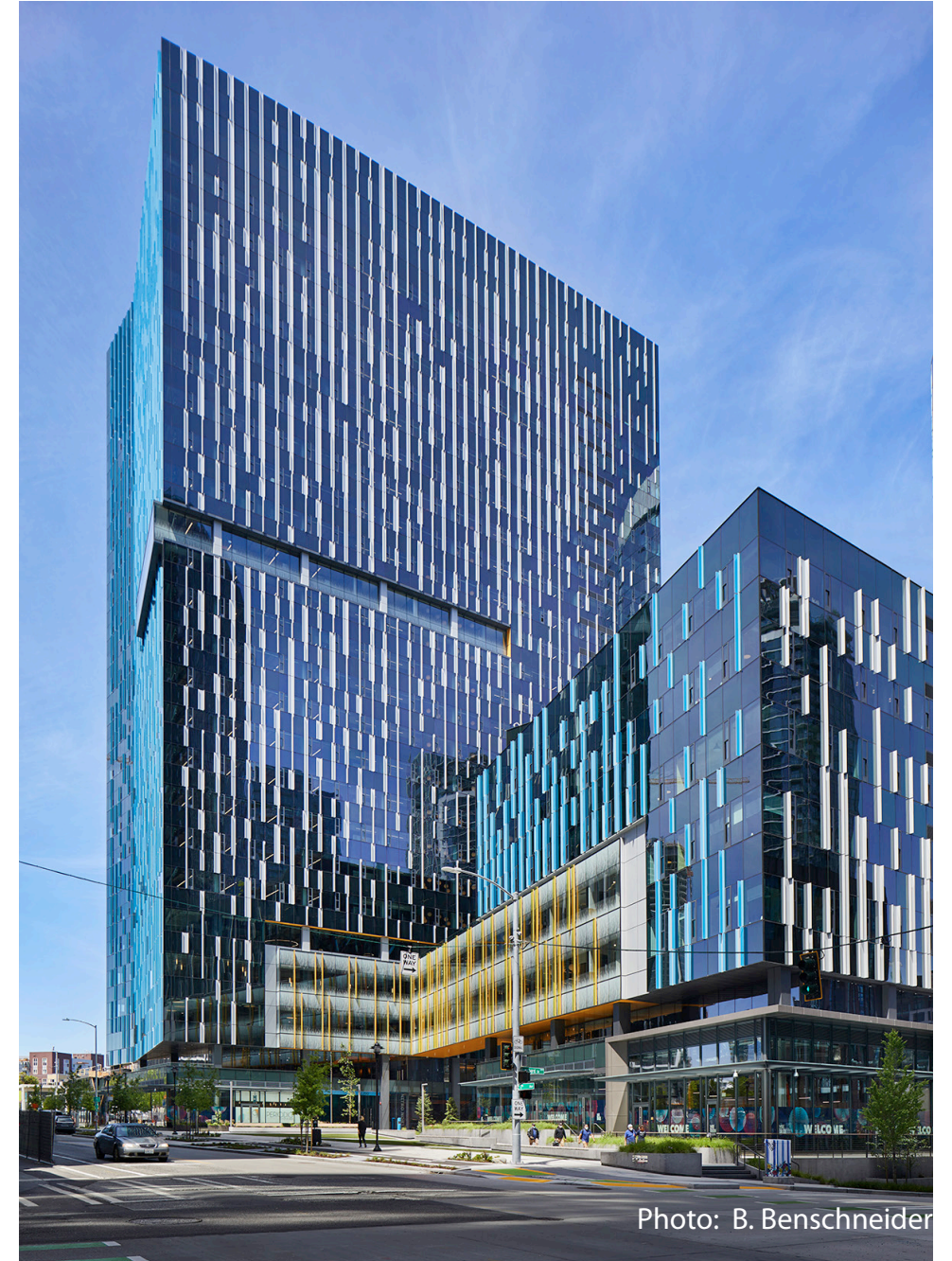


Block 21 Alley Vacation and Public Benefits



Seattle City Council, Alley Vacation Final Presentation

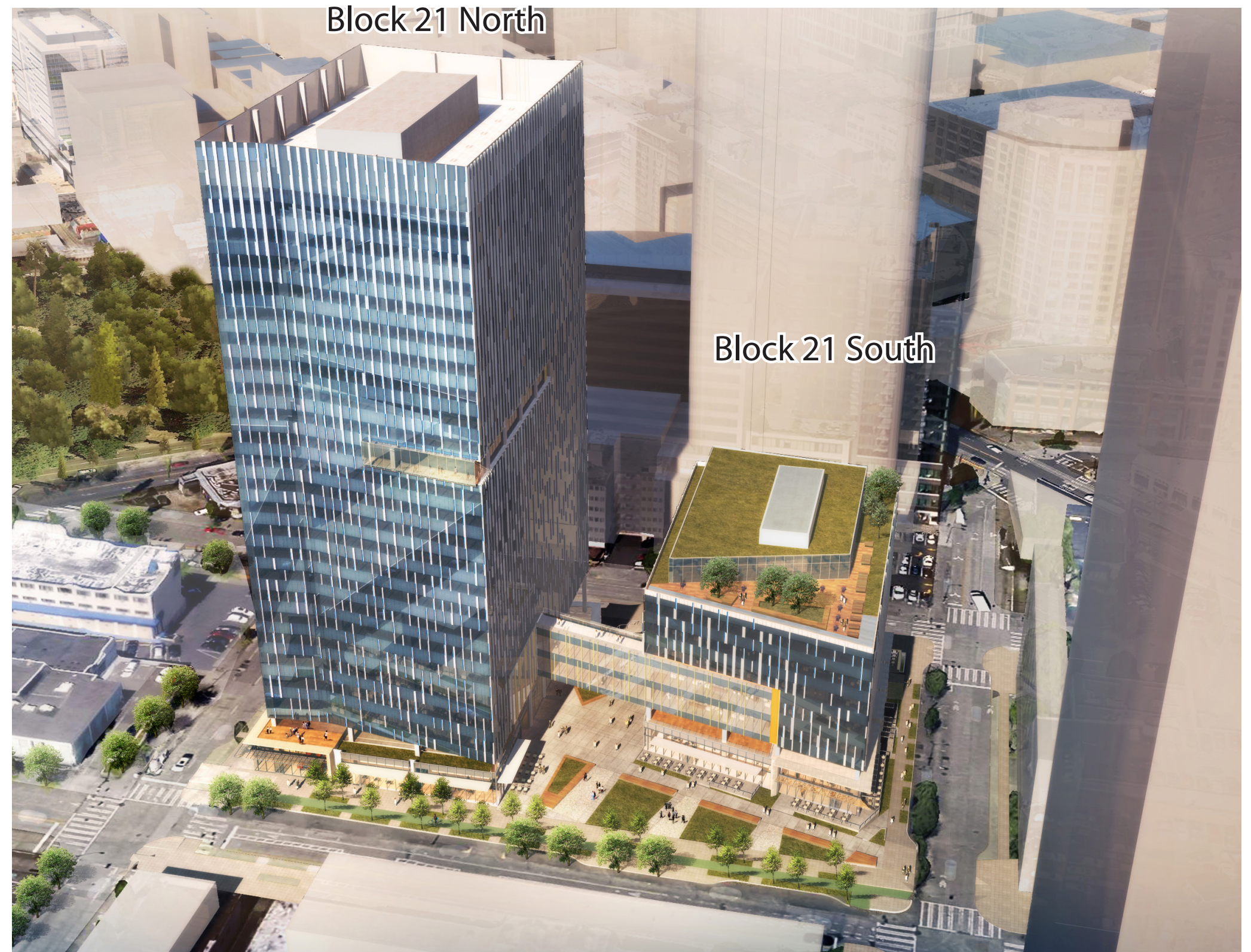
August 4, 2021

Council Bill 120136, Address: 2250 Seventh Avenue



Project Overview

- Block 21, now named “Nitro” is the fourth building and was permitted after the 3-block development of Blocks 14, 19 and 20
- Block 21 consists of one highrise office tower and one lowrise office tower, all of which is surrounded by ground level retail and public spaces.
- Mary’s Place is housed in the lowrise tower with a separate entrance off Blanchard Street
- Alley vacation allowed for:
 - Buildings to be oriented north/south, to enhance the orientation for the large public plaza.
 - Generous public open spaces and accessible through-block pedestrian connection
- Project schedule:
 - Block 21 completed in Q1 2020
- Alley vacation approvals:
 - Block 21 is complete and is being presented today



Project Overview

Mary's Place Family Shelter



Photo Credit: Amazon



Photo Credit: Amazon

Project Overview

Aerial of Block 21

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



2017



2020

Block 21

Public Open Space

Through block connection with public open space and site amenities.

