

Block 14 (Doppler) Alley Vacation and Public Benefits



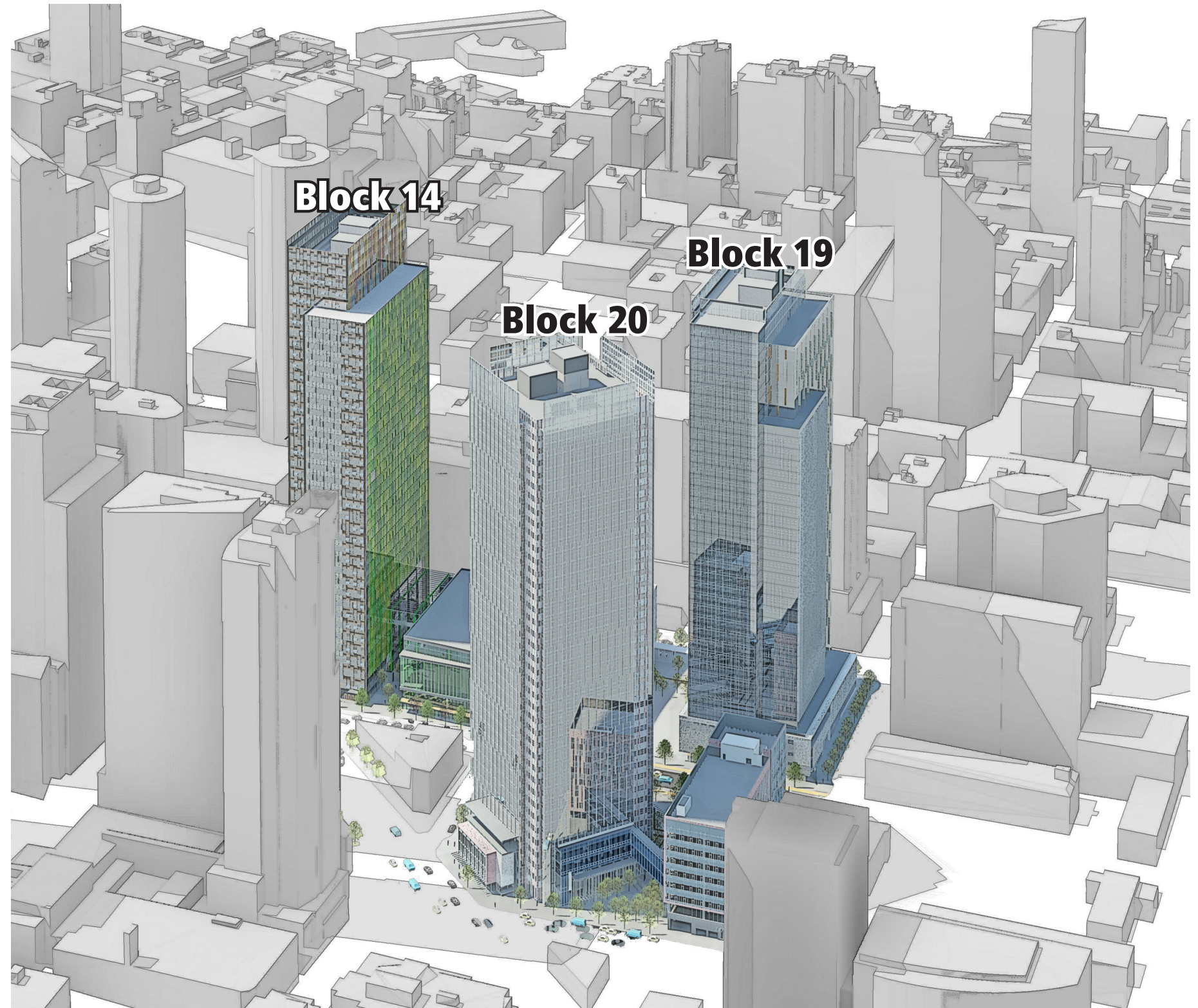
Seattle City Council, Alley Vacation Final Approval Presentation

