

University District and Uptown Neighborhood Design Guidelines

Seattle City Council

Planning, Land Use, and Zoning Committee

February 6, 2019

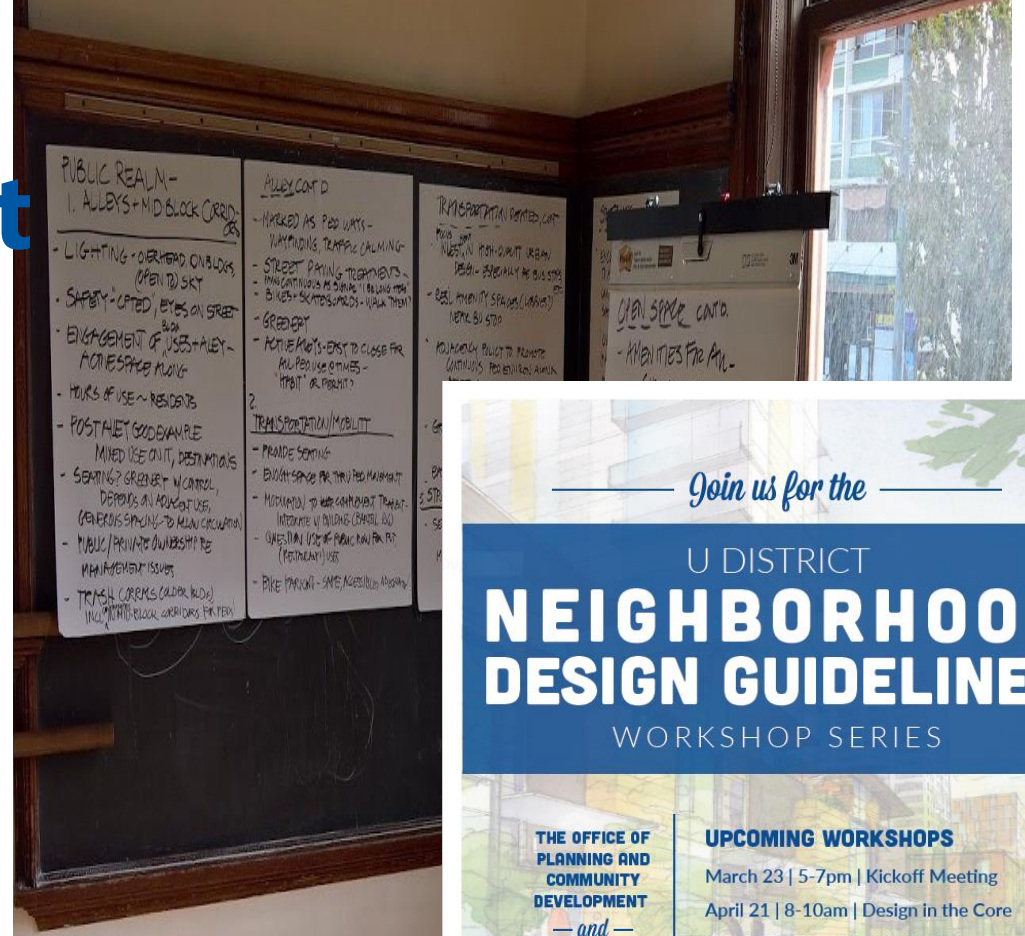
Why Update University District Neighborhood Design Guidelines

- Priorities expressed in the University District Urban Design Framework Plan;
- Change in character of the built environment since guidelines were adopted in 2000;
- Significant public investments – light rail station at Brooklyn Ave NE;
- Zoning changes adopted in 2017 allow more height and density in new development; and
- Improve compatibility with the Seattle Design Guidelines 2013 update.



