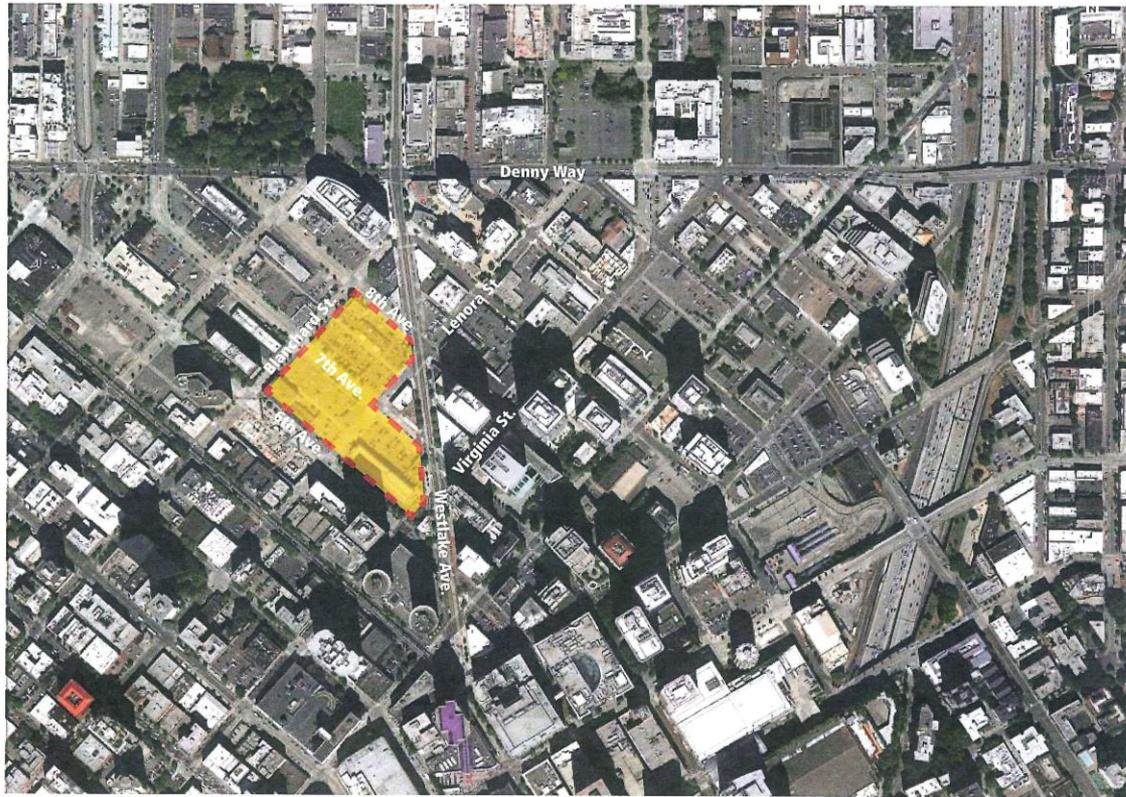


Seattle City Council
Transportation Committee

October 23, 2012

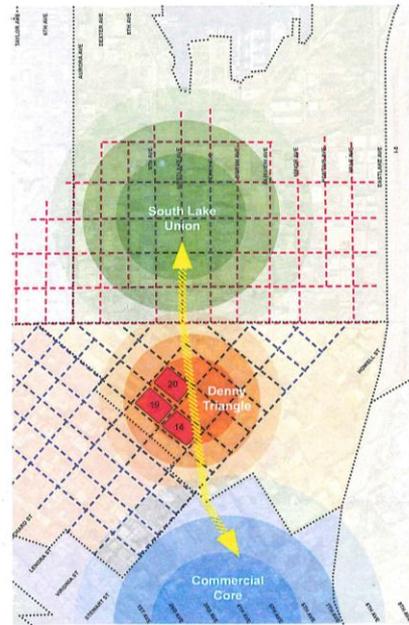
Alley Vacation Petitions for
Amazon.com office buildings project
Denny Triangle



