



**BLOCK 21**

**Design Commission**

May 7, 2015

2200 7th Ave  
Public Realm Presentation







The purpose of this presentation is to describe the enhancements to the public realm proposed for Block 21 in exchange for the City granting an alley vacation of 5,760 sf. Pages 3 through 14 provide a project & landscape overview, and pages 15 through 43 identify public realm improvements.

This presentation directly addresses the Commission’s recommendations following the Design Commission Meeting on March 5th, 2015. The following text is from the meeting minutes:

*With a vote of 6 to 2, the Design Commission approved the urban design merit of the petition to vacate the alley in block bounded by Bell St, 7th Ave, Blanchard St, and 8th Ave with the following condition:*

1. *Prior to a review of public benefit, the petitioner shall return for a detailed examination of the characteristics of the public realm on 8th Ave, Bell St, and Blanchard St, independent of any public benefit discussion.*

*The commission made the following recommendations to guide the design of the public realm:*

1. *Continue to develop all edges of the site within the public realm with an eye to creating a usable and inviting experience for pedestrians. The diagonal connection through the site & towards Denny Park is an improvement to the urban fabric provided it does not come at the detriment of the street-facing edges of the project.*
2. *Given their Green Street designation, look particularly closely at the pedestrian experience on Bell and Blanchard Streets, grade challenges notwithstanding. Examine how transparency requirements create opportunities to engage pedestrians on these streets.*
3. *More clearly define the quality & vocabulary of the public spaces created, especially at the corner of 8th Ave & Bell St. The Commission struggled to understand its relationship to the public and private portions of the site. Continue to include ADA accessibility as part of the solution to the grade change.*
4. *Given the grade change from north to south, ensure that sightlines make it obvious to a pedestrian that the diagonal through-block connection is a continuous & publicly accessible connection through the site.*



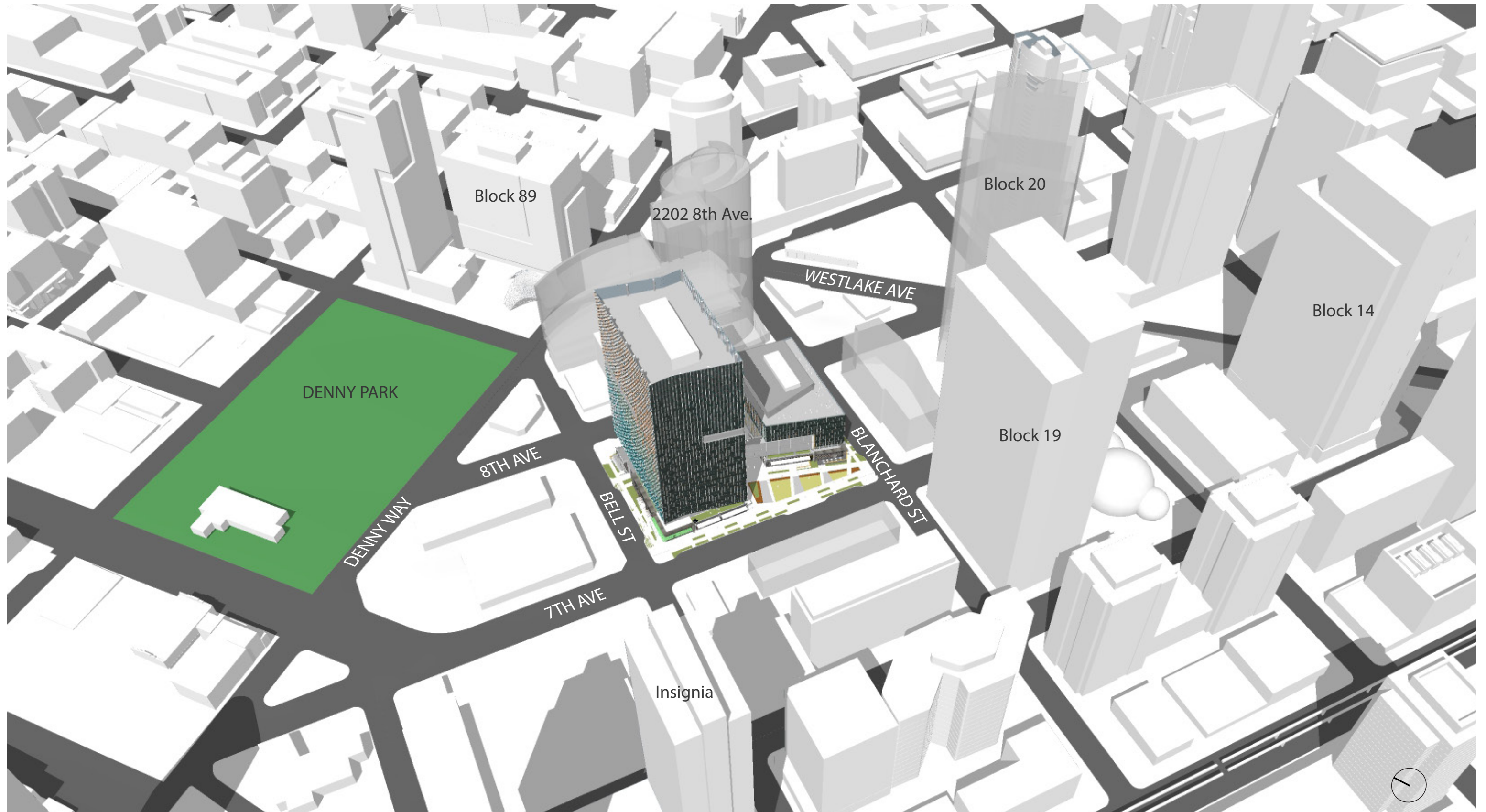


Aerial View looking North

1. Project Overview
2. Site Plan
3. Site Plan Diagrams
4. Public Realm
  - 7th Ave\*
  - 7th Ave Plaza
  - Mid-Block Connection
  - 8th Ave (R.O.W. Improvements)\*
  - 8th Ave Hillclimb\*
  - Blanchard Street\*
    - R.O.W. Improvements
    - Green Street Setback
  - Bell Street\*
    - R.O.W. Improvements
    - Green Street Setback
  - Bell Street Cycle Track\*
  - Bell Street Concept Plan\*
5. Public Benefits Matrix

\* To be proposed as Public Benefit





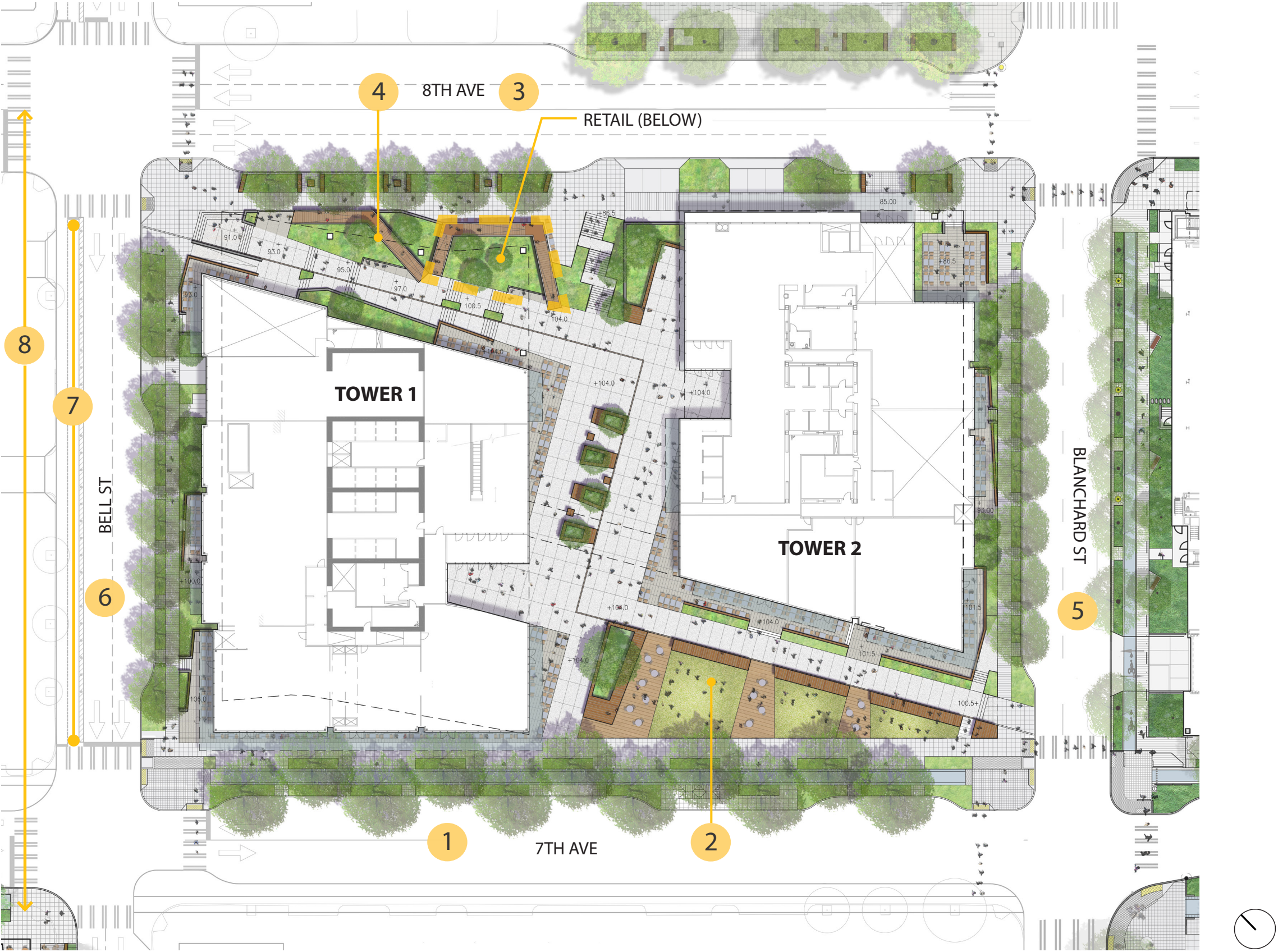




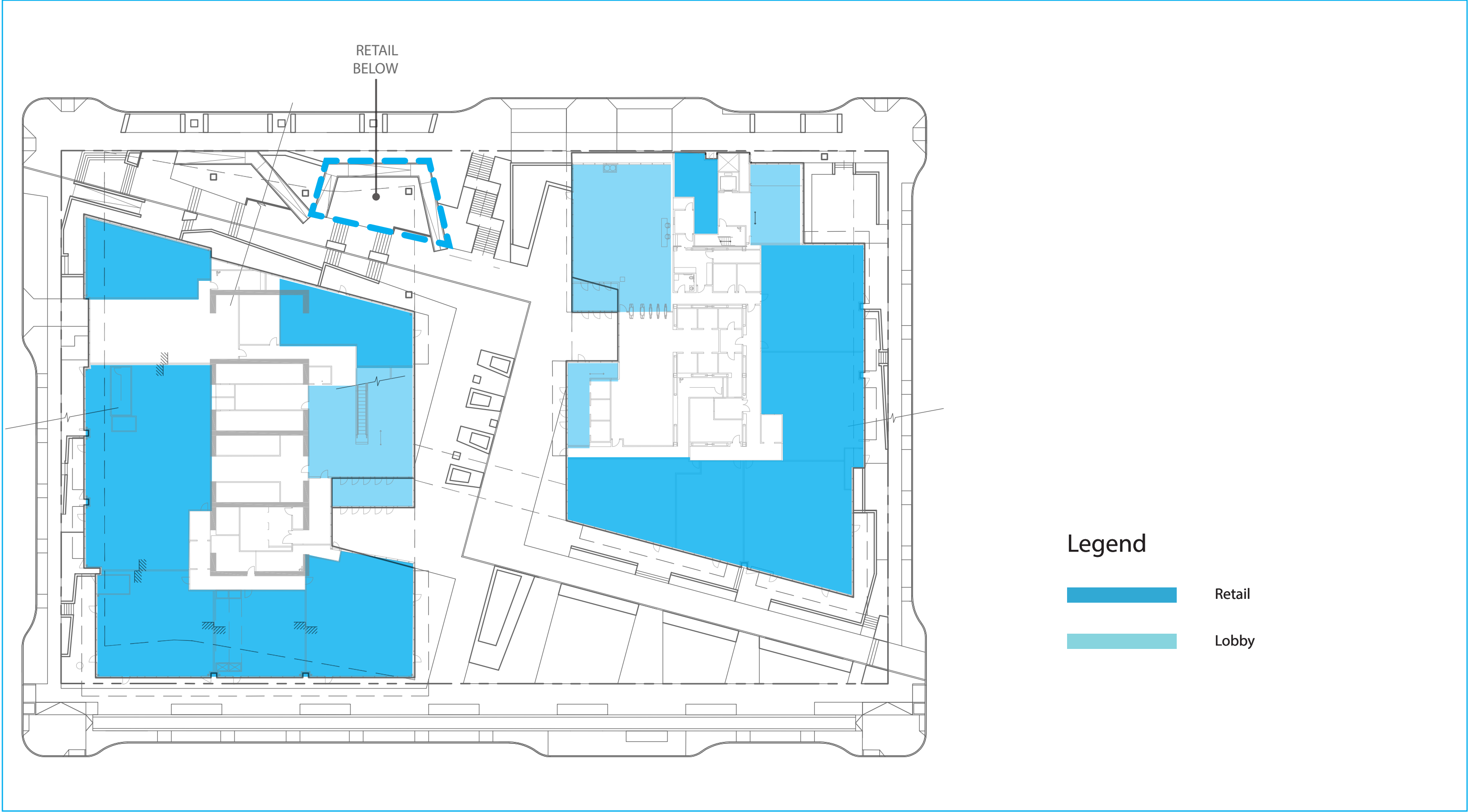
- Green Street
- Shared-use Street
- Public Open Space
- Private Open Space (Public-Accessible)
- Green Street Setback
















