

CALL FOR IDEAS: Office-to-Residential Conversion Visions for Seattle Downtown

Log of Submitted Idea Boards



Seattle
Office of Planning &
Community Development

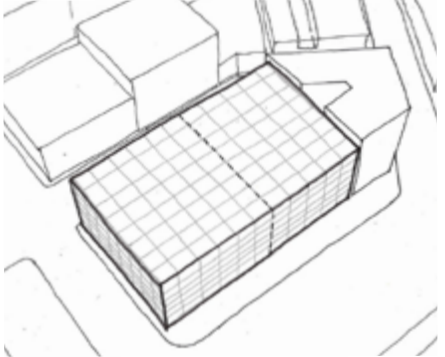
THE POLSON & WESTERN BUILDINGS OFFICE-TO-RESIDENTIAL CONVERSION STUDY

As one of Seattle’s most defining neighborhoods, Pioneer Square is known for its eclectic architecture, its socio-economically diverse population, and its support of small local businesses. In order to continue to flourish and grow even more resilient, Seattle’s urban core must support a diverse mix of use and demographics. With a post-pandemic surplus of vacant offices, particularly in the older building stock, this project provides the opportunity to ensure that future, and to re-envision our city at multiple scales – the human, block, and neighborhood.

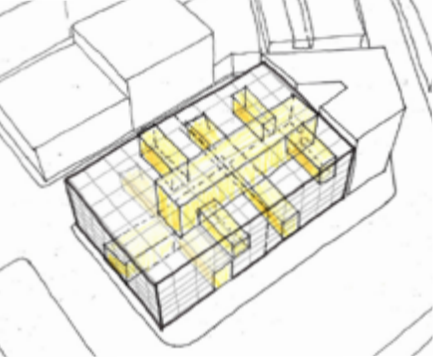
This proposal celebrates the cellular grid of the Polson Building’s timber structure by converting each bay into a residential unit, while carving out a shared, central courtyard. Rooted in the DNA of good design, this approach embraces access to light and air, and recognizes the neighborhood as a holistic community, rather than just a series of plots. What’s more, it speaks to both housing inequality and the climate crisis by adapting the existing building stock, and urges us to unlearn the bad habits of the past. This idea is not new, but it is transformative.



Polson and Western Buildings
Warehouses built in 1910



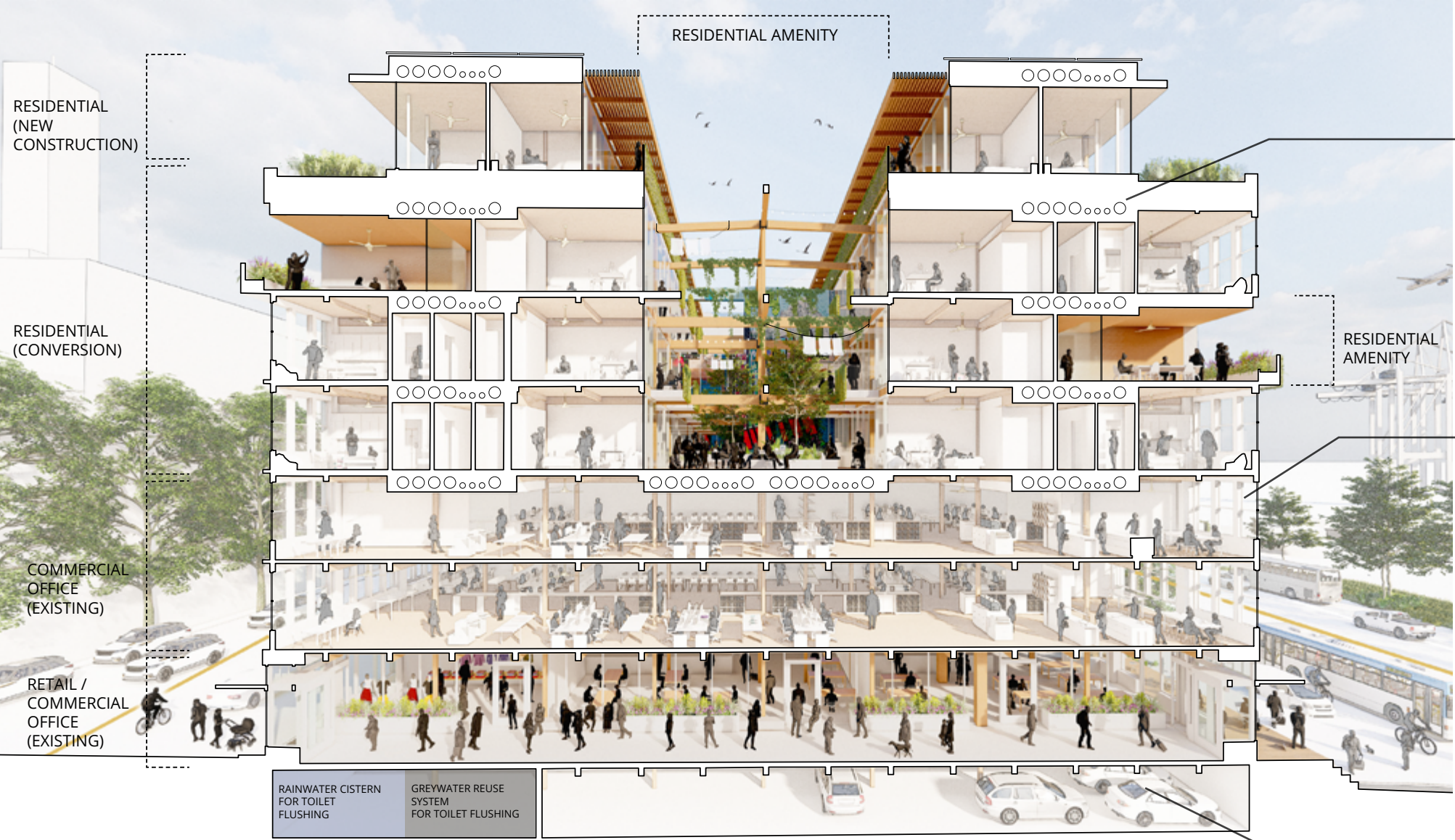
Cellular structure of warehouse



Carving for access to light & air



Collective Urban Form- Multiple buildings facilitating transformation of use



Sustainable Strategies:

- PV PANELS AND PANELS OFF-SITE TO ACHIEVE NET ZERO
- ALL ELECTRIC HVAC
- RE-PURPOSE EXISTING DUCTWORK AND HYDRONIC PIPING DISTRIBUTION SYSTEM
- ENHANCED MECHANICAL FILTRATION
- OPERABLE WINDOWS
- IMPROVED ROOF AND WALL INSULATION
- REDUCTION IN EMBODIED CARBON FOR INTERIOR MATERIALS AND FINISHES
- WATER EFFICIENT PLUMBING FIXTURES THROUGHOUT
- RAIN WATER CAPTURE AND GREY WATER REUSE
- BATTERY STORAGE SYSTEM FOR BUILDING RESILIENCE
- BIKE PARKING



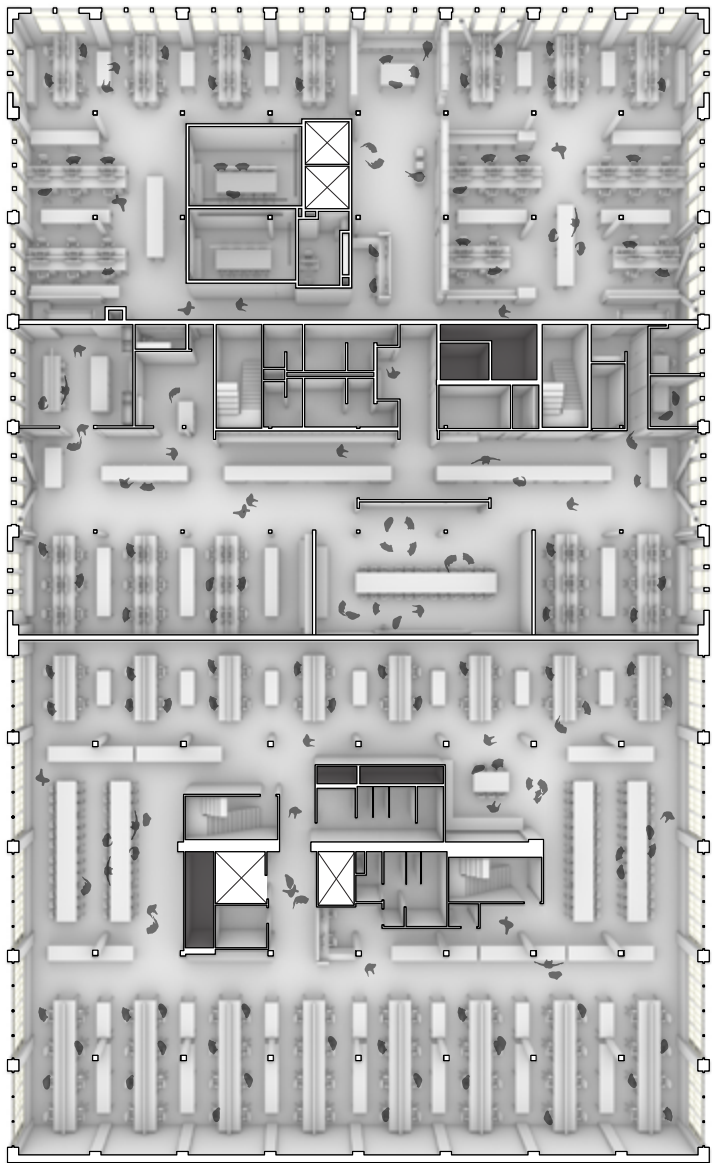
A new front door to a residential lobby opens to Alaskan Way- activating the western building facade to the newly improved public waterfront.



A central courtyard is carved out of the center of the block to provide light and air to residential units. The timber structure is maintained as a spatial remnant of the historic warehouse use.

Operating as a microcosm of a diverse city, the proposal embraces a mix of uses within a singular structure. The three top levels are converted to accommodate a dense distribution of studio units to help satisfy the demand for workforce housing. In order to offset the lower lease rates of these units,

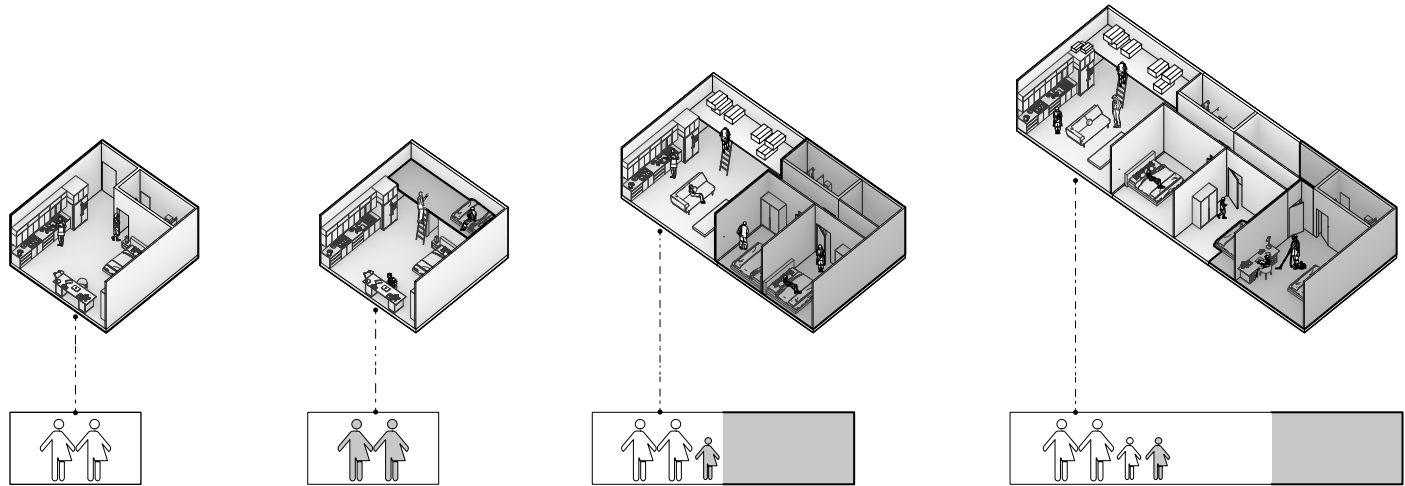
two levels of office use has been maintained on the lower floors and an additional high-end penthouse structure has been added to accommodate the demand for family units.



Existing Office Plan



Converted Residential Plan



Unit Evolution Through Time

Potential Incentives

In order to support an adaptive reuse project at the scale of the Polson & Western Building and make this a viable venture, the City could explore offering the following incentives and/or policy changes:

- 1. Create a site specific 'opportunity zone' for the downtown core to attract investor capital, similar to those in the state of California. Primary tax benefits could include Capital Gains Tax Deferral and the Elimination of Taxes on Future Gains.
- 2. Similar to Calgary's Downtown Development Incentive Programs, the City could provide a grant for office to residential conversions, at a determined \$/sf of improvement cost. The grant could come with stipulations of meeting sustainable performance criteria that helps the City towards meeting its Climate Action Plan goals.
- 3. Encourage 'Speed to Market' by streamlining the Entitlement Process and Permit Review process. Allow a straight to permit path, and assemble a specific task force within SDCI to expedite permit review and approval process.
- 4. Remove Development Impact Fees and Permit Processing Fees
- 5. Work with King County to develop a property tax relief program that reduces property tax on adaptive reuse projects that increase the housing stock in the downtown core.

ROM Costs

Total Hard Costs: \$72,000,000
(\$525/sf costs to convert to residential)
(\$100/sf costs to update office space)

Total Soft Costs: \$24,000,000
Total Project Cost: \$96,000,000

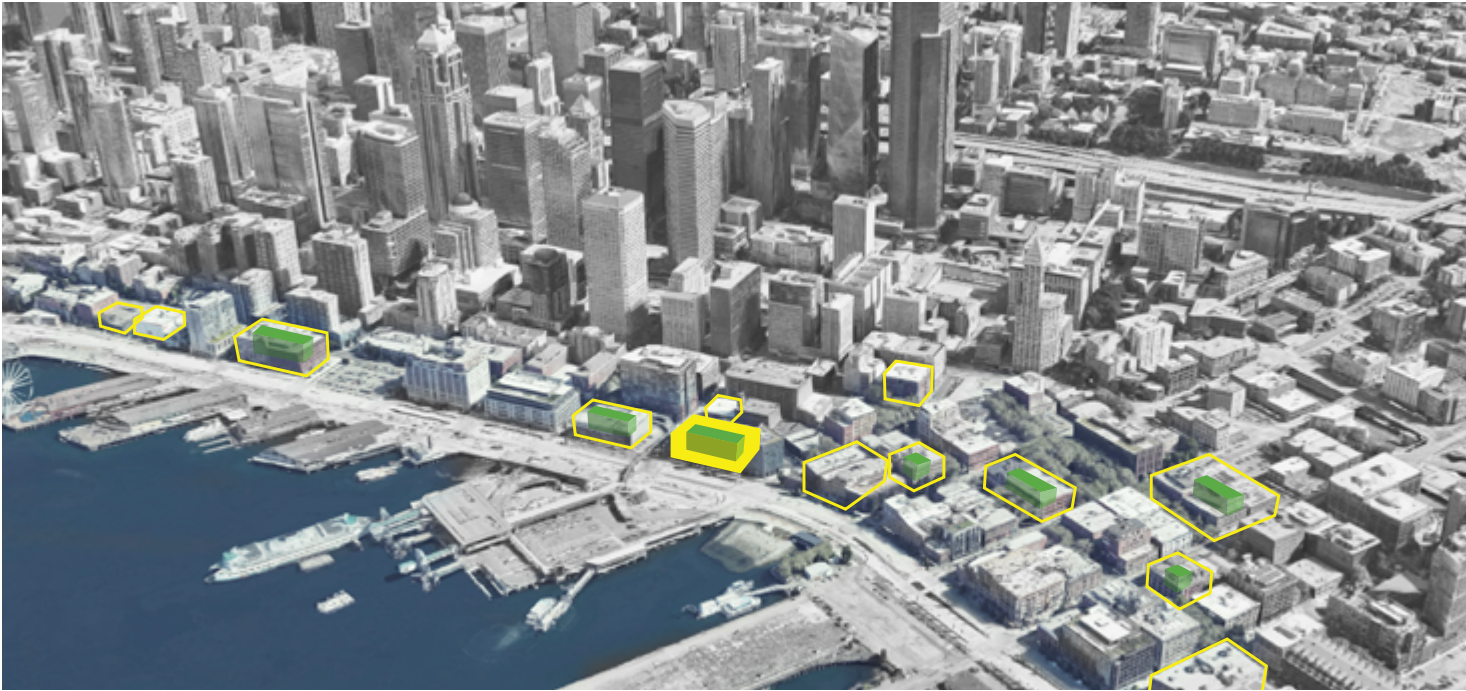
ROM of Potential Income/Rent

USE	LEVEL	SQ FT / UNIT COUNT (Leasable RSF)	PV INCOME (TOTAL/ YEAR)
Retail and/or Office	Ground Floor	20,000	\$520,370
Office	Levels 2 - 3	49,000	\$2,067,000
Residential - Workforce	Levels 4 - 6	51,300 (114 Units)	\$2,325,600
Residential - High End	Level 7	11,000 (11 Units)	\$583,300
Total Income			\$5,500,000

ROM Summary

The ROM costs summarized above indicate a payback on investment based on the present value of money that is likely longer than current real estate investors would require. Potential incentives, such as those listed on the left, could shorten the payback period and make such an undertaking more appealing to developers and building owners.

