

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 Design Review area.

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 projects required to go through Design Review. Both sets of guidelines—citywide and neighborhood—are consulted by the Boards. **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.**

As a general rule, quantitative items such as the depth of a setback or the amount of required transparency, are zoning code issues; qualitative items, such as stating the desired relationship between an entry and the street, or how a building design concept breaks the massing into a base, middle, and top, are appropriate for design guidelines.

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 how private development interacts and influences the public realm throughout the U District.

Today’s conversation about what aspects of urban design are most important to the U District’s character as the neighborhood evolves 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 the following topics:

1. Alleys & Mid-block Pedestrian Corridors
2. Building Design to Support Transportation & Mobility
3. Streetscape Design: Residential, Commercial, Green Streets, and Festival Streets
4. Open Space & Amenity Areas

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 to address with the University District Design Guidelines?
- What is unique in the U District that adds detail to how a design guideline is applied?
- What is the end goal, or design outcome that the community would like to see?



1. MID-BLOCK CROSSINGS & ALLEYS

CODE REQUIREMENTS: MID-BLOCK CROSSINGS

Mid-Block Crossings are required for development on lots >30,000 square feet that abut two north/south avenues in the areas shaded below. The corridor needs to be at least 25' wide on average.

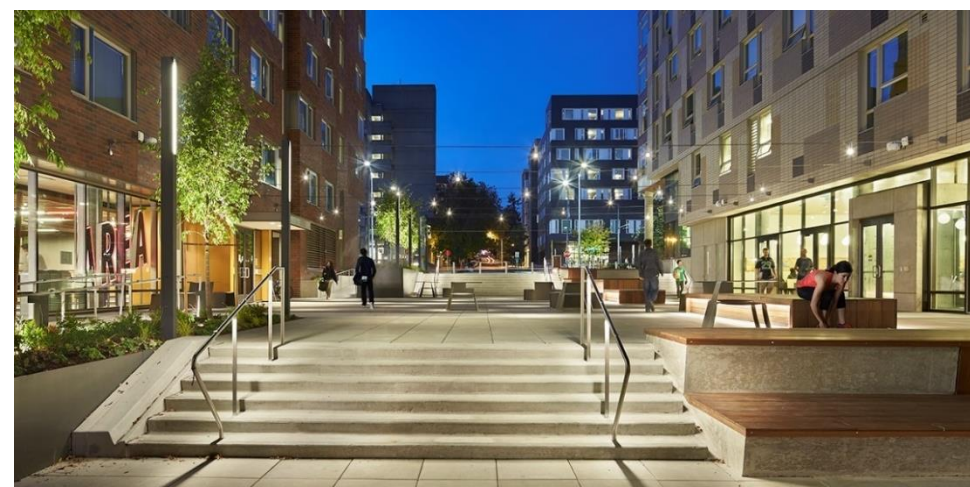
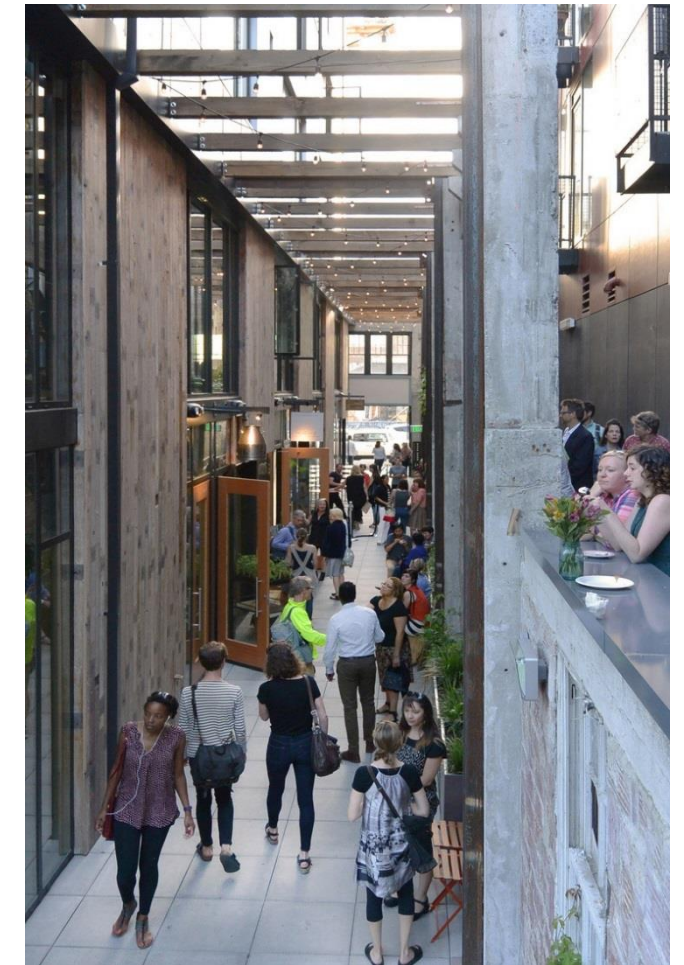
Mid-block corridors can also be provided in exchange for additional developable area under incentive zoning.

Area requiring mid-block connections for sites over 30,000 square feet



DESIGN CONSIDERATIONS: MID-BLOCK CROSSINGS

- What elements would make a mid-block corridor welcoming and pedestrian-friendly?
- Is it more appropriate to locate a mid-block crossing in the middle of a development, or the edges?
- How can mid-block corridors effectively break up massing of large developments?
- What activating uses are appropriate for residential uses? Commercial uses?
- What pedestrian amenities and landscaping should be included?
- How should entries to mid-block crossings be designed?



Entrances, glazing, and public uses create a lively pedestrian environment

Walkway provides connection through urban blocks



CODE REQUIREMENTS: ALLEYS

There are no requirements for alley activation. However, the UDF and Alley Activation Plan identify alleys that the community feels would benefit from activation, and that can contribute to a fine-grained network of shops and open spaces.

DESIGN CONSIDERATIONS: ACTIVE ALLEYS

- How to accommodate both service uses and pedestrian-oriented uses, especially back of house uses and garbage?
- What pedestrian amenities are appropriate?
- Façade design considerations? Should design be unique, or consistent with rest of design?
- Wayfinding? Signage?
- Design of entries to buildings?
- Lighting? Art?
- Surface treatment?
- Uses on upper stories? Balconies, or setbacks?
- Design for safety and comfort?
- Allow flexibility for future uses that may not be viable now?

