

# South Lake Union Urban Design Framework

Report to the Seattle Design Commission  
September 17, 2009



# Context

- Urban Center Designation – 2004
- Urban Center Neighborhood Plan – 2007
- Urban Form Study - 2008



# Recent Development



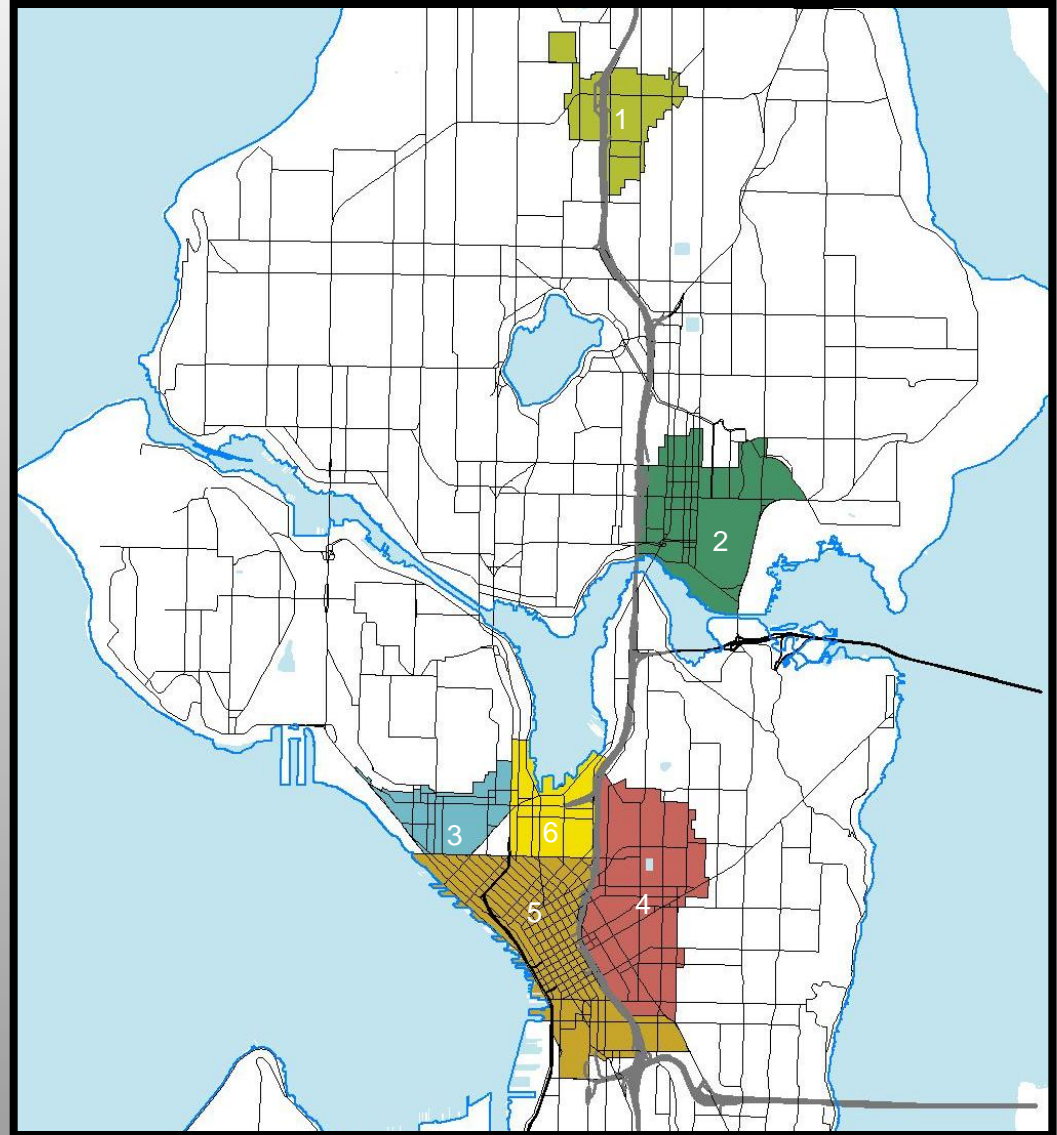
- Growth is occurring throughout the neighborhood



