Development Concept Alternatives

Base Concept
with no Alley Vacation
Proposed Concept
with Alley Vacation

- Alley connects at Westlake in Lieu of Mercer – improving traffic conditions at Mercer and eliminating curb cut.
- Building mass is significantly reduced at 9th Ave. N. and Westlake Ave. N.
- Mid-block pedestrian galleria creates public space, connects pedestrian / streetcar / neighborhood.
- Building links and parasol create protected outdoor space.
Open Space Diagram
Illustrative Site Plan
Section View_Pedestrian Galleria
### Summary of Public Benefits

#### Public Benefits Matrix

**Vulcan Project - Block 93**

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1 Publicly Accessible Open Space</strong></td>
<td>Public open space enhances the pedestrian experience with retail access, landscape, seating, café spaces and weather protection.</td>
<td>Not Required</td>
<td></td>
</tr>
<tr>
<td>A. Westlake &quot;Plaza&quot;</td>
<td>Not Required</td>
<td>1,800 SF</td>
<td></td>
</tr>
<tr>
<td>B. 9th Avenue &quot;Plaza&quot;</td>
<td>Not Required</td>
<td>2,200 SF</td>
<td></td>
</tr>
<tr>
<td>C. Pedestrian Galleria</td>
<td>Not Required</td>
<td>7,800 SF</td>
<td></td>
</tr>
<tr>
<td>D. Public Bench Seating</td>
<td>Not Required</td>
<td>250 LF</td>
<td></td>
</tr>
<tr>
<td>E. Public Cafeteria</td>
<td>Not Required</td>
<td>1,300 SF</td>
<td></td>
</tr>
<tr>
<td>F. Public Bicycle Racks</td>
<td>Not Required</td>
<td>20 LF</td>
<td></td>
</tr>
<tr>
<td>G. Public Bicycle Racks</td>
<td>Not Required</td>
<td>19 LF</td>
<td></td>
</tr>
<tr>
<td><strong>2 Streetscape Amenities</strong></td>
<td>Street tree upgrades (caliper)</td>
<td>Not Required</td>
<td></td>
</tr>
<tr>
<td>B. Overhead Weather Protection (Canopies &amp; Bldgs)</td>
<td>Not Required</td>
<td>3,700 SF Planting Area</td>
<td></td>
</tr>
<tr>
<td>C. Overhead Weather Protection (Canopies) on Westlake Ave N and Portions of Mercer Street.</td>
<td>Not Required</td>
<td>1,200 SF Steel/Coffee Canopy</td>
<td></td>
</tr>
<tr>
<td>D. Overhead Weather Protection (Building Overhanging at Pedestrian Areas) on Portions of Mercer Street &amp; 9th Ave N.</td>
<td>Not Required</td>
<td>1200 SF Building Overhangs</td>
<td></td>
</tr>
<tr>
<td>E. Seating Elements in R.O.W.</td>
<td>Not Required</td>
<td>100 LF</td>
<td></td>
</tr>
<tr>
<td>F. Pedestrian Lighting</td>
<td>Not Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>G. Pedestrian Wayfinding Elements on Westlake Ave N and 9th Avenue N.</td>
<td>Not Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H. Dog Bag Dispensers on 9th Avenue N, Westlake Ave N, and Republican Street</td>
<td>Not Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>I. Street Improvements: There are a number of streetscape improvements that collectively activate the street and invite the public in. These include providing retail frontage where not required along Mercer Street, 9th Avenue North and the pedestrian gallery.</td>
<td>Not Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. Underslunging of all utilities along 9th Avenue North.</td>
<td>Not Required</td>
<td>All Utilities on 9th Ave N</td>
<td></td>
</tr>
</tbody>
</table>