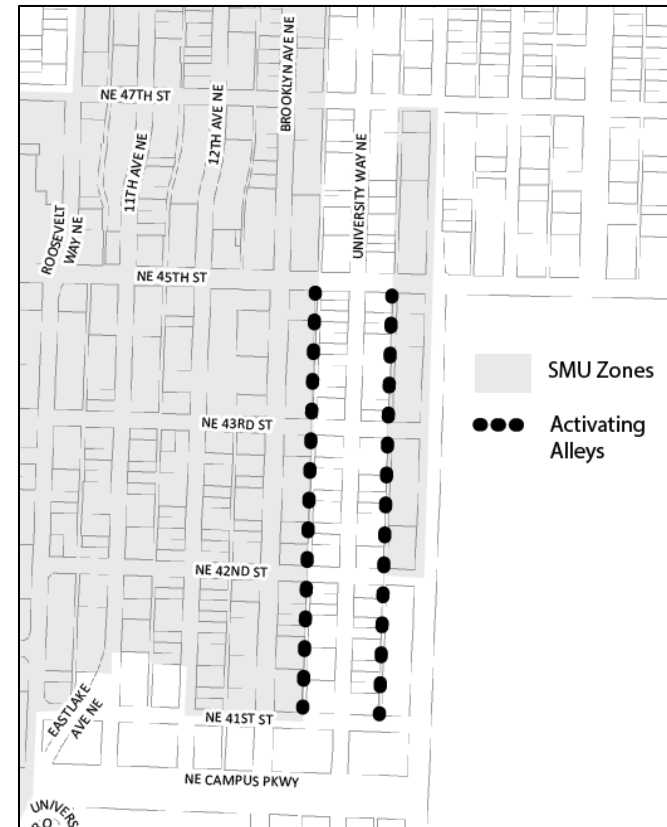
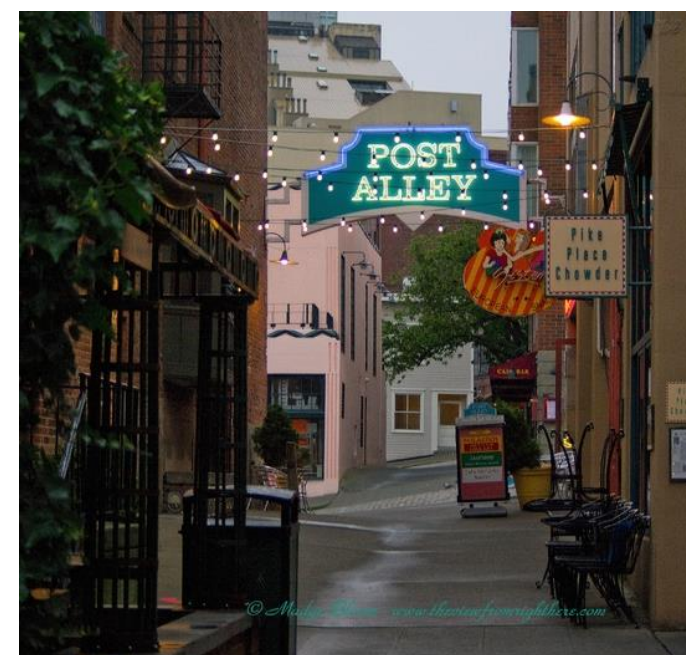


Image: Alleys identified by community as priority for activating and making pedestrian-friendly



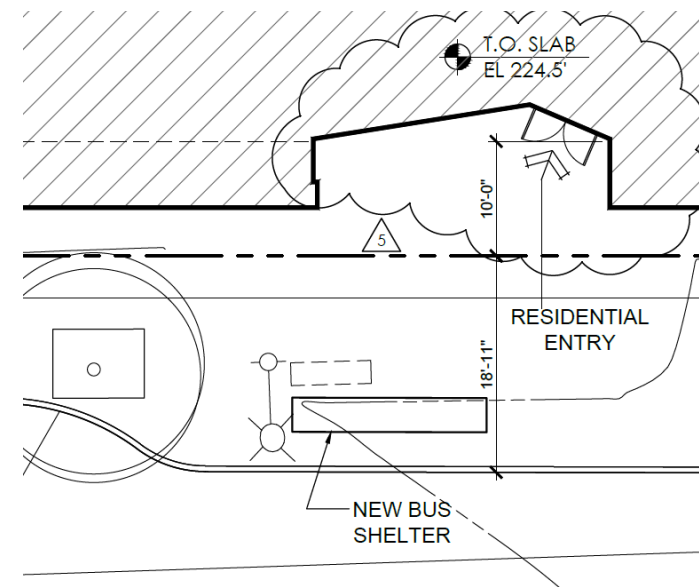
2. Building Design for Transportation & Mobility

The U District has a multi-modal transportation system, including pedestrians, cars, buses, bicycles, and light rail. Building design and siting should respond to and contribute to transportation systems by ensuring that all modes have safe access.

DESIGN CONSIDERATIONS

- How can development on private property respond to and contribute to active transportation?
- Bike parking locations and entries
- How can building siting respond to bus stops and improve walkability?
- Should entries be set back where there is heavy pedestrian volume from transit?
- Where should short-term bicycle parking be located?

The residential entry has been moved back to provide ample waiting room at the bus stop without impeding pedestrian flow on the sidewalk.



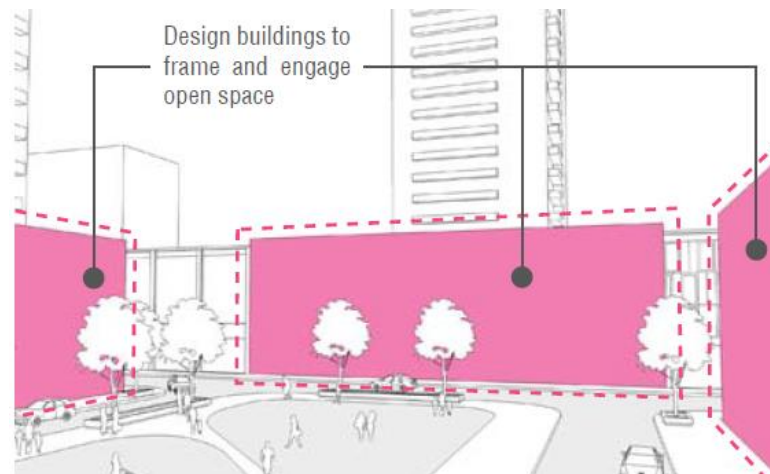
An oversized canopy provides weather protection for a high-use bus stop Downtown.



