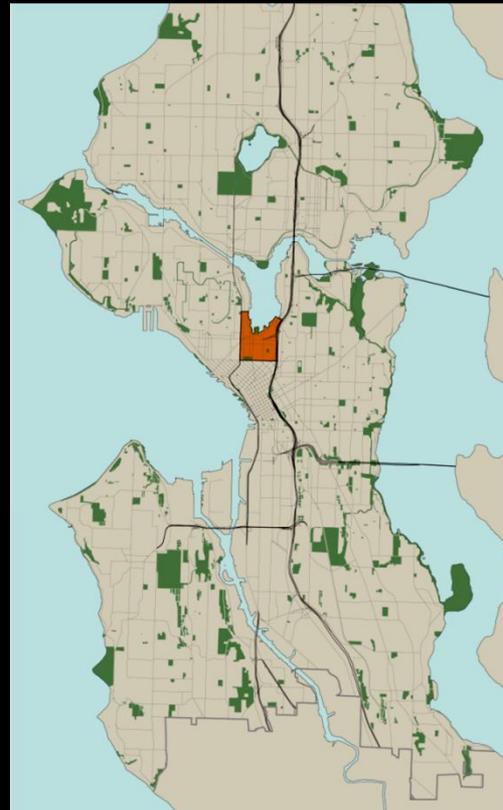


South Lake Union Height and Density Alternatives Draft Environmental Impact Statement

Articulate, advocate and
advance our
community's vision for
an exceptional and
vibrant Seattle.

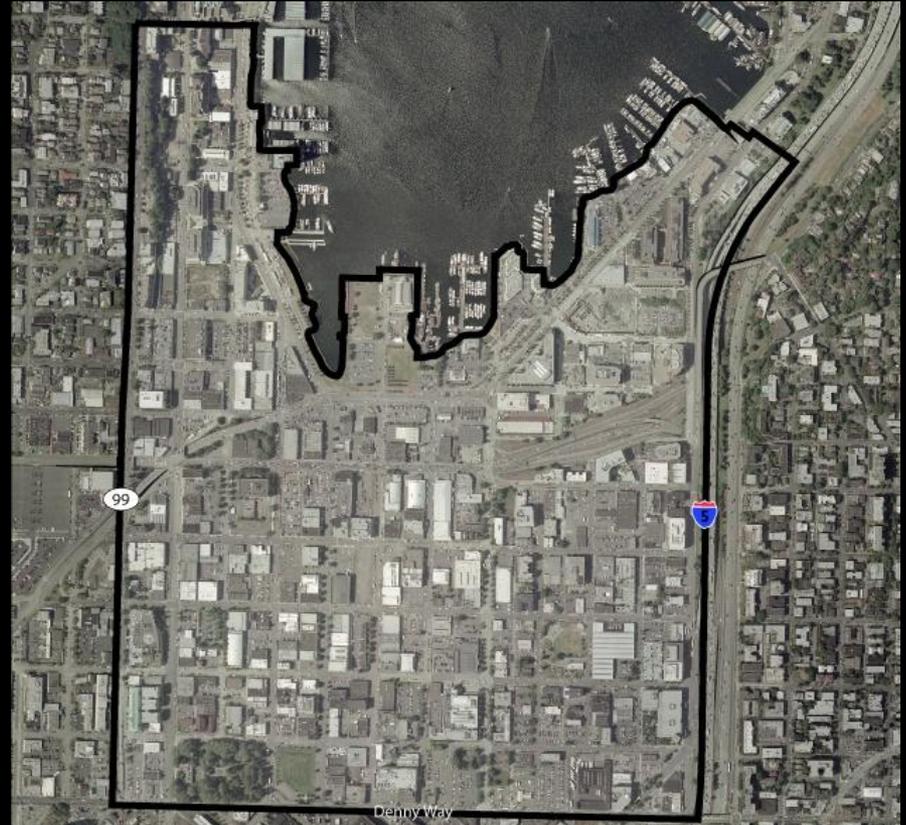


What Are We Doing and Why Are We Doing It?

- Implementing The Comprehensive Plan.
- Incentive Zoning/Public Benefits.
- Diversity of Building Types and Good Urban Form.

