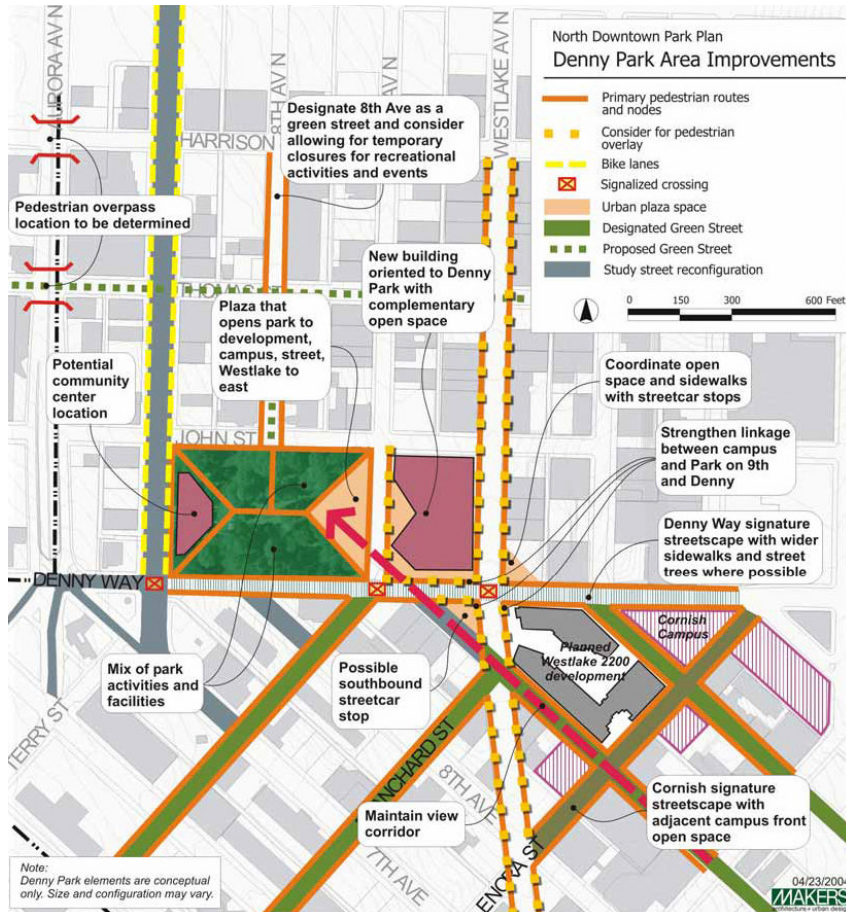


EXISTING / PROPOSED CONTEXT



# NEIGHBORHOOD PLANS

## NORTH DOWNTOWN PARK PLAN / NEIGHBORHOOD PLANS



### NORTH DOWNTOWN PARK PLAN DENNY PARK IMPROVEMENT PLAN

- FACILITATE PEDESTRIAN CIRCULATION IN S.L.U.
- INTEGRATE NEW DEVELOPMENT WITH STREETS, PARKS, PRIVATE OPEN SPACE.
- IMPROVE DENNY WAY AS SIGNATURE PEDESTRIAN STREETScape.

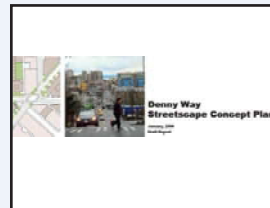
### COUNCIL TRANSPORTATION COMMITTEE BRIEFING

