

Seattle Design Center Skybridge Mitigation Public Benefit Package



Owner/location:

Seattle Design Center, LLC
5701 Sixth Ave. S
Seattle, WA 98101

www.seattledesigncenter.com

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Seattle Design Center Skybridge Mitigation Public Benefit Package

Building Pictures



Plaza Building-
Corner of 5th and
Orcas



Atrium Building-
Corner of 6th and
Mead



Plaza and Orcas
Buildings- Corner
of 5th and Orcas



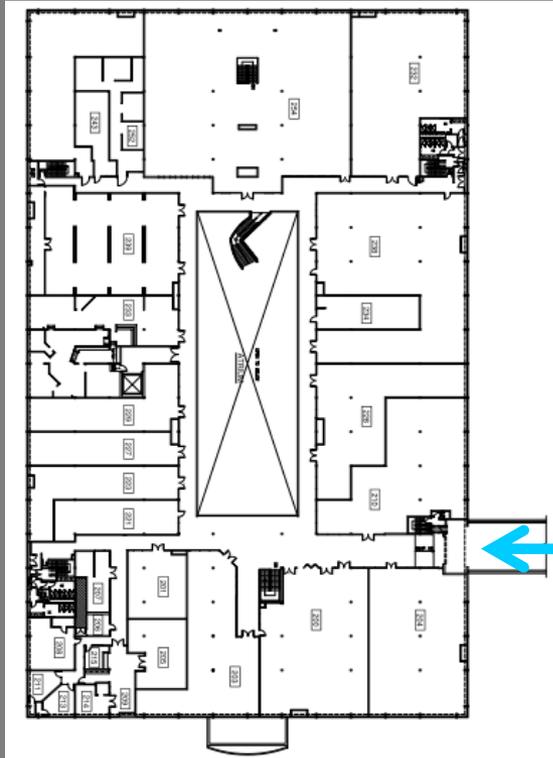
Under belly of
Skybridge on
Orcas



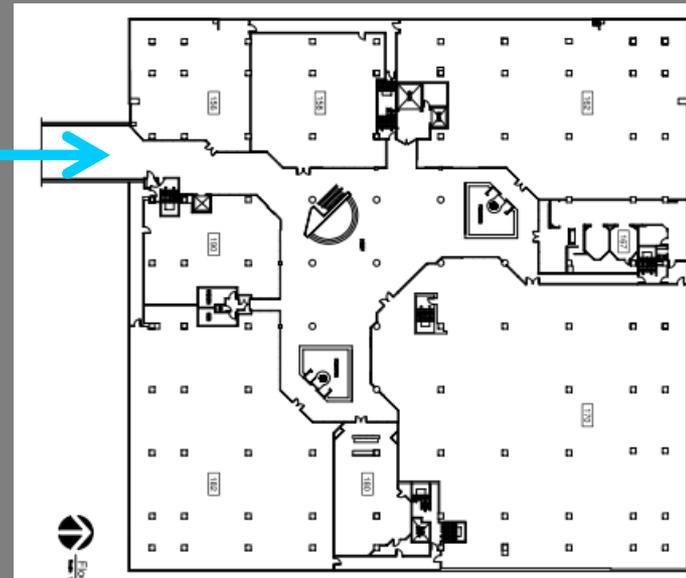
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Building Floorplans

