

U DISTRICT URBAN DESIGN



City of Seattle
Department of Planning
& Development

Seattle City Council PLUS Committee
August 18, 2015

Overview

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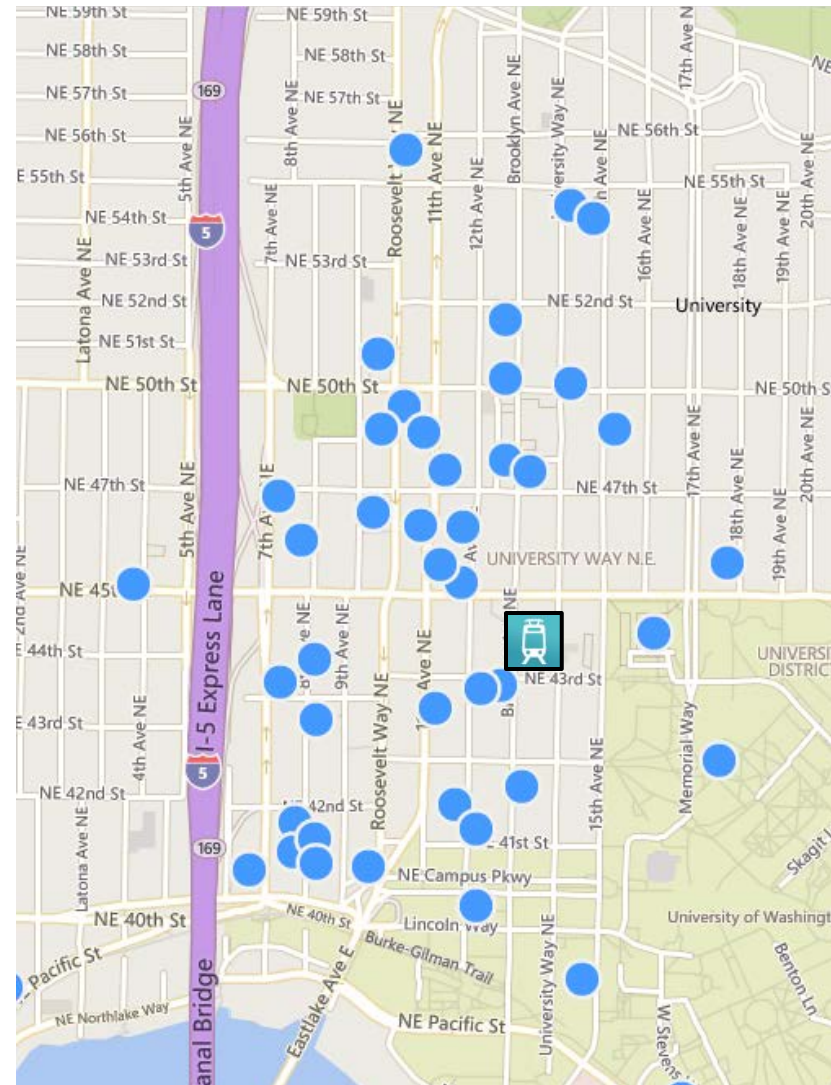
- U District background
- Community participation
- Project outcomes, including
 - ▣ Comp Plan amendments
 - ▣ Zoning preliminary direction
 - ▣ Open space planning



Why plan in the U District?

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- Light rail opening in 2021
- Major development: 1,500 units underway, ~4,000 more by 2035
- High level of interest and engagement from neighborhood groups
- How to keep character and improve quality of life in the midst of growth?

