Westin Building Exchange
Skybridge Mitigation Public Benefit Package

The Westin Building
2001 6th Avenue
Seattle, WA 98121
www.westinbuilding.com

Geyer Coburn Hutchins
1607 Dexter Avenue North, Ste. 3
Seattle, WA 98109
(t) 206.285.4422
www.gchsite.com
Westin Building Exchange

- The internet gateway to the Pacific Northwest
- Home of the Seattle Internet Exchange (SIX)
- US and global carriers
- Regional satellite teleports
ONE OF THE FOUR PRIMARY CARRIER HOTELS IN THE UNITED STATES

Westin Building Exchange
Seattle

One Wilshire
Los Angeles

60 Hudson
New York

NAP
Miami
Skybridge dimensions: 16’ long X 12’ wide
1. Crucial link to utilities/redundancies in the garage
2. No additional room in alley for utilities
3. Connection to parking (no parking underneath Westin Building)
4. ADA access route to/from parking for building
5. Protected route for sensitive equipment
6. Building accessed 24/7
7. Secure access for Governor and others
EXISTING PEDESTRIAN ROUTE WITH SKYBRIDGE

Pedestrian Route With Skybridge — 100’

ADA Accessible Route With Skybridge — 100’
PEDESTRIAN ROUTE WITHOUT SKYBRIDGE

- Pedestrian Route Without Skybridge ~200'
- ADA Accessible Route Without Skybridge ~500'

* ADA accessible route would lengthen considerably (~400') without skybridge
NEIGHBORHOOD CONTEXT IMAGES
SITE RELATIONSHIP TO FUTURE AMAZON DEVELOPMENT

The Westin Building
Adjacent Amazon
Pedestrian Space
The Westin Building

SEPTMBER 2013
SEATTLE, WA
EXISTING PLANT IMAGES ON SITE
Comments from 2/27/13 Design Commission Presentation:

1. Revise the public benefit package

2. Remove the electric car charging stations from the package as they are not a public benefit

3. Refine the design of 5th Ave and Virginia St awning; the benefit feels cold

4. Refine the design of the planting wall on Virginia Street and respond more to building’s architecture

5. Focus improvements on 6th Ave and Virginia St

A DIGITAL SIGNAGE

B CHARGING STATIONS
(4) ChargePro Charging Stations Est. cost: $26,000.00 (Not Including Revenue Loss)

C AWNING & SIGNAGE
Est. Costs: $7,400.00

D TRELLIS & PLANTING
Est. Costs: $4,500.00
Current Proposal

Public Benefits:

1. Architectural Canopies
2. Accent Planting
3. Updated Outdoor Seating Space
4. Extended Tree/Planting Pits
5. Bike Racks
PUBLIC BENEFITS/AMENITIES - Architectural Canopies

Existing Conditions

- Sidewalk Width: 18'-6"

- 8’ & 6’ wide aluminum & glass canopy
- 270 linear ft
- Installed height: 22’
- Character similar to those installed at 2020 Fifth Avenue
- Not to interfere with growth of Maple trees on site

Location Map

Architectural Canopy Along 6th Avenue & Virginia

Architectural Canopy Images
PUBLIC BENEFITS/AMENITIES - Extended Tree/Planting Pits

- 4’ X 4’ tree pits extended to 4’ X 8’
- Metal landscape planting guard to be used [similar to Via 6]
- Proposed Plants:
  - Sweetbox
  - Heuchera
  - Liriope
- 96 additional sq ft of planting

Existing Conditions

Location Map

Extended Tree Pit Planting Areas Along 6th Avenue

Sidewalk Planter Images
PUBLIC BENEFITS/AMENITIES - Accent Planting

Existing Conditions

- Proposed Plant:
  - Gulf Stream
  - Heavenly
  - Bamboo
- Architectural canopy 6’ in width on Virginia St to accommodate maple tree canopies

Location Map

Additional Accent Planting Along Virginia

Accent Planting Character Images
PUBLIC BENEFITS/AMENITIES - Social Gathering Space

Existing Conditions

- Gathering space activated by accent planting and umbrellas

Location Map

Social Gathering Space along 6th Avenue

Gathering Space Example Images
PUBLIC BENEFITS/AMENITIES - Bike Racks

Location Map

- All bike parking is public and in addition to existing bike parking for building tenants
- Bicycle parking stalls would allow for — 18 bikes
# Public Benefit Package

<table>
<thead>
<tr>
<th>Public Benefit</th>
<th>Description</th>
<th>Quantity</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aluminum Framed Canopy:</td>
<td>Kynar painted aluminum framing, diffused with laminated safety glazing</td>
<td>2</td>
<td>$250,000</td>
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<tr>
<td></td>
<td>Diagonal tie-rods at each column</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Dimensions: 270 linear ft, 1,910 sq ft, 8’ projection on 6th Ave &amp; 6’ projection on Virginia St</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Pit Extension:</td>
<td>• Convert 4’ X 4’ tree planters to 4’ X 8’ planters</td>
<td>6</td>
<td>$48,000</td>
</tr>
<tr>
<td></td>
<td>• Add metal landscape planting guard</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 96 additional sq ft of planting area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6th Ave Planting Pits:</td>
<td>• Himalayan Sweet Box / Sarcococca hookeriana var. humilis</td>
<td>24 - 2 gal.</td>
<td>$900</td>
</tr>
<tr>
<td></td>
<td>• Coral Bells / Heuchera ‘Georgia Peach’</td>
<td>48 - 2 gal.</td>
<td>$1,800</td>
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<tr>
<td></td>
<td>• Variegated Lily Turf / Liriope muscari ‘Variegata’</td>
<td>48 - 1 gal.</td>
<td>$900</td>
</tr>
<tr>
<td>Accent Planting:</td>
<td>Virginia St Planters:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Heavenly Bamboo / Nandina domestica ‘Gulf Stream’</td>
<td>32 - 2 gal.</td>
<td>$1,500</td>
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<tr>
<td>Gathering Space:</td>
<td>Colorful table umbrellas</td>
<td>3</td>
<td>$6,000</td>
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<tr>
<td></td>
<td>Gathering Space Planter:</td>
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<tr>
<td></td>
<td>• Variegated Mondo Grass / Ophipogon planiscapus ‘Variegata’</td>
<td>30 - 1 gal.</td>
<td>$600</td>
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<tr>
<td></td>
<td>• Coral Bells / Heuchera ‘Tiramisu’</td>
<td>16 - 1 gal.</td>
<td>$300</td>
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<tr>
<td>Bike Racks:</td>
<td>Circle stainless steel bike racks to accommodate 18 bikes</td>
<td>9</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

*Note: Plant prices include soil & mulch

| Total Estimated Cost              | $320,000                        |