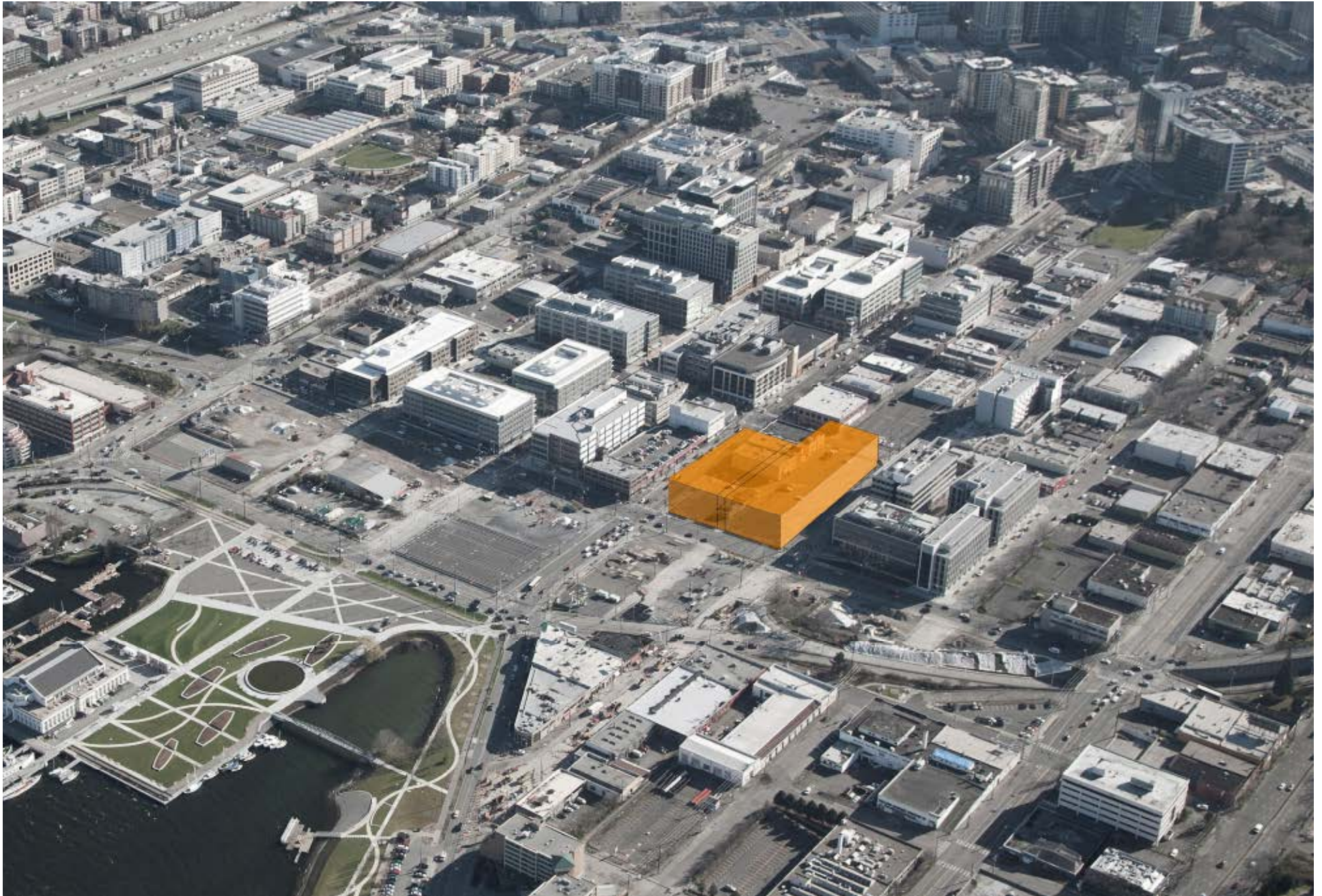


Agenda

Introduction

1. Project Goals & Objectives
2. Urban Context
3. Site Constraints & Opportunities
4. Development Scenarios
 1. Base Concept (Alley)
 2. Proposed Concept (Alley Vacation)
5. Design Approach
 1. Urban Streetscapes
 2. Pedestrian Engagement & Human Scale
 3. Open Space Opportunities – Landscape Design
 4. Qualities of Experience
 5. Environmental Sustainability
6. Public Benefits



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Development Objectives

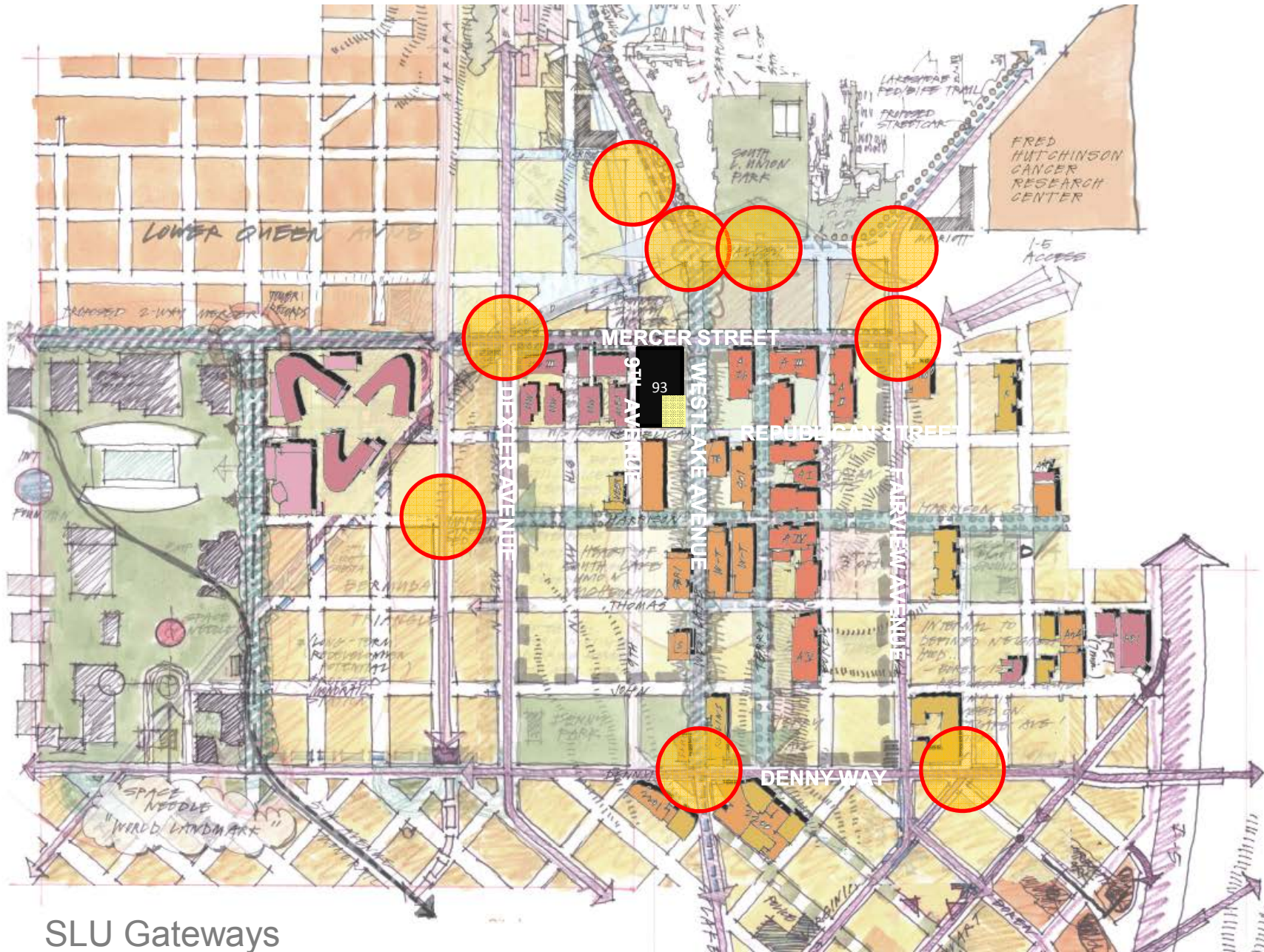
- Establish a sense of place
- Create a street presence and provide unique retail vitality
- Respect and contribute to the character of the neighborhood
- Foster connection to transportation networks, including South Lake Union Streetcar, bicycle routes and pedestrian-oriented streets
- Create open space in a thoughtful manner
- Maximize building area on the site
- Build a sustainable project striving for LEED Gold
- Achieve efficient floor plates and overall high efficiency of project
- Locate parking below grade

