

A Neighborhood for Neighbors

- **Maintain views toward Lake Union with a step down in height toward the lake**
- **Complete the Concurrency Plan for public amenities before rezone is approved, including community center, branch library, parks/open space, space for public schools, transportation and parking.**

A Neighborhood for Neighbors

- **Constrain development to protect adjacent neighborhoods, including views toward Lake Union, Space Needle and Downtown.**
- **Limit building heights to 240' - transition from downtown zoning**
- **Limit number of towers per block to 2**
- **Limit towers to west and north edge along Aurora and Denny Way**
- **Limit towers to a single block deep to guard against a 'wall of towers' effect.**

A Neighborhood for Neighbors

Maintain current zoning in Cascade – it is mostly built out, that is the stated desire of the neighborhood and that will protect views from Capital Hill and I-5 and it will provide more opportunities for affordable housing in the neighborhood.

A Neighborhood for Neighbors

- **Concentrate residential emphasis between Westlake and Aurora**
- **Podium height limited to 20 to 40'**
- **Maximum floor plate above podium of 8,000 square feet**
- **Minimum lot size for a tower above 85' is 22,000 square feet**
- **Tower spacing above 85' is at least 150', including between blocks**
- **FAR = 2**
- **Encourage Town Houses – especially along side streets**

A Neighborhood for Neighbors

- **Mixed Use for the area between Fairview and Westlake**
- **Podium height limited to 20 to 40'**
- **FAR = 5**
- **Maximum commercial floor plate above podium of 20,000 square feet**
- **Maximum residential floor plate above podium of 8,000 sq. feet**
- **Minimum lot size for a tower above 85' is 22,000 square feet**
- **Tower spacing above 85' is at least 150', including between blocks**

A Neighborhood for Neighbors

- **Develop retail/business neighborhood center emphasis along Westlake Avenue and/or the area around Mercer Streets**
- **Open Space for people to gather**
- **Intense neighborhood retail activity**
- **Community oriented activities**

A Neighborhood for Neighbors

- Develop a Civic Center emphasis in Denny Park area –
- Community Center,
- Branch library
- Public school
- Adult outdoor recreational facilities
- Provide for parks and open space per Seattle Comprehensive Plan
- 1 acre of parks and/or open space per 1,000 residents/10,000 jobs
- 0.5 to 1 acre for active outdoor recreational facility

A Neighborhood for Neighbors

- Expand Green Streets onto John, Thomas and Harrison from Eastlake to Aurora
- Connect Cascade Park to Denny Park
- Pedestrian safety and comfort
- Setbacks foster the feeling of openness
- Setbacks help view toward Space Needle
- Create a street park on John between Boren and Terry Streets

A Neighborhood for Neighbors

- Add View Corridors toward the Lake on Westlake, Terry and Fairview
- Podium heights of 20 to 40'
- Upper level setbacks opening up toward Lake Union

A Neighborhood for Neighbors

- Provide an attractive and comfortable pedestrian experience
- Podium heights of 20 to 45'
- Street trees and landscaping requirements for sidewalks
- Pocket parks or public open space requirements for tower developments
- Retail requirements where appropriate
- Quiet residential streets where appropriate