



SEATTLE DESIGN COMMISSION | URBAN DESIGN MERIT | SEPTEMBER 18, 2014

# JOINT ALLEY VACATION

PROPERTY ADDRESS: 2101 9TH & 2118 WESTLAKE / 9TH & LENORA PROPOSED DEVELOPMENT:  
GID, Owner  
Weber Thompson, Designer

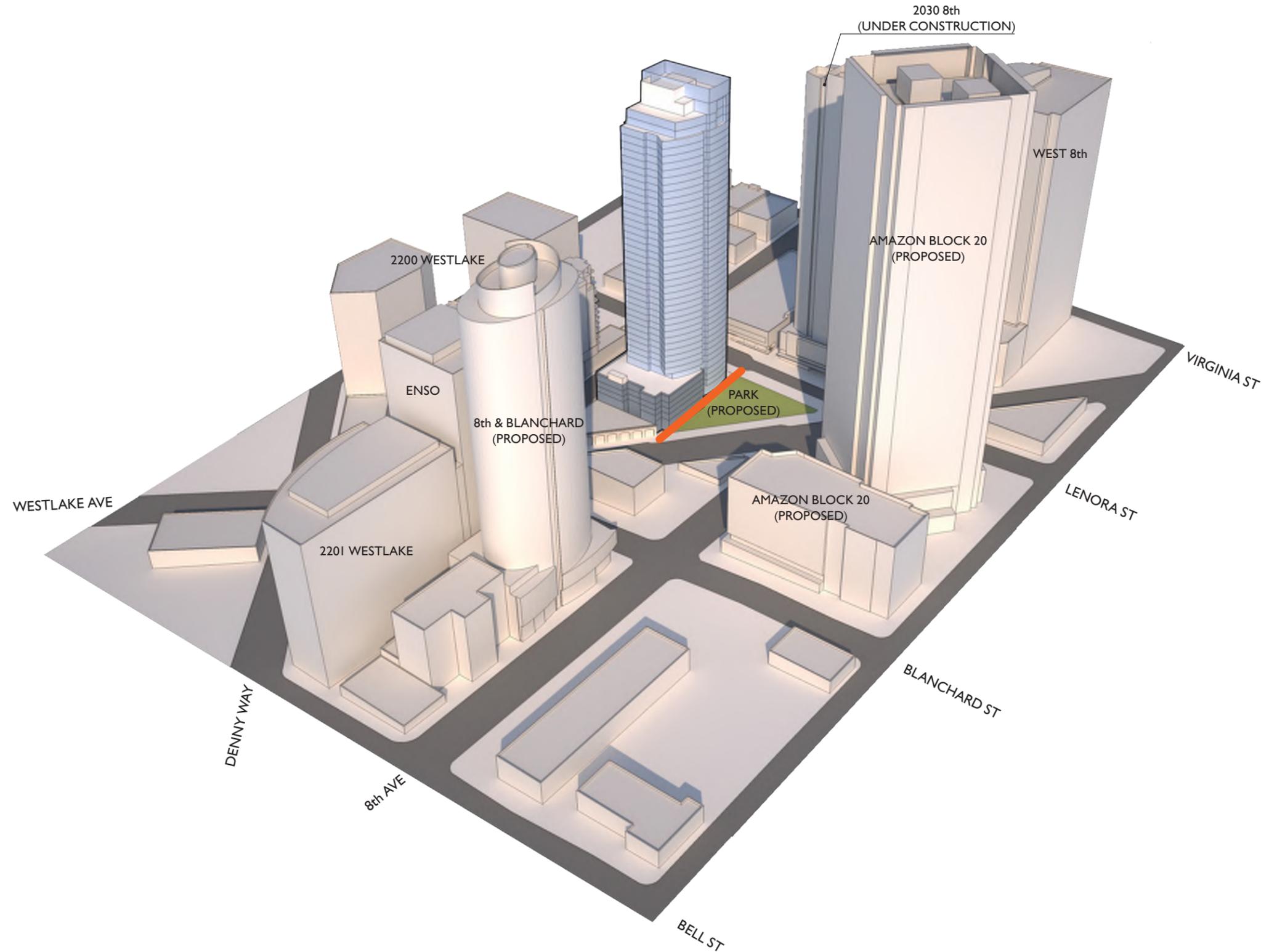
PROPERTY ADDRESS: 2100 WESTLAKE / WESTLAKE & LENORA PARK:  
Seattle Parks & Recreation, Owner  
Site Workshop, Designer

# 1

## Introduction Alley Vacation Proposal

Parks originally acquired 2100 Westlake Avenue (Enterprise Site) with the intent of working with the adjacent property owner at 9th and Lenora and it has always been Parks' intention to seek vacation of the alley. The 9th and Lenora property has since been acquired by GID, which has worked with Parks. The alley vacation is not necessary for the private project to move forward as designed, but provides an expanded and enhanced park and pedestrian experience.

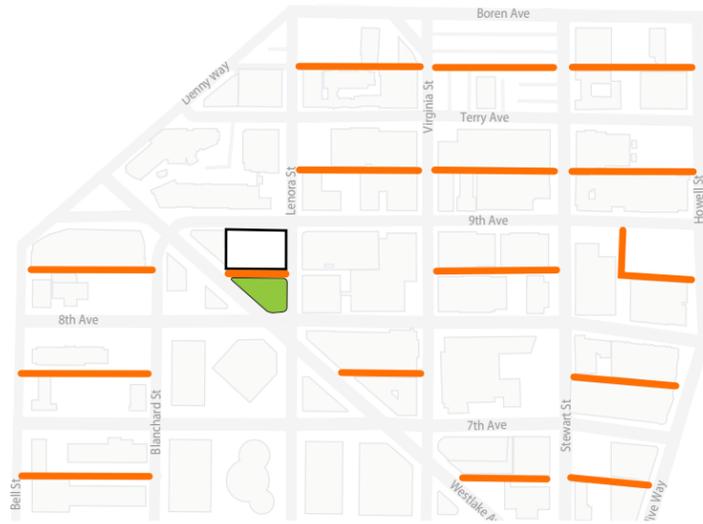
The alley vacation is submitted with co-applicant status between GID and Seattle Parks. These two entities have worked together closely during the development of both the tower at 9th and Lenora and the Park at Westlake and Lenora. GID and Parks are in agreement about the ultimate goal of both projects: to construct successful, active and memorable public spaces in a rapidly growing City neighborhood. The existing alley limits that goal, eliminating pedestrian interaction between the Park and the retail spaces at 9th and Lenora, creating two separate projects rather than a single, cohesive one.



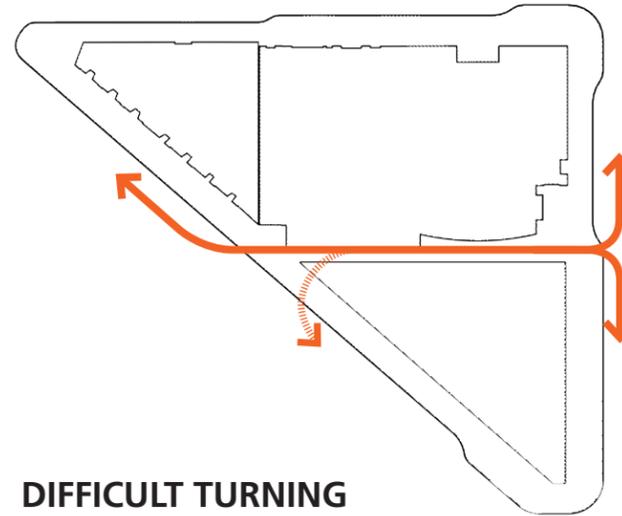
# 2

# 1

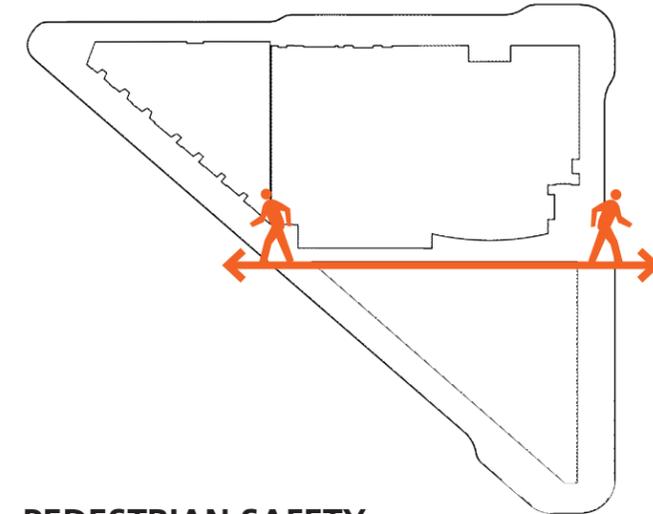
## Introduction Urban Design Merit for Alley Vacation



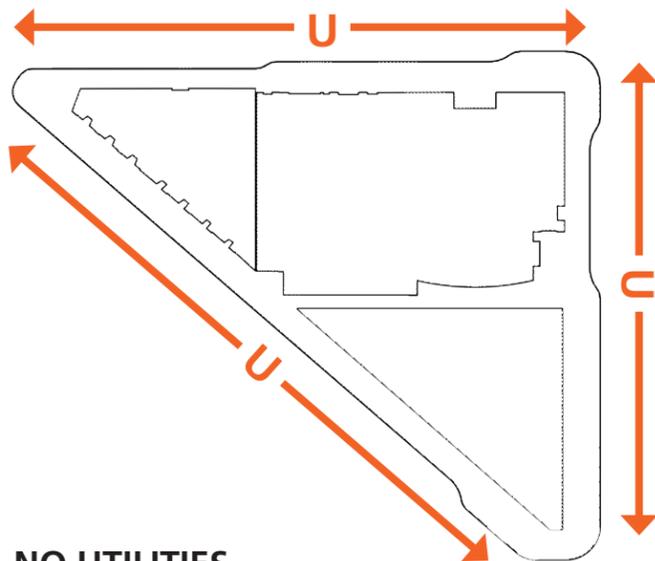
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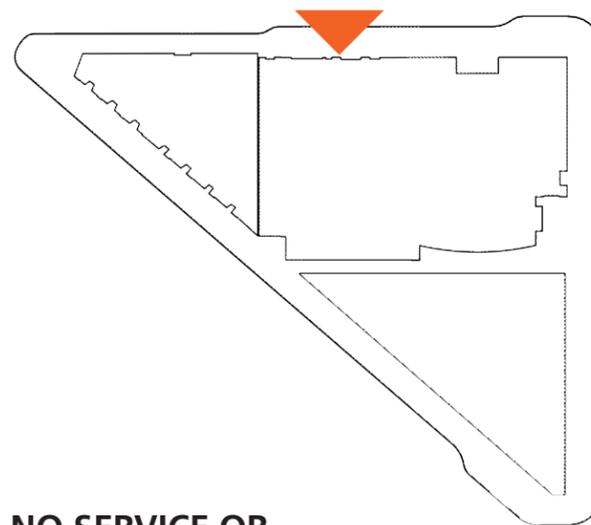
**DIFFICULT TURNING RADIUS**



