



**VULCAN** ZGF

2012 1211  
**Block 93**

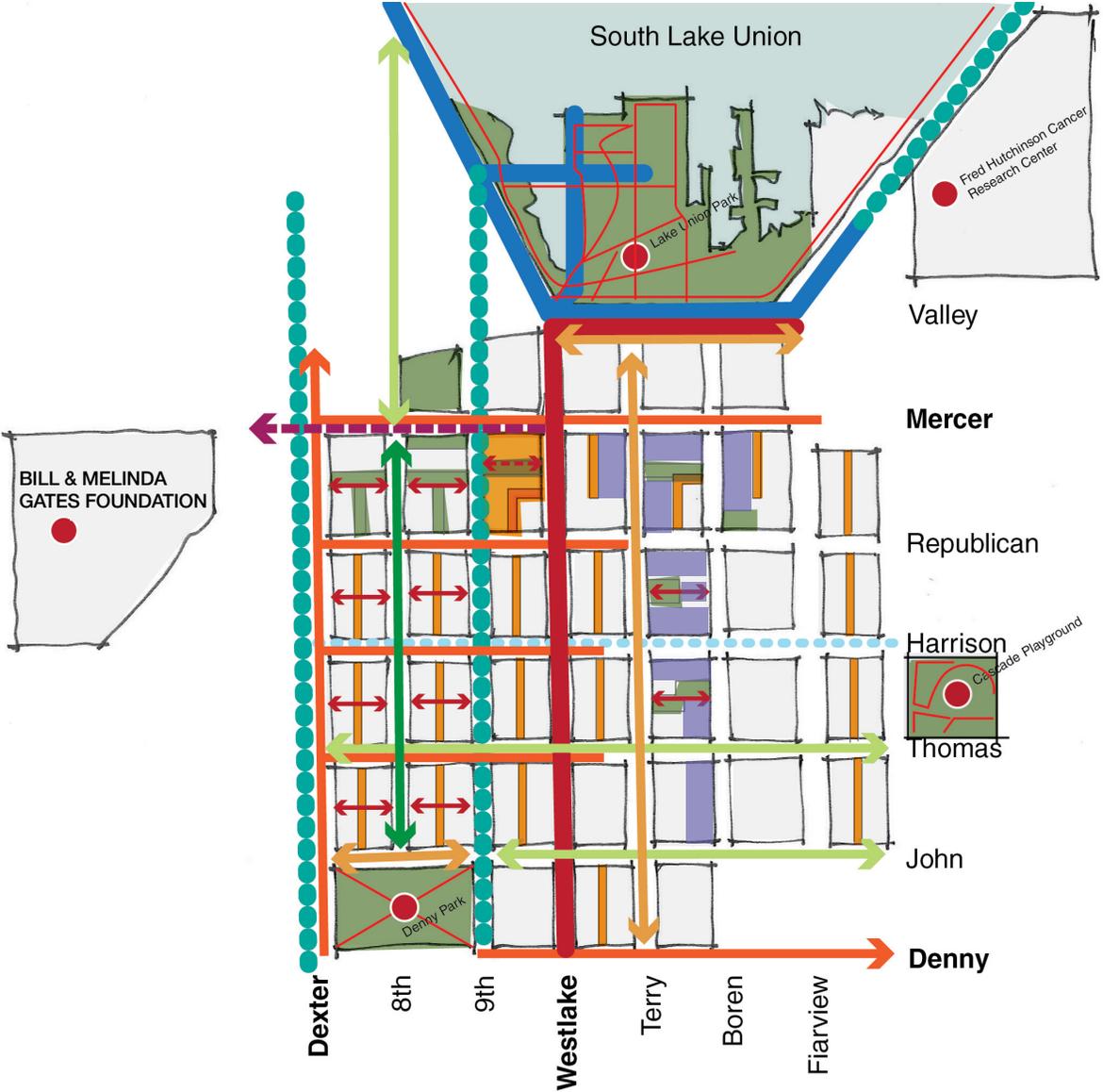
Seattle City Council  
Transportation Committee  
Alley Vacation Package  
**South Lake Union**

