

2 AND U

1201 2nd Avenue - #3019177

2/3 Alley Vacation / Public Benefit / 09.20.2016

SKANSKA

PICKARD CHILTON

SWIFT COMPANY LLC





GRAHAM BABA ARCHITECTS

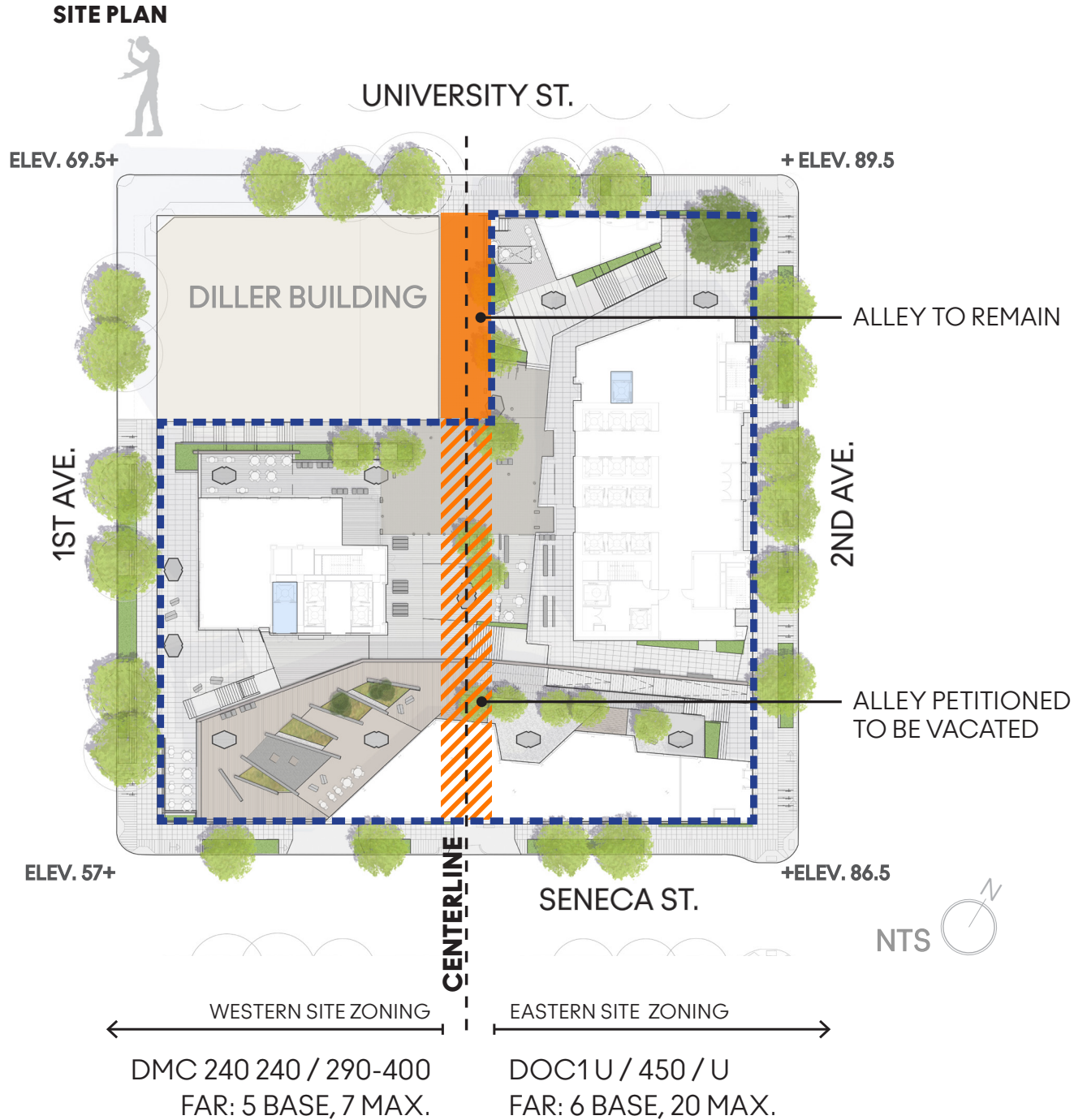


PROJECT OVERVIEW

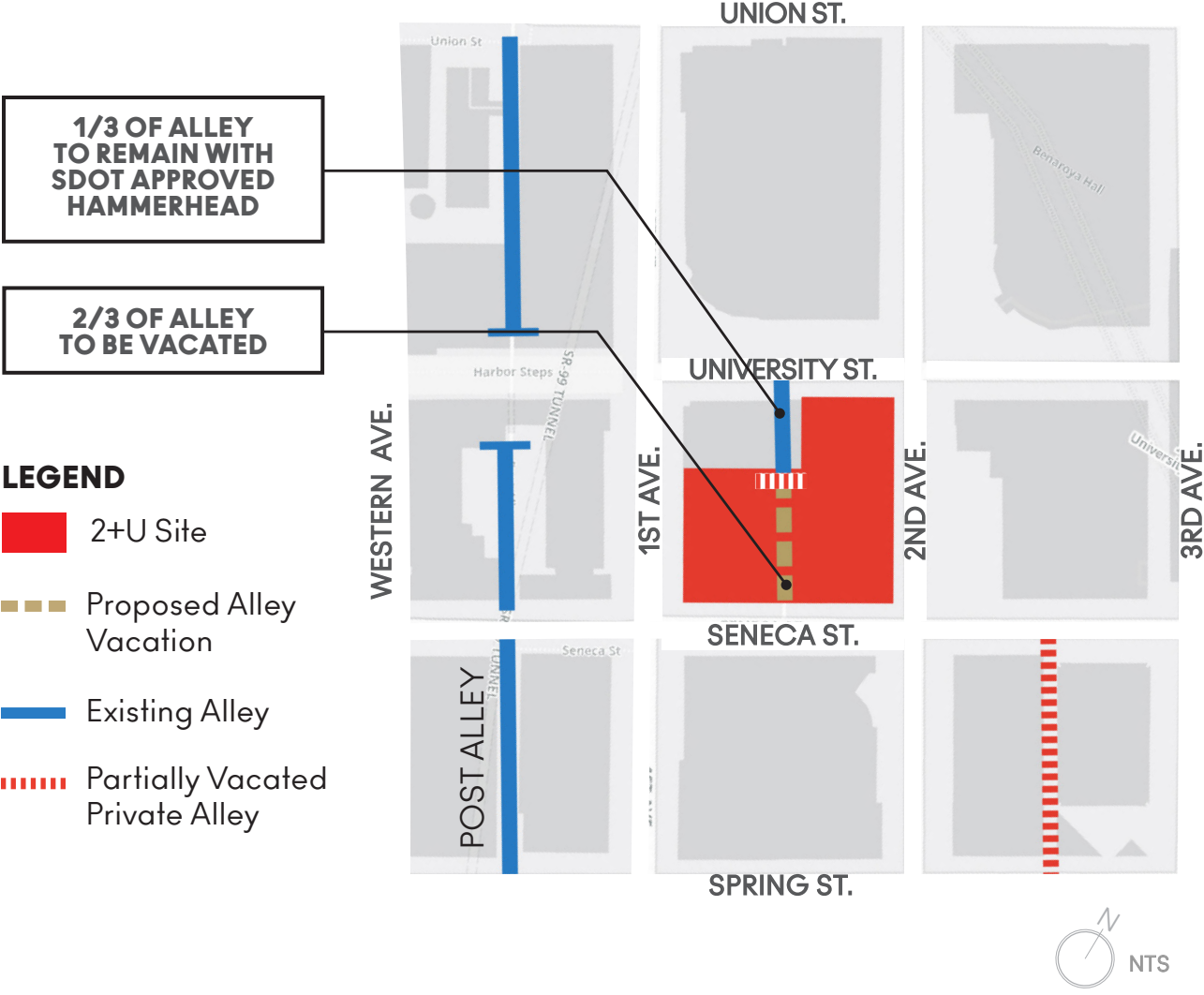
- Public open spaces and four primary pedestrian passages through the block
- 46,240 SF Site
- 18,000 SF Retail and Arts & Culture Spaces
- 665,000 SF Office
- 466 parking spaces in below-grade garage
- Access to garage and loading from Seneca Street
- Diller Hotel is under separate ownership and will remain

