

# JOINT ALLEY VACATION



9TH & LENORA DEVELOPMENT & WESTLAKE & LENORA PARK

This petition for an alley vacation is presented jointly between GID and Seattle Parks and Recreation.

### 9TH & LENORA DEVELOPMENT

OWNER: **GID**  
ARCHITECT: **WEBER THOMPSON**

### WESTLAKE & LENORA PARK

OWNER: **SEATTLE PARKS & RECREATION**  
DESIGNER: **SITE WORKSHOP**

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# PROJECT CONTEXT

## GID PROJECT STATISTICS

PROGRAM	FLOORS	AREA
BELOW GRADE PARKING	6.5	124,500 SF
LOBBY / RETAIL / BOH	1.5	28,300 SF
RESIDENTIAL	38	439,600 SF
AMENITY AND ROOF DECK	2	17,300 SF

**RESIDENTIAL UNITS:** 396 UNITS  
**PARKING STALLS:** 234 STALLS (0.59/UNIT)  
**RETAIL:** 7,760 SF  
**HEIGHT:** 400' HEIGHT (+40' FOR MECHANICAL AND AMENITY)

## PARK PROJECT STATISTICS

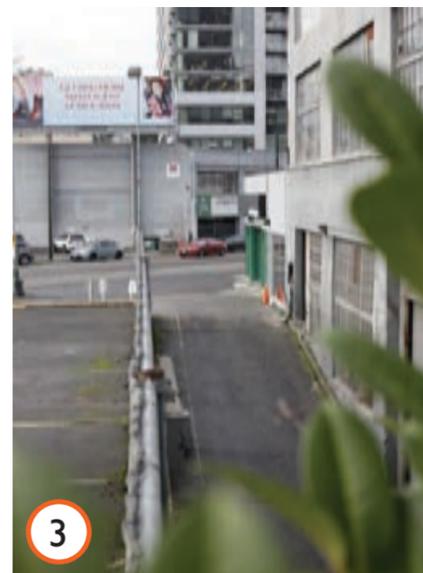
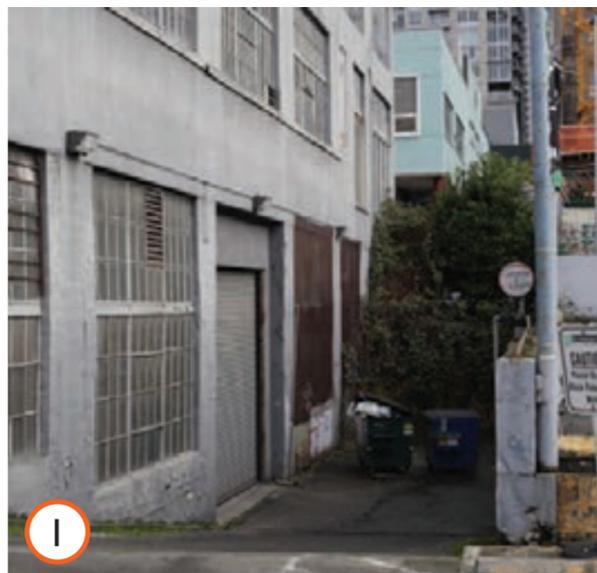
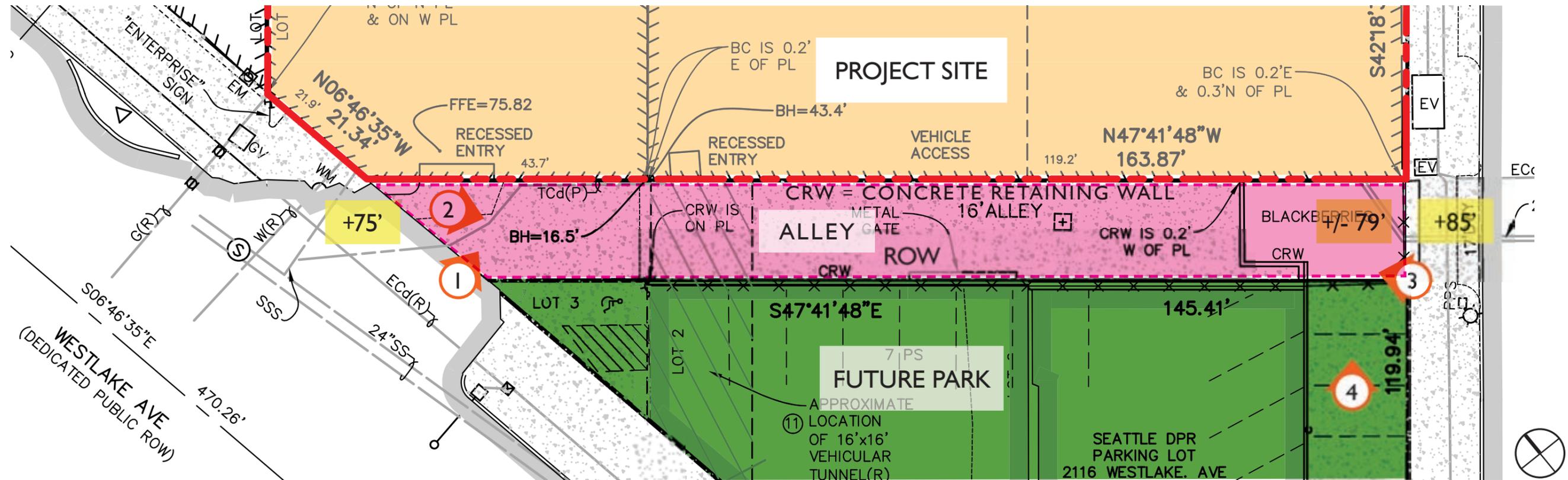
### PARK ELEMENTS (PROPOSED)

- HILLCLIMB AND TERRACES
- PLAY STRUCTURE AND BUILT-IN SLIDE
- OPEN LAWN ACTIVITY AREA
- ARTISTIC FEATURE
- INTERACTIVE WATER FEATURE (OPTIONAL)
- SEATING FOR GATHERING, LUNCH AND LEISURE

