

South Lake Union Design Guidelines

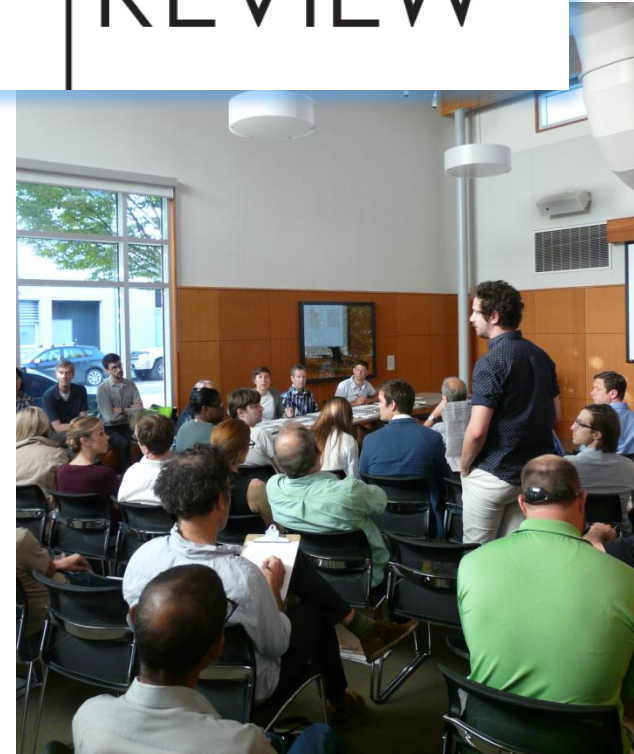
Seattle City Council

Planning, Land Use, and Zoning Committee

September 5, 2018

Design Review Program

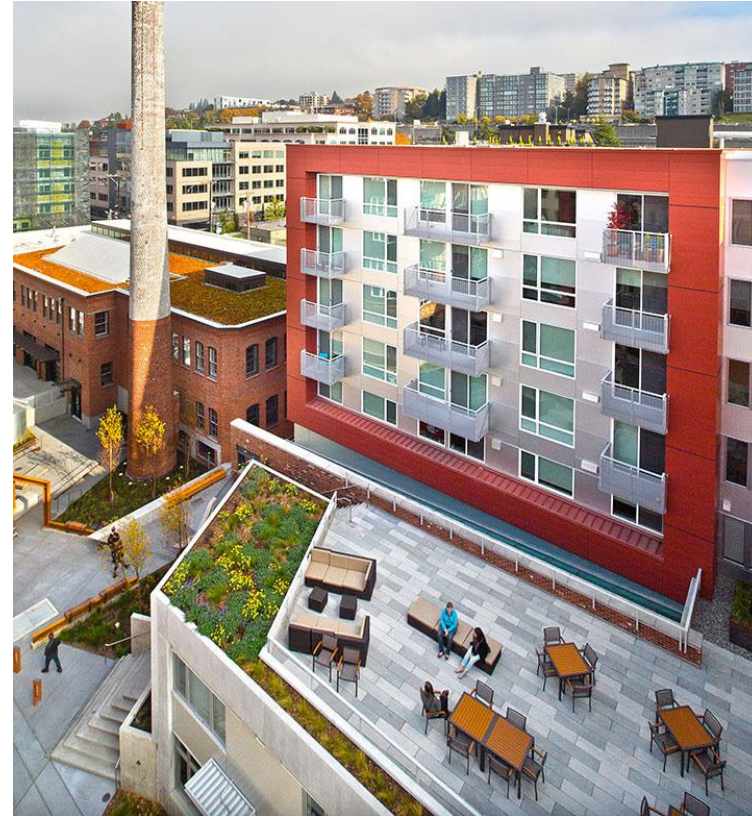
- Seattle's Design Review Program was established in 1994.
- Over 1,500 projects reviewed since the program began – (about 111 projects per year).
- Design review takes place before a new development can apply for construction permits.