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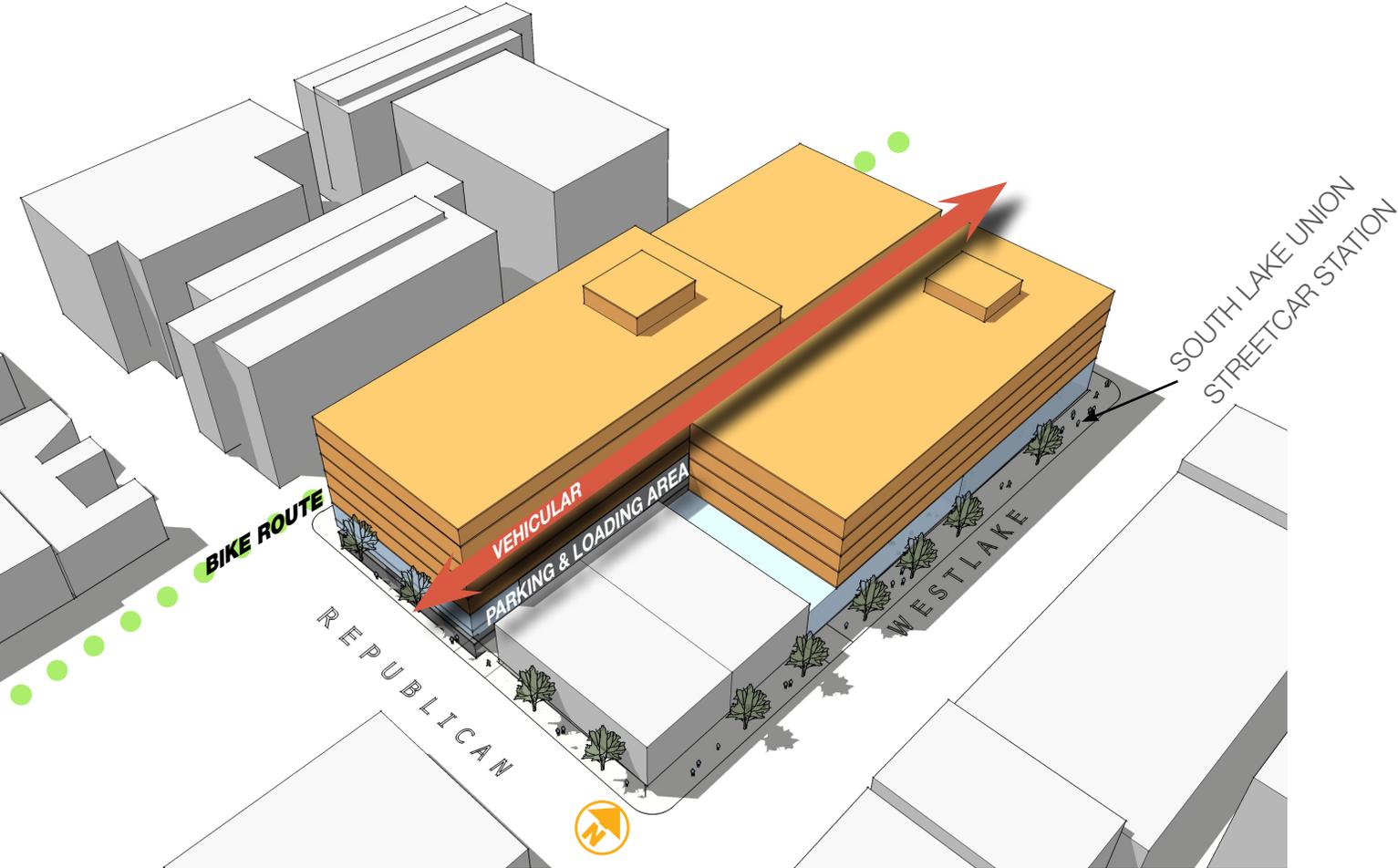