**3 Bicycle Infrastructure**

<table>
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<th>Required</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>4 Voluntary Building Setback</strong></td>
<td>Voluntary building setbacks are proposed within the property line to enhance the landscape design, enhance the sidewalks and provide exterior area adjacent to retail.</td>
<td>Not Required</td>
<td></td>
</tr>
<tr>
<td>A. Along Westlake Avenue North</td>
<td>Not Required</td>
<td>250 LF</td>
<td>2,400 LF</td>
</tr>
<tr>
<td>B. Along Mercer Street</td>
<td>Not Required</td>
<td>350 LF</td>
<td>1,500 LF</td>
</tr>
<tr>
<td>C. Along 9th Avenue North</td>
<td>Not Required</td>
<td>350 LF</td>
<td>2,400 LF</td>
</tr>
<tr>
<td>D. Along Republican Street</td>
<td>Not Required</td>
<td>350 LF</td>
<td>450 LF</td>
</tr>
</tbody>
</table>

**5 Sustainable Features**

<table>
<thead>
<tr>
<th>Category</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>6 Streetcar Station</strong></td>
<td>Incorporate SLU streetcar station into building at Westlake Ave N.</td>
<td>Not Required</td>
<td></td>
</tr>
<tr>
<td>A. Provide interactive commuter information kiosk</td>
<td>Not Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. Provide seating and weather protection for streetcar patrons</td>
<td>Not Required</td>
<td>Adjacent to Building</td>
<td></td>
</tr>
</tbody>
</table>

Seattle Design Commission
Public Benefit Update
Alley Vacation Package
South Lake Union
Public Benefits

1. Publicly Accessible Open Space with retail access, landscape seating, cafe spaces and weather protection.

2. Streetscape Amenities including street trees and landscape upgrades, overhead weather protection, enhanced retail & lobbies to activate street frontage, seating elements and undergrounding of utilities along 9th Ave N.

3. Bicycle Infrastructure provided along 9th Ave N including bike racks, fix-it station, bike box at intersection and provisions for future bike share.

4. Voluntary Building Setbacks on Westlake Ave N, Mercer Street, 9th Ave N and Republican Street to expand & enhance the public realm.

5. Sustainable Features including LEED Gold, Green Factor, Stormwater reclamation and rain gardens.

6. Streetcar Station integrated into building with seating, weather protection and interactive signage.

Seattle Design Commission
Public Benefit Update
Alley Vacation Package
South Lake Union
Open Space

9th Avenue Plaza
Pedestrian Galleria from Westlake Ave
Streetscape Amenities

Mercer Street Retail
Bicycle Infrastructure

- Up to 400 SF Bike Share & Fix-it Kiosk
- Bike box at 9th Ave & Mercer St Intersection

Seattle Design Commission
Public Benefit Update
Alley Vacation Package
South Lake Union

2014 06/19
Block 93
Building Setbacks

Republican Street

2014 06/19
Block 93
Seattle Design Commission
Public Benefit Update
Alley Vacation Package
South Lake Union
Sustainable Features

RAINGARDENS ALONG 9TH AVE.

WATER CATCHMENT & RETENTION ON SITE

GREEN FACTOR

2014 06/19
Block 93

Seattle Design Commission
Public Benefit Update
Alley Vacation Package
South Lake Union
Streetcar Station

EXISTING TRANSIT STOP

PROPOSED TRANSIT STOP

SEATING

INFORMATION KIOSK

WEATHER PROTECTION

SOUTH LAKE UNION TRANSIT STATION

WEATHER PROTECTION

INFORMATION KIOSK

PROPOSED TRANSIT STOP

EXISTING TRANSIT STOP

VULCAN ZGF

Seattle Design Commission
Public Benefit Update
Alley Vacation Package
South Lake Union

2014 06/19
Block 93
Design Commission Conditions

- Study corner of 9th and Republican to see how it can be made better for pedestrians.
- Consider making the docks larger.
- Blur the boundary between private open space and sidewalk; make the private open space feel public.
- Pursue the bike box and bike off-ramp.
- Commission is excited about the bike share and fixit station.
- Prioritize making the bridges (overhead links) as transparent as shown in drawings.
- Reduce the bulk of bridge at the Western end of ‘galleria’. Be sensitive to the underside of the bridge and its design.
- Consider removing tree at eastern end of mid-block crossing.
- Support of all aspects of streetcar station.
- Support of sustainable features. Share performance measures and data with the public and the city.