



*Welcome to the*

U DISTRICT  
**NEIGHBORHOOD  
DESIGN GUIDELINES**  
WORKSHOP SERIES



**THE OFFICE OF  
PLANNING AND  
COMMUNITY  
DEVELOPMENT**

*— and —*

**THE U DISTRICT  
PARTNERSHIP**

**Questions?** Talk to a planner or fill out a question card.

**Comments?** Fill out a comment form, email: [udistrict@seattle.gov](mailto:udistrict@seattle.gov), or talk to a planner.



# KICKOFF MEETING

## 5:00 Open House

Visit stations, talk to City staff and our partner community organization, learn about Design Guidelines, and ask questions!

## 5:45 UDP Welcome

Opening remarks

## 6:00 OPCD Presentation

Orientation to the process, design guidelines, key issues, and previous input.

## 6:15 Q&A

## 6:30 Conclude

*Please note, the room is reserved for another use immediately after this meeting.*



# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

## Welcome

### Agenda

The Office of Planning and Community Development (OPCD) and the U District Partnership (UDP) are looking forward to working with you on updates to the neighborhood design guidelines.

#### 5:00-5:45 Open House

Review the display boards that summarize the design review process and how design guidelines are used, and provide input on the update process and focus areas.

#### 5:45-6:15 UDP Welcome and OPCD Presentation

Opening remarks by U District Partnership

Overview of U District Neighborhood Design Guidelines and the update process by City Staff

#### 5:15-6:30 Q and A

Time for questions about Design Guidelines and the update process

#### 6:30-7:00 Continue Discussion

Remaining time will be spent visiting stations, providing your input

### Want to get involved with the Design Guidelines Update?

Make sure to sign up with the U District Partnership.

**More Questions?** Talk to a staff member or UDP representative - you can find us near the display boards.

### Tonight's Kick Off Meeting

Tonight's open house provides an opportunity for you to learn about the City's Design Review Program and how the U District Neighborhood Design Guidelines help influence the quality of the built environment.

Please visit our [interactive display stations](#) and share your ideas:

1. What are the top priority issues to address with design guidelines in the U District Neighborhood?
2. What areas of the U District Neighborhood need the most detailed consideration?





# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

## Adopted Zoning

The adopted rezone has three main parts:

1. Greater height and density in the blocks surrounding light rail at NE 43rd St. and Brooklyn Ave NE.
2. New design standards to help new buildings fit into the U District neighborhood context.
3. New requirements for affordable housing, open space, historic preservation, and street improvements.

### Neighborhood Commercial - NC and NCP Zones:

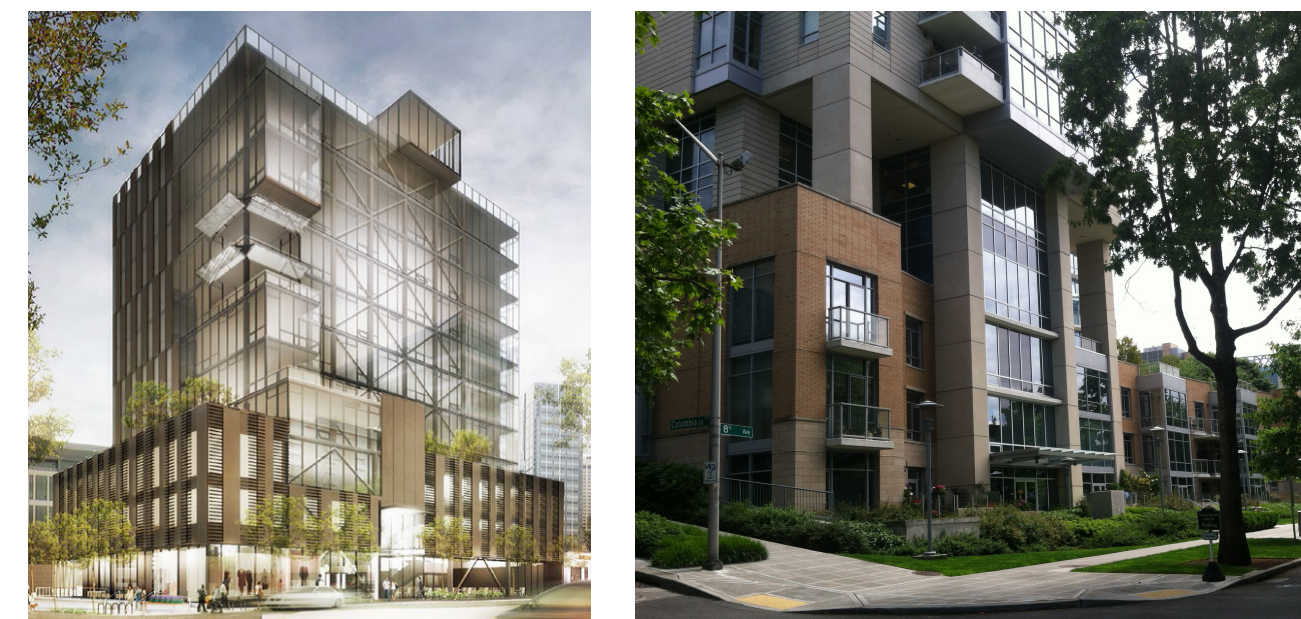
- Applied in the area north of NE 50th St. and west of the Ave, and in an area south of Ravenna Way NE and west of the Ave.
- Allows for pedestrian-oriented, mixed use development
- Serves as a transition from proposed SM-U zones to lower intensity multifamily residential areas



Building example similar to what is allowed in the NC-zoned areas.

### Seattle Mixed Use - SM-U Zones:

- Applied in the core of the U District Neighborhood
- Applied in the area with the greatest potential for larger scale and highrise development
- Allows for a high degree of flexibility in building types and use mix
- Incorporates incentive zoning (IZ) where amenities must be provided to earn bonus floor area



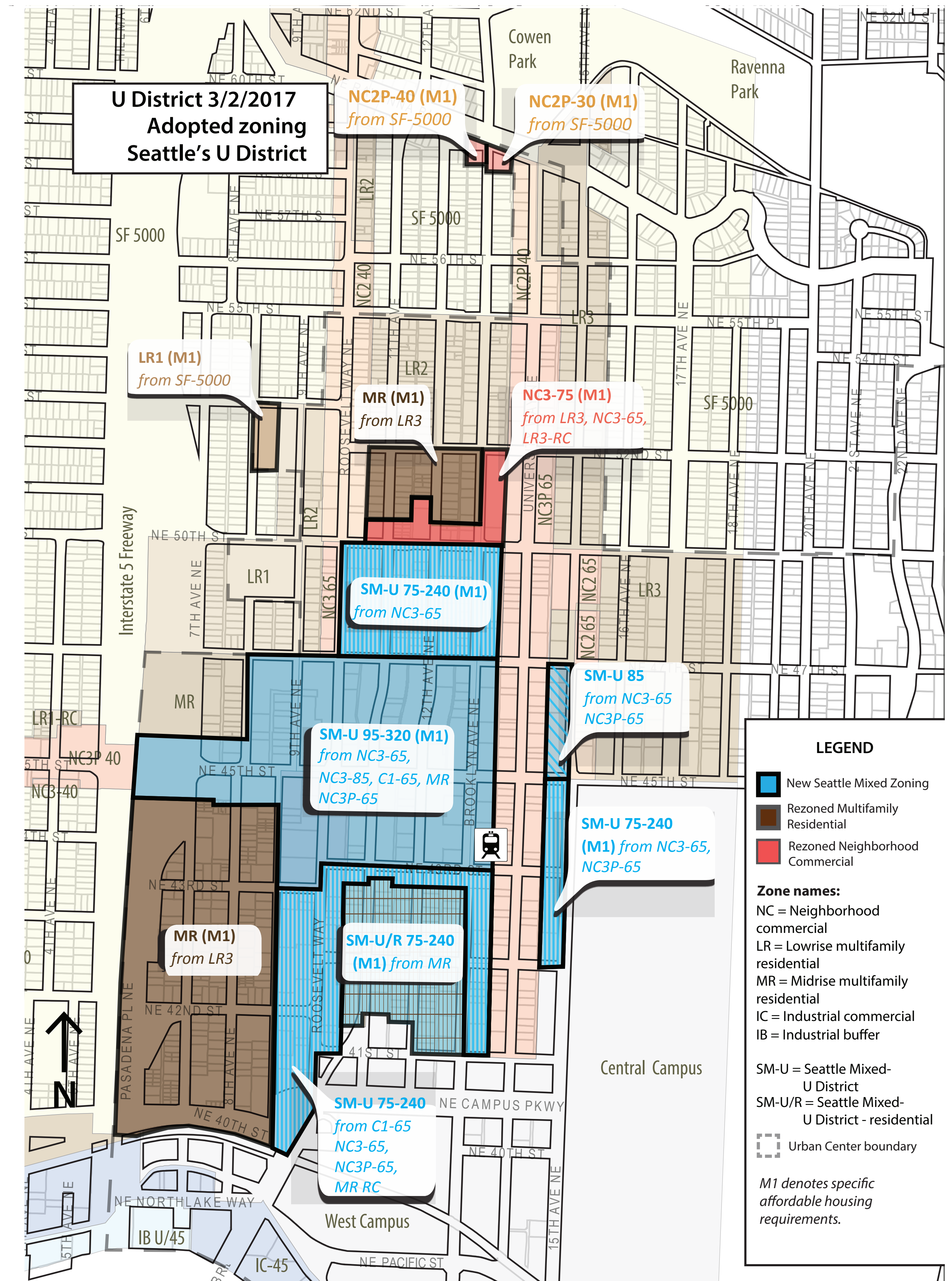
Office and highrise residential building examples similar to what would be allowed in the proposed SM-U 85-240 and SM-U 85-320 zones.