**PEDESTRIAN SAFETY CONFLICT**



**NO UTILITIES**



**NO SERVICE OR PARKING ACCESS**

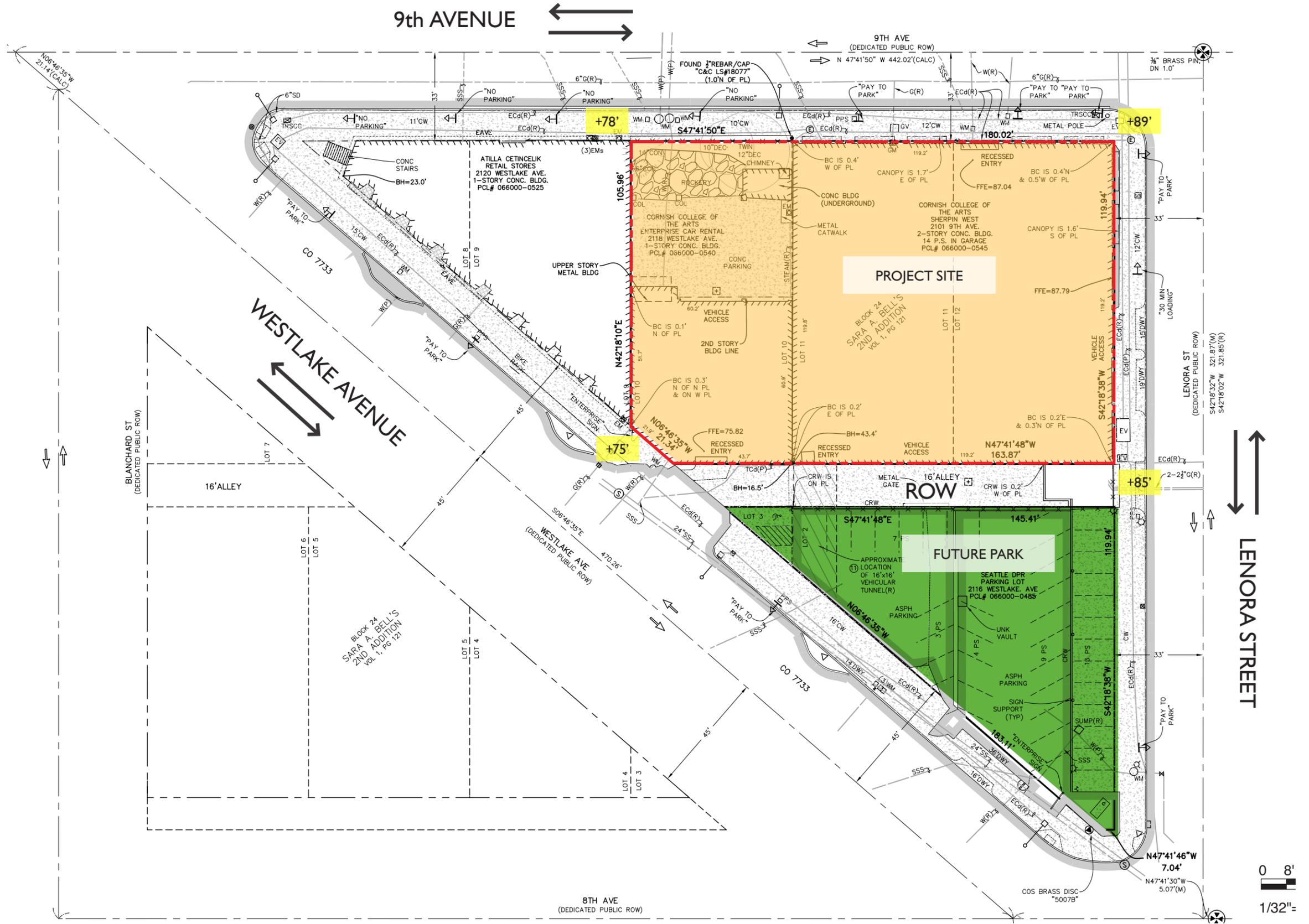


**INCREASE PARK SIZE**

# 1

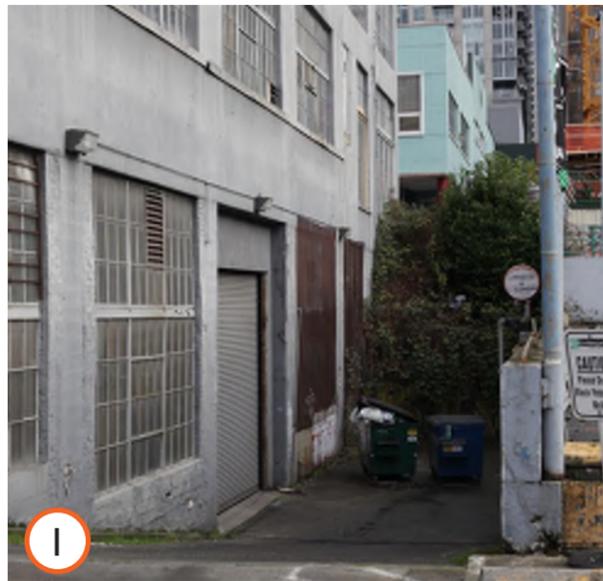
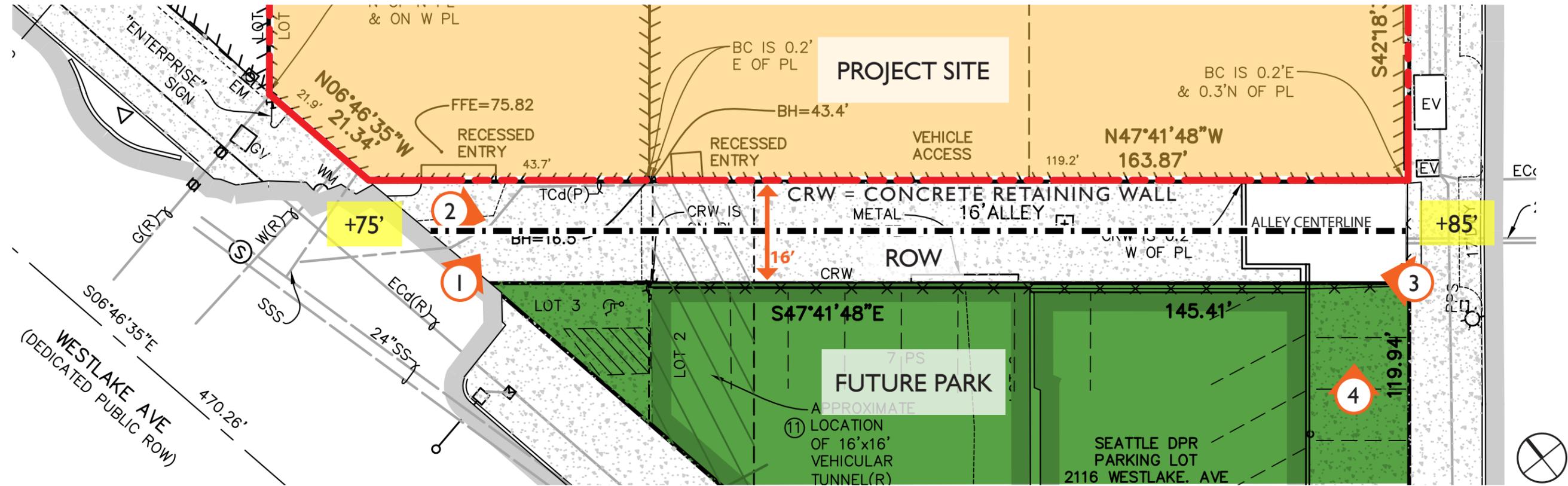
## Introduction Neighborhood Context





# 2

## Site Context Site Photos



# 2

## Site Context Site Photos



# 3

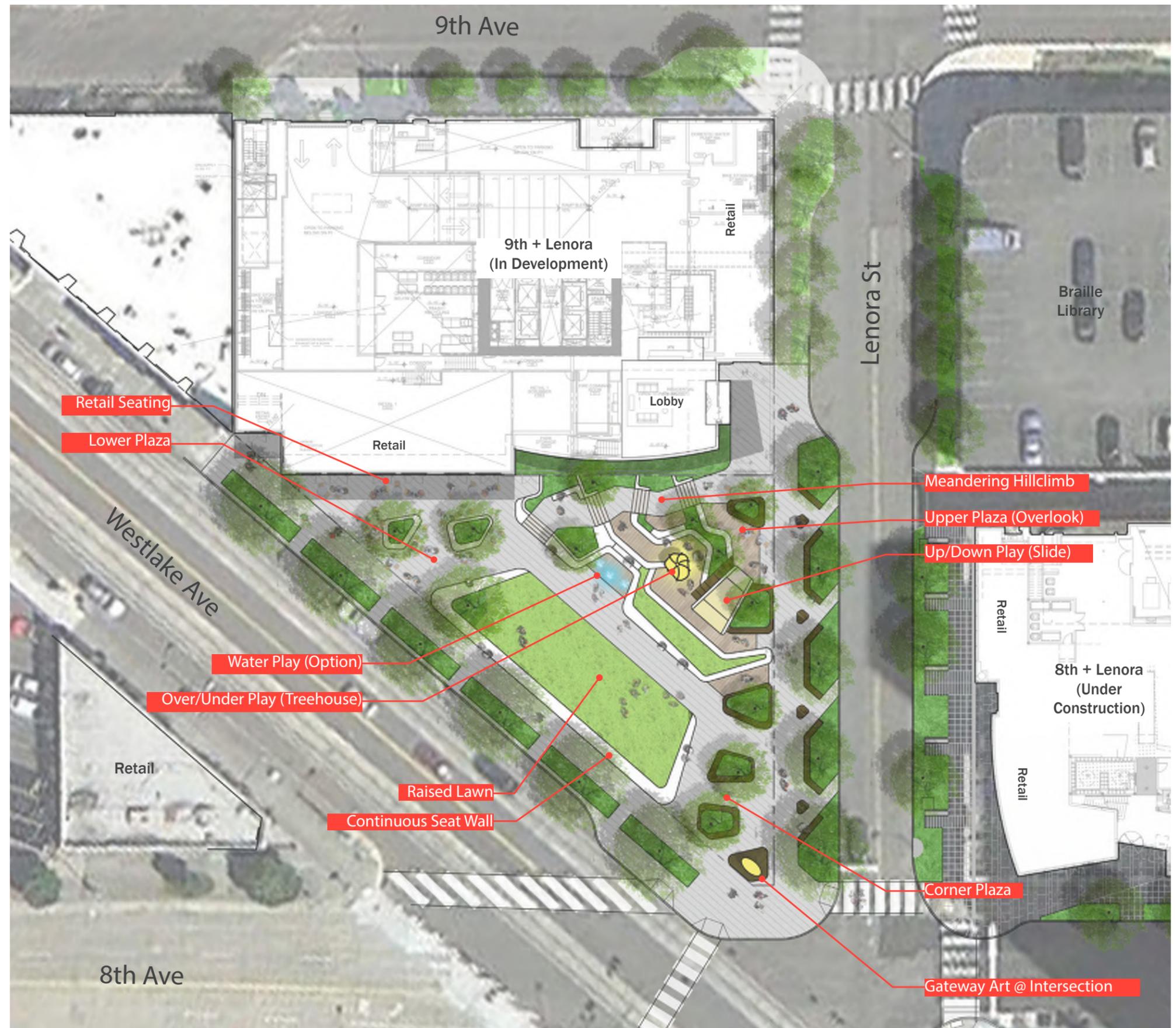
## Project Proposals Westlake & Lenora Park

### PROJECT DESCRIPTION AND BACKGROUND

- On December 31, 2008 Seattle Parks purchased property for a new neighborhood park with intent to vacate alley.
- 8,722 square foot property with a one story underground parking garage accessed through the alley. Approximately ten feet of grade change across the entire site.
- Funding provided through new parks levy and other funds
- The applicants have met with the Denny Triangle Community Association and the South Lake Union Community Council and both groups have written letters of support
- The park is currently at conceptual design.