Urban Context

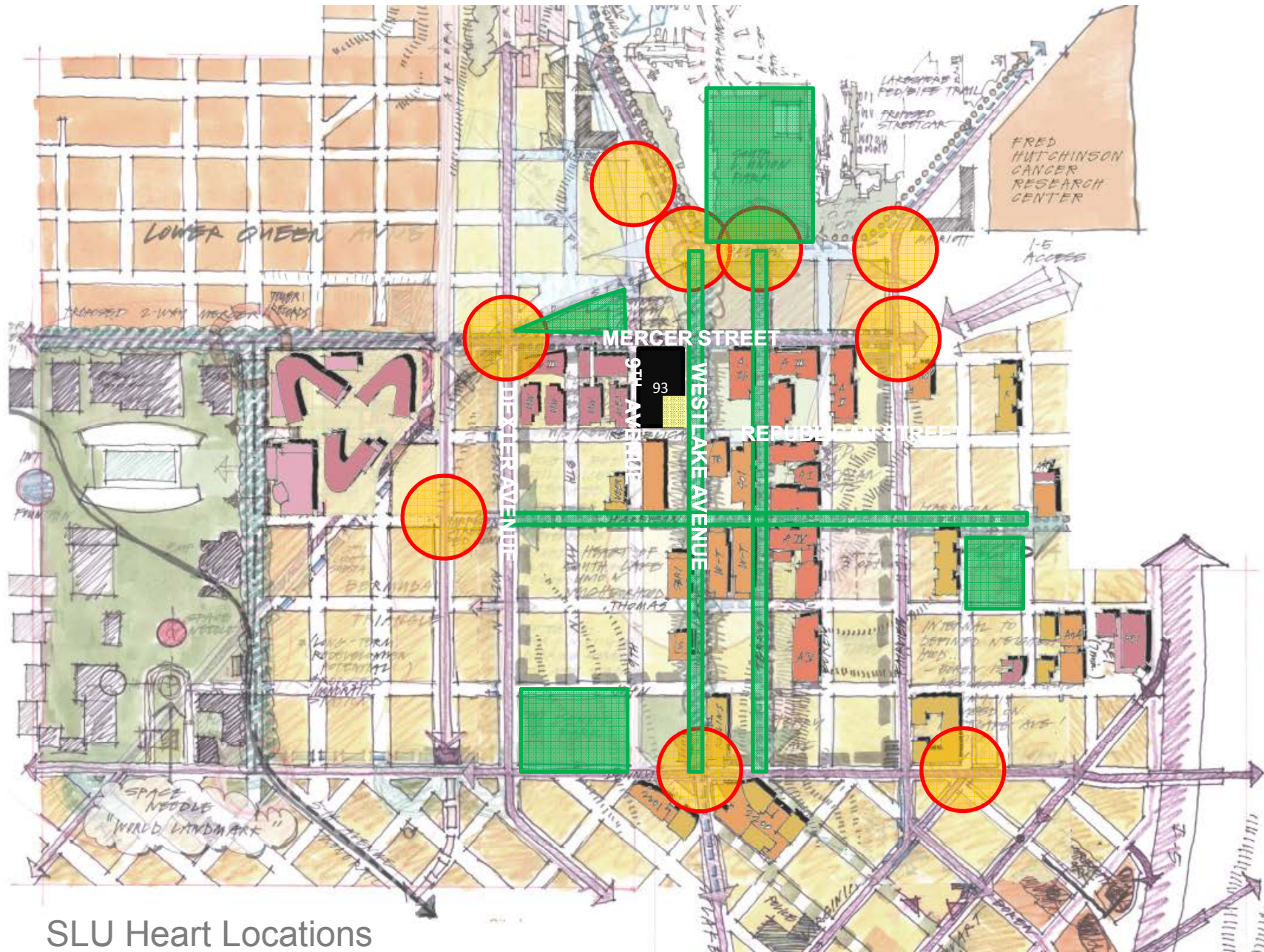
1. Site Location
2. SLU Gateways, Parks & Hearts
3. Specific Street Characteristics
4. View Opportunities



