

GROUP A

GATEWAYS & CORNERS

- Ave & 52nd is entry to Farmer's Market
- Consider the different modes. For instance, 47th could become a gateway for bicycles.
- Keep gateways that define the edges; prominent corners within the core
- Consider if gateway is north/south or east/west
- Elements to consider: signage, art, landscaping, space for kiosks; rotating displays; banners; active uses
- Gateways should enhance neighborhood cohesion - repeating elements or concepts
- Gateway design should capture the character of the U District
- Design should direct flow of pedestrian traffic
- Consider increasing setbacks on corners with heavy flow of pedestrians to accommodate volume; plazas may be appropriate
- New/revised gateways
 - 52nd and 12th, at YMCA
 - 43rd s
 - 12th and Campus Parkway – Burke Gilman
- Enhance gateways to UW campus
- Encourage taller buildings (towers) at gateways to enhance wayfinding and sense place

MIXED-USE CORRIDORS

- Corridors to add
 - 42nd, needs services for light rail riders
- Strengthen ped-oriented character of Roosevelt; currently, Roosevelt not ped-oriented south of 45th
- More stoops, individual unit entries; or porches and balconies
- 12th – more residential; some retail may be appropriate from 45th – 50th to serve nearby residents
- Encourage design of ground-floor spaces that can be flexible and change over time as population in U District grows and more services are needed/viable
- Encourage 24/7 uses
- Awnings and projections should be lower than 15' to create sense of enclosure and human-scale

BUILDING DESIGN

Tall Buildings

- unique tops to enhance skyline
- interesting use of secondary features such as balconies
- unique tower design (form, NOT colors); enhance wayfinding and sense of place
- design of residential (scale, materials, secondary features, etc.) buildings should look residential.
- modulation should be purposeful, make the units better
- consider passive energy in siting; shading and features (operable windows)
- enough transparency to lighten overall mass; but not completely glassy (should look residential)
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U District Design Guidelines Update
Workshop 1: Design in the Core
4.21.2017 OPCD Staff Notes

General Design

- windows composition on outside of building important; should look intentional
- Design that won't go out of style
- High-quality materials and design detail on podiums and first 30-40 feet
- reference existing styles in the area; do not copy, but reinterpret
- Overall, want variety of buildings and styles; enhance eclectic character of U District
- Encourage lighting where source is concealed (indirect lighting)
- Encourage lots of landscaping at grade
- Blank wall treatments
 - architectural interest; art; rotating displays; murals; channel graffiti in positive ways
 - good example: food bank
 - use of different mediums; lighting
 - should have continual interest; encourage change based on season, time of day
- Temporary party walls: don't draw attention to; don't just add color for the sake of adding something; should be intentional and reinforce design concept. Residential and commercial may have different appropriate treatments.
- Encourage use of emerging technologies – materials, construction, blank wall treatments, etc.
- Include landscaping in setbacks
- architectural interest around entries
- encourage higher frequency of entries (approx. 50') for pedestrian activity, scale, and rhythm
- unique treatments at bus stops
- encourage retail/commercial/office design that engages the street and creates porous edge, including garage door windows, spill out areas, etc.
- keep streetscape materials interesting
- along streetscapes, limit materials/material applications with little texture such as concrete/encourage materials with texture or scale appropriately to include joint and architectural interest
- encourage greenwalls that are modular and have patterns
- break up storefronts by using smaller modules and frequent entries
- encourage locating most active uses at corners
- landscaping and ped amenities should be durable
- concerned about heavy use of high-contrast materials and colors; should reinforce massing and design intent
- encourage transition spaces – stoops, landscaping
- Incorporate more depth in building facades, especially in regards to fenestration. Encourage punched windows with at least 6-8" of depth.
- Materials:
 - Encourage brick – reflects campus architecture
 - encourage timeless, classic materials
 - Color should relate to overall building concept and modulation; color change should be tied to a change in plane
 - Encourage materials with inherent texture
 - encourage materials with a sense of permanence and quality
 - Encourage natural materials
 - discourage heavy use of cementitious panels
 - if using cementitious panels, break down scale by avoiding use of larger panels

- joins should relate to architectural concept, help to break down scale, especially for residential projects

GROUP B

GATEWAYS & CORNERS

- Set back buildings at gateway corners to make welcoming
- Gateways should respond to different modes (ped, bikes, auto, transit)
- “Crossings” = 45th and I-5; 7th and 40th; 50th and Roosevelt
- At each gateway, include wayfinding features
- Should be (come) landmarks – “meet me at...”
- Keep blue and green circles (existing D.G. and D.G./UDF)
- Yellow circles less relevant (UDF only)
- Soften corners to preserve/enhance sightlines, especially where traffic lights are present
- distinguish building design at street level from building form above, as these serve different purposes

MIXED-USE CORRIDORS

- NE 43rd should be more ped-oriented from 12th to 15th (consider adding Class 1 Pedestrian designation)
- Should be open to the street, especially for residential uses
- Encourage stoops
- Example – Wilsonian building is welcoming
- Texture on first 30’ of building facade
- Where transit stops, provide seating, shelter from weather
- Accessible to all ages and abilities
- Outdoor display/art spaces
- Entries to businesses directly on the corridor
- Canopies and awnings
- Signage requirements
- Create new, social-focused aspects provided by retail (as opposed to “buying online”)
- Parking entrances should be safe for pedestrians
- NE 42nd is a corridor now and focused on residential
- Smaller business frontage widths on street
- Multiple entrances to businesses
- Pull people up stairs to 2nd floor retail – encourage vertical retail space to keep each business frontage narrower.

BUILDING DESIGN & MASSING

- Texture within first 30’ important to soften and make welcoming and engaging
- Encourage transparency, but limit reflective glass
- Encourage green spaces and open space
- Encourage balconies
- Retain historic buildings and building elements in the mix

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- Design should be compatible with existing character buildings
- Consider surveying existing historic buildings in the U District
- Encourage modulation on upper floors
- Siting should respond to solar access
- Limit low-quality materials, including large slabs and panels
- Complement, but do not copy, existing styles
- Incorporate greenery in facades (green walls)
- Consider transparency vs. privacy
- Consider application of lighting for safety as well as enhancement of architectural style