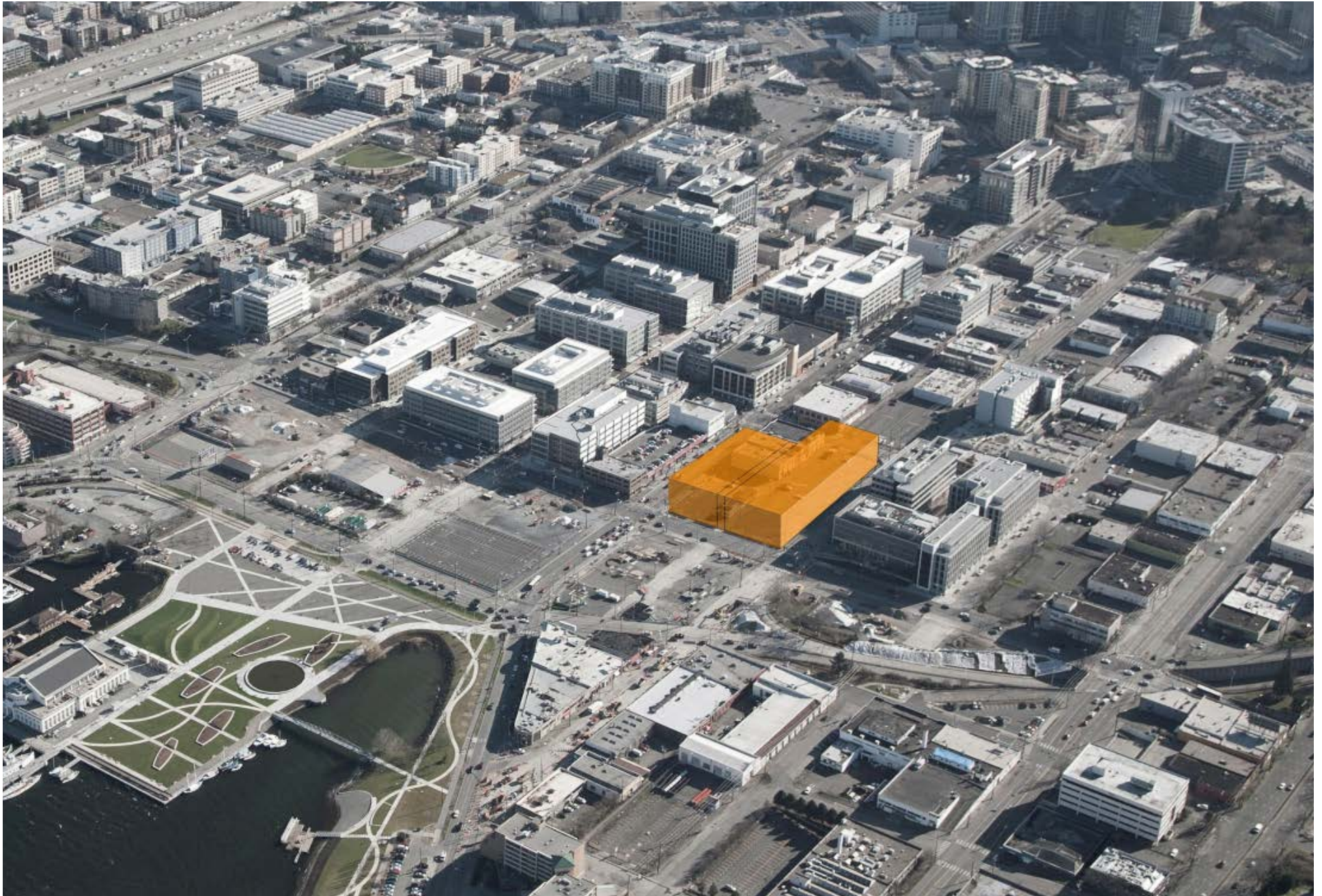


Agenda

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



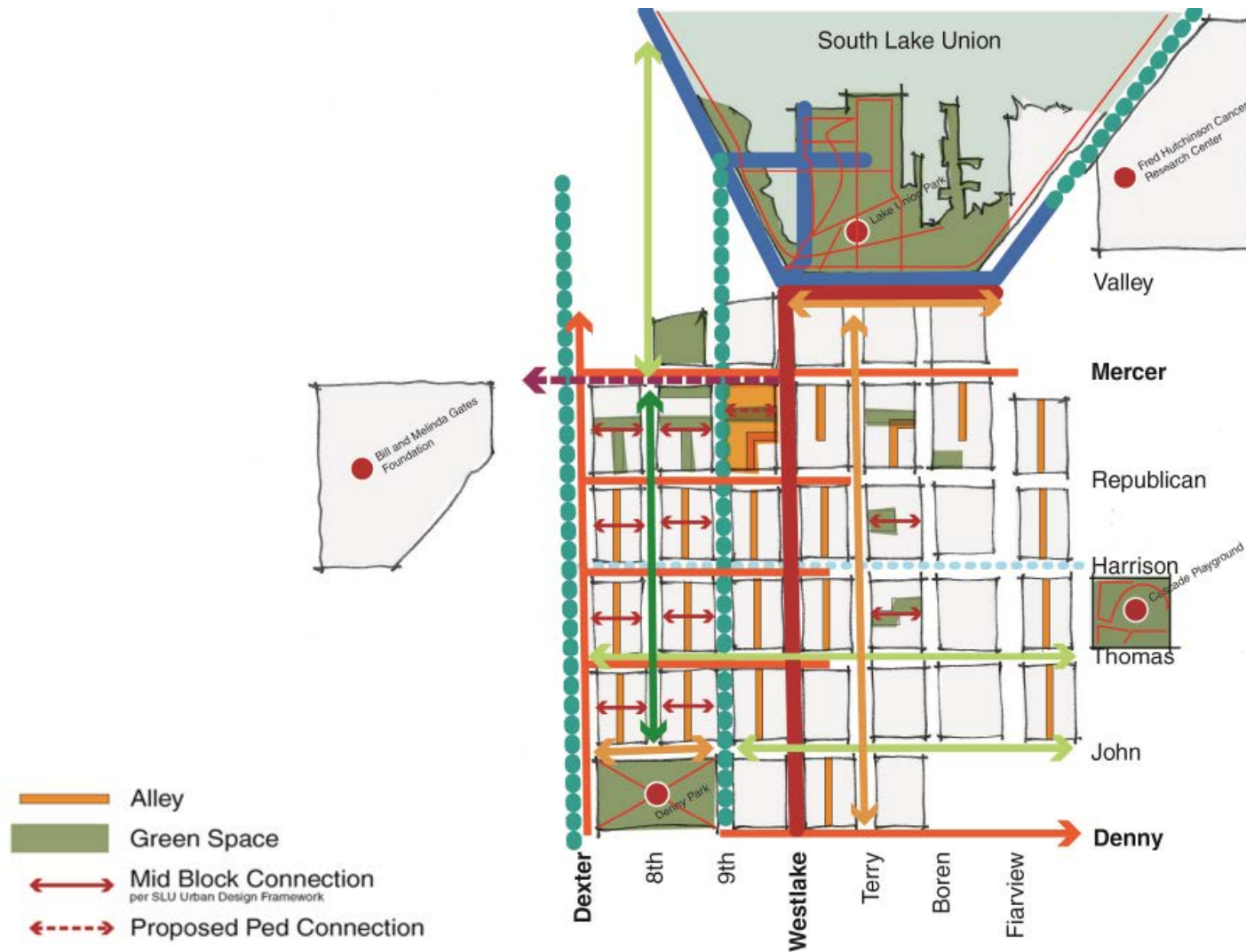
SLU Context

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



Development Concept Alternatives

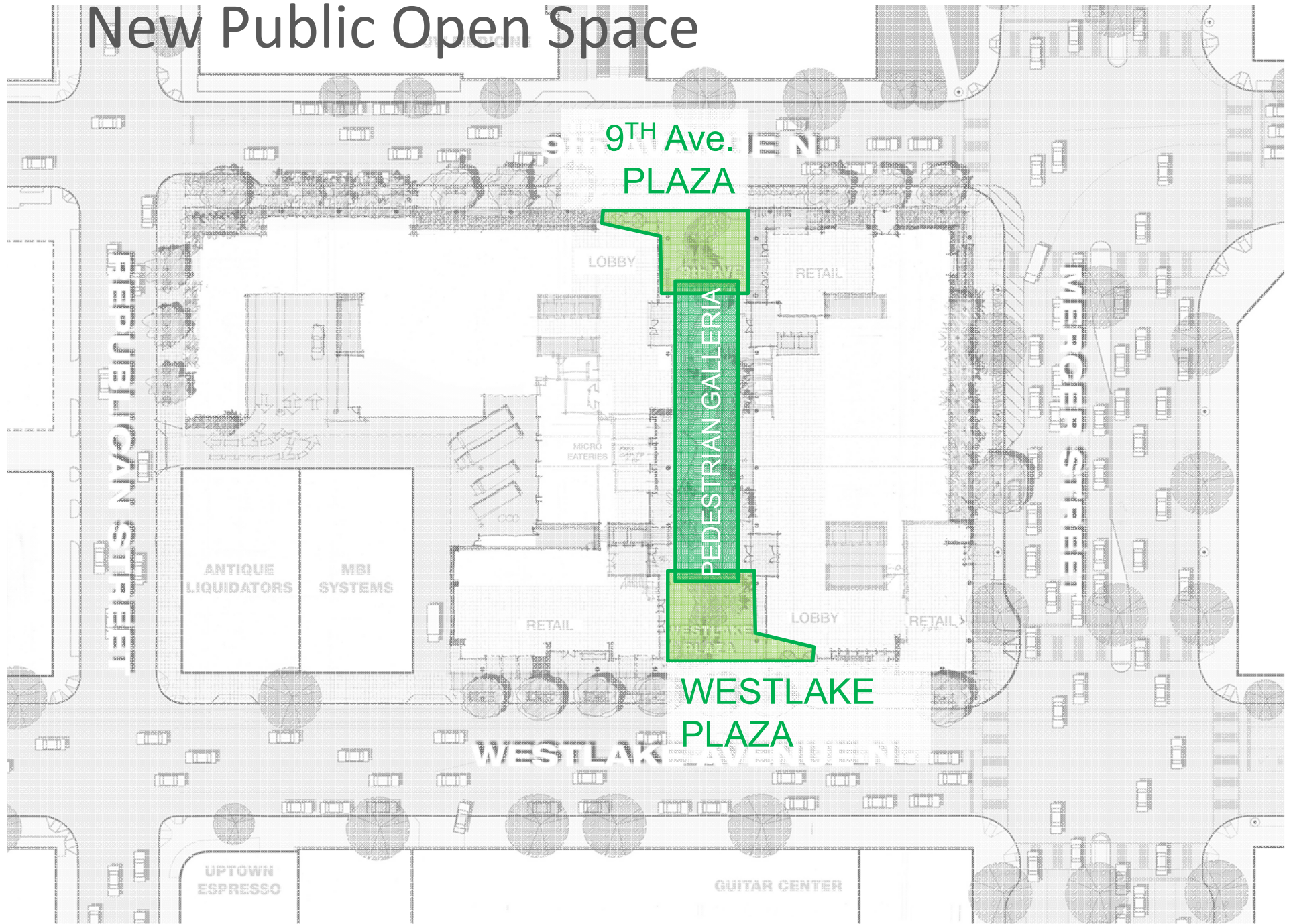


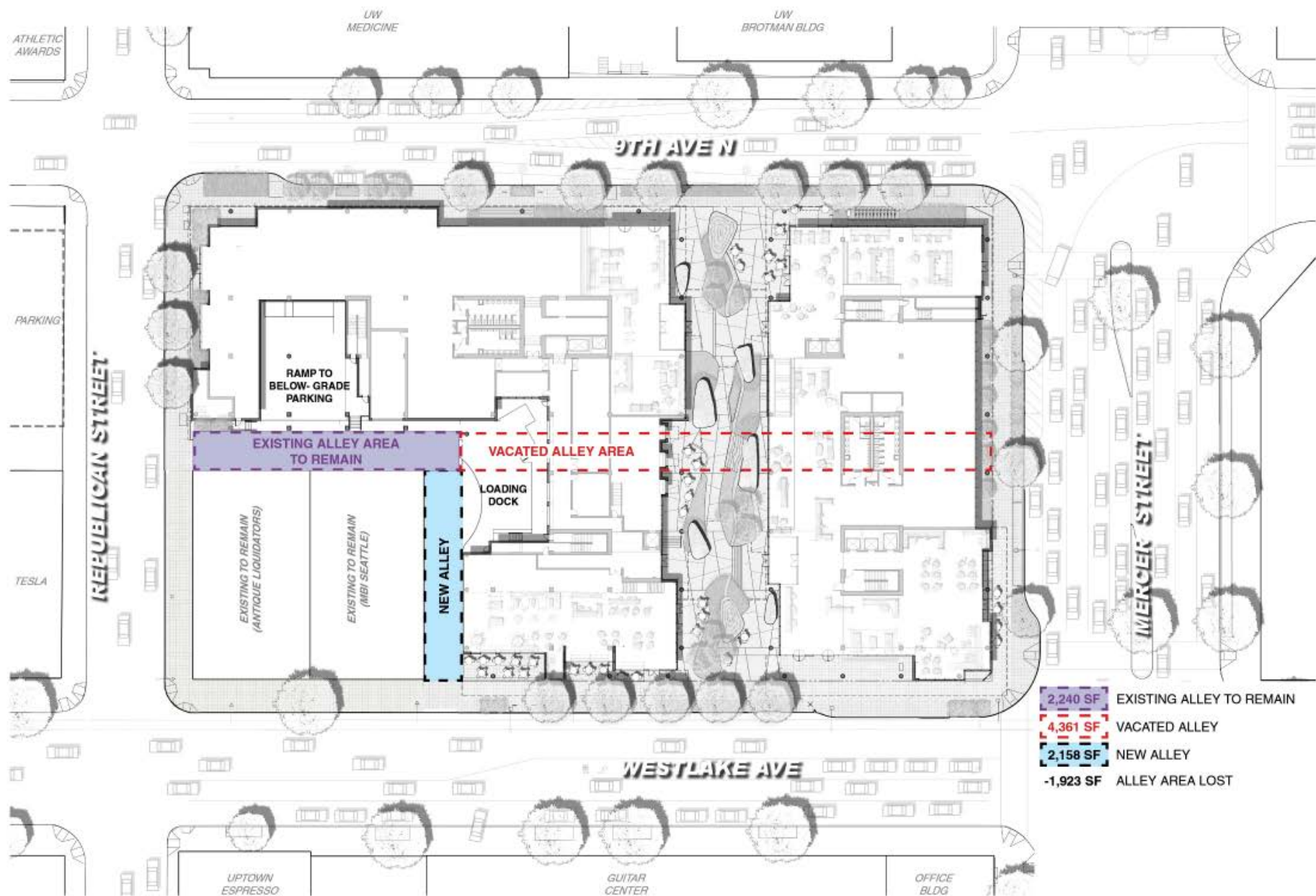
