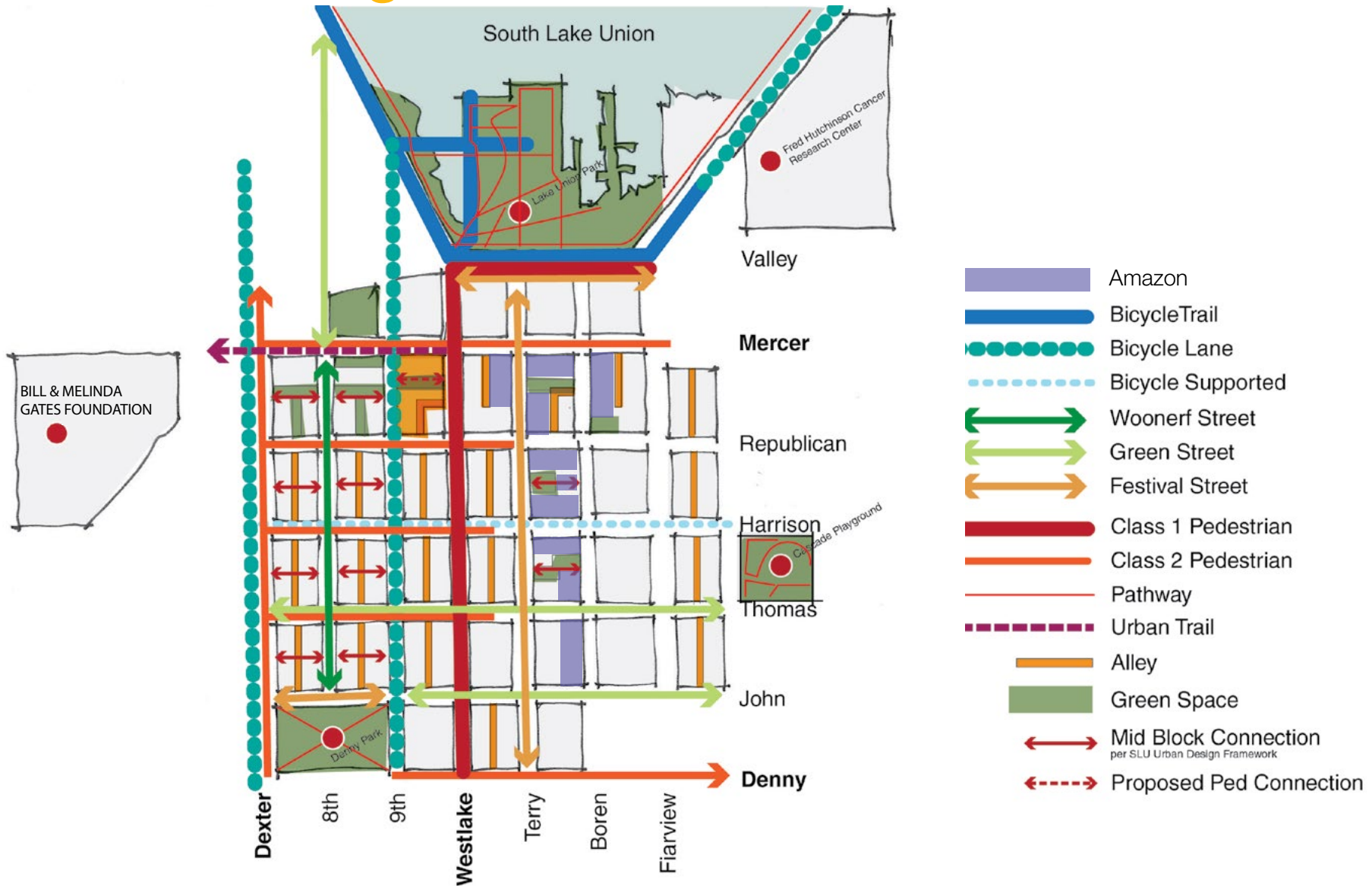
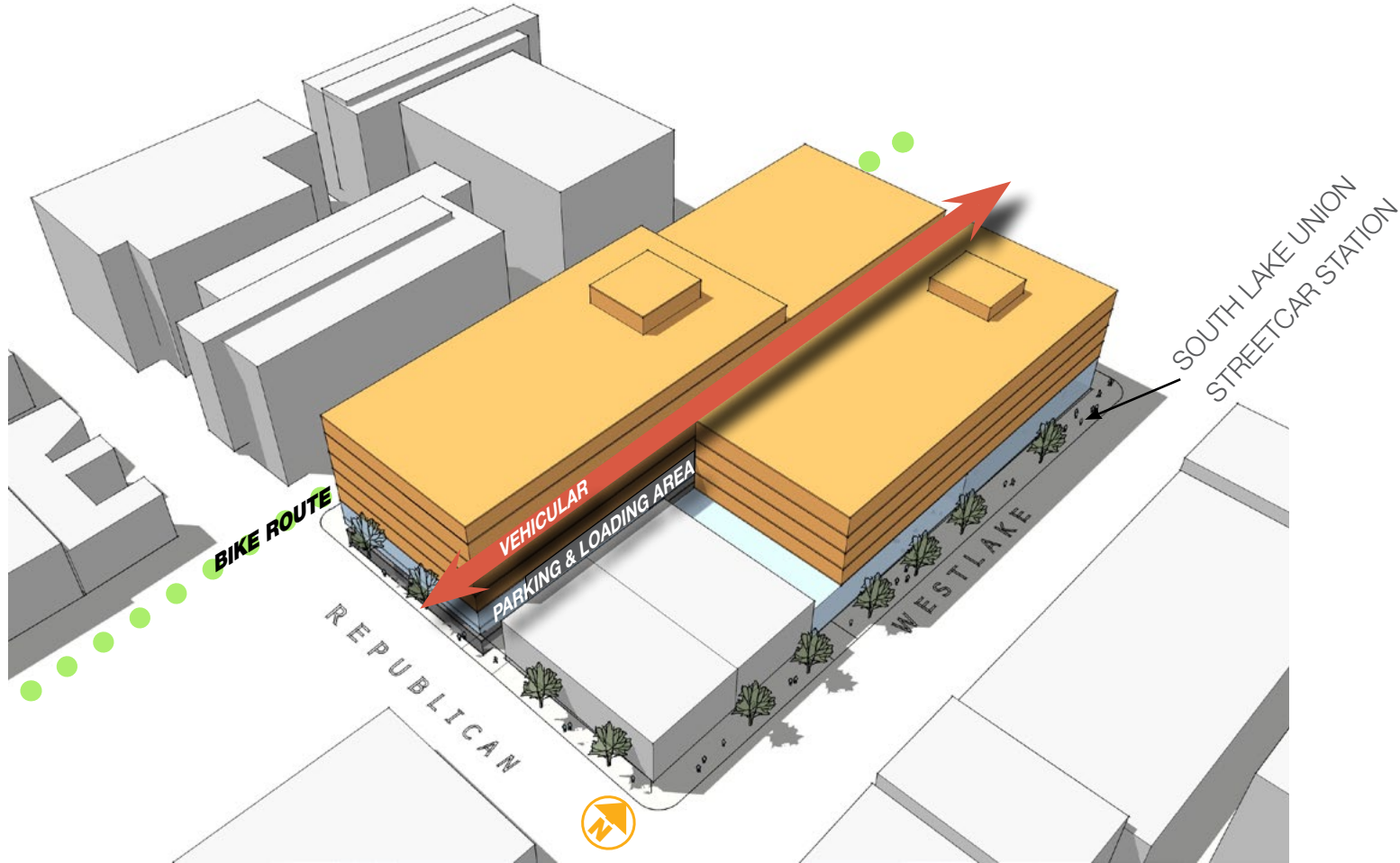


