Agenda

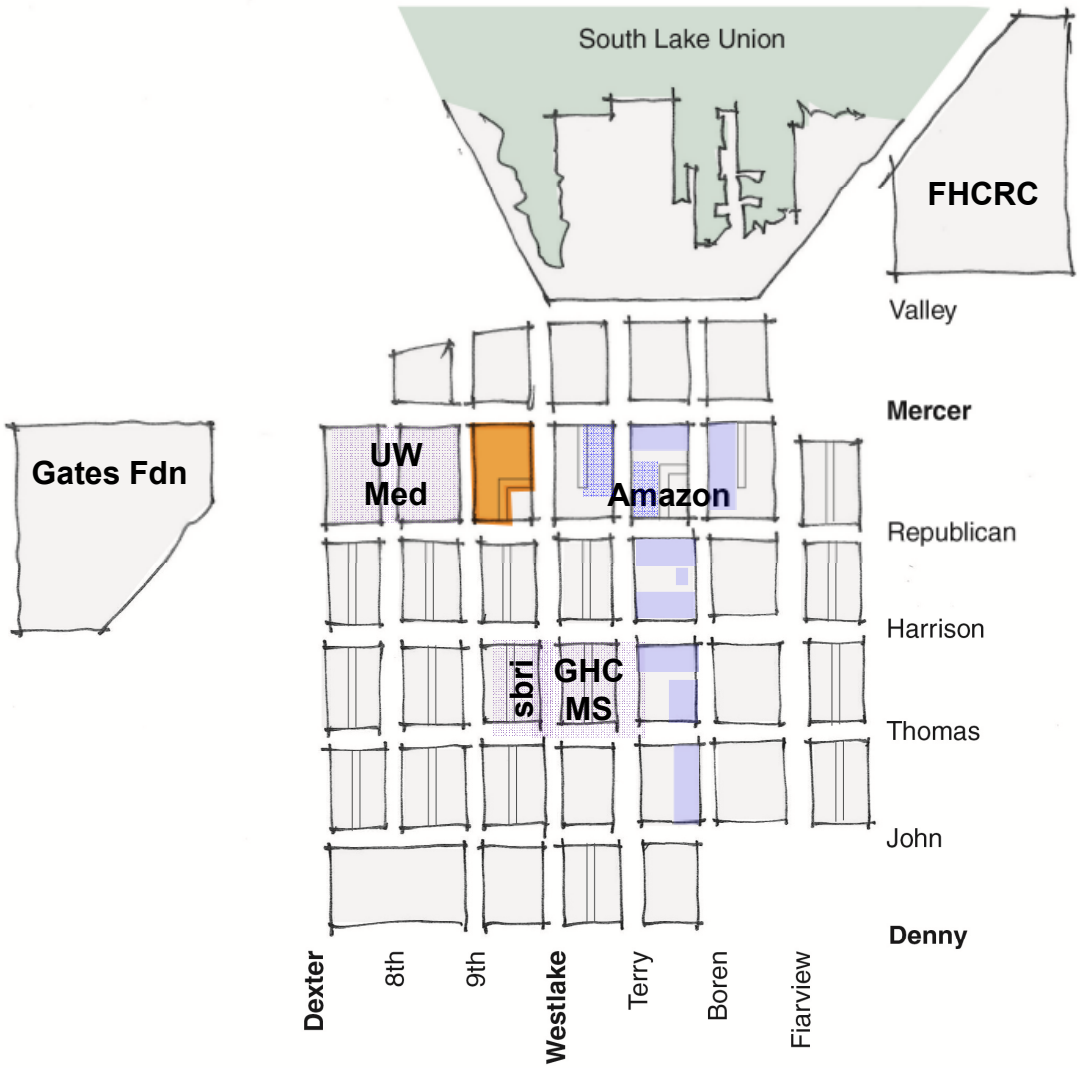
Introduction

1. Design Commission Follow-Up from 07/05
2. SLU Context Review
3. Design Presentation
   1. Development Scenario
   2. Streetscape Amenities
   3. Bicycle Amenities
   4. Mercer Street Design Development
   5. Westlake / Streetcar Station
   6. Sustainable strategies
   7. Mid-Block Connection
   8. Landscape Elements
   9. Lighting Solutions
4. Itemized Public Benefits Recap

