



UDISTRICT
COMMERCIAL REVITALIZATION PLAN

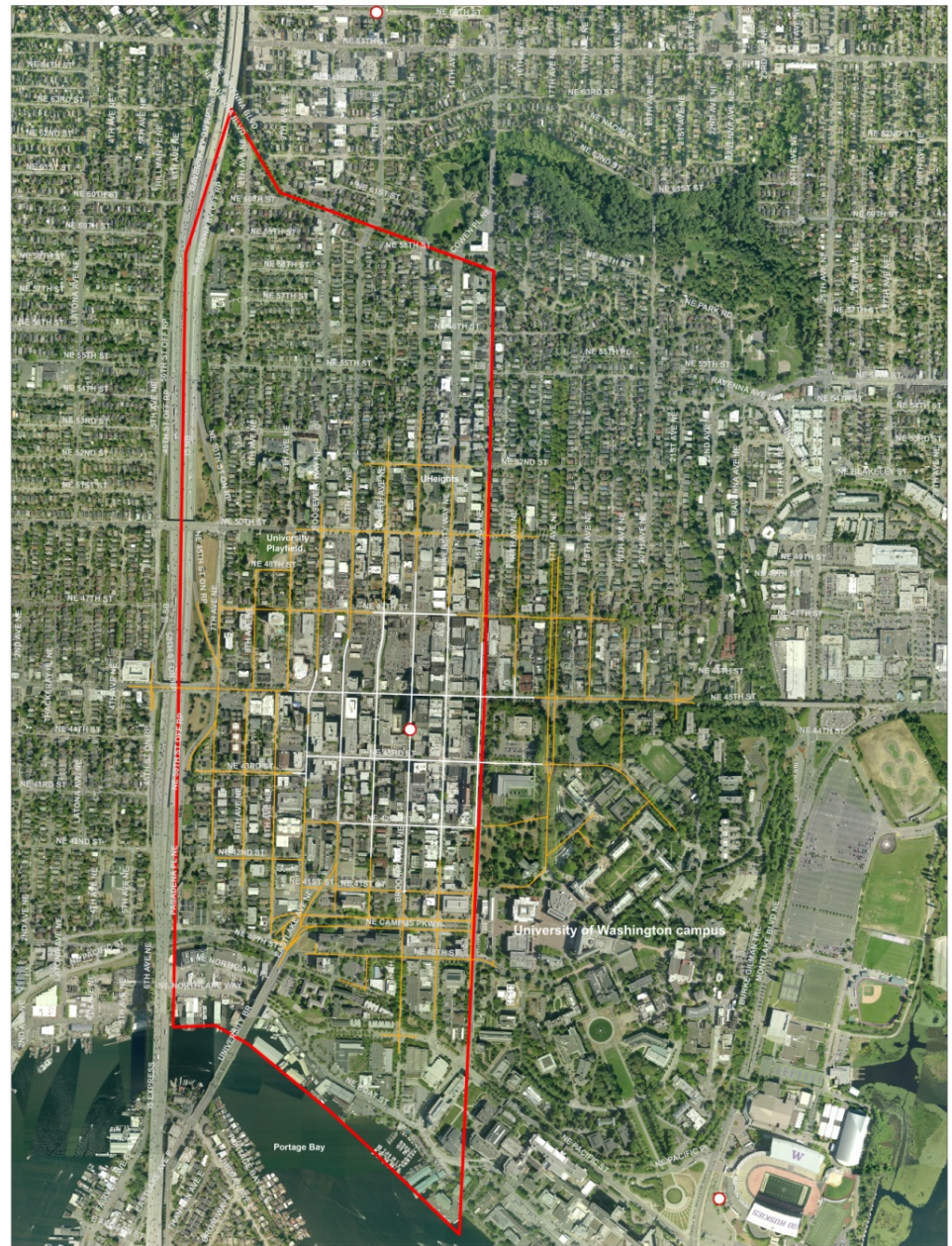
Meeting #3: 7/13/12

**FUTURE DEVELOPMENT
& URBAN DESIGN**

Review our Work Thus Far

University District
Future Development
and Urban Design
Working Group

July 13, 2012

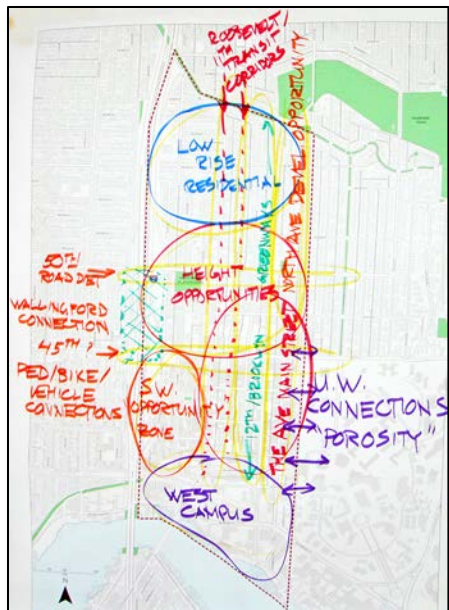


Future Development and Urban Design Working Group

Place-Making Ideas from June 13 (Draft)