# Site Plan Diagram

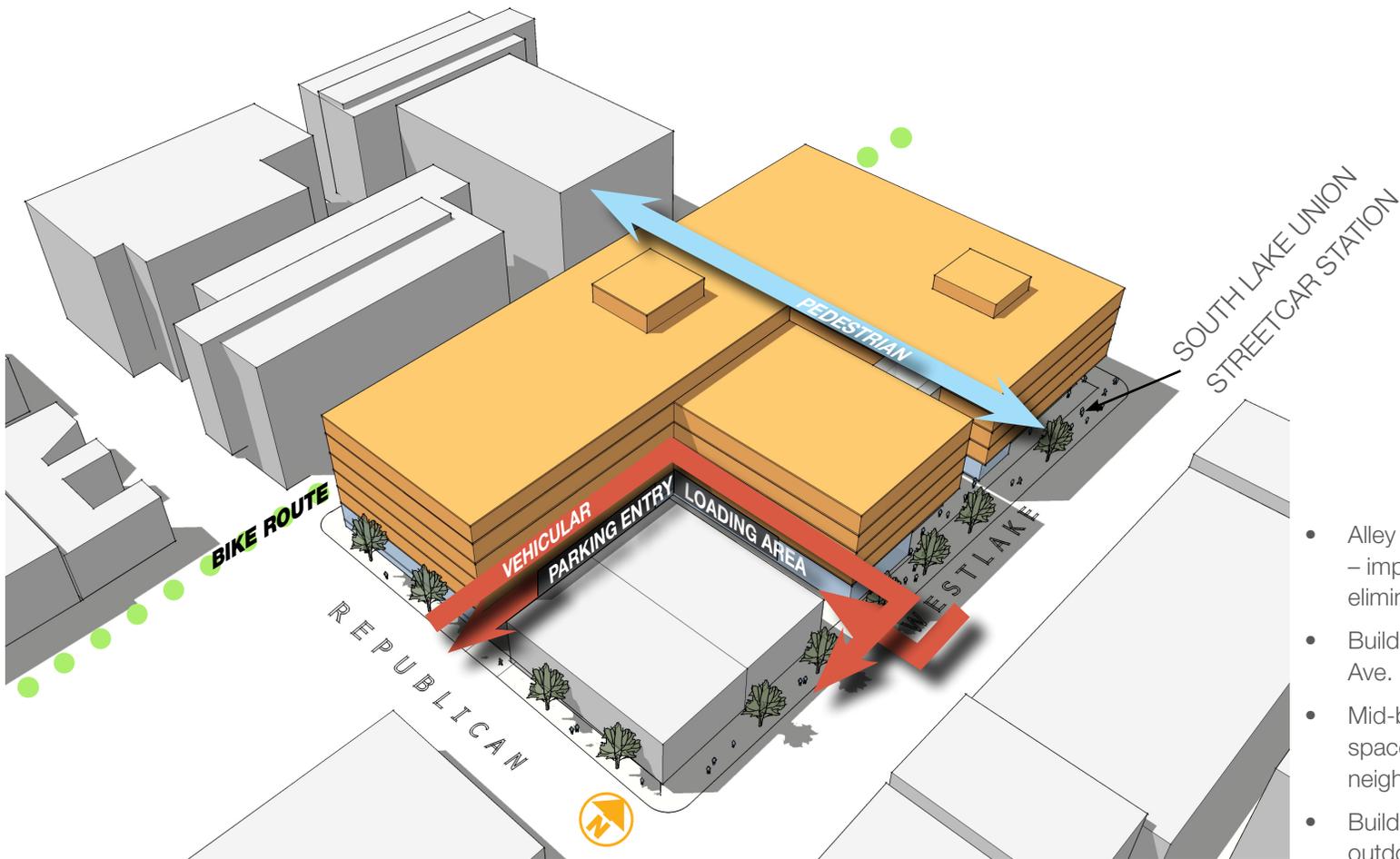


- Amazon
- Bicycle Trail
- Bicycle Lane
- Bicycle Supported
- Woonerf Street
- Green Street
- Festival Street
- Class 1 Pedestrian
- Class 2 Pedestrian
- Pathway
- Urban Trail
- Alley
- Green Space
- Mid Block Connection  
per SLU Urban Design Framework
- Proposed Ped Connection

# Development Concept Alternatives



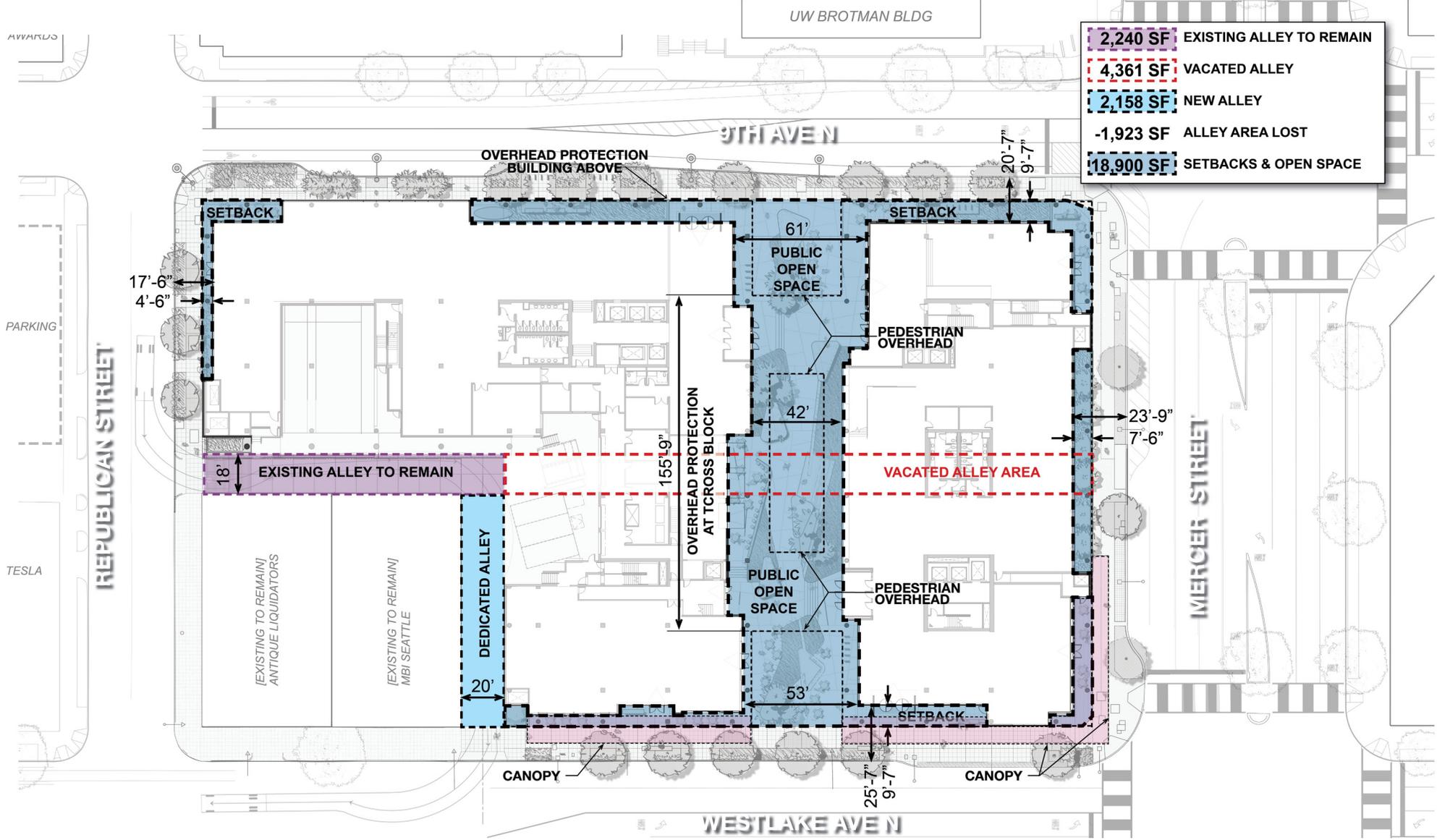
## Base Concept with no Alley Vacation



- Alley connects at Westlake in Lieu of Mercer – improving traffic conditions at Mercer and eliminating curb cut.
- Building mass is significantly reduced at 9th Ave. N. and Westlake Ave. N.
- Mid-block pedestrian galleria creates public space, connects pedestrian / streetcar / neighborhood.
- Building links and parasol create protected outdoor space.