LEGEND

-  Existing Alley Petitioned to be Vacated
16' x 160' = 2,560 sf
DMC 240 / 290-400 & DOC1U / 450 U
-  Existing Alley to Remain
16' x 80' = 1,280 sf
-  Proposed Site Footprint
-  Buildings at Grade



EXISTING ALLEY CONDITIONS



Facing North



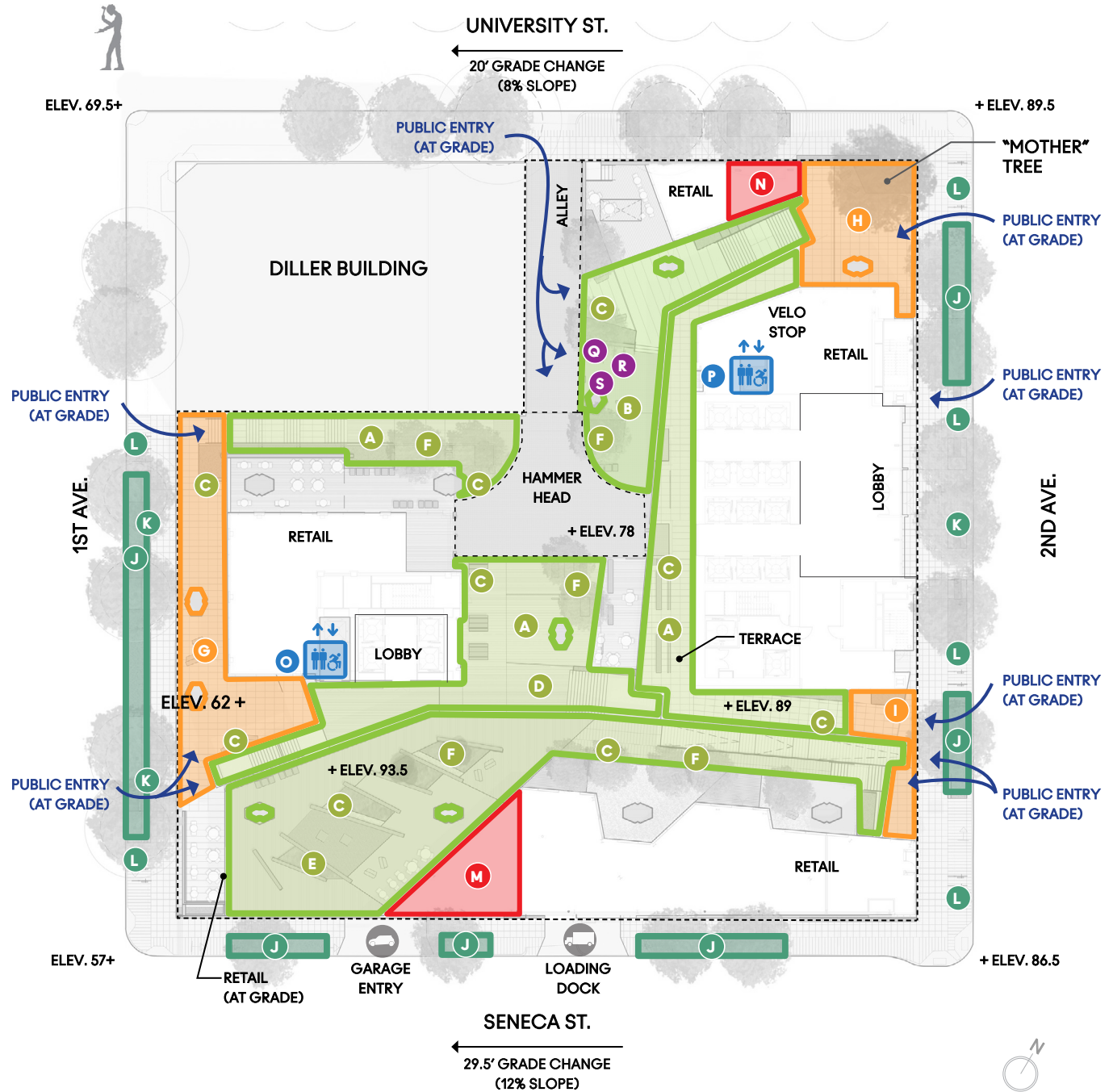
Facing South

PUBLIC BENEFIT SUMMARY

Public Benefit Summary*	Quantity
OPEN SPACE	
A Central Plaza	6560 SF
B Bike Dock	2520 SF
C Seating and Drinking Fountain	82 Seats
D Event Infrastructure	Plaza
E Overlook	5930 SF
F On-Site Trees	15 Trees
SETBACKS	
G 1st Avenue Promenade	124' x 20'
H Front Deck	35' x 17'
I Entry Porch	46' x 15'
RIGHT OF WAY IMPROVEMENTS	
J ROW Planting	6' x 208'
K ROW Seating	12 Seats
L ROW Bike Parking	15 Racks
ARTS AND CULTURE SPACES	
M Performance Triangle (Interior)	835 SF
N The Studio (Interior)	290 SF
HILL CLIMB ASSIST	
O 1st Avenue Elevator	1
P 2nd Avenue Elevator	1
BICYCLE INFRASTRUCTURE	
P Bike Racks	5
Q Electric Bike Charging Station	1
R Fix It Repair Stand	1