The Ripple Effect



There are many other buildings in Seattle and beyond that are under-utilized and ripe for conversion. This proposal illustrates a strategy that is scalable, resulting in healthier and more resilient cities.

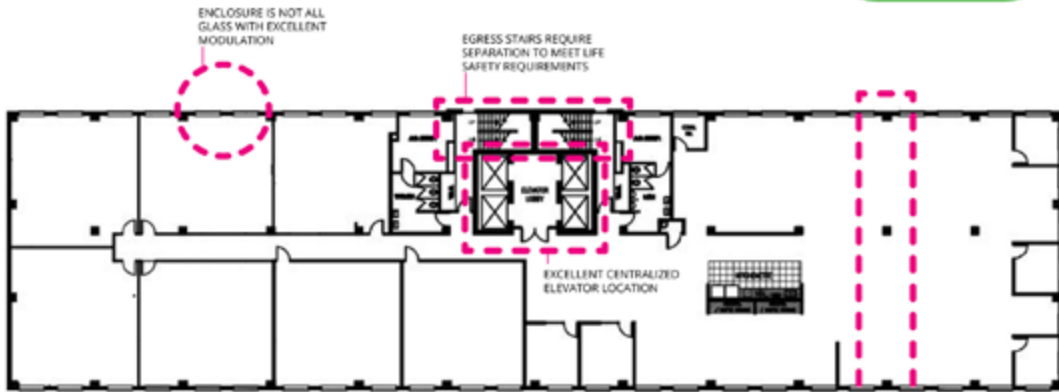
A CASE FOR CONVERSION

GENSLER OFFICE TO RESI CONVERSION TOOL
SCORES THIS AS AN EXCELLENT CONTENDER

ESTIMATED GREEN HOUSE GAS SAVINGS
DUE TO RE-USE

87
100

4,450,050
KgCO2e



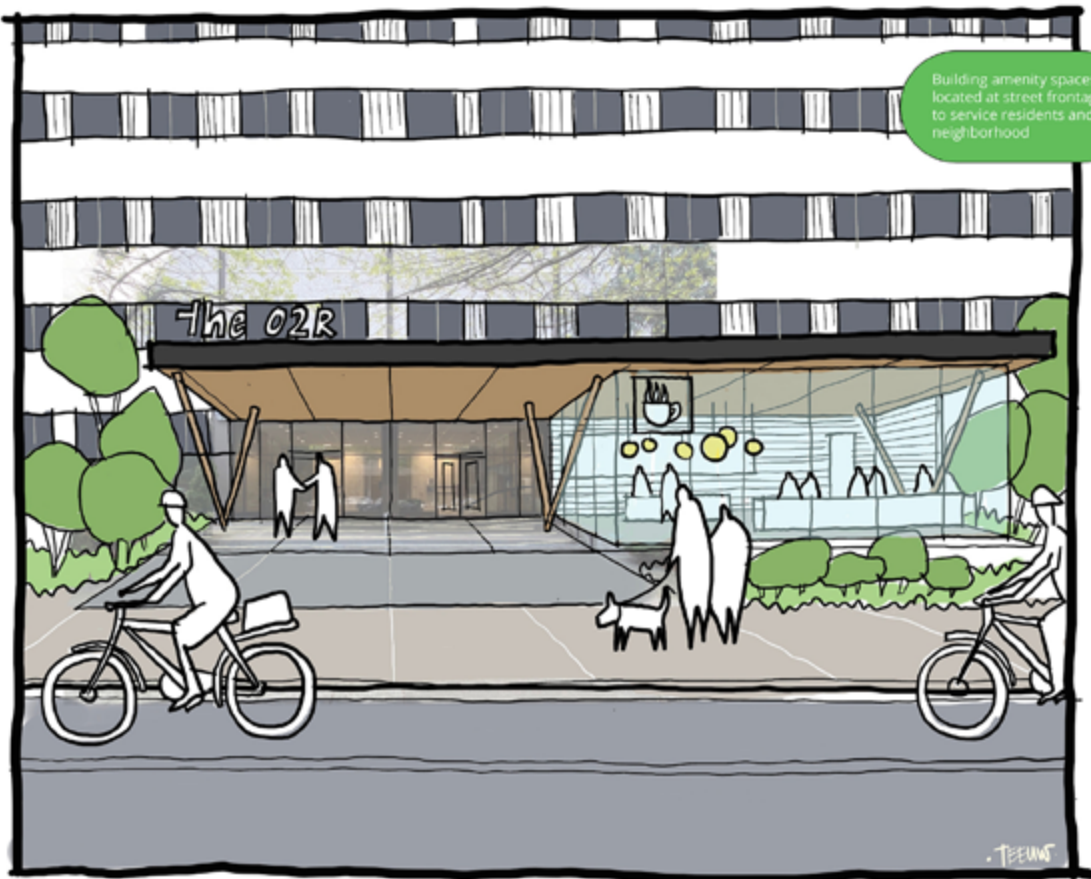
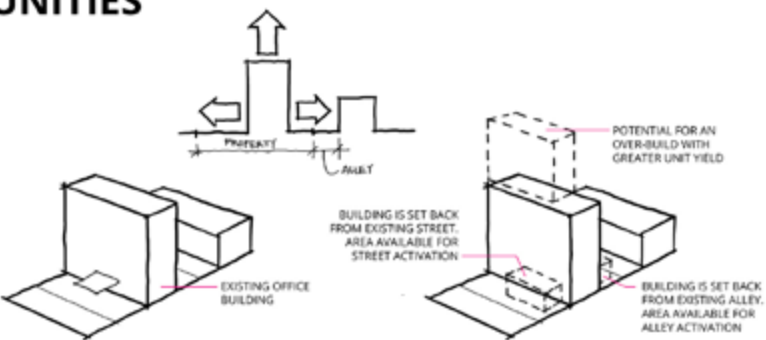
EXISTING
OFFICE DEMISING (TYP.)



POTENTIAL
RESIDENTIAL DEMISING (TYP.)



POTENTIAL OPPORTUNITIES



POTENTIAL
OPPORTUNITIES AT STREET FRONT

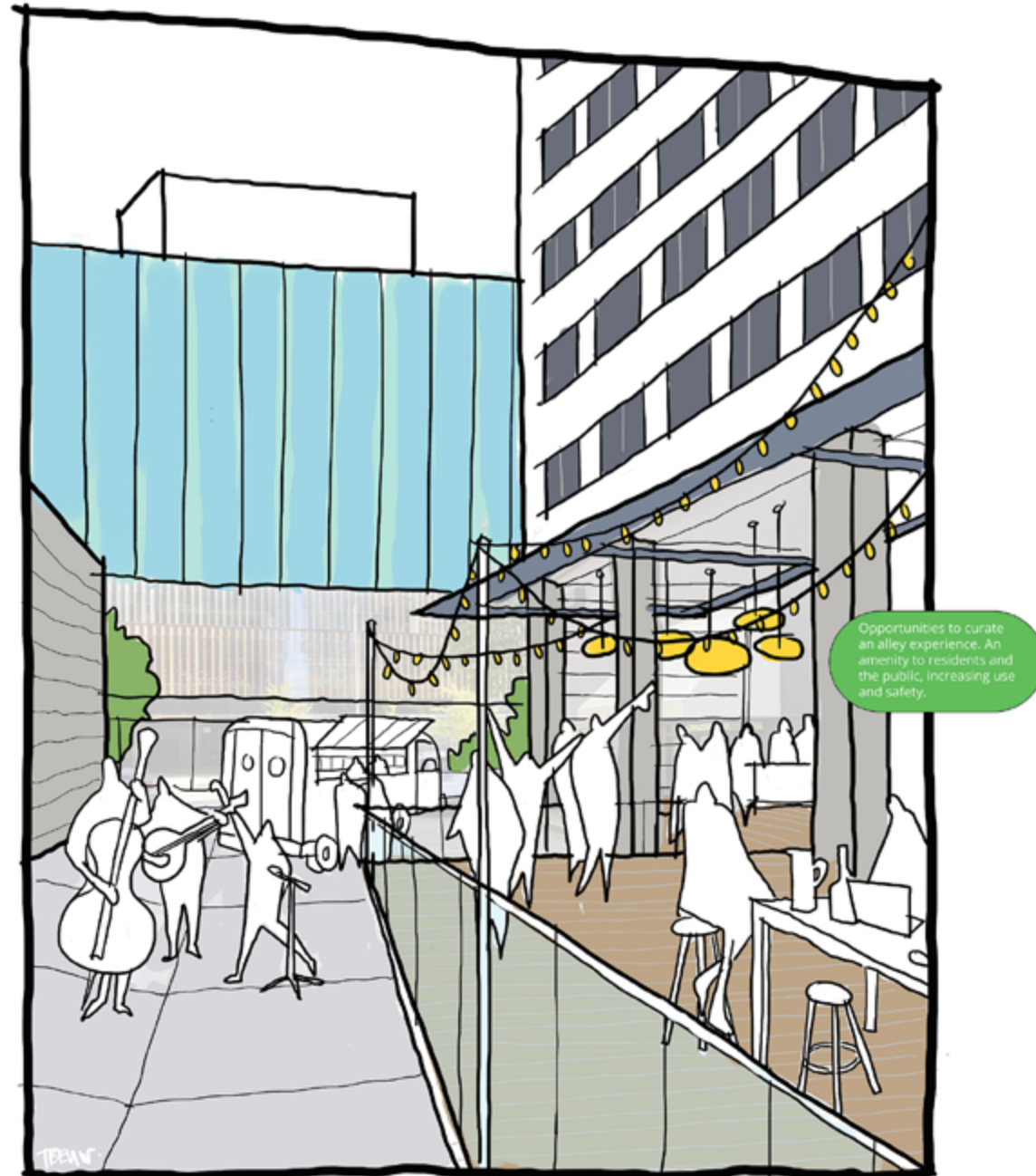
CLIENT	Not disclosed
LOCATION	Downtown Seattle Core within area of eligibility
DESIGN TEAM	Gensler (Seattle Office - 206.654.2100 - www.gensler.com)
CONTRACTOR	Not disclosed
ESTIMATING TEAM	Pricing and team not disclosed



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Community Development

A CASE FOR CONVERSION

2/2



POTENTIAL OPPORTUNITIES AT ALLEY

Opportunities to curate an alley experience. An amenity to residents and the public, increasing use and safety.

OBSERVATIONS:

With great bones and based on efficient unit and amenity test-fitting, this building is an example of a prime contender for conversion from office to residential. Unfortunately, a simple base line conversion does not work financially due to several factors, including current policy and code that are triggered with the change of use.

PROPOSED POLICY CHANGE:

TREAT RESIDENTIAL CONVERSIONS LIKE COMMERCIAL TENANT IMPROVEMENTS

Commercial TIs are a means for quickly making changes to the built environment that have a significant impact on people's lives and the life of the city. In the current climate, residential conversions can have a similar impact if the process for approving and constructing them is streamlined.

While addressing safety, accessibility and building performance, the Seattle Existing Building Code with its Substantial Alterations provision creates significant uncertainty within the project process and adds costs that are likely to stymie most projects.

We propose that specific changes to the code can help accelerate the process of reinvigorating the downtown through added residential, mixed use density.

SPECIFIC POLICY CHANGES:

CREATE A DIRECTOR'S RULE THAT:

- 01 Eliminates the change of use Sub Alt trigger, via residential's higher hazard classifications - refer to SEBC 307.1.1.3;
- 02 At least temporarily suspends the useful life of the building Sub Alt trigger for residential conversions - refer to SEBC 307.1.1.2;
- 03 At least temporarily keeps in place the accessibility requirements of ANSI 117.1 (2009) for residential conversions;
- 04 Provides a safe harbor from the structural Sub Alt requirements for buildings built under the SBC 2006 or codes thereafter;
- 05 Provides for expedited administrative review of any conversion-related MUP that does not increase the mass of the building;

CLIENT
LOCATION
DESIGN TEAM
CONTRACTOR
ESTIMATING TEAM

Not disclosed
Downtown Seattle Core within area of eligibility
Gensler (Seattle Office - 206.654.2100 - www.gensler.com)
Not disclosed
Pricing and team not disclosed



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DESIGN FOR RESILIENCE CO-LIVING IN PIONEER SQUARE

MUTUAL LIFE BUILDING - 605 1ST AVE, SEATTLE WA
CITY OF SEATTLE OFFICE OF HOUSING - OFFICE TO RESIDENTIAL COMPETITION

PROJECT DESCRIPTION

Co-Living for environmental, economic and socially responsible housing

The project looks to make the units naturally affordable. Given the demand for affordable housing, there is an opportunity to use this style to address affordability, while also respecting the constraints related to an existing historic building. By respecting existing facades and reducing plumbing, the project reduces cost and increases affordability. Distributed shared bathrooms greatly reduce plumbing installation cost and increase floor area dedicated to private space. Communal kitchen, living and laundry facilities at each level provide opportunities for community interaction and give renewed meaning to the term neighbors.

The project seeks to add additional affordability through shallow rent subsidies bringing the rent down to \$900 per month for a 350 square foot unit.



ORIGINAL PHOTO (1903)



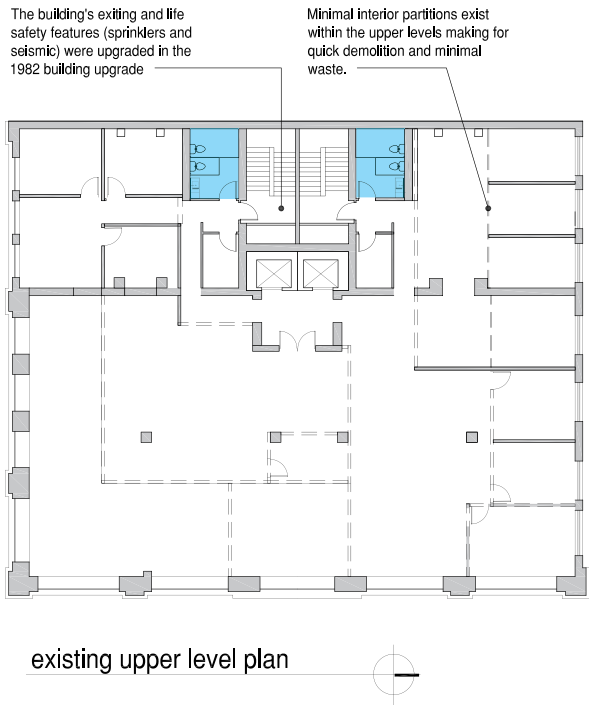
CURRENT PHOTO

MUTUAL LIFE BUILDING HISTORY

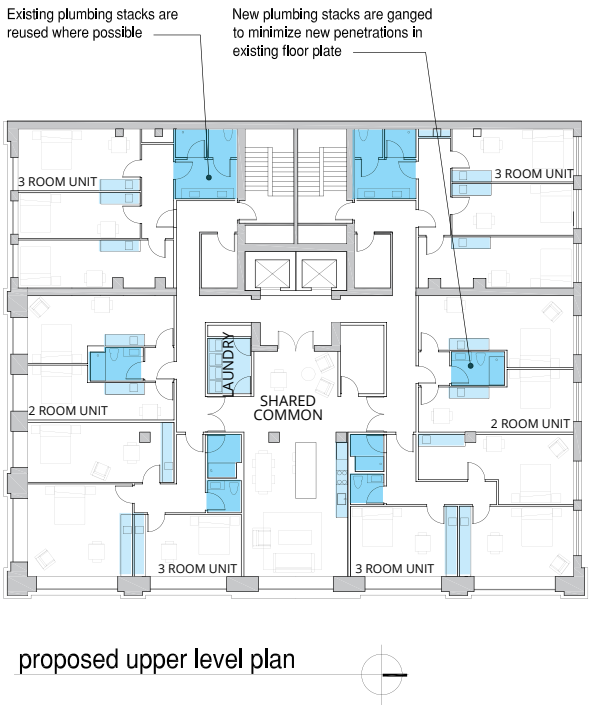
Originally built in 1890 in the Romanesque Revival style popular in Seattle after the 1889 fire, the Mutual Life Insurance Company purchased the building in 1916 and added five floors. In 1983, Historic Seattle acquired the building and provided financing assistance for the rehabilitation of what was a very deteriorated building located on a prominent corner in Pioneer Square.

The building itself sits on one of the most historic sites in the city; the original location of Henry Yesler's cookhouse that served his sawmill in the early 1850s and was one of Seattle's first community gathering spaces.

