

# JOINT ALLEY VACATION – PUBLIC BENEFIT



9TH & LENORA PROPOSED DEVELOPMENT & WESTLAKE & LENORA PARK

This petition for an alley vacation is presented jointly between  
GID and Seattle Parks and Recreation.

### 9TH & LENORA PROPOSED DEVELOPMENT

OWNER: **GID**  
ARCHITECT: **WEBER THOMPSON**

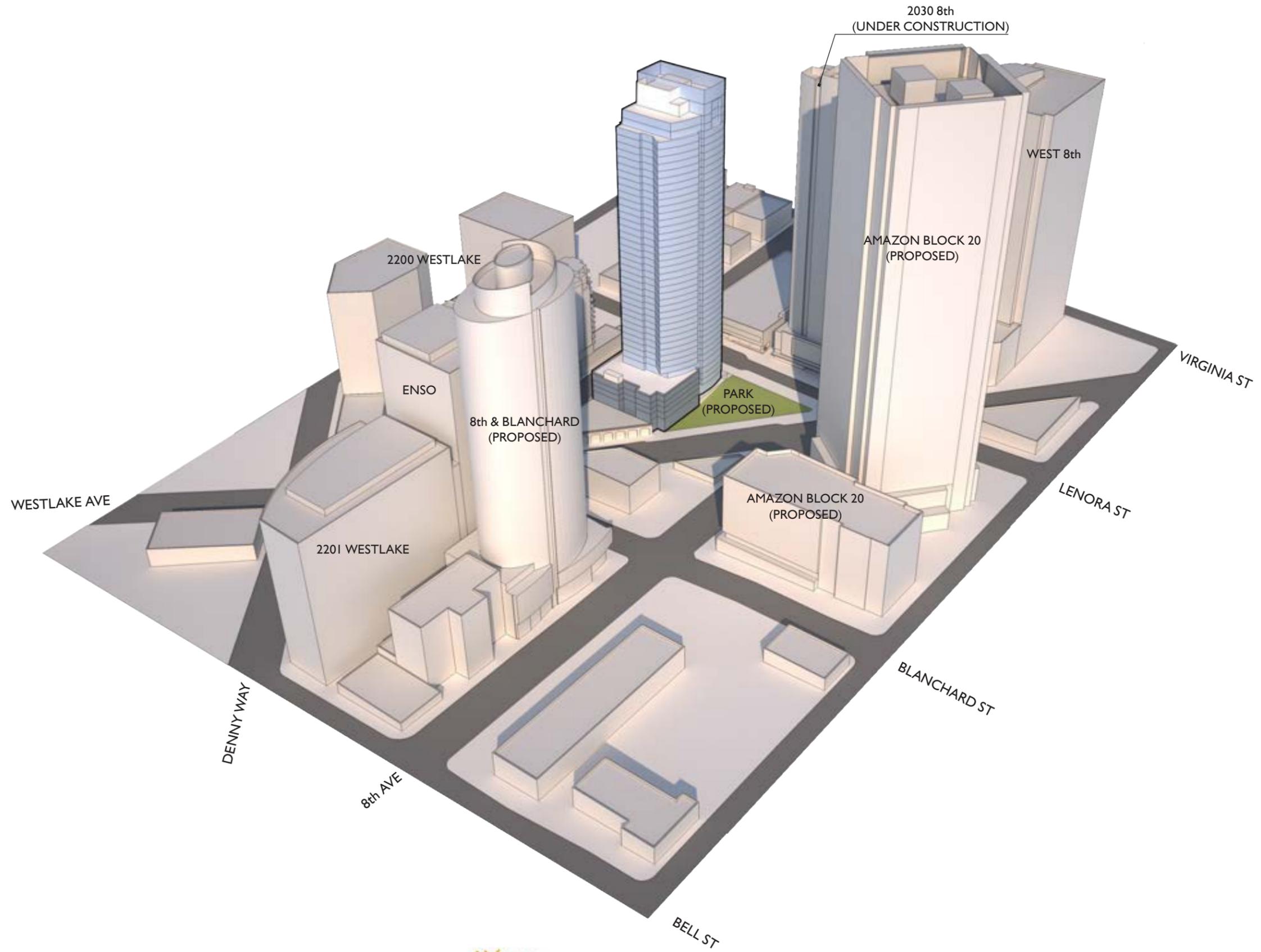
### WESTLAKE & LENORA PARK

OWNER: **SEATTLE PARKS & RECREATION**  
DESIGNER: **SITE WORKSHOP**

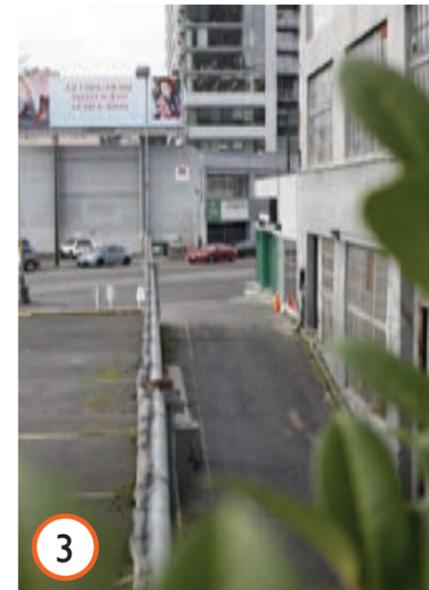
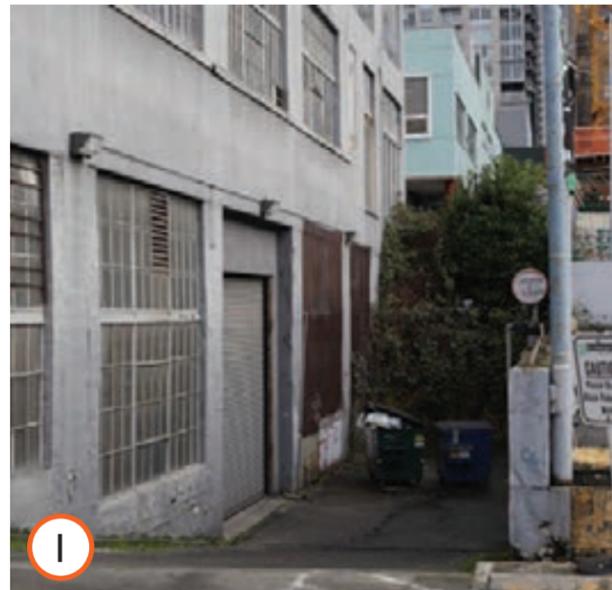
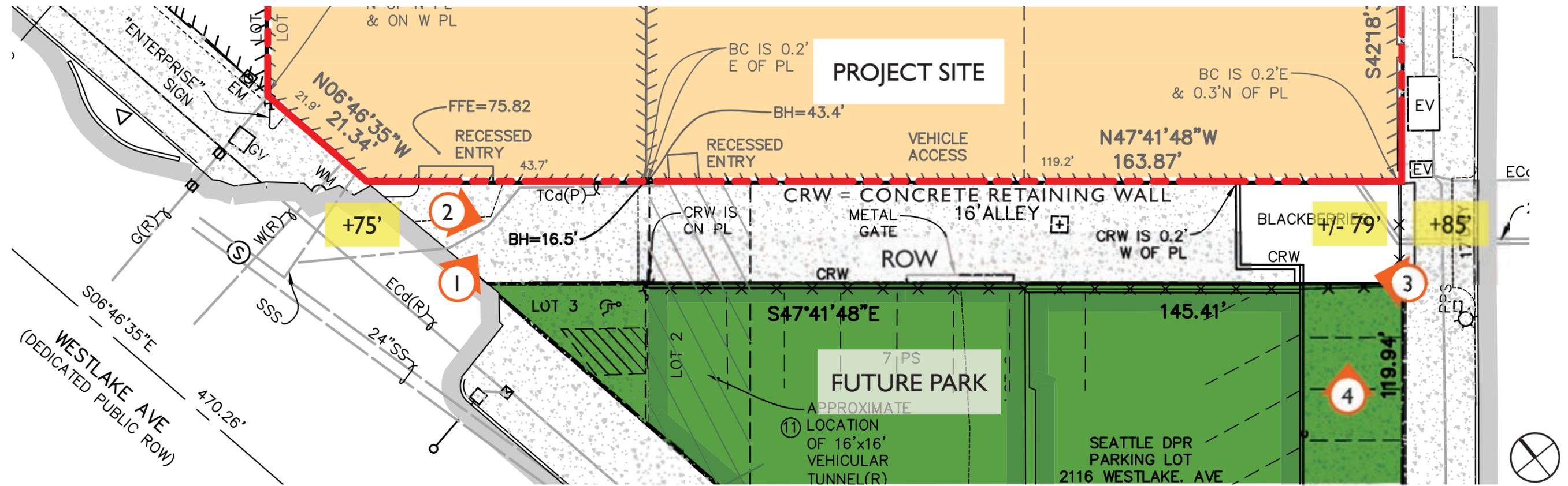
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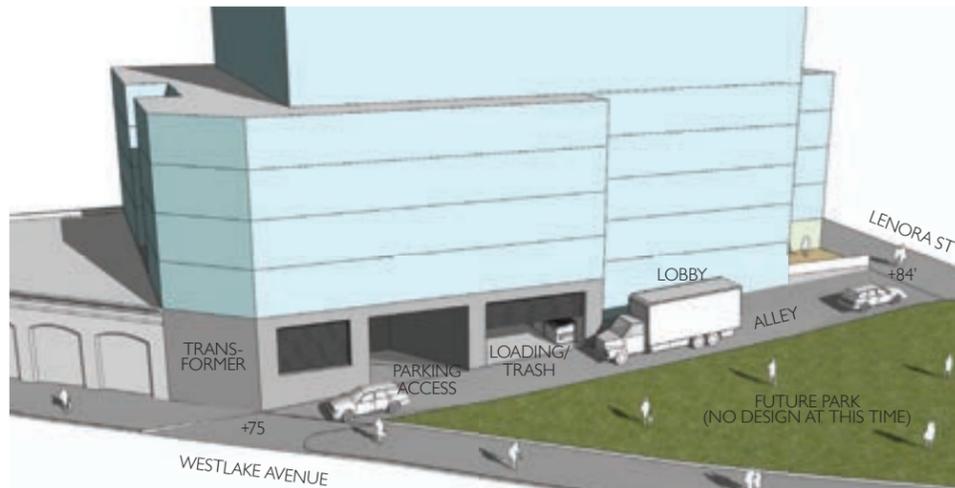
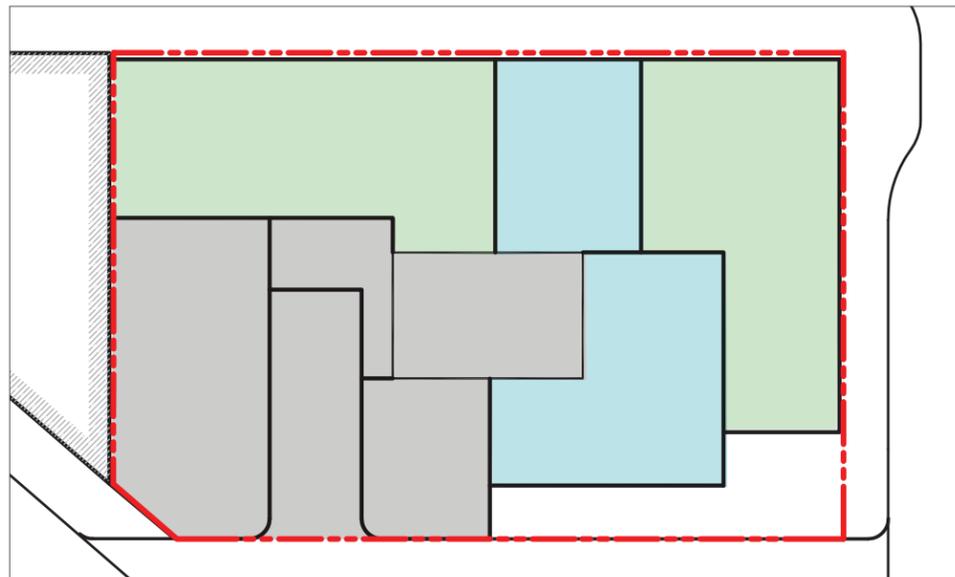
# ALLEY – EXISTING CONDITION



