9th & STEWART

SEATTLE DESIGN COMMISSION - PUBLIC BENEFIT #2: 2.20.2014

PROJECT INFORMATION:

Property Address:	807 Stewart Street Seattle, WA 98101
DPD Project #:	3013951
Owner:	R.C. Hedreen Co. 217 Pine Street, Ste 200 Seattle, WA 98101 206.624.8909
Architect:	LMN Architects 801 Second Ave. Suite 501 Seattle, WA 98104
Landscape Architect:	Site Workshop 222 Etruria St. Suite 200 Seattle, WA 98109
DPD Contact:	Michael Dorcy 206.615.1393 michael.dorcy@seattle.gov

DRB / SDC APPROVAL SUMMARY

DESIGN REVIEW BOARD

EARLY DESIGN GUIDANCE 1
April 16, 2013

- Review of 3 alternative schemes
- Project provides a rich mix of uses
- Through-block and street level uses contribute to integrated urban context
- Follow up with more detail on through-block

EARLY DESIGN GUIDANCE 2
June 18, 2013

- Provided additional analysis of through-block and ground level uses
- Provided additional analysis of residential development
- Approved to proceed to MUP submittal and DRB Recommendation Meeting

RECOMMENDATION MEETING 1
October 1, 2013

- Provided more detail on residential development
- Focused information on ground plane and pedestrian uses
- DRB strongly supports ground level design and through-block

RECOMMENDATION MEETING 2
November 19, 2013

- Addressed detailed ground level issues
- Focus on massing and exterior enclosure proposal
- Further development required on residential outdoor space and exterior enclosure

RECOMMENDATION MEETING 3
February 4, 2014

- Provided developments to green street park, massing and building exterior design
- Strong support for below-grade services to create sculpture garden and through-block
- Unanimously approved

SEATTLE DESIGN COMMISSION

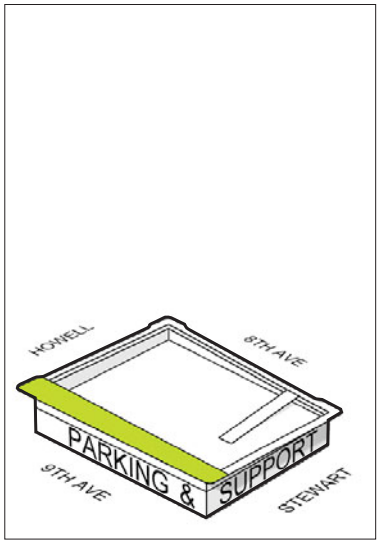
URBAN DESIGN MERIT 1
July 18, 2013

- Acknowledgement to the limited value of existing alley
- Provided strategy for pedestrian active ground floor
- Setbacks provided around full block for improved pedestrian environment
- SDC approved urban design merit with conditions

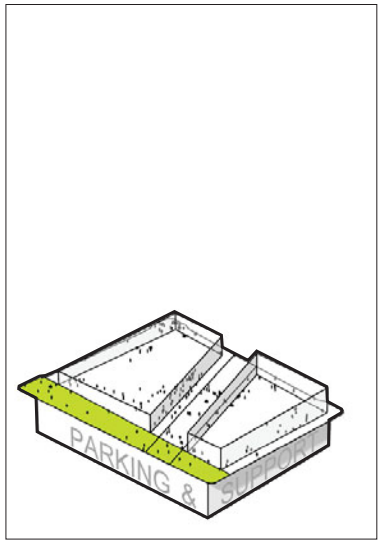
PUBLIC BENEFIT 1
October 17, 2013

- Provided development of (5) conditions including ground level functionality, transparency and parcel park
- Provide thorough review of Public Benefit proposal including multiple on-site, off-site and affordable housing
- Residential considered minimum requirement with second meeting required

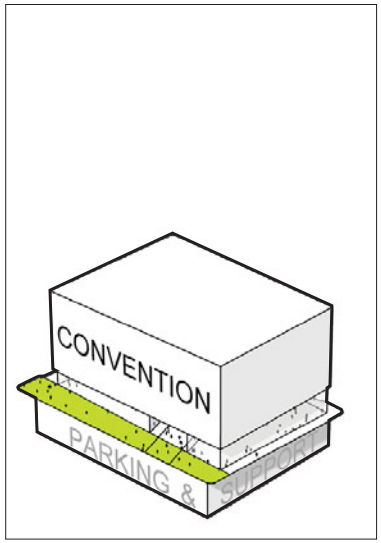
BUILDING PROGRAM ORGANIZATION



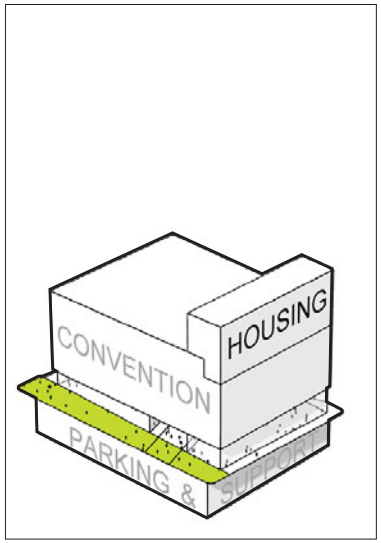
SUPPORT SPACE BELOW GRADE



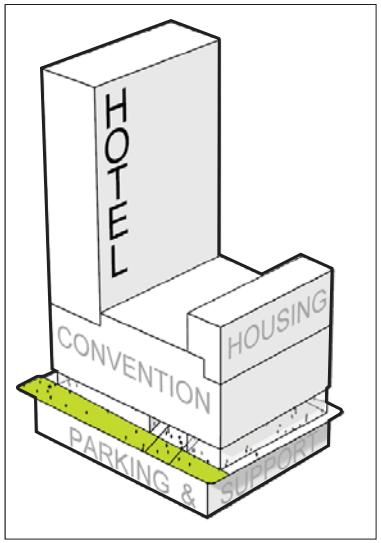
GROUND LEVEL BECOMES PUBLIC REALM



CONFERENCE CENTER COMPONENTS FILL BLOCK ABOVE GRADE LEVEL



HOUSING ORIENTATED TO DENNY NEIGHBORHOOD

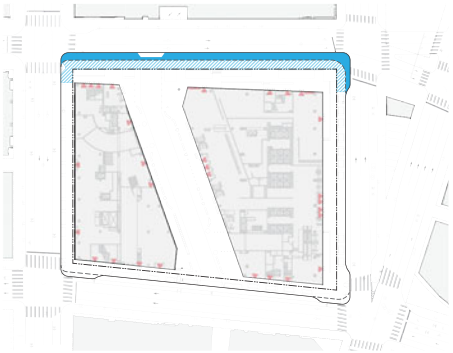


TOWER ORIENTED TO CONVENTION DISTRICT

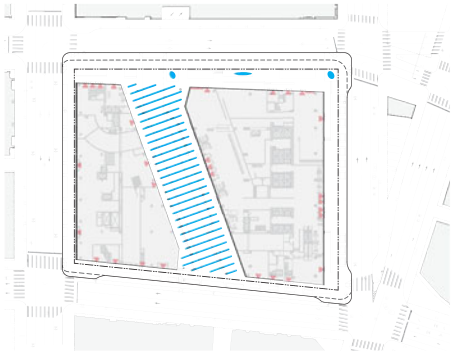
PROPOSED PUBLIC BENEFIT #2 SUMMARY

1. Green Street Sculpture Garden / Voluntary Setback on 9th Ave

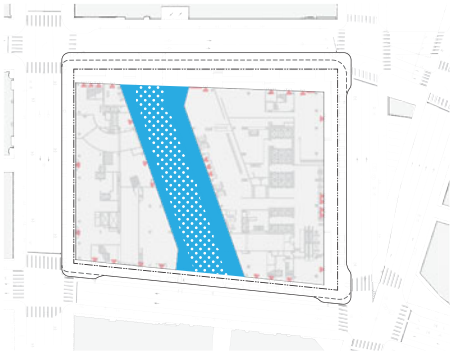
2. Green Street Sculpture Garden / ROW Enhancement



3. Publicly Accessible Art

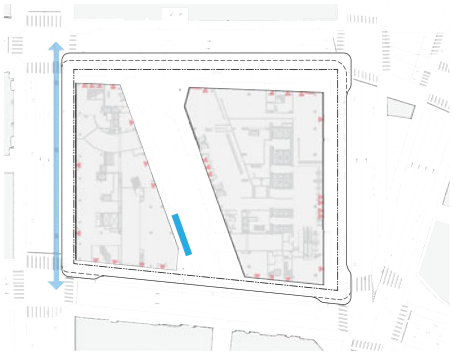


4. Through-Block Connection



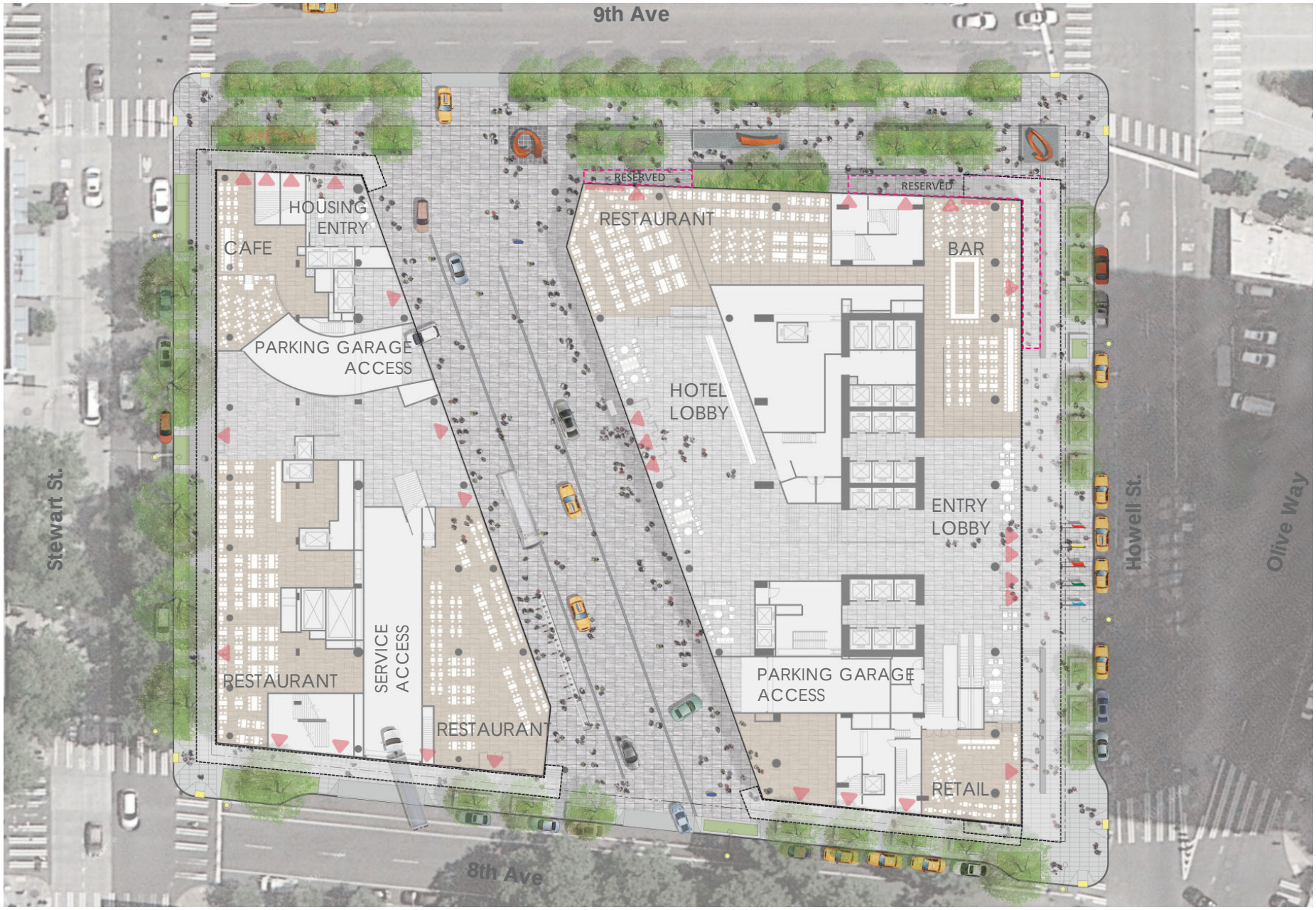
5. Additional Voluntary Setbacks / ROW Enhancement

6. Bike Share Program



7. Wayfinding Program

SITE PLAN


9th Ave
8th Ave
Stewart St.
Howell St.
Olive Way
HOUSING ENTRY
CAFE
PARKING GARAGE ACCESS
RESTAURANT
SERVICE ACCESS
RESTAURANT
RESERVED
RESTAURANT
RESERVED
BAR
HOTEL LOBBY
ENTRY LOBBY
PARKING GARAGE ACCESS
RETAIL

PROPOSED BENEFIT

1. GREEN STREET SCULPTURE GARDEN / VOLUNTARY SETBACK

DESCRIPTION

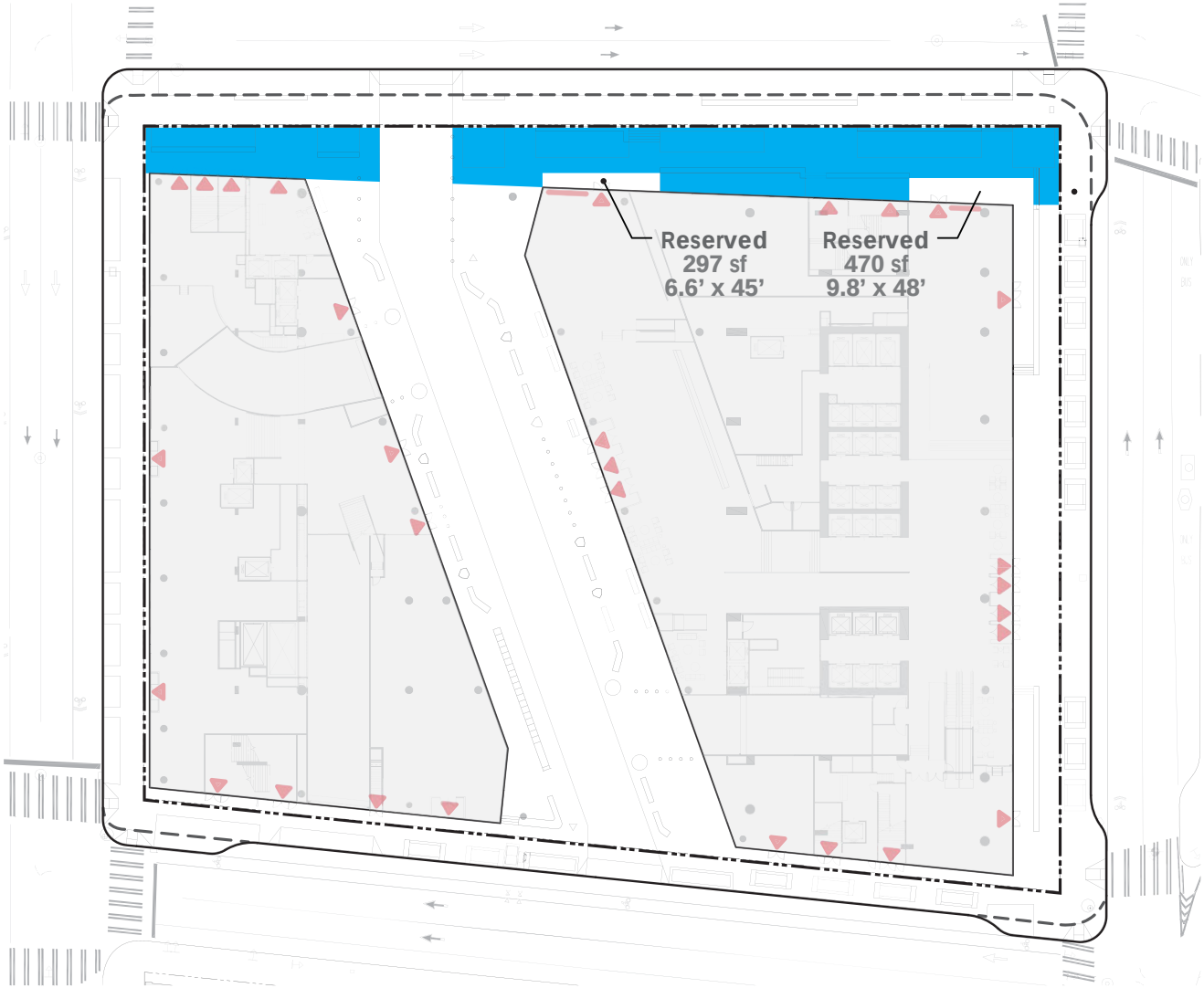
A deep setback is proposed at 9th Ave to create a publicly accessible urban park and to capitalize on the view corridor towards Denny Park to the north. The park is envisioned as an open and inviting public space with generous landscape areas and tree canopy highlighted by signature art pieces. Adjacent retail frontages and a residential entry help activate the park.

