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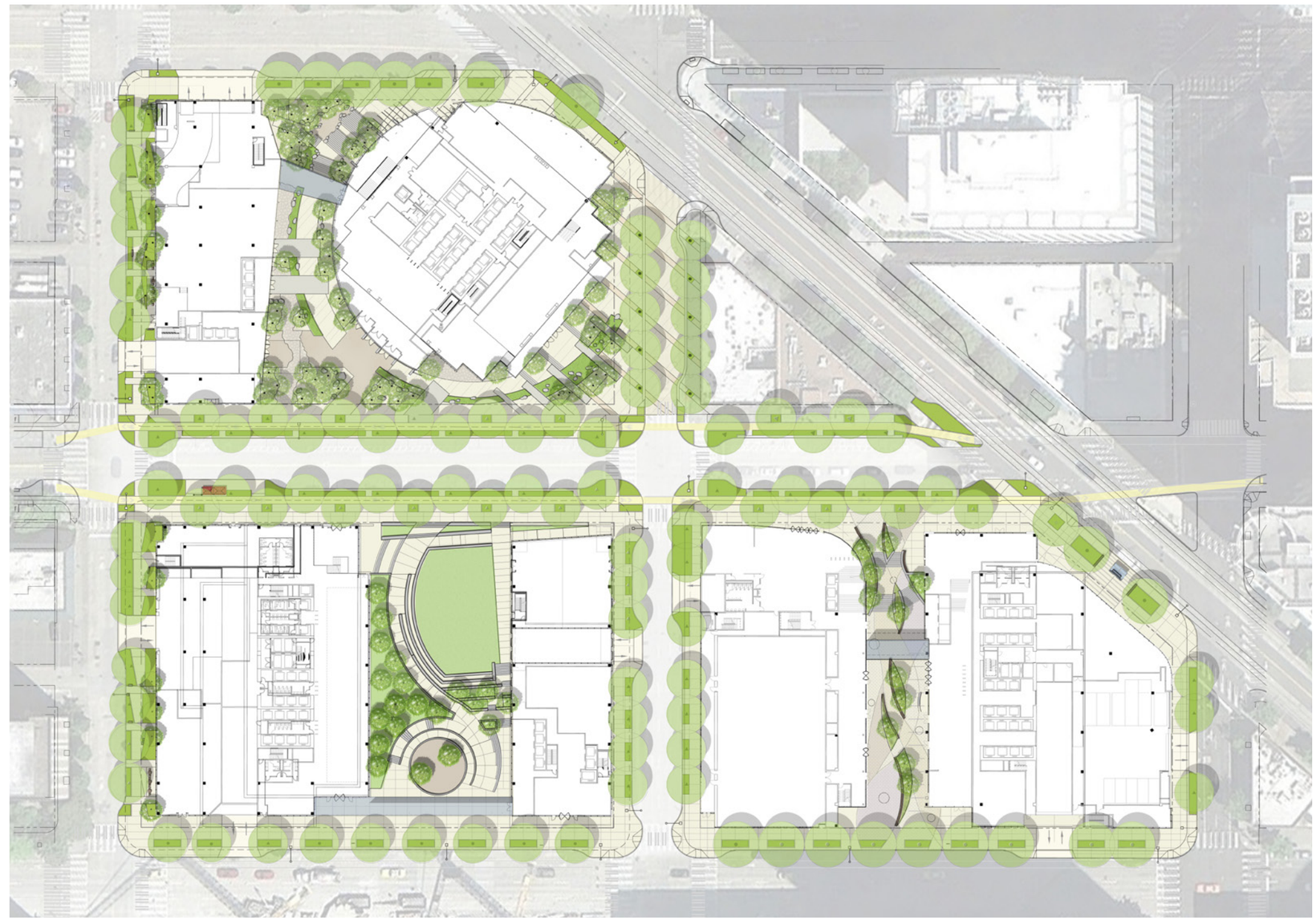

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Statement of Public Benefit Objectives

The purpose of this presentation is to outline the long-term public benefits proposed in exchange for the City granting a 5,763 square foot alley vacation on each of 3 adjacent blocks in the Denny Triangle Neighborhood.

At the May 17, 2012 meeting with the Seattle Design Commission, the commission approved the alley vacations' urban design merit. The commission acknowledged that, due to the street grid transition in the Denny Triangle, the existing alleys terminate on Westlake Avenue in awkward truncated multi-way intersections. In addition, the current lots are less than standard dimensions, challenging development of today's desired office floorplate dimensions and efficient parking layouts.

Vacation of the alleys will create opportunities for a diverse range of significant public spaces in an area underserved by open space and public amenities. It will allow building configurations that maximize the light and air access of these public spaces and improve traffic and circulation by eliminating 7th Avenue curb cuts and multi-way intersections on Westlake Avenue. The project also includes improving and modernizing utilities currently present in the alley.

The proposal includes a Planned Community Development (PCD) component of the Master Use Permit. A PCD is being pursued because of the intention to phase development over time providing the ability, with input from the City and the neighborhood, to comprehensively plan over 5.5 acres in this currently underused neighborhood. In effect, the overall project with the vacations seeks to bring the Denny Triangle Neighborhood Plan and City Downtown Plan to life.

The decision to seek alley vacations on these blocks was made primarily for the purpose of improving the functionality and quality of the urban design and building design on these blocks, not for gaining additional square footage. Although the Applicant proposes to purchase about 17,288 SF of alley and would thereby gain the right to build more than an additional 242,000 SF over the 3 blocks (or about 80,000 SF on each block), they are not choosing to do so. We believe that this is an important consideration in evaluating our vacation petition.

This presentation lays out the on and off-site long-term public benefits proposed in return for the 3 alley vacations. The on-site benefits include additional setbacks, as well as significant enhancements to the over 72,000 square feet of on-site open space provided as a means of achieving the sites development capacity. The off-site benefits include over 32,000 square feet of public open space and street improvements beyond code requirements, as well as improvements to Westlake Ave and concept design work to the City for a number of proposed bike and pedestrian infrastructure improvements.

In response to the Commission's recommendations, we will address:

- The experiential aspects of the pedestrian experience and operational access
- The value of passing through the blocks and the proposed variability in open spaces
- How the design connects to the neighborhood and references the street grids
- How the project will be phased
- Our evolving strategy for long-term sustainability and energy conservation

1

Public Benefits Summary
Neighborhood Values

Use

Mixed-Use
Combine commercial office, retail, social & public services, residential & public open space throughout the neighborhood
Denny Triangle Neighborhood Plan: p11
Seattle's Comprehensive Plan: DEN-G2

Retail
Require retail-height ceilings on ground floors
Denny Triangle Neighborhood Plan: p5

Encourage, but not require, retail at street level
Denny Triangle Approval & Adoption Matrix: C12

Commercial Office
Encourage job development
Denny Triangle Approval & Adoption Matrix: A1

Public Realm

Street
Invest in tree plantings & sidewalk amenities
Denny Triangle Neighborhood Plan: p10
Denny Triangle Approval & Adoption Matrix: NT1

Parks
Develop pocket parks
Create a Denny Triangle neighborhood park
Denny Triangle Neighborhood Plan: p5, 6, 15

Green Streets
Designate and support the development of green streets in the neighborhood
Seattle's Comprehensive Plan: DEN-P12

Widen sidewalk, landscape & add"common thread" elements
Denny Triangle Neighborhood Plan: p6, 17

Alleys
Simplify & create a means to expedite the alley vacation process
Denny Triangle Neighborhood Plan: p5

Open Space
Encourage the creation of new open spaces
Seattle's Comprehensive Plan: DEN-P9

Urban Form

Identity
Create a vibrant neighborhood with a distinct identity and a real "sense of place"
Denny Triangle Neighborhood Plan: p11, 13

Growth
Meet growth targets for households and employment
Denny Triangle Neighborhood Plan: p11

Art
Develop a Public Art program for placement in the Denny Triangle
Denny Triangle Approval & Adoption Matrix: LT2

Character
A diverse, mixed-use character that provides a transit and pedestrian friendly atmosphere
Seattle's Comprehensive Plan: DEN-G3

Transportation

Pedestrian
Support redevelopment of Westlake Boulevard as a boulevard
Seattle's Comprehensive Plan: DEN-P11

Provide pedestrian improvements along 7th Ave.
Denny Triangle Neighborhood Plan: p20, 21

Explore ways to improve pedestrian safety and convenience along and across the arterials in the neighborhood
Seattle's Comprehensive Plan: DEN-P17

Cycle
Seek ways to improve safety and convenience of bicycle travel within and through the neighborhood
Seattle's Comprehensive Plan: DEN-P16

Transit
Improve bus stops Maintain & improve Denny Triangle transit service
Denny Triangle Neighborhood Plan: p18, 19

Vehicular Traffic
Develop traffic calming devices, i.e. special pavement, bike lanes, curb bulbs & signage along Blanchard and Bell
Denny Triangle Approval & Adoption Matrix: C16

Encourage the integration of Westlake Avenue into the neighborhood physically, aesthetically, and operationally, while maintaining its arterial functions
Seattle's Comprehensive Plan: DEN-P14

Community values contained in the Denny Triangle Neighborhood Plan, Denny Triangle Approval & Adoption Matrix, and the Seattle's Comprehensive Plan (page numbers or matrix number in italics)

1

Public Benefits Summary

Summary Table

FAR Public Benefits

75% Affordable Housing & Child Care

- Block 14: 465,000 SF
- Block 19: 500,000 SF
- Block 20: 490,000 SF

25% Public Amenities (including TDRs)

Block 14:

- 12,000 SF Urban Plaza
- Purchase of 95,000 SF TDRs

Block 19:

- 7,000 SF Commercial Parcel Park
- 15,000 SF Urban Plaza
- Purchase of 55,000 SF TDRs

Block 20:

- 7,000 SF Commercial Parcel Park
- 15,000 SF Urban Plaza
- Purchase of 87,000 SF TDRs

*Public Benefits per Downtown Code for Added FAR (DOC2)

PCD Public Benefits

1) Improvements to Pedestrian Circulation:

- Develop Westlake Avenue Street Design Concept Plan (between Denny and McGraw Square/5th Ave) informed by:
  - Denny Triangle Urban Design Framework study
  - Westlake Hub Urban Strategy
  - South Lake Union Mobility Plan

2) Improvements to Urban Form:

- Develop Design Guidelines for structures above 60' for Blocks 19 & 20.

3) Improvements to Transit Facilities:

- Design and install enhancements to existing street car stops including seating, shelter, landscaping and/or intersection improvements at 7th and Westlake.
- The stop abutting Block 14 should be designed as a street car stop integrated with the building frontage, allowing for wider sidewalks immediately adjacent.
- Work with SDOT to enhance street car operations.

4) Other Demonstrable Public Benefit:

- Design with intent to meet LEED Gold rating.
- Work with the City to explore further opportunities for energy reduction.

*PCD Public Benefits per SMC 23.49.036.F1

Alley Vacation Public Benefits

- **7th Ave Cycle Track and Double Tree Allee**
- **Shared Use Street**
- **Westlake Avenue Improvements at Blocks 14 & 20**
- **Gateway Art**
- **Public Open Space & Street Improvements**
- **Voluntary Building Setbacks**
- **Thru Block Connections**
- **Blanchard Green Street**
- **Significant Upgrades to Mid-Block Open Spaces**
- **Programing of Public Open Space**

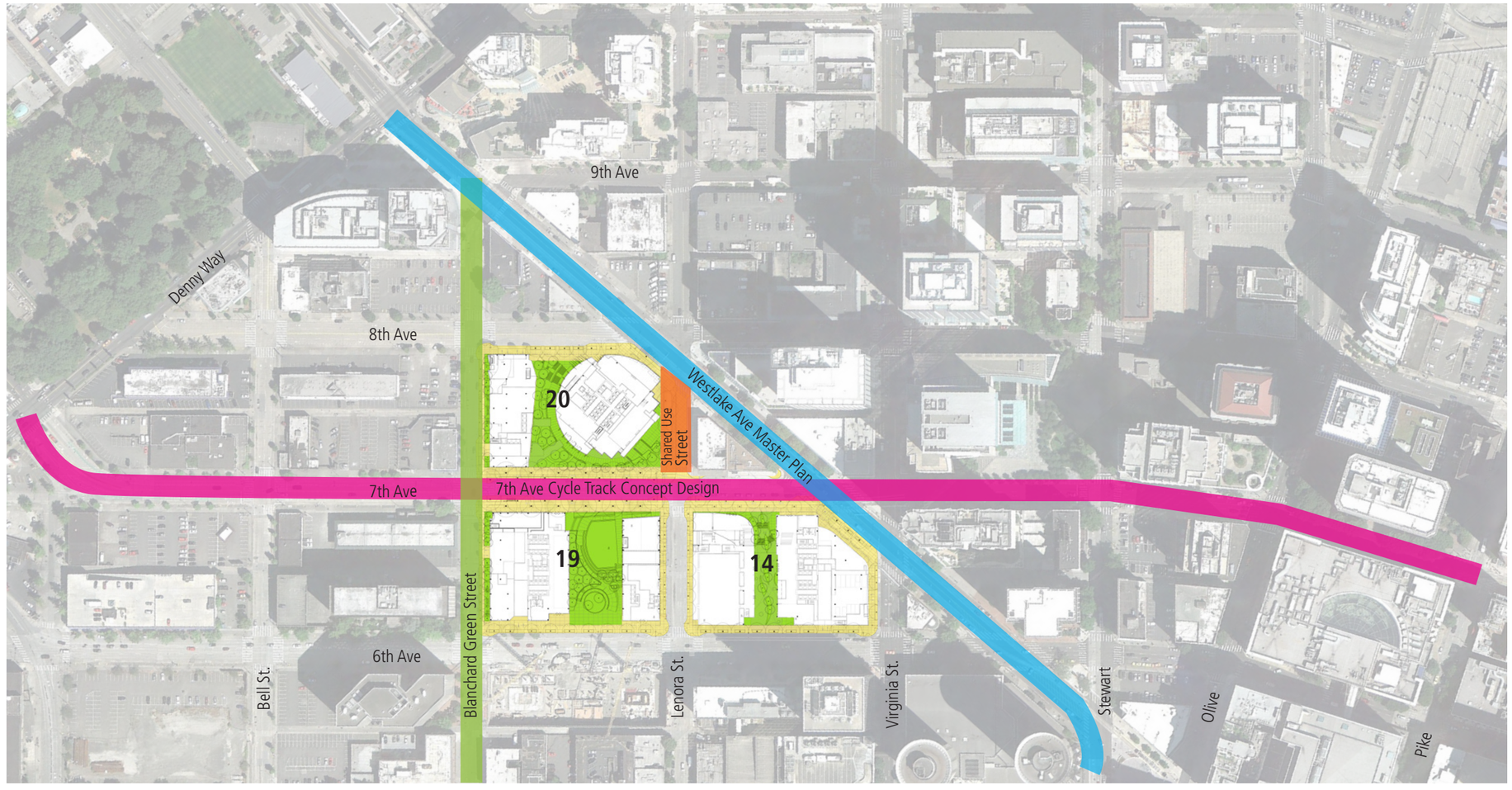
1

Public Benefits Summary

Summary Diagram

Alley Vacation Public Benefits

- 7th Ave Cycle Track and Double Tree Alle
- Shared Use Street
- Westlake Ave Improvements at Blocks 14 & 20
- Gateway Art
- Public Open Space & Street Improvement's
- Voluntary Building Setbacks
- Thru Block Connections
- Blanchard Green Street
- Significant Upgrades to Mid-Block Open Spaces
- Programing of Public Open Space