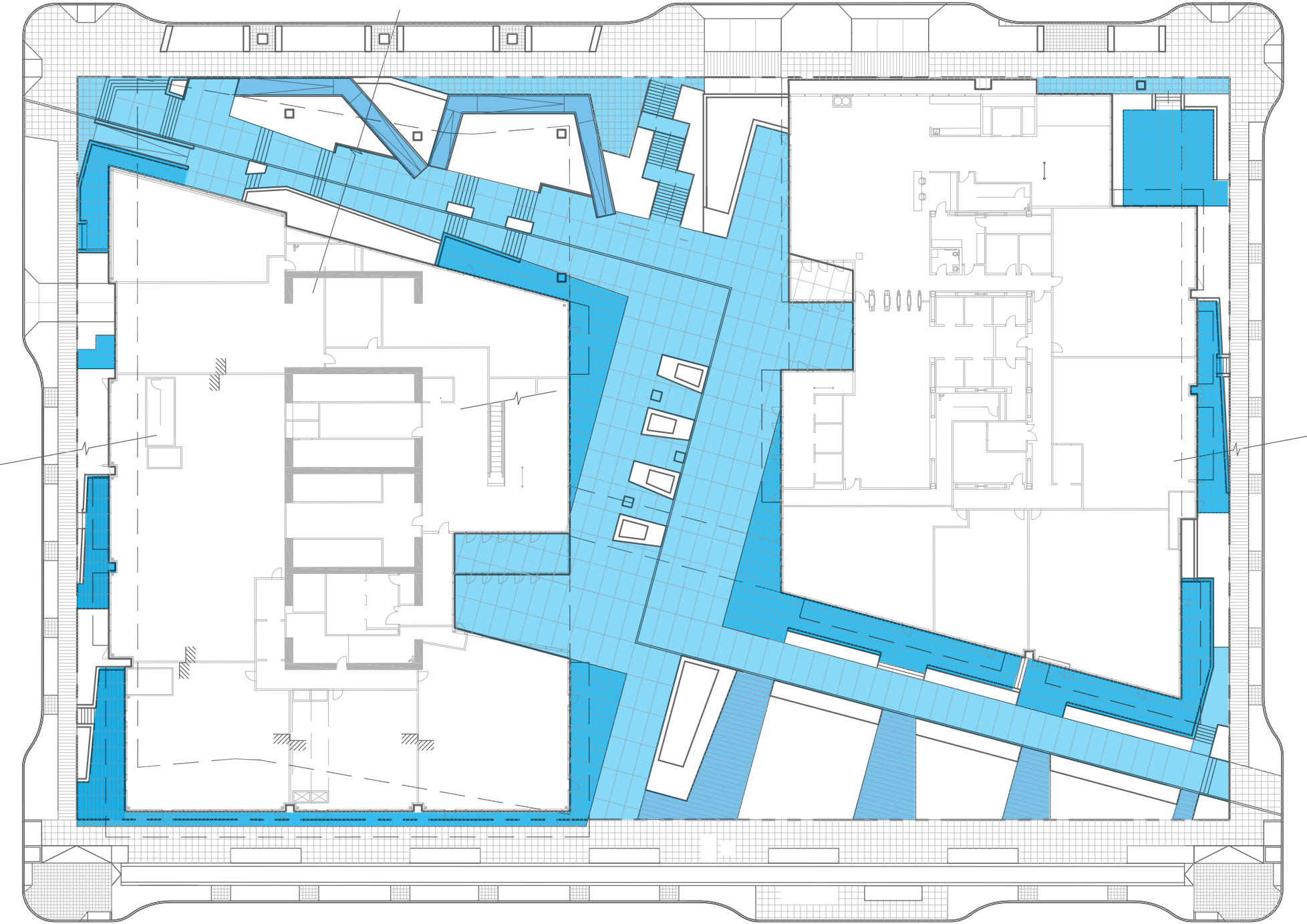




## Legend

-  Retail
-  Lobby
-  Auto
-  Bike
-  Service

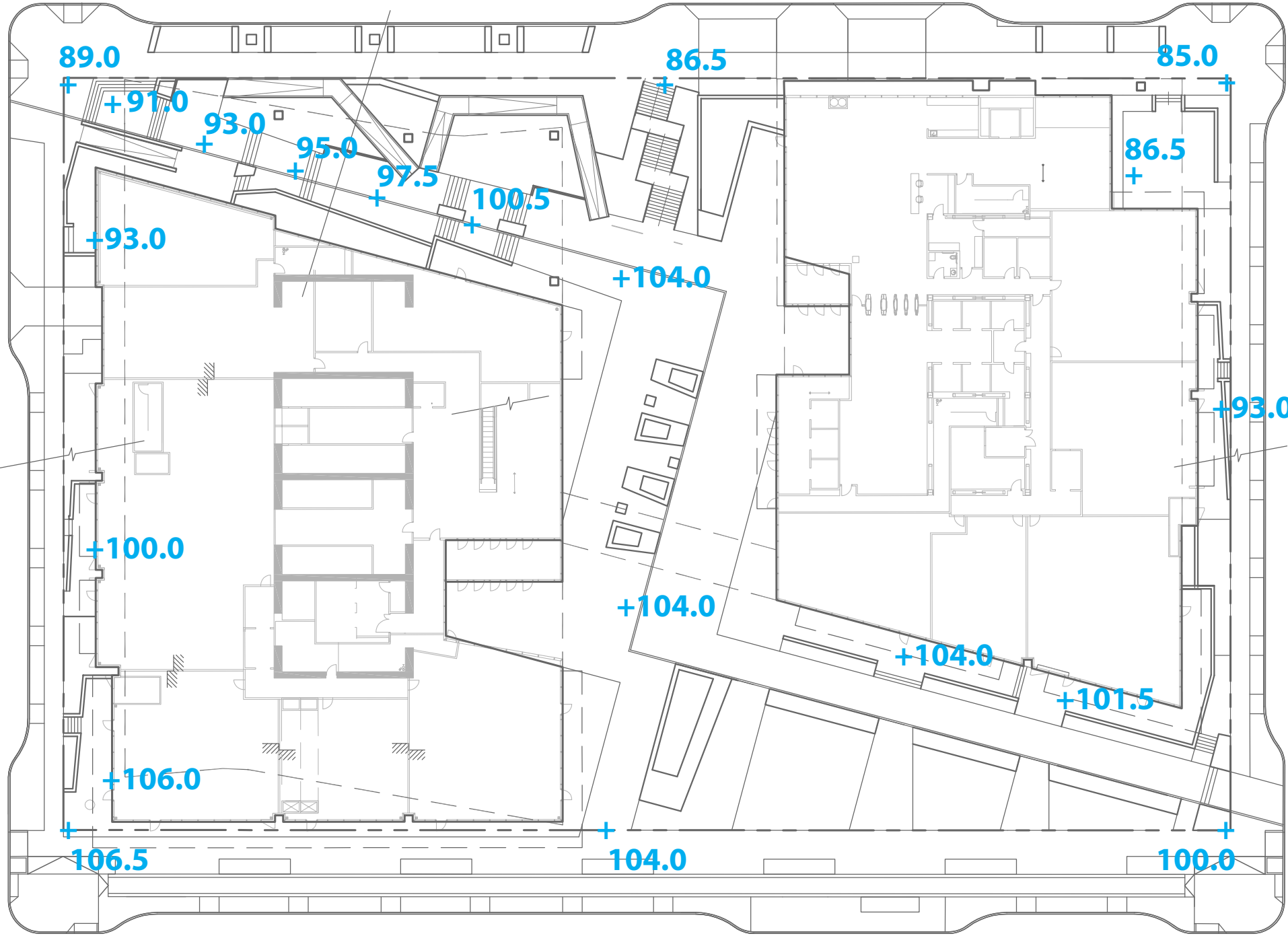




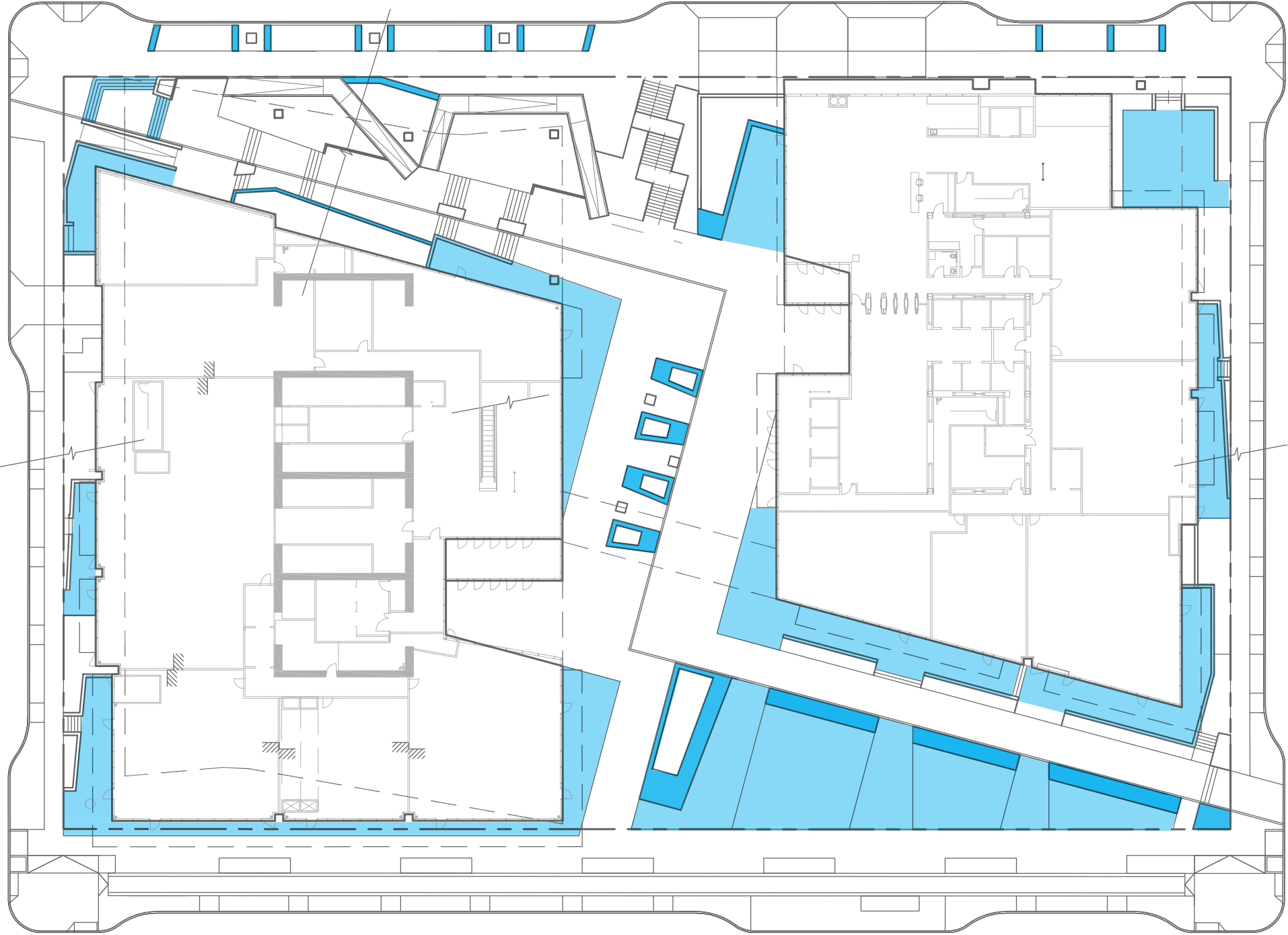
Legend

- Accent Paving Type I
- Accent Paving Type 2
- Concrete Paving





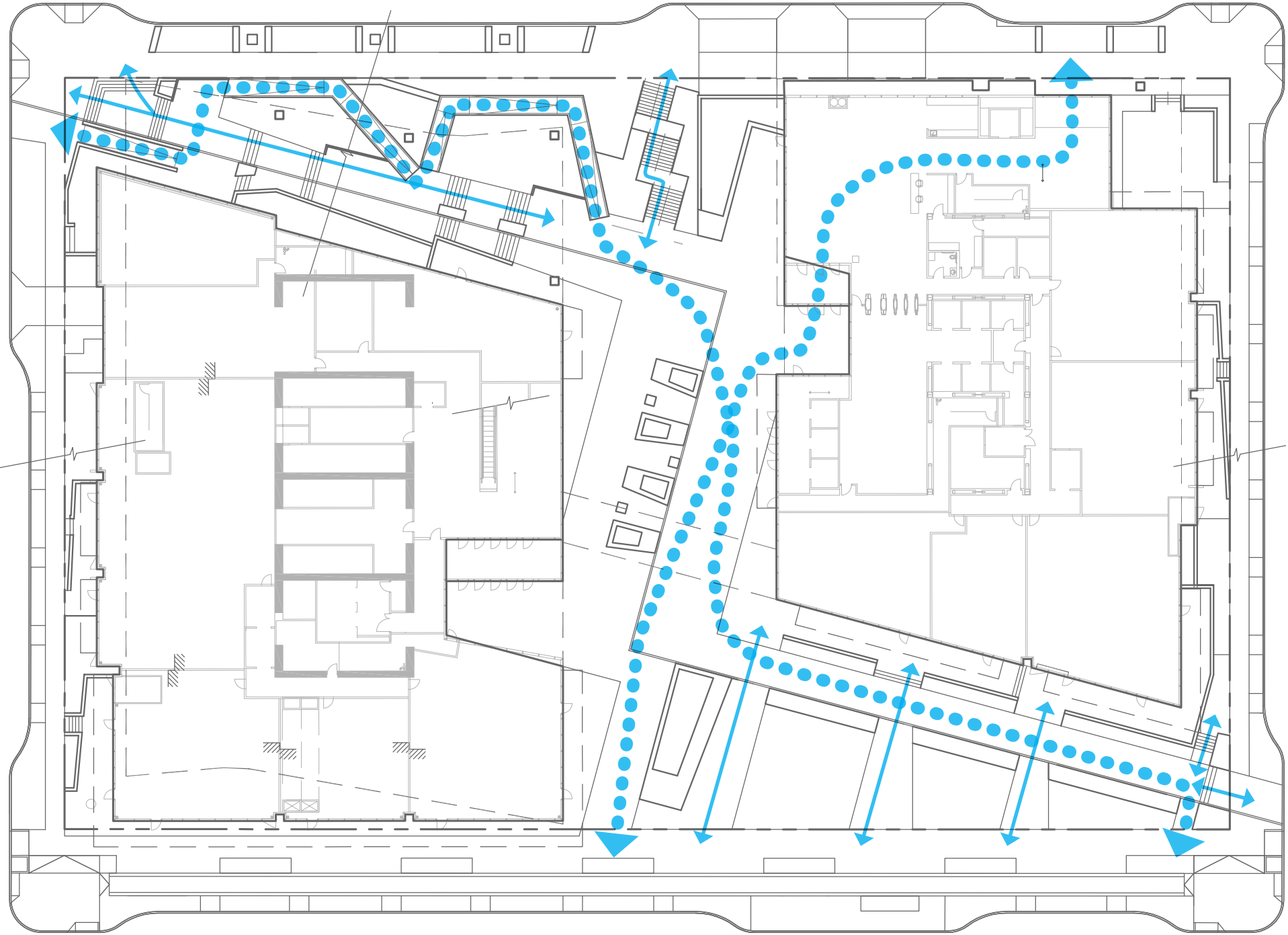






Legend

- Seating Elements
- Flexible Seating Zones / Lawn

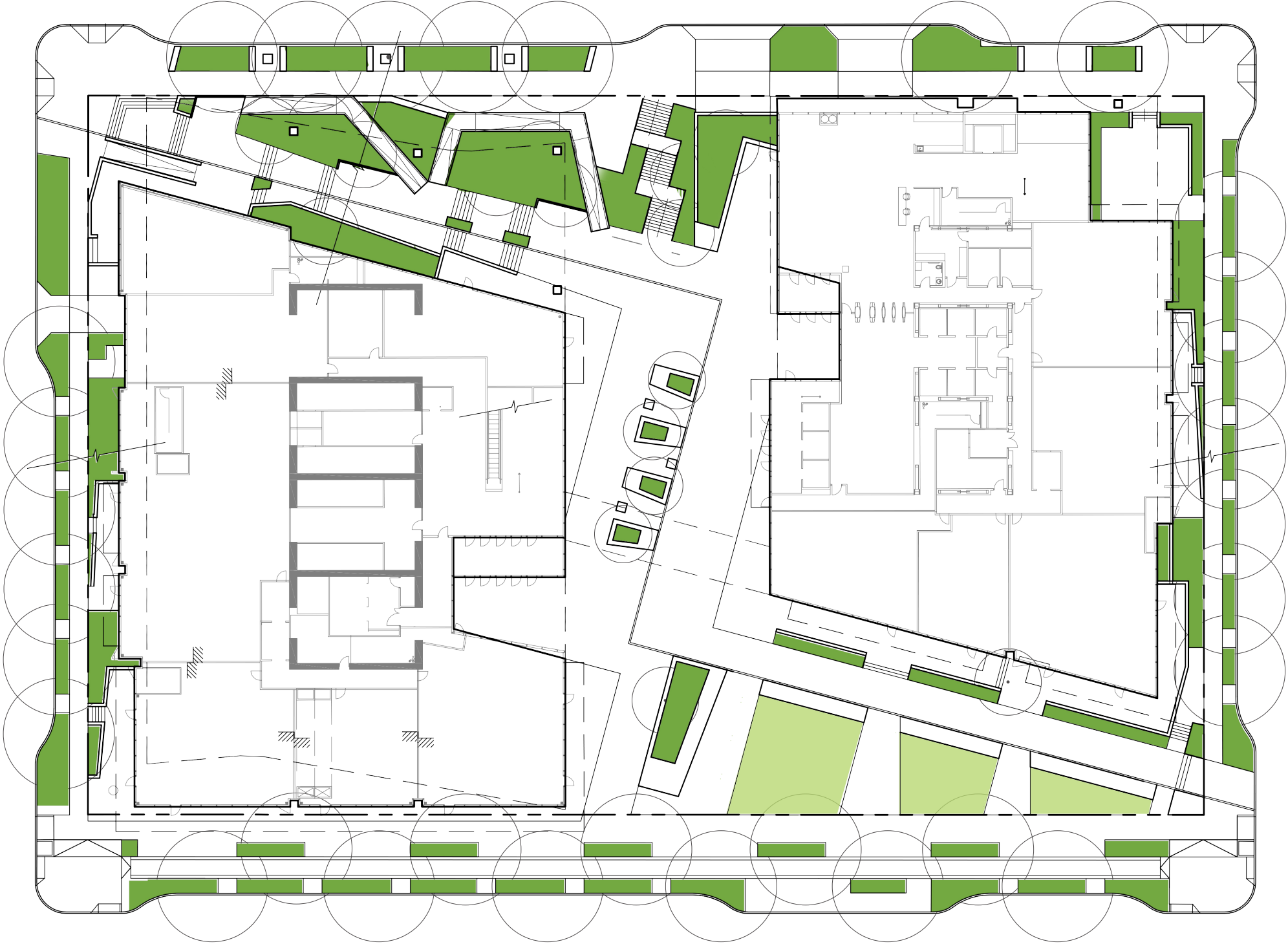




Legend

-  Primary ADA Pathways
-  Pedestrian Circulation

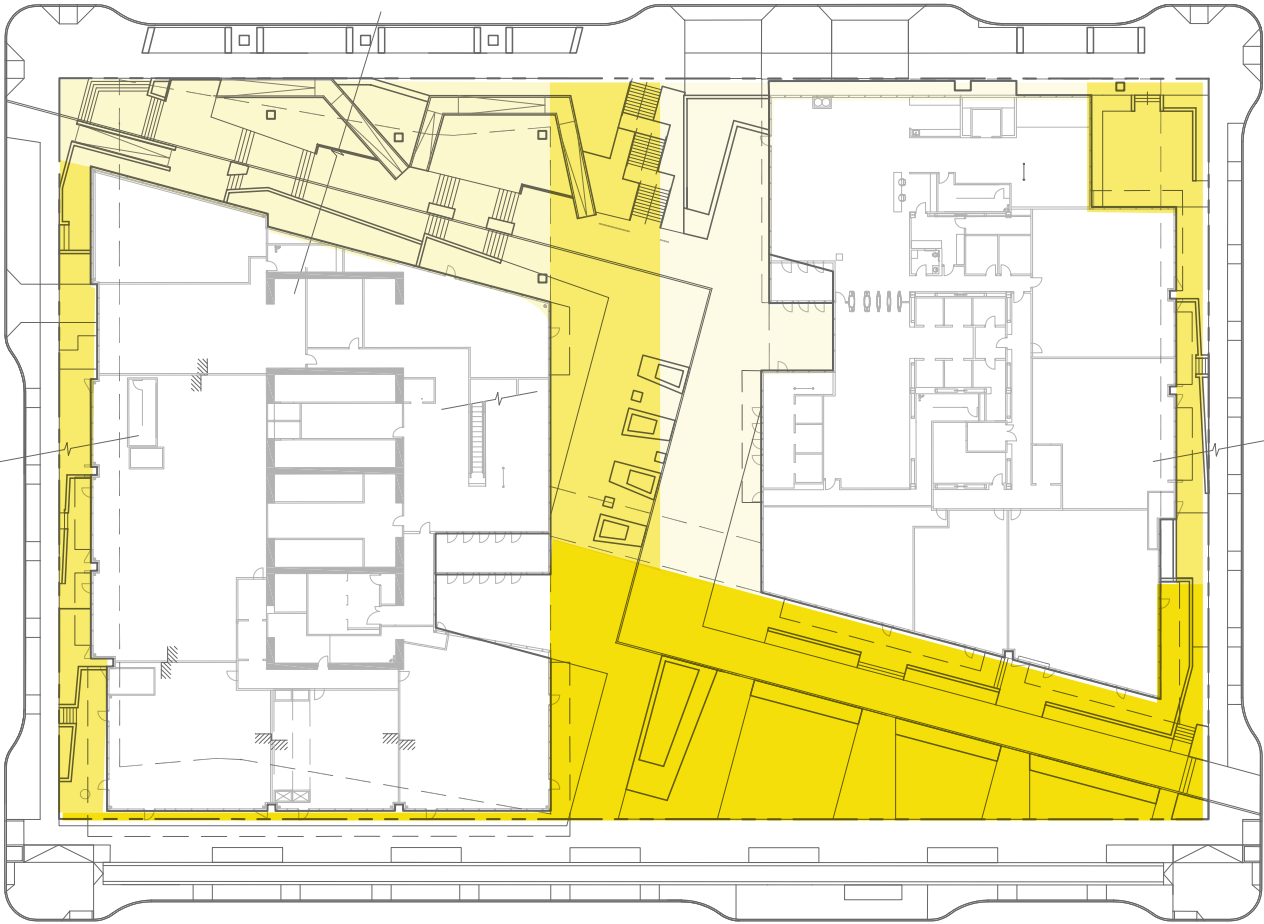




Legend

- Planting
- Lawn
- Trees





Sun    Part Shade    Shade