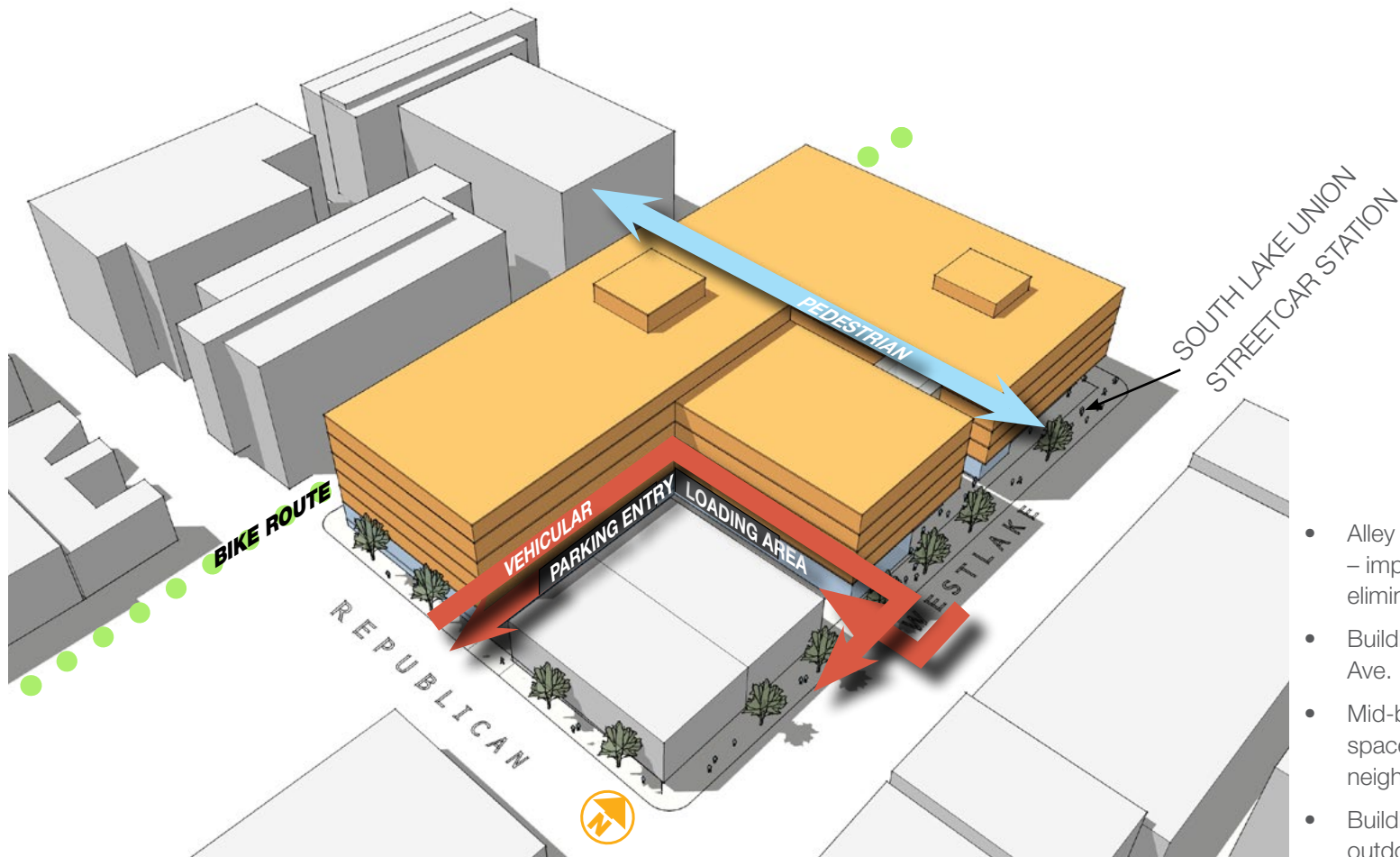
Site Plan Diagram



Development Concept Alternatives



