

ALLEY VACATION PACKET FOR 1200 STEWART STREET

June 19, 2008

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DEVELOPER
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DESIGN ARCHITECT
Thoryk Architecture Inc

ARCHITECT OF RECORD
Sclater Partners Architects PC

LANDSCAPE ARCHITECT
Berger Partnership P S

PROJECT SUMMARY

This vacation is requested in connection with a mixed-use commercial/residential Project located on a triangular parcel that is bounded by Denny Way to the north, Minor Avenue to the south and west, and Stewart Street to the south and east, in the heart of the Denny Triangle Urban Center Village.

The Project's address will be 1200 Stewart, Seattle, WA 98101. The Project is currently proposed to consist of two 36-story towers above an 8-story podium base containing both residential and commercial uses.

The proposed uses are retail, hotel, office, and approximately 300 residential units. Parking for approximately 1000 vehicles would be provided below grade.

Located near several Metro transit stops, the Sound Transit tunnel, and the South Lake Union Streetcar, the Project would attract pedestrians, businesses, jobs, and new residents to the Denny Triangle neighborhood.



VICINITY MAP & NEIGHBORHOOD



MIRABELLA - RESIDENTIAL



BALFOUR APTS - RESIDENTIAL



METROPOLITAN PARK TOWERS - OFFICES



ALLEY 24 - MIXED USE



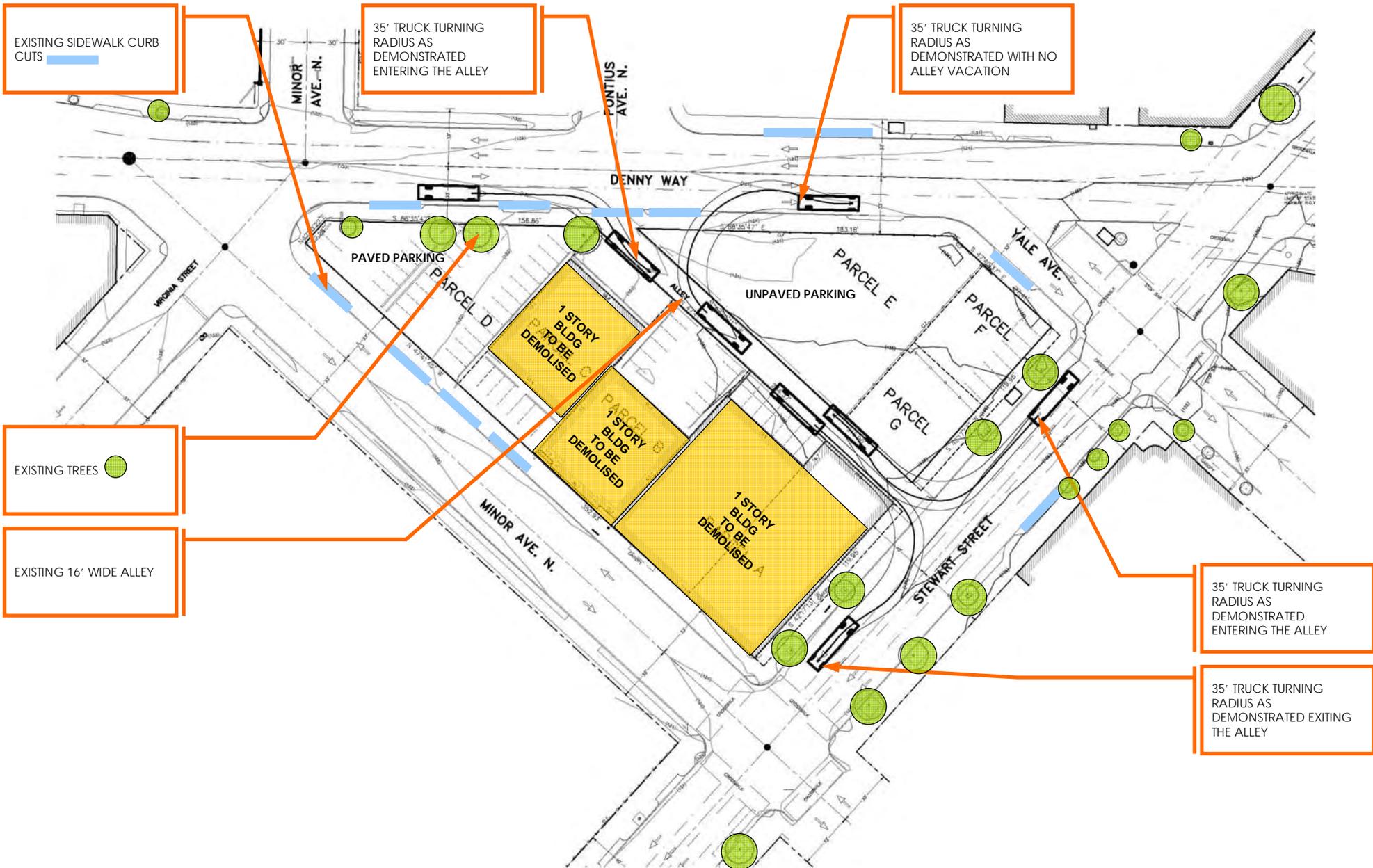
REI - RETAIL



SPRING HILL SUITES - HOTEL

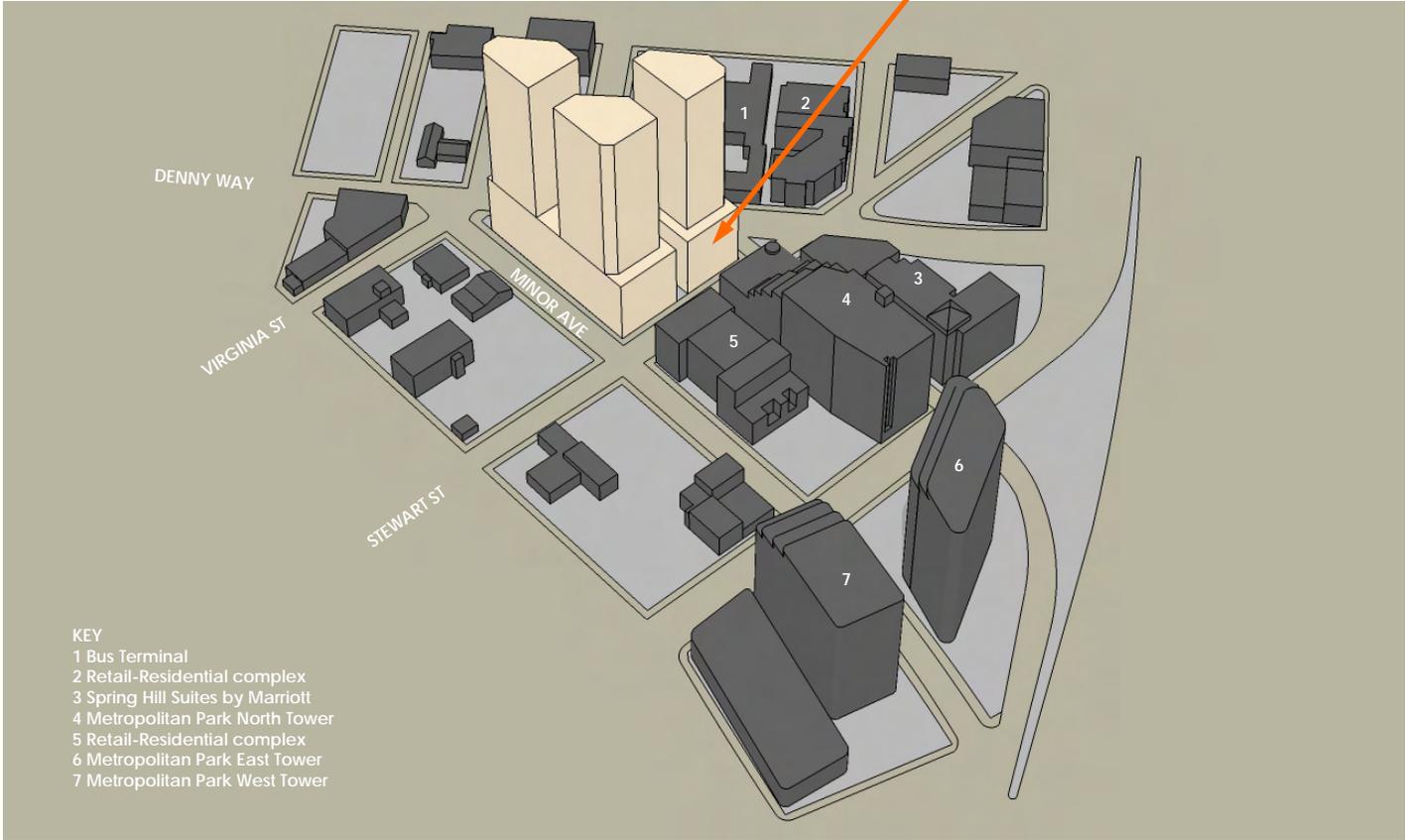
BLOCK STUDY & ZONING





EXISTING SITE PLAN & VEHICULAR ACCESS

PROPOSED DEVELOPMENT



- KEY
- 1 Bus Terminal
 - 2 Retail-Residential complex
 - 3 Spring Hill Suites by Marriott
 - 4 Metropolitan Park North Tower
 - 5 Retail-Residential complex
 - 6 Metropolitan Park East Tower
 - 7 Metropolitan Park West Tower

VIEW LOOKING NORTH



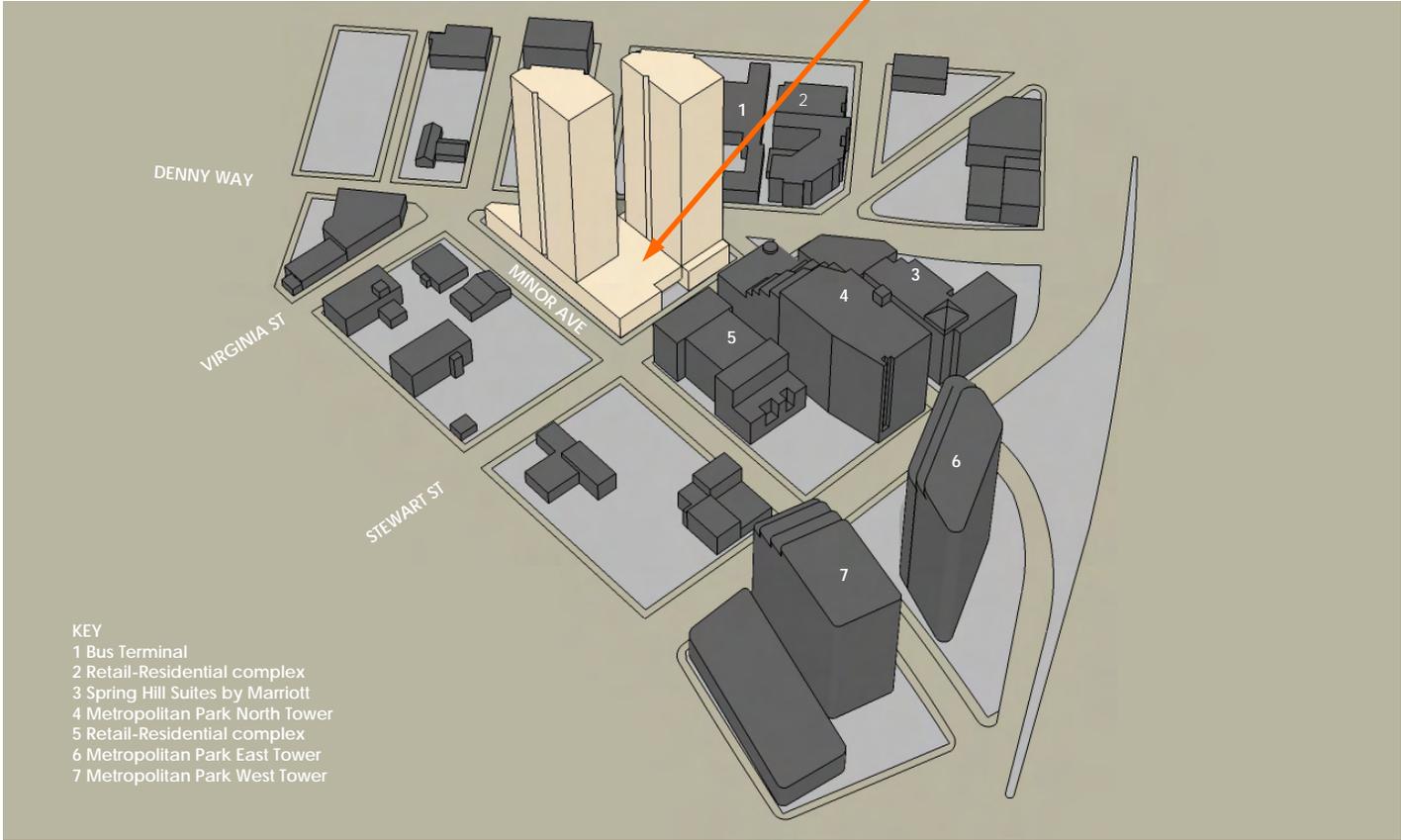
VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHWEST

- 120' high podium with maximum tower height at 400'
- Street Level Retail, Commercial
- Above Grade Parking
- Offices
- 3 Residential Towers
- **No Alley Vacation**

PROPOSED DEVELOPMENT



- KEY
- 1 Bus Terminal
 - 2 Retail-Residential complex
 - 3 Spring Hill Suites by Marriott
 - 4 Metropolitan Park North Tower
 - 5 Retail-Residential complex
 - 6 Metropolitan Park East Tower
 - 7 Metropolitan Park West Tower

VIEW LOOKING NORTH



VIEW LOOKING SOUTHEAST

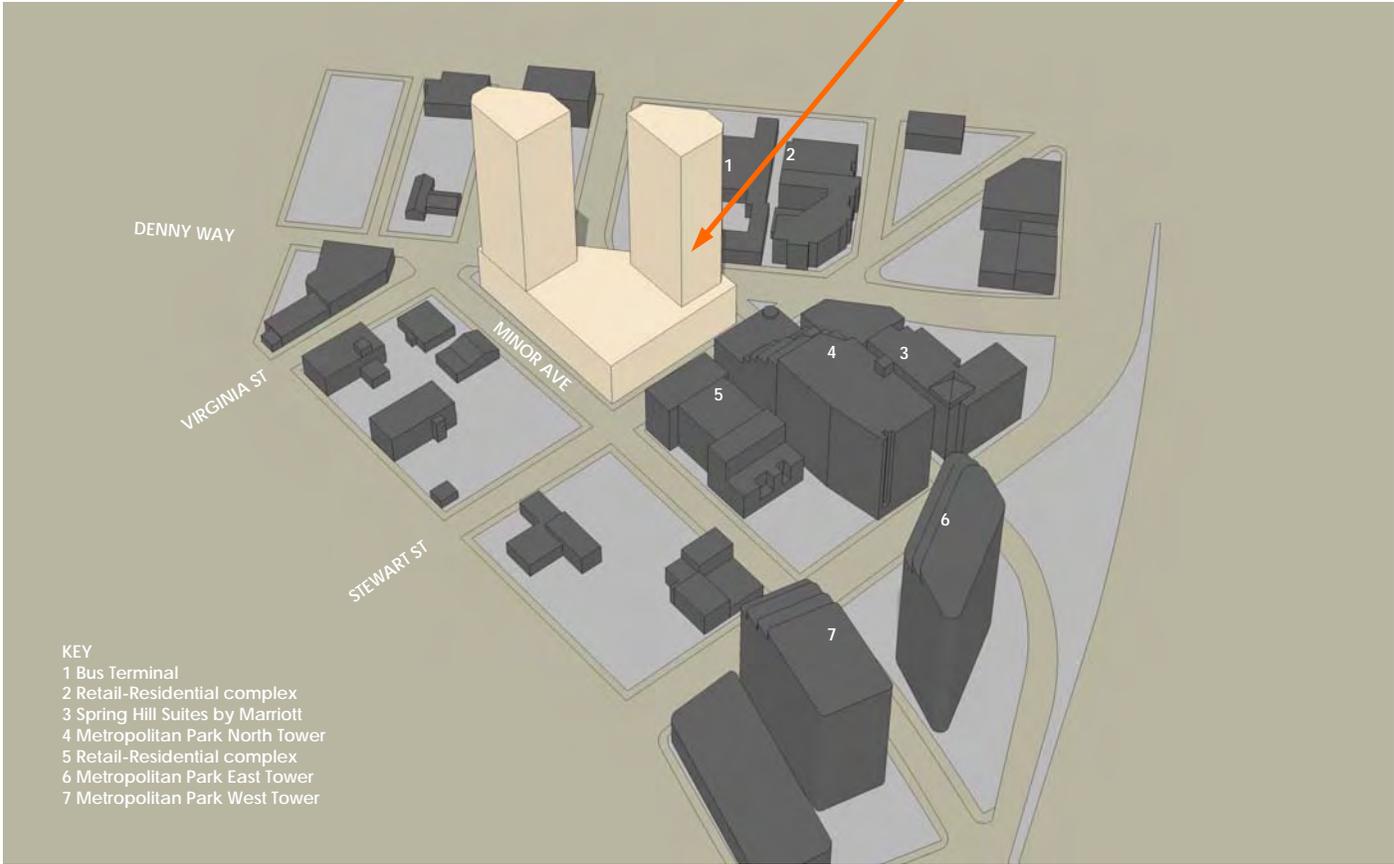


VIEW LOOKING SOUTHWEST

- Street Level Retail, Commercial
- Below Grade Parking
- Offices
- Alley surface restored for pedestrians service, autos, valet
- 2 Residential Towers, reduced bulk
- 2 story Tower connector above alley
- Alley Vacated

