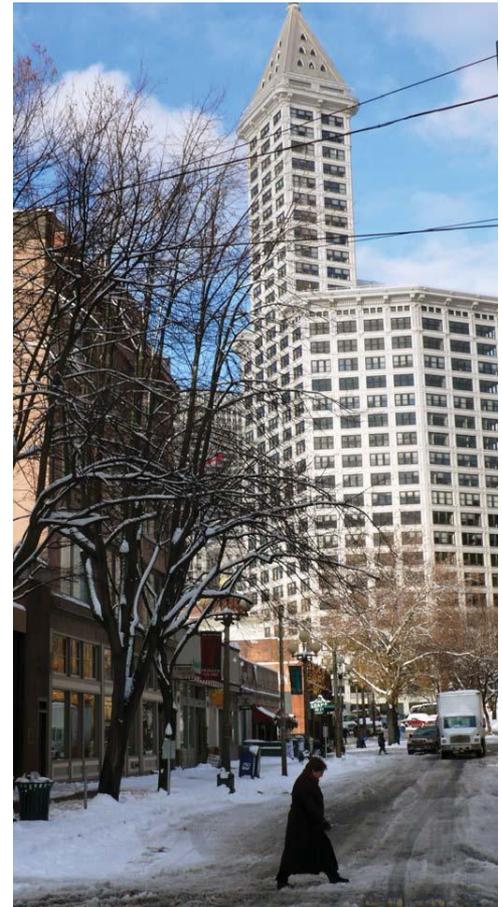


Seattle City Council Committee on the Built Environment (COBE)

February 9, 2011

Depictions of Various Heights in Pioneer Square



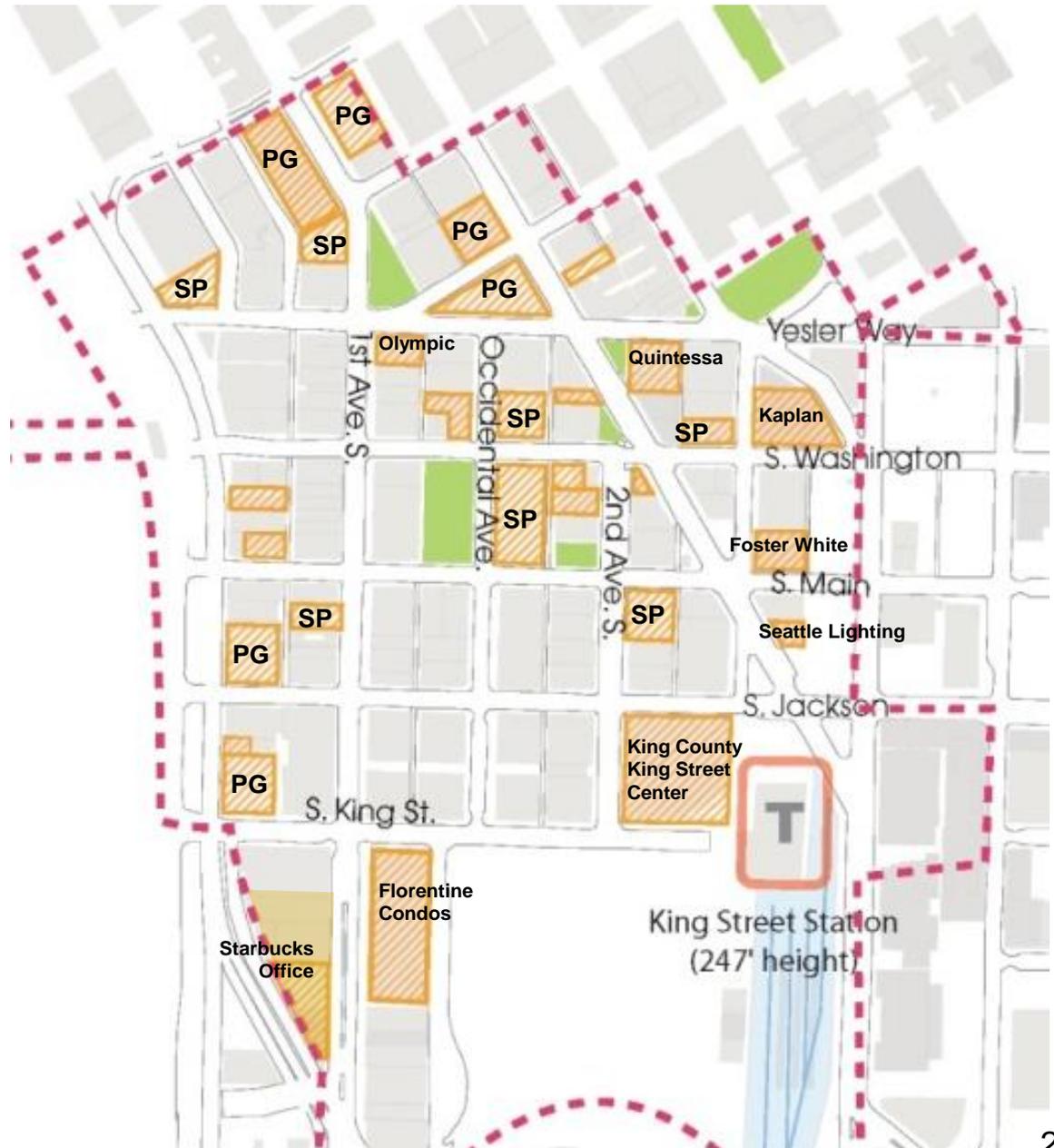
Potential redevelopment sites

– buildings that are not identified as contributing to the Pioneer Square National Register Historic District

- *Shaded parcels are non-historic, non-contributing properties for purposes of the National Register Historic District designation.*
- *Some of the shaded parcels might be eligible to be determined to be “contributing structures” under proposed new SMC 23.66.032 (governing eligibility for South Downtown Historic TDR or TDP).*