December 6, 2016

Project Overview

Development Objectives

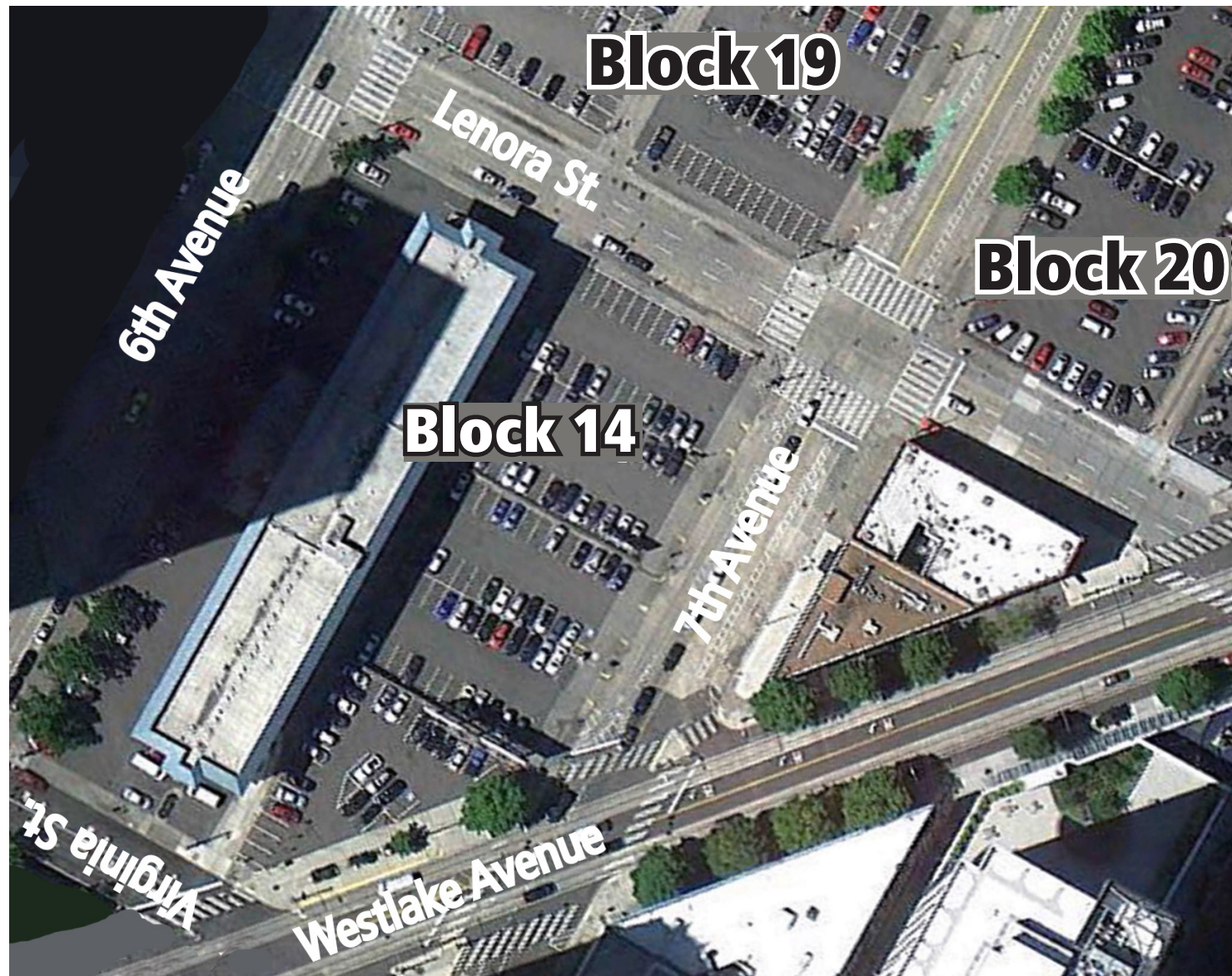
- Block 14, now named “Doppler,” is the first phase of a 3-block development named Rufus 2.0
- Doppler consists of one highrise office tower and a smaller multipurpose meeting center - both surrounded by ground level retail
- Alley vacations allow for:
 - Buildings to be reoriented east/west, improving solar access to the Avenues and expanding view corridors toward Elliott Bay
 - Generous public open spaces and through-block pedestrian connection
 - Office floor plates that are consistent with today’s Class A office building standards
- Project schedule:
 - Block 14 completed in Q4 2015
 - Block 19 tower completed in Q4 2016
 - Spheres to be completed in Q1 2018
 - Block 20 to be completed in Q3 2019
- Vacation approvals to be phased by Block.
 - Block 14 is complete and is being presented today for final approval.



Project Overview

Aerial of Block 14 (Doppler)

Project replaced surface parking with dense urban infill



2012

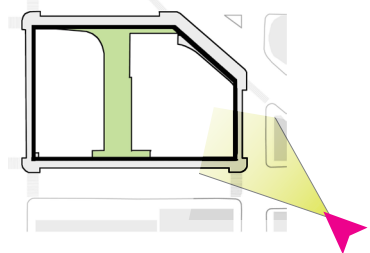


2016

Block 14 (Doppler)

Perspective View

Block 14 office tower looking northwest



Proposed

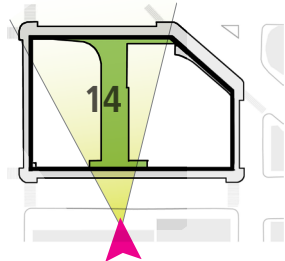


Constructed

Block 14 (Doppler)

Public Space

Through block connection with covered trellis
looking northwest



Before (Alley)



Proposed



Constructed

Public Benefit Overview

Summary

FAR Public Benefits

Land Use Code

75% Affordable 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

Block 19 | Anticipated:

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

Block 20 | Anticipated:

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

Over 1.25 acres of open space created across the project site

Planned Community Development Public Benefits

Director of DPD

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.
- 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