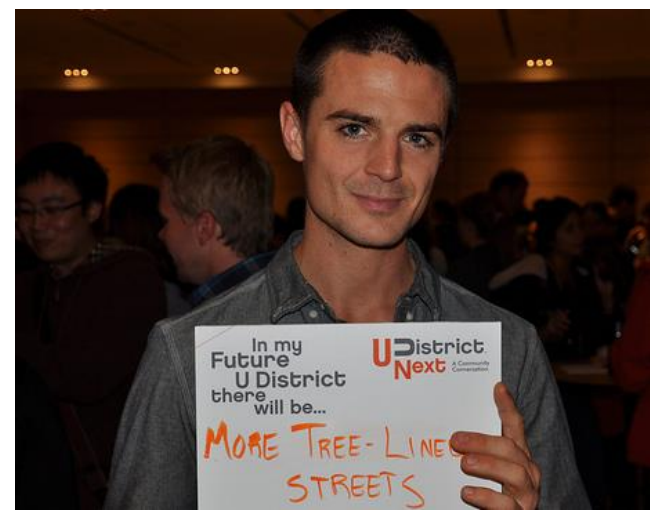


Community engagement

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- Participants: residents, businesses, social services, UW, students, developers, nearby neighbors...
- U District Partnership
- “Community Conversation” forums
- Meetings with neighborhood groups
- Walking tours and open houses

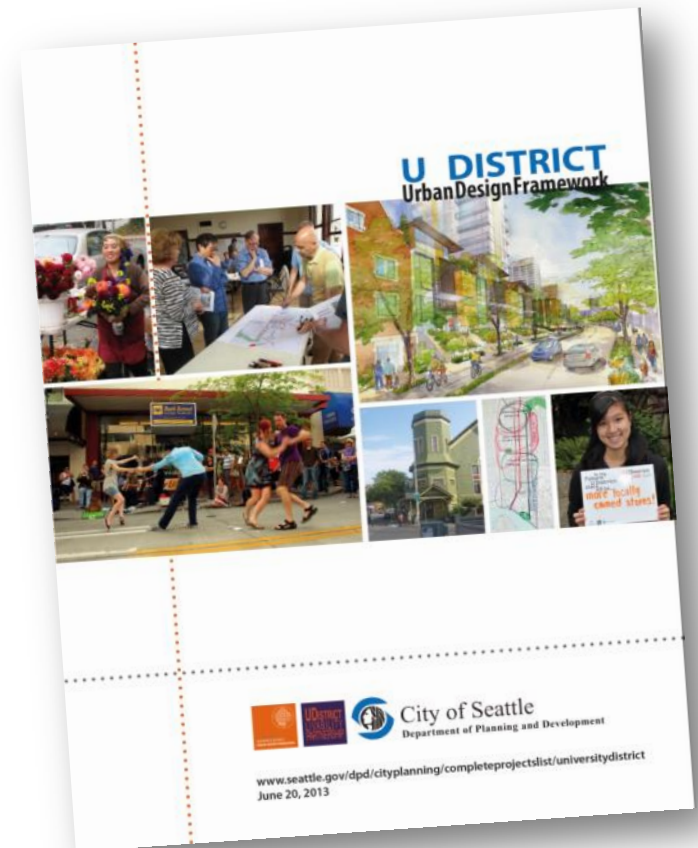
In total: 300+ meetings with groups and individuals since 2011



