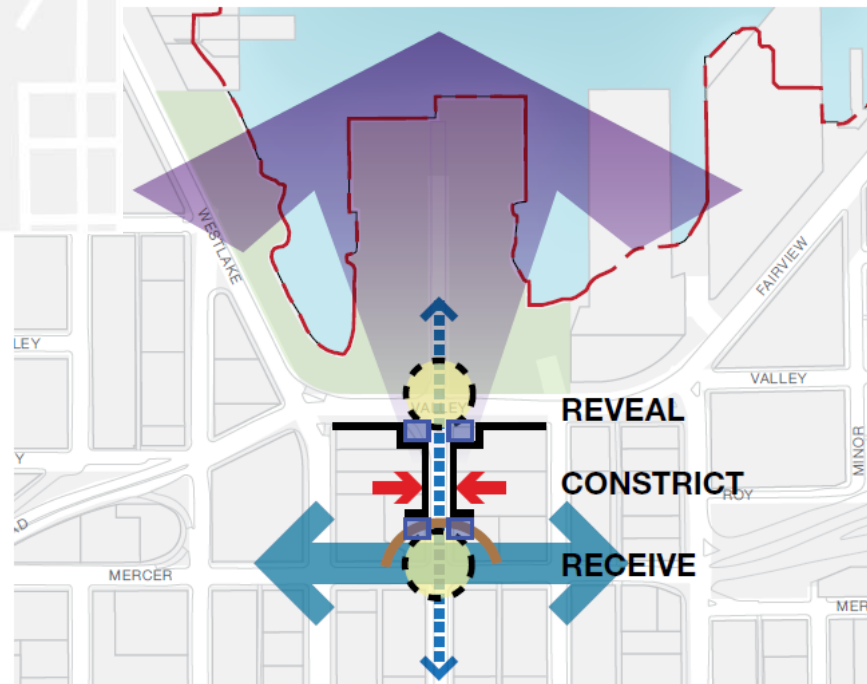
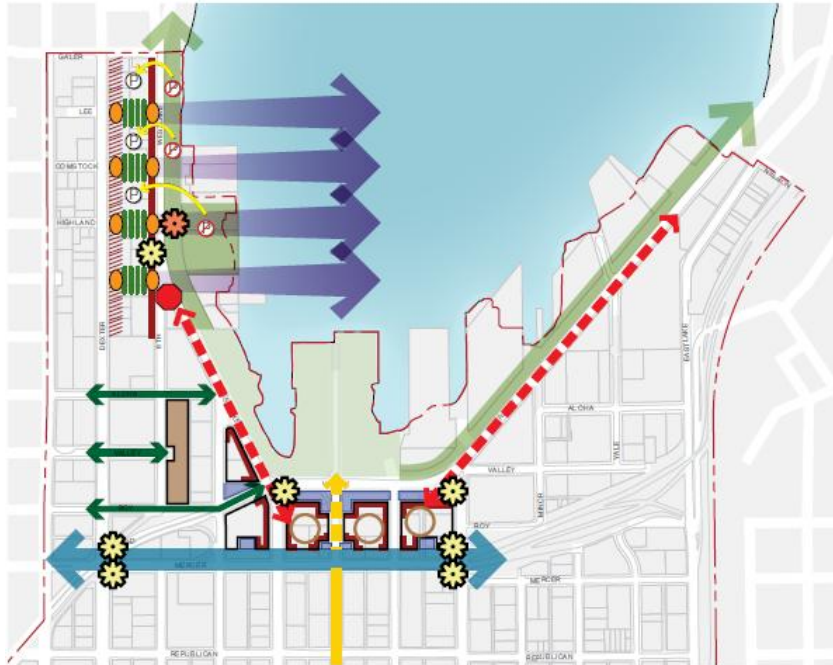


# SOUTH LAKE UNION REZONE LEGISLATION



# Lake Front Blocks





# South Lake Union

## Proposed SM 85/65-240

Only one tower per block;  
approx 20% tower coverage  
per block

Floor size limit for residential  
towers above 65': 10,500 SF  
feet if 240; 12,500 SF if 160'

