



T6 INNOVATION
CENTER

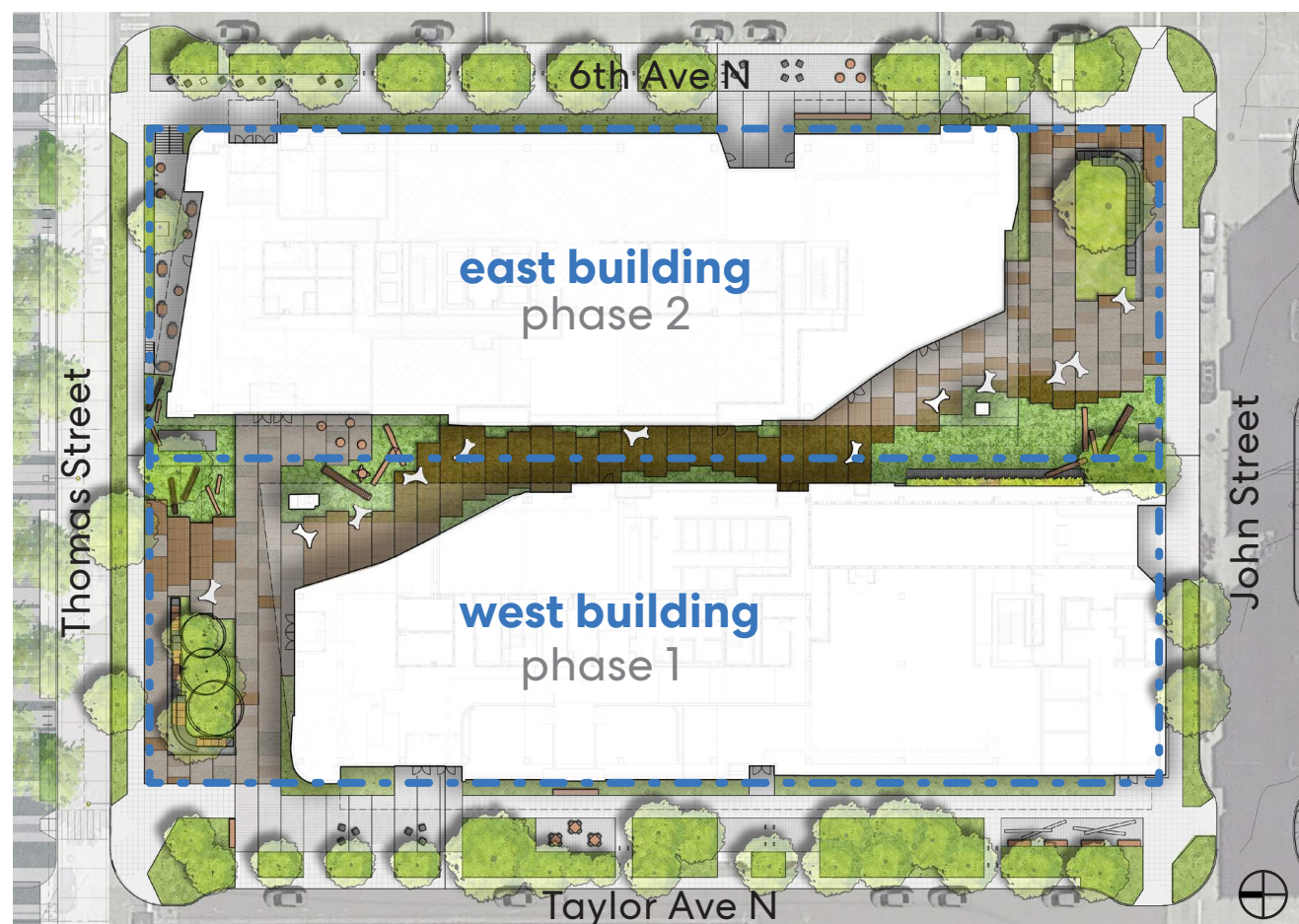
Seattle City Council Transportation Committee

Perkins&Will  BioMed Realty  PARTNERSHIP berger

SDCI Project # 3038240-LU / 3038247-LU | Clerk File 314512 | September 03, 2024

site plan





objectives

- neighborhood integration
- historic references
- emphasis on pedestrian realm
- enhancing site functionality
- green street connection
- neighborhood fabric



proposal

- two high-rise buildings (phased): 8 & 9 stories for life science tenants
- alley vacation
- enhanced open space
- dedicated pedestrian connection

process / alley vacation

2021

- 6/21 Community Outreach Started
(website, direct mail, online survey, open houses, community conversations, agency discussions)
- 7/31 SDOT Preliminary Meeting

2022

- 2022-
Current Agency Correspondence: Multiple touchpoints with SDOT (Traffic Ops, Urban Design, Street Vacation), SDC, SPU
- 4/20 Early Design Guidance Passed
Engaged with SDOT, Forestry, prior to 30% SIP
- 4/24 30% SIP Comments Received
- 5/10-
5/12 Community Outreach Meetings
- 6/6 Uptown Alliance Meeting
- 7/12 MUP Submittal
- 8/10 100% UMP Submitted
- 8/16 Council - Transportation and SPU Committee
Early Briefing
- 11/17 Design Commission Meeting 1 - Public Trust
- 12/14 MUP Corrections Submitted