* See page 21 for complete public benefit matrix

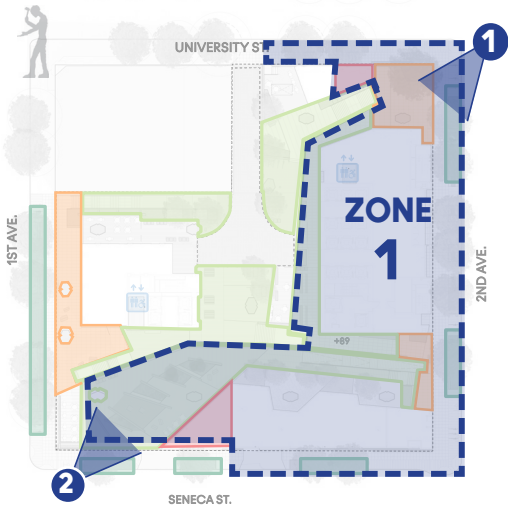
---- Property Line



ZONE 1: SECOND AVENUE + OVERLOOK



CORNER OF 2ND AND UNIVERSITY



OVERLOOK AND PLAY SPACE

PUBLIC BENEFIT MATRIX

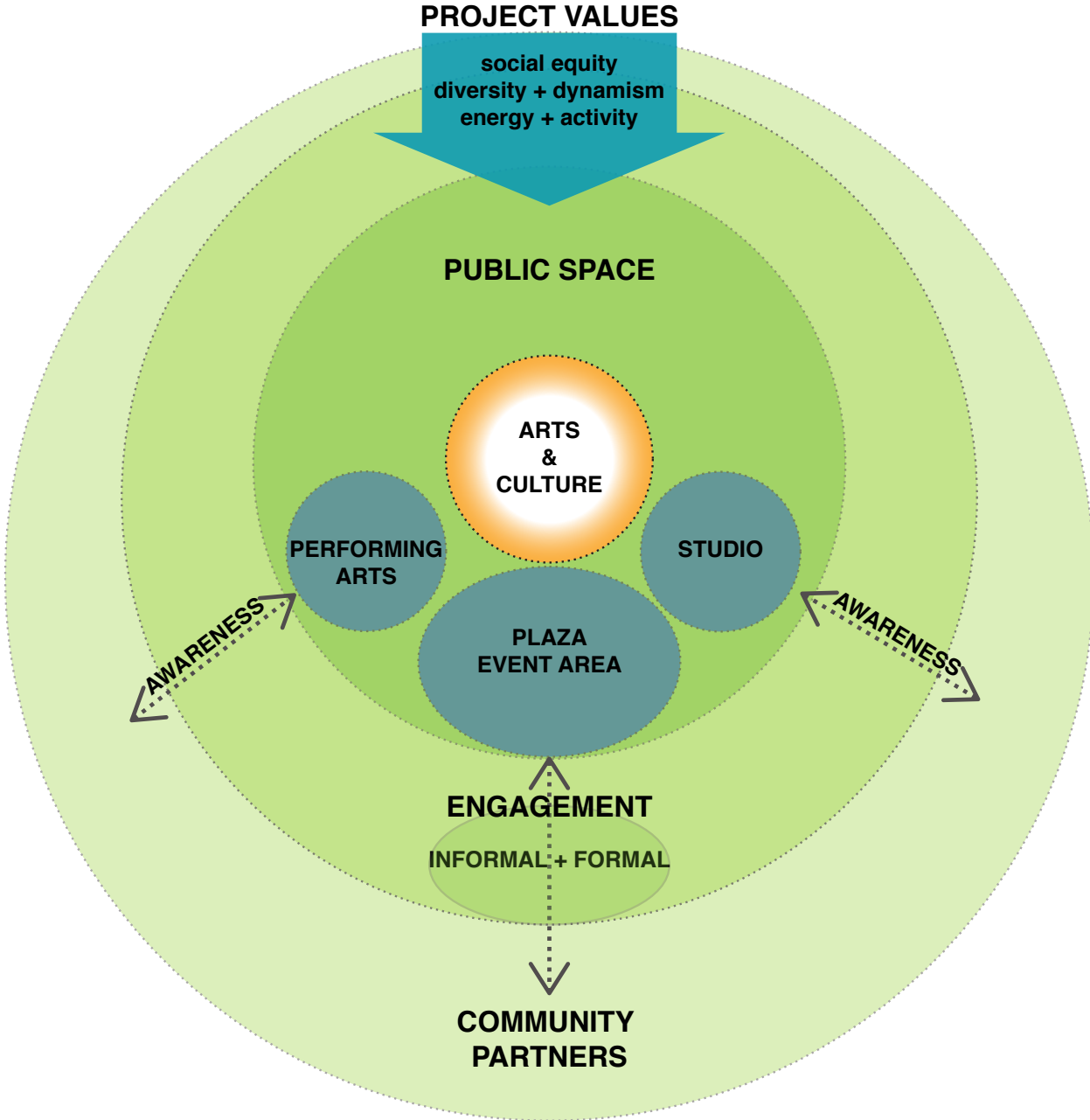
Public Benefit	Zone	Location / Description	Code Requirement	Public Benefit	Total	Value
OPEN SPACE (Including Programming Commitment)						
A Central Plaza	1, 2	Central covered plaza with seating, bike infrastructure, upgraded materials and adjacent retail, open during park hours	None	6560 SF	6560 SF	\$3,739,200
B Bike Dock	2	Bicycle infrastructure and laydown area	None	2520 SF	2520 SF	\$1,436,400
C Pedestrian Amenities	1-3	Individual seats, benches, and seat steps	None	82 Seats	82 Seats	\$350,000
		Drinking fountain	None	1 unit	1 unit	\$5,000
D Event Infrastructure	2	Infrastructure to support events in central plaza (electricity, water)	None			\$275,000
E Overlook	1	Playful seating, site furnishings designed with children + families in mind	None	5930 SF	5930 SF	\$3,380,100
F On-Site Trees	1, 2	On-site trees	None	15 Trees	15 Trees	\$58,800
						\$9,244,500
SETBACKS						
G 1st Avenue Promenade	3	Generous streetscape with seating, bike parking and covered walkway	None	124' x 20'	2480 SF	\$1,413,600
H Front Deck	1	Corner plaza between north end of lobby and small retail on University St.	1003 SF	35' x 17'	1320 SF	\$180,690
