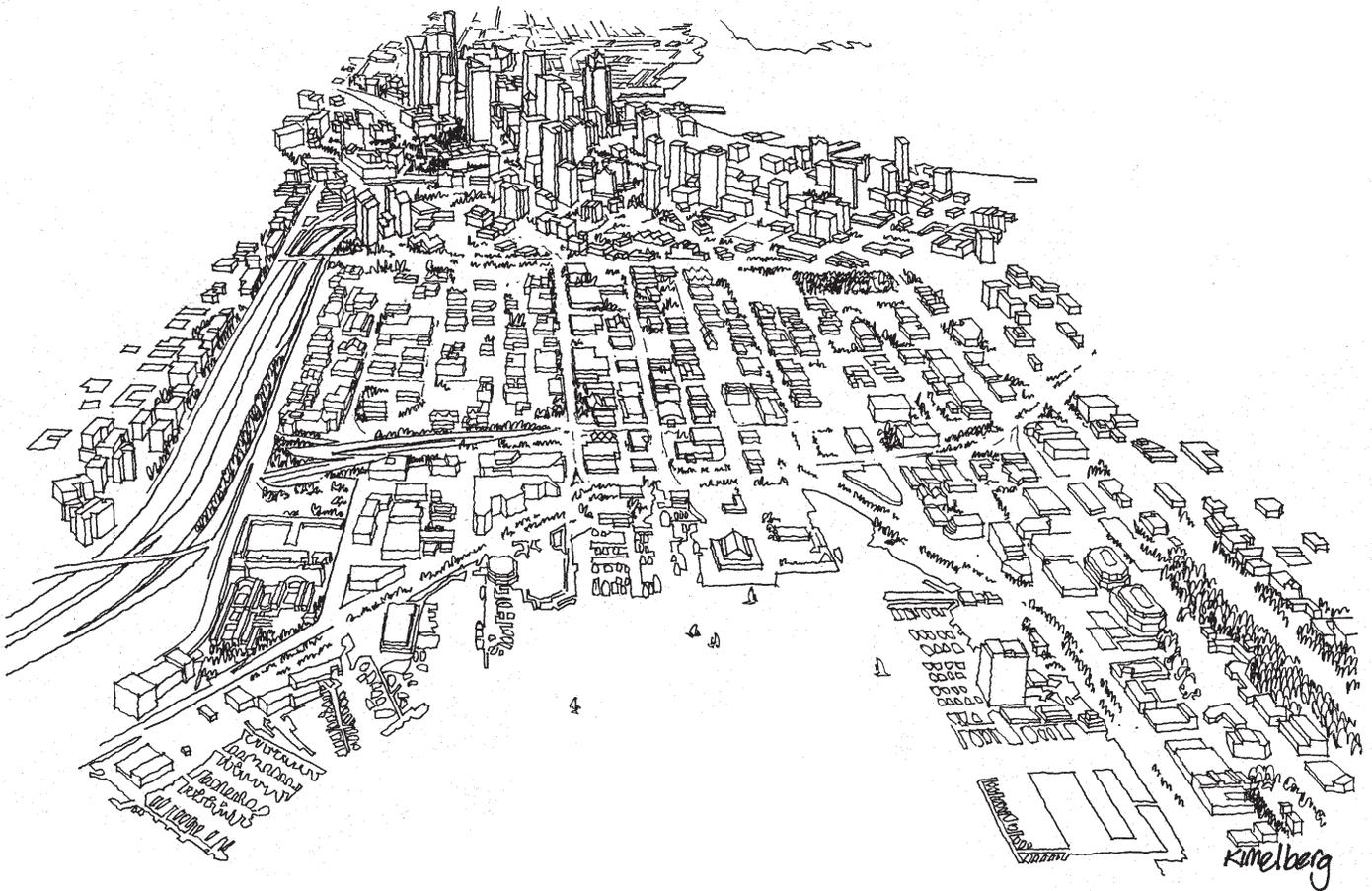


# SOUTH LAKE UNION

# Design Guidelines

*effective May 26, 2005*



City of Seattle  
Department of Planning  
and Development



Seattle Design Review Program



**Design Review:** *South Lake Union  
Design Guidelines*

**Contents**

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**Acknowledgments**

South Lake Union Friends and Neighbors (SLUFAN)  
- Planning Committee

Seattle Department of Planning and Development  
Seattle Department of Neighborhoods

# Design Review in Seattle's Neighborhoods

## What is Design Review?

Design Review provides a forum for citizens and developers to work toward achieving a better urban environment through attention given to fundamental design principles. Design Review is intended to affect how new development can contribute positively to Seattle's neighborhoods. Design guidelines offer a flexible tool, an alternative to prescriptive zoning requirements that will allow new development to respond better to the distinctive character of its surroundings.

Design Review has three principal objectives:

1. To encourage better design and site planning to enhance the character of the city and ensure that new development fits sensitively into neighborhoods;
2. To provide flexibility in the application of development standards; and
3. To improve communication and participation among developers, neighbors and the City early in the design and siting of new development.

Design Review is a component of a Master Use Permit (MUP) application, along with other components, such as environmental review (SEPA), variances, etc., administered by the Department of Planning and Development (DPD). Like these other components, Design Review applications involve public notice and opportunity for comment. Unlike other components, projects subject to Design Review are brought before the Design Review Board for its recommendations or to staff through Administrative Design Review. The final decision on Design Review is made by the DPD Director, together with the decisions on any other MUP components. This decision can be appealed to the Hearing Examiner.

## What are Neighborhood-Specific Design Guidelines?

Design Review uses both the Citywide Guidelines and guidelines that are specific to individual neighborhoods. Once adopted by the City Council, neighborhood-specific design guidelines augment the Citywide Guidelines. Together they are the basis for project review within the neighborhood.

### **The South Lake Union guidelines augment the existing Citywide Design Guidelines**

The South Lake Union neighborhood design guidelines reveal the character of the neighborhood as known to its residents and businesses. The guidelines help to reinforce existing character and protect the qualities that a neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Citywide Design Guidelines, can increase overall awareness of good design and involvement in the design review process.

## More About Design Review

More information about Design Review can be found in the Seattle Municipal Code (SMC 23.41—online at [www.seattle.gov/dpd/LandUse/RelatedCodesRules.asp](http://www.seattle.gov/dpd/LandUse/RelatedCodesRules.asp)) and in the Citywide Design Guidelines (online at [www.seattle.gov/dpd/Publications/Design\\_Review\\_Guidelines](http://www.seattle.gov/dpd/Publications/Design_Review_Guidelines)), or by contacting the Design Review Program manager (online at [www.seattle.gov/dpd/CityDesign/ProjectReview/DRP](http://www.seattle.gov/dpd/CityDesign/ProjectReview/DRP)).