Community Involvement

- Community Workshops
 - Workshop on The Core – April 2017
 - Workshop on Public Realm – June 2017
 - Workshop on Subareas – July 2017
- Community Open House Events
 - Kickoff Meeting – March 2017
 - Open House 1 – June 2017
 - Open House 2 – November 2017
- Community Outreach
 - U District Street Fair – May 2017
 - Office Hours
 - Coffee Shop meet ups



Join us for the

U DISTRICT

NEIGHBORHOOD DESIGN GUIDELINES

WORKSHOP SERIES

THE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
— and —
THE U DISTRICT PARTNERSHIP

UPCOMING WORKSHOPS

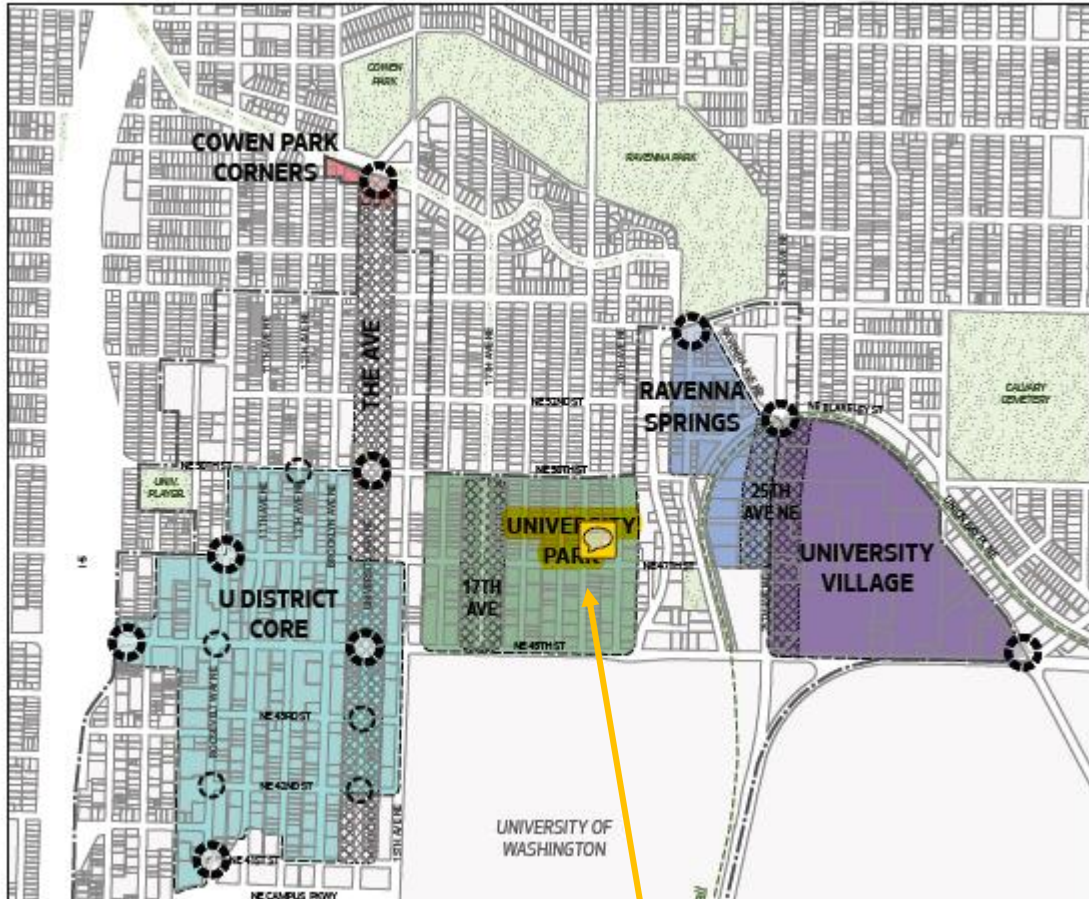
- March 23 | 5-7pm | Kickoff Meeting
- April 21 | 8-10am | Design in the Core
- June 2 | 8-10am | Public Realm
- June 22 | 5-7pm | Open House
- Future meeting dates TBD

