

East Nelson Place – Street Vacation Petition



Design Team

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- Elaine Spencer – Graham Dunn, PC
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– Stock & Associates
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Immediate Site Area



I. IMPACT ANALYSIS

- Urban Design
- Community Support
- Function
- Services
- Light, Air, View
- Height, Bulk, Scale
- Consequence & Options

II. PUBLIC BENEFITS ANALYSIS

- Open Space
- Public Use
- Streetscape Amenities
- Historic Preservation and Art Elements
- Distinct Set of Benefits
- Bulk and Scale
- Neighborhood Need
- Public Benefits

South Lake Union Urban Center



Aerial View of Site Looking East



Light, Air, & Views

Sun and Views



VIEWS OF LAKE UNION
AND QUEEN ANN HILL

SITE

WINTER SUN

SUMMER SUN



Walking Distances



1150 walking distances

- 1/4 of mile or 5 minute walk
- — 1/2 of mile or 10 minute walk

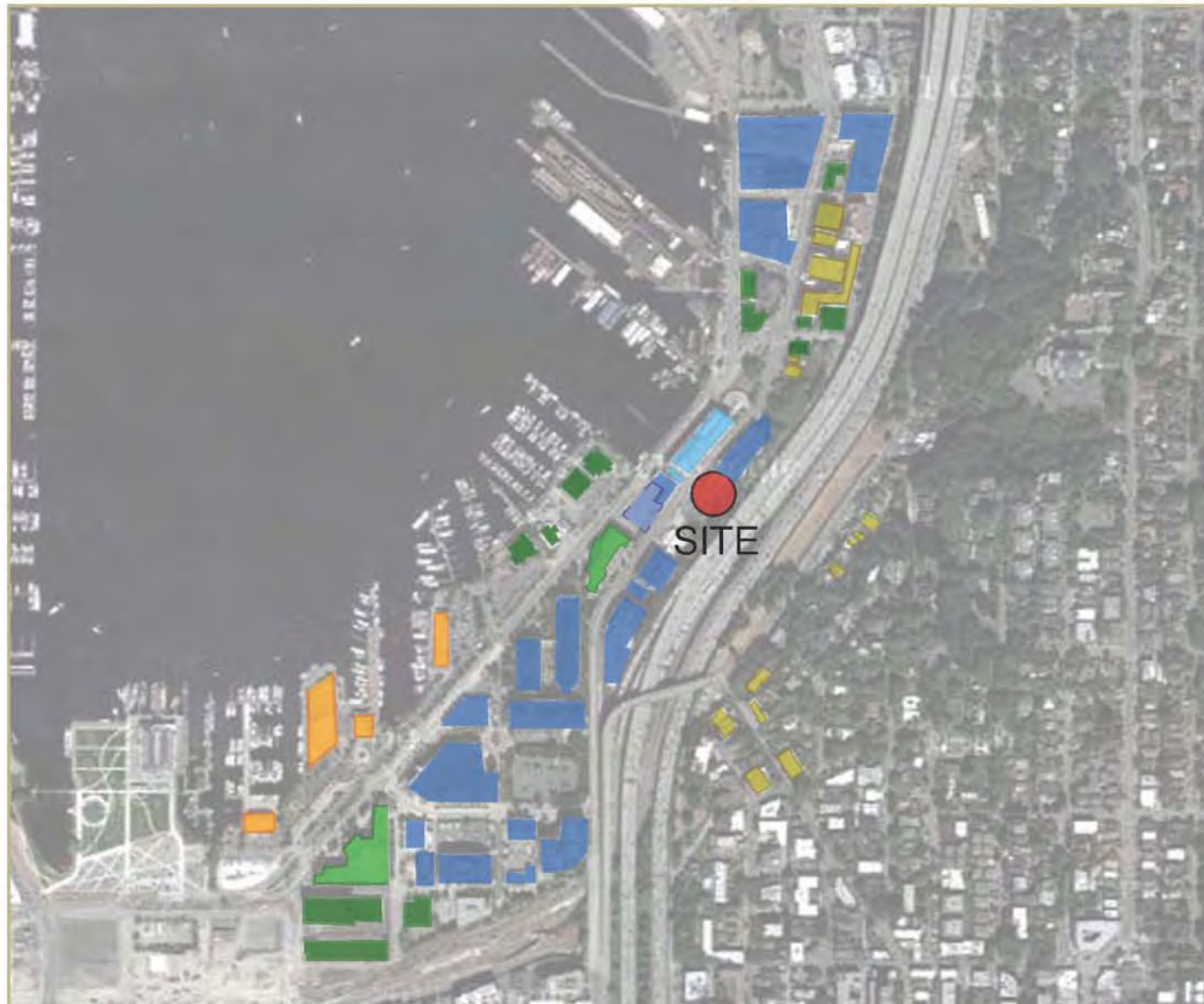


Open Space



Public Parks

Surrounding Uses



1150 surrounding buildings

-  Hotel
-  Office
-  Retail/Restaurant
-  Residential
-  Research & Development Laboratory
-  Historic Research & Development Laboratory



