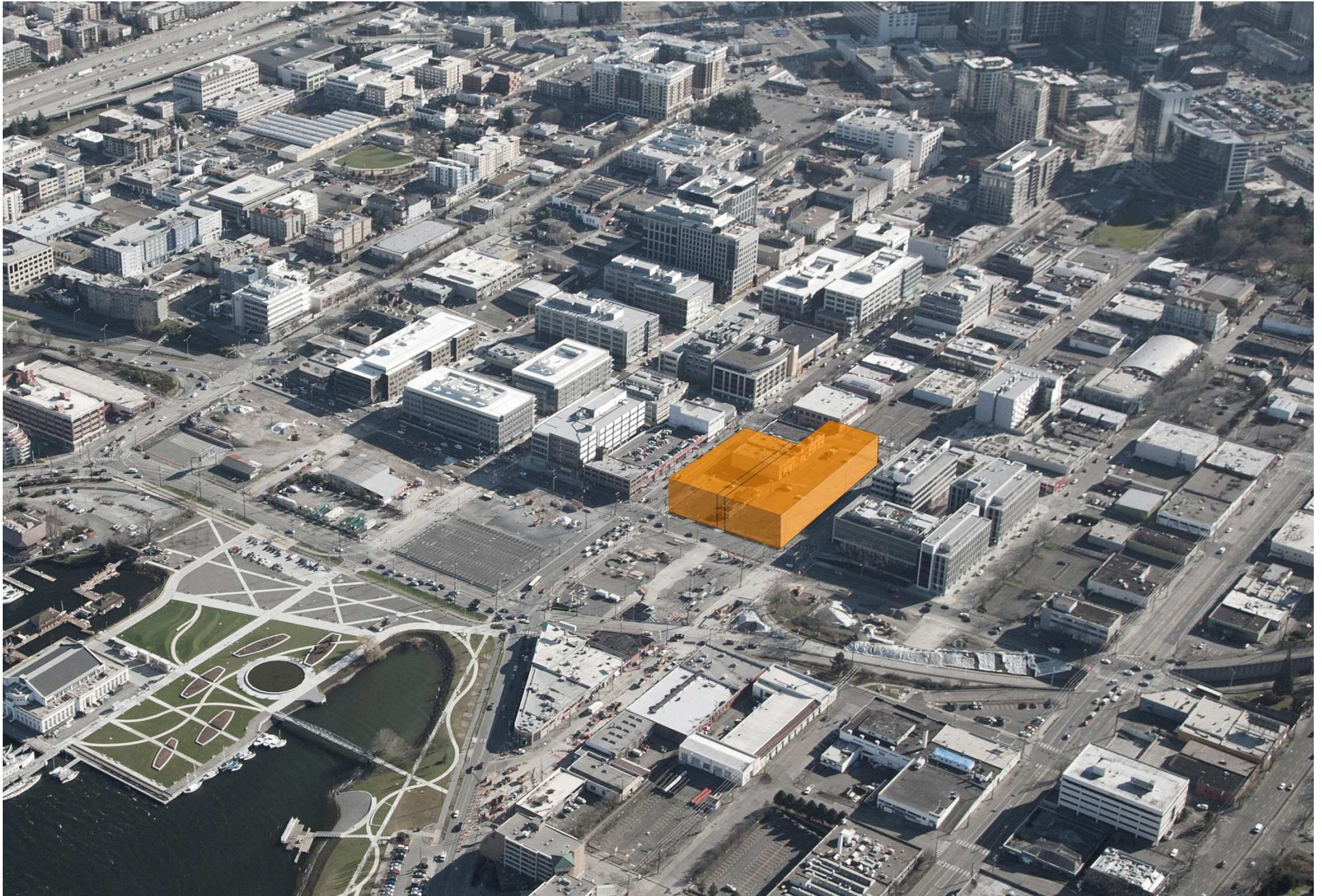


# Agenda

## Introduction

1. Design Commission Follow-Up from 06/21
2. SLU Context Review
3. Existing Streets and Site Opportunities
4. Design Approach
  1. Specific Pedestrian Streetscapes
  2. Pedestrian Experience - Human Scale, Landscape
  3. Open Space Opportunities
  4. Program Activation Opportunities
  5. Bike Amenities
  6. Environmental Sustainability
5. Public Benefits