**AREA WITH ALLEY VACATION:** 10,517 SF  
**AREA WITHOUT ALLEY VACATION:** 9142 SF

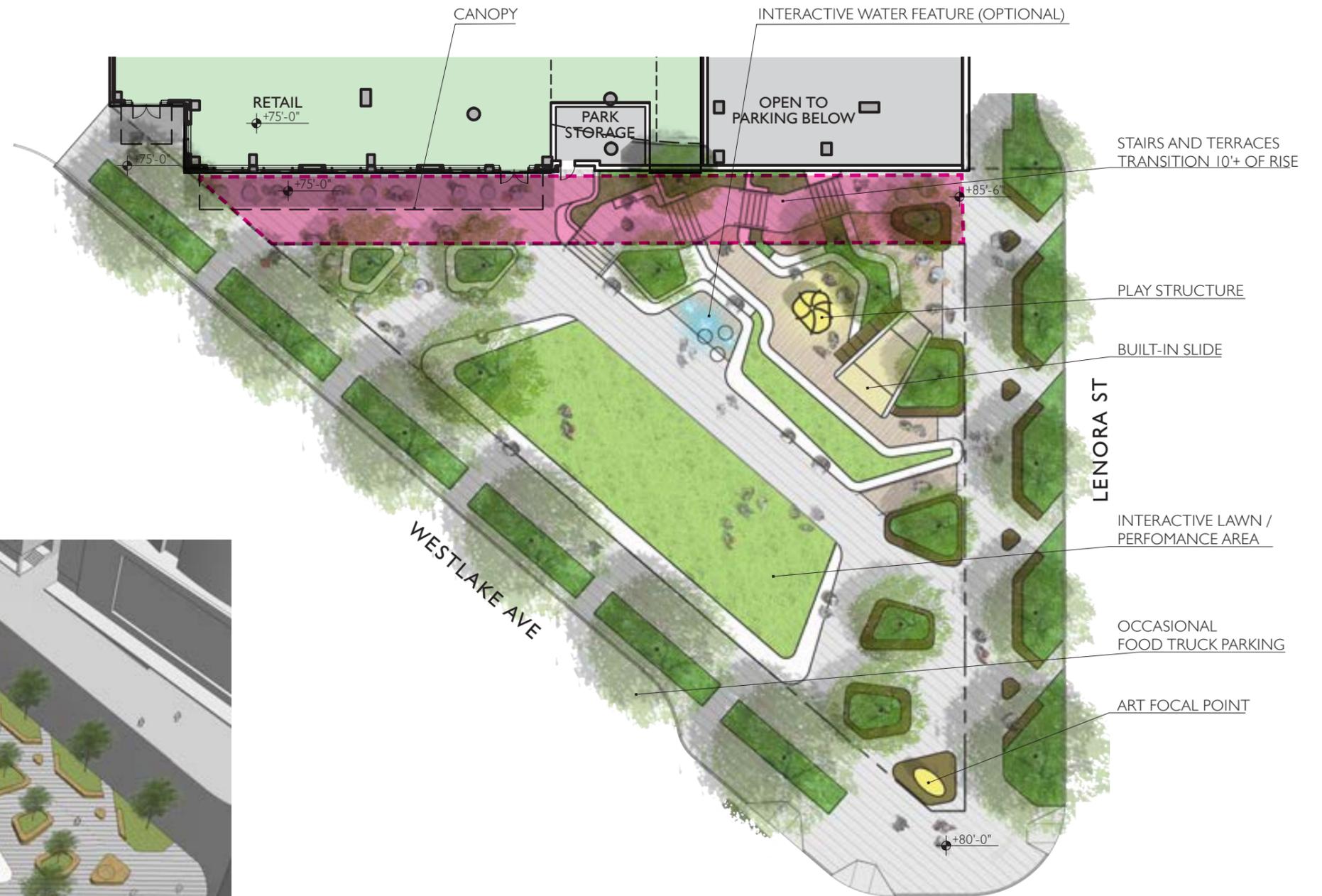


# ALLEY – PROPOSED FOR VACATION



# ALLEY INTEGRATION WITH PARK / RESIDENTIAL TOWER

## PARKS & RECREATION PUBLIC BENEFITS

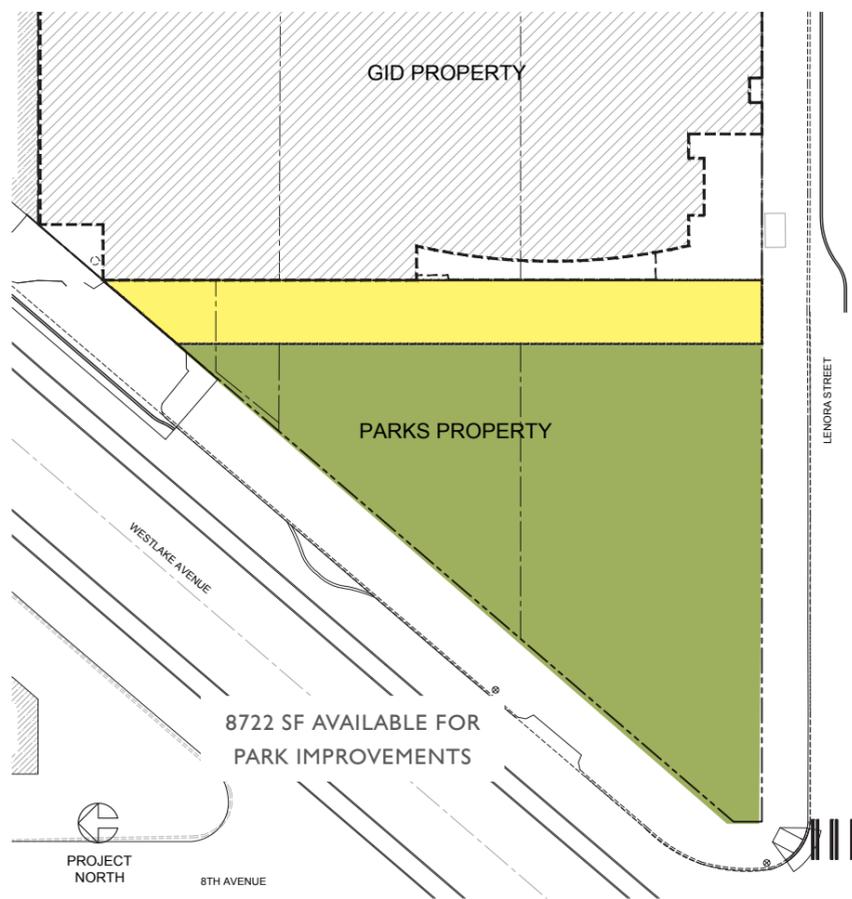


# PUBLIC BENEFITS SCHEDULE – OVERVIEW

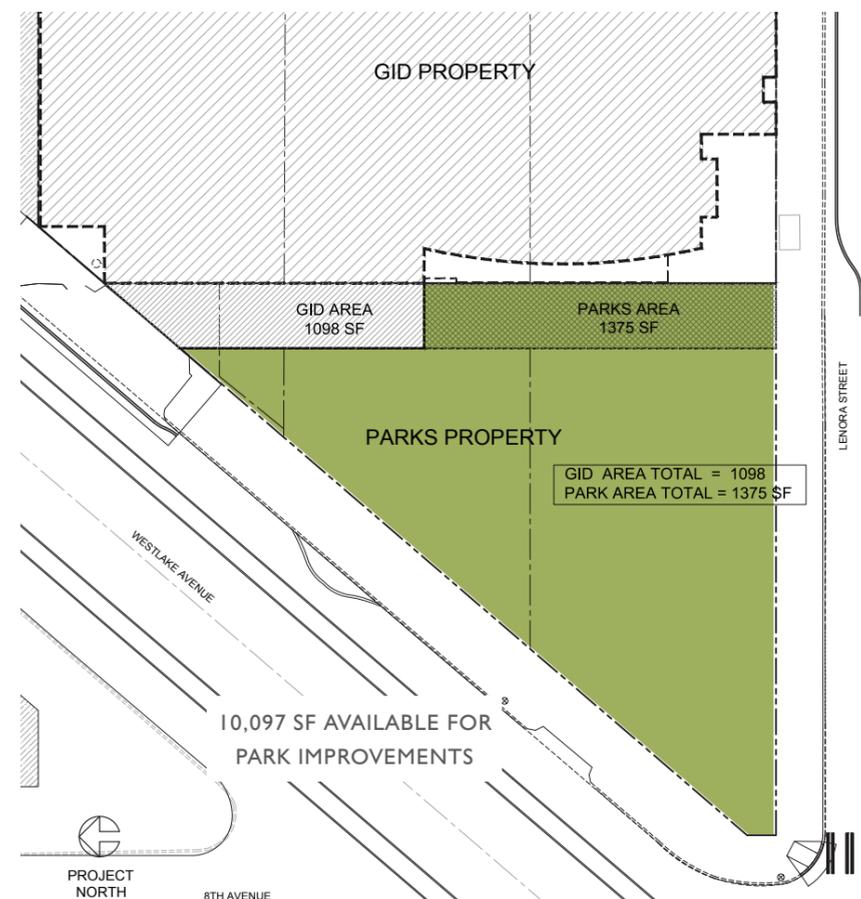
	PUBLIC BENEFIT	DESCRIPTION	REQ'D	PROPOSED BENEFIT	
PARKS & RECREATION	1	<b>EXPAND &amp; CONSTRUCT PARK IMPROVEMENTS</b>	Improve additional vacated alley parcel into publicly accessible urban park space.	None	1,200 sf under standard division, 1,375 sf under current proposal
	2	<b>ACTIVATE INITIATIVE 42 – PARK IN PERPETUITY</b>	Ordinance 118477 allows for the permanent use of the alley space as a park.	None	1,200 sf under standard division, 1,375 sf under current proposal
	3	<b>ACTIVATE TITLE 18 – SAFETY &amp; ENFORCEMENT</b>	Title 18 of Seattle Municipal Code, established by Ordinance 118607 (Exclusion Ordinance) allows for additional enforcement tools by Seattle Police and Park Rangers.	None	1,200 sf under standard division, 1,375 sf under current proposal
	4	<b>EXPAND EVENTS &amp; PROGRAMMING</b>	The additional park space allows for more user capacity, and combined with the storage space provides a higher level of programming. Ultimately the departed alley allows for a more connected park to the adjacent property and community.	None	Public Events and Programming See page 10 for details
