

# Block 19 Alley Vacation and Public Benefits



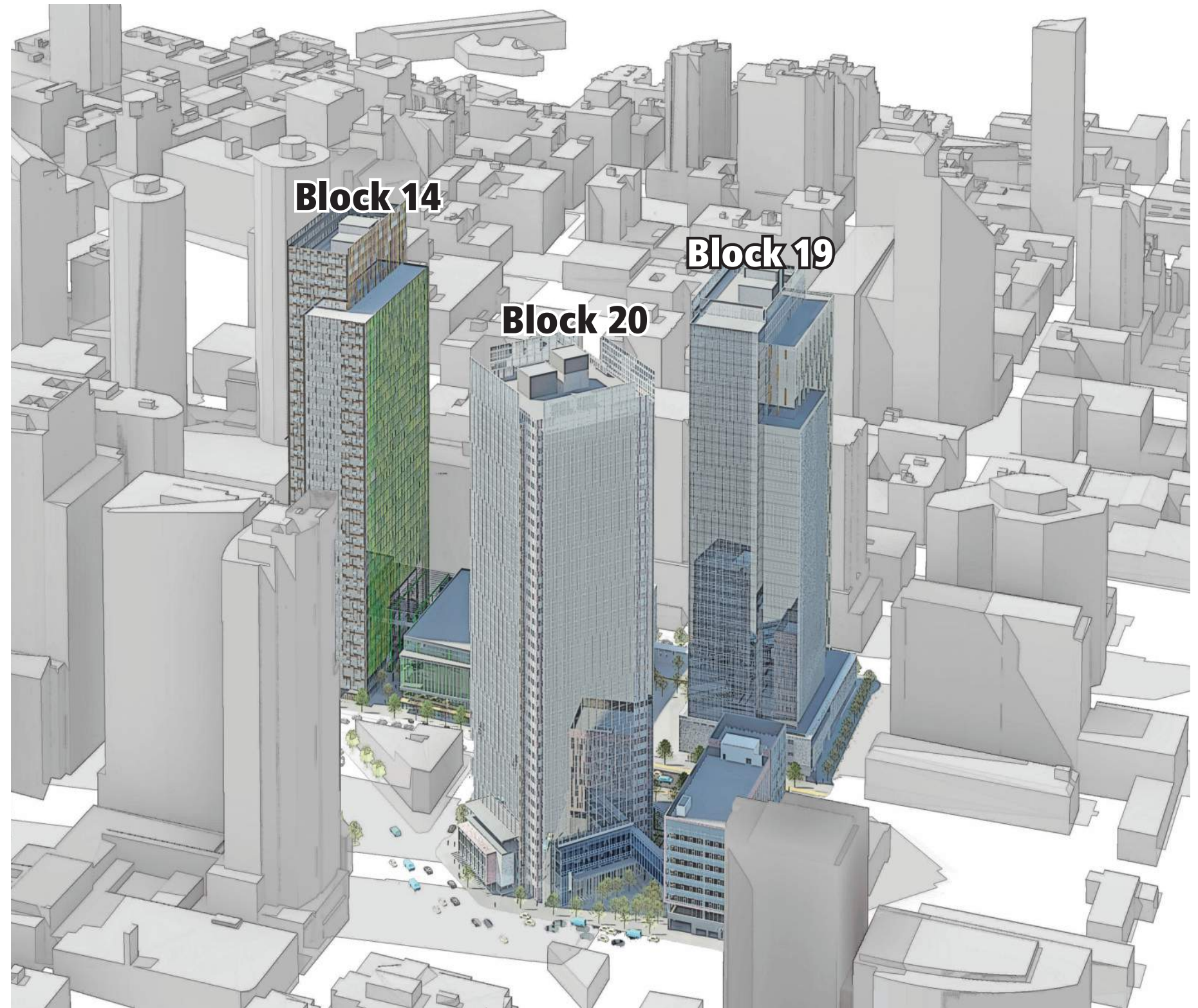
**Seattle City Council, Alley Vacation Final Presentation**