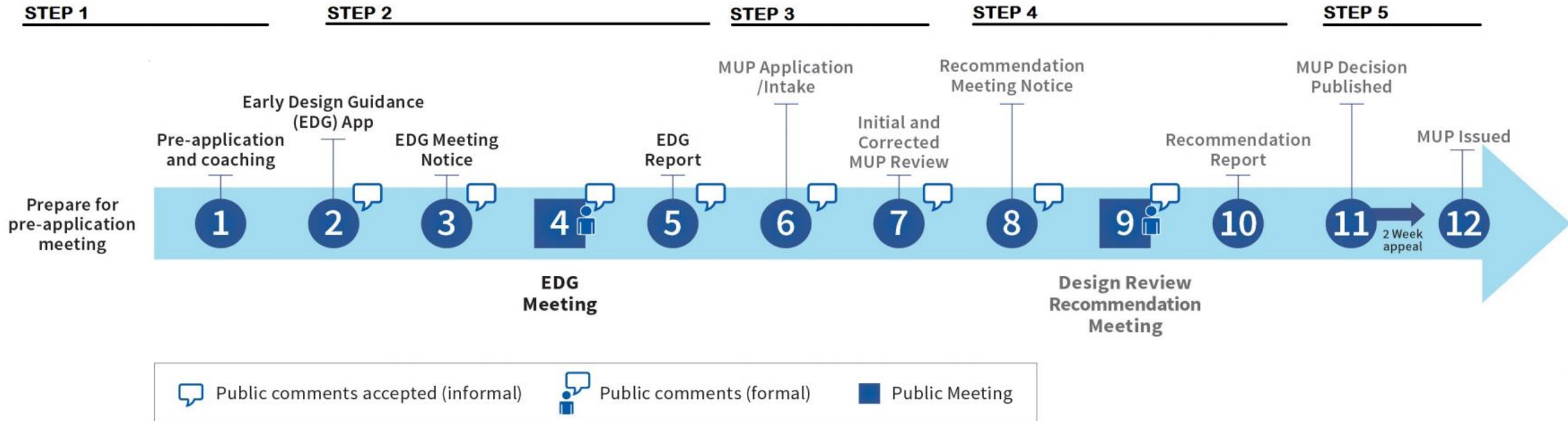
Design Review Program

The Purpose of Design Review

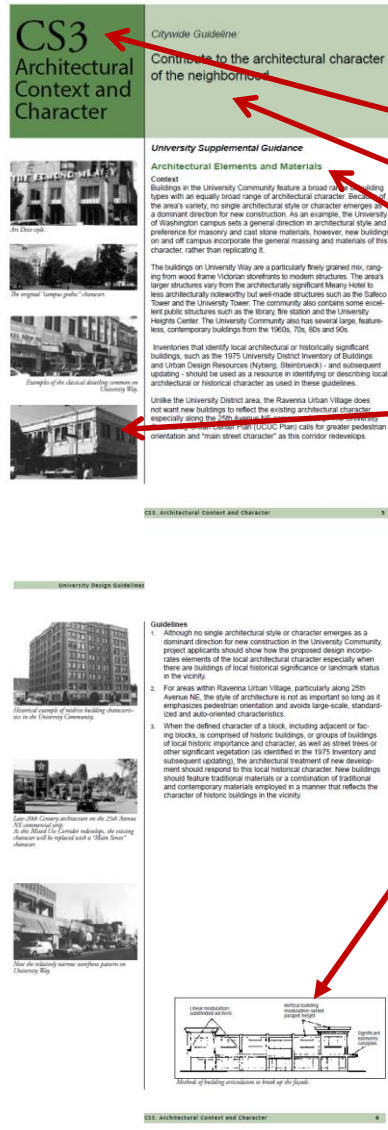
- Encourage better design and site planning to ensure new development sensitively fits into neighborhoods.
- Provide flexibility in the application of development standards to better meet the intent of the Land Use Code.
- Improve communication and understanding among developers, neighborhoods and the City.