*Quercus sadleriana*    *Eriogonum nudum*    *Quercus kelloggii*    *Calochortus tolmiei*

Sun



*Kalmiopsis leachiana*    *Menziesia ferruginea*    *Rhododendron occidentale*    *Darmera peltata*

Part Shade



*Ulmus propinqua 'JFS-Bieberich'*    *Cercidiphyllum japonicum*    *Ulmus 'Morton' Accolade*    *Stewartia pseudocamillia*    *Carpinus caroliniana*

Street Trees



*Cardamine californica*    *Thalictrum occidentale*    *Erythronium oregonum*    *Asarum marmoratum*    *Woodwardia fimbriata*

Shade



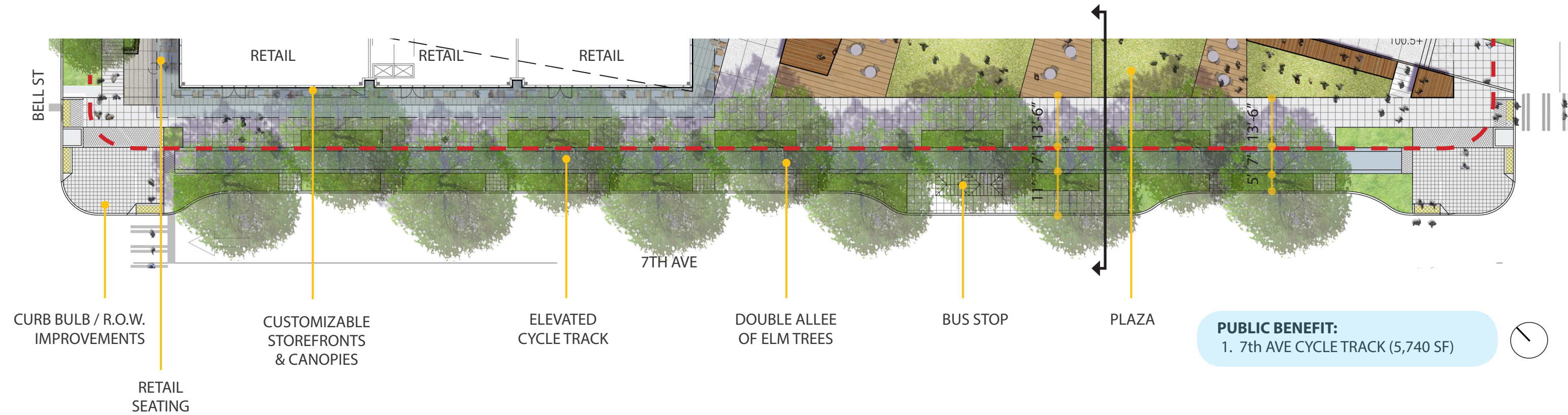
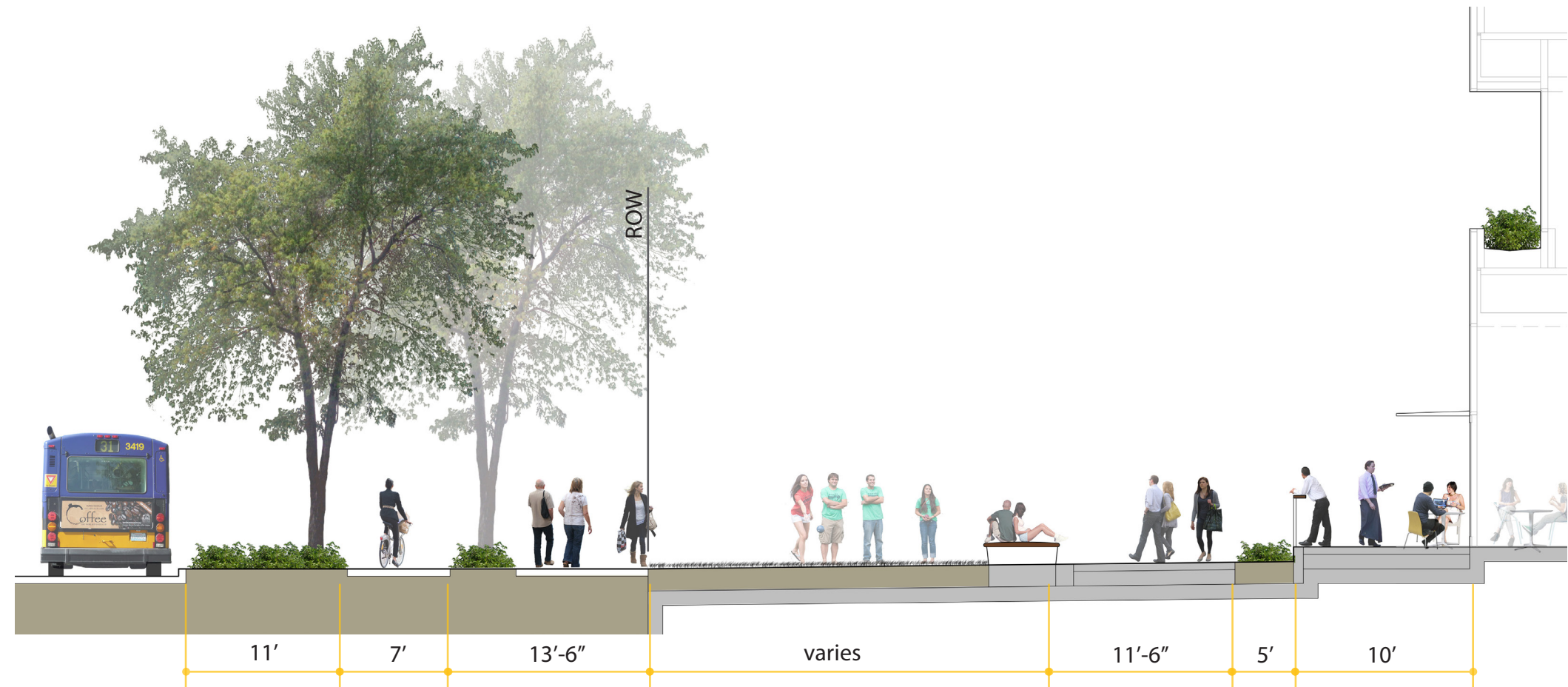


