

Lake Union

South Lake Union

Capitol Hill

Stewart Street

Site

Eastlake Avenue

Interstate 5

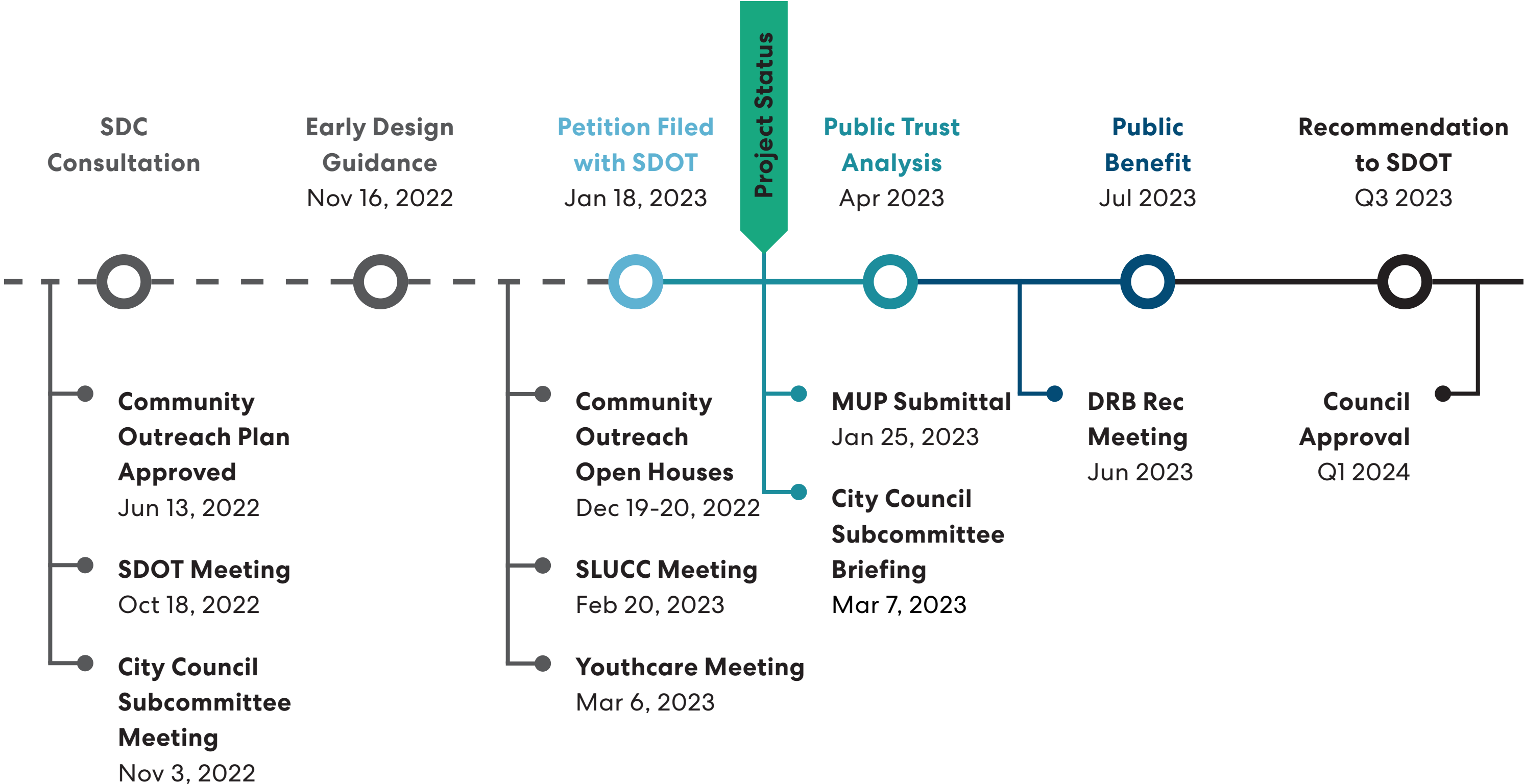
Denny Way

City Council Subcommittee Briefing

1305 Stewart

March 7, 2023

Alley Vacation Process



Community Outreach

The project's Community Outreach Plan was approved by the Seattle Department of Neighborhoods on June 12, 2022 and includes the following:

- **Digital Outreach**

A website was set up to describe the proposed alley vacation, provide detailed information about the project, and host an online survey.

- **Printed Outreach**

A letter was mailed to residents and businesses within a 750-foot radius to inform them of the proposed alley vacation and invite them to complete the online survey and attend the open house meetings.

