

American Architectural Foundation
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Turning the Uptown Triangle into a
Sustainable Urban Community



Participants

Local Team

- **Craig Hanway, AIA**
Architect
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- **Jim Holmes**
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Resource Team

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- **Phil Carter**
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- **Anthony Wolf Greenberg**
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Chevy Chase, MD
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Urban Center Context

The Uptown Triangle is centrally located, well served by transit and it's walking distance to the heart of downtown.



Uptown Triangle

A 36 acre area in Seattle's Uptown Urban Center surrounded by a vibrant community, rich with jobs, public amenities and cultural assets.

However, the Triangle remains neglected and underutilized.

It's time to heal the scars created by Broad Street and the "Mercer Mess".



Opportunity – Possible Development Sites



Existing Conditions- What Time is This Place?



Limited Historic Character

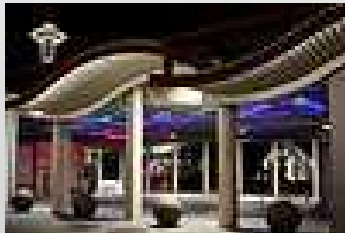


Healing The Wounds – SR 99 & Broad Street



Uptown – Day and Night

- Funky & Artsy
- Theater District
- Culturally Urban
- Neon
- Colorful



Urban Steps - create a sense of place



SR99 Bored Tunnel & North Portal Project



Amazon.com & Others in South Lake Union

16,000 new Jobs & 8000 Housing Units



Bill and Melinda Gates Foundation Campus



UW Medicine & Other Science/Biotech Research Institutions



New Seattle Center Master Plan



65



Century 21 Master Plan

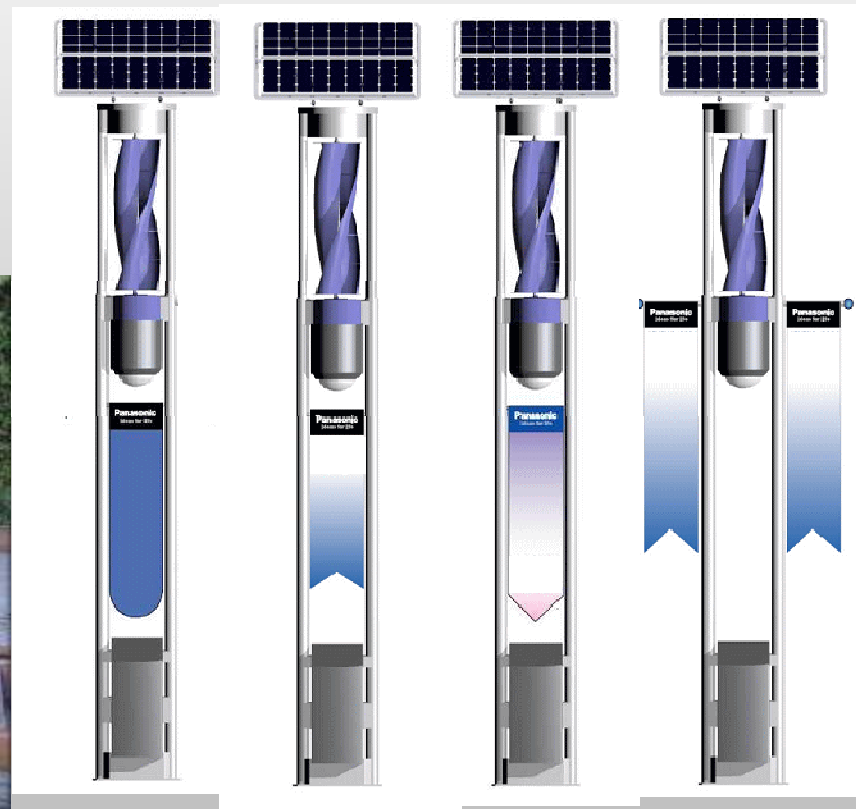
New South Lake Union Park & 2-Way Mercer



Wide Streets = Opportunities



Lake to Bay Trail – Environmental Education Opportunity



Development of “Bread Loaves”

SM85’ Zoning



Uptown Triangle

Blueprint for Redevelopment

- 1) Transportation Choices and Focus
- 2) Complete Streets Plan
- 3) Natural Systems Network
- 4) Smart Zoning Overlay
- 5) Re-branding Strategy ... Denny Hill?
... Denny Park?