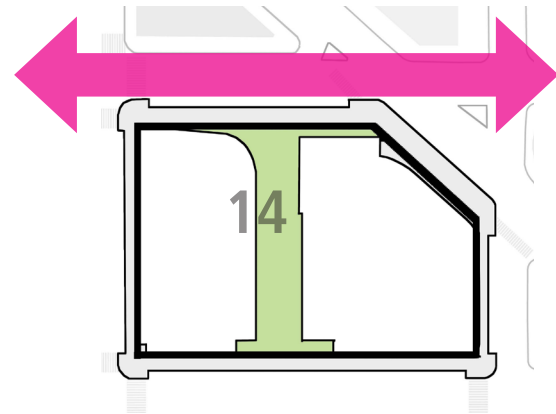
9. Fourth Streetcar

10. Contribution to Future Neighborhood Park

Alley Vacation Public Benefits for Block 14

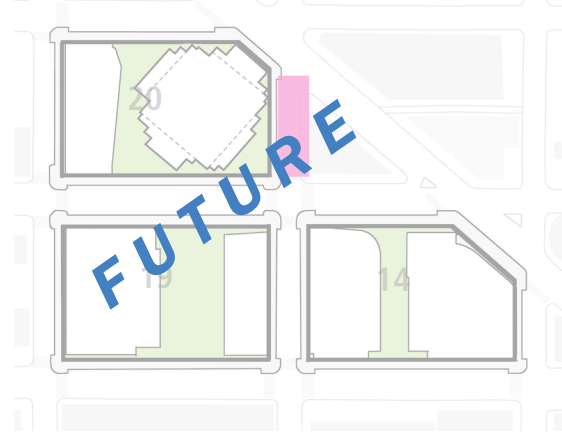
Summary Diagrams

1: 7th Avenue Cycle Track

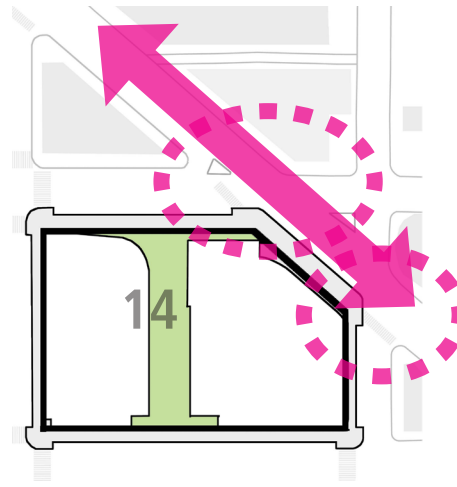


Block 20 Public Benefit

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

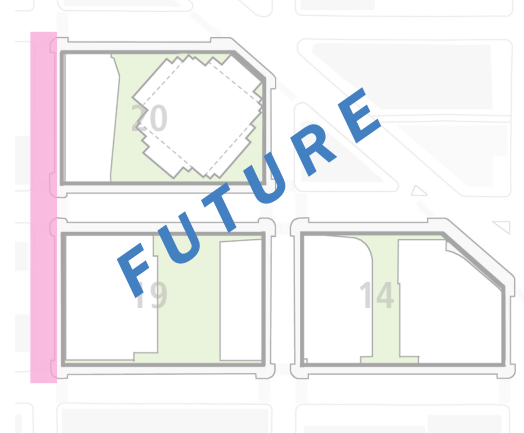


3: Westlake Avenue Street Improvements

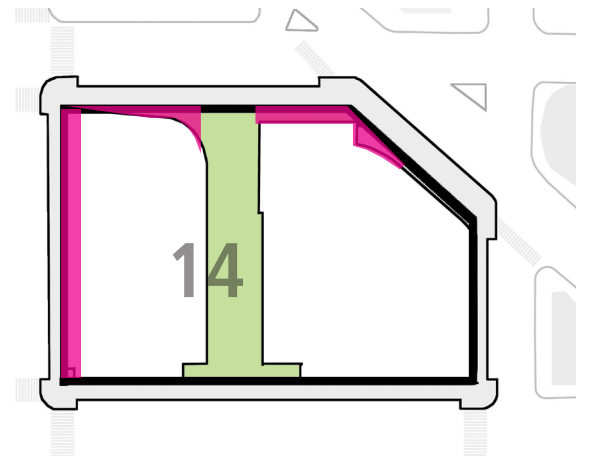


Block 19/20 Public Benefit

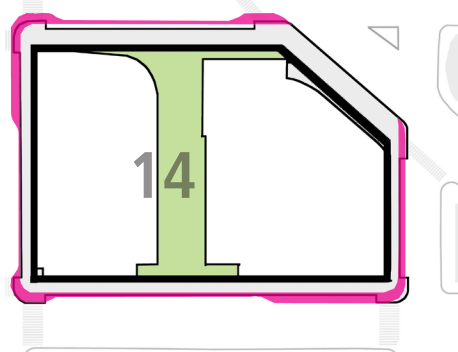
4: Blanchard Street - Enhanced Green Street by 10' Voluntary Setback



