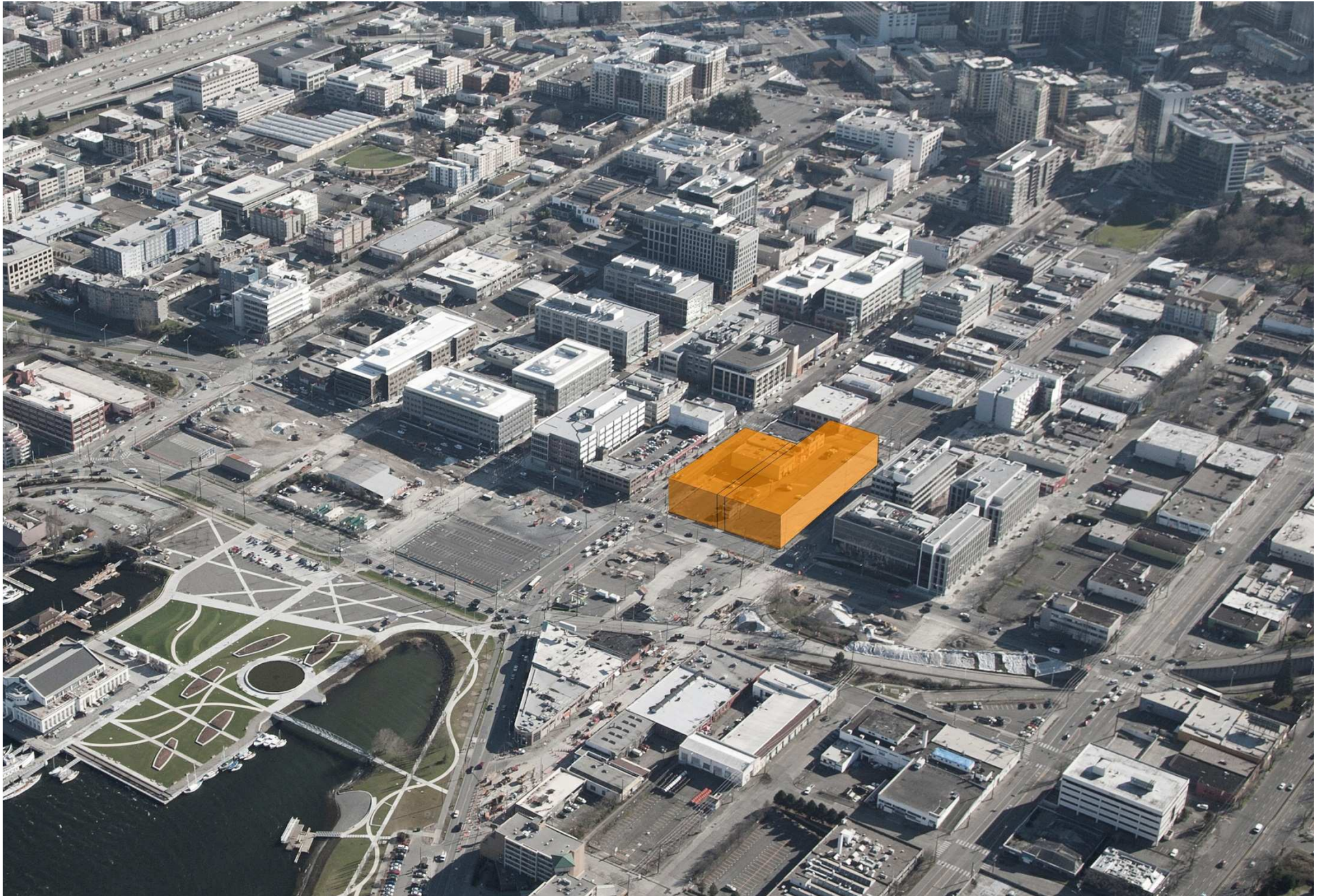


Agenda

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



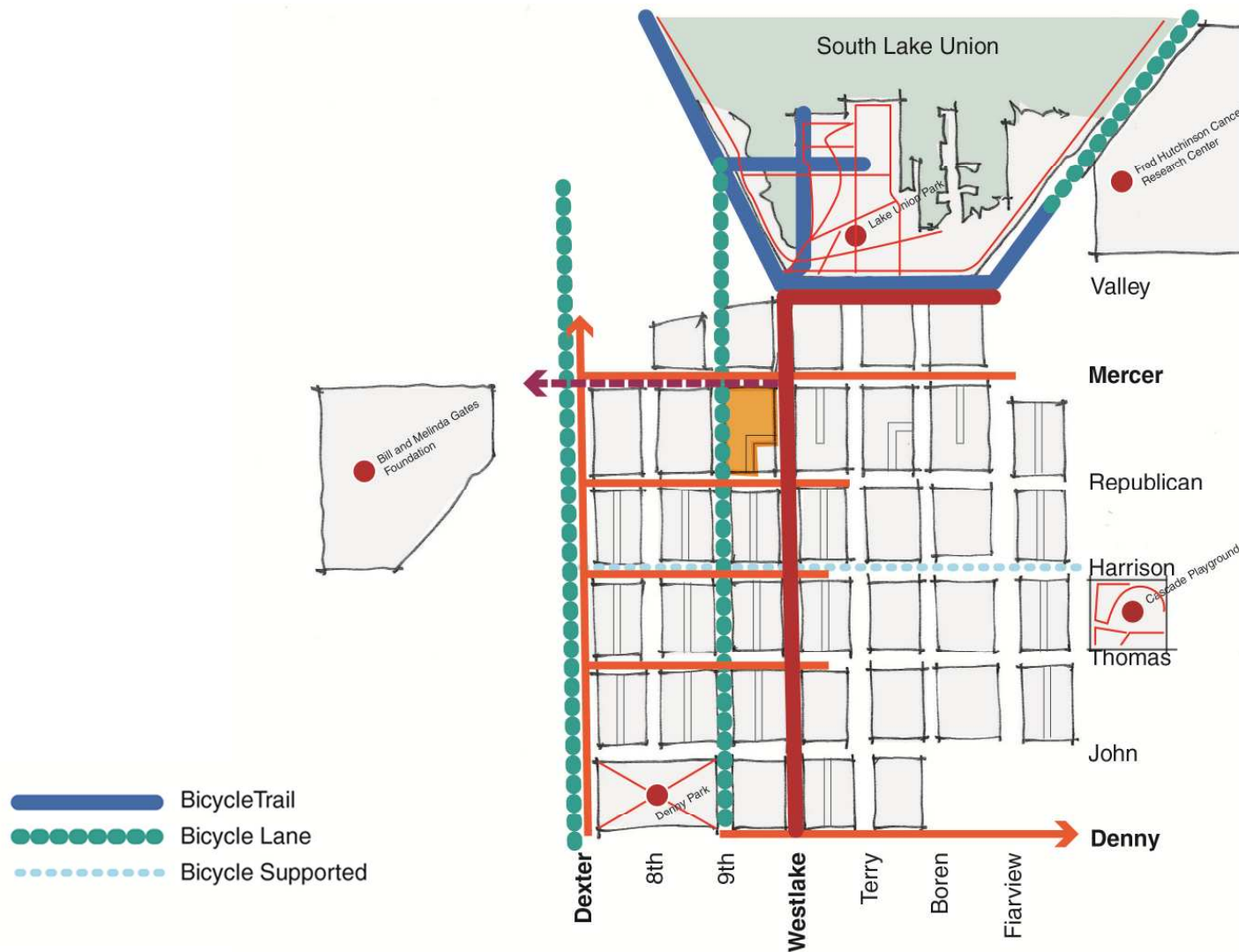
Transport



Pedestrian Access



Ped & Bike Routes



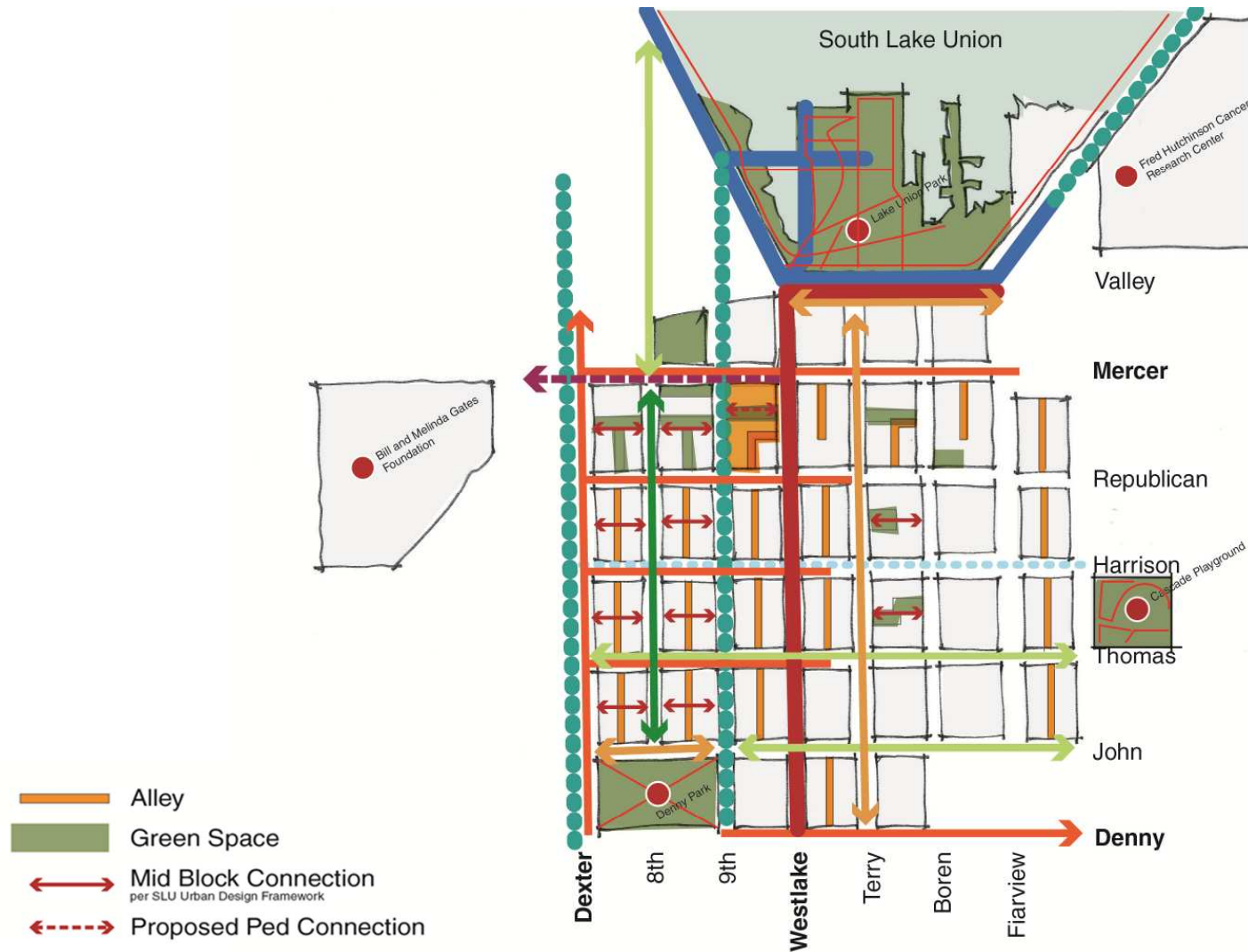
Street Types