2023

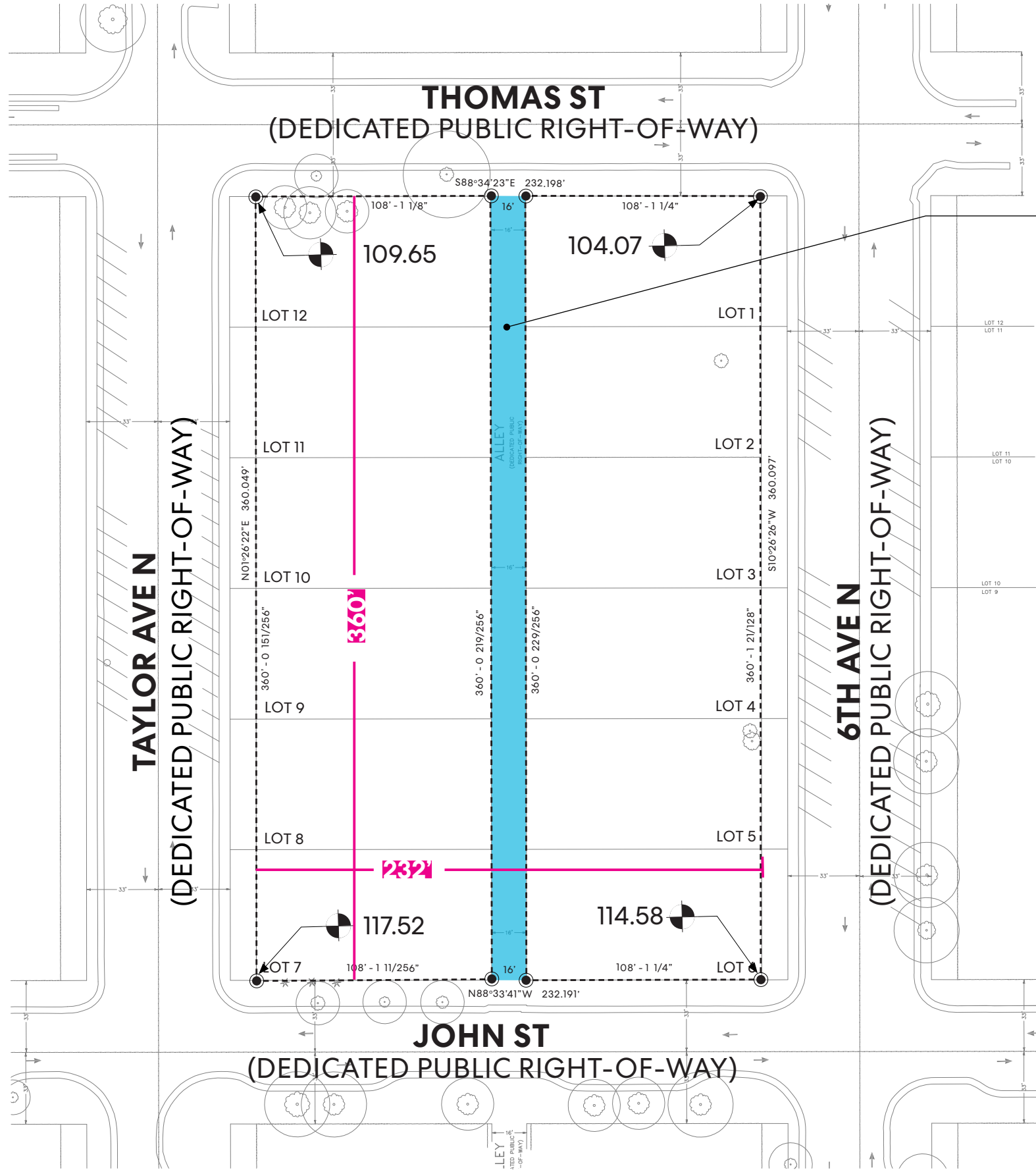
- 2/13-
2/17 Community Outreach Meetings continued
- 3/2 Design Commission Meeting 2 - Public Trust
- 5/3 **Design Review Board Recommendation Meeting (passed)**
- 7/15 Door-to-door Outreach Begins
- 9/14 Community Outreach Meeting
- 10/25 Uptown Alliance Meeting
- 2023-2024