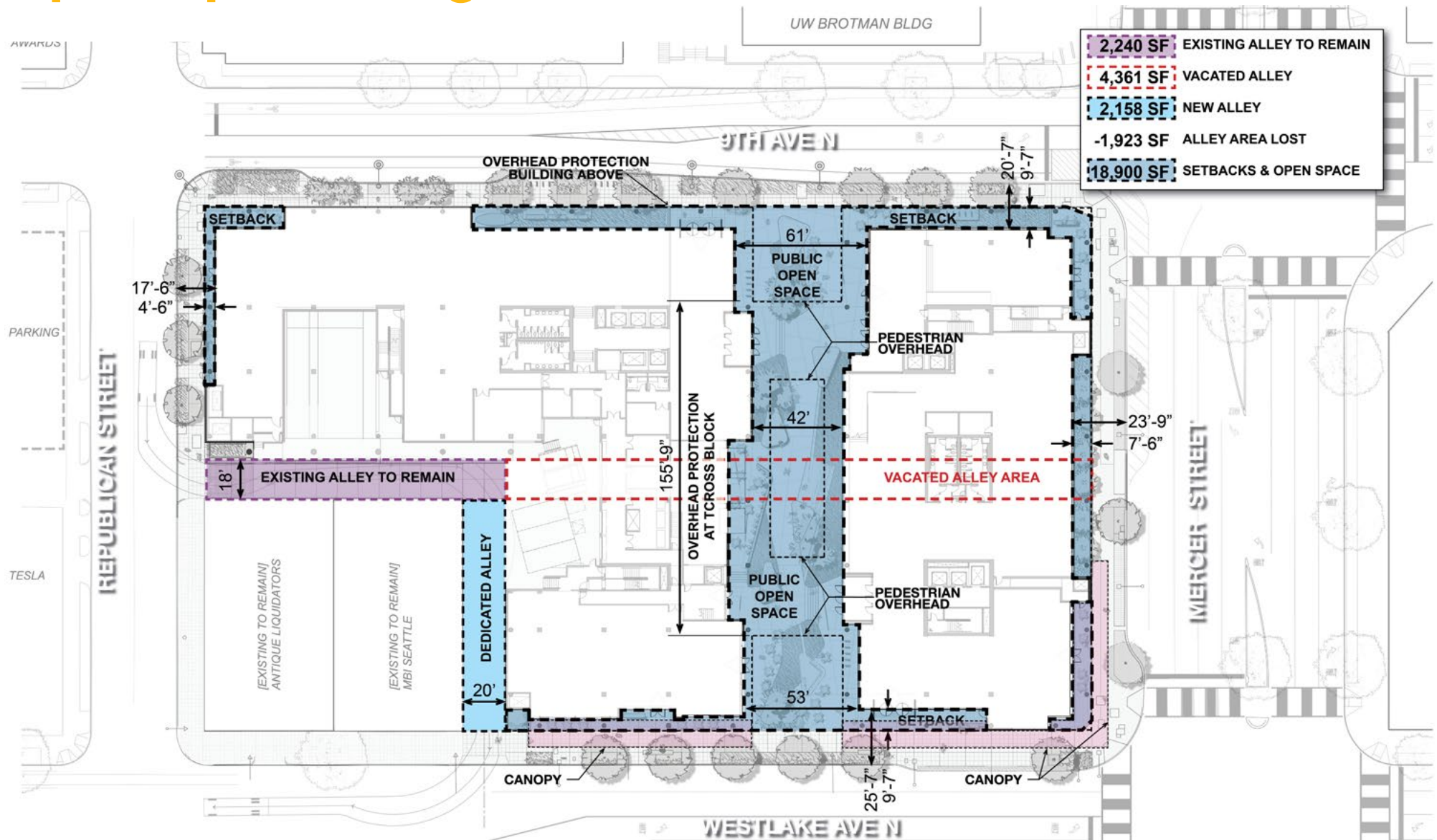
Base Concept with no Alley Vacation



- 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.