## Proposed Concept with Alley Vacation

# Open Space Diagram



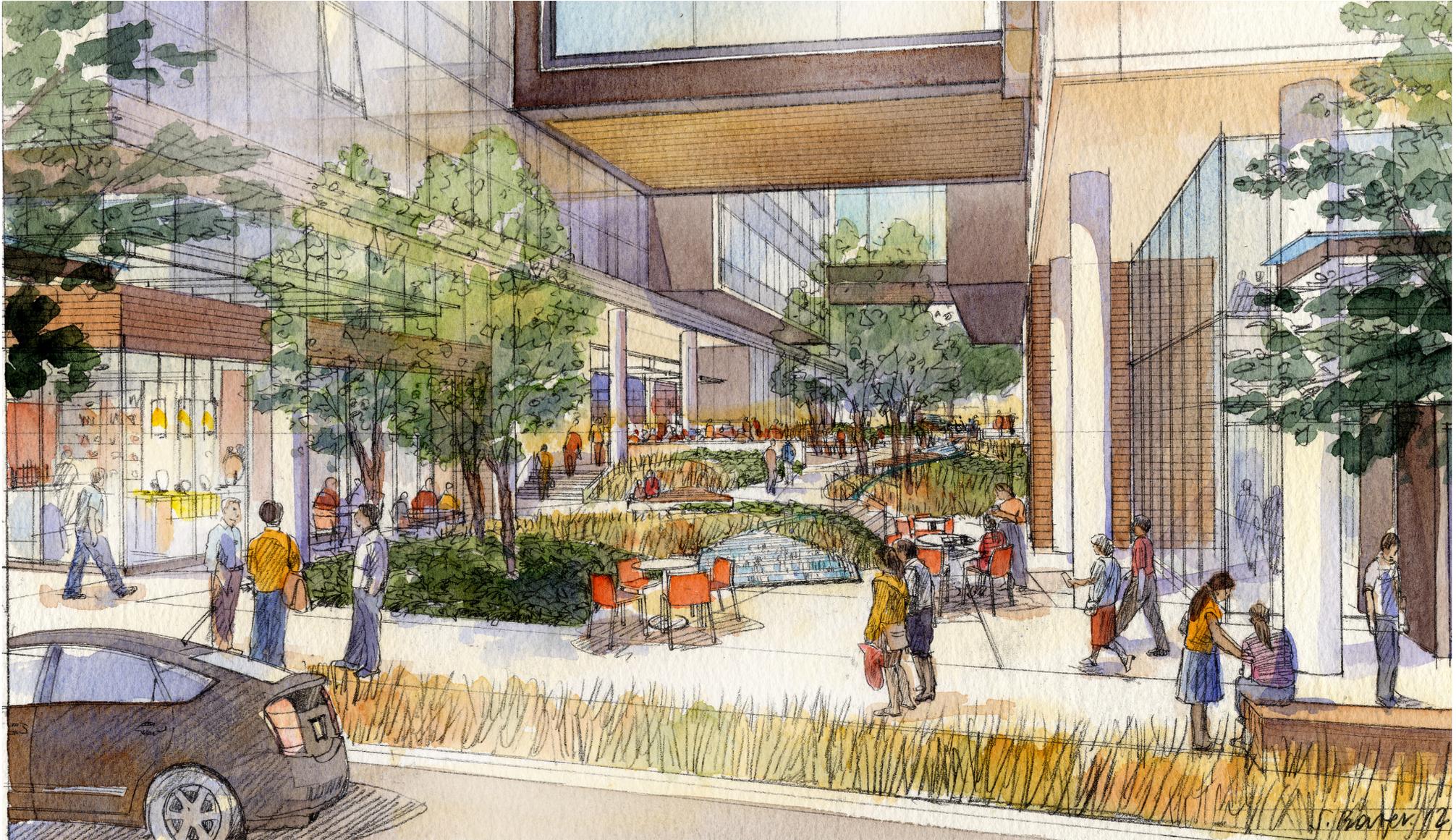
# Illustrative Site Plan



# Section View\_Pedestrian Galleria



# Westlake Avenue Plaza



# Exterior Elevations



Westlake Avenue N



Mercer Street

# Exterior Elevations



9th Avenue N



Republican Street

# Summary of Public Benefits

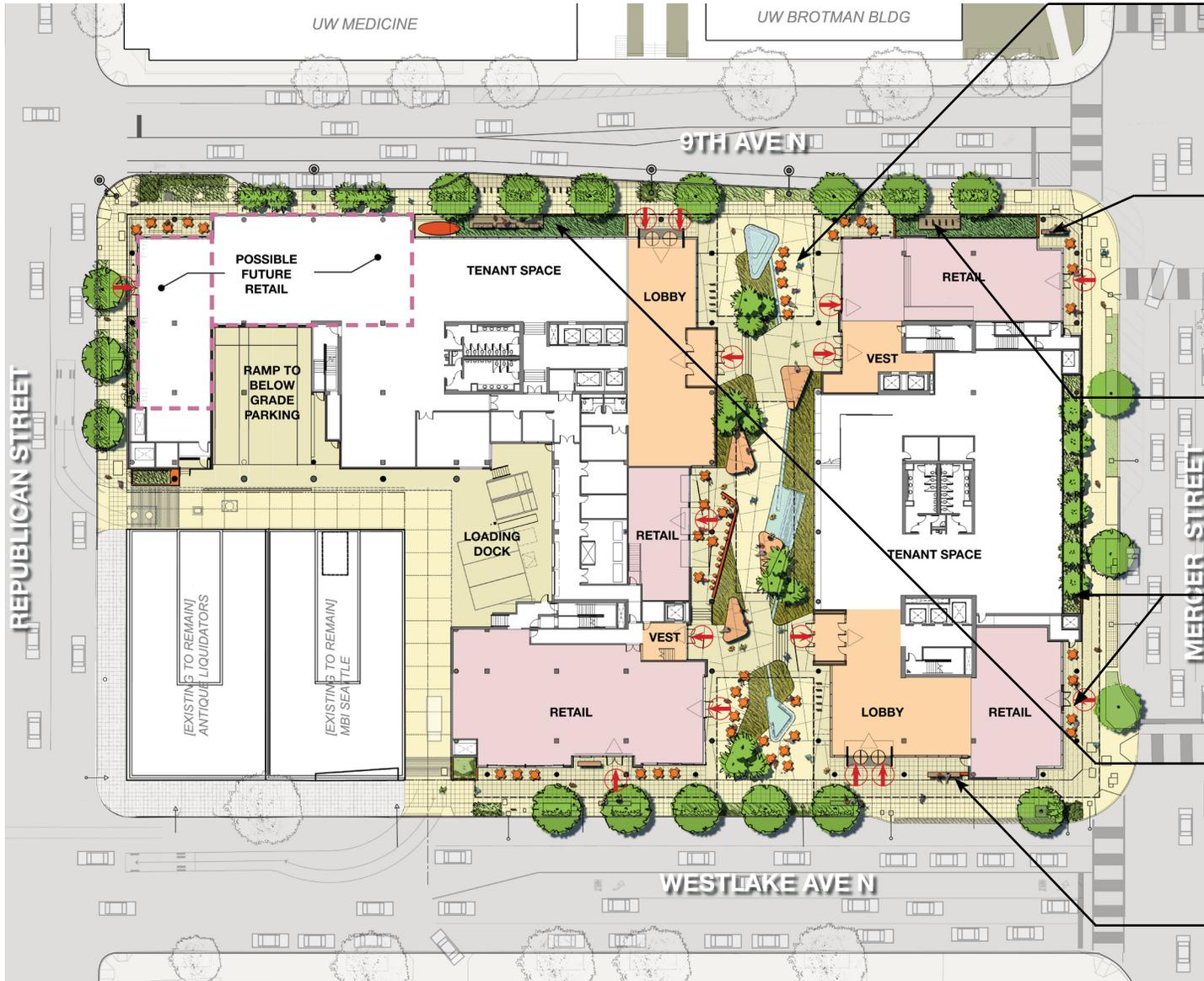
**PUBLIC BENEFITS MATRIX**  
VULCAN PROJECT - Block 93

DECEMBER 11, 2012

PUBLIC BENEFITS	DESCRIPTION	REQUIRED	PROPOSED
<b>1 PUBLICLY ACCESSIBLE OPEN SPACE</b>	PUBLIC OPEN SPACE ENHANCES THE PEDESTRIAN EXPERIENCE WITH RETAIL ACCESS, LANDSCAPE, SEATING, CAFÉ SPACES AND WEATHER PROTECTION.	NOT REQUIRED	
	A. WESTLAKE "PLAZA"	NOT REQUIRED	1,800 SF
	B. 9TH AVENUE "PLAZA"	NOT REQUIRED	2,200 SF
	C. PEDESTRIAN GALLERIA	NOT REQUIRED	7,800 SF
	D. PUBLIC BENCH SEATING	NOT REQUIRED	250 LF
	E. PUBLIC CAFÉ SEATING	NOT REQUIRED	1,300 SF
	F. OVERHEAD WEATHER PROTECTION (CANOPIES & BLDG	NOT REQUIRED	7,000 SF
	G. LANDSCAPED AREAS	NOT REQUIRED	2,500 SF INCLUDES 6 TREES
	H. GALLERY PARASOL	NOT REQUIRED	TBD (ARTIST COLLABORATION)
	J. WATER FEATURE	NOT REQUIRED	800 SF
	<b>2 STREETScape AMENITIES</b>	A. STREET TREE UPGRADES (CALIPER)	NOT REQUIRED
