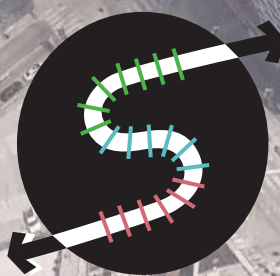




Seattle



TITCH

**The Stitch is a unifying project that looks to repair and unify the barren downtown lives of King County—building on accessibility, social equity, and resiliency to unite the residents and outside tourists.**

## Improving a Diverse Connection of Transport

The Stitch understands there is already an existing multi-layered transit system in Seattle but about the site at hand, there are challenges of proper accessibility and mobility for the King County neighborhood. To combat these issues, we propose a change within the redeveloped County Center where a station for the Sound Transit Commuter Rail would be built along 4th Ave and James St. With this development, it will be closer to the regional ferry operating at the refurbished Colman Dock Terminal. Additionally, it will have an underground connector to Pioneer Square Station.

Within the site, we look to improve the lack of interactions. Commuters and tourists waiting for their train or transfer can indulge themselves in The Stitch or the surrounding areas like Downtown and the Chinatown International District. Even if one is not visiting, a transport hub here improves the connections to First Hill and Yesler Terrace neighborhoods and gathering places like Pike Place Market.

As for road commuters, the streets lack proper safety between bike riders and the road. The Stitch would implement a buffer between the two types of riders through improved infrastructure for on-street parking and bus and bike lane arrangements. There is also a connection across the freeway via a pedestrian and bike cross bridge that connects the east-west of Yesler Way over I-5 and continues into the Goat Hill complexes.

## A Mission That Strives for Equity

A prevalent issue about the site is the high number of homeless as well as a scarcity of jobs. Currently, there are almost 12,000 people experiencing homelessness with over 22,000 vacant units available. With a need to turn things around, the Stitch brings a unification of housing and job availability to the area.

Through support from the collaboration of the Si'hal Community Center and Seattle Housing Authority, many people have been helped in support of attaining affordable homes in the newly redeveloped and developed areas within the neighborhood such as Goat Hill and the Yessler Building.

With homes comes a need for new job developments, and The Stitch works in tandem with the Workforce Development Council of Seattle in King County to get it done. This sets up the framework of stabilizing the situations of residents who need to get back on their feet and overall giving a unique array of jobs to the region. For instance, the County Center works as a mixed-use development where it houses a research facility for the University of Washington and other office incubator uses.

The Seattle Public Library and 4Culture engage in giving a cultural connection to the residents of the area, serving as an outlet for locals to come together in an expressive community that uplifts local artists and supports the youth.

## Resilient Response to Deficiency

Despite the beautiful views of Puget Sound, King County is in itself a state of natural deficiencies. Among the sites in particular it lacks the least amount of density for tree canopies in the city, quite possibly in the region. Through The Stitch, the initiative is to return to the earth with this site and grace the downtown cityscape with greenery all the way down to the harbor with advice from the Climate Equity Community Task Force.

The Stitch involves itself by implementing a strategy to improve the tree density distributions among the site which would help serve as environmental buffers to the rowdy I-5 freeway on the edge of the neighborhood and increase overall foliage to detain pollution from neighboring industrial sites.

Developments on City Hall Park have also been upgraded to involve a more secure and openly available space. As it sits in front of the King's Court, it invites itself to the public for opportunities to gather for farmers' markets, festivals, and leisure. It provides everybody an opportunity to engage in a space once left behind due to its vulnerability to crime and lack of a program.

Leaning on the ideas of equity, the affordable housing programs took to involving themselves in the city-wide P-Patch organization which not only teaches residents valuable life skills in cultivation but provides the local community with fresh produce whenever given the opportunity.

**The Stitch is a centrally located revitalized community that will become the beating heart of downtown Seattle. A place for people to live, work and play, The Stitch will provide connectivity to an underutilized area of Seattle, with a focus on sustainably repurposing existing structures to serve the area and its residents in an equitable manner.**

## PHASING DEVELOPMENT

Due to the nature of the project, the stitch is being developed within a 10 year time frame. A moment of time in which development schedules could have the possibility of overlap. Regardless, the project has been subjected to an evisioned plan of two phases to highlight the moments of development.

### PHASE I (2024-2026)

In this phase, it involves a 4 building development that is constructed over the course of 3 years. All but one building in this phase will be preserved to lower the ecological footprint and reimagine the area. Here there will be 400 affordable units (46%) and 456 marketable units (53%). There will be a total of 520,752 SF of commercial space in the form of retail and office during this phase

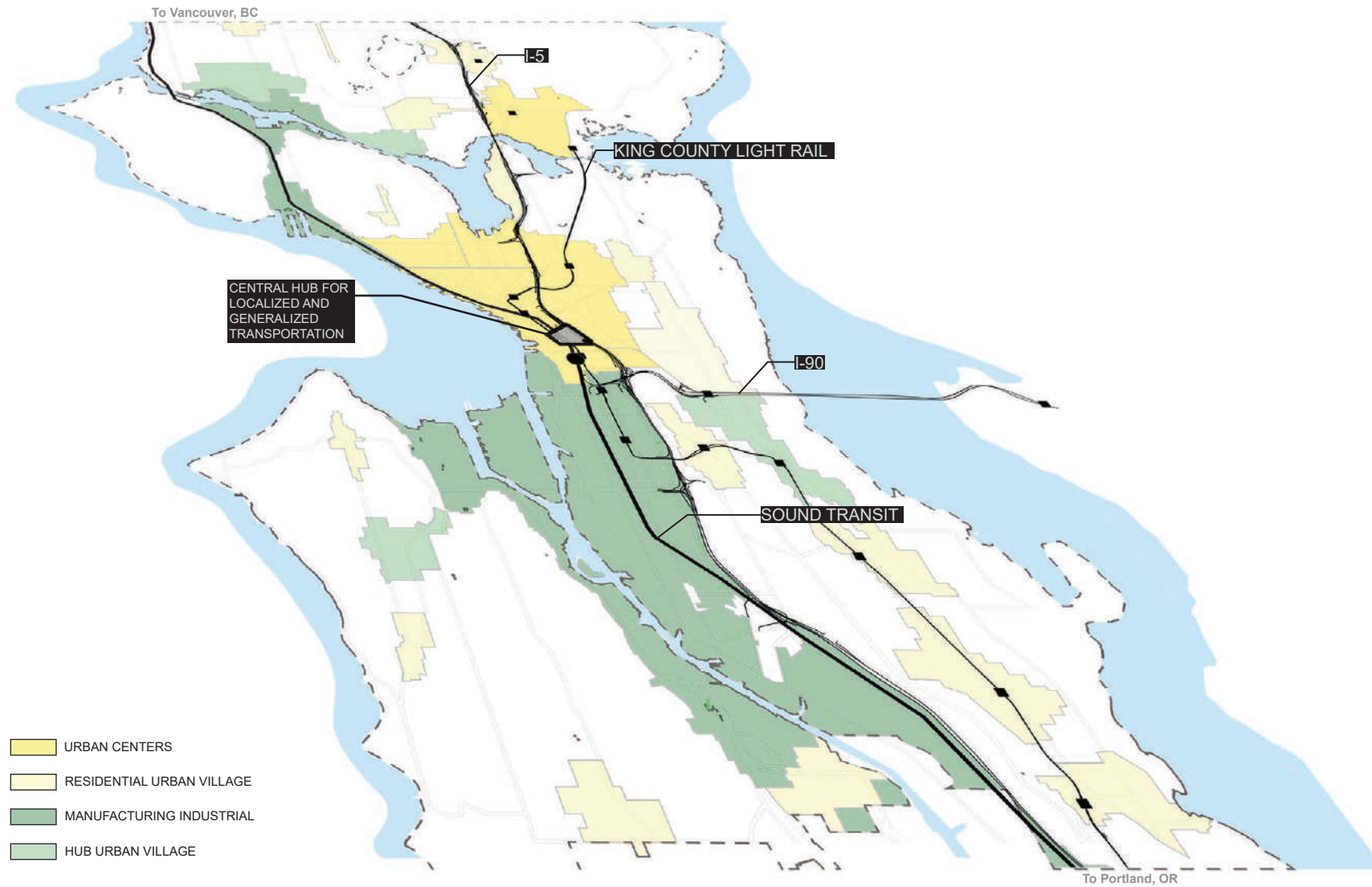
### PHASE II (2026-2030)