Information includes:

- Projects subject to design review
- How design guidelines are applied
- Who serves on the design review board
- Development standards departures

## What are the South Lake Union Design Guidelines?

### *Adding Specificity to Established Guidelines*

In 1998, the City of Seattle's Design Review program began creating neighborhood specific guidelines in response to the large number (27 of the 34) of neighborhood plans that include urban design objectives. South Lake Union's neighborhood plan requests that neighborhood specific guidelines be created to augment and fine-tune the City's general urban design guidelines. The citywide guidelines are limited in breadth to private development projects and have a legal basis in the Land Use Code.

### *South Lake Union Design Committee Creates Draft*

In Spring 2002, the South Lake Union Planning Committee's design and character subcommittee was established to develop neighborhood specific guidelines for the South Lake Union neighborhood. The group includes community leaders, major property owners, city staff and design consultants.

### *Building on Previous Community Work*

As a first step in identifying neighborhood priorities, previous documents were reviewed and correlated with the Design Review program's guideline categories. The guidelines reference or incorporate this material to build upon previously generated ideas, goals and main concerns.

Documents referenced include:

- *Guidelines for Multifamily & Commercial Buildings, City of Seattle* – Oct. '93; Rev. Nov. '98
- *Cascade Waterflow Handbook* – July '96
- *Cascade Now!* – Summer '98
- *Sustainable Strategies CNC* – Aug. '98
- *South Lake Union Neighborhood Plan* – Dec. '98
- *Artwork Plan for SLU* – Nov. '99
- *Urban Design Concepts and Analysis* – Nov. '99
- *South Lake Union Park and Master Plan* – June '00
- *SLU Sustainability and Livability Charettes* – Spring '00
- *SLU Streetscape and Connections* – Nov. '01
- *Terry Avenue North Street Design Guidelines* - June '04

### *Guideline Format*

The guidelines, developed in accordance with the Design Review program's format, use both the citywide guidelines and guidelines that are specific to South Lake Union. You will note that only those guidelines that need more specificity, additional clarification or site examples have been included. This is because the existing adopted citywide guidelines often cover an urban design issue comprehensively without the need for additional neighborhood tailoring.

# South Lake Union Context and Priority Design Issues

The South Lake Union neighborhood consists of a mixture of building types and uses. The diversity ranges from residential, industrial, maritime, artisan, bio-tech, social service and much more. The neighborhood has served as a commercial and light industrial support area to the city of Seattle since the late 1880's. Over the last decade, South Lake Union has become an opportunity for consideration of development issues ranging from open space, technical business and residential and social service opportunities. As plans come and go, the neighborhood continues to explore ways to maintain the unique character of this area while encouraging strengthening of the community both physically and economically. Variation in development and types of uses are encouraged throughout the neighborhood.

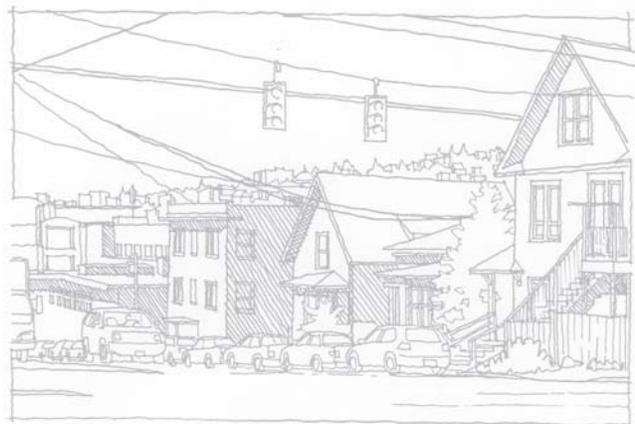
With opportunities to improve both the streetscape level of development and the aerial view of this valley, these design guidelines have been developed to address the specific needs of each of the subarea communities that collectively create South Lake Union. The four sub areas identified by the neighborhood plan are:

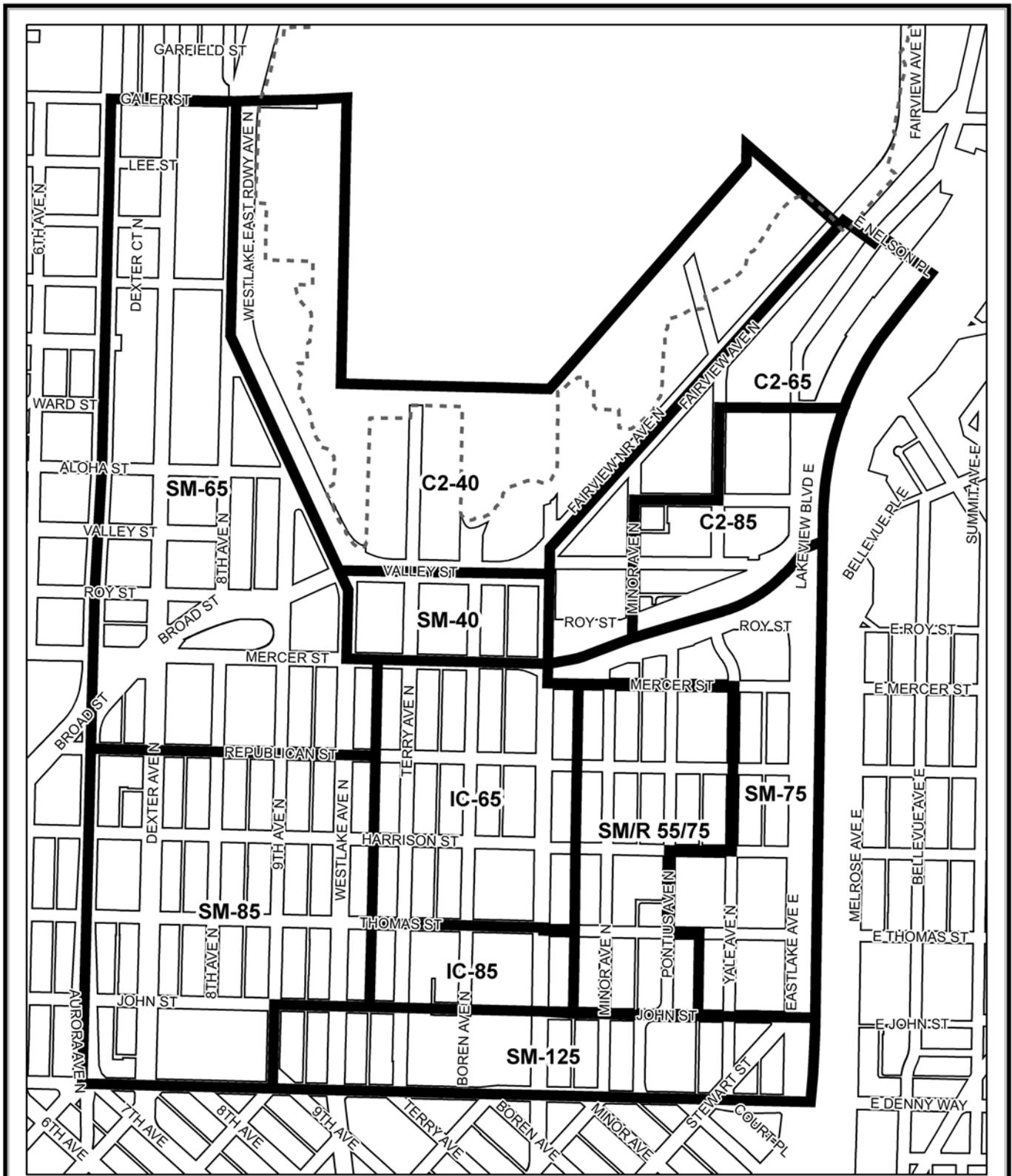
**WESTLAKE** Its commercial core consisting of mid-sized (3-4 story), full block commercial and light industrial buildings characterize the Westlake area. (Bounded on the south by Denny Way, west by 9th Avenue North, east by Fairview Avenue North, and north by Mercer Street.)

