

An examination of the proposed
South Lake Union Up-Zone Legislation

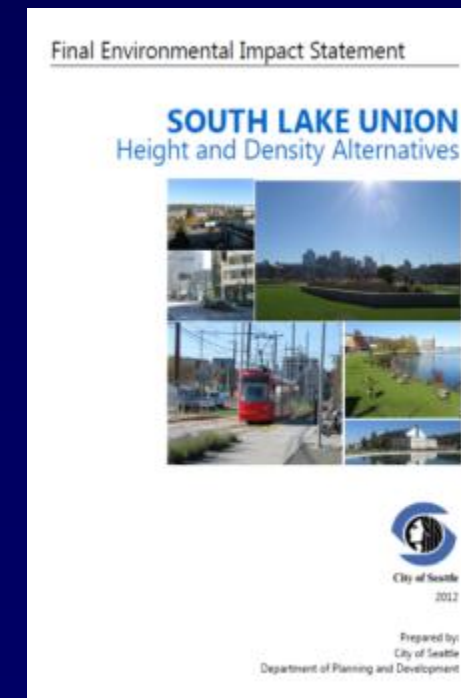
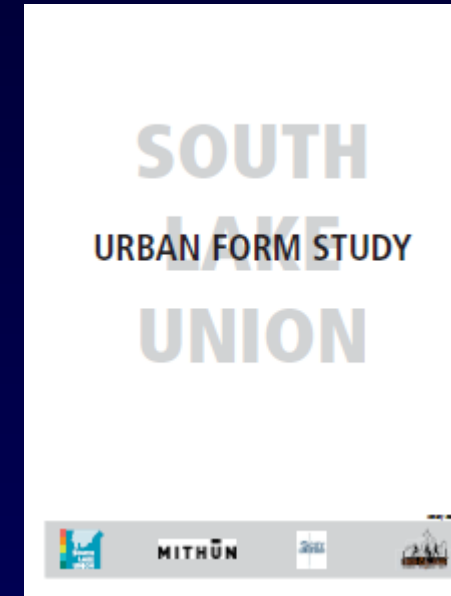
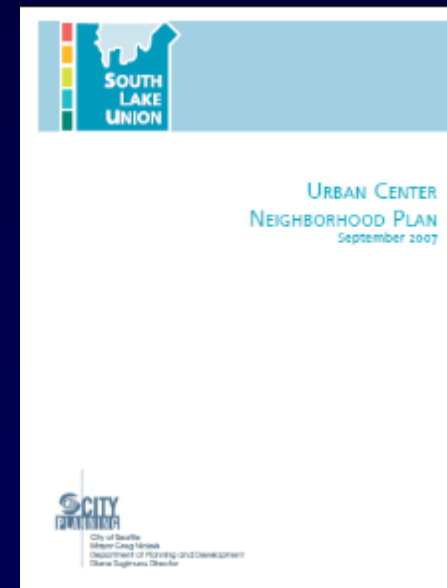
December 3, 2012 - VIA Architecture & Planning – Presented To The Seattle City Council PLUS Committee by Matt Roewe, AIA



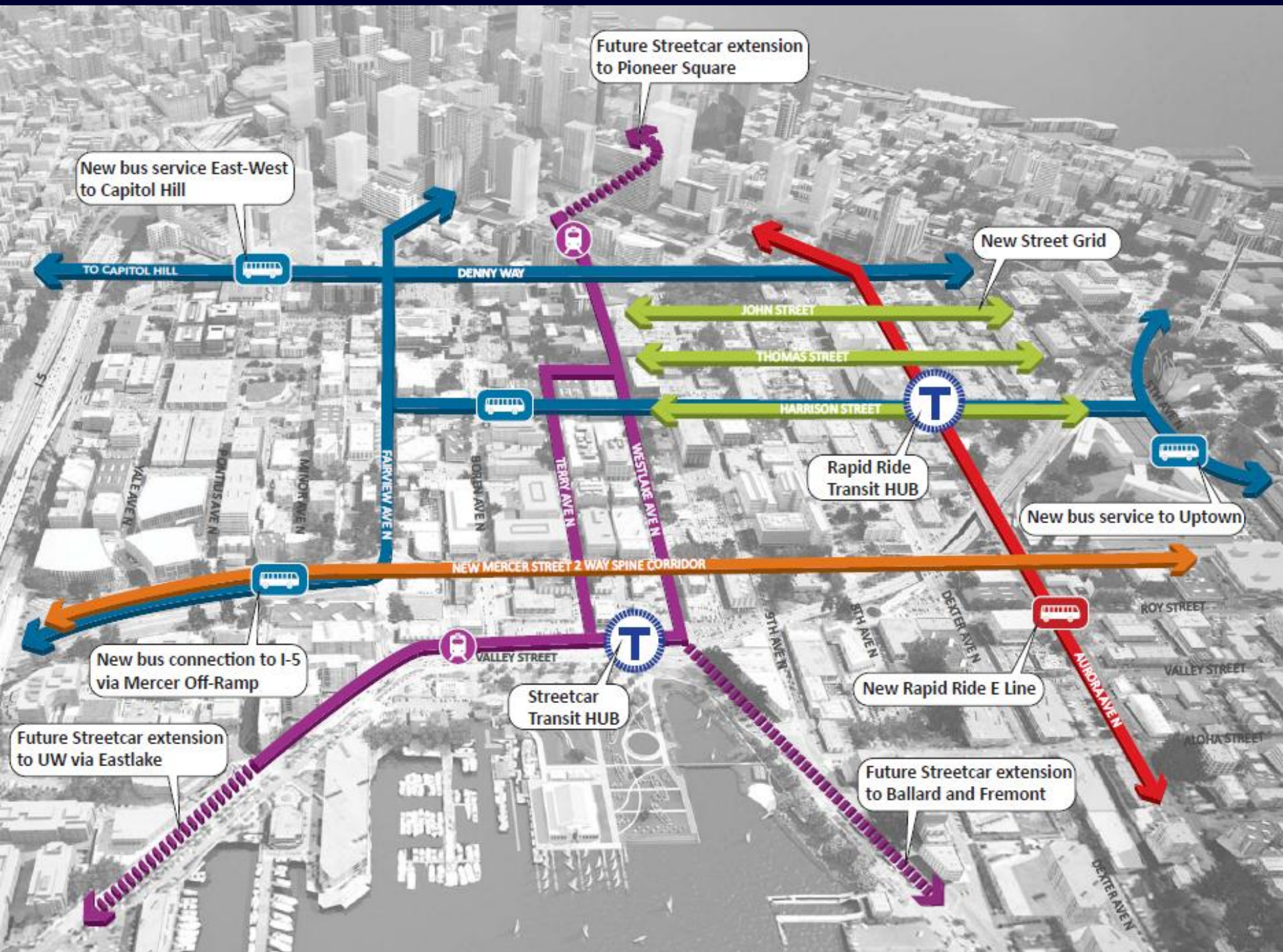
Neighborhood Preparation

8 years of public engagement:

- Stakeholder Committees
- Neighborhood Plan
- Stakeholder Charettes
- Urban Form Study
- Urban Design Framework
- SLU Mobility Plan
- EIS Height & Density
- Proposed Legislation



SLU Mobility Plan



2011 Planning study by Heffron Associates

- New east/west bus routes through the heart of SLU connecting Capitol Hill, Uptown to the new Rapid Ride mobility hub.
- Coordinated with future streetcar extensions
- Leverages the new 2-way Mercer, SR99 Bored Tunnel, the Lake to Bay Loop, and pedestrian, bike and freight planning projects to better utilize the new street grid for all modes of travel
- Partner & coordinate with private shuttle transit
- Encourage walking and support bicycling

Why Change Zoning?

Current SM zoning was created as a transition from industrial to commercial.

The opportunities are much greater :

- Diversity of form
- Incentives for community benefits
- Avoid under-developing the urban center
- Neighborhood is ready & prepared

