

**1200 STEWART STREET**  
ALLEY VACATION  
CITY COUNCIL PRESENTATION

July 13, 2010  
DPD PROJECT 3007548

**LEXAS COMPANIES**

**TISCARENO ASSOCIATES**  
ARCHITECTURE + URBAN DESIGN



## PROJECT TEAM

DEVELOPER  
**Lexas Companies LLC**

DESIGN ARCHITECT  
**Thoryk Architecture Inc**

ARCHITECT OF RECORD  
**Tiscareno Associates**

LANDSCAPE ARCHITECT  
**Berger Partnership PS**

LAND USE ATTORNEY  
**McCullough Hill PS**

TRAFFIC & TRANSPORTATION  
**Transportation Northwest**

SUSTAINABILITY  
**Green Building Services**

## TABLE OF CONTENTS

- 3 Time line**
- 4 Location and Neighborhood Context**
- 5 Existing Site**
- 6 Typical Floor Plans**
- 7 Denny Way Elevation**
- 8 Podium Landscaping**
- 9 Sustainability**
- 10 Public Benefits Summary**
- 11 Public Benefits Quantification**
- 12 Detailed Streetscape Designs**
- 22 Denny and Stewart Gateway**





# PROJECT TIMELINE

## ALLEY VACATION

**Design Commission**  
June 19, 2008

**Design Commission**  
October 16, 2008

**Design Commission**  
April 1, 2010

**City Council Presentation**  
**July 13, 2010**

## OTHER

### Master use Permit

Application: May 18, 2009  
 Corrections #1: February 9, 2010  
 Corrections #2: March 25, 2010

### Denny Way Streetscape Planning Group

June, 2008 - Workshop  
 July 10, 2008 – Meet with Consultant  
 August 20, 2008 – Workshop

### SDOT

August 27, 2008 – Curb alignment Meeting  
 June 18, 2009 – SIP Design Guidance Meeting  
 June 25, 2009 – Virginia and Minor Curb Bulb Meeting  
 July 9, 2009 – Virginia and Minor Bus Turning Meeting

## DESIGN REVIEW BOARD

**Early Design Guidance 1**  
September 25, 2007

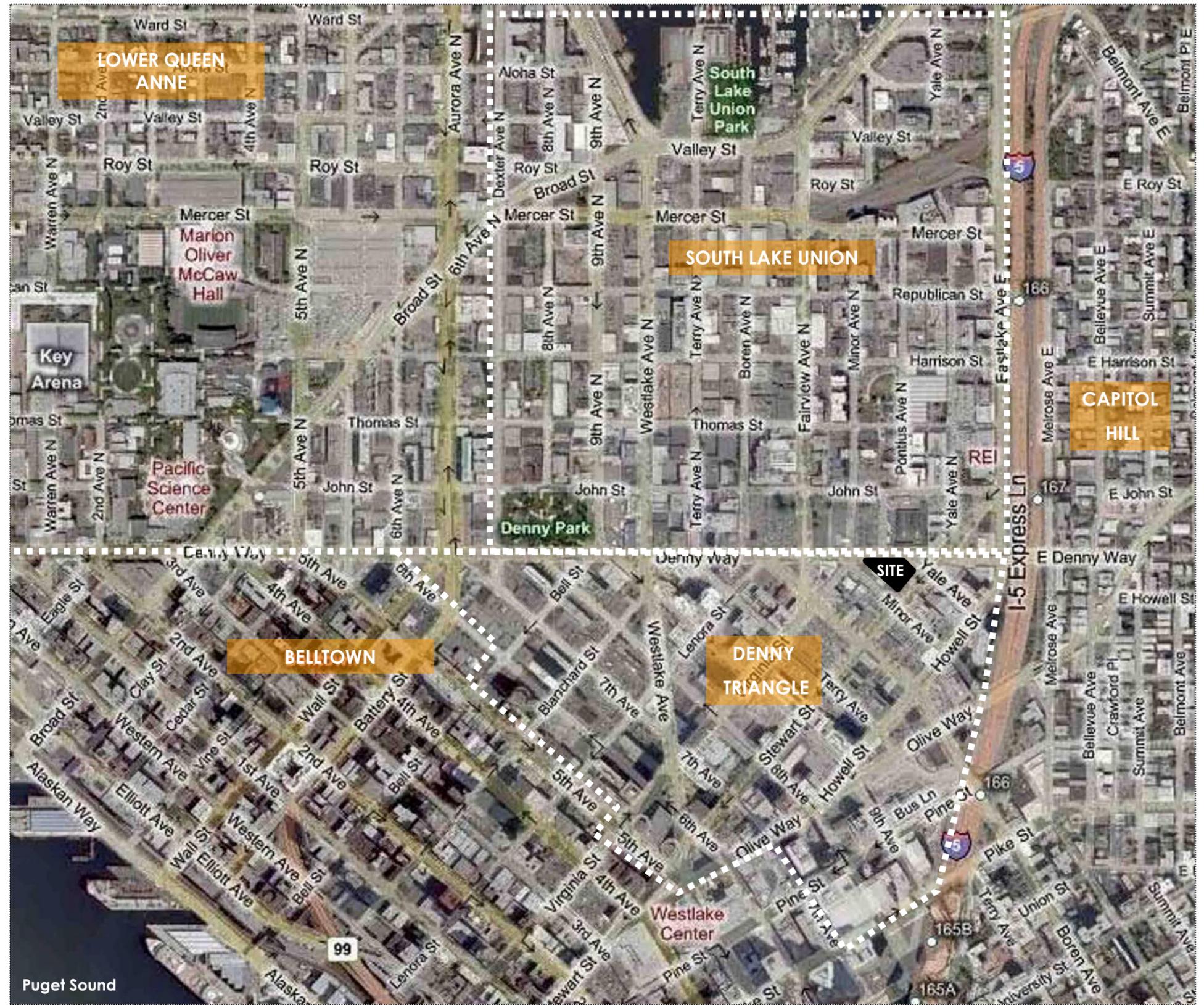
**Early Design Guidance 2**  
December 4, 2007

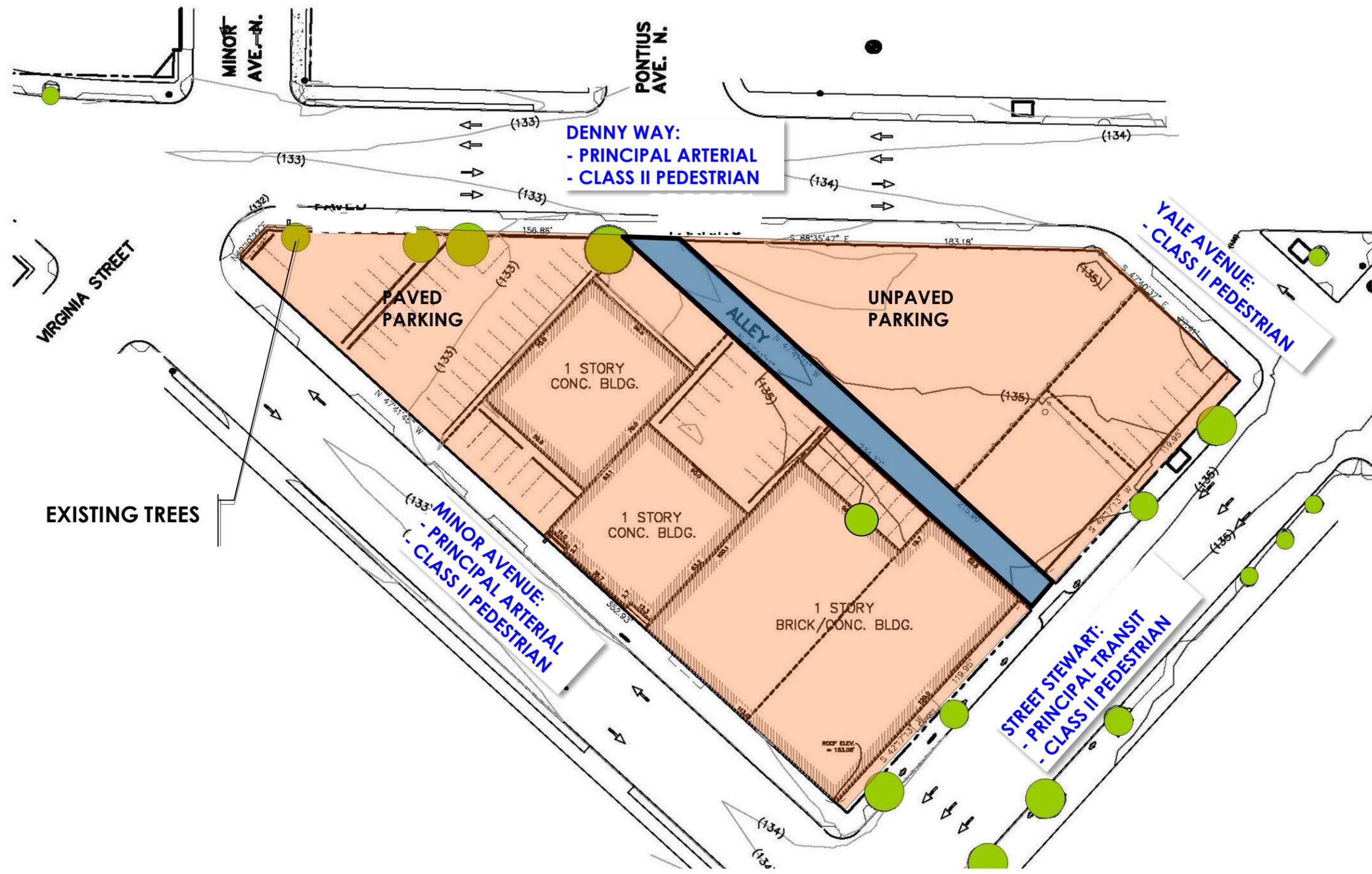
**Early Design Guidance 3** May  
13, 2008