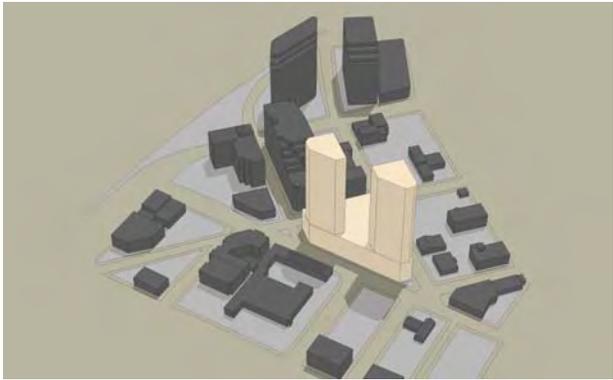
MASSING STUDY 2

PROPOSED DEVELOPMENT



- KEY
- 1 Bus Terminal
 - 2 Retail-Residential complex
 - 3 Spring Hill Suites by Marriott
 - 4 Metropolitan Park North Tower
 - 5 Retail-Residential complex
 - 6 Metropolitan Park East Tower
 - 7 Metropolitan Park West Tower

VIEW LOOKING NORTH



VIEW LOOKING SOUTHEAST

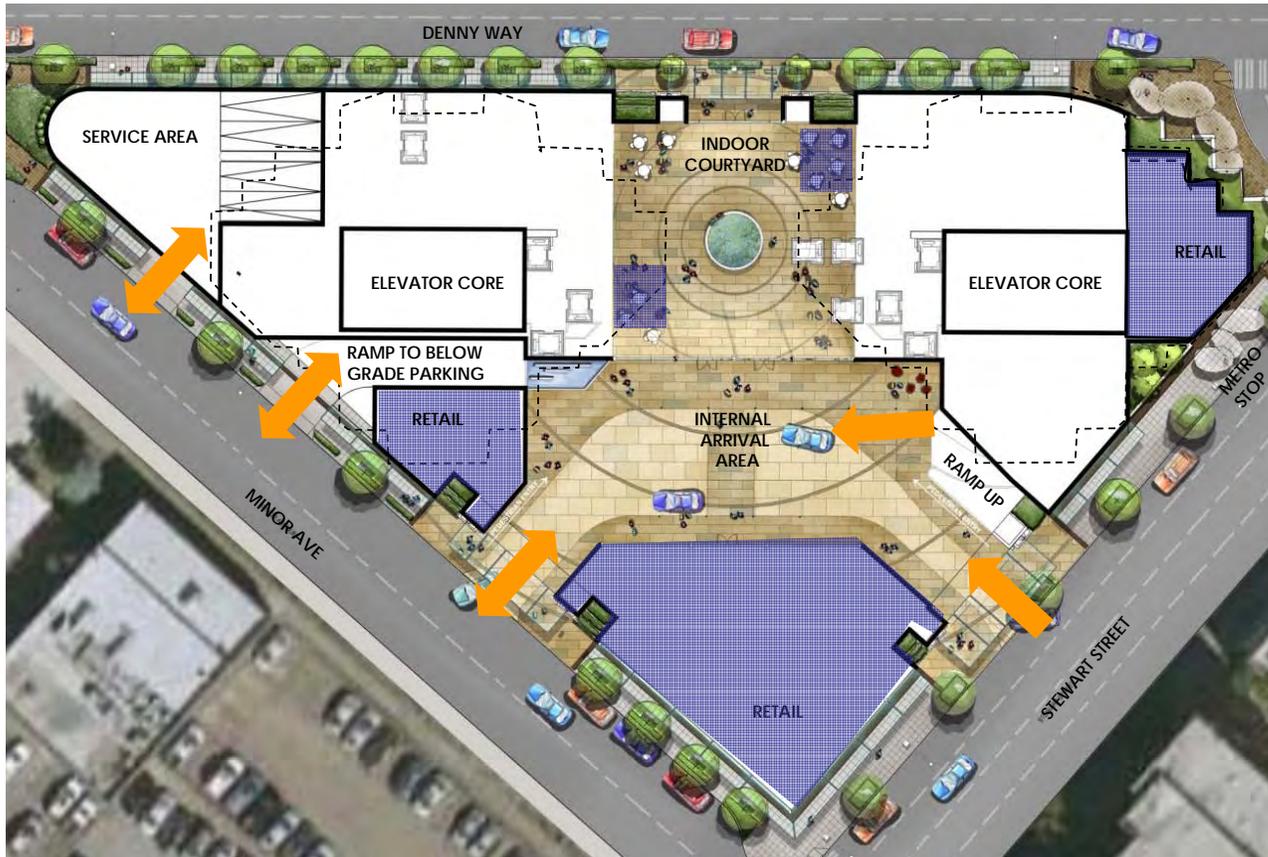


VIEW LOOKING SOUTHWEST

- 85' high podium with maximum tower height at 400'
- Street Level Retail, Commercial
- Below Grade Parking
- 2 Residential Towers
- **Alley Vacated**