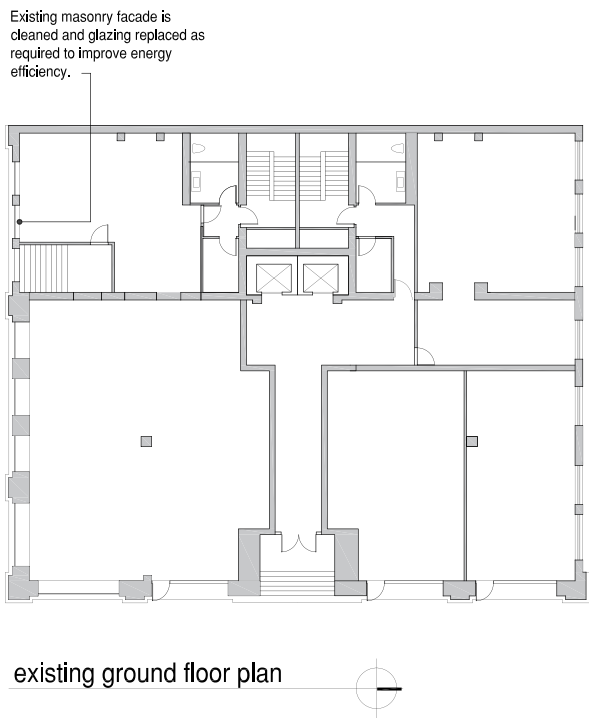
The building has been through many renovations throughout the decades including a brief stint as studios in the 1960's and then restored back into office in the 1980's by the firms Hewitt/Daly/Isley and Olson/Walker Architects.



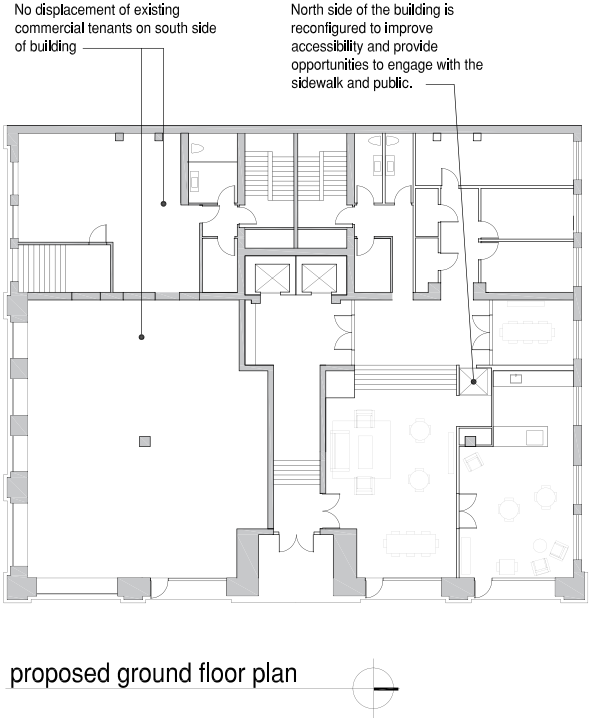
existing upper level plan



proposed upper level plan



existing ground floor plan



proposed ground floor plan

Seattle Office of Planning and Community Development (OPCD)

Hybrid Architecture | Diamond | Great Expectations

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HYBRID



2 of 2

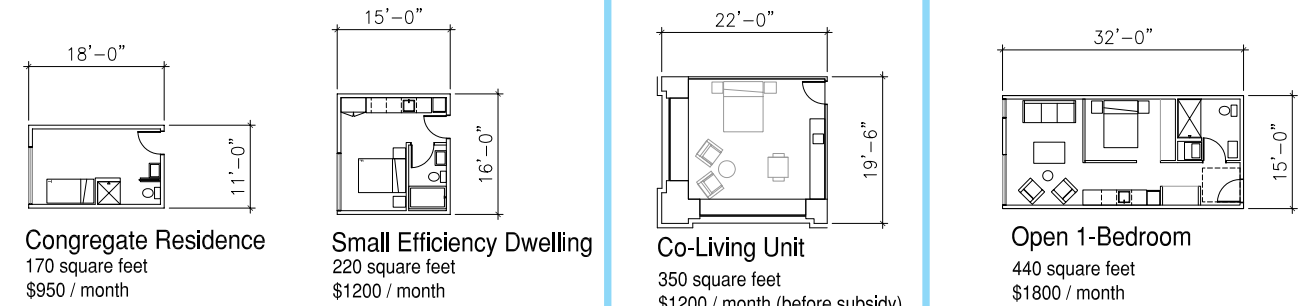
Individual co-living units are bathed in abundant natural light and ventilation from the existing large scale openings. Ceiling heights in excess of 10' add to the sense of scale and permanence of these spaces. New interior materials are sympathetic to the historic character of the building while breathing fresh life to the building and offering opportunities for contemporary living. Each suite includes a small kitchenette for simple meal preparation and shares a bath with no more than two other residents.



Each residential floor has access to a centrally located common space that includes a full kitchen, laundry, dining and gathering spaces. Residents can choose to engage with their neighbors in this bright and airy environment or retreat to their private suite for privacy. Coliving communities around the world claim that community is the number one benefit they provide their residents. Coliving communities promise their residents a thoughtful, community-driven living experience that will lead to meaningful relationships. Studies show that daily social interactions, such as those common in coliving communities, can actually improve health and increase longevity.



The entry and north side of the building has been reconfigured to allow for accessibility and enhanced street activation. This wing includes a small commercial space for a coffee shop or cafe that spills into the new "public lobby". Secured from the private building circulation, this space is envisioned to serve both the residents of the building and the community at large with art events, public outreach opportunities or public events. Private work suites and a conference room enhance mixed use opportunities while providing for longer hours of activity.



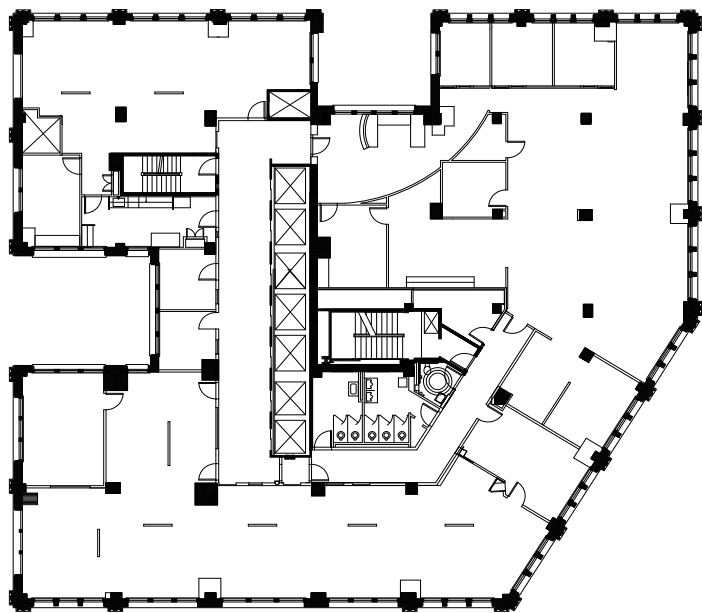
Units/Floor	16				Gross \$/Unit	400	
Floors	5				Gross of sale	32000	
Units total	80						
Rent	1,200	96,000	1,152,000				
Tenant Payment	900	72,000	864,000				
Shallow rent subsidies	300	24,000	288,000				
	\$/u/m	\$/m	\$/yr			\$/u	\$/total
Gross Income	1,200	96,000	1,152,000		Site costs		
Vacancy 4%	(48)	(3,840)	(46,080)		Building acquisition	156	12,500
Utilities	95	7,600	91,200				5,000,000
Other income	25	2,000	24,000				
Expected gross income	1,272	101,760	1,221,120		Hard costs		
					MEP	25	2,000
Opex					Structural	50	4,000
Utilities	95	7,600	91,200		Other	100	8,000
Management	100	8,000	96,000		Units	50	4,000
Maintenance	75	6,000	72,000		Total		
Contract services	25	2,000	24,000				
Insurance	25	2,000	24,000		Soft costs	50	4,000
Property tax	100	8,000	96,000				1,600,000
Total	33% 420	33,600	403,200		Subtotal		13,800,000
NOI	852	68,160	817,920		Finance costs	10%	1,380,000
Valuation	5%		16,358,400		Total		15,180,000

MARKET RENT - \$1,200 / MO ~ 55% AMI (0 - BEDROOM)
- MINUS SHALLOW SUBSIDY OF \$300 / MO
NET TENANT PAYMENT = \$900 / MO ~ 40% AMI (0 - BEDROOM)

MAXIMUM RENT, INCLUDING BASIC UTILITIES (30% OF MONTHLY INCOME)						
Unit Size	Percent of Area Monthly Income					
	30%	40%	50%	60%	65%	80%
0-BEDROOM	\$480	\$906	\$1,132	\$1,358	\$1,472	\$1,668
1-BEDROOM	\$728	\$970	\$1,213	\$1,455	\$1,577	\$1,787
2-BEDROOM	\$873	\$1,165	\$1,456	\$1,747	\$1,892	\$2,145
3-BEDROOM	\$1,020	\$1,342	\$1,682	\$2,018	\$2,196	\$2,478
4-BEDROOM	\$1,126	\$1,501	\$1,877	\$2,251	\$2,438	\$2,763
5-BEDROOM	\$1,242	\$1,656	\$2,071	\$2,484	\$2,691	\$3,050

Smith Tower 2.0

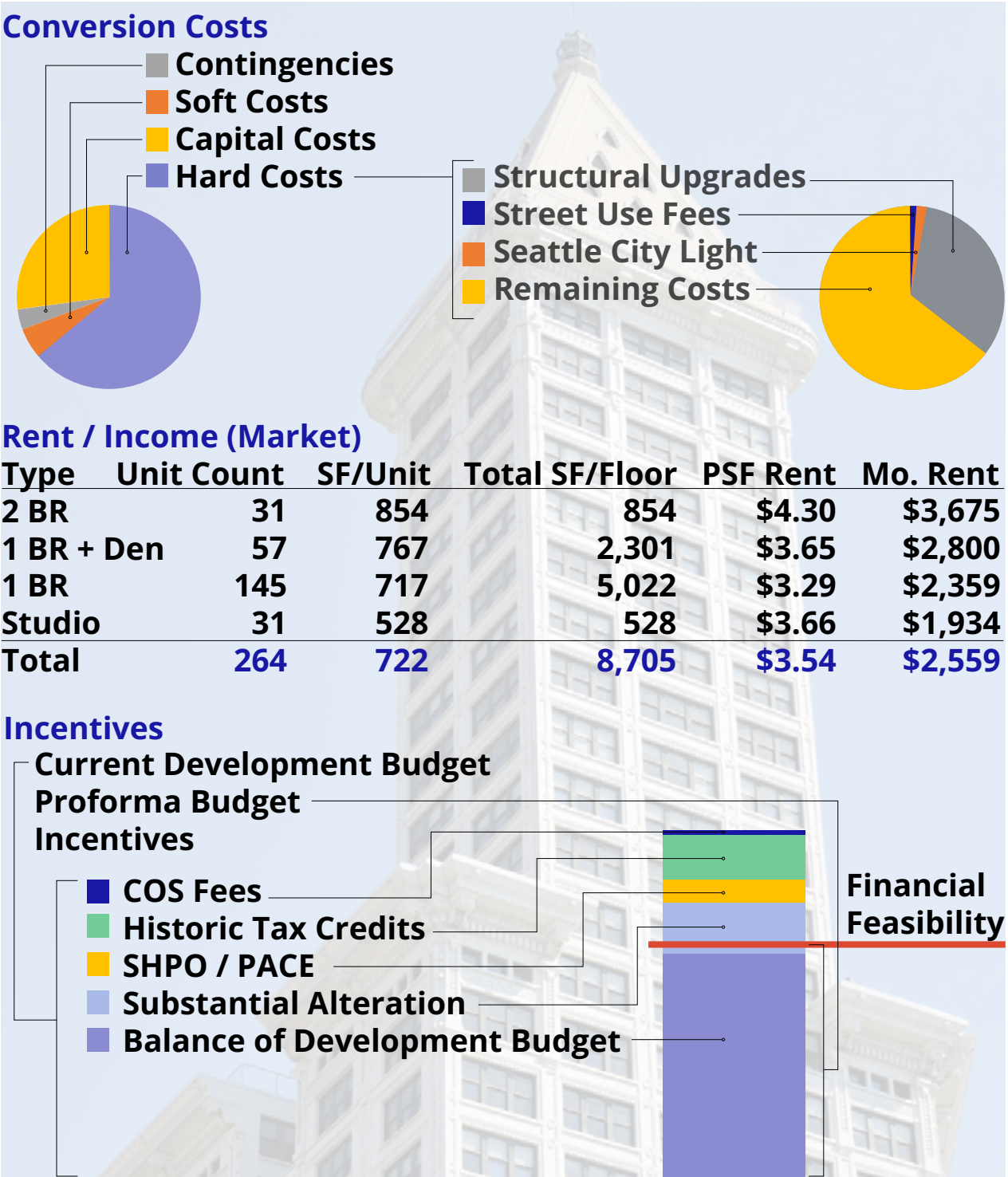
Typical Existing Floorplate



Lower Tower Typical Proposed Plan



Living History, Breathing Anew

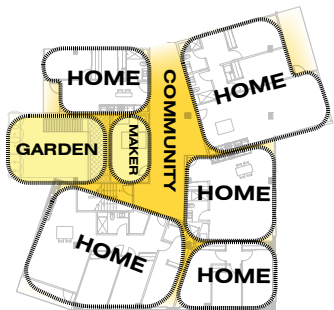


URB-COMMUNITY EXPANSION

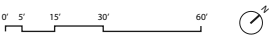
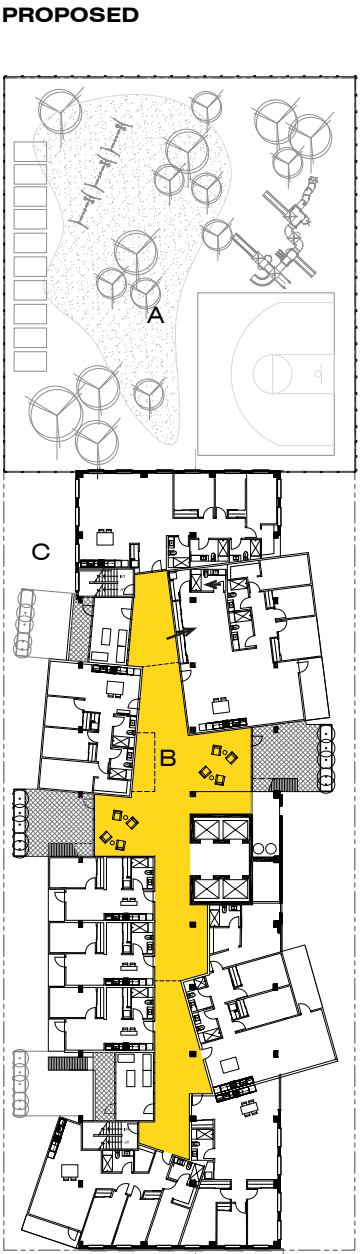
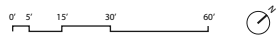
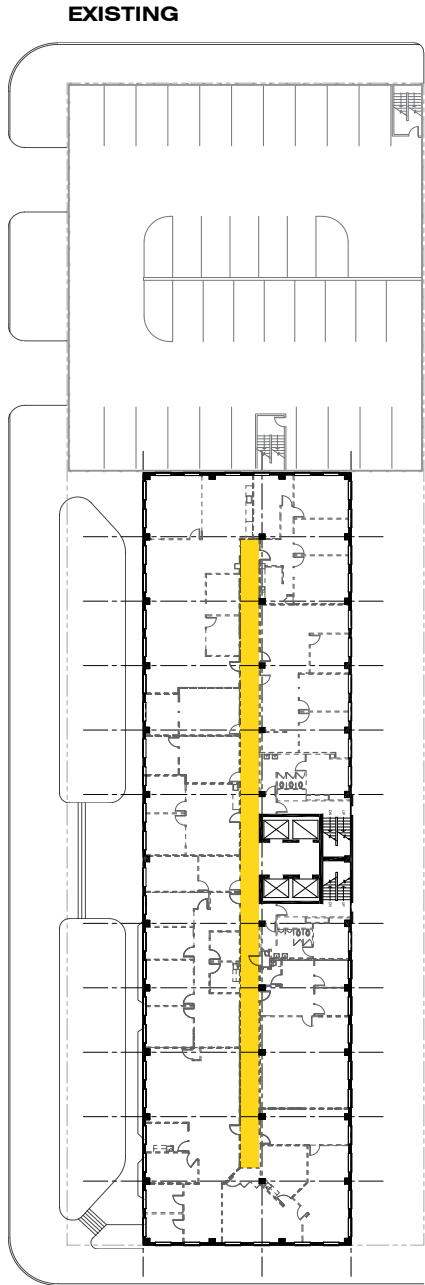
“SOCIALIZING” URBAN HOUSING

Downtown suffers from a lack of family sized and affordable housing. Utilizing this old structure, a mixture of family sized homes mixed in with worker housing will create a unique mix and sense of community. Communities need gathering space, places to play, and a vertical connection. Leveraging funding sources and modularity lowers costs.

