

# Westin Building Exchange

## Skybridge Mitigation Public Benefit Package

owner / location:

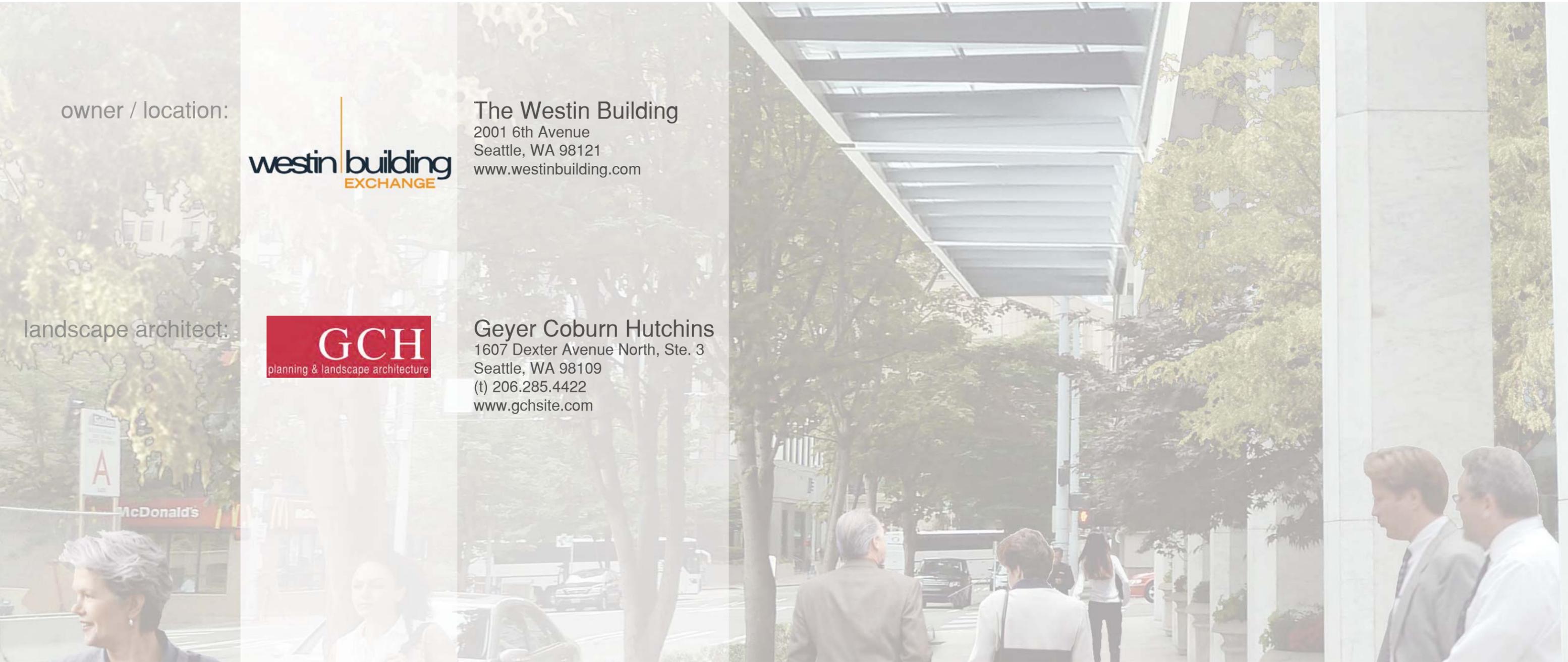


The Westin Building  
2001 6th Avenue  
Seattle, WA 98121  
[www.westinbuilding.com](http://www.westinbuilding.com)

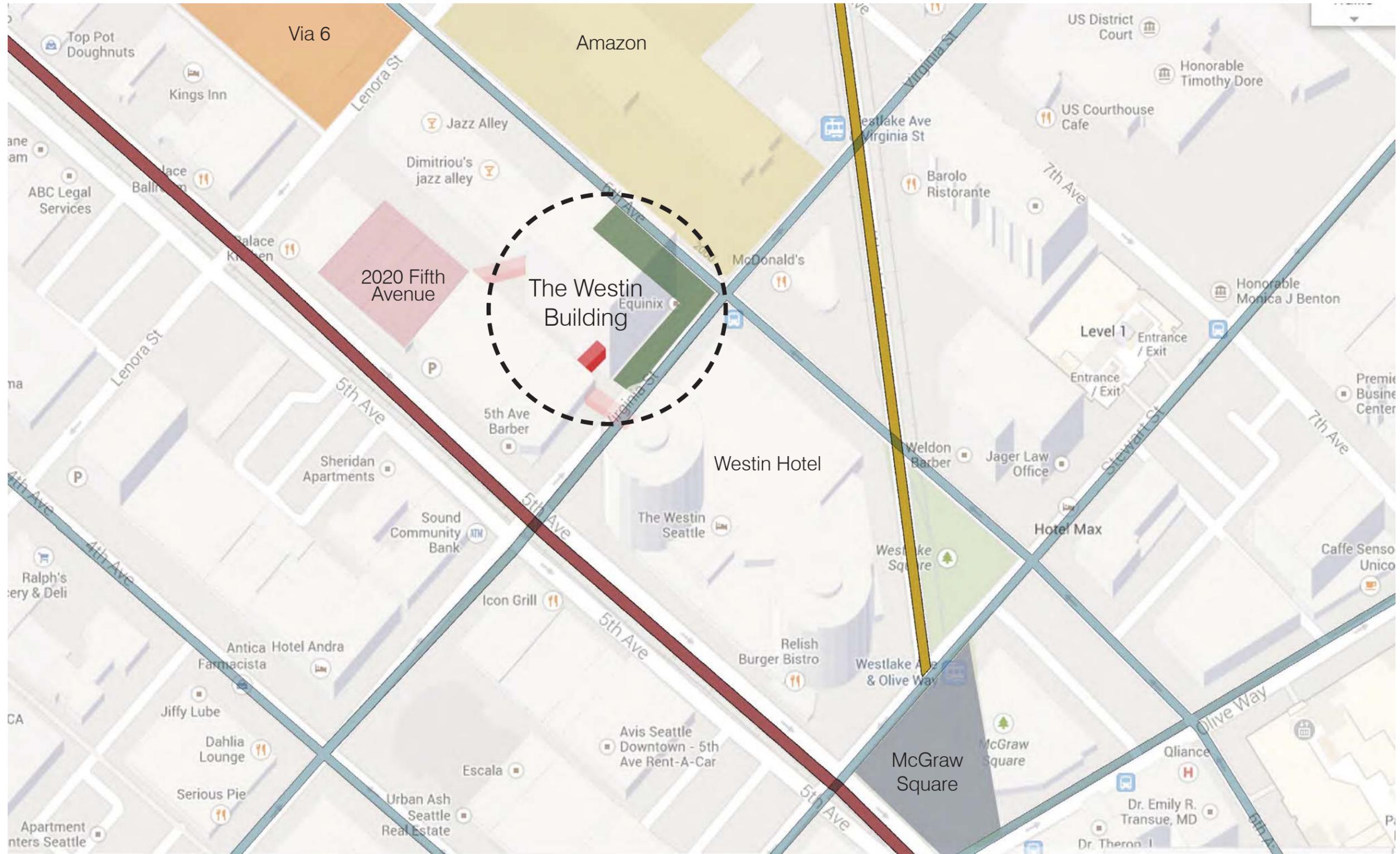
landscape architect:



Geyer Coburn Hutchins  
1607 Dexter Avenue North, Ste. 3  
Seattle, WA 98109  
(t) 206.285.4422  
[www.gchsite.com](http://www.gchsite.com)



# LOCATION MAP

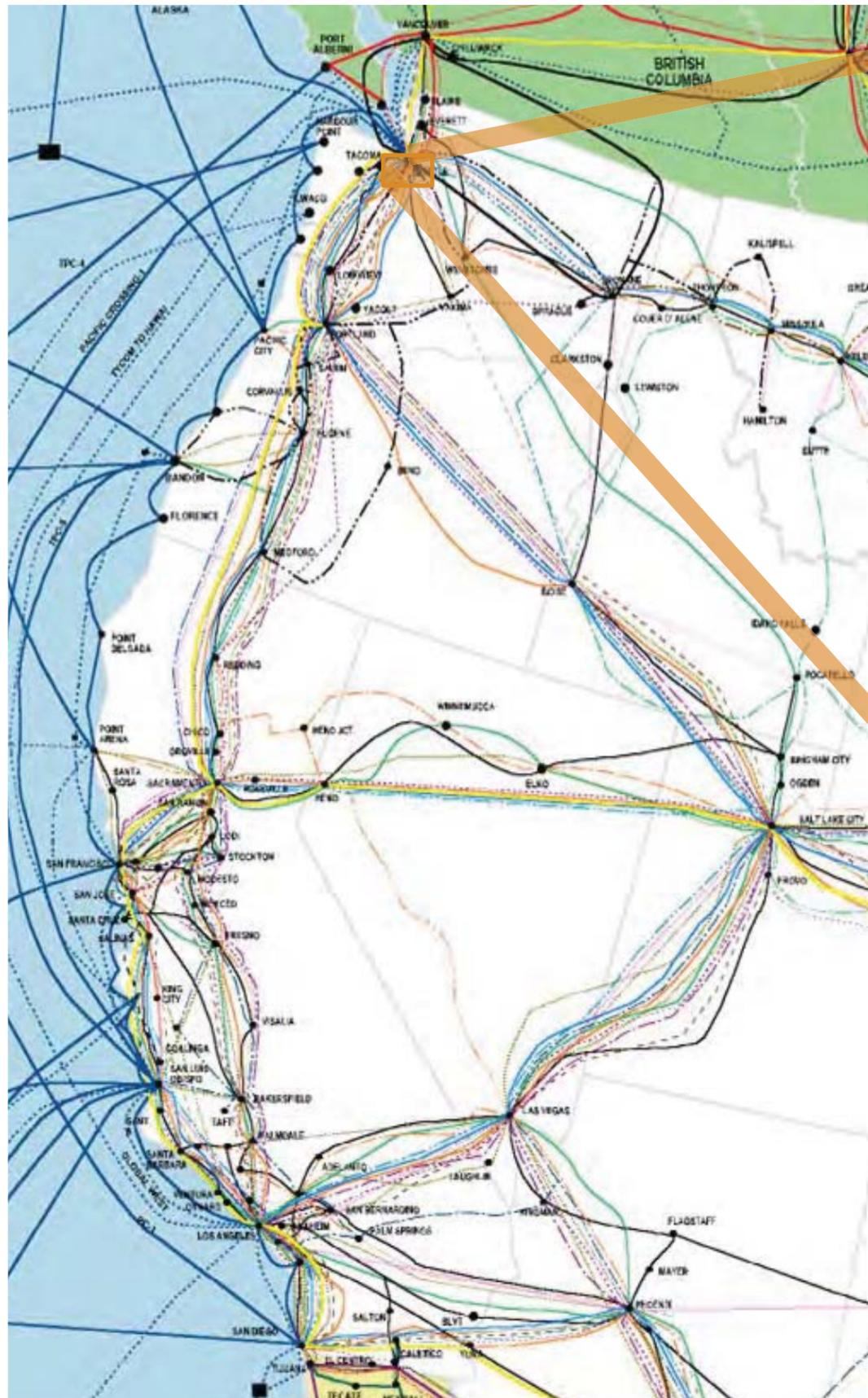


## SITE LOCATION

Corner of Virginia Street and 6th Avenue

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

# WESTIN BUILDING EXCHANGE - Communication Hub of the Pacific Northwest



## Westin Building Exchange

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