120' maximum plan dimension  
for towers east/west

85 foot podium height on  
Mercer Street

65 foot podium height on  
Valley Street; 70' with tall  
ground floor

80% coverage limit at ground  
level; 10' setback on Terry Ave

Upper level setbacks on Mercer,  
Westlake, and Valley



# 888 Western “Post”

## DMC 160 zone

160' height limit

Upper level view corridor setbacks required at 60 feet

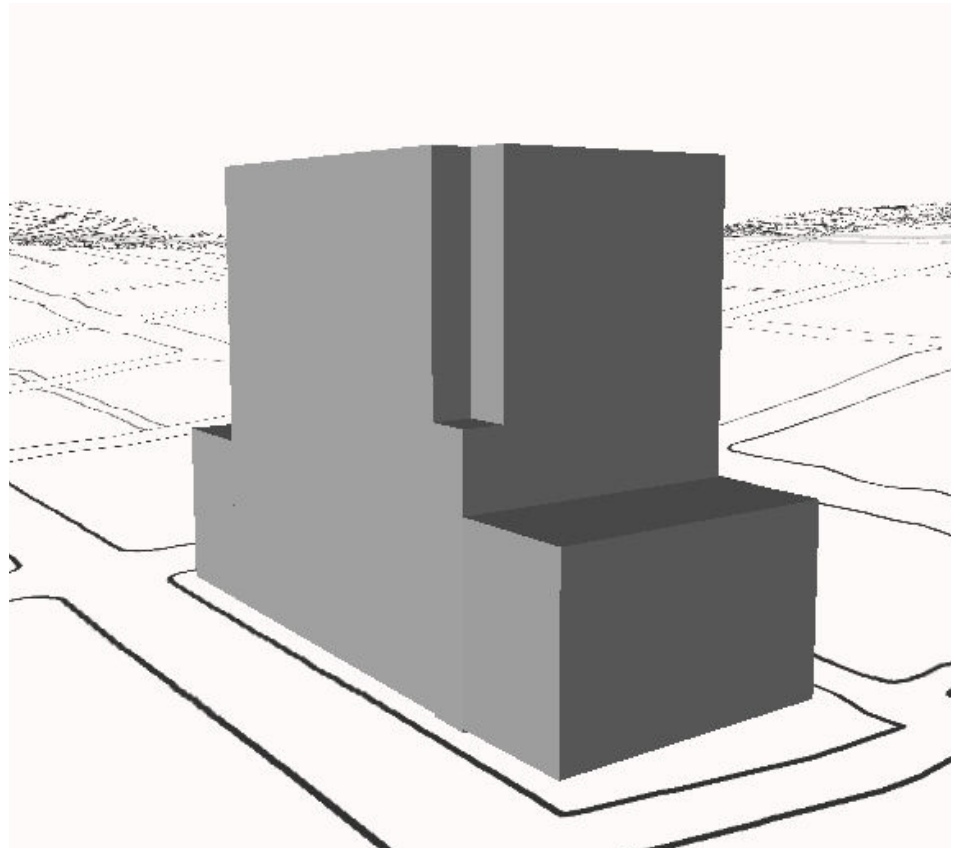
No bonus requirements

No floor size limits

No coverage limits

FAR limit for non-residential uses only

Modulation of facades required above 85 feet



# The Post – 8881 Western

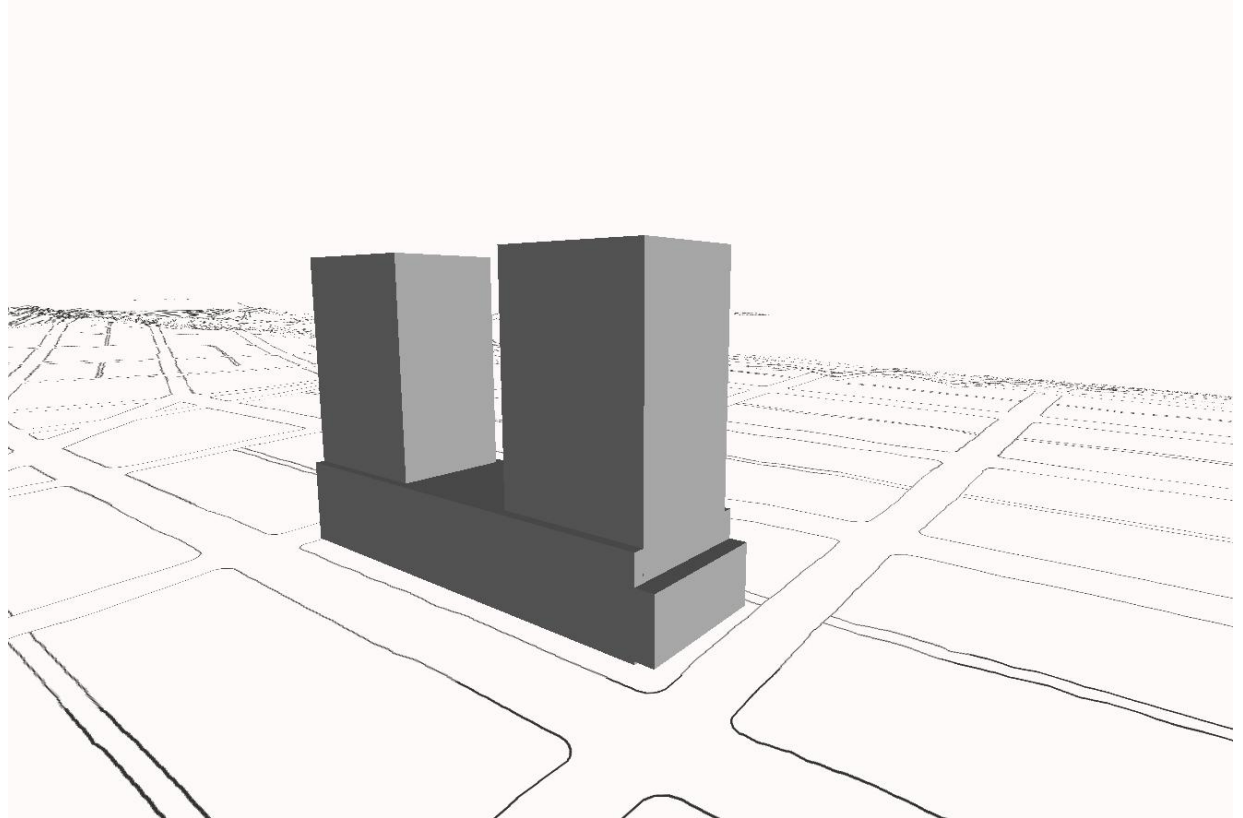




# DMC 340/290-400 Zone

## Denny Triangle

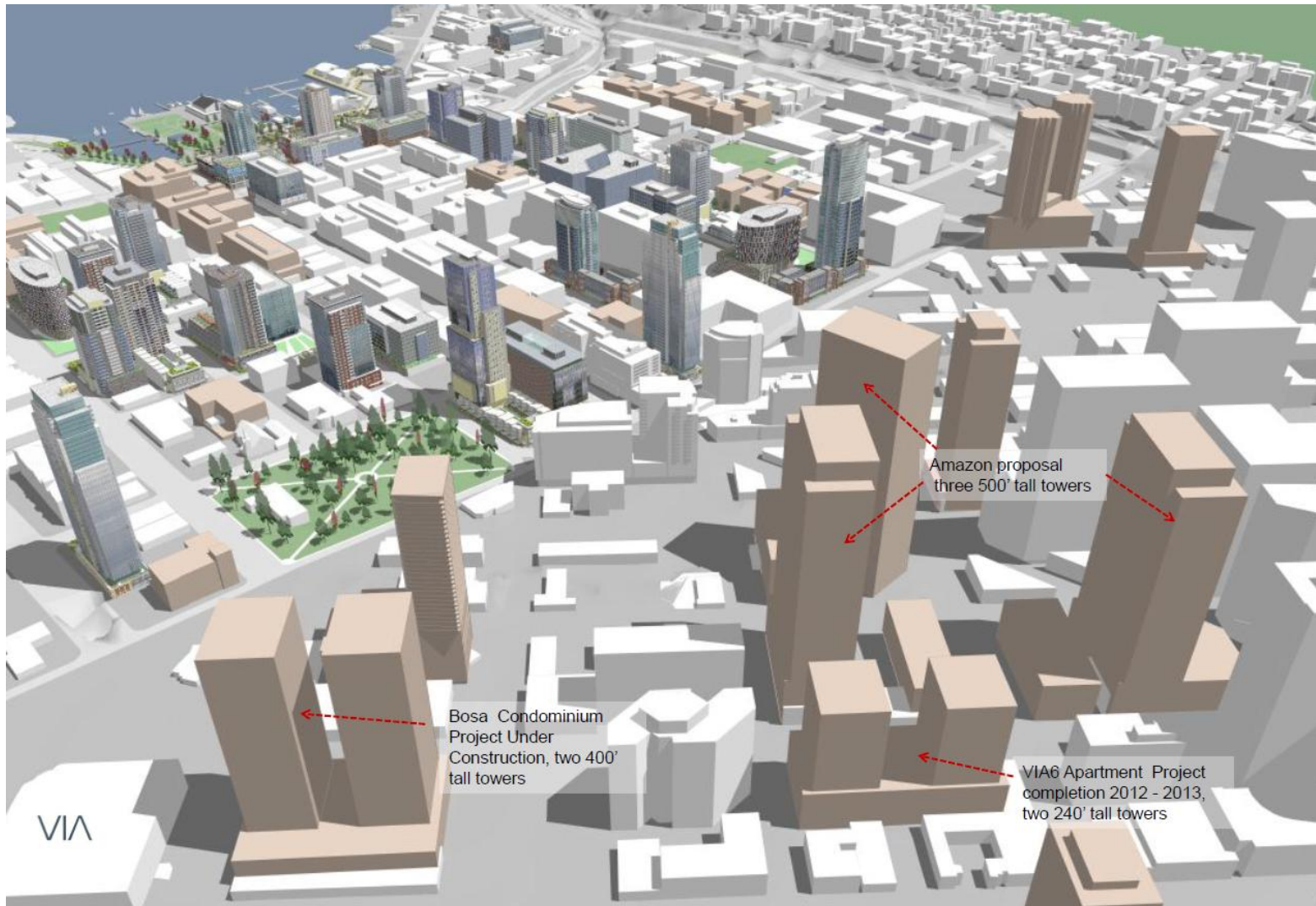
- Project built to 240' height
- 65'-85' podium height
- Tower floor size limits of 10,000 SF for development built at or below base height limit of 290'
- Upper level setback on green street
- 60' tower separation above 125' in height



