

# LENNAR MULTIFAMILY COMMUNITIES SPRING STREET NORTH BLOCK



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# SECTION 01

# DEVELOPMENT

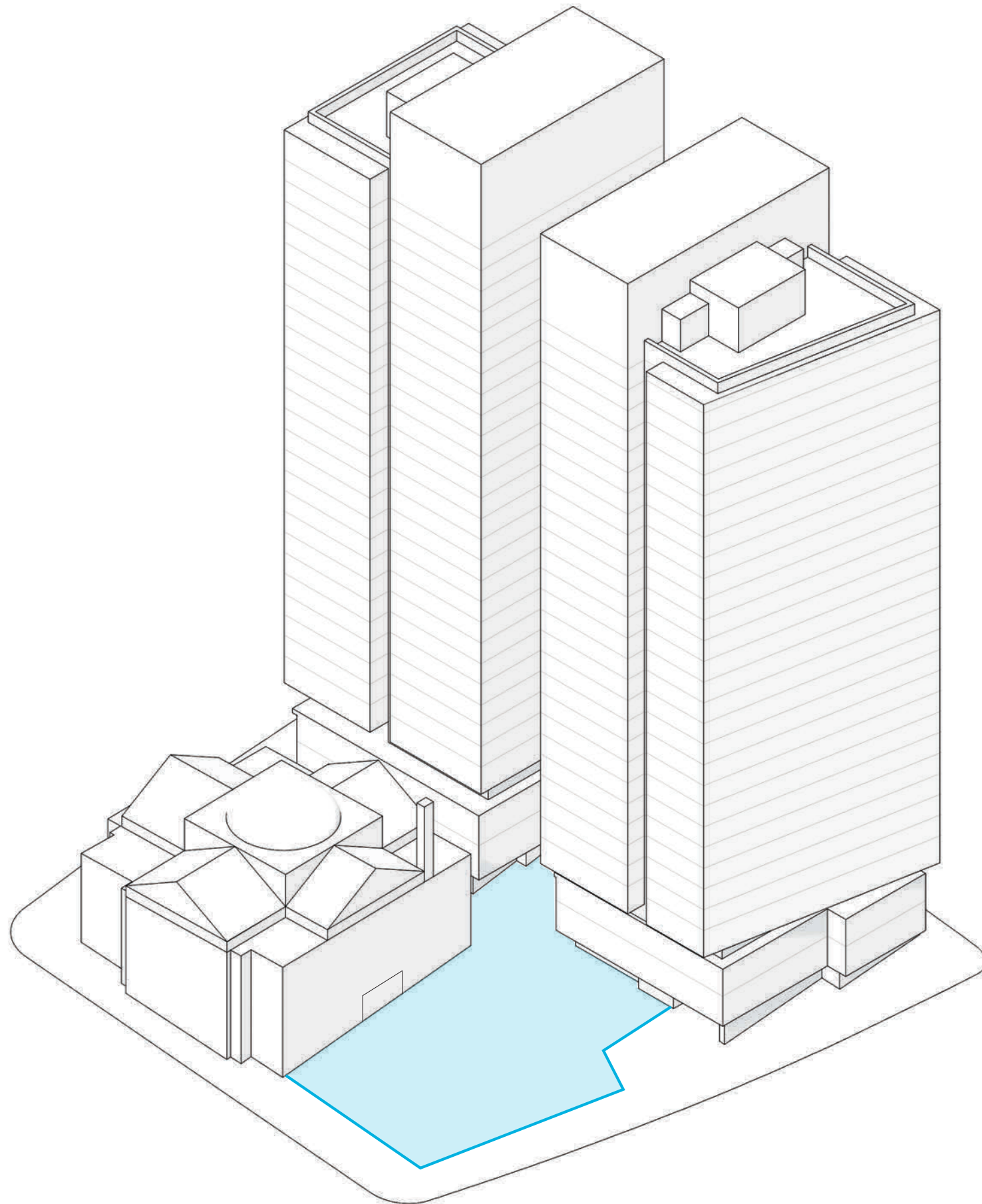
# OBJECTIVES

# DEVELOPMENT OBJECTIVES

- Integrate with neighborhood
- Human-scaled materials and detail
- Active uses at the street
- Community identity
- Reference to historic neighbor
- Connection to downtown
- Natural setting, near Freeway Park
- Views of downtown
- Acknowledge place on the hill
- Near public transit and bike routes



# DEVELOPMENT PROPOSAL



- Two residential towers
- High quality development
- 500+ residential units
- Variety of unit types
- Seven levels of below-grade parking
- Ground level retail
- Open space
- Alley vacation

# SECTION 02

## SITE INTRODUCTION



SENECA ST

SITE

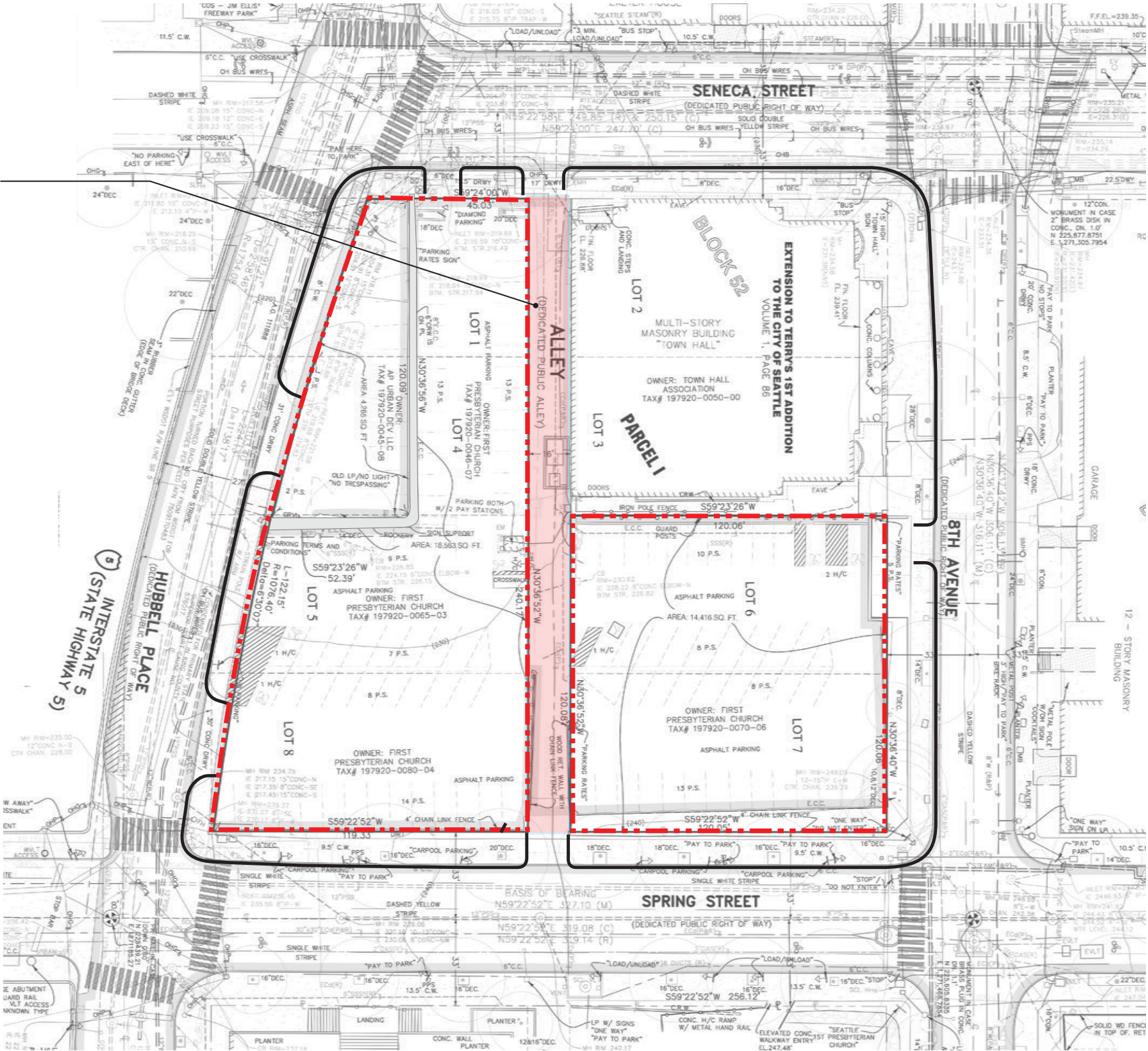
8TH AVE

SPRING ST

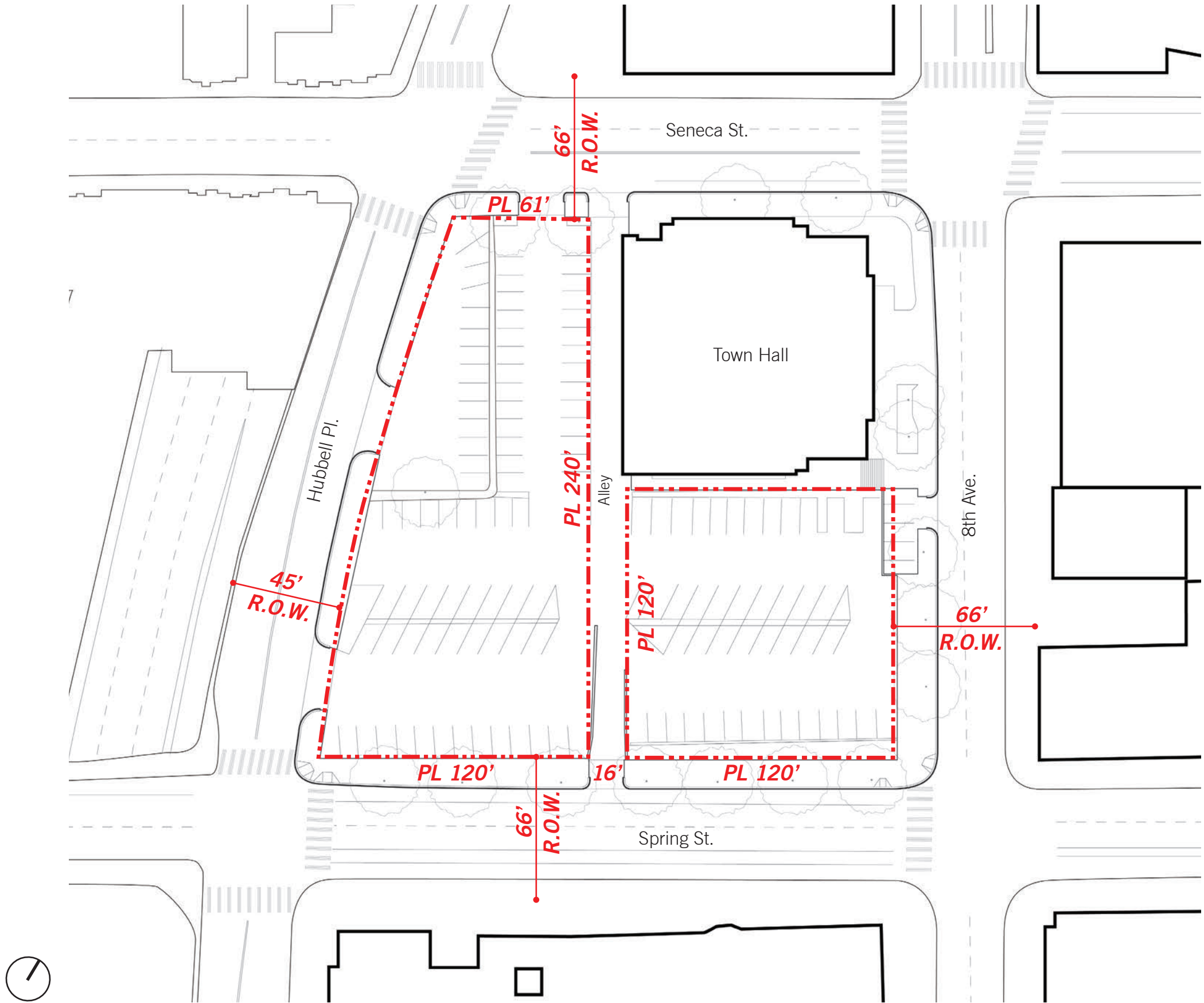
7TH AVE

MADISON ST

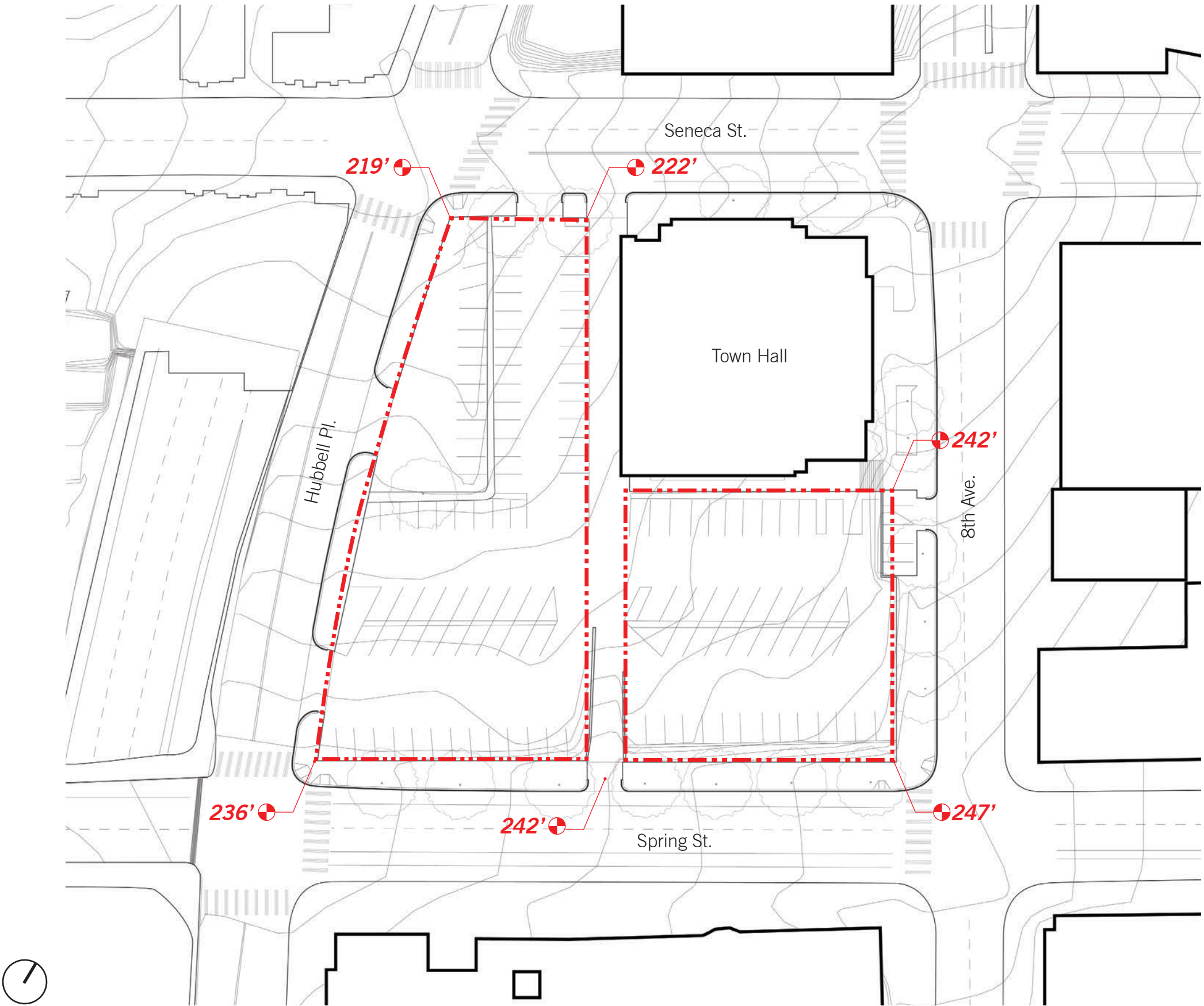
EXISTING ALLEY  
3,842 SF



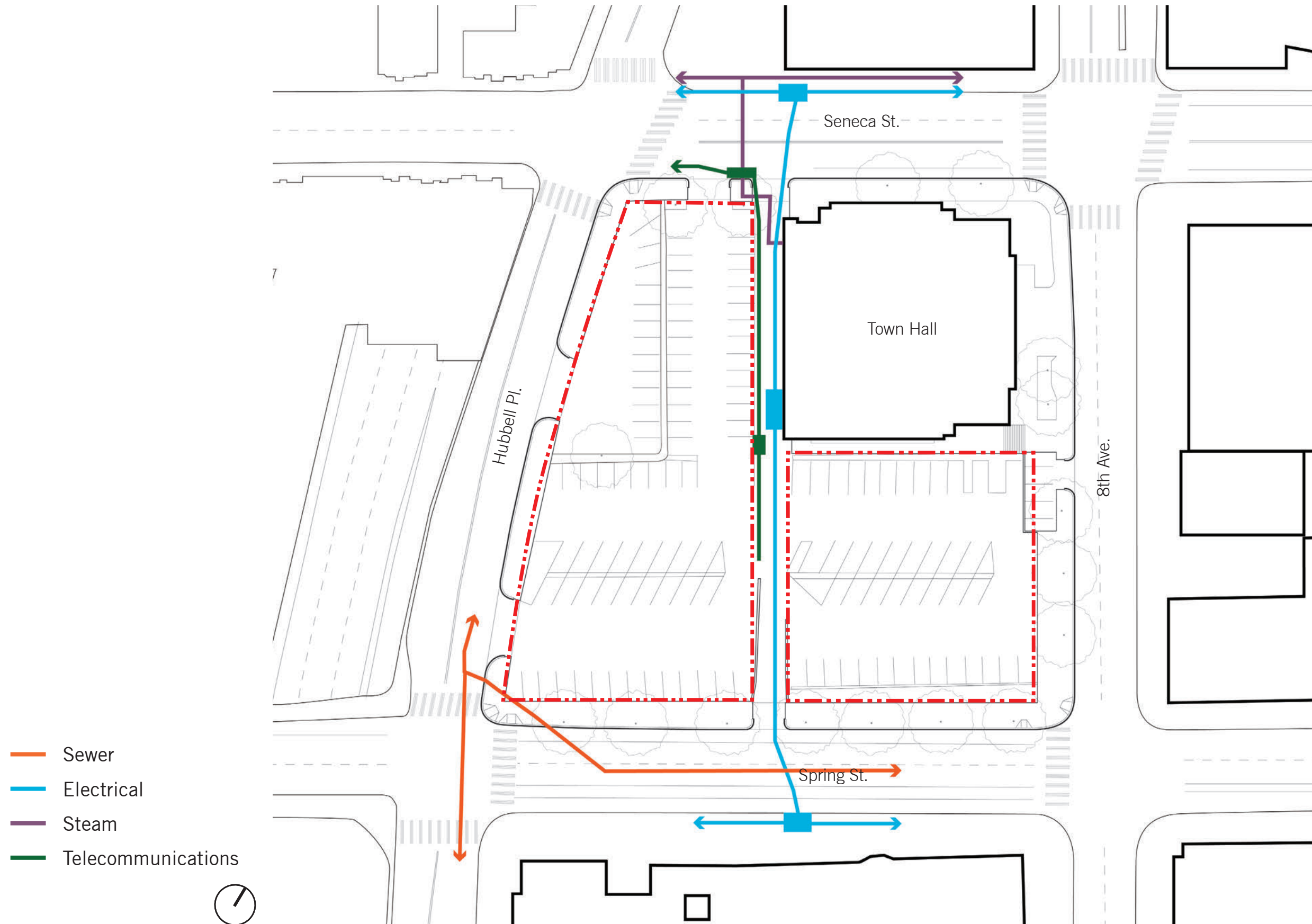
EXISTING SITE - DIMENSIONS



# EXISTING SITE - TOPOGRAPHY



# EXISTING SITE - UTILITIES

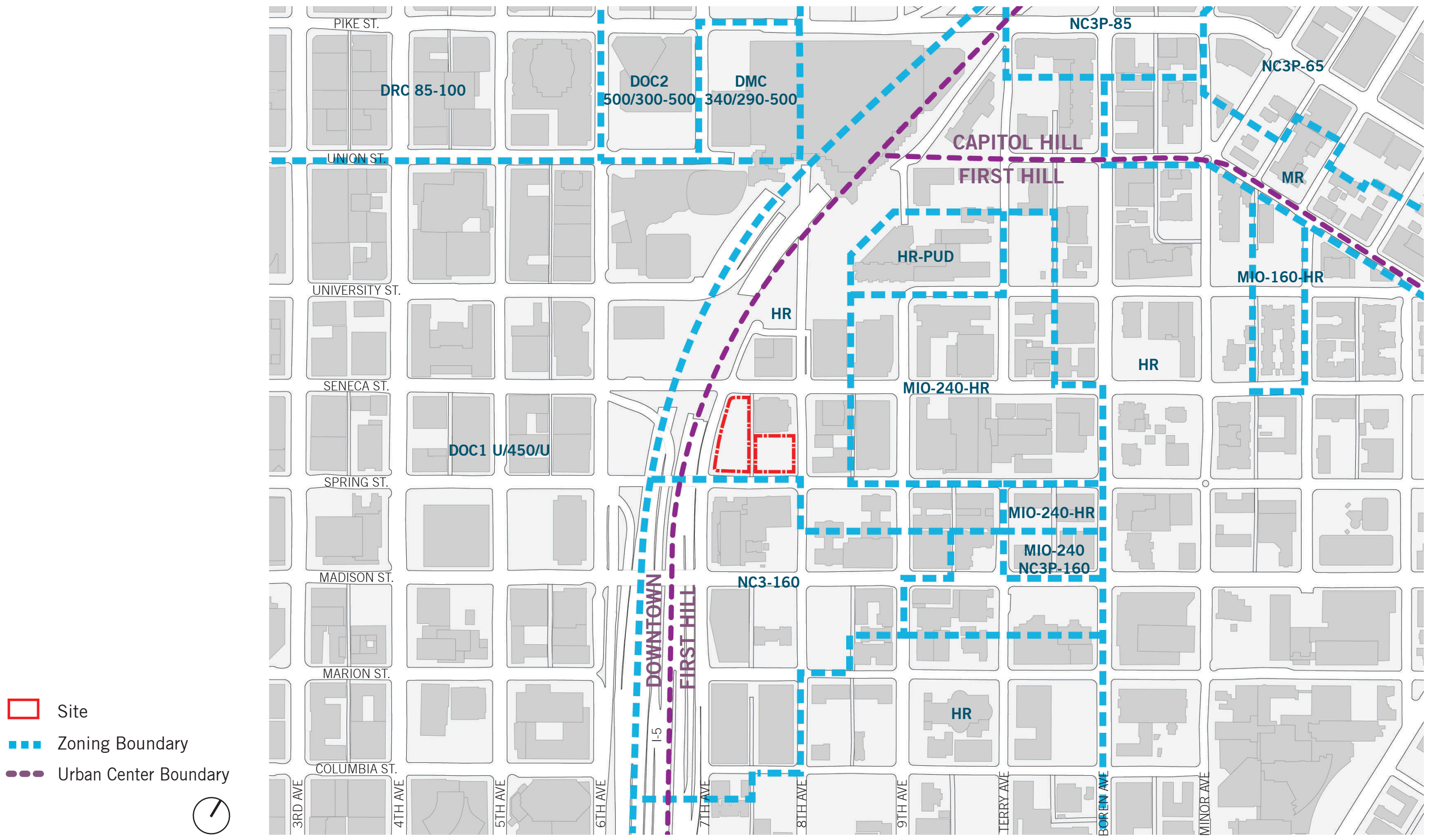


# SECTION 03

## URBAN DESIGN

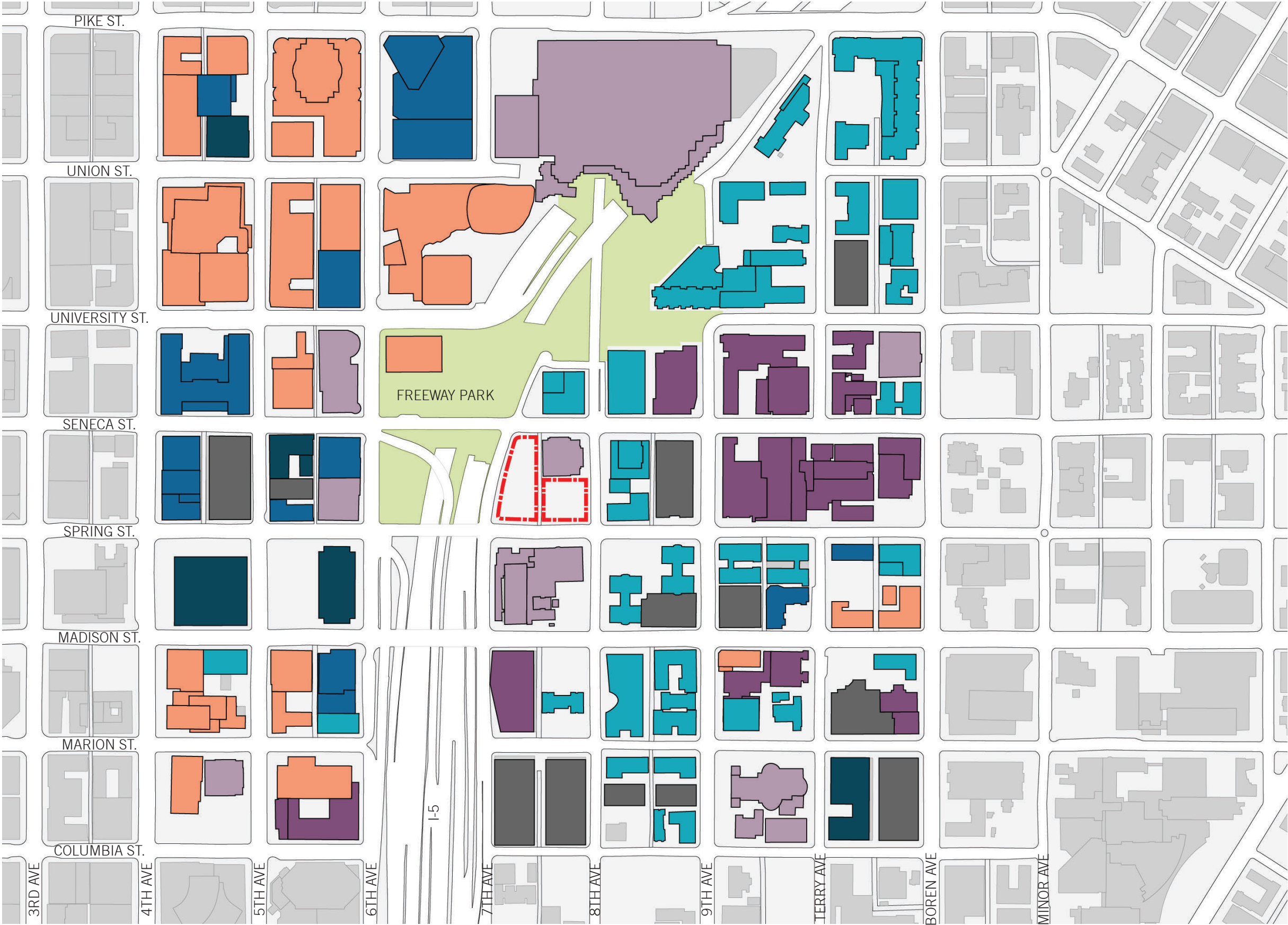
### CONTEXT

# EXISTING ZONING






EXISTING USES

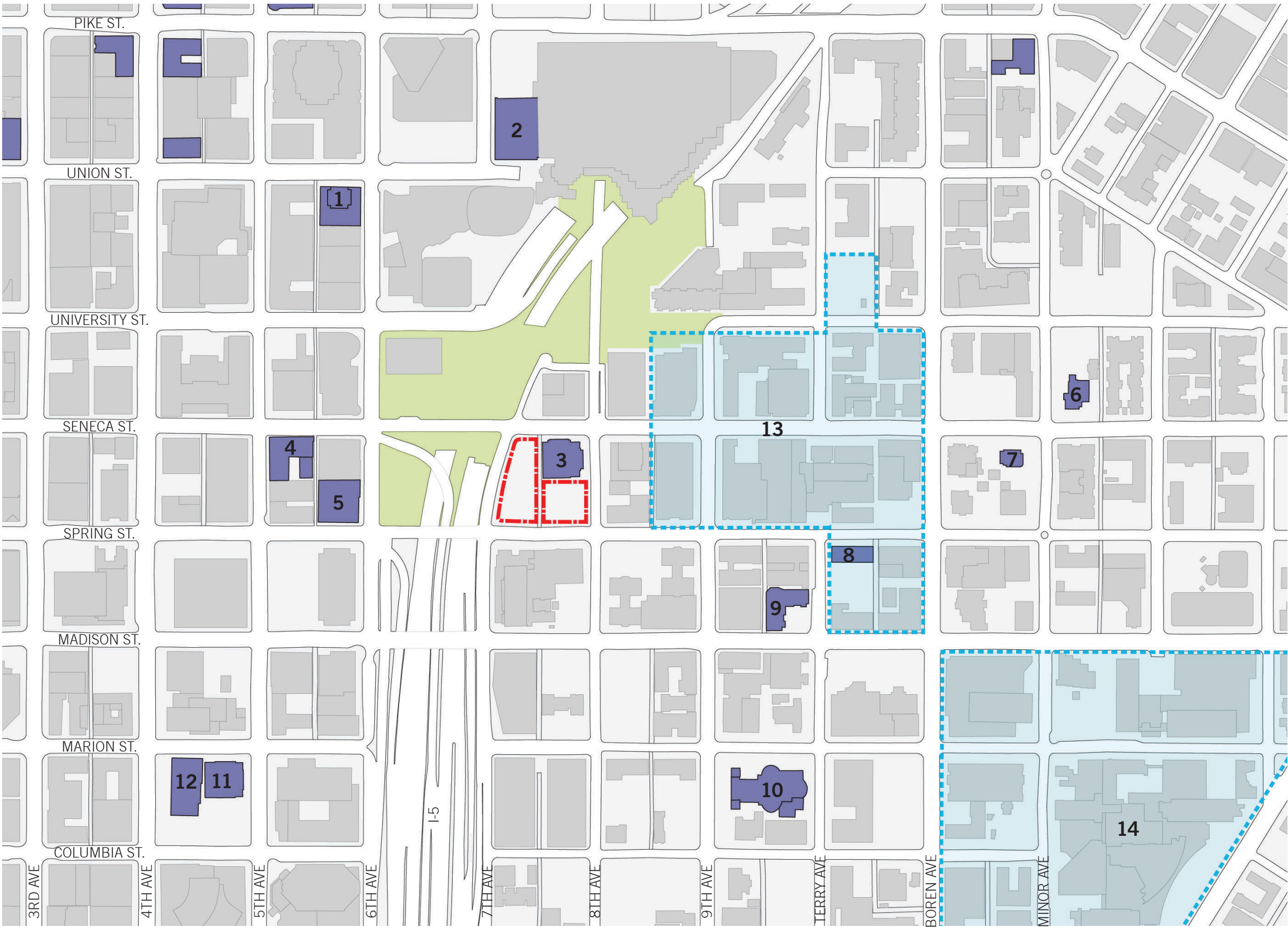
- Site
- Residential
- Healthcare / Research
- Civic / Government
- Hospitality
- Office
- Cultural / Religious
- Parking
- Open / Park Space



# LANDMARKS + CAMPUSES

- 1 Washington Athletic Club
- 2 Eagles Temple Building
- 3 Town Hall
- 4 YMCA Club
- 5 Women's University Club
- 6 Stimson / Green House
- 7 Dearborn House
- 8 Baroness Apartment Hotel
- 9 Sorrento Hotel
- 10 St. James Cathedral
- 11 First United Methodist
- 12 Rainer Club
- 13 Virginia Mason Campus
- 14 Swedish Medical Campus

-  Site
-  Medical Campus
-  Designated Landmark



# NEIGHBORHOOD CHARACTER



Convention Center



Town Hall



Dearborn House



St. James Cathedral



Stimson / Green House



Park Place, Office



Freeway Park



YWCA Condominiums



Baroness Apartment Hotel



Nakamura Federal Courthouse



First United Methodist Church



YMCA Club



Virginia Mason Medical Campus



Swedish Medical Campus



Sorrento Hotel



Eagles Temple Building



Rainier Club



IBM, Office

## NEIGHBORHOOD OUTREACH / CITY PROCESS

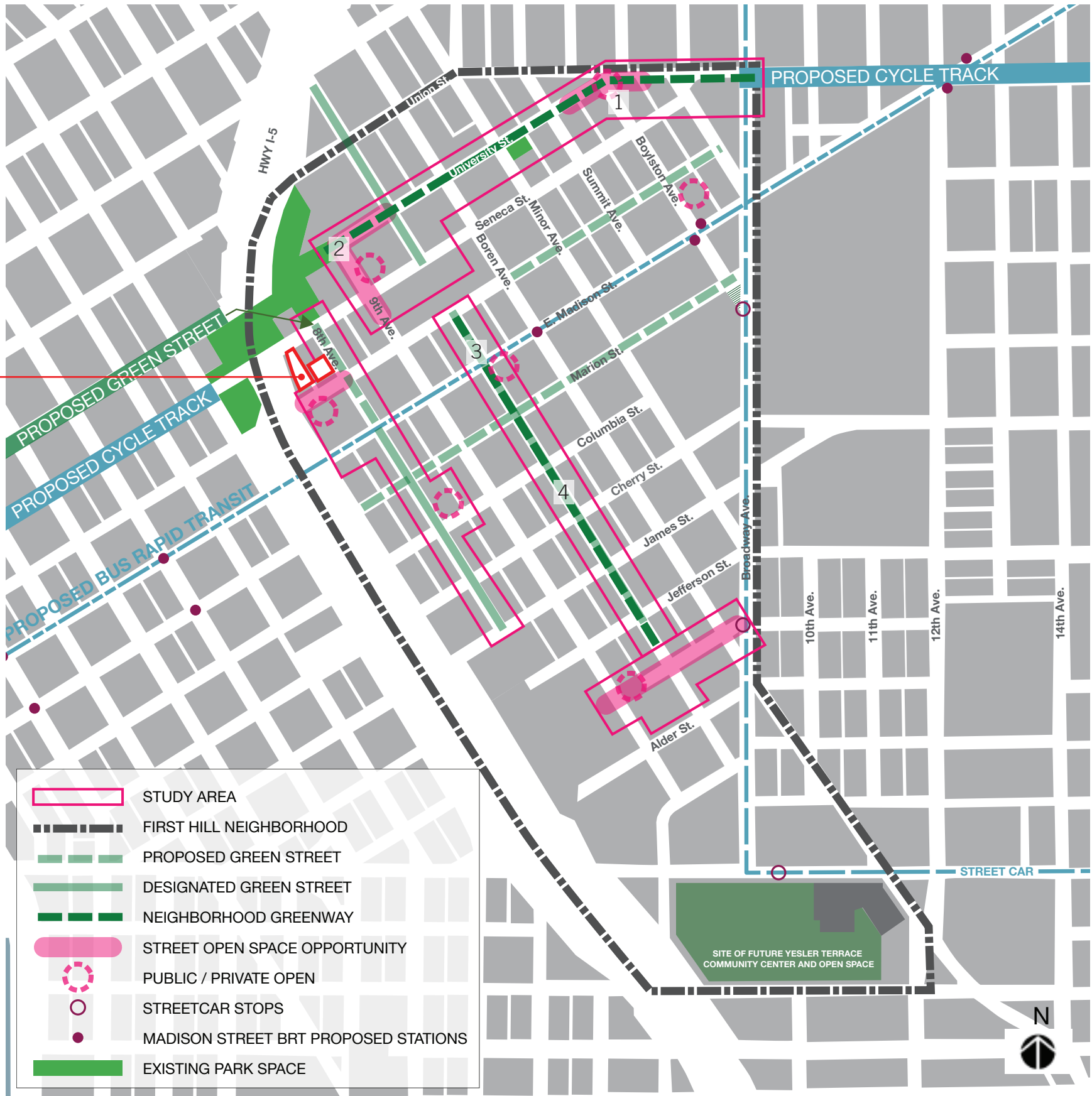


- Town Hall Seattle
- First Hill Improvement Association
- Freeway Park Association
- Early Design Guidance
- MUP under review
- Seattle City Light (UMP / Power)
- SDOT 30% SIP under review
- SDOT EDG Review Meeting