**WATERFRONT** With its newly acquired South Lake Union Park, this area maintains the neighborhood's water dependent activities and strives to build upon the industrial maritime nature of the area. (Bounded on the south by Mercer Street, west by 9th Avenue North and Westlake, east by Fairview Avenue North, and the north by South Lake Union)

**CASCADE** Supporting a mixture of commercial, residential and social services, this area has a reputation for its sustainable infrastructure and local improvement projects that maintain a creative, collaborative and eclectic nature. (Bounded on the south by Denny Way, west by Fairview Avenue North, east by Interstate 5, and the north by the Mercer Street Exchange.)

**AURORA CORRIDOR** The Aurora Corridor is the most undefined area of the neighborhood with an eclectic variety of building types and forms that house all types of business uses. It currently serves as a buffer to the SR 99 Corridor. (Bounded on the south by Denny Way, the west by Aurora Avenue North, east by 9th Avenue North, and the north by Mercer Street.)





### South Lake Union Urban Village Height Limits

SM-125 Seattle Mixed-125'	C2-40 Commercial-40'
SM-40 Seattle Mixed-40'	C2-65 Commercial-65'
SM-65 Seattle Mixed-65'	C2-85 Industrial Commercial-85'
SM-75 Seattle Mixed-75'	IC-65 Industrial Commercial-65'
SM-85 Seattle Mixed-85'	IC-85 Industrial Commercial-85'
SM/R 55/75 Seattle Mixed/Residential-55'/75'	


No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

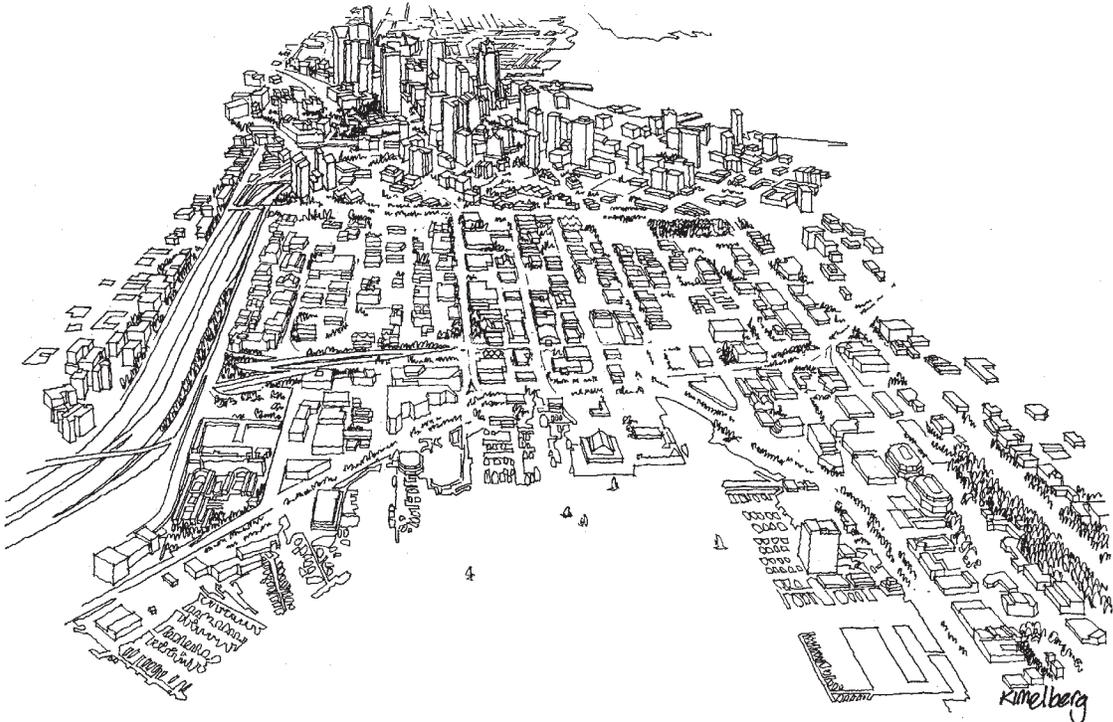
Copyright 2005, All Rights Reserved, City of Seattle  
Prepared June 9, 2005 by DPD-GIS

Zoning as depicted is effective as of May 26, 2005. Any subsequent zoning decisions may not be reflected. For applicable zoning to any parcel, please call or visit the Department of Planning and Development.