3. Streetscape & Facade Design: Residential, Commercial, & Green Streets

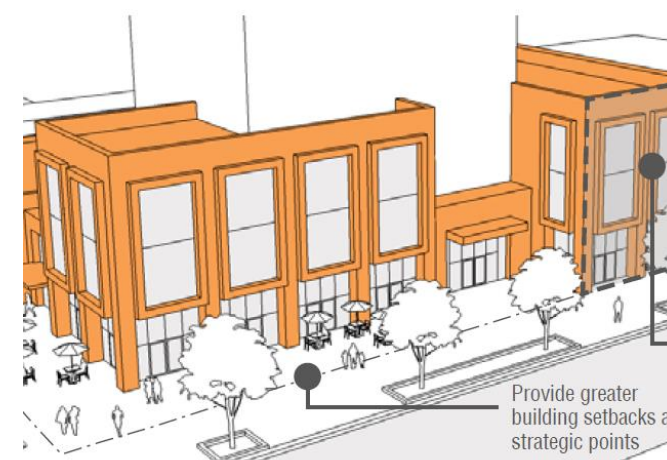
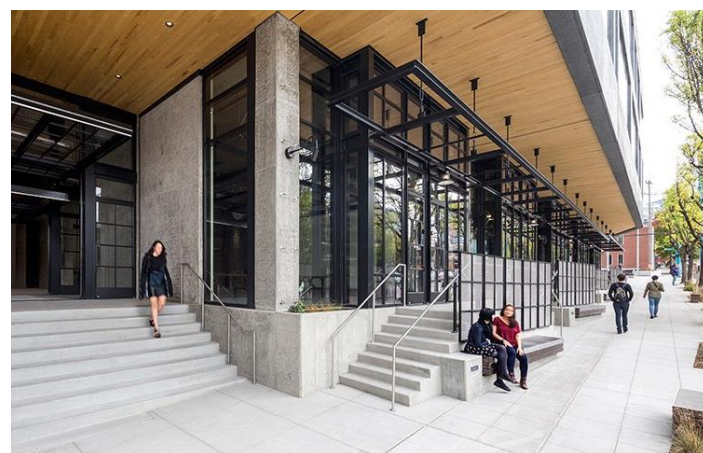
DESIGN CONSIDERATIONS: BUILDING DESIGN TO ENHANCE THE PUBLIC REALM

How should building design enhance and relate to the public realm and adjacent open spaces, such as Christie Park, U Heights, and new plazas or open spaces?



Commercial Streetscapes often feel more “urban” by pushing buildings up to the sidewalk. Strategic set backs are used to provide space for interior uses to “spill out” or for small landscape or seating areas. Commercial streetscapes often require more durable landscaping elements.

- Are there existing streetscapes that have desirable or unique public realm characteristics in the U District?
- What is an appropriate amount of landscaping for retail and commercial uses?
- How should entries and walkways to building entries meet the sidewalk?
- When is it appropriate to encourage setbacks and open spaces on commercial uses, and when is it appropriate to hold the street edge?
- Where are strategic points to locate setbacks, small plazas, seating areas, or entry courts?
- How can building design enhance public spaces and frame outdoor uses?

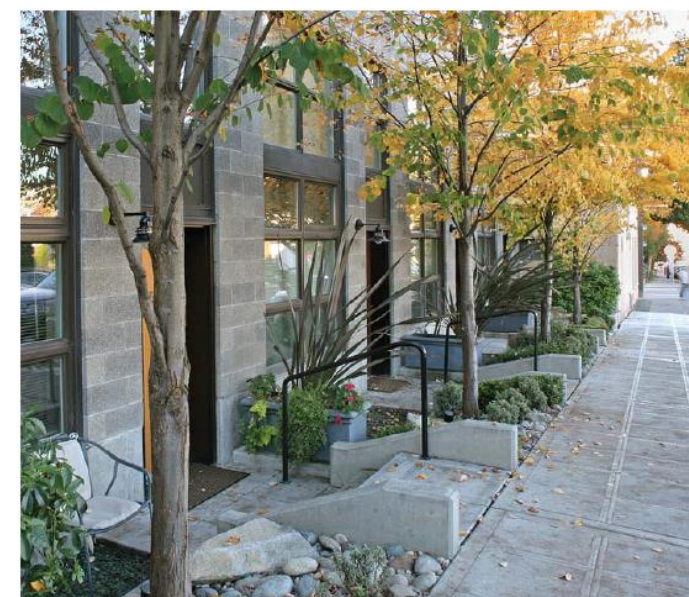


Residential Streetscapes often feature buildings and entries set back from the sidewalk with intervening landscaping.

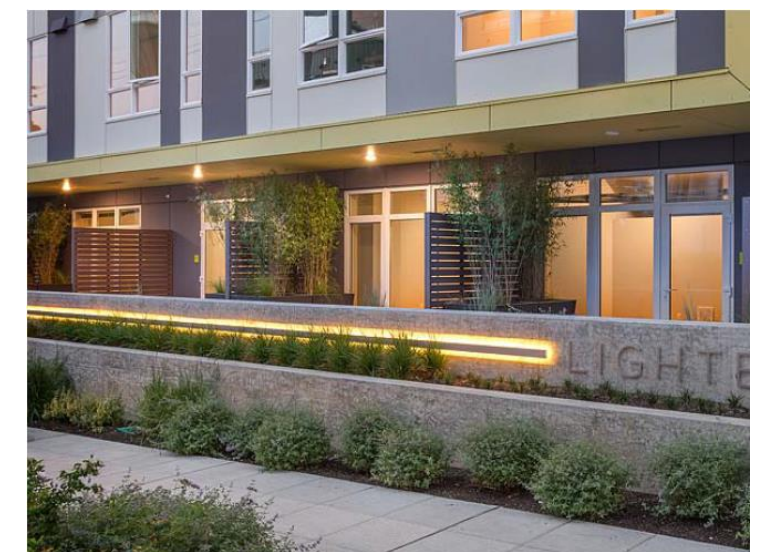


Shared courtyard entries provide a quiet, semi-private space, but take activity away from the street

- What is the desired level of interaction and activity for residential edges in the U District?
- What existing patterns or design approaches to residential streetscapes define the U District?
- What different design approaches are desired for residential uses with a main entry? Residential uses with multiple entries?
- When is it appropriate to encourage courtyard entries? When is it appropriate to hold the street edge?
- What landscape and design elements are desired to enhance residential uses?
- How can residential uses help activate the public realm?
- Are features such as balconies, patios, and courtyards appropriate for reducing perceived mass and establish a connection with the public realm?