SLU Context

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

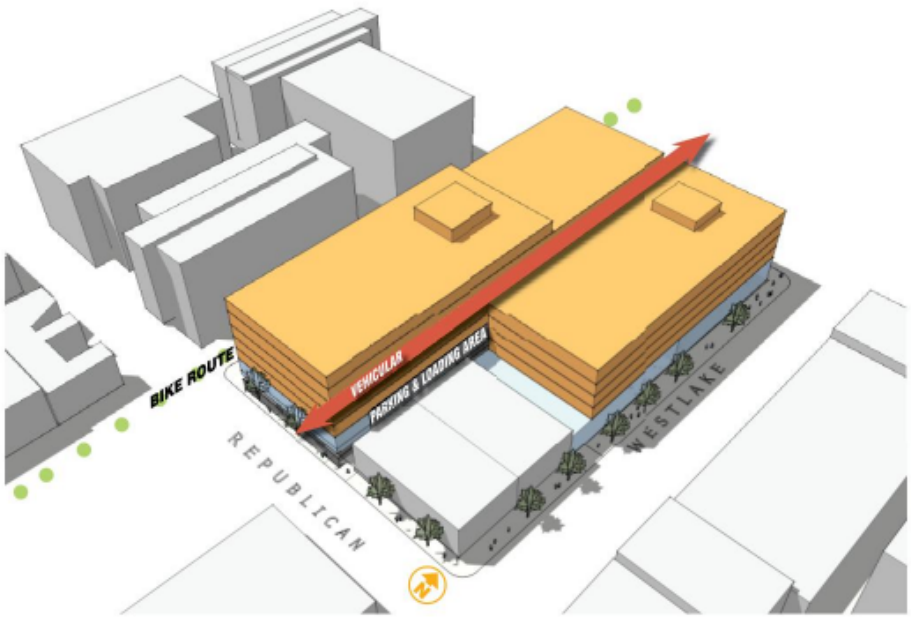
Site Context



Site Context

VULCAN ZGF

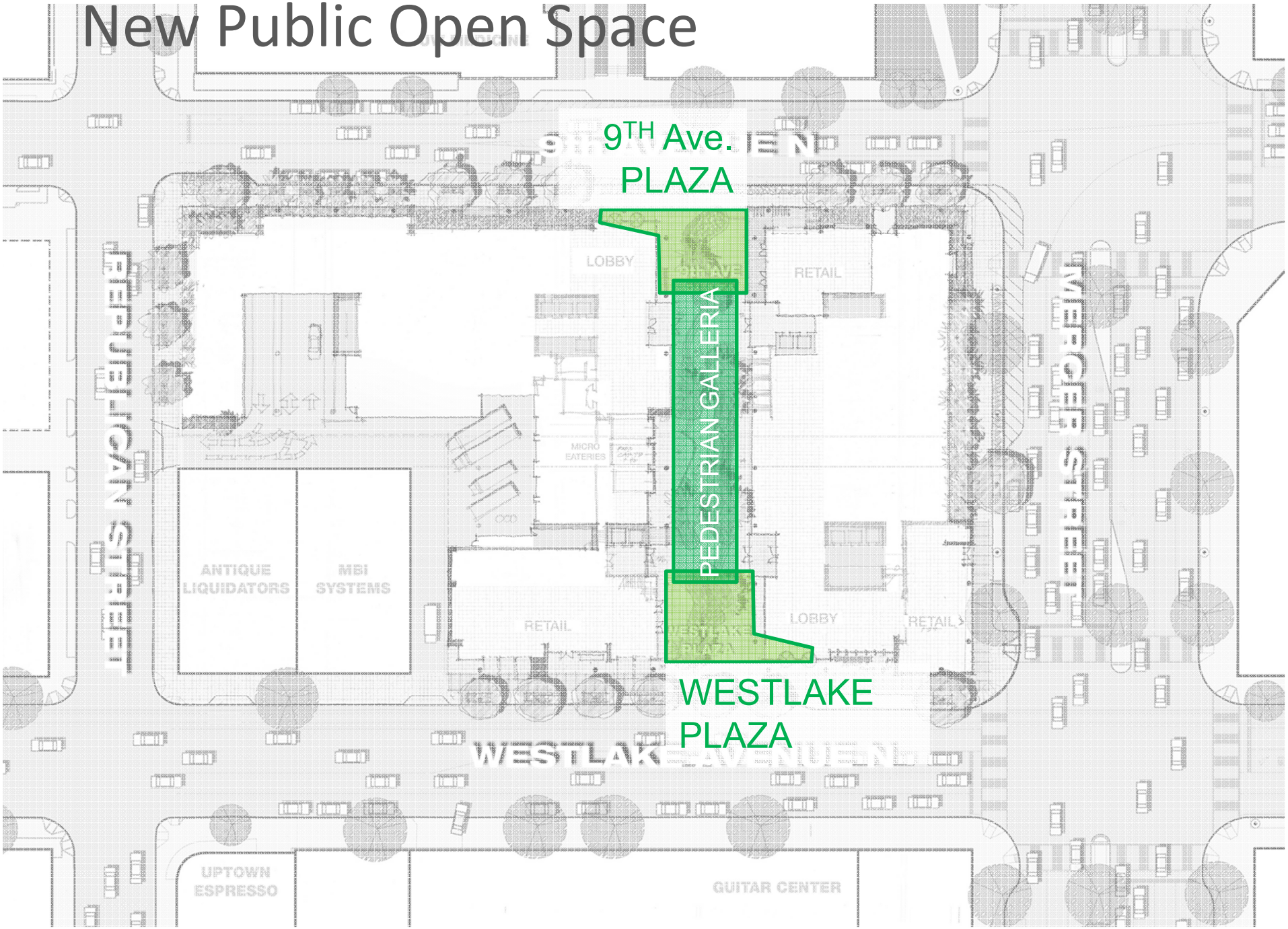
Development Concept Alternatives

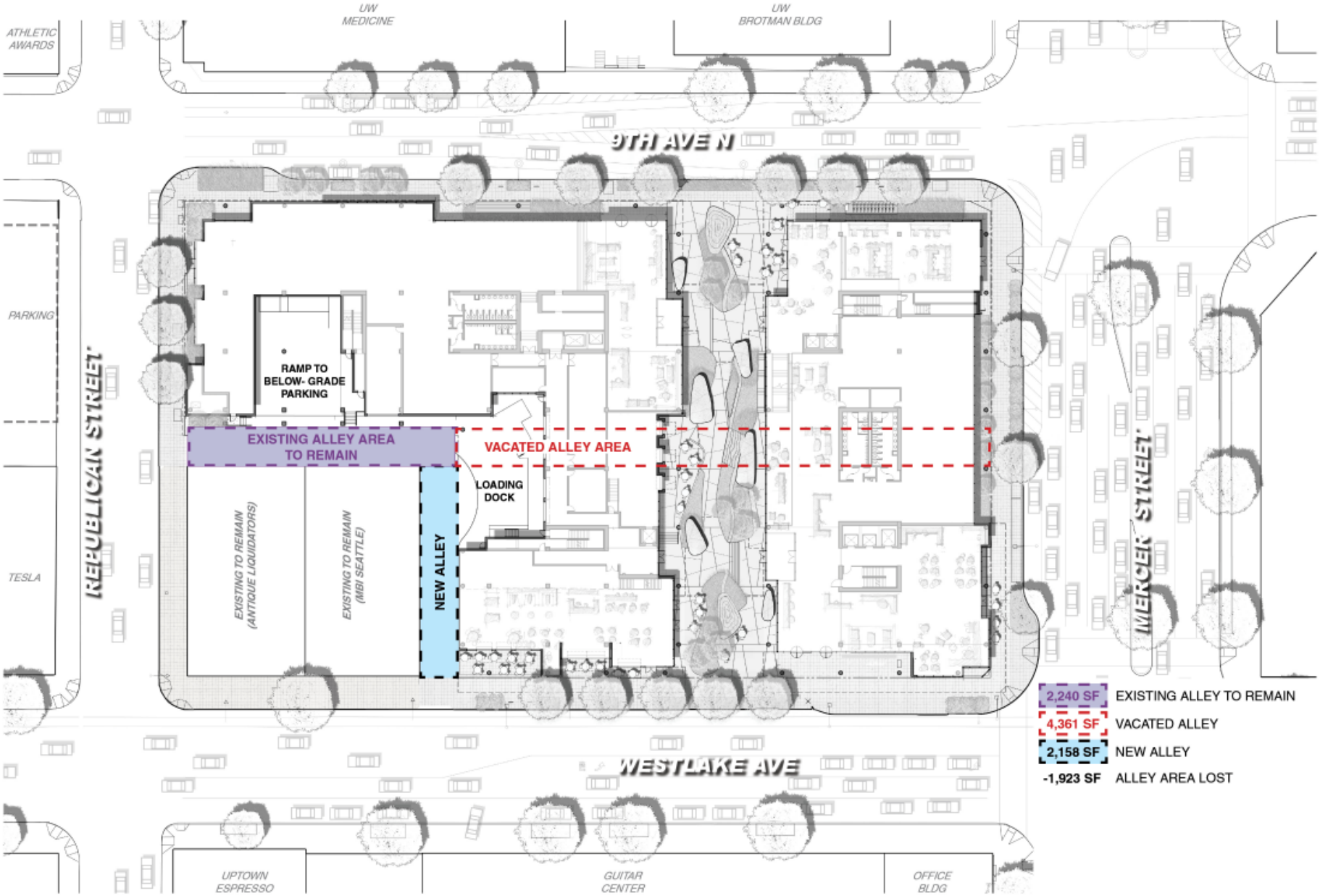


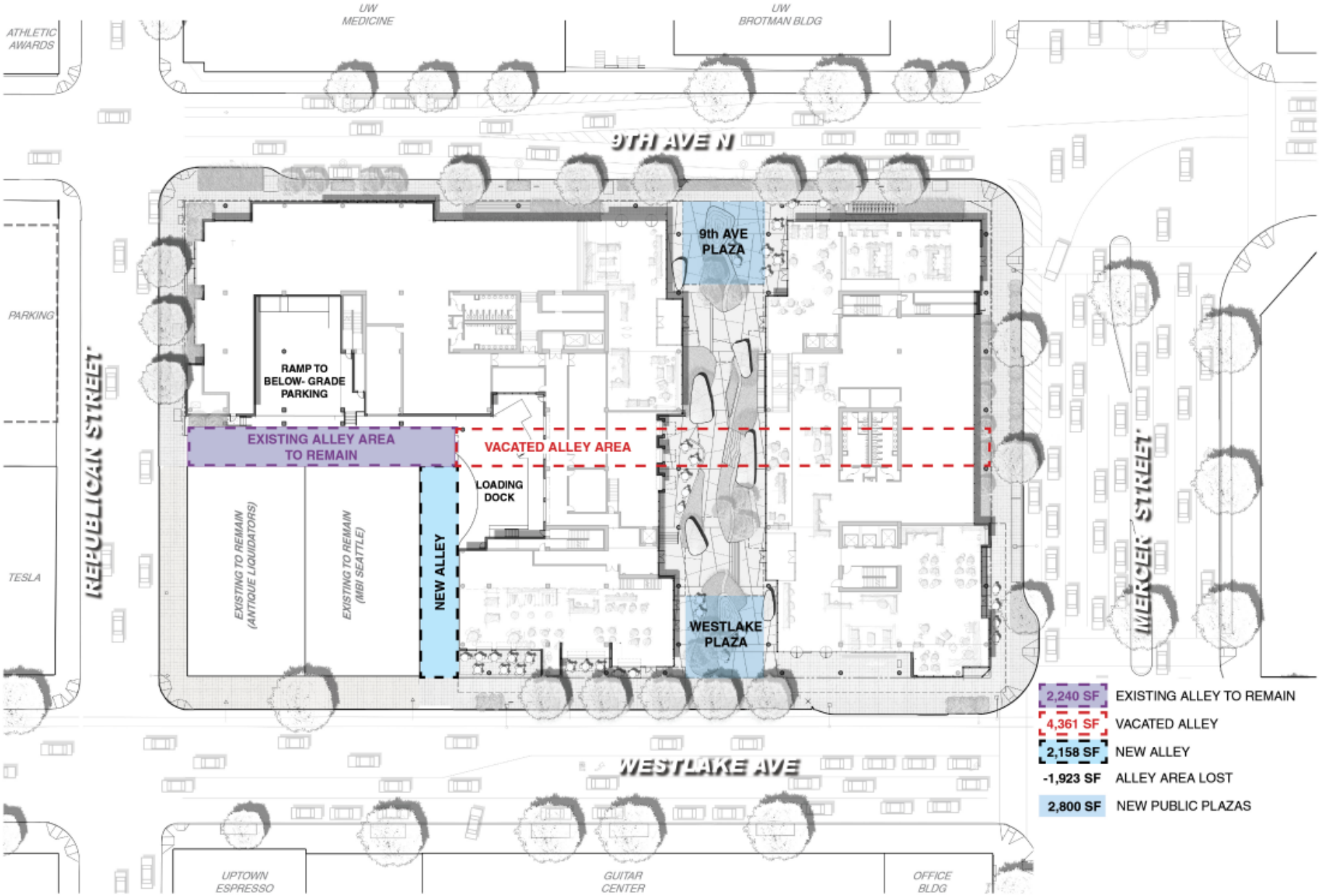
BASE CONCEPT
WITH NO ALLEY VACATION

PROPOSED CONCEPT
WITH ALLEY VACATION

New Public Open Space




ATHLETIC AWARDS
UW MEDICINE
UW BROTMAN BLDG
9TH AVE N
PARKING
TESLA
REPUBLICAN STREET
RAMP TO BELOW- GRADE PARKING
EXISTING ALLEY AREA TO REMAIN
VACATED ALLEY AREA
LOADING DOCK
EXISTING TO REMAIN (ANTIQUE LIQUIDATORS)
EXISTING TO REMAIN (MBI SEATTLE)
NEW ALLEY
MERCER STREET
WESTLAKE AVE
UPTOWN ESPRESSO
GUITAR CENTER
OFFICE BLDG
2,240 SF EXISTING ALLEY TO REMAIN
4,361 SF VACATED ALLEY
2,158 SF NEW ALLEY
-1,923 SF ALLEY AREA LOST


ATHLETIC AWARDS
UW MEDICINE
UW BROTMAN BLDG
9TH AVE N
PARKING
TESLA
REPUBLICAN STREET
RAMP TO BELOW- GRADE PARKING
EXISTING ALLEY AREA TO REMAIN
VACATED ALLEY AREA
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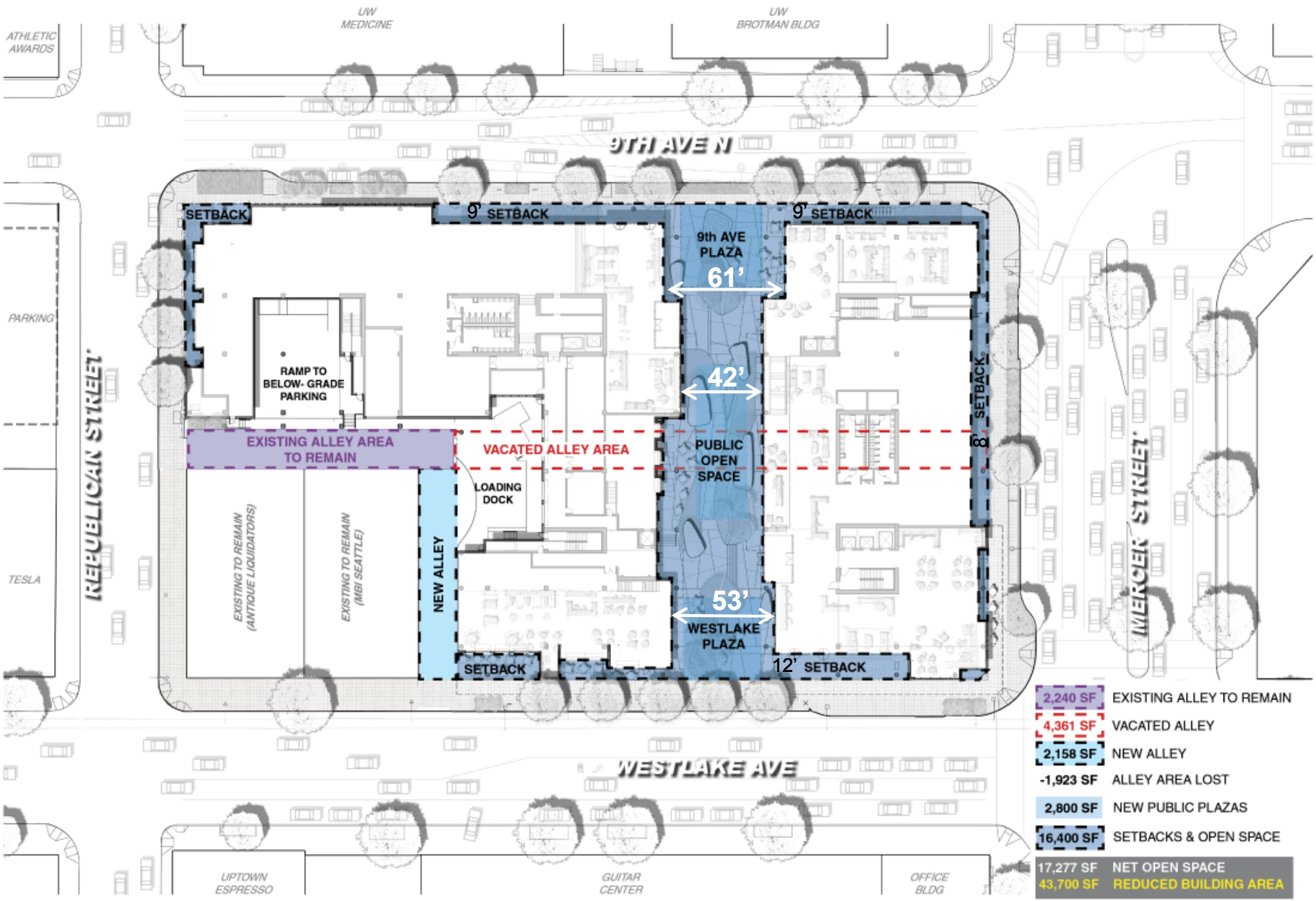
EXISTING TO REMAIN (ANTIQUE LIQUIDATORS)
EXISTING TO REMAIN (MBI SEATTLE)
NEW ALLEY
9th AVE PLAZA
WESTLAKE PLAZA
MERCER STREET
WESTLAKE AVE
UPTOWN ESPRESSO
GUITAR CENTER
OFFICE BLDG
2,240 SF EXISTING ALLEY TO REMAIN
4,361 SF VACATED ALLEY
2,158 SF NEW ALLEY
-1,923 SF ALLEY AREA LOST
2,800 SF NEW PUBLIC PLAZAS


