

DEVELOP

High Density for Seattle's South Lake Union Neighborhood

One of the largest urban revitalization efforts underway in the United States is taking shape in Seattle's burgeoning South Lake Union neighborhood, located in the geographic heart of the city adjacent to the

downtown core. The underused, predominantly industrial district—one of the last neighborhoods in the city that can absorb significantly greater density—is especially ripe for redevelopment. It contains nearly 50 acres of parking lots and vacant land, compared with the rest of Seattle's downtown area, which contains only 15 acres, according to property valuation firm Integra Realty Resources.

With a portfolio of 60 acres and a redevelopment capacity of nearly 10 million square feet in South Lake Union, Vulcan Real Estate of Seattle is spearheading development of a mixed-use community of housing, shops and restaurants, offices and biotech research space, public parks, and public transportation, while preserving the culture and history of the existing neighborhood.

The neighborhood's maritime roots will play a key role in shaping the redevelopment. In addition to restaurants and boating activities that already characterize the waterfront area, a major renovation of the 12-acre South Lake Union Park is intended to attract more people to the water's edge.

The Alley24 project in South Lake Union, a mixed-use development under construction and set to open next spring, incorporates the former Richmond Laundry's brick facade on its residential side. Historic elements of the laundry such as exposed interior brick walls will be integrated with new construction to create a contrast of vintage and contemporary features in some of the residences.

One of the neighborhood's largest developments to be completed next fall is 2200, a 500,000-square-foot mixed-use project that will include 261 condominiums, a 50,000-square-foot Whole Foods Market, and a Pan Pacific Hotel.



MENTS



An underused, predominantly industrial district in Seattle with nearly 50 acres of parking lots and vacant land is being redeveloped into a mixed-use community that includes the Alley24 project incorporating a former laundry (opposite page, left), the restoration of South Lake Union Park (opposite page, bottom), a new streetcar line (opposite page, right), and 2200 (above) that will include condominiums, a hotel, and a Whole Foods Market.

Construction of new residential development geared toward first-time homebuyers will also begin next year. Veer Lofts, a 72,500-square-foot project, will include 90 condominiums and 4,000 square feet of retail space.

Seattle's city council recently approved the South Lake Union line

of the Seattle streetcar, currently on track to be built and operating by 2007. The streetcar is expected to remedy a missing link in South Lake Union by providing transportation in and out of the neighborhood.

Vulcan Real Estate and its joint venture partners contributed \$650,000 to help fund the city's renovation of Cascade Park in South Lake Union as a more environmentally friendly and inviting recreation space. Vulcan also has partnered with several local nonprofits in the neighborhood to launch an outdoor cinema series this summer.

All new buildings in Portland, Oregon, must meet a green building standard.

Sustainable Portland

Portland, Oregon, is considered one of the most progressive cities in the United States and a leading light in its approach to sustainability. It is applying many ideas learned from European cities.

"Portland is a maverick city in the U.S.," says vice mayor Sam Adams. "From our very beginning, we have always sought to make our own way in the world. We have to adhere to federal and state requirements, but we try to be as creative as possible.

"The greatest challenge for many global cities remains the relationship between the urban and built environment and the natural environment," he says. "We have worked hard to be a city that leaves as small a footprint as possible on the natural environment."

Part of Portland's success is in reducing carbon emissions. In 1993, Portland became the first U.S. city to adopt a local global warming action plan.

"Our decision to invest in the environment is paying off. Per-capita carbon dioxide emissions are down by 12.5 percent, while employment is up by 14 percent," says Adams. "Portland is an example of an eco-

nomically prosperous world city that can still reduce its impact on the natural environment." It has focused on developing environmentally friendly municipal buildings and on encouraging private developers to do the same.

The city has its own office of sustainable development, which is responsible for collecting solid waste; providing leadership; contributing solutions on energy conservation; promoting use of renewable energy resources, including solar and wind power; encouraging waste reduction, recycling, sustainable construction practices; handling electric utility rate and water conservation issues; and helping implement the city's local action plan on global warming.

"In many ways, the ethos of sustainability has crept into the society and has become the city's core principles," says Susan Anderson, director of the office of sustainable development. "We understand that land use and transportation are connected, which is a more familiar concept in Europe. The first world cities to get the connection between the economy and the environment right are going to be the winners."

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