Individual unit entries with vertical separation small patios may offer less privacy, but help activate the street.



GROUND LEVEL TERRACES PROMOTE “EYES ON THE STREET”

BACKGROUND: DEVELOPMENT ADJACENT TO GREEN STREETS

Green Street improvements are not required by code. Green Streets have park-like landscaping, wide sidewalks, street furniture. Intent is to create consistency through these streets to clearly signal that these are pedestrian priority areas, designed to promote walking and public life.

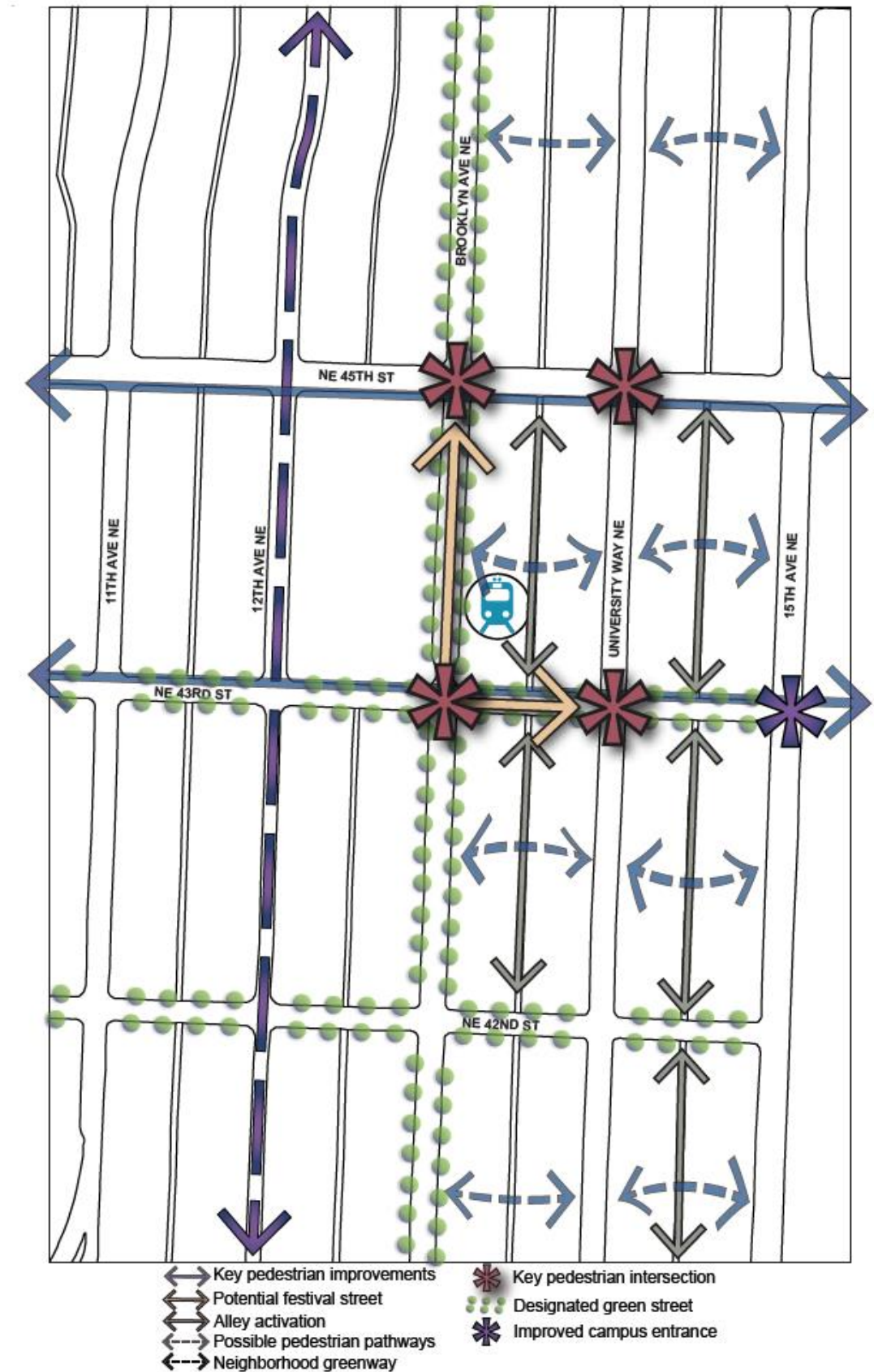
- NE 43rd, NE 42nd St., and Brooklyn Ave NE are designated Green Streets.
- SDOT has created a concept plan for desired improvements along Green Streets.
- While certain design standards are required, Green Street improvements are not required.
- However, Green Street improvements count towards incentive zoning requirements.

DESIGN CONSIDERATIONS: GREEN STREETS

- How should the design of facades adjacent to Green Streets contribute to the pedestrian-oriented character and promote public life?
- Consider materials, scale, number and rhythm of entries, setbacks, etc.



