



# GID and Seattle Department of Parks & Recreation JOINT ALLEY VACATION, BLOCK 24

PRESENTED TO TRANSPORTATION COMMITTEE

December 2, 2025



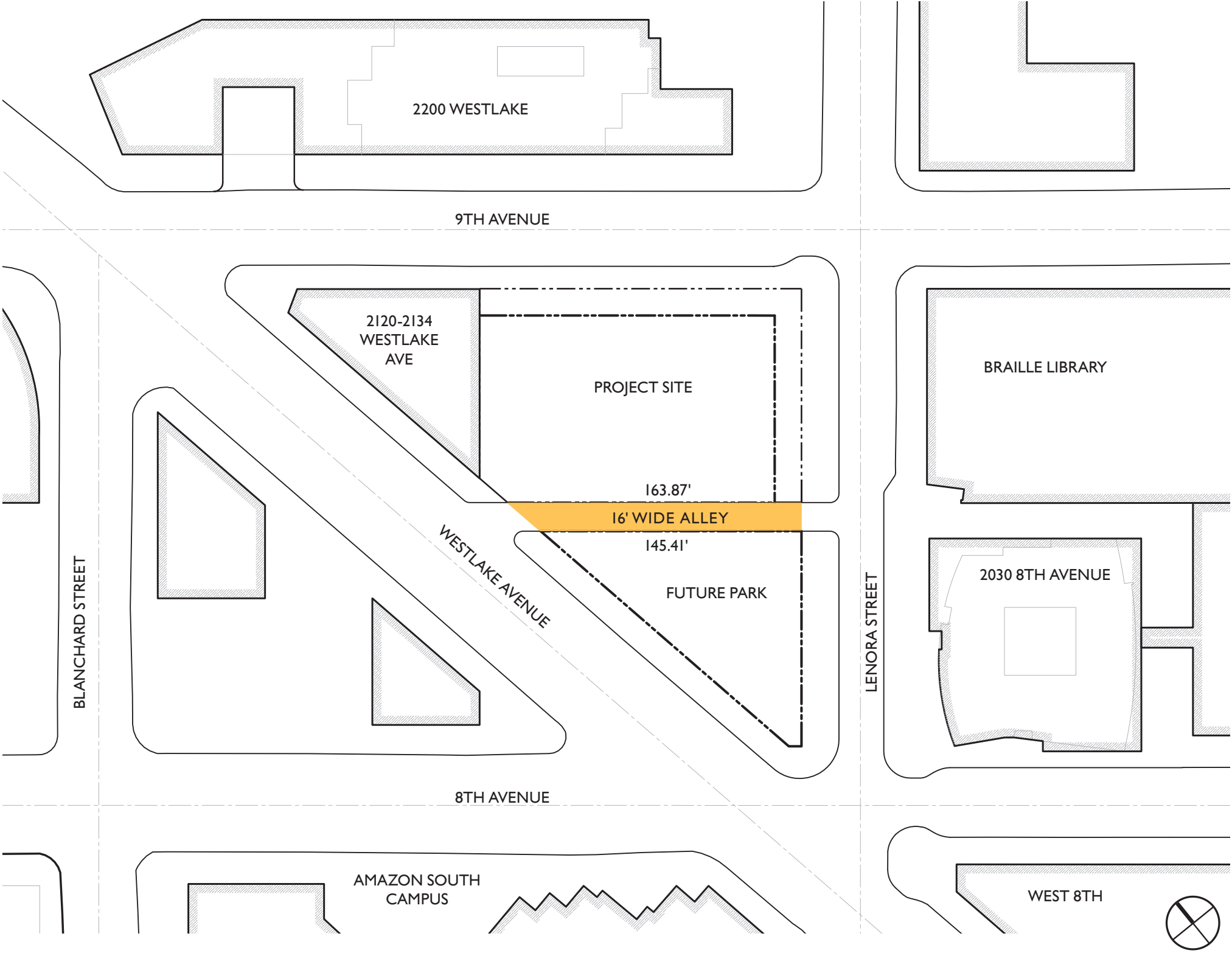
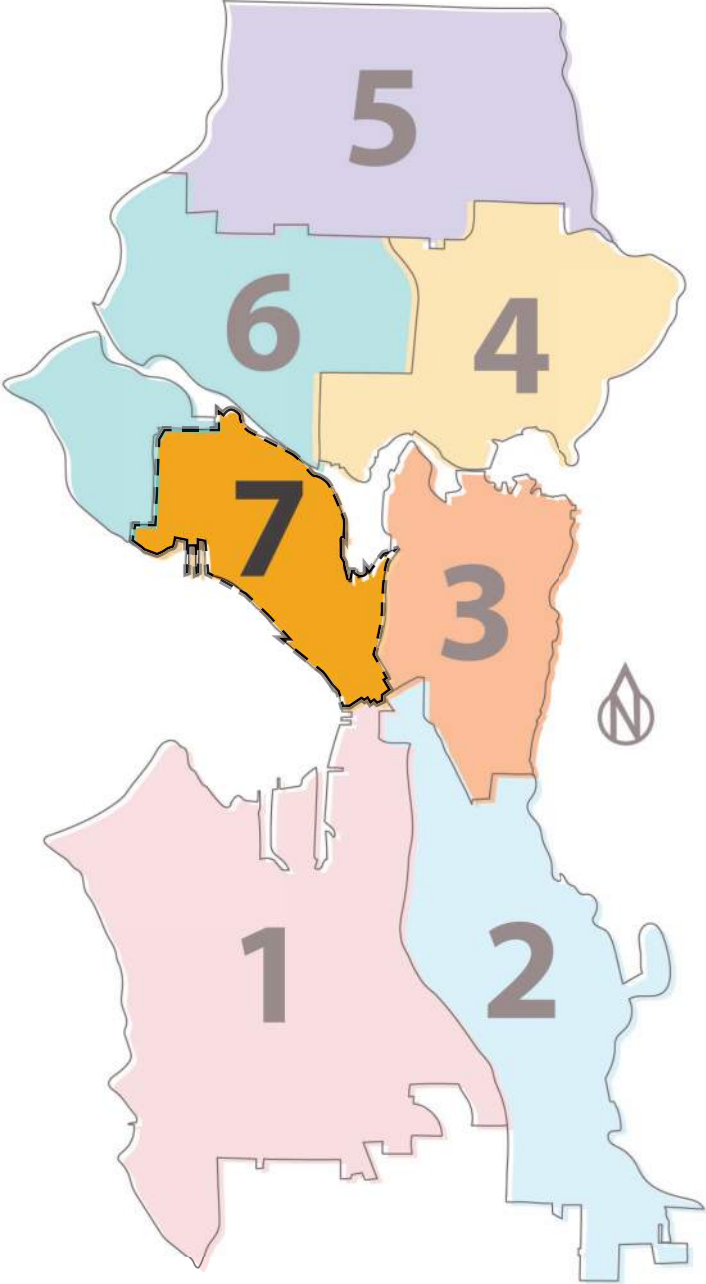
SiteWorkshop  
LANDSCAPE ARCHITECTURE

