



100 Republican Alley Vacation

City Council Transportation Committee Meeting
September 14, 2010

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Project Team

- Architect **Runberg Architecture Group, PLLC**
- Civil Engineer **KPFF Civil Engineering**
- Landscape Design **The Berger Partnership**

- Developer **Burkheimer Management**
- Project Management **Keller, CMS**





Neighborhood Meetings

Uptown Alliance
 February 12, 2009
 May 14, 2009

Queen Anne Community Council
 February 23, 2009
 May 18, 2009
 July 1, 2009

Seattle Center Staff
 March 4, 2009

Design Review Board

Early Design Guidance
 March 3, 2009

Recommendation Meeting
 July 15, 2009

Alley Vacation / Contract Rezone

Design Commission
 April 2, 2009

Design Commission
 May 21, 2009

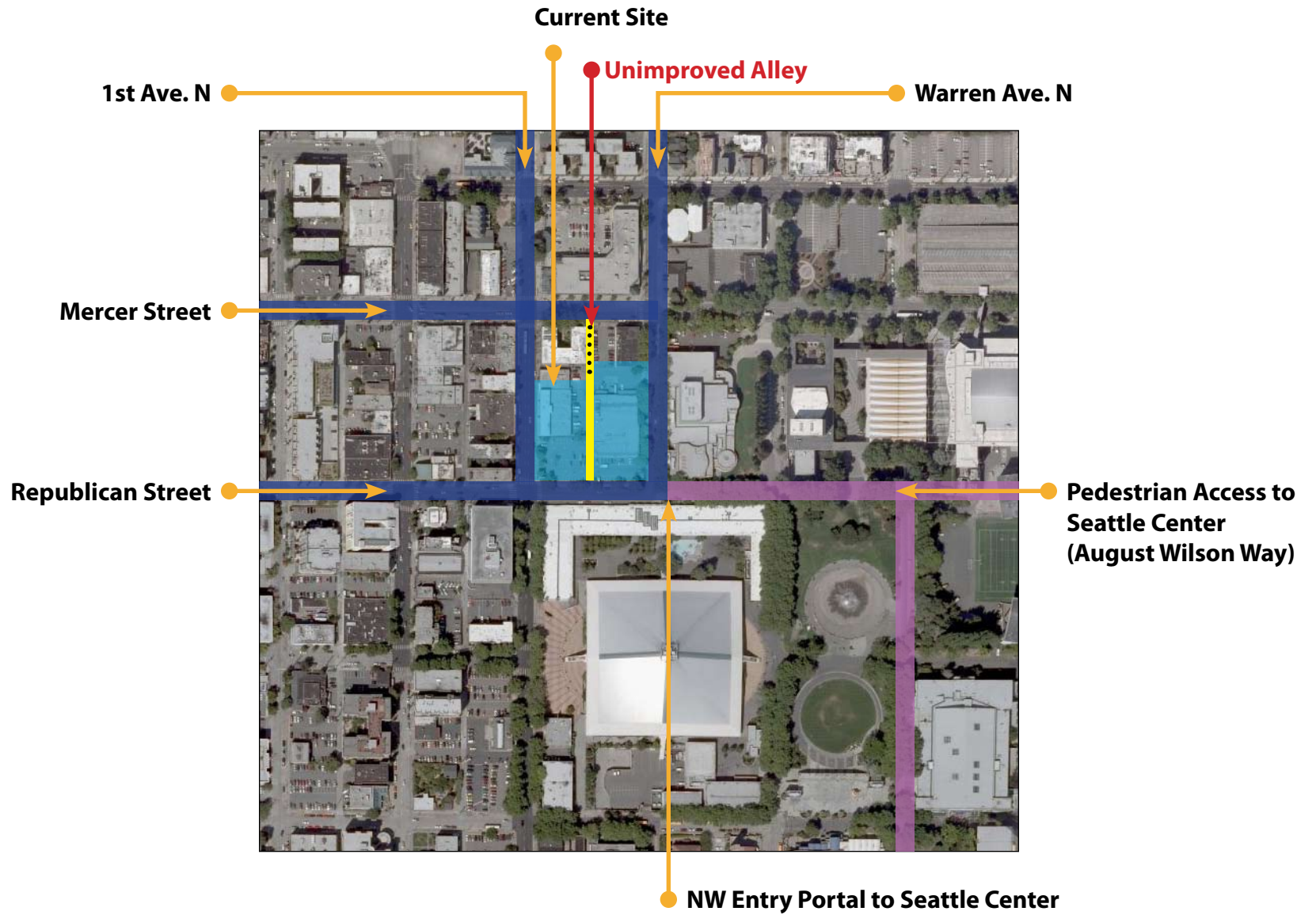
Hearing Examiner - Contract Rezone
 January 26, 2010