I Entry Porch	1	Large covered seating and gathering setback from 2nd Ave.	None	46' x 15'	690 SF	\$441,600
						\$2,035,890
RIGHT OF WAY IMPROVEMENTS						
J ROW Planting	1, 3	High quality trees, soil and irrigation within ROW	640 SF	1245 SF	1885 SF	\$55,000
K ROW Seating	1, 3	Seating and benches	None	12 Seats	12 Seats	\$28,000
L ROW Bike Parking	1, 3	Elegant, secure and durable bike racks within the ROW	None	15 Racks	30 Bike Stalls	\$5,250
						\$88,250
ARTS AND CULTURE SPACES (Including Programming Commitment)						
M Performance Triangle	1	Flexible gallery/production/performance space provided free to emerging artists	None	835 SF		\$613,725
N The Studio	1	Small, visible studio for musicians to perform and record, provided free of charge	None	290 SF		\$213,150
					1125 SF	\$826,875
HILL CLIMB ASSIST (Not required per zoning code)						
O 1st Avenue Elevator	2, 3	Hill climb assist connects 1st and 2nd Avenues and is accessible to all, open during park hours	None	Elevators	1	\$25,000
P 2nd Avenue Elevator	1, 2		None		1	\$25,000
						\$50,000
BICYCLE INFRASTRUCTURE						
Q Bike Racks	2	Bike Racks (2 bikes per unit), 5 (exterior) units on site	None	5 Racks	10 Bike Stalls	\$1,750
R Electric Bike Charging Station	2	Incorporated into the Plaza bike infrastructure for public access	None	1 unit	1 unit	\$4,000
S Fix It Repair Stand	2	Repair + air-pump station in Plaza, visible + accessible from ROW	None	1 unit	1 unit	\$1,500
						\$7,250
						\$7,250
						TOTAL: \$12,252,765