# PROJECT OVERVIEW – 9TH & LENORA

## WHERE WE BEGAN

Code compliance was the starting point for the project. But code compliance would have presented the future park with a façade full of garage doors, loading docks, garbage storage, transformer louvers, and other “alley” like, but required features. The design team and client recognized that this would be a lost opportunity for superior urban design.



CODE COMPLIANT

## DESIGN JOURNEY

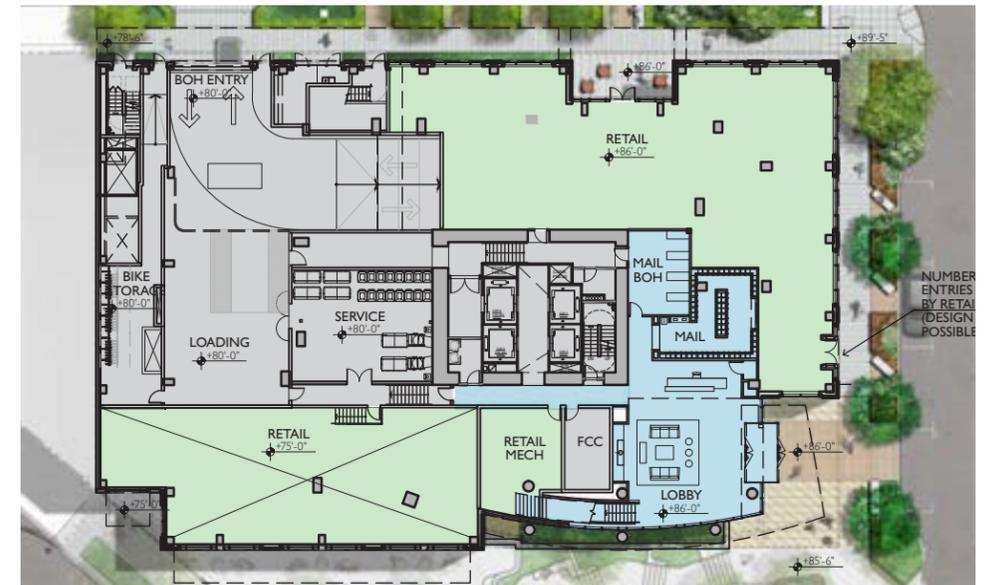
At EDG we proposed a scheme that flipped the alley uses to front 9th Avenue. The DRB was supportive of the move, but not supportive of the scale of impacts along 9th. The design team was challenged to front 9th Ave with at least 60% active uses, which meant internalizing much of the mechanical components that usually line the alley.



02.16.14 EDG

## WHERE WE LANDED

The design team was able to internalize and combine uses. The added cost and complexity of which the project’s owner felt benefitted the neighborhood to such a degree that they were incorporated into the budget. The last component to realizing the best urban design solution for the site was an alley vacation which would allow the park uses to directly abut the building and retail uses to spill out into the park. This vacation is not required to build the residential project, nor would modifications need to be made to the project should a vacation not be granted.

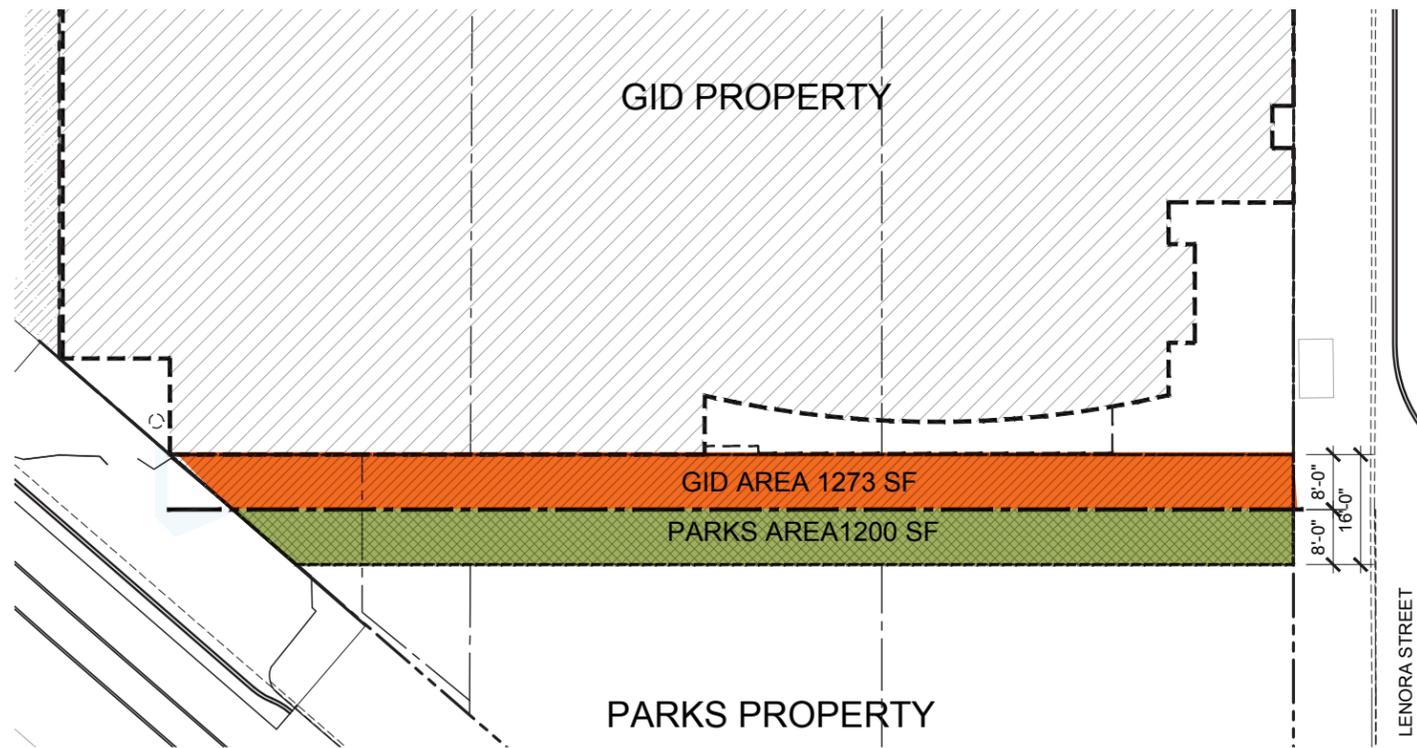


07.10.14 DRB

# OWNERSHIP LINE

## OWNERSHIP LINE – STANDARD DIVISION PLAN

Typically for an alley vacation, the ownership line would be proposed as down the middle, or 50/50 along the centerline for the ROW. Due to the angle of Westlake, this configuration would place more sf of real estate to the 9th and Lenora project and less to the proposed park site.