11.24.2015 | BLOCK 89



#### SLU URBAN DESIGN FRAMEWORK

- CONNECTIVITY
- GATEWAYS
- HEART LOCATIONS



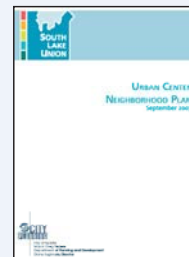
#### DENNY WAY STREETScape PLAN

- IMPROVE PEDESTRIAN SAFETY
- CONNECTIVITY ALONG DENNY WAY



#### DOWNTOWN PARKS PLAN

- CONNECT NETWORK OF OPEN SPACE
- IMPROVE ACTIVATION OF DENNY PARK



#### SLU NEIGHBORHOOD PLAN

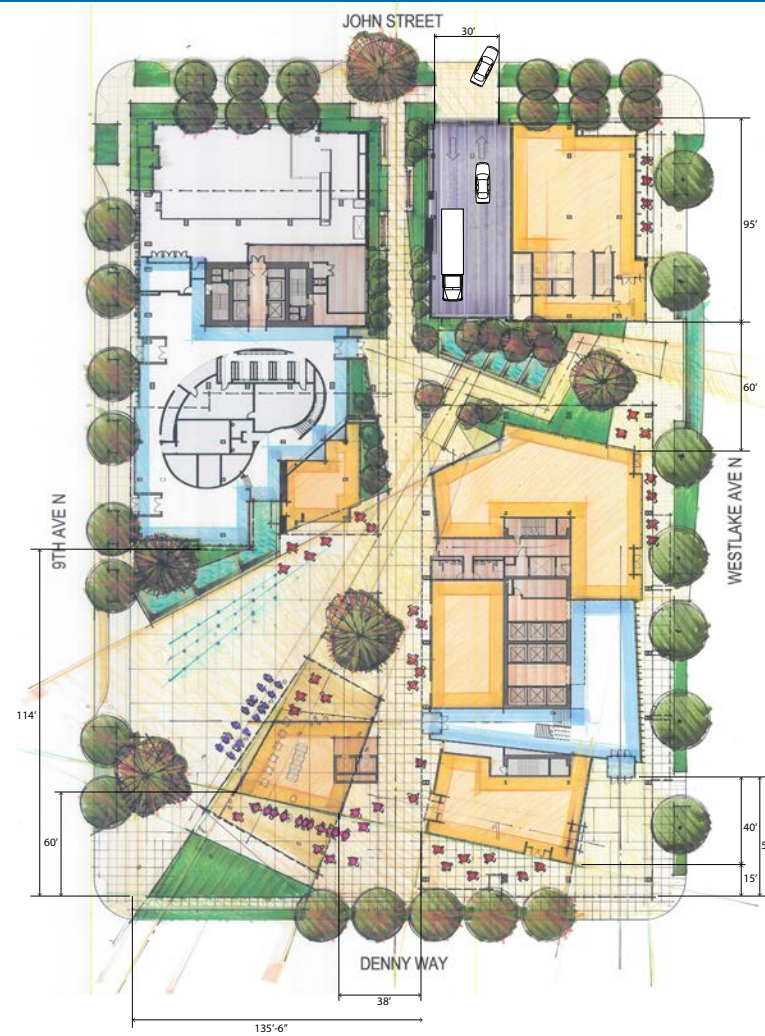
- PERVASIVE HUMAN SCALE
- VARIETY OF OPEN SPACES FOR WIDE RANGE OF USES
- COORDINATE WITH PLANS OF ADJACENT NEIGHBORHOODS

# DEVELOPMENT ALTERNATIVES WITH / WITHOUT SUBTERRANEAN ALLEY VACATION



## WITHOUT SUBTERRANEAN VACATION

- SAME DEVELOPMENT BOTH ALTERNATIVES
- SAME PARKING
- MULTIPLE PARKING / LOADING ACCESS AT SURFACE ALLEY
- PEDESTRIAN VEHICLE CONFLICTS
- FRONT / BACK BUILDING RELATIONSHIP