REQUIRED

- 2' green street setback (707 sf)
- Landscape provision: 1.5 x frontage length x 50% (250 sf)

PROPOSED BENEFIT

- Publicly accessible urban park (7,293 sf)
- Additional setback varying in width from 18'—30'
- Additional landscape area (1,782 sf)
- Additional trees (10 total)
- Additional seating (234 lf of seat wall)
- Signature art pieces (also refer to Public Benefit 3)
- Adjacent retail frontages
- Adjacent residential frontage. Two spaces have been reserved for seasonal private use.



2. GREEN STREET SCULPTURE GARDEN / ROW ENHANCEMENT

DESCRIPTION

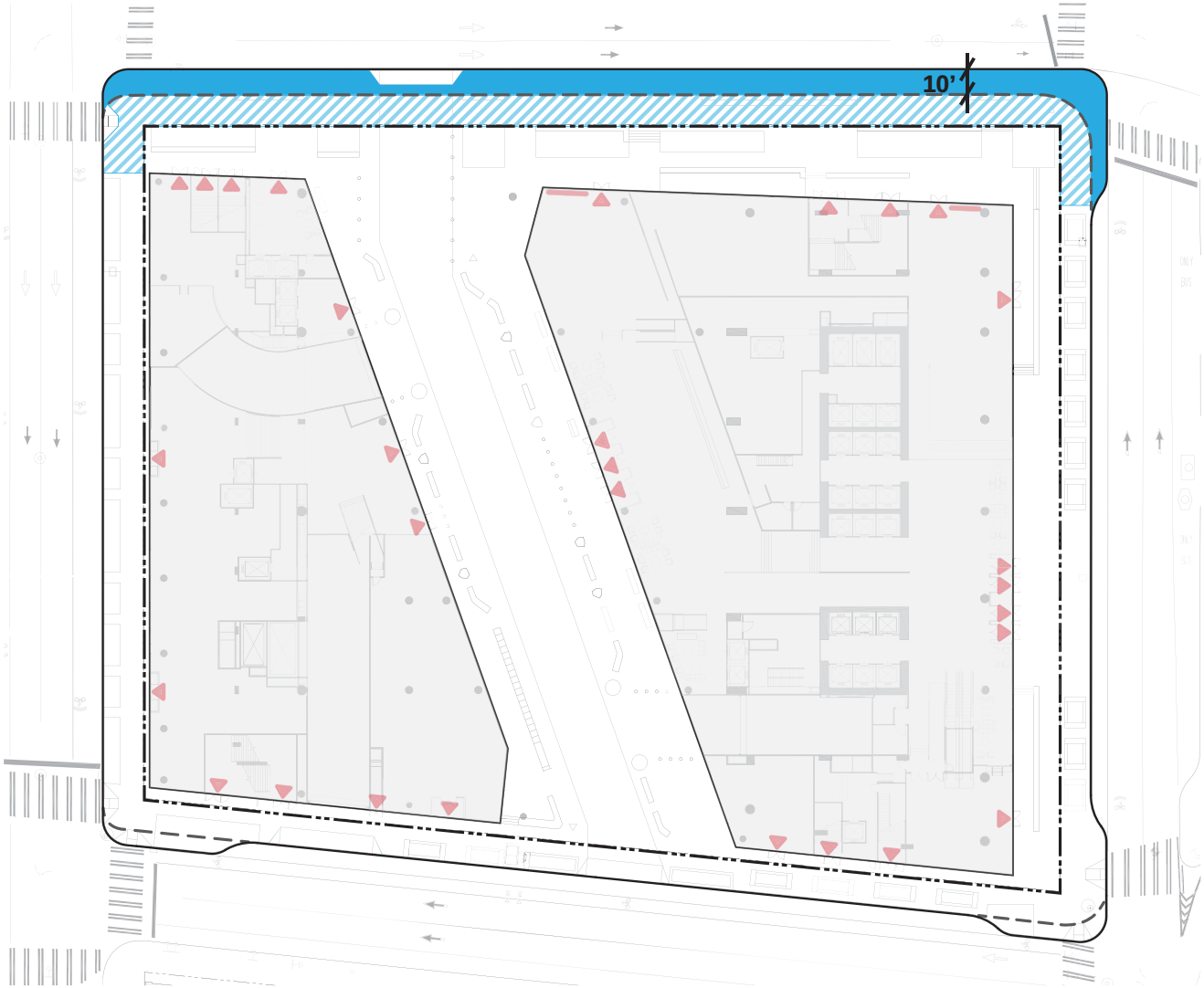
Voluntary improvements to the street ROW's are proposed along 9th Ave (existing parking lane) and curb bulbs are planned at corner of the site. The improvements create wider sidewalks, provide more landscape opportunities and create safer and shorter pedestrian crossings at intersections.

REQUIRED

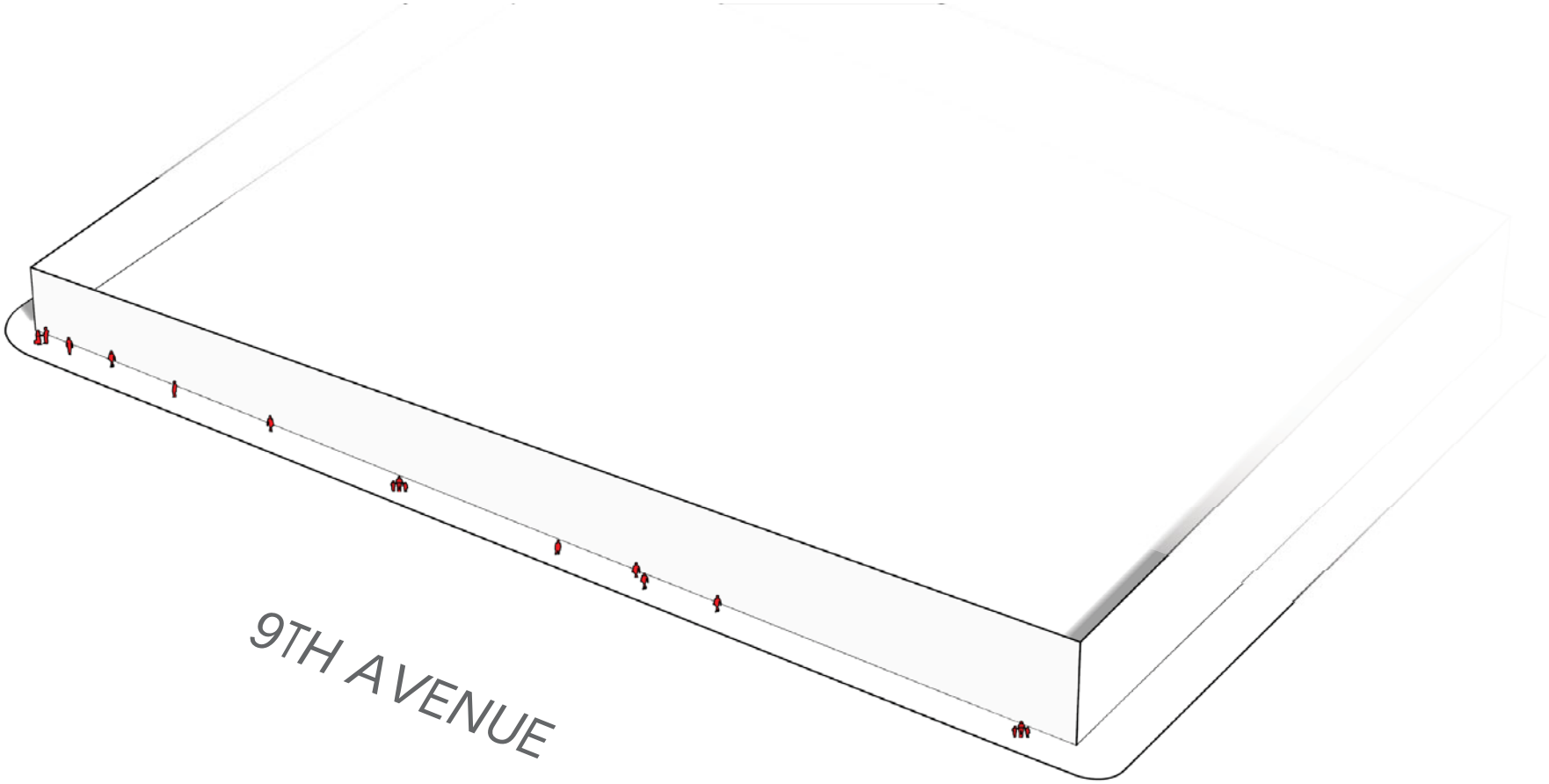
- None

PROPOSED BENEFIT

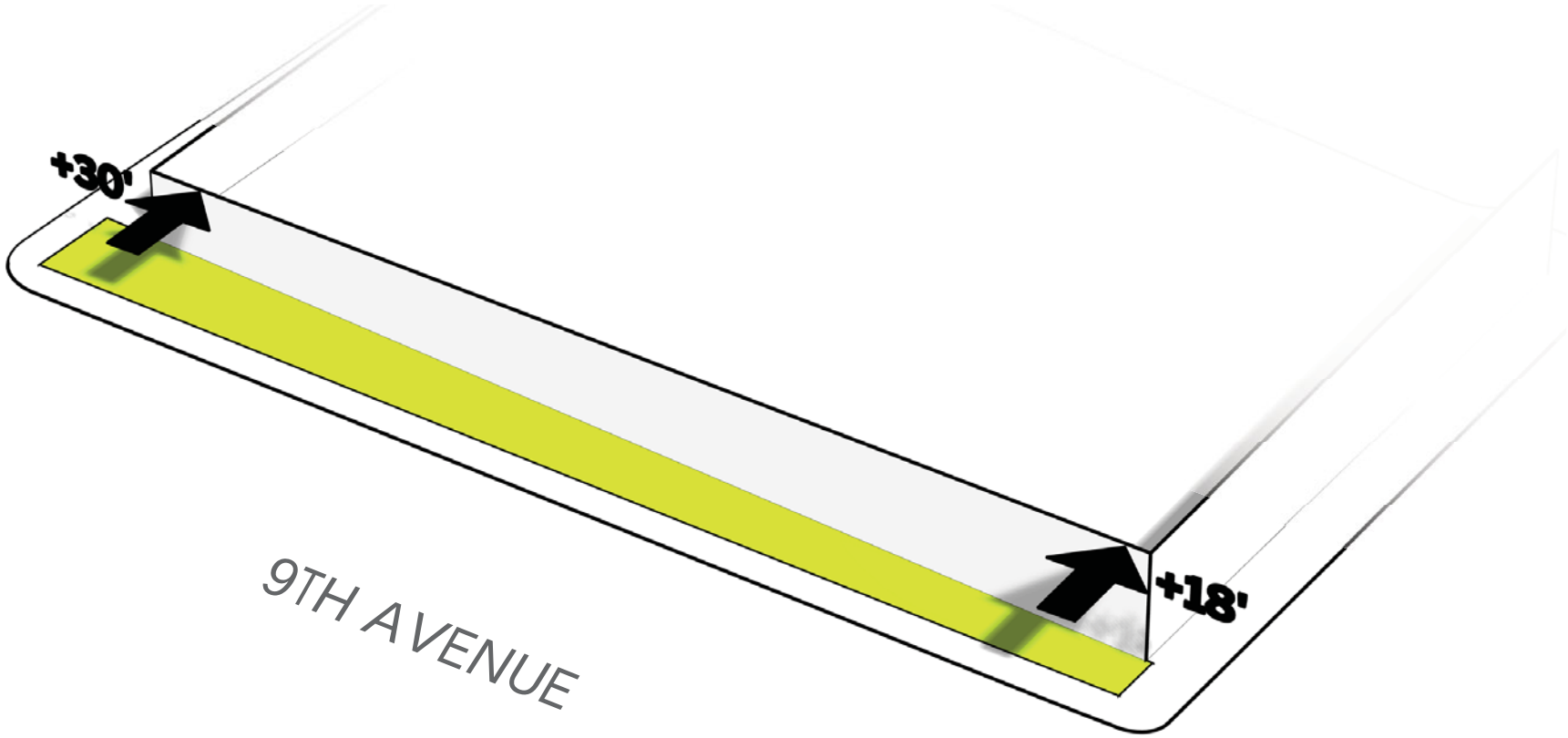
- Increased sidewalk and landscape areas (4,126 sf)
- 2 curb bulb at 9th Ave & Howell St and 9th Ave & Stewart St
- Additional sidewalk area comprised of cut granite (5,306 sf)
- Seating opportunities within the ROW (338 sf)