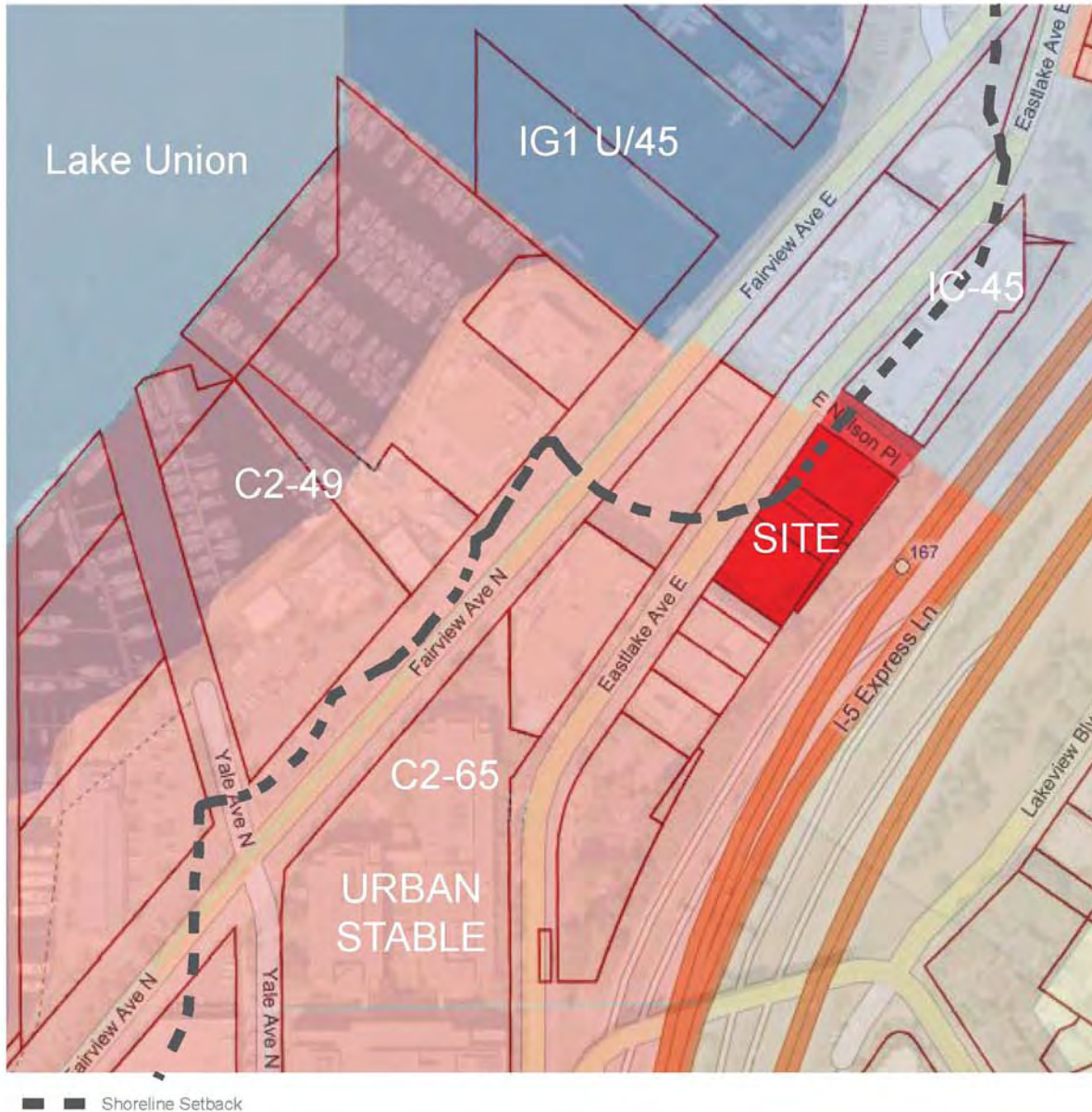
Transportation Networks

1150 traffic

- Freeway
- High Traffic / Arterial
- High Traffic / Arterial + Bicycle
- Local Roads
- Seattle Streetcar Line
- Bus Stop



Zoning Diagram



Proposed Vacation Site



Site Photo Montage



Intersection of Eastlake Avenue East & East Nelson Place – looking south

Photo Montage – Eastlake Avenue



Existing Panorama looking east



Existing Panorama looking west

View from Site – looking west



Gunn Building with crosswalk View from Site – Looking West



Hydro House

View from Site – Looking West



View of Sidewalk – looking north



Existing Conditions

Section 05 - Right of Way Proposed for Vacation



PROPOSED LEGAL DESCRIPTION

That portion of East Nelson Place, lying between Blocks 12 and 13, East Park Addition to the City of Seattle, per plat recorded in Volume 8 of plats, Page 83, in King County, Washington, and lying northwesterly of the northwesterly margin of State Route 5.

- Existing Property Line
- Proposed Extension of Property Line
- - - Existing ROW Centerline