MASSING STUDY 3 - PREFERRED

Public Benefits - Building



- Vehicular arrival off of street; retail edge out to street
- Two towers (not three as possible)
- Below-grade parking
- Mid-block pedestrian circulation through common space (internal arrival area and indoor courtyard)
- Removes mid-block vehicular entry curb cut from Denny Way

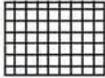
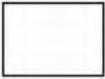
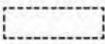
STREET LEVEL PLAN WITH TOWER OUTLINE

Public Benefits - Streetscape

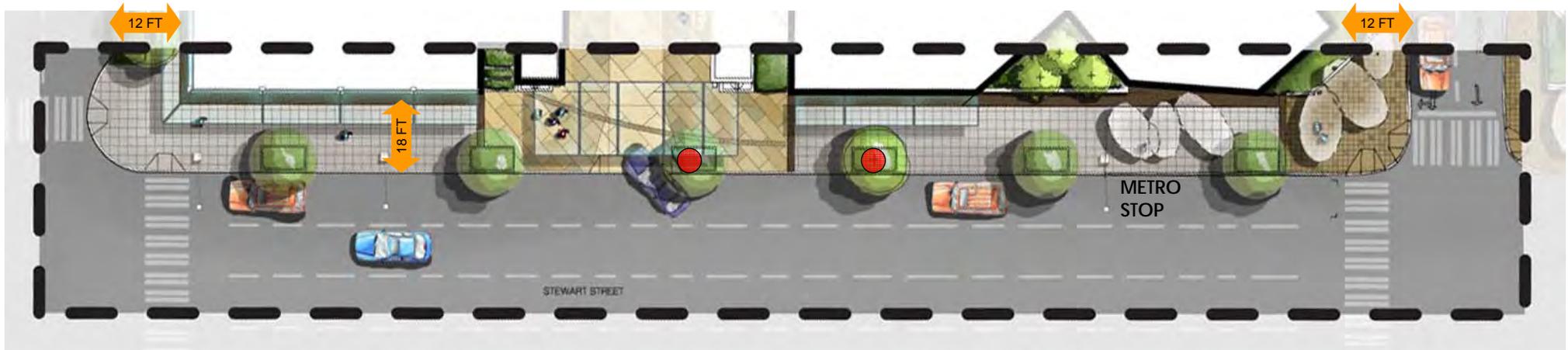


- Streetscape planting exceeding requirements
- Rain gardens
- Street furnishings
- Public art
- “Urban Gardens” at Minor & Denny and Yale & Denny
- Weather protection (canopy and freestanding)

Public Benefits Calculations

Public Benefit Matrix		REQ'D	PROPOSED	ADDITIONAL PUBLIC BENEFIT	NOTES
	SIDEWALKS	12697 sf	16884 sf	4187 sf	Includes pedestrian space & urban gardens
	LANDSCAPE 1.5 x ROW FRONTAGE	1602 sf	4728 sf	3126 sf	Includes 1324 sf ls on private property adjacent to R.O.W.
	OPEN SPACE	∅	1019 sf	1019 sf	Pedestrian eddy @ Denny entry & Stewart sidewalk
	BIKE RACKS	∅	5	5	Locations TBD
	BUS STOP LEAN BARS	∅	8	8	
	COMMON HYBRID CAR PLUS SPACES	∅	2	2	Located in underground garage