GREEN STREET SCULPTURE GARDEN
ALLOWABLE FRONTAGE

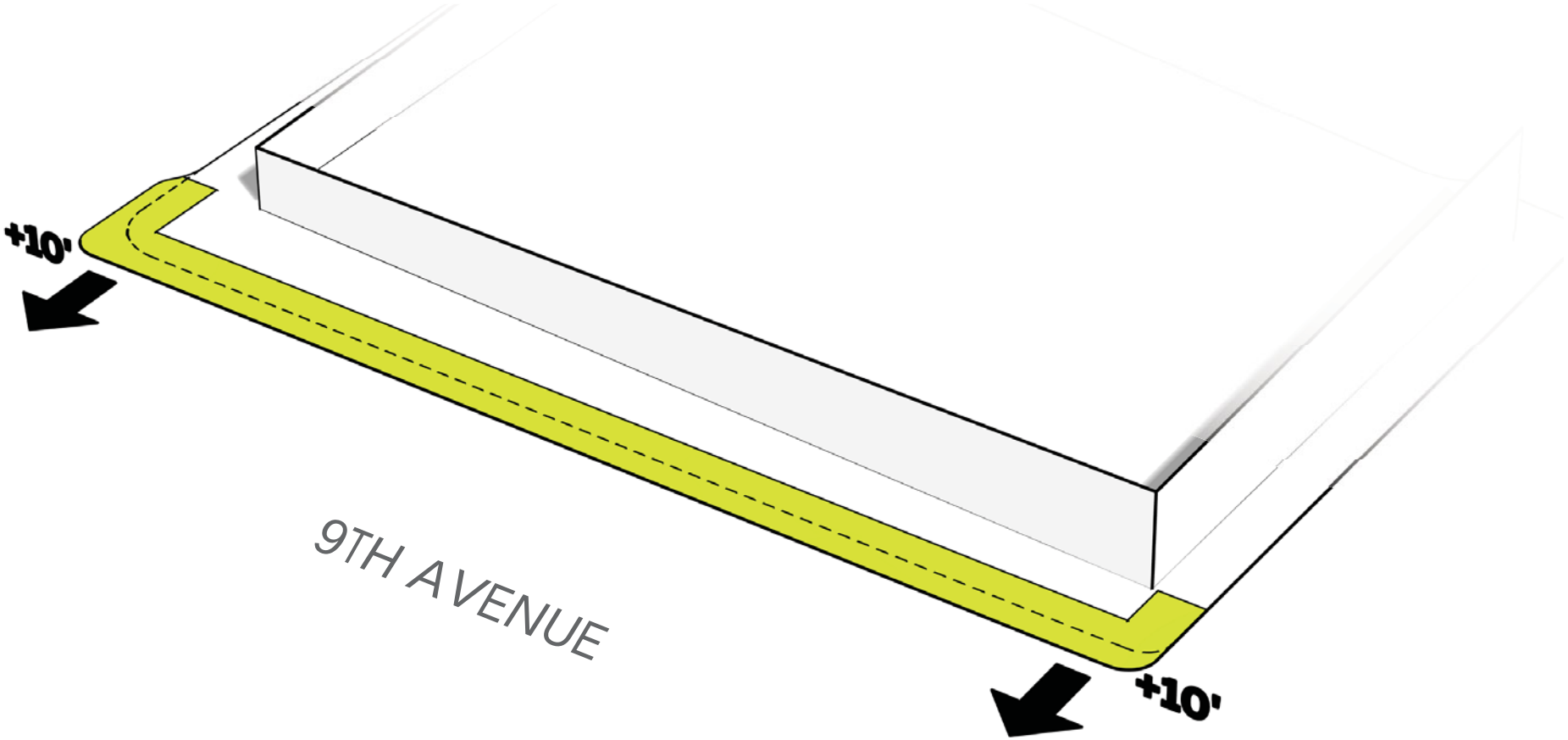


GREEN STREET SCULPTURE GARDEN
VOLUNTARY SETBACK



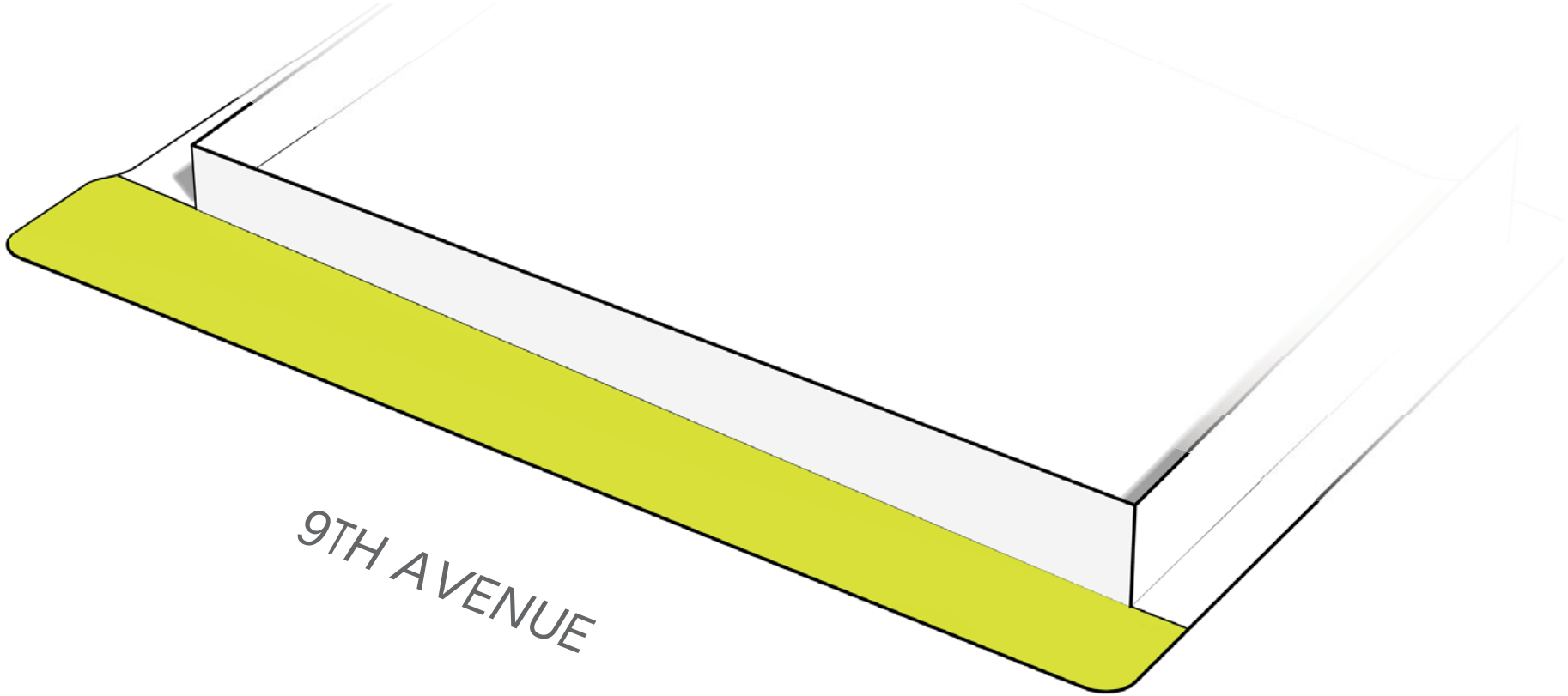
8,600 SF

GREEN STREET SCULPTURE GARDEN
ENHANCED RIGHT OF WAY



9,300 SF

GREEN STREET SCULPTURE GARDEN
TOTAL AREA



17,966 SF

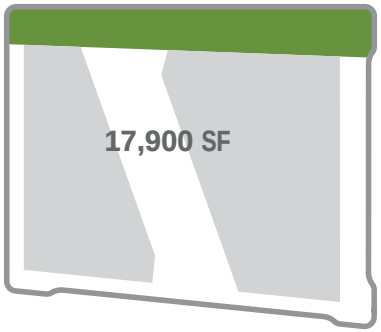
GREEN STREET SCULPTURE GARDEN

TOTAL AREA

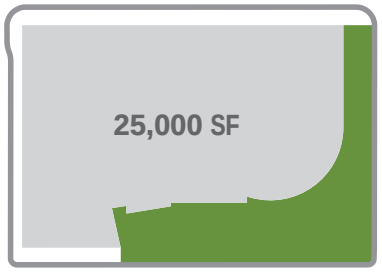
SIMILAR SCALE DOWNTOWN PARKS

SIMILAR SCALE DOWNTOWN PARKS

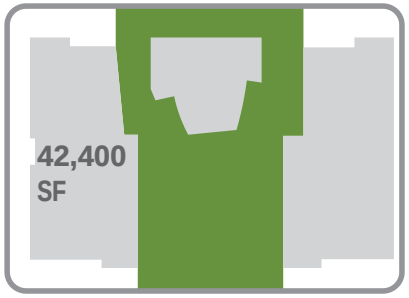
Amazon Phase 4



NSMU Green Street Sculpture Garden

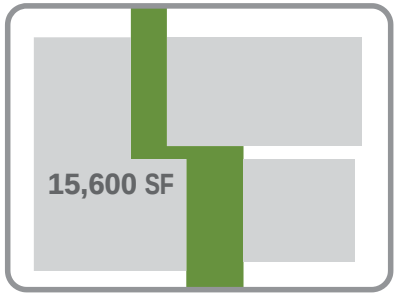


Benaroya Hall



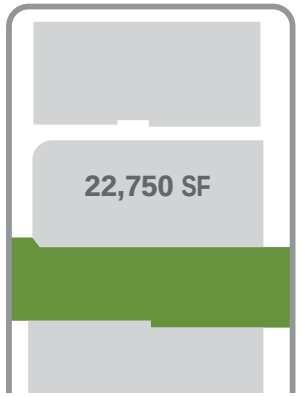
Amazon Phase 2

Seattle Art Museum

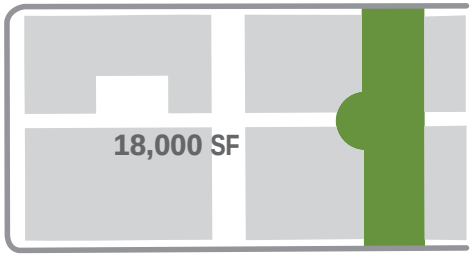


