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

Log of Submitted Idea Boards

Collated June 16, 2023
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.

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.

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.
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

<table>
<thead>
<tr>
<th>USE</th>
<th>LEVEL</th>
<th>SQ FT / UNIT COUNT (Leasable RSF)</th>
<th>PV INCOME (TOTAL/YEAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and/or Office</td>
<td>Ground Floor</td>
<td>20,000</td>
<td>$520,370</td>
</tr>
<tr>
<td>Office</td>
<td>Levels 2-3</td>
<td>49,000</td>
<td>$2,067,000</td>
</tr>
<tr>
<td>Residential - Workforce</td>
<td>Levels 4-6</td>
<td>51,300 (114 Units)</td>
<td>$2,325,600</td>
</tr>
<tr>
<td>Residential - High End</td>
<td>Level 7</td>
<td>11,000 (111 Units)</td>
<td>$583,300</td>
</tr>
</tbody>
</table>

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
kg CO₂e

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

Seattle
Office of Planning &
Community Development
A CASE FOR CONVERSION

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.

POTENTIAL OPPORTUNITIES AT ALLEY

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

Office of Planning & Community Development
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.

**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.
DESIGN FOR RESILIENCE
CO-LIVING IN PIONEER SQUARE

UNIT RENDERING
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 performance of these spaces. Materials and details complement the historic character of the building while breathing fresh life into 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.

COMMON SPACE
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 large and airy environment or retreat to their private suite for privacy. Co-living communities around the world claim that in family or in the number one benefits they provide their residents. Co-living as a modern concept traces its origins to shared living models of the 19th and 20th centuries such as tenements in the UK, boarding houses in the US, and chawls in western India, yet ancient forms of communal living such as the longhouse date back thousands of years. Its contemporary form gained prominence in recent years due to a combination of factors including affordable housing, collective endeavors such as living more sustainably, including “comfort, affordability, and a greater sense of social belonging.”

GROUND LEVEL
The entry and north side of the building has been reconfigured to allow for access.

AMERICAN INCOME GUIDELINES

<table>
<thead>
<tr>
<th>AMI TARGETS</th>
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<tbody>
<tr>
<td>MARKET RENT - $1,200 / MO – 60% AMI (0 - BEDROOM)</td>
</tr>
<tr>
<td>MINUS SHALLOW SUBSIDY OF $300 / MO</td>
</tr>
<tr>
<td>NET TENANT PAYMENT = $900 / MO</td>
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PROFORMA

<table>
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</table>

CO-LIVING COMMUNITIES

Co-living as a modern concept traces its origins to shared living models of the 19th and 20th centuries such as tenements in the UK, boarding houses in the US, and chawls in western India, yet ancient forms of communal living such as the longhouse date back thousands of years. Its contemporary form gained prominence in recent years due to a combination of factors including affordable housing, collective endeavors such as living more sustainably, including “comfort, affordability, and a greater sense of social belonging.”

Cohousing as a modern concept traces its origins to shared living models of the 19th and 20th centuries such as tenements in the UK, boarding houses in the US, and chawls in western India, yet ancient forms of communal living such as the longhouse date back thousands of years. Its contemporary form gained prominence in recent years due to a combination of factors including affordable housing, collective endeavors such as living more sustainably, including “comfort, affordability, and a greater sense of social belonging.”
Smith Tower 2.0

Typical Existing Floorplate

Lower Tower Typical Proposed Plan

UNICO Properties
Perkins&Will | MKA | JTM Construction
Living History, Breathing Anew

Conversion Costs
- Structural Upgrades
- Contingencies
- Soft Costs
- Capital Costs
- Hard Costs

Rent / Income (Market)