What we've heard

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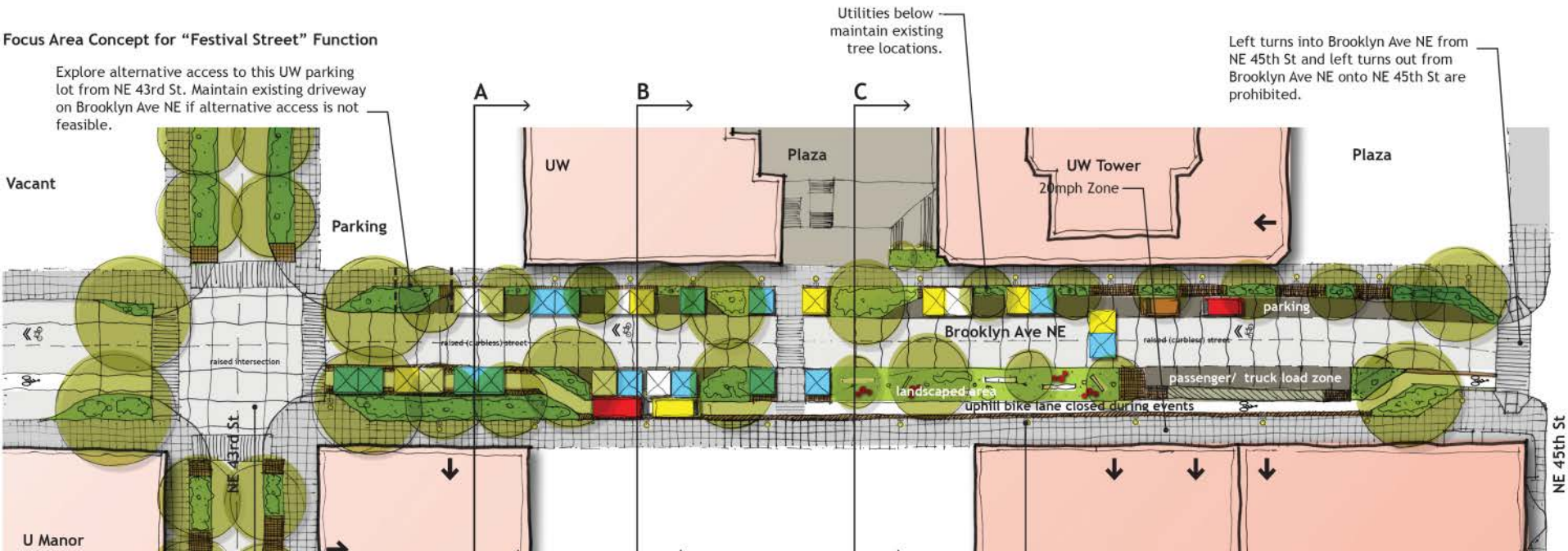
- U District needs investment & growth, but preserve aspects of the existing character
- Focus growth near light rail, campus, existing highrise
- New housing and amenities should serve a broader mix of residents
- Improve quality and variety of buildings
- Upgrade the “public realm”: new parks and street improvements, better mgmt of existing
- Coordinate land use and transportation improvements



Project outcomes

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- Urban Design Framework (2013) ✓
- Green street concept plans (2015) ✓
- Environmental Impact Statement (2015) ✓
- Open Space Plan update (2015) ✓
- Comp Plan amendments (2015) ✓
- Zoning amendments (2016)
- Design guidelines (2016-17)
- Support community initiatives (ongoing)



Comp Plan text amendments

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- Most language stays, some updates for greater clarity & consistency with recent community input
- Remove reference to outdated subareas and completed projects
- Remove highly detailed provisions that are better addressed through zoning and design guidelines
- Update references to public space, including community desire for a central plaza

