

# SOUTH LAKE URBAN FORM STUDY UNION

February 2008



**MITHŪN**



# URBAN FORM STUDY

In 2004, South Lake Union was designated as one of the city's six urban centers and targeted for significant employment and housing growth.

Achieving current housing and job goals assigned to the South Lake Union Urban Center will result in significant changes to the neighborhood. If the city and the region are to avoid continuing urban sprawl and maintain our current quality of life, it is essential that such growth not only be accommodated, but executed in a manner that provides a quality urban environment for those who live, work and play in the neighborhood. A new neighborhood plan for the center identifies strategies to support quality of life, including recommendations to allow more diversity of buildings.

Consequently the Mayor is proposing to study the urban form of this neighborhood and is considering increases in the allowed height and density limits.

## URBAN FORM WORKSHOP

On January 18, and 19, the City and the South Lake Union Friends and Neighbors Neighborhood Council (SLUFAN) hosted an urban form workshop to develop three distinct scenarios for further study. Each scenario uses a different organizing idea: locating density near open space resources; focusing density to emphasize transportation corridors and nodes; and concentrating density in a way that transitions from existing density in adjacent neighborhoods. These three scenarios are presented on the following pages.

## DEVELOPING ALTERNATIVES FOR FURTHER STUDY

SLUFAN and the City will review these three scenarios and public comments submitted in response to tonight's workshop to refine and develop specific alternatives to be studied in an Environmental Impact Statement. The actual alternatives that will be studied will be more detailed than these three scenarios.

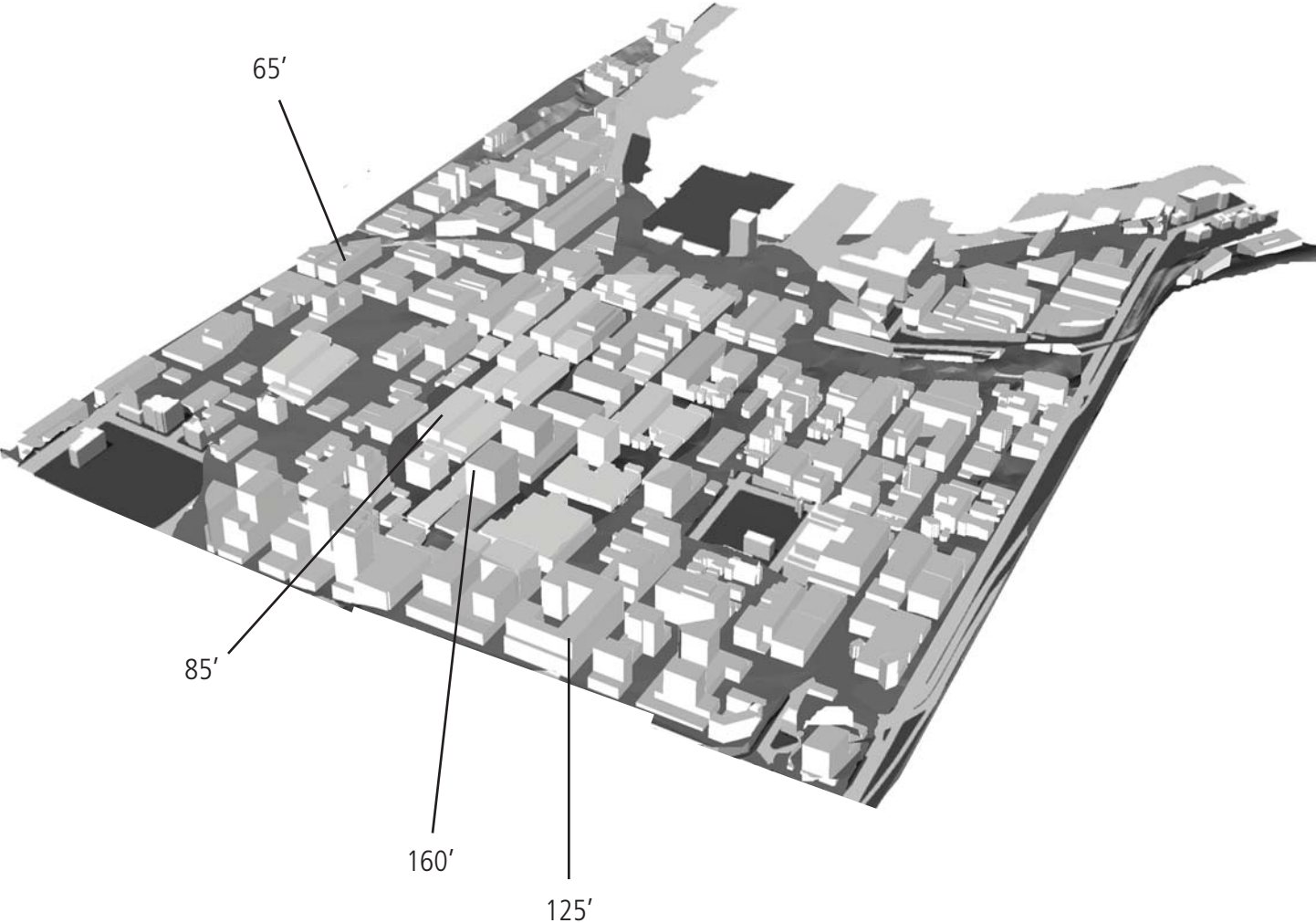
## WHAT DO YOU THINK?