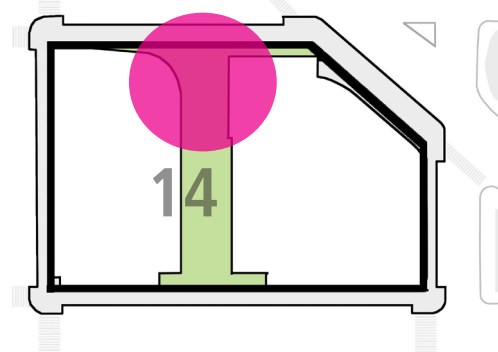
5: Other Voluntary Setbacks



6: Enhanced Right Of Way Improvements

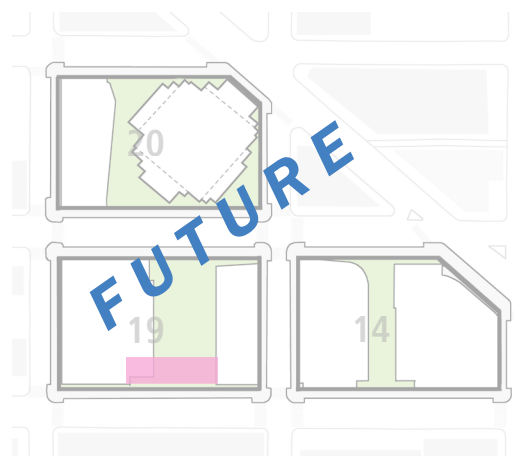


7: Art Program

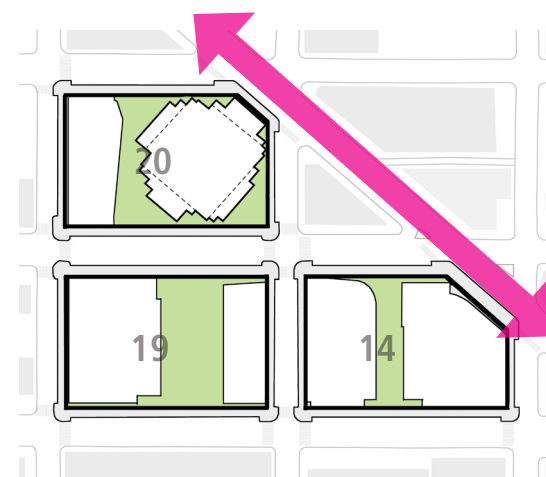


Block 19 Public Benefit

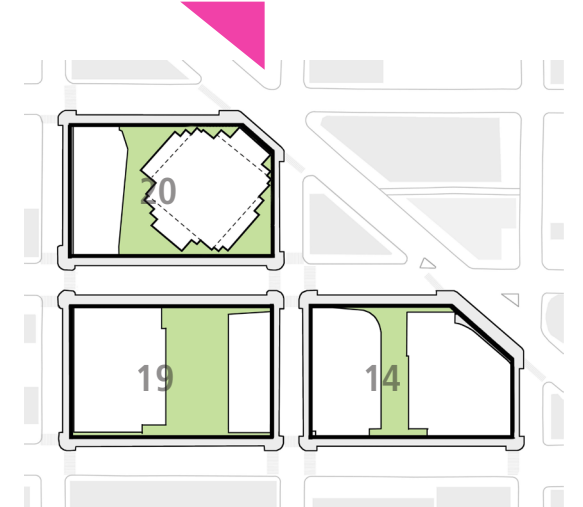
8: Additional Overhead Protection



9: Fourth Streetcar



10: Contribution to Future Neighborhood Park



7th Avenue Cycle Track on Block 14

PROPOSED 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 14 between Lenora Street and Westlake Avenue.