May 21, 2019

# Project Overview

## Development Objectives

- Block 19, now named “Day 1,” is the second phase of a 3-block development
- Block 19 consists of one highrise office tower and The Spheres - both surrounded by ground level retail and public spaces
- Alley vacations allow for:
  - Buildings to be oriented east/west, improving solar access to the Avenues and expanding view corridors toward Elliott Bay
  - Generous public open spaces and through-block pedestrian connection
- Project schedule:
  - Block 14 completed in Q4 2015
  - Block 19 tower completed in Q4 2016
  - Spheres completed in Q1 2018
  - Block 20 to be completed in 2019
- Alley vacation approvals to be phased by Block:
  - Block 14 was approved in Q4 2016
  - Block 19 is complete and is being presented today



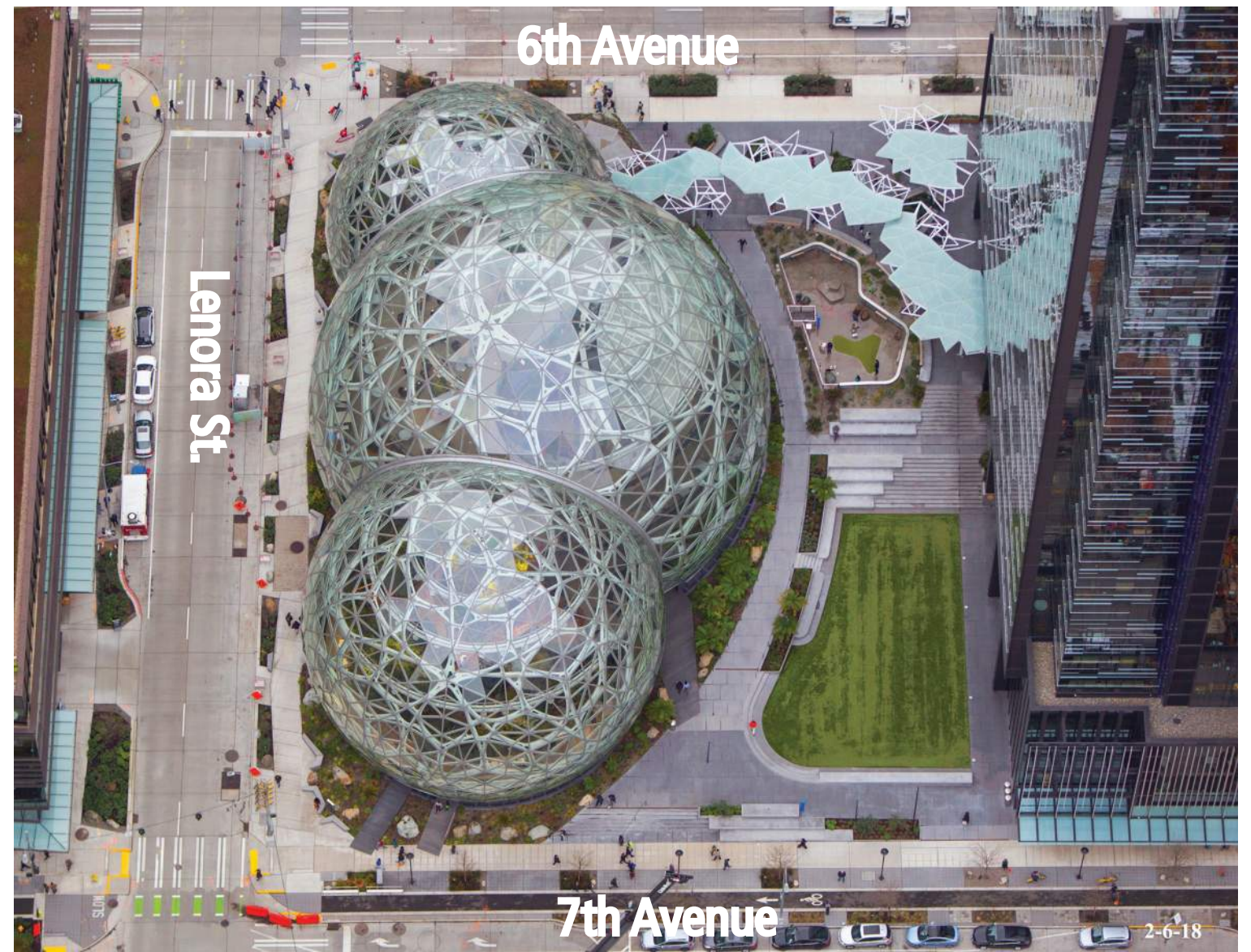
# Project Overview

## Aerial of Block 19

Project replaced old low-rise building and surface parking with dense urban infill



2012



2018

# Block 19

## Public Space

Through block connection with Public Open Space and Site Amenities

## CONSTRUCTED



Proposed



View of Block 19 Plaza

# Public Benefit Overview

Summary (Blocks 14/19/20)

## FAR Public Benefits

Land Use Code

### 75% Low-Income Housing & Child Care

- Block 14: 465,000 SF
- Block 19: 500,000 SF
- Block 20: 480,000 SF

### 25% Public Amenities (including TDRs)

#### Block 14 | Complete:

- 12,000 SF Urban Plaza
- Purchase of 94,000 SF Landmark TDR's

