Agenda

Introduction
1. Design Commission Follow-Up from 07/05
2. SLU Context Review
3. Design Presentation
   1. Development Scenario
   2. Streetscape Amenities
   3. Bicycle Amenities
   4. Mercer Street Design Development
   5. Westlake / Streetcar Station
   6. Sustainable strategies
   7. Mid-Block Connection
   8. Landscape Elements
   9. Lighting Solutions
4. Itemized Public Benefits Recap
SLU Context
1. Site Location
2. Transit/Transport
3. Pedestrian Access
4. Ped/Bike Routes
5. Street Types
6. Alleys
7. Open Space
Site Context
Site Context
Development Concept Alternatives

BASE CONCEPT
WITH NO ALLEY VACATION

PROPOSED CONCEPT
WITH ALLEY VACATION
New Public Open Space

9TH Ave.
PLAZA

WESTLAKE PLAZA

WESTLAKE PEDESTRIAN GALLERIA
Design Commission Comments 07/05

Provide more porosity at 9th & Mercer for future, other tenants.
Allow for future connection...into the building from the corner of 9th & Mercer.
Consider more green plantings and setbacks to Mercer from 9th.

1. Streetscape Amenities
2. Bicycle Amenities
3. Streetcar Station
4. Undergrounding Utilities
5. Sustainable Strategies
6. Public Open Space
7. Artwork
Site Context Aerial
Southwest Corner “storefront” approach
Southwest Corner "storefront" approach
9th Avenue Streetscape
9th Avenue Streetscape Rain Gardens
9th Avenue Streetscape

Rain Gardens
9th Avenue Streetscape Midblock
9th Avenue Streetscape Bike Amenities

- 9' Ground Level Setback
- Tenant Space
- Lobby
- Retail
- Vest
- Loading Dock

Design Commission
BLOCK 93
Alley Vacation Public Benefits

VULCAN ZGF
9th Avenue Streetscape Bike Amenities
9th Avenue Streetscape Bike Amenities

UP TO 400 SF Bike Share & Fix-it Kiosk

2012 0816 Design Commission
BLOCK 93 Alley Vacation Public Benefits
9th Avenue Elevation
Mercer Street Interface  Section at Retail Corner
Mercer Street Interface Section at Voluntary Setback
Mercer Street Interface Street Section
Mercer Streetscape
View from Westlake & Mercer
Mercer Street Elevation
Westlake Avenue Streetscape  SLUT Station
Westlake Avenue Streetscape
Westlake Avenue Streetscape Section
Overhead Weather Protection
Sustainable Design Strategies

LEED Gold

1. Community Connectivity/ Alternative Transportation
   • Pedestrians, Bus, Streetcar, Bikes
   • Locker/Shower, Bike storage

2. Green Factor
   • Not required

3. Energy Performance
   • Orientation w Intelligent Envelope
   • Daylighting

4. Regional & Recycled Materials
   • E.g. Reclaimed Salvaged Wood

5. Stormwater Management
   • Detention, Rainwater Harvesting, Cistern
   • Rain Gardens, Public Presence
Fifth Elevation: Roof
Mid-Block Connection
Pedestrian Galleria
Pedestrian Galleria
View of Pedestrian Galleria
Mid-Block View from Westlake
View of Mid-Block Connection from 9th
Lighting Solutions