UW MEDICINE
UW BROTMAN BLDG
ATHLETIC AWARDS
9TH AVE N
SETBACK
9' SETBACK
9' SETBACK
9th AVE PLAZA
61'
42'
53'
WESTLAKE PLAZA
PUBLIC OPEN SPACE
SETBACK
12' SETBACK
RAMP TO BELOW- GRADE PARKING
EXISTING ALLEY AREA TO REMAIN
VACATED ALLEY AREA
LOADING DOCK
NEW ALLEY
EXISTING TO REMAIN (ANTIQUE LIQUIDATORS)
EXISTING TO REMAIN (MBI SEATTLE)
PARKING
TESLA
REPUBLICAN STREET
MERCER STREET
WESTLAKE AVE
UPTOWN ESPRESSO
GUITAR CENTER
OFFICE BLDG
2,240 SF EXISTING ALLEY TO REMAIN
4,361 SF VACATED ALLEY
2,158 SF NEW ALLEY
-1,923 SF ALLEY AREA LOST
2,800 SF NEW PUBLIC PLAZAS
16,400 SF SETBACKS & OPEN SPACE
17,277 SF NET OPEN SPACE
43,700 SF REDUCED BUILDING AREA

Design Commission Comments 07/05

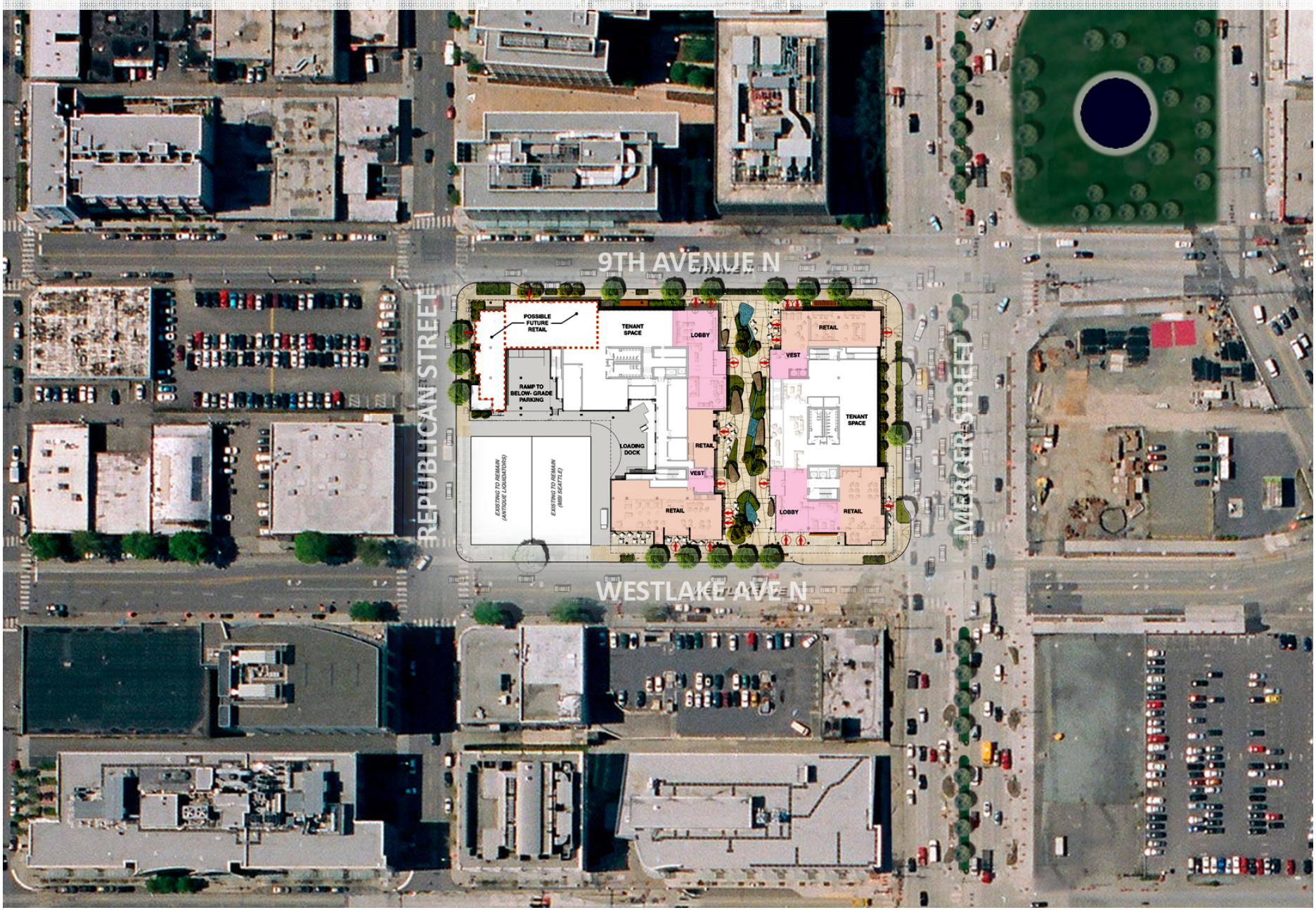
Provide more porosity at 9th & Mercer for future, other tenants.
Allow for future connection…into the building from the corner of 9th & Mercer.
Consider more green plantings and setbacks to Mercer from 9th.

1. Streetscape Amenities
2. Bicycle Amenities
3. Streetcar Station
4. Undergrounding Utilities
5. Sustainable Strategies
6. Public Open Space
7. Artwork