Proposed Concept with Alley Vacation

Open Space Diagram



Illustrative Site Plan



Section View_Pedestrian Galleria



Westlake Avenue Plaza



Exterior Elevations



Westlake Avenue N



Mercer Street

Exterior Elevations



9th Avenue N



Republican Street

Summary of Public Benefits

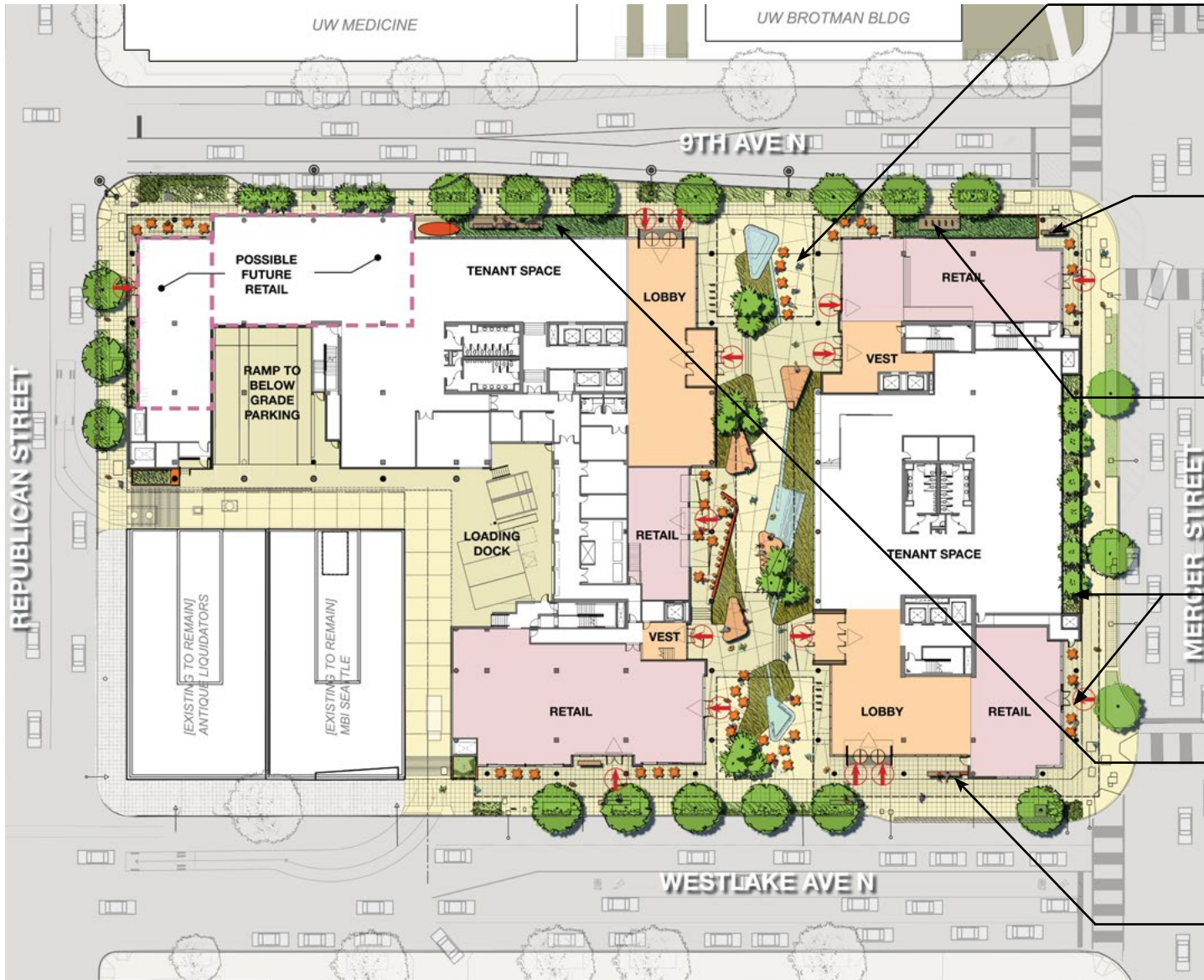
PUBLIC BENEFITS MATRIX
VULCAN PROJECT - Block 93

DECEMBER 11, 2012

PUBLIC BENEFITS	DESCRIPTION	REQUIRED	PROPOSED
1 PUBLICLY ACCESSIBLE OPEN SPACE	PUBLIC OPEN SPACE ENHANCES THE PEDESTRIAN EXPERIENCE WITH RETAIL ACCESS, LANDSCAPE, SEATING, CAFÉ SPACES AND WEATHER PROTECTION.	NOT REQUIRED	
	A. WESTLAKE "PLAZA"	NOT REQUIRED	1,800 SF
	B. 9TH AVENUE "PLAZA"	NOT REQUIRED	2,200 SF
	C. PEDESTRIAN GALLERIA	NOT REQUIRED	7,800 SF
	D. PUBLIC BENCH SEATING	NOT REQUIRED	250 LF
	E. PUBLIC CAFÉ SEATING	NOT REQUIRED	1,300 SF
	F. OVERHEAD WEATHER PROTECTION (CANOPIES & BLDG	NOT REQUIRED	7,000 SF
	G. LANDSCAPED AREAS	NOT REQUIRED	2,500 SF INCLUDES 6 TREES
	H. GALLERY PARASOL	NOT REQUIRED	TBD (ARTIST COLLABORATION)
	J. WATER FEATURE	NOT REQUIRED	800 SF
2 STREETSCAPE AMENITIES	A. STREET TREE UPGRADES (CALIPER)	NOT REQUIRED	(1) MERCER STREET (5) WESTLAKE AVE N (6) 9TH AVE N (3) REPUBLICAN STREET
	B. PLANTING IMPROVEMENTS IN R.O.W.	REQUIRED TREES: (0) MERCER STREET (4) WESTLAKE AVE N (9) 9TH AVE N (3) REPUBLICAN STREET	ADDITIONAL TREES: (7) MERCER STREET (5) WESTLAKE AVE N (10) 9TH AVE N (3) REPUBLICAN STREET 3,700 SF OF PLANTING AREA
	C. OVERHEAD WEATHER PROTECTION (CANOPIES) ON WESTLAKE AVE N AND PORTIONS OF MERCER STREET.	NOT REQUIRED	3,100 SF STEEL/GLASS CANOPY
	D. OVERHEAD WEATHER PROTECTION (BUILDING OVERHANGS AT PEDESTRIAN AREAS) ON PORTIONS OF MERCER STREET & 9TH AVE N.	NOT REQUIRED	1200 SF BUILDING OVERHANGS
	E. SEATING ELEMENTS IN R.O.W.	NOT REQUIRED	100 LF
	F. PEDESTRIAN LIGHTING	NOT REQUIRED	
	G. PEDESTRIAN WAYFINDING ELEMENTS ON WESTLAKE AVENUE N AND 9TH AVENUE N.	NOT REQUIRED	(1) WESTLAKE AVE N; (1) 9TH AVE N.
	H. DOG BAG DISPENSERS ON 9TH AVENUE N., WESTLAKE AVENUE N. AND REPUBLICAN STREET	NOT REQUIRED	(1) WESTLAKE AVE N (1) 9TH AVE N (1) REPUBLICAN STREET
	J. STREETSCAPE 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 GALLERIA.	WESTLAKE AVE N: 75% RETAIL / LOBBY OTHER STREETS: RETAIL NOT REQUIRED	WESTLAKE AVE N: 100% RETAIL / LOBBY / PUBLIC OTHER STREETS & GALLERIA: RANGES BETWEEN 30% & 75% RETAIL / LOBBY / PUBLIC
	K. UNDERGROUNDING OF ALL UTILITIES ALONG 9TH AVENUE NORTH.	NOT REQUIRED	ALL UTILITIES ON 9TH AVE N