Throughout Conversations with SDOT regarding Thomas Street funding

2024

- 1/15 Door-to-door Outreach Concludes
- 2/15 Design Commission Meeting 3 - Public Benefits
- 9/3 **Transportation Committee Meeting**

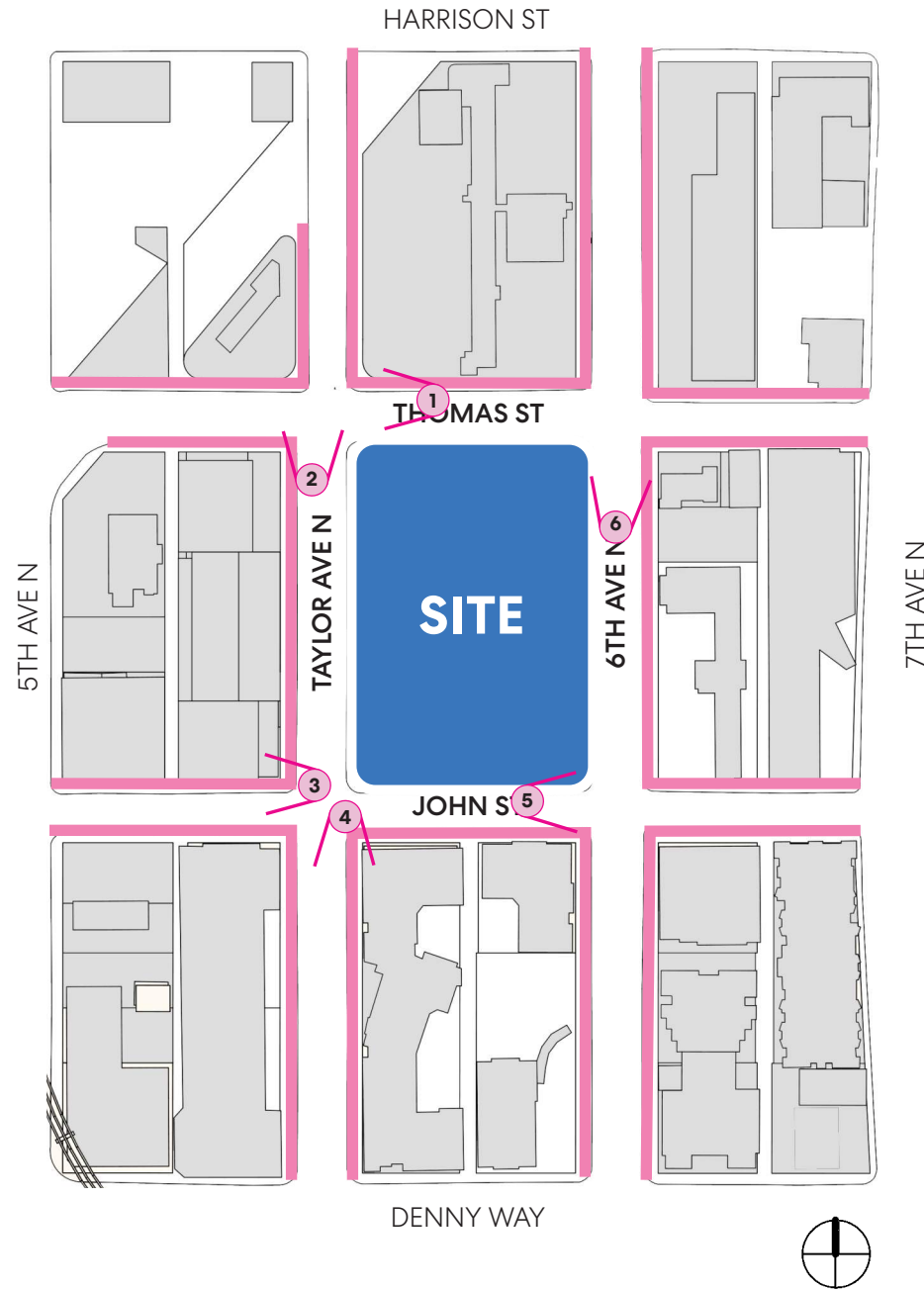
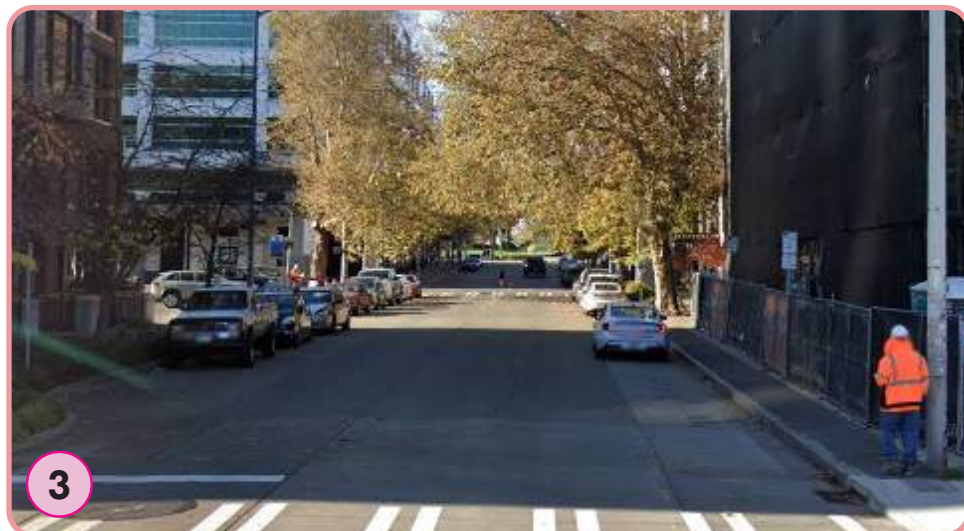
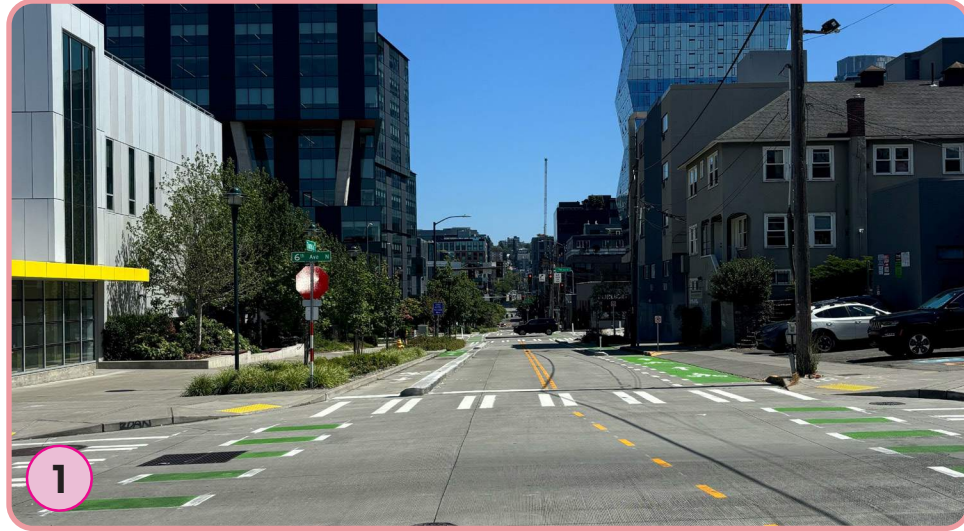
Project Status