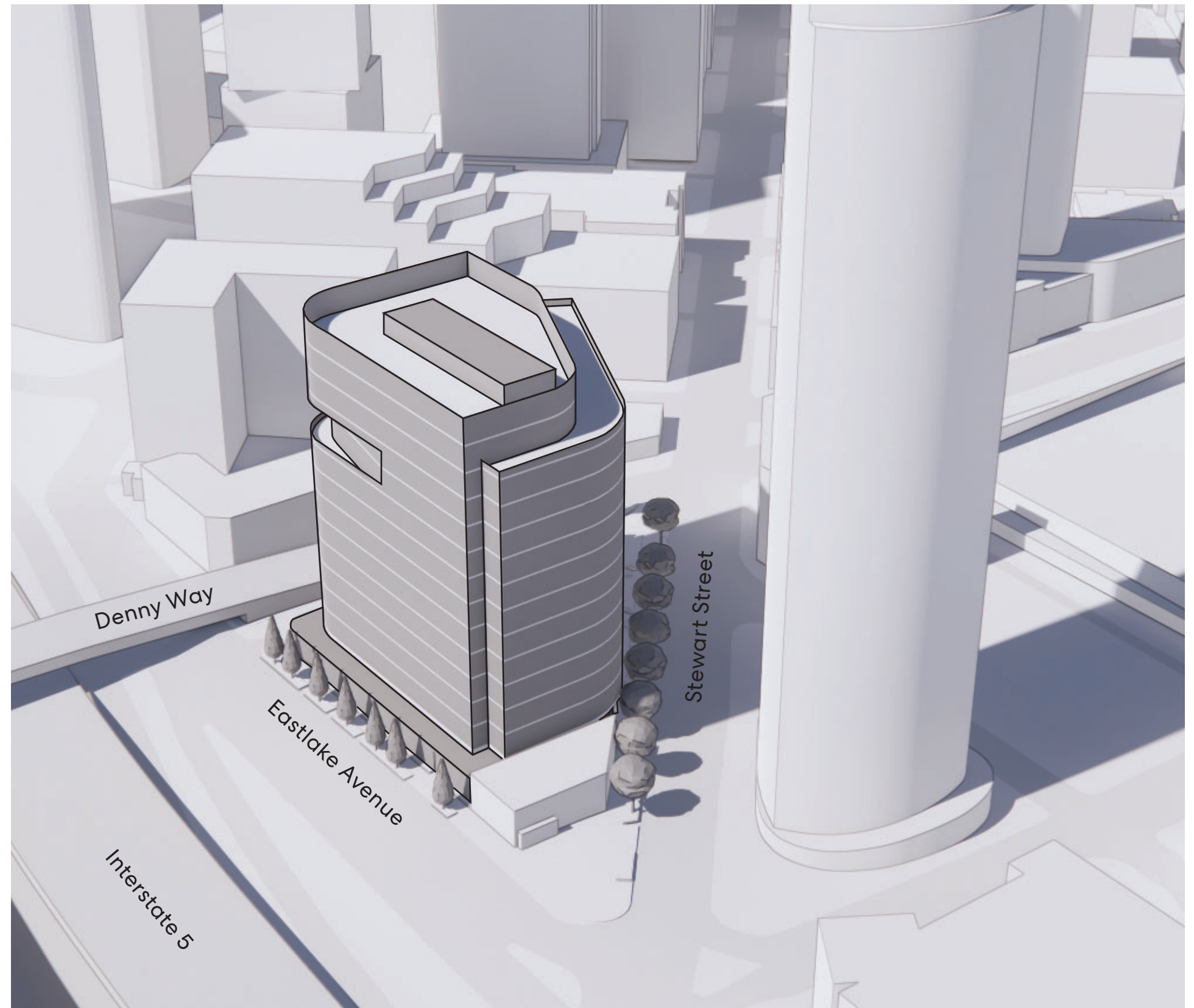
- **Virtual Open House Meetings**

Two open house meetings were hosted using Zoom as a virtual platform.

- **Community Conversations**

Outreach was directed to South Lake Union community groups and presentations were given to SLUCC and YouthCare.

Note: The website, online survey, and letter were translated to Spanish and Traditional Chinese.

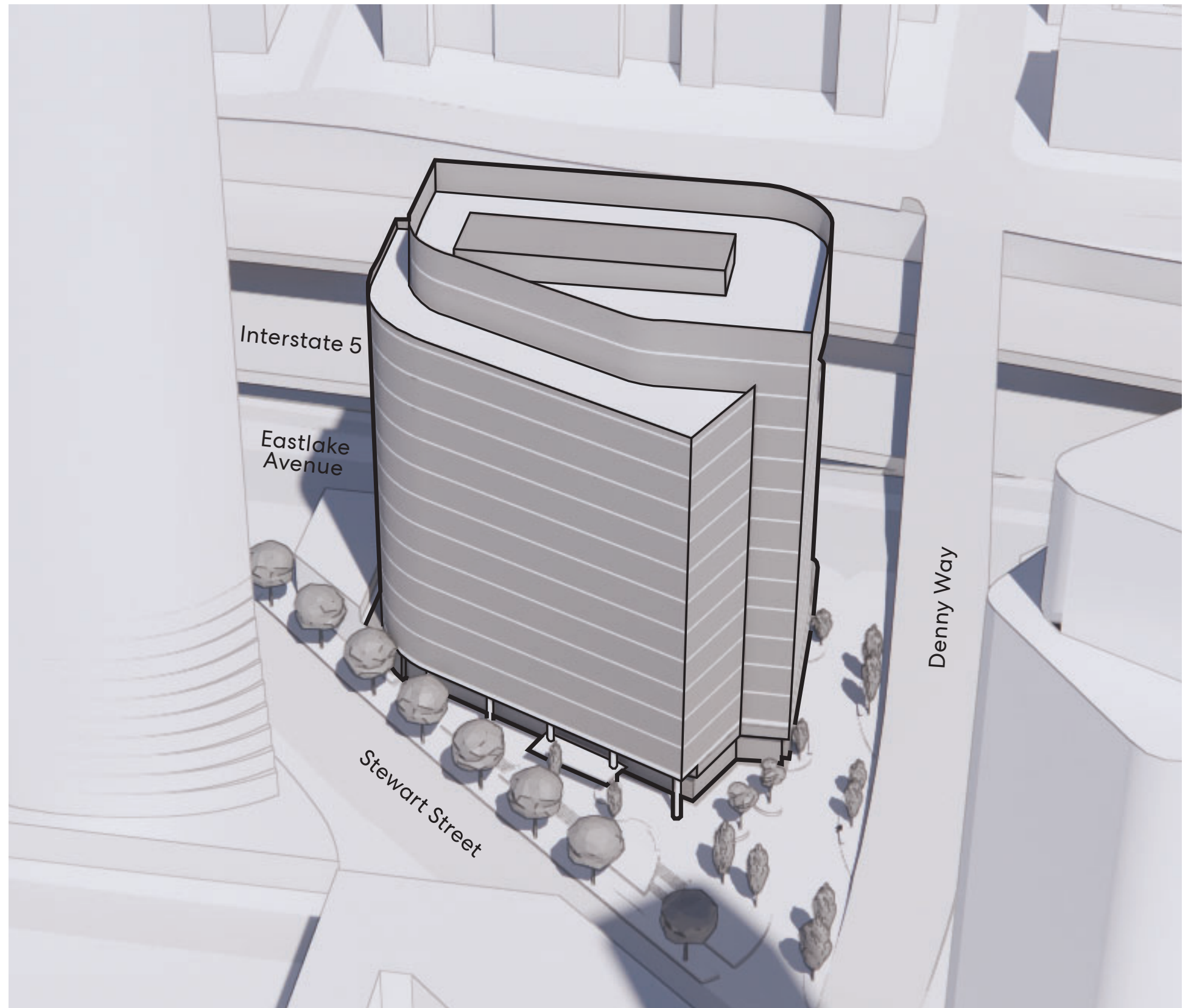


Reasons for Alley Vacation Request

The proposed development is a shell-and-core life science research tower with fifteen stories above grade and four parking levels below grade.