Atrium Building
2 Floors
128,268 sf



Plaza Building
5 Floors
262,416 sf



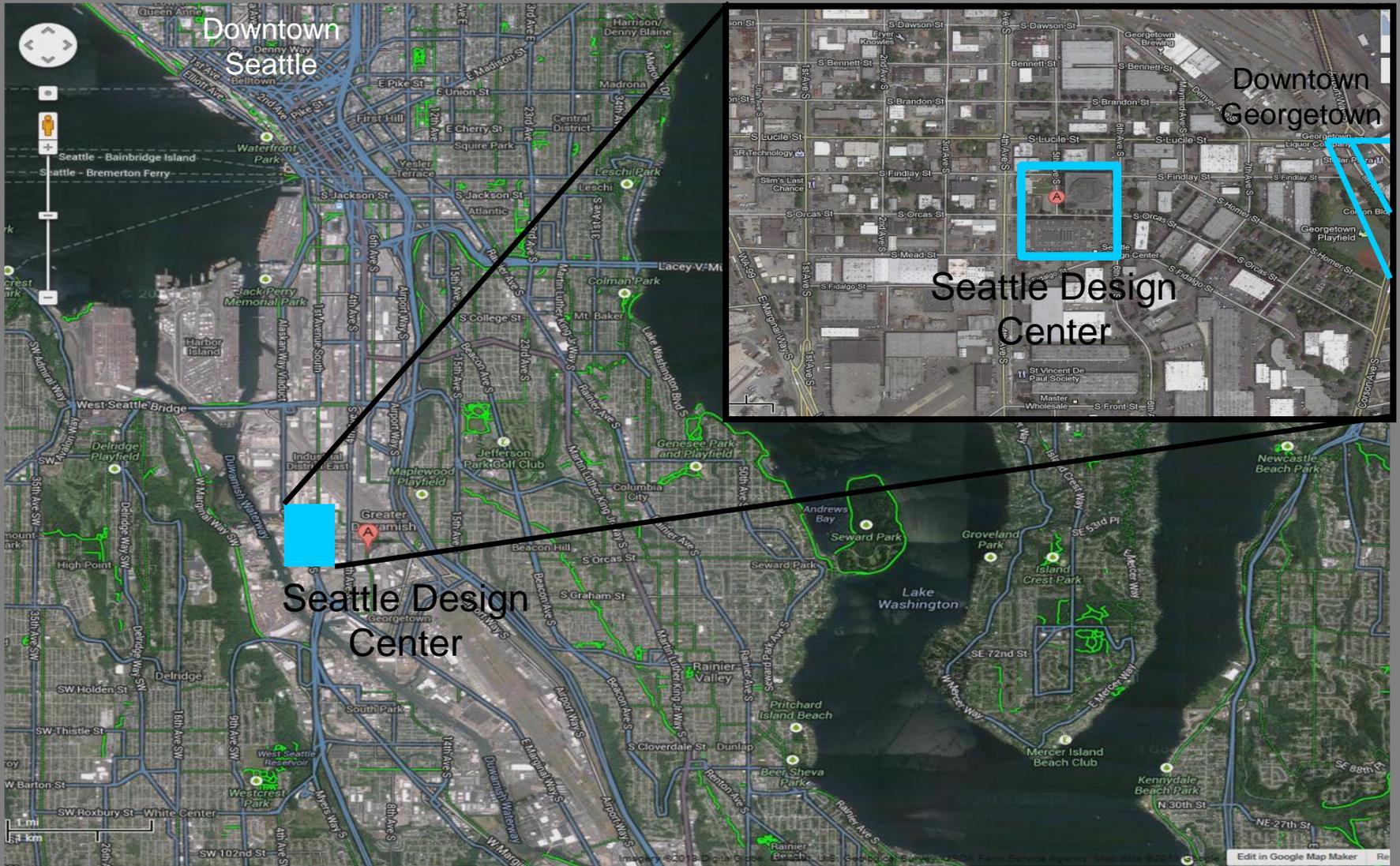
Skybridge
28 feet wide
75 feet long

Skybridge Data/Communication Connection

Skybridge connects:

- Connects Atrium and Plaza building access and security systems based out of Plaza building
- Links HVAC control devices for both buildings
- Tenant DSL and phone lines originate in the Plaza building parking garage
- Building wireless internet transmitters are connected via the skybridge
- Building directory and building employee work stations are based in the Plaza building and connected via the skybridge