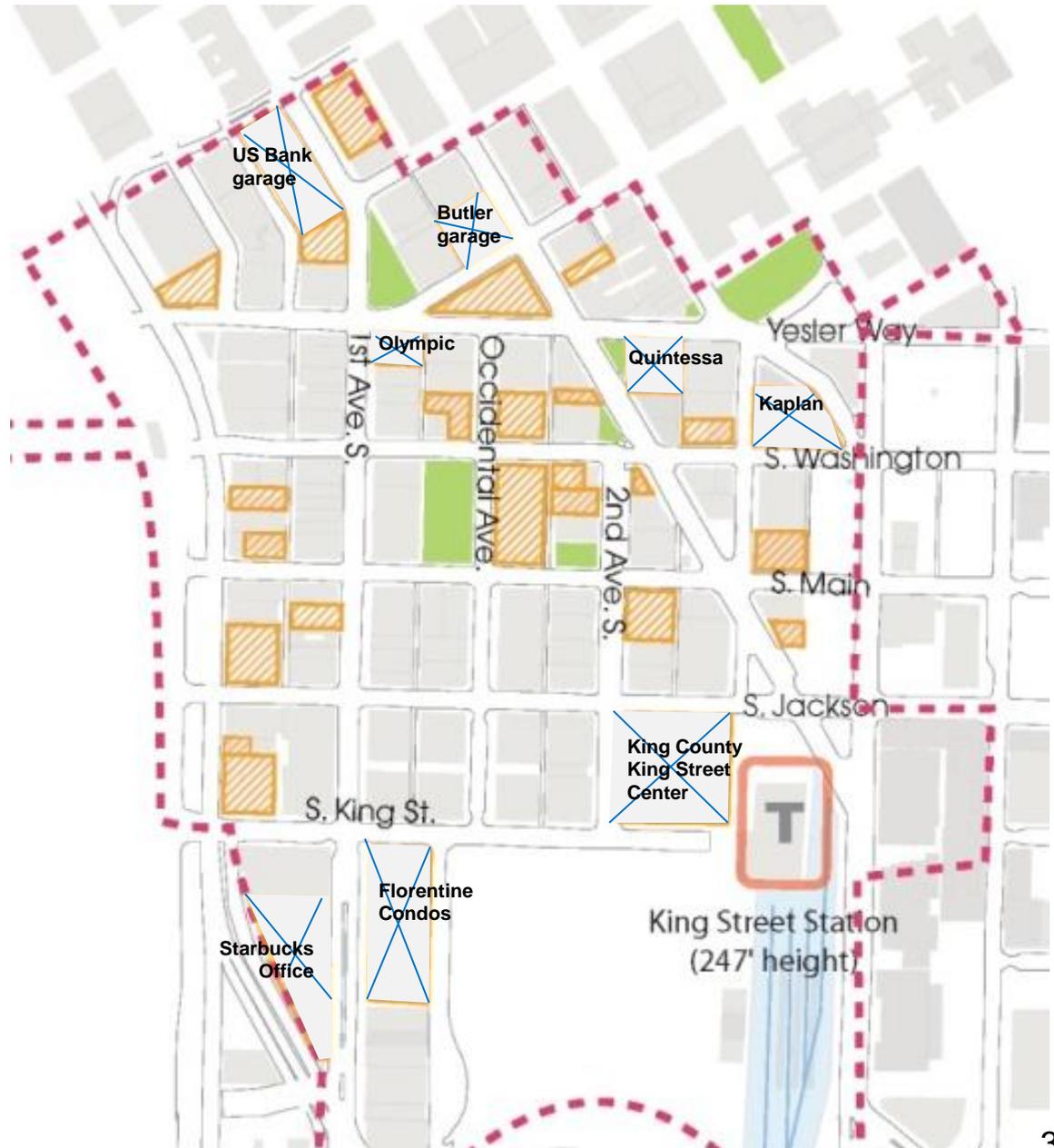
PG = parking garage

SP = surface parking

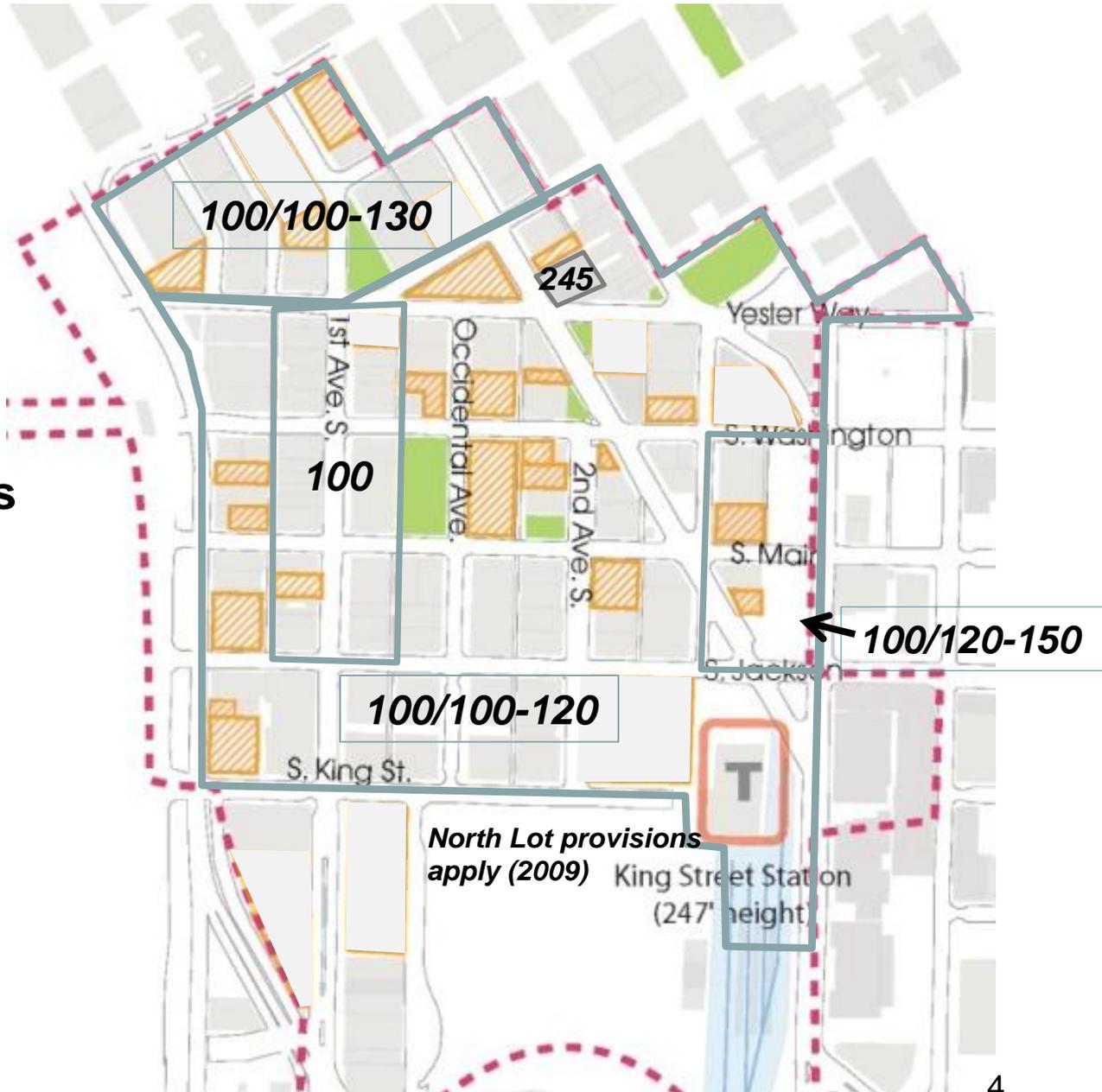


Eliminate buildings not likely to be redeveloped (marked with "X").

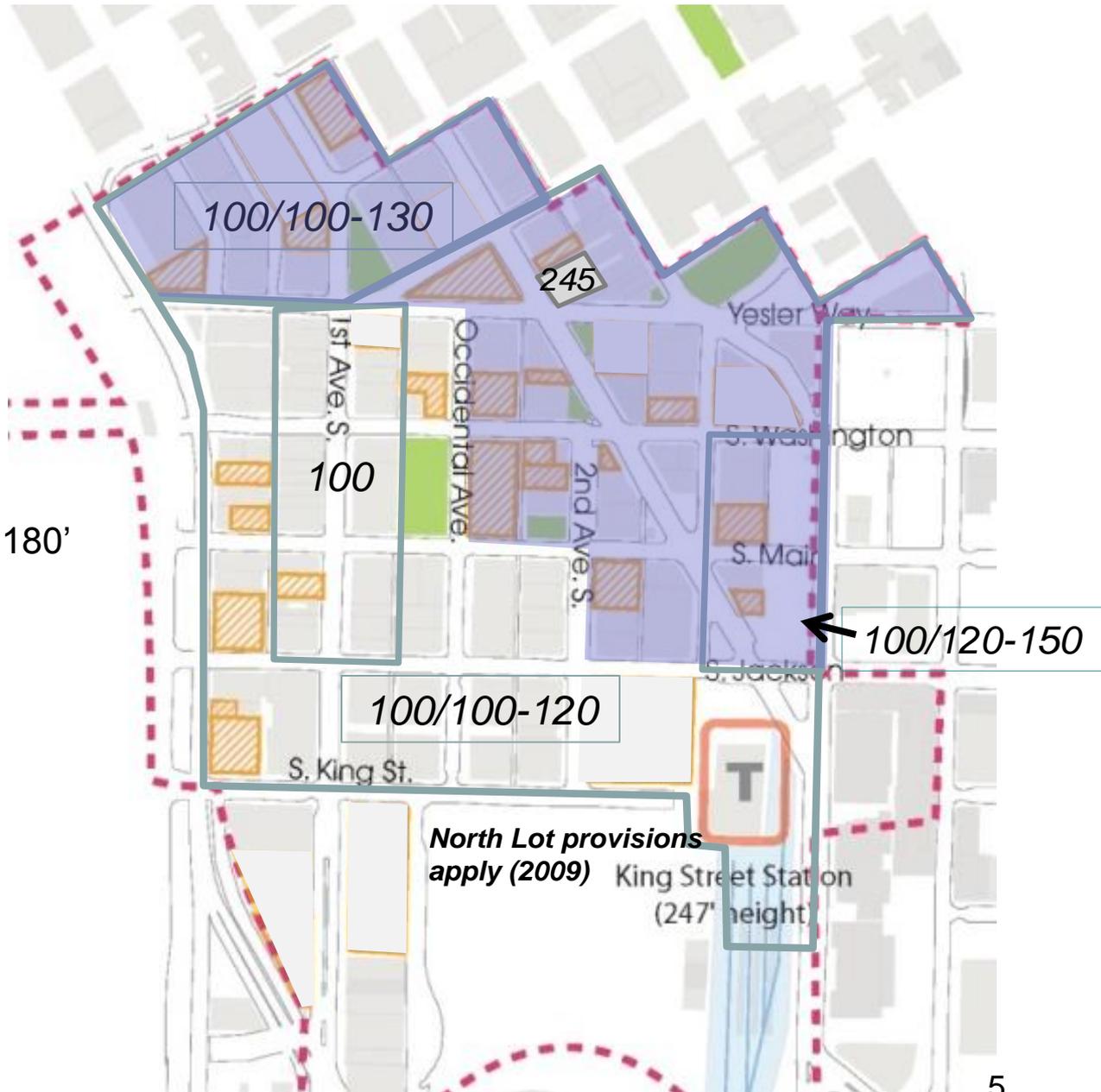
Remaining shaded parcels are potential candidates for redevelopment



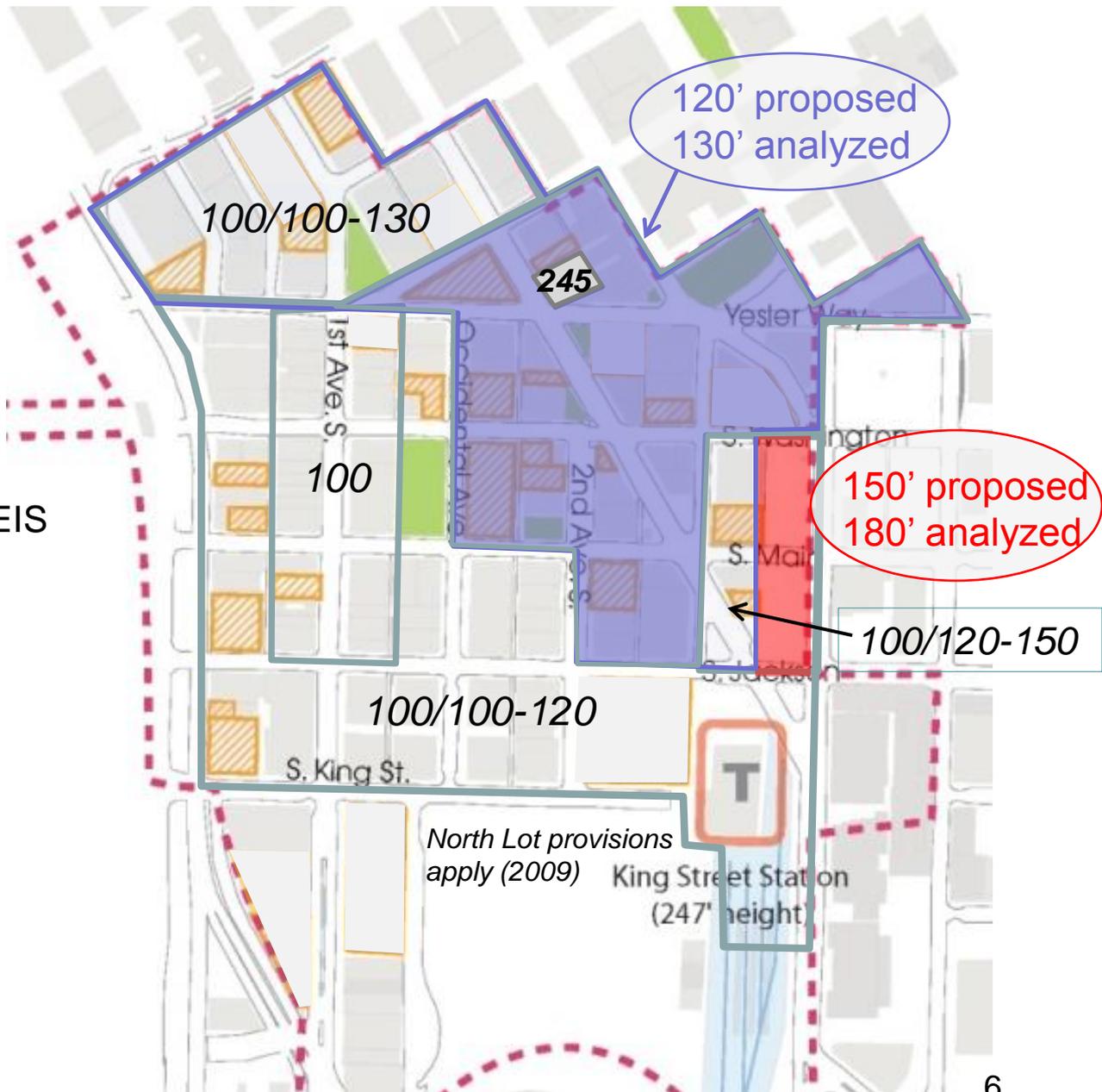
DPD Proposed Heights



Area in blue reflects
William Justen's request for 180'



Portions of Mr. Justen's requested area for which the EIS analyzed heights higher than those proposed by DPD



Existing Conditions in Pioneer Square – From 2008 Presentation to PSPB



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square

New Infill Buildings Depicted at 100'



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square

New Infill Buildings Depicted at 120'



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square

New Infill Buildings Depicted at 130'