PUBLIC BENEFITS	DESCRIPTION	REQUIRED	PROPOSED
3 BICYCLE INFRASTRUCTURE	A. PUBLIC BICYCLE RACKS	(19) PUBLIC BICYCLE	(20) PUBLIC BICYCLE RACKS;
	B. FIX-IT STATION ON 9TH AVENUE N	NOT REQUIRED	(50 SF) FIX-IT STATION LOCATED ON
	C. BIKE BOX	NOT REQUIRED	1 BIKE BOX ON 9TH AVENUE N
	D. PROVISIONS FOR FUTURE BIKE SHARE STATION	NOT REQUIRED	(400 SF) FOR FUTURE BIKE SHARE PROGRAM TO BE LOCATED ALONG 9TH AVE N.
4 VOLUNTARY BUILDING SETBACK	VOLUNTARY BUILDING SETBACKS ARE PROPOSED WITHIN THE PROPERTY LINE TO ENHANCE THE LANDSCAPE DESIGN, ENHANCE THE SIDEWALK AND PROVIDE EXTERIOR AREA ADJACENT TO RETAIL .	NOT REQUIRED	
	A. ALONG WESTLAKE AVENUE NORTH	NOT REQUIRED	290 LF; 2,400 SF
	B. ALONG MERCER STREET	NOT REQUIRED	185 LF; 1,100 SF
	C. ALONG 9TH AVENUE NORTH	NOT REQUIRED	315 LF; 2,400 SF
5 SUSTAINABLE FEATURES	D. ALONG REPUBLICAN STREET	NOT REQUIRED	74 LF; 450 SF
	A. INCORPORATE GREEN FACTOR INTO PROJECT	NOT REQUIRED	GREEN FACTOR TARGET
	B. TARGET LEED GOLD	NOT REQUIRED	LEED GOLD COMMITMENT
	C. INCORPORATE RAINGARDENS AT 9TH AVENUE N	NOT REQUIRED	1,300 SF
	D. INCREASE PUBLIC AWARENESS OF INCORPORATED SUSTAINABLE MEASURES THROUGH INFORMATIONAL MATERIALS AND/OR DISPLAYS.	NOT REQUIRED	TBD WITH ARTIST COLLABORATION
	E. GREEN ROOFS	NOT REQUIRED	13,000 SF
6 STREETCAR STATION	F. RECLAIM RAIN WATER FOR IRRIGATION	NOT REQUIRED	100% OF ANNUAL IRRIGATION NEEDS AT GRADE (R.O.W., BUILDING PERIMETER AND PUBLIC OPEN SPACE) - 7500 S.F.
	A. INCORPORATE SLU STREETCAR STATION INTO BUILDING AT WESTLAKE AVENUE N	NOT REQUIRED	NE CORNER OF BUILDING
	B. PROVIDE INTERACTIVE COMMUTER INFORMATION CENTER KIOSK	NOT REQUIRED	(1) WESTLAKE AVE N
	C. PROVIDE SEATING AND WEATHER PROTECTION FOR STREETCAR PATRONS	NOT REQUIRED	ADJACENT TO BUILDING

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 raingardens.