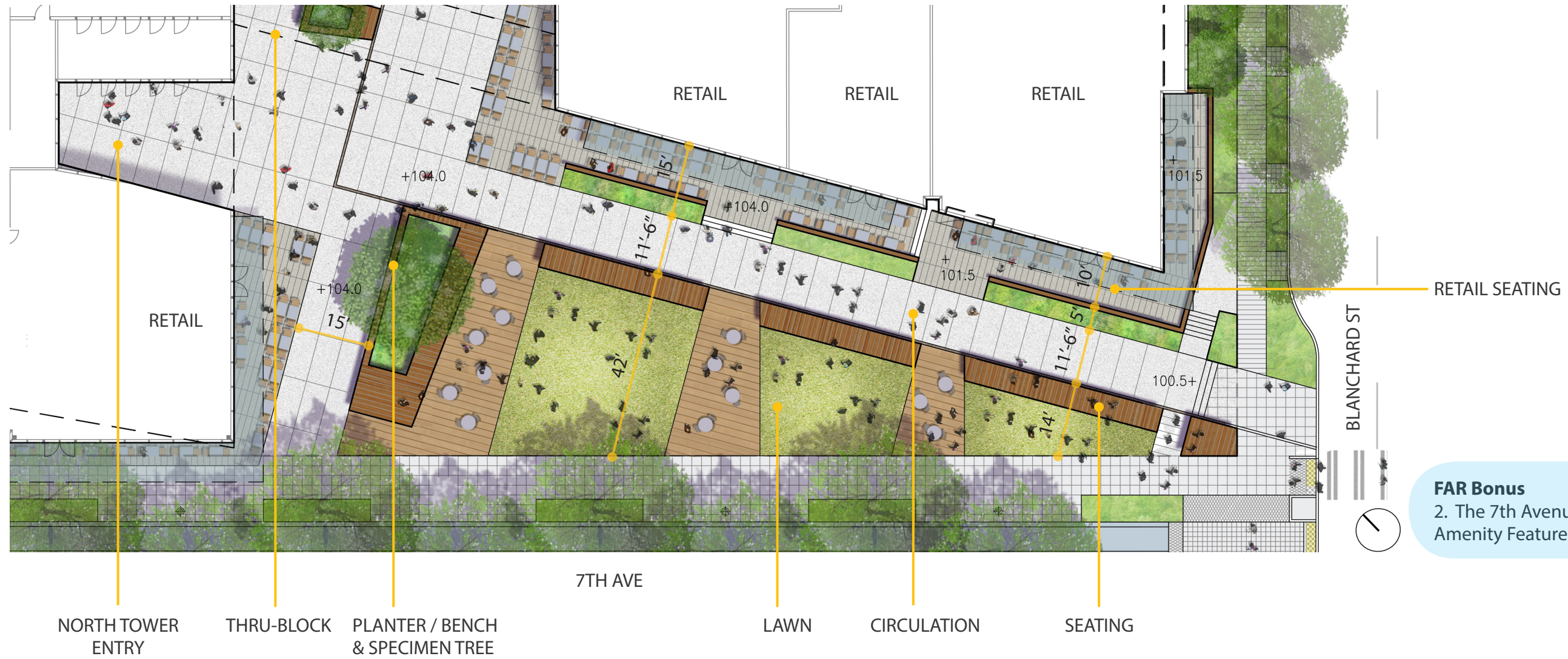
IMAGE CREDIT: RUFUS 2.0, NBBJ











**FAR Bonus**  
2. The 7th Avenue Plaza is proposed as a FAR Bonus Amenity Feature and not eligible for Public Benefit



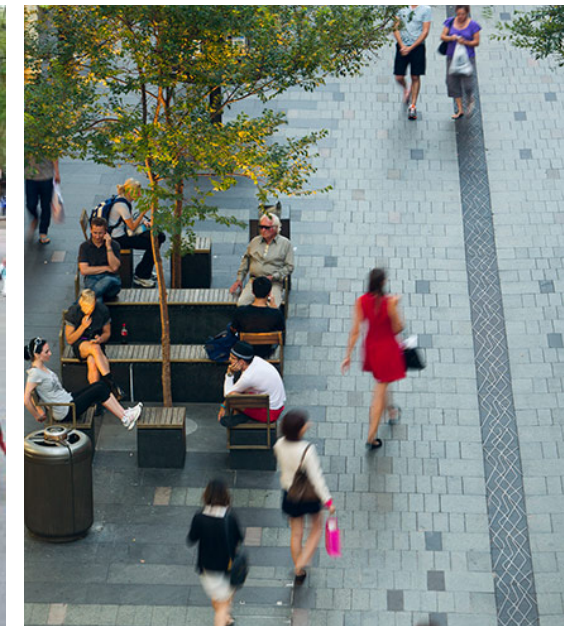
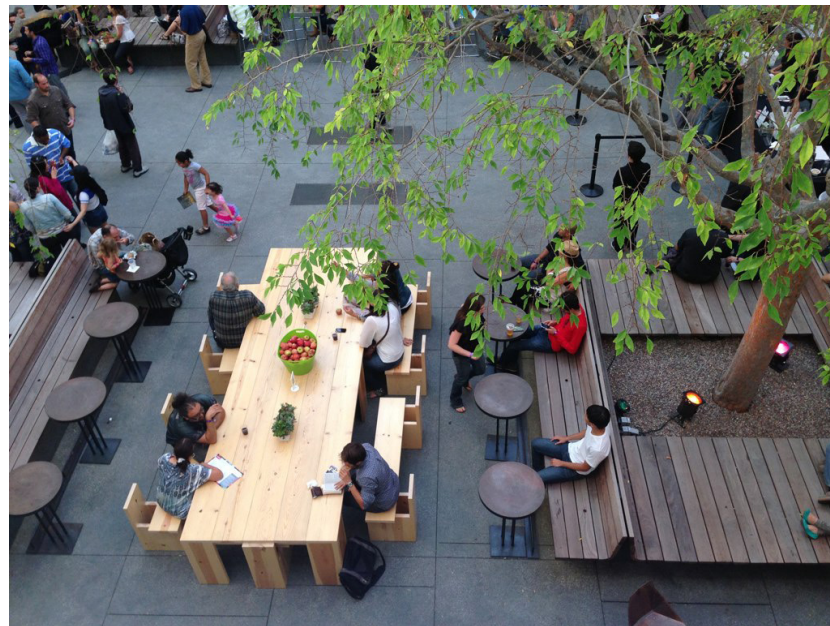
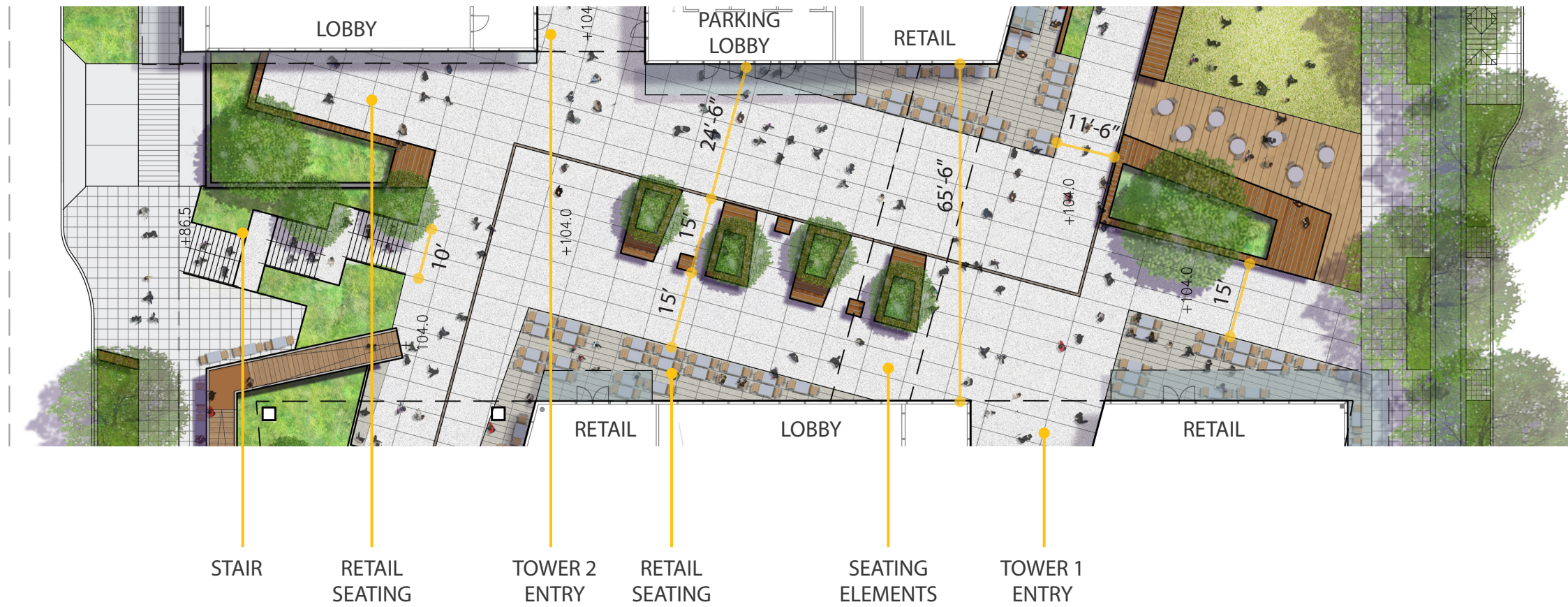














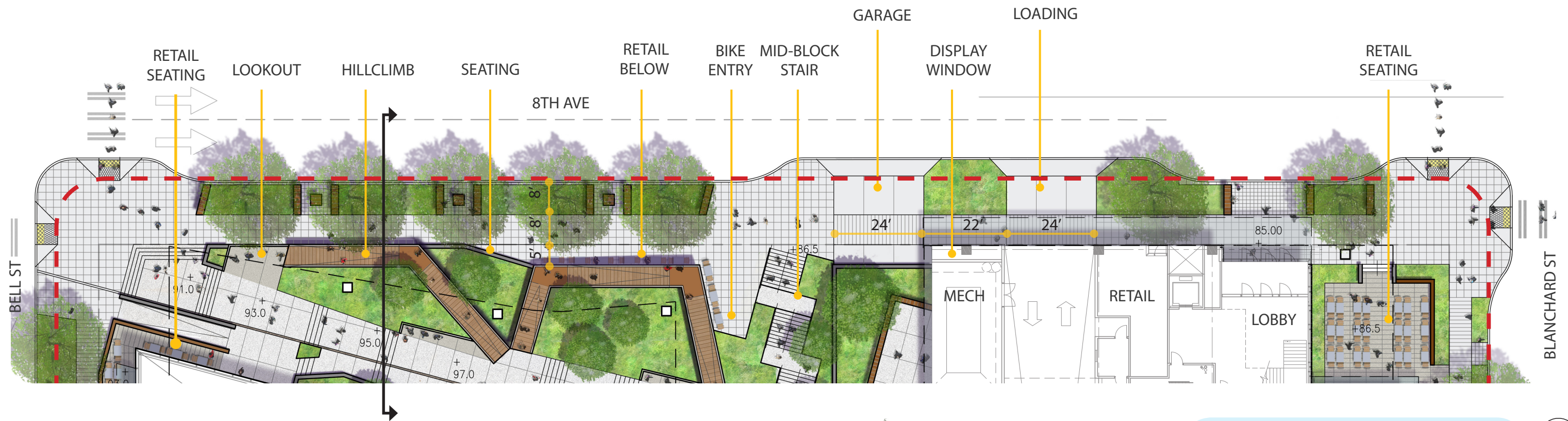


Linear Feet of Frontage: 1629'  
Linear Feet of Driveways: 264' (16% of frontage)