The EIS is an important part of the planning process

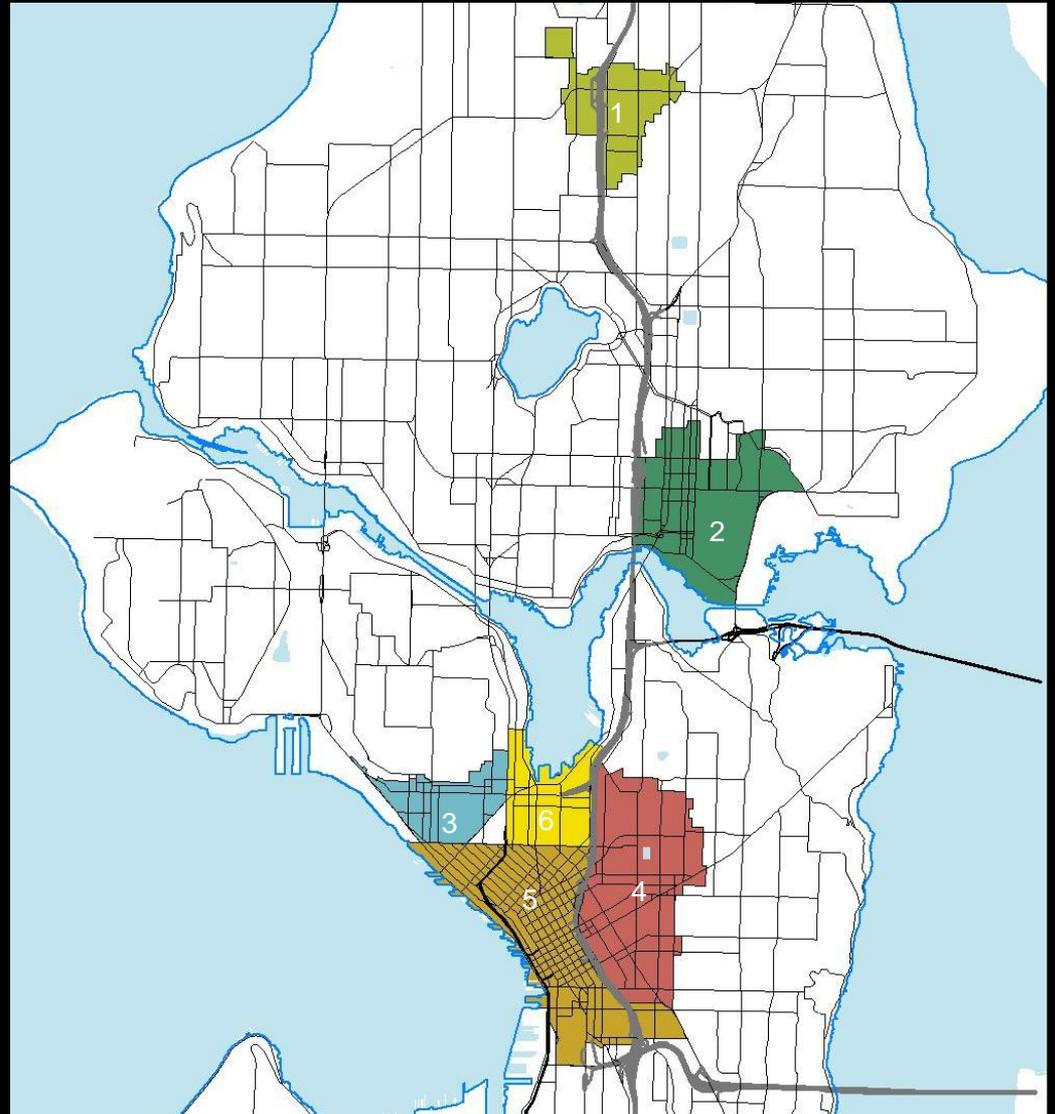
- Alternatives are not zoning proposals.
- Tests and compares different zoning concepts.
- Investigates long-term implications of zoning alternatives.
- Identifies mitigation strategies.
- Alternatives are not zoning proposals.