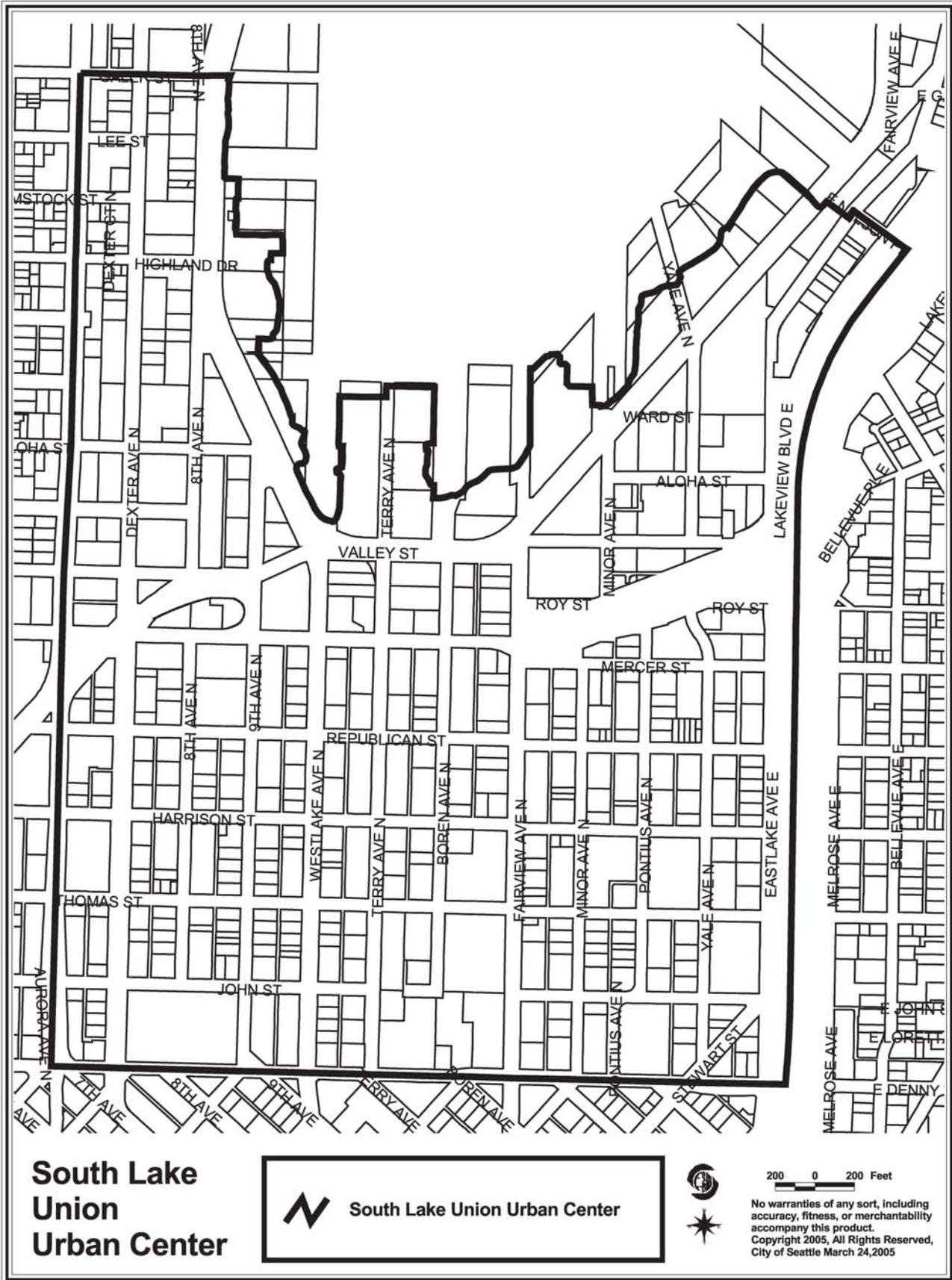


# South Lake Union Design Guidelines



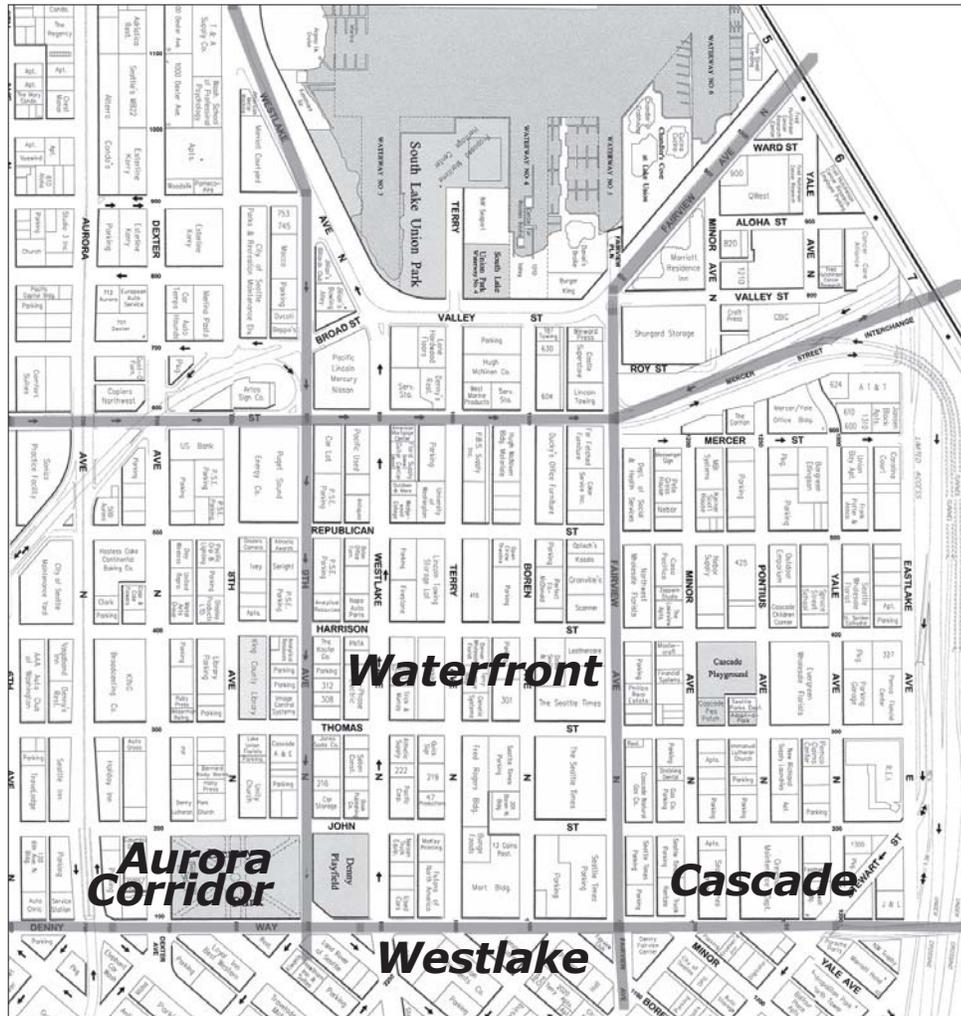
# Area of Coverage

The South Lake Union Design Guidelines apply to projects within the South Lake Union Urban Center as shown on the map below.



## Sub Areas

These four areas have common and unique attributes. Together they could create connections from Downtown to South Lake Union, Capitol Hill, Seattle Center and the Denny Triangle neighborhood. The potential for weaving South Lake Union into the City with effective pedestrian and transportation corridors will enhance the neighborhood, fostering a diversity of live, work and play opportunities. Situated in a valley, this neighborhood has many opportunities for views of the lake, surrounding neighborhoods and the heart of Seattle, the downtown retail core.



South Lake Union subareas as identified by the neighborhood plan and confirmed in recent workshops.



The chart below indicates the citywide guidelines for which SLU-specific supplemental guidance has been written, which can be found on the following pages.