BASE CONCEPT
WITH NO ALLEY VACATION

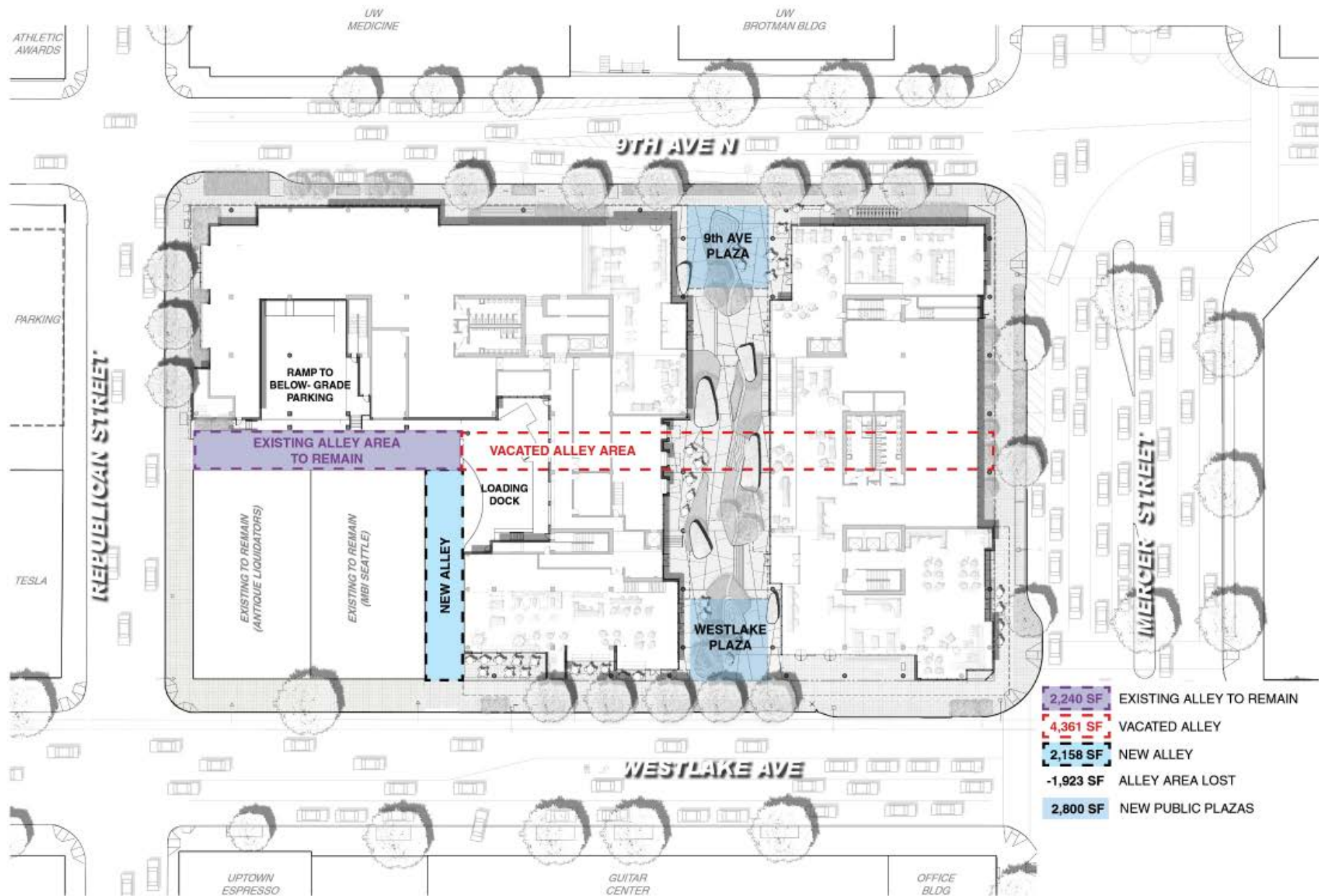


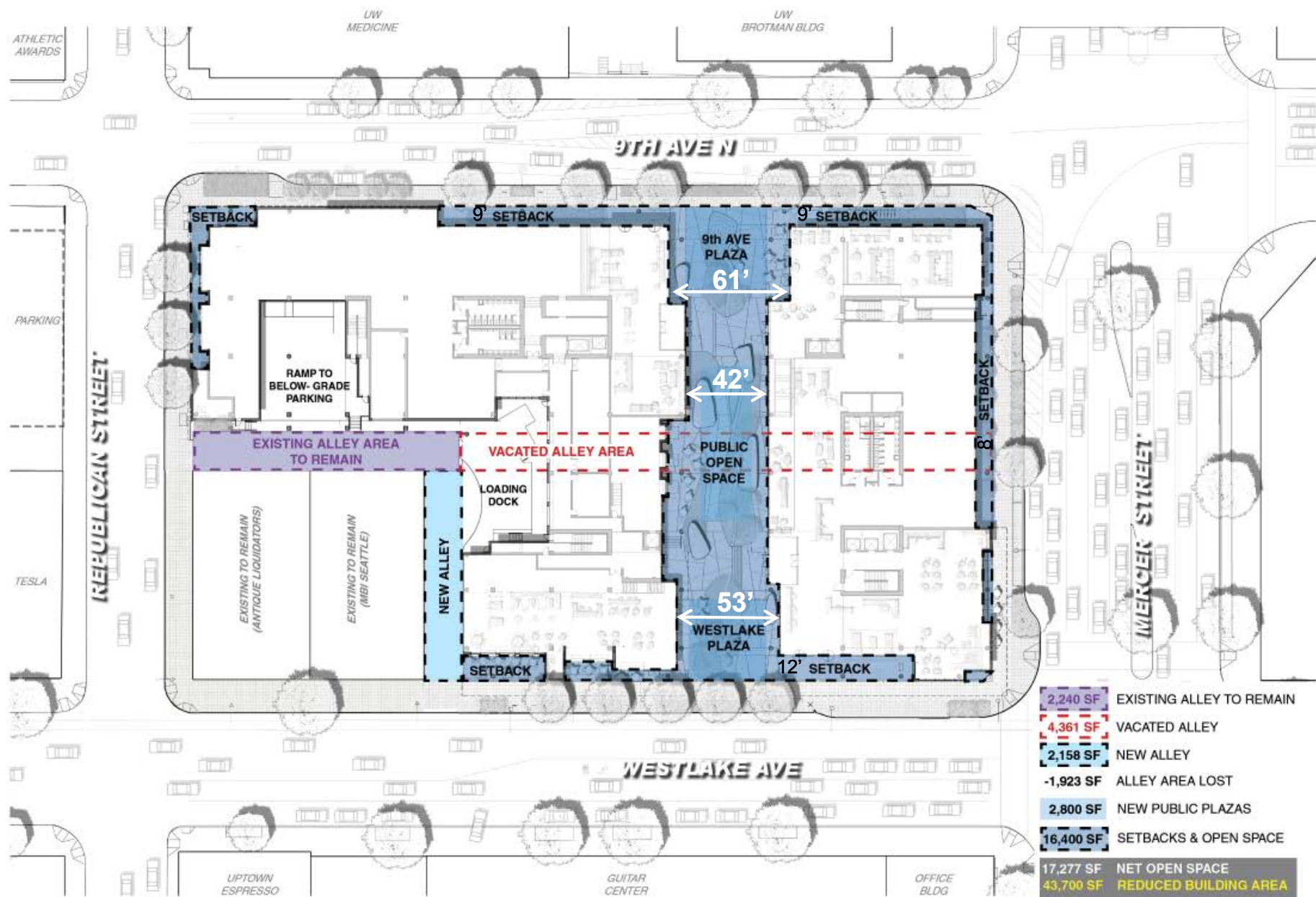
PROPOSED CONCEPT
WITH ALLEY VACATION

New Public Open Space









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

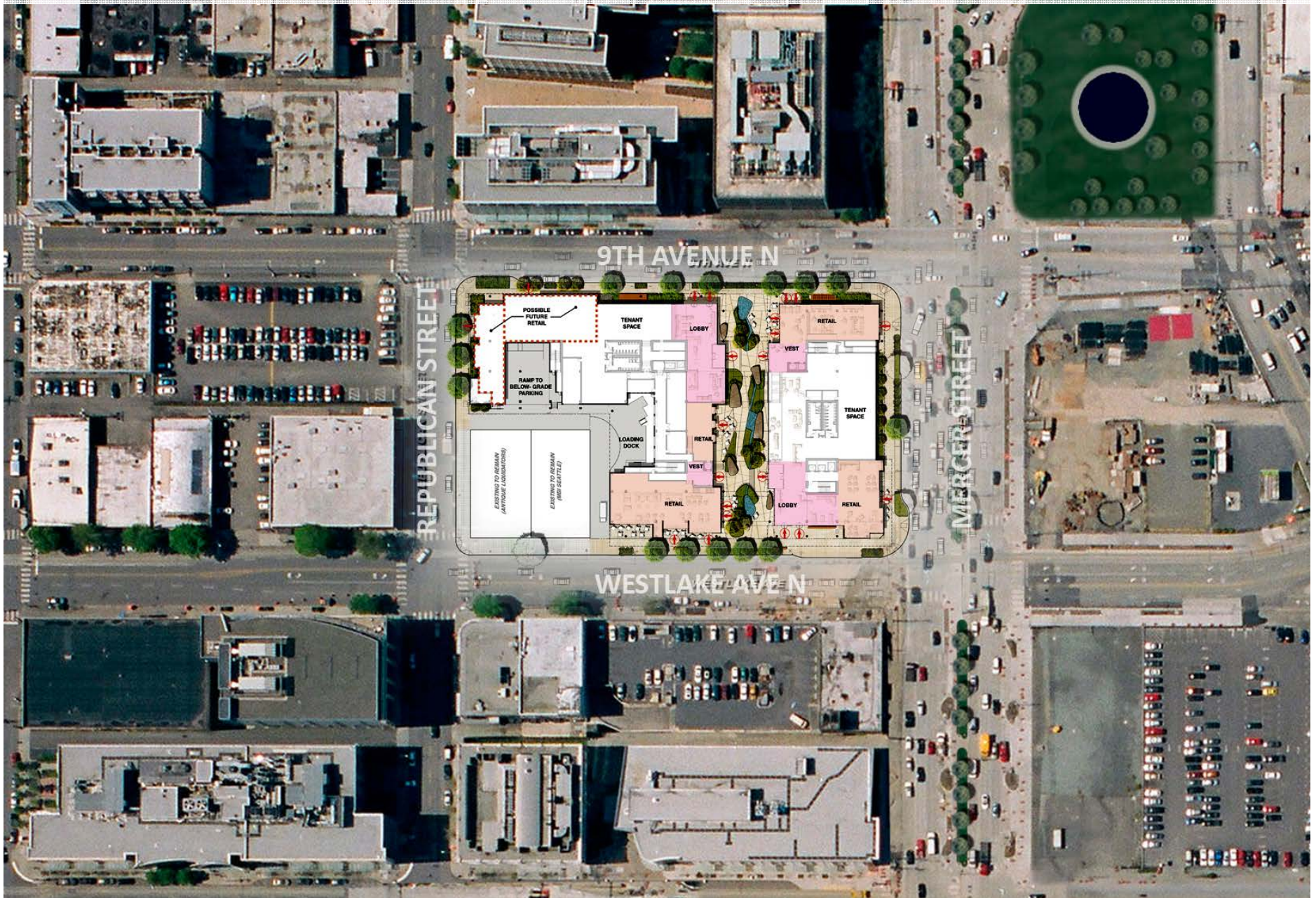
07/05 Site Plan