### PROCESS

- **May 2014** : Proview 1; Community Meeting 1; Stakeholder Session w/ Downtown; Families group; Meetings with GID team
- **June 2014** : Community Meeting 2; Meetings w/ GID team
- **July 2014** : Proview 2; Meetings w/ GID team
- **Aug 2014 to Early 2015** : Alley Vacation Process
- **Design and Documentation Schedule** : TBD



# 3

## Project Proposals Westlake & Lenora Park

### DESIGN PROGRAM

The design seeks to create flexible space that can be shared by various user groups and accommodate special events. In particular the community prioritized the following elements: seating and places to eat, play, art, events, landscape, and safety / security and accessibility.

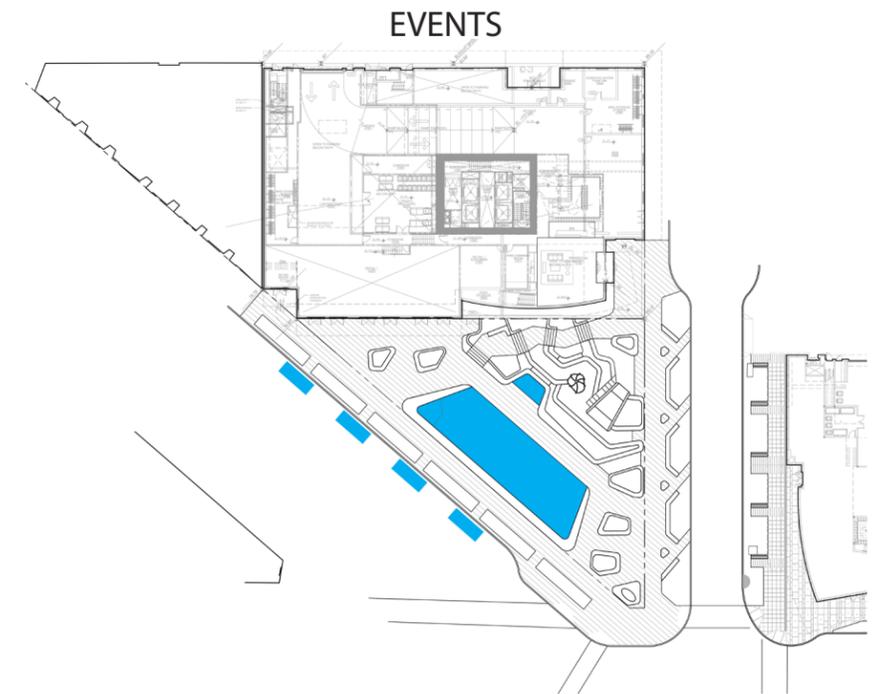
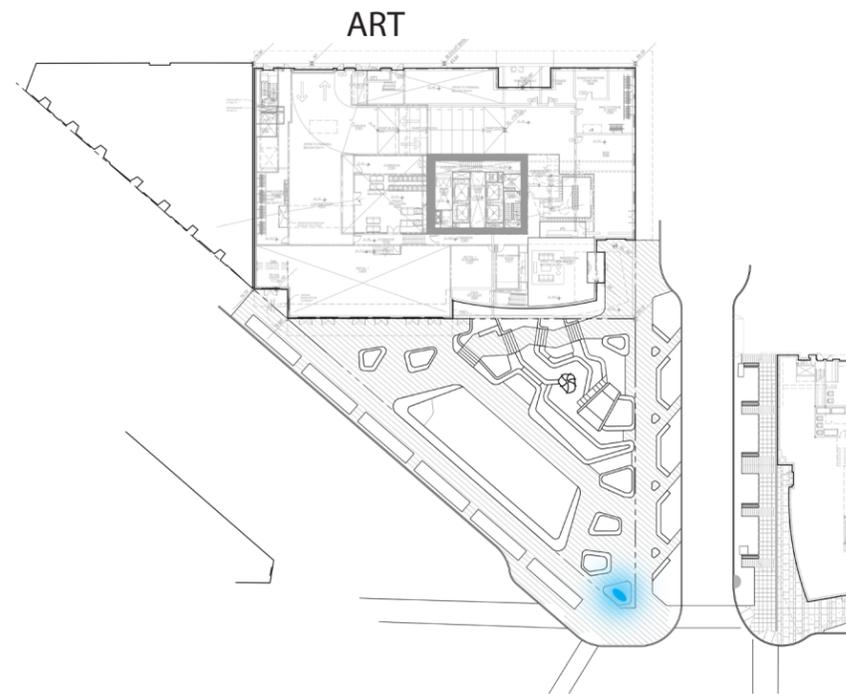
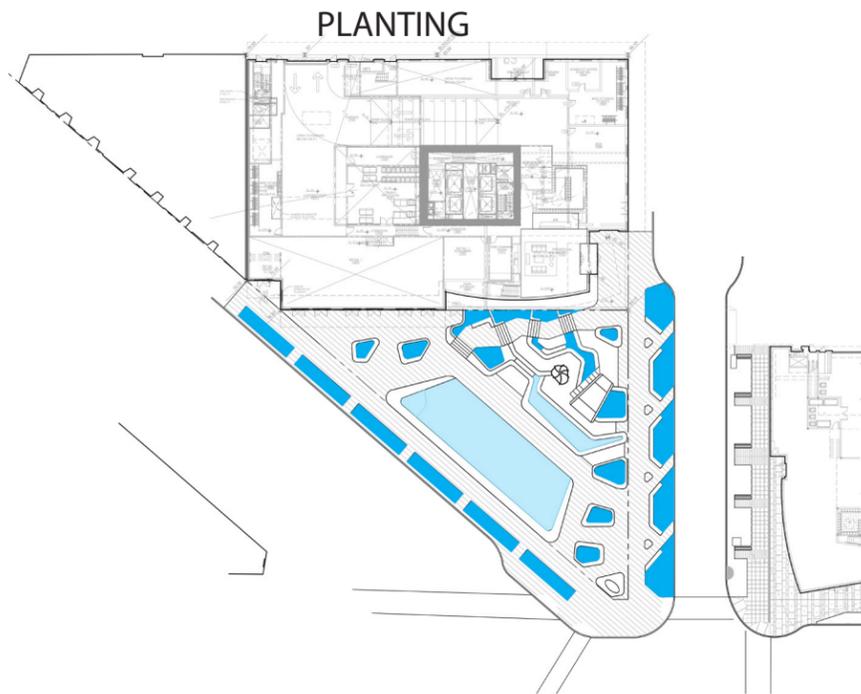
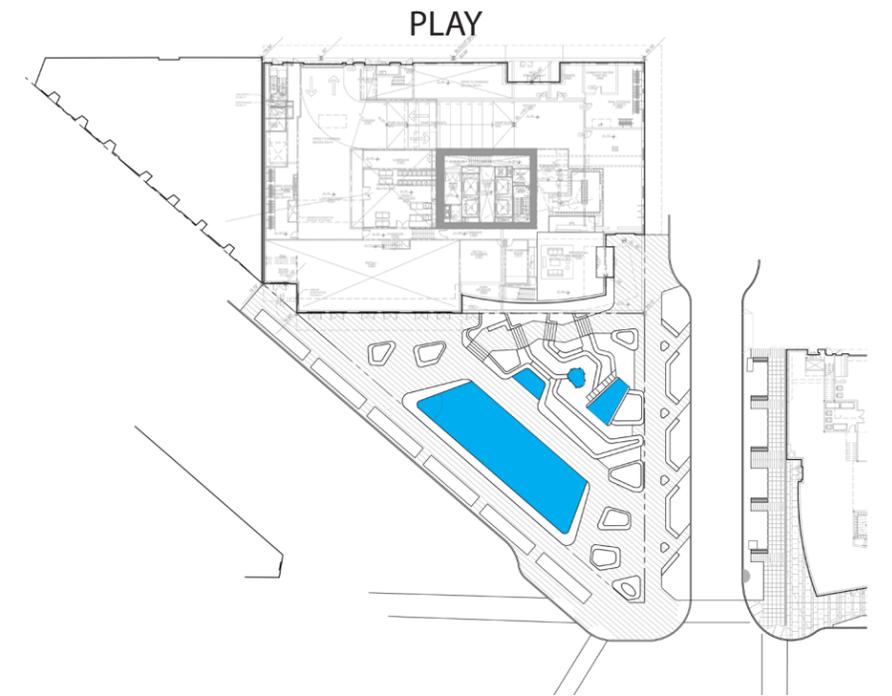
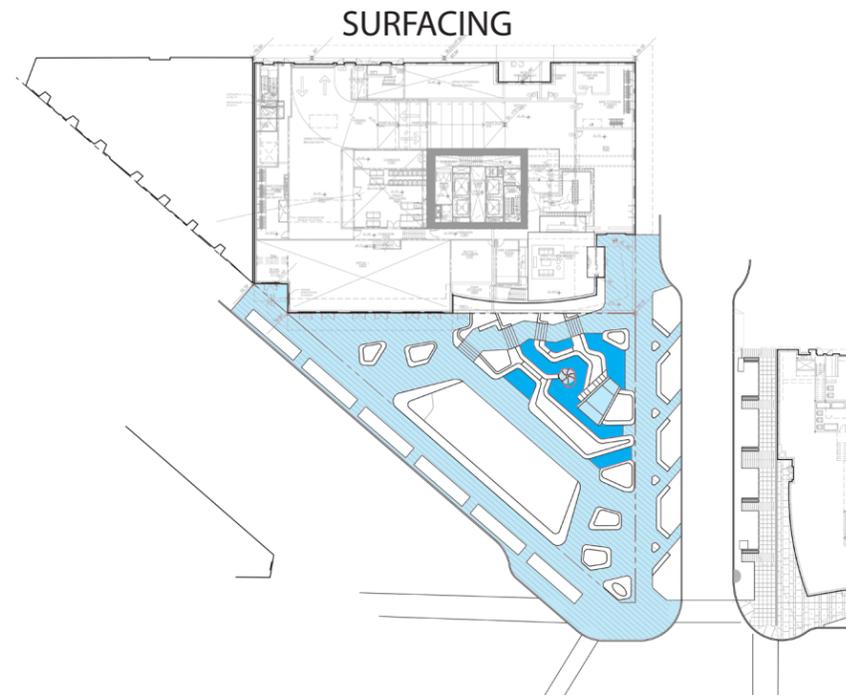
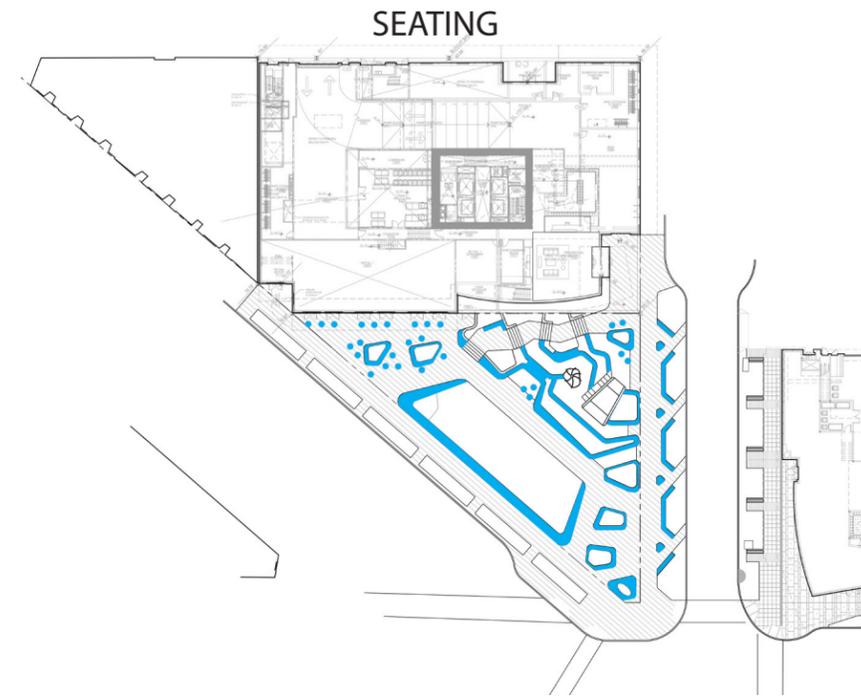
### DESIGN ELEMENTS