Design Review Process



Design Guidelines Format



Main body of page:

- Guideline number and title
- Citywide Guideline
- Supplemental Guidance
- Photos portraying the primary idea behind the guideline
- Drawings with captions—to illustrate key points

Guideline Categories and Organization

Categories:

- ◎ Context and Site
 - CS1. Natural Systems and Site Features
 - CS2. Urban Pattern and Form
 - CS3. Architectural Context and Character
- ◎ Public Life
 - PL1. Connectivity
 - PL2. Walkability
 - PL3. Street-Level Interaction
 - PL4. Active Transportation
- ◎ Design Concept
 - DC1. Project Uses and Activities
 - DC2. Architectural Concept
 - DC3. Open Space Concept
 - DC4. Exterior Elements and Finishes



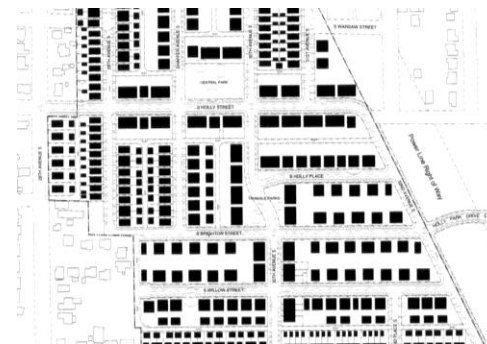
CS - Context and Site



CS1. Natural Systems and Site Features

CS2. Urban Pattern and Form

CS3. Architectural Context and Character



Every site has a context. Each project contributes to, and is part of, the greater context that defines the character of the city.

PL - Public Life



PL1. Connectivity

PL2. Walkability

PL3. Street-Level Interaction

PL4. Active Transportation



The amount and quality of public life is one measure of a community's livability. Seattle's success in creating a walkable, active, attractive city is fundamental to a sustainable future.

DC - Design Concept



DC1. Project Uses and Activities

DC2. Architectural Concept

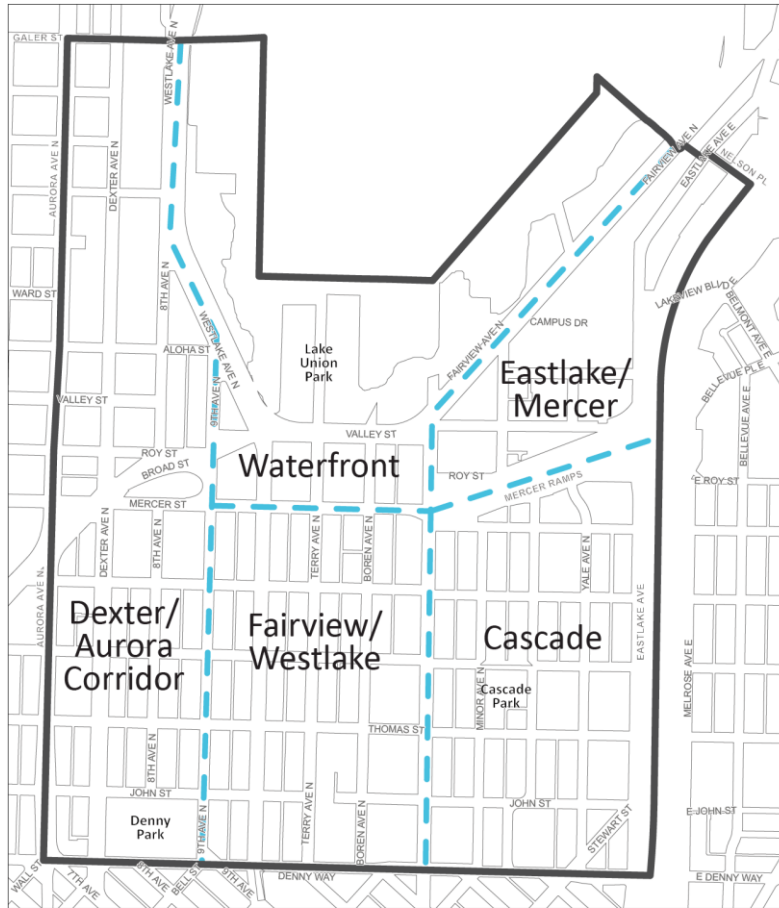
DC3. Open Space Concept

DC4. Exterior Elements and Finishes



A strong design concept is more than the sum of its parts. A well-designed building is an essential building block to a livable and sustainable city.