In the following phase, the development nears its end with involving 3 buildings two of which will be preserved. In this site there will only be 470 affordable units with no marketable units for sale or rent. The total amount of commercial space in the form of retail and office will be 414,951 SF

Overall, The Stitch projects to be a 7-building development that will be constructed over six years. Of the 7 buildings, 5 will be preserved in some manner to lower the ecological footprint and reimagine the area. Across the 7 buildings, there will be 1,326 residential units available for rent and sale, of which 870 units (66%) will be designated for affordable housing. There will also be 944,703 SF of commercial space in the form of retail and office to create an 18-hour community.

The City of Seattle will be compensated on the existing structures based on land value (\$45 million per acre), given the significant work that will be needed to repurpose the preserved buildings. To make the economic terms feasible, we have requested approximately \$52 million in gap funding in the form of a discount to land pricing. We believe that the City of Seattle will be amenable to these discounts given the significant amount of affordable housing the community will provide. In addition, we have assumed that any lands associated with infrastructure, public works or green space will be sold at 25% the price of high-density land pricing.

Total project costs are projected to be approximately \$1,164,000,000, with anticipated proceeds of approximately \$1,589,000,000 for a return on cost of 43% overall (including the gap funding discounts). The development will be funded with 60% debt (at a 4.5% interest rate) and 40% equity. The unleveraged IRR and leveraged IRR from the total project is 21.4% and 45.1%, respectively.



Throughout the history of Seattle, it has organized itself through a multi-layered connection of transportation that has helped bolster the city's economy in the mid-1800s and early 20th century. King County, in proximity to water, built its shipyards and industrial complexes to export its main product, logging.

However, with the times evolving, the city has moved away from the traditional life-style of lumber and looked towards rehabilitation of now underutilized sites. In the 1960s, before and after the World's Fair, it sent Seattle into an ambitious initiative to pursue an urban renewal to bring life back into the downtown area.

Currently, King County is taking the next steps into the future, carefully curating a dense mixed-use developed neighborhood that looks to retain the characteristic aspects of once governmental buildings that now stay vacant. Safety, job security, and housing stands at the top of city officials' lists.

The Stitch is to be the first of the many curated steps by King County for years to come for the people of Seattle.

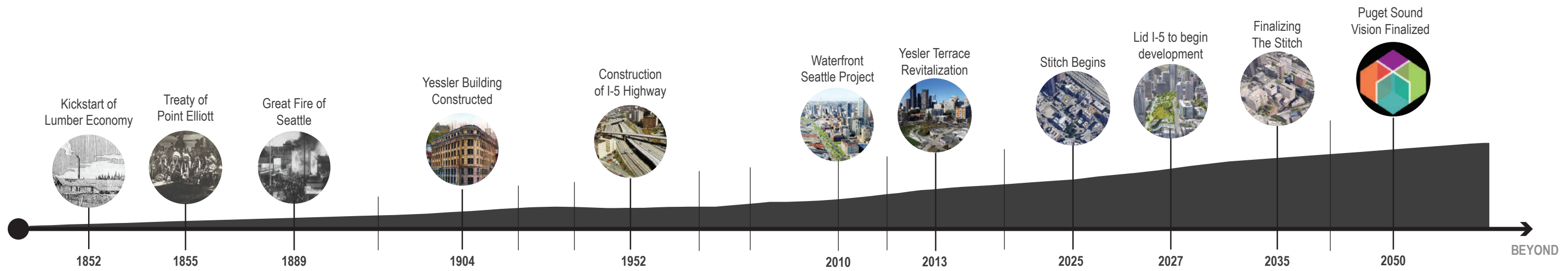
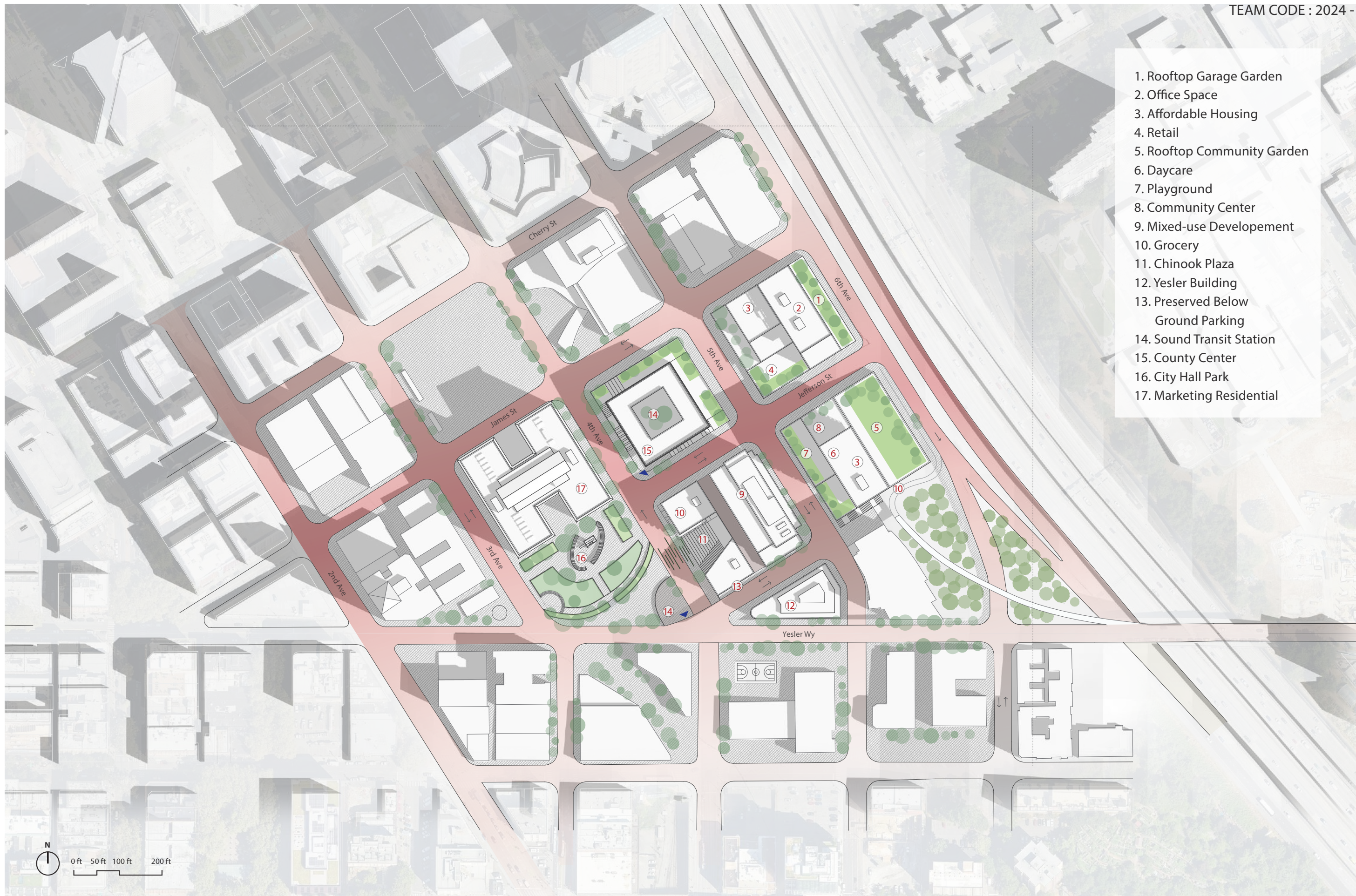