*SLU-specific supplemental guidance needed?*

## **A. Site Planning**

### *A-1 Responding to Site Characteristics*

**Yes**

*The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.*

### *A-2 Streetscape Compatibility*

**Yes**

*The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

### *A-3 Entrances Visible from the Street*

**No**

*Entries should be clearly identifiable and visible from the street.*

### *A-4 Human Activity*

**Yes**

*New development should be sited and designed to encourage human activity on the street.*

### *A-5 Respect for Adjacent Sites*

**No**

*Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.*

### *A-6 Transition Between Residence and Street*

**Yes**

*For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.*

### *A-7 Residential Open Space*

**No**

*Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.*

### *A-8 Parking and Vehicle Access*

**No**

*Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.*

### *A-9 Location of Parking on Commercial Street Fronts*

**No**

*Parking on a commercial street front should be minimized and where possible should be located behind a building.*

### *A-10 Corner Lots*

**No**

*Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.*



## Site Planning

responding to site characteristics

### A-1 Responding to Site Characteristics

*The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.*

#### SLU-specific supplemental guidance

- Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.
- Minimize shadow impacts to Cascade Park.
- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design\* (LEED) manual which provides additional information. Examples include:
  - Solar orientation
  - Storm water run-off, detention and filtration systems
  - Sustainable landscaping
  - Versatile building design for entire building life cycle

#### Gateways

Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place.

Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site’s characteristics such as topography, views or surrounding building patterns. Elements could include building out to meet the corner where appropriate, or tools such as:

- setbacks to allow for pedestrian friendly spaces;
- signage;
- landscaping;
- artwork;
- facade treatments.

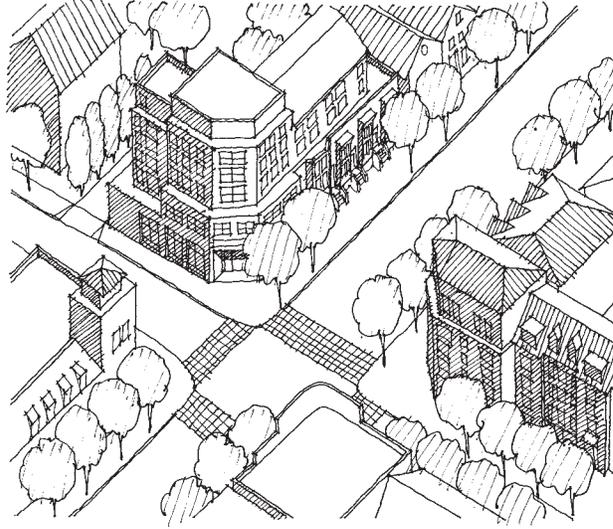
The following locations, at this time, are places that have been identified as gateways for South Lake Union due to the level of traffic flow, general visibility

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*\*The LEED Green Building Rating System™ is a priority program of the US Green Building Council. It is a voluntary, consensus-based, market-driven building rating system based on existing proven technology. It evaluates environmental performance from a “whole building” perspective over a building’s life cycle, providing a definitive standard for what constitutes a “green building.” Visit [www.usgbc.org](http://www.usgbc.org) for more information.*

and/or development potential. The following locations, pending changes in traffic patterns, may evolve with transportation improvements:

- Westlake & Denny
- Westlake & 9th
- Dexter & Mercer
- Fairview & Valley
- Fairview & Denny
- Fairview & Mercer

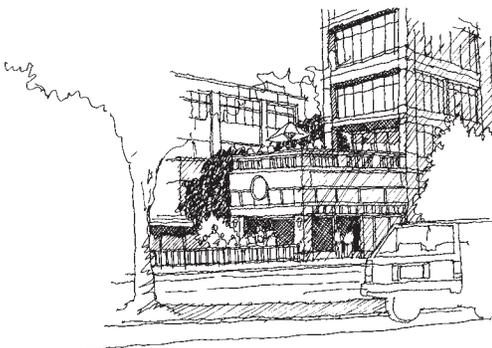


Building form and facade details



**Site Planning**

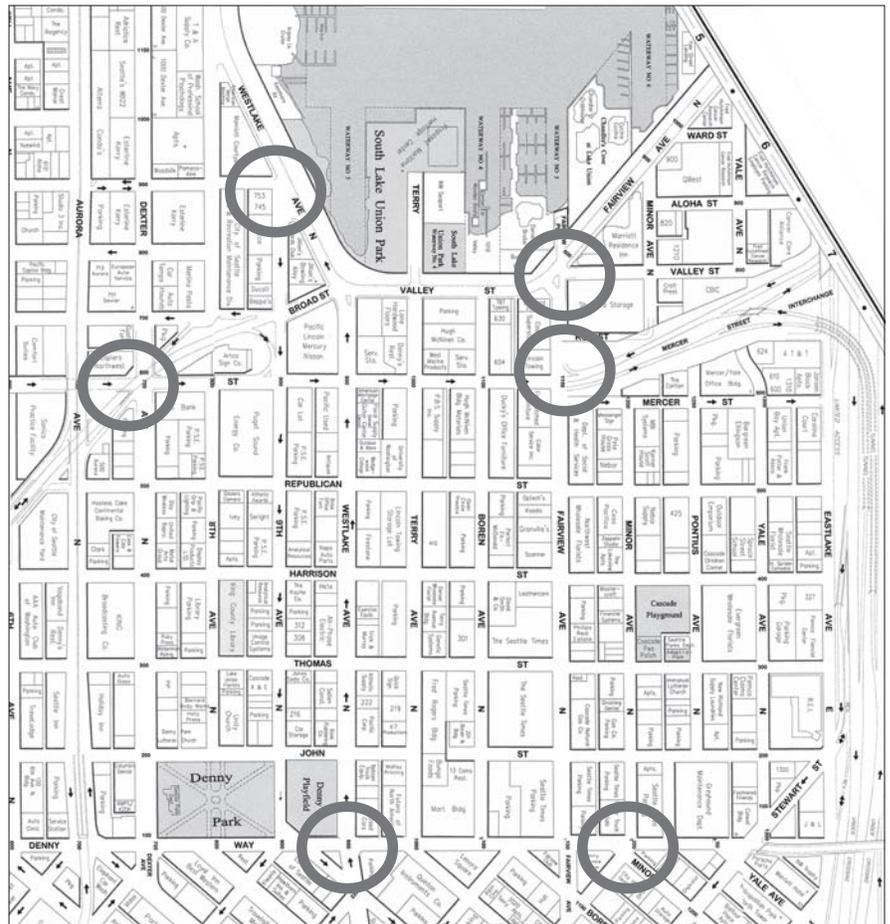
responding to site characteristics



Setbacks for activity



Public art



Map of gateway locations

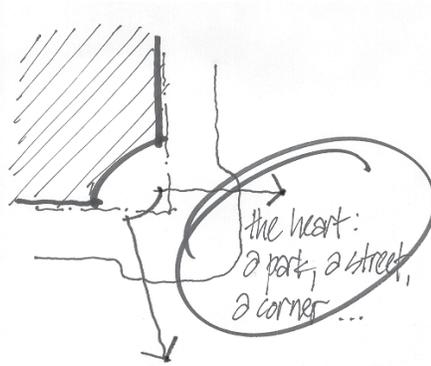
# A

## Site Planning

responding to site characteristics

### Heart locations

Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building’s primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas.



An example of a curb bulb.



