

SOUTH LAKE UNION REZONE LEGISLATION: URBAN FORM OVERVIEW



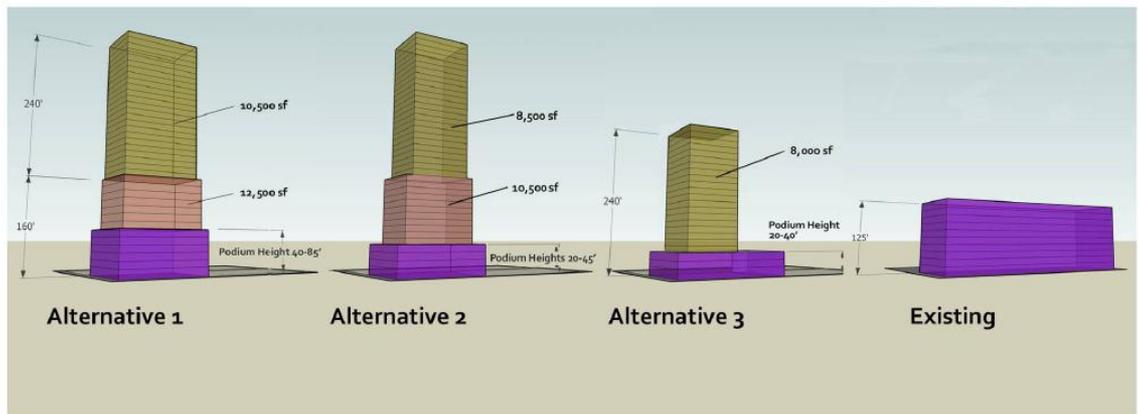
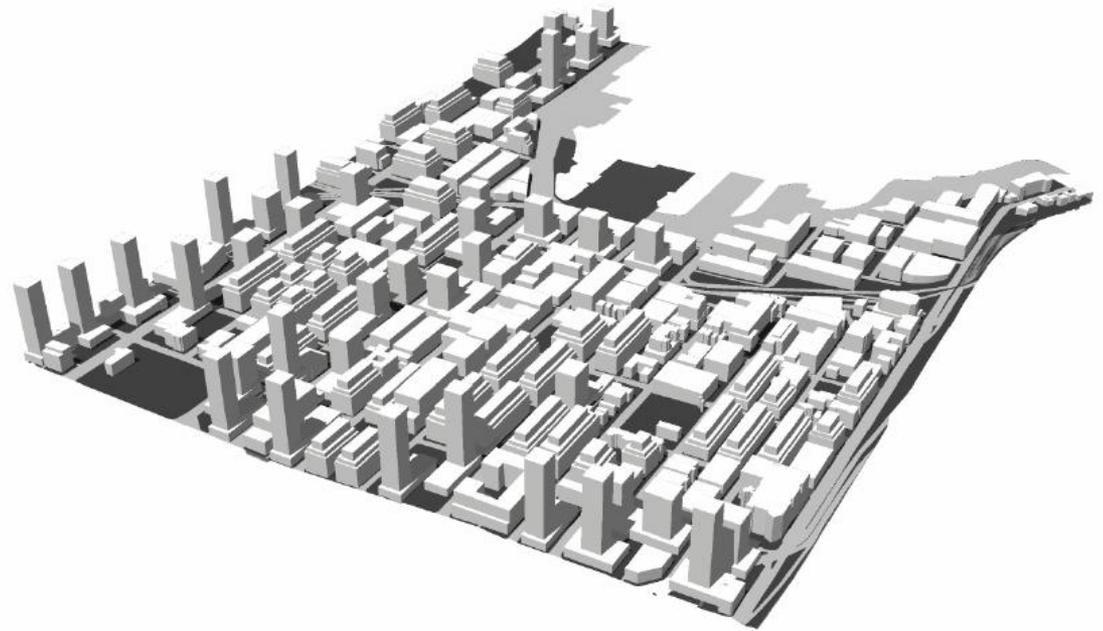
South Lake Union Urban Form



- Neighborhood Plan
- Urban Form Study
- Urban Design Framework
- EIS

Planning Process: Urban Form Study

- 3 Strategies for locating height and density in South Lake Union
- Informed development of EIS Alternatives



Planning Process: Urban Design Framework

- Working Group: SLUFAN, LUOA, CNC, development and non-profit housing Community.
- Charrettes: Led by Weber Thompson and city staff, with Bumgardner, Mithun, NBBJ, VIA Architecture and others.

