

# University District and Uptown Neighborhood Design Guidelines

Seattle City Council

Planning, Land Use, and Zoning Committee

February 6, 2019

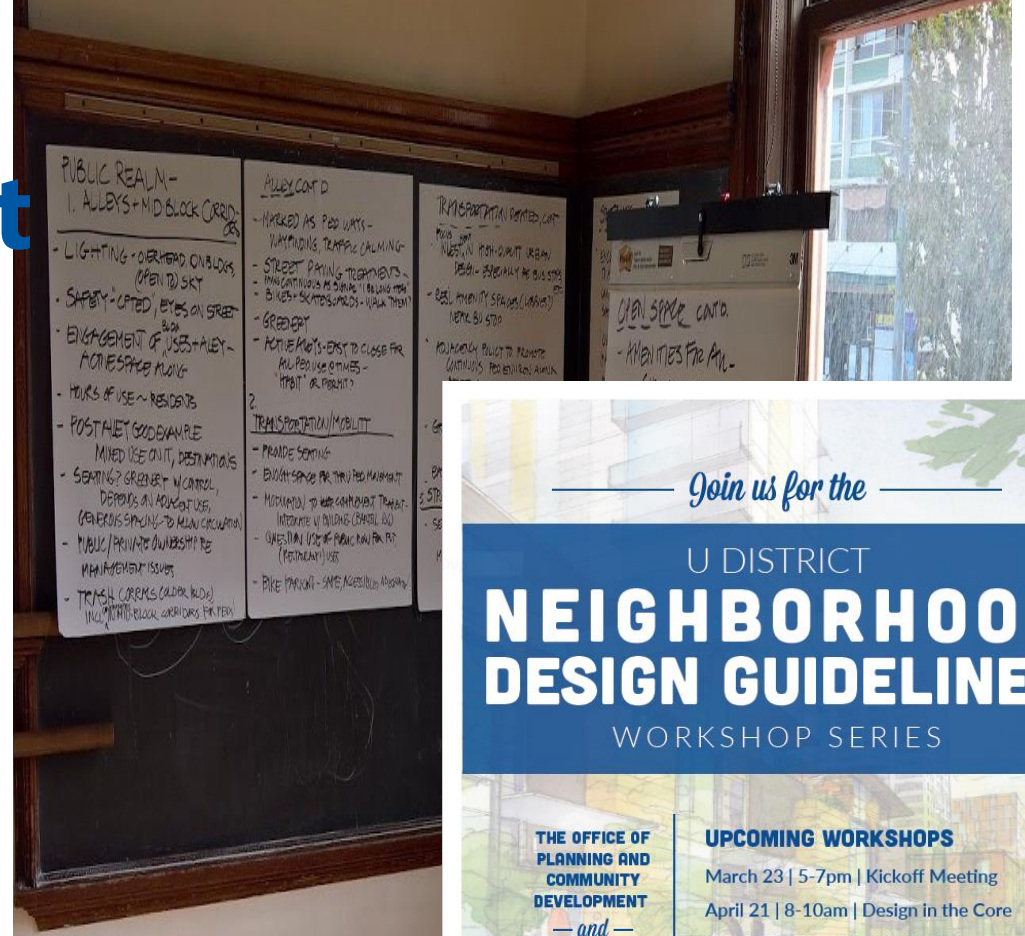
# Why Update University District Neighborhood Design Guidelines