Designation as an Urban Center

Urban Centers

1. Northgate
2. University
3. Uptown
4. 1st Hill/Capitol Hill
5. Downtown
6. South Lake Union



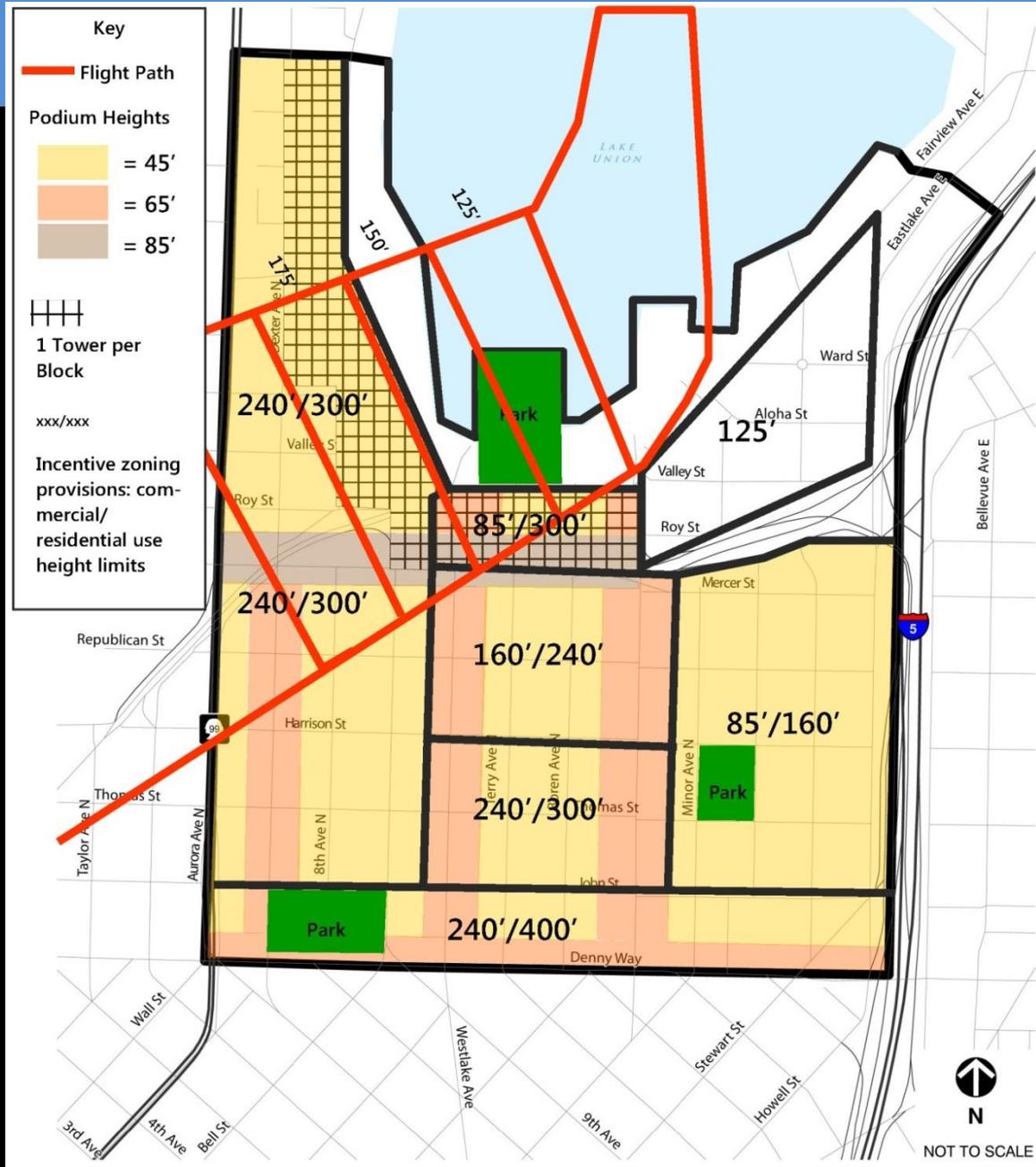
Proposal Overview

- Incentive zoning as a strategy for future growth
 - Allow increased height and density
 - Contribute to livability, sustainability
- Incentives not currently applicable in South Lake Union
 - Future development could seek floor area bonuses consistent with SMC 23.58A
 - Urban Design Framework options