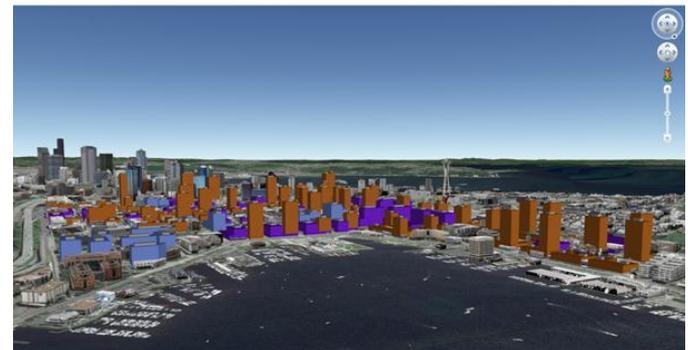
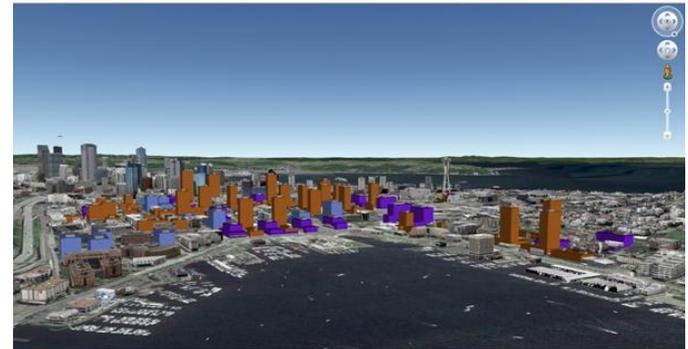
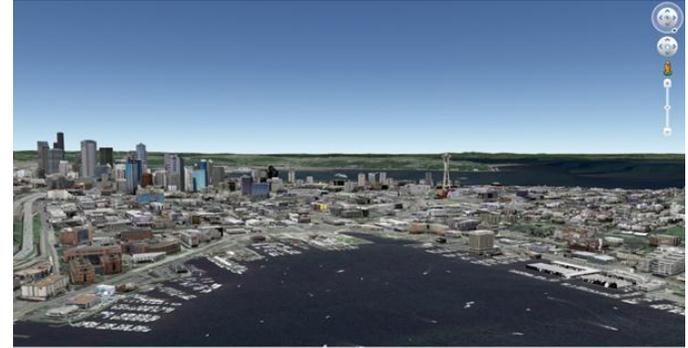