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



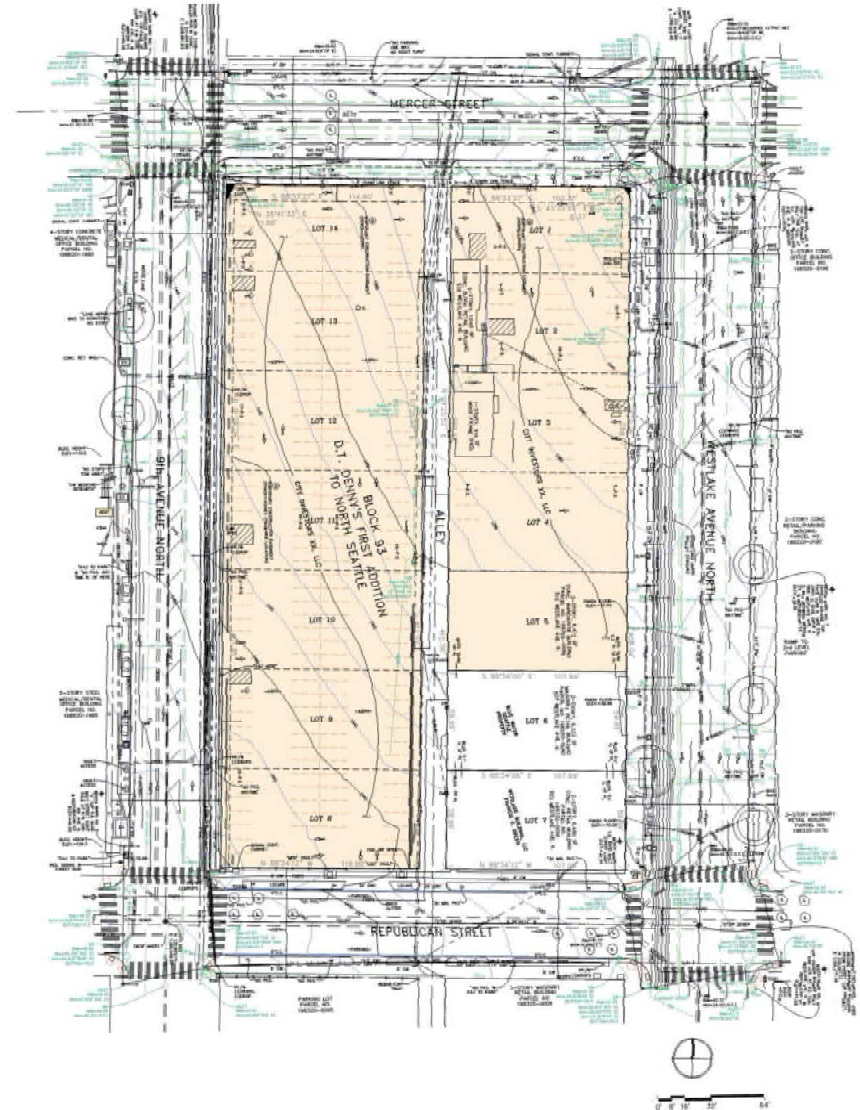
PROPOSED CONCEPT
WITH ALLEY VACATION

Existing Site – Block 93

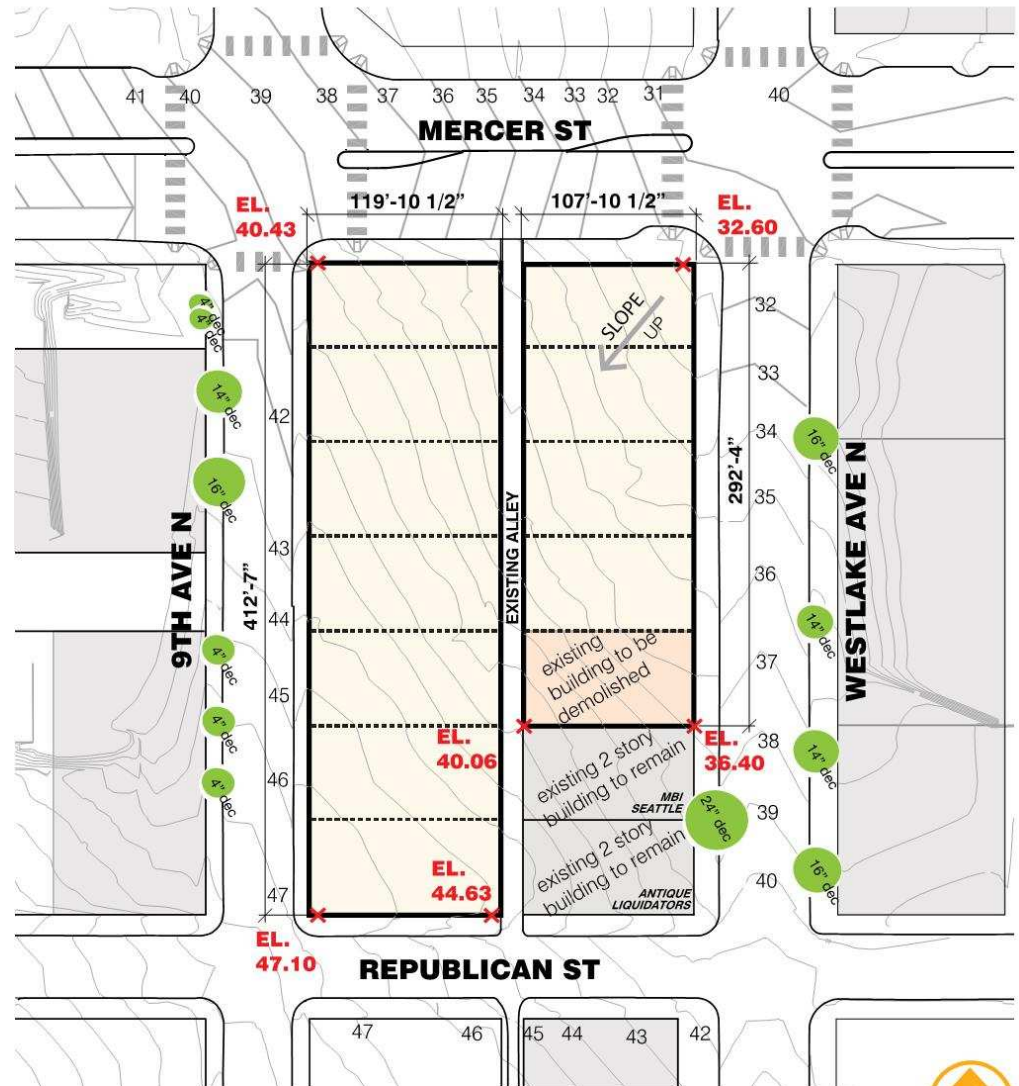
Address 515 Westlake Avenue North
Site Area 80,986 SF
Zoning SM-65 Seattle Mixed