- Re-purposed structure reduces landfill impact and lowers embodied carbon emissions.
- Structural steel skeleton handles floor plate expansion and extension of elevated garden spaces.
- Large units suitable for families to deliver on the shortage of this housing typology downtown.
- Interior corridor utilized for community gathering, access to the outdoors, and provides “maker spaces” not typically found downtown.



Note: Project representation shown for illustrative, study purposes only and does not reflect participation nor endorsement from the property owner, building management or current tenants.



A. park



B. community



C. outreach



GRAPHITE
graphitedesigngroup.com

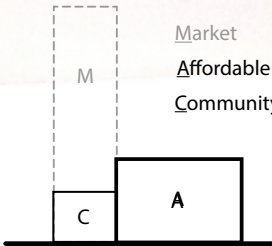
Seattle
Office of Planning &
Community Development

Policy Changes

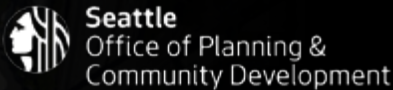
- Waive tower separation for future parcel development
- Waive MHA fee. Fewer fees keep homes more affordable
- Flexible development rights. Waiving ground level uses, waiving modulation requirements, unlimited height.
- Speed up entitlements. 100 days to construction permit. Skip design review & SEPA.
- Waive energy code, grandfather in old structures without expensive retrofitting

Statistics

- 66 Family homes (3 bed)
- 33 Worker homes (1 bed)
- 22 Elevated gardens + maker spaces.



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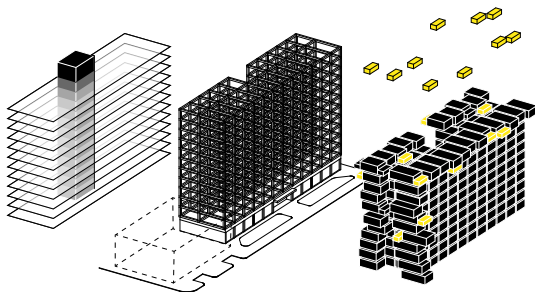


MID-MODULAR MAKEOVER

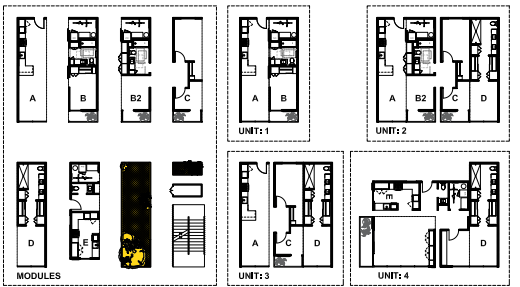
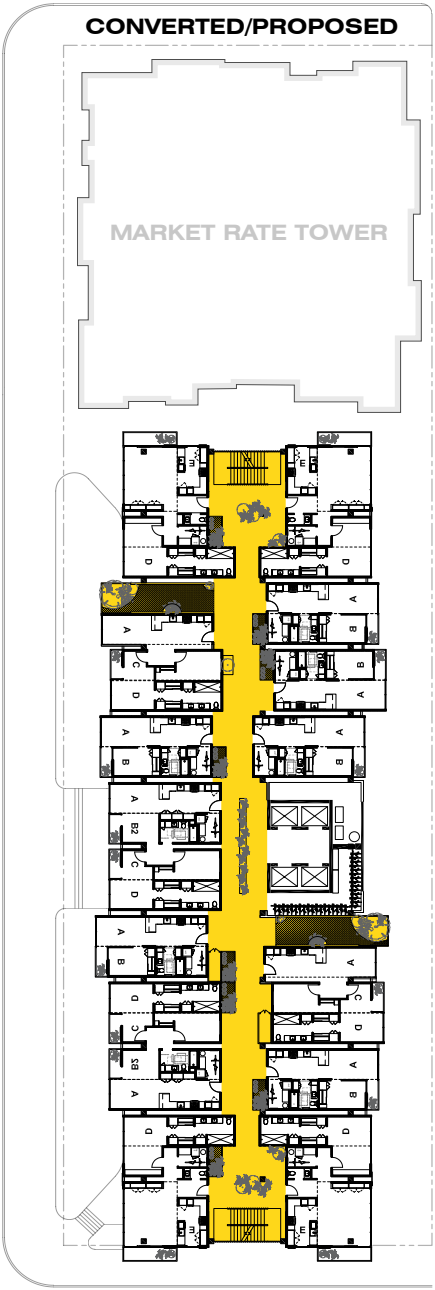
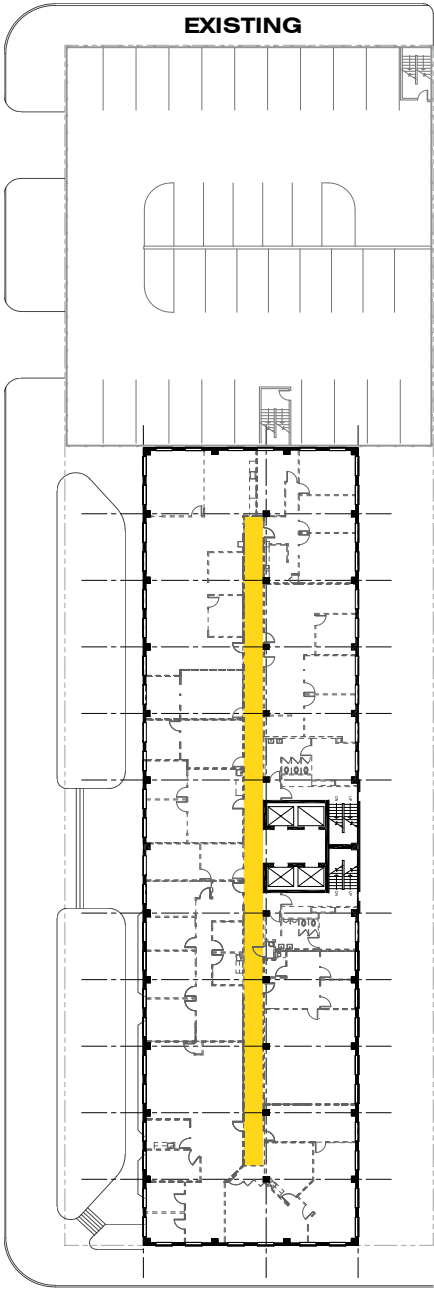
“RETRO-FORDABLE” HOUSING

Post-world war 2 steel structures with favorable dimensions are excellent candidates for repurposing open office floor space to residential units. Pairing these building types with the repetitive nature of modular construction can help reduce the overall cost impacts of these types of renovations.

- Re-purposed structure reduces landfill impact.
- Structural steel skeleton provides large spans and flexibility for interior planning and facade upgrading.
- Modular construction reduces on-site construction costs and provides unique facade modulation and internal spaces.
- Additional development capacity created based on incentives from developing public benefit.



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MODULARIZATION





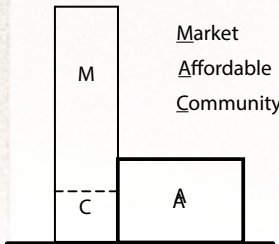
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Policy Changes

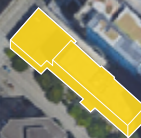
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- Waive energy code, grandfather in old structures without expensive retrofitting.

Additional Development

Sites could realize additional development capacity with incentives most likely created with these novel repurposing efforts.

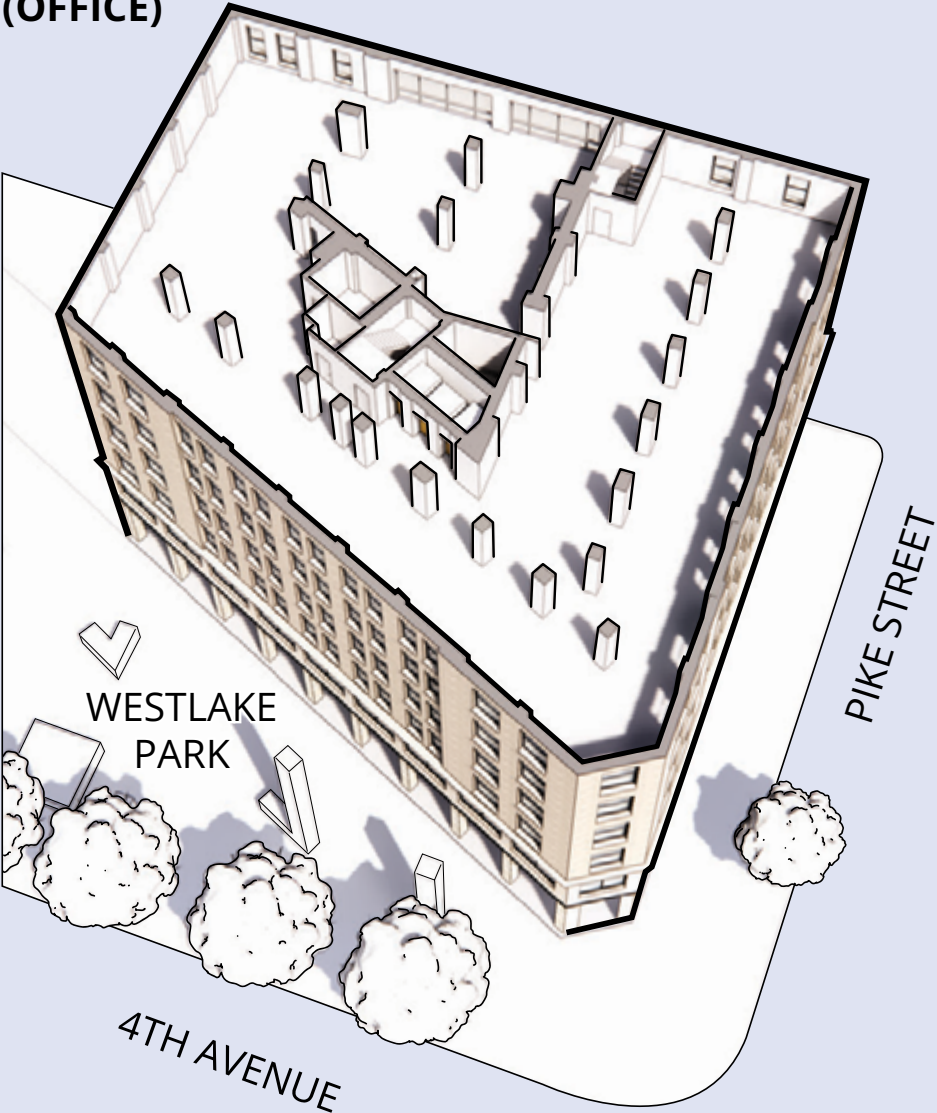


GRAPHITE
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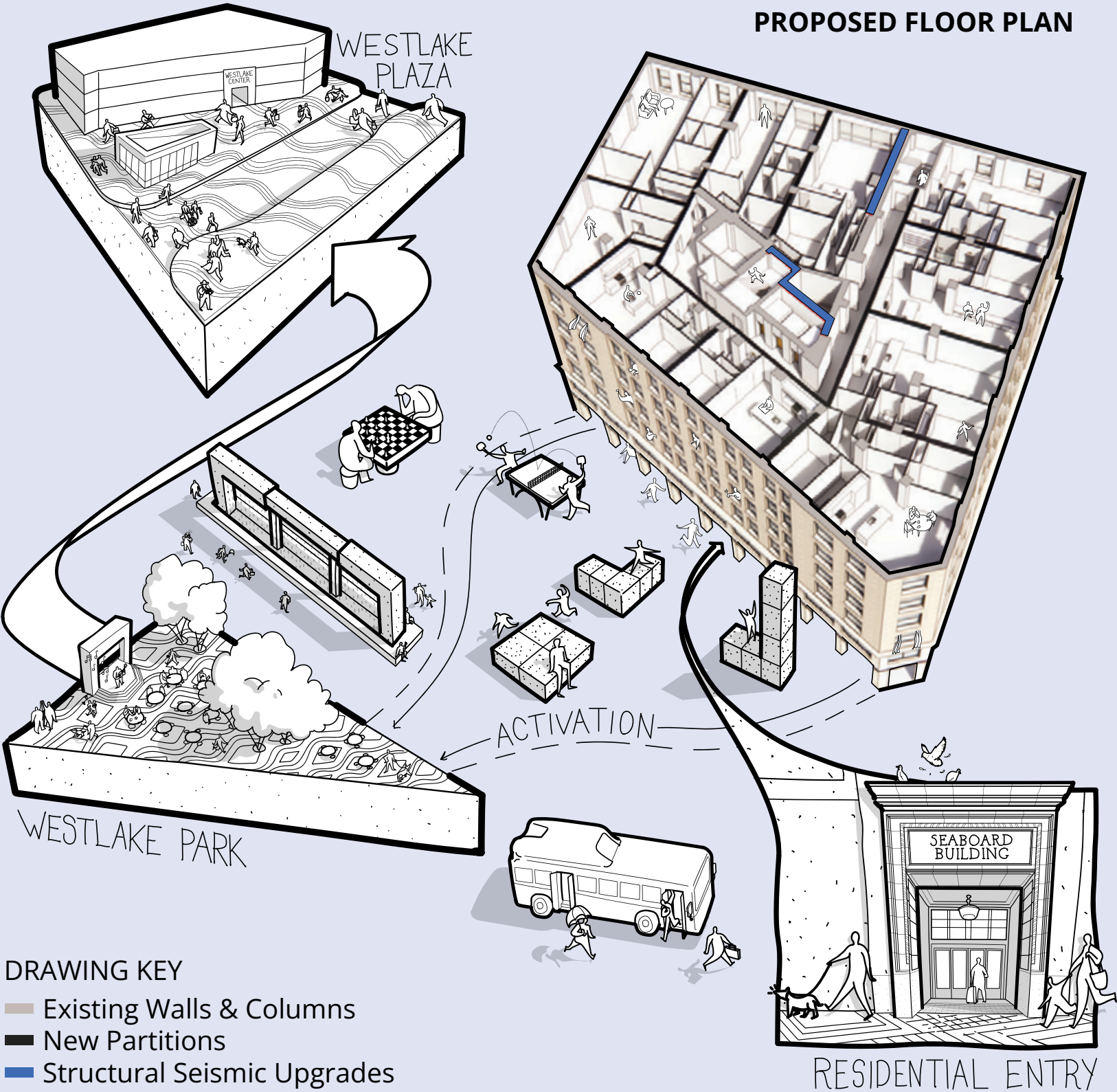


Seattle
Office of Planning &
Community Development

EXISTING FLOOR PLAN
(OFFICE)



PROPOSED FLOOR PLAN



Seaboard Building

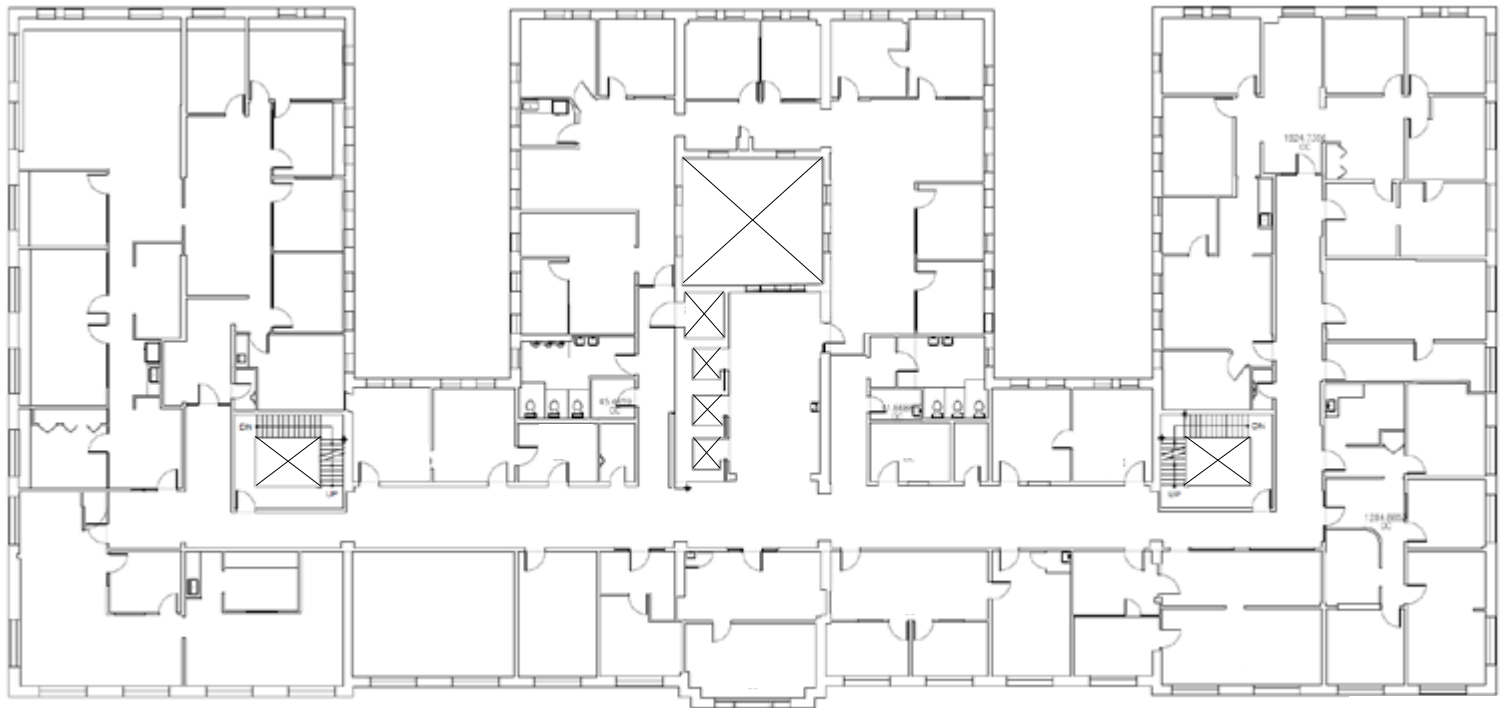
Conversion of 5 floors of office to residential apartments in a landmarked downtown building. 48 new units range from 600 SF Studios to 1,000 SF 2-Bedroom units for varying income levels and family sizes.