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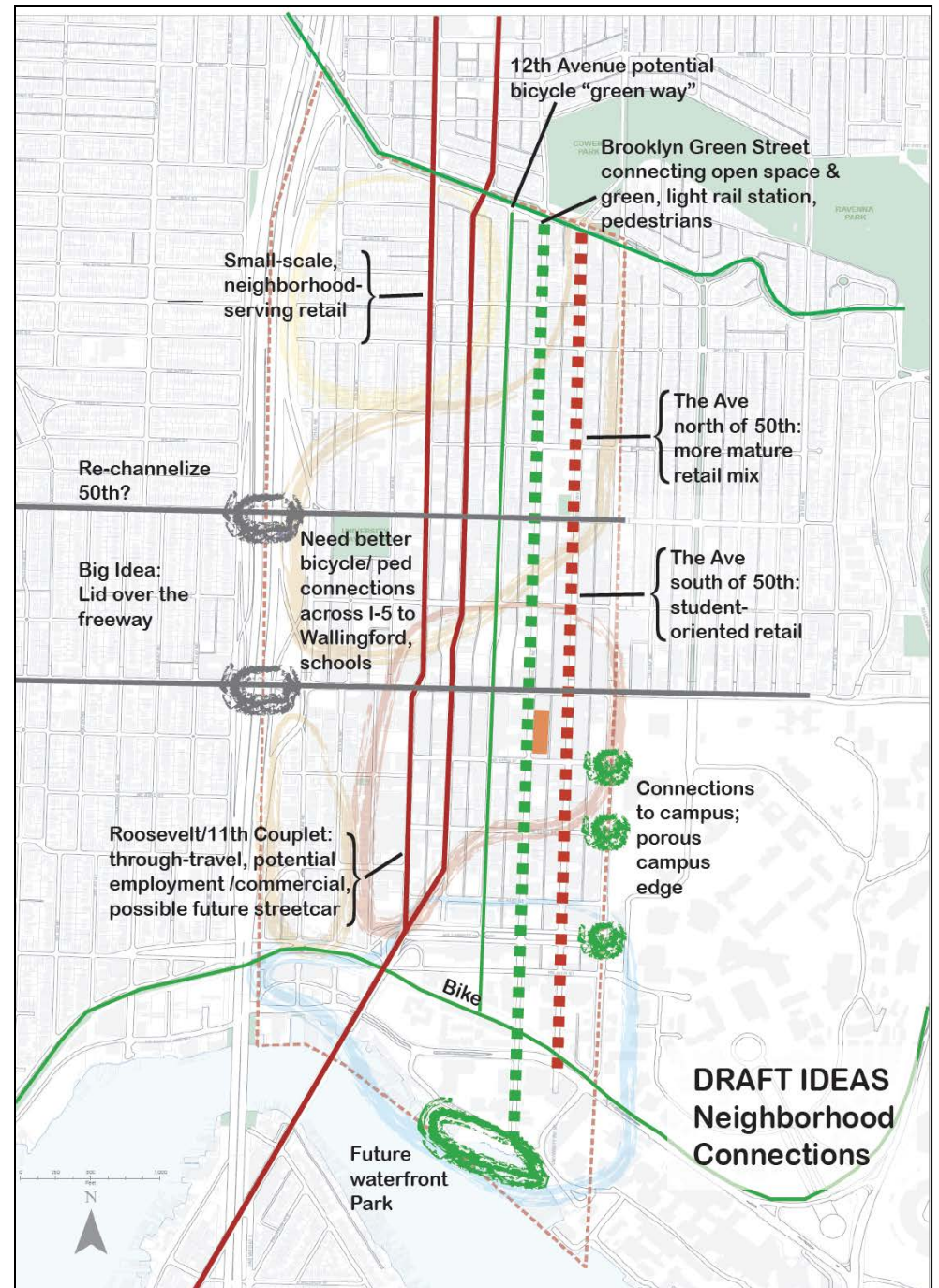
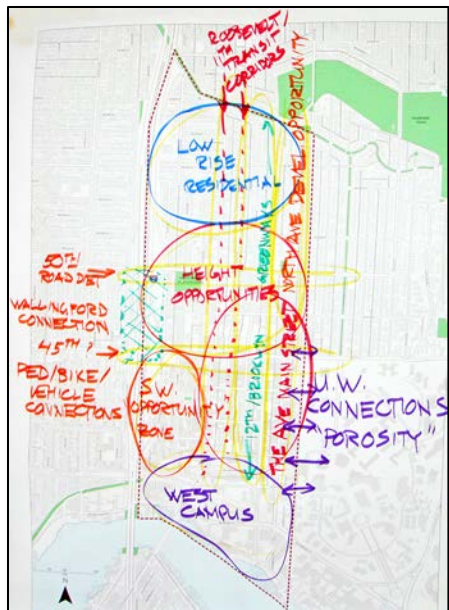


