

Westin Building Exchange

Skybridge Mitigation Public Benefit Package

owner / location:



The Westin Building

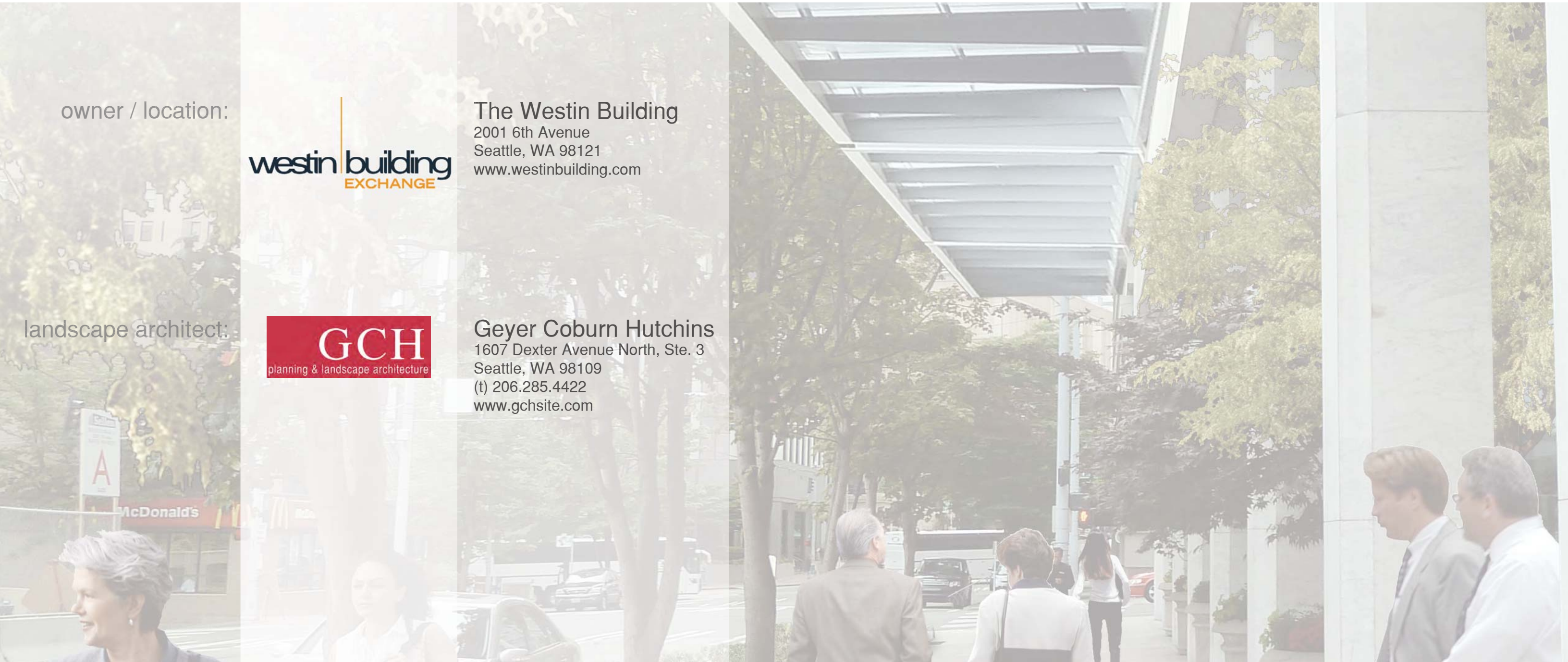
2001 6th Avenue
Seattle, WA 98121
www.westinbuilding.com

landscape architect:

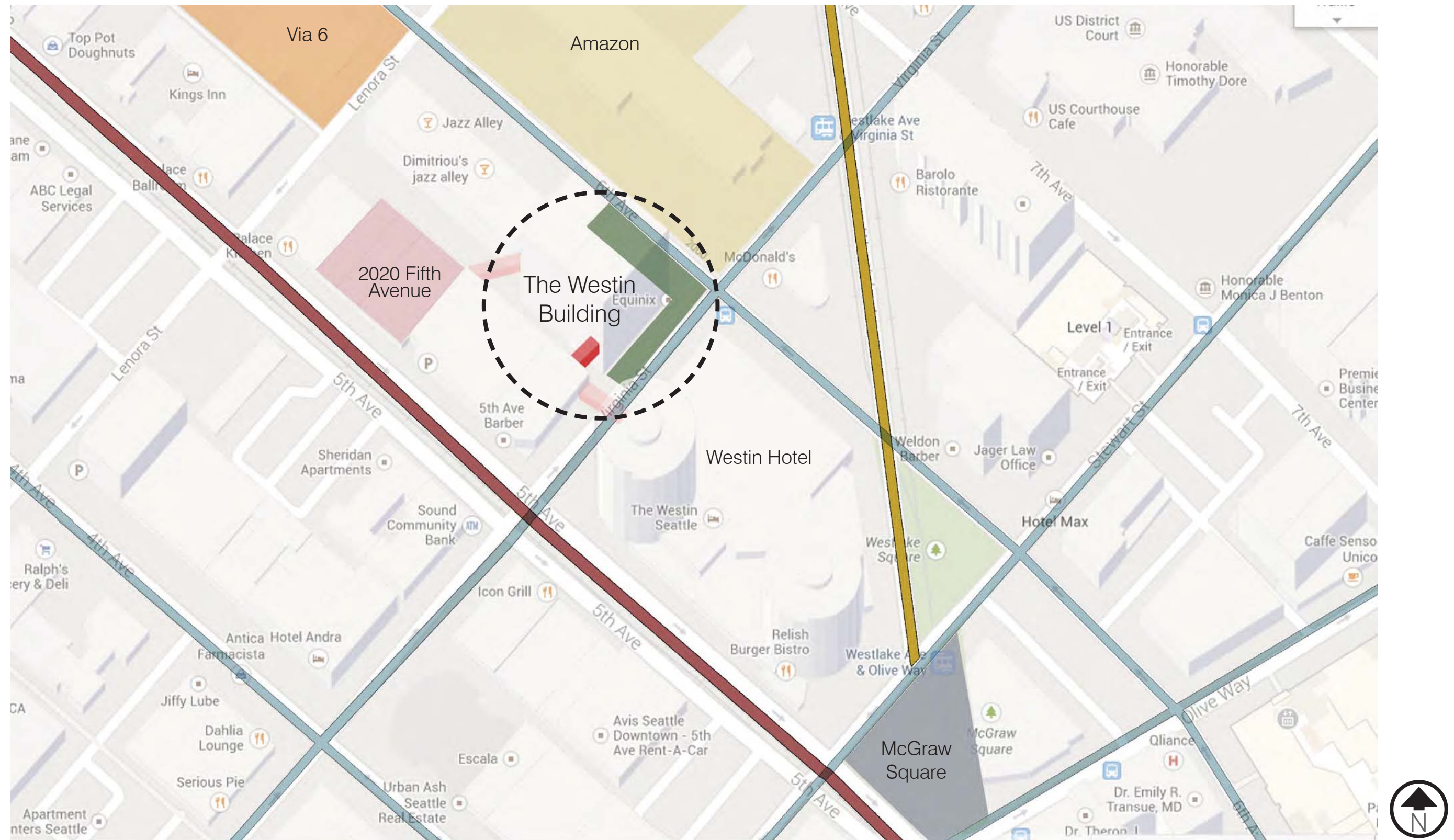


Geyer Coburn Hutchins

1607 Dexter Avenue North, Ste. 3
Seattle, WA 98109
(t) 206.285.4422
www.gchsite.com



LOCATION MAP

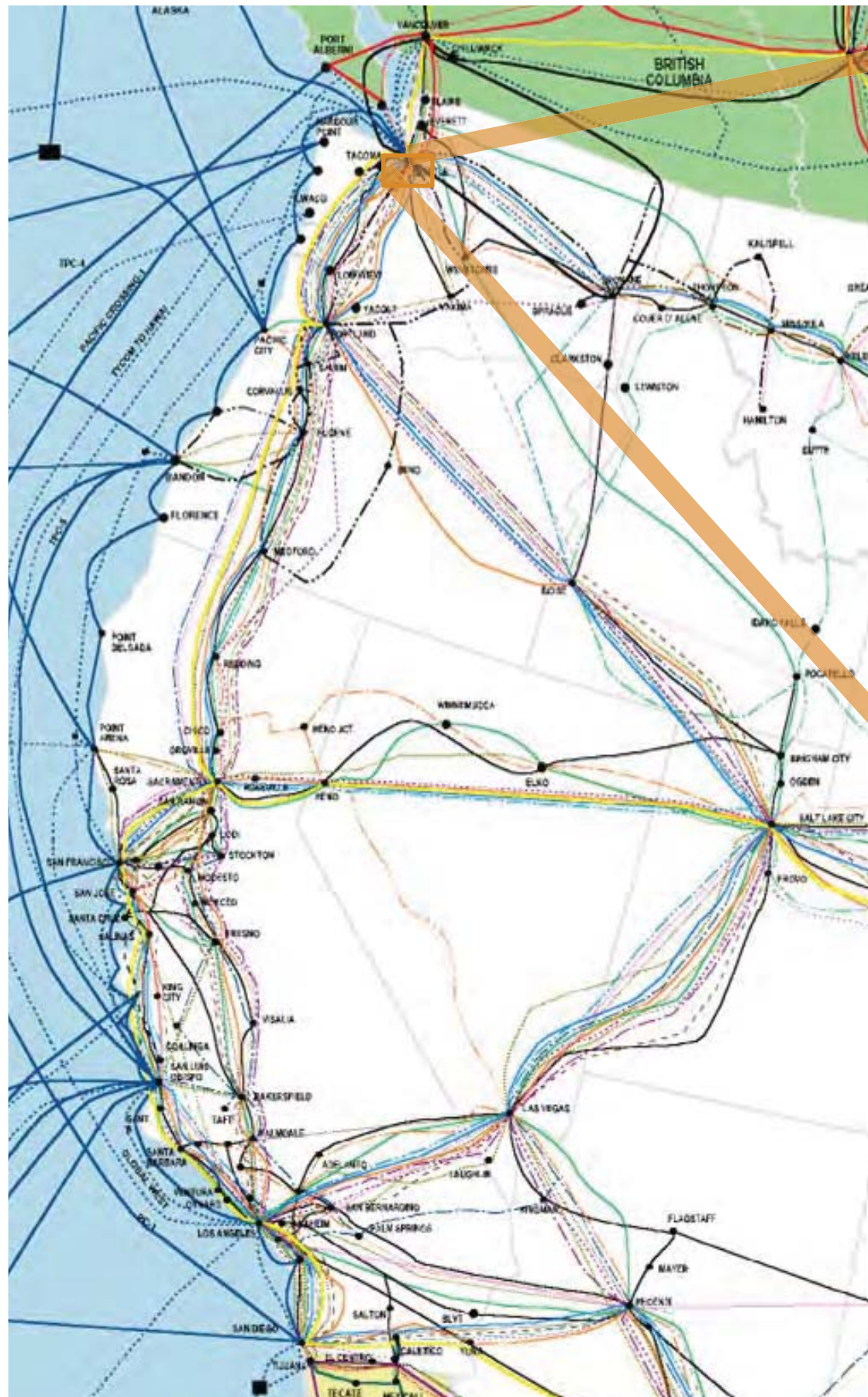


SITE LOCATION

Corner of Virginia Street and 6th Avenue

■ Skybridge
 ■ Streetscape
 ■ Surrounding Skybridges
 ■ Streetcar
 ■ Bike Lanes
 ■ Monorail

WESTIN BUILDING EXCHANGE - Communication Hub of the Pacific Northwest



Westin Building Exchange

- The internet gateway to the Pacific Northwest
- Home of the Seattle Internet Exchange (SIX)
- US and global carriers
- Regional satellite teleports

