Agenda

Introduction
1. Project Goals & Objectives
2. Urban Context
3. Site Constraints & Opportunities
4. Development Scenarios
   1. Base Concept (Alley)
   2. Proposed Concept (Alley Vacation)
5. Design Approach
   1. Urban Streetscapes
   2. Pedestrian Engagement & Human Scale
   3. Open Space Opportunities – Landscape Design
   4. Qualities of Experience
   5. Environmental Sustainability
6. Public Benefits
Development Objectives

• Establish a sense of place
• Create a street presence and provide unique retail vitality
• Respect and contribute to the character of the neighborhood
• Foster connection to transportation networks, including South Lake Union Streetcar, bicycle routes and pedestrian-oriented streets
• Create open space in a thoughtful manner
• Maximize building area on the site
• Build a sustainable project striving for LEED Gold
• Achieve efficient floor plates and overall high efficiency of project
• Locate parking below grade
Urban Context
1. Site Location
2. SLU Gateways, Parks & Hearts
3. Specific Street Characteristics
4. View Opportunities
SLU Gateways
Major Arterial Characteristics
Site Constraints & Opportunities

1. Existing Site Conditions
2. Site Dimensions & Topography
3. Streets & Access
4. Height Limits
5. Neighboring Buildings
Existing Site – Block 93

Address 515 Westlake Avenue North
Site Area 80,986 SF
Zoning SM-65 Seattle Mixed

Existing Buildings to Remain
Site Dimensions & Topography
Height Limit

85' Height Limit
6 Floors with two floors of 14’
No FAR limit
Photos: the Site
Photos: the Site
Photos: Neighboring Buildings
Photos: Neighboring Buildings
Development Scenarios

1. Base Concept (Alley)
   - Development Potential
   - Planning Solution Viability
   - SDOT: Mercer Connection Objection

2. Proposed Concept (Alley Vacation)
   - Development Potential
   - Planning Solution “Win-Win”
   - Transportation Benefits: Mercer
     - Westlake Curb Cuts
   - Other Benefits
     - Open Space
     - Pedestrian Experience
     - Light & Air
Base Concept (Alley)
Proposed Concept (Alley Vacation)
Extent of Alley Vacation

- VACATED: 4,361 SF
- TO REMAIN: 2,240 SF
- NEW ALLEY: 2,168 SF
- 2' DEDICATION: 280 SF
- PRESENT ALLEY AREA: 6,601 SF
- NEW ALLEY AREA: 4,678 SF
- ALLEY AREA LOST: 1,923 SF
Proposed Concept

- No Mercer connection
- Create meaningful open space
- Less SF development area
Westlake Curb Cuts
Design Approach

1. Urban Streetscapes
   • Edge Definition
   • Transparency/Permeability

2. Pedestrian Engagement & Human Scale
   • Elevation Design Framework
   • Street Frontage Strategies / Ground Effects

3. Open Space Opportunities
   • Two Street Plazas
   • Pedestrian Galleria
   • Landscape Design

4. Qualities of Experience
   • Activation of Public Realm
   • Light & Air Between Buildings

5. Environmental Sustainability
   • Orientation & Energy Efficiency
   • Green Roofs & Stormwater Management
Proposed Site Plan
Pedestrian Engagement & Human Scale
9th Ave Elevation Concept
Westlake Elevation Study
Fifth Elevation: Roof
Open Space

9TH Ave.
PLAZA

WESTLAKE
PLAZA

W 9TH AVE.

PLAZA

PEDESTRIAN GALLERIA

WESTLAKE
PLAZA

2012 0621  Design Commission
BLOCK 93  Proposed Design Framework
Parasol Concept
2012 0621  Design Commission
BLOCK 93  Proposed Design Framework
Proposed Concept - Summary of Merits

Public Open Space
Urban Streetscapes
Pedestrian Engagement & Human Scale
Development Area
Pedestrian & Transit Connectivity
Transportation Function
Bike related features
Qualities of Experience
Environmental Sustainability
Public Benefits – Alt Transportation modes

- Pull back Street-level building façades
- Public Open Space: Pedestrian Plazas & Galleria
- Streetcar stop incorporated in building design
- Space for Bike-related amenities
- Eliminate Vehicle access to Mercer
Public Benefits – Pedestrian Amenities

- Overhead Weather Protection
- Fixed + Movable seating
- Abundant Landscaping
- Active Retail
Public Benefits – Sustainable Initiatives

- Target LEED Gold
- Trip Reduction Plan