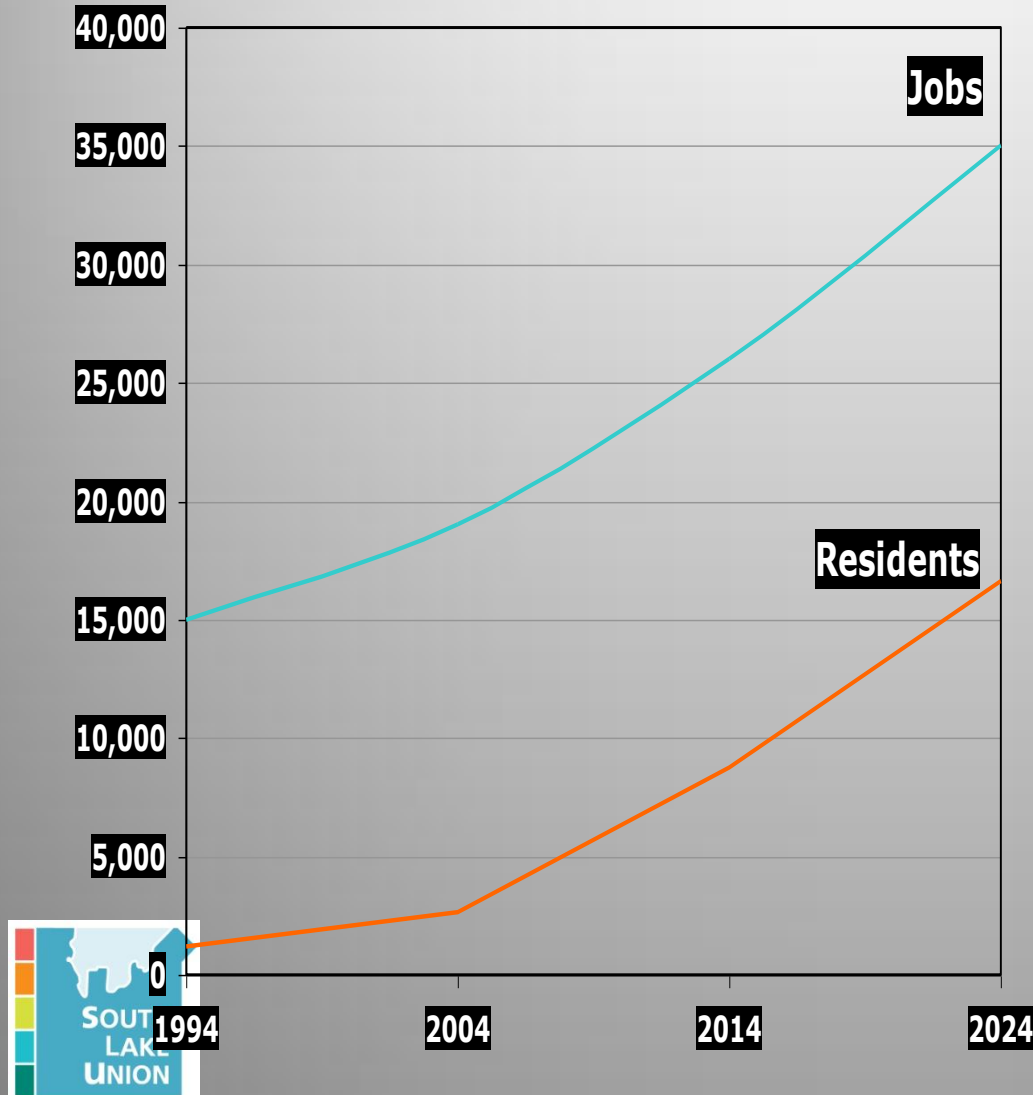
# Designation as an Urban Center 2004

## Urban Centers

1. Northgate
2. University
3. Uptown
4. 1<sup>st</sup> Hill/Capitol Hill
5. Downtown
6. South Lake Union



# SLU Growth Targets

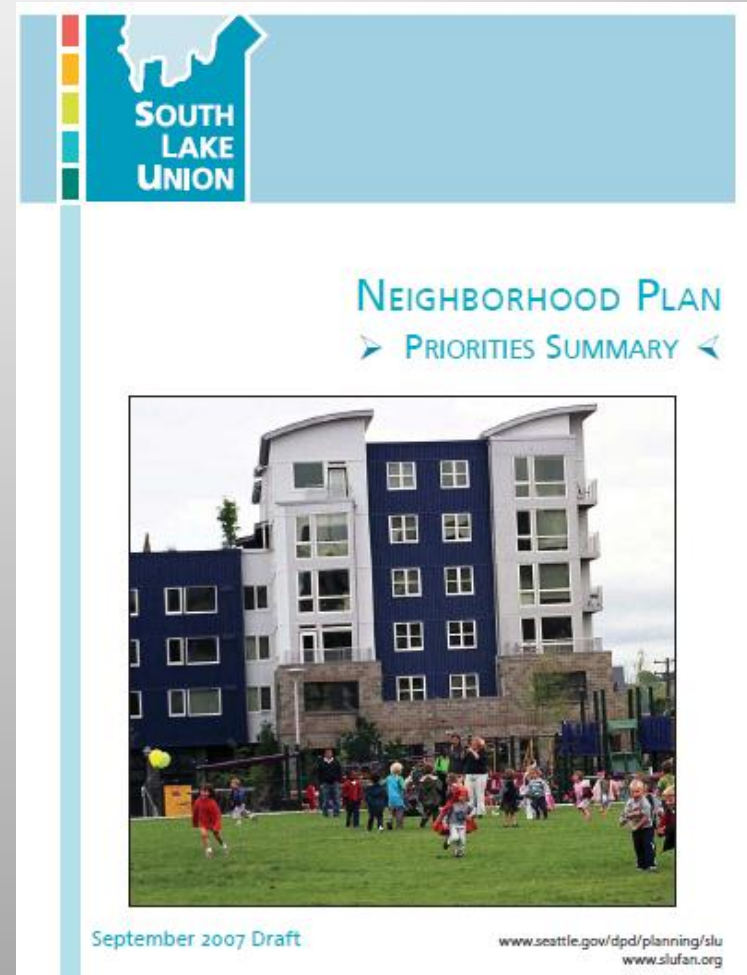


- Planned for significant growth – most aggressive targets in Seattle
- 2004-2024:
  - 16,000 new jobs (+200%)
  - 8,000 new households (+700%)