East Nelson Place – looking east

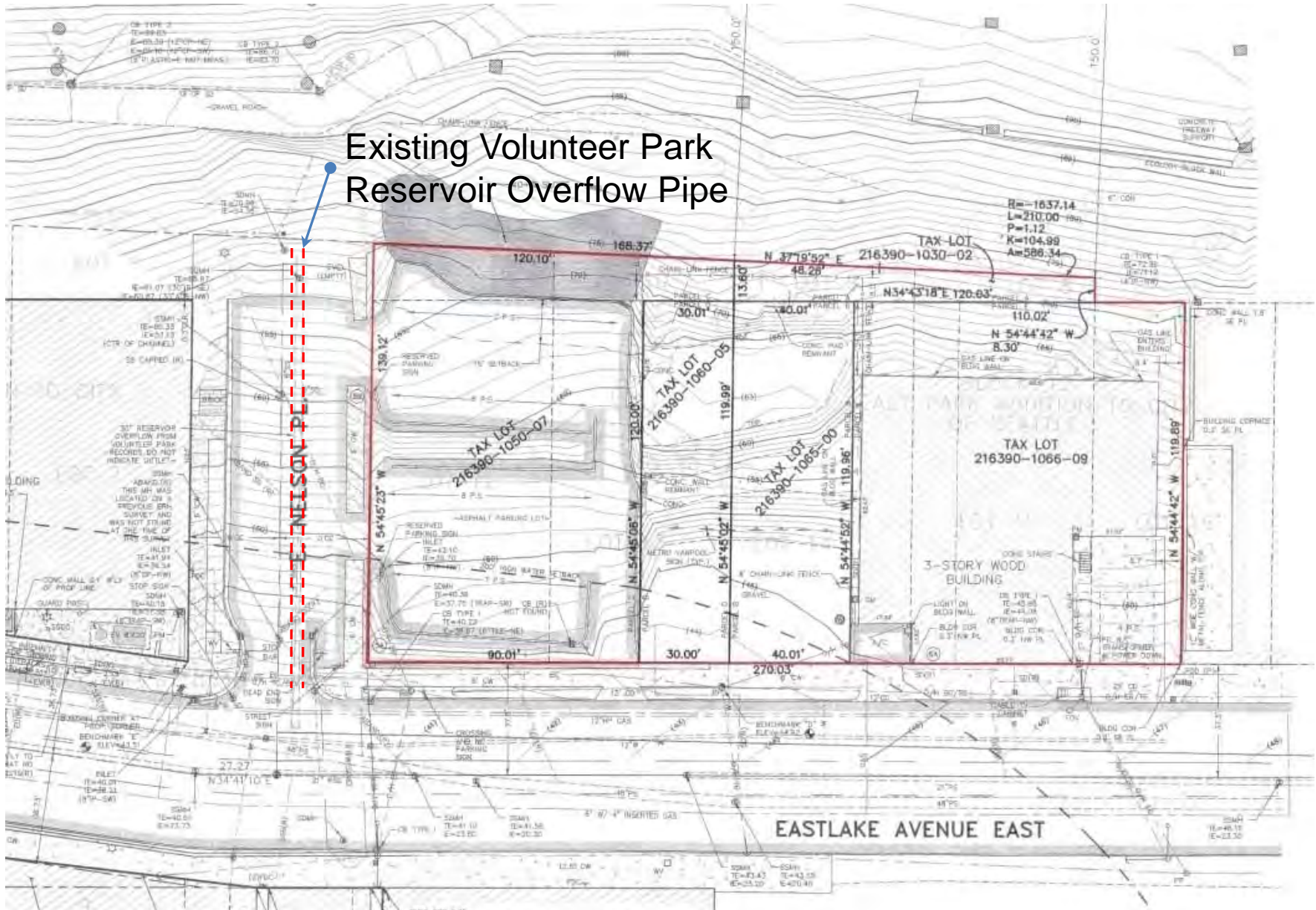


East Nelson Place – looking north



Site Survey

Existing Volunteer Park
Reservoir Overflow Pipe



Zoning Envelope Comparison

Allowable Square Footage Analysis

1150 Eastlake Site Area (C2-65)

Site Area	35,682
Floor Area Ratio (FAR)	4.25
<hr/> Allowable Area	<hr/> 151,648.50

Vacation Area Analysis