We are interested in hearing your views on the three urban form scenarios. You can offer your comments with the space offered at the end of this document at tonight's open house, or submit them via email to Jim Holmes at [jim.holmes@seattle.gov](mailto:jim.holmes@seattle.gov) or fax (206) 233-7883. For more information, please visit: [http://www.seattle.gov/DPD/Planning/South\\_Lake\\_Union/Overview/](http://www.seattle.gov/DPD/Planning/South_Lake_Union/Overview/)

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# DEVELOPMENT UNDER CURRENT ZONING

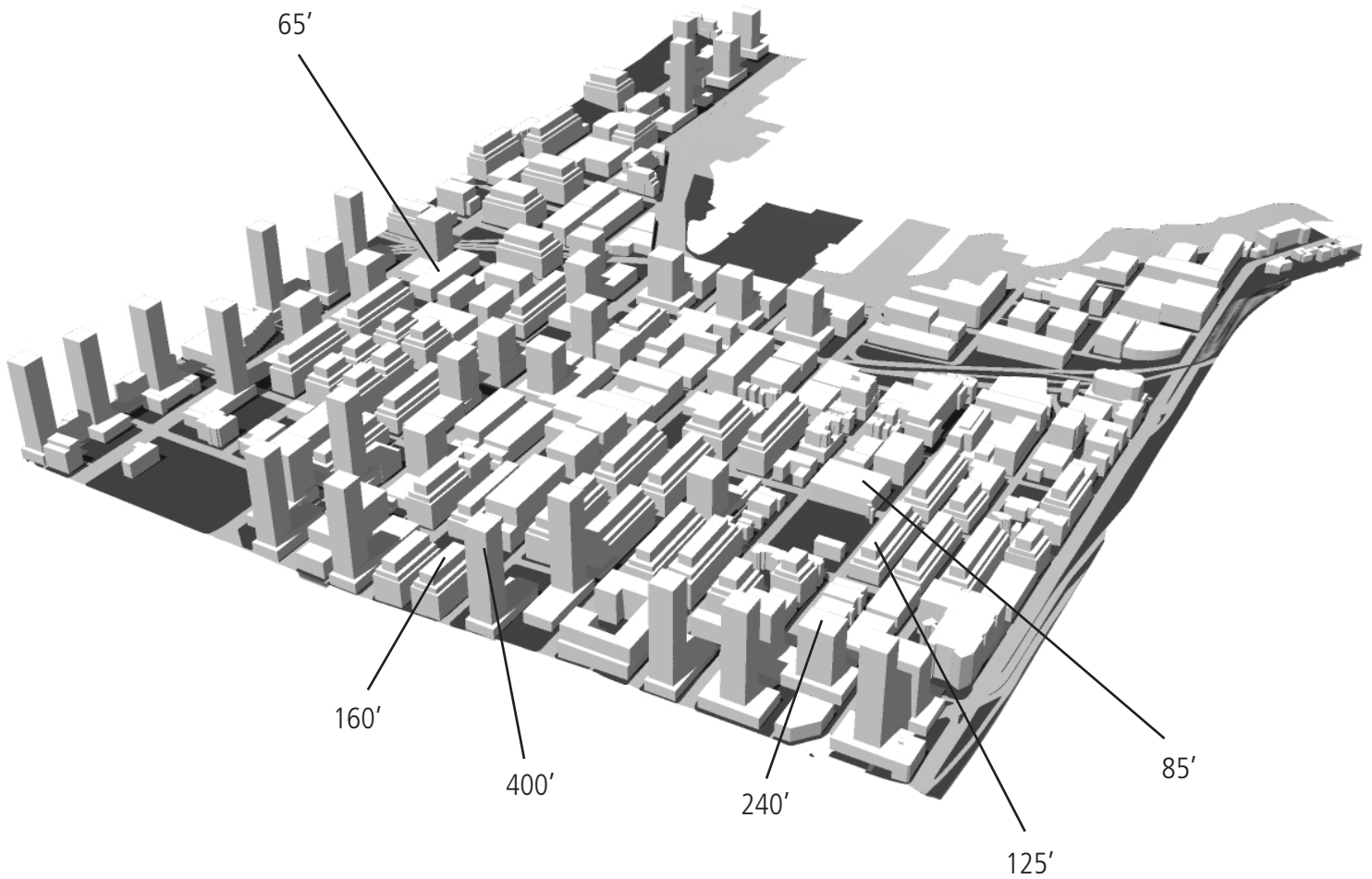


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## TRANSIT CORRIDORS AND NODES OPTION