### Midrise Residential - MR Zone:

- Applied in the southwestern area of the neighborhood between the core blocks and I-5, and an area north of NE 50th St. and west of the Ave
- Applied in the areas near good transit service and commercial uses
- Allows for additional residential density and a variety of housing unit types



Building example similar to what is allowed in MR-zoned areas.





# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

## Background and Context

### Overview

Since 2011, the Office of Planning and Community Development (OPCD) and other City departments have been working with the U District community:



The recently adopted zoning builds on the approach laid out in the **Urban Design Framework**.

**Neighborhood Design Guidelines** update is the next step for implementing the urban design framework principles. The foundational work of the Urban Design Framework, Green Streets Concept Plans and open space planning will be reflected in updated design guidelines.

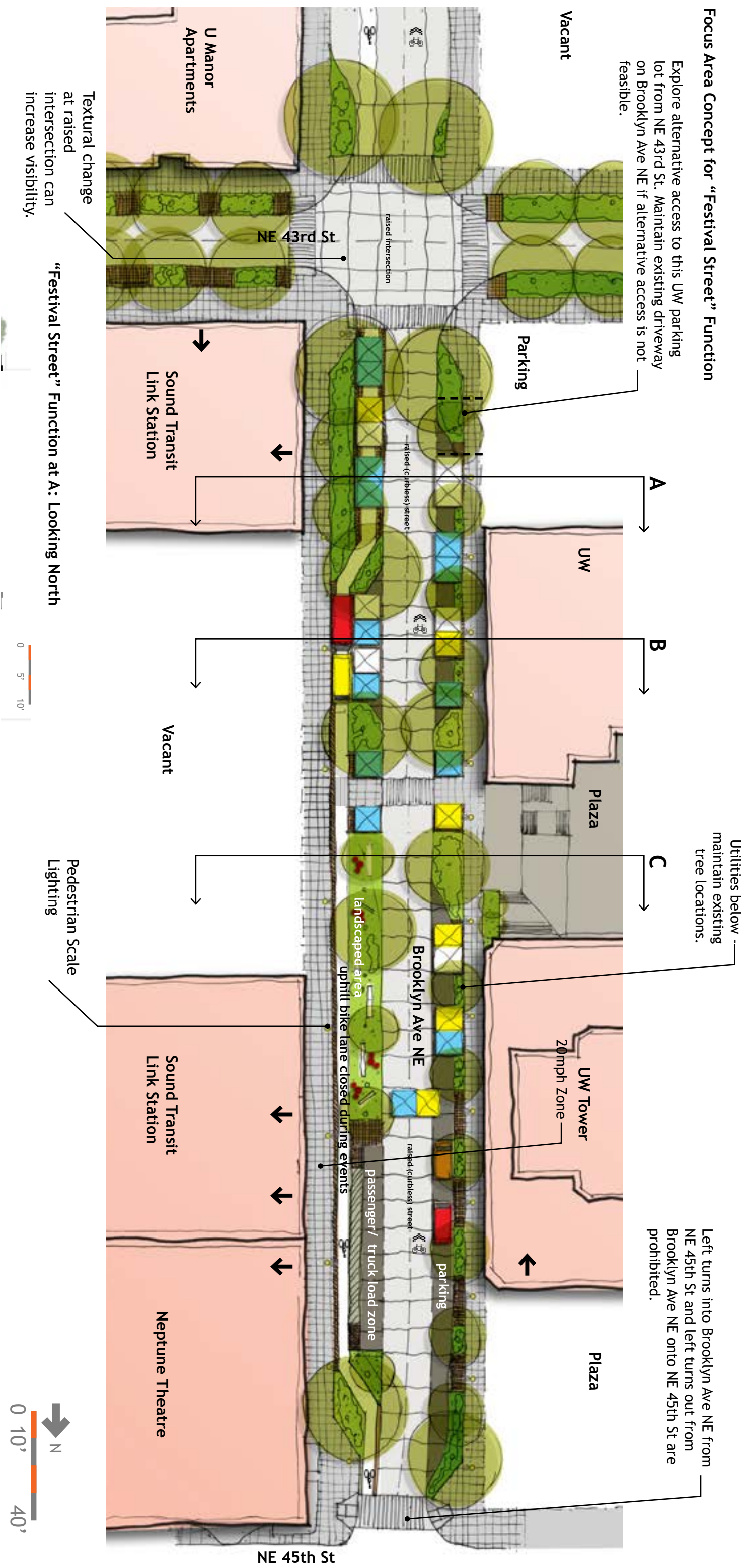
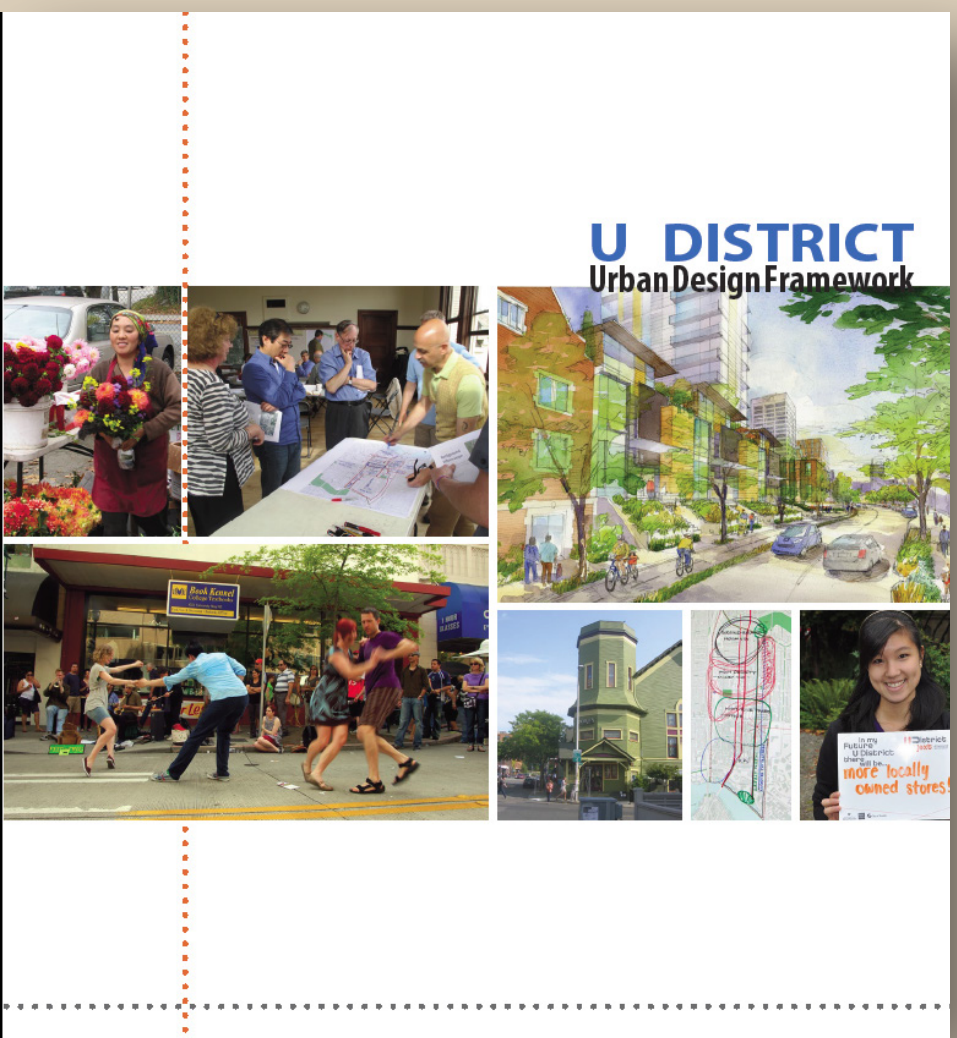
### Urban Design Framework Guiding Principles:

Through the Urban Design Framework process, participants identified ten guiding principles:

1. Recognize light rail as a catalyst for change
2. Balance regional influences with local character
3. Provide a network of great streets and public spaces
4. Grow and diversify jobs
5. Welcome a diversity of residents
6. Improve public safety
7. Encourage quality and variety in the built environment
8. Build an environmentally sustainable neighborhood
9. Improve integration between UW and the U District
10. Support and coordinate active transportation choices

**These guiding principles were considered in the development of the recently adopted zoning.**

**Many can also be advanced through the application of Neighborhood Design Guidelines.**



### Green Streets Concept Plans

Designated Green Streets in the U District Neighborhood will help inform the updated Design Guidelines.



# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

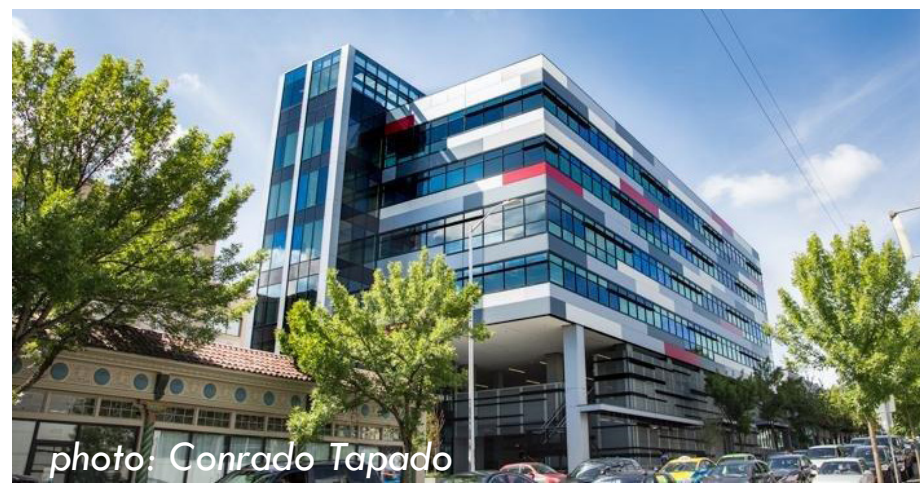
## Background and Context: Investing in the U District

### YMCA redevelopment



New, larger facility will include transitional housing for homeless youth, a daycare, and an indoor pool.

### CoMotion Labs (UW Innovation District)



New headquarters space for experts to partner with government, businesses, and nonprofits in forming start-ups.

### Making walking and biking safer and easier



- Planned bike lanes for 11th Avenue
- Protected bike lanes under construction on Roosevelt, NE Campus Parkway, and NE 40th St
- Expanded sidewalks on NE 43rd St

### New and redesigned parks



- New park at the University Heights Community Center
- Christie Park, a pocket park south of 45th, will be redesigned and doubled in size
- Large new waterfront park on Portage Bay (Seattle Parks & Recreation, UW, Washington State Department of Transportation)



image: Walker Mercy

- LEGEND:**
- Park
  - University of Washington campus
  - Link light rail (Sound Transit, 2021)
  - High Capacity Transit study corridor
  - Walking & biking improvements
  - Neighborhood green streets
  - Open space improvements
  - Key development project

### New affordable housing

The Office of Housing funded two new affordable housing buildings, opening in 2016 and 2017:

- LIHI's "The Marion West" (48 units)
- Bellwether Housing's "Arbora Court" (133 units)



photo: Low Income Housing Institute



image: Weber Thompson

### Bus rapid transit and improved bus service

- SDOT is studying high capacity transit along the Roosevelt corridor
- SDOT, Metro, Sound Transit, and OPCD continue to plan improved bus service for the U District