- SLU Interdepartmental Team



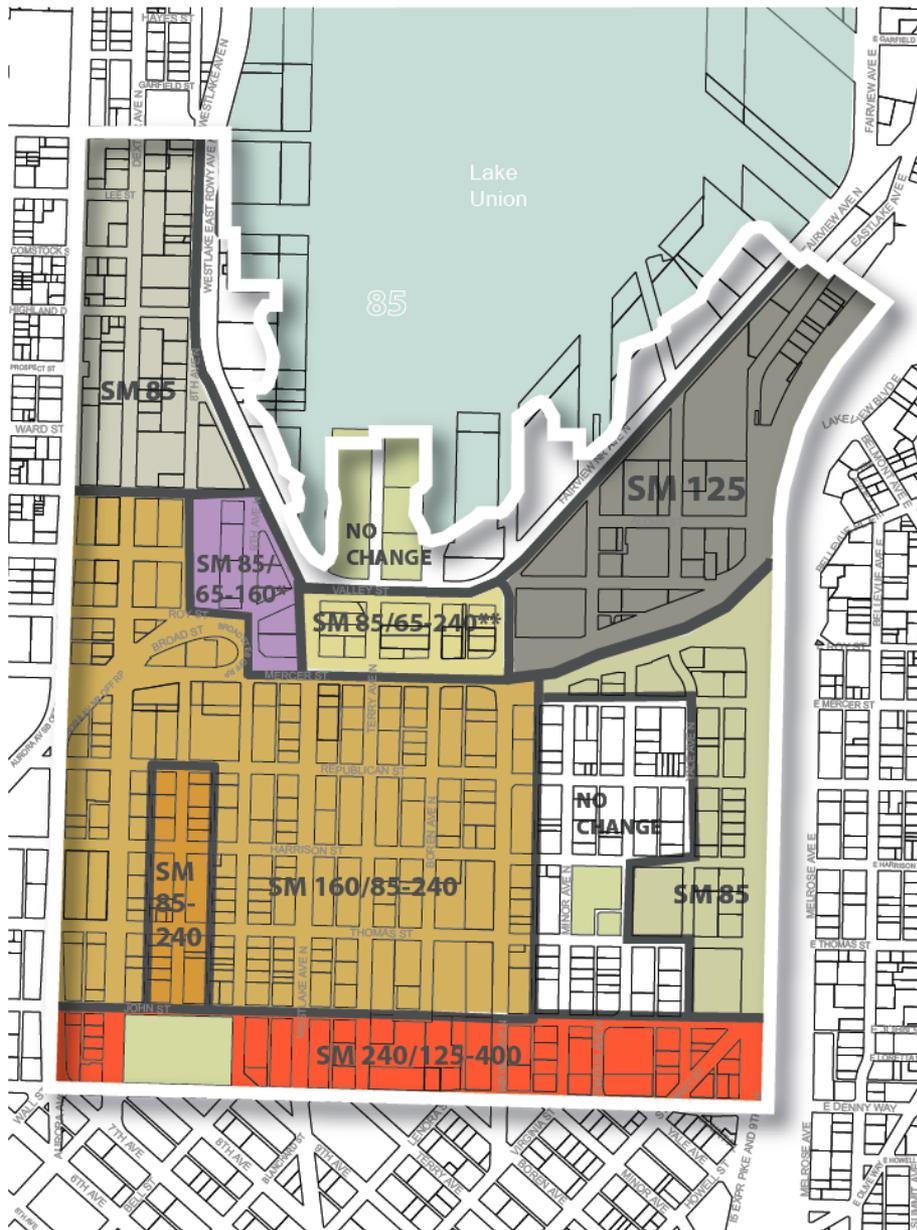
EIS as Planning Tool

- 4 Height Alternatives
- Urban form
- Shade Shadow
- Other Development Standards