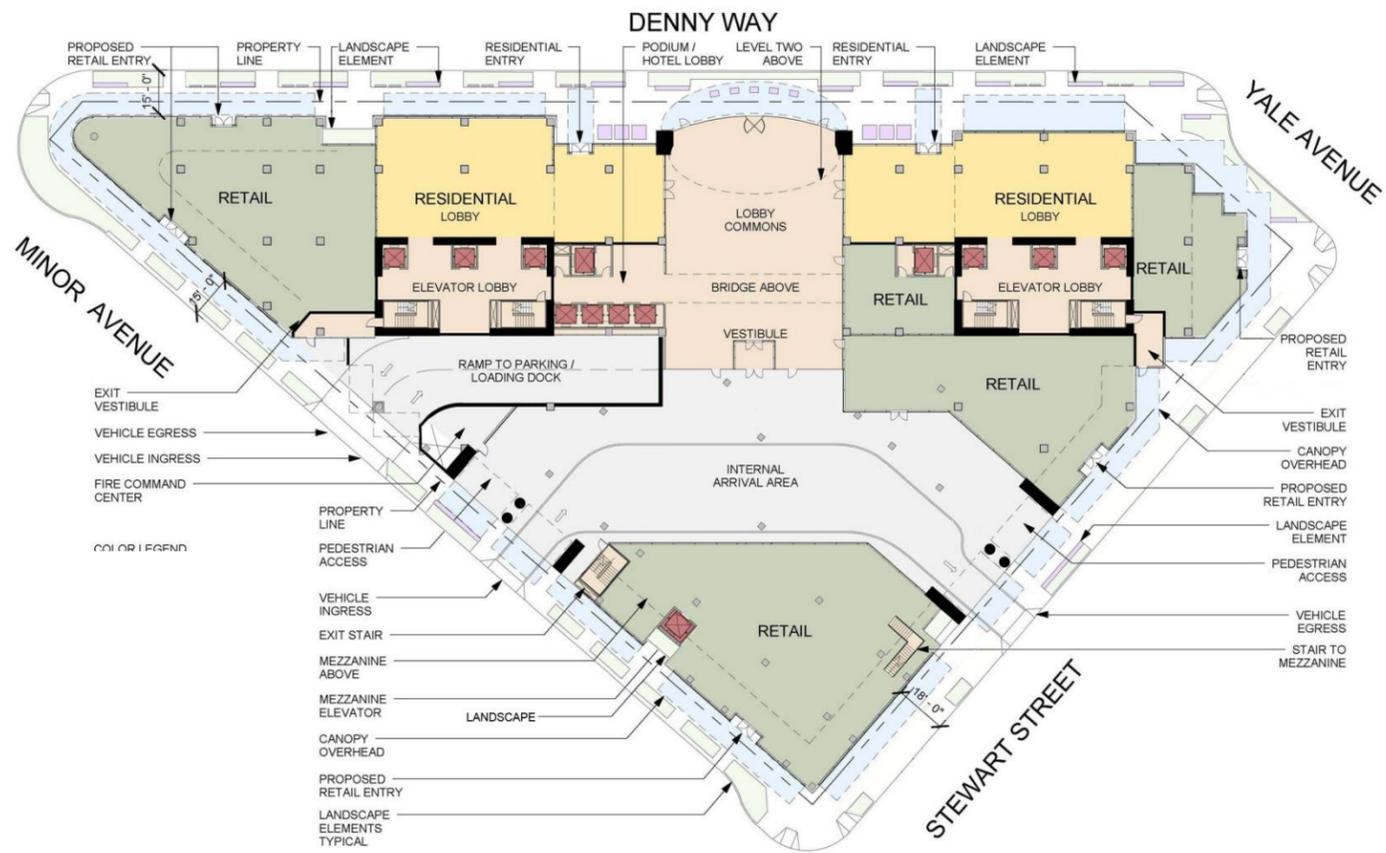
**Early Design Guidance 4**  
November 25, 2008