Future Development and Urban Design Working Group

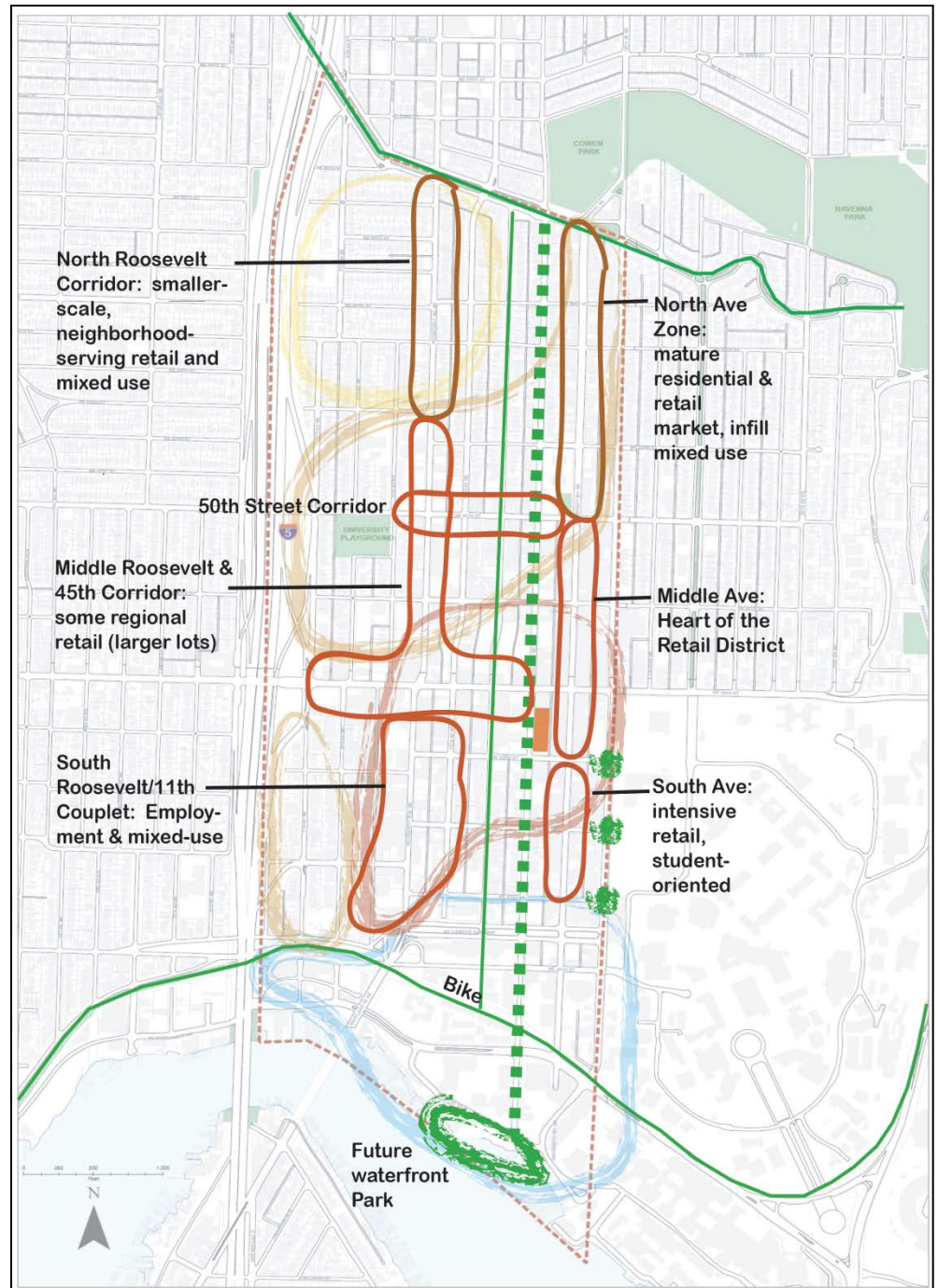
Place-Making Corridors and Connection Ideas from June 13 (Draft)