# VIA6 Apartments



# Lake Front — Proposed Zoning





# Lakefront — Existing Zoning



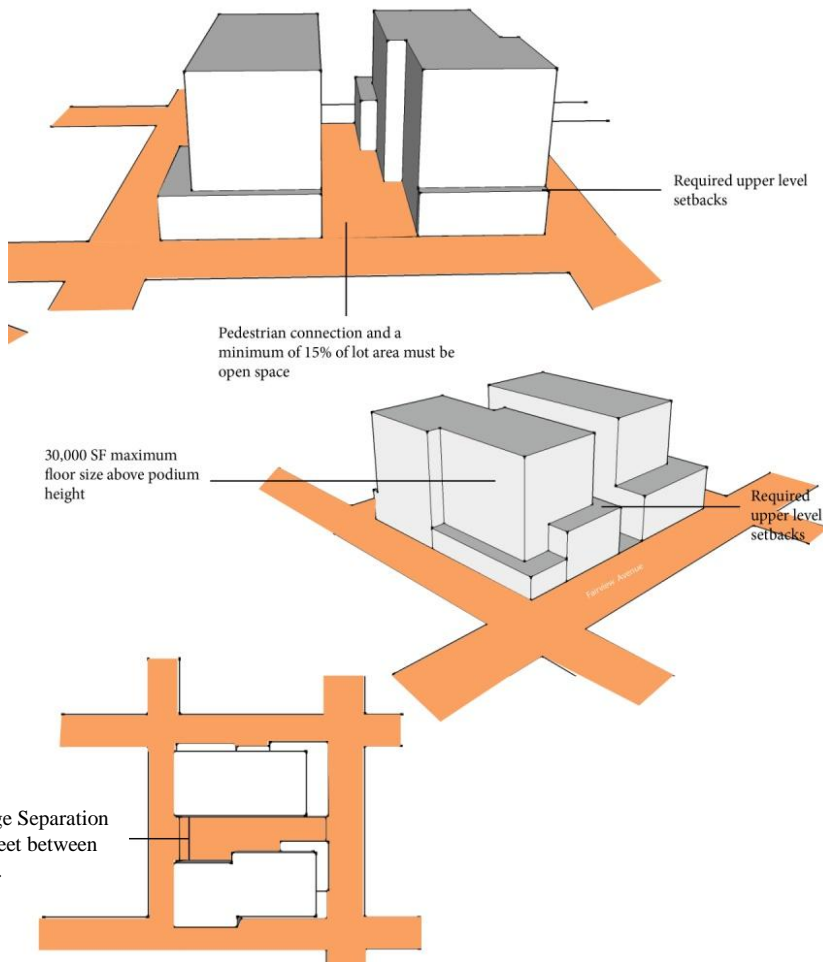
# Lake Front — Proposed Zoning



# Fairview Subarea

## Urban Form

Office Buildings on Fairview Blocks



- Large Lots /Larger Floor Plates
- Historic Structures/Open Space





# Fairview Subarea Landmarks



# Fairview Corridor – Existing Zoning





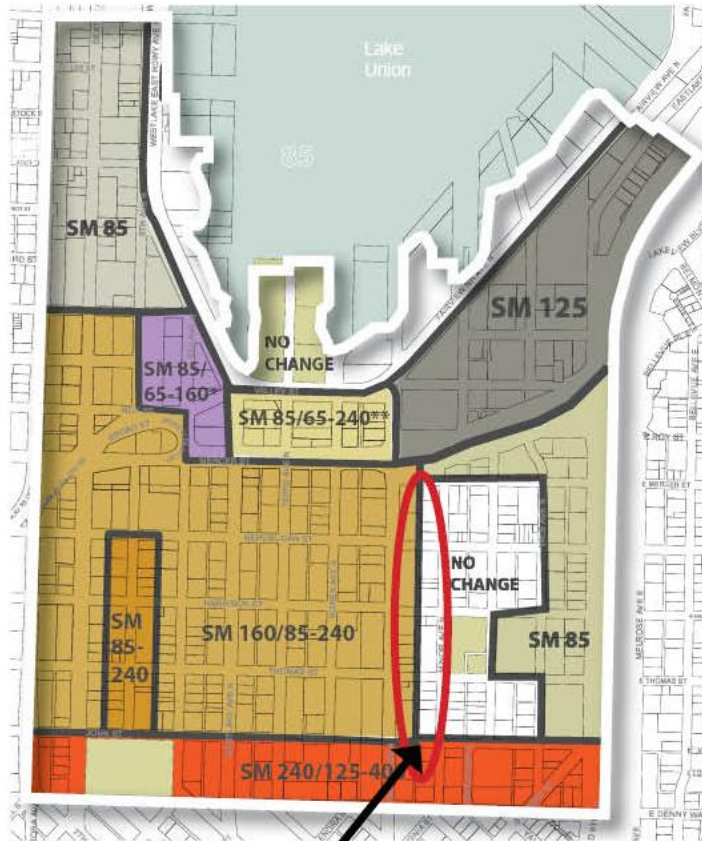
# Fairview Corridor – Proposed Zoning





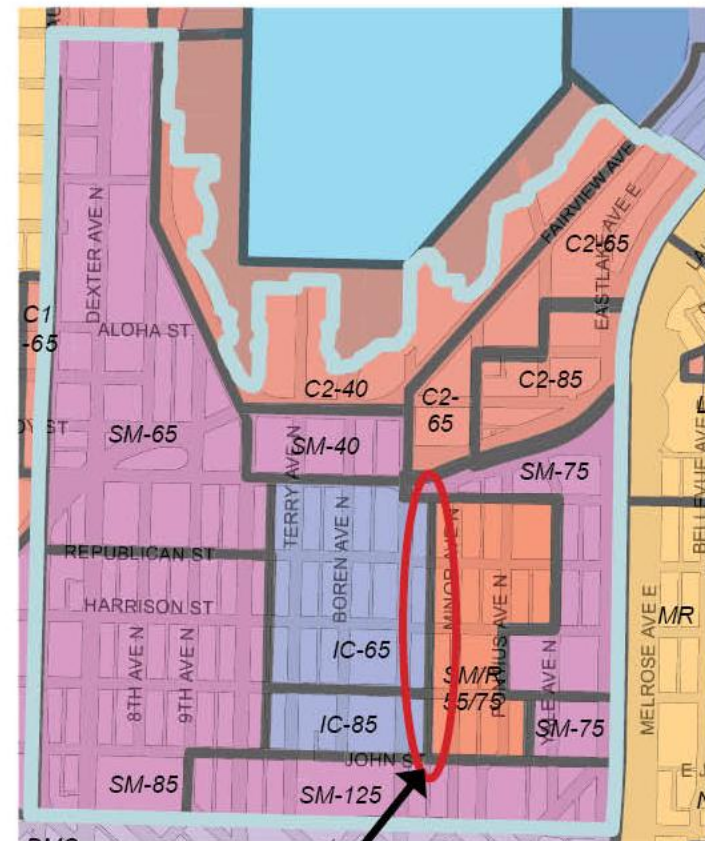
# Fairview Avenue – Zone Boundary

Proposed Zoning



Proposed Zoning  
Boundary

Existing Zoning



Existing Zoning  
Boundary



# View from Capitol Hill- Existing Zoning





# View from Capitol Hill – Proposed Zoning



MELROSE & DENNY  
PROPOSED ZONING, EXPECTED BUILD-OUT

nbbj



# Denny Way Streetscape Concept Plan

## Denny Way and Westlake

### Westlake Ave. Concept Detail

*The proposed Westlake Ave. Concept Detail focuses on making the intersection of Westlake Ave. and Denny Way one of Seattle's great urban places. The concept explores a strong linkage between the streetcar line at 2200 Westlake to Denny Park, with a series of publicly accessible open spaces.*

See Actions: **C3, E2, E3, E4, G5**

Existing Building or Under Construction.

Potential Building Form With Future Infill Development.  
(For study and discussion purposes only)

With future redevelopment of the 101 Westlake Ave. N. block a preferred urban design solution would be to preserve a generous open space linkage from Denny Park to Westlake Ave. The concept suggests an increased building setback which could accommodate outdoor seating terraces, activities, and a double row of trees. The greenspace would provide a visual connection and band of green stretching from the Park to the 2200 Westlake development. Providing the additional setback could also be an amenity that would allow for bonuses under an incentive zoning system.

Consider preserving the small triangle at the foot of the Enso building as plaza space. A preferred urban design solution is to preserve a plaza that would enhance the linkage of public space to Denny Park. The plaza would provide the sense of a commons at the streetcar stop. A small kiosk or retail stand as a secondary element, would help to activate the plaza.

Enhanced crosswalk treatment such as colored or scored concrete would improve the intersection and help create a special urban place that connects across Denny Way. Stop bars should be included for visibility.

