

2 AND U

1201 2nd Avenue - #3019177

2/3 Alley Vacation / Public Benefit / 09.14.2016

SKANSKA

PICKARD CHILTON

SWIFT COMPANY LLC

GRAHAM BABA ARCHITECTS



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NEIGHBORHOOD CONTEXT





- 1** The Diller
Height: 4 Stories
- 2** Seattle Art Museum
Height: 6 Stories
- 3** Russell Investments Center
Height: 42 Stories
- 4** Benaroya Hall
Height: 5 Stories
- 5** 1201 Third
Height: 55 Stories
- 6** 1111 Third
Height: 34 Stories
- 7** Second & Seneca
Height: 22 Stories
- 8** 1st & Seneca
Height: 5 Stories
- 9** Harbor Steps Apartments
Height: Varies
- 10** Four Seasons Hotel & Private Residences
Height: 21 Stories

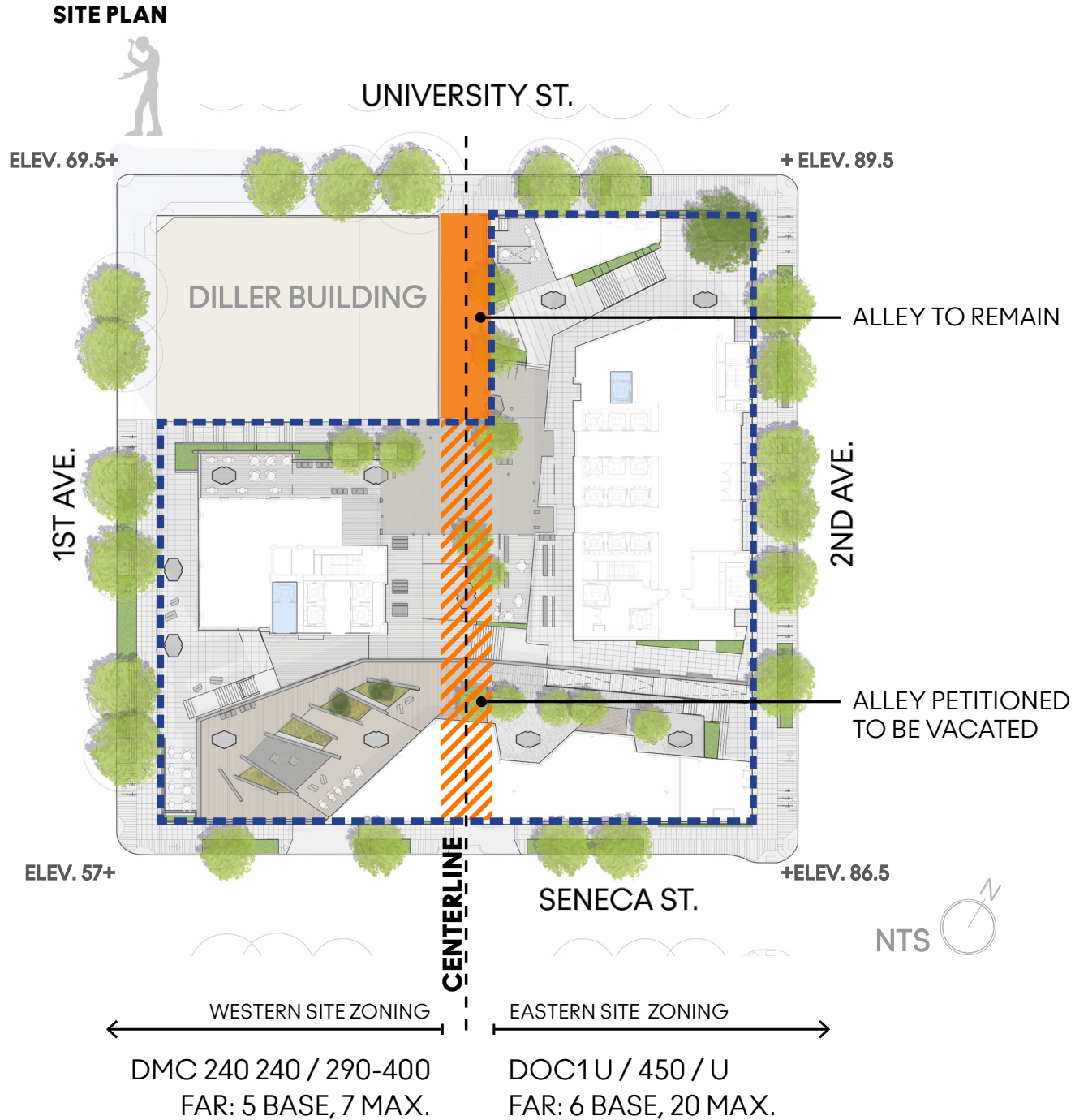


PROJECT OVERVIEW

- 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

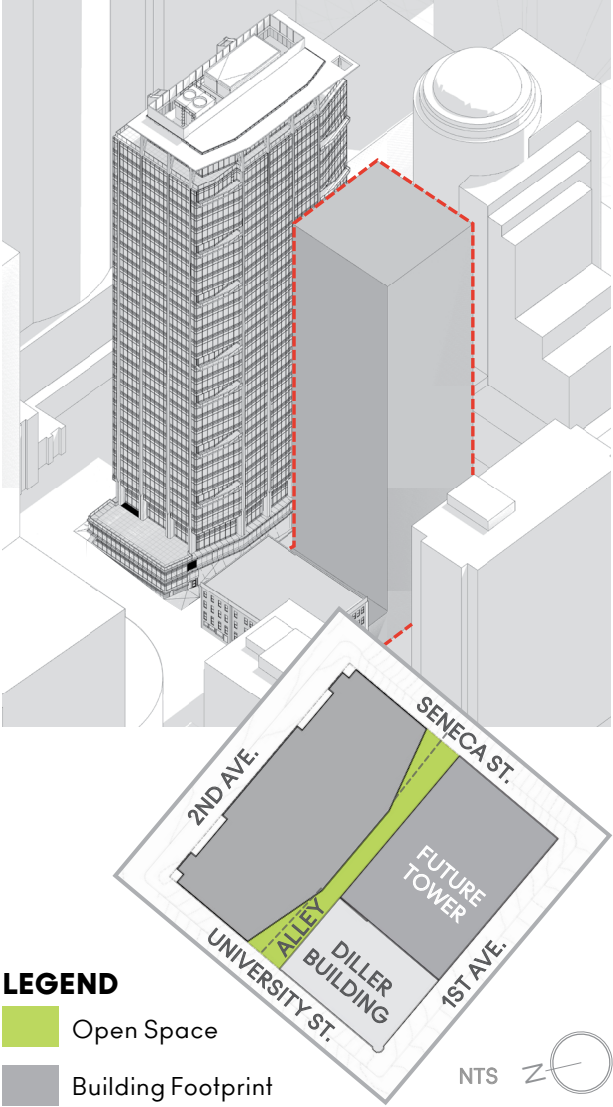


DEVELOPMENT ALTERNATIVES

STRATEGY 1: NO ALLEY VACATION

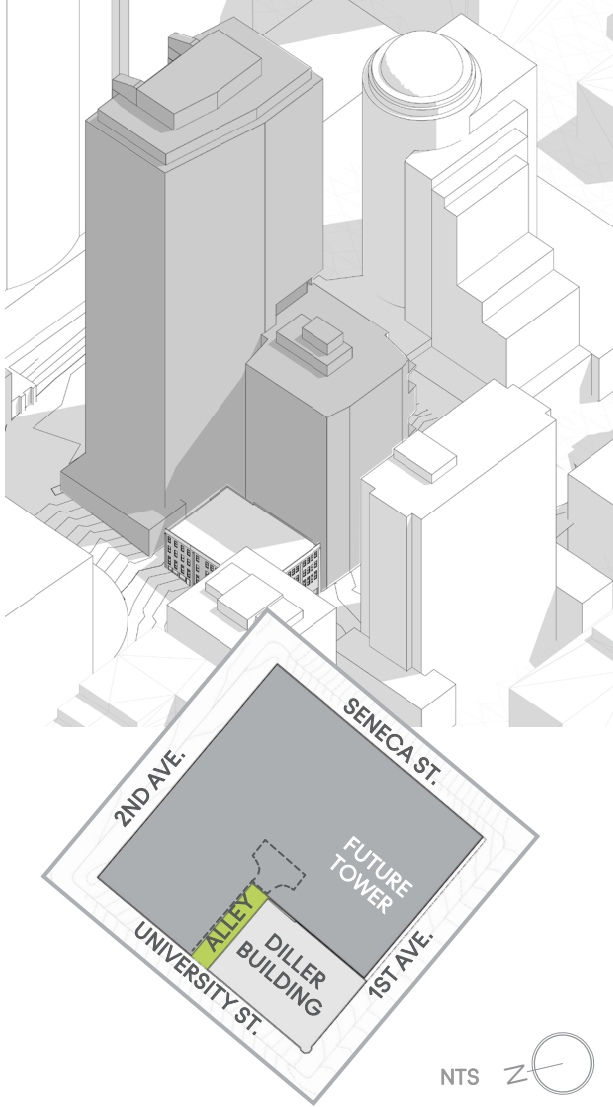
MUP 3019178

- Commercial office tower on 2nd Avenue
- 400 ft Residential tower on 1st Avenue
- No public space created
- Reference MUP 3019178



STRATEGY 2: 2/3 ALLEY VACATION

- Typical market development
- L-shaped office tower with 2nd & 1st Avenue entries
- Ground level lobbies, retail, parking, service.
- Limited opportunity for on-site public benefit



STRATEGY 3: 2/3 ALLEY VACATION + LIFT

MUP 3019177

- Tower lifted above ground plane
- Public open space created
- Reference MUP 3019177