#### Block 19 | Complete:

- 7,000 SF Commercial Parcel Park
- 15,000 SF Urban Plaza
- Purchase of 55,000 SF Landmark TDR's

#### Block 20 | Anticipated:

- 5,000 SF Commercial Parcel Park
- 15,000 SF Urban Plaza
- Purchase of 51,000 SF Landmark TDR's

Over 1.25 acres of open space created across the project site

## Planned Community Development Public Benefits

Director of SDCI

### 1. Improvements to Pedestrian Circulation | Complete:

- Develop Westlake Avenue and 7th Avenue Street Design Concept Plan (between Denny and McGraw Square/5th Ave) informed by:
  - Denny Triangle Urban Design Framework study
  - Westlake Hub Urban Strategy
  - South Lake Union Mobility Plan

### 2. Improvements to Urban Form | Complete:

- Develop Design Guidelines for structures above 60' for Blocks 19 & 20.

### 3. Improvements to Transit Facilities | Complete:

- Design and install enhancements to existing street car stops including seating, shelter, landscaping and/or intersection improvements at 7th and Westlake.
- The stop abutting Block 14 should be designed as a streetcar stop integrated with the building frontage, allowing for wider sidewalks immediately adjacent.
- Subsidize 7AM to 7PM weekday operations for third streetcar for 10 years.

### 4. Demonstrate Sustainability | In Process:

- Design with intent to meet LEED Gold rating (Blocks 14 and 19 LEED Gold achieved; Block 20 in process)
- Work with the City to explore further opportunities for energy reduction.