<table>
<thead>
<tr>
<th>Type</th>
<th>Unit Count</th>
<th>SF/Unit</th>
<th>Total SF/Floor</th>
<th>PSF Rent</th>
<th>Mo. Rent</th>
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<tbody>
<tr>
<td>2 BR</td>
<td>31</td>
<td>854</td>
<td>854</td>
<td>$4.30</td>
<td>$3,675</td>
</tr>
<tr>
<td>1 BR + Den</td>
<td>57</td>
<td>767</td>
<td>2,301</td>
<td>$3.65</td>
<td>$2,800</td>
</tr>
<tr>
<td>1 BR</td>
<td>145</td>
<td>717</td>
<td>5,022</td>
<td>$3.29</td>
<td>$2,359</td>
</tr>
<tr>
<td>Studio</td>
<td>31</td>
<td>528</td>
<td>528</td>
<td>$3.66</td>
<td>$1,934</td>
</tr>
<tr>
<td>Total</td>
<td>264</td>
<td>722</td>
<td>8,705</td>
<td>$3.54</td>
<td>$2,559</td>
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</table>

Incentives
- Current Development Budget
- Proforma Budget
- Financial Feasibility

- COS Fees
- Historic Tax Credits
- SHPO / PACE
- Substantial Alteration
- Balance of Development Budget

UNICO Properties
Perkins&Will | MKA | JTM Construction

Seattle Office of Planning & Community Development
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 or endorsement from the property owner, building management or current tenants.
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.

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.
**MID-MODULAR MAKEOVER**

*"RETO-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.

Note: Project representation shown for illustrative, study purposes only and does not reflect participation or endorsement from the property owner, building management or current tenants.
Policy Changes

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Additional Development

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

<table>
<thead>
<tr>
<th>Gross Square Feet</th>
<th>Multifamily Conversion</th>
<th>Office (As-is)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rentable Square Feet</td>
<td>46,323 GSF</td>
<td>46,323 GSF</td>
</tr>
<tr>
<td>Units</td>
<td>48 Units</td>
<td>48 Units</td>
</tr>
<tr>
<td>Total Combined Costs</td>
<td>$763K</td>
<td>$20.1M</td>
</tr>
<tr>
<td>Net Additional Investment</td>
<td>$23,500</td>
<td>$7,710</td>
</tr>
<tr>
<td>Net Operating Income</td>
<td>$37,2M</td>
<td>$15,3M</td>
</tr>
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Conclusion: A multifamily conversion under current code provisions may be marginally profitable, but requires significant reinvestment and additional risk. Maintaining the property as office requires additional investment in order to re-tenant, but this investment is not profitable. Furthermore, the lack of demand, softening office rents, and growing operating costs, make this option less desirable.

Potential Policy + Code Changes

- **SDCI**: Relief from MHA requirements for residential conversion area. Type I zoning exemption from any development standards where the structure is legally nonconforming (including but not limited to upper-level development standards).
- **Landmarks**: Exterior structure including roof is landmarked and subject to Landmark Preservation Board review per Ordinance No. 114679. Any proposed changes to the roof necessary to support residential use can be approved administratively.
- **SBC**: Expedited Building Permit Review with 3-month target to deliver housing units quickly to downtown. Reduction in building permit review fees.
- **SBC/SEBC**: The building underwent a substantial alteration roughly twenty years ago. We propose to meet the seismic requirements of the International Existing Building Code as adopted by Washington State.
- **SEC**: Allow continued use of existing gas boilers.
- **SDOT**: Relief from Street Use fees to mediate congested downtown site access and staging issues during construction.
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

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.
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

MEET THE GRAND CENTRAL BLOCK
A TRIO OF HISTORIC BUILDINGS IN 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.

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.

AGENCY NAME Seattle Office of Planning and Community Development
DESIGN TEAM Unico | Clark Barnes | Venture
www.unicoprop.com/properties/grand-central-block/
HOW CAN SEATTLE HELP US SUCCEED?

1. Residential conversion comply with WA Existing Building Code
   - Subsidy program supporting URM building structural upgrades

2. SEPA Exemptions: Residential and mixed-use conversions
   - Enhance cost sharing related to SCL upgrades

Permitting

- Exempt from pedestrian and areaway improvements
- No new transportation impact fees
- Maintain current MHA exemption
- Expedited review (including for penthouse additions)

Historic Tax Credits

- Historic Tax Incentives
- Opportunity Zone
- Accounts receivable

POTENTIAL FOR ACTION

- Incentive Sources
- Total Conversion Costs
- Hard Costs Breakdown

WHAT IS THE PLAN?

- Short-term: Historic Tax Incentives
- Long-term: Seattle's Office of Planning & Community Development

WHAT DIFFERENCE CAN ONE BLOCK MAKE?