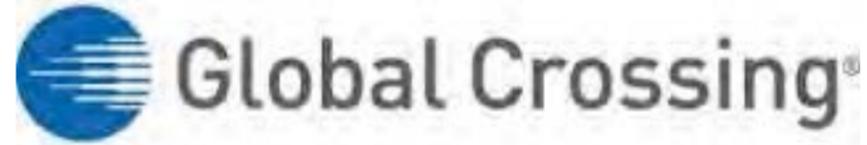
**Westin Building Exchange  
Seattle**

**60 Hudson  
New York**

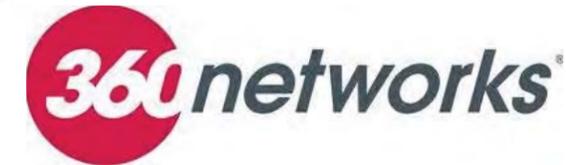
**One Wilshire  
Los Angeles**

**NAP  
Miami**

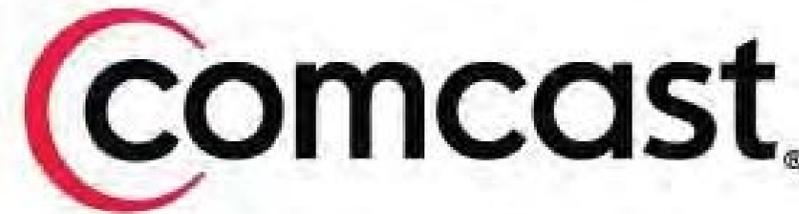
CONNECTIVITY & DATA CENTER TENANTS



CenturyLink™



at&t



Sprint®



CLEAR™





**3TIER®**

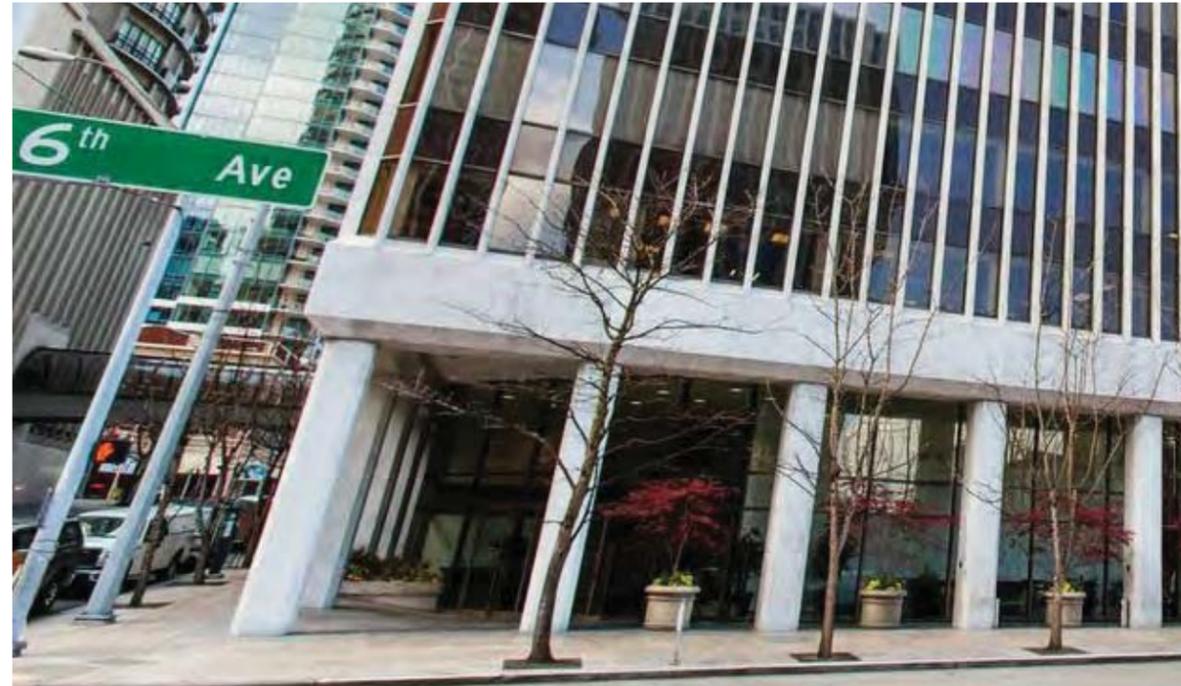
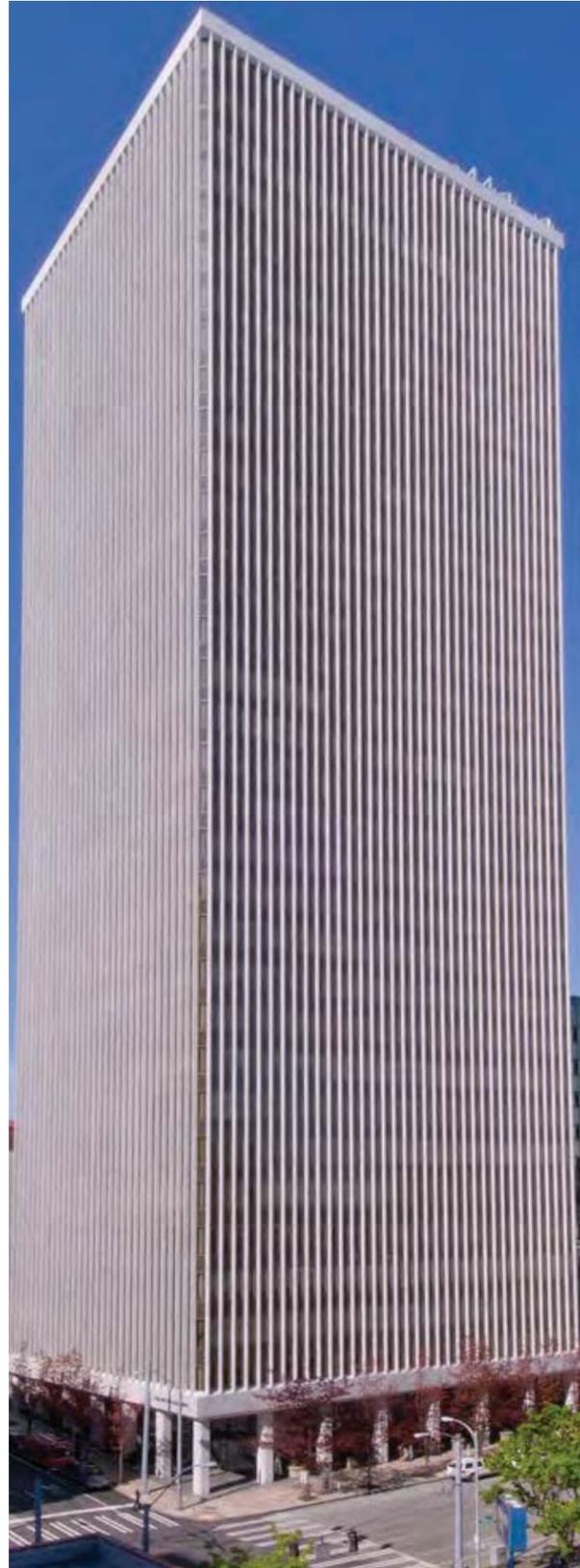