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Surrounding Zoning

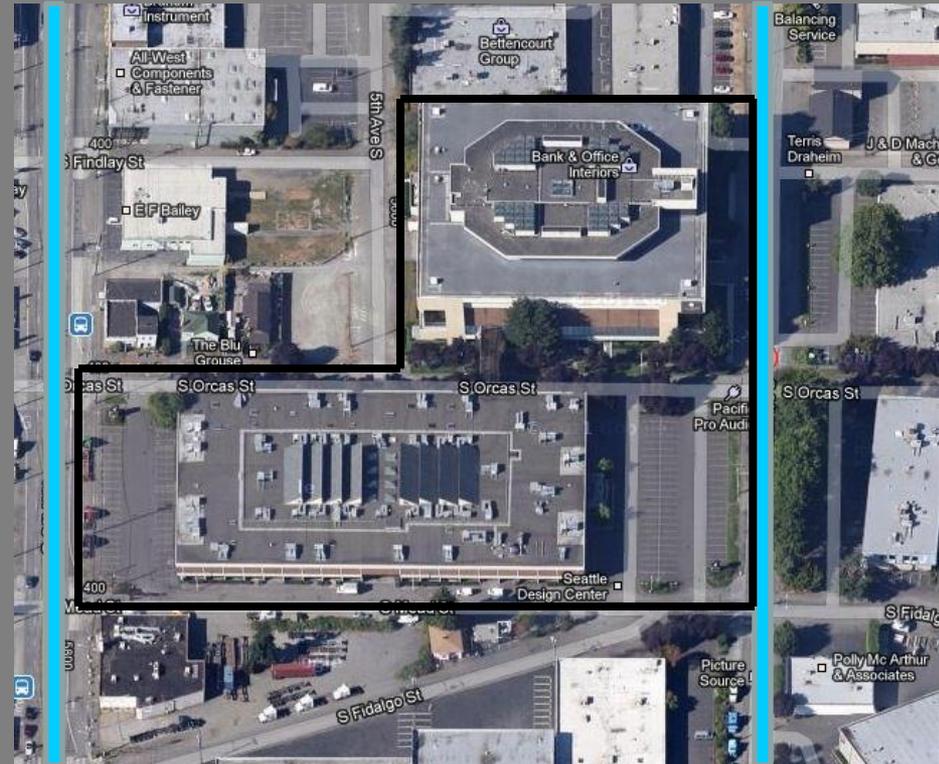


-  Industrial 1
-  Industrial 2
-  Commercial
-  Seattle Design Center



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Neighborhood Context Images – 4th Avenue S. and 6th Avenue S.



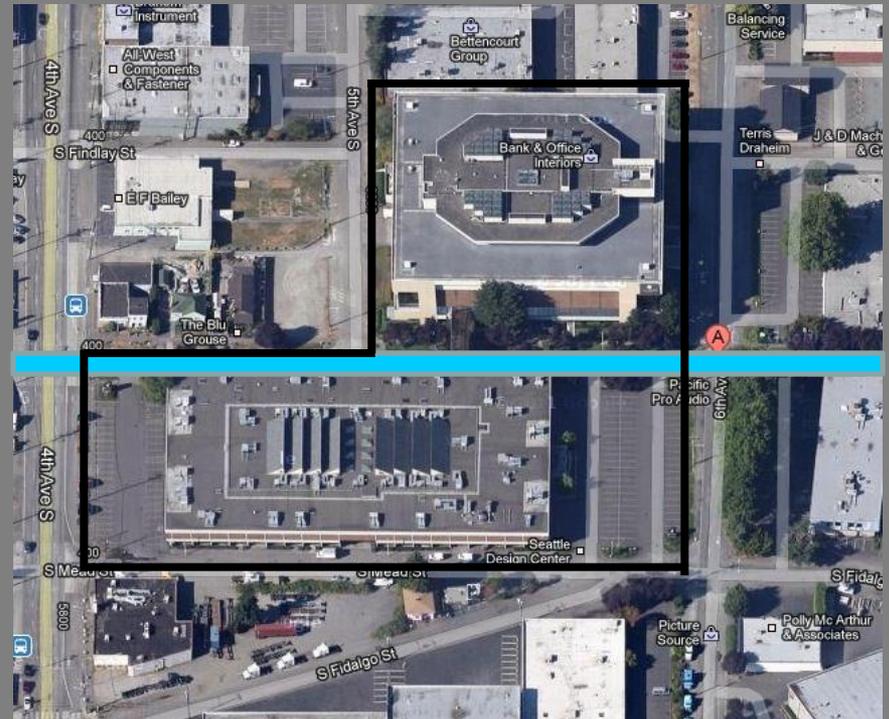
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Neighborhood Context Images – Mead Street