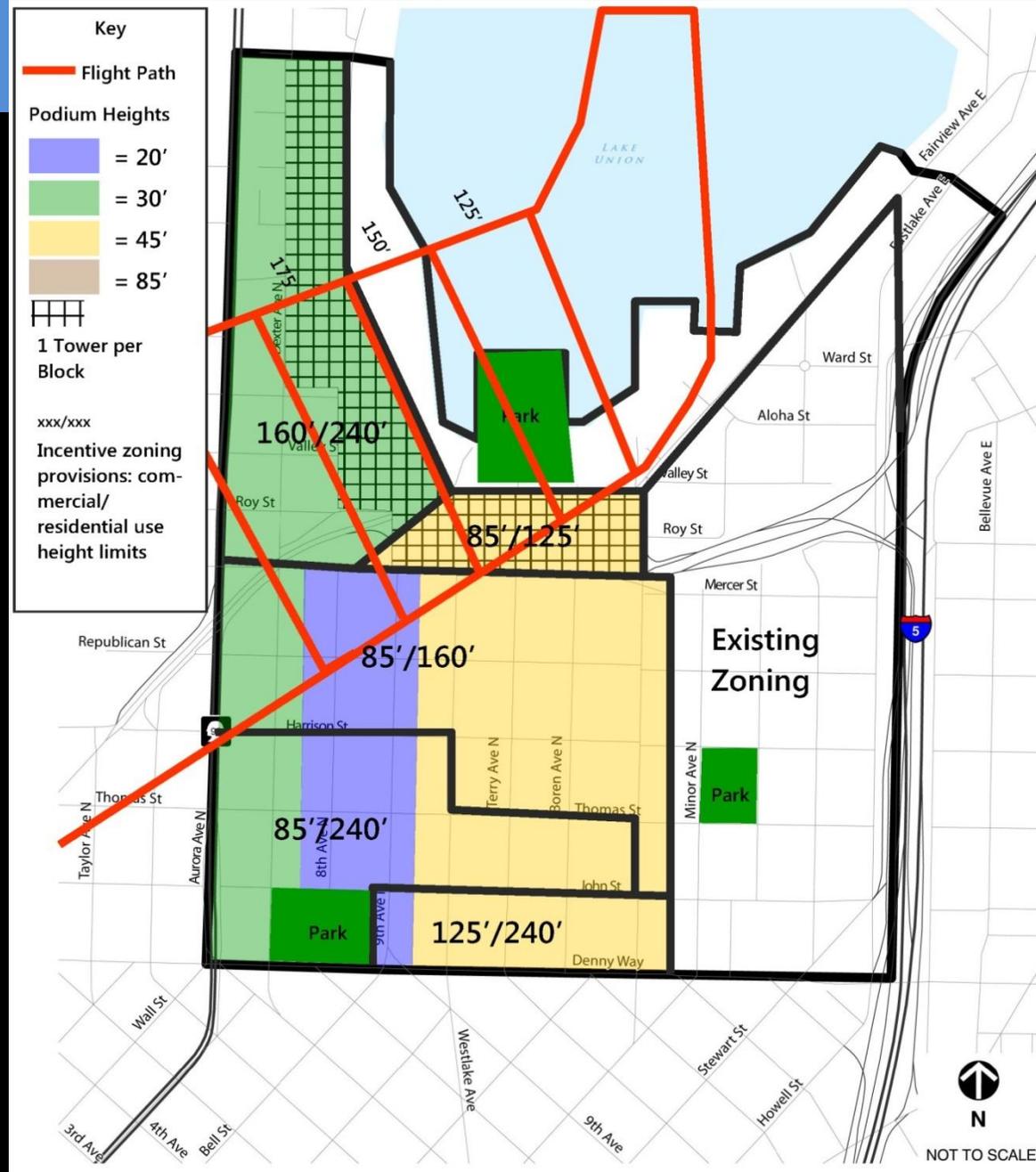
Alternatives

- 3 Action Alternatives, No Action
- Key features
 - Height and density
 - Building bulk
 - Zoning designations
 - Tower lot size
 - Shoreline designations – no change
 - Lake Union Seaport flight path