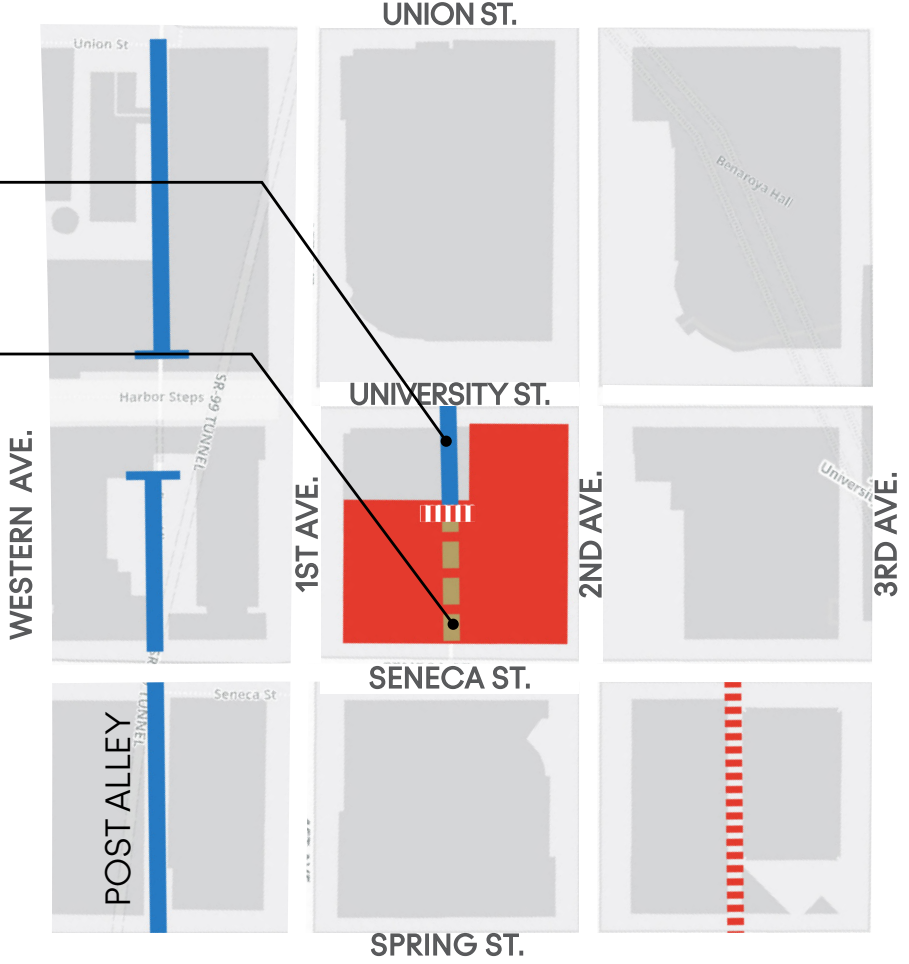
EXISTING ALLEY CONDITIONS

1/3 OF ALLEY TO REMAIN WITH SDOT APPROVED HAMMERHEAD

2/3 OF ALLEY TO BE VACATED

LEGEND

- 2+U Site
- Proposed Alley Vacation
- Existing Alley
- Partially Vacated Private Alley














Facing North

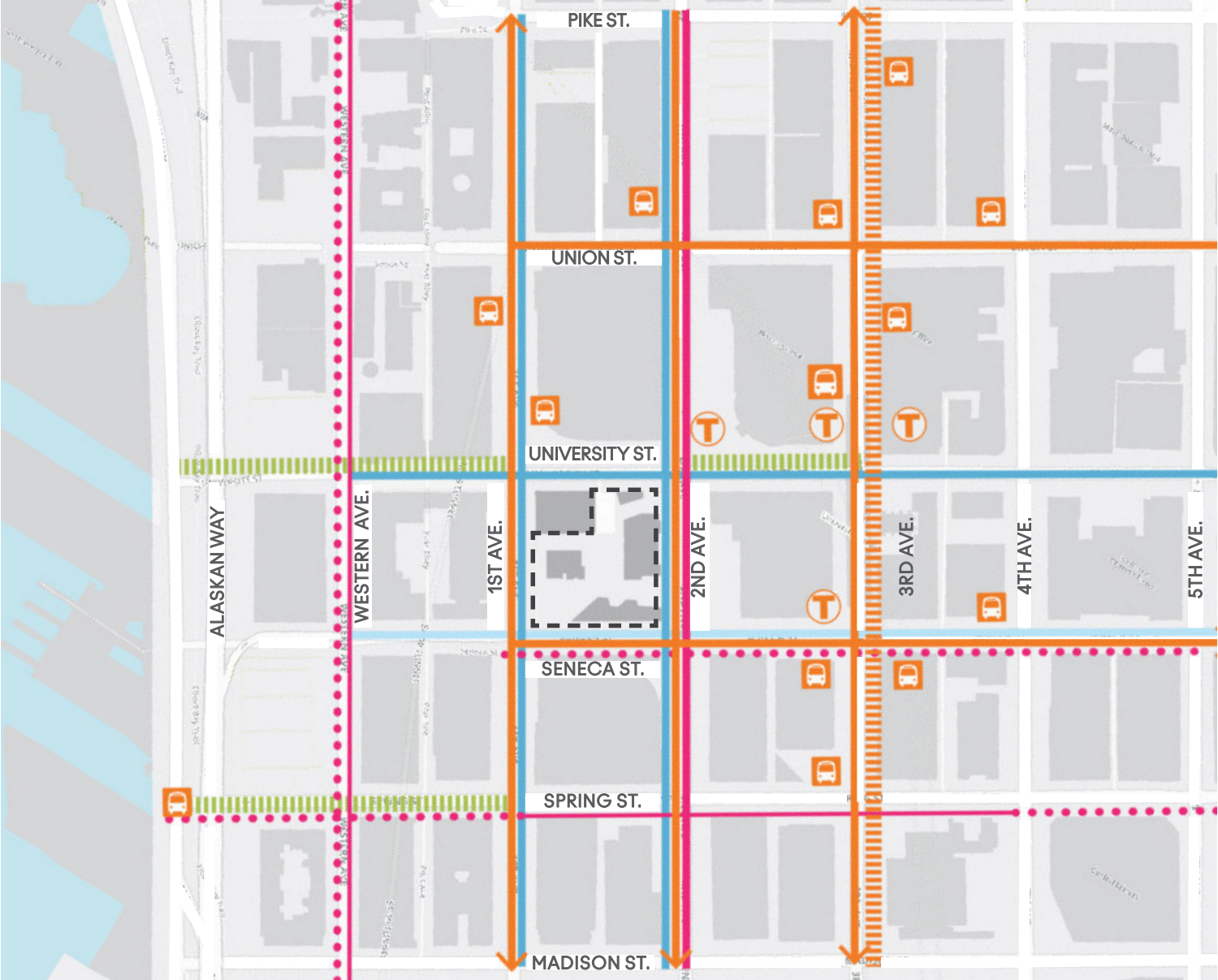


Facing South

TRANSPORTATION NETWORK

LEGEND




-  2+U Site
-  Pedestrian Street Class I
-  Pedestrian Street Class II
-  Green Street
-  Cycle Track
-  Bike Lane
-  Sharrow
-  Bus Route
-  Transit Tunnel
-  Bus Stop
-  Access to Transit Tunnel



OPEN SPACE NETWORK



LEGEND

-  2+U Site
-  Public Open Space
-  Publicly Accessible Privately-Owned Open Space



INTRODUCTION TO SITE



ELEV. 69.5+

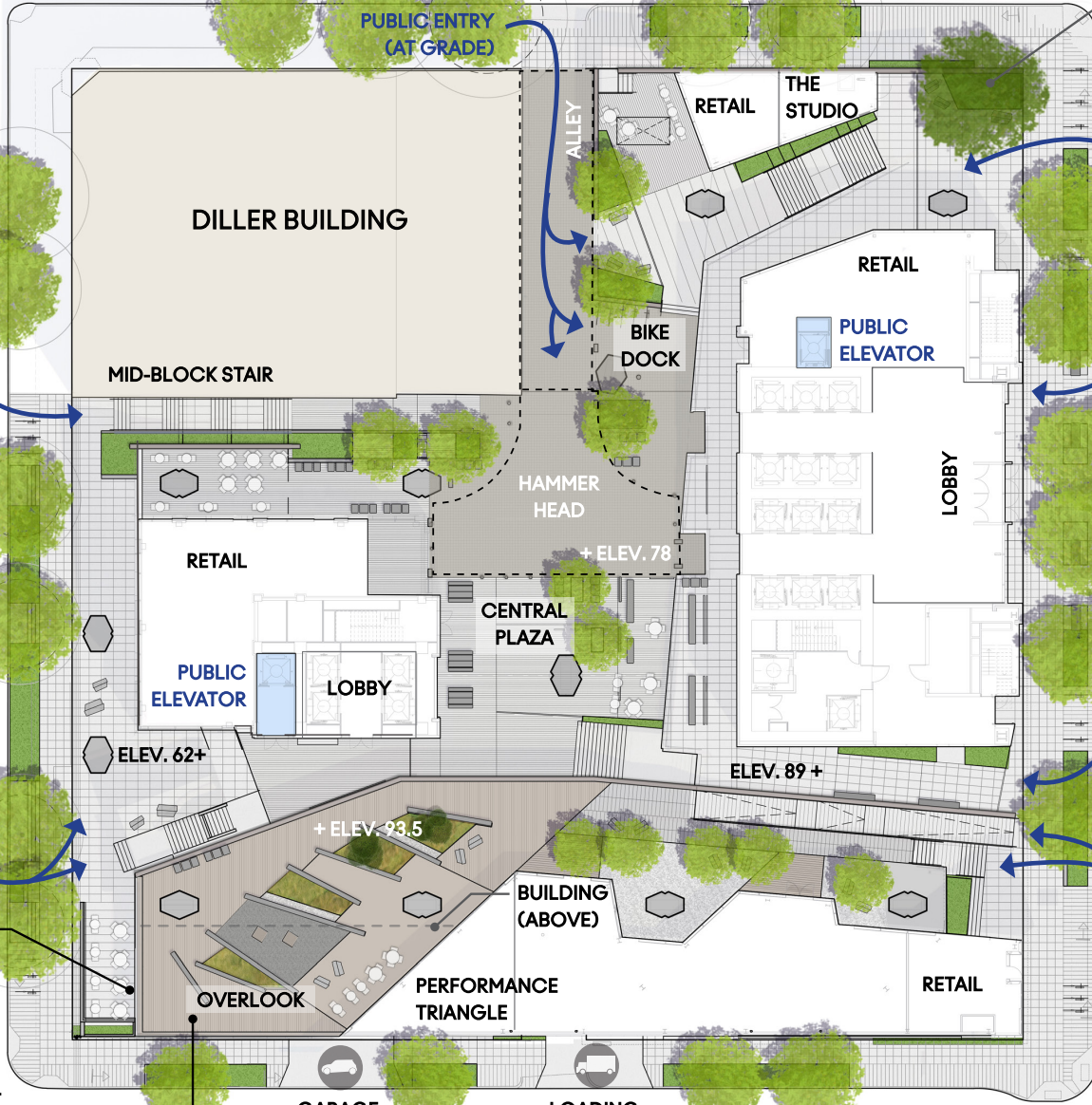
UNIVERSITY ST.

SEATTLE ART MUSEUM

BENAROYA HALL

20' GRADE CHANGE
(8% SLOPE)

ELEV. 89.5+



1ST AVE.