**Westin Building Exchange
Seattle**

**60 Hudson
New York**

**One Wilshire
Los Angeles**

**NAP
Miami**

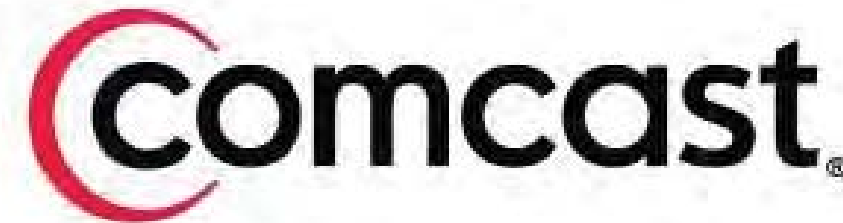
CONNECTIVITY & DATA CENTER TENANTS



CenturyLink™



at&t



Sprint®



Level(3)SM
COMMUNICATIONS



NETFLIX



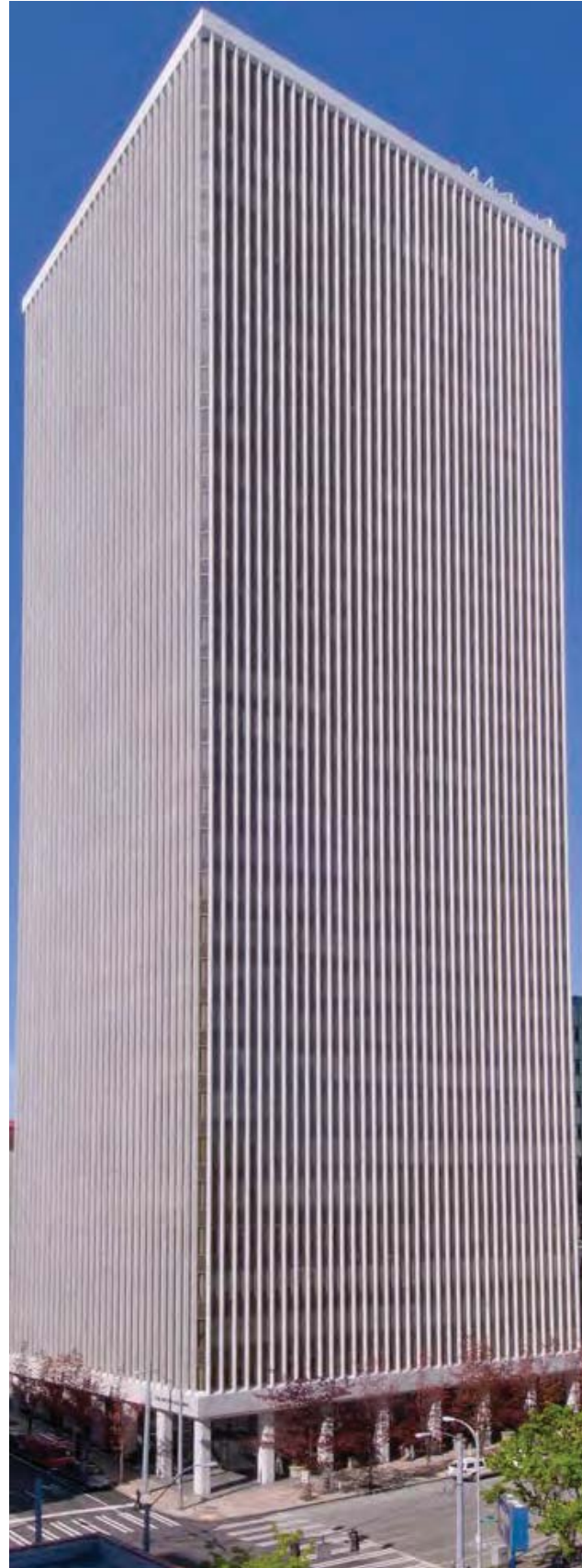


Gartner®

SIDLEY AUSTIN LLP
SIDLEY

KMS *Serving investors since 1971*
Financial Services, Inc.