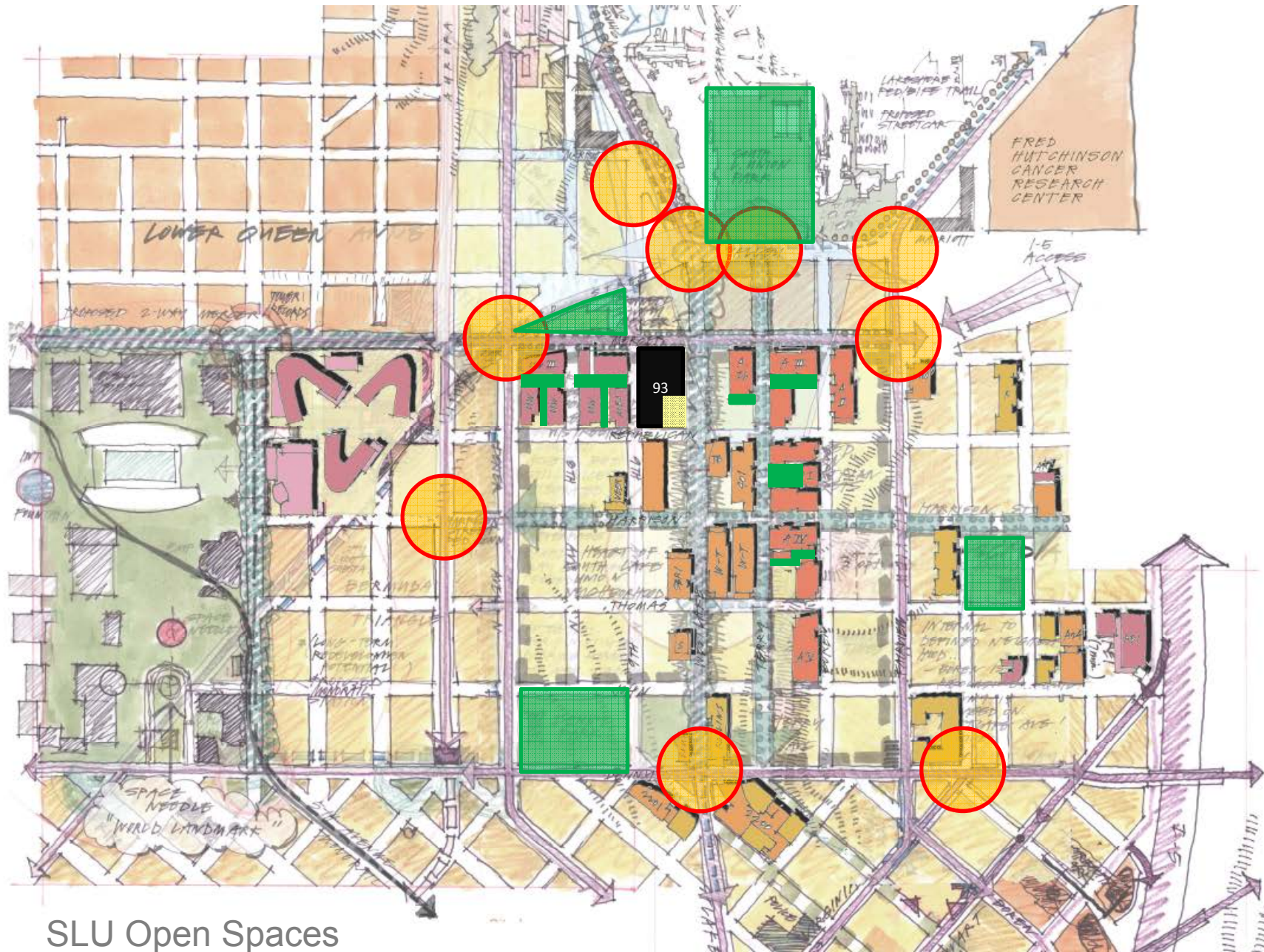
Site Location Block 93



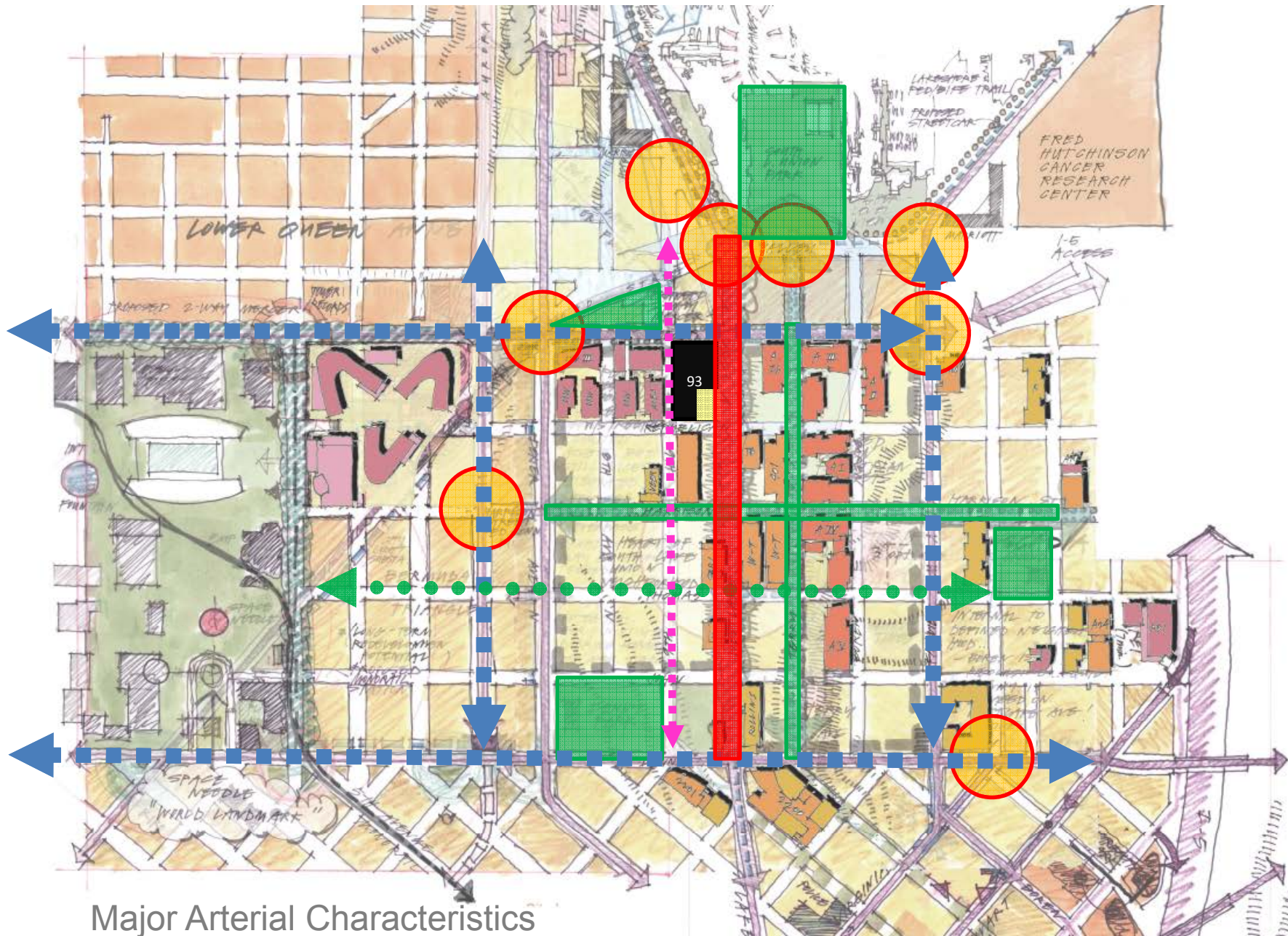
SLU Gateways

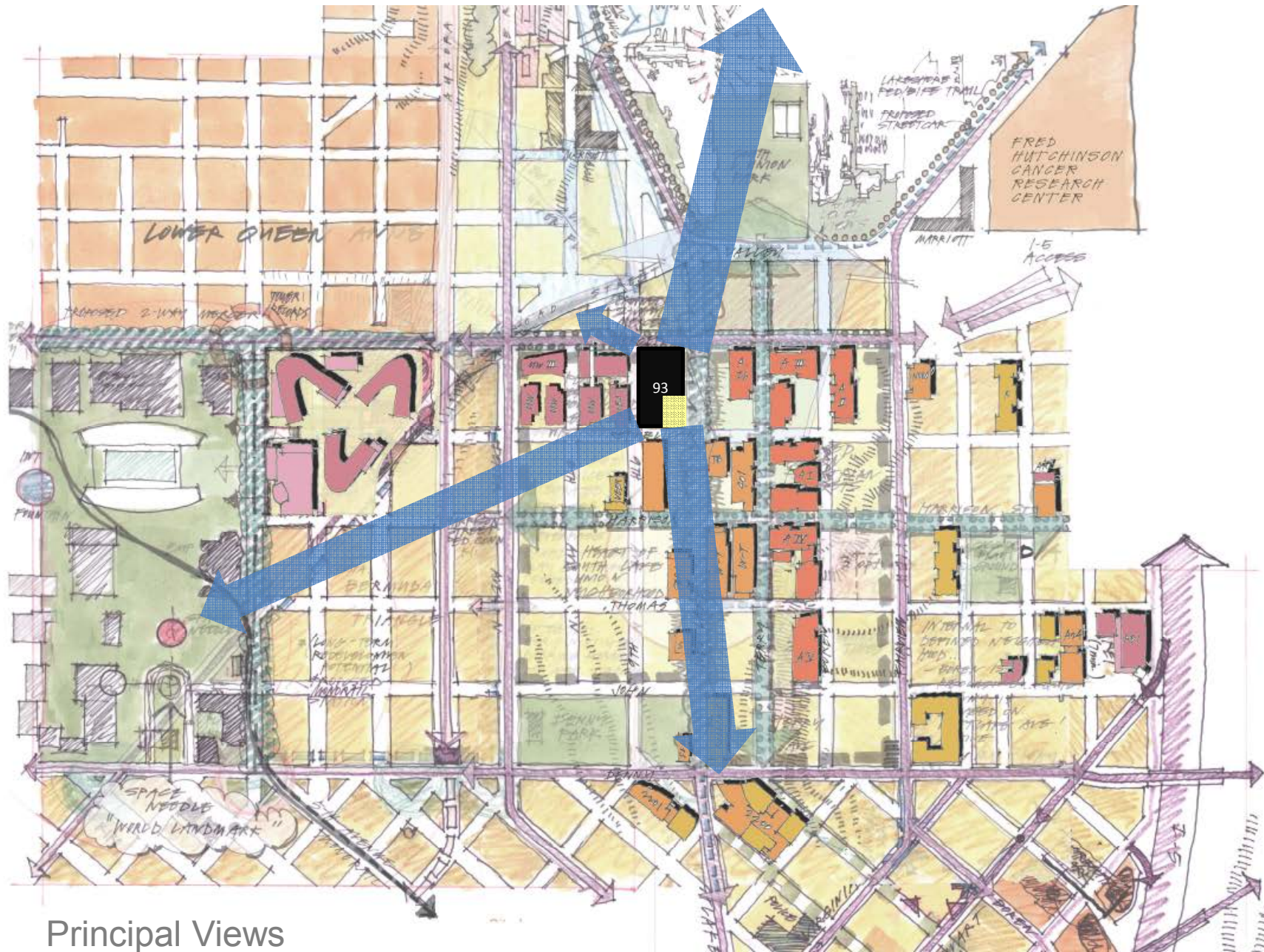


SLU Heart Locations



SLU Open Spaces





Principal Views

Site Constraints & Opportunities

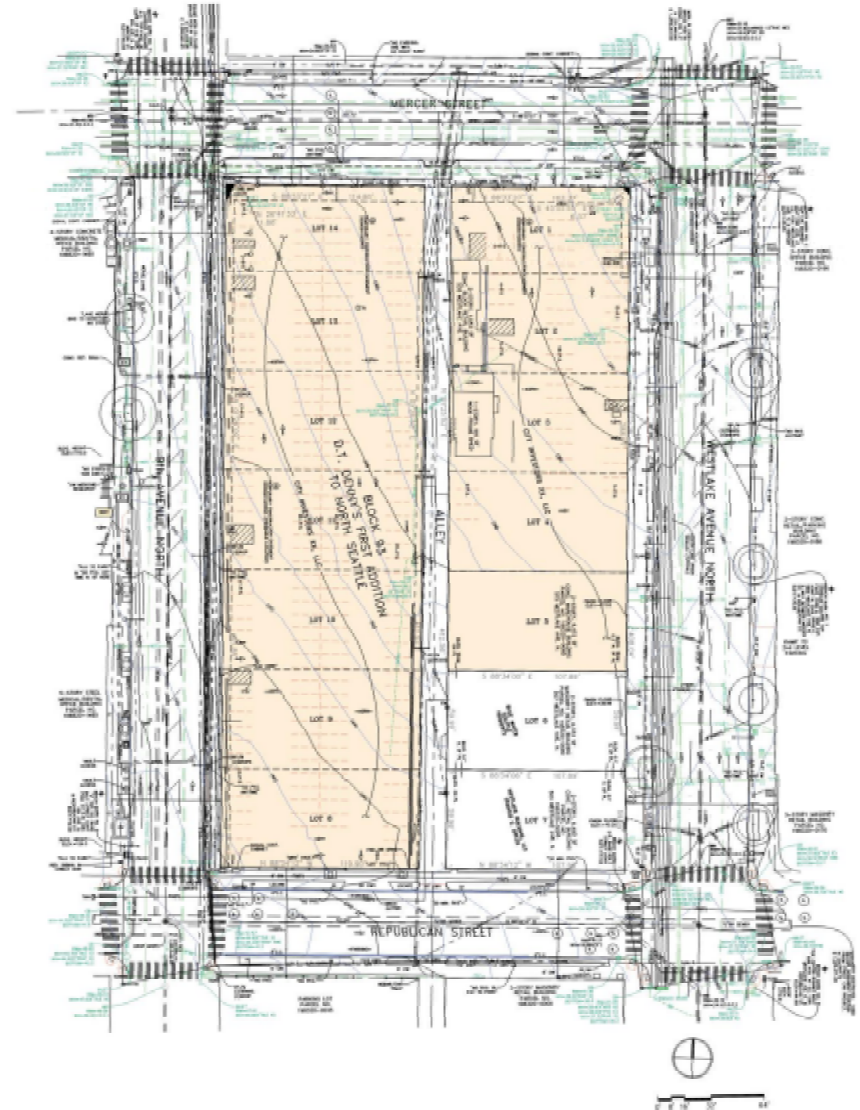
1. Existing Site Conditions
2. Site Dimensions & Topography
3. Streets & Access
4. Height Limits
5. Neighboring Buildings