**Early Design Guidance 5** April  
28, 2009

**Recommendation Meeting**  
February 23, 2010



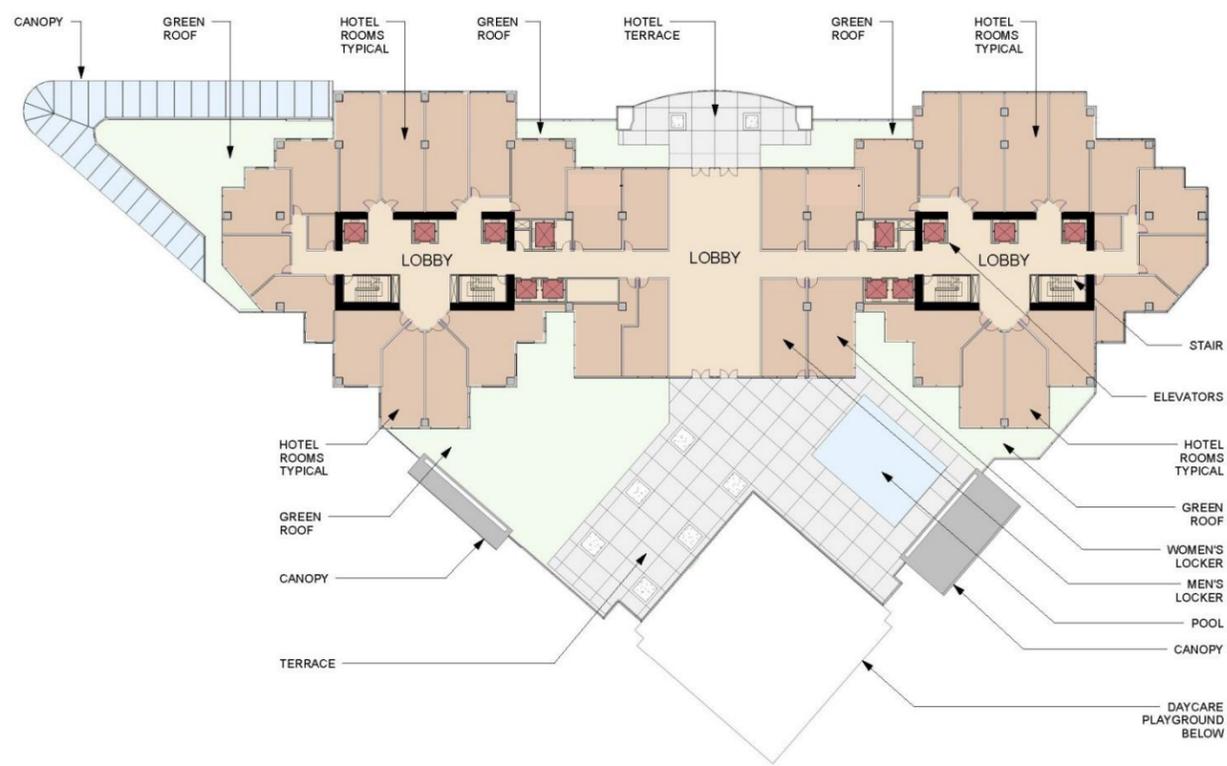




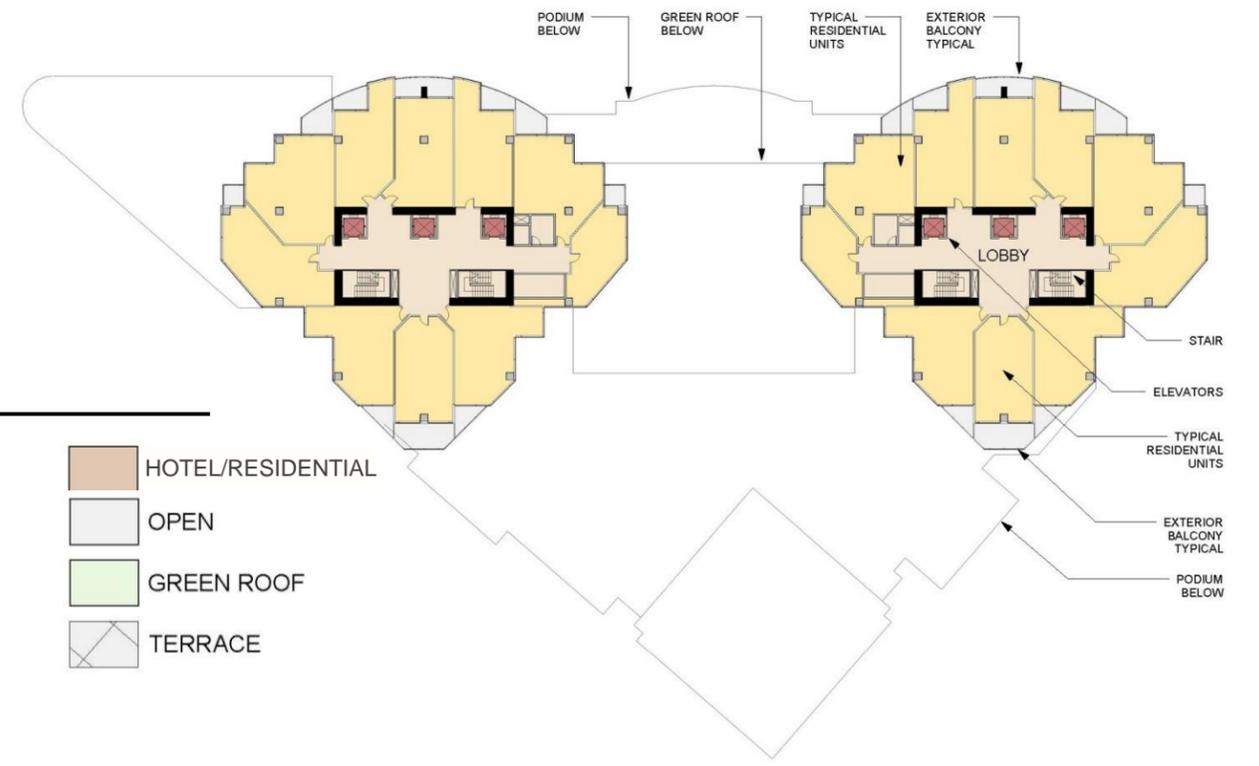
**LEVEL 1 - STREET**



**LEVELS 2 & 3 - HEALTH CLUB**



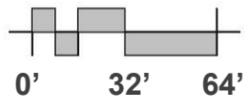
**LEVEL 6 - HOTEL/RESIDENTIAL AND PODIUM ROOF**