TRINITY REAL ESTATE
PUBLIC47 ARCHITECTS, FSI MEP ENGINEERS,
COUGHLIN PORTER LUNDEEN STRUCTURAL ENGINEERS



Requirement 1

Existing Office Floorplate



Residential Planning Overlay



This project would contribute to the quantity of Downtown apartments and revitalize street level retail. Market rate rents are proposed.

Requirement 2



Revitalized retail frontage.

Requirement 2 - continued



Higher historic office floor to floor to heights can support the design of new lofted residential units.

Requirement 3

Estimated investment: \$125 million (including hard costs, soft costs and acquisition)

Annual net operating income: \$4 million

Requirement 4

- 1) Remove any requirement for SEPA, MUP and SIP
 - a. Provide relief from any existing legal nonconformities to development standards as part of building permit review.
- 2) Converted area is exempt from MHA requirements.
- 3) Provide a SDCI permit coordinator to ensure adequate communication between all City departments reviewing permit submittals and help ensure an entitlements duration of no more than 8 months.
- 4) Consider the inherent sustainability of adaptive re-use and provide relief in the application of the energy/existing building code.
 - a. Residential conversion projects must comply with the state energy code requirements. This would allow character defining brick walls to be exposed at the interior of the building.
 - b. Residential conversion projects must comply with the state existing building requirements, including seismic standards.

MEET THE GRAND CENTRAL BLOCK

A TRIO OF HISTORIC BUILDINGS IN PIONEER SQUARE

CONSOLIDATION

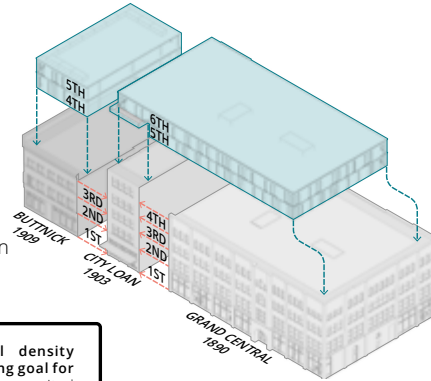
The combination of three historic buildings creates a cohesive residential block, revitalizing the neighborhood.

ADAPTIVE REUSE & RENOVATION

By combining existing urban fabric, the project provides much needed housing.

Increased residential density has been a decades long goal for Pioneer Square. We are excited to explore the opportunity for this conversion to help shape the future of the neighborhood.

Lisa Dixon Howard
Executive Director
Alliance for Pioneer Square



RESIDENTIAL LIFE & ICONIC VIEWS

The Grand Central Block is a nexus for the sports stadiums, cultural districts, revitalized waterfront, and high-rise core.

MASS TIMBER

The structural additions utilize sustainable, low carbon materiality.

PUBLIC SPACE ACTIVATION

This residential project reinforces the established civic commitments to Occidental Square and Pioneer Square.



PRIVATE OUTDOOR TERRACES



GROUND FLOOR TOWNHOMES



FIRST AVE S & S WASHINGTON ST



OCCIDENTAL SQUARE - PUBLIC SPACE ACTIVATION

WHAT DOES A REVITALIZED DOWNTOWN LOOK LIKE?

THE GRAND CENTRAL BLOCK IS UNIQUELY LOCATED TO PROVIDE MAXIMUM IMPACT



FIRST AVE S - FULL BLOCK RETAIL ACTIVATION

COMMUNITY PLACE-MAKING

A community space on First Ave S, is a gathering space for neighborhood partners and stakeholders.

FULL BLOCK - RETAIL ACTIVATION

The continuous activation along all three street-fronts will revive the commercial corridor.

CO WORKING

A co-working lounge provides an elegant amenity specifically adapted to the modern hybrid work reality.

BRINGING THE OUTSIDE IN

64% of units have views into the tree canopy, 12' ceilings provide excellent access to natural light.

GROUND FLOOR TOWNHOMES

The 17' tall ground floor provides an opportunity for unique urban townhome living, engaging with the iconic Occidental Square.

PRIVATE OUTDOOR SPACE

25% of units have direct access to outdoor space.

URBAN GROUND FLOOR RESIDENTIAL

Unico has made a fiscal commitment to ground floor residential to bring "Eyes On The Street" positively contributing to the greater community.

GALLERY & MAKERS SPACE

Ground floor and garden level units are spacious to nurture artists, makers, & entrepreneurs.



HOW CAN SEATTLE HELP US SUCCEED?
REMOVE BARRIERS THAT SLOW DEVELOPMENT

SDCI

FEE RELIEF
1. Maintain current MHA exemption
2. No new transportation impact fees
PERMITTING
1. SEPA Exemptions: Residential and mixed-use conversions
2. Zoning relief: Existing legal nonconformities to development standards
3. Expedite building permit review
ENERGY CODE
1. Residential conversion comply with WA energy code
EXISTING BUILDING CODE
1. Residential conversions comply with WA Existing Building Code, including seismic standards
2. Subsidy program supporting URM building structural upgrades

SDOT

FEE RELIEF
1. Street use and Right of Way use permit fees
EXPEDITED REVIEW
1. Exempt from pedestrian and areaway improvements.
2. Allow concrete and pavers as in-kind replacement at street level (PSPB administrative review)

CITY LIGHT

COST SHARING
1. Enhance cost sharing related to SCL scope applied to development projects or establish a rebate structure for developers to help offset SCL system improvements and upgrades.

PIONEER SQUARE

DESIGN REVIEW
1. Residential Conversion Certificates of Approval reviewed administratively (including for penthouse additions)

HISTORIC TAX CREDITS

ADVOCACY
1. Mayor and PSPB staff provide formal support for multi-story additions to NPS and the Congressional delegation to ensure that Pioneer Square adaptive reuse projects may benefit from participation in the historic tax credit program.
2. City develops local tax credit program.

PARTNERS IN DEVELOPMENT

ADVOCACY
1. AHJ that partners on existing condition assessments and attempts to pre-plan for solutions to potential non-conforming conditions to proactively address issues during execution. (Alliance from the Mayor's office, Dedicated partners at Permitting Offices, Alliance from Department of Neighborhoods)
CITY INVESTMENT
1. Commit to cleanup improvements in surrounding blocks and attracting residents to the immediate area.

POTENTIAL FOR ACTION
OUR TEAM IS READY TO MOVE!

INCENTIVE LEVERS

TOTAL PROJECT COST REQUESTED FEE RELIEF
HISTORIC TAX INCENTIVES
OPPORTUNITY ZONE
PROJECT FEASIBILITY
SAVINGS FOR REDUCED SUB-ALT REQUIREMENTS

TOTAL CONVERSION COSTS

HARD COSTS
CONTINGENCY
SOFT COSTS
CAPITAL COSTS
CONVERSION COSTS
ENERGY
SCL
STRUCTURAL
STREET USE FEES
ALLEY REPLACEMENT
AREAWAY IMPROVEMENT

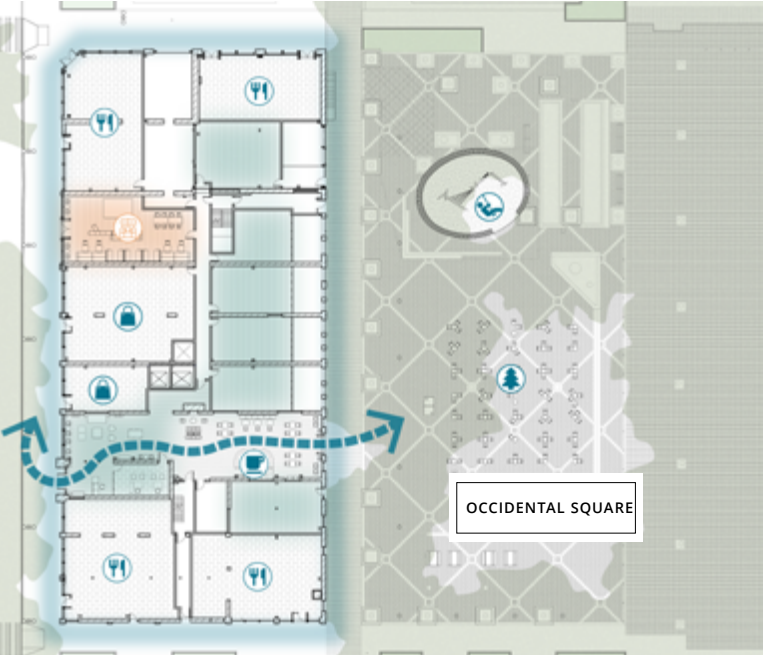
MONTHLY UNIT REVENUE

MARKET RATE

UNIT	MONTHLY RENT
2BD	\$4,650
2BD + Den	\$4,600
1BD	\$3,200
1BD + Den	\$3,750
Townhome	\$4,600
Studio	\$1,923



WHAT IS A 20 MINUTE NEIGHBORHOOD?
A VIBRANT MIX OF COMMERCIAL AND RESIDENTIAL USES ALL WITHIN AN EASY WALK



WHAT DIFFERENCE CAN ONE BLOCK MAKE?
A LOT! WHEN THERE ARE 3 STREET FRONTAGES AND NEXT TO A PARK

MIXED USE - VINTAGE NEIGHBORHOOD
Situated at a crossroads of memory and potential, a residential conversion of the Grand Central Block provides an excellent opportunity. Sustainability and sensibility coincide with an adaptive reuse and consolidation of Buttnick, City Loan, & Grand Central buildings. Vibrant, commanding, and timeless, the collective building block is ready to breathe renewed life into cherished Pioneer Square.

WHAT TYPE OF HOUSING?
FAMILY FOCUSED WITH A MIX FOR ALL

2BD + Den	6 Units
2BD	22 Units
1BD + Den	49 Units
1BD	23 Units
Townhome	6 Units
Studio	15 Units

WHAT WAS HERE?
3 VACANT OFFICE BUILDINGS

WHAT IS THE PLAN?
RESIDENTIAL CONVERSION

WHAT IS COMING?
6 STORIES OF NEW RESIDENTIAL HOUSING

2 BEDROOM
TYPICAL UNIT

ENDURING AND
QUALITY HOUSING
120+ units, variety in unit
type, size, and materiality that
speaks to PNW history and
sense of place.

Joseph Vance Building

Designed by Victor Vorhees and built in 1929, the Joseph Vance Building stands at 14-stories and just over 137,000-GSF. Originally planned as a hotel, the terra cotta-clad, reinforced concrete Art Deco office building has a narrow floor plate and plentiful natural light, ideal for transformation into an efficient residential tower.

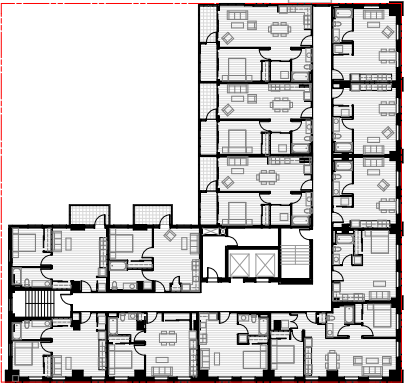


- Historic façades preserved and streetscape enlivened by existing Gelatiamo, sandwich shop, and art studio with outdoor seating
- New courtyard daylights podium interior, with terraced gardens
- and stormwater retention water features
- New multi-story climbing center and an indoor dog park are proposed as public amenities that will be shared with tenants
- Mix of studios, 1-bedroom, and 2-bedroom units on floors 2-14
- Rear courtyard wintergarden with wood-clad balconies, rooftop solarium, greenhouse, and solar hot water plant
- Passive, sustainable design strategies include natural ventilation, rainwater harvesting, and solar energy

PROPOSED LEVEL 3



PROPOSED LEVEL TYPICAL



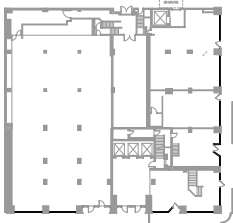
PROPOSED STREET LEVEL



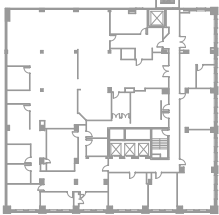
PROPOSED LEVEL 2



EXISTING PLANS



STREET LEVEL



LEVEL 2



LEVEL 3



TYPICAL LEVEL

PROPOSED BUILDING SECTION



Joseph Vance Building

COST-VALUE

- Rough-order-of-magnitude construction cost: \$52.5 million or \$370/SF (incl. WSST)
- Soft cost estimate: \$7.9 million
- A mix of market-rate and affordable (MFTE) apartments will generate \$4.5 million (\$45/SF) in gross rent per annum
- Prime, downtown retail will generate \$407K (\$42/SF) in gross rent per annum

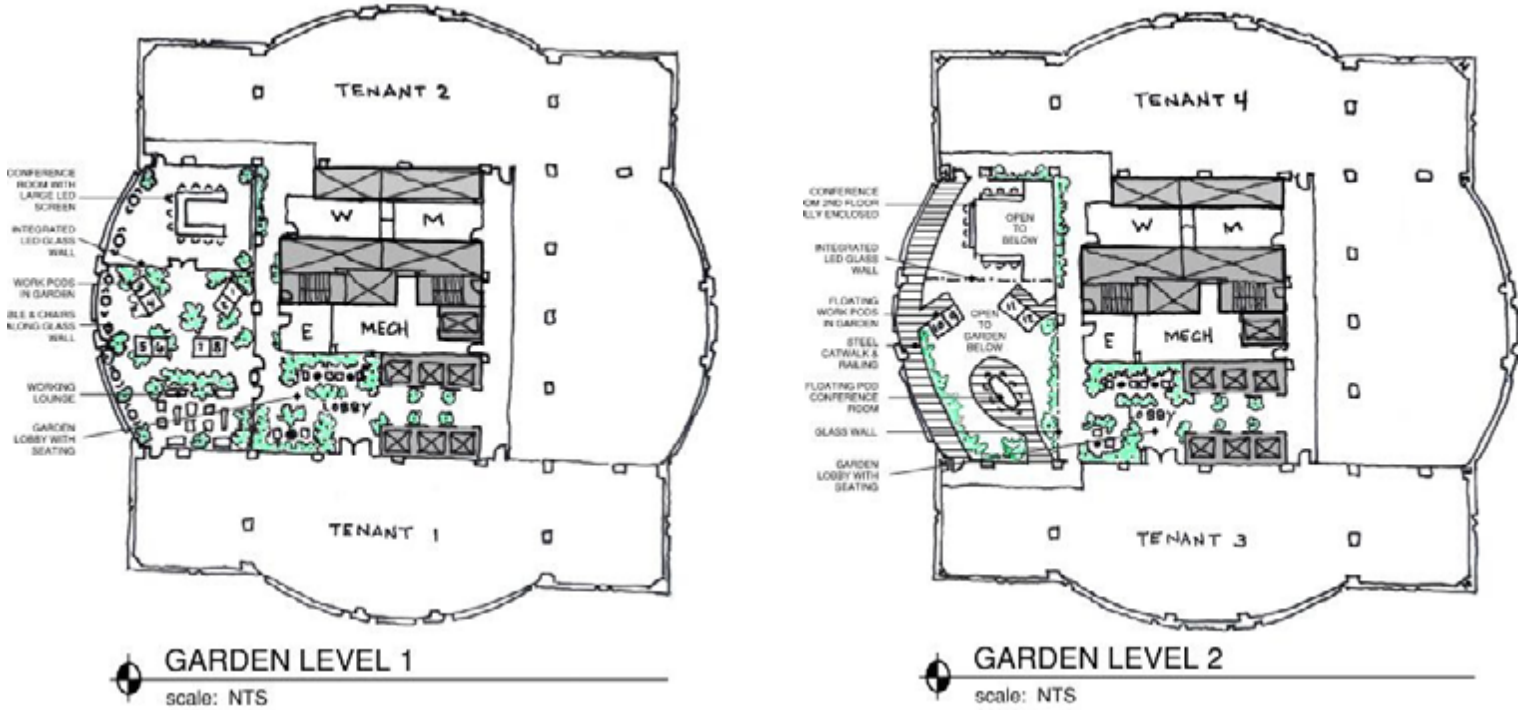
INCENTIVIZATION

- In lieu of Substantial Alteration, treat
- as Existing Building Code Alteration.
- Expedited review process with coordination between SDCI, DON, SPU, SCL, and SFD
- Financial relief including special property tax valuation, historic and energy tax credits, transfer of development rights for converted buildings, excise tax relief, sewer capacity charge relief, lower affordability requirements for MFTE participation, and releasing grants and bonds