*The intersection of Westlake and Denny, with Denny Park and the 101 Westlake Ave. N. infill site in the background.*





# Denny Way Streetscape Concept Plan

## Denny Way and Pontius Street

### Pontius Concept Detail

*The Pontius concept detail focuses on a realigned Pontius Ave. with potential development associated with a City Light substation rebuild. The concept considers Minor Avenue as an important pedestrian and bicycle connection, providing access to east-west alternatives in South Lake Union. The connection up to Capitol Hill is also a key feature, with a stair climb and added sidewalk, which could be achieved with redevelopment of the block adjacent to the overpass.*

See Actions: **B2, C5, D8, D9, G8, G9**

- Existing Building, or In Permitting Process.
- Potential Building Form With Future Infill Development.  
(For study and discussion purposes only)

Minor Ave. is one of two locations where additional pedestrian crossings are proposed. A crossing at Minor could assist pedestrians of all abilities including: Spruce St. school, Cascade Park, Cornish College, and residents of the new Mirabella building.

Pontius Ave. may be realigned with its northern portion when the blocks flanking Pontius are redeveloped with a City Light substation rebuild. The substation rebuild may accommodate co-development and may make available surplus property for private redevelopment. Pontius is proposed with generous green street improvements linking into the Cascade Neighborhood.

Explore inclusion of a bicycle sharrow on Denny Way for the portion down the overpass in the westbound direction and linking north into South Lake Union. Also consider linkage for bicycles travelling north from Howell Street via Yale Avenue and crossing Denny Way, as consistent with the Seattle Bicycle Master Plan.

Should the block north of Denny Way and bounded by Stewart Street redevelop, there is opportunity to improve the overpass to Capitol Hill with a hill climb. Explore possible closure of the narrow one way right of way adjacent to the base of the overpass, and evaluate a potential hill climb and addition of a north sidewalk to the overpass.

*The existing I-5 overpass rises from the intersection of Denny & Stewart. There is currently no sidewalk on the north side of the overpass.*