Existing Buildings to Remain



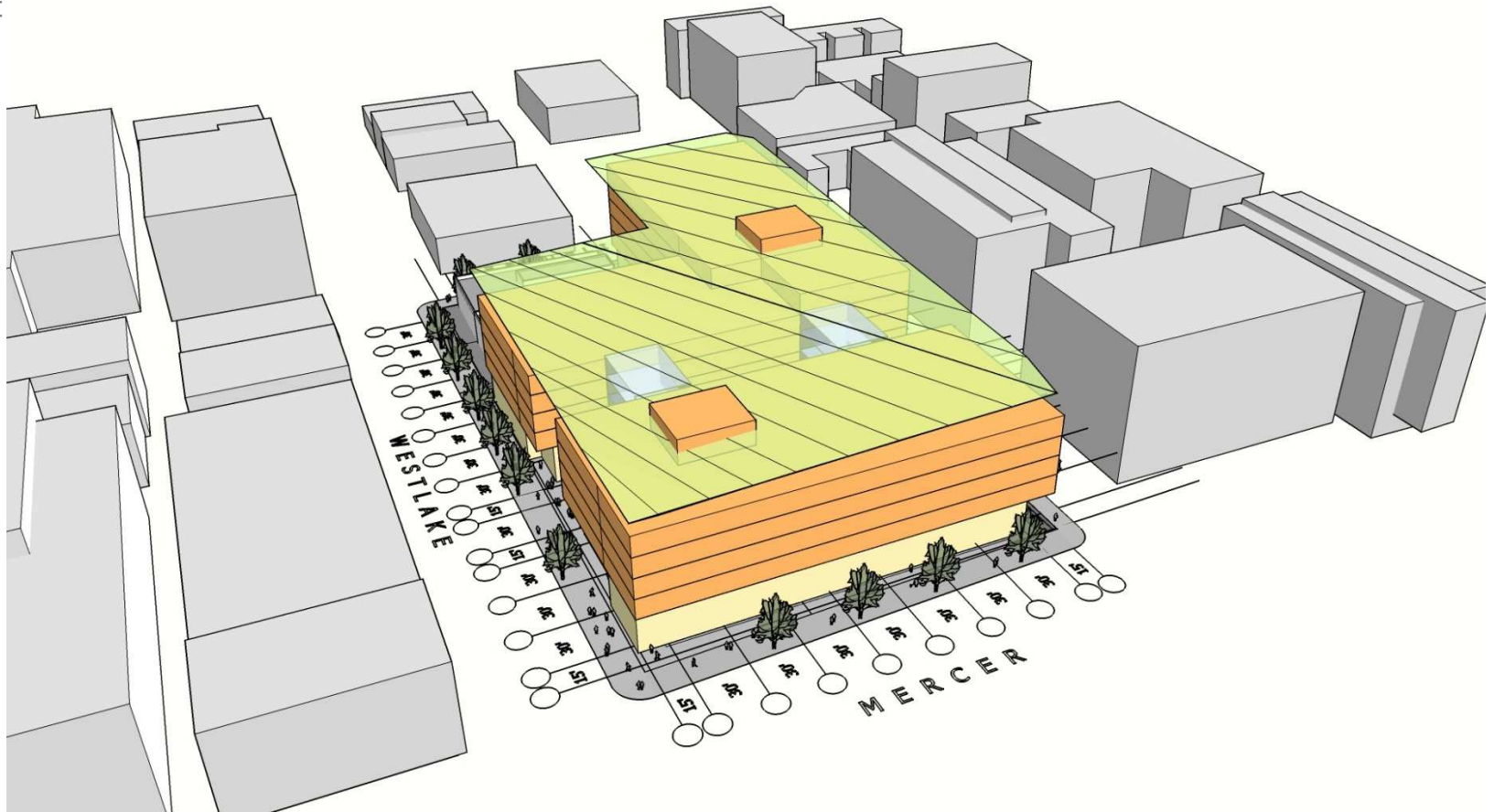
Site Dimensions & Topography



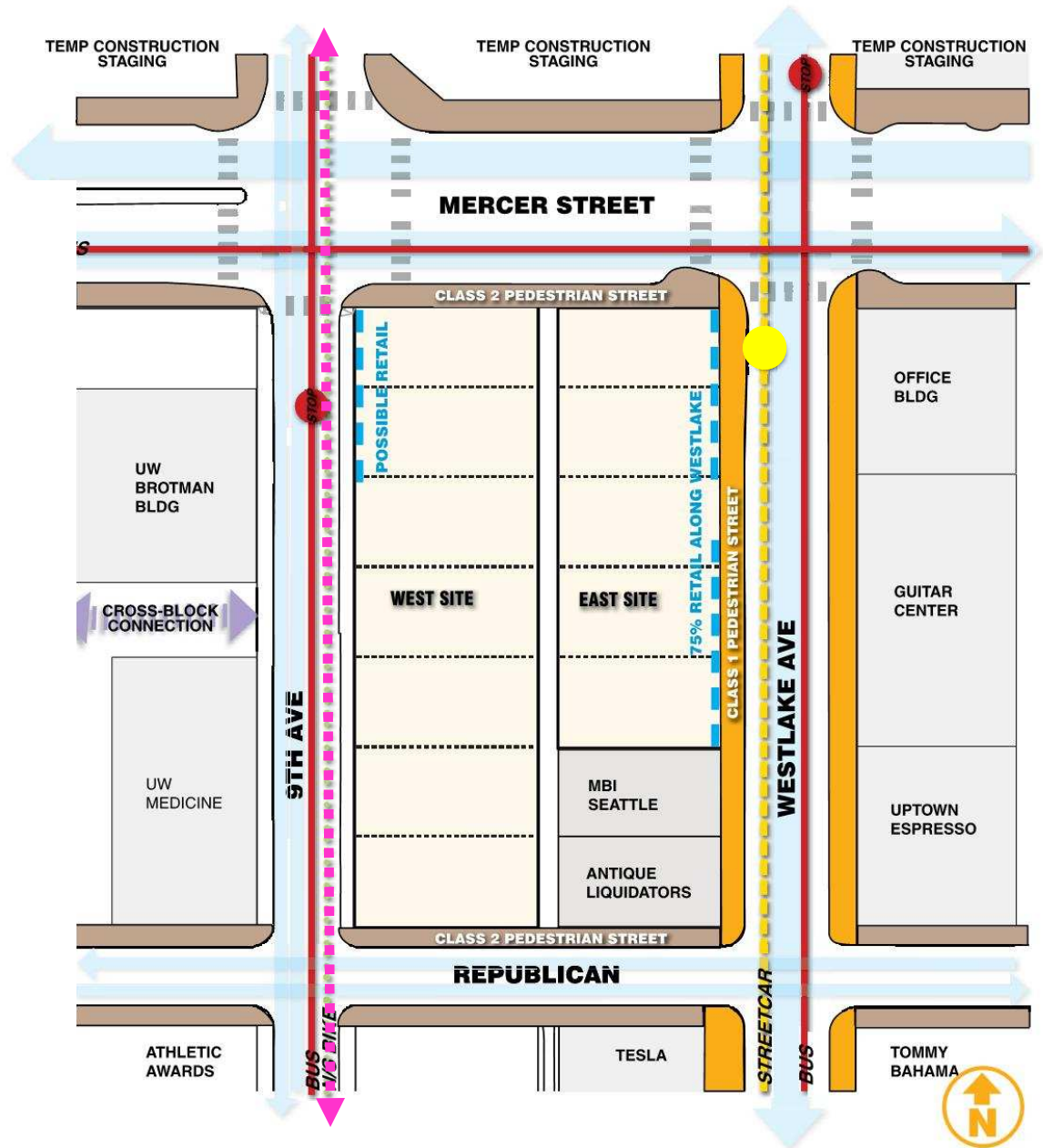
Height Limit

85' Height Limit





6 Floors with two floors of 14'
No FAR limit



Streets & Access

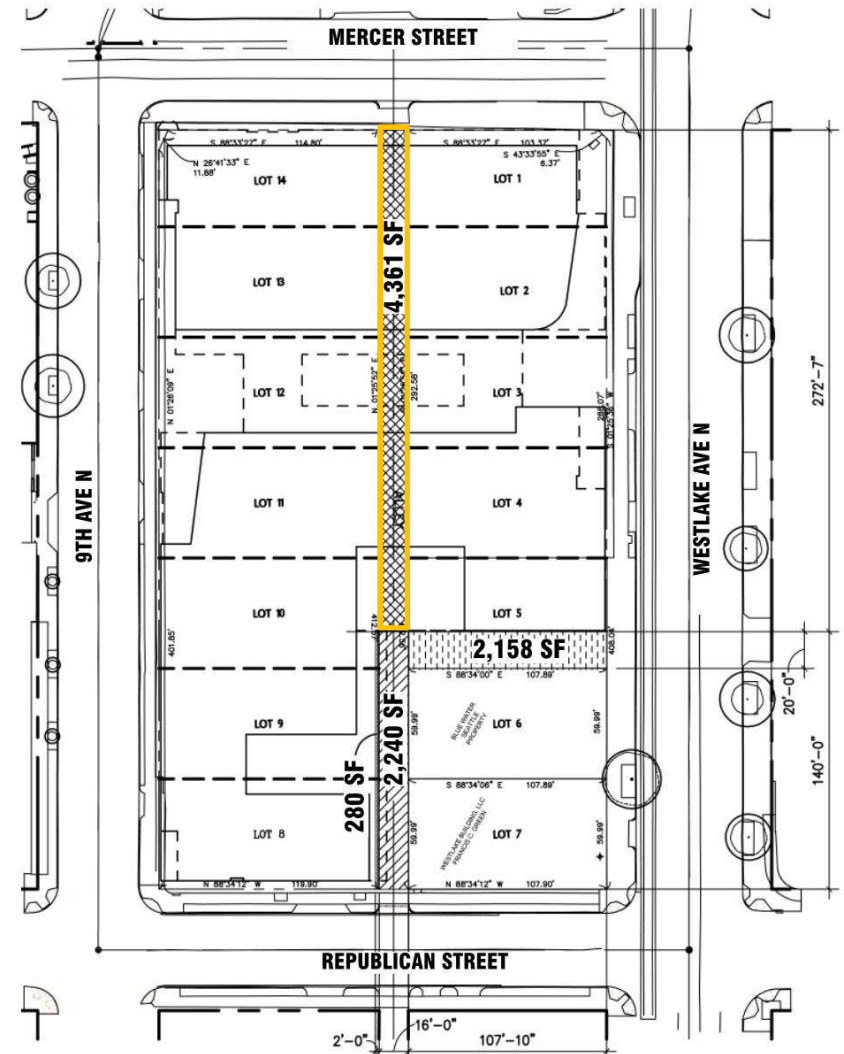


Extent of Alley Vacation

	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

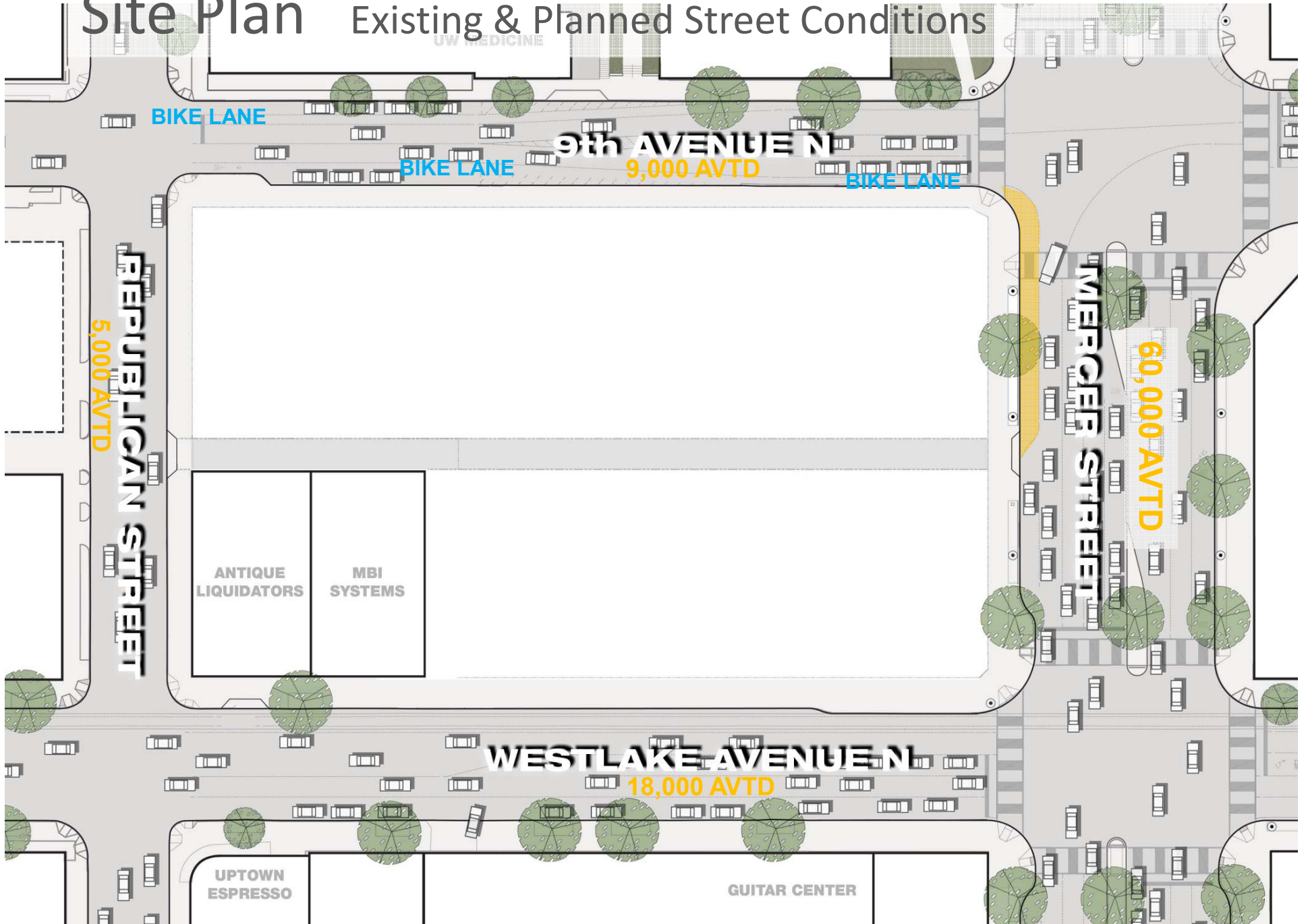