Stewart Street

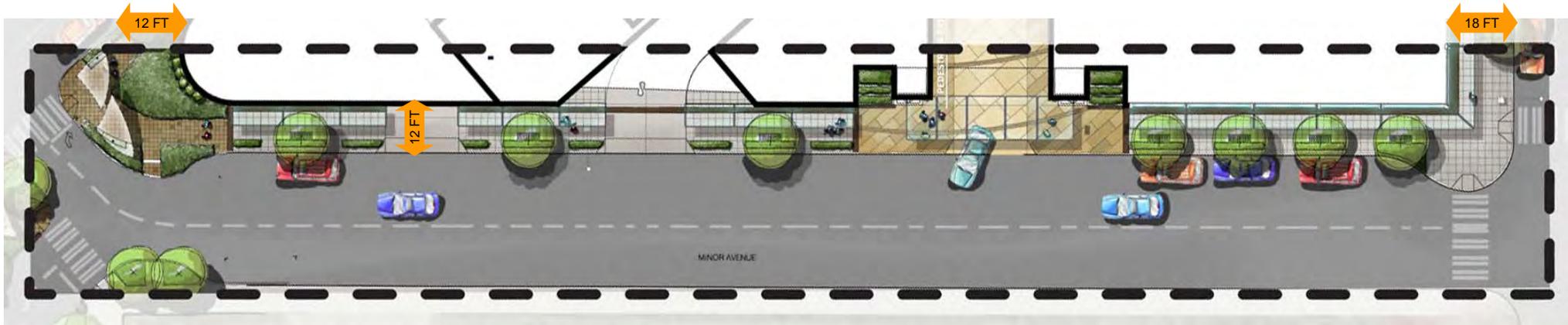


Public Benefit

- Widened Sidewalks – 18'
- Art bus stop
- Lean Bars
- Bike racks

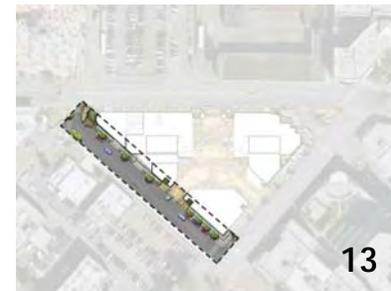


Minor Avenue

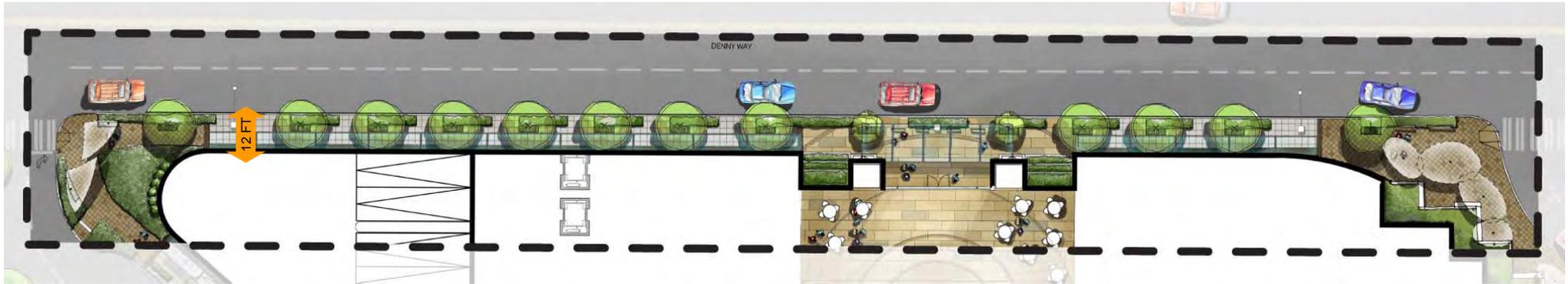


Public Benefit

- Landscape exceeding requirements
- Curb bulbs
- Bike racks
- Rain garden



Denny Way

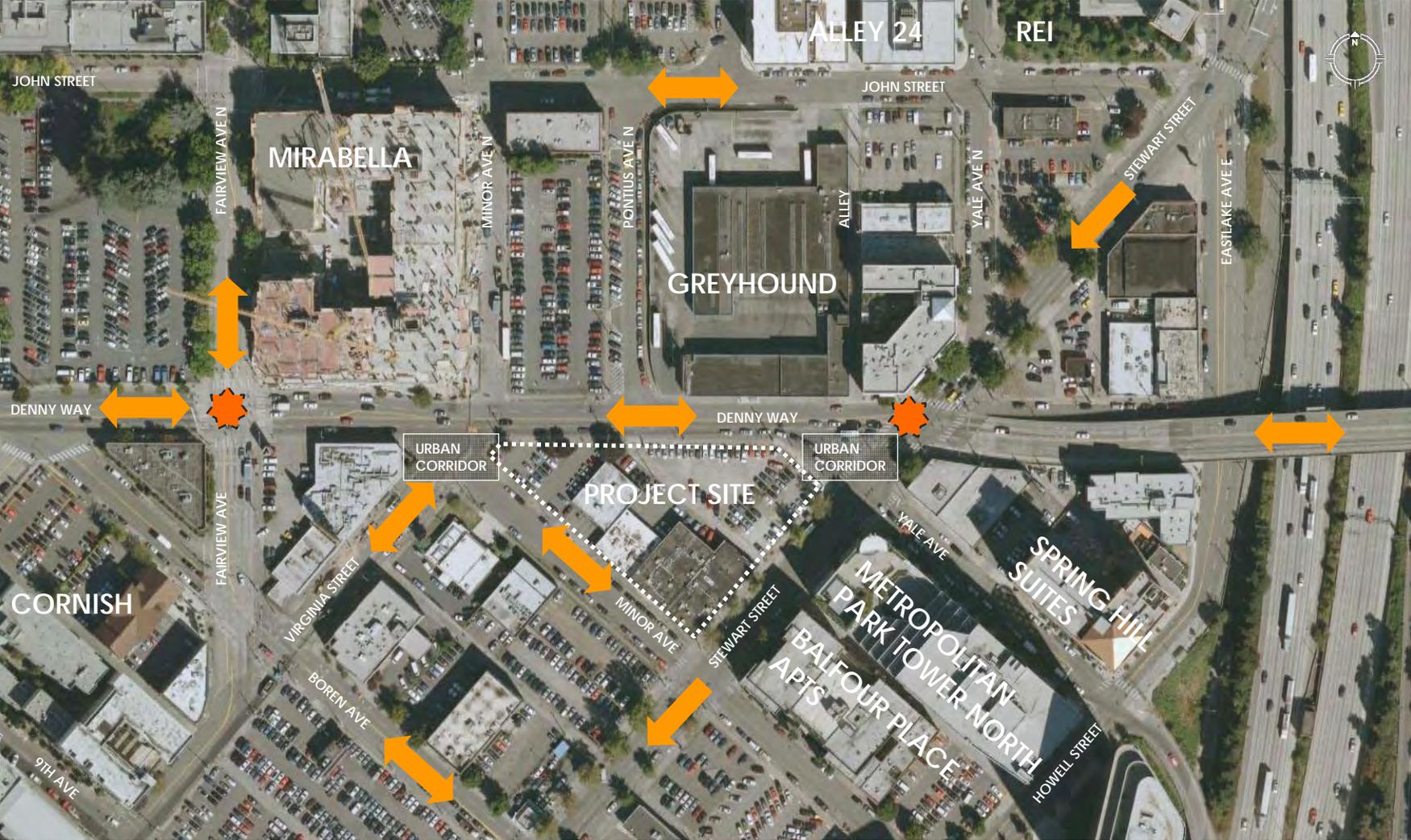


Public Benefit

- Landscape exceeding requirements
- Rain garden
- Site furnishings (artistic railings)
- Widened sidewalk "eddie"