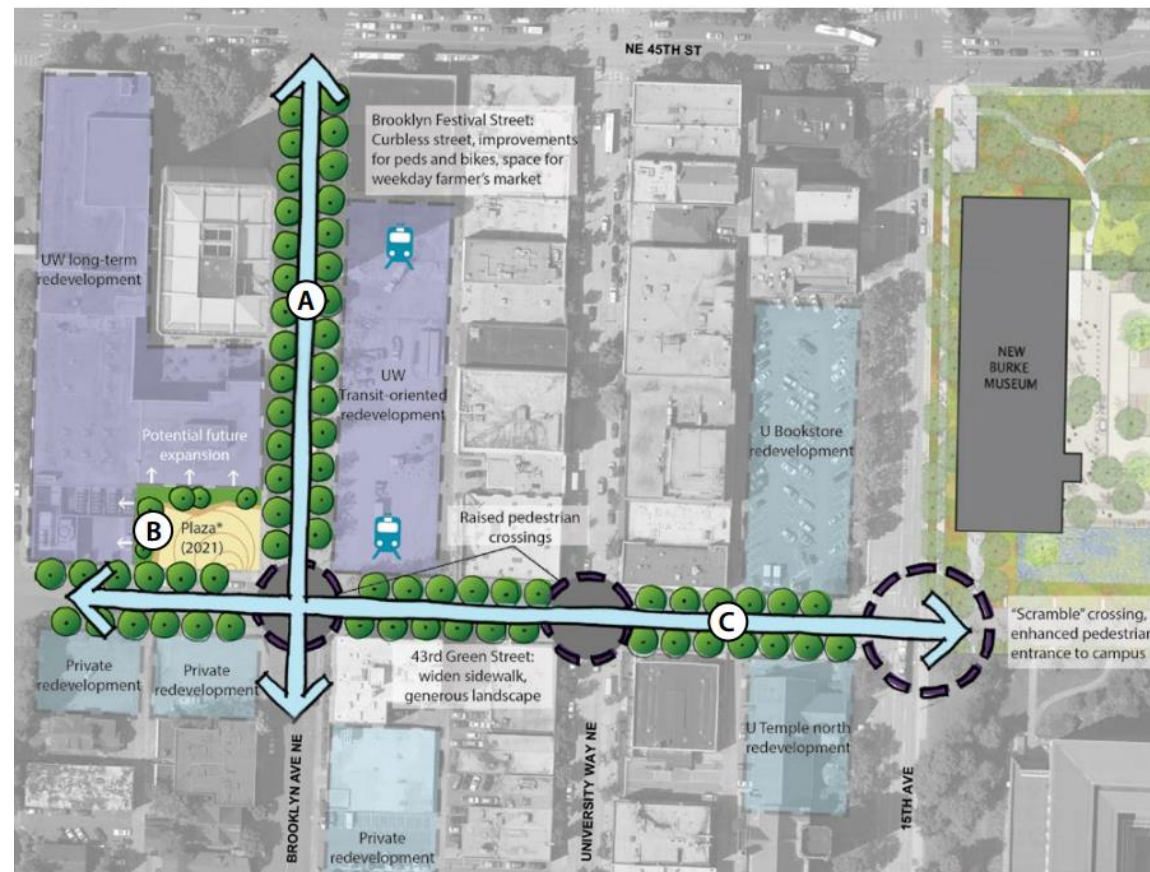
Example of Green Street concept design



Building design on Green Streets should prioritize and activate the pedestrian realm through uses, placement of open spaces, pedestrian amenities, entries, and landscaping.

DESIGN CONSIDERATIONS: STATION AREA

- Should the design of facades and building siting respond to the streetscape improvements adjacent to the light rail station?
- Consider how to accommodate pedestrian volumes and flow, and how building design can contribute to pedestrian activity near the station, including the curbless section of Brooklyn Ave NE?

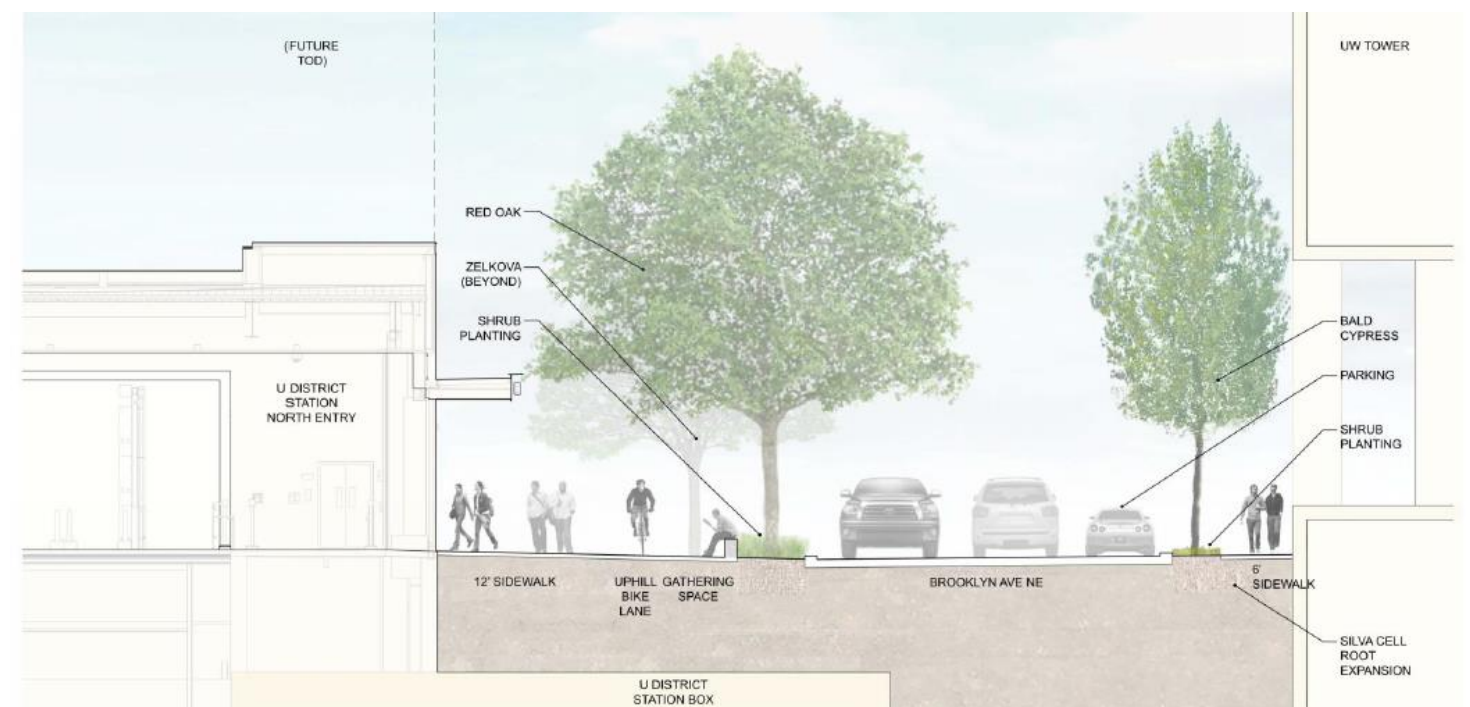


Central Open Space Partnerships

- A. Brooklyn Festival Street
- B. Public Open Space
- C. NE 43rd St. Pedestrian Improvements
- D. Burke Museum Rebuild



Station site plan & curbless design on Brooklyn



Cross section of public right-of-way at Brooklyn

4. Design & Siting of On-site Open Space, Neighborhood Open Space, & Amenity Areas

CODE REQUIREMENTS: OPEN SPACE

On-site, publicly accessible open space is required for development on lots >30,000 square feet.