photo: Seattle Transit Blog

### Investments in the station area core

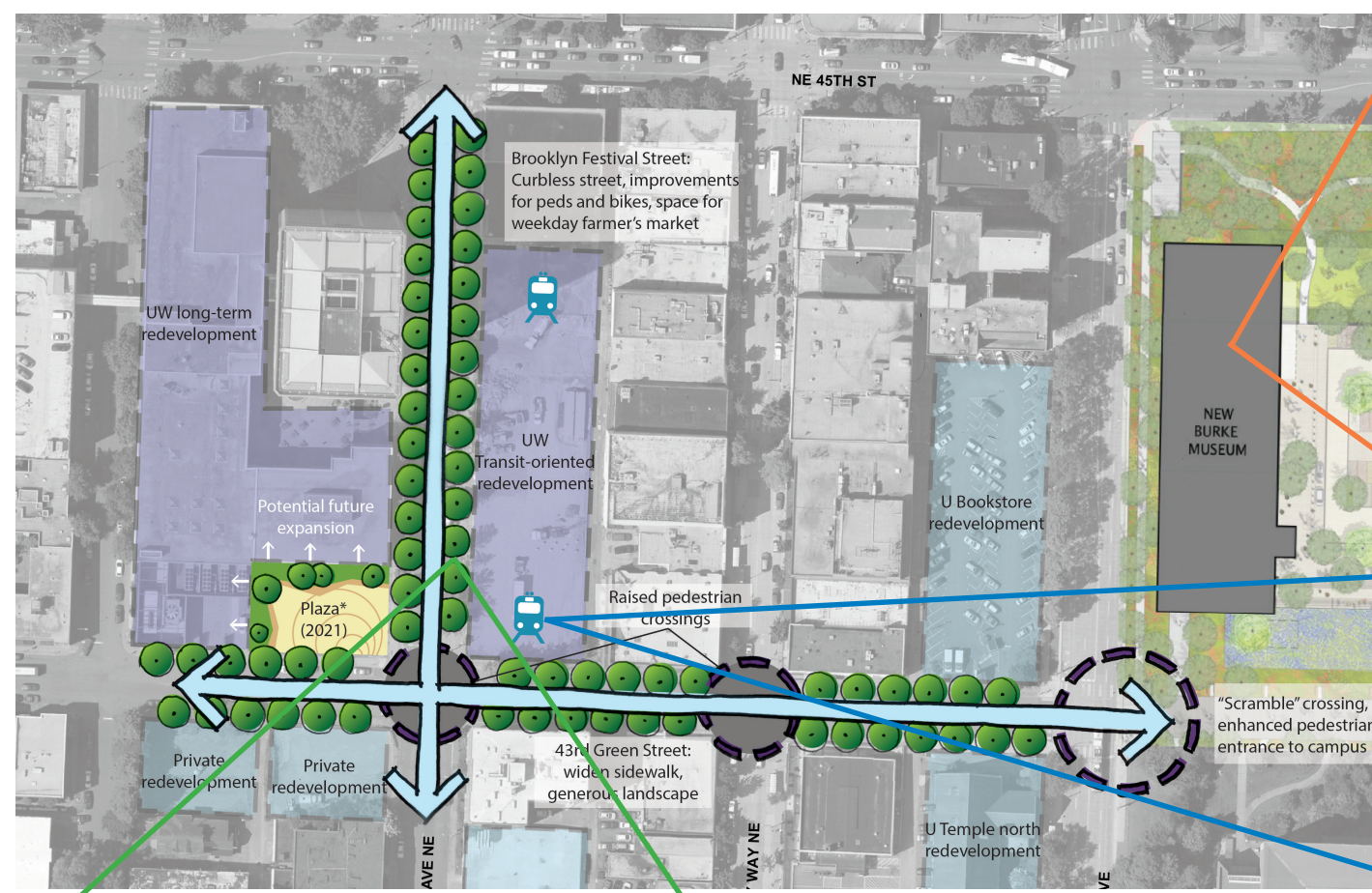


image: Olson Kundig/Stephanie Bower



image: Jacobs Associates/Sound Transit

"Festival Street" on Brooklyn Ave NE will be developed by Sound Transit. Zoning will support further investments on Brooklyn.



photo: sea turtle, via Flickr

The U District light rail station will open in 2021. About 12,000 transit riders will pass through the station daily. Riders will travel to Downtown in 8 minutes and to Northgate in 5 minutes.



# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

## What are neighborhood design guidelines?

The Seattle Design Guidelines define the qualities of architecture, urban design, and public space that make successful projects, and are a tool for guiding individual projects towards successful design outcomes. The goal of the design guidelines is to foster design excellence in private development of new multifamily and commercial projects throughout the city.

The Seattle Citywide Design Guidelines apply to all projects required to undergo design review in all areas of the city. **Neighborhood-specific design guidelines supplement the citywide guidelines by defining specific qualities of architecture and urban design that reinforce unique design characteristics of the neighborhood.** Applicants with projects located within a neighborhood that has neighborhood-specific guidelines are required to consult both sets of guidelines—neighborhood and citywide—in the development and review of the project design.

## What is the Design Review Program?

Design Review is a part of a Master Use Permit (MUP) application and is required for many new commercial, mixed-use and multifamily developments. Design review provides a forum for neighborhoods, developers, architects, and City staff to work together to ensure that new developments contribute positively to Seattle’s neighborhoods.

### Who is the Design Review Board?

The City is divided into seven districts, each with its own 5-member board consisting of volunteers with professional experience. The Design Guidelines are used by Design Review Boards for evaluating proposed new development.

### How do I comment on a project design?

You can attend a public design review meeting and provide comments, or write/email comments to the land use planner assigned to the project.

Find out what projects are near you at [www.seattle.gov/dpd/shapingseattle/](http://www.seattle.gov/dpd/shapingseattle/)



## How do Design Guidelines work?

Design guidelines set help to shape what is allowed by the Land Use Code by setting the parameters for discussion about building siting, shape, and materials.

### Design Guidelines can:

- Focus on what is important to the design of projects.
- Indicate design approaches the community wants to encourage or discourage
- Reinforce neighborhood character through design
- Identify most important features of neighborhood character
- Help protect visual aspects of a neighborhood
- Help architects and developers make design decisions

### Design Guidelines cannot:

- Change zoning, allowed height, or density (units)
- Require design changes
- Require parking
- Control uses or uses of spaces in the building
- Significantly reduce a project’s height or sized
- Require community benefits

## Urban Form & Development Standards

Some urban form considerations are included in the Land Use Code as development standards. These standards create an “envelope” that a building can fit within, or require general shaping of a building. The following development standards apply to certain areas of the U District.



**Street level and upper level building setbacks** are applied in key locations.



**Building Facade Modulation** is required for all portions of the building on sites larger than 15,000 sf.



**Maximum building facade width.** For reference: the building at left is 100’ wide. The building at right is 470’ wide. Older buildings in the U District range from approximately 50’ to 200’ wide, but more recent development has been much wider. To prevent monotonous facades, the SM-U zoning limits maximum width to 250’.

## Departures from Development Standards

Departures are possible from certain development standards to help provide flexibility in responding to context, and require approval by the Design Review Board. The design team must demonstrate to the Board that the departure improves the overall design of the project. Design guidelines can help indicate which design approaches are most appropriate for reinforcing the neighborhood character.

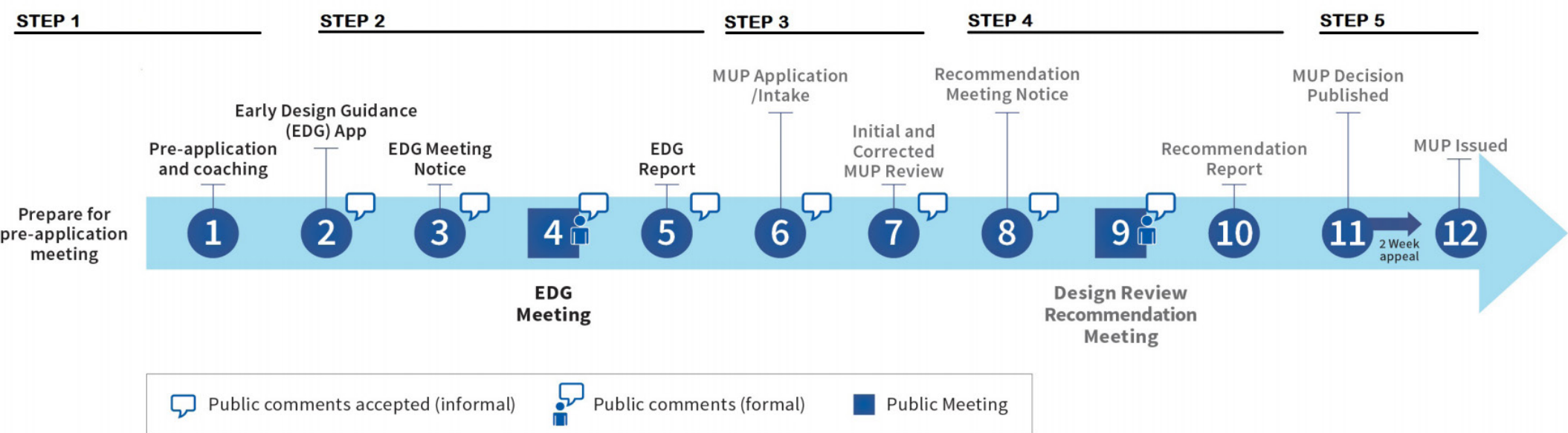


*This project on Brooklyn received departures from the required setbacks so that it could provide a courtyard and not overcrowd the landmarked structure on site.*

### Street Level Character:

Other development standards in the U District include:

- Street trees are required in the adjacent right-of-way for all new development.
- Seattle Green Factor requirements must be met by providing landscape features such as large trees, rain gardens and green roofs.
- Active uses required at the ground level on key streets like the Ave.
- Mid-block connections are required on large development sites that abut two north-south avenues.





# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

## Design Guideline Overview & Update Process

### How are the U District Design Guidelines used?

The U District guidelines will identify and define approaches to the design of architecture, urban design, and public space that are specific to the University District.

Design Review Boards provide design guidance based on the priority design issues and corresponding design guidelines.

Here's an example that shows how a neighborhood specific design guideline can influence a project design.

### How can I help?

Come to our workshops and community events, or send us comments and feedback! You do not need to be a design expert to attend!

Or, you can upload pictures of buildings you like on the UDP's twitter at #UDistrictBuildings2017. Provide us with your email address and we will send let you know about upcoming workshops.