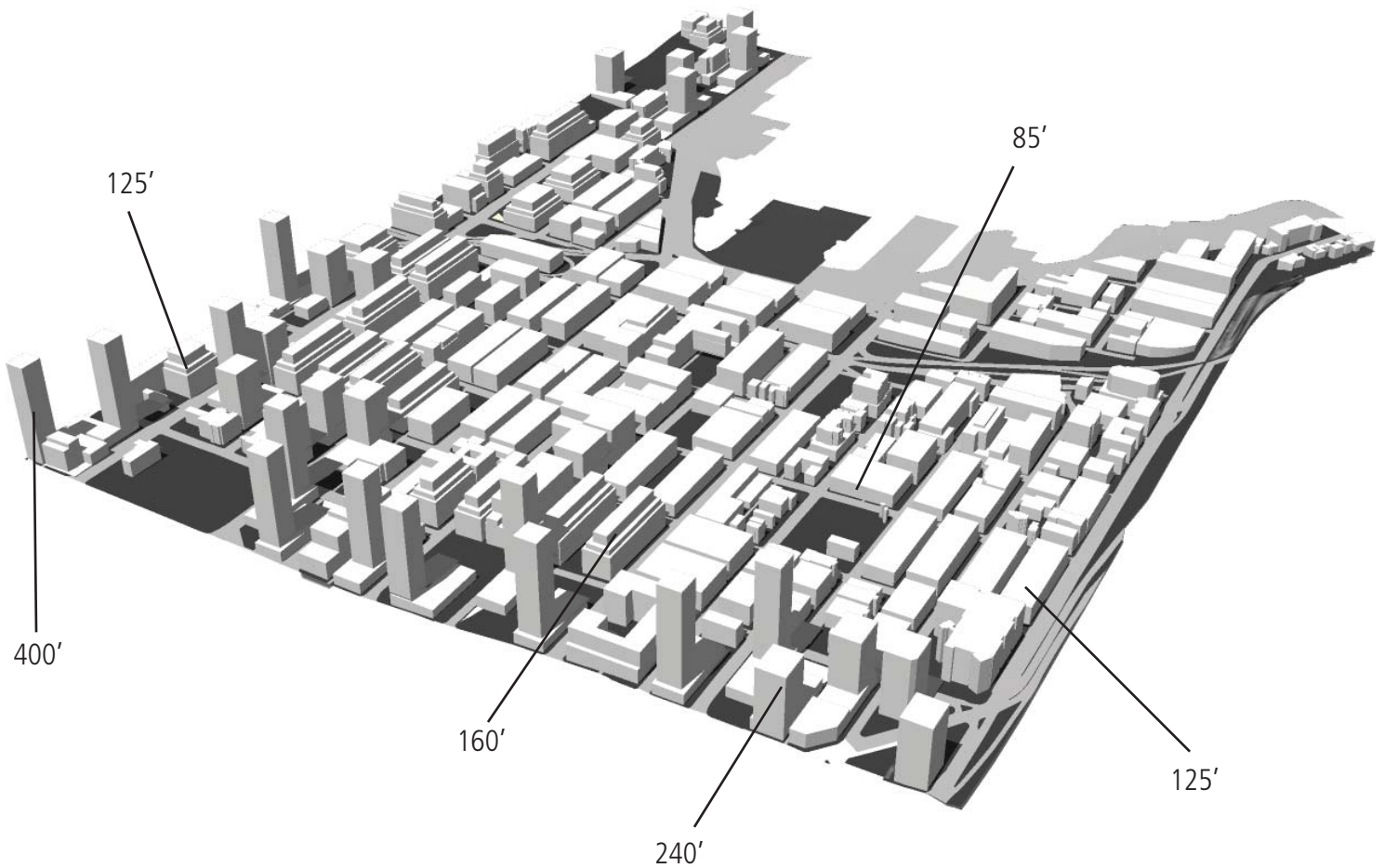
- Existing transit corridors and future East-West streetcar route provide focus for increased density and transit use.
- Potential for energy efficient and low carbon-footprint residential in high-rise zones.
- Identifies Dexter, Westlake, Mercer, Fairview, and Harrison Avenue as high-density corridor opportunities.