EXISTING SITE IMAGES

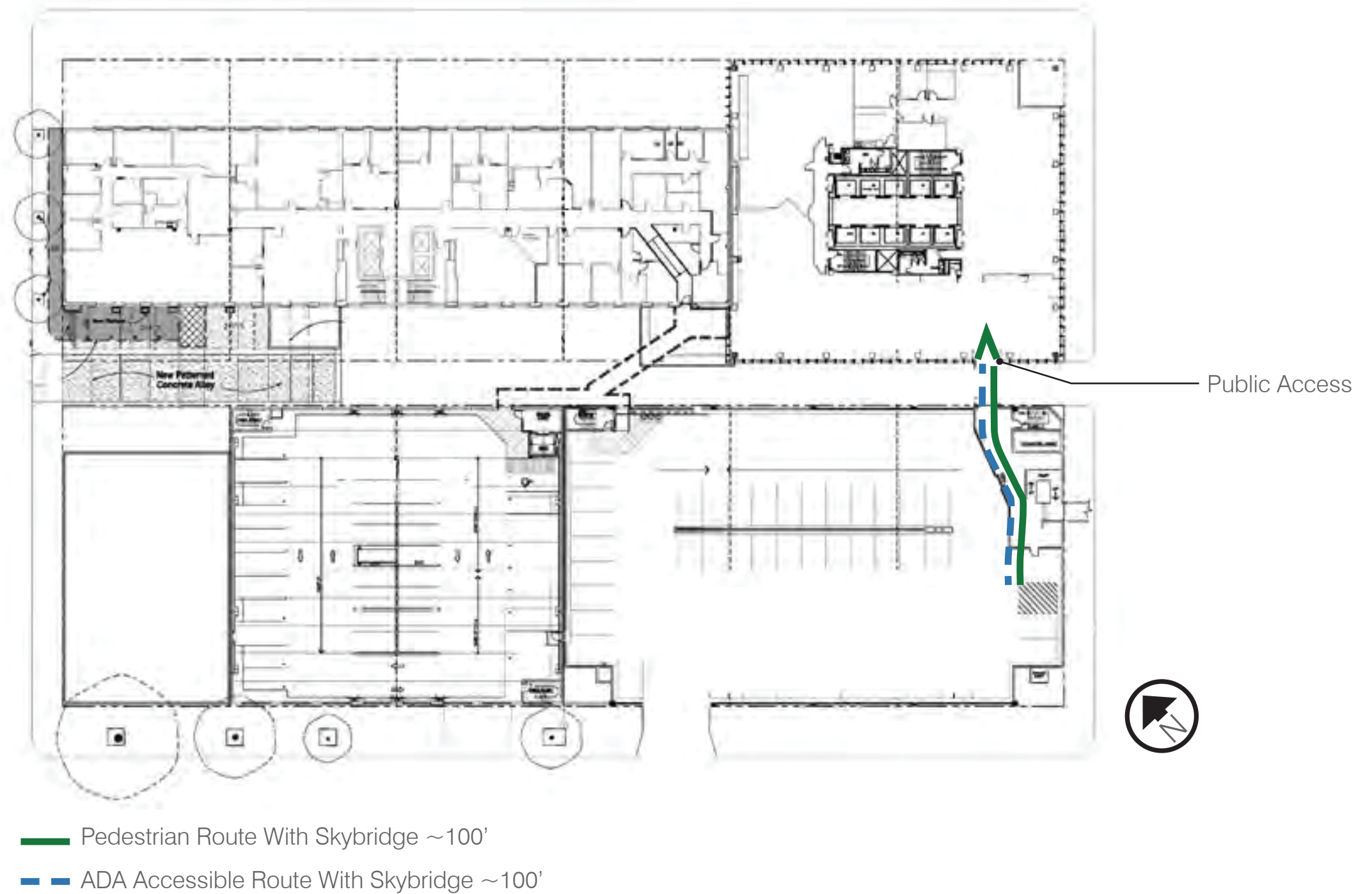


Skybridge dimensions: 16' long X 12' wide

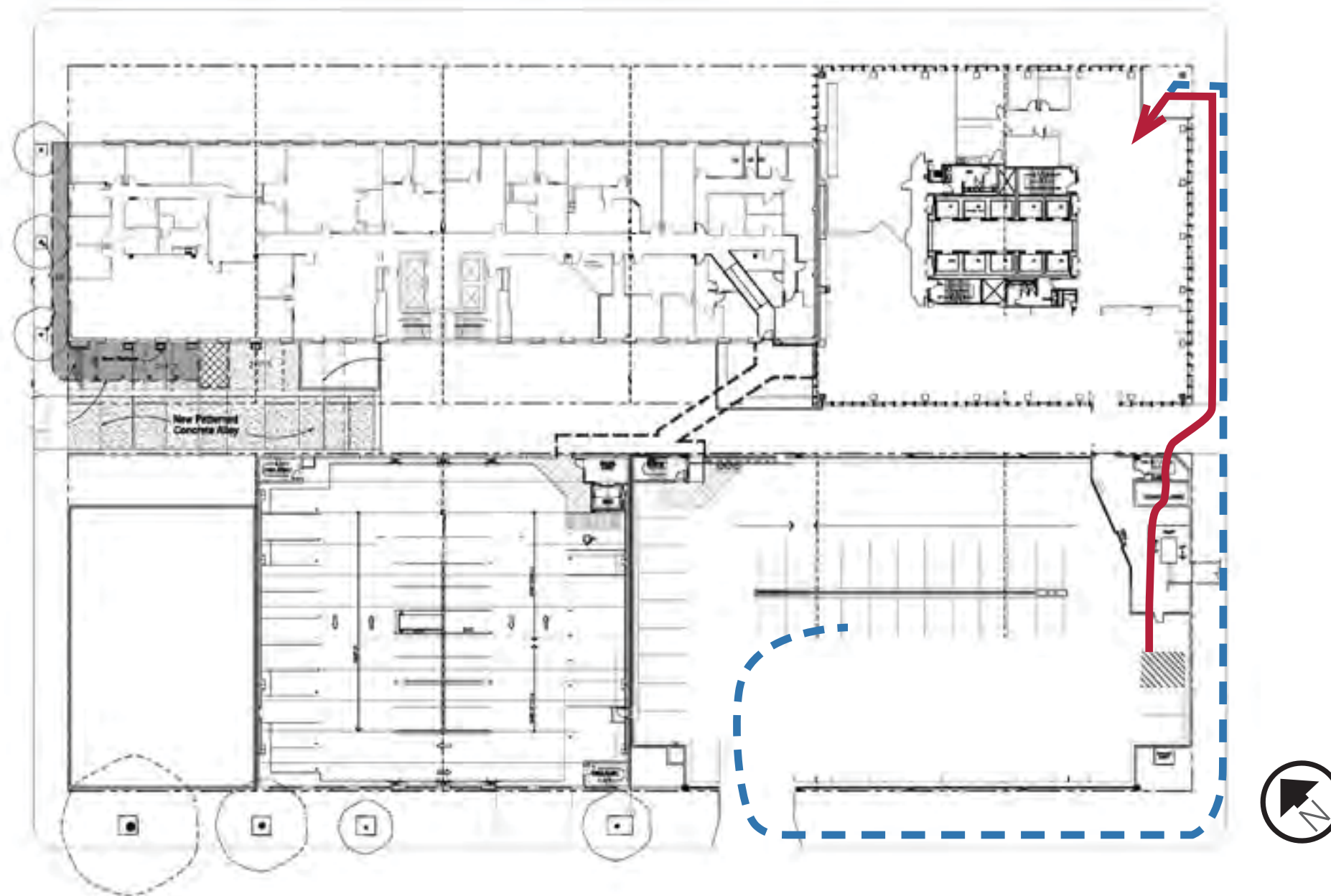


1. Crucial link to utilities/redundancies in the garage
2. No additional room in alley for utilities
3. Connection to parking (no parking underneath Westin Building)
4. ADA access route to/from parking for building
5. Protected route for sensitive equipment
6. Building accessed 24/7
7. Secure access for Governor and others

EXISTING PEDESTRIAN ROUTE WITH SKYBRIDGE



PEDESTRIAN ROUTE WITHOUT SKYBRIDGE

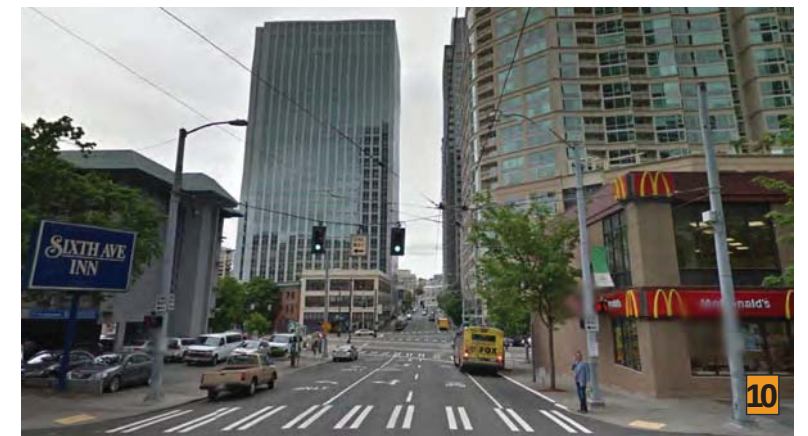
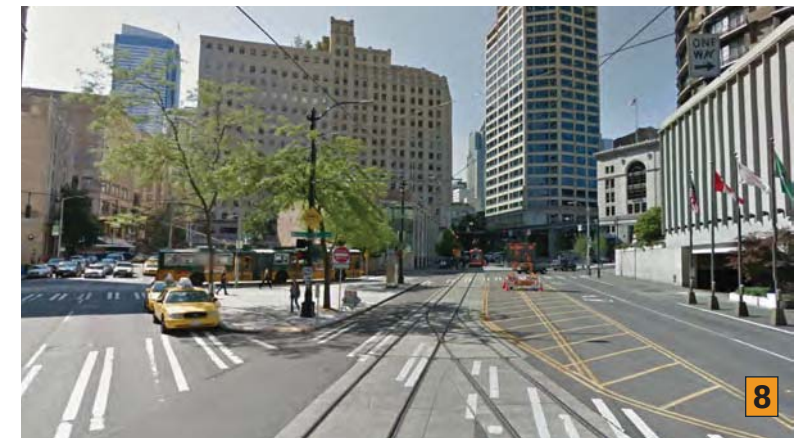
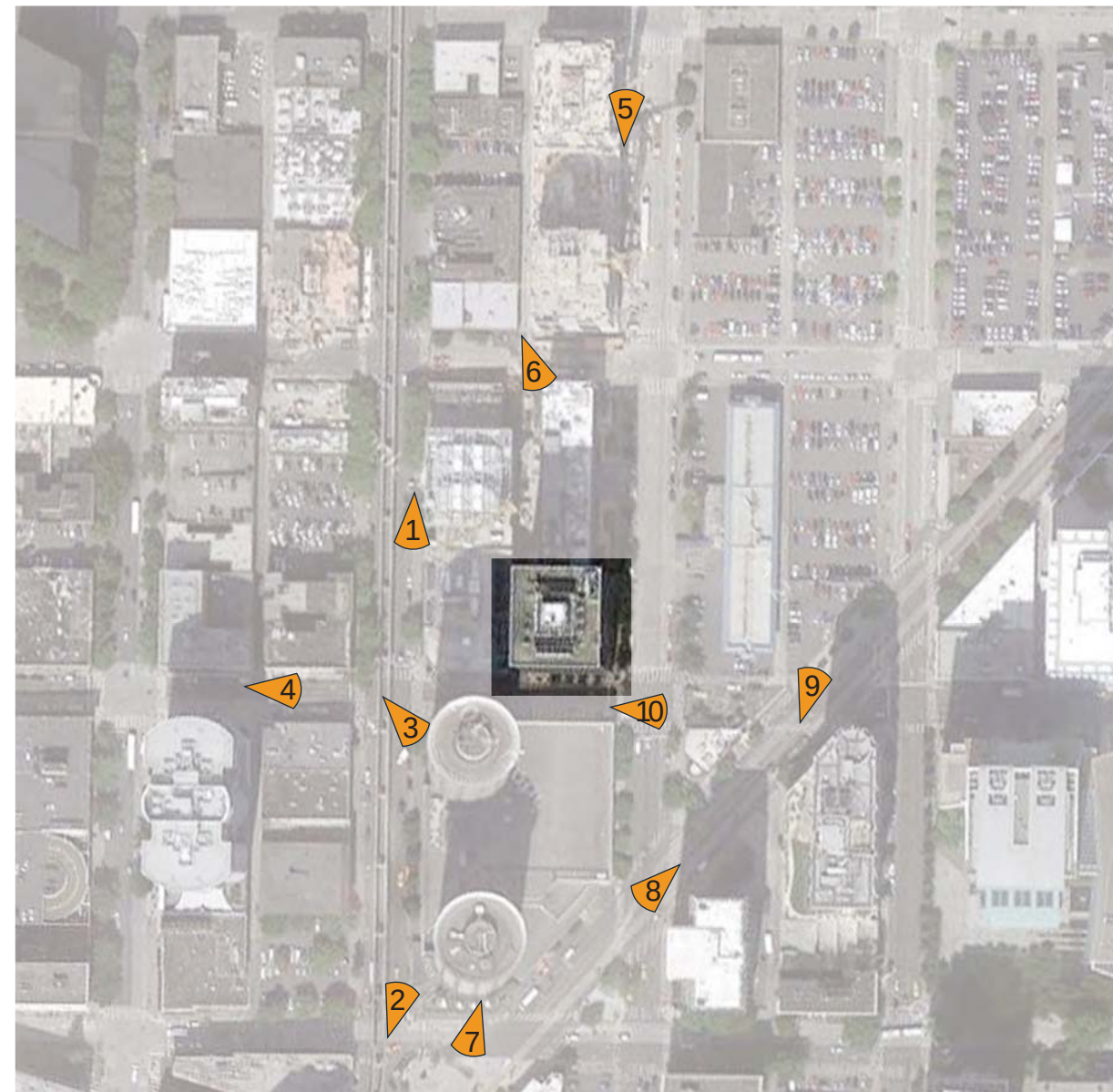
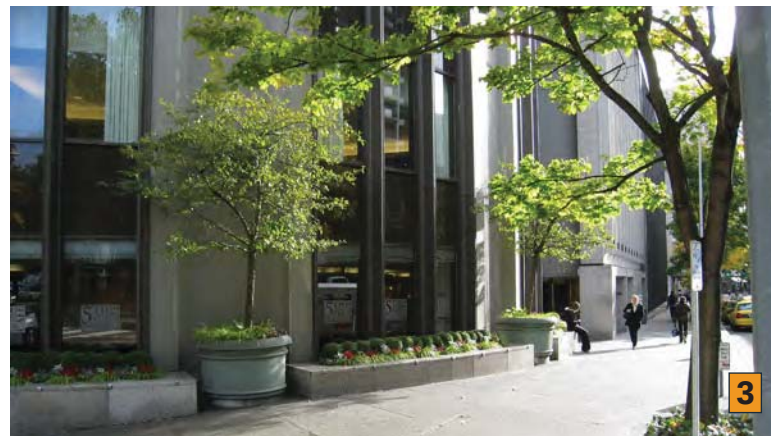


