

FDUD MEETING #6: FRONTAGE



September 20, 2012

Overview

- Frontage: categories and locations
- Characteristics of commercial frontage
- Characteristics of residential frontage



Where private meets public

- Bottom 30' of buildings is the most critical for its impact on the neighborhood
- Commercial: retail and services, designed to stimulate sidewalk activity
- Residential: multifamily residential development with a clear connection to the street



Locations

- Map shows streets with an emphasis on commercial or residential frontage
- Based on previous FDUD meetings, existing zoning and land use



Commercial frontage

- High transparency (windows and doors) invites interest and create “passive surveillance”
- Seating, signage, materials, and lighting all play important roles



Commercial frontage (continued)

- ❑ Screen or “wrap” parking structures
- ❑ Overhead weather protection: pros & cons
- ❑ Strategic placement of street-level setbacks to allow sidewalk cafes
- ❑ Value of landscape features, challenge of finding space



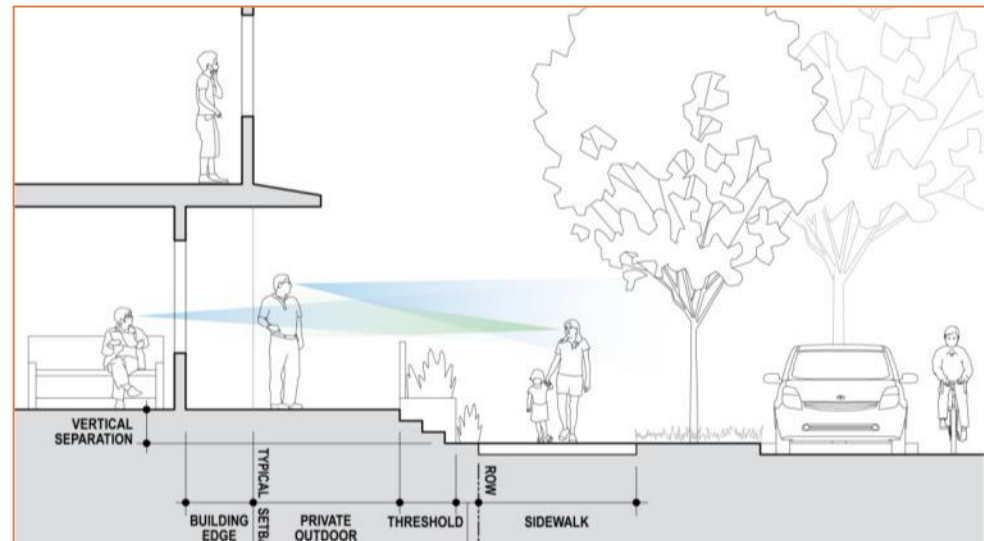
Residential frontage

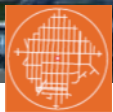
- “Ground-related residential” means housing where the street-level units open or face onto the street
- Express individual units
- Use setback and elevation to balance privacy with street activation



Residential frontage (continued)

- Modulation/materials near the ground reduce the feel of bulk and height above
- Use design features to mark the boundary between public and private without “walling off”











- Dave LaClergue dave.laclergue@seattle.gov (206) 733-9668
- Susan McLain susan.mclain@seattle.gov (206) 684-0432



www.seattle.gov/dpd/planning/university_district