B. PLANTING IMPROVEMENTS IN R.O.W.		REQUIRED TREES: (0) MERCER STREET (4) WESTLAKE AVE N (9) 9TH AVE N (3) REPUBLICAN STREET	ADDITIONAL TREES: (7) MERCER STREET (5) WESTLAKE AVE N (10) 9TH AVE N (3) REPUBLICAN STREET 3,700 SF OF PLANTING AREA
C. OVERHEAD WEATHER PROTECTION (CANOPIES) ON WESTLAKE AVE N AND PORTIONS OF MERCER STREET.		NOT REQUIRED	3,100 SF STEEL/GLASS CANOPY
D. OVERHEAD WEATHER PROTECTION (BUILDING OVERHANGS AT PEDESTRIAN AREAS) ON PORTIONS OF MERCER STREET & 9TH AVE N.		NOT REQUIRED	1200 SF BUILDING OVERHANGS
E. SEATING ELEMENTS IN R.O.W.		NOT REQUIRED	100 LF
F. PEDESTRIAN LIGHTING		NOT REQUIRED	
G. PEDESTRIAN WAYFINDING ELEMENTS ON WESTLAKE AVENUE N AND 9TH AVENUE N.		NOT REQUIRED	(1) WESTLAKE AVE N; (1) 9TH AVE N.
H. DOG BAG DISPENSERS ON 9TH AVENUE N., WESTLAKE AVENUE N. AND REPUBLICAN STREET		NOT REQUIRED	(1) WESTLAKE AVE N (1) 9TH AVE N (1) REPUBLICAN STREET
J. STREETScape IMPROVEMENTS: THERE ARE A NUMBER OF STREETScape IMPROVEMENTS THAT COLLECTIVELY ACTIVATE THE STREET AND INVITE THE PUBLIC IN. THESE INCLUDE PROVIDING RETAIL FRONTAGE WHERE NOT REQUIRED ALONG MERCER STREET, 9TH AVENUE NORTH AND THE PEDESTRIAN GALLERIA.		WESTLAKE AVE N: 75% RETAIL / LOBBY OTHER STREETS: RETAIL NOT REQUIRED	WESTLAKE AVE N: 100% RETAIL / LOBBY / PUBLIC OTHER STREETS & GALLERIA: RANGES BETWEEN 30% & 75% RETAIL / LOBBY / PUBLIC
K. UNDERGROUNDING OF ALL UTILITIES ALONG 9TH AVENUE NORTH.		NOT REQUIRED	ALL UTILITIES ON 9TH AVE N