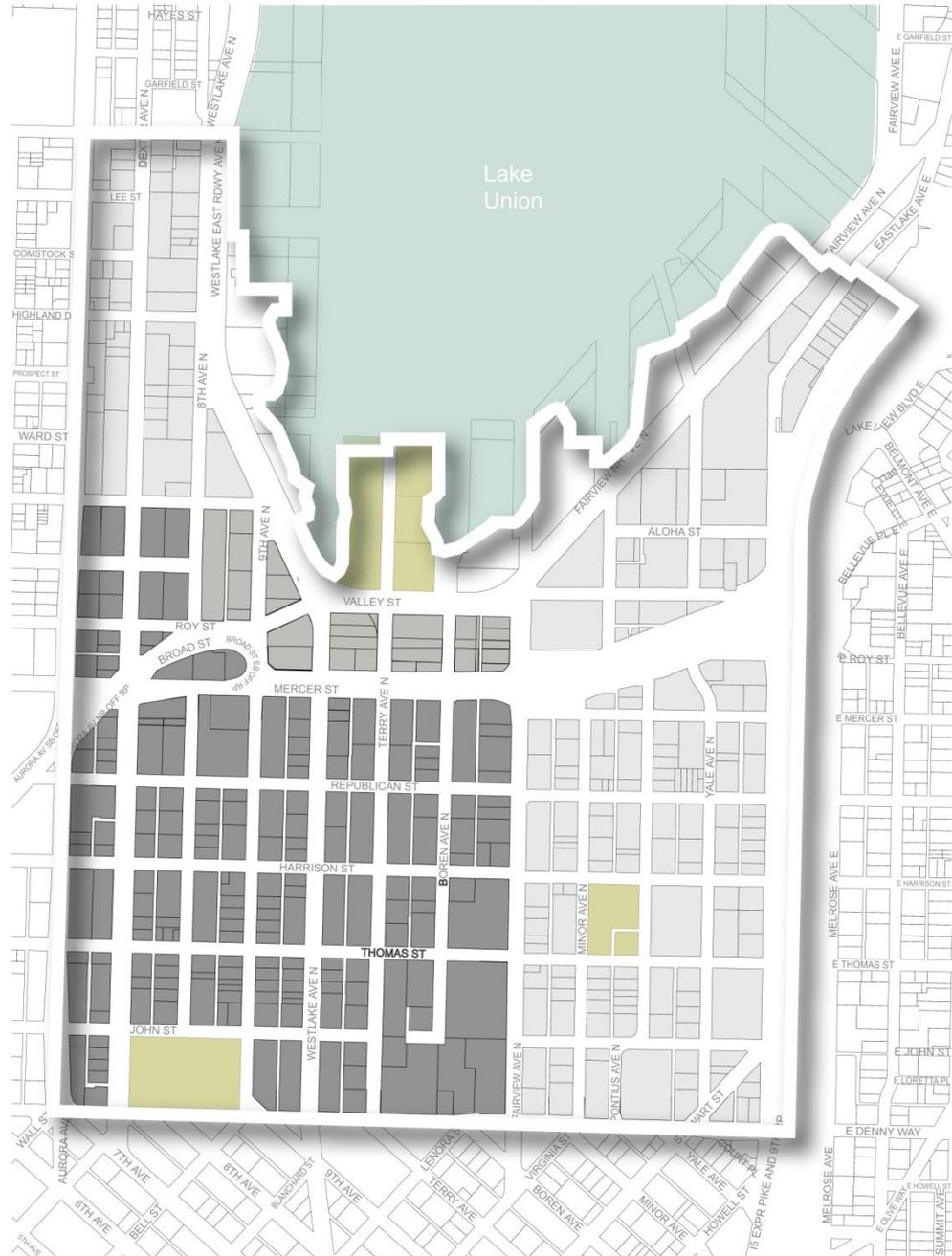
Tower Controls

- Locate tallest towers and taller podiums toward Denny and Aurora and major streets.
- Use development standards to control density and bulk of towers.



