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1201 2nd Avenue - #3019177

2/3 Alley Vacation

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Public Benefit Package / Seattle Design Commission / 01.21.2016

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**SKANSKA** / **PICKARD CHILTON** / **SWIFT** COMPANY LLC / **GRAHAM BABA** ARCHITECTS

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## PROJECT INFORMATION |

Property Address /	1201 2nd Avenue Seattle, WA 98101
DPD Project Number /	3019177
Owner / Applicant Name /	Samis Foundation Christian Gunter SCD 2U LLC 221 Yale Ave., Ste. 400 Seattle, WA 98109
Design Architect /	Pickard Chilton 980 Chapel Street New Haven, CT 06510  Nancy Clayton 203.786.8600 nclayton@pickardchilton.com
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Landscape Architect /	Swift Company 3131 Western Avenue, Suite M423 Seattle, WA 98121  Barbara Swift 206.632.2038 Barbara@swiftcompany.com
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# Urban Merit Recap

## URBAN MERIT SUMMARY

Unanimous approval of Urban Merit (8-0) with three Administrative Items (Follows):

### PEDESTRIAN ACCESS / OPEN SPACE

The Commission supported the lift and asked the team to focus on creating entrances visible / inviting to the public and use landscaping to invite pedestrians into the site.

### VEHICULAR CIRCULATION

The Commission supported the hammerhead design for pedestrian access as well as access for the Diller building. The team was asked to continue to study how the non-vacated alley will be managed during daytime hours.

### LIGHT, AIR,+ VIEWS

The Commission values the design team's attempt to bring light and air into the open space under the building through the lift and encouraged the team to think about how lighting can be used to create comfort throughout the day.

### SERVICES + UTILITIES

The Commissioners understand the difficulty of site utility coordination, and asked the team to continue researching on-site utility vault locations, ideally outside of pedestrian sidewalks and pathways.

### BUILDING MASS + SCALE

The Commissioners agree that the scale of the building in relation to the Diller Hotel works very well. They cautioned the team from labeling the project a "urban village" and encouraged use of "downtown urban center." The Commissioners felt the project would serve as an opportunity to do something distinctive within the downtown core.

### EQUITY

The Commission has stressed that equity is fundamentally important when reviewing projects and they will continue to evaluate every decision made through an equitable framework. Although the project team has provided a unique solution for creating public space, the commissioners highly encourage the project team to continue making equitable design decisions.

## ADMINISTRATIVE ACTIONS / RESPONSES

### ACTION 1

The proposed pedestrian access points along 1st Avenue should be redesigned to reinforce their role as access to and through the site, increasing their visibility, and presence along 1st Avenue.

#### RESPONSE

*The pedestrian access points along 1st Avenue were redesigned to provide greater access, transparency, and visibility for pedestrians.*

### ACTION 2

Provide a conceptual landscape plan for the site. As part of this plan, please include information on how the ground plane will be treated and how planting will reinforce pedestrian routes in and through the site.

#### RESPONSE

*A landscape plan was provided which included information on how the ground plane will be treated in terms of planting, materials, and pedestrian infrastructure to reinforce pedestrian routes through the site from the five entrance points.*

### ACTION 3

Provide additional details about the hammerhead design. Project design should show how the hammerhead relates to alley function, how pedestrian movement will be accommodated, and how it reinforces the open space network.

#### RESPONSE

*Additional hammerhead diagrams were provided showing relationship to pedestrian movement, alley function, and open space network.*

### OUTCOME

The Commission approved the project team's response to all three recommended actions during a subcommittee meeting on November 16, 2015.

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## Site Context

# SITE CONTEXT | Project Summary

## OVERVIEW

Wide variety of privately owned, public open spaces and five pedestrian passages throughout the block, connecting 2nd Avenue, 1st Avenue, Seneca Street, and University Street.

~26,500 SF Retail space

~671,000 SF of leasable Class A office space

476 parking spaces in below-grade garage.  
Garage and loading, access, and exit off Seneca Street.  
Site is bounded by 2nd Avenue, 1st Avenue, University Street, and Seneca Street.

## DEVELOPMENT CONTEXT

Project includes the full eastern half of the block and 2/3 of western half of the block.

Diller Hotel is under separate ownership and will remain.

The southern 2/3rds of the public alley is petitioned to be vacated. Currently, the northern 1/3 of the alley remains a functioning public alley with a hammerhead turn-around easement provided as part of this project.

Eastern portion of site is zoned DOC1 U/450/U.

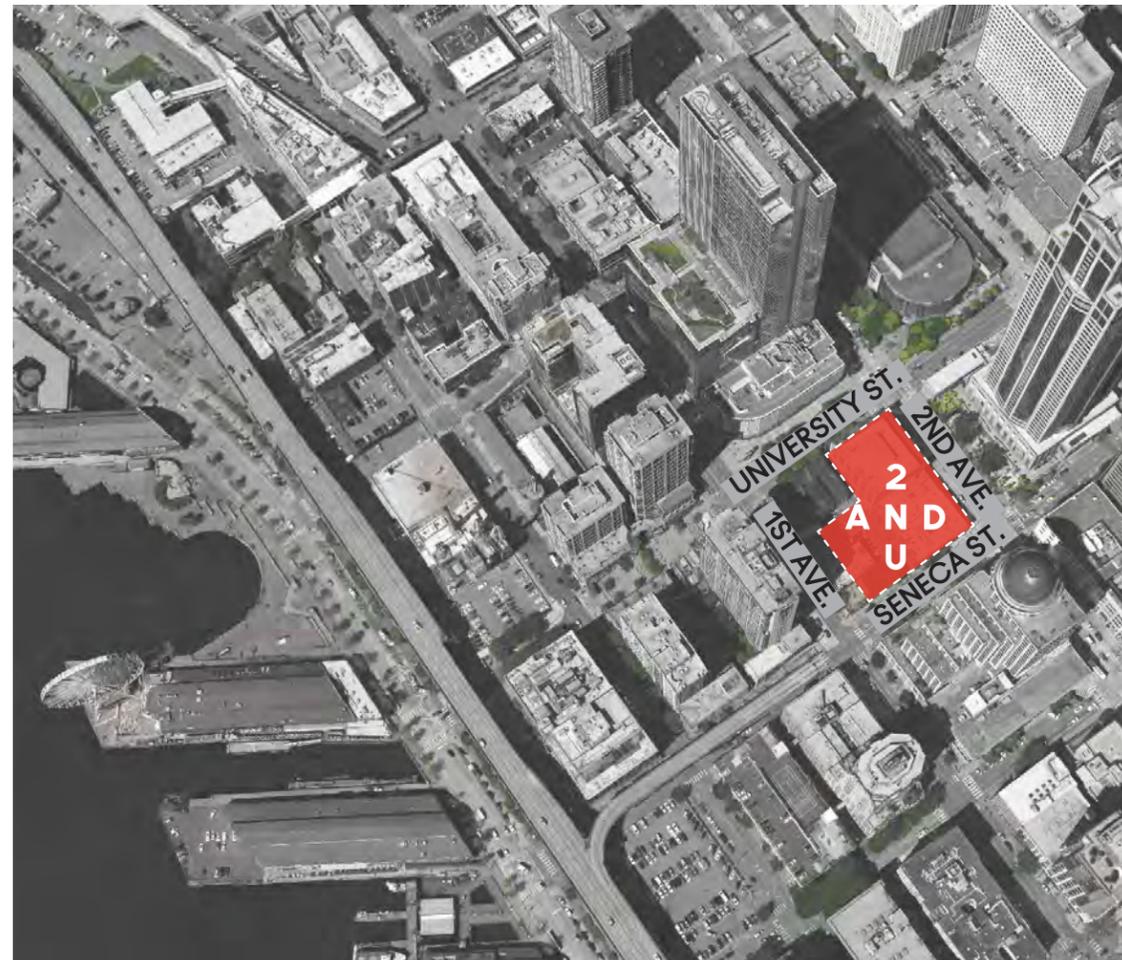
25,920 SF property area, plus  
1,280 SF vacated alley,  
27,200 SF total eastern site area.  
20 Max FAR  
544,000 SF resulting FAR.

Western portion of site is zoned DMC 240/290-400.

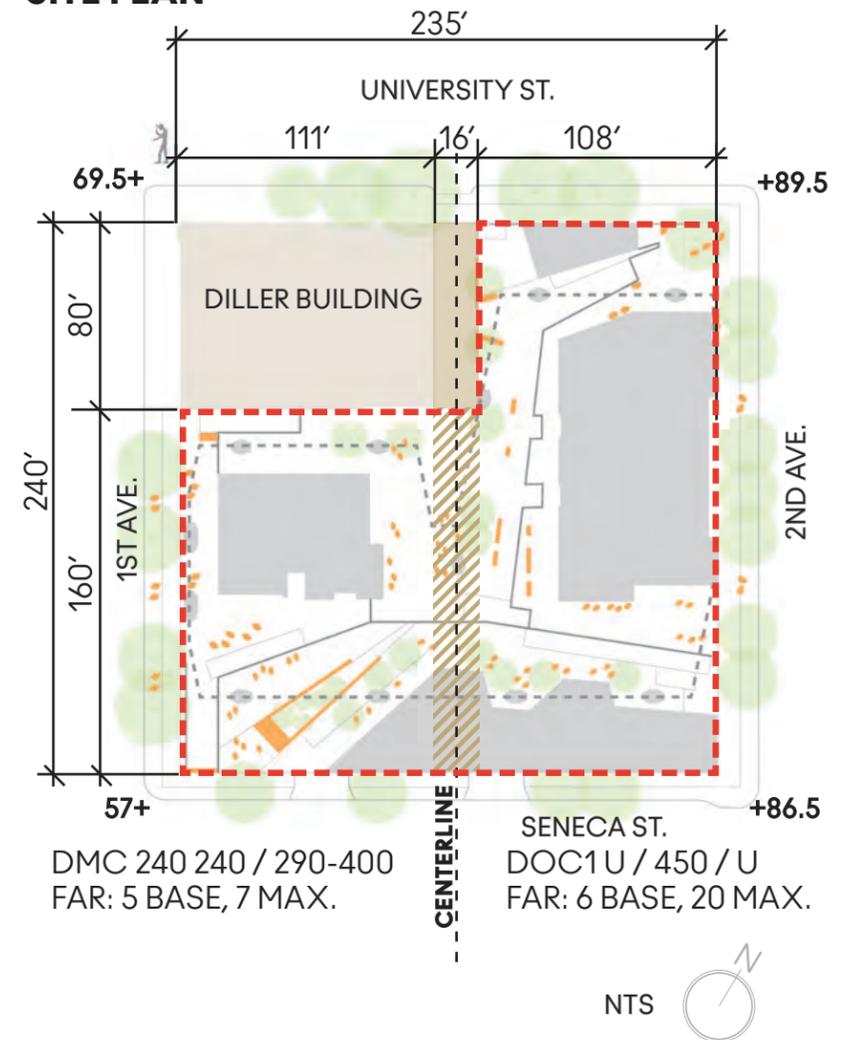
17,760 SF property area, plus  
1,280 SF vacated alley,  
19,040 SF total eastern site area.  
7 Max FAR  
133,280 SF resulting FAR.

46,240 SF total site area  
677,280 SF FAR total  
23,704 SF 3.5% MEP Bonus  
700,984 SF Adjusted Total FAR

## CONTEXT MAP



## SITE PLAN



## LEGEND

- Existing Alley to be Vacated  
16' x 160' = 2,560 sf  
DMC 240 / 290-400  
& DOC1U / 450 U
- Existing Alley to Remain  
16' x 80' = 1,280 sf
- Proposed Site Footprint
- Buildings at Grade

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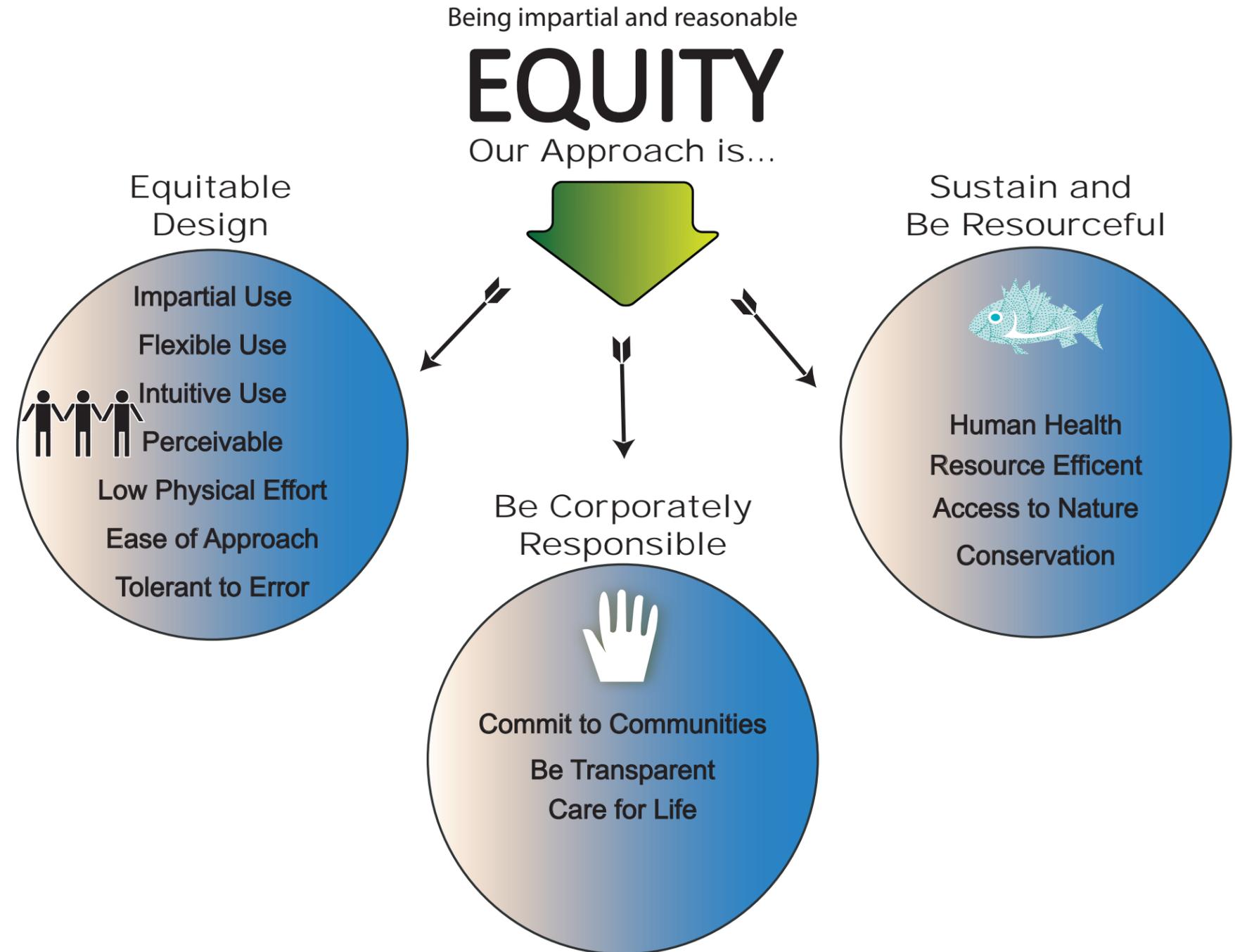
Equity / Values

**SEATTLE DESIGN COMMISSION**

- Innovative, Sustainable Development
- Design Excellence
- Inclusion / Equal Opportunity
- Strengthen Community, Public Life and Economic Prosperity

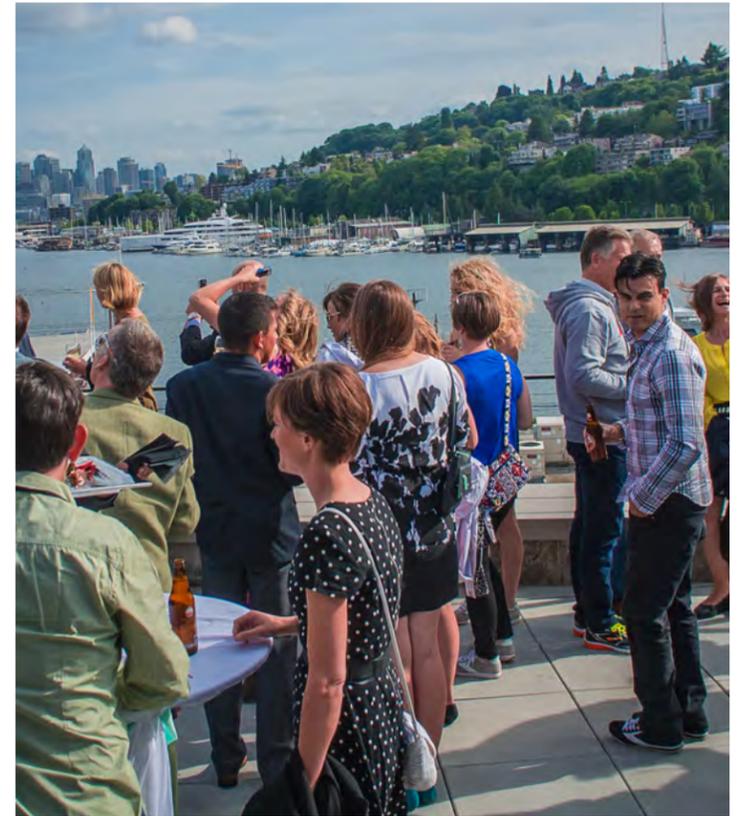
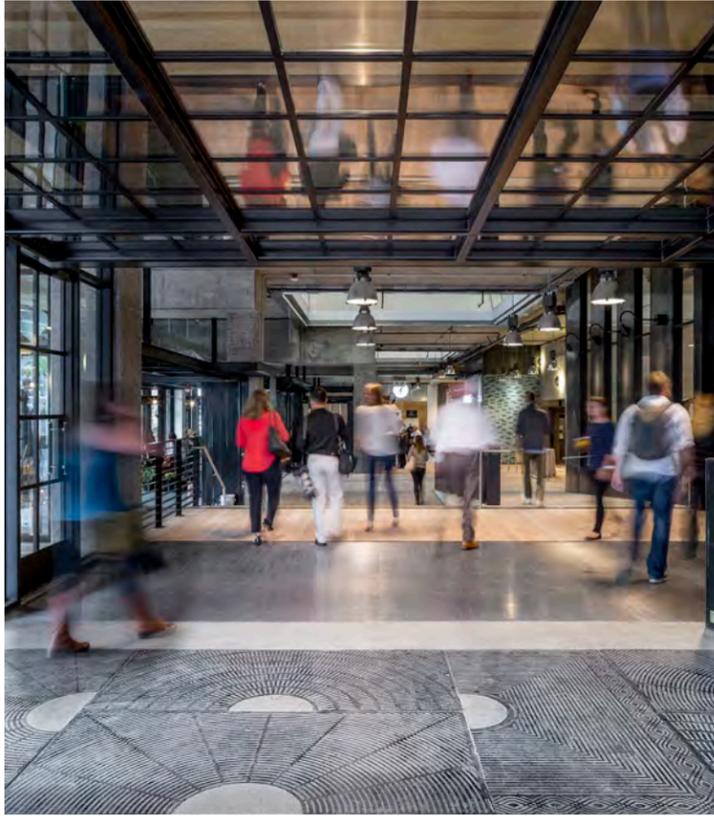
**2+U: THE SEAM**

- Convergence
- Balance
- Authenticity
- Approachability



OUR WORK..... intends to create greater equity in communities, reducing barriers that only allow enjoyment of our city by some. We focus on what really matters; how we engage communities, treat our employees and partners, and how we share credit for our work, and measure impact.

**EQUITY / VALUES** | Skanska Project Precedents



**SUSTAINABILITY**

Skanska's commitment to sustainability is embedded in each project's vision, values, and subsequent design. Emphasis is placed on building energy and water performance and the productivity, health, and well-being of those who build, live, and work in the buildings we construct.

**STONE 34**

- First project in the City of Seattle Green Building Pilot Program
- LEED Platinum

**400 FAIRVIEW**

- Expected LEED Platinum

**ALLEY 111**

- Expected LEED Silver



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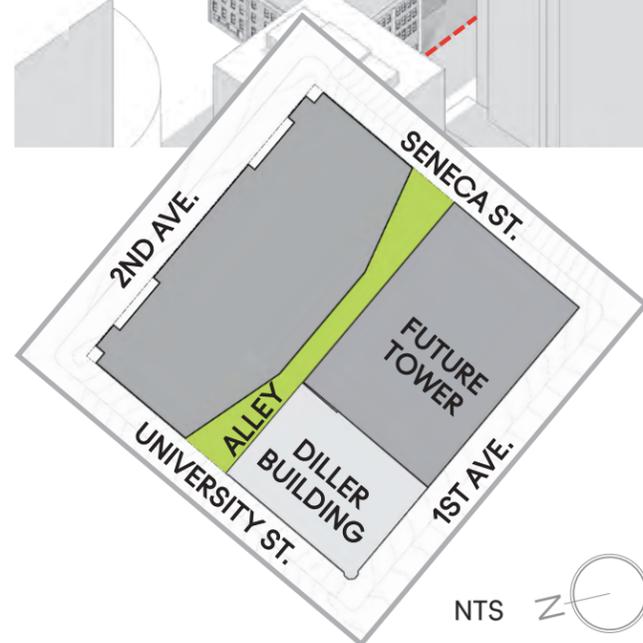
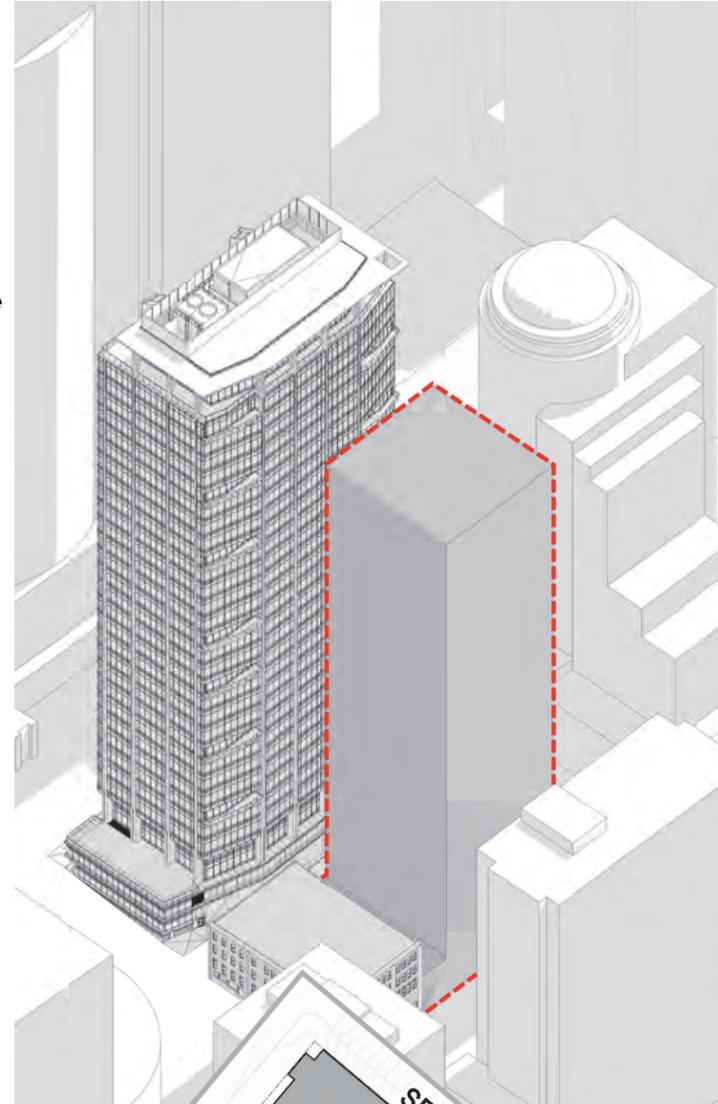
## Development Alternatives