existing conditions



**PROPOSED ALLEY VACATION:
5,761 SF**

photos of pedestrian realm



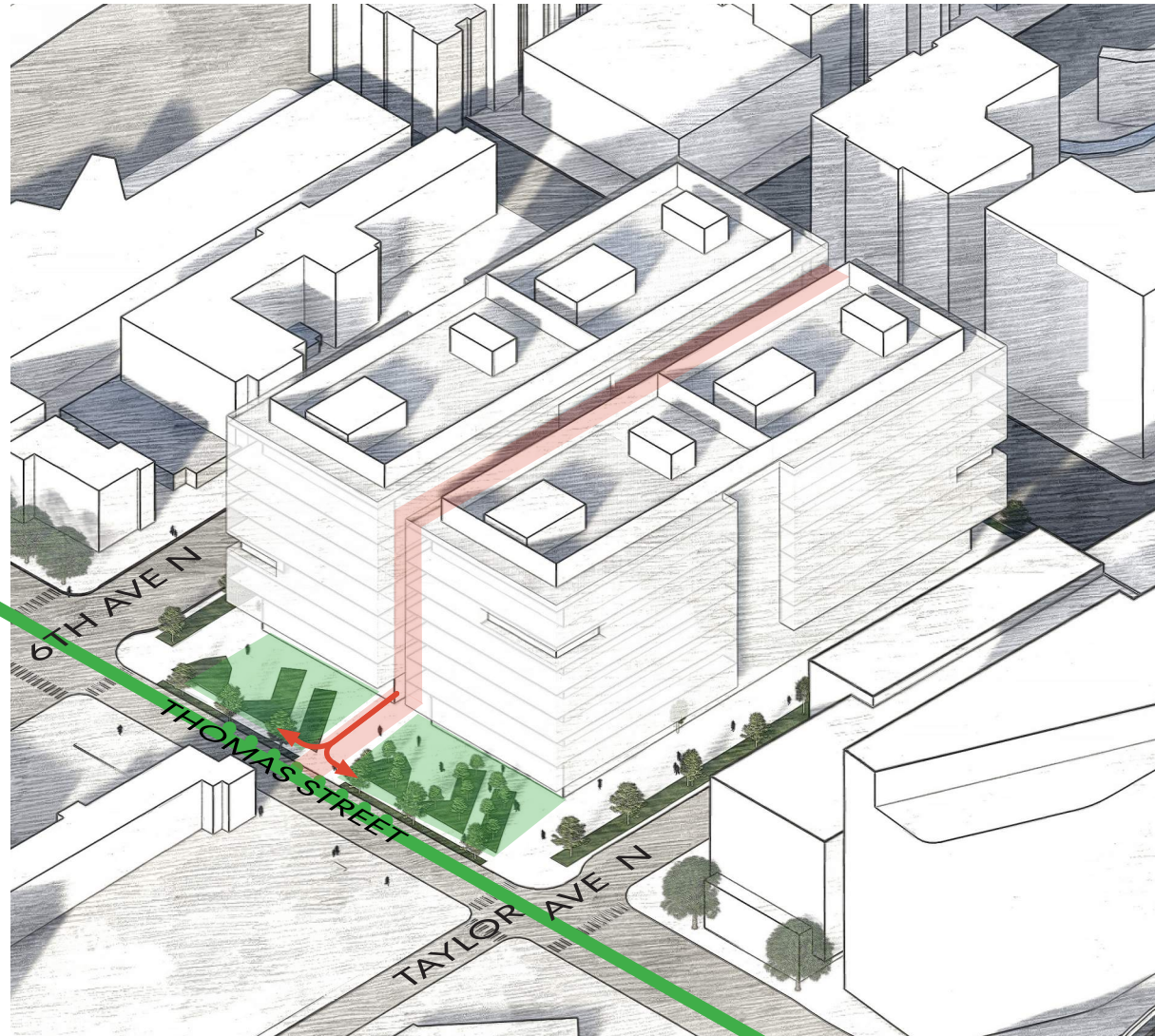
urban and green space connectivity



pedestrian experience

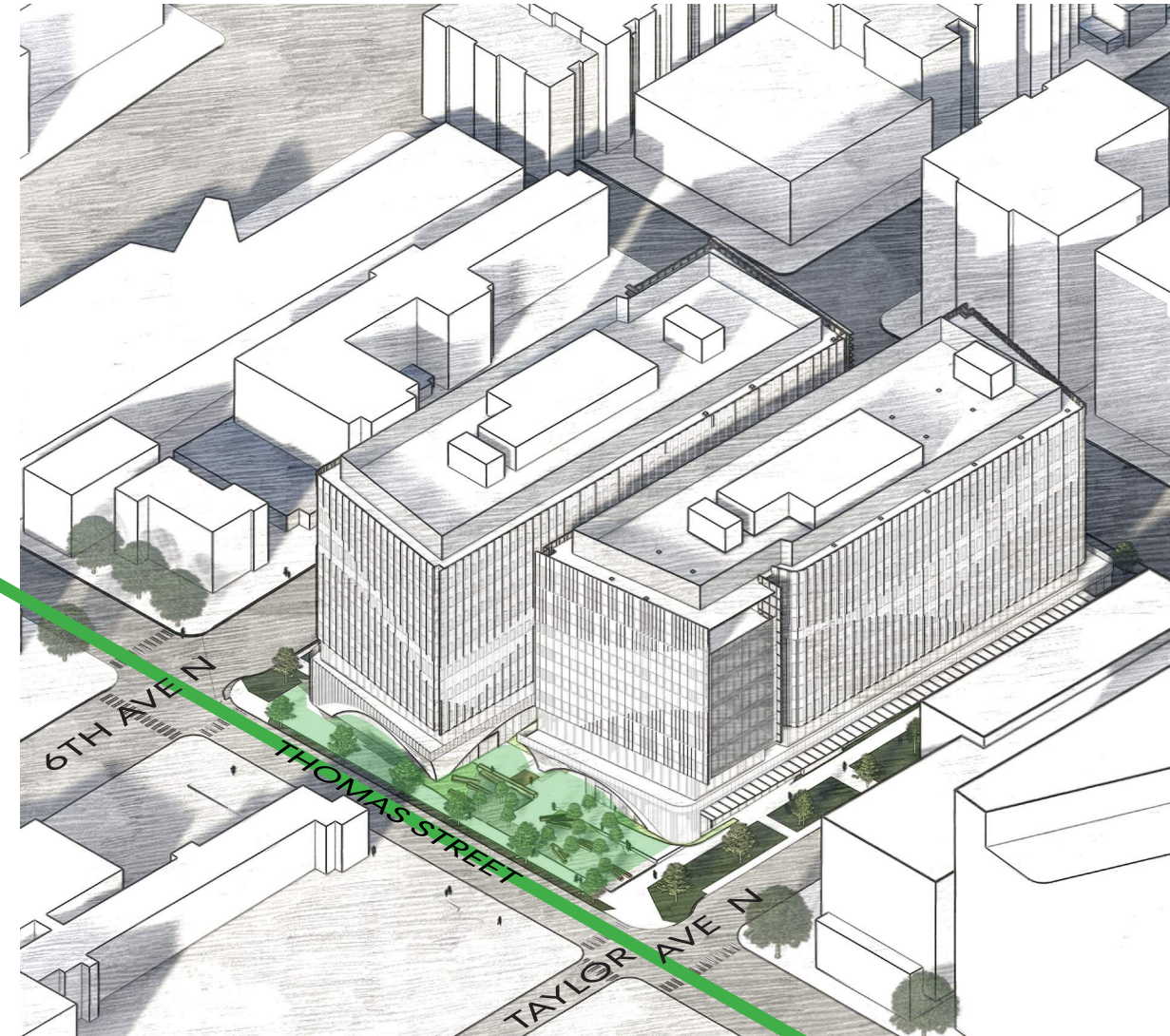


no alley vacation



- 8 stories
- approx. 558,000 GSF (above grade)
- separate parking access/drive aisles per-building
- separate loading and trash access per-building from alley
- compliant with minimum open space requirements (approx 12,500 sf)