4



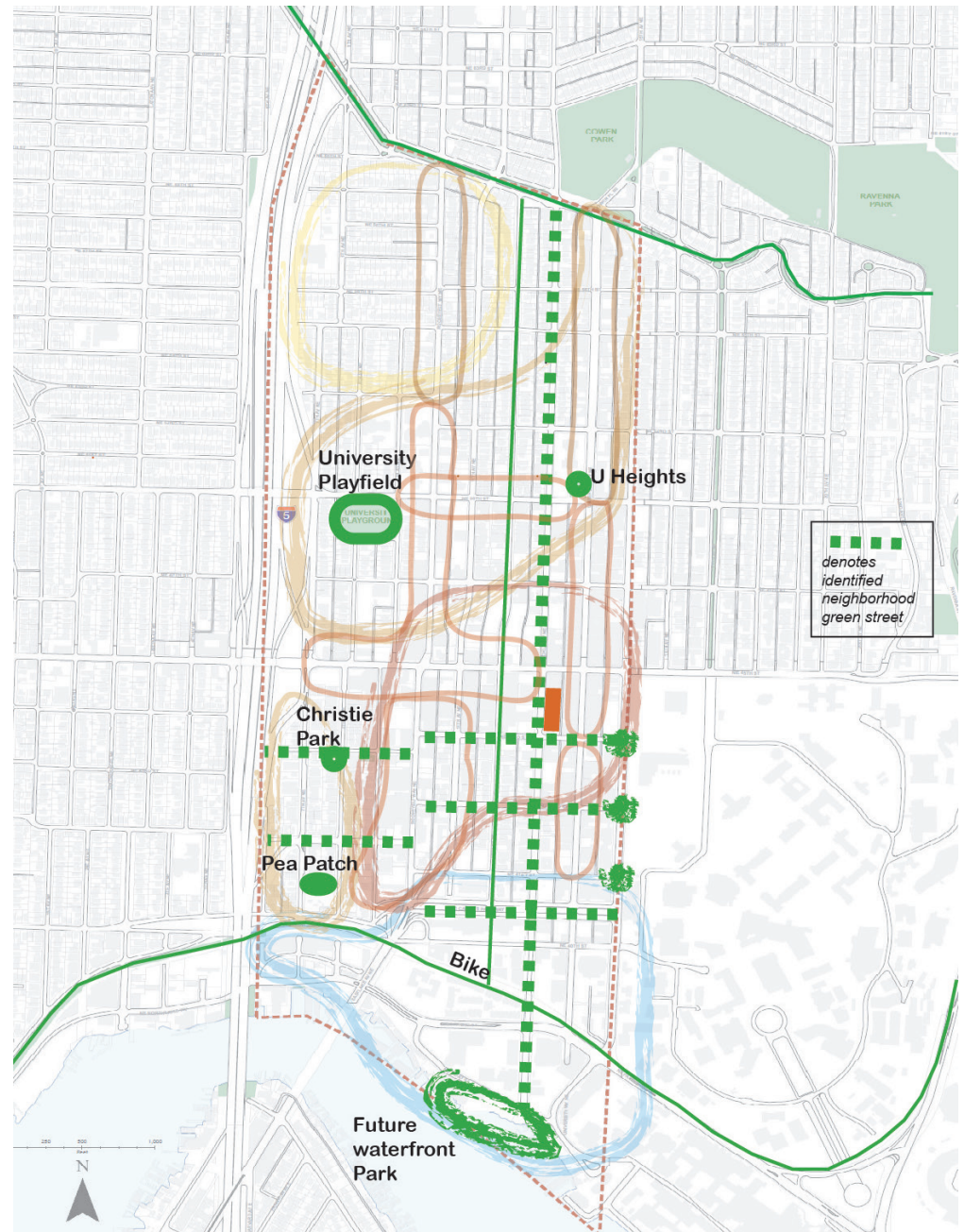
Refinements (draft)