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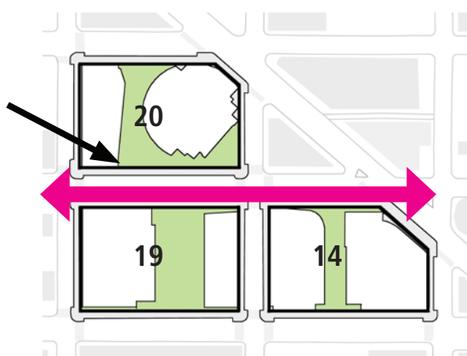
Public Benefits Summary
7th Ave Cycle Track

Public Benefit:
Safe, family-friendly cycle track connecting Dexter Ave to Downtown

Example of Cycle Track - 9th Ave, NY City



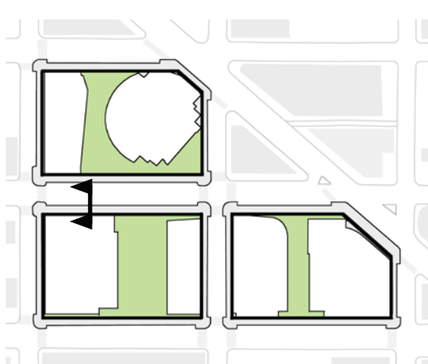
View of Cycle Track from 7th Ave and Blanchard St Looking South

1

Public Benefits Summary
Double Tree Allee

Public Benefit:
Enhanced pedestrian experience and increased tree canopy along 7th Ave fronting Blocks 14,19 and 20

Typical Section at 7th Ave with Double Tree Allee



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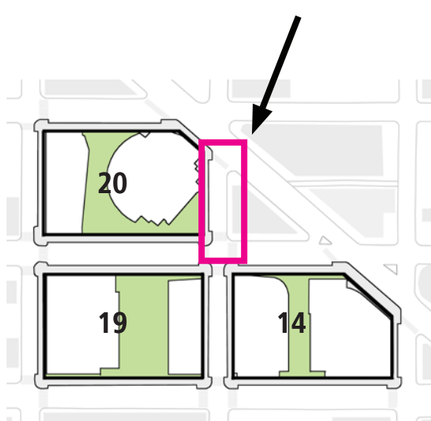
Public Benefits Summary
Shared Use Street

Public Benefit:
Over 9,000 sf of enhanced pedestrian experience and traffic calming at Lenora St between 7th Ave and 8th Ave

Example of Shared-Use Street



View of Shared-Use Street at Lenora St Looking West

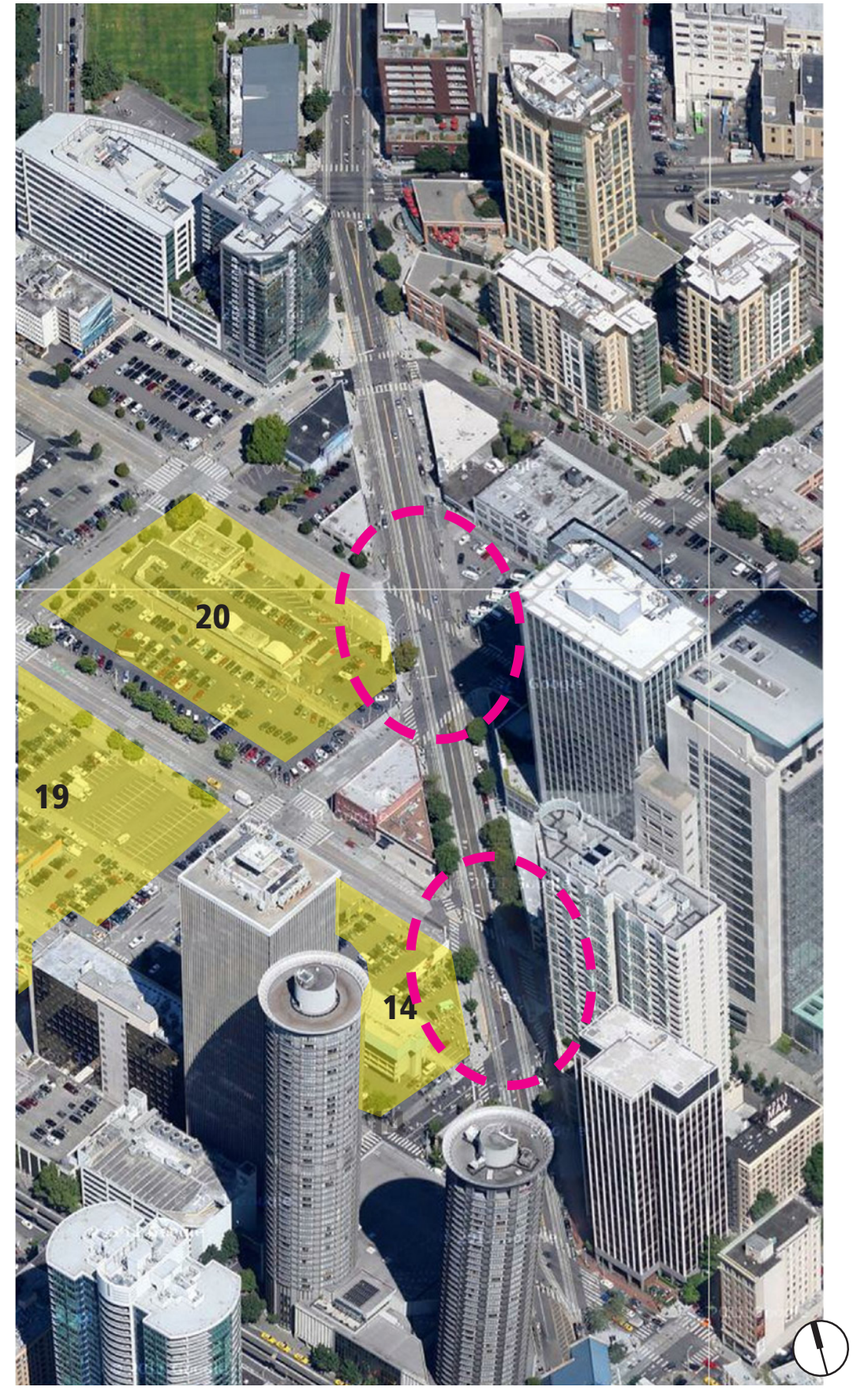
1

Public Benefits Summary
Westlake Ave Street Design Concept Plan

Public Benefit:
Implementation of Westlake Ave Street Design Concept Plan improvements at Blocks 14 and 20

Existing Conditions @ 8th Ave, Lenora St and Westlake Ave

Existing Conditions @ 7th, Virginia and Westlake



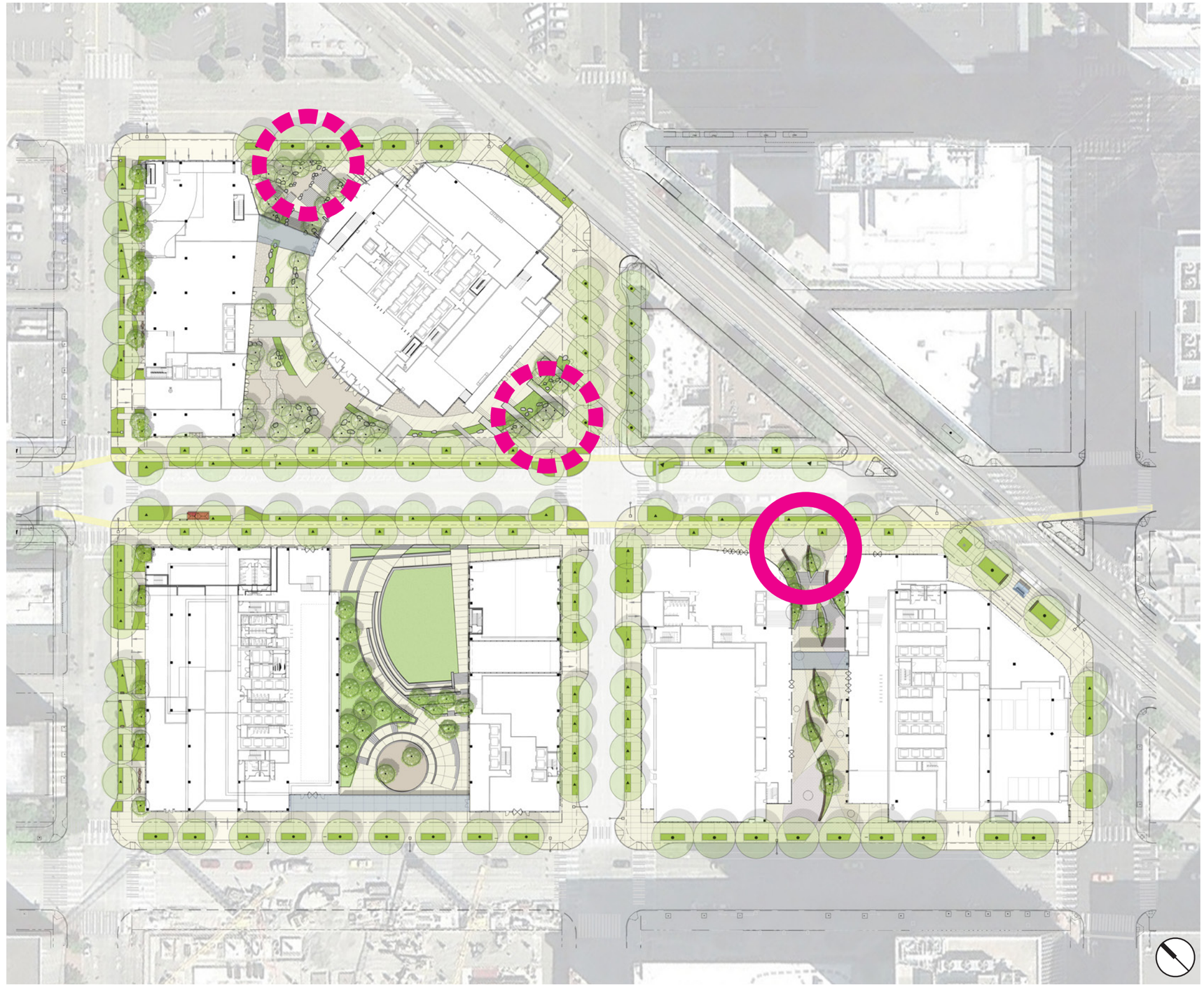
Westlake Ave Aerial View Looking North

1

Public Benefits Summary
Gateway Art

Public Benefit:
Amazon has engaged an experienced art advisor who is working closely with the design team. We are developing an art program that will include both purchased and commissioned artwork, and in which artists from the Northwest region will play a prominent role. Our intent is to fully integrate art into the design of bonused public amenity spaces within each block, in a manner that allows for a wide variety of artistic expression. Artwork could range from stand-alone works that could serve as visual focal points in the spaces they occupy to artist-made building parts. Art may be located on the ground plan, vertically on the buildings or in aerial locations. Artists may also be included to produce art that is integral to the site and landscape design. We will be further evolving this art program for our future discussions with the Design Review Board.

In addition, gateway art features are imagined for at least two locations in the project (see plan diagram showing possible locations). These would be large scale works that will be visible from a distance. The purpose of the gateway elements is to provide visual focal points that will draw people to them and to the through-block pedestrian connections that are marked by their locations.

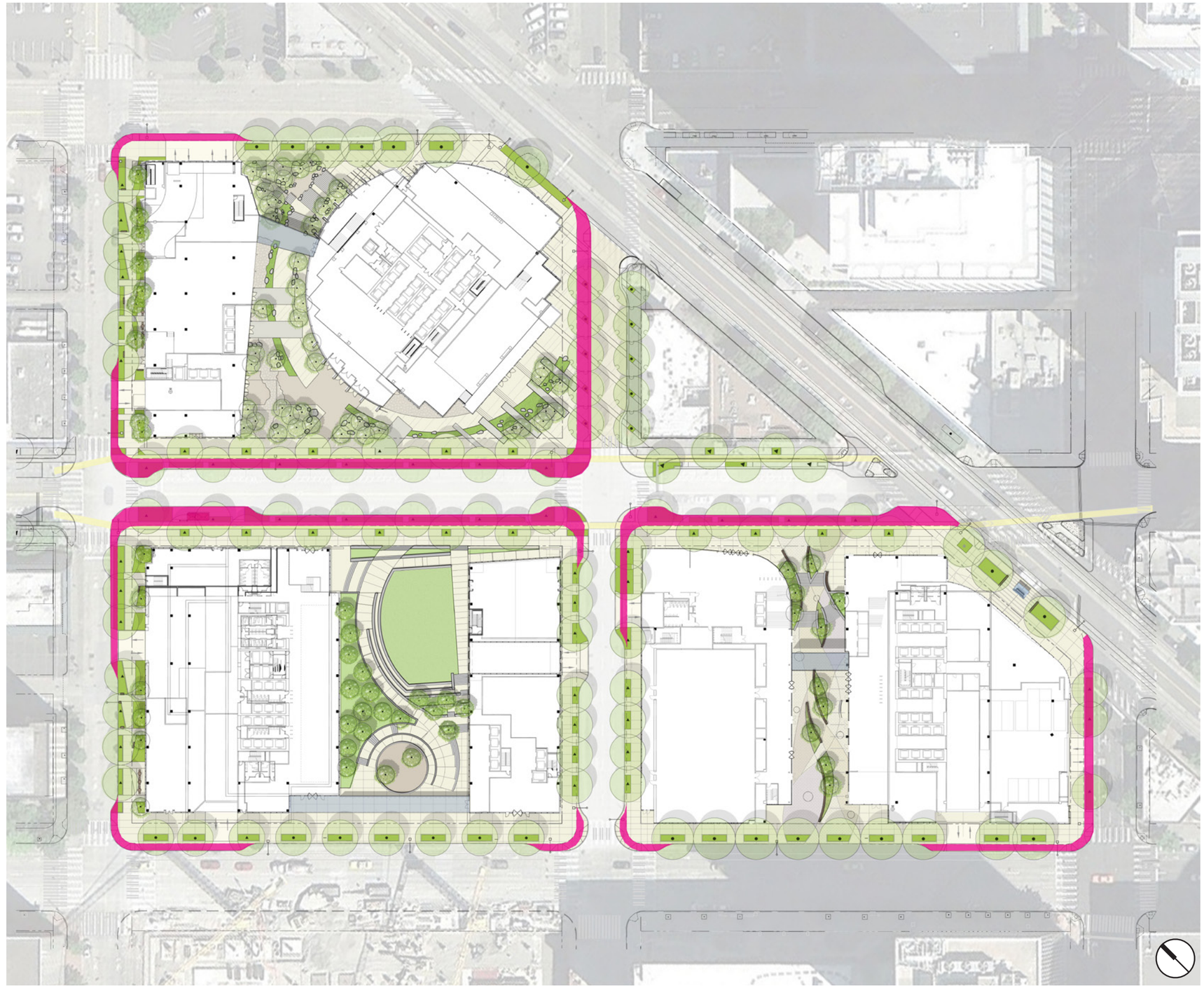


Potential Gateway Art Locations

1

Public Benefits Summary
Public Open Space + Street improvements

Public Benefit:
Over 23,000 sf of sidewalk and landscape improvements beyond the required curb lines on all blocks