- **Elevated Lawn:** an elevated, high performance lawn is planned facing Westlake Ave. It is bordered by seat walls on three sides and allows for multiple activities and events.
- **Hillclimb:** a terraced hillside with a meandering access stair make up 10' of grade change between Lenora and Westlake. The hillclimb allows for a variety of seating/gathering opportunities, play elements such as a slide and interactive water element and plantings.
- **Retail Plaza:** a level area adjacent to the GID development has been planned to allow for an outdoor retail area to strengthen the connection and further activate the park.
- **Upper Plaza:** a level area between the GID residential lobby and the Hillclimb offers an elevated view of the park and Westlake Ave offering a seating and gathering alternative.
- **Art:** the corner of Westlake and Lenora has been identified as a location for significant public art. Historically this has been the location for vertical signage related to car dealerships. It is also anticipate that other integrated art opportunities will arise in future design process.
- **Right-of-Way Improvements:** Subject to SDOT approval, portions of the ROW are proposed to be transformed from on-street parking areas to sidewalk and landscaped spaces, increasing the total area of pedestrian space.



# 3

## Project Proposals Westlake & Lenora Park



# 3

## Project Proposals Westlake & Lenora Park

PRECEDENT IMAGES



# 3

## Project Proposals 9th & Lenora Proposed Development

### PROJECT DESCRIPTION

- 610,000 sf developed area including 7,800 sf retail
- 396 units, 234 underground parking stalls
- 440' height (including mech and amenity)

### APPROVALS / NOTES

- DRB recommended approval on August 19, 2014 with one minor condition.
- DRB supported the alley vacation and locating project access off of 9th Avenue.
- DPD and SDOT have approved access from 9th Avenue.
- Alley vacation is not required for access; approved access is from 9th.
- Denny Triangle Community Association and South Lake Union Community Council support project.
- The project does not gain bonuses from alley vacation.



View from Westlake and Lenora

# 3

## Project Proposals 9th & Lenora Proposed Development



View of Building and Park Interface

# 3

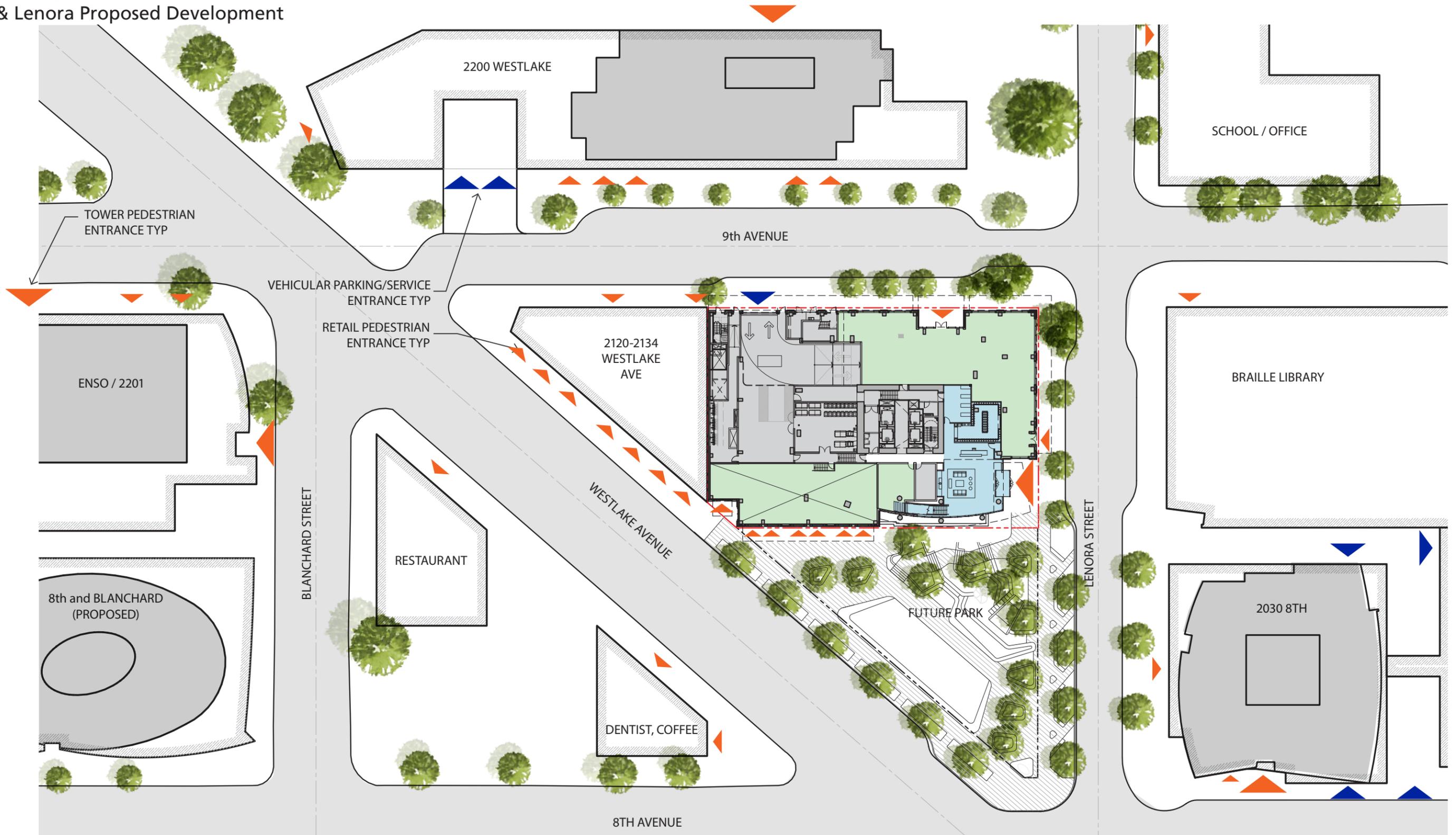
## Project Proposals 9th & Lenora Proposed Development