Seattle City Council Briefing May 7, 2012

May 7, 2012 Council briefing – Initial review of public benefit concept

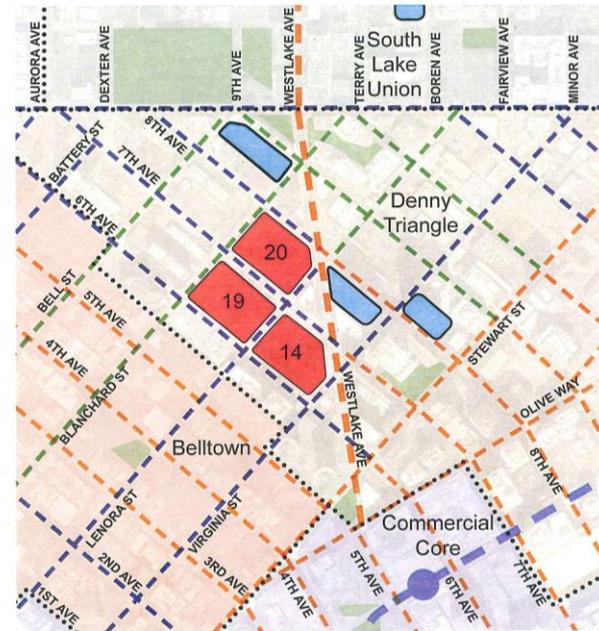
Urban Design Analysis
Vicinity map & Traffic flows (Detail)