# FIRST HILL PUBLIC REALM ACTION PLAN

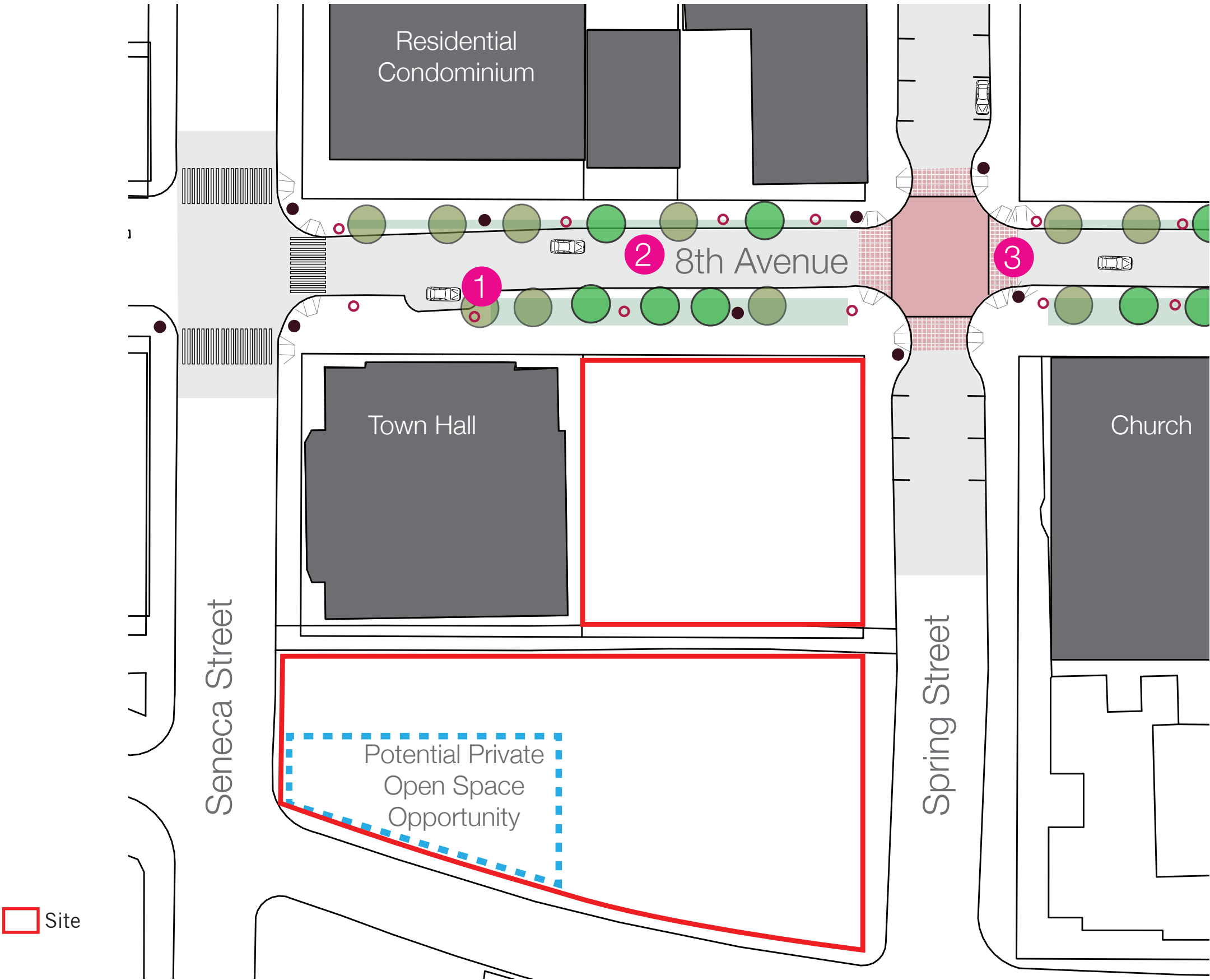


Site



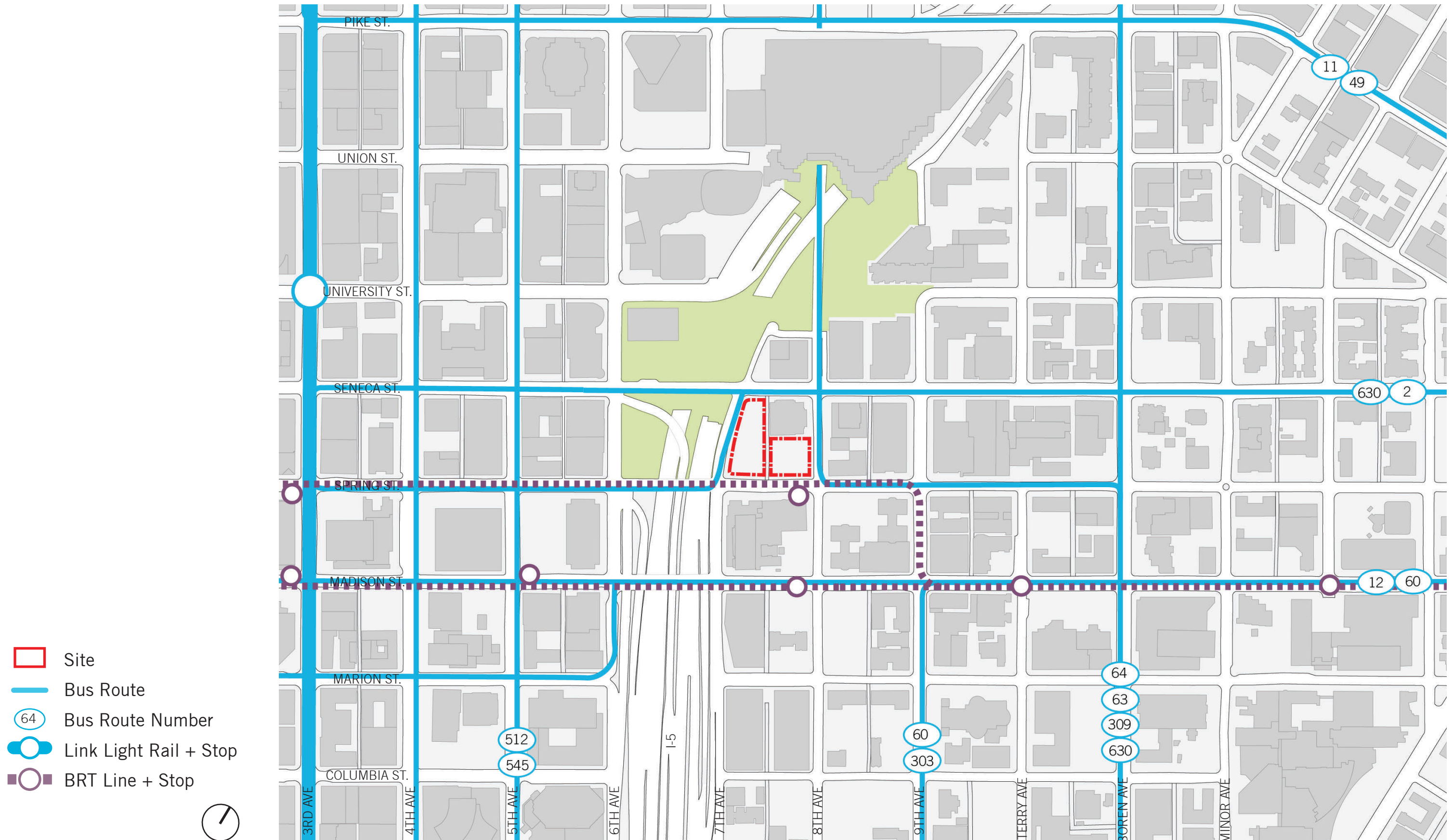
(First Hill Public Realm Action Plan, Winter 2015)

# FIRST HILL PUBLIC REALM ACTION PLAN



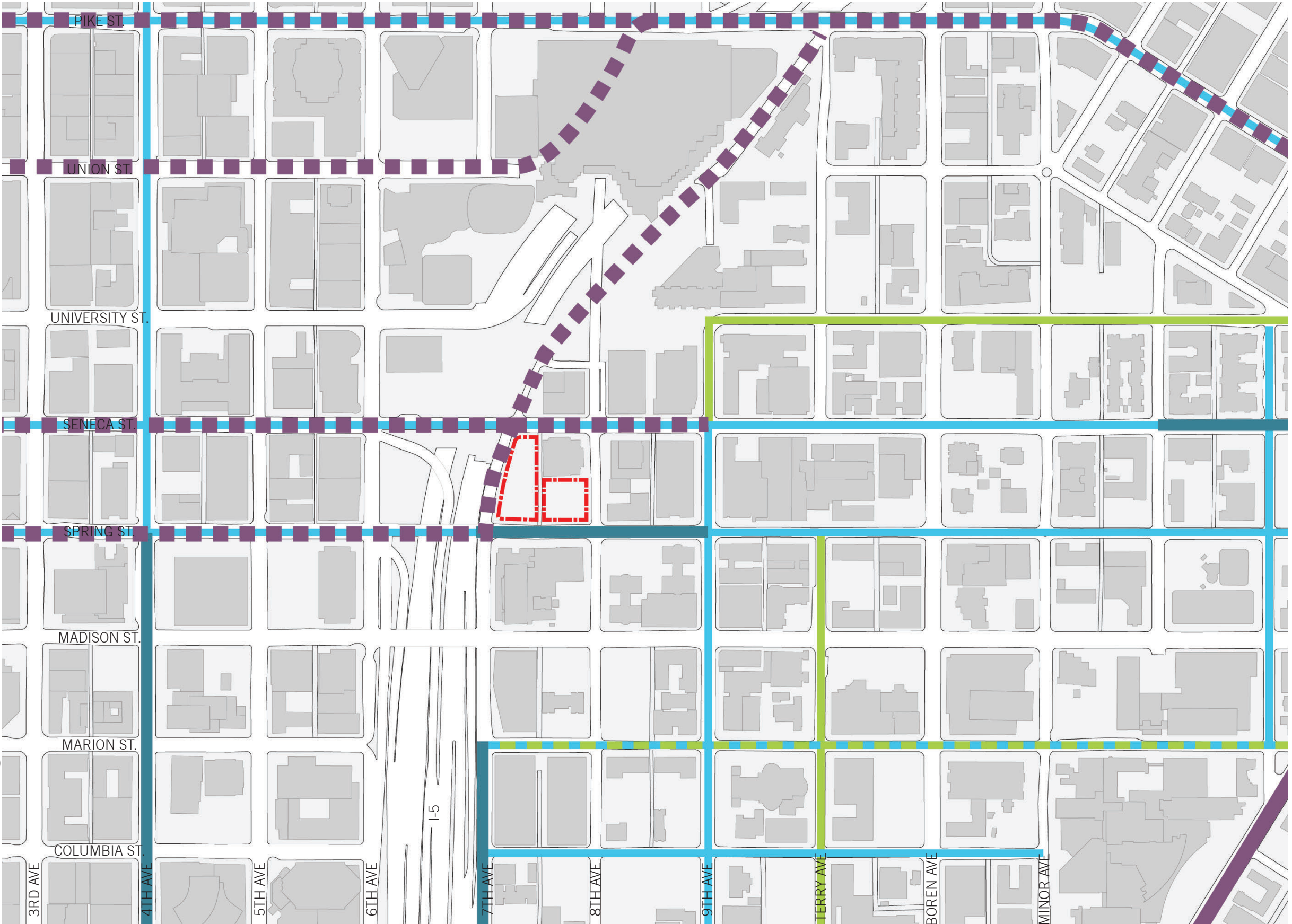
(First Hill Public Realm Action Plan, Winter 2015)

# CIRCULATION - PUBLIC TRANSIT



# CIRCULATION - BICYCLES

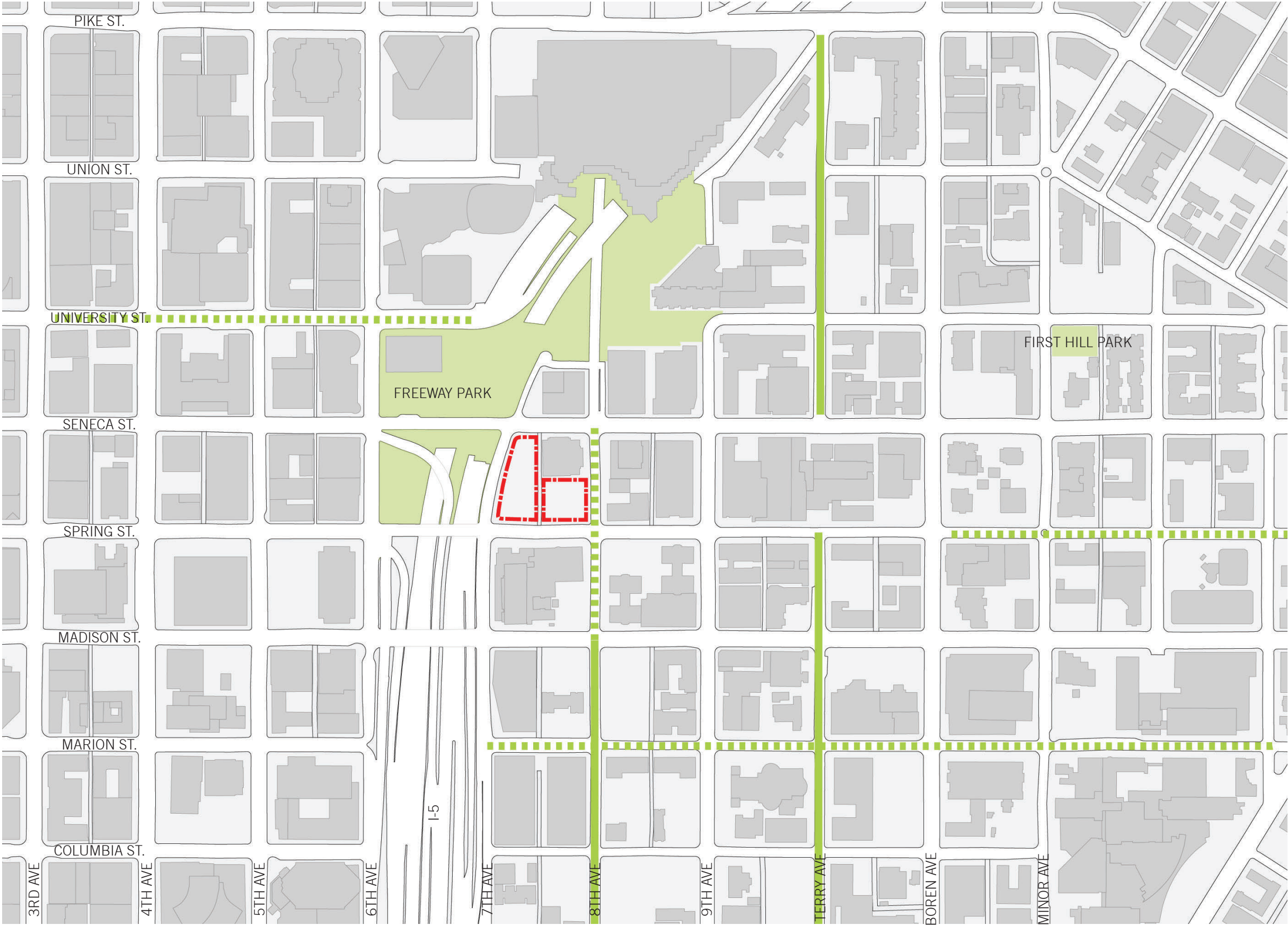
- Site
- Shared Bike Lane
- Separated Bike Lane
- Cycle Track
- Cycle Track (Recommended)
- Neighborhood Greenway
- Neighborhood Greenway (Recommended)



(Seattle Bicycle Master Plan, April 2014), (First Hill Public Realm Action Plan, Winter 2015), (2016 Seattle Bike Map)

# CIRCULATION - OPEN SPACE + GREEN STREETS

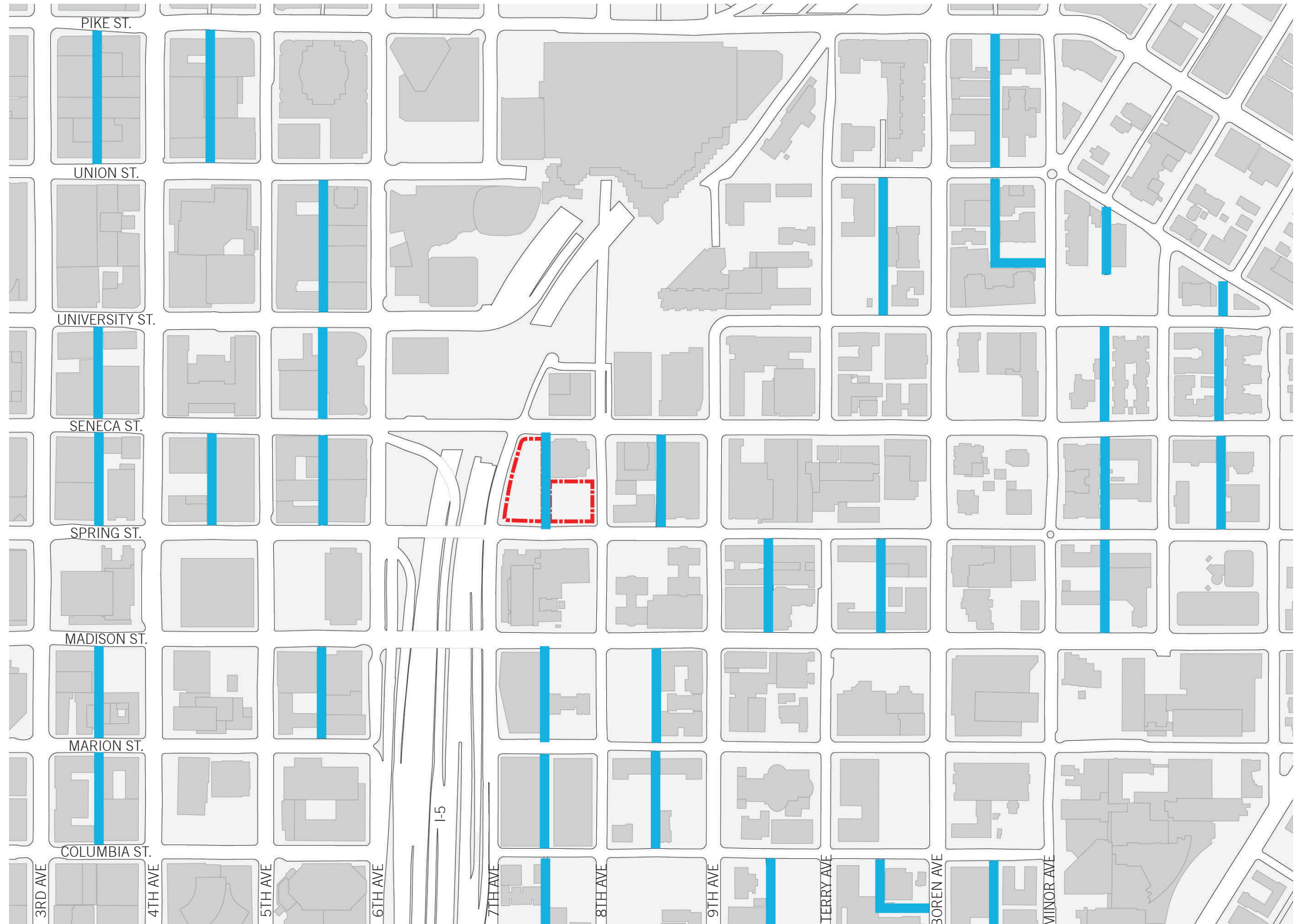
- Site
- Public Park
- Green Street
- Green Street (Proposed)



(First Hill Public Realm Action Plan, Winter 2015)

# CIRCULATION - ALLEYS

 Site  
 Alleys



# NINE BLOCK AREA



SENECA ST

SPRING ST

MADISON ST

7TH AVE

8TH AVE

SITE

NINE BLOCK AREA PHOTOS



1  
View from Hubbell Place facing east



4  
View of adjacent Freeway Park space on Seneca Street



2  
View from corner of Hubbell Place and Seneca Street facing southeast



5  
View from 8th Avenue facing west



3  
View from corner of Hubbell Place and Spring Street facing east



6  
View from 6th Avenue and Madison Street facing northeast

# SENECA STREET PHOTOS



*North Streetscape (site)*



*North Streetscape (opposite of site)*

# HUBBELL PLACE PHOTOS

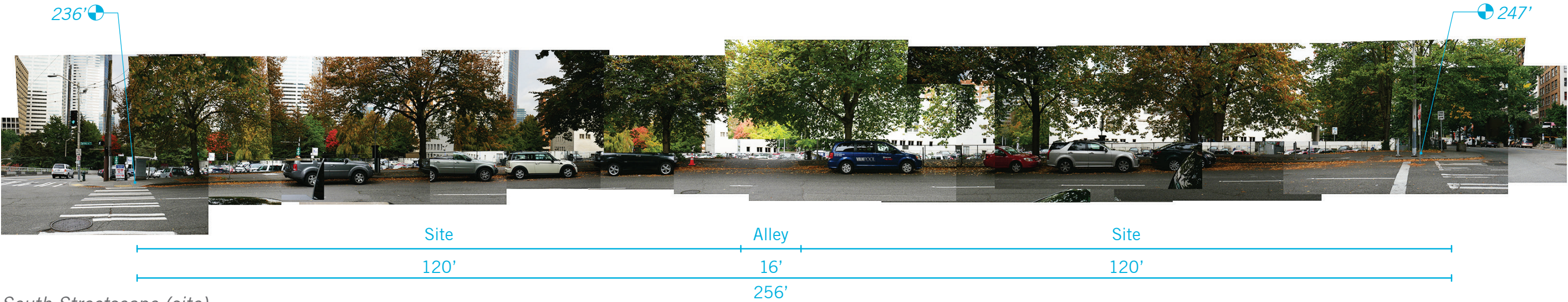


*West Streetscape (site)*



*West Streetscape (opposite of site)*

# SPRING STREET PHOTOS



South Streetscape (opposite of site)

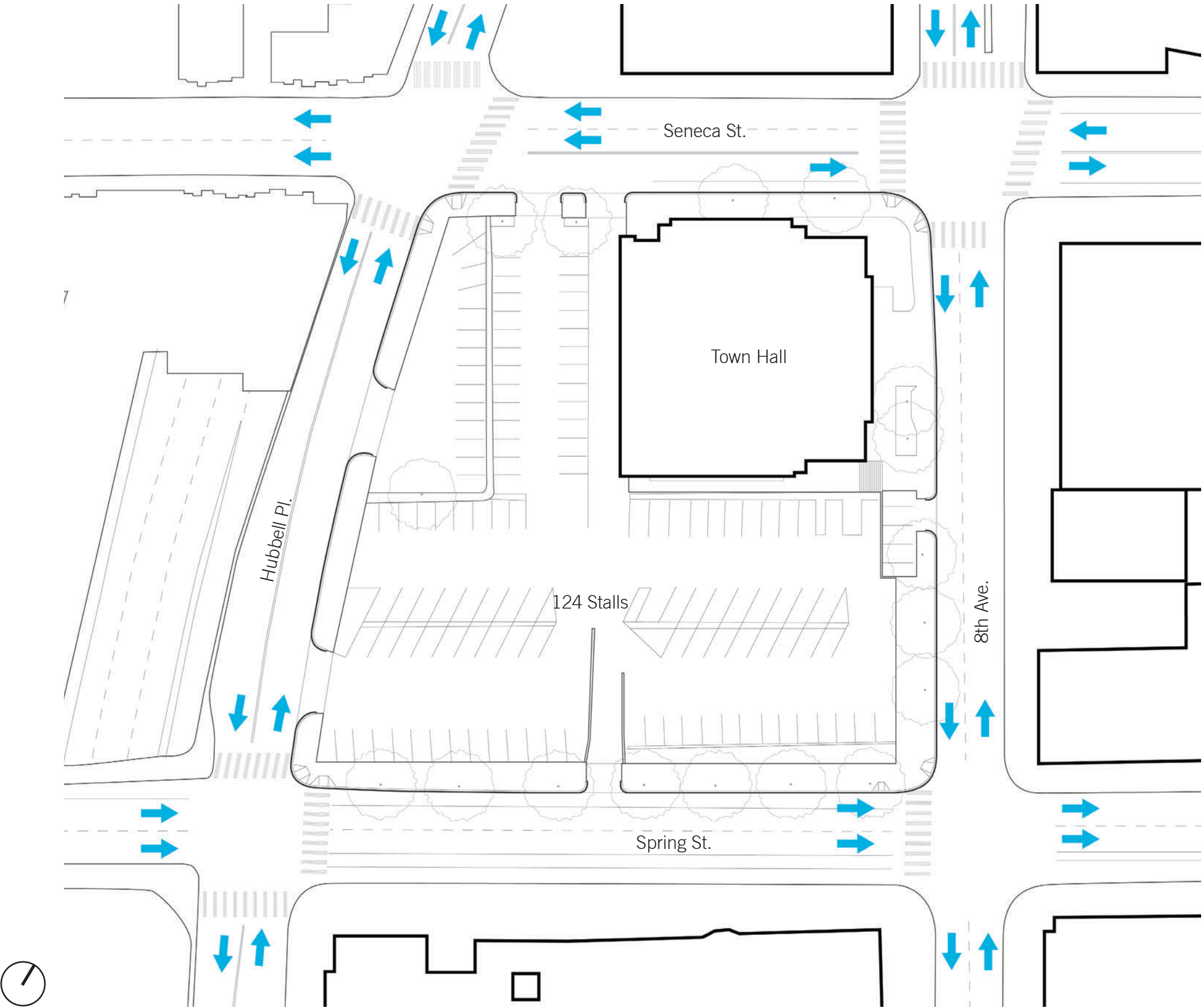
# 8TH AVENUE PHOTOS




East Streetscape (site)



CIRCULATION - TRAFFIC PATTERNS



EXISTING PEAK TRAFFIC VOLUMES




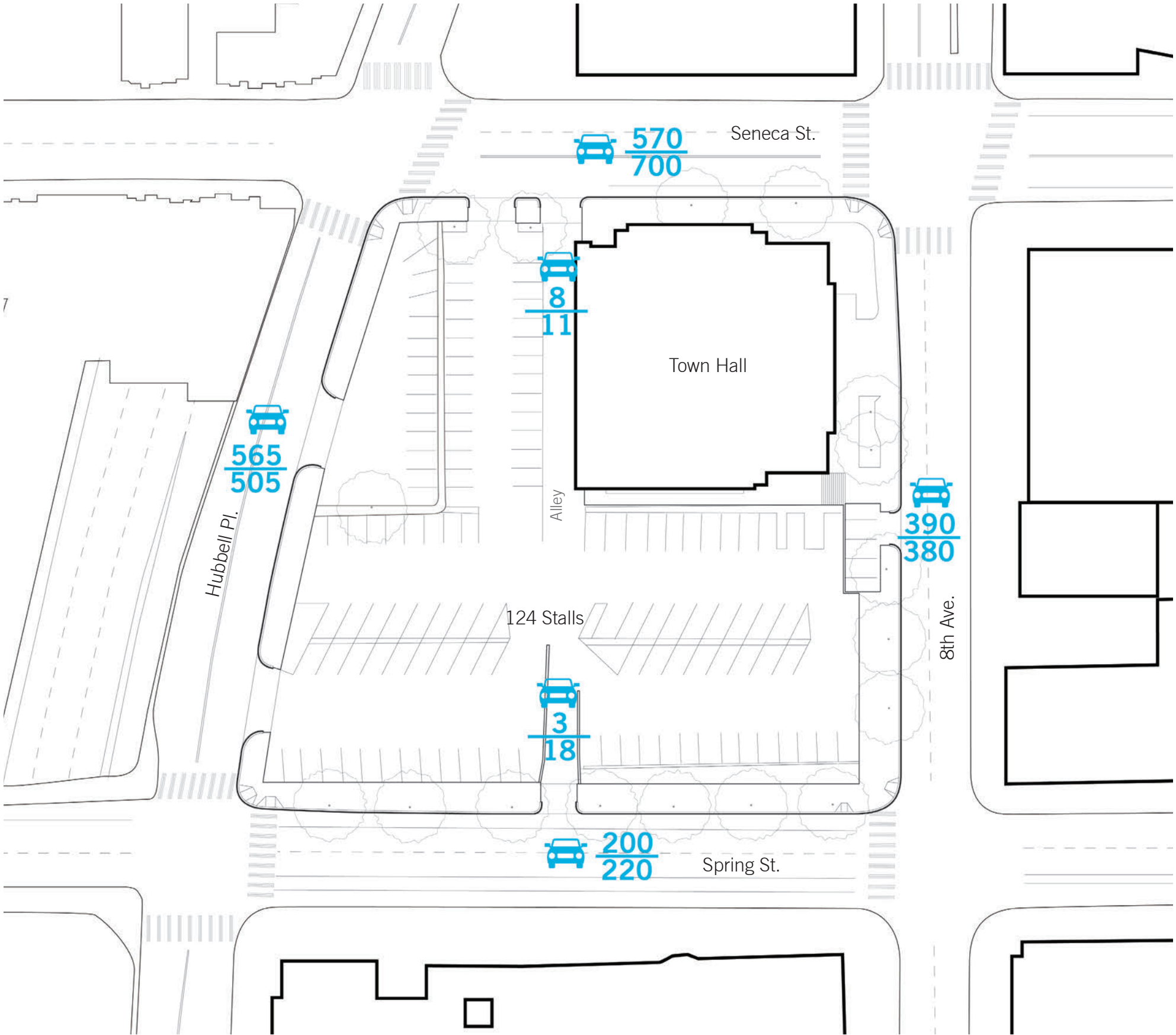
Traffic Counts

AM

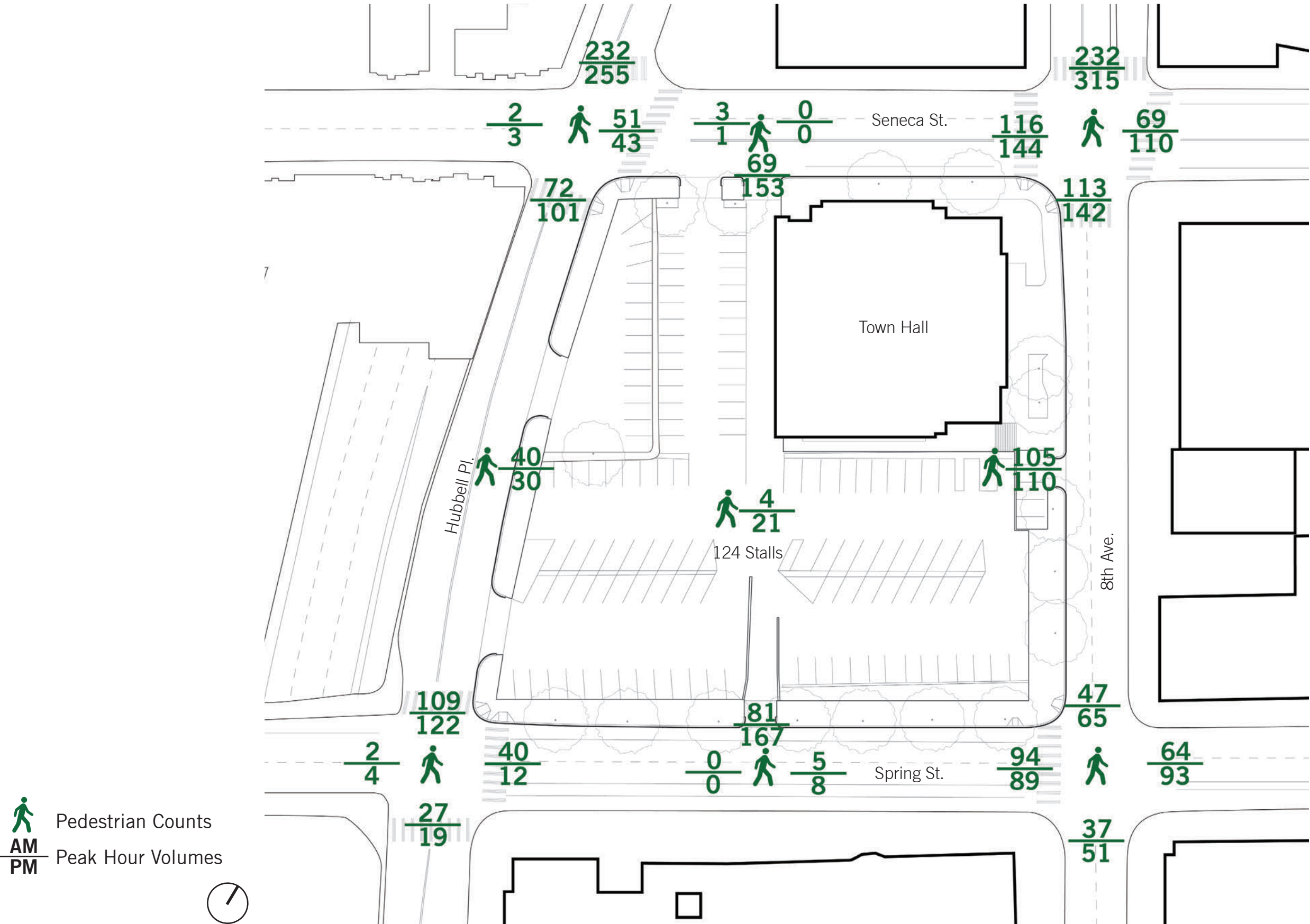
PM

Peak Hour Volumes






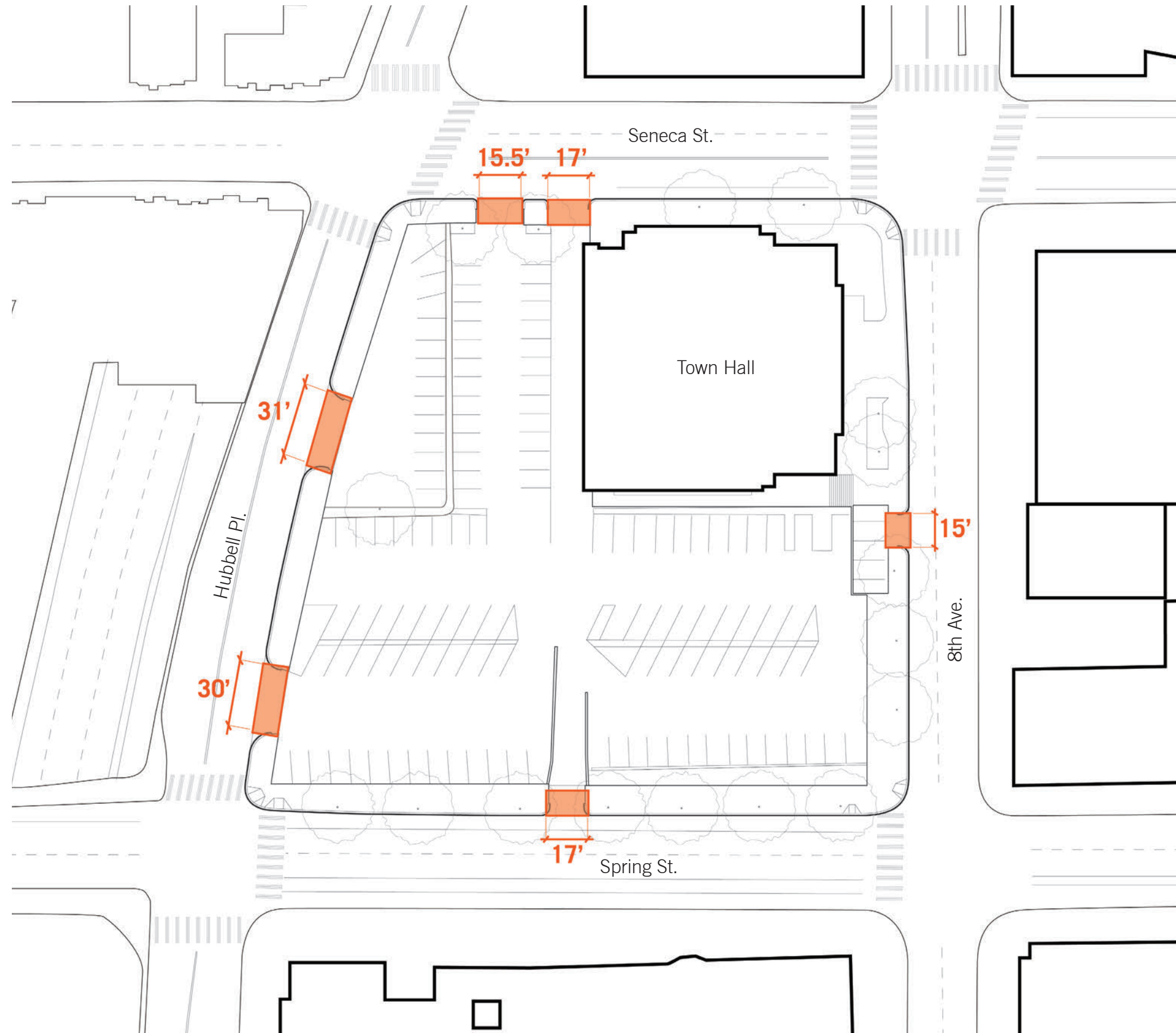
EXISTING PEAK PEDESTRIAN VOLUMES



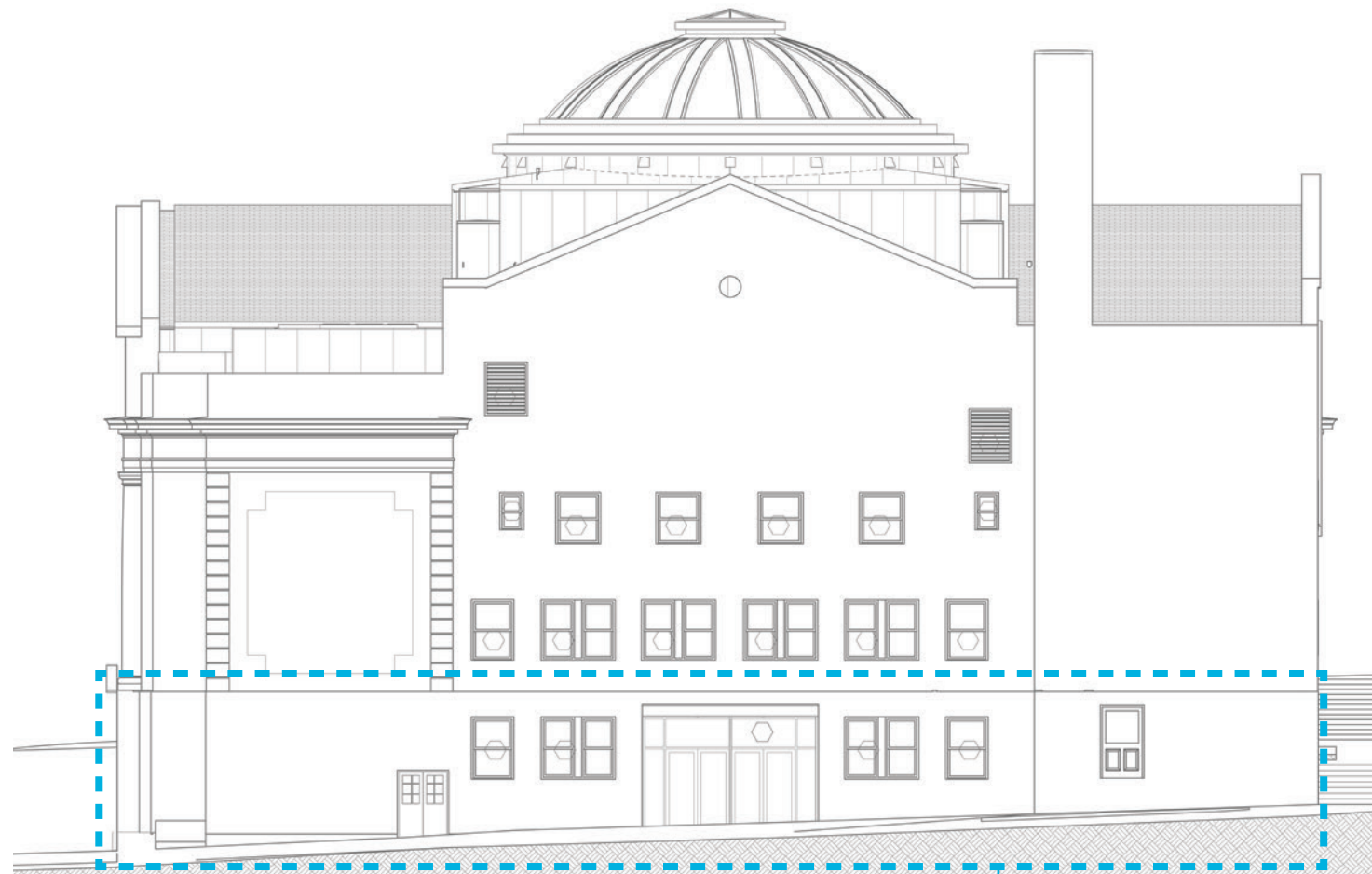
# EXISTING CURB CUTS

SIX CURB CUTS =  
125.5'