View of Lobby and Park Overlook

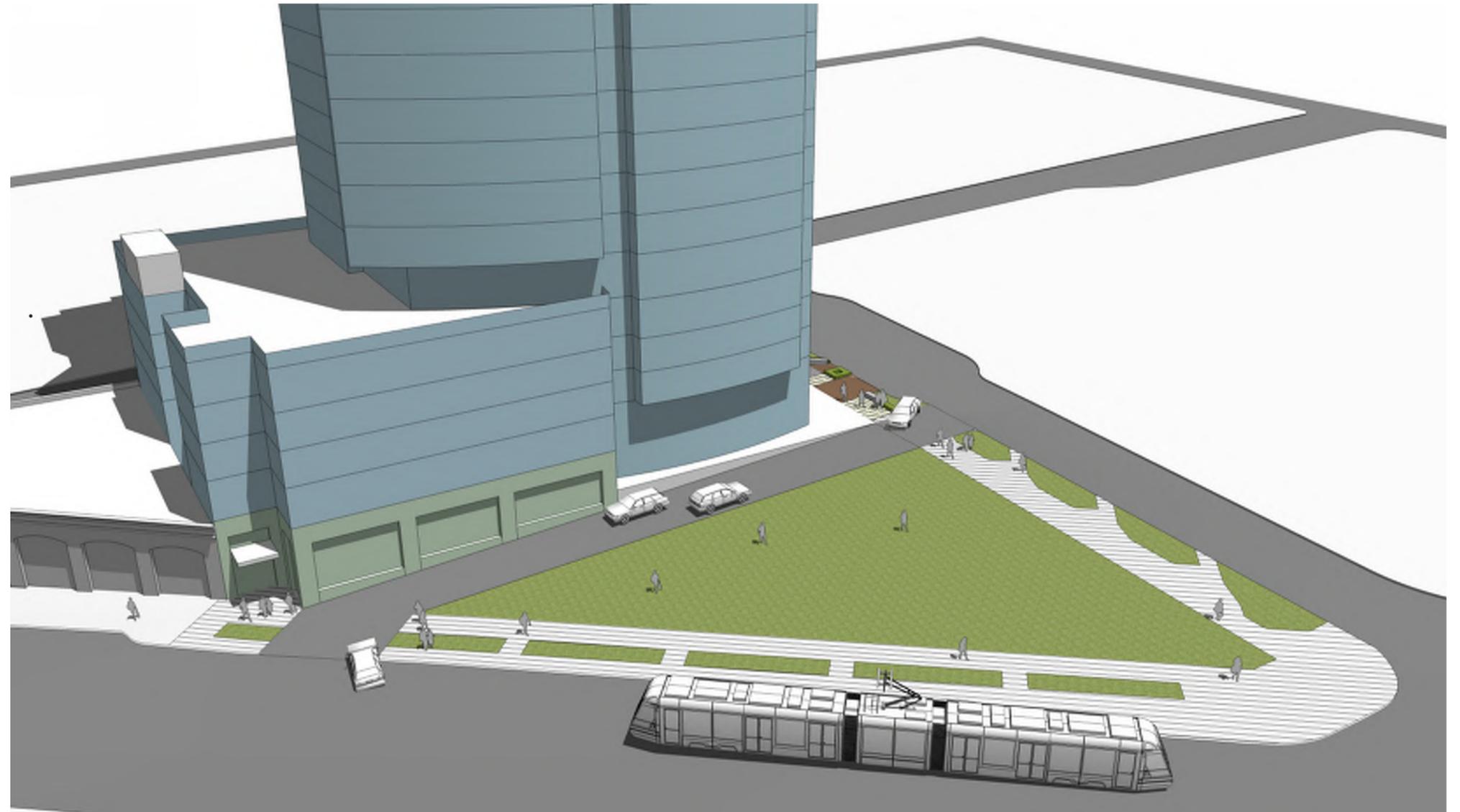
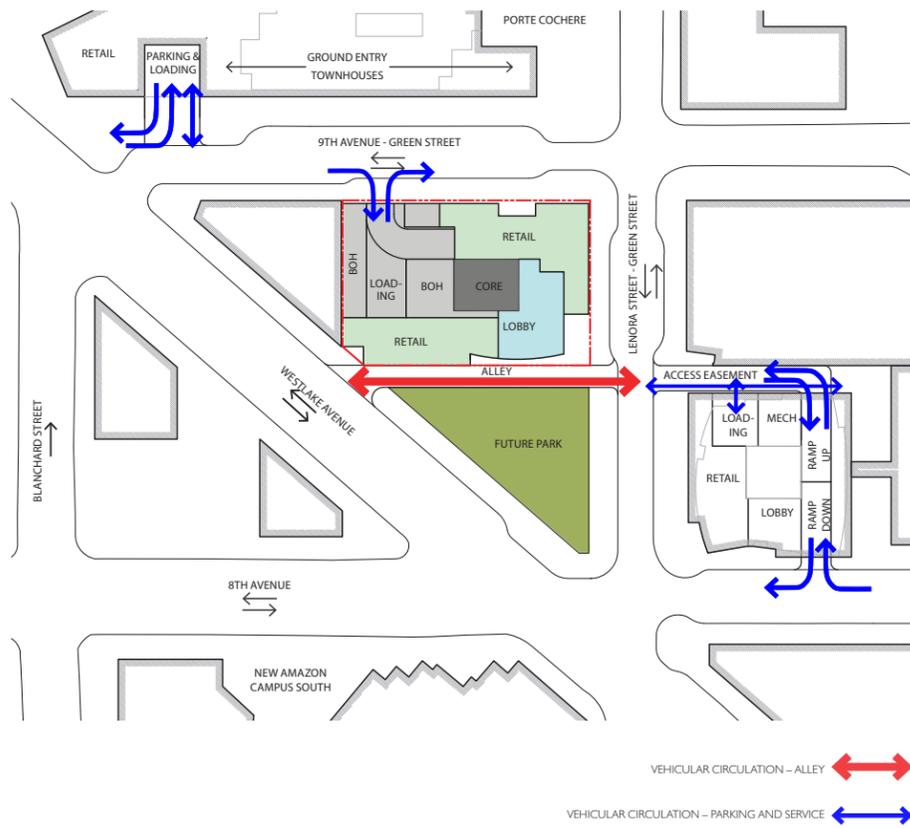
# 3

## Project Proposals 9th & Lenora Proposed Development



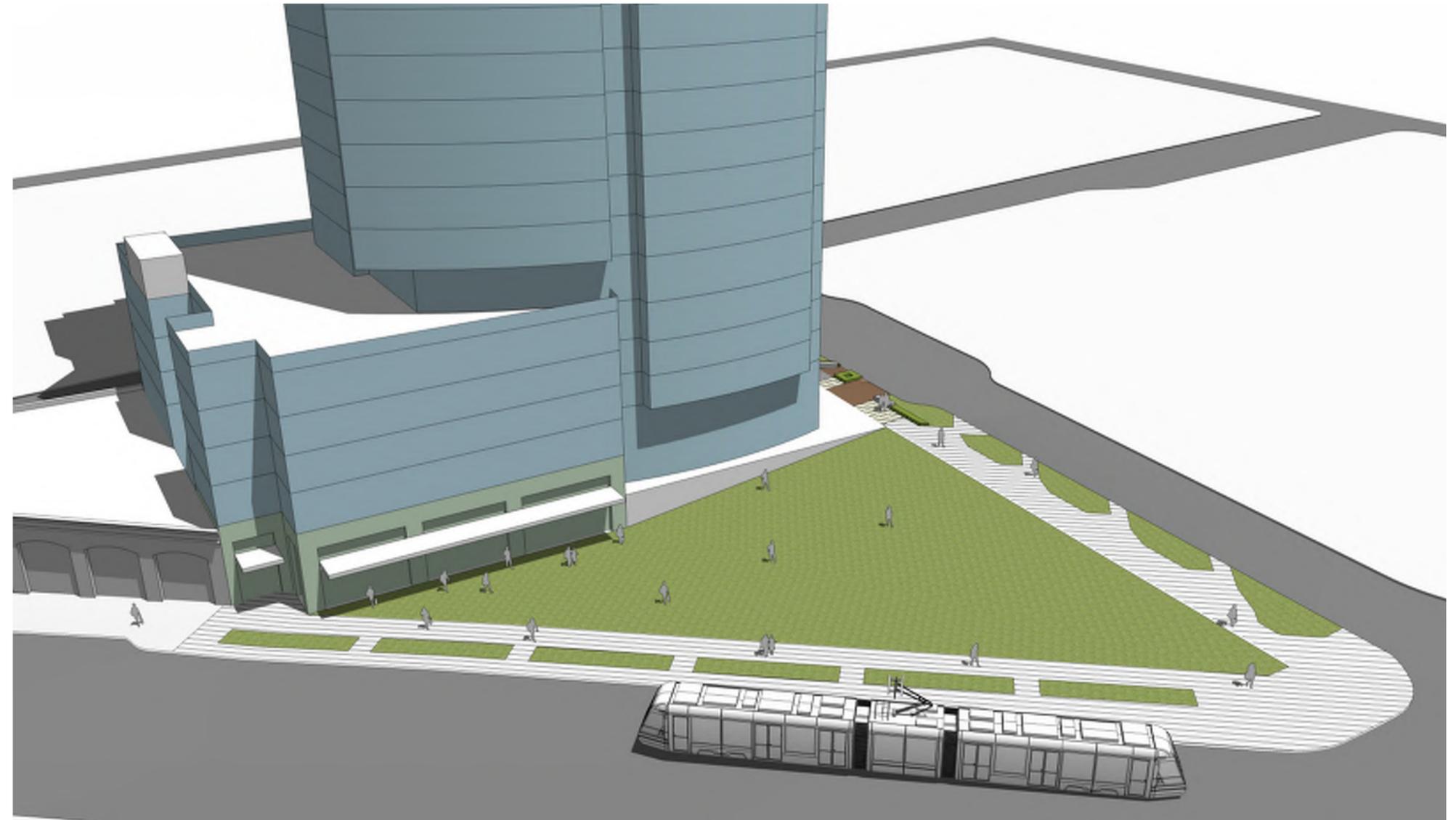
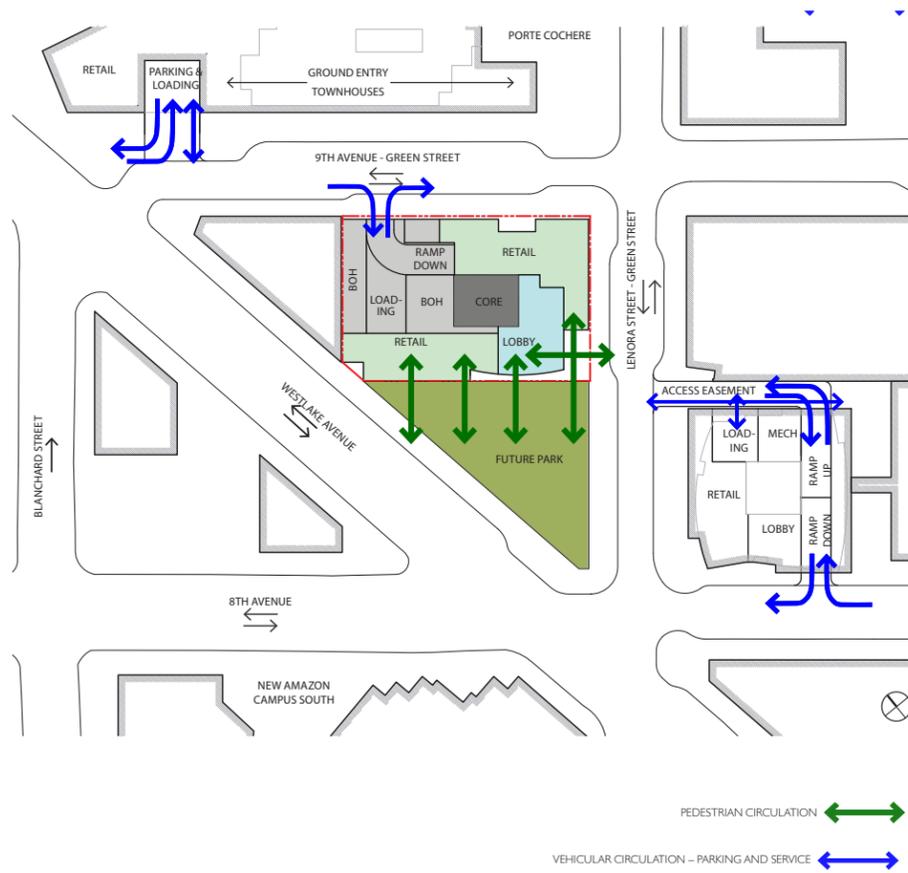
# 4

## Alley Vacation Comparison No Alley Vacation Alternative



# 4

## Alley Vacation Comparison Alley Vacation Alternative





# 5

## Urban Design Context Non-motorized Transportation

-  Bike Lane, In Street
-  Shared Use Street
-  Cycle Track
-  Bus Stops
-  Street Car - Route + Stops