- The Property Use and Development Agreement (PUDA) contains a commitment to allowing free speech activities in the public benefit areas.
- Signs are installed at multiple locations around the site welcoming the public into the public benefit areas and confirming the public's free speech rights consistent with the approved PUDA.



Proposed



View of Through Block on 7th Avenue

Photo: B. Benschneider

Public Benefit Overview

Summary (Block 21)

FAR Public Benefits

Land Use Code

Purchase of Regional Development Credits:

- Block 21: 41,370 SF

Low-Income Housing and Childcare:

- Block 21: 281,368 SF

Purchase of Landmark Transferable Development Rights (TDRs):

- Block 21: 21,269 SF

Amenity Bonus:

- 14,504 SF Urban Plaza

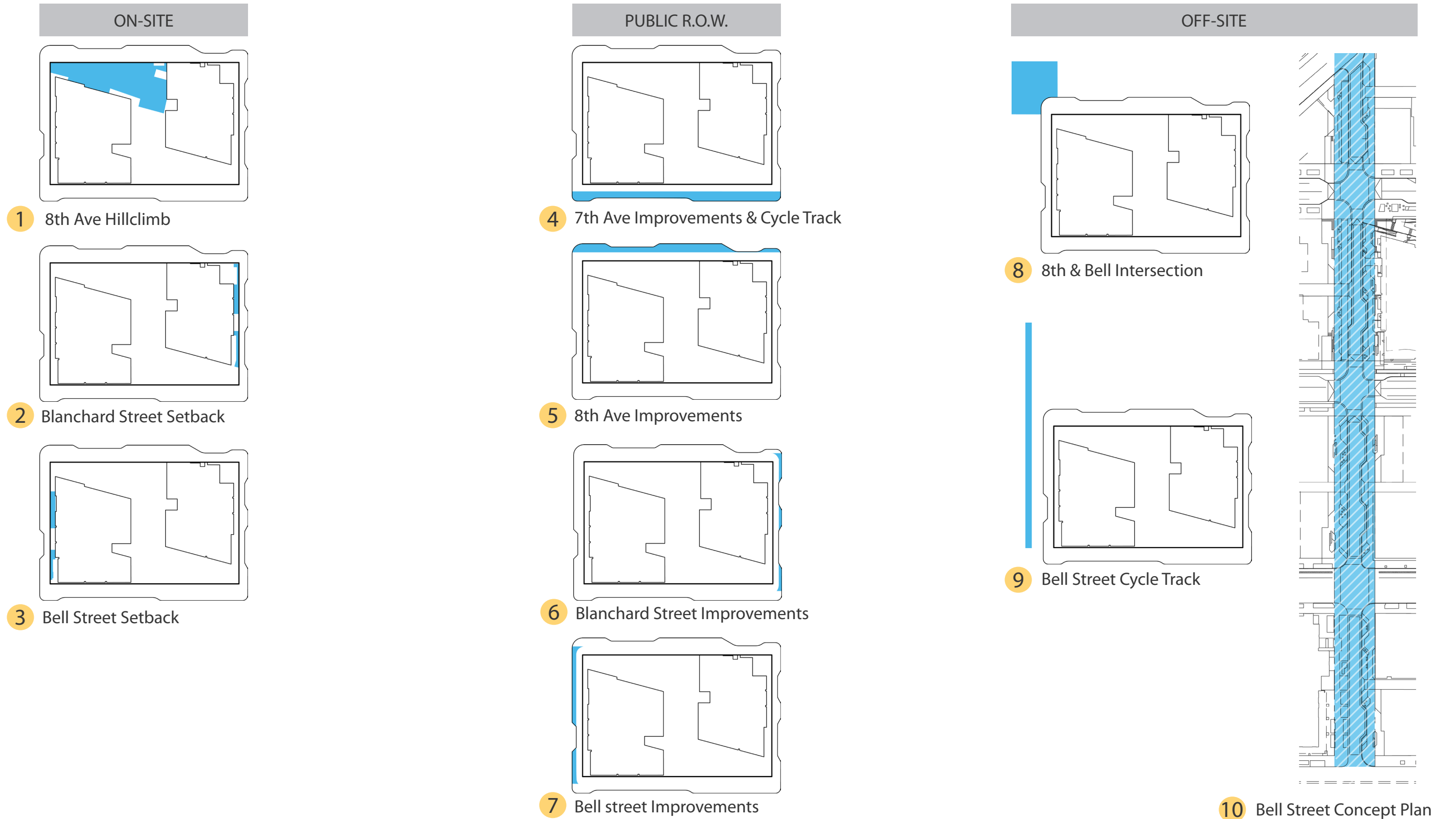
Alley Vacation Public Benefits

Seattle City Council

1. 12,000 SF 8th Avenue Hillclimb
2. Blanchard Street Setback
3. Bell Street Setback
4. 7th Avenue Improvements and Cycle Track
5. 8th Avenue Improvements
6. Blanchard Street Improvements
7. Bell Street Improvements
8. 8th & Bell Intersection
9. Bell Street Cycle Track
10. Bell Street Concept Plan

Alley Vacation Public Benefits