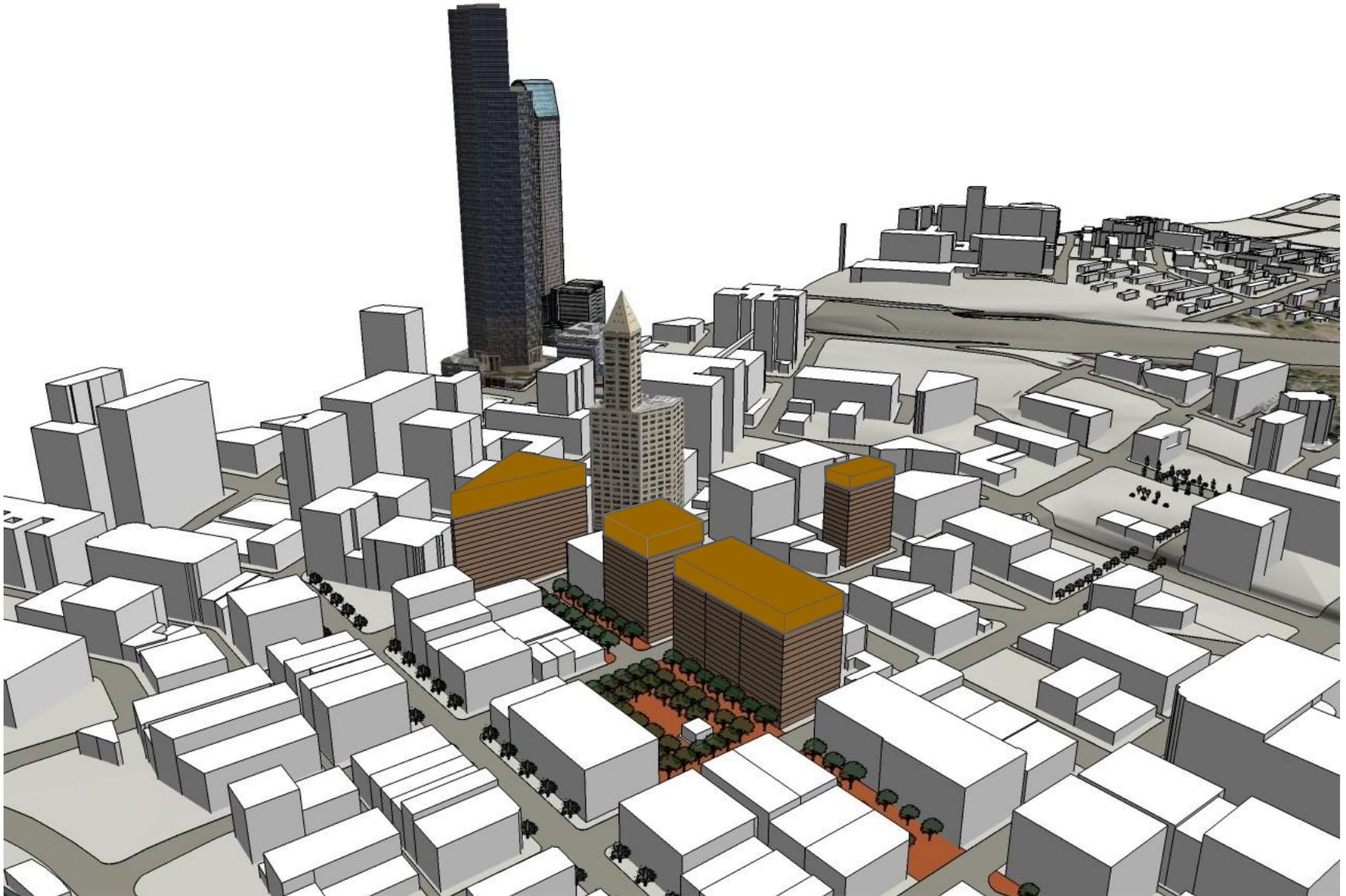
Trees depicted in these views are much smaller than the true height of trees in Pioneer Square

New Infill Buildings Depicted at 150'

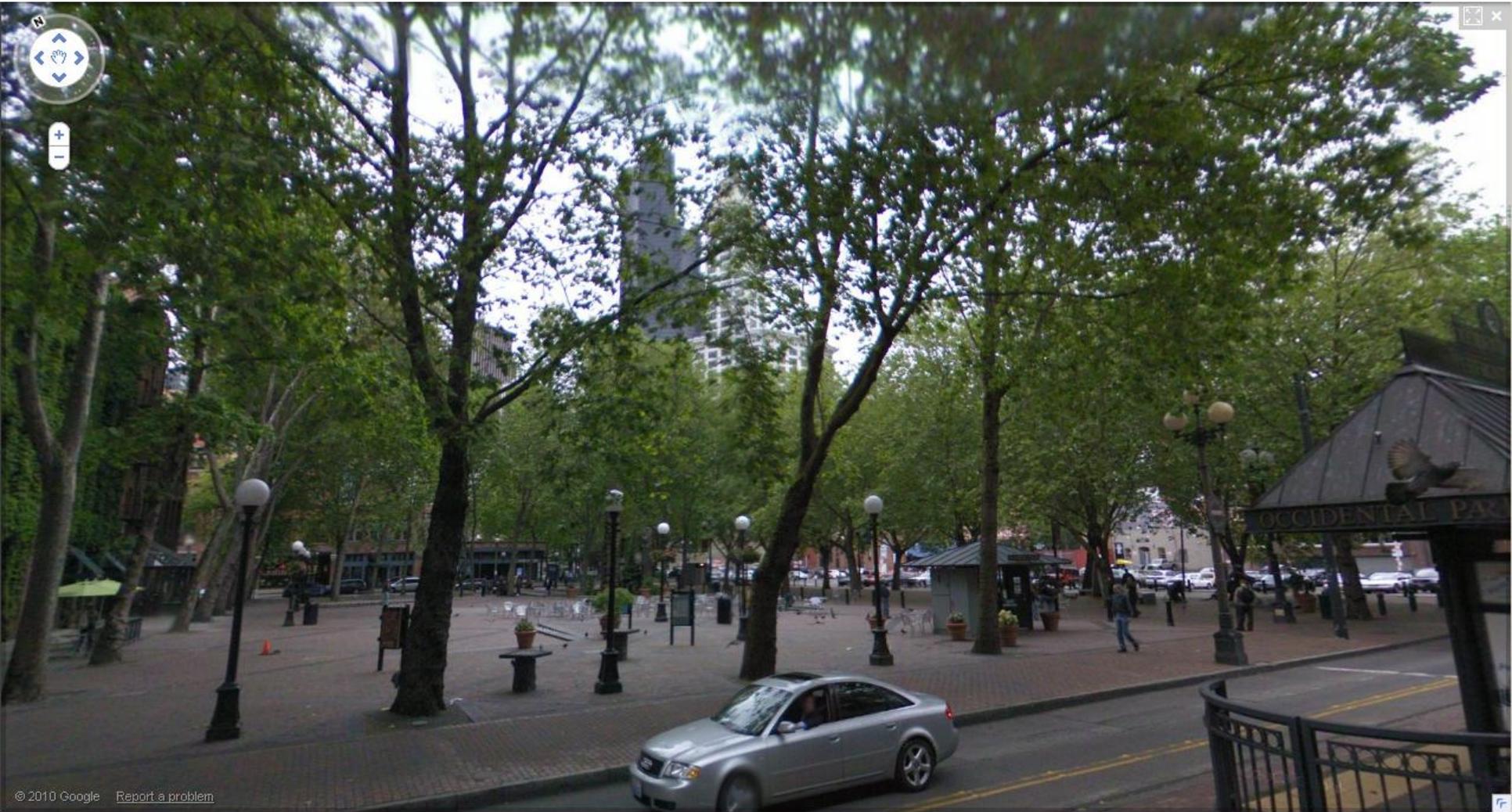


Trees depicted in these views are much smaller than the true height of trees in Pioneer Square

New Infill Buildings Depicted at 180'



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square



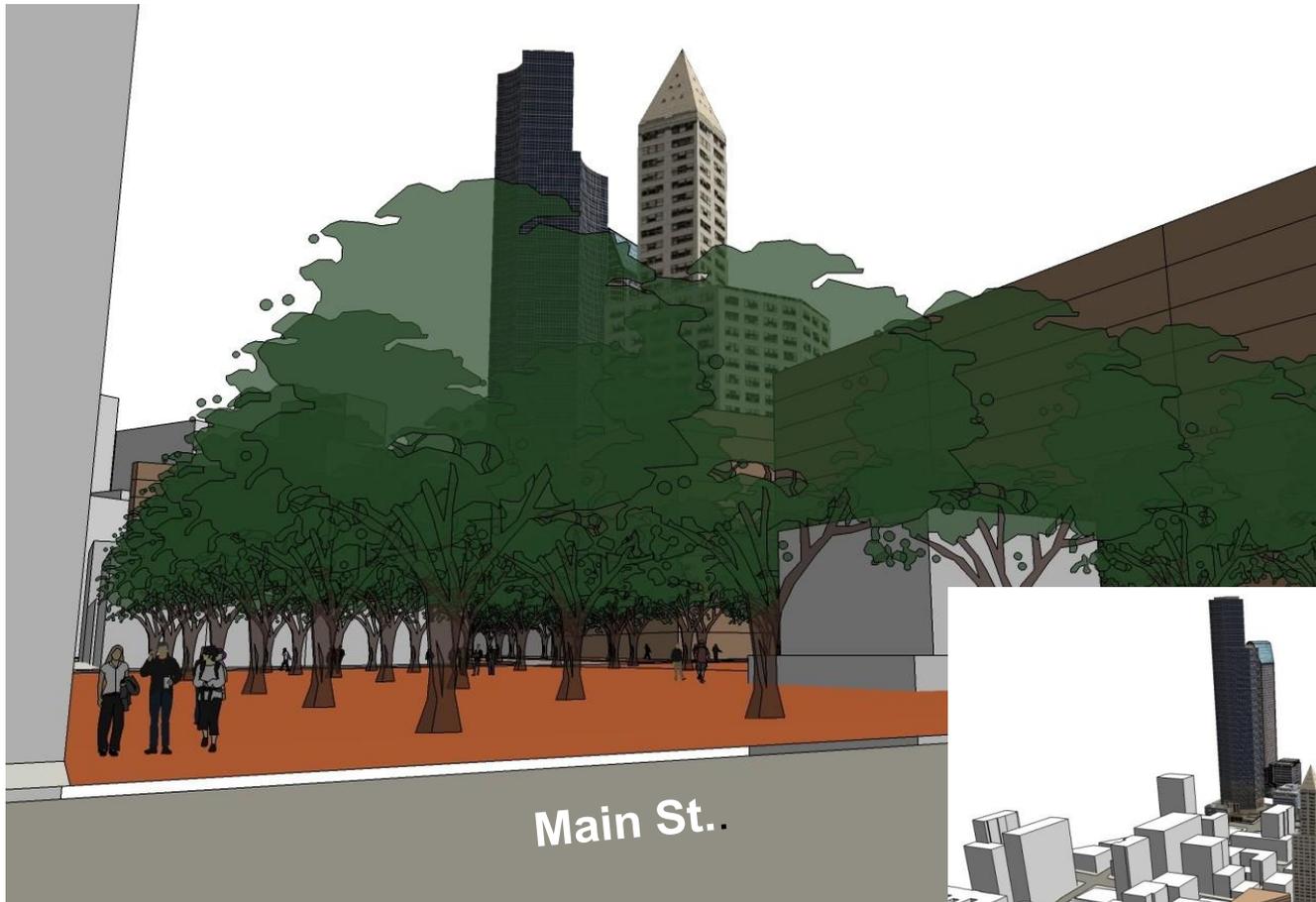
View North on Occidental Avenue S. at Existing Conditions