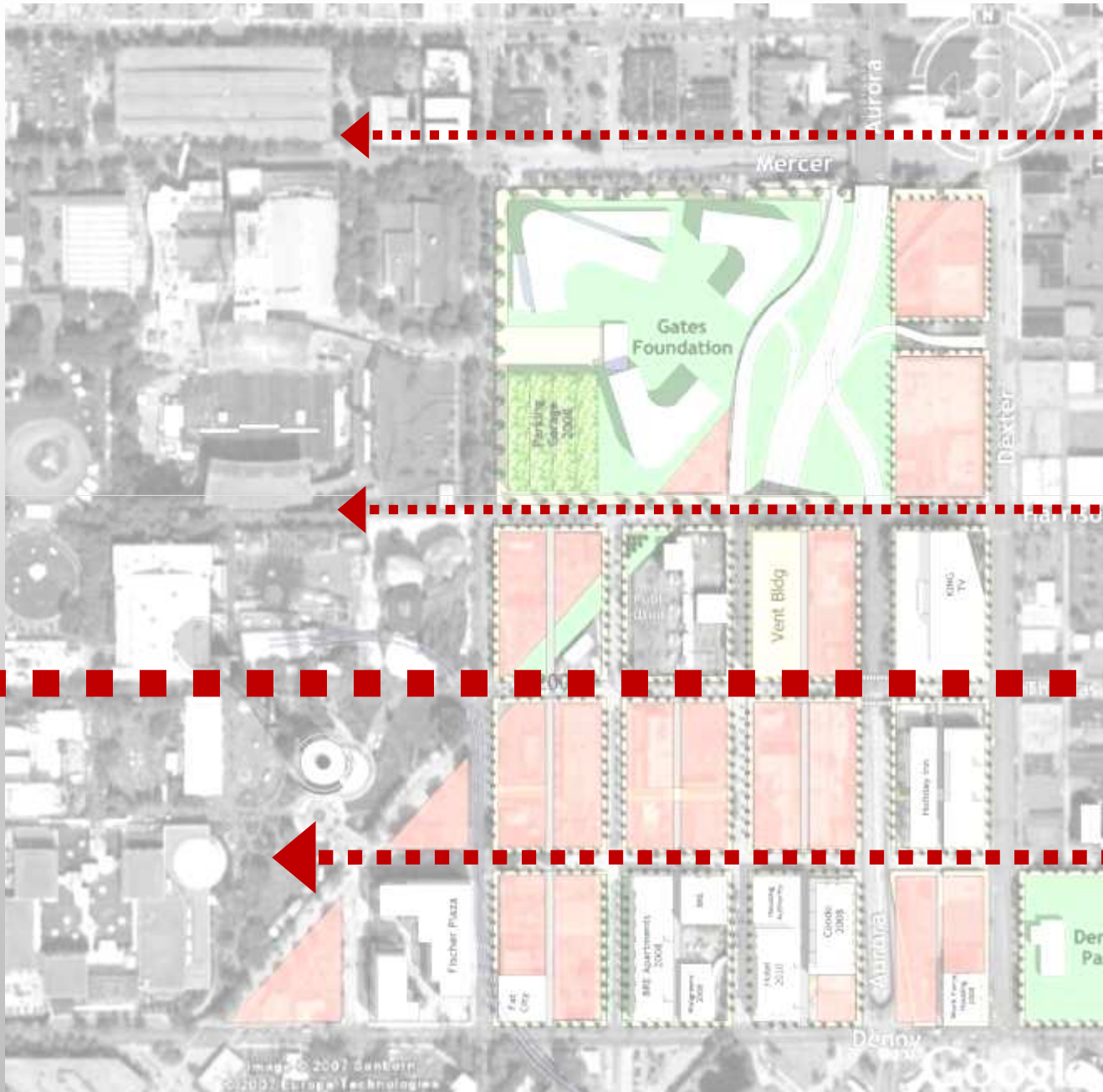
Transportation

City Trail Network Connected Through Uptown Triangle

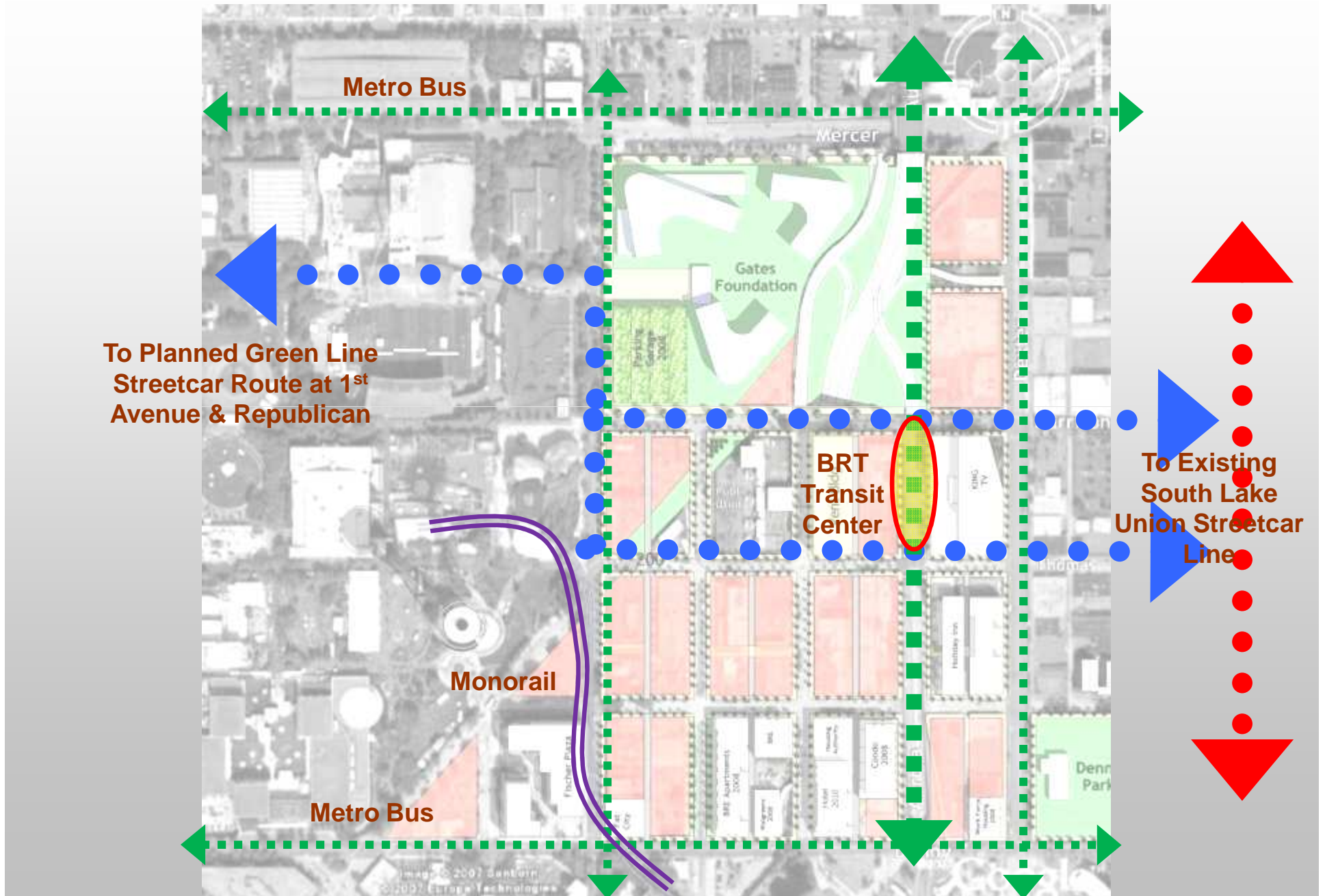


- Primary Uptown Loop Bicycle Routes
- Secondary Uptown Loop Bicycle Routes
- Planned Lake to Bay Trail by Parks Foundation
- Primary Uptown Loop Pedestrian Routes