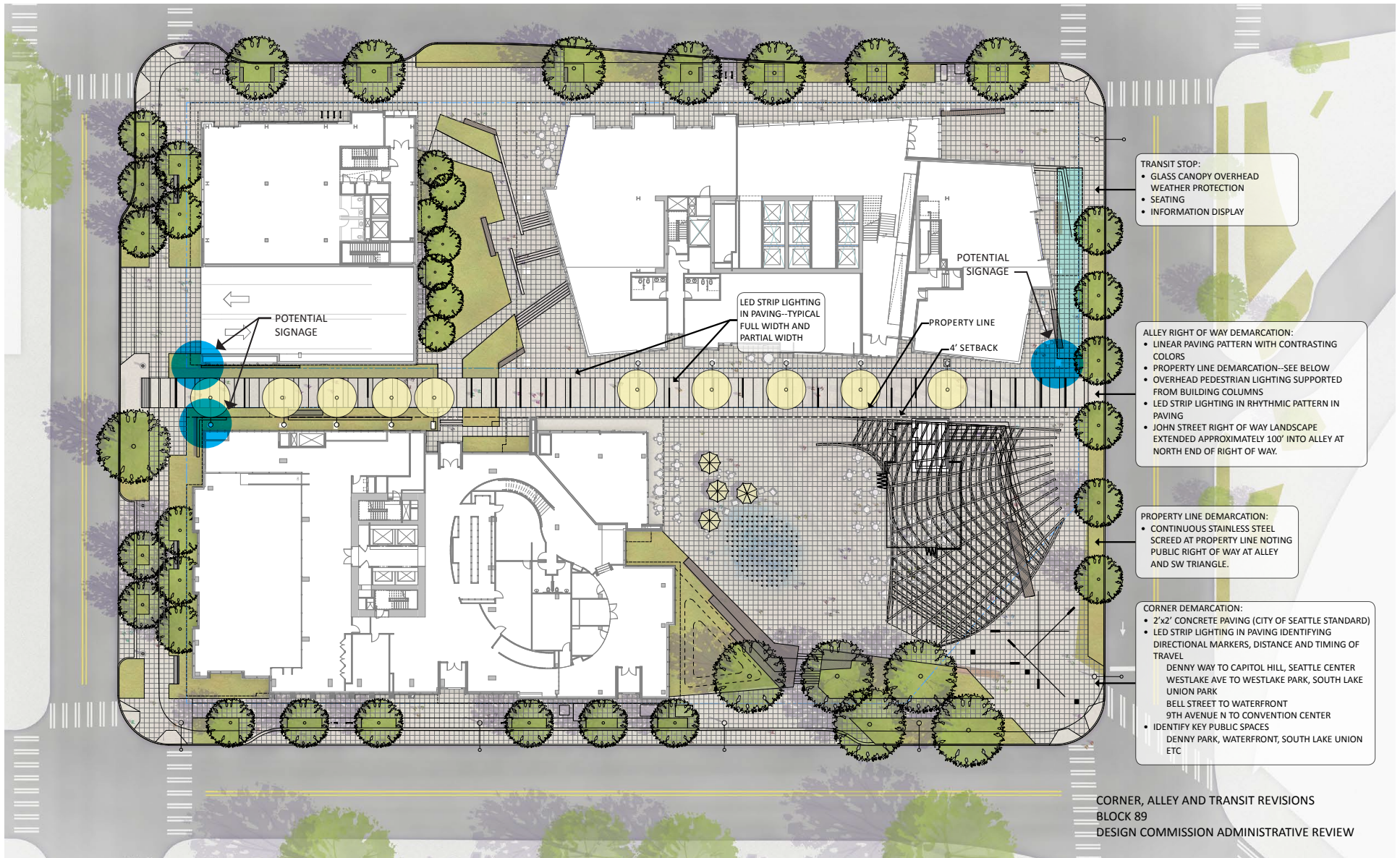
## WITH SUBTERRANEAN VACATION

- SAME DEVELOPMENT BOTH ALTERNATIVES
- SAME PARKING
- ALL BELOW GRADE PARKING / LOADING, NO CARS / TRUCKS AT SURFACE
- NO PEDESTRIAN / VEHICLE CONFLICTS
- EXPANDED PEDESTRIAN OPEN SPACE CONNECTIVITY