GID

WEBER THOMPSON



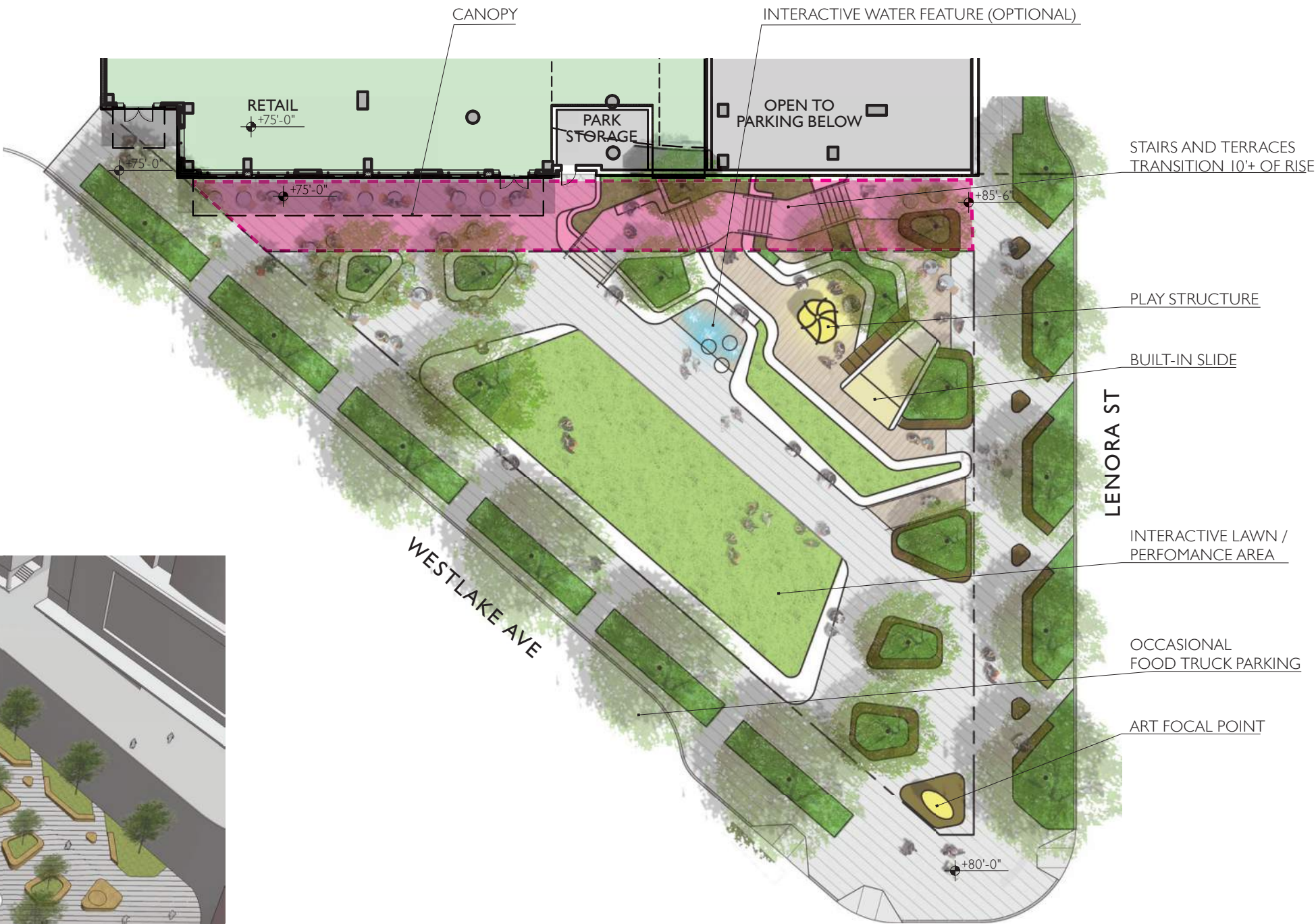
# COUNCIL DISTRICT MAP & SITE MAP





# ALLEY INTEGRATION WITH PARK / RESIDENTIAL TOWER

## PARKS & RECREATION PUBLIC BENEFITS





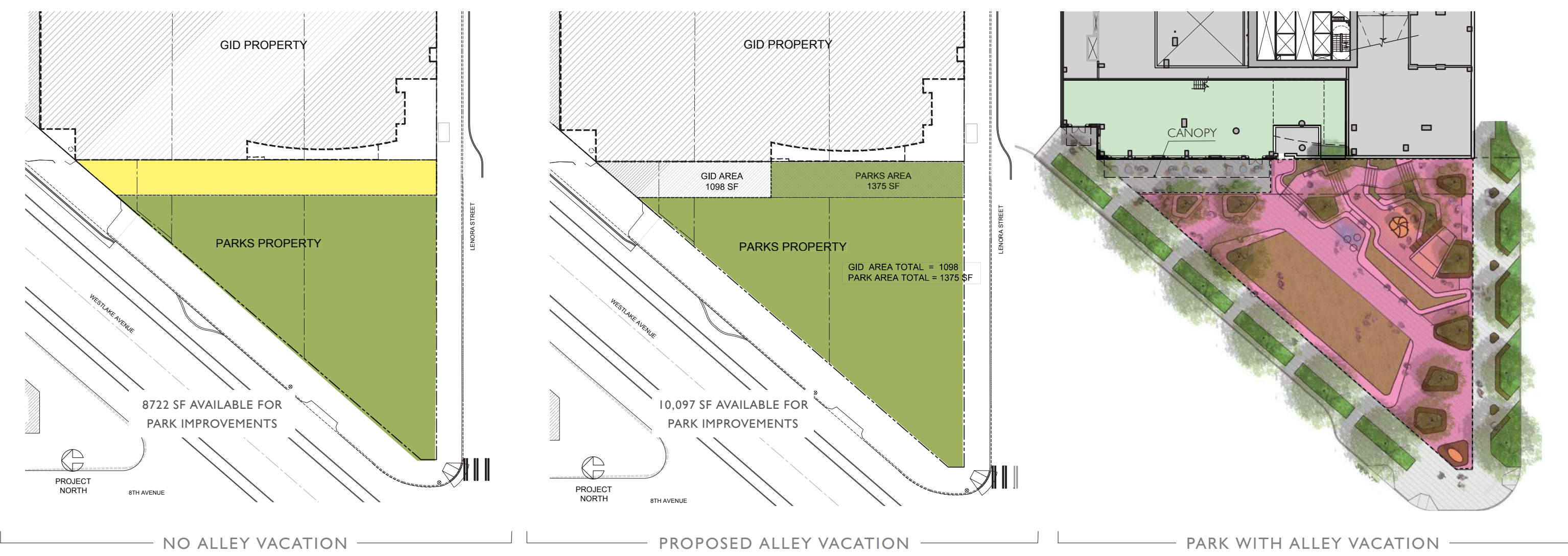
# PUBLIC BENEFITS

PUBLIC BENEFIT			DESCRIPTION	REQ'D	PROVIDED BENEFIT
PARKS & RECREATION	1	EXPAND & CONSTRUCT PARK IMPROVEMENTS	<ul style="list-style-type: none"><li>Improved additional vacated alley parcel into publicly accessible urban park space.</li></ul>	None	1,200 sf under standard division, 1,375 sf under current proposal
	2	ACTIVATE INITIATIVE 42 – PARK IN PERPETUITY	<ul style="list-style-type: none"><li>Ordinance 118477 allows for the permanent use of the alley space as a park.</li></ul>	None	1,200 sf under standard division, 1,375 sf under current proposal
	3	ACTIVATE TITLE 18 – SAFETY & ENFORCEMENT	<ul style="list-style-type: none"><li>Title 18 of Seattle Municipal Code, established by Ordinance 118607 (Exclusion Ordinance) allows for additional enforcement tools by Seattle Police and Park Rangers.</li></ul>	None	1,200 sf under standard division, 1,375 sf under current proposal
	4	EXPAND EVENTS & PROGRAMMING	<ul style="list-style-type: none"><li>Additional park space allows for more user capacity.</li><li>Combined with the storage space provides a higher level of programming.</li><li>Departed alley allows for more connected park to adjacent property and community.</li></ul>	None	Public Events and Programming See page 10 for details