— Pedestrian Route Without Skybridge ~200'

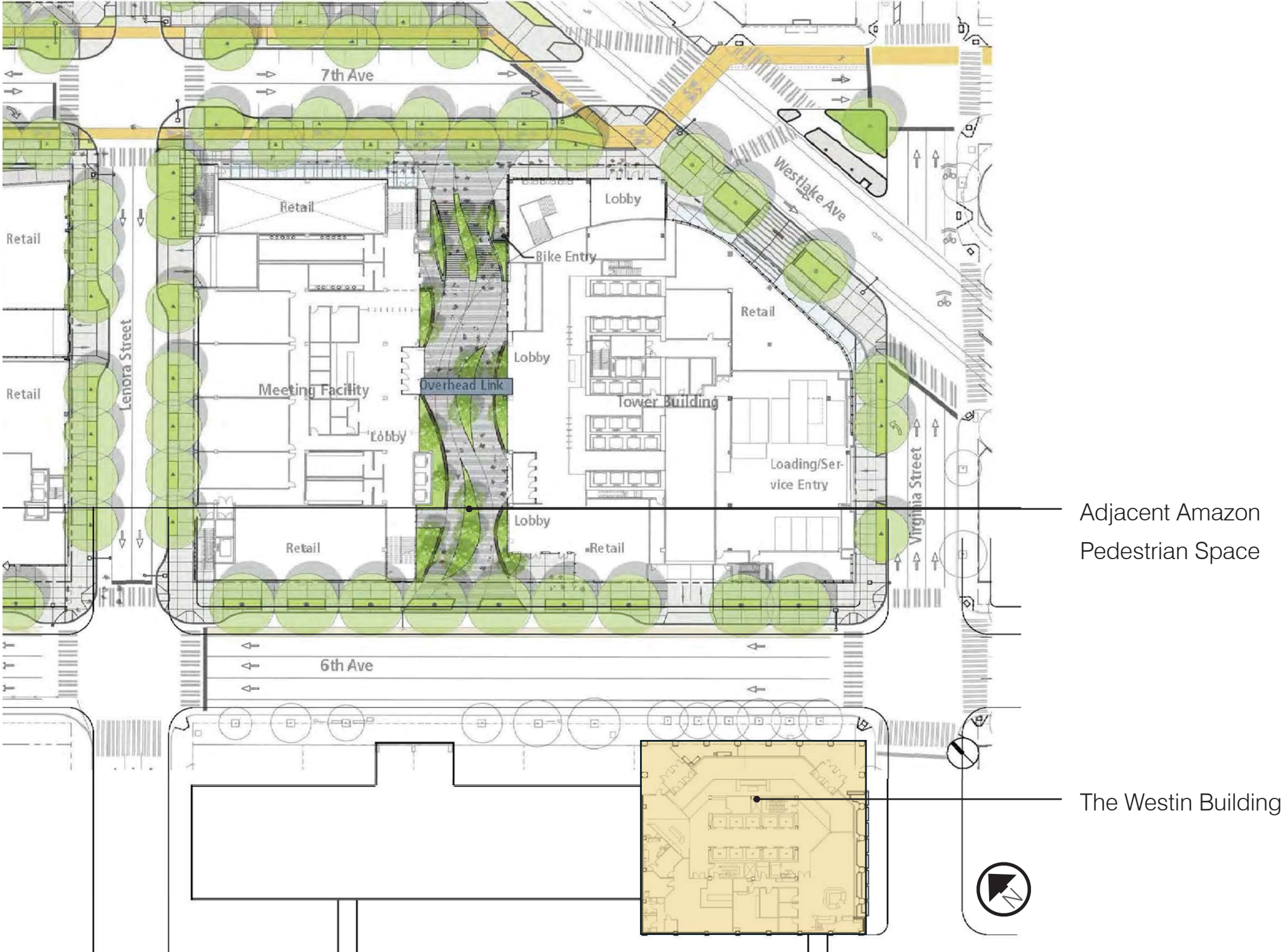
- - - ADA Accessible Route Without Skybridge ~500'