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## SLU Context

1. Site Location
2. Transit/Transport
3. Pedestrian Access
4. Ped/Bike Routes
5. Street Types
6. Alleys
7. Open Space

# Site Location



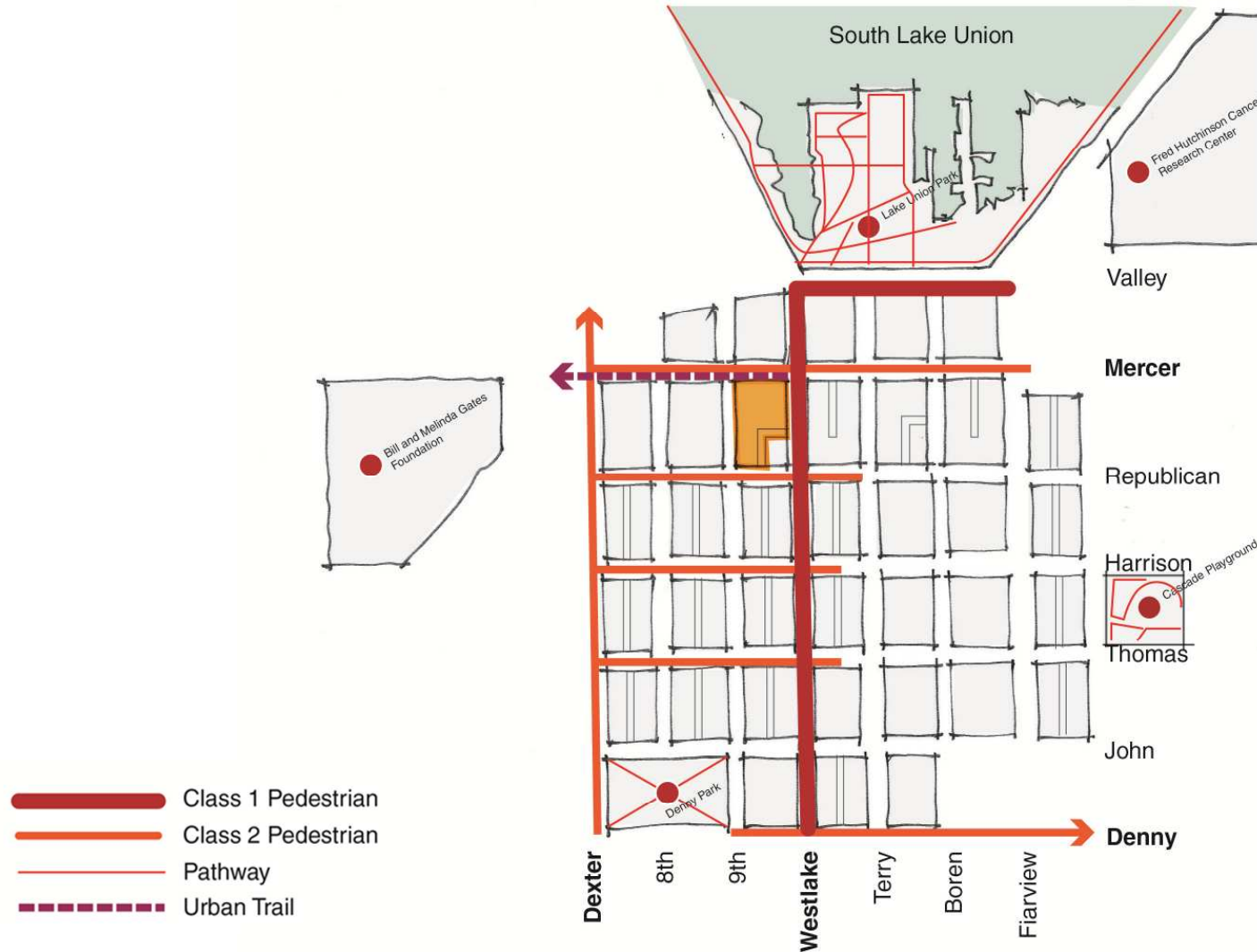


# Transport



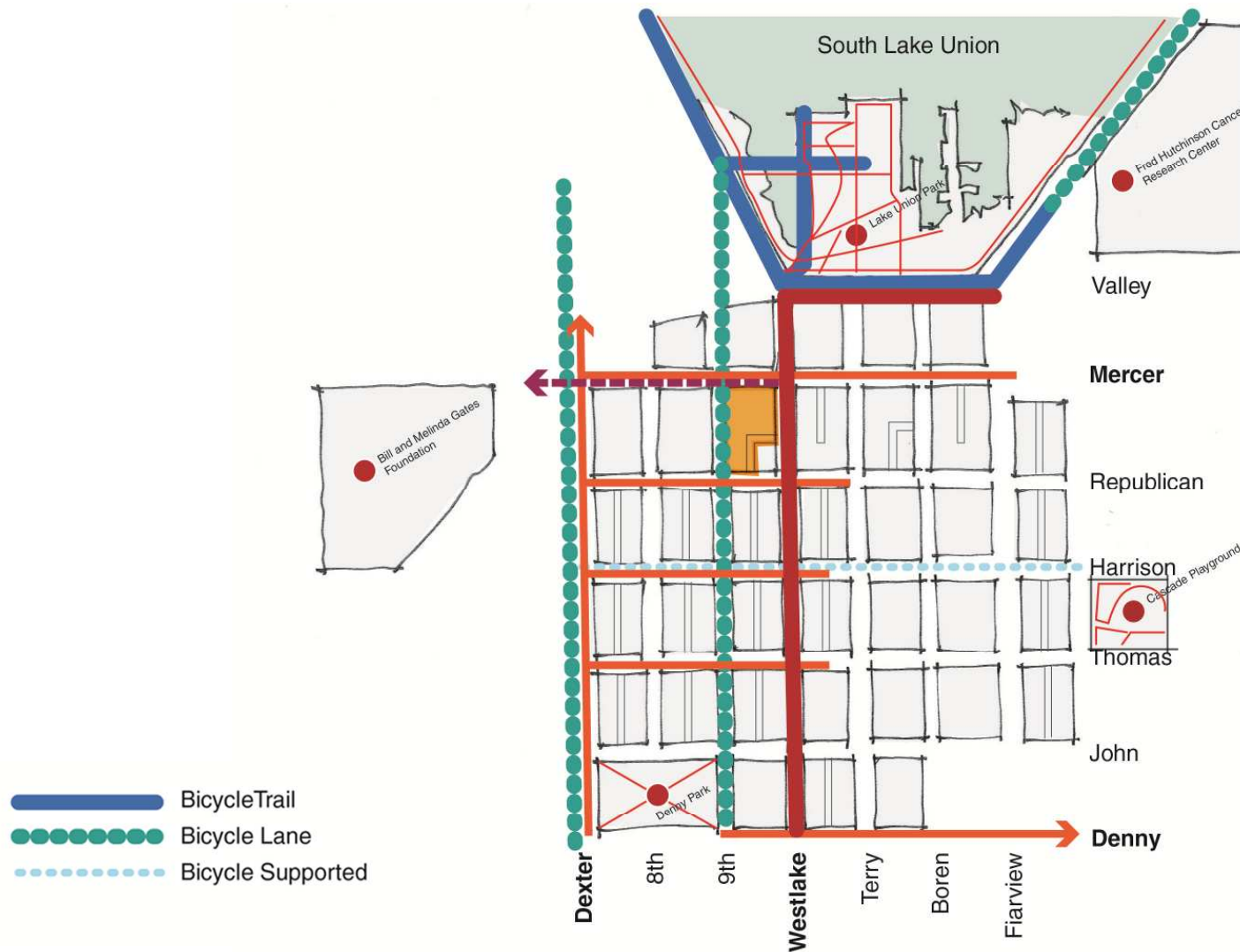


# Pedestrian Access





# Ped & Bike Routes

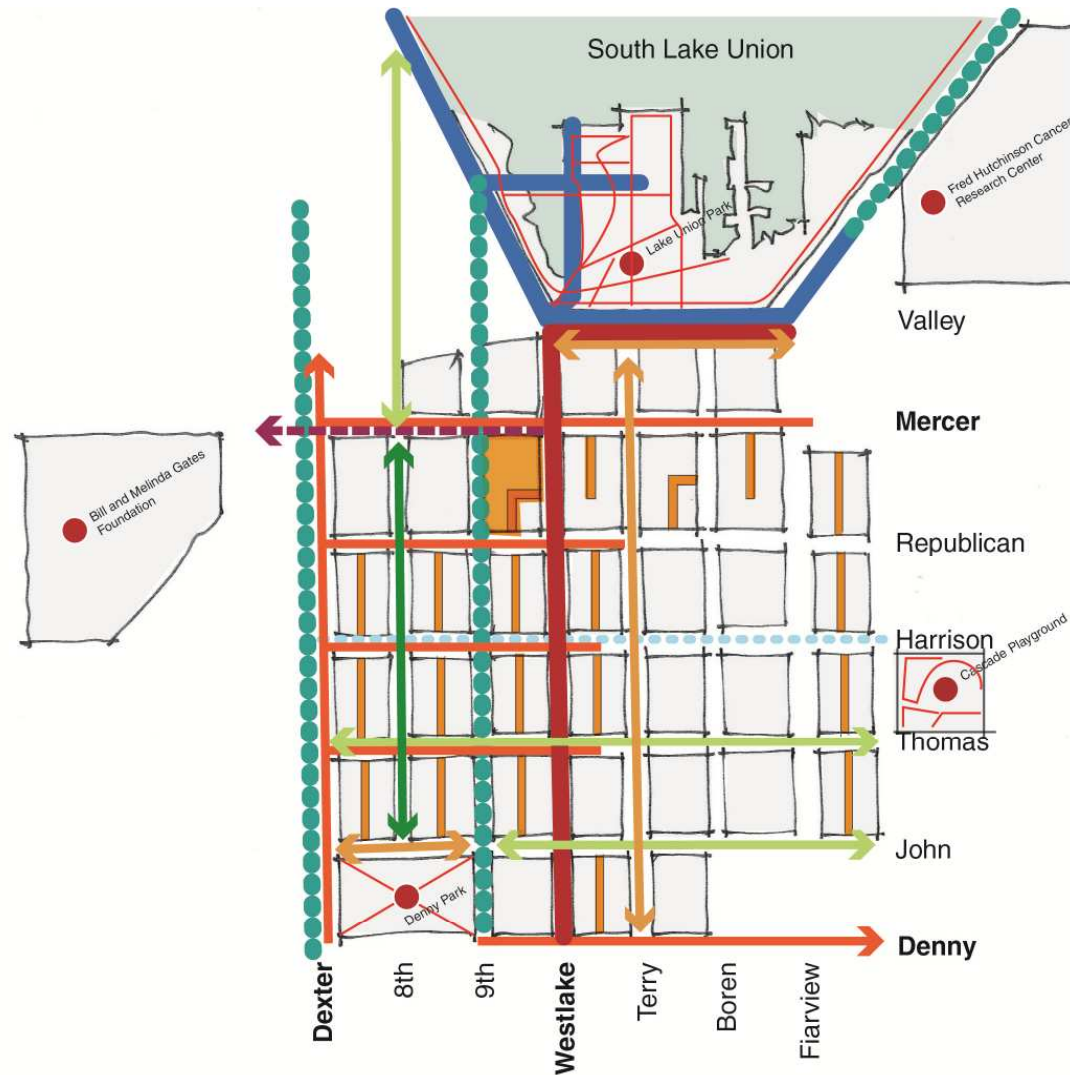




# Street Types

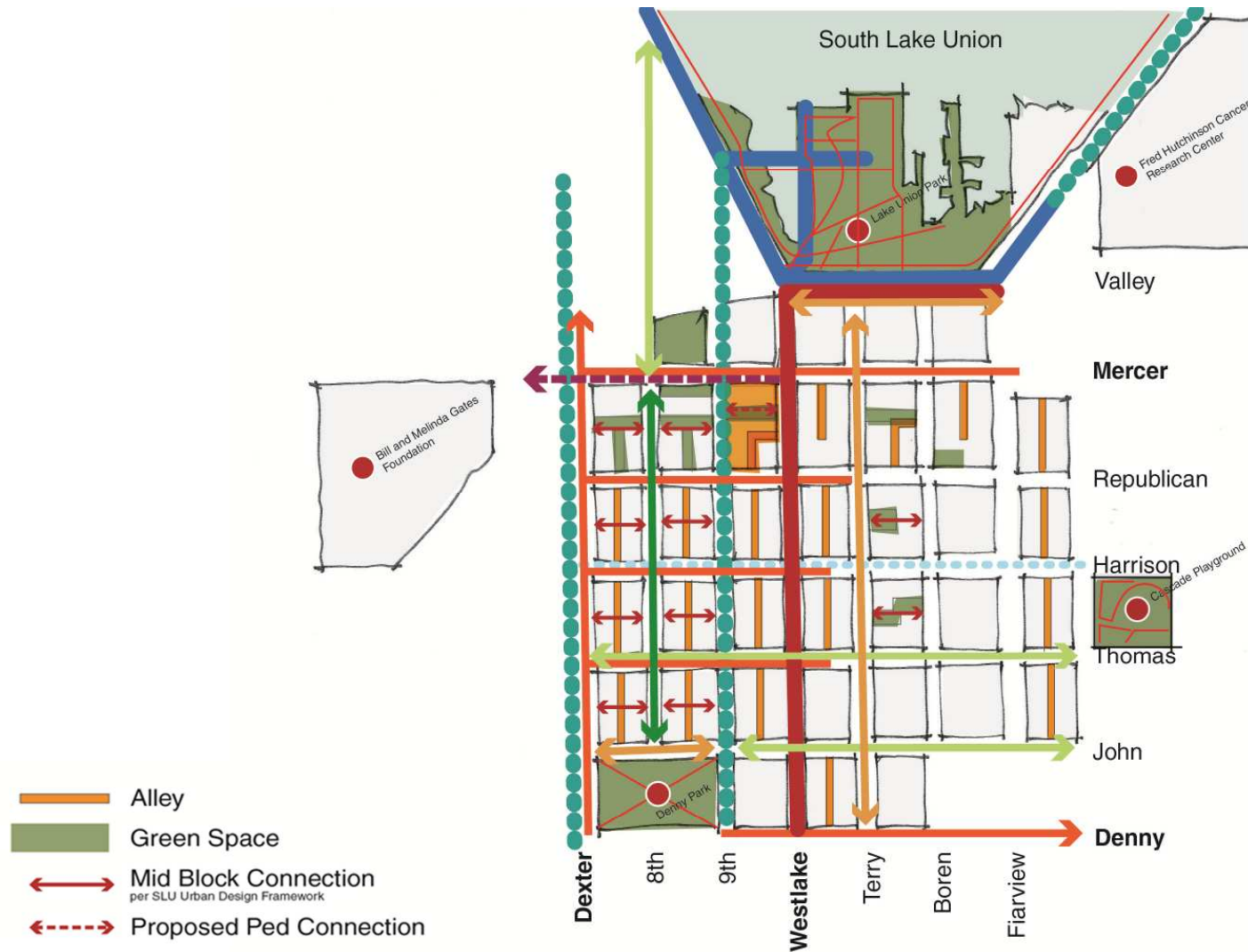


# Alleys





# Open Space



# Site Constraints & Opportunities

1. Review Existing Site
2. Review Site Dimensions & Topography
3. Streets & Access - Detailed Update



# Development Concept Alternatives



**BASE CONCEPT**  
*WITH NO ALLEY VACATION*



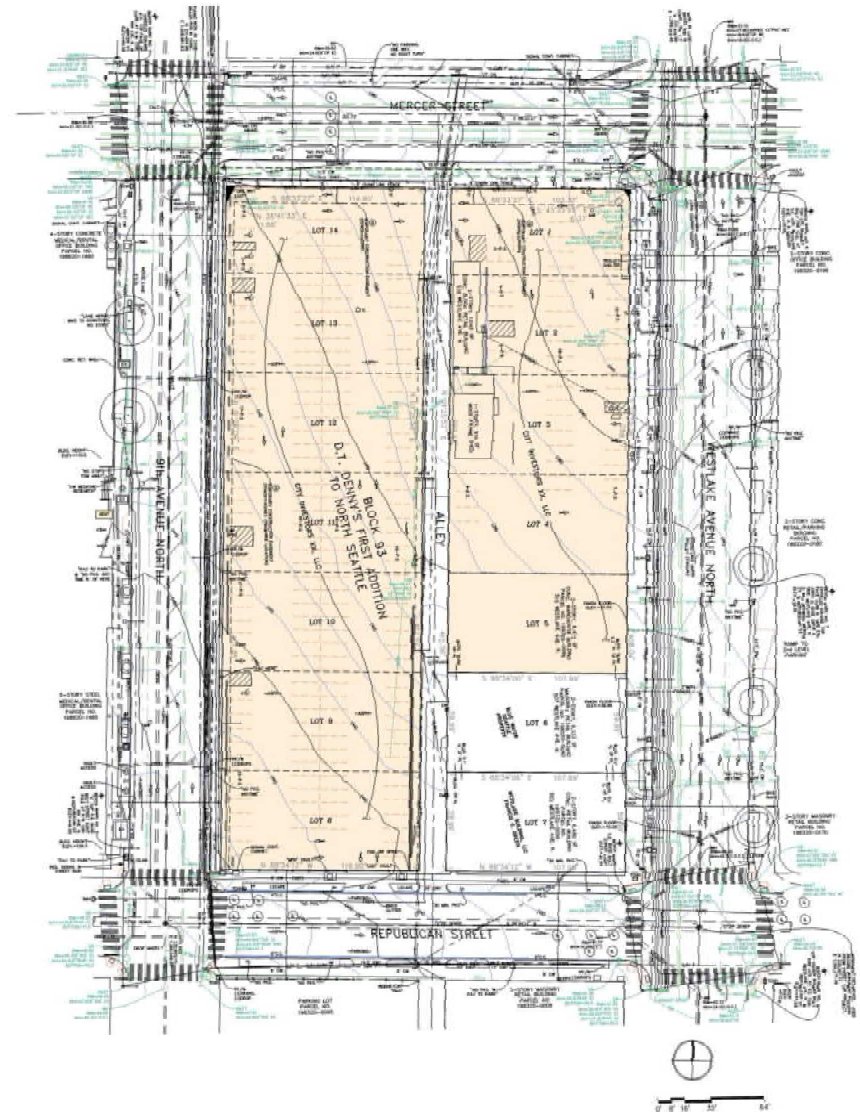
**PROPOSED CONCEPT**  
*WITH ALLEY VACATION*

# Existing Site – Block 93

Address 515 Westlake Avenue North  
Site Area 80,986 SF  
Zoning SM-65 Seattle Mixed

