BLOCK 21 Design Commission

June 4, 2015
2200 7th Ave
Public Realm / Public Benefit Presentation

Seneca | GraphiteDesign Group | Site Workshop
PART I - PUBLIC REALM

Address Commission notes from May 7, 2015 meeting.

PART II - PUBLIC BENEFITS

Public Benefits Overview

Public Benefits

ON-SITE
  1. 8th Ave Hillclimb
  2. Bell Street Setback
  3. Blanchard Street Setback

PUBLIC ROW
  4. 7th Ave Improvements & Cycle Track
  5. 8th Ave Improvements
  6. Blanchard Street Improvements
  7. Bell Street Improvements

OFF-SITE
  8. 8th & Bell Raised Intersection
  9. Bell Street Cycle Track
  10. Bell Street Concept Plan

Public Benefits Matrix
This presentation directly addresses the Commission’s recommendations following the Design Commission Meeting on May 7th, 2015. Below are the topics summarizing Commission direction in the meeting followed by text from the meeting minutes.

Summary of Discussion:

1. Minimize Impacts of Curb Cuts
   Further exploration of options to consolidate, narrow, reduce the height of, and/or otherwise minimize the impact of the curb cuts on the public realm.

2. Develop the Bell Street Design
   Further develop the Bell St design, including how reducing the travel lanes from two to one would result in green street design improvements.

3. Extend Bell Street Park Character
   Interpret and incorporate attributes of Bell Street Park that occur west of 5th Ave onto this portion of the Bell St Green Street, including open space, seating, landscape, lighting, and the relationship between retail frontage and the public realm.

4. Add Seating, Reduce Parking on Blanchard Street
   Incorporate additional landscape and seating and reduce the quantity of on-street parking on Blanchard St.

Director’s note: Following this meeting, the petitioner provided staff a copy of a DPD permit decision from February 2015 that authorizes two curb cuts on 8th Ave. The details regarding this decision were not discussed as part of the presentation. When the petitioner returns for the next meeting, the focus will be 1) resolution of items 2-4 above and 2) a briefing and potential vote on public benefit.
**Public Benefit**

**June 4, 2015**

**Seattle Design Commission**

**A-5**

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**PUBLIC REALM - 8TH AVENUE CURB CUTS**

**5/7/15 PLAN**

**PROPOSED PLAN**

TOTAL OPENING WIDTH = 48'

TOTAL OPENING WIDTH = 38'

MIRROR PER SMC23.54.030

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**PUBLIC REALM - 8TH AVENUE CURB CUTS**

**5/7/15 PLAN**

**PROPOSED PLAN**

TOTAL OPENING WIDTH = 48'

TOTAL OPENING WIDTH = 38'

MIRROR PER SMC23.54.030
PUBLIC REALM - 8TH AVENUE CURB CUTS

1. Retail Storefront
2. Display Window
3. Truck Entry
4. Automobile Entry
5. Bike Entry
6. Office Lobby Entry
PUBLIC REALM - 8TH AVENUE ROW

8 PARKING SPACES

8TH AVE

PREVIOUS PLAN

2 PARKING SPACES

4 PARKING SPACES

REVISED PLAN

8 PARKING SPACES

8TH AVE

PUBLIC REALM - 8TH AVENUE ROW

PREVIOUS PLAN

REVISED PLAN
PUBLIC REALM - BELL STREET

PREVIOUS PLAN

REVISED PLAN

6 PARKING SPACES

PARKING EXIT

2 PARKING SPACES

PARKING EXIT
PUBLIC REALM - BLANCHARD STREET

PREVIOUS PLAN

REVISED PLAN

10 PARKING SPACES

3 PARKING SPACES

2 PARKING SPACES
At the March 5, 2015 meeting the Design Commission voted 6-2 that the proposal demonstrated how it met the criteria for evaluation of Urban Design Merit for granting an alley vacation. To summarize:

**Circulation**
- The proposal does not compromise the existing street grid pattern and enhances the pedestrian experience

**Access**
- The proposal improves site access and minimizes impacts on adjacent streets

**Utilities**
- The proposal is consistent with long-term infrastructure planning

**Light, Air and Views**
- The proposal enhances access to daylight and air and minimizes adverse view impacts

**Open Space**
- The alley vacation increases opportunities for publicly accessible open space

Prior to proceeding to an evaluation of Public Benefit, the Design Commission conditioned the Urban Design Merit approval on this more focused review of the public realm, with specific emphasis on those items identified on page A-4.
PUBLIC BENEFITS OVERVIEW

ON-SITE
1. 8th Avenue Hillclimb
2. Blanchard Street Setback
3. Bell Street Setback

PUBLIC R.O.W.
4. 7th Avenue Improvements & Cycle Track
5. 8th Avenue Improvements
6. Blanchard Street Improvements
7. Bell Street Improvements

OFF-SITE
8. 8th & Bell Intersection
9. Bell Street Cycle Track
10. Bell Street Concept Plan
NO VACATION ALTERNATIVE

- 5,760 SF publicly accessible alley
- 40’ wide curb cuts on Bell and Blanchard Street Green Streets (after required alley dedication)
- Loading and parking entry exclusively from alley with multiple curb cuts for parking garage & loading access
- Back-of-House functions located at grade on alley

PROPOSED

- 21,289 SF of improved off-site public open space
- 14,252 SF of publicly-accessible on-site open space, including publicly accessible mid-block connection with universal (ADA) access and Green Street setbacks
- 12’ curb cut on Bell Street; 18’ loading curb cut on 8th Avenue; 20’ parking curb cut on 8th Avenue (50 LF total)
- Loading and parking entry and exit from 8th Ave. with parking exit at Bell Street
- Back-of-House functions move off Green Streets and are located below grade
- Applicant receives additional 57,600 SF of FAR
AREA OF HILLCLIMB: 12,000 SF
AREA BELOW OVERHANG: 5,332 SF (44.4%)
AREA OPEN TO SKY: 6,668 SF (55.6%)
PUBLIC BENEFIT:
4. 7TH AVE ROW (4,750 SF)

CURB BULB / R.O.W. IMPROVEMENTS
ELEVATED CYCLE TRACK
ON-STREET PARKING
BUS STOP
PLAZA
DOUBLE ALLEE OF ELM TREES
MIXING ZONE

7TH AVE ROW
BELL ST
106.0
100.0

14’
7’
11’
varies
10’

7TH AVE

RETAIL

PUBLIC BENEFIT:
4. 7TH AVE ROW (4,750 SF)
PUBLIC BENEFIT:
2. GREEN STREET SETBACK (1,162 SF)

PUBLIC BENEFIT:
6. BLANCHARD STREET ROW (775 SF)
PUBLIC BENEFIT:
3. GREEN STREET SETBACK (1,090 SF)

PUBLIC BENEFIT:
7. BELL STREET ROW (1,829 SF)
PLANTING

8th Avenue

Ulmus propinqua 'Emerald Sunshine'

Cercidiphyllum japonicum

Stewartia sinensis

Blanchard Street

Ulmus x 'Accolade'

cycletrack allee

Bell Street

Nyssa sylvatica ‘Tupelo Tower’

Amelanchier laevis

Lirodendron tulipifera ‘Fastigiata’

Acer circinatum

7th Avenue
PLANTING

Sun

- Calochortus tolmiei
- Erythronium oregonum
- Quercus kelloggii
- Quercus sadleriana
- Calochortus tolmiei

Part Shade

- Darmera peltata
- Eriogonum nudum
- Menziesia ferruginea
- Rhododendron occidentale
- Kalmiopsis leachiana