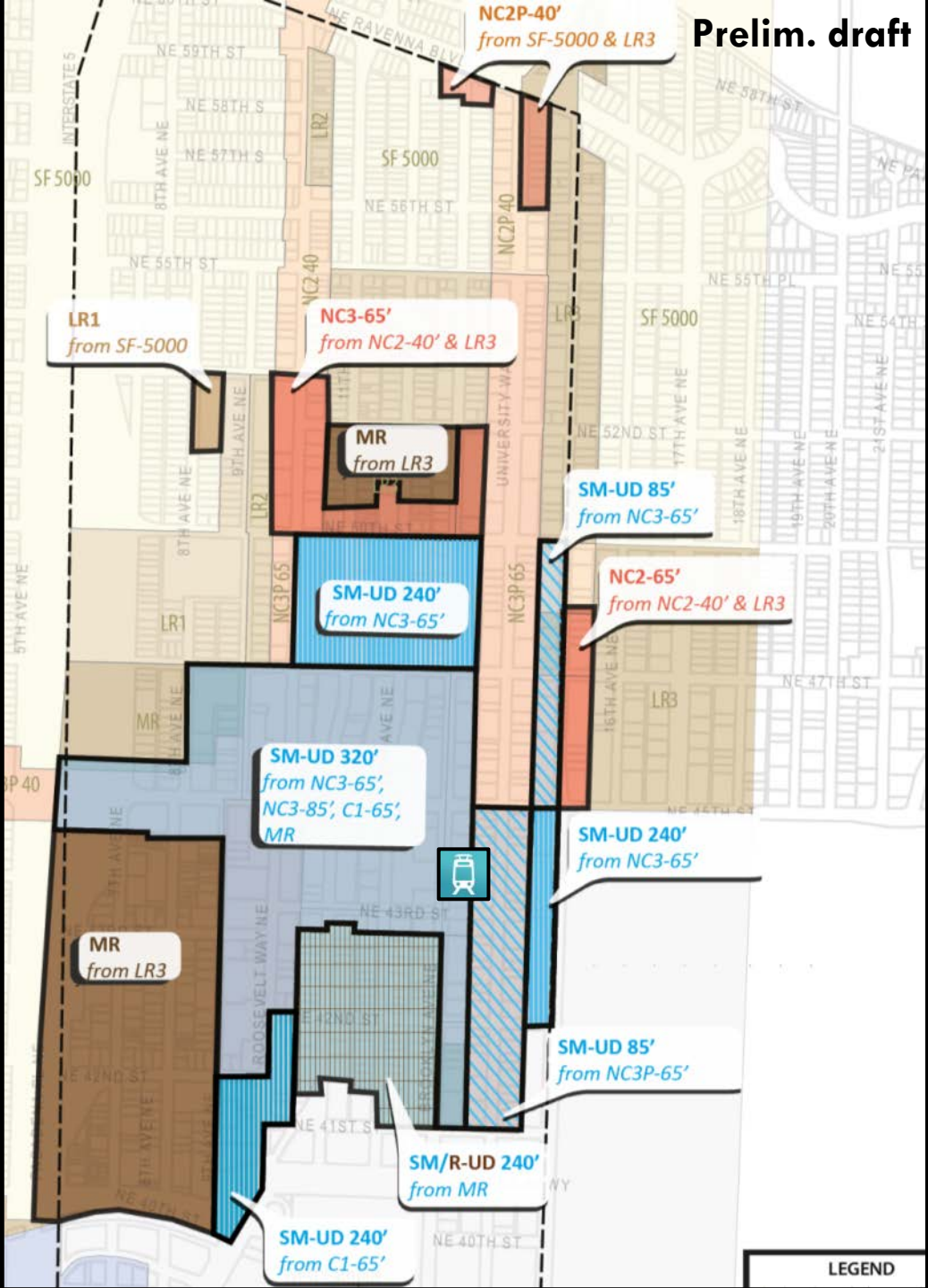
