



1200 Stewart Street
Alley Vacation | Public Benefit Package

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SITE CONTEXT PLAN



1200 Stewart



1200 STEWART SITE PLAN (2017 PROPOSAL)





2010 PROPOSAL - ISOMETRIC VIEW FROM INTERSECTION OF STEWART ST & YALE AVE



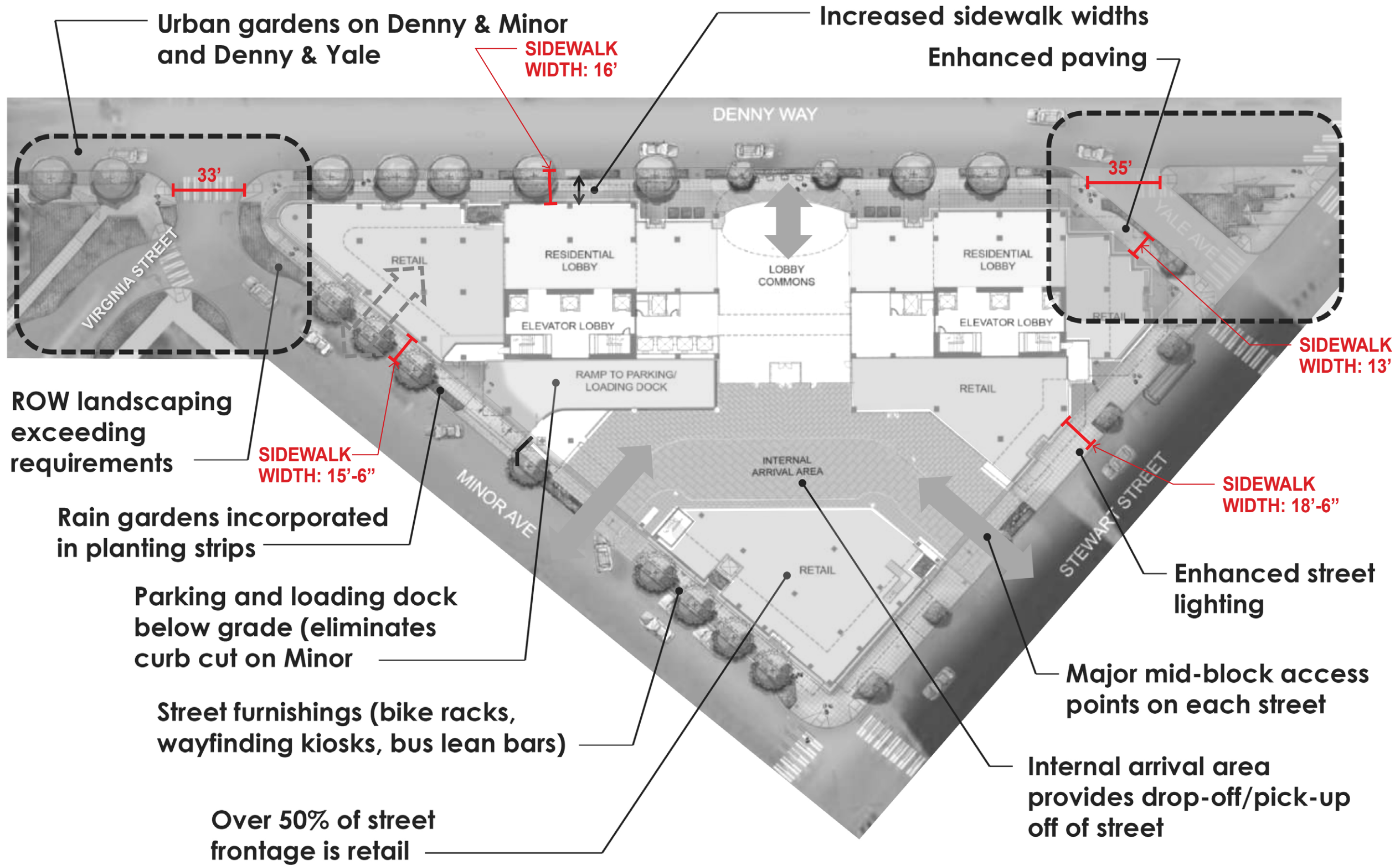
1200 Stewart



2017 PROPOSAL - ISOMETRIC VIEW FROM INTERSECTION OF STEWART ST & YALE AVE

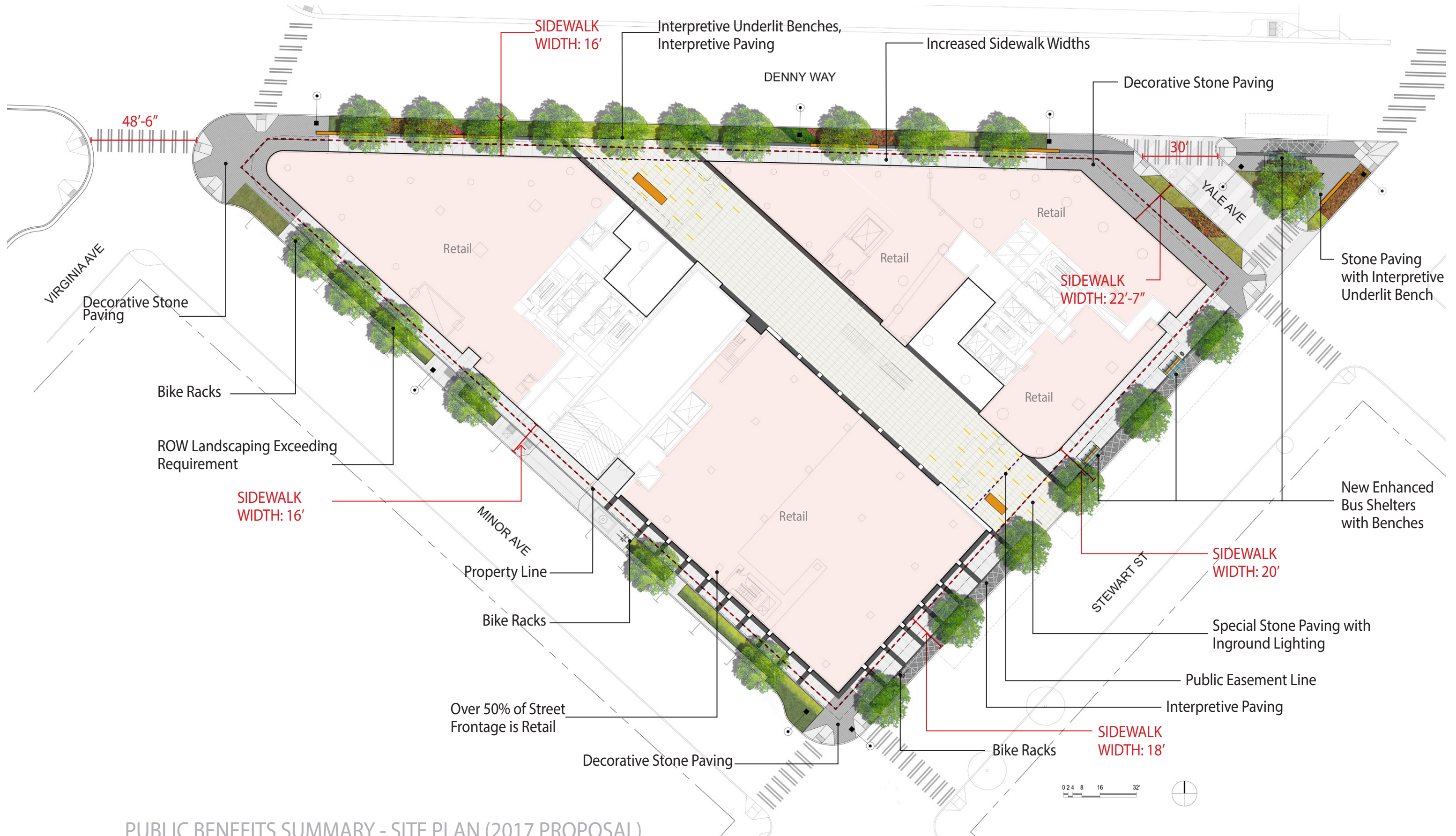


1200 Stewart



PUBLIC BENEFITS SUMMARY - SITE PLAN (2010 PROPOSAL)