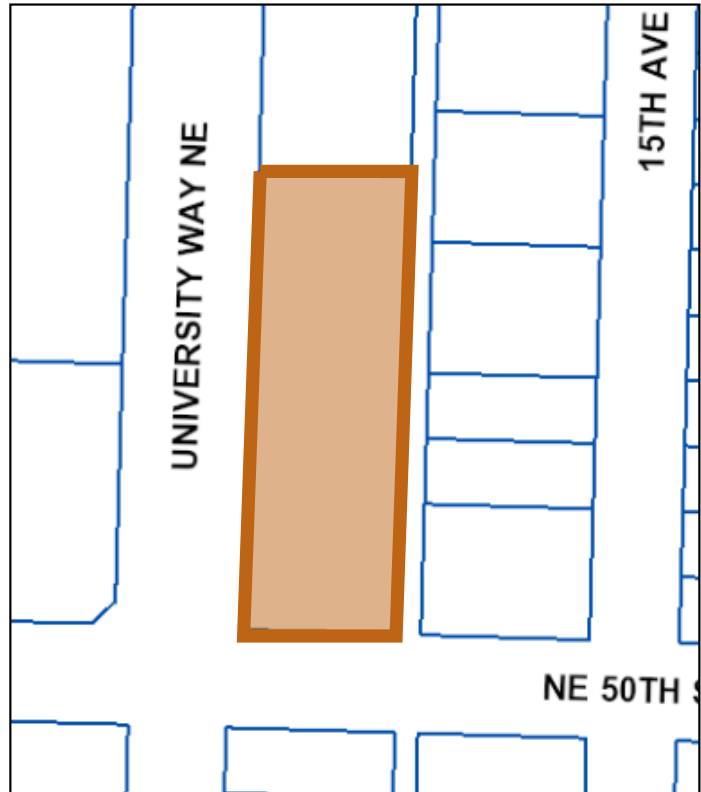
### How long will the U District Design Guidelines update take?

The City is working with the U District Partnership Urban Design Committee to hold a series of workshops. Each workshop will focus on specific areas or topics in the U District. City staff will present ideas and get input from community members at these meetings that will inform the Guidelines. We will be presenting drafts to the community for feedback periodically--see the timeline for when we have community events.

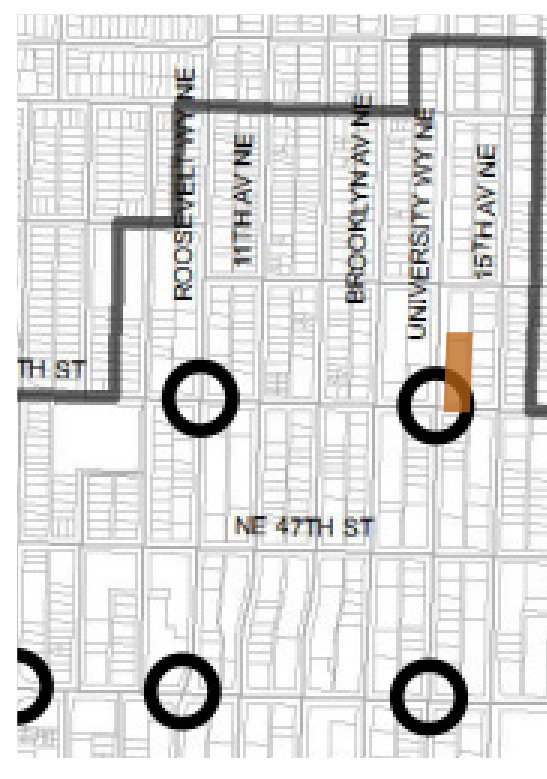
#### PRELIMINARY DESIGN CONSIDERATIONS

An applicant with a project site at 50th and University Way consults the **Citywide Design Guidelines**, and sees a guideline pertinent to the design of corner sites:

**CS2.C - Corner Sites**  
*Corner sites can serve as gateways or focal points. Consider using a corner to provide space for pedestrians, or build out to the corner to provide a strong urban edge.*



#### NEIGHBORHOOD DESIGN CONSIDERATIONS



The applicant then consults the **University District Neighborhood Design Guidelines**, and sees that the site is a "gateway" corner, and that supplemental design guidance has been provided.

**CS2.C - Corner Lots**  
*For new buildings located on corner lots identified as gateways, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows.*

#### EARLY DESIGN GUIDANCE MEETING

The applicant designs the initial massing of the building to respond to the guidelines by indicating the intent to provide a special design treatment at the corner.

The Design Review Board supports the design approach at the Early Design Guidance Meeting, as it meets the Neighborhood Design Guidelines.



#### DESIGN PROGRESS

The applicant submits a more developed plan to City staff, who recommend the corner element be revised to better meet the Board's guidance and the Design Guidelines.



#### RECOMMENDATION MEETING

The applicant presents a more detailed design, which features a protruding frame at the corner. The Board recommends approval of the design with a condition that the frame depth is increased, and notes that the corner element creates a "strong, dramatic presence at a prominent corner." The land use planner approves the design after the changes have been made.

Board approved design, with conditions



Final approved design after conditions met



We are here.





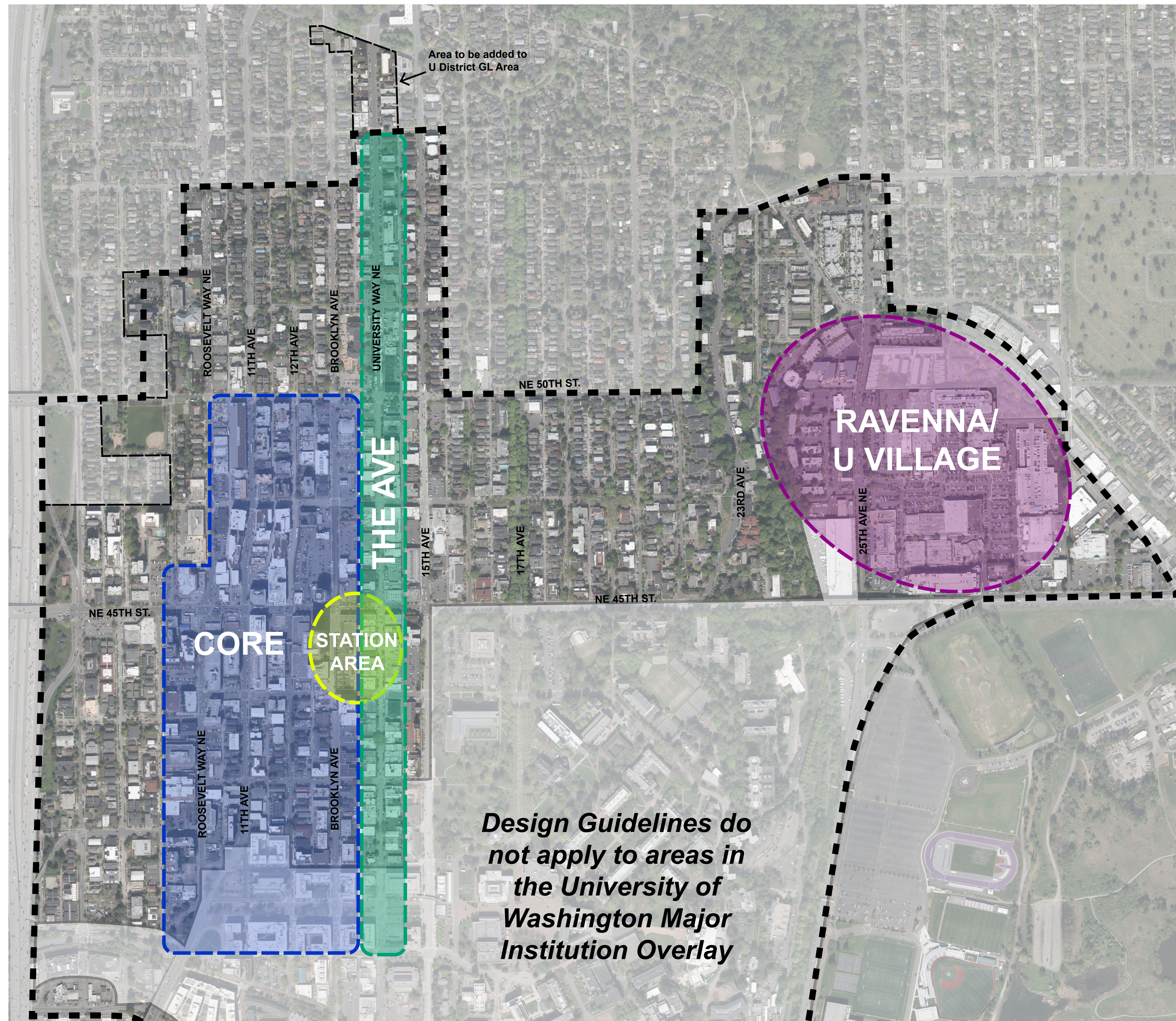
# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