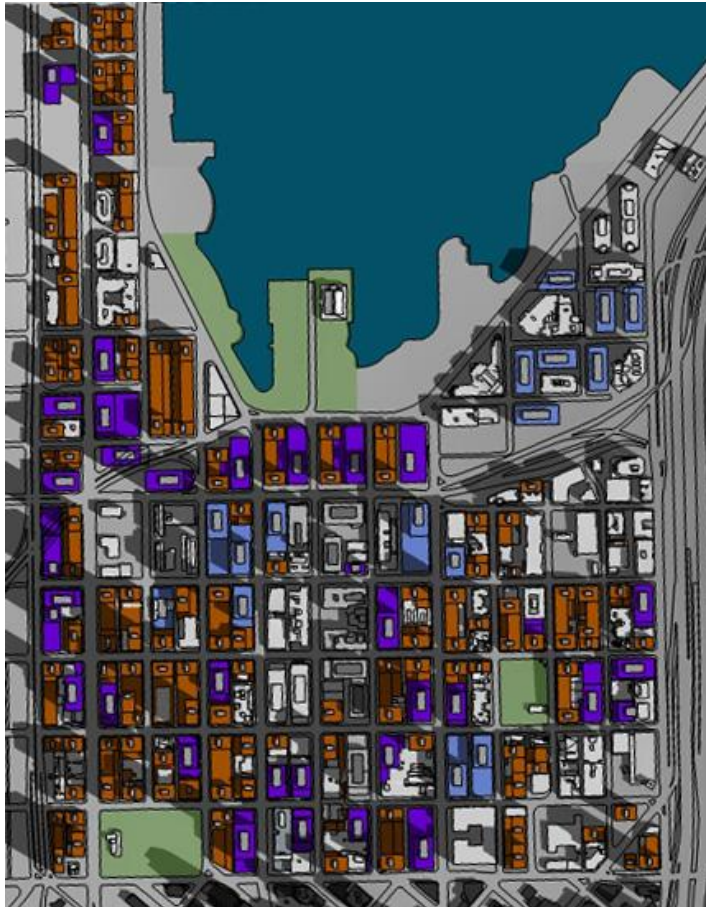




# Future Development On Denny Way



# March 21 – 9 A.M.



Rezoning Proposal



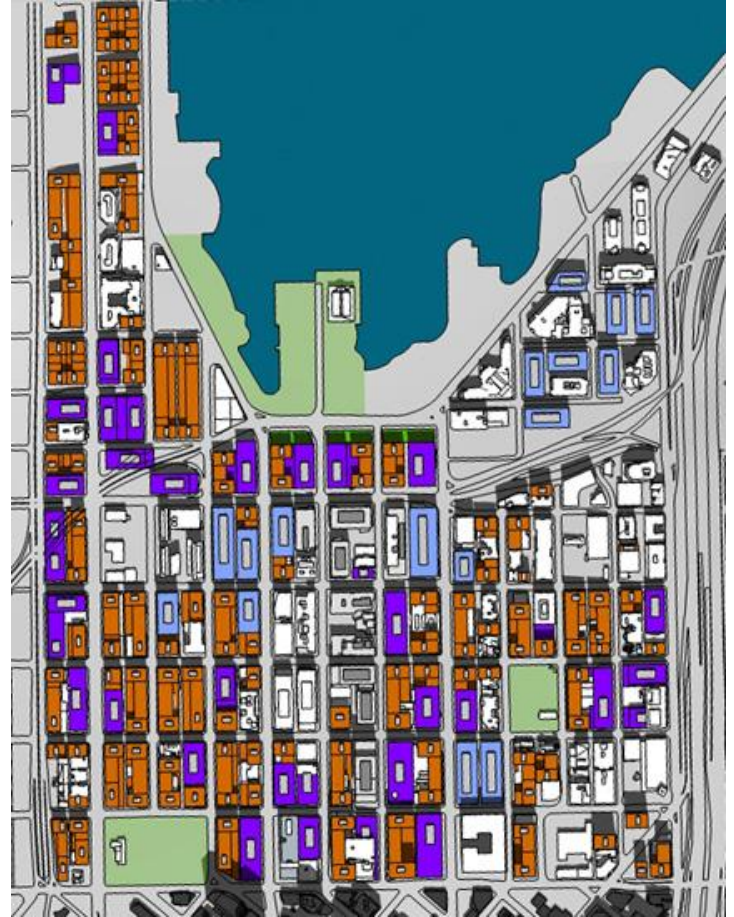
Existing Zoning



# March 31 - Noon



Rezoning Proposal



Existing Zoning

# March 21 – 3 P.M.



Rezoned Proposal



Existing Zoning



# June 21 – 9 A.M.



Rezoning Proposal



Existing Zoning

# June 21 - Noon



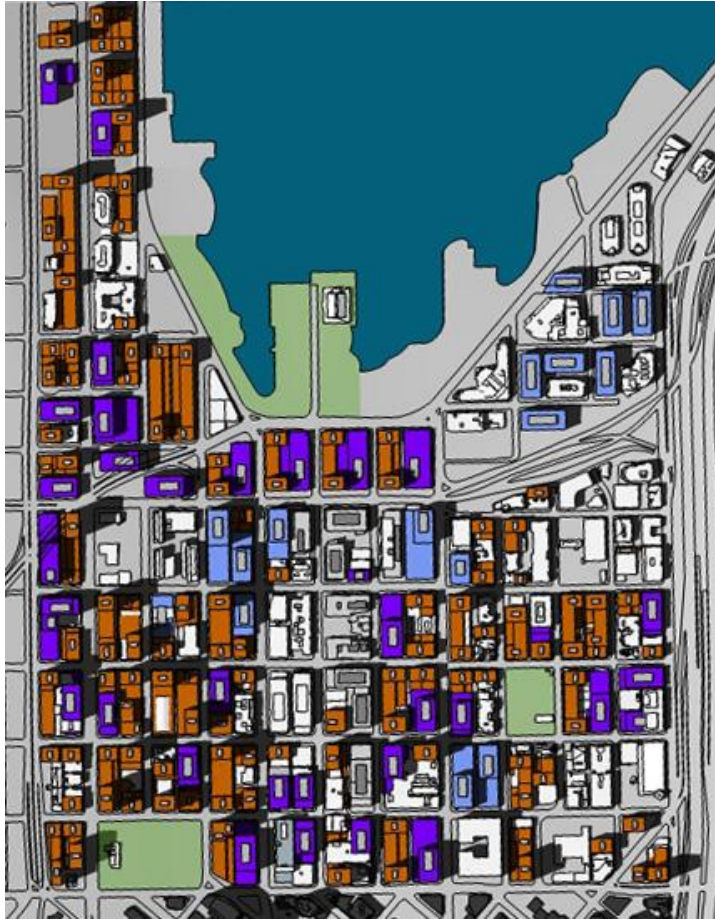