PUBLIC BENEFITS	DESCRIPTION	REQUIRED	PROPOSED
<b>3 BICYCLE INFRASTRUCTURE</b>	A. PUBLIC BICYCLE RACKS	(19) PUBLIC BICYCLE	(20) PUBLIC BICYCLE RACKS;
	B. FIX-IT STATION ON 9TH AVENUE N	NOT REQUIRED	(50 SF) FIX-IT STATION LOCATED ON
	C. BIKE BOX	NOT REQUIRED	1 BIKE BOX ON 9TH AVENUE N
	D. PROVISIONS FOR FUTURE BIKE SHARE STATION	NOT REQUIRED	(400 SF) FOR FUTURE BIKE SHARE PROGRAM TO BE LOCATED ALONG 9TH AVE N.
<b>4 VOLUNTARY BUILDING SETBACK</b>	VOLUNTARY BUILDING SETBACKS ARE PROPOSED WITHIN THE PROPERTY LINE TO ENHANCE THE LANDSCAPE DESIGN, ENHANCE THE SIDEWALK AND PROVIDE EXTERIOR AREA ADJACENT TO RETAIL .		NOT REQUIRED
	A. ALONG WESTLAKE AVENUE NORTH	NOT REQUIRED	290 LF; 2,400 SF
	B. ALONG MERCER STREET	NOT REQUIRED	185 LF; 1,100 SF
	C. ALONG 9TH AVENUE NORTH	NOT REQUIRED	315 LF; 2,400 SF
D. ALONG REPUBLICAN STREET	NOT REQUIRED	74 LF; 450 SF	
<b>5 SUSTAINABLE FEATURES</b>	A. INCORPORATE GREEN FACTOR INTO PROJECT	NOT REQUIRED	GREEN FACTOR TARGET
	B. TARGET LEED GOLD	NOT REQUIRED	LEED GOLD COMMITMENT
	C. INCORPORATE RAINGARDENS AT 9TH AVENUE N	NOT REQUIRED	1,300 SF
	D. INCREASE PUBLIC AWARENESS OF INCORPORATED SUSTAINABLE MEASURES THROUGH INFORMATIONAL MATERIALS AND/OR DISPLAYS.	NOT REQUIRED	TBD WITH ARTIST COLLABORATION
	E. GREEN ROOFS	NOT REQUIRED	13,000 SF
	F. RECLAIM RAIN WATER FOR IRRIGATION	NOT REQUIRED	100% OF ANNUAL IRRIGATION NEEDS AT GRADE (R.O.W., BUILDING PERIMETER AND PUBLIC OPEN SPACE) - 7500 S.F.
<b>6 STREETCAR STATION</b>	A. INCORPORATE SLU STREETCAR STATION INTO BUILDING AT WESTLAKE AVENUE N	NOT REQUIRED	NE CORNER OF BUILDING
	B. PROVIDE INTERACTIVE COMMUTER INFORMATION CENTER KIOSK	NOT REQUIRED	(1) WESTLAKE AVE N
	C. PROVIDE SEATING AND WEATHER PROTECTION FOR STREETCAR PATRONS	NOT REQUIRED	ADJACENT TO BUILDING

# Public Benefits



1. Publicly Accessible Open Space with retail access, landscape seating, cafe spaces and weather protection

2. Streetscape Amenities including street trees and landscape upgrades, overhead weather protection, enhanced retail & lobbies to activate street frontage, seating elements and undergrounding of utilities along 9th Ave N.

3. Bicycle Infrastructure provided along 9th Ave N including bike racks, fix-it station, bike box at intersection and provisions for future bike share.

4. Voluntary Building Setbacks on Westlake Ave N, Mercer Street, 9th Ave N and Republican Street to expand & enhance the public realm.