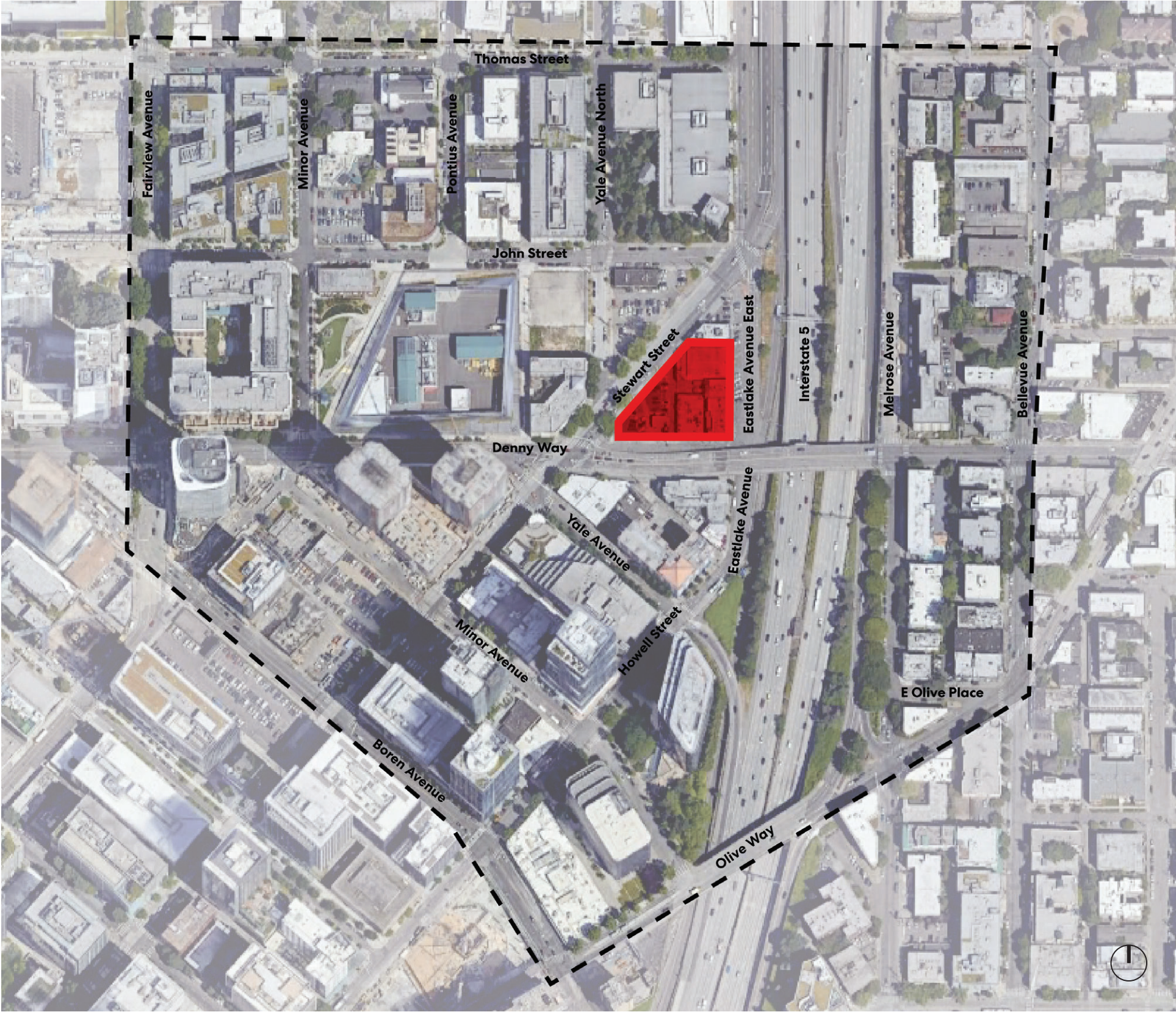
The alley vacation is requested in order to:

- **Improve pedestrian safety**
Consolidation of multiple curb cuts / driveways into a single vehicular access point along Eastlake Avenue.
- **Create meaningful neighborhood open space**
A deep setback along Stewart Street allows the creation of publicly accessible open space.
- **Enhance right-of-way improvements**
Creation of new bike facilities, sidewalks, streets trees, and understory plantings.
- **Improve urban form**
The alley vacation allows for increased floor area and the creation of unique urban form at a major entrance to downtown neighborhoods.



Site Context

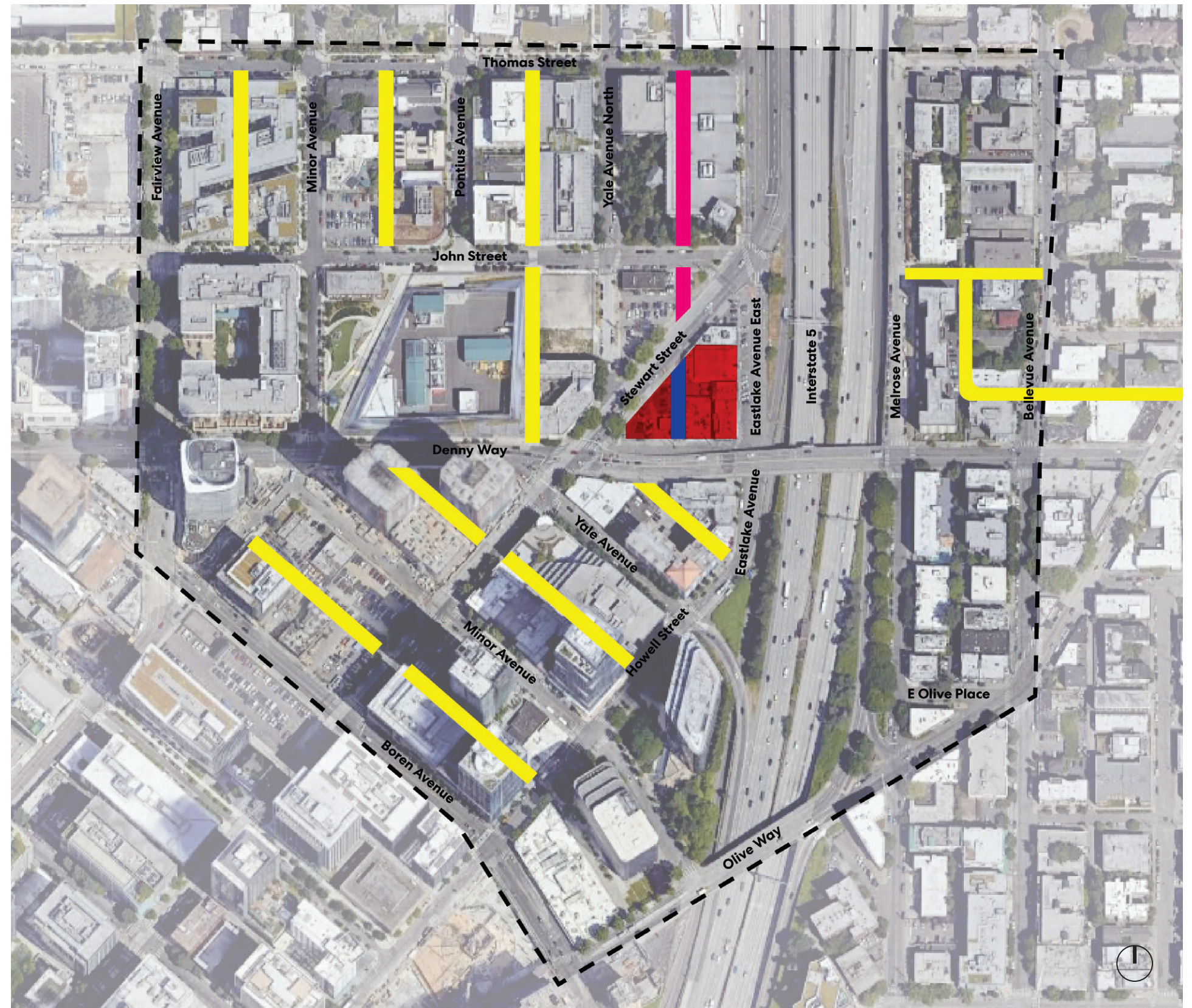
The site is located at the intersection of two city grids where the South Lake Union and Denny Triangle neighborhoods meet at Interstate 5. Stewart Street continues through both grids, resulting in a triangular block fragment.