- 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

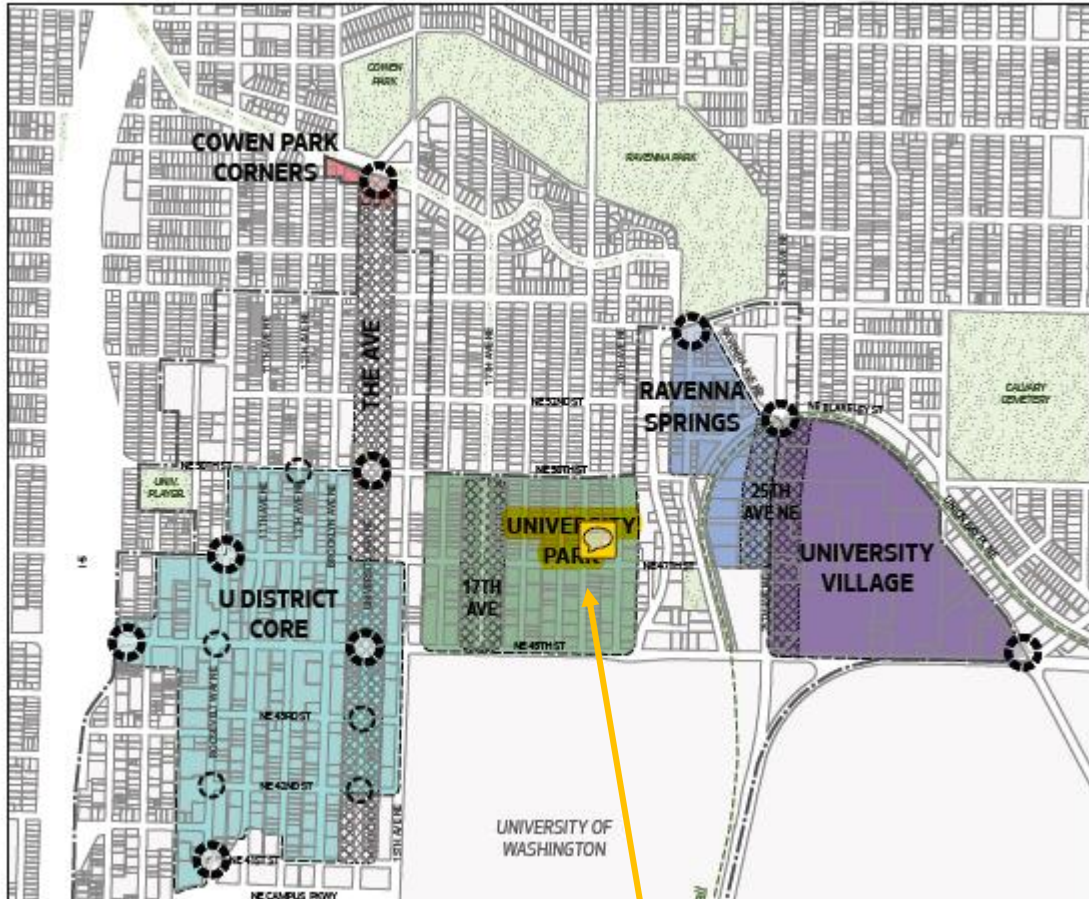
UNIVERSITY HEIGHTS CENTER  
ROOM 209 | 5301 UNIVERSITY WAY NE

WEB [bit.ly/u-district](http://bit.ly/u-district)  
#UDISTRICTBUILDINGS2017

THE U DISTRICT PARTNERSHIP



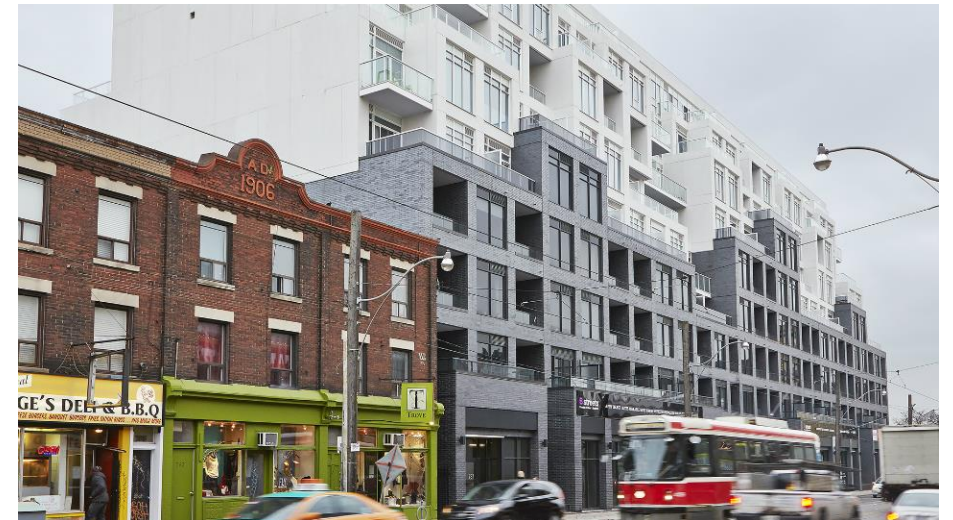
# CS Context and Site: Urban Pattern and Form