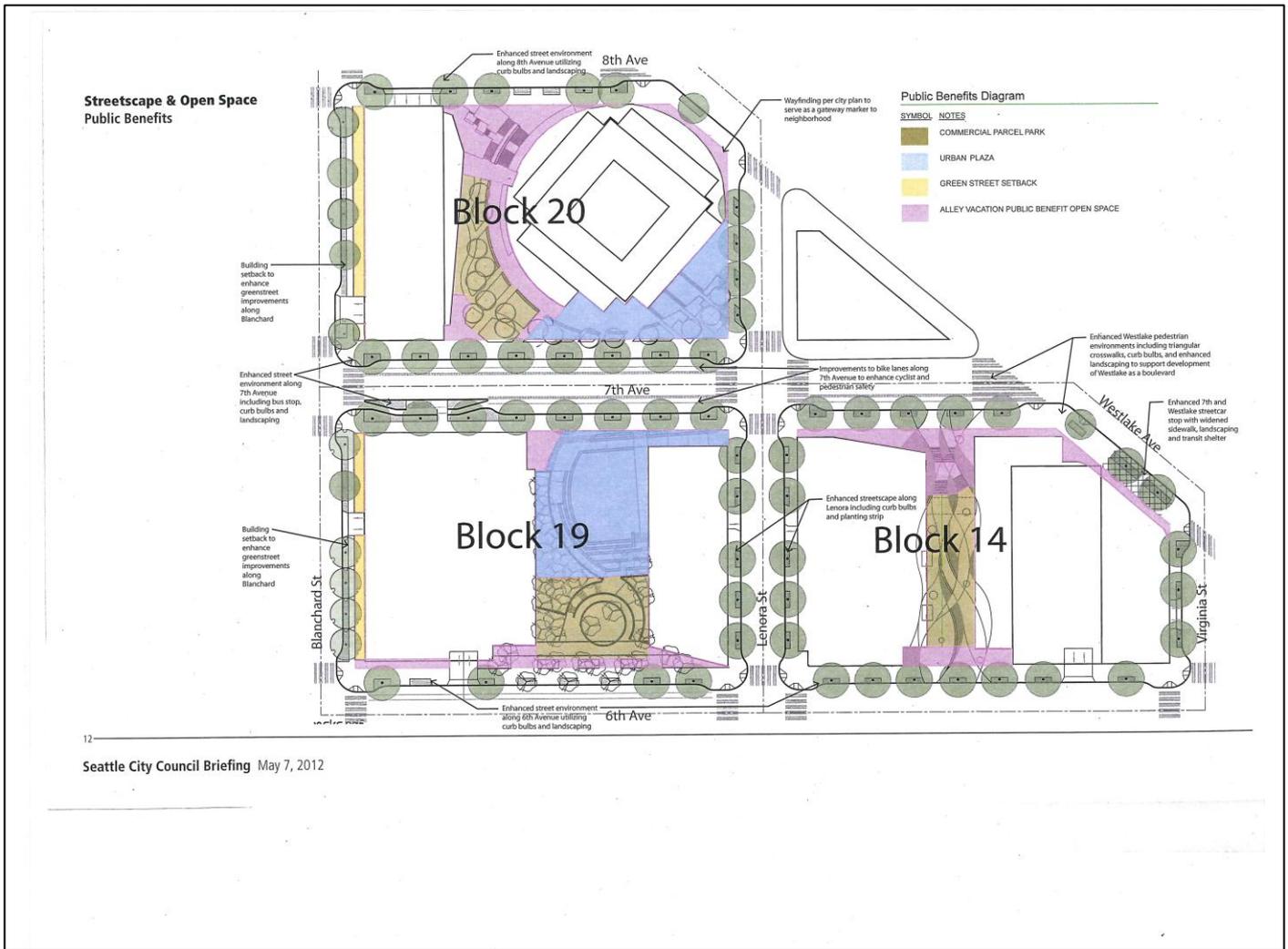
Urban Connection

- Map Legend:
- RECENT URBAN DEVELOPMENT
 - PROJECT SITES
 - NEIGHBORHOOD BOUNDARY
 - CLASS 1 PEDESTRIAN STREET
 - CLASS 2 PEDESTRIAN STREET
 - GREEN STREET
 - SOUND TRANSIT LIGHT RAIL
 - NEIGHBORHOOD CONNECTIONS

NOTE: 6th, 7th, 8th, Lenora & Virginia are also classified as Arterials according to the Seattle Traffic Code



Street Classifications



May 7, 2012 Council briefing - Public benefit concept

Rufus 2.0



Seattle Design Commission | Public Benefits Review | June 21, 2012

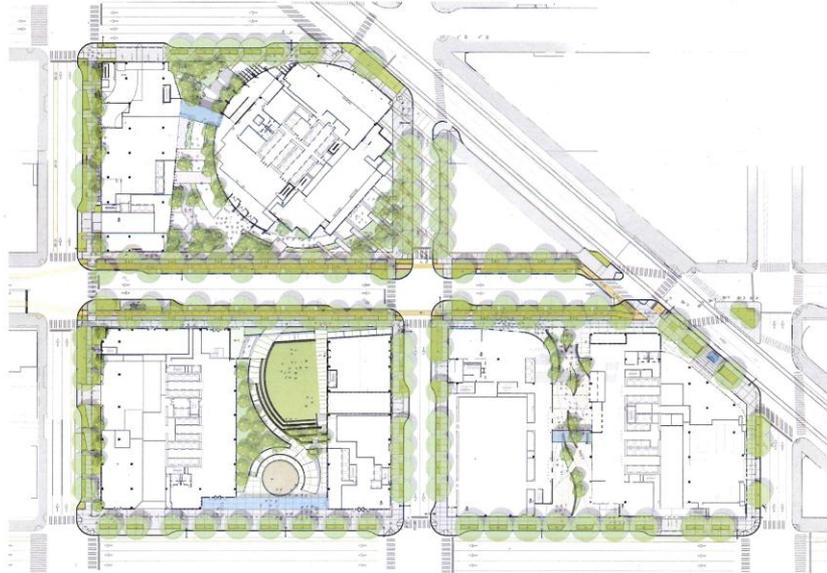
June 21, 2012 - Seattle Design Commission briefing