Summary Diagrams [from original proposal]



8th Avenue Hillclimb (#1)

PUBLIC BENEFIT

8th Avenue enhanced by 12,000 SF of publicly accessible open space including accessible route, planting, trees and seating elements

STATUS

Complete

Consistent with the alley vacation conceptual approval, the 8th Avenue Hillclimb created a large publicly accessible open space along 8th Avenue.



Proposed

CONSTRUCTED



View of Hillclimb along 8th Ave

Photo: B. Benschneider

Blanchard Street (#2 & #6)

PUBLIC BENEFIT

Blanchard Street enhanced by 1,850 SF of setback and expanded pedestrian streetscape including planting, trees, seating elements, and enhanced curb bulbs.

STATUS

Complete

Consistent with the alley vacation conceptual approval, Blanchard Street setbacks expanded the pedestrian streetscape improvements.

CONSTRUCTED



View of Blanchard Street Enhancements



Proposed

Bell Street (#3 & #7)

PUBLIC BENEFIT

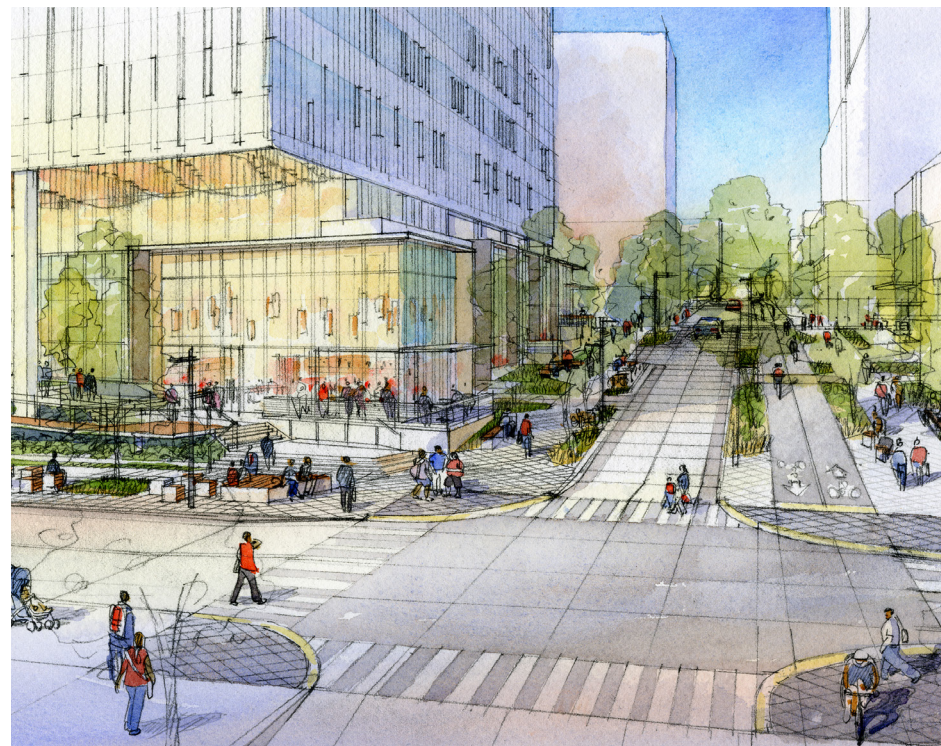
Bell Street enhanced by 2,800 SF of setback and expanded pedestrian streetscape including planting, trees, seating elements, pedestrian light fixtures, and enhanced curb bulbs.