Bridging the Denny Divide



Existing Conditions: Denny Way & Minor Ave

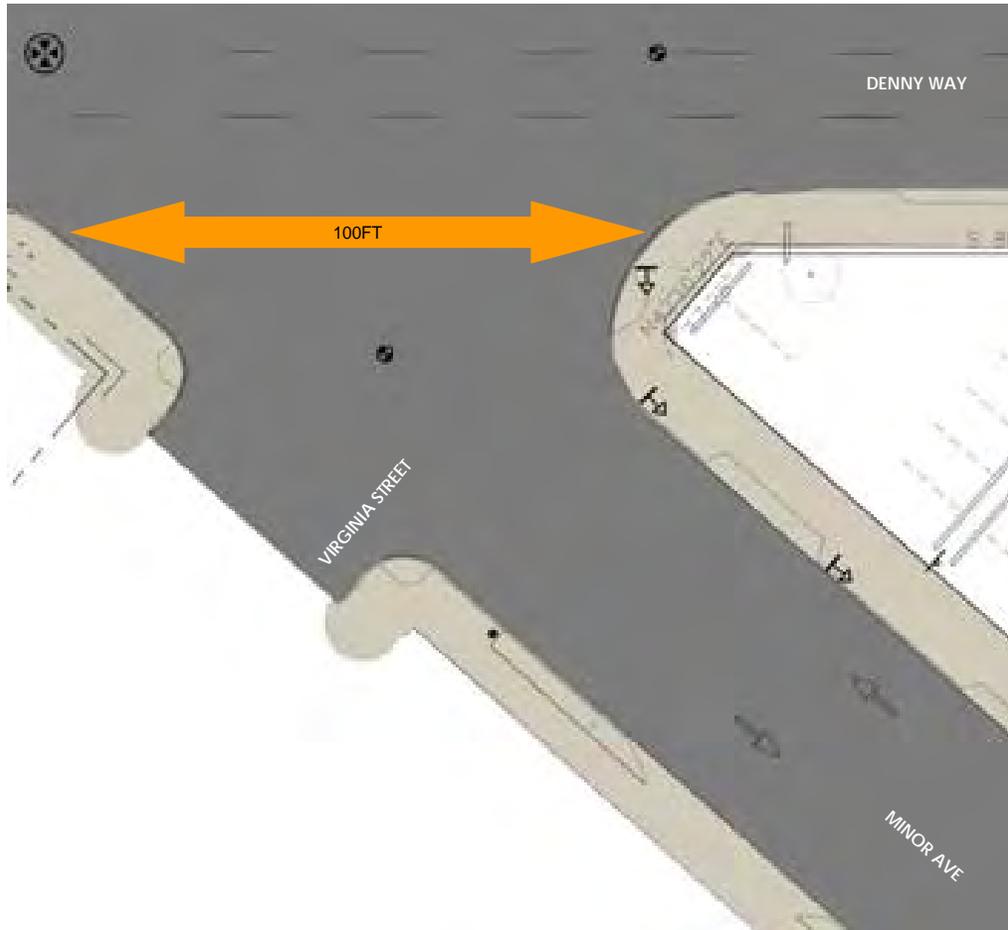


On Denny Way looking southwest



On Denny Way and Minor Ave looking east

Existing Conditions: Denny Way & Minor Ave



Challenges

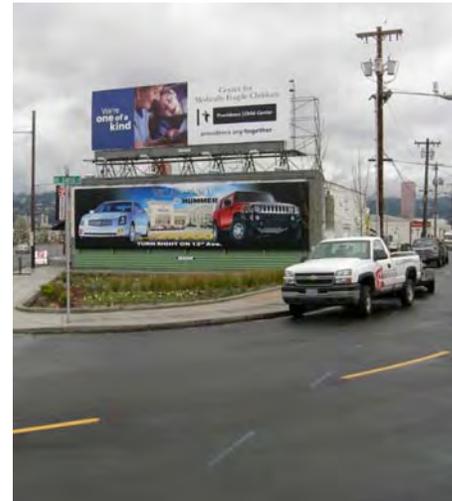
- Crossing Distance
- Turning Traffic Speed
- No Vehicular Hierarchy

Proposed Urban Corridor: Denny Way & Minor Ave



Public Benefit

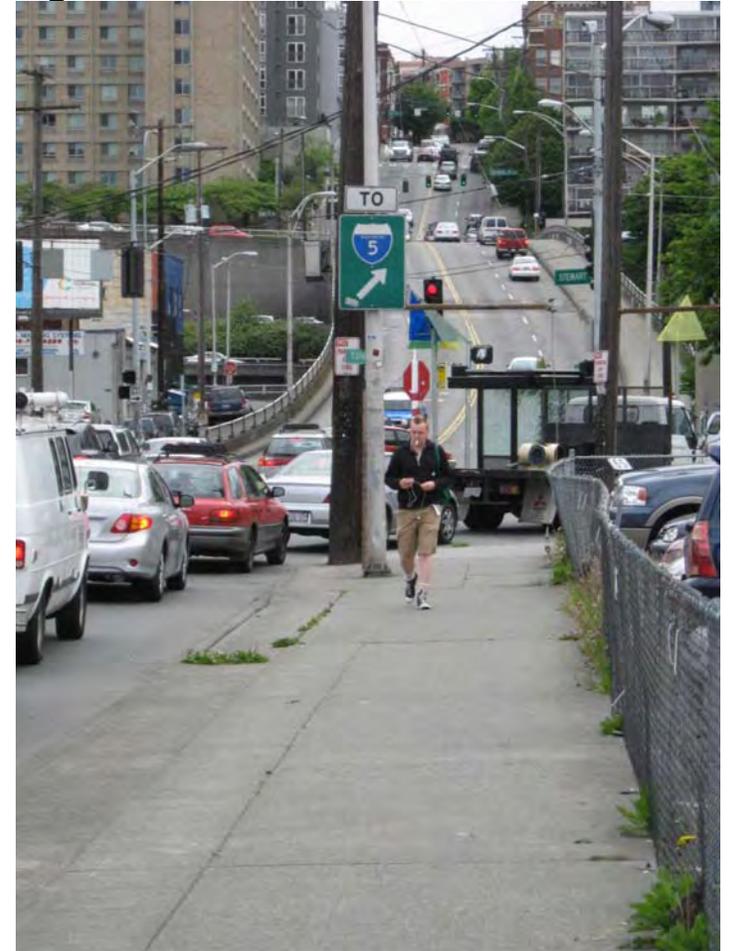
- Reduce pedestrian crossing distance (100' to 24')
- Enlarged public pedestrian space (3,311 SF of pedestrian, 1,944 SF of planting)
- Improved traffic flow and control
- Rain garden and reduced impervious area
- Art providing partial weather protection