4. Program Activation Opportunities

- 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



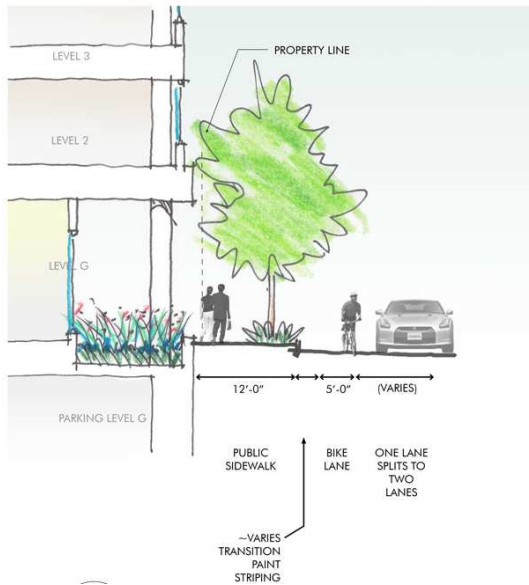
Photos: Neighboring Buildings



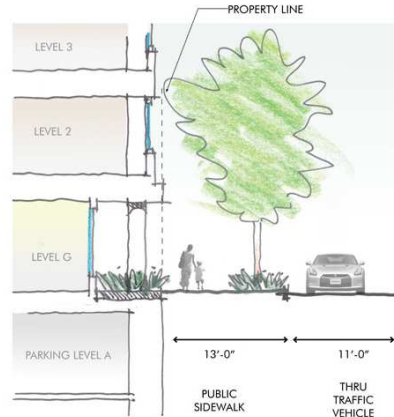
Site Plan Pedestrian Connections



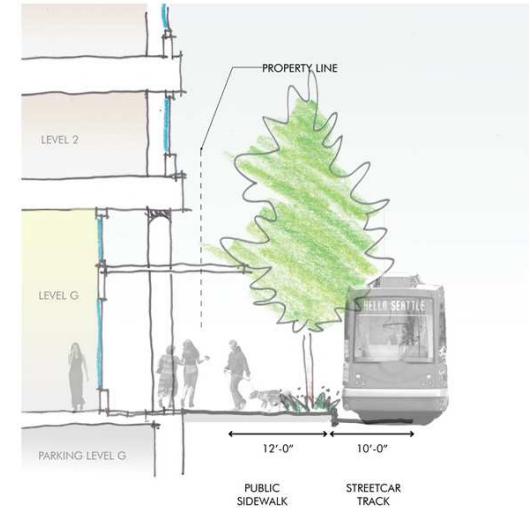
Streetscape Sections



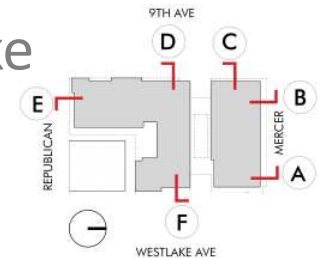
C 9th Ave N