Diversity Of Form

Bread Loaves
Current Zoning

&

Pencils
Proposed Zoning

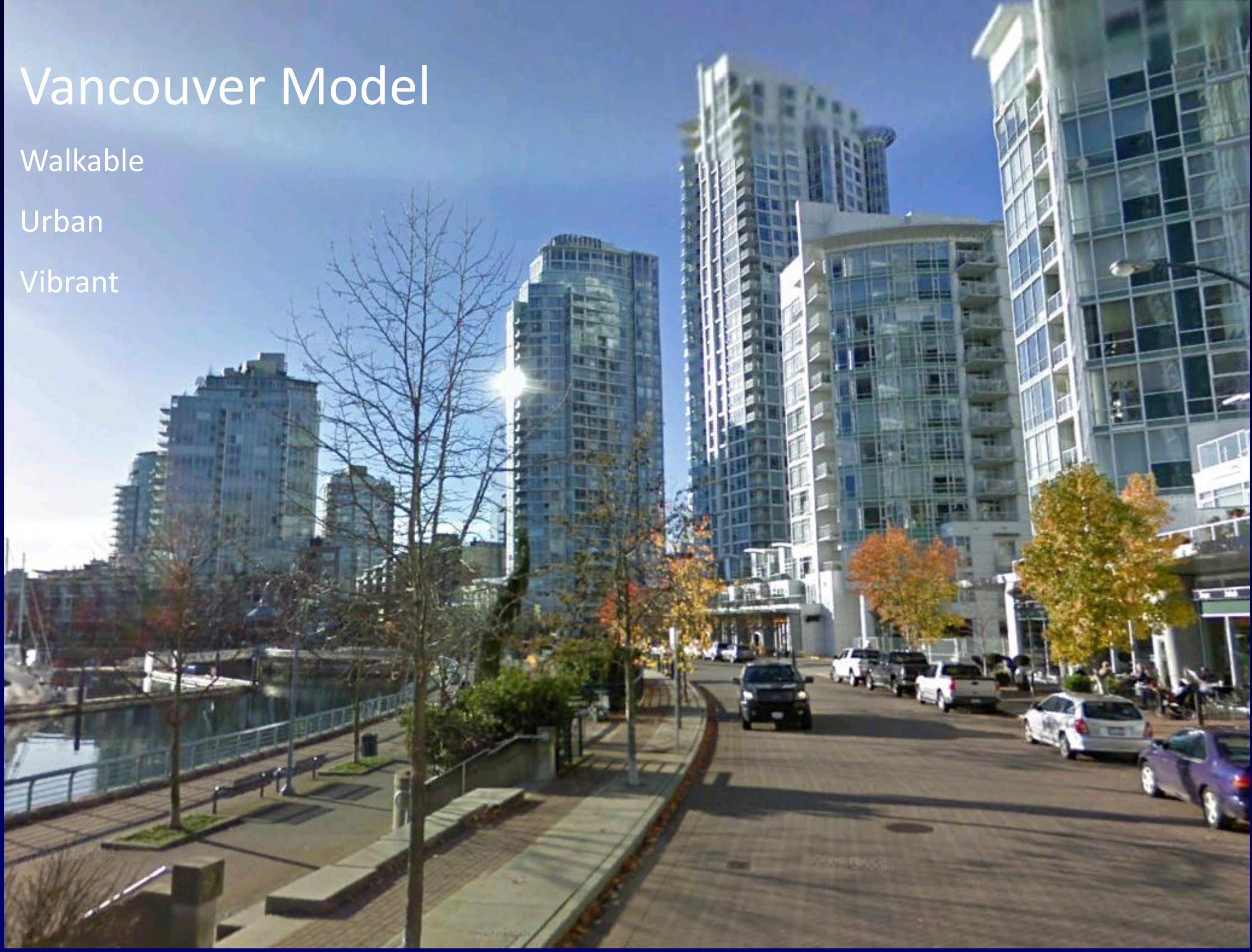


Vancouver Model

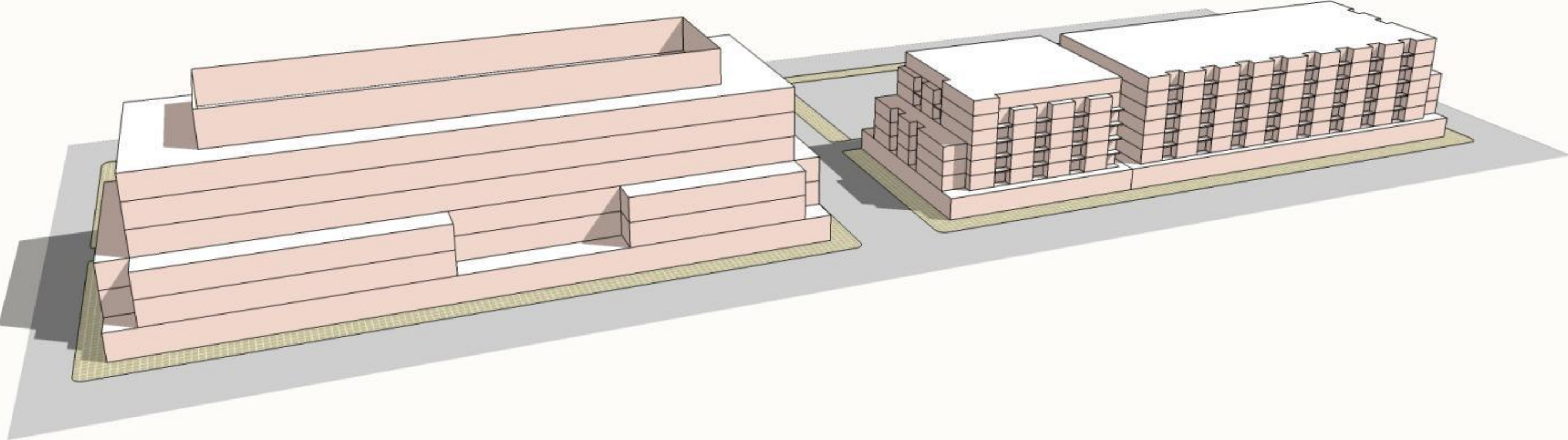
Walkable

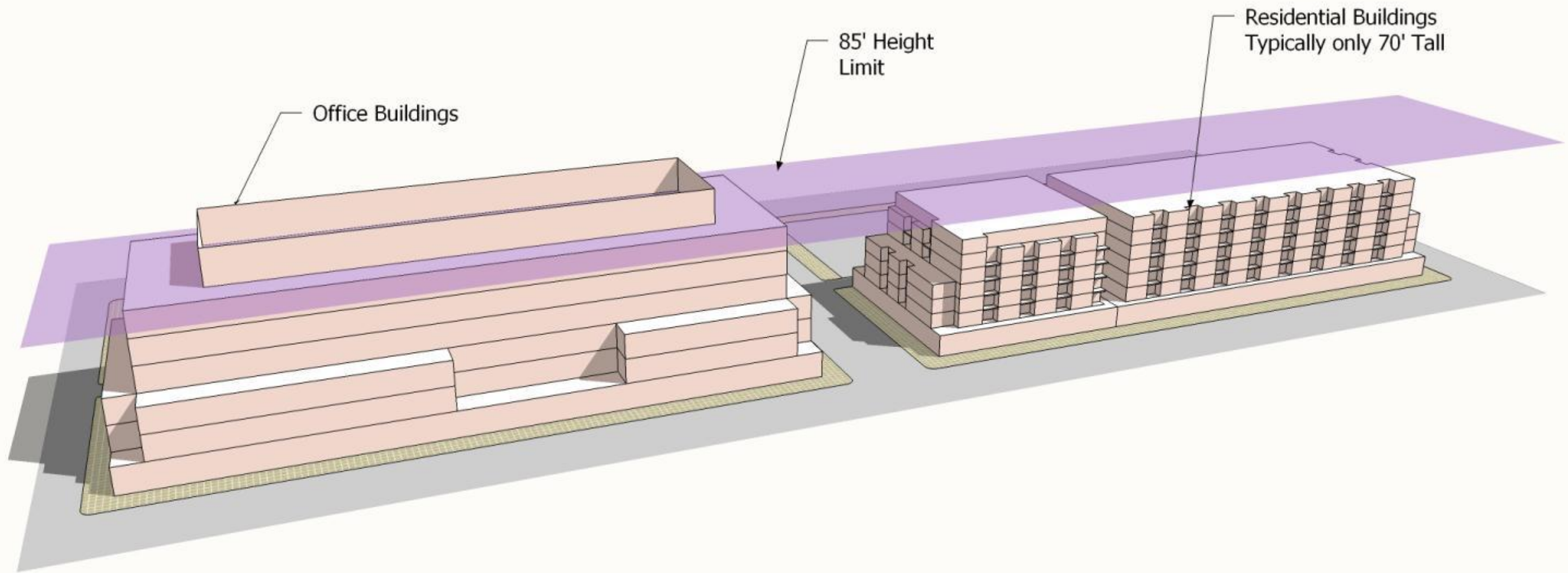
Urban

Vibrant

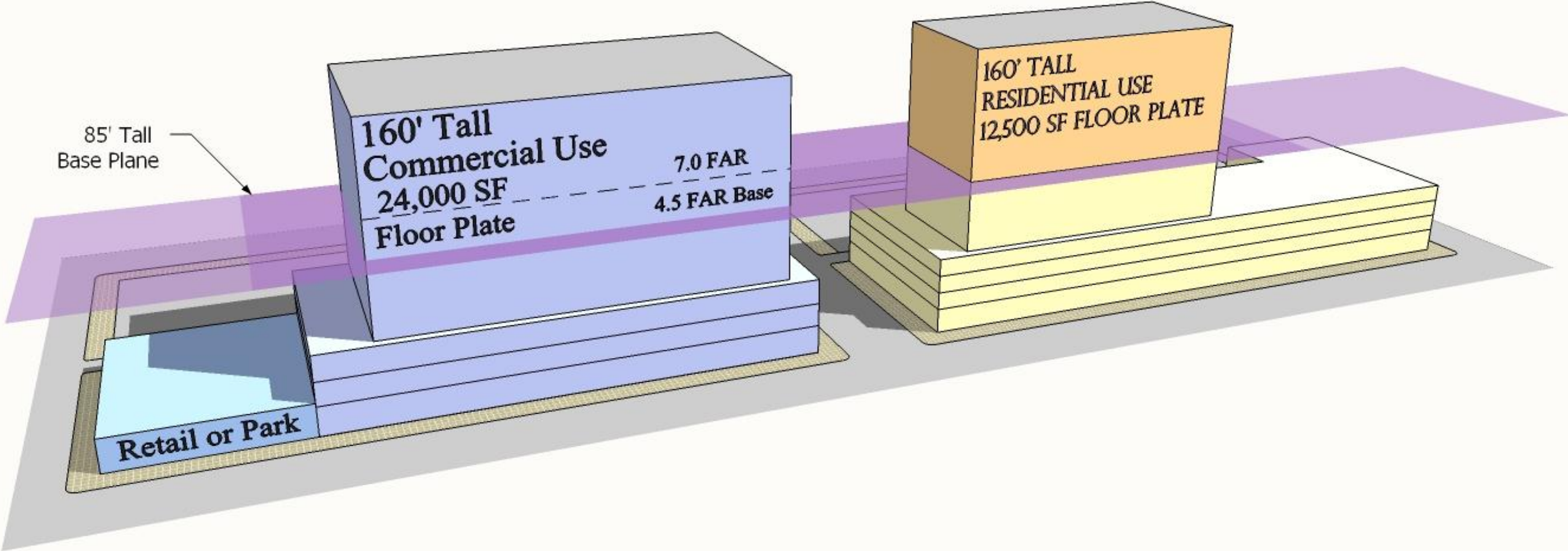


**Existing SM 85
Zoning**



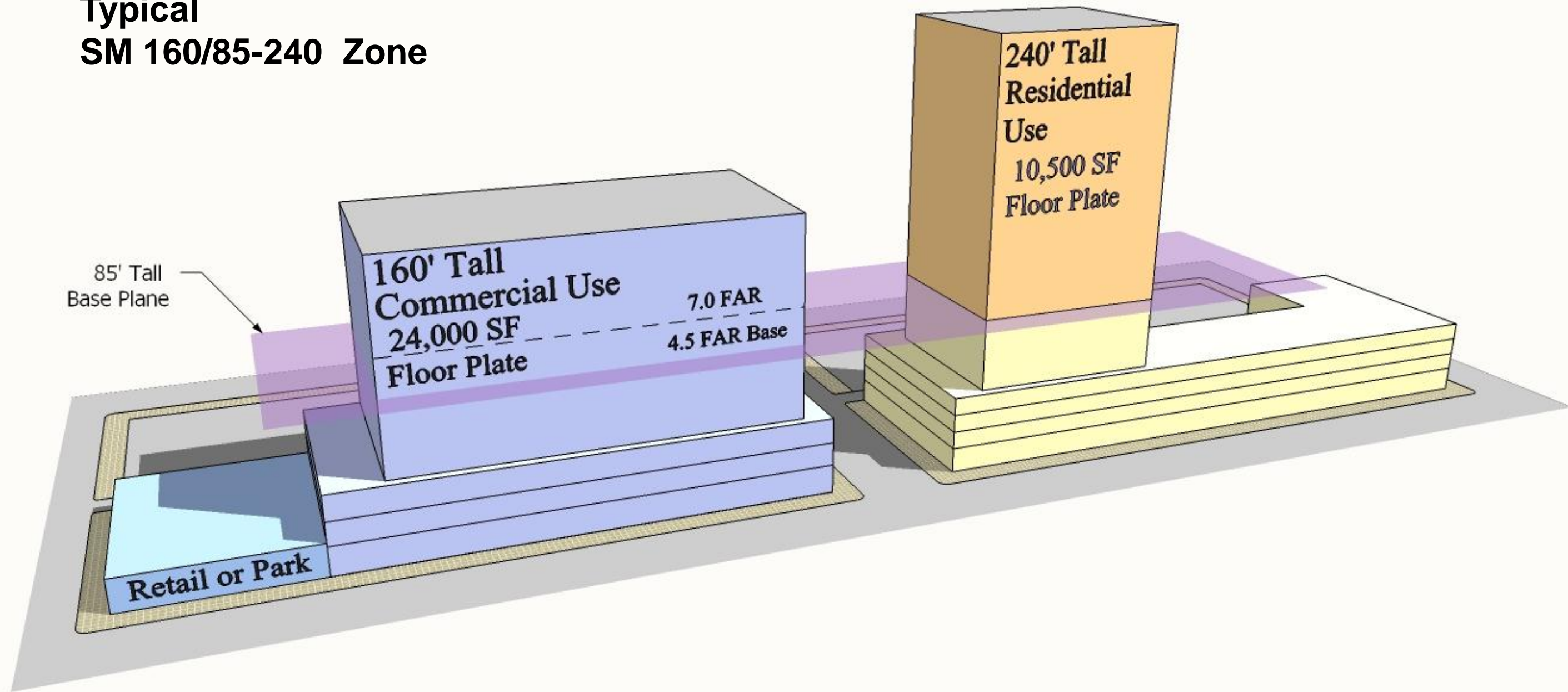


**Proposed Zoning
Typical
SM 160/85-240 Zone**

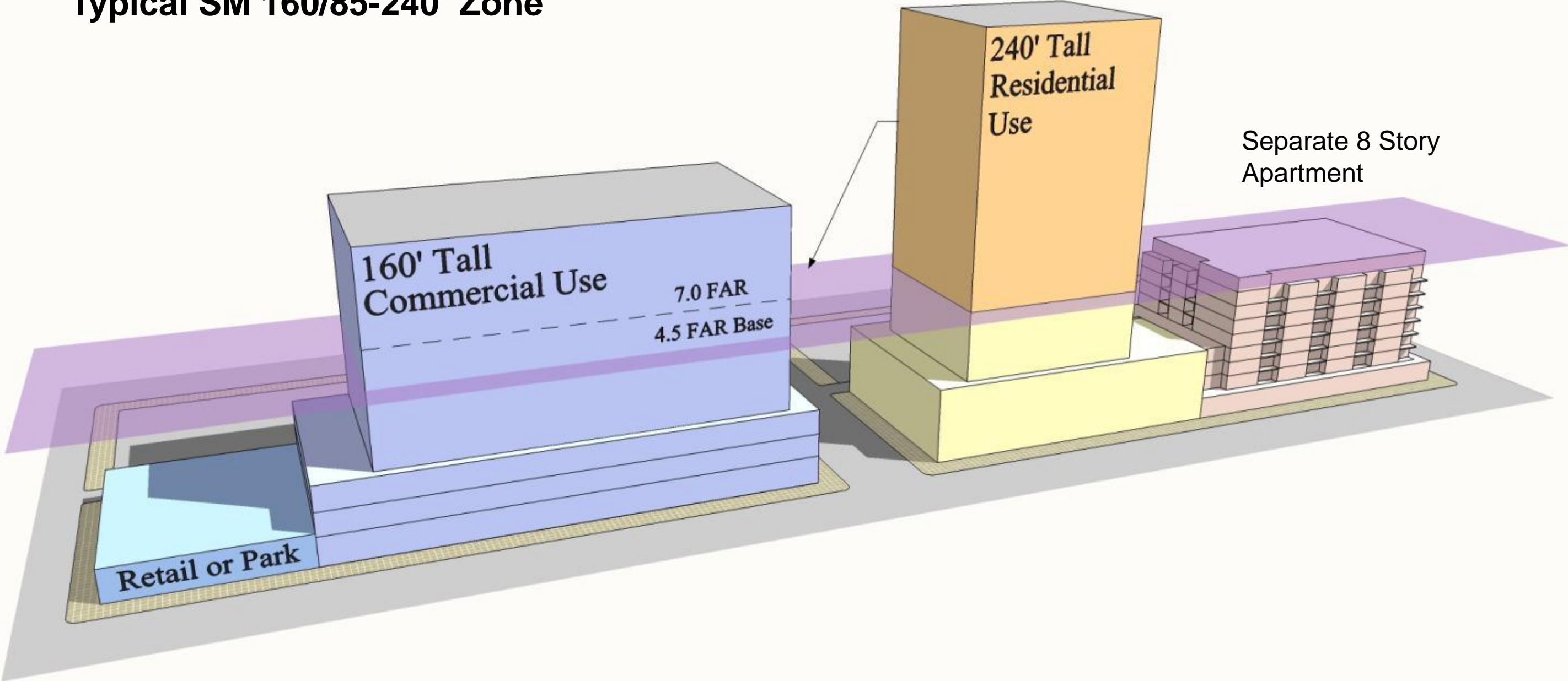


Development Standards & Incentives

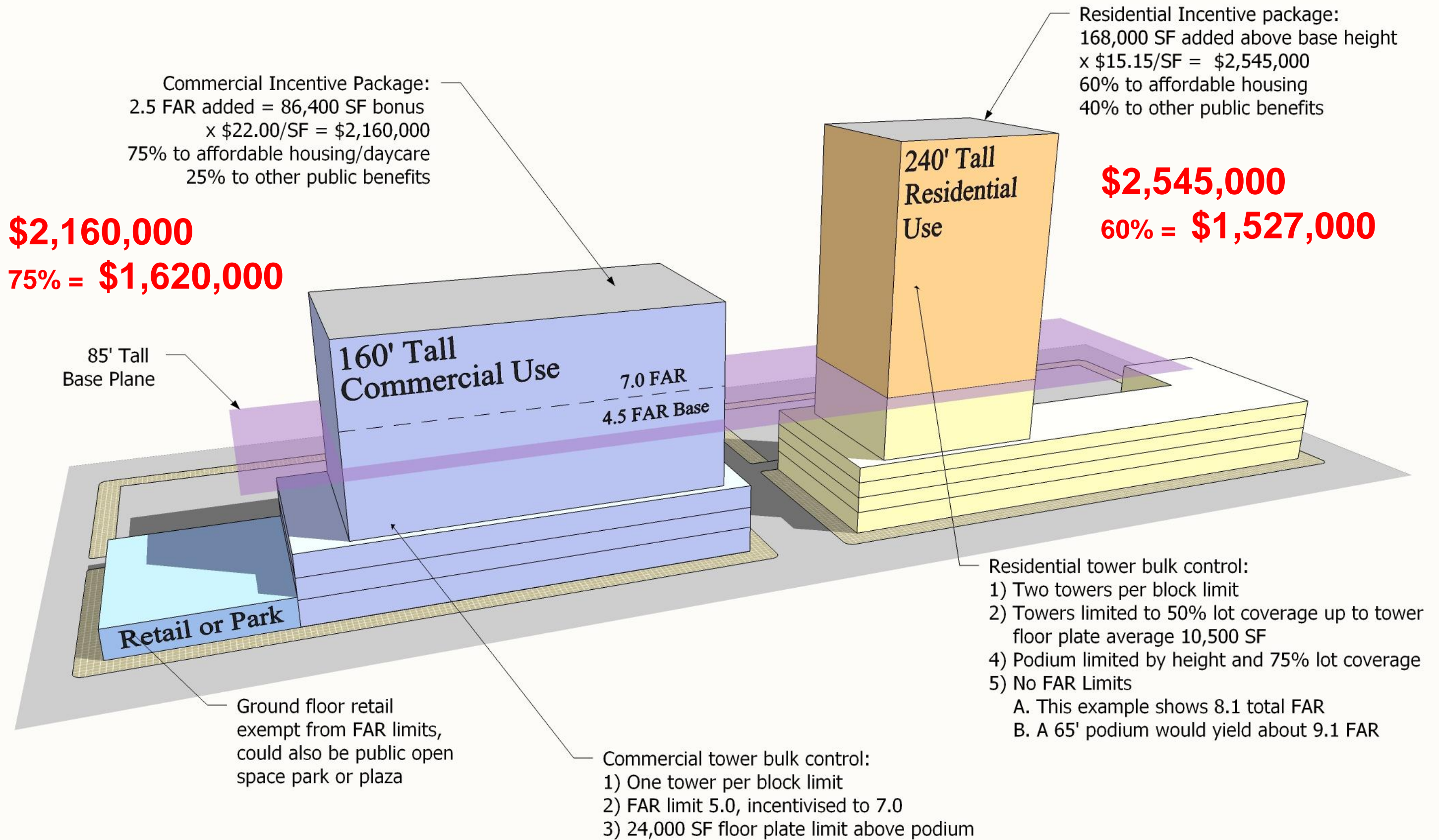
Proposed Zoning Typical SM 160/85-240 Zone



