

**What We Are Hearing  
From DPD Staff  
(partial list)**

**Draft as of October 6, 2012**

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In this packet, please find “What We are Hearing” from DPD staff, organized around a possible outline of recommendations for the *Commercial Revitalization Plan* document (these would need to be distilled further). We’ll discuss these further at meeting #8 and subsequent meetings.

We’ve also included all meeting notes through FDUD meeting # 6 for your interest. All meeting notes can also be found on the DPD project web site at: [/www.seattle.gov/dpd/Planning/University\\_District/](http://www.seattle.gov/dpd/Planning/University_District/).

**Increase residential/ employment density to support a lively business district and neighborhood**

- Greater allowable heights in certain areas (potential heights, locations and building forms to be discussed conceptually in 2012, and further studied in 2013)
- Height and density near transit station , and 50<sup>th</sup> and south
- Generally a mixed-use neighborhood, except in certain areas such as key retail corridors, lower density residential areas
- Adopt standards informed by financial feasibility for residential, office and retail development types
- Respond to the needs of retail businesses and business strategies that are identified as part of the commercial revitalization effort

**Achieve an attractive urban form that reinforces the assets of the U District**

- Design guidelines for buildings, streets, open spaces –seek to strengthen cohesive U District character while allow variety and eclecticism
- Flexibility for different types of buildings
- Focus on appealing street frontages: emphasize the first 30 feet of the building
- Design standards for building “podiums” and towers to achieve a desirable form for high rise structures
- Integrate mid-block corridors and small public spaces with future development
- Enhance public safety through building and open space designs
- As the area grows and develops, protect historic resources and enhance cultural amenities.

### **Create a diversity of housing types (upcoming topic)**

- Students, professionals, families, seniors , affordable housing at various levels including market-rate and low-income levels
- Single family, midrise, highrise, townhouse...
- There is a need for community development organizational capacity in the University District for targeted types of housing in partnership with private developers and government
- Consider possibility of increasing the allowable density in certain lower density residential zones with the potential for higher quality infill development
- Address issues of under-investment, dilapidated properties and housing, and poor rental property conditions
- Retain the character of older residences

**Plan and design for the needs of the U District's diverse population** (*this has not been identified as a recommendation for the Commercial District Revitalization report, but it is a message we have heard from the group*)

- Urban design should respond to the needs of different populations in the U District—people who live, work and play in the district now and in the future. The future population of the U District may be slightly more diverse than today's population.
- Make sure churches and social services can continue to serve the community as the area grows
- Find ways to accommodate and support low income housing for a variety of people, through a combination of private and public funding, and through community initiatives
- Consider the need for hygiene facilities, lockers and other services for homeless youth and young adults
- Consider the access needs of the whole population through design decisions—including strollers and the needs of senior citizens

### **Integrate a network of public places the neighborhood grows and changes**

- The Ave is an important asset in the neighborhood's open space network, with a character that changes south to north
- Identify a network of public spaces that connect neighborhood areas, meet the social needs of the neighborhood, and serve public safety goals
- Create pocket parks and/or seating areas along the Ave and designated green streets.
- Streetscape concept plans – Brooklyn is of particular importance as it connects the new waterfront park with the future light rail station, with the University Heights Center. The Ave north of 50<sup>th</sup> may provide some opportunities, east-west green streets and certain alleys may also be addressed
- Create more inviting entrances to campus at key east/west connections.
- The waterfront park ("Bryant Park") is a major opportunity
- Provide active recreation opportunities such as sports facilities for community use and enjoyment

- Consider the needs of all public open space users in the U District when designing parks and open spaces
- Improve major corridors and neighborhood connections in future design: improve connections across I-5, improve the pedestrian environment along NE 45<sup>th</sup> Street and NE 50<sup>th</sup> Street while retaining vehicle travel capacity

**Leverage the future light rail station for better pedestrian connections and coordination with transit** *(This may be worded differently in the Commercial Revitalization Plan)*

- Provide a higher level of urban design and pedestrian circulation within five minutes' walk of the future light rail station (upcoming discussion to address blocks immediately surrounding the station)
- Engage with King County Metro, Seattle DOT, Sound Transit and other agencies to begin coordinating around transit modes in the U District as light rail comes on-line
- Make sure the U District does not lose local transit options as light rail comes on-line