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square



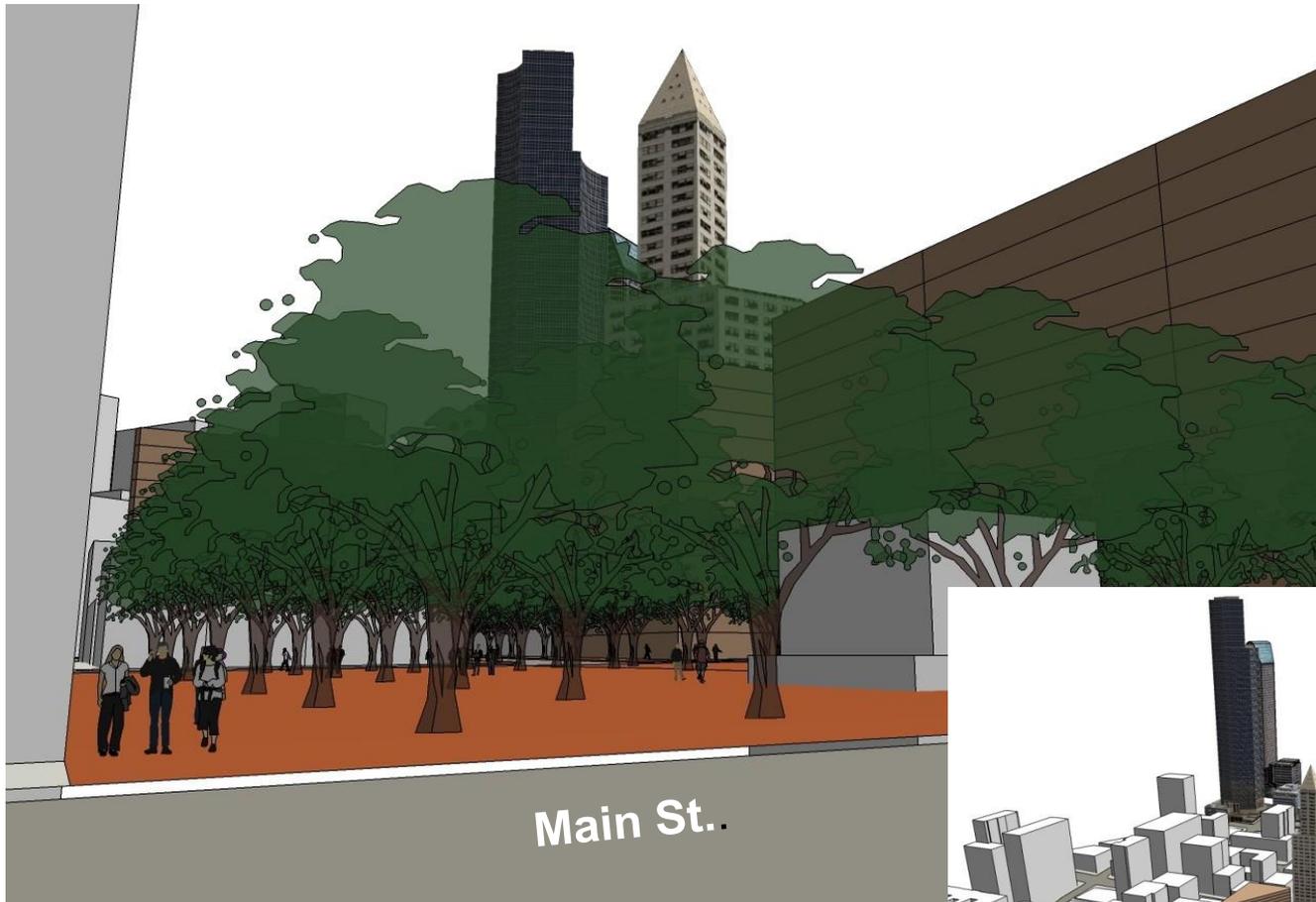
View North on Occidental Avenue S. at 100'



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square



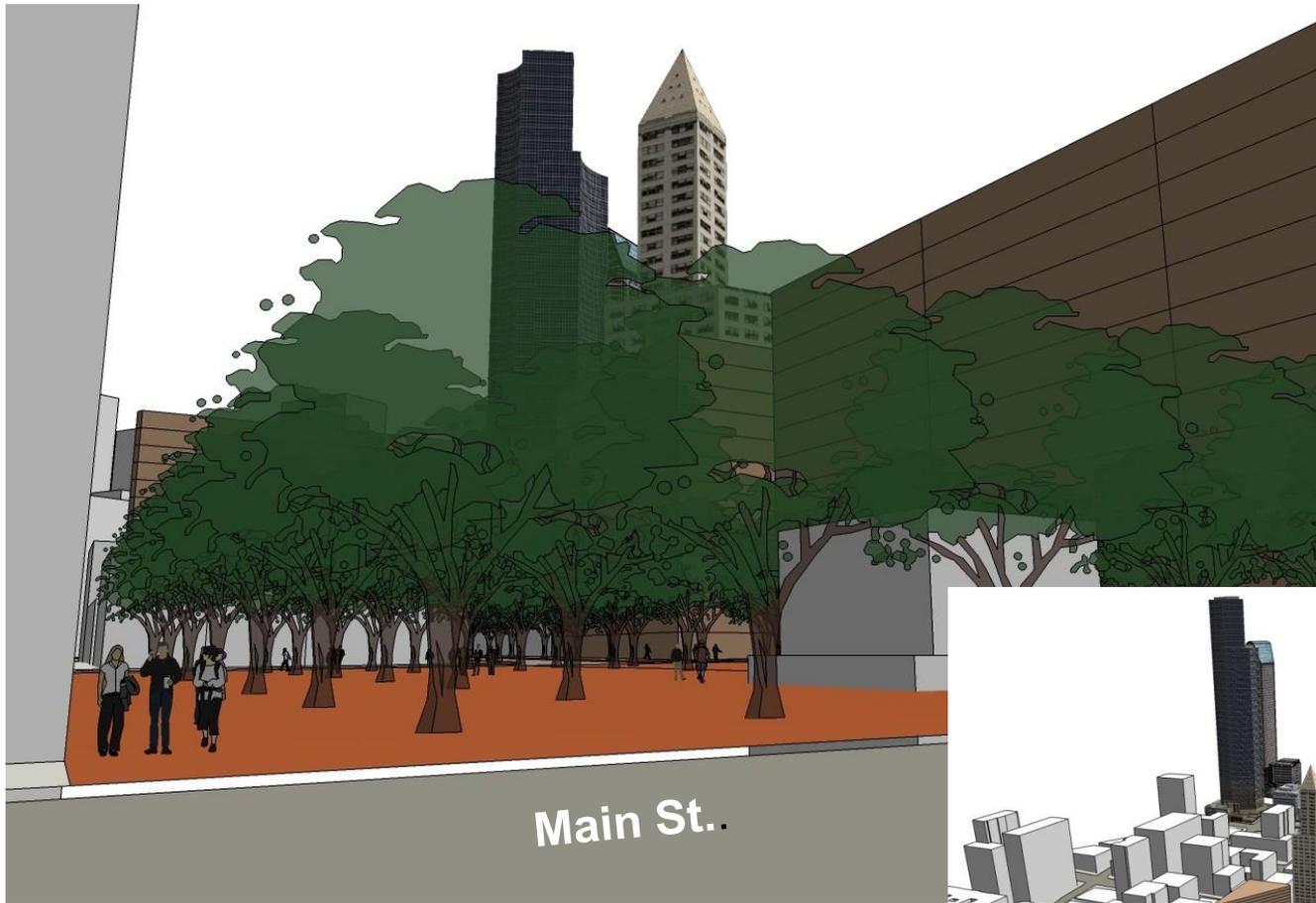
View North on Occidental Avenue S. at 120'



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square



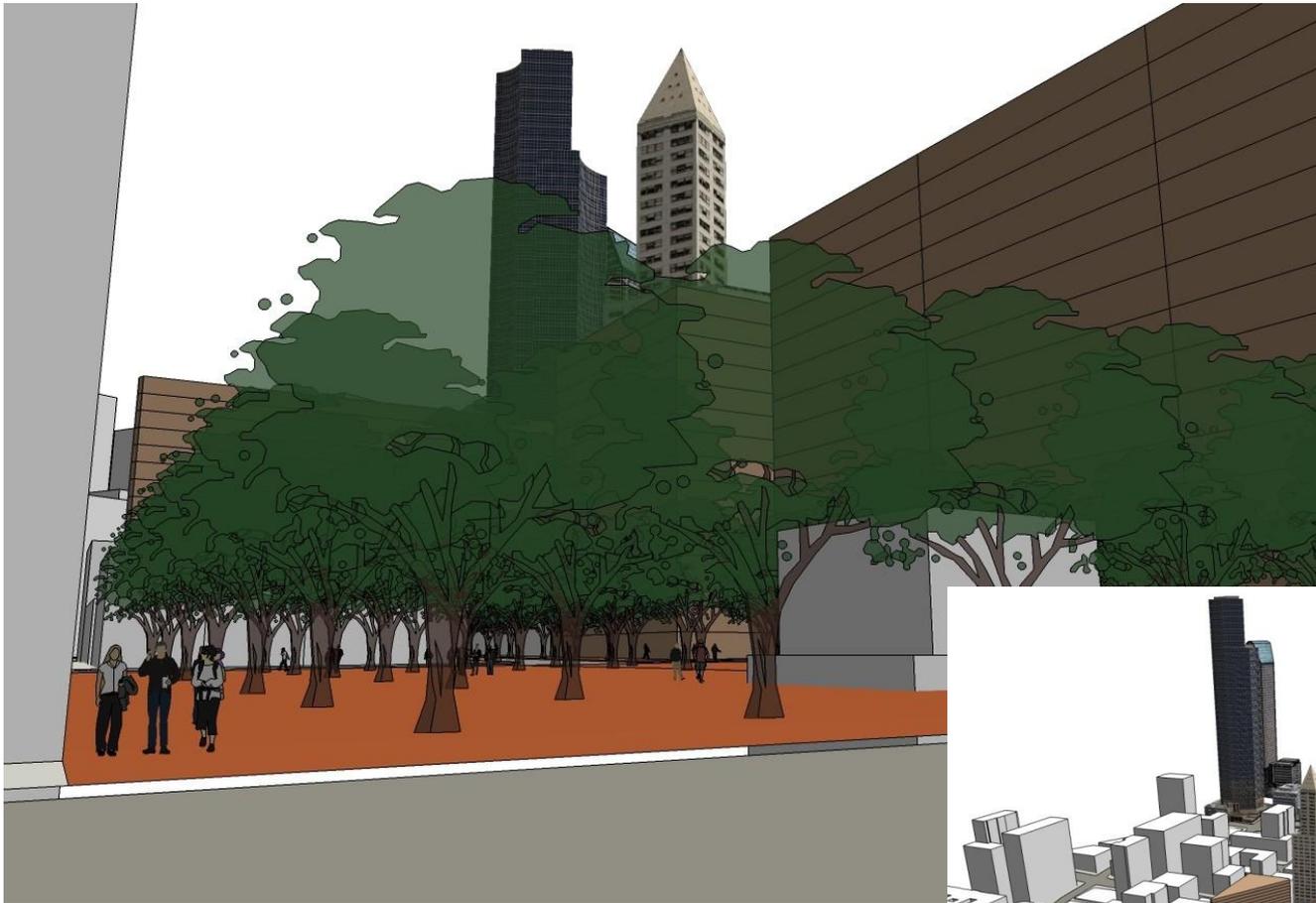
View North on Occidental Avenue S. at 130'