GID PROPOSED PUBLIC BENEFIT	1	COMMITMENT TO RETAIL	<ul style="list-style-type: none"><li>Committed to utilizing the space adjacent to the park as a street-level use under the Downtown land use code.</li><li>If vacant for a period of time, GID wil install temporary pedestrian-activating use until a street-level use tenant found.</li></ul>		Assurance that the park edge will be able to be activated by retail uses, rather than leasing office, amenity, storage, or other residential building uses.
	2	STORAGE AREA	<ul style="list-style-type: none"><li>Includes secure storage area for Park’s use in the building adjacent to the park for the life of the project.</li></ul>		\$208,500
	3	PARK / BUILDING EDGE ENHANCEMENT	<ul style="list-style-type: none"><li>To provide a lump sum contribution to enhance the edge condition where park meets the tower to maintain a feel of “public space” along this edge.</li></ul>		\$25,000
	4	ALLOCATION OF ADDITIONAL ALLEY SF TO PARKS	<ul style="list-style-type: none"><li>Additional 175 sf of Park space dedicated to park property instead of GID’s property.</li></ul>		175 additional sf of park space
	5	ADDITIONAL LANDSCAPE / HARDSCAPE IN PUBLIC ROW PROVIDED ABOVE GREEN STREET REQUIREMENT.	<ul style="list-style-type: none"><li>Installed 1408 sf of landscape and 682 sf of hardscape above required amount for sidewalk improvements required by DPD/SDOT along 9th Ave and Lenora St (green streets).</li></ul>		\$86,350 (Landscape construction cost = \$25 / sf, hardscape = \$75/sf)