GID PROPOSED PUBLIC BENEFIT	1	<b>COMMITMENT TO RETAIL</b>	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.		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	<b>STORAGE AREA</b>	The project will include a secure storage area for Park's use in the building adjacent to the park for the life of the project.		\$208,500 See page 12 for details
	3	<b>PARK / BUILDING EDGE ENHANCEMENT</b>	GID will provide a lump sum contribution to enhance the edge condition where the park meets the residential tower project. The goal of the contribution is to maintain a feel of "public space" along this edge.		\$25,000 See page 13 for details
	4	<b>ALLOCATION OF ADDITIONAL ALLEY SF TO PARKS</b>	Additional 175 sf of Park space dedicated to the park property instead of GID's property.		175 additional sf of park space
	5	<b>ADDITIONAL LANDSCAPE / HARDSCAPE IN PUBLIC ROW PROVIDED ABOVE GREEN STREET REQUIREMENT.</b>	GID has proposed 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).		\$86,350 (Landscape construction cost = \$25 / sf, hardscape = \$75/sf)

# PUBLIC BENEFITS SCHEDULE – PARKS & RECREATION

PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED BENEFIT
I. EXPAND & CONSTRUCT PARK IMPROVEMENTS	Improve additional vacated alley parcel into publicly accessible urban park space.	None	1,200 sf under standard division, 1,375 sf under current proposal. The alley vacation allows for an additional 1,200 to 1,375 sf of parkland. This will be in addition to the adjacent parcel of 8,722 sf which is approximately a 15% increase in size.