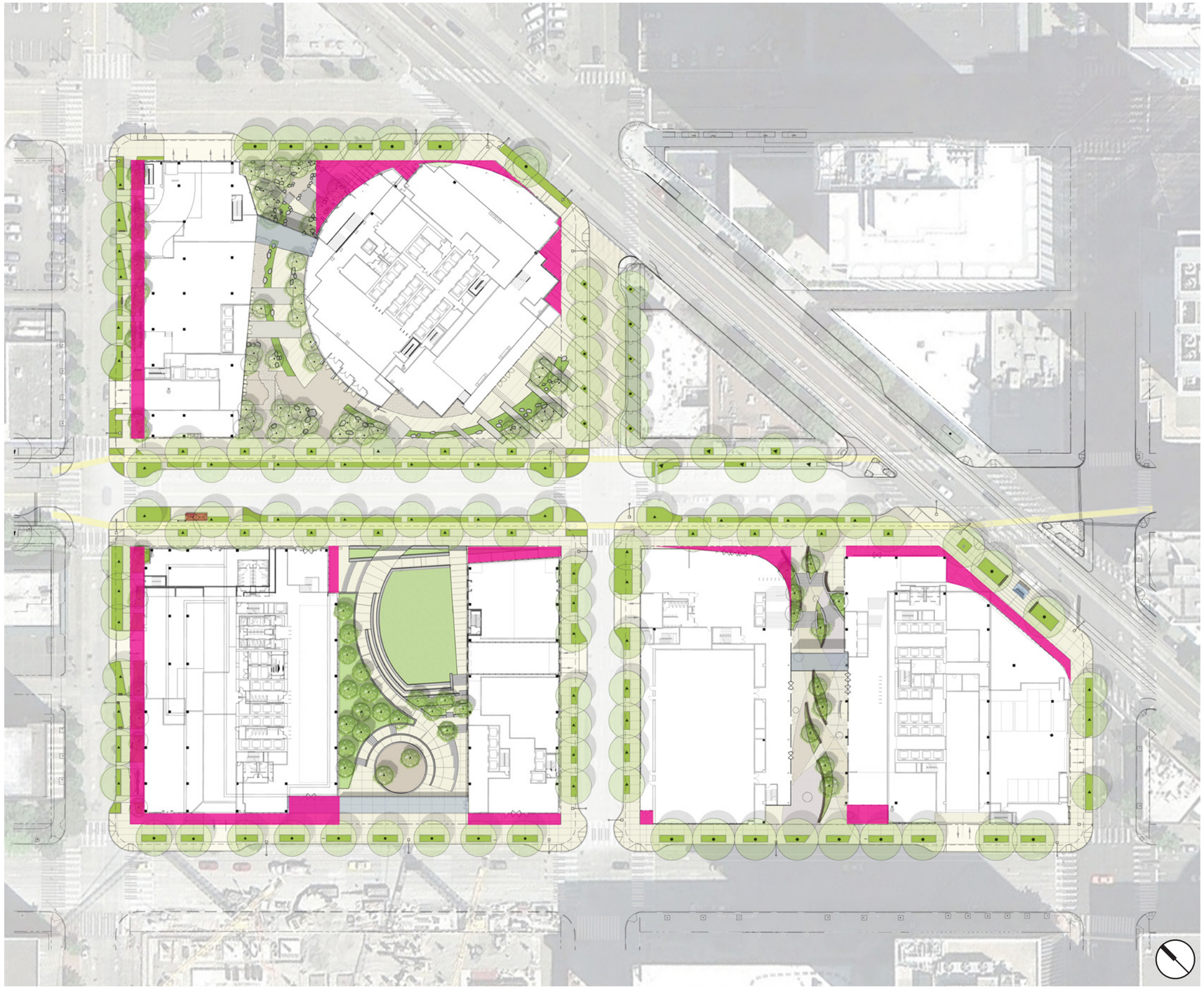


Improvements Beyond Required Curb Lines

1

Public Benefits Summary
Voluntary Building Setbacks

Public Benefit:
Over 11,000 sf of sidewalk and landscape improvements created through voluntary setbacks on all blocks

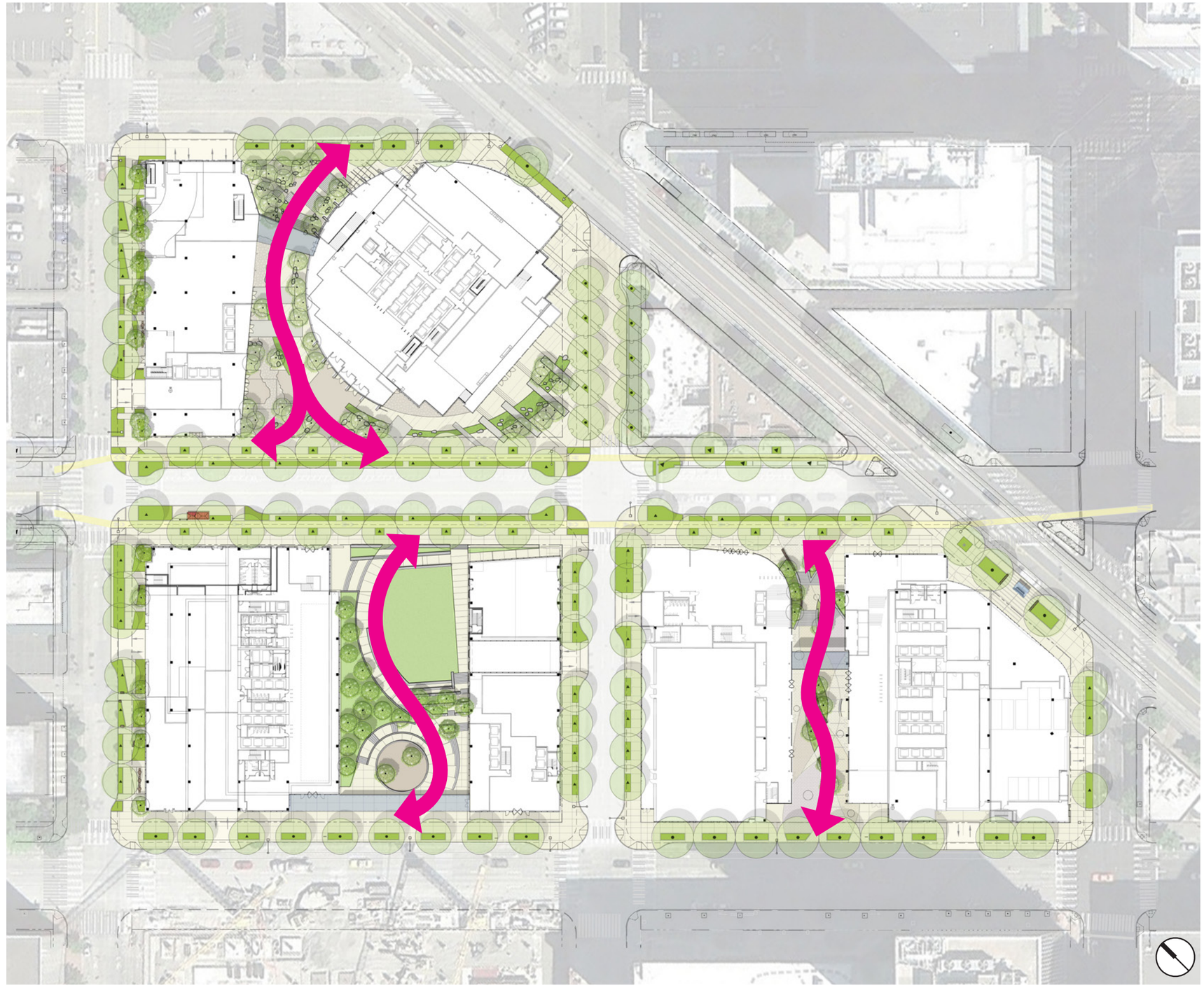


Improvements at Voluntary Setbacks

1

Public Benefits Summary
Thru Block Connections

Public Benefit:
Accessible, safe and inviting mid-block thru connections



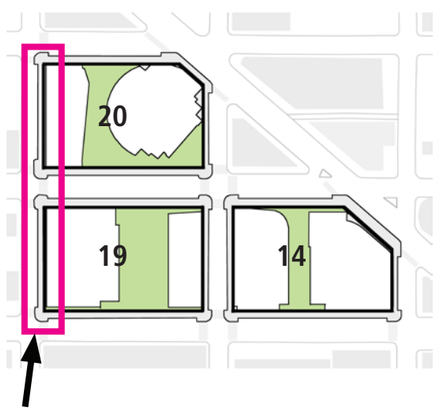
Mid-Block Thru Connections

1

Public Benefits Summary
Blanchard Green Street

Public Benefit:
Voluntary 10' setbacks at Blanchard St and Green Street improvements along Blocks 19 and 20

Example of Green Street: 9th Ave between Stewart St and Virginia St

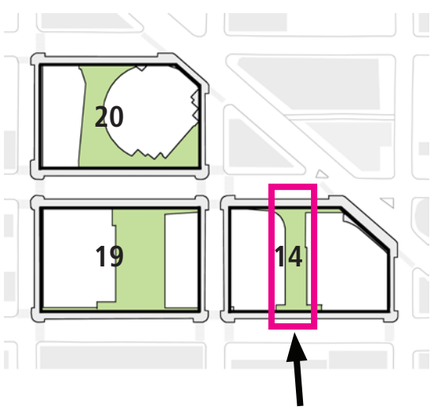


View of Blanchard Green Street Looking East from 7th Ave

1

Public Benefits Summary
Block 14 Trellis

Public Benefit:
A 6,300-sf, glazed trellis at Block 14 mid-block open space provides year-round weather protection and a unique outdoor environment

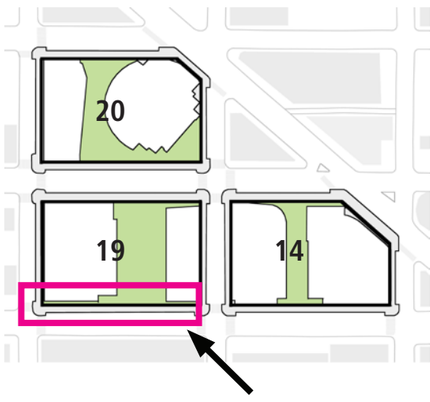


View of Glazed Trellis at Block 14

1

Public Benefits Summary
6th Ave Covered Walkway

Public Benefit:
100' covered walkway providing weather protection between buildings at Block 19



View of Covered Walkway on 6th Ave at Block 19

1

Public Benefits Summary
Programming of Public Open Space

Public Benefit:
Programming of outdoor spaces for public use such as farmers markets and performances

Farmers Market at Amazon Facilities on Terry Ave in South Lake Union

2

Westlake Ave Street Design Concept Plan
Project Extents and Principles

Principles:

Improve pedestrian comfort & safety

Enhance intersection functions

Integrate transit

Promote public/private coordination

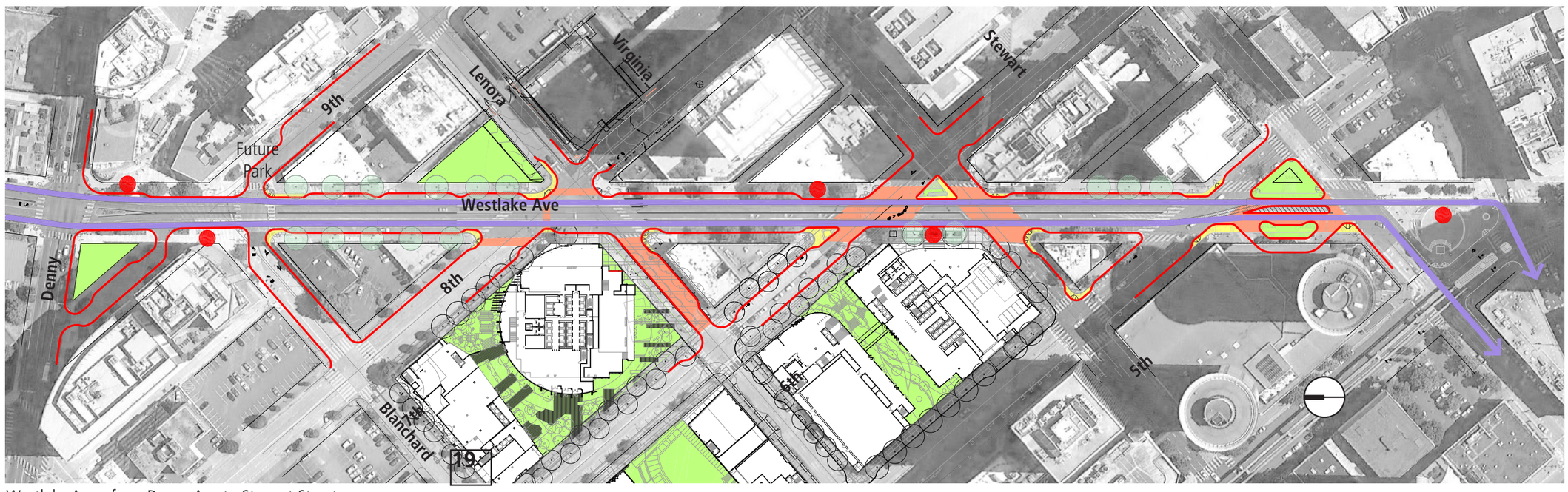
Transform Westlake into a "Boulevard"