CONSTRUCTED



Custom designed bike lean rails with 'morse code' art feature



Proposed



Separated / dedicated bike lane with contrasting paving

7th Avenue Cycle Track

PROPOSED PUBLIC BENEFIT

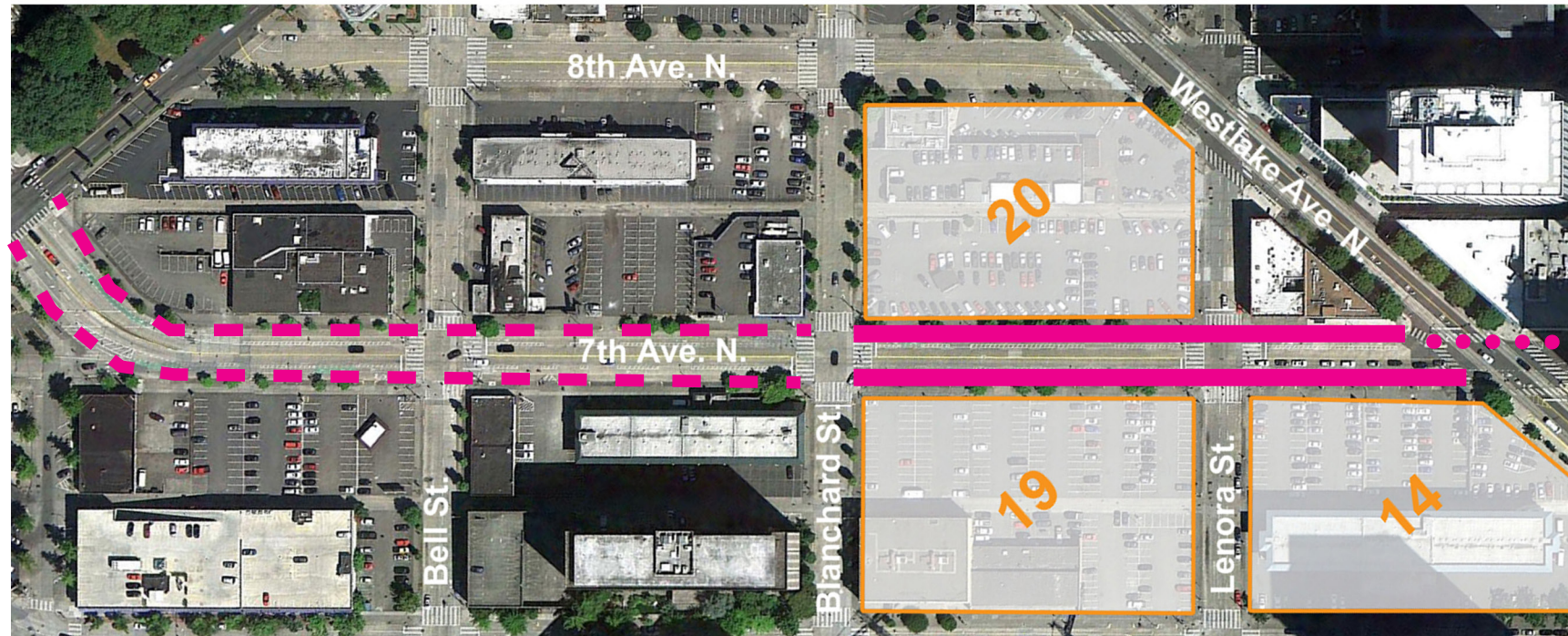
Monetary contribution of \$250,000 towards the City's technical analysis and its implementation of offsite cycle track improvements.

STATUS

Complete.

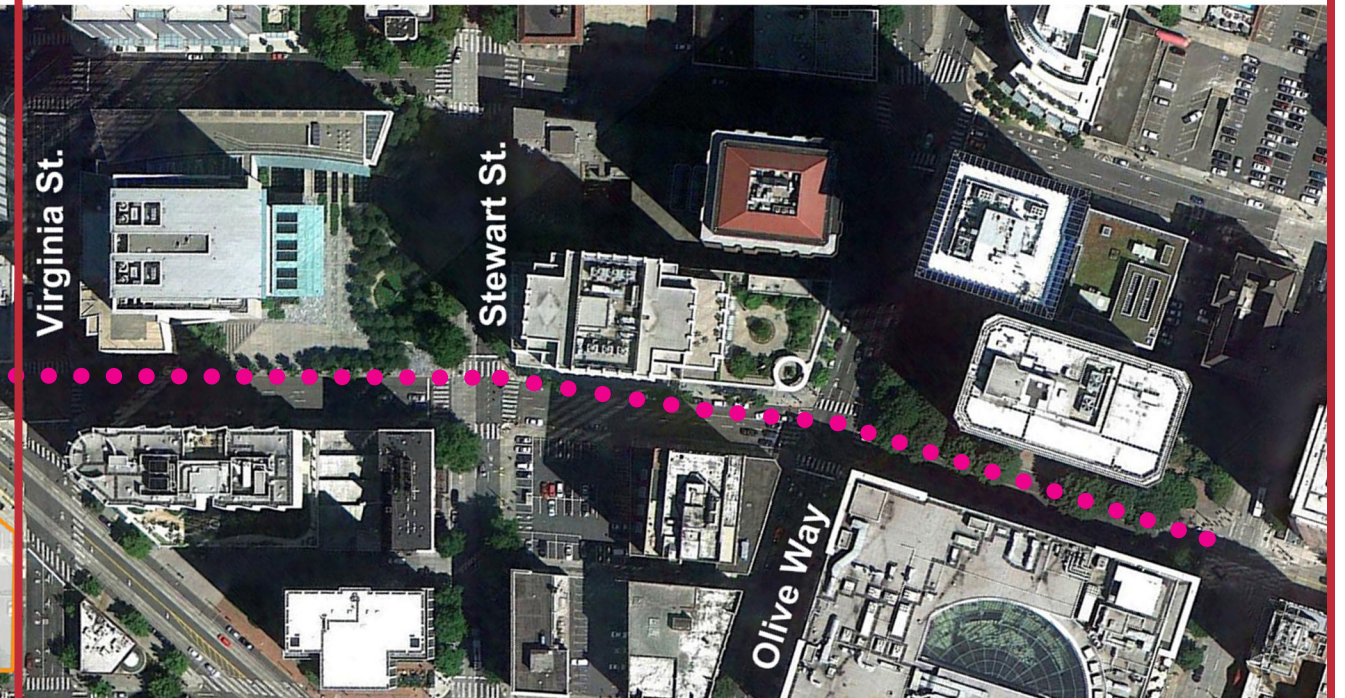
The contribution was made to SDOT in June 2014.