Existing Conditions: Yale Ave & Denny Way

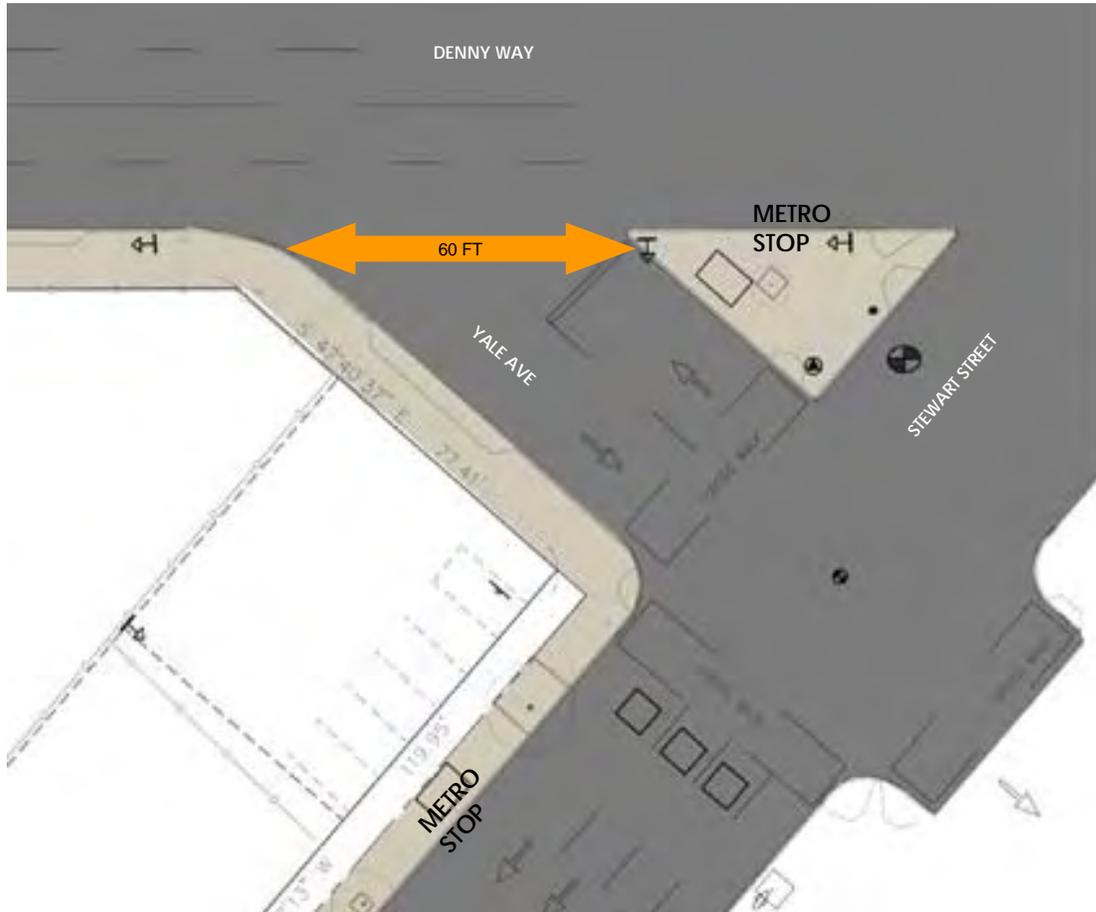


On Yale Ave looking west



On Denny Way looking east

Existing Conditions: Yale Ave & Denny Way



Challenges

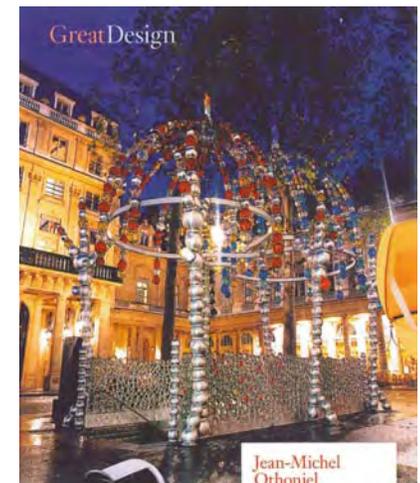
- Crossing Distance
- Turning Traffic Spread & Stacking
- Northbound Turn

Proposed Urban Corridor: Yale Ave & Denny Way



Public Benefit

- Reduce pedestrian crossing distance (60' to 24')
- Enlarged public pedestrian space (3,531 SF of pedestrian, 753 SF of planting)
- Improved traffic flow and control
- Bus stop improvements
- Art providing partial weather protection



Public Benefit Summary



- Arrival Area brought off of street; retail edge out at street
- Two towers (not three as possible)
- Below-grade parking
- Mid-block pedestrian circulation through common space (internal arrival area and retail courtyard)
- Streetscape planting exceeding requirements
- Rain gardens
- Street furnishings
- Public art
- “Urban Gardens” at Minor & Denny and Yale & Denny
- Weather protection (canopy and freestanding)
- Public Benefits Chart

Public Benefit Matrix		REQ'D	PROPOSED	ADDITIONAL PUBLIC BENEFIT	NOTES
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	LANDSCAPE 1.5 x ROW FRONTAGE	1602 sf	4728 sf	3126 sf	Includes 1324 sf Is on private property adjacent to R.O.W.
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	BUS STOP LEAN BARS	∅	8	8	
	COMMON HYBRID CAR PLUS SPACES	∅	2	2	Located in underground garage