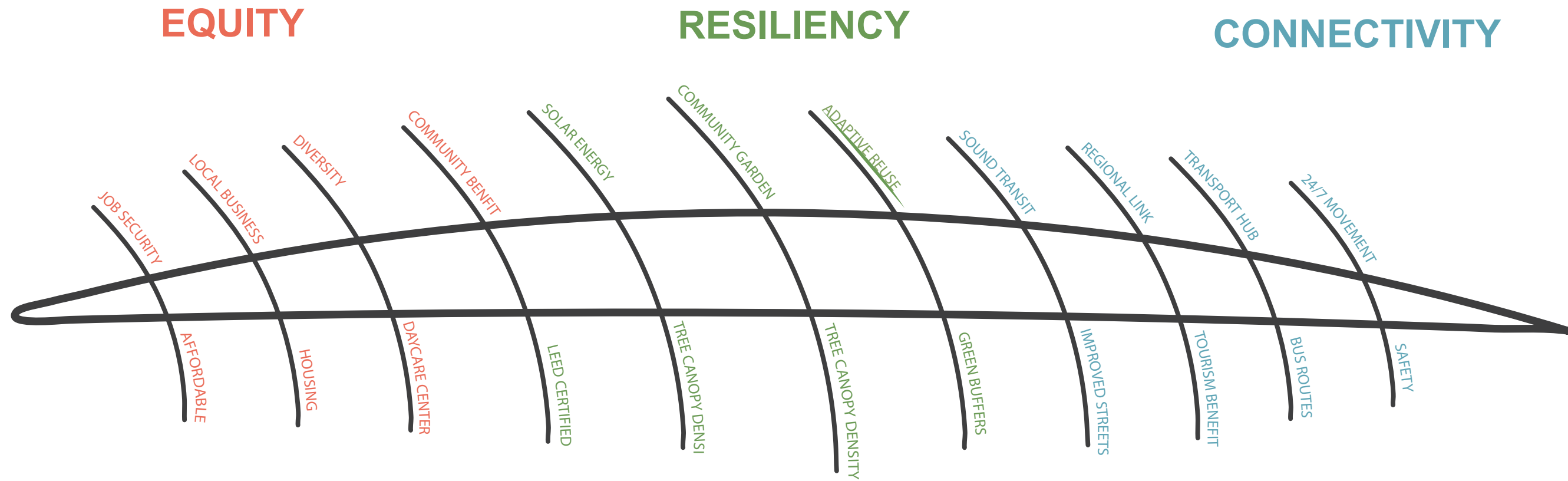
PHOTO CREDITS:  
Historylink  
Waterfrontseattle  
lidi5  
seatoday

# STITCH CONCEPTUAL DIAGRAM



- 1. Rooftop Garage Garden
- 2. Office Space
- 3. Affordable Housing
- 4. Retail
- 5. Rooftop Community Garden
- 6. Daycare
- 7. Playground
- 8. Community Center
- 9. Mixed-use Development
- 10. Grocery
- 11. Chinook Plaza
- 12. Yesler Building
- 13. Preserved Below Ground Parking
- 14. Sound Transit Station
- 15. County Center
- 16. City Hall Park
- 17. Marketing Residential





## COMMUNITY BENEFITS

- Redesigning the City Hall Park
- Provide ~75% of all housing to be affordable to the local residents
- Working within our community center like Downtown Emergency Service Center and Sobering Support Shelter to help combat social issues.
- Local grocery store chains
- The influx of retail and commercial construction leads to an increase rate in employment.
- Daycare centers
- Work in tandem with the recent passing of the Veterans, Seniors, and Human Services Levy Implementation Plan (VSHSL Plan)