North Planning Area
(Denny Way to Westlake Ave)



Restriping Implementation

South Planning Area
(Westlake Avenue to Pine Street)



Contribution to City's future technical analysis and implementation



Westlake Avenue Street Improvements on Block 14

PROPOSED PUBLIC BENEFITS

Paving and landscape improvements at existing streetcar stop on Block 14.

Re-striping of two existing crosswalks and addition of one new crosswalk.

Install bicycle crossings across Westlake Avenue.

Construct curb bulbs on NW corner of 7th Avenue & Westlake Avenue (unify existing islands).

Enlarge and enhance pedestrian island between 7th/Westlake/Virginia.

Re-configuration of traffic signal at Westlake/7th/Virginia intersection to allow for pedestrian scramble and bicycle crossings.

Construct curb bulbs on NW corner of 7th Avenue & Westlake Avenue.

STATUS

Complete.

All of the Westlake Avenue street improvements have been installed on Block 14.

CONSTRUCTED



Example: Improvements at streetcar stop



Example: Enhanced pedestrian island



Example: New and re-striped crosswalks



Example: New bulbs and bicycle crossings across Westlake

Other Voluntary Setbacks on Block 14

PROPOSED PUBLIC BENEFIT

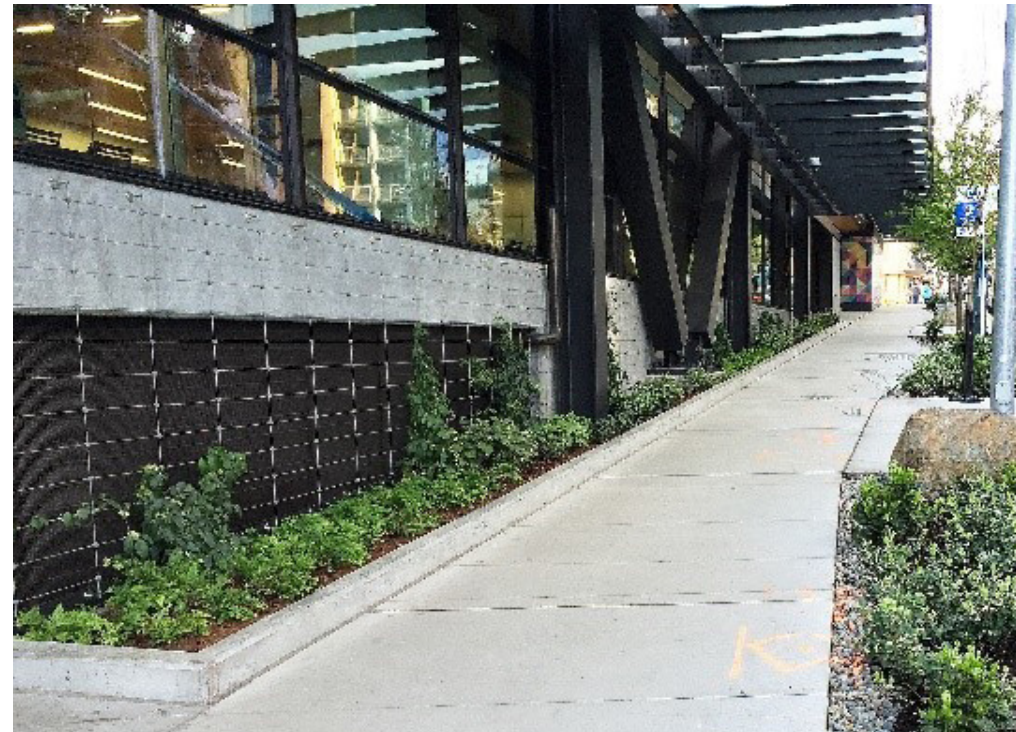
Voluntary building setbacks within property line allowing for landscape and sidewalk improvements.

STATUS

Complete.

The voluntary building setback areas have been provided on Block 14.

CONSTRUCTED



Example: Setback along Lenora for planting



Proposed



Example: Setback on 6th Avenue for retail seating

Enhanced Right Of Way Improvements on Block 14

PROPOSED PUBLIC BENEFIT

Landscape and sidewalk improvements beyond existing curb line.

STATUS

Complete.

Landscape and sidewalk improvements were installed on Block 14.

CONSTRUCTED



Proposed



Example: Landscape and curb bulb at 7th Avenue & Westlake Avenue

Enhanced Right Of Way Improvements on Block 14

PROPOSED 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

Wayfinding and signage per the Center City Wayfinding Plan.

STATUS

Complete.

The wayfinding sign is installed at the corner of 7th Avenue & Lenora Street on Block 14.

CONSTRUCTED



SDOT provided wayfinding sign installed as part of enhancements at 7th & Lenora

Art Program on Block 14

PROPOSED PUBLIC BENEFIT

Signature art pieces.