UNIVERSITY HEIGHTS CENTER
ROOM 209 | 5301 UNIVERSITY WAY NE

WEB bit.ly/u-district
#UDISTRICTBUILDINGS2017

THE U DISTRICT PARTNERSHIP

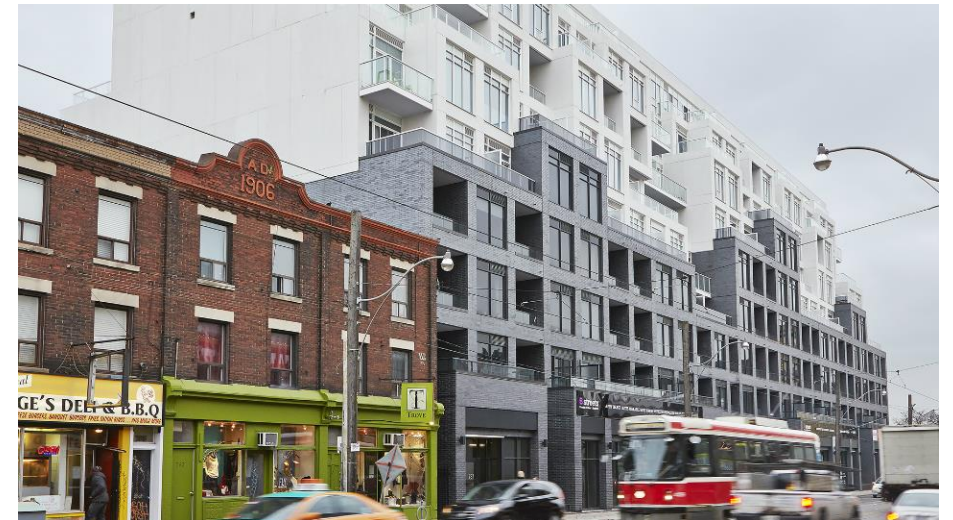
CS Context and Site: Urban Pattern and Form



UNIVERSITY PARK SOUTH



Placemaking Corner



Use upper story step-backs and reflect historic patterns

PL - Public Life Connectivity

PL1.2 Shared Alleys & Mid-Block Connections

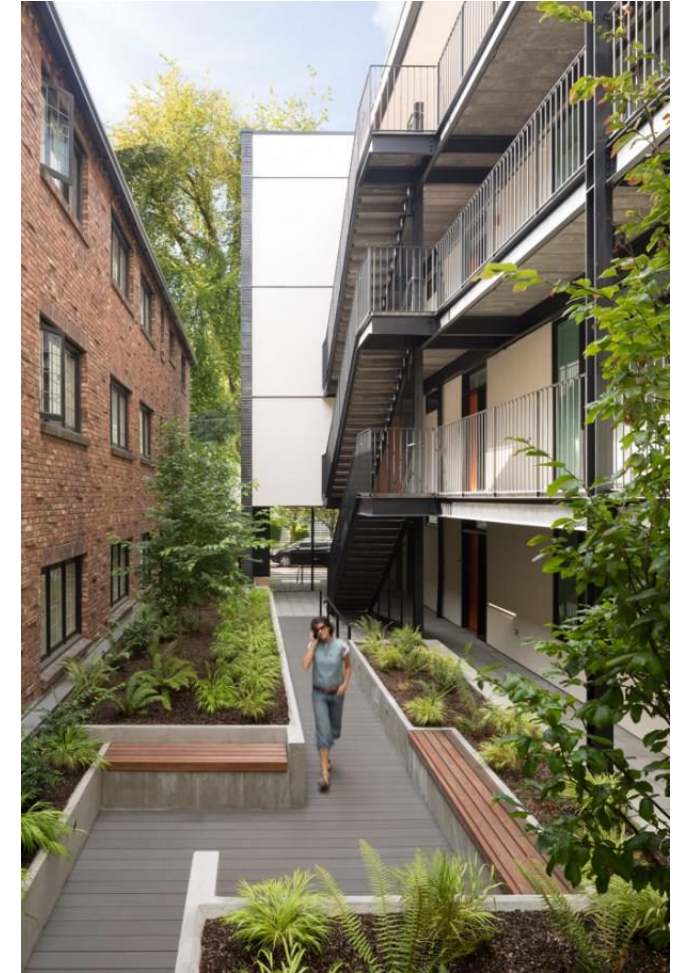
- East-west mid-block connections are strongly encouraged
- Design facades adjacent to mid-block pedestrian connections and shared alleys as a second “front” with activating uses
- Install wayfinding elements and creative signage