Complete green streets

Celebrate water

Legend:

- proposed curb lines
- curb bulbs
- open space
- trolley line
- proposed crosswalks/ scrambles



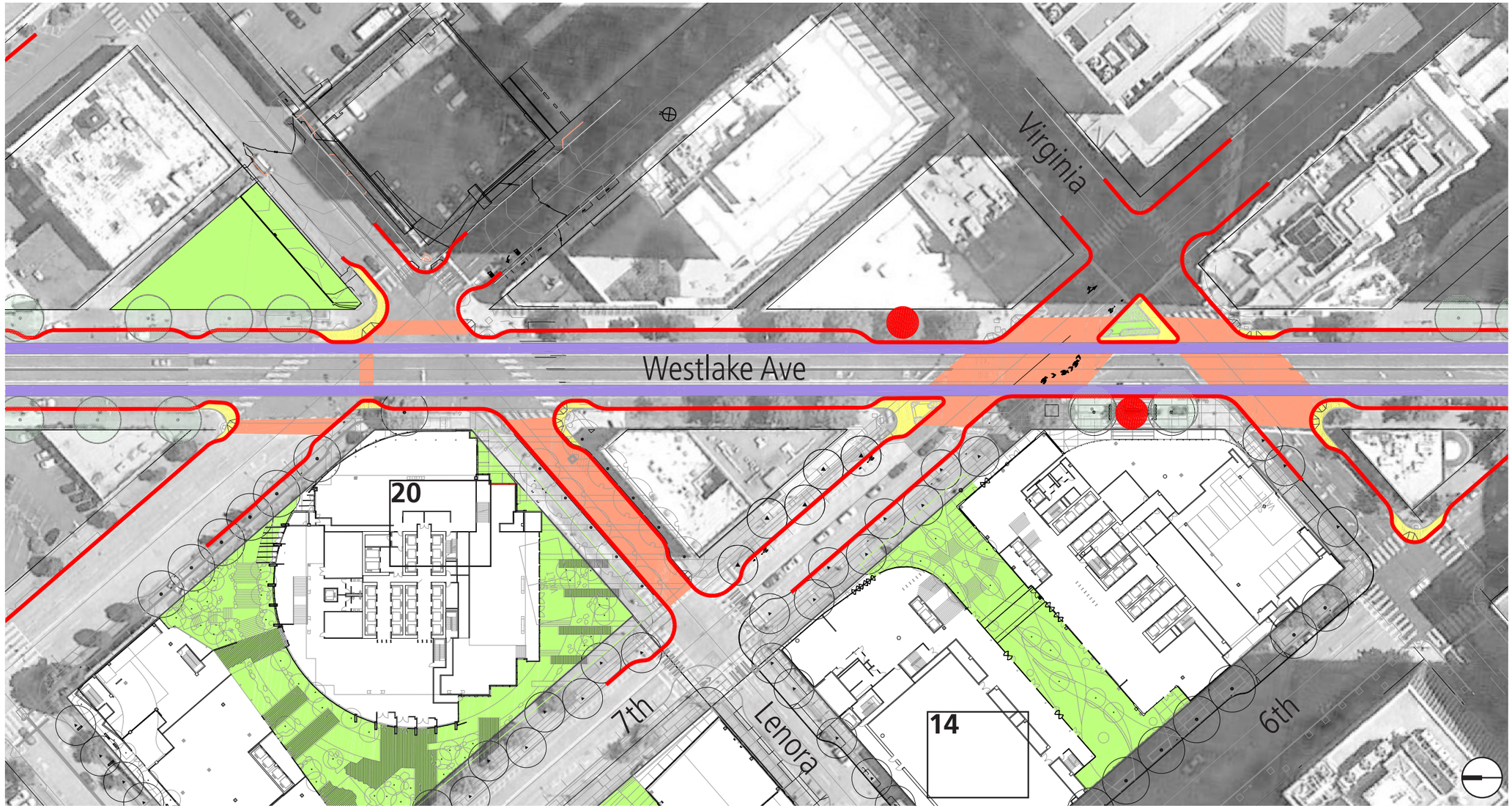
Westlake Ave - from Denny Ave to Stewart Street

2

Westlake Ave Street Design Concept Plan
Project Extents and Principles

Legend:

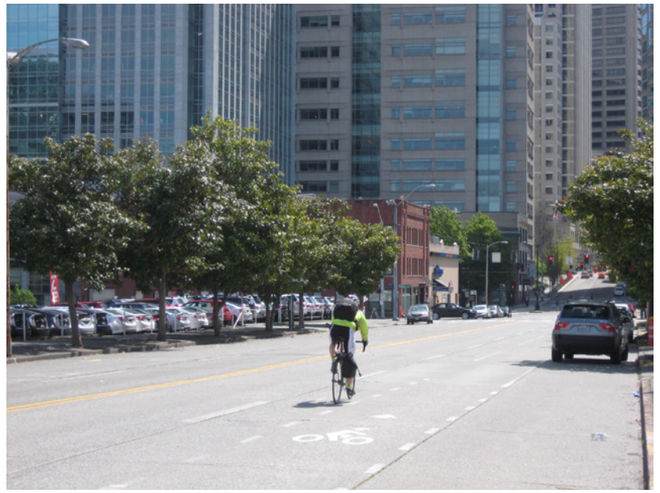
- proposed curb lines
- curb bulbs
- open space
- trolley line
- proposed crosswalks/ scrambles



3-Way Intersections at Blocks 14 and 20

3

7th Ave Cycle Track
Project Extents



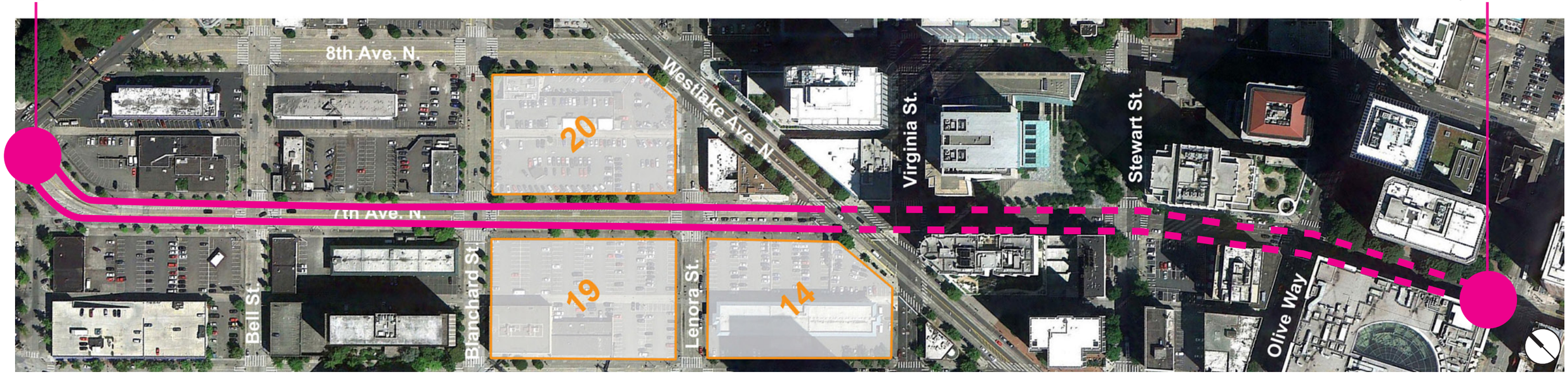
Existing Conditions - 7th Ave looking South

Existing Conditions - 7th Ave looking North

Example of Proposed Cycle Track Street

North end of concept design @ Denny Way

South end of concept design @ Pine St



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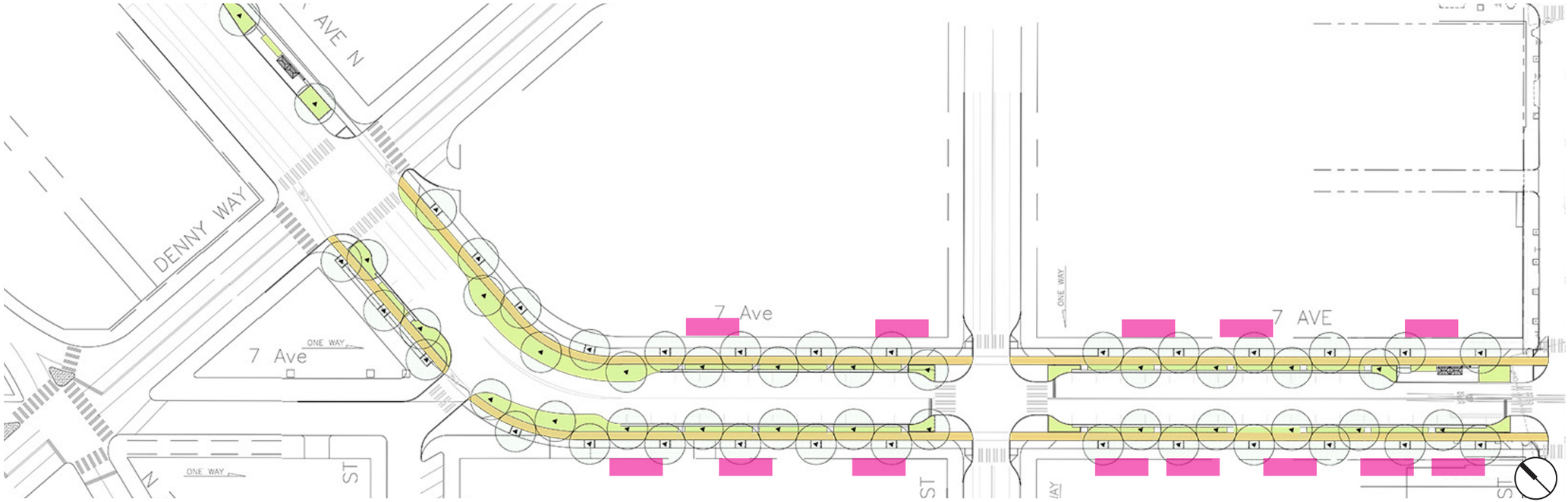
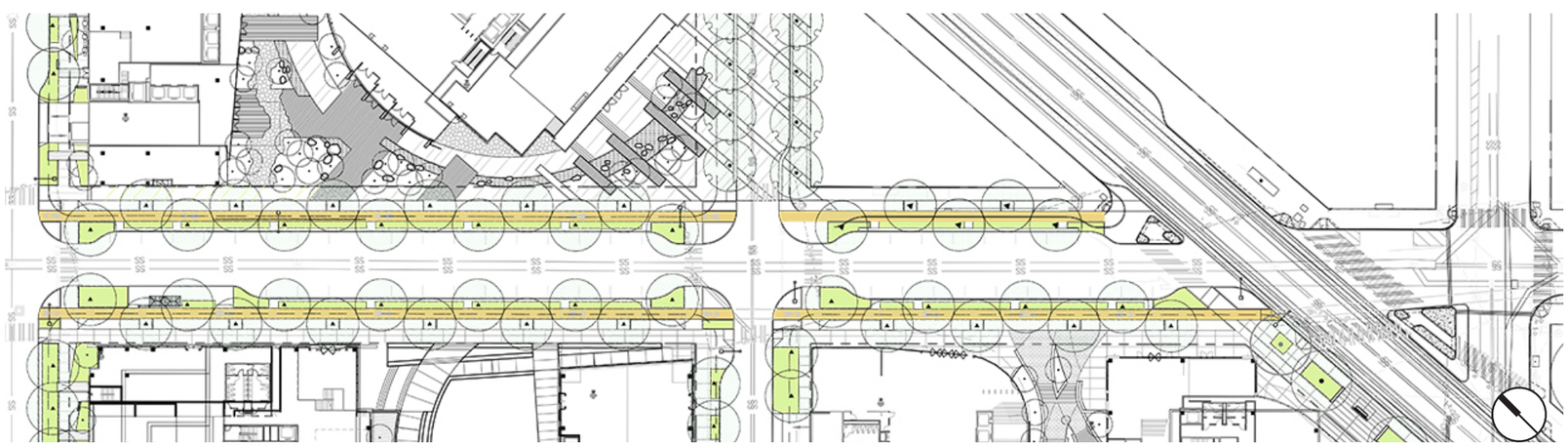
7th Ave Cycle Track
Westlake to Denny



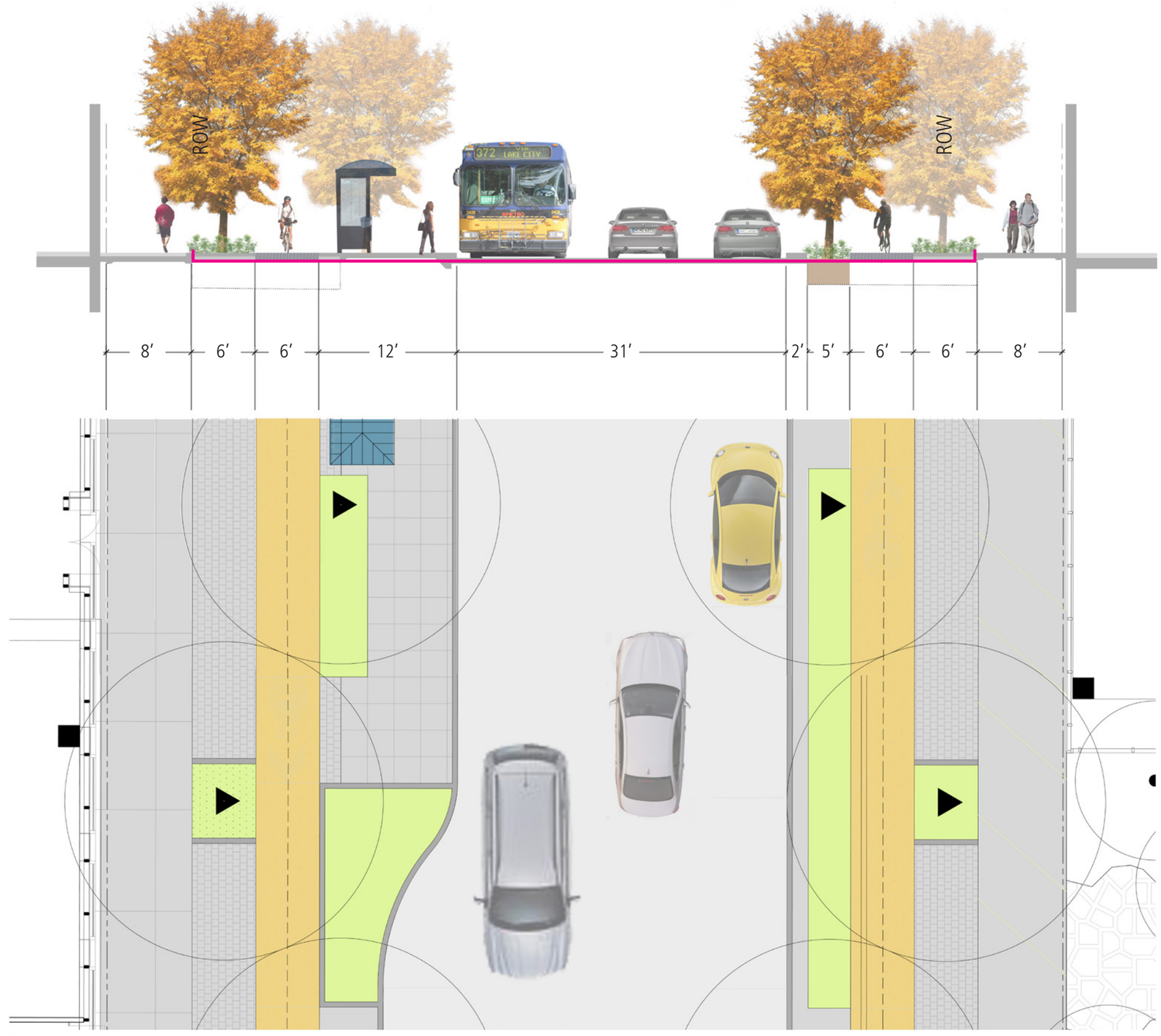
7th Ave Cycle Track - Denny to Blanchard (design only)