STATUS

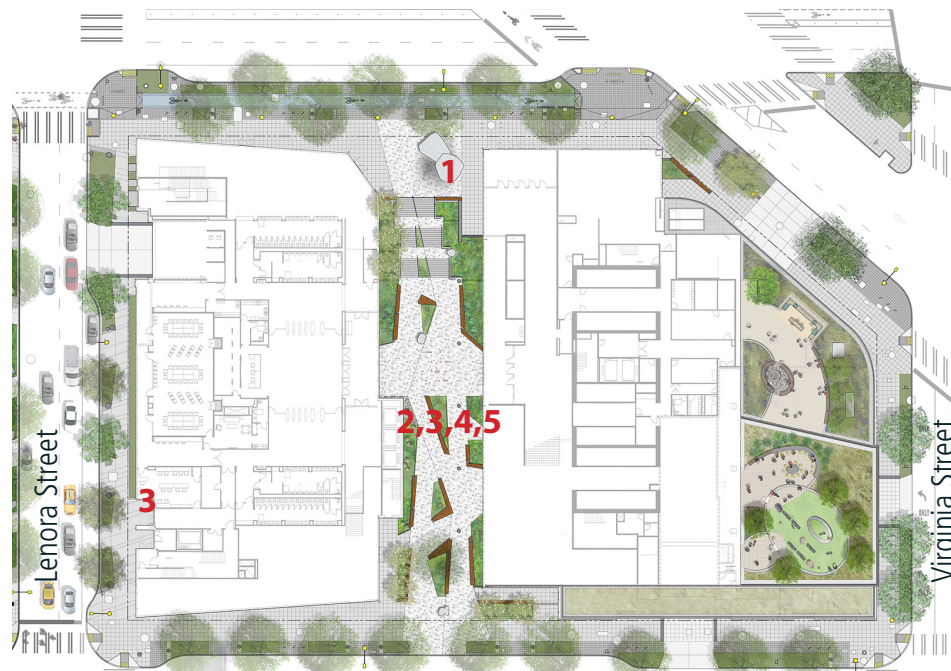
Complete.

Ms. Speidel created "Petros," a stainless steel sculpture measuring 22' high by 21' wide by 12' 8" deep. It is complemented by a series of five smaller faceted stainless steel sculptures integrated into the block's midblock plaza and its landscape.

CONSTRUCTED



Signature art elements integrated within the mid-block plaza



- 1 Signature Artwork
- 2 Integrated Artwork
- 3 Artist-Made Building Parts
- 4 Interpretive Art Program
- 5 Interactive Art

Proposed



Primary Art feature at 7th Avenue named "Petros"

Art Program on Block 14

PROPOSED PUBLIC BENEFIT

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

STATUS

Complete.

CONSTRUCTED



Decorative rain leader in plaza



Custom designed bench element use in ROW



Decorative utility covers



Decorative street name inlays at all corners



Stone paving carried into ROW at 6th and 7th

Fourth Streetcar

PROPOSED PUBLIC BENEFIT

Phased contributions to occur before the completion of Block 14 and sponsorship branding to be part of the package.

STATUS

Complete.

All contributions made to SDOT by July 2016.