A plaza surrounded by people-generating activity such as retail



An example of how the orientation of buildings and the uses contained within can support an active pedestrian street



Public space through a site

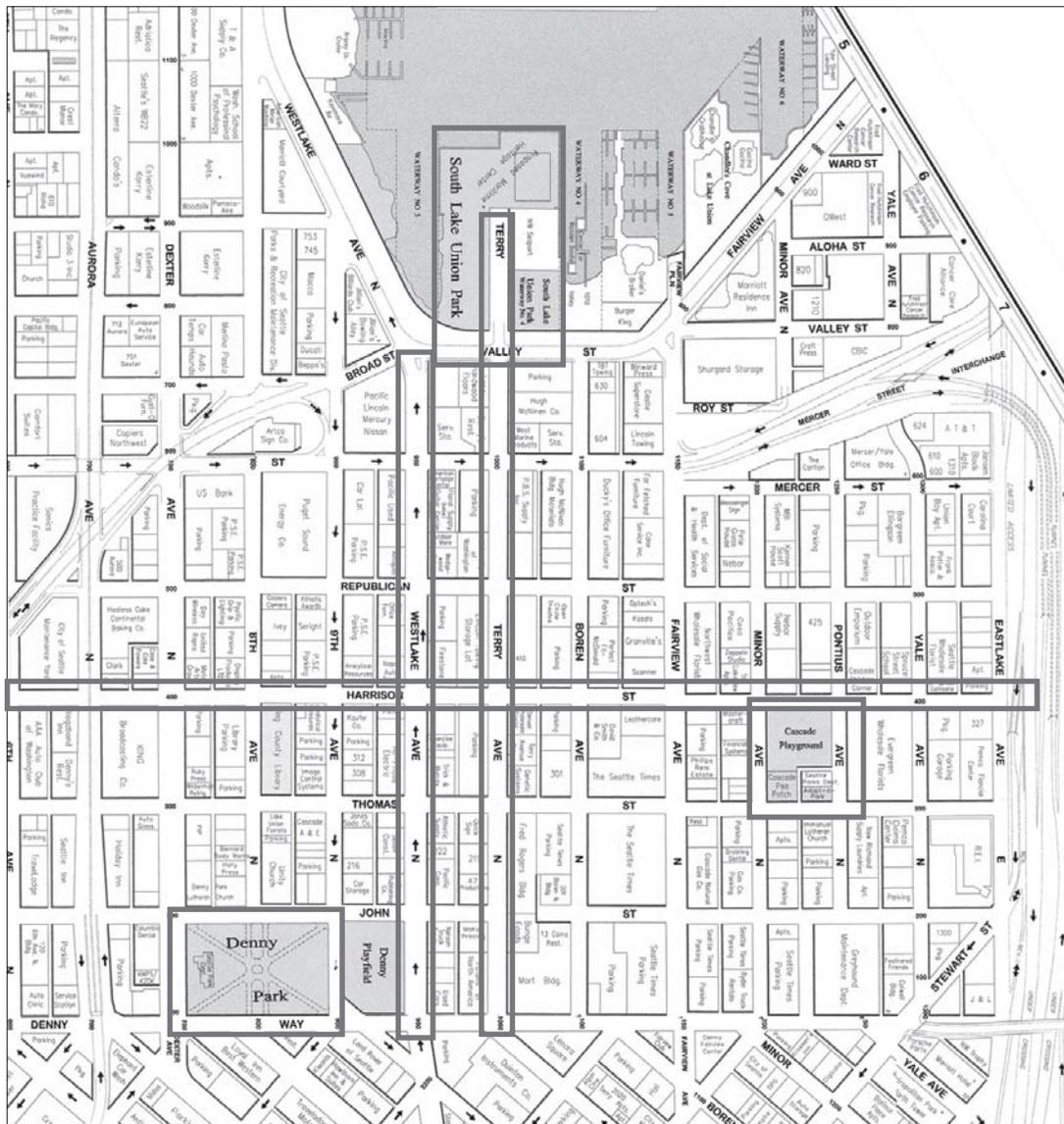
The following locations have been identified as heart locations within South Lake Union:

- Cascade Park
- South Lake Union Park
- Denny Park
- Harrison Street
- Terry Avenue North
- Westlake Avenue North



**Site Planning**

responding to site characteristics



Map of heart locations

## A-2 Streetscape Compatibility

*The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

### SLU-specific supplemental guidance

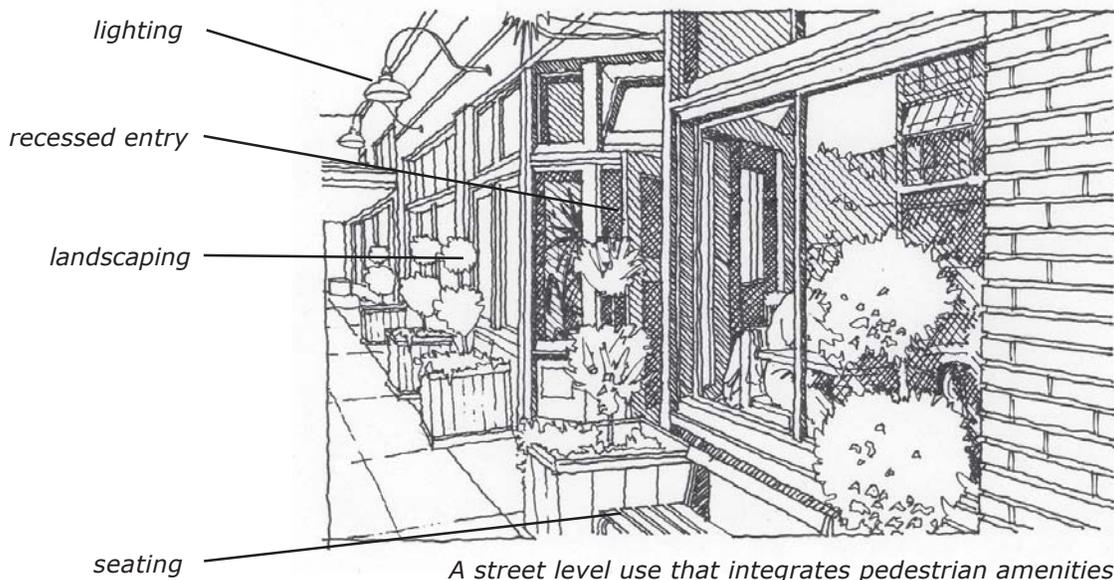
The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

- Provide pedestrian-friendly streetscape amenities, such as:
  - tree grates;
  - benches;
  - lighting.
- Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
- Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.
- Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).