12.5' GRADE CHANGE
(5% SLOPE)

PUBLIC ENTRY
(AT GRADE)

DILLER BUILDING

MID-BLOCK STAIR

RETAIL

PUBLIC ELEVATOR

LOBBY

ELEV. 62+

+ ELEV. 93.5

CENTRAL PLAZA

HAMMER HEAD

+ ELEV. 78

ALLEY

BIKE DOCK

RETAIL

THE STUDIO

RETAIL

PUBLIC ELEVATOR

LOBBY

ELEV. 89 +

BUILDING (ABOVE)

PERFORMANCE TRIANGLE

OVERLOOK

RETAIL

ELEV. 57 +

PARTIALLY OPEN TO SKY

GARAGE ENTRY

LOADING DOCK

SENECA ST.

29.5' GRADE CHANGE
(12% SLOPE)

2ND AVE.

3' GRADE CHANGE
(1% SLOPE)

PUBLIC ENTRY
(AT GRADE)

PUBLIC ENTRY
(AT GRADE)

MOTHER TREE

FRONT DECK

PUBLIC ENTRY
(AT GRADE)

PUBLIC ENTRY
(AT GRADE)

ENTRY PORCH

+ ELEV. 86.5

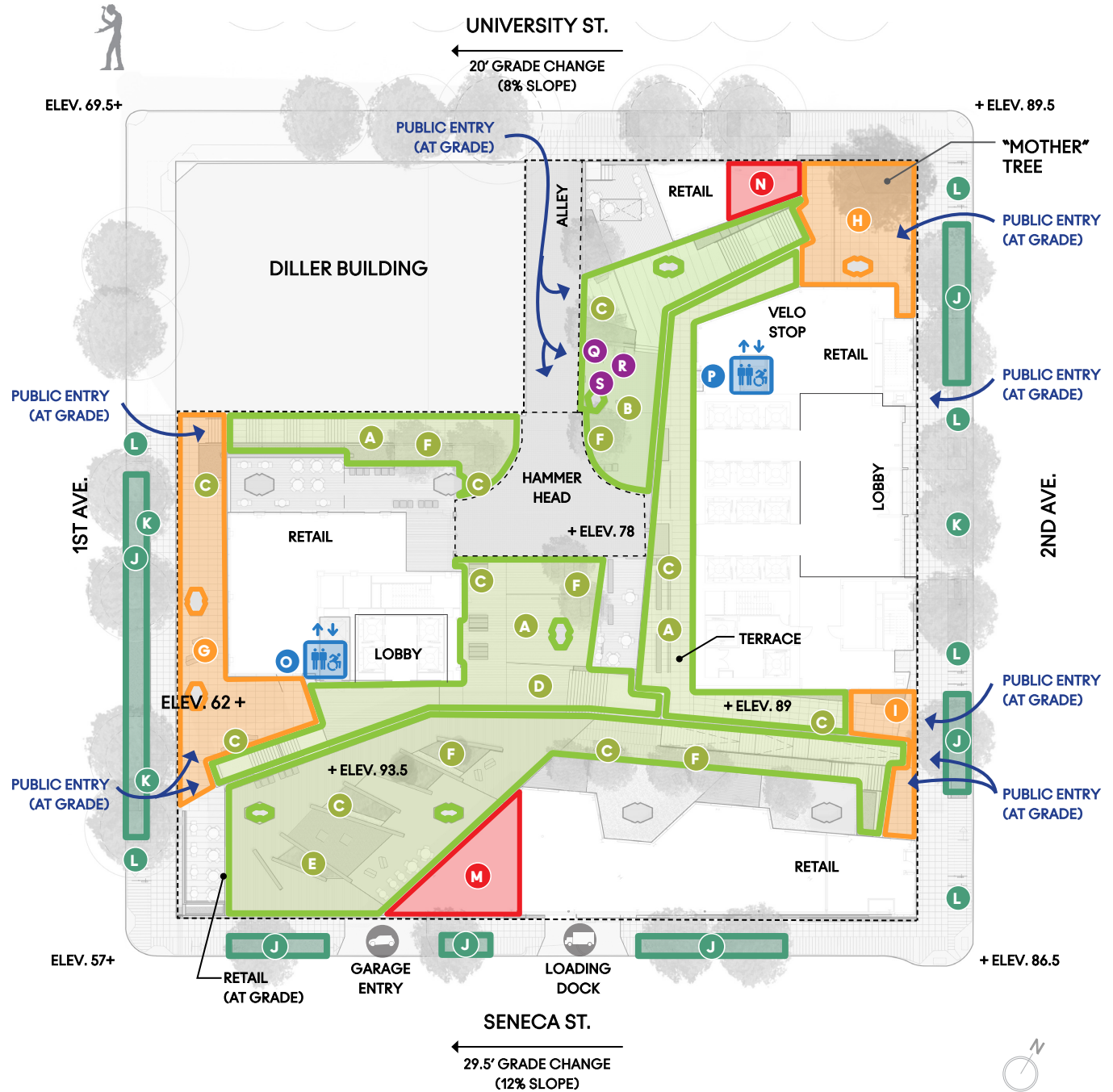


PUBLIC BENEFIT SUMMARY

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 20 for complete public benefit matrix