Identify areas with special design considerations

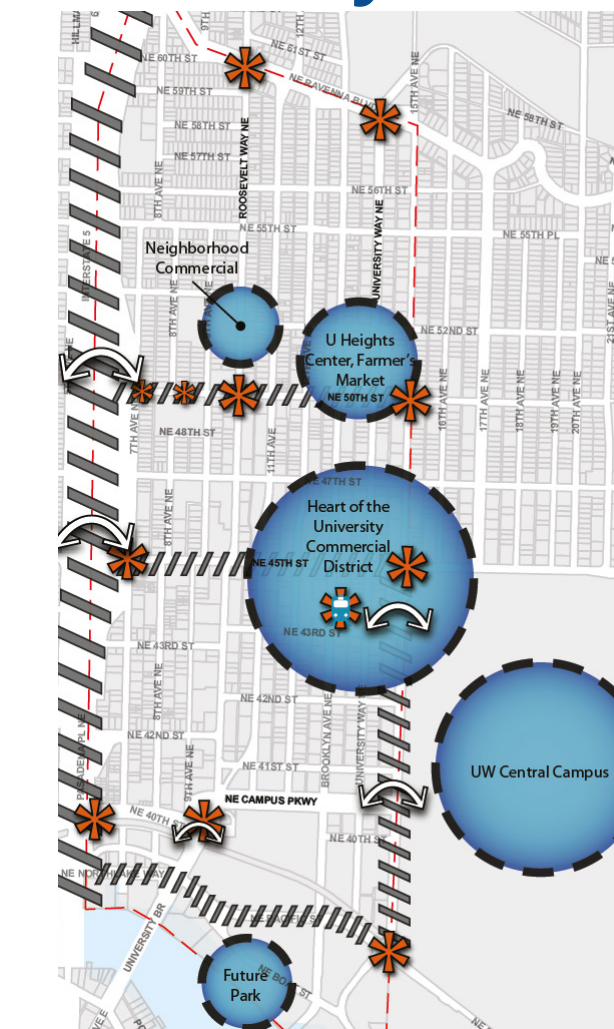
*The U District Design Guidelines should include design approaches for specific situations or contexts unique to the U District. This could include areas with distinct character or urban form, certain streets, or associated with a use such as commercial or residential.*

1. What areas or corridors have distinct character that design guidelines should address?

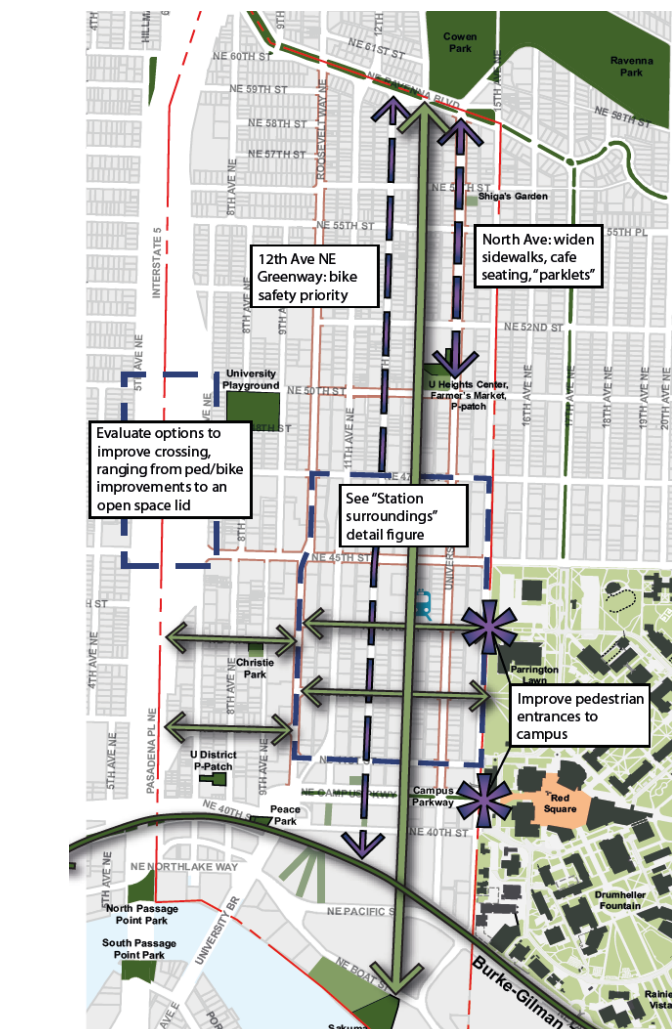
2. What other design approaches or features are specific to the U District?  
Why should these be designed different than elsewhere in the city?