...with the network of
identified green
streets, existing parks

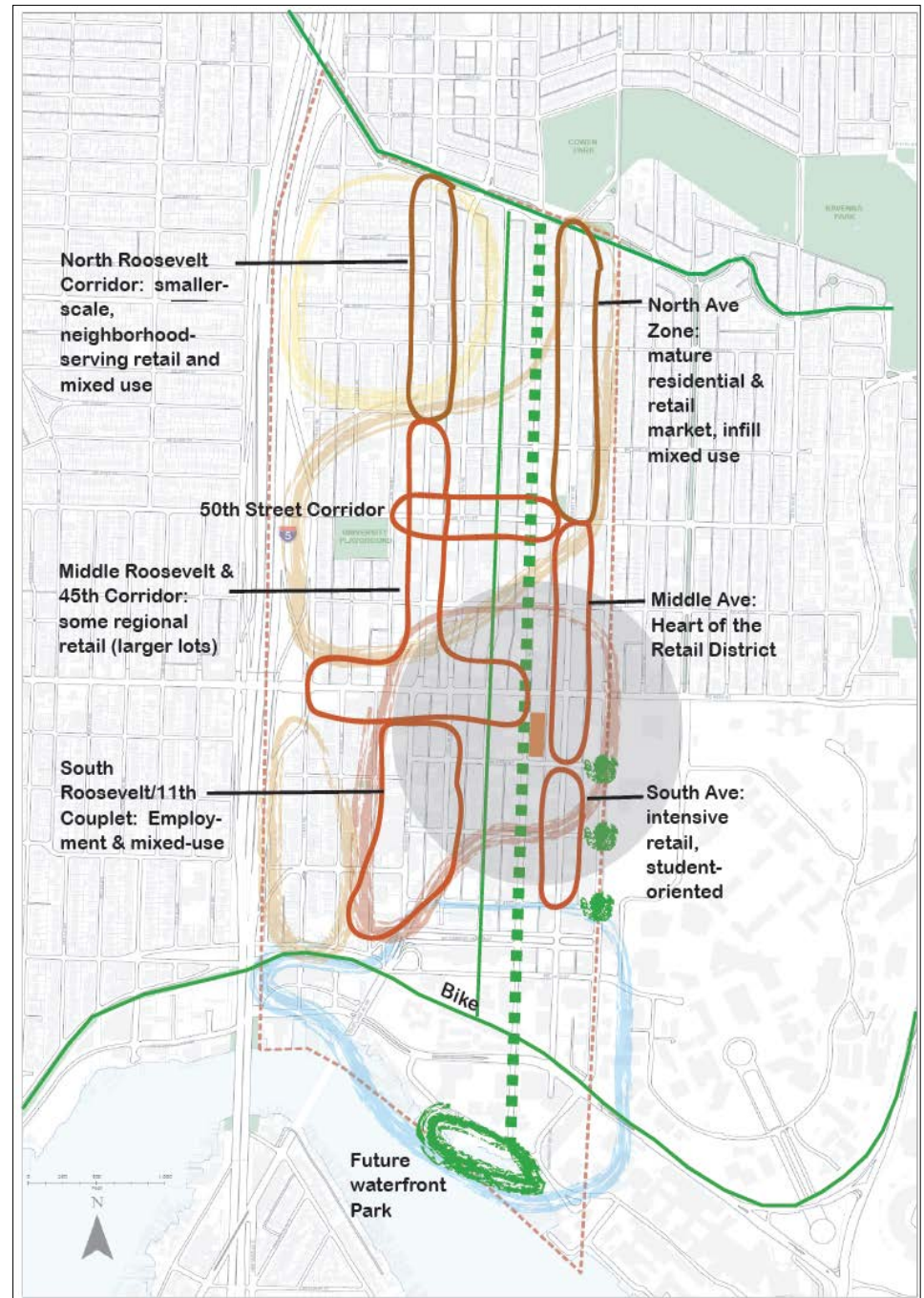


6



6

Within the ¼ mile of
the station





UDISTRICT COMMERCIAL REVITALIZATION PLAN

Meeting #3: 7/13/12

FUTURE DEVELOPMENT & URBAN DESIGN

Urban Design Recommendations

- Vision/alternatives for physical development of an area
- Move toward a sense of neighborhood “place”
- Responds to unique site/ neighborhood conditions
- Massing of buildings (heights, transitions to surrounding areas)
- Relationship between public and private realms
- Pedestrian circulation network
- Location & relationship of different types of open spaces on- and off-site
- Provide focus for residential, mixed use and commercial areas
- Reflect other neighborhood values and aspirations



Urban Design Recommendations Can Inform:

- Zoning decisions (2014-15)
- Future planning:
 - design guidelines,
 - detailed street concept plans (2013)
 - other neighborhood-related planning
- Agreements between developers and the City: street vacations, other land use decisions
- Development projects in planning phases
- Investments in public realm

Placemaking around new station



Connected, gridded street patterns that allow many destinations to be connected by foot, and create continuous and direct physical linkages between station and major activity centers

Public open spaces and pedestrian plazas, as well as neighborhood parks convenient to transit