PUBLIC BENEFITS SUMMARY - SITE PLAN (2017 PROPOSAL)



1200 Stewart Landscape Concept

The Landscape Design at 1200 Stewart creates a contemporary, high quality public realm gateway to the Denny Triangle Neighborhood. The landscape is comprised of granite, basalt and concrete unit paving, underlit seat walls, strong rows of street trees with graphic plant massings in the boulevards, and custom designed bus shelters.

Denny Way is emphasized with new Zelkova trees underplanted with a continuous linear massing of Redtwig Dogwood and ornamental grasses. Special stone paving highlights the corners of Yale and Virginia. Along Stewart, two new oaks supplement the existing street trees, and the urban grid of Denny Triangle is abstracted in patterned sandblasted concrete surrounding the two custom bus shelters. This same pattern is repeated on the bench tops along Denny. The pedestrian island at Stewart and Denny features unit paving, a custom designed bus shelter, wood topped seating, a new conifer tree and a lush garden with a stone pathway passing through it. Along Minor Avenue are new Oak Trees with underplanted massings of ornamental grasses. Cast in Place concrete with graphic stone banding emphasizes the Retail at the corner of Stewart and Minor. A midblock 'carpet' of white granite spans between buildings from curb to curb from Denny to Stewart, highlighting the atrium as a major public indoor/outdoor space.

Public Benefits Exceeding 2010 Proposal

- Increased sidewalk widths
- Elimination of 2 curb cuts, one on Stewart St. & one on Minor Ave.
- Reduced Yale Ave. pedestrian crossing length
- Increased retail frontage along sidewalks
- Elimination of auto court at ground level
- Current position of the alley has been designed as an extension of the sidewalk, providing a connection between Denny Way & Stewart St.
- Founding partner in Westlake Microparks through funding of \$200,000
- Enhanced bus stops and shelters with wayfinding signage and seating
- Interpretive benches and paving on Denny Way and Stewart St. representing the pattern of Denny Triangle