Proposed Zoning
Typical SM 160/85-240 Zone



Development Standards & Incentives



Typical South Lake Union Block



Current Zoning

More Bread Loaves - No Public Benefits



Proposed Zoning SM 160/85-240

Commercial + Residential



Proposed Zoning SM 160/85-240

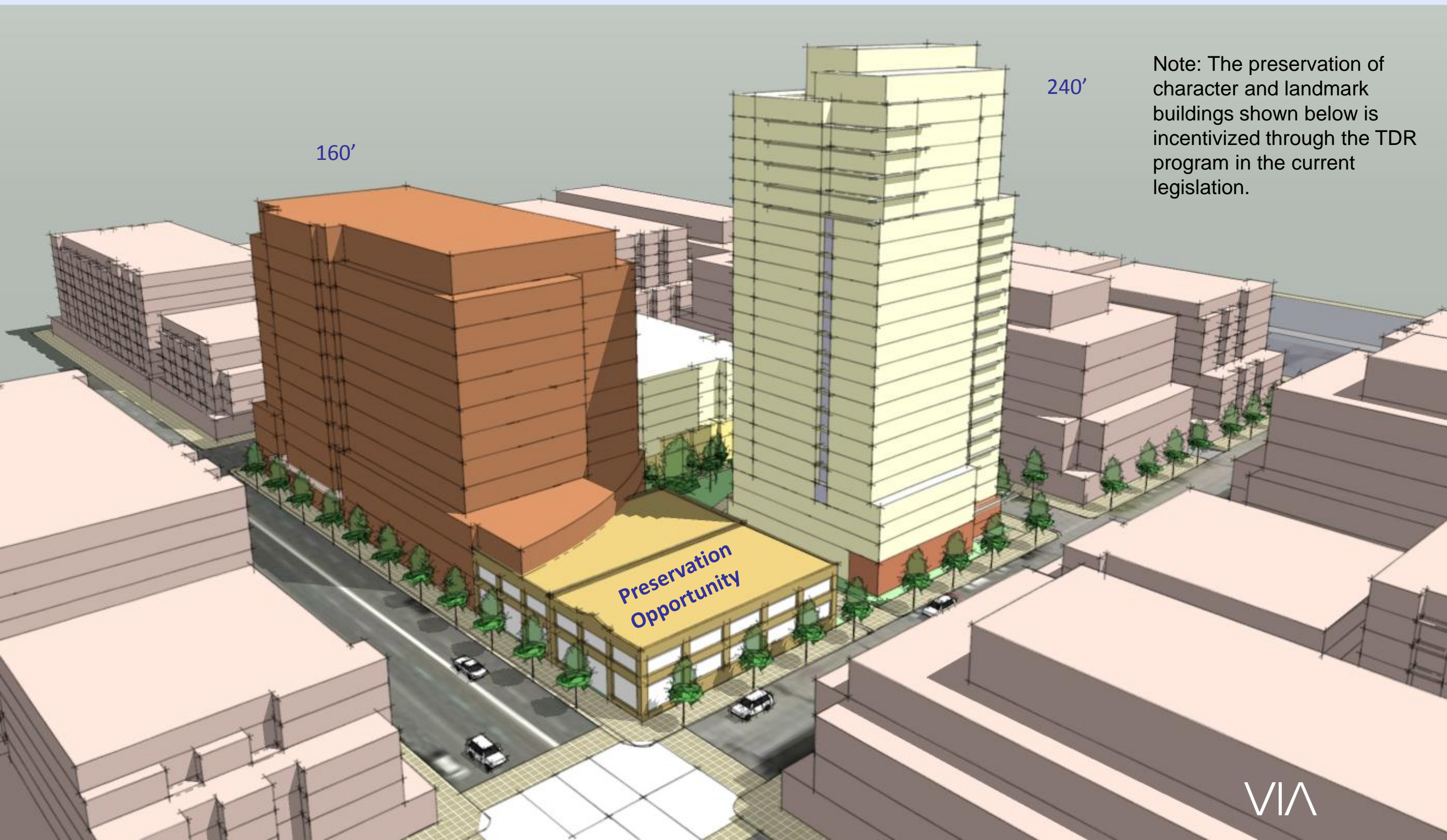
Commercial & Residential + Open Space



Note: The pocket park and mid-block pedestrian crossing shown below are shown here as an alternative to ground level retail.

Proposed Zoning SM 160/85-240

Office + Residential + Preservation



160'

240'

Note: The preservation of character and landmark buildings shown below is incentivized through the TDR program in the current legislation.

Proposed Zoning SM 160/85-240

Two Residential Towers



Proposed Zoning SM 160/85-240

Residential + Open Space



Note: The pocket park and mid-block pedestrian crossing shown below are shown here as an alternative to ground level retail.

Can't do this!

- Doesn't meet 70' tower separation requirements
- Only 1 commercial tower is allowed per block (Unless it's a very large block)




160'

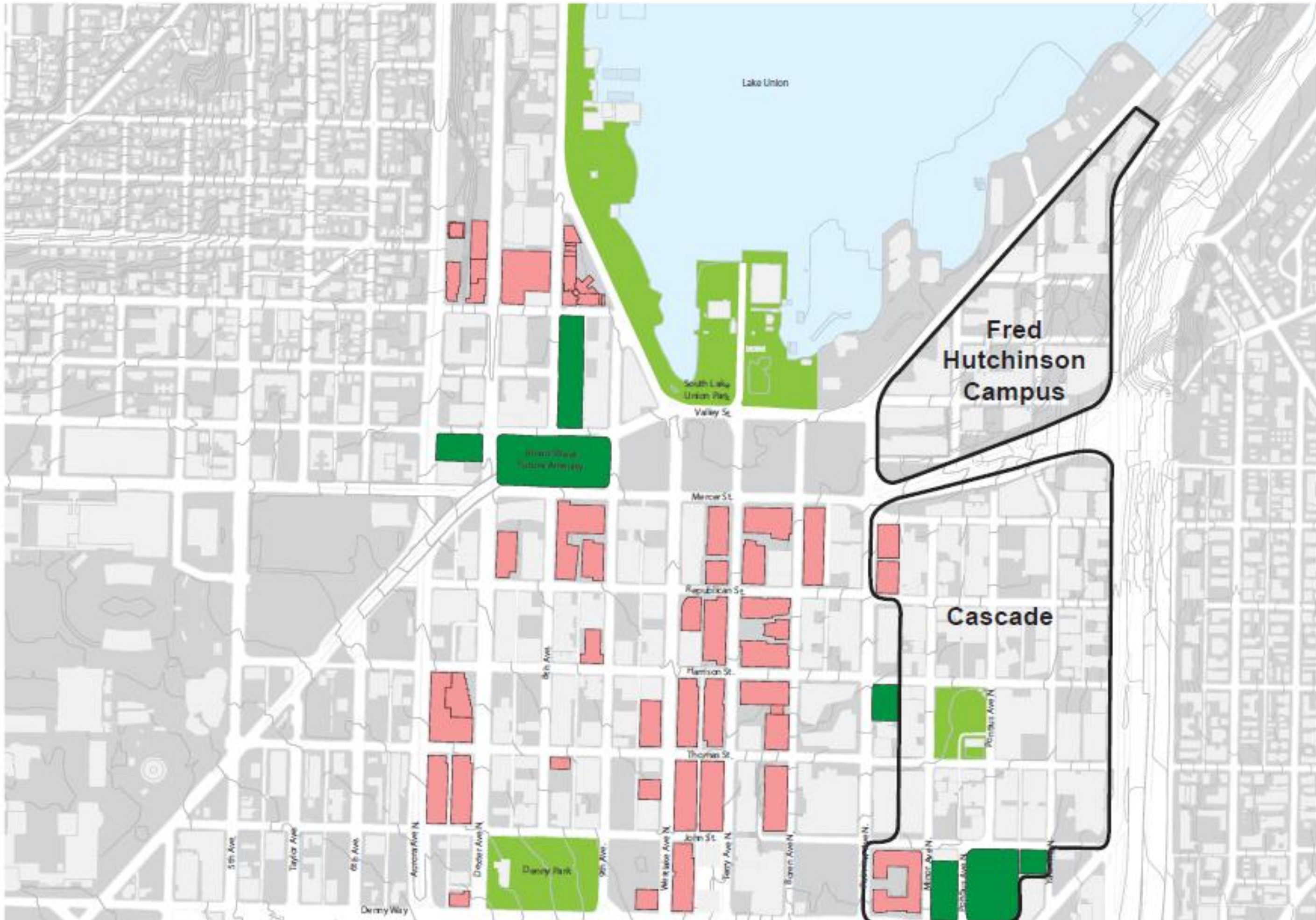
160'