## Alley Vacation Public Benefits

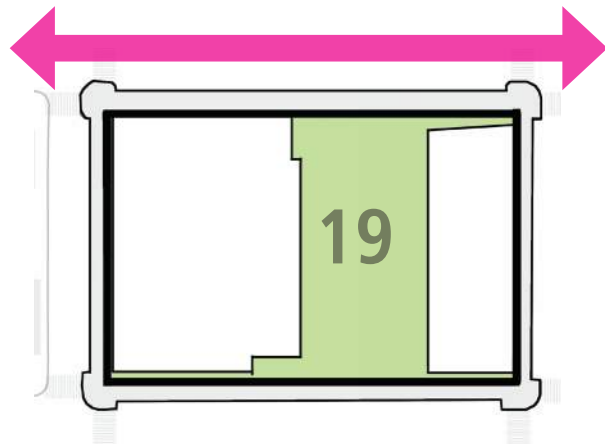
Seattle City Council

1. 7th Avenue Cycle Track
2. Shared-Use Street / Enhanced Pedestrian Facilities on Lenora Street
3. Westlake Avenue Street Improvements
4. Blanchard Street - Enhanced Green Street by 10' Voluntary Setback
5. Other Voluntary Setbacks
6. Enhanced Right Of Way Improvements
7. Art Program
8. Additional Overhead Protection
9. Purchase a South Lake Union Line Streetcar
10. Contribution to Future Neighborhood Park

# Alley Vacation Public Benefits for Block 19

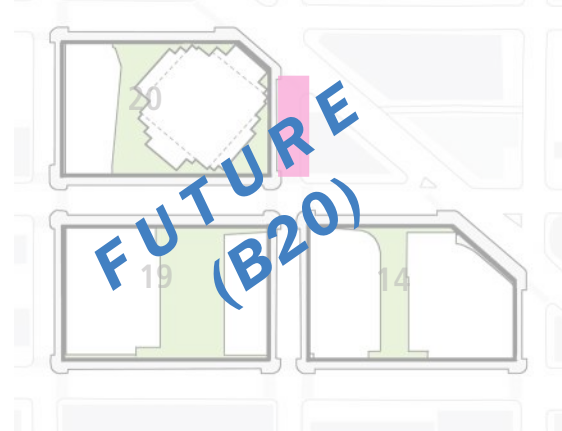
Summary Diagrams [from original proposal]

1: 7th Avenue Cycle Track



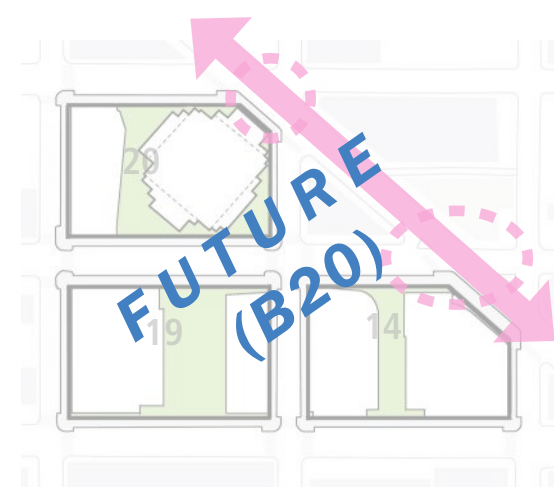
*Block 20 Public Benefit*

2: Shared-Use Street / Enhanced Ped. Facilities on Lenora Street.