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## EDGE TRANSITIONS OPTION

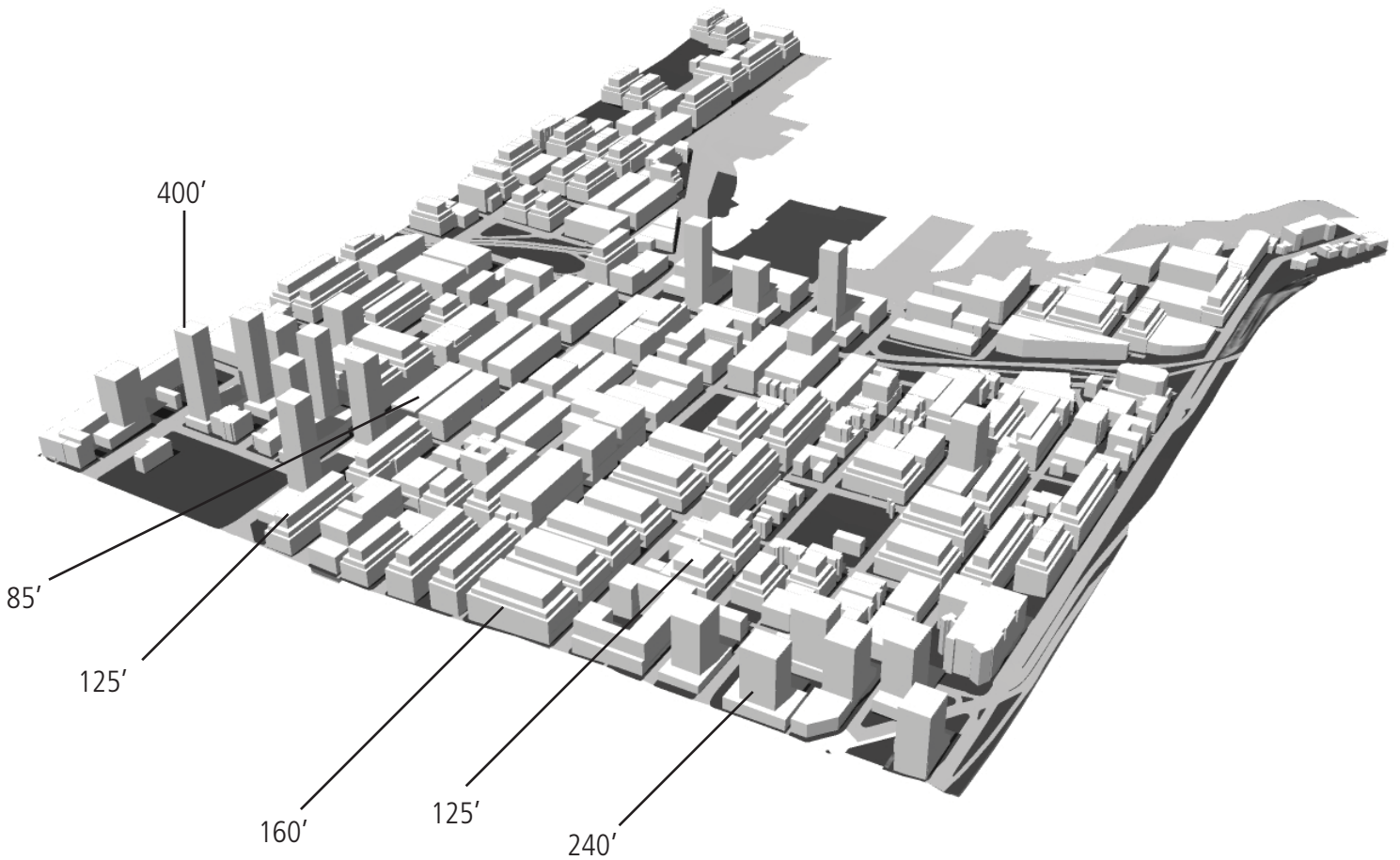
- New zoning envelope responds to adjacent areas.
- Majority of density at edges (Denny & Dexter).
- Provides "2-sided" high-density development corridor along Denny Way with massing balanced to match Denny Triangle rezone.
- Cascade neighborhood remains low density area
- Minimized height south of Lake Union park and shoreline
- Development and density respects lake frontage and Kenmore Air flight path.

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## PARKS FOCUS OPTION

- Denny Park, Lake Union Park, and Cascade Playground provide focus for new higher density development.
- Less additional development capacity added around Cascade Playground.
- Linkage between high-rise and adjacent open space provides human-scaled streetscapes.
- Opportunity for district-based shared infrastructure strategies (combined heat and power, water, etc.).

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# COMMENTS

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