**Gartner®**

SIDLEY AUSTIN LLP  
**SIDLEY**

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

# EXISTING SITE IMAGES

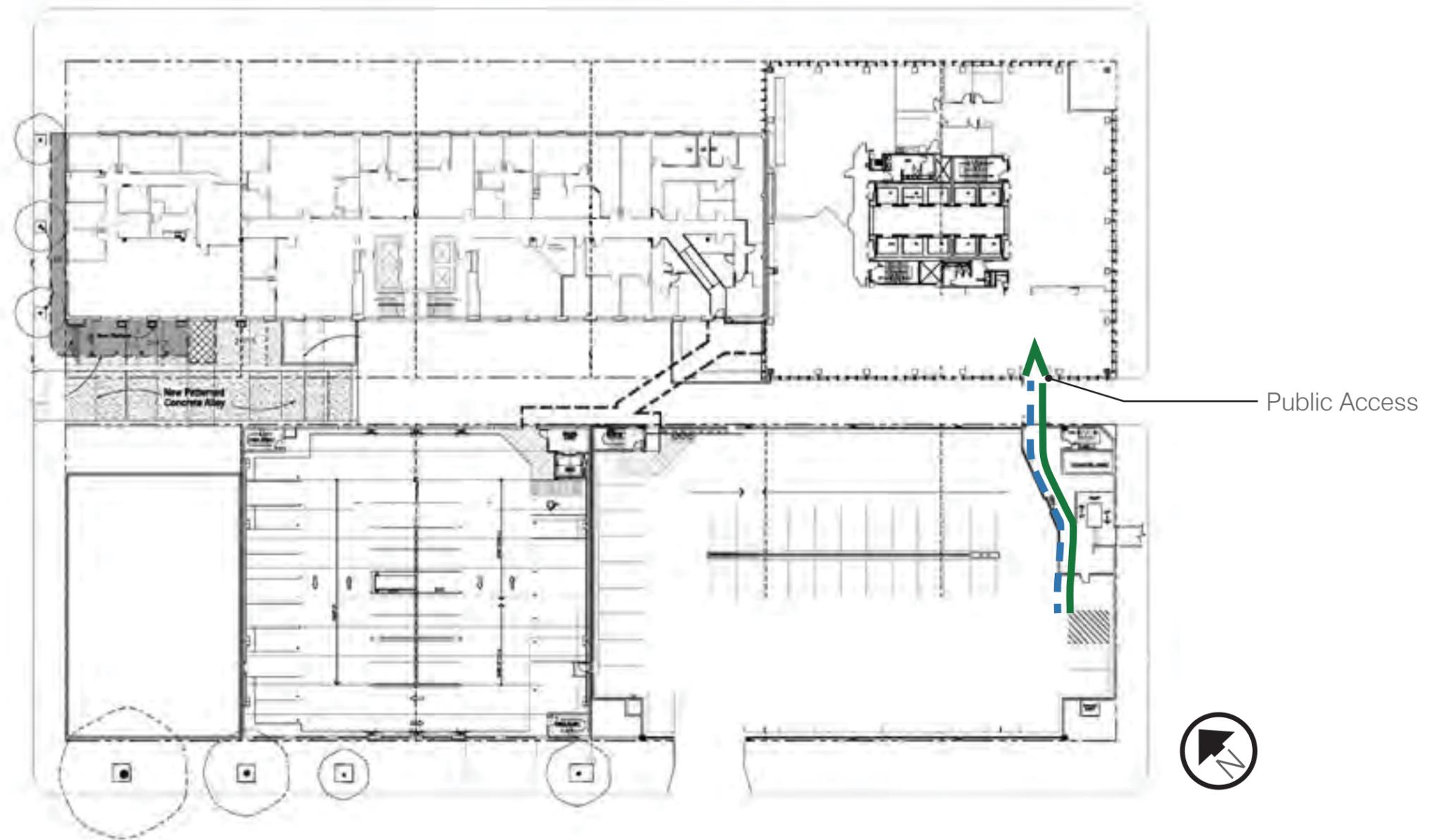


Skybridge dimensions: 16' long X 12' wide



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

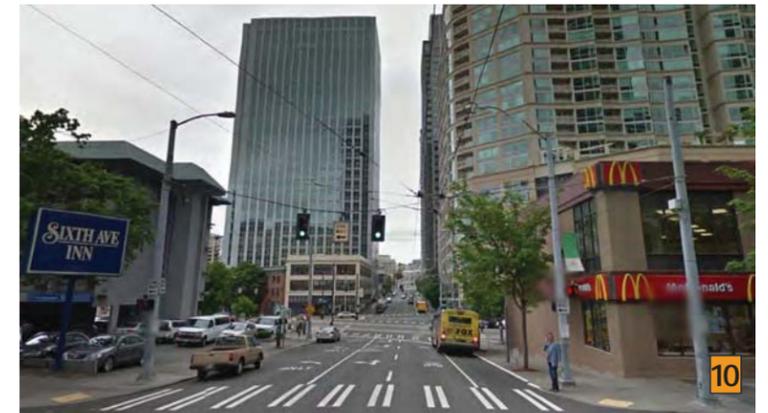
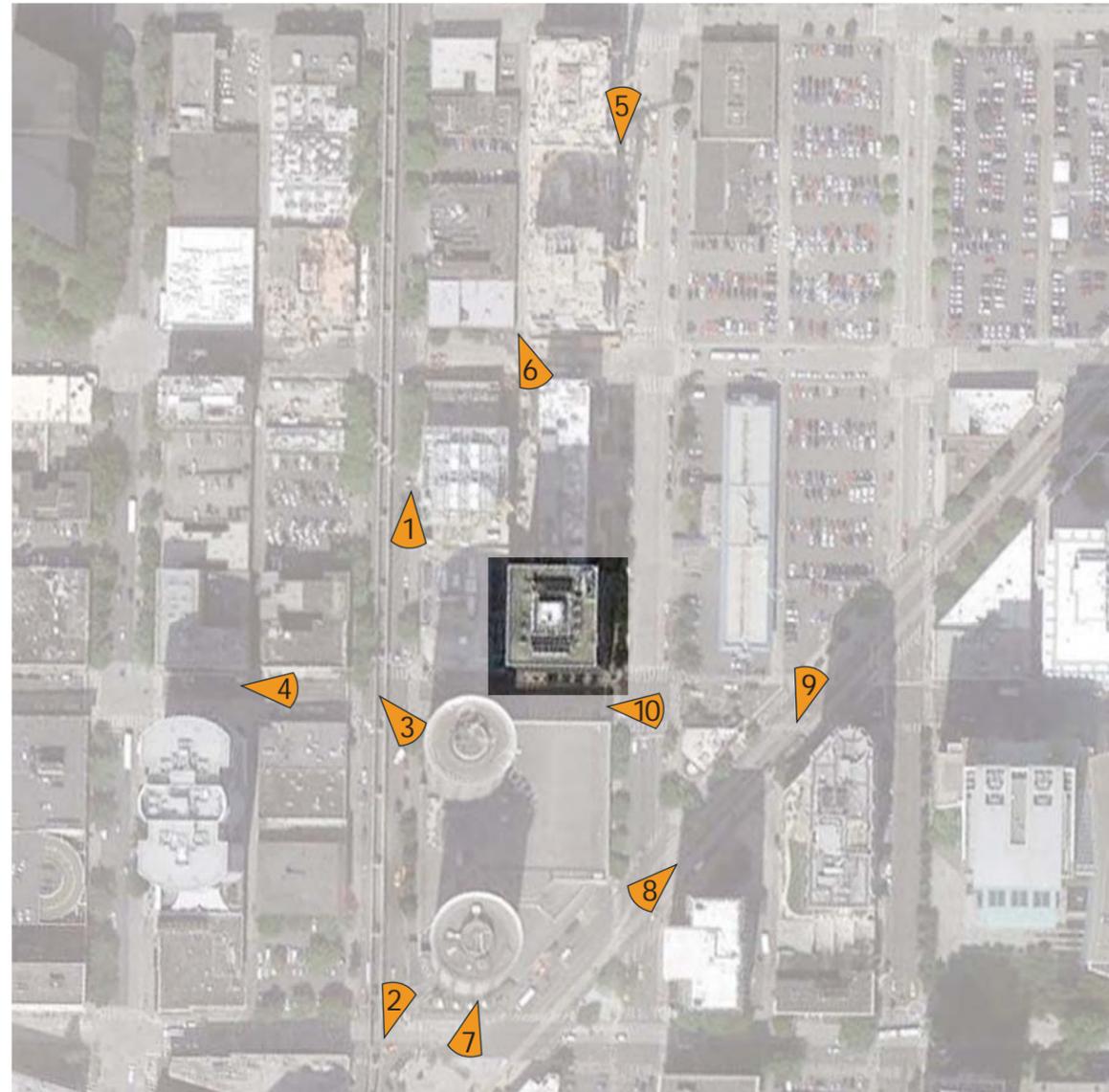
# EXISTING PEDESTRIAN ROUTE WITH SKYBRIDGE