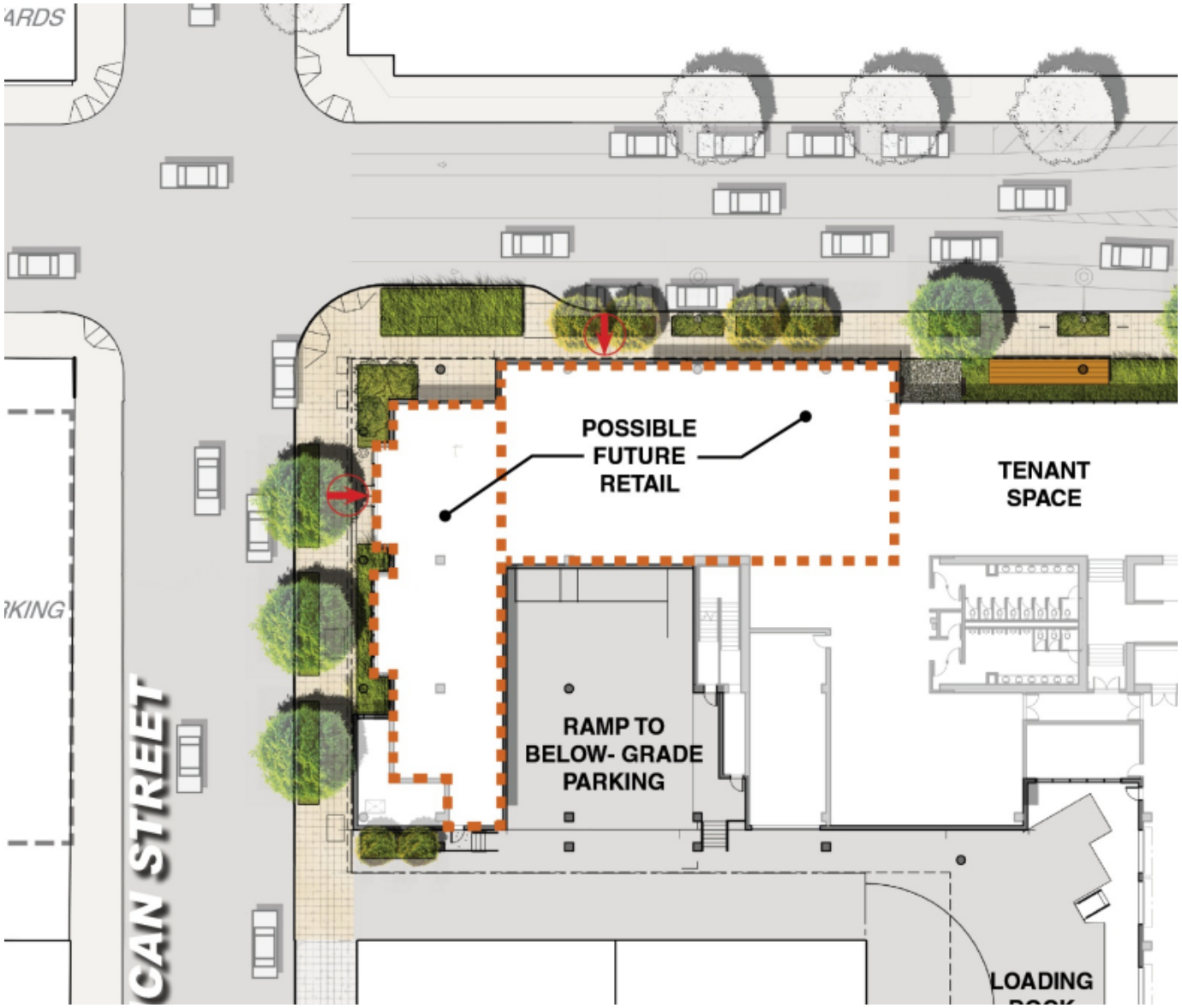
07/05 Site Plan

Revised Site Plan

Site Context Aerial



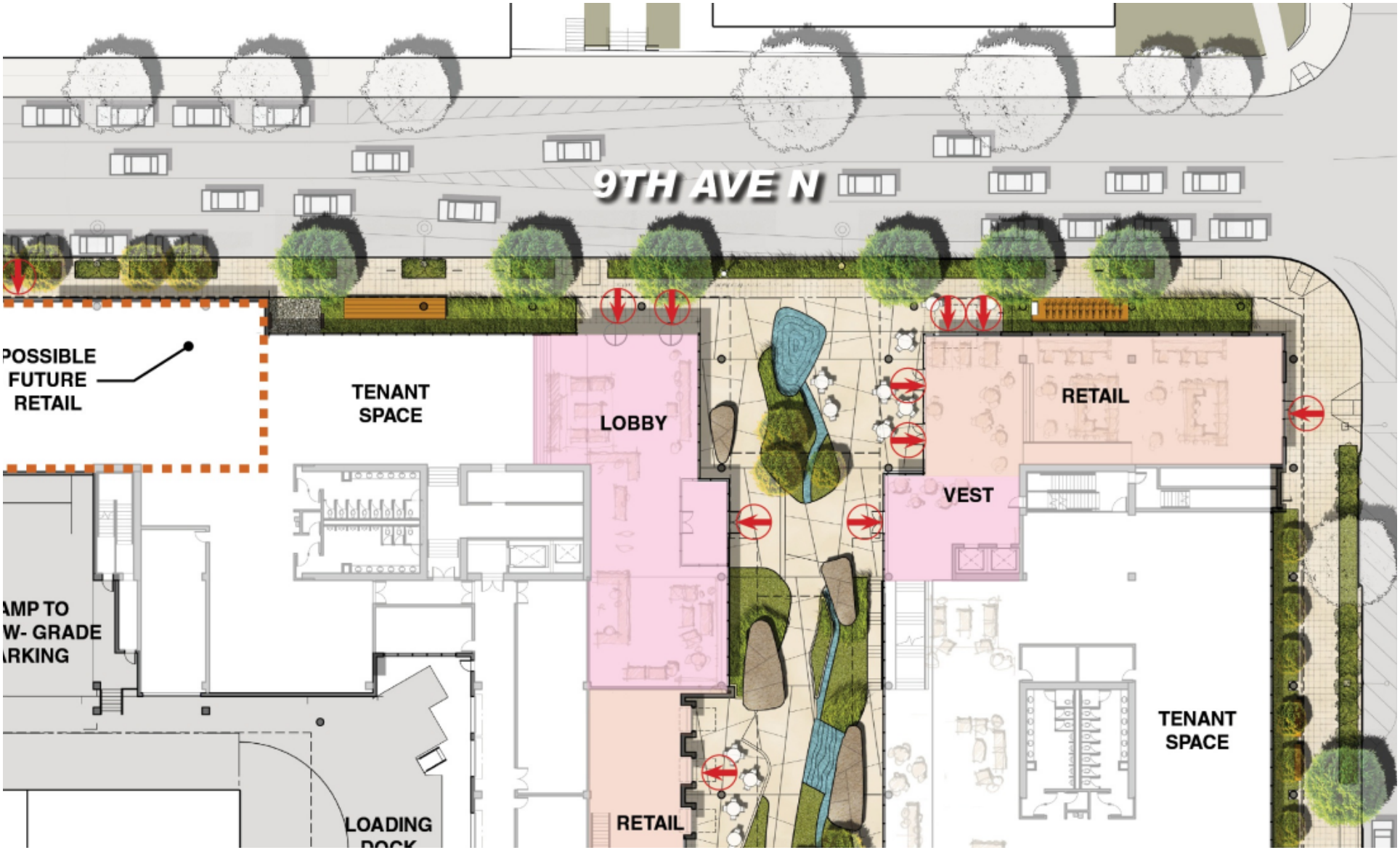
Southwest Corner "storefront" approach



9' GROUND LEVEL SETBACK

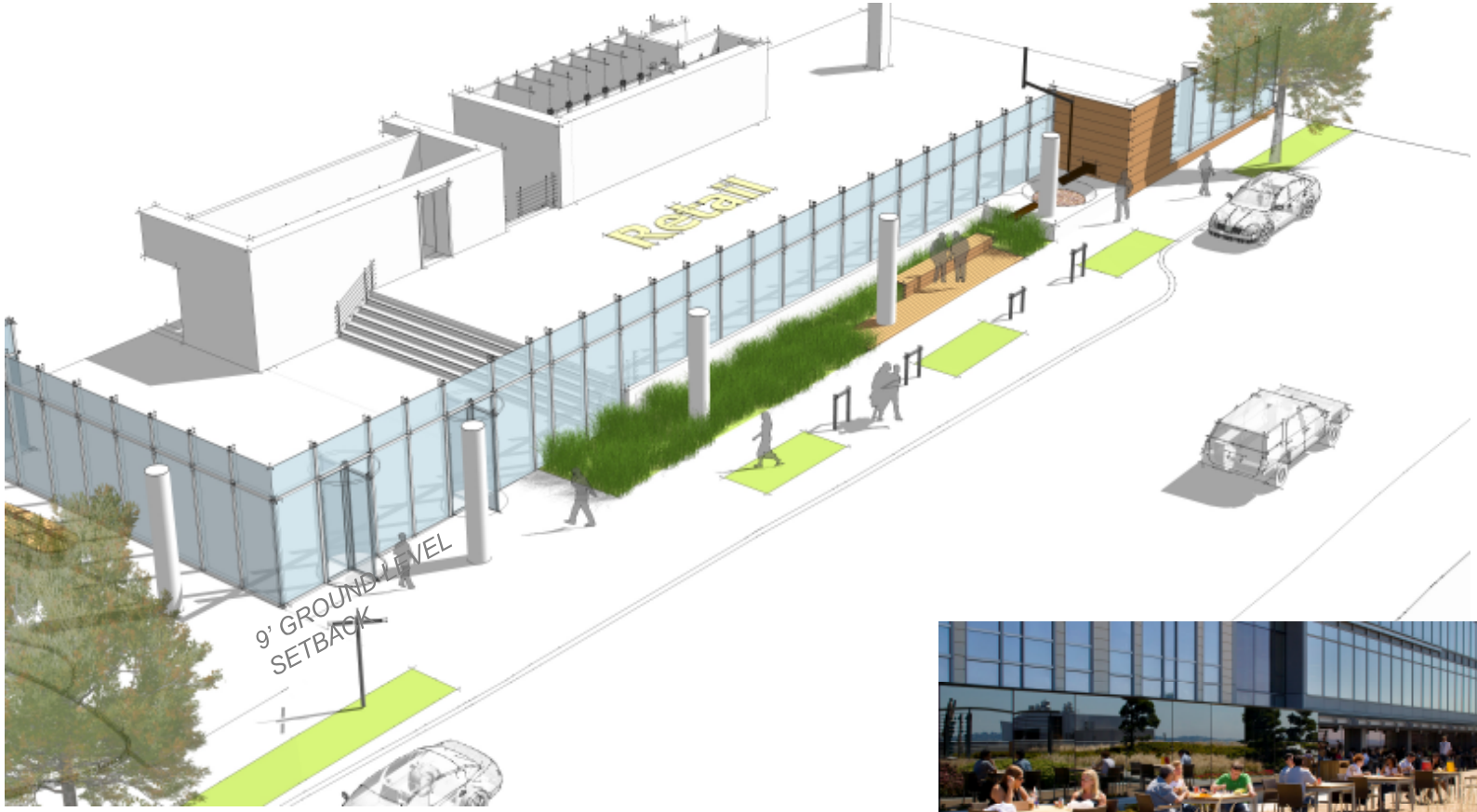
Southwest Corner "storefront" approach

9th Avenue Streetscape



VULCAN ZGF

9th Avenue Streetscape Rain Gardens



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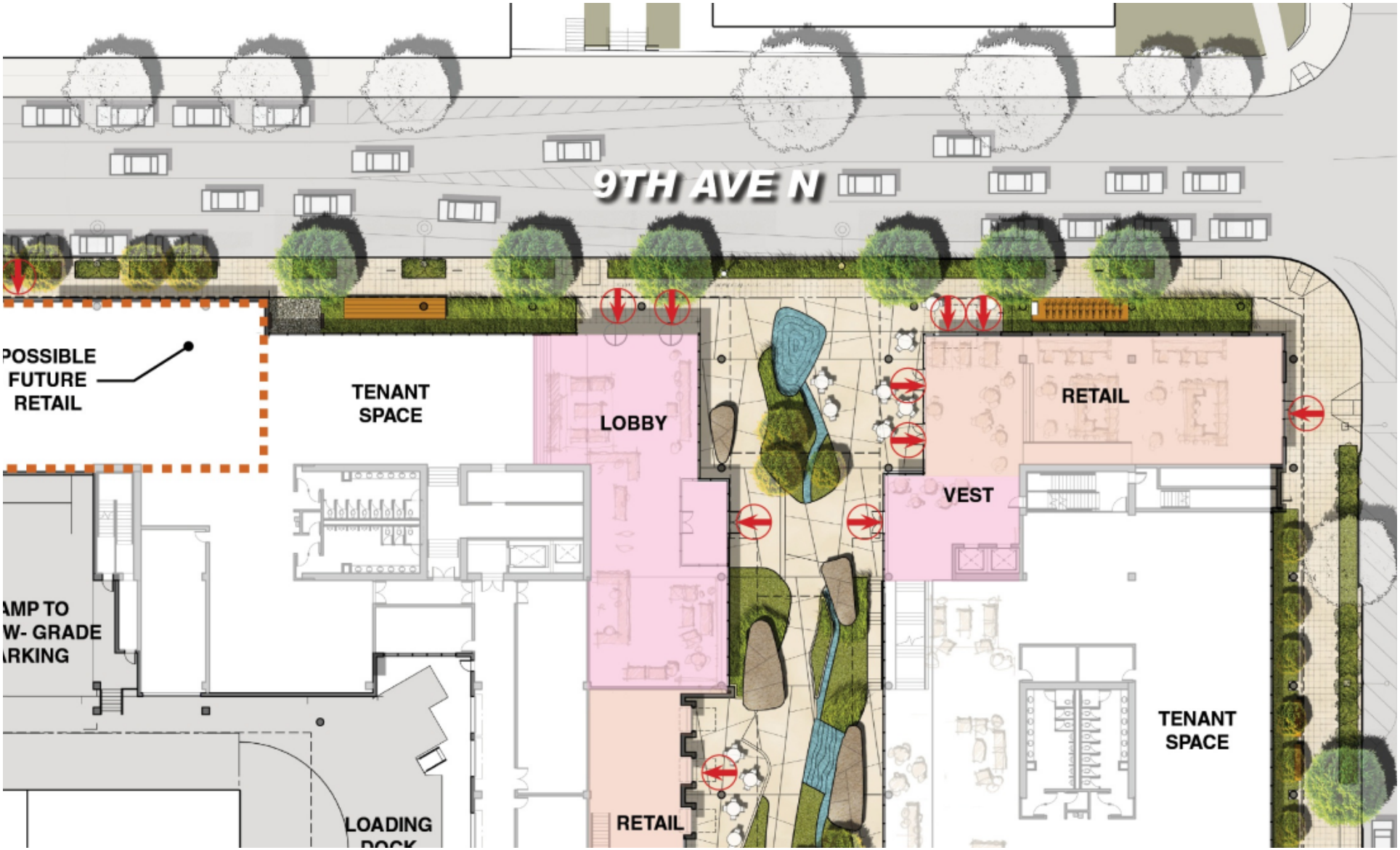
9th Avenue Streetscape Rain Gardens