SUSTAINABILITY

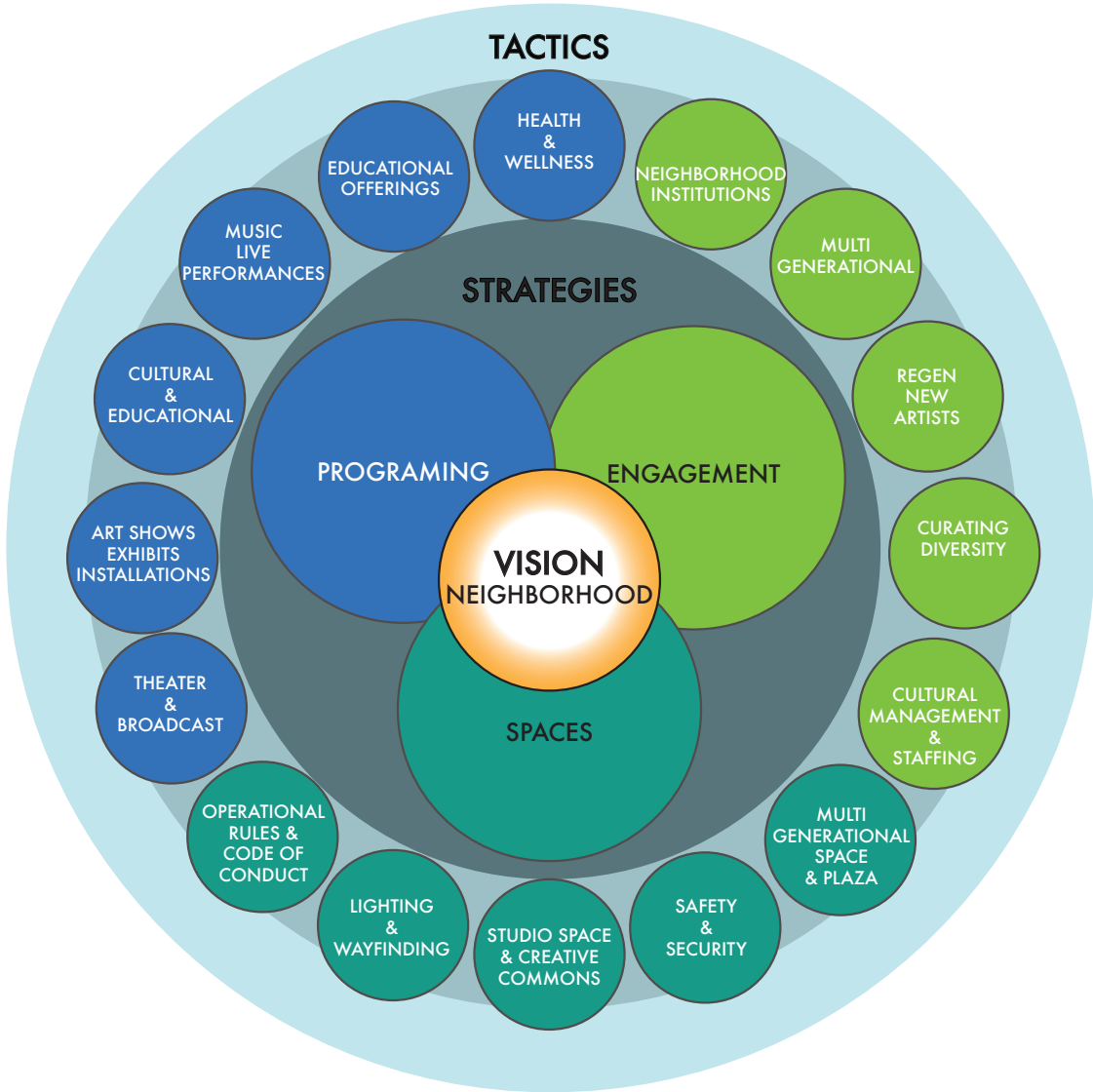
- **LEED Platinum Target** (driven by strong values based approach)
- High Levels of Conservation
 - a) Energy - 25% increased efficiency using active chilled beams
provision of fast charging stations (minimum of 4)
 - b) Thermal protection - High performance glazing
 - c) Water strategies 40% more efficient
 - d) Stormwater management - rainwater harvesting, stormwater biofiltration
- Extensive Bicycle Commuting Facilities
 - a) 186 Bike secure parking stalls, including kid trailers, bike valet, e-bike charging)
 - b) Repair stands and service
 - c) Locker rooms - including 14 showers (2.5x code)
drying rooms (wet clothes), towel service
- Indoor Health Strategies
 - a) Maximize natural daylight, views
 - b) 100% outside fresh air (only possible with hydronic cooling)
 - c) Low VOC materials, pre-off gas of materials
- Reuse Strategies
 - a) 90% saving of construction waste
 - b) Salvage and reuse of existing building components
- Care for Life
 - a) Carbon tracking
 - b) ISO 14001 Certification
 - c) Community and Job Site Safety Culture (during construction)