STATUS

Complete

Consistent with the alley vacation conceptual approval, Bell Street setback expanded the pedestrian streetscape improvements.

CONSTRUCTED



Proposed

View of Bell Street Enhancements

7th Avenue Right of Way (#4)

PUBLIC BENEFIT

7th Avenue ROW enhanced by 4,700 SF of expanded pedestrian streetscape and landscape including planting, elevated cycle track, street trees, bus stop, pedestrian light fixtures, and enhanced curb bulbs.

STATUS

Complete

Consistent with the alley vacation conceptual approval, 7th Avenue ROW expanded the pedestrian streetscape including a raised cycle-track and other improvements

CONSTRUCTED



Photo: B. Benschneider

View of 7th Avenue Pedestrian Streetscape



Proposed

8th Avenue Right of Way (#5)

PUBLIC BENEFIT

8th Avenue ROW enhanced by 3,300 SF of expanded pedestrian streetscape and landscaping including planting, street trees, seating elements, and enhanced curb bulbs.

STATUS

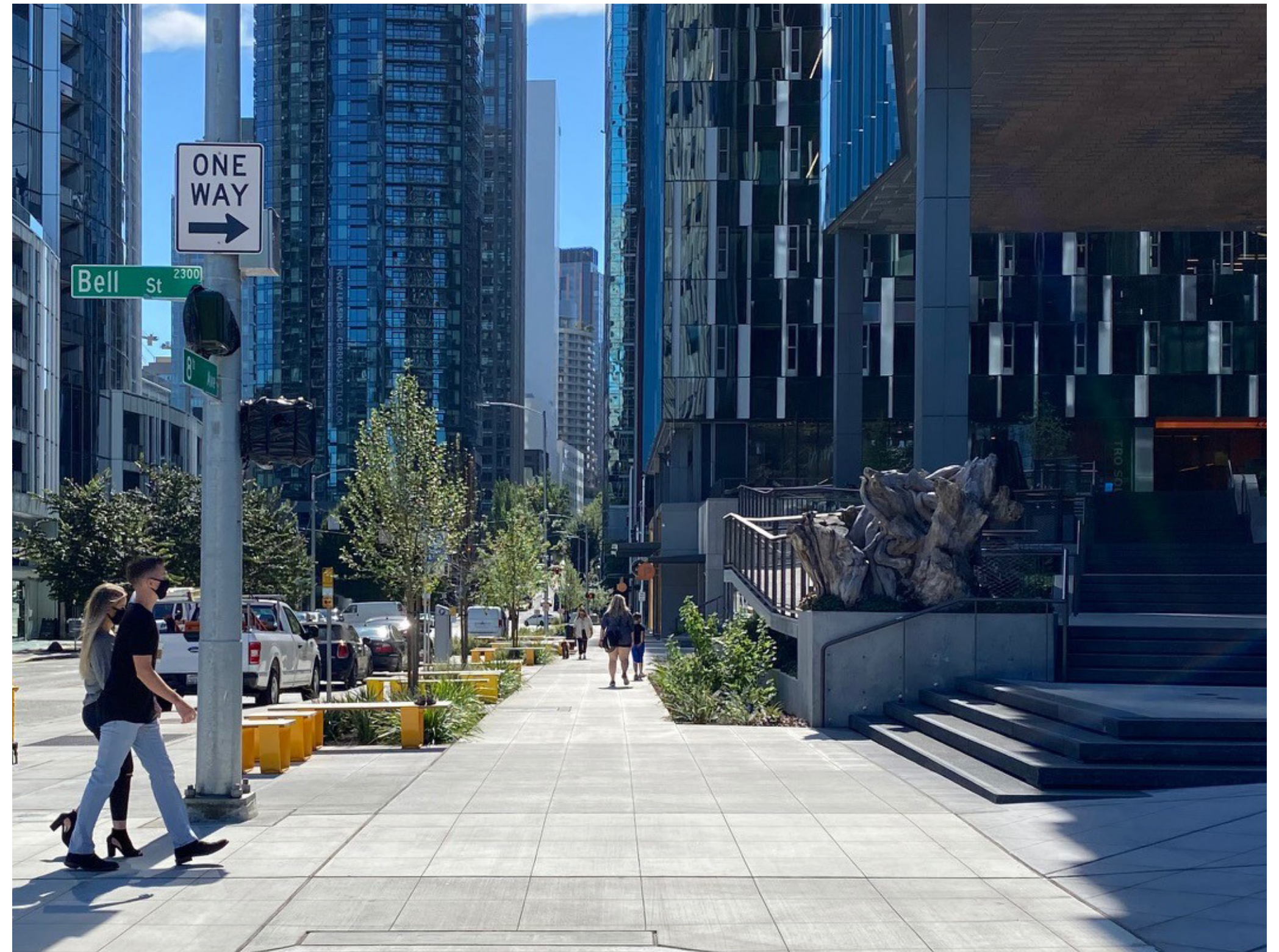
Complete

Consistent with the alley vacation conceptual approval, 8th Avenue ROW expanded the pedestrian streetscape including improvements.