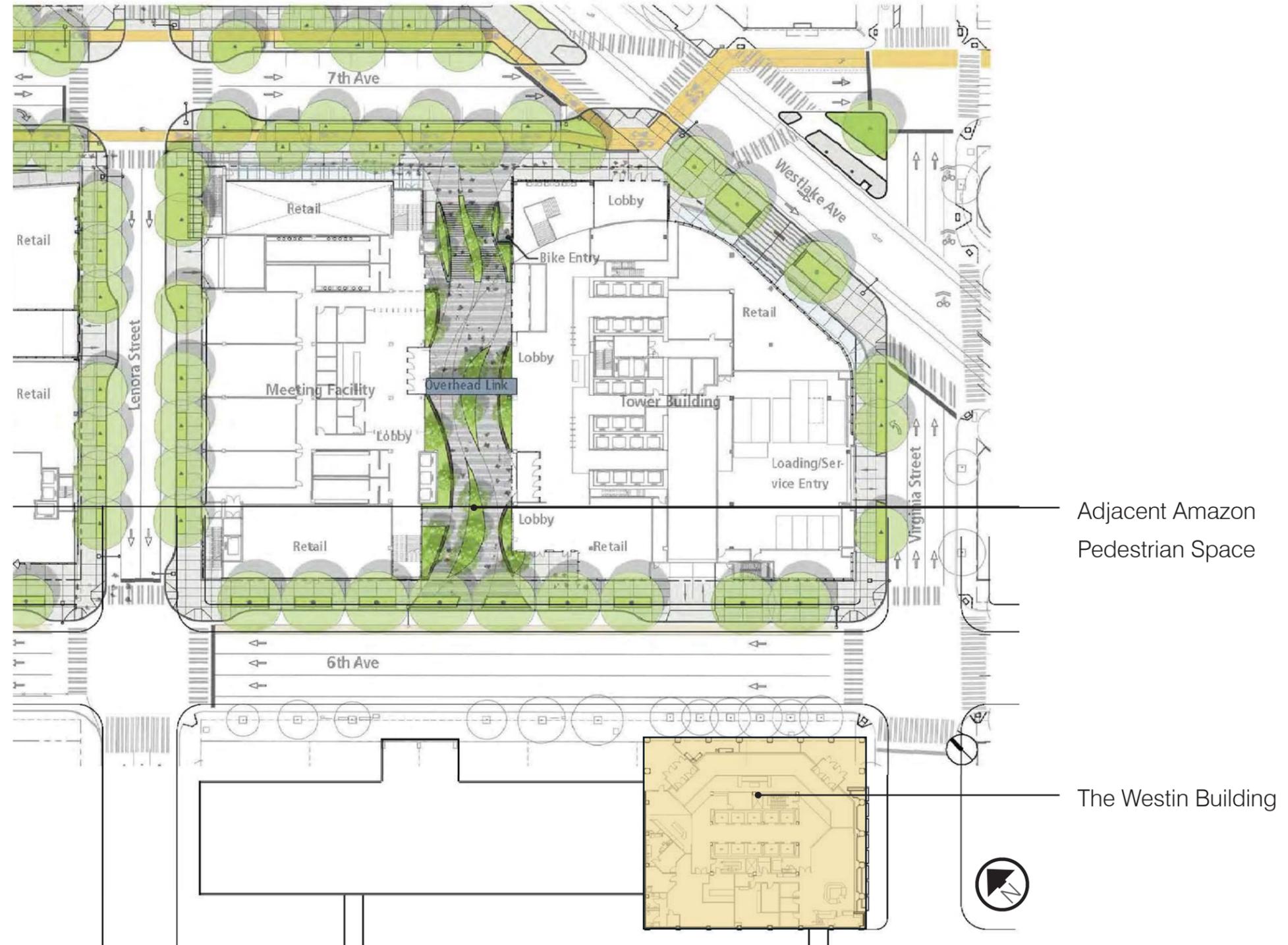
- Pedestrian Route With Skybridge ~100'
- - - ADA Accessible Route With Skybridge ~100'