Existing Site – Block 93

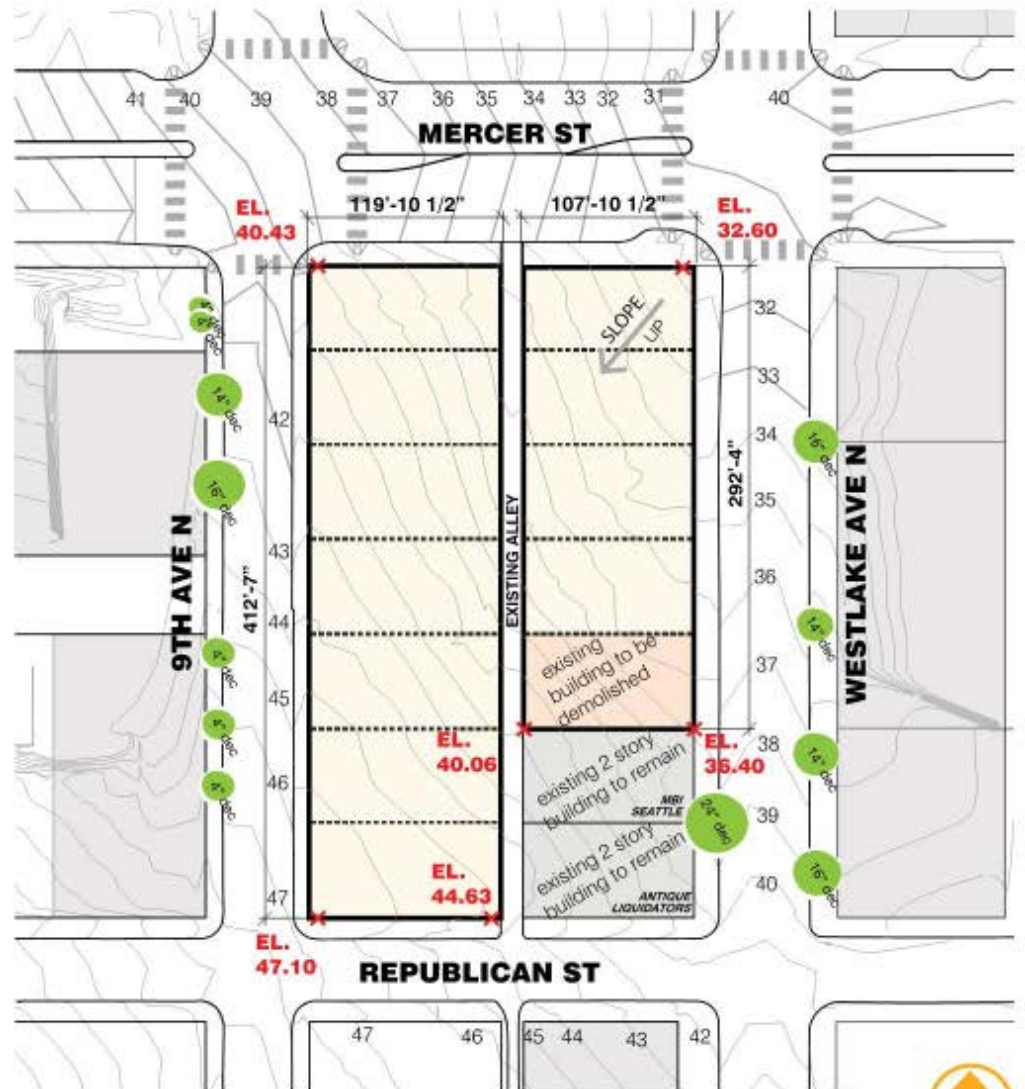
Address 515 Westlake Avenue North
Site Area 80,986 SF
Zoning SM-65 Seattle Mixed