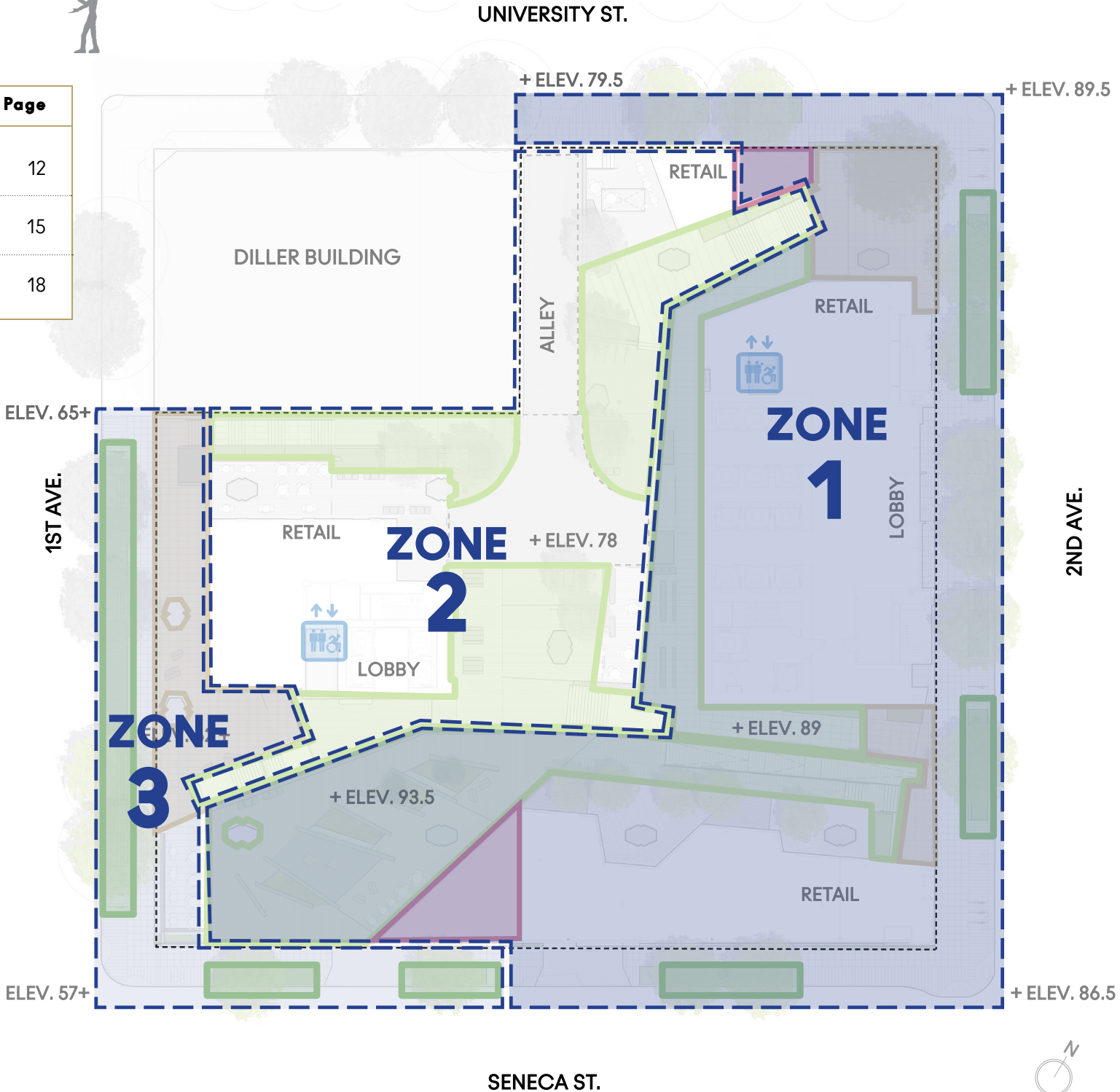
---- Property Line



PUBLIC BENEFIT ZONES



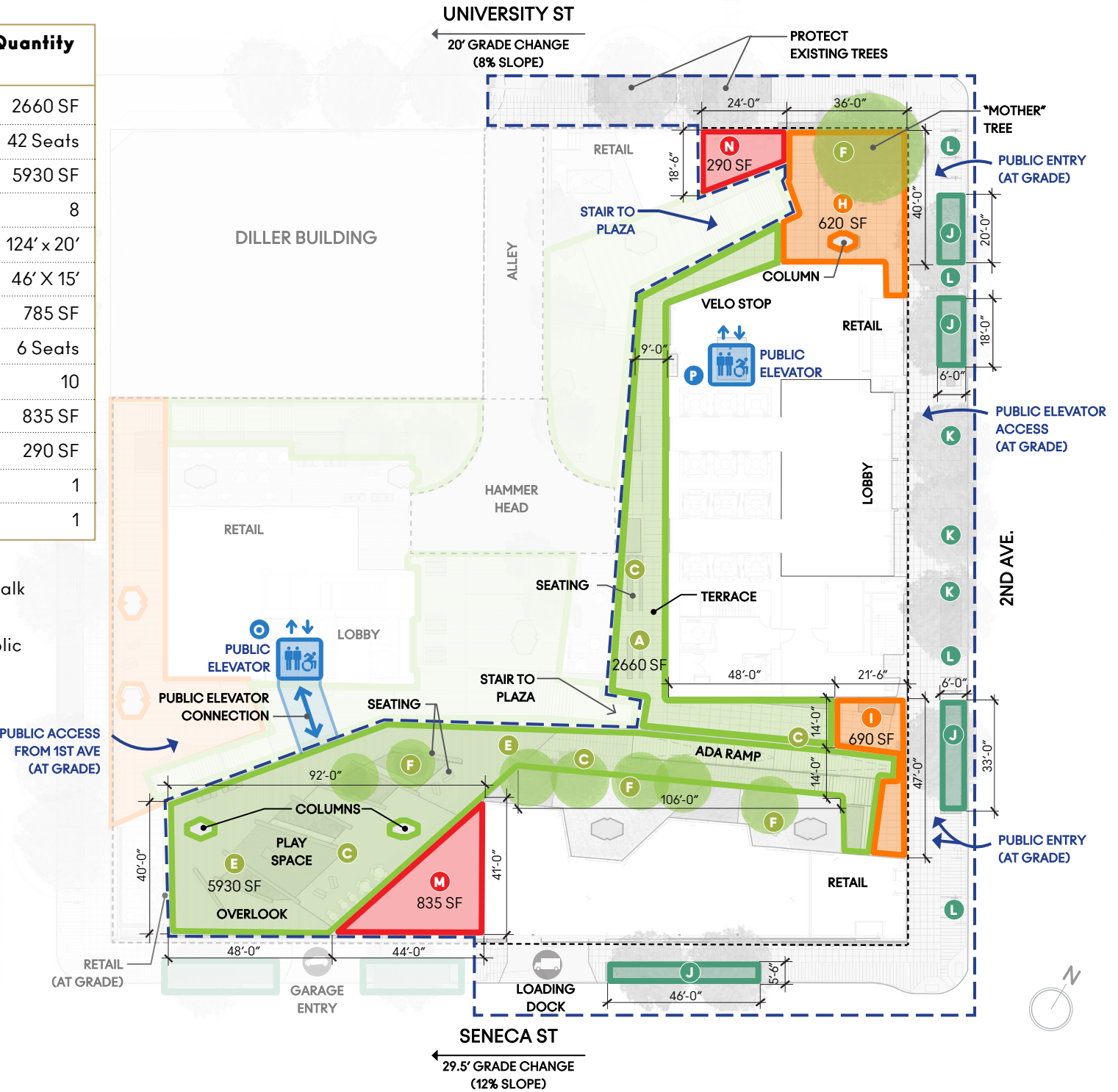
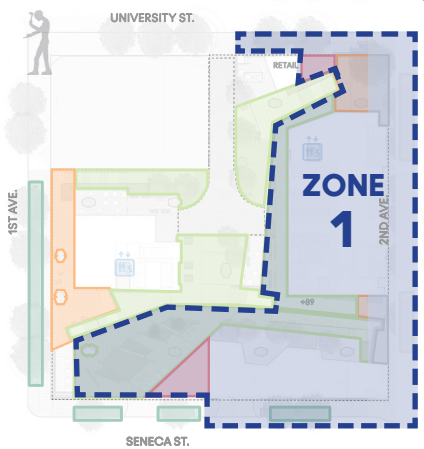
Public Benefit Zones	Page
1 2nd Avenue + Overlook	12
2 Central Plaza	15
3 1st Avenue Promenade	18



ZONE 1: SECOND AVENUE + OVERLOOK

	Public Benefit	Quantity
Second Avenue + Overlook		
OPEN SPACE	A Central Plaza	2660 SF
	C Seating	42 Seats
	E Overlook	5930 SF
	F On- Site Trees	8
SET-BACKS	H Front Deck Setback	124' x 20'
	I Entry Porch Setback	46' X 15'
RIGHT OF WAY	J ROW Planting	785 SF
	K ROW Seating	6 Seats
	L ROW Bike Parking	10
ARTS + CULTURE	M Performance Triangle (Interior)	835 SF
	N The Studio (Interior)	290 SF
HILL ASSIST	O 1st Avenue Elevator	1
	P 2nd Avenue Elevator	1

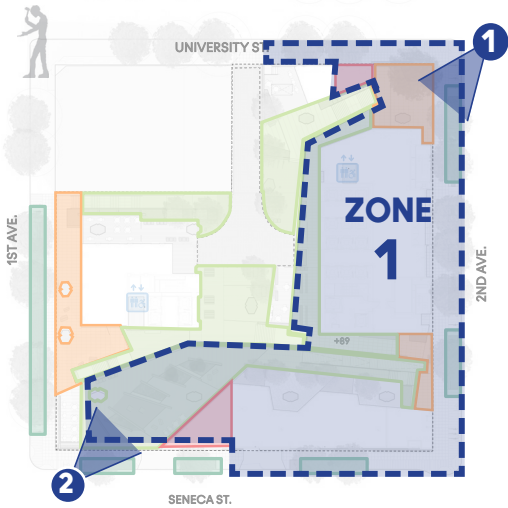
- Two public access points at grade
- Hill Assist direct from 1st Ave sidewalk
- Hill Assist off lobby on 2nd Ave
- Open space for play area and public gathering/seating
- Views of Puget Sound
- Arts and Cultural Space



ZONE 1: SECOND AVENUE + OVERLOOK



CORNER OF 2ND AND UNIVERSITY



OVERLOOK AND PLAY SPACE

ZONE 1: ARTS AND CULTURE SPACES

ARTS + CULTURE

Public Benefit	Quantity
M Performance Triangle	835 SF
N The Studio	290 SF
Total: 1125 SF	

- Two rent free public arts and cultural spaces
- Provide access for emerging artists and performers
- Flexible spaces for multiple community, arts and cultural uses
- Spaces fully finished
- Partnership with local arts organization like 4Culture
- See Arts/Open Space Public Engagement Framework

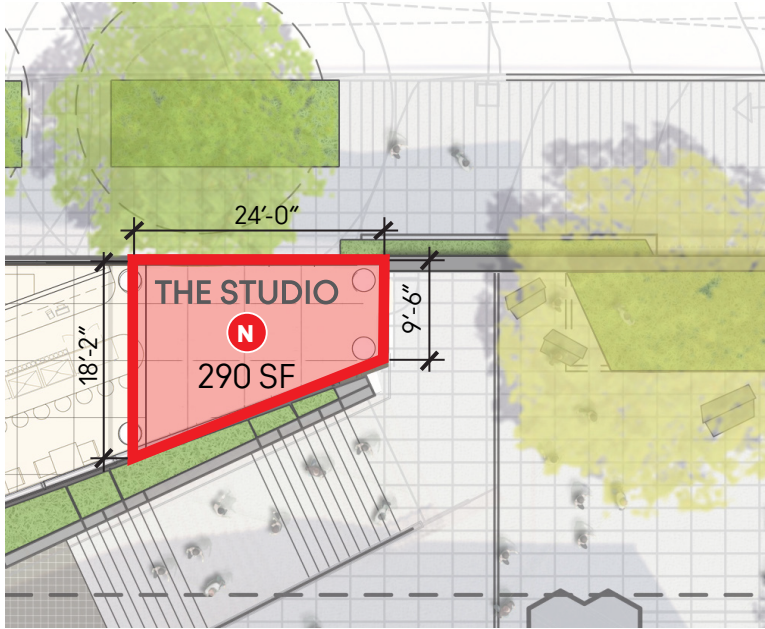
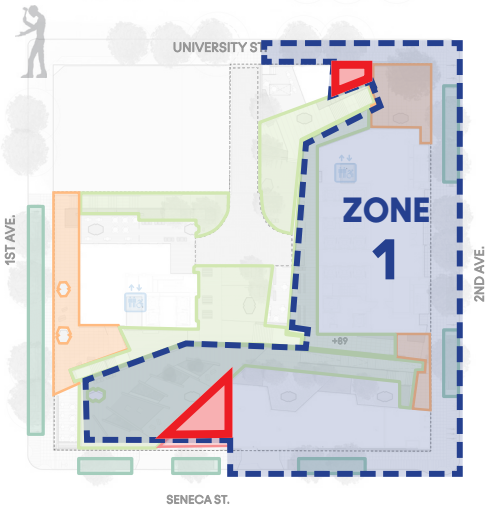
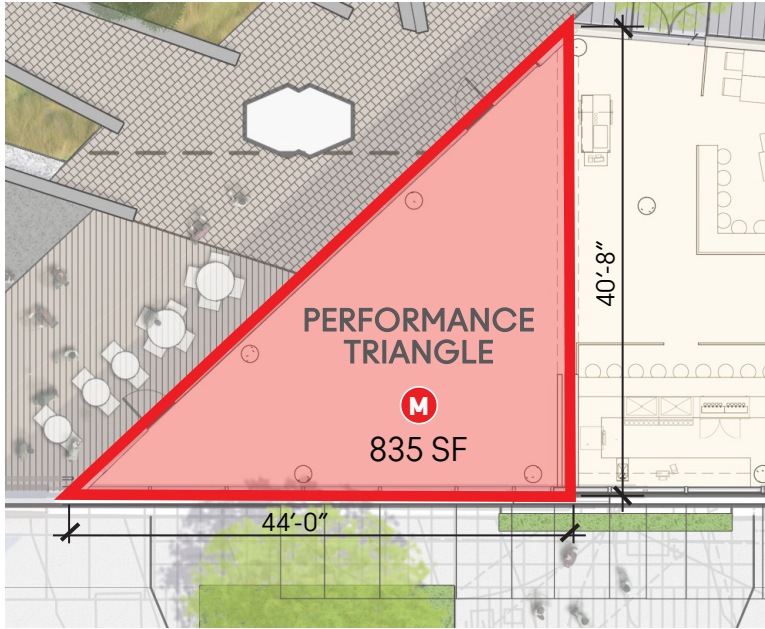
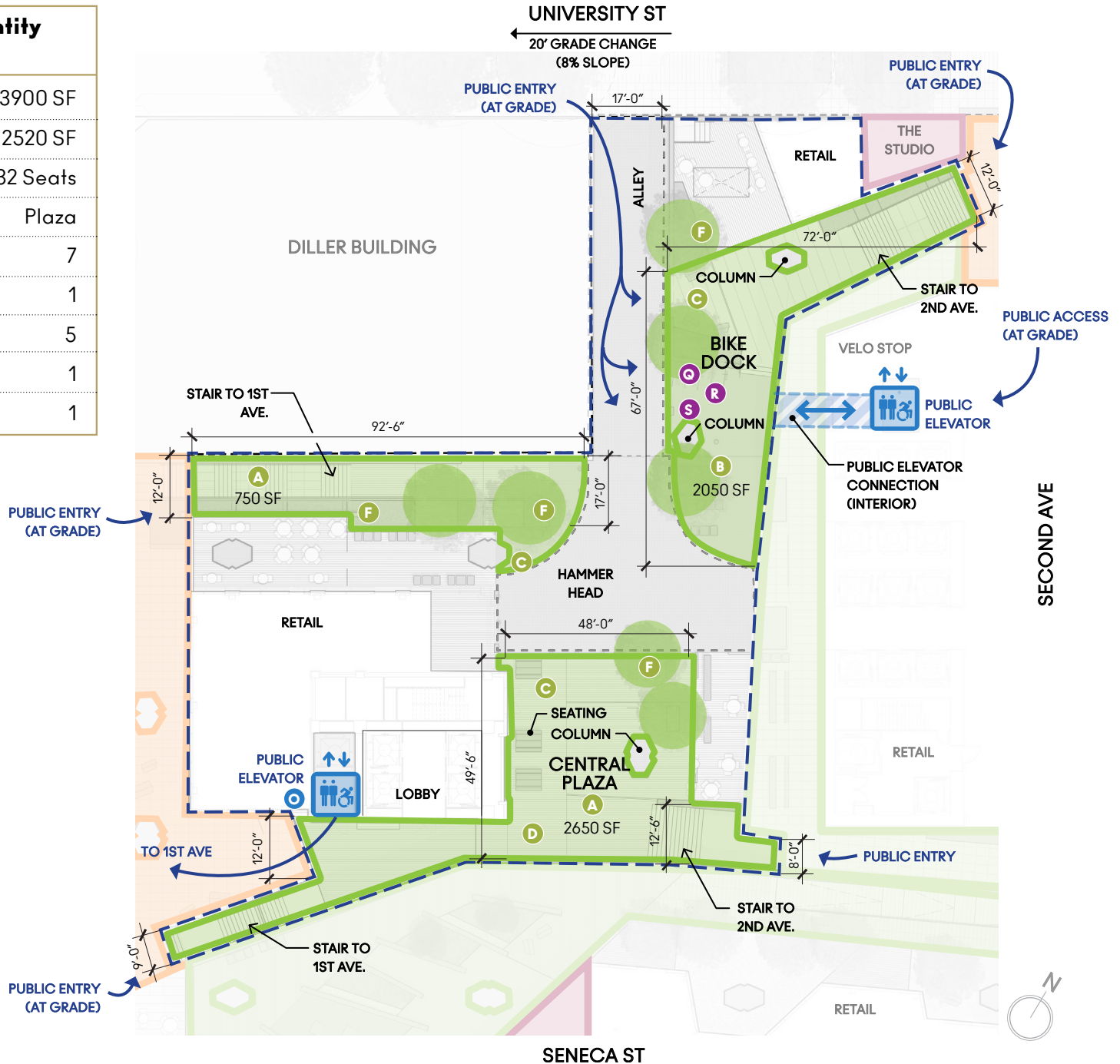
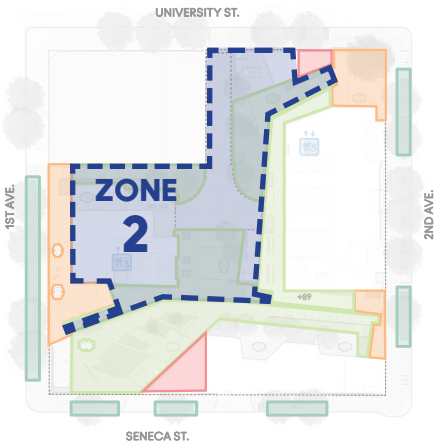