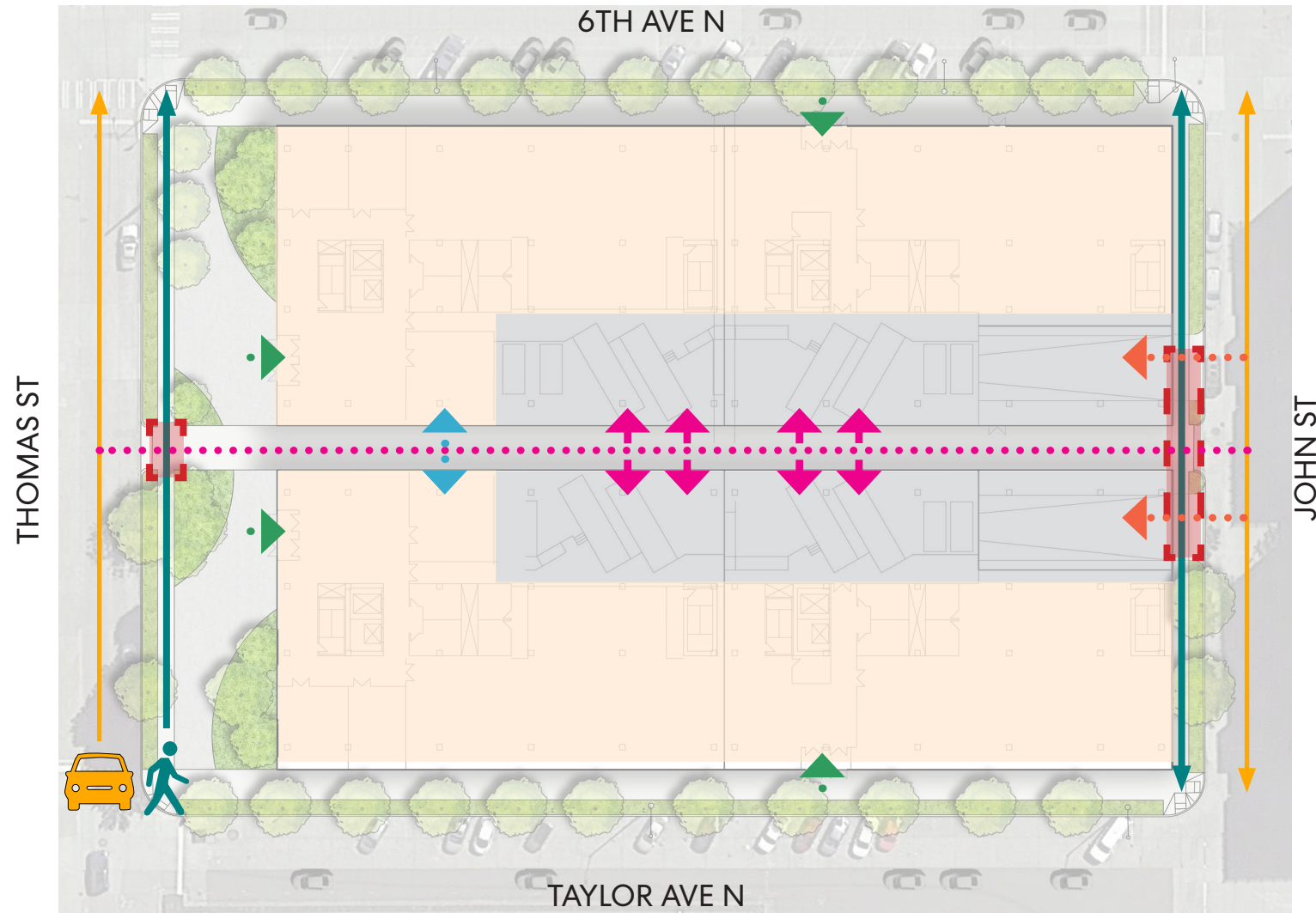
alley vacation



- 8 and 9 stories
- approx. 505,000 GSF (above grade)
- prioritizes pedestrian experience
- singular, shared drive aisle for below grade access (for parking, loading, and trash)
- provided open space beyond minimum requirements (approx. 23,000 SF, shared between Thomas and John frontage)

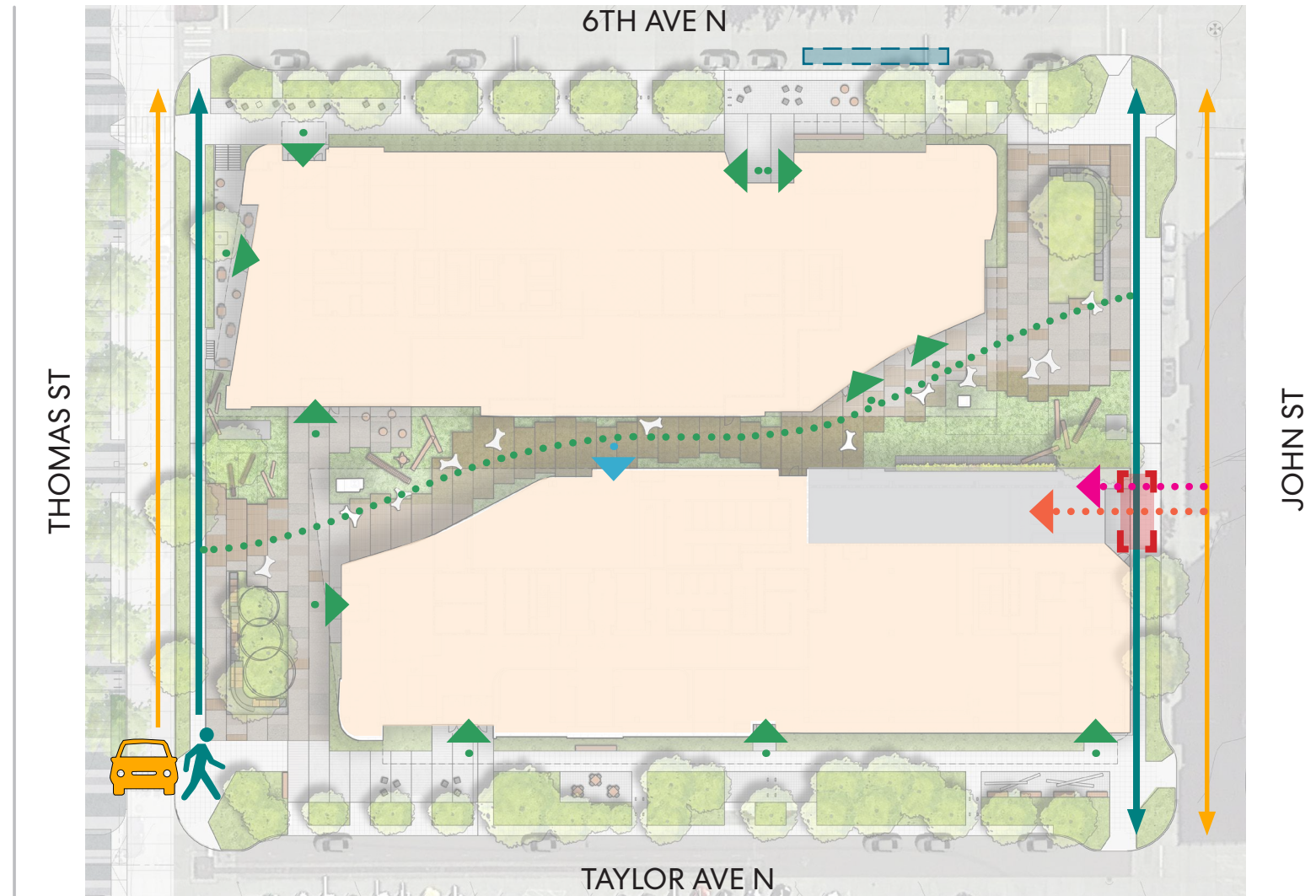
access & circulation

no alley vacation



- Service alley remains
- Increased potential for merging vehicular and pedestrian traffic
- Disrupts Thomas Green Street

alley vacation



- Re-purpose service alley as pedestrian focused space
- Public realm is prioritized
- Opportunities for activated streetscape

Legend:

- Tenant
- Core/Building Support
- ROW Vehicular Circulation
- ROW Pedestrian Circulation
- ▬ Zone of Ped/Vehicle Overlap

- ◆ Service Entries*
 - ◆ Parking Entries
 - ◆ Pedestrian Bldg Entries
 - ◆ Bike Entries
 - ▬ Potential Curbside Drop-Off
- *Service entry / below-grade dock to be used for loading, trash/recycling, and move-in activities

public benefits - overview

THOMAS GREEN STREET FUNDING

\$2.4 million nonrefundable payment to SDOT to complete Thomas Street Green Street