TRANSPORT

Where Everyone Feels They're Here



Streetscape Rendering



Conceptual Imagery



SUMMARY OF BOM RENT/INCOME GENERATION				
FLOOR	NUMBER OF UNITS	TYPE	PROJECTED RENT	SUBTOTAL
1	10	STUDIO	\$1,000	\$10,000
1	14	1 BED	\$1,800	\$25,200
2	10	STUDIO	\$1,025	\$10,250
2	14	1 BED	\$1,825	\$25,550
3 *	10	STUDIO	\$1,050	\$10,500
3 *	10	1 BED	\$1,850	\$18,500
4 *	10	STUDIO	\$1,075	\$10,750
4 *	10	1 BED	\$1,875	\$18,750
5 *	10	STUDIO	\$1,100	\$11,000
5 *	10	1 BED	\$1,900	\$19,000
6	10	STUDIO	\$1,125	\$11,250
6	14	1 BED	\$1,925	\$26,950
7	10	STUDIO	\$1,150	\$11,500
7	14	1 BED	\$1,950	\$27,300
8 *	10	STUDIO	\$1,175	\$11,750
8 *	10	1 BED	\$1,975	\$19,750
9 *	10	STUDIO	\$1,200	\$12,000
9 *	10	1 BED	\$2,000	\$20,000
10 *	10	STUDIO	\$1,225	\$12,250
10 *	10	1 BED	\$2,025	\$20,250
11	10	STUDIO	\$1,250	\$12,500
11	14	1 BED	\$2,050	\$28,700
12	10	STUDIO	\$1,275	\$12,750
12	14	1 BED	\$2,075	\$29,050
13	10	STUDIO	\$1,300	\$13,000
13	14	1 BED	\$2,100	\$42,000
274 UNITS				\$428,500
TOTAL PROJECTED ANNUAL INCOME				\$5,142,000

NOTE: * GARDEN FLOORS

SUMMARY OF PROJECT COST BREAKDOWN		
Total SF 300,000		
DESCRIPTION	Project Cost	Cost / SF
3rd Party Fees, Plan Check	\$1,018,273	\$3.40
Construction Costs	\$67,700,000	\$225.67
FF&E	\$1,592,000	\$5.31
Equipment	\$4,000,000	\$13.33
IT Systems	\$250,000	\$0.83
Design & PM Costs	\$5,000,000	\$16.67
Financial & Legal	\$3,000,000	\$10.00
Contingency	\$6,115,450	\$20.39
TOTAL DEVELOPMENT COSTS	\$88,676,723	\$295.10
Funding Cost Breakout		
Overall project costs to be financed	\$58,206,513	
Owner Self-Financed costs	\$17,785,383	
Private Funded costs	\$13,301,519	
Other	\$4,433,846	
Total Development Cost	\$88,676,723	

City Incentives and Policy/Code Changes:
The City of Seattle will need to adopt language in the development code to allow for the use of residential conversions where currently zoned for office. Code revisions must be adopted to add planting and outdoor seating along Third Avenue.

TRANSPORT

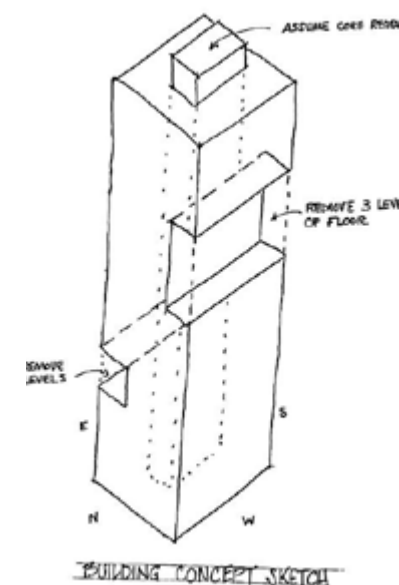
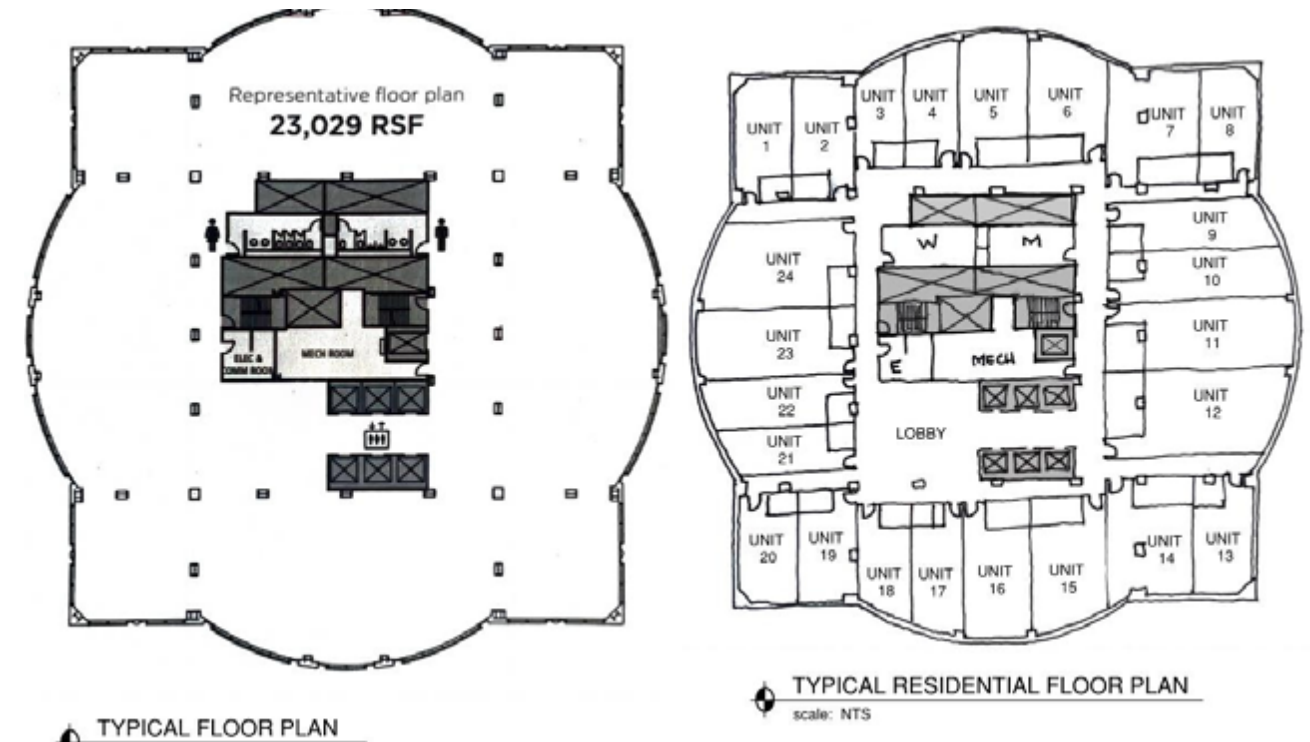
Where Everyone Feels They're Here

Let's journey to an "urban garden in the sky" that offers a welcoming, exciting, engaging, safe, and interactive environment! "Transport" is a journey that converts 1201 Third Avenue into a destination hub for office and residential tenants.

Upon the first arrival, one finds themselves in an immersive experience, engaged with foliage that creates a welcoming environment and sets the stage for what's to come inside. Decorative planters welcome you while you watch your colleagues sip coffee at one of the trellis-covered tables bringing life to the streetscape. To provide a truly unique experience for office and tenant residents alike. The concept is to remove three floors of the existing floor plate along the East façade on the lower floors and the West façade on the upper floors. On the West side, one encounters expanse views of Puget Sound while immersed in a multilevel atrium with lush foliage setting up an environment rich where there are opportunities to relax with your favorite book, engage with neighbors or friends, host association or organization meetings, sit in the large open conference area with a large LED screen for team meetings or hop into one of the immersive pods for phone or video calls.

Overhead, one will notice the floating interactive pod. The pod's exterior is illuminated with graphics creating a stunning visual moment that stands apart from the greenery in the space. Dancing amongst the trees is individual immersive pods waiting to transport users to another place. The pods are an immersive experience where one will be surrounded by LEDs transporting them to a destination of their choice while conducting individual Zoom or Teams meetings.

Helping to create the energy of the converted office building will be the 13 floors of new residential units. Primarily consisting of Studio & 1-bedroom units supporting affordable living space, the units will help fill the existing void with underutilized square footage throughout the building. The plan is to convert 300,000 square feet of unutilized floor area to residential. Incorporating residential into the building and creating a driver to bring employees back to 1201 Third Avenue will regain the lacking energy and help surrounding local businesses thrive again.



Beyond Housing

Activating the Downtown Core through Community Components

Central business districts across the U.S. are experiencing a degree of emptiness. Despite return-to-office efforts, Seattle's downtown commercial core is currently five times more vacant than before the pandemic.¹

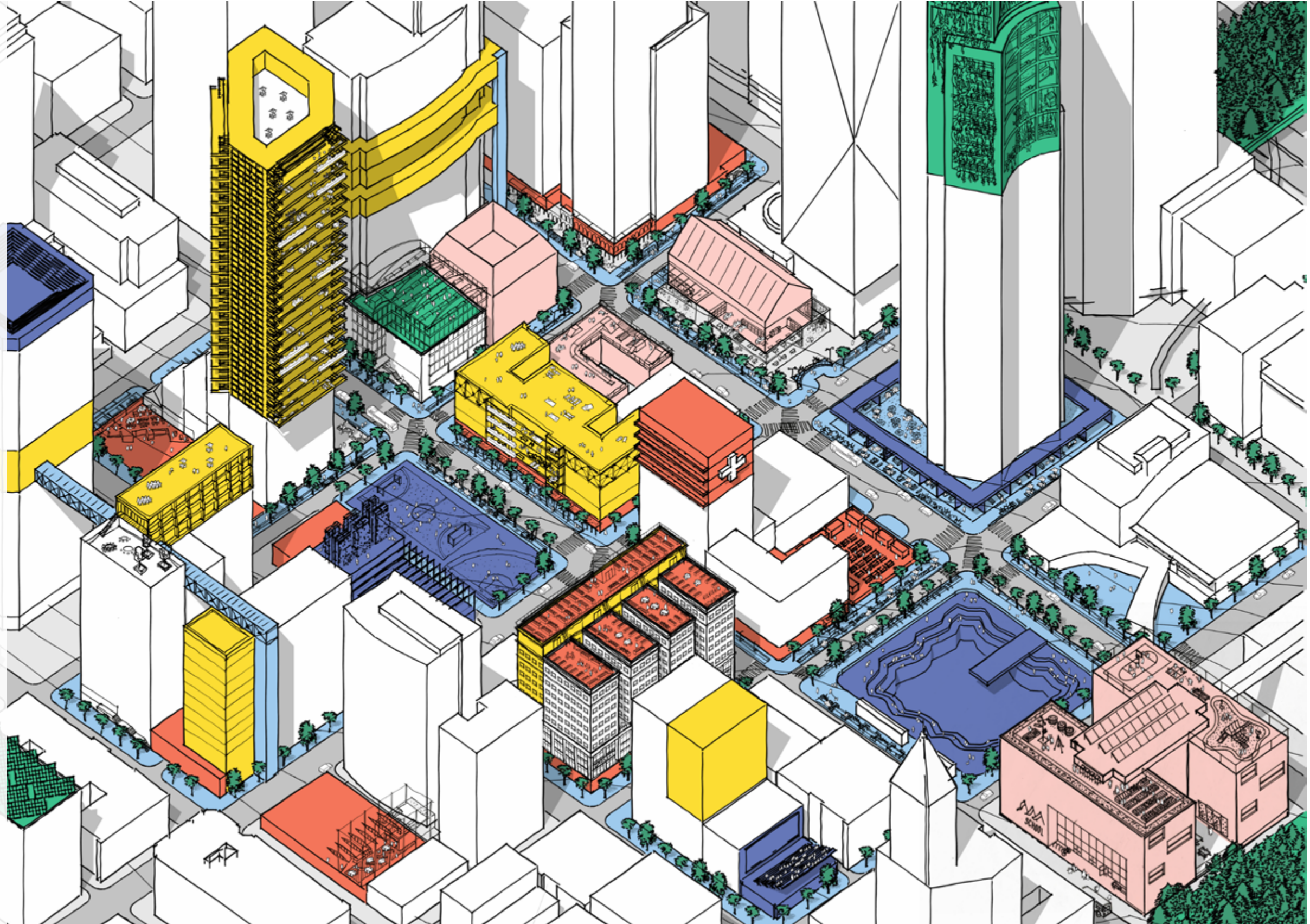
Many firms have studied the feasibility of converting office space to residential units, with a close eye on existing building types, cost efficiency, and economy of space.² However, an increase in residential units alone will not revitalize downtown.

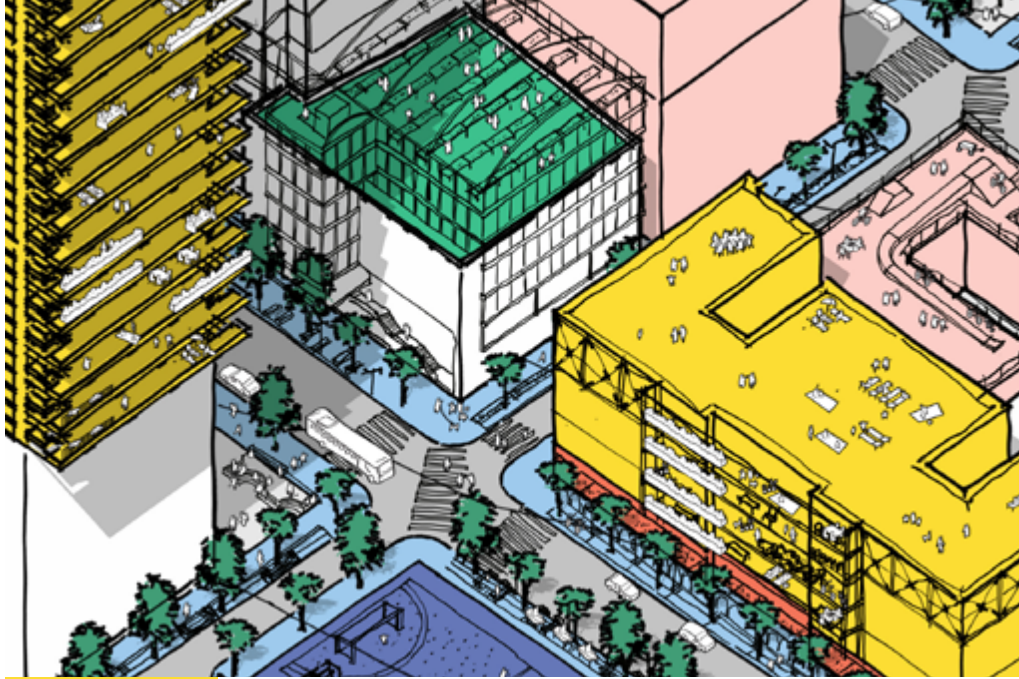
This proposal offers a vision for a vibrant city center in which the community components of daily life are integrated. Mixed-income housing must be supported by education, work, green spaces, arts, culture, services, and street initiatives. Investing in amenities and a diversity of space types creates resilience and adaptability while supporting a dynamic urban life and transforms underutilized areas into livable, equitable, thriving urban communities.