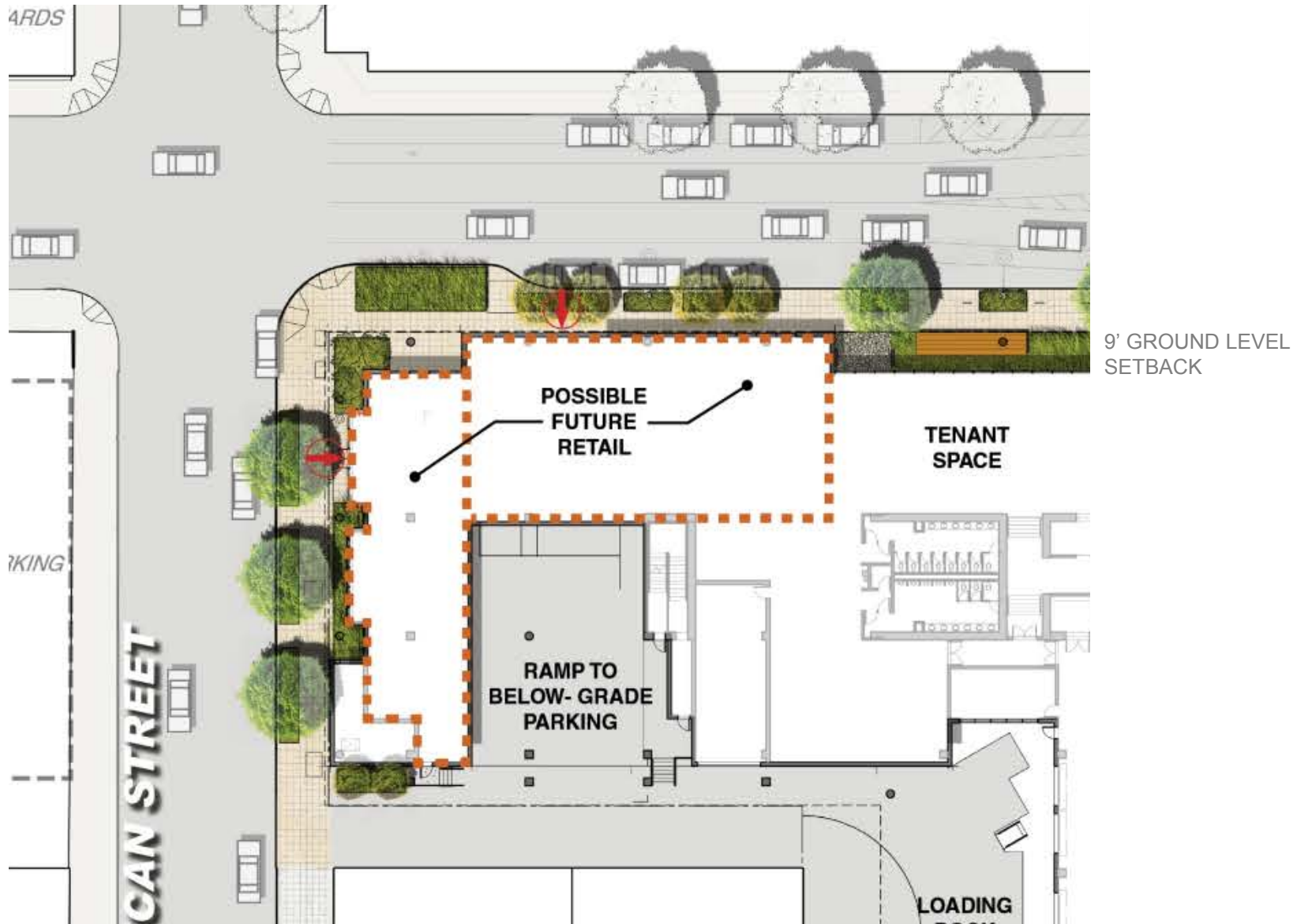
Revised Site Plan



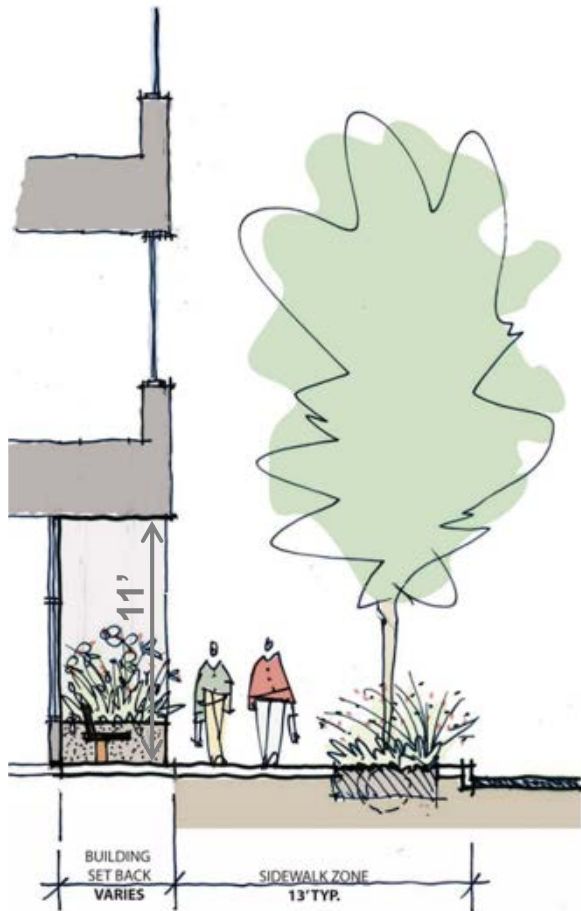
Site Context Aerial



Southwest Corner “storefront” approach



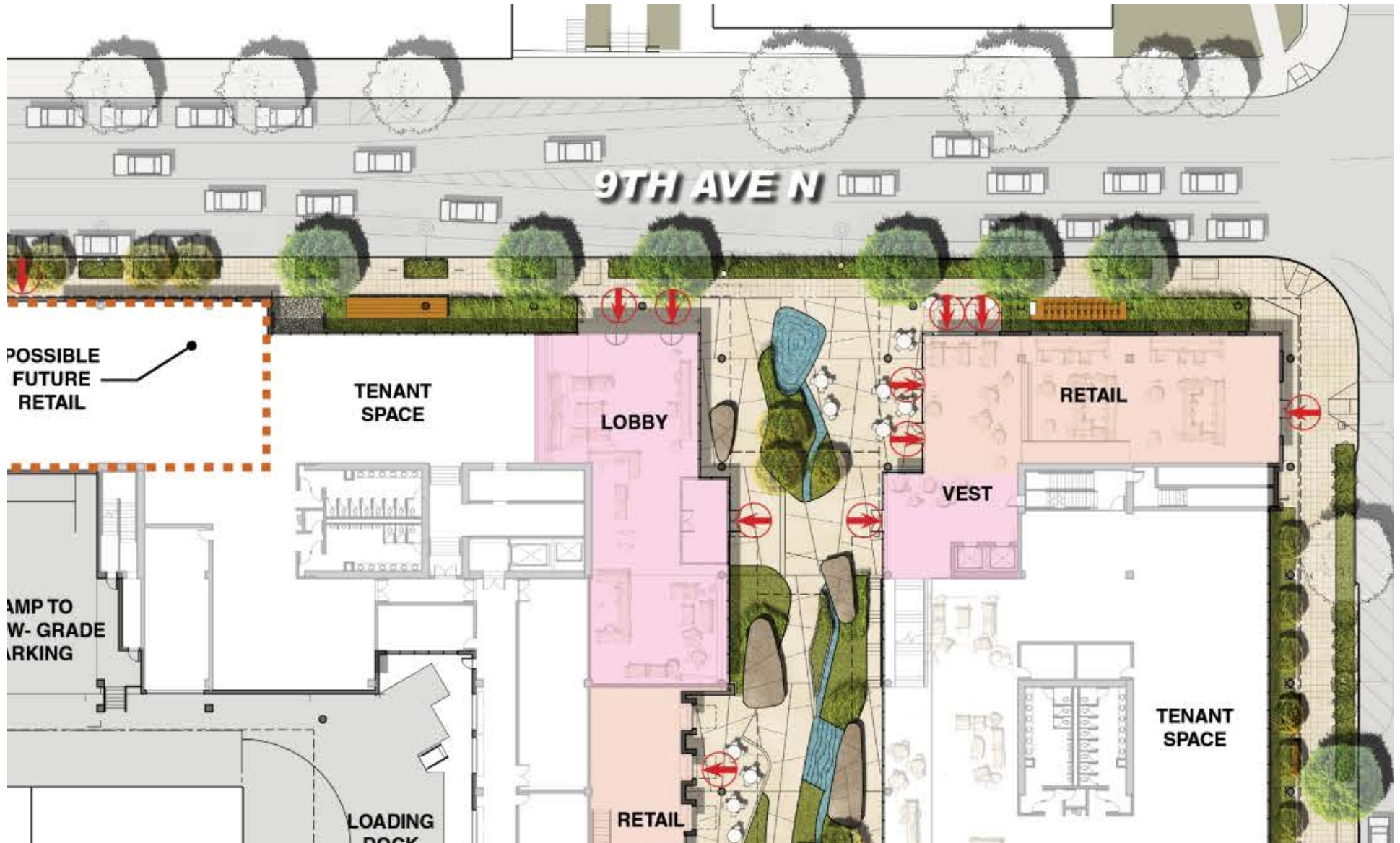
Southwest Corner “storefront” approach



REPUBLICAN STREET



9th Avenue Streetscape



9th Avenue Streetscape Rain Gardens