Streetwalls of ground-level retail or other active uses, varied building heights, textures and facades that enhance the walking experience

Integrating commercial or retail use with the station or siting close to station

Diversity of housing types within walking distance

Where possible tucking parking under buildings or behind





New street types that function as connections and public space

woonerfs or festival streets



the *woonerf* — a public passage that vehicles, people, and plants share equally



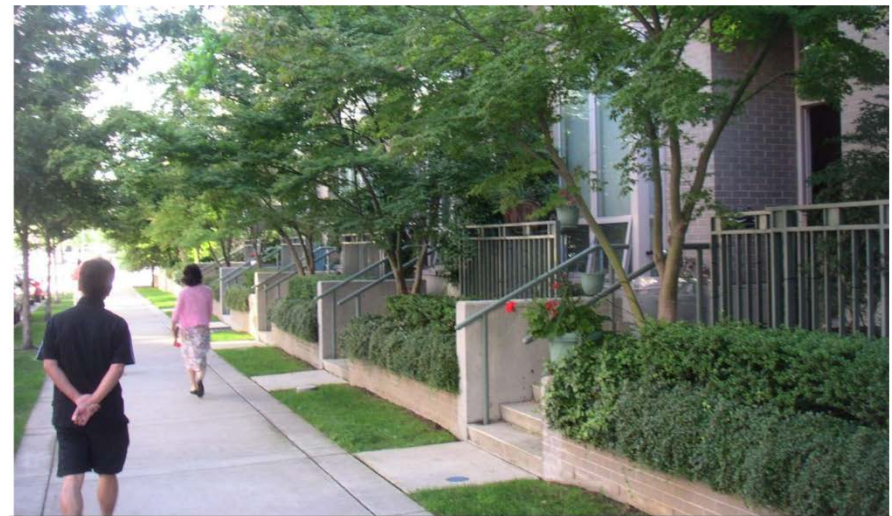


Activated alleys

Shopping Streets/ street front retail



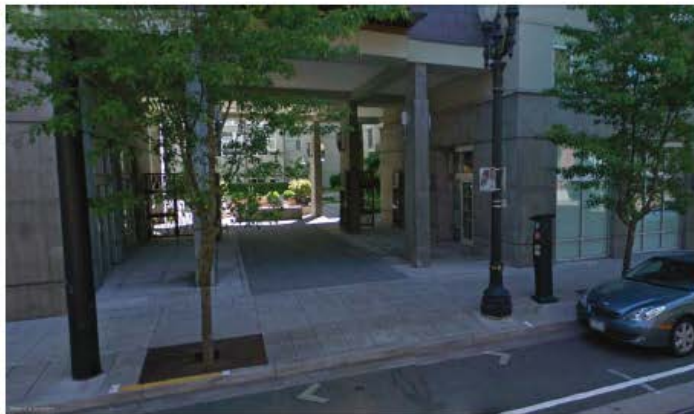
ground related residential



Neighborhood green streets



Mid block corridors and spaces between structures



Small courtyard spaces



Additional open space can be created by working with private developers. Some portion of the development can be set aside as public open space/plazas. These work well when integrated with surrounding commercial uses.





65' zone



65'



← 65' commercial structure





75'



85'





160'



160'