Creative signage



Lined with shops and seating areas



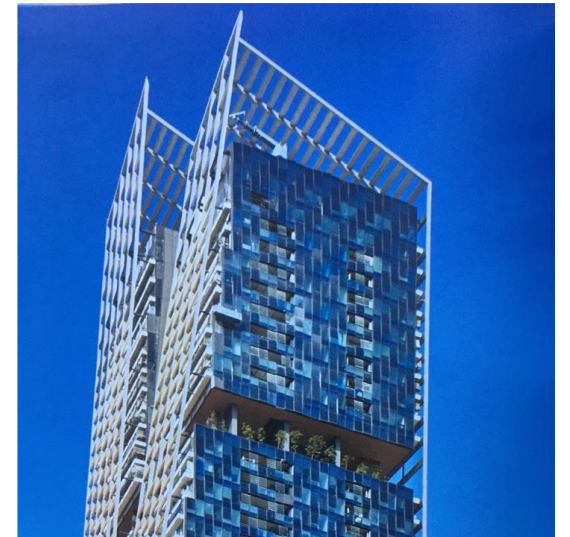
Balconies overlook space

DC Design Concept: Tall Buildings

- **Common to both University District and Uptown Neighborhood Design Guidelines** (DC 2.6 "Tall Buildings")
 - Response to Context
 - Tall Form Placement & Design
 - Intermediate Scales
 - Shape & Design all Sides
 - Adjusted Base Scale
 - Ground Floor Uses
 - Façade Depth & Articulation
 - Architectural Presence
 - Landmarks & Wayfinding



Tower designs contribute to the skyline



Transitions to the sky

Uptown

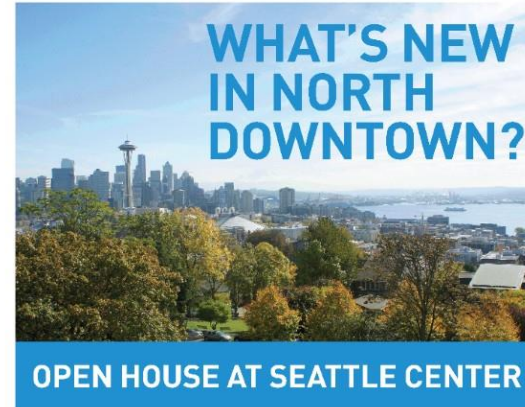
Why Update Uptown Neighborhood Design Guidelines?

- Priorities expressed in the Uptown Urban Design Framework;
- Establishment of the Uptown Arts and Cultural Coalition in 2017;
- Zoning changes adopted in 2017 to allow more height and density in new development;
- Changes to the Seattle Design Guidelines in 2013 that resulted in duplication with some Neighborhood Design Guidelines;
- Formation of the Uptown Alliance Land Use Review Committee to provide early input on proposed development as part of the Design Review process; and
- Future significant public investments— a light rail station and Seattle Center redevelopment.



Community Involvement

- Monthly Meetings with UA Land Use Review Committee (January – April)
- Walking Tour (Feb)
- Feedback on DRAFT (April- June)
 - What's New in North Downtown Community Open House
 - Online Engagement
 - Briefings for Uptown Alliance + Arts and Cultural Coalition
 - Office Hours at KEXP
- SEPA Comment Period (Nov)

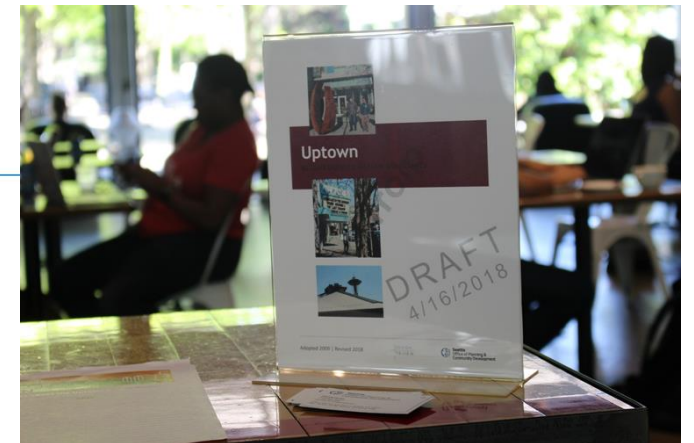


WEDNESDAY, APRIL 25
Armory Lofts 2-3
4:30-6:30 PM

Come talk with City of Seattle staff and get updates on projects and plans affecting the North Downtown neighborhoods of Uptown, South Lake Union and Belltown:

- North Downtown Mobility Action Plan
- Monorail Feasibility Study
- Uptown Neighborhood Design Guidelines Update
- Republican Street Concept Plan