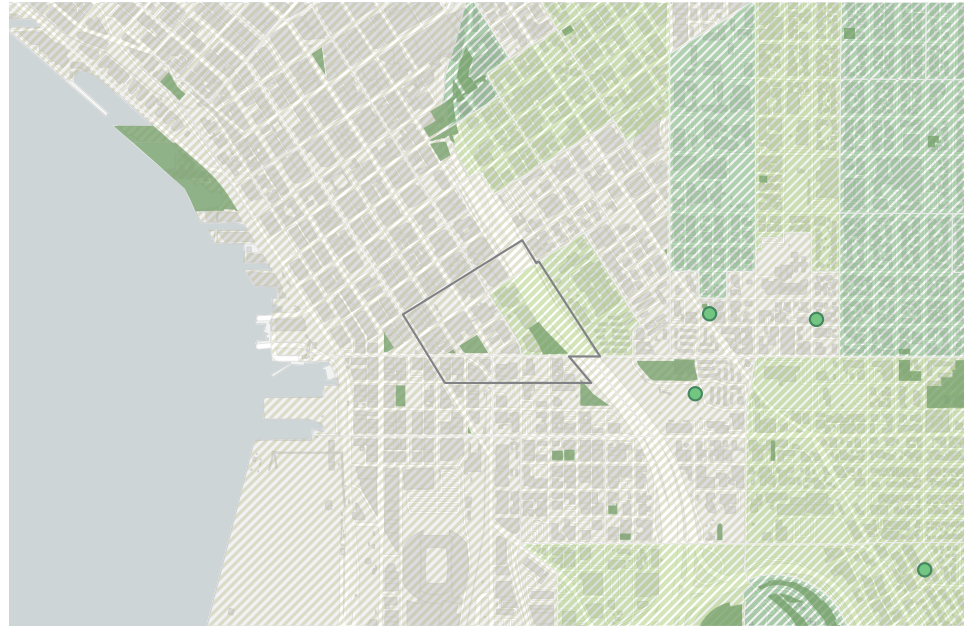
- Redesigning the City Hall Park to become a more inviting place to go as well as markers to recognize the Suquamish and Duwamish people.
- Green buffers are in place to combat the noise and pollution of I-5. As well as increasing tree canopy density and enhanced green spaces.
- Community gardens
- Solar power design
- Adaptive reuse of the King County Administration building

- Opening of new Sounder station on 4th and James. The new station would be an underground connector to the existing King County light rail service.
- Streetscape improvements such as reconfiguring bike lanes, improved sidewalks, and artistic involvement like murals to be safe and protected from cars.
- Become a centralized hub for transportation transfers and interactions with the King County site.
- Location of the hub becomes a drop off zone on the edge of Yesler Terrace and the Chinatown District
- Regional connection

# SITE ANALYSIS

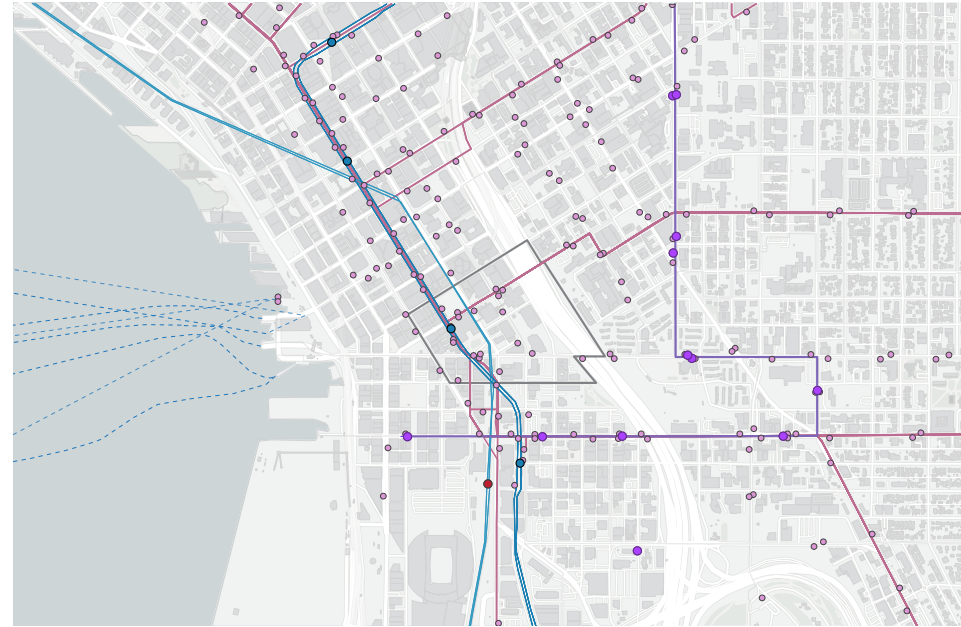
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Green space and tree canopy deficiencies



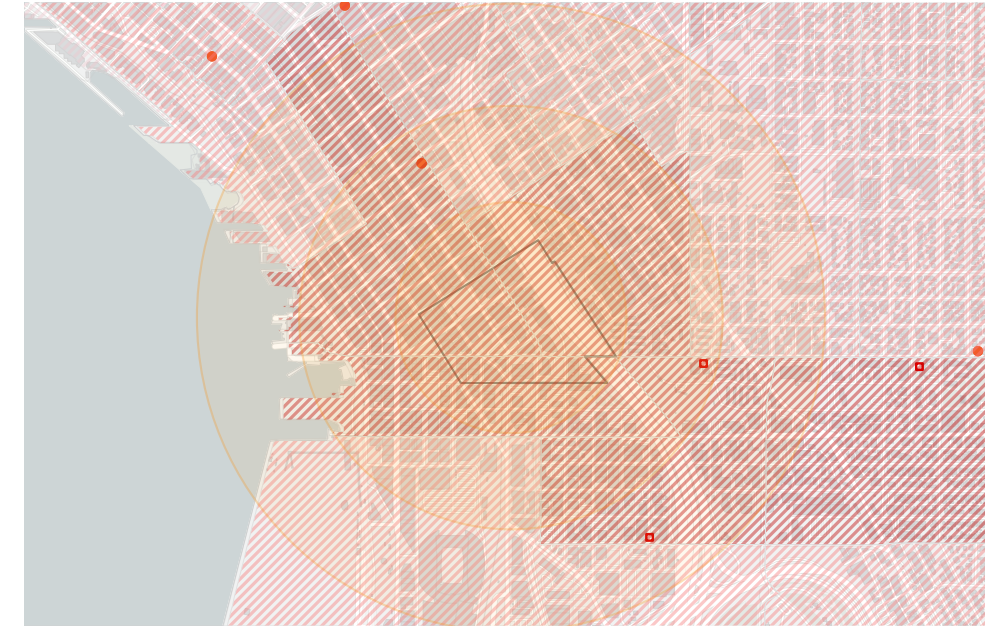
- Gardens
- Green Space
- Existing Tree Canopy %
  - > 23.4 - 15
  - > 31 - 23.4
  - > 40.8 - 31
  - > 60 40 8

Multi-layered public transit lines



- Bus Stops
- Sounder Commuter Train Stop
- Link Station
- Streetcar Stations
- Ferry Routes
- King County Bus Routes
- Link Light Rail
- Streetcar Route