NO ALLEY VACATION



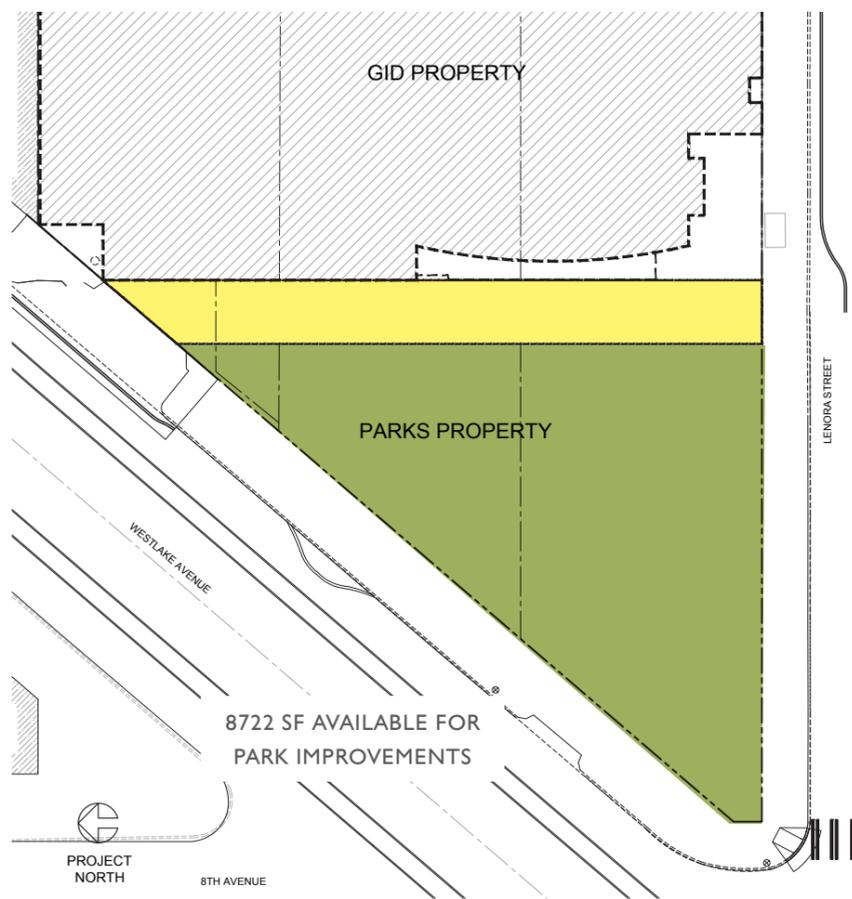
PROPOSED ALLEY VACATION



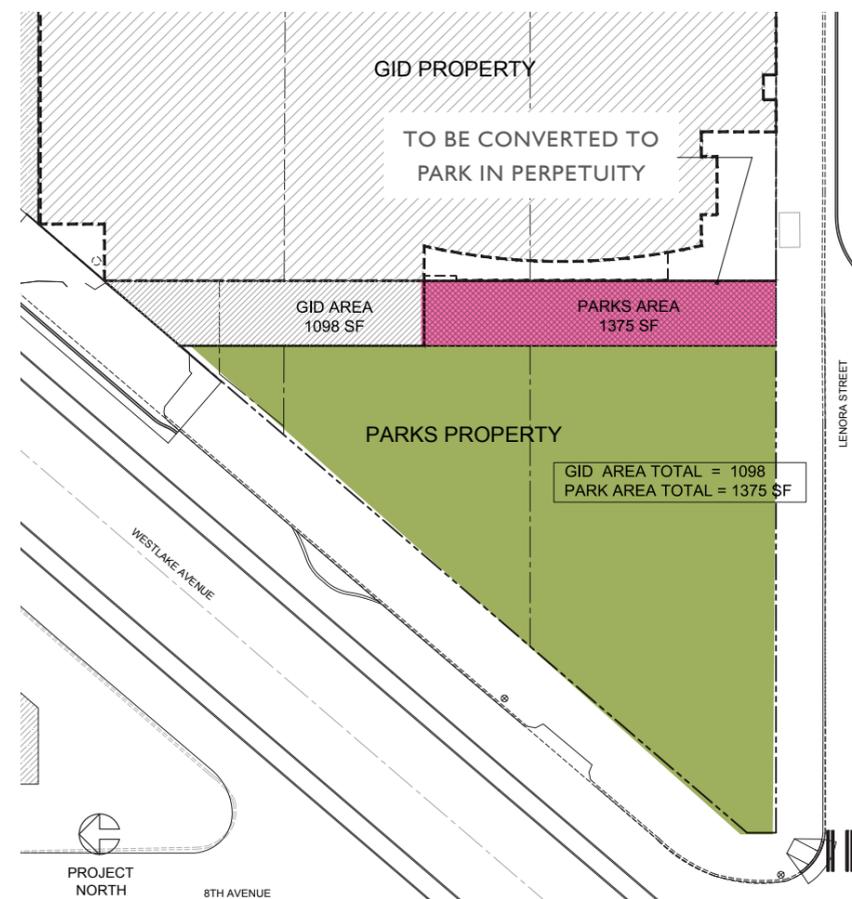
PARK WITH ALLEY VACATION

# PUBLIC BENEFITS SCHEDULE – PARKS & RECREATION

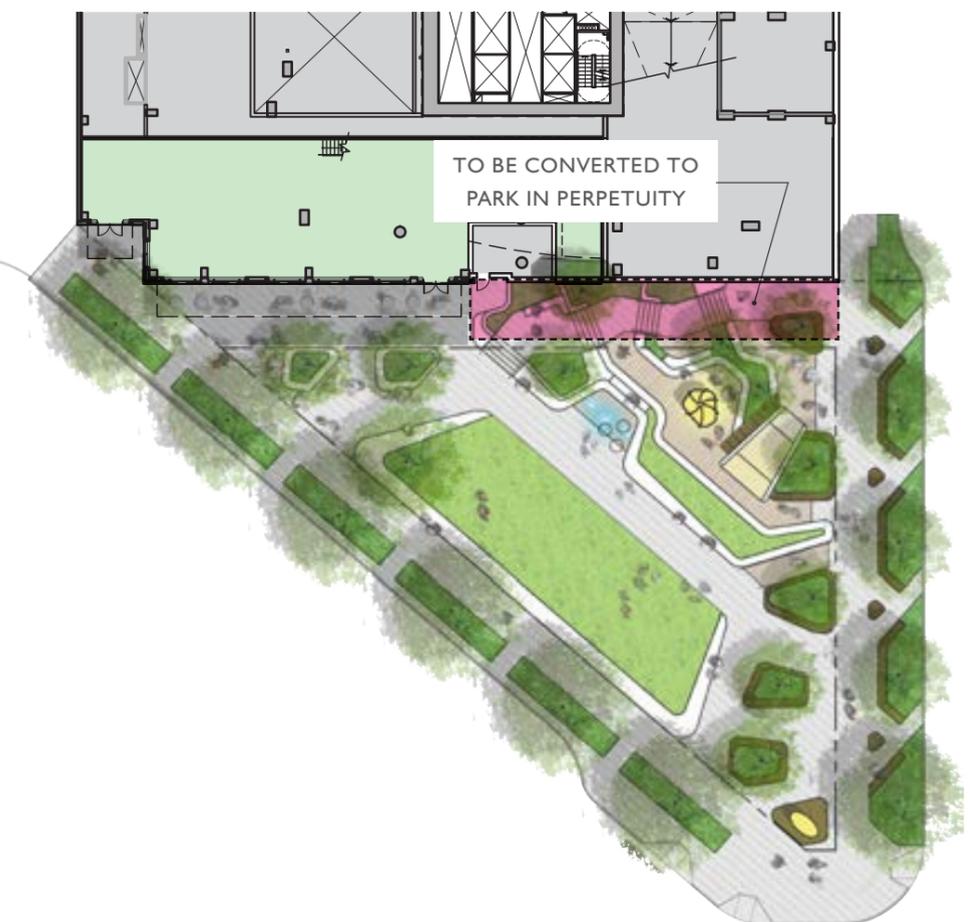
PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED BENEFIT
2. ACTIVATE INITIATIVE 42 – PARK IN PERPETUITY	Ordinance 118477 allows for the permanent use of the alley space as a park.	None	1,200 sf under standard division, 1,375 sf under current proposal