9th Avenue Streetscape Midblock

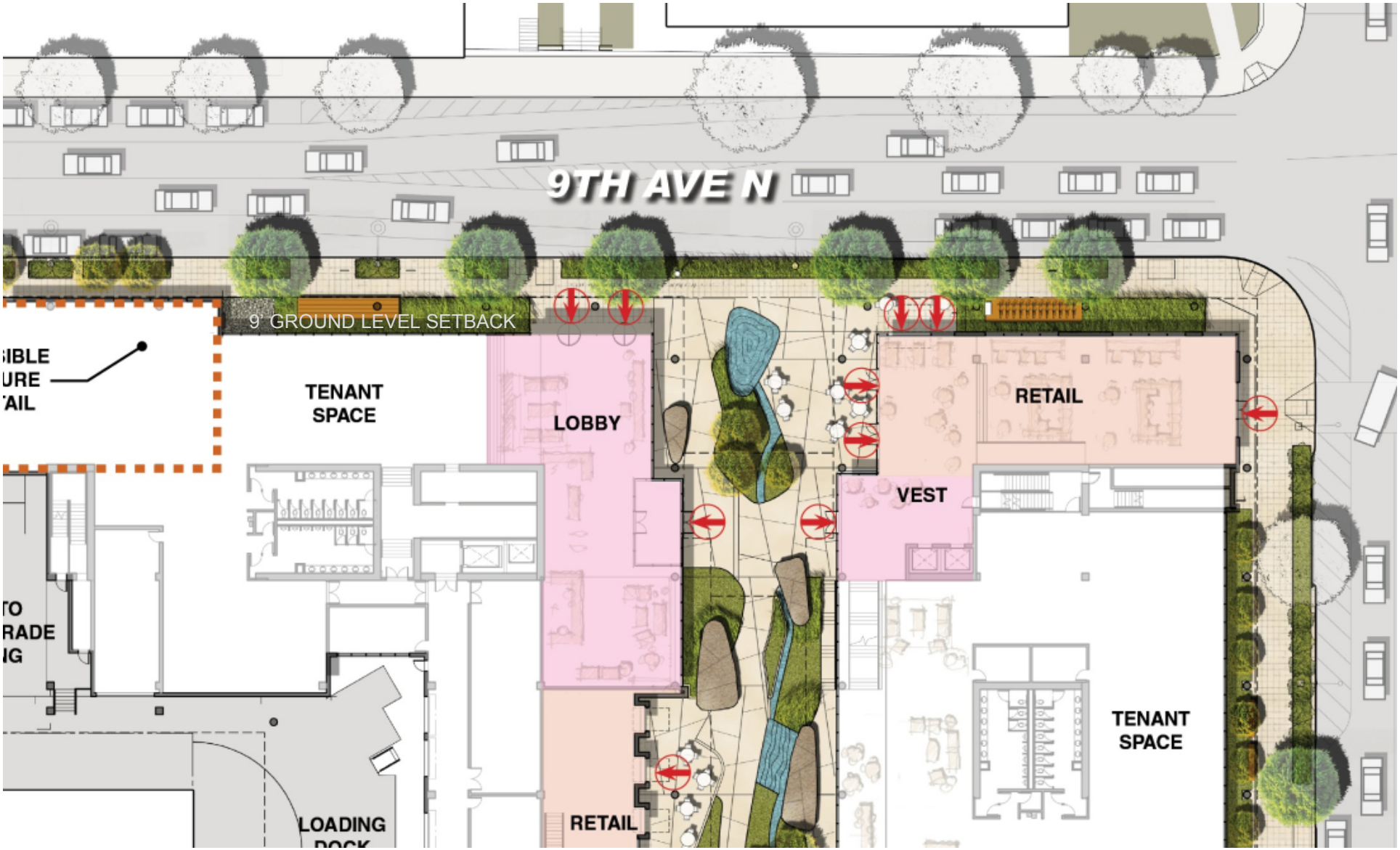


VULCAN ZGF

Mid-block View 9th Avenue

VULCAN ZGF

9th Avenue Streetscape Bike Amenities



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9th Avenue Streetscape Bike Amenities