 Site

Alley Network

The alley proposed for vacation does not provide continuity to any other alley location.



- Site
- Requested Alley Vacation
- Vacated Alley
- Existing Alley

Site Photographs



View from Denny Overpass



View from Stewart and Denny



View from Denny Overpass



View from Lower Denny and Eastlake

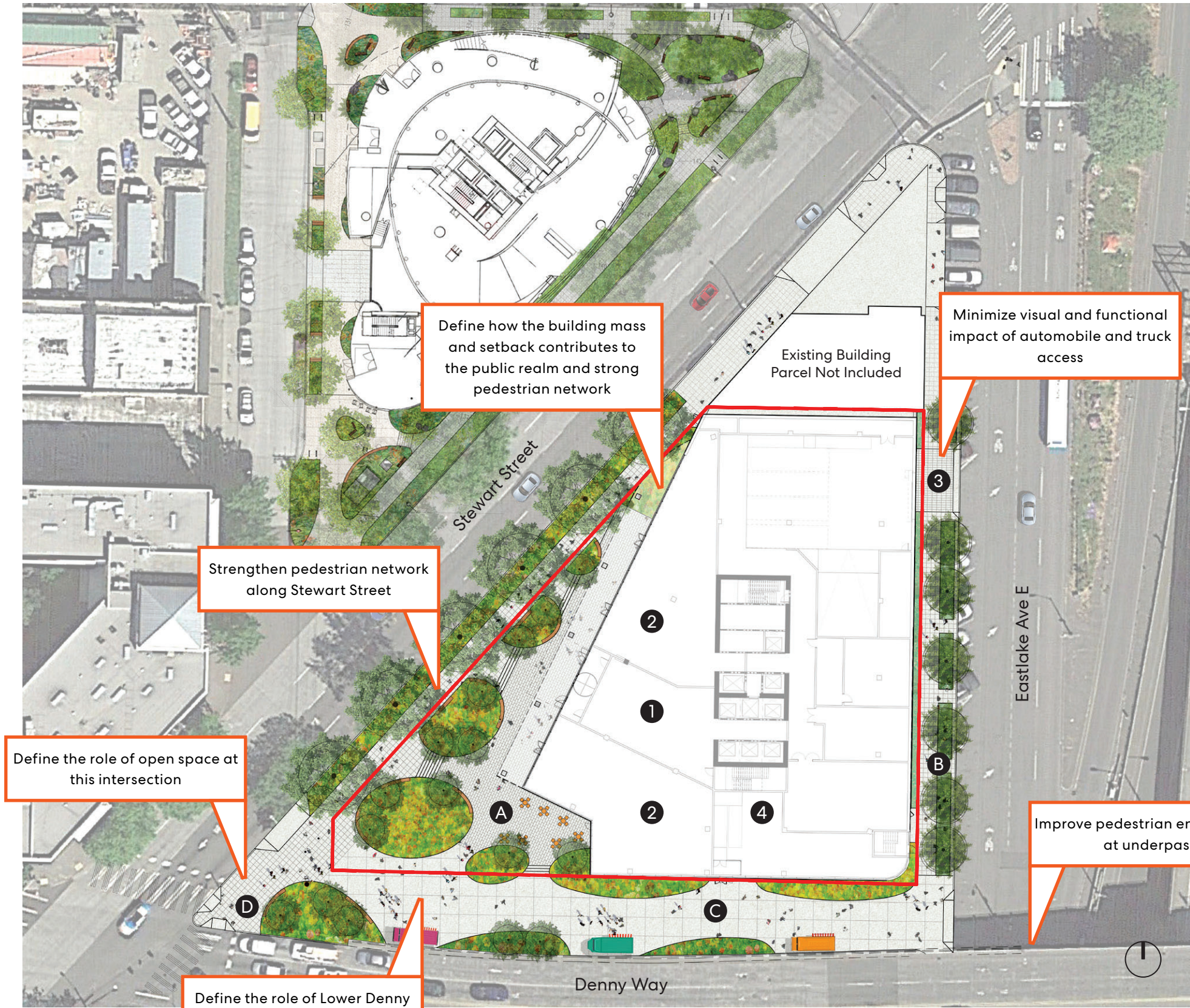


View from Stewart and Lower Denny



View from Stewart

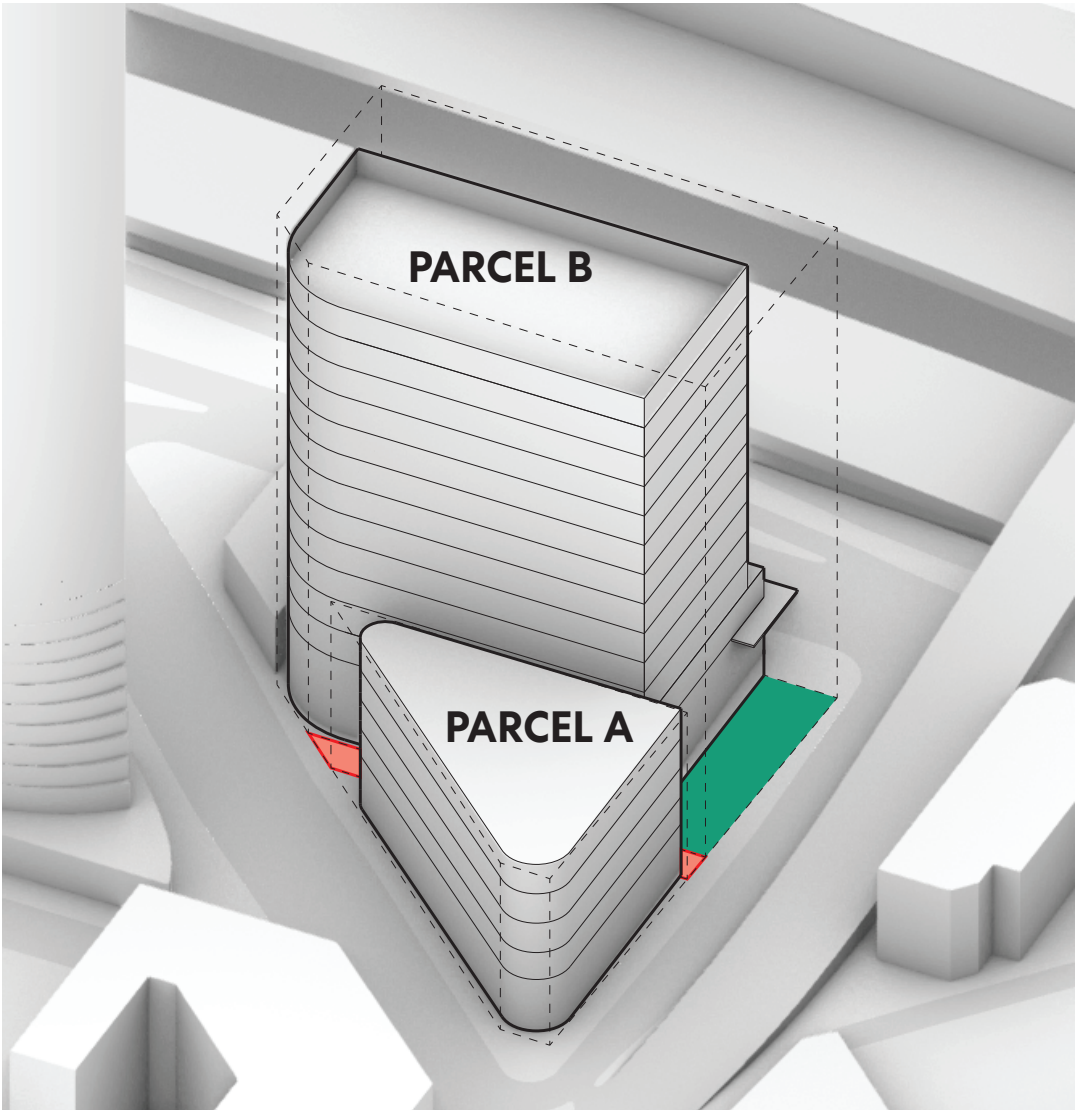
Site Plan with SDC Comments from Pre-Petition Review