Existing Buildings to Remain



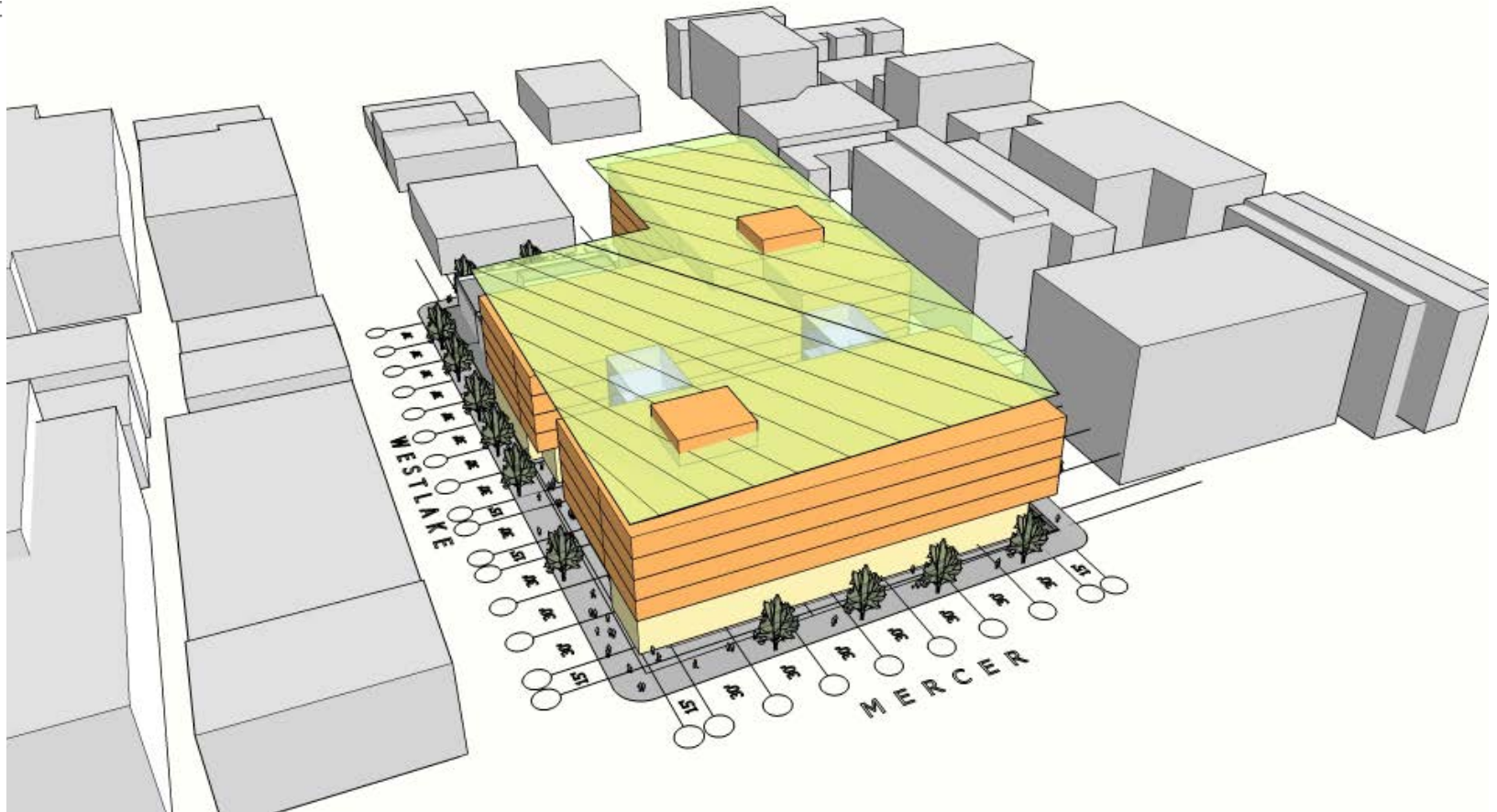
Site Dimensions & Topography



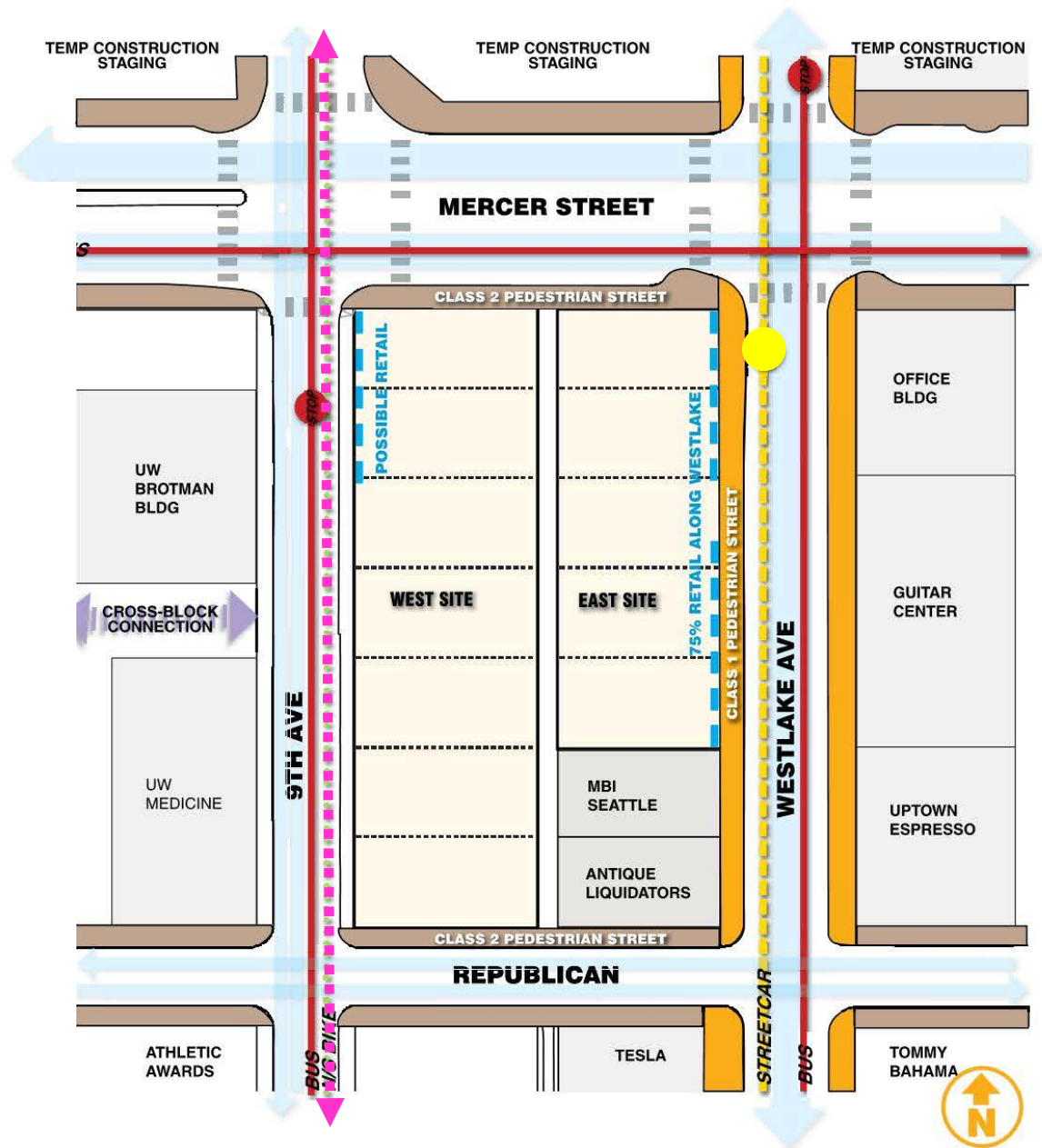
Height Limit

85' Height Limit

6 Floors with two floors of 14'
No FAR limit



Streets & Access



Photos: the Site



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Photos: the Site



9TH
LOOKING EAST



REPUBLICAN
LOOKING NORTH



Photos: Neighboring Buildings



9TH
LOOKING WEST



REPUBLICAN
LOOKING SOUTH



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Photos: Neighboring Buildings



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Development Scenarios

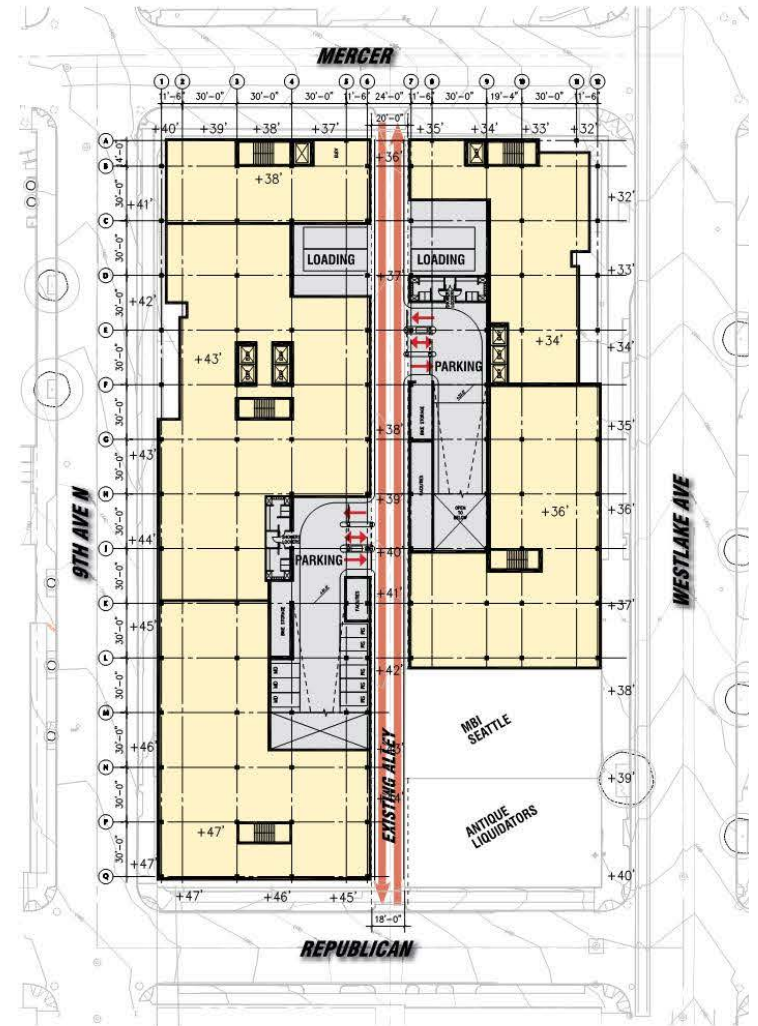
1. Base Concept (Alley)

- Development Potential
- Planning Solution Viability
- SDOT: Mercer Connection Objection

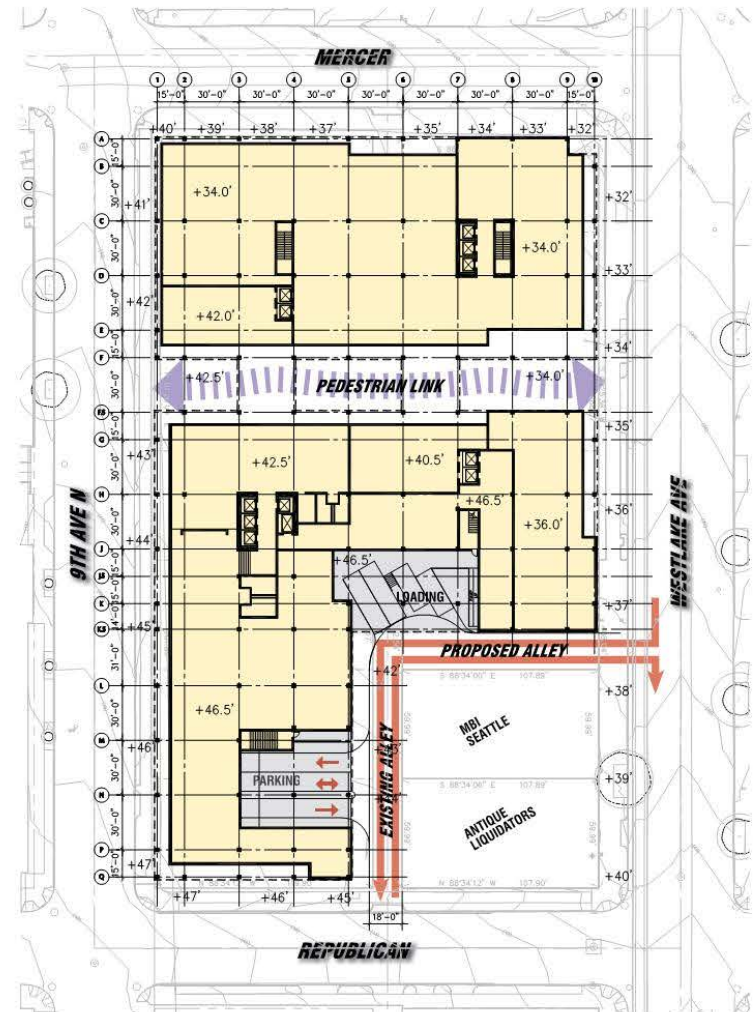
2. Proposed Concept (Alley Vacation)

- Development Potential
- Planning Solution “Win-Win”
- Transportation Benefits: Mercer
 - Westlake Curb Cuts
- Other Benefits
 - Open Space
 - Pedestrian Experience
 - Light & Air





Base Concept (Alley)



Proposed Concept (Alley Vacation)