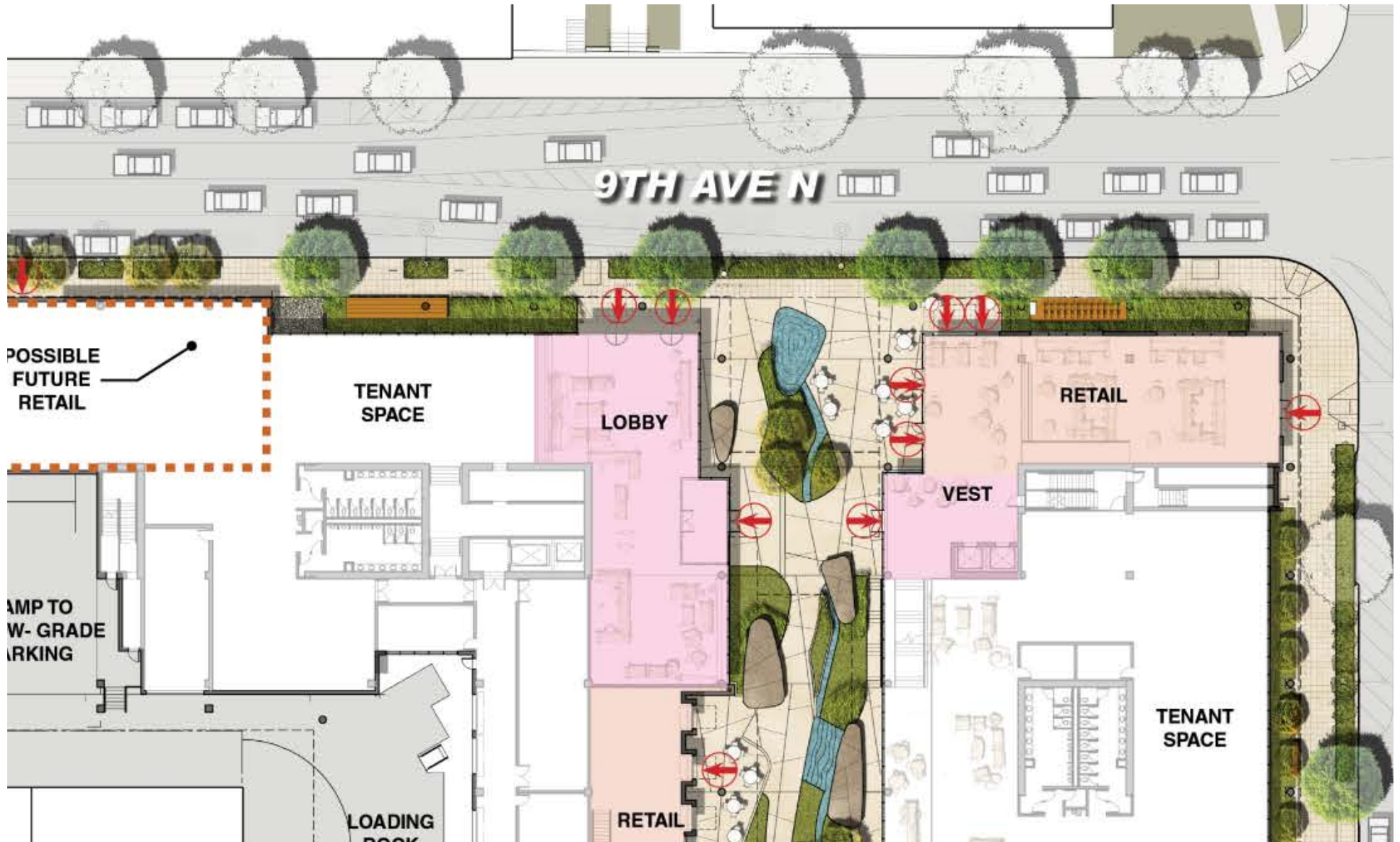
9th Avenue Streetscape Rain Gardens



9TH STREET



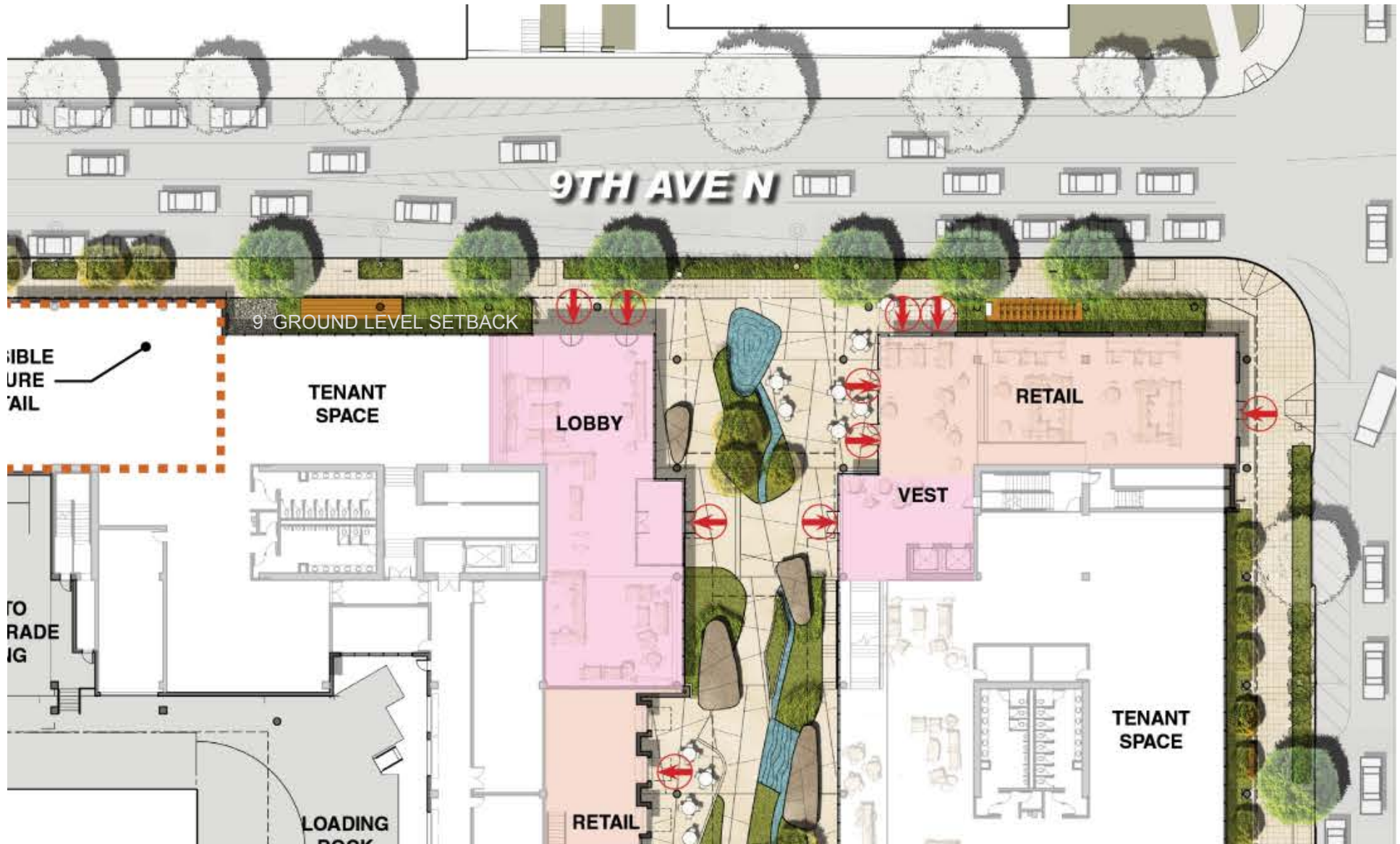
9th Avenue Streetscape Midblock



Mid-block View 9th Avenue



9th Avenue Streetscape Bike Amenities



9th Avenue Streetscape

Bike Amenities



9th Avenue Streetscape Bike Amenities