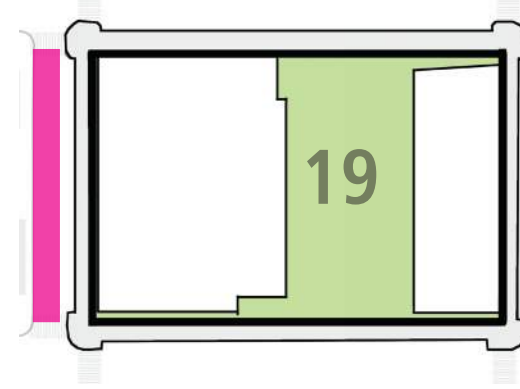


*Block 14/20 Public Benefit*

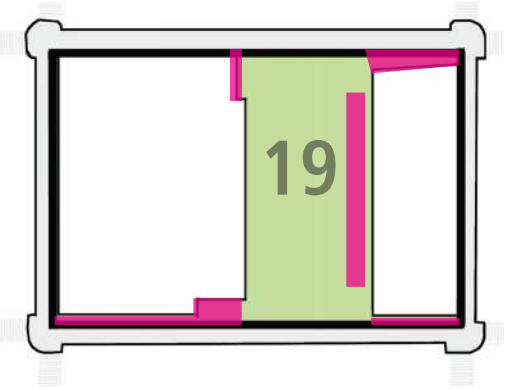
3: Westlake Avenue Street Improvements



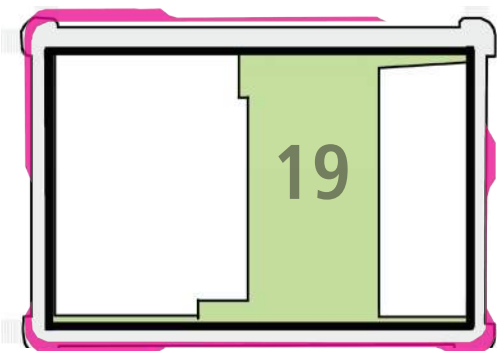
4: Blanchard Street - Enhanced Green Street by 10' Voluntary Setback



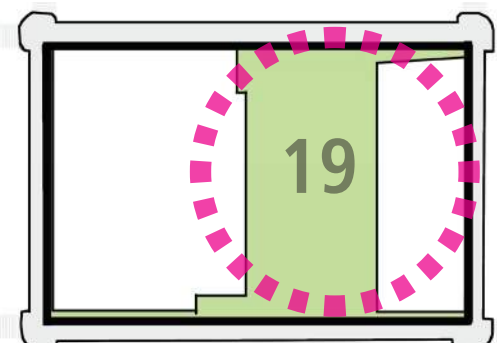
5: Other Voluntary Setbacks



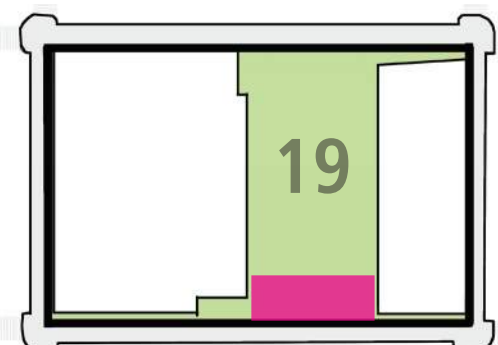
6: Enhanced Right Of Way Improvements



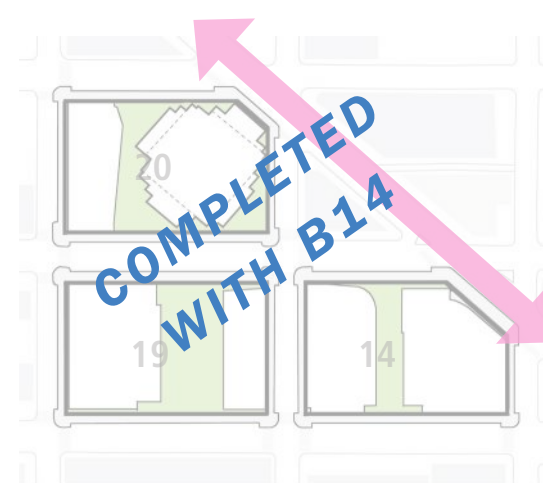
7: Art Program



8: Additional Overhead Weather Protection



9: Purchase South Lake Union Line Streetcar



10: Contribution to Future Neighborhood Park



# 7th Avenue Cycle Track on Block 19

## PUBLIC BENEFIT

Physically separated cycle track, enhanced pedestrian zone/cycle track buffer with tree wells, contrasting paving surface and site furnishings.

## STATUS

### Complete

The cycle track is installed on Block 19 between Blanchard Street and Lenora Street.

## CONSTRUCTED



Cycle Track - Contrasting Paving and Site Furnishings



Integrated Plantings and Storm Drainage



Proposed



Separated / dedicated bike lane



Striped Crossing at 7th and Lenora

# Blanchard Street Voluntary Setback on Block 19

## PUBLIC BENEFIT

Blanchard Green Street enhanced by 10' voluntary setback.