# SITE DEVELOPMENT

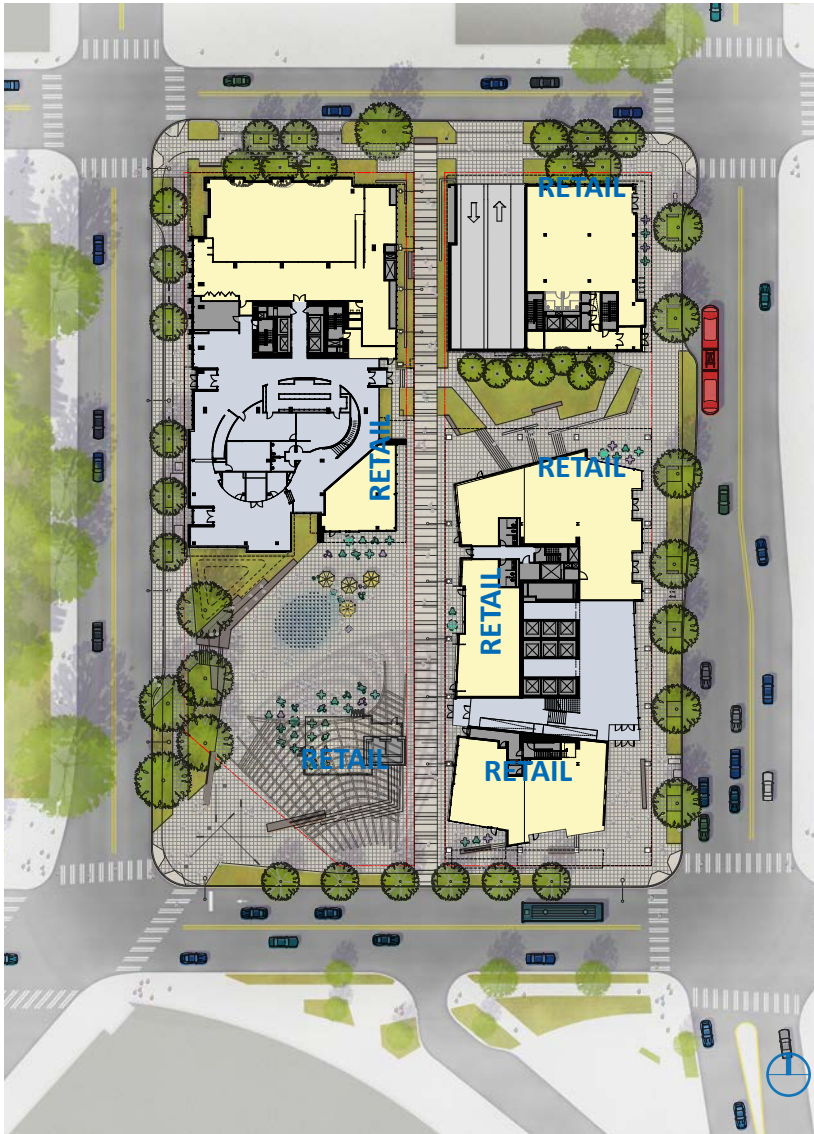
## ALLEY R.O.W. IMPROVEMENTS



# PUBLIC BENEFITS

## SUMMARY

Public benefit elements stitch block 89 back into the surrounding city fabric. Street edges and alley are activated public zones.



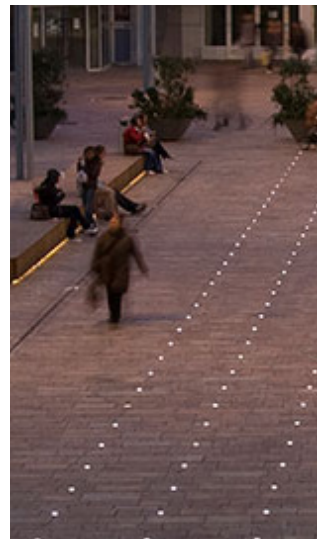
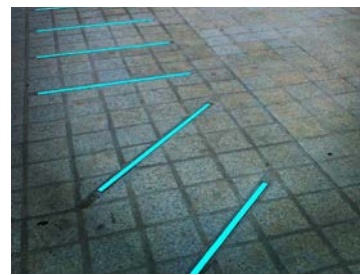
SITE PLAN

Public Benefit Element	Description	City Requirements	Provided Beyond City Requirements	Quantities
1. Alley ROW Improvements	Provide pedestrian-scaled paving, landscaping, lighting, wayfinding, seating and furnishings, connecting John Street (Green Street) and Denny Way, with the through-block connection between Westlake Ave. N. and 9th Ave. N.	10' x 10' concrete paving sloped to drain to dedicated stormwater system per SDOT standards	See detail	Approx. 7,444 sf of alley improvements
2. Denny Way/ 9th Ave. N. Triangle ROW and sidewalk Improvements	Provide pedestrian-scaled paving, landscaping and lighting to complement new sidewalk ROW paving and landscaping in conformance with the recommendations of the Denny Way Streetscape Concept Plan (Voluntary)	None required	See detail	Approx. 4,506 sf of improvements
3. Green Street Improvements at John Street	Provide expanded pedestrian streetscape, landscaping, seating and lighting in conformance with the recommendations in the South Lake Union Street Concept Plans for John Street (Voluntary)	None required	See detail	Approx. 6,968 sf of improvements
4. Denny Way voluntary setbacks and streetscape Improvements	Provide expanded building street level building setbacks to accommodate outdoor seating and activities in accordance with recommendations in the Denny Way Streetscape Concept Plan (Voluntary)	None required	See detail	Approx. 3,933 sf of improvements
5. Streetscape Improvements on 9th Ave. N. and Westlake Ave. N.	Provide curb bulb at corner of Westlake Ave. N. and John Street, and expand sidewalk/ landscape zone along Westlake Ave. N.	None required	See detail	Approx. 906 sf of improvements
	Provide curb bulbs at the corners of Denny Way and 9th Ave. N. and John Street and 9th Ave. N., extending along 9th Ave. N. to expand sidewalk/landscaping zone along 9th Ave. N.	None required	See detail	Approx. 2,237 sf of improvements



# PRECEDENT IMAGES

## SIGNAGE / LIGHTING / WAYFINDING





# PLAZA PROGRAMMING



- › Vulcan has produced the South Lake Union Block Party for 11+ years
- › Raised over \$100,000 for local non-profits including Low Income Housing Institute, Farestart, Youthcare, Immanuel Community Services, Center for Wooden Boats, Plymouth Housing and Cornish College of the Arts
- › Vulcan sponsors and actively works with local businesses and organizations to program events throughout the year that activates and brings diverse communities to South Lake Union:
  - American Lung Association – Lung Force Walk
  - Art on the Fly
  - Cider Summit Seattle
  - Farmers' Markets
  - Tom Douglas Croquet Tournament
  - Seattle Street Food Festival
  - South Lake Union Art Walk