# NEIGHBORHOOD CONTEXT IMAGES



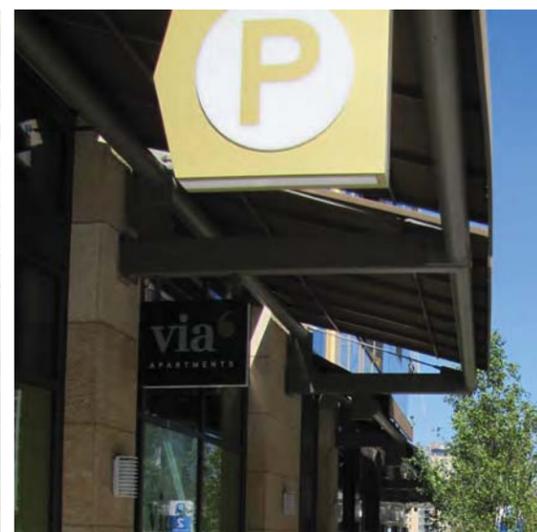
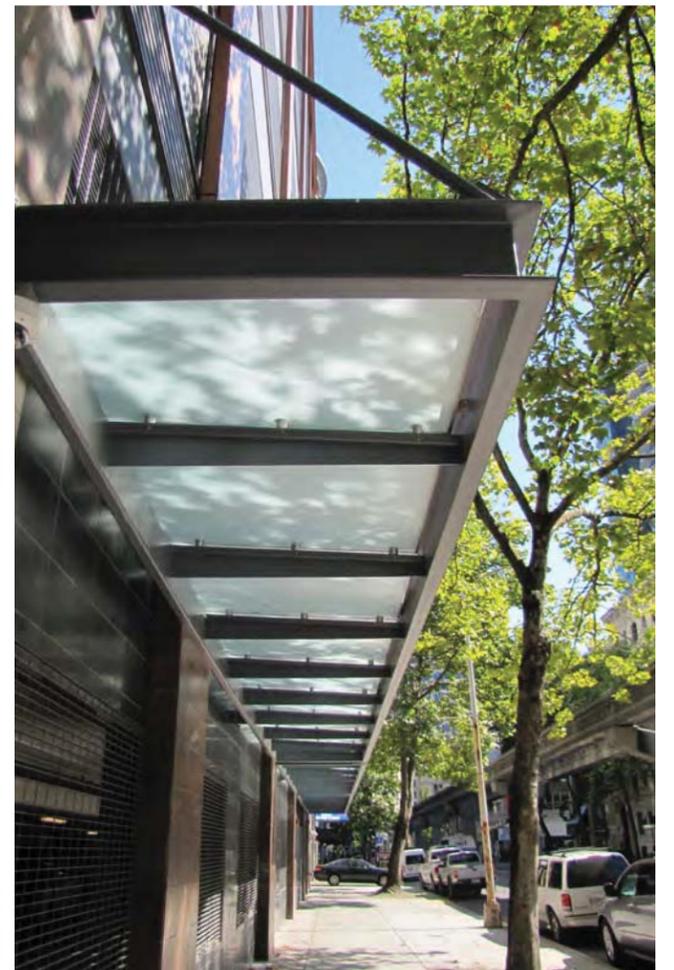
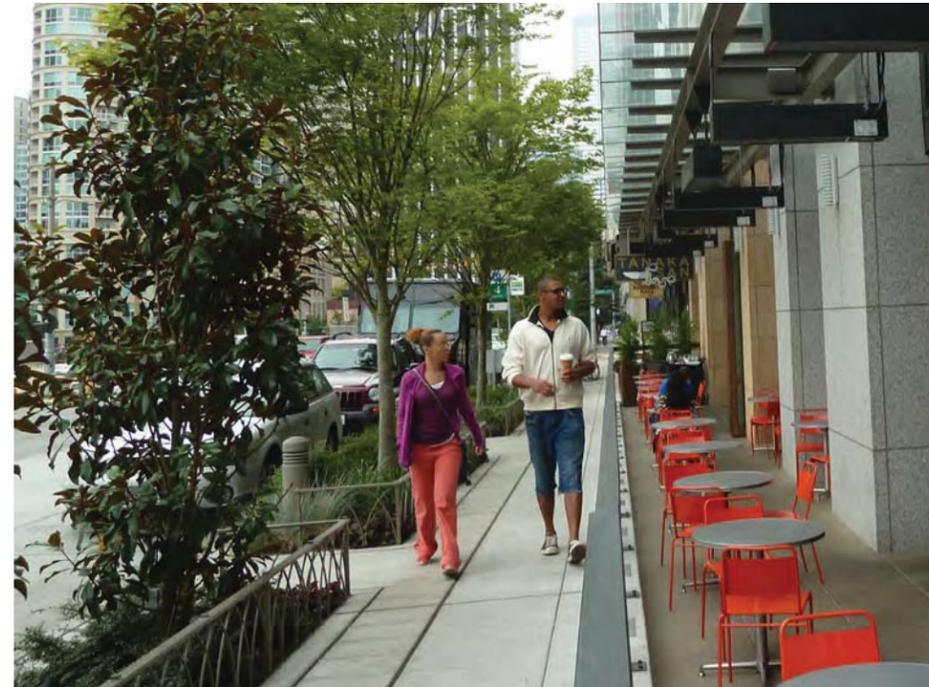
# SITE RELATIONSHIP TO FUTURE AMAZON DEVELOPMENT



