





BLOCK 89 SUBTERRANEAN ALLEY VACATION

DEVELOPER / PETITIONER

VULCAN REAL ESTATE

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COUNCIL TRANSPORTATION COMMITTEE BRIEFING

05.02.2023 | VULCAN BLOCK 89

OVERVIEW



APPROVED SUBTERRANEAN ALLEY VACATION

- In December 2015, CF 313894, the City Council approved a 5,776 sf subterranean alley vacation at Westlake Ave, Denny Way, 9th Avenue, and John Street to allow a full block development, including:
 - Residential tower providing housing for approximately 700 people
 - Office tower accommodating approximately 2,000 employees
 - More than 25,000 sf of public realm improvements
- Council approval anticipated construction to begin within 18 months and be completed in three years

REQUESTED ACTION

- An extension of the conceptual approval granted in 2015 timeframe to commence construction in 2027 and complete construction in 2030

WHAT'S THE REASON FOR THE REQUEST?

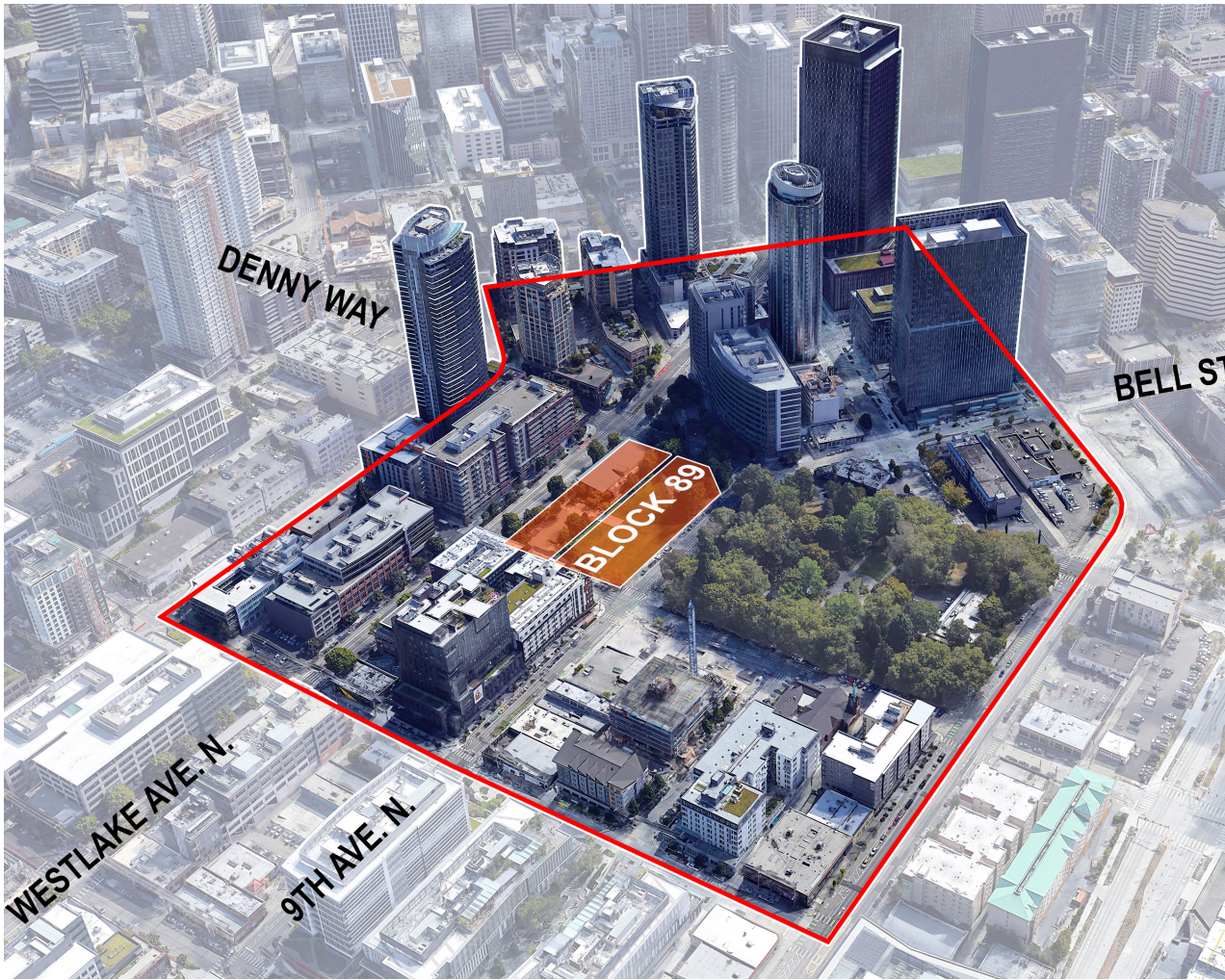
- Long permit review times with SDCI and SDOT, during which negotiations with a potential tenant for the office tower fell through
- Initial slowdown to find a new tenant
- Onset of the COVID pandemic
- Continued economic uncertainty and uncertainty around the office market