# DEVELOPMENT ALTERNATIVES | Site Strategies - Massing

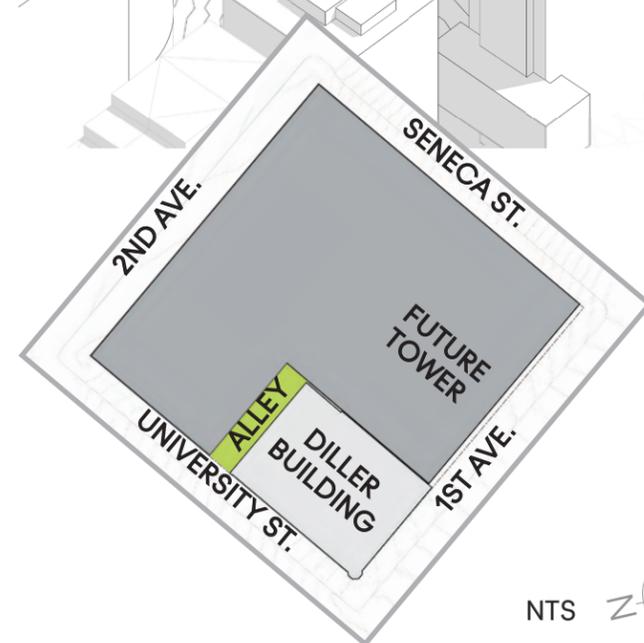
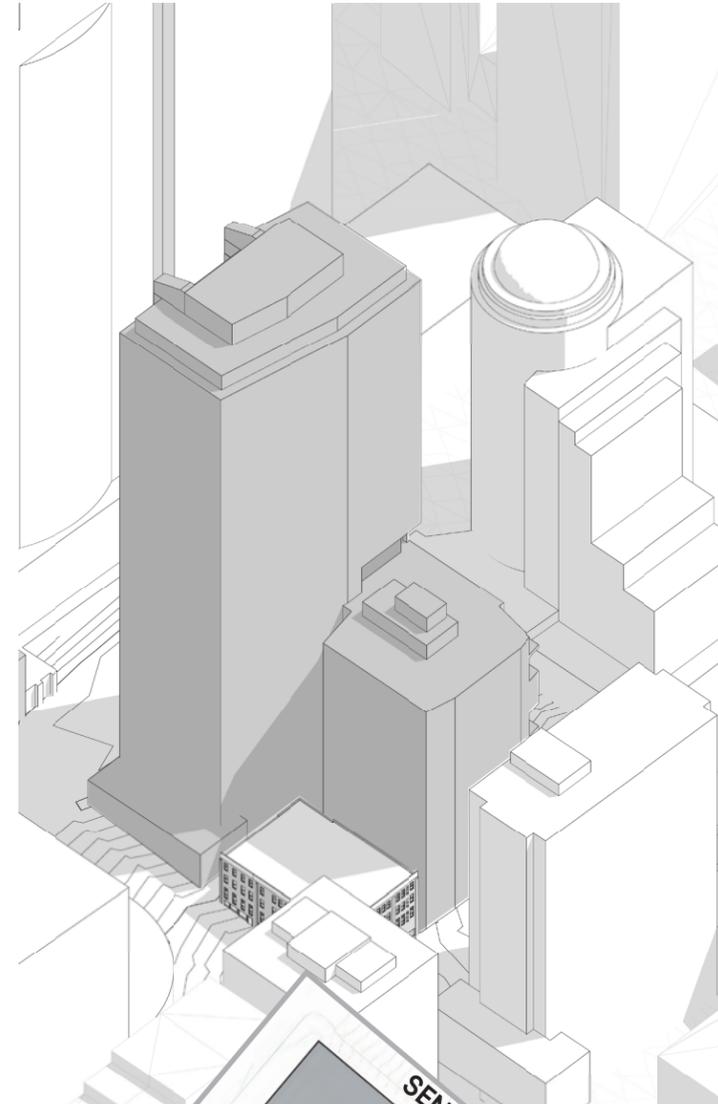
## SITE STRATEGIES CONSIDERED

- 1 No Alley Vacation:
  - Commercial office tower on 2nd Avenue.
  - 400 ft Residential tower on 1st Avenue.
  - No public space created.
  - Reference MUP 3019178.
- 2 Partial Alley Vacation:
  - Typical market development.
  - L-shaped office tower with 2nd and 1st Avenue entries.
  - Ground level lobbies, retail, parking, and service.
  - No public space created.
- 3 Alley Vacation + Lift:
  - Tower lifted above ground plane.
  - Publicly-accessible space created with mid-block plaza and through-block passages.
  - Reference MUP 3019177.

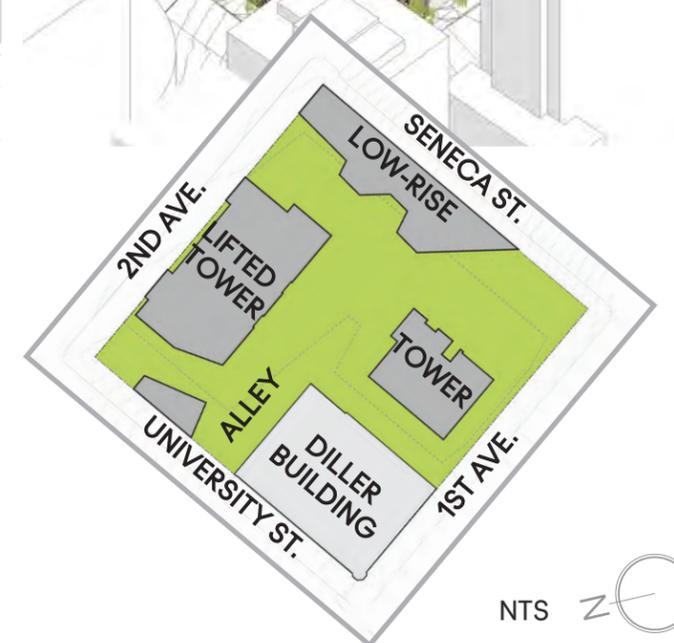
**STRATEGY 1: NO ALLEY VACATION**



**STRATEGY 2: PARTIAL ALLEY VACATION**



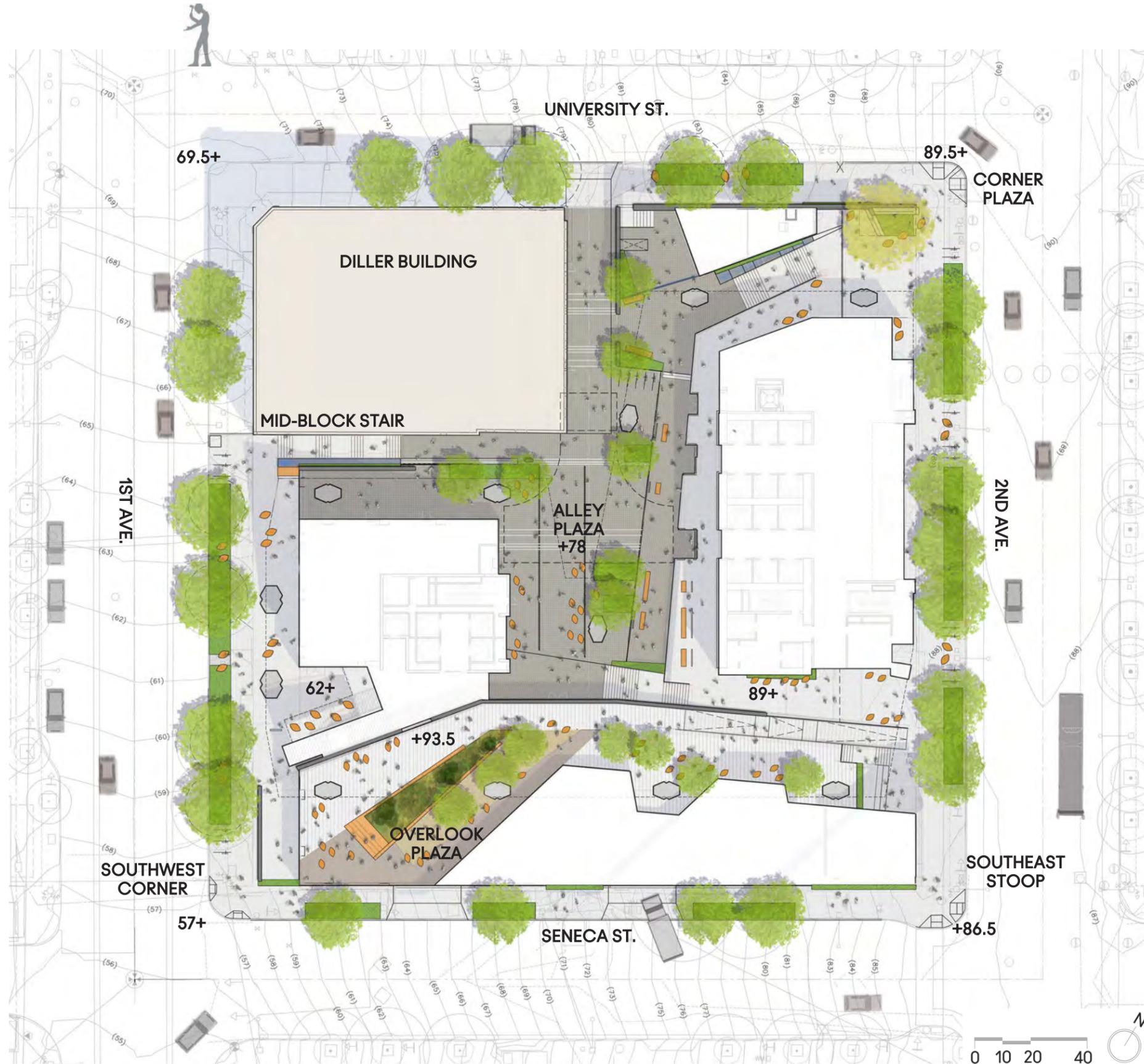
**STRATEGY 3: 2/3 ALLEY VACATION + LIFT**



**LEGEND**

- Open Space
- Building Footprint

# DEVELOPMENT ALTERNATIVES | Site Plan



**DEVELOPMENT ALTERNATIVES** | View from Seneca Street and 1st Avenue



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## Public Benefits

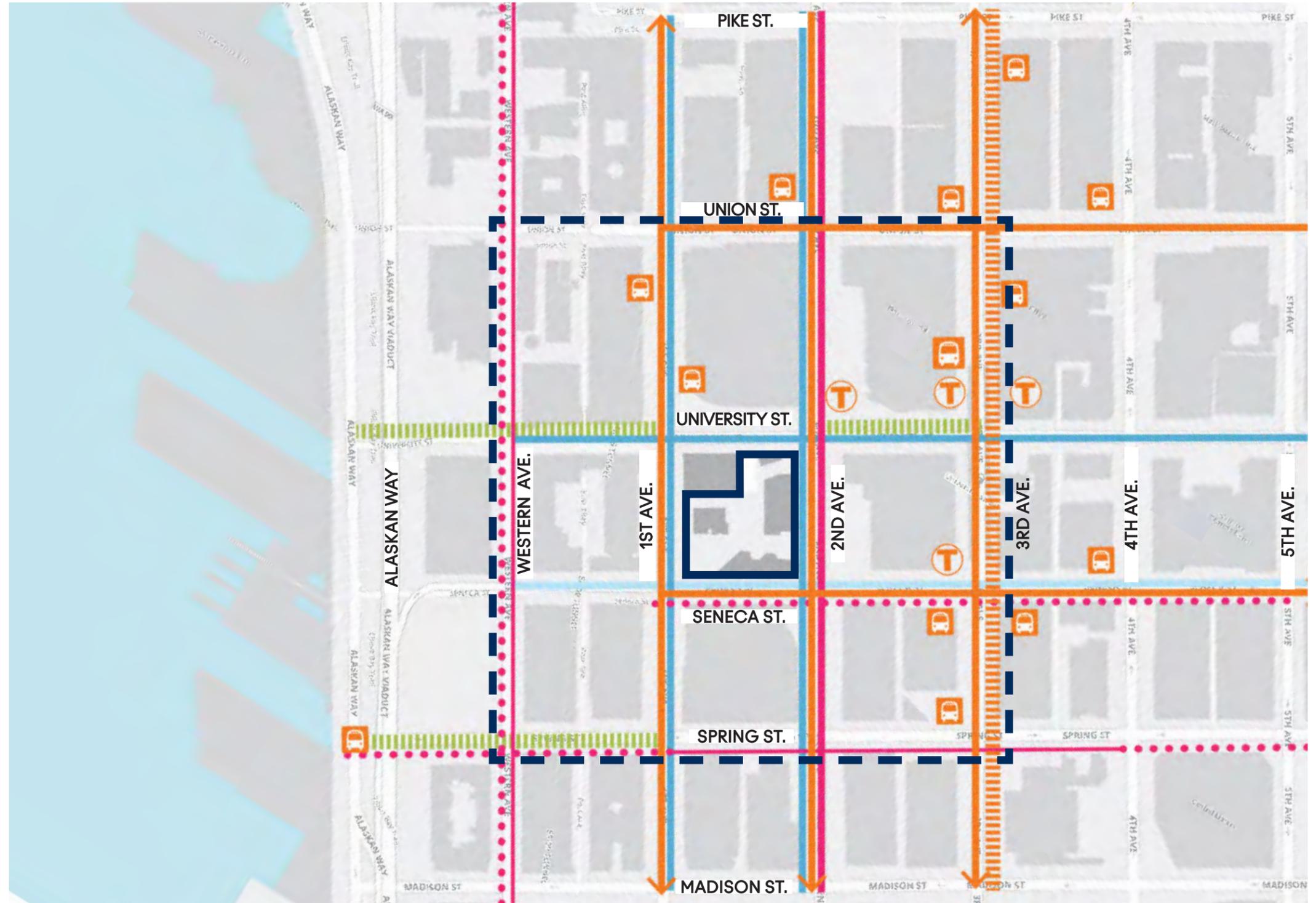
# PUBLIC BENEFITS | Building the Urban Network

## URBAN CONTEXT

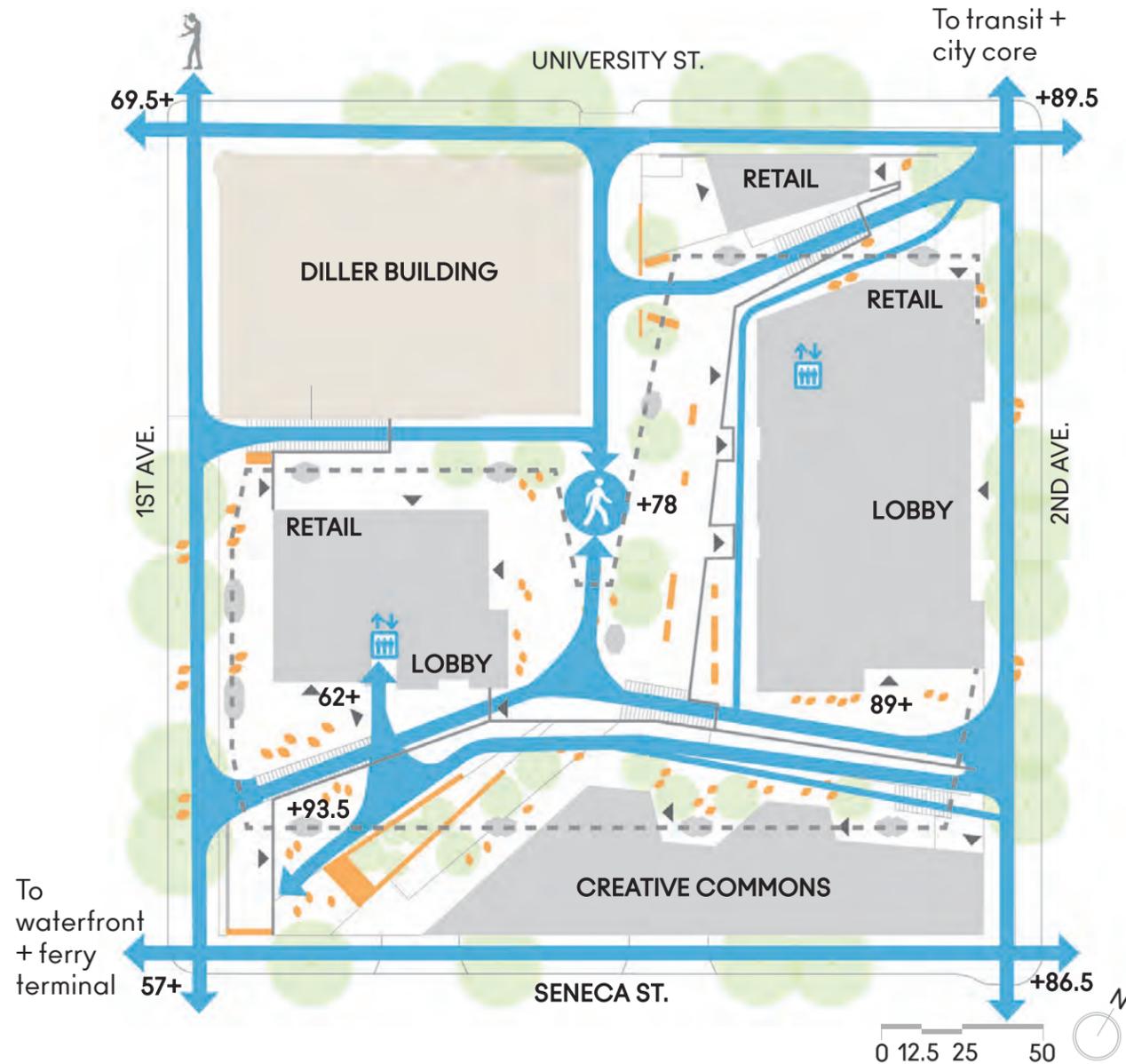
- The location of the five generous shortcuts connect to the city's growing transportation network.
- The routes add to the downtown hill climb corridors.
- Routes connect the waterfront and ferries to the bus tunnel. Buses, bikes, and street cars add to the network.

## LEGEND

-  2+U Site
-  Nine-block zone
-  Pedestrian Street Class I
-  Pedestrian Street Class II
-  Green Street
-  Cycle Track
-  Bike Lane
-  Sharrow
-  Bus Route
-  Transit Tunnel
-  Bus Stop
-  Access to Transit Tunnel



# PUBLIC BENEFITS | Building the Urban Network

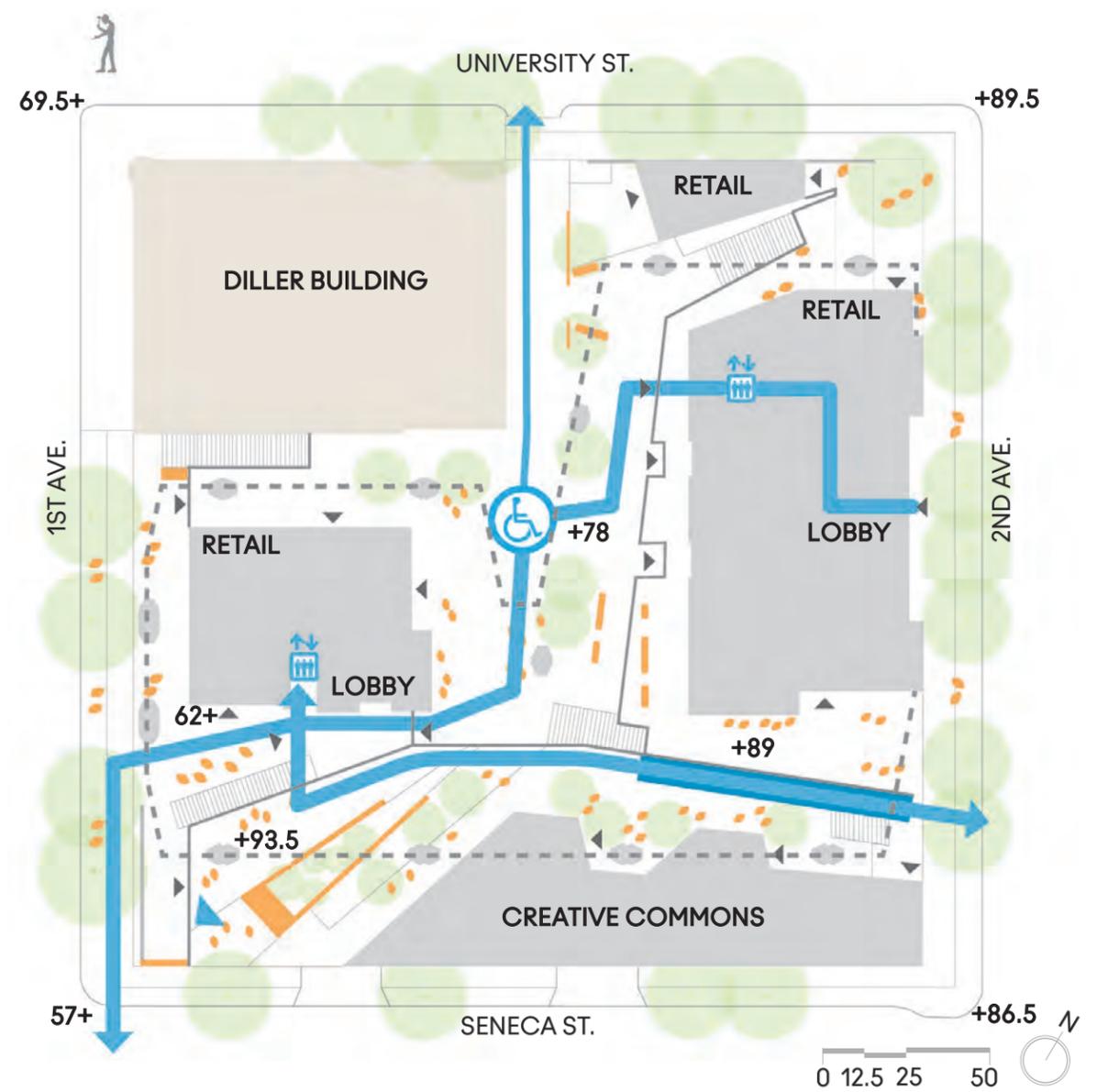


## CROSS BLOCK CONNECTIONS

- The building lift intentionally creates five generous routes.
- Wayfinding is embedded in the design.
- 'Dead ends' are avoided.
- Topography is integrated to create overlooks and generous views.

## LEGEND

- Buildings at Grade
- - - Building Above
- Site Furnishings
- ▶ Building Entries
- ↔ Pedestrian Routes
- ▨ Stairs



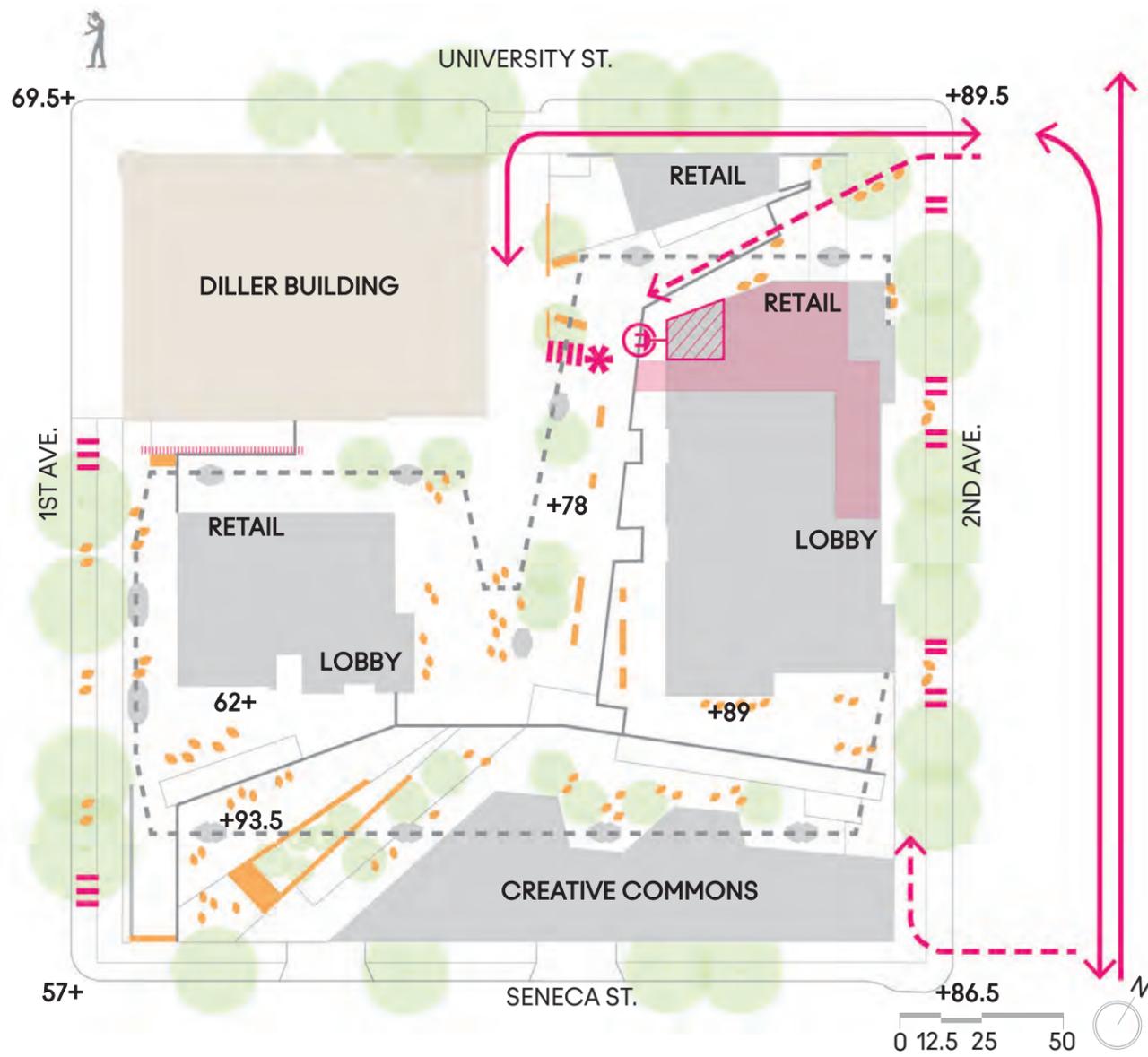
## ACCESSIBILITY

- Four accessible routes access plazas, terraces, and elevators.
- Access provided to the Alley Plaza.
- Access from 1st Avenue through the elevator to the Alley Plaza and upper southwest terrace.
- Access from the Alley Plaza to the north and east via the alley or elevator.
- Access from the southern terrace via a ramp and elevator.