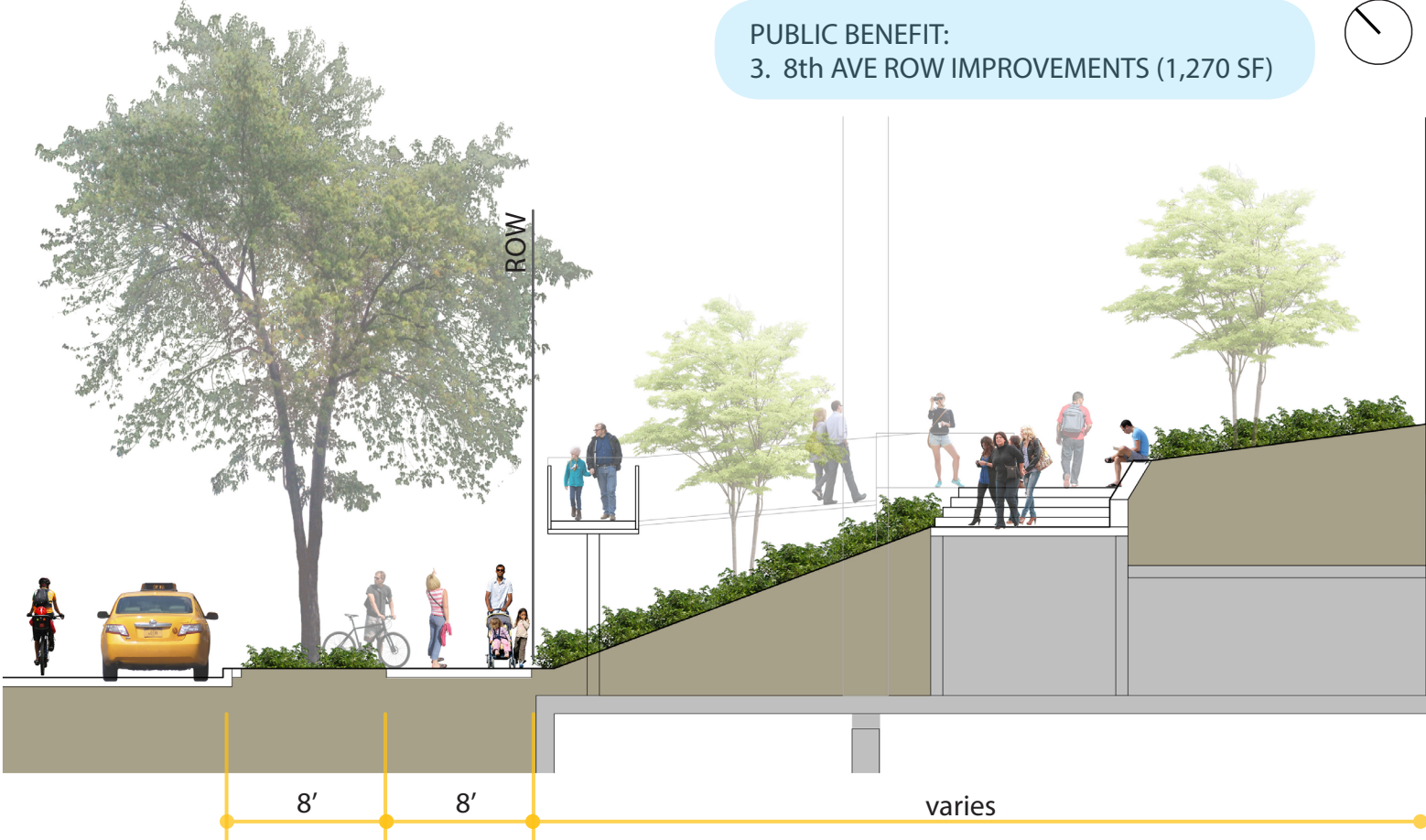
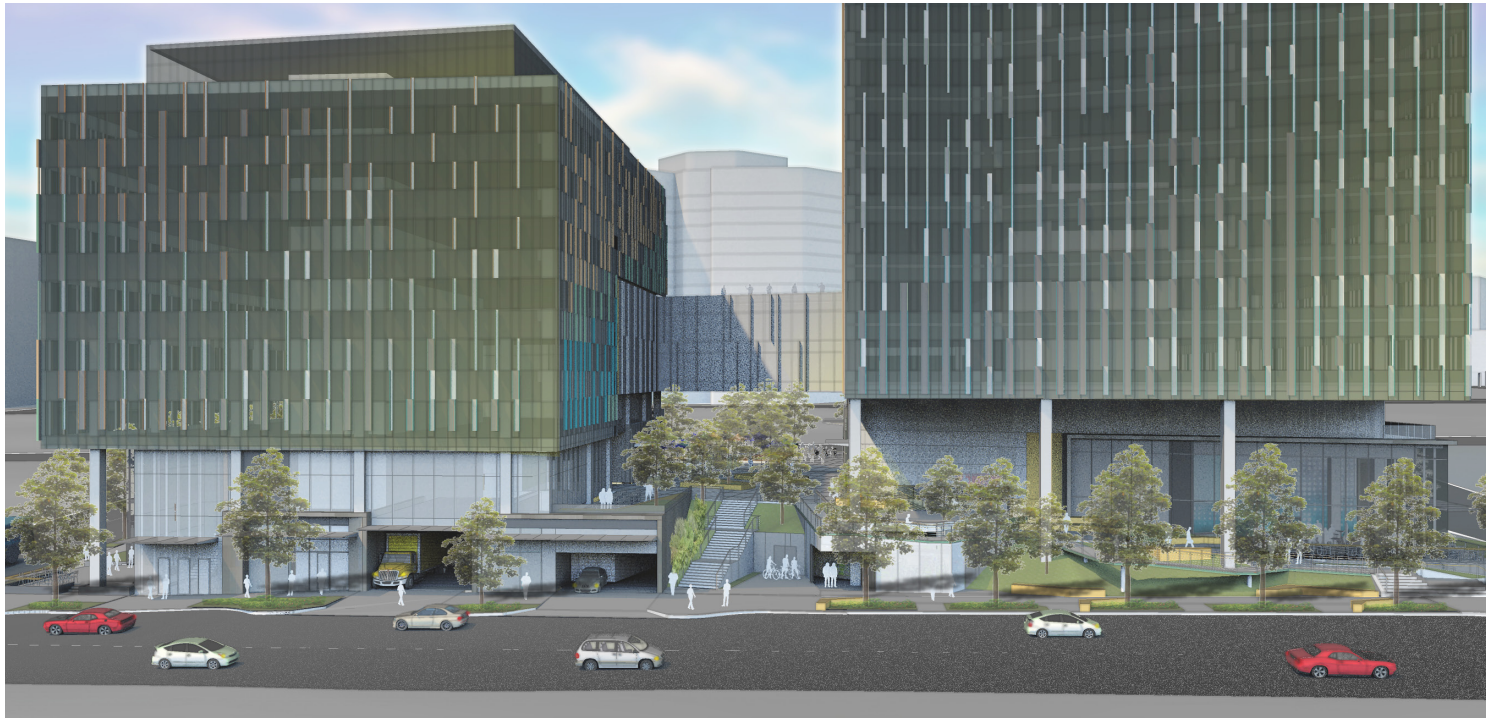
Legend

|             |             |
|-------------|-------------|
| <div></div> | Retail      |
| <div></div> | Hospitality |
| <div></div> | Lobby       |





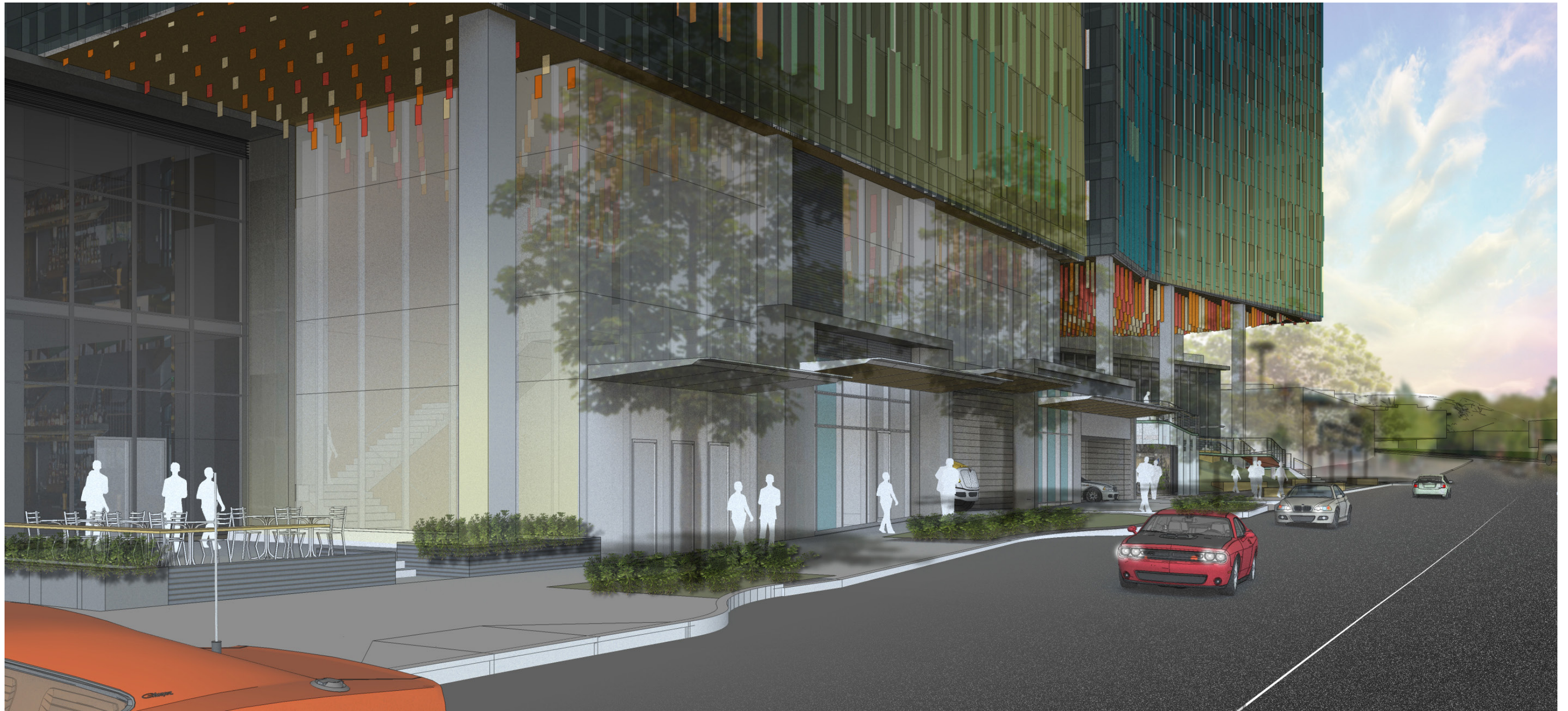
PUBLIC BENEFIT:  
3. 8th AVE ROW IMPROVEMENTS (1,270 SF)