Amazon Phase 3

Pioneer Square

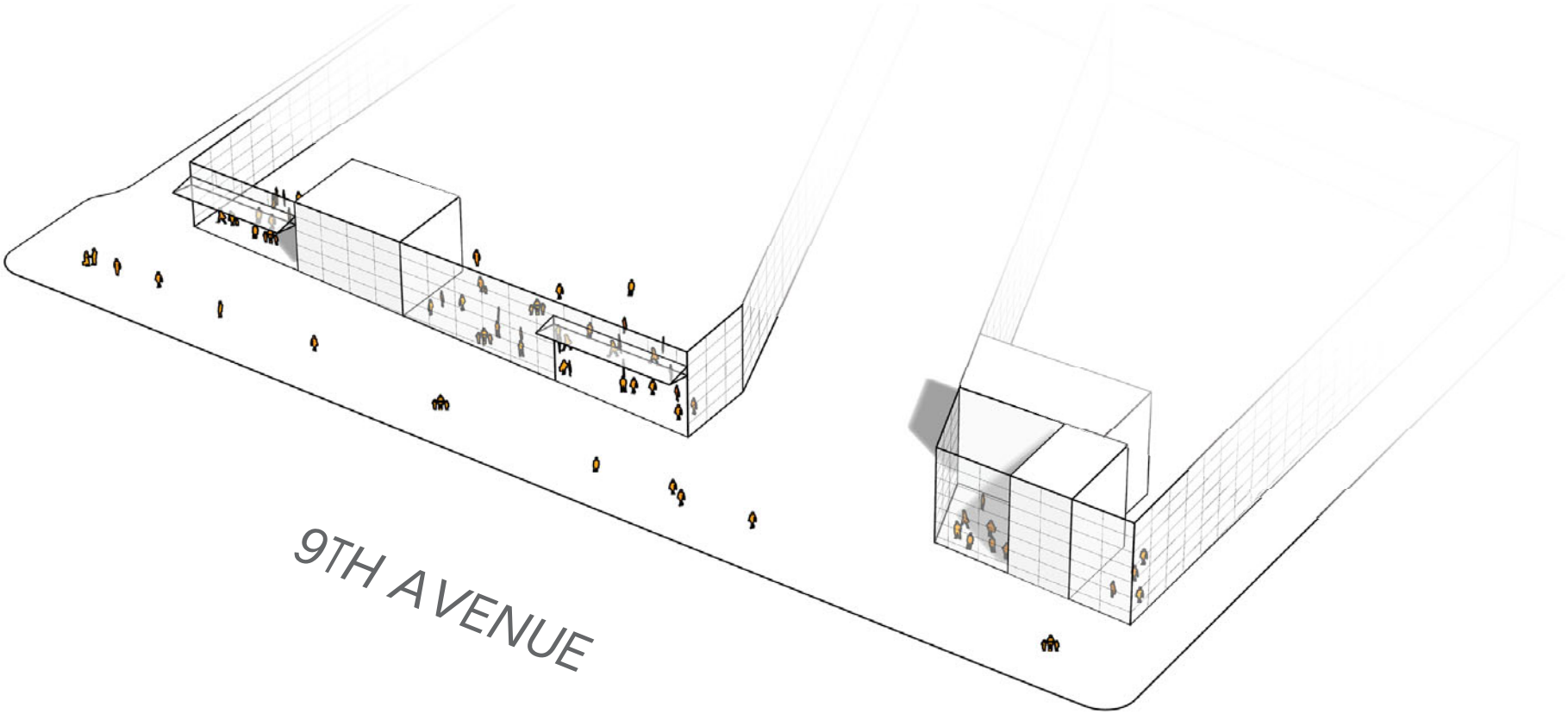


Occidental Square



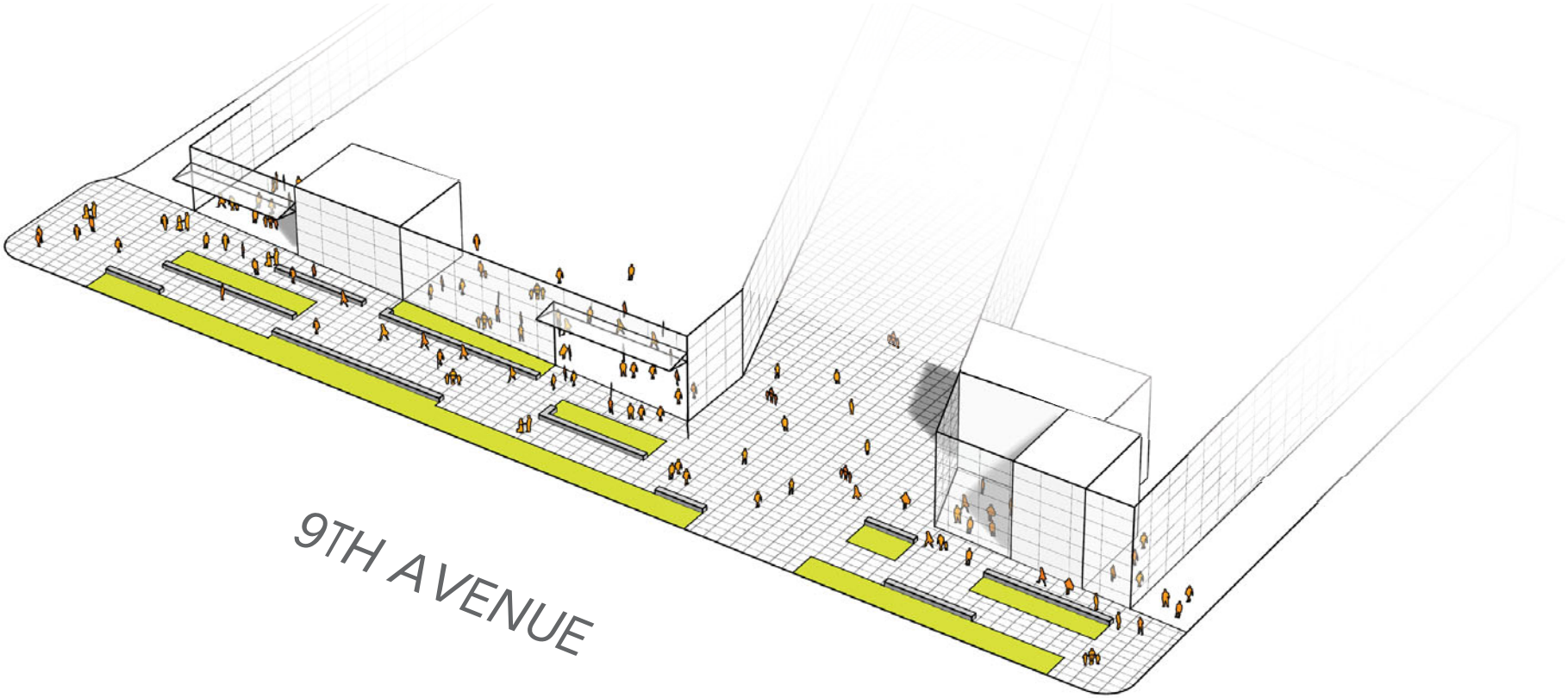
Harbor Steps

GREEN STREET SCULPTURE GARDEN
ACTIVE FRONTAGE



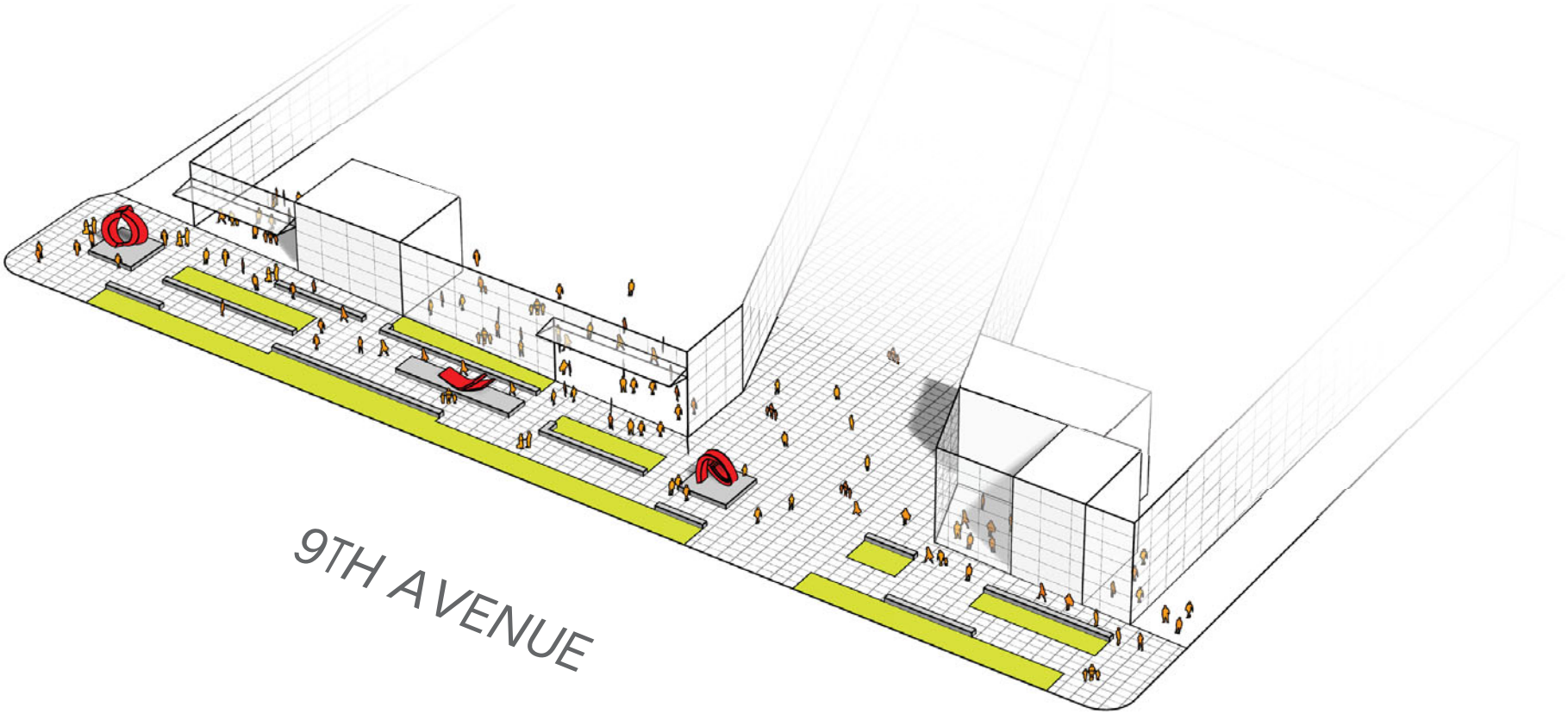
GREEN STREET SCULPTURE GARDEN

LANDSCAPE, GRANITE PAVING AND SEATING

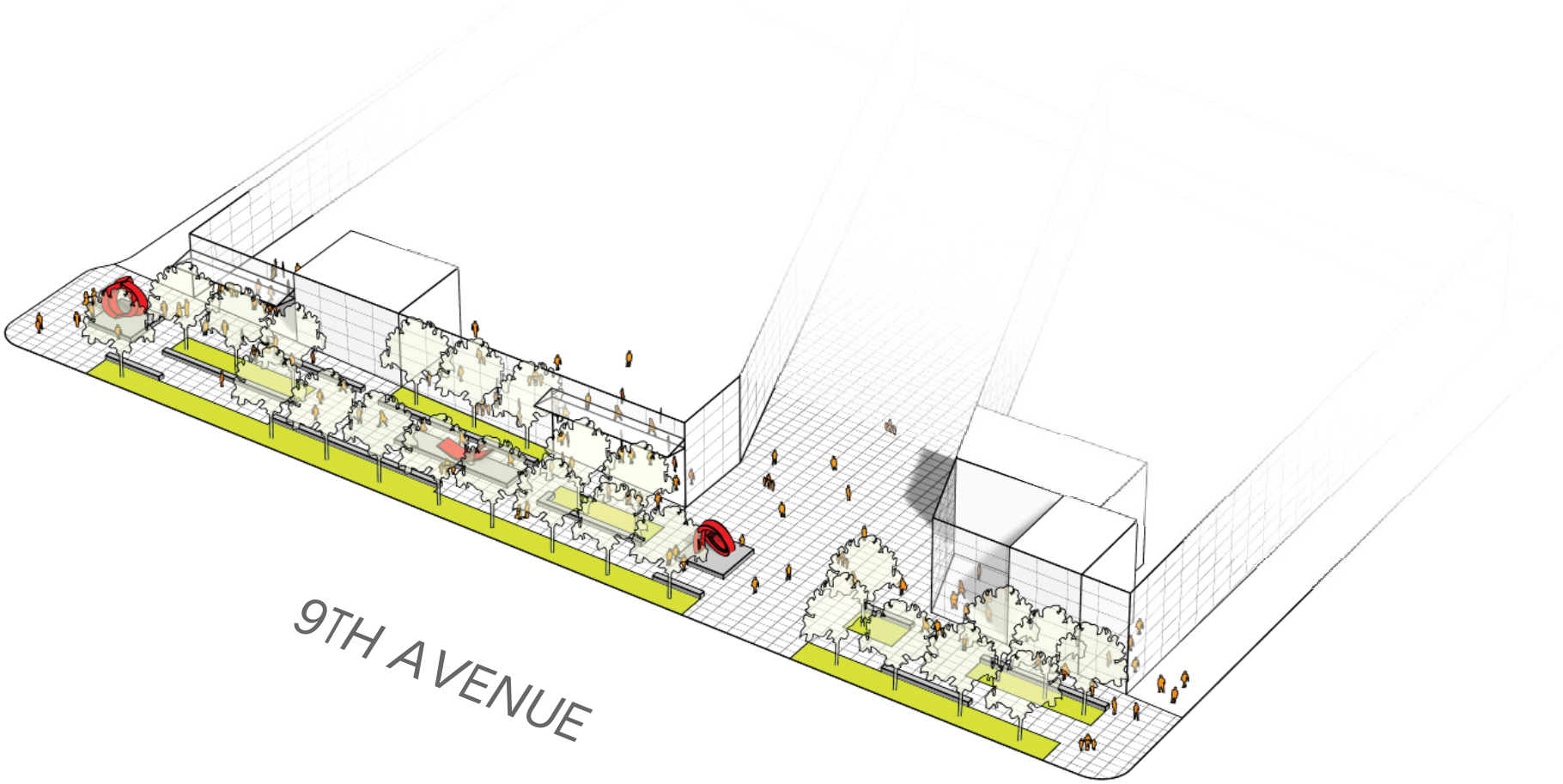


GREEN STREET SCULPTURE GARDEN

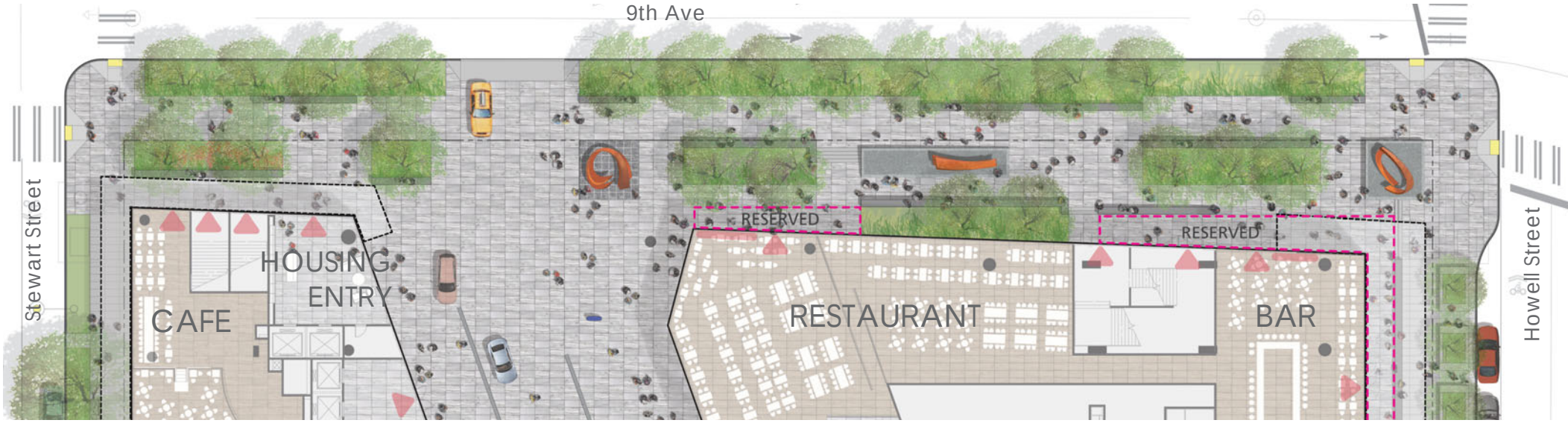
PUBLICLY ACCESSIBLE ART



GREEN STREET SCULPTURE GARDEN



SCULPTURE GARDEN ARTWORKS

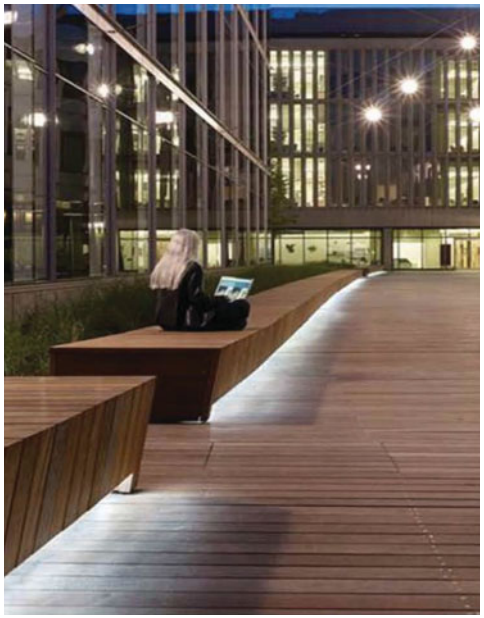


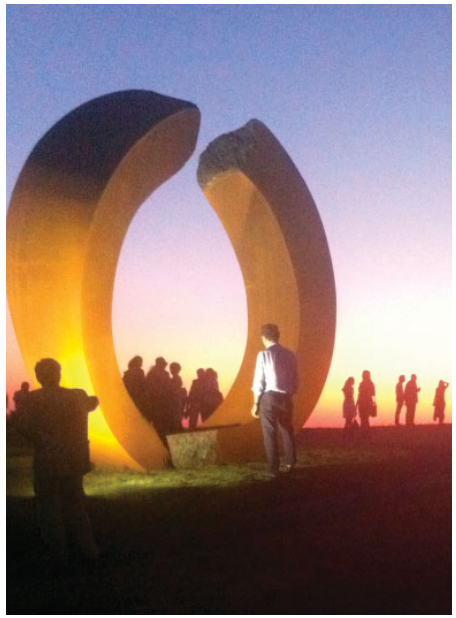
"CURVAE IN CURVAE"
115 3/8" x 128" x 81"

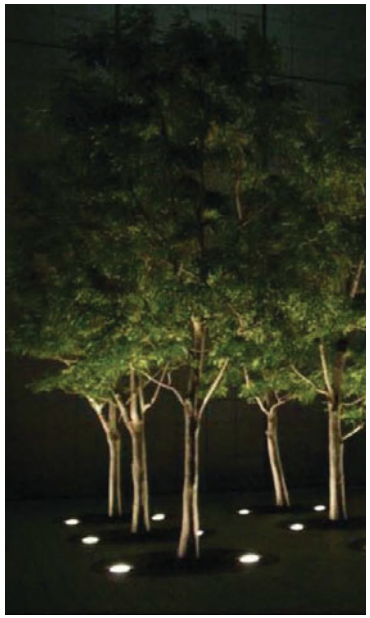
"CURVED PRESENCE"
98 3/8" x 63 3/8" x 80 3/4"

"BROKEN CIRCLE"
162 1/2" x 157 1/2" x 84"