PHOTO: OLIVER LUDLOW

ZONE 2: CENTRAL PLAZA

	Public Benefit	Quantity
	Central Plaza	
OPEN SPACE	A Central Plaza	3900 SF
	B Bike Dock	2520 SF
	C Seating	32 Seats
	D Event Infrastructure	Plaza
	F On-Site Trees	7
HILL ASST.	O 1st Avenue Elevator	1
BIKE INFRA-STRUCTURE	Q Bike Racks	5
	R Electric Bike Charging Station	1
	S Fix It Repair Stand	1

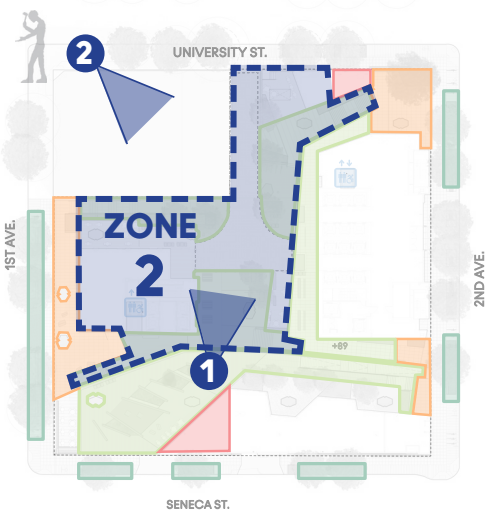
- Open space managed like public park
- Plaza open space for programming and events
- Public seating and gathering
- Bike dock with infrastructure to support commuters and the neighborhood
- Public Elevator/Hill Assist
- Year-round weather protection



ZONE 2: CENTRAL PLAZA



CENTRAL PLAZA, LOOKING NORTH



BIRD'S EYE VIEW FROM UNIVERSITY ST

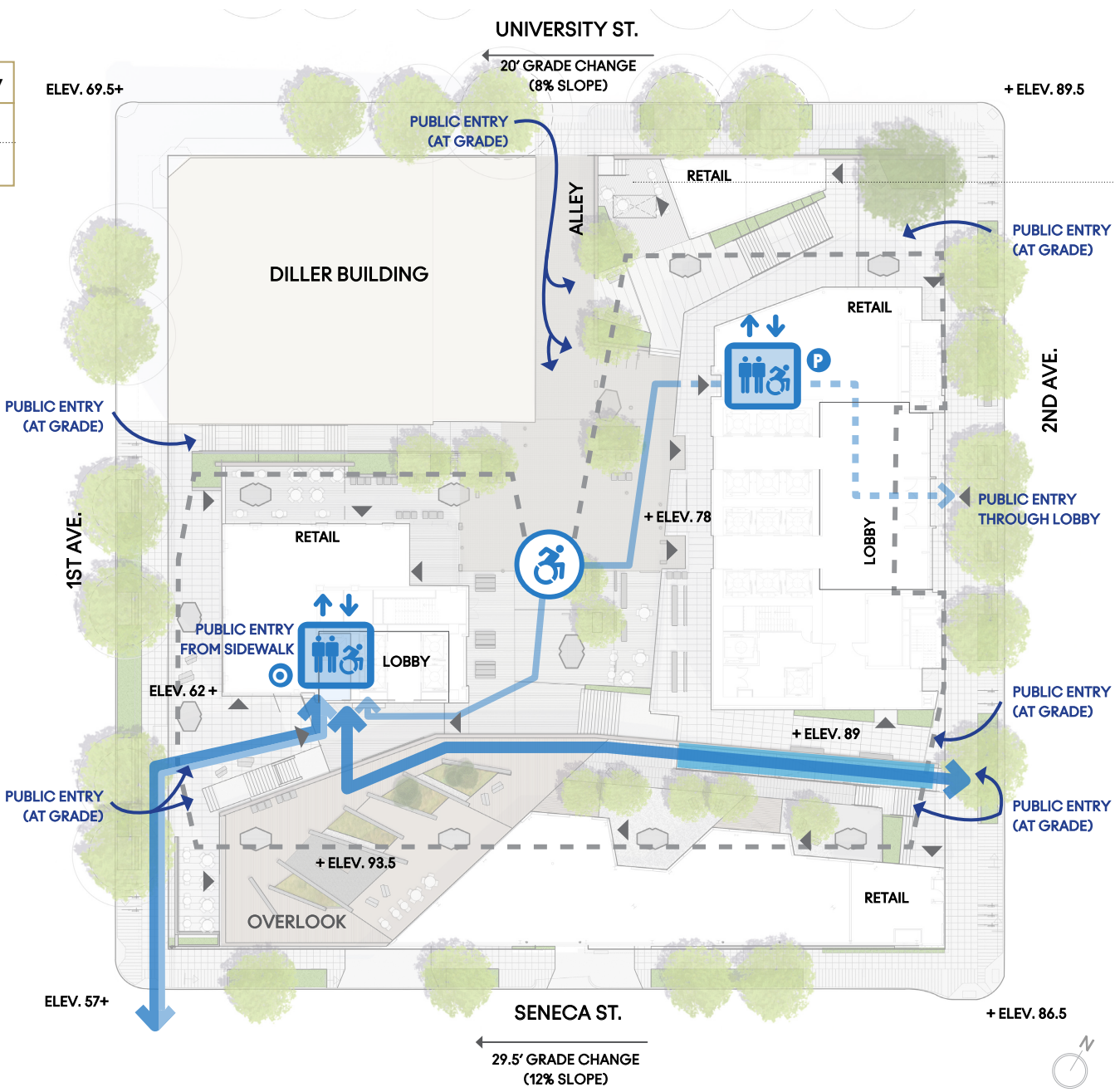
HILL CLIMB ASSIST

Public Benefit		Quantity
HILL ASSIST	1st Avenue Elevator	1
	2nd Avenue Elevator	1



LEGEND

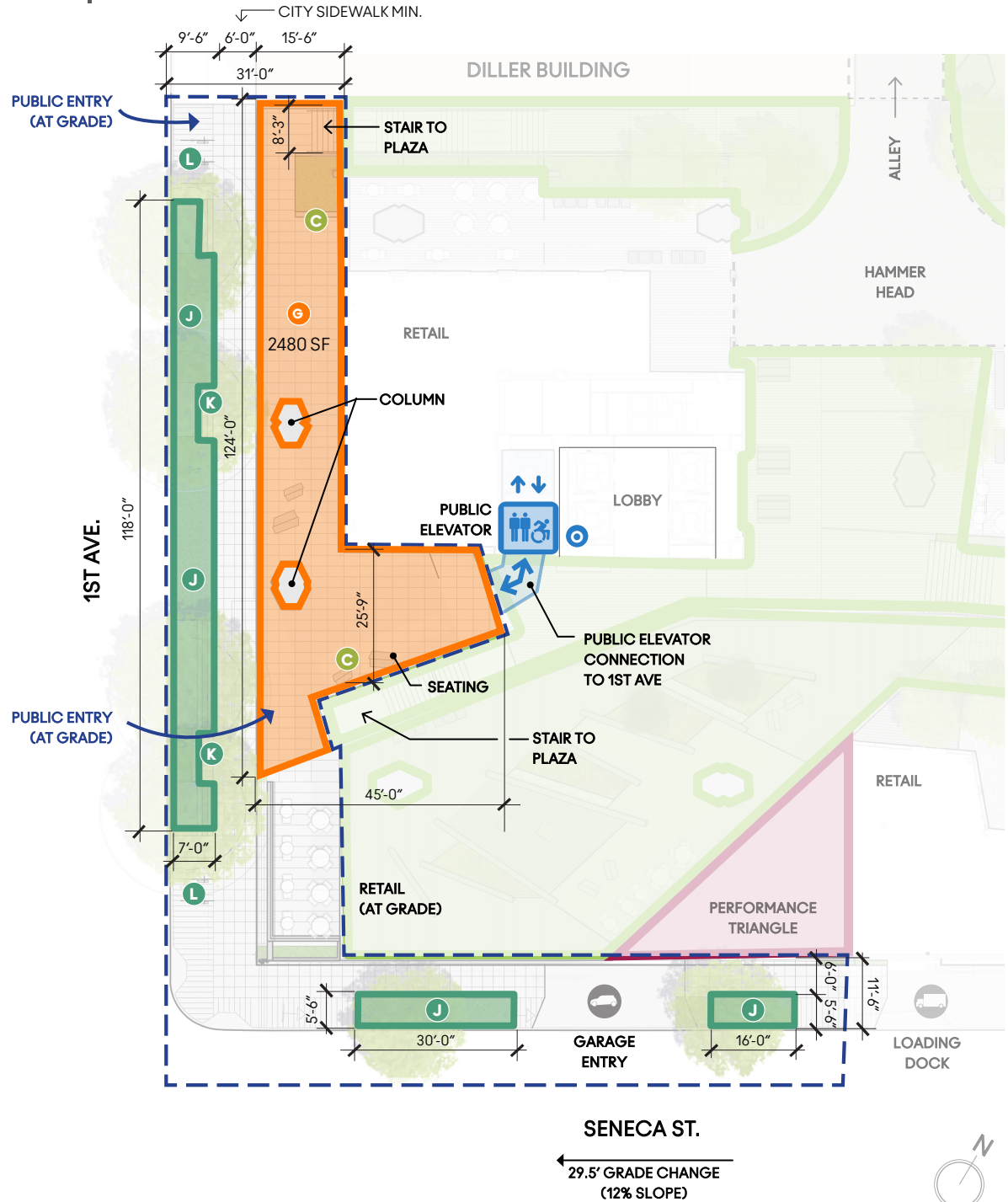
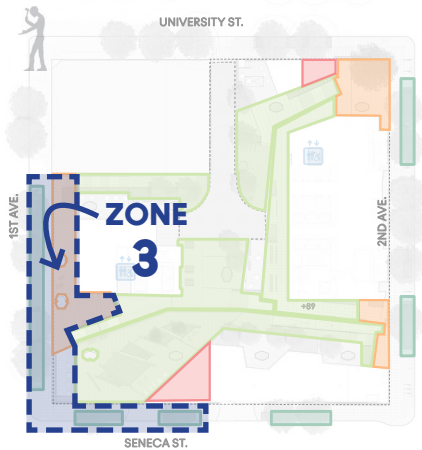
- Buildings at Grade
- Building Above
- Building Entries
- Primary Accessible Route
- Secondary Accessible Route
- Ramp
- Elevators



