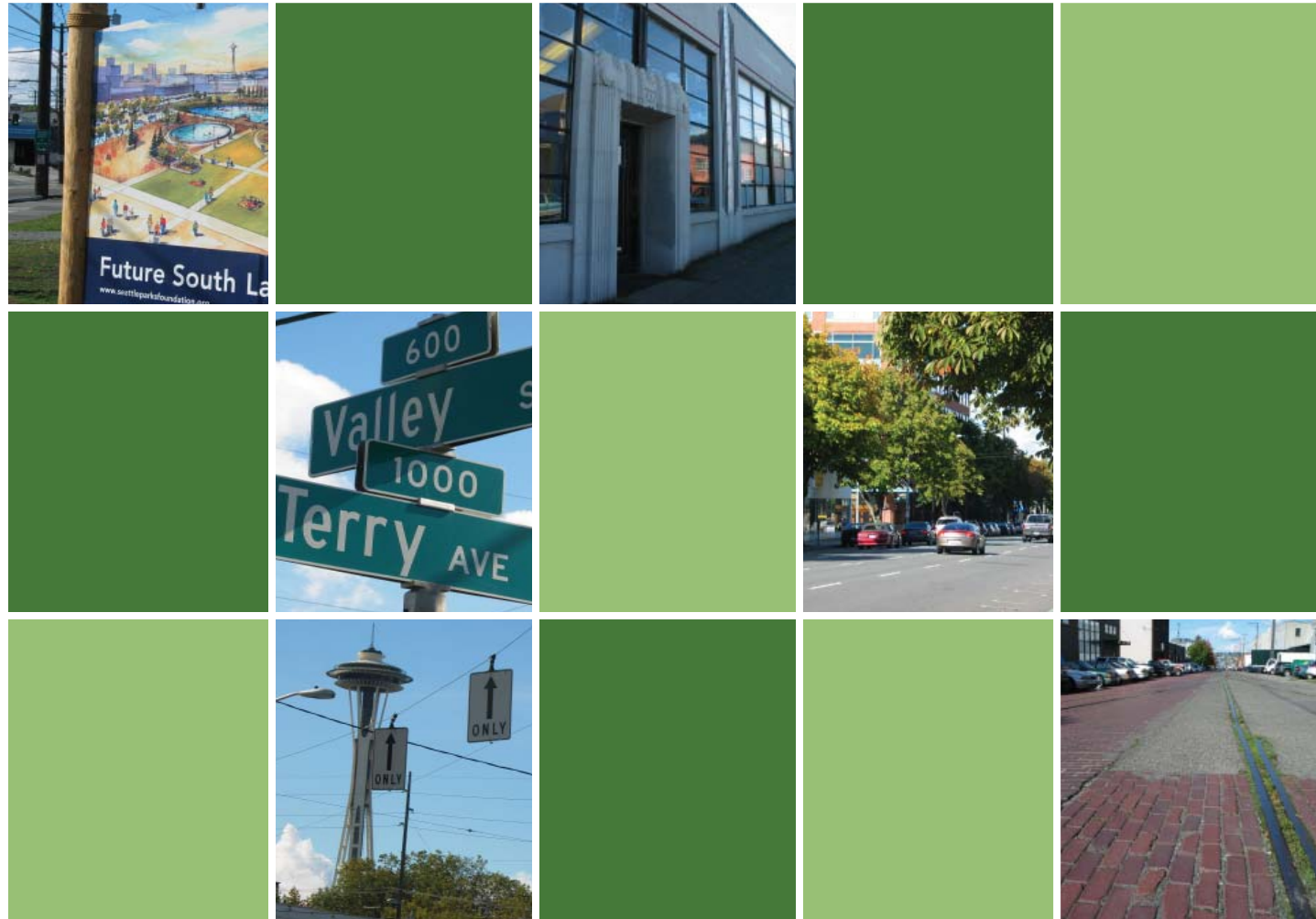


Urban Design Studio
Fall 2005

Studio Report – Urban Form in South Lake Union



City of Seattle
Department of Planning & Development
University of Washington
Department of Urban Design & Planning