1

Public Benefits Summary Summary Table

FAR Public Benefits	PCD Public Benefits	Alley Vacation Public Benefits
<p>75% Affordable Housing & Child Care</p> <ul style="list-style-type: none">• Block 14: 465,000 SF• Block 19: 500,000 SF• Block 20: 490,000 SF <p>25% Public Amenities (including TDRs)</p> <p>Block 14:</p> <ul style="list-style-type: none">• 12,000 SF Urban Plaza• Purchase of 95,000 SF TDRs <p>Block 19:</p> <ul style="list-style-type: none">• 7,000 SF Commercial Parcel Park• 15,000 SF Urban Plaza• Purchase of 55,000 SF TDRs <p>Block 20:</p> <ul style="list-style-type: none">• 7,000 SF Commercial Parcel Park• 15,000 SF Urban Plaza• Purchase of 87,000 SF TDRs <p>*Public Benefits per Downtown Code for Added FAR (DOC2)</p>	<p>1) Improvements to Pedestrian Circulation:</p> <ul style="list-style-type: none">• Develop Westlake Avenue Street Design Concept Plan (between Denny and McGraw Square/5th Ave) informed by:<ul style="list-style-type: none">• Denny Triangle Urban Design Framework study• Westlake Hub Urban Strategy• South Lake Union Mobility Plan <p>2) Improvements to Urban Form:</p> <ul style="list-style-type: none">• Develop Design Guidelines for structures above 60' for Blocks 19 & 20. <p>3) Improvements to Transit Facilities:</p> <ul style="list-style-type: none">• 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 should be designed as a street car stop integrated with the building frontage, allowing for wider sidewalks immediately adjacent.• Work with SDOT to enhance street car operations. <p>4) Other Demonstrable Public Benefit:</p> <ul style="list-style-type: none">• Design with intent to meet LEED Gold rating.• Work with the City to explore further opportunities for energy reduction. <p>*PCD Public Benefits per SMC 23.49.036.F1</p>	<ul style="list-style-type: none">• 7th Ave Cycle Track and Double Tree Allee• Shared Use Street• Westlake Avenue Improvements at Blocks 14 & 20• Gateway Art• Public Open Space & Street Improvements• Voluntary Building Setbacks• Thru Block Connections• Blanchard Green Street• Significant Upgrades to Mid-Block Open Spaces• Programing of Public Open Space

Rufus 2.0



Seattle Design Commission | Public Benefits Review | July 19, 2012

July 19, 2012 - Seattle Design Commission briefing

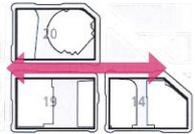
Public Benefits Overview

Summary Diagram

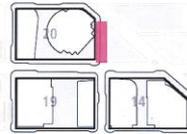
Commissioner Comments:

- "Better delineate and provide more detail of the public benefits offered, both in terms of the quality and quantity of the design elements and materials."

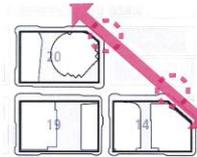
1: 7th Ave Cycle Track



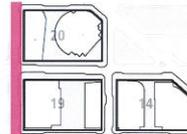
2: Shared-Use Street



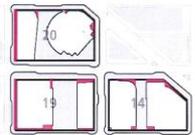
3: Westlake Plan & Intersection Improvements



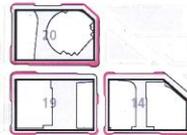
4: Blanchard Green Street Improvements



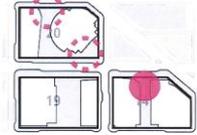
5: Voluntary Setbacks



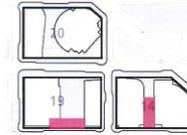
6: ROW Improvements



7: Incorporation of Art

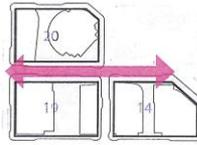


8: Additional Overhead Protection

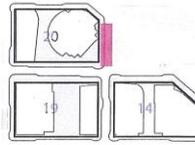


Public Benefits Overview Summary Diagram

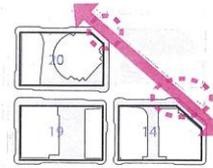
1: 7th Ave Cycle Track



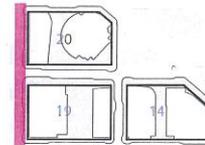
2: Shared-Use Street



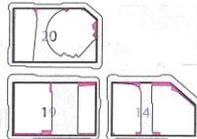
3: Westlake Avenue Street Improvements



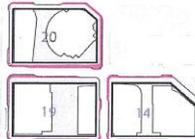
4: Blanchard Green Street -
Enhanced by 10' Voluntary Setback