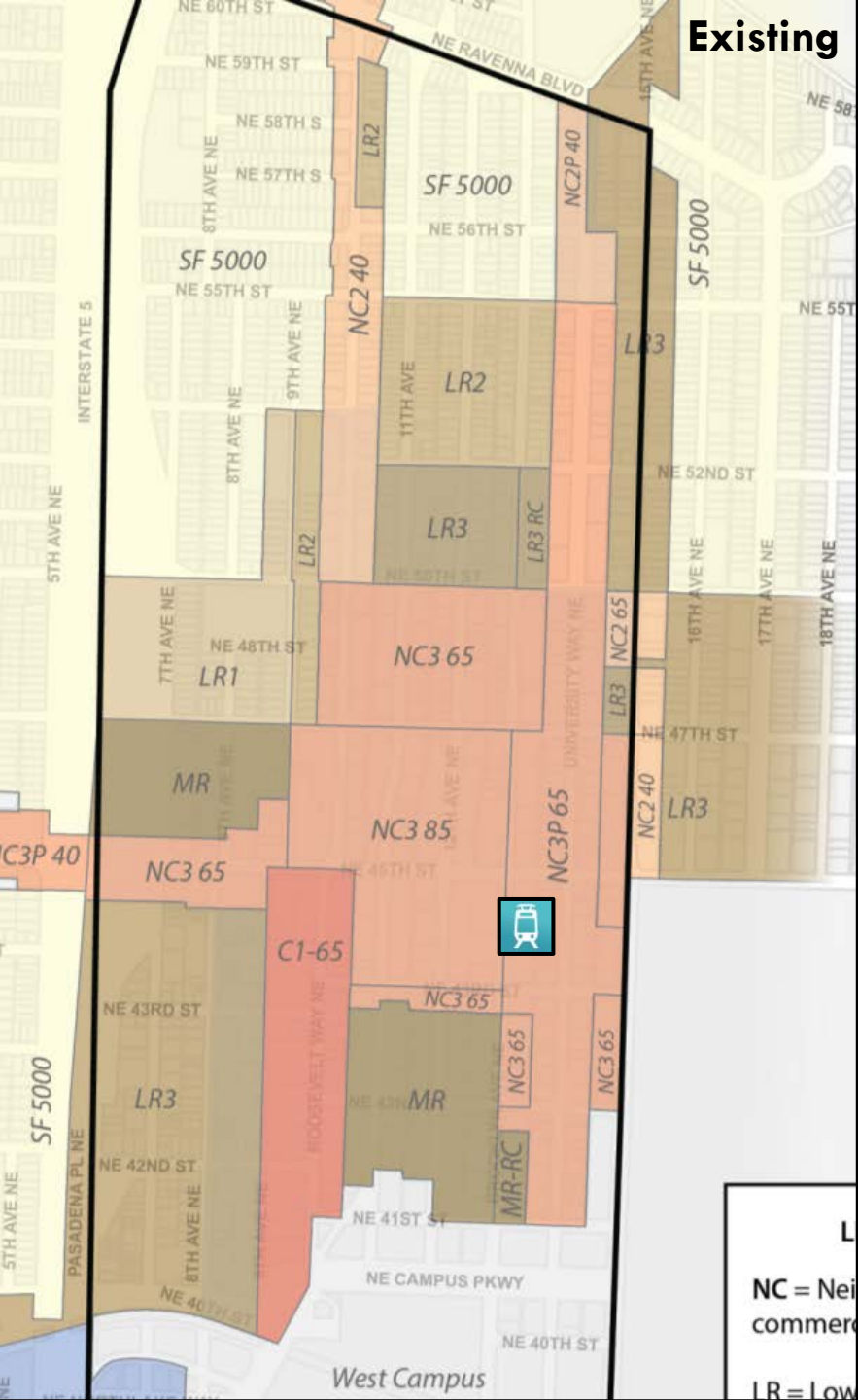