East Nelson Place (South - C2-65)	4,195
East Nelson Place (North - IC-45)	3,603
<hr/> Total Area of R.O.W.	<hr/> 7,799

East Nelson Place (South - C2-65)

Site Area	4,195
Floor Area Ratio (FAR) 4.25	4.25
<hr/> Allowable Area	<hr/> 17,829.39

East Nelson Place (North - IC-45)

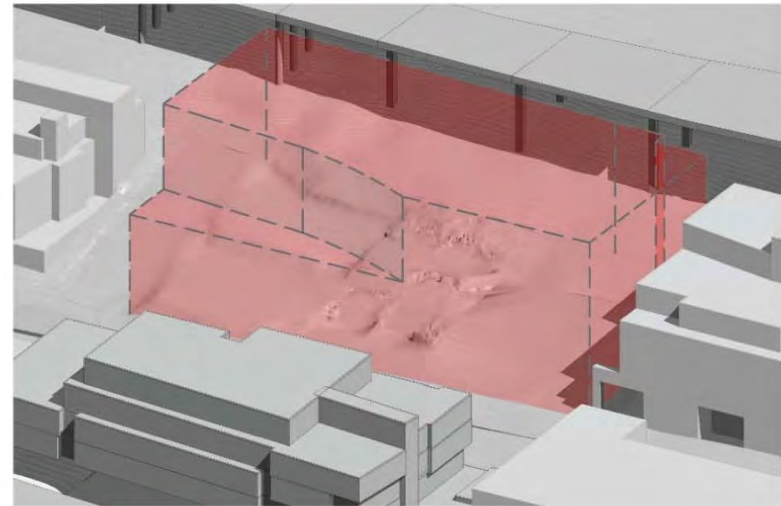
Site Area	3,603
Floor Area Ratio (FAR) 2.5	2.5
<hr/> Allowable Area	<hr/> 9,008.50