# 5

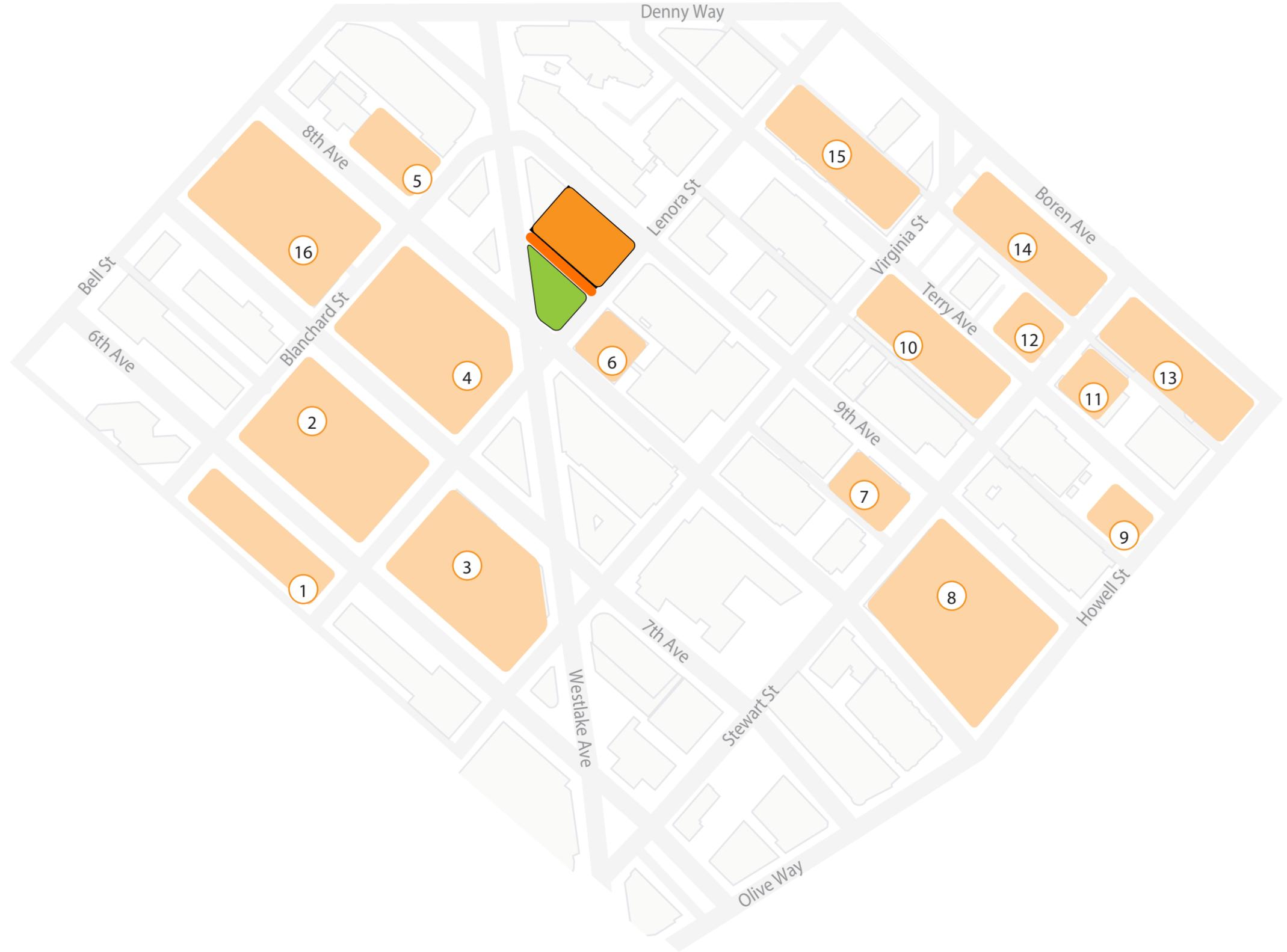
## Urban Design Context Recent & Planned Developments

 9th & Lenora  
Proposed Development

 Westlake & Lenora  
Park Project

 Proposed Projects

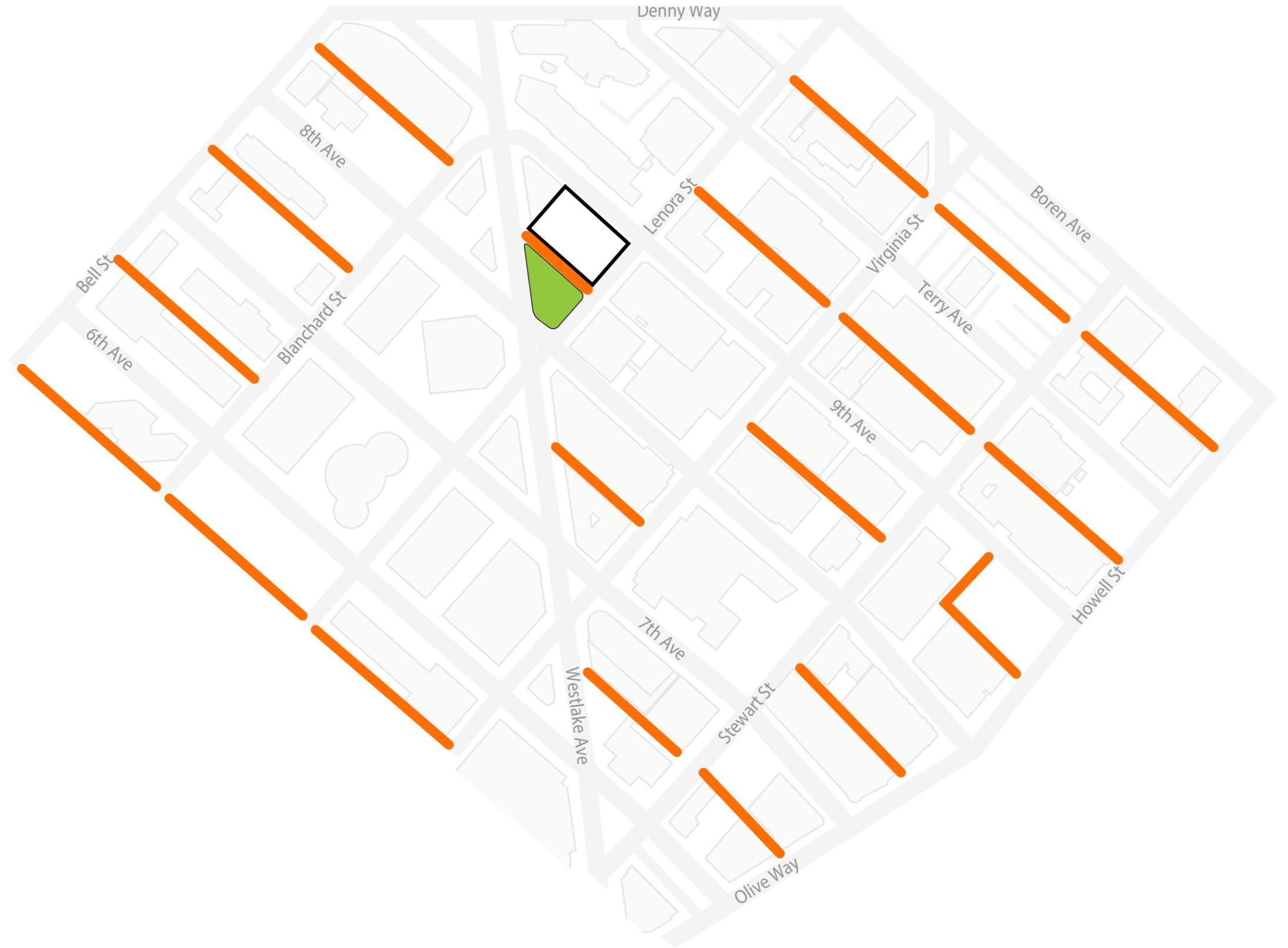
- 1 2121 6th Avenue
- 2 Rufus 2.0, Block 19
- 3 Rufus 2.0, Block 14
- 4 Rufus 2.0, Block 20
- 5 8th & Blanchard
- 6 2030 8th Avenue
- 7 Proposed Development
- 8 807 Stewart
- 9 924 Howell
- 10 Proposed Development
- 11 1007 Stewart
- 12 Proposed Development
- 13 Hill 7
- 14 Proposed Development
- 15 Cornish College of the Arts
- 16 Rufus 2.0, Block 21



# 5

## Urban Design Context Existing Alley Network

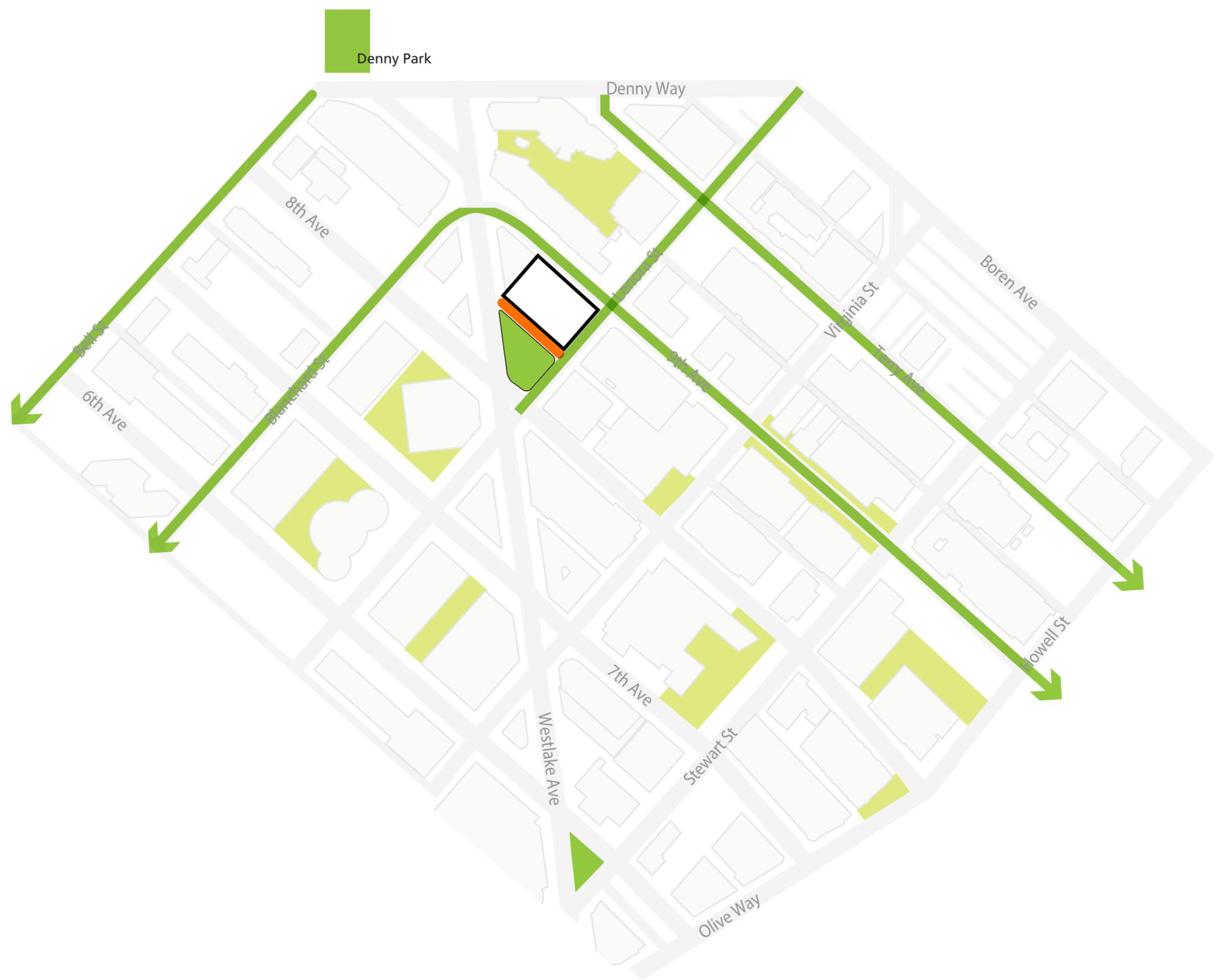
-  Existing Alley
-  9th & Lenora  
Proposed Development
-  Westlake & Lenora  
Park Project