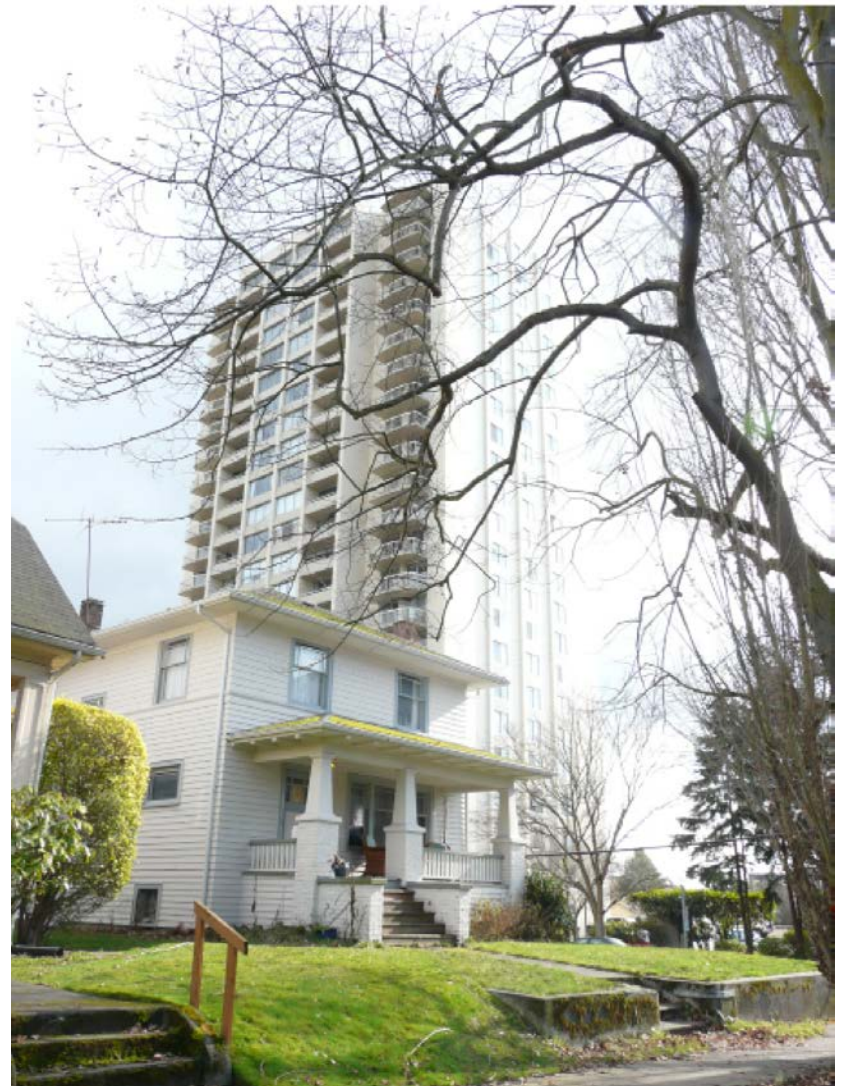
240'

Tall buildings in the U District Today



160'

220'



270'

Other examples of high rise structures



300' note the lower frontage

Example of structure that focuses density vertically, opening-up space at lower levels