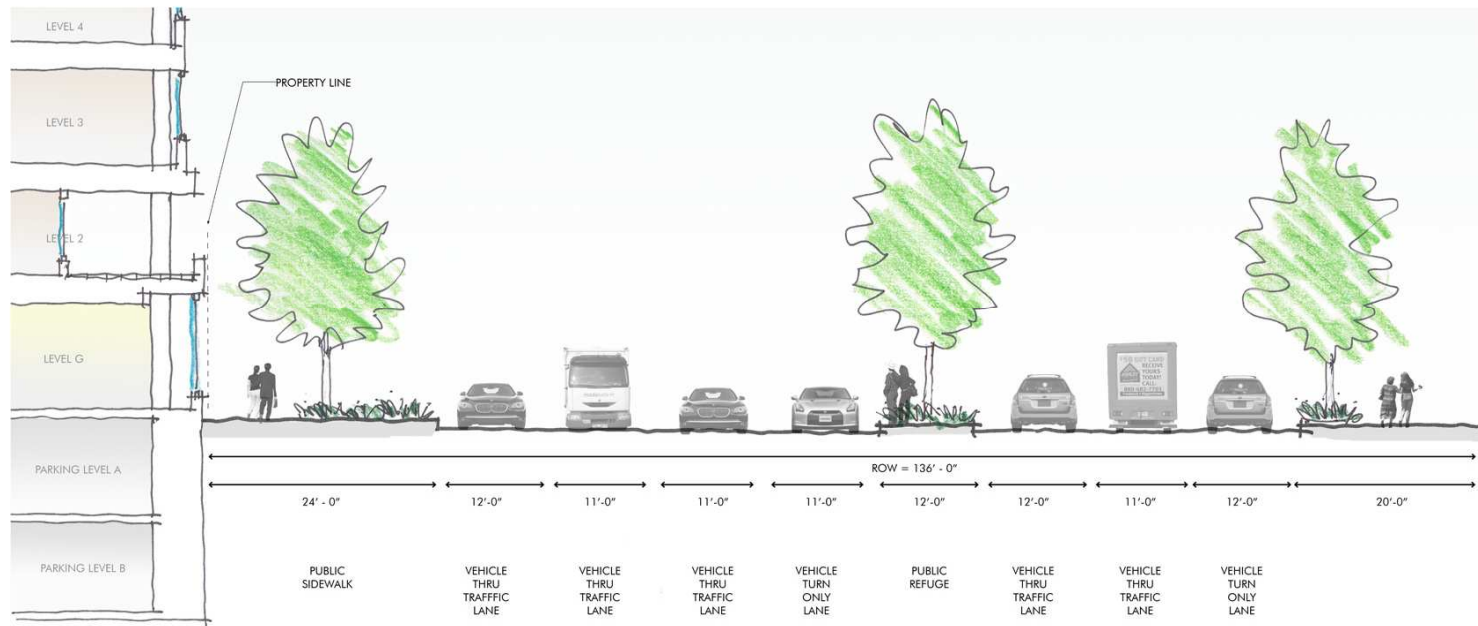
E Republican



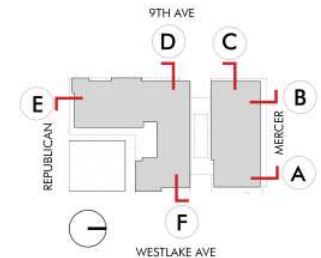
F Westlake



Street Section Mercer near Westlake (Retail)



A

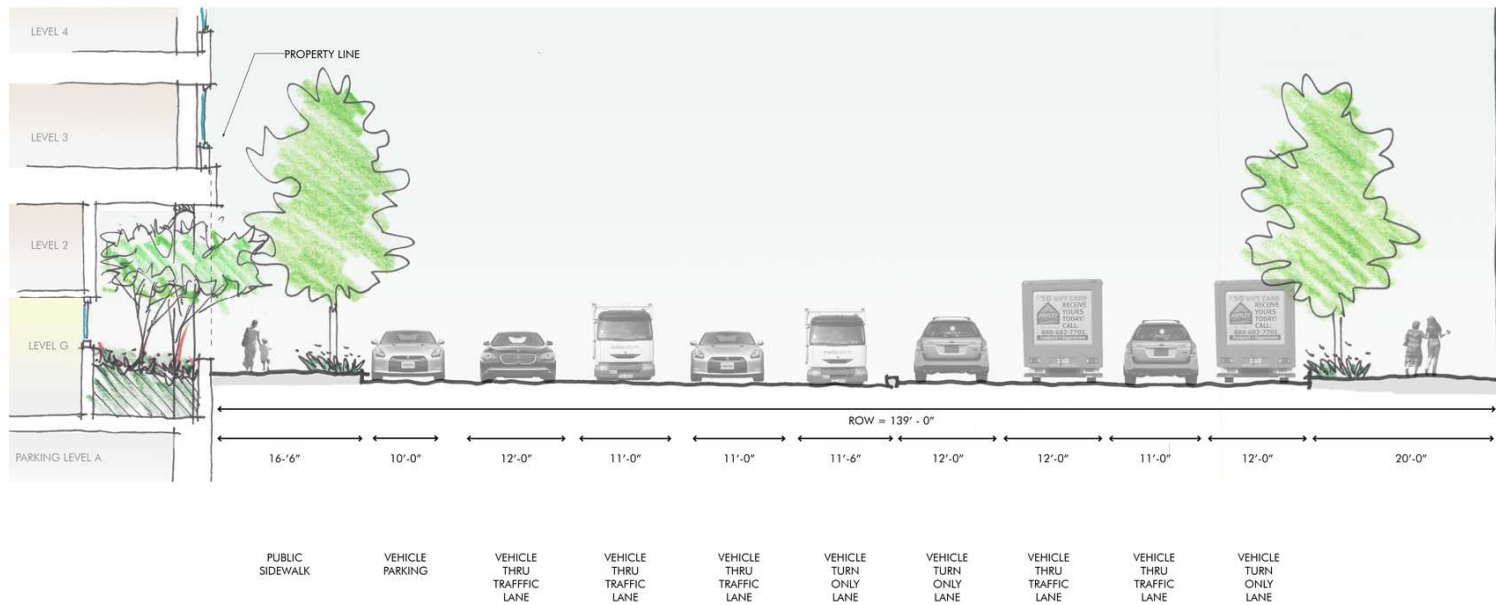


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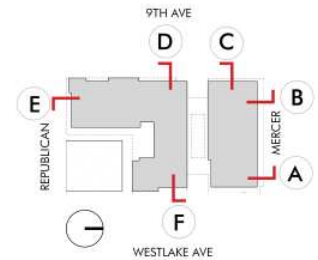
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Street Section Mercer street near 9th Ave N