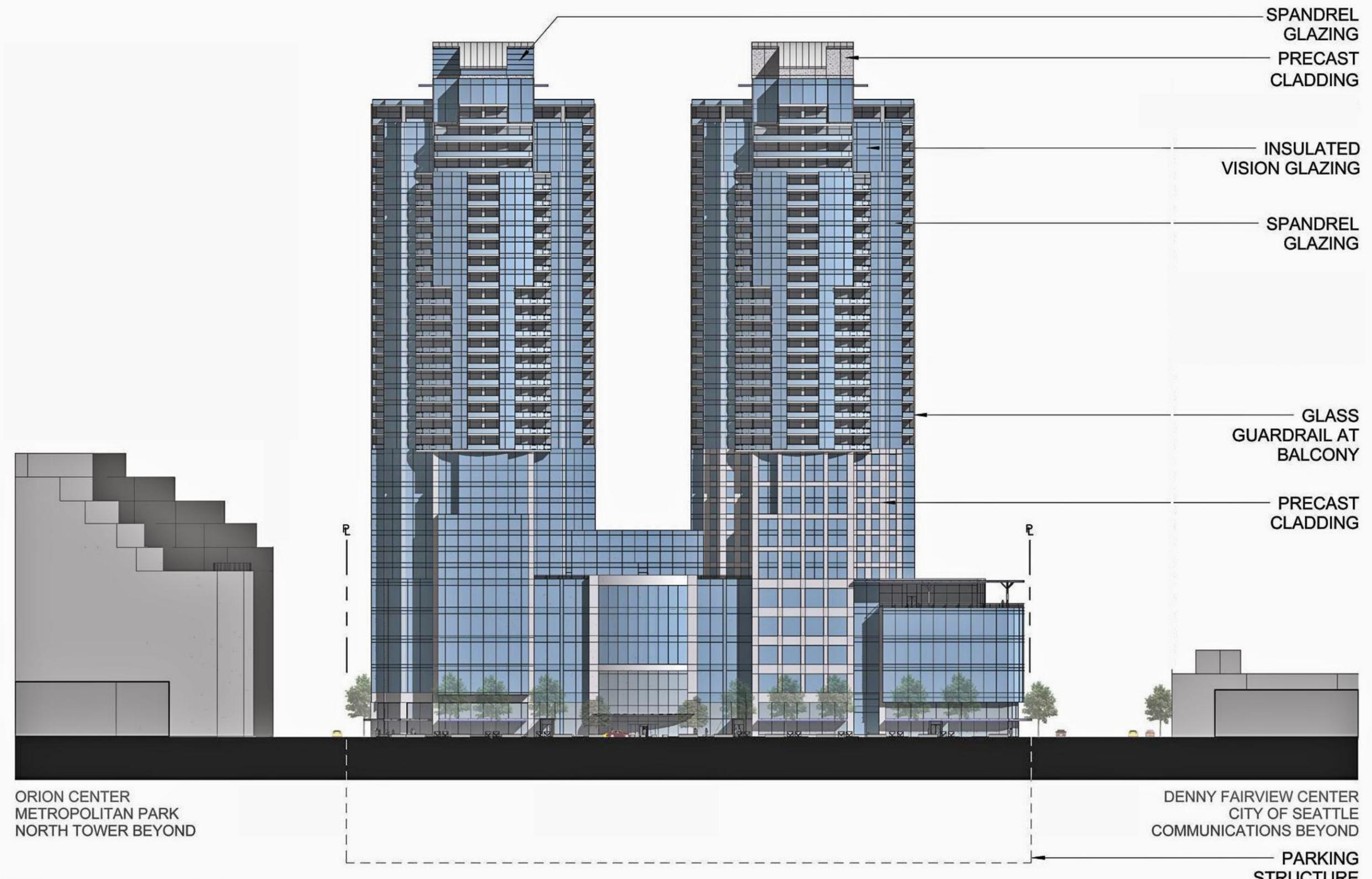


**LEVELS 14-34 - TYPICAL RESIDENTIAL**

**COLOR LEGEND**

- RETAIL
- RESIDENTIAL
- BUILDING OFFICE
- GREEN ROOF
- LOBBY
- HEALTH CLUB
- OPEN
- TERRACE





SPANDREL  
GLAZING  
PRECAST  
CLADDING

INSULATED  
VISION GLAZING

SPANDREL  
GLAZING

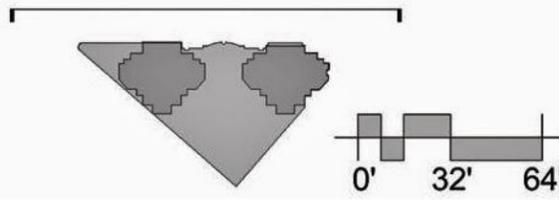
GLASS  
GUARDRAIL AT  
BALCONY

PRECAST  
CLADDING

DENNY FAIRVIEW CENTER  
CITY OF SEATTLE  
COMMUNICATIONS BEYOND

PARKING  
STRUCTURE

ORION CENTER  
METROPOLITAN PARK  
NORTH TOWER BEYOND



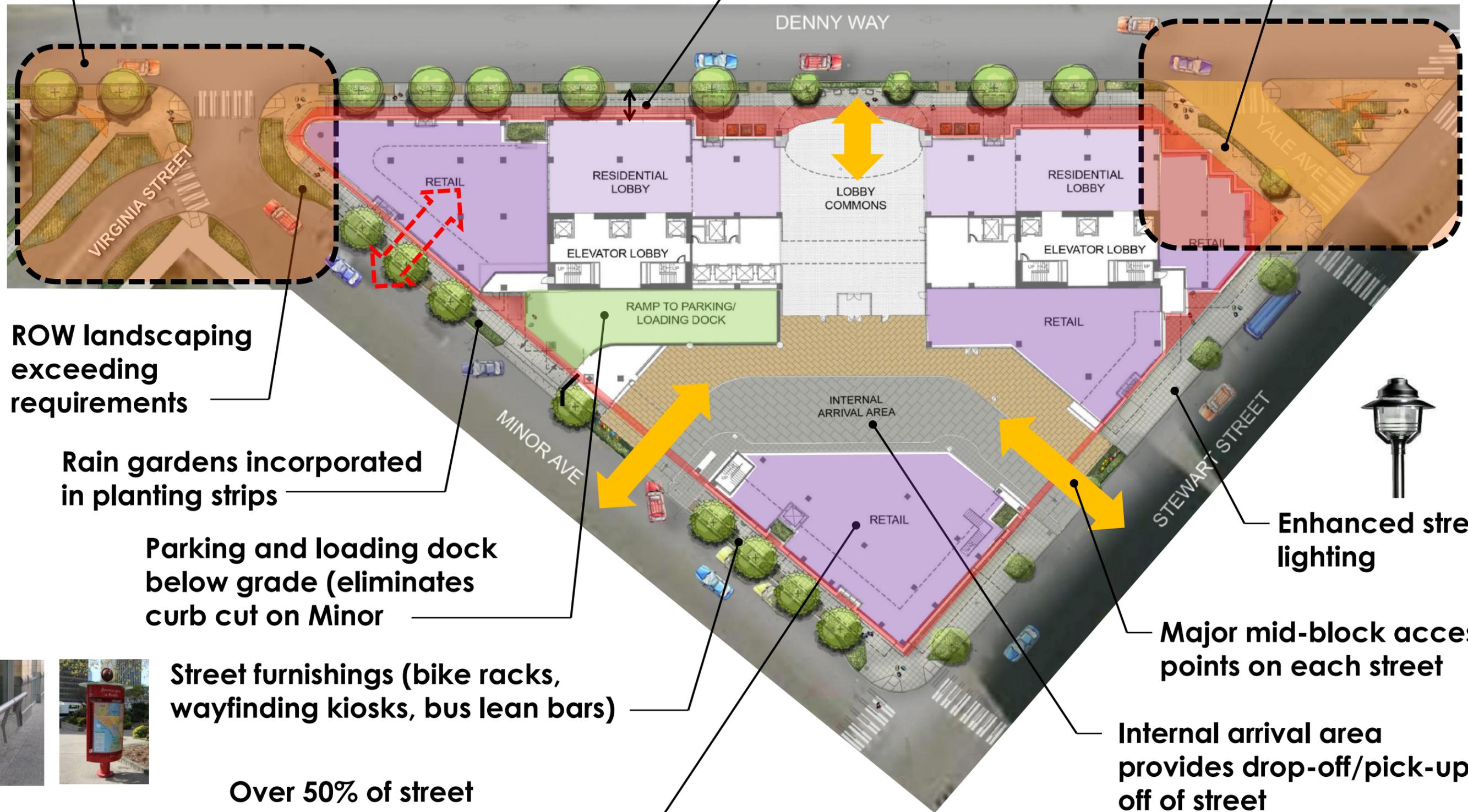




- **LEED Silver Rating targeted**
- **Integrated Design Process ensuring early coordination among the design team**
- **Shower and locker facilities for bicycle commuters**
- **30% reduction in water use utilizing low flow fixtures and water efficient landscaping**
- **Rain garden planting strips and green roofs to reduce storm water run-off**
- **20% energy savings through increased daylighting, occupancy sensors, and energy efficient light fixtures**
- **Purchase 70% green energy**
- **Building system commissioning**
- **High-recycled content in building materials**
- **Regionally specified building materials – lowers emissions due to transportation and supports local businesses**
- **75% of construction waste will be diverted from landfills**
- **Increased indoor air quality through the reduction of toxic chemicals in paints, adhesives, carpets, and composite wood products**
- **Green housekeeping practices to be used**

Urban gardens on Denny & Minor and Denny & Yale

Increased sidewalk widths  
Enhanced paving



ROW landscaping exceeding requirements

Rain gardens incorporated in planting strips

Parking and loading dock below grade (eliminates curb cut on Minor)

Street furnishings (bike racks, wayfinding kiosks, bus lean bars)