# PUBLIC BENEFITS – PARKS & RECREATION

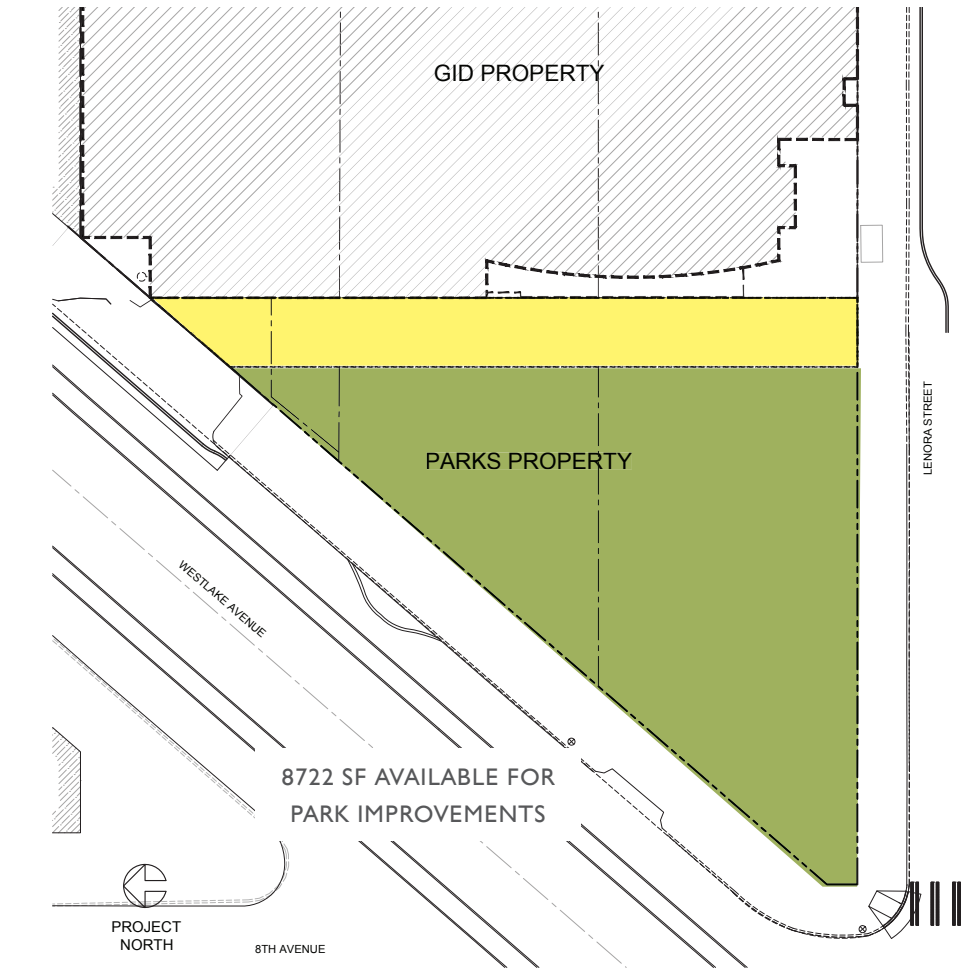
PUBLIC BENEFIT	DESCRIPTION
I. EXPAND & CONSTRUCT PARK IMPROVEMENTS	Improved additional vacated alley parcel into publicly accessible urban park space.