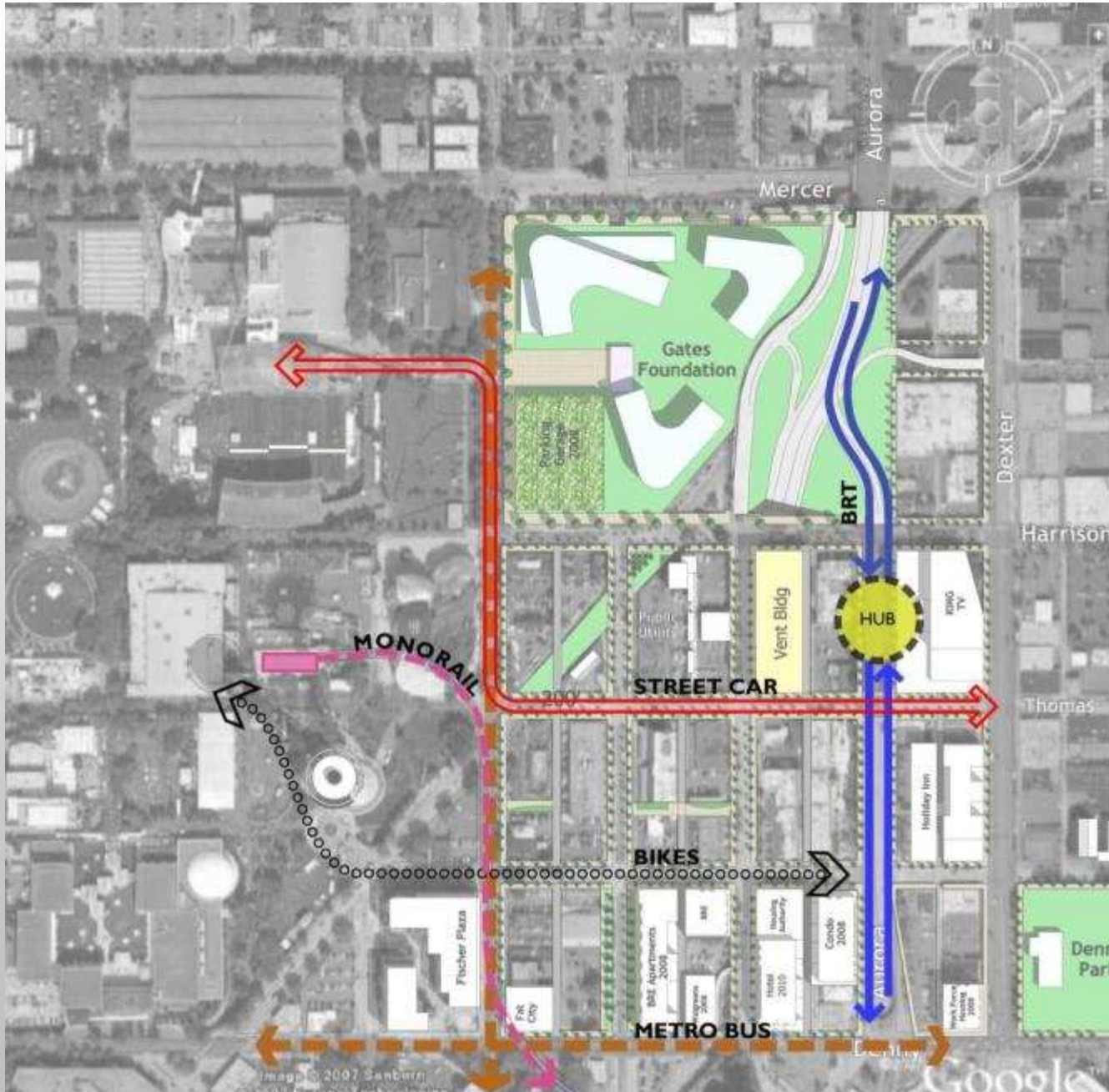
New Pedestrian & Bike Connections



Transit & Future East/West Streetcar



Transit



Transportation Hub

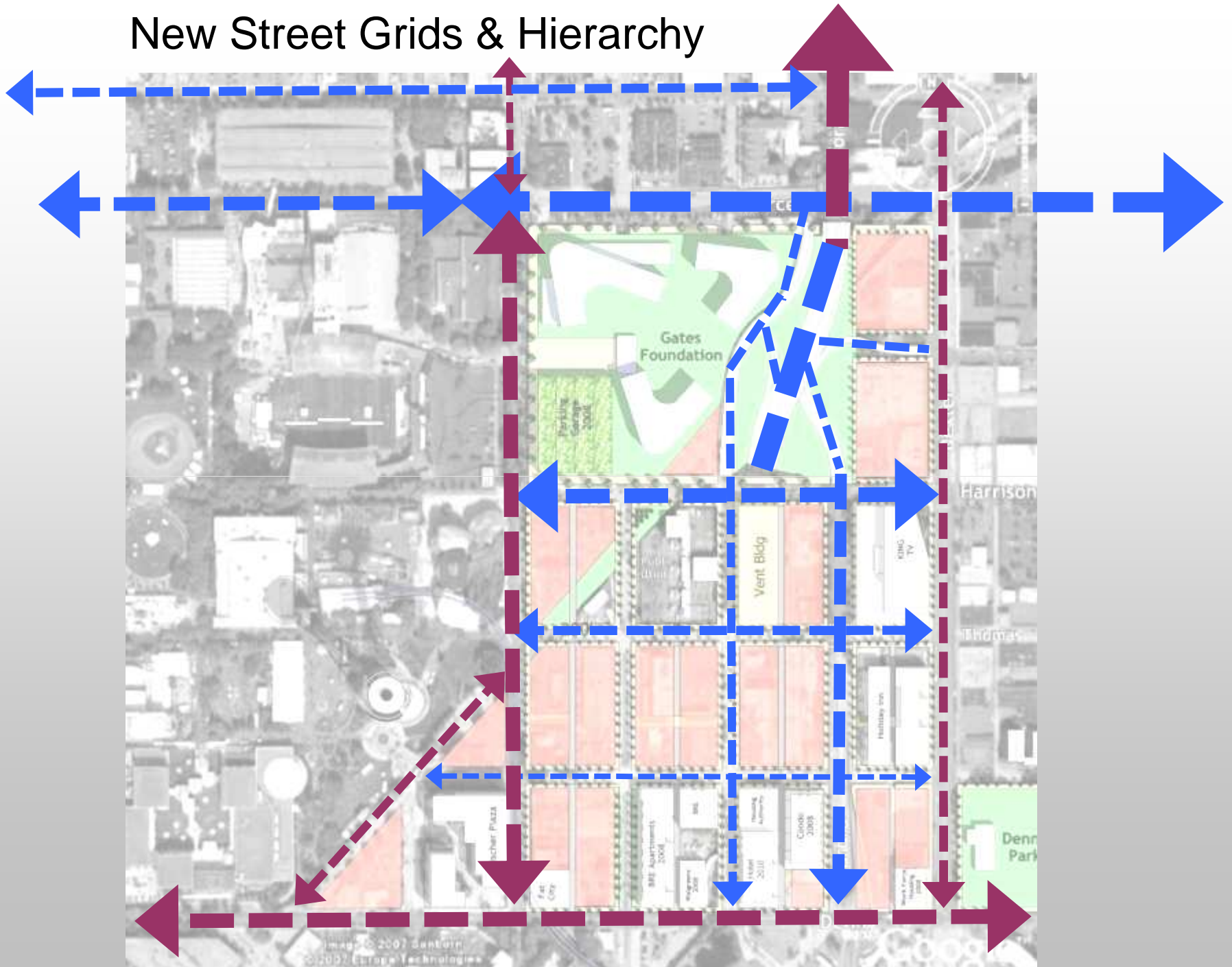


Overlap, Vibrant Activity

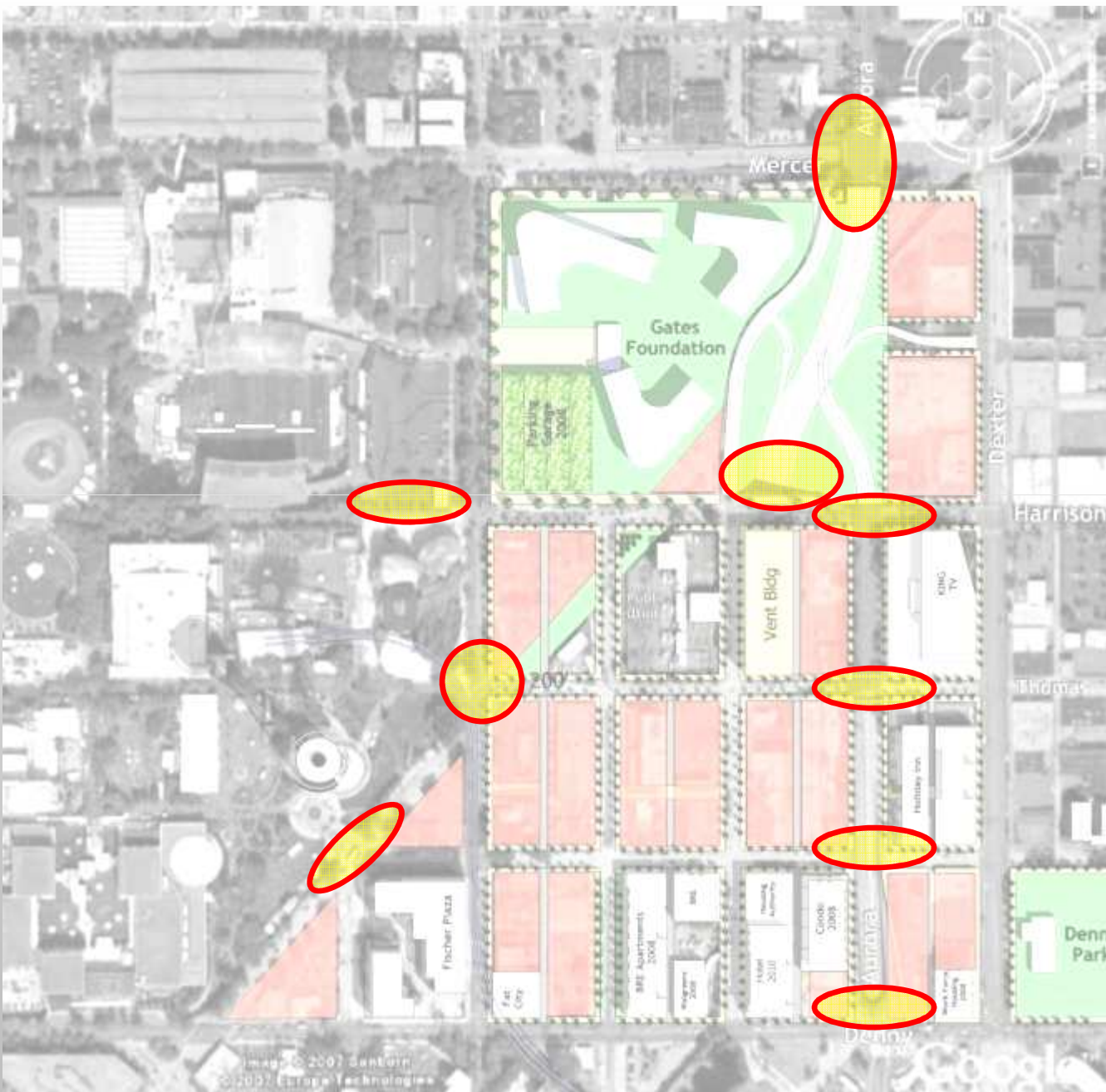


Streets

New Street Grids & Hierarchy



New Gateways



Street Uses



“Fressgasse” Munching Street

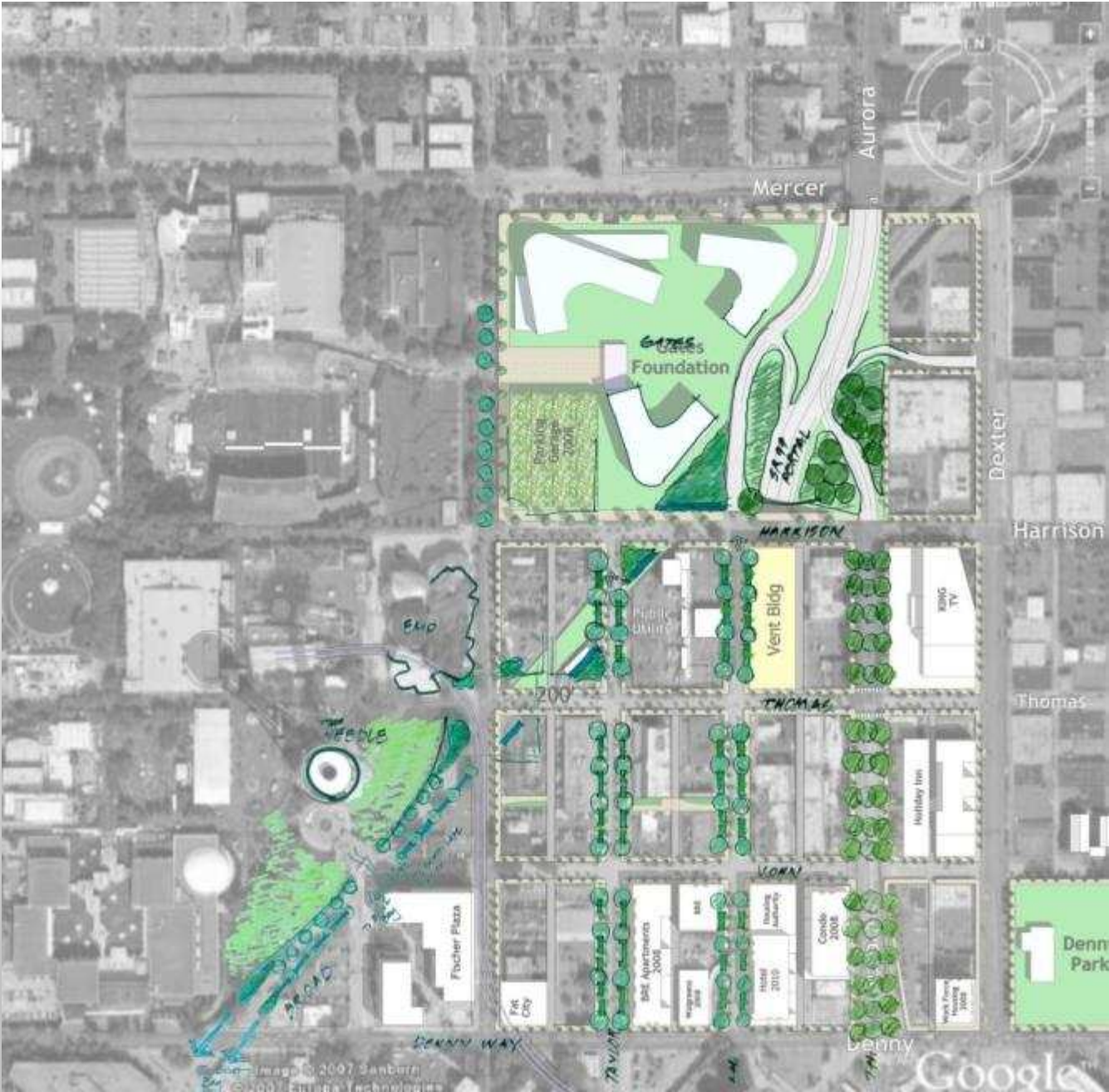


Natural Systems Network

New Open Space & Green Streets



Green Streets & Natural Systems



Land Use

Charette Overall Plan



Zoning Overlay Principles

- 1. Thomas Street** Neighborhood Commercial / Retail Focus
 - ‘Fressgasse’ Munching Street (Amenity Corridor)
 - 15’-18’ min ceiling (floor to floor) Retail convertible 1st Floor
 - 10’ setback on north side for sidewalk seating
- 2. John Street** Residential neighborhood street
 - **(Taylor Ave and 6th Ave similar)**
 - 45’ zoning – setback above 30’ to minimize street wall
 - 8’ - 12’ setback at street for stoops / ground floor residential access
- 3. Skinny Towers** “Managed” density through Incentive Zoning
 - Limited floor plate above 65’ - 85’
 - 10 – 12K SF residential floor plates (up to 240’ tall)
 - 18 – 20K SF office floor plates (up to 150’ tall)
 - Upper floor setbacks vary by street
 - 22K SF minimum lot size = maximum 2 towers / block
- 4. District design guidelines**
 - Materials / colors/ signage
 - Relationship to street