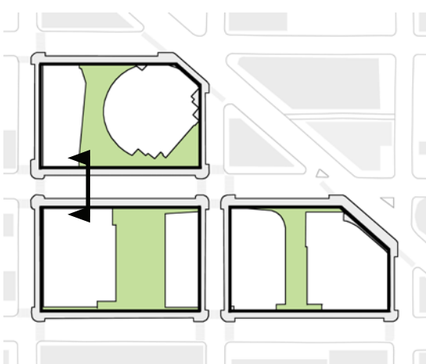


7th Ave Cycle Track - Blanchard to Westlake (design and implement)

3

7th Ave Cycle Track
Cycle Track Typical Section





Typical Section at 7th Ave

3

7th Ave Cycle Track
Cycle Track Furnishings

Trash Receptacle

Bicycle Counter

Foot Rail

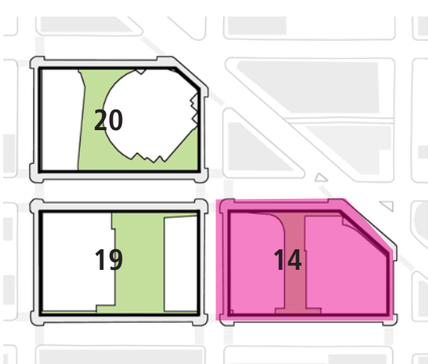
Bicycle Signal

4

Block 14 - Public Benefits
Summary Table

PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED
Open Space Enhancements	• Accessible through block connection between 6th and 7th Ave	Not Required	Proposed
	• Trellis cover enabling year round through block open space	Not Required	6,300 SF*
	• Gateway Art Installation	Not Required	Proposed
	• Publically accessible plaza & wider sidewalk along Westlake Ave at Streetcar stop created by voluntary building setback	Not Required	1,235 SF*
	• 6 - 10" voluntary building setback along 7th Ave in front of highrise building creating wider sidewalks	Not Required	567 SF*
	• Mid-block open space paving extends into sidewalk zone to create an inviting transition into the Privately Owned Public Open Space (POPOS) on both 6th and 7th Avenues	Not Required	955 SF*
Bicycle Enhancements	• 6' wide separated cycle track along 7th Ave	Not Required	1,737 SF
	• 6' wide enhanced pedestrian zone / cycle track buffer with tree wells and contrasting paving surface	Not Required	1,415 SF
	• Cycle track signalization at intersections	Not Required	Proposed
	• Bicycle use "daily/annual counter" northbound and southbound (potential location at 7th/Denny)	Not Required	Proposed
	• Bicycle trash receptacles	Not Required	Proposed
	• Lean rails at intersection stops	Not Required	Proposed
	• Re-stripe existing bike lanes at transitions from cycle track	Not Required	Proposed
Street Environment Improvements	• Implementation of the Westlake Street Design Concept Plan along Block 14	Not Required	Proposed
	• Street trees proposed	Required	30 trees
	• Double Allee of Street Trees on 7th Ave	Not Required	4 additional
	• Landscape and sidewalk improvements in ROW per Denny Triangle Code	Not Required	7,029 SF
	• Curb bulbs at all street corners	Not Required	At 5 corners
	• Curb bulbs at street corners on neighboring blocks	Not Required	2 across 7th Ave
	• Enhanced soil volumes and connected tree root zones at street trees (16" depth average)	Not Required	3,700 SF
	• Wayfinding & Signage per the Center City Wayfinding Plan	Not Required	2 signs
	• Reduction in quantity of existing curb cuts	10 Existing	3 curb cuts
Building Frontage Street Activation	• Retail Frontage on Westlake	75% Required	100% Proposed
	• Retail Frontage on portions of 6th Ave, 7th Ave, and Lenora	Not Required	Proposed

** Approximate*



4

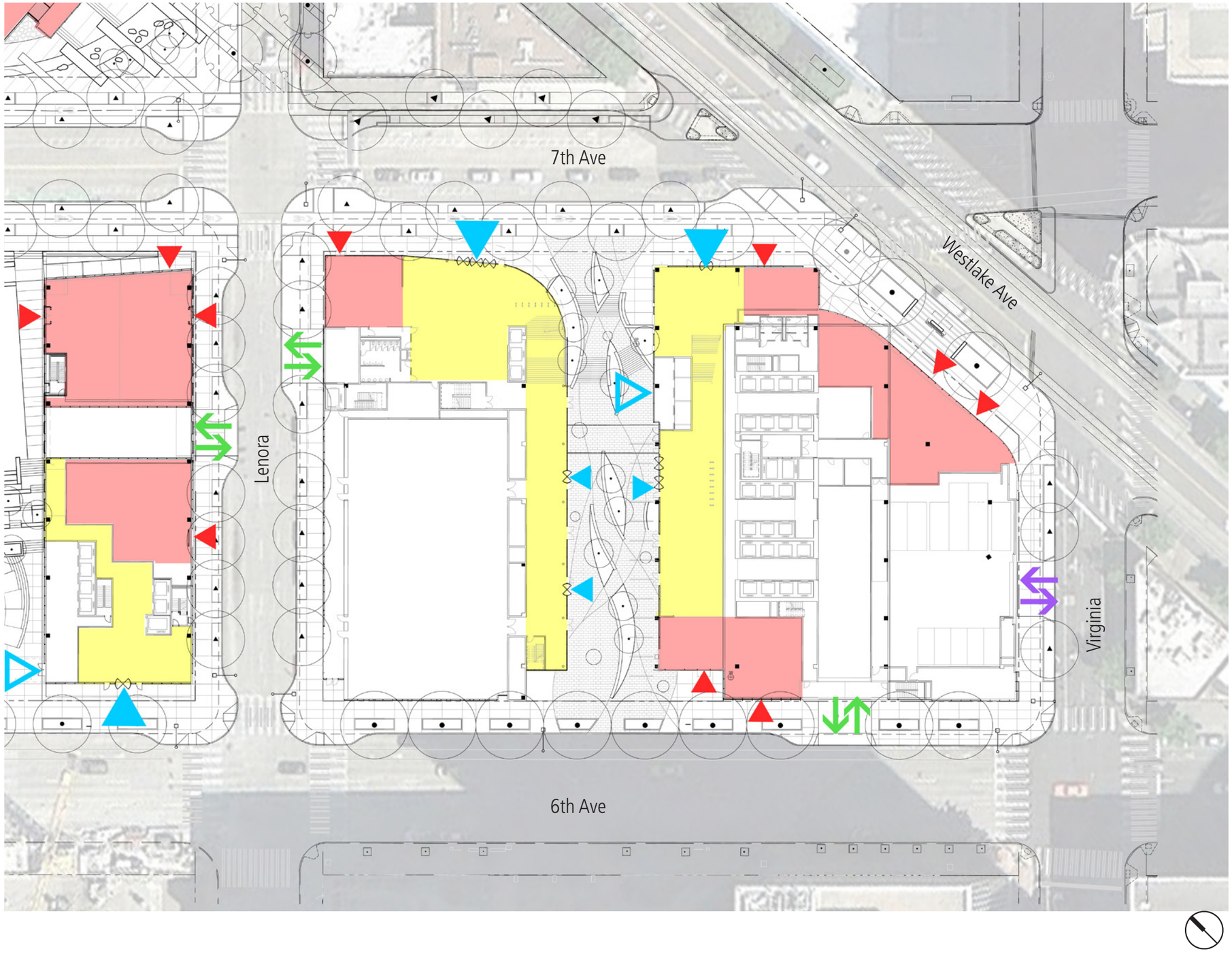
Block 14 - Public Benefits
Building Frontage Street Activation

Public Benefit:

- 100% retail frontage on Westlake Ave
- Retail on Virginia St, Lenora St, 6th Ave and 7th Ave
- Entries balanced between street frontages and mid-block open spaces

Legend:

- Retail
- Lobby
- Retail Entry
- Primary Building Entry
- Secondary Building Entry
- Garage Elevator Entry
- Service Vehicle Entry
- Parking Garage Entry



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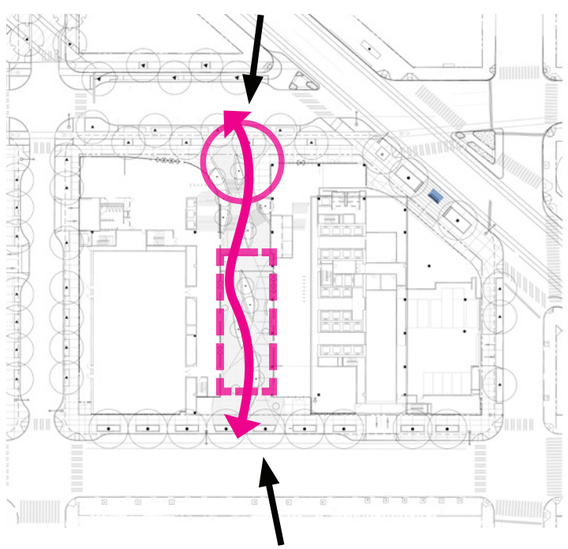
Block 14 - Public Benefits
Open Space Enhancements

Public Benefit:

- Accessible thru block connections with glazed trellis, gateway art and special paving extending into the sidewalk



View Looking into Mid-Block Public Space from 7th Ave

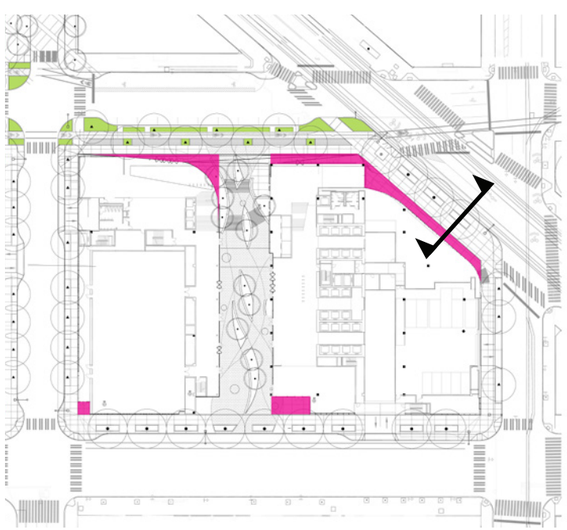
View into Mid-Block Open Space from 6th Ave

4

Block 14 - Public Benefits
Open Space Enhancements

Public Benefit:

- Widened sidewalks created by voluntary setbacks at Westlake Ave and 7th Ave



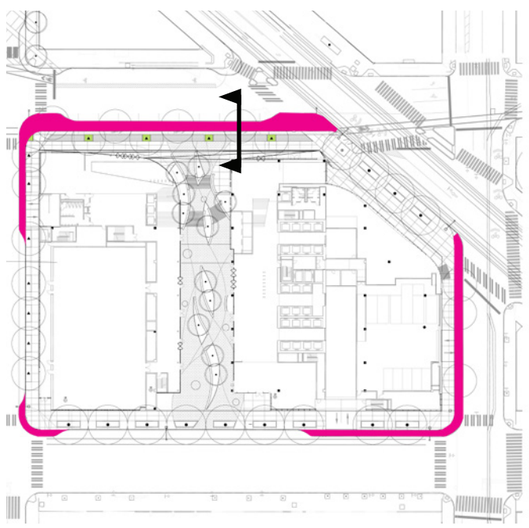
Typical Section at Westlake Ave - Block 14

