

# Block 20 Alley Vacation and Public Benefits

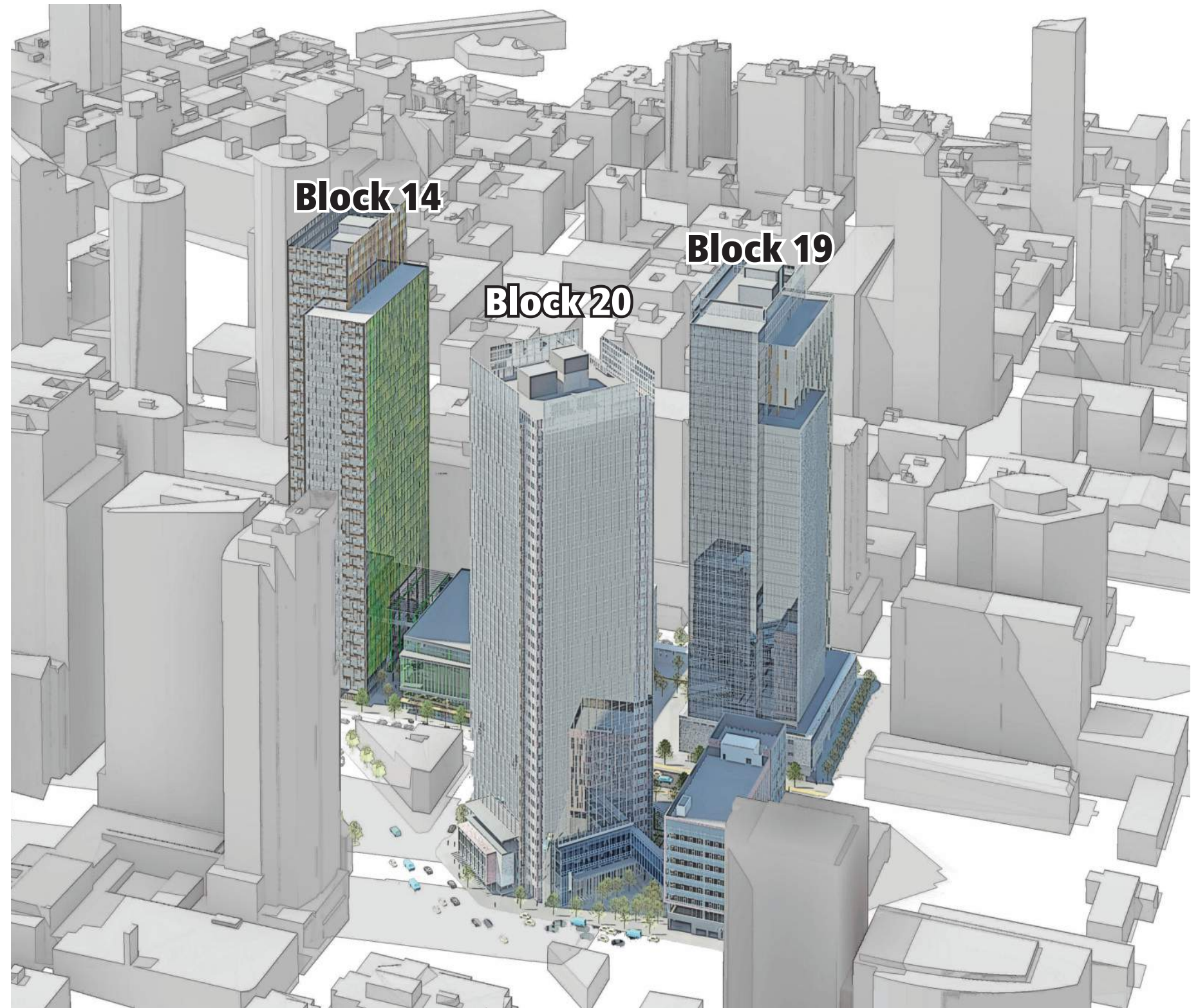


**Seattle City Council, Alley Vacation Final Presentation**

August 4, 2021

# Project Overview

- Block 20, now named “re:Invent,” is the third building in a 3-block development
- Block 20 consists of two office towers, one 37 stories and the other 8 stories, both with ground level retail and surrounded by landscaped public space
- Alley vacations allowed for:
  - Buildings oriented for maximum tower separation, better solar access to public open spaces, and improved views 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 in Q3 2019
- Alley vacation approvals to be phased by Block:
  - Block 14 was approved in Q4 2016
  - Block 19 was approved in Q2 2019
  - Block 20 is complete and is being presented today



# Project Overview

## Aerial of Block 20

Project replaced old lowrise building and surface parking with dense urban infill



2012



2019

# Block 20

## 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 Block 20 Plaza

'Tonbi' By Gerard Tsutakawa

# Public Benefit Overview

Summary (Blocks 14/19/20)

## FAR Public Benefits

Land Use Code

### Low-Income Housing and Childcare

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

### Public Amenities (including TDRs)

Purchase of Landmark Development Transfer Rights (TDRs):

- Block 14: 94,000 SF
- Block 19: 55,000 SF
- Block 20: 51,000 SF

Amenity Bonus:

- Block 14: 12,000 SF Urban Plaza
- Block 19: 15,000 SF Urban Plaza / 7,000 SF Commercial Parcel Park
- Block 20: 15,000 SF Urban Plaza / 5,000 SF Commercial Parcel Park

## Planned Community Development Public Benefits

Director of SDCI

### 1. Improvements to Pedestrian Circulation:

- 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:

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

### 3. Improvements to Transit Facilities:

- 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 is 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:

- LEED Gold certification achieved for Blocks 14, 19 and 20
- Worked with the City to create a District Energy system that utilizes excess heat from nearby data center to heat (5) office buildings

## 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 20

Summary Diagrams [from original proposal]



# 7th Avenue Cycle Track on Block 20 (#1)

## 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 20 between Blanchard Street and Lenora Street, as well as on the neighboring block between Lenora and Eastlake Avenue.

## CONSTRUCTED



Separated / Dedicated Bike Lane



Bike Counter near Blanchard Street



Proposed



Crosswalk and Signal Improvements at 7th and Blanchard



Integrated Plantings and Storm Drainage

# Shared-Use Street / Enhanced Pedestrian Facilities on Lenora Street (#2)

## PUBLIC BENEFIT

Enhanced pedestrian zone with tree wells, contrasting paving surface, and street furnishings.

## STATUS

### Complete

Consistent with the alley vacation conceptual approval, Lenora Street improvements feature wide pedestrian zones, a variety of landscape elements, multiple seating opportunities, and wide / flush street curbs.

## CONSTRUCTED



Wide / Flush Curb along Lenora Street

View of Enhanced Pedestrian Areas Along Lenora Street



# Westlake Avenue Street Improvements (#3)

## PUBLIC BENEFIT

Improved pedestrian crossings at the Intersection of 8th Avenue, Lenora Street, and Westlake Avenue.

## STATUS

### Complete

Improvements include the re-configuration of the traffic signal at Westlake/8th/Lenora, striping of the crosswalks, as well as landscape and pedestrian enhancements.

## CONSTRUCTED



Landscape Features at Lenora and Westlake

Crosswalk and Signalization Improvements at the Intersection of 8th Avenue, Lenora Street, and Westlake Avenue

# Blanchard Street Voluntary Setback on Block 20 (#4)

## 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 integrated seating, separated cycle track, and additional landscaping.

## CONSTRUCTED



Proposed

View of Setback Area Along Blanchard Street & Separated Bike Lane

# Other Voluntary Setbacks on Block 20 (#5)

## 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 20.

## CONSTRUCTED



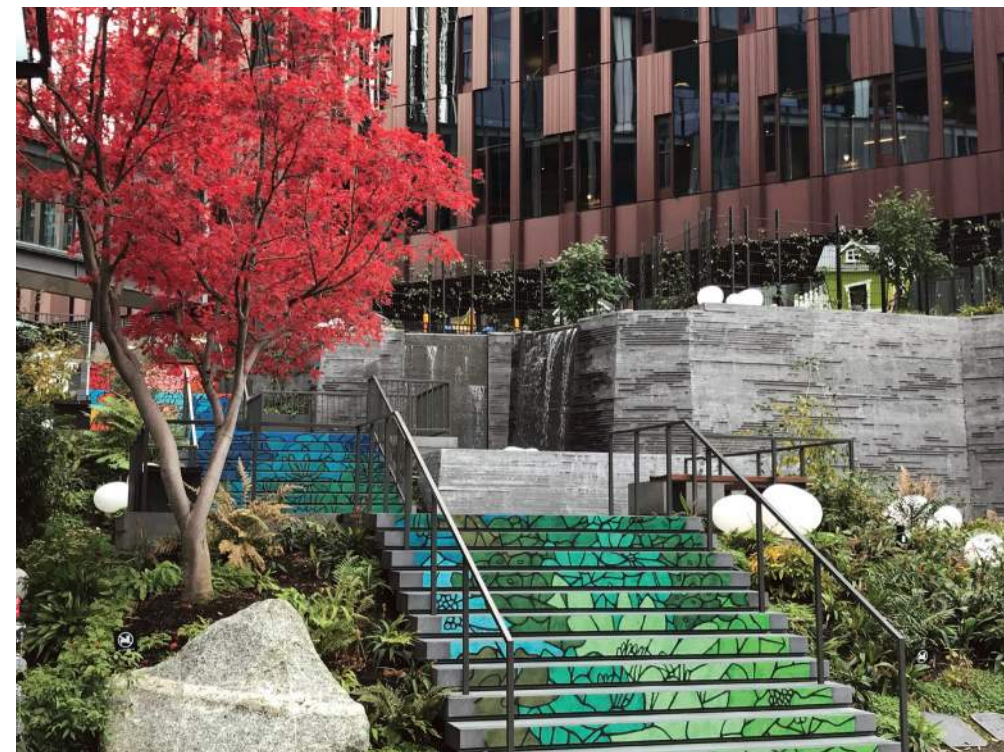
Landscape and Seating in the 7th Avenue Plaza Setback



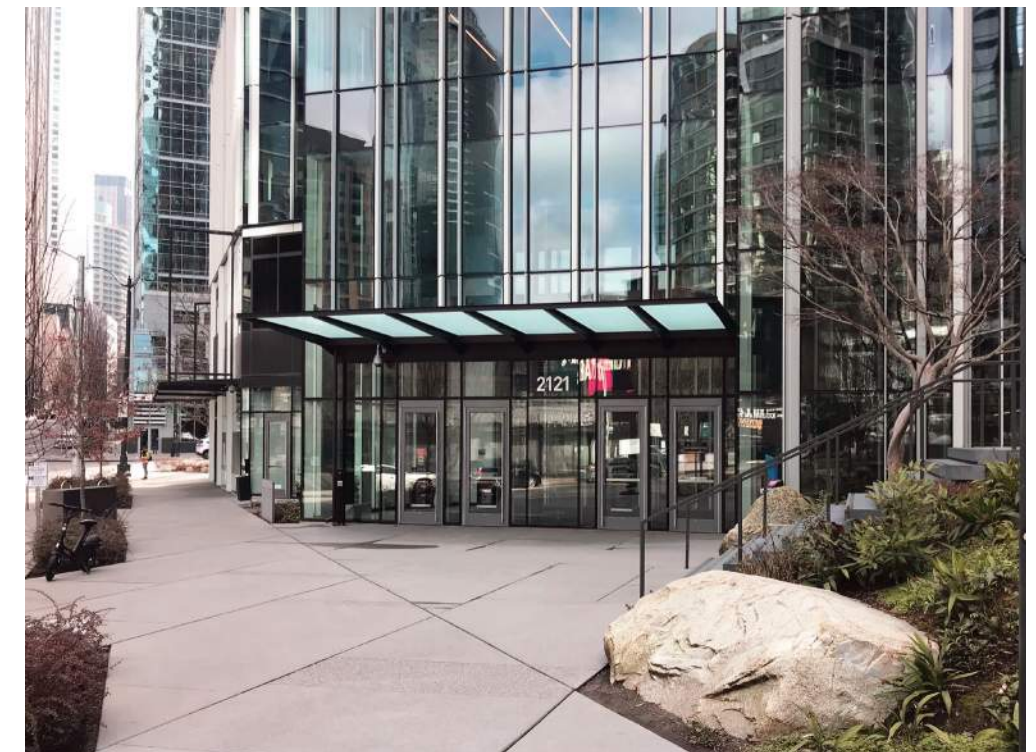
Landscaped Setback at Lenora / 7th Avenue



Proposed



'Hillclimb' Feature Connecting 8th and 7th Avenues



Lobby Entrance Setback at 8th Avenue

# Enhanced Right of Way Improvements on Block 20 (#6)

## PUBLIC BENEFIT

Double Row of Trees on 7th Avenue

## STATUS

Complete



View along 7th Avenue with Double Row of Trees and Separated Bike Lane

## PROPOSED PUBLIC BENEFIT

Arbor structure as signature architectural way-finding element

## STATUS

Complete



View of Arbor Structure at Plaza Steps Connecting Westlake, Lenora & 7th Avenue

# Art Program on Block 20

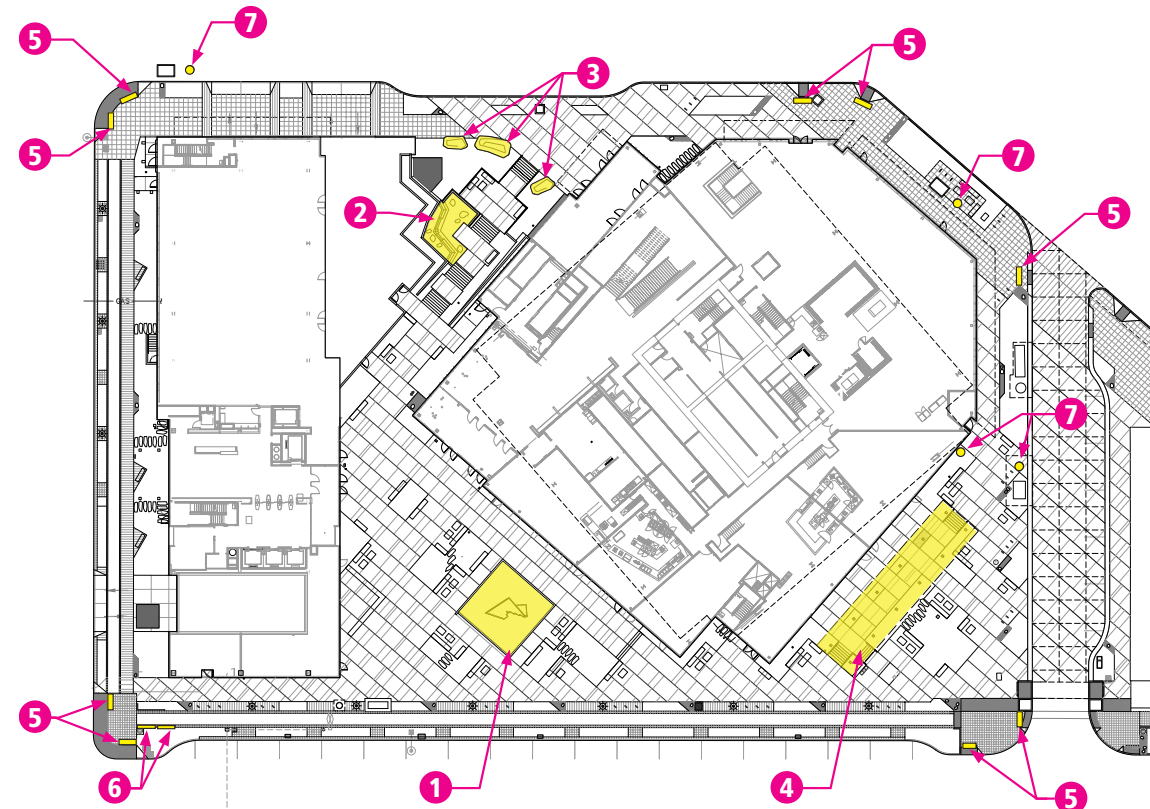
## PUBLIC BENEFIT

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

## STATUS

Complete

- 1 Signature Artwork
- 2 Hillclimb Water Feature
- 3 Glacial Erratic found on Block 19
- 4 Decorative Arbor
- 5 Bronze Street Name Inlays
- 6 Bike Lean Rails
- 7 Decorative Utility Covers

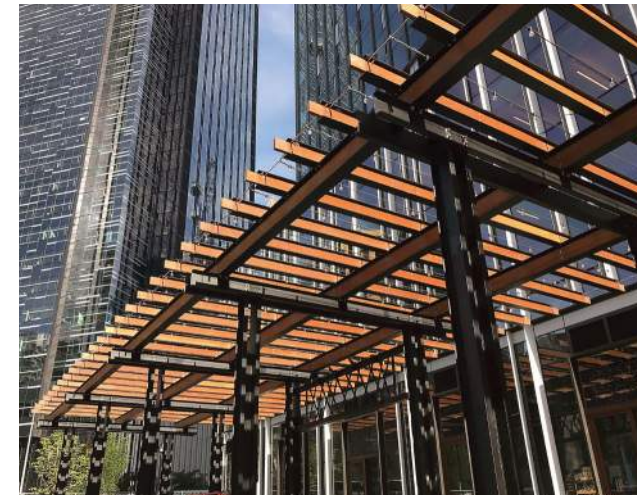


Proposed Artwork Plan

## CONSTRUCTED



Primary Art Feature at 7th Ave Plaza named "Tonbi"



Arbor Structure Facing Lenora and 7th Avenue



Glacial 'Erratic'



8th Avenue Hillclimb Waterfalls and Pools



Bike Lean Rails



Street Name Inlays



Decorative Utility Covers

Questions?