### Site Planning

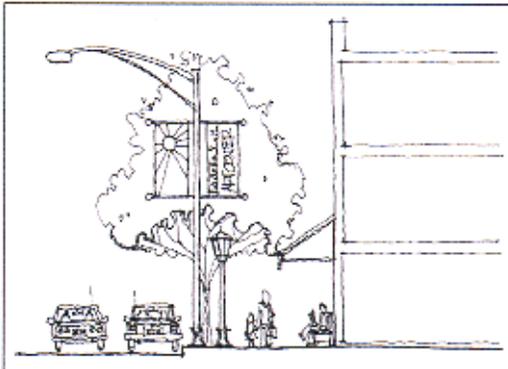
streetscape  
compatibility



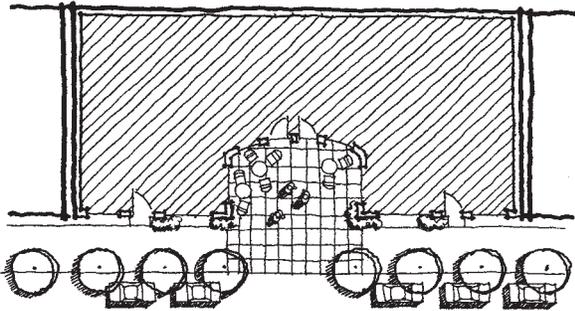
# A

## Site Planning

streetscape  
compatibility



*A lighting program should consist of street lighting, pedestrian lighting, and internal illumination from storefronts.*



*Take the "indoors" outdoors by spilling interior space onto plazas, walkways and sidewalks, where appropriate.*



*Sidewalks as open space: a pedestrian-friendly streetscape.*

## A-4 Human Activity

*New development should be sited and designed to encourage human activity on the street.*

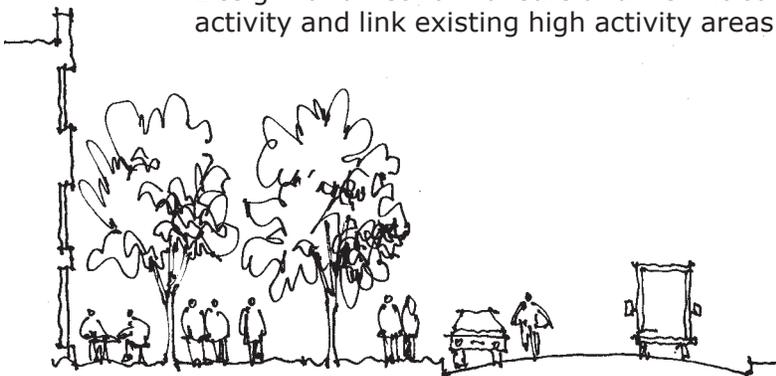
### SLU-specific supplemental guidance

- Create graceful transitions at the streetscape level between the public and private uses.
- Keep neighborhood connections open, and discourage closed campuses.
- Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.
- Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.



### Site Planning

human activity



*Concentrations of retail activity are enhanced with comfortable spaces that encourage pedestrian activity.*



*New developments should design for safe, well-lit pedestrian connections through sites that connect to surrounding areas.*



## A-6 Transition Between Residence and Street

*For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.*

### SLU-specific supplemental guidance

Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing. Below are a drawing and photos showing examples of this:



### Site Planning

transition between residence and street



## B. Height, Bulk and Scale

### B-1 Height, Bulk and Scale Compatibility

*Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.*



#### Height, Bulk and Scale

height, bulk and scale compatibility

#### SLU-specific supplemental guidance

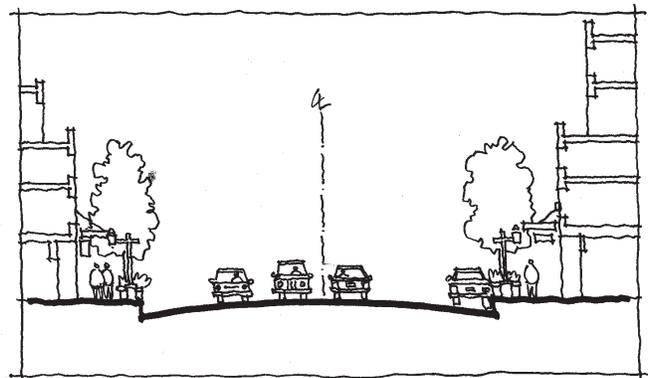
- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.
- Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.
- Relate proportions of buildings to the width and scale of the street.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale such as:
  - landscaping;
  - trellis;
  - complementary materials;
  - detailing;
  - accent trim.



*The roofline of this large development adds to the structure's residential identity and reduces its apparent bulk.*



*Breaking larger buildings down into separate volumes reduces apparent bulk.*



*Consider stepping back elevations at upper levels for large-scale development and relate proportions of buildings to width and scale of the street.*

The chart below indicates the citywide guidelines for which SLU-specific supplemental guidance has been written, which can be found on the following pages.

*SLU-specific  
supplemental  
guidance needed?*

## **C. Architectural Elements and Materials**

### *C-1 Architectural Context*

**Yes**

*New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.*

### *C-2 Architectural Concept and Consistency*

**Yes**

*Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.*

### *C-3 Human Scale*

**No**

*The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.*

### *C-4 Exterior finish materials*

**No**

*Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.*

### *C-5 Structured Parking Entrances*

**No**

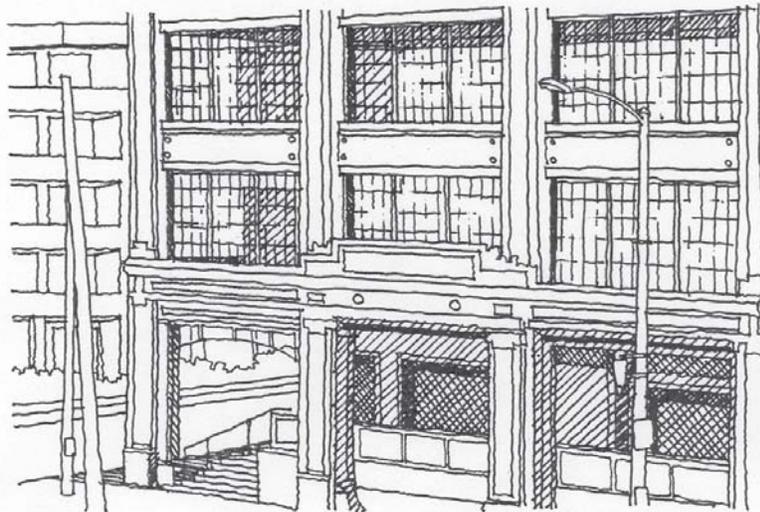
*The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.*

## C-1 Architectural Context

*New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.*

### SLU-specific supplemental guidance

- Support the existing fine-grained character of the neighborhood with a mix of building styles.
- Re-use and preserve important buildings and landmarks when possible.
- Expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include:
  - window detail patterns;
  - open bay doors;
  - sloped roofs.
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include:
  - community artwork;
  - edible gardens;
  - water filtration systems that serve as pedestrian amenities;
  - gutters that support greenery.