Over 50% of street frontage is retail

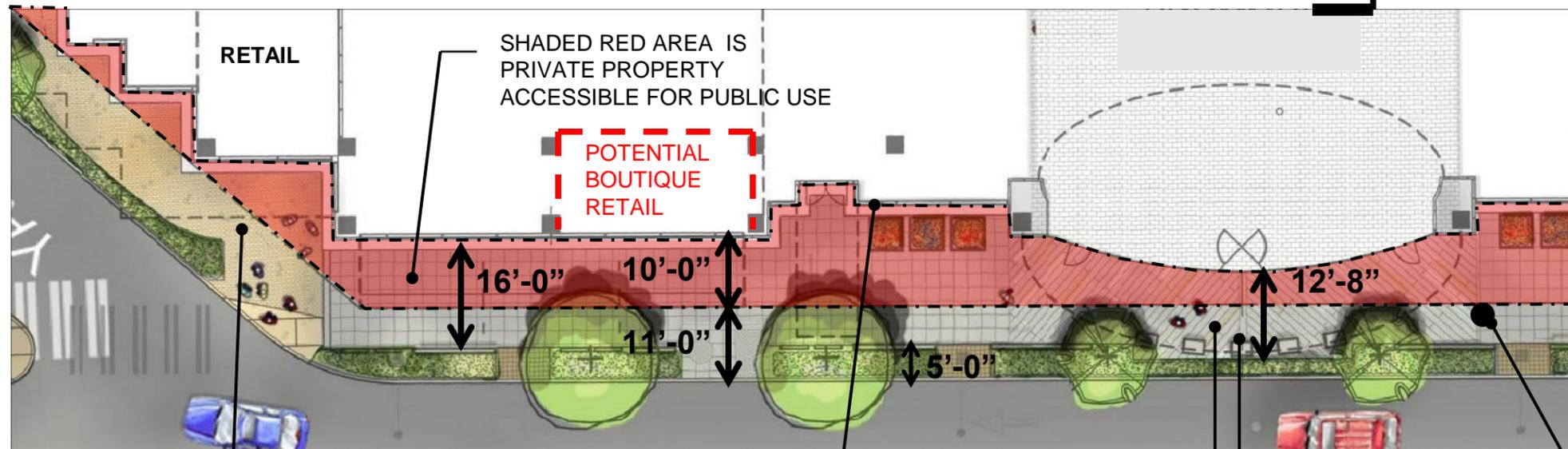
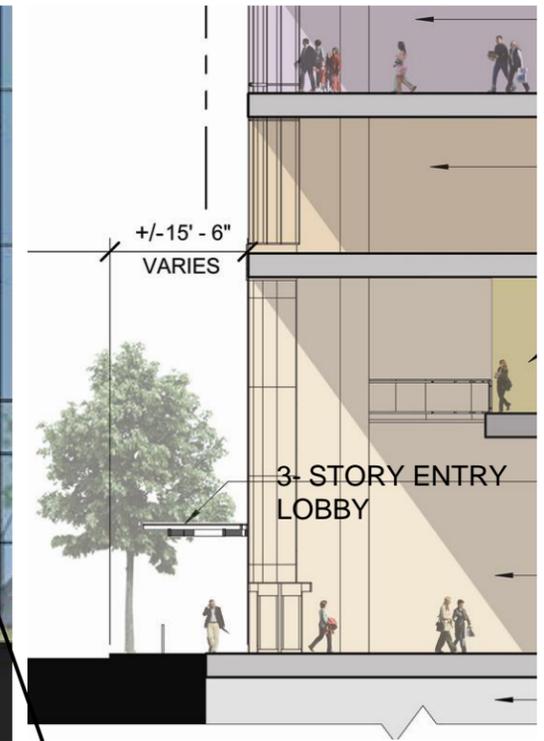
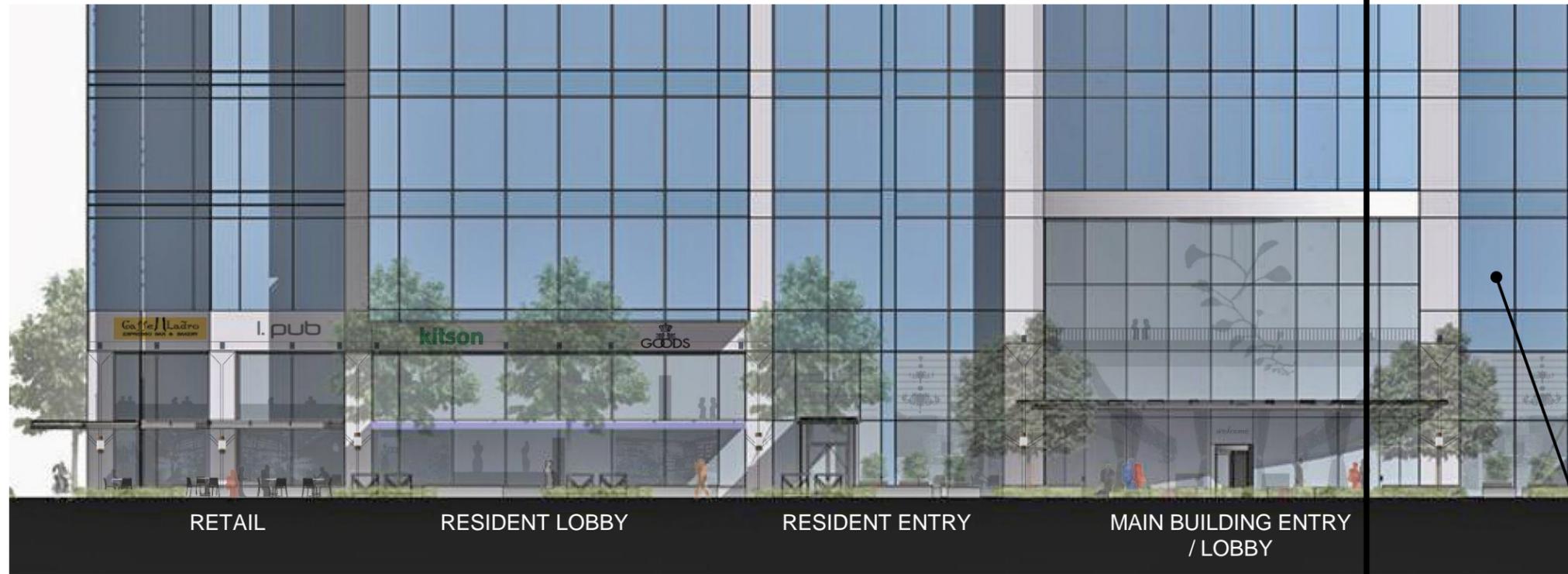


Enhanced street lighting

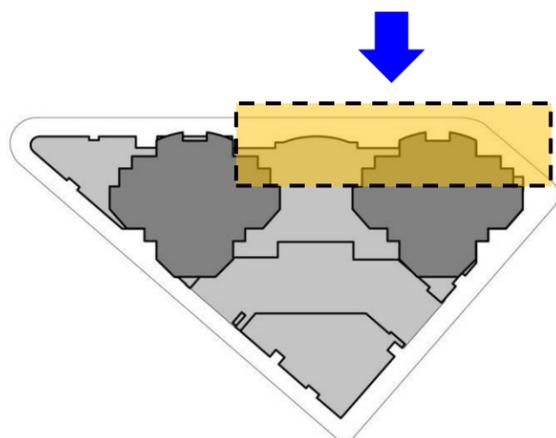
Major mid-block access points on each street

Internal arrival area provides drop-off/pick-up off of street

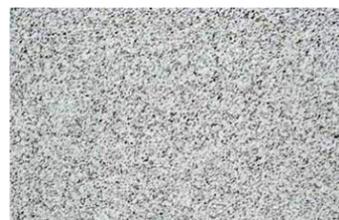
<b>Public Benefit</b>	<b>Description</b>	<b>Existing</b>	<b>Required</b>	<b>Proposed</b>
<b>#1</b>	<b>Urban Garden on Minor and Denny</b>			
	• Landscaping (potential rain garden planting)	0 sf	0 sf	1,900 sf
	• Decorative Pavers	0 sf	0 sf	825 sf
	• Street ROW Converted to Pedestrian Use	0 sf	0 sf	2,148 sf
	• Reduces Pedestrian Crossing Distances	110 feet	110 feet	33 feet
	• Provides Traffic Calming Measures			
<b>#2</b>	<b>Urban Garden / Bus Stop on Denny and Yale</b>			
	• Additional Seating	4 seats	4 seats	30 lf of seating
	• New / Enhanced Bus Shelter	1 Metro standard	1 Metro standard	1 Enhanced Structure
	• Landscaping (potential Rain garden)	0 sf	20 sf	500sf
	• Decorative Pavers	+/- 100 sf	0 sf	1,200 sf
	• Street ROW Converted to Pedestrian Use	0 sf	0 sf	1,118 sf
	• Reduces Pedestrian Crossing Distances	60 feet	60 feet	35 feet
	• Provides Traffic Calming Measures			
<b>#3</b>	<b>Street Amenities on Denny, Minor and Stewart</b>			
	• Bike Racks	0	0	5
	• Bus Stop Lean Bars on Stewart	0	0	8
	• Pedestrian Wayfinding Kiosks	0	0	3
	• Pedestrian Light Poles at Bus Stops	0	0	7
	• Increased Landscaping Planting Areas	97 sf	1,602 sf	5,987 sf
	• Increased Sidewalk Widths	Varies (11' to 15')	Varies (15' typical)	15' min 21' max
	• Decorative Seating on Denny	0	0	5
	• Enhanced Paving (granite banding , stone pavers)	0	0	1,010 lf
	• Seat walls	0	0	10
	• Street Trees	5	23	23
<b>#4</b>	<b>Loading Dock Located Below Grade</b>	N/A	No	Yes
<b>#5</b>	<b>Retail Frontage on Property Line</b>	240 lf	0 lf	608 lf
<b>#6</b>	<b>Major Mid-block Access Points to Building</b>	2	1	3
<b>#7</b>	<b>Consistency with Denny Way Corridor Study</b>	No	No	Yes



CURTAIN WALL GLAZING



SPECIALTY PAVING



GRANITE PAVING BAND



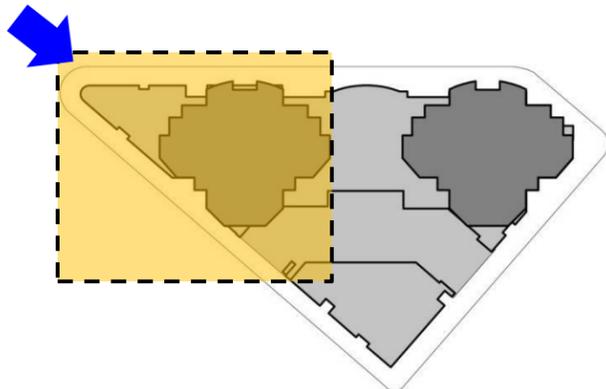
ENHANCED PAVING



DECORATIVE SEATING



WAYFINDING KIOSK (THREE TOTAL ON SITE)