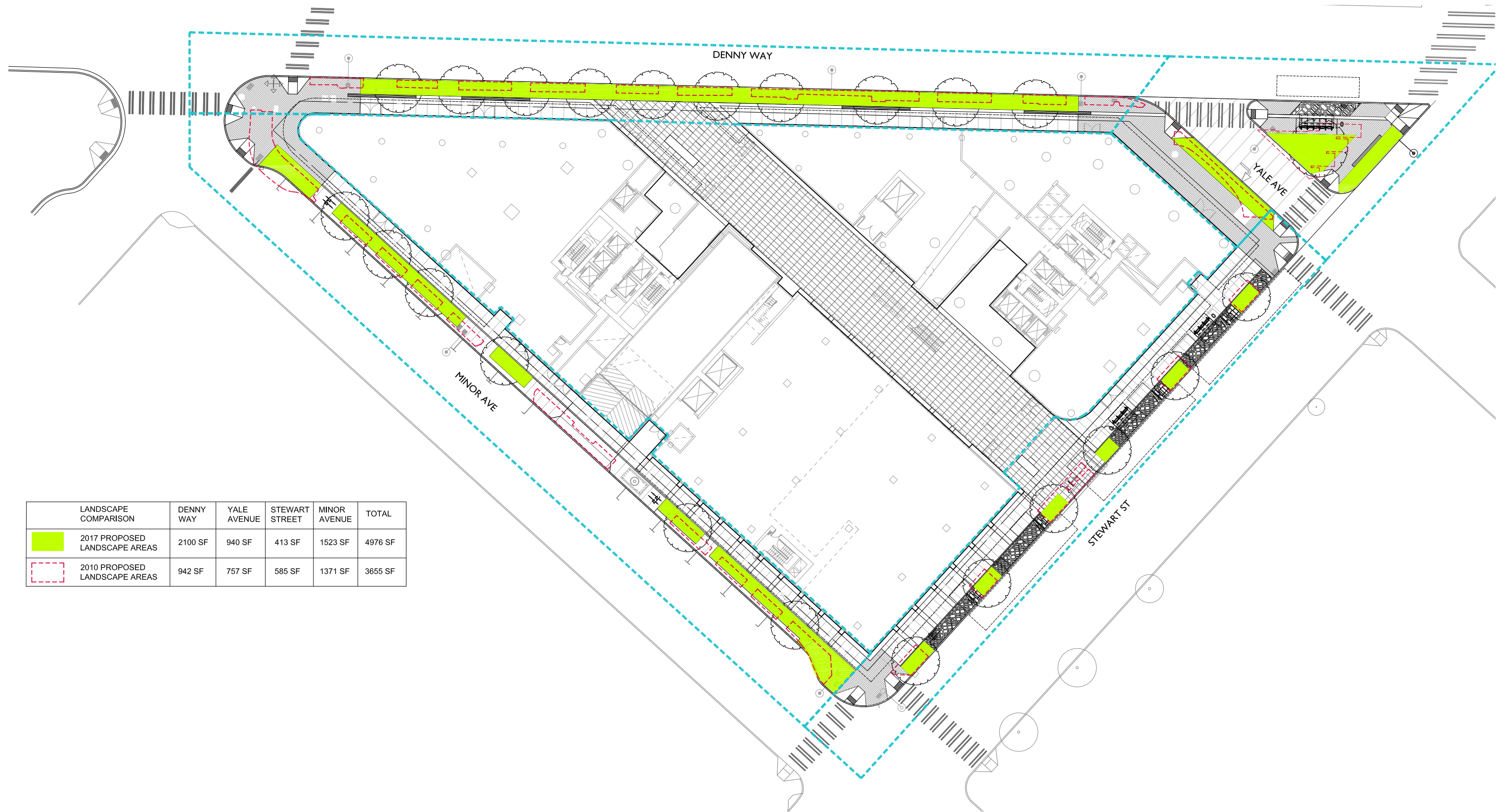


Public Benefits	Description	Existing Quantity	City Required Quantity	Proposed (2010)	Proposed (2010) recalculated by PFS *B	Proposed (2017)	Exceeds (2017)	Comments	
#1	Denny Way							*A - Exceeded value based on recalculation by PFS. 2017 version has more planting and decorative paving than the 2010 version, therefore less regular hardscape.	
	Landscaping				942 sf *B	2,100 sf	1,158 sf *A		
	Decorative Pavers				1,508 sf *B	1,774 sf	266 sf *A		
	Regular Hardscape				3,661 sf *B	1,944 sf			
#2	Yale Avenue							*B - 2010 proposed area calculations do not match PFS's calculations of 2010 proposed areas: see Public Benefit Comparison Diagram (pg. 12 & 13)	
	Landscaping				757 sf *B	940 sf	183 sf *A		
	Decorative Pavers				2,097 sf *B	2,208 sf	111 sf *A		
	Regular Hardscape				0 sf *B	0 sf			
#3	Stewart Street							2017 version has less landscaping due to the requirement for extended bus loading zones.	
	Landscaping				585 sf *B	413 sf			
	Decorative Pavers				862 sf *B	2,619 sf	1,757 sf *A		
	Regular Hardscape				3,176 sf *B	2,378 sf			
#4	Minor Avenue								
	Landscaping				1,371 sf *B	1,523 sf	152 sf *A		
	Decorative Pavers				792 sf *B	1,303 sf	511 sf *A		
	Regular Hardscape				2,323 sf *B	3,493 sf	1,170 sf *A		
	Total Landscaping	97 sf	1,602 sf	5,987 sf	3,655 sf *B	4,976 sf	1,321 sf *A		
	Total Decorative Pavers	0 sf	0 sf	1,010 sf	5,259 sf *B	7,904 sf	2,645 sf *A		
	Total Regular Hardscape				9,160 sf *B	7,815 sf			
	Total Hardscape				14,419 sf *B	15,719 sf	1,300 sf *A		
	Total Area Between Building and Curb				21,769 sf *B	22,000 sf	231 sf *A		
#5	Street Amenities								
	Street Trees		5	23	23	23	Same		
	Sidewalk Widths	Varies (11' to 15')	18' on Stewart, 12' on Denny, Minor, Yale	Varies (13' to 18.5')		Varies (16' - 22' 7")	Wider		
	Interpretive Paving	0 sf	0 sf	0 sf		1151 sf	New Addition		
	New Enhanced Bus Shelters	1 Metro Standard	1 Metro Standard	1 Enhanced Structure		3 Enhanced Structures	2		