- ① Lobby
- ② Retail
- ③ Parking / Loading Access
- ④ Parking Access
- A Publicly Accessible Plaza
- B Eastlake ROW Improvements
- C Lower Denny Way Urban Curbless Street
- D Improved Street Crossing

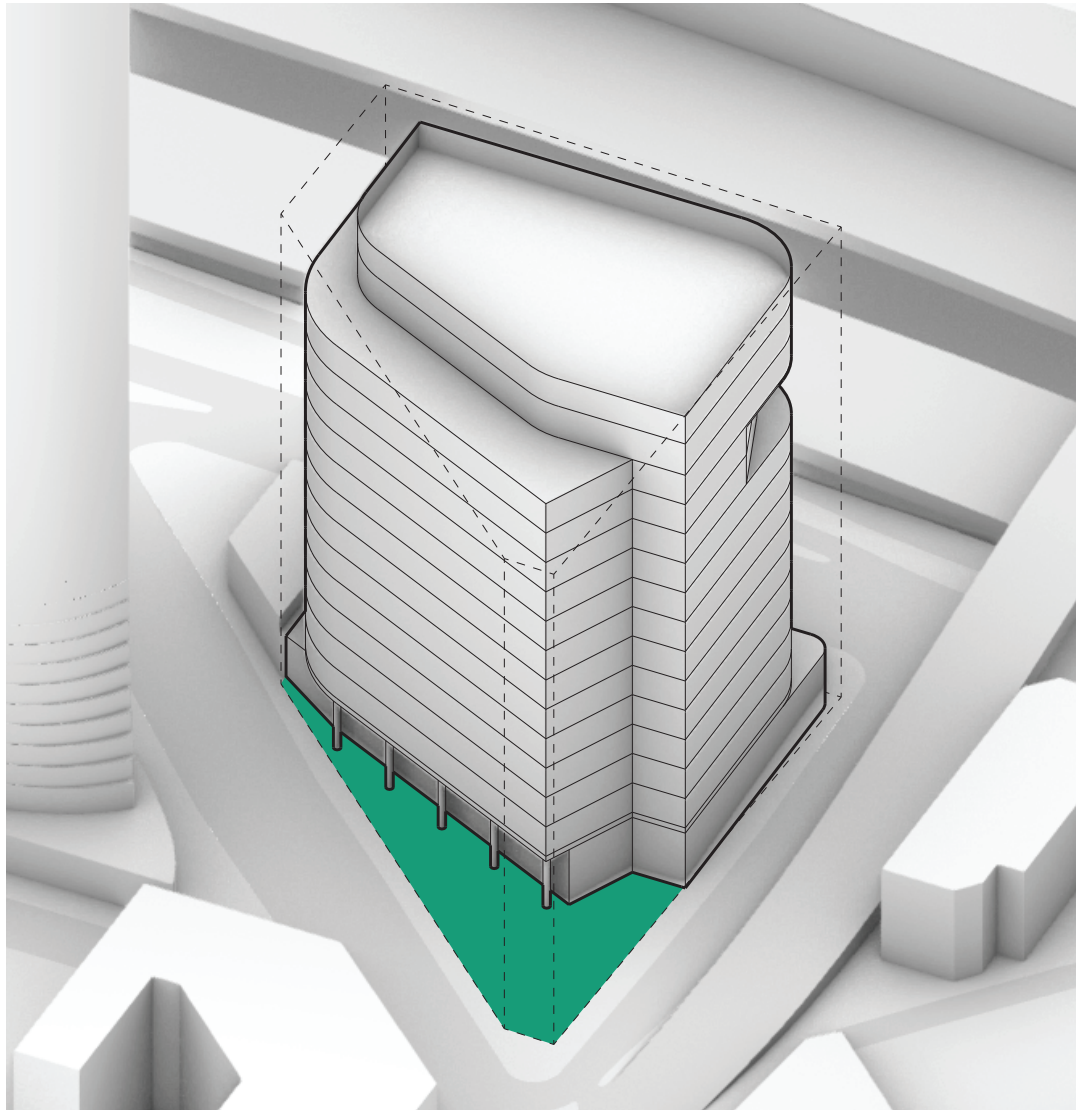
Development Comparison

Project without Alley Vacation



- Concept includes two parcels divided by the existing alley. Parcel A has restricted development potential due to small size and tower spacing requirements.
- Parcel A does not have an open space requirement. Parcel B requires a minimum of 3,600 SF of private open space.