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square



View North on Occidental Avenue S. at 150'



Trees depicted in these views are much smaller than the true height of trees in Pioneer Square



View North on Occidental Avenue S. at 180°

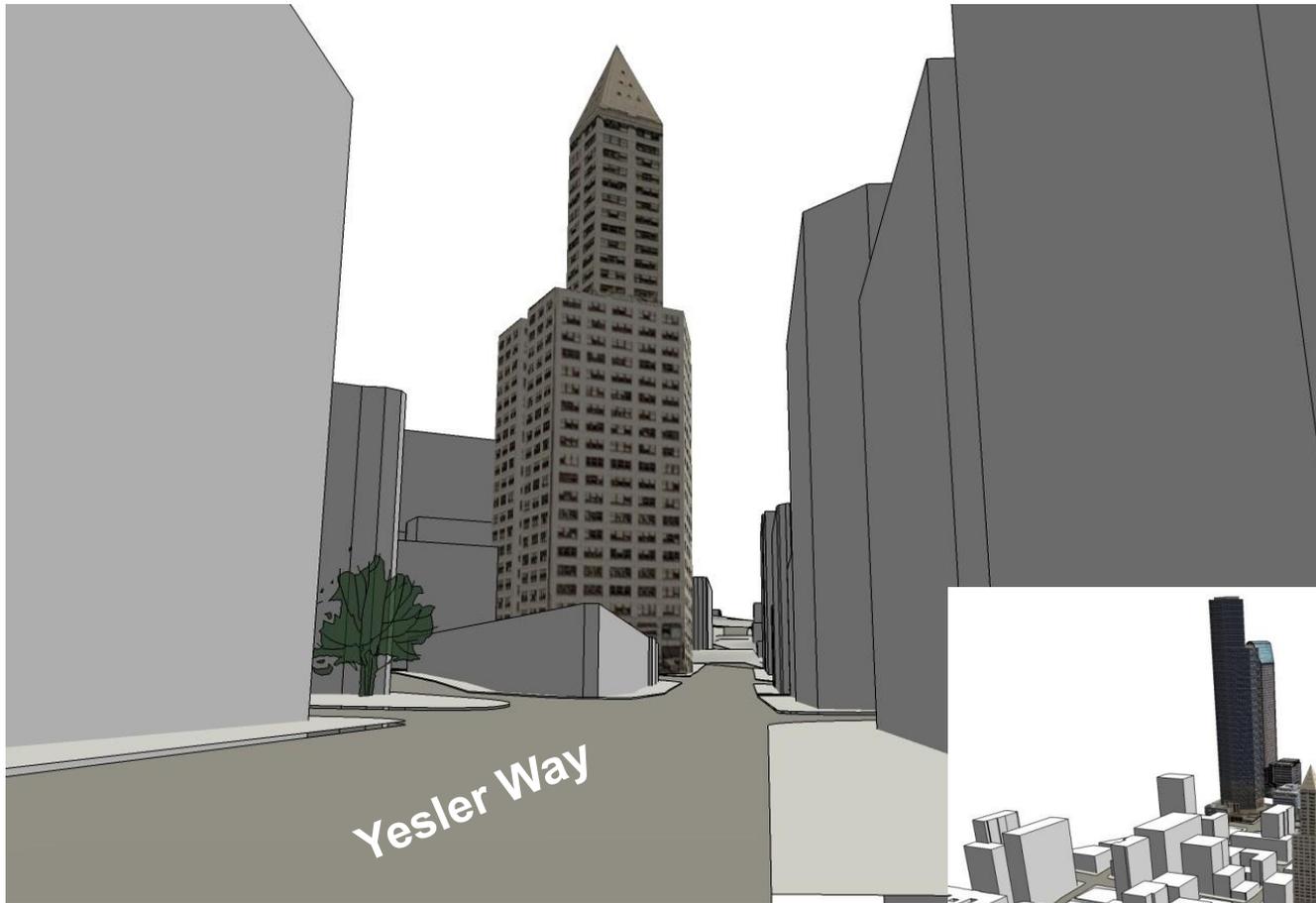


Trees depicted in these views are much smaller than the true height of trees in Pioneer Square

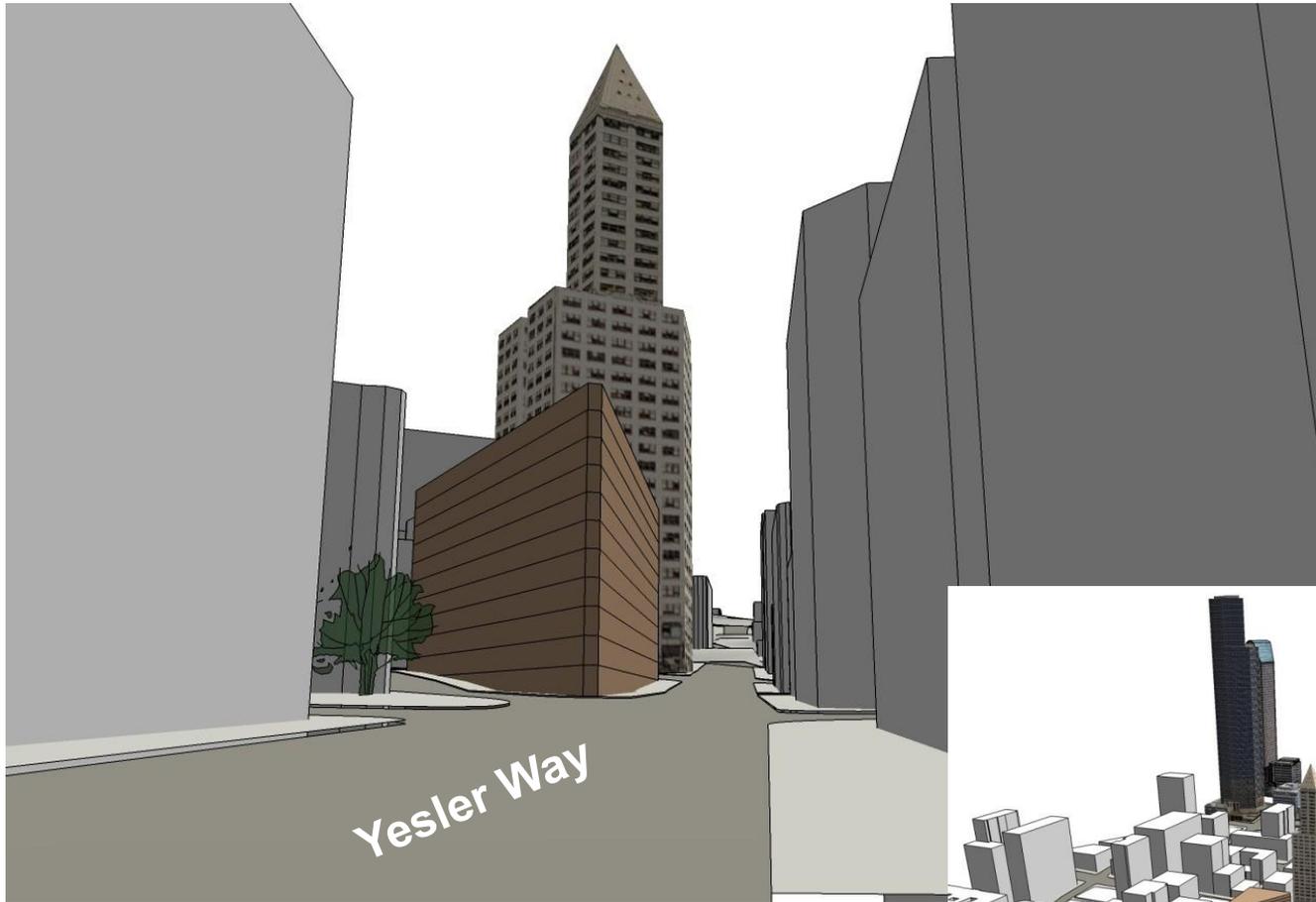




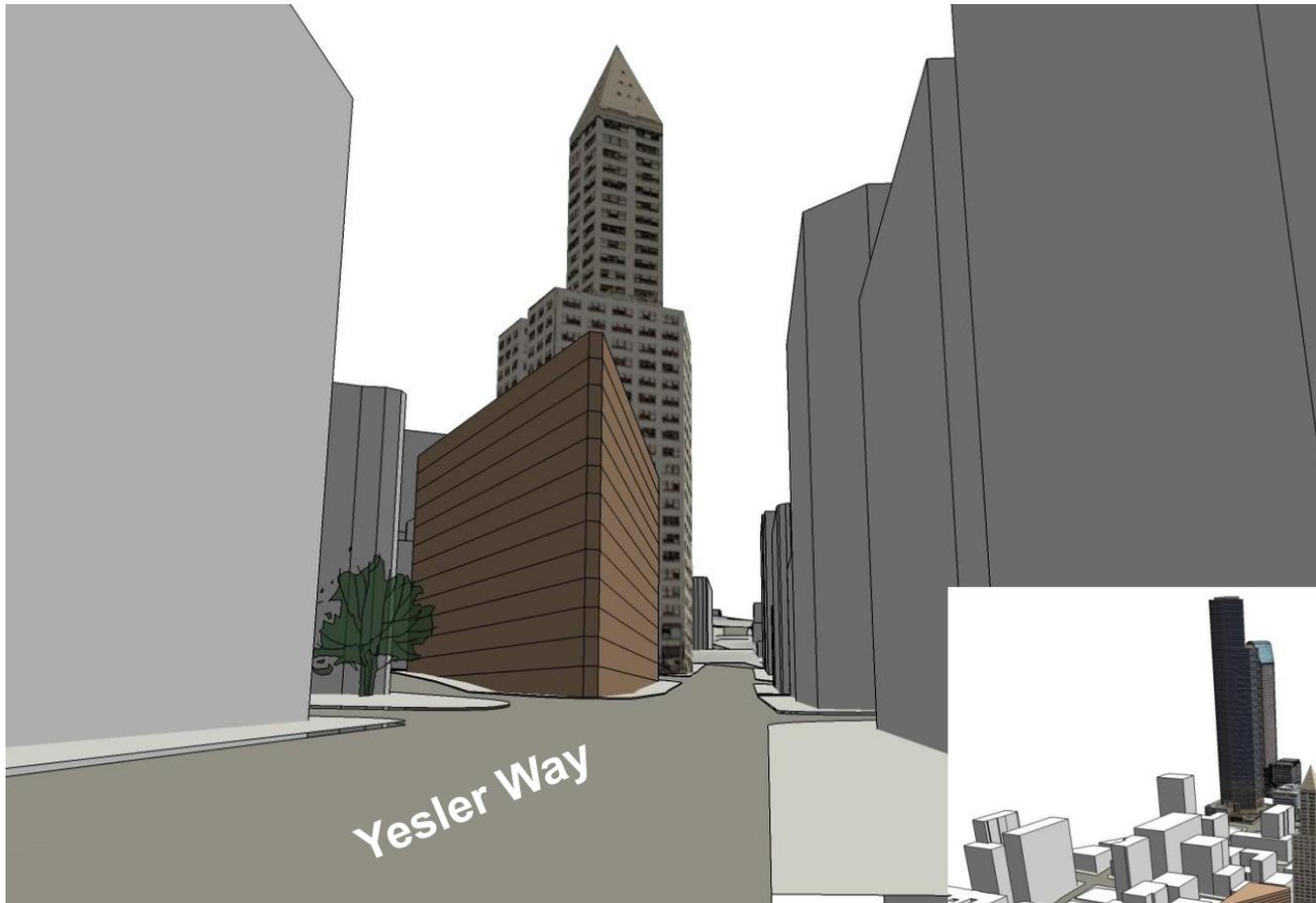
View East on Yesler Way at Post Alley Existing Conditions