SIDEWALK IMPROVEMENTS

Expand 6th Avenue sidewalk+planting from 14 feet wide (existing) to 29 feet wide

CANOPIES

Provide 280 lineal feet of weather protection on Taylor Avenue N and 94 lineal feet on 6th Avenue

TREE CANOPY COVER

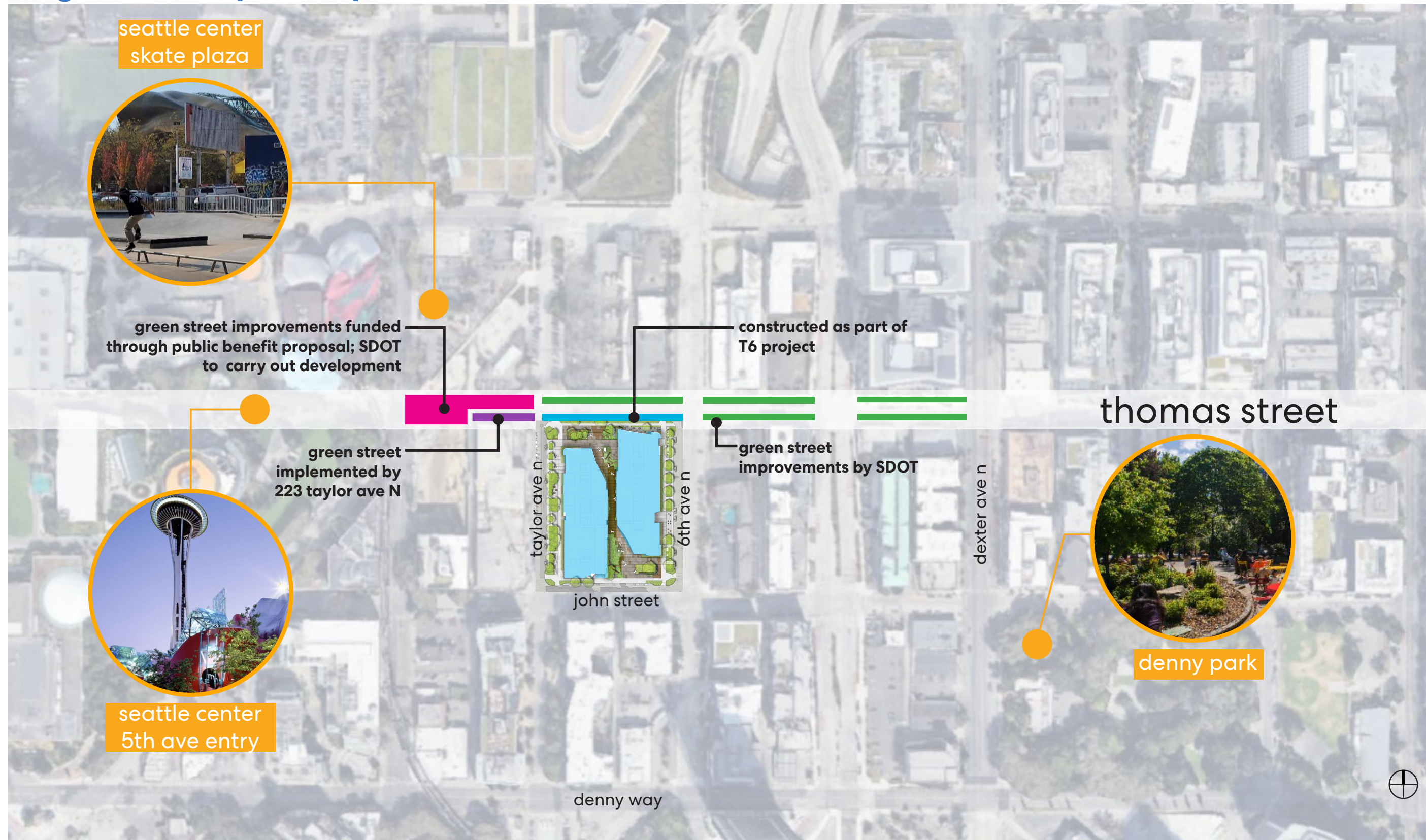
Add 7-10 additional trees beyond requirements along Taylor Avenue N

PEDESTRIAN AMENITIES

Provide enhanced landscaping and parklets along 6th Avenue and Taylor Avenue

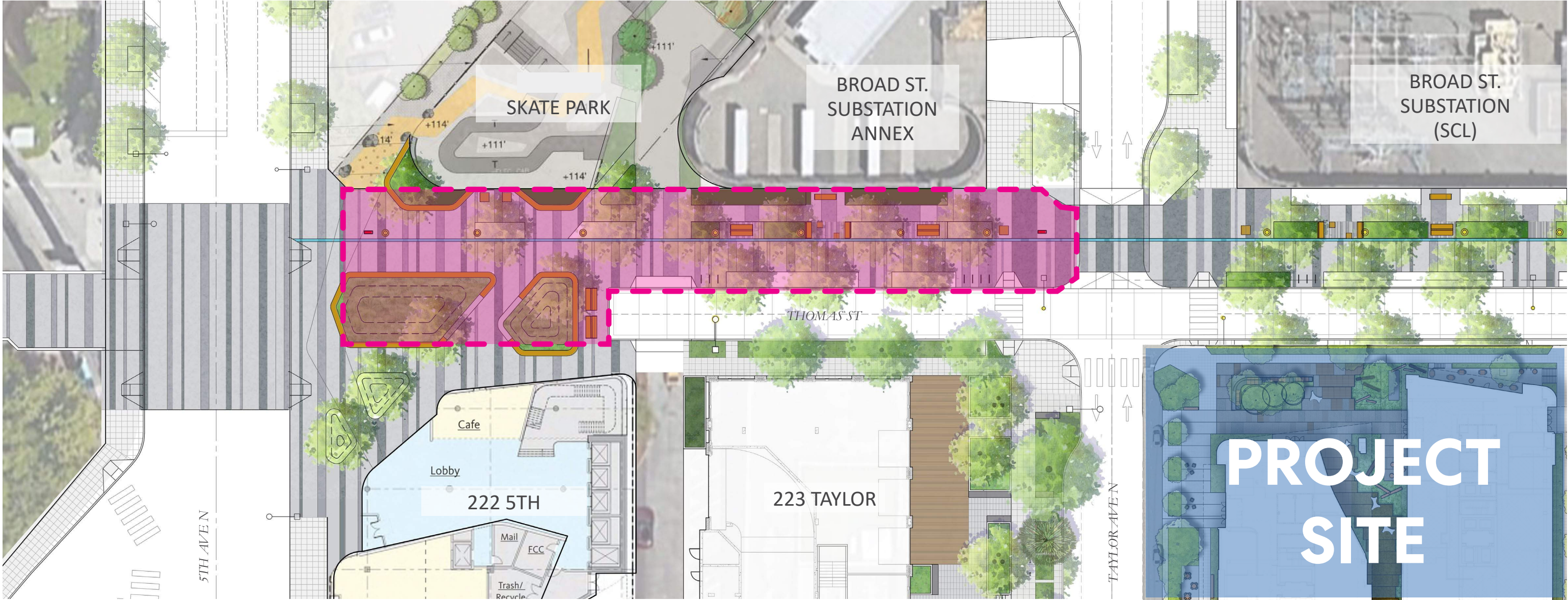


neighborhood public space



- thomas street green street funding**
- proposed T6 off-site public benefit contribution
 - thomas green street improvements by T6 project
 - thomas green street improvements by SDOT
 - thomas green street improvements by others