Proposed

CONSTRUCTED



View of 8th Avenue Pedestrian Streetscape

8th and Bell Intersection (#8)

PUBLIC BENEFIT

8th Ave and Bell Street intersection enhanced by 5,350 SF of improved intersection and sidewalk to enhance pedestrian safety.

STATUS

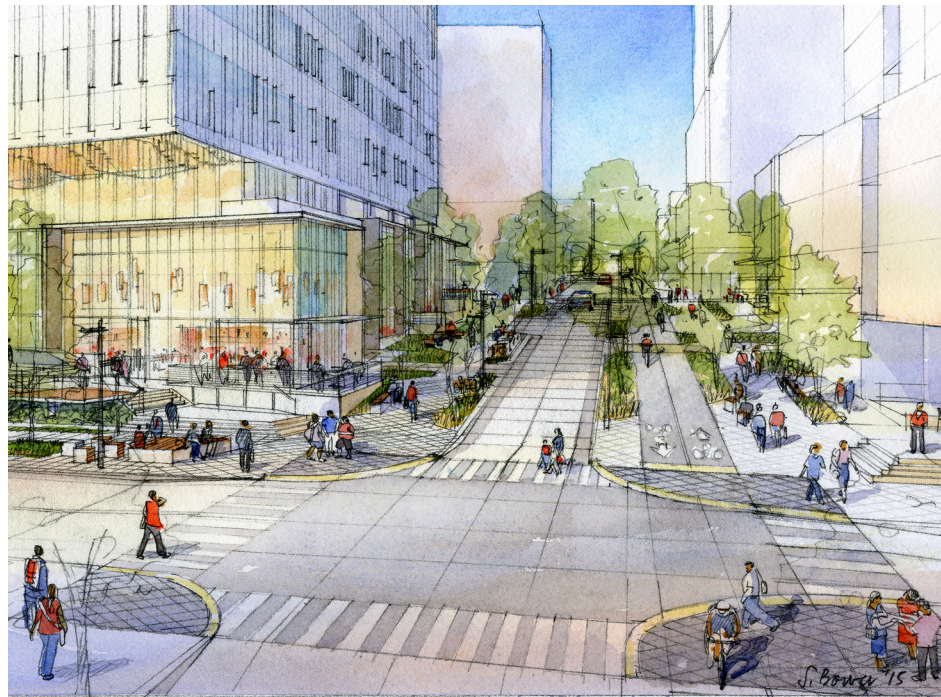
Complete

Consistent with the alley vacation conceptual approval, the intersection of 8th Ave and Bell Street enhances public safety by improving the sidewalks, replaced corners and new curb bulbs, bike lanes and new intersection signalization.

CONSTRUCTED



View of 8th Ave and Bell Street Intersection



Proposed

Bell Street Cycle Track (#9)

PUBLIC BENEFIT

Bell Street enhanced by 4,500 SF of buffered bike lane on the north side of Bell Street.