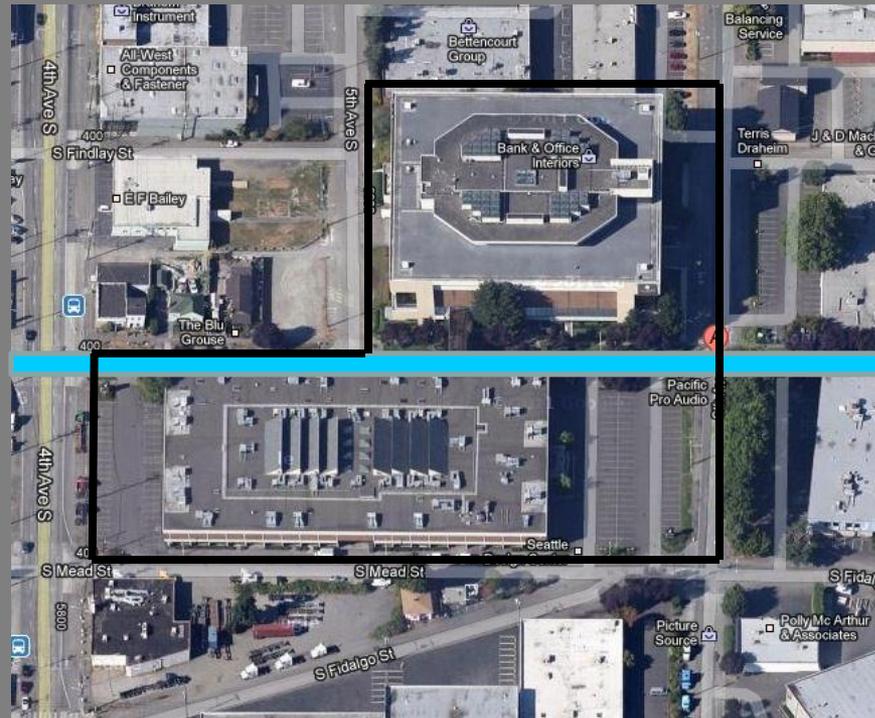
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Neighborhood Context Images – Orcas Street



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Pedestrian Traffic Study – Surrounding Streets



SkyBridge Pedestrian Traffic Averages

Between 10/1/12 - 12/21/12 152 daily

Surrounding Street Pedestrian Traffic Averages

Orcas Street 15 daily
 Traffic Between SDC and Espresso by Design - Mead Street 11 daily
 From SDC to Bus Stop - 4th Avenue 11 daily
 Other surrounding streets 8 daily

* Pedestrian traffic was observed 10/1/12 - 12/21/12 between the hours of 8 am - 5pm

Skybridge Necessity

1. Campus Connection:

- The Skybridge was built as a connection between the Atrium and Plaza Building businesses and amenities
- Small, struggling showroom tenants rely on easy access between buildings for customers.
 - 18 tenants in the Atrium
 - 8 tenants in the Plaza
- Tenant and Designer amenities are located in both buildings for use by tenants in both buildings
- Integrated Building systems including security, HVAC, lighting and data/cable connected via the SkyBridge
- Special Event Occupancy permit number provided by Seattle Fire Department based on egress and overflow onto the Skybridge and into the Plaza Building
- Skybridge includes Showcase area for Tenants and local artists to display product and design
- Space for employees to have lunch and enjoy time away from their desks with natural light during the colder wetter periods of the year
- Address for Atrium building and first three floors of the Plaza building are the same street address. All mailboxes are located in the Plaza building

2. ADA Access:

- Skybridge provides access for those with ADA needs to both buildings and parking garage

3. Ownership:

- Buildings are treated as a campus with one (1) tax parcel and one (1) operating budget



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Skybridge Interior and Exterior Pictures



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Atrium and Plaza Amenities – Molly's Coffee and Passholders Business Center



Tenant Amenities include:

Atrium 1st Floor:

- Molly's coffee and Café
- Business Center
- Tables and sitting areas for break out-meetings

Plaza 1st Floor:

- Tables and sitting areas for break-out meetings and stage area

Plaza Building 3rd Floor:

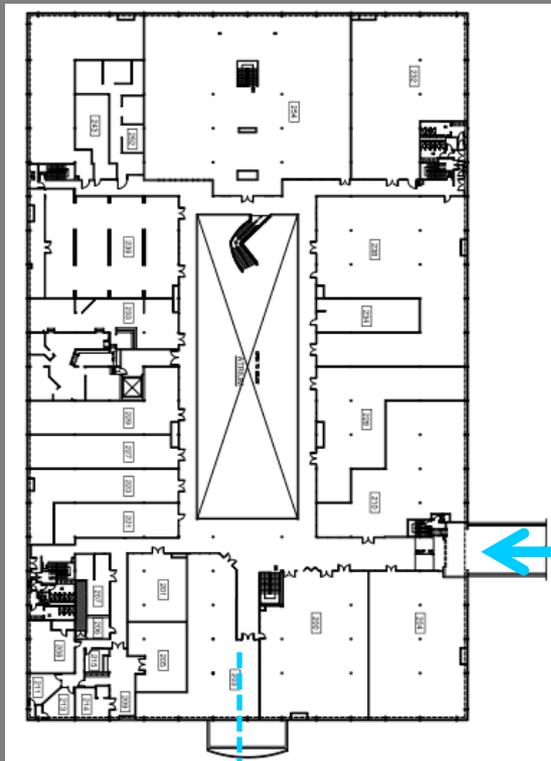
- Building Conference Center



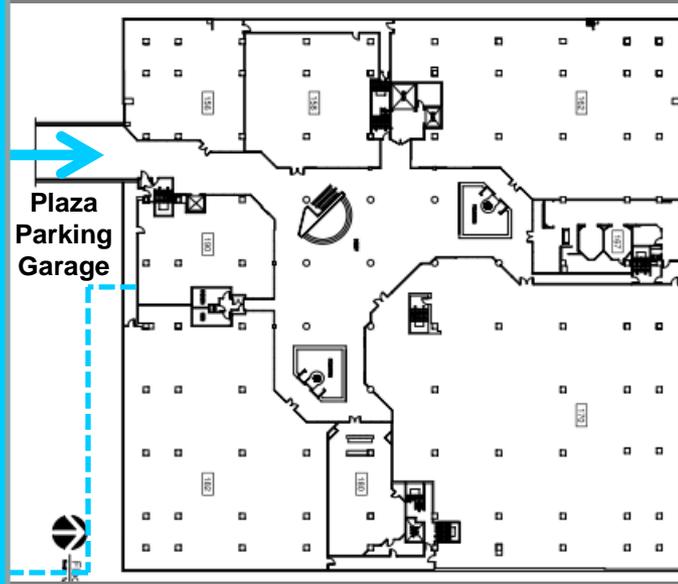
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ADA Accessibility Without the Skybridge

Atrium Building



From the Plaza Building enter the garage elevator to the parking garage 1st Level. Then exit through the garage entry onto Orcas Street heading east to 6th Avenue. At the corner of 6th Avenue and Orcas Street cross to the south, then head west to the main entry of the Atrium building.



Plaza Building

Orcas Street

Existing and Proposed Public Benefit

1. Existing Public Benefits Not Required by Skybridge Permit:

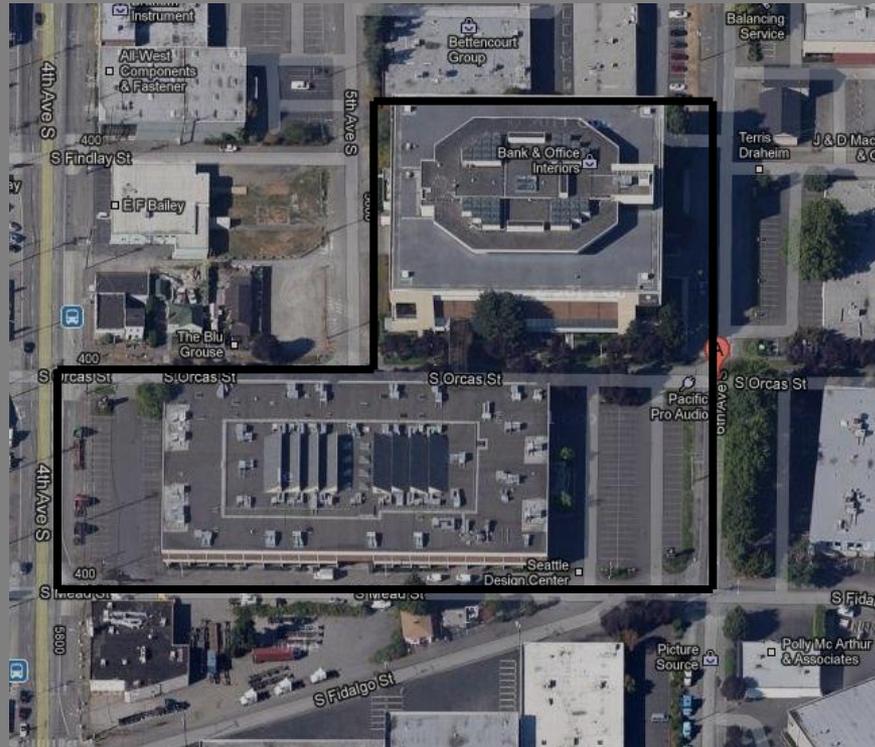
- 6th Avenue sidewalk installed by building ownership in 2008
- Existing public park benches, grass, and plum trees