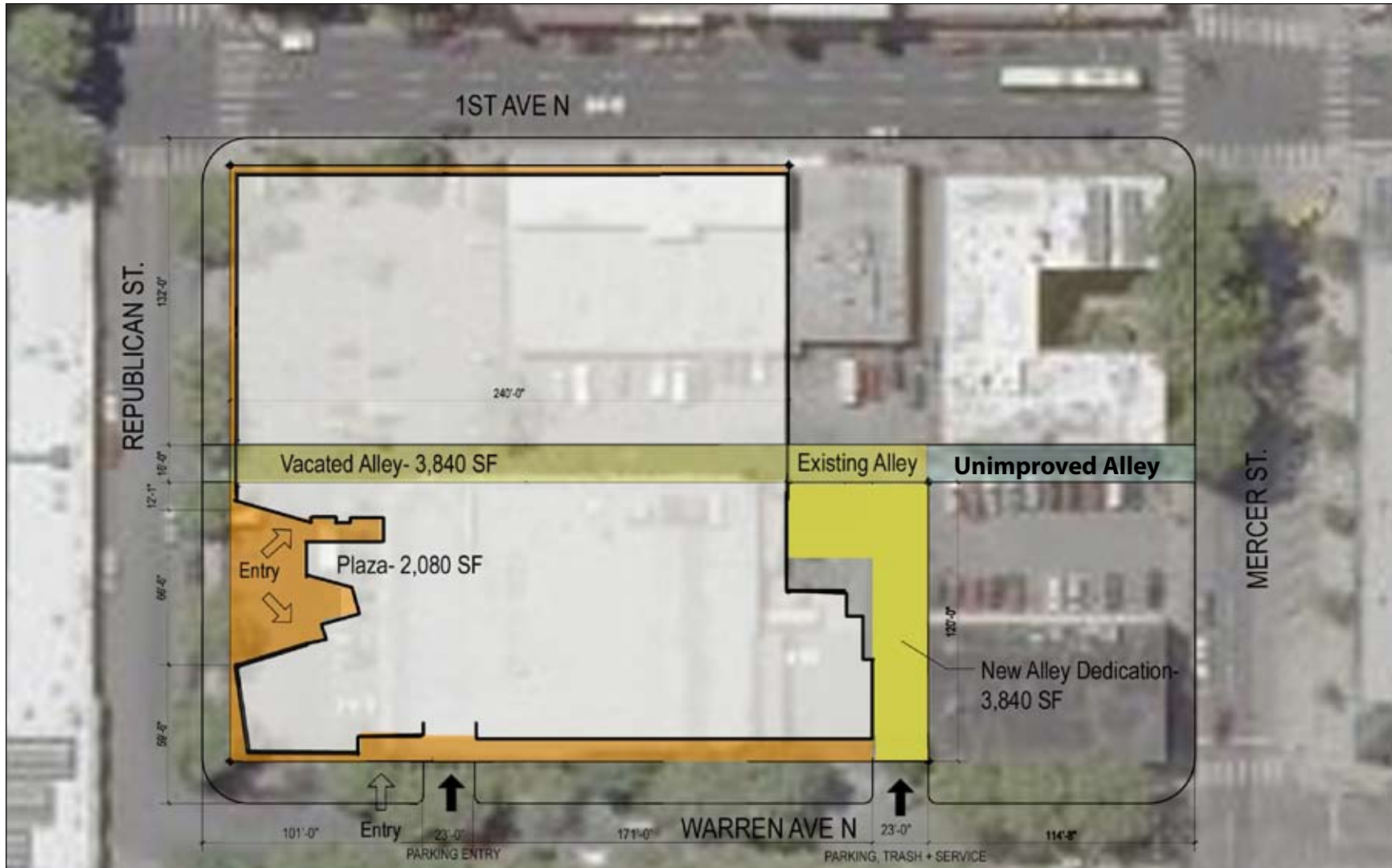
**City Council
 Council of the Built Environment**
 April 2, 2010