thomas green street funding



Thomas Street Redefined

- Funds the completion of Thomas Street Green Street
- \$2.4 million nonrefundable payment to SDOT in December 2024



public benefits: sidewalk improvements, amenities, street trees, and canopies

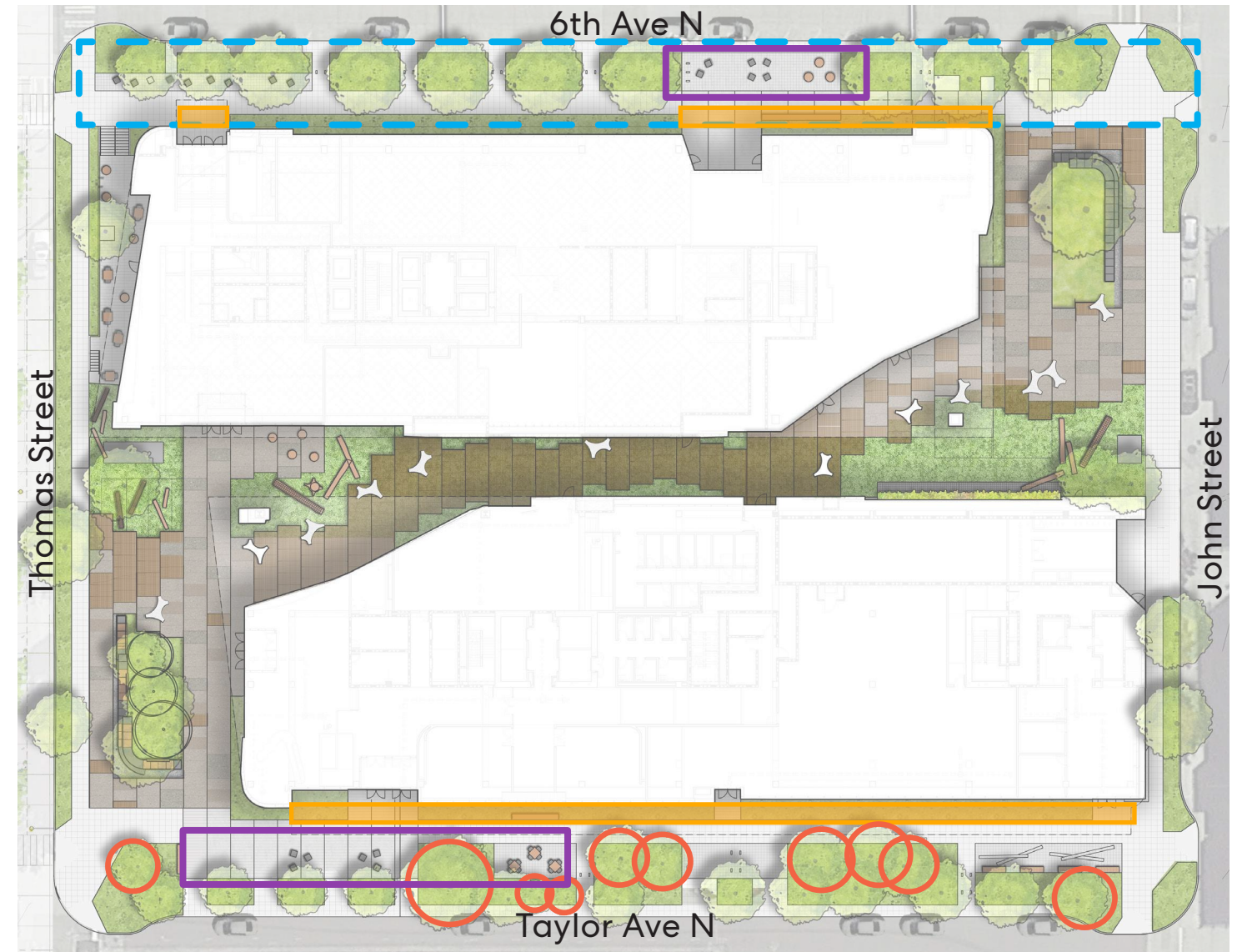
no alley vacation



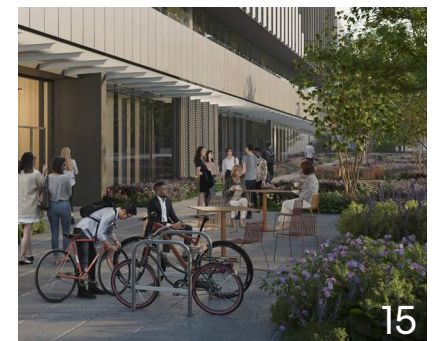
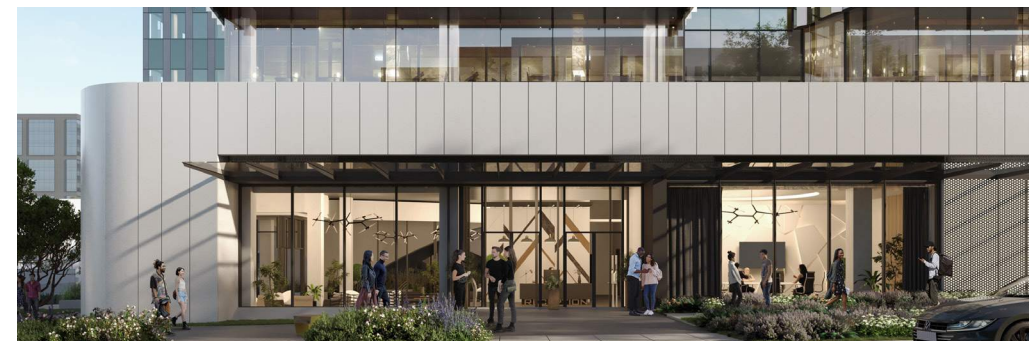
6th Ave sidewalk width: 14 feet (existing)
 Taylor Ave street trees: per SDOT standards



alley vacation



6th Ave sidewalk width: **29 feet (15' additional)**
 Taylor Ave street trees: **7-10 additional trees**
 Taylor Ave ped amenities: **7-10 benches, 3 tables, enhanced materials**
 6th Ave ped amenities: **7-10 benches, enhanced materials**
 building canopies: **280 feet on Taylor Ave, 94 feet on 6th Ave**



public benefits - phasing

THOMAS GREEN STREET FUNDING

\$2.4 million nonrefundable payment to SDOT to complete Thomas Street Green Street

Phase 1

SIDEWALK IMPROVEMENTS

Expand 6th Avenue sidewalk+planting from 14 feet wide (existing) to 29 feet wide

Phase 2

CANOPIES

Provide 280 lineal feet of weather protection on Taylor Avenue N and 94 lineal feet on 6th Avenue

Phase 1: Taylor Ave N.
Phase 2: 6th Ave N.