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

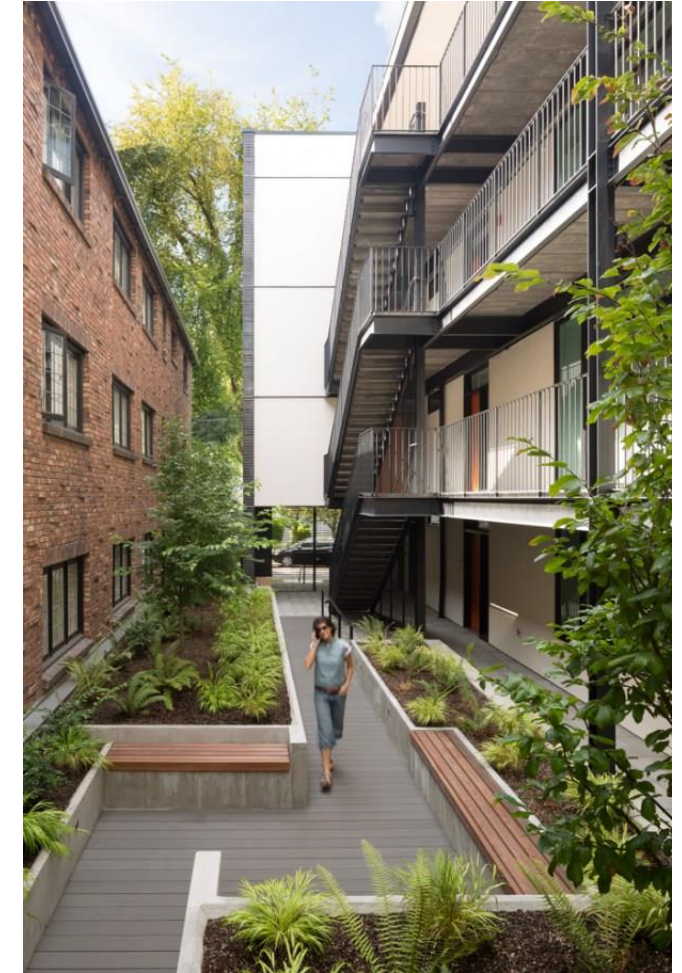
- East-west mid-block connections are strongly encouraged
- Design facades adjacent to mid-block pedestrian connections and shared alleys as a second “front” with activating uses
- Install wayfinding elements and creative signage



Creative signage



Lined with shops and seating areas



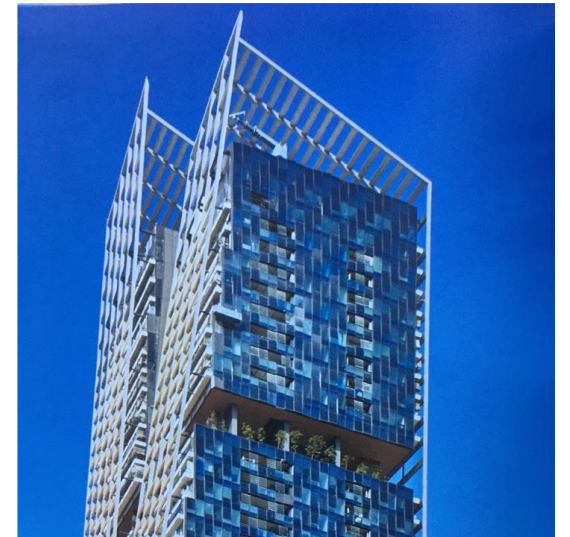
Balconies overlook space

# 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

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# Why Update Uptown Neighborhood Design Guidelines?

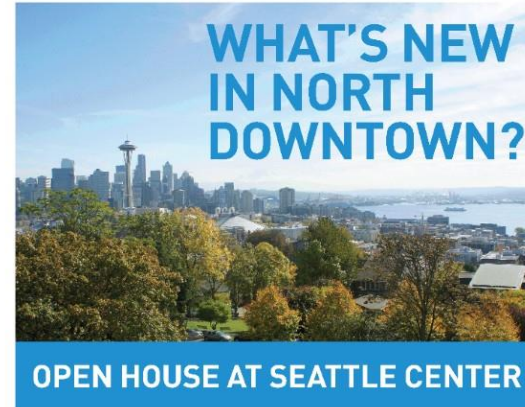
- Priorities expressed in the Uptown Urban Design Framework;
- Establishment of the Uptown Arts and Cultural Coalition in 2017;
- Zoning changes adopted in 2017 to allow more height and density in new development;
- Changes to the Seattle Design Guidelines in 2013 that resulted in duplication with some 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)