Uses

- Neighborhood scale retail – under 7,000 SF
- Single-use retail limited to 35,000 SF
- Mix of commercial, retail and residential, managed in focused areas and supported by transit
- Transit Center with bicycle facility
- Mix of housing types
- Ground level residential entrances
- Community Facilities, provided by public/private partnerships and Incentive Zoning

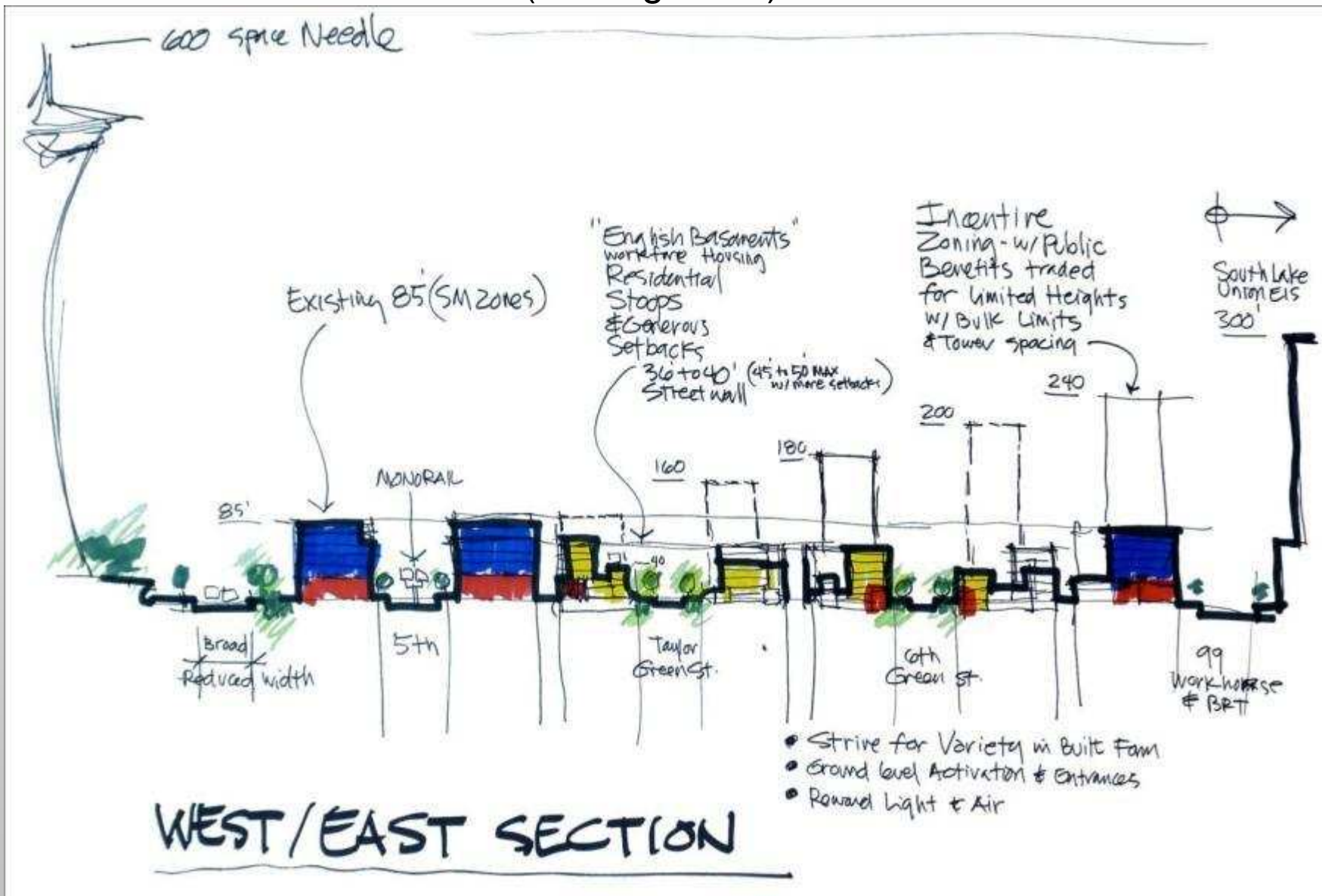
Incentive Zoning Priorities

- **Streetscapes**
 - Ground-related housing
 - Setbacks at street - wider sidewalks
 - Rain gardens, landscaping, green features
- **Housing Diversity**
 - Workforce
 - Affordable
 - Seniors
 - Market Rate
- **Midblock crossings, activated alleys**
- **Community Facilities** (schools, childcare, cultural spaces)
- **Public Facilities** (community center, rec. center, library)
- **LEED certification**