Scarcity of a connected community



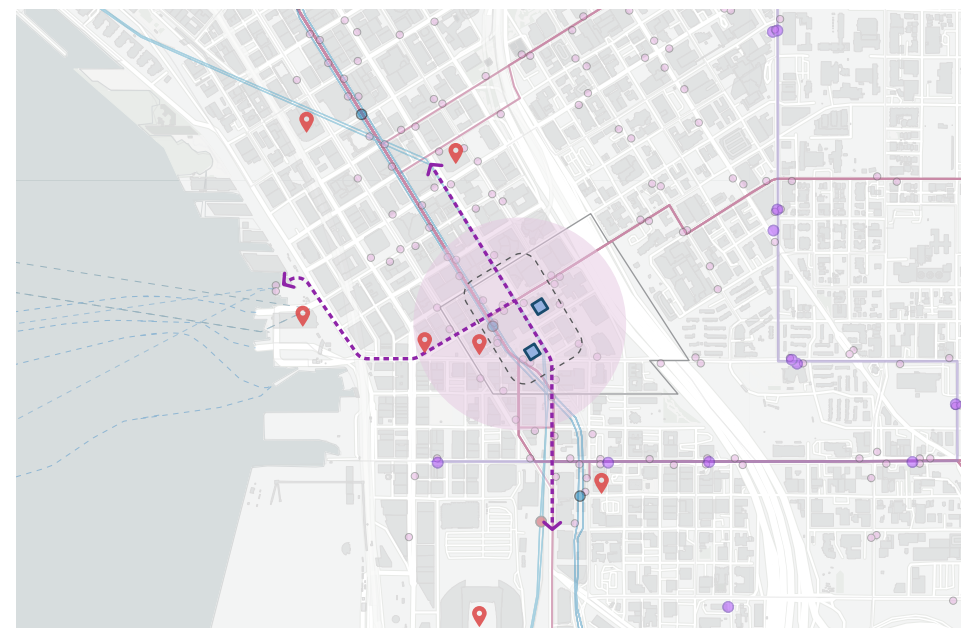
- Community Centers
- Grocery Stores
- Socio Economic Disadvantages (Lowest)
- Socio Economic Disadvantages (Highest)
- Walking Travel - 5 Minutes
- Walking Travel - 10 Minutes
- Walking Travel - 15 Minutes

Buffer zones and an expansion of green spaces



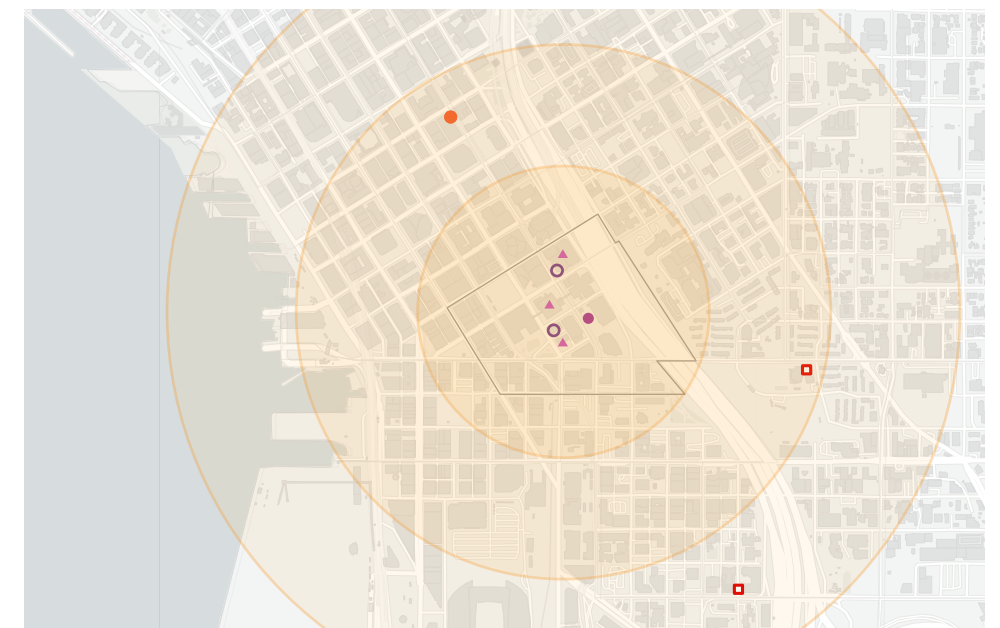
- ← Ecological Corridor
- Community Garden
- ⋯ New Tree Canopy
- Proposed Green Spaces

New connections to an existing infrastructure



- 📍 Seattle Tourist Attractions
- Proposed Sound Transit Station
- Proposed Bus Route

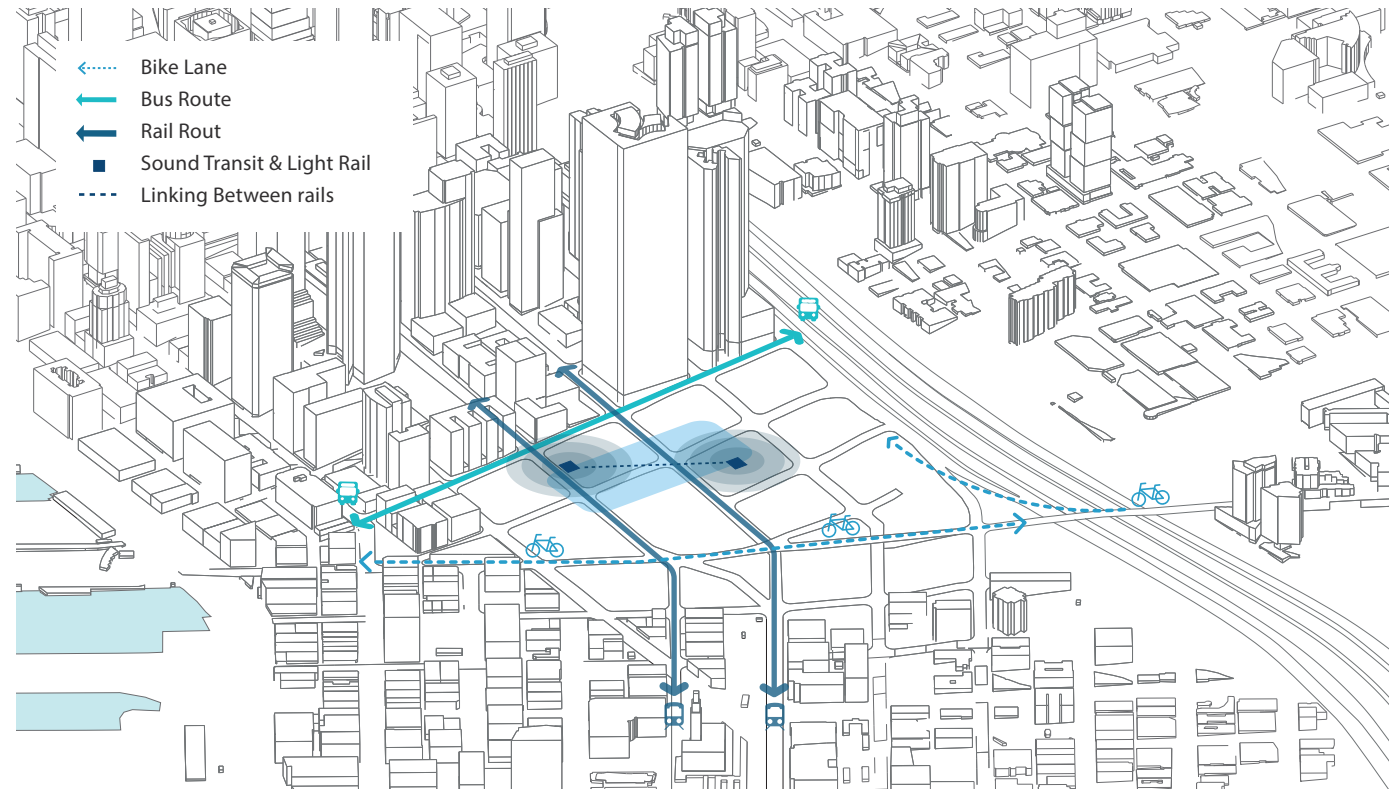
Proposed improvement for living conditions