**EXISTING CONDITIONS
SOUTH LAKE UNION**

LEGEND

-  City Parks
-  City Owned Properties
-  Major Recent or Substantial Buildings



**Fred
Hutchinson
Campus**




Cascade

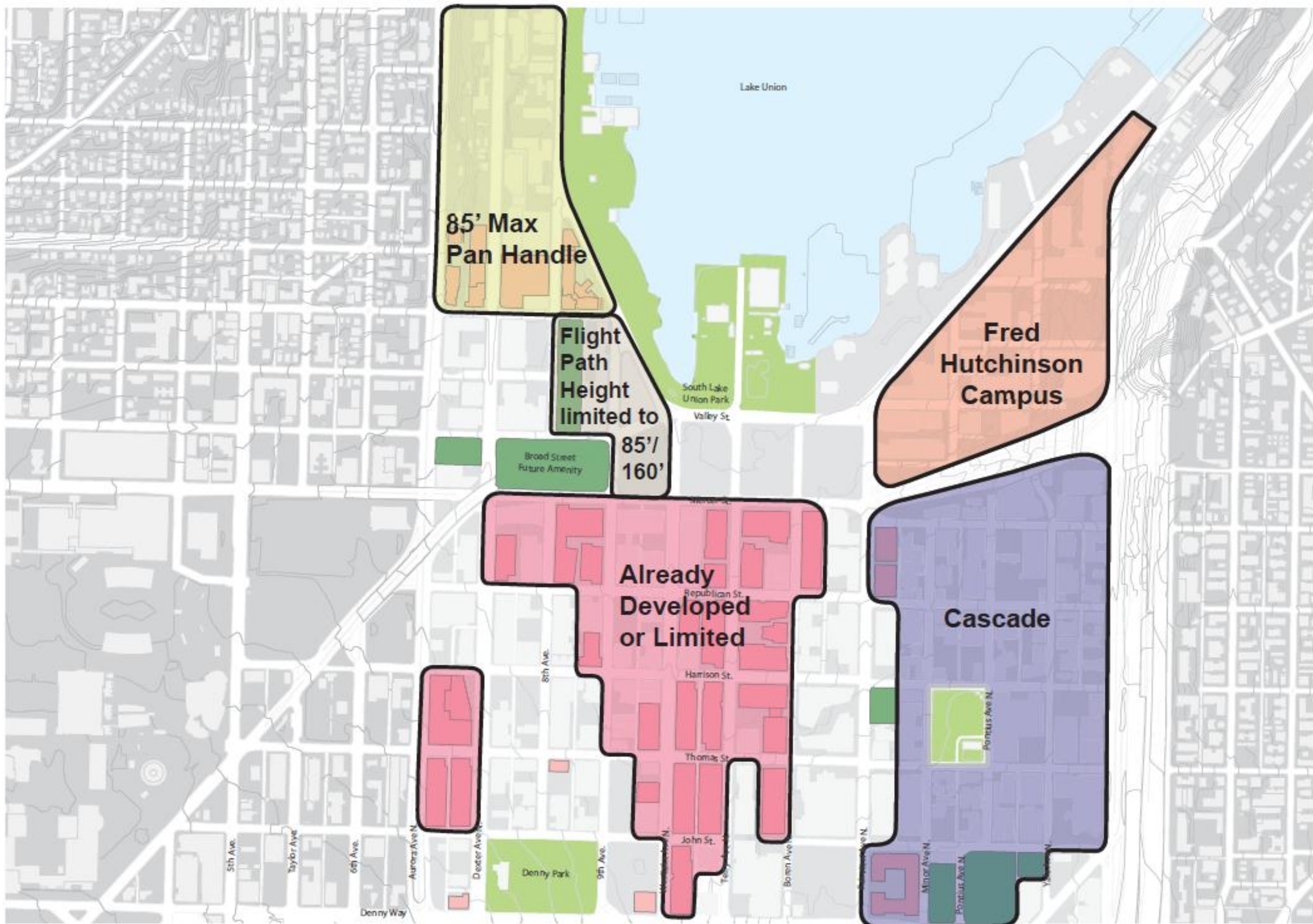
7/15/2012
Not to scale



**PREVIOUSLY DEVELOPED
OR HEIGHT RESTRICTED**

LEGEND

-  City Parks
-  City Owned Properties
-  Major Recent or Substantial Buildings

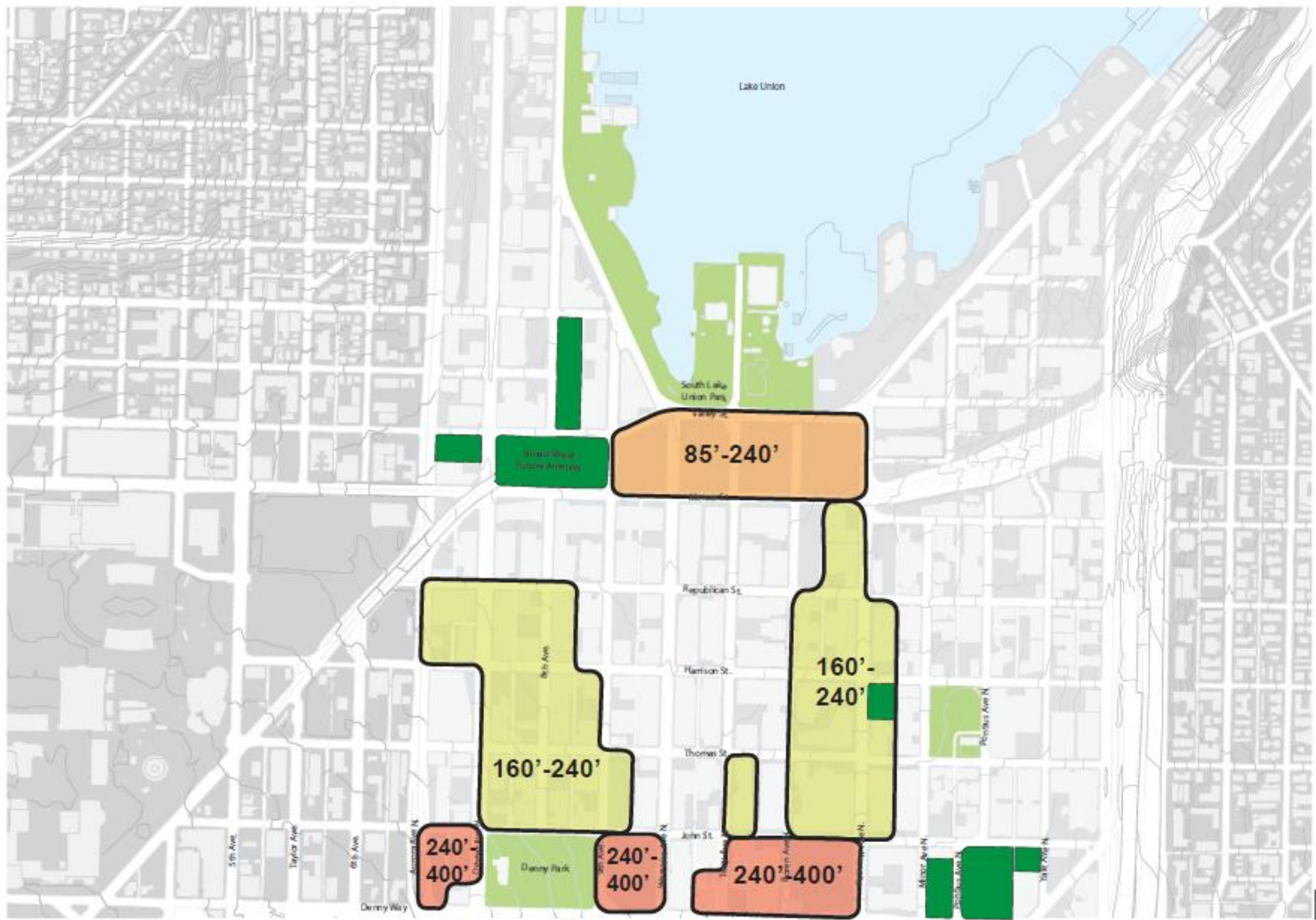


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LIKELY AREAS OF DEVELOPMENT

- LEGEND
- City Parks
 - City Owned Properties










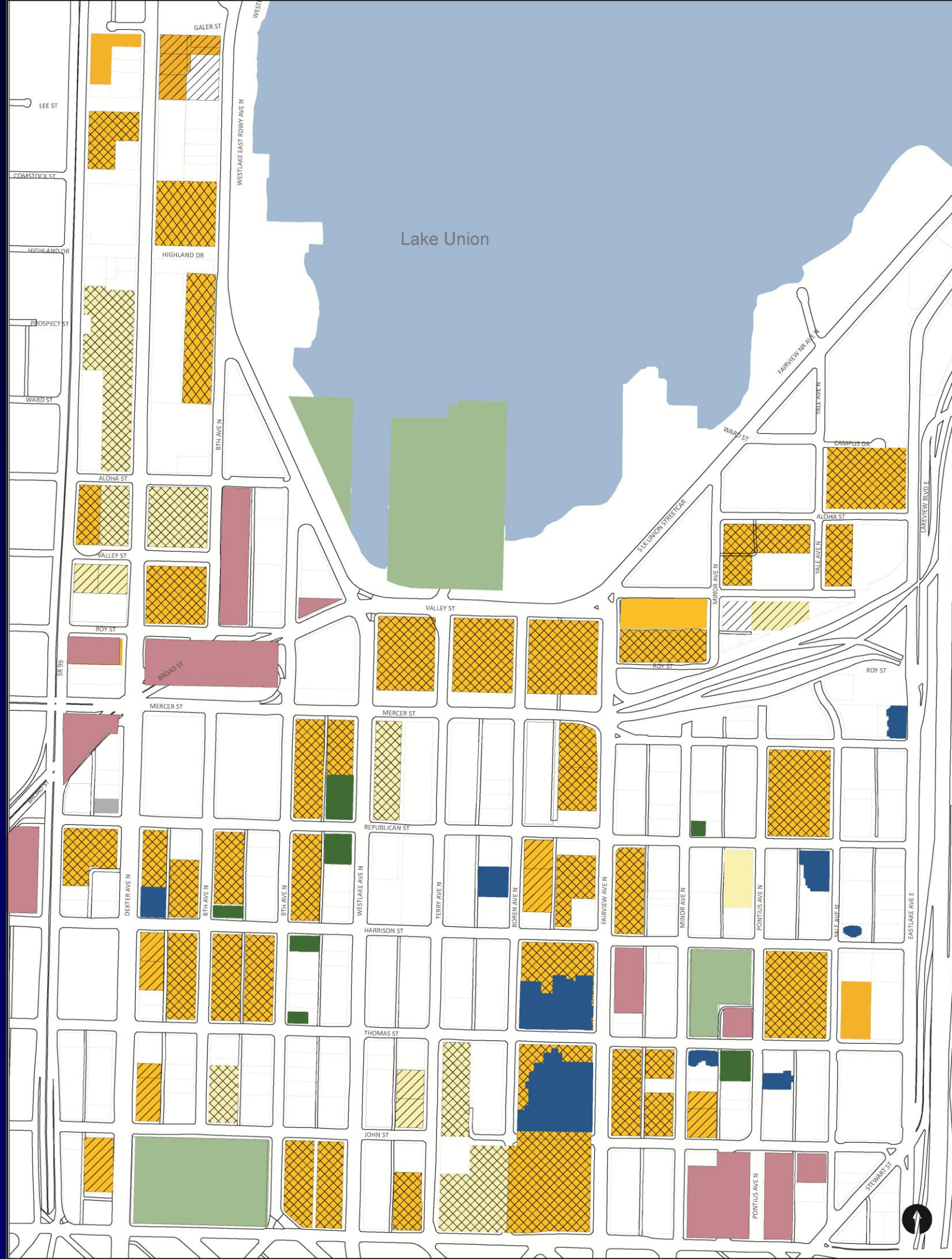
7/15/2012
Not to scale



SOUTH LAKE UNION: Tower Propensity

Redevelopment Potential

-  High 0 - 0.25 Improved Land Value
-  Medium 0.25 - 2 Improved Land Value
-  Low > 2.0 Improved Land Value
-  Tower Site - 1 owner
-  Consolidated Tower Site - 2 owners
-  Site Less Than Required for Tower or Current MUP
-  Character Building (Subjective)
-  Historic Landmark Building
-  City Owned Properties (not likely to develop as towers)

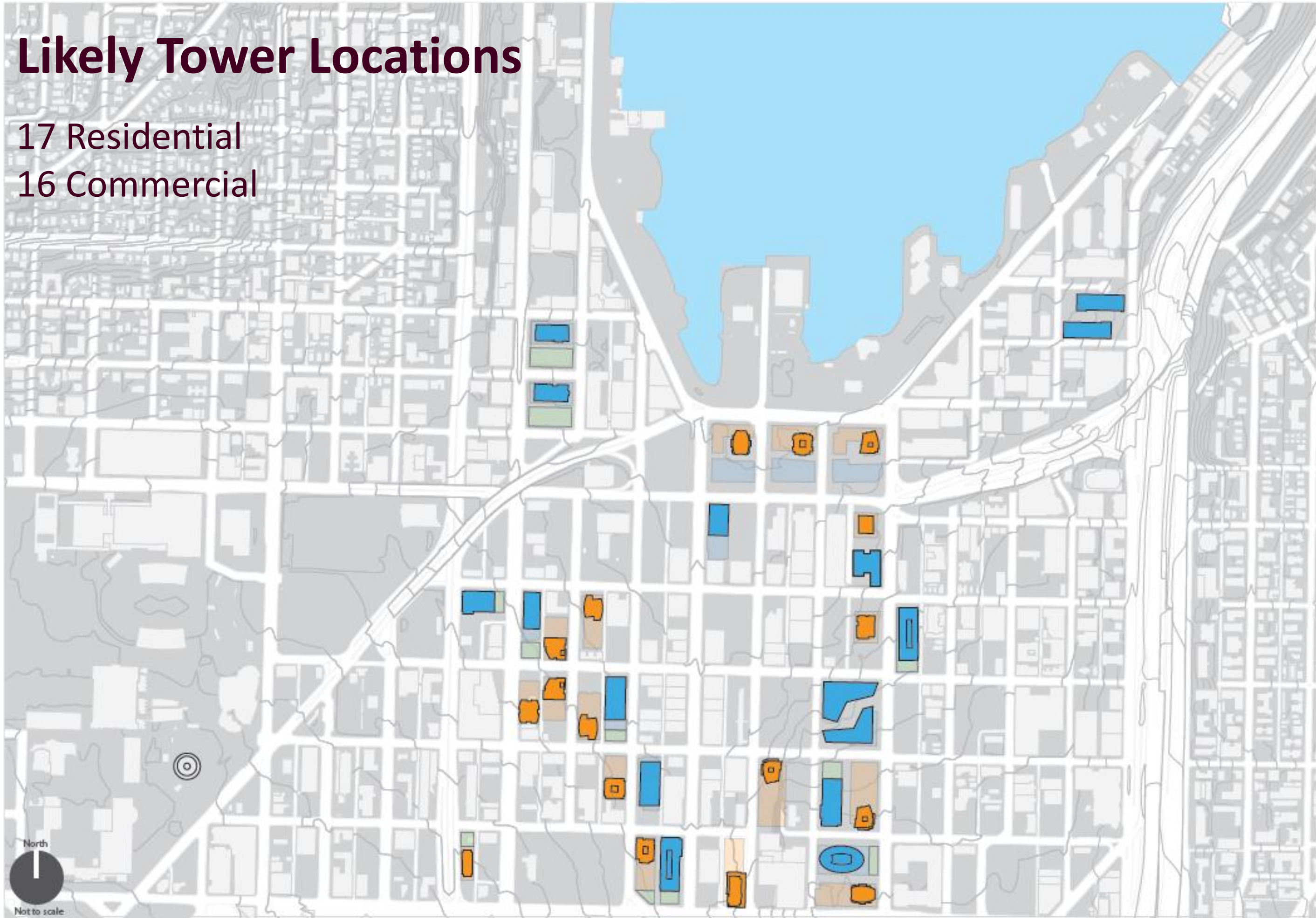


Likely Tower Locations

17 Residential
16 Commercial

LIKELY TOWER
LOCATIONS
35-YEAR BUILD OUT
10/08/2012

- LEGEND
- Existing Buildings
 - Residential towers
 - Office towers





4

+

15

+

14

=

33

400' TALL TOWERS

240' TALL TOWERS

125 - 160' TALL TOWERS

TOTAL TOWERS
20-33 YEAR BUILD OUT



Propensity Results:

33 Towers

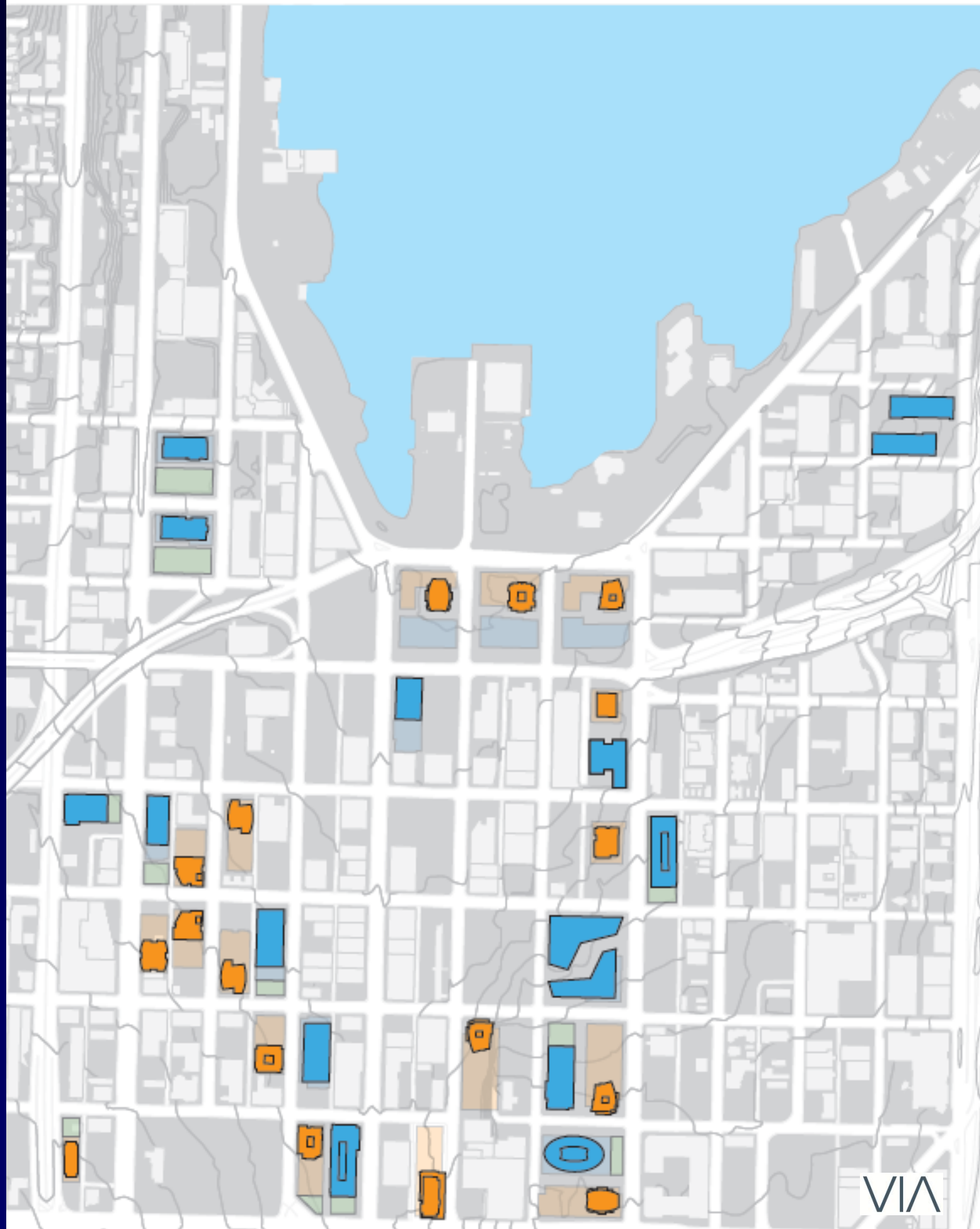
17 Residential, 16 Commercial, 20 to 33 years