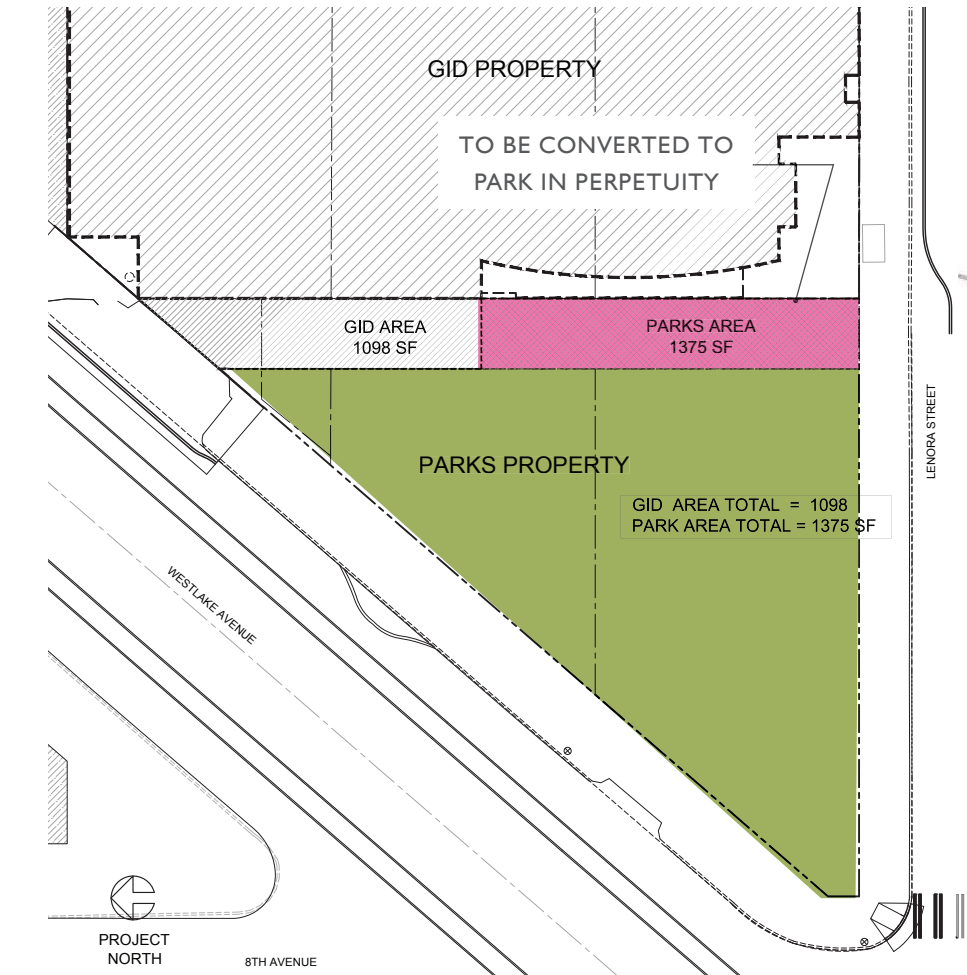


# PUBLIC BENEFITS – PARKS & RECREATION

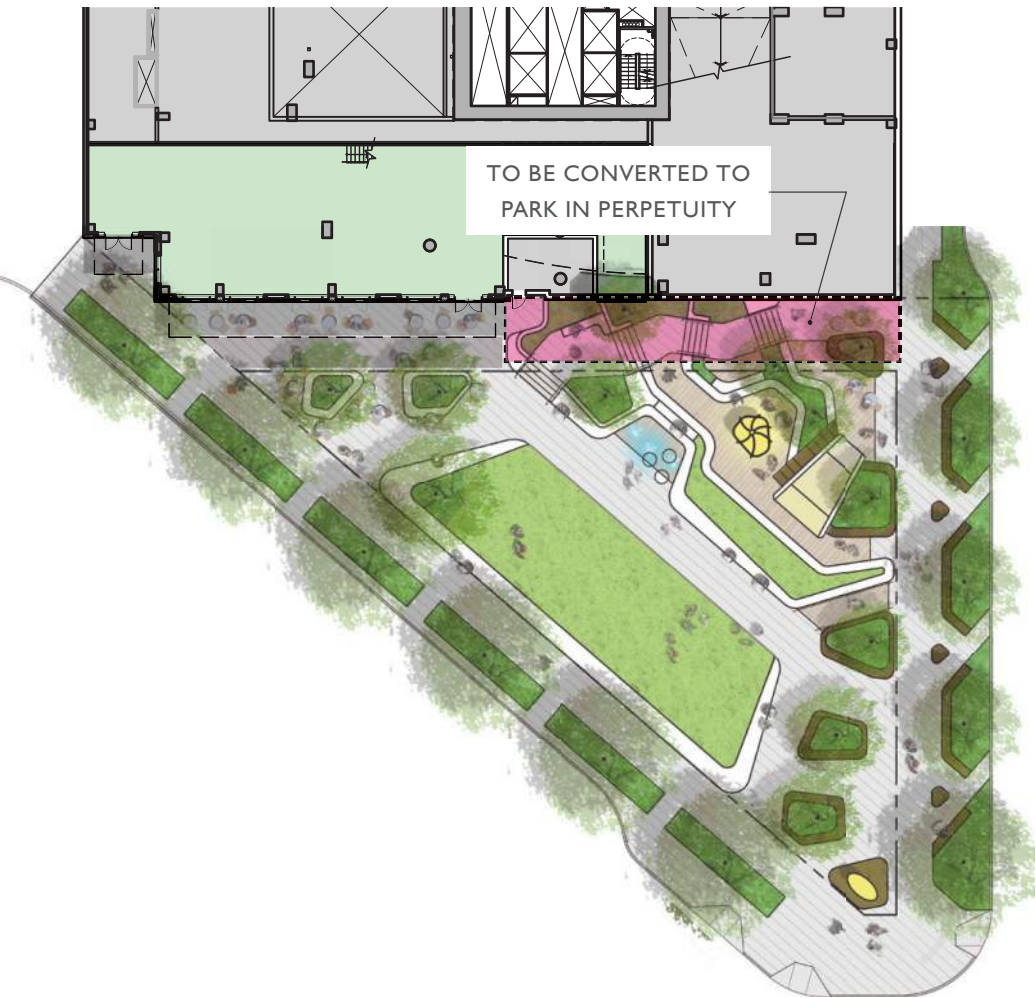
PUBLIC BENEFIT	DESCRIPTION
2. ACTIVATE INITIATIVE 42 – PARK IN PERPETUITY	Permanent use of the former alley space as park.