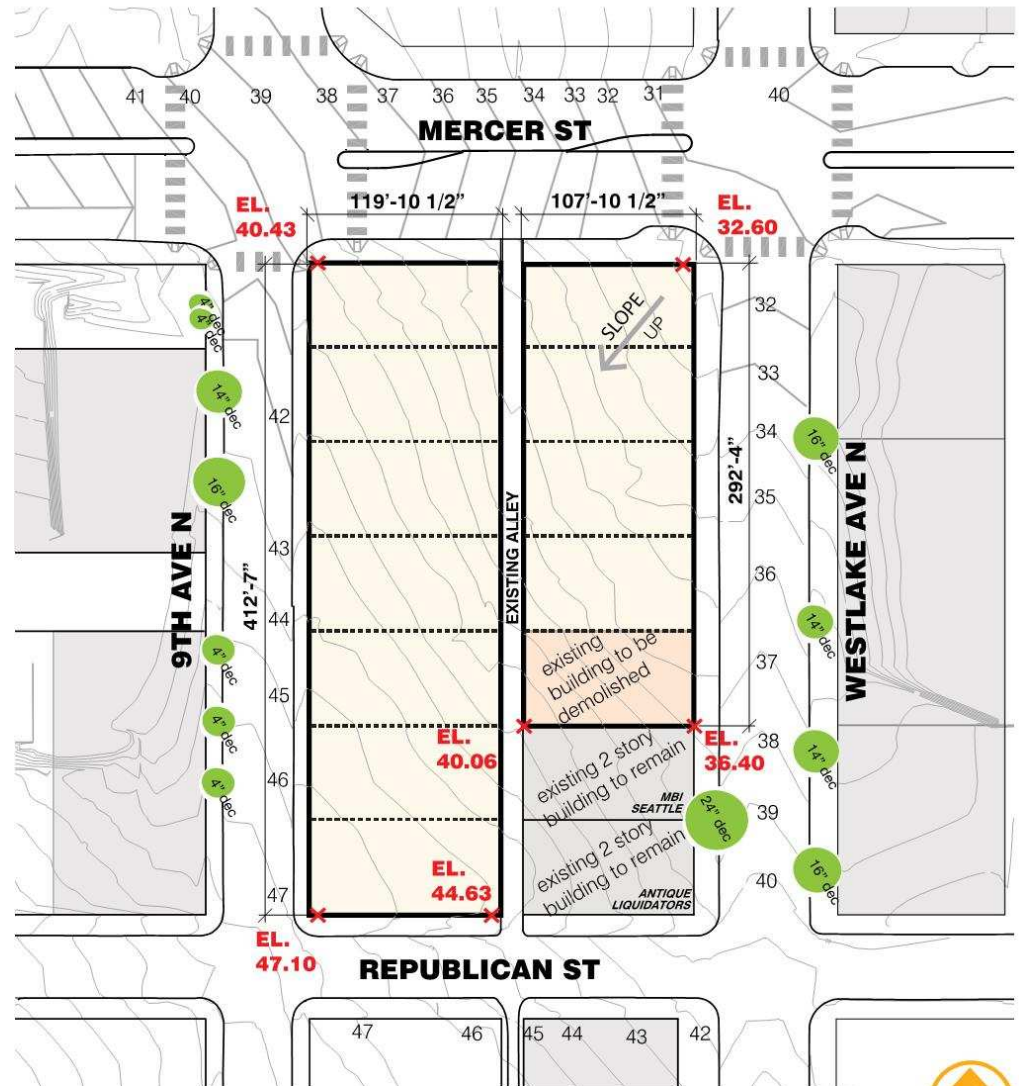


*Existing Buildings to Remain*





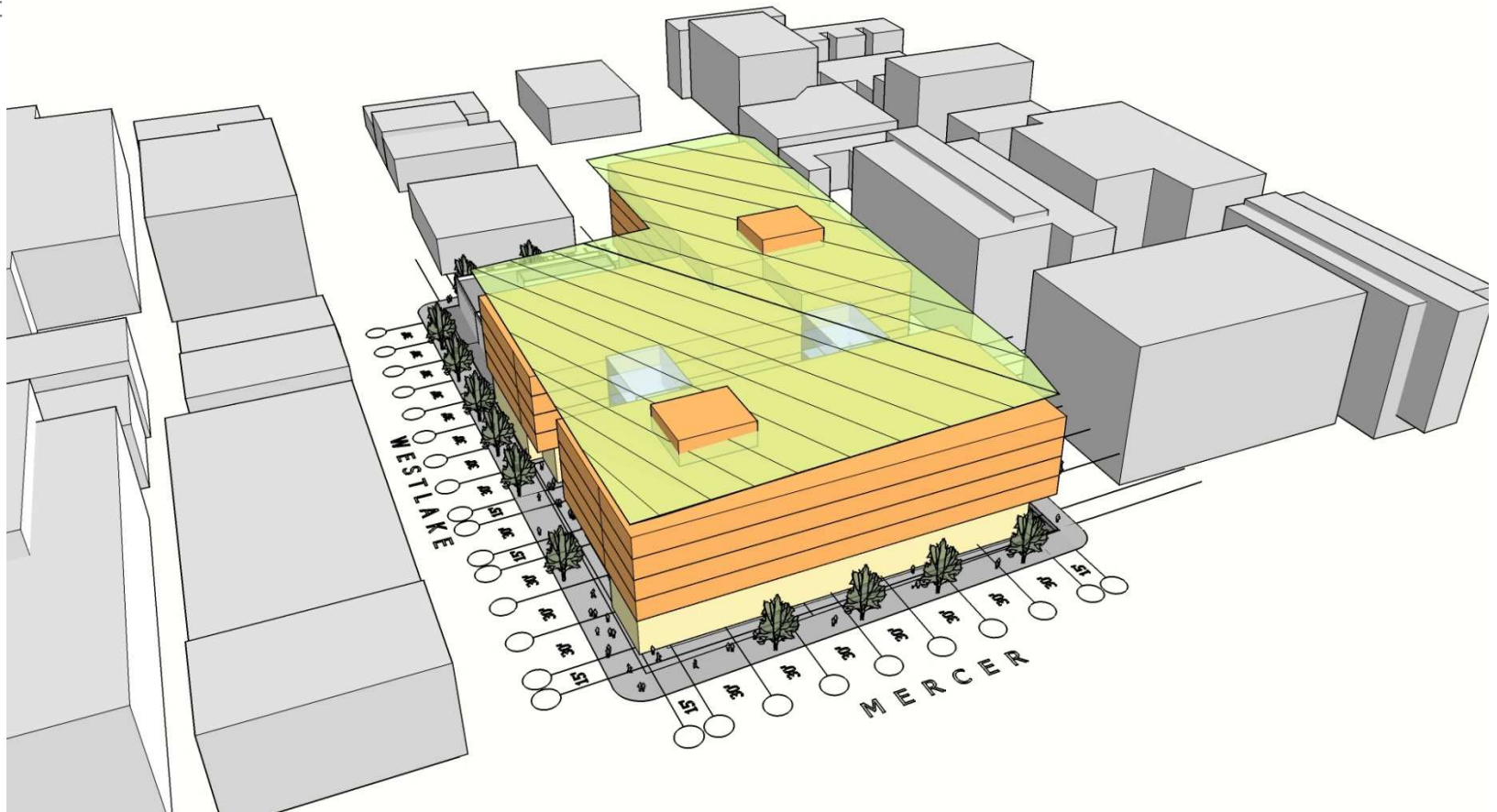
# Site Dimensions & Topography



# Height Limit

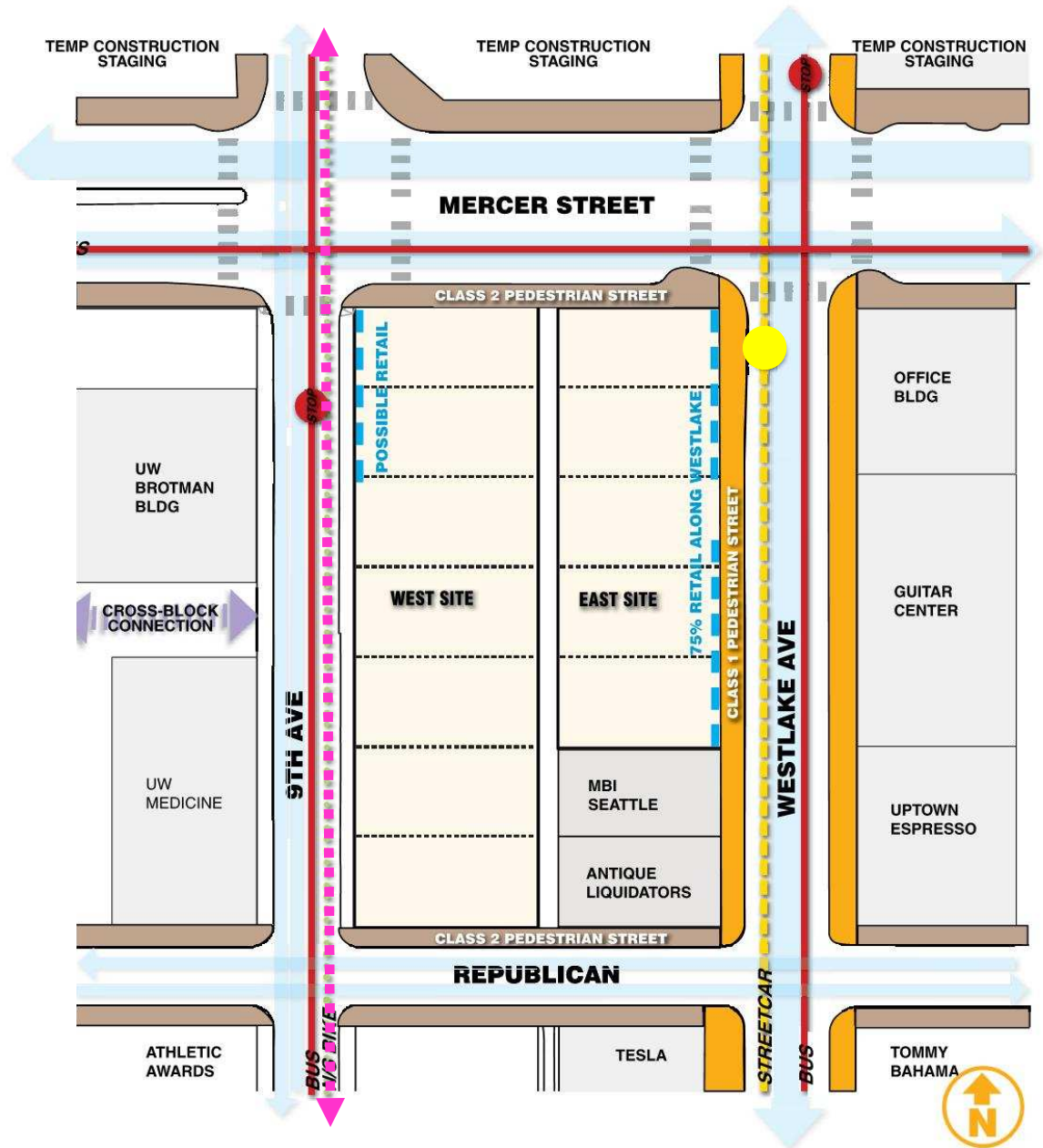
## 85' Height Limit

6 Floors with two floors of 14'  
No FAR limit





# Streets & Access

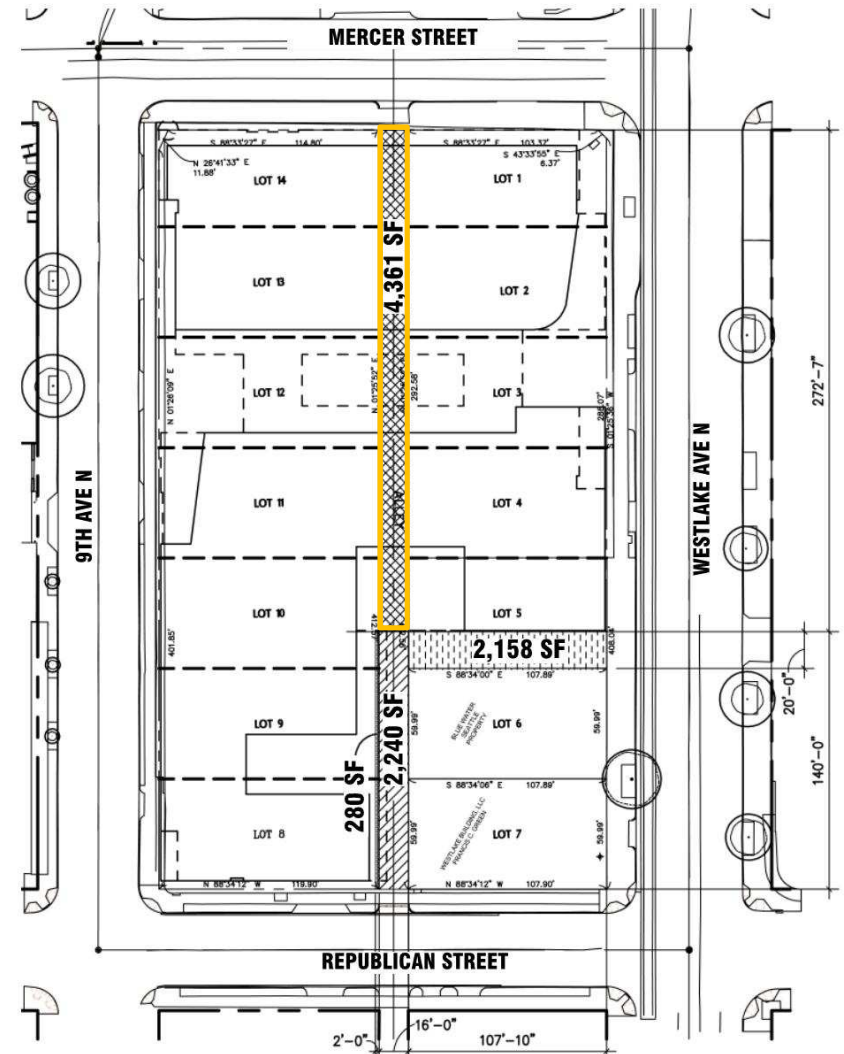


# Extent of Alley Vacation

|                                                                                   |               |          |
|-----------------------------------------------------------------------------------|---------------|----------|
|  | VACATED       | 4,361 SF |
|  | TO REMAIN     | 2,240 SF |
|  | NEW ALLEY     | 2,158 SF |