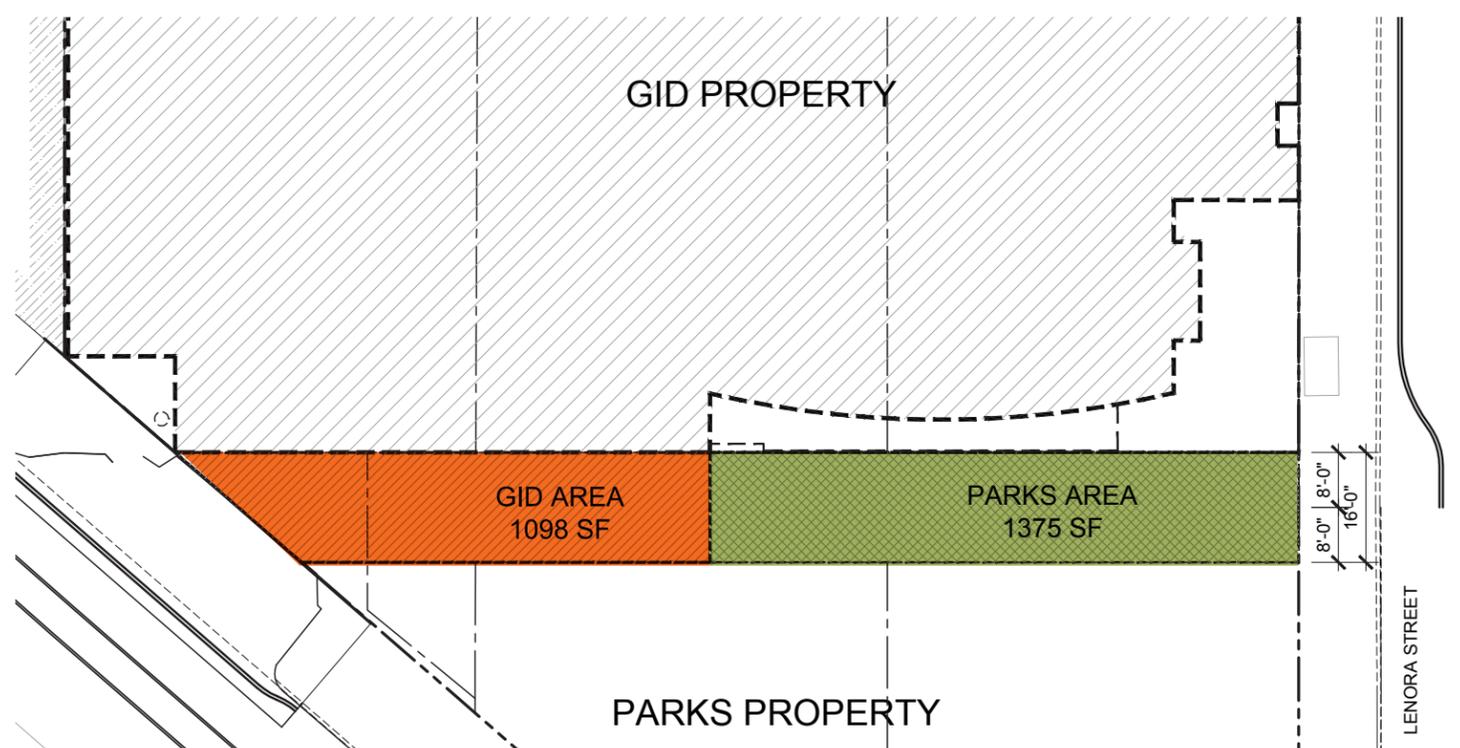


## OWNERSHIP LINE – PROPOSED PLAN

Our proposed scheme (still under negotiation with Parks) is to provide a more S-shaped division of property once vacated that would provide 175 more sf for Parks than the standard division plan.

### ADVANTAGES

- More square footage in park use.
- More responsive property line to proposed uses (GID controls more space in front of the retail, and there is no property division awkwardly located mid-stair. Security issues easier to solve.
- Easier construction, park elements like the stairs are built 100% on park property.



SUBJECT TO FUTURE AGREEMENT

# COSTS TO ACHIEVE THE VISION

NONE OF THESE COSTS WERE NECESSARY TO THE PROPOSED RESIDENTIAL PROJECT, OTHER THAN TO MAKE IT POSSIBLE FOR THE PARK AND BUILDING TO COEXIST WITH A COHESIVE URBAN DESIGN STRATEGY.



## COST TO RELOCATE TRANSFORMER FROM LEVEL 1 TO LEVEL P1 = \$330,000

EXTEND RATED DUCT BANK (~60 LF @ \$1,800/LF) AND EXHAUST SHAFTS TO ONE LEVEL BELOW GRADE (~120 LF @ \$410/LF), NEW RATED CMU WALL CONSTRUCTION, ACCESS HATCH (FOR REMOVAL), AND HOIST BEAM (APPROX. \$50K TOTAL), AND APPROX. 470 SF OF RATED STOREFRONT FOR TRANSFORMER ROOM EXHAUST (~470 SF @ \$260/SF) TO EXHAUST TO THE EAST.

3

## COST TO RELOCATE SWITCHGEAR EQUIPMENT FROM LEVEL 2 TO P2 = \$55,000

EXTEND SERVICE CONDUCTORS (APPROX. 50 LF) AND MAIN FEEDER (APPROX. 25 LF) ANOTHER LEVEL DOWN (~\$100K). MEZZANINE STRUCTURE (ABOUT 912 SF) AT A CREDIT VALUE OF ABOUT \$40K.

2

## PREMIUM COSTS TO CO-LOCATE GARAGE ENTRANCE AND PARKING ENTRANCE = \$85,000

2 DEEP/WIDE BEAM TRANSFERS TO ELIMINATE COLUMNS IN THE ENTRY BAY AREA AT \$42.5K EACH IN ORDER TO CREATE THE CLEAR SPACE REQUIRED FOR A CO-LOCATED GARAGE ENTRY AND LOADING DOCK.

1

## GARAGE – ADDED 1/2 LEVEL OF GARAGE TO REPLICATE LOST PARKING = \$1,055,000

ADD 1/2 LEVEL OF PARKING TO REPLACE PARKING LOST DUE TO TRANSFORMER AND SWITCHGEAR RELOCATIONS INTO GARAGE – ADDED APPROXIMATELY 10,000 SF OF PARKING AREA AT APPROXIMATELY \$100/SF.

4

## 500% OF THE REQUIRED LANDSCAPE PLUS ADDITIONAL SIDEWALK WIDTH PROVIDED ALONG 9TH AVENUE = \$89,000

PLANTING: 2070.3 SF OF PLANTING WHICH IS 1,620 SF MORE THAN REQUIRED FOR A TOTAL ADDITIONAL VALUE OF \$40,500 AT \$25/SF  
PAVING: 650 SF ADDITIONAL PAVING WHICH IS \$48,750 AT \$75/SF  
TOTAL ADDED VALUE: \$89,250

5

## RELOCATED LEASING FROM GROUND FLOOR RETAIL TO UPPER LEVEL = \$623,000

8900 SF OF L2 MEZZANINE @ \$70 / SF = \$623,000

6

**TOTAL COSTS: \$2,237,000**

# BENEFICIAL OUTCOMES



# ARE THERE QUANTITATIVE BENEFITS TO GID FROM ALLEY VACATION?

TYPICAL REASONS FOR ALLEY VACATIONS	GID
INCREASE FLOOR AREA	NA
BUILD ON FORMER ALLEY	NA
BUILD UNDER FORMER ALLEY	NA
BUILD OVER FORMER ALLEY	NA
RECONFIGURE SITE TO A SHAPE BETTER SUITED FOR DEVELOPMENT	NA
INCREASE SIZE OF SITE BY JOINING LOTS ACROSS ALLEY	NA
TYPICAL BENEFITS RECEIVED FROM ALLEY VACATIONS	GID
ADDITIONAL UNITS / LEASEABLE SF	NA
ADDITIONAL PARKING	NA
FEWER BELOW GRADE LEVELS REQUIRED / LESS EXCAVATION	NA
MORE EFFICIENCY / YIELD P/SF OF DEVELOPMENT	NA
INCREASED LAND VALUE	NA
TANGIBLE BENEFITS	GID
INCREASED RENT LEVELS	NA
INCREASED LEASE VALUE FOR RETAIL	NA
INTANGIBLE BENEFITS	GID
IMPROVED CURB APPEAL	Minimal benefit received. Because the alley is no longer required for service, the finish level could be more pedestrian friendly if vacation is not granted.