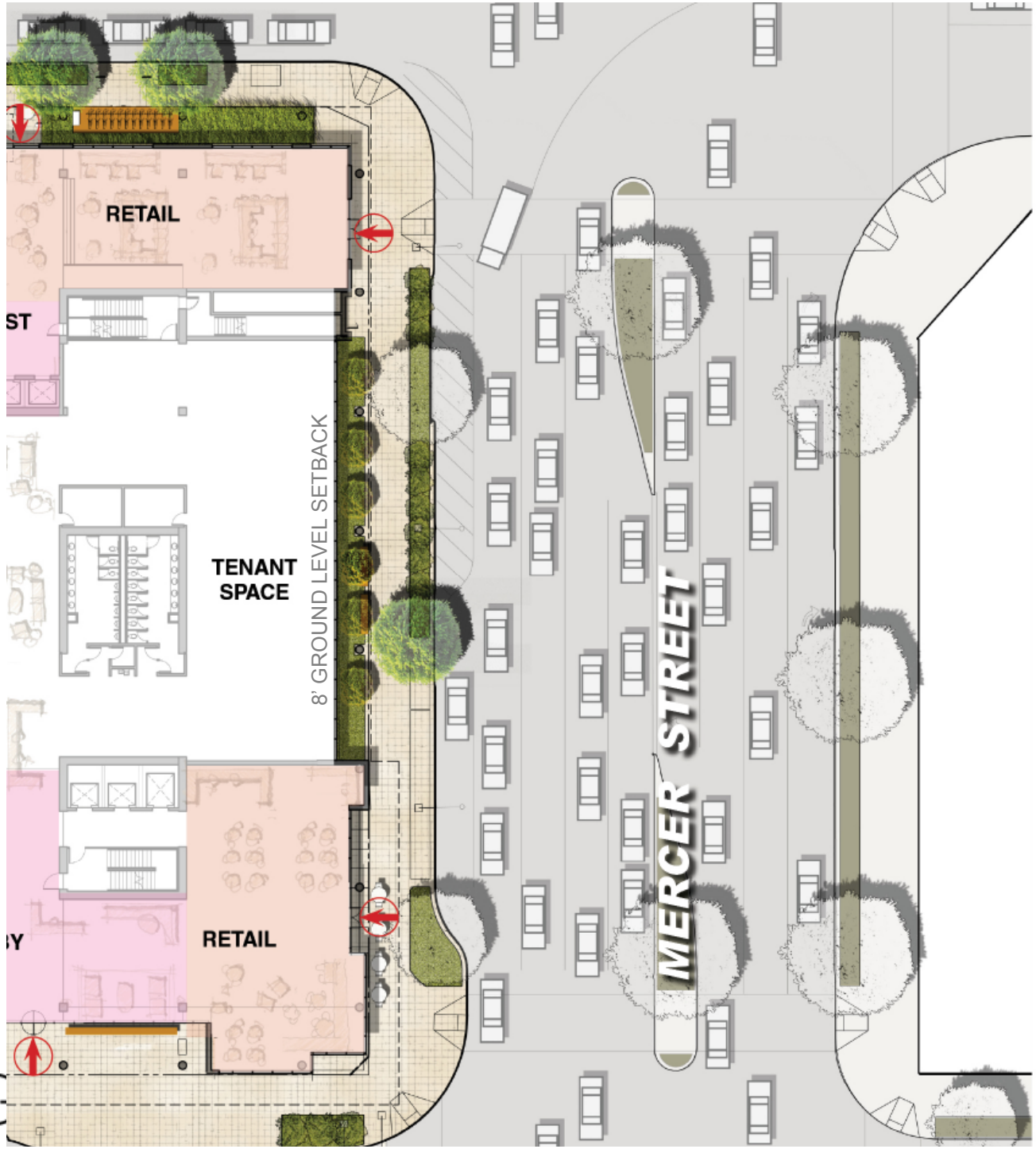
9th Avenue Streetscape Bike Amenities

VULCAN ZGF

9th Avenue Elevation

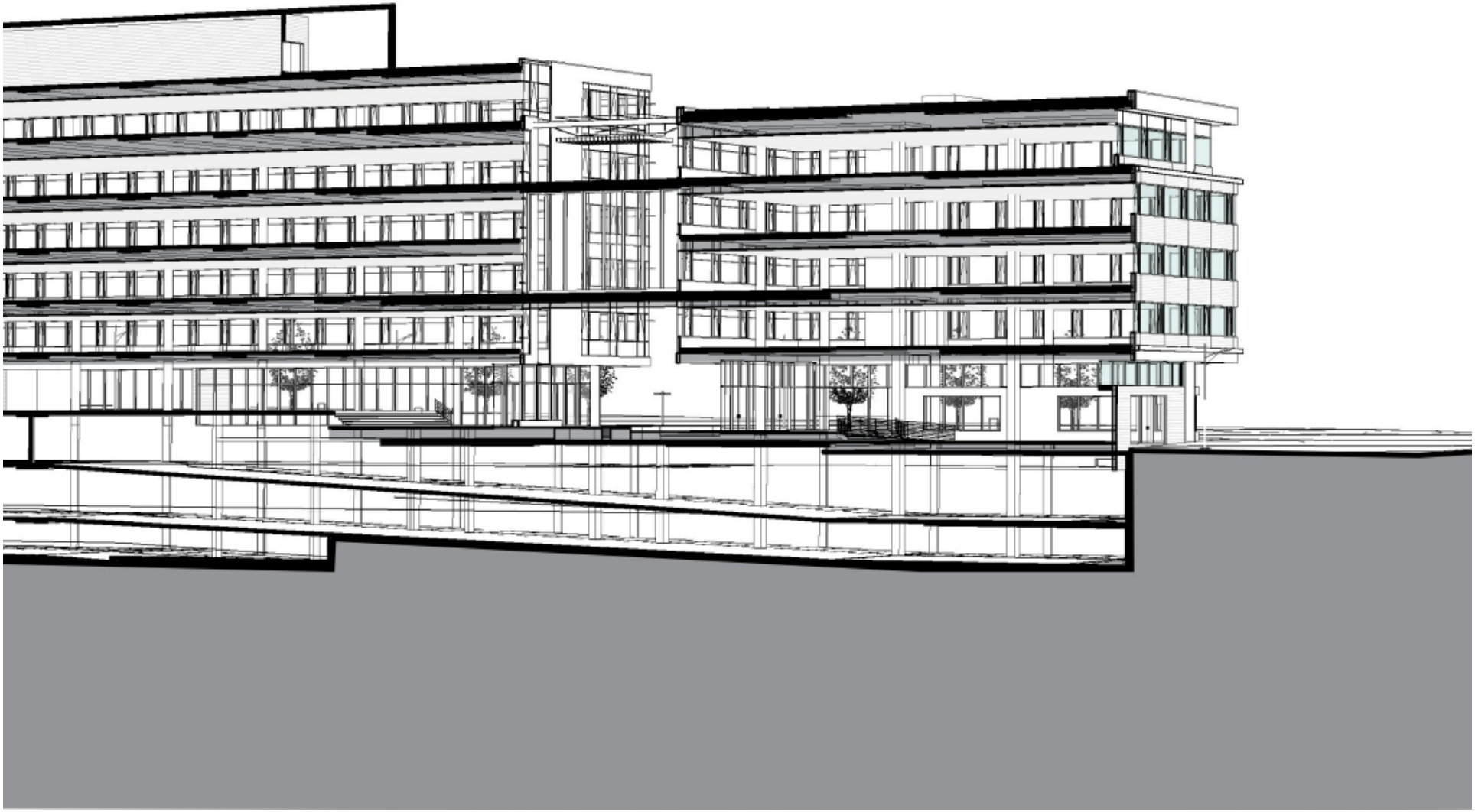
VULCAN ZGF

Mercer Streetscape



VULCAN ZG

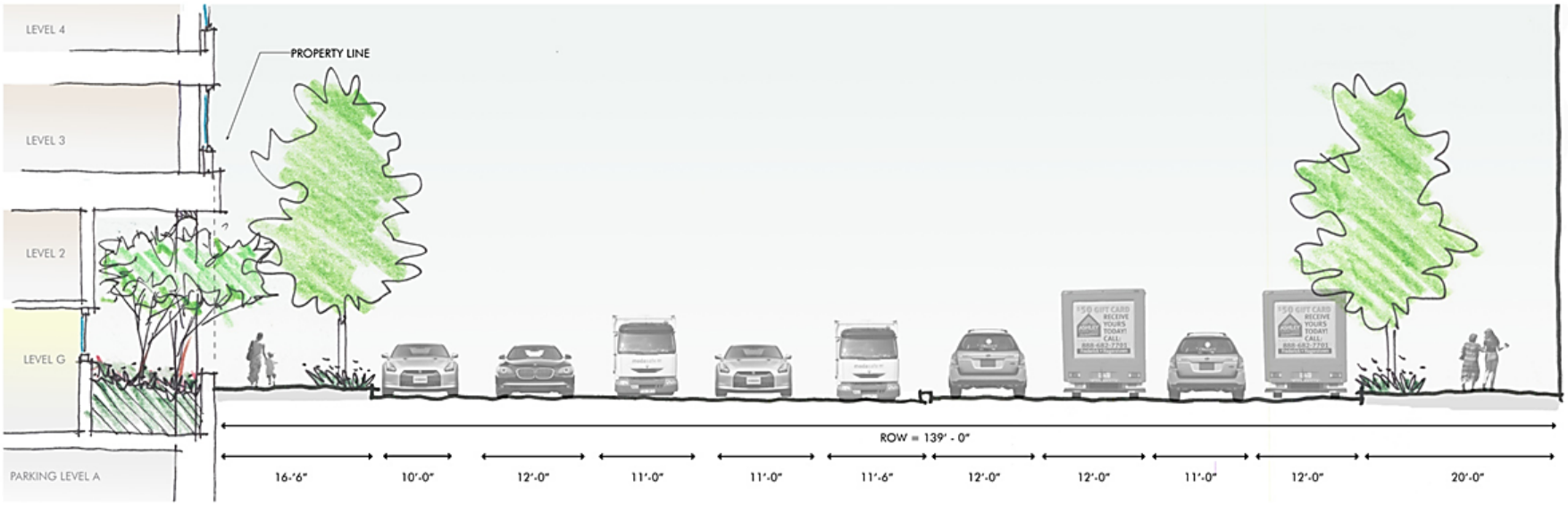
Mercer Street Interface Section at Retail Corner



VULCAN ZGF

Mercer Street Interface Section at Voluntary Setback

Mercer Street Interface Street Section



Mercer Street Interface Street Section

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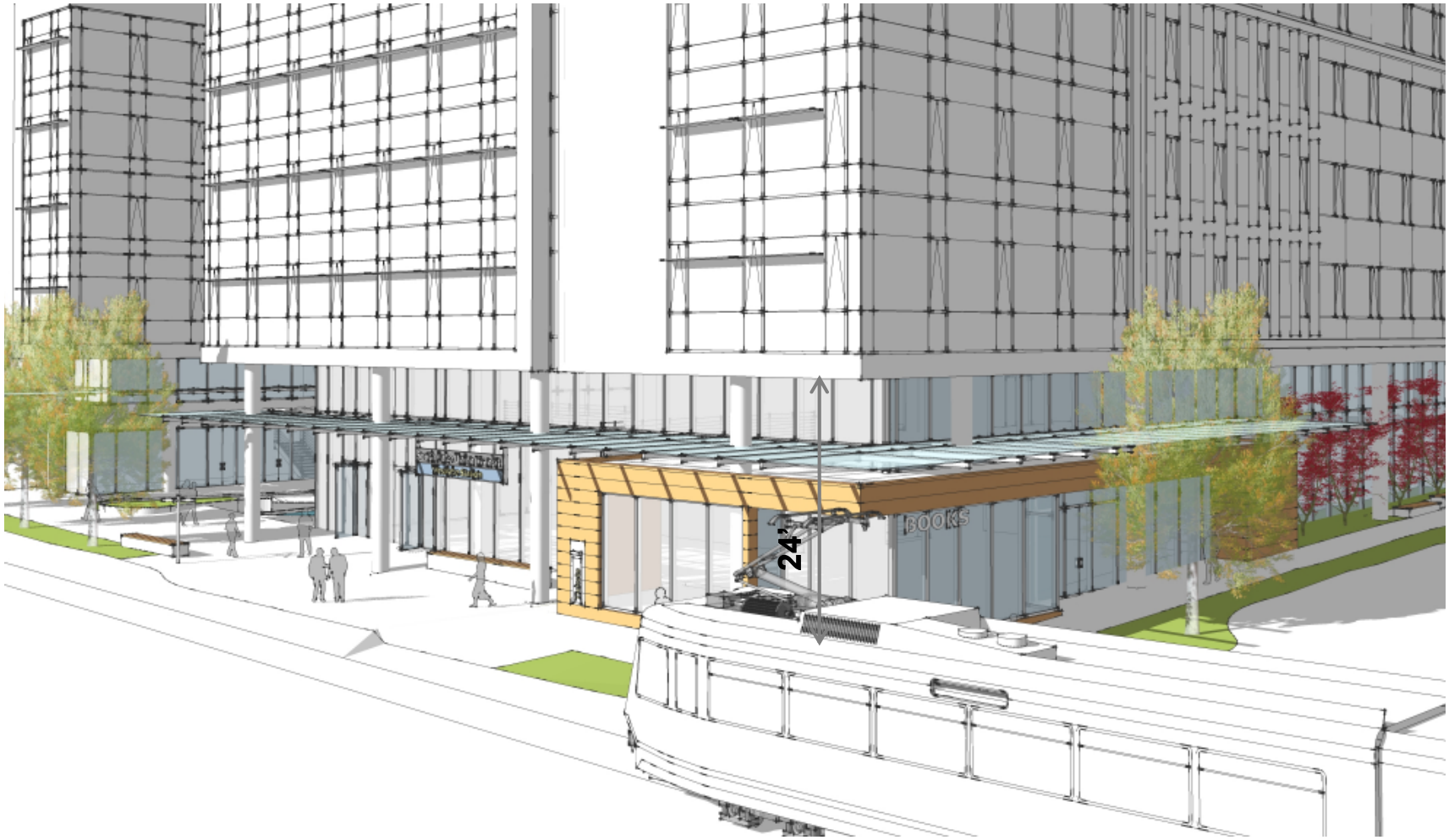
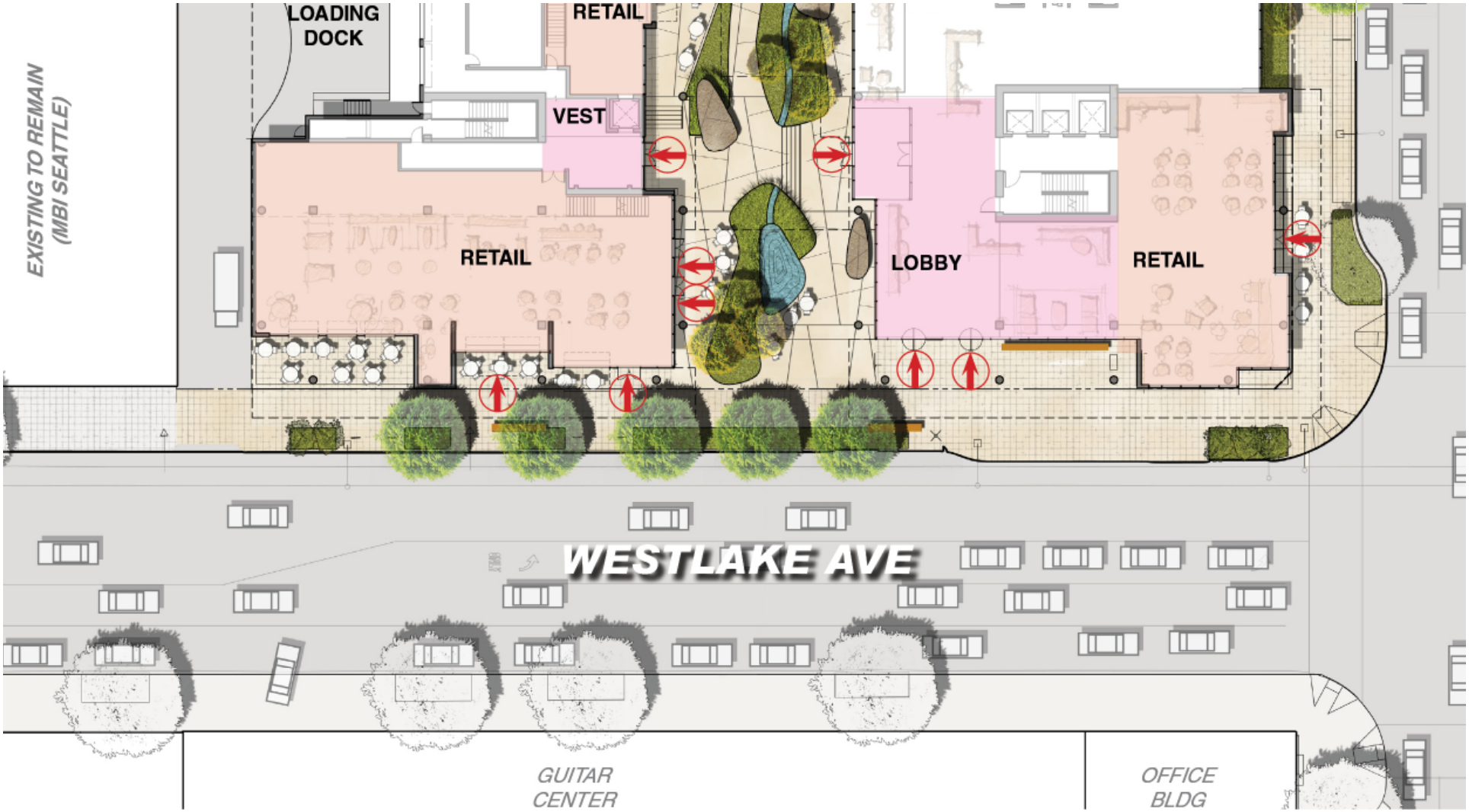
Mercer Streetscape