## LEGEND

- Buildings at Grade
- - - Building Above
- Site Furnishings
- ▶ Building Entries
- ↔ Accessible Routes
- ⬆ Elevators
- Ramp

# PUBLIC BENEFITS | Expanding Bicycle Infrastructure



## BICYCLE INFRASTRUCTURE

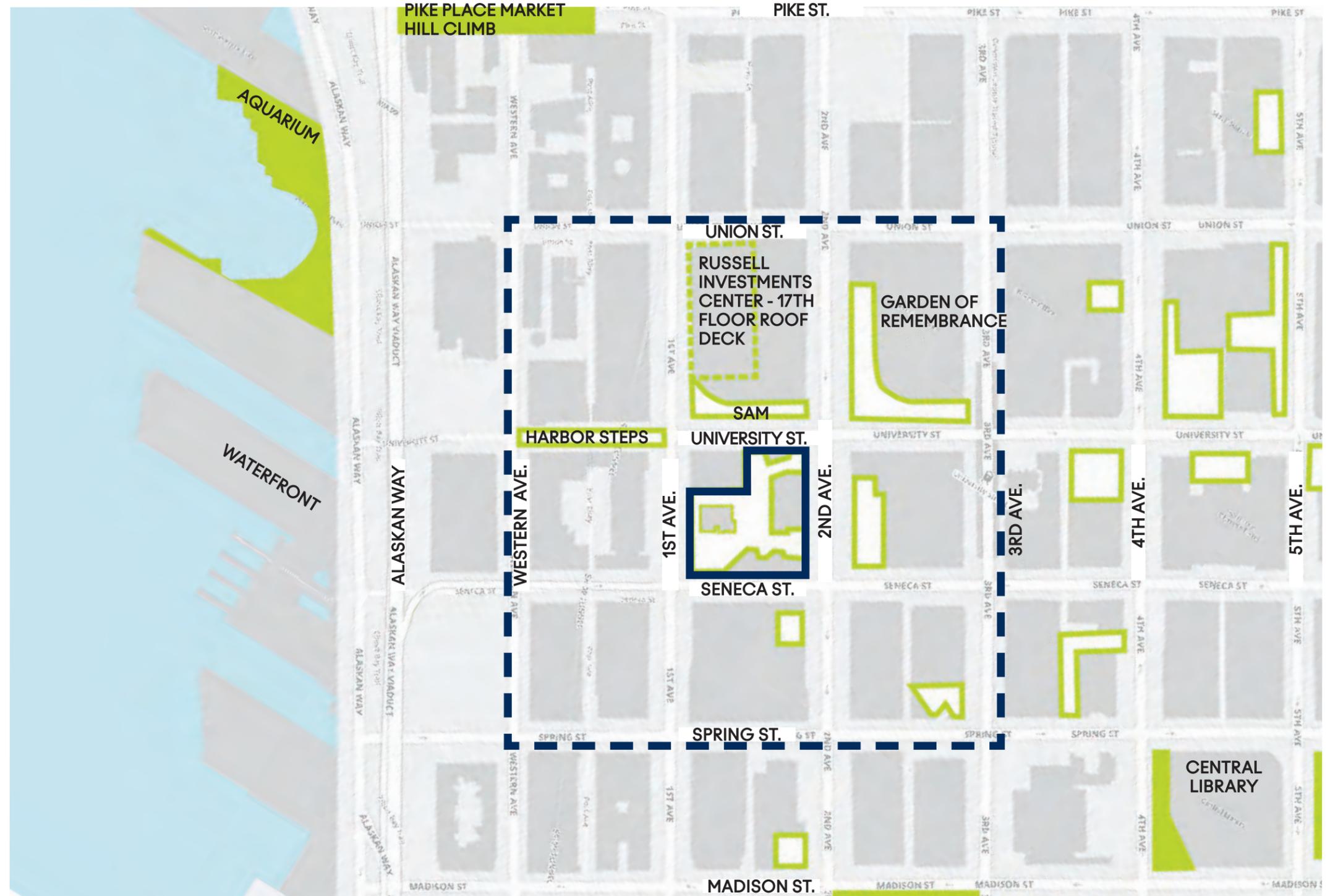
Public bike infrastructure enhances existing public bike network, strengthening the neighborhood's bike commuting experience:

- Covered bike racks
- Fix-it station and air pumps
- E-bike charging stations
- Associated private services: bike retail, bike club, and related amenities

## LEGEND

- Building at Grade
- - - Building Above
- ← Bicycle Circulation
- Bicycle Parking
- \* Bicycle Repair Station
- ⚡ Electric Bicycle Charging Station
- Bicycle Support Facilities
- ▨ Bicycle Retail Facilities
- ⋯ Bicycle Runnel

# PUBLIC BENEFITS | Expanding Open Space



- LEGEND**
-  2+U Site
  -  Nine-block zone
  -  Public Open Space
  -  Publicly Accessible Privately-Owned Open Space



# PUBLIC BENEFITS | Creating Open Space

## OPEN SPACE

- The open space intentionally creates a sequence of publicly accessible spaces at multiple levels connected with generous passages.
- Gathering areas from intimate to large, are nested together in a larger interconnected space.
- Access is intentionally designed to support previewing by all; to maximize comfort, create natural wayfinding, and invite participation.
- Level changes maintain visual and physical connection between gathering areas, fostering overlooking, natural wayfinding, people watching, and activation.

## PUBLIC GATHERING SPACES

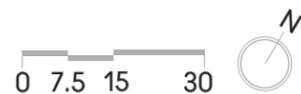


## LEGEND

- Large Continuous Open Space

## LEGEND

- Building at Grade
- Site Furnishings
- Building Above
- Open Space - FFE 93.5
- Open Space - FFE 89
- Open Space - FFE 78
- Open Space - FFE 62
- MUP-Required Open Space (Open to Sky)



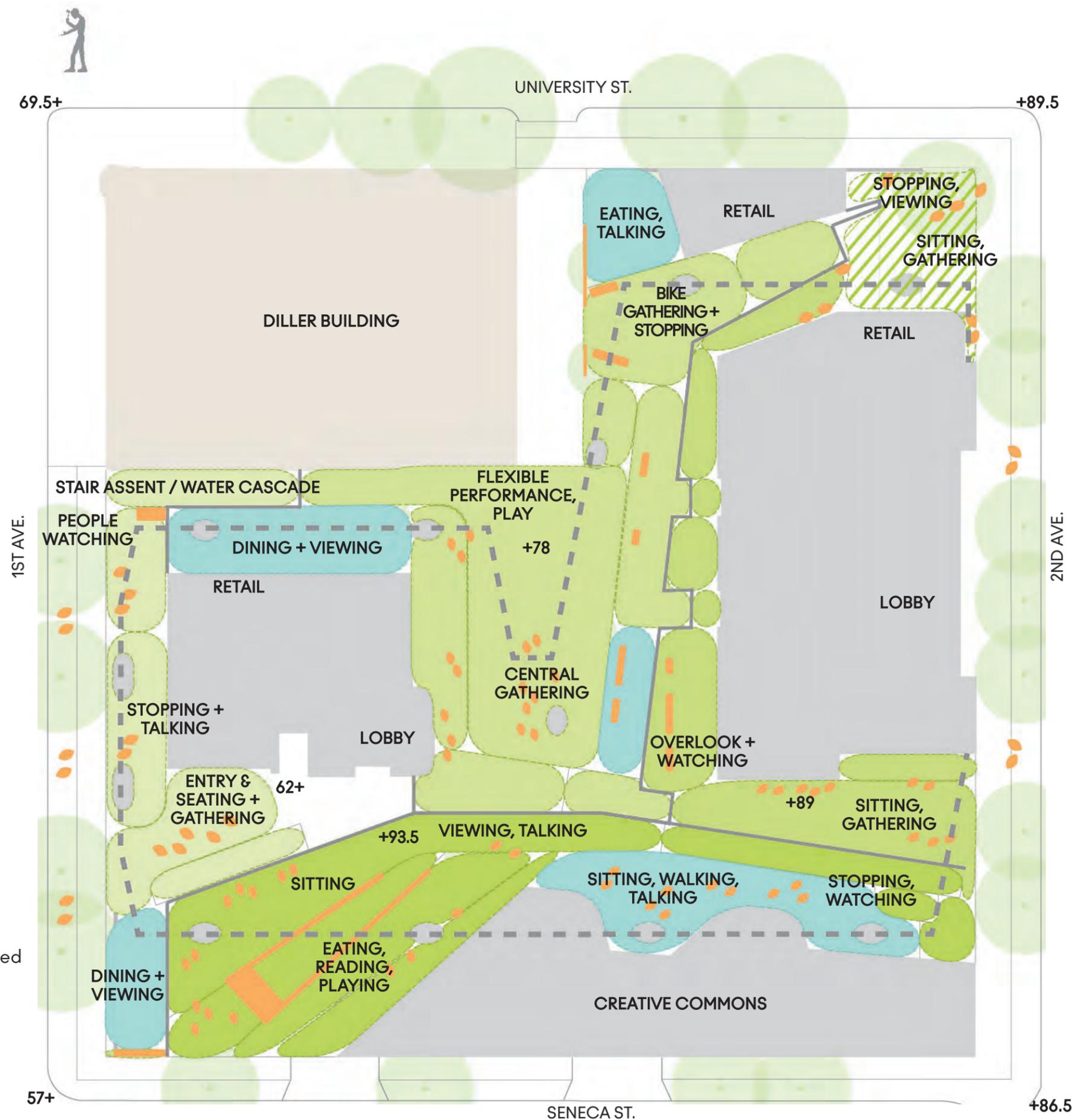
# PUBLIC BENEFITS | Creating Open Space

## SPATIAL VARIETY

- Intentionally designed with uses and site elements to create a spectrum of scaled spaces with direct relationships to interior uses.
- Create smaller gathering areas directly related to the adjacent retail, office, or publicly accessible facilities.
- The location of uses and related exterior space results in an overlap of activities, views, and people to create an active publicly accessible open space.

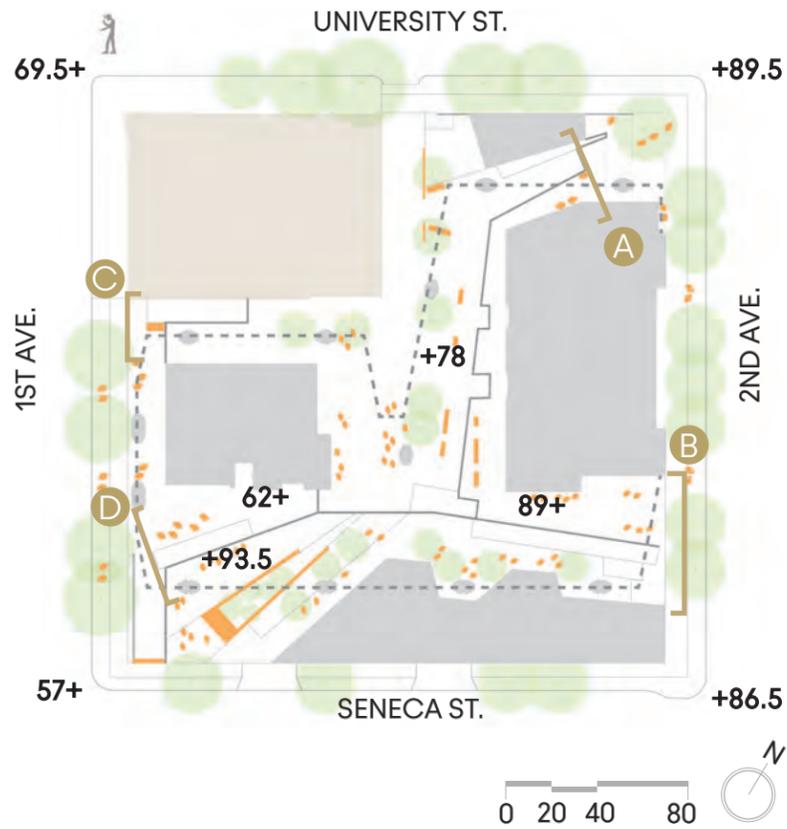
### LEGEND

- Building at Grade
- Site Furnishings
- Building Above
- Unique Public Open Spaces
- Unique Retail-Associated Open Spaces
- MUP-Required Open Space (Open to Sky)



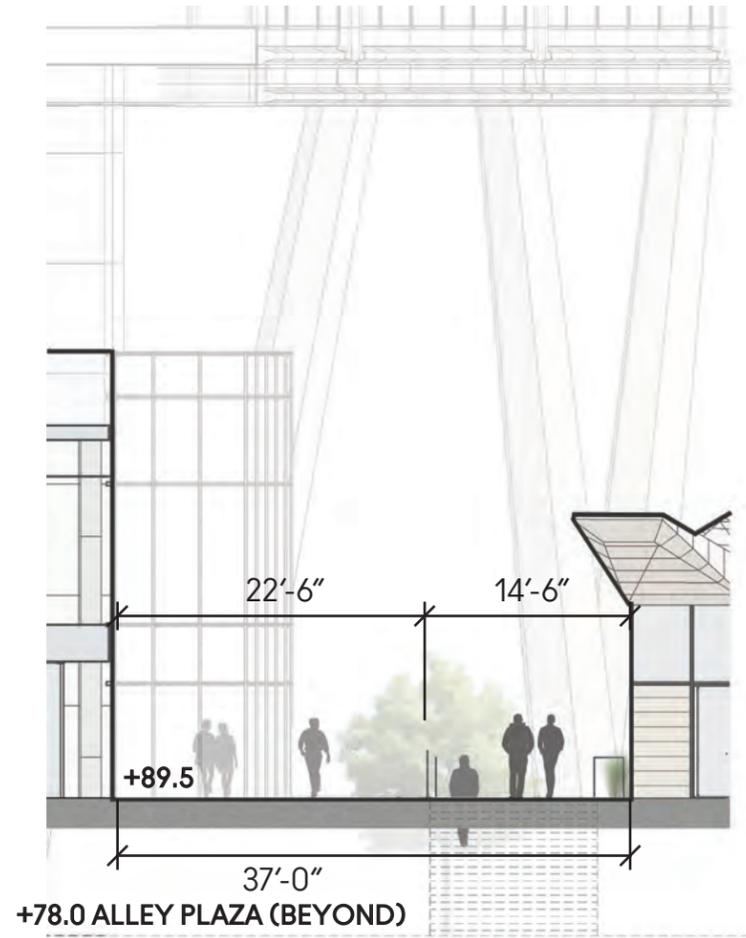
# PUBLIC BENEFITS | Creating Open Space

## KEY PLAN

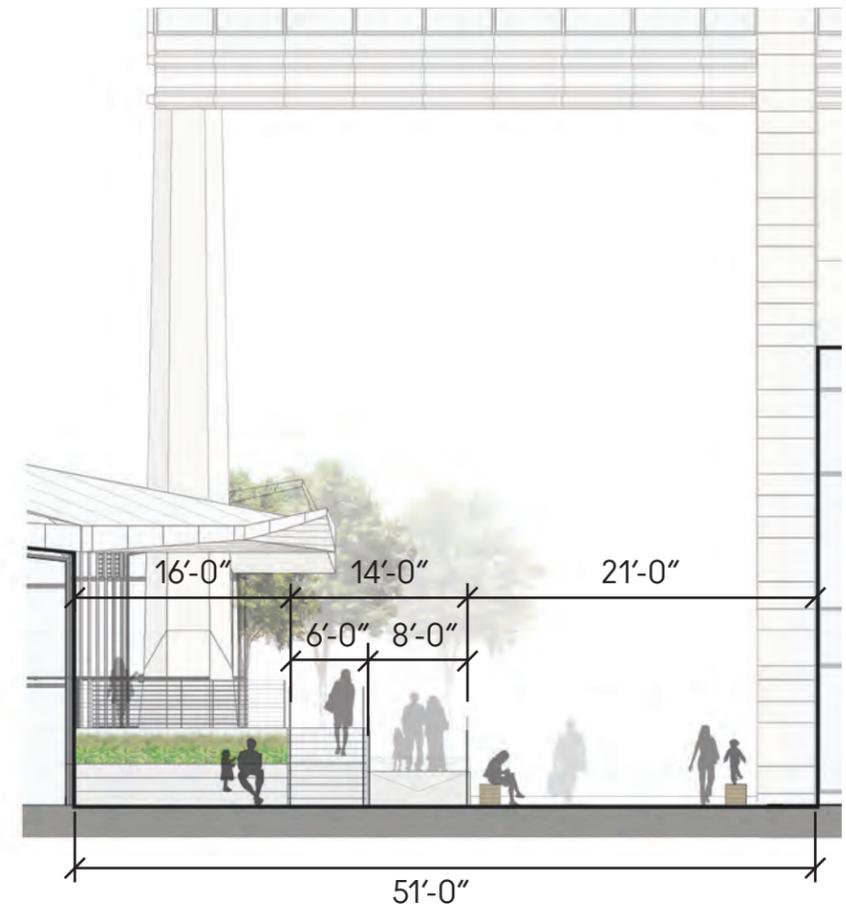


## LEGEND

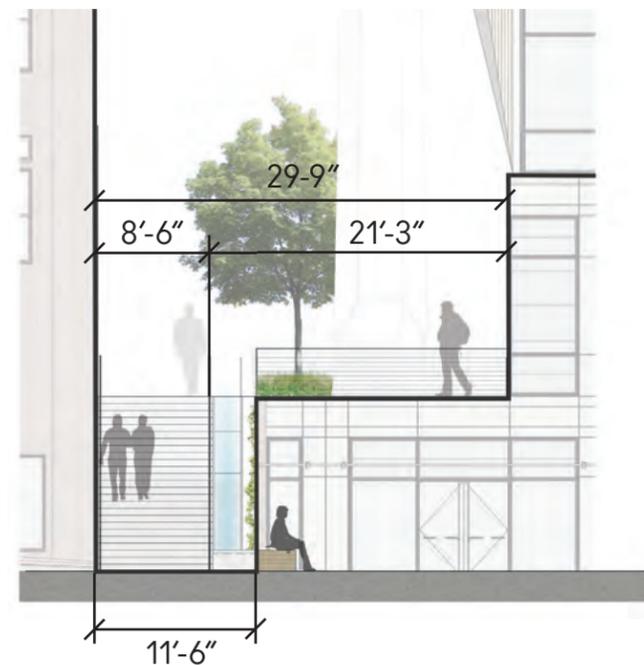
- Building at Grade
- Building Above
- Site Furnishings



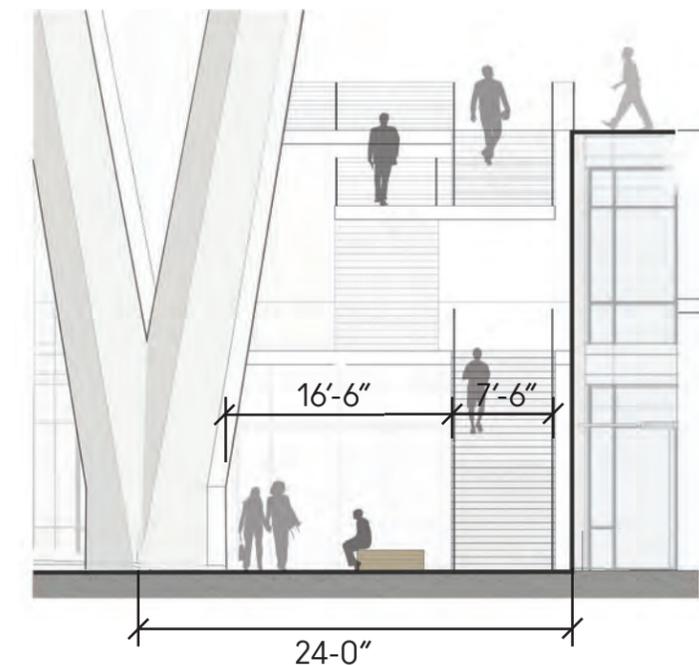
**A** Section at 2nd Avenue + University Street stair (NTS)



**B** Section at 2nd Avenue + Seneca Street ramp and stair (NTS)



**C** Section at 1st Avenue Mid-Block Stair (NTS)



**D** Section at 1st Avenue + Seneca Street stair (NTS)

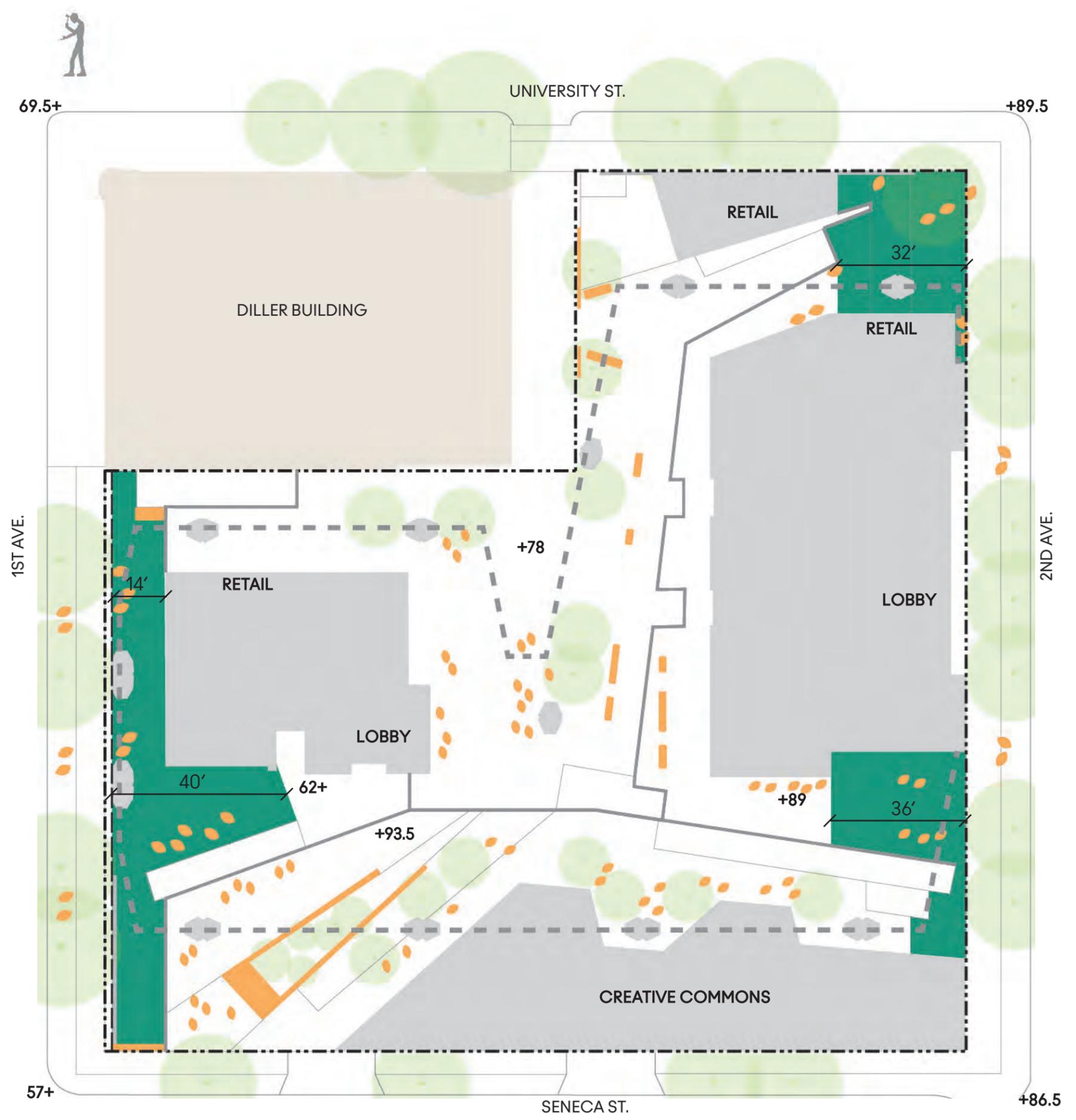
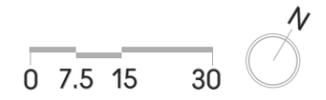
# PUBLIC BENEFITS | Setbacks