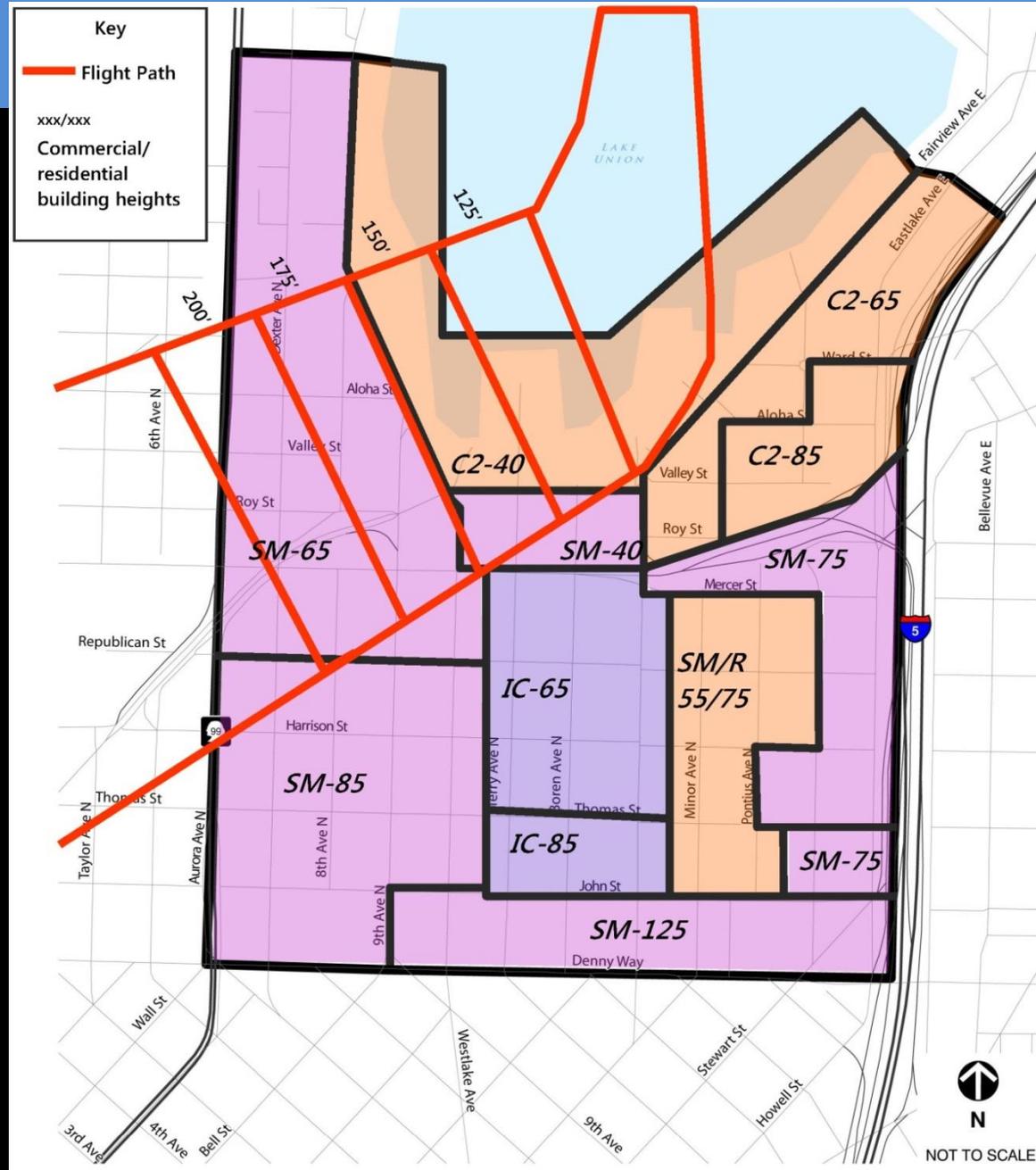
Alternative 1



Alternative 3



Alternative 4 (No Action)