Increased Development Potential: 26,837.89

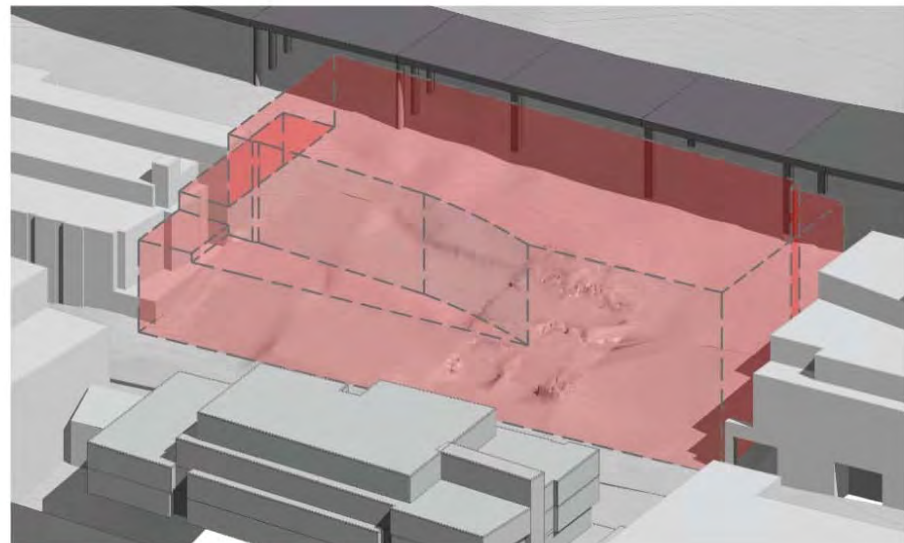
Area Increase

Allowable Area	151,648.50
Increased Development Potential:	26,837.89
<hr/> Site + Vacation Allowable Area	<hr/> 178,486.39

Percentage Increase: 18%

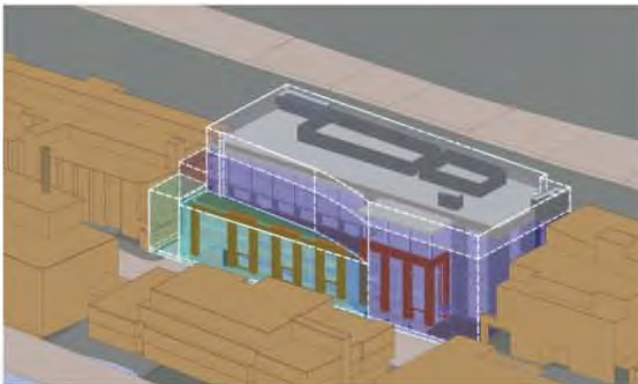
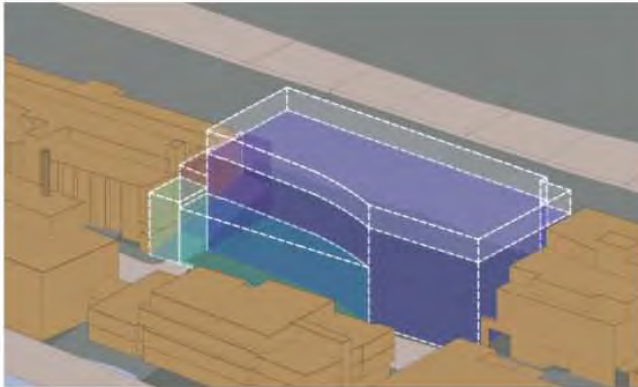


ZONING ENVELOPE WITHOUT STREET VACATION

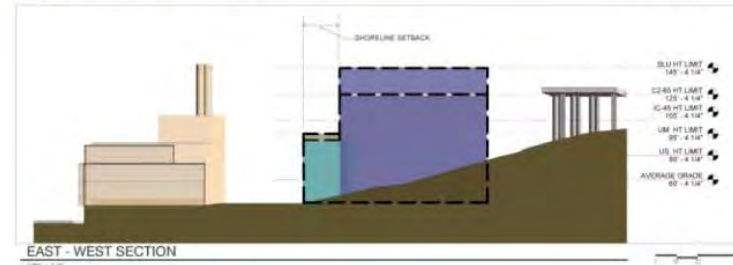
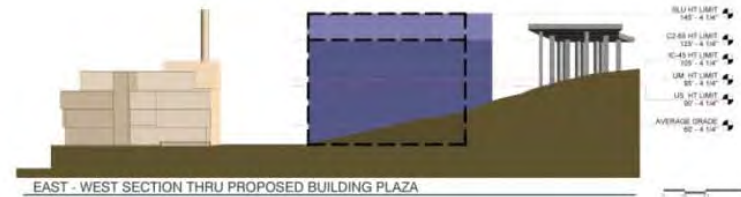
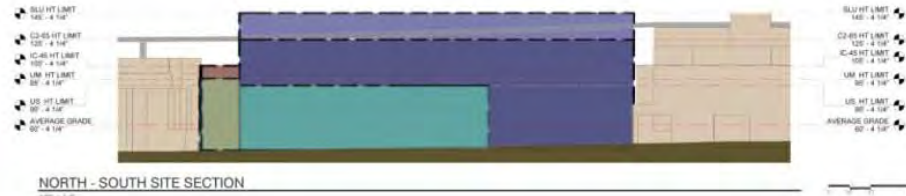