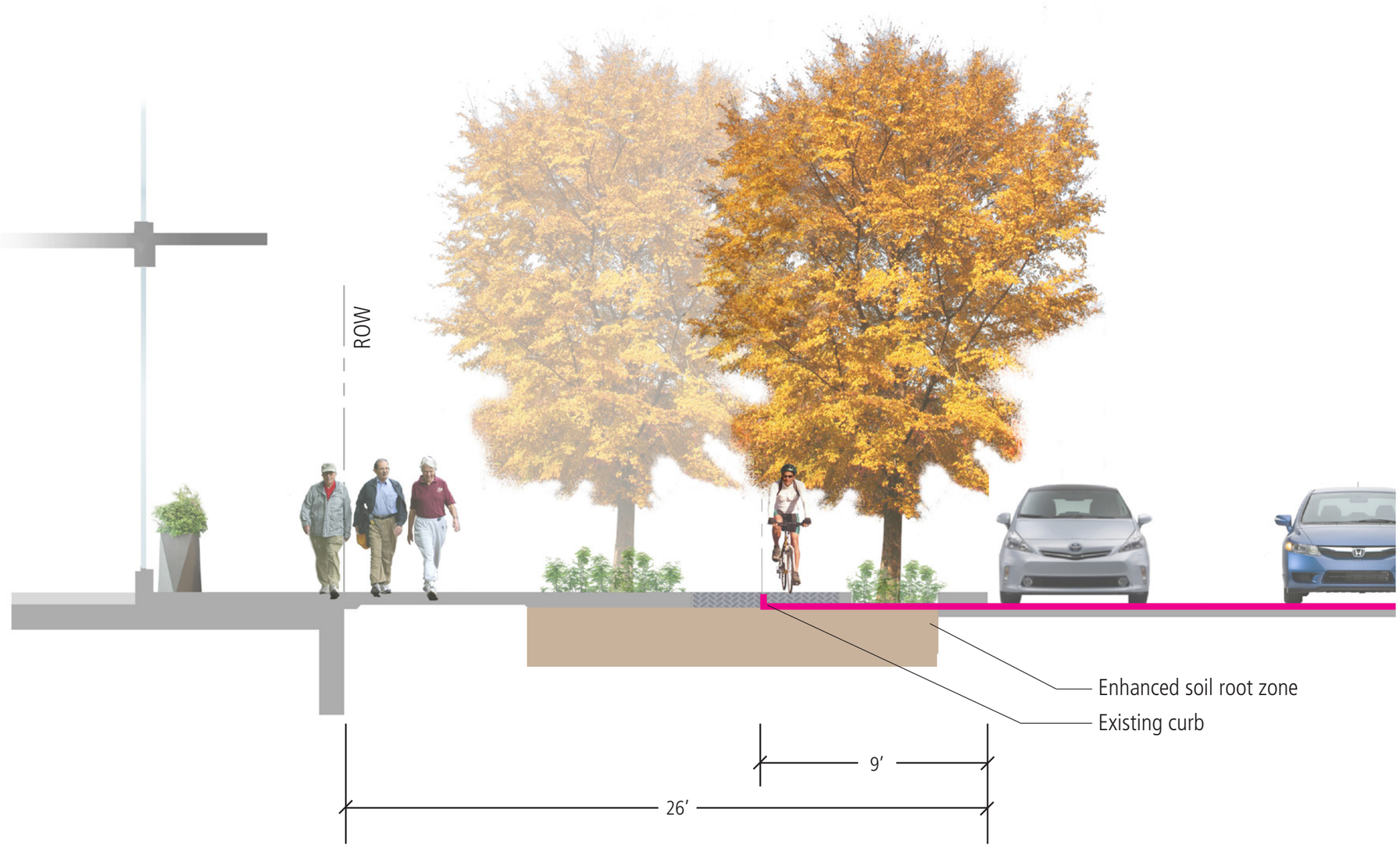
4

Block 14 - Public Benefits
Street Environment Enhancements

Public Benefit:

- Improvements beyond existing curb line (sidewalk, landscape, street trees, curb bulbs)
- Enhanced soil root zones
- Wayfinding signs per Center City Wayfinding Plan
- Reduction in curb cuts





Typical Section at 7th Ave - Block 14

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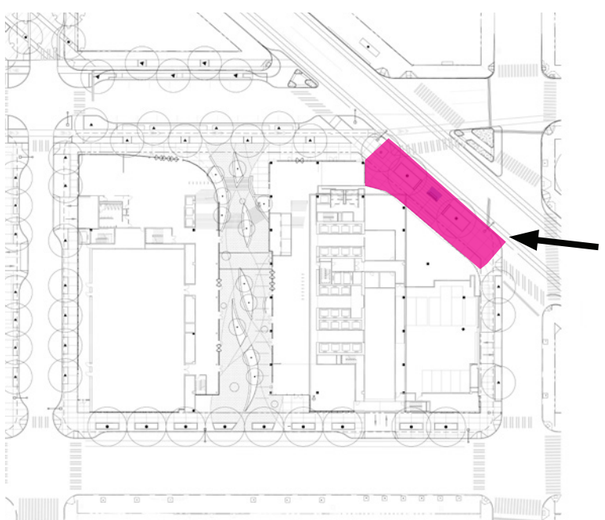
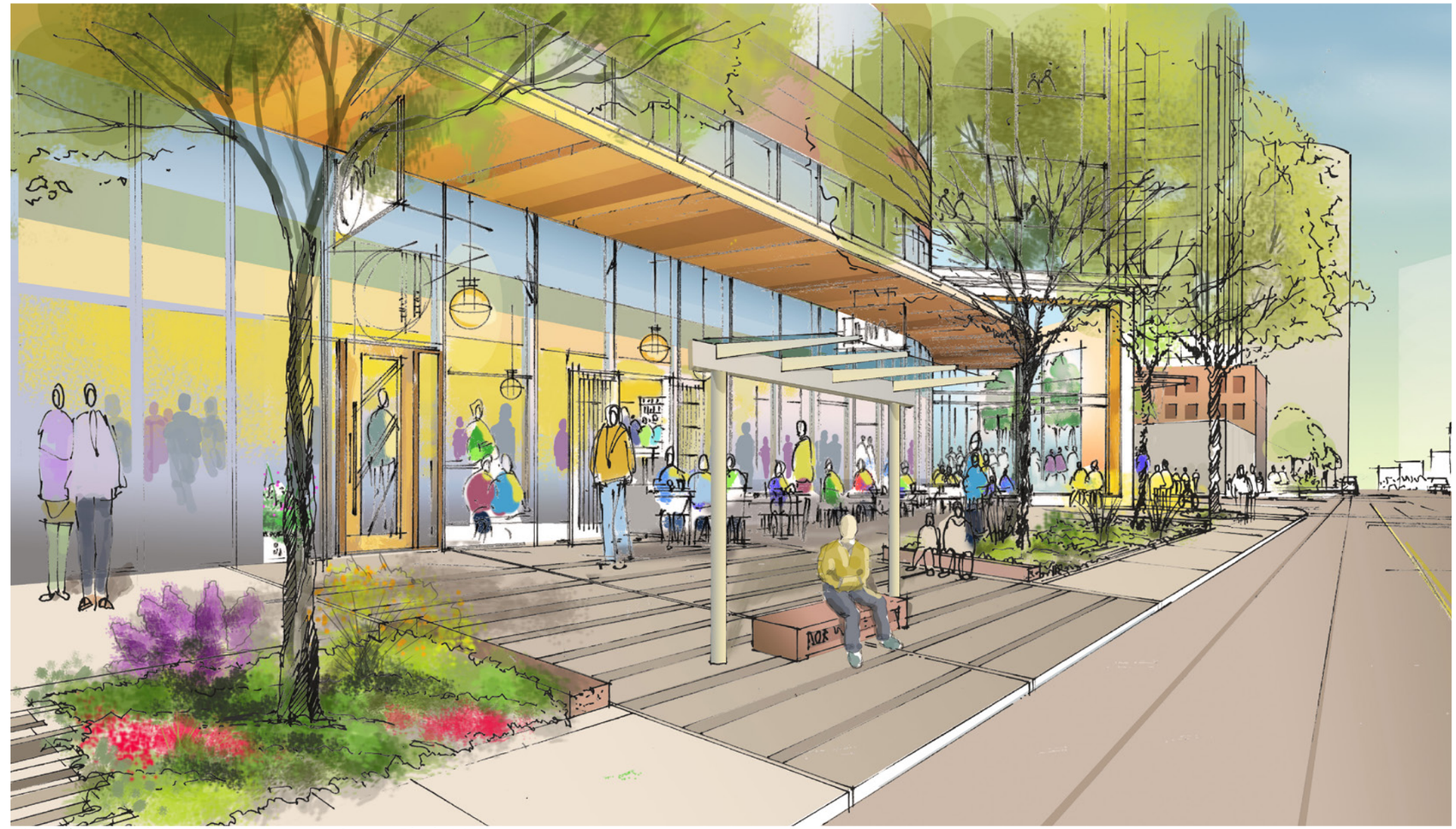
Block 14 - Public Benefits
Street Environment Enhancements

Public Benefit:

- Streetcar shelter and sidewalk improvements per Westlake Ave Street Design Concept Plan



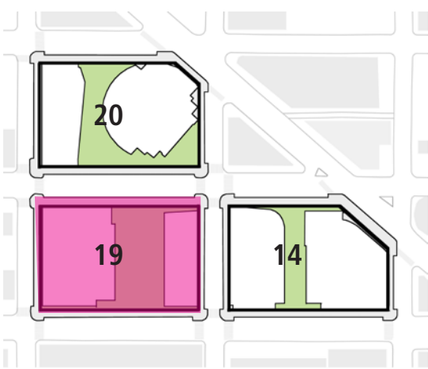


View of Improved Westlake Ave Streetcar Stop at Block 14

Block 19 - Public Benefits
Summary Table

PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED
Open Space Enhancements	• 100' long covered walkway along 6th Ave	Not Required	Proposed
	• Mid-block open space is over 100' wide creating inviting transitions into Privately Owned Public Spaces (POPOS)	Not Required	Proposed
	• Green Street setback and improvements on Blanchard between 6th and 7th Ave	Not Required	10' width
	• Publically accessible plaza along 7th Ave and wider sidewalks along 6th Ave created by voluntary setbacks	Not Required	6,273 SF*
Bicycle Enhancements	• 6' wide separated cycle track along 7th AVe	Not Required	2,397 SF*
	• 6' wide enhanced pedestrian zone / cycle track buffer with tree wells and contrasting paving and separated area for bus stop along west side of 7th Ave	Not Required	2,095 SF*
	• Cycle track signalization at intersections	Not Required	Proposed
	• Bicycle use "daily/annual counter" northbound and southbound (potential location at 7th/Denny)	Not Required	Proposed
	• Lean rails at intersection stops	Not Required	Proposed
	• Bicycle trash receptacles	Not Required	Proposed
Street Environment Improvements	• Street trees proposed	Required	38 Trees
	• Double Allee of Street Trees on 7th	Not Required	Proposed
	• Landscape and sidewalk improvements in ROW per Denny Triangle Code	2,523 SF	7,830 SF*
	• Curb bulbs at all street corners	Not Required	At 5 corners
	• Enhanced soil volumes and connected tree root zones at street trees (16" depth minimum)	Not Required	5,057 SF*
	• Wayfinding & Signage per the Center Wayfinding Plan	Not Required	2 signs
	• Reduction in quantity of existing curb cuts	11 Existing	3 Proposed
	• Increase quantity of on street parking	28 Existing	36 Proposed
Building Frontage Street Activation	• Retail Frontage on portions of 6th Ave, 7th Ave, Lenora and Blanchard	Not Required	Proposed

** Approximate*



5

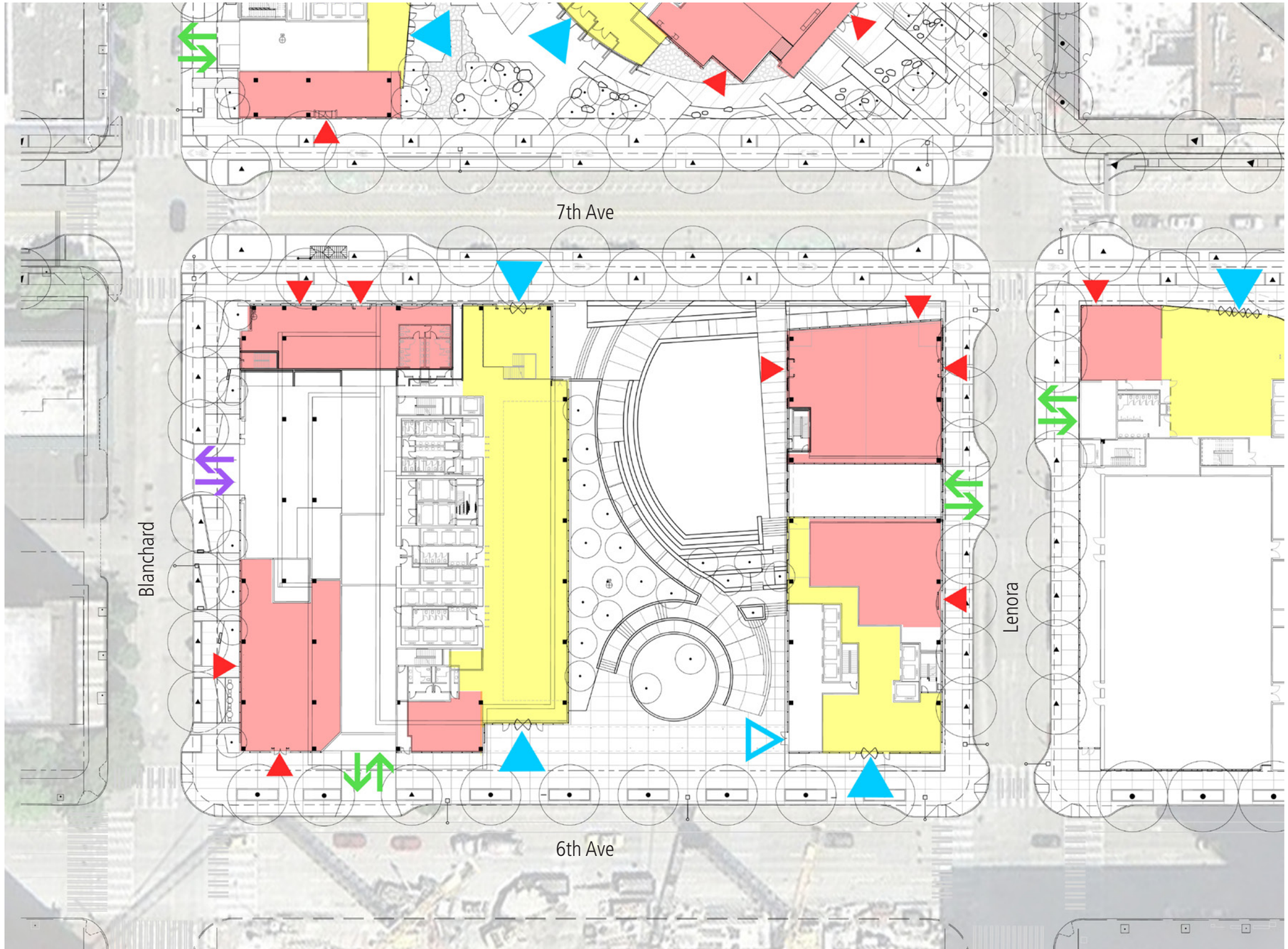
Block 19 - Public Benefits
Building Frontage Street Activation

Public Benefit:

- Retail on Blanchard St, Lenora St, 6th Ave and 7th Ave
- Entries balanced between street frontages and mid-block open spaces

Legend:

- Retail
- Lobby
- Retail Entry
- Primary Building Entry
- Secondary Building Entry
- Garage Elevator Entry
- Service Vehicle Entry
- Parking Garage Entry



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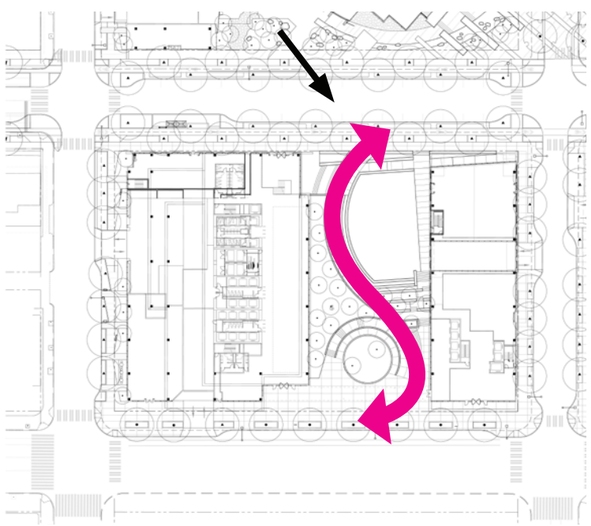
Block 19 - Public Benefits
Open Space Enhancements