# Urban Center Neighborhood Plan

- Affordable Housing
- Diversity of Building Types
- Public Benefits

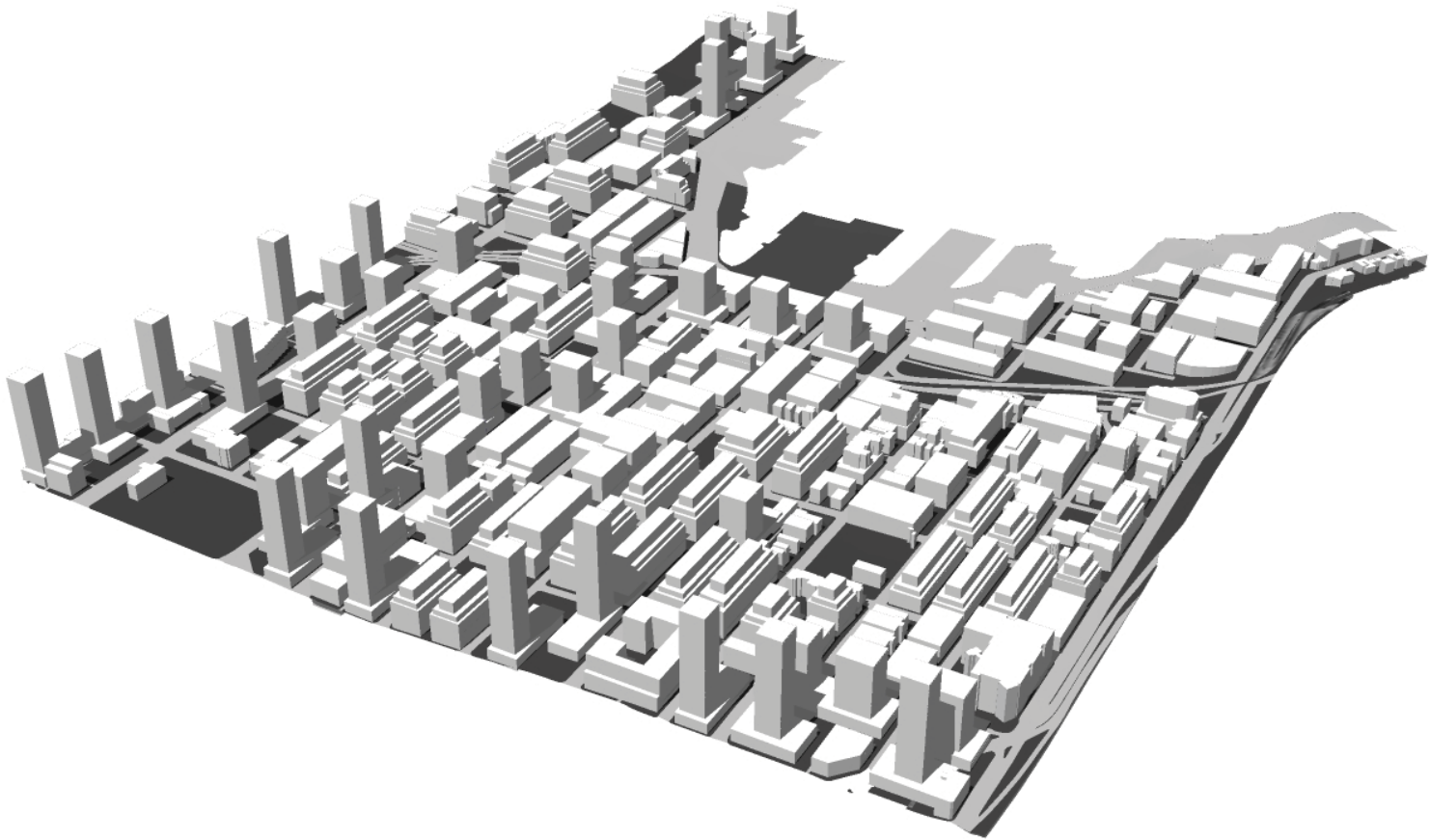


# Urban Form Study

- Phase I: Development of EIS Alternatives
- Phase II: EIS Process
- Phase III: Rezone Process