## VOLUNTARY BUILDING SETBACKS

- 3 distinct areas where the building is set back from the ROW to provide more generous open spaces accessible to the public

### LEGEND

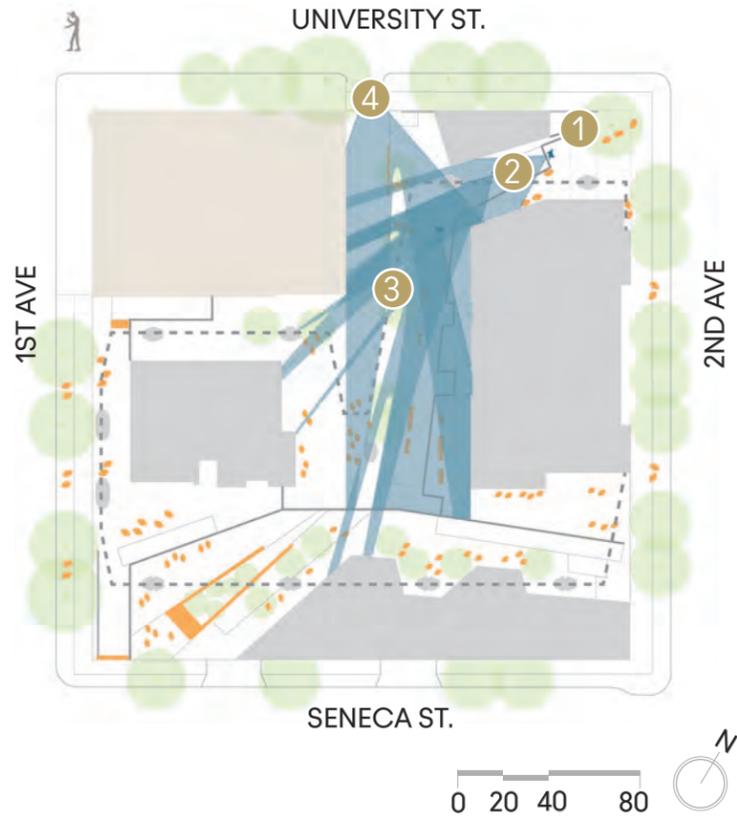
- Building at Grade
- Site Furnishings
- Building Above
- Property Line
- 2' Setback
- Open Space Created by Buildings Set Back (> 4000 SF)



# PUBLIC BENEFITS | Connecting Open Space

## KEY PLAN

Entry sequence from 2nd Avenue + University Street and view into Alley Plaza.



## LINES OF SITE & VIEWS TO INTERIOR

- The open spaces are a generous, inviting sequence with natural wayfinding.
- The design allows for substantial entry apertures with wide view cones that allow previewing the path and seeing activities for early decision making.
- Narrow view cones have limited duration with views of the route defined by elements of interest and views of the ultimate destination.



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## KEY PLAN

View of Corner Plaza.



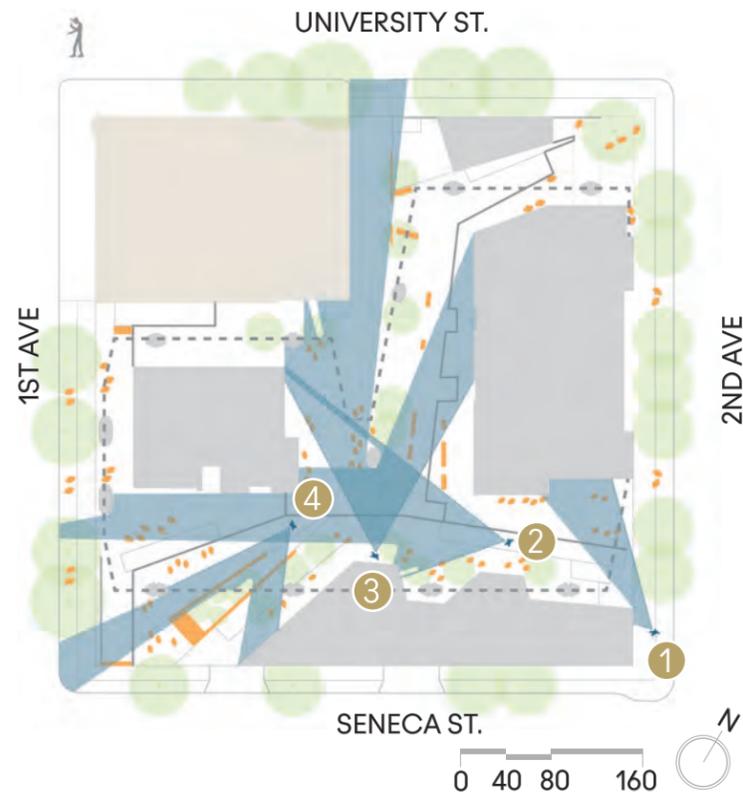
## LINES OF SITE & VIEWS TO INTERIOR

- The design creates views into and out of the site.
- Landmarks and clear wayfinding views are intentionally created along connections to activity areas.
- Views include the sky and buildings beyond.
- Views support wayfinding in the neighborhood, finding landmarks and facades along the route.

# PUBLIC BENEFITS | Connecting Open Space

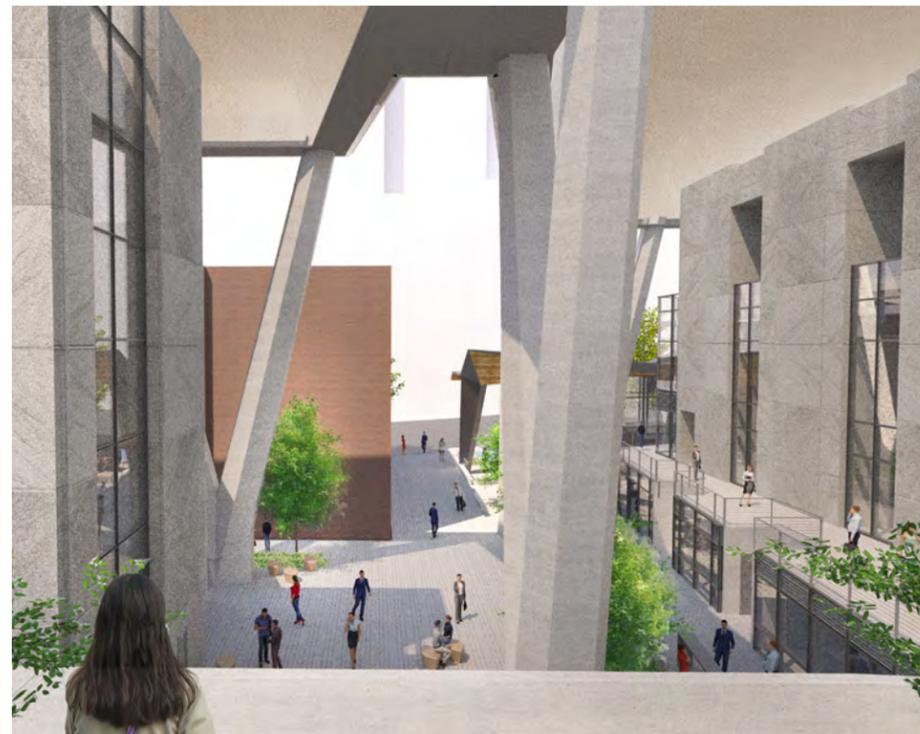
## KEY PLAN

Entry sequence from 2nd Avenue + Seneca Street.



## LINES OF SITE & VIEWS TO INTERIOR

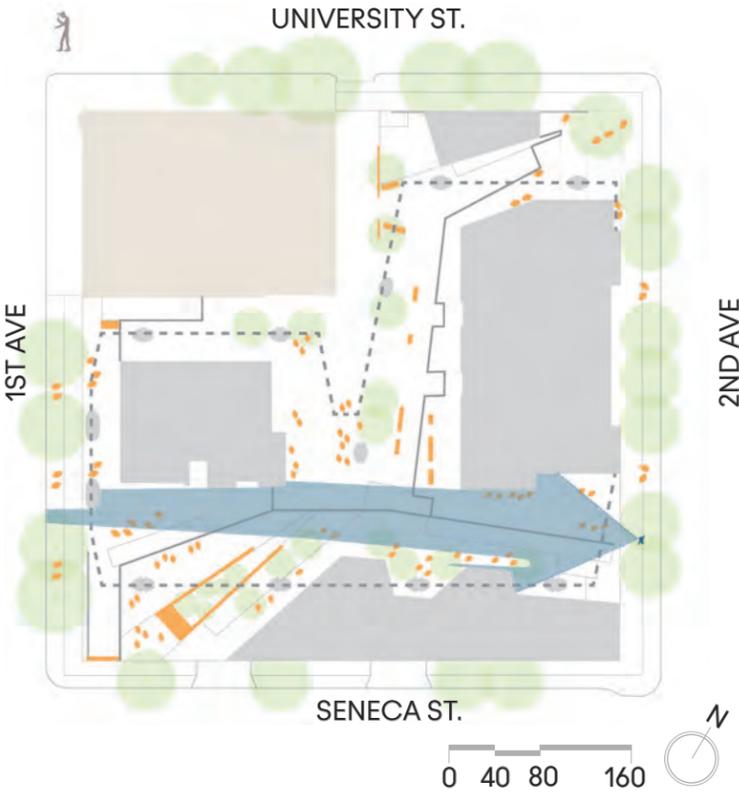
- Creates overlooks.
- Integrates regional views and connections.
- Landmarks foster wayfinding.



# PUBLIC BENEFITS | Connecting Open Space

## KEY PLAN

View of Southeast Stoop.



## LINES OF SITE & VIEWS TO INTERIOR

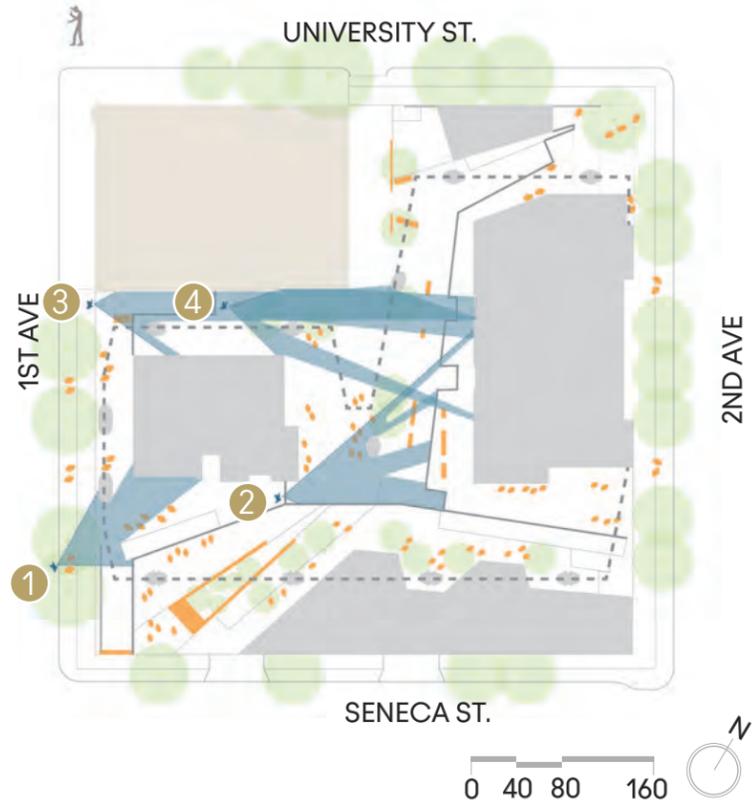
- Creates views of paths and landmarks.
- Integrates city views.



# PUBLIC BENEFITS | Connecting Open Space

## KEY PLAN

Entry sequence from 1st Avenue + Seneca Street and Mid-Block Stair.



## LINES OF SITE & VIEWS TO INTERIOR

- Creates natural wayfinding with views of paths, landmarks, and destinations.



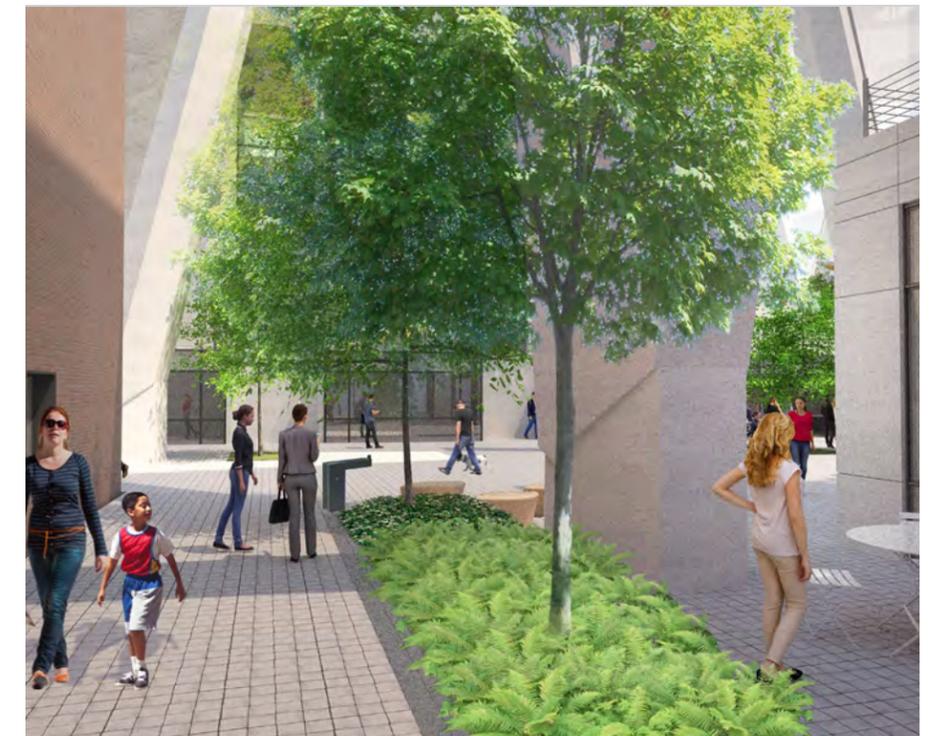
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# PUBLIC BENEFITS | Connecting Open Space

## KEY PLAN

View in Alley Plaza.

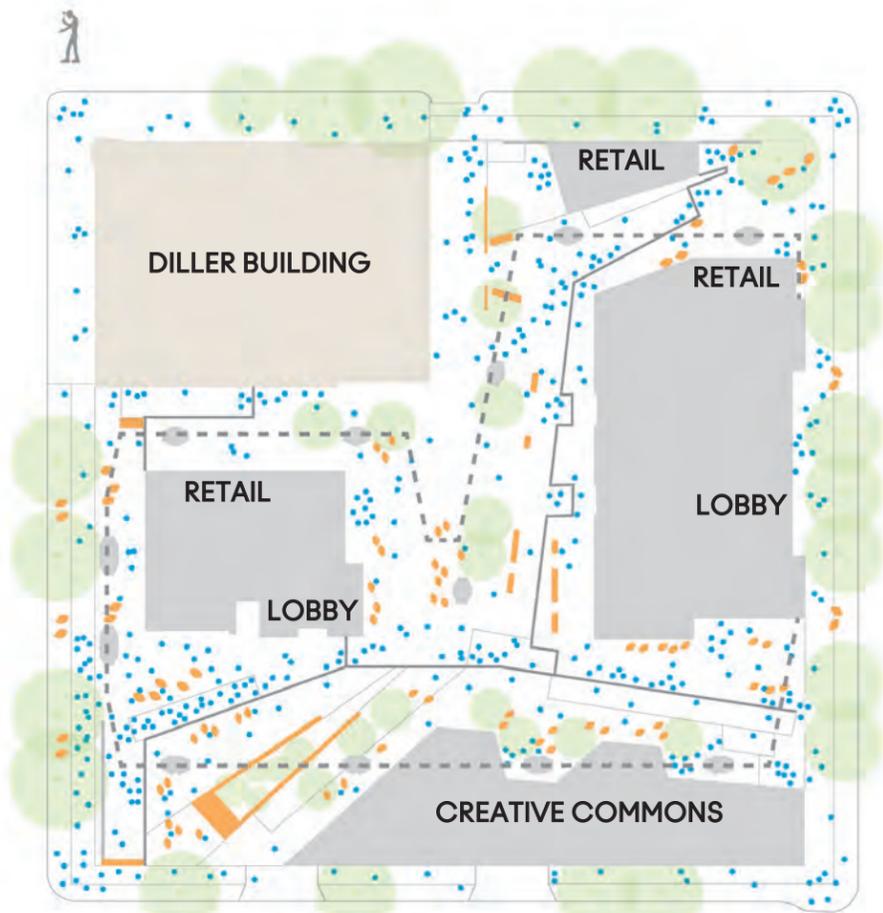


## LINES OF SITE & VIEWS TO INTERIOR

- Creates views of Seattle landmarks and enhances natural wayfinding.

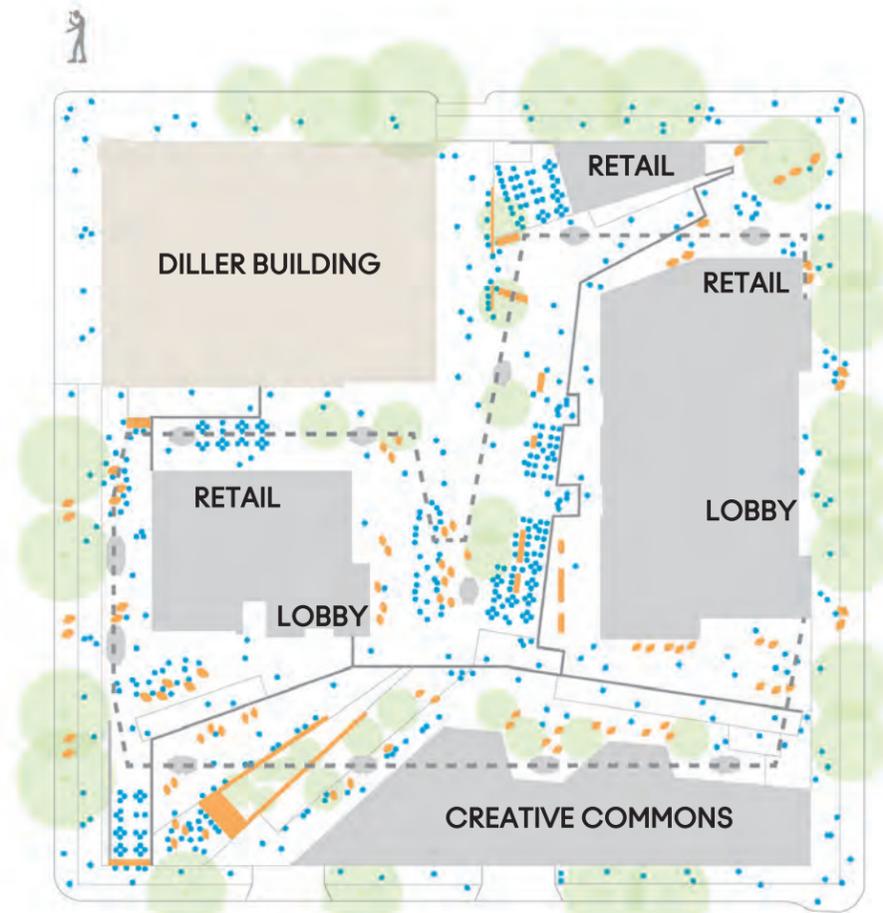


# PUBLIC BENEFITS | Using Open Space



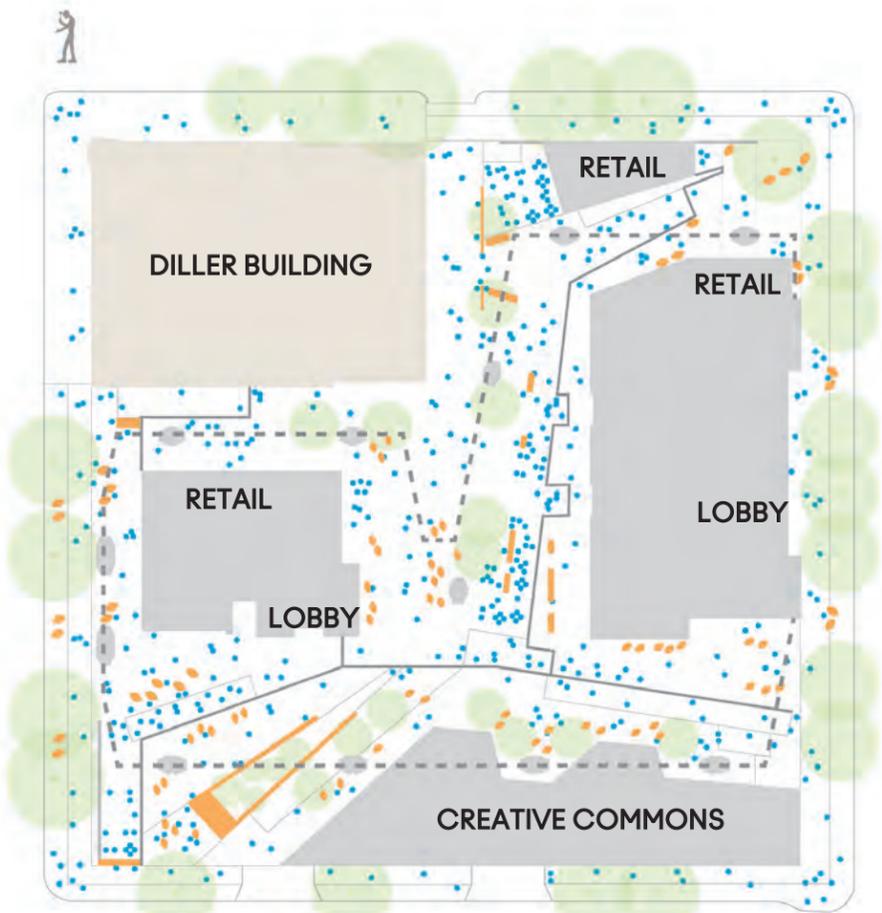
## EARLY MORNING

- Five generous routes are shortcuts from transit, ferry, etc. to locations throughout downtown.
- Building entries are clearly located.
- Site furnishings, overlooks and retail gathering areas intentionally support use with places to stop, eat, relax, and engage.



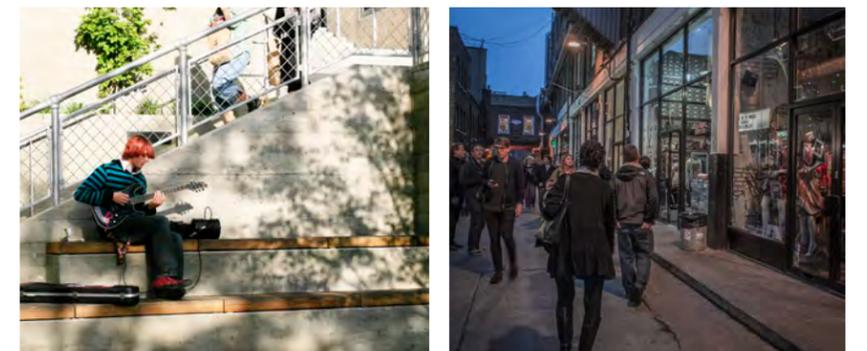
## MID-DAY

- Routes are shortcuts for the public.
- Furnishings, overlooks, and play areas intentionally support diverse use.
- Retail gathering areas spill out into selected locations.