Guidelines Specific to South Lake Union



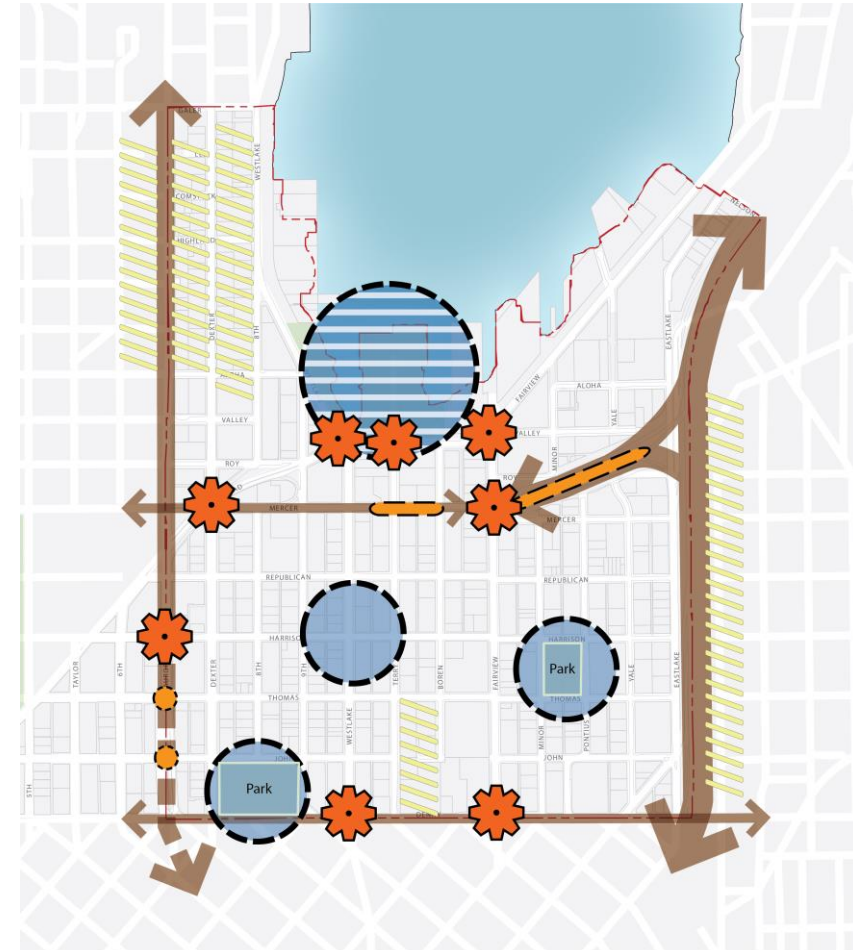
Urban Center Boundary & area where Neighborhood Guidelines apply

Subarea Boundary

South Lake Union Neighborhood Design Guidelines Boundary

Note: Design Review does not apply to all sites. See the Seattle Municipal Code, section 23.41.004 for more details.

Street and Subarea Character



LEGEND

- Regional Heart
- Neighborhood Heart
- Gateway
- Infrastructure barrier
- Challenging topography (Public & private hillclimbs encouraged)
- Processional gateway