TREE CANOPY COVER

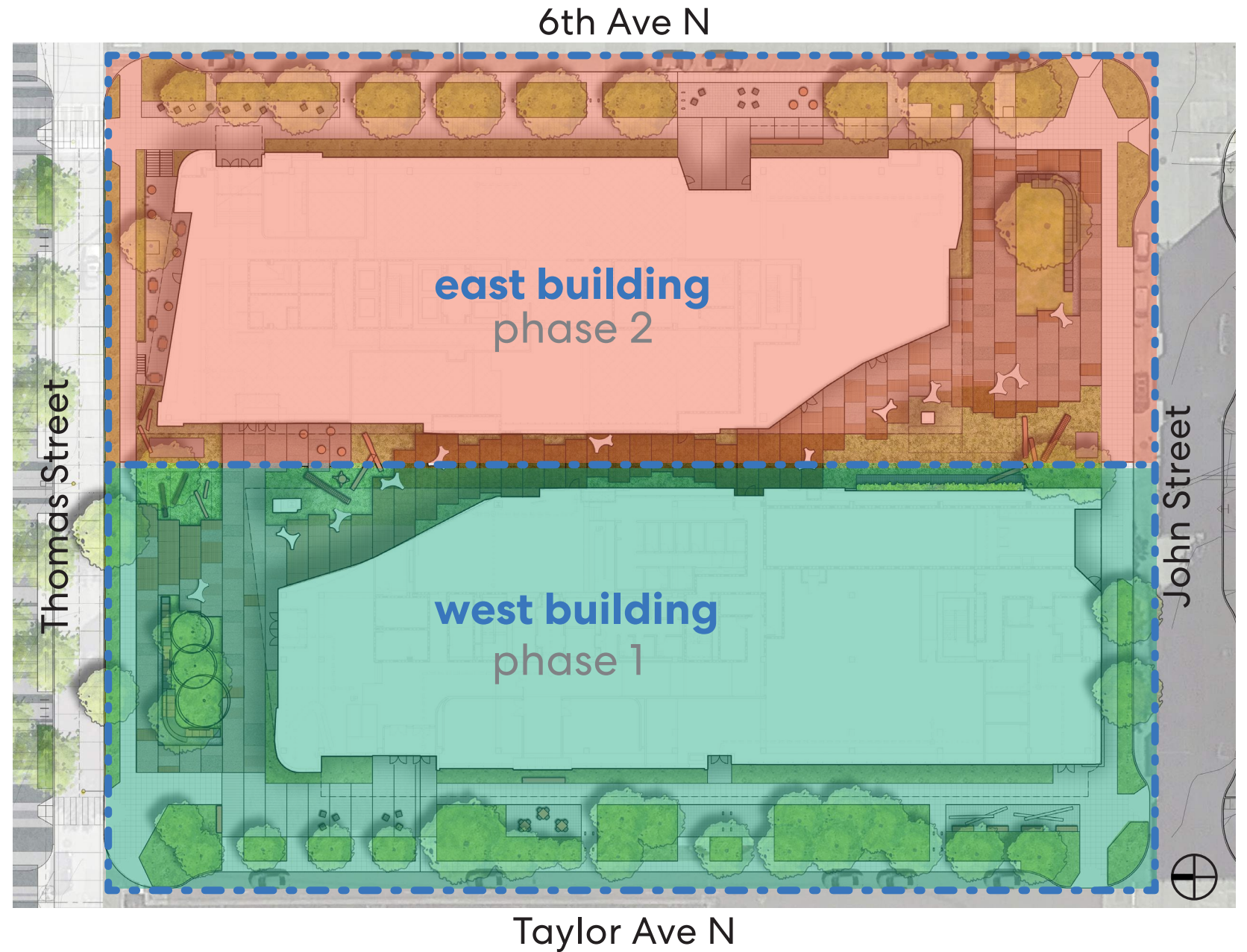
Add 7-10 additional trees beyond requirements along Taylor Avenue N

Phase 1

PEDESTRIAN AMENITIES

Provide enhanced landscaping and parklets along 6th Avenue and Taylor Avenue

Phase 1: Taylor Ave N.
Phase 2: 6th Ave N.



public benefit matrix

Public Benefit Component	Phase	Code Req'd	Item	Estimated Value
<u>1: Off-Site Improvements</u> Voluntary, nonrefundable \$2.4M to be provided to SDOT for the Thomas Street green street improvements at Taylor Ave N to 5th Ave	Phase 1	N	\$2.4 million to be paid to SDOT. Funds to be provided by December 15, 2024, with the possibility of a 90-day extension	\$2,400,000
<u>2: Sidewalk Improvements</u> Expanded sidewalk width at 6th Avenue N to allow for increased planting area and pedestrian zone	Phase 2	N	2,545 SF Planting / Amenity Zone	\$300,000
			2,197 SF Paving (CIP Concrete)	
<u>3: Canopies</u> Overhead canopies at Taylor Avenue N and 6th Avenue N are provided to enhance the pedestrian experience	Taylor Avenue N – Phase 1	N	Taylor Avenue: 3,425 sf of canopy	\$1,935,000
	6 th Avenue N – Phase 2		6 th Avenue: 2,575 SF (west) 850 SF (east)	
<u>4: Tree Canopy Cover</u> Increased tree planting along Taylor Avenue N	Phase 1	N	7 to 10 additional trees range in 2-3” caliper / 12-15’ tall	\$159,000
			25% of additional trees will be coniferous trees	
<u>5: Pedestrian Amenities – Taylor Avenue N</u> Enhanced landscaping to provide pedestrian respite and comfort	Phase 1	N	7-10 benches in parklets	
			3 tables in parklets	
<u>6: Pedestrian Amenities – 6th Avenue N</u> Enhanced landscaping to provide pedestrian respite and comfort.	Phase 2	N	7-10 benches in parklets	
Total Estimated Cost for Public Benefits				\$ 4,794,000



thank you.