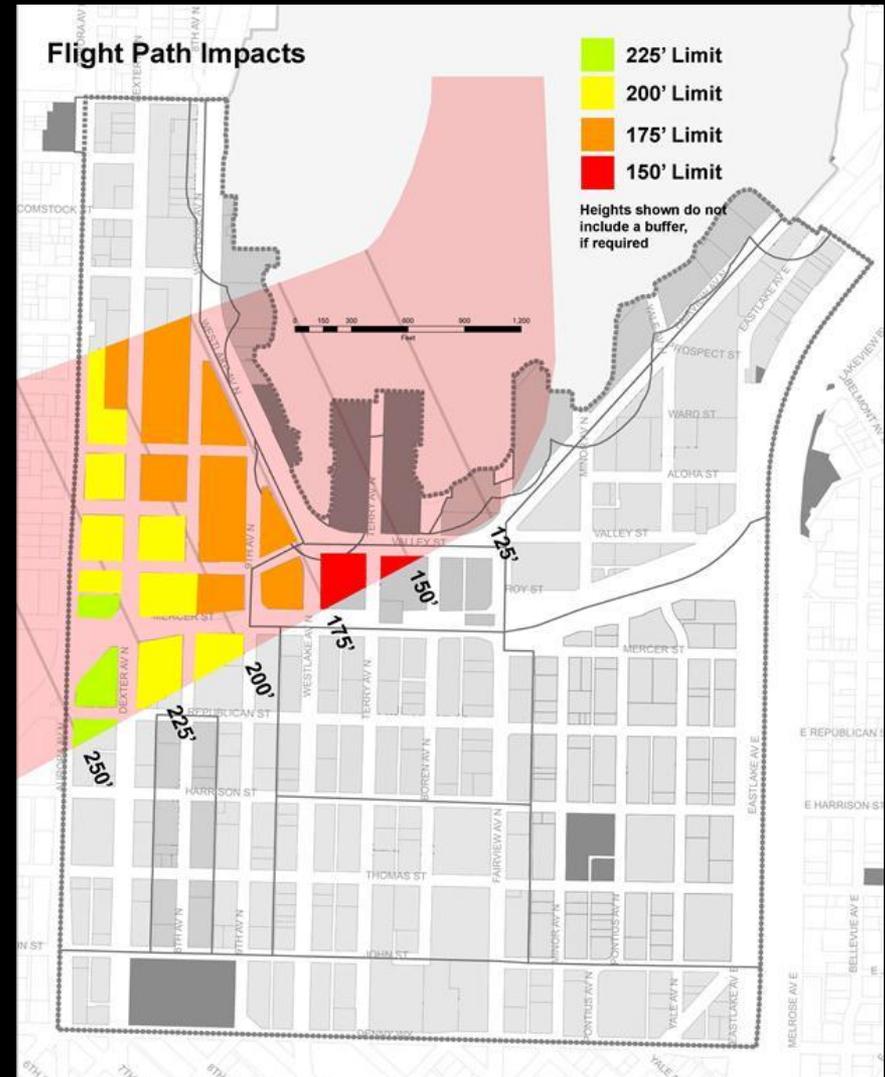


Elements of the Environment

- Geology and Soils
- Air Quality
- Water Quality
- Plants and Animals
- Environmental Health
- Noise
- Greenhouse Gases
- **Land Use**
- **Housing**
- **Aesthetics**
- Historic Resources
- Cultural Resources
- **Transportation**
- Public Services
- Utilities

Land Use

- Key Issues
 - Size and elevation of flight path rising over southwest portion of neighborhood
 - Wind analysis: turbulence above and downwind from buildings



Housing

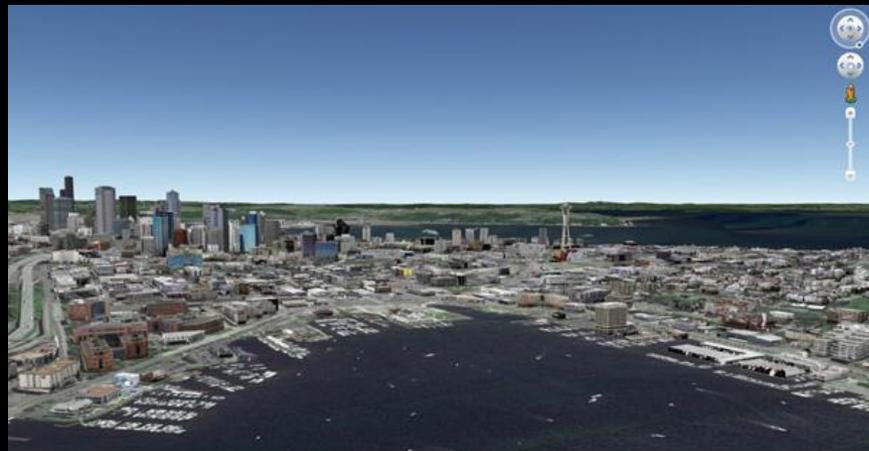
- Increased housing capacity
- Affordability impacts
 - Construction costs of high rise towers
 - Lot consolidation for towers
 - Potential for displacement