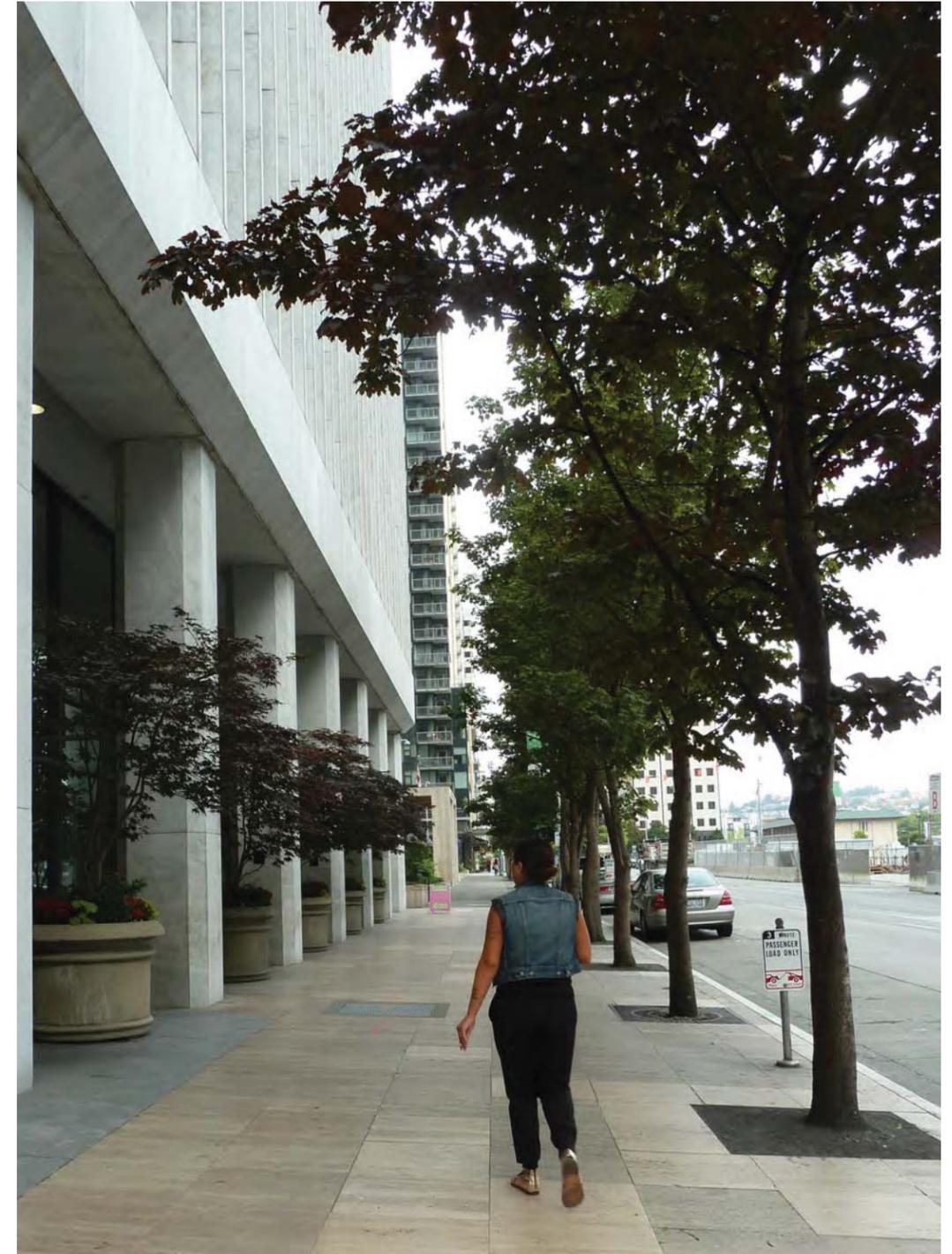
Adjacent Amazon  
Pedestrian Space

The Westin Building

# NEIGHBORHOOD CHARACTER IMAGES



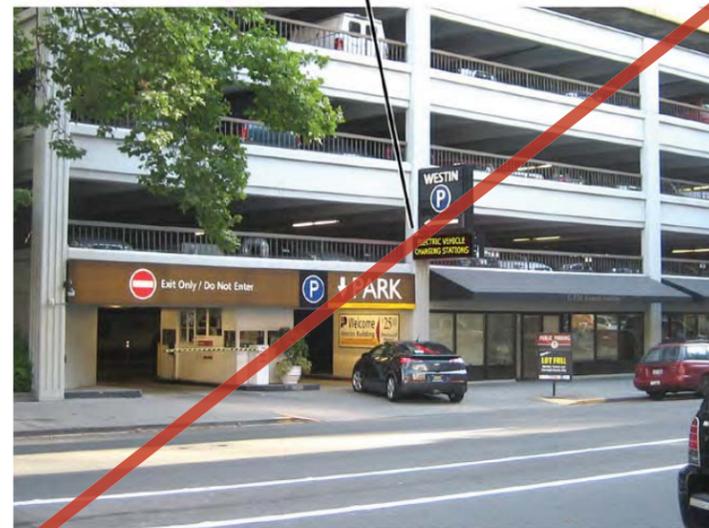
# EXISTING PLANT IMAGES ON SITE



# PREVIOUS PUBLIC BENEFIT PACKAGE

## Comments from 2/27/13 Design Commission Presentation:

1. Revise the public benefit package
2. Remove the electric car charging stations from the package as they are not a public benefit
3. Refine the design of 5th Ave and Virginia St awning; the benefit feels cold
4. Refine the design of the planting wall on Virginia Street and respond more to building's architecture
5. Focus improvements on 6th Ave and Virginia St



**(A) DIGITAL SIGNAGE**



**(B) CHARGING STATIONS**

(4) ChargePro Charging Stations Est. cost: \$26,000.00  
(Not Including Revenue Loss)