Shade

- Asarum marmoratum
- Thalictrum occidentale
- Woodwardia fimbriata
- Asarum marmoratum
- Eriogonum nudum
- Kalmiopsis leachiana
- Thalictrum occidentale
- Woodwardia fimbriata
- Cardamine californica
- Thalictrum occidentale
- Erythronium oregonum
- Cardamine californica
- Thalictrum occidentale
- Erythronium oregonum
- Asarum marmoratum
- Woodwardia fimbriata
PUBLIC BENEFIT:
8. 8TH & BELL INTERSECTION (5,372 SF)
PUBLIC BENEFIT:
9. CYCLE TRACK (4,503 SF)
Property Line
Existing Curb
Sidewalk Paving Edge

Paving / Geometry - 5th Ave to Denny Way

Paving / Geometry - Existing Bell Street Park
<table>
<thead>
<tr>
<th>PUBLIC BENEFIT</th>
<th>DESCRIPTION</th>
<th>CITY REQUIREMENT</th>
<th>PROPOSED ON-SITE BENEFIT</th>
<th>PROPOSED OFF-SITE BENEFIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>8th Ave Hillclimb</td>
<td>Provide accessible ramp from corner of 8th &amp; Bell Street to mid-block plaza, extensive native landscape, seating elements, lighting, &amp; overhead soffit element.</td>
<td>None</td>
<td>12,000 sf</td>
<td></td>
</tr>
<tr>
<td>Blanchard Street Setback</td>
<td>Provide 10' building setback along Green Street for landscaping &amp; seating elements.</td>
<td>None</td>
<td>1,162 sf</td>
<td></td>
</tr>
<tr>
<td>Bell Street Setback</td>
<td>Provide 10' building setback along Green Street for landscaping &amp; seating elements.</td>
<td>None</td>
<td>1,090 sf</td>
<td></td>
</tr>
<tr>
<td>7th Ave Improvements &amp; Cycle Track</td>
<td>Provide expanded pedestrian streetscape, including landscaping, lighting, elevated two-way cycle track, double allee of street trees, seating elements, bus stop, and enhanced curb bulbs at corners of Bell Street &amp; Blanchard Street.</td>
<td>None</td>
<td>4,750 sf</td>
<td></td>
</tr>
<tr>
<td>8th Ave Improvements</td>
<td>Provide expanded pedestrian streetscape through curb alignment &amp; bulb-outs at intersections, enhanced landscaping, lighting, &amp; seating elements.</td>
<td>None</td>
<td>4,060 sf</td>
<td></td>
</tr>
<tr>
<td>Blanchard Street Improvements</td>
<td>Provide expanded pedestrian streetscape through curb alignment &amp; bulb-outs at intersections, enhanced landscaping, lighting, &amp; seating elements.</td>
<td>None</td>
<td>775 sf</td>
<td></td>
</tr>
<tr>
<td>Bell Street Improvements</td>
<td>Provide expanded pedestrian streetscape through curb alignment &amp; bulb-outs at intersections, enhanced landscaping, lighting, &amp; seating elements.</td>
<td>None</td>
<td>1,829 sf</td>
<td></td>
</tr>
<tr>
<td>8th &amp; Bell Intersection</td>
<td>Provide raised intersection &amp; crosswalks to enhance pedestrian safety. Improve curb bulbs on adjacent lots.</td>
<td>None</td>
<td>5,372 sf</td>
<td></td>
</tr>
<tr>
<td>Bell Street Cycle Track</td>
<td>Provide in-street, separated two-way cycle track from 7th Ave to Denny Way.</td>
<td>None</td>
<td>4,503 sf</td>
<td></td>
</tr>
<tr>
<td>Bell Street Concept Plan</td>
<td>Provide conceptual street plan from 5th Ave to Denny Way to continue Bell Street Park design character.</td>
<td>None</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

**Total Area of Public Benefits:** 35,541 SF  
(Area of Alley Vacation: 5,760 SF)