# 5

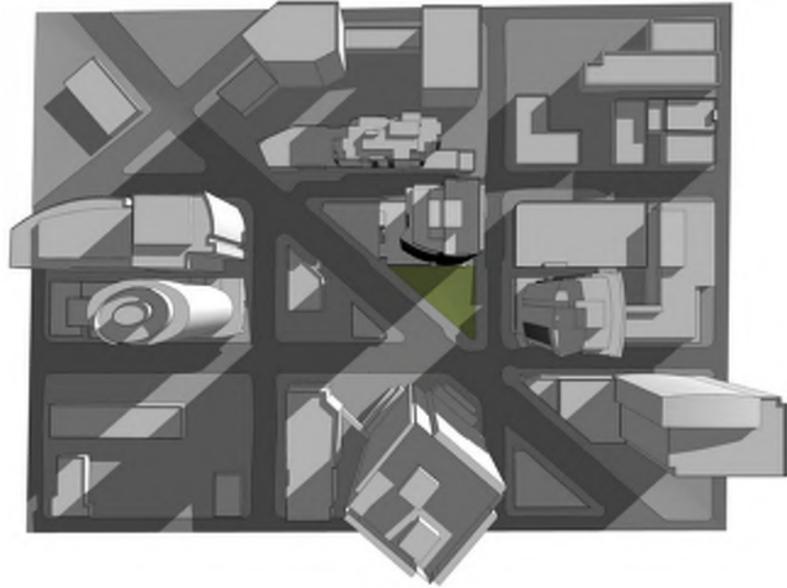
## Urban Design Context Open Spaces

-  9th & Lenora  
Proposed Development
-  Westlake & Lenora  
Park Project
-  Public Open Space
-  Privately-Owned Open Space
-  Green Streets



# 5

## Urban Design Context Shadow Studies



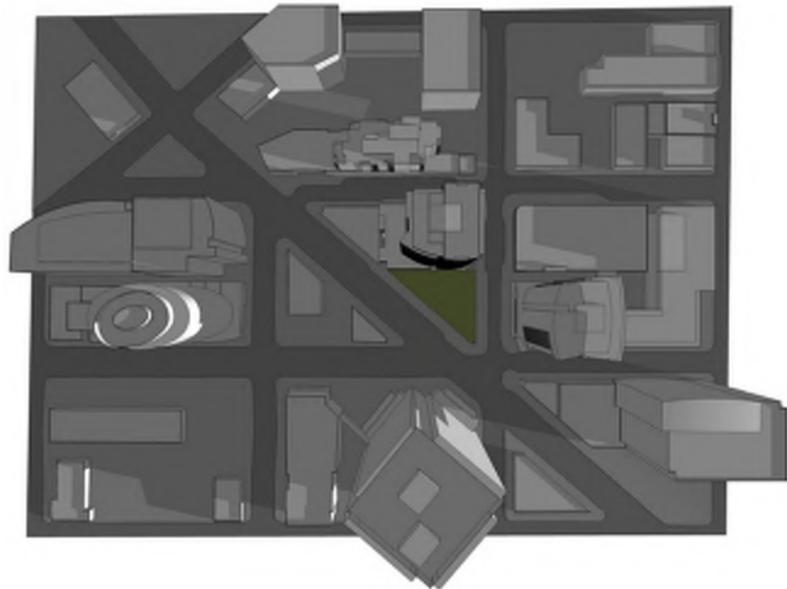
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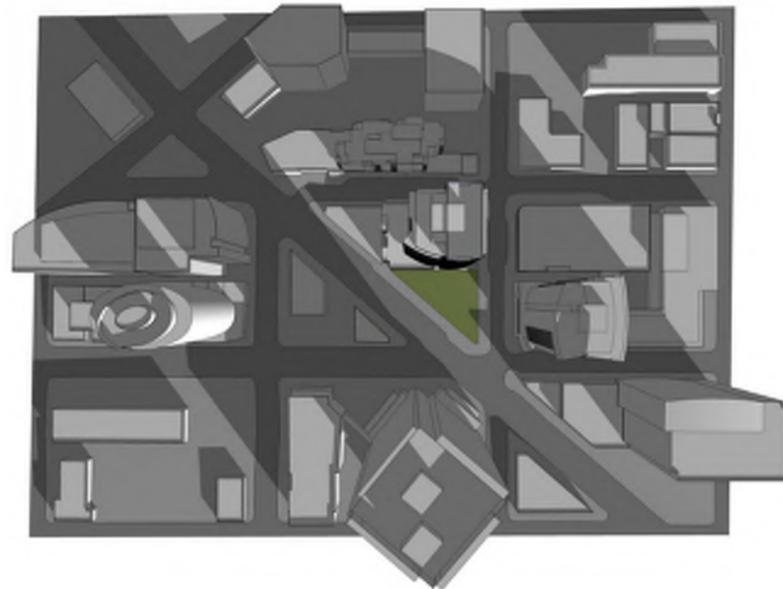
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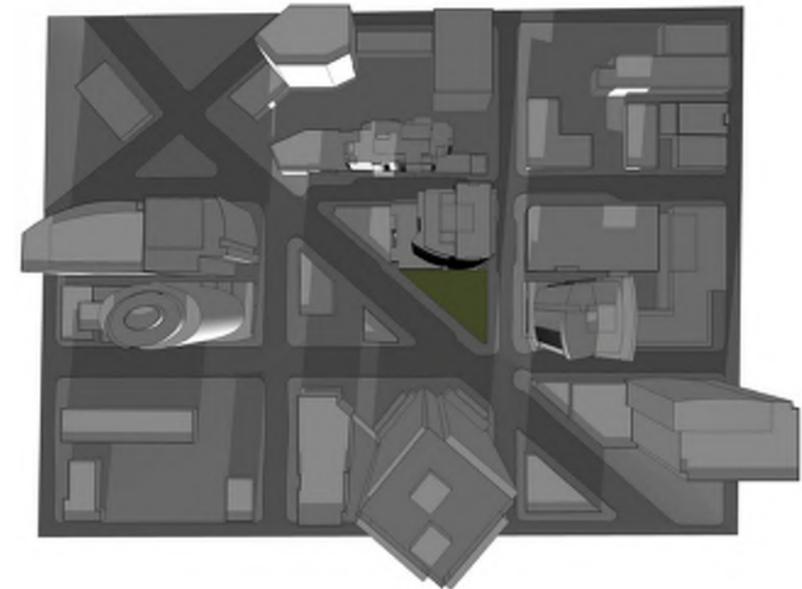
SUMMER 7:00 PM