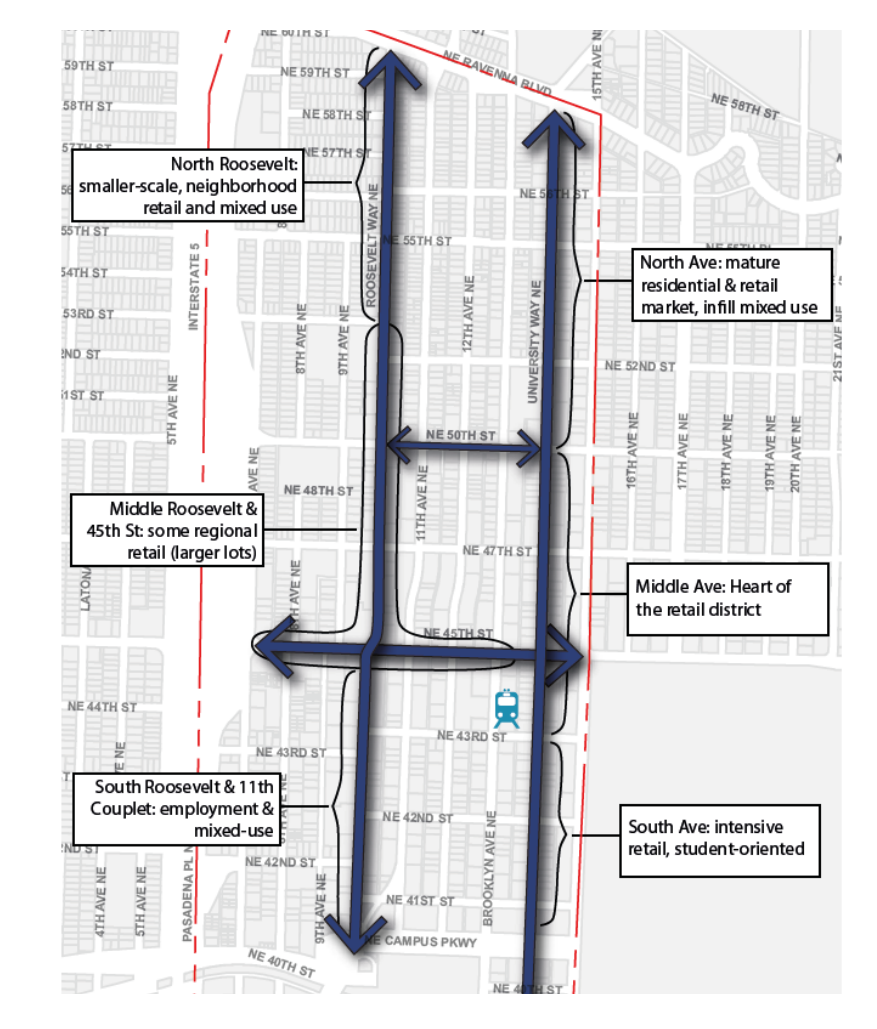
## Gateways



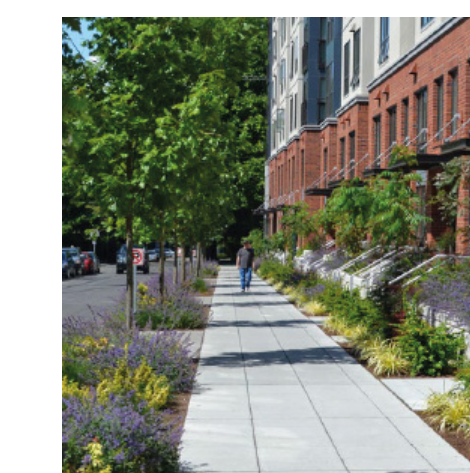
## Green Streets



## Active Retail



## Residential Corridors



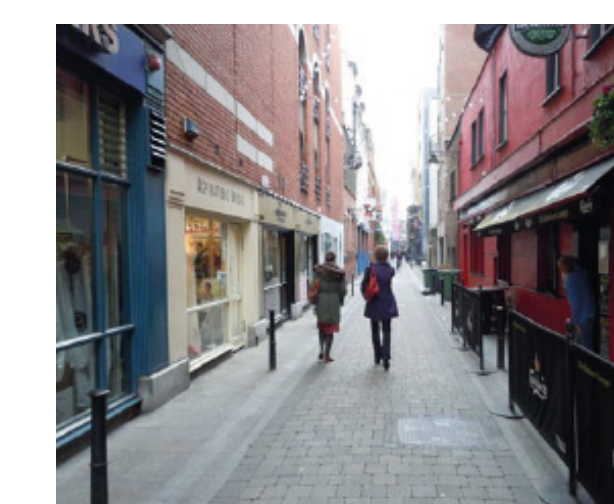
## Mixed-Use Corridors



## Open Spaces



## Active Alleys



## Architectural Detailing



## Through-block Connections





# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

## Design in the U District

Place dots next to the design topics that should have unique approaches in the U District, or that are most critical to reinforcing the U District’s character and promoting design excellence. Please refer to the text of the Citywide Design Guidelines for specific guidelines.