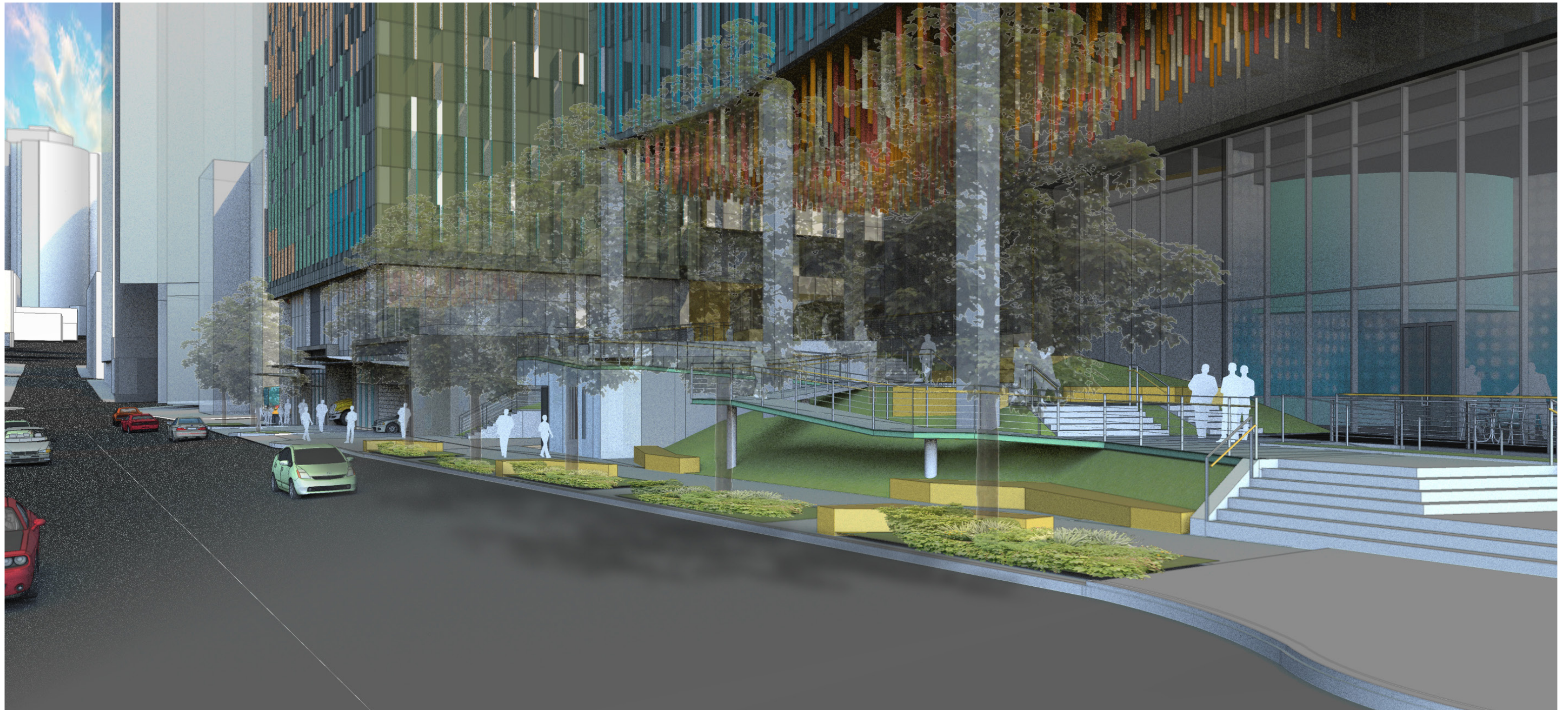






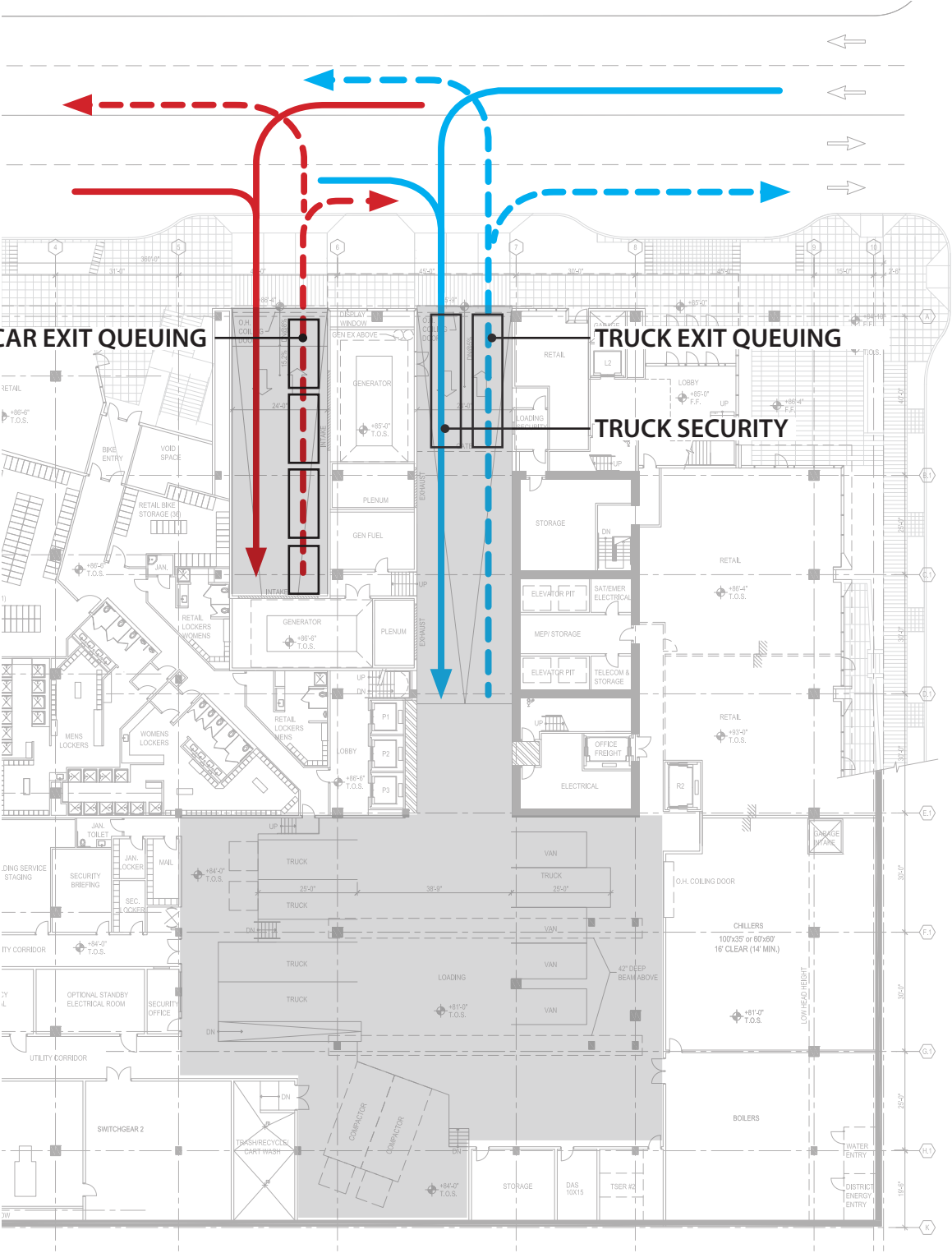




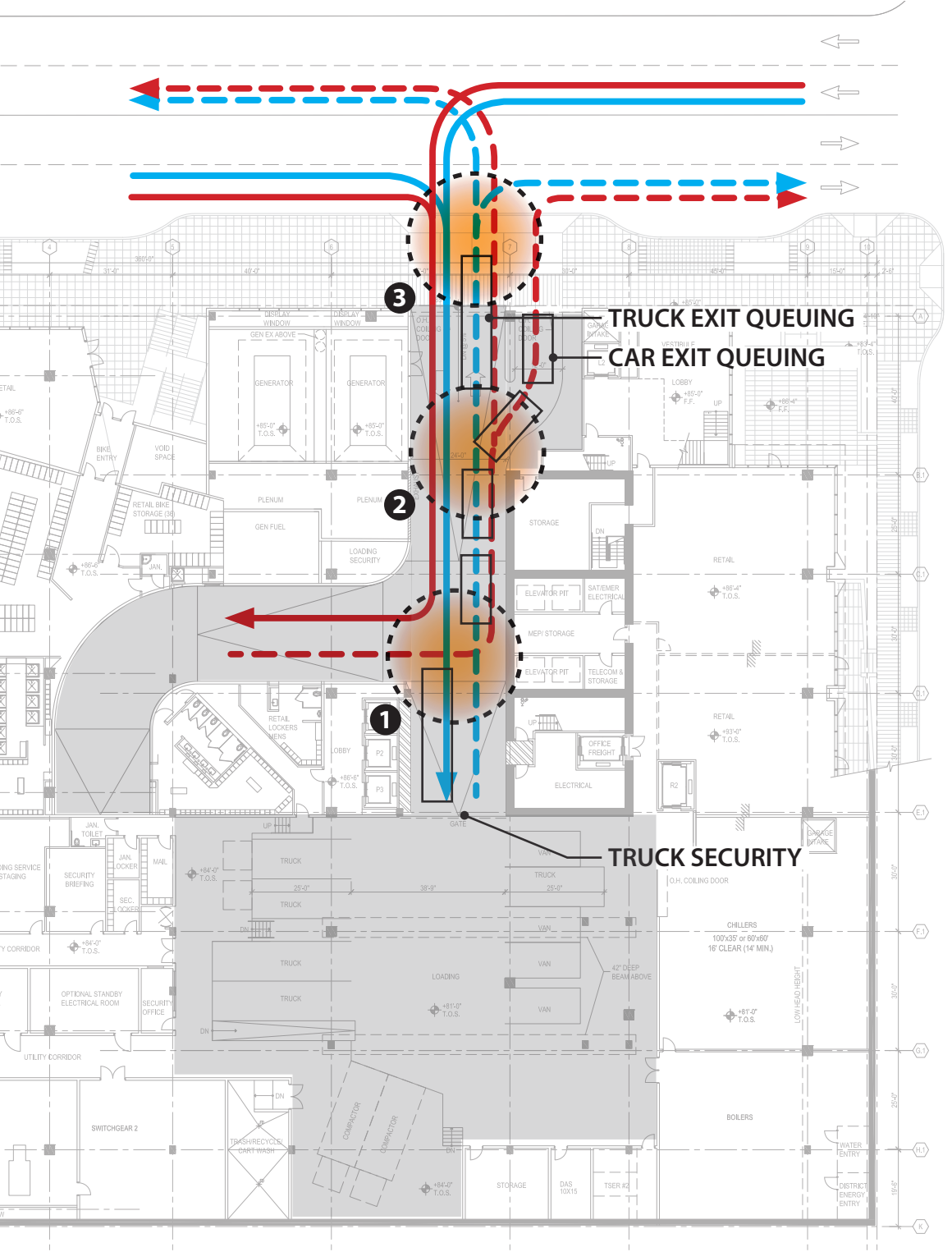




SDOT APPROVED PLAN



COMBINED DRIVE ACCESS STUDY



- ← CARS INBOUND
- ← CARS OUTBOUND
- ← TRUCKS INBOUND
- ← TRUCKS OUTBOUND

CONFLICT AREAS

- 1 Outbound cars must cross path of inbound trucks and merge with outbound trucks
- 2 Stacked cars at exit queue prevent trucks from exiting loading facility
- 3 Exiting trucks must queue at sidewalk and curb apron prior to merging with traffic to avoid blocking exiting cars