|  | 2' DEDICATION | 280 SF   |

|                    |          |
|--------------------|----------|
| PRESENT ALLEY AREA | 6,601 SF |
| NEW ALLEY AREA     | 4,678 SF |
| ALLEY AREA LOST    | 1,923 SF |

0' 10' 20' 40' 80'



# Design Approach

## 1. Specific Pedestrian Streetscapes

- Street Character Responses
- Hardscape/Landscape

## 2. Pedestrian Experience

- Individual Street Frontage Strategies
- Ground Effects -  
Transparency/Permeability/Human Scale

## 3. Open Space Opportunities

- Two Street Plazas & Pedestrian Galleria
- Landscape Design Development

## 4. Program Activation Opportunities

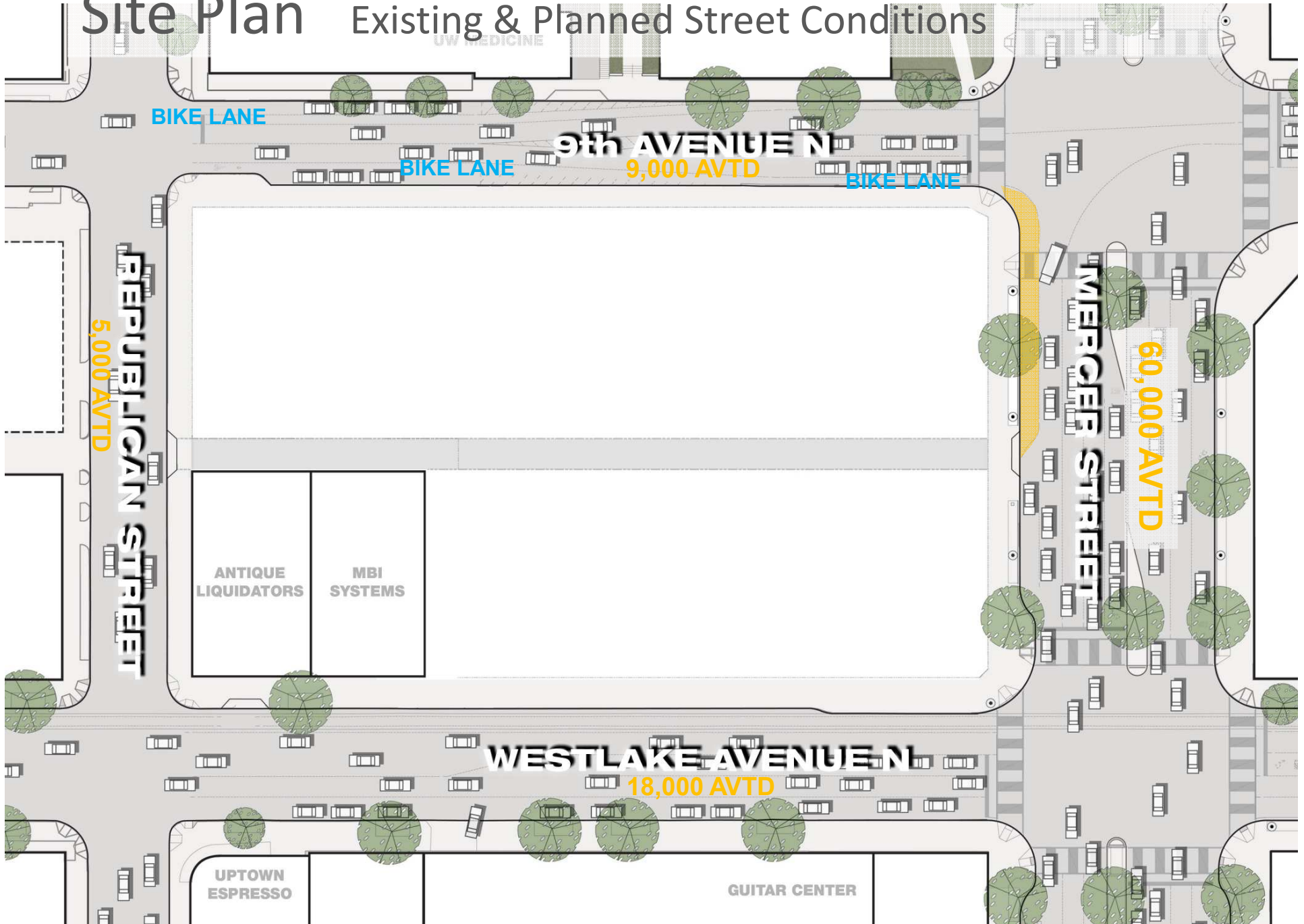
- Activation of Public Realm
- Bike Amenities