NO ALLEY VACATION



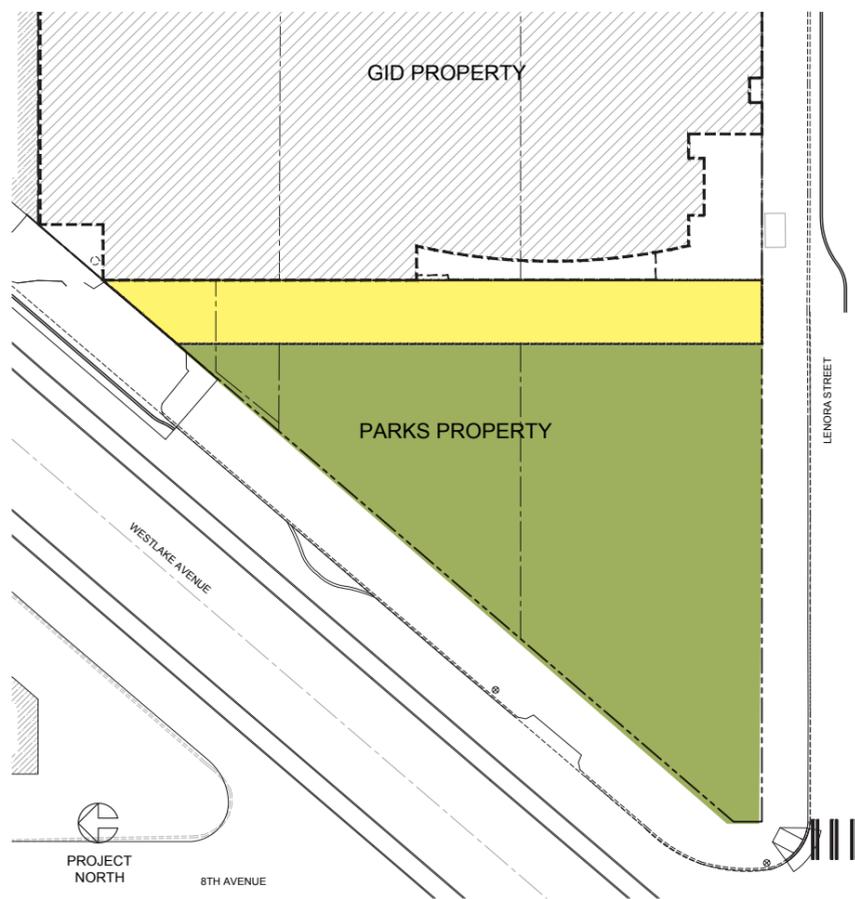
PROPOSED ALLEY VACATION



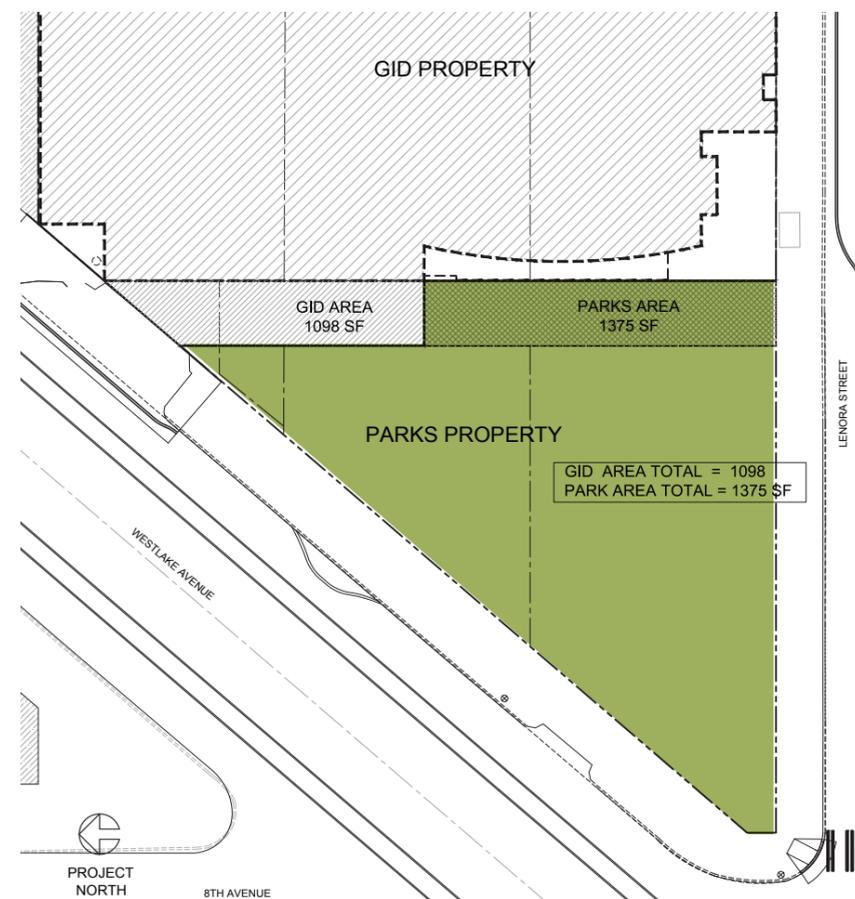
PARK WITH ALLEY VACATION

# PUBLIC BENEFITS SCHEDULE – PARKS & RECREATION

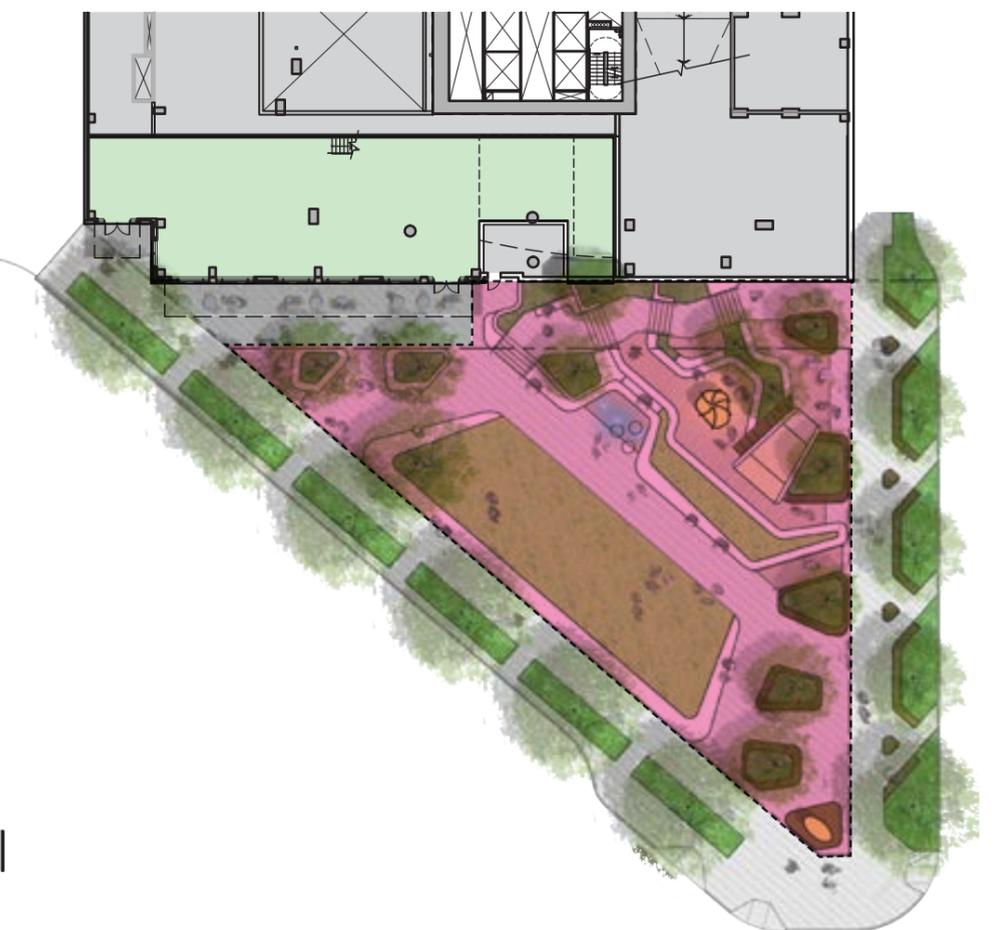
PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED BENEFIT
3. ACTIVATE TITLE 18 – SAFETY & ENFORCEMENT	Title 18 of Seattle Municipal Code, established by Ordinance 118607 (Exclusion Ordinance) allows for additional enforcement tools by Seattle Police and Park Rangers.	None	1,200 sf under standard division, 1,375 sf under current proposal



NO ALLEY VACATION



PROPOSED ALLEY VACATION



PARK WITH ALLEY VACATION

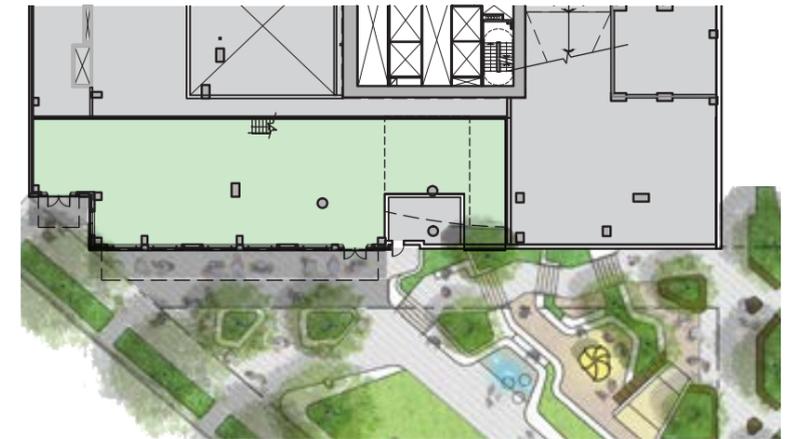
# PUBLIC BENEFITS SCHEDULE – PARKS & RECREATION

PUBLIC BENEFIT	DESCRIPTION	REQUIRED	PROPOSED BENEFIT
<p><b>4. EXPAND EVENTS &amp; PROGRAMMING</b></p>	<p>The additional park space allows for more user capacity, and combined with the storage space provides a higher level of programming. Ultimately the departed alley allows for a more connected park to the adjacent property and community.</p>	<p>None</p>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4. Equipment purchase.</li> </ol>