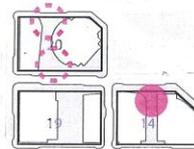
5: Other Voluntary Setbacks



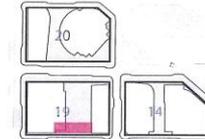
6: ROW Improvements



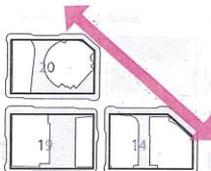
7: Art Program



8: Additional Overhead Protection



9: Proposed: Fourth Streetcar



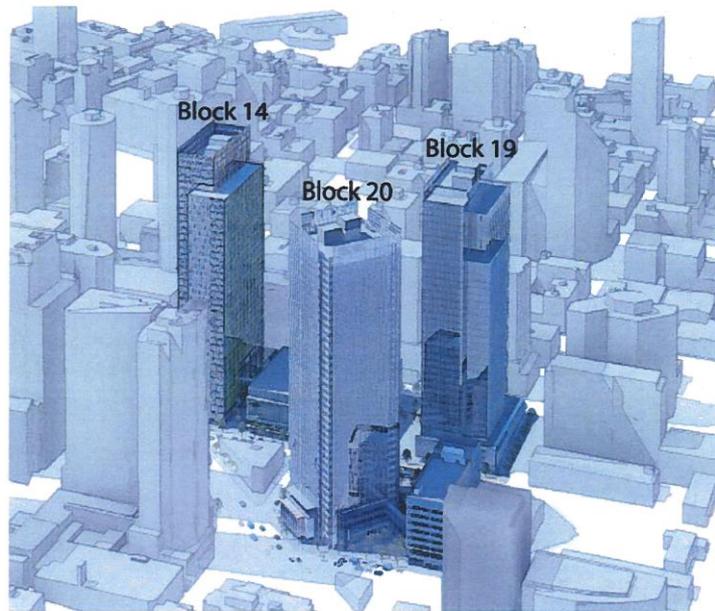
3

August 2012 – expansion of public benefit package – purchase of streetcar

Project Overview

Development Objectives

- Obtain a Master Use Permit (MUP) with a Planned Community Development (PCD) component to design and construct office buildings on 3 blocks in the Denny Triangle Urban Village
- Pursue PCD to ensure coordinated building design and to phase construction
- Alley vacations allow for:
 - Buildings to be reoriented east/west improving solar access at the street
 - Generous public open spaces
 - Office floor plates that are consistent with today's Class A office building standards
- Anticipated development schedule:
 - Block 14 to begin in 2013
 - Block 19 to begin 2 to 4 years later, followed by
 - Block 20 to begin 2 to 4 years later
- Request 15 years to complete the alley vacations 3 years beyond the duration of the PCD