## 5. Environmental Sustainability

- Orientation & Energy Efficiency
- Green Roofs & Stormwater Stories



# Site Plan Existing & Planned Street Conditions



# Site Plan Sidewalks & Street Trees in ROW





# Site Plan Enhanced Pedestrian Experience





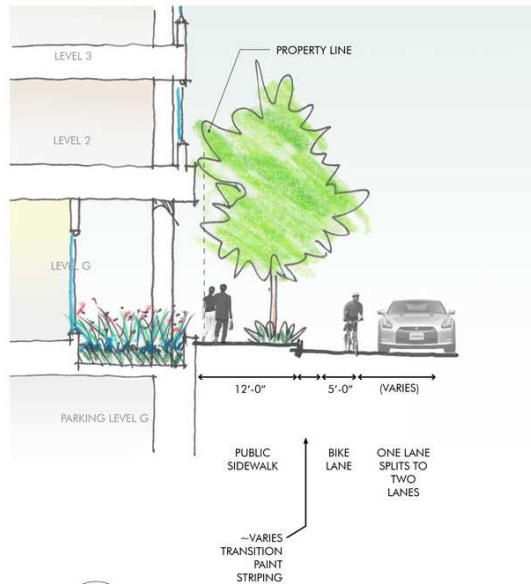
# Photos: Neighboring Buildings



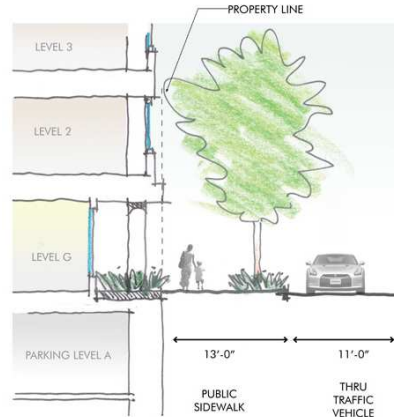
# Site Plan Pedestrian Connections



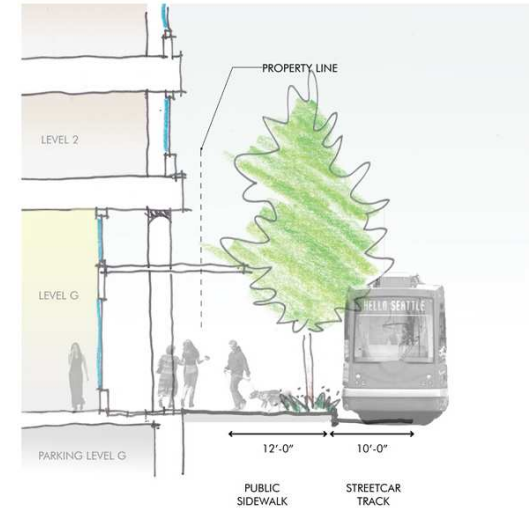
# Streetscape Sections



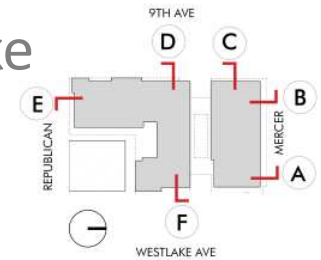
**C** 9<sup>th</sup> Ave N



**E** Republican

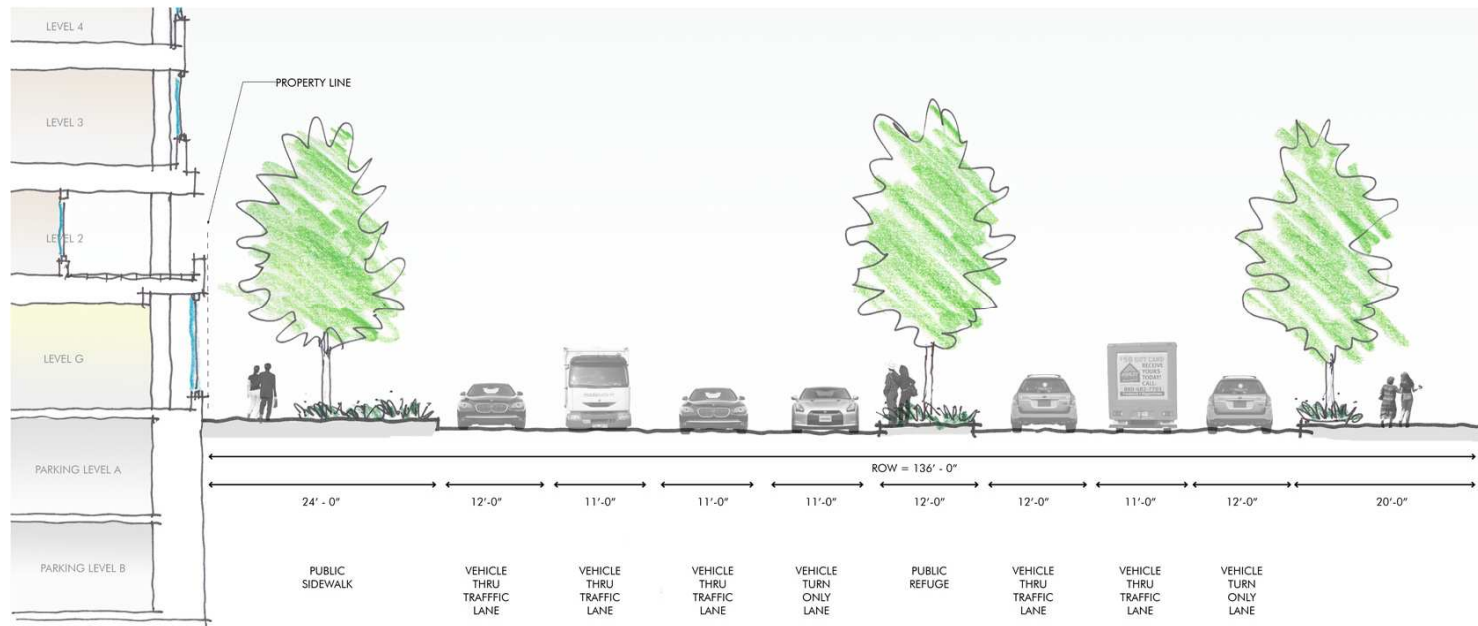


**F** Westlake

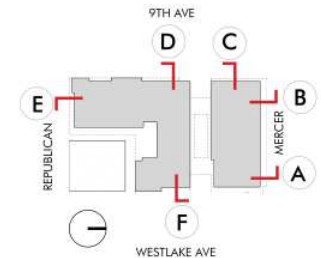




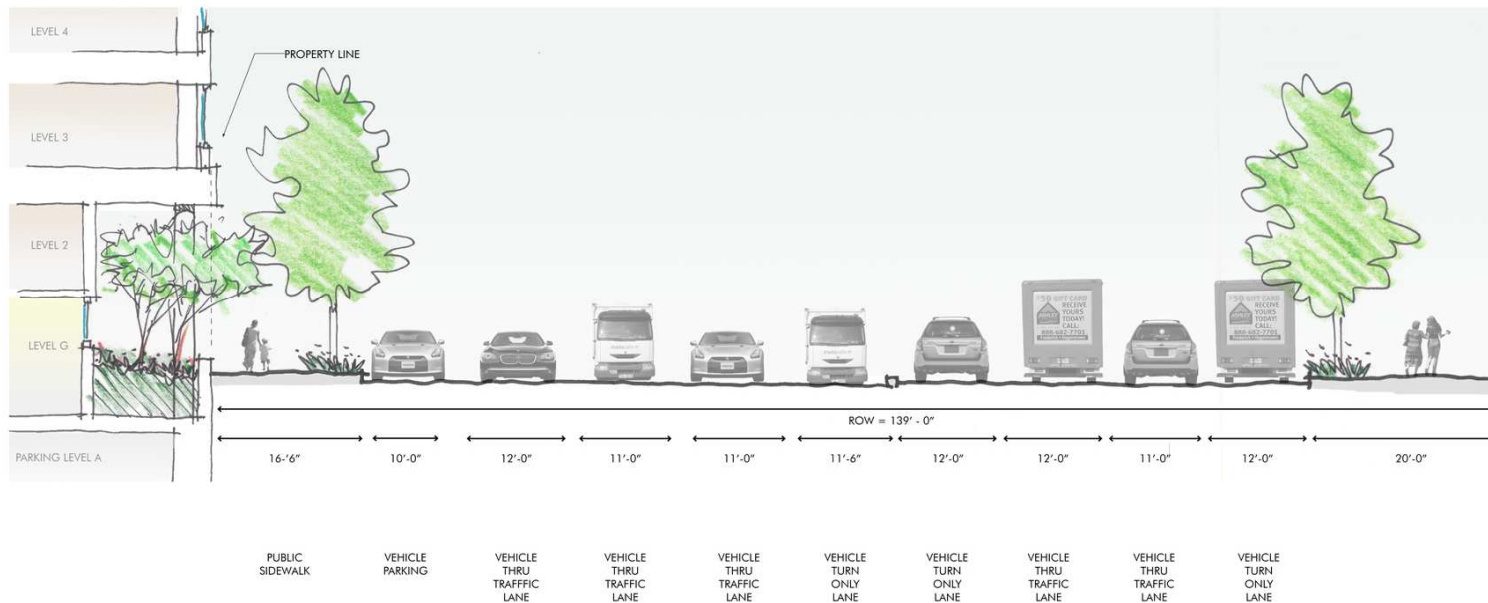
# Street Section Mercer near Westlake (Retail)