Project with Alley Vacation

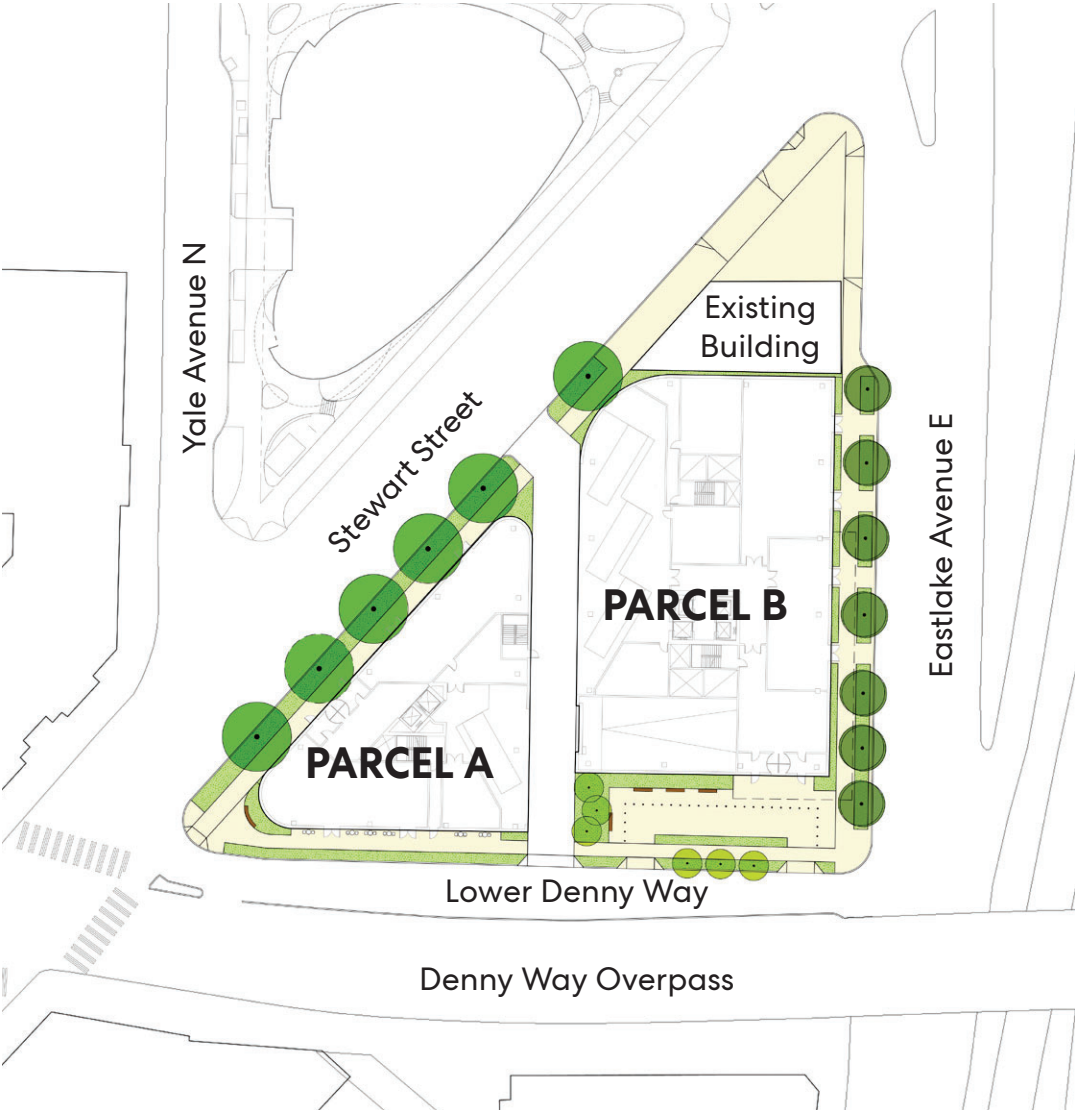


- Consolidating the parcels allows for a single tower and podium development consistent with similar and recent projects in the neighborhood.
- Minimum open space requirement of 5,827 SF is significantly exceeded through setback on Stewart Street.

Existing Alley
Open Space

Development Comparison

Project without Alley Vacation



- Loading, parking and waste/recycling is accessed from the existing alley. Parking is located below Parcel B only.
- Parcel B contains an arrival court along lower Denny Way to allow for passenger drop-off on the passenger side of vehicles.

Project with Alley Vacation



- Single access point along Eastlake Avenue E accommodates parking, loading and waste/recycling.
- Lower Denny Way is limited to emergency and SDOT maintenance vehicles.
- Eastlake Avenue E includes new bike facilities linking downtown to South Lake Union.