City Council - Rezone Approval
 April 19, 2010

**City Council
 Transportation Committee**
 September 14, 2010

PROJECT LOCATION

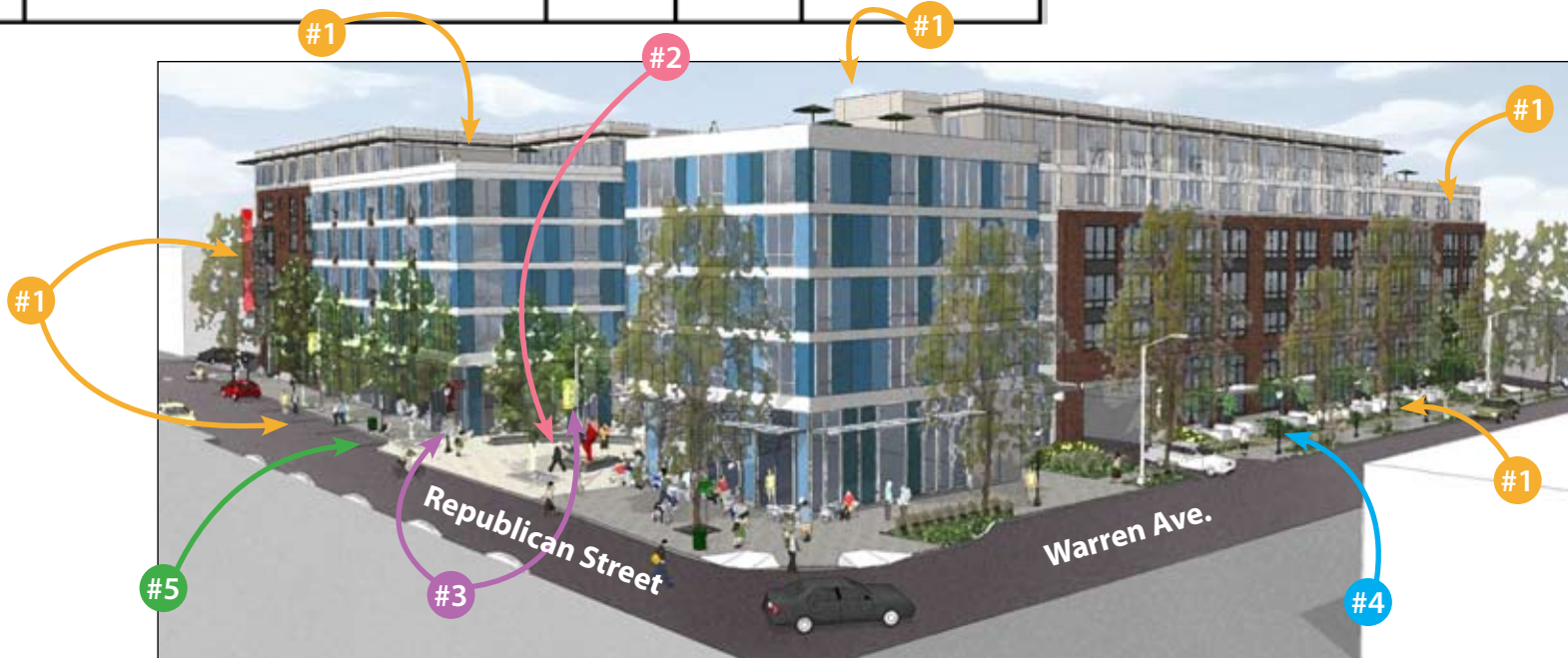




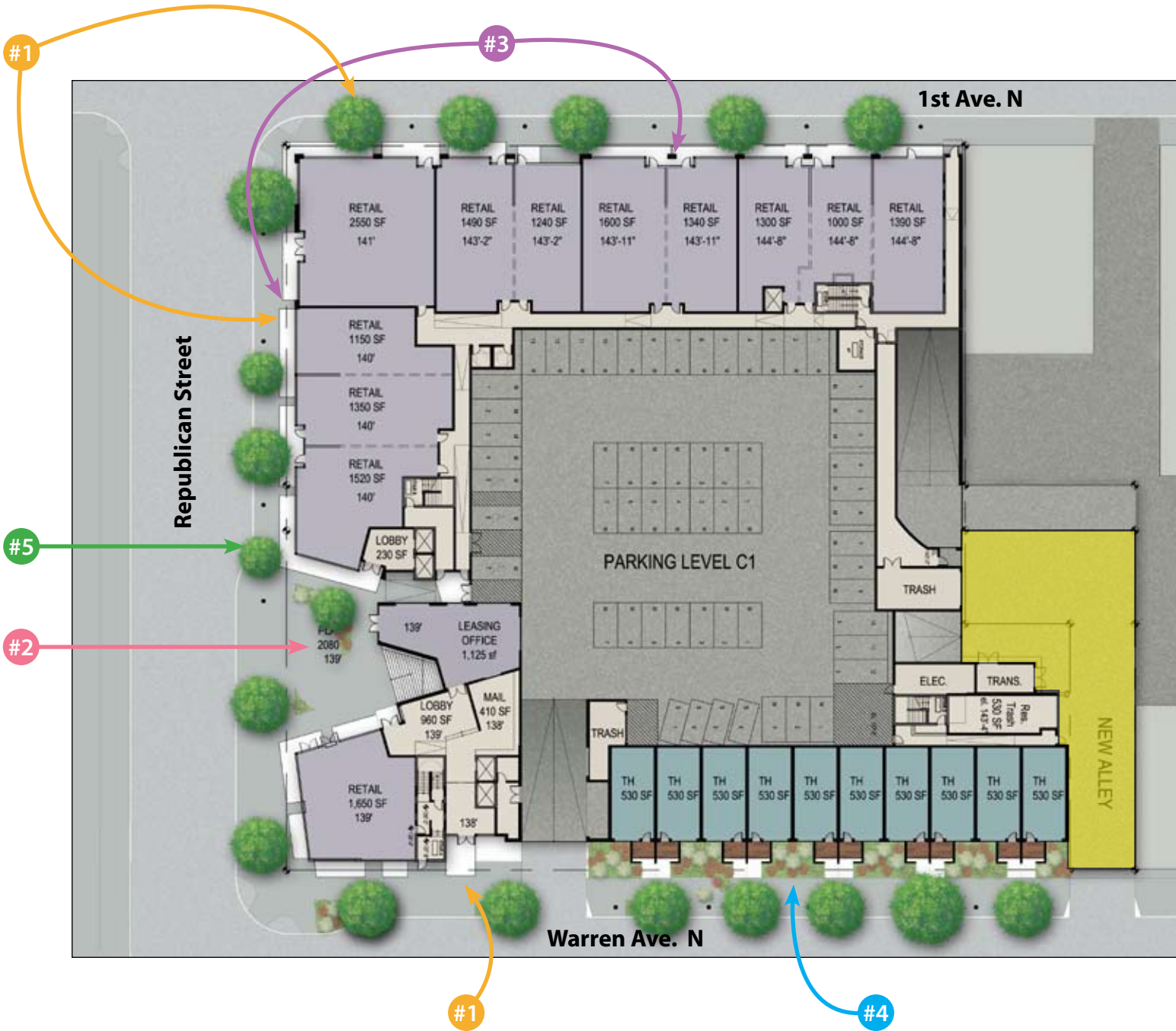
***See Appendix for additional diagrams of proposed alley use**