# WITHOUT & WITH ALLEY VACATION

WITHOUT ALLEY VACATION

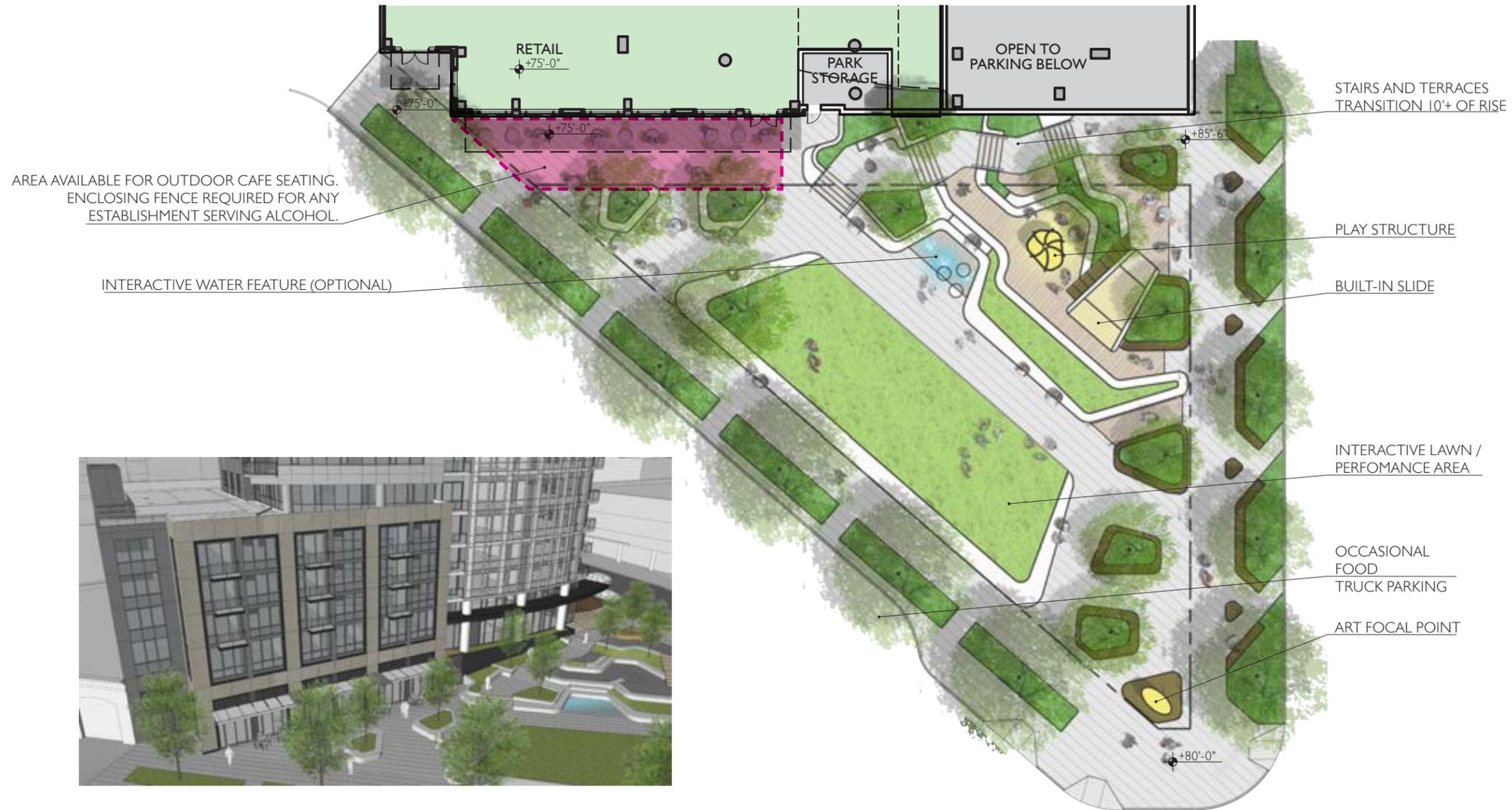


ALLEY VACATION



# PROJECT OVERVIEW – PROPOSED PARK

## PARKS & RECREATION PUBLIC BENEFITS



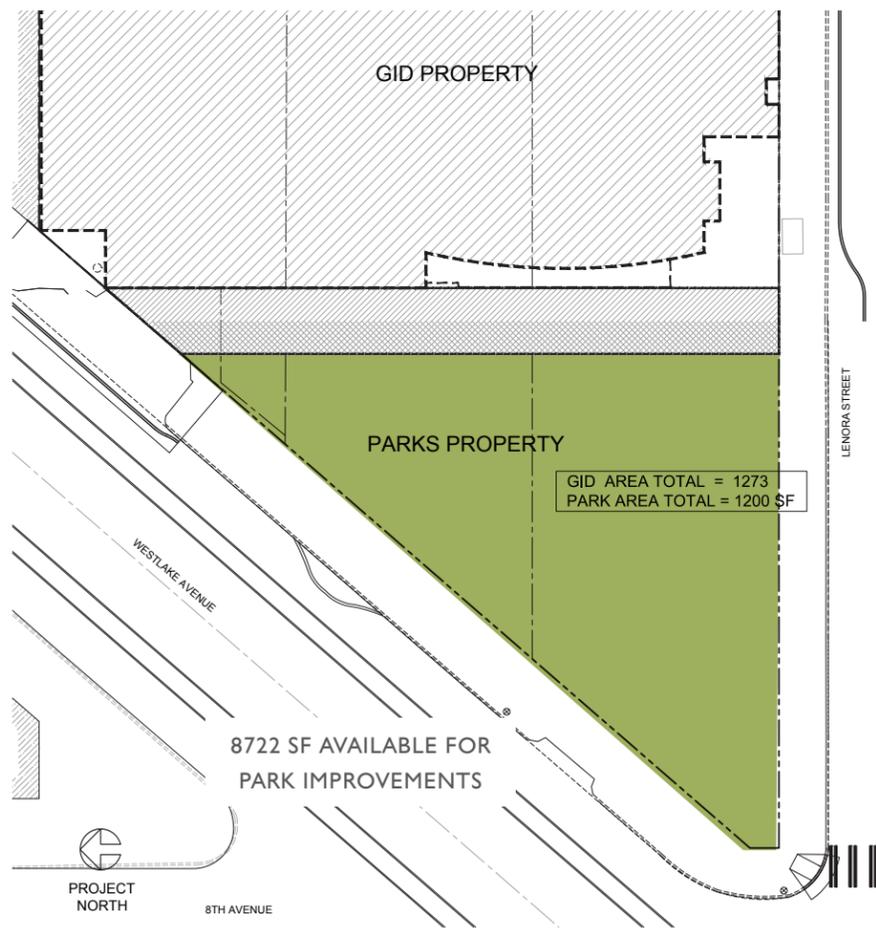
# PUBLIC BENEFITS SCHEDULE – OVERVIEW

	PUBLIC BENEFIT	DESCRIPTION	REQ'D	PROPOSED BENEFIT	
PARKS & RECREATION	1	<b>EXPAND &amp; CONSTRUCT PARK IMPROVEMENTS</b>	Improve additional vacated alley parcel into publicly accessible urban park space.	None	1,200 sf under standard division, 1,375 sf under current proposal
	2	<b>ACTIVATE INITIATIVE 42 – PARK IN PERPETUITY</b>	Ordinance 118477 allows for the permanent use of the alley space as a park.	None	1,200 sf under standard division, 1,375 sf under current proposal
	3	<b>ACTIVATE TITLE 18 – SAFETY &amp; ENFORCEMENT</b>	Title 18 of Seattle Municipal Code, established by Ordinance 118607 (Exclusion Ordinance) allows for additional enforcement tools by Seattle Police and Park Rangers.	None	1,200 sf under standard division, 1,375 sf under current proposal
	4	<b>EXPAND EVENTS &amp; PROGRAMMING</b>	The additional parkland allows the park to hold many more people comfortably while still providing room for the park elements. The added space becomes a means of connectivity in contrast to a barrier. It makes the park more inviting and desirable. Due to this, the site is able to be programmed at a higher level. The proposed storage space in the tower creates more opportunity for programming requiring equipment.	None	Public Events and Programming See page 10 for details
GID PROPOSED PUBLIC BENEFIT	1	<b>COMMITMENT TO RETAIL</b>	GID will commit to utilizing the space adjacent to the park as a street-level use under the Downtown land use code, such as retail, restaurant or entertainment. If the space were to be vacant for a period of time, GID will commit to install a temporary pedestrian-activating use in the space, such as a gallery or performance space, an urban nursery, pop-up shops or a cultural center until such time as the space is released to a street level use.		Assurance that the park edge will be able to be activated by retail uses, rather than sales office, amenity, storage, or other residential building uses.
	2	<b>STORAGE AREA</b>	The project will include a secure storage area for Park's use in the building adjacent to the park for the life of the project. This will allow Parks to store seasonal equipment and furniture and items for events. Street Vacation Policies, Guideline 5.1.B, enhancement of city park		\$208,500 See page 12 for details
	3	<b>PARK / BUILDING EDGE ENHANCEMENT</b>	In addition to the DRB approved stone wall design, the project will include a lump sum contribution to be used for a visually pleasing edge treatment to enhance the experience of pedestrians along the hill climb. This treatment will be designed with continued cooperation between GID and Parks to ensure that the edge of the park reads as a public zone and not a space associated with the proposed residential tower. Street Vacation Policies, Guideline 5.1.B, enhancement of city park, enhancement of pedestrian environment		\$25,000 See page 13 for details
	4	<b>ALLOCATION OF ADDITIONAL ALLEY SF TO PARKS</b>	GID proposed an overlay to the standard division of the alley, which will provide 175 sf of additional Park space dedicated to the park property instead of GID's property.		175 additional sf of park space