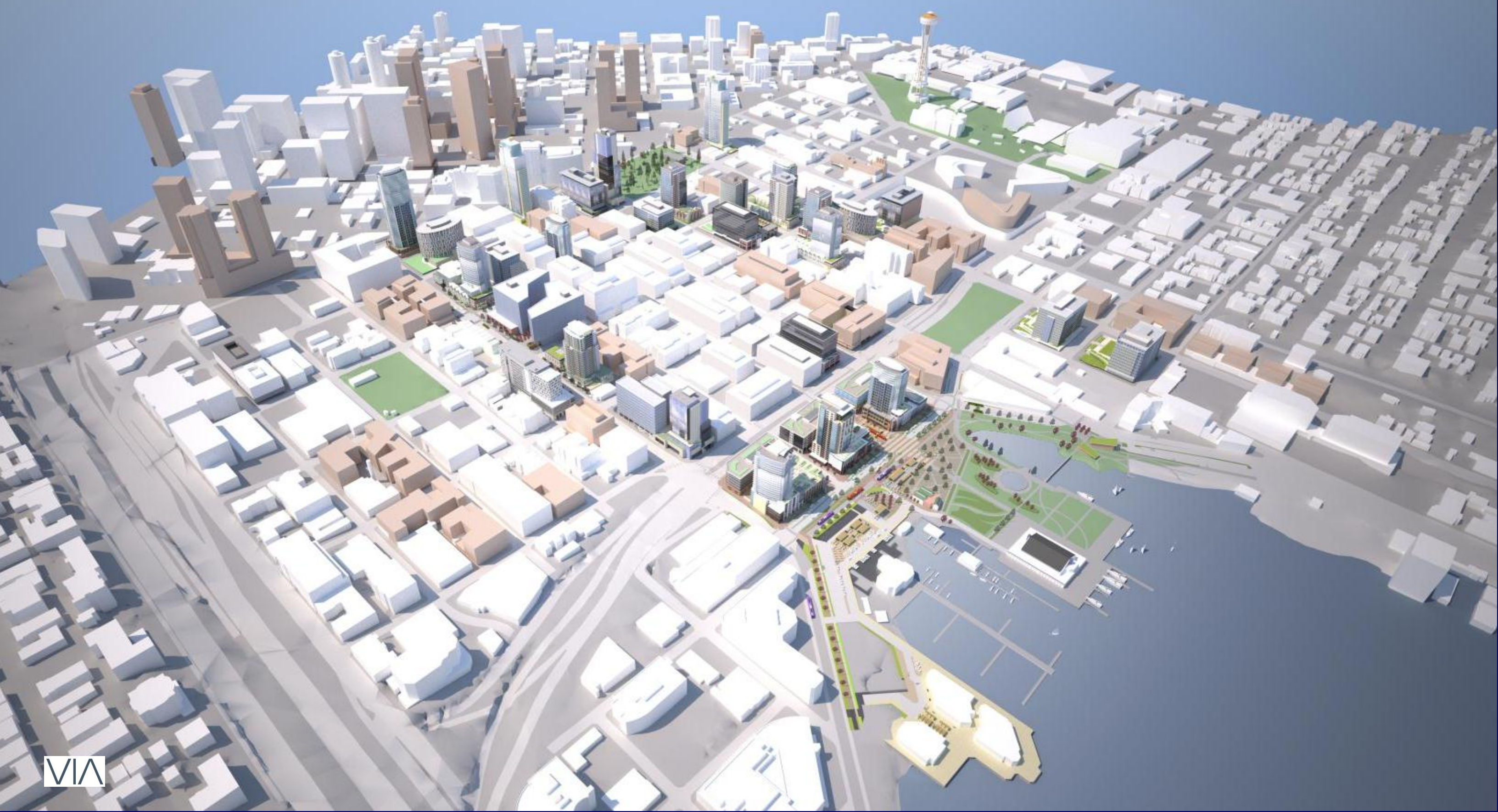
25% of blocks

24 of 96 blocks developed

10% of Land

31 acres of 326 acres developed





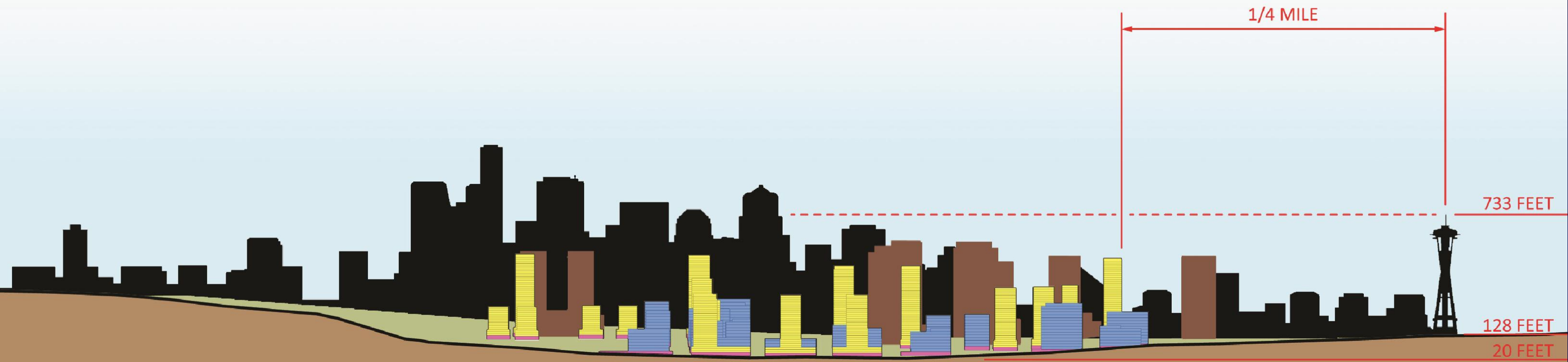
Development Propensity Visualization

(20 to 33 year potential build out)

White Buildings: Existing 2012

Beige Buildings: Under Construction, Planned Or In Permitting Process

Photo Real Buildings: 33 Propensity Study Towers



Capitol Hill
Elevation at Bellevue Pl E and Summit Ave E
+250 feet

South Lake Basin

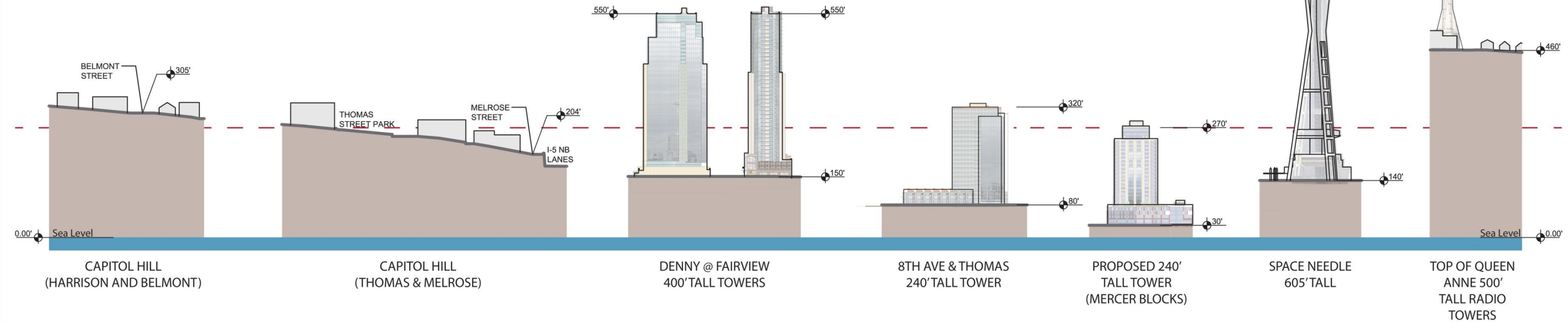
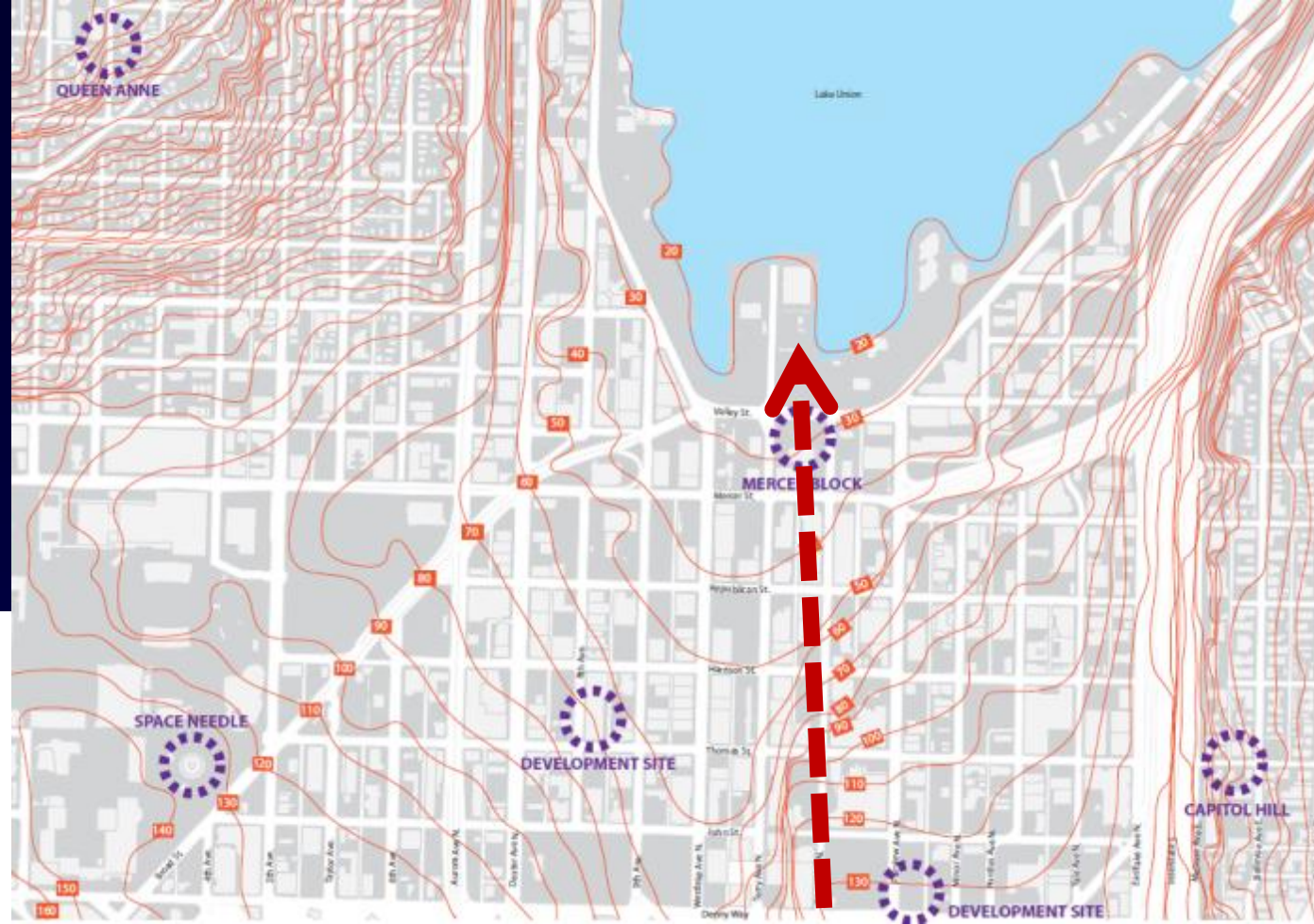
Uptown
4th Ave N and Valley St Elevation:
+145 feet

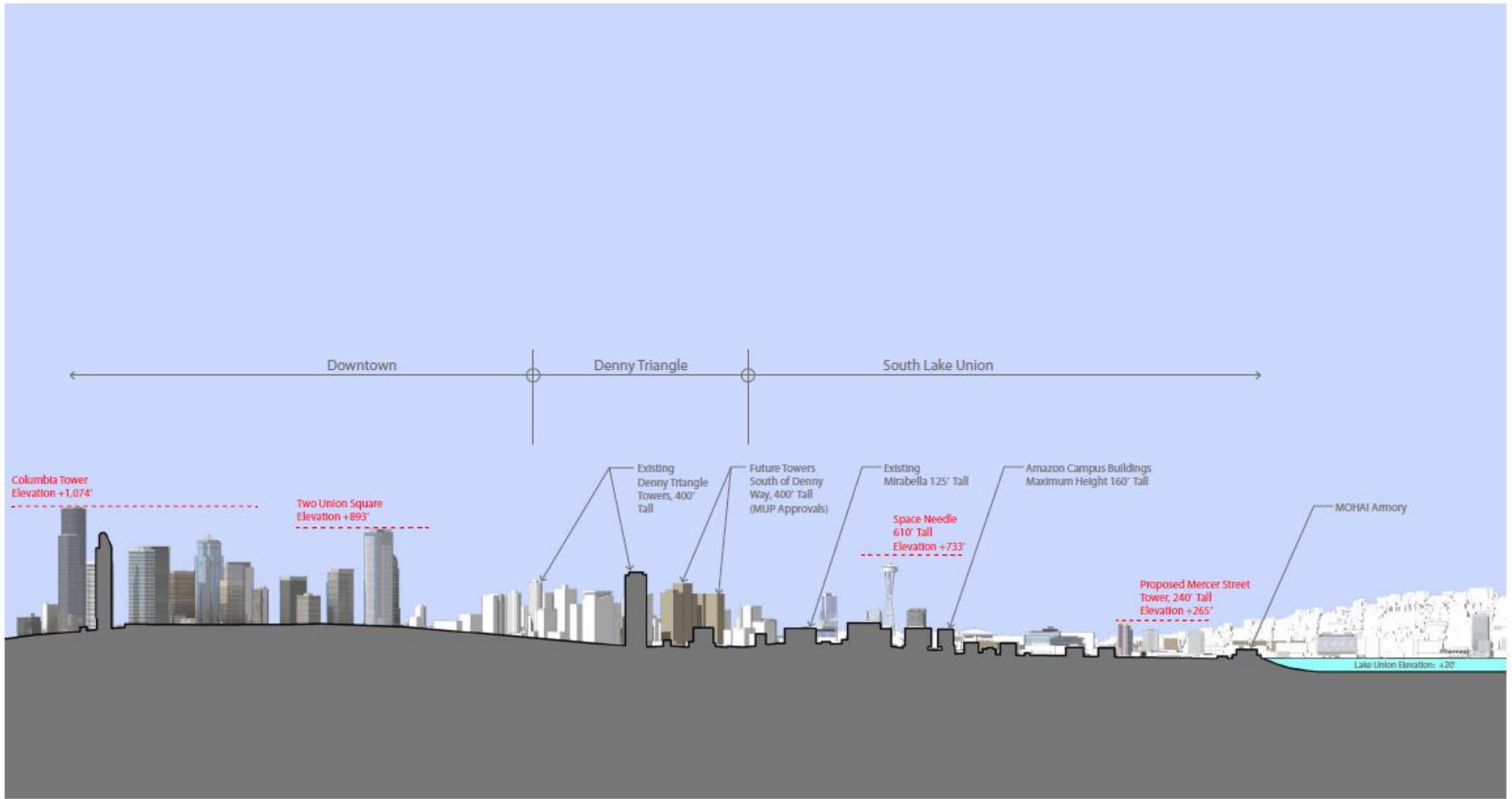
- SLU Proposed Commercial Towers
- SLU Proposed Residential Towers
- Existing Downtown Towers 400' - 750' tall
- Permitted Towers South of Denny Way 400' tall (MUP approvals)