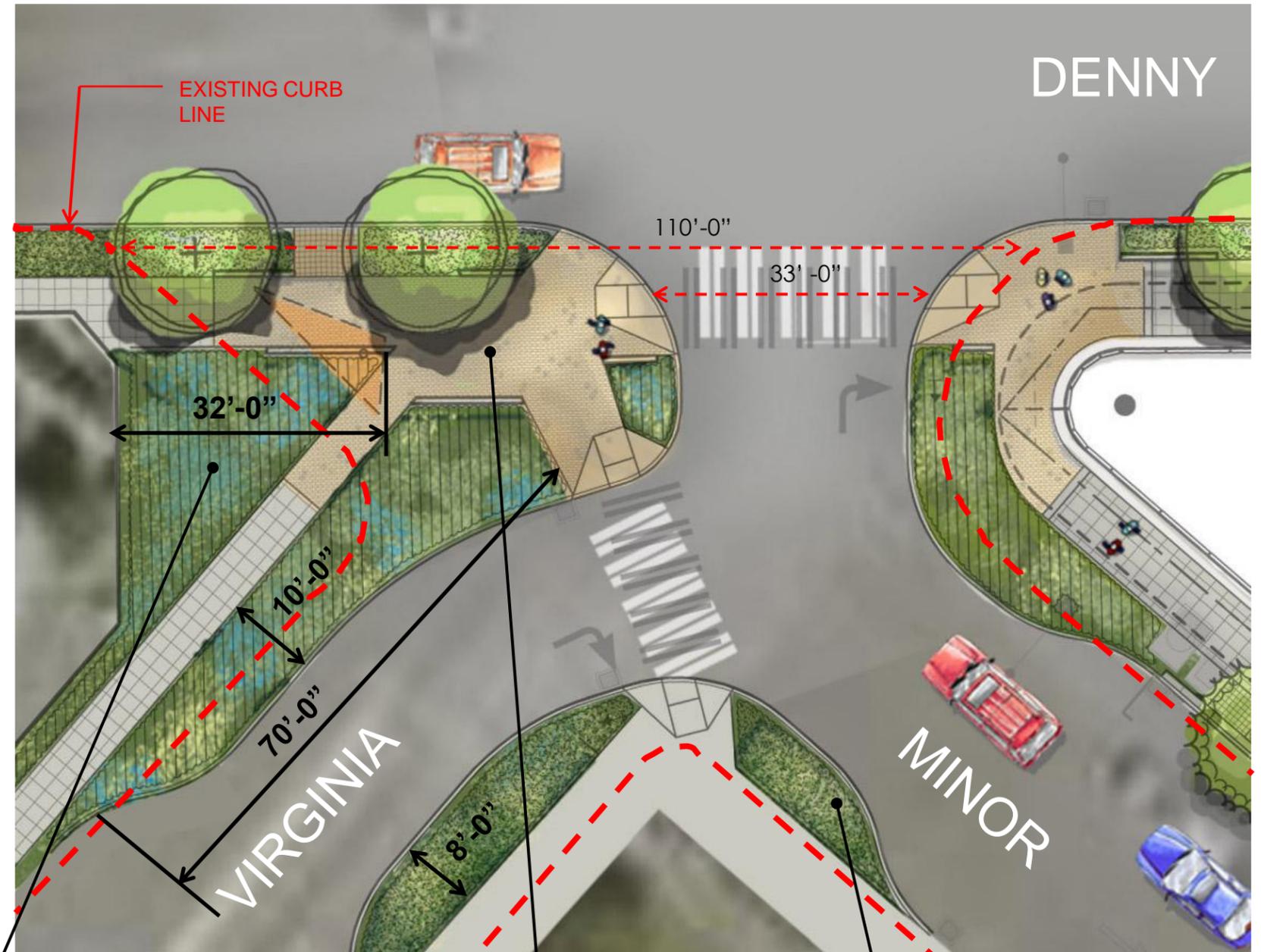




EXISTING CONDITION



RAIN GARDEN



RAIN GARDEN PLANTING



SPECIALTY PAVING

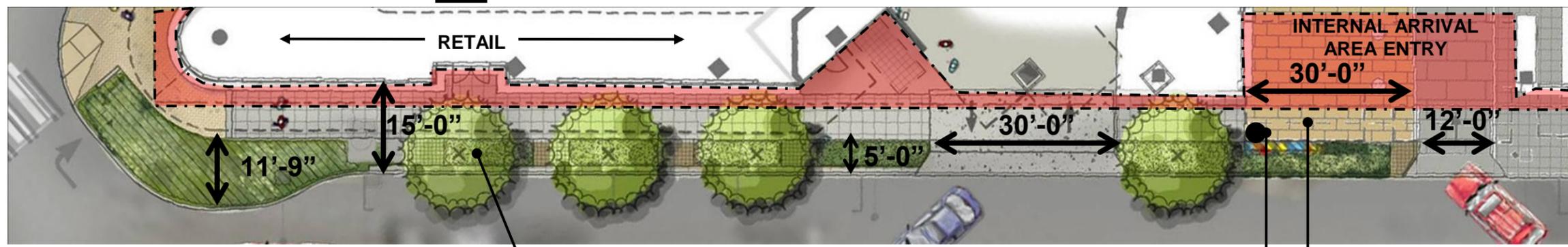
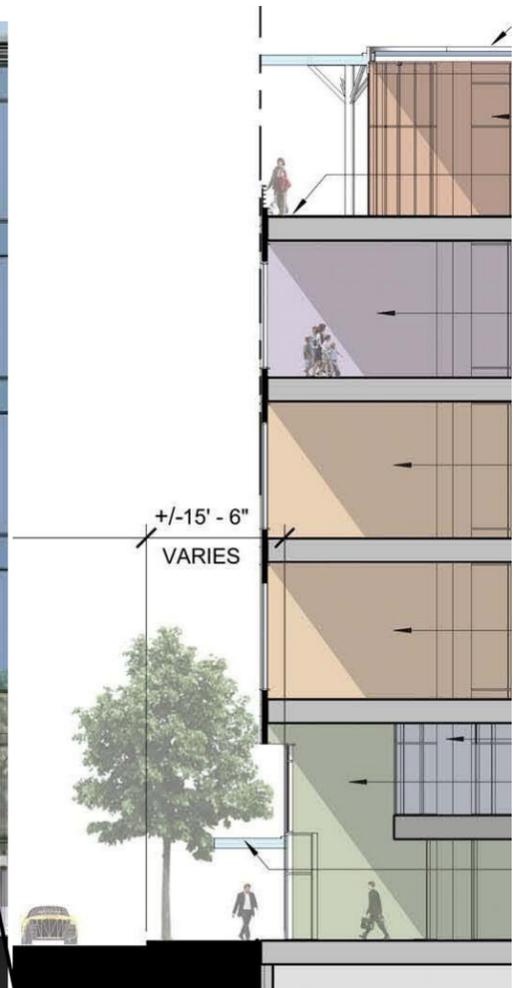
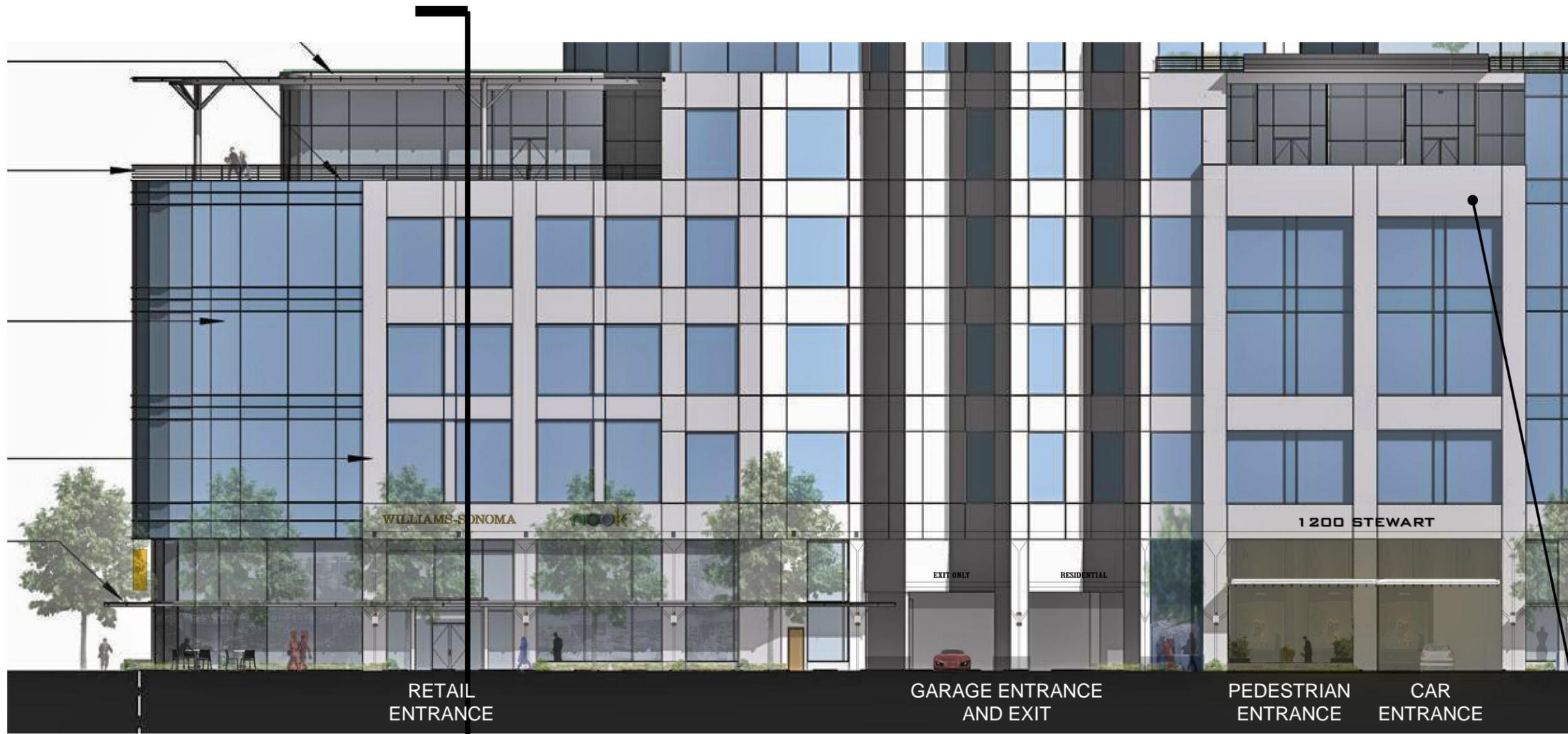