View from Westlake & Mercer



Mercer Street Elevation

Westlake Avenue Streetscape

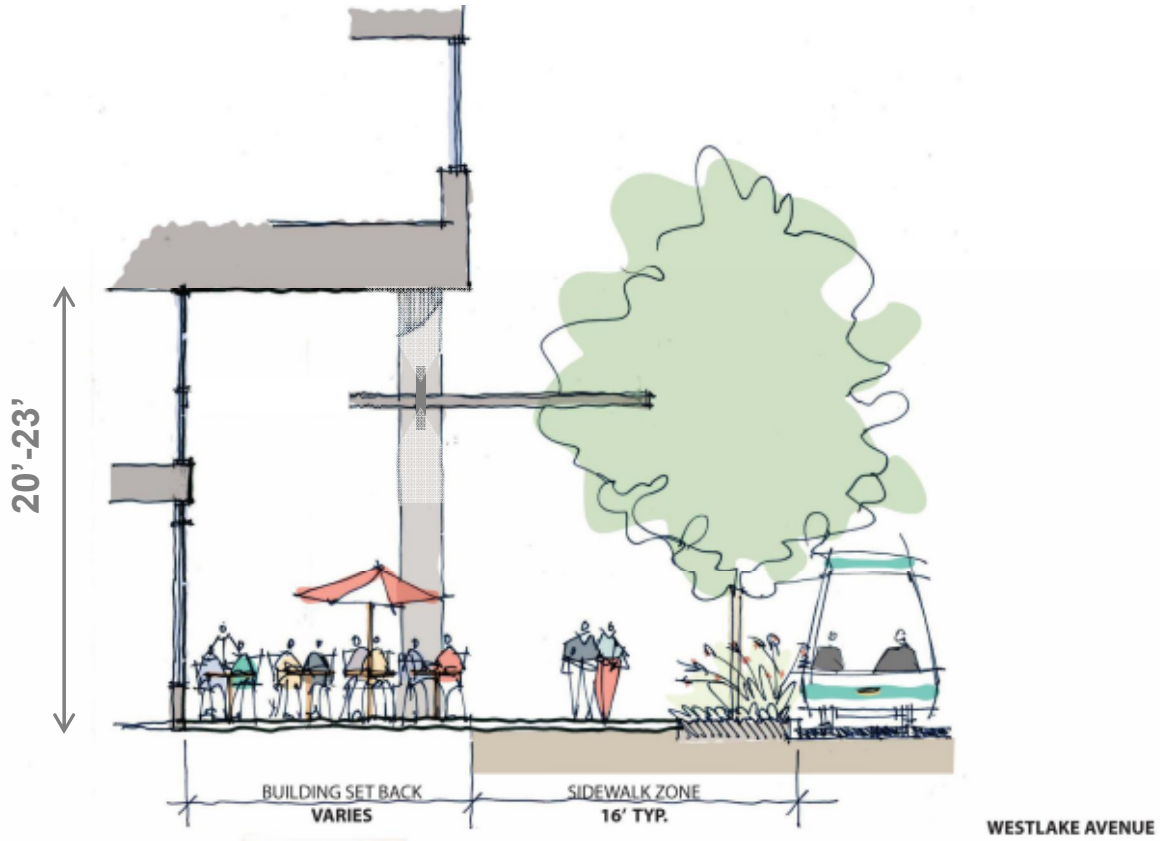


Westlake Avenue Streetscape SLUT Station

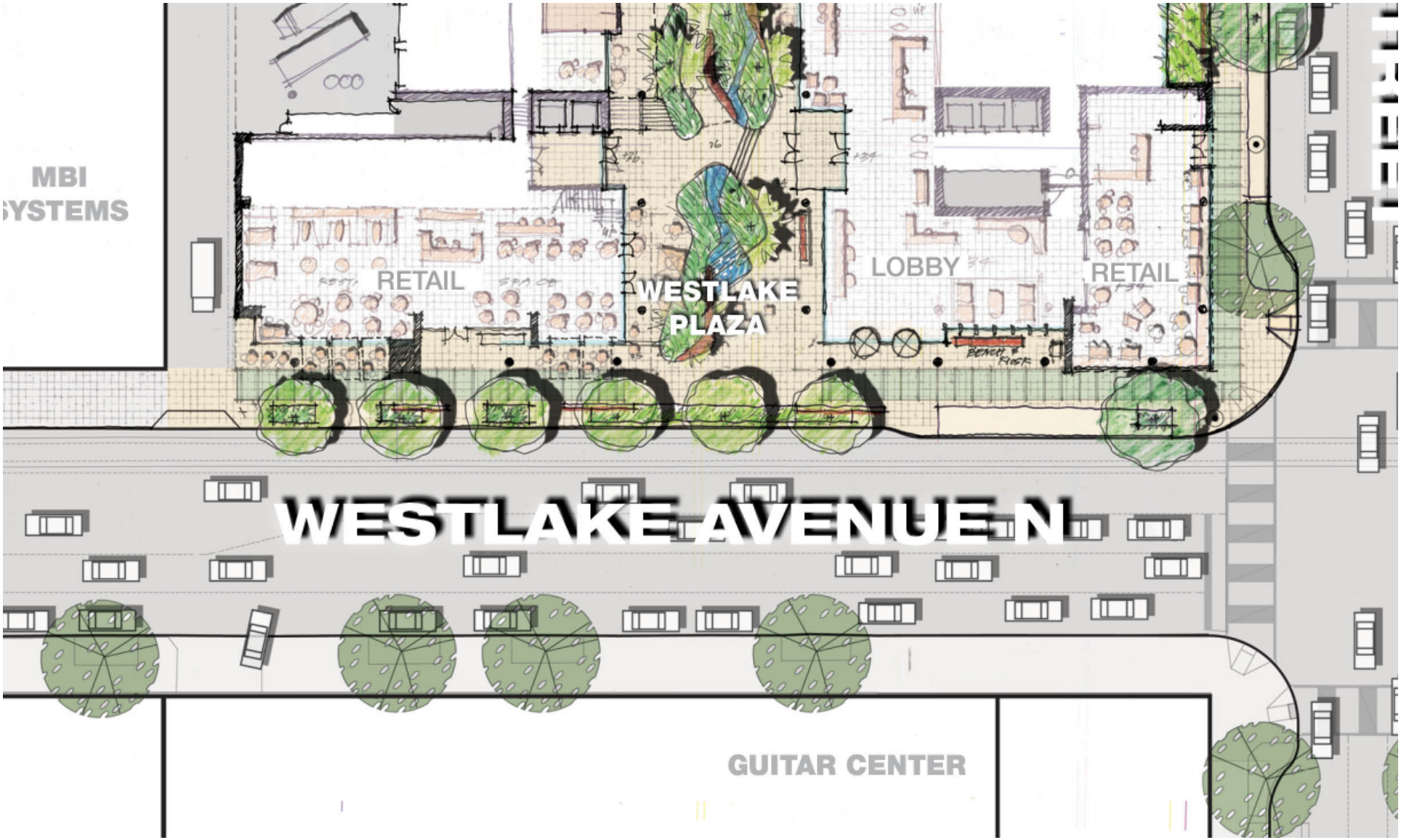
VULCAN ZGF

Westlake Avenue Streetscape

Westlake Avenue Streetscape Section



Overhead Weather Protection



Westlake Avenue Elevation

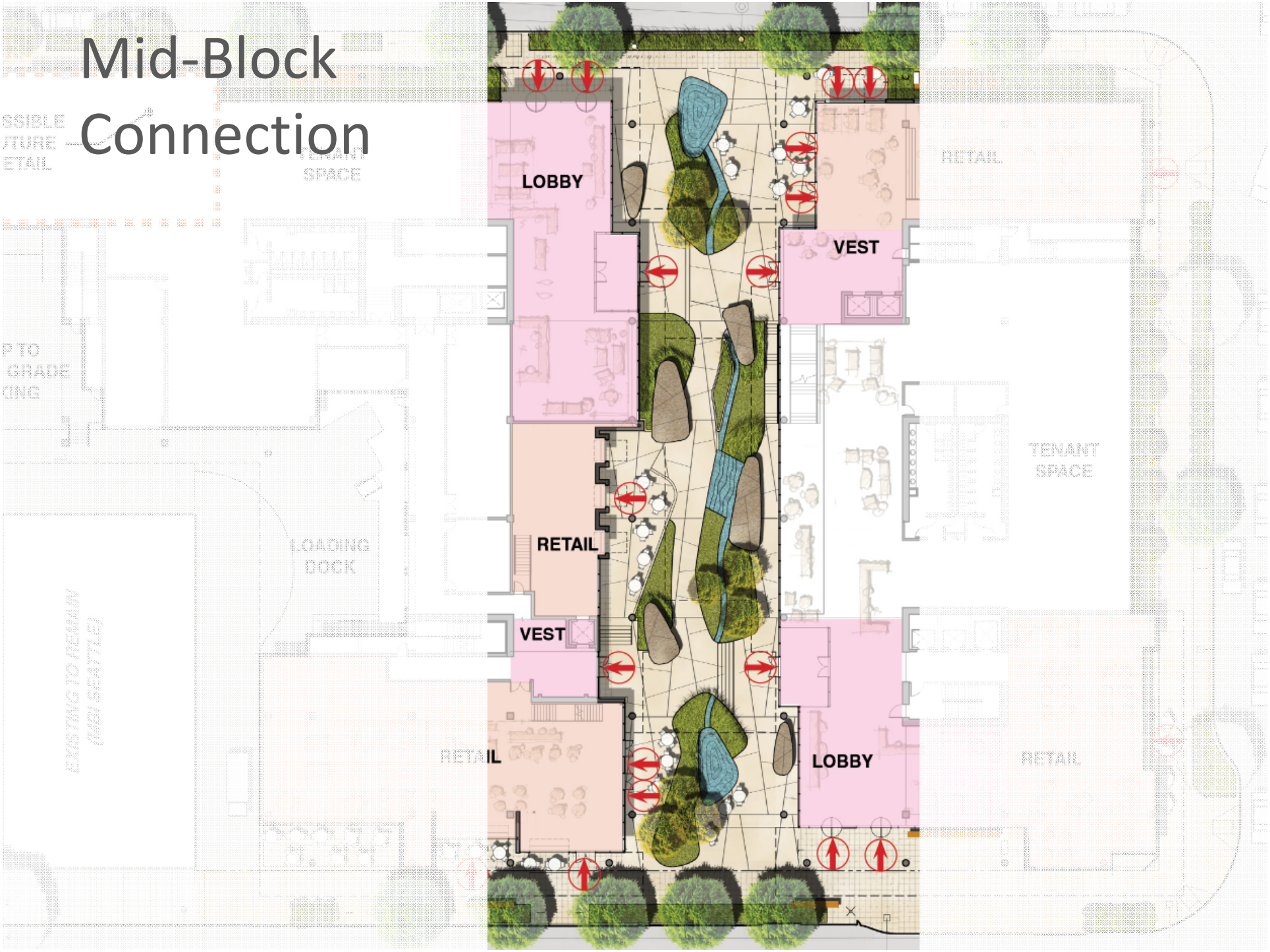
Sustainable Design Strategies

LEED Gold

1. Community Connectivity/ Alternative Transportation
   - Pedestrians, Bus, Streetcar, Bikes
   - Locker/Shower, Bike storage
2. Green Factor
   - Not required
3. Energy Performance
   - Orientation w Intelligent Envelope
   - Daylighting
4. Regional & Recycled Materials
   - E.g. Reclaimed Salvaged Wood
5. Stormwater Management
   - Detention, Rainwater Harvesting, Cistern
   - Rain Gardens, Public Presence