**(C) AWNING & SIGNAGE**  
Est. Costs: \$7,400.00



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

# CURRENT PROPOSAL

## Public Benefits:



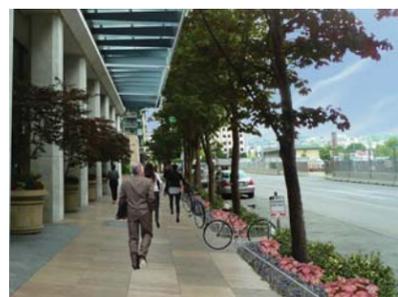
1. Architectural Canopies



2. Accent Planting



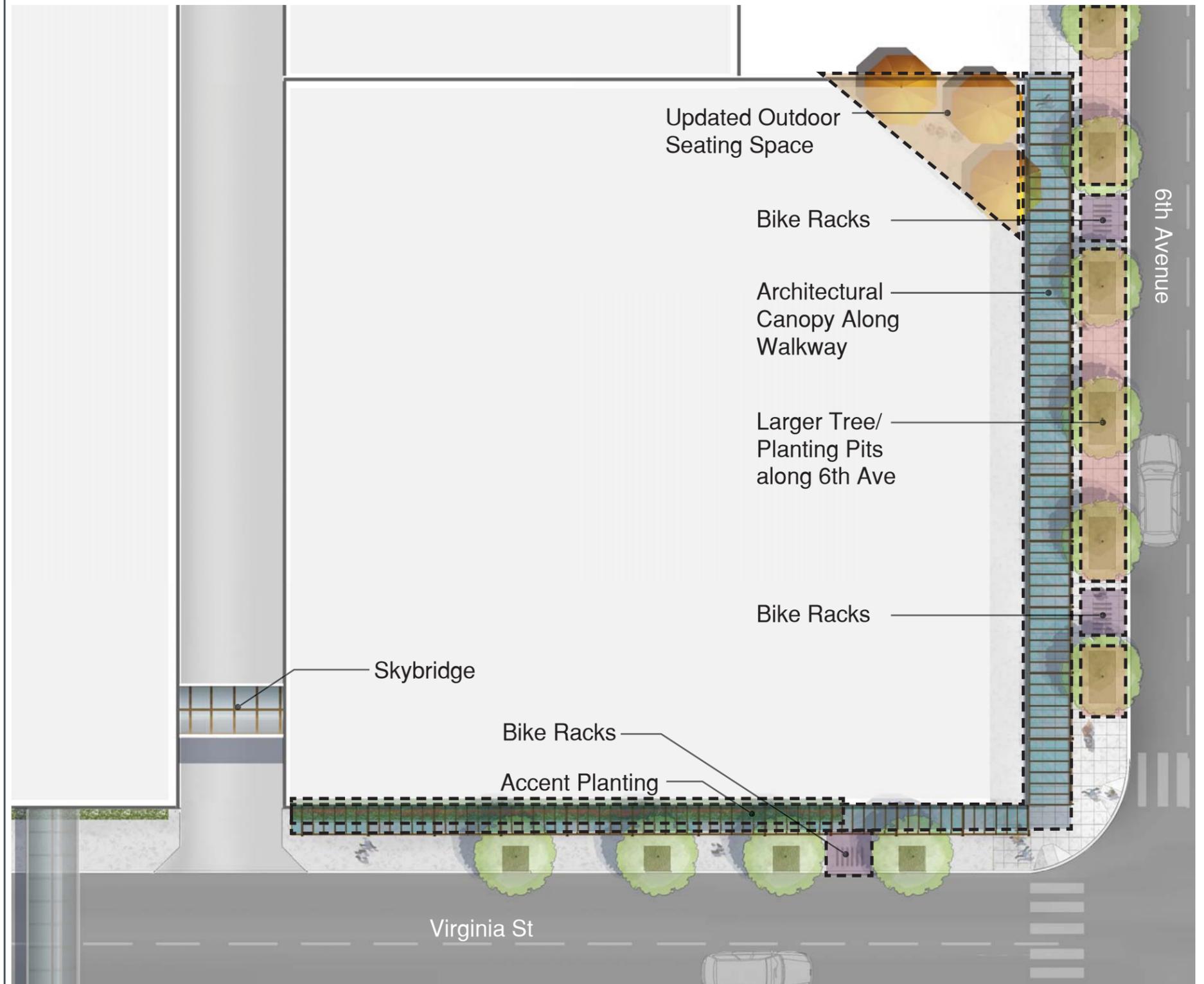
3. Updated Outdoor Seating Space



4. Extended Tree/Planting Pits



5. Bike Racks



Proposed Improvements



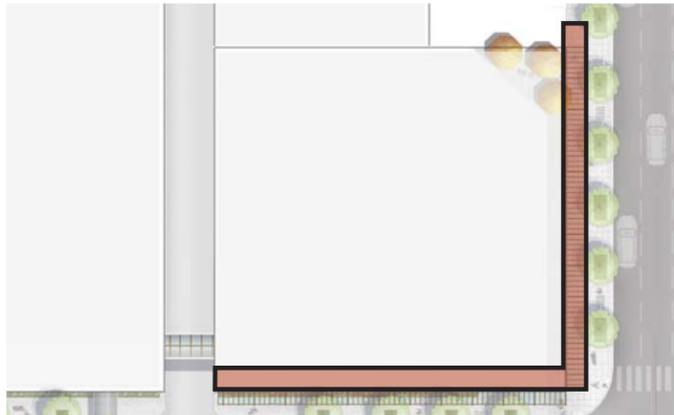
0' 10' 20' 40'

SCALE 1"=20'

# PUBLIC BENEFITS/AMENITIES - Architectural Canopies



Existing Conditions Sidewalk Width: 18'-6"



Location Map

- 8' & 6' wide aluminum & glass canopy
- 270 linear ft
- Installed height: 22'
- Character similar to those installed at 2020 Fifth Avenue
- Not to interfere with growth of Maple trees on site



Architectural Canopy Along 6th Avenue & Virginia

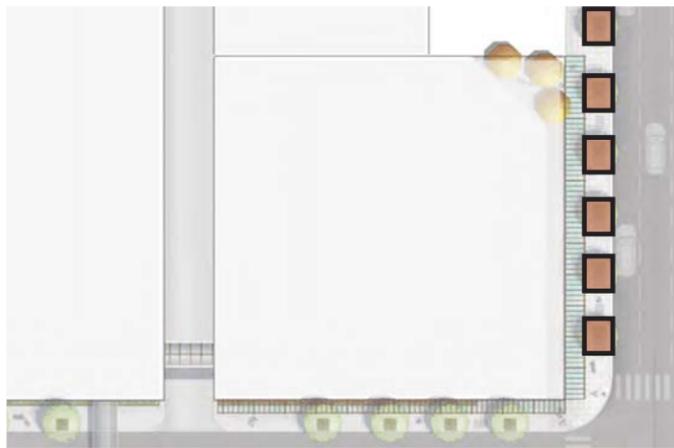


Architectural Canopy Images

# PUBLIC BENEFITS/AMENITIES - Extended Tree/Planting Pits



Existing Conditions



Location Map

- 4' X 4' tree pits extended to 4' X 8'
- Metal landscape planting guard to be used [similar to Via 6]
- Proposed Plants:
  - Sweetbox
  - Heuchera
  - Liriope
- 96 additional sq ft of planting



Extended Tree Pit Planting Areas Along 6th Avenue



Sidewalk Planter Images

# PUBLIC BENEFITS/AMENITIES - Accent Planting



Existing Conditions



Location Map

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



Additional Accent Planting Along Virginia

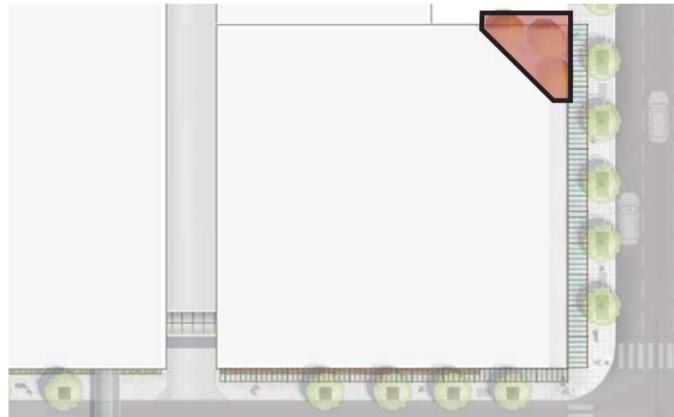


Accent Planting Character Images

# PUBLIC BENEFITS/AMENITIES - Social Gathering Space



Existing Conditions



Location Map

- Gathering space activated by accent planting and umbrellas



Social Gathering Space along 6th Avenue



Gathering Space Example Images

## PUBLIC BENEFITS/AMENITIES - Bike Racks



Location Map

- All bike parking is public and in addition to existing bike parking for building tenants
- Bicycle parking stalls would allow for ~ 18 bikes



# PUBLIC BENEFIT PACKAGE

Public Benefit	Description	Quantity	Estimated Cost
Aluminum Framed Canopy:	Kynar painted aluminum framing, diffused with laminated safety glazing Diagonal tie-rods at each column Dimensions: <ul style="list-style-type: none"> <li>• 270 linear ft</li> <li>• 1,910 sq ft</li> <li>• 8' projection on 6th Ave &amp; 6' projection on Virginia St</li> </ul>	2	\$250,000
Tree Pit Extension:	<ul style="list-style-type: none"> <li>• Convert 4' X 4' tree planters to 4' X 8' planters</li> <li>• Add metal landscape planting guard</li> <li>• 96 additional sq ft of planting area</li> </ul> 6th Ave Planting Pits: <ul style="list-style-type: none"> <li>• Himalayan Sweet Box / Sarcococca hookeriana var. humilis</li> <li>• Coral Bells / Heuchera 'Georgia Peach'</li> <li>• Variegated Lily Turf / Liriope muscari 'Variegata'</li> </ul>	6	\$ 48,000
Accent Planting:	Virginia St Planters: <ul style="list-style-type: none"> <li>• Heavenly Bamboo / Nandina domestica 'Gulf Stream'</li> </ul>	24 - 2 gal. 48 - 2 gal. 48 - 1 gal.	\$900 \$1,800 \$900
Gathering Space:	Colorful table umbrellas Gathering Space Planter: <ul style="list-style-type: none"> <li>• Variegated Mondo Grass / Ophiopogon planiscapus 'Variegata'</li> <li>• Coral Bells / Heuchera 'Tiramisu'</li> </ul>	3 30 - 1 gal. 16 - 1 gal.	\$6,000 \$600 \$300
Bike Racks:	Circle stainless steel bike racks to accommodate 18 bikes	9	\$10,000
	*Note: Plant prices include soil & mulch	<b>Total Estimated Cost:</b>	<b>\$ 320,000</b>