Agenda

Introduction
1. Design Commission Follow-Up from 06/21
2. SLU Context Review
3. Existing Streets and Site Opportunities
4. Design Approach
   1. Specific Pedestrian Streetscapes
   2. Pedestrian Experience - Human Scale, Landscape
   3. Open Space Opportunities
   4. Program Activation Opportunities
   5. Bike Amenities
   6. Environmental Sustainability
5. Public Benefits
SLU Context
1. Site Location
2. Transit/Transport
3. Pedestrian Access
4. Ped/Bike Routes
5. Street Types
6. Alleys
7. Open Space
Site Location
Transport
Pedestrian Access
Ped & Bike Routes
Street Types
Alleys
Open Space
Site Constraints & Opportunities

1. Review Existing Site
2. Review Site Dimensions & Topography
3. Streets & Access - Detailed Update
Development Concept Alternatives

BASE CONCEPT
WITH NO ALLEY VACATION

PROPOSED CONCEPT
WITH ALLEY VACATION
Existing Site – Block 93

Address  515 Westlake Avenue North
Site Area  80,986 SF
Zoning  SM-65 Seattle Mixed
Site Dimensions & Topography
Height Limit

85' Height Limit
6 Floors with two floors of 14'
No FAR limit
Streets & Access
Extent of Alley Vacation

- Vacated: 4,361 SF
- To Remain: 2,240 SF
- New Alley: 2,158 SF
- 2' Dedication: 280 SF
- Present Alley Area: 6,601 SF
- New Alley Area: 4,678 SF
- Alley Area Lost: 1,923 SF
Design Approach

1. Specific Pedestrian Streetscapes
   • Street Character Responses
   • Hardscape/Landscape

2. Pedestrian Experience
   • Individual Street Frontage Strategies
   • Ground Effects - Transparency/Permeability/Human Scale

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

4. Program Activation Opportunities
   • Activation of Public Realm
   • Bike Amenities

5. Environmental Sustainability
   • Orientation & Energy Efficiency
   • Green Roofs & Stormwater Stories
Site Plan

Enhanced Pedestrian Experience
Photos: Neighboring Buildings
Streetscape Sections

C 9th Ave N  E  Republican  F  Westlake

VULCAN

2012 0705  Design Commission  BLOCK 93  Proposed Design Update

ZGF
Street Section Mercer near Westlake (Retail)
Street Section  Mercer street near 9th Ave N
Fifth Elevation: Roof
Open Space

9TH Ave.
PLAZA

WESTLAKE
PLAZA

PEDESTRIAN GALLERIA
Galleria Landscape
Parasol Concept

“PARASOL” CONCEPT: ENHANCE DAYLIGHT, PROVIDE SHELTER

- WESTLAKE PLAZA
- POTENTIAL FOOD VENDORS
- building lobby
- ninth ave plaza
- retail activity zone
- seating and lingering
Proposed Concept - Summary of Merits

Public Open Spaces
Reduced Development Area
Traffic Flow Improvement (Mercer)
Improved Architectural Scale Modulation
Consistency w SLU U.D. Framework
Enhanced Pedestrian Streetscapes
Pedestrian Experience & Human Scale
Pedestrian & Transit Connectivity
Bike related Amenities
Environmental Sustainability
Public Benefits Summary
1. Voluntary Building Setbacks
   a. Full length along 9th Avenue North (First Floor)
   b. Full length (except retail frontage) along Mercer Street
   c. Portions of Westlake Avenue North
   d. Portions of Republican Street

2. New Public Open Space (approximately 20,000sf)
   a. 9th Avenue "Plaza"
   b. Westlake “Plaza”
   c. Pedestrian Galleria

3. Reduce Building Scale
   a. Re-orient building to address 410’ facade along 9th Avenue N.
   b. Re-orient buildings to address 290’ facade along Westlake Avenue N.

4. Streetscape Amenities
   a. Sidewalk replacement on Westlake, 9th Avenue N., and portions of Republican Street
   b. Upgraded alley paving at Westlake Avenue N.
   c. Street tree upgrades (caliper)
   d. Planting improvements in R.O.W.
   e. Overhead weather protection
      Westlake, 9th Avenue N. and portions of Mercer Street
      Pedestrian Galleria
   f. Seating elements in R.O.W.
   g. Pedestrian lighting
   h. Bicycle Amenities
      Fix-it station on 9th
      Provisions for future Bike Share station
      Public bicycle racks
   i. Pedestrian Wayfinding elements on Westlake Avenue N., 9th Avenue N.
   j. Dog bag dispensers on 9th Avenue N., Westlake Avenue N., Republican Street

5. Eliminate Automobile Access to Mercer Street at alley

6. Reduce curb cuts around site
   a. Increase continuous pedestrian frontage by reducing curb cuts:
      Mercer Street (1); 9th Avenue N. (2); Westlake Avenue N. (1)

7. Streetcar Station
   a. Incorporate SLU Streetcar station into building at Westlake Avenue N.
   b. Provide Interactive Commuter Information Center Kiosk
   c. Provide seating and weather protection for Streetcar patrons

8. Sustainable Features
   a. Incorporate Green Factor into project
   b. Target LEED Gold
   c. Incorporate raingardens at 9th Avenue N.
   d. Increase public awareness of incorporated sustainable measures through informational materials and/or displays

9. Utilities
   a. Undergrounding of all utilities at 9th Avenue N.