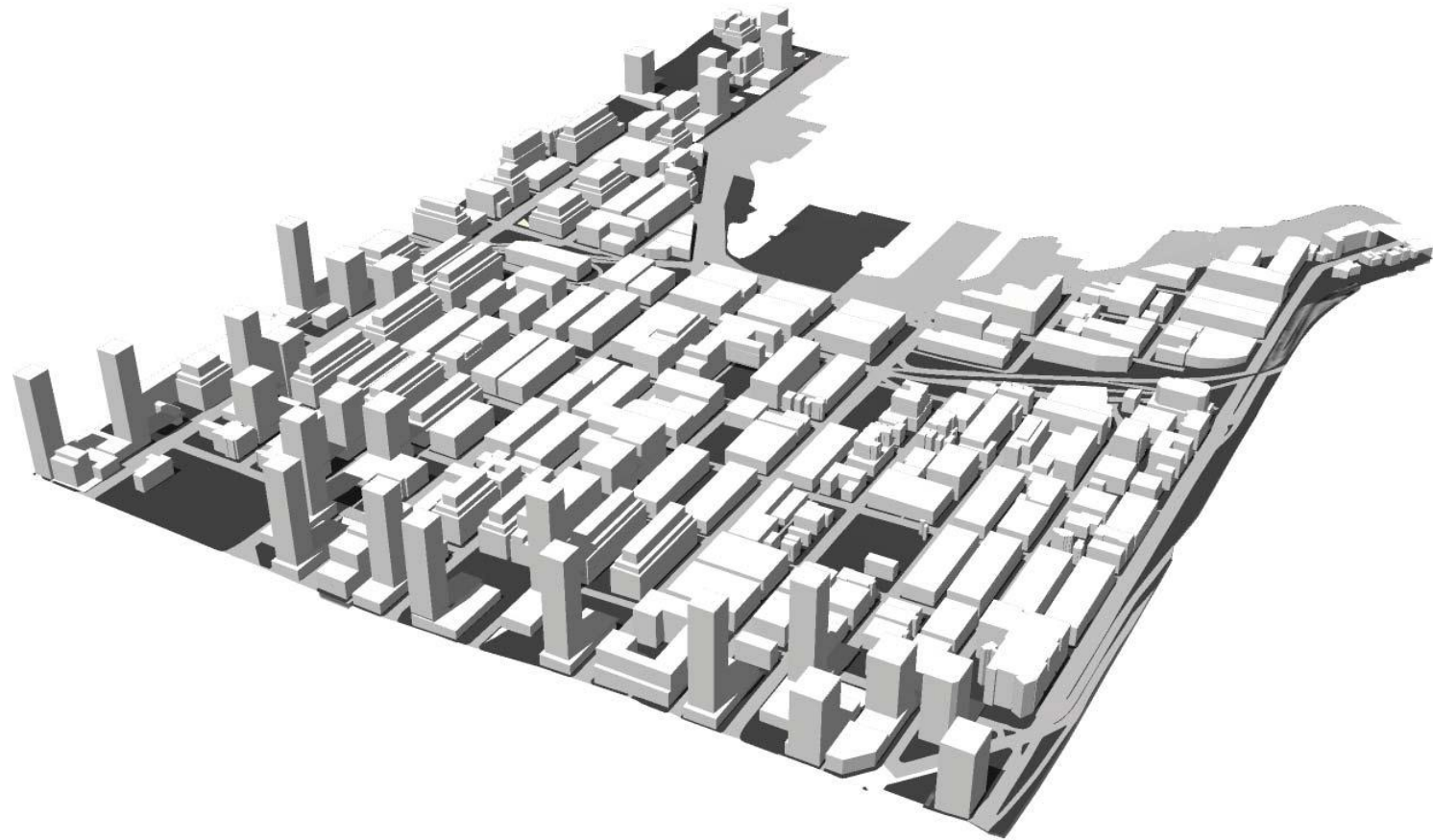
# Transit Corridors and Nodes Option



Transit Corridors and Nodes Option

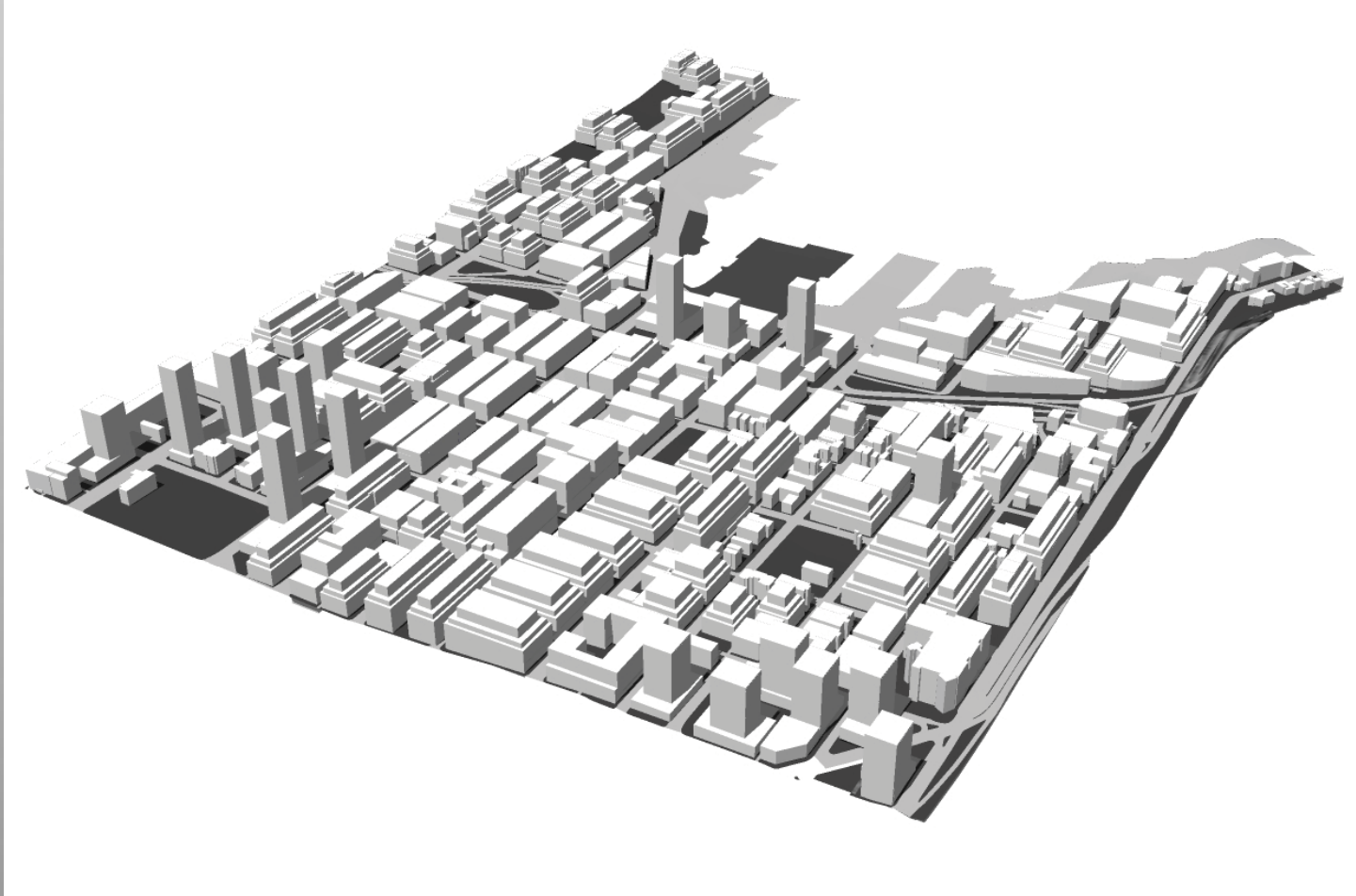


# Edge Transitions Option