Heights

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

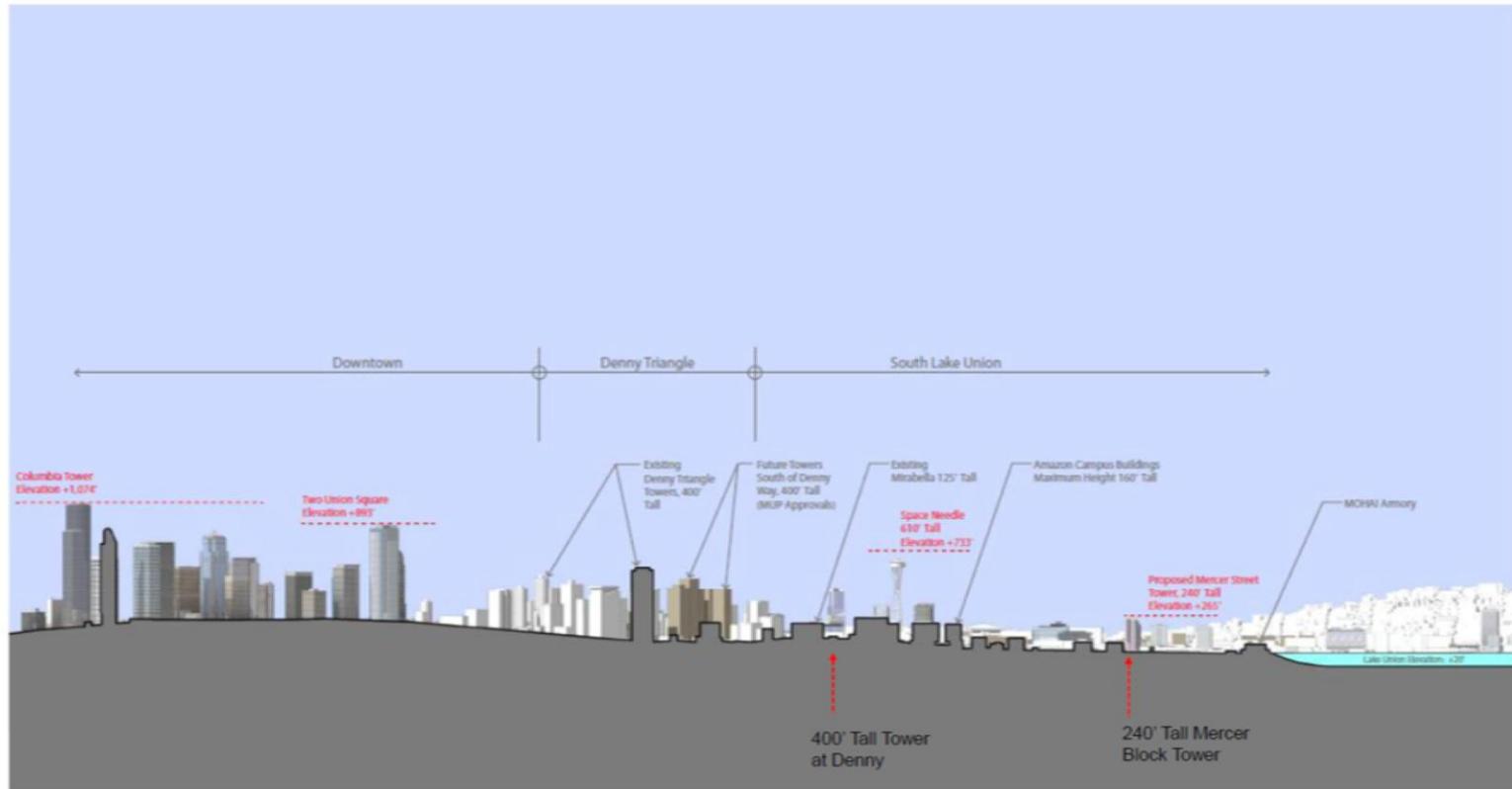


One Tower per Block
Two Towers per Block
No Towers

Tower Density



Cross Section View



North-South Cross Section through Downtown, Denny Triangle, and South Lake Union

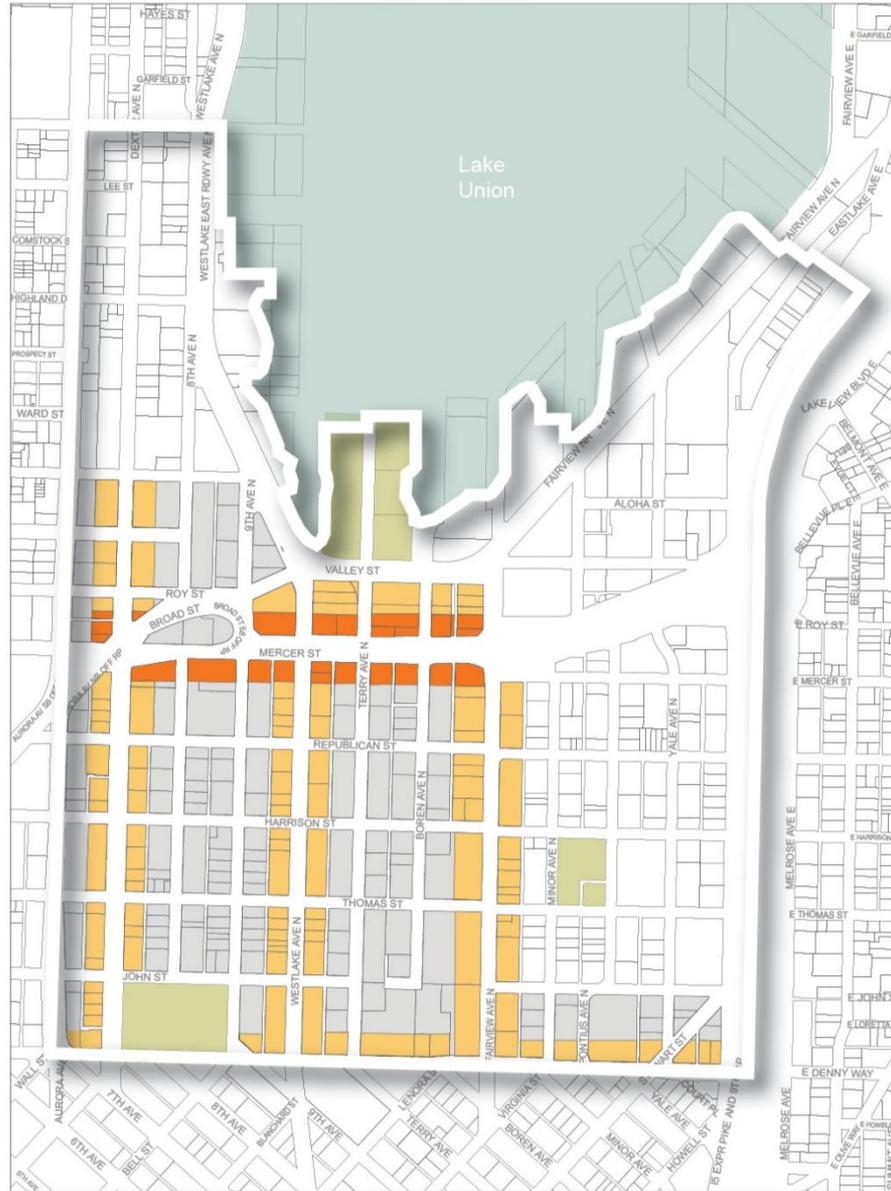
This diagram shows likely tower locations over a 20 year time frame per the proposed Height and Density Study EIS, Alternative I 12/13/2011



Floor Plates and Floor Area Ratio (FAR)

- Commercial –
24,000 Square Feet
FAR limit of 7
- Residential below 160 –
12,500 Square Feet
- Residential above 160 –
10,500 Square Feet