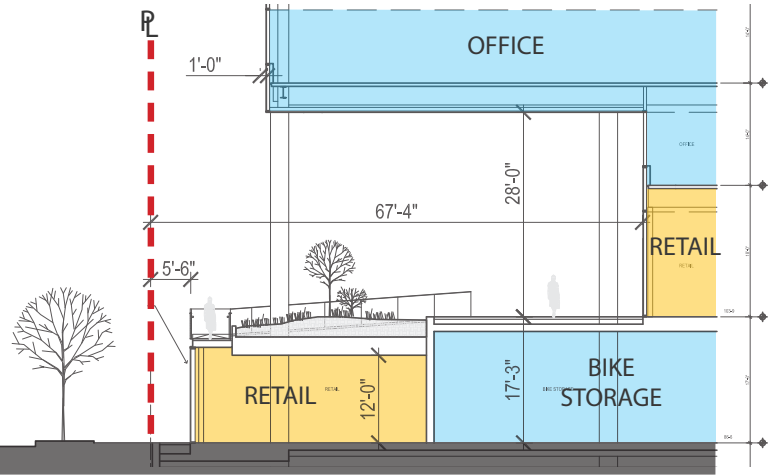




**PUBLIC BENEFIT:**  
4. 8th AVE HILCLIMB (12,000 SF)



SECTION A



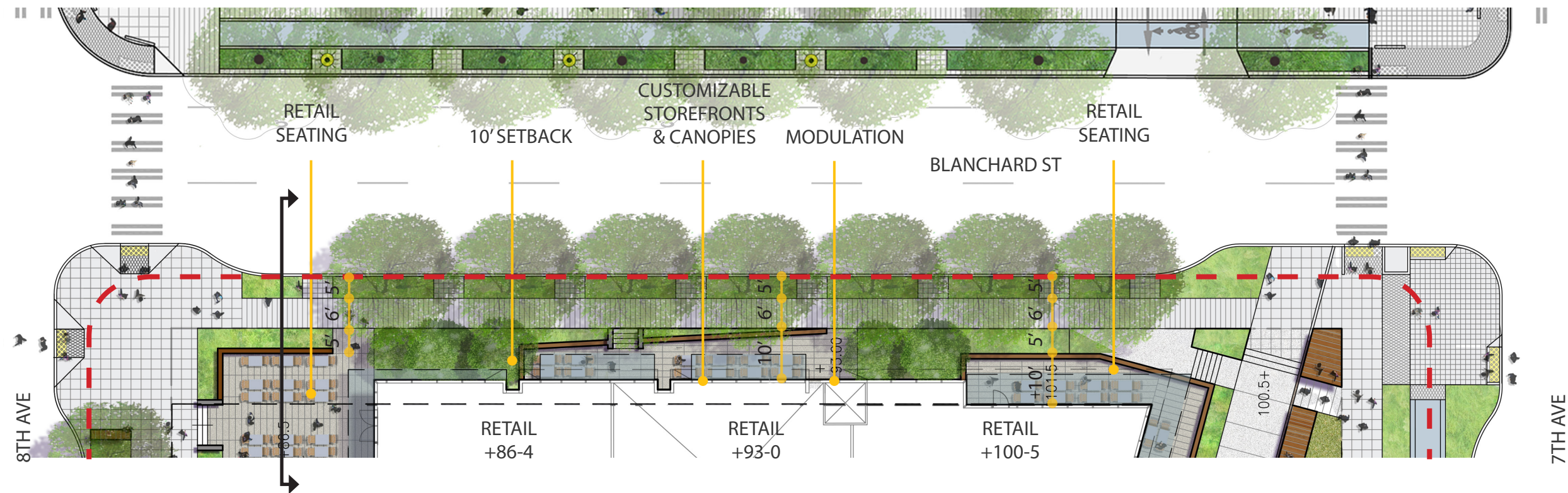




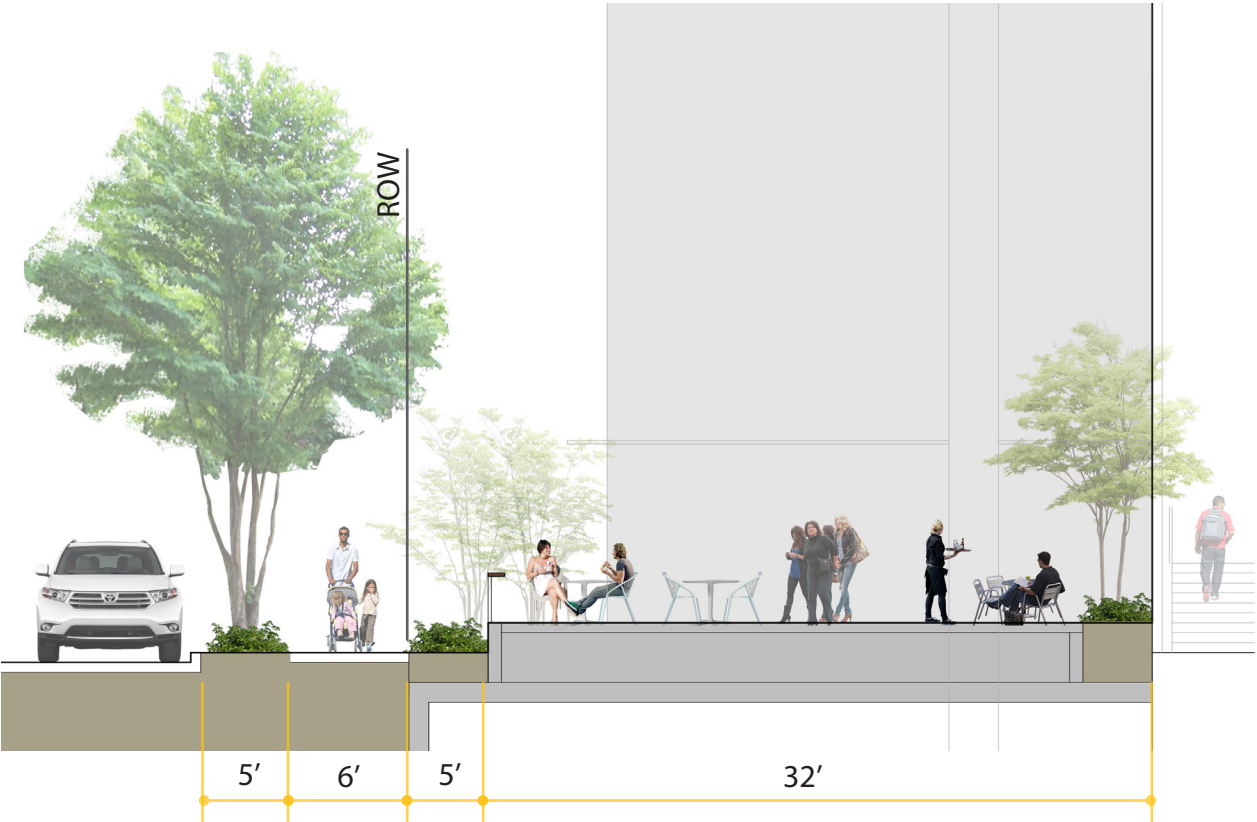








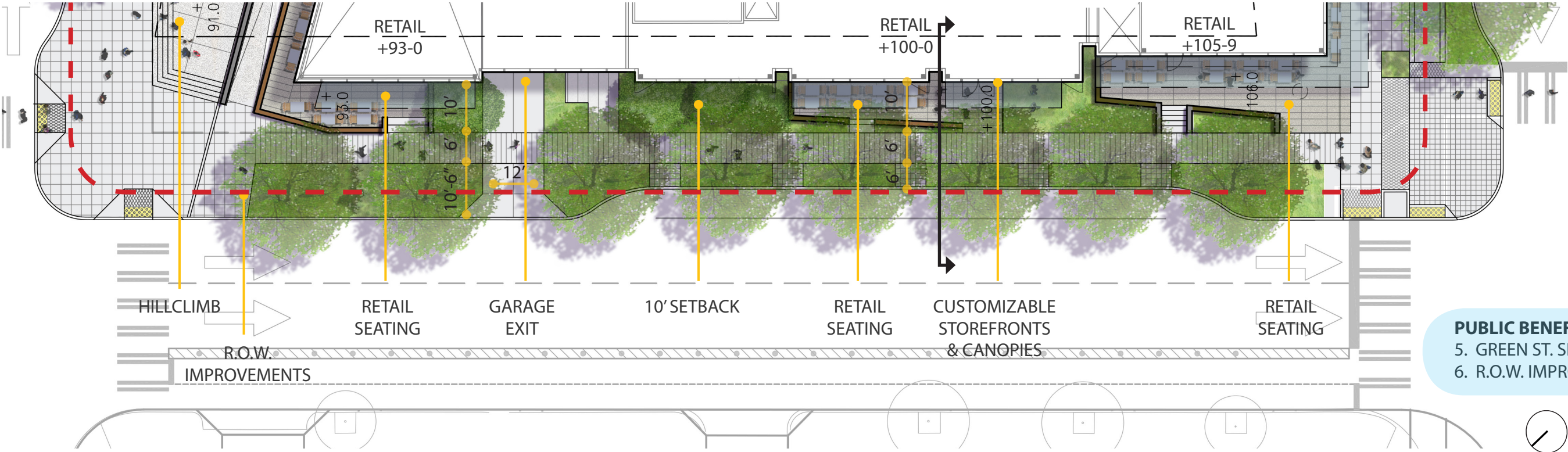
**PUBLIC BENEFIT:**  
5. GREEN ST. SETBACK (2,790 SF)  
6. R.O.W. IMPROVEMENT (530 SF)



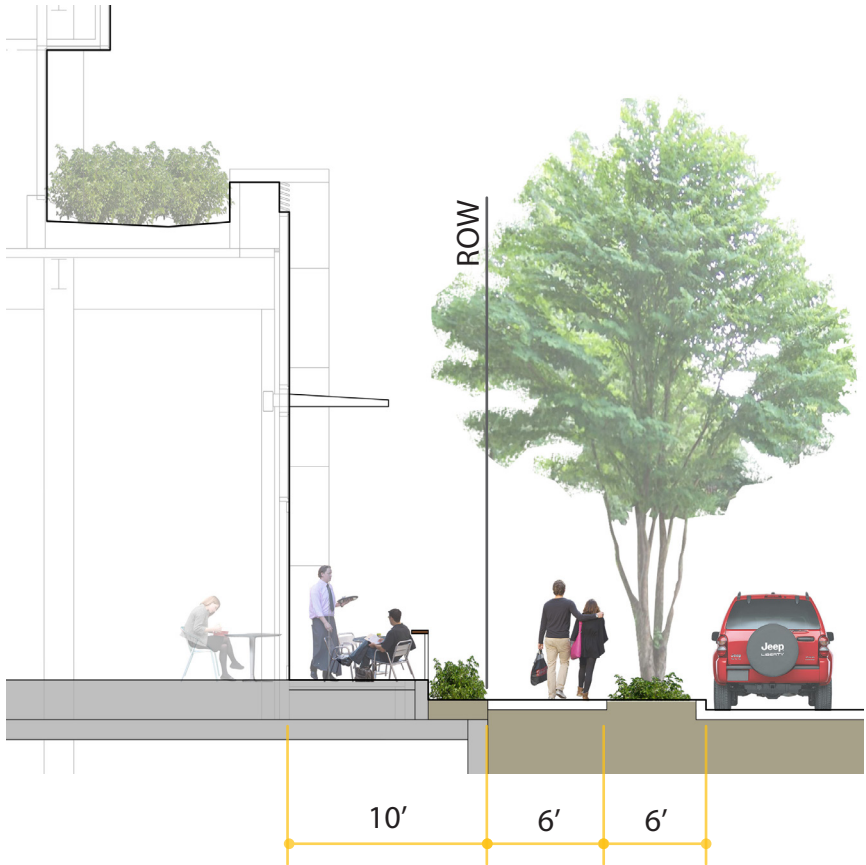








**PUBLIC BENEFIT:**  
5. GREEN ST. SETBACK (2,570 SF)  
6. R.O.W. IMPROVEMENT (965 SF)











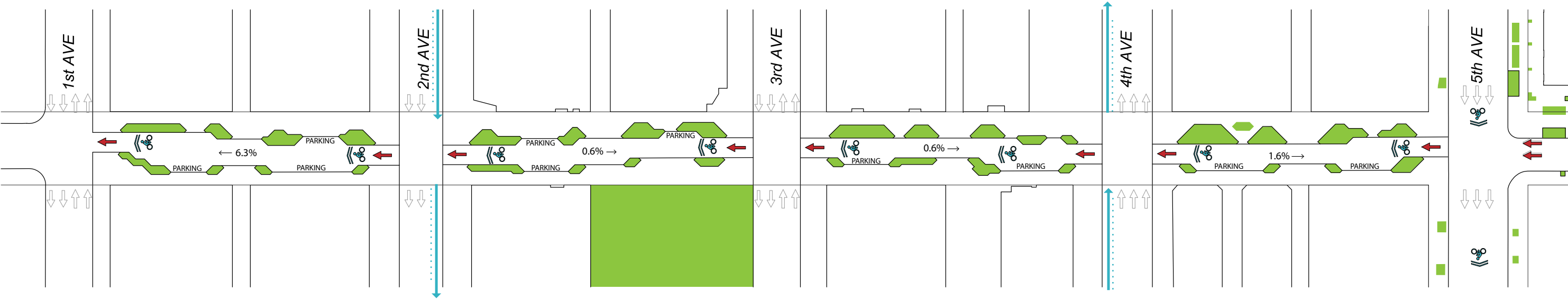
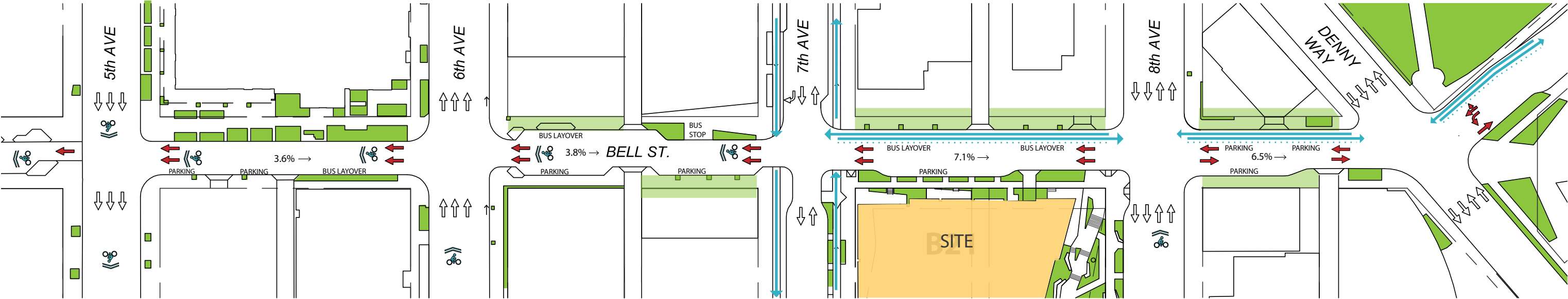




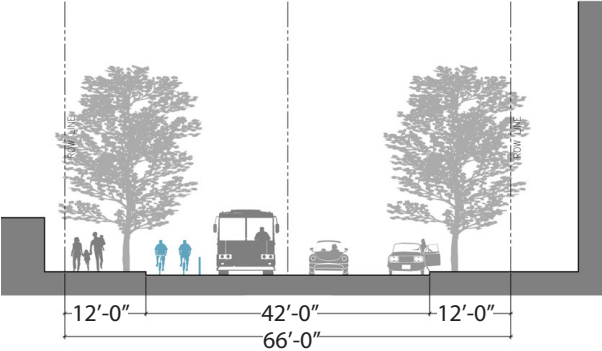
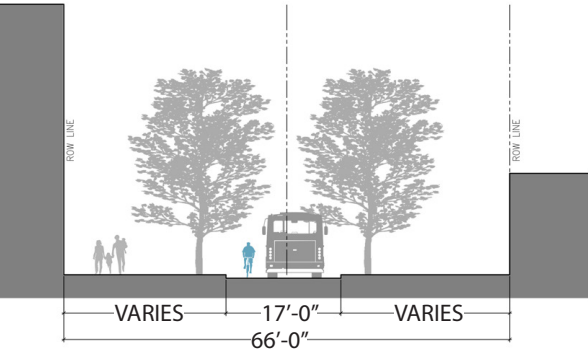
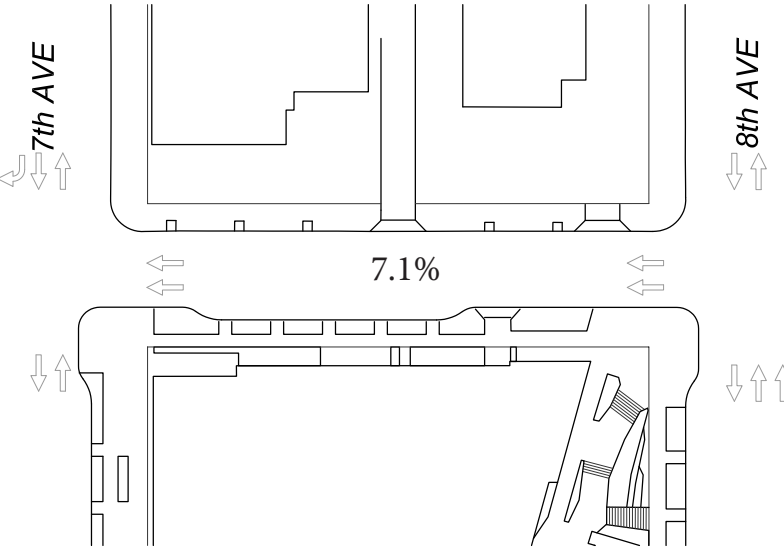
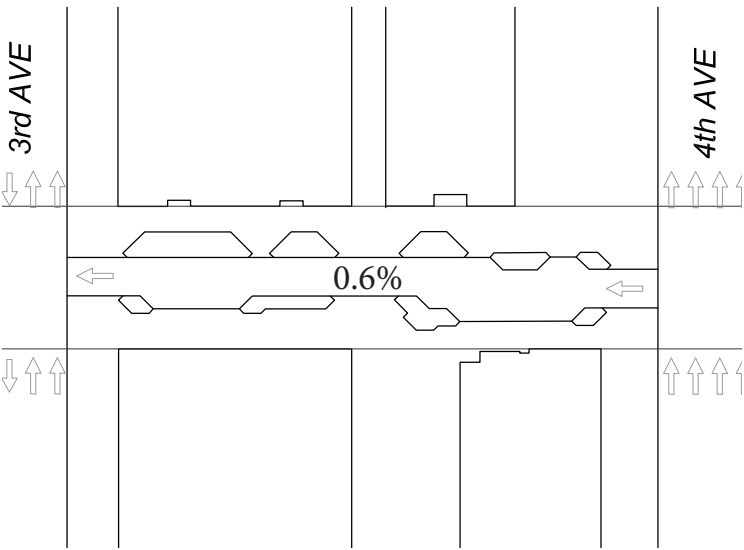


BELL STREET CONCEPT PLAN

- Traffic Lane/Direction
- In Street, Minor Separation
- Cycle Track.  
(Protected Bike Lane)
- Potential Landscape
- Existing/Proposed Landscape