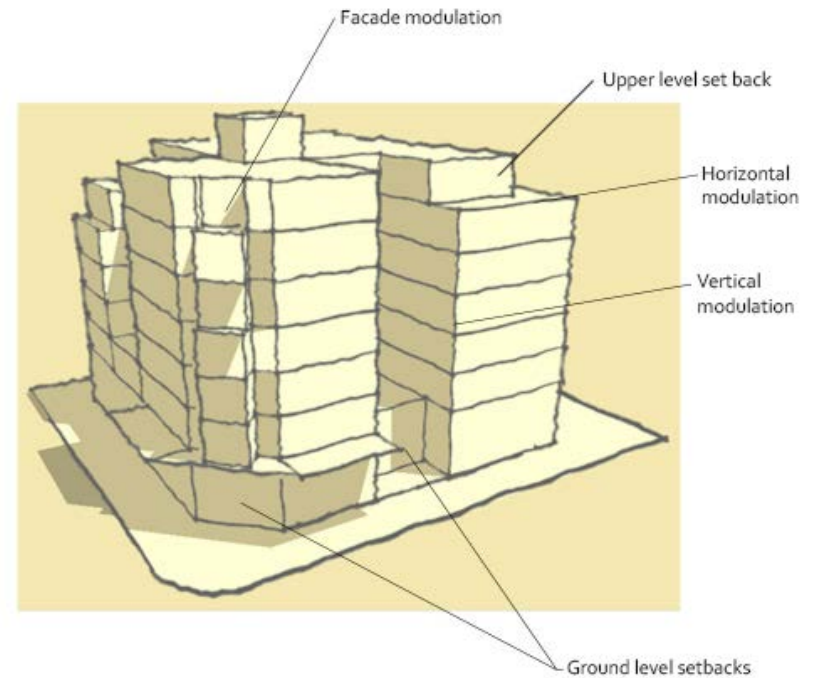


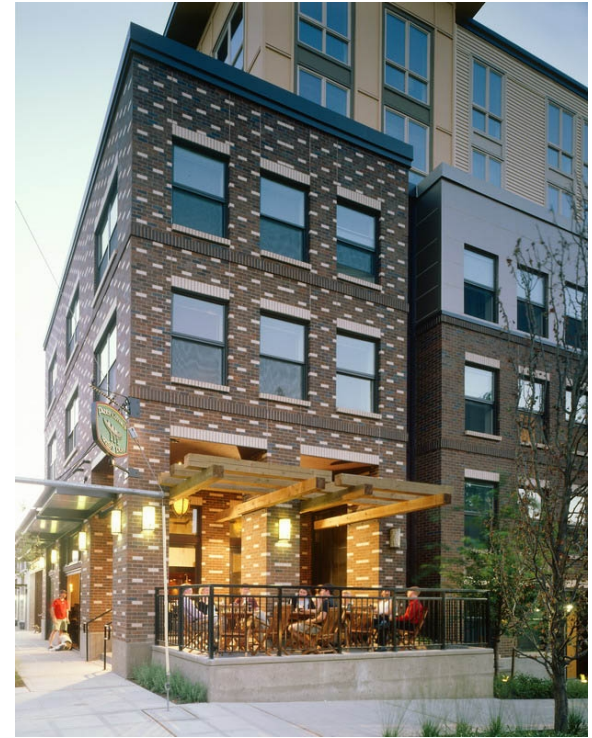
400' Commercial building

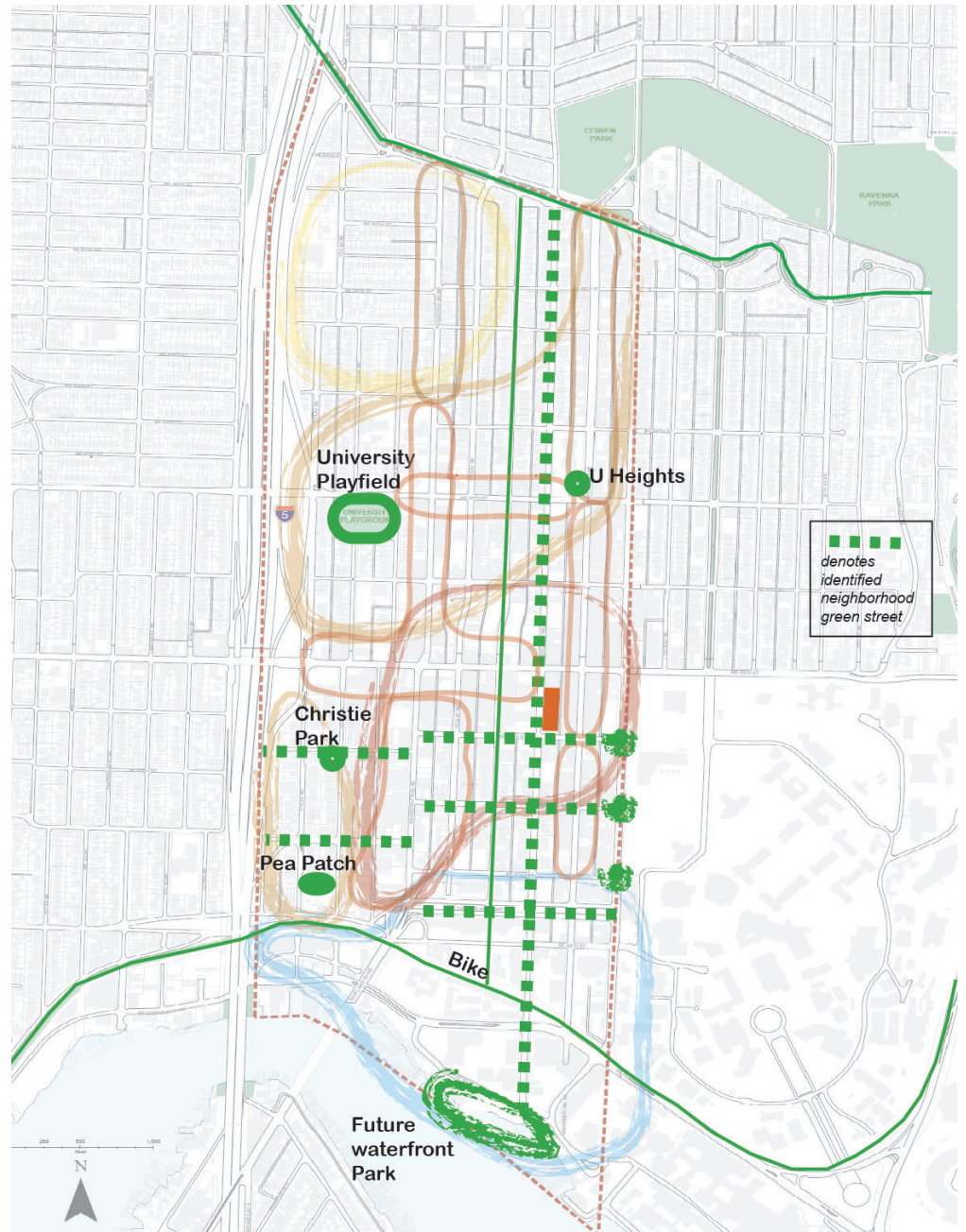
Examples of buildings that use design elements to modify bulk & attend to street level facade



Highrise towers with lower podium height and street front facade







Thank you