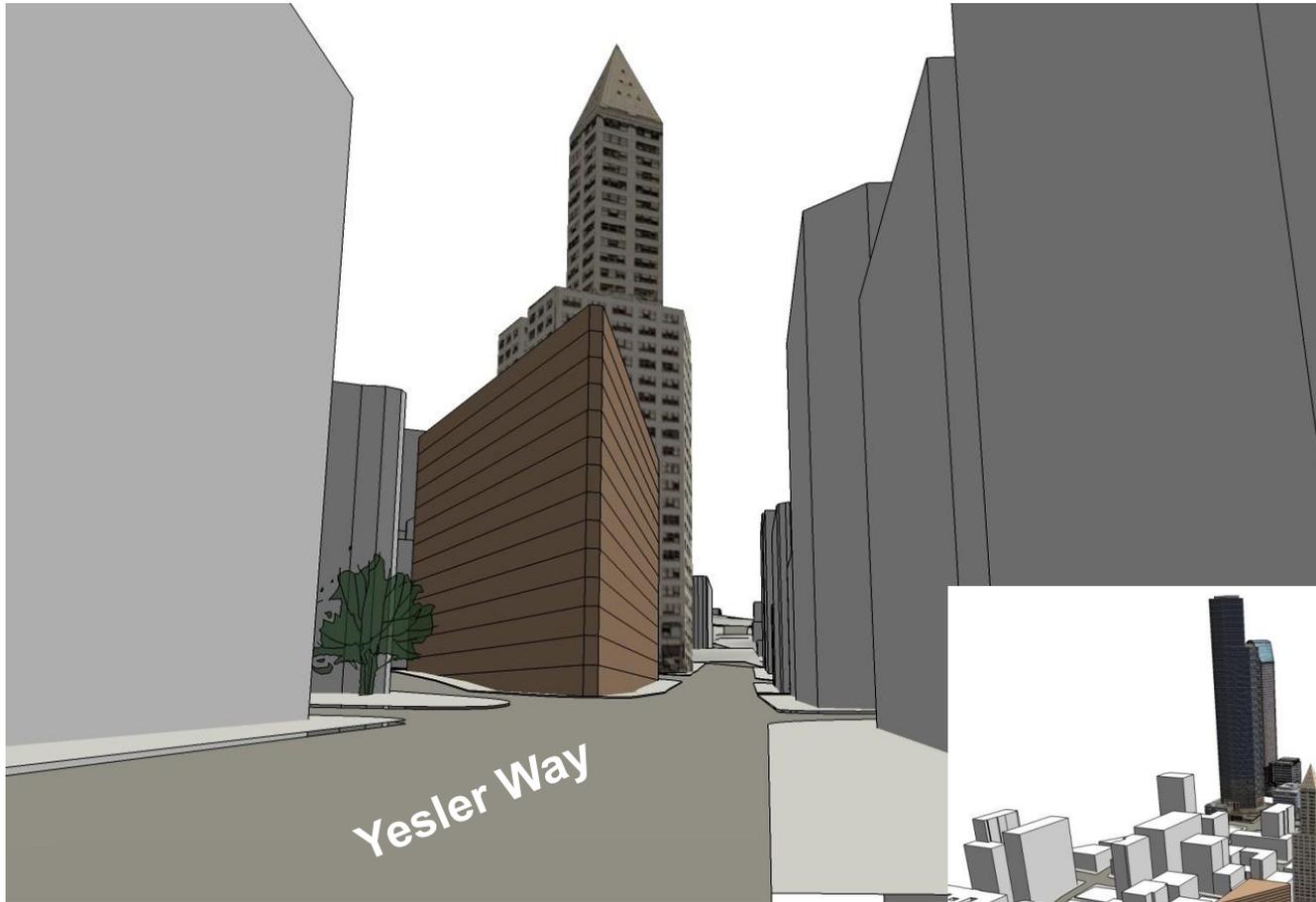
View East Yesler Way at Post Alley at 100'



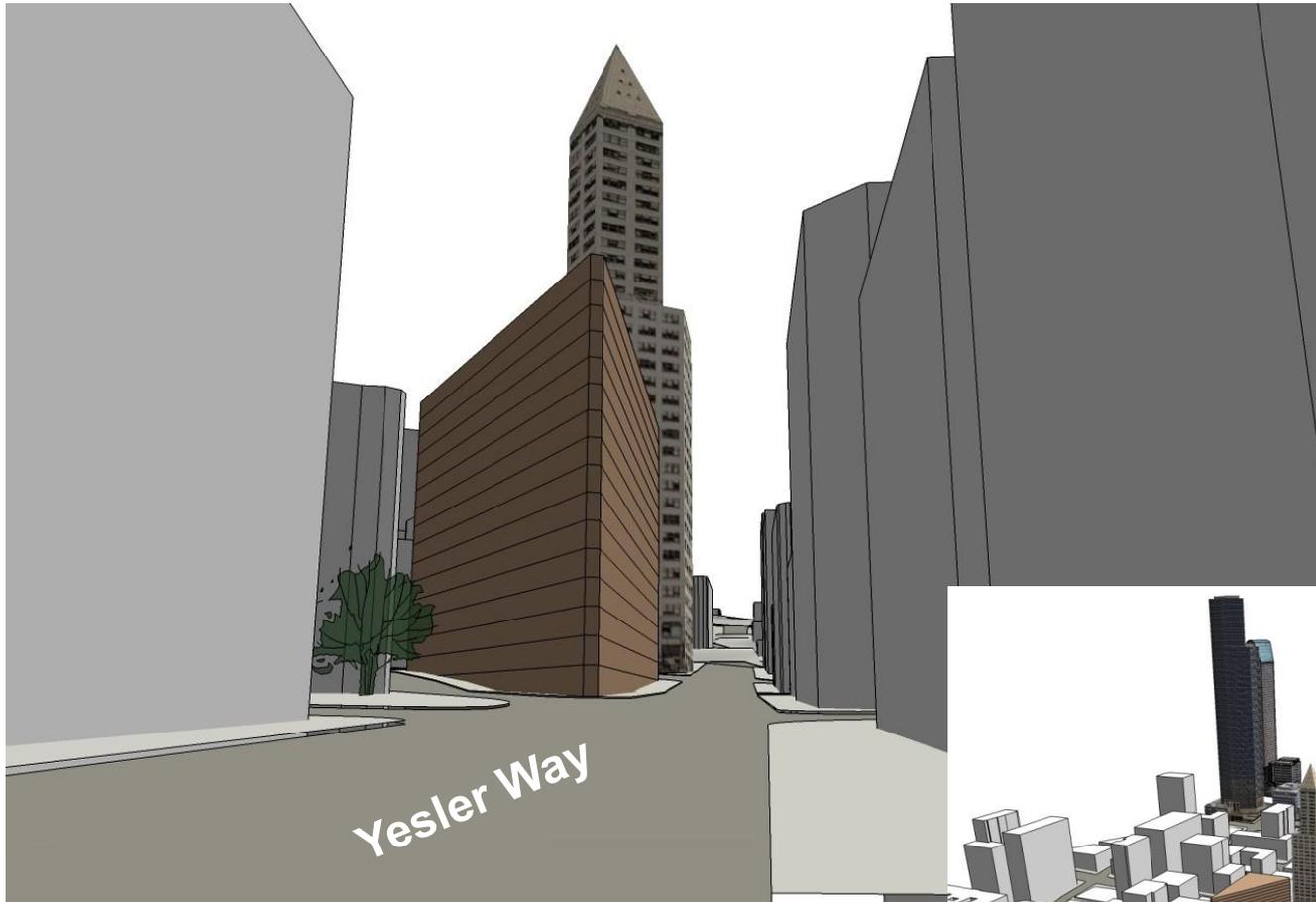
View East Yesler Way at Post Alley at 120'



View East Yesler Way at Post Alley at 130'



View East Yesler Way at Post Alley at 150'