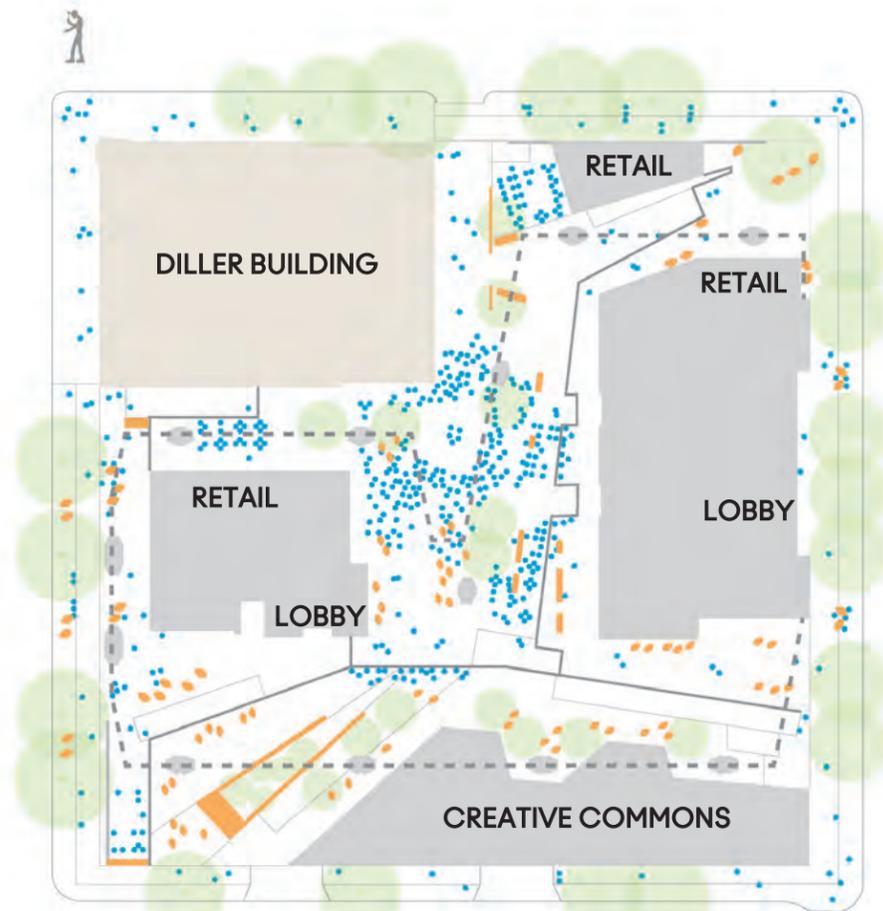


## AFTER WORK+ EVENING

- Five routes and open spaces work as shortcuts into the evening.
- Furnishings, overlooks, places for play and retail intentionally create gatherings of all sizes throughout the space.

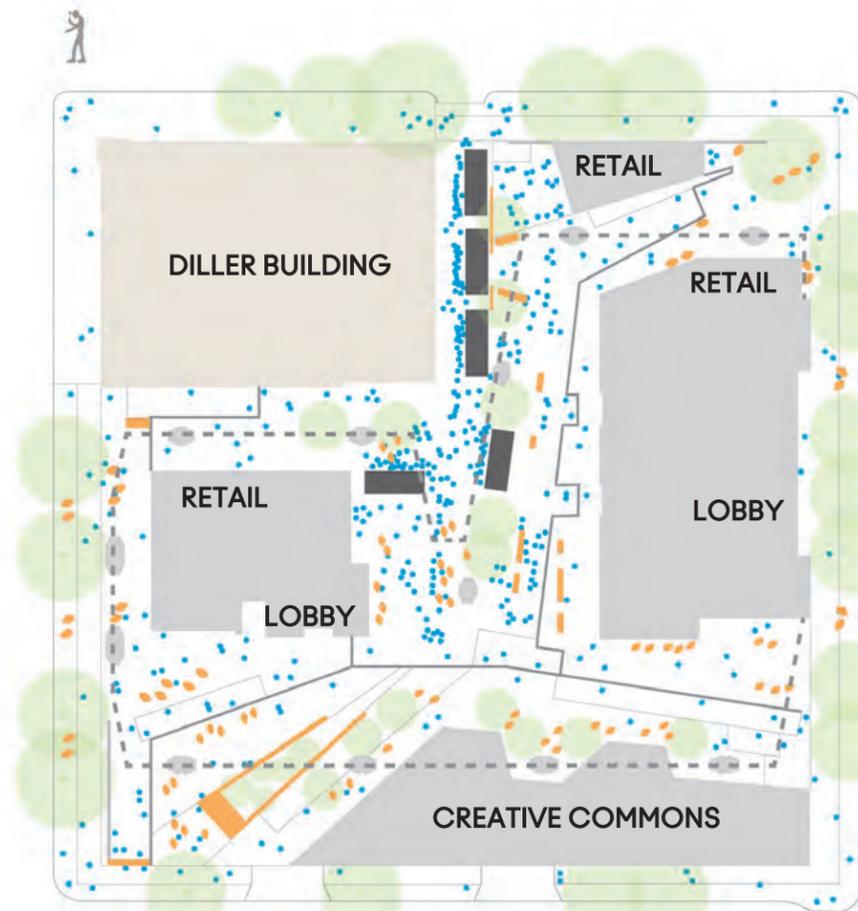


# PUBLIC BENEFITS | Using Open Space



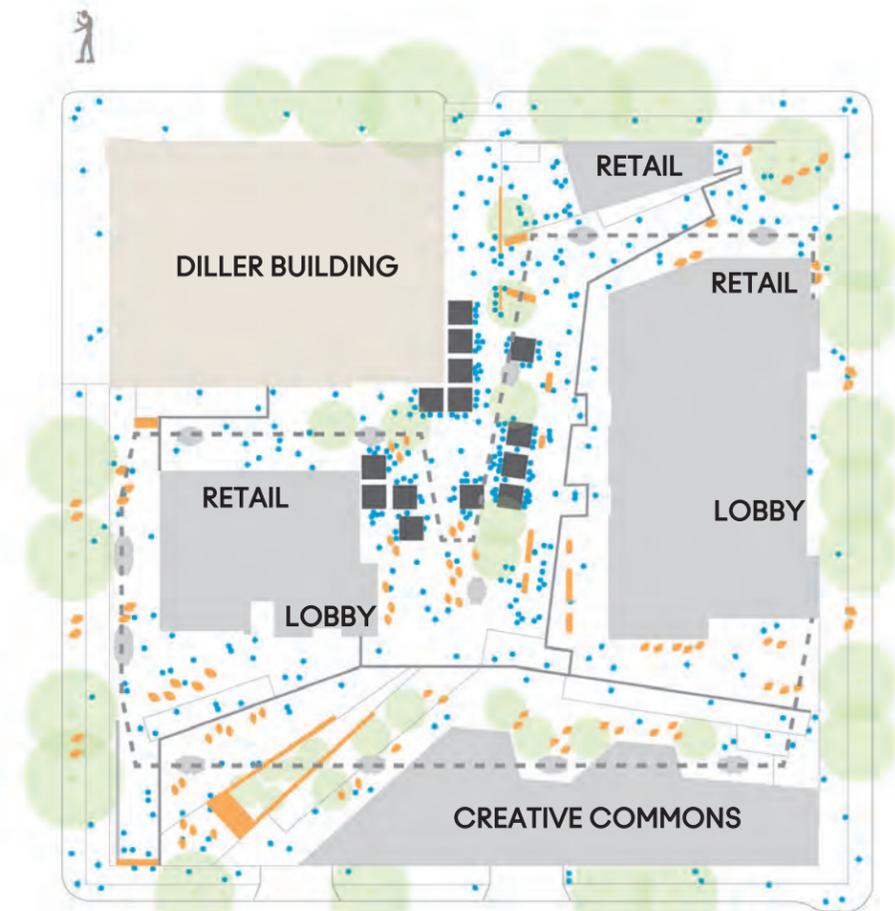
## PERFORMANCE / CONCERT

- Open space intentionally creates multiple locations for small and larger performances.
- Overlooks create places to gather and watch.



## SPECIAL EVENT / FOOD TRUCK

- Designed for special events including food trucks, yoga, and play on the deck, etc.
- Allows for multiple configurations and uses.



## POP-UP MARKET

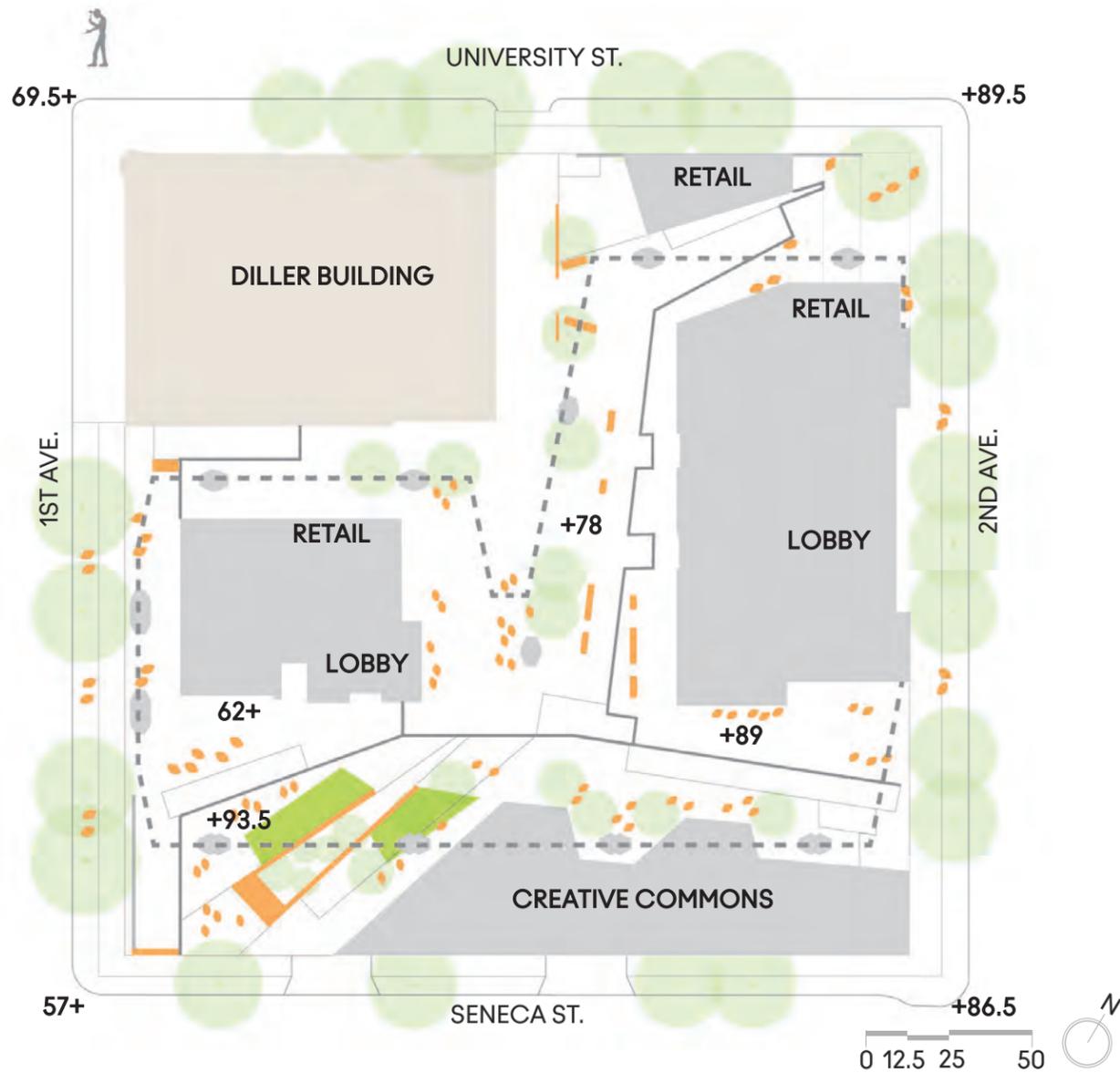
- Open space integrates pop-up markets with flexible configurations and circulation.



## LEGEND

- Building at Grade
- - - Building Above
- Site Furnishings
- People
- Food Truck
- 8' x 8' Vendor Stall

# PUBLIC BENEFITS | Using Open Space



## FAMILY GATHERING SPACE

In addition to public open space and gathering places throughout the site, the site will include dedicated gathering space designed with children and families in mind. This space is envisioned in the southwest corner of the project. The family gathering space under the building lift, offers weather protection for families throughout the year.

- Site furnishings
- Recreational space
- Play infrastructure
- Landscaping

## LEGEND

- Building at Grade
- - - Building Above
- Site Furnishings
- Family Gathering Spaces

**PUBLIC BENEFITS** | Open Space - Materials



# PUBLIC BENEFITS | Creating Open Space



Sugar Maple



Spring Flurry Serviceberry



Eddie's White Wonder Dogwood



Urbanite Ash



Shore Pine



Tall Stewartia



Emerald Sunshine Elm



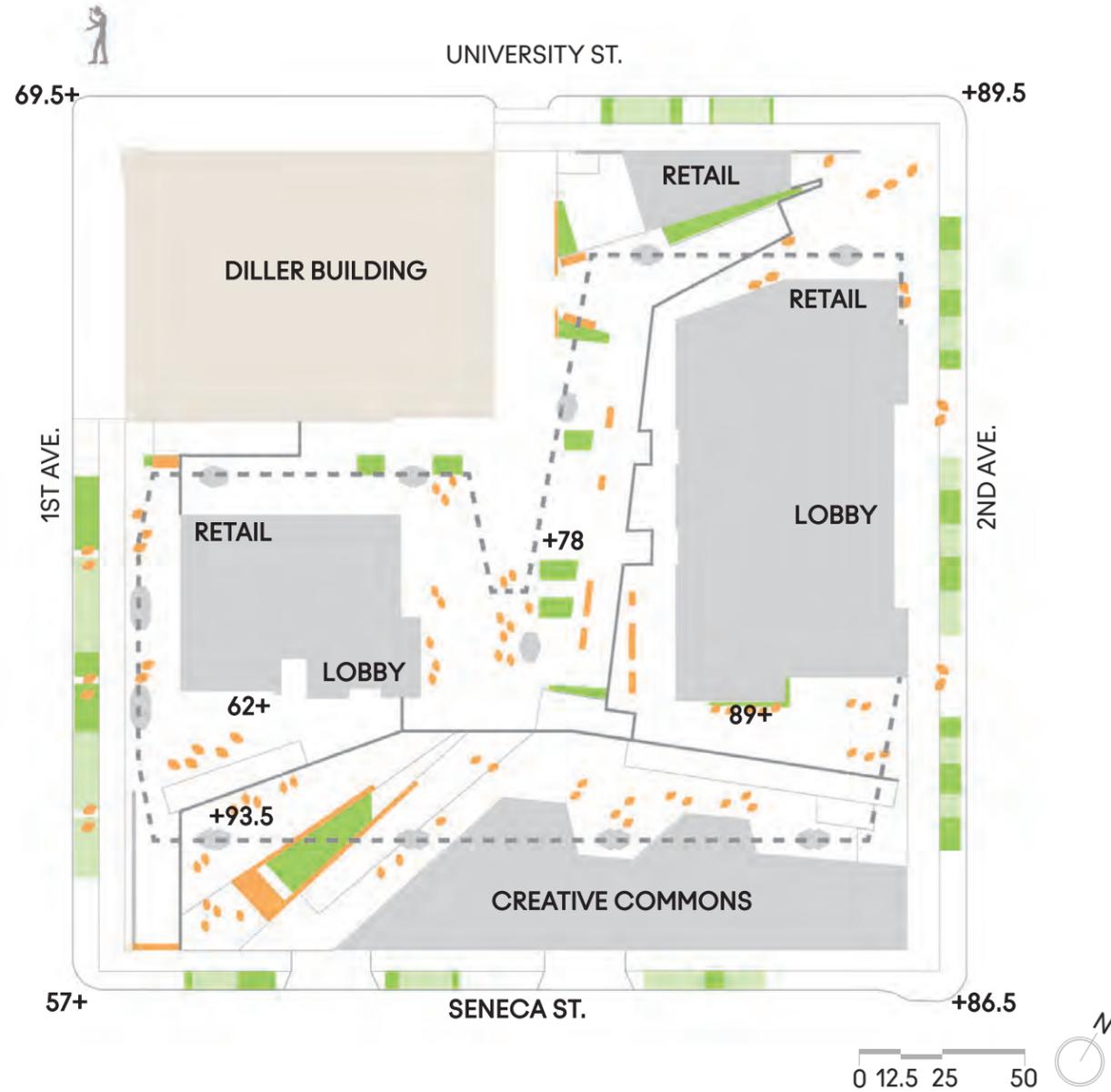
## TREES

- Trees create scale, life, and constant change.
- Trees tell the story of the site ecology - exposed sun to shade.
- Trees create an alley plaza understory, a canopy on an overlook, and a humanized street.
- Street trees establish context, have large canopies, and seasonal interest.
- Trees create seasonal change and introduce nature.

## LEGEND

- Building at Grade
- Building Above
- Site Furnishings
- Code Required Trees
- Trees Provided Beyond Code Requirements

# PUBLIC BENEFITS | Creating Open Space



## PLANTING

- Plants signal life, seasonal change, ecological conditions, and a commitment to care.
- Shrubs, groundcovers, and vines amplify the site character.
- Plants create movement, smell, and rich seasonal change.
- Plants intentionally opportunistically appear in small areas, eddies, and cracks.
- Vines climb walls—bringing scale, texture, pattern, and life to the city.

## LEGEND

- Building at Grade
- - - Building Above
- Site Furnishings
- Code Required Planting
- Planting Provided Beyond Code Requirements



Western Maidenhair Fern



Fiveleaf Akebia



Pacific Mist Manzanita



Beesia



Deer Fern



Sandy Heather



White Evergreen Clematis



Bunchberry Dogwood



Common Lady Fern



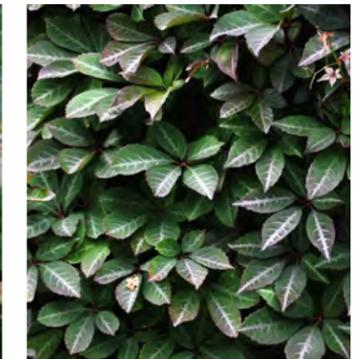
American Dune Grass



Beach Strawberry



Salal



Silvervein Creeper



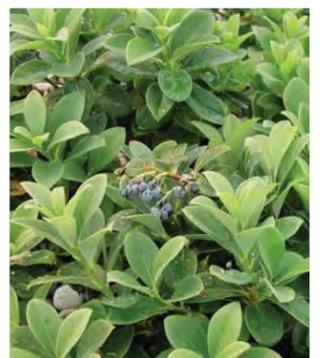
Sweet Box



New Zealand Wind Grass



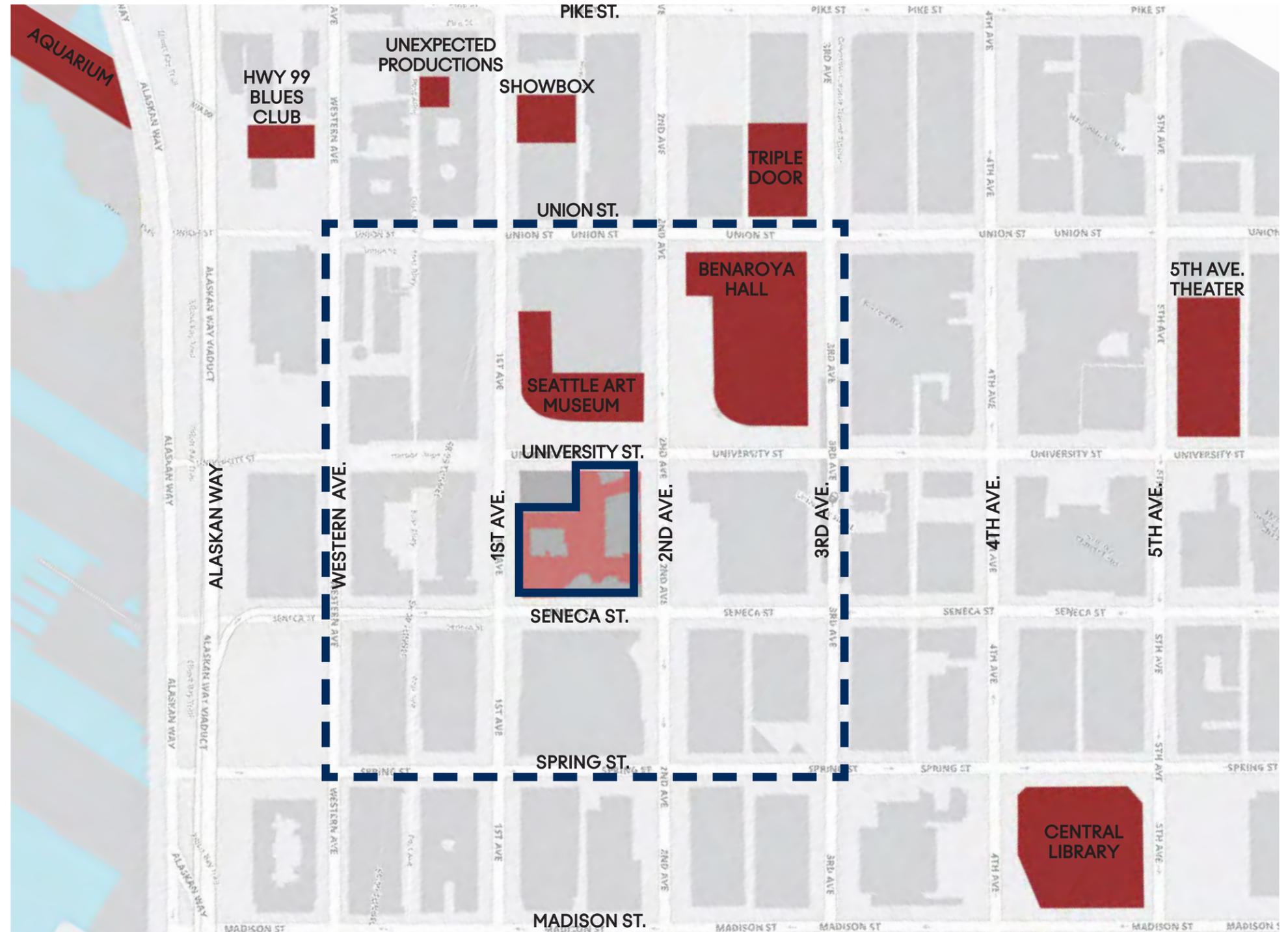
Everlow Yew



Himalayan Huckleberry

**ARTS + CULTURAL CONNECTIONS**

- The site's location falls within a robust existing cultural network with central transit links.
- The project activates a key block, adjacent to Seattle Art Museum and Benaroya Hall.
- Covered public and private spaces offer neighboring arts and culture patrons pre- and post-event food and beverage options, supporting evening and weekend uses.