CURRENT STATUS

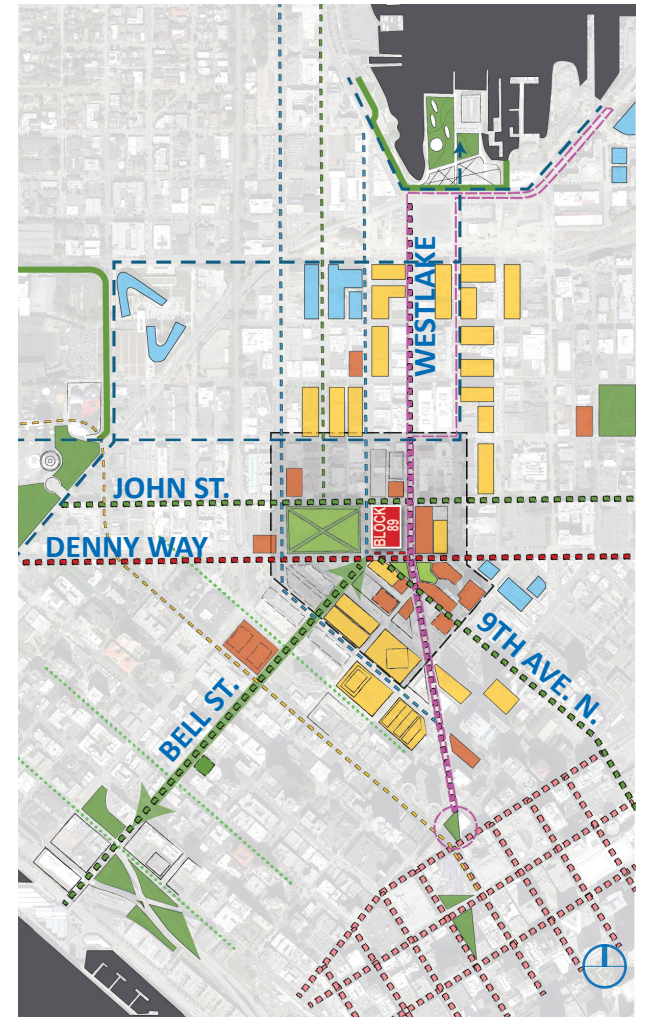
- Work is actively ongoing with SDOT and SDCI on permit review
- Expect to receive entitlements 2024-2025
- Construction to start as soon as possible, subject to market conditions and leasing

URBAN CONTEXT

EXISTING / PROPOSED PROJECTS + VICINITY MAP

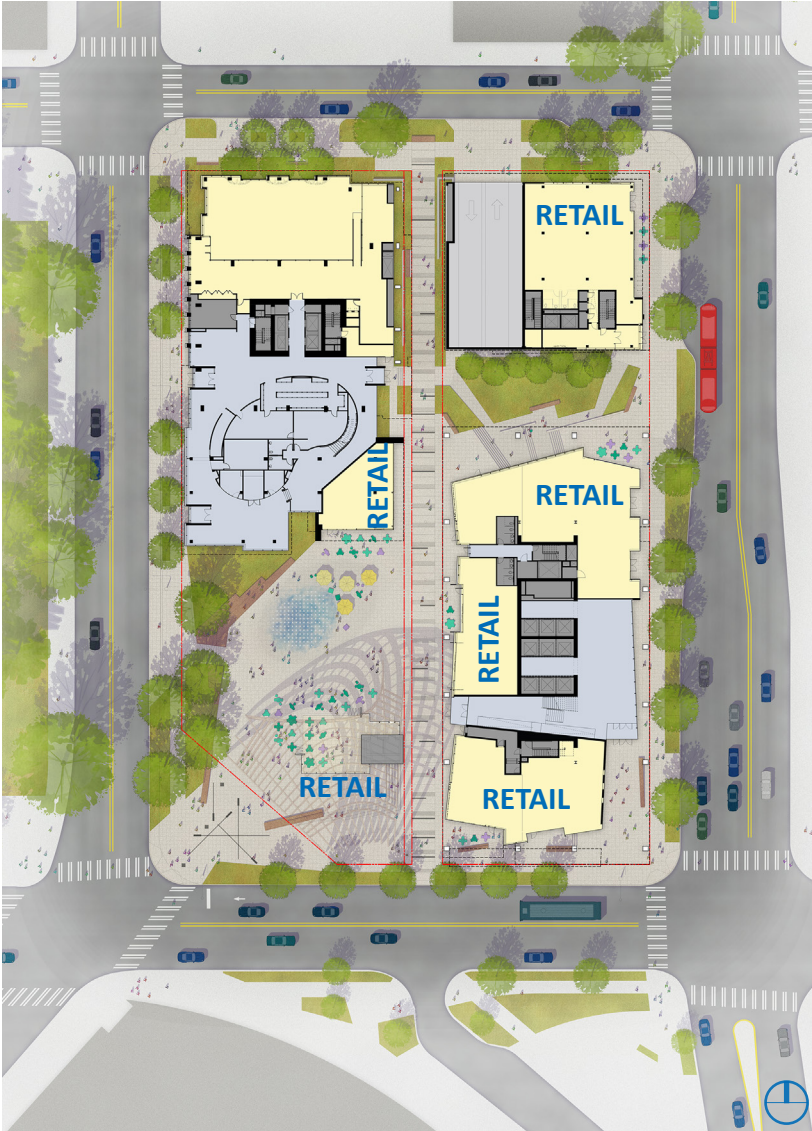


EXISTING / PROPOSED CONTEXT



VICINITY MAP (WESTLAKE / DENNY)