Zoning – big picture

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- Not needed to accommodate growth - intended to shape change & better respond to priorities
- Focus growth near core (less so on the Ave)
- New requirements for affordable housing (per HALA), open space, amenities
- Flexibility for uses and form
 - ▣ Mixed use, with residential emphasis in some areas
 - ▣ Encourage a blend of lowrise, midrise, and highrise
 - ▣ Regulate bulk but allow variety of design approaches.

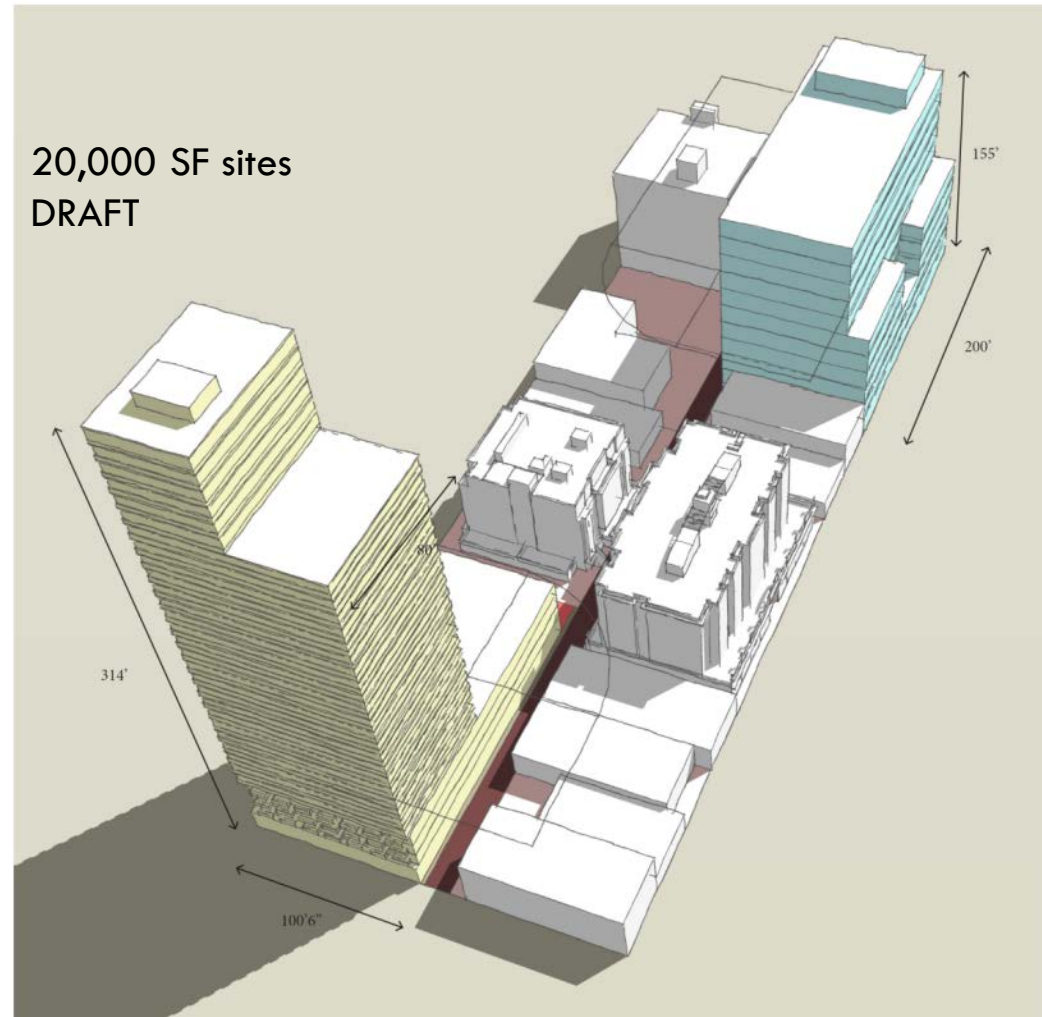




Urban form

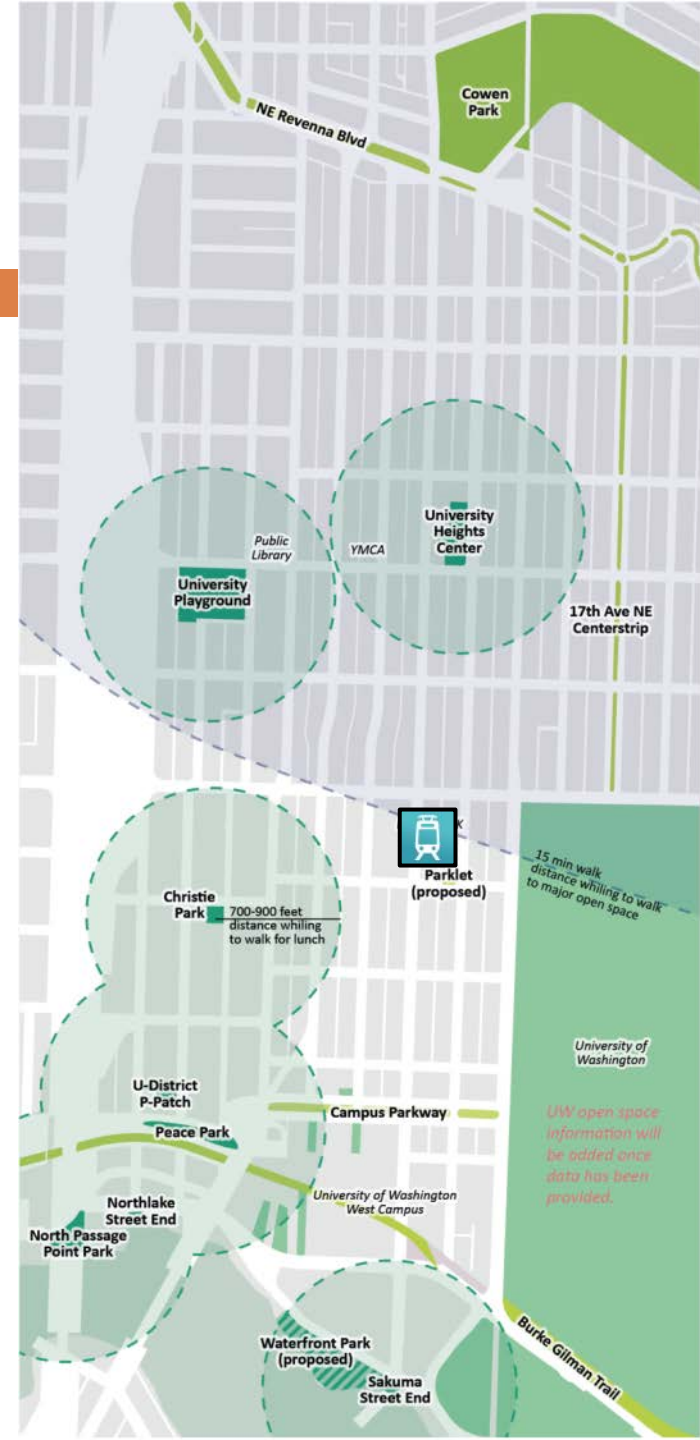
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- Max: 2 towers per block
- Tower separation: 75'
- Maximum width/depth: 240'
- Floor plates limits
- Modulation: break up façades
- Open space and pedestrian paths