*Context - light industrial building design; pilasters, large casement windows, brick and terra-cotta cladding*



### Architectural Elements and Materials

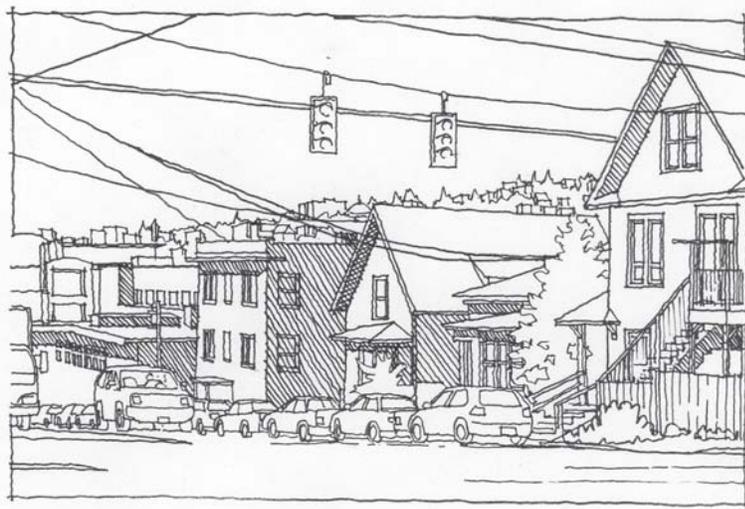
architectural context



*Context - window detailing*



*Adaptive Reuse - light industrial-style large windows, parapet, building facade broken up by vertical elements to reduce the scale*



*Context - neighborhood residential buildings*



*Context - creative, contemporary architecture with variegated forms and details*



*Context - maritime character*



**Architectural  
Elements and  
Materials**

architectural context

## C-2 Architectural Concept and Consistency

*Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.*

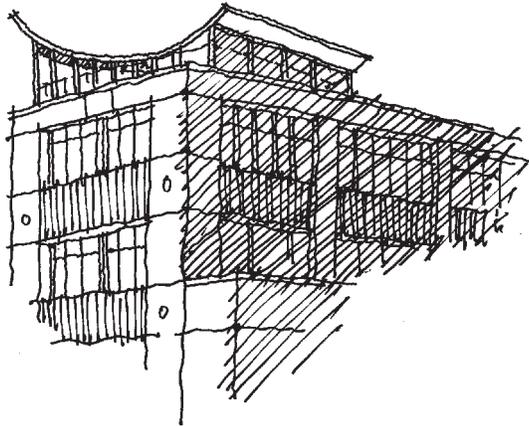


### Architectural Elements and Materials

architectural concept and consistency

#### SLU-specific supplemental guidance

Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.



The chart below indicates the citywide guidelines for which SLU-specific supplemental guidance has been written, which can be found on the following pages.

*SLU-specific supplemental guidance needed?*

## **D. Pedestrian Environment**

### **D-1 Pedestrian Open Spaces and Entrances**

**Yes**

*Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.*

### **D-2 Blank Walls**

**No**

*Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.*

### **D-3 Retaining Walls**

**No**

*Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where high retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscape.*

### **D-4 Design of Parking Lots Near Sidewalks**

**Yes**

*Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.*

### **D-5 Visual Impacts of Parking Structures**

**No**

*The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.*

### **D-6 Screening of Dumpsters, Utilities and Service Areas**

**No**

*Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.*

### **D-7 Personal Safety and Security**

**Yes**

*Project design should consider opportunities for enhancing personal safety and security in the environment under review.*

## D-1 Pedestrian Open Spaces and Entrances

*Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.*

# D

## Pedestrian Environment

pedestrian open spaces and entrances

### SLU-specific supplemental guidance

- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as:
  - curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow;
  - pedestrian-oriented street lighting;
  - street furniture.



curb bulb



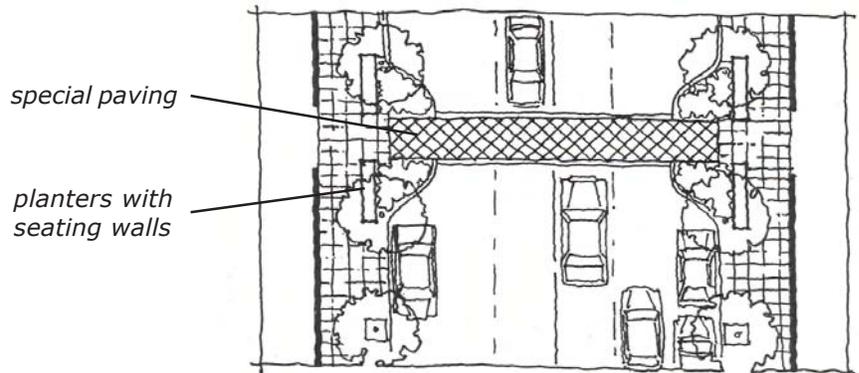
special paving



benches



lighting



*Streetscape amenities help buildings connect to and enhance centers of commercial and social activity.*

#### **D-4 Design of Parking Lots near Sidewalks**

*Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.*

##### **SLU-specific supplemental guidance**

Providing parking below grade is preferred.

#### **D-7 Personal Safety and Security**

*Project design should consider opportunities for enhancing personal safety and security in the environment under review.*

##### **SLU-specific supplemental guidance**

- Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are:
  - enhanced pedestrian and street lighting;
  - well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street;
  - police horse tie-up locations for routine patrols and larger event assistance.



#### **Pedestrian Environment**

design of parking lots near sidewalks

personal safety and security

The chart below indicates the citywide guidelines for which SLU-specific supplemental guidance has been written, which can be found on the following pages.

*SLU-specific  
supplemental  
guidance needed?*

**E. Landscaping**

*E-1 Reinforce Existing Landscape Character of Neighborhood*

**Yes**

*Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.*

*E-2 Landscaping to Enhance the Building and/or Site*

**Yes**

*Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.*

*E-3 Landscape Design to Address Special Site Conditions*

**Yes**

*The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.*

## E-1 Reinforce existing landscape character of neighborhood

*Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.*

### SLU-specific supplemental guidance

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.
- Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.
- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.



### Landscaping

reinforce existing landscape character of the neighborhood



## E-2 Landscaping to Enhance the Building and/or Site

*Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.*

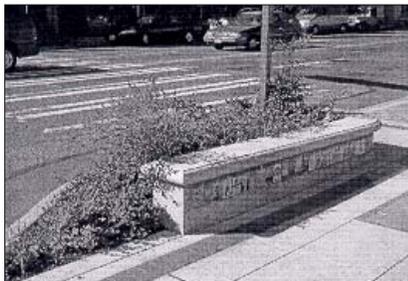
### SLU-specific supplemental guidance

- Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.



### Landscaping

landscaping to enhance the building and/or site



### **E-3 Landscape Design to Address Special Site Conditions**

*The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.*

#### **SLU-specific supplemental guidance**

Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.



#### **Landscaping**

landscape design to  
address special site  
conditions