B

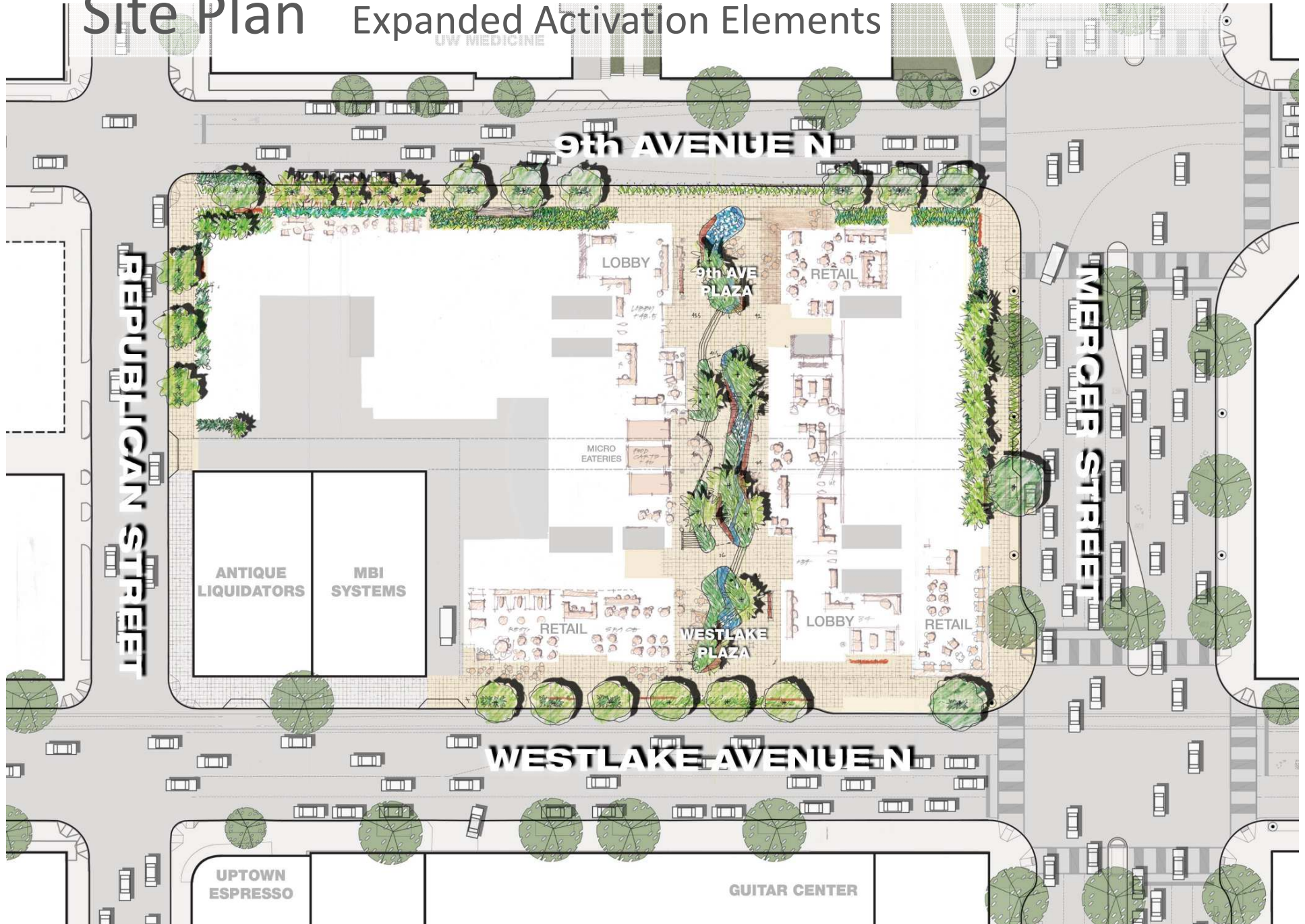


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Site Plan Expanded Activation Elements