	Pedestrian Wayfinding Signage	0	0	3		3			Three wayfinding signs incorporated with new enhanced bus shelters
	Bus Stop Lean Bars on Stewart	0	0	8		0			Lean bars substituted with 3 new enhanced bus shelters
	Decorative Seating on Denny / Seat Walls	0	0	160 lf		183 lf	17 lf		Seating quantity includes interpretive benches on Denny Way (138 lf) and regular benches (45 lf)
	Benches-LED Underlighting	0	0	0		200 lf	New Addition		
	In-Ground Lighting at Galleria Entrances	0	0	0		51 lf	New Addition		
	Bus Shelter Overhead Lighting	0	0	0		34 lf	New Addition		
	Pedestrian Light Poles at Bus Stops	0	0	7		0			Using LED strip lights under benches, in-ground lighting at galleria entrances & overhead lighting at bus shelters instead
	Bike Racks	0	0	5		6	1		
	Reduced Pedestrian Crossing Distance at Minor & Denny (Traffic Calming Measure)	110 ft	110 ft	33 ft		48.5 ft			Reduced values due to landscape & paving designed by SCL Denny Substation and approved by SDOT
Reduced Pedestrian Crossing Distance at Denny & Yale (Traffic Calming Measure)	60 ft	60 ft	35 ft		30 ft				
#6	Loading Dock Located Below Grade	N/A	No	Yes		Yes			
#7	Retail Frontage on Property Line	240 lf	0 lf	608 lf		708 lf	100 lf		
#8	Major Mid-Block Access Points to Building (Vehicular)	2	1	3		1			
#9	Elimination of Porte Cochere					Yes	New Addition		
#10	Curb cuts along Minor & Denny			2		1			
#11	Westlake Micro Parks-Private Sector Partner	N/A	No	No		Financial Contribution	New Addition		
#12	Consistency with Denny Way Corridor Study	No	No	Yes		Yes			

- The public benefit quantification matrix summarizes the comparison between the 2010 proposed plan and the 2017 proposed plan.
- New proposed elements, not included in the 2010 plan are highlighted green.

PUBLIC BENEFITS QUANTIFICATION MATRIX COMPARISON -2017.03.09

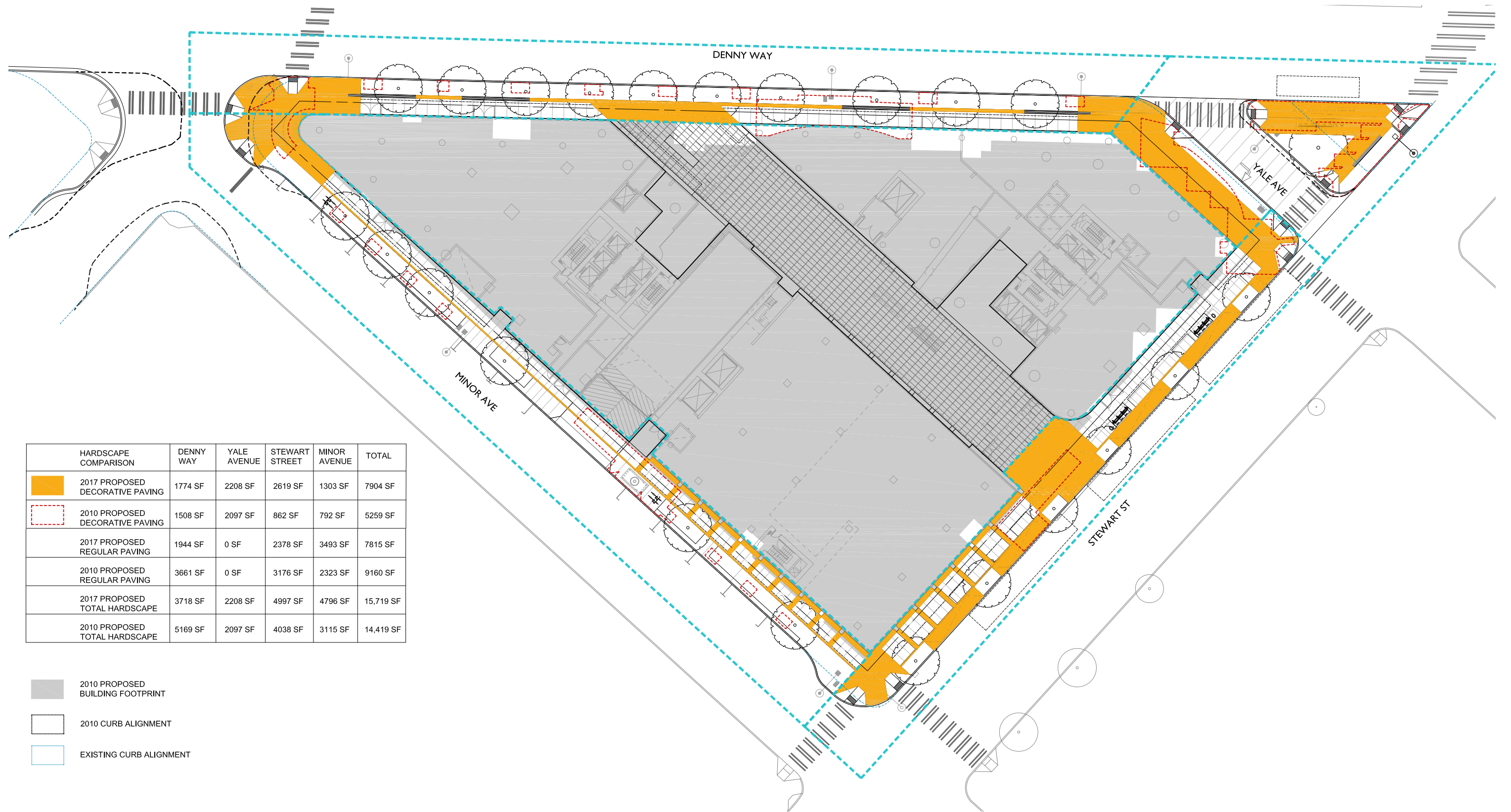




LANDSCAPE COMPARISON	DENNY WAY	YALE AVENUE	STEWART STREET	MINOR AVENUE	TOTAL
2017 PROPOSED LANDSCAPE AREAS	2100 SF	940 SF	413 SF	1523 SF	4976 SF
2010 PROPOSED LANDSCAPE AREAS	942 SF	757 SF	585 SF	1371 SF	3655 SF