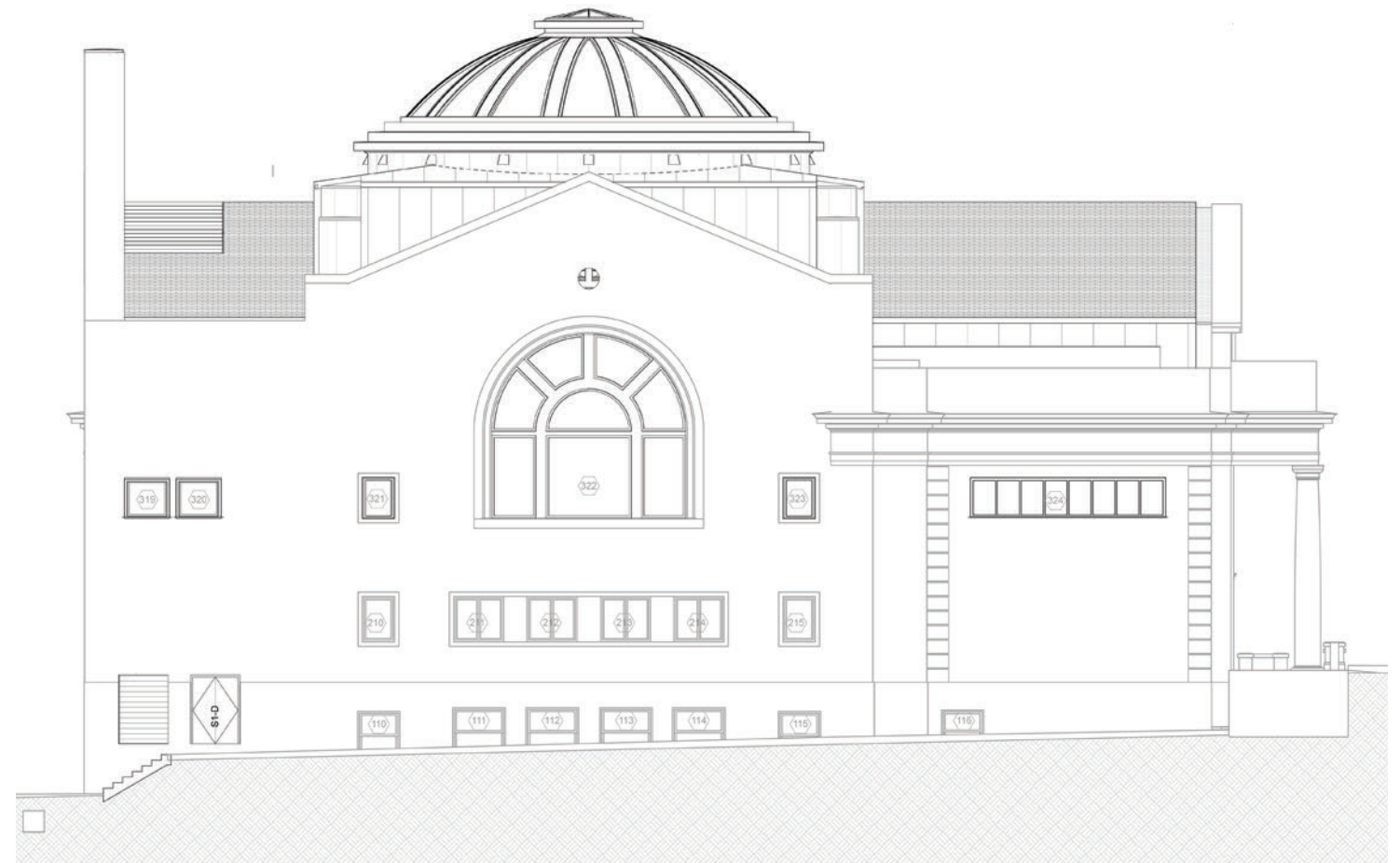
 Curb Cut



# TOWN HALL IMPROVEMENTS



*Town Hall West Facade - Proposed*



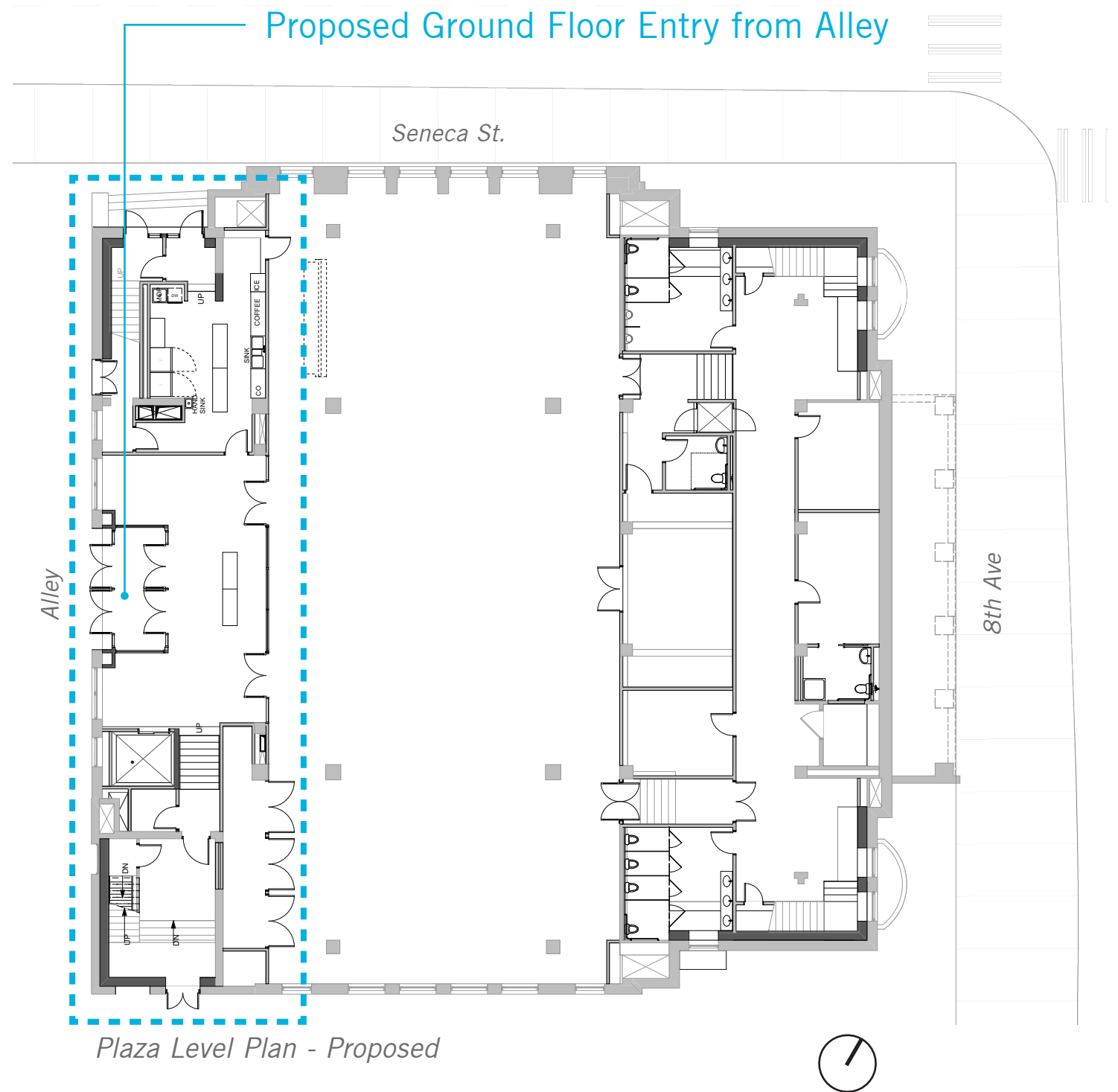
*Town Hall South Facade - Proposed*

Proposed Entry in  
Existing Concrete Wall

## TOWN HALL RENOVATION:

- New entry
- New signage
- Improved ADA accessibility
- Seismic upgrade
- Coordinates with proposed development

# TOWN HALL IMPROVEMENTS



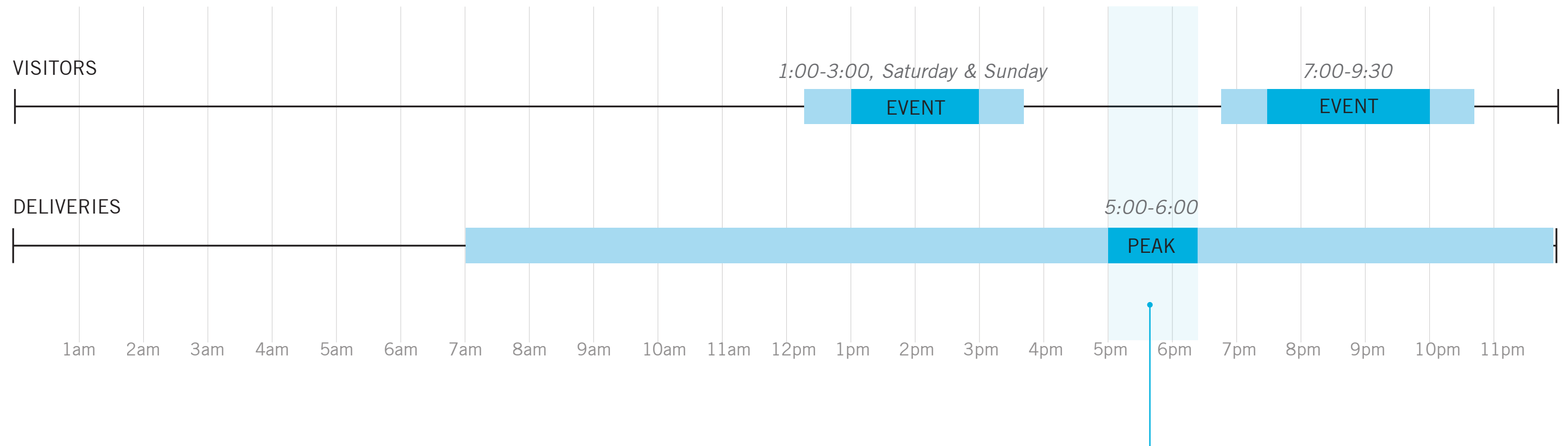
# TOWN HALL IMPROVEMENTS



*New Entry along Alley*

*Rendering courtesy of Weinstein A+U*

# TOWN HALL LOADING AND EVENTS



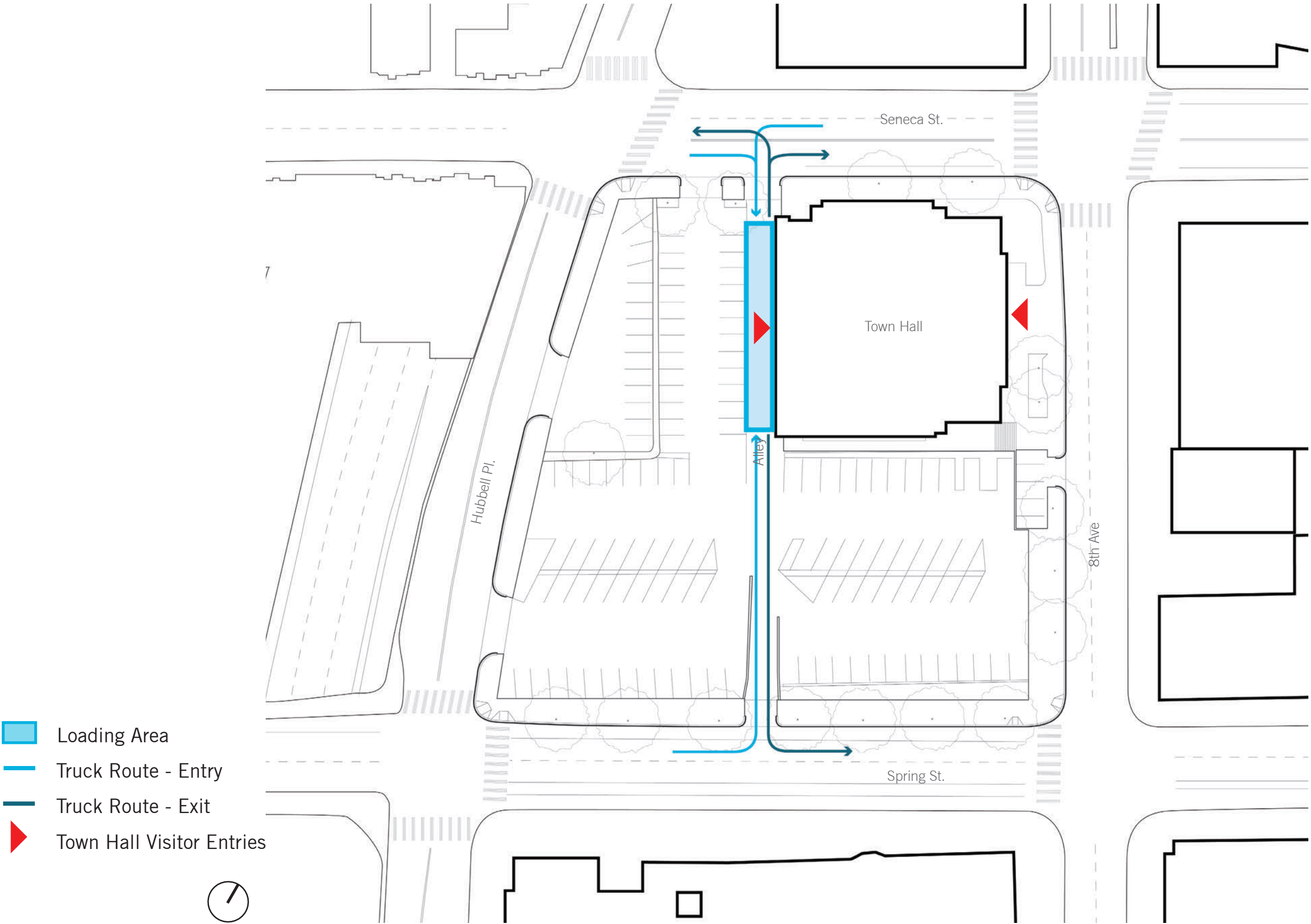
## TOWN HALL OPERATIONAL DELIVERIES

- 2-3 box trucks per day for UPS/FedEx, office supplies, Town Hall food and beverages
- Accessible drop-off

## TOWN HALL EVENT DELIVERIES

- 400 events per year
- Events range from a handful of visitors to over 1,000
- 1 box truck per week for larger audio equipment, etc.
- 1-2 vans per day for catering, instruments, etc.