September 2012 – Transportation Committee briefing

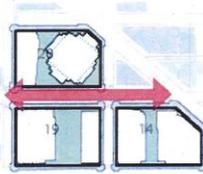
Public Benefit Overview
Summary

FAR Public Benefits	PCD Public Benefits	Alley Vacation Public Benefits
Land Use Code	Director of DPD	Seattle City Council
<p>75% Affordable Housing & Child Care</p> <ul style="list-style-type: none"> • Block 14: 465,000 SF • Block 19: 500,000 SF • Block 20: 490,000 SF <p>25% Public Amenities (including TDRs)</p> <p>Block 14:</p> <ul style="list-style-type: none"> • 12,000 SF Urban Plaza • Purchase of 95,000 SF TDRs <p>Block 19:</p> <ul style="list-style-type: none"> • 7,000 SF Commercial Parcel Park • 15,000 SF Urban Plaza • Purchase of 55,000 SF TDRs <p>Block 20:</p> <ul style="list-style-type: none"> • 7,000 SF Commercial Parcel Park • 15,000 SF Urban Plaza • Purchase of 87,000 SF TDRs <p>Over 1.25 acres of open space created across the project site</p>	<p>1. Improvements to Pedestrian Circulation:</p> <ul style="list-style-type: none"> • Develop Westlake Avenue and 7th Avenue Street Design Concept Plan (between Denny and McGraw Square/5th Ave) informed by: <ul style="list-style-type: none"> • Denny Triangle Urban Design Framework study • Westlake Hub Urban Strategy • South Lake Union Mobility Plan <p>2. Improvements to Urban Form:</p> <ul style="list-style-type: none"> • Develop Design Guidelines for structures above 60' for Blocks 19 & 20. <p>3. Improvements to Transit Facilities:</p> <ul style="list-style-type: none"> • 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 should be 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. <p>4. Demonstrate Public Benefits & Sustainability:</p> <ul style="list-style-type: none"> • Design with intent to meet LEED Gold rating. • Work with the City to explore further opportunities for energy reduction. 	<ol style="list-style-type: none"> 1. 7th Ave 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. Fourth Streetcar

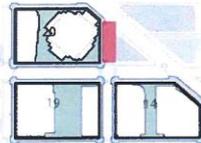
September 2012 – Transportation Committee briefing – Comprehensive public benefit package

**Alley Vacation Public Benefits
Summary Diagrams**

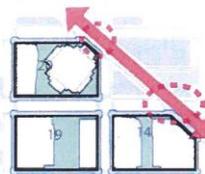
1: 7th Ave Cycle Track



2: Shared-Use Street / Enhanced Ped. Facilities on Lenora St.



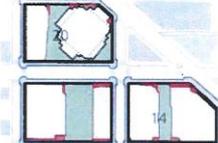
3: Westlake Avenue Street Improvements



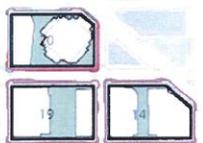
4: Blanchard Street - Enhanced Green Street by 10' Voluntary Setback



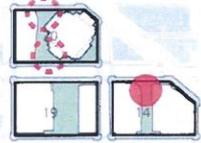
5: Other Voluntary Setbacks



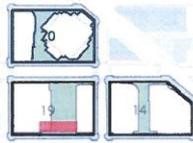
6: Enhanced Right Of Way Improvements



7: Art Program



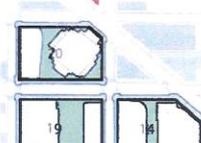
8: Additional Overhead Protection



9: Fourth Streetcar



10: Contribution to Future Neighborhood Park



3. Westlake Ave Street Improvements

Principles and plan view for the Westlake Avenue Concept Design were developed in collaboration with SDOT and DPD

Principles:



Improve pedestrian comfort & safety



Enhance intersection functions



Integrate transit



Promote public/private coordination



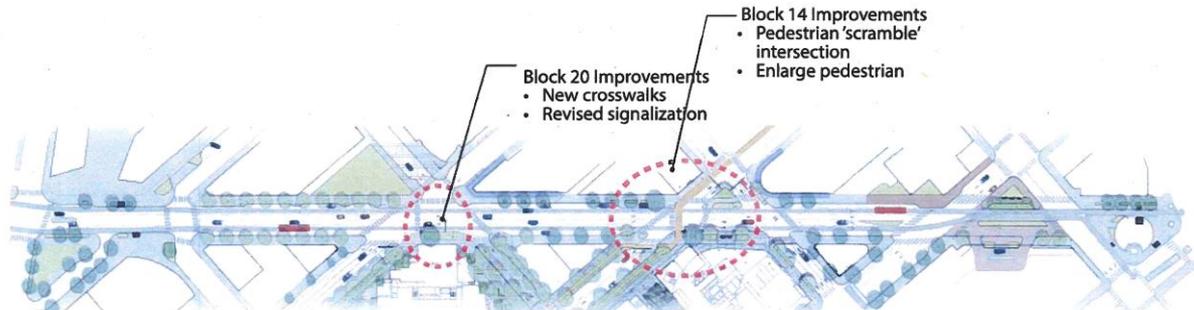
Transform Westlake into a "Boulevard"