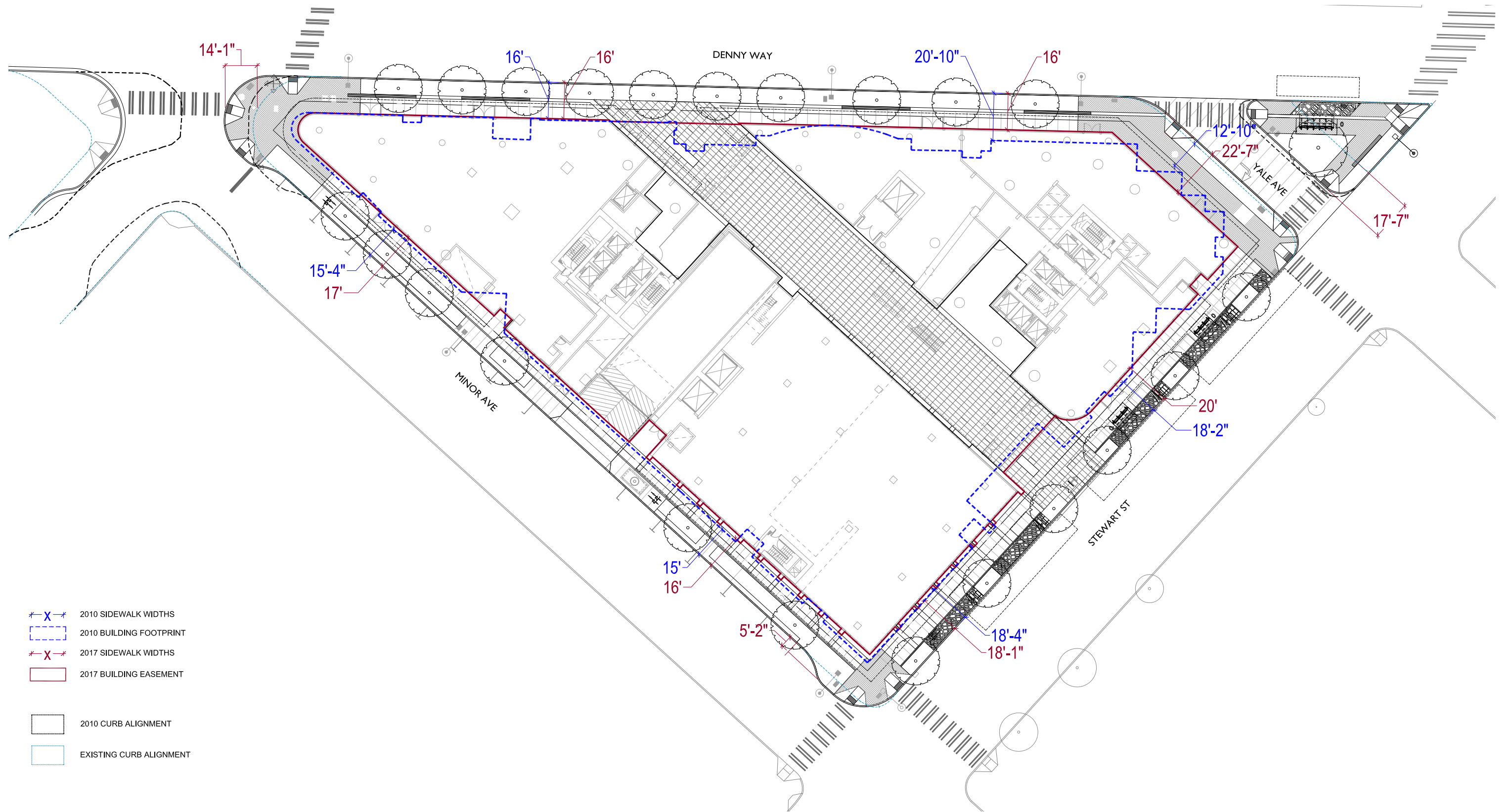
LANDSCAPE AREAS COMPARISON DIAGRAM





HARDSCAPE AREAS COMPARISON DIAGRAM



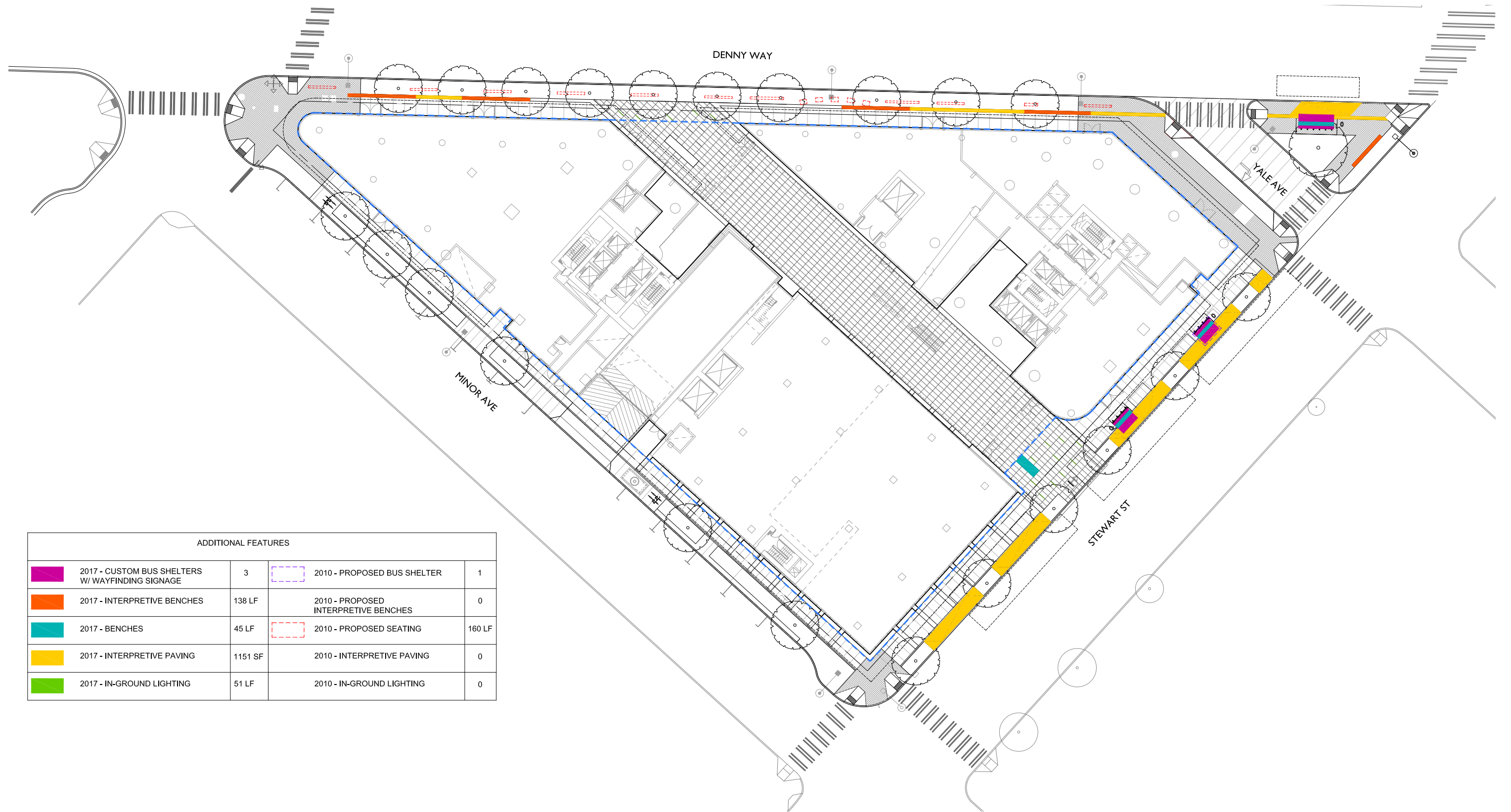












- ↔ X ↔ 2010 SIDEWALK WIDTHS
- 2010 BUILDING FOOTPRINT
- ↔ X ↔ 2017 SIDEWALK WIDTHS
- 2017 BUILDING EASEMENT
- 2010 CURB ALIGNMENT
- EXISTING CURB ALIGNMENT

SIDEWALK WIDTHS COMPARISON DIAGRAM



1200 Stewart

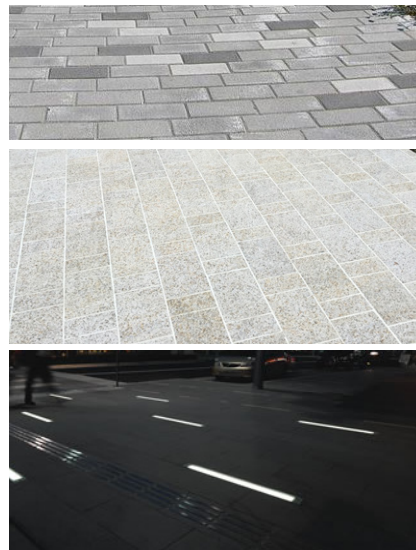
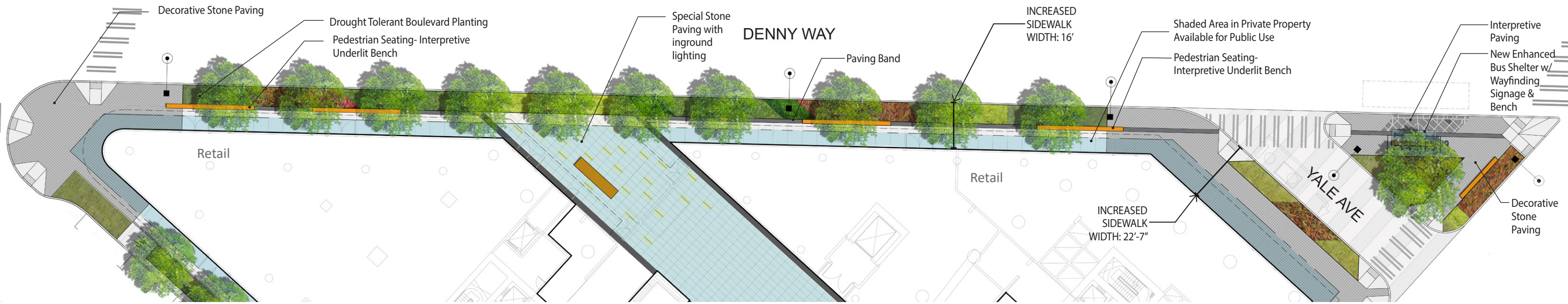


ADDITIONAL FEATURES					
	2017 - CUSTOM BUS SHELTERS W/ WAYFINDING SIGNAGE	3		2010 - PROPOSED BUS SHELTER	1
	2017 - INTERPRETIVE BENCHES	138 LF		2010 - PROPOSED INTERPRETIVE BENCHES	0
	2017 - BENCHES	45 LF		2010 - PROPOSED SEATING	160 LF
	2017 - INTERPRETIVE PAVING	1151 SF		2010 - INTERPRETIVE PAVING	0
	2017 - IN-GROUND LIGHTING	51 LF		2010 - IN-GROUND LIGHTING	0