- 15% of the lot area
- Must be visibly and physically accessible from street level
- At least 60% open to sky
- Maximum 35% can be enclosed, such as an atrium or covered portion of a mid-block pedestrian corridor
- Minimum 10 wide, average 20 feet wide

On-site open space can also be achieved through incentive zoning, which “trades” extra floor area for providing open space.

On-site Neighborhood Space can be provided in exchange for additional development capacity, and must meet the following requirements:

- Minimum 3,000 square feet
- Configured to maximize solar exposure
- 35% landscaped
- Seating
- Some space may be reserved for customer seating and restaurants
- Must be visually and physically accessible

Private Amenity Space is required for projects with more than 20 residential units, and is used to serve the residents of the building.

- Minimum 5% gross residential floor area, minimum 225 sq.ft.
- Minimum 50% unenclosed
- Minimum 15’ wide
- Incentive for locating at street level
- May meet 50% of requirement by improving adjacent Green Street

On-site open space can also be achieved through incentive zoning, which “trades” extra floor area for providing open space.

DESIGN CONSIDERATIONS: ON-SITE OPEN SPACES

- In what locations or contexts are certain types of open spaces preferred? For example, are plazas more appropriate at corners or midblock? Residential vs. commercial uses?
- Are certain types of open space more appropriate for certain areas or corridors?
- Preferred location of open space as it relates to solar exposure and proximity to the street?
- How can spaces be designed to be activated and safe?
- How can spaces accommodate multiple users of all ages and abilities?
- What types of open spaces are most desired in the U District?
- What landscaping features are desired? Bioswales? Large trees? Layered landscaping?

DESIGN CONSIDERATIONS: PRIVATE AMENITY SPACE

- When is a rooftop deck more appropriate, and when are lower level amenity areas desired for enhancing “eyes on the street” and adding interest to lower levels of the building?
- How can ground-level amenity space be used to enhance the relationship of the building and the streetscape? For example, when might courtyard entries be desired?
- What types of open space are preferred in the U District?
- How can the design of amenity space enliven the pedestrian realm?

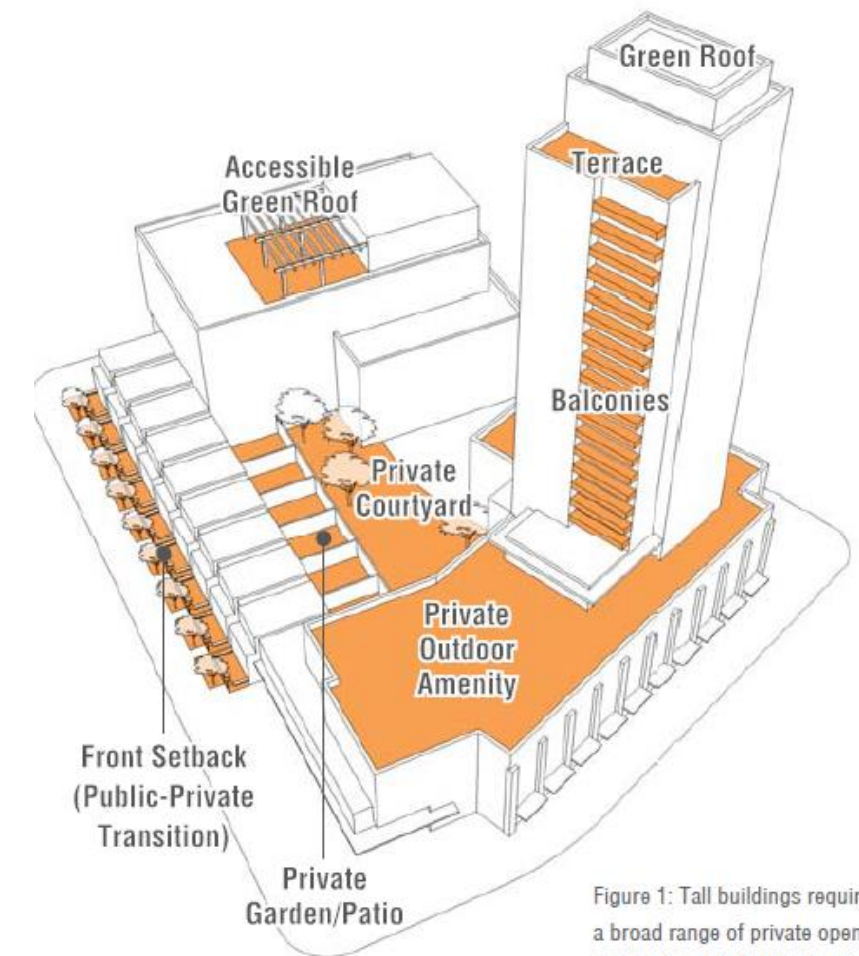


Figure 1: Tall buildings require a broad range of private open spaces to meet the needs of building occupants.

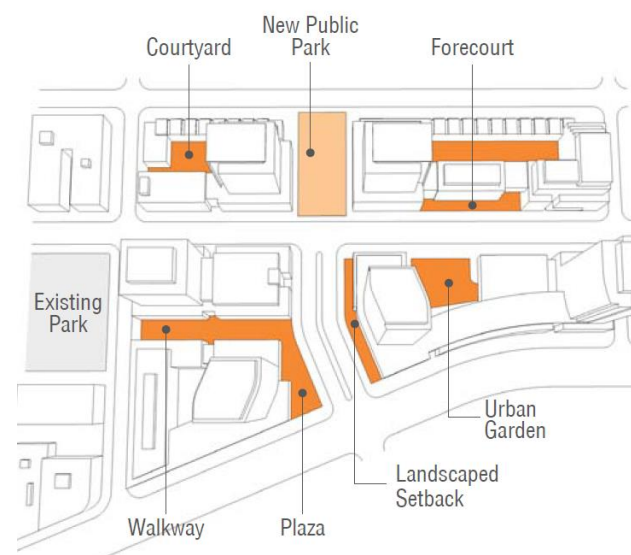


Figure 4: A plaza with seating and shade.



The six physical strategies listed below in priority from 'Very High' to 'High.'

PUBLICLY-OWNED CENTRAL SQUARE

A large, publicly-owned gathering space for all types of people in the District.