5. Sustainable Features including LEED Gold, Green Factor, Stormwater reclamation and raingardens.

6. Streetcar Station integrated into building with seating, weather protection and interactive signage.

# Open Space



9th Avenue Plaza



Pedestrian Galleria from Westlake Ave

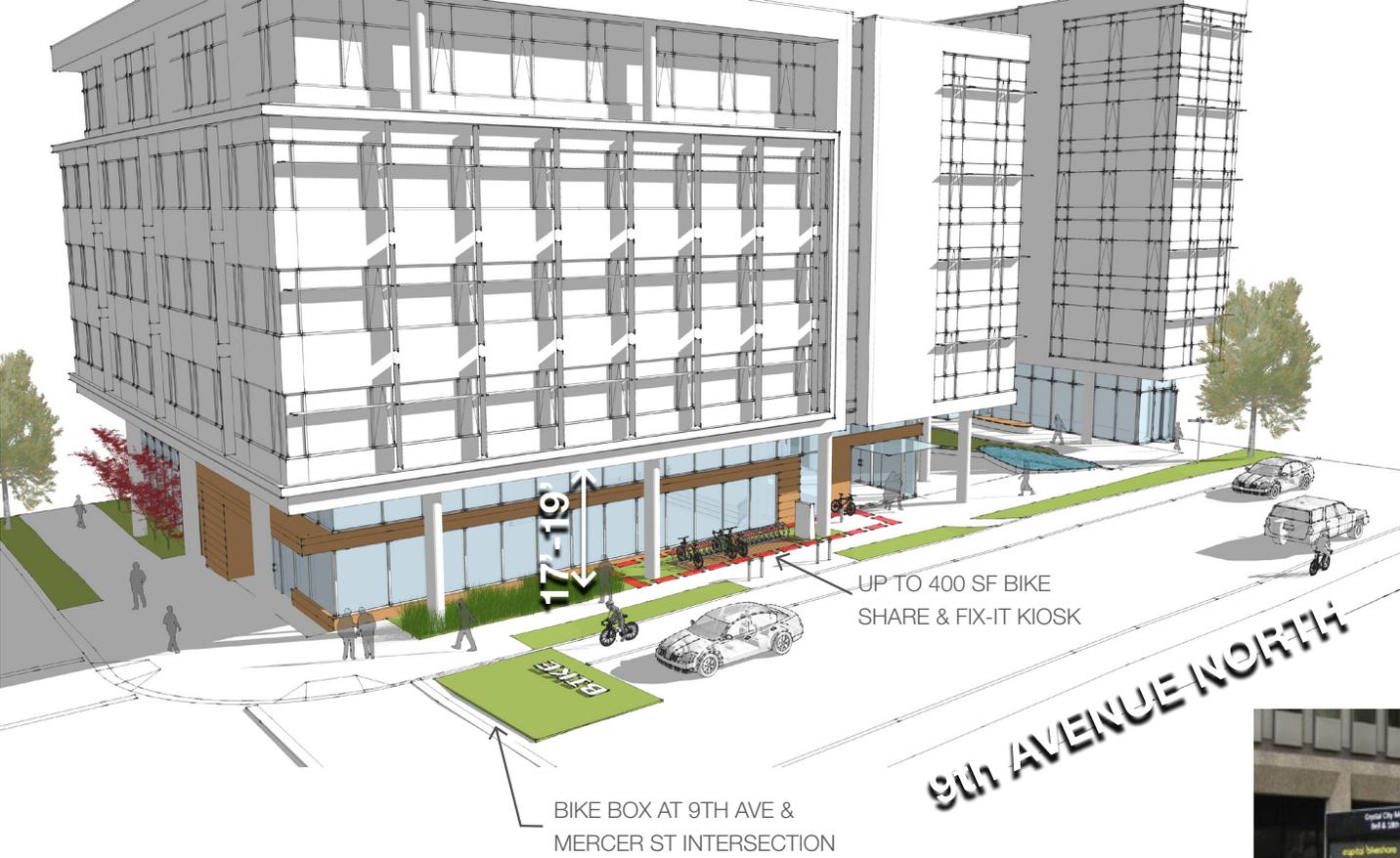


# Streetscape Amenities



Mercer Street Retail