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

Open Space



9th Avenue Plaza



Pedestrian Galleria from Westlake Ave

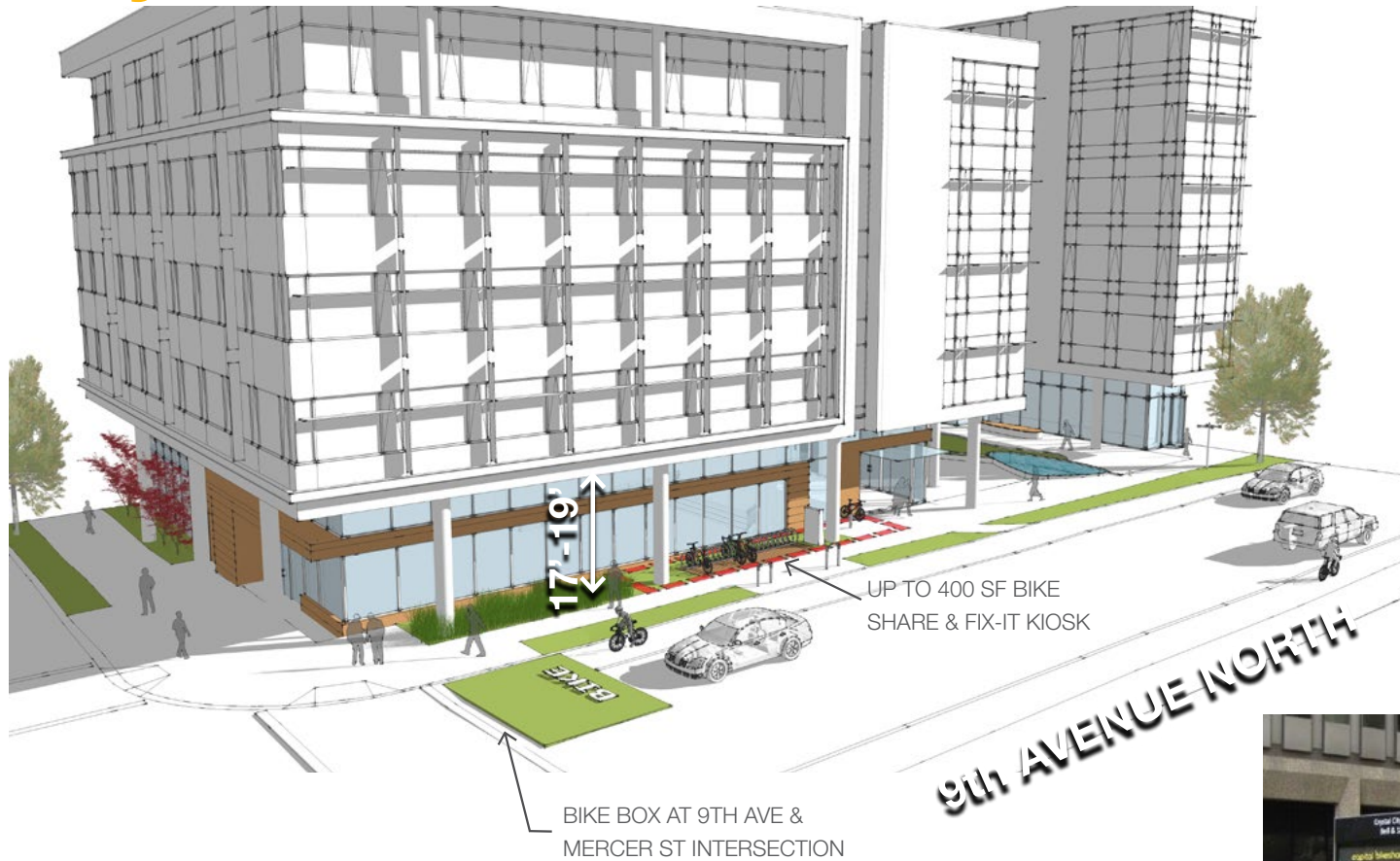


Streetscape Amenities



Mercer Street Retail

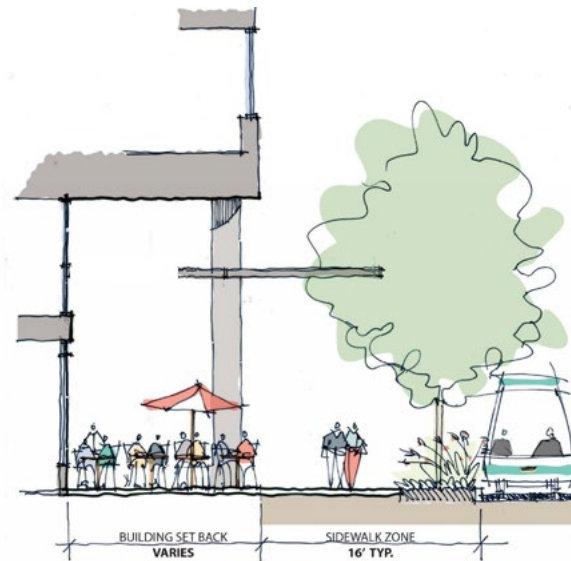
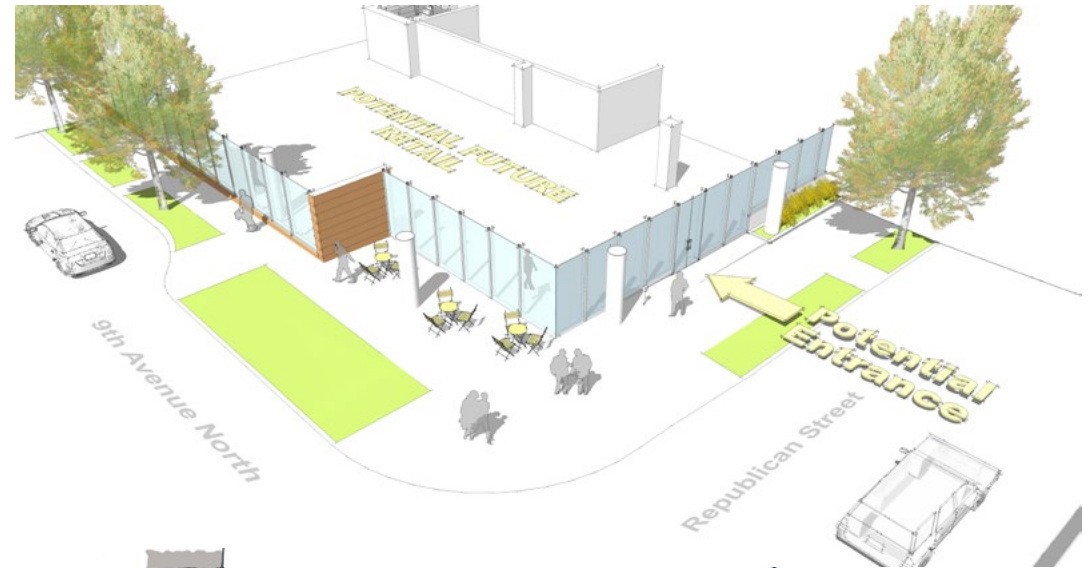
Bicycle Infrastructure