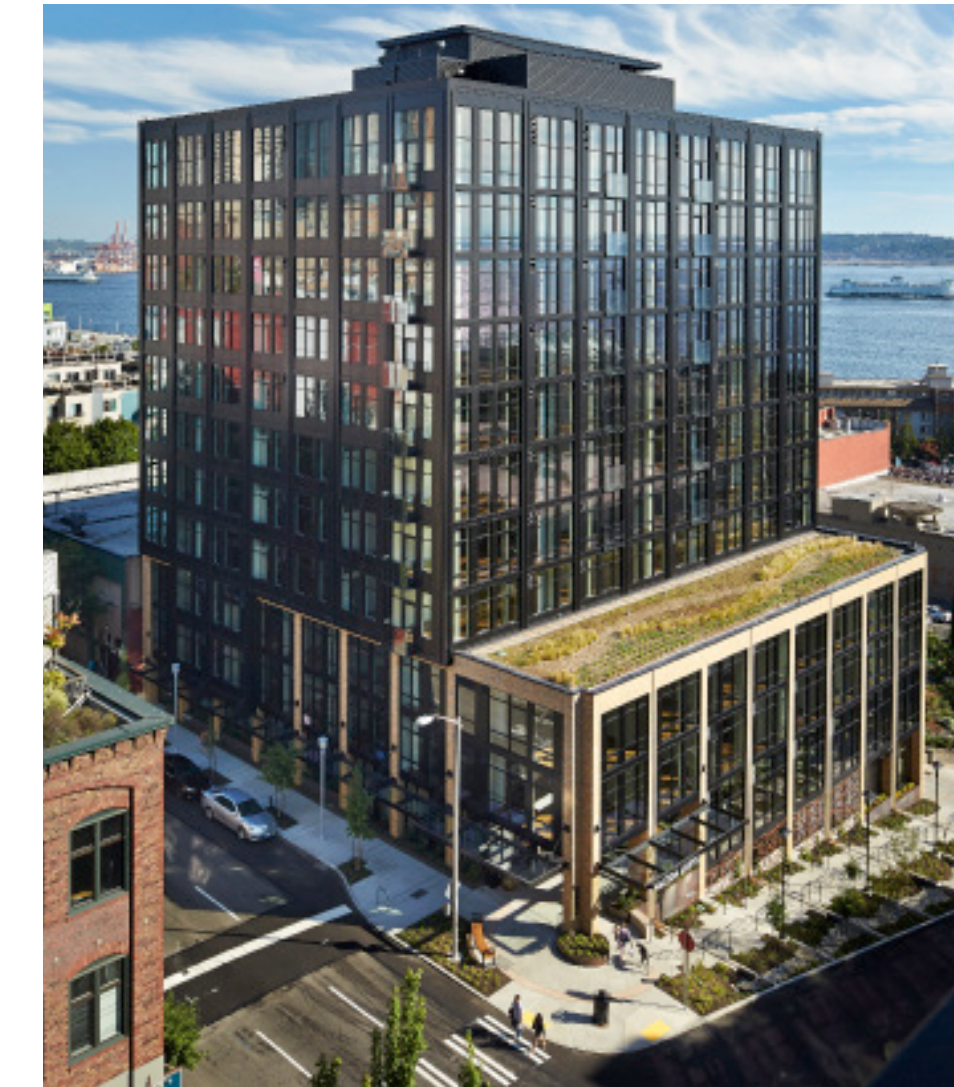
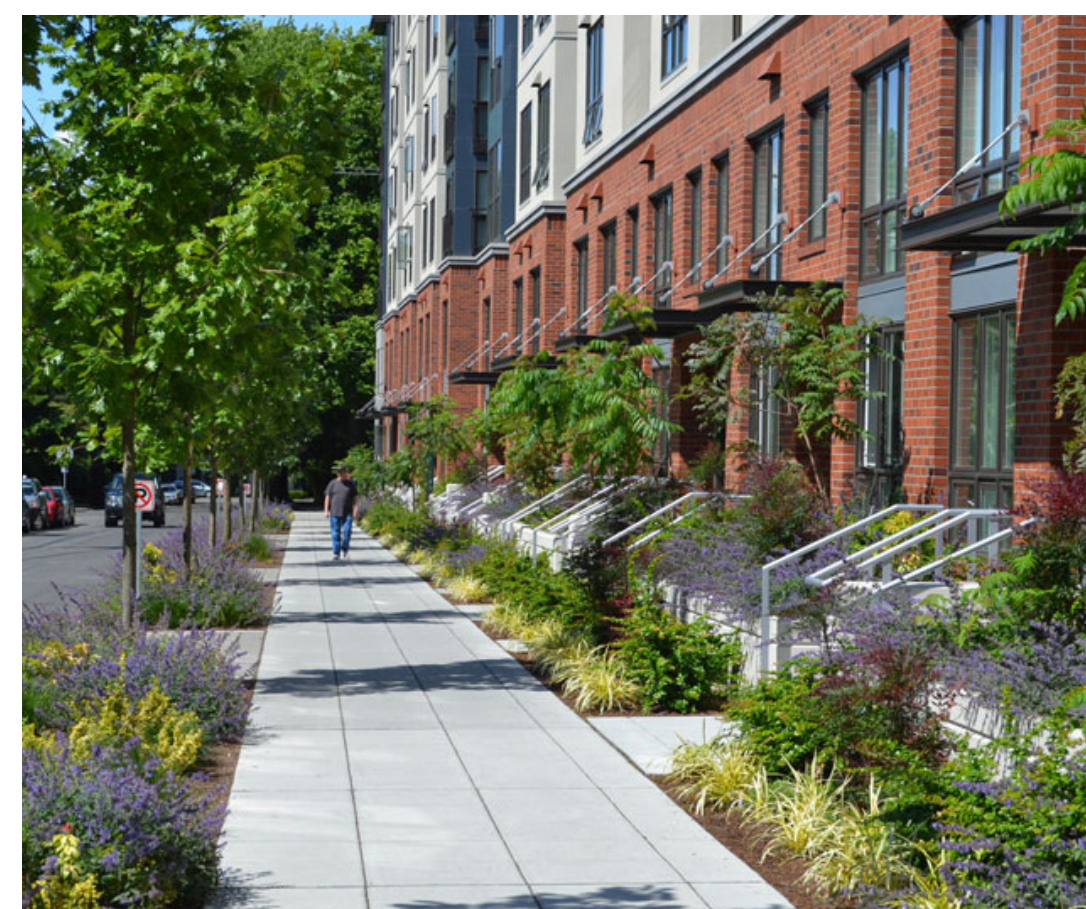
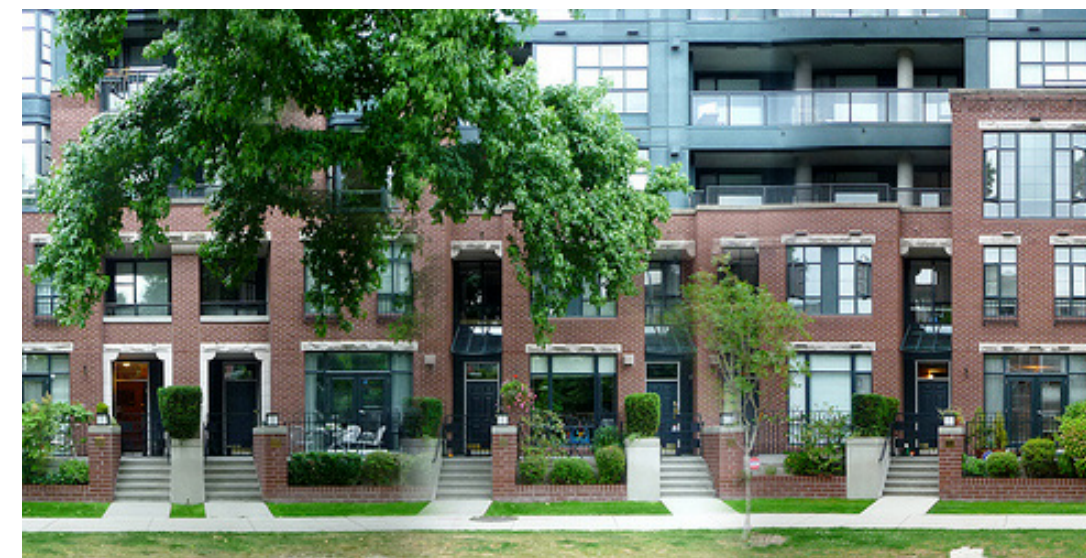
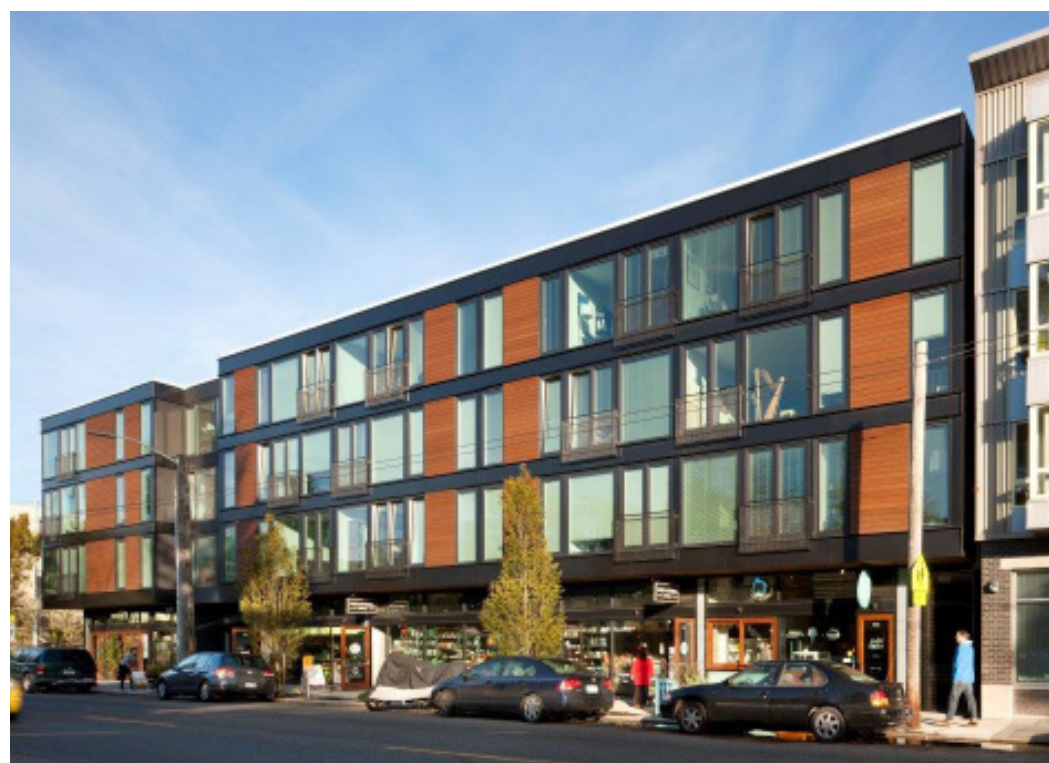
The Citywide Design Guidelines encourage design excellence in our city by defining the qualities of architecture, urban design, and public space that make successful projects. The University District Design Guidelines will identify more specific design approaches that reinforce the character of the neighborhood and promote the qualities that the community values.

CONTEXT & SITE		PUBLIC REALM		DESIGN CONCEPT	
<p><b>CS1: Natural Systems &amp; Site Features</b> Use natural systems and features of the site and its surroundings as a starting point for project design.</p>   <p><b>CS2: Urban Pattern and Form</b> Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</p>   <p><small>This building is articulated into intervals to be compatible with adjacent structures. Articulation methods include modulation, broken roof lines, building elements (chimneys, entries, etc.) and landscaping.</small></p> <p><b>CS3: Architectural Context and Character</b> Contribute to the architectural character of the neighborhood.</p> 		<p><b>PL1: Connectivity</b> Complement and contribute to the network of open spaces around site and the connections among them.</p>  <p><b>PL2: Walkability</b> Create a safe and comfortable walking environment that is easy to navigate and is well-connected to existing pedestrian walkways and features.</p>   <p><b>PL3: Street-Level Interaction</b> Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</p>  <p><b>PL4: Active Transportation</b> Incorporate design features that facilitate forms of transportation such as walking, bicycling, and use of transit.</p>		<p><b>DC1: Project Uses and Activities</b> Optimize the arrangement of uses and activities on site.</p>  <p><b>DC2: Architectural Concept</b> 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>DC3: Open Space Concept</b> Integrate open space design with the design of the building so that each complements the other.</p> <p><b>DC4: Exterior Elements and Finishes</b> Use appropriate and high quality elements and finishes for the building and its open spaces.</p>  <p><small>Small shops each with their own sign make for a colorful and vibrant street presence that exemplifies Ballard's healthy urban life. Other areas may be better suited to a more restrained and coordinated palette of signs. Either way, signs play a large role in a project's character.</small></p>	



# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

What design features do you like or dislike? What design features or approaches are appropriate for the U District?





# U DISTRICT NEIGHBORHOOD DESIGN GUIDELINES UPDATE

## Design in the U District