NORTH-SOUTH GREEN SPINE

A vegetation, pedestrian, and cycle connection(s) and safety from Cowen Park to the waterfront.

EAST-WEST PEDESTRIAN CONNECTIONS

More pedestrian options between NE 41st St and NE 45th St Campus Parkway, including mid-block pass-throughs and improved streetscape.

ACTIVATE EXISTING AND PLANNED PARKS

Enhancements and additional uses to existing and planned parks.

POCKET PLAZAS

Small, publicly-accessible spaces, integrated into activate streets and new development.

UW CAMPUS EDGE

Better integration with UW open spaces, the addition of new attractions, and celebrated entrances along 15th Ave NE.



Figure 3: An urban garden with amenity for children.



LANDSCAPED ENTRY COURTYARD



This rooftop deck provides amenity space for residents, but does not contribute to the public realm at street-level.



This development has a small open space at the corner and a private patio on the upper level

DESIGN GUIDELINES RELATED TO ALLEYS & MID-BLOCK CROSSINGS

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| CONTEXT & SITE | |
| 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. | |
| <p>C. Relationship to the Block</p> <p>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.</p> <p>3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. <u>Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.</u></p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None. <p>Community Comments to date</p> <ul style="list-style-type: none"> • From Alley Activation Plan: <i>Corner Sites: Corner sites serve as gateways into alleys. Enhance street/ alley corners by</i> <ul style="list-style-type: none"> ○ <i>providing extra space for pedestrians (including a generous building entry, take-out counter, display window, or other feature)</i> ○ <i>providing a strong spatial edge by building out to the corner and including a special feature or artwork.</i> |
| CS3. Architectural Context and Character: Contribute to the architectural character of the neighborhood. | |
| <p>B. Local History and Culture</p> <p>1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None <p>Community Comments to date</p> <ul style="list-style-type: none"> • <i>From Alley Activation Plan: Placemaking: In alleys, explore the University District’s history as a potential placemaking opportunity. Themes might include the University District’s bohemian art culture important early businesses, and the district’s role in civic affairs. Place a prominent focal point or landmark every 120 feet (i.e., 30 seconds of walking) to provide a linear sequence gives the alley corridor its identity.</i> |
| PUBLIC LIFE | |
| PL1. Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them. | |
| <p>B. Walkways and Connections</p> <p>1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None <p>Community Comments to date</p> <ul style="list-style-type: none"> • <i>From Alley Activation Plan: Through-Block Connections: Street grids of 300 feet or less are most friendly to a pedestrian. Since north-south blocks in the district are over 500 feet long, providing additional east-west pedestrian connections to increase circulation and alley access is highly desirable and is an important feature when considering design departures. These can be enclosed within a building (e.g., the University Bookstore) or open to the outside.</i> |
| <p>C. Outdoor Uses and Activities</p> <p>2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.</p> <p>3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None. <p>Community Comments to date</p> <ul style="list-style-type: none"> • From Alley Activation Plan: <i>Outdoor Uses and Activities: Provide water spigots and electrical outlets on new façades to support a variety of outdoor activities.</i> |
| PL2. Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. | |

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| <p>B. Safety and Security</p> <p>1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.</p> <p>2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> None. <p>Community Comments to date</p> <ul style="list-style-type: none"> <i>From Alley Activation Plan:</i> Eyes on the Alley: Especially in alleys, create a safe environment by providing lines of sight and encourage natural surveillance through strategic placement of doors, windows, and balconies. Consider pulling the second or third story of the building back from the alley for rooftop cafés or other informal gathering spaces. <i>From Alley Activation Plan:</i> Establish consistent light levels with a variety of lighting, including overhead and wall-mounted lighting. |
| <p>PL3. Street Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</p> | |
| <p>C Retail Edges</p> <p>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.</p> <p>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.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> None <p>Community Comments to date</p> <ul style="list-style-type: none"> From Alley Activation Plan: Retail Visibility: Where appropriate, use glazing and transparency on alley-facing façades to engage pedestrians with a view of interior uses. Consider fully operational wall-sized doors that can be completely opened to alleys. From Alley Activation Plan Retail Activities: Where outdoor alley activities such as seating and dining are envisioned, set buildings back from the alley to provide adequate space. Where possible, include features for activities beyond the daylight hours and throughout the seasons of the year. |
| <p>DESIGN CONCEPT</p> | |
| <p>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.</p> | |
| <p>B Architectural and Façade Composition</p> <p>1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. <u>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.</u></p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> None <p>Community Comments to date</p> <ul style="list-style-type: none"> From Alley Activation Plan: Façade Composition: Approximately every 15 feet along a building façade, provide small building or streetscape elements such as windows, lighting fixtures, planters, art or decorative pieces to add variety and rhythm to the façade. Wrap the treatment around mid-block corners and where adjacent properties are undeveloped. |
| <p>DC4. Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.</p> | |
| <p>B. Signage</p> <p>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.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> None <p>Community Comments to date</p> <ul style="list-style-type: none"> <i>From Alley Activation Plan:</i> Signage Scale and Character: Encourage businesses to present a unique identity in alleys with exterior signs and attachments. Explore vertical fin signage highlighting alley businesses, visible from the cross streets. |
| <p>C. Lighting</p> <p>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.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> None. <p>Community Comments to date</p> <ul style="list-style-type: none"> <i>From Alley Activation Plan:</i> In alleys, use a variety of lighting types, from overhead to wall packs to light art, to create layers of illumination that contribute to a dynamic, appealing feel. <i>From Alley Activation Plan:</i> use pedestrian-scaled lighting on building facades. One method is to place a light fixture every 30-60' and stagger across the alley from each other. Tivoli-style strings and other hanging lights can also achieve this desired effect. <i>From Alley Activation Plan:</i> Use Tivoli-style catenary lighting throughout the alley corridor for consistency and to create a sense of place. |