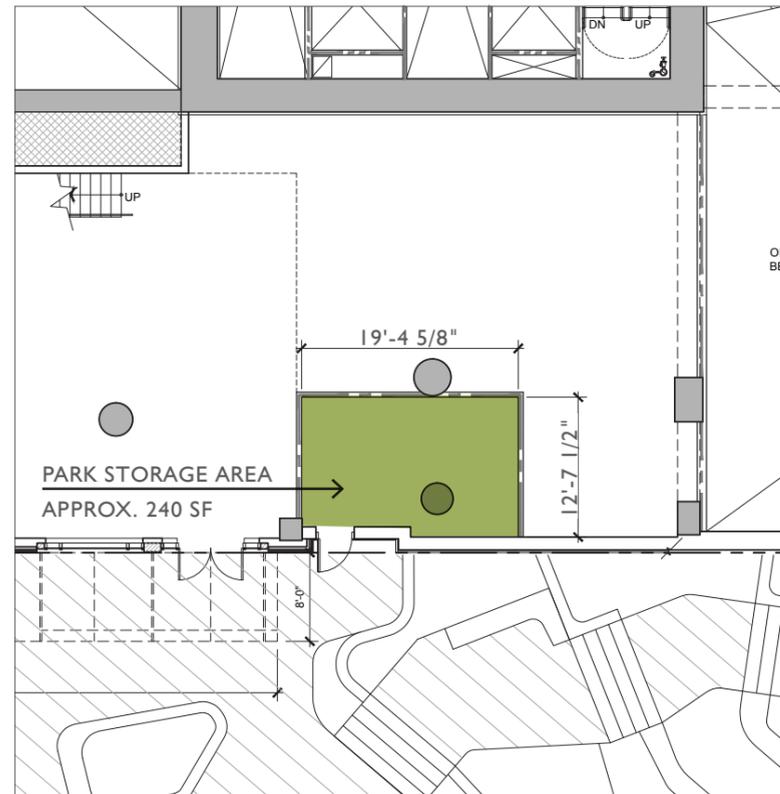
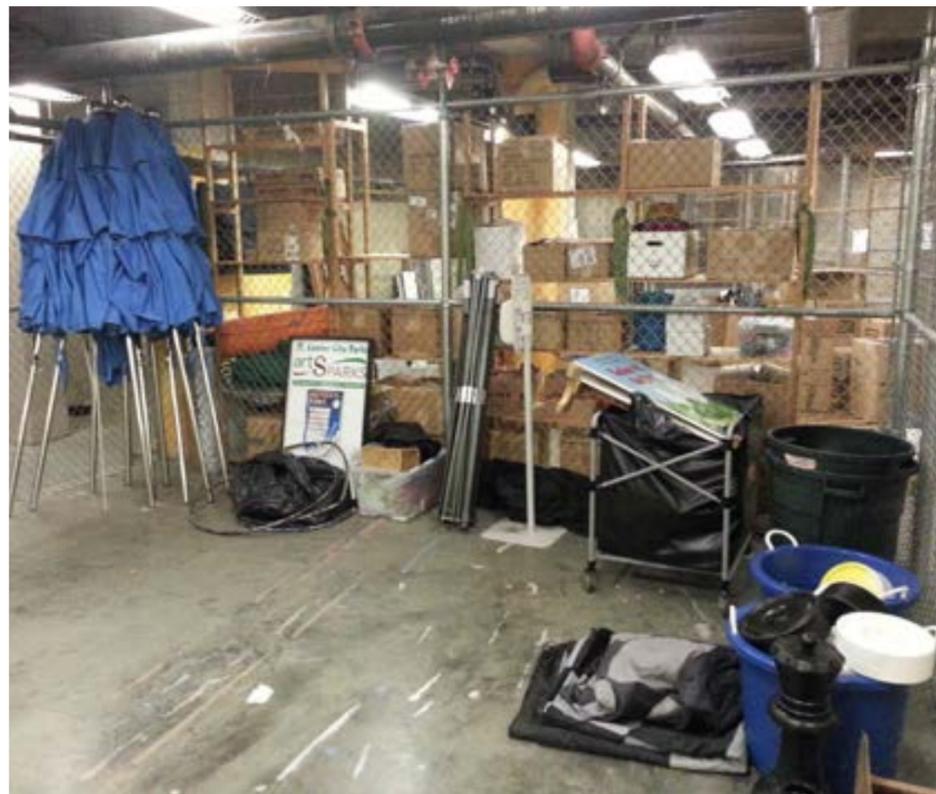
# PUBLIC BENEFITS – GID PROPOSED PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT
<p><b>I. COMMITMENT TO RETAIL</b></p>	<p>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.</p>	<p>Assurance that the park edge will be able to be activated by retail uses, rather than sales office, amenity, storage, or other residential building uses.</p>



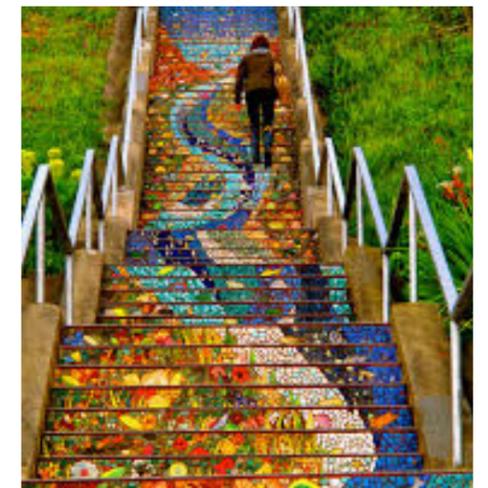
# PUBLIC BENEFITS – GID PROPOSED PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT
<p><b>2. STORAGE AREA</b></p>	<p>The project will include a secure storage area for Park's use in the building adjacent to the park for the life of the project.</p>	<p>\$208,500                      Approximately 240 sf of storage space construction cost: Approx. \$22,500 (includes sales tax), Break down costs include: Exterior Door \$5000, Walls (\$46/lf @ 100lf) = \$4,600, Electrical Lighting (240sf x \$18sf) = \$4320, HVAC basic supply / exhaust (240 sf x \$22/sf) = \$5280, Plumbing (floor drain) = \$1500 Lost revenue: \$35/sf/year as the net rent. At 240 sf, that is \$8,400 /year in income and over the life of the building at a Capitalization rate of 4.5%, that is \$186,000 over the lifetime of the building.</p>



# PUBLIC BENEFITS – GID PROPOSED PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT
<p><b>3. PARK / BUILDING EDGE ENHANCEMENT</b></p>	<p>GID will provide a lump sum contribution to enhance the edge condition where the park meets the residential tower project. The goal of the contribution is to maintain a feel of “public space” along this edge.</p>	<p>\$25,000 Contribution to Parks</p>



# PUBLIC BENEFITS – GID PROPOSED PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT
4. ALLOCATION OF ADDITIONAL ALLEY SF TO PARKS	Additional 175 sf of Park space dedicated to the park property instead of GID's property.	175 additional sf of park space