CURB-SIDE RAIN GARDEN

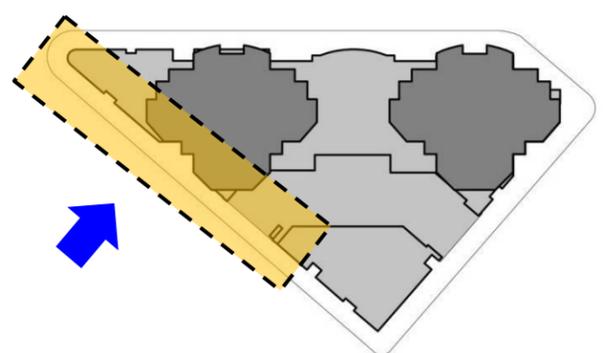
CONFORMS WITH SDOT DENNY CORRIDOR STUDY

# DENNY AND MINOR – URBAN GARDEN





PRE-CAST CONCRETE



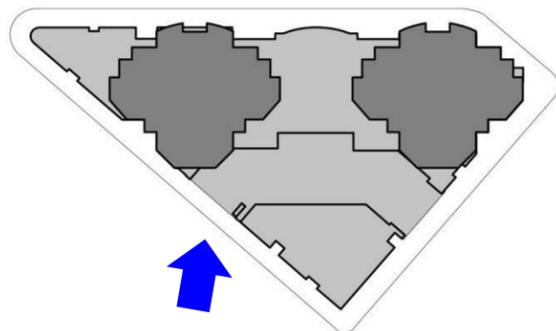
MAGNOLIA DENUDATA

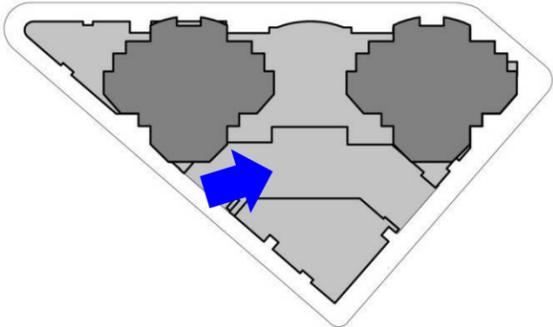


WAYFINDING KIOSK

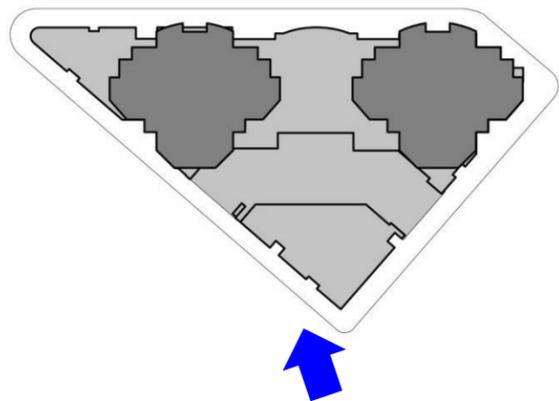


SPECIALTY PAVING TO SIGNIFY PEDESTRIAN ENTRANCE

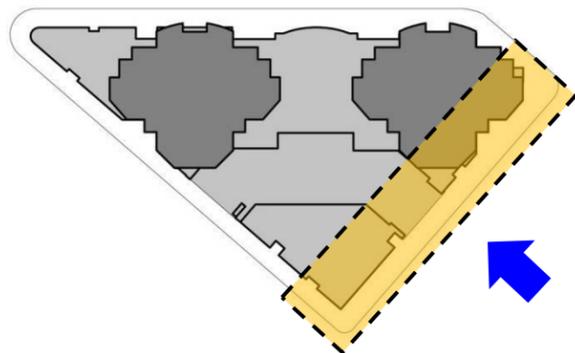
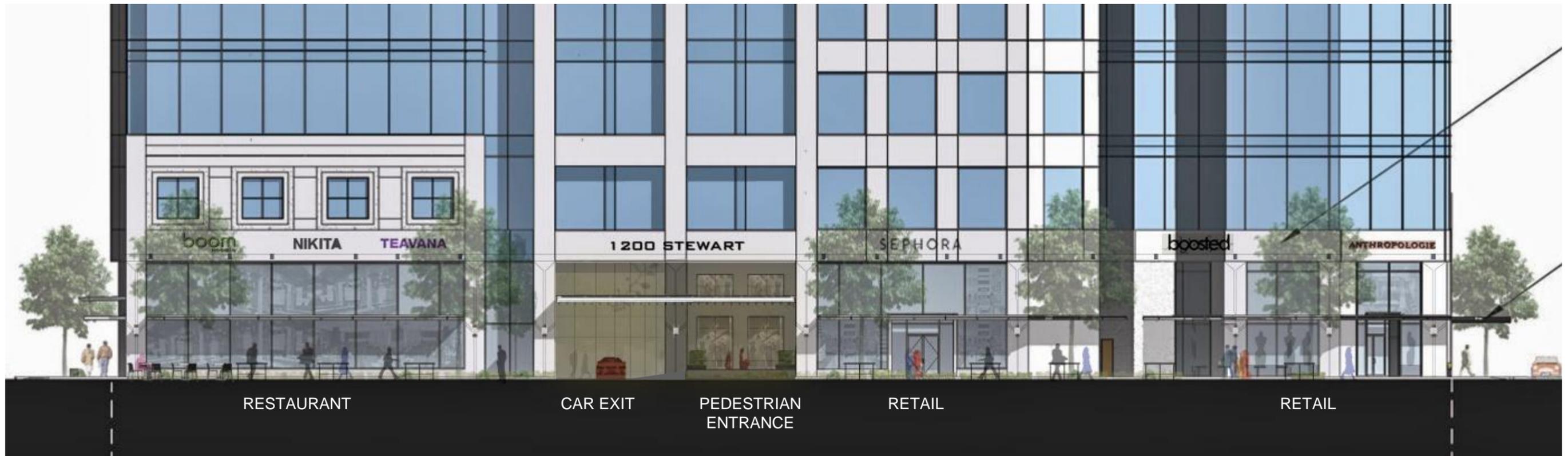