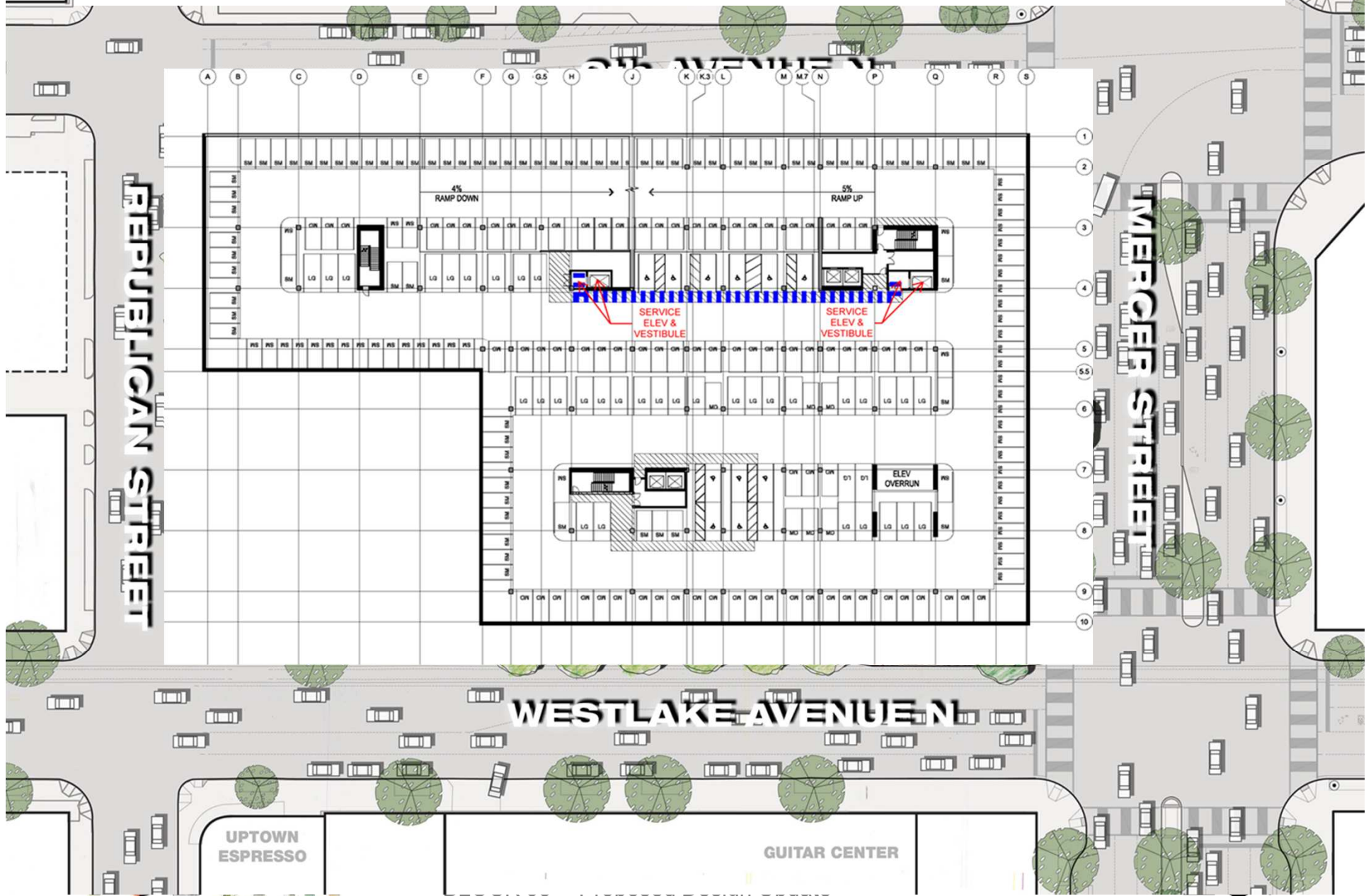


Site Plan

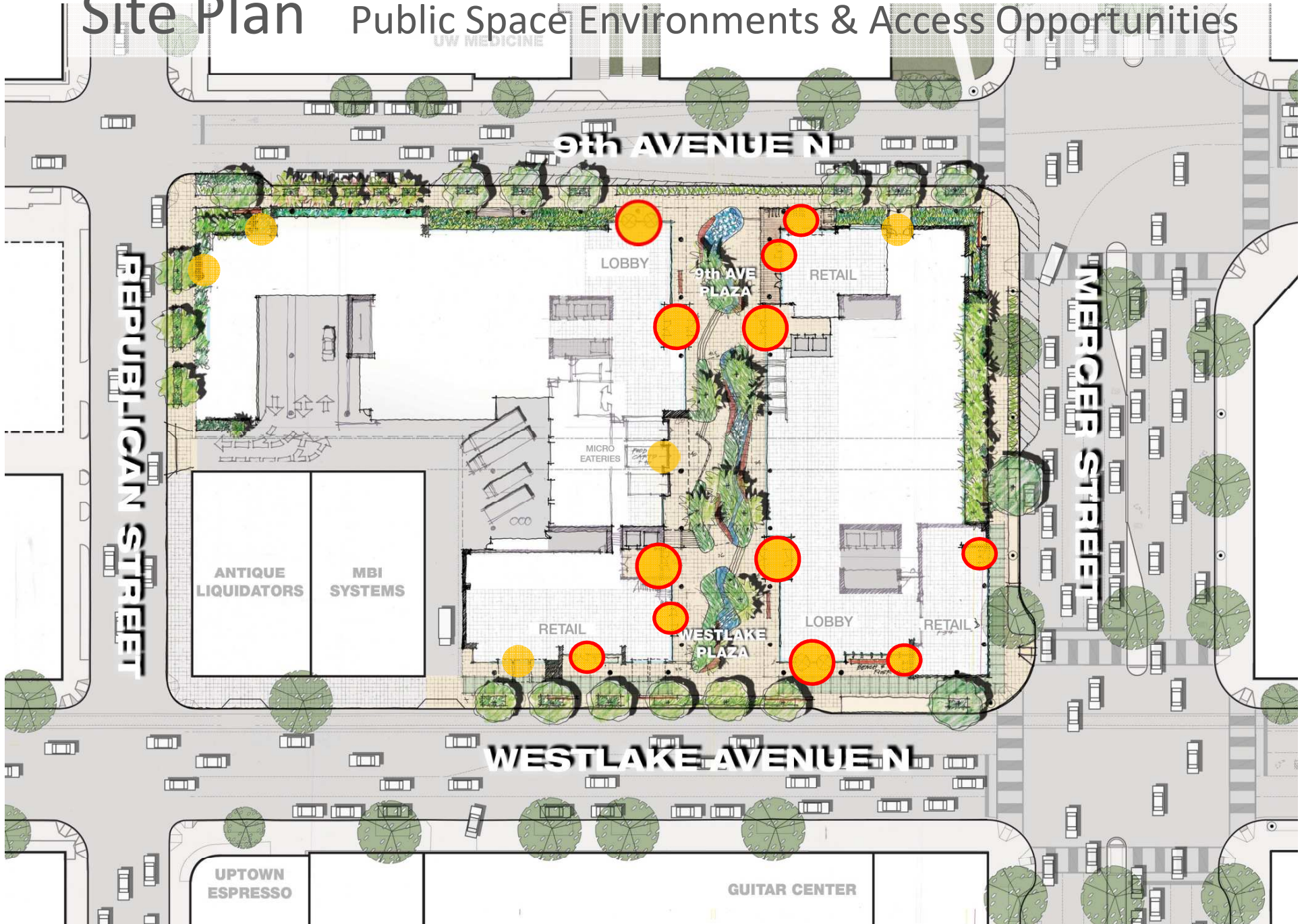
Proposed Plan Integration



Proposed Site Servicing Diagram

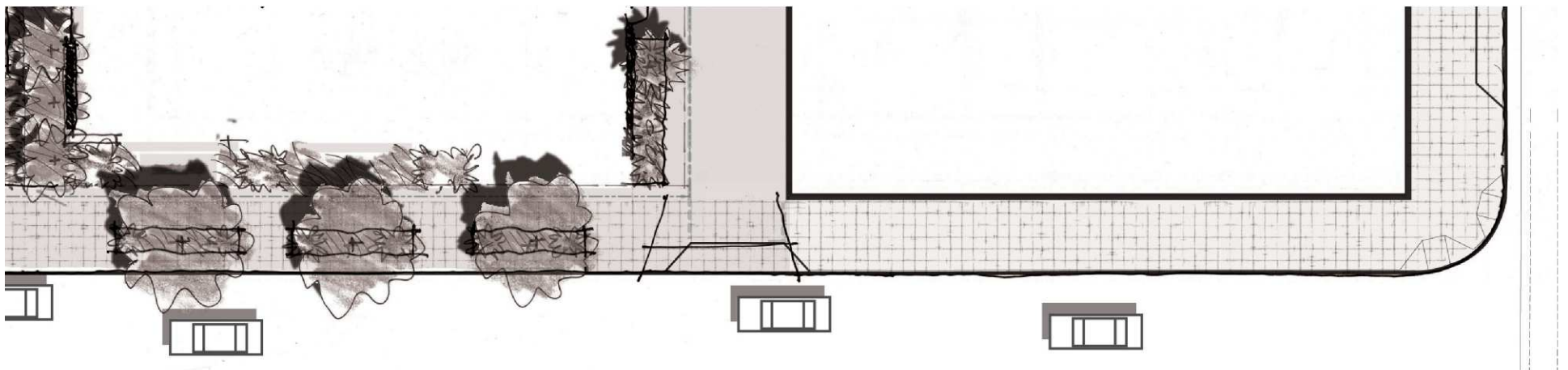


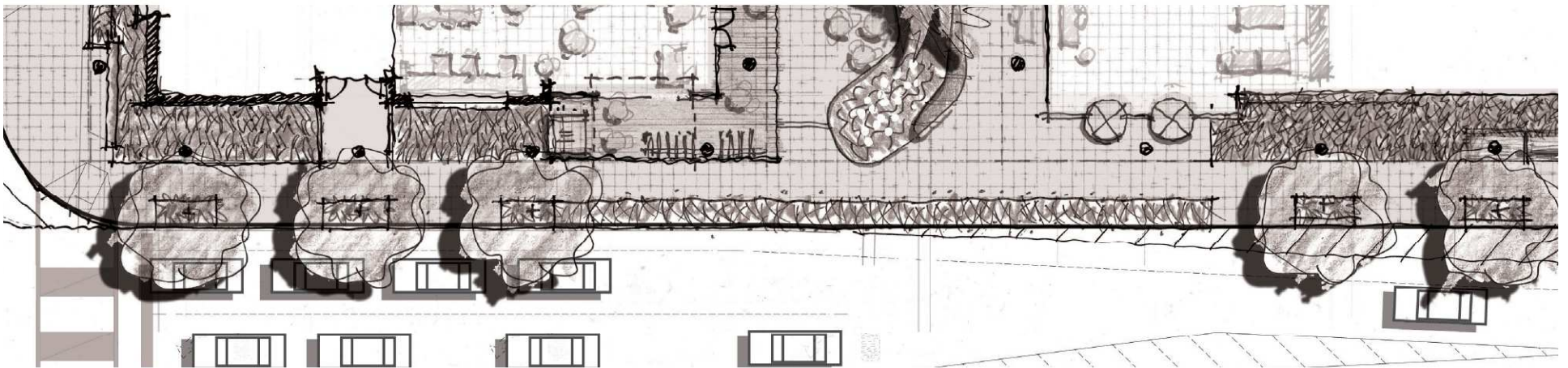
Site Plan Public Space Environments & Access Opportunities