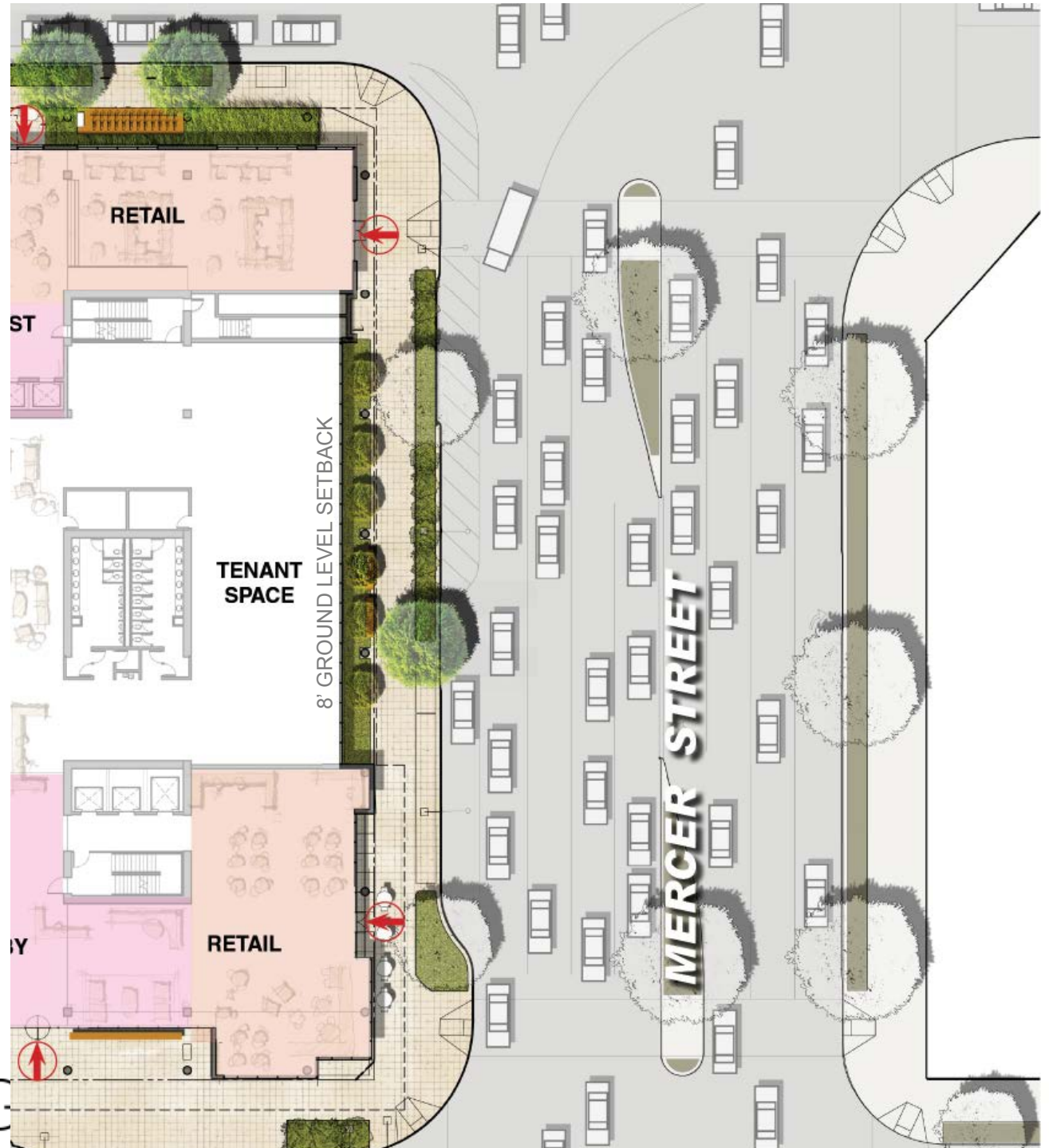


9th Avenue Elevation



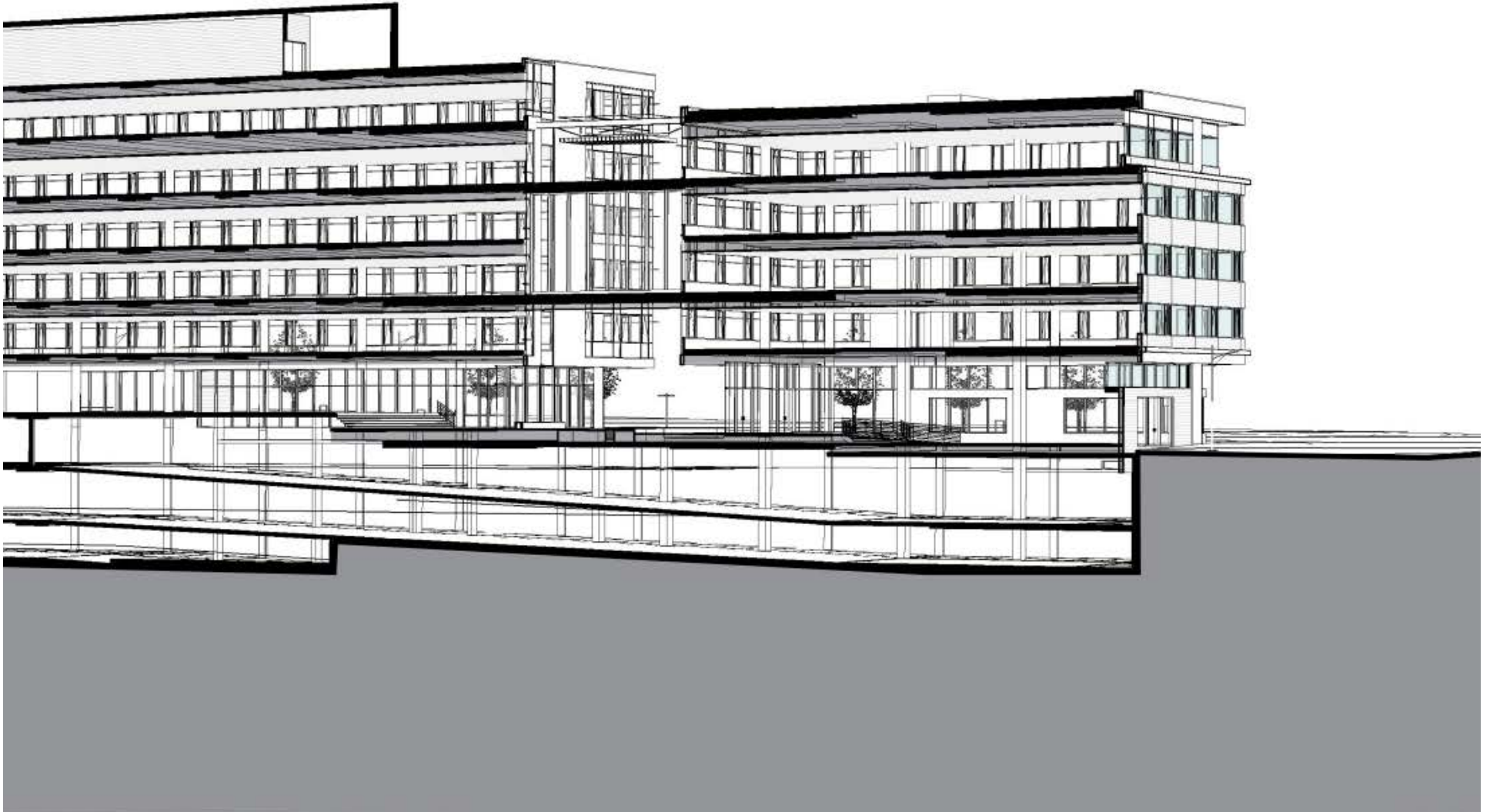
Mercer Streetscape

VULCAN ZONE



Mercer Street Interface

Section at Retail Corner

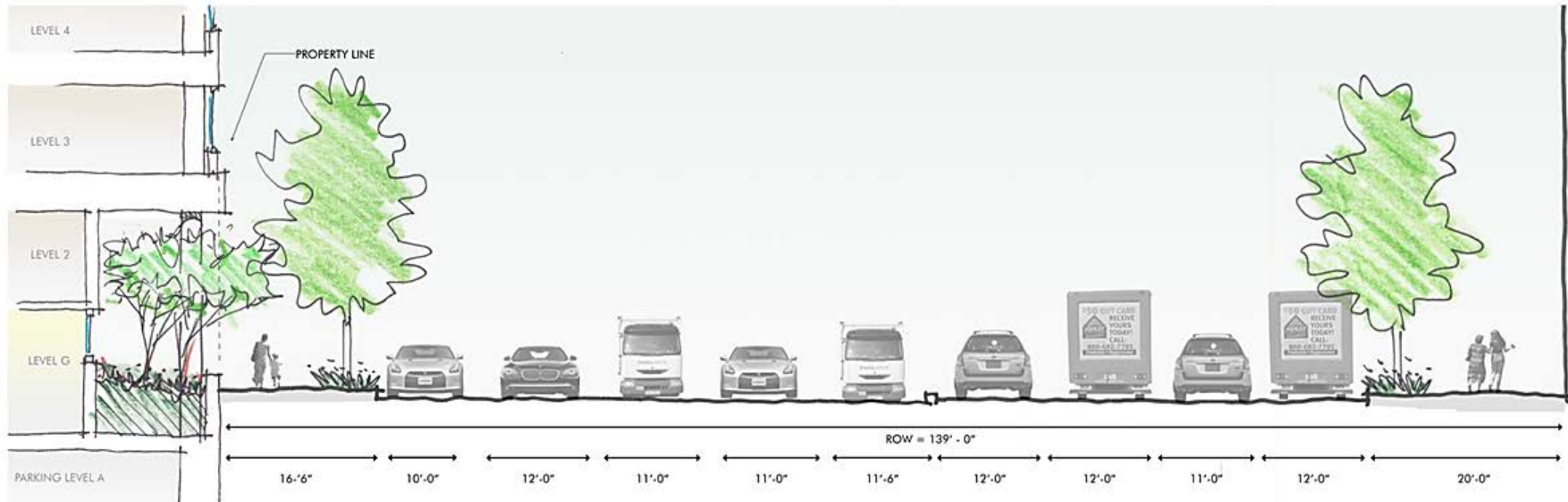


Mercer Street Interface

Section at Voluntary Setback