East-West Cross Section

Low Spot

South Lake Union Drops 50' to 110' between Denny and Lake Union





North-South Cross Section through Downtown, Denny Triangle, and South Lake Union

This diagram shows likely tower locations over a 20 year time frame per the proposed Height and Density Study EIS, Alternative 1
12/13/2011



33 Towers vs. Current Zoning offer:

\$51 Million

Affordable Housing Contribution

From incentives on 33 towers

\$24 Million

Public Benefits Contribution “TDR for TIF”

From incentives on 33 towers

33 Towers vs. Current Zoning offer:

2600

More Housing Units (4000 people)

6000

More Jobs

33 Towers vs. Current Zoning offer:

\$1.3 Billion

More Construction Investment

\$39 Million

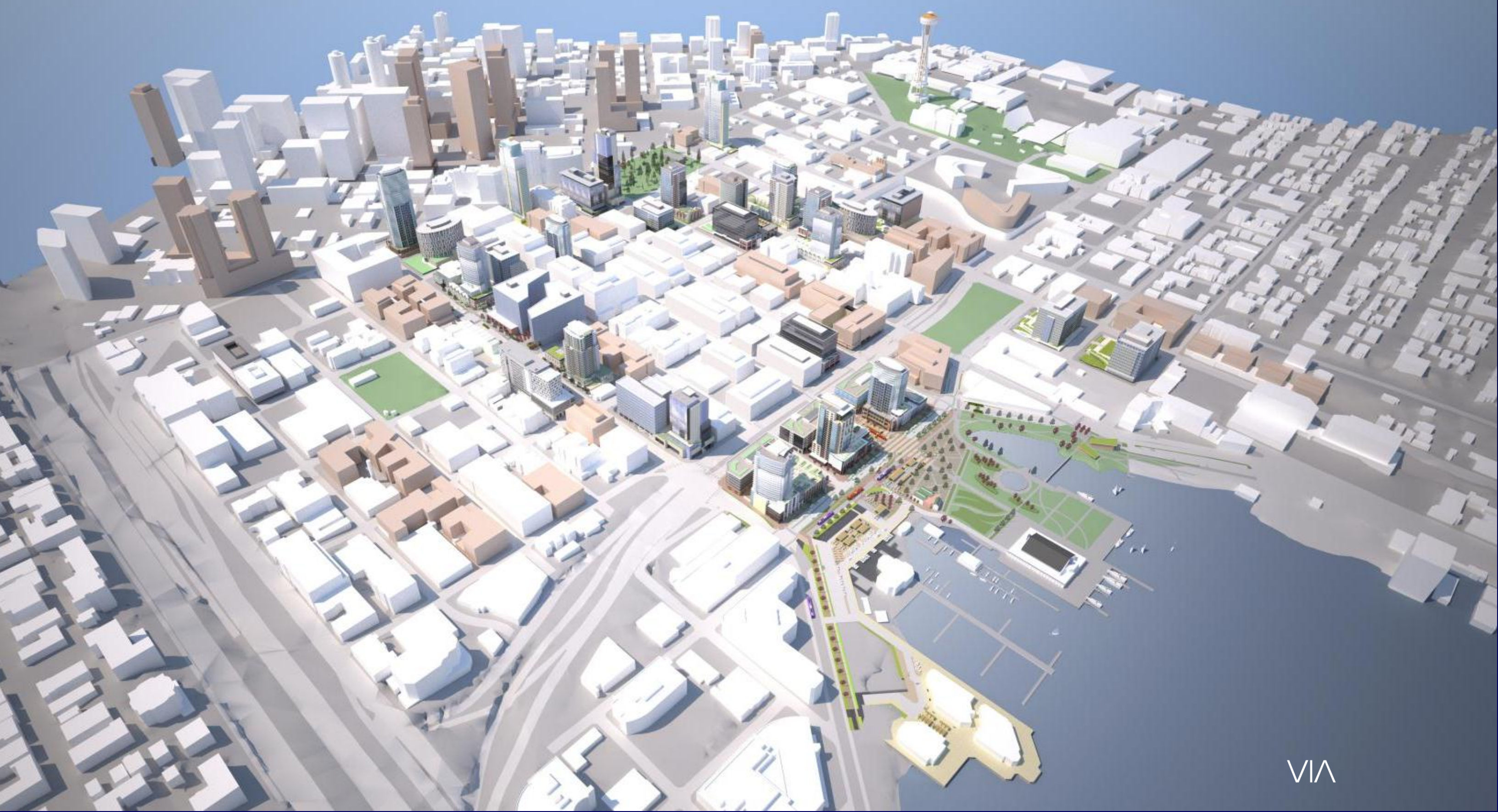
More Construction Sales Tax

33 Towers vs. Current Zoning offer:

\$6.2 Million

More Tax Generation - Reoccurring Annually

City Share of Real Estate Tax, B&O, Utility Taxes



VIA

Development Propensity Visualization

(20 to 33 year potential build out)

White Buildings: Existing 2012

Beige Buildings: Under Construction, Planned Or In Permitting Process

Photo Real Buildings: 33 Propensity Study Towers



VIA



Amazon proposal
three 500' tall towers

Bosa Condominium
Project Under
Construction, two 400'
tall towers

VIA6 Apartment Project
completion 2012 - 2013,
two 240' tall towers

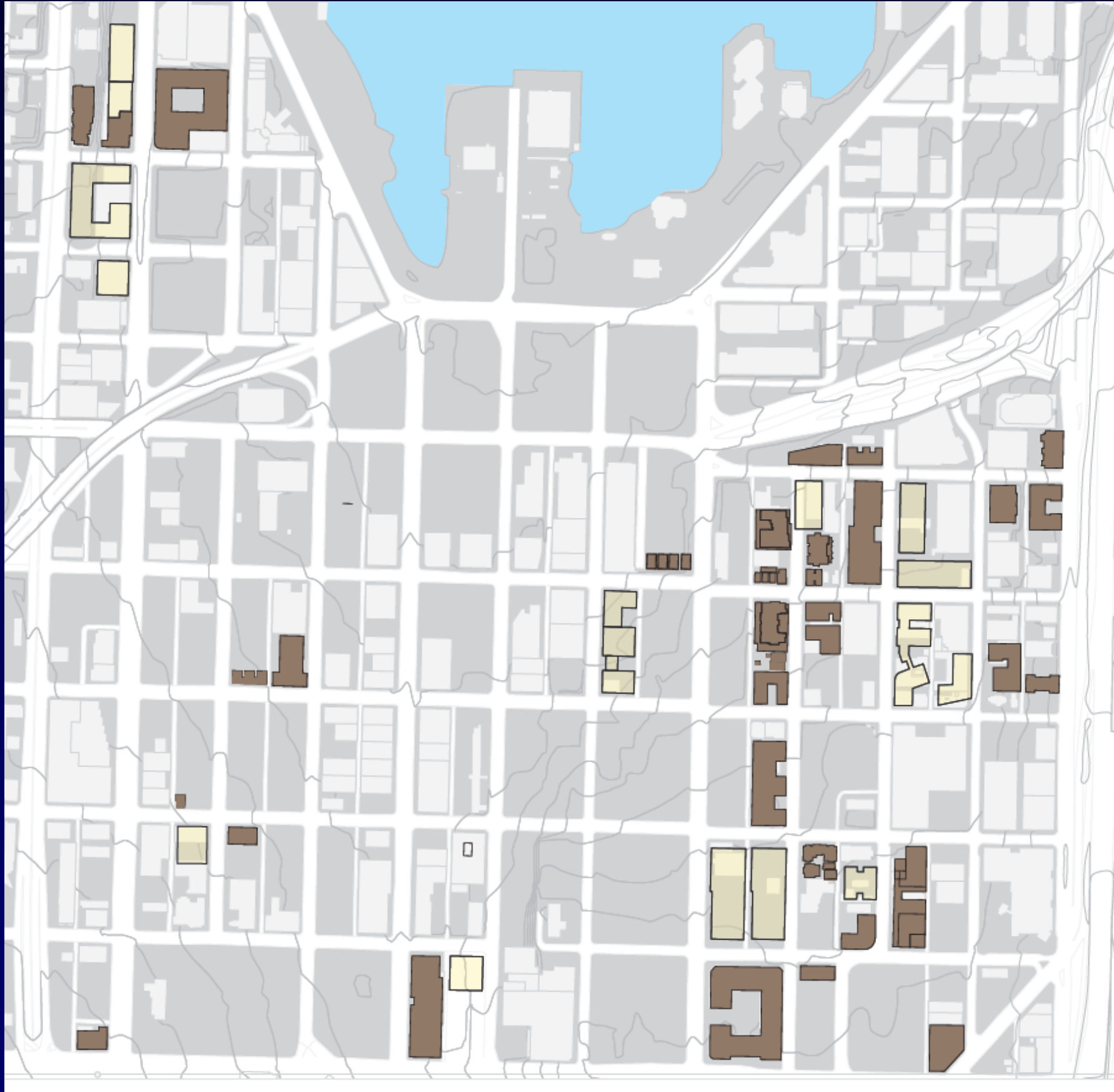
VIA








VIA

Housing

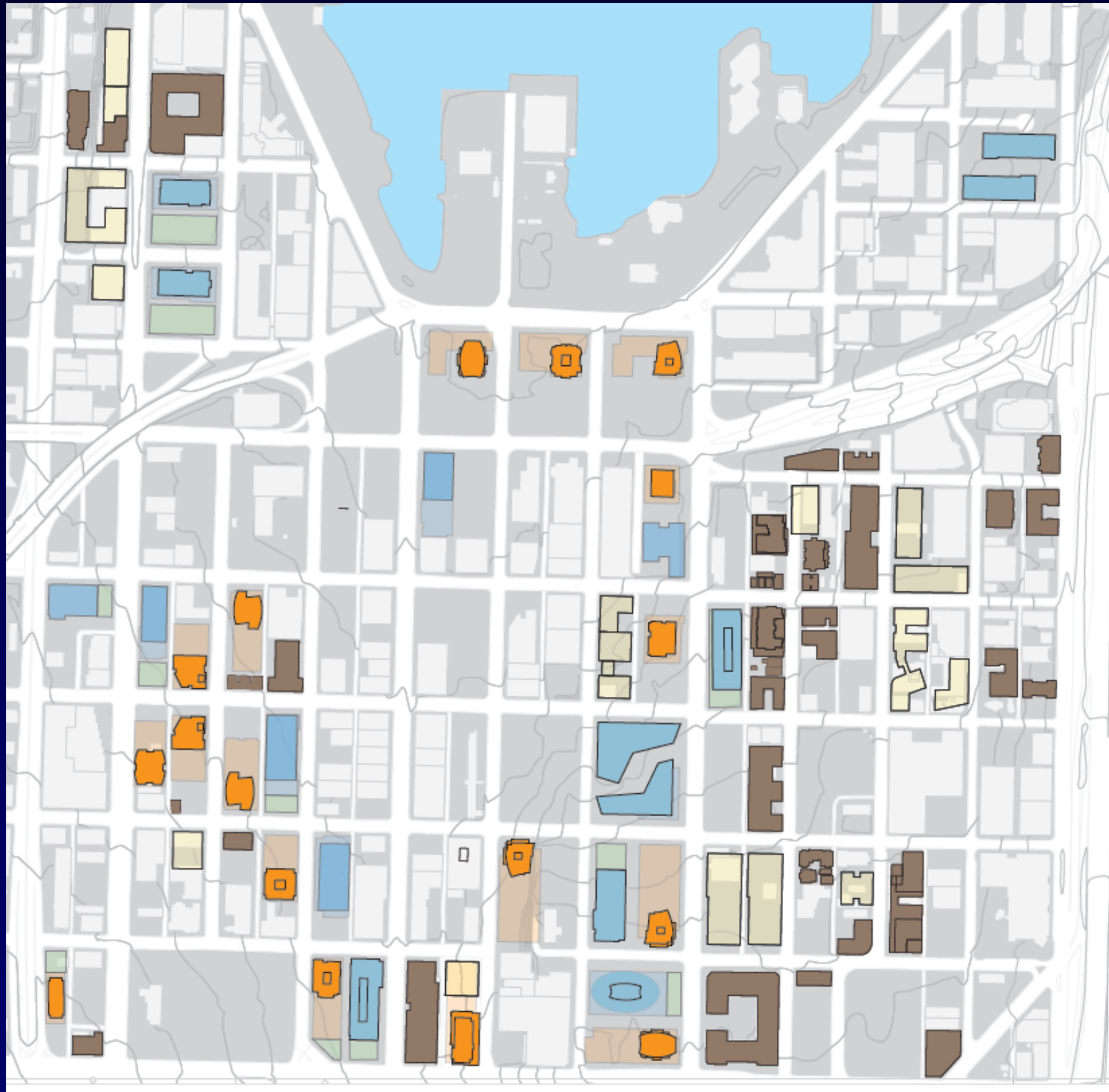


This map shows the current stock of housing (in brown). It also shows new housing under construction or in permitting that is developing under existing zoning (in beige). Note the lack of housing west of Fairview Avenue.

LEGEND

-  Existing Buildings
-  Existing Residential Buildings
-  Residential Buildings in Permitting/Const.

Housing With 33 New Towers



The up-zone would add approximately **2600** more housing units and **\$75 Million** in public benefit contributions over current zoning.

Minimal housing units get displaced.

LEGEND

- Existing Buildings
- Residential towers
- Office towers
- Residential Buildings
- Residential Buildings in Permitting/Const.

The Mercer Blocks

An urban design scale study



Park Gateway

The Terry Avenue Plaza is at the confluence of the intense city workplaces to the south and spacious open space toward the park.

The large Mercer Blocks can easily support mixed uses including 240' tall "skinny" residential towers. These towers flank and help define the gateway. However they sit on a lower base podium of 35 to 75' tall buildings that create a comfortable and intimate scale.



Potential 40 Year Propensity of Development Shown

Lake Union Park



Center for Wooden Boats



Civic Plaza

This gateway location naturally establishes this plaza as South Lake Union's civic center or "heart".

This legible and memorable place will help create a strong sense of community.

It also takes full advantage of the newly constructed Valley Street which has been repurposed as a calmer, more pedestrian friendly neighborhood amenity.



Festival Street

Terry Avenue can be converted into a market place and a civic square on weekends and evenings.

The Streetcar, which is one way north only, can pass through this area during events by maintaining a clear route along the tracks.

Notice the towers are hardly visible when they step back from a well composed podium.