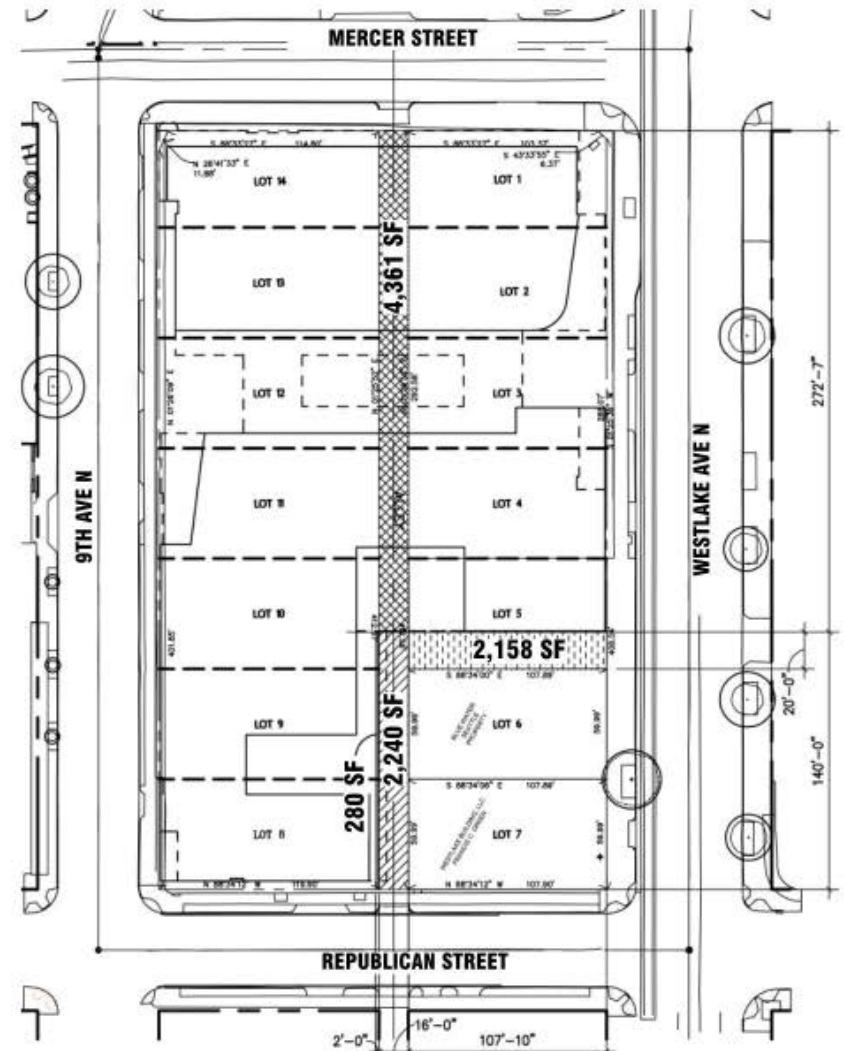


Extent of Alley Vacation

	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' 60'