NO ALLEY VACATION



PROPOSED ALLEY VACATION

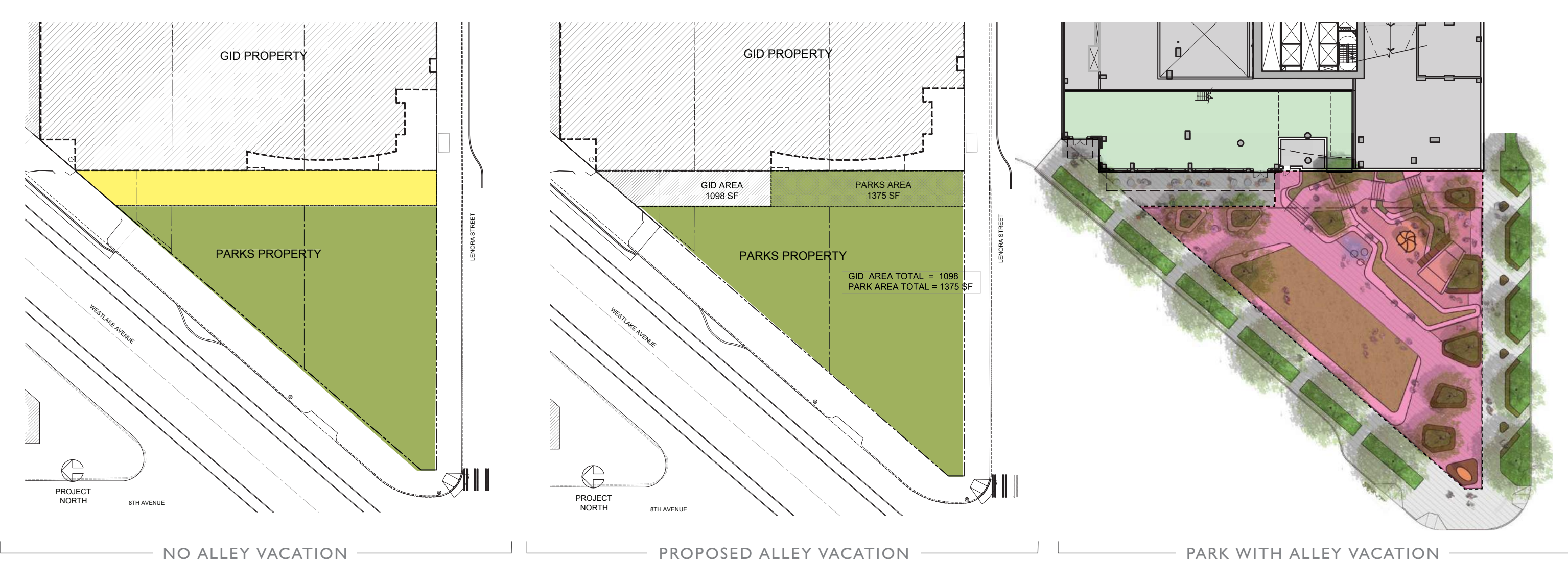


PARK WITH ALLEY VACATION



# PUBLIC BENEFITS – PARKS & RECREATION

PUBLIC BENEFIT	DESCRIPTION
3. ACTIVATE TITLE 18 – SAFETY & ENFORCEMENT	Title 18 of Seattle Municipal Code, established by Ordinance 118607 (Exclusion Ordinance) allows for additional enforcement tools by Seattle Police and Park Rangers.





# PUBLIC BENEFITS – PARKS & RECREATION

PUBLIC BENEFIT	REQUIRED	DESCRIPTION / PROVIDED BENEFIT
4. EXPAND EVENTS & PROGRAMMING	None	<ul style="list-style-type: none"><li>• Additional park space allows for more user capacity.</li><li>• Combined with the storage space provides a higher level of programming.</li><li>• Departed alley allows for more connected park to adjacent property and community.</li></ul> <p>1. Inclusion in the weekday Buskers Program. (Performers of 1-2 people are scheduled at the park and are tips are subsidized by Parks.) \$50-\$100/hr.</p> <p>2. Monitored by Concierge. This park will be added to the downtown concierge circuit to be monitored for cleanliness and safe use. The concierge will be present on site during programmed events and will put out equipment for use such as giant chess and platforms for buskers. Concierge makes \$21/hr.</p> <p>3. Inclusion in Imagination Playground and other Children’s Activities on select weekends. The storage area allows easy access to imagination play and other equipment. The concierge will be present on site during programmed events and will put out equipment for use. Concierge makes \$21/hr.</p> <p>4. Equipment purchase.</p>



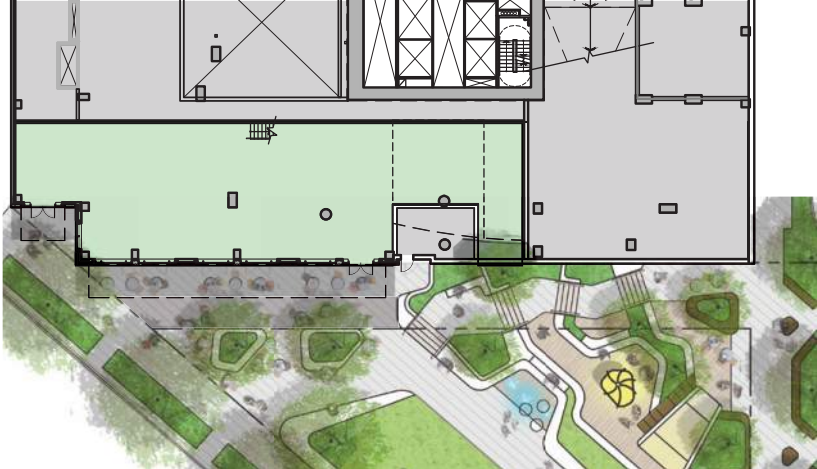
Photos: Stuart Isett





# PUBLIC BENEFITS – GID PROPOSED PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION
I. COMMITMENT TO RETAIL	GID will commit to utilizing the space adjacent to the park as a street-level use under the Downtown land use code. If the space were to be vacant for a period of time, GID will commit to install a temporary pedestrian-activating use in the space until a street level use tenant can be found.





# PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION
2. STORAGE AREA	The project includes a secure storage area for Park’s use in the building adjacent to the park for the life of the project
3. PARK / BUILDING EDGE ENHANCEMENT	\$25,000 Contribution to Parks

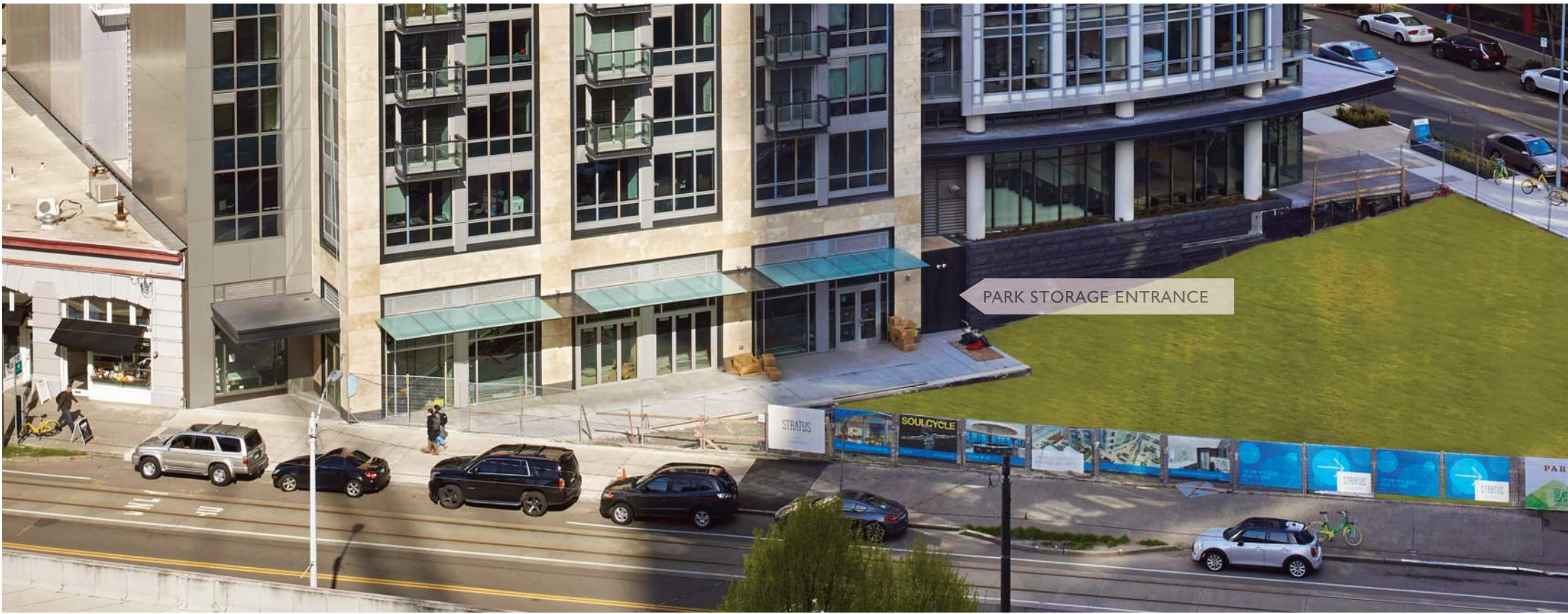
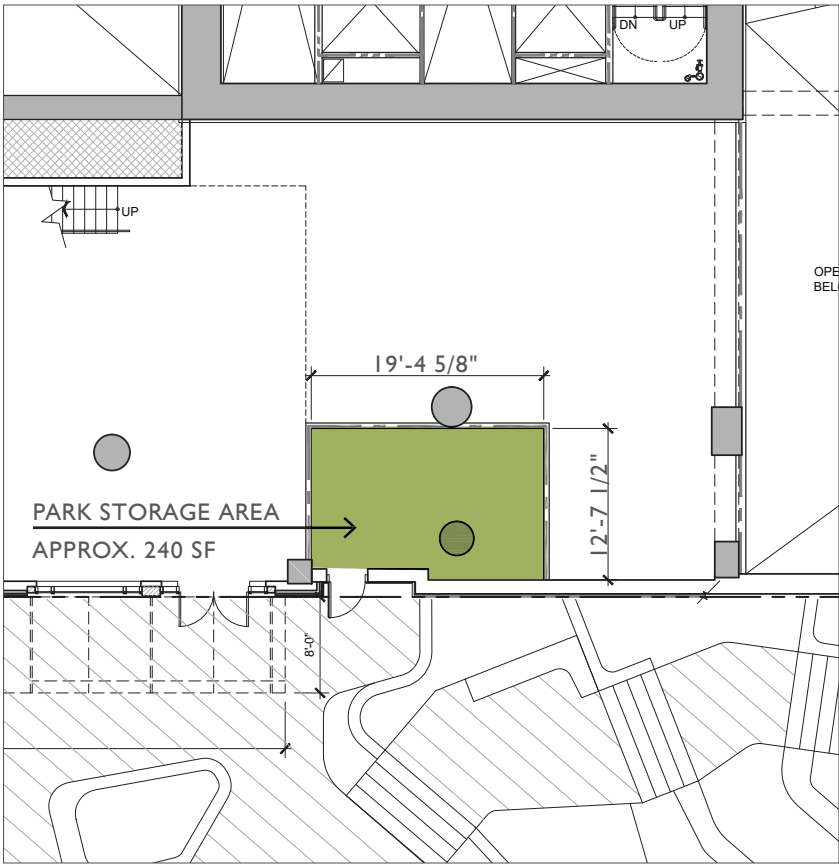
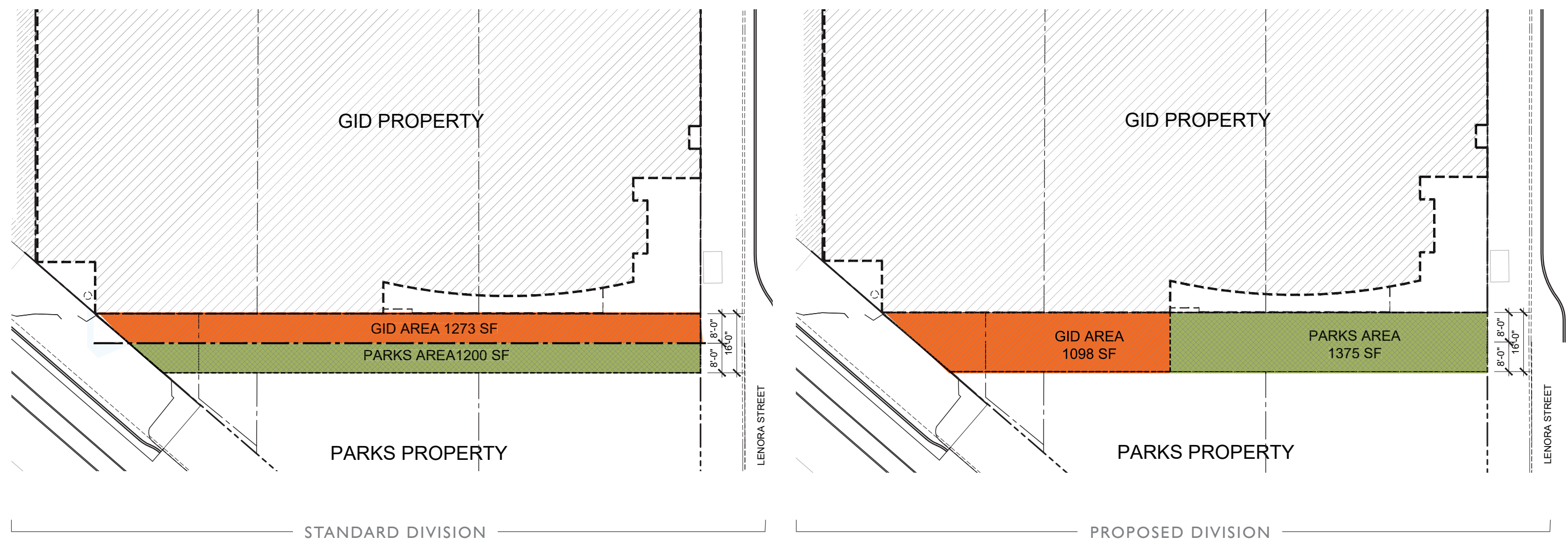