PUBLIC BENEFIT SUMMARY

Public Benefit	DESCRIPTION	Existing	Required	Proposed
#1	Voluntary Building Setbacks Minimum 3'-0" Setback along 1st Ave Minimum 3'-0" Setback along Republican 10'-0" Setback along Warren Ave Upper Level setbacks	varies 0 LF n/a 0 LF n/a	0 SF 0 LF 0 LF 0 LF 0 SF	as follows 3' min. - 8' max 3' min. - Plaza depth 10' setback 52,850 GSF
#2	Public Plaza Integrates design with the new Theater Commons @ Seattle Center	0 SF	0 SF	2,000 SF
#3	Streetscape Amenities Bike Racks Uptown Lighting Standards Uptown Banners	0 0 0	0 0 0	4 14 4
#4	Sustainable Stormwater controls Visual display of stormwater controls via daylit raingarden	none	no	Yes, raingarden on Warren Ave.
#5	Reduce curb cuts around site Increase continuous pedestrian frontage by consolidating curbcuts around the site.	3 curb cuts	n/a	2 curb cuts

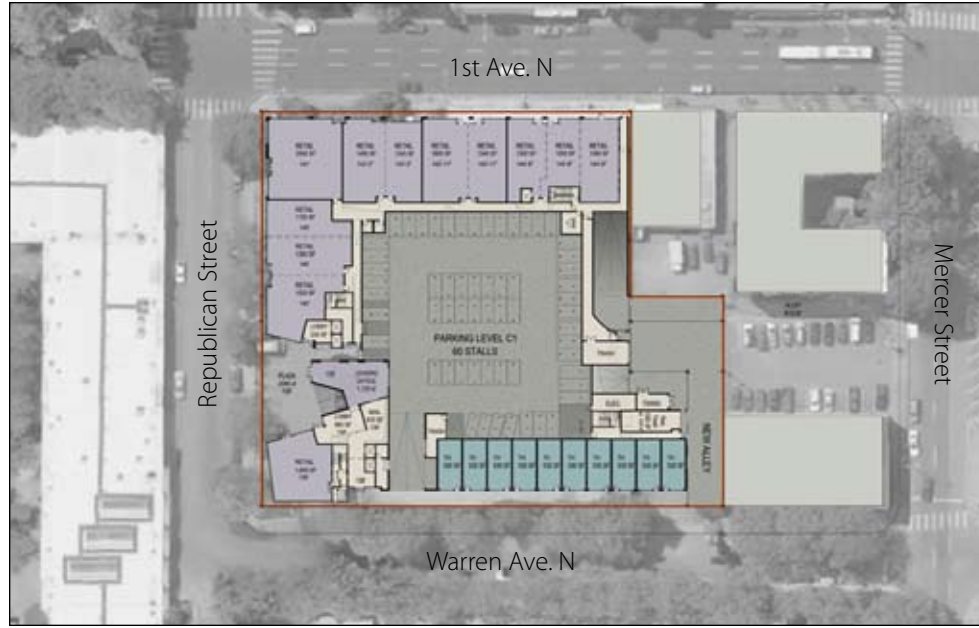


PROPOSED SITE PLAN | FIRST FLOOR PLAN

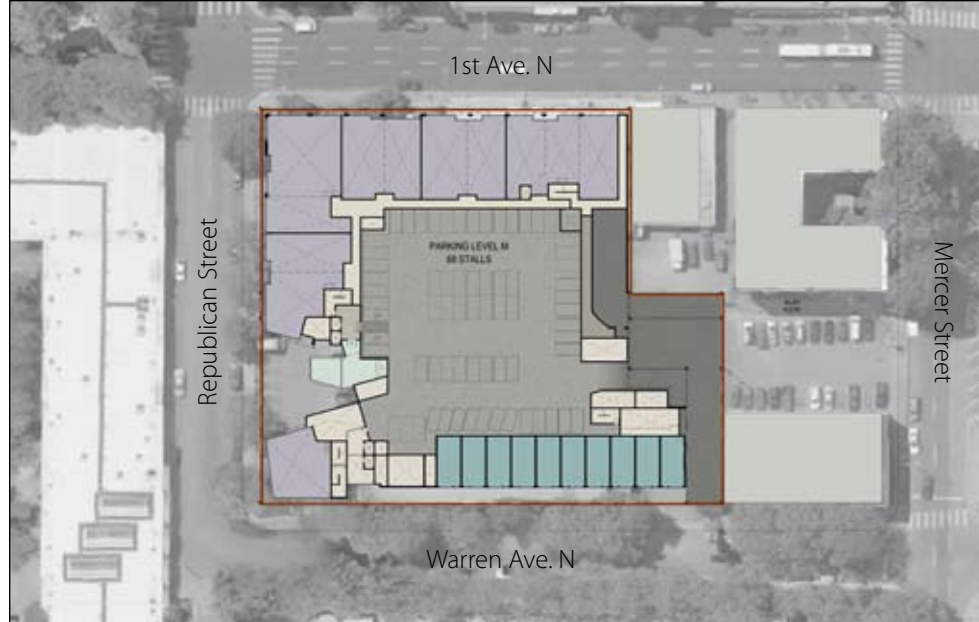


PROPOSED LOWER FLOOR PLANS

level 1



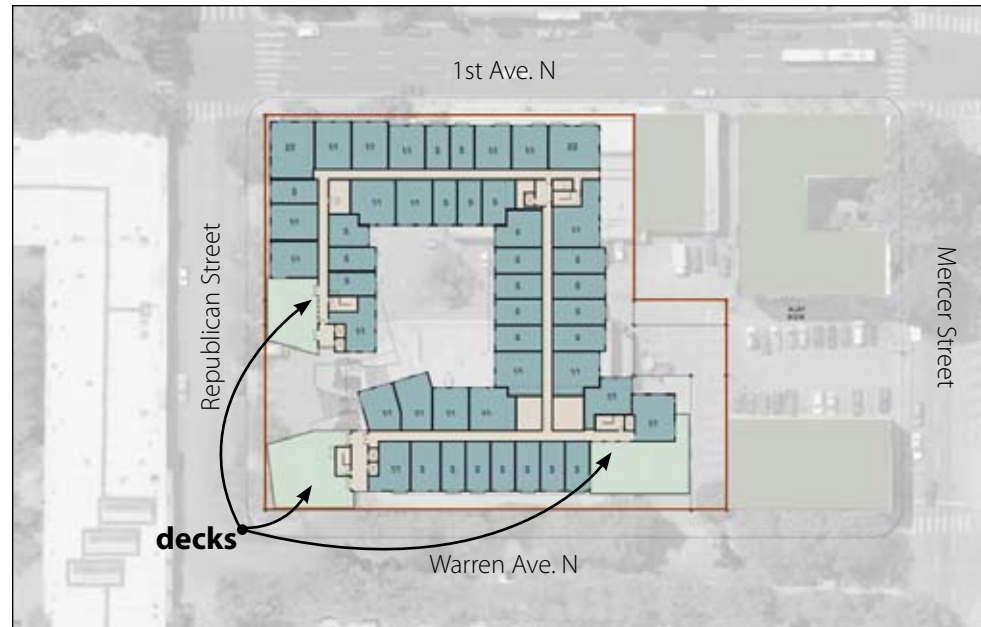
level 2



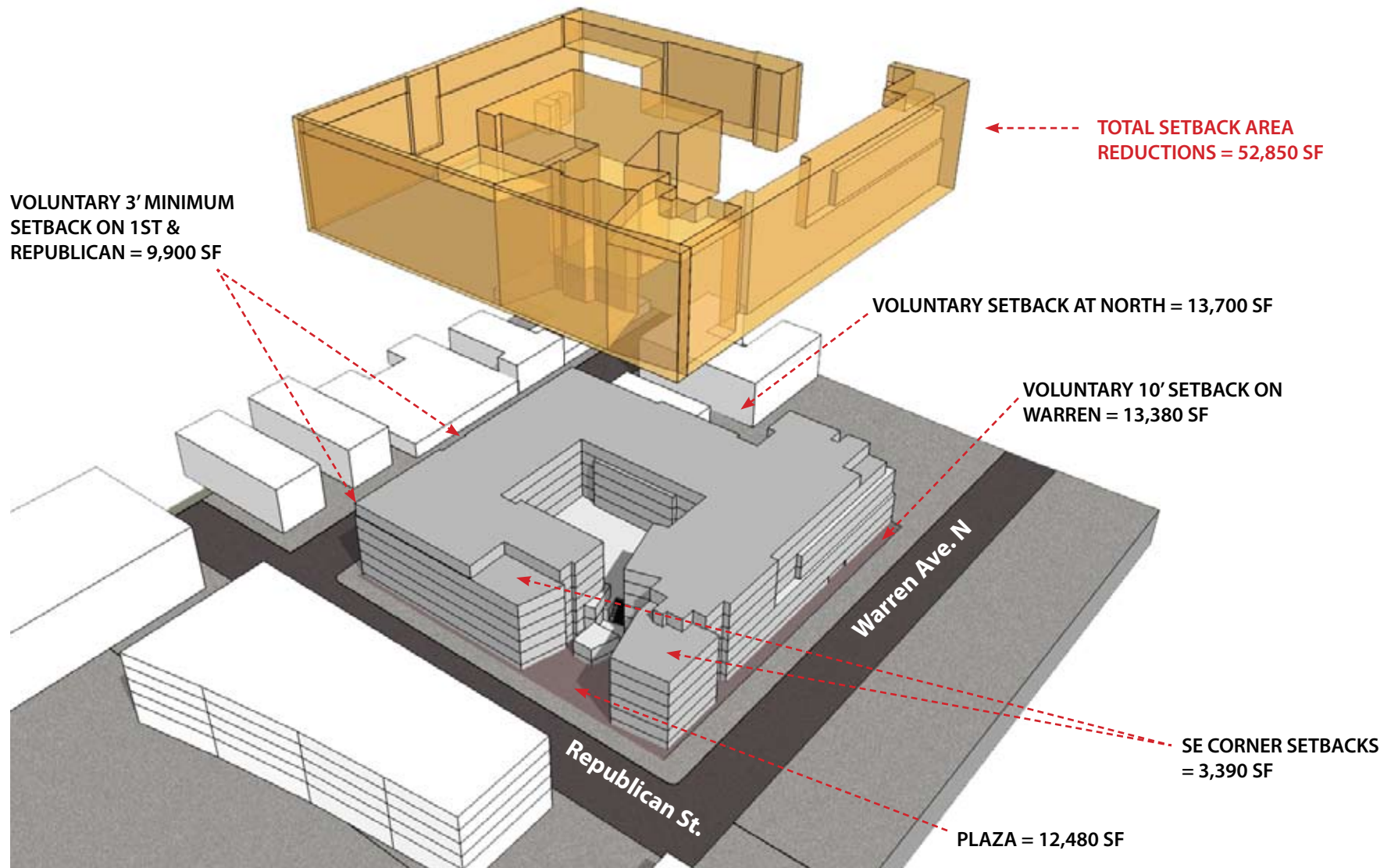
level 3 / courtyard



level 7 - roof decks



PUBLIC BENEFIT #1 • SETBACKS: AREA SUMMARY





Existing Conditions



Proposed Sidewalk Condition



Proposed Sidewalk Perspective View



SE corner



Plaza connection to August Wilson Way / Seattle Center

View towards the site from August Wilson Portal





Republican Street

PUBLIC BENEFIT #3 • ACTIVATED STERETScape



banners

bike racks

Queen Anne lighting standards

wider sidewalks

planting

overhead protection



• Rain garden (stormwater treatment)