Complete green streets



Celebrate water streets

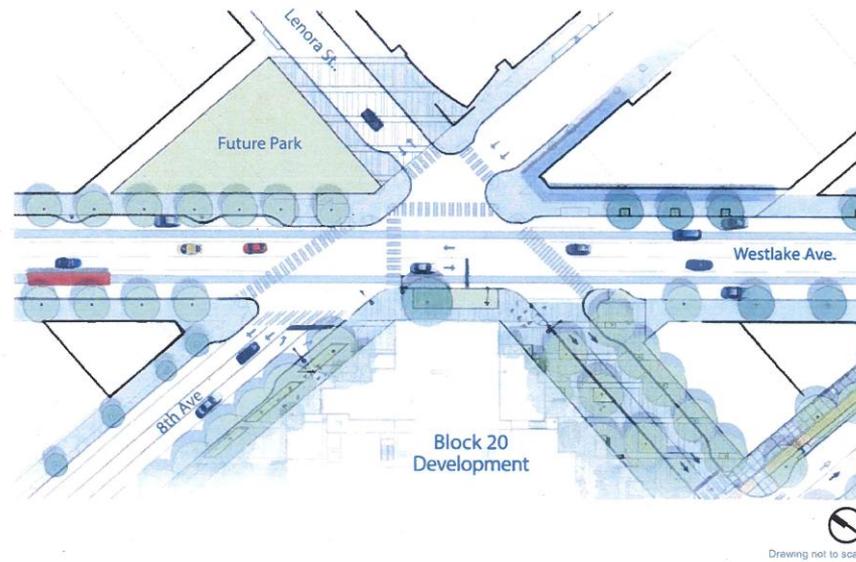
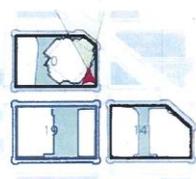


Westlake Avenue Concept Design



10. Contribution to Future Neighborhood Park

Contribution towards the development of a future neighborhood park at the corner of 8th Avenue, Westlake Avenue and Lenora St.



Alley Vacation Public Benefits - Summary Tables

	Phase I	Phase II	Phase III
1. 7th Ave Cycle Track	Block 14	Block 19	Block 20
Physically separated cycle track, enhanced pedestrian zone/cycle track buffer with tree wells, contrasting paving surface, furnishings and stormwater planting areas	5,470 sf / 280 lf	7,390 sf / 380 lf	7,050 sf / 390 lf
Signalization improvements to accommodate cyclists, pedestrians and motorists.	7th Ave & Westlake	7th Ave & Lenora	7th Ave & Blanchard
Bicycle "daily/annual counter" northbound and southbound	-	-	1
Bicycle trash receptacles	2	2	2
Lean rails at intersection stops	2	2	2
Bicycle wayfinding signage as appropriate	1	1	1
Re-stripe existing bike lanes including transitions from proposed cycle track Lenora to Denny	2,740 lf	-	-
Permeable paving or pavers are being considered in collaboration with SDOT between the cycle track and sidewalk	280 lf	380 lf	390 lf
Contribution towards the City's technical analysis and its implementation of offsite cycle track improvements Note: Contribution to occur before issuance of the building permit for Block 14	\$250,000	-	-
2. Shared Use Street/Enhanced Pedestrian Facilities on Lenora Street	Block 14	Block 19	Block 20
Enhanced pedestrian zone with tree wells, contrasting paving surface, and street furnishings	-	-	7,480 sf
Widened or rolled curbs	-	-	290 lf
3. Westlake Ave Street Improvements	Block 14	Block 19	Block 20
Analysis and creation of a scramble at the intersection of 7th Ave and Westlake Ave. Improvements would include:			
• Re-configuration of traffic signal at Westlake/7th/Virginia to allow for pedestrian scramble and bicycle crossings	4 - 6	-	-
• Construct curb bulbs on NW corner of 7th Avenue & Westlake Avenue (unify existing islands)	1	-	-
• Enlarge and enhance pedestrian island between 7th/Westlake/Virginia	1,200 sf	-	-
• Re-striping of two existing crosswalks and addition of one new crosswalk	3	-	-
• Install bicycle crossings across Westlake Avenue	1	-	-
Paving and landscape improvements at existing streetcar stop on Block 14	1,740 sf	-	-
Improved pedestrian crossings at the intersection of 8th Ave, Lenora and Westlake Ave. Features would include:			
• Re-configuration of traffic signals at Westlake/8th/Lenora intersection	-	-	4 - 7
• Striping of crosswalk	-	-	1