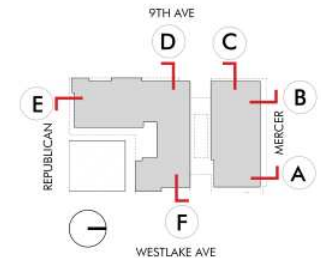
A



# Street Section Mercer street near 9<sup>th</sup> Ave N



B

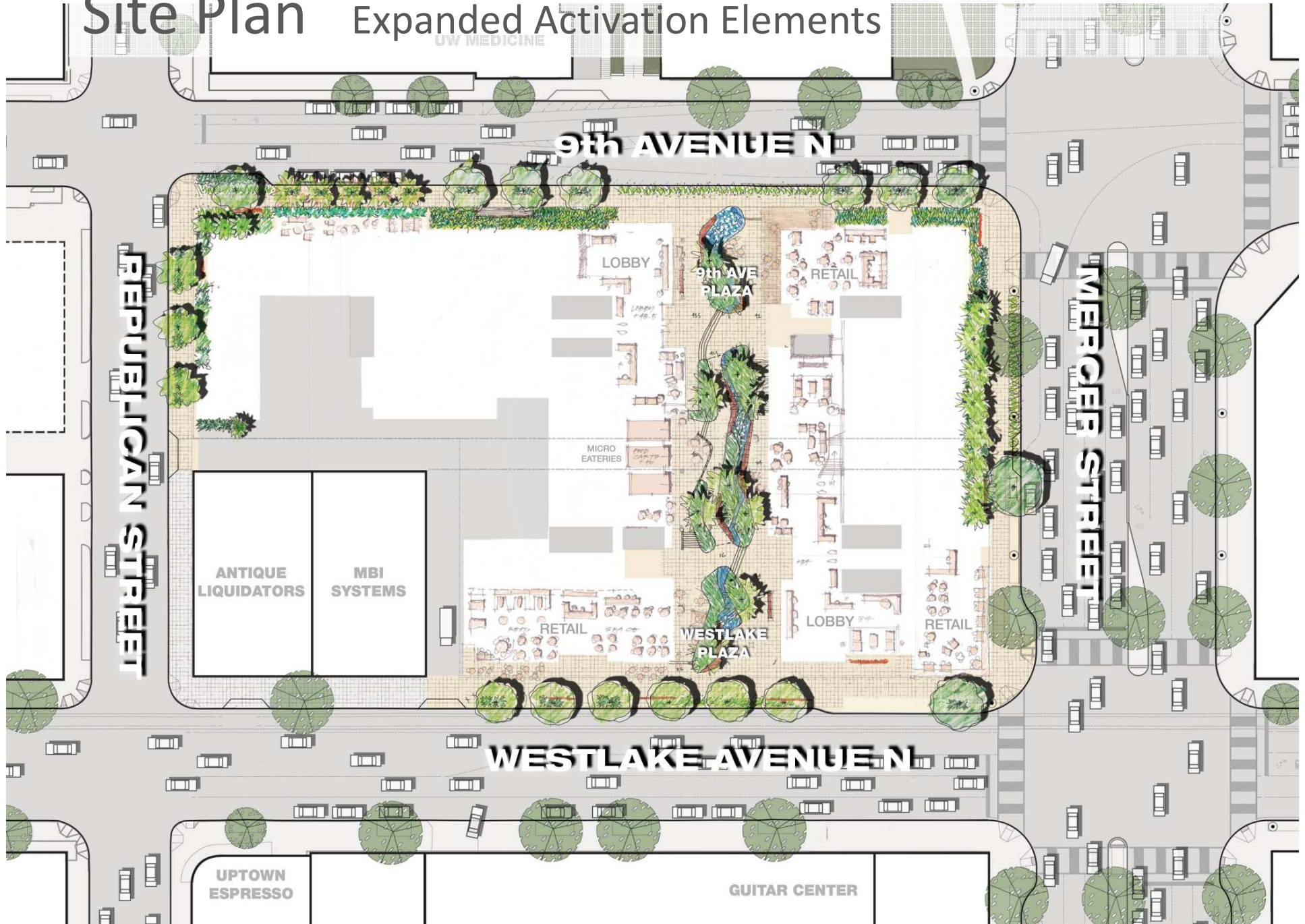


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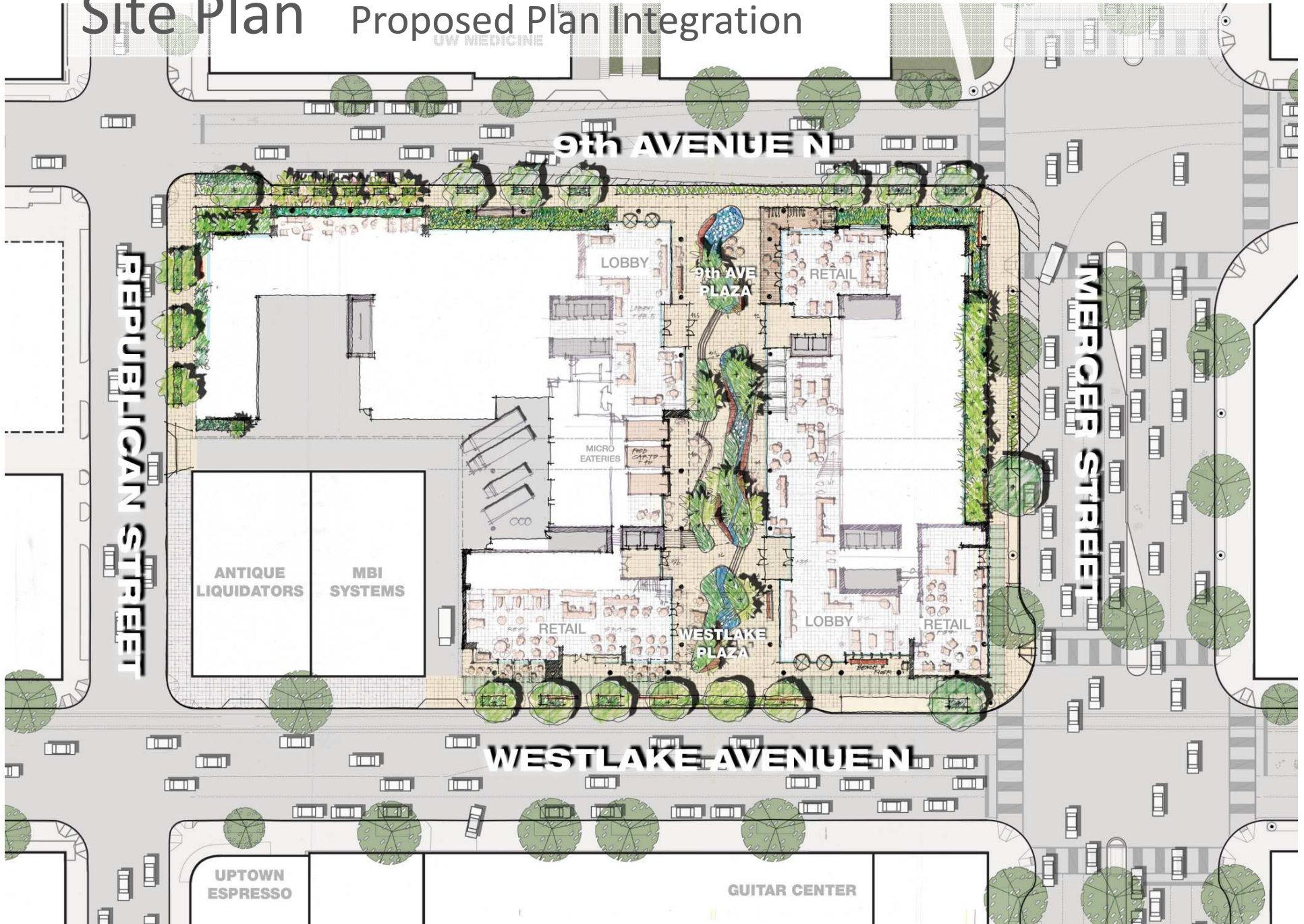
# Site Plan Expanded Activation Elements



