Background Information

Future Development and Urban Design Working Group

June 21, 2012
Use of Land

- Residential

- Non-Residential: Commercial-retail, office

- Surface Parking
Major Property Ownership

Also on page 66
Light Rail Station Properties
Pipeline Projects

- 755 new residential units
- 21,324 square feet retail
UW

New student housing, UWPD, Waterfront Park
UW

Place-Making Ideas
Street Types

- Local main street
- Green street
- Regional streets

Also on page 66
Priority Transit Corridors
Thank you!
Extra slides follow.
Improvement to Land Value
The immediate area near the project site contains a variety of building uses, heights and zoning. There is little consistency in the pedestrian environment except along University Way, where buildings line several consecutive blocks. Overall, there is an abundance of surface parking surrounding the site. Walk scores for the site and surrounding neighborhoods reflect varying benefit to the environment, overall health, air, traffic, and cost of living. Walk scores translate these benefits into a single number. The walk score of CURVE is 110, which represents a walker’s paradise and means daily errands do not require a vehicle.

The site slopes upward from the southern property line to the northern property line with a 4.9% slope. It features an off site stormwater management pond. The drainage will need to be addressed as the site is close to the right of way. Existing tree cover and landscape areas near the site are minimal or nonexistent. The site slopes upward over time, with inconsistency of species and locations.

OCTOBER 4, 2010

CURVE – Workforce Housing / UW, Childrens Hospital and Security Properties