DEVELOPMENT PROPOSAL



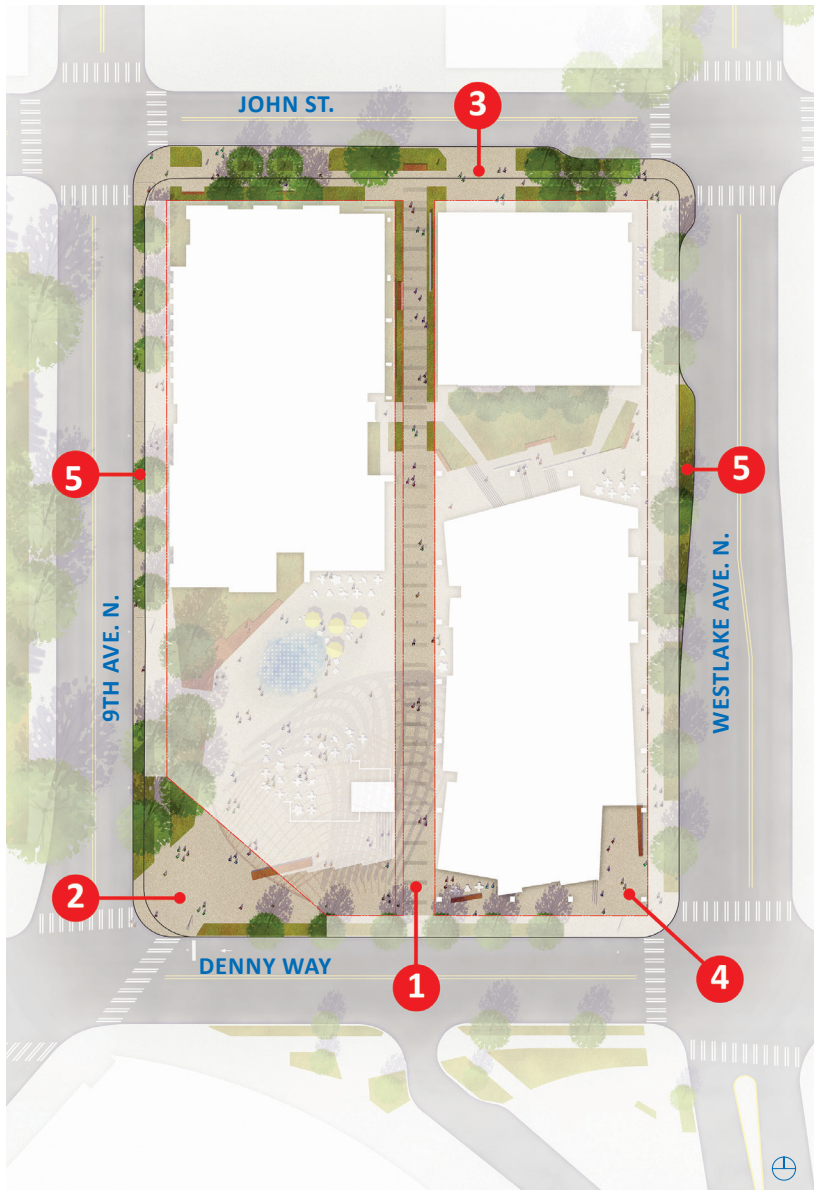
SITE PLAN



- SW PUBLIC PLAZA;
WATER FEATURE;
OPEN AIR PAVILION
- THROUGH-BLOCK CONNECTION
- ALLEY ROW IMPROVEMENTS
- DENNY WAY STREETScape
- JOHN ST. IMPROVEMENTS
- WESTLAKE / 9TH AVE. IMPROVEMENTS
- SINGLE POINT OF VEHICLE ACCESS



PUBLIC BENEFITS SUMMARY



- 1. ALLEY ROW IMPROVEMENTS = Approx. 7,444 SF
- 2. DENNY WAY/ 9TH AVE. N. TRIANGLE ROW AND SIDEWALK IMPROVEMENTS = Approx. 4,506 SF
- 3. GREEN STREET IMPROVEMENTS AT JOHN ST. = Approx. 6,968 SF
- 4. DENNY WAY STREETScape IMPROVEMENTS = Approx. 3,933 SF
- 5. STREETScape IMPROVEMENTS ON 9TH AVE. N. AND WESTLAKE AVE. N. = Approx. 3,143 SF

TOTAL AREA OF ALL PUBLIC BENEFITS: = Approx. 25,994 SF

AREA OF SUBTERRANEAN ALLEY VACATION: = 5,775 SF



THANK YOU