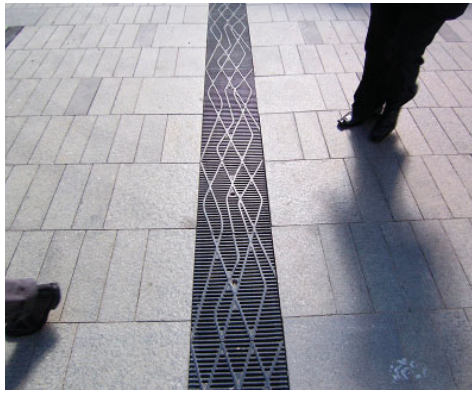
SCULPTURE GARDEN LIGHTING CONCEPT







SITE ELEMENTS AND MATERIALS



PLANTING CONCEPT

VIEW TOWARD 9TH & HOWELL

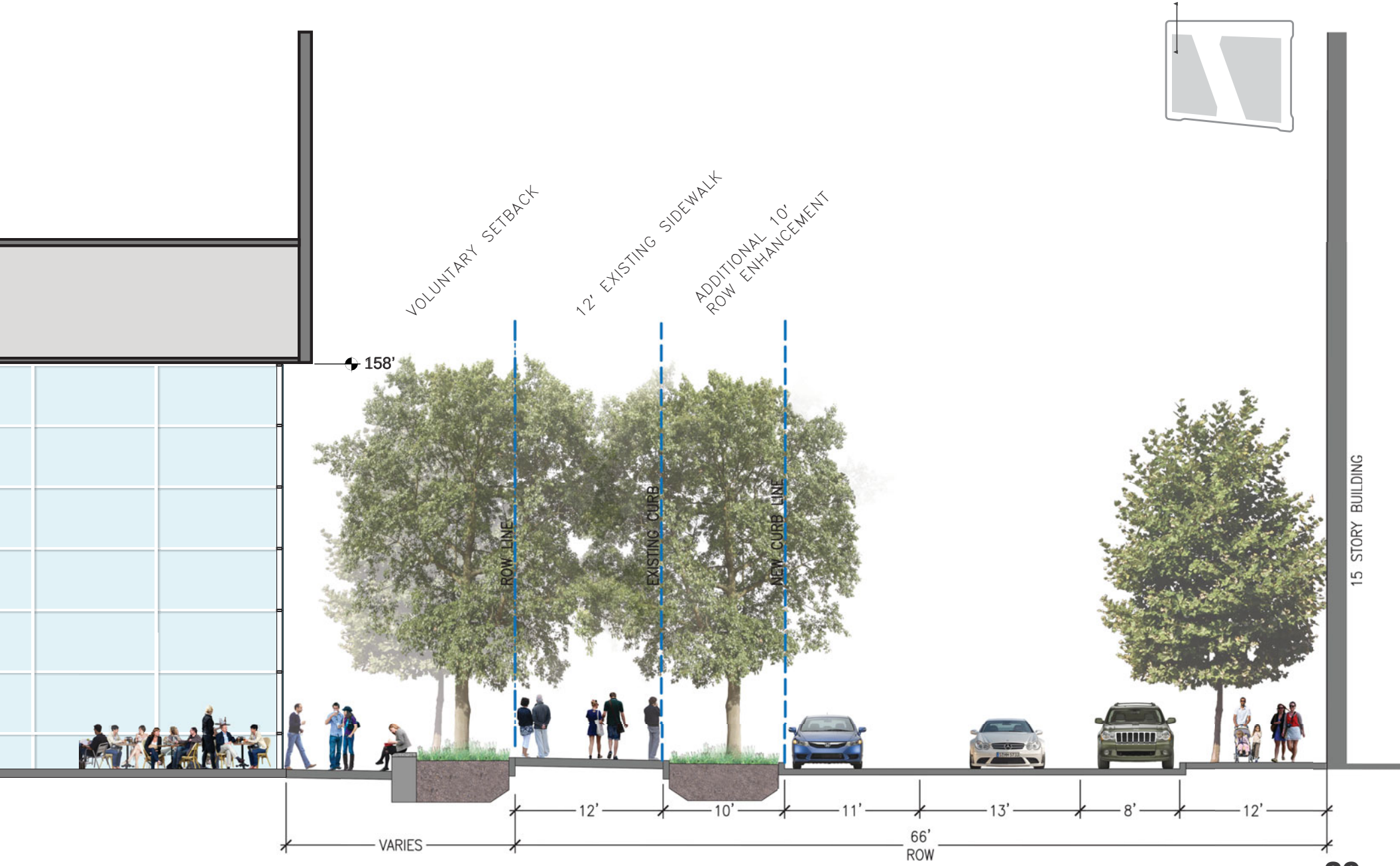
VIEW OF GREEN STREET SCULPTURE GARDEN

SECTION: 9TH AVE NEAR HOWELL

SECTION: 9TH AVE AT CURVED PRESENCE SCULPTURE

SECTION: 9TH AVE NEAR THROUGH-BLOCK CONNECTION

SECTION: 9TH AVE NEAR STEWART



3. PUBLICLY ACCESSIBLE ART

DESCRIPTION

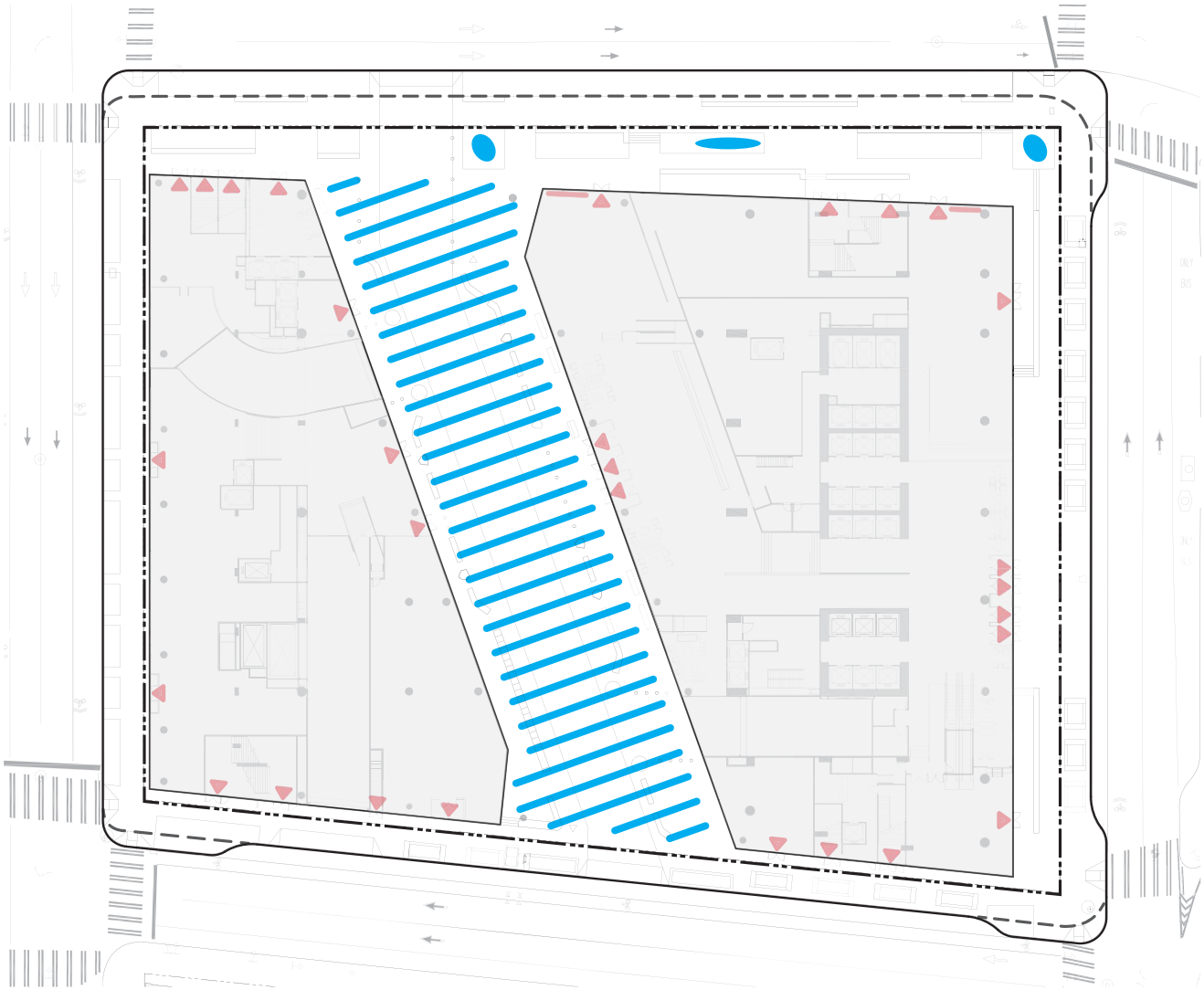
Publicly accessible art is planned throughout the site. Signature art pieces are proposed at three locations within the 9th Ave park and another signature art piece focused on light is planned for the Through-Block Connection. Artist made building parts such as manhole covers, benches and paving are also planned throughout the site. The art will be selected by the owner and presented to the Public Art Advisory Committee.

REQUIRED

- None

PROPOSED BENEFIT

- Signature art pieces along the Green Street Sculpture Garden (3 total)
- Signature art piece using light at Through-Block Connection ceiling (1 total)
- Integrated art elements within ROW
    - 10+ decorative manhole covers
    - 8 street name paving inlay
    - 4 bike racks per frontage (16 total)
    - Custom benches (# TBD)



PRELIMINARY ARTWORK PLAN

CONCEPT STATEMENT

RC Hedreen envisions publicly accessible art in its development as key to creating a sense of place. Signature artworks are proposed within the 9th Ave Sculpture Garden and within the Through-Block Connection. In addition to the signature artwork, integrated artwork is also proposed within the ROW and publicly accessible areas of the project.

SIGNATURE ARTWORKS – 9TH AVE SCULPTURE GARDEN

- Three large sculptures by the prominent artist Beverly Pepper.
- The artworks are large scale and made of weathered steel.
- Each piece is strategically located along the sculpture garden.
  - "Broken Circle" will mark the Howell and 9th Ave intersection.
  - "Curved Presence", the longer, more linear work will create a pausing point in the midst of the Garden.
  - "Curvae in Curvae" will be visible from both the sculpture garden as well as the new Through-Block Connection.

SIGNATURE ARTWORK – THROUGH-BLOCK CONNECTION

- Developer to engage an artist or artist team for proposed signature artwork in the Through-Block Connection.
- The lighting art installation will be integrated into the through-block ceiling and ambient lighting system.
- The lighting art will be experienced at both day and night.
- The lighting art will be dynamic and programmable.
- The lighting art source will be dependent on the ultimate design concept but will be experienced from all parts of the Through-Block Connection.
- The lighting art will be experienced from outside the project to attract and invite the public into the Through-Block Connection.
- The lighting art medium will be dependent on the ultimate design concept but could be an LED or projection system.
- The lighting art concept will be reviewed, per SDC approved process, with the Public Arts Advisory Committee.

INTEGRATED ARTWORKS

- Integrated artwork and artist-made furnishings and building parts will be included throughout the project.
- Located within public right-of-ways and within publicly accessible private open spaces.
- Artwork may include, but are not limited to elements such as bike racks, seating, paving and manhole covers.
- Elements may be designed and produced by artists and / or design team members.

SCHEDULE FOR IMPLEMENTATION

Consistent with Section E.4.b. of the Downtown Amenity Standards, dated April 2011, prior to issuance of the building permit for the project, a final artwork plan will be reviewed with the Office of Arts and Cultural Affairs through its Public Arts Advisory Committee (PAAC). Meetings with the PAAC will include a briefing meeting to share the proposed art plan and follow-up meetings to share the selected art elements and/or artists. It is understood that issuance of the final Certificate of Occupancy for the project will be contingent, in part, on the completion and installation of the artwork associated with the block.

GREEN STREET SCULPTURE GARDEN - SIGNATURE ARTWORKS

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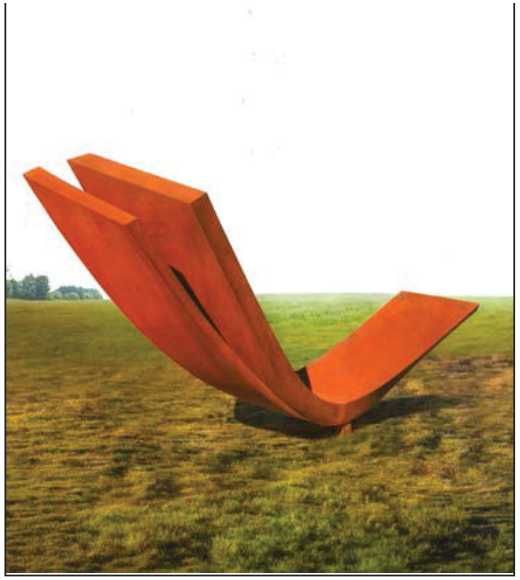
115 3/8" x 128" x 81"



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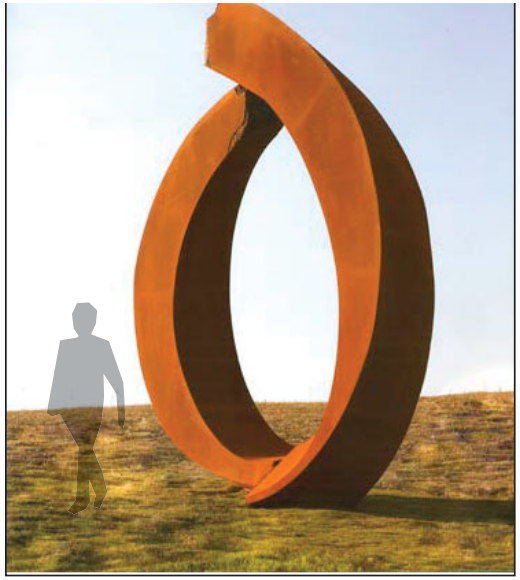
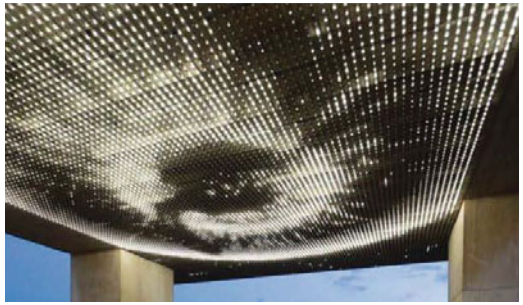


"BROKEN CIRCLE"
162 1/2" x 157 1/2" x 84"

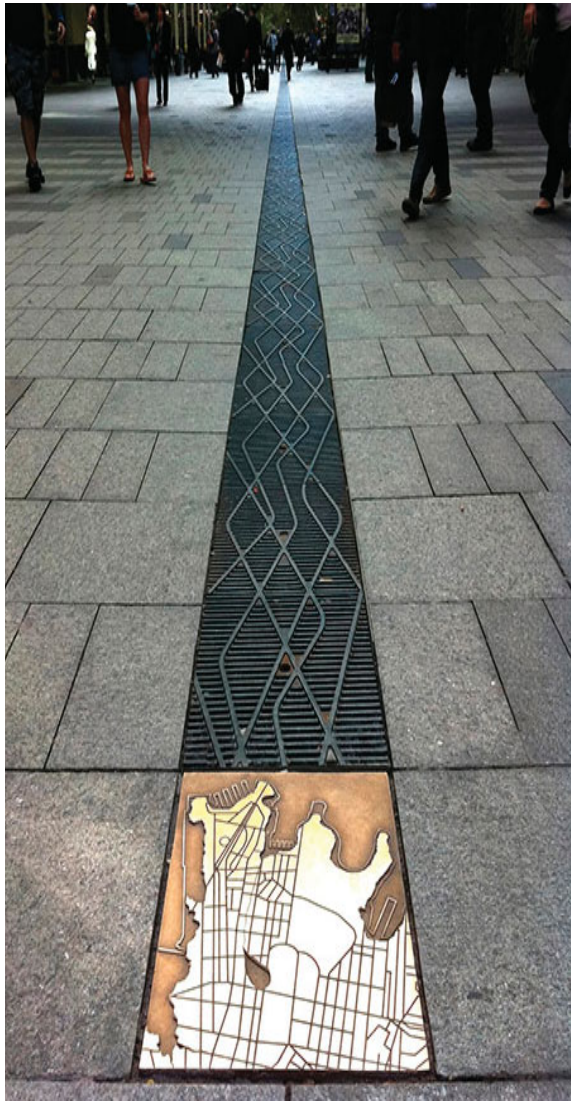
BEVERLY PEPPER: Major Installations

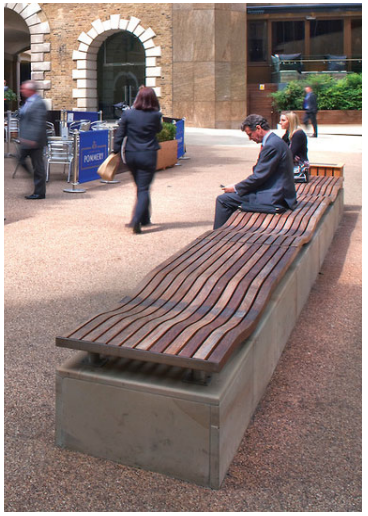
- Metropolitan Museum of Art
- Whitney Museum of American Art
- White House Sculpture Garden
- Hirschhorn Museum
- Smithsonian Institution
- Les Jardins du Palais Royal in Paris
- Palazzo degli Uffizi in Florence

THROUGH-BLOCK CONNECTION SIGNATURE ARTWORK



INTEGRATED ARTWORKS





4. THROUGH-BLOCK CONNECTION

DESCRIPTION

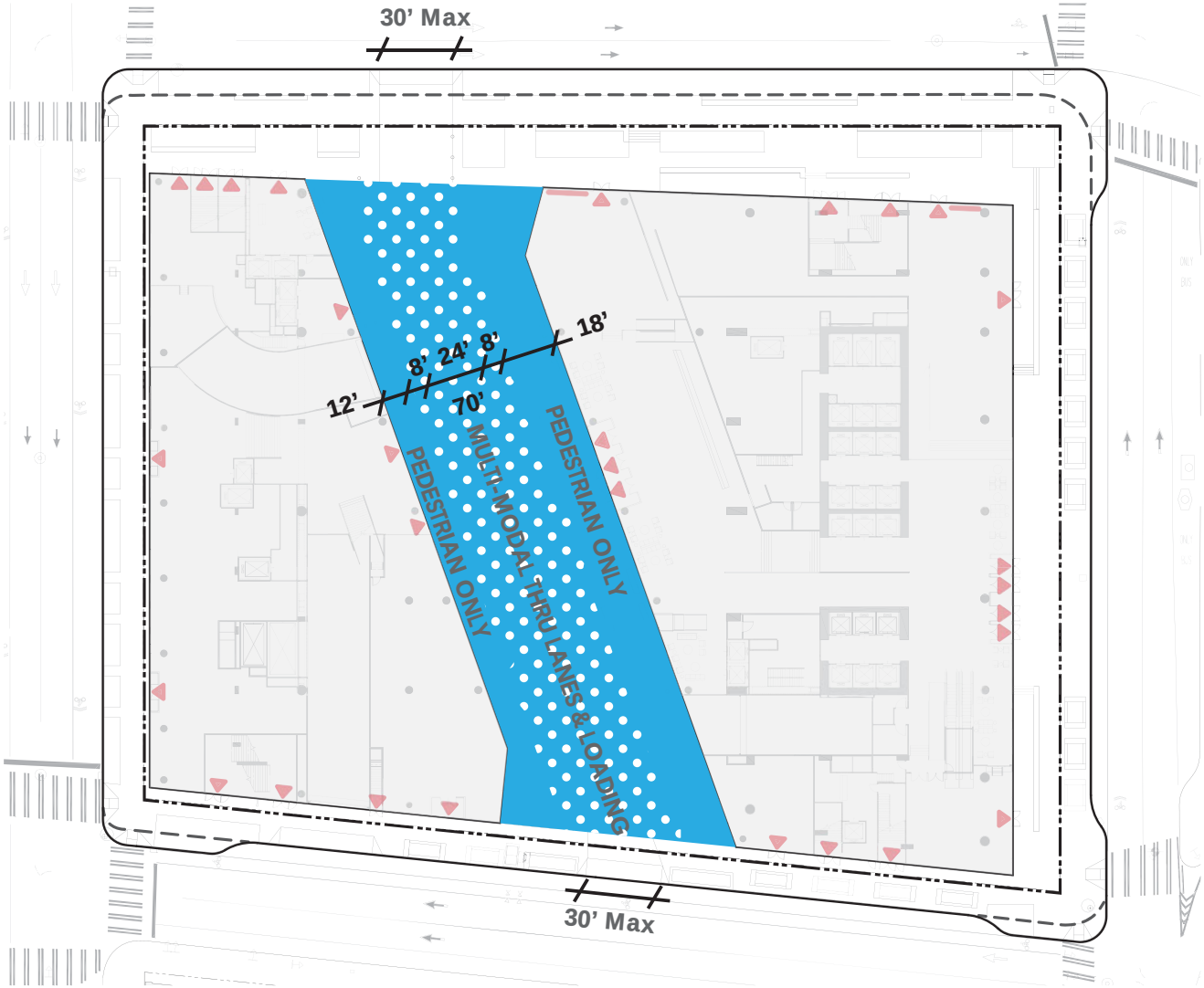
A covered, multi-modal and barrier free through-block passageway connecting 8th and 9th Ave is proposed through the project site. The Through-Block Connection is designed to be an inviting pass-through space for pedestrians as well as accommodating passenger cars, taxis, hotel vehicles and buses. Adjacent retail, residential entry, signature art, seating and wayfinding signage will help to activate the space.