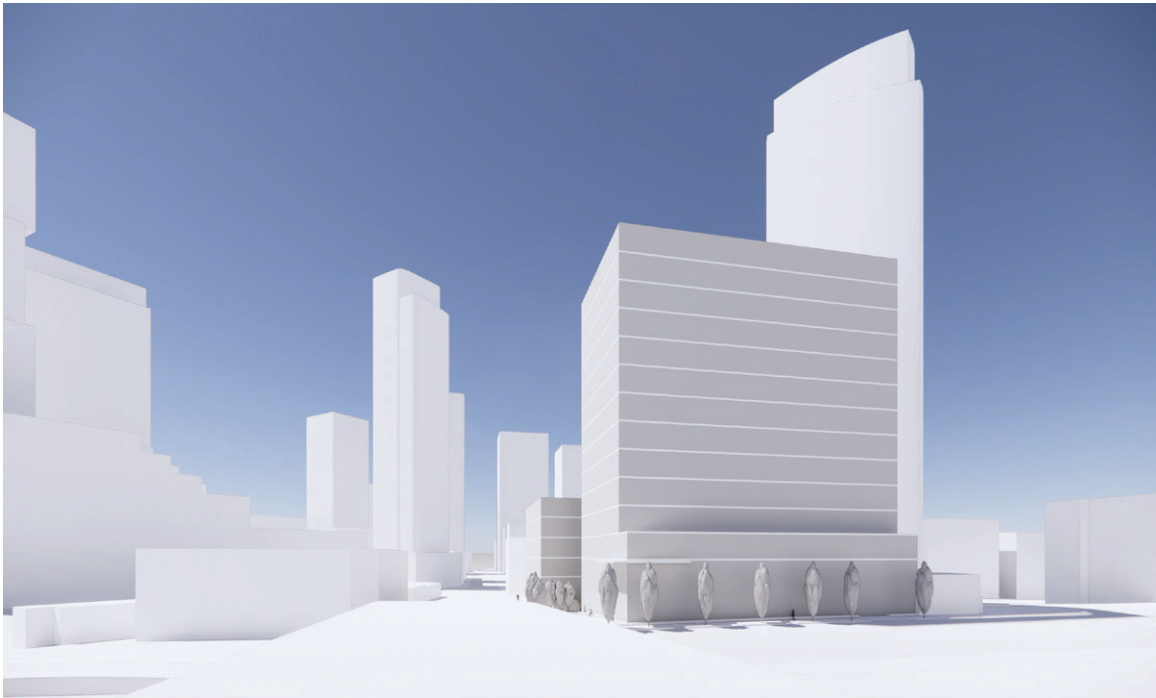


Development Comparison

Project without Alley Vacation

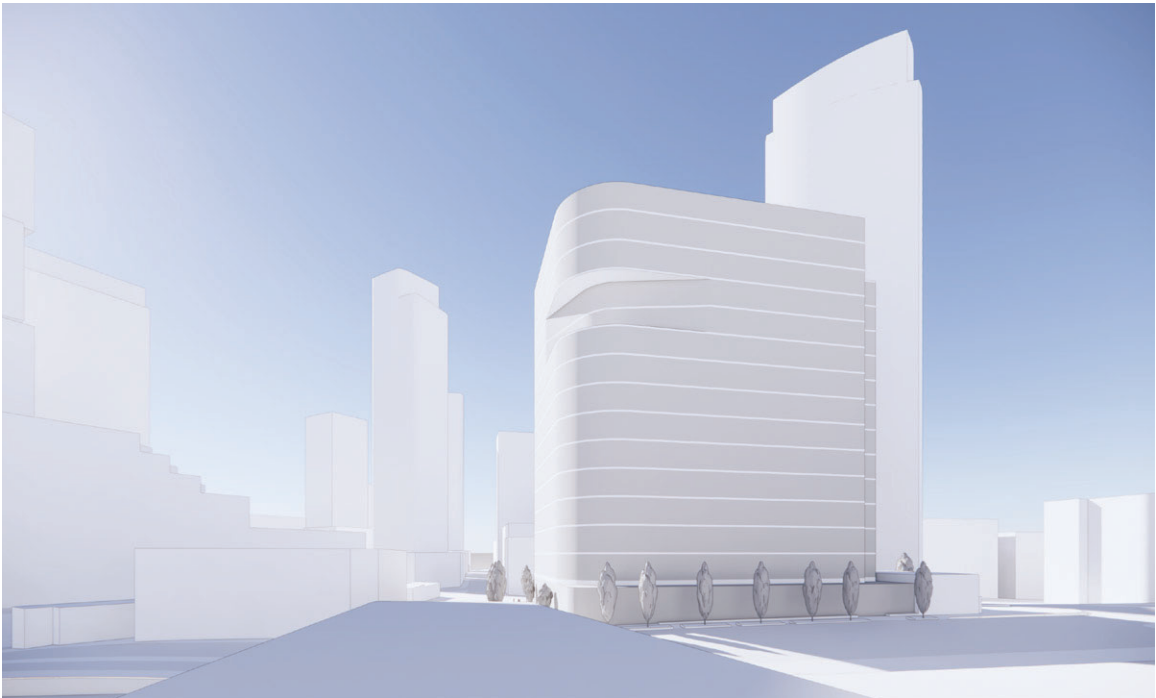
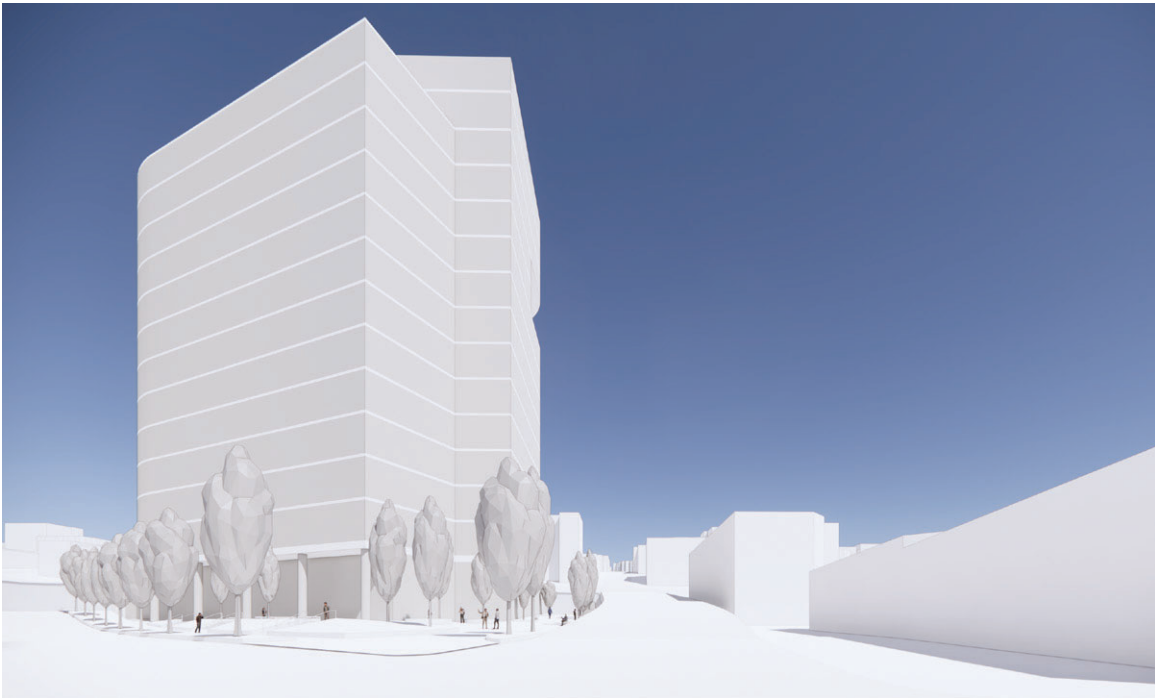