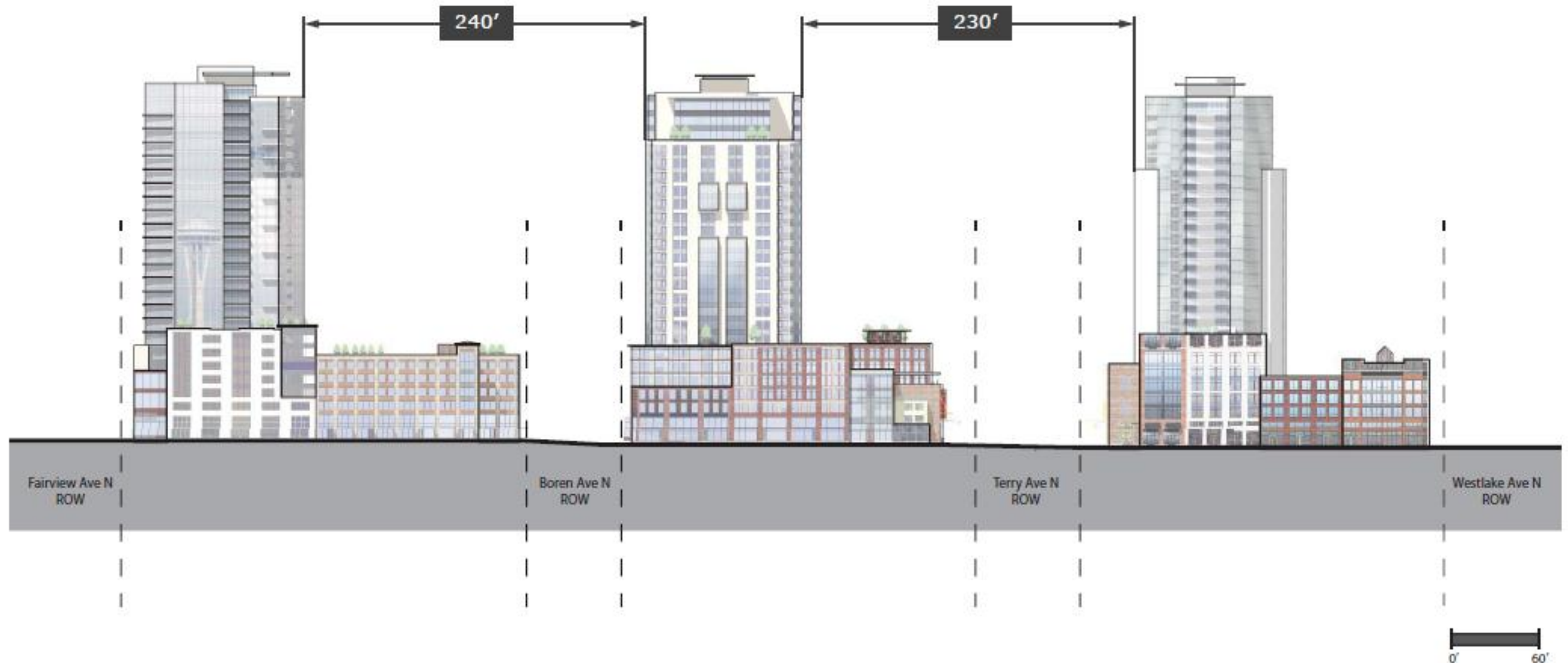


Festival Street Precedent

Portland State
University

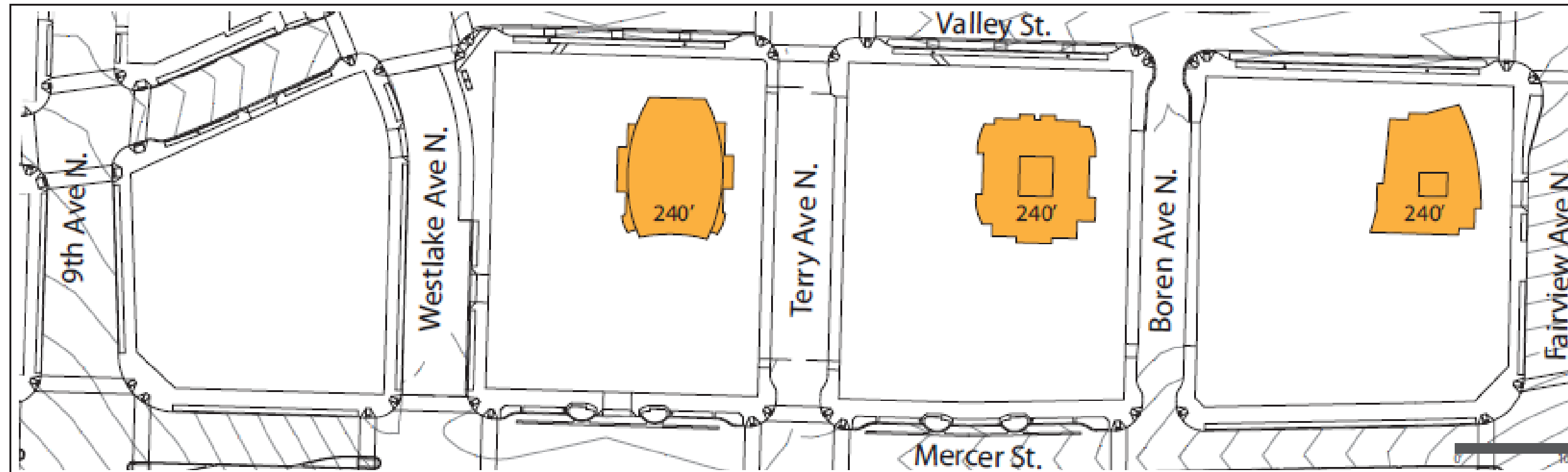


TOWER SPACING



240' tall towers are proposed to be spaced over 230' to 240' feet apart. This effectively allows considerable light sun and air to the streets and the spaces below. Much more than solid massed buildings that are not designed as a group.

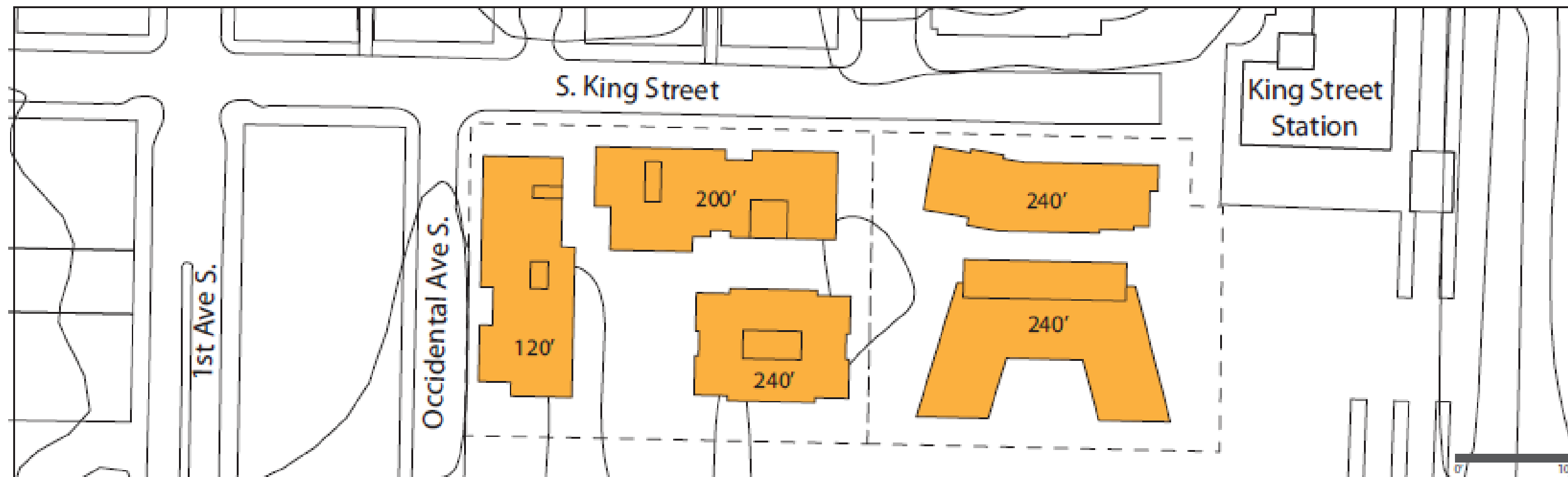
SOUTH LAKE UNION - Mercer Blocks



MERCER BLOCKS - TOWER LOT COVERAGE

Towers are 10,500 SF floor plates and represent 13% to 15% of their respective lot area

PIONEER SQUARE - North Lot Development



NORTH LOT DEVELOPMENT - TOWER LOT COVERAGE

Tower floor plates are between 15,000 and 23,000 SF and represent 40% to 50% of their respective lot area

7/23/2012
North



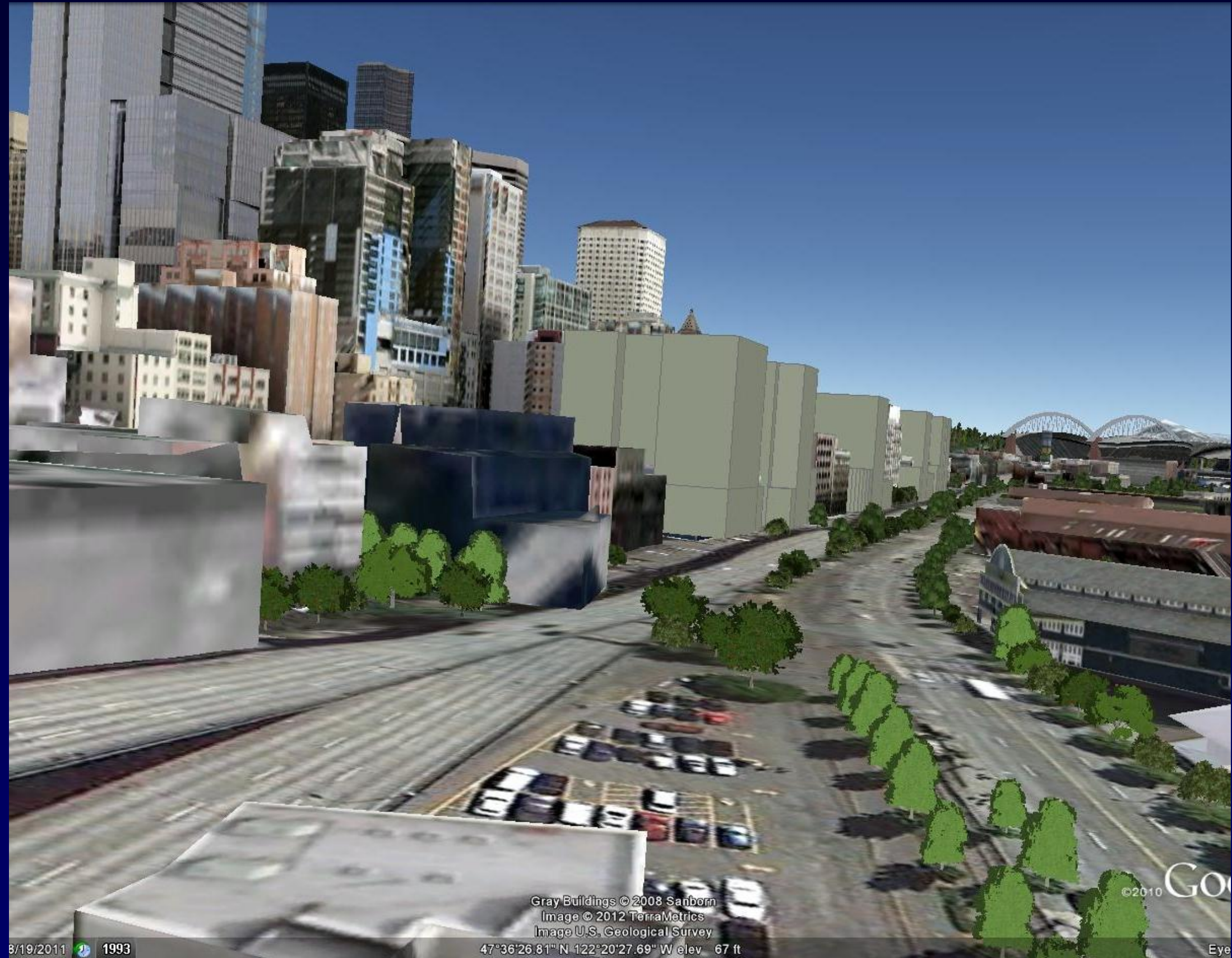
Central Waterfront Towers:

- 160' Tall
- Bulky Floor Plates
18,000 to 24,000 SF
- 60% to 80% Lot Coverage
- Only 70' to 100'
Tower Separation
- Only 200' From the
water



Central Waterfront Towers:

- 160' Tall
- Bulky Floor Plates
18,000 to 24,000 SF
- 60% to 80% Lot Coverage
- Only 100' Tower Separation
- Only 200' From the water



8/19/2011 1993

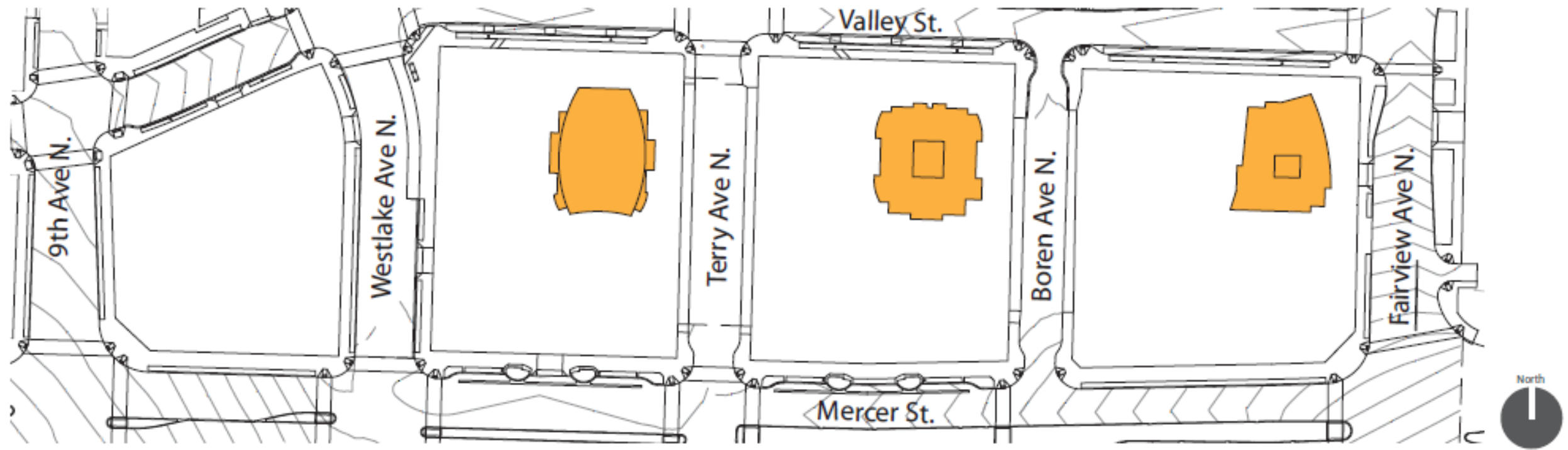
Gray Buildings © 2008 Sanborn
Image © 2012 TerraMetrics
Image U.S. Geological Survey
47°36'26.81" N 122°20'27.69" W elev 67 ft