Sustainability Goals

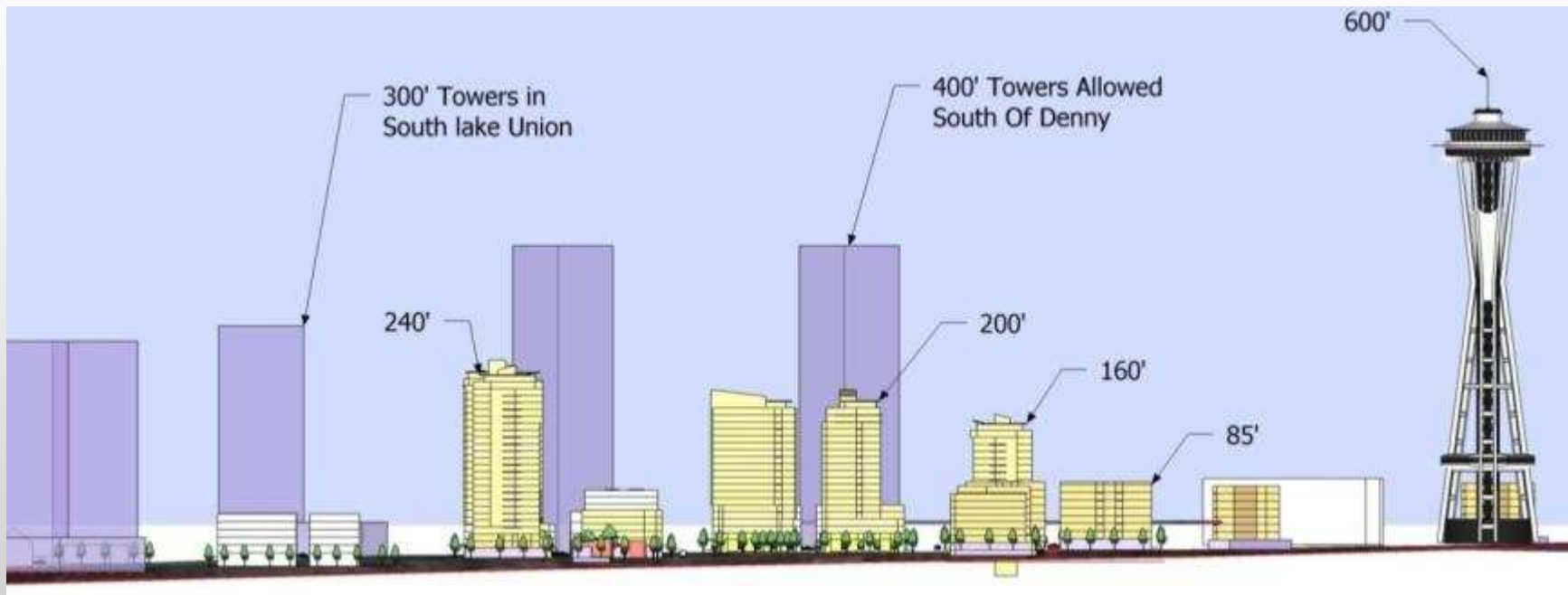
- Establish a less car dependent, transit rich, walkable, complete, live/work urban village
- District Energy System
- Innovative storm water management & green streets
- Urban Farming
- Establish a LEED ND District
- Green construction & building

West/East Section (looking north)