Scan QR Code
for citations and
information

Schemata Workshop,
Tess Dickman, and
Rachel Ravitch Studio

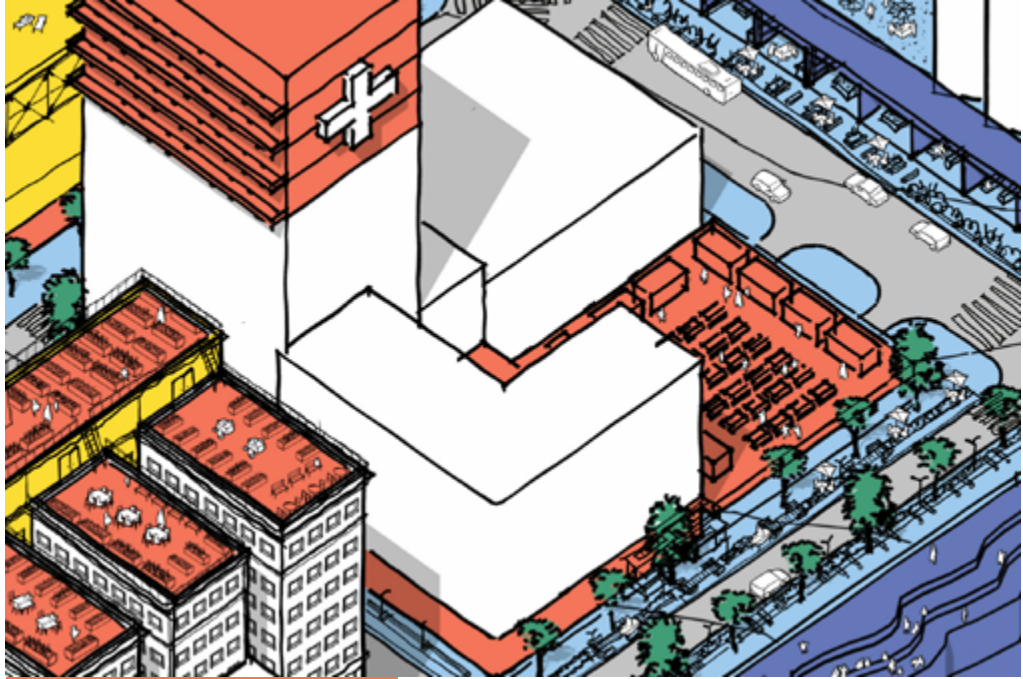




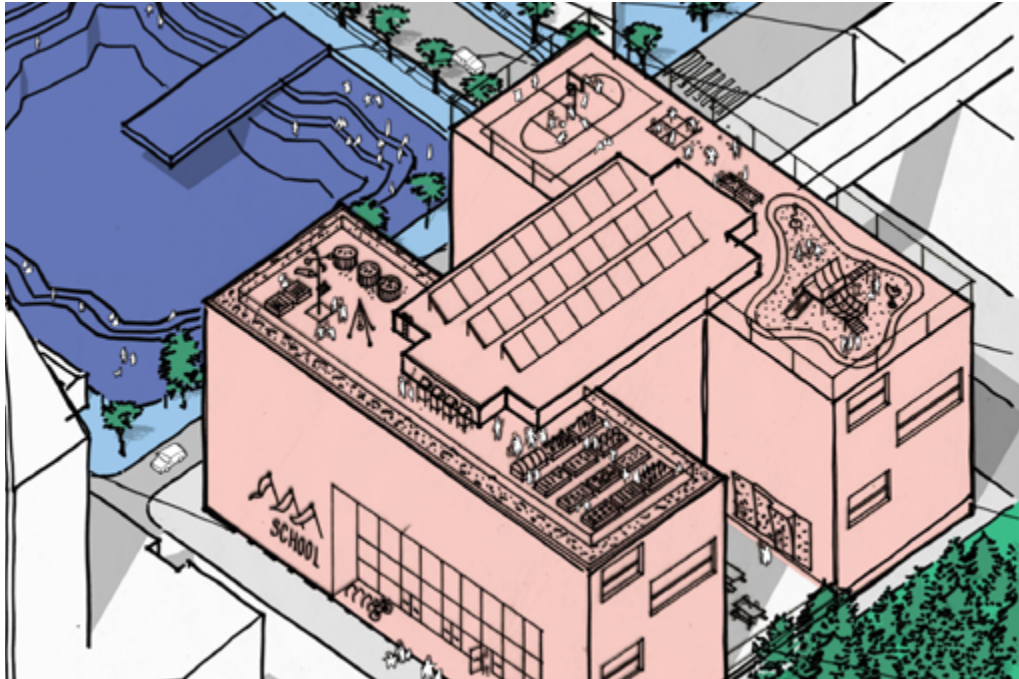
HOUSING Provide mixed-income and multi-generational housing with supportive housing, cohousing, and coliving for people of all backgrounds.



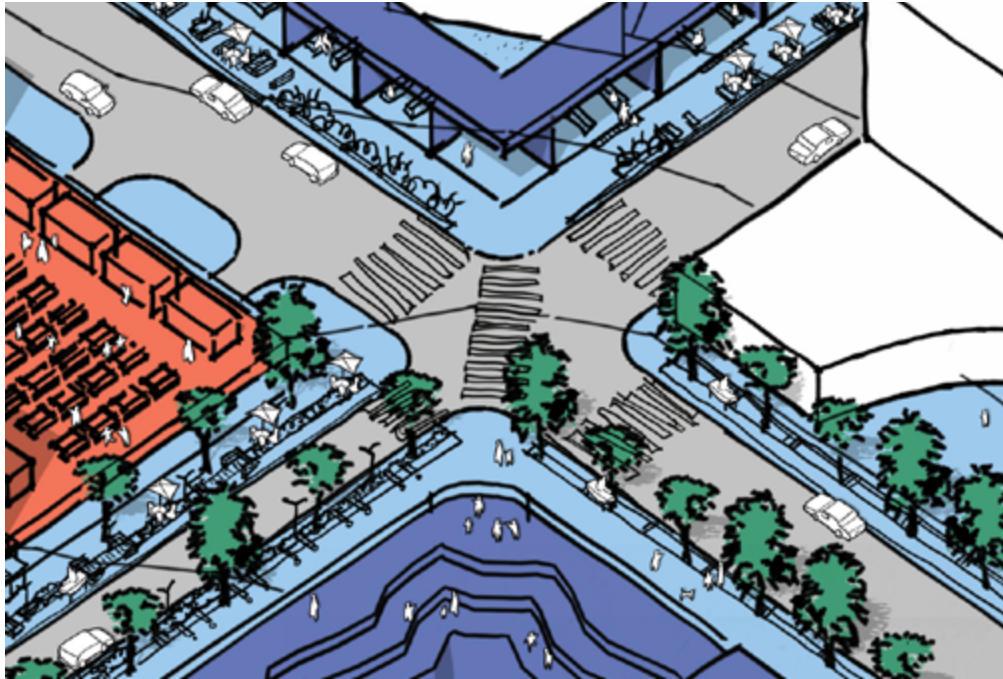
GREEN SPACES Infuse the city with amenities for recreation, growing food, and engaging with nature through parks, gardens, and plazas.



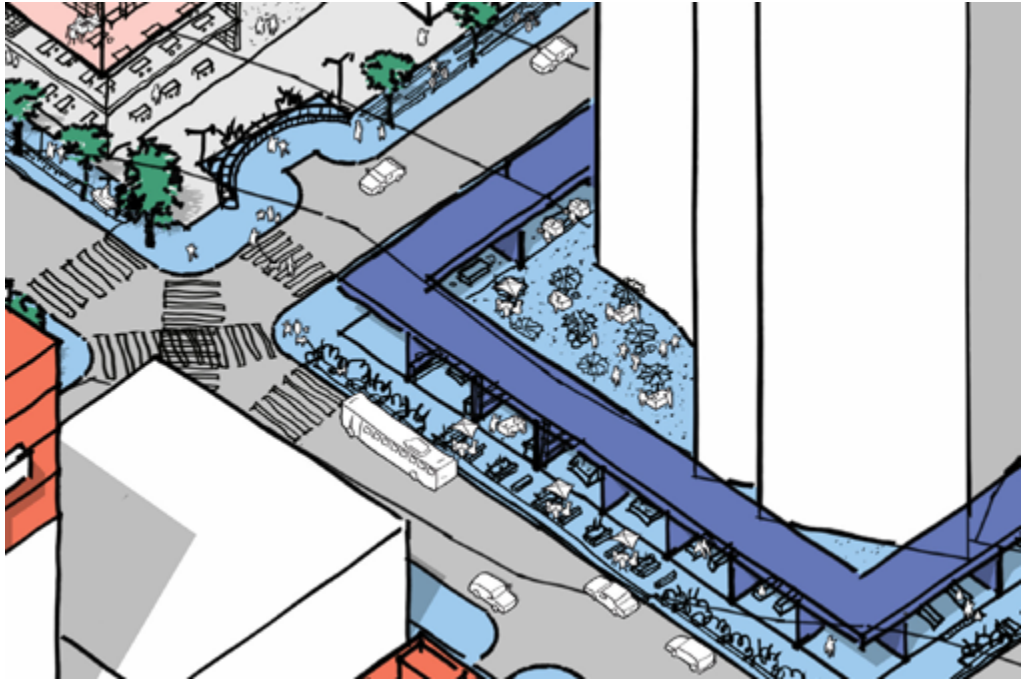
GOODS + SERVICES Incentivize building owners to attract small businesses providing access to food, healthcare, and childcare for all.



EDUCATION + WORK Collaborate with schools and vocational training providers to bring educational facilities to downtown.

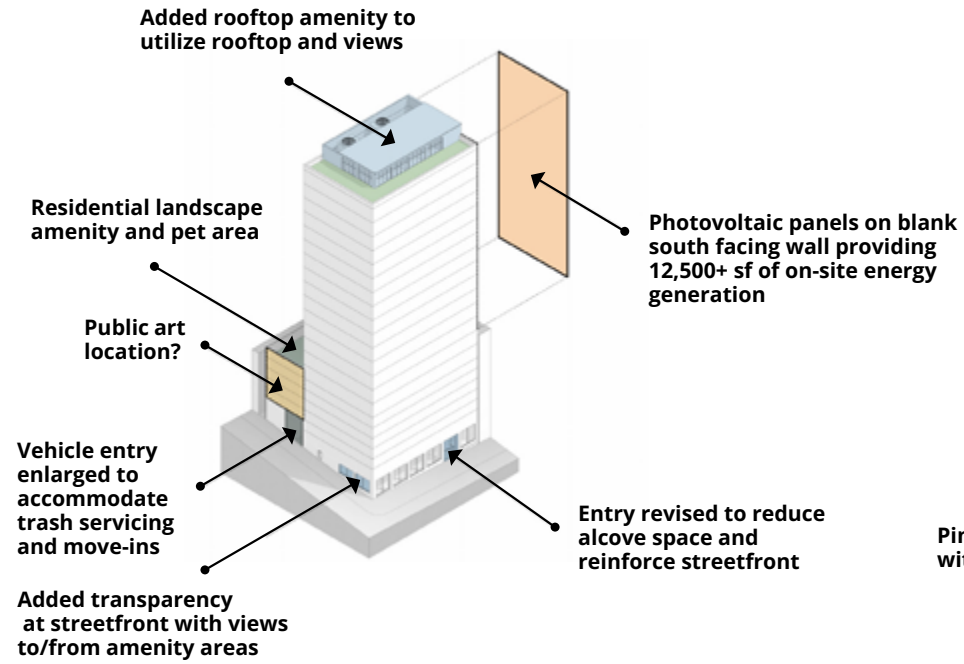


STREETS Apply Seattle Streets Illustrated guidelines to prioritize multi-modal and pedestrian travelers while redirecting through-traffic to key streets.

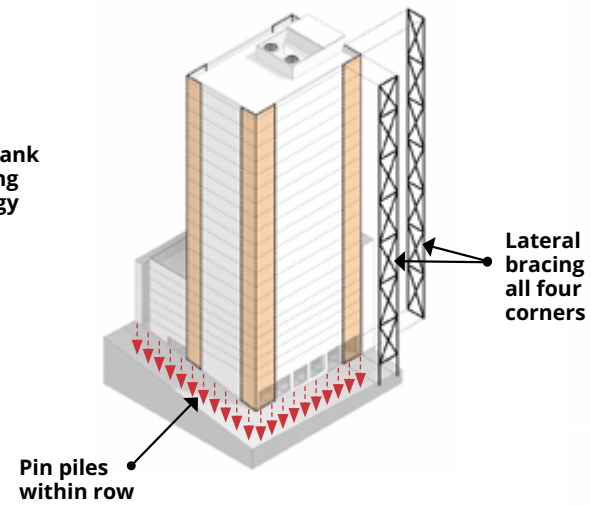


ARTS + CULTURE Prioritize additional funding to expand the existing Metropolitan Improvement District, creating and supporting the development of third places.