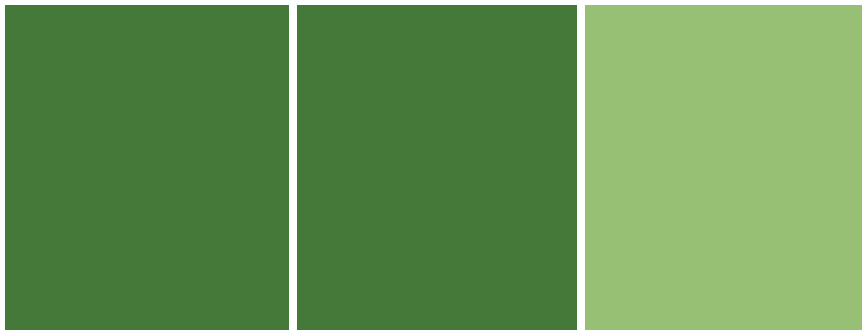
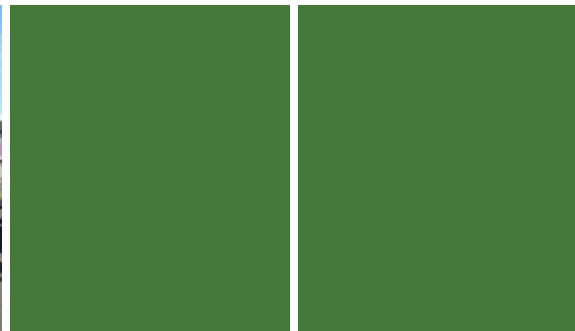
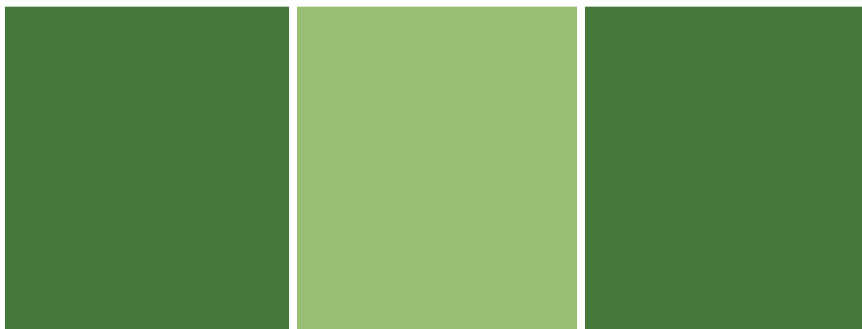


Preface

This document presents the work of students in the second-year urban design studio at the University of Washington, Urban Design and Planning 508A, during the autumn quarter of 2003. In close consultation with urban design and planning staff of the City of Seattle's Department of Planning and Development, the studio explored the potential improvements and impacts of increased mixed-use and housing development in South Lake Union, focusing on the John Street and 8th Avenue corridors. Referring to successful precedents in urban design and development regulation from Los Angeles, San Diego, Portland, Denver, Vancouver, BC, and elsewhere in Seattle among other cities, the students modeled and rendered alternative scenarios of building height and massing changes, open space design, street wall and pedestrian environment design, according to different building typology choices and development and preservation incentives, guidelines and regulations that the students themselves devised. These explorations took into consideration the impacts of these scenarios on Seattle's skyline, on important view corridors, and on the experience of being in the public realm.

The studio proceeded iteratively, in stages of research, invention, analysis of the impacts of invention, re-invention, and final statements of policy implications. Research especially focused on lessons from the experience of Vancouver, BC, and included a trip to Vancouver to meet with planning staff there and study residential densities in different city center neighborhoods that have developed according to different building typologies and regulatory policies and tools.

Daniel B. Abramson, Assistant Professor
Department of Urban Design and Planning, University of Washington, Seattle



Acknowledgements

Mayor of Seattle: Gregory Nickels

Prepared for:

City of Seattle Department of Planning and Development

Diane Sugimura, Director

John Rahaim, Planning Director

Tom Hauger, Manager of Comprehensive and Regional Planning

Lish Whitson, Senior Planning and Development Specialist

Prepared by:

University of Washington Department of Urban Design and Planning

URBDP 508 Urban Design Studio: Urban Form in South Lake Union

Graduate Students

Faculty

Daniel B. Abramson

Teaching Assistant

Ming-Chun Lee

Prepared in cooperation with the Northwest Center for Livable Communities

December 2005

The work could not have proceeded without the generous support of the UW Canadian Studies Center, and the advice of a number of City of Seattle staff and other experts. In addition to the staff listed above, we wish to acknowledge the following for their time spent with the students in design reviews or on tours in Vancouver:

Lyle Bicknell, City of Seattle Department of Planning and Development

Manish Chalana, University of Washington

Scot Hein, City of Vancouver Planning Department

Gary Johnson, City of Seattle Department of Planning and Development

Kathleen Kern, City of Vancouver Planning Department

Michael Larice, University of British Columbia, School of Community and Regional Planning