TOWN HALL LOADING AND EVENTS

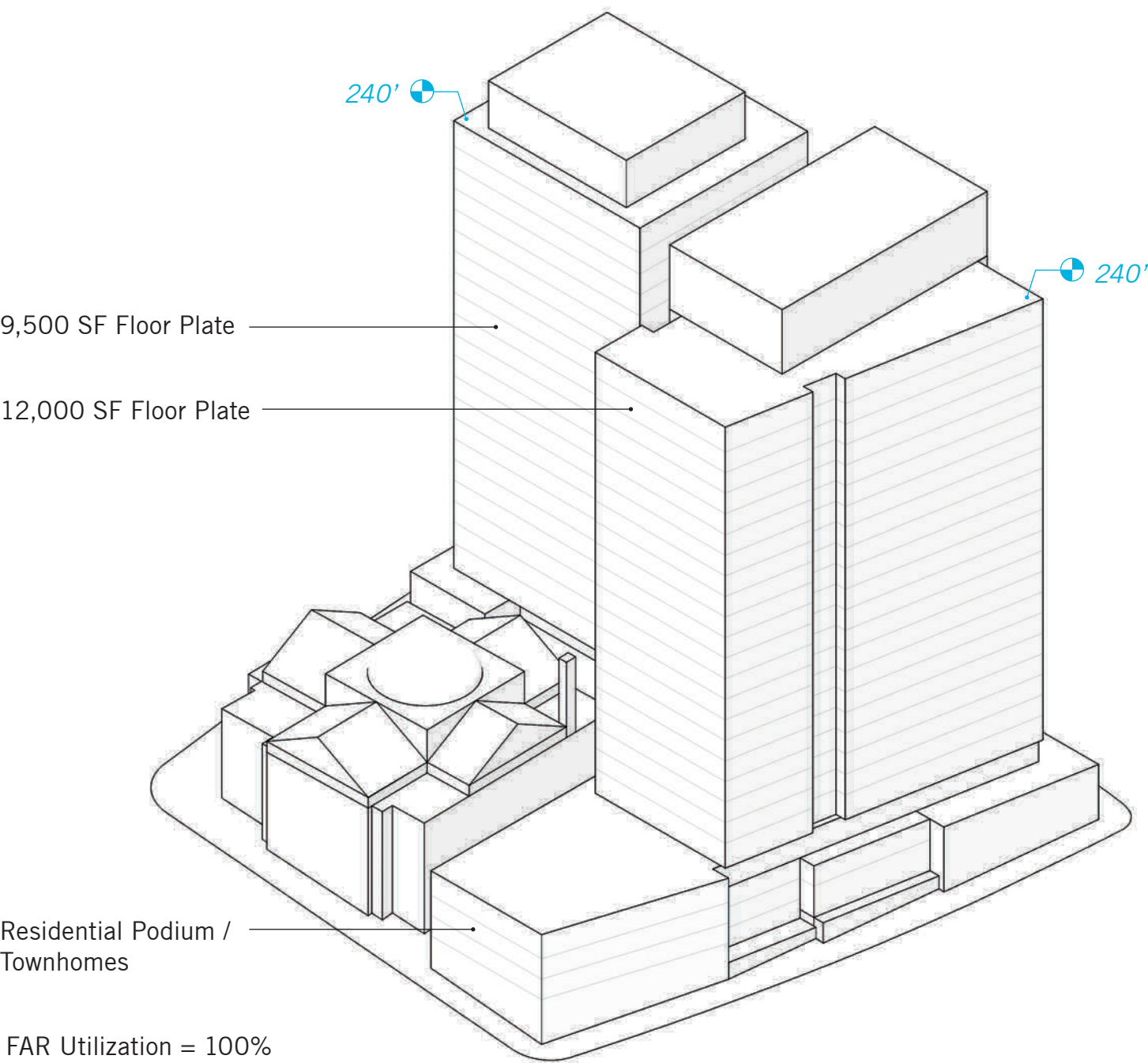


# SECTION 04

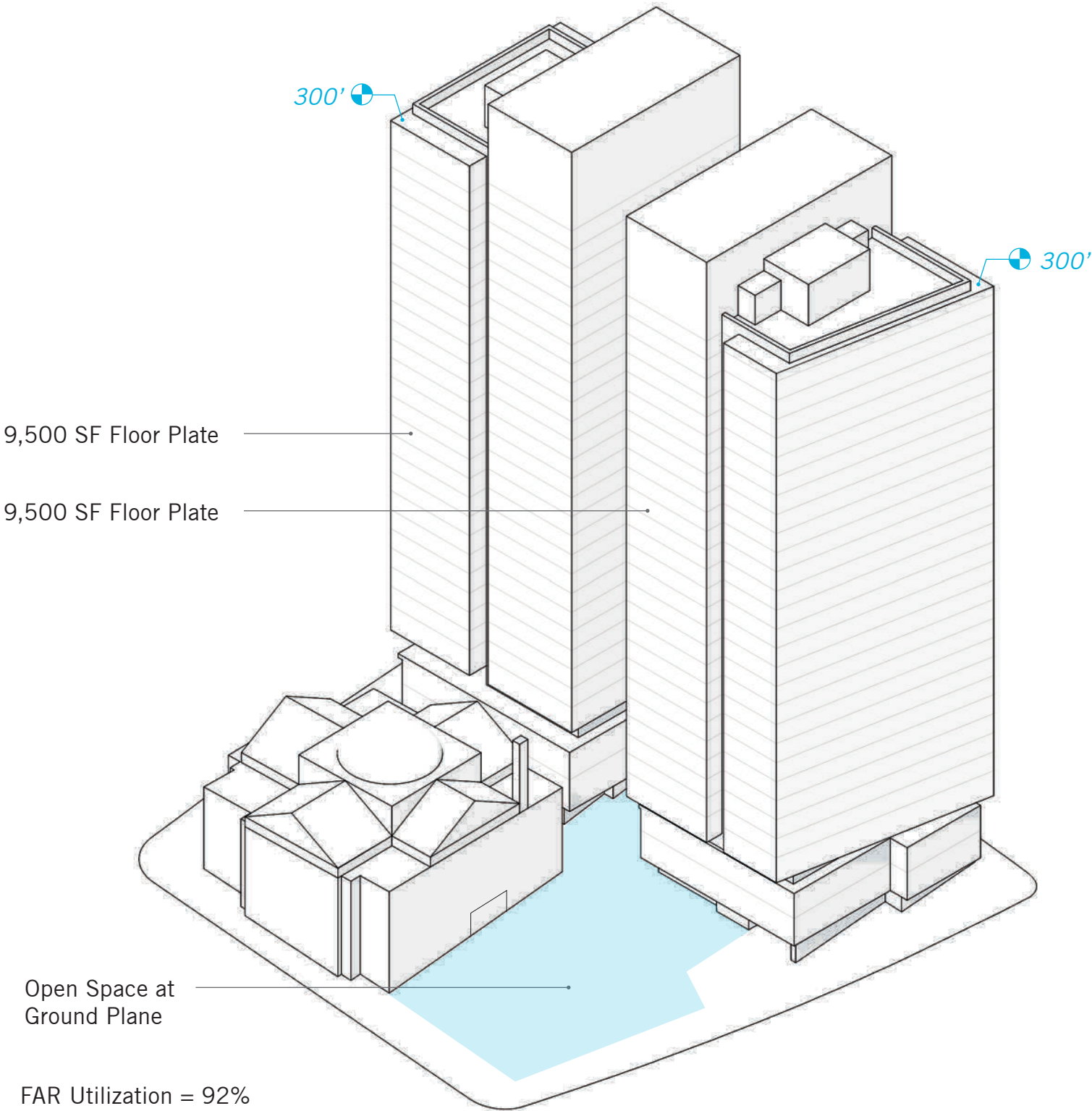
## PROPOSED PROJECT

# PROPOSAL INTRODUCTION

NO ALLEY VACATION

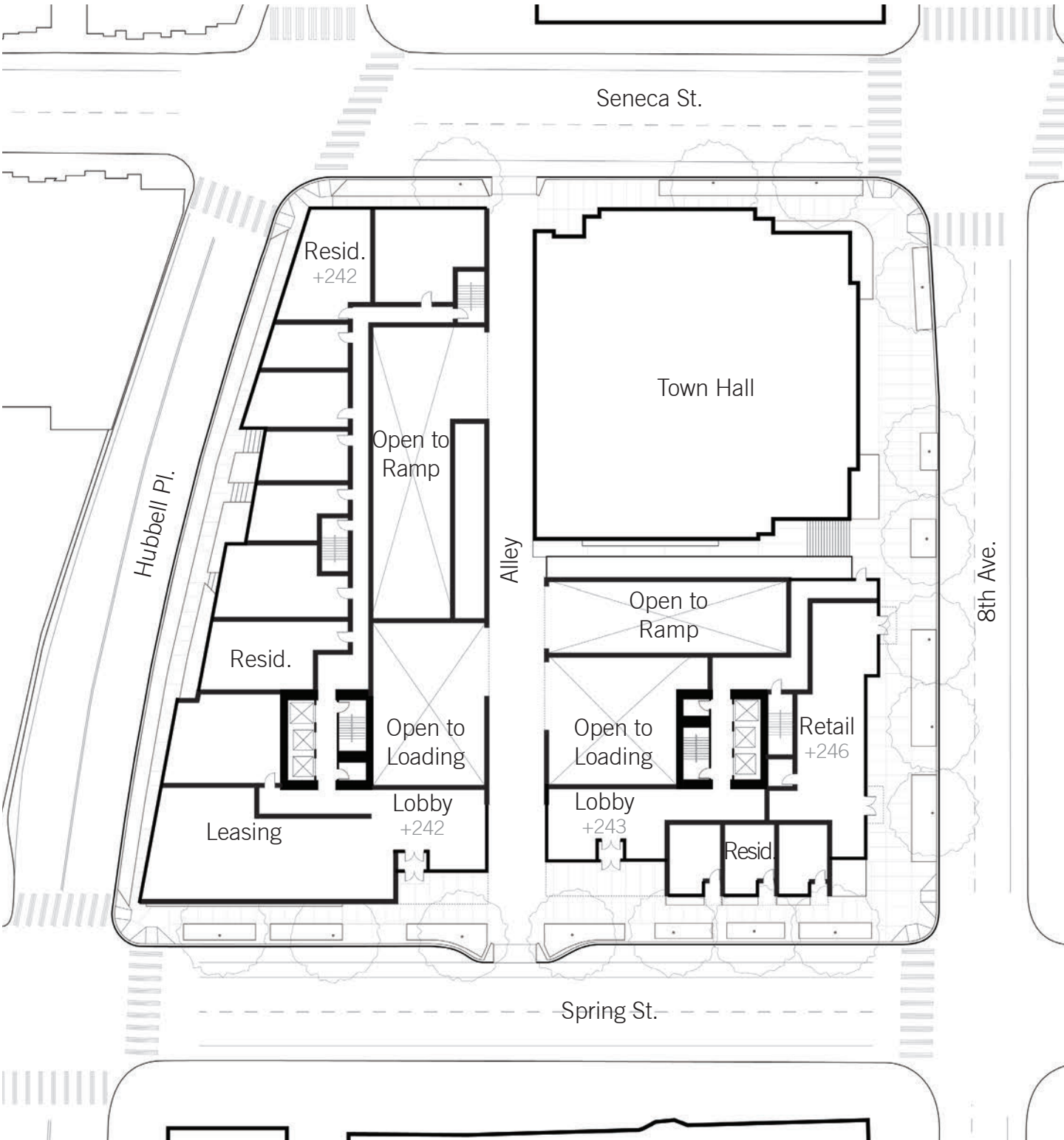


ALLEY VACATION

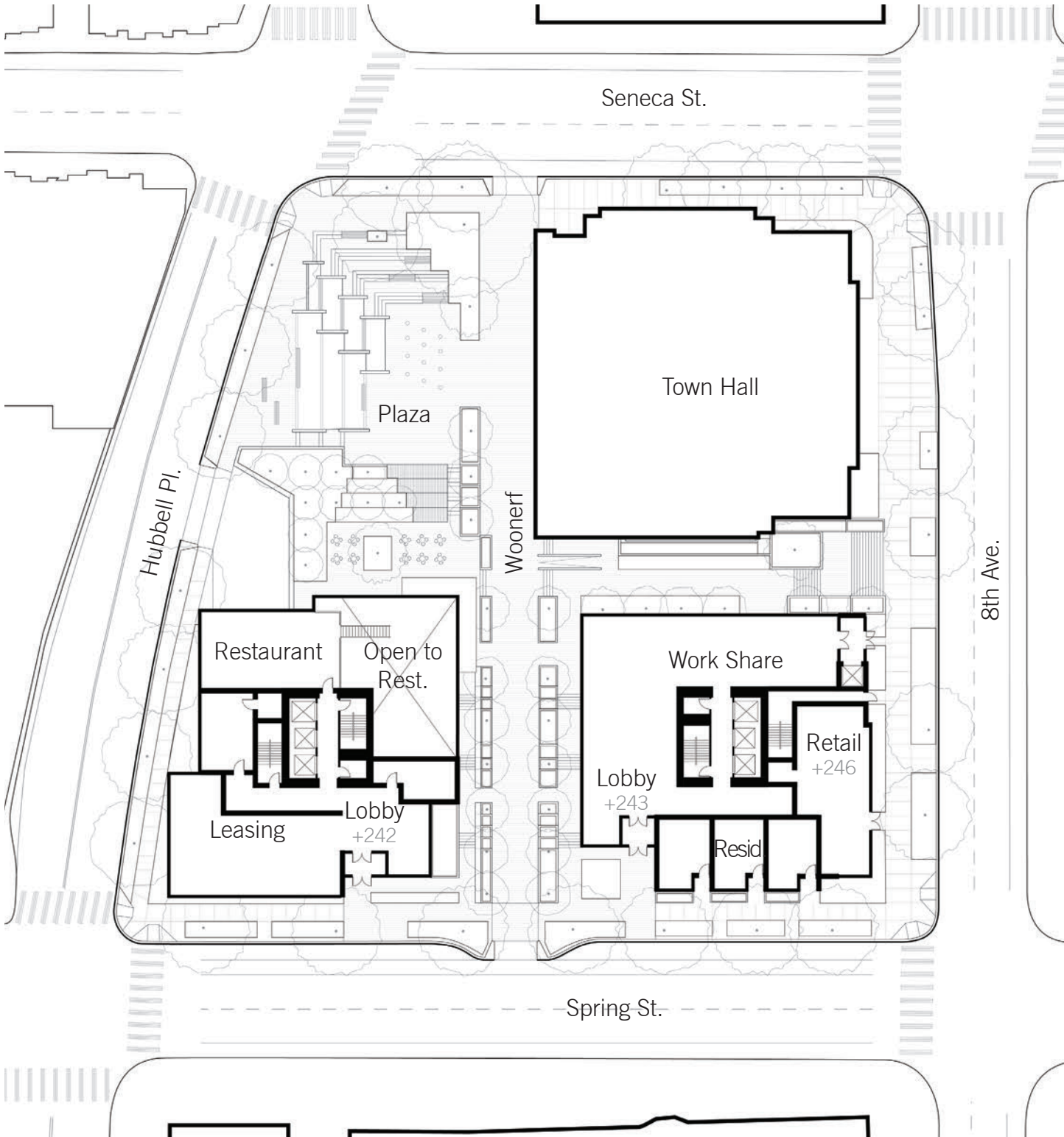


PROPOSAL INTRODUCTION  
LEVEL 02 PLAN

NO ALLEY VACATION

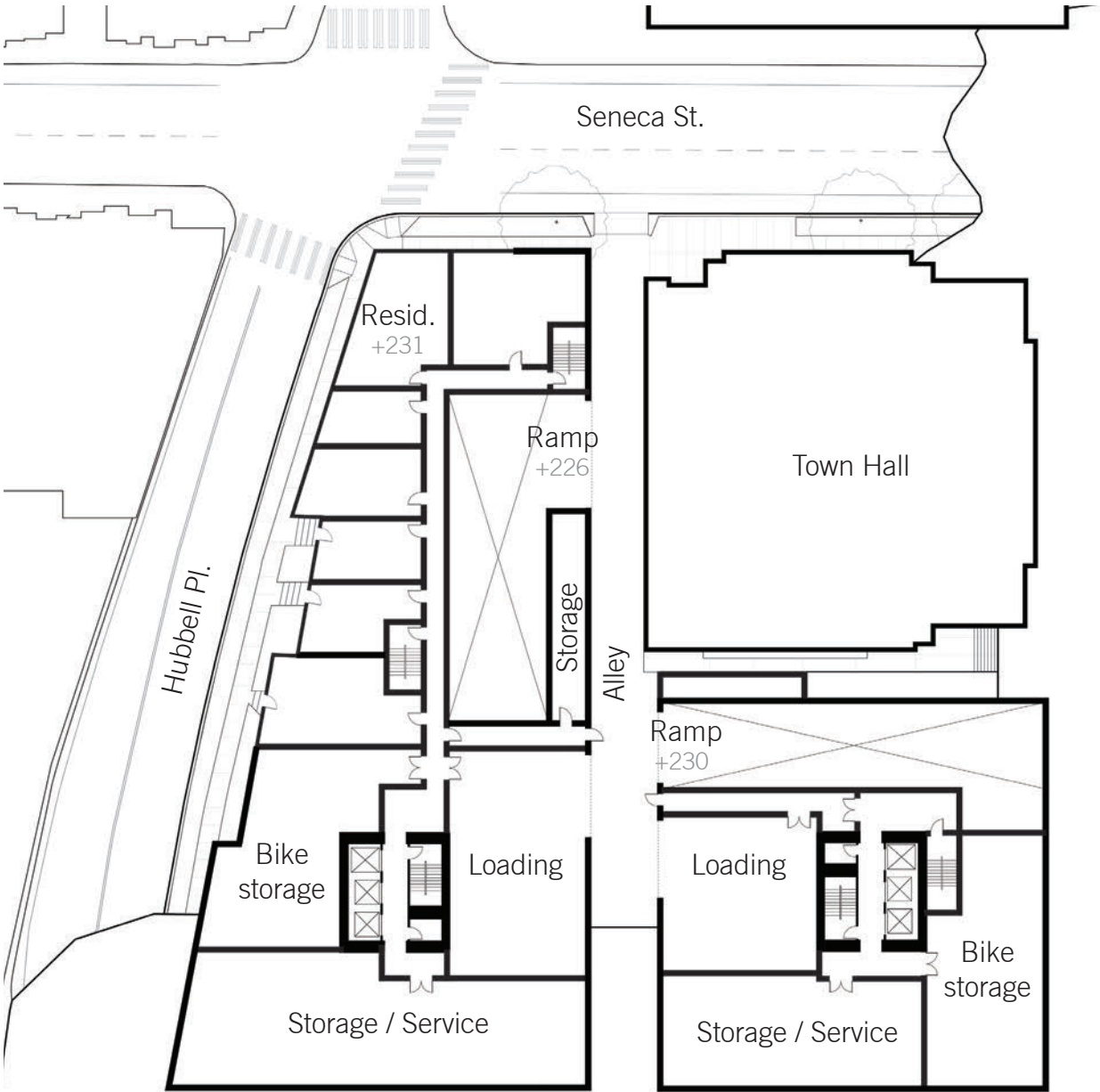


ALLEY VACATION

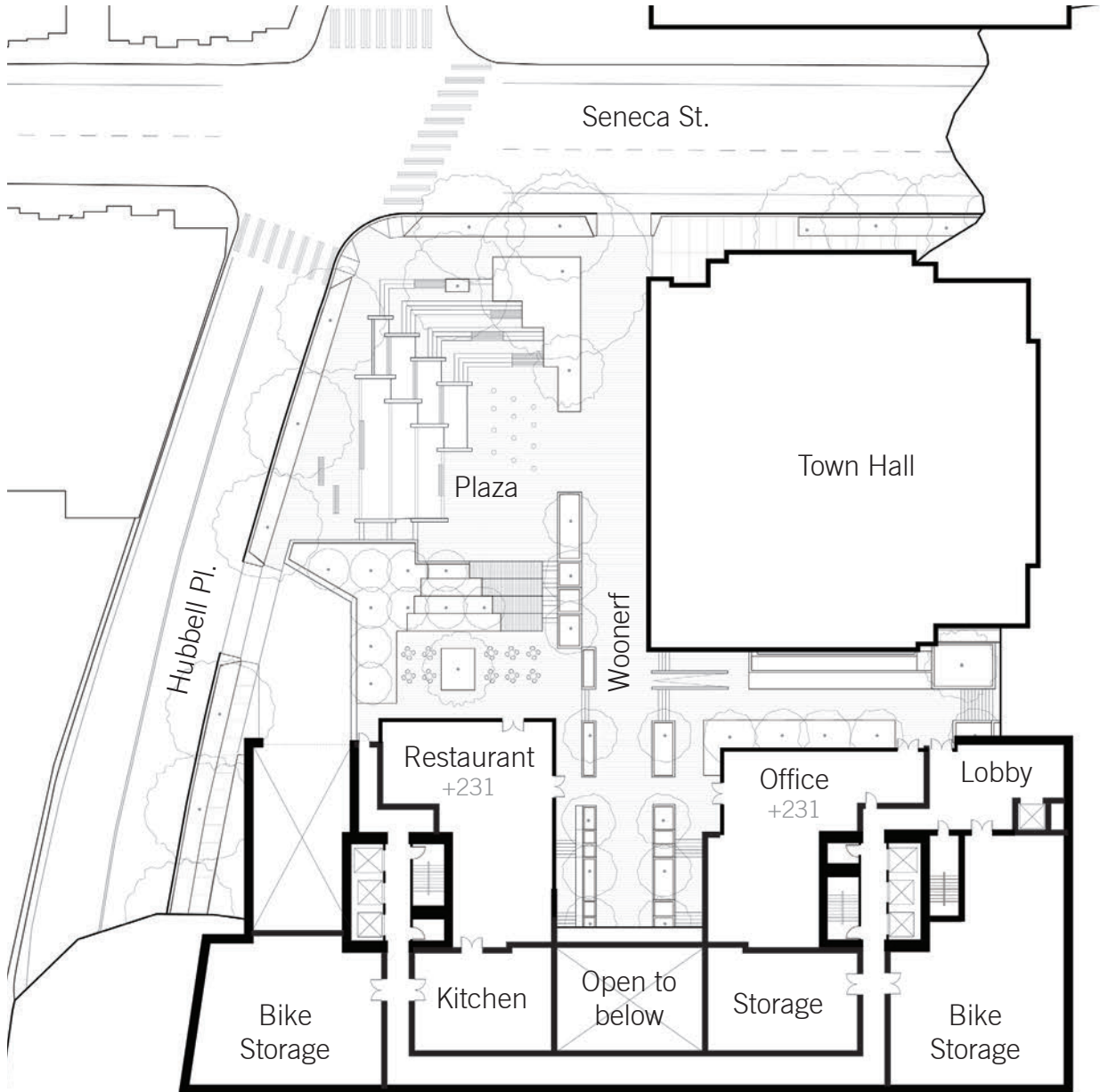


PROPOSAL INTRODUCTION  
LEVEL 01 PLAN

NO ALLEY VACATION

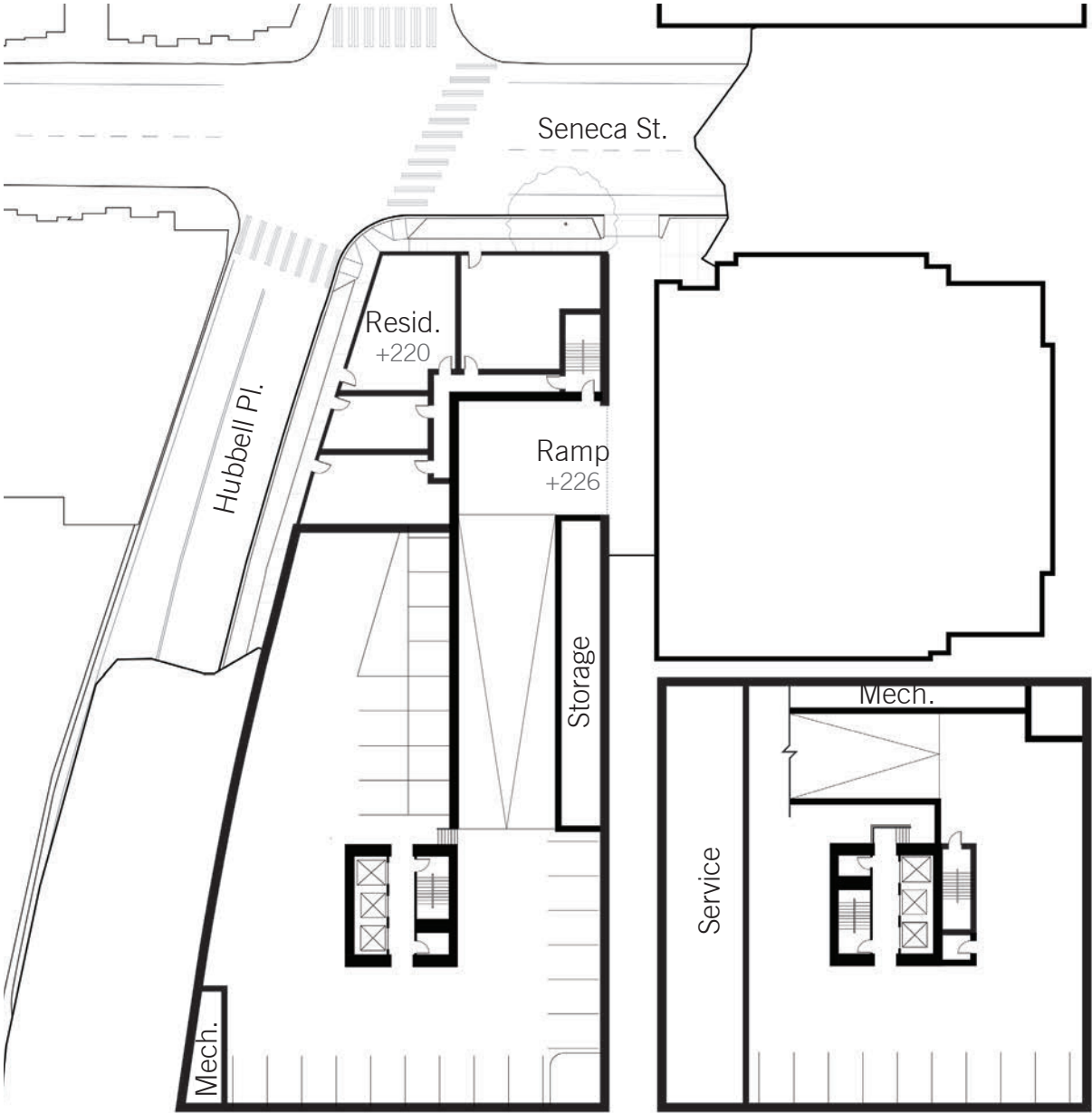


ALLEY VACATION

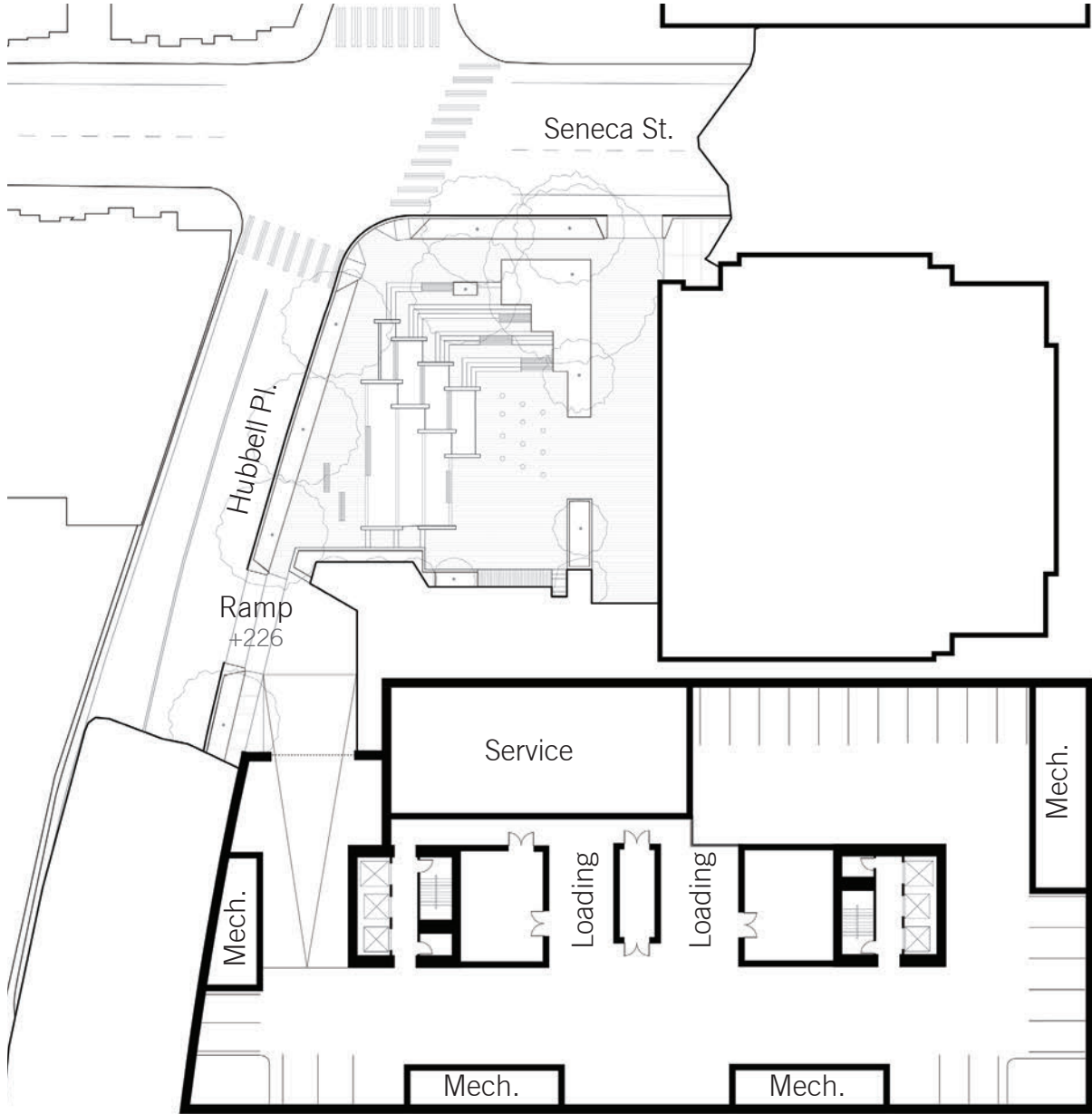


PROPOSAL INTRODUCTION  
PARKING 01 PLAN

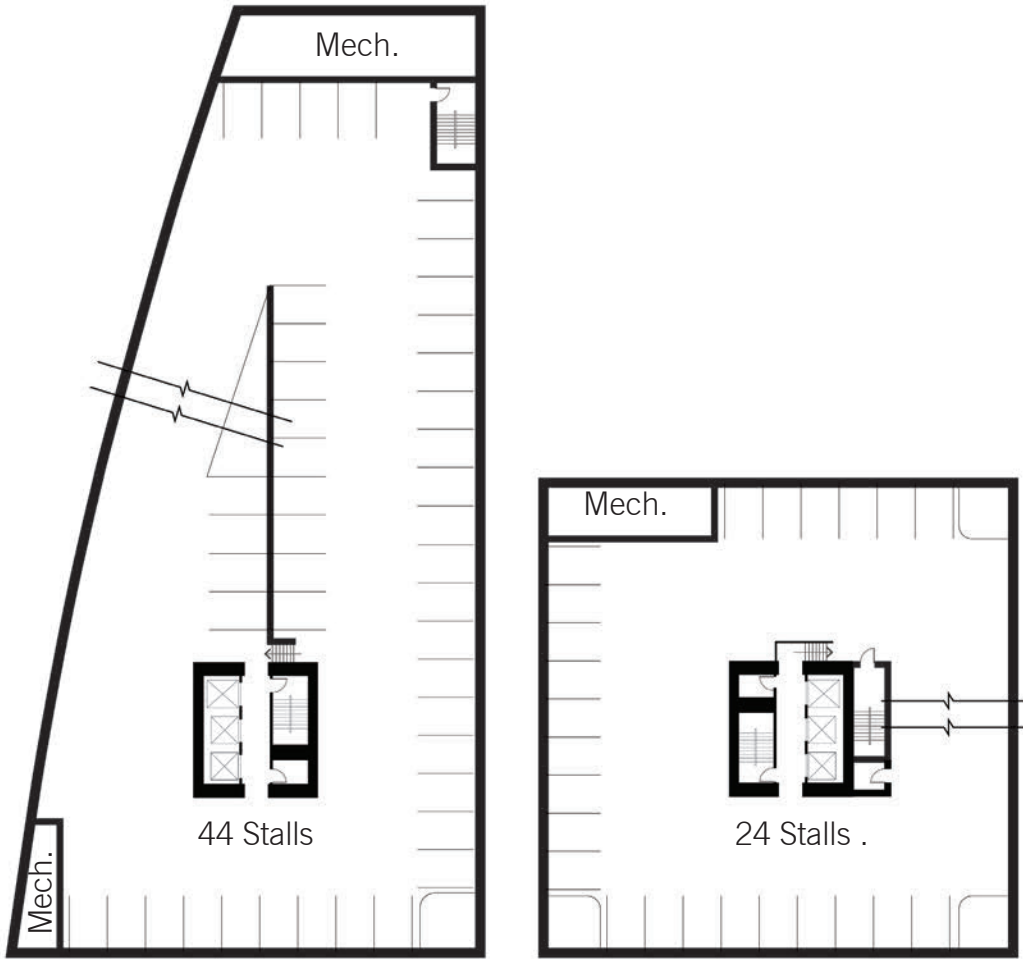
NO ALLEY VACATION



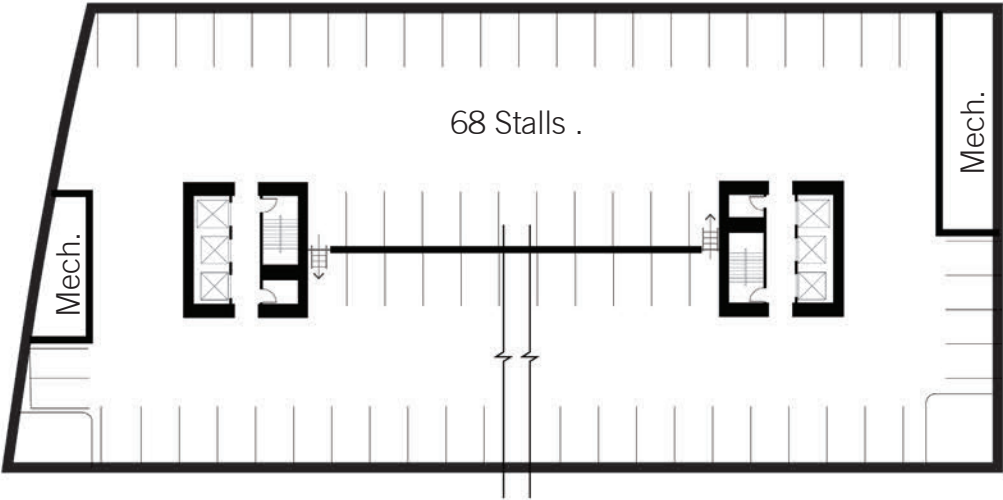
ALLEY VACATION



NO ALLEY VACATION

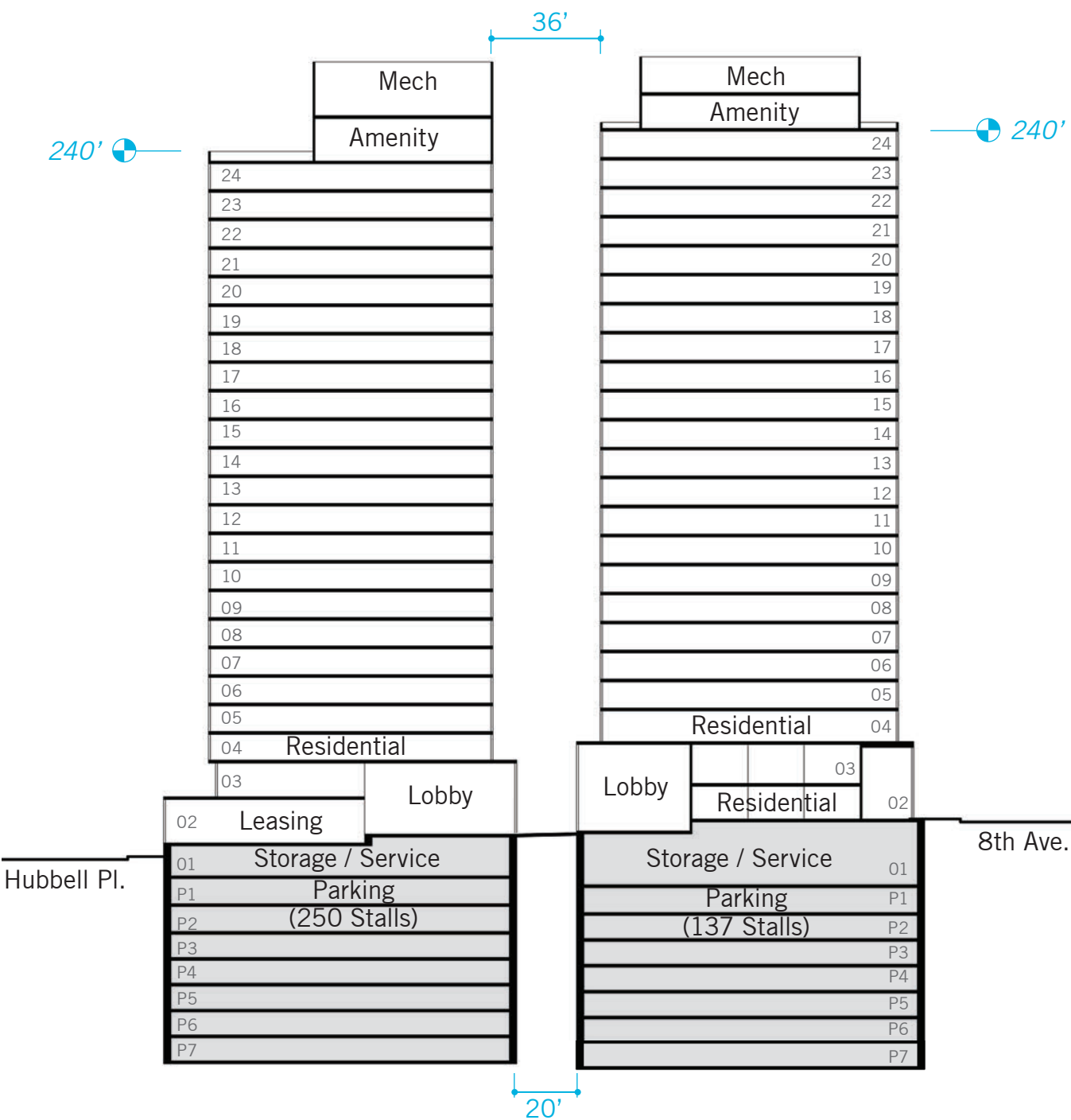


ALLEY VACATION

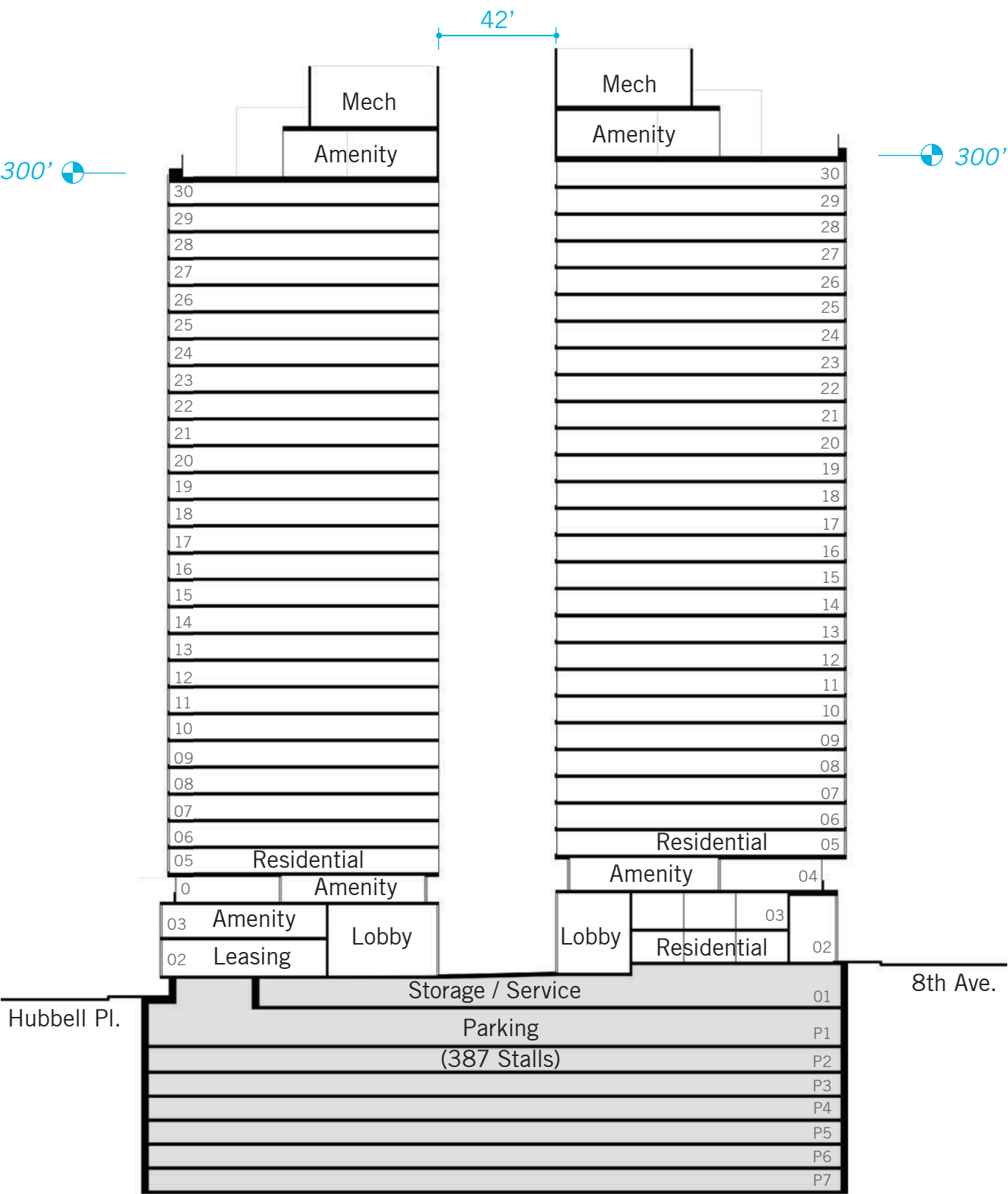


PROPOSAL INTRODUCTION  
PROGRAM SECTION

NO ALLEY VACATION



ALLEY VACATION



NO ALLEY VACATION



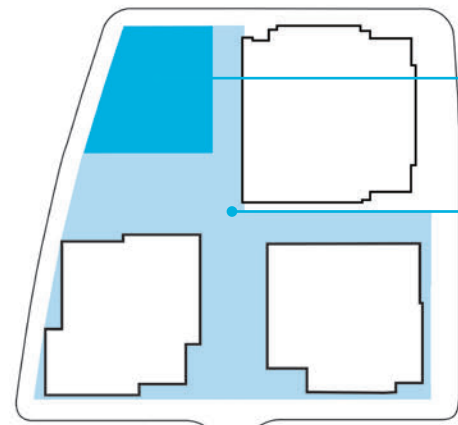
View across Seneca Street from Freeway Park

ALLEY VACATION



View across Seneca Street from Freeway Park

# ALLEY VACATION - LANDSCAPE PLAN



Open Space for  
Public Benefit

Open Space for  
Residential Amenity,  
Restaurant,  
Woonerf

- 1 Town Hall Plaza
- 2 Connection to Freeway Park
- 3 Freeway Park Entrance
- 4 Woonerf (Fire Accessible)
- 5 Pedestrian Passage with Seating
- 6 Wood Seating Platform
- 7 Stair Connection to Plaza
- 8 Landscape Terraces
- 9 Bioretention Planter Walls
- 10 Cascading Water Feature
- 11 Restaurant Seating
- 12 Raised Planters
- 13 Accessible Ramp
- 14 Entry Terrace
- 15 Building Lobby Entrances
- 16 Town Homes
- 17 Town Hall Entrances
- 18 Retail Entry
- 19 Splash Pads
- 20 Parking Entry

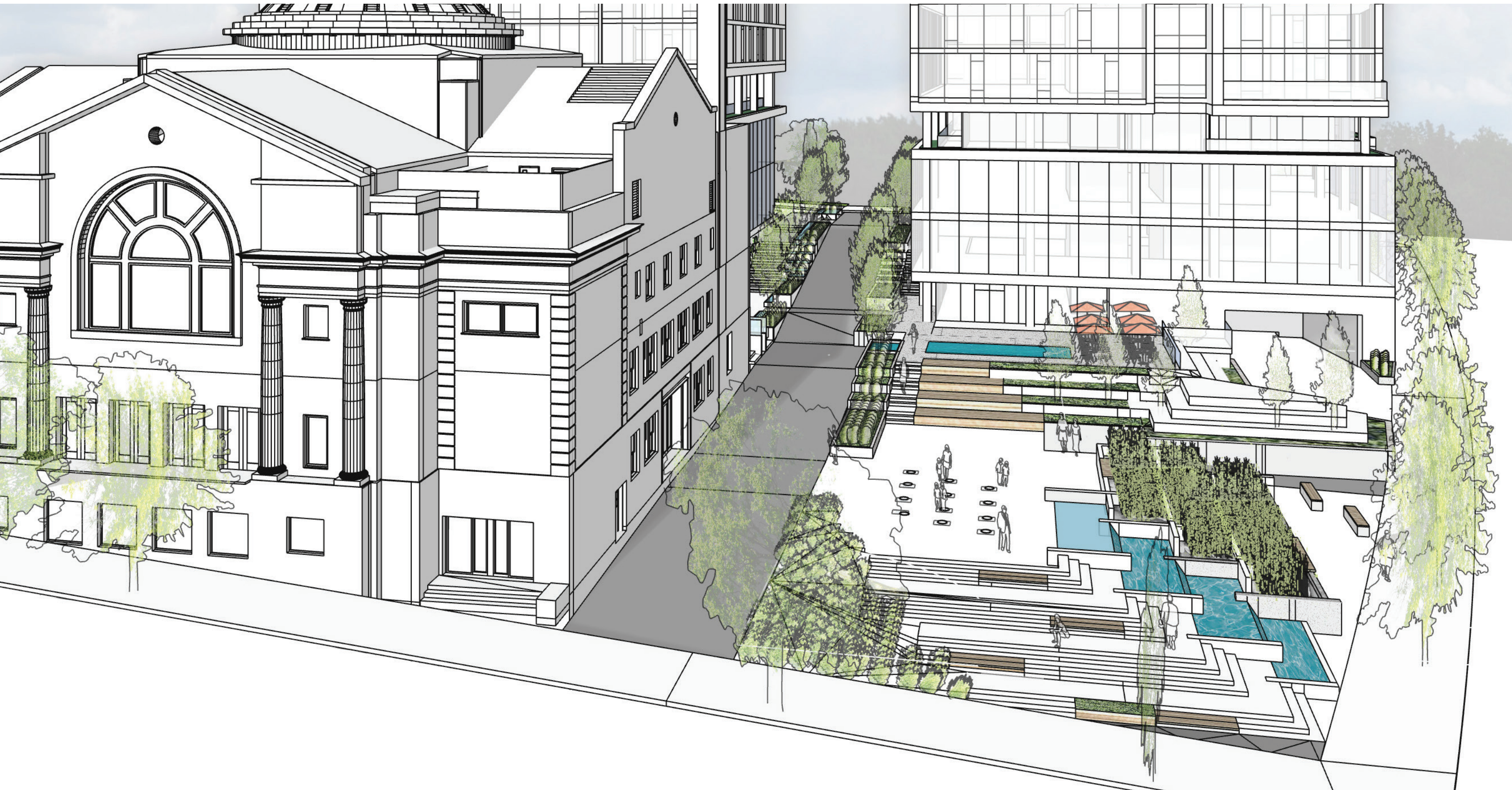
- ▶ Pedestrian Entry  
▶ Vehicle Entry



**ALLEY VACATION**  
**PLAZA VIEW FROM FREEWAY PARK**



# ALLEY VACATION PLAZA VIEW





*Section through Woonerf*

# ALLEY VACATION - PLAZA PLAN



- 1 Town Hall Plaza
- 2 Connection to Freeway Park
- 3 Freeway Park Entrance
- 4 Woonerf (Fire Accessible)
- 5 Wood Seating Platform
- 6 Stair Connection to Plaza
- 7 Landscape Terraces
- 8 Cascading Water Feature
- 9 Water Fountain
- 10 Town Hall Entrances
- 11 Splash Pads
- 12 Restaurant Seating
- 13 Parking Entry
- 14 Truck Loading

# ALLEY VACATION - PLAZA PROGRAM

DAILY USE



- Loading Truck
- Accessible Drop-Off
- Pedestrian - Water Play
- Pedestrian - Lunch Break
- Pedestrian - Passerby

# ALLEY VACATION - PLAZA PROGRAM

## OUTDOOR CONCERT



Performance Area

Seating

Pedestrian

5-Piece Band Stage

109 Seated Audience and

60 Standing Audience

# ALLEY VACATION - PLAZA PROGRAM

## OUTDOOR LECTURE



■ Performance Area

□□□ Seating

●●● Pedestrian

6'x6' Lecture Stage

60 Seated Audience and

45 Standing Audience

# ALLEY VACATION - PLAZA PROGRAM

## OUTDOOR FILM



- Screen
  - Seating
  - Pedestrian
- 96 Seated Audience and  
30 Standing Audience

# ALLEY VACATION - PLAZA PROGRAM

## USED BOOKS MARKET



- Market Stall
- Pedestrian
- 7 Market Stalls
- 6'x12' Standard Stall
- 80 Standing People

# ALLEY VACATION - PLAZA PROGRAM

## COMMUNITY DINNER



Table



Pedestrian

2 Large Tables and Serving Table  
Fundraisers, Celebrations, BBQs, etc.  
Coordination with Local Restaurants

# ALLEY VACATION - PLAZA PROGRAM

## FAMILY BLOCK PARTY



- Fair Stall
- Seating
- Pedestrian
- 5 Fair Stalls
- 6'x12' Standard Stall
- 90 Standing People

# ALLEY VACATION - PLAZA PROGRAM

## HOLIDAY LIGHTING



- ■ ■ Seasonal Facade Lights
- ● ● Water Lights
- ● ● Seasonal Tree Lights
- ● ● Seasonal Floating Lights