Public Benefit:

- Mid-block open space is over 100' wide, with accessible pathways, creating inviting transitions into Privately Owned Public Spaces (POPOS)



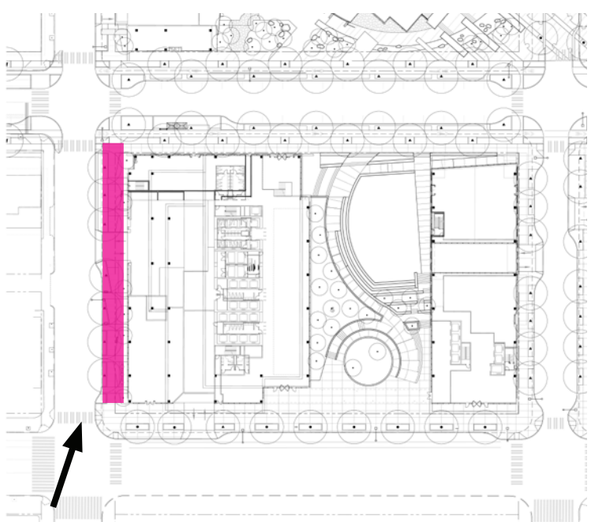
View of Mid-Block Open Space and Sports Field on Block 19

5

Block 19 - Public Benefits
Open Space Enhancements

Public Benefit:

- Green Street setback and enhancements along Blanchard St improve pedestrian experience



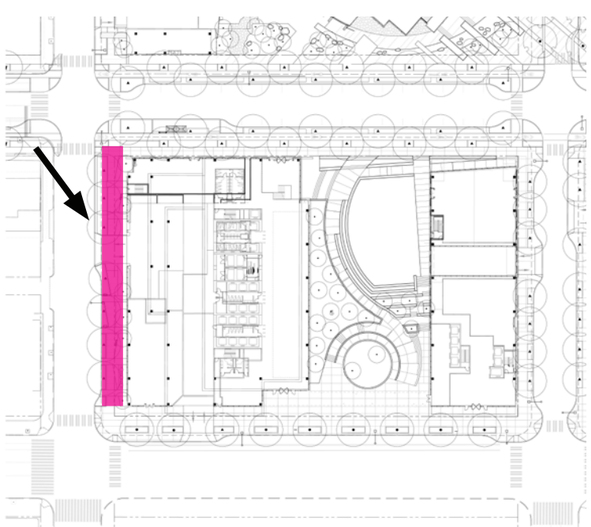
View of Green Street Improvements along Blanchard St

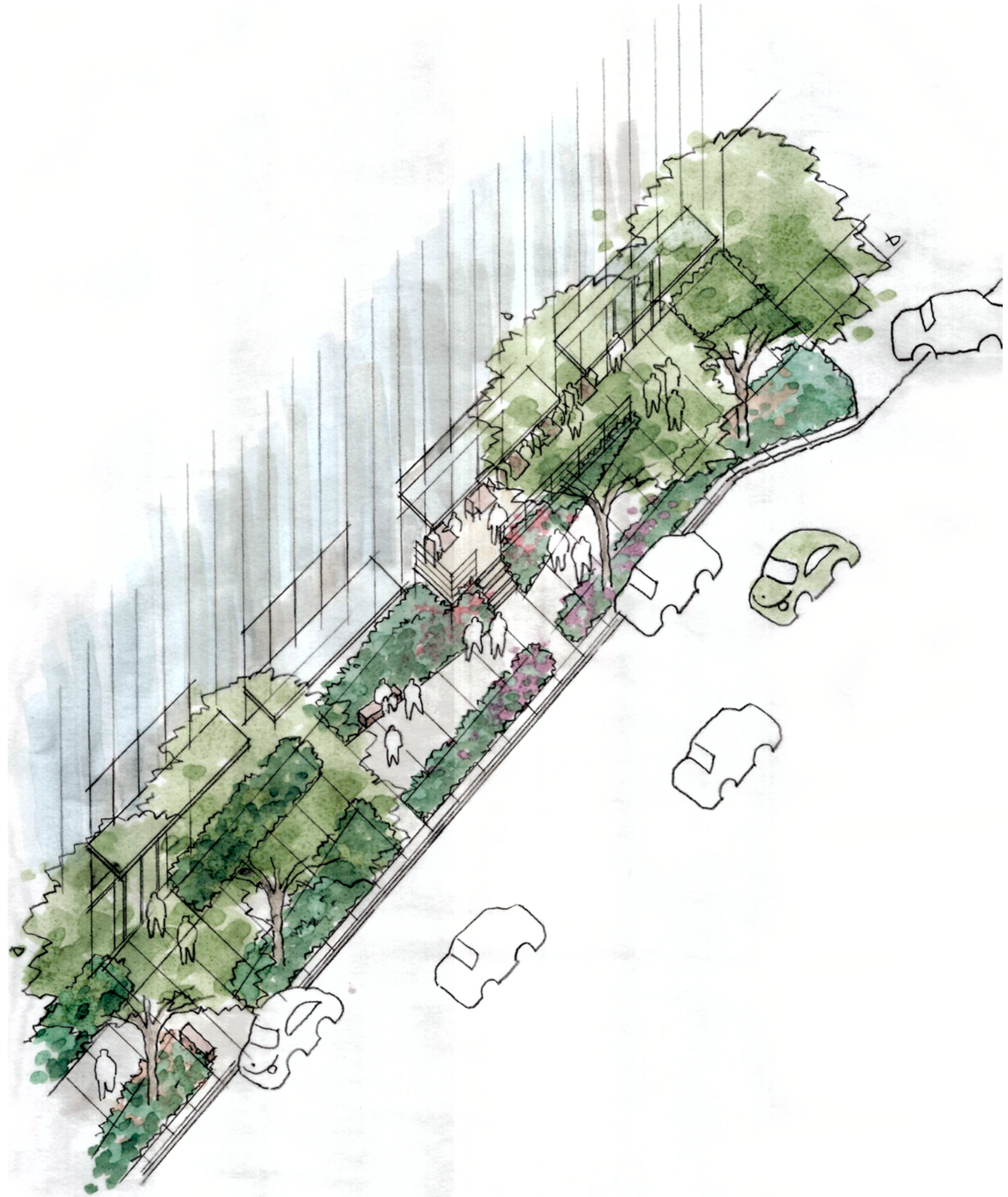
5

Block 19 - Public Benefits
Open Space Enhancements

Public Benefit:

- Green Street setback and enhancements along Blanchard St improve pedestrian experience





View of Green Street Improvements along Blanchard St

Plan Detail of Blanchard St Improvements between 6th & 7th Ave

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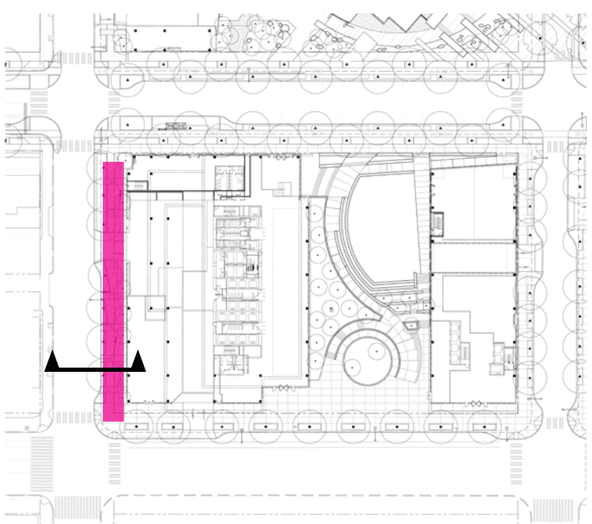
Block 19 - Public Benefits
Open Space Enhancements

Public Benefit:

- Green Street enhancements prioritize pedestrian experience and create outdoor rooms and seating that support adjacent retail



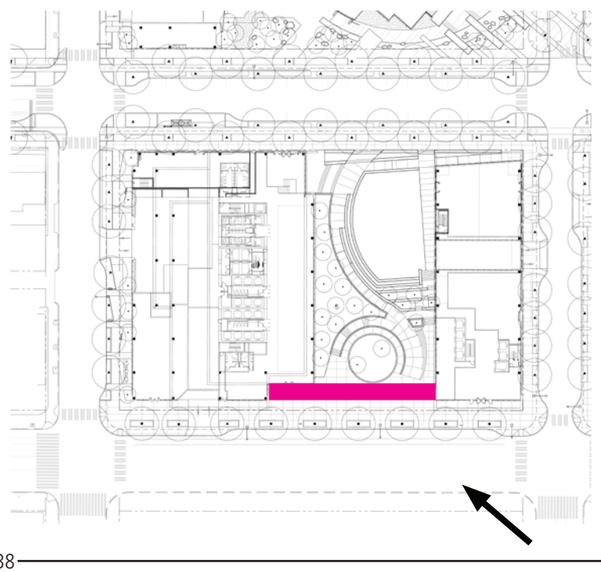
Typical Section at Blanchard St - Blocks 19 and 20

5

Block 19 - Public Benefits
Open Space Enhancements

Public Benefit:

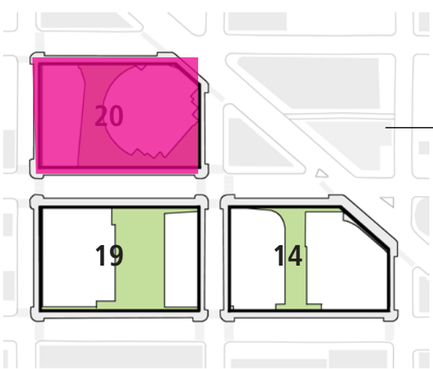
- 100'-long covered walkway between buildings along 6th Ave



View of Covered Walkway Mid-Block on 6th Ave

Block 20 - Public Benefits
Summary Table

PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED
Open Space Enhancements	• Accessible through block connection between 7th and 8th Ave • Gateway Art Installation • Publically accessible plaza along 8th Ave and Virginia created by voluntary building setbacks • Wide through block open space creates inviting transitions into POPOS • Green street setback and improvements on Blanchard between 7th and 8th Ave	Not Required Not Required Not Required Not Required Not Required	Proposed Proposed 3,152* SF Proposed 10' Width
Bicycle Enhancements	• 6' wide separated cycle track along 7th Ave at Block 20 • 6' wide enhanced pedestrian zone / cycle track buffer with tree wells and contrasting paving surface • Cycle track signalization at intersections • Bicycle use "daily/annual counter" northbound and southbound (potential location at 7th/Denny) • Lean rails at intersection stops • Bicycle trash receptacles	Not Required Not Required Not Required Not Required Not Required Not Required	2,406 SF* 2,095 SF* Proposed Proposed Proposed Proposed
Street Environment Improvements	• Implementation of the Westlake Ave Street Design Concept Plan @ Block 20 • Street trees proposed • Double Allee of Street Trees on 7th • Landscape and sidewalk improvements in ROW per Denny Triangle Code • Curb bulbs at all street corners • Shared use street at Lenora street between 7th and Westlake in consultation with SDOT • Enhanced soil volumes and connected tree root zones at street trees (16" Depth Average) • Wayfinding & Signage per the Center City Wayfinding Plan • Reduction in quantity of existing curb cuts • Increase quantity of on street parking	Not Required Required Not Required 2,688 SF Not Required Not Required Not Required Not Required 8 Existing 22 Existing	Proposed 33 Trees 7 additional 8,352 SF At 5 corners 9,350 SF 5,041 SF 2 signs 3 Proposed 30 Proposed
Building Frontage Street Activation	• Retail Frontage on Westlake Ave • Retail Frontage on portions of 7th Ave, 8th Ave, Lenora and Blanchard	75% Required Not Required	100% Proposed Proposed



** Approximate*

6

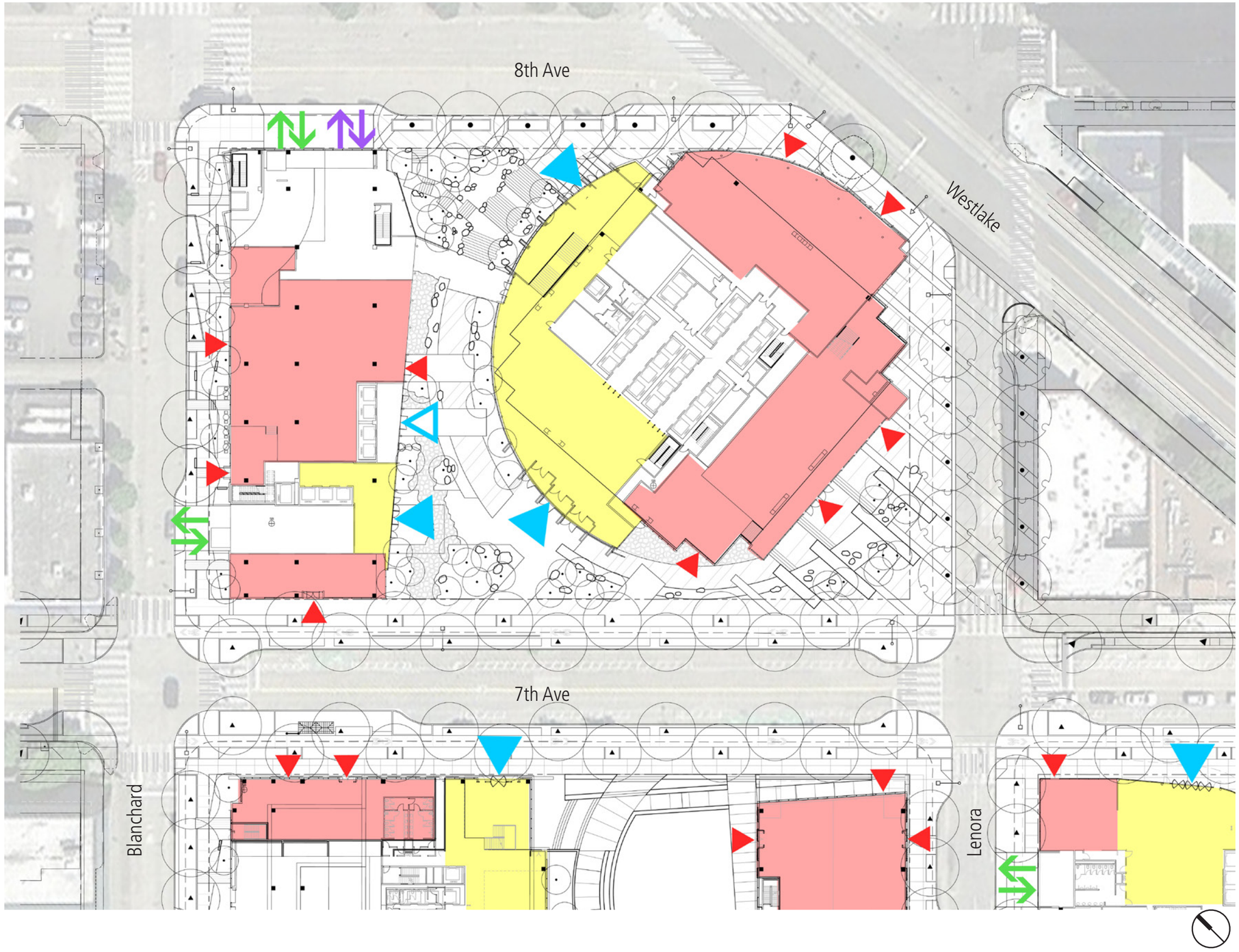
Block 20 - Public Benefits
Building Frontage Street Activation