Michael Naylor, City of Vancouver Planning Department

Jennifer Pettyjohn, City of Seattle Department of Planning and Development

Mimi Sheridan, University of Washington

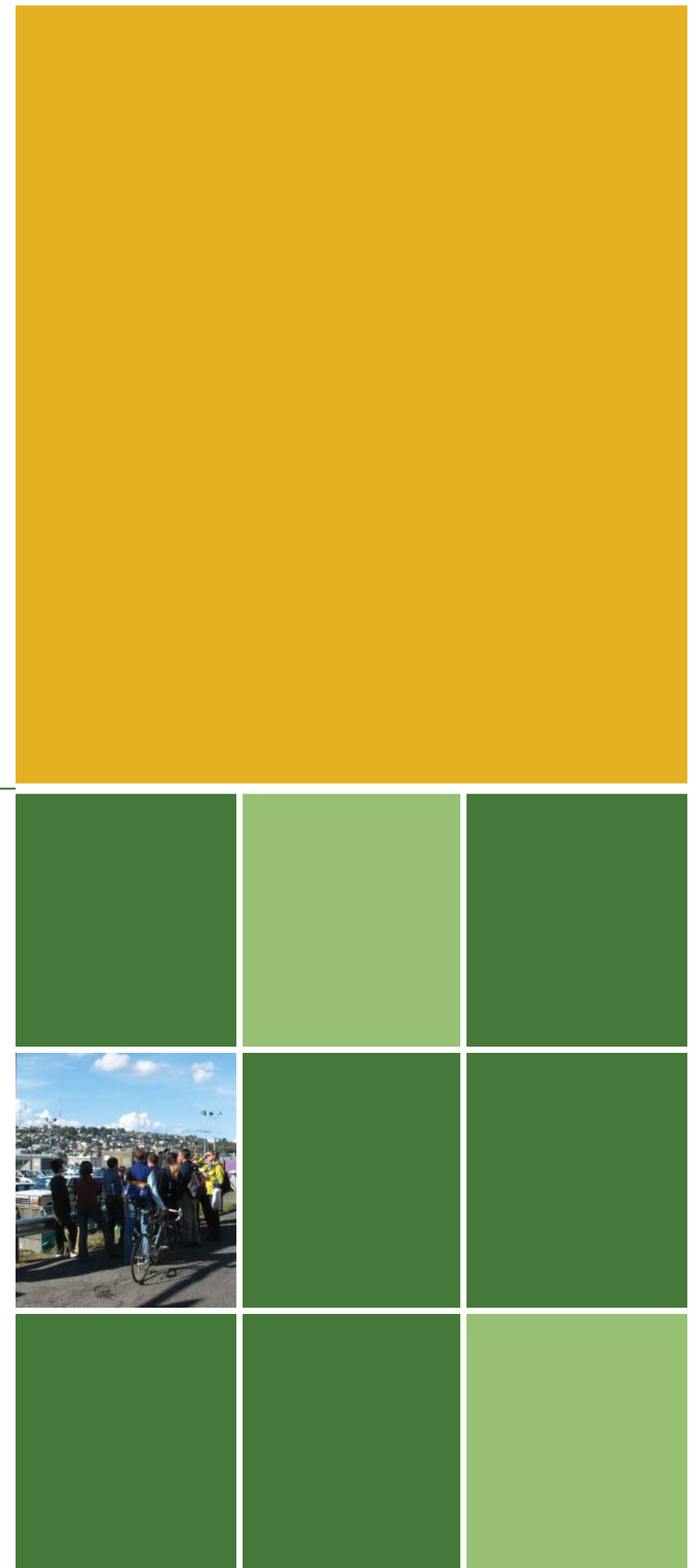


Table of Contents

Chapter 1	South Lake Union TDR/Bonus Program <i>Catherine McCoy</i>	1
Chapter 2	Overall Massing and View Corridor Studies <i>Masaru Sunagawa</i>	5
Chapter 3	Basic Street Design Principles <i>William McGurk, Alyse Nelson, Dara O'Byrne, Sara Robertson</i>	13
Chapter 4	Vegetation in Street ROW <i>Vivian Queija</i>	27
Chapter 5	Residential-dominant (woonerf) ROW Design <i>William McGurk</i>	31
Chapter 6	Mixed-use ROW Design – the Park Edge <i>Sara Robertson, Margaret Heim</i>	33
Chapter 7	Public Art in Street ROW Civic Interaction at the Park Entrance <i>Alyse Nelson, Dara O'Byrne</i>	39
Chapter 8	Green Space in Setbacks, Pocket Parks, and Roofs <i>Makie Suzuki</i>	47
Chapter 9	Coexistence of Existing Characteristic <i>Pamela Derry</i>	53
Chapter 10	Incorporation of Open Space in New Development The “Vancouver Model” Adapted <i>Nathan Brightbill, Vince Wong</i>	61
Chapter 11	Incorporation of Characteristic Details in New Development <i>Margaret Heim</i>	91