Rezoning Proposal



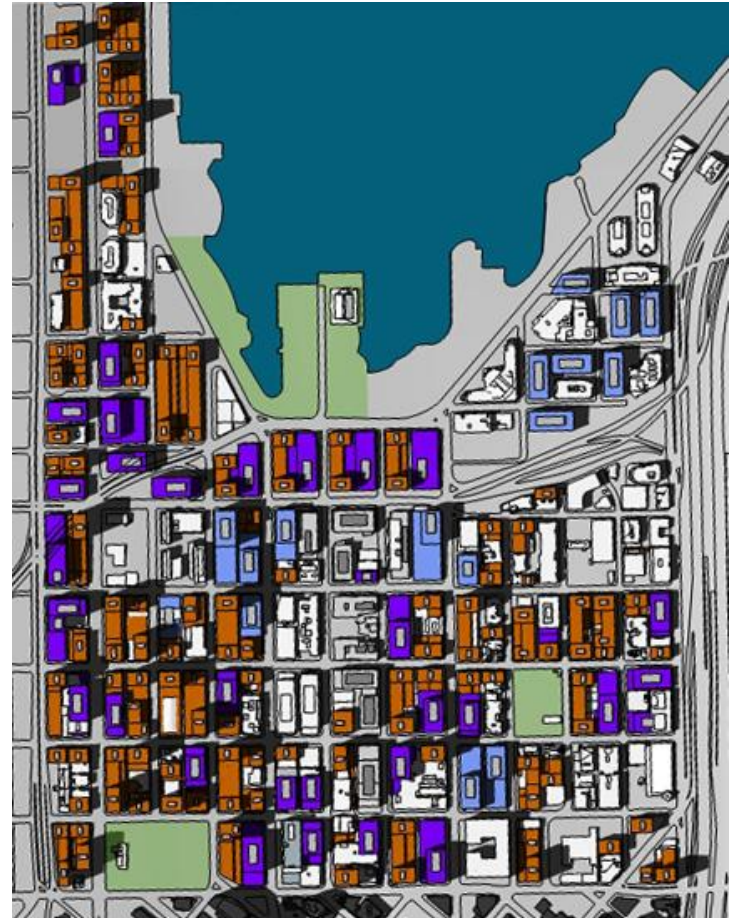
Existing Zoning



# June 21 – 3 P.M.



Rezoning Proposal



Existing Zoning

# September 21 – 9 A.M.



Rezoning Proposal



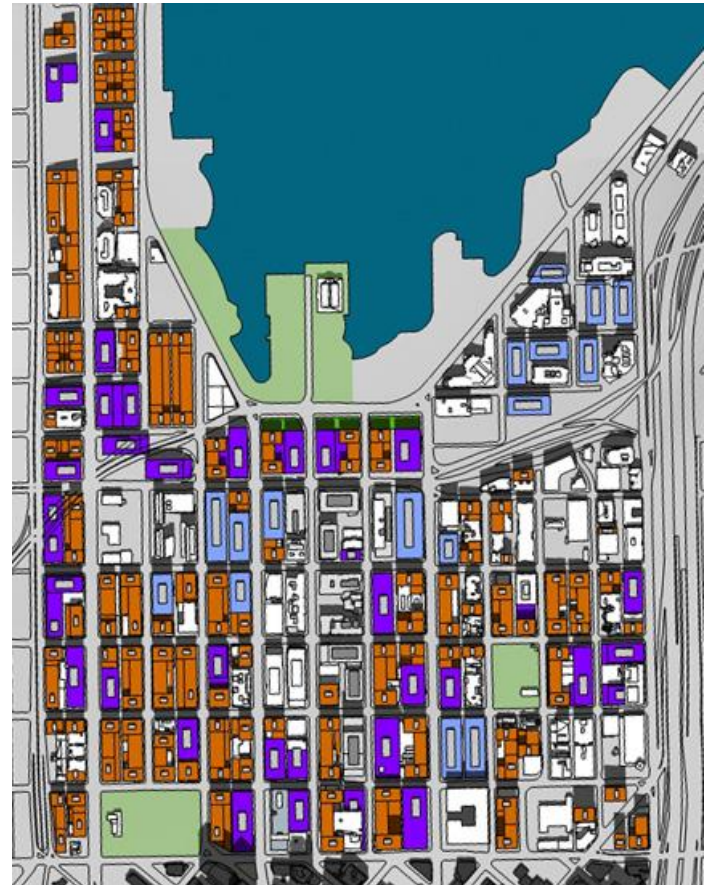
Existing Zoning



# September 21 - Noon



Rezone Proposal



Existing Zoning

# September 21 – 3 P.M.



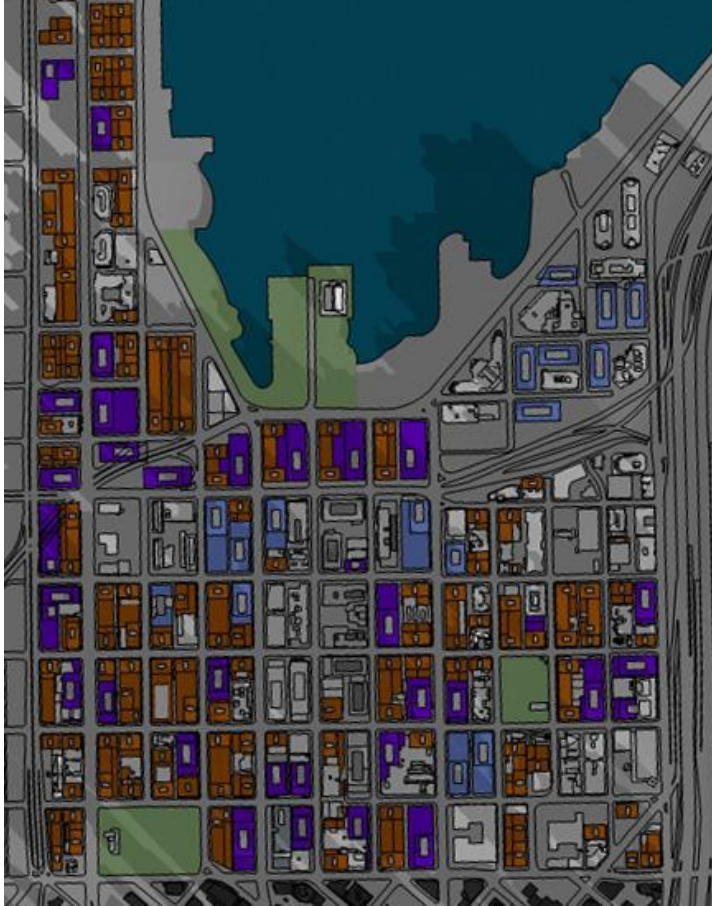