Photo: Benjamin Bensneider



# PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION
4. ALLOCATION OF ADDITIONAL ALLEY SF TO PARKS	Additional 175 sf of Park space dedicated to the park property



# PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION
5. ADDITIONAL LANDSCAPE / HARDSCAPE IN PUBLIC ROW PROVIDED ABOVE GREEN STREET REQUIREMENT.	Installed 1408sf of landscape and 682sf of hardscape above the required amount for sidewalk improvements required by DPD/SDOT along 9th Ave and Lenora St (green streets).



SEATTLE MUNICIPAL CODE - LANDSCAPE REQUIREMENTS



LANDSCAPE DESIGN PROVIDED



# PUBLIC BENEFITS & COST

TYPICAL REASONS FOR ALLEY VACATIONS	GID
INCREASE FLOOR AREA	NA
BUILD ON FORMER ALLEY	NA
BUILD UNDER FORMER ALLEY	NA
BUILD OVER FORMER ALLEY	NA
RECONFIGURE SITE TO A SHAPE BETTER SUITED FOR DEVELOPMENT	NA
INCREASE SIZE OF SITE BY JOINING LOTS ACROSS ALLEY	NA
TYPICAL BENEFITS RECEIVED FROM ALLEY VACATIONS	GID
ADDITIONAL UNITS / LEASEABLE SF	NA
ADDITIONAL PARKING	NA
FEWER BELOW GRADE LEVELS REQUIRED / LESS EXCAVATION	NA
MORE EFFICIENCY / YIELD P/SF OF DEVELOPMENT	NA
INCREASED LAND VALUE	NA
TANGIBLE BENEFITS	GID
INCREASED RENT LEVELS	NA
INCREASED LEASE VALUE FOR RETAIL	NA
INTANGIBLE BENEFITS	GID
IMPROVED CURB APPEAL	Minimal benefit recieved. Because the alley is no longer required for service, the finish level could be more pedestrian friendly if vacation is granted.



# PUBLIC BENEFITS





An aerial photograph of a modern urban development. The scene is dominated by several tall, glass-clad skyscrapers that reflect the sky. In the center, there is a large, open green courtyard with a paved walkway and some landscaping. The surrounding area includes a street with cars, a yellow delivery van, and a few pedestrians. The sky is blue with some light clouds.

# THANK YOU.

**Amanda Keating, AIA, LEED AP**

Senior Principal, Weber Thompson

[akeating@weberthompson.com](mailto:akeating@weberthompson.com)

206 344 5700 ext. 277