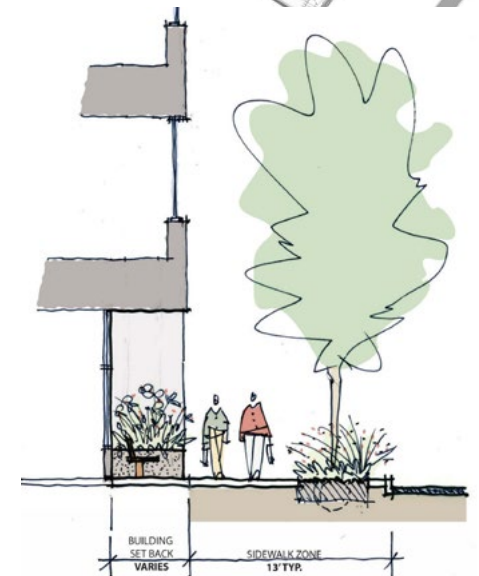
Building Setbacks



Republican Street



WESTLAKE AVENUE



9TH AVENUE N

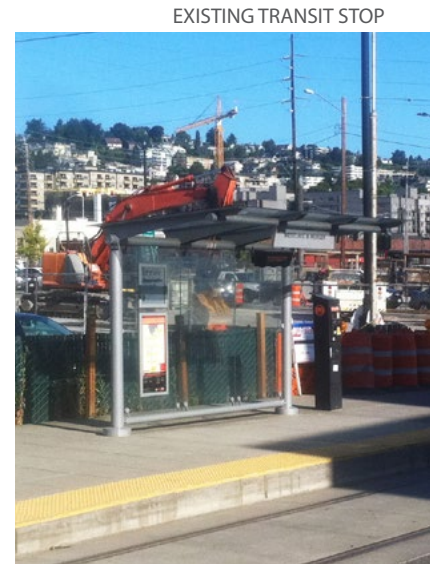
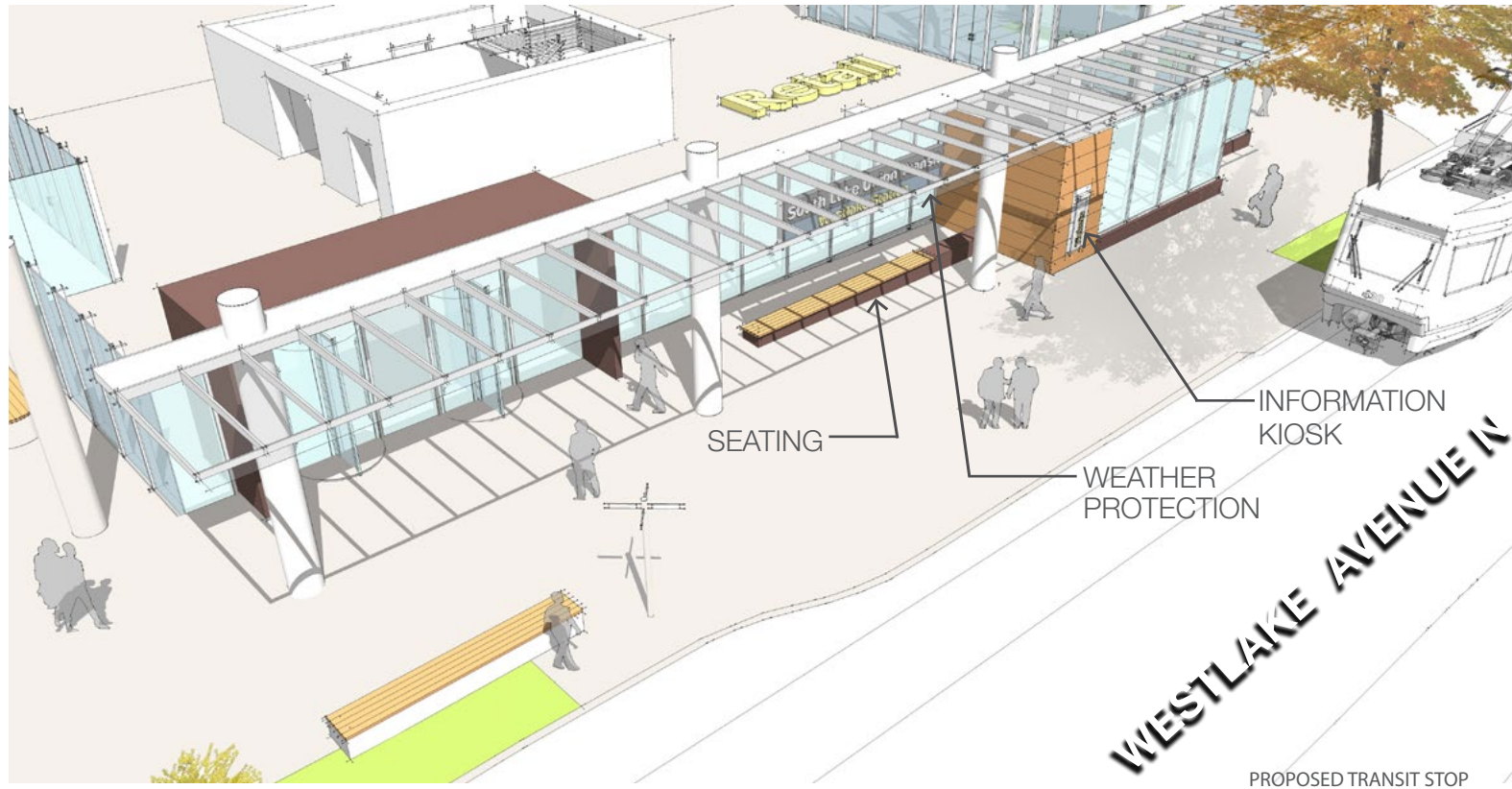
Sustainable Features