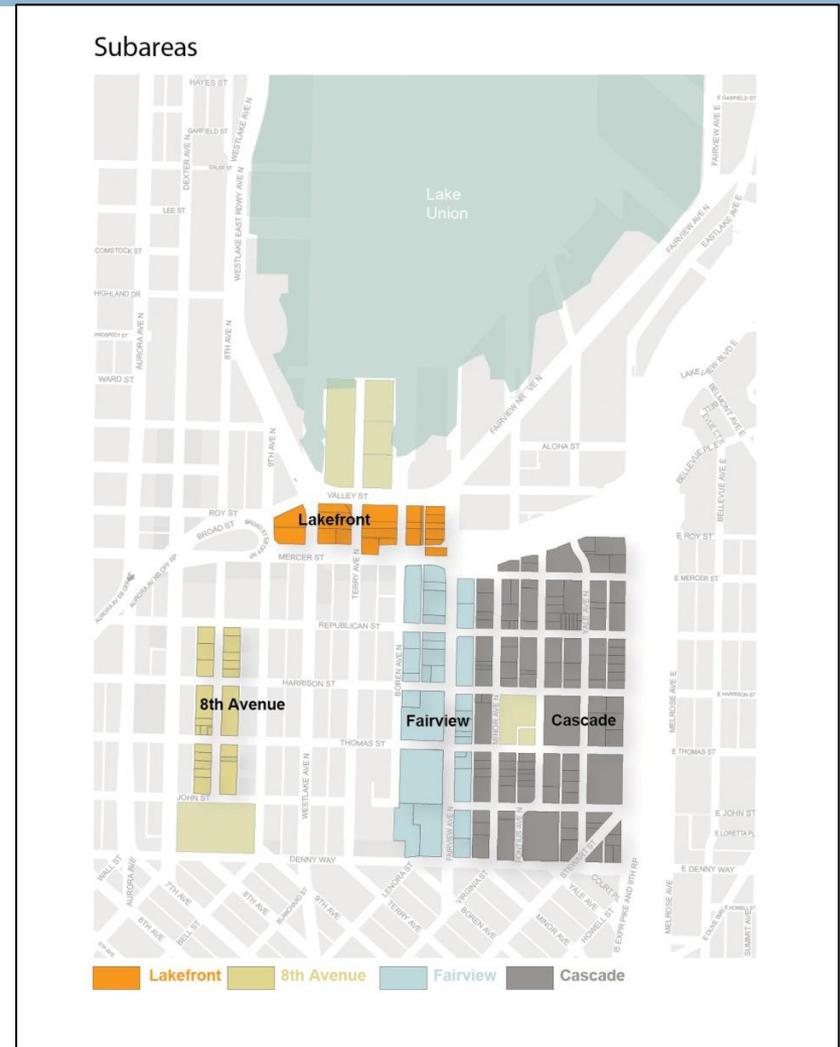


Podium 85'
 65'
 45'

Heights

Subarea Provisions

- Eighth Avenue Residential Corridor
- Fairview Super Blocks
- Lakefront Blocks
- Cascade Neighborhood



8th Avenue Residential Corridor

Urban Form

Residential along 8th Avenue



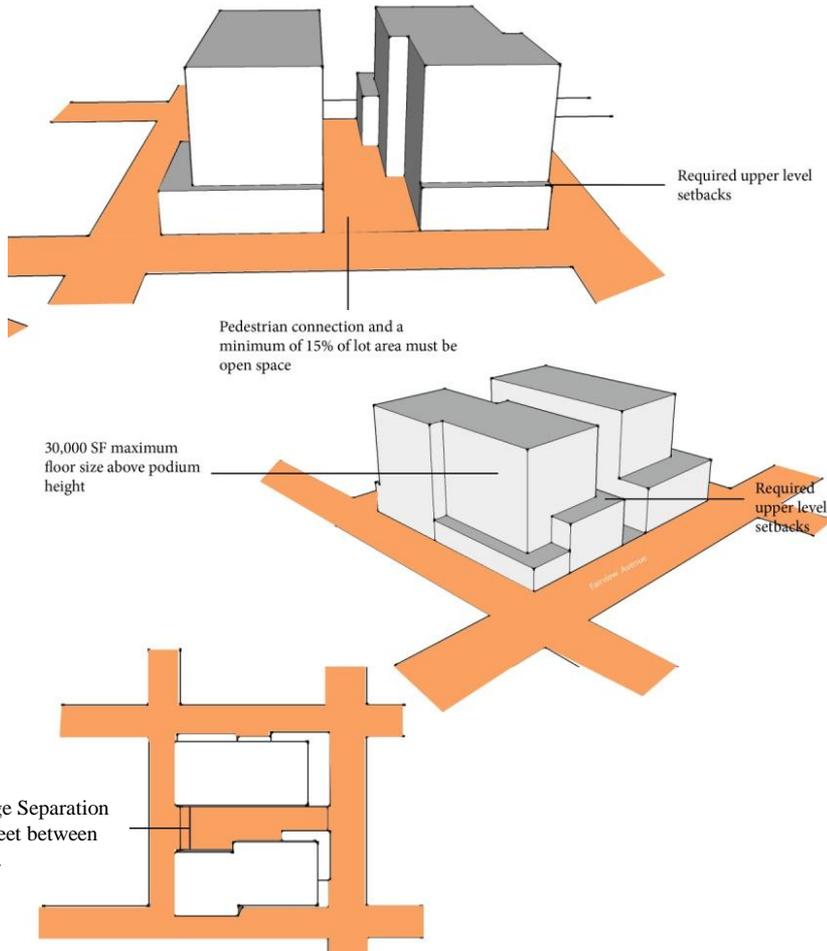
- Ground Related Housing
- Limited Commercial
- Reconfigured 8th Avenue



Fairview Subarea

Urban Form

Office Buildings on Fairview Blocks



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



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