## OWNERSHIP LINE – STANDARD DIVISION PLAN

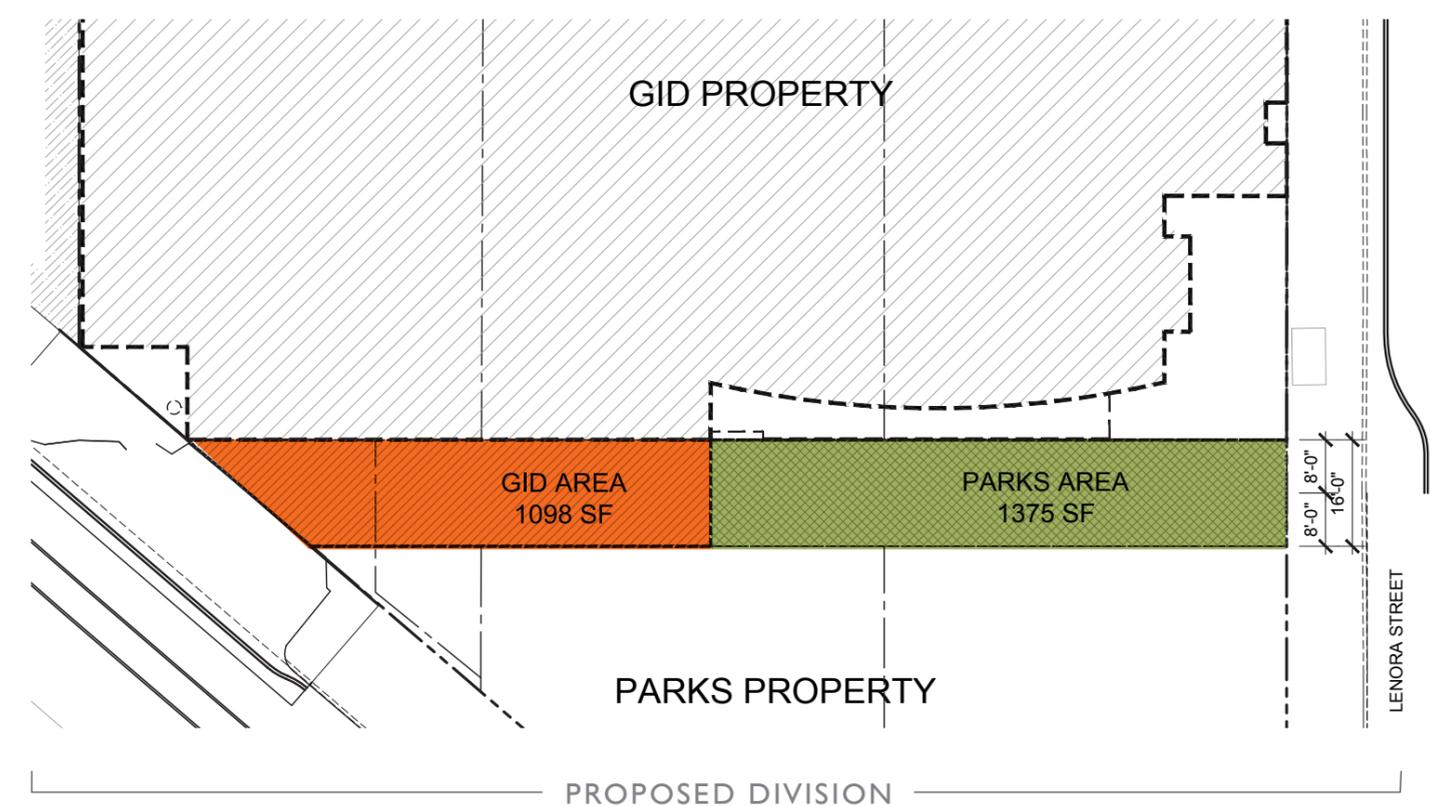
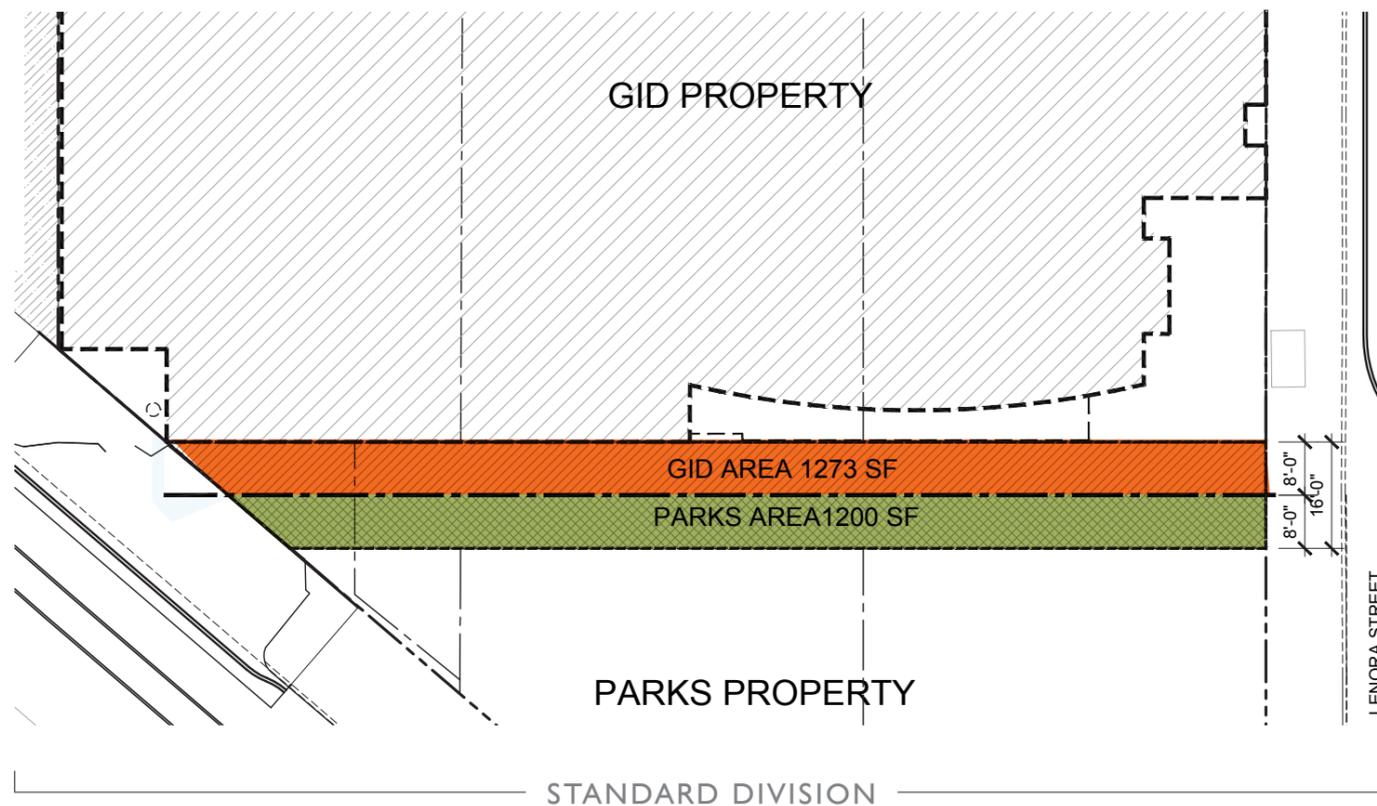
Typically for an alley vacation, the ownership line would be proposed as down the middle, or 50/50 along the centerline for the ROW. Due to the angle of Westlake, this configuration would place more sf of real estate to the 9th and Lenora project and less to the proposed park site.

## OWNERSHIP LINE – PROPOSED PLAN

Our proposed scheme (still under negotiation with Parks) is to provide a more S-shaped division of property once vacated that would provide 175 more sf for Parks than the standard division plan.

## ADVANTAGES

- More square footage in park use.
- More responsive property line to proposed uses (GID controls more space in front of the retail, and there is no property division awkwardly located mid-stair).
- Security issues easier to solve.
- Easier construction, park elements like the stairs are built 100% on park property.