Proposed Concept

- No Mercer connection
- Create meaningful open space
- Less SF development area

BASE CONDITION WITHOUT ALLEY VACATION

7,971 SF = AREA OF EXISTING ALLEY WITH 2-FOOT EASEMENT

455,000 SF = APPROX. MAXIMUM GROSS FLOOR AREA WITHOUT ALLEY VACATION

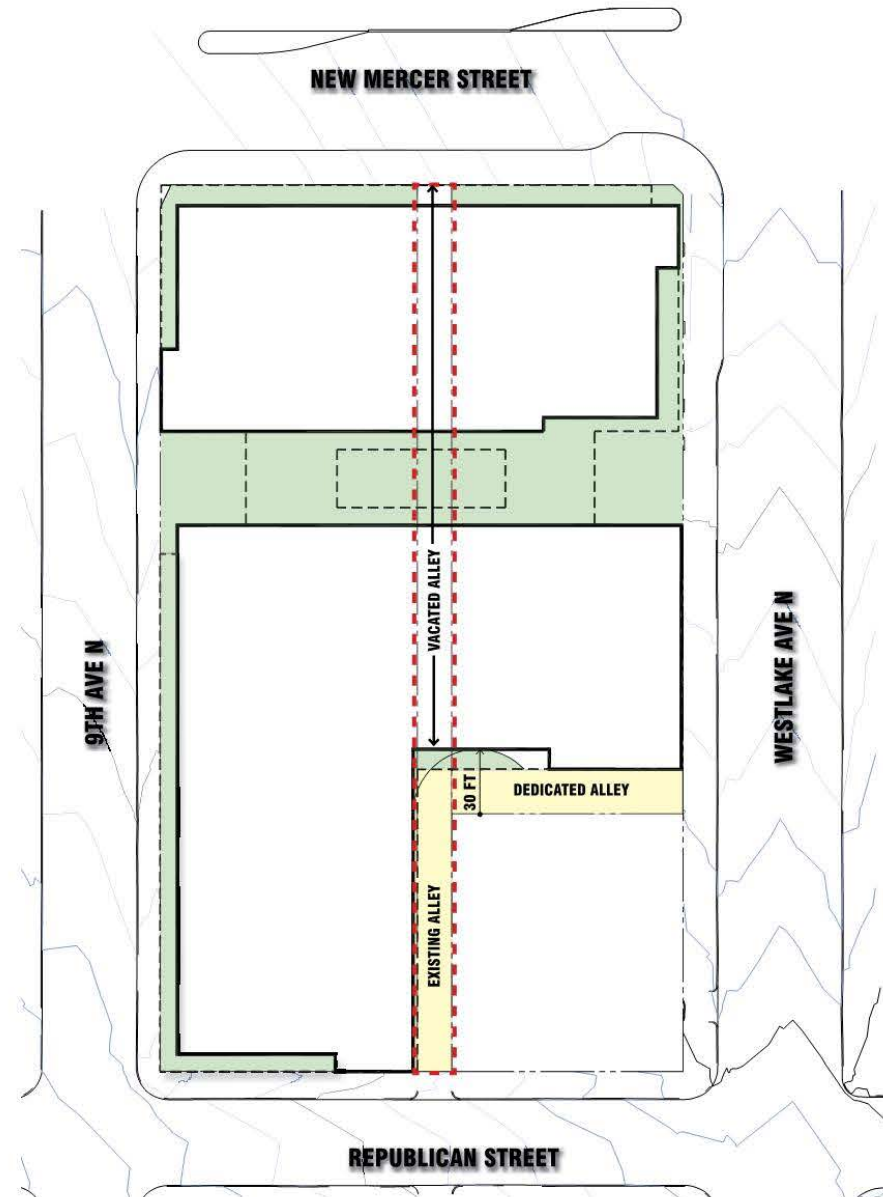
PROPOSED CONDITION WITH ALLEY VACATION

4,678 SF = AREA OF PROPOSED ALLEY WITH 2-FOOT EASEMENT AND DEDICATION

20,000 SF = AREA OF PROPOSED PUBLIC REALM WITH ALLEY VACATION

426,000 SF = PROPOSED MAXIMUM GROSS FLOOR AREA WITH ALLEY VACATION

(29,000 SF) = CONTRIBUTION (REDUCTION) OF THE VACATED AREA TO THE PROPOSED DEVELOPMENT



Westlake Curb Cuts



Design Approach

1. Urban Streetscapes

- Edge Definition
- Transparency/Permeability

2. Pedestrian Engagement & Human Scale

- Elevation Design Framework
- Street Frontage Strategies / Ground Effects

3. Open Space Opportunities

- Two Street Plazas
- Pedestrian Galleria
- Landscape Design

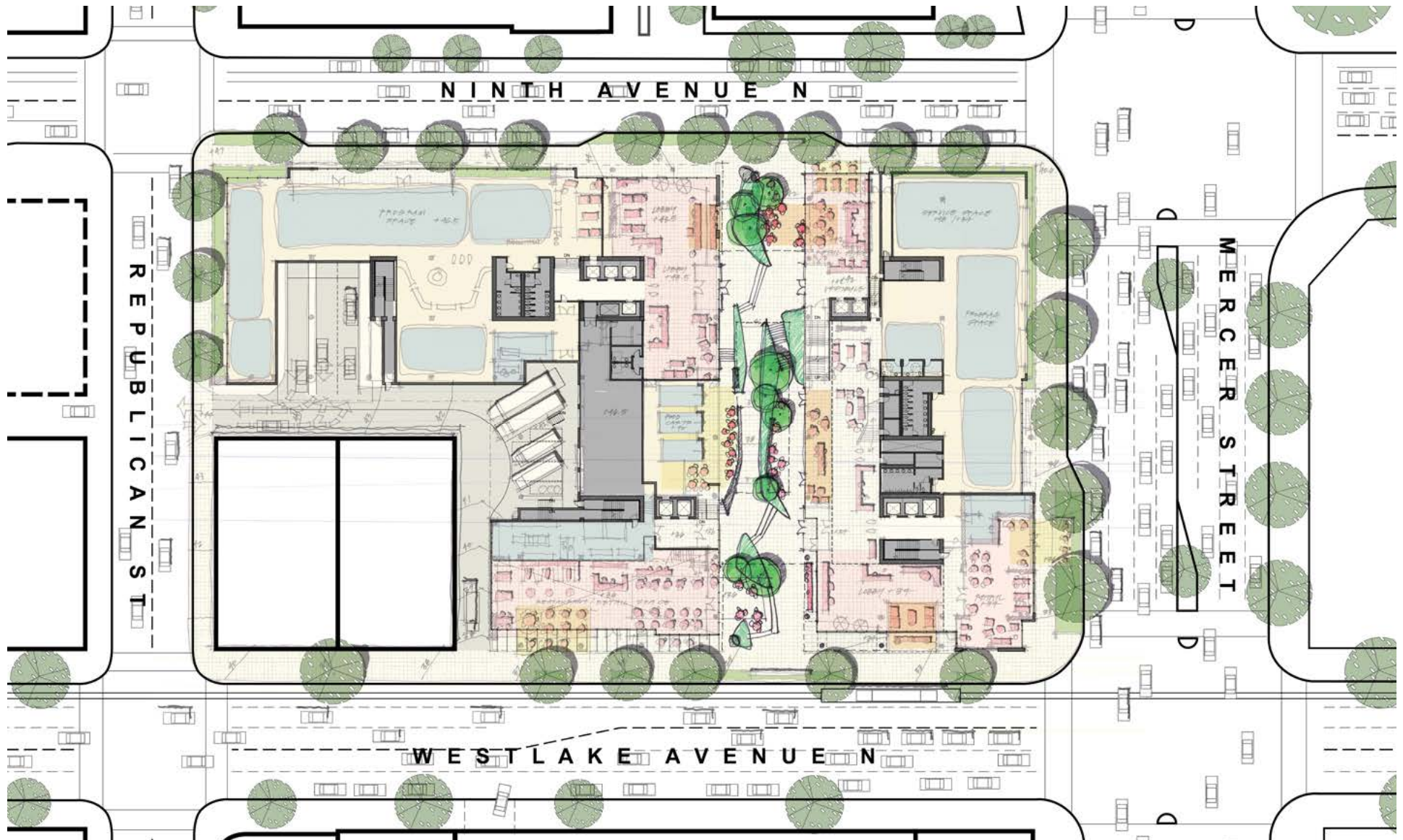
4. Qualities of Experience

- Activation of Public Realm
- Light & Air Between Buildings

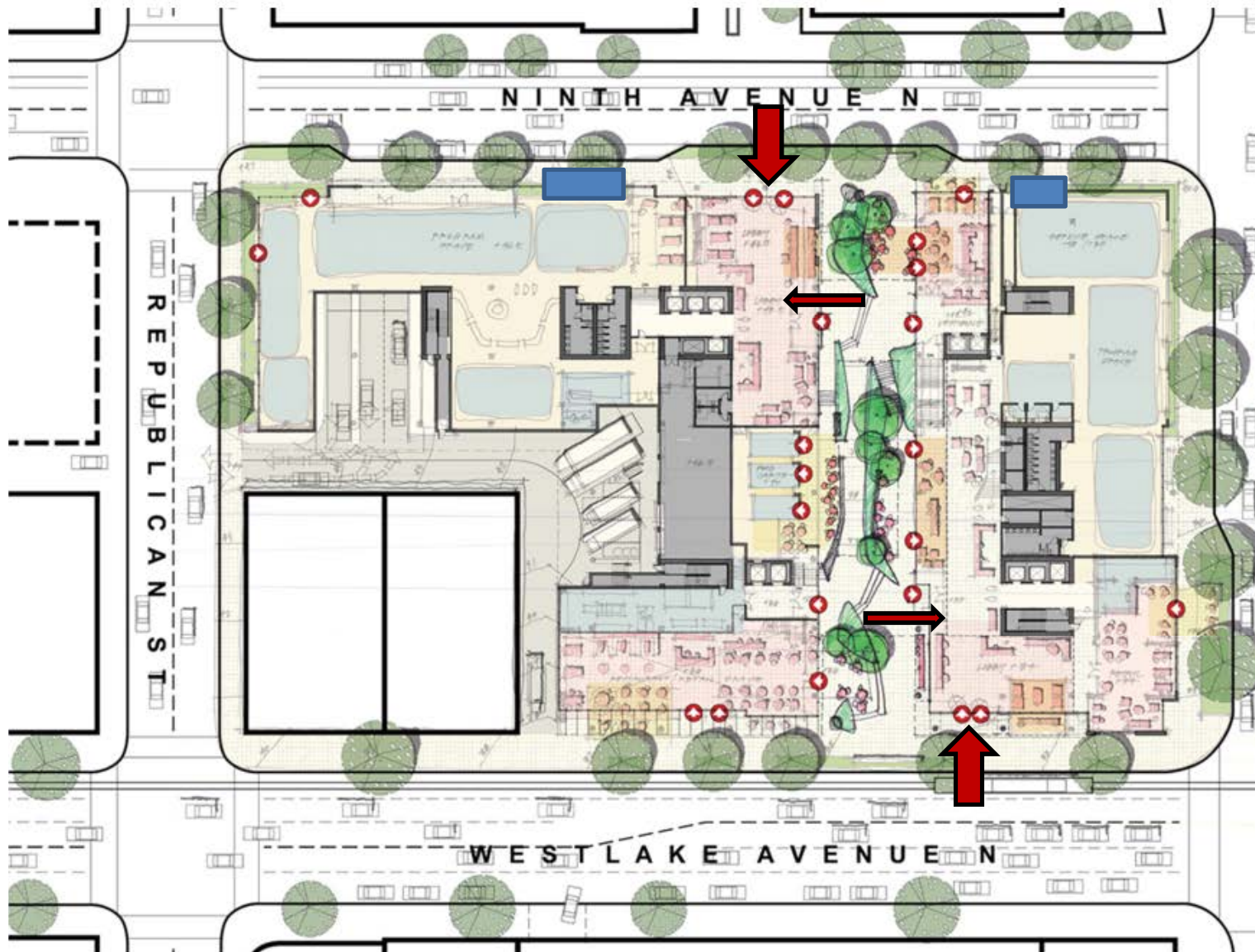
5. Environmental Sustainability

- Orientation & Energy Efficiency
- Green Roofs & Stormwater Management

Proposed Site Plan



Urban Streetscapes

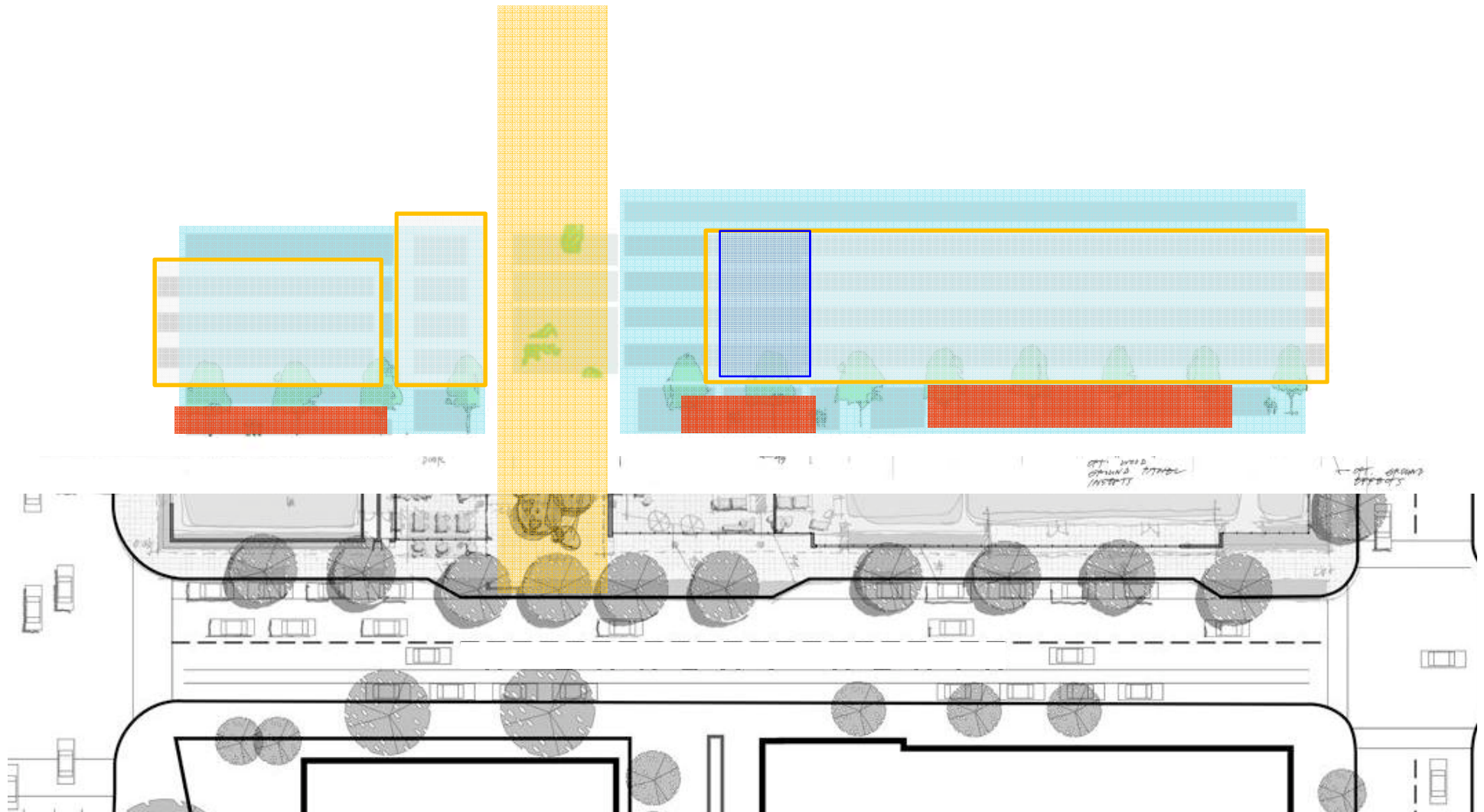


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Pedestrian Engagement & Human Scale