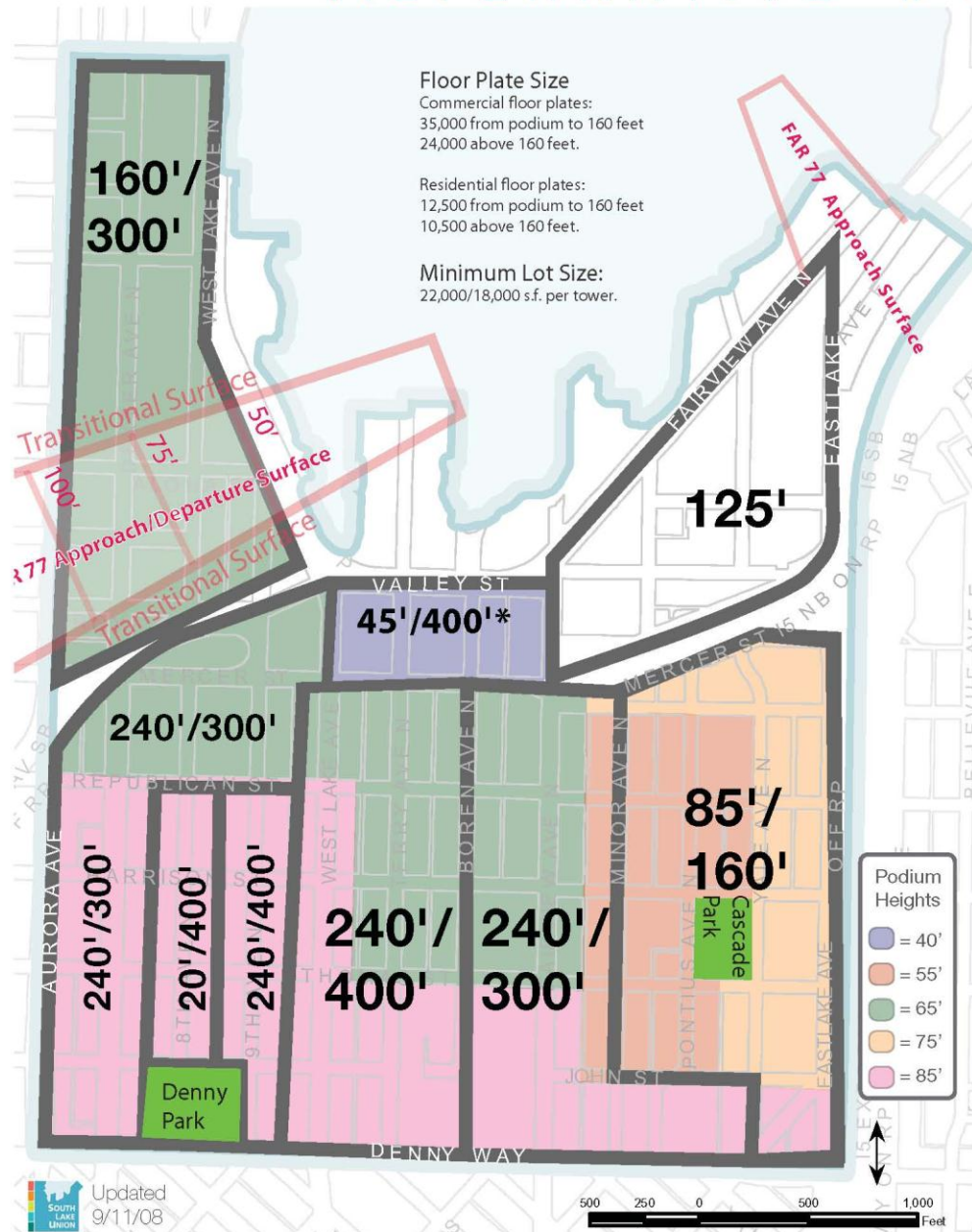
Edge Transitions Option

# Parks Focus Option

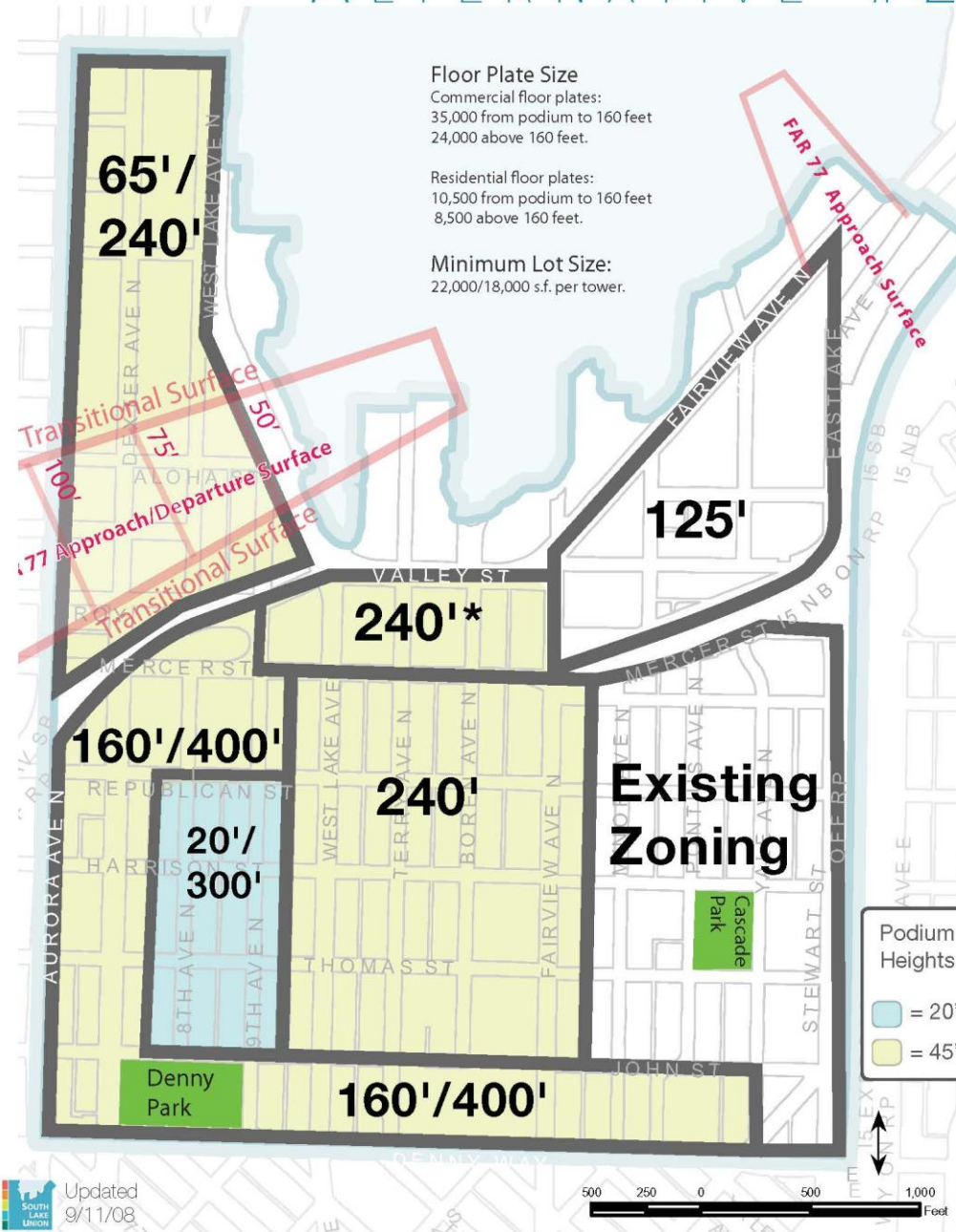


Parks Focus Option

# ALTERNATIVE # 1

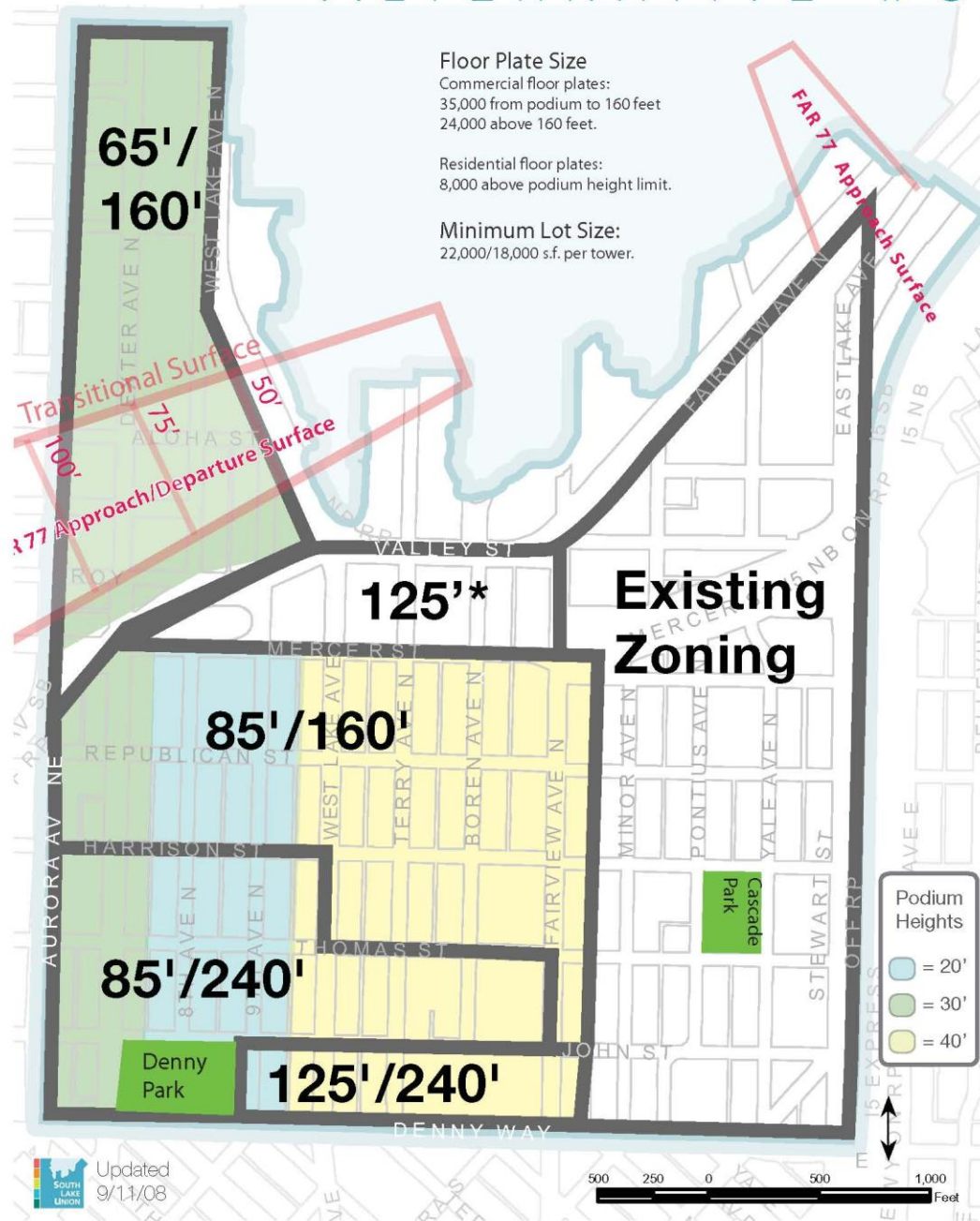


# ALTERNATIVE #2





## ALTERNATIVE #3



# Scoping Comments

- Use
- Street Experience
- View Corridors
- Public Amenities
- Community Center





# What is the UDF?

- Distill ideas and themes from past planning efforts into a shared, unifying vision.
- Seize new opportunities (e.g. north portal).
- Build a direct link between plan goals and implementation, bring in all city depts.