STATUS

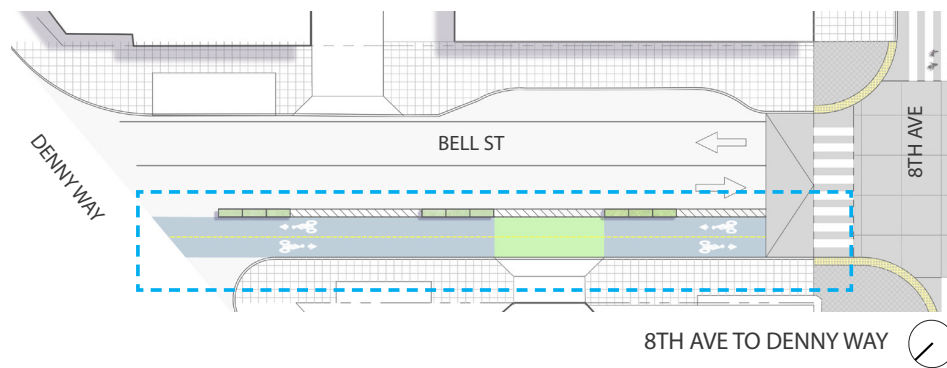
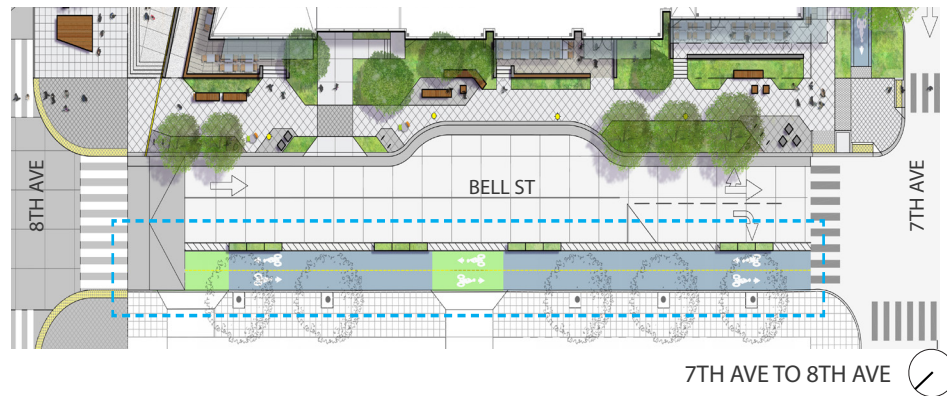
Complete

Consistent with the alley vacation conceptual approval, constructed a buffered cycle track on the north side of Bell Street from Denny Way to 7th Avenue. SDOT has since completed a more permanent buffered bike lane on Bell Street from South Lake Union to Belldtown.

CONSTRUCTED



View of Bell Street Cycle Track



Proposed

Bell Street Concept Plan (#10)

PUBLIC BENEFIT

Bell Street Concept Plan to inform future developments on Bell Street and extend elements of Bell Street Park design character.

STATUS

Complete

Consistent with the original intent, the Bell Street Concept Plan has also informed the proposed ROW design of adjacent properties along Bell Street, including 2205 7th Avenue (aka "Block 18") and 2301 7th Avenue.

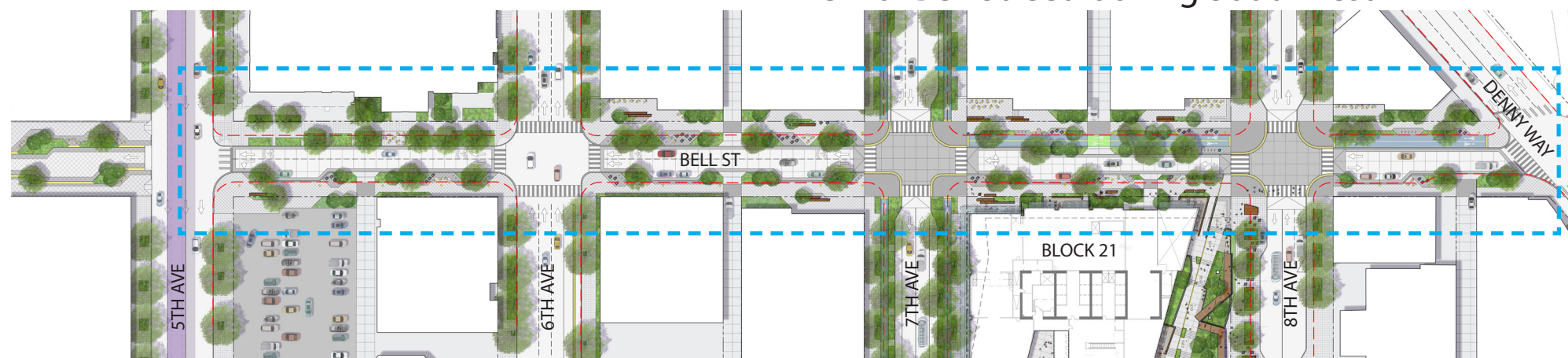
CONSTRUCTED



View of Bell Street looking Southwest



View of Bell Street looking Northeast



Proposed

Question?



Photo: B. Benschneider