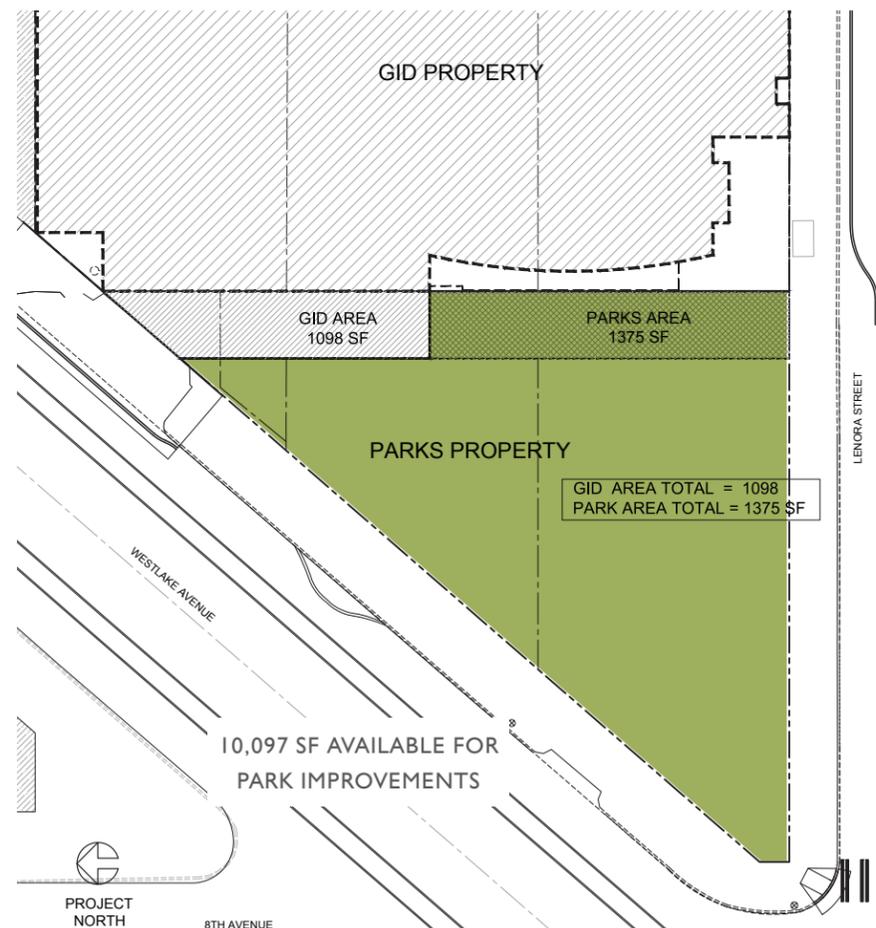


# PUBLIC BENEFITS SCHEDULE – PARKS & RECREATION

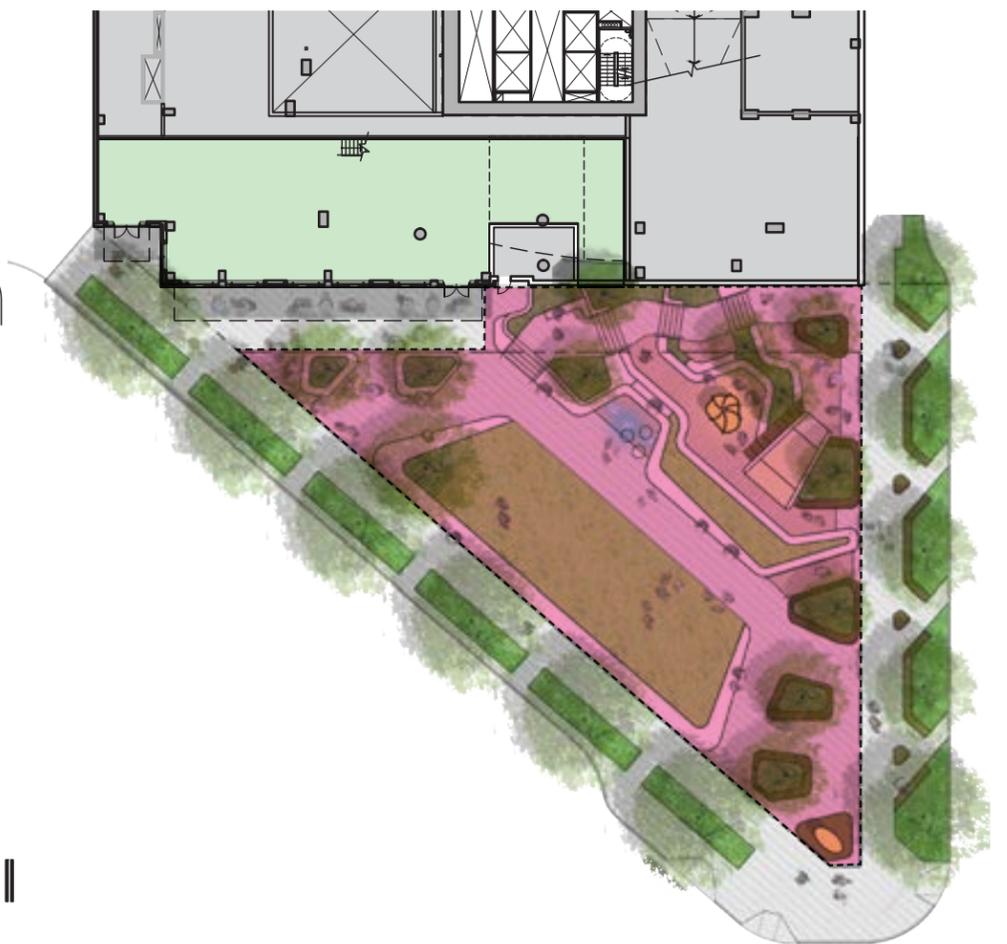
PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED BENEFIT
I. EXPAND & CONSTRUCT PARK IMPROVEMENTS	Improve additional vacated alley parcel into publicly accessible urban park space.	None	1,200 sf under standard division, 1,375 sf under current proposal. The alley vacation allows for an additional 1,200 to 1,375 sf of parkland. This will be in addition to the adjacent parcel of 8,722 sf which is approximately a 15% increase in size.