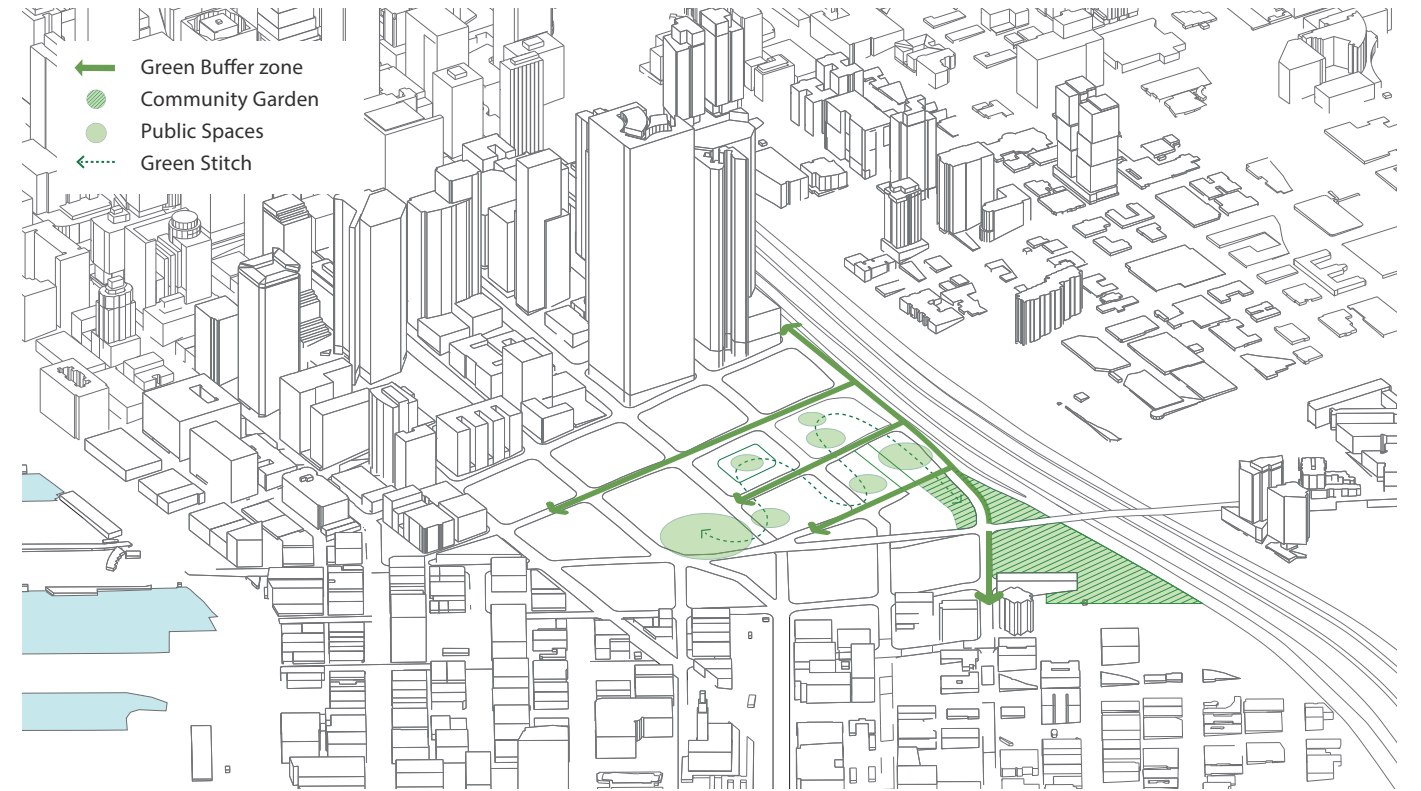
- Proposed Groceries
- Proposed Community Center
- ▲ New Jobs