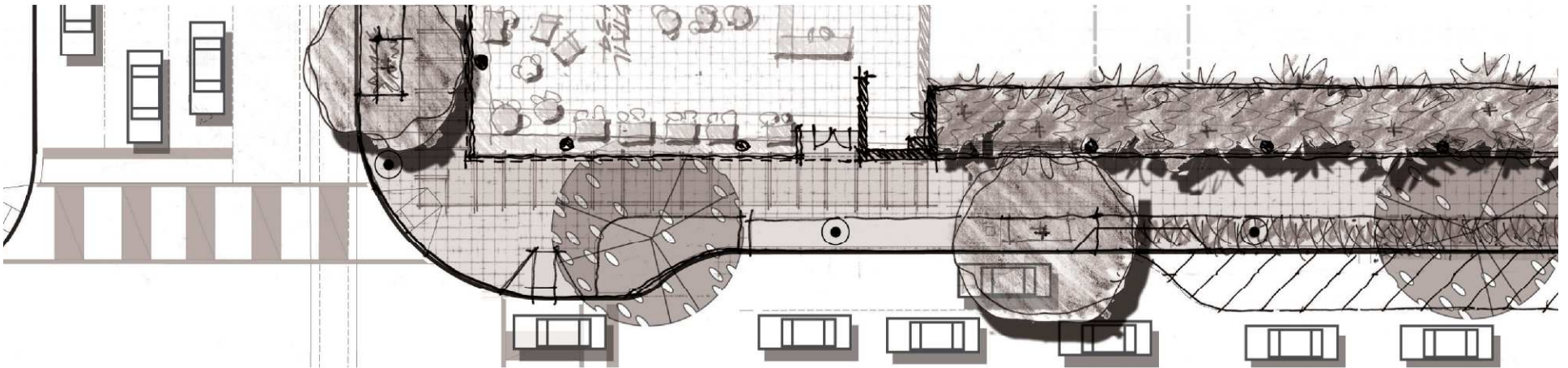


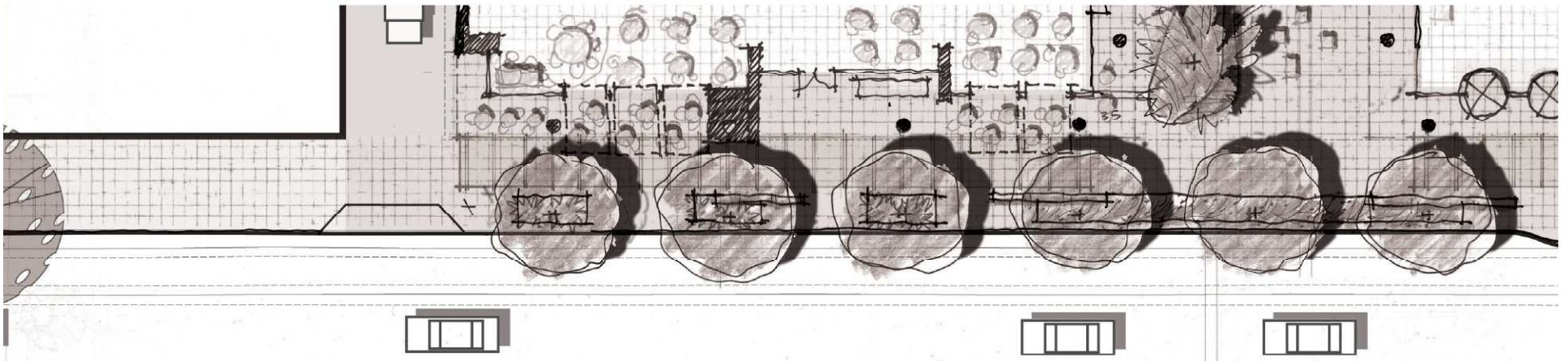


SOUTH ELE





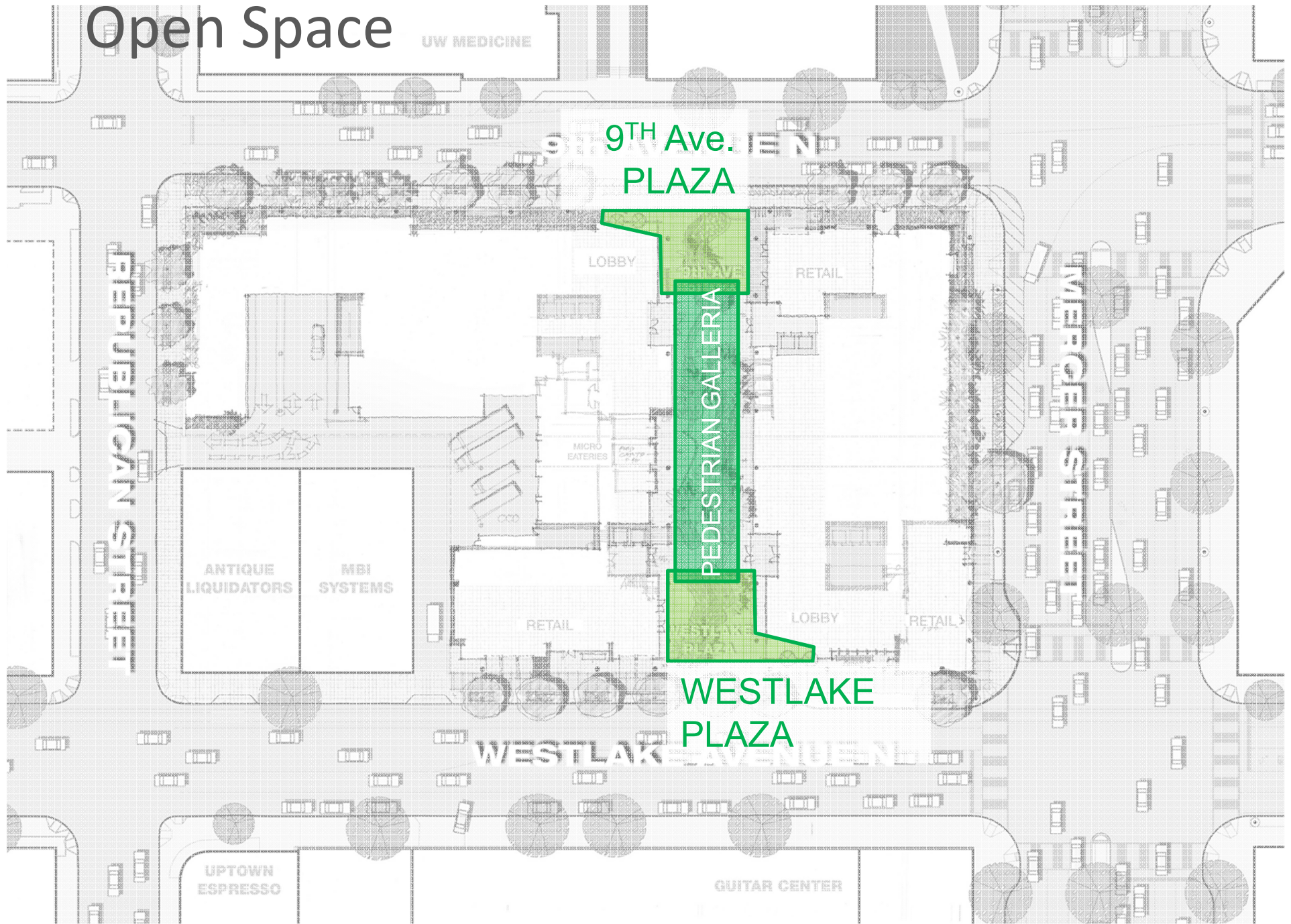




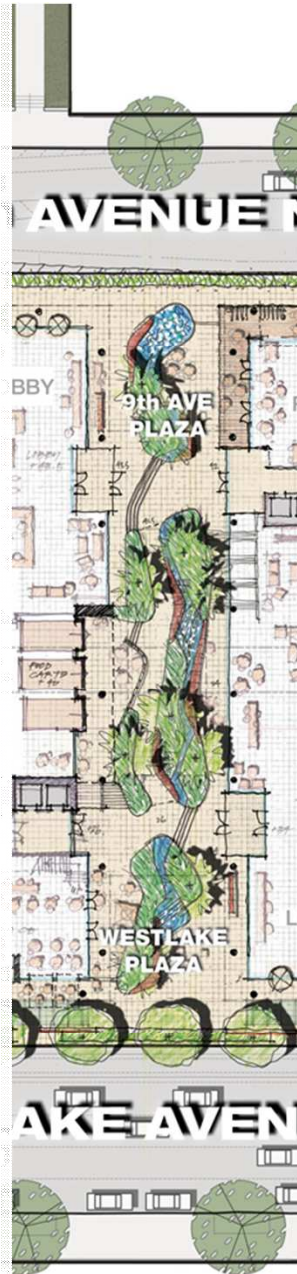


Fifth Elevation: Roof

Open Space

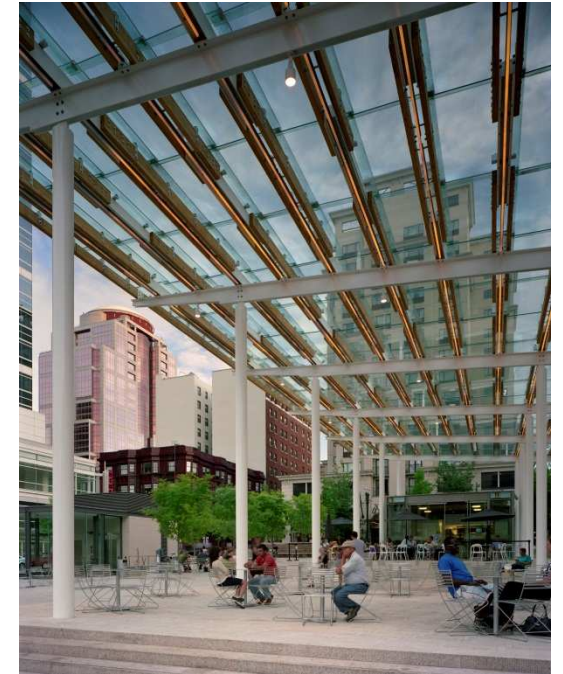


Galleria Landscape

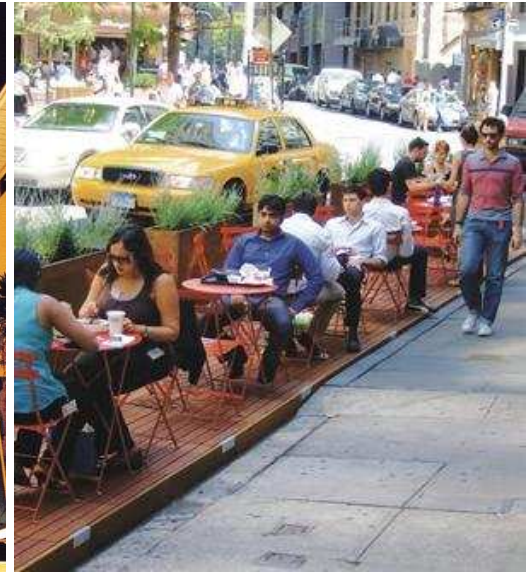




Parasol Concept







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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