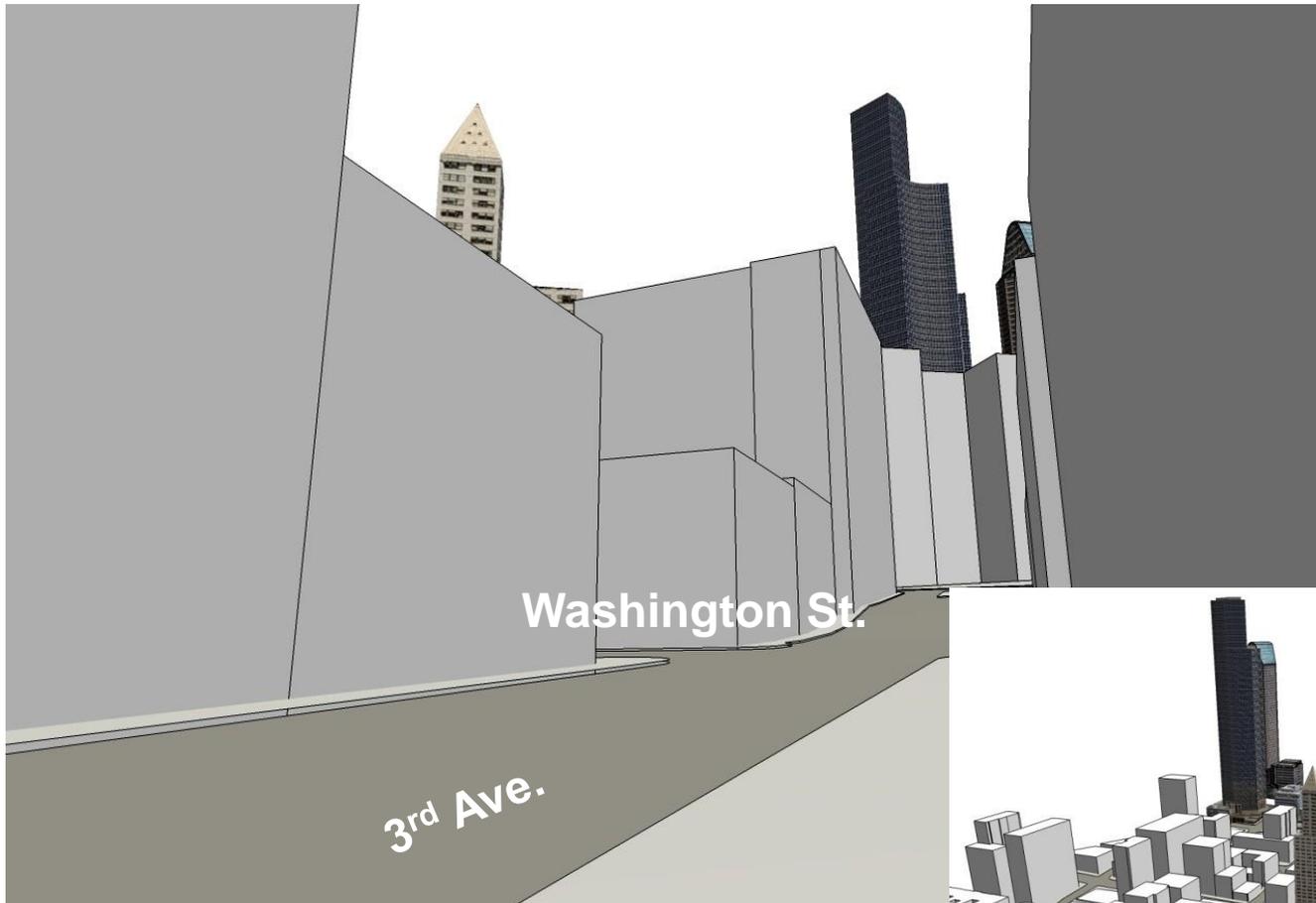


View East Yesler Way at Post Alley at 180°





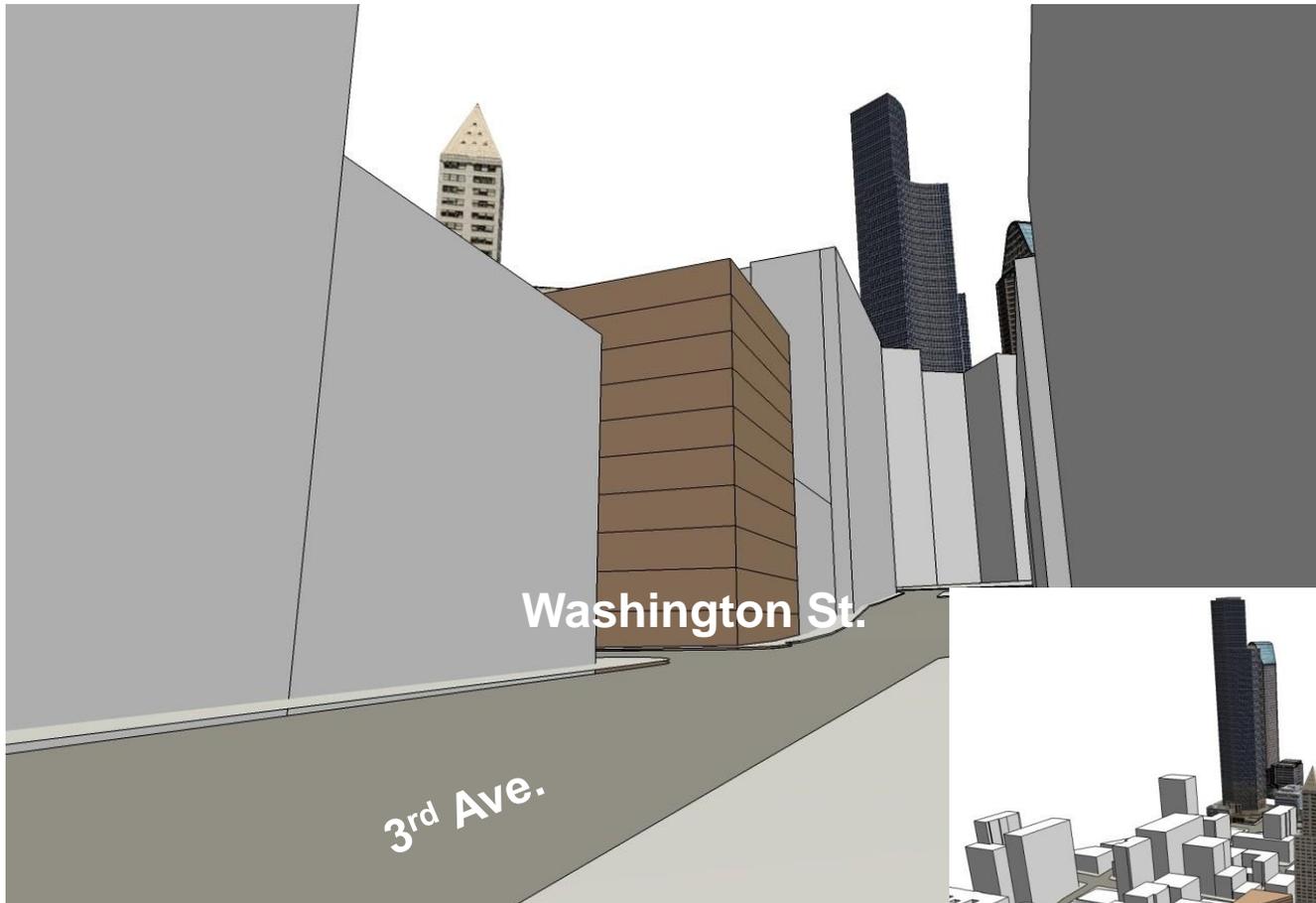
View NW at 3rd & Washington Existing Conditions



120' is currently allowed in this area



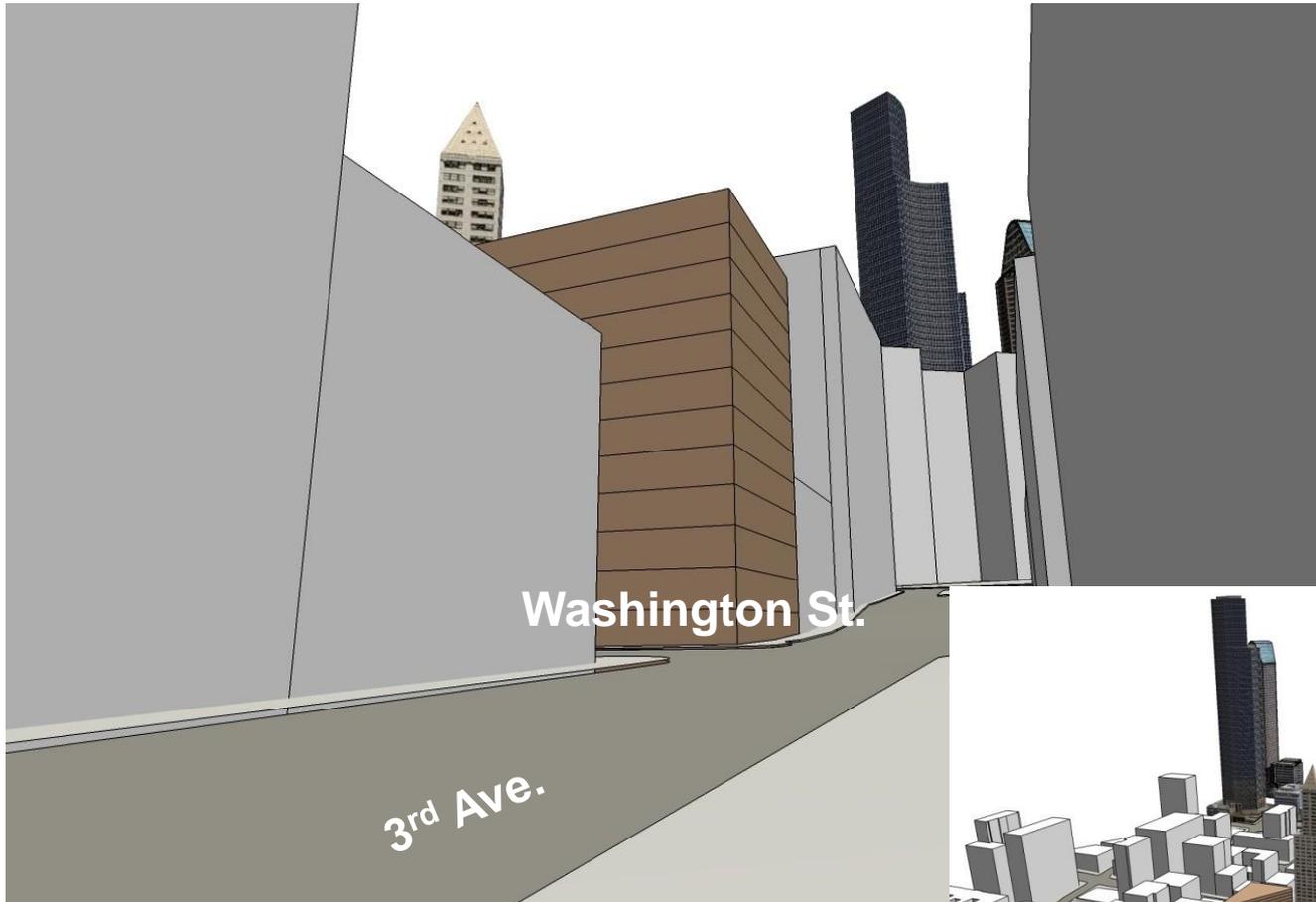
View NW at 3rd & Washington 100'