2. Proposed New Public Benefits:

- New public Picnic Table and sitting area on Orcas Street
- Purchase and installation of neighborhood signs designating the Design District developed with the neighborhood association and City of Seattle
- New improved color and upgraded landscaping on 4th Avenue
- Replacement of dead/dying Plum Trees on Orcas Street
- New artistic public Bike Rack on Orcas St. for neighborhood use commissioned through Coyote Central

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Public Benefits/Amenities – Existing Condition



Location Map



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New Public Benefits/Amenities – Orcas Street Picnic Bench and Sitting Area



Proposed new picnic bench and sitting area



Existing Conditions



Location Map

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Public Benefits/Amenities – Design District and Neighborhood Signage

Signage Examples

Design District



Way Finding



- Design District
- Way Finding



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Public Benefits/Amenities – 6th Avenue South/Orcas St – Landscaping Upgrades/Improvements



Existing Conditions



Location Map



Proposed Plants:

- 45 – 5 gallon Taxus Densiformus
- 44 – 1 gallon Hakonechloa
- 56 – 1 gallon Mondo Grass
- 126 – 4" Orange Zonal Geraniums
- 90 – 4" Selaginells

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Public Benefits/Amenities – Orcas Street Plum Tree Replacement



- Remove 5 Prunus Cerasifera “Thunder Cloud Plum” and replace with 6 - 2.5” caliper Prunus Cerasifera “Thunder Cloud Plum” deemed beyond their useful life by arborist

- Prune 11 Prunus Cerasifera “Thunder Cloud Plum” in accordance with the American national Standard for tree pruning ANSI #300. Located on Orcas Street



Location Map

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Public Benefits/Amenities – Public Bike Rack



Location Map

- Proposed bike parking is public in addition to the existing 10 bike parking stalls already existing and would be commissioned with Coyote Central
- New artistic bike parking would allow for an increase for ~8 additional bikes



Coyote Central
commissioned art



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Skybridge Benefit Package

Public Benefit	Description	Quantity	Estimated Cost
Orcas Street Picnic Bench:	Create 8' x 10' seating/picnic area in sloped grass off sidewalk on Orcas Street. Would involve removal of existing turf and then added retaining wall in the slope to create a flat surface. A concrete slab would be poured for the picnic public bench and new trash receptacle to be placed.	4	\$ 12,483
6th Avenue S/Orcas Street Landscaping Upgrades:	Remove existing shrubbery in two (2) planters on 6th Avenue S and on the corner of Orcas and 6th Avenue S and replace with the following native plants		
	Taxus Densiflorus	45 - 5 gallon	\$ 5,781
	Hakonechloa	44 - 1 gallon	
	Mondo Grass	56 - 4" height	
	Orange Zonal Geraniums	90 - 4" height	
	Selaginella		
Orcas Street Tree Replacement:	Remove sixteen (16) existing Thunder Cloud Plum trees located on Orcas Street. Per discussion with city arborist, six (6) 2.5" caliper Thunder Cloud Plum trees will replace those taken out.	17	\$ 26,700
Bike Rack:	Artistic bike racks increasing neighborhood public bike parking capacity by ~8	1	\$ 2,190
	New bike rack is in addition to ten (10) existing bike parking spots located inside the Seattle Design Center garage		
Design District Way Finding Signage:	Purchase of four (4) City of Seattle approved Design District Signs to be added at the boundaries of the Design District	4	\$ 15,768
	Purchase of four (4) Way Finding Signs connecting the Georgetown neighborhood. Will work with Georgetown neighbors and City of Seattle for approved signage.	4	