9th Ave Elevation Concept



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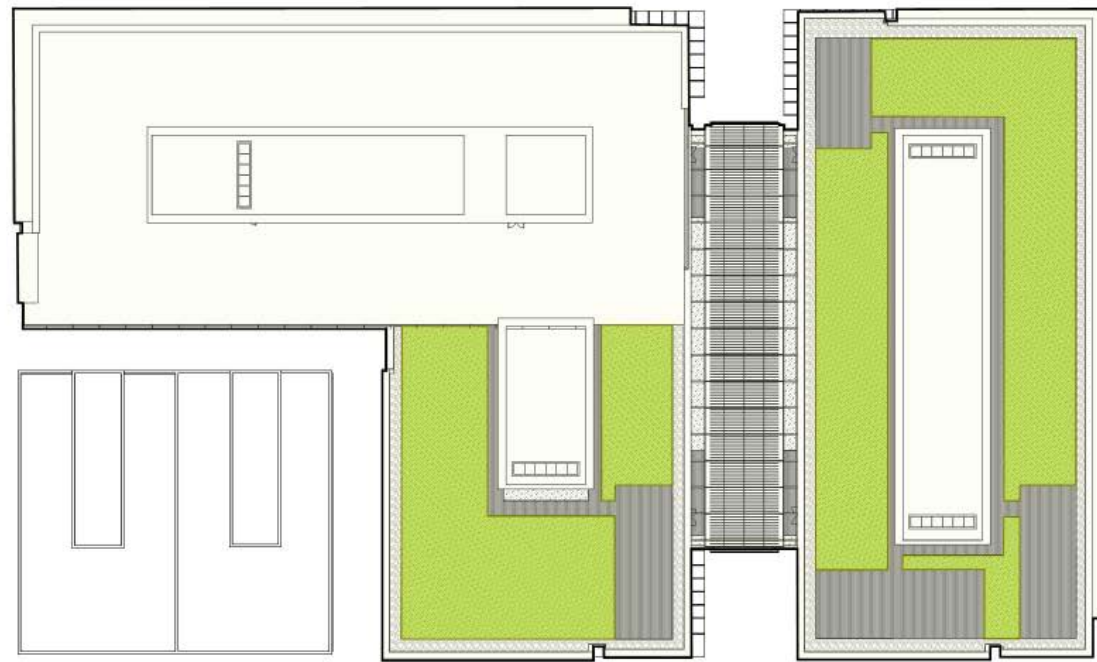


Westlake Elevation Study



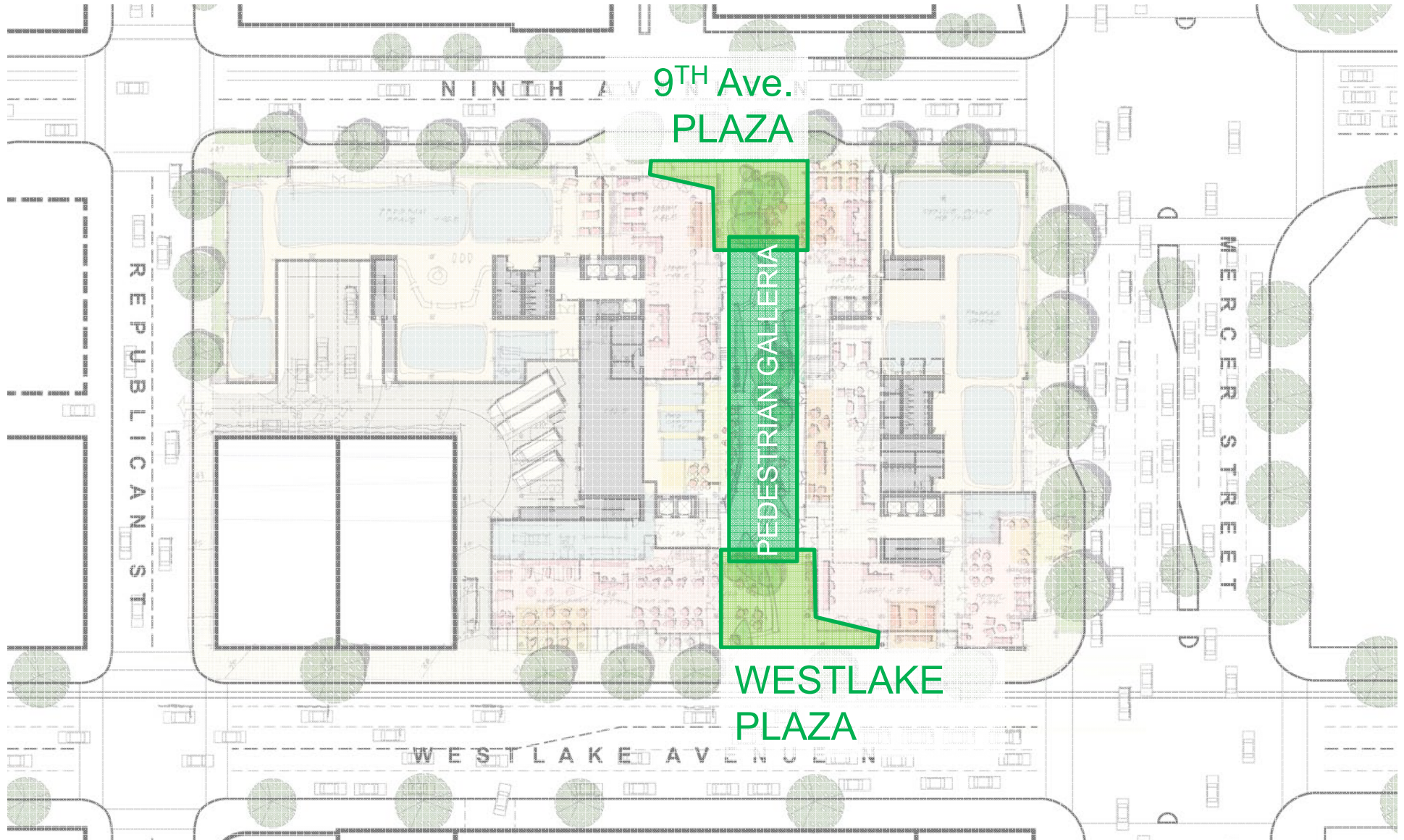
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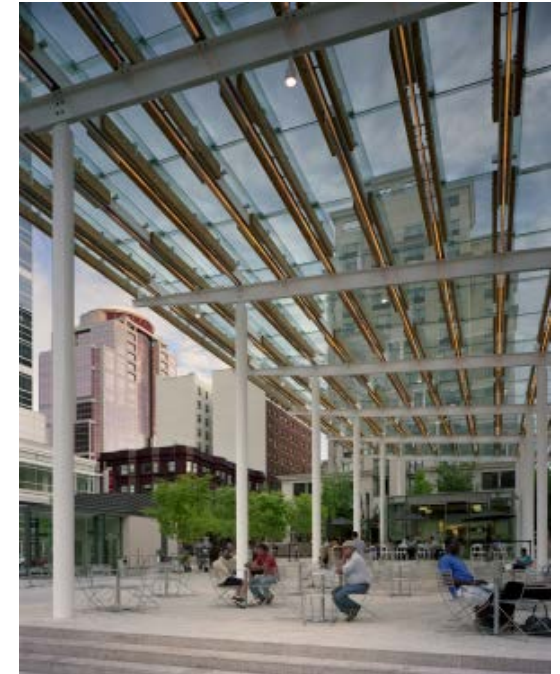


Fifth Elevation: Roof

Open Space



Parasol Concept





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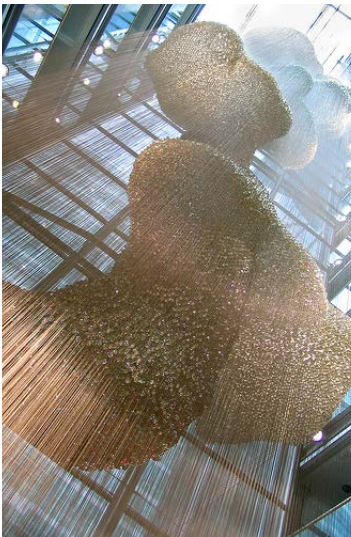
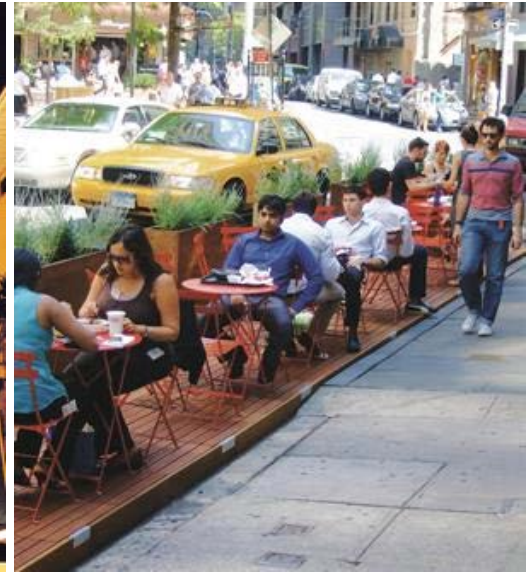
Landscape Concept



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Proposed Concept - Summary of Merits

Public Open Space
Urban Streetscapes
Pedestrian Engagement & Human Scale
Development Area
Pedestrian & Transit Connectivity
Transportation Function
Bike related features
Qualities of Experience
Environmental Sustainability

Public Benefits – Alt Transportation modes



- Pull back Street-level building façades
- Public Open Space: Pedestrian Plazas & Galleria
- Streetcar stop incorporated in building design
- Space for Bike-related amenities
- Eliminate Vehicle access to Mercer



Public Benefits – Pedestrian Amenities



- Overhead Weather Protection
- Fixed + Movable seating
- Abundant Landscaping
- Active Retail



Public Benefits – Sustainable Initiatives



- Target LEED Gold
- Trip Reduction Plan