Mercer Street Interface Street Section



Mercer Street Interface Street Section



MERCER STREET



Mercer Streetscape



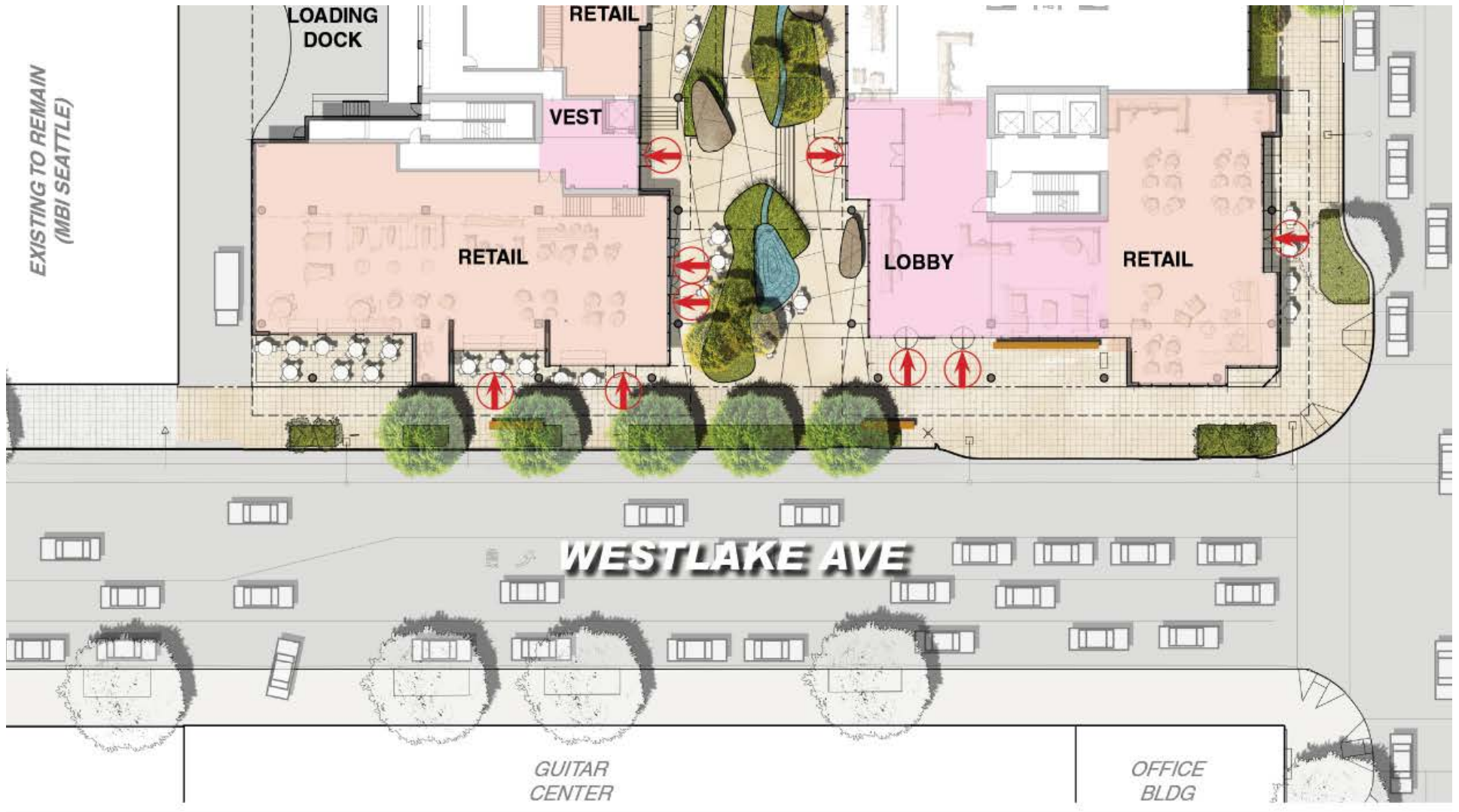
View from Westlake & Mercer



Mercer Street Elevation



Westlake Avenue Streetscape



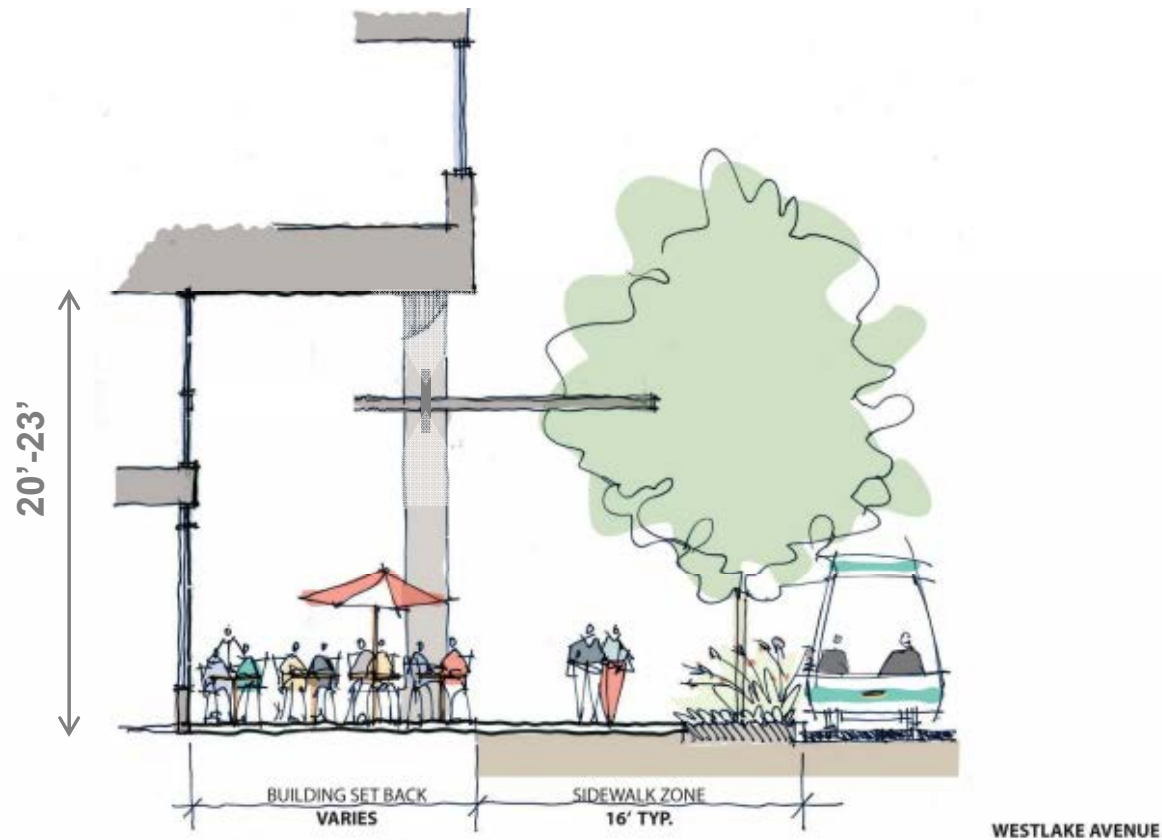
Westlake Avenue Streetscape SLUT Station