Rezoning Proposal



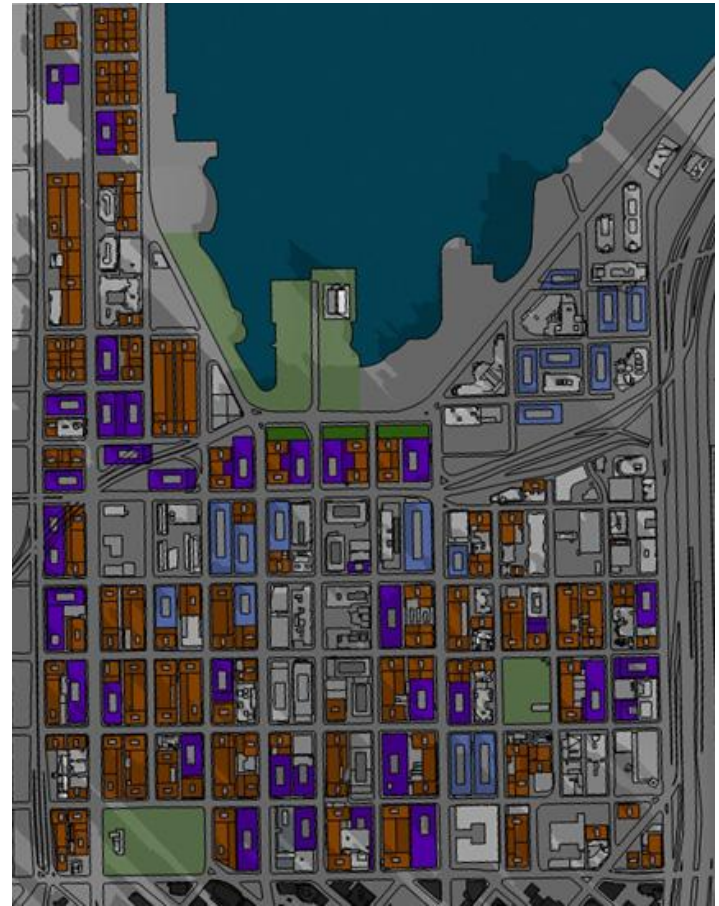
Existing Zoning



# December 21 – 9:00 A.M.

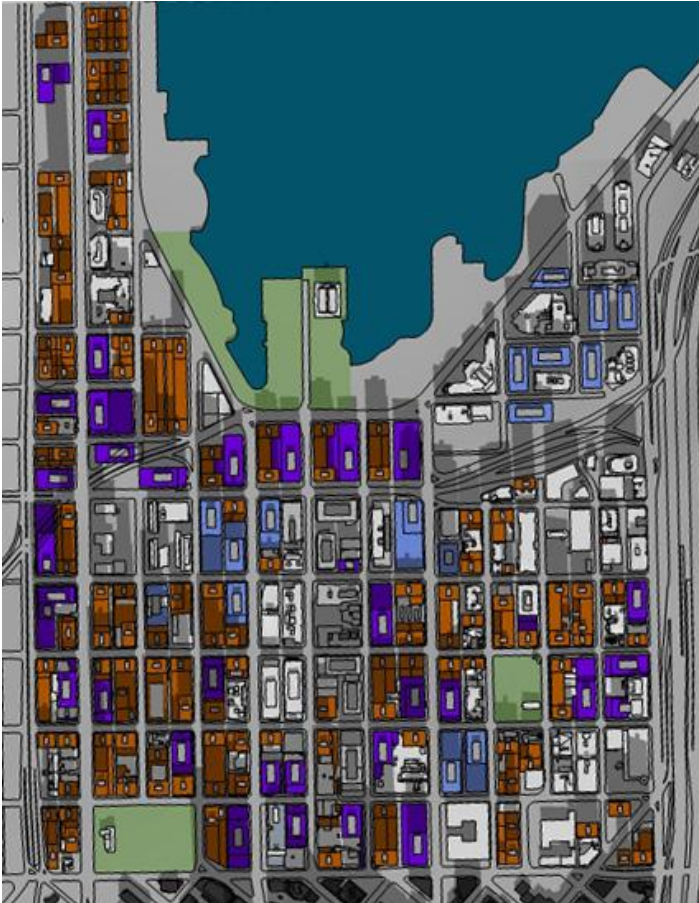


Rezone Proposal

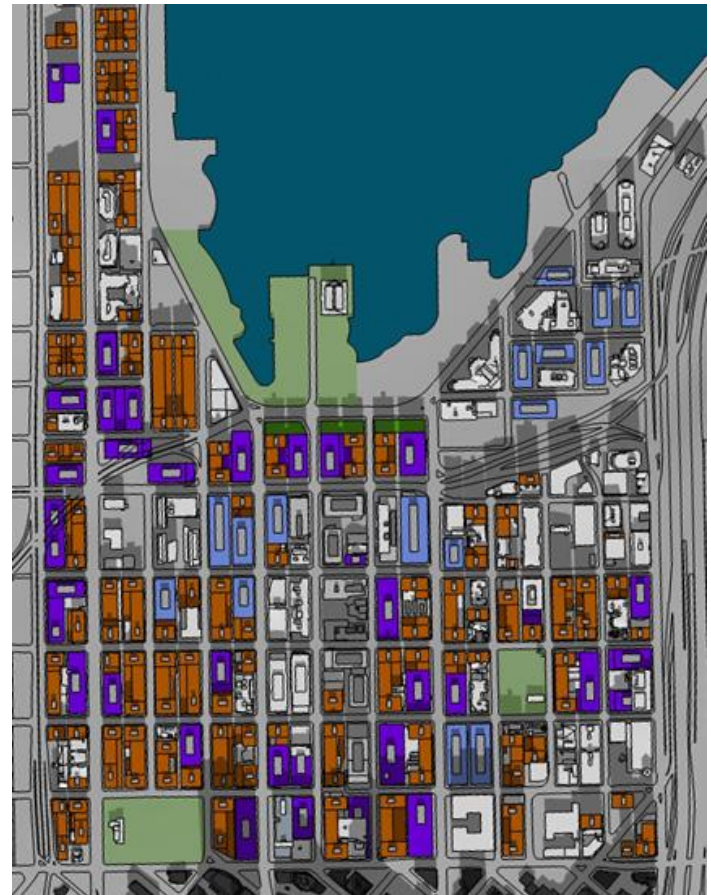


Existing Zoning

# December 21 - Noon



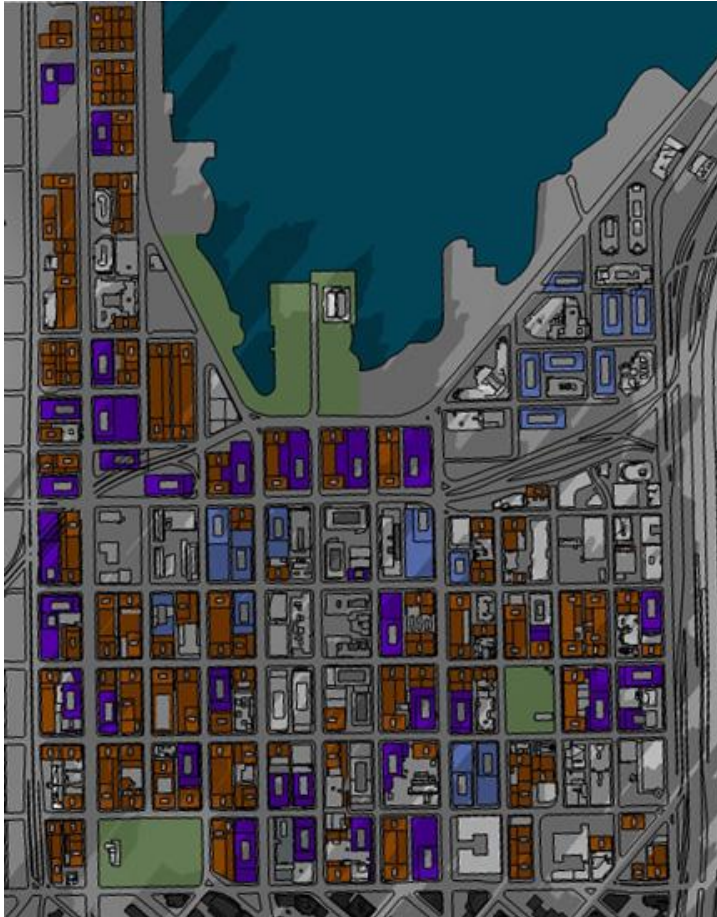
Rezone Proposal



Existing Zoning



# December 21 – 3 P.M.



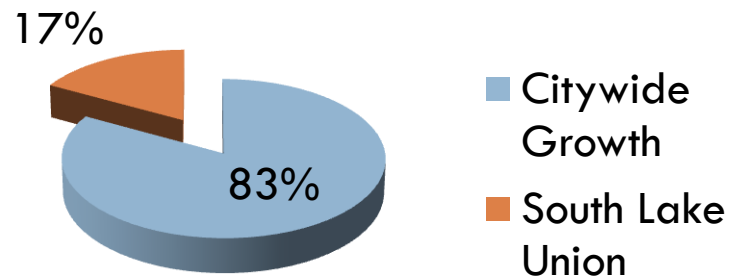