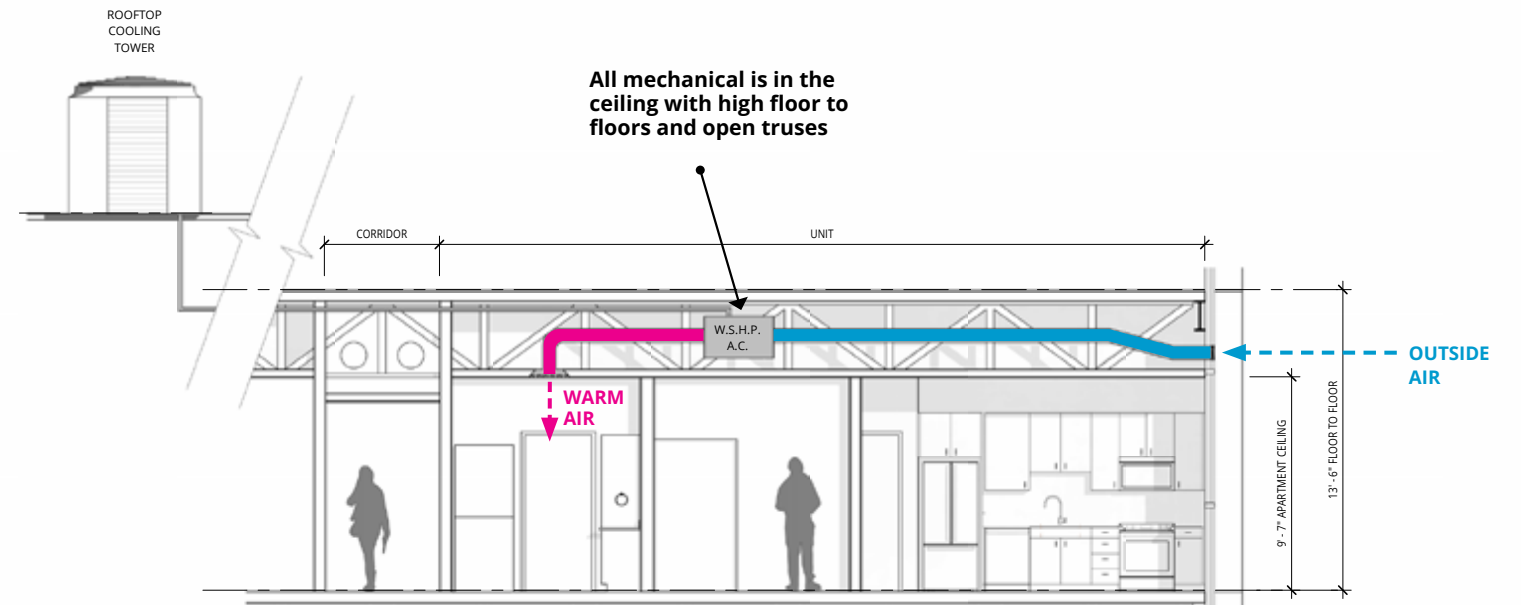
MINIMAL UPGRADES FOR RESIDENTIAL USE



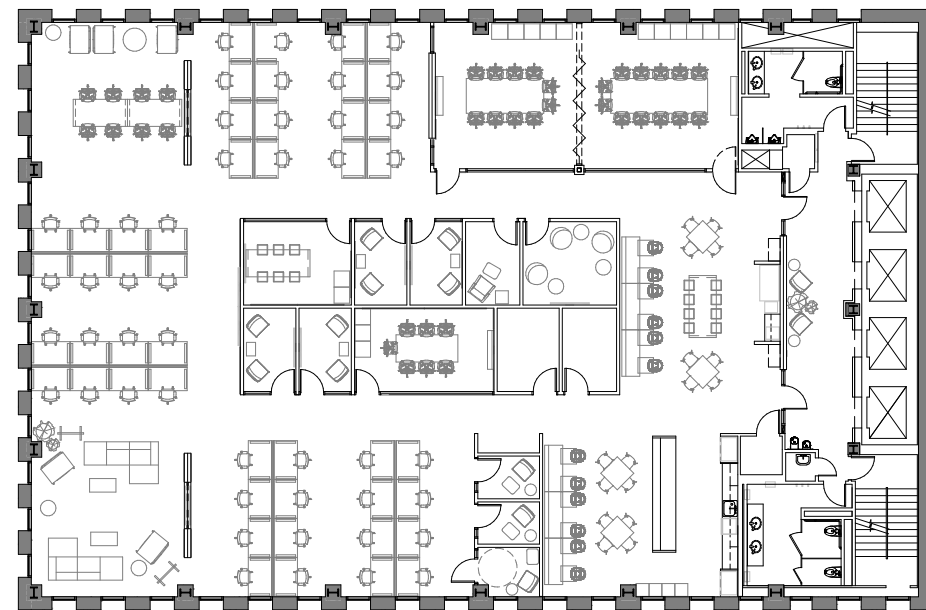
RESI SEISMIC UPGRADE



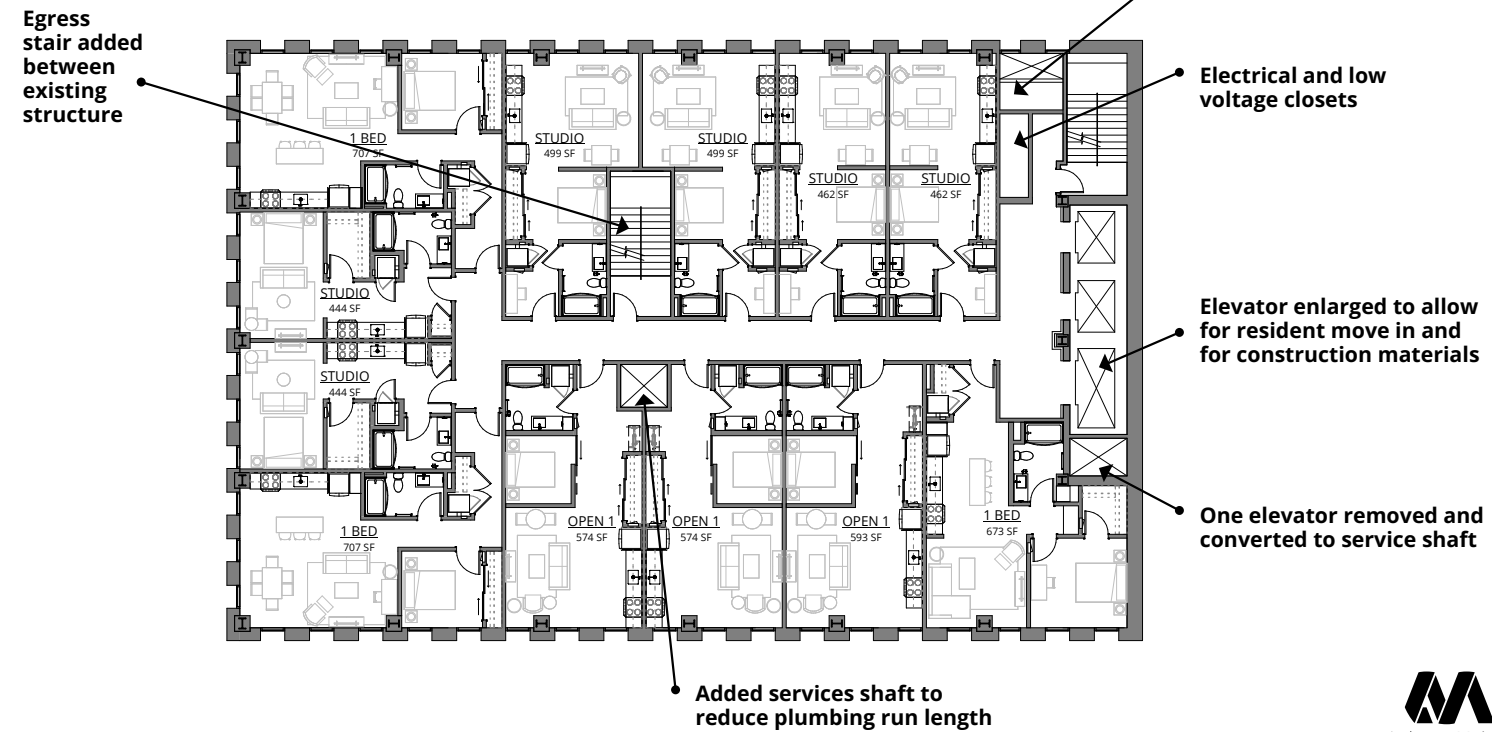
RESI MECHANICAL UPGRADES



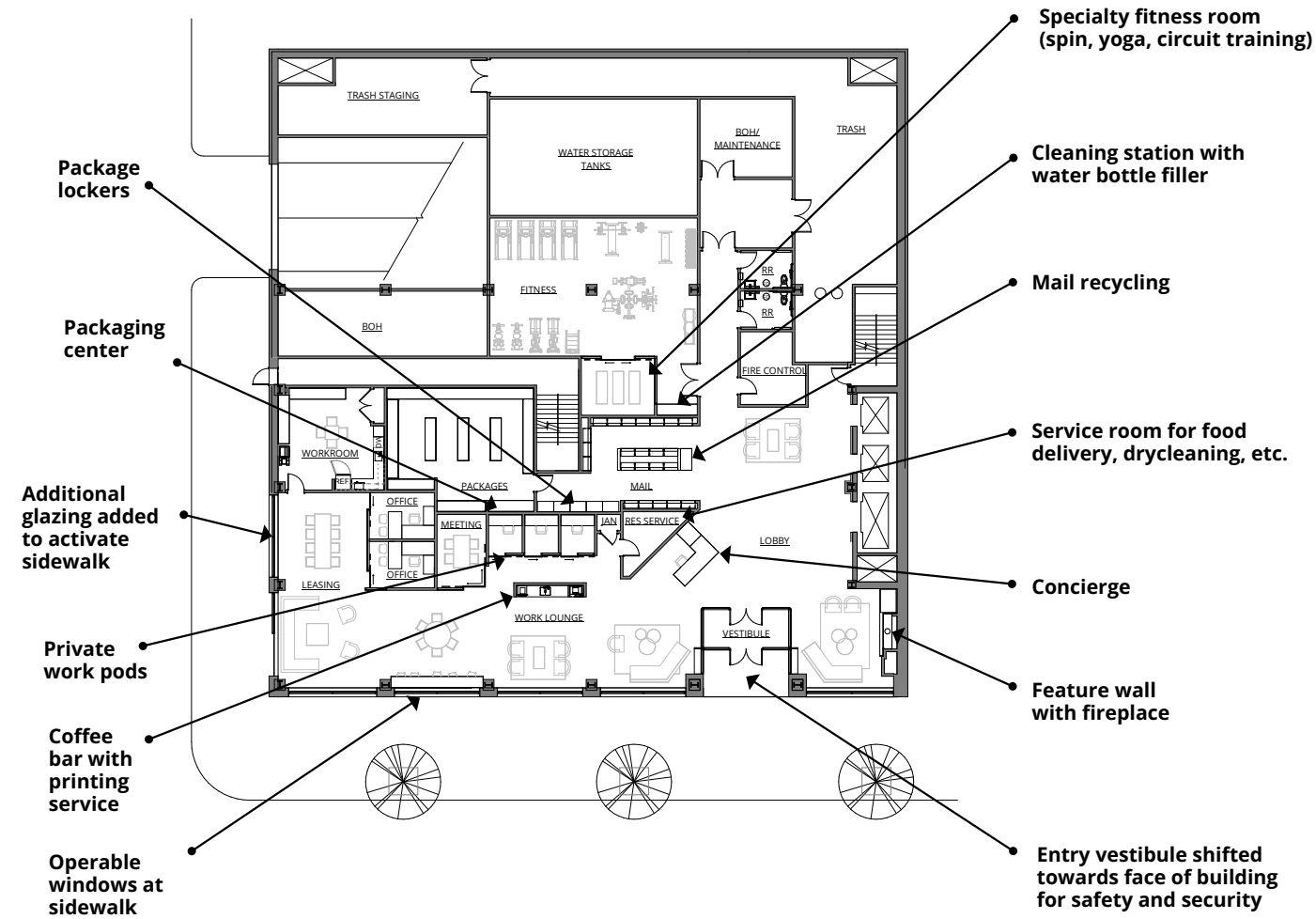
TYPICAL EXISTING OFFICE LEVEL



PROPOSED TYPICAL RESIDENTIAL LEVEL



GROUND LEVEL PLAN



NOTE: THE OWNER WOULD NOT LIKE TO DISCLOSE THE SPECIFIC LOCATION OF THIS BUILDING BUT IT IS LOCATED WITHIN SEATTLE'S DOWNTOWN CORE.

INCENTIVES FROM THE CITY OF SEATTLE NEEDED FOR THIS PROJECT TO PERFORM FOR HOUSING:

LAND USE INCENTIVES	BUILDING CODE INCENTIVES	ENERGY CODE INCENTIVES
LU-1 Shorten the MUP (Change of Use) process as much as possible.	BC-1 Structural Performance, Seismic Design and Substantial Alteration Negotiations	EC-1 Exterior Envelope Performance
LU-2 Streamline Landmarks consideration for buildings older than 50 years.	BC-2 Mechanical, Electrical, Plumbing, and Fire Protection	EC-2 C406 Compliance Paths
LU-3 Modify Loading and Trash Management Requirements	BC-3 Structural Frame protection and Occupancy Separations	
LU-4 MHA, MFTE, and Inclusionary Zoning Incentives	BC-4 Lateral Resistance Systems and Seismic Loads.	CLICK HERE FOR MORE INFORMATION ON THE RATIONALE OF THESE INCENTIVES.
LU-5 Design Review		
LU-6 Common Open Space Requirements		

FINANCIAL SUMMARY:

While this existing building, from a physical standpoint, appears to be an excellent candidate for conversion to residential use, the current depressed rent environment in the downtown market makes it **financially infeasible**.

The analysis is extremely sensitive to increased rents and as average downtown rents move above \$4 per SF, the project may become financially feasible. Counterbalancing that potential increase will be a substantial increase

in downtown office occupancy. Given the amount of newer, Class A office space available at very competitive rents, the subject property would likely not receive the same boost in occupancy in the early part of any recovery.

The City of Seattle and regional/state governments could play an important role in driving these conversions. Expediting time frames for entitlements and early negotiations on substantial alterations will provide certainty

and reduce carry costs for these conversion projects. Relaxing MHA and MFTE requirements and using MFTE as an incentive will also spur these conversions. It is important that clear and actionable policies be established by elected officials so that the private sector has a dependable path forward.

[CLICK HERE FOR MORE DETAILED INFORMATION ON PRICING.](#)

Refresh to Revitalize

The Seattle Municipal Tower Gateway to Living and Working Igniting the revitalization of the City of Seattle

Catalyst:

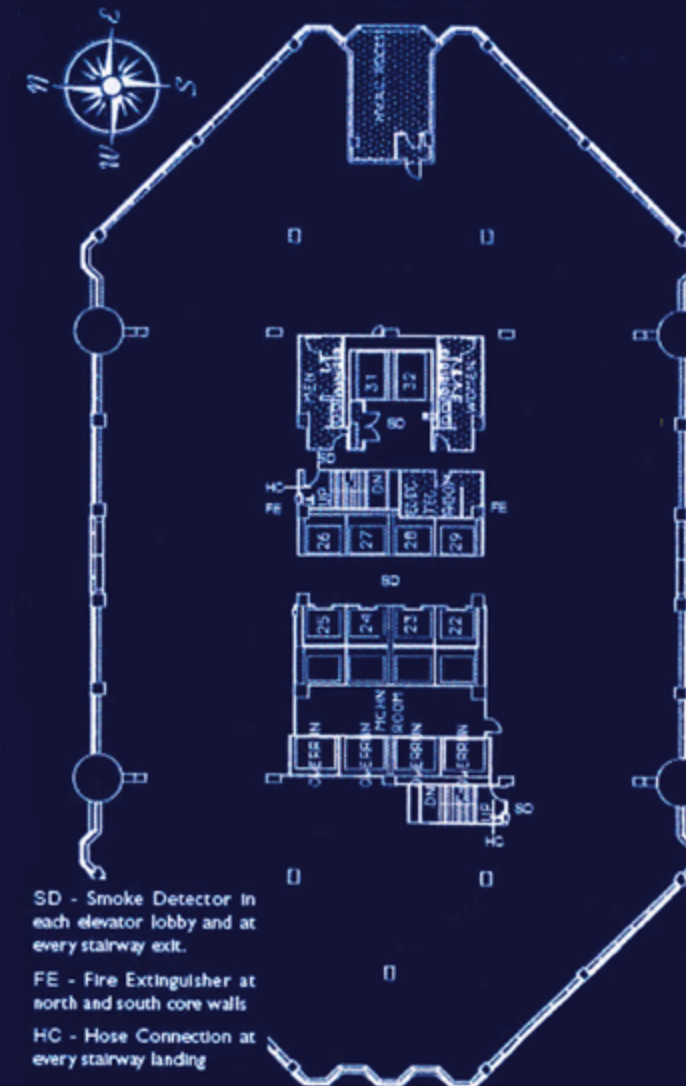
Come, walk through this proposal, perhaps even you may want to rethink living in the Seattle downtown civic arena and desire to live work, refresh and revitalize all in one in the Seattle Municipal Tower.

Moving into the 21st Century, matching the elite building and living of major cities across the globe, I am proposing no change to the external footprint to add leasable residential spaces. Commercial space conversions creating high end exquisite living to studios, apodments and even considering Japanese Style Capsule Homes and sleeping Pods. Revitalizing The former AT and T Gateway Tower, renamed Key Tower, now known as the Seattle Municipal Tower by the simple acronym, SMT is the showcase key. By adding residential spaces yet coexisting with commercial and retail spaces within the 62 floors will enhances a dual core infrastructure in commercial residential safety and walkability. Offering revamped floor plan units to personalized custom spaces, with build tenant improvements to suit is a key feature in the conversion.

The charge, to value of the "ped" and convert the commercial building noncompetitive market value but retains a yield that can put Seattle back on the mark as the number one livable City. The residents short and long term will meet the street refreshed and ready to revitalize, the downtown.

Stadiums need seats filled, downtown needs wheels and peds. In effort to increase the downtown walking score, let us start with showcasing home. - The SMT. This enhances a dual core infrastructure in commercial residential safety and walkability.

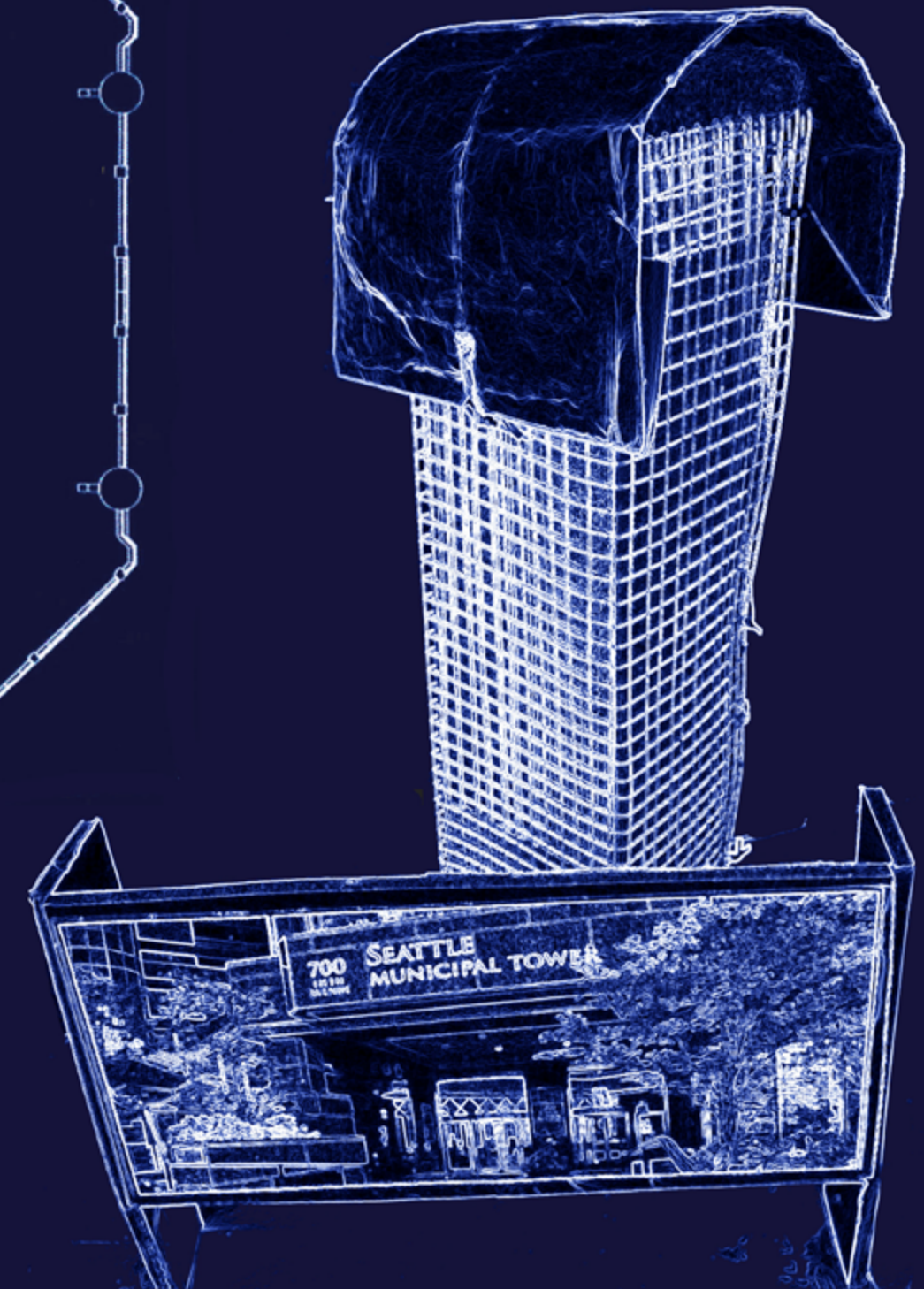
Rezone the development site from Zoned DOC1 U/450 to add Mixed use/residential will be a major start for this proposal to meet fruition. Already retrofitted and handicappable accessible, utilization of expedited conversions through the use of Standard Plans and Blanket Permitting will launch this win, win proposal to refresh and revitalize the downtown into fruition. The future is now, and this is the future.



Typical Floor Plan



Typical Studio



Seattle Municipal Tower

Debra Mosley, 1 of 1