Fifth Elevation: Roof

Mid-Block Connection

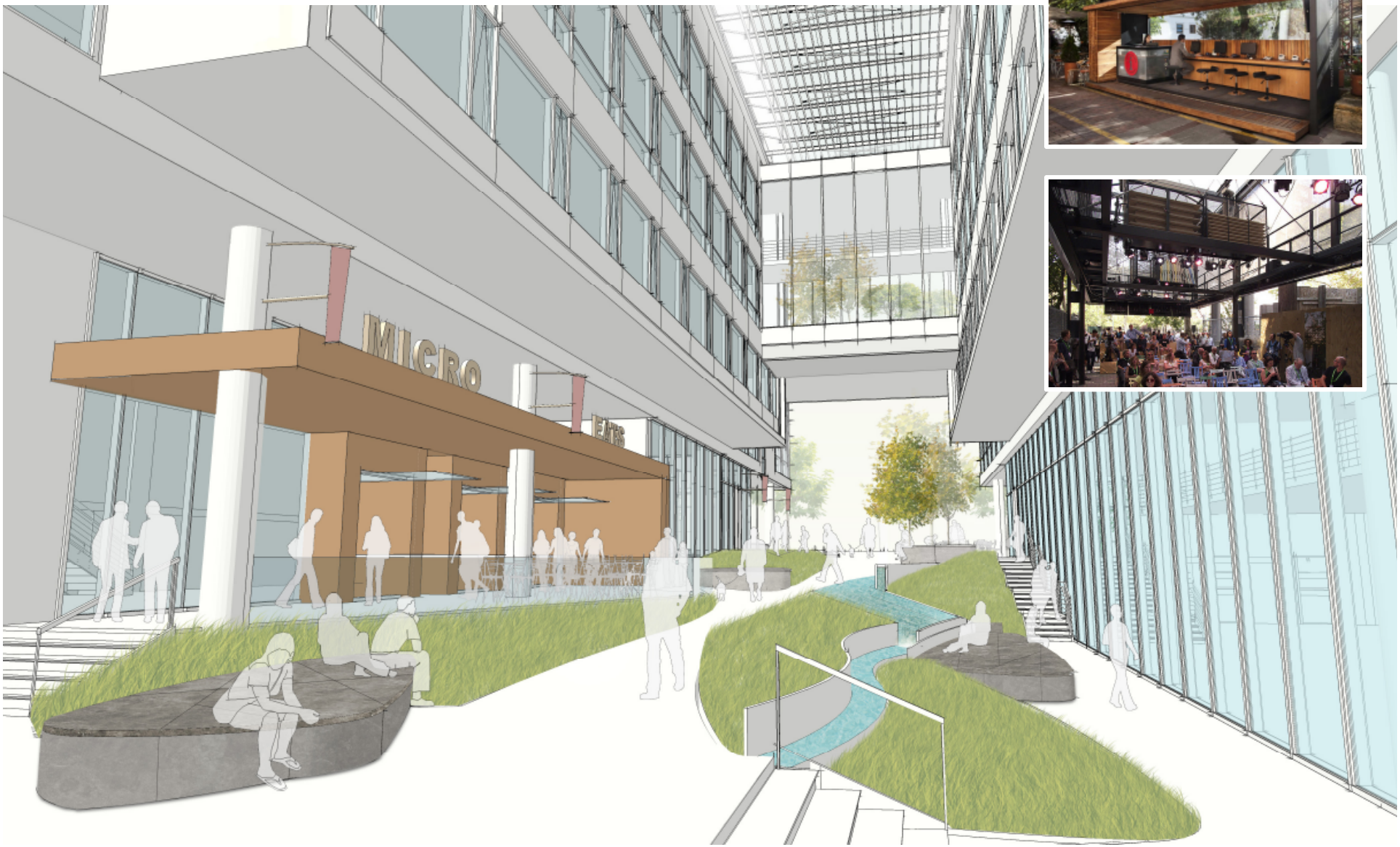


Pedestrian Galleria

Pedestrian Galleria

Pedestrian Galleria

View of Pedestrian Galleria



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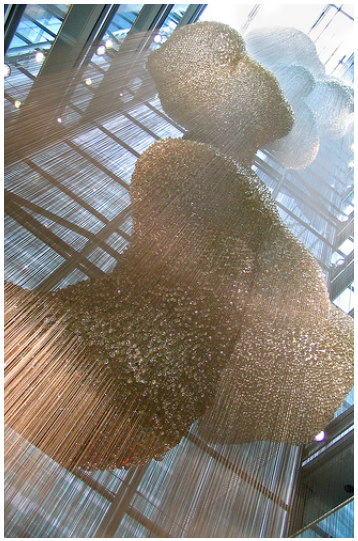
Mid-Block View from Westlake

VULCAN ZGF

SONIC



ming

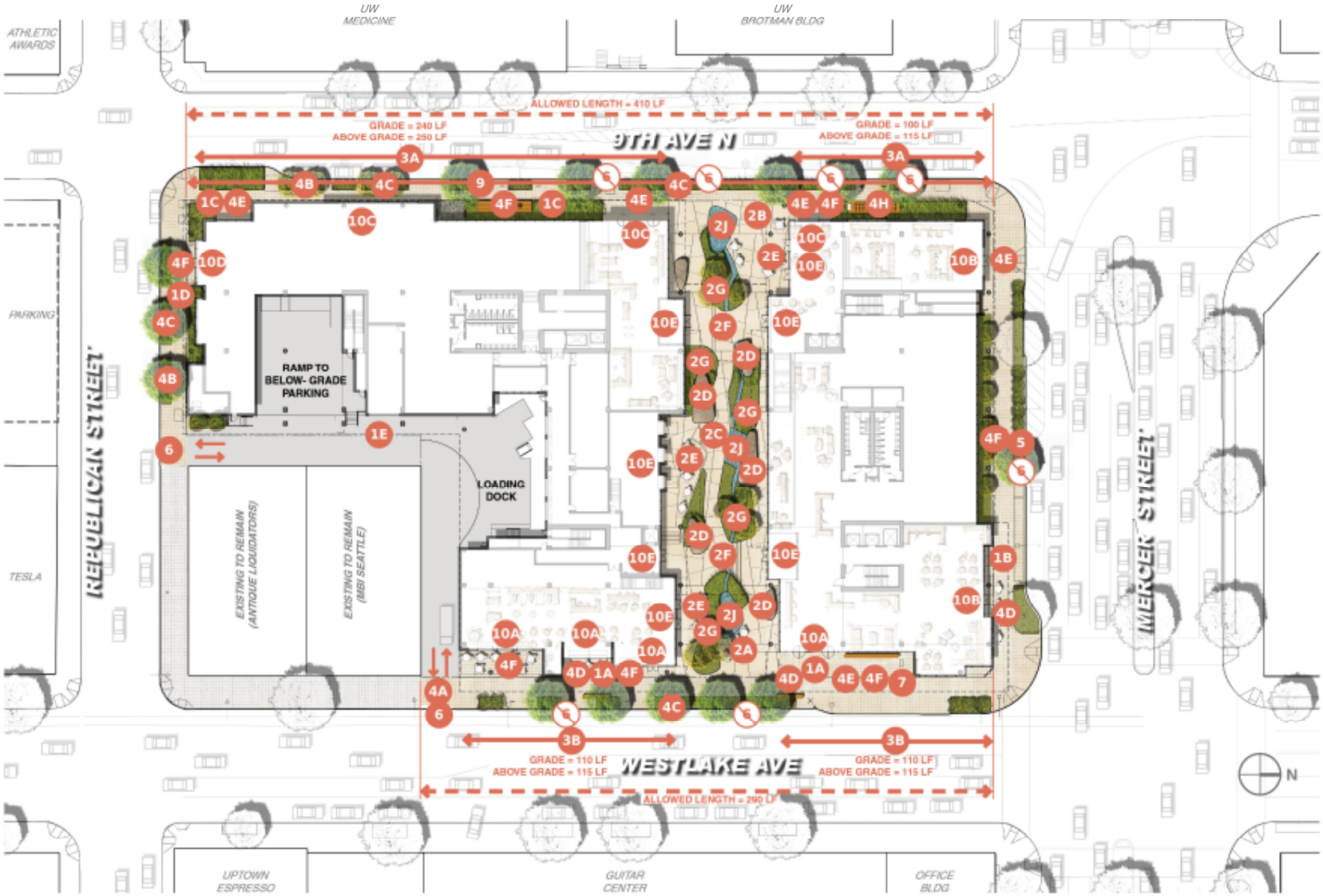
REPUBLICAN STREET
Fraxinus pennsylvanica 'Summit' 3 1/2" - 4" CAL.
Cornus sericea
Lavandula angustifolia
Rhaphiolepis umbellata 'Minor'
9TH AVE NORTH
Parrotia persica 'Vanessa' 12-15' HT.
Quercus suber 3 1/2" - 4"
Berberis thunbergii
Euphorbia wulfenii
Lavandula angustifolia
Lonicera pileata 'Moss Green'
Arctostaphylos uva-ursi 'Vancouver Jade'
Crocosmia 'Lucifer'
Salvia x sylvestris 'May Night'
Sedum x. 'Autumn Joy'
Carex morrowii 'Ice Dance'
Helictotrichon sempervirens
Juncus patens 'Elk's Blue'
Pennisetum orientale 'Karley Rose'
Achillea 'Terracotta'
9TH AVE NORTH
REPUBLICAN STREET
MERCER STREET
MERCER STREET
Acer palmatum 12-15' HT.
GALLERIA
Stewartia pseudocamellia 3 - 3 1/2" CAL.
Ulmus 'Morton' 3 1/2" - 4" CAL.
Ilex crenata 'Convexa'
Acanthus mollis
WESTLAKE AVE
Astilbe
Hakonechloa macra 'Aureola'
Hosta
Ophiopogon planiscapus
Anemone x hybrida
Liriope muscari 'Big Blue'
Phyllostachys nigra
WESTLAKE AVE
Ulmus x. 'Frontier' 3 1/2" CAL.
Arbutus unedo 'Compacta'
Euphorbia robbiae
Prunus laurocerasus 'Otto Luyken'

VULCAN ZGF

View of Mid-Block Connection from 9th

Lighting Solutions

Lighting Solutions


UW MEDICINE
UW BROTMAN BLDG
ATHLETIC AWARDS
ALLOWED LENGTH = 410 LF
GRADE = 240 LF
ABOVE GRADE = 250 LF
GRADE = 100 LF
ABOVE GRADE = 115 LF
9TH AVE N
PARKING
REPUBLICAN STREET
RAMP TO BELOW- GRADE PARKING
LOADING DOCK
EXISTING TO REMAIN (ANTIQUE LIQUIDATORS)
EXISTING TO REMAIN (MBI SEATTLE)
TESLA
MERCER STREET
GRADE = 110 LF
ABOVE GRADE = 115 LF
WESTLAKE AVE
GRADE = 110 LF
ABOVE GRADE = 115 LF
ALLOWED LENGTH = 290 LF
N
UPTOWN ESPRESSO
GUITAR CENTER
OFFICE BLDG

VULCAN ZGF