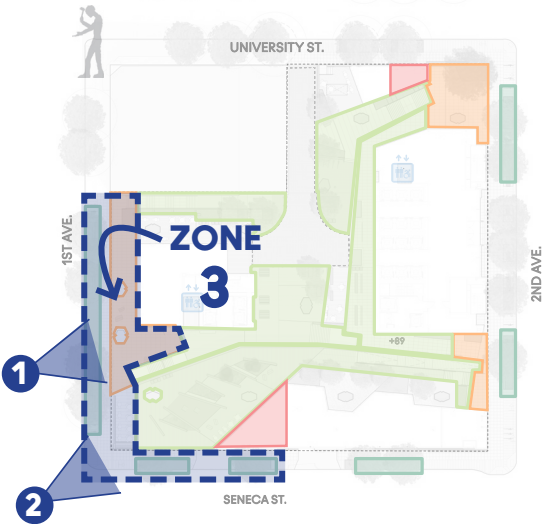
ZONE 3: 1ST AVENUE PROMENADE

	Public Benefit	Quantity
	1st Avenue Promenade	
OPEN SPACE	C Seating	8 Seats
SET-BACKS	G 1st Avenue Promenade Setback	46' x 15'
RIGHT OF WAY	J ROW Planting	1100 SF
	K ROW Seating	6 Seats
	L ROW Bike Parking	5
HILL ASST.	O 1st Avenue Elevator	1

- Enhanced planting in ROW
- Seating along ROW planters enlivens widened sidewalk
- Gathering spaces along frontage extend public sidewalk
- Access at grade to public elevator and hill climb assist with stops at Central Plaza and Overlook levels
- Open-air stair access to Central Plaza and Overlook levels



ZONE 3: 1ST AVENUE PROMENADE



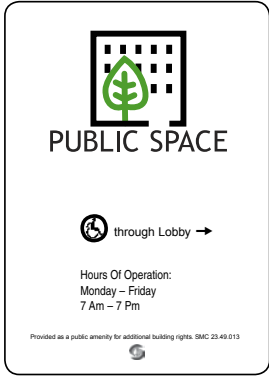
PUBLIC BENEFIT MATRIX

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
						TOTAL: \$12,252,765

Appendix

SIGNAGE + WAYFINDING

Public Benefit	Quantity
1 Public Space Signage	7
2 Accessible Pathway Signage	6
3 Arts and Cultural Signage	3

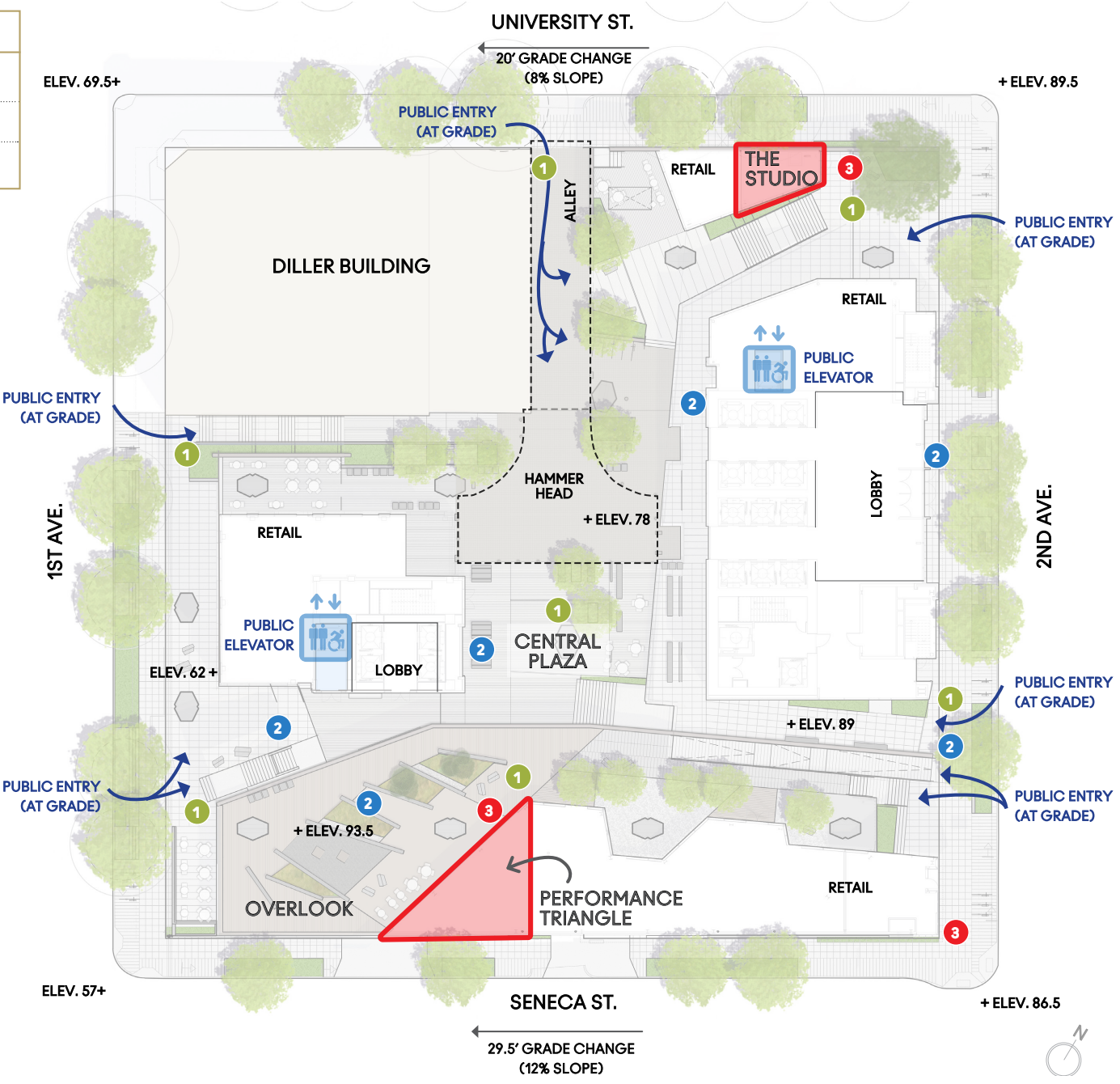


- Signage located in public open space clearly identifies public access and free speech as reviewed and approved by SDOT.
- Signage provided in multiple languages for inclusivity.