ADDITIONAL FEATURES COMPARISON DIAGRAM



1200 Stewart



Special Stone Paving with inground lighting



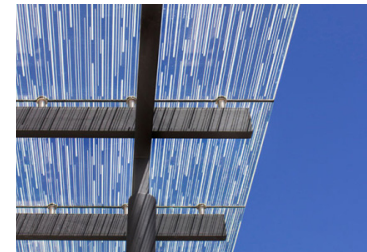
Interpretive Paving Band



Underlit Bench



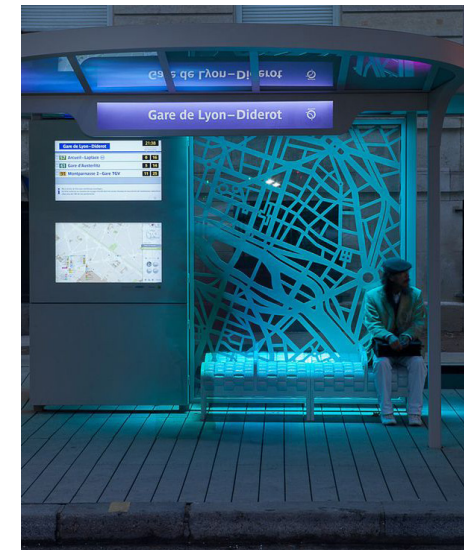
Wide Tree Canopy



Glass Canopy



Drought Tolerant Boulevard Planting



Bus Shelter With Wayfinding Signage

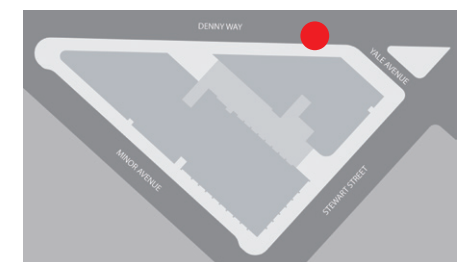
DENNY WAY AND YALE AVENUE STREETScape



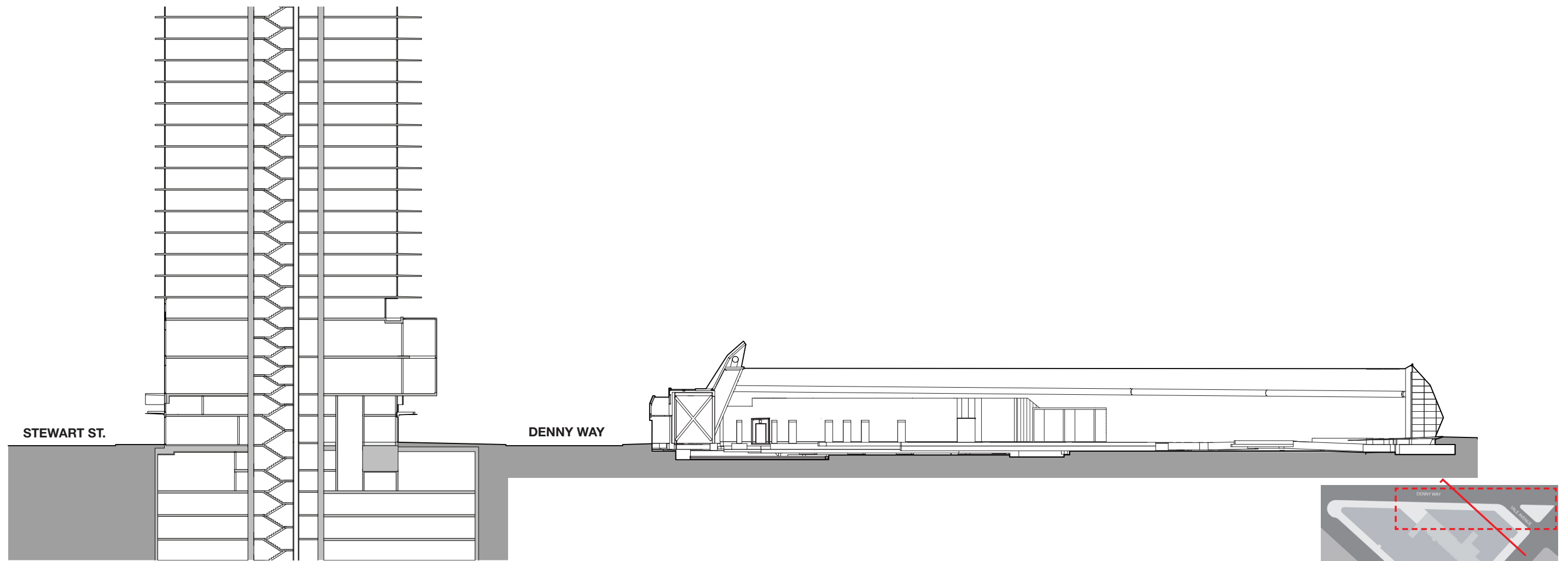
1200 Stewart



DENNY WAY PERSPECTIVE - LOOKING WEST



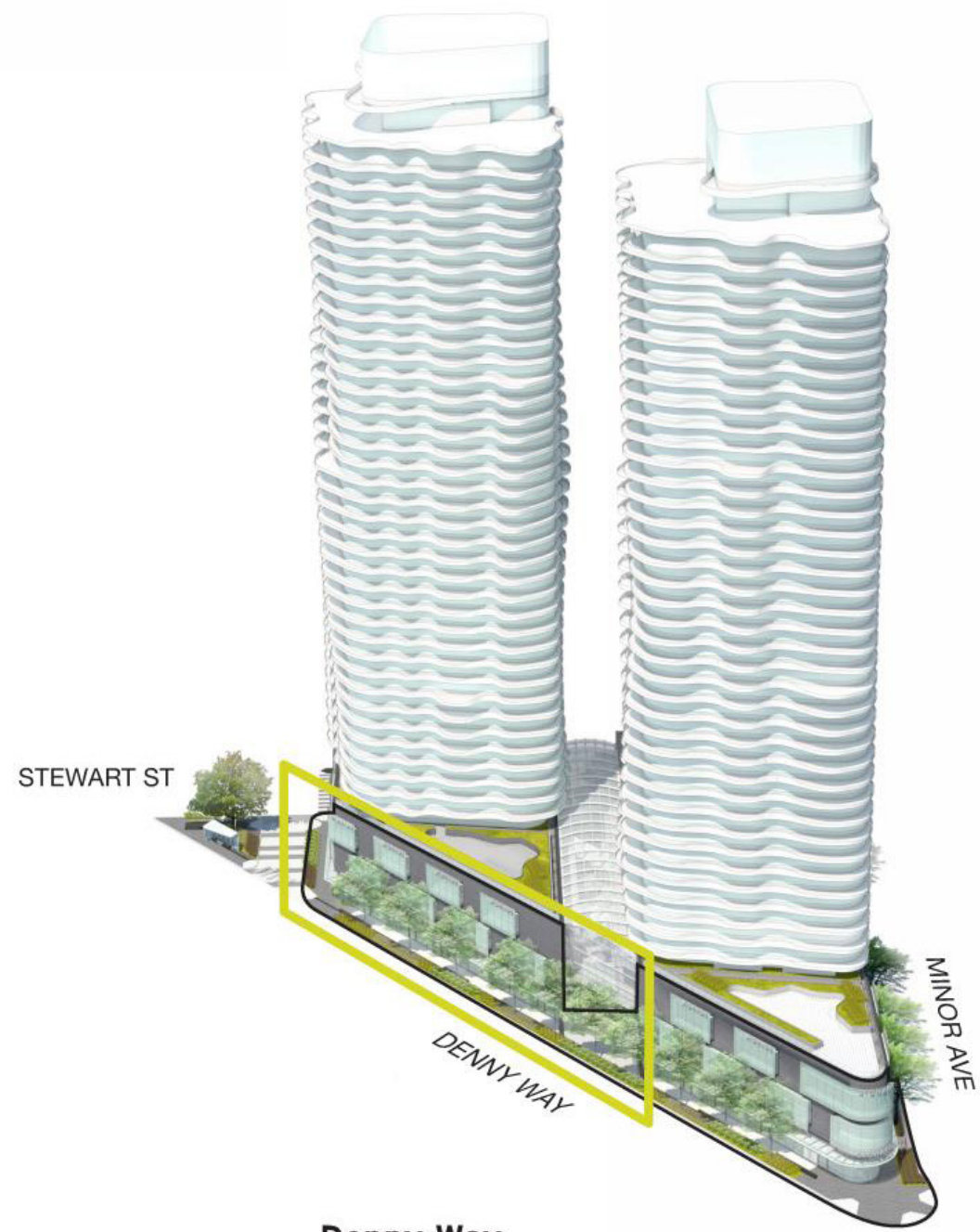
1200 Stewart



DENNY WAY AND YALE AVENUE ELEVATION AND SECTION THROUGH DENNY WAY



1200 Stewart



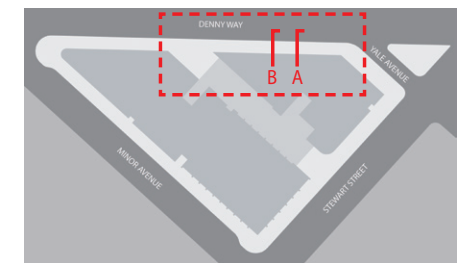
Denny Way



Section A



Section B

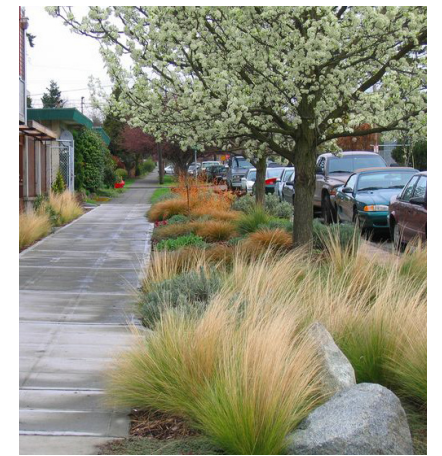


DENNY WAY AND YALE AVENUE SECTIONS





Bus Shelter With Wayfinding Signage



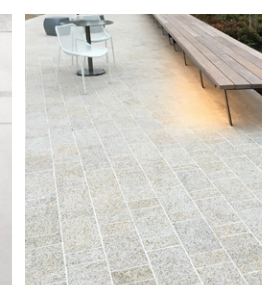
Drought Tolerant Boulevard Planting



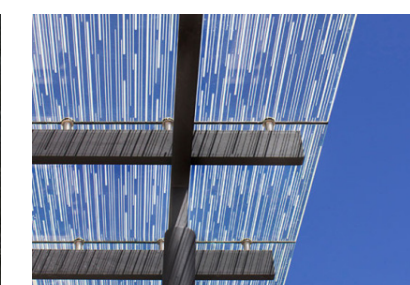
Bike Racks



Interpretive Paving



Special Stone Paving with inground lighting



Glass Canopy Weather Protection



Underlit Benches

MINOR AVE AND STEWART STREET STREETScape



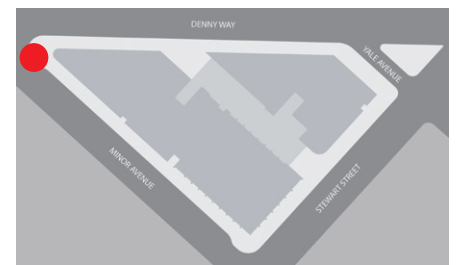
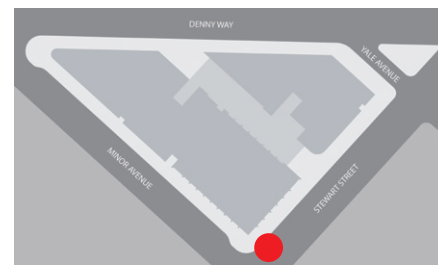
1200 Stewart