INTERNAL ARRIVAL AREA



MINOR AVENUE PERSPECTIVE



DECORATIVE METAL RAILING



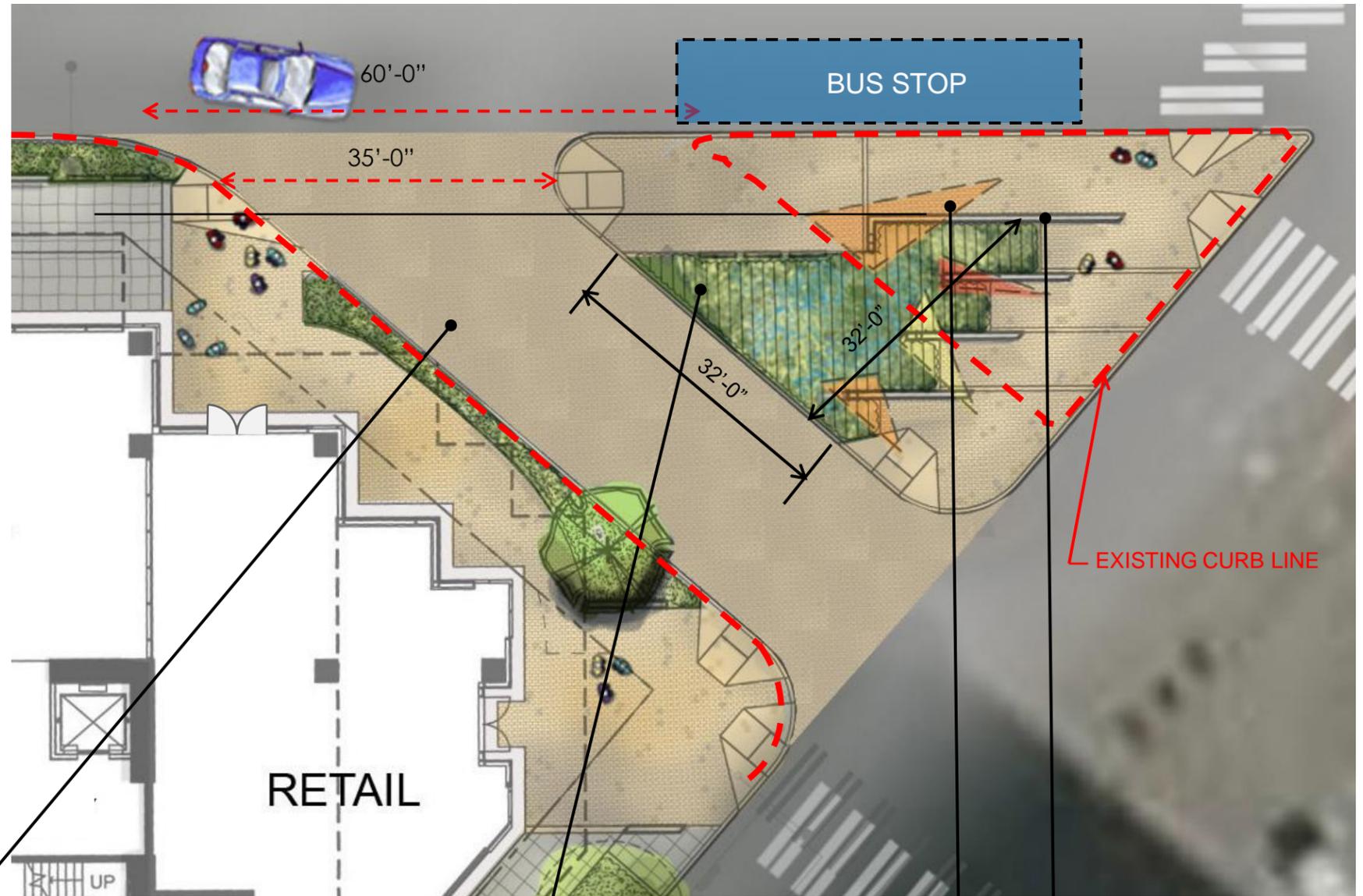
WAYFINDING KIOSK



SDOT STANDARD PEDESTRIAN LIGHT STANDARD (3 PLACES)



BUS LEAN BARS TYPICAL ALONG BUILDING



ALTERNATE PAVING IN ROADWAY



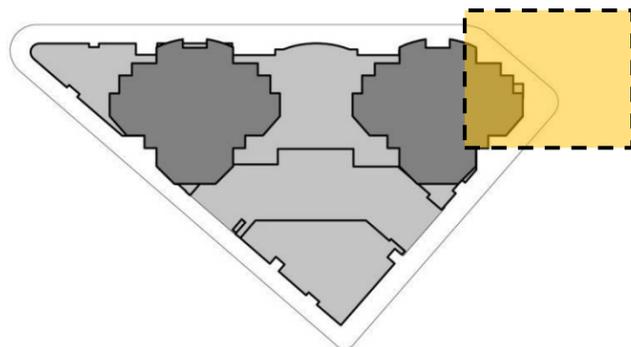
RAIN GARDEN



ENHANCED BUS SHELTER / ART INSTALLATIONS

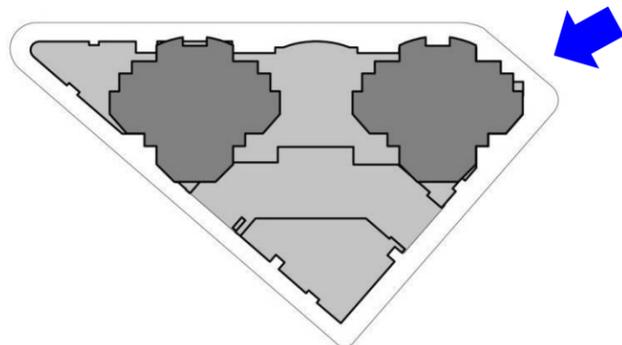


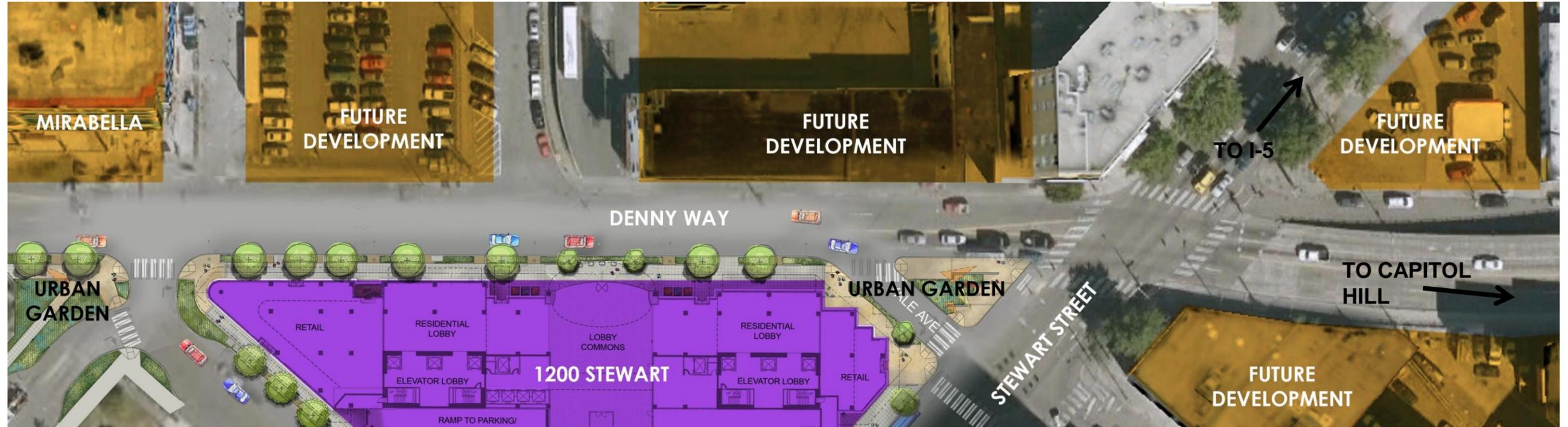
SEAT WALLS



CONFORMS WITH SDOT DENNY CORRIDOR STUDY

# DENNY AND YALE – URBAN GARDEN





PROPOSED 1200 STEWART STREETScape PLAN



DENNY WAY CORRIDOR STREETScape PLAN