Property Line

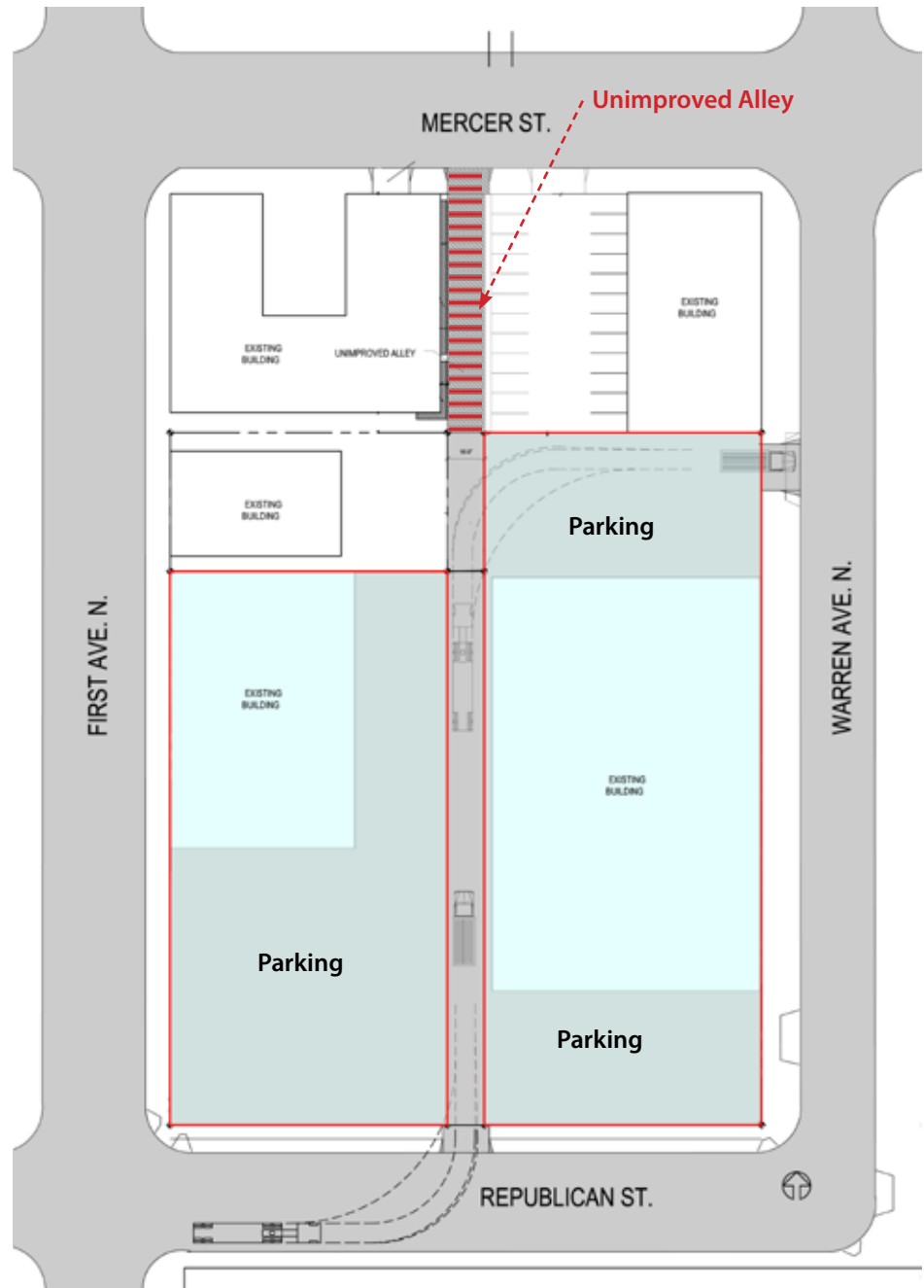
APPENDIX • EXISTING ALLEY CONDITIONS

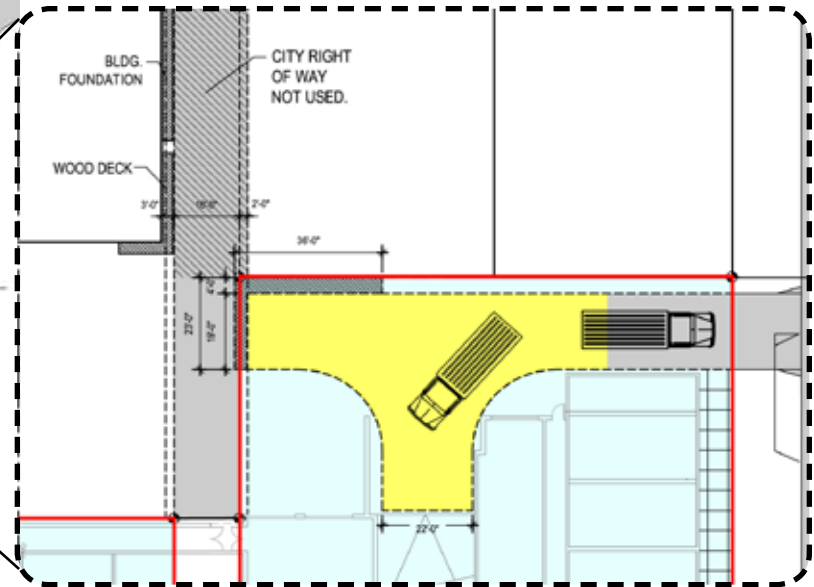
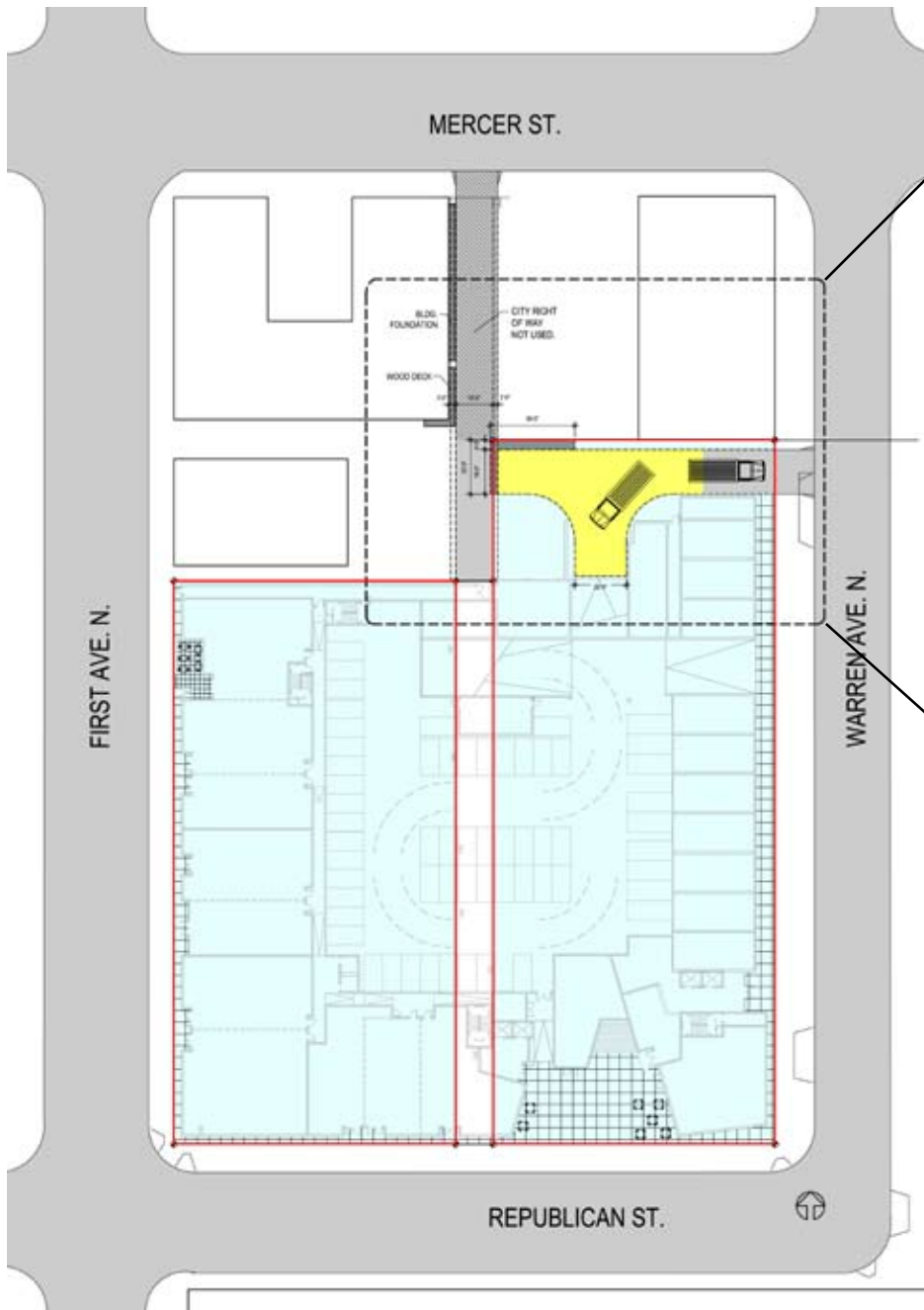


View of Alley from Mercer Street | looking South