Streetcar on Westlake Avenue

Contribution to Future Neighborhood Park

PROPOSED PUBLIC BENEFIT

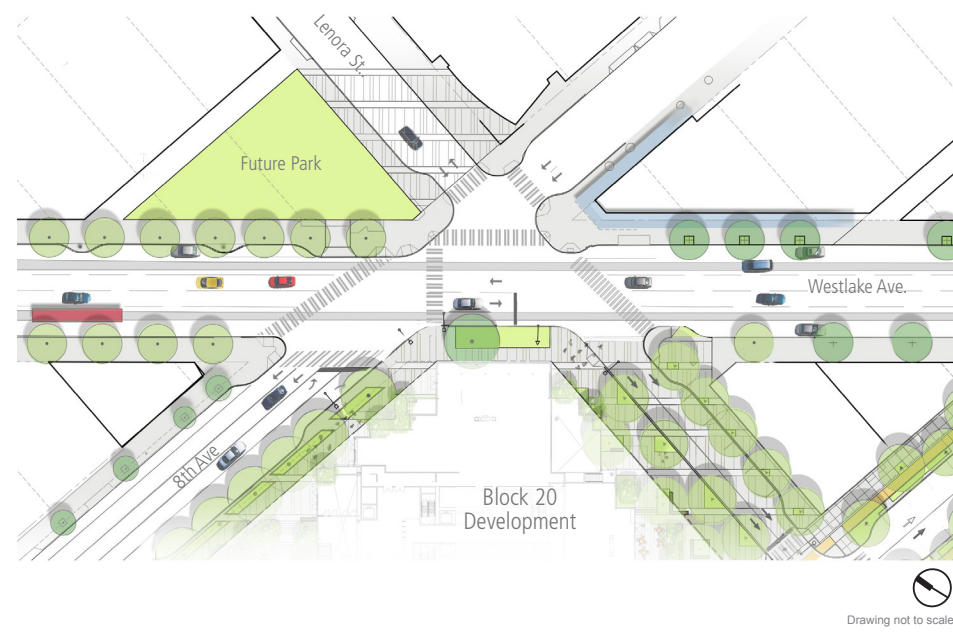
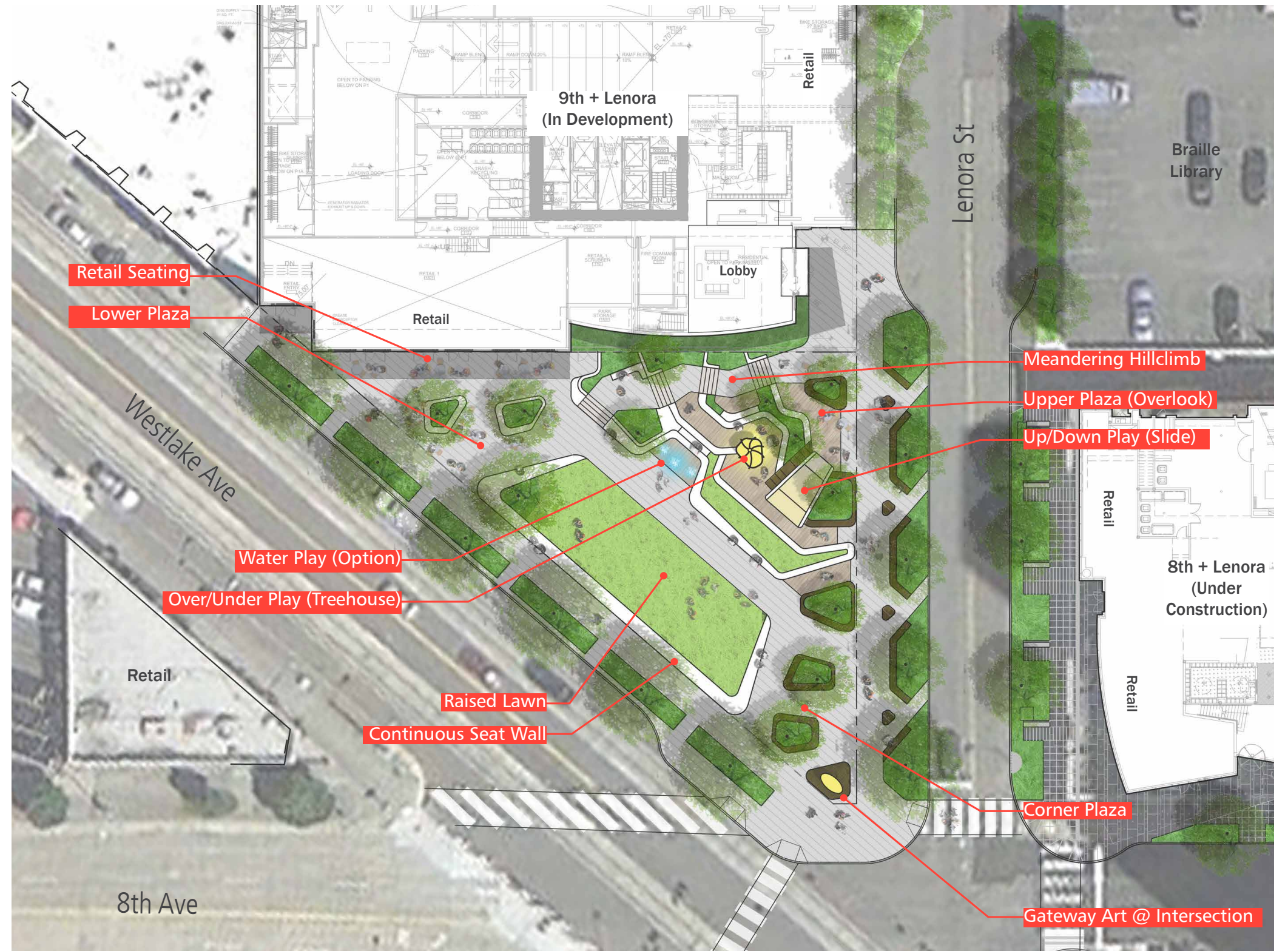
Monetary contribution of \$150,000 towards the development of a future neighborhood park at the northwest corner of 8th Avenue, Westlake Avenue and Lenora Street.

STATUS

Complete.

The contribution was provided to the Department of Parks and Recreation in May 2014.

CURRENT DESIGN



Proposed

Current neighborhood park diagram

Economic Benefits of Block 14



View of Doppler and city looking southwest

Public Revenues from Block 14

Affordable Housing & Child Care Fund.....	\$10.2 M
WSST for Construction.....	\$23.0 M
B&O Tax.....	\$2.5 M
Permit Fees.....	\$1.7 M
Alley Purchase.....	\$5.1 M
Total:	\$42.5 M

Other Economic Benefits

- Purchase of 1.1 M Landmark Transferrable Development Rights (TDRs)
- Replacement of old clay tile utility infrastructure | Cost over \$4 M

Design and Construction Jobs

- Approximately 2,000 jobs related to design and construction
- 3.4 M labor hours
- \$222 M labor dollars

Projected Long Term Employment Growth

- 4,000 new jobs in Denny Regrade
- Multiplier effect for new employment at all wage and skill levels

Questions?