©2010 Google

Eye

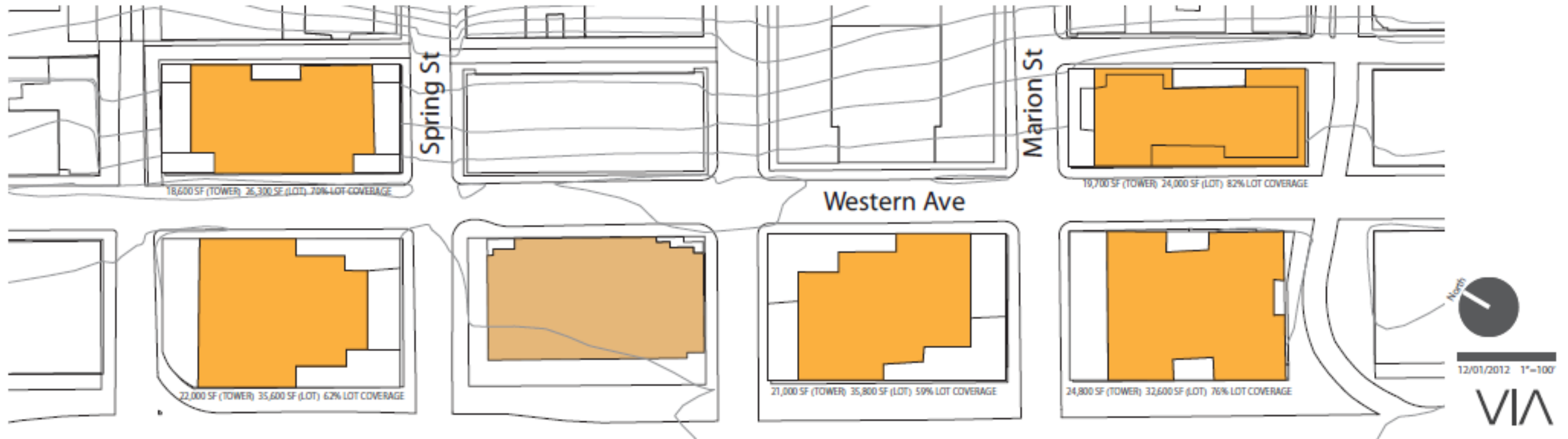
MERCER BLOCKS - TOWER LOT COVERAGE

Towers are 10,500 SF floor plates and represent 13% to 15% of their respective lot area



CENTRAL WATERFRONT POTENTIAL DEVELOPMENT - TOWER LOT COVERAGE

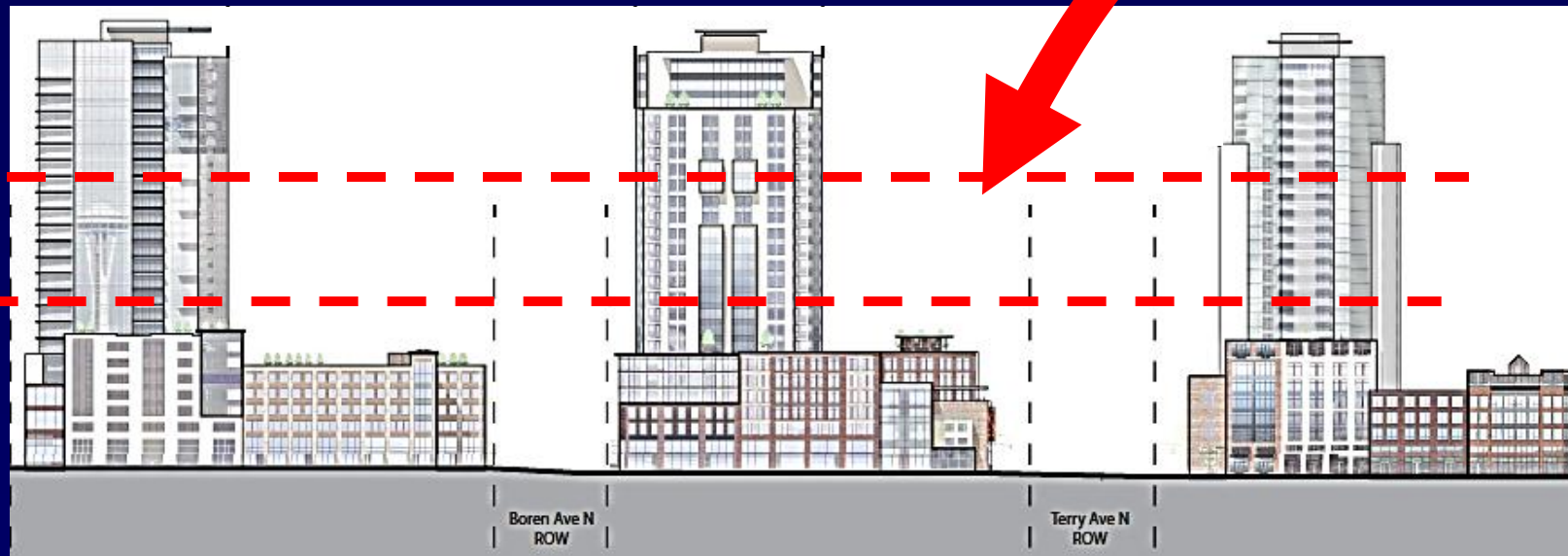
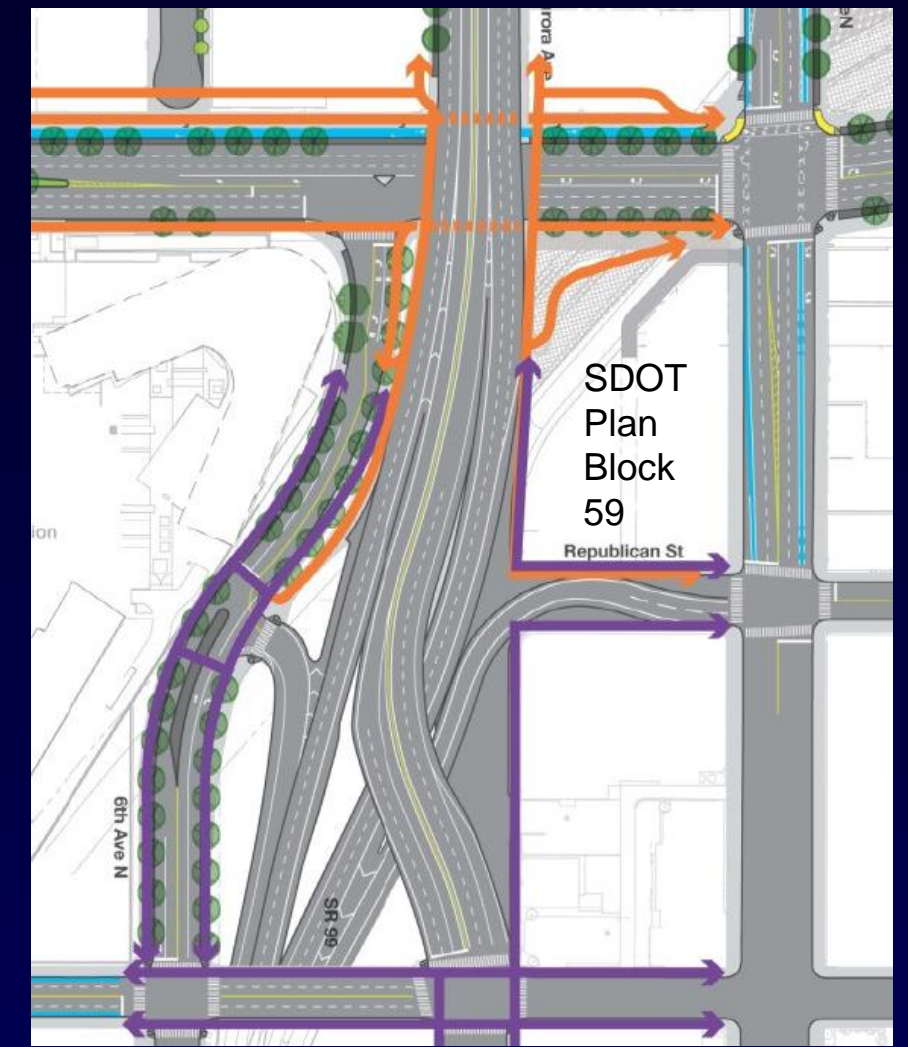
Towers are 18,600 - 24,800 SF floor plates and represent 57% to 82% of their respective lot area



Block 59 "RISE"

An Extraordinary Benefit :

- 37,600SF of land conveyed to the city for consolidation of entire block
- Enables 400 Units of affordable housing, workforce training & social services
- Up front payment , well before other incentives would require payment
- \$12,000,000 Contributions & public benefits
- Catalyst seed money for grant funding



Summer Shadows

9am



12pm



4pm



Fall/Spring Equinox Shadows

9am



12pm



4pm



Winter Solstice – December 21 – Worst Case Shadows

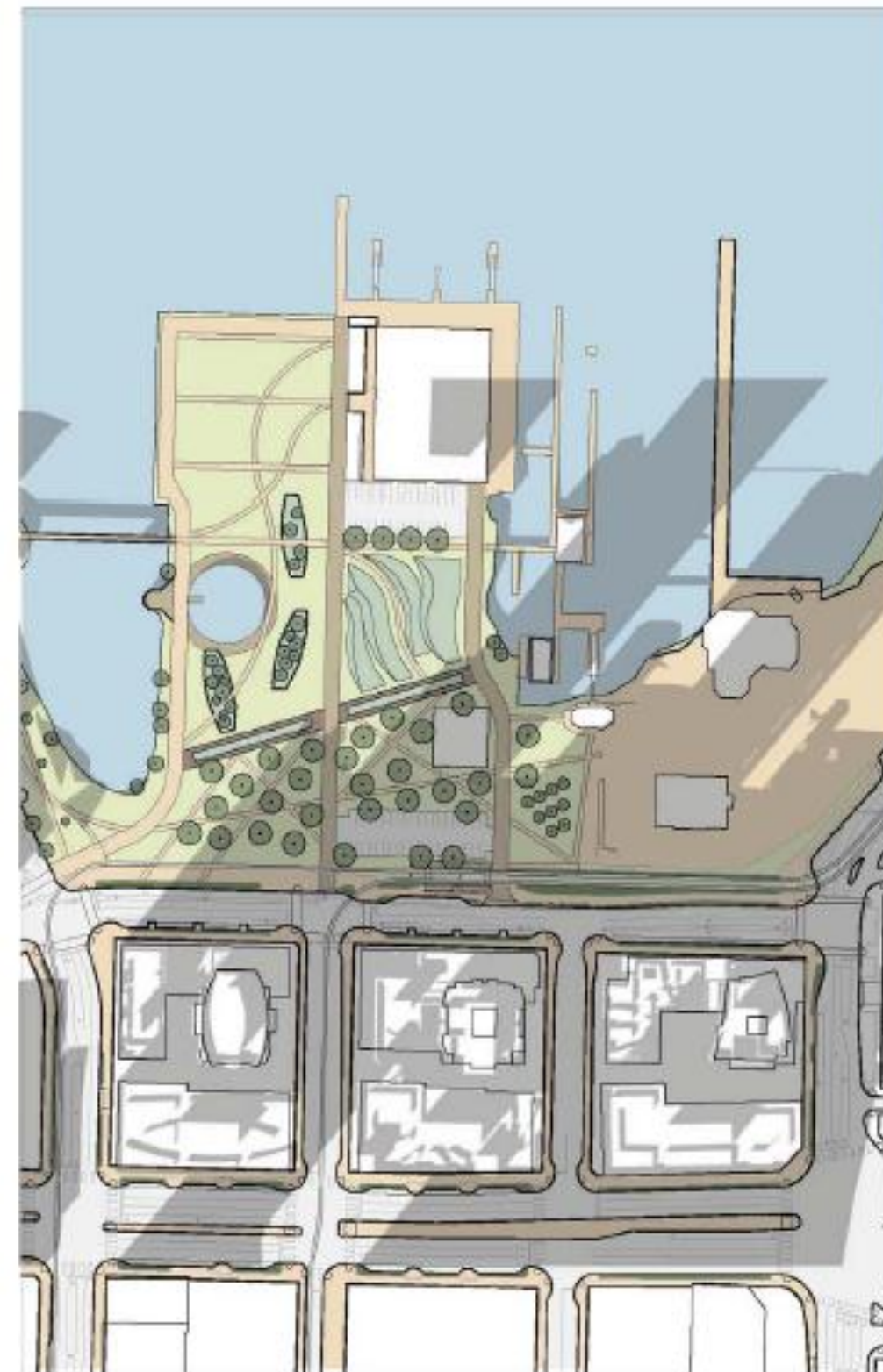
9am



12pm



4pm



Shadow Studies

MEAN MONTHLY AND ANNUAL NUMBER OF CLEAR DAYS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
SEATTLE-TACOMA AP	3	3	3	3	4	5	10	9	8	4	2	2	58
SEATTLE URBAN SITE	3	3	4	5	7	7	12	10	9	5	3	3	71

71 Clear cays In Seattle annually

Only 16 clear days November through March

240' Tall towers have minimal shadow impacts on the green spaces of south lake union park from April to October.

Public Realm Improvements

Private Investments in Public Spaces



Historic Preservation

TDR's will help preserve historic buildings with ties to our past.



Great Streets & Human Scale Activity



Skanska's
Fairview 400
Market Hall
Concept

8th Avenue



Thomas Green Street



Environmental Benefits



ENVIRONMENTAL BENEFITS STATEMENT

South Lake Union Urban Center
Seattle, Washington

- Reduced carbon footprint
- Improved health
- Increased habitat preservation
- Reduced runoff, water and air pollution
- Reduced car dependency and VMT
- High quality and long lasting built environment

Prepared by GGLO
March 2011



If not South Lake Union,
Where?



Conclusion:

- The proposed legislation for South Lake Union is culmination of **8 years** of intensive stakeholder/public involvement, a thorough EIS analysis, and extensive study by the City. **Compromises made.**
- The district is well **poised for growth** adjacent to the region's largest downtown.
- This growth smartly leverages some of the region's most significant civic, **infrastructure**, and transportation investments.
- Height and capacity incentives provide significant private sector funding for affordable housing and TDR for TIF **public benefit programs**. This funding would not be possible without the new high-rise development standards and subsequent incentive zoning in the proposed legislation.
- Our physical modeling of the likely development propensity build out shows that the proposed legislation **controls tower bulk**, tower location, spacing and that SLU is intentionally **less dense than downtown**.
- Our development propensity analysis and mapping shows that only 25% of all blocks and only **10% of the land** in the SLU district will likely get towers in the next 20 to 33 years. SLU is a big district that has a fine grain of existing development and a great deal of the recently underdeveloped sites have already been built out with new construction.
- The **momentum is now** and we must act fast to best capitalize and responsibly guide this growth.
- Up-zoning creates more jobs, housing, vibrancy, and results in a highly sustainable, walkable and a **complete urban community for the next generation**



Development Propensity Visualization (20 to 33 year potential build out)