# SECTION 05

# URBAN DESIGN

# MERIT

Access

Circulation

Utilities

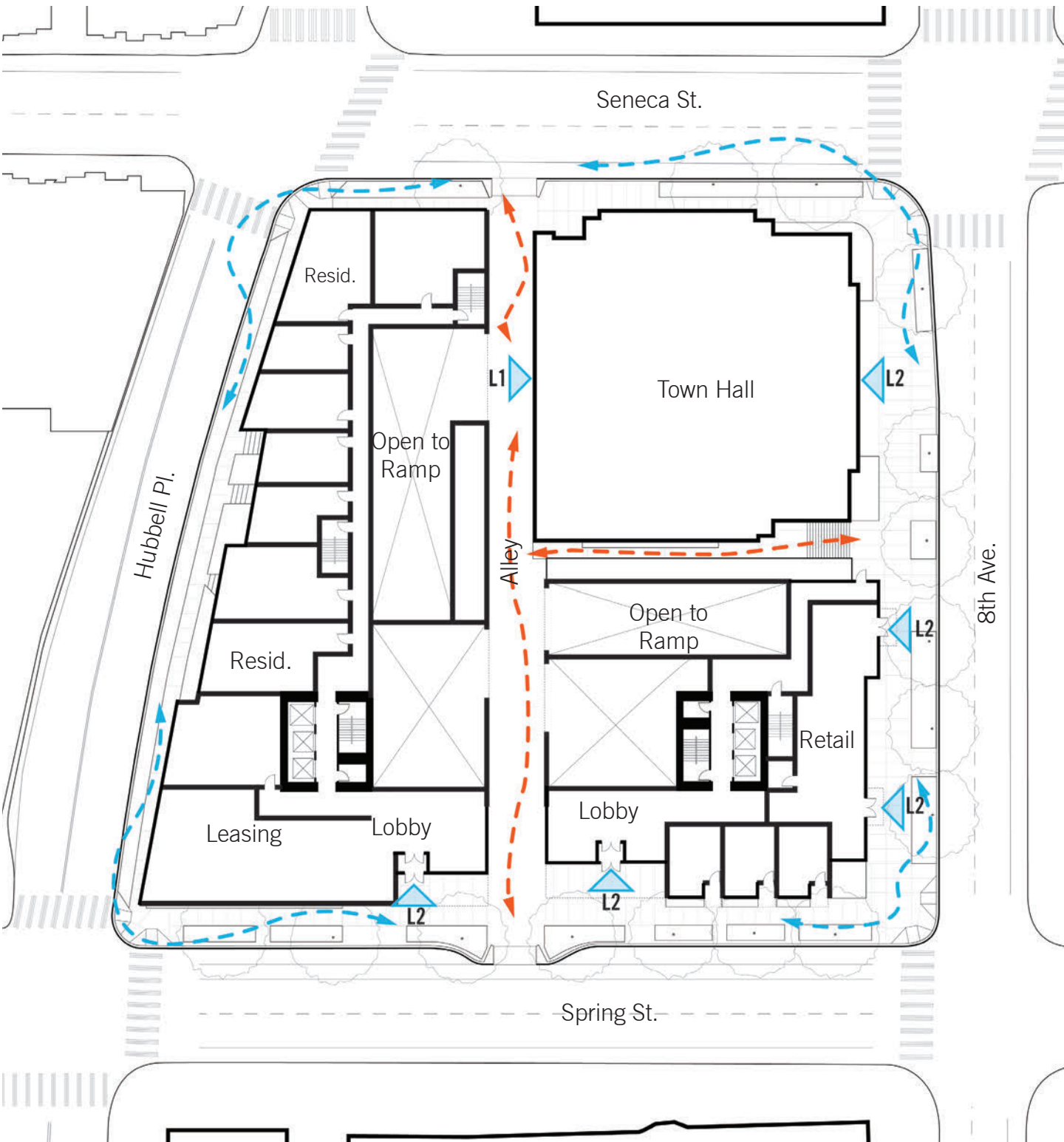
Open Space

Air / Light / Views

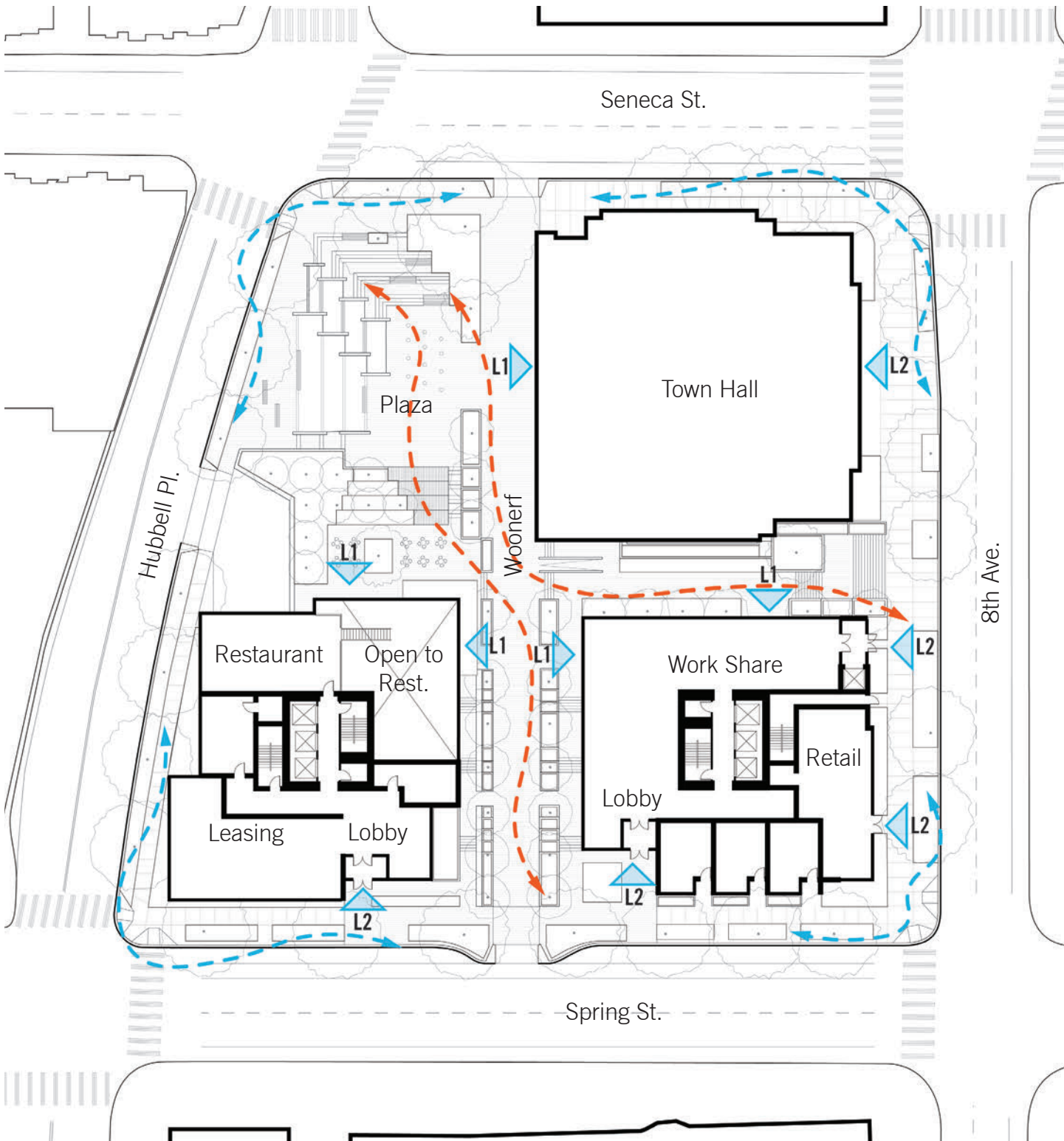
# ACCESS AND CIRCULATION

## PEDESTRIAN ENTRIES

NO ALLEY VACATION  
LEVEL 02



ALLEY VACATION  
LEVEL 02



▶ Pedestrian Entrance

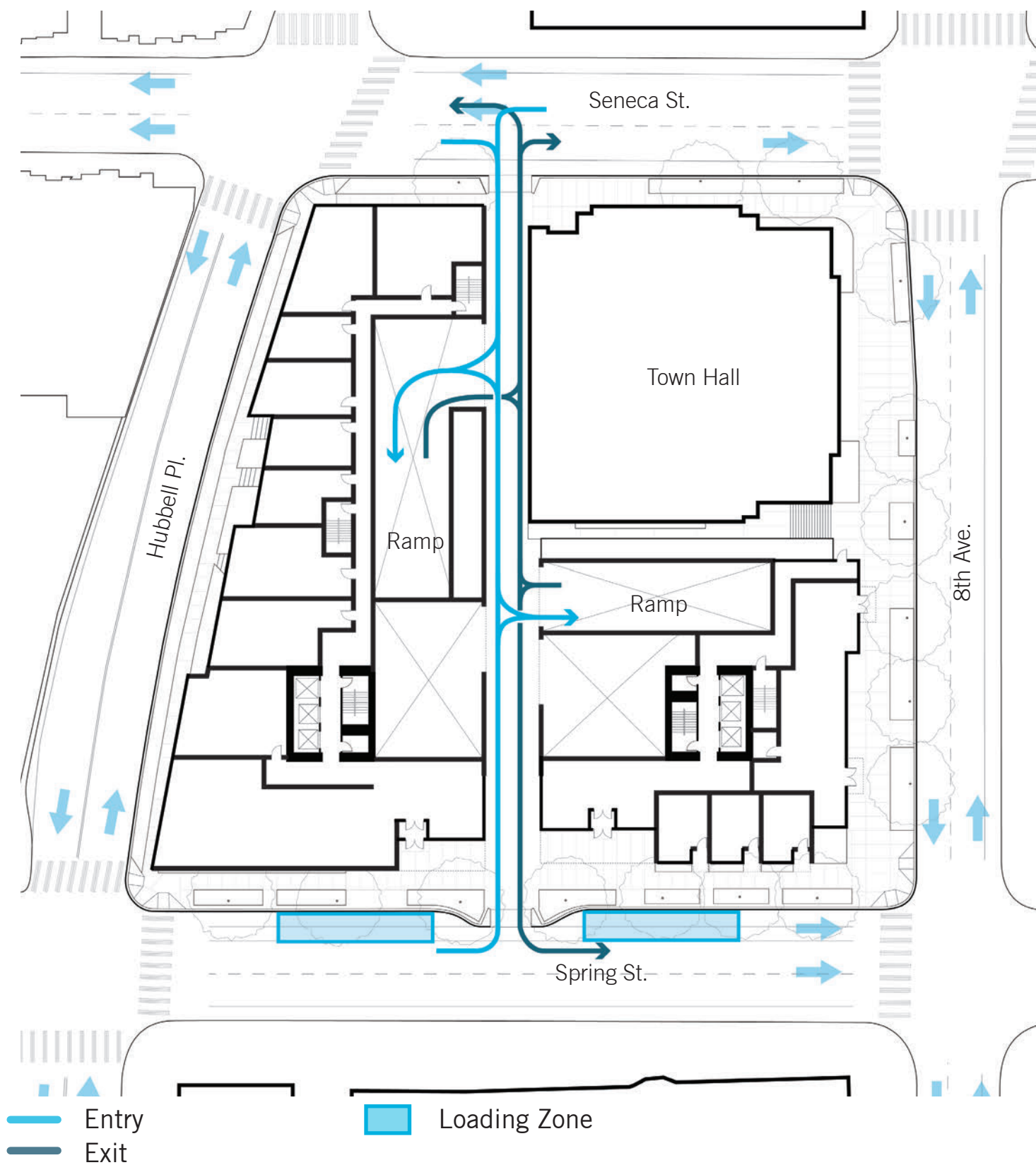
→ Pedestrian Circulation

→ Through Block Pedestrian Circulation

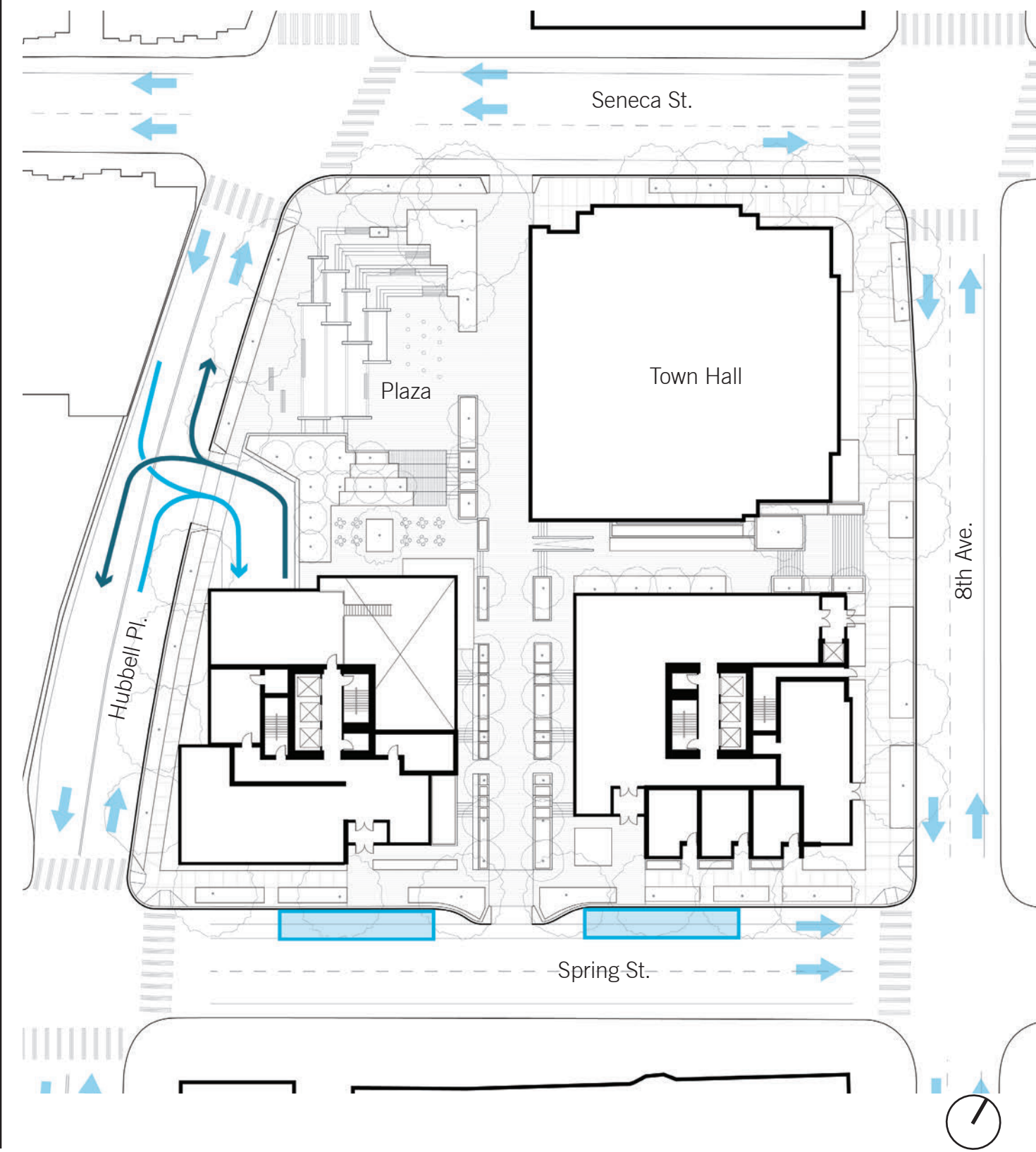


ACCESS AND CIRCULATION  
CAR ENTRIES AND EXITS

NO ALLEY VACATION  
LEVEL 02

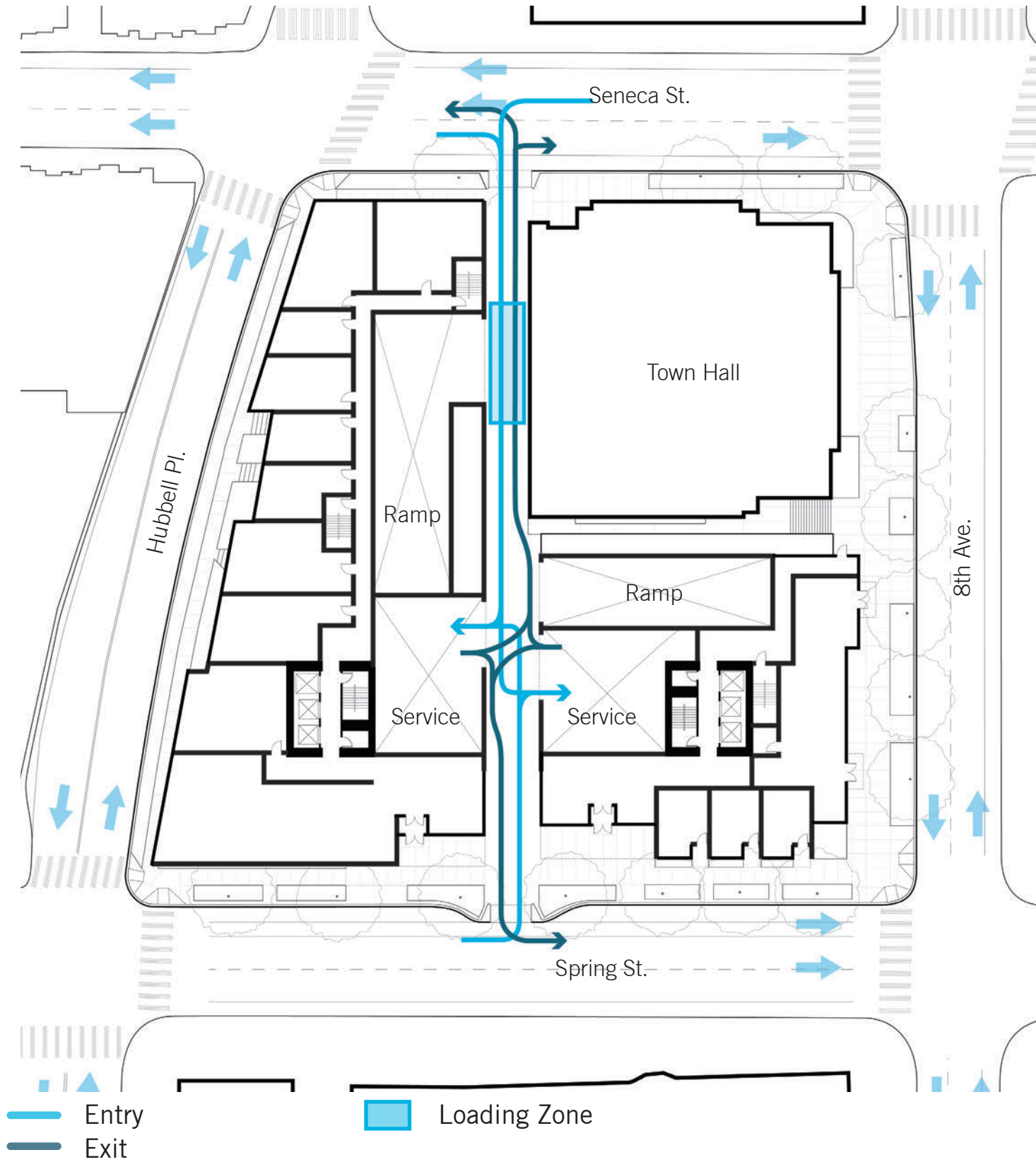


ALLEY VACATION  
LEVEL 02

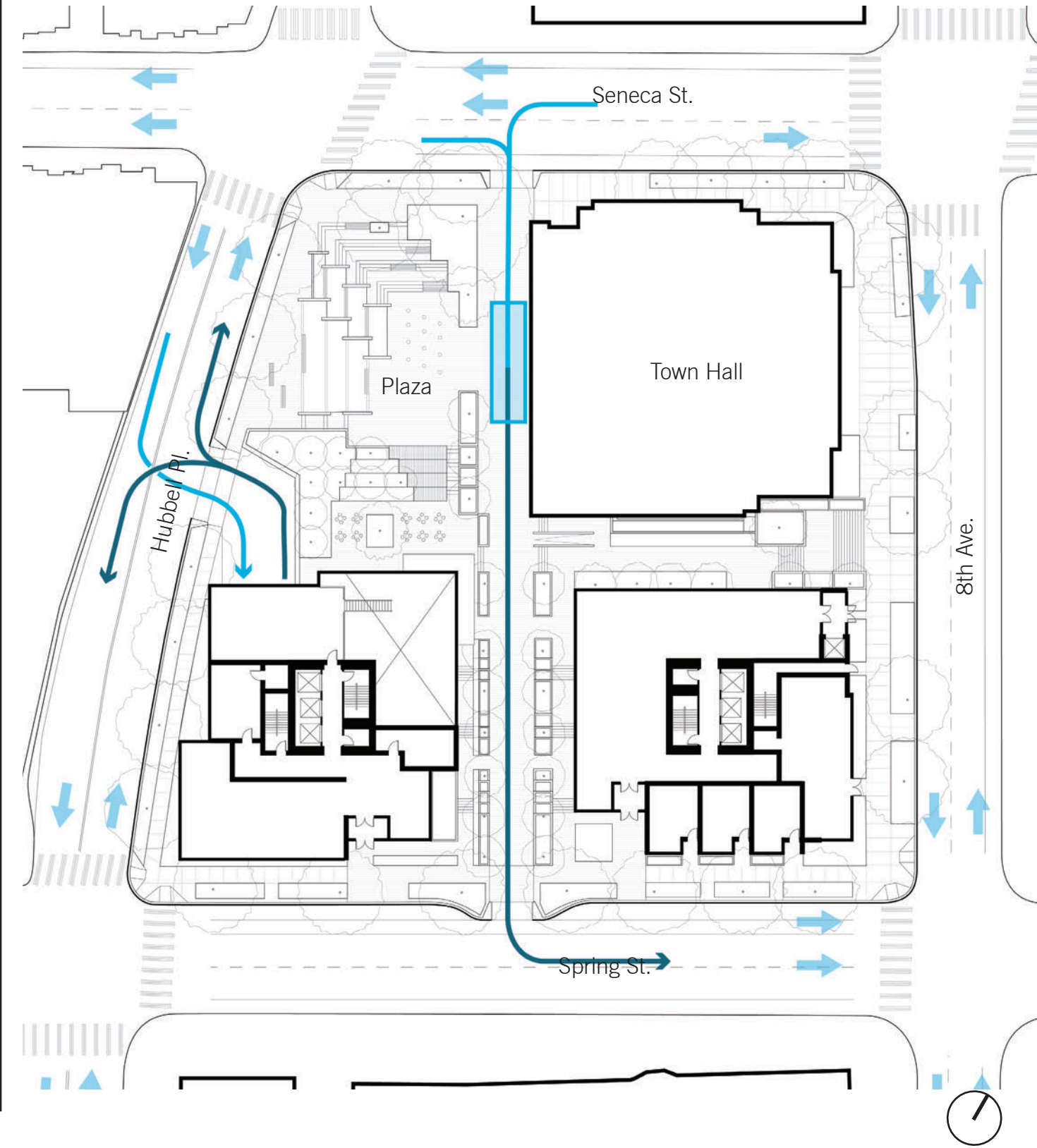


ACCESS AND CIRCULATION  
TRUCK ENTRIES AND EXITS

NO ALLEY VACATION  
LEVEL 02

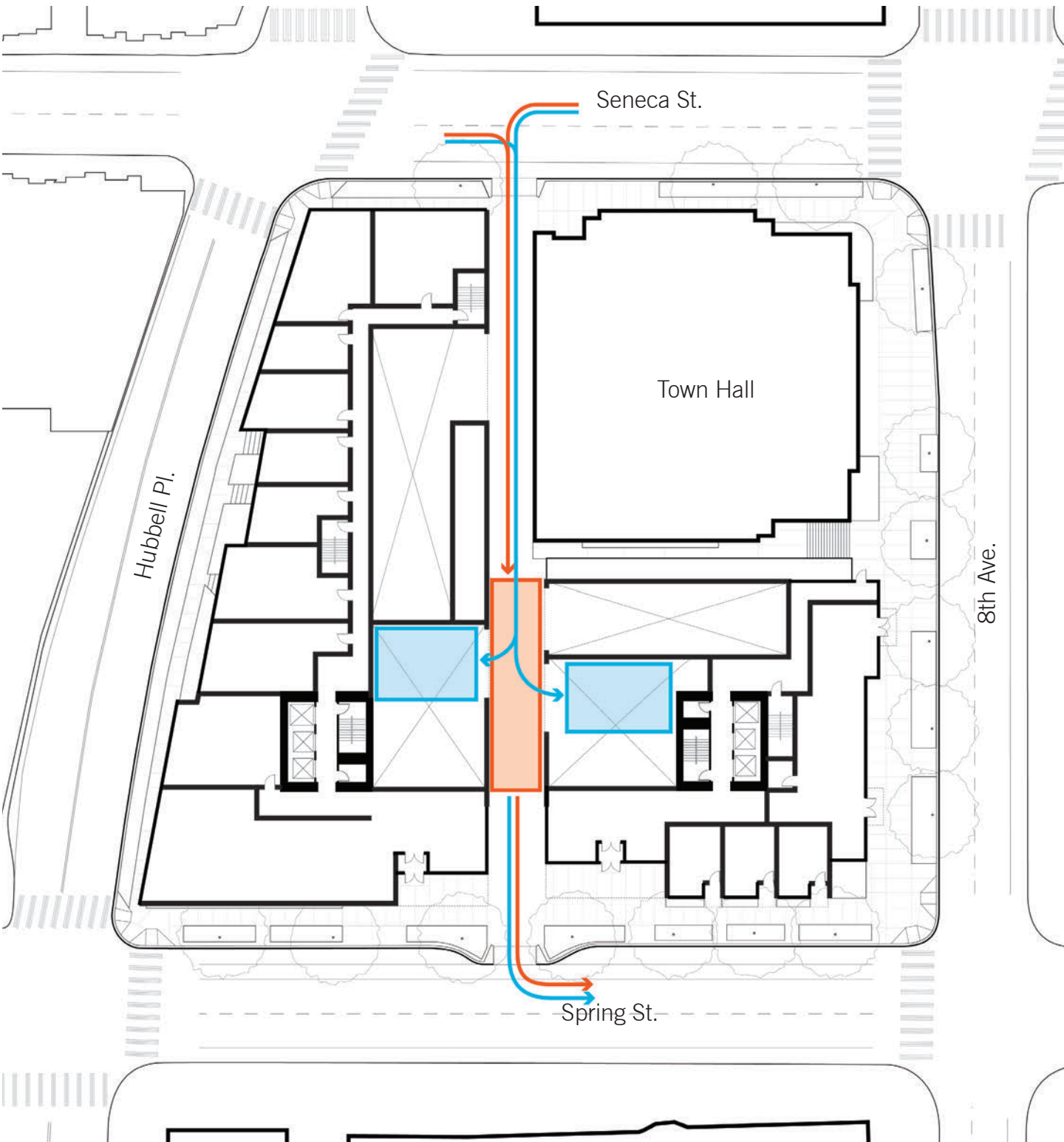


ALLEY VACATION  
LEVEL 02



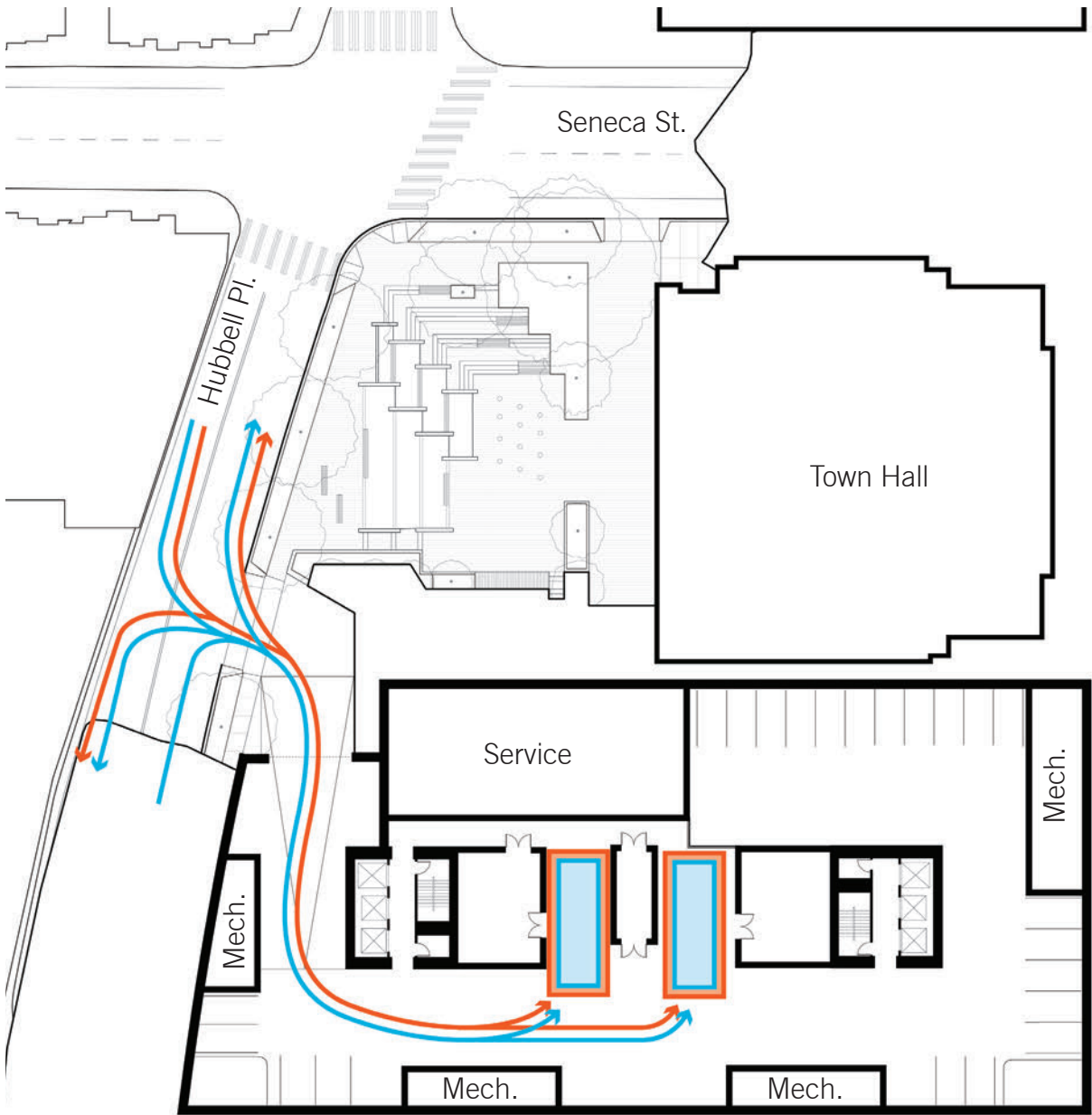
ACCESS AND CIRCULATION  
SERVICE AND RESIDENT LOADING

NO ALLEY VACATION  
LEVEL 02



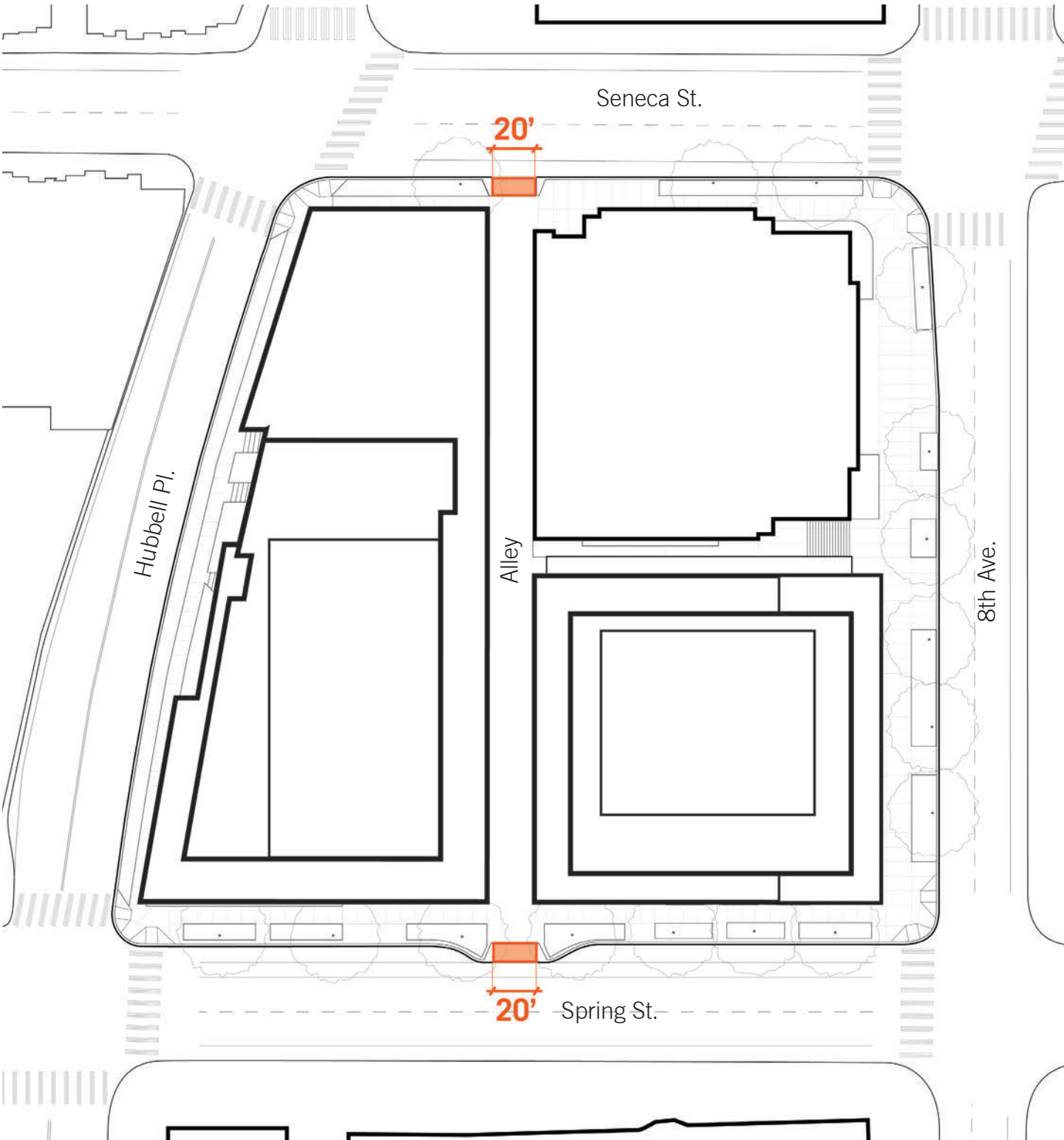
- Resident Route
- Service Route
- Resident Loading Zone
- Service Loading Zone

ALLEY VACATION  
PARKING 01



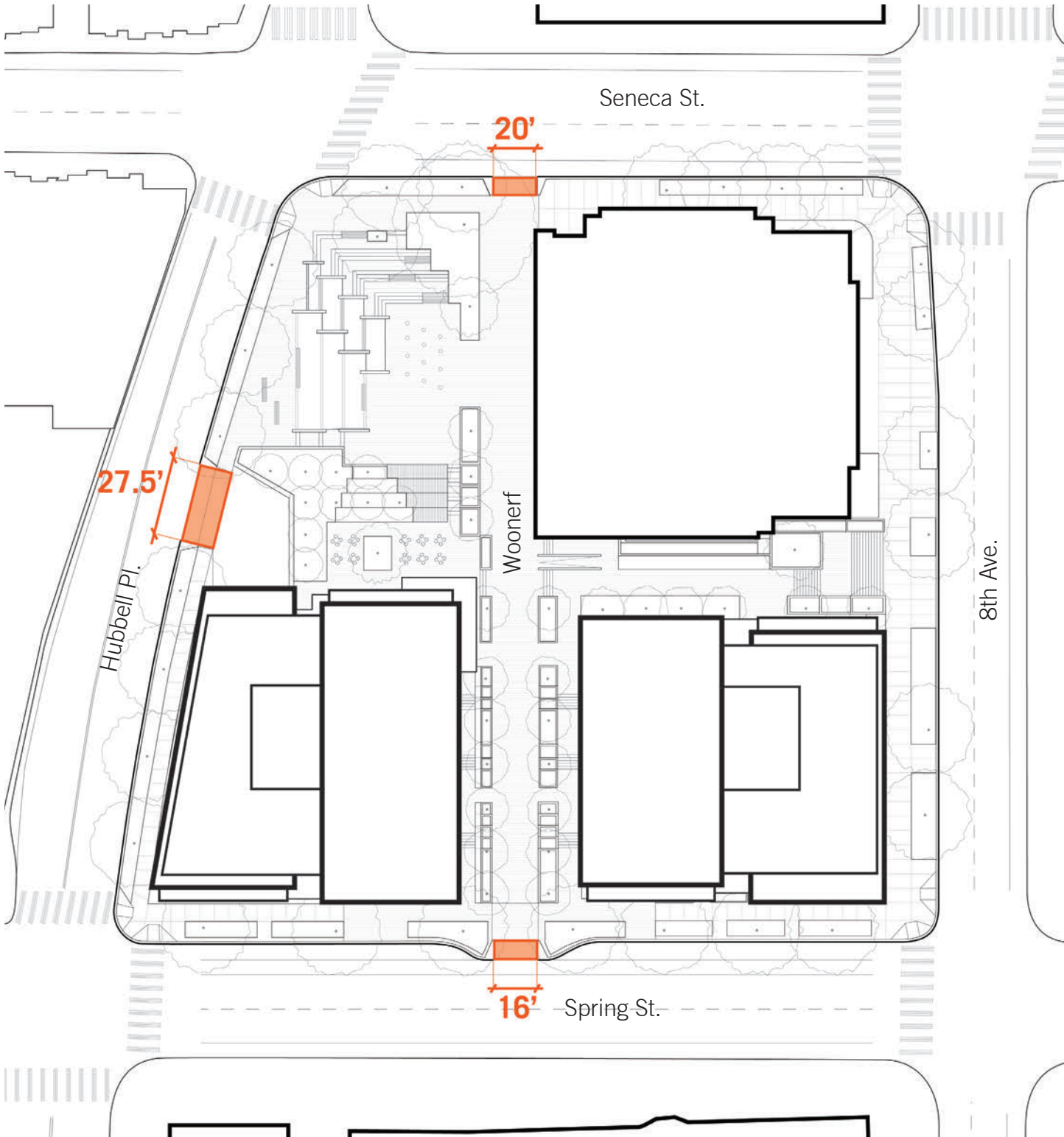
ACCESS AND CIRCULATION  
CURB CUTS

NO ALLEY VACATION  
ROOF PLAN



TOTAL CURB CUTS = 40'