- A lot when there are 3 street frontages and next to a park

WHAT TYPE OF HOUSING?

- Family focused with a mix for all
- Market rate
- Quality housing

- Enduring and timeless, the collective building block is
  situated at a crossroads of memory and potential, a residential conversion of the
  Grand Central Block provides an excellent opportunity.

- Situated at a crossroads of memory and potential, a residential conversion of the
  Grand Central Block provides an excellent opportunity.

WHAT IS COMING?

- 6 Stories of new residential housing
- 120+ units
- Variety in unit type, size, and materiality

- Mix of commercial and residential uses
- Within an easy walk

AGENCY NAME: Seattle Office of Planning and Community Development

DESIGN TEAM: Unico | Clark Barns | Venture

www.unicoprop.com/properties/grand-central-block/
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 daylighted 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
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
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

- Added rooftop amenity to utilize rooftop and views
- Photovoltaic panels on blank south facing wall providing 12,500+ sf of on-site energy generation
- Lateral bracing all four corners
- Pin piles within row
- Added transparency at streetfront with views to/from amenity areas
- Residential landscape amenity and pet area
- Public art location?
- Vehicle entry enlarged to accommodate trash servicing and move-ins
- Egress stair added between existing structure
- Trash room added
- Electrical and low voltage closets
- Elevator enlarged to allow for resident move in and for construction materials
- One elevator removed and converted to service shaft
- Added services shaft to reduce plumbing run length
- Added rooftop amenity to utilize rooftop and views

TYPICAL EXISTING OFFICE LEVEL

RESI SEISMIC UPGRADE

RESI MECHANICAL UPGRADES

PROPOSED TYPICAL RESIDENTIAL LEVEL

- All mechanical is in the ceiling with high floor to floors and open trusses
- Added services shaft to reduce plumbing run length
- Entry revised to reduce alcove space and reinforce streetfront
- Pin piles within row
- Trash room added
- Electrical and low voltage closets
- Elevator enlarged to allow for resident move in and for construction materials
- One elevator removed and converted to service shaft
- Added services shaft to reduce plumbing run length
- Added rooftop amenity to utilize rooftop and views

EXISTING TYPICAL FLOORPLAN

- 707 SF 1 BED
- 444 SF STUDIO
- 444 SF STUDIO
- 707 SF 1 BED
- 574 SF OPEN 1
- 574 SF OPEN 1
- 593 SF OPEN 1
- 499 SF STUDIO
- 499 SF STUDIO
- 462 SF STUDIO
- 462 SF STUDIO
- 673 SF 1 BED

PROPOSED TYPICAL RESIDENTIAL LEVEL

- 707 SF 1 BED
- 444 SF STUDIO
- 444 SF STUDIO
- 707 SF 1 BED
- 574 SF OPEN 1
- 574 SF OPEN 1
- 593 SF OPEN 1
- 499 SF STUDIO
- 499 SF STUDIO
- 462 SF STUDIO
- 462 SF STUDIO
- 673 SF 1 BED

MECHANICAL

AXO 4 AXO 4

RESI MECHANICAL UPGRADES

- 13’ - 6” FLOOR TO FLOOR
- 9’ - 7” APARTMENT CEILING

ROOFTOP

- COOLING TOWER
- ROOF TOP COOLING TOWER

OUTSIDE AIR

- WARM AIR
- WARM AIR

OUTSIDE

- ROOF TOP COOLING TOWER
- ROOF TOP COOLING TOWER

ALL MECHANICAL IS IN THE CEILING WITH HIGH FLOOR TO FLOORS AND OPEN TRUSES

SEATTLE OFFICE OF PLANNING & COMMUNITY DEVELOPMENT

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PHASE 1 V 1
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 these conversions. Expediting time frames for entitlements and early negotiations of 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.

## FINANCIAL SUMMARY:

Specialty fitness room 
(spin, yoga, circuit training)  
Cleaning station with water bottle filler  
Mail recycling  
Service room for food delivery, drycleaning, etc.  
Concierge  
Feature wall with fireplace  
Entry vestibule shifted towards face of building for safety and security  
Package lockers

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