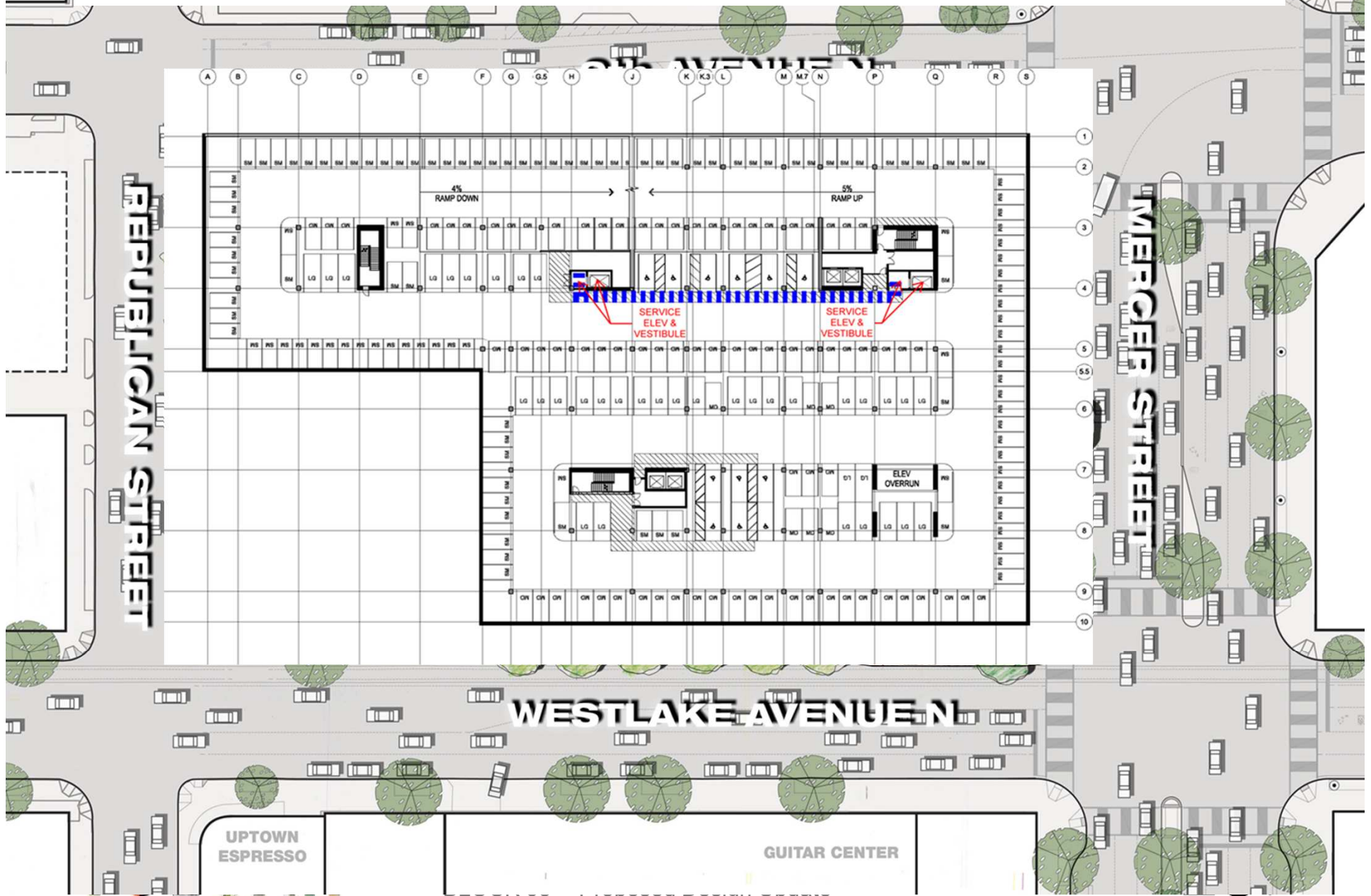


# Site Plan

## Proposed Plan Integration



# Proposed Site Servicing Diagram





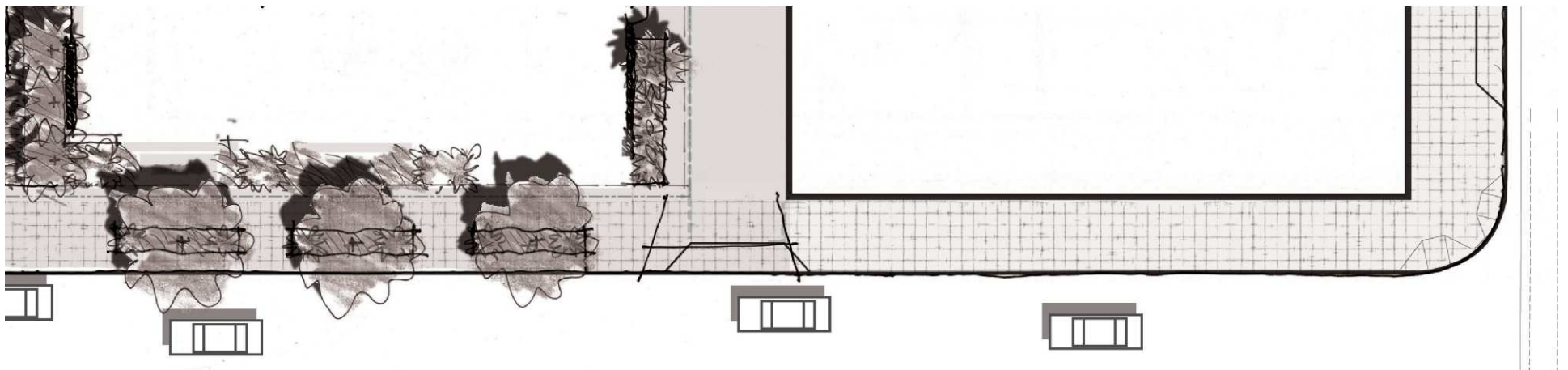
# Site Plan Public Space Environments & Access Opportunities