ALLEY VACATION  
ROOF PLAN



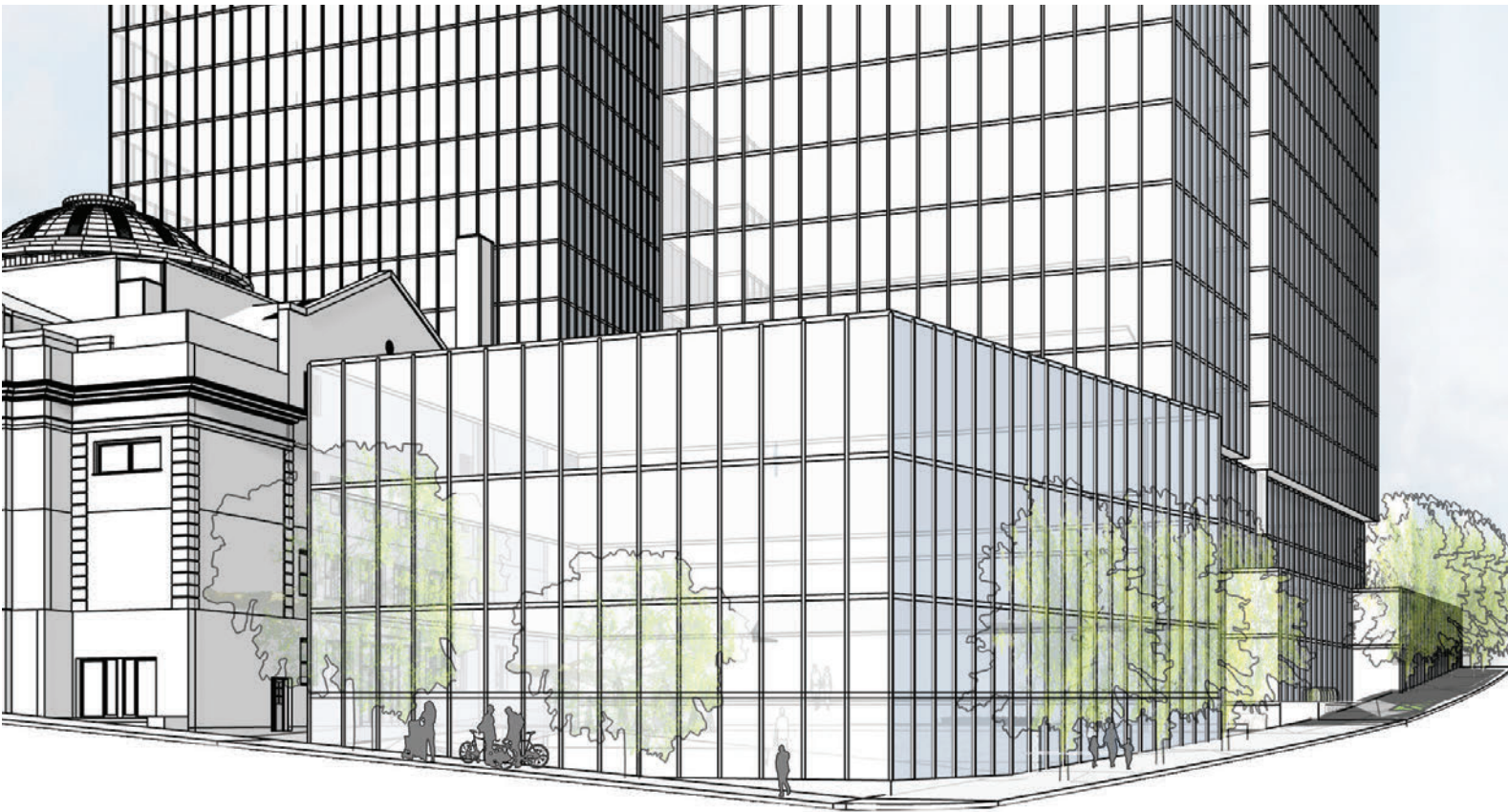
TOTAL CURB CUTS = 63.5'  
50% REDUCTION FROM EXISTING



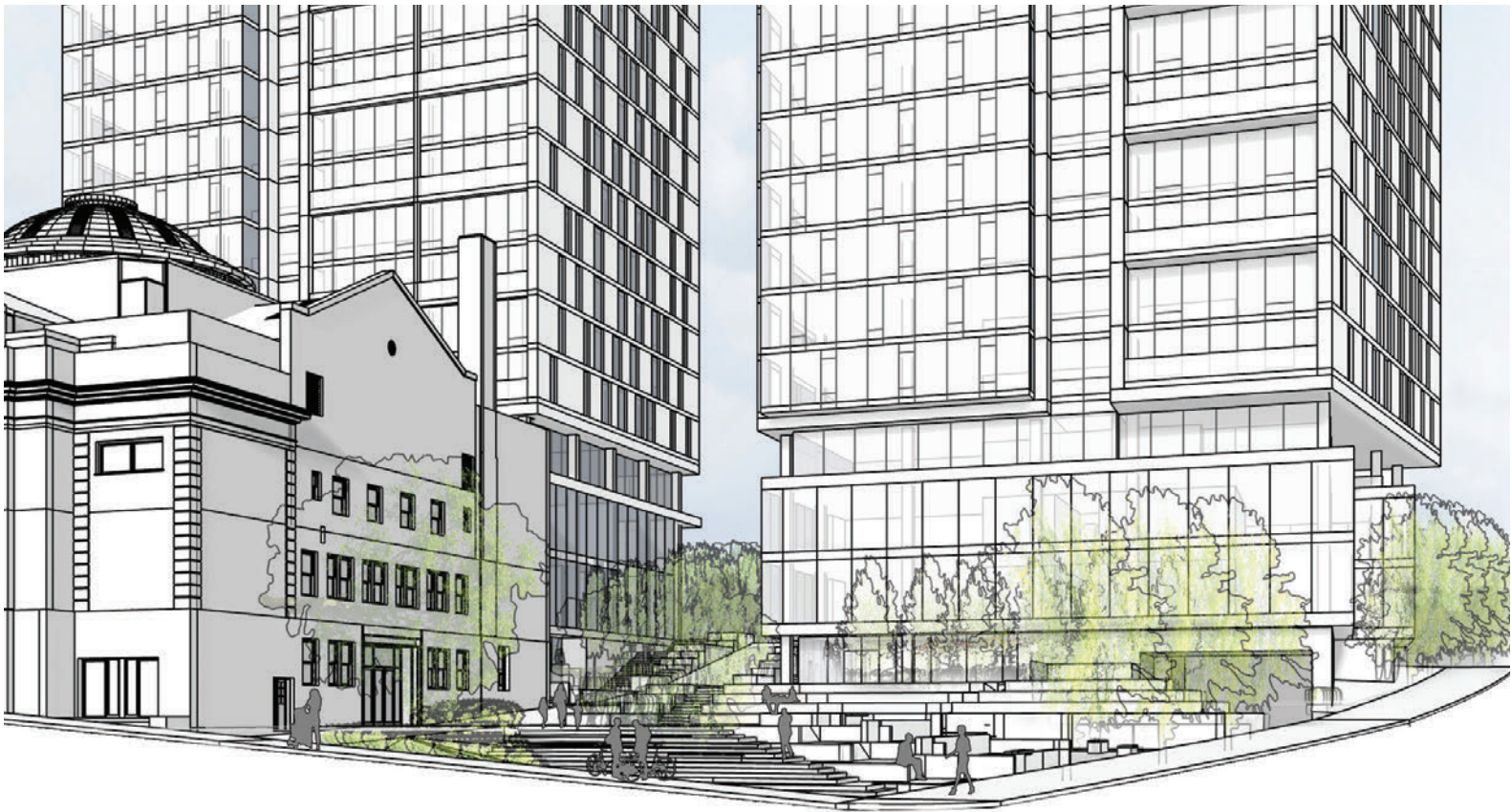
# ACCESS AND CIRCULATION

NO ALLEY VACATION

ALLEY VACATION

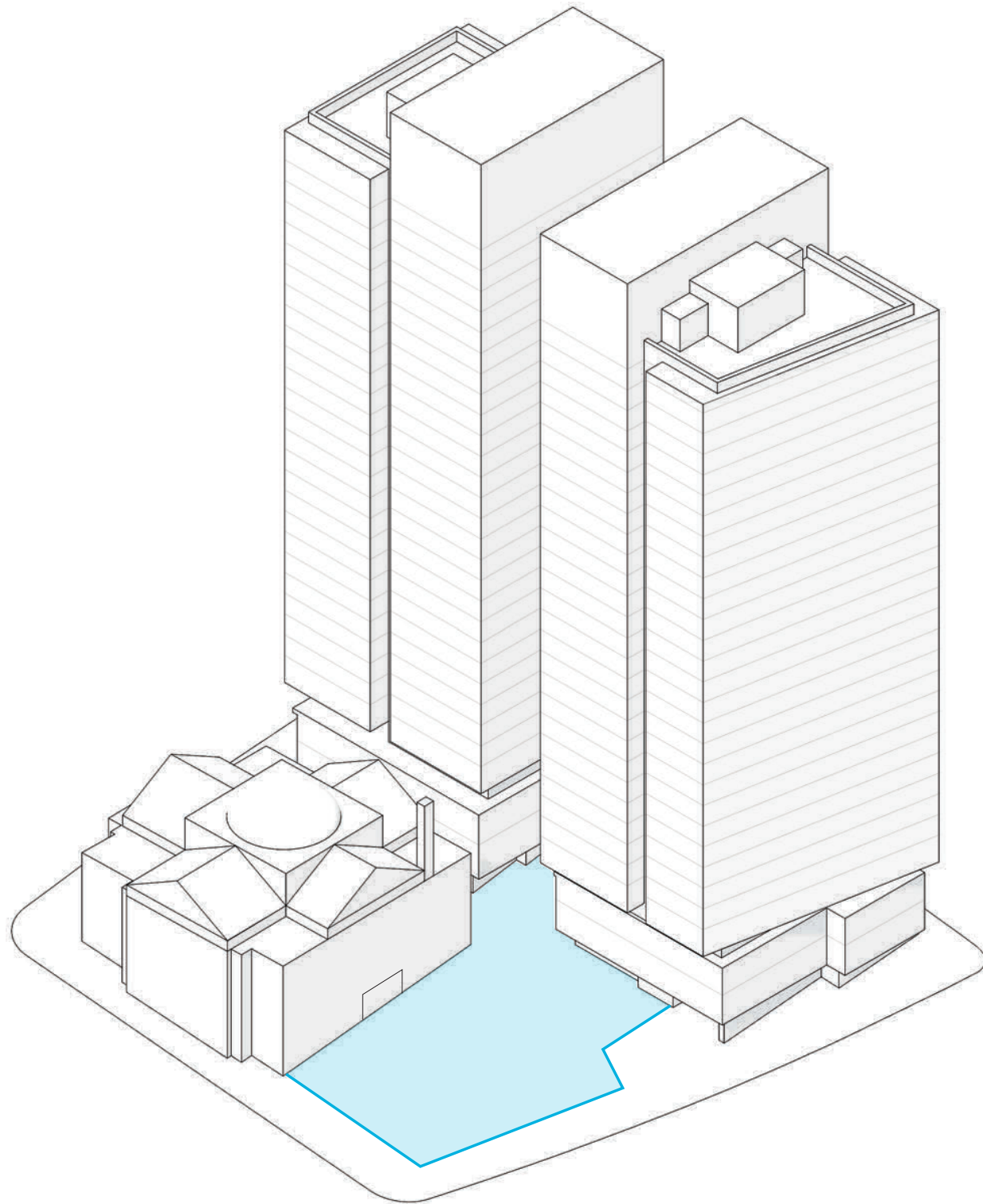


*View across Seneca Street from Freeway Park*



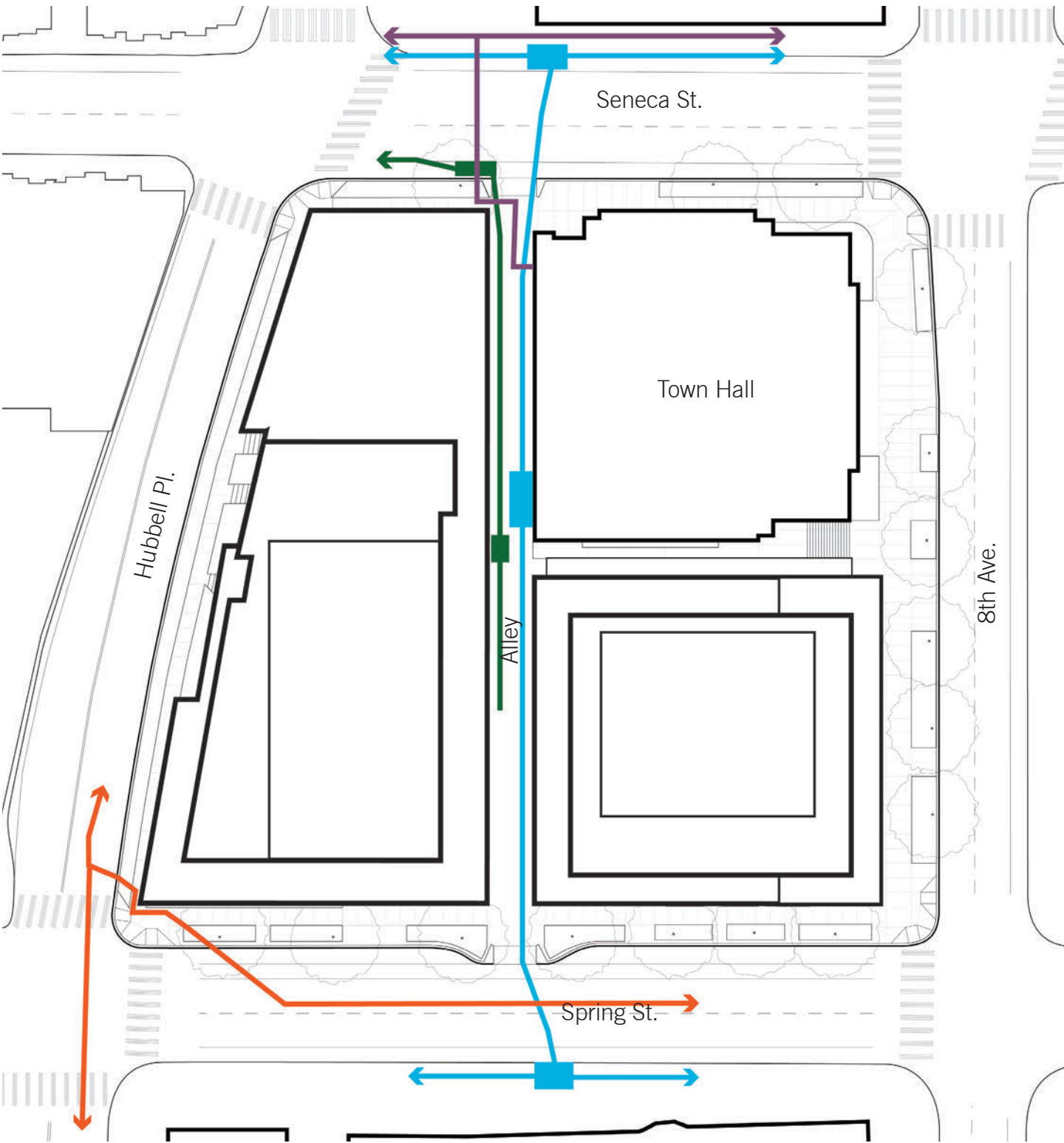
*View across Seneca Street from Freeway Park*

## ACCESS AND CIRCULATION URBAN DESIGN MERIT SUMMARY



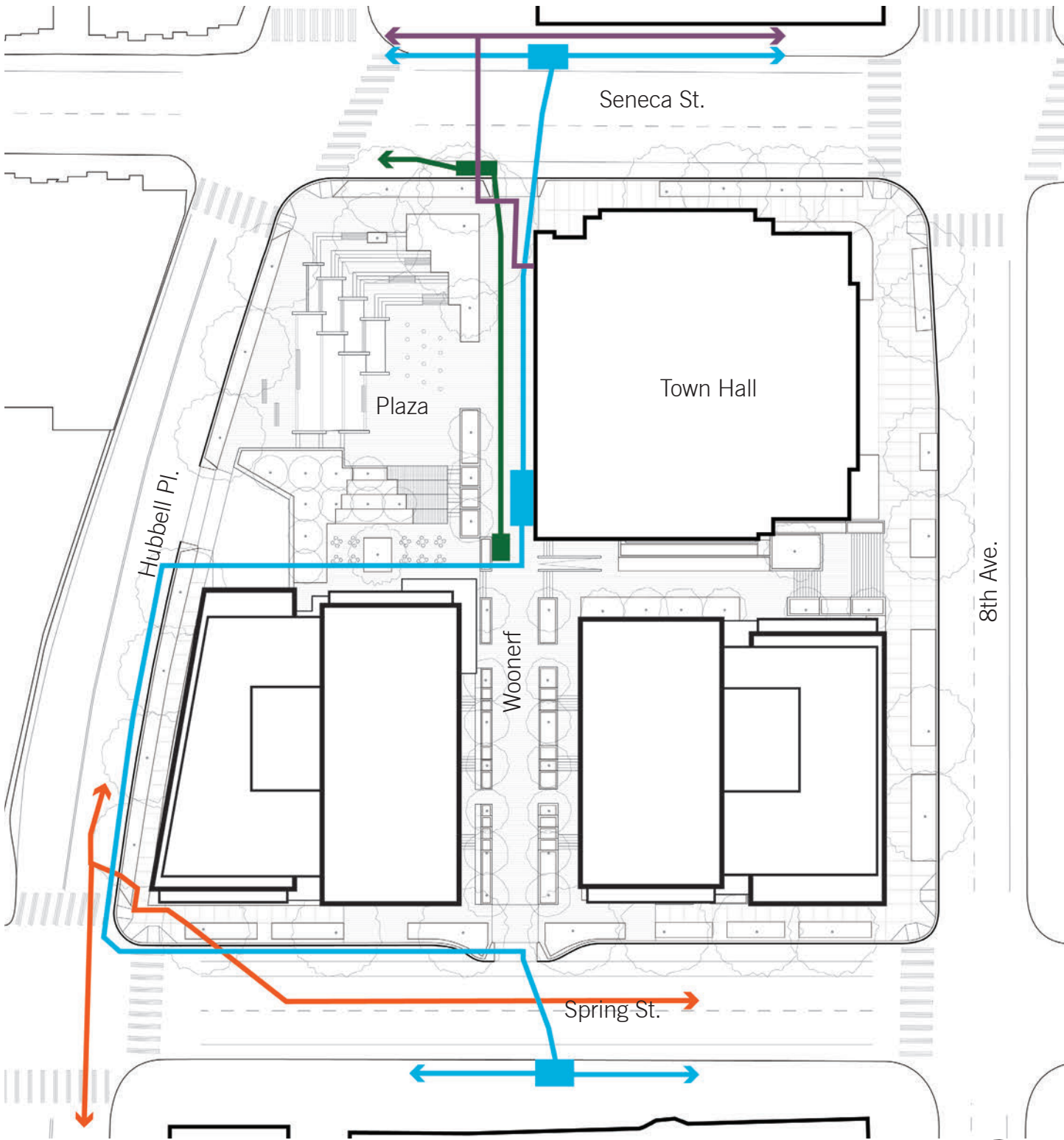
1. Maximizes circulation through site
2. Provides connection to downtown
3. Coordinates with Town Hall's new entry
4. Maximizes Town Hall's visibility
5. Enhances pedestrian experience with landscape, water feature, and benches
6. Consolidates vehicle entries
7. Separates vehicles from public entries
8. Reduces slope of site near Town Hall entry
9. Allows wider area for Town Hall loading

NO ALLEY VACATION  
ROOF PLAN

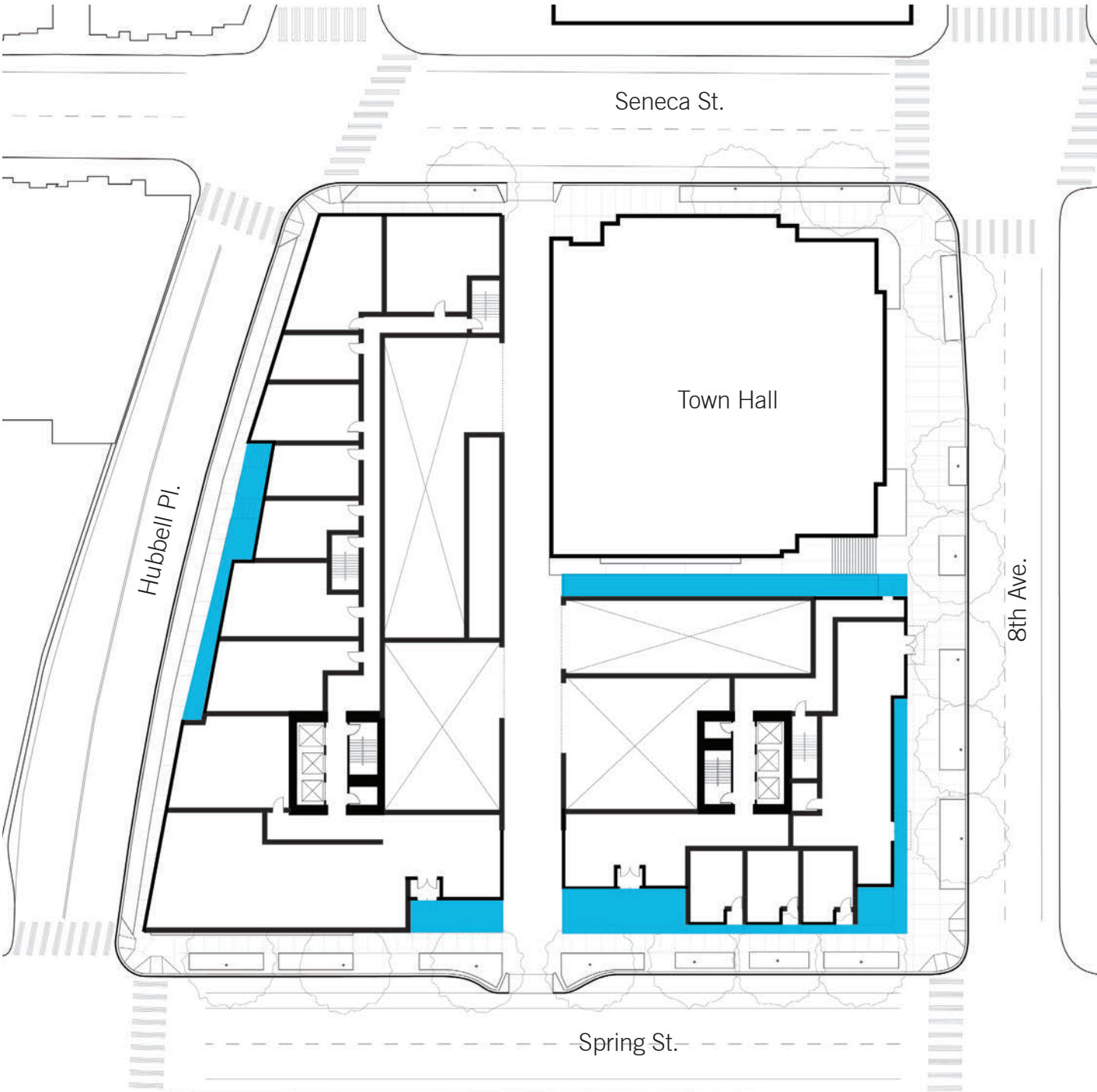


- Sewer
- Electrical
- Steam
- Telecommunications

ALLEY VACATION  
ROOF PLAN

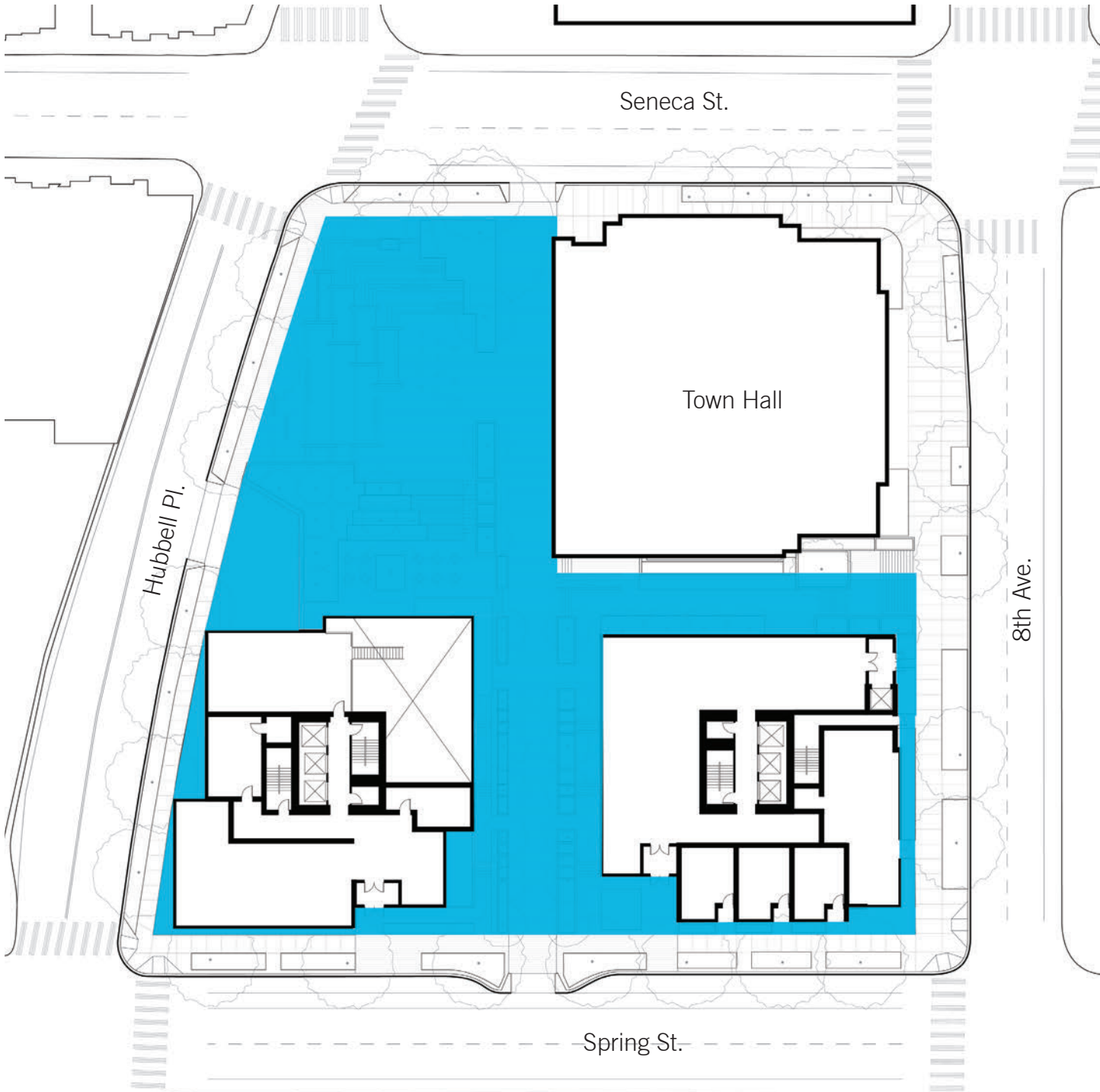


NO ALLEY VACATION  
LEVEL 02



OPEN SPACE = 2,270 SF

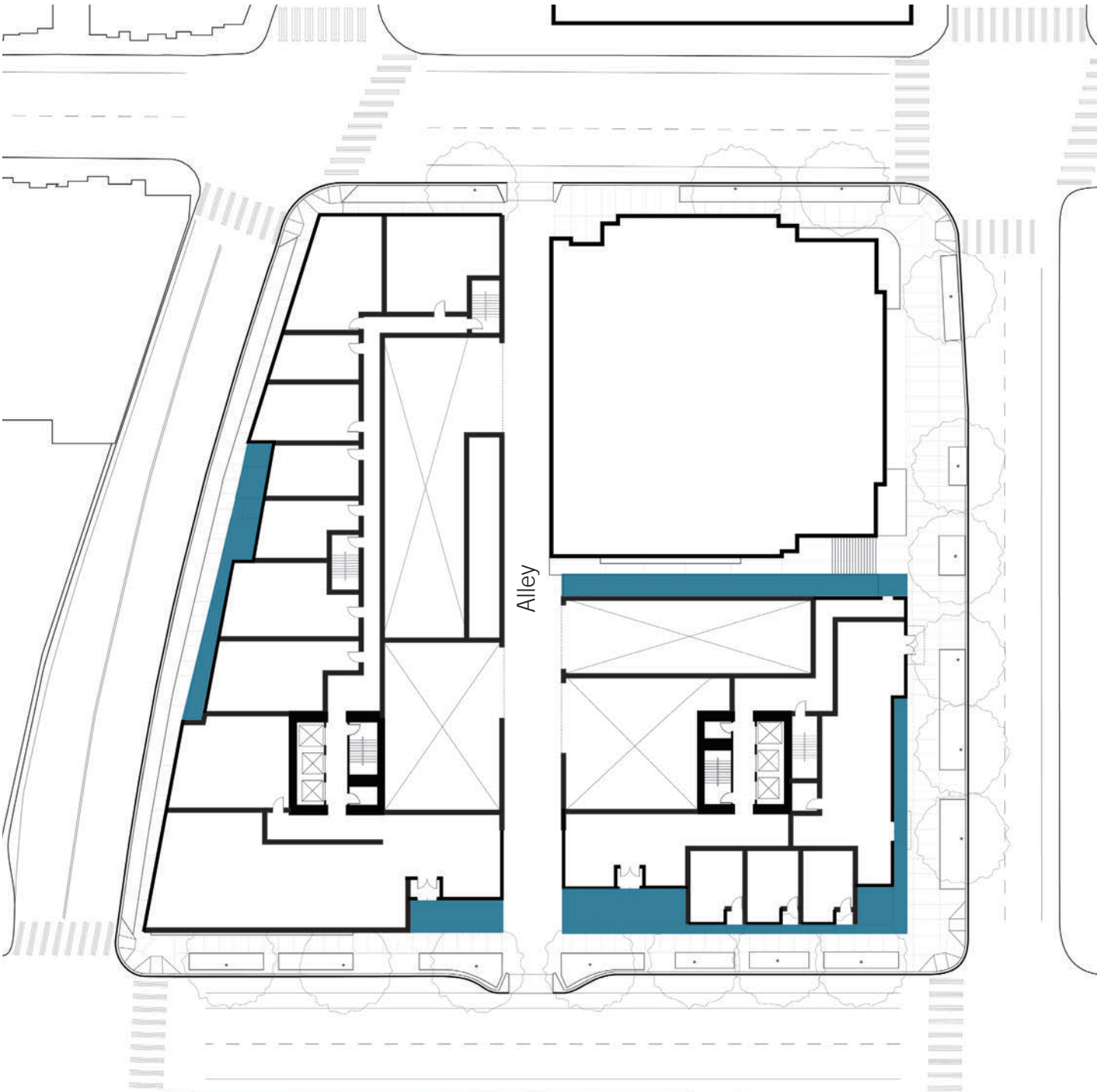
ALLEY VACATION  
LEVEL 02



OPEN SPACE = 23,209 SF



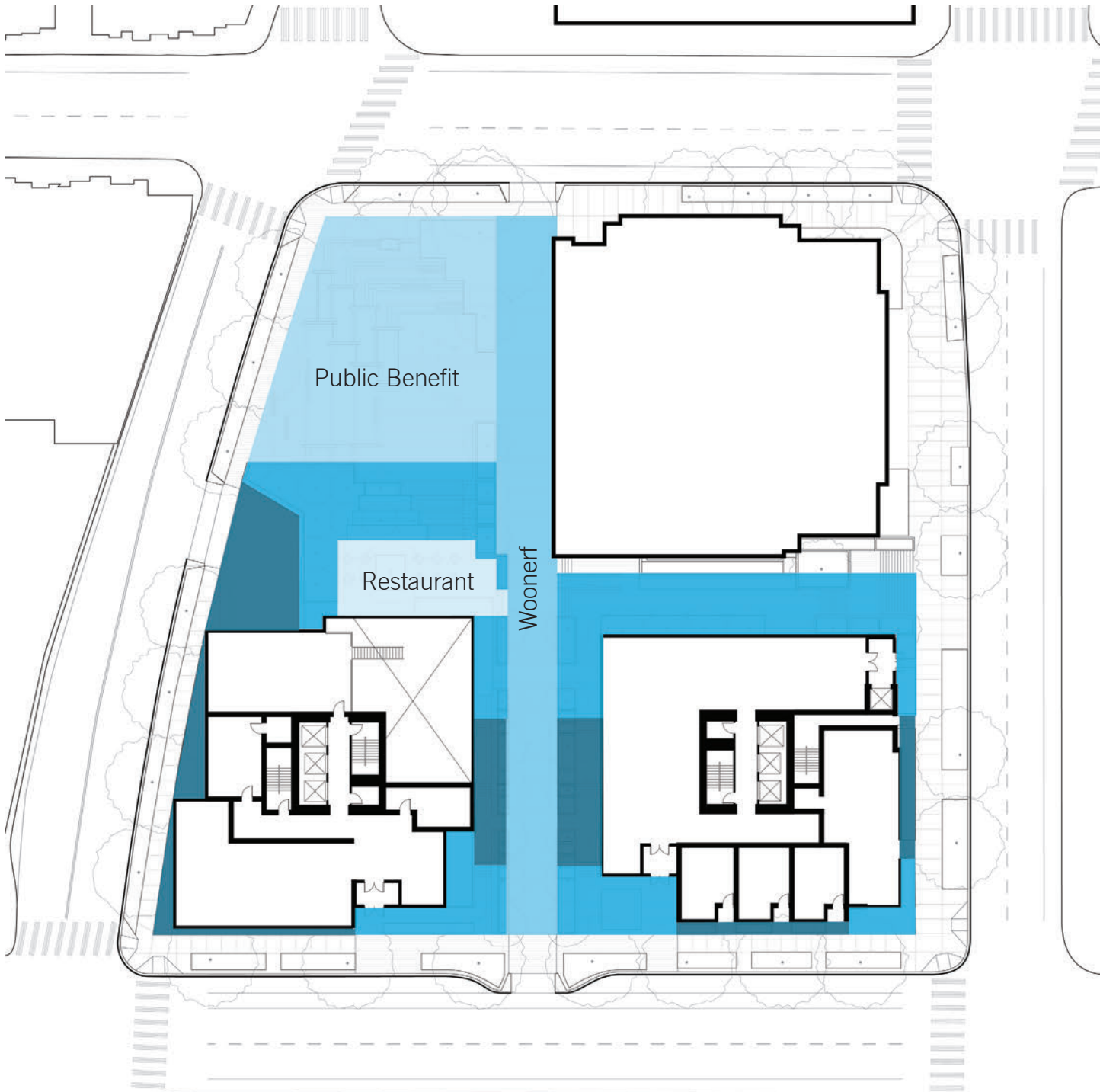
NO ALLEY VACATION  
LEVEL 02



OPEN SPACE = 2,270 SF

2,270 SF OPEN SPACE

ALLEY VACATION  
LEVEL 02



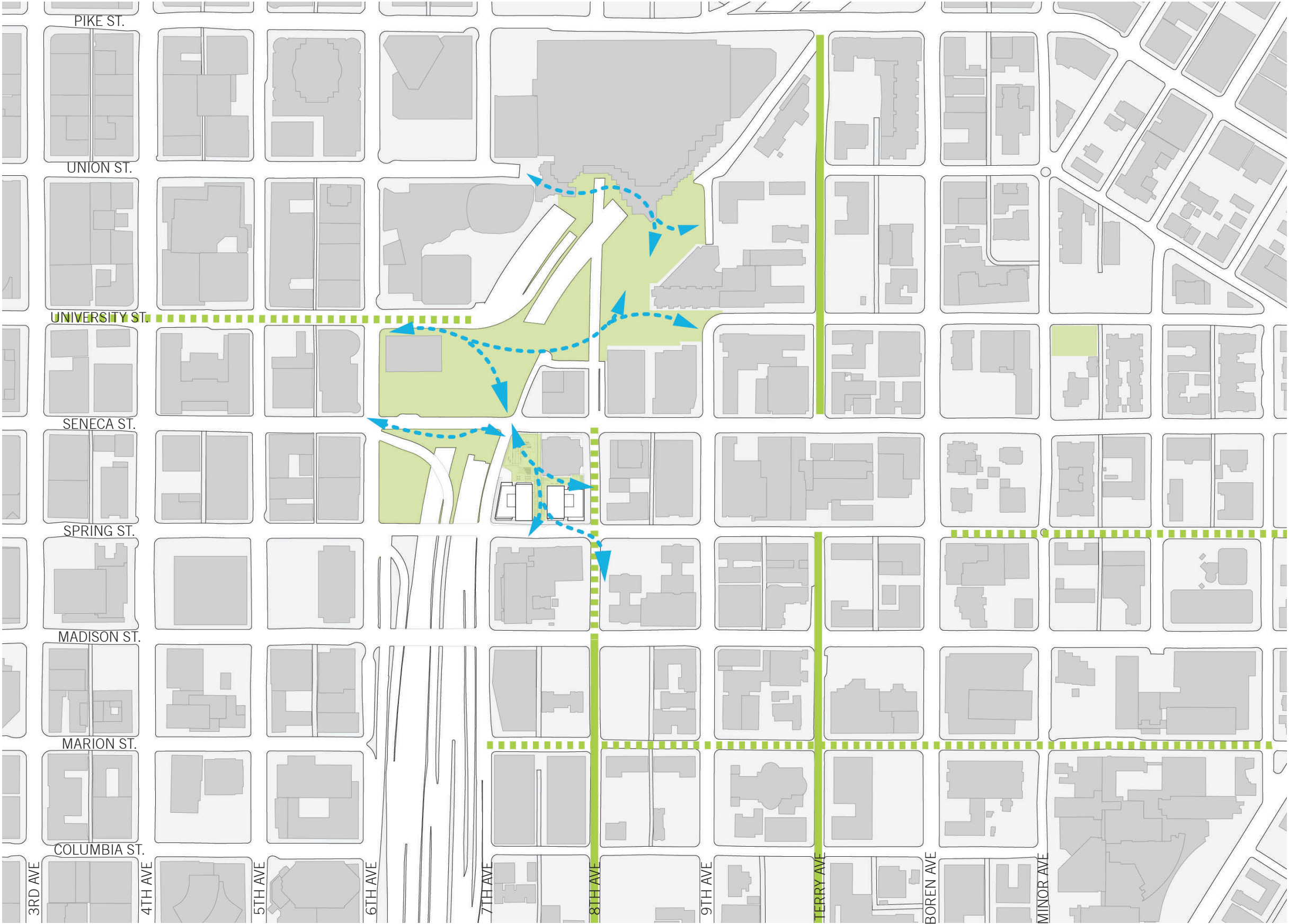
OPEN SPACE = 23,209 SF

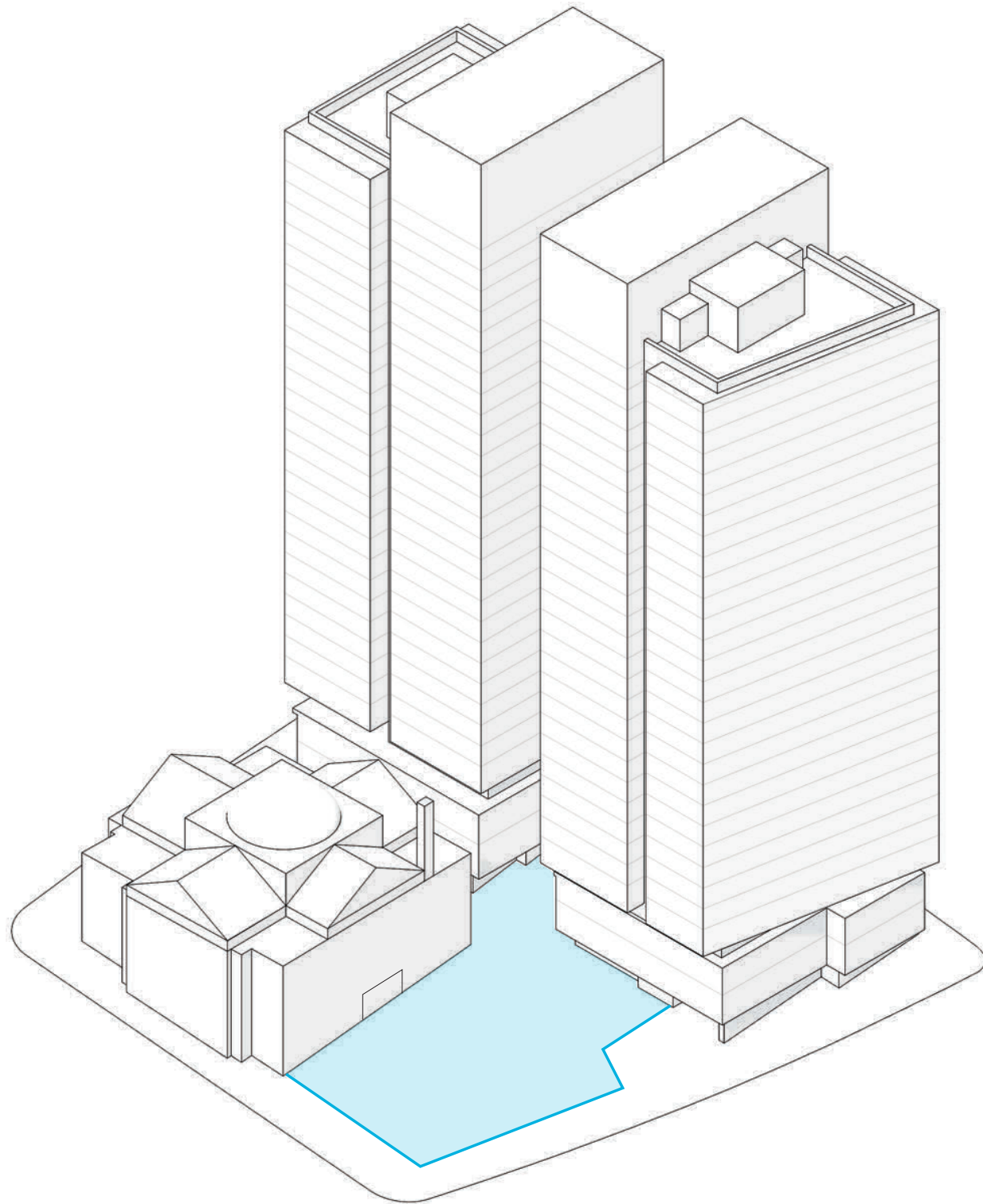
- |                                |                         |
|--------------------------------|-------------------------|
| 8,375 SF COMMON AMENITY        | 5,804 SF PUBLIC BENEFIT |
| 4,346 SF WOONERF               | 1,326 SF RESTAURANT     |
| 3,358 SF ADDITIONAL OPEN SPACE |                         |