120' is currently allowed in this area



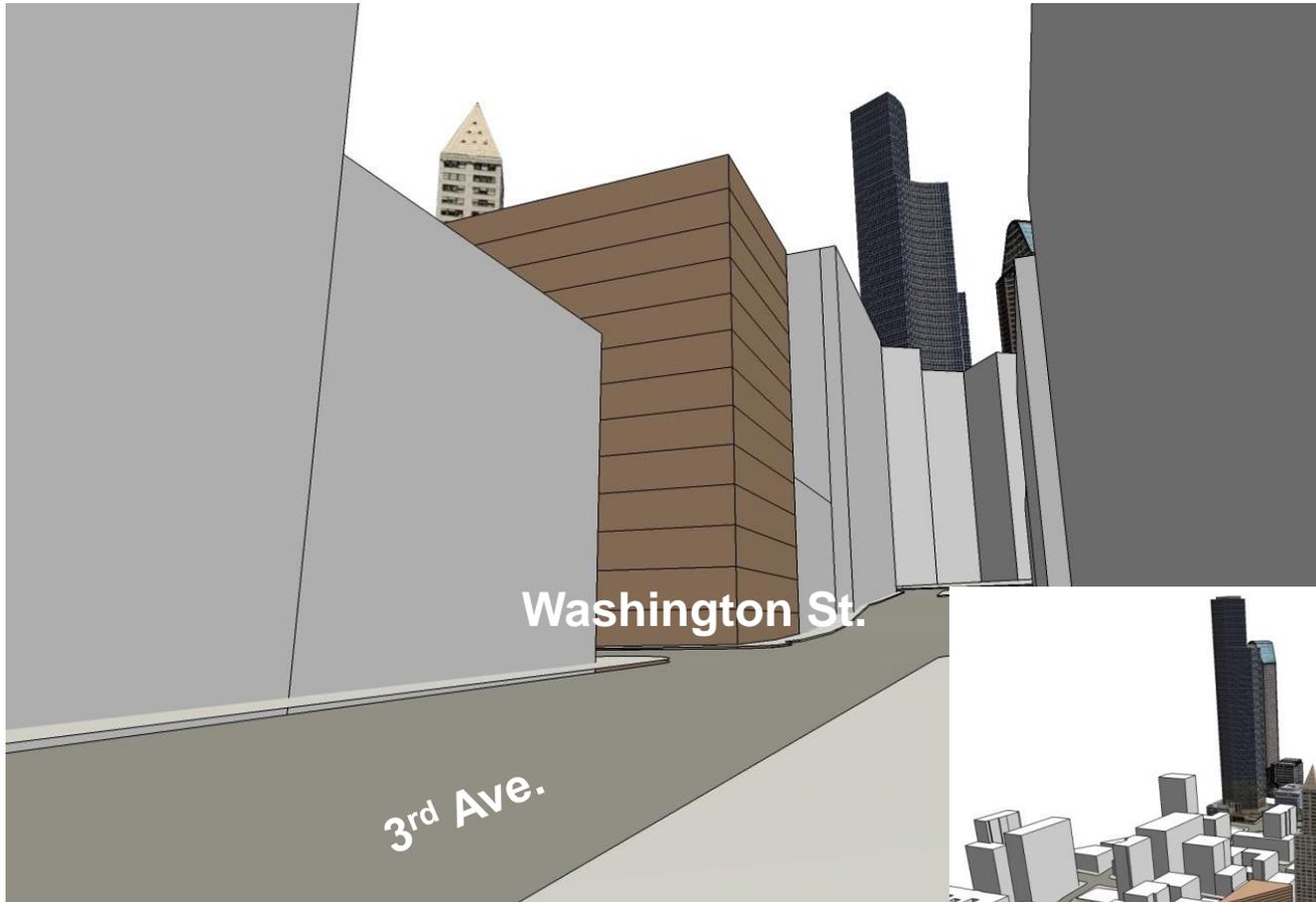
View NW at 3rd & Washington 120'



120' is currently allowed in this area



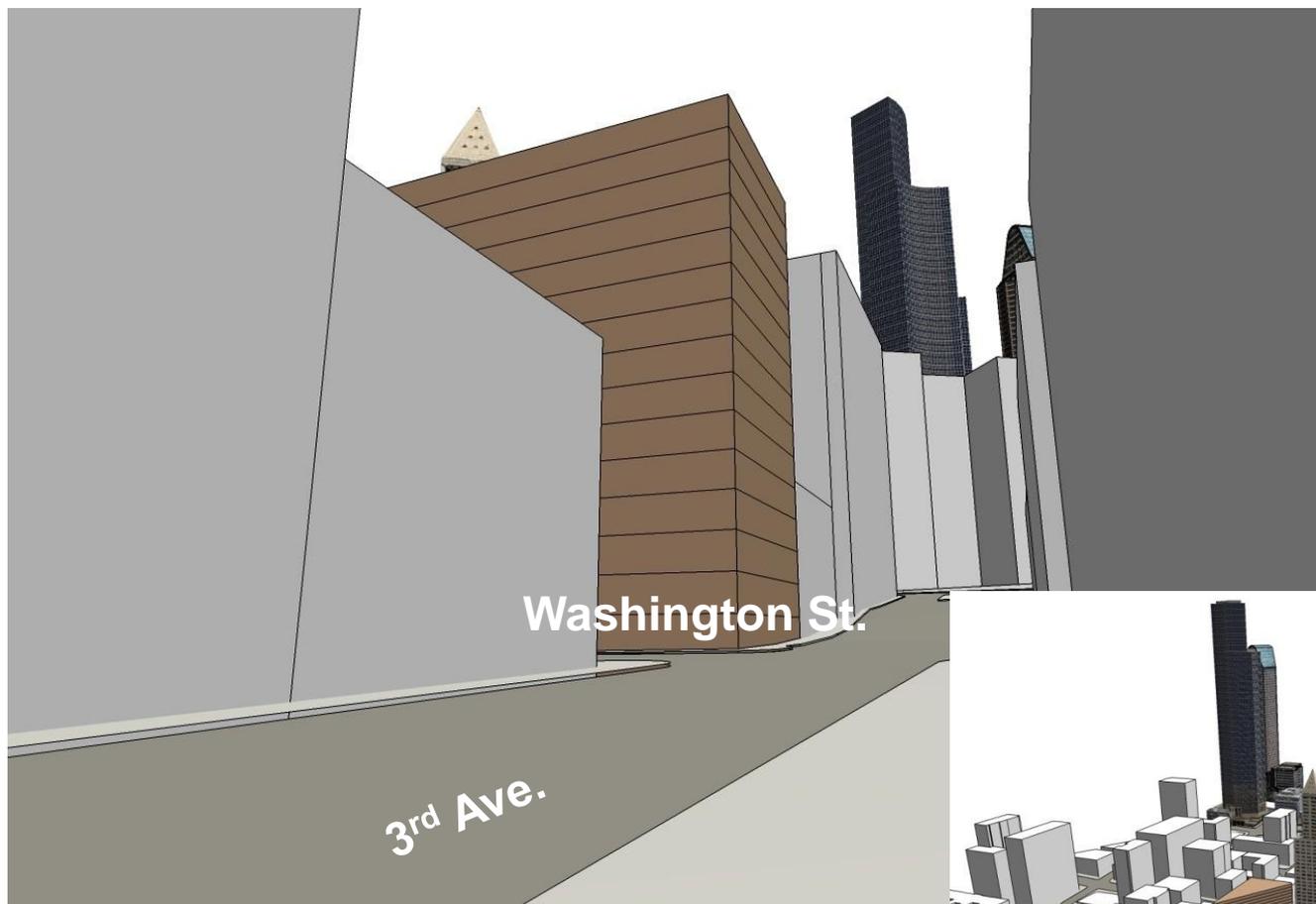
View NW at 3rd & Washington at 130'



120' is currently allowed in this area



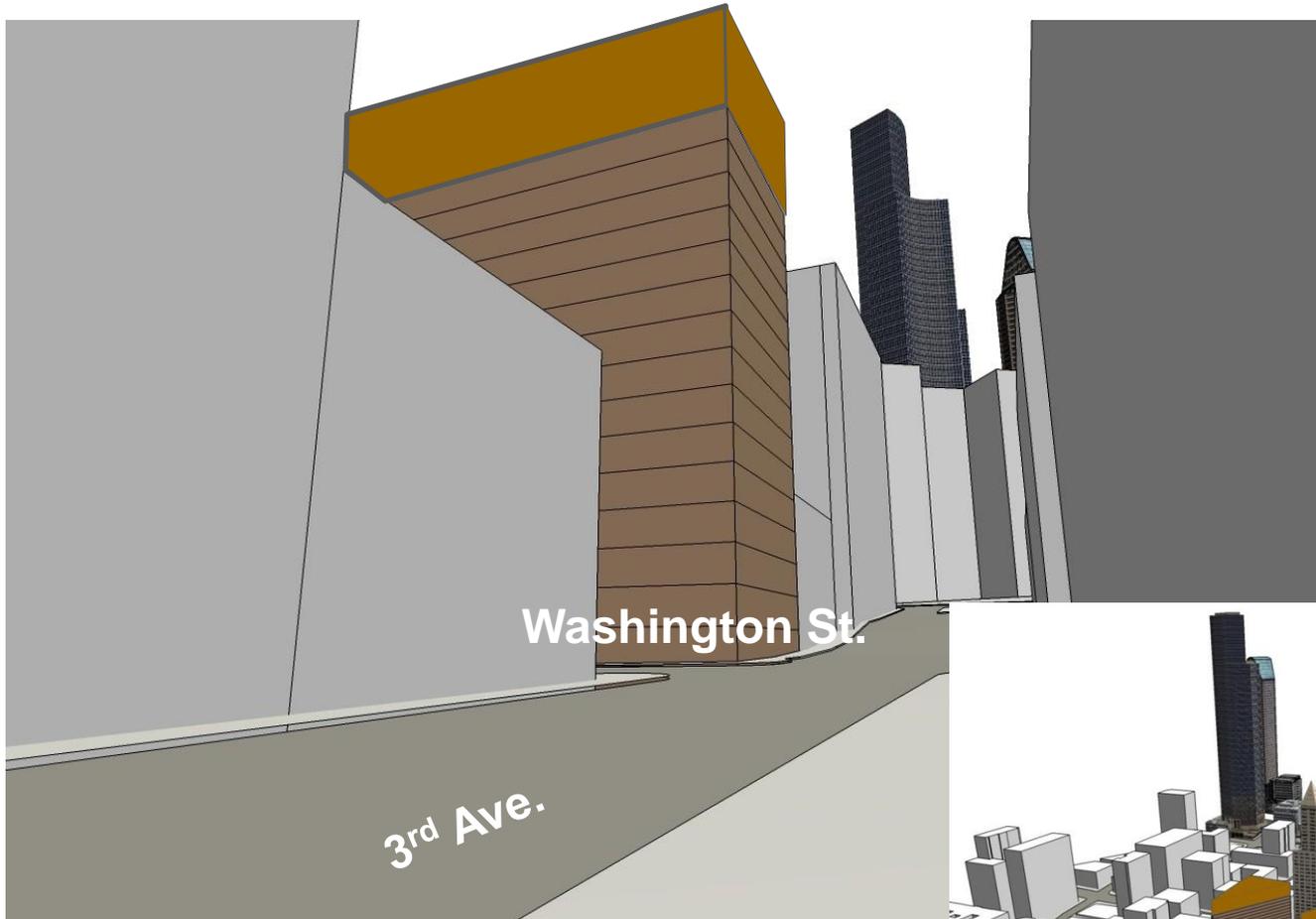
View NW at 3rd & Washington at 150'



120' is currently allowed in this area



View NW at 3rd & Washington at 180°



120' is currently allowed in this area