Aesthetics

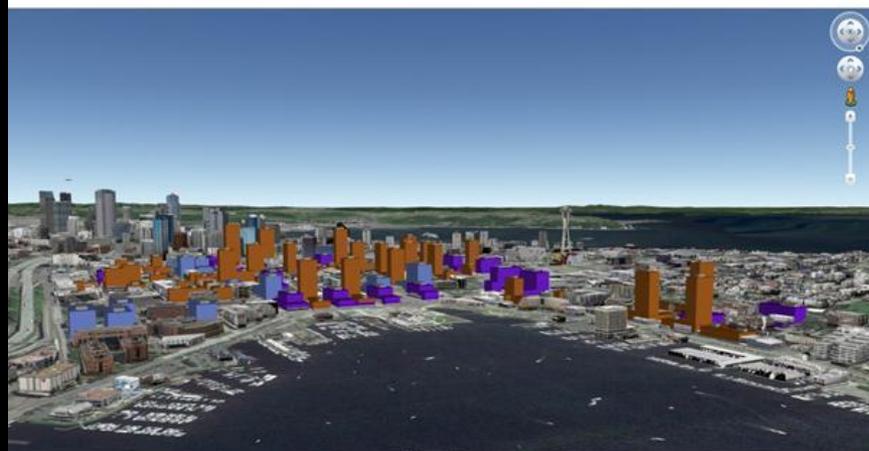
- Visual expansion of downtown skyline to the north
- New building type in the neighborhood
- No significant impacts to designated viewpoints
- No significant impact to shadows on public open spaces

Alternative 1

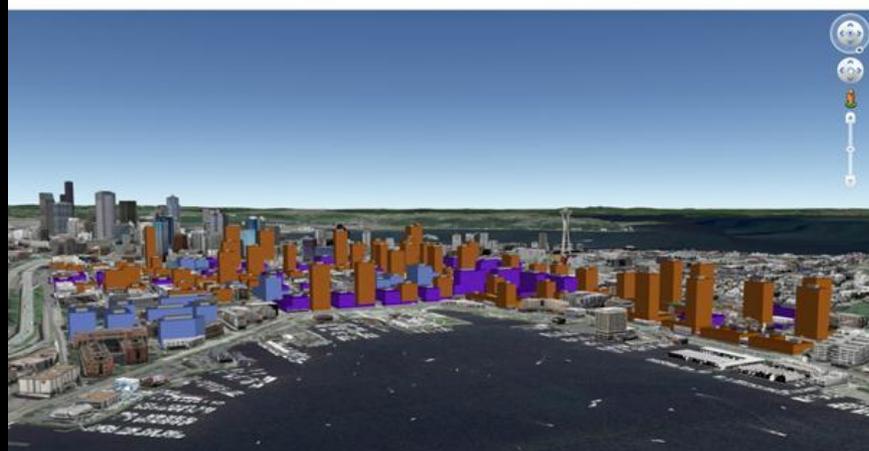
Existing



2031

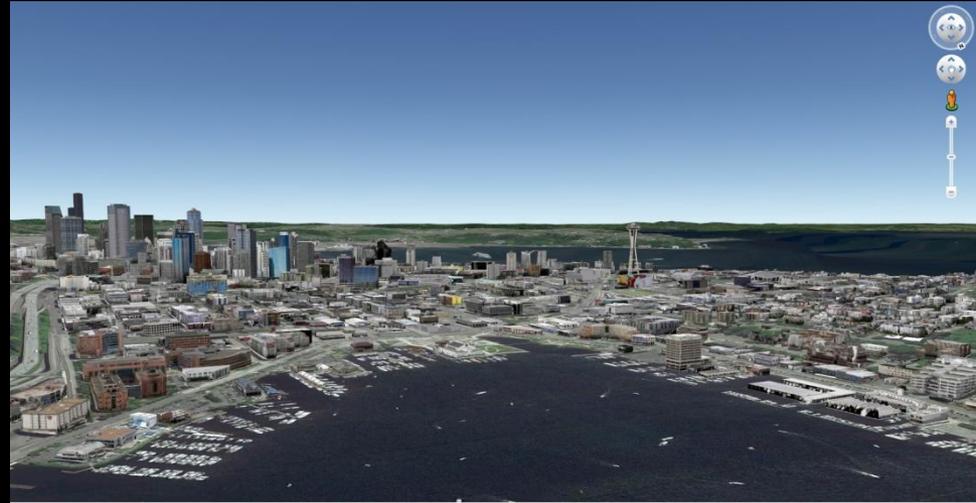


Build-out



Alternative 4 – No Action

Existing



Build-out