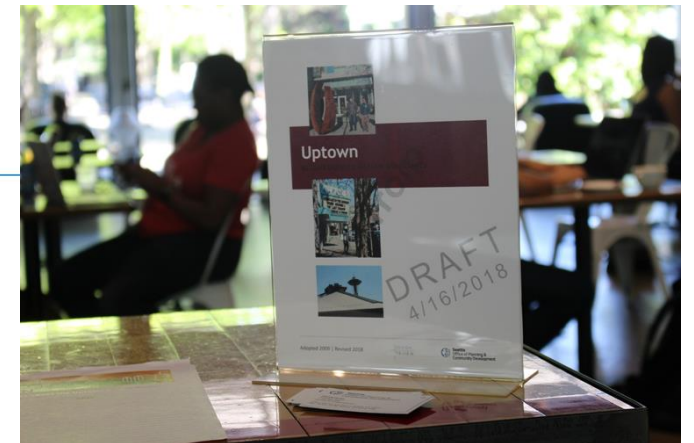


**WEDNESDAY, APRIL 25**  
Armory Lofts 2-3  
4:30-6:30 PM

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

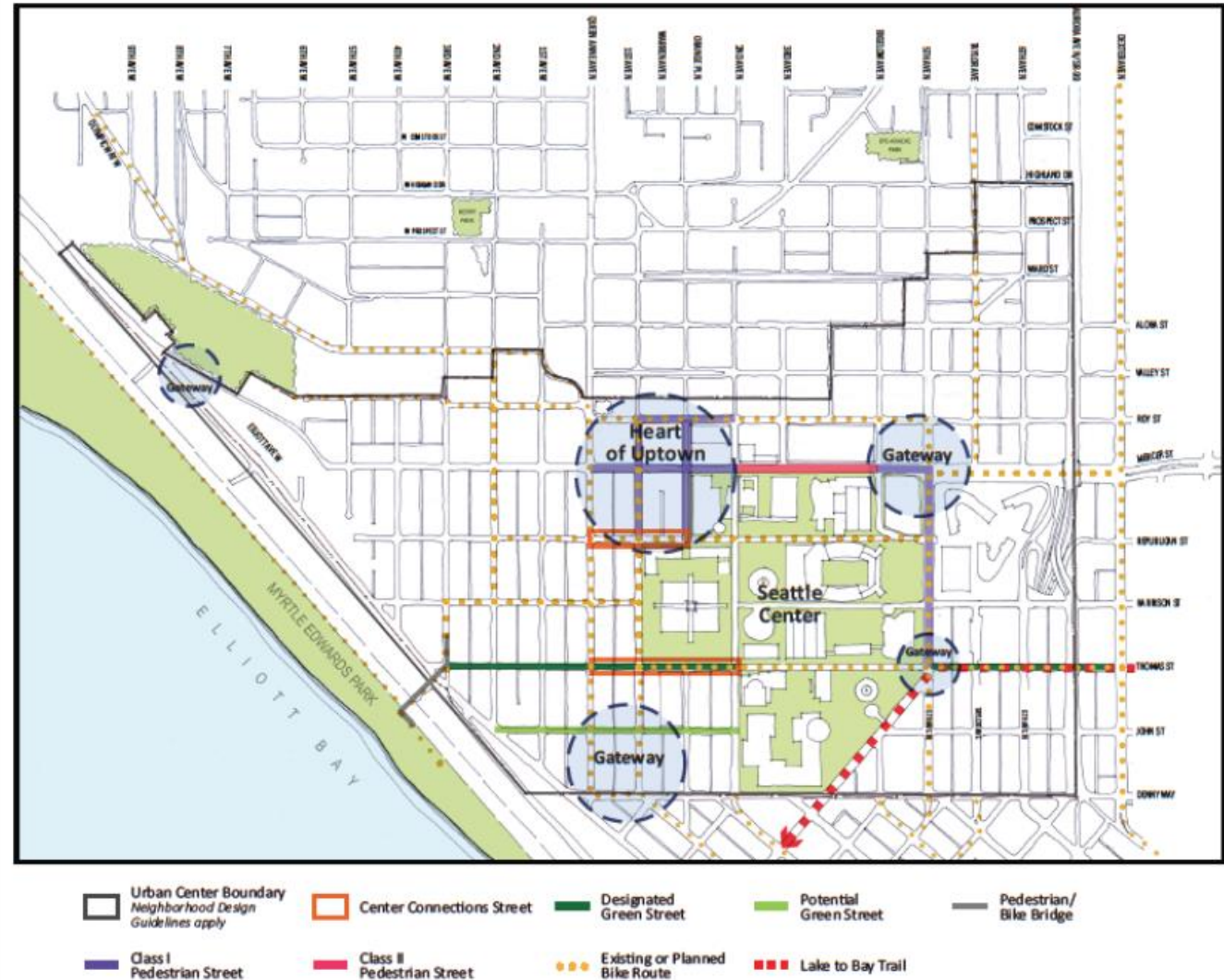
- Design strategies to deal with topography
- Emphasis on habitat, native species
- Important locations: Gateways, Corner Sites and sites adjacent to Seattle Center
- Ways to make the “arts district” visible





# 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





# University District and Uptown Neighborhood Design Guidelines

**Thank You**