## STATUS

### Complete

Consistent with the alley vacation conceptual approval, Blanchard Street features an enhanced green street experience with a 10' voluntary building setback allowing for a widened sidewalk, cycle track, and additional landscaping.

## CONSTRUCTED



Proposed

View of Setback Area Along Blanchard



# Other Voluntary Setbacks on Block 19

## PUBLIC BENEFIT

Voluntary building setbacks within property line allow for landscape and sidewalk improvements (in addition to Blanchard Street)

## STATUS

### Complete

Landscape and sidewalk improvements were installed on Block 19.

## CONSTRUCTED



Landscaped Setback at Lenora



Landscaped Setback with Property Line at Plaza



Proposed



Site Furnishings in ROW Setback Area at Lenora



Site Furnishings in ROW Setback Area at Lenora

# Enhanced Right Of Way Improvements on Block 19

## PUBLIC BENEFIT

Double row of trees on 7th Avenue.

## STATUS

Complete

## CONSTRUCTED



View along 7th Avenue showing double row of street trees and separated bike lane

## PROPOSED PUBLIC BENEFIT

6th Avenue 'Tree Canopies' as signature architectural way-finding element.

## STATUS

Complete

## CONSTRUCTED



View of 6th Avenue 'Tree Canopies'

# Art Program on Block 19

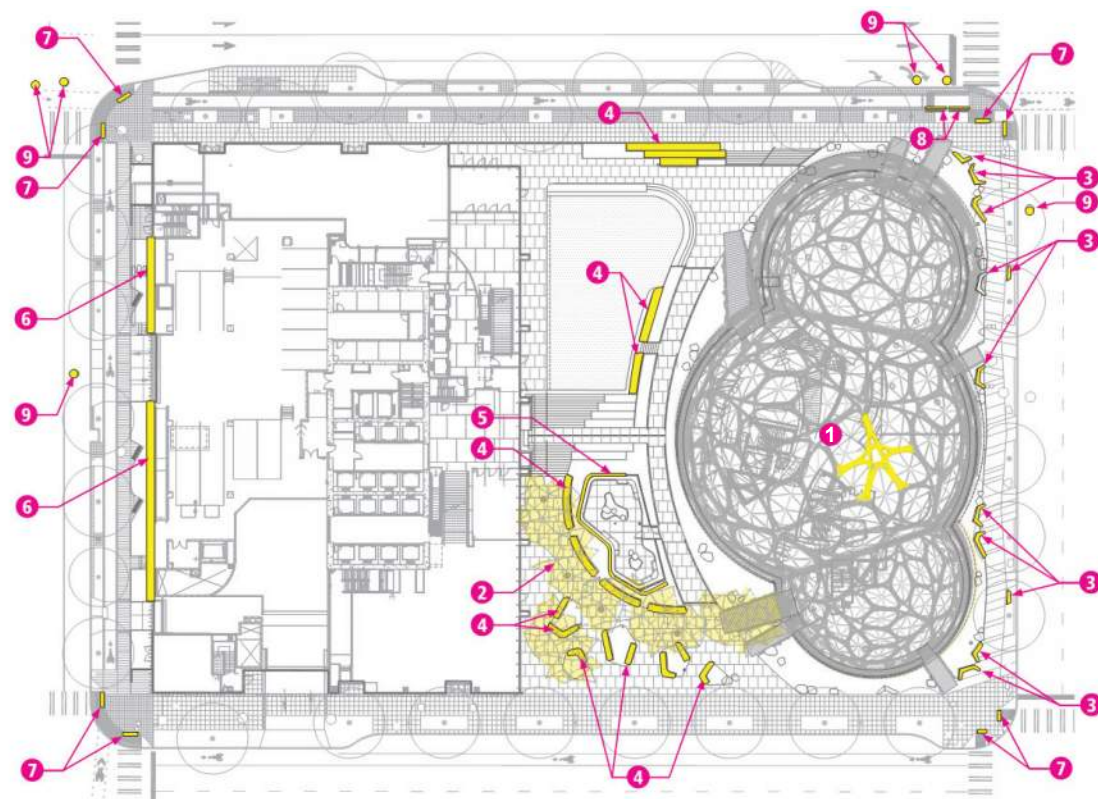
## PUBLIC BENEFIT

Integrated art in right of way and public plazas (site furnishings, amenity spaces, utility covers, etc.)

## STATUS

Complete

- 1 The Spheres Distinctive Structure
- 2 Tree Canopies
- 3 Modular Benches
- 4 Custom Plaza Benches
- 5 Off-Lease Dog Park
- 6 Blanchard St. Facade Lighting
- 7 Metal Street Name Inlays
- 8 Bike Lean Rails
- 9 Decorative Utility Covers

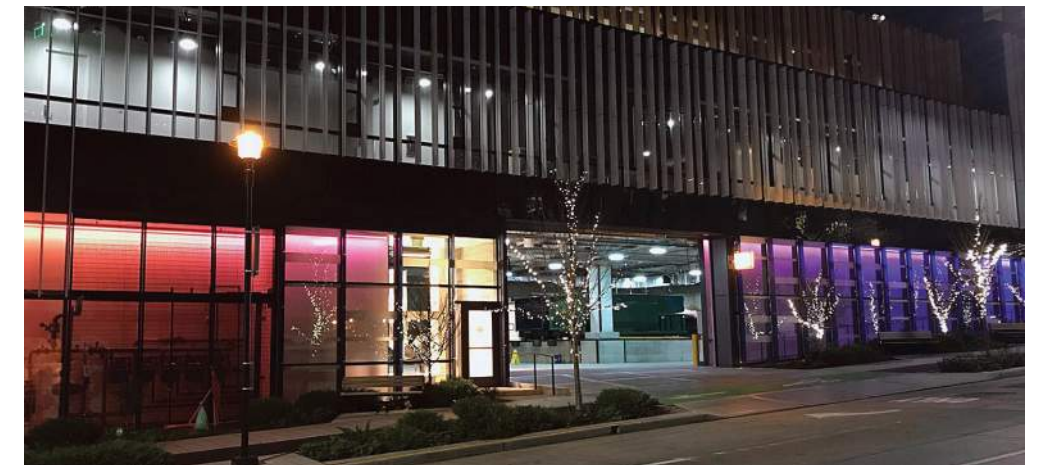


Proposed Artwork Plan

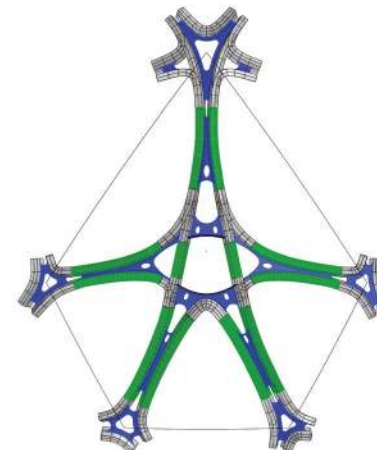
## CONSTRUCTED



Off Leash Dog Park



Blanchard Street Facade Lighting



Spheres Structure



Modular Benches on Lenora



Custom Benches in Plaza



Bike Lean Rails



Street Name Inlays



Decorative Utility Covers

# Additional Overhead Weather Protection

## PUBLIC BENEFIT

Additional overhead weather protection (canopy) connecting the office tower and Spheres within the plaza along 6th Avenue.

## STATUS

Complete

## CONSTRUCTED



Proposed



'Tree Canopy' Structure Provides Protected Pathway between Tower and Spheres

Questions?