Rezone Proposal



Existing Zoning

# Share of Citywide Growth

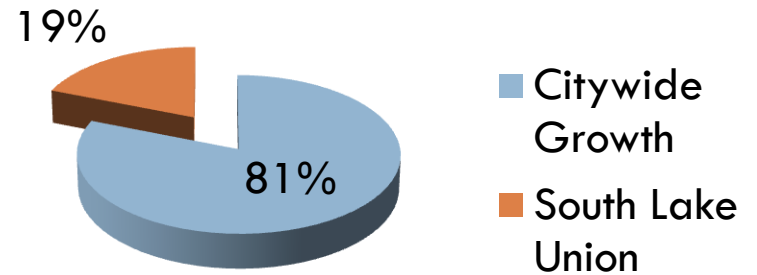
## Housing Units



2024      8,000 housing units

2031      12,000 housing units

## Jobs

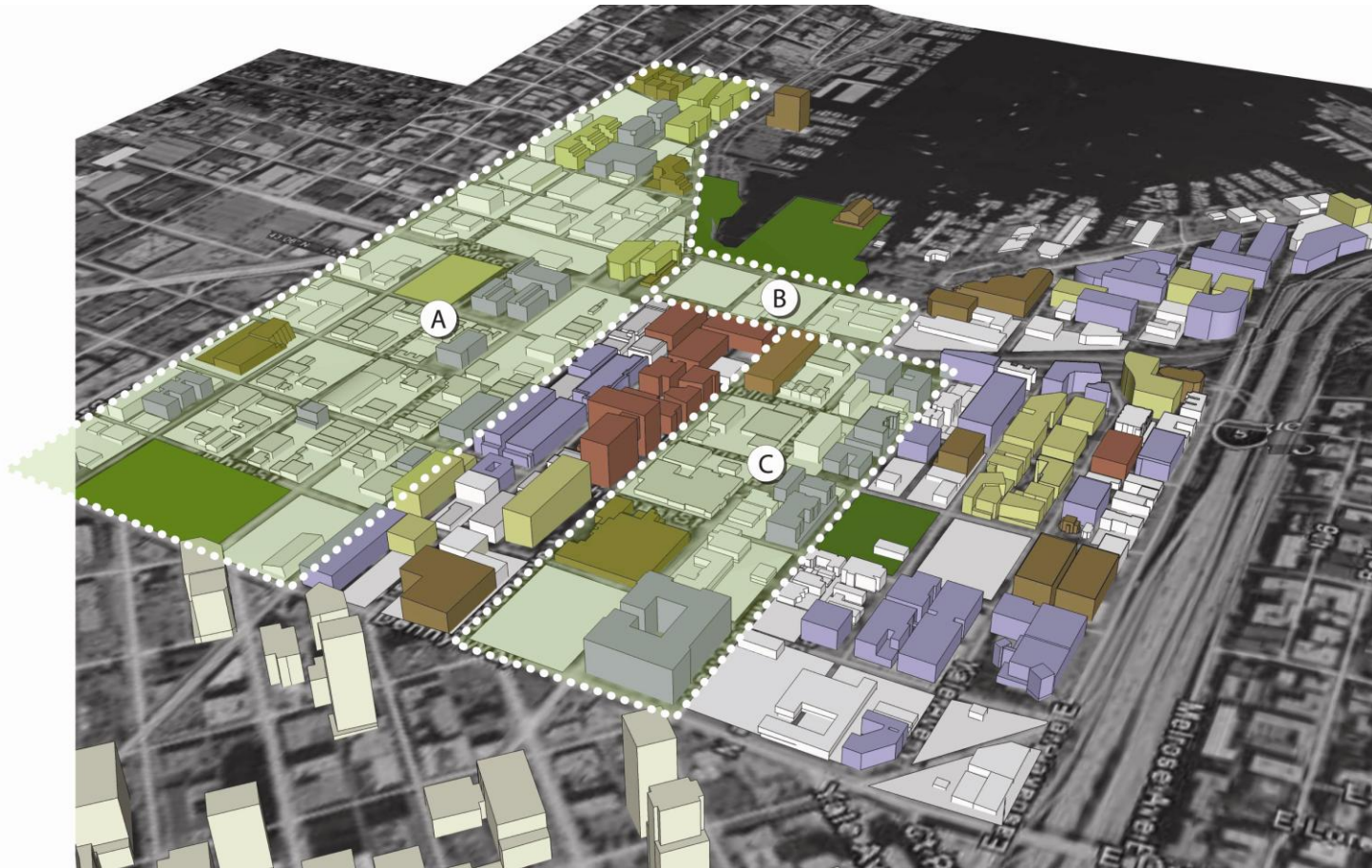


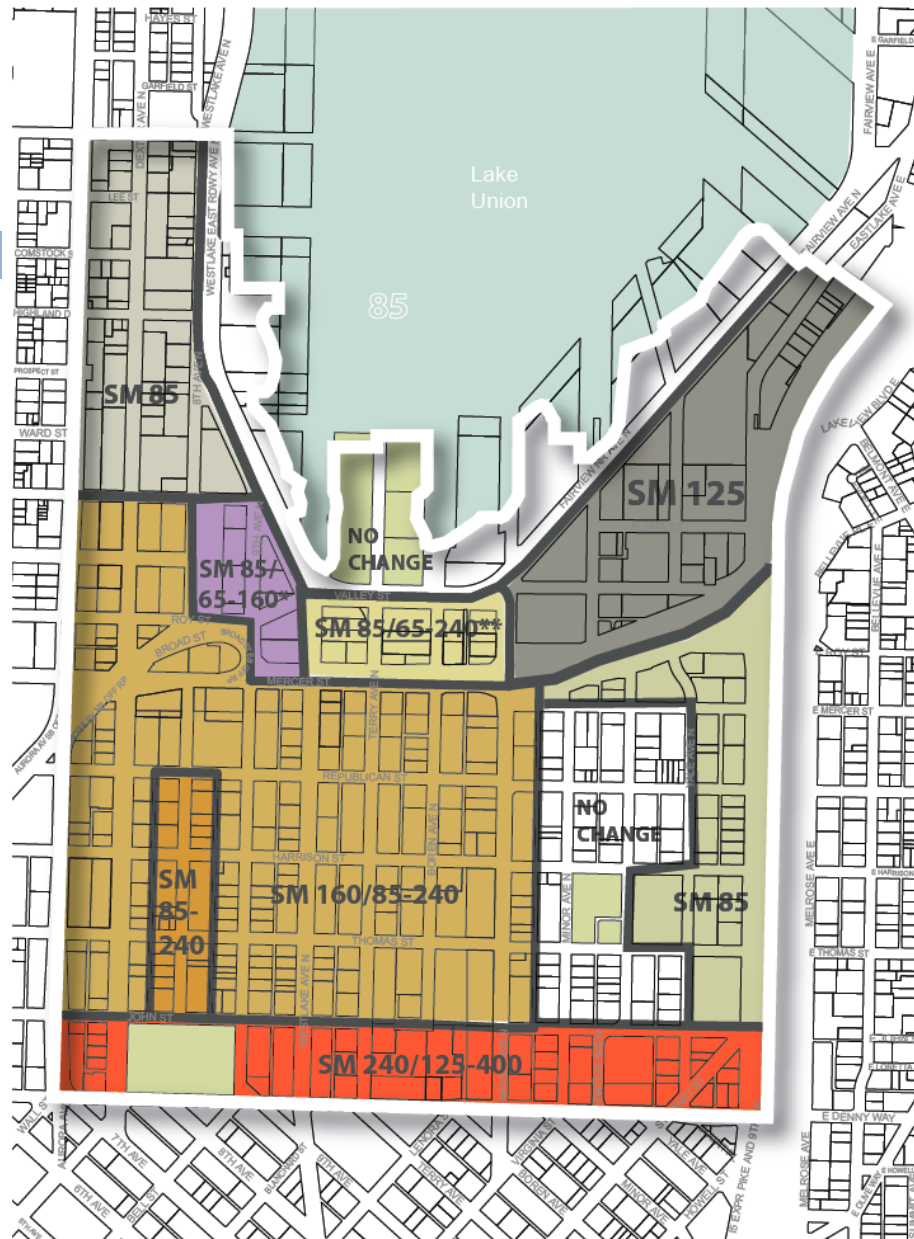
16,000 jobs

22,000 jobs



# Development Capacity





# Heights

85	160/85-240
85/65-240*	85-240
125	240/125-400
85/65-160	