# OPEN SPACE + GREEN STREETS

- Open Space
- Green Street
- Green Street (Proposed)
- Pedestrian Flows

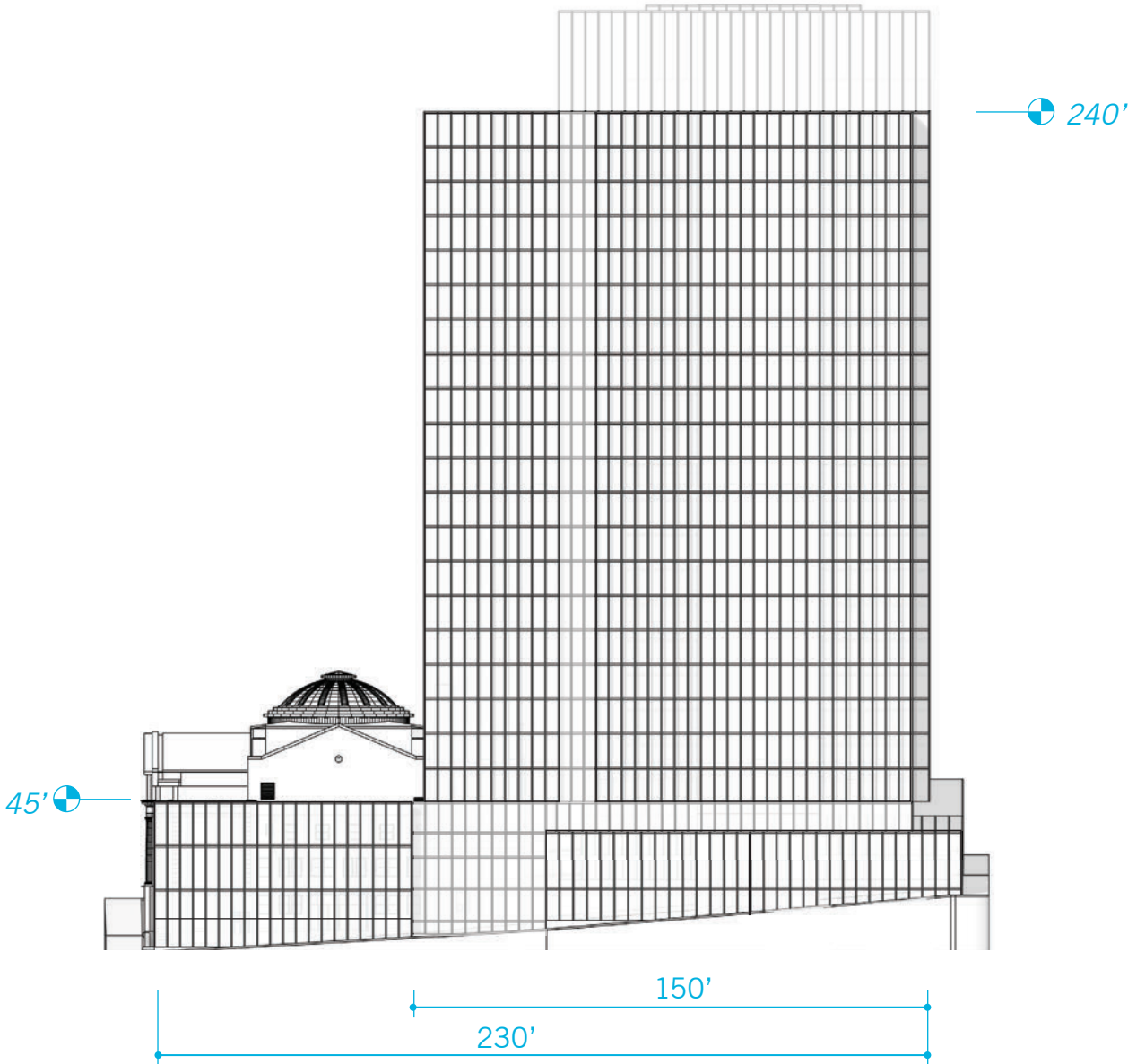




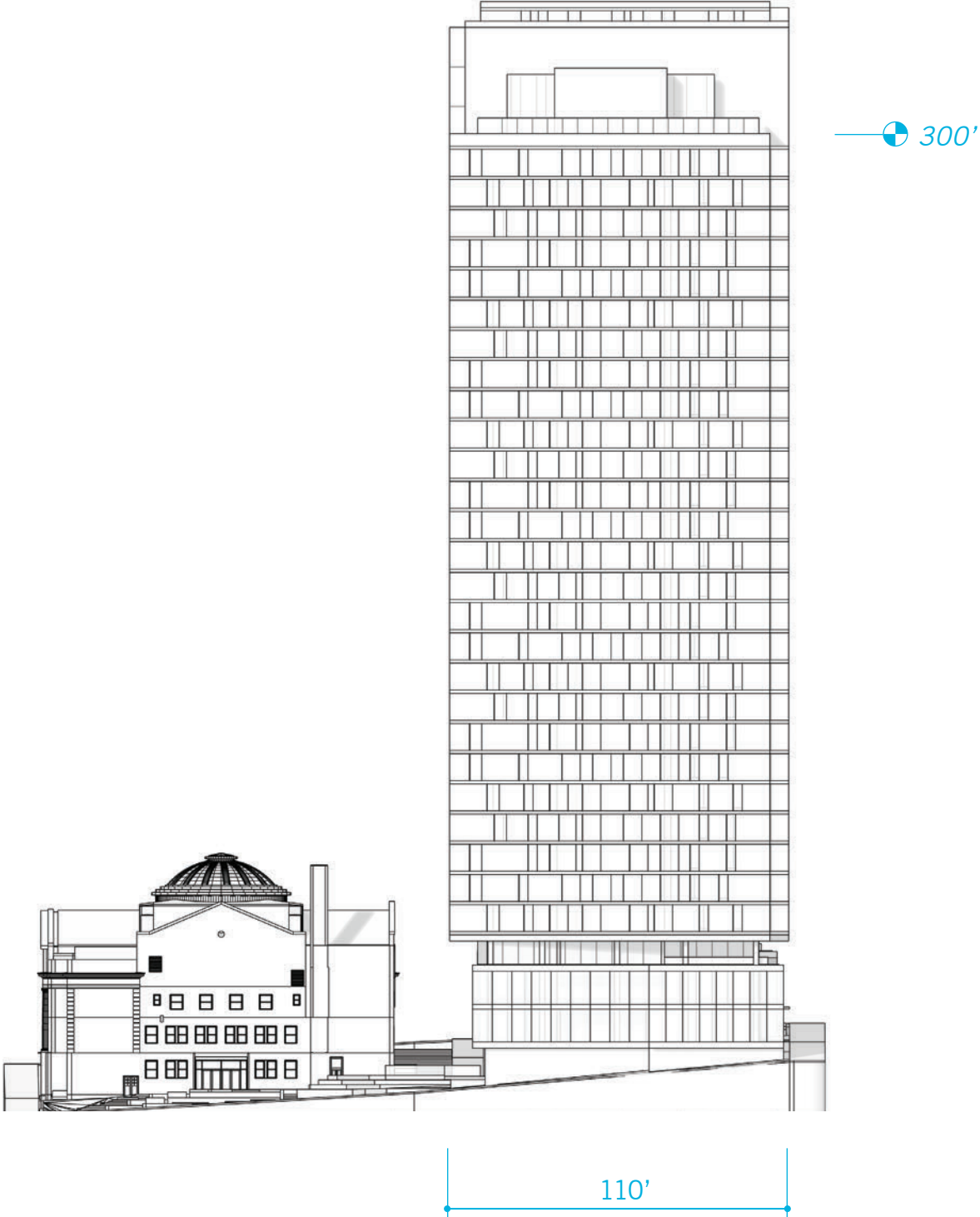
1. More open space
2. Coordinates with Town Hall
3. Strong connection to Freeway Park
4. Consistent with the PRAP
5. Better visibility of new Town Hall entry
6. Enhanced pedestrian experience
7. Additional landscaping

NO ALLEY VACATION

ALLEY VACATION

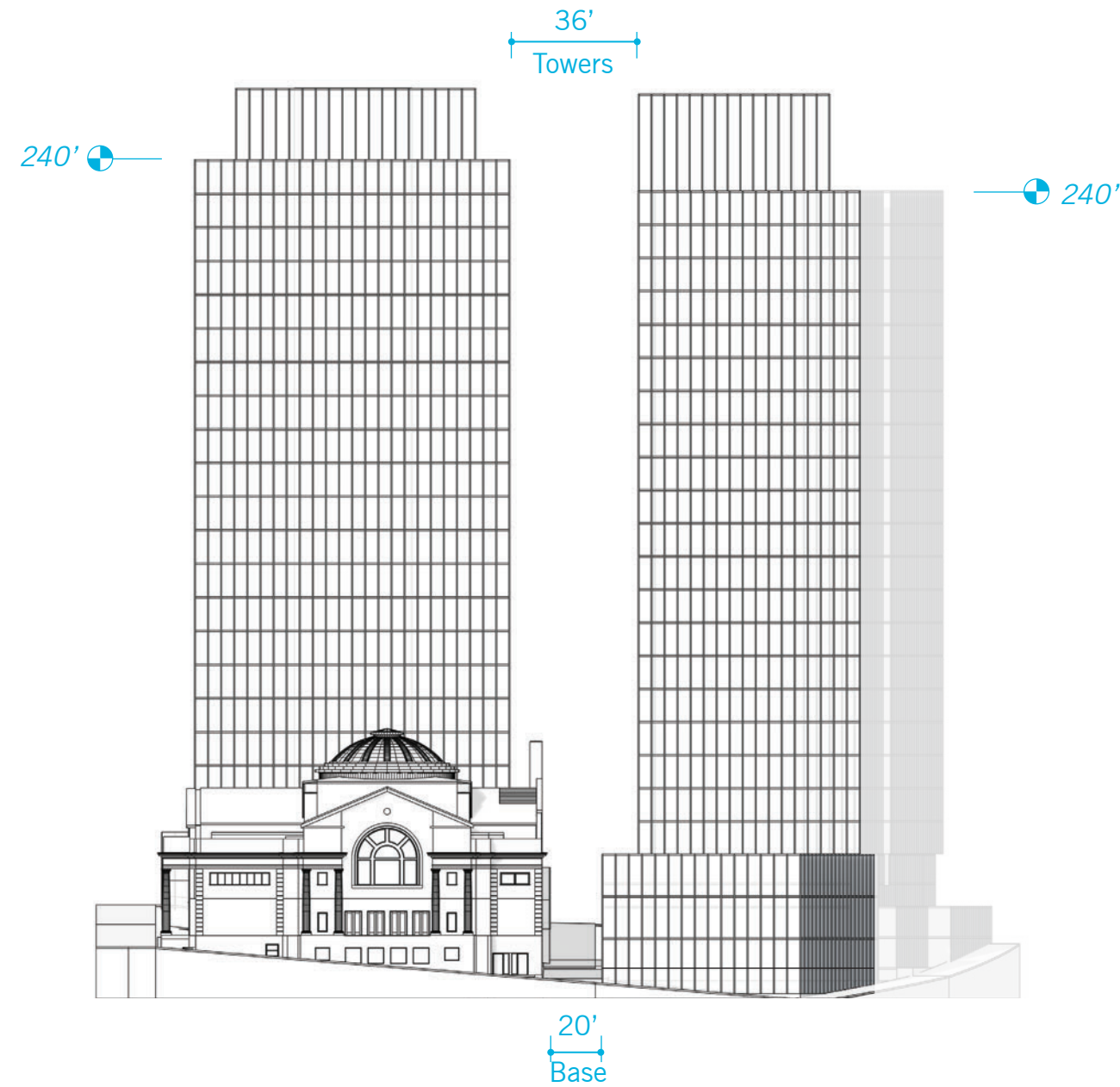


West Elevation from Hubbell Place



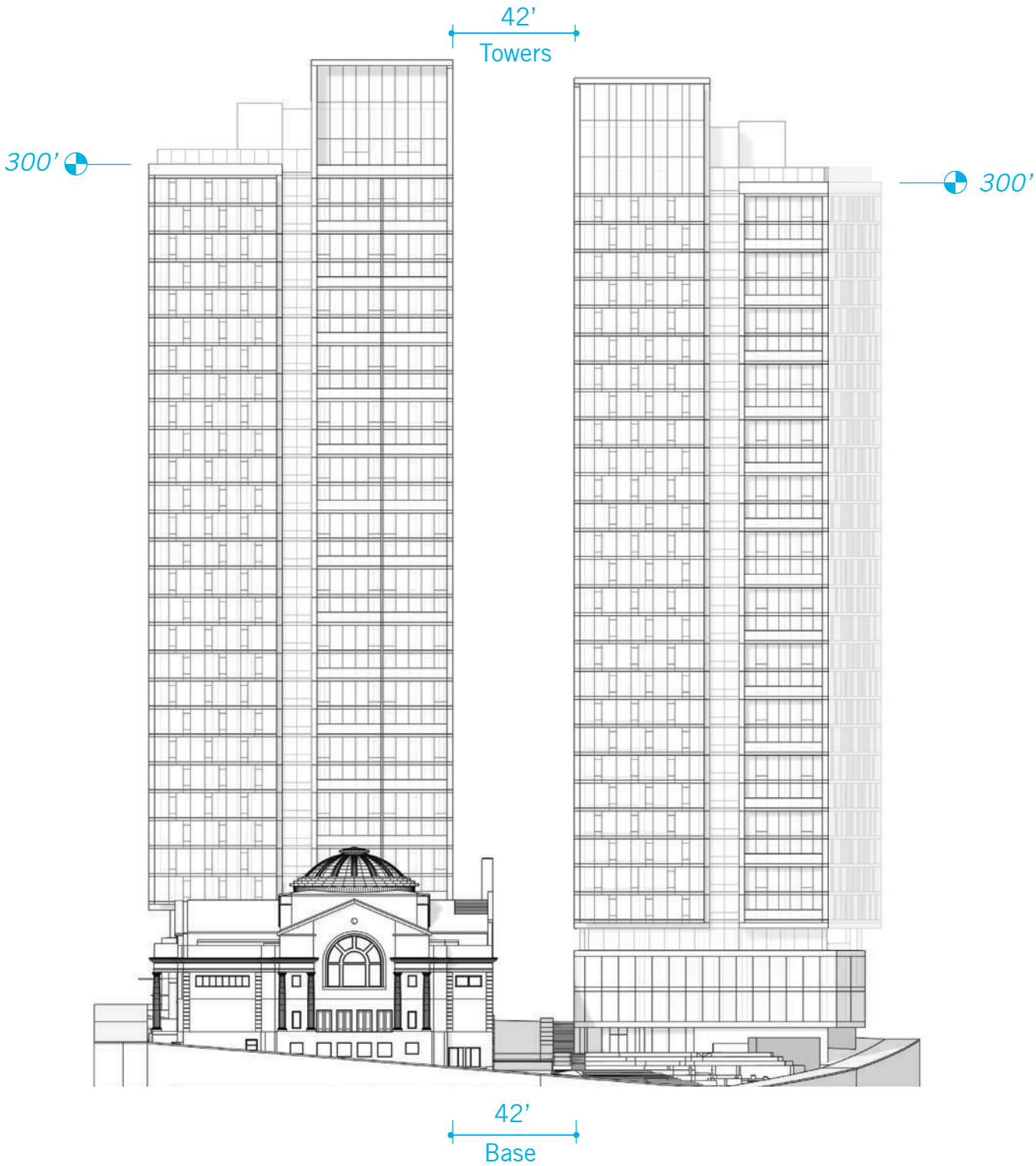
West Elevation from Hubbell Place

NO ALLEY VACATION



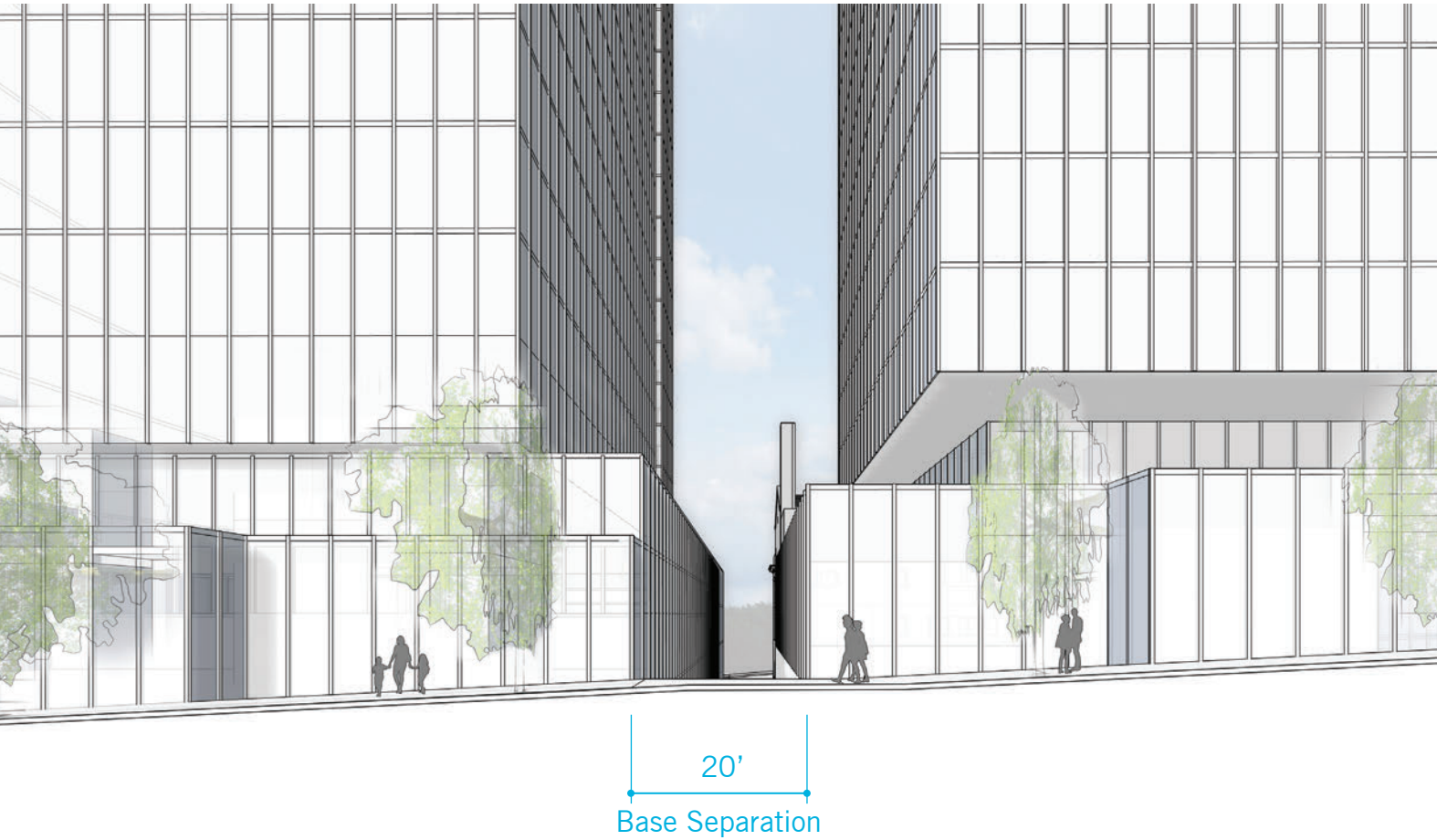
North Elevation from Seneca Street

ALLEY VACATION



North Elevation from Seneca Street

NO ALLEY VACATION



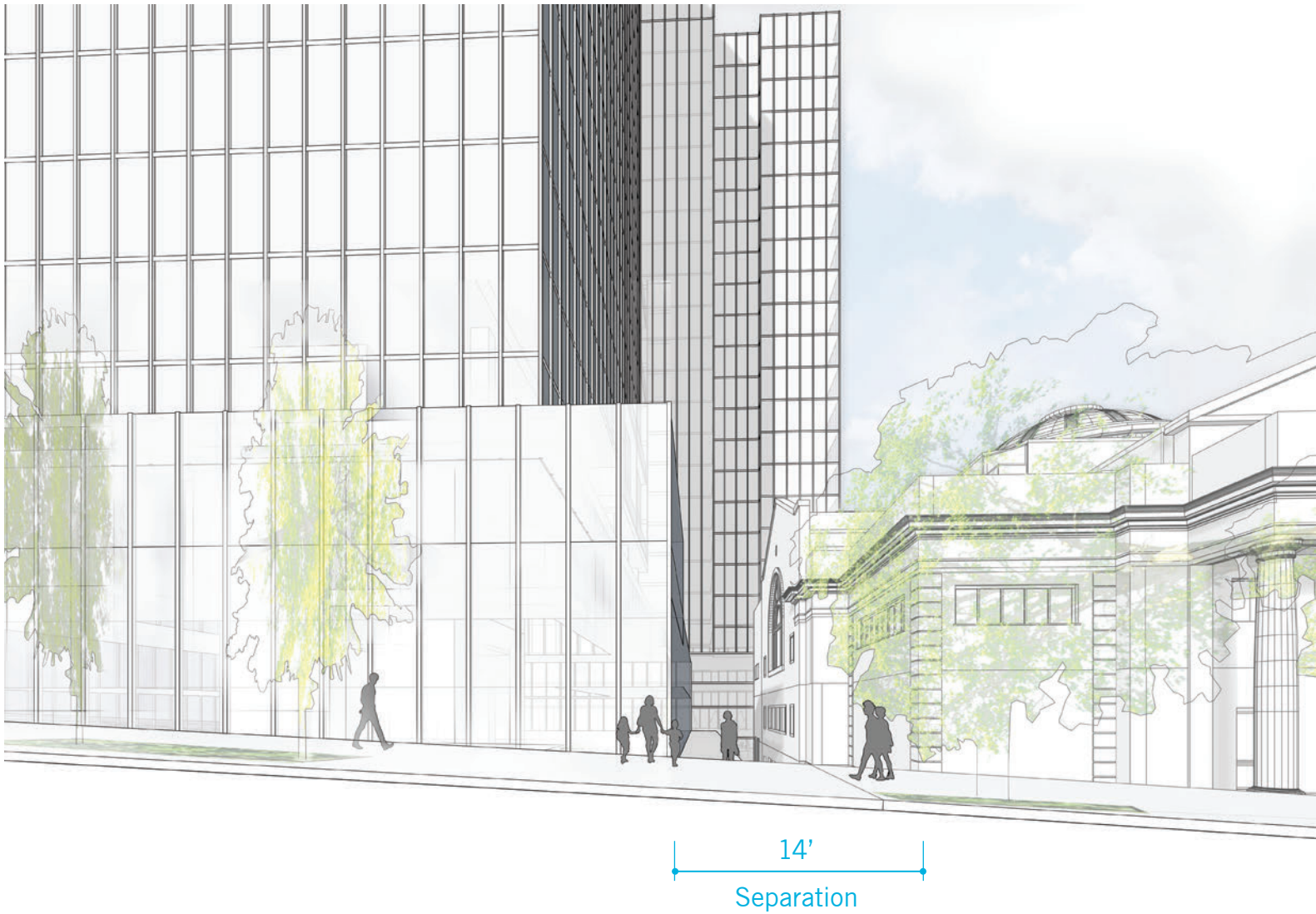
View from Spring Street

ALLEY VACATION



View from Spring Street

NO ALLEY VACATION



View from 8th Avenue

ALLEY VACATION



View from 8th Avenue

NO ALLEY VACATION



*View across Seneca Street from Freeway Park*

ALLEY VACATION



*View across Seneca Street from Freeway Park*

# AIR / LIGHT / VIEWS

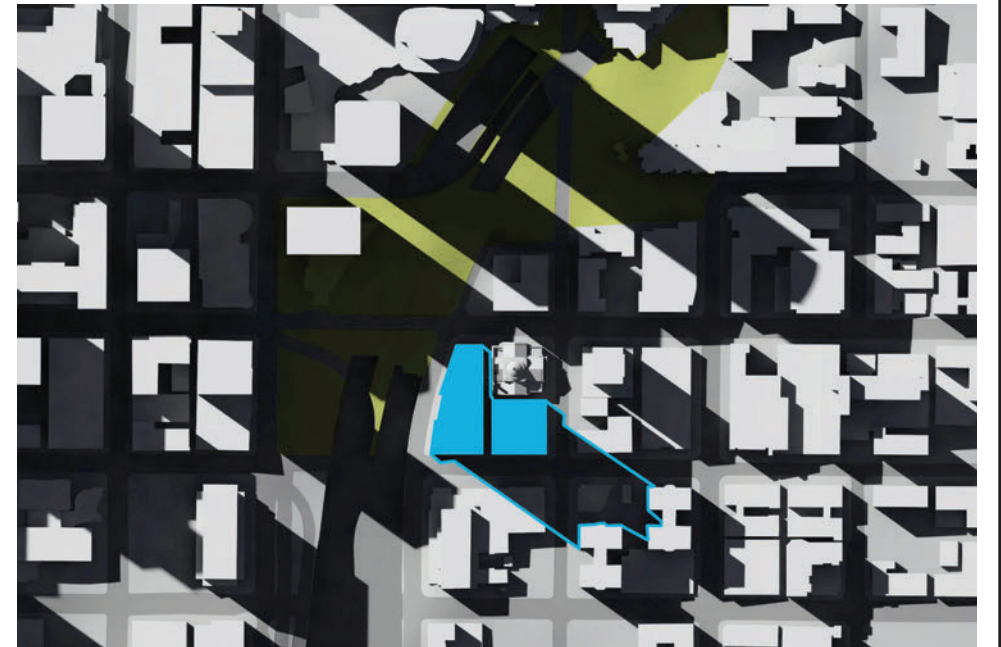
## SUMMER SHADOW STUDIES

9:00AM

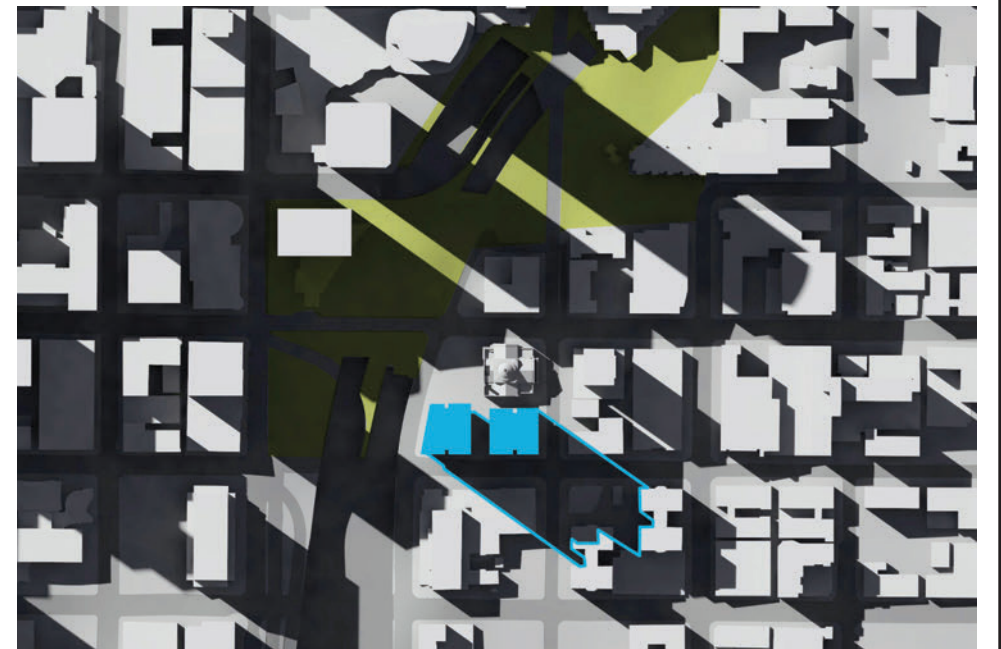
12:00PM

5:00PM

NO ALLEY VACATION



ALLEY VACATION



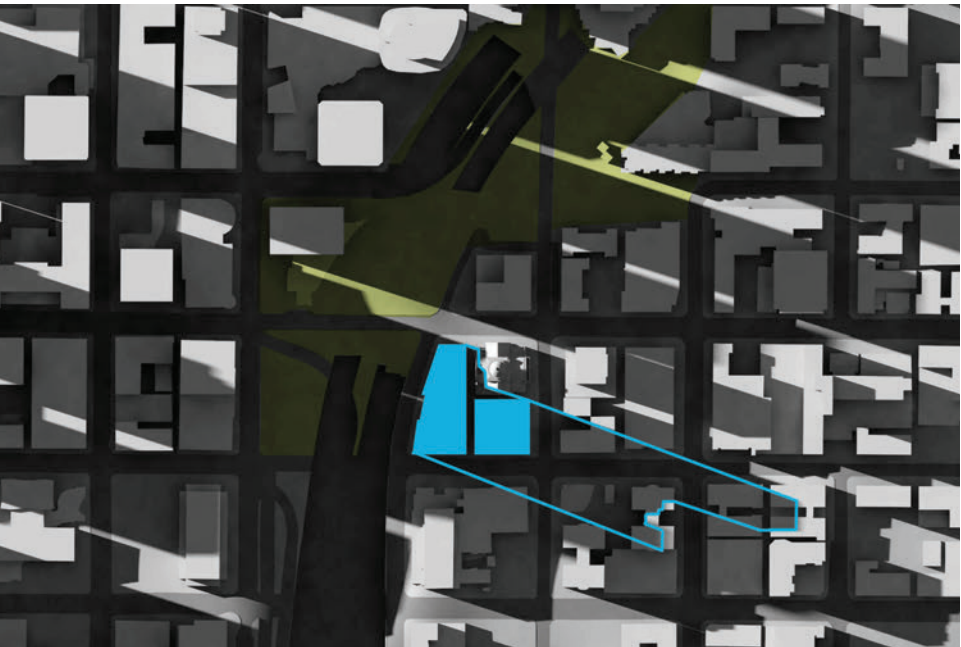
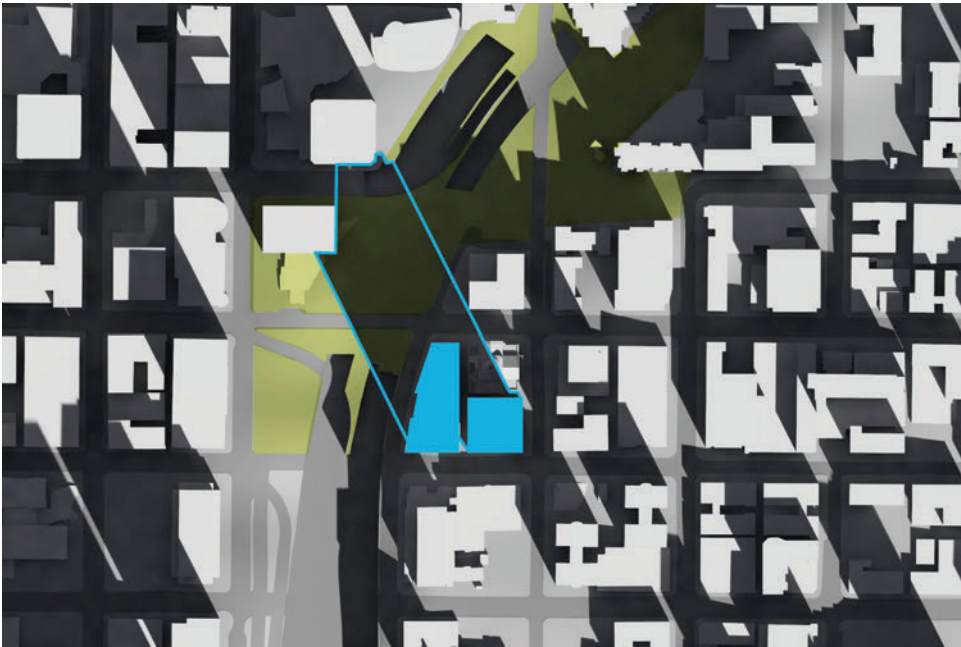
AIR / LIGHT / VIEWS  
SPRING AND FALL SHADOW STUDIES