STEWART STREET PERSPECTIVE - LOOKING NORTHWEST



MINOR AVENUE PERSPECTIVE - LOOKING SOUTHEAST

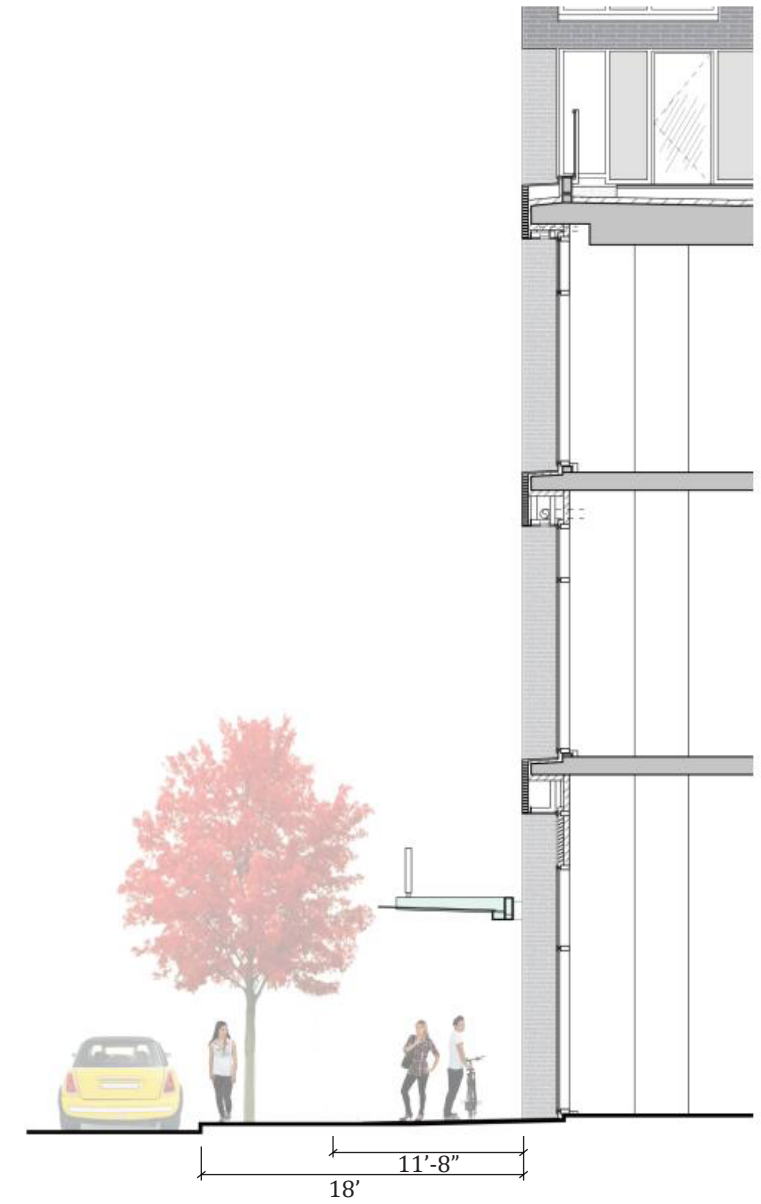




Stewart Street



Section A



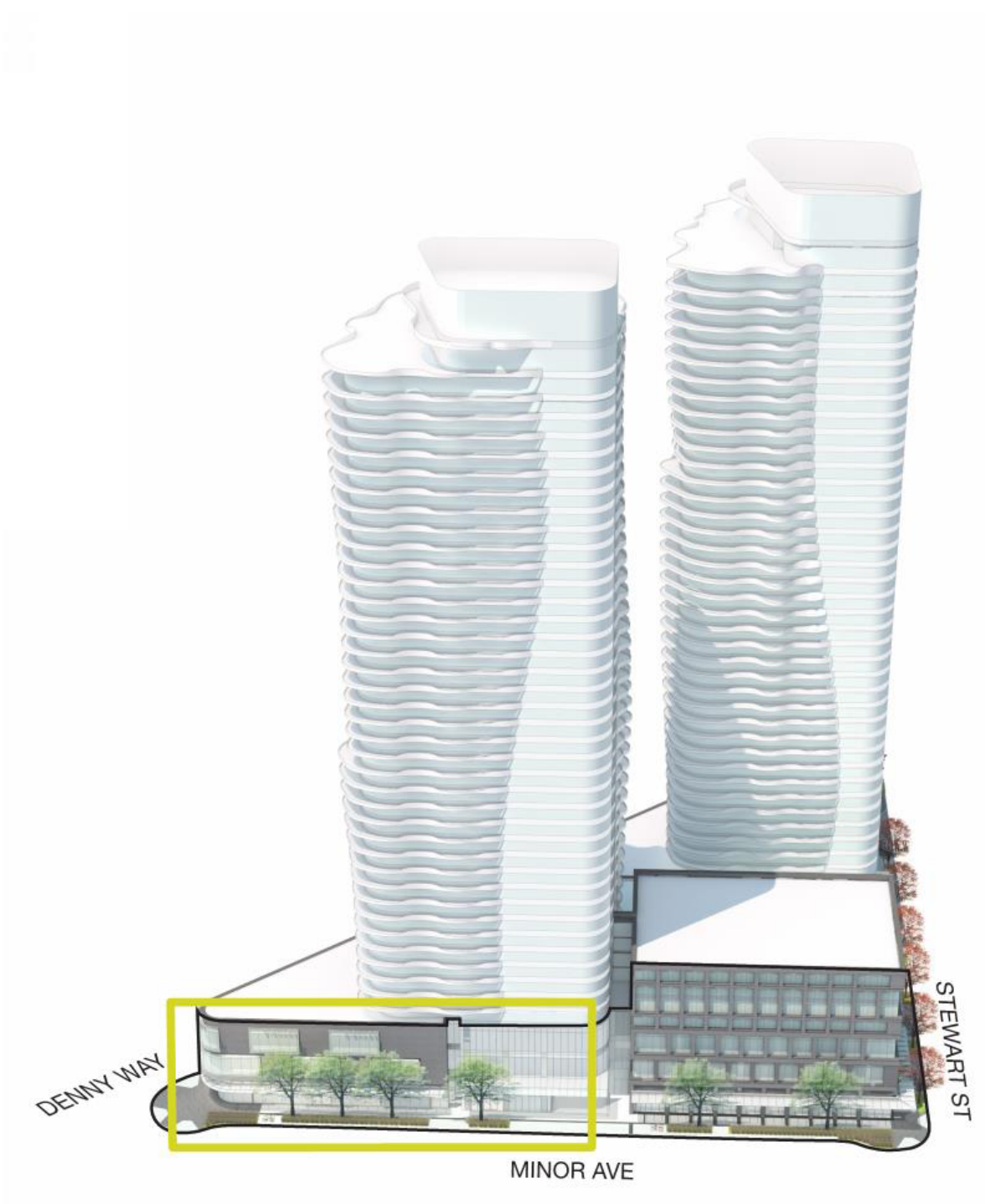
Section B