Public Benefit:

- 100% retail use on Westlake Ave
- Retail on portions of 7th Ave, 8th Ave, Lenora St and Blanchard St

Legend:

- Retail
- Lobby
- Retail Entry
- Primary Building Entry
- Secondary Building Entry
- Garage Elevator Entry
- Service Vehicle Entry
- Parking Garage Entry



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Block 20 - Public Benefits
Street Environment Enhancements

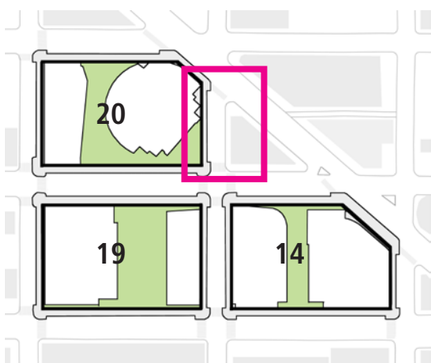
Public Benefit:
Shared-Use Street improvements to Lenora Street Frontage:

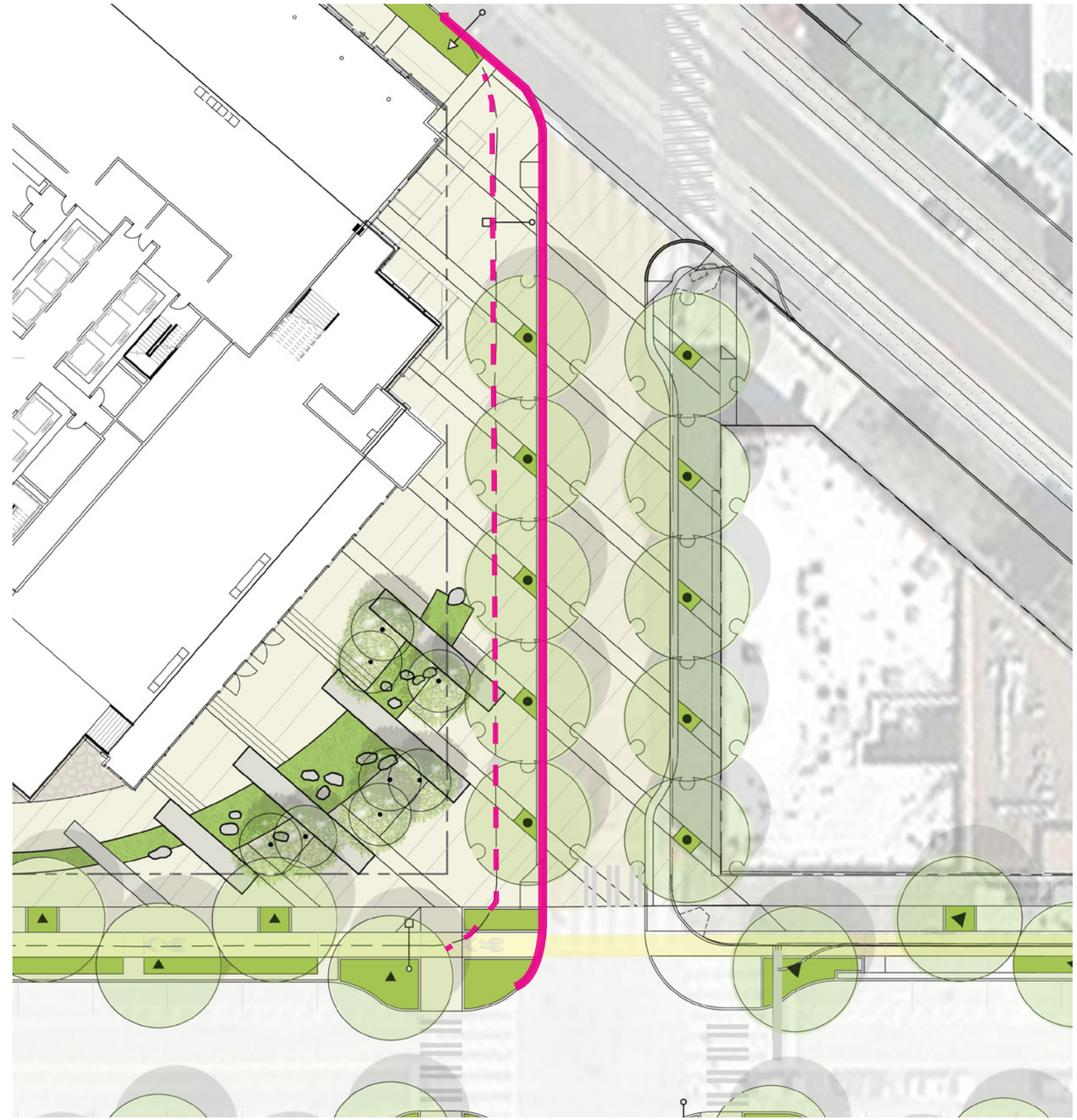
- Reduced road width
- Increased sidewalk width
- Special paving treatment to unify street
- Landscape and street furnishings

Legend:

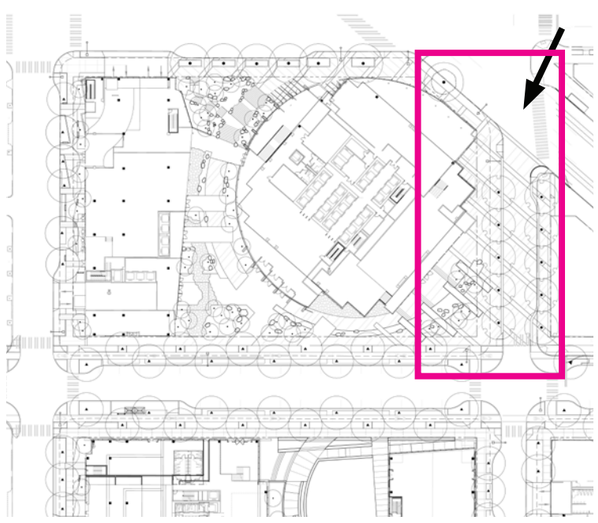
Existing Curb

Proposed Curb





Block 20 - Public Benefits
Street Environment Enhancements



View of Lenora - Shared Use Street

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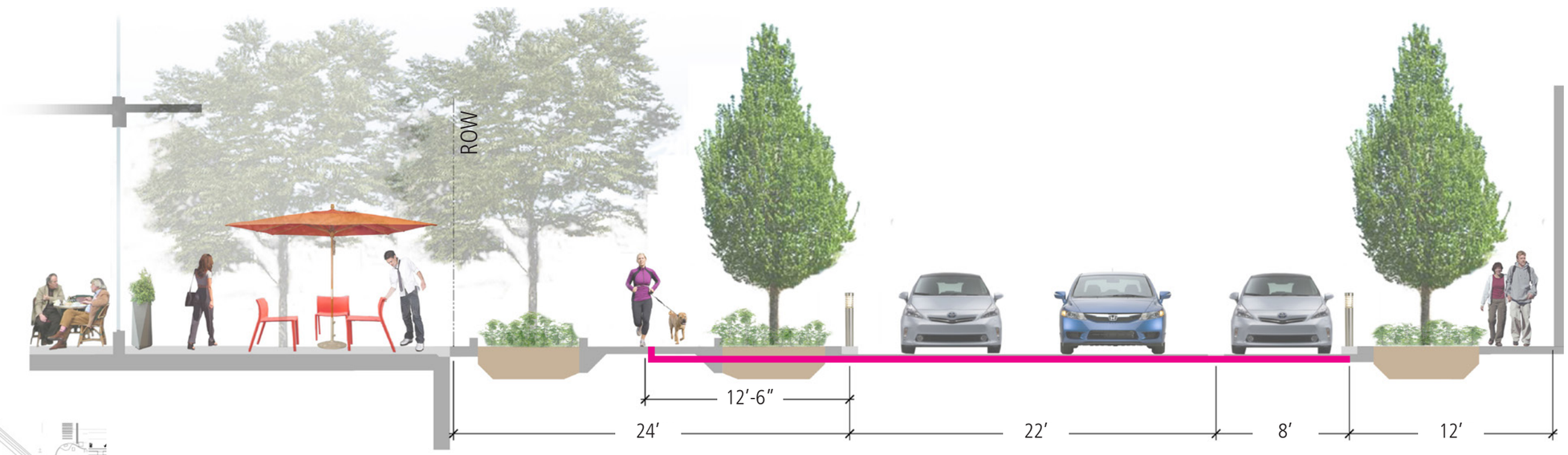
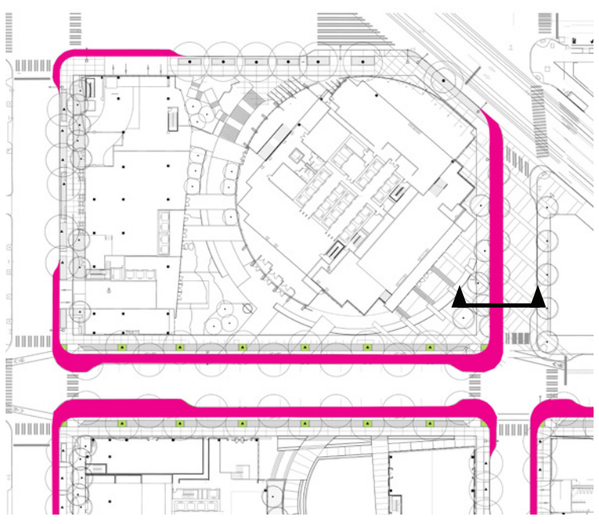
Block 20 - Public Benefits
Street Environment Enhancements



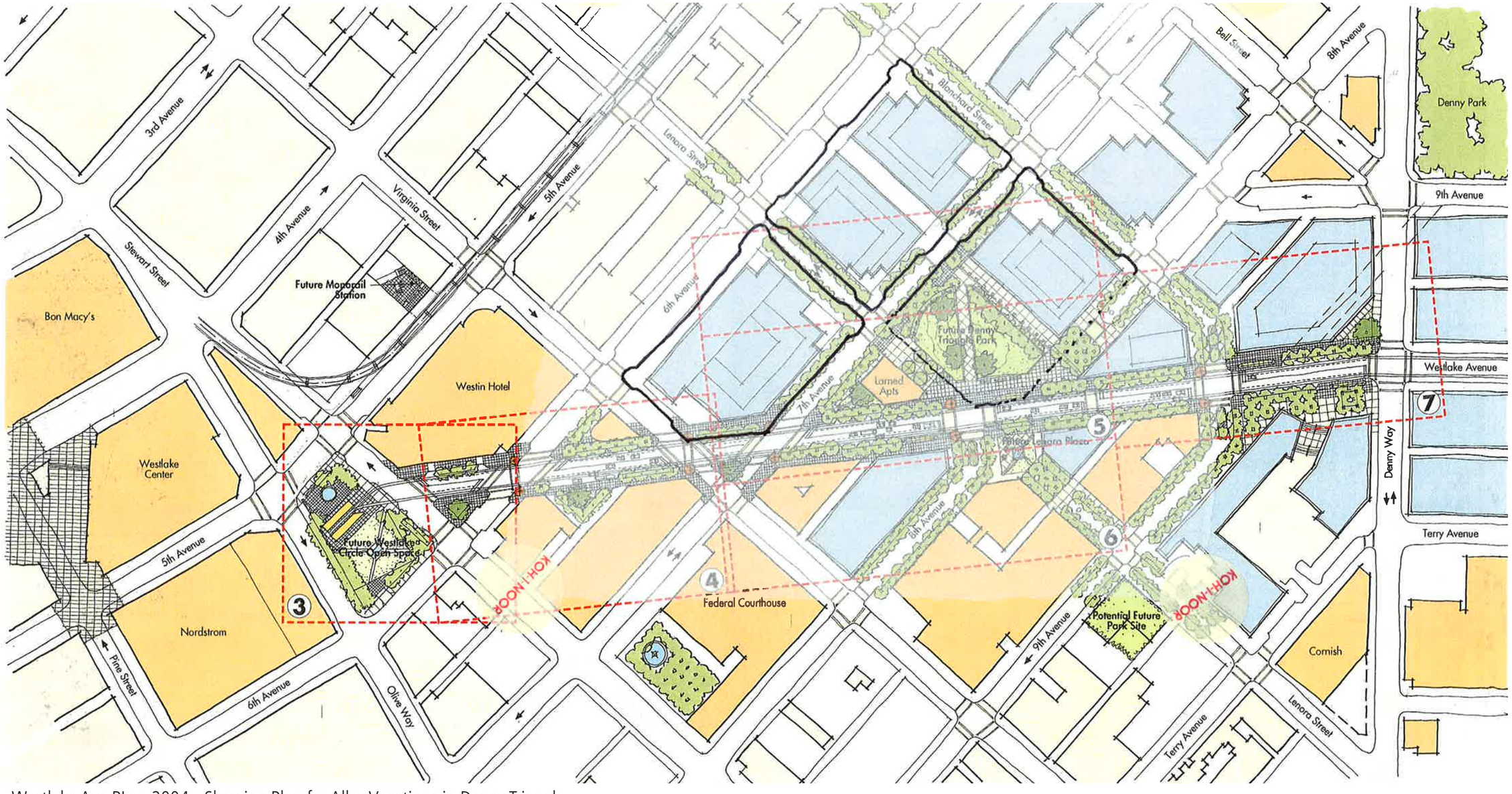


7

Commissioner Follow Up
Neighborhood Plan with Alleys

Legend:

- Lowrise
- Highrise
- Alley
- No alleys present on blocks



Westlake Ave PLan 2004 - Showing Plan for Alley Vacations in Denny Triangle