September 2012 – Transportation Committee briefing – alley vacation public benefit details

Alley Vacation Public Benefits - Summary Tables

	Phase I	Phase II	Phase III
4. Blanchard Street – Enhanced Green Street by 10' Voluntary Setback	Block 14	Block 19	Block 20
Voluntary 10' building setback to allow for widened sidewalk, additional landscape and use by adjacent retail	-	2,230 sf	2,140 sf
5. Other Voluntary Building Setbacks	Block 14	Block 19	Block 20
Voluntary building setbacks within property line allowing for landscape and sidewalk improvements (Excludes Blanchard Street)	1,940 sf	2,510 sf	2,270 sf
6. Enhanced Right of Way Improvements	Block 14	Block 19	Block 20
Landscape and sidewalk improvements beyond existing curblines	6,320 sf	6,580 sf	8,530 sf
Double row of trees (Allee) on 7th Avenue	4-6	4-6	4-6
- Note: The Applicant is working with SDOT to determine the quantity of street trees to meet required clearances	add'l trees	add'l trees	add'l trees
Curb bulbs	At corners	At corners	At corners
Wayfinding & Signage per the Center City Wayfinding Plan (one on-site and one off-site)	2 signs	2 signs	2 signs
7. Art Program	Block 14	Block 19	Block 20
Signature art pieces	1	-	1
Integrated art within Right of Way (manhole covers, site furnishings, etc.)	all	all	all
8. Additional Overhead Protection	Block 14	Block 19	Block 20
100'-long overhead canopy connecting buildings between the mid-block	-	1,200 sf	-
9. Fourth Streetcar	Block 14	Block 19	Block 20
Sponsorship and contribution to the City's purchase of a fourth streetcar	\$3.7M	-	-
- Note: Phased contributions to occur before the completion of Block 14			
- Note: Sponsorship branding to be part of the package			
10. Contribution to Future Neighborhood Park	Block 14	Block 19	Block 20
Contribution towards the development of a future neighborhood park at the northwest corner of 8th Avenue, Westlake Avenue and Lenora St.	-	-	\$150,000
This property is commonly referred to as the Enterprise Car site.			
- Note: Contribution to occur before issuance of the building permit for Block 20			

Target Schedule and Next Steps

Design Review and City Meetings

Planned Community Development - Open House	March 13, 2012 (complete)
Design Review Board - Early Design Guidance Meeting #1	March 27, 2012 (complete)
Design Commission - Project Briefing	April 5, 2012 (complete)
City Council - Project Briefing	May 7, 2012 (complete)
Design Review Board - Early Design Guidance Meeting #2	May 8, 2012 (complete)
Design Commission - Urban Design Merit Approval	May 17, 2012 (complete)
Design Review Board - Recommendation Meeting #1	July 7, 2012 (complete)
Design Commission - Public Benefit Approval	July 19, 2012 (complete)
Design Review Board - Recommendation Meeting #2	August 14, 2012 (complete)
Public Art Advisory Committee - Briefing	August 28, 2012 (complete)
SDOT Recommendation to City Council	Mid-September 2012 (complete)
Public Hearing & Transportation Committee Meeting #1	September 25, 2012
Design Review Board - Recommendation Meeting #3	September 25, 2012
Transportation Committee Meeting #2	October 23, 2012
City Council Vote on Conditional Approval	November 5, 2012
MUP (Master Use Permit) Decision	Mid-December 2012
Target Closing	Mid-December 2012