Denny Street from West

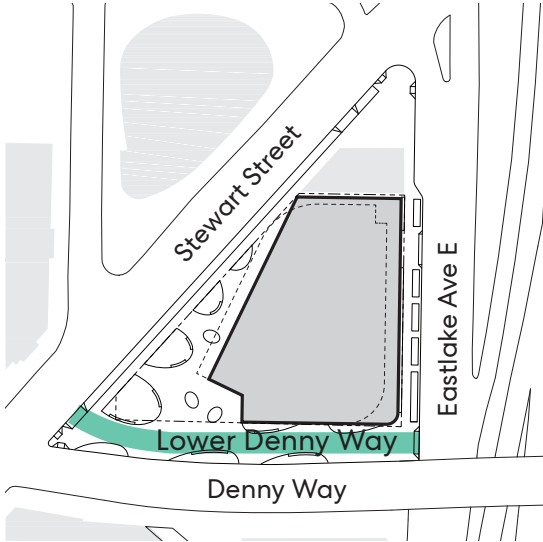


Denny Street from East

Project with Alley Vacation

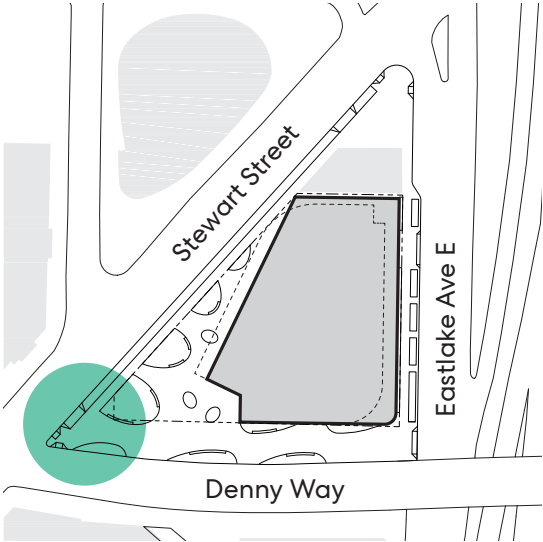


Public Benefits Proposal



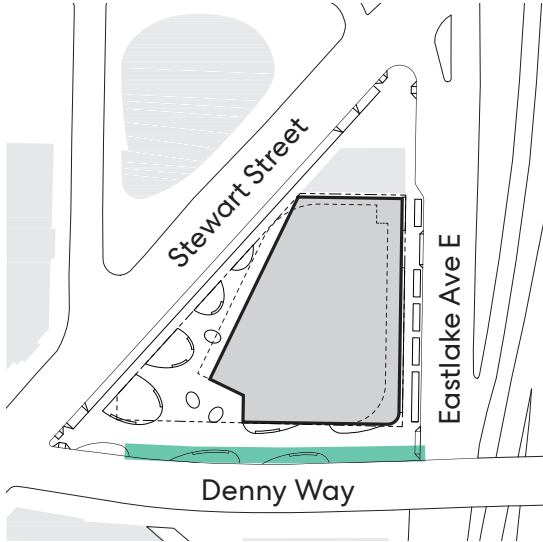
Lower Denny Way Urban Curbless Street

Pedestrian focused street with limited vehicle access



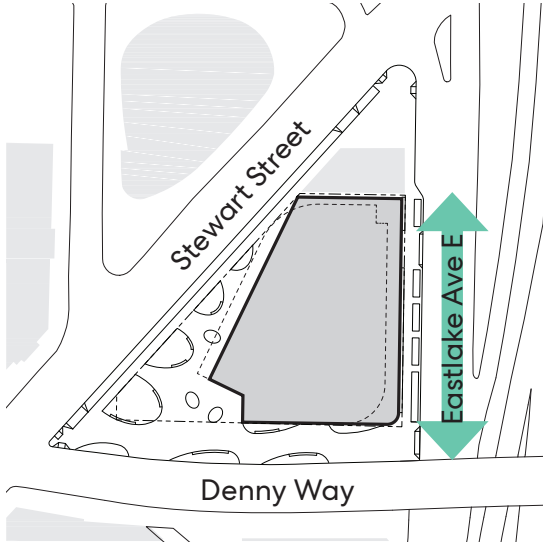
Improved Pedestrian Crossing

Prioritize pedestrian safety at Stewart Street and Denny Way intersection



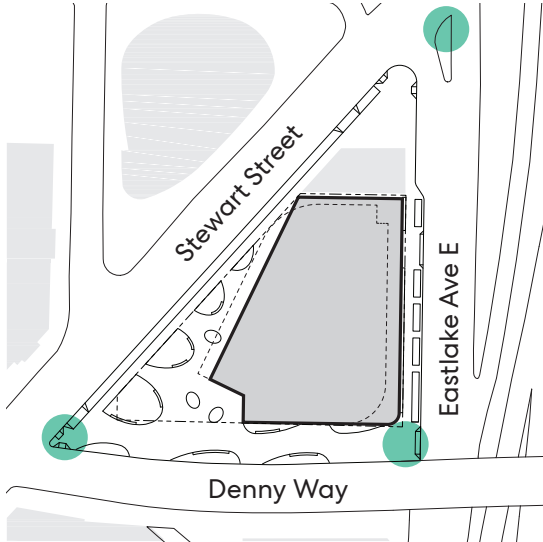
Artwork at Denny Way Bridge Overpass

Beautify overpass with murals



Eastlake Avenue ROW Enhancements

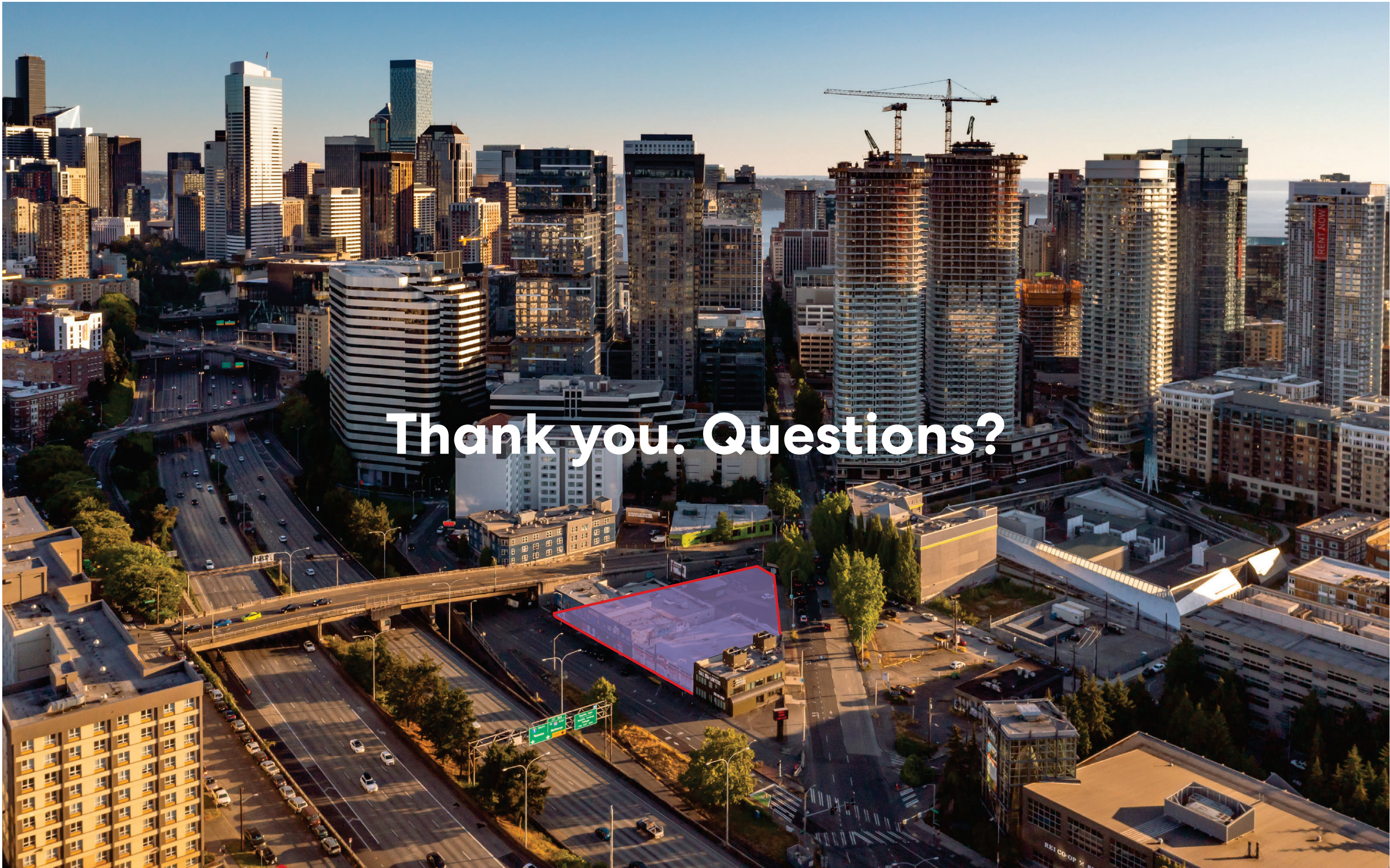
Additional sidewalk, landscape and new bicycle facilities



Wayfinding Signage

Contributions to the Seamless Seattle Pedestrian Wayfinding program





Thank you. Questions?