ZONING ENVELOPE WITH STREET VACATION

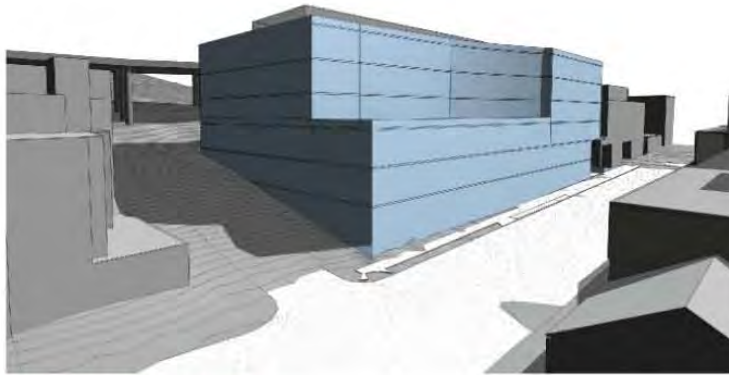
Zoning Envelope – Massing



- C2-65
- SOUTH LAKE UNION CENTER
- URBAN-STABLE SHORELINE OVERLAY
- URBAN-MARITIME SHORELINE OVERLAY
- IC-45

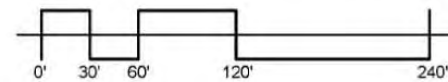
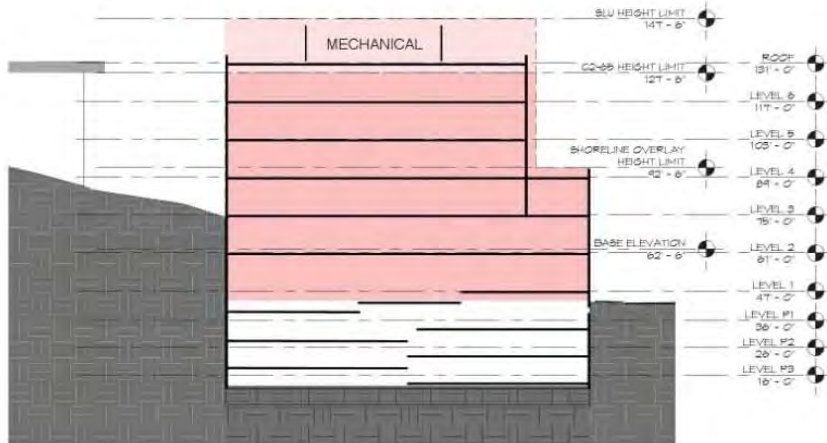