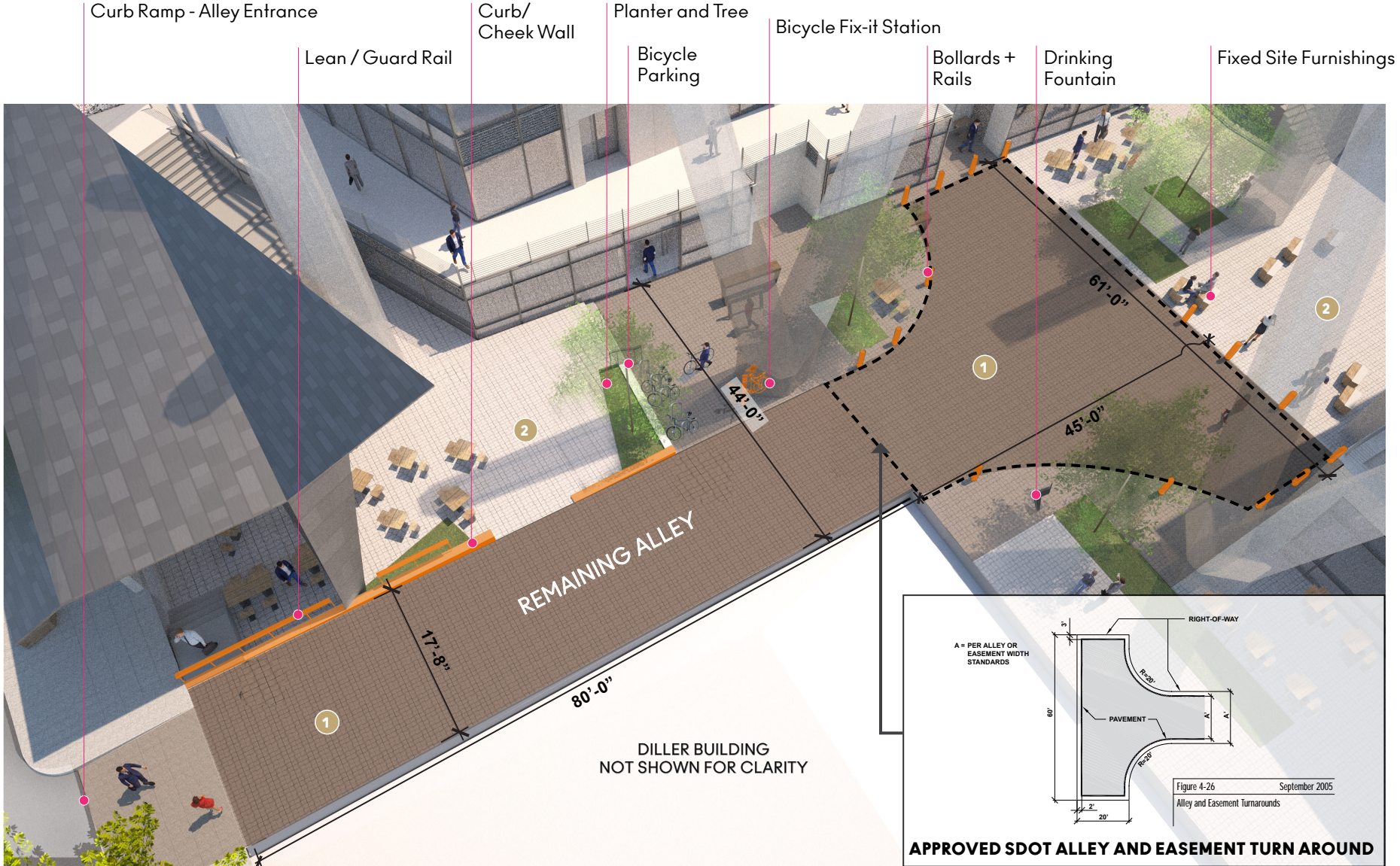
1



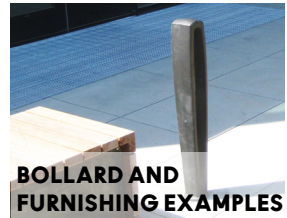
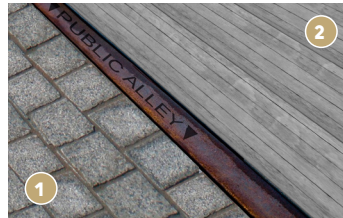
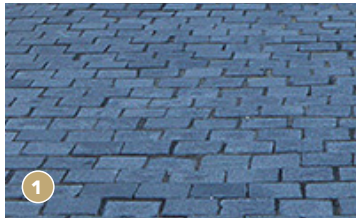
Multilingual signage example



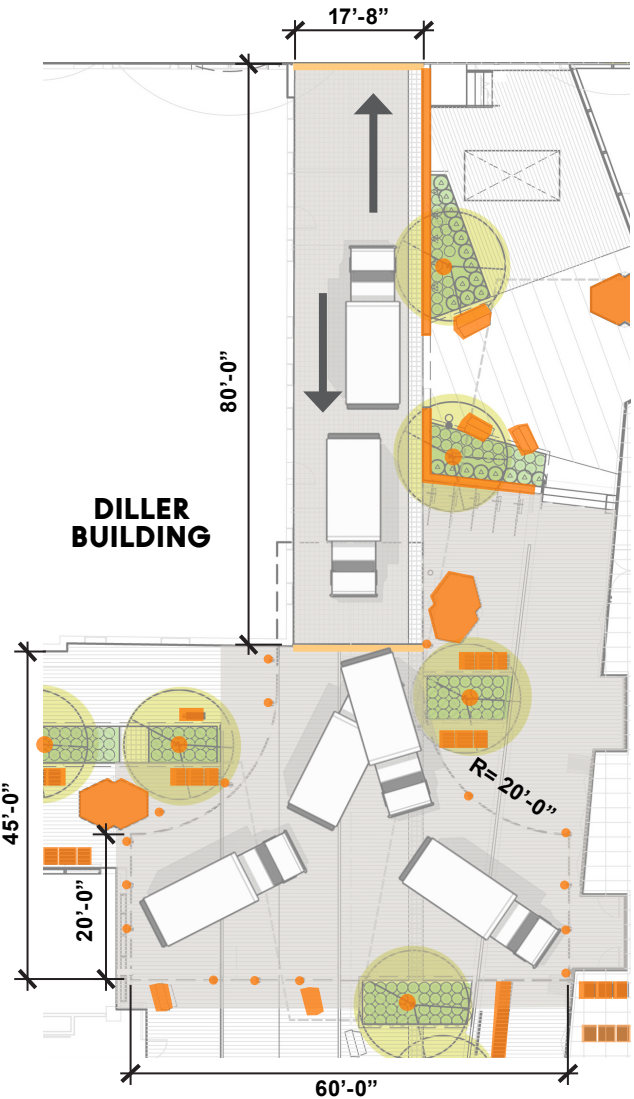
PUBLIC SPACE, ACCESS, AND TURN AROUND



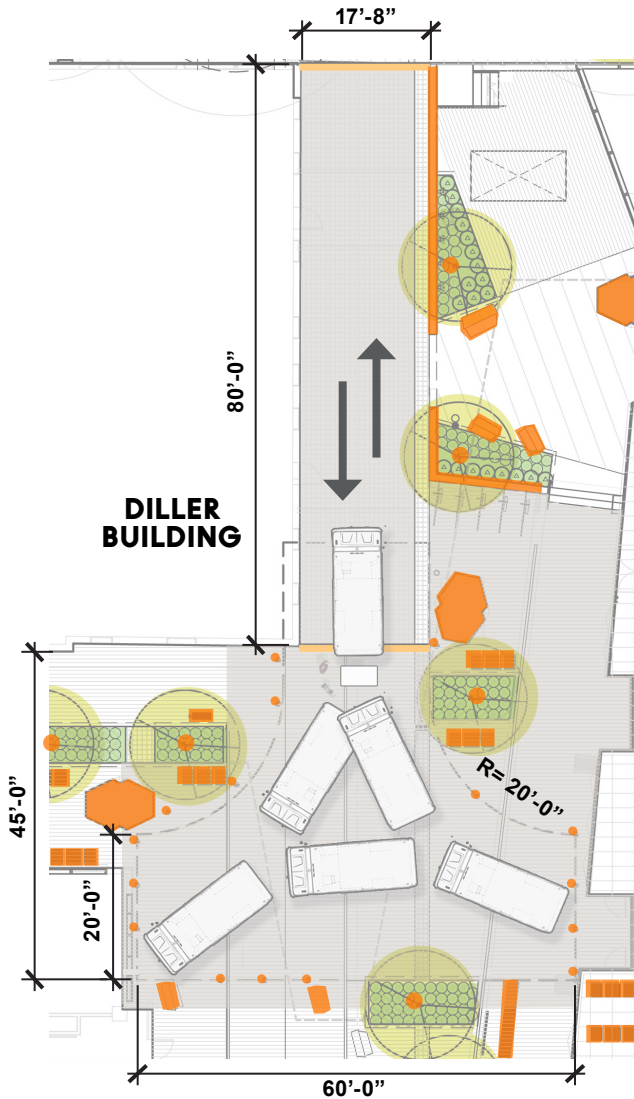
Material	
1	SDOT Stone Cobble
2	SDOT Textured Concrete



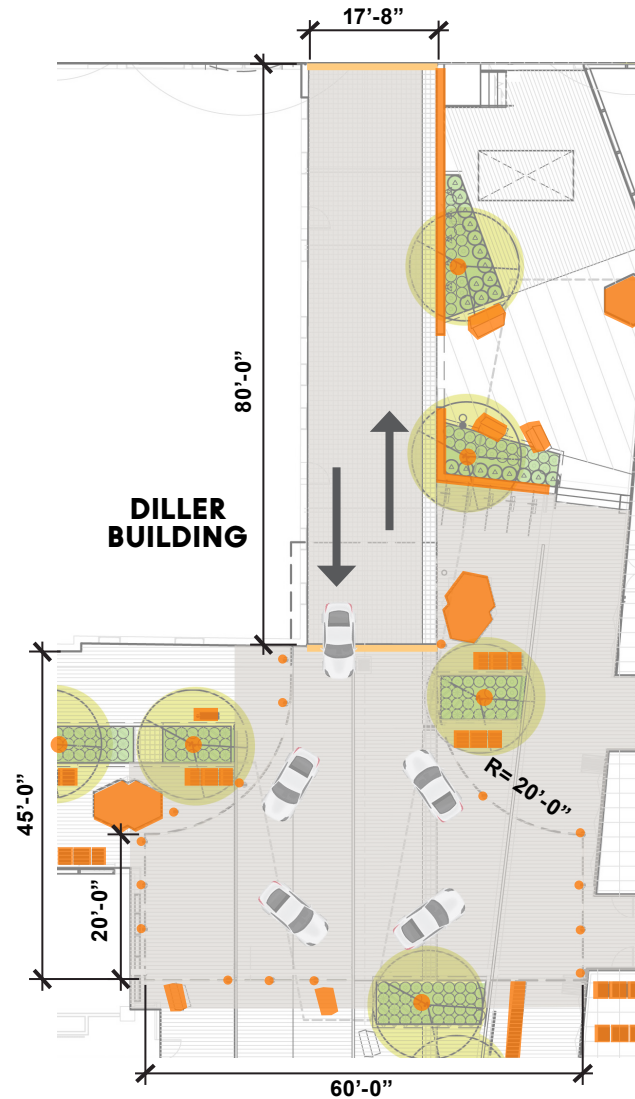
ALLEY TURN AROUND ILLUSTRATIVE PLANS



GARBAGE TRUCK



DELIVERY TRUCK



CAR
(CAR COULD DO FULL U-TURN)