REQUIRED

- None

PROPOSED BENEFIT

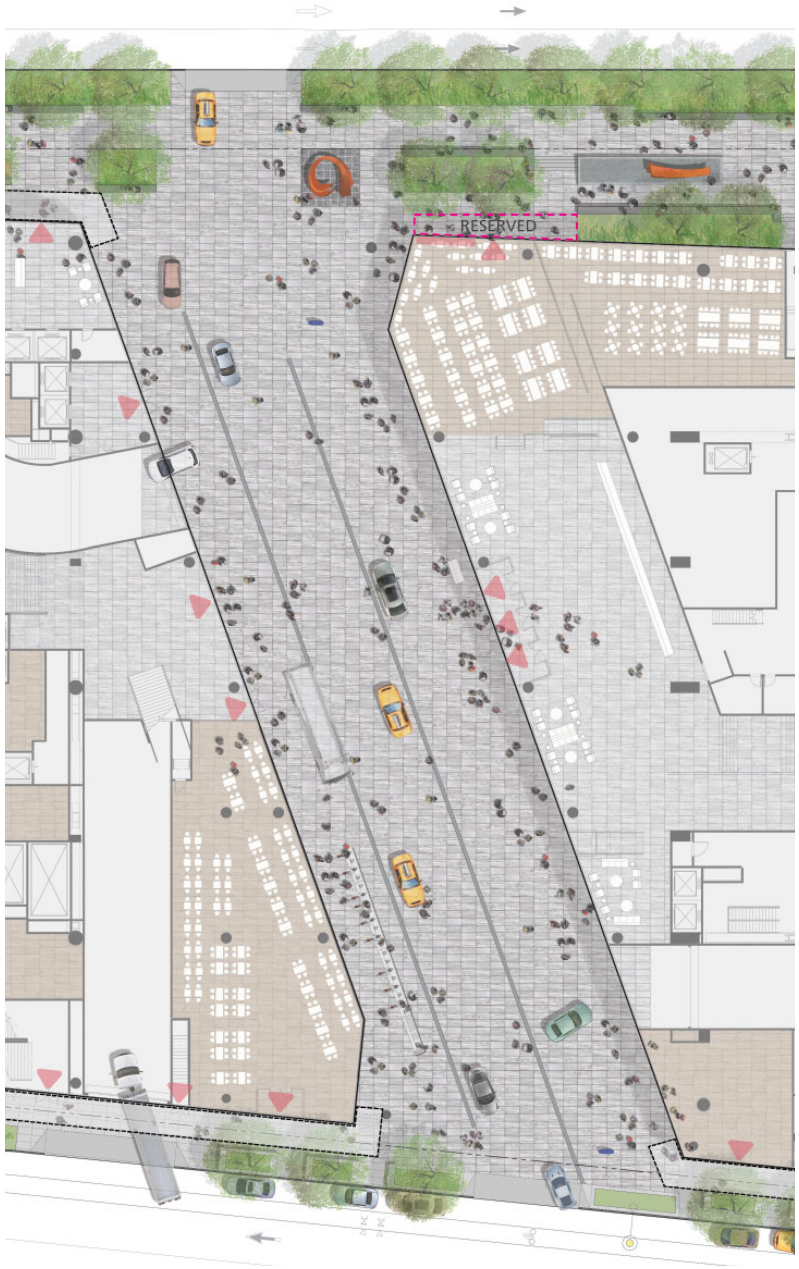
- Covered barrier free, 24 hour, secure environment for public access (19,160 sf)
- Additional pedestrian sidewalk area comprised of cut granite (9,169 sf)
- Integrated "art lighting" installation at through-block ceiling (1 total, also refer to Public Benefit 3)
- Infrastructure (water, elec., etc) to support seasonal events
- One covered bike share station (1 station with 20 bikes, also refer to Public Benefit 6)
- Movable bench seating (200 lf)
- Adjacent retail frontages
- Adjacent residential frontage
- Loading and garage traffic congestion removed from streets, enhancing pedestrian safety and facilitating traffic operations
- Reduce curb cuts from 7 to 3