NO ALLEY VACATION



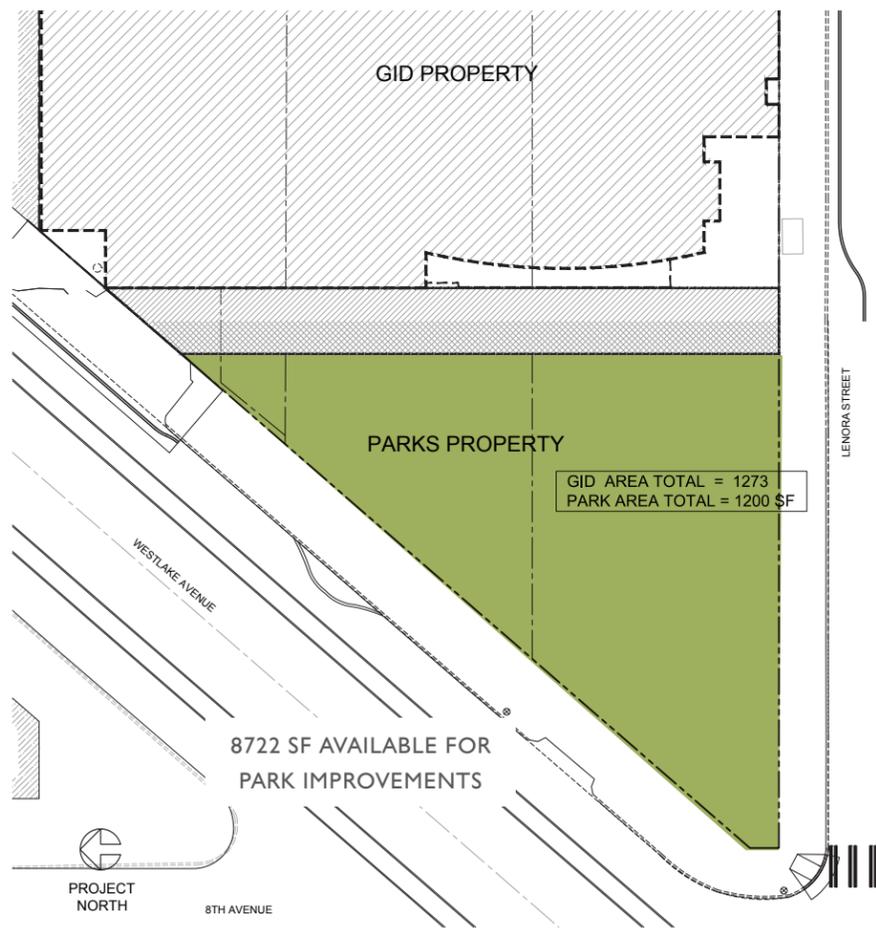
PROPOSED ALLEY VACATION



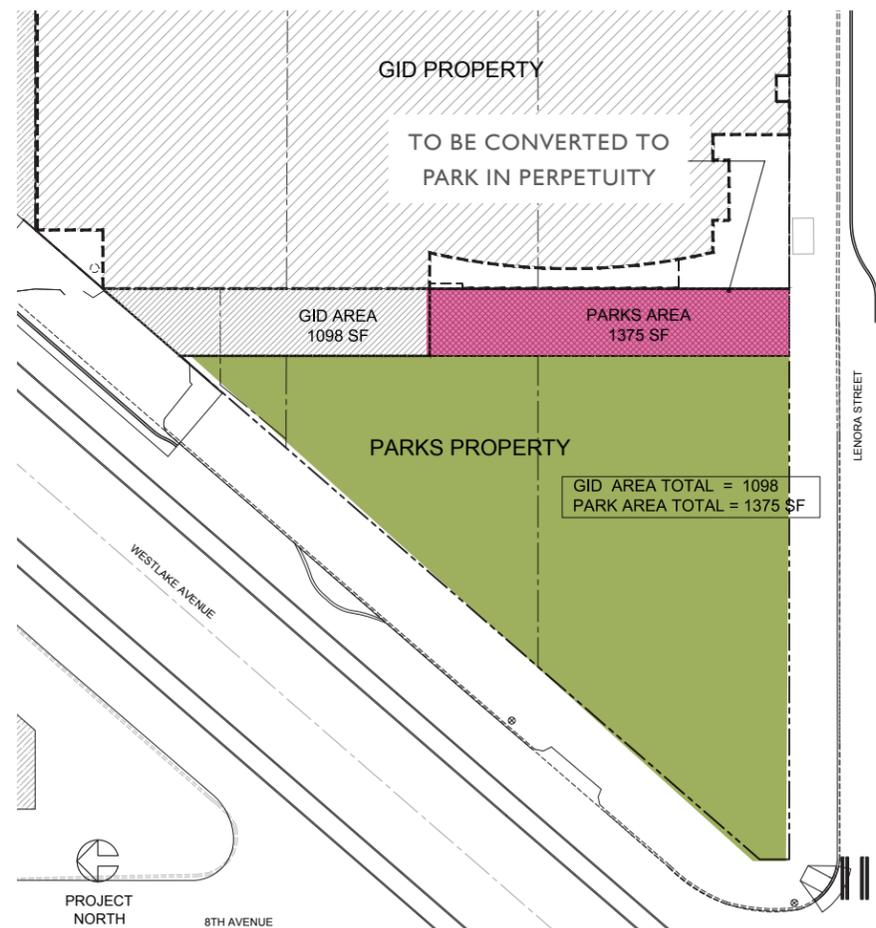
PARK WITH ALLEY VACATION

# PUBLIC BENEFITS SCHEDULE – PARKS & RECREATION

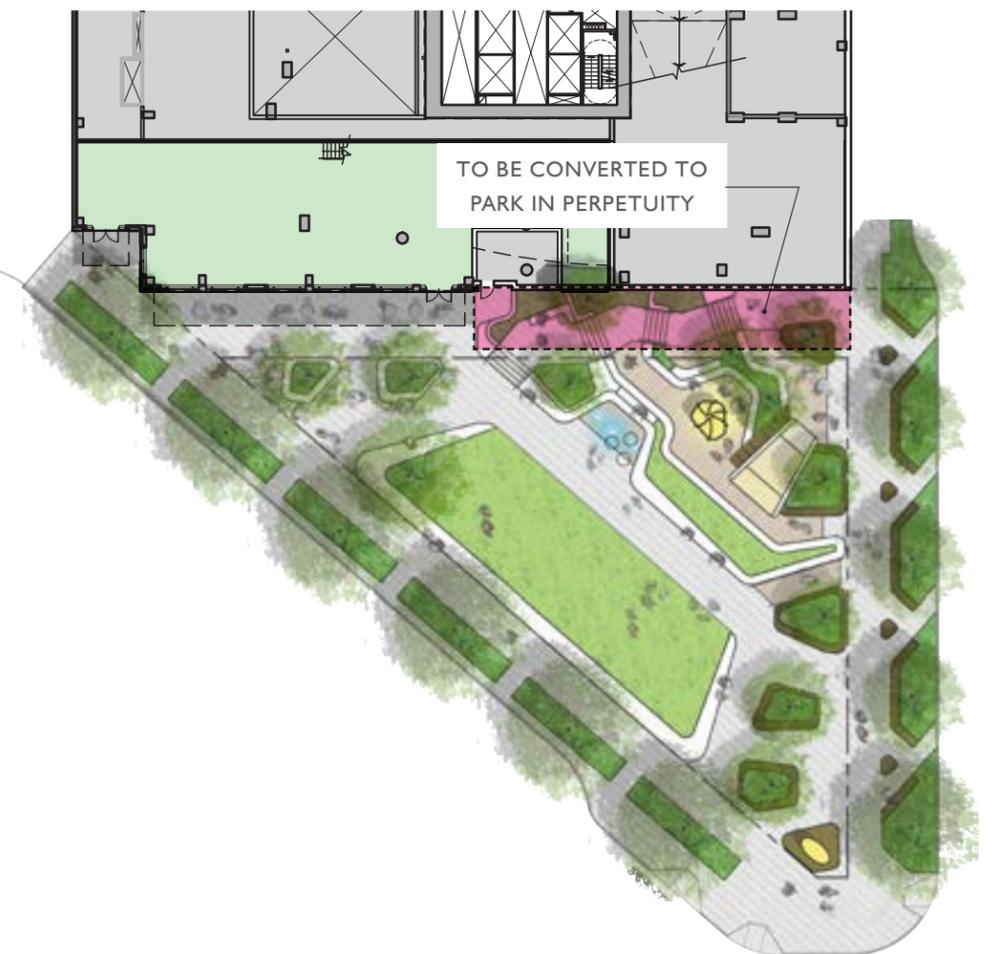
PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED BENEFIT
2. ACTIVATE INITIATIVE 42 – PARK IN PERPETUITY	Ordinance 118477 allows for the permanent use of the alley space as a park.	None	1,200 sf under standard division, 1,375 sf under current proposal



NO ALLEY VACATION



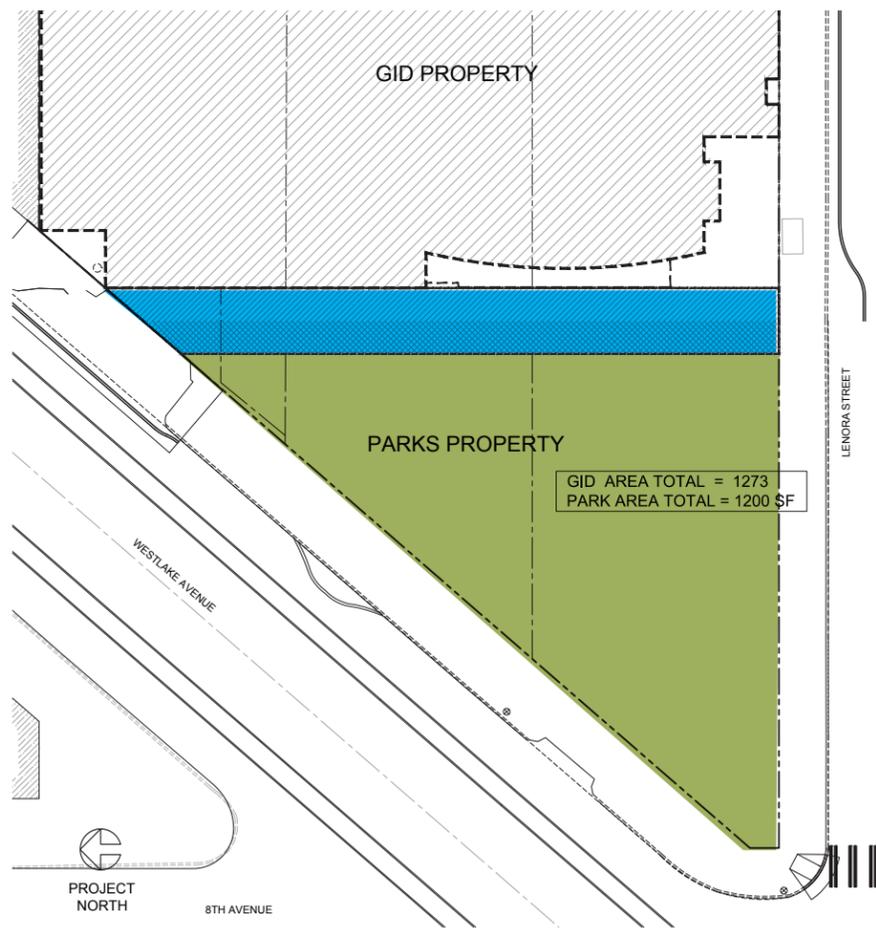
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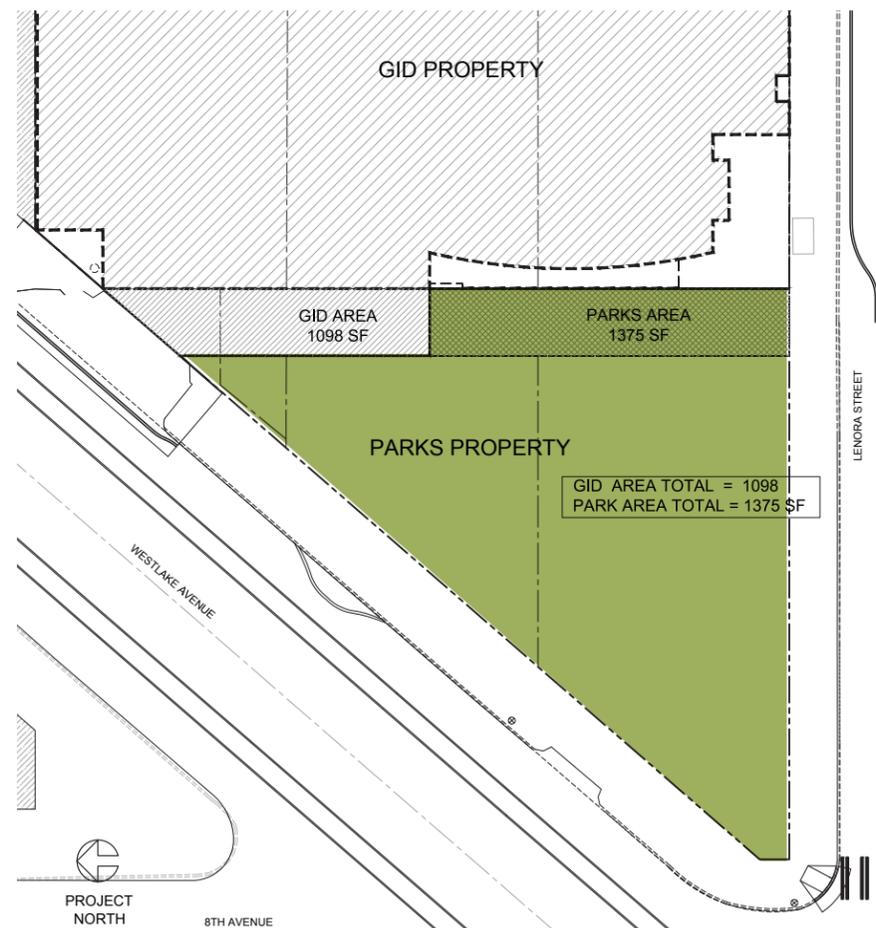
PARK WITH ALLEY VACATION

