhangs should be at story 2+
- Awnings and signage should be somewhat consistent height
- UDP awning canopy program can be used to encourage improvements
- Add DGs that address signage
- Encourage variety in storefront design and character
- Encourage unique entry treatments such as angles, etc.
- Good examples – Queen Anne Ave has small storefronts, street tree planting
- Lighting should be at a pedestrian scale to illuminate sidewalk and entries
- Human-scaled entryways
- Transparent storefronts – visibility inside – good example is Rancho Bravo
- Look at UDP business eval for examples
- Storefronts that can open up to Ave like Bulldog News
- Storefront width guidelines should be reduced from 50' to 40'

17TH AVE/ GREEK ROW

- Garbage can be problematic, do not allow in front yards
- Dislike block buildings; new development should relate to existing scale and character
- Suggest doing forensic analysis of Design Review for recent development and what was looked at
- Emphasize safety
- Expand area to more than just 17th, all residential area north of UW
- Emphasize green and landscaping
- Discourage impervious surfaces

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Workshop 2: Public Realm
7.14.2017 OPCD Staff Notes

NORTH TIER

- 50th Street currently has a jarring transition with lots of vehicular traffic
- Need more time to discuss materials

GROUP B

RAVENNA/U VILLAGE

- Acknowledge likely growth and addition of many new residents
- Pedestrian safety and access major concern
- Think of residential area west of U Village (roughly, Ravenna Springs) as a “village” in regards to scale and character, center of activity & lifestyle – make the ROW a front porch for the area
- Encourage high levels of permeability, using mid-block crossings and public pathways
- Create strong connection to Burke Gilman, think of as a “front” and encourage active uses abutting
- Timeless and durable materials and design concepts
- Courtyards, lots of green
- Break up large sites into multiple buildings with pass throughs and pathways
- Include lots of pedestrian amenities, and emphasize pedestrian priority – seating, permeable edges, heavy use of landscaping, open spaces for recreation
- Respond and frame park – draw park across street and into building/site design
- 25th – careful consideration of circulation and parking entries
- Encourage activity to be located off 25th, while recognizing the need to pedestrianize 25th using landscaping, greater setbacks
- Retain trees, especially on slope
- Massing and siting should consider views – break up massing as much as possible
- New gateway at Ravenna Blvd. + park and 5 point intersection (Union Bay & 45th)

COWEN PARK

- Designate as gateway at both Brooklyn (residential) and Ave (commercial) recognizing the differing character of these streets; set the tone
- Welcoming
- Keep open at corner, with seating, small plaza to activate
- Bring park into design and carry down Ave
- Design should frame park – visually interesting but not overwhelming; more attention in small, quality detailing than bold moves – classic, timeless
- Use landscaping to soften
- Should both draw people up Ave to park and from park down Ave.
- Minimize height impacts – setbacks to appear welcoming and not intrusive on corners

THE AVE

- Up to 50th, take cues from masonry, historically significant buildings, campus,
- Above 50th should be consistent, but respond to wider ROW
- Stitch north and south Ave together
- Create 1-3 story streetwall, prefer significant upper level setback at 1-3 stories with terraces

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- Upper Ave may have less need for significant upper level setbacks, but should still provide opportunities for terraces, balconies, patios, as well as well-articulated massing
- Avoid glassy, sleek, featureless
- Aged, sense of permanence, well-worn
- Purposeful use of color and materials
- Bring vertical elements to street level
- Encourage roof features and defined rooflines
- Quality of design at street level
- Some vertical modulation, such as incorporating a courtyard, may be appropriate
- Like Park Modern – scale is broken down, balconies, appears residential
- Emphasize permeability, transparency
- Encourage seating, create a series of “front porches”
- Encourage allowing businesses to personalize with paint, signage, etc. to keep eclectic feeling of Ave
- Smaller modules created by vertical elements to break down scale, minimum 30’
- Visual interest every 30’, change in materials, entries, detail, etc.
- Modulation should express units, not just arbitrary
- Massing should not be imposing on Ave, but should recede away
- Balance visual relief of greenery/courtyards/setbacks with activating and pulling up to street edge
- Distinct podiums and ground level; but should be consistent and integrated with design of upper massing
- Upper massing
 - High-quality materials, little/no CP
 - Residential character
 - Scale of materials, secondary elements should reflect residential uses
- Encourage balconies, terraces, and courtyards/open spaces at street level or abutting the street to encourage 24/7 activity and eyes on the street
- Encourage green roofs and solar panels
- Encourage some consistency of lighting levels and features

17TH AVE/ GREEK ROW

- Expand area to encompass residential north of UW
- Grand, highly detailed entries, prominent
- Keep setbacks – front lawns, open space along street
- Encourage historic character/architectural detailing

NORTH TIER & WEST EDGE

- Topography an important consideration
- Safety an important concern
- Need visibility from inside out for safety
- Heavy use of balconies
- Heavy use of individual unit entries, stoops, and/or patios
- Courtyards desired at street, but should be slightly raised; visually accessible to the street (safety concern)

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- Minimize obstruction of parking
- Materials and scale of materials should reflect residential uses – minimal use of large panels of metal and CP
- Nod to existing architectural styles and detailing
- Encouraged pitched roofs/roof detailing/definition
- Scale to existing buildings (ex. Large houses with multiple units)
- On 12th between 50-55th, encourage lots of landscaping and greenery to enhance ROW and residential character