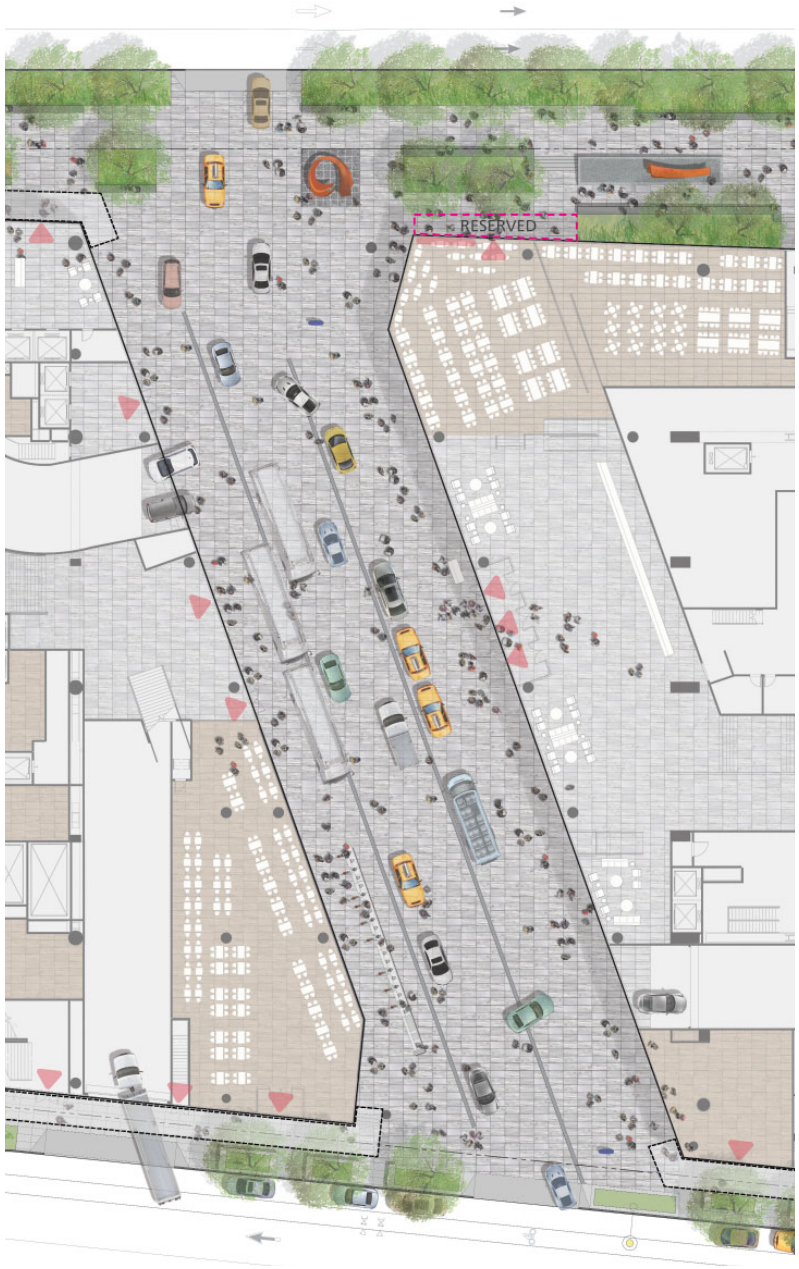
SITE CONTEXT - PEDESTRIAN CIRCULATION

THROUGH-BLOCK CONNECTION

THROUGH-BLOCK CONNECTION WITH MINIMAL FURNISHINGS

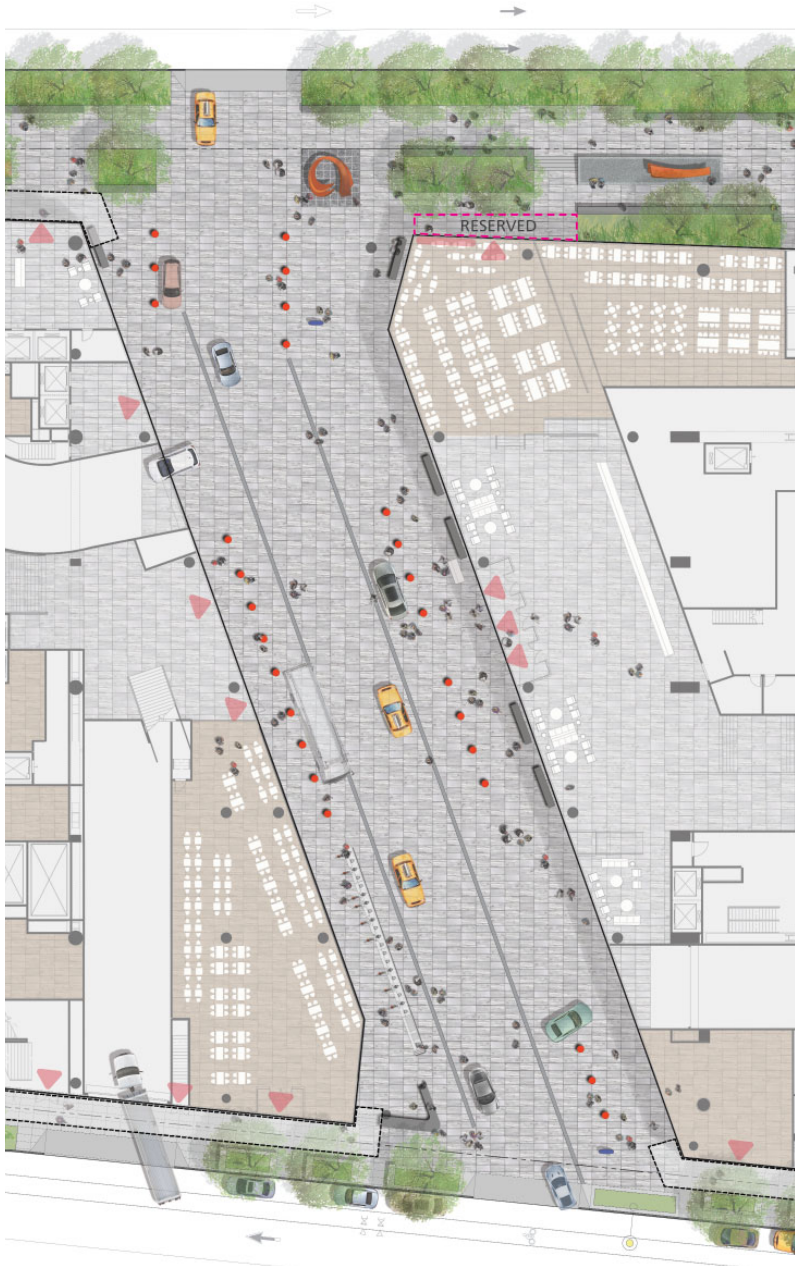


LIGHT TRAFFIC

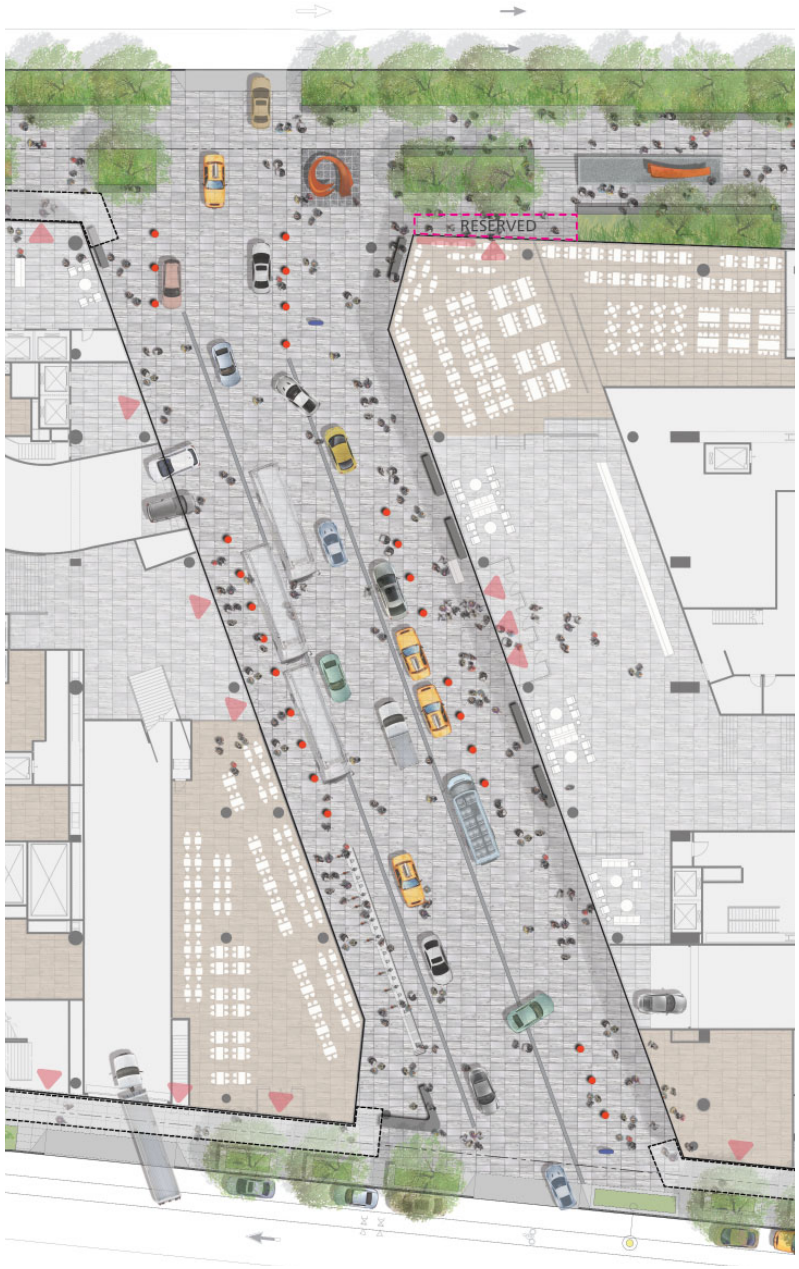


HEAVY TRAFFIC

THROUGH-BLOCK CONNECTION WITH MOVABLE FURNISHINGS



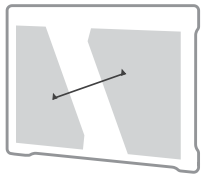
LIGHT TRAFFIC

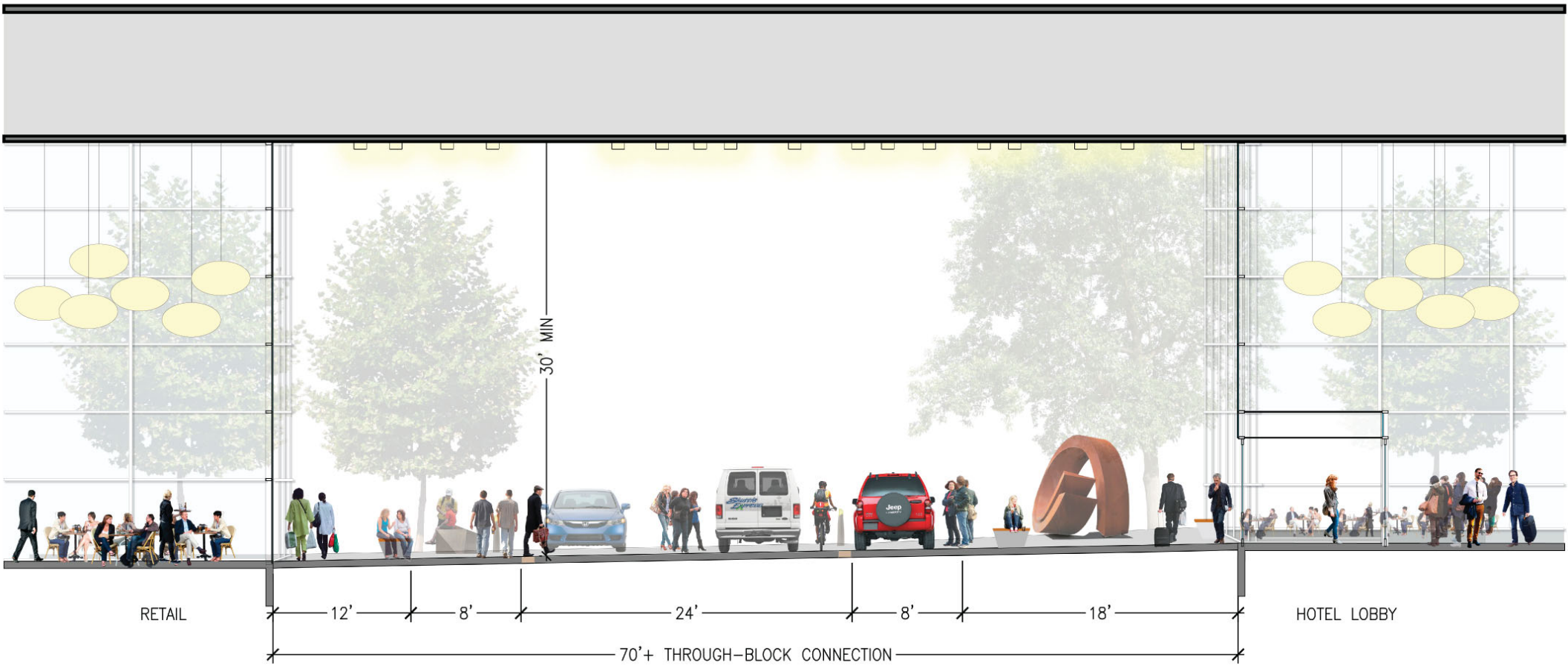


HEAVY TRAFFIC

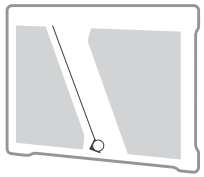
MATERIALS

SECTION: THROUGH-BLOCK CONNECTION

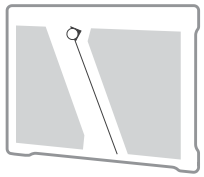


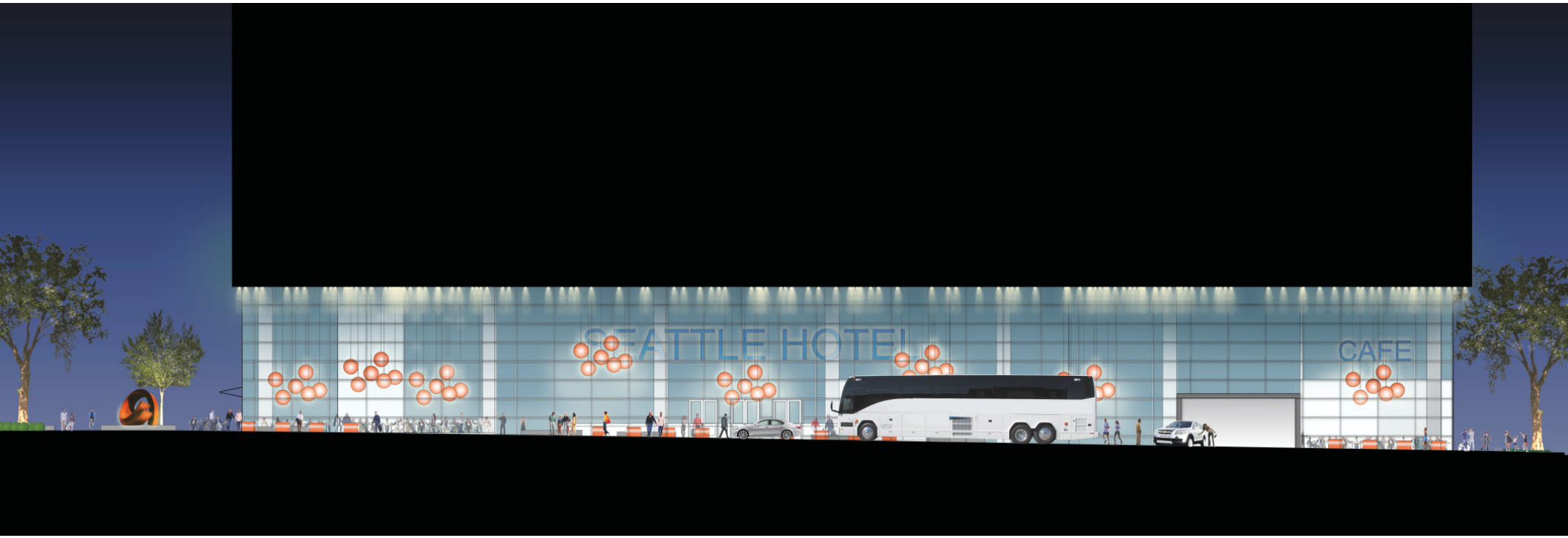


ELEVATION: THROUGH-BLOCK LOOKING NORTH



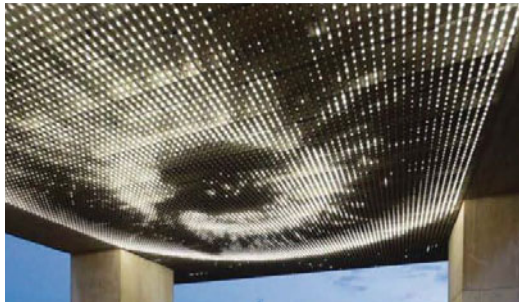
ELEVATION: THROUGH-BLOCK LOOKING SOUTH





THROUGH-BLOCK CONNECTION ENTRANCE AT 9TH AVE

THROUGH-BLOCK CONNECTION SIGNATURE ARTWORK



THROUGH-BLOCK CONNECTION GAME NIGHT

5. ADDITIONAL VOLUNTARY SETBACKS / ROW ENHANCEMENT

DESCRIPTION

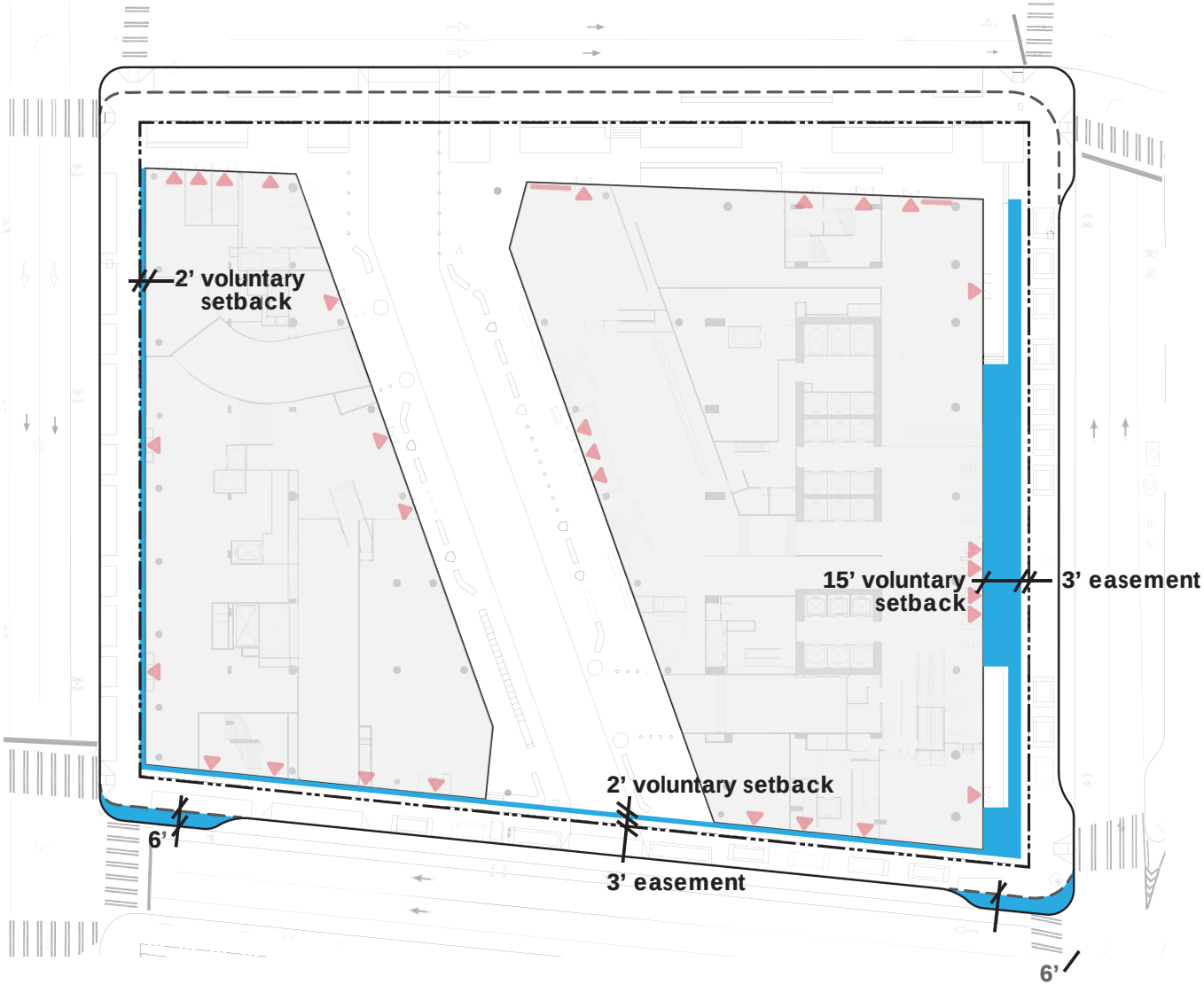
Voluntary setbacks within the property line are proposed at Howell St, Stewart St and 8th Ave to increase sidewalk width and increase landscape area.

REQUIRED

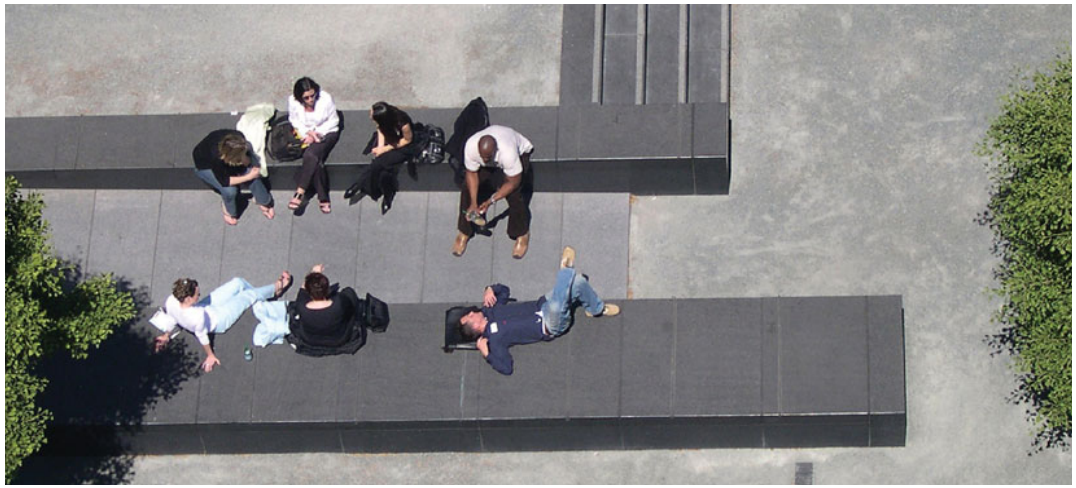
- 3' easement required at Howell St and 8th Ave to achieve required 15' sidewalk width (1,850 sf)

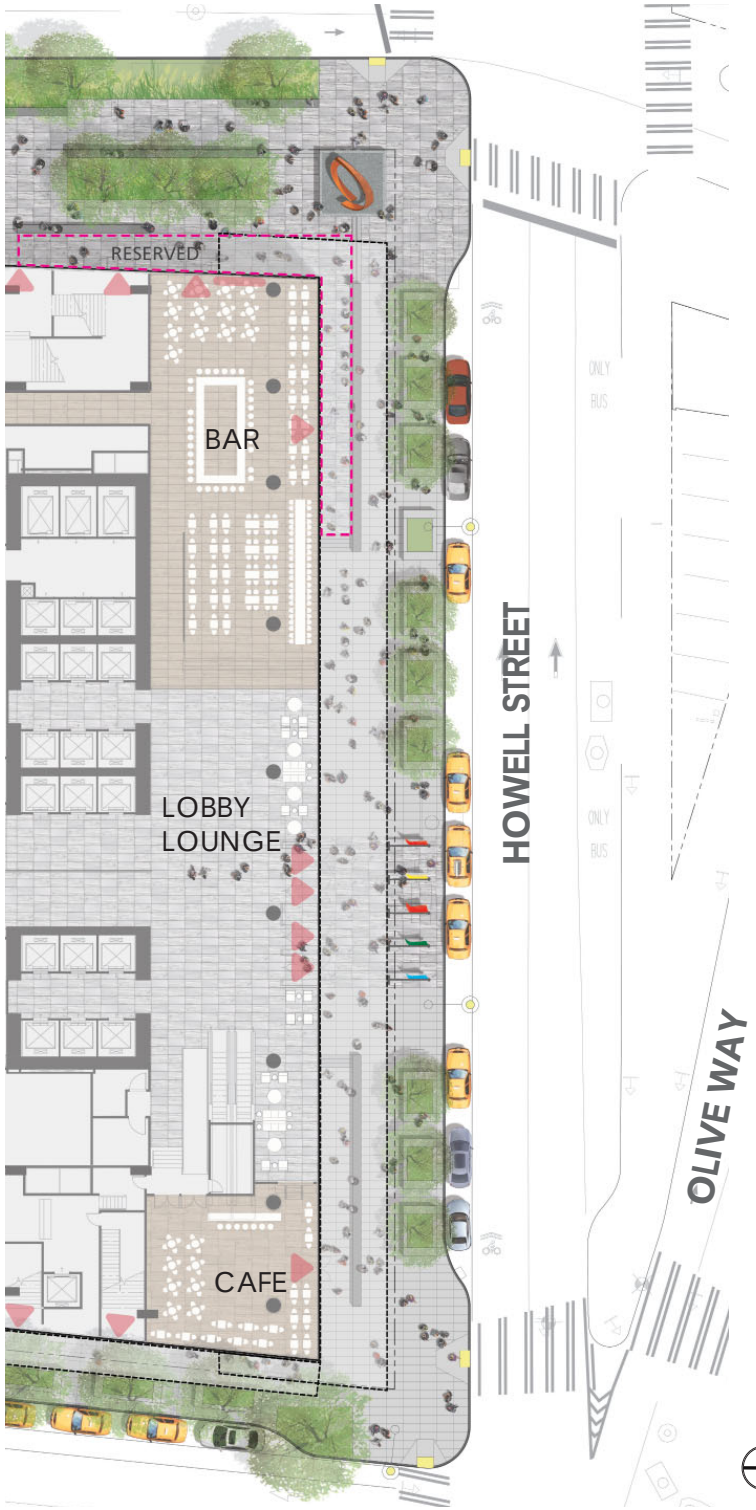
PROPOSED BENEFIT

- Increased sidewalk and landscape areas (4,521 sf)
    - 2' voluntary setback on 8th Ave and Stewart St (1,149 sf)
    - 15' voluntary setback on Howell St (2,689 sf)
- 2 curb bulbs at 8th Ave & Stewart St and 8th Ave & Howell St