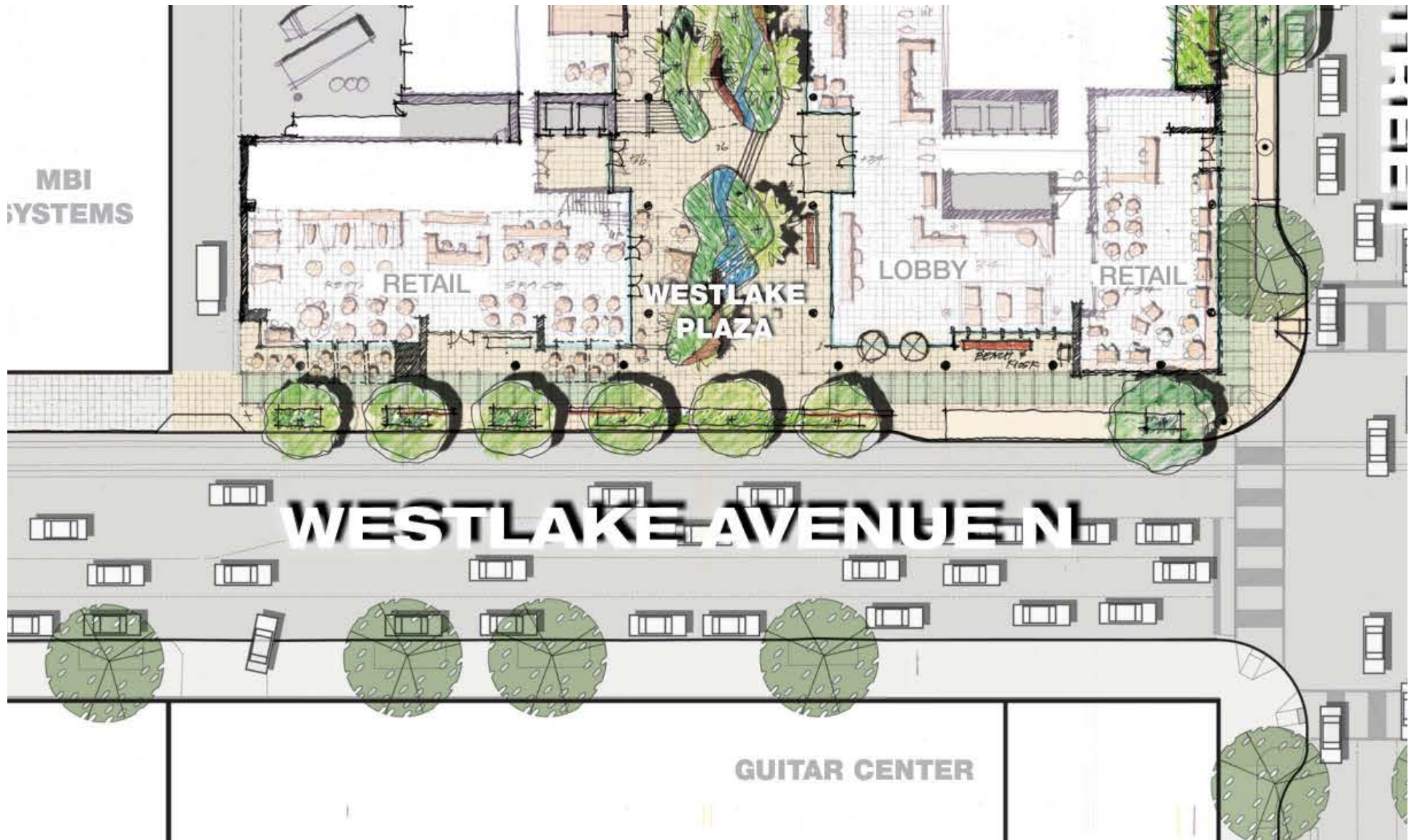
Westlake Avenue Streetscape



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

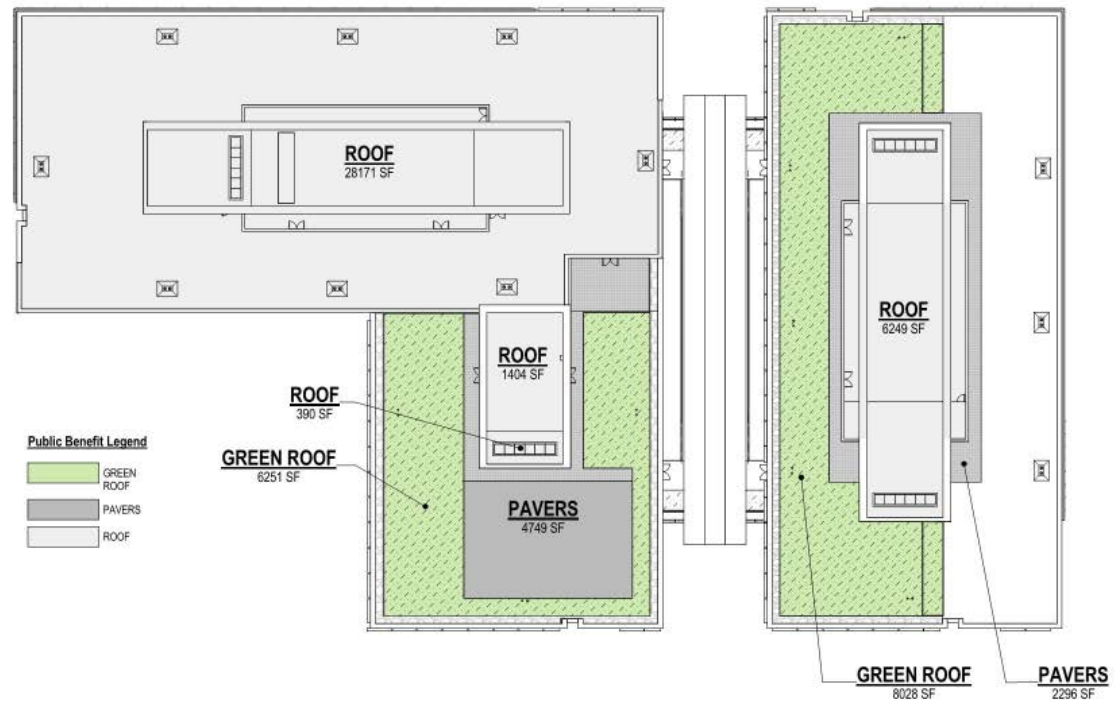
- Orientation w Intelligent Envelope
- Daylighting

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

SSIBLE
TURE
ETAIL

TENANT
SPACE

P TO
GRADE
ONG

LOADING
DOCK

EXISTING TO REMAIN
(NBI SEATTLE)