PROPOSED EXPERIENCE

VIEW SOUTH TOWARDS ALLEY

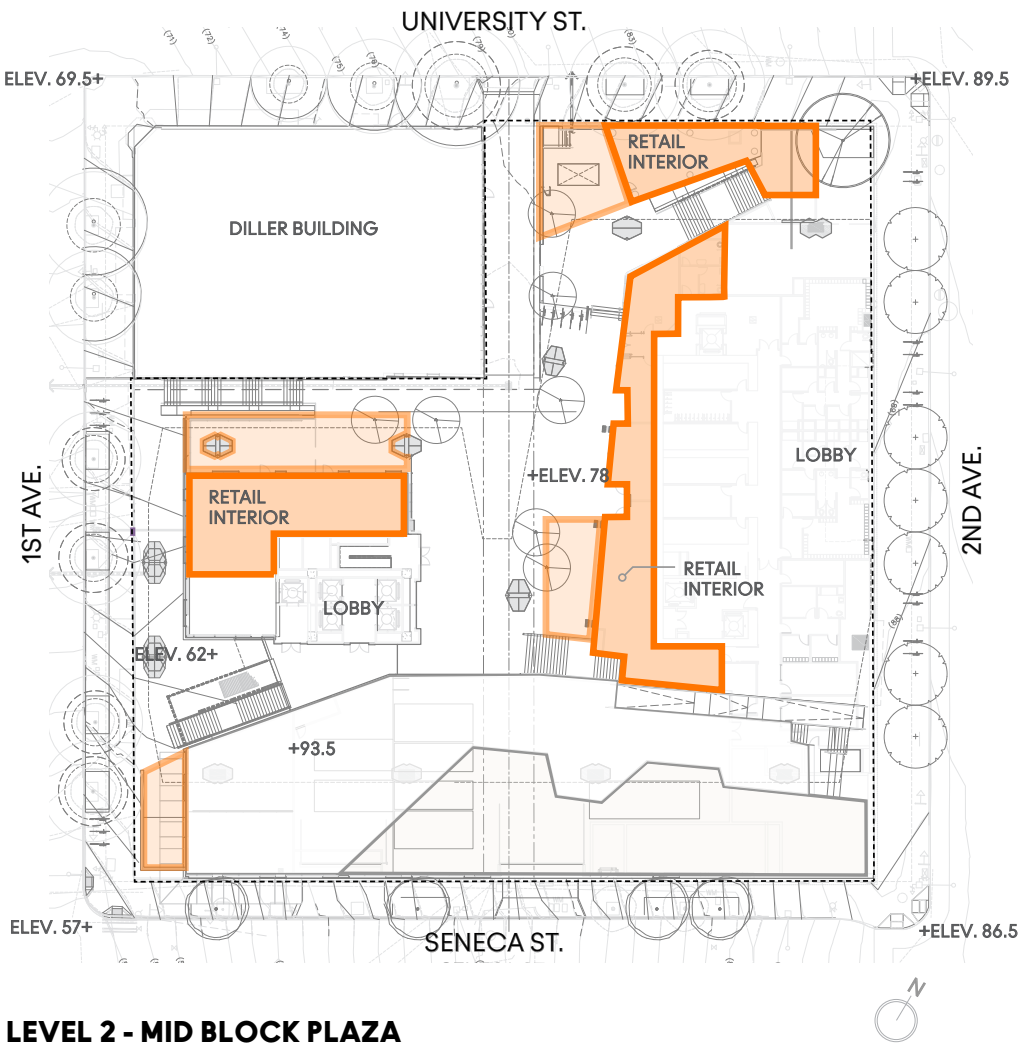


PROPOSED EXPERIENCE

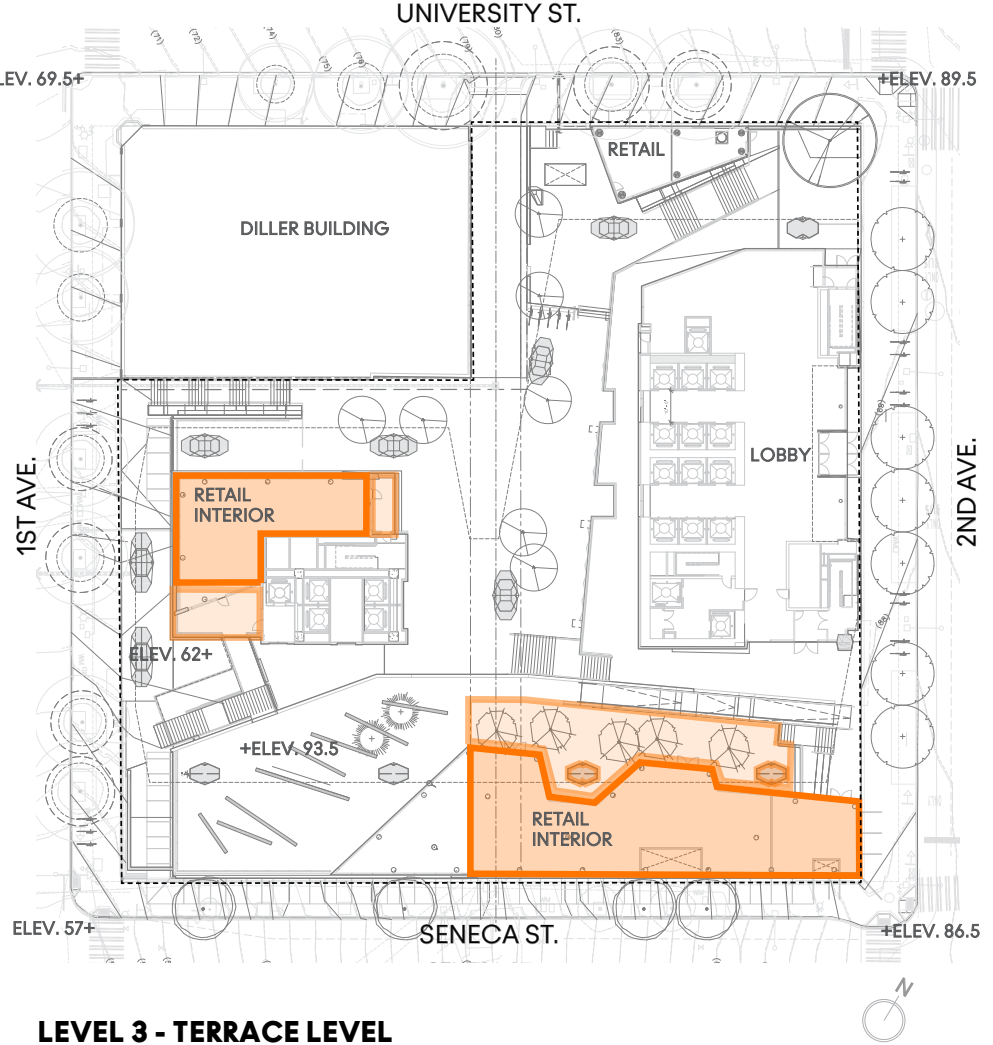
VIEW NORTHEAST ACROSS 1ST AVENUE



OUTDOOR RETAIL ZONES



LEVEL 2 - MID BLOCK PLAZA

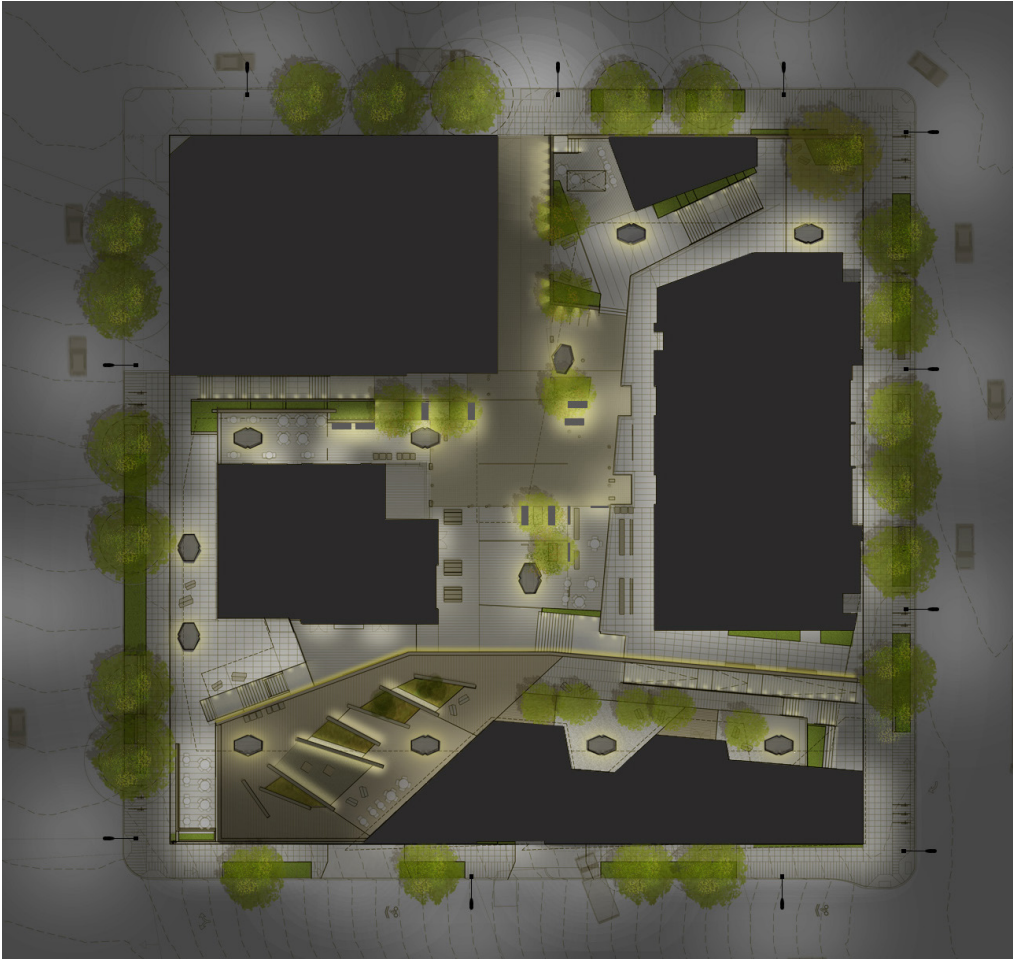


LEVEL 3 - TERRACE LEVEL

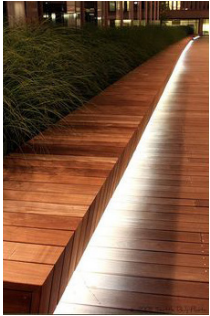
LEGEND

- Outdoor Retail Zone
- Retail Interior
- Property Line

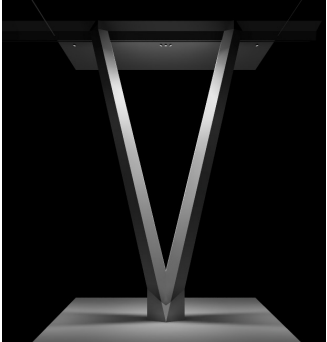
SITE LIGHTING



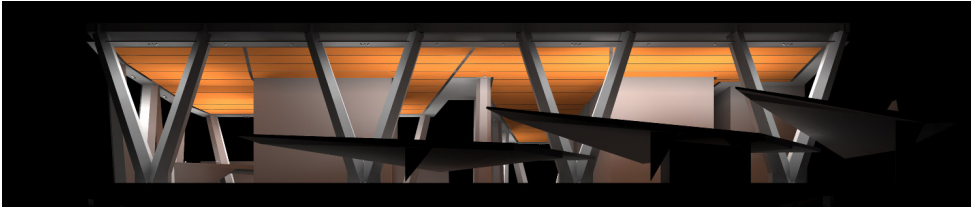
Plaza Level Lighting Plan



LIGHTING PRECEDENTS



COLUMN LIGHTING RENDERED



SOFFIT LIGHTING RENDERED

STUDY MODEL VIEWS