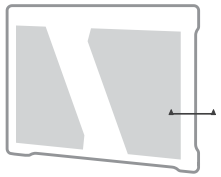
HOWELL STREET

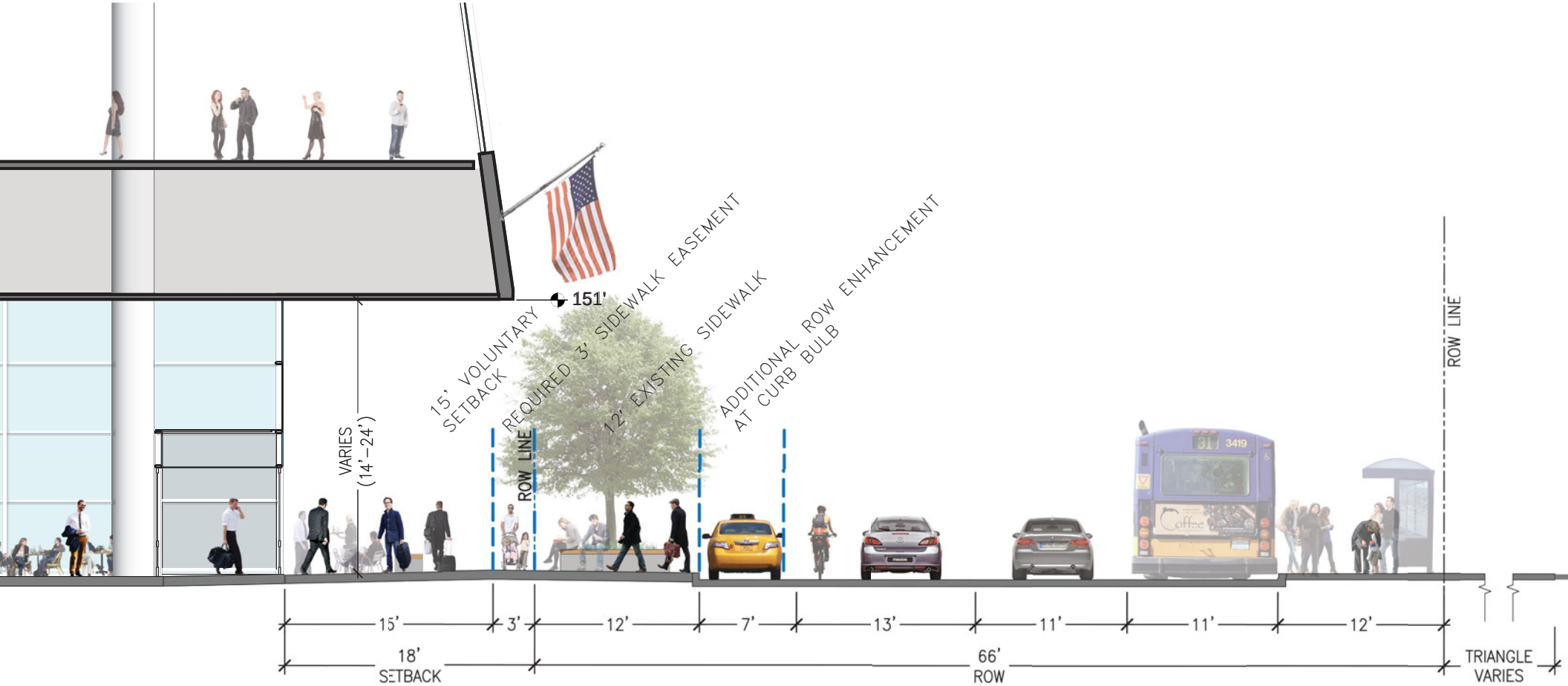




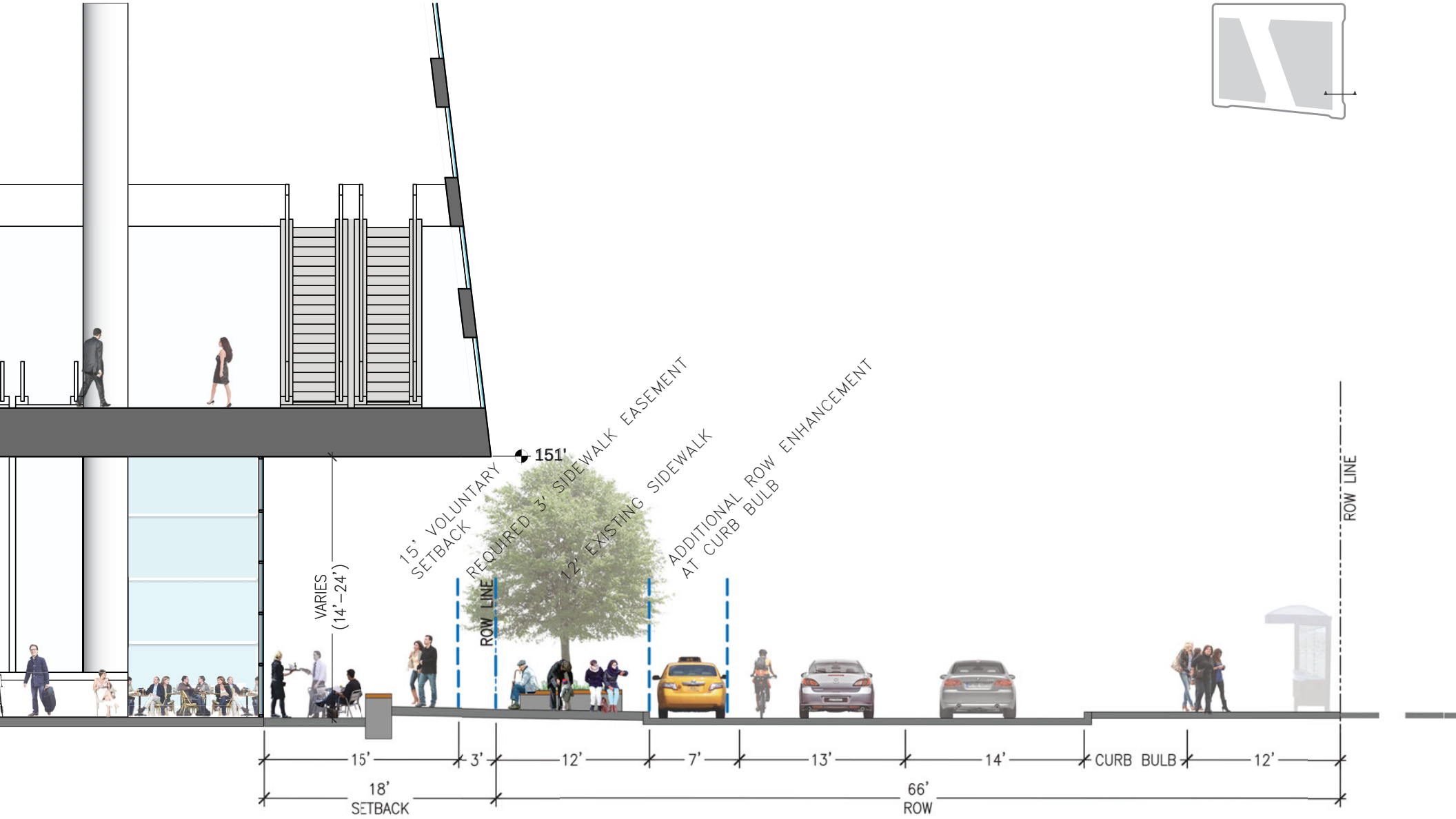
ENHANCED RIGHT OF WAY ON HOWELL

SECTION: HOWELL AT HOTEL ENTRY





SECTION: HOWELL NEAR 8TH AVE



6. BIKE SHARE PROGRAM

DESCRIPTION

A bike share station is planned for the site and will be coordinated with the cities developing bike share program. The station is planned within the Through-Block Connection to take advantage of the weather protection offered by the space and proximity to hotel guests and visitors.

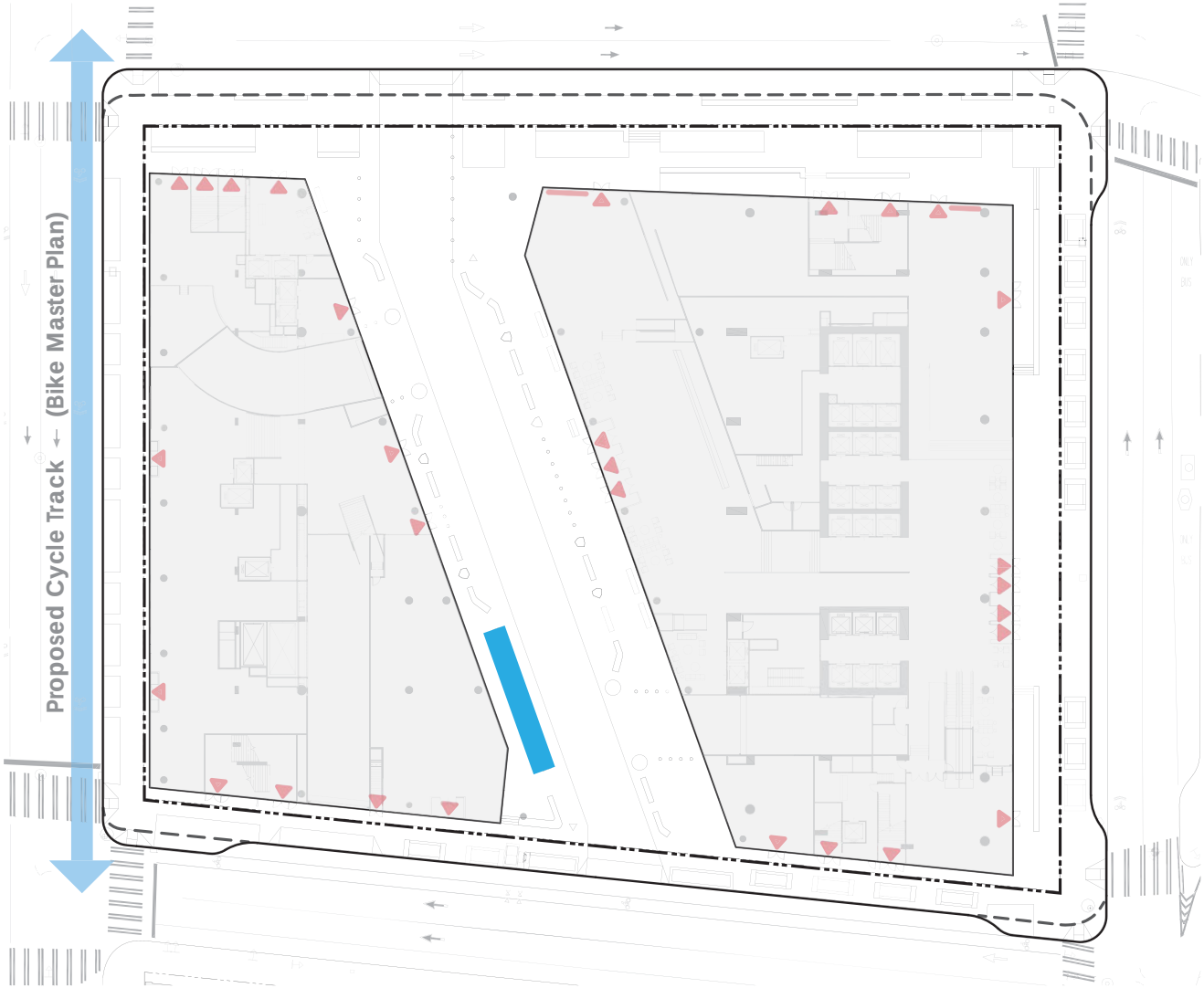
REQUIRED

- None

PROPOSED BENEFIT

- Bike share station (1 total, 20 bikes, ticket kiosk and helmet vending machine)

Bike share station



7. WAYFINDING PROGRAM

DESCRIPTION

Wayfinding kiosks and sign poles from the City Center Wayfinding Standards are proposed at strategic locations throughout the site or potentail adjacent blocks.

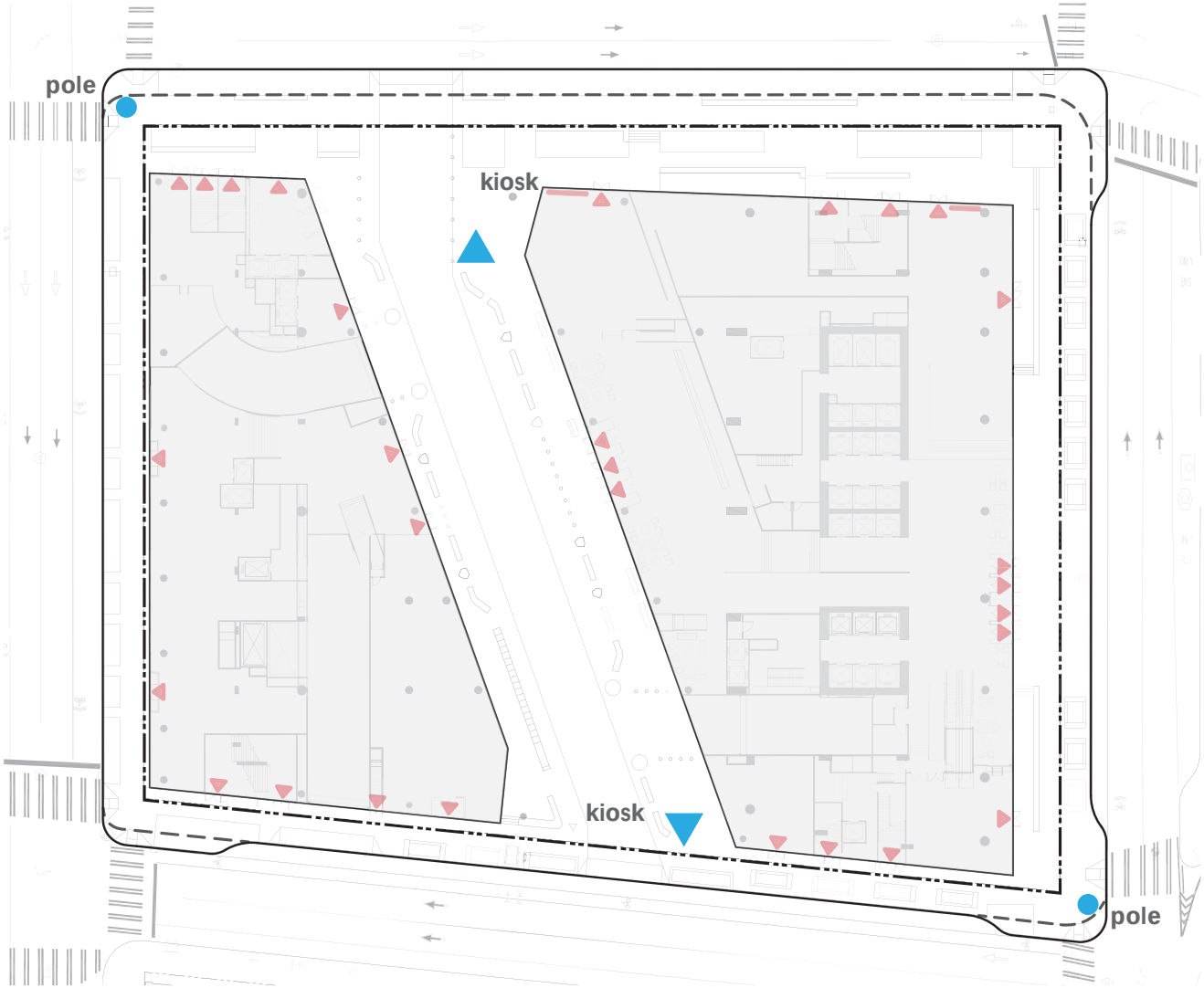
REQUIRED

- None

PROPOSED BENEFIT

- Wayfinding Kiosks (2 total)
- Wayfinding sign poles (2 total)

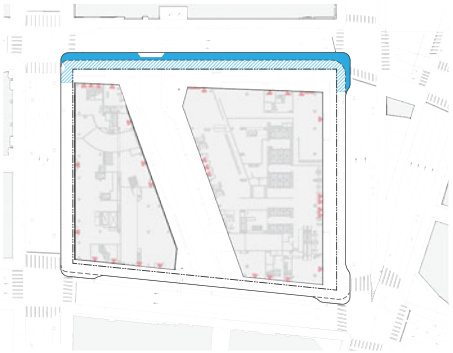
Standard city wayfinding elements



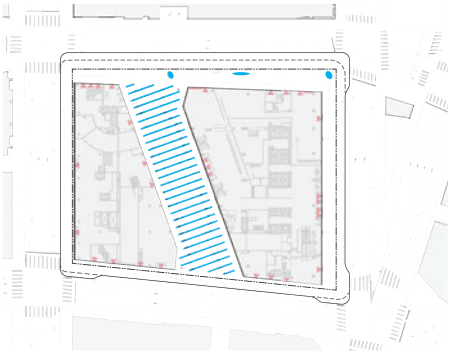
PROPOSED PUBLIC BENEFIT

1. Green Street Sculpture Garden / Voluntary Setback on 9th Ave

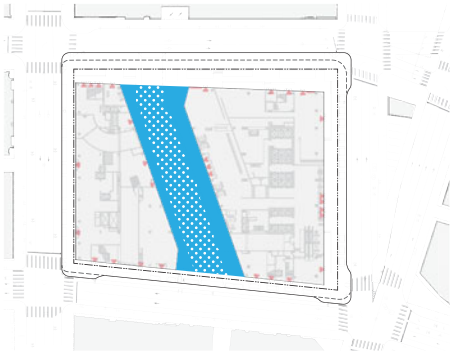
2. Green Street Sculpture Garden / ROW Enhancement



3. Publicly Accessible Art

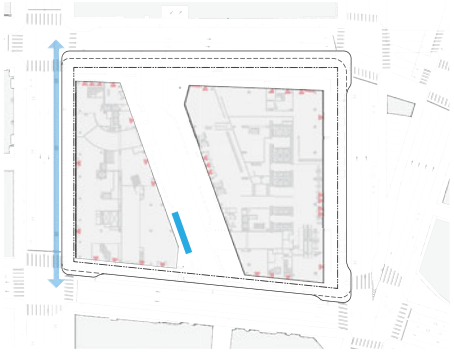
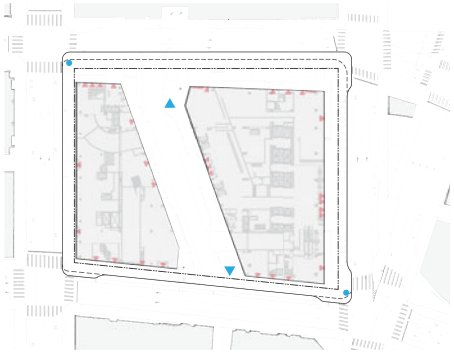


4. Through-Block Connection



5. Additional Voluntary Setbacks / ROW Enhancement

6. Bike Share Program



7. Wayfinding Program