No Vacation Option 1 - EDG



aerial view looking south-east

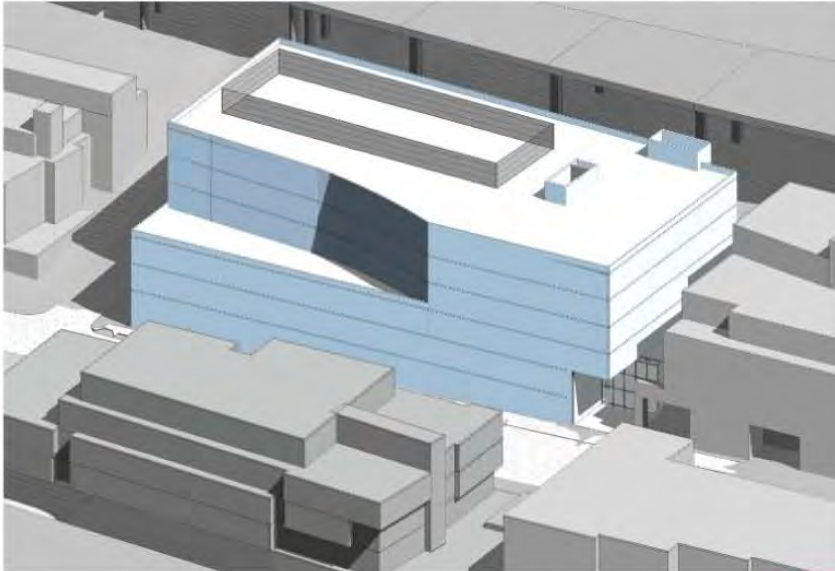
Option 1 - without street vacation



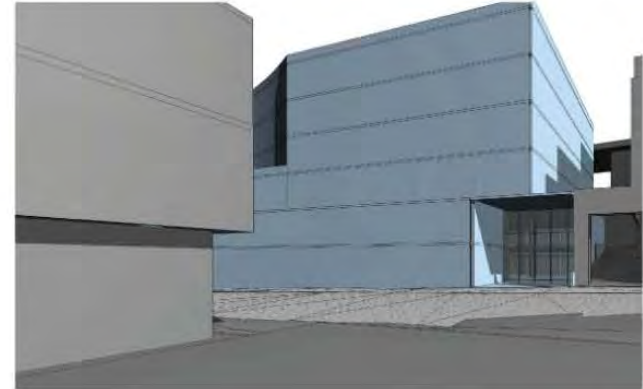
No Vacation Option 1 - EDG

page 24

Option 1 - without street vacation



west aerial



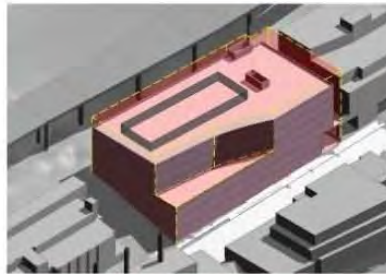
street view looking east

Opt-1 Pros

- Provides for plaza connection between Site and 1165 Plaza
- Simple Structure

Cons

- Deep floor plate at lower floors
- Lacks pedestrian scale with large Massing
- Lacks public open space
- Lack of articulation of building facade



massing within zoning envelope-north aerial



street view looking north

Conceptual Site Diagrams



C-Plaza - with street vacation



Building Entrance



Garage entrance



Connection to other side of Street



Site Green Space



1165 Public Plaza



1165 Eastlake MUP

Section 16 - Project Maps



perspective from SW

1165 EASTLAKE AVENUE APPROVED MUP, PUBLIC PLAZA SCHEMATIC DESIGN

1150 Eastlake Avenue East
Master Use Permit





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MASTER USE PERMIT SUBMITTAL



WEST ELEVATION

MATERIAL LEGEND

-  TERRA COTTA RAINSCREEN SIDING (COLOR 1)
-  PRE-CAST CONCRETE BASE
-  TERRA COTTA RAINSCREEN SIDING (COLOR 2)
-  HORIZONTAL METAL PANEL SIDING (PERFORATED @ MECHANICAL SCREEN)
-  ALUMINUM CURTAIN WALL GALZING



NORTH ELEVATION



LOOKING NORTH-EAST



LOOKING EAST



LOOKING EAST AT NORTH STAIR



LOOKING NORTH AT ENTRY PLAZA

Public Amenity Plan - Connections



Landscape Plan - Overview



Hillclimb Connector Plan



PLANTERS & STAIR PRECEDENTS



Hillclimb Connector Plan



VIEW OF EXHIBIT ROOM

Widened Sidewalk Plan



Widened Sidewalk Plan



SIDEWALK PERSPECTIVE LOOKING SOUTH



BENCH



PAVERS



STONE PAVING STRIP

The Plaza



RENDERING OF 1165 PLAZA LOOKING NORTH



STONE FORMS AT UNION STATION PLAZA



RENDERING OF 1165 PLAZA LOOKING WEST



RENDERING OF 1165 PLAZA LOOKING NORTH



VIEW TOWARDS ENTRY PLAZA



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