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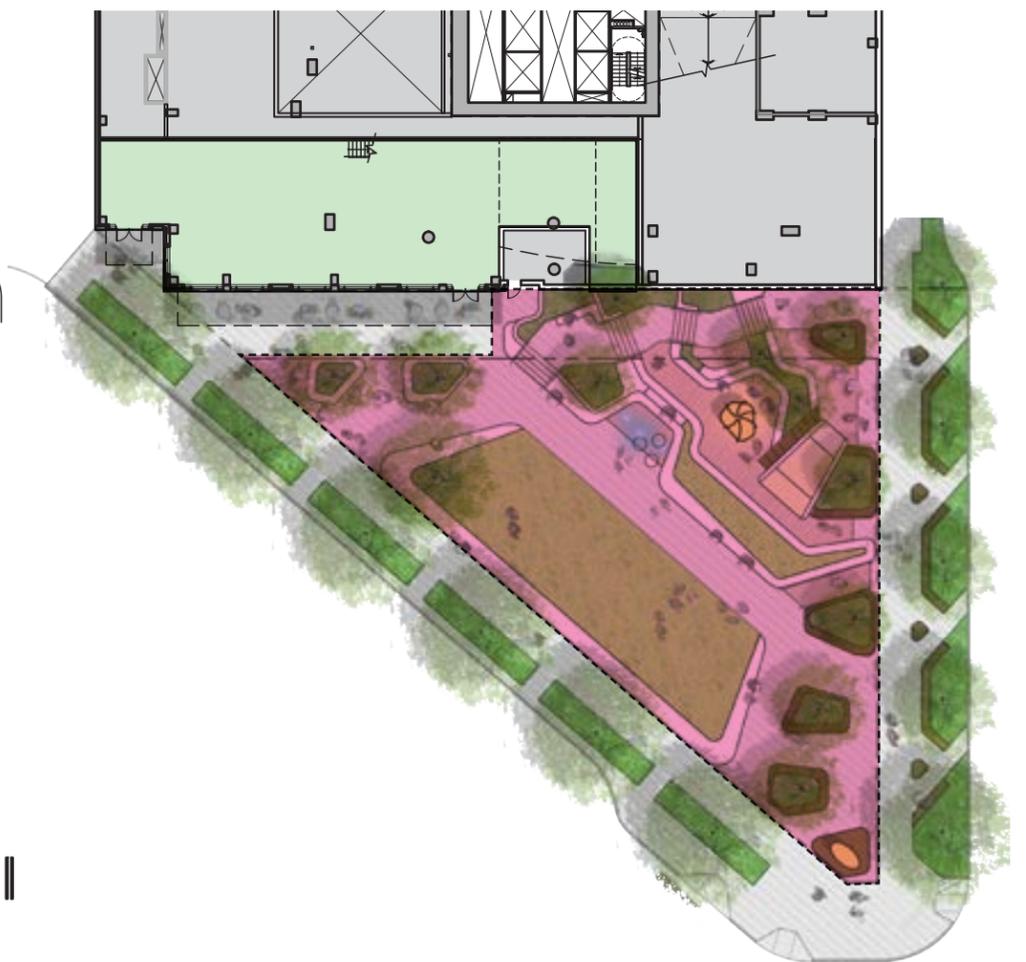
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NO ALLEY VACATION



PROPOSED ALLEY VACATION



PARK WITH ALLEY VACATION

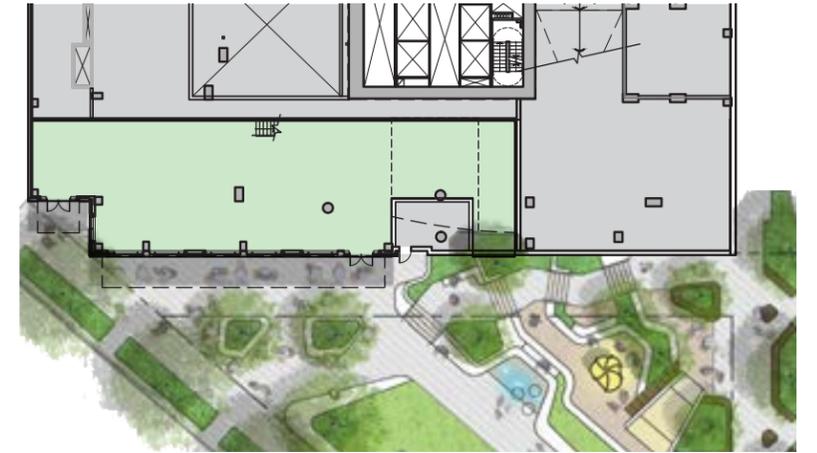
# PUBLIC BENEFITS SCHEDULE – PARKS & RECREATION

PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED BENEFIT
<p><b>4. EXPAND EVENTS &amp; PROGRAMMING</b></p>	<p>The additional parkland allows the park to hold many more people comfortably while still providing room for the park elements. The added space becomes a means of connectivity in contrast to a barrier. It makes the park more inviting and desirable. Due to this, the site is able to be programmed at a higher level. The proposed storage space in the tower creates more opportunity for programming requiring equipment.</p>	<p>None</p>	<ol style="list-style-type: none"> <li>1. Inclusion in the weekday Buskers Program. (Performers of 1-2 people are scheduled at the park and are tips are subsidized by Parks.) \$50-\$100/hr.</li> <li>2. Monitored by Concierge. This park will be added to the downtown concierge circuit to be monitored for cleanliness and safe use. The concierge will be present on site during programmed events and will put out equipment for use such as giant chess and platforms for buskers. Concierge makes \$21/hr.</li> <li>3. Inclusion in Imagination Playground and other Children's Activities on select weekends. The storage area allows easy access to imagination play and other equipment. The concierge will be present on site during programmed events and will put out equipment for use. Concierge makes \$21/hr.</li> <li>4. Equipment purchase.</li> </ol>



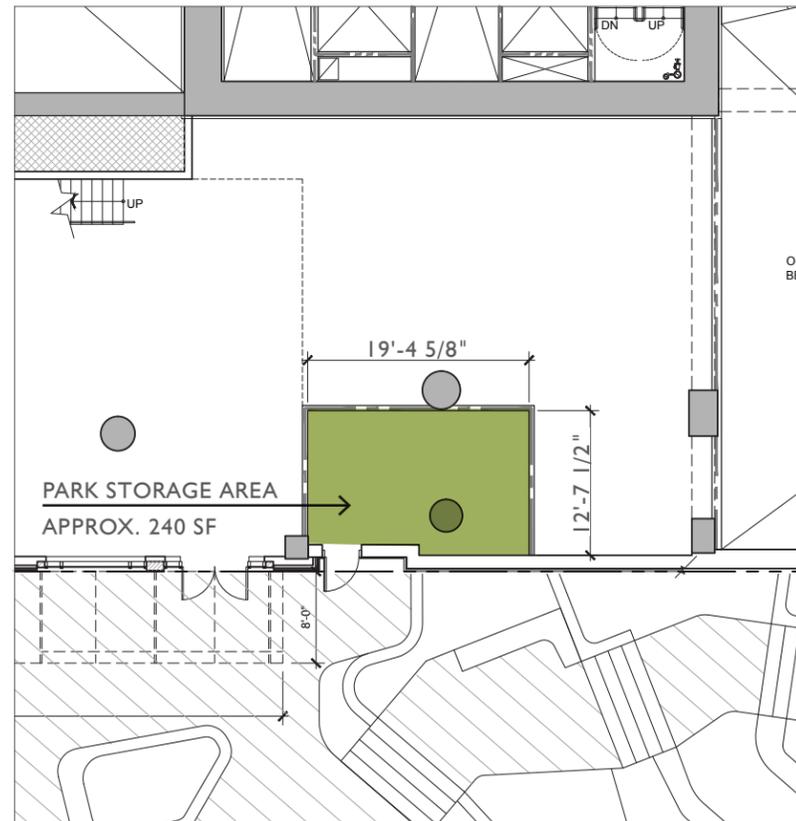
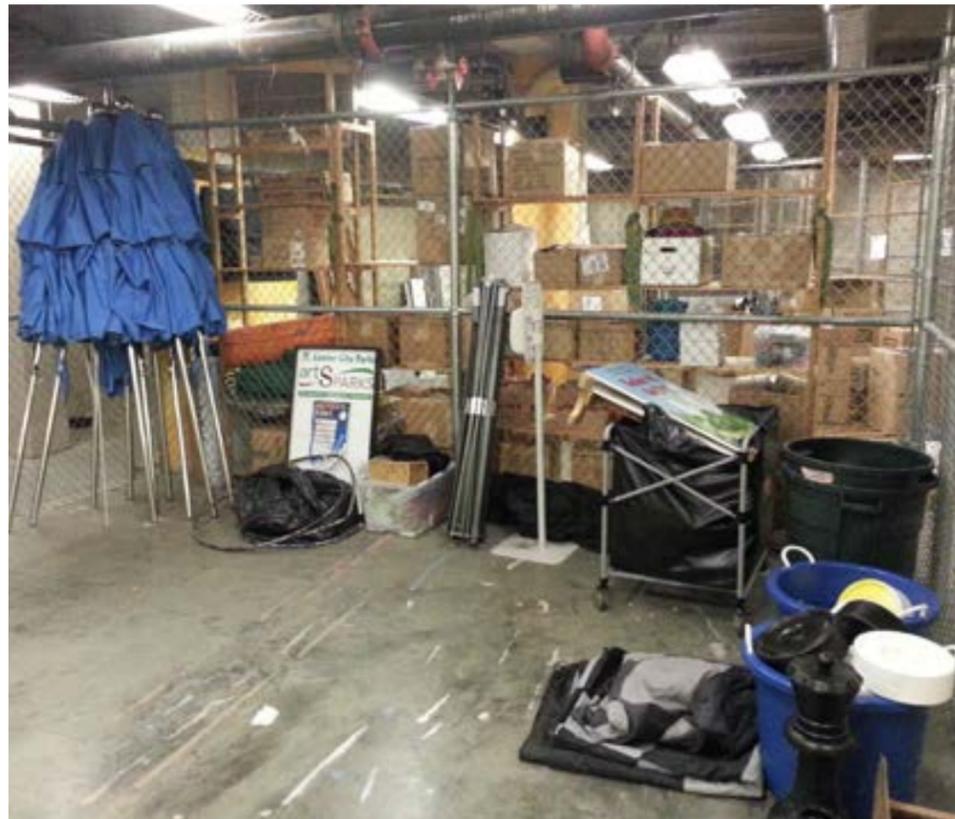
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<p><b>I. COMMITMENT TO RETAIL</b></p>	<p>GID will commit to utilizing the space adjacent to the park as a street-level use under the Downtown land use code, such as retail, restaurant or entertainment. If the space were to be vacant for a period of time, GID will commit to install a temporary pedestrian-activating use in the space, such as a gallery or performance space, an urban nursery, pop-up shops or a cultural center until such time as the space is released to a street level use.</p>	<p>Assurance that the park edge will be able to be activated by retail uses, rather than sales office, amenity, storage, or other residential building uses.</p>