# PUBLIC BENEFITS – GID PROPOSED PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT
<p><b>5. ADDITIONAL LANDSCAPE / HARDSCAPE IN PUBLIC ROW PROVIDED ABOVE GREEN STREET REQUIREMENT.</b></p>	<p>GID has proposed 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).</p>	<p>\$86,350 (Landscape construction cost = \$25 / sf, hardscape = \$75/sf)</p>



SEATTLE MUNICIPAL CODE - LANDSCAPE REQUIREMENTS



LANDSCAPE GID PROPOSES

# EXHIBITS

# COSTS TO ACHIEVE THE VISION

NONE OF THESE COSTS WERE NECESSARY TO THE PROPOSED RESIDENTIAL PROJECT, OTHER THAN TO MAKE IT POSSIBLE FOR THE PARK AND BUILDING TO COEXIST WITH A COHESIVE URBAN DESIGN STRATEGY.



**4** GARAGE – ADDED 1/2 LEVEL OF GARAGE TO REPLICATE LOST PARKING = **\$1,055,000**

ADD 1/2 LEVEL OF PARKING TO REPLACE PARKING LOST DUE TO TRANSFORMER AND SWITCHGEAR RELOCATIONS INTO GARAGE – ADDED APPROXIMATELY 10,000 SF OF PARKING AREA AT APPROXIMATELY \$100/SF.

**5** 500% OF THE REQUIRED LANDSCAPE PLUS ADDITIONAL SIDEWALK WIDTH PROVIDED ALONG 9TH AVENUE = **\$89,000**

PLANTING: 2070.3 SF OF PLANTING WHICH IS 1,620 SF MORE THAN REQUIRED FOR A TOTAL ADDITIONAL VALUE OF \$40,500 AT \$25/SF  
 PAVING: 650 SF ADDITIONAL PAVING WHICH IS \$48,750 AT \$75/SF  
 TOTAL ADDED VALUE: \$89,250

**6** RELOCATED LEASING FROM GROUND FLOOR RETAIL TO UPPER LEVEL = **\$623,000**

8900 SF OF L2 MEZZANINE @ \$70 / SF = \$623,000

**3** COST TO RELOCATE TRANSFORMER FROM LEVEL 1 TO LEVEL P1 = **\$330,000**

EXTEND RATED DUCT BANK (~60 LF @ \$1,800/LF) AND EXHAUST SHAFTS TO ONE LEVEL BELOW GRADE (~120 LF @ \$410/LF), NEW RATED CMU WALL CONSTRUCTION, ACCESS HATCH (FOR REMOVAL), AND HOIST BEAM (APPROX. \$50K TOTAL), AND APPROX. 470 SF OF RATED STOREFRONT FOR TRANSFORMER ROOM EXHAUST (~470 SF @ \$260/SF) TO EXHAUST TO THE EAST.

**2** COST TO RELOCATE SWITCHGEAR EQUIPMENT FROM LEVEL 2 TO P2 = **\$55,000**

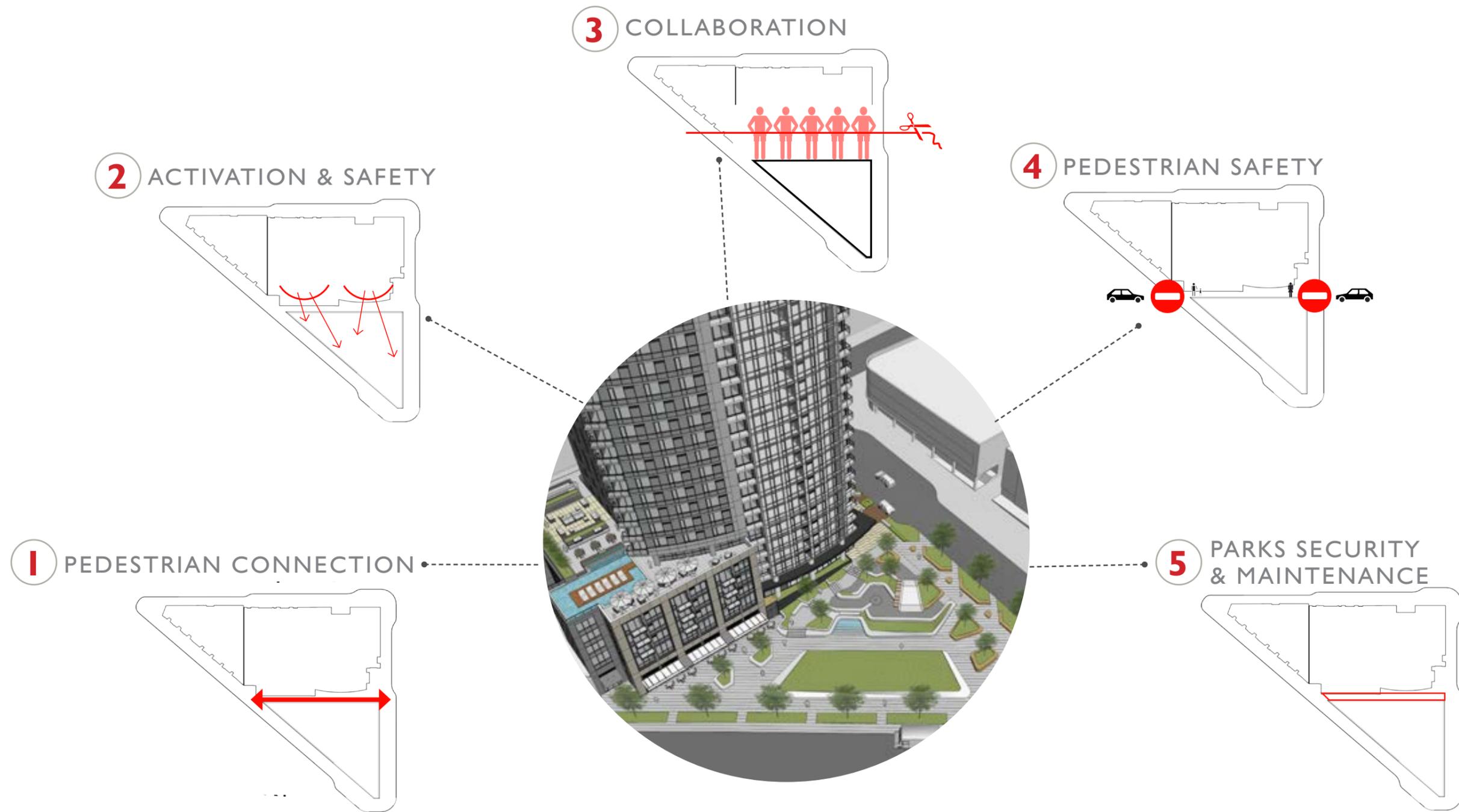
EXTEND SERVICE CONDUCTORS (APPROX. 50 LF) AND MAIN FEEDER (APPROX. 25 LF) ANOTHER LEVEL DOWN (~\$100K). MEZZANINE STRUCTURE (ABOUT 912 SF) AT A CREDIT VALUE OF ABOUT \$40K.

**1** PREMIUM COSTS TO CO-LOCATE GARAGE ENTRANCE AND PARKING ENTRANCE = **\$85,000**

2 DEEP/WIDE BEAM TRANSFERS TO ELIMINATE COLUMNS IN THE ENTRY BAY AREA AT \$42.5K EACH IN ORDER TO CREATE THE CLEAR SPACE REQUIRED FOR A CO-LOCATED GARAGE ENTRY AND LOADING DOCK.

**TOTAL COSTS: \$2,237,000**

# BENEFICIAL OUTCOMES



# ARE THERE QUANTITATIVE BENEFITS TO GID FROM ALLEY VACATION?

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.