* ADA accessible route would lengthen considerably (~ 400') without skybridge

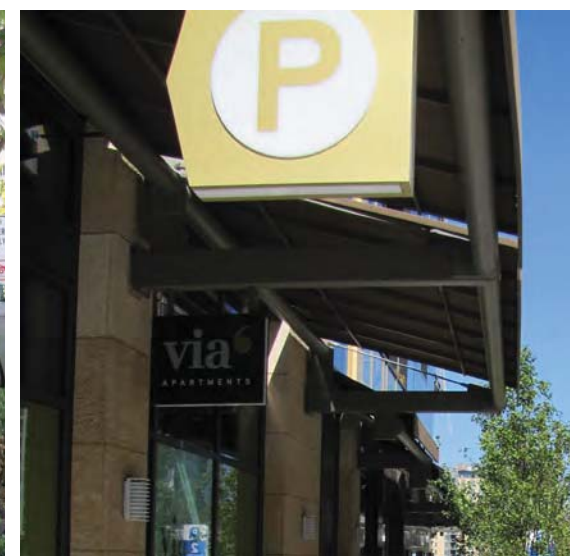
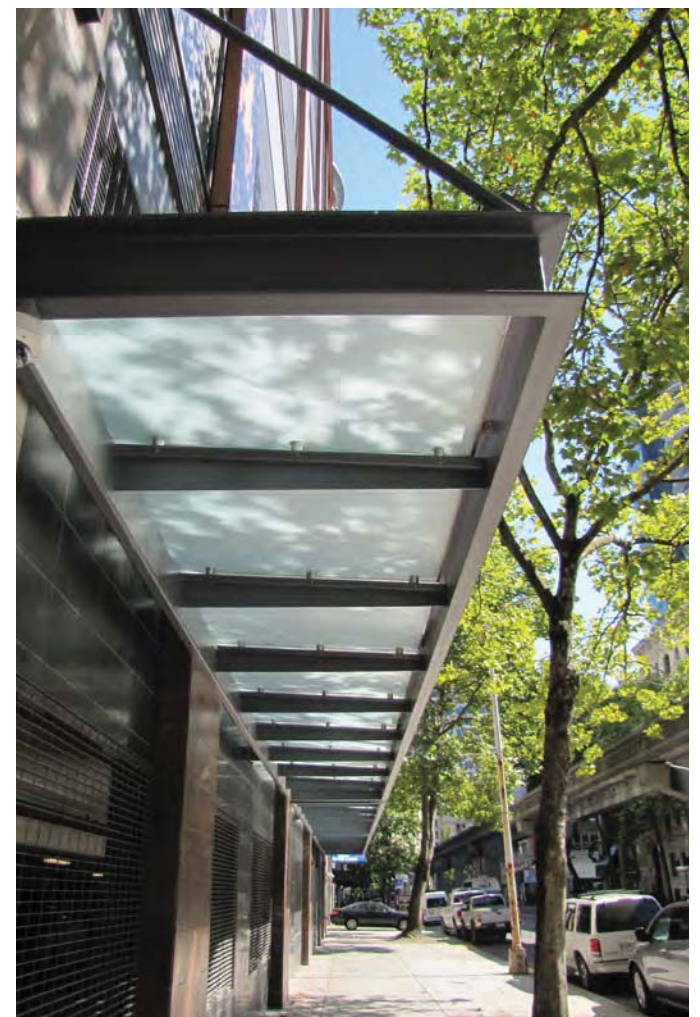
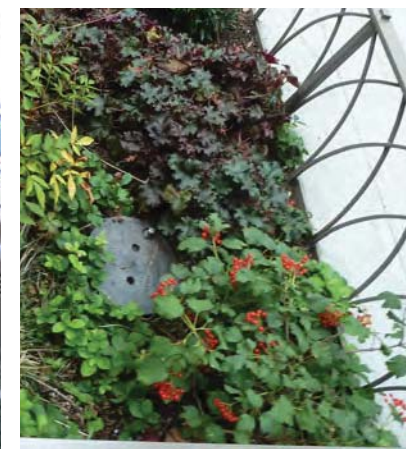
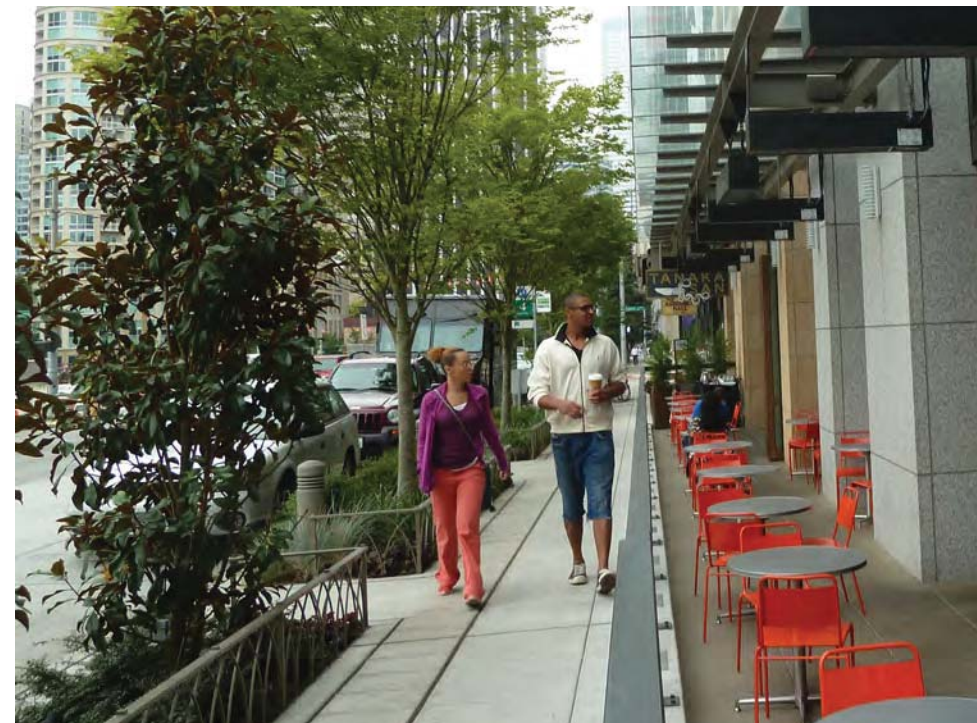
NEIGHBORHOOD CONTEXT IMAGES