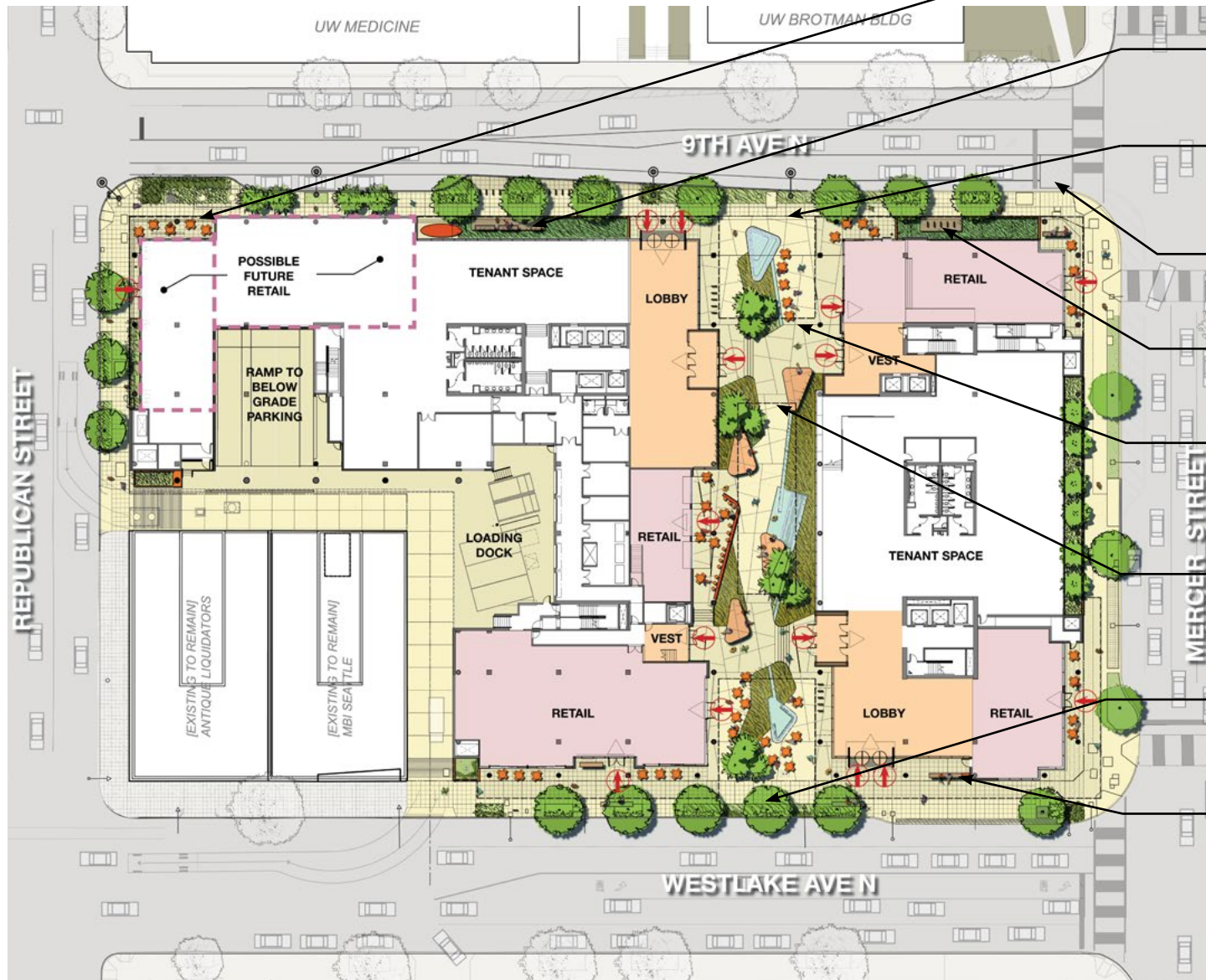
GREEN FACTOR



Streetcar Station



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.