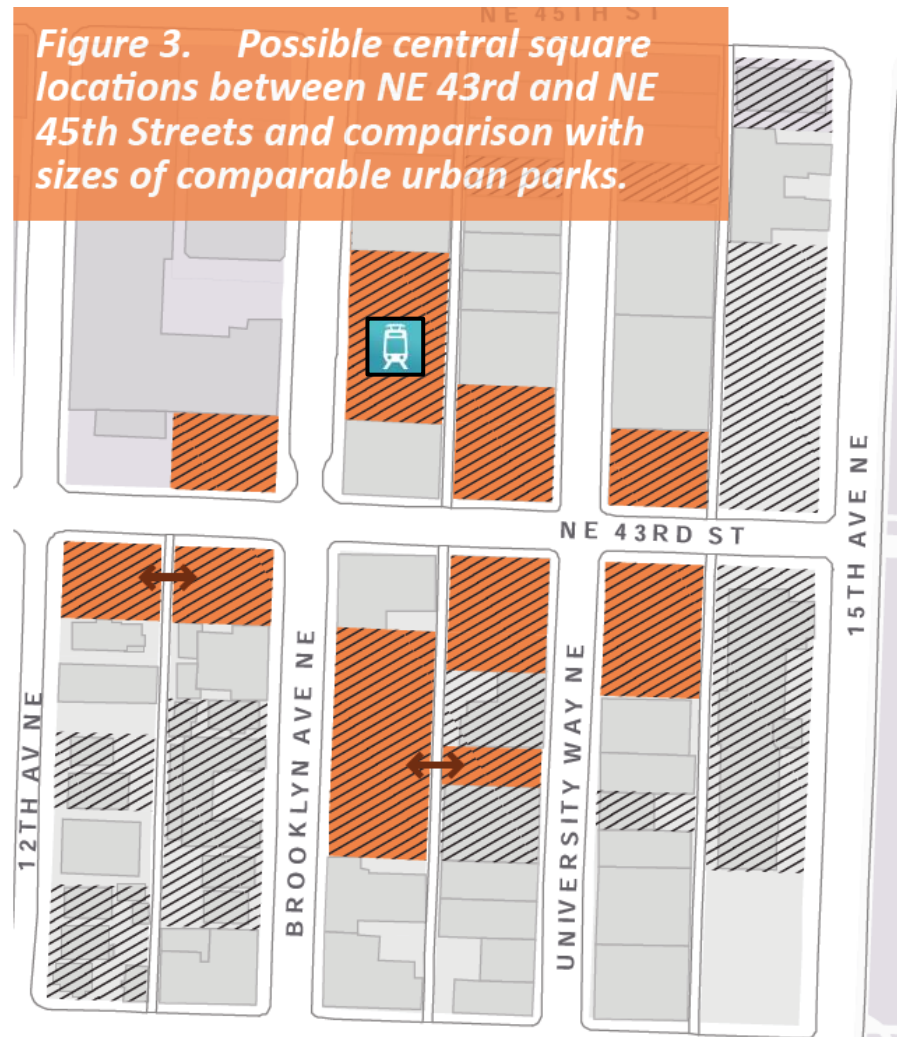
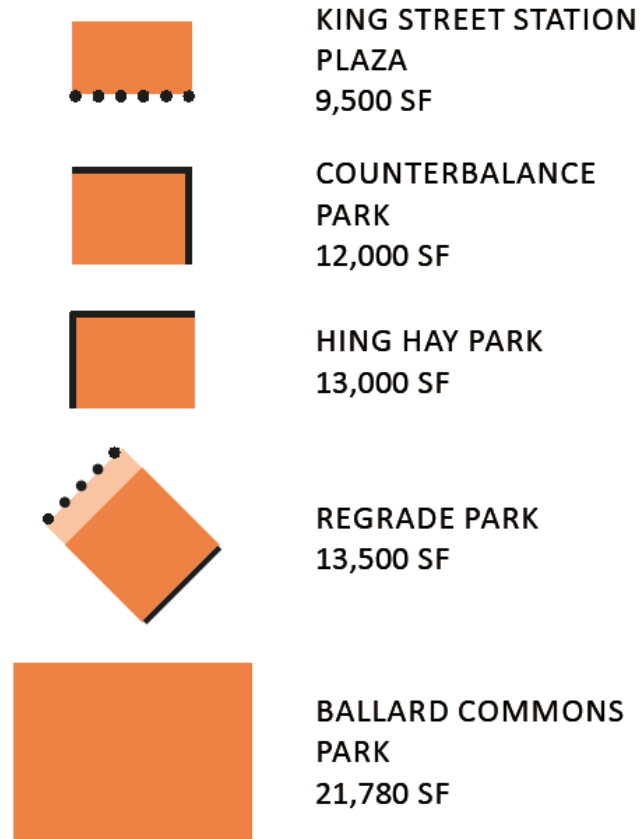


Open space plan

- Initiated by neighborhood advocacy for open space
- Updates the City's 2006 open space plan
- Draft currently out for public review
- Summarizes needs, strategies to expand and improve open space network
- Reiterates community's desire for a central plaza



Central plaza – possible locations



U District Project Overview

2015

2016

1st Quarter

2nd Quarter

3rd Quarter

4th Quarter

1st Quarter

EIS

FEIS

Resolve appeals

Comp Plan amendments

Transmit legislation

Public review (in 2014)

Council review

Zoning

Analysis/prelim. drafting

Revisions/final recommendations

Public review: DPD draft

Public review: Council bill

Council review process

Other

Streetscape plans finalized

Design guidelines

BIA Council approval

Open space dialogue, advocacy, negotiations



www.seattle.gov/dpd/udistrict



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