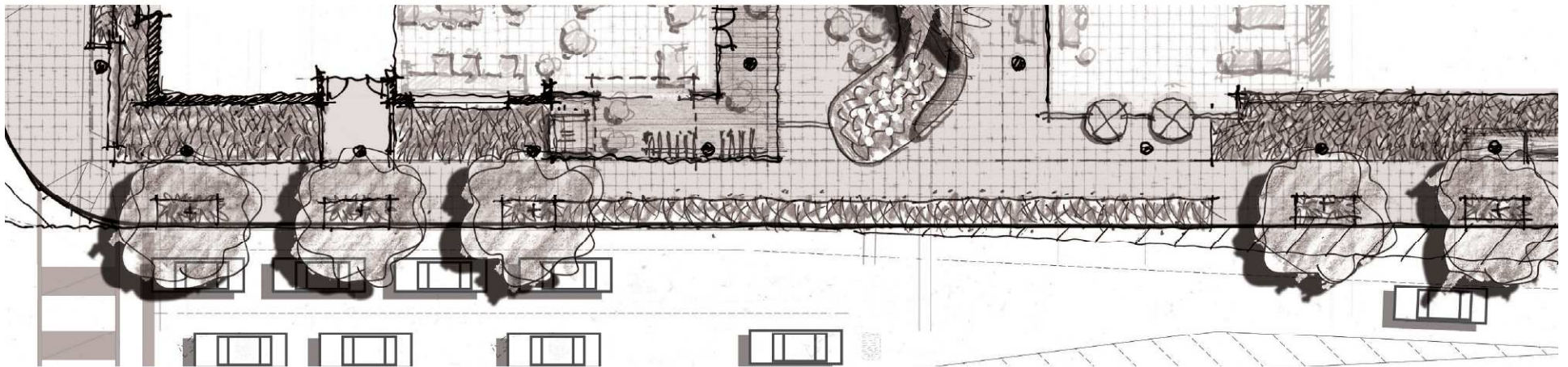




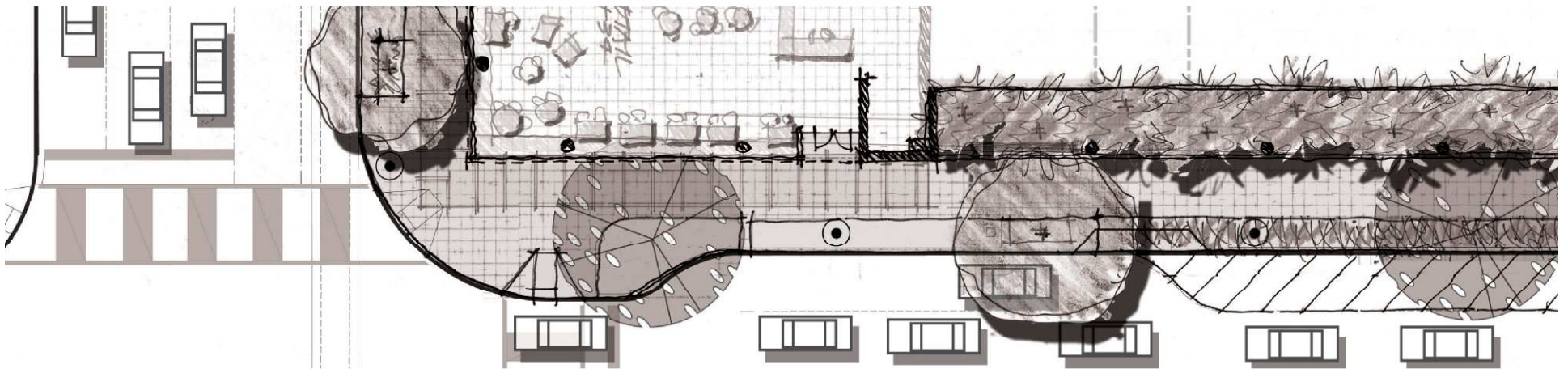


SOUTH ELE

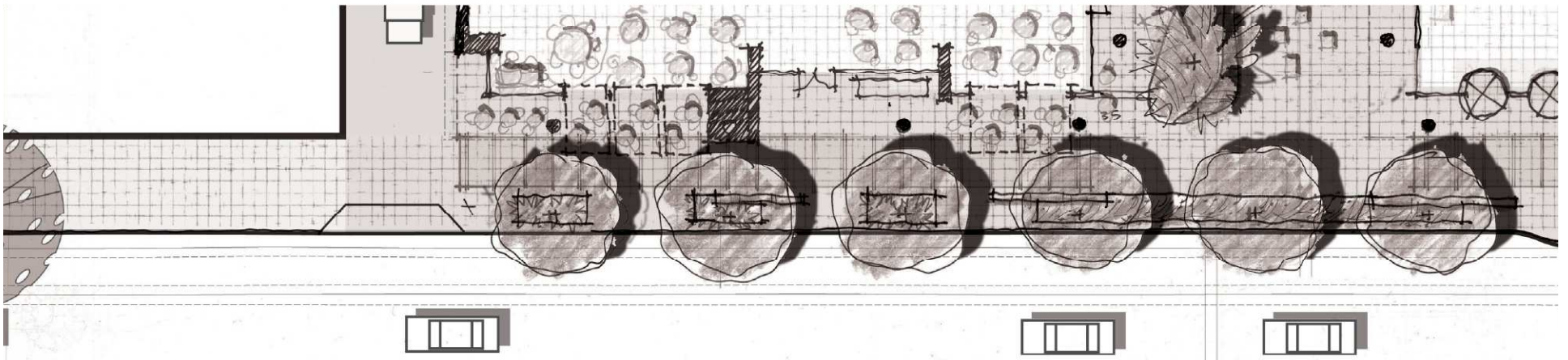


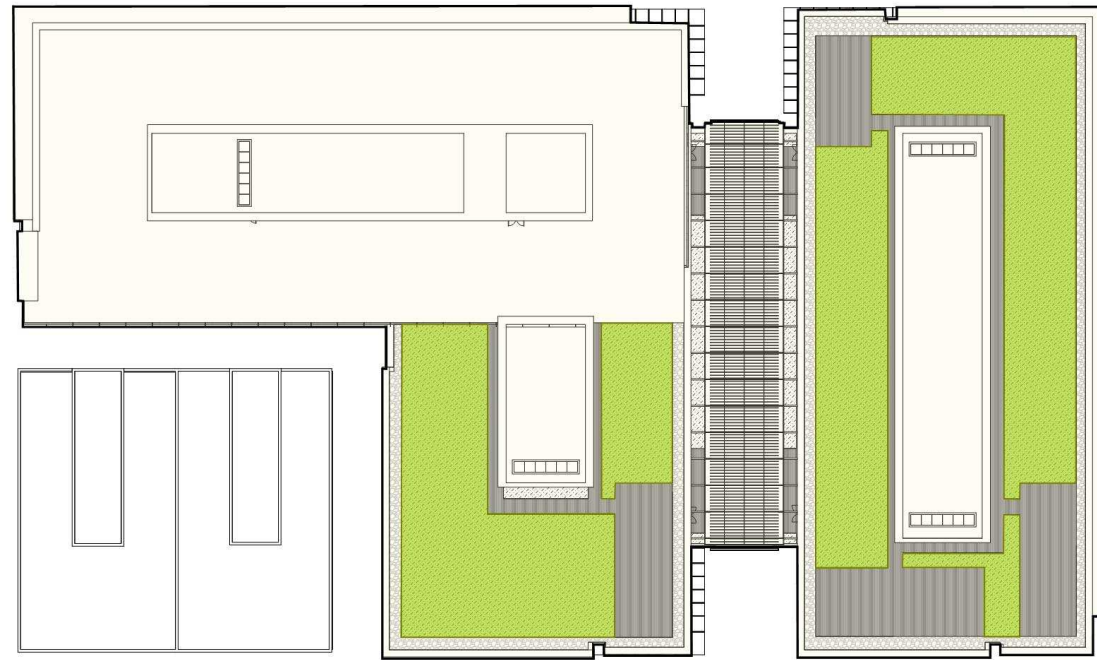








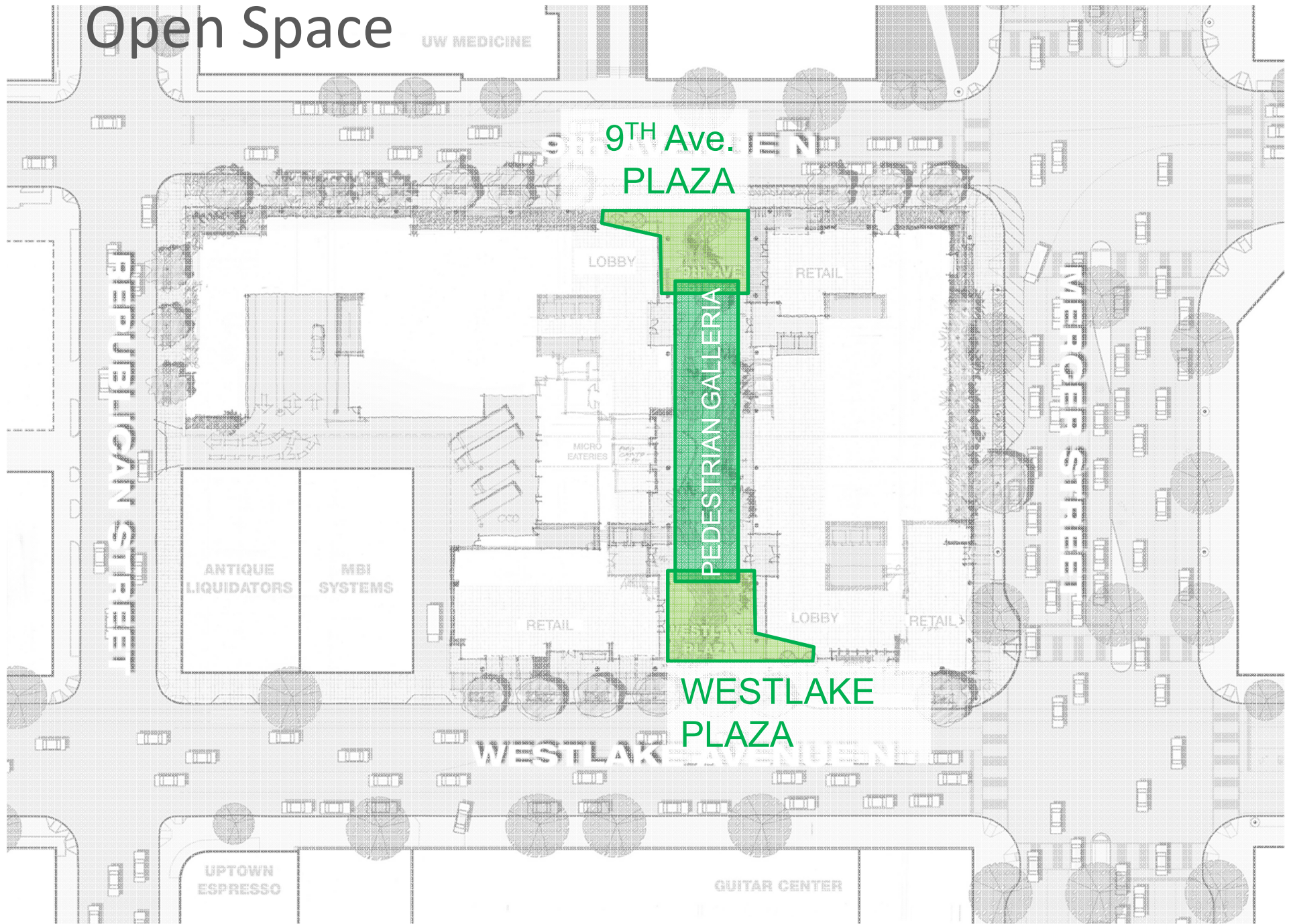




## Fifth Elevation: Roof

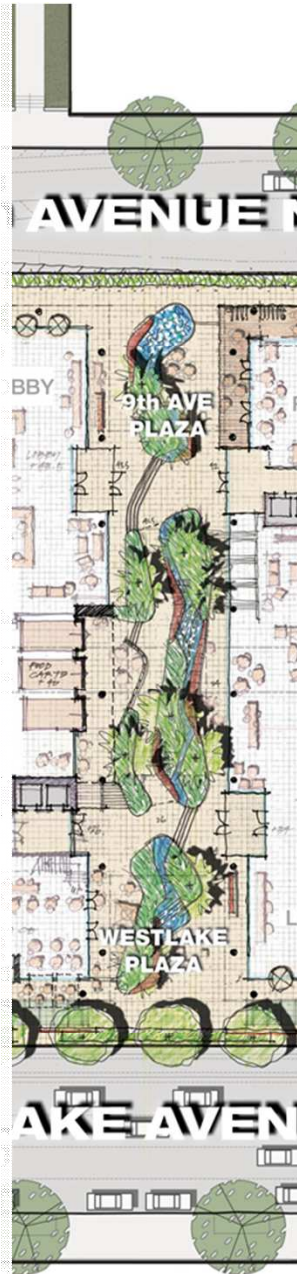


# Open Space





# Galleria Landscape





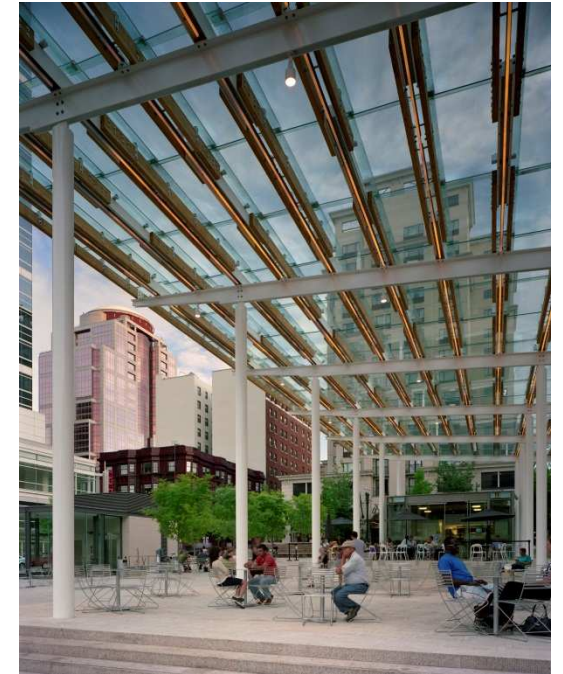


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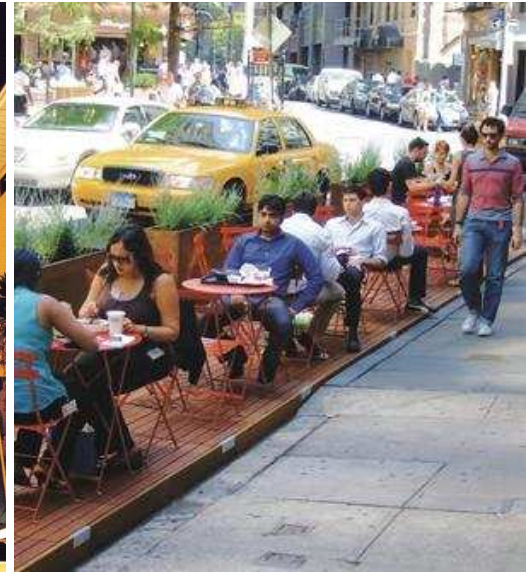
# Parasol Concept











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# Proposed Concept - Summary of Merits

Public Open Spaces

Reduced Development Area

Traffic Flow Improvement (Mercer)

Improved Architectural Scale Modulation

Consistency w SLU U.D. Framework

Enhanced Pedestrian Streetscapes

Pedestrian Experience & Human Scale

Pedestrian & Transit Connectivity

Bike related Amenities

Environmental Sustainability

# Public Benefits Summary



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1. Voluntary Building Setbacks
  - a. Full length along 9th Avenue North (First Floor)
  - b. Full length (except retail frontage) along Mercer Street
  - c. Portions of Westlake Avenue North
  - d. Portions of Republican Street
2. New Public Open Space (approximately 20,000sf)
  - a. 9th Avenue "Plaza"
  - b. Westlake "Plaza"
  - c. Pedestrian Galleria
3. Reduce Building Scale
  - a. Re-orient building to address 410' facade along 9th Avenue N.
  - b. Re-orient buildings to address 290' facade along Westlake Avenue N.
4. Streetscape Amenities
  - a. Sidewalk replacement on Westlake, 9th Avenue N., and portions of Republican Street
  - b. Upgraded alley paving at Westlake Avenue N.
  - c. Street tree upgrades (caliper)
  - d. Planting improvements in R.O.W.
  - e. Overhead weather protection  
Westlake, 9th Avenue N. and portions of Mercer Street  
Pedestrian Galleria
  - f. Seating elements in R.O.W.
  - g. Pedestrian lighting
  - h. Bicycle Amenities  
Fix-it station on 9th  
Provisions for future Bike Share station  
Public bicycle racks
  - i. Pedestrian Wayfinding elements on Westlake Avenue N., 9th Avenue N.
  - j. Dog bag dispensers on 9th Avenue N., Westlake Avenue N., Republican Street
5. Eliminate Automobile Access to Mercer Street at alley
6. Reduce curb cuts around site
  - a. Increase continuous pedestrian frontage by reducing curb cuts:  
Mercer Street (1); 9th Avenue N. (2); Westlake Avenue N. (1)
7. Streetcar Station
  - a. Incorporate SLU Streetcar station into building at Westlake Avenue N.
  - b. Provide Interactive Commuter Information Center Kiosk
  - c. Provide seating and weather protection for Streetcar patrons
8. Sustainable Features
  - a. Incorporate Green Factor into project
  - b. Target LEED Gold
  - c. Incorporate raingardens at 9th Avenue N.
  - d. Increase public awareness of incorporated sustainable measures through informational materials and/or displays
9. Utilities
  - a. Undergrounding of all utilities at 9th Avenue N.

# Public Benefits Site Plan