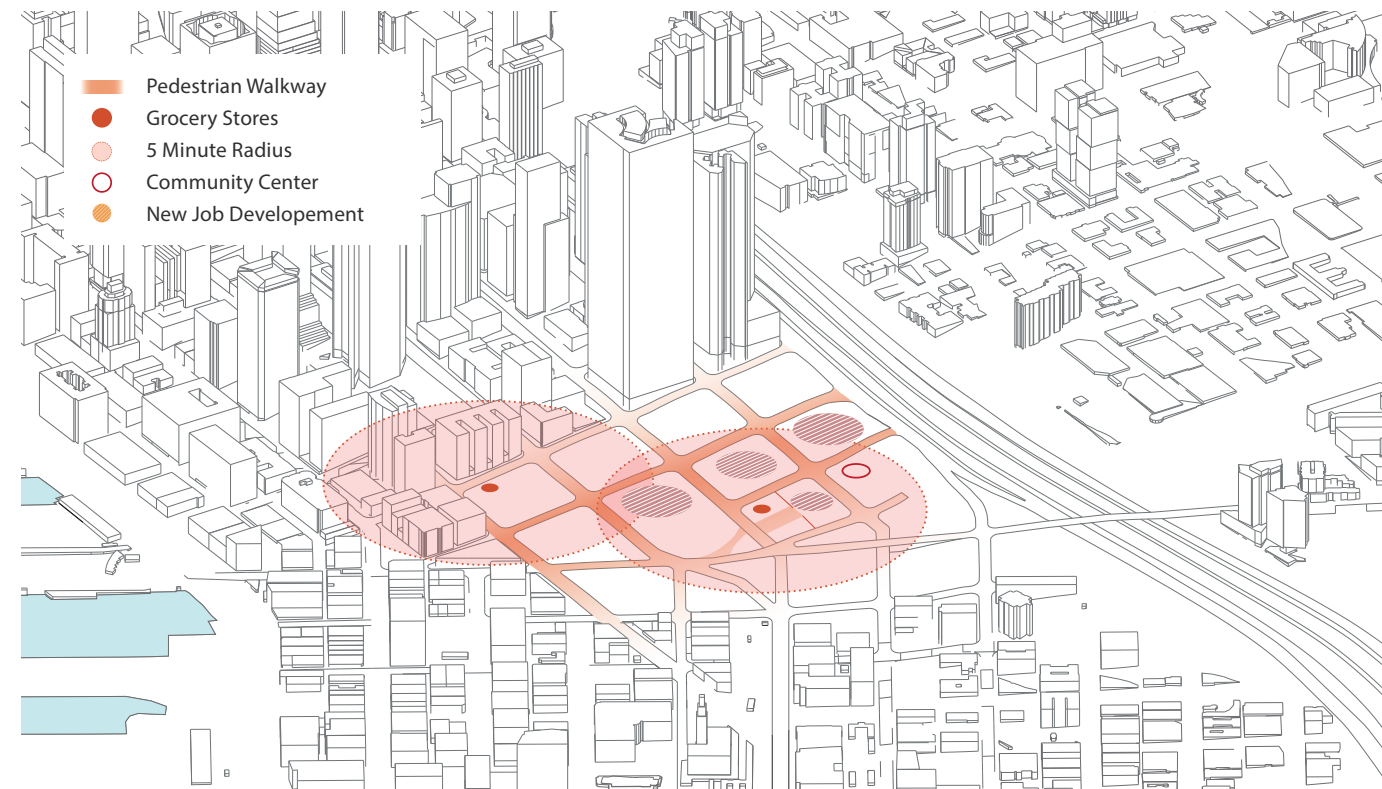
## CONNECTIVITY

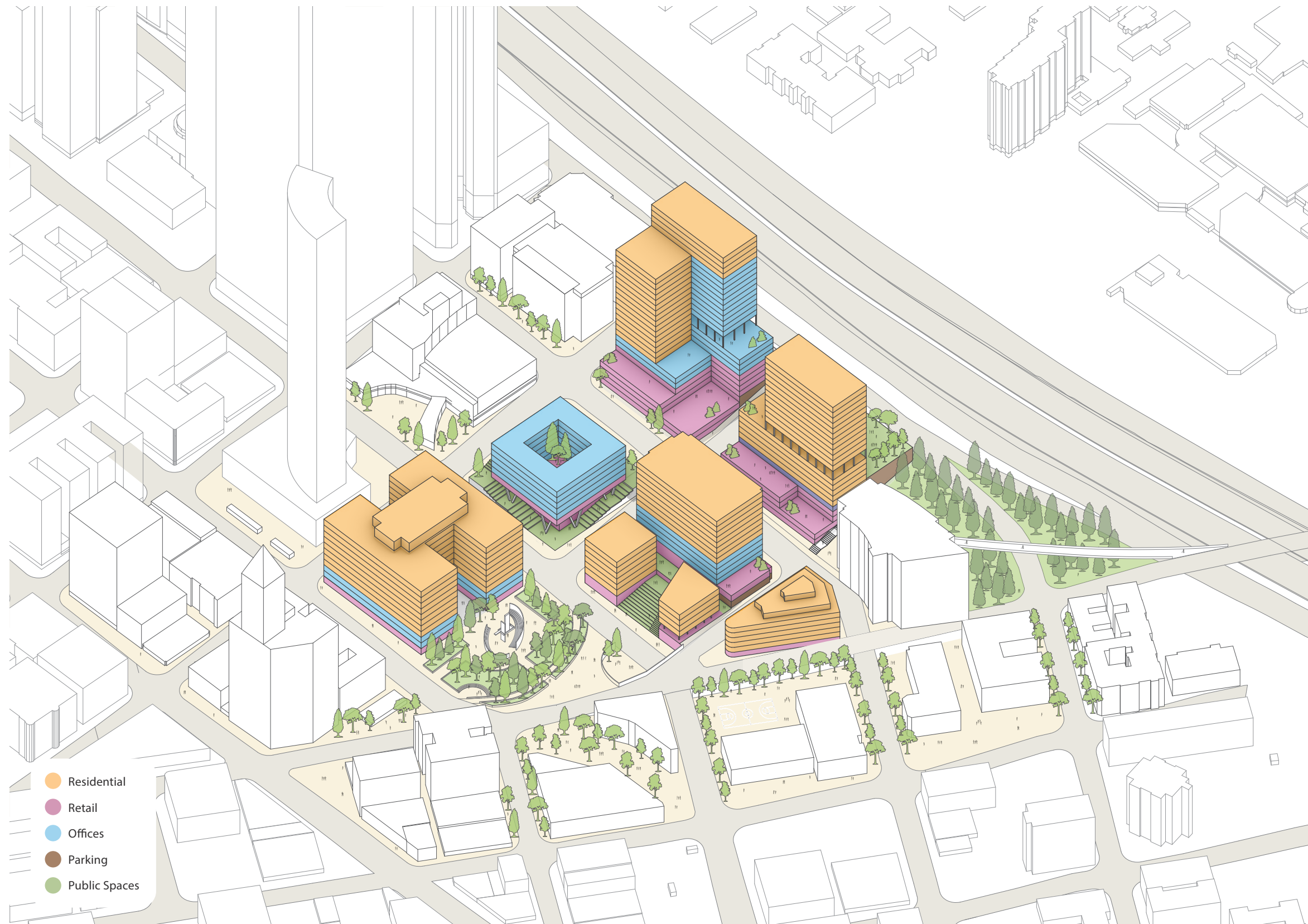


## RESILIENCY



## EQUITY



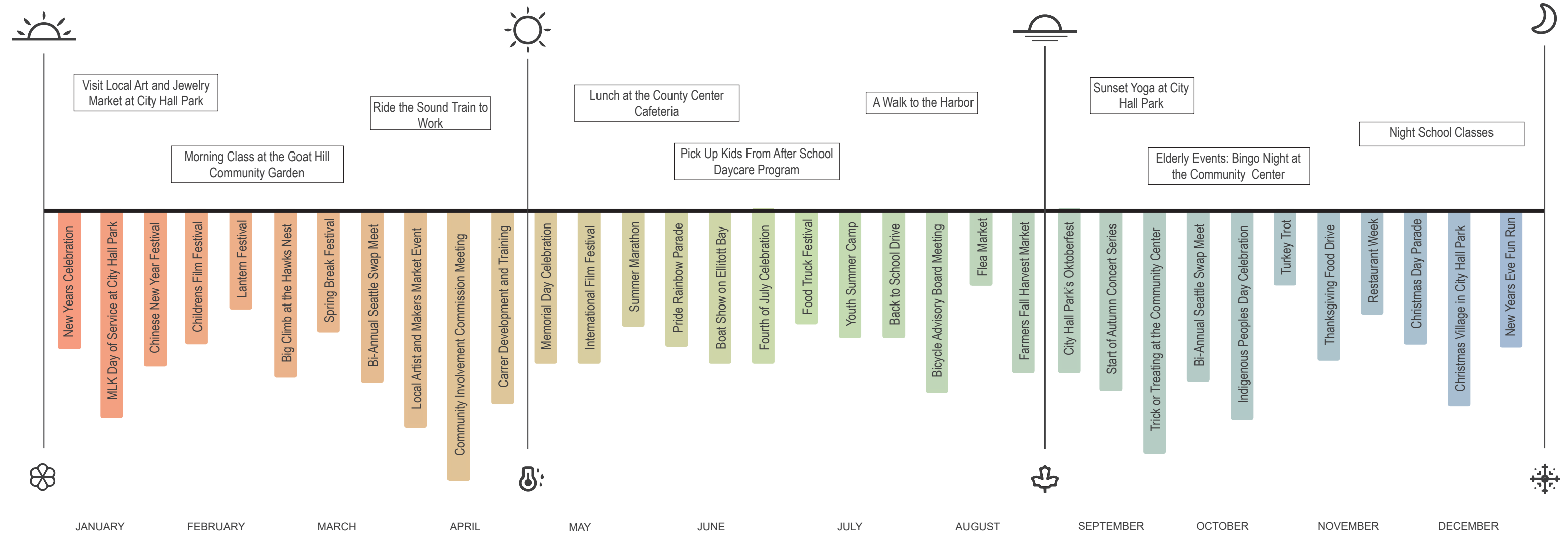
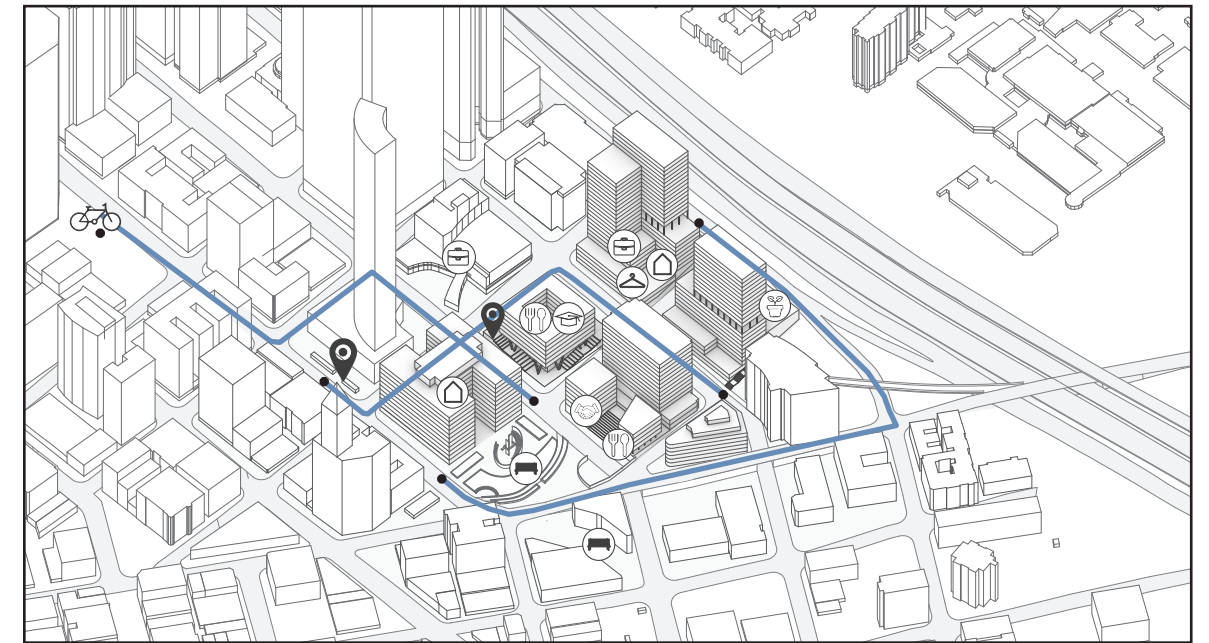


# DAILY LIFE AND YEARLY PROGRAMMING

TEAM CODE : 2024 - 14202

## UTILIZING THE UNDERMINED OPPORTUNITIES:

The Stitch looks to transform the King County neighborhood into a vibrant and safe community that's constantly being used. Many spaces have been forgotten about, spaces that have the potential to transform into functional gathering spaces. With frequent activity integration, the site encourages residents and tourists to assimilate in one space to engage.





"I walk the dog around City Hall Park, get my groceries from The Argyle, and get some coffee on the way back to the apartment. And that's just starting the day. The Stitch really brings everything together."

- Robert (36)

<p>COMMUTE</p> <p>BUS</p>	<p>JOB</p> <p>CONSTRUCTION</p>	<p>RESIDENCE</p> <p>KING'S COURT</p>	<p>ACTIVITY</p> <p>MUSIC</p>
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"After work there wasn't much for us to do but with the new venues opening at 4th Ave., we tend to go every Friday evening. There's always something going on!"

- Cade (22)

<p>COMMUTE</p> <p>BIKE</p>	<p>JOB</p> <p>STUDENT</p>	<p>RESIDENCE</p> <p>HAWK'S NEST</p>	<p>ACTIVITY</p> <p>SLEEP</p>
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"I'm not familiar with the area but when I come down for meetings through the new Sound station, I always make sure to stop by the County Center for a bite to eat. So many local food options to choose from"

- Maurice (46)

<p>COMMUTE</p> <p>TRAIN</p>	<p>JOB</p> <p>CONSULTANT</p>	<p>ACTIVITY</p> <p>TRY NEW FOODS</p>
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"City Hall Park has been a great change of scenery. I love seeing the community finally feel connected and bring respect to the sacred land that Seattle lives on."

- Sandra (19)

<p>COMMUTE</p> <p>WALK</p>	<p>JOB</p> <p>LOCAL ARTIST</p>	<p>RESIDENCE</p> <p>CHINOOK BUILDING</p>	<p>ACTIVITY</p> <p>READING</p>
----------------------------	--------------------------------	--	--------------------------------



"My husband and I were living in our car for 4 months after we lost the house but thanks to the Si'ahl Community Center we got the resources we needed. We're back on our feet living in Goat Hill!"

- Abigail (28)