PROGRAM MANAGEMENT



OPERATING PLAN



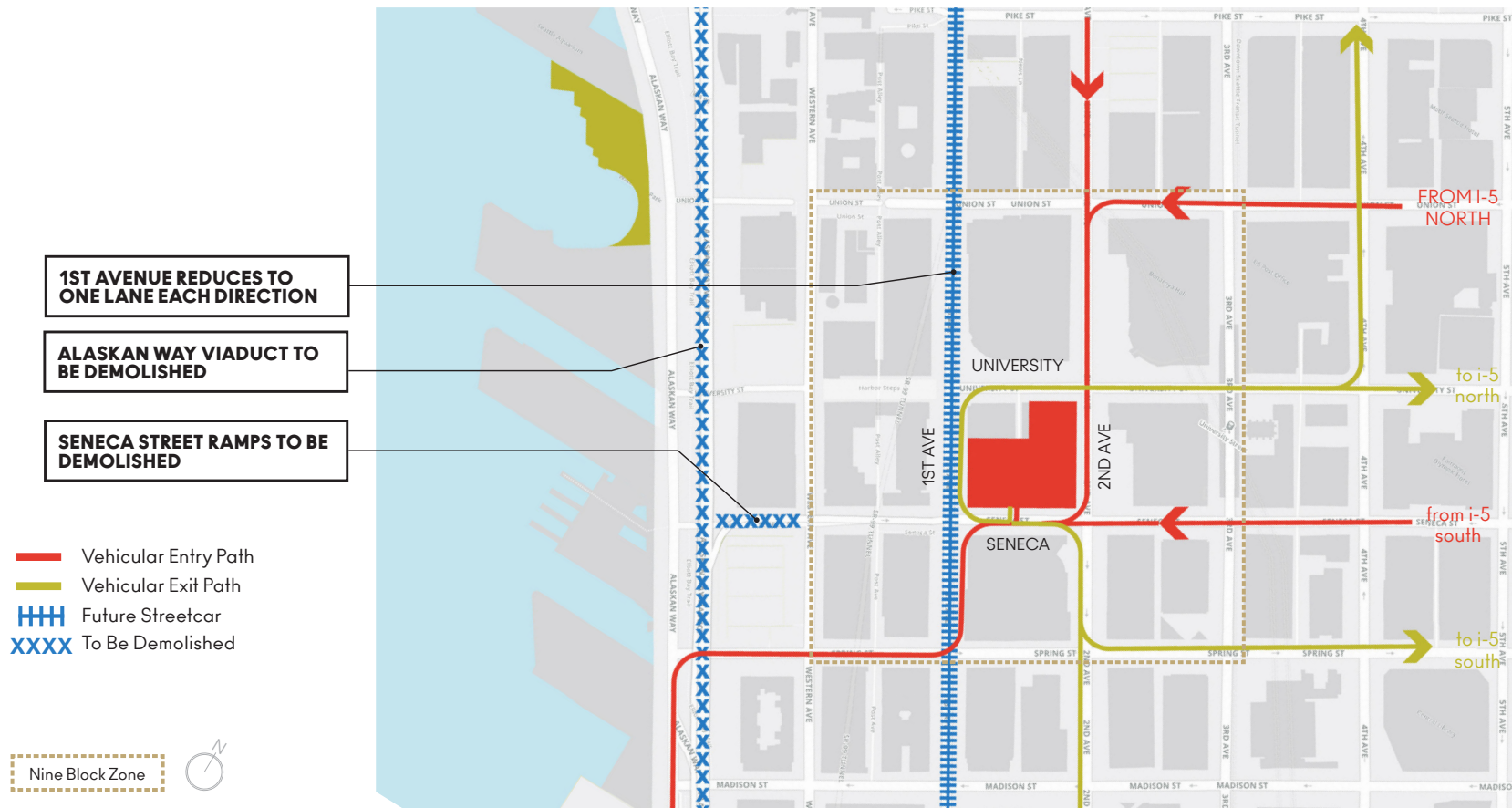
PROGRAMMING AND MANAGEMENT PLAN

- Plan to be finalized with SDOT prior to Final Ordinance
- Use of a Programming Partner (i.e., 4Culture, Office of Arts and Culture)
- Focus on emerging artists, diverse mix of arts and events
- Creation of Annual Plan; Report back to City
- Public Programming Free to Public, Spaces Rent-Free to Users
- Interior spaces built out, event infrastructure; signage provided



TRAFFIC / TRANSPORTATION

- Alley is not a continuous grid; not a “cut-through”
- Aggressive TMP Goal: SOV only 20% of trips
Most downtown buildings are at goal of 25% SOV
- Parking count (466) well below code maximum of 1 stall/1,000 s.f.
- Access from Seneca improves traffic flow and pedestrian safety vs. non-vacation option
Seneca has 3x fewer peds than University Street
- All 2+U services (loading, garbage, parking, access) fully contained within 2+U building



HAMMERHEAD OPERATIONS / DILLER BUILDING

- SDOT approved hammerhead (60% SIP)
- Hammerhead not public benefit, but does not hamper public benefit activity
 - Diller garbage only in alley (2x/week at night)
 - Diller loading on University Street
 - Alley widened and repaved
 - Texture of alley/hammerhead encourages peds but cues for safety
 - 2+U loading off Seneca (internal), greatly reduces 2+U use of alley
 - Alley meets current/future alley needs
- Design creates pedestrian buffer through bollards, seat-walls, landscaping and furniture
- SDOT can issue street use permits to close alley and hammerhead for large event