RETAIL

LOBBY

RETAIL

VEST

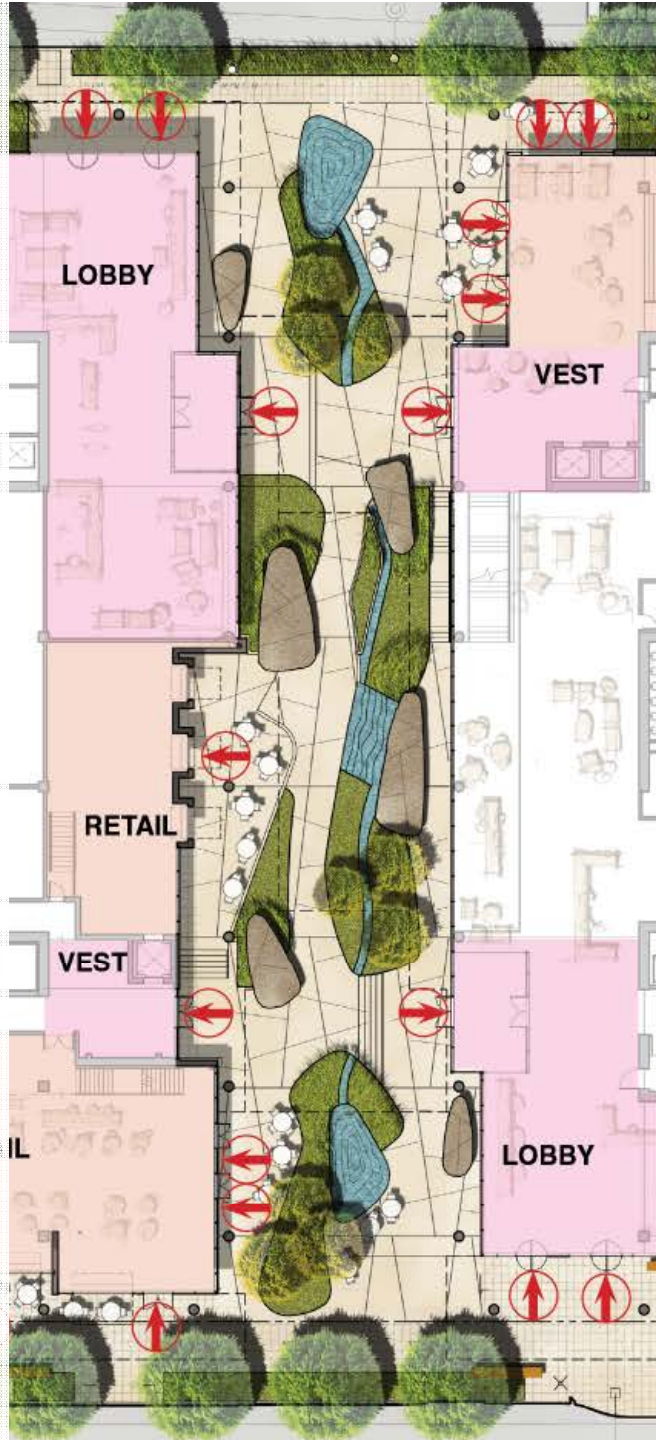
VEST

RETAIL

TENANT
SPACE

LOBBY

RETAIL



Pedestrian Galleria



Pedestrian Galleria



Pedestrian Galleria

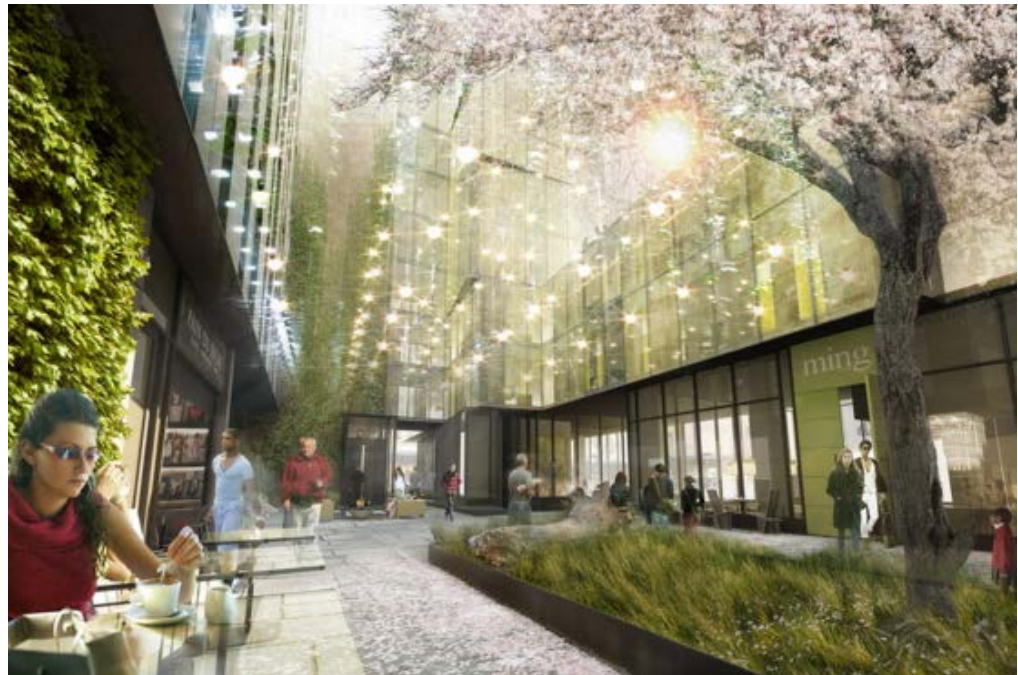
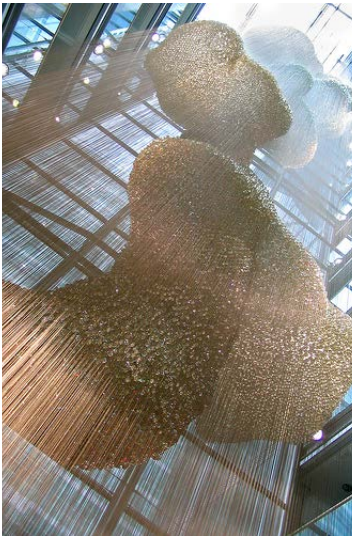


View of Pedestrian Galleria



Mid-Block View from Westlake





REPUBLICAN STREET



Fraxinus pennsylvanica
'Sensu'
3 1/2" - 4" CAL.



Cornus sericea



Lavandula angustifolia



Rhopilepis umbellata
'Miser'



Arctostaphylos uva-ursi
'Vancouver Jade'



Achillea 'Terracotta'



Crocosmia 'Lucifer'



Pennisetum orientale 'Karley Rose'



Salvia x sylvestris 'May Night'

GALLERIA



Stewartia pseudocamelia
3 - 3 1/2" CAL.



Lonicera pileata 'Mass Green'



Aconitum molle



Aster



Anemone x hybrida



Hosta



Liriope muscari 'Big Blue'



Ophiopogon planiscapus



Phyllostachys nigra

9TH AVE NORTH



Parrotia persica 'Variegata'
12-15' HT.



Quercus suber
3 1/2" - 4"



Arctostaphylos uva-ursi
'Vancouver Jade'



Crocosmia 'Lucifer'



Salvia x sylvestris 'May Night'



Sedum x 'Autumn Joy'



Berberis thunbergii



Euphorbia wulfenii



Lavandula angustifolia



Lonicera pileata
'Mass Green'



Carex marrovi
'Ice Dance'



Helictotrichon
sempervirens



Juncus patens
'Elk's Blue'



Pennisetum orientale
'Karley Rose'



MERCER STREET



Acer palmatum
12-15' HT.



Ulmus 'Horner'
3 1/2" - 4" CAL.



Ilex crenata 'Convexa'



Aconitum molle



Aster



Hakonechloa macra
'Aureola'



Hosta



Ophiopogon planiscapus

WESTLAKE AVE



Ulmus x 'Frontier'
3 1/2" CAL.



Arbutus unedo 'Compacta'



Euphorbia robbiae



Helictotrichon
sempervirens



Liriope muscari 'Big Blue'

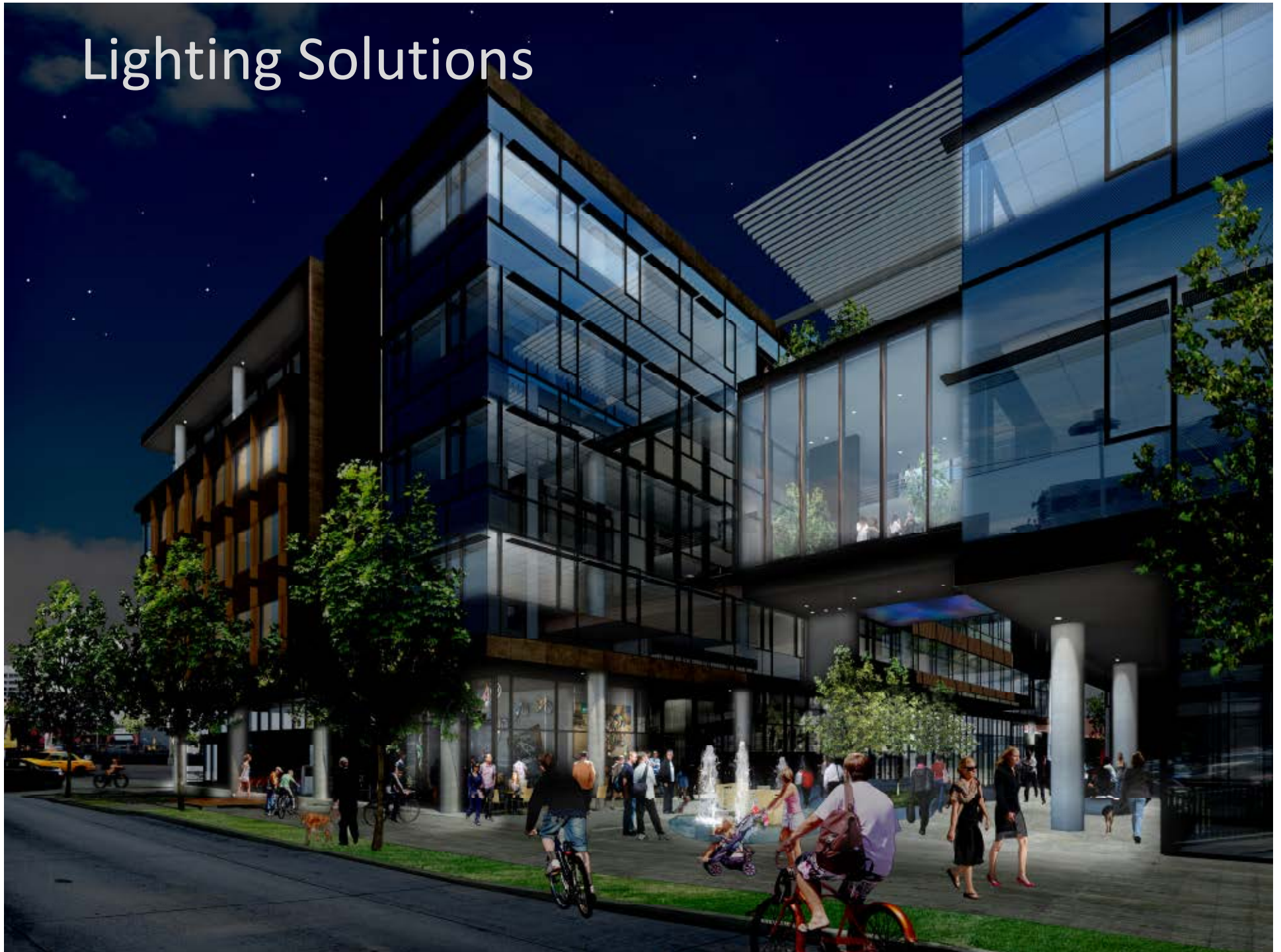


Prunus laurocerasus
'Otto Eyckner'

View of Mid-Block Connection from 9th



Lighting Solutions



Lighting Solutions