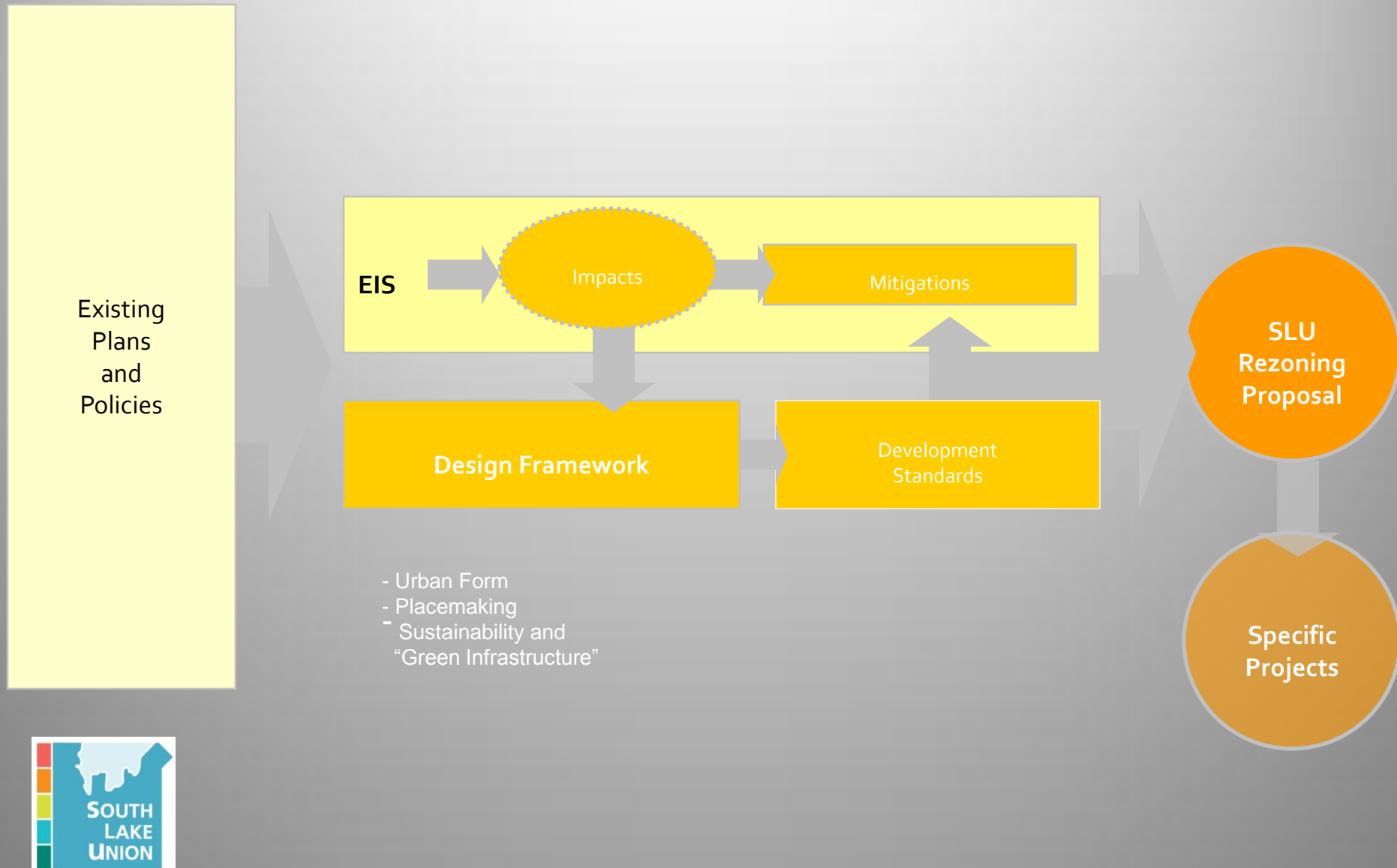


# Key Goals for SLU

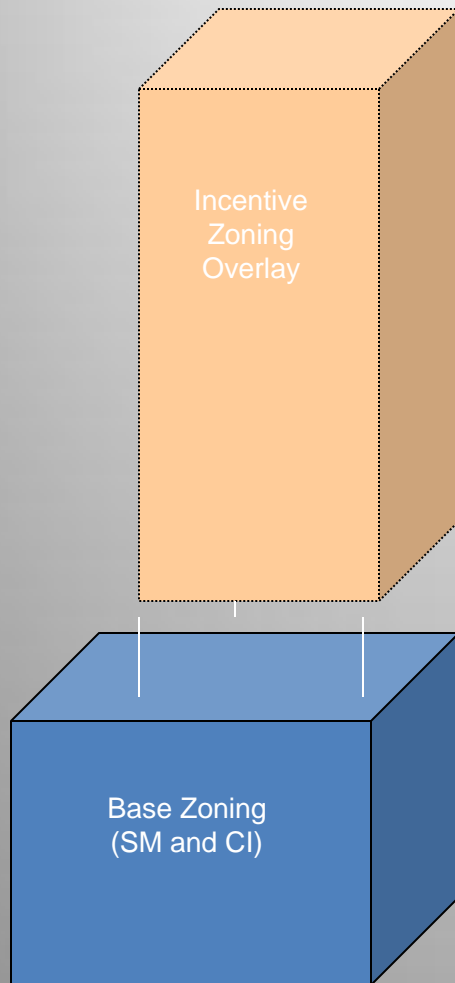
- *Encourage innovative, equitable development*
- *Create safe, attractive streets and public spaces as the setting for the neighborhood's public life*
- *Identify opportunities to improve access to community services over time*



# UDF– Informs the EIS



# “Incentive Rezoning” Approach



4.5-5 FAR  
allowed;  
residential  
exempt from  
FAR



## Design Framework Establishes:

Bonus FAR allowed for:

- Affordable Housing (per SMC 23.58A); required in neighborhood?
- Ground-level public space, on or off-site
- others

New standards for Bonus FAR:

- tower floorplates, min. spacing, # per block
- others



Revisions to base zoning standards :

- Street-facing retail / blank walls
- Setbacks on Denny Way
- Upper Story Stepbacks
- Streetscape Requirements

# Process

- Stakeholders: SLUFAN, LUOA, CNC, Issue Advocates.
- Working Group: City staff from capital departments, design staff from Weber + Thompson, Mithun, NBBJ, VIA Architecture.



# Six Charettes

- Six identified “opportunity areas”
- Walking tour followed by Charrette
- Charette results provided to stakeholder group for review/revision/direction.
- City staff prepare policy language/implementation matrix / udf final product.





# Stakeholder Review

- Meet every 3-4 weeks to review/revise charrette recommendations.
- Provide direction.
- Participate in Charrettes
- Provide connection to community.



# Opportunity Areas

- Gateways Heart Edges
- East/West Connections
- Residential Zones
- Waterfront
- Implementation I: Building Prototypes
- Implementation II: Incentive Strategies



# Challenges/Issue Opportunities



# Challenges

- Managing expectations – what the UDF can and cannot do.
- Keeping discussion off height.
- Identifying tools necessary to implement UDF: legal limits on our ability to leverage private development.



# Next Steps

- Working Group “Bringing It All Together”  
Session: Sept 23<sup>rd</sup>
- Community presentations in October,  
November
- Final document in early 2010