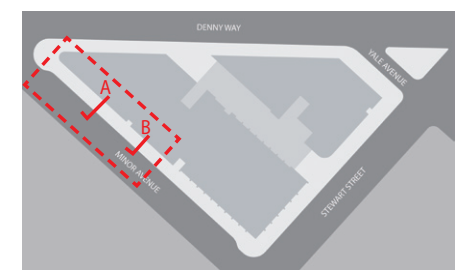
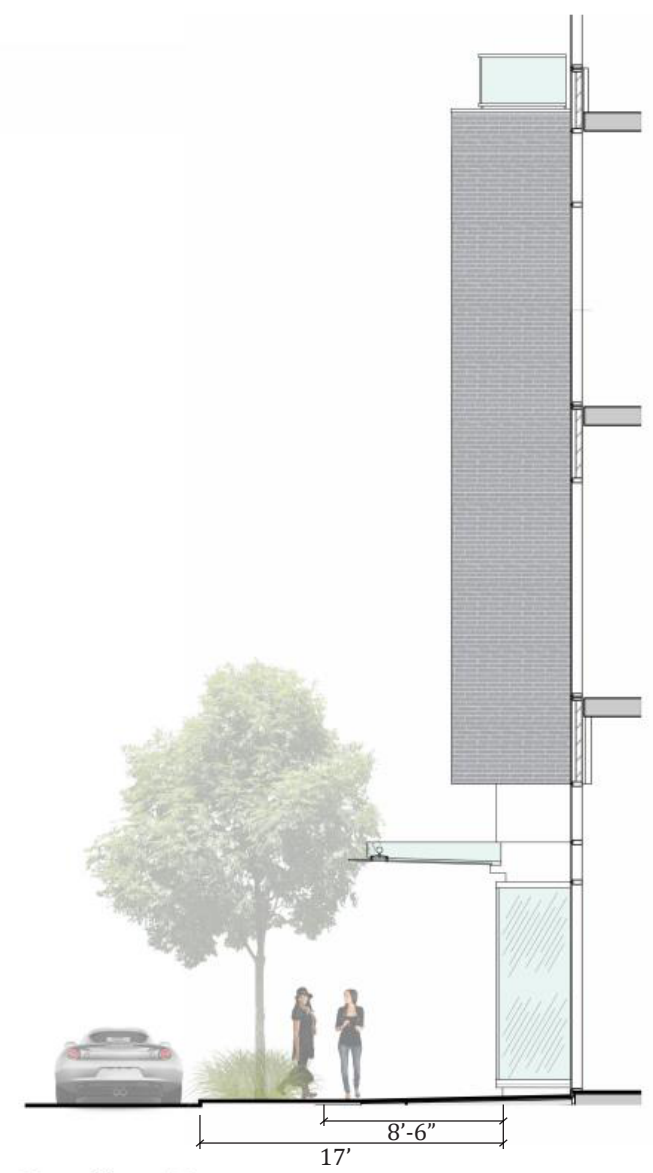
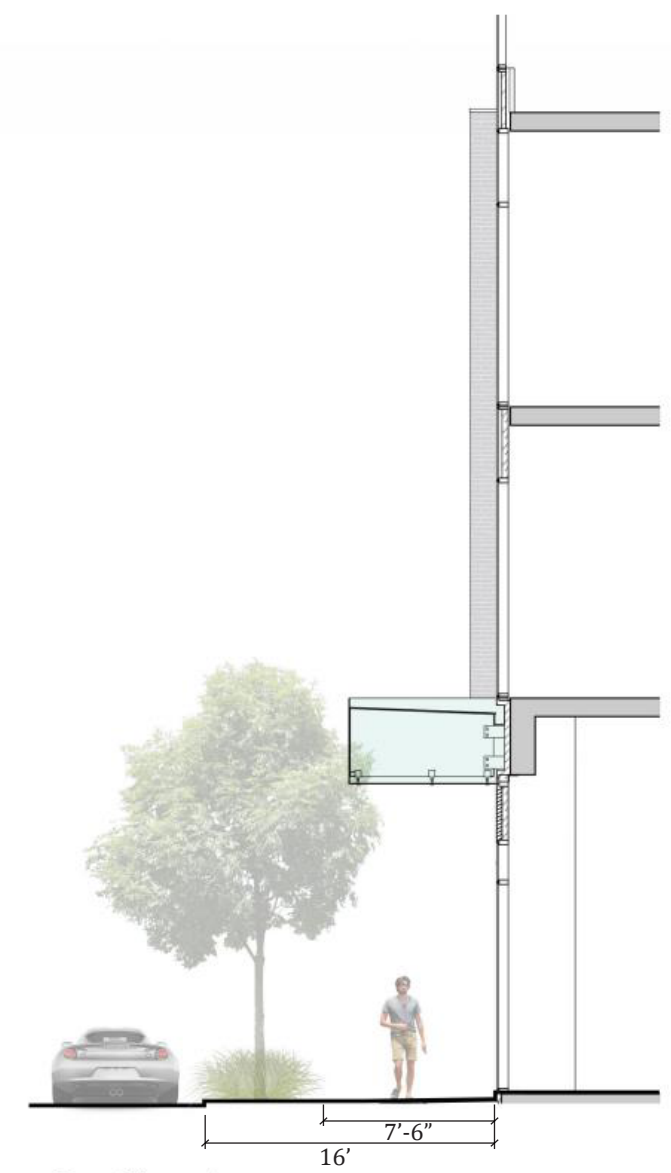
STEWART STREET SECTIONS



1200 Stewart



Minor Avenue



MINOR AVENUE SECTIONS



1200 Stewart