9:00AM

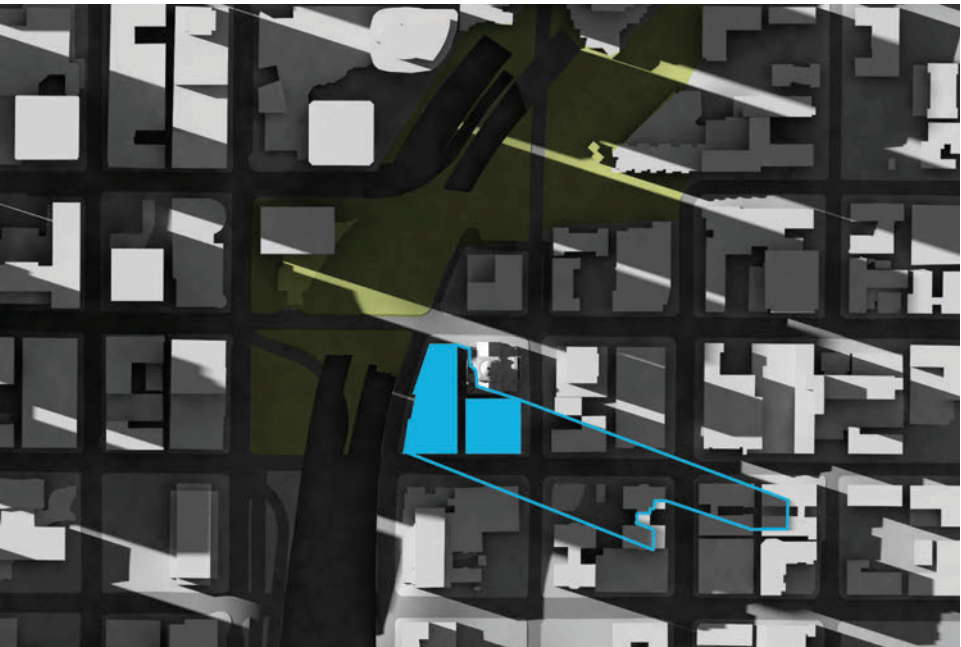
12:00PM

5:00PM

NO ALLEY VACATION



ALLEY VACATION



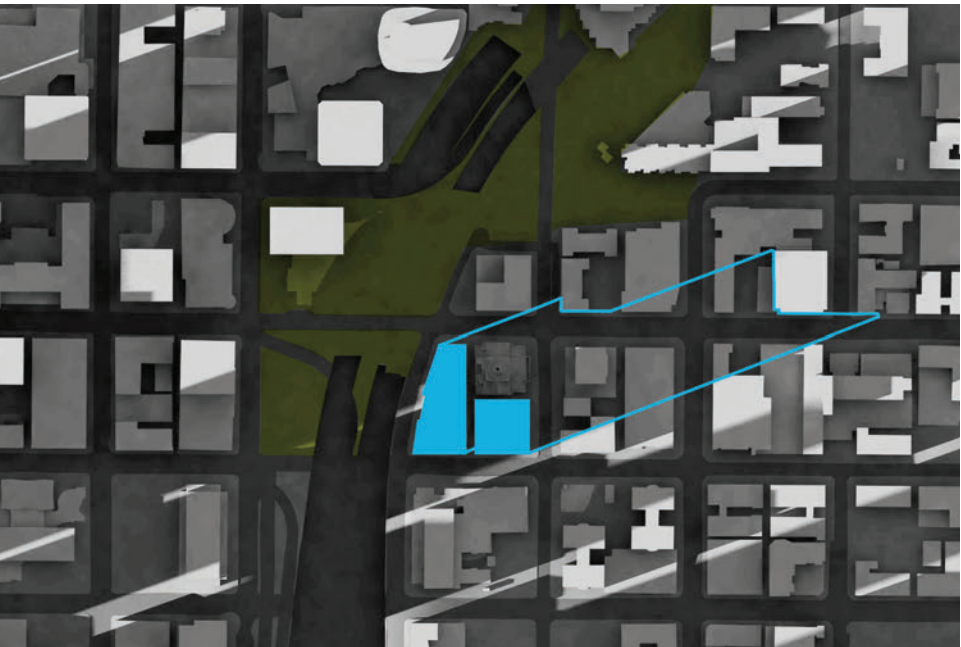
AIR / LIGHT / VIEWS  
WINTER SHADOW STUDIES

9:00AM

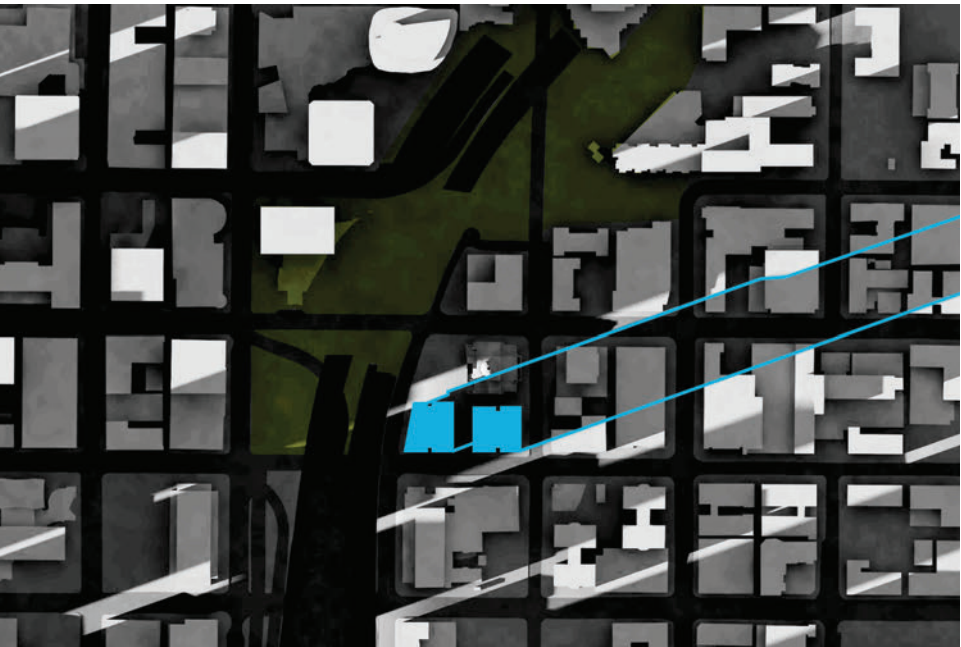
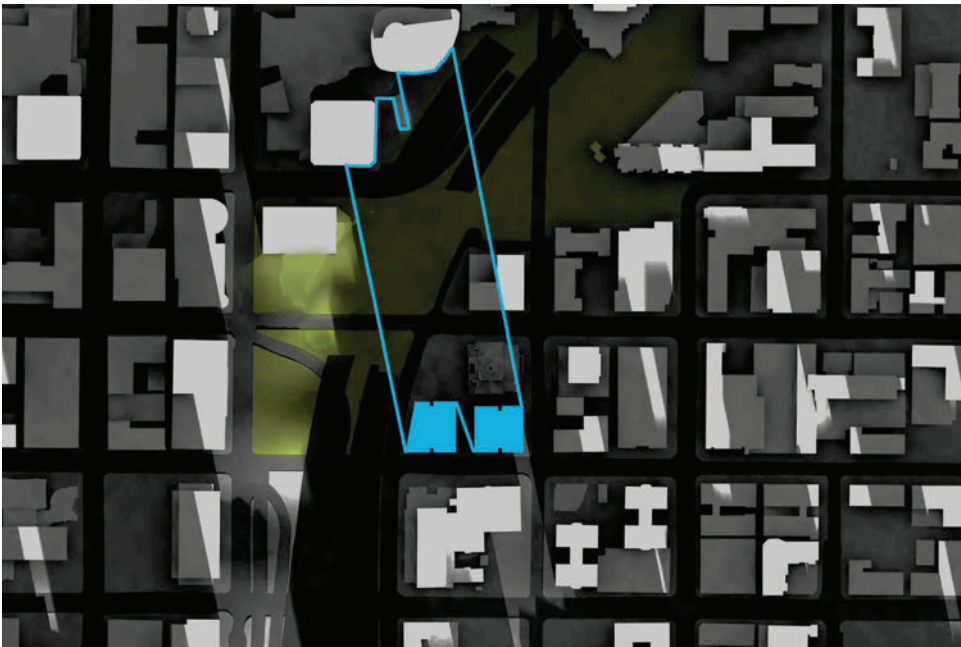
12:00PM

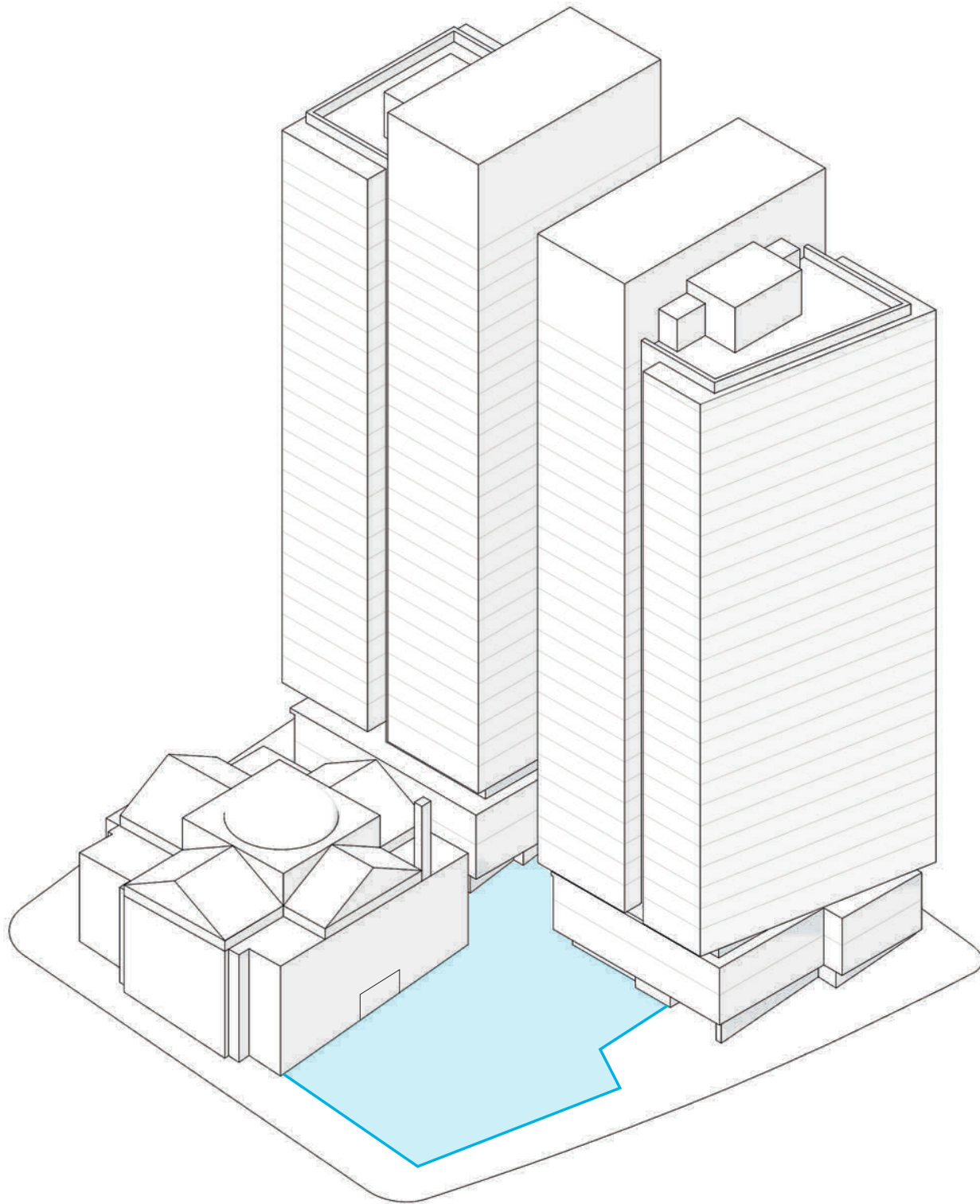
3:00PM

NO ALLEY VACATION



ALLEY VACATION





1. More air is provided between the towers
2. More air is provided at the base
3. More air is provided next to Town Hall
4. Town Hall is visible from Spring Street
5. Town Hall Public Entry is visible from Hubbell

# PROPOSAL COMPARISON

## URBAN DESIGN MERIT SUMMARY

### ACCESS AND CIRCULATION

1. Maximizes circulation through site
2. Provides connection to downtown
3. Coordinates with Town Hall's new entry
4. Maximizes Town Hall's visibility
5. Enhances pedestrian experience
6. Consolidates vehicle entries
7. Separates vehicles from public entries
8. Reduces slope of site near Town Hall entry
9. Allows wider area for Town Hall loading

### UTILITIES

1. No impact

### OPEN SPACE

1. More open space
2. Coordinates with Town Hall
3. Strong connection to Freeway Park,
4. Consistent with the PRAP
5. Better visibility of new Town Hall entry
6. Enhanced pedestrian experience
7. Enhanced landscaping

### AIR / LIGHT / VIEWS

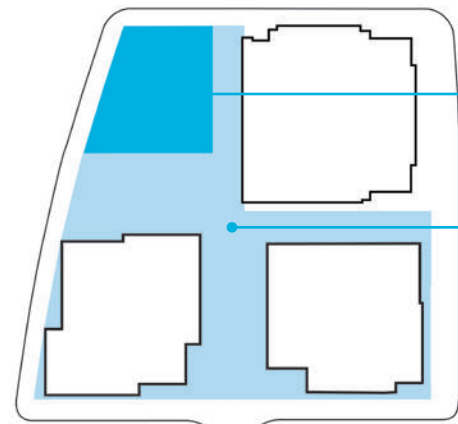
1. More air is provided between the towers
2. More air is provided at the base
3. More air is provided next to Town Hall
4. Town Hall is visible from Spring Street
5. Town Hall Public Entry is visible from Hubbell
6. Enhanced pedestrian experience
7. Enhanced landscaping



# **SECTION 06**

## **PUBLIC BENEFITS**



# PUBLIC BENEFITS LANDSCAPE PLAN



Open Space for  
Public Benefit

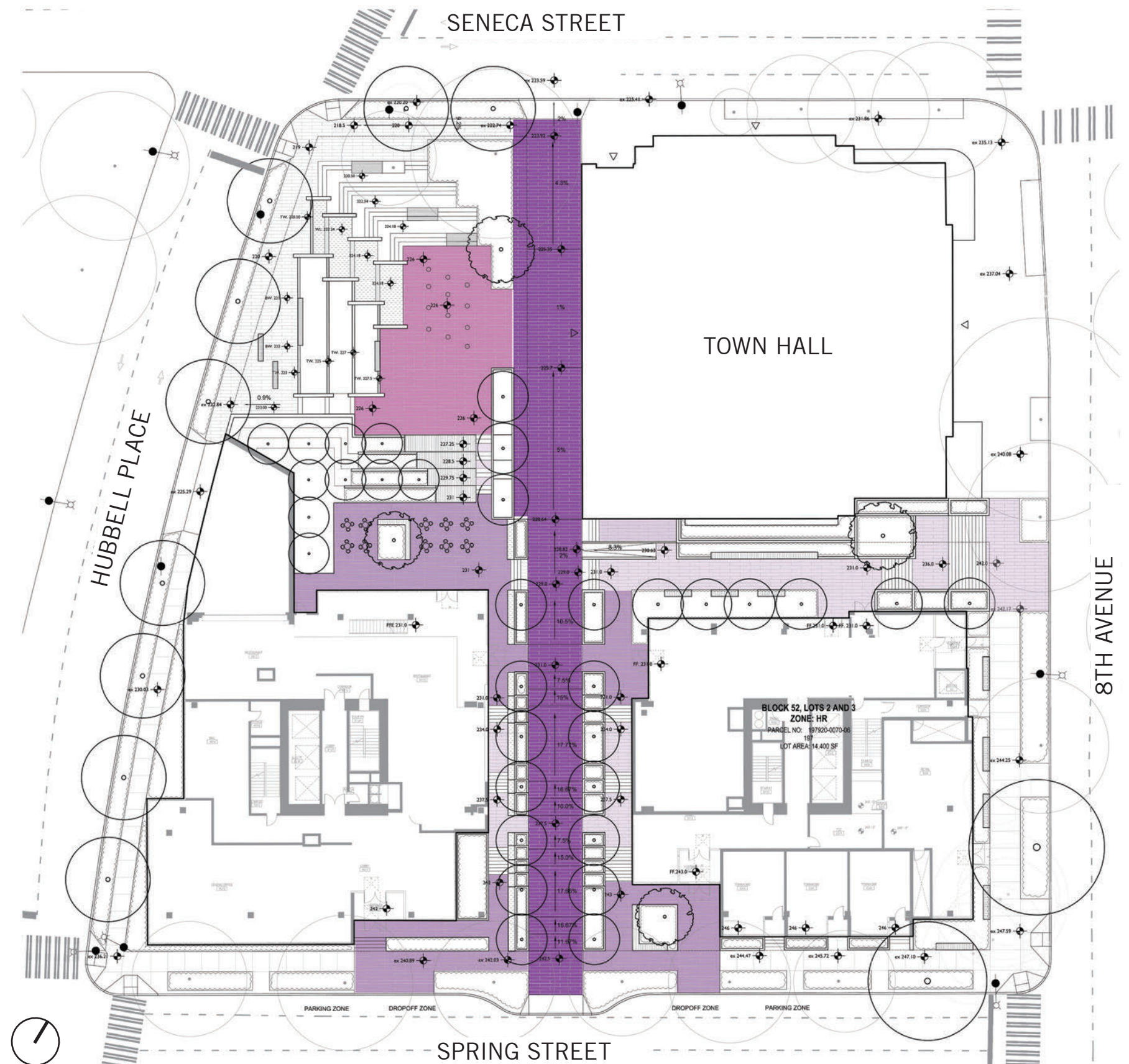
Open Space for  
Residential Amenity,  
Restaurant,  
Woonerf





- 1 Special Paving
- 2 Planting
- 3 Seating
- 4 Water Features
- 5 Lighting
- 6 R.O.W. Improvements
- 7 Open Space

-  Pedestrian Entry
-  Vehicle Entry

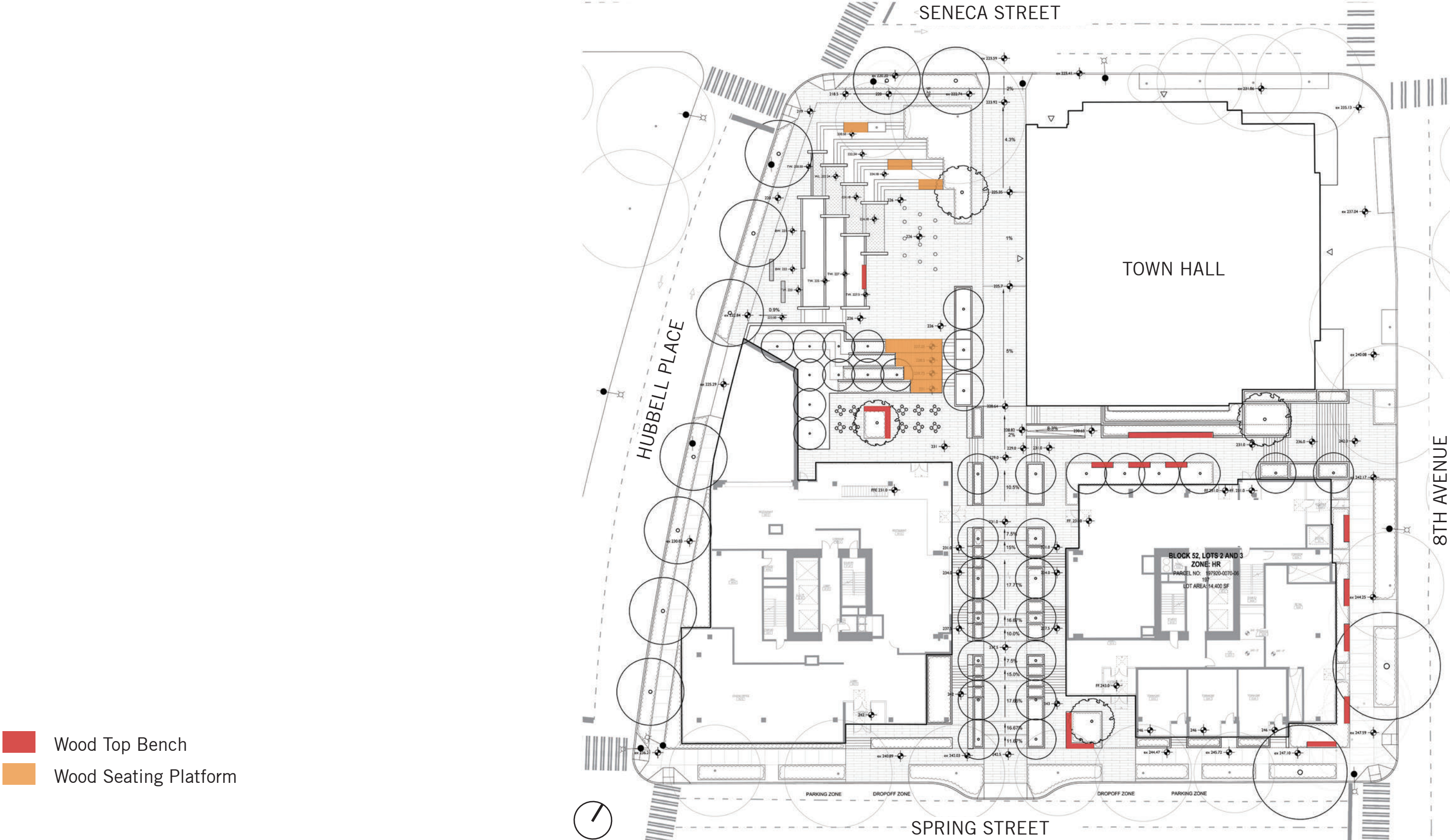


## PUBLIC BENEFITS DIAGRAM SPECIAL PAVING



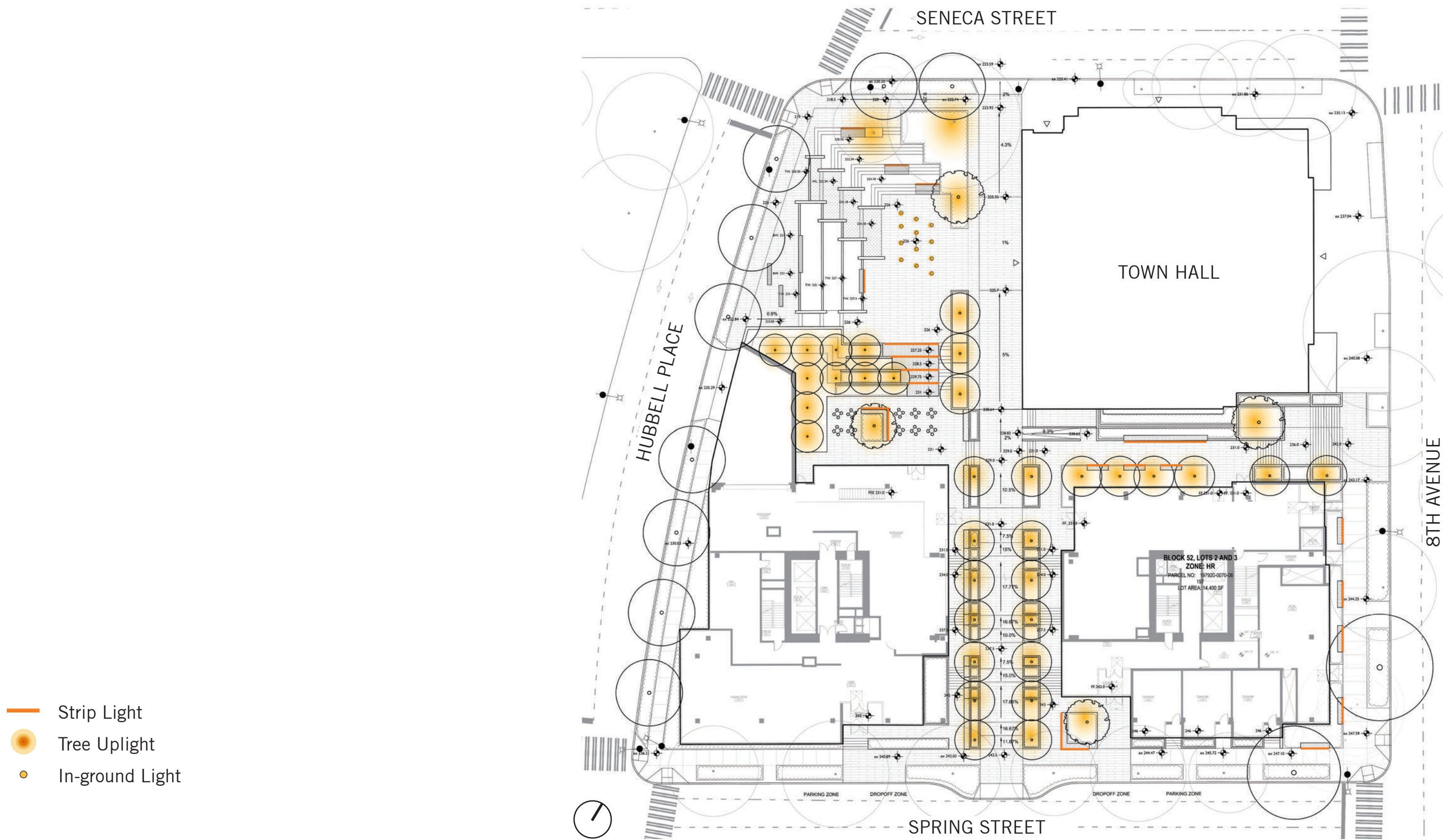
-  Concrete Unit Paving
-  Natural Stone Paving
-  Stamped Concrete
-  Mixed Stone and Concrete Unit Paving

PUBLIC BENEFITS DIAGRAM  
SEATING

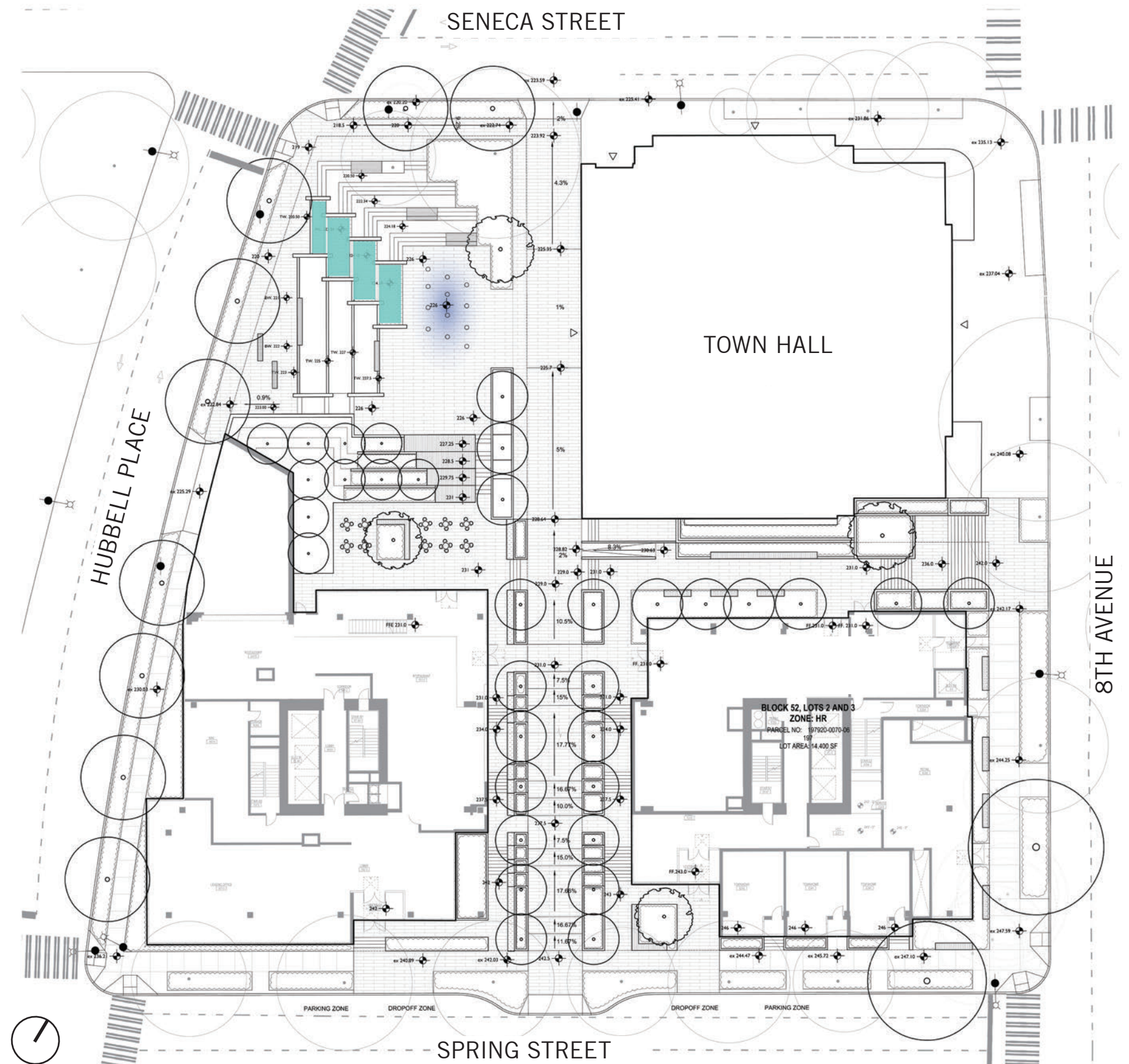


# PUBLIC BENEFITS DIAGRAM

## LIGHTING

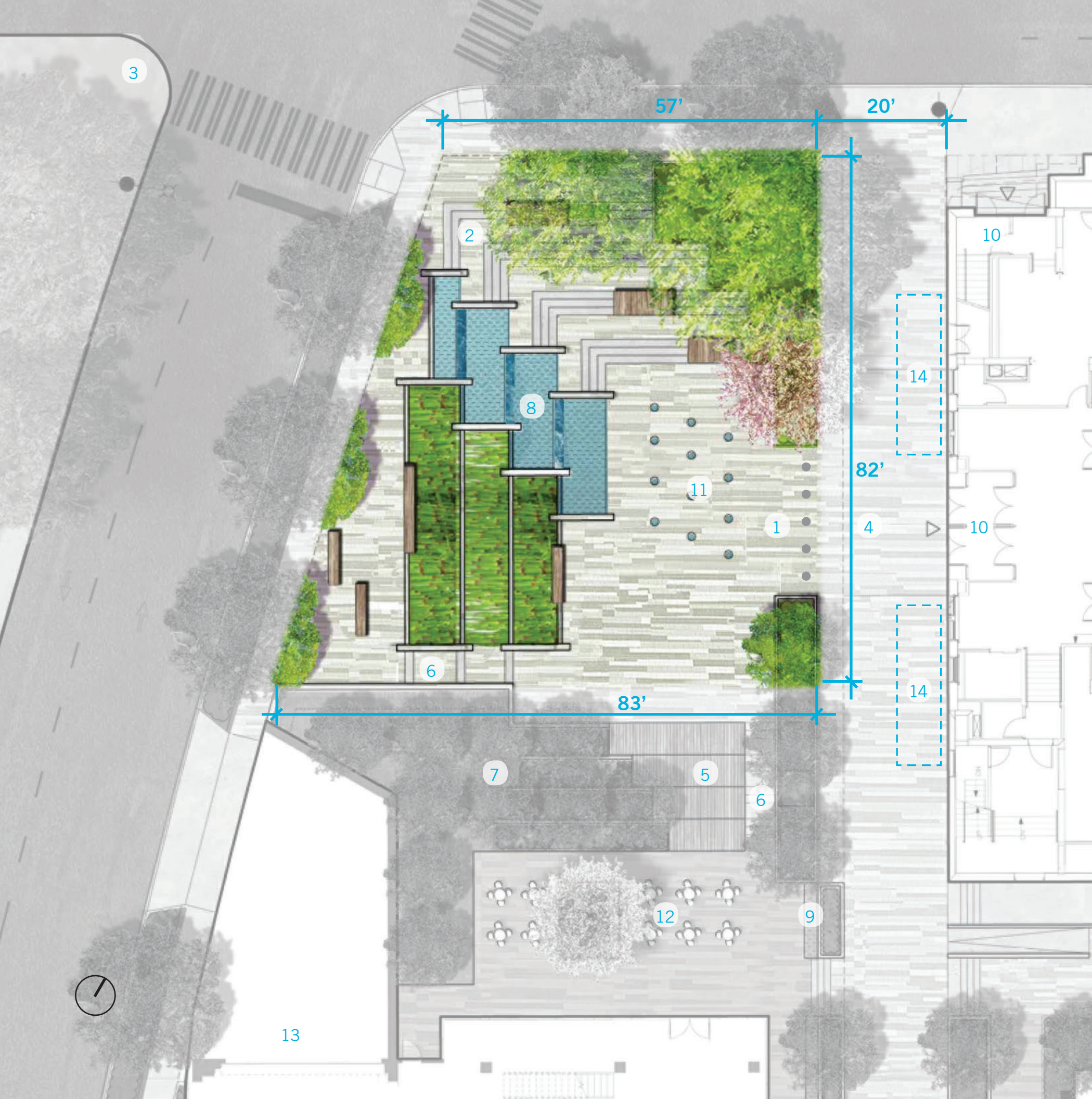


## PUBLIC BENEFITS DIAGRAM WATER FEATURE



## Cascading Water Terrace

# PUBLIC BENEFIT PLAZA PLAN



- 1 Town Hall Plaza
- 2 Connection to Freeway Park
- 3 Freeway Park Entrance
- 4 Woonerf (Fire Accessible)
- 5 Wood Seating Platform
- 6 Stair Connection to Plaza
- 7 Landscape Terraces
- 8 Cascading Water Feature
- 9 Water Fountain
- 10 Town Hall Entrances
- 11 Splash Pads
- 12 Restaurant Seating
- 13 Parking Entry
- 14 Truck Loading

# PUBLIC BENEFITS PLAZA VIEW



# PUBLIC BENEFITS MATRIX

Summary				
#	Public Benefit Component	Description of Design	City Requirements	Estimated Area
1	SPECIAL PAVING	Use of mixed stone paving, stamped concrete, and concrete unit pavers at northwest plaza and north portion of the alley abutting the pre-existing facade of Town Hall.	not required	3,665 sf
2	PLANTING	Planting includes bio-retention planting at the cascading water feature at the northwest corner of the plaza, planted terraces and the lush and native-adapted West Coast plant massing used throughout the public realm.	not required	1,000 - 1,400 sf
3	ENHANCED SEATING	IPE wood seating platforms on the widened stairs at the north edge of the plaza facing Seneca street and seating walls with IPE wood top by the water feature at west facing the plaza.	not required	36 lf
4	WATER FEATURE	Cascading water terraces at west of plaza, water jets in central plaza and bio-retention water channel at south.	not required	793 sf
5	LIGHTING	Under-lighting for benches and seating platforms, recessed wall lighting at stairs, in ground lighting at the selected locations, feature lighting at water feature terraces and water jets, feature tree up lighting and seasonal lighting.	not required	36 lf LED strip lighting 3 tree uplights
6	ROW IMPROVEMENT	Enhanced streetscape on Hubbell and Seneca provides street tree and shrub planting within the public ROW.	not required	1,700 - 1850 sf
7	OPEN SPACE	Open space at the northwest corner of the site will be used for a public plaza with generous open space. The plaza will serve as the anchor for a new pedestrian connection between First Hill and Downtown Seattle. The open space at grade will create an inviting environment across the site.	not required	4,000 - 6,000 sf