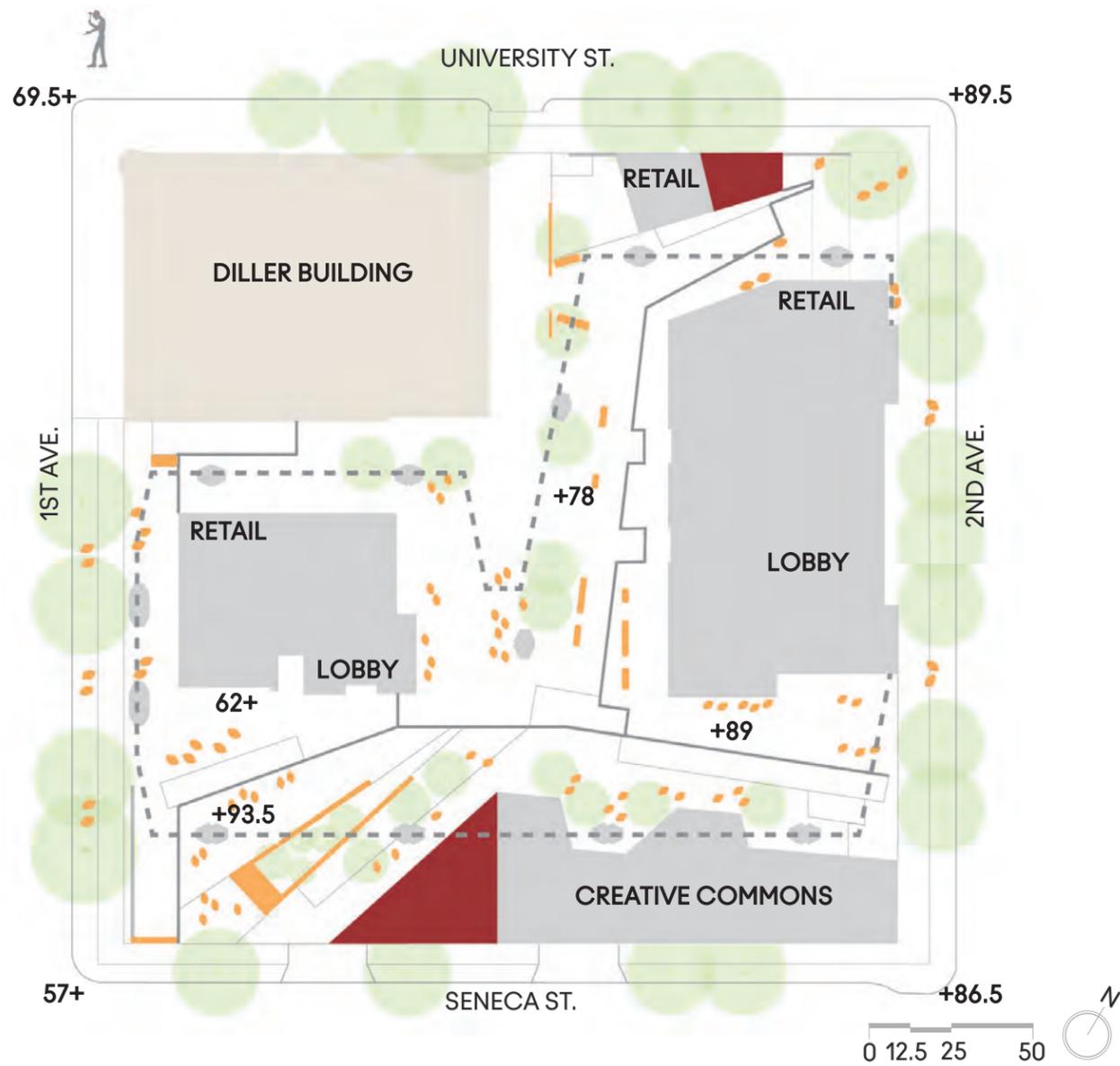


**LEGEND**

- 2+U Site
- Nine-block zone
- Cultural and / or Arts Institution



# PUBLIC BENEFITS | Arts + Cultural Spaces



## DEDICATED ARTS + CULTURE SPACES

The project envisions space for appropriate arts and culture that offer the flexibility to meet needs of the community in the adjacent neighborhood.

- Vocal / performance practice and dance space
- Art, performance, and maker space in the Creative Commons

## LEGEND

- Building at Grade
- - - Building Above
- Potential Arts and Cultural Spaces



**PUBLIC BENEFITS** | View from University Street

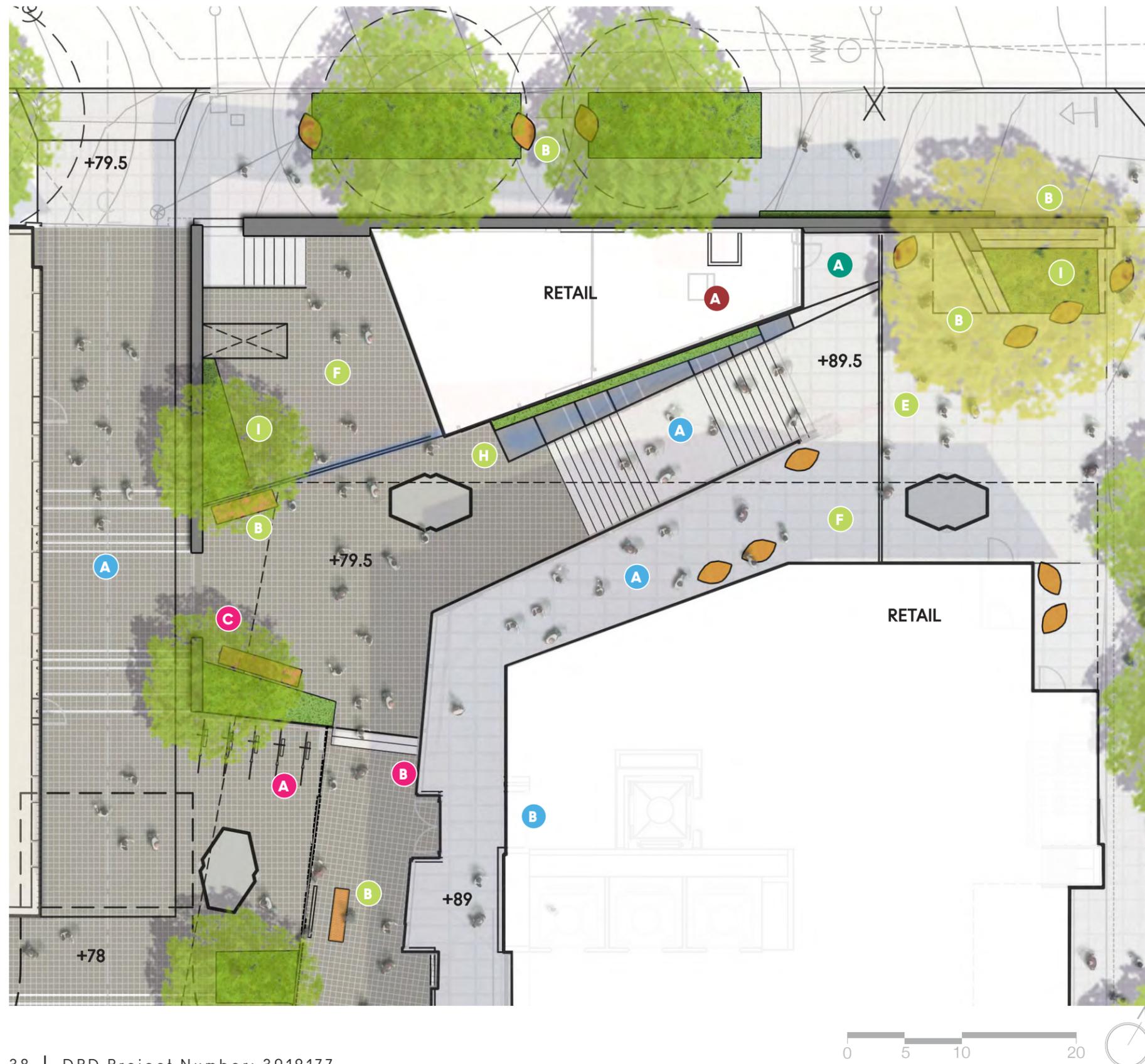


6

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## Enlargement Plans

# ENLARGEMENT PLANS | 2nd Avenue + University Street



## CORNER PLAZA

The Corner Plaza is an invitation to the publicly accessible open space and hill climbs. It signals the generous invitation to join in:

- Opens to the street and connects with city open space network – SAM Hill climb and Garden of Remembrance.
- Establishes pedestrian scale with seating, gathering areas, and the great tree – places for people watching and stopping.
- Creates views beyond to the Diller building, Alley Plaza, city, and sky.
- Starts the generous paths and urban short cuts with opportunity to preview route.
- Creates shelter and perches.

## BENEFITS

### 1- URBAN NETWORK

- A Cross Block Connections
- B Accessibility (ADA Hill Assist)
- C Wayfinding

### 2- BICYCLE INFRASTRUCTURE

- A Open Public Parking Racks
- B Electric Bike Charging Station
- C Fix It Repair Stand

### 3- OPEN SPACE

- A Gathering Spaces
- B Pedestrian Amenities
- C Event Infrastructure
- D Lines of Sight
- E Views
- F Weather Protection On-Site
- G Family Gathering
- H Materials + Finishes
- I Trees + Planting

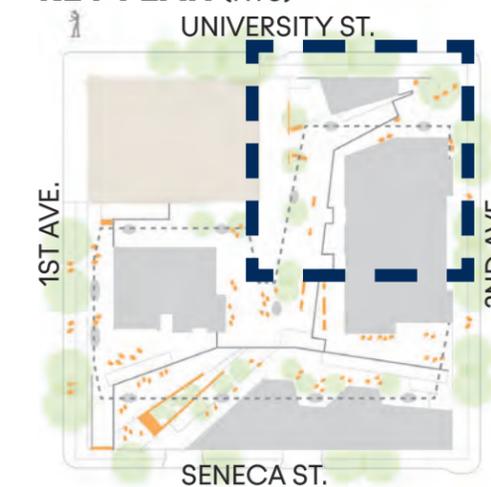
### 4- SETBACKS

- A Voluntary Building Setbacks along ROW

### 5- ARTS + CULTURAL SPACES

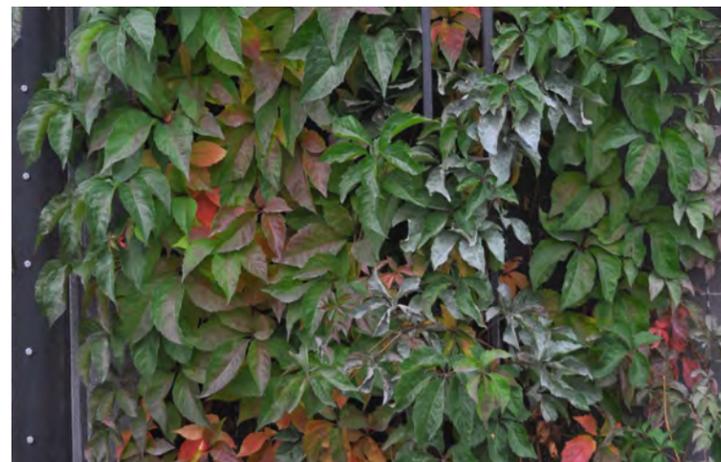
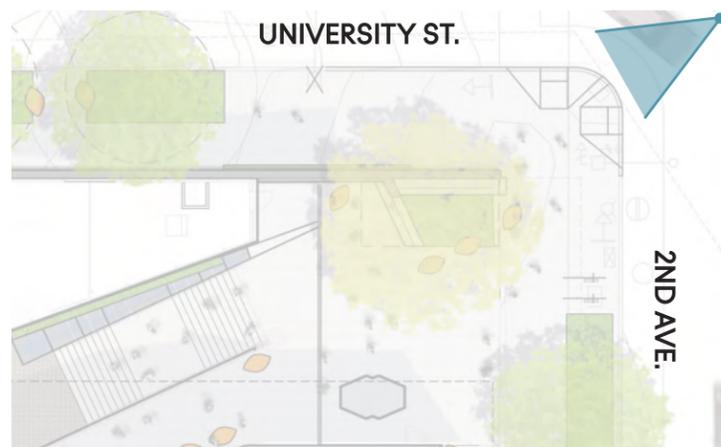
- A Potential Arts and Cultural Spaces

## KEY PLAN (NTS)



# ENLARGEMENT PLANS | 2nd Avenue + University Street

KEY PLAN (NTS)





**ALLEY PLAZA**

The Alley Plaza is the heart and where everyone can stop, gather, eat, and park a bike. It is where everyone can participate in the daily and extraordinary aspects of city life under the lift:

- Open to city shortcuts and urban views.
- A hub for people watching, eating, fixing your bike and watching performances.
- Flexible use with events, retail spilling into the plaza, performances, and daily traffic.
- Shelter from direct rain and wind.
- Seasonal patterns reflected through water, light, and plants.

**BENEFITS**

**1 - URBAN NETWORK**

- A** Cross Block Connections
- B** Accessibility (ADA Hill Assist)
- C** Wayfinding

**2 - BICYCLE INFRASTRUCTURE**

- A** Open Public Parking Racks
- B** Electric Bike Charging Station
- C** Fix It Repair Stand

**3 - OPEN SPACE**

- A** Gathering Spaces
- B** Pedestrian Amenities
- C** Event Infrastructure
- D** Lines of Sight
- E** Views
- F** Weather Protection On-Site
- G** Family Gathering
- H** Materials + Finishes
- I** Trees + Planting

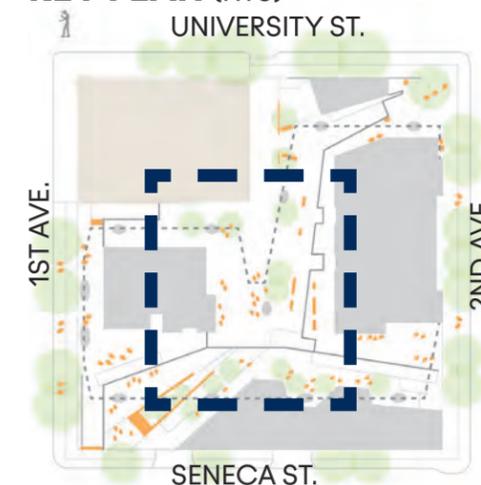
**4 - SETBACKS**

- A** Voluntary Building Setbacks along ROW

**5 - ARTS + CULTURAL SPACES**

- A** Potential Arts and Cultural Spaces

**KEY PLAN (NTS)**



**ENLARGEMENT PLANS** | Alley Plaza

**KEY PLAN (NTS)**





**SOUTHEAST STOOP**

The Southeast Stoop is an invitation to stop and have a conversation at the corner of Seneca Street and 2nd Avenue. The seat steps, seats, and benches signal the entry to the Alley Plaza and mark this as a place for everyone:

- Creates places for anyone to stop and gather with vine covered walls, all creating human scale.
- Creates open generous routes to the Alley and Overlook Plazas and the city beyond.
- Creates views beyond to the city and sky.
- Starts the generous urban shortcuts with opportunity to preview route.

**BENEFITS**

**1- URBAN NETWORK**

- A** Cross Block Connections
- B** Accessibility (ADA Hill Assist)
- C** Wayfinding

**2- BICYCLE INFRASTRUCTURE**

- A** Open Public Parking Racks
- B** Electric Bike Charging Station
- C** Fix It Repair Stand

**3- OPEN SPACE**

- A** Gathering Spaces
- B** Pedestrian Amenities
- C** Event Infrastructure
- D** Lines of Sight
- E** Views
- F** Weather Protection On-Site
- G** Family Gathering
- H** Materials + Finishes
- I** Trees + Planting

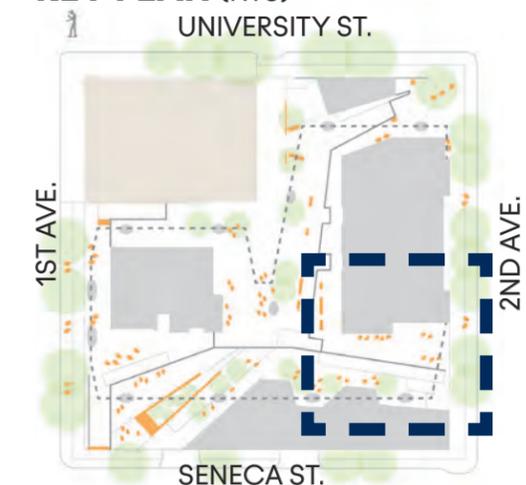
**4- SETBACKS**

- A** Voluntary Building Setbacks along ROW

**5- ARTS + CULTURAL SPACES**

- A** Potential Arts and Cultural Spaces

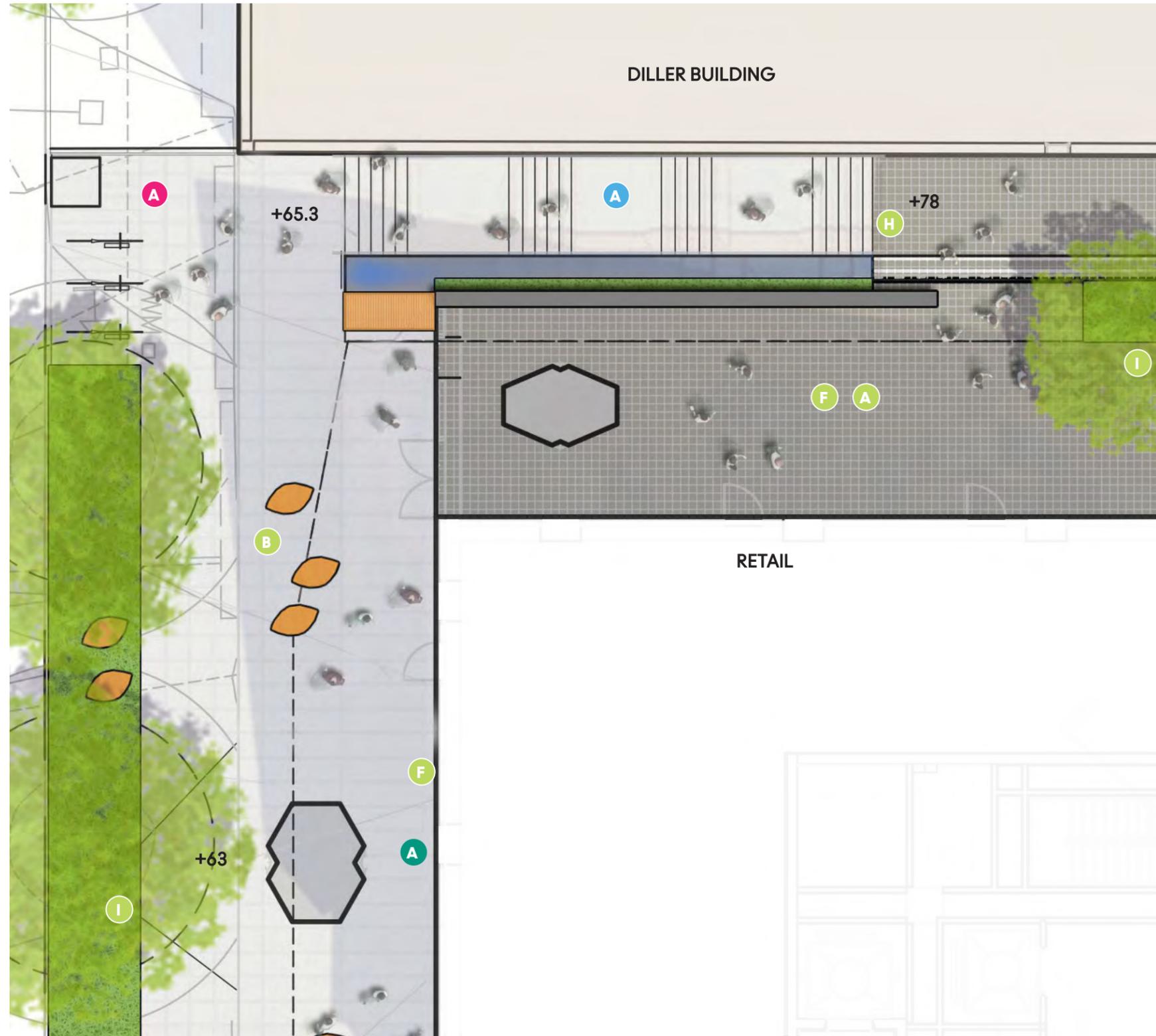
**KEY PLAN (NTS)**



**ENLARGEMENT PLANS** | 2nd Avenue + Seneca Street

**KEY PLAN (NTS)**





**MID-BLOCK STAIR**

The Mid-Block Stair continues a Seattle tradition of intimate hill climbs traversing the city. The stairs, water course and planted geologic wall create interest and human scale:

- Extends toward the street to create a city shortcut to the Alley Plaza and beyond.
- Creates a comfortable well-lit stair case adjacent to retail activity.
- Integrates seasonal changes through water, light, and plants.

**BENEFITS**

**1 - URBAN NETWORK**

- A** Cross Block Connections
- B** Accessibility (ADA Hill Assist)
- C** Wayfinding

**2 - BICYCLE INFRASTRUCTURE**

- A** Open Public Parking Racks
- B** Electric Bike Charging Station
- C** Fix It Repair Stand

**3 - OPEN SPACE**

- A** Gathering Spaces
- B** Pedestrian Amenities
- C** Event Infrastructure
- D** Lines of Sight
- E** Views
- F** Weather Protection On-Site
- G** Family Gathering
- H** Materials + Finishes
- I** Trees + Planting

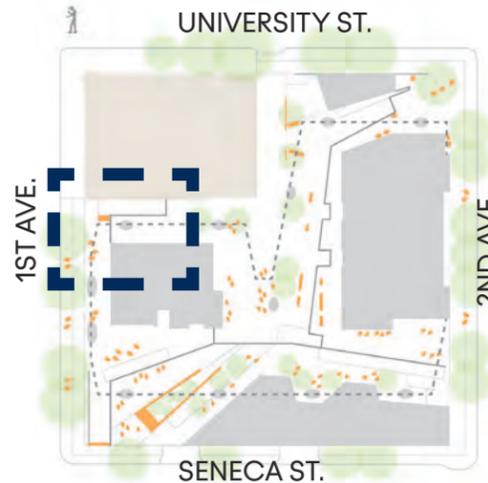
**4 - SETBACKS**

- A** Voluntary Building Setbacks along ROW

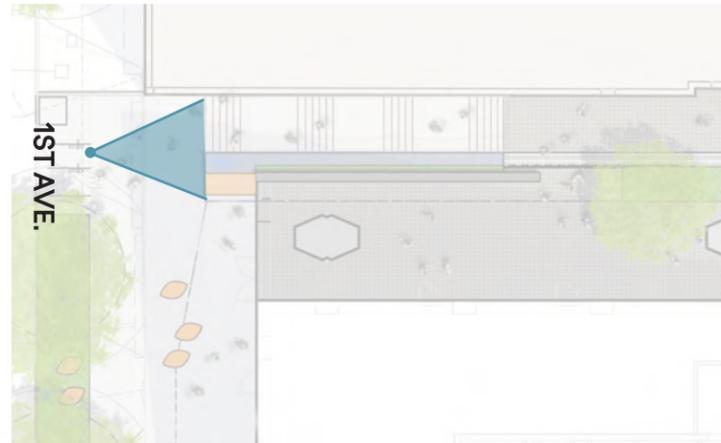
**5 - ARTS + CULTURAL SPACES**

- A** Potential Arts and Cultural Spaces

**KEY PLAN (NTS)**



KEY PLAN (NTS)



# ENLARGEMENT PLANS | 1st Avenue + Seneca Street



## SOUTHWEST CORNER

- The 1st and Seneca Street Corner creates an invitation to the publicly accessible hill climbs. It signals the generous invitation to join in:
- Generous open furnished entry invites use with views through to the Alley Plaza and landmarks beyond.
  - Creates a landmark corner.
  - Benches signal the invitation to use by everyone.
  - Corner retail creates an outdoor overlook and gathering area.

## BENEFITS

### 1- URBAN NETWORK

- A** Cross Block Connections
- B** Accessibility (ADA Hill Assist)
- C** Wayfinding

### 2- BICYCLE INFRASTRUCTURE

- A** Open Public Parking Racks
- B** Electric Bike Charging Station
- C** Fix It Repair Stand

### 3- OPEN SPACE

- A** Gathering Spaces
- B** Pedestrian Amenities
- C** Event Infrastructure
- D** Lines of Sight
- E** Views
- F** Weather Protection On-Site
- G** Family Gathering
- H** Materials + Finishes
- I** Trees + Planting

### 4- SETBACKS

- A** Voluntary Building Setbacks along ROW

### 5- ARTS + CULTURAL SPACES

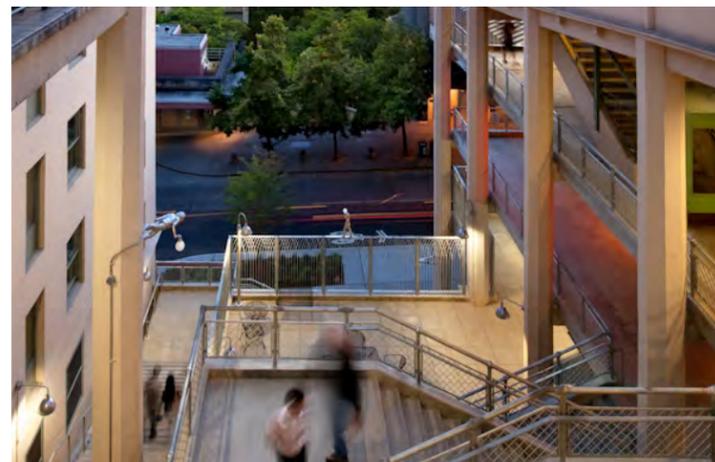
- A** Potential Arts and Cultural Spaces

## KEY PLAN (NTS)



# ENLARGEMENT PLANS | 1st Avenue + Seneca Street

KEY PLAN (NTS)





**OVERLOOK PLAZA**

The Overlook Plaza is the perch and city overlook for all to use. With views of the city and the Sound beyond, there are places for work and play:

- Creates places to play – for fun, to gather, and hang out.
- Creates places to work and collaborate.
- Creates generous easy connections to the Alley Plaza and city network.
- Integrates nature and seasonal change with plants, light, and weather.
- Creates prospect views of the city and region beyond.