DESIGN GUIDELINES RELATED TO TRANSPORTATION & MOBILITY

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| PUBLIC LIFE | |
| PL1. Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them. | |
| <p>B. Walkways and Connections</p> <p>2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None <p>Community Comments to date</p> <ul style="list-style-type: none"> • Wider sidewalks in areas with high pedestrian volumes. <p>OPCD Staff Suggestions</p> <ul style="list-style-type: none"> • Near heavily-used transit nodes such as the Light Rail Station, set back entries to provide a transitional space. |
| PL4. Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit. | |
| <p>A. Entry Locations and Relationships</p> <p>2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None |
| <p>B. Planning Ahead for Bicyclists</p> <p>1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.</p> <p>2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.</p> <p>3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None <p>OPCD Staff Suggestions</p> <ul style="list-style-type: none"> • Locate long-term bicycle parking in a convenient location. If incorporated into a parking garage, ensure the ramp incline is manageable. If entered through a building minimize the number of doors required to access bicycle parking, or use motion-sensor doors. |
| <p>C. Planning Ahead for Transit</p> <p>1. Influence on project design: Identify how a transit stop adjacent to or near the site may influence project design, provide opportunities for placemaking, or suggest logical locations for building entries.</p> <p>2. On-site Transit stops. If a transit stop is located onsite, design project related pedestrian improvements and amenities so that they complement any amenities provided for transit riders. Consider the proximity of transit queuing and waiting areas to other pedestrian gathering spaces.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None <p>Community Comments to date</p> <ul style="list-style-type: none"> • Integrate design of bus stops into building and streetscape design. <p>OPCD Staff Suggestions</p> <ul style="list-style-type: none"> • Incorporate room on the sidewalk, out of the way of pedestrian traffic, as waiting areas. • Incorporate seating and overhead weather protection on buildings adjacent to bus stops. |
| DESIGN CONCEPT | |
| DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site. | |
| <p>B. Vehicular Access and Circulation</p> <p>2. Facilities for Alternative Transportation: Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None |

DESIGN GUIDELINES RELATED TO BUILDING DESIGN FOR ENHANCING THE PUBLIC REALM

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| CONTEXT & SITE | |
| 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 | Existing U District Guidelines |
| <p>1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. <u>Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.</u></p> | <ul style="list-style-type: none"> • None |
| B. Adjacent Sites, Streets, and Open Spaces | Existing U District Guidelines |
| <p>2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.</p> <p>3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. <u>Determine how best to support those spaces through project siting and design</u> (e.g. using mature trees to frame views of architecture or other prominent features).</p> | <ul style="list-style-type: none"> • For properties facing the Burke Gilman Trail, new buildings should be located to minimize impacts to views of Mount Rainier, Cascade Mountains and Lake Washington, and allow for sunlight along the trail and increase safety and access. • Special attention should be paid to projects in the zone edge areas depicted in Map 2 on page 4 to ensure impacts to low-rise zones are minimized. |
| PUBLIC LIFE | |
| PL1. Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them. | |
| A. Network of Open Spaces | Existing U District Guidelines |
| <p>1. Enhancing Open Space: <u>Design the building and open spaces to positively contribute to a broader network of open spaces</u> throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.</p> <p>2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities.</p> | <ul style="list-style-type: none"> • Residential Open Space: The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupyable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives: <ul style="list-style-type: none"> ○ Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms. ○ Provides for the comfort, health, and recreation of residents. ○ Increases privacy and reduce visual impacts to all neighboring properties. |
| B. Walkways and Connections | Existing U District Guidelines |
| <p>1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.</p> <p>2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.</p> <p>3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building’s entry should be provided.</p> | <ul style="list-style-type: none"> • None |
| PL3. Street Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges. | |
| B. Residential Edges | Existing U District Guidelines |

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| <p>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.</p> <p>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.</p> | <ul style="list-style-type: none"> <i>In residential projects, front yard fences over 4 feet in height that reduce visual access and security should be avoided.</i> |
| <p>C Retail Edges</p> <p>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.</p> <p>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.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> <i>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.</i> |
| <p>DESIGN CONCEPT</p> | |
| <p>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.</p> | |
| <p>A. Massing</p> <p>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.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> None |
| <p>B Architectural and Façade Composition</p> <p>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.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> <i>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.)</i> |
| <p>DC3. Open Space Concept: Integrate open space design with the design of the building so that each complements the other.</p> | |
| <p>A Building-Open Space Relationship</p> <p>1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> <i>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.</i> <ul style="list-style-type: none"> <i>Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.</i> <i>Plazas should be sensitively proportioned and designed..</i> <i>Plazas should have plenty of benches, steps, and ledges for seating.</i> <i>Locate the plaza in a sunny spot and encourage public art and other amenities.</i> <i>Provide plenty of planting beds for ground cover or shrubs..</i> |
| <p>C. Design</p> <p>1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, <u>reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes.</u> <u>Where no strong patterns exist, initiate a strong open space concept,</u> where appropriate, that other projects can build upon in the future.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> None |

DESIGN GUIDELINES RELATED TO THE SITING AND DESIGN OF OPEN SPACES

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| CONTEXT & SITE | |
| 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. | |
| B. Adjacent Sites, Streets, and Open Spaces | Existing U District Guidelines |
| <p>3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).</p> | <ul style="list-style-type: none"> • None <p>Community Comments to date</p> <ul style="list-style-type: none"> • Plazas and open space at gateways to make more welcoming |
| PUBLIC LIFE | |
| PL1. Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them. | |
| C. Outdoor Uses and Activities | Existing U District Guidelines |
| <p>1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.</p> <p>2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.</p> <p>3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.</p> | <ul style="list-style-type: none"> • None |
| DESIGN CONCEPT | |
| DC3. Open Space Concept: Integrate open space design with the design of the building so that each complements the other. | |
| A Building-Open Space Relationship | Existing U District Guidelines |
| <p>1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p> | <ul style="list-style-type: none"> • <i>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. Pedestrian-oriented open spaces should meet the objectives below as well as the citywide design guidelines.:</i> <ul style="list-style-type: none"> ○ <i>Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.</i> ○ <i>Plazas should be sensitively proportioned and designed</i> ○ <i>Plazas should have plenty of benches, steps, and ledges for seating.</i> ○ <i>Locate the plaza in a sunny spot and encourage public art and other amenities.</i> ○ <i>Provide plenty of planting beds for ground cover or shrubs.</i> |
| B. Open Space Uses and Activities | Existing U District Guidelines |
| <p>1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.</p> <p>2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind.</p> <p>3. Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.</p> | <ul style="list-style-type: none"> • None |

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| <p>4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.</p> | |
| <p>C. Design</p> <p>1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.</p> <p>2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.</p> <p>3. Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development i of other public or private projects.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None |
| <p>DC4. Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.</p> | |
| <p>D. Trees, Landscapes, and Hardscape Material</p> <p>1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.</p> <p>2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.</p> <p>4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.</p> | <p>Existing U District Guidelines</p> <ul style="list-style-type: none"> • None |