Hearts and Gateways

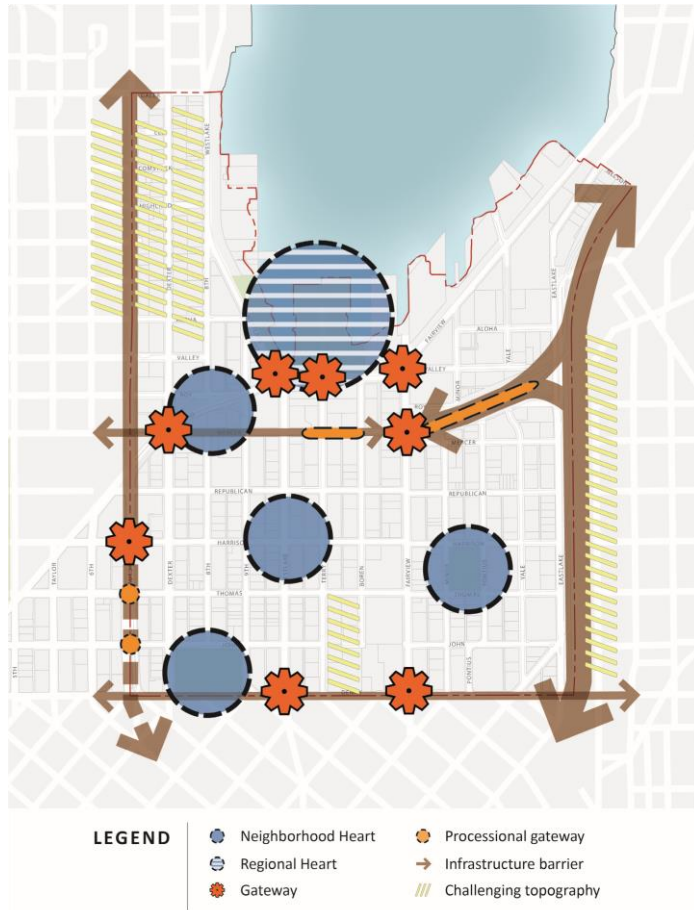
OPCD

CS1 Natural Systems and Site Features

- Energy Use
- Sunlight and Shadows
- Topography
- Plants and Habitat



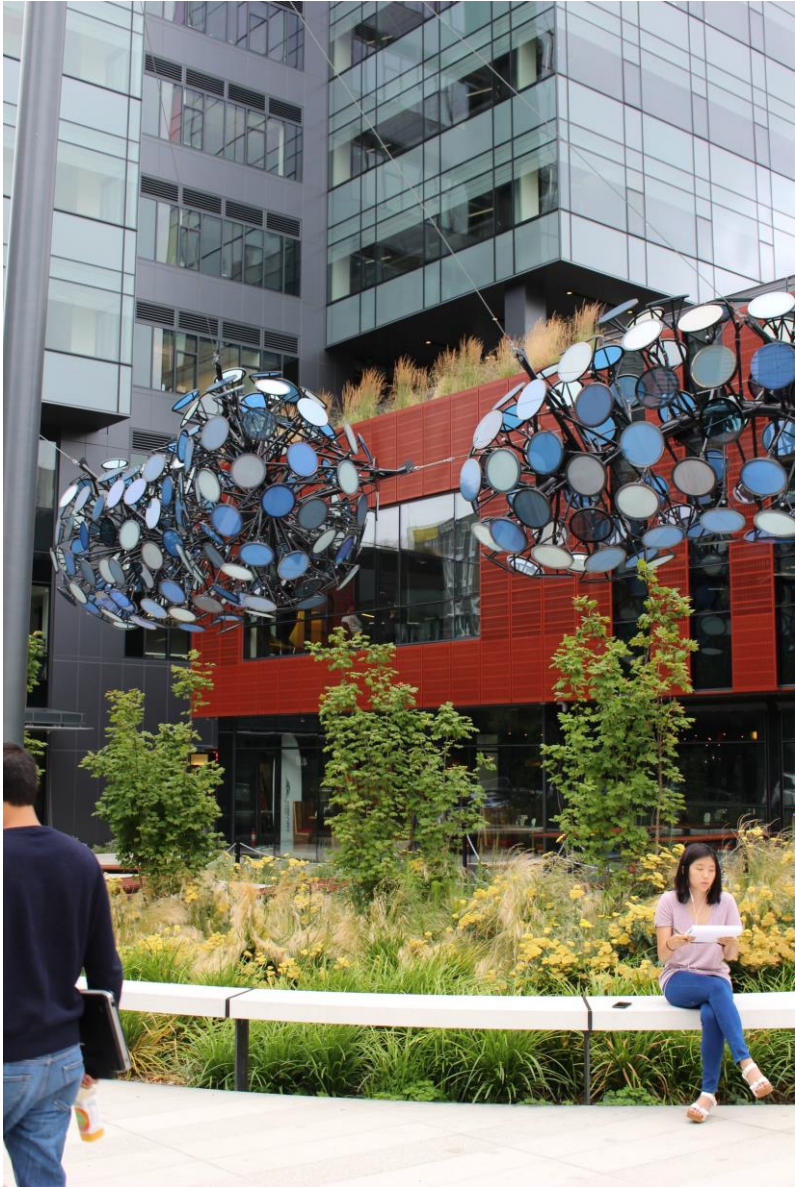
CS2 Urban Pattern and Form



CS3 Architectural Context and Character – fitting old and new together



PL1 Public Life Connectivity



PL2 Public Life



PL3 Public Life Street-Level Interaction



PL4: Public Life: Active Transportation