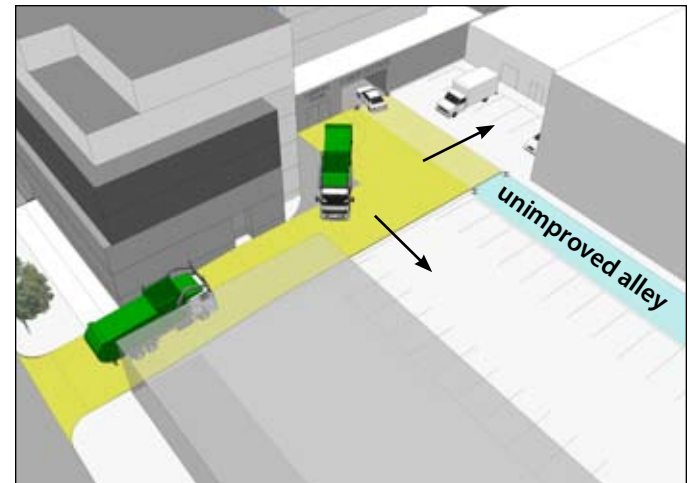


View of Alley from Republican Street | looking North





Application of standard SDOT hammerhead turnaround.



APPENDIX • STREESCRAPE ELEMENTS | PLANTING AND LIGHTING