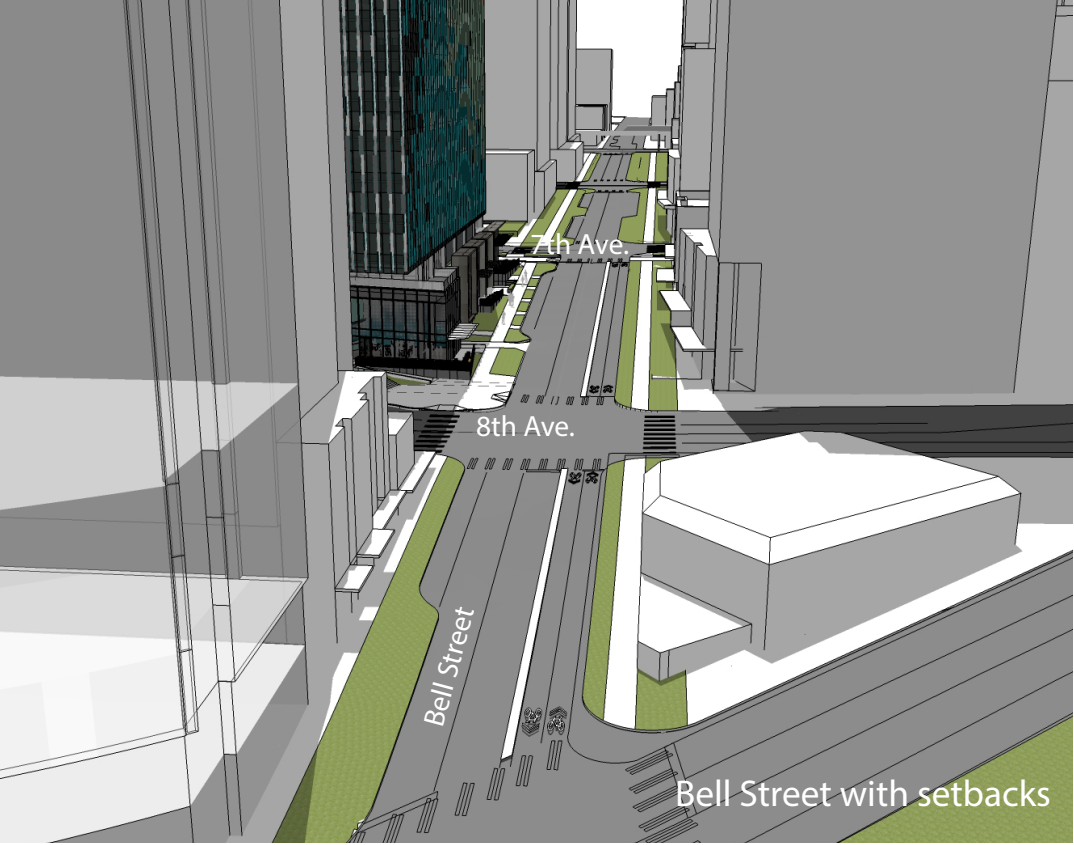
3rd to 4th Ave.



7th to 8th Ave.



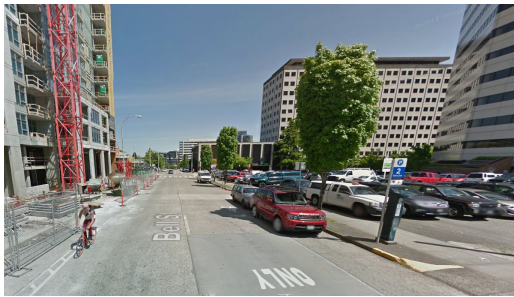
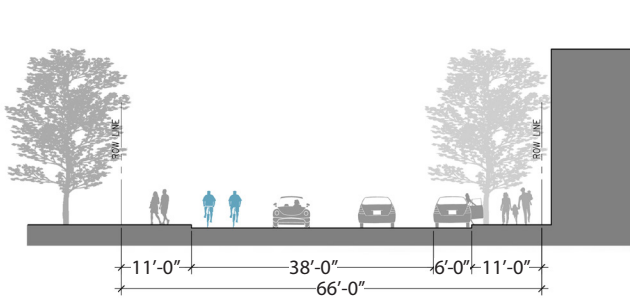
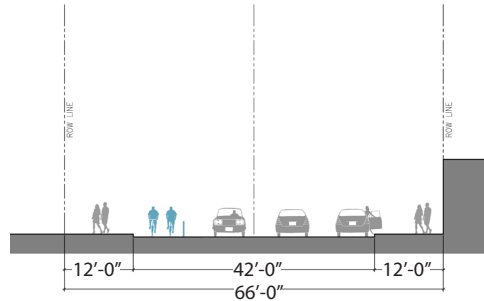
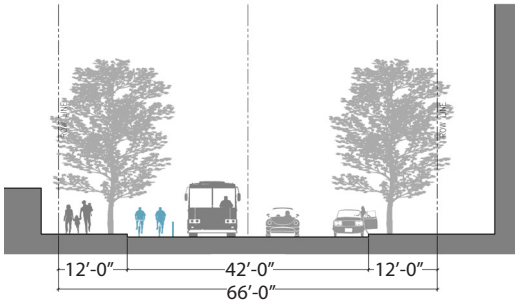
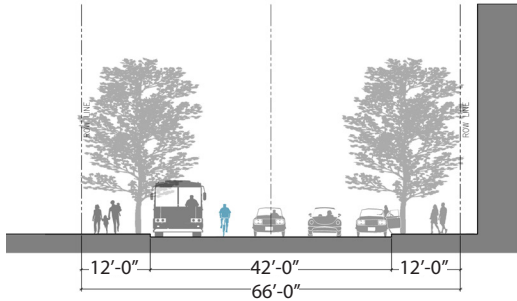
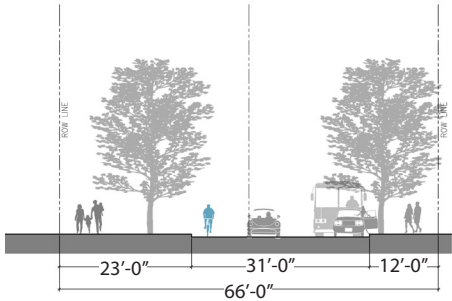
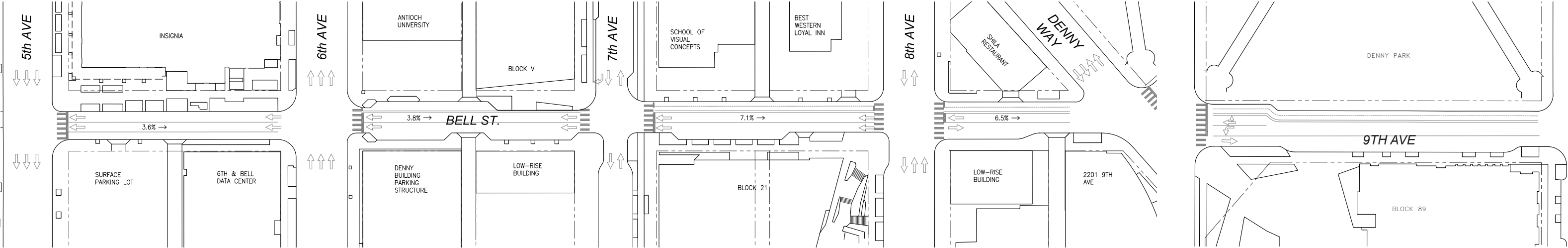
Bell Street without setbacks



Bell Street with setbacks



BELL STREET CONCEPT PLAN



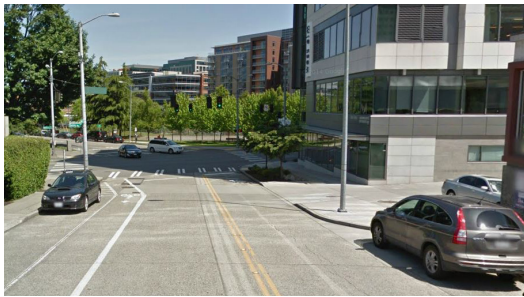
5th to 6th Ave.



6th to 7th Ave.



7th to 8th Ave.

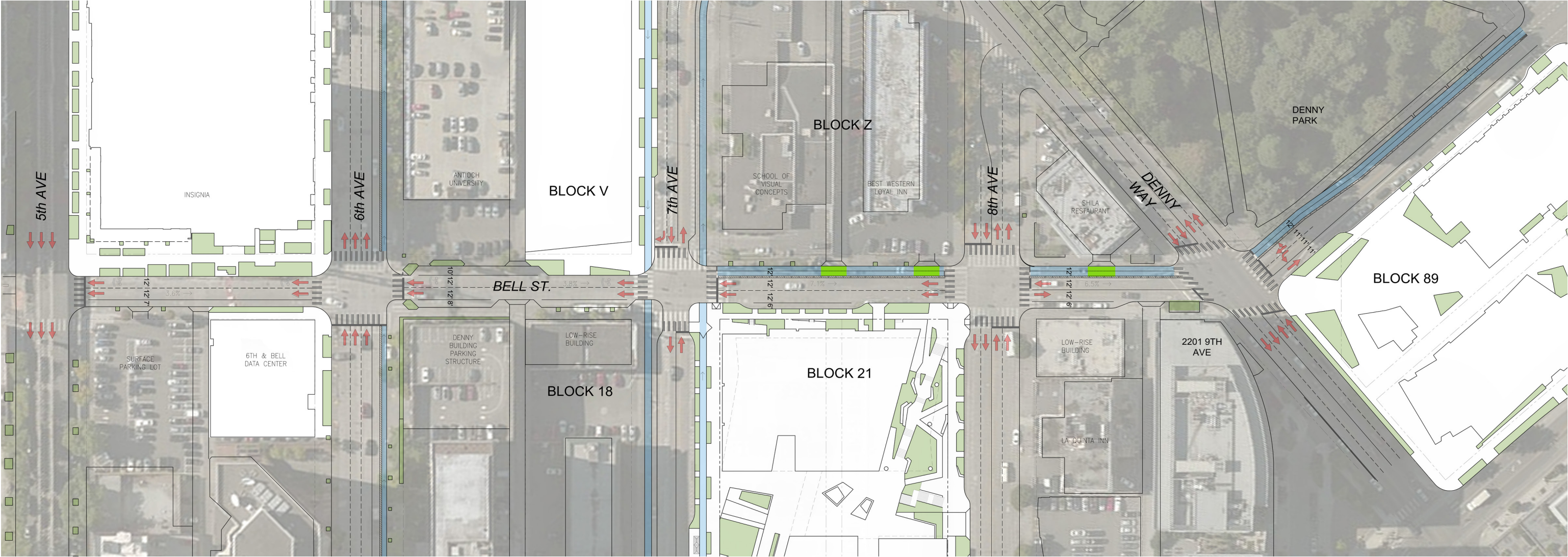


8th Ave to Denny Way



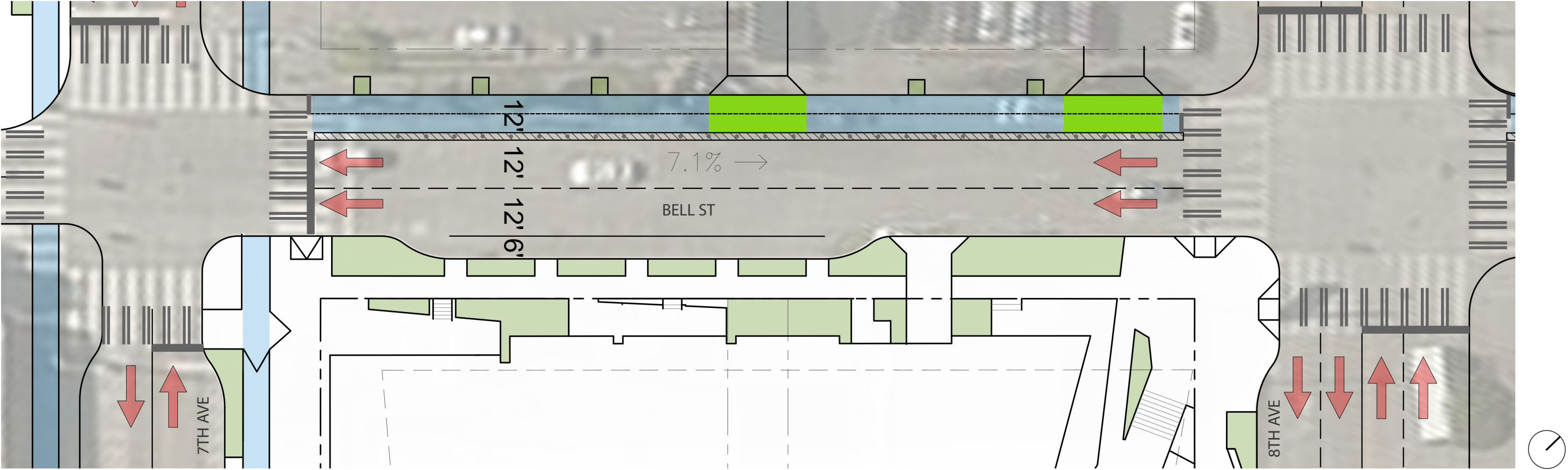
Denny Way to John St





**PUBLIC BENEFIT:**  
8. BELL STREET CONCEPT PLAN





**PUBLIC BENEFIT:**  
7. BELL ST. CYCLE TRACK (3,190 SF)





Amenities



Paving



Planting











| PUBLIC BENEFIT | PUBLIC REALM | AREA                          |                |
|----------------|--------------|-------------------------------|----------------|
| X              | X            | 1. 7TH AVE                    | 5,740 SF       |
|                | X            | 2. 7TH AVE PLAZA              | NA (15,000 SF) |
| X              | X            | 3. 8TH AVE (ROW IMPROVEMENTS) | 1,270 SF       |
| X              | X            | 4. 8TH AVE HILLCLIMB          | 12,000 SF      |
| X              | X            | 5. BLANCHARD STREET           |                |
|                |              | ROW IMPROVEMENTS              | 530 SF         |
|                |              | GREEN STREET SETBACK          | 2,790 SF       |
| X              | X            | 6. BELL STREET                |                |
|                |              | ROW IMPROVEMENTS              | 965 SF         |
|                |              | GREEN STREET SETBACK          | 2,570 SF       |
| X              | X            | 7. BELL STREET CYCLE TRACK    | 3,190 SF       |
| X              | X            | 8. BELL STREET CONCEPT PLAN   | NA             |
| TOTAL:         |              | 29,055 SF                     | (44,055 SF)    |