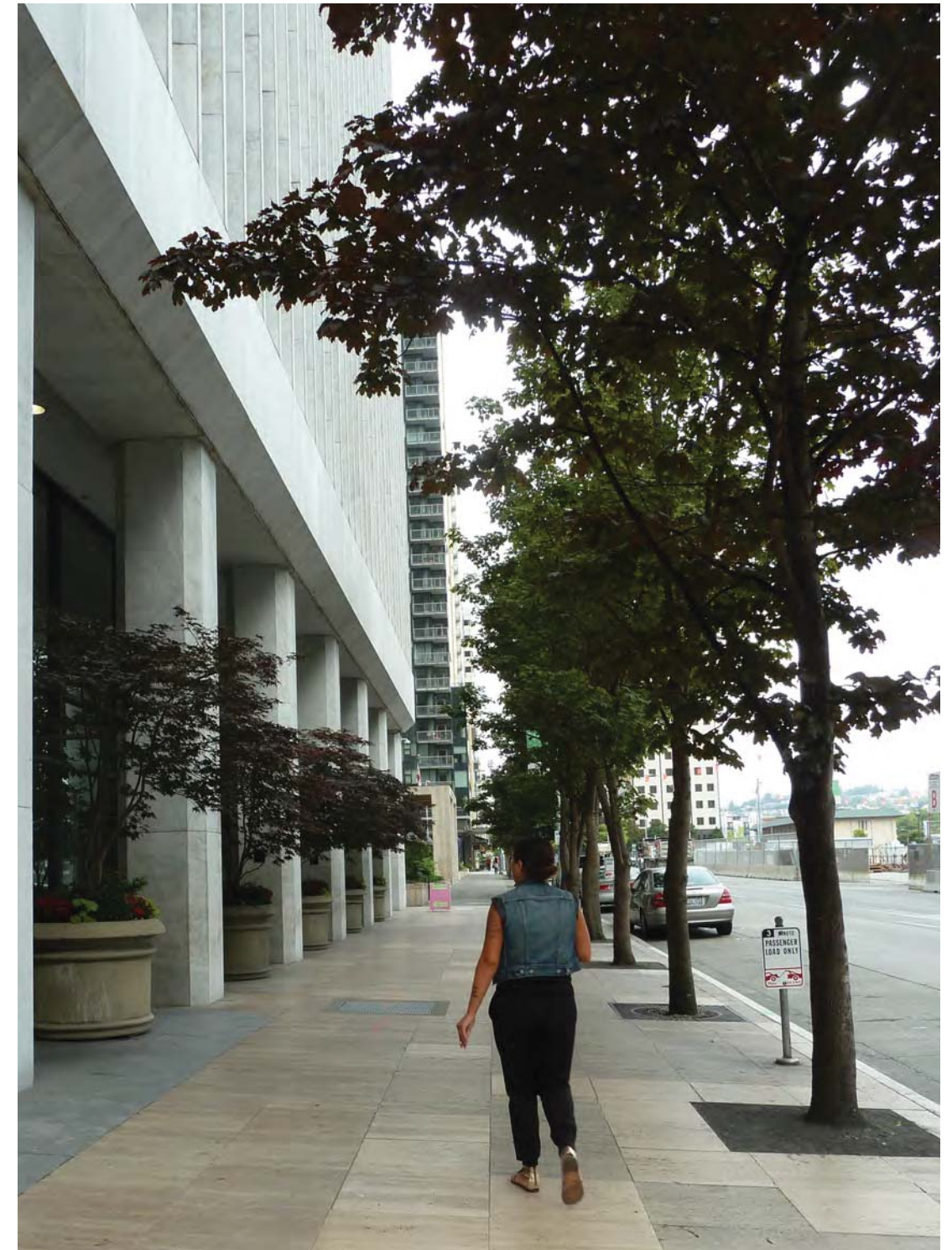
SITE RELATIONSHIP TO FUTURE AMAZON DEVELOPMENT



NEIGHBORHOOD CHARACTER IMAGES



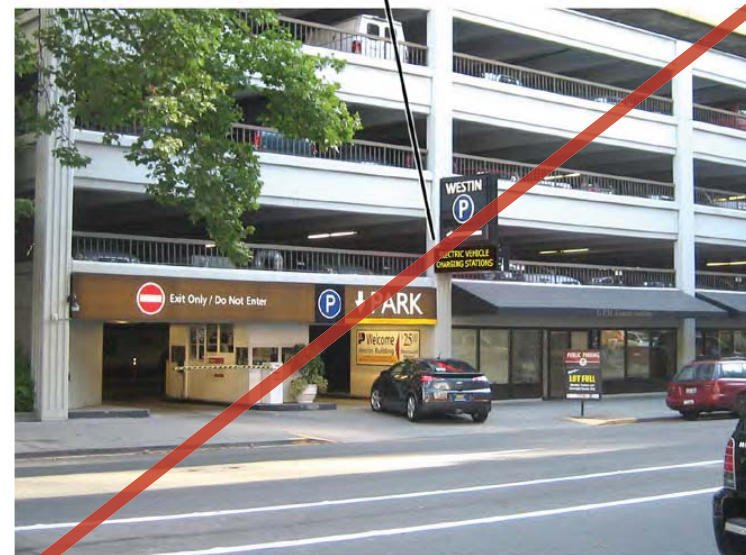
EXISTING PLANT IMAGES ON SITE



PREVIOUS PUBLIC BENEFIT PACKAGE

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



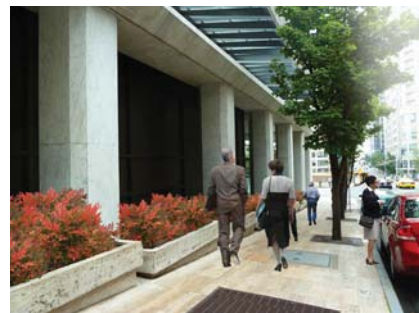
(D) TRELLIS & PLANTING
Est. Costs: \$4,500.00

CURRENT PROPOSAL

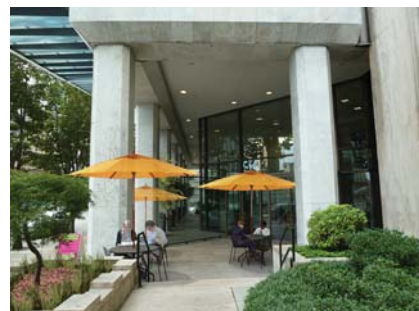
Public Benefits:



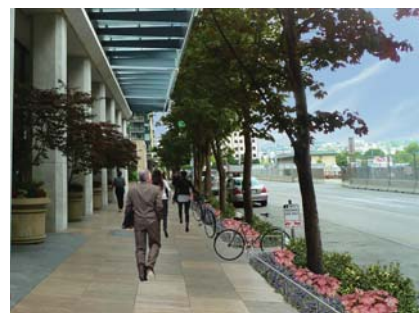
1. Architectural Canopies



2. Accent Planting



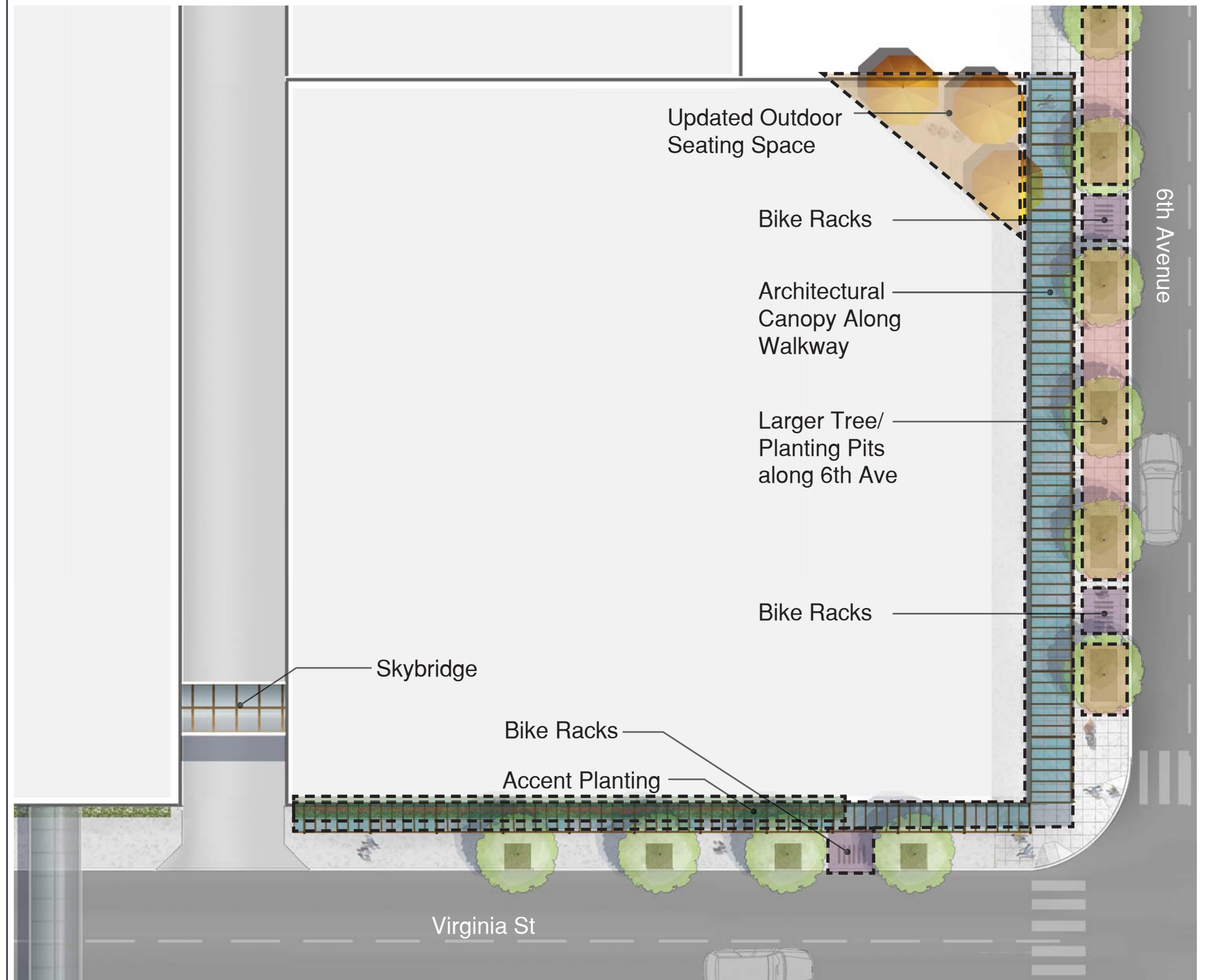
3. Updated Outdoor Seating Space



4. Extended Tree/Planting Pits



5. Bike Racks



Proposed Improvements



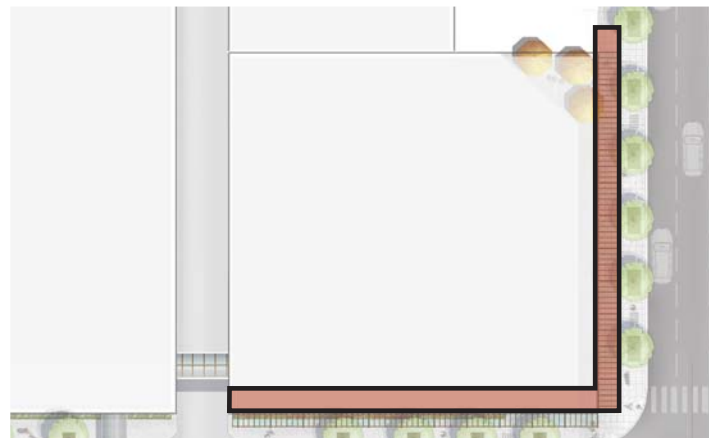
0' 10' 20' 40'

SCALE 1"=20'

PUBLIC BENEFITS/AMENITIES - Architectural Canopies



Existing Conditions Sidewalk Width: 18'-6"



Location Map

- 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



Architectural Canopy Along 6th Avenue & Virginia



Architectural Canopy Images

PUBLIC BENEFITS/AMENITIES - Extended Tree/Planting Pits



Existing Conditions



Location Map

- 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



Extended Tree Pit Planting Areas Along 6th Avenue



Sidewalk Planter Images

PUBLIC BENEFITS/AMENITIES - Accent Planting



Existing Conditions



Location Map

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



Additional Accent Planting Along Virginia

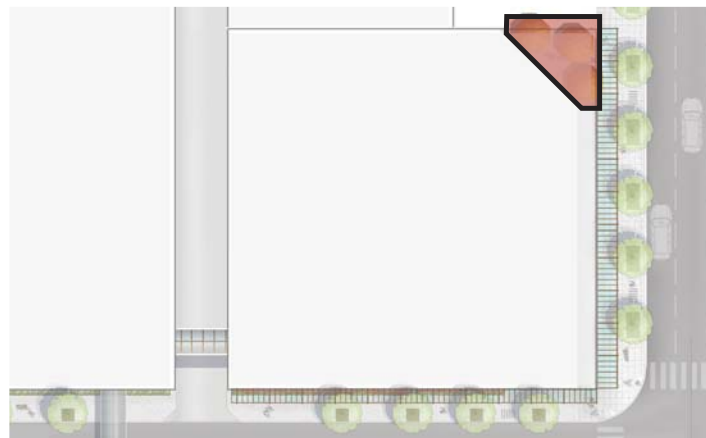


Accent Planting Character Images

PUBLIC BENEFITS/AMENITIES - Social Gathering Space



Existing Conditions



Location Map

- Gathering space activated by accent planting and umbrellas



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

Public Benefit	Description	Quantity	Estimated Cost
Aluminum Framed Canopy:	Kynar painted aluminum framing, diffused with laminated safety glazing Diagonal tie-rods at each column Dimensions: 270 linear ft 1,910 sq ft 8' projection on 6th Ave & 6' projection on Virginia St	2	\$250,000
Tree Pit Extension:	- Convert 4' X 4' tree planters to 4' X 8' planters - Add metal landscape planting guard 96 additional sq ft of planting area 6th Ave Planting Pits: - Himalayan Sweet Box / Sarcococca hookeriana var. humilis - Coral Bells / Heuchera 'Georgia Peach' - Variegated Lily Turf / Liriope muscari 'Variegata'	6	\$ 48,000
Accent Planting:	Virginia St Planters: Heavenly Bamboo / Nandina domestica 'Gulf Stream'	24 - 2 gal. 48 - 2 gal. 48 - 1 gal.	\$900 \$1,800 \$900
Gathering Space:	Colorful table umbrellas Gathering Space Planter: - Variegated Mondo Grass / Ophiopogon planiscapus 'Variegata' - Coral Bells / Heuchera 'Tiramisu'	3	\$6,000
Bike Racks:	Circle stainless steel bike racks to accommodate 18 bikes	9	\$10,000
	*Note: Plant prices include soil & mulch	Total Estimated Cost:	\$ 320,000