WINTER 9:00 AM



WINTER 12:00 NOON



WINTER 3:00 PM

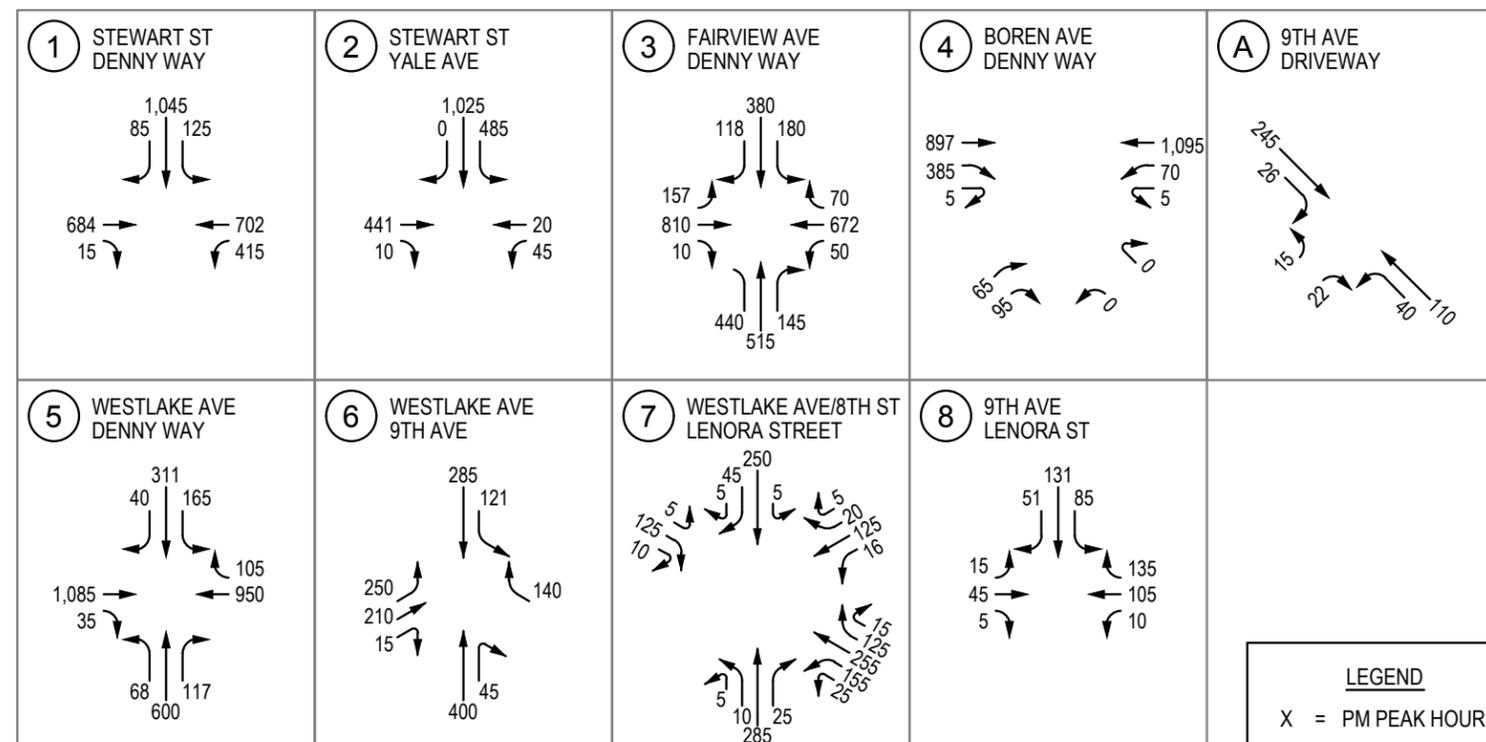
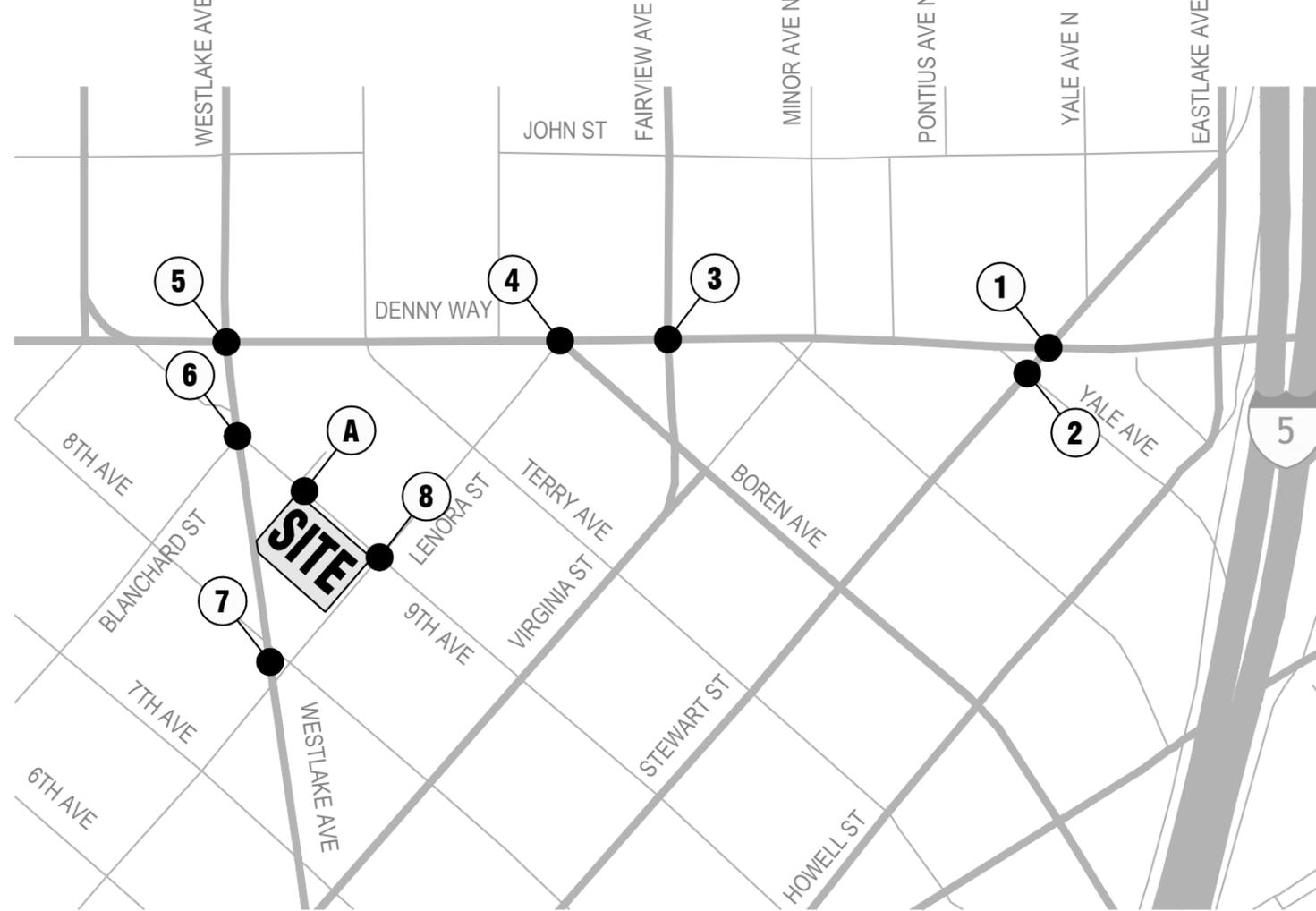


# 5

## Urban Design Context Traffic Flows

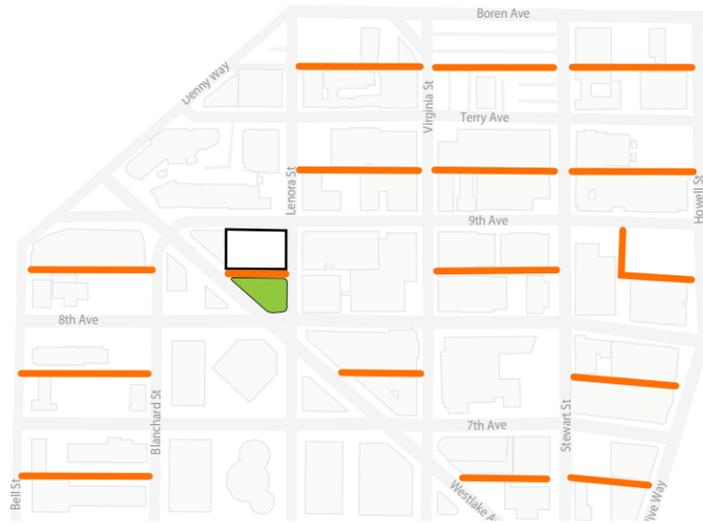
The alley currently provides access to the single floor parking garage to the south and the building to the north. The parking garage will be demolished and a park will be built in its place, therefore, access through the alley will not be necessary. The building to the north will be demolished and a new tower will be built in its place. The developer has DPD approval to locate backdoor services to 9th and the alley will no longer be needed for access.

The access drive shown as A on the adjacent graphic is anticipated to operate as LOS C or better during the weekday afternoon peak hour, with a 95th percentile queue of 25'.

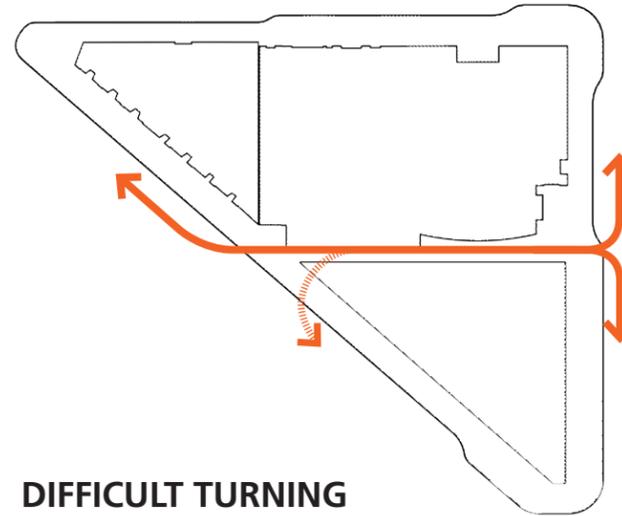


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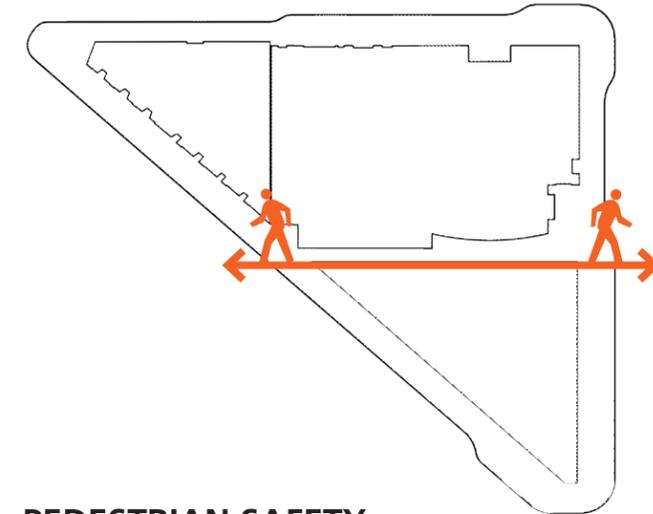
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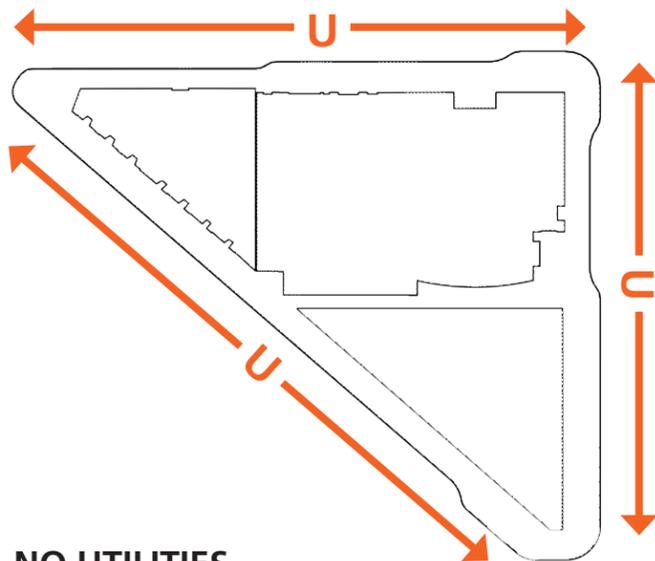
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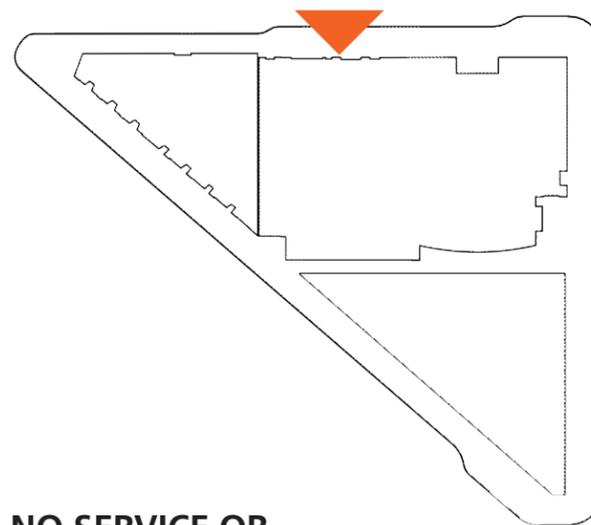
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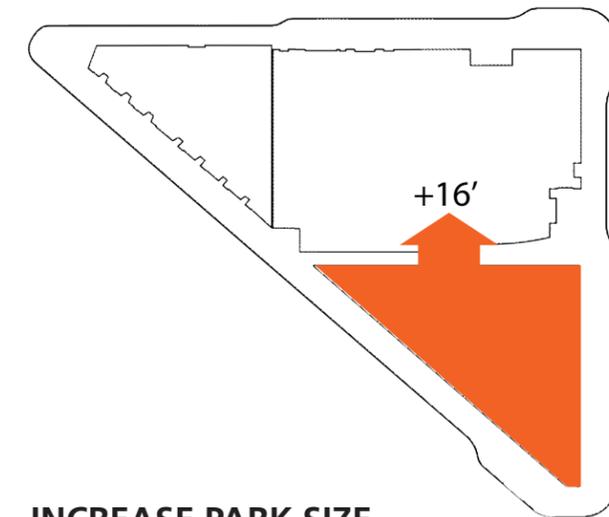
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**INCREASE PARK SIZE**