Produced by



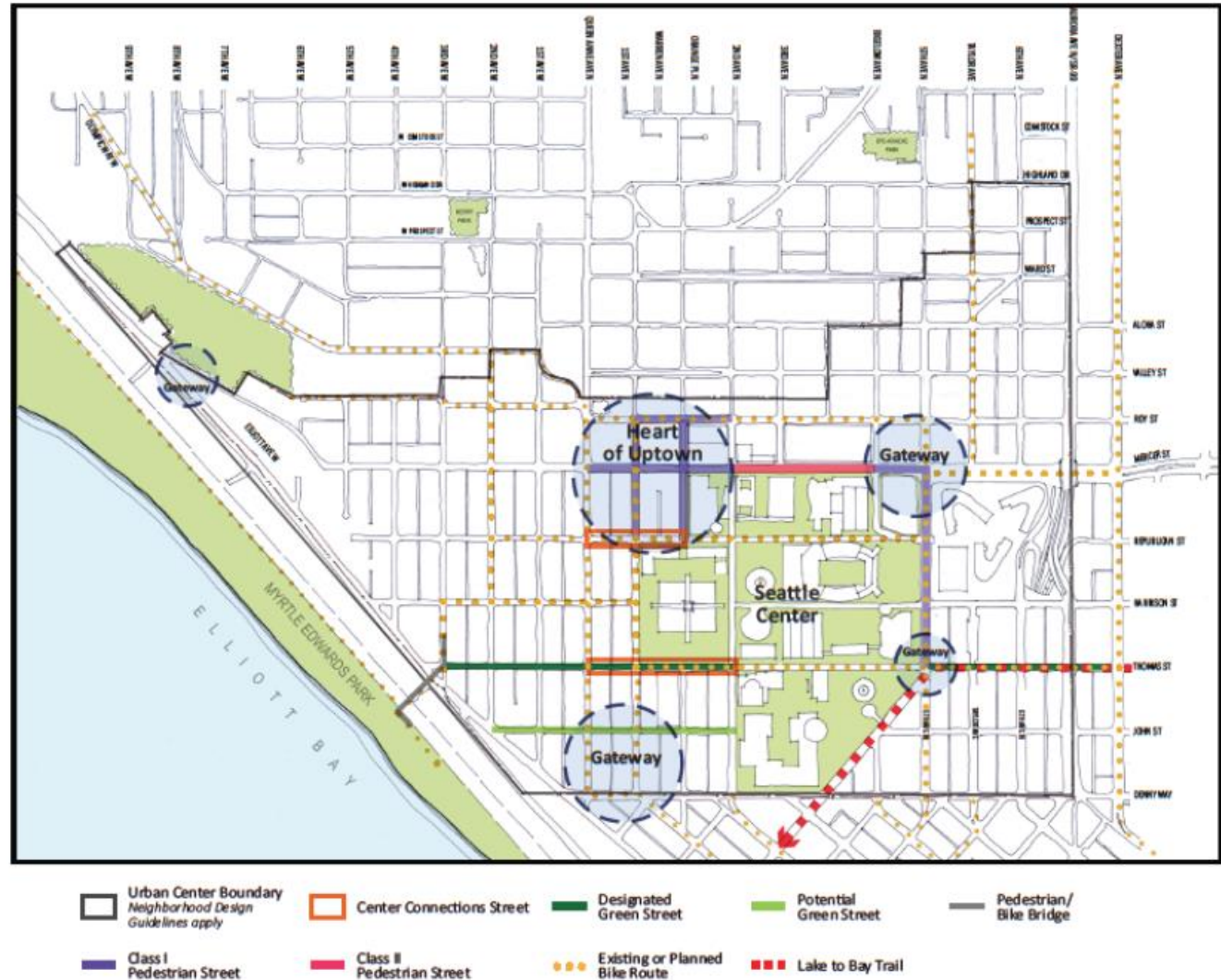
Context & Site

- Design strategies to deal with topography
- Emphasis on habitat, native species
- Important locations: Gateways, Corner Sites and sites adjacent to Seattle Center
- Ways to make the “arts district” visible



Public Life

- Walkable throughout; Outdoor dining throughout
- Most important locations:
 - adjacent to Seattle Center
 - Heart of Uptown
- Entries: pedestrian friendly, secure, enhance the street
- Additional guidance to improve edges for Live/Work
- Smaller retail spaces
- Branded bike racks
- Bus layover facilities



Design Concept

- No “preferred” architectural style
- Opportunities to integrate art
- Individualized storefronts
- Weather protection
- Tall Buildings
- Texture of building materials
- Lighting



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Thank You