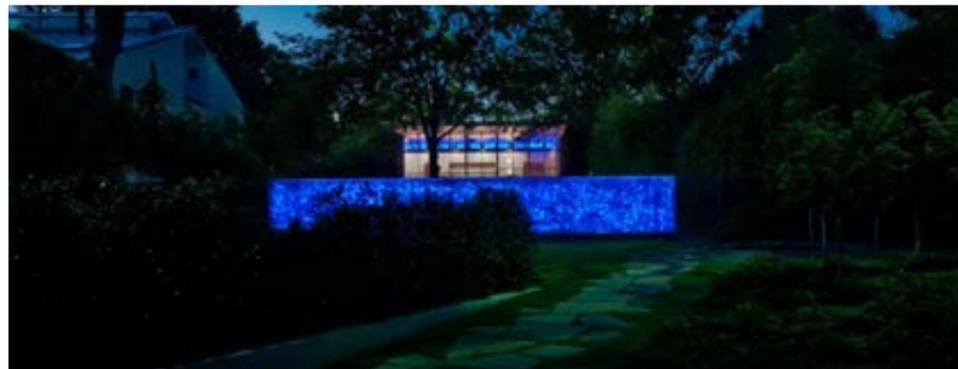
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PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT
<p><b>2. STORAGE AREA</b></p>	<p>The project will include a secure storage area for Park's use in the building adjacent to the park for the life of the project. This will allow Parks to store seasonal equipment and furniture and items for events.</p> <p>Street Vacation Policies, Guideline 5.1.B, enhancement of city park</p>	<p><b>\$208,500</b></p> <p>Approximately 240 sf of storage space construction cost: Approx. \$22,500 (includes sales tax), Break down costs include: Exterior Door \$5000, Walls (\$46/lf @ 100lf) = \$4,600, Electrical Lighting (240sf x \$18sf) = \$4320, HVAC basic supply / exhaust (240 sf x \$22/sf) = \$5280, Plumbing (floor drain) = \$1500 Lost revenue: \$35/sf/year as the net rent. At 240 sf, that is \$8,400 /year in income and over the life of the building at a Capitalization rate of 4.5%, that is \$186,000 over the lifetime of the building.</p>



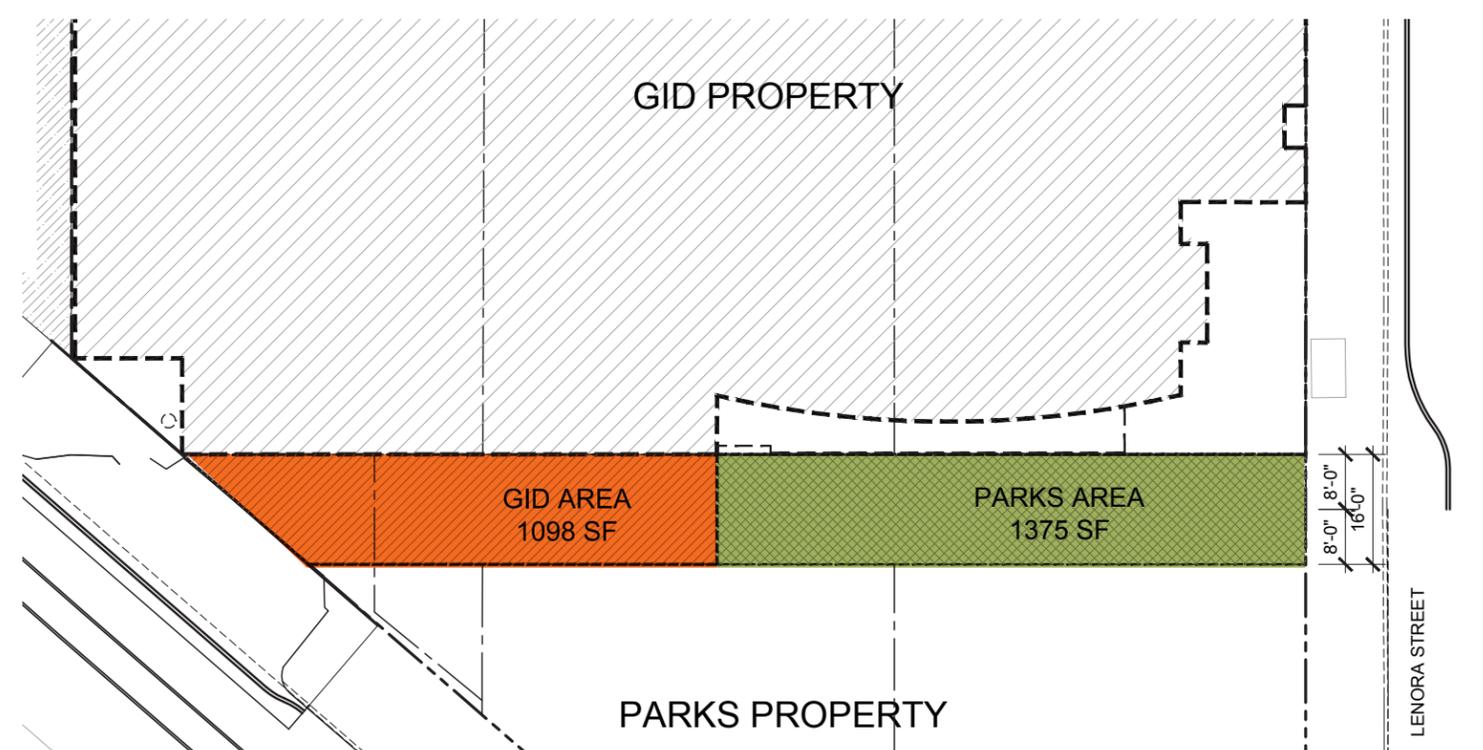
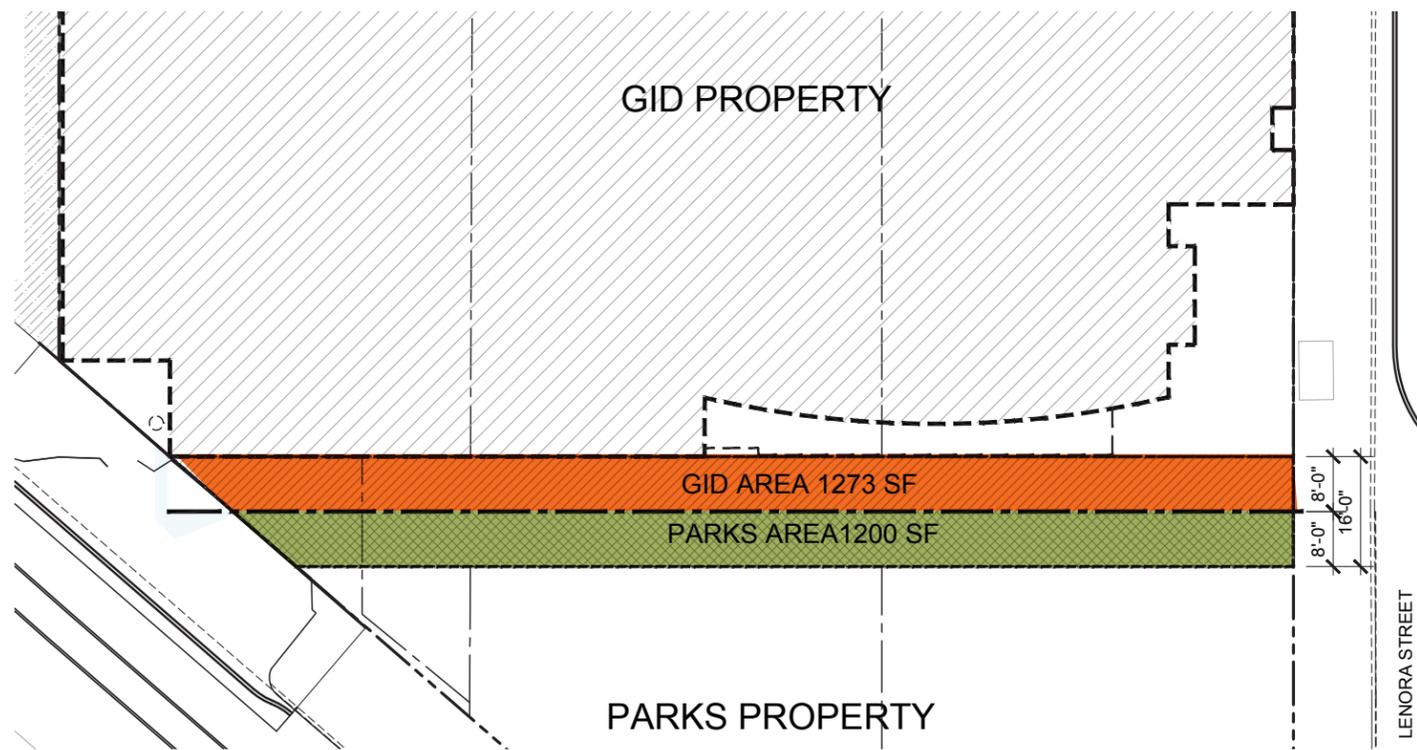
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PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT
<p><b>3. PARK / BUILDING EDGE ENHANCEMENT</b></p>	<p>In addition to the DRB approved stone wall design, the project will include a lump sum contribution to be used for a visually pleasing edge treatment to enhance the experience of pedestrians along the hill climb. This treatment will be designed with continued cooperation between GID and Parks to ensure that the edge of the park reads as a public zone and not a space associated with the proposed residential tower.</p> <p>Street Vacation Policies, Guideline 5.1.B, enhancement of city park, enhancement of pedestrian environment</p>	<p>\$25,000 Contribution to Parks</p>



# PUBLIC BENEFITS – GID PROPOSED PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT
<p><b>4. ALLOCATION OF ADDITIONAL ALLEY SF TO PARKS</b></p>	<p>GID proposed an overlay to the standard division of the alley, which will provide 175 sf of additional Park space dedicated to the park property instead of GID's property.</p>	<p>175 additional sf of park space</p>



SUBJECT TO FUTURE AGREEMENT