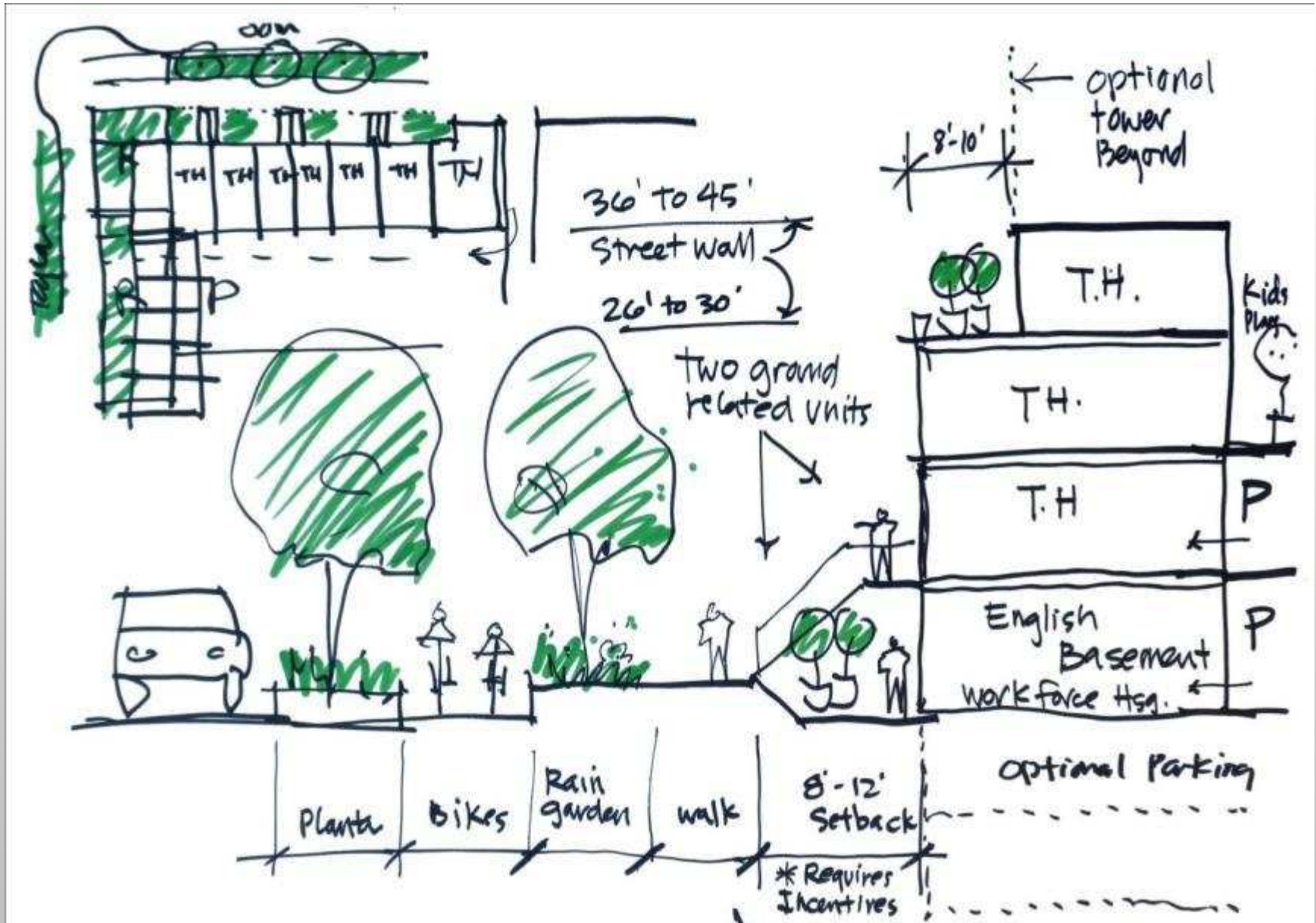


Suggested Height Increases in Context (looking south)

Subject to Bulk Limits and Tower Spacing



Street Section @ John (looking east)



Study

- Incentive Zoning
- Barter Public Benefits
- Variety in Urban Form







Vibrant, Livable & Walkable



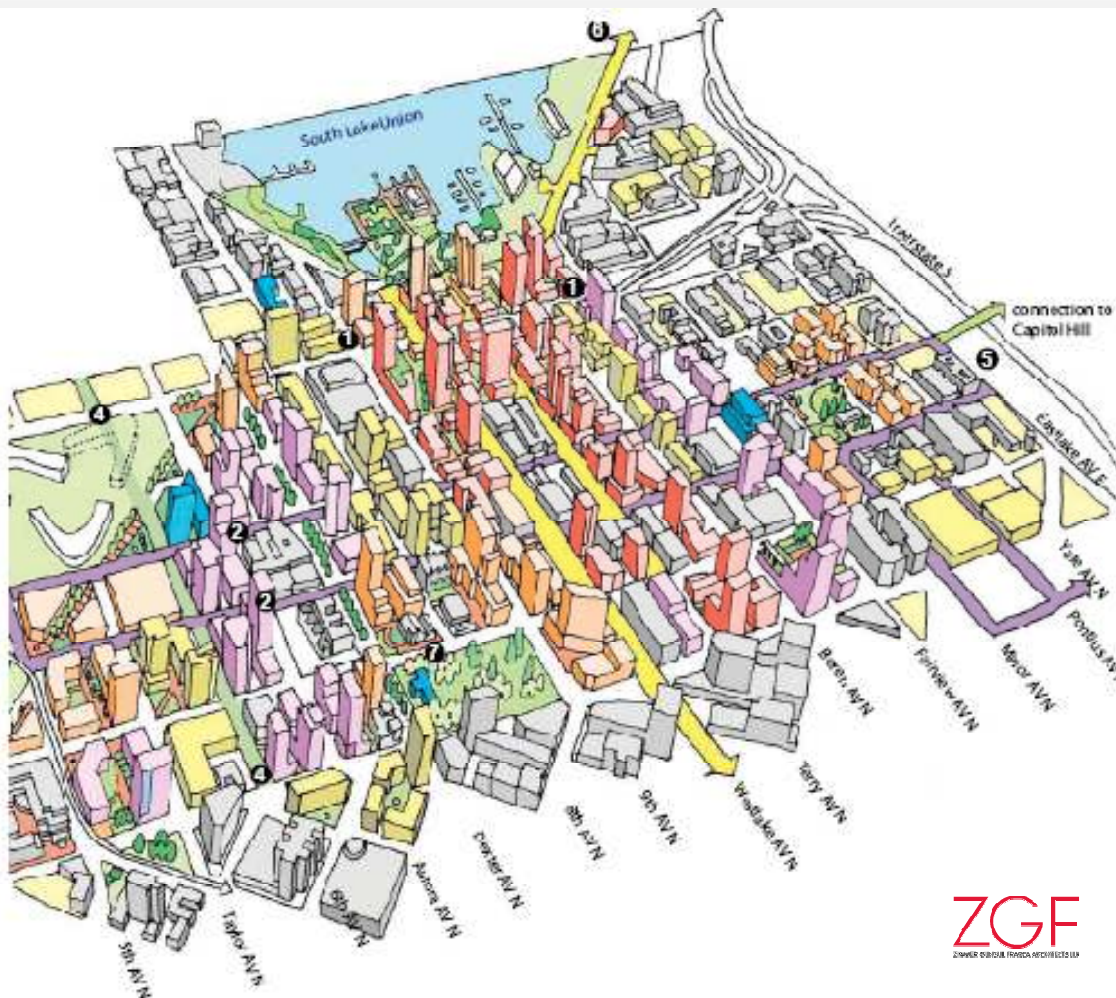
Recommendations

- Take advantage of opportunity to create an economically & ecologically sustainable neighborhood
- Integrate ideas from charette into Uptown and South Lake Union planning efforts
- Promote Incentive Zoning as a vehicle to implement change
- Develop Complete Streets strategy for the neighborhood
- Promote connections between parks, open space and urban centers

Action Items for Uptown Alliance and QACC

- Present charette results to City Hall, Seattle Center, property owners and stakeholders
- Work closely with WSDOT, DPD, and SDOT to address planning concepts in their projects
- Pursue planned action EIS with incentive zoning to ensure public benefits
- Lobby King County to develop Transit Center
- Incorporate goals into SLU and Uptown Design Guidelines
- Continue to advance priorities of Walk/Bike/Ride initiatives
 - Streetcar
 - BRT
 - Lake to Bay trail

New Opportunity



- complete and vibrant urban hub.
- A crossroads for the high-tech entrepreneurs, telecommunications, the arts and global health.
- Will future residents embrace and shape a sustainable, purposeful and **responsible** form of living?