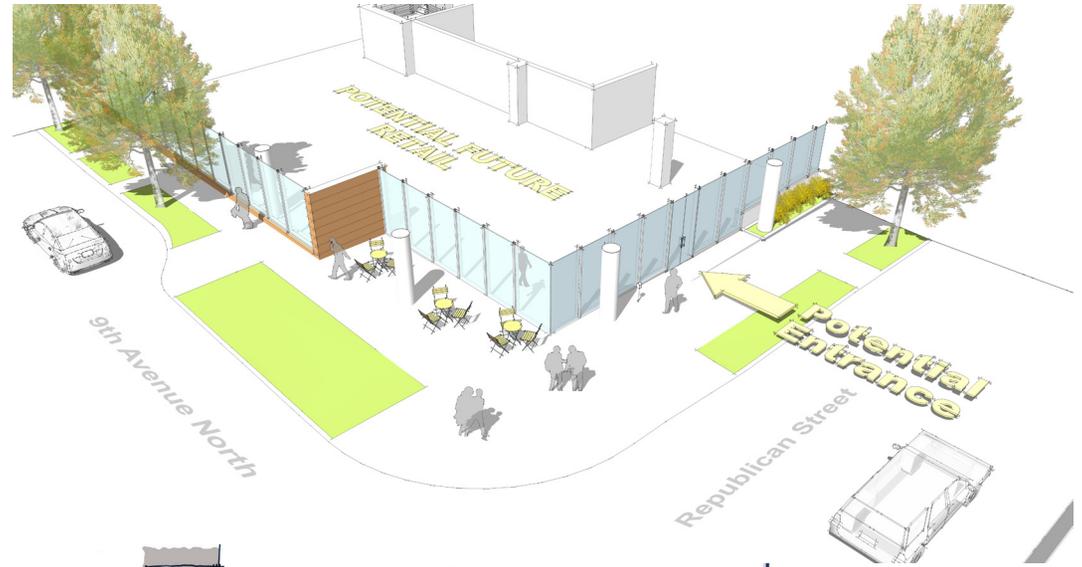
# Bicycle Infrastructure



# Building Setbacks



Republican Street



WESTLAKE AVENUE

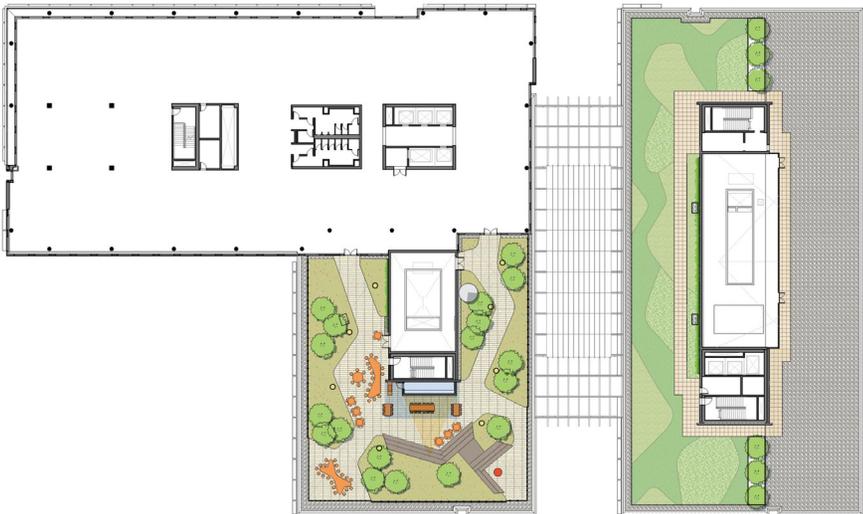


9TH AVENUE N

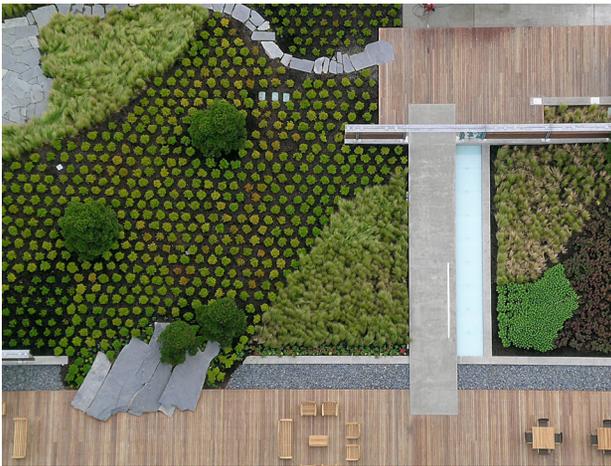
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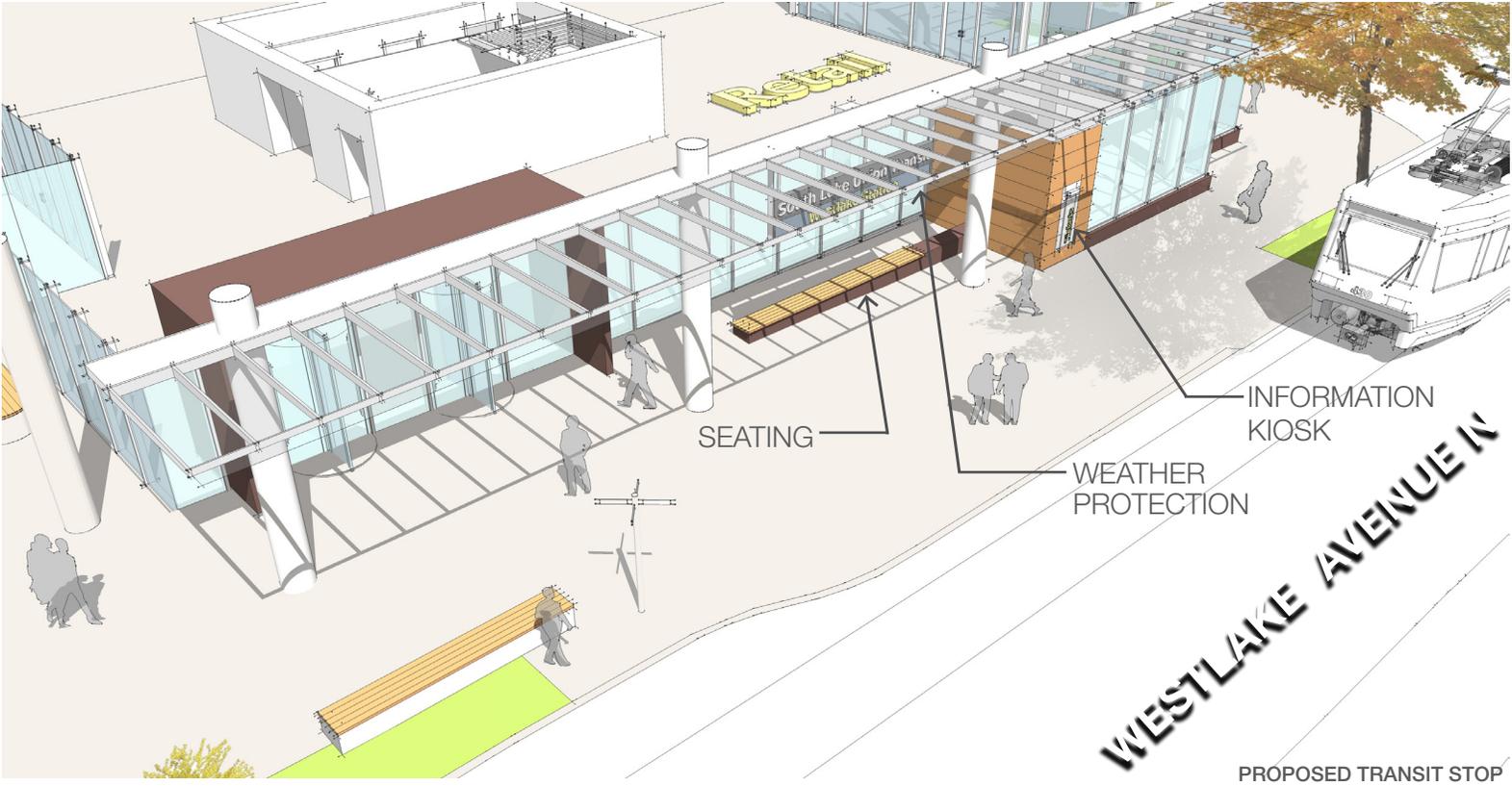
# Sustainable Features



GREEN FACTOR



# Streetcar Station



EXISTING TRANSIT STOP