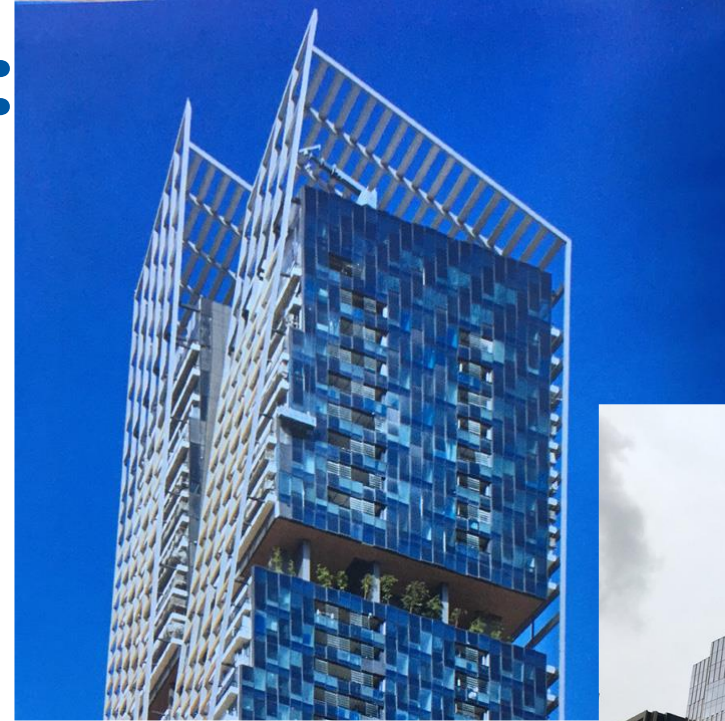


DC2Design Concept: Architectural Concept

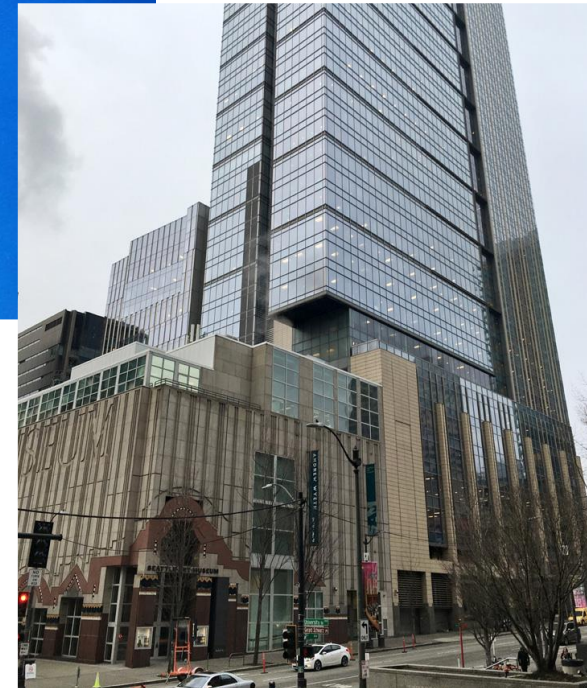


DC2 Design Concept: Tall Buildings

- Response to Context
- Tall Form Placement
- Tall Form Design
- Intermediate Scales
- Shape & Design all Sides
- Adjusted Base Scale
- Ground Floor Uses
- Façade Depth & Articulation
- Quality & 6th Elevations
- Transition to Sky



Transition to Sky



Adjusted Base Scale

South Lake Union Design Guidelines

Thank You