**BENEFITS**

**1- URBAN NETWORK**

- A** Cross Block Connections
- B** Accessibility (ADA Hill Assist)
- C** Wayfinding

**2- BICYCLE INFRASTRUCTURE**

- A** Open Public Parking Racks
- B** Electric Bike Charging Station
- C** Fix It Repair Stand

**3- OPEN SPACE**

- A** Gathering Spaces
- B** Pedestrian Amenities
- C** Event Infrastructure
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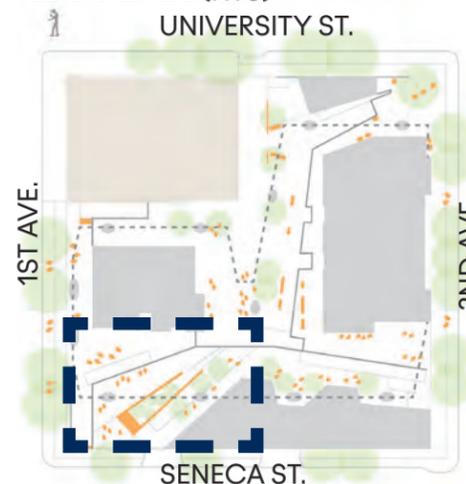
**4- SETBACKS**

- A** Voluntary Building Setbacks along ROW

**5- ARTS + CULTURAL SPACES**

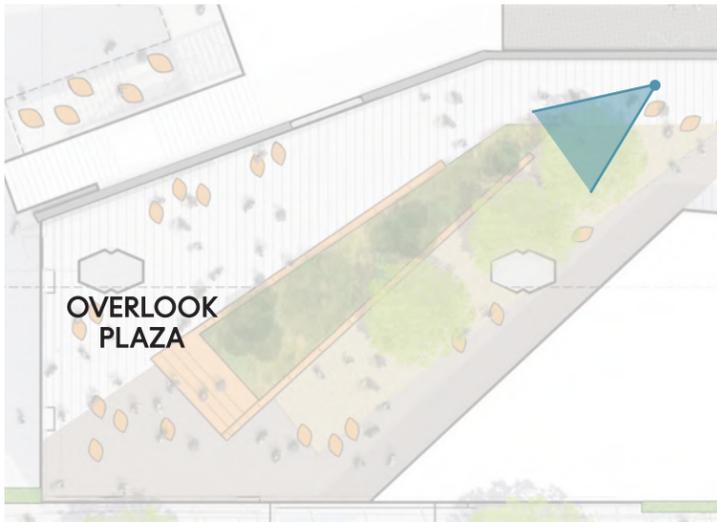
- A** Potential Arts and Cultural Spaces

**KEY PLAN (NTS)**



ENLARGEMENT PLANS | Overlook Plaza

KEY PLAN (NTS)



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## Public Benefit Matrix

# PUBLIC BENEFIT MATRIX |

Public Benefit	Location / Description	Code Requirement	Public Benefit	Total	Reference Images
<b>1- URBAN NETWORK</b>					
<b>A</b> Cross Block Connections	Openings into the site from the ROW to connect diagonal paths of travel	None	5	5	
<b>B</b> Accessibility (ADA Hill Assist)	Elev 1: 1st Ave. up to Alley Plaza + SW Deck, Elev 2: Plaza to 2nd Ave. lobby	None	Elevators	2	
<b>C</b> Wayfinding	Intentional design of massing to provide wide, intuitive openings into site and internal landmarks for connectivity within open spaces	None	See Plans	See Plans	
<b>2- BICYCLE INFRASTRUCTURE</b>					
<b>A</b> Open Public Parking Racks	Bike Racks (2 bikes per unit) 14 units in ROW, 5 (exterior) units on site	None	19 Racks	38 Bike stalls	
<b>B</b> Electric Bike Charging Station	Incorporated into the Alley Plaza bike infrastructure for public access	None	1 unit	1 unit	
<b>C</b> Fix It Repair Stand	Repair + air-pump station in Alley Plaza, visible + accessible from ROW	None	1 unit	1 unit	
<b>3- OPEN SPACE</b>					
<b>A</b> Gathering Spaces	Multiple large open spaces and spatial variety	1,685 SF (MUP)	28,715 SF	30,400 SF	
<b>B</b> Pedestrian Amenities	Seating - A variety of individual seats, benches, and seat steps	None	254 LF	254 LF	
	Stand-up casual tables w/ lean rails (7 units)	None	46 LF	46 LF	
	Drinking fountain	None	1 unit	1 unit	
	Restrooms	None	1 (M+W)	1 (M+W)	
<b>C</b> Event Infrastructure	Infrastructure to support various events within the open space provided	None	TBD	TBD	
<b>D</b> Lines of Sight	Clear + open sight lines into and through open spaces to encourage access and invite use	None	N/A	N/A	
<b>E</b> Views	Creation of new public viewing opportunities of Puget Sound and key cultural institutions	None	3	3	
<b>F</b> Weather Protection On-Site	Shelter from direct sun and rain under the Lift	None	17,500 SF	17,500 SF	
<b>G</b> Family Gathering	Playful seating, site furnishings designed with children + families in mind	None	TBD	TBD	
<b>H</b> Materials + Finishes	Stone cobbles, wood decking, rain water runnels	None			
<b>I</b> Trees + Planting	ROW (Tree planting beds) + on-site trees and planting	11 Trees in ROW 2,150 SF Plant	15 Trees On-Site 1,500 SF Plant	26 Trees 3,650 SF Plant	
<b>4- SETBACKS</b>					
<b>A</b> Voluntary Building Setbacks along ROW	3 distinct areas where the building is set back from the ROW to provide more generous open spaces accessible to the public	None	greater than 4,000 SF	greater than 4,000 SF	
<b>5- ARTS + CULTURAL SPACES</b>					
<b>A</b> Appropriate Cultural Spaces	Appropriate arts + cultural space that provides flexibility to meet the needs of the arts and culture community in the adjacent neighborhood	None	TBD	TBD	

**EXISTING ALLEY CONDITIONS**

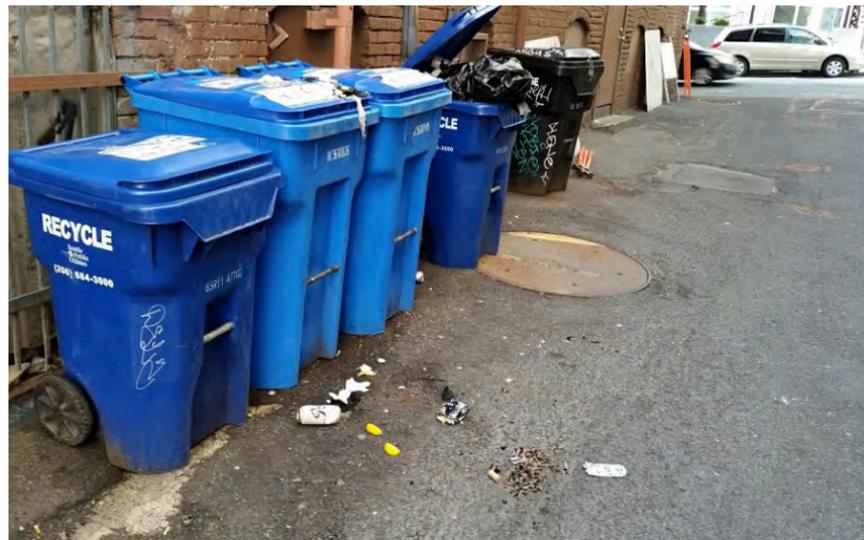


Image:  
Alley View Facing North

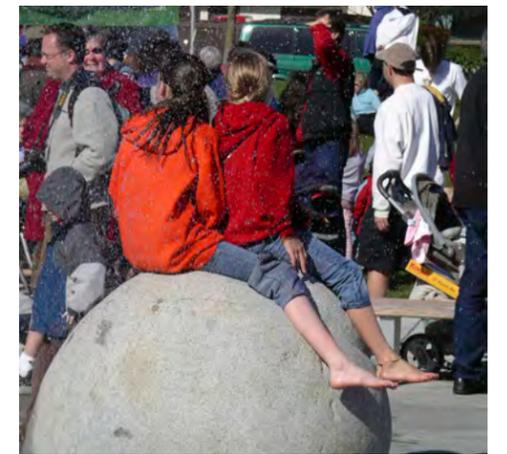
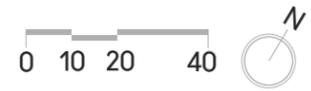
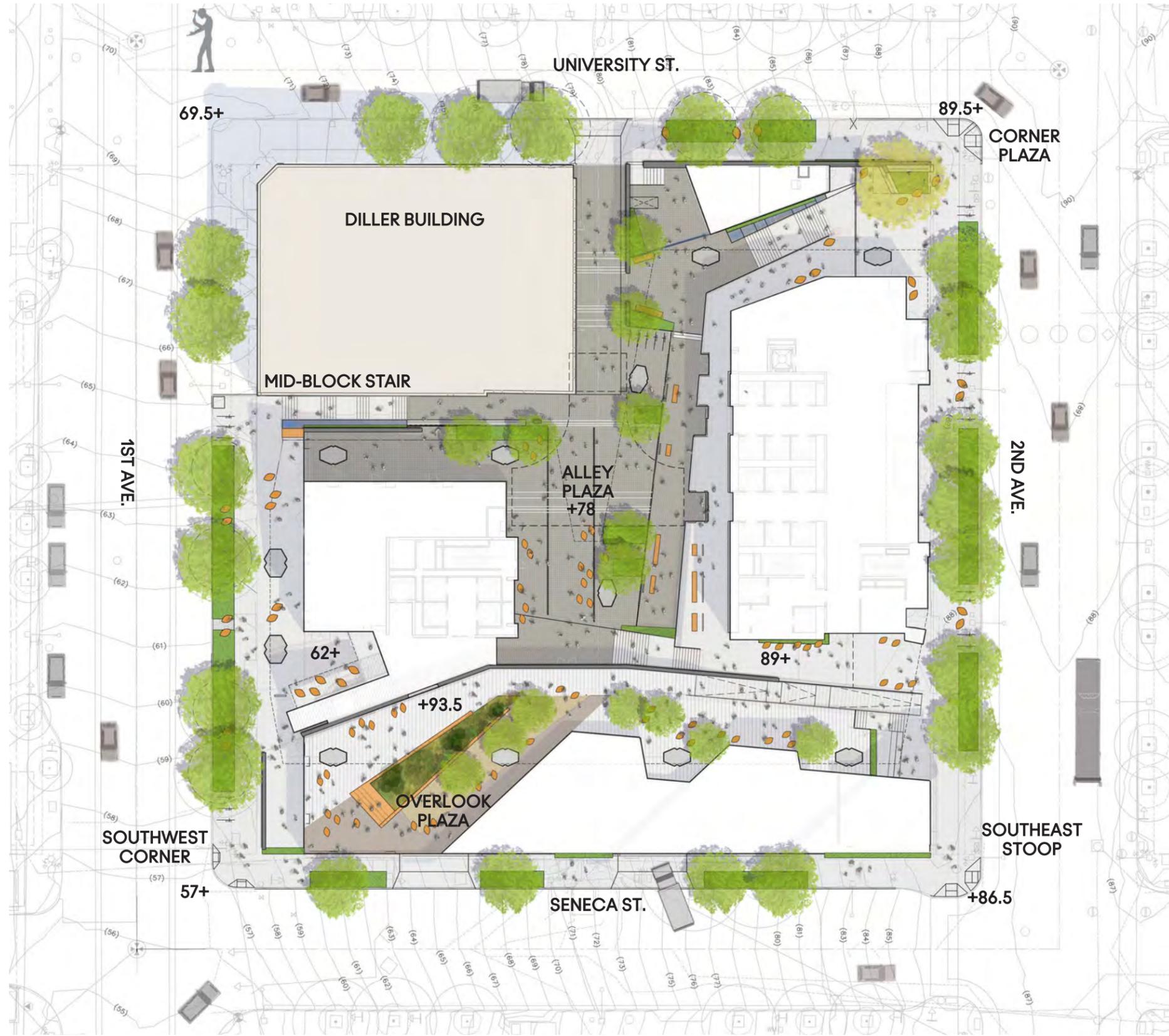


Image:  
Alley View Facing South

**ENLARGEMENT PLANS** | View from University Street



# SITE PLAN



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# Appendices

# APPENDIX I | Project Background

## COMMUNITY ENGAGEMENT

### 1 GROUNDSCAPE WORKSESSION

An early worksession with local design leaders, cultural spotters, business owners and tech entrepreneurs to explore ways the built environment can strengthen and elevate our city.

### 2 OPEN COMMUNITY WORKSHOP

An evening event where local residents, business owners and interested parties gathered and participated in a series of ideation activities to explore the design and the evolution of 2&U's urban village.

### 3 ENGAGEMENT WITH BENAROYA HALL & THE SEATTLE ART MUSEUM

The 2&U team has met and will continue to meet with Benaroya Hall and The SAM to identify ways that the neighboring community in this downtown core can work together.

### 4 SUSTAINABLE VALUES WORKSHOPS

The 2&U team is committed to providing sustainable values that relate to personal principles of the project, the surrounding community and internal team. The team has held and will continue to hold multiple sessions to refine and reflect these principles throughout the building's design and construction.

### 5 ENGAGEMENT WITH THE DOWNTOWN SEATTLE ASSOCIATION

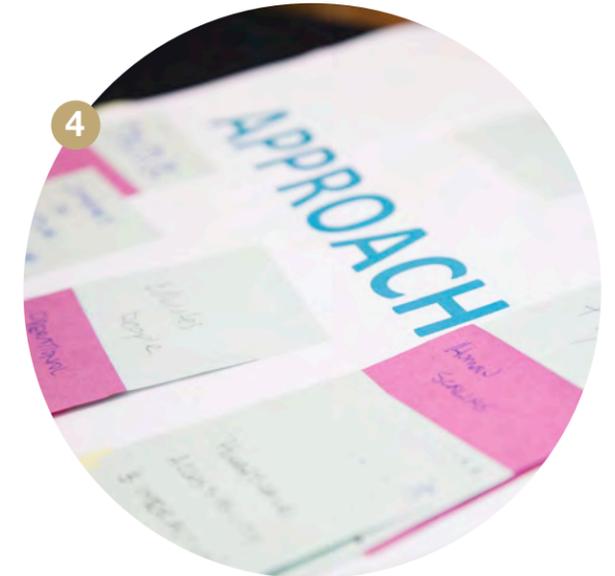
The 2+U team will remain involved with helping the Downtown Seattle Association's retail program goals for the downtown retail core.

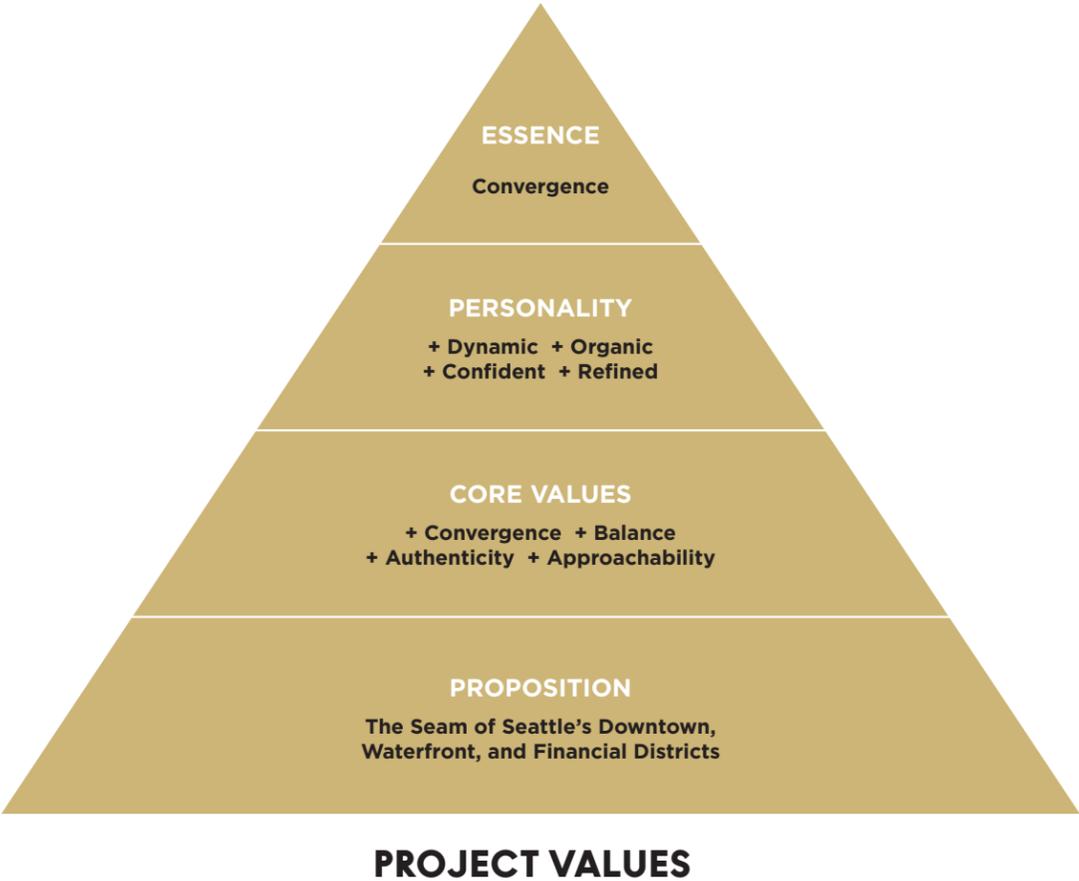
### 6 ENGAGEMENT WITH DOWNTOWN SEATTLE FAMILIES

Multiple meetings and conversations to understand concerns and needs of the Downtown Seattle Families organization.

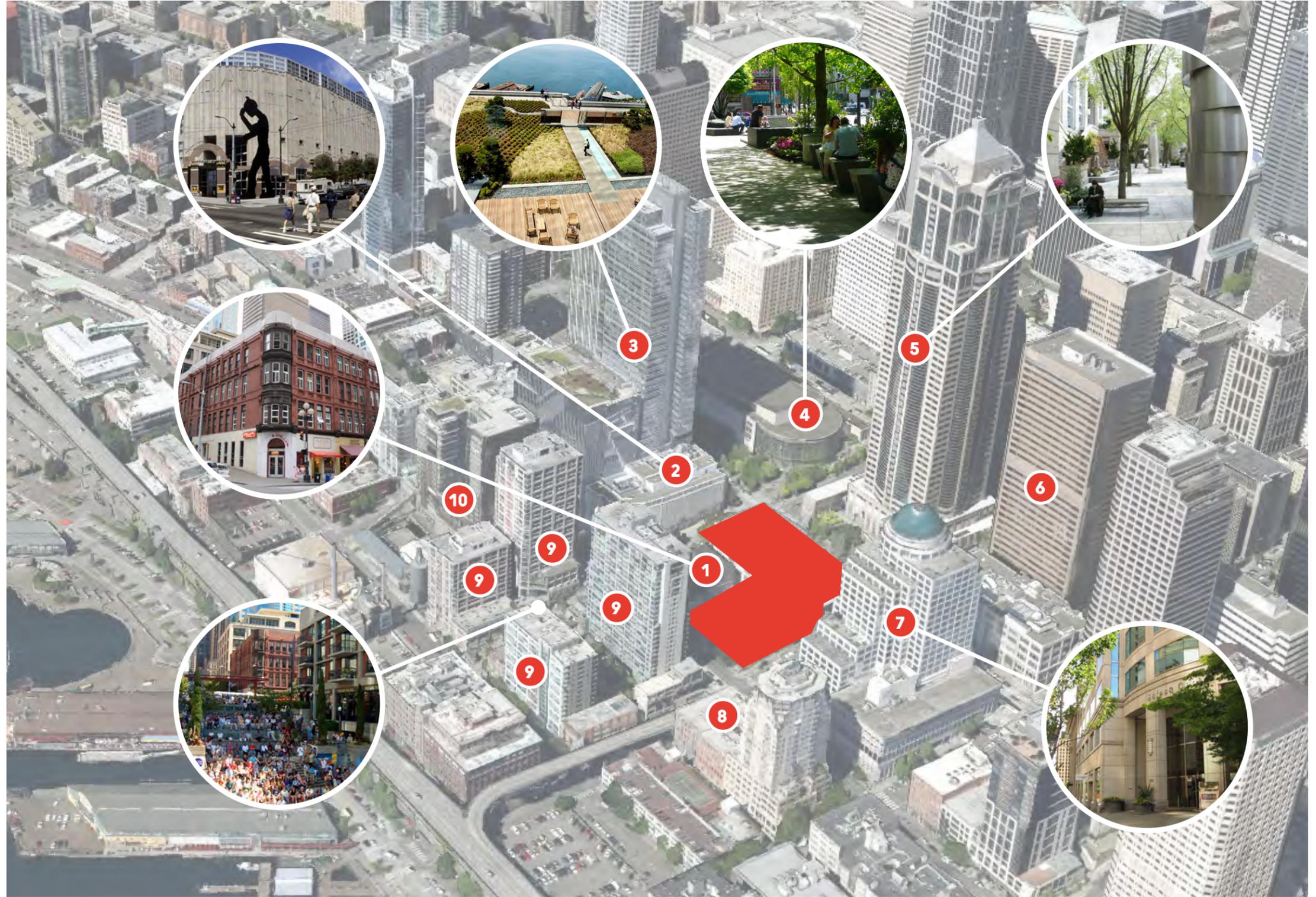
### 7 VISION OF THE FUTURE - YOUTH ART COMPETITION

We partnered with local Boys & Girls Clubs in an art competition - "What Will Seattle Look Like in 2035?". Their one-of-a-kind art was displayed at the open community workshop and three winners were rewarded for their remarkable creativity.





# APPENDIX I | Project Background



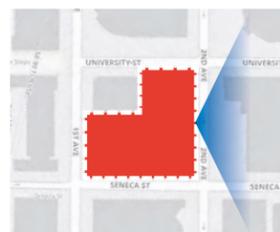
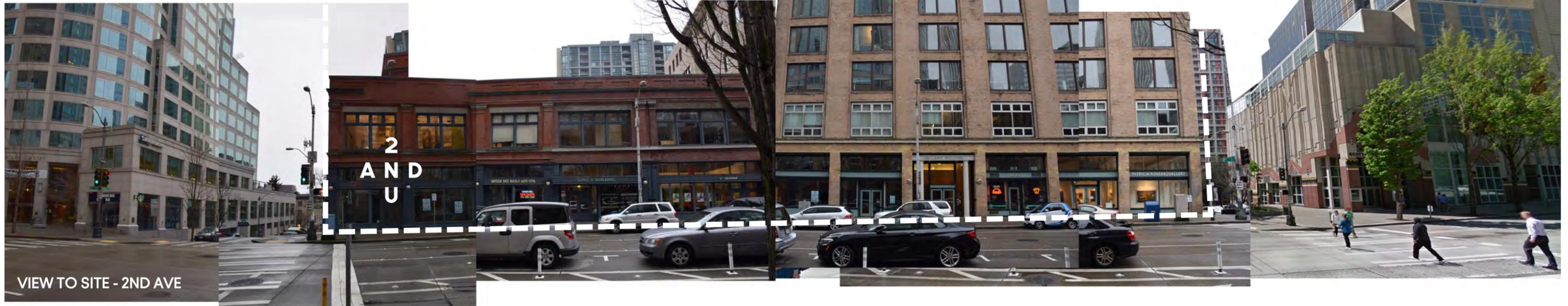
## SITE CONTEXT

- 1** The Diller  
Height: 4 Stories
- 2** Seattle Art Museum  
Height: 92'-0"
- 3** Russell Investments Center  
Height: 598'-0"
- 4** Benaroya Hall  
Height: 76'-0"
- 5** 1201 Third  
Height: 772'-0"
- 6** 1111 Third  
Height: 454'-0"
- 7** Second & Seneca  
Height: 315'-0"
- 8** 1st & Seneca  
Height: 5 Stories
- 9** Harbor Steps Apartments  
Height: Varies
- 10** Four Seasons Hotel & Residences  
Height: 240'-0"



# APPENDIX II | Existing Conditions Imagery

## 2ND AVENUE STREETSCAPE

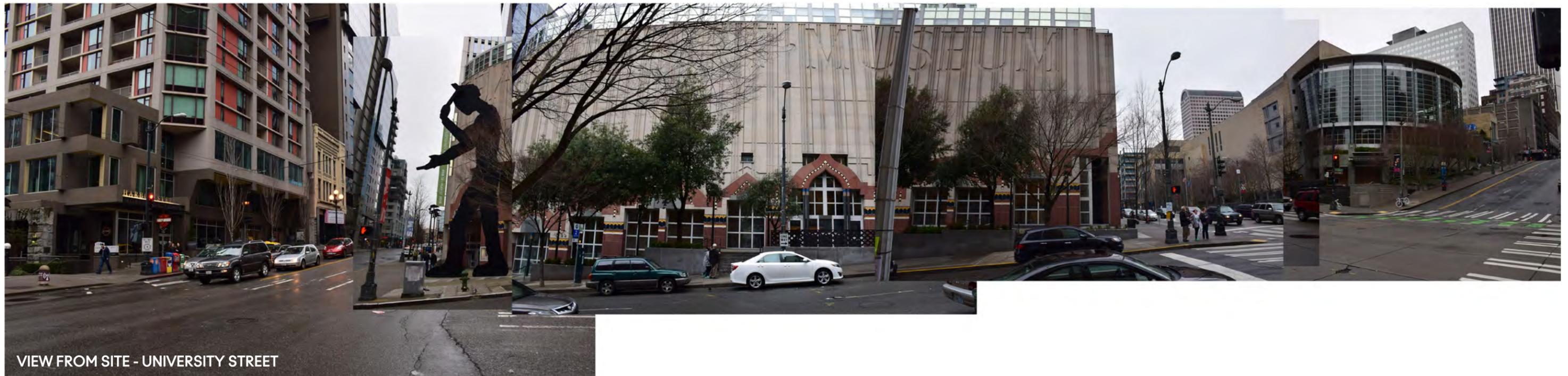


Top Image: View to Site

Bottom Image: View from Site

# APPENDIX II | Existing Conditions Imagery

## UNIVERSITY STREET STREETScape

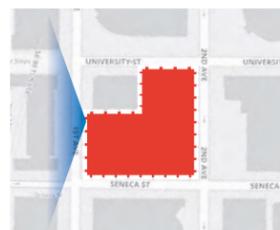
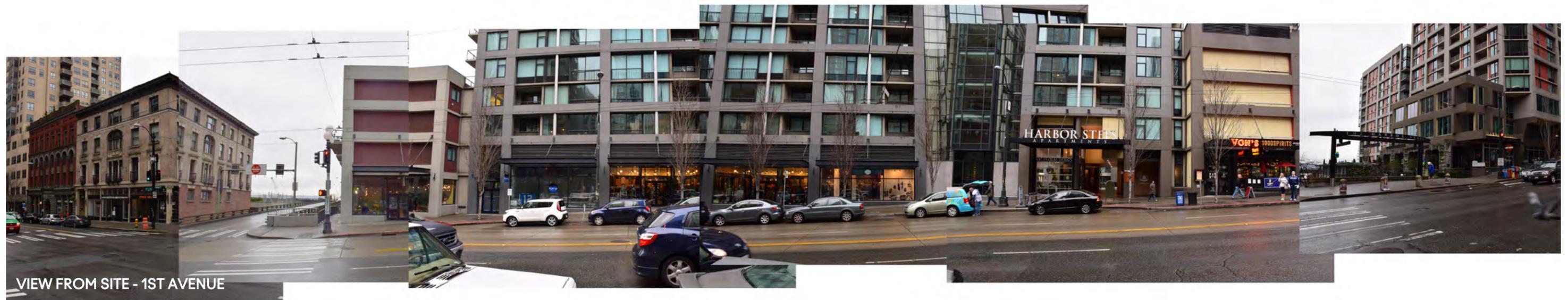


Top Image: View to Site

Bottom: View from Site

# APPENDIX II | Existing Conditions Imagery

## 1ST AVENUE STREETScape

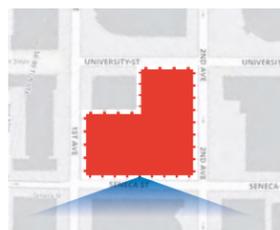
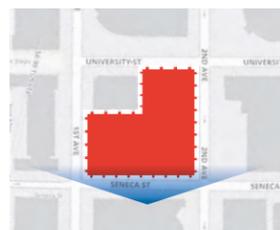


Top Image: View to Site

Bottom Image: View from Site

# APPENDIX II | Existing Conditions Imagery

## SENECA STREET STREETScape



Top Image: View to Site

Bottom: View from Site

# APPENDIX II | Existing Conditions Imagery

## EXISTING ALLEY CONDITIONS

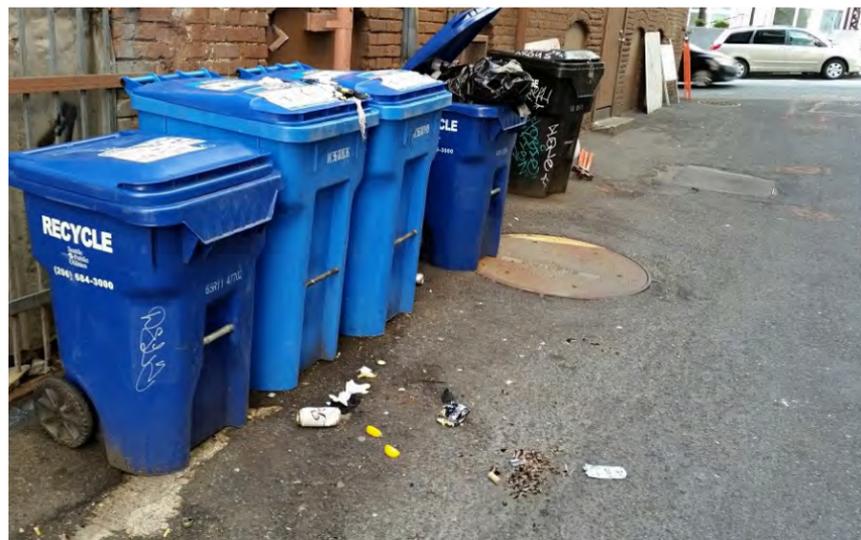


Image:  
Alley View Facing North

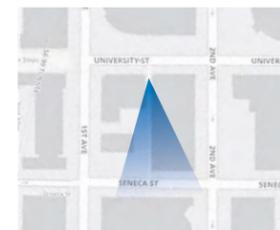


Image:  
Alley View Facing South

EXISTING ALLEY NETWORK



# APPENDIX III | Urban Design Context

## NODE ANALYSIS



Clockwise from top:  
Waterfront Seattle\*, Harbor Steps, Pike Place Market Hill Climb Redevelopment

\*Early Design Imagery from [www.waterfrontseattle.org](http://www.waterfrontseattle.org). Prepared by James Corner Field Operations, CM2MHill, Shiels Oblatz Johnsen, Inc., Berger Partnership, EnviroIssues, Parametrix, Parsons Brinkerhoff, Schemata Architects

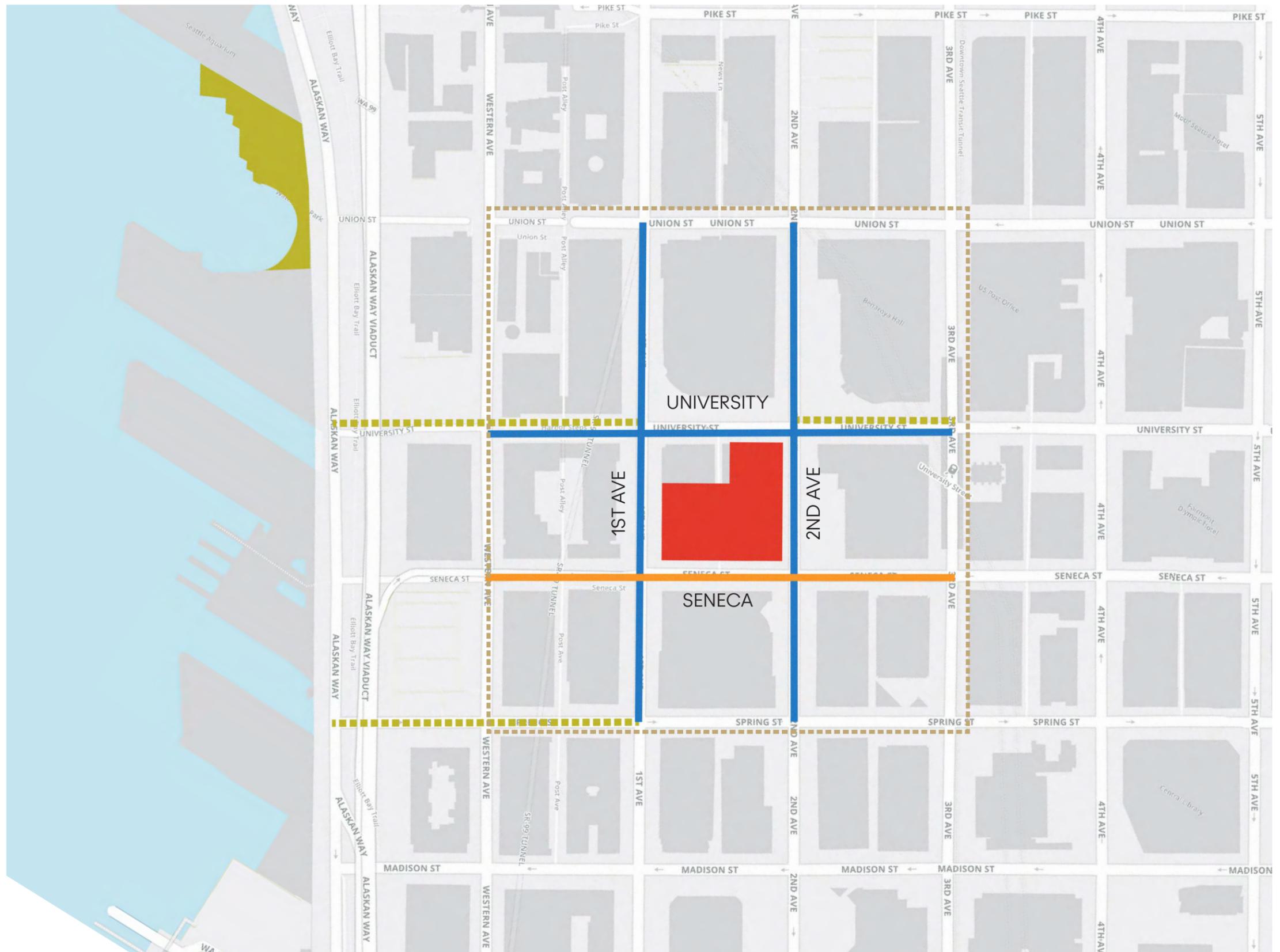


# APPENDIX III | Urban Design Context

## STREET CLASSIFICATION

-  Pedestrian Street Class I
-  Pedestrian Street Class II
-  Green Street

 Nine Block Zone

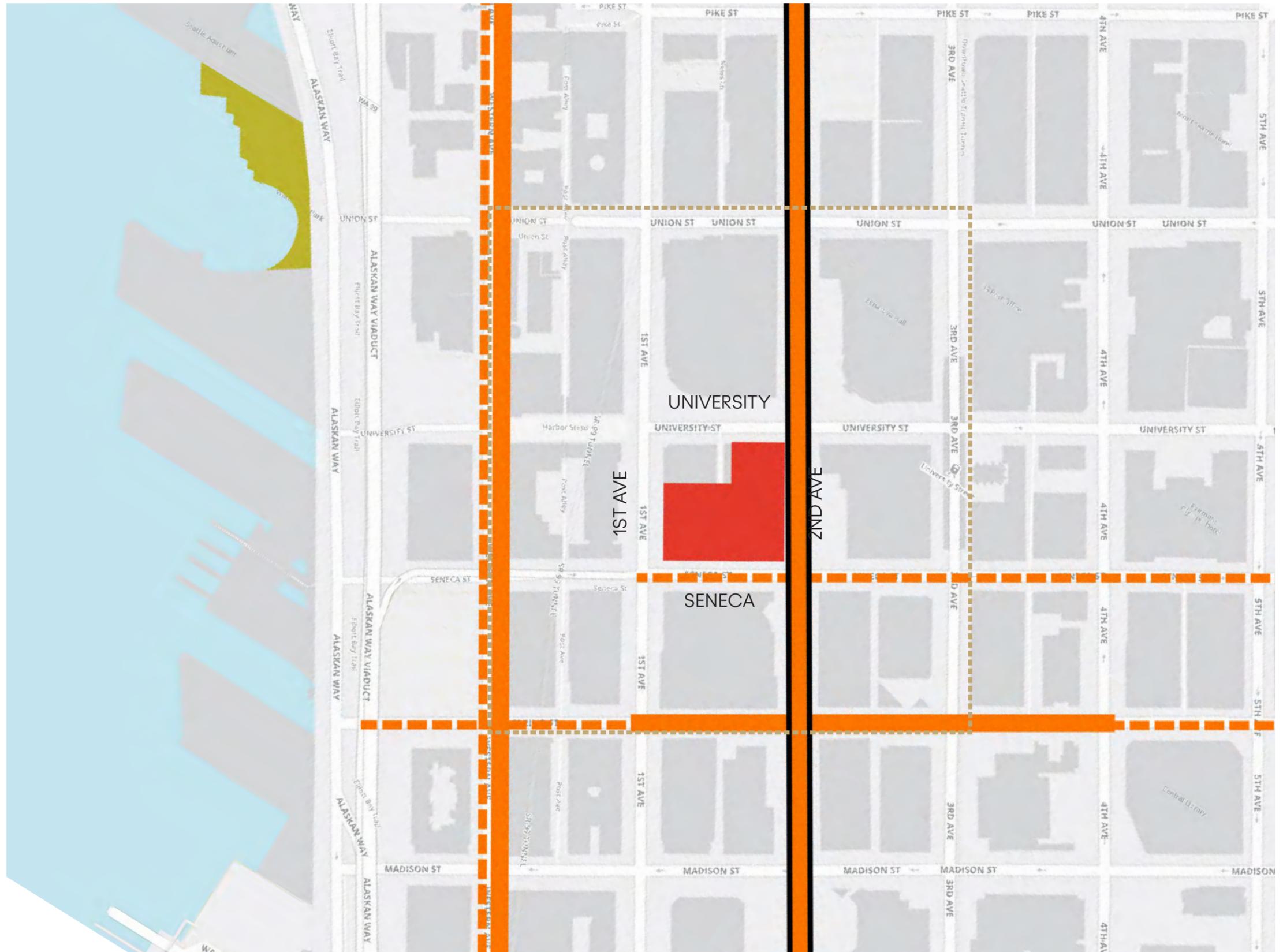


# APPENDIX III | Urban Design Context

## CYCLING NETWORK

-  Bicycle Lane
-  Cycle Track
-  Sharrows

 Nine Block Zone

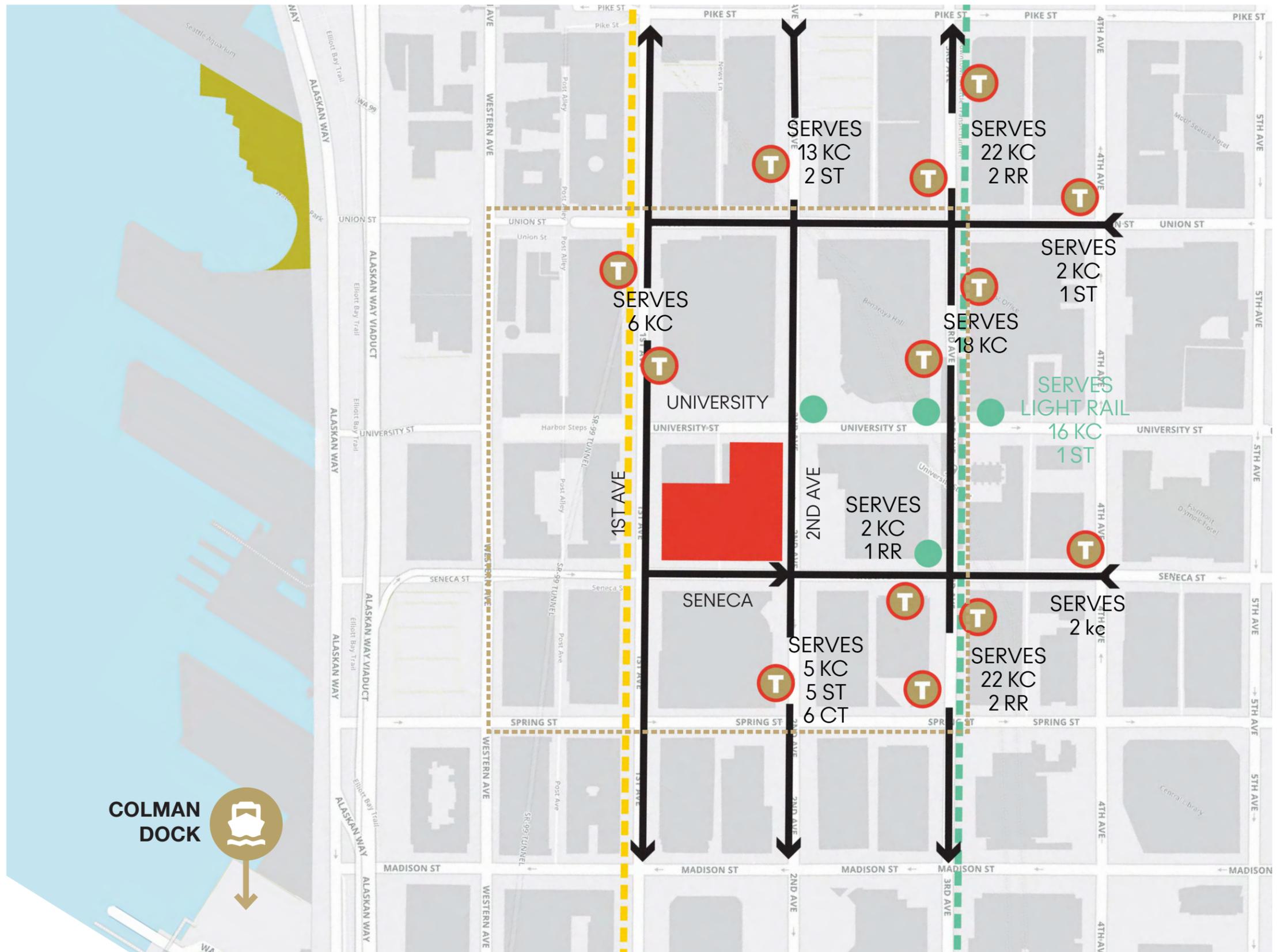


# APPENDIX III | Urban Design Context

## NEIGHBORHOOD TRANSIT

- KC King County Routes
- RR Rapid Ride
- ST Sound Transit Routes
- CT Community Transit Routes
-  Transit (Bus) Stop
-  Access to Transit Tunnel
-  Transit (Bus) Travel Routes
-  Transit Tunnel
-  Future Streetcar

 Nine Block Zone



# APPENDIX III | Urban Design Context

## ANTICIPATED PEDESTRIAN FLOWS



FUTURE VEHICULAR ACCESS

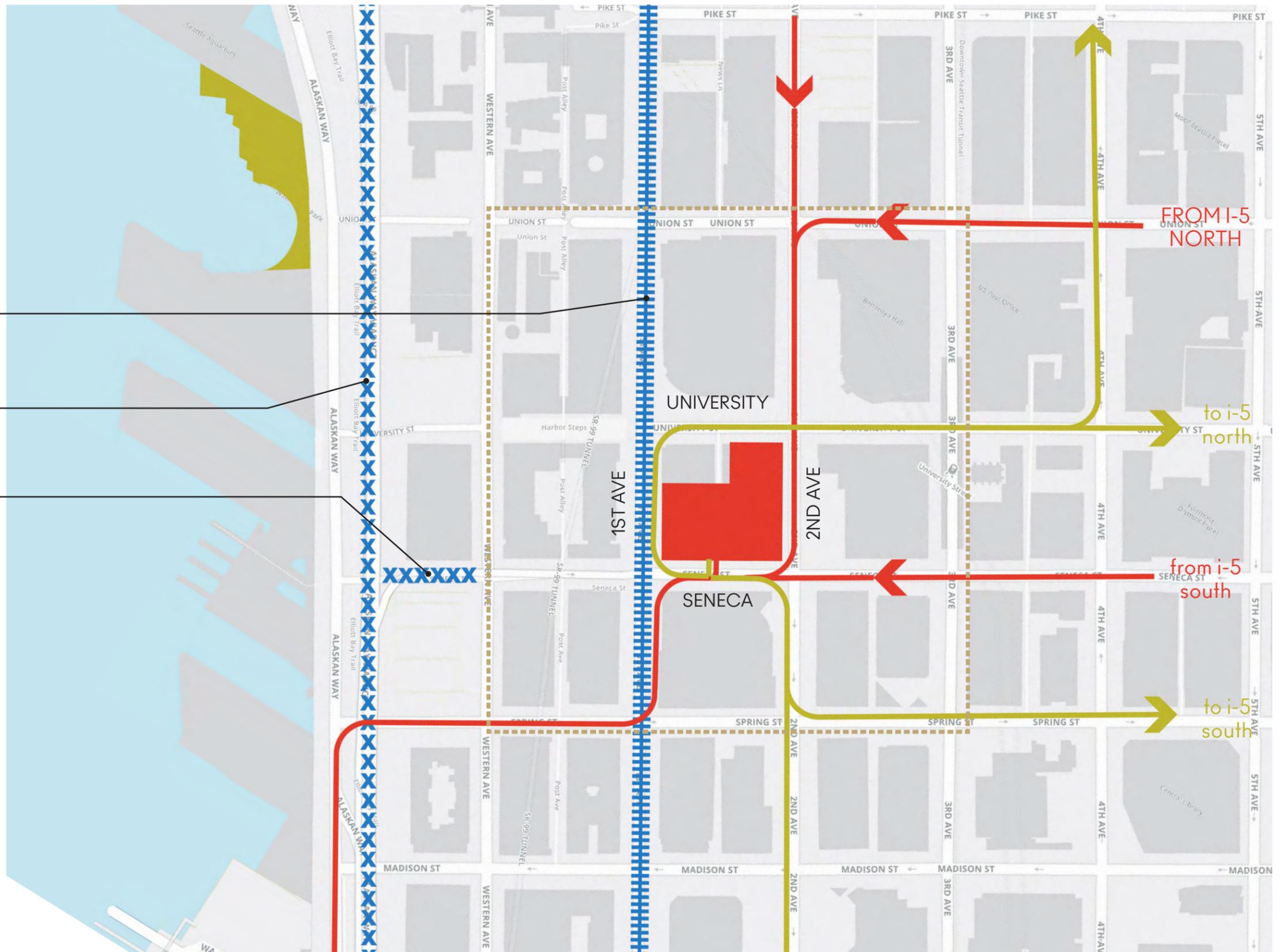
1ST AVENUE REDUCES TO ONE LANE EACH DIRECTION

ALASKAN WAY VIADUCT TO BE DEMOLISHED

SENECA STREET RAMPS TO BE DEMOLISHED

-  Vehicular Entry Path
-  Vehicular Exit Path
-  Future Streetcar
-  To Be Demolished

Nine Block Zone



# APPENDIX III | Urban Design Context

## SITE SLOPE

-  Direction of Slope
-  Accessible Elevator
-  ADA Access

Nine Block Zone

