

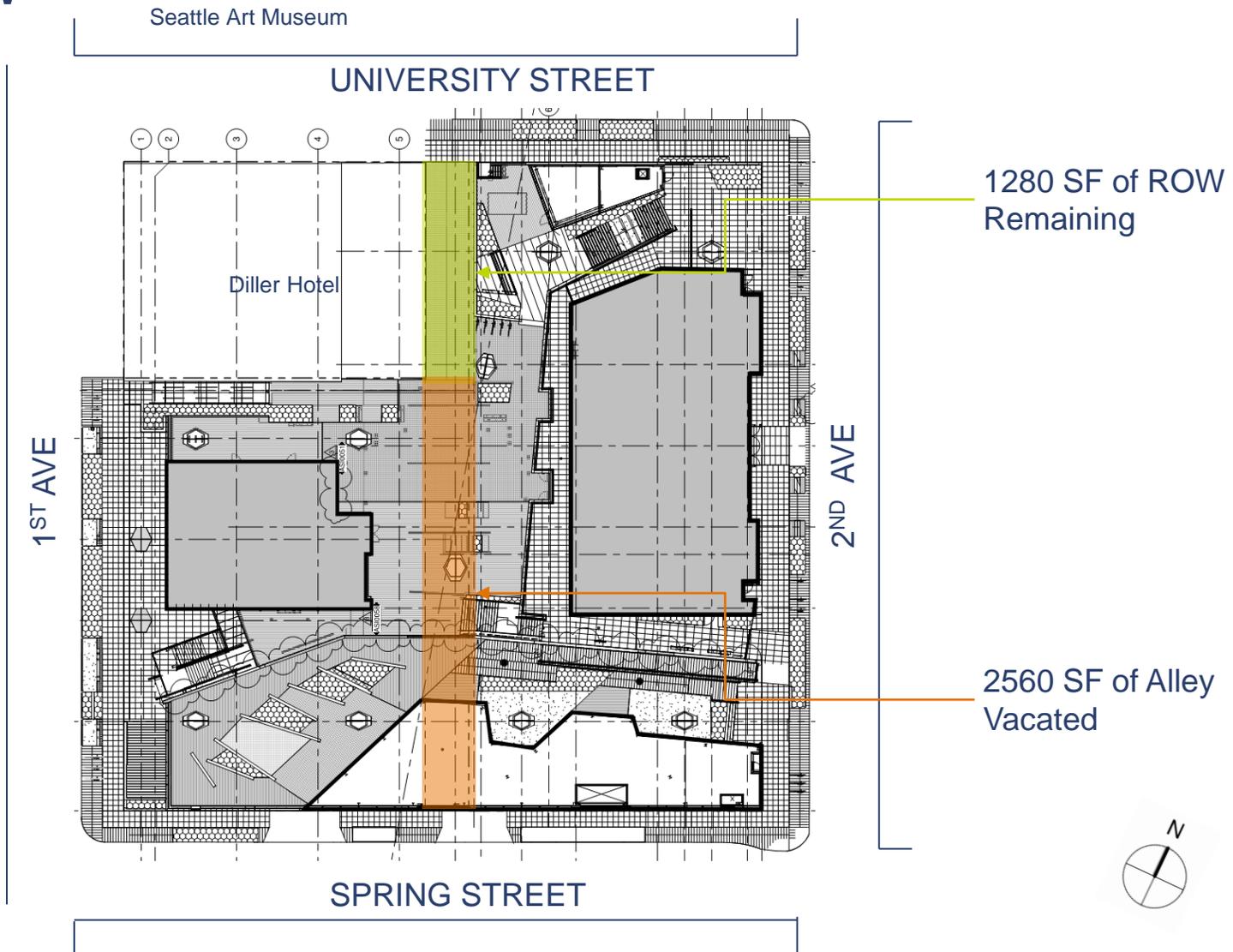
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## Transportation and Seattle Public Utilities Committee March 15, 2022

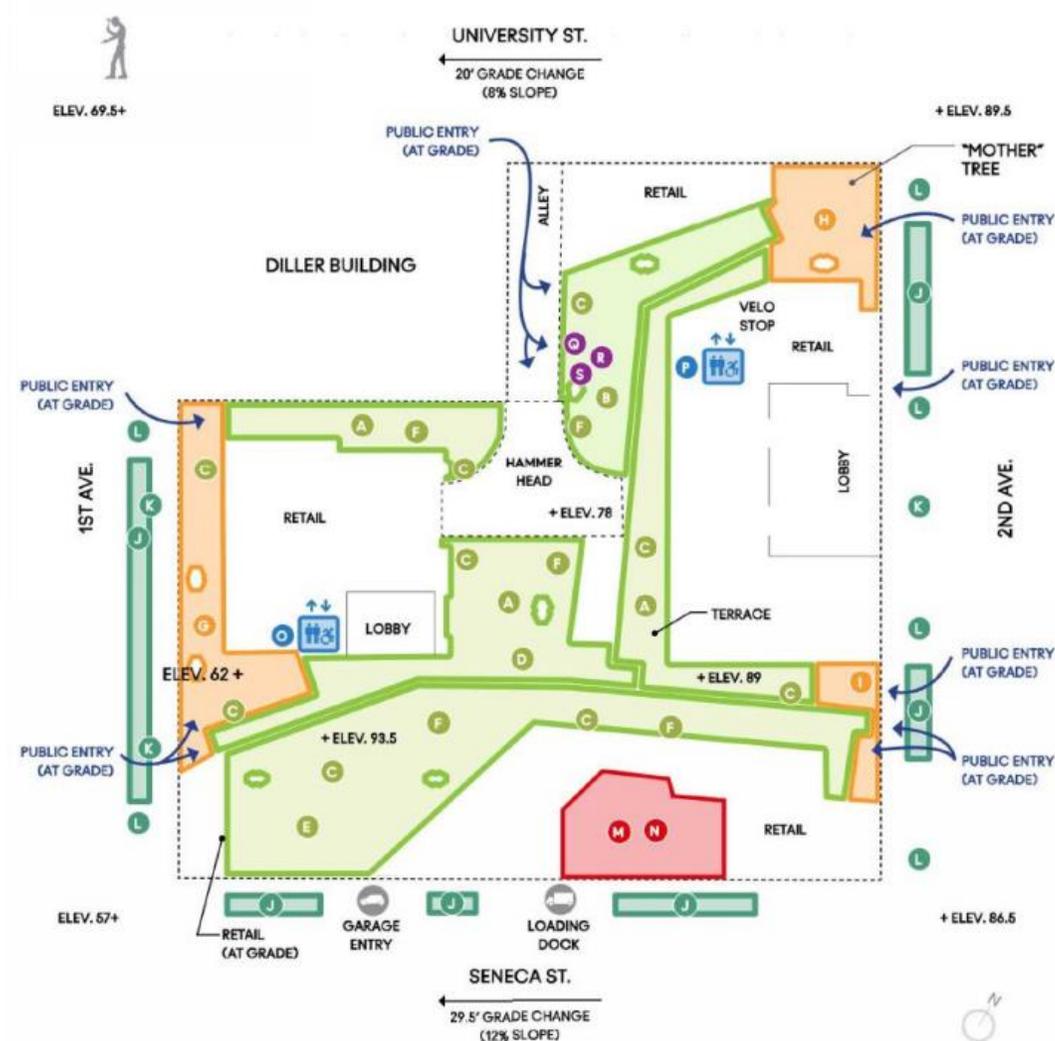
- Location: 1201 2<sup>nd</sup> Avenue
- Alley Vacation Clerk File: 314320 Alley Vacation
- Report Author: Charlie Foushee, Skanska Commercial Development



# Overview



# Summary of Public Benefit Elements

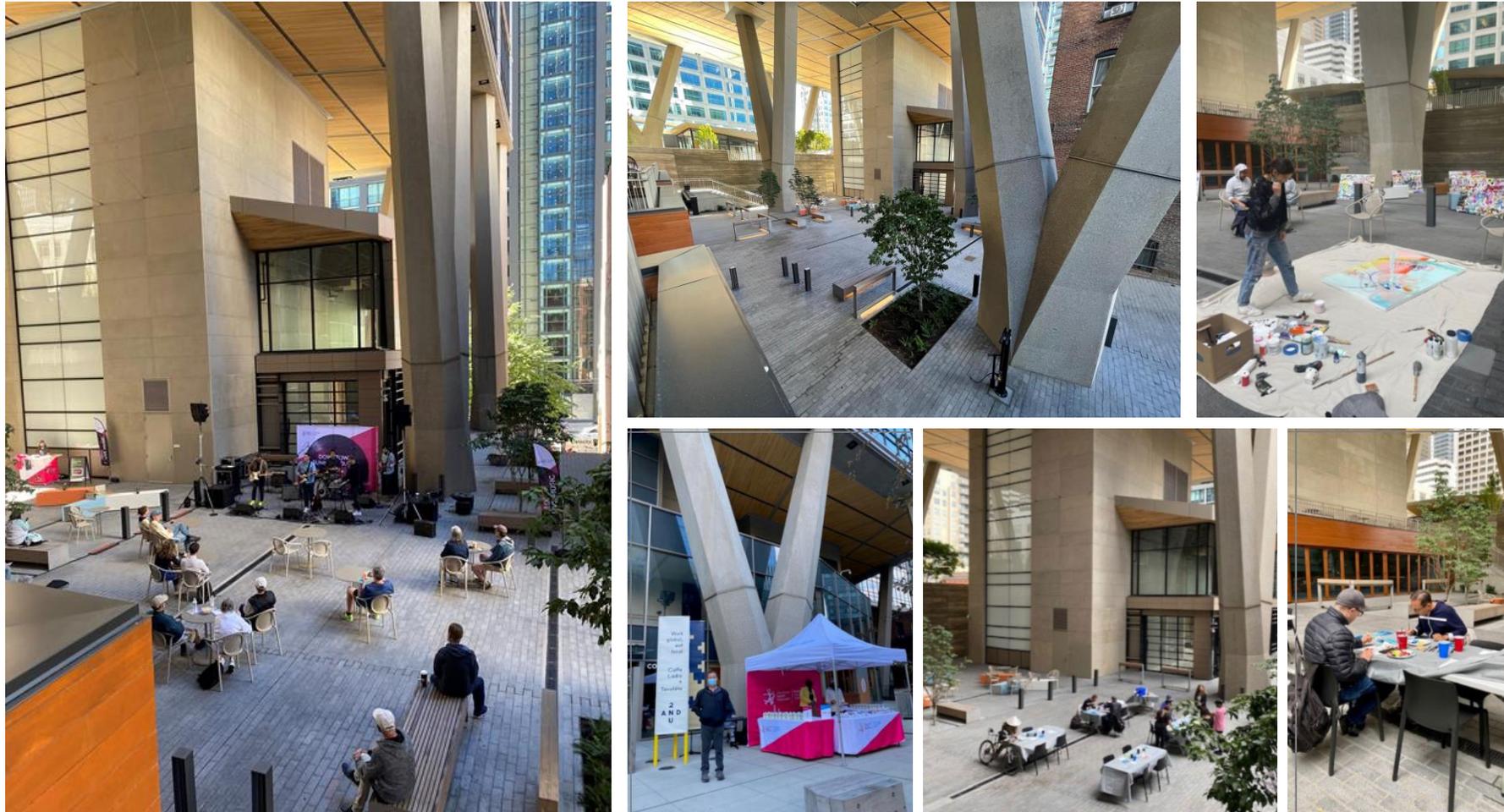


- Open Space
- Setbacks
- Right of Way Improvements
- Arts & Cultural Space
- Hill Climb Assist
- Bicycle Infrastructure

# Summary of Public Benefit Elements

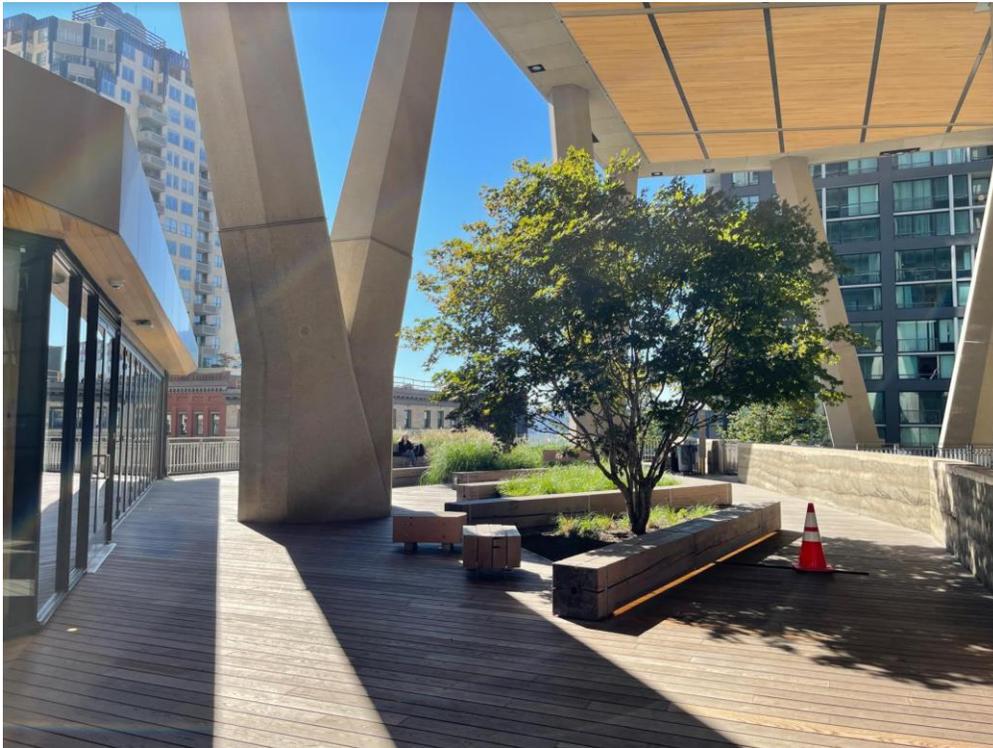
Item	Original Qty.	Current Qty.	Delta	Change due to
<b>Open Space</b>				
A Central plaza	6560 SF	7185 SF	+625 SF	Changes in setbacks.
B Bike Dock	2520 SF	2520 SF	-	-
C Seating and Drink Fntn.	82 seats	134 seats	+52 seats	Decision to provide more opportunities for diverse seating and gathering within the open spaces.
D Event Infrastructure	Plaza	Plaza	-	-
E Overlook	5930 SF	5930 SF	-	-
F On-Site Trees	15 trees	14 trees	-1 trees	Replaced 2 small pine trees with 1 large specimen Japanese Maple for significant immediate impact and destination marker.
<b>Setbacks</b>				
G 1st Avenue Promenade	2480 SF	1587 SF	-893 SF	1. The public stair extended further to the west, making it more inviting. 2. The retail seating area wall slid further north to help resolve ADA grading constraints to get access into the SW corner retail. 3. The west façade moved slightly west to bring the retail façade closer to the street, creating a more interesting streetscape. 4. The west core façade shifted closer to the street to gain some lobby space, making it more active/closer to the ROW.
H Front Deck	595 SF	730 SF	+135 SF	
I Entry Porch	690 SF	1045 SF	+355 SF	
<b>Right of Way Improvements</b>				
J ROW Planting	1248 SF	894 SF	-354 SF	SDOT direction during the SIP process to change tree species and layout, impacting the resulting planting bed dimensions.
K ROW Seating	12 seats	28 seats	+16 seats	Decision to provide more opportunities for seating and gathering within the ROW.
L ROW Bike Parking	15 racks	15 racks	-	-
<b>Arts and Culture Spaces</b>				
M Perform. Triangle (interior)	835 SF	1183	+58 SF	The combination of the two original spaces was the result of a programming consultant recommendation that the space would function more effectively for diverse uses in a single, larger location.
N The Studio (interior)	290 SF	(combined)	(combined)	
<b>Hill Climb Assist</b>				
O 1st Avenue Elevator	1	1	-	-
P 2nd Avenue Elevator	1	1	-	-
<b>Bicycle Infrastructure</b>				
Q Bike Racks	5	5	-	-
R E-Bike Charging Station	1	1	-	-
S Fix It Repair Stand	1	1	-	-

# Open Space - Level 2 Central Plaza



Includes: Central Plaza, Bike Dock, Seating, Drinking Fountain, Event Infrastructure, On-Site Trees

# Open Space – Level 3 Lookout



Includes: Overlook area, On-Site Trees, Seating



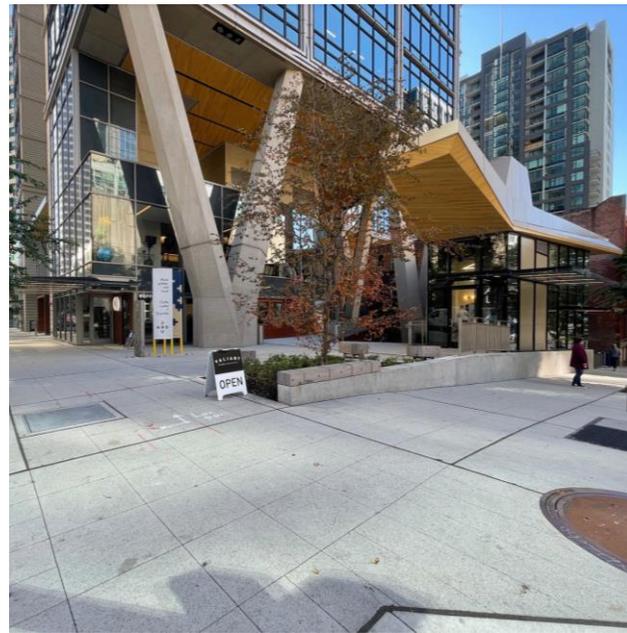
# Setbacks



**1st Ave. Promenade -** Grand Staircase mid-block looking east showing building setbacks, public stair and seating.



**1st Ave. Promenade –** Mid-block looking NE towards Diller Building showing setbacks, public stair and seating.



**2<sup>nd</sup> Ave/University Front Deck** including seating, on-site trees and planting



**2<sup>nd</sup> Ave SE corner Entry Porch** and typical wayfinding signage that can be found at each main entry point into the main plaza.

# ROW Improvements



1<sup>st</sup> Ave with Bike Parking, Benches and Plantings



2<sup>nd</sup> Ave with Bike Parking, Benches and Plantings

# Arts and Cultural Space – The Studio



1,183 SF of performance space free for emerging artists, currently operated by Shunpike. It's visually connected to both Seneca St and The Square. Since opening in August 2020, The Studio has hosted over 50+ individuals and groups.

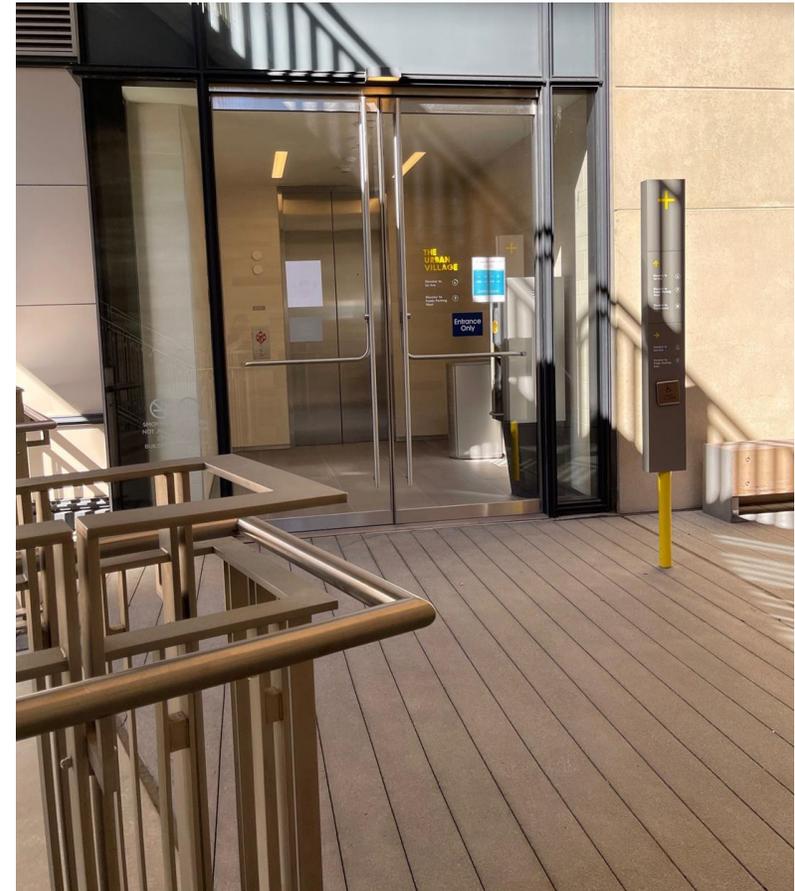
# Hill Climb Assist



Wayfinding Signage

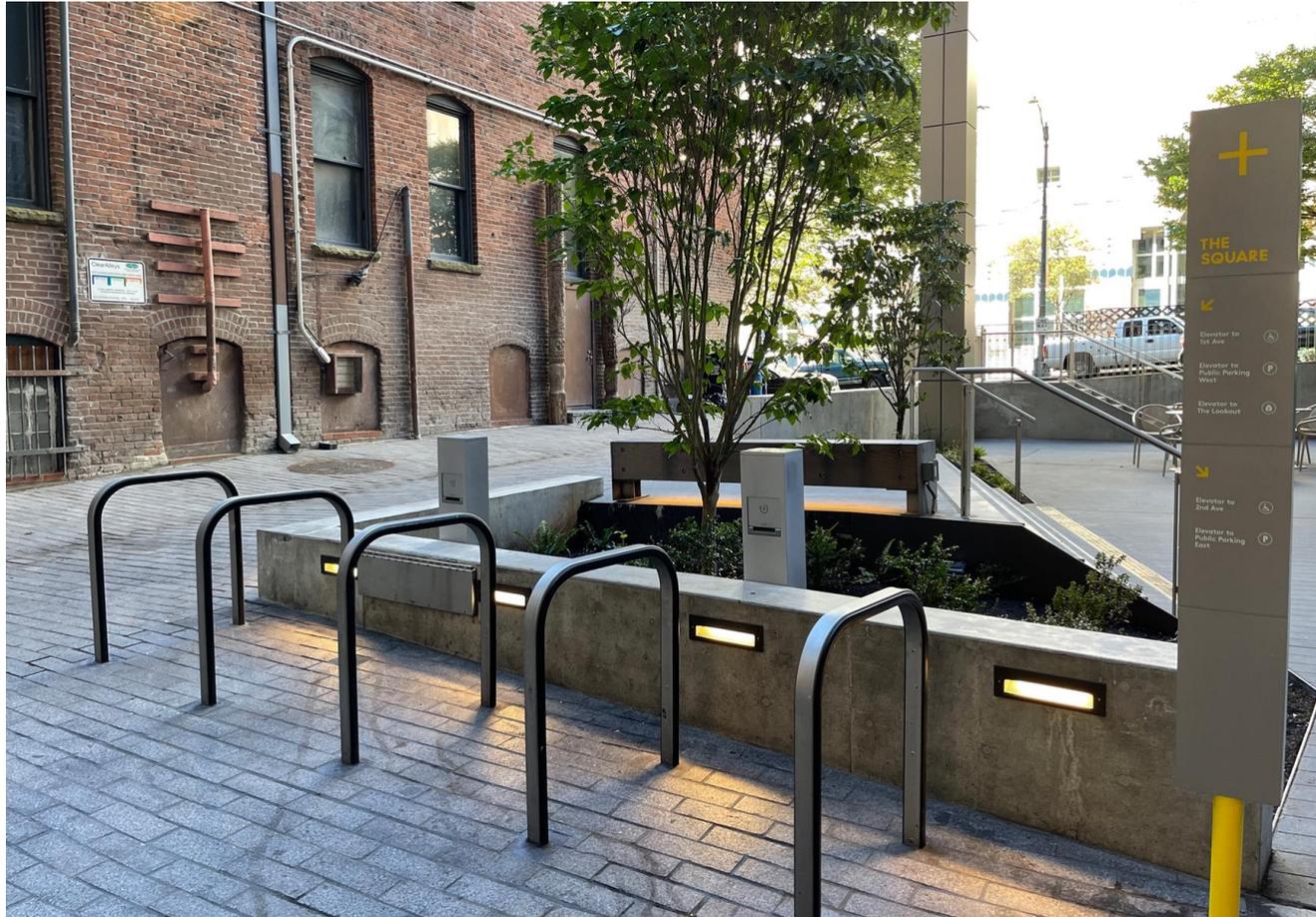


Elevator to Second Ave



Elevator to First Ave

# Bicycle Infrastructure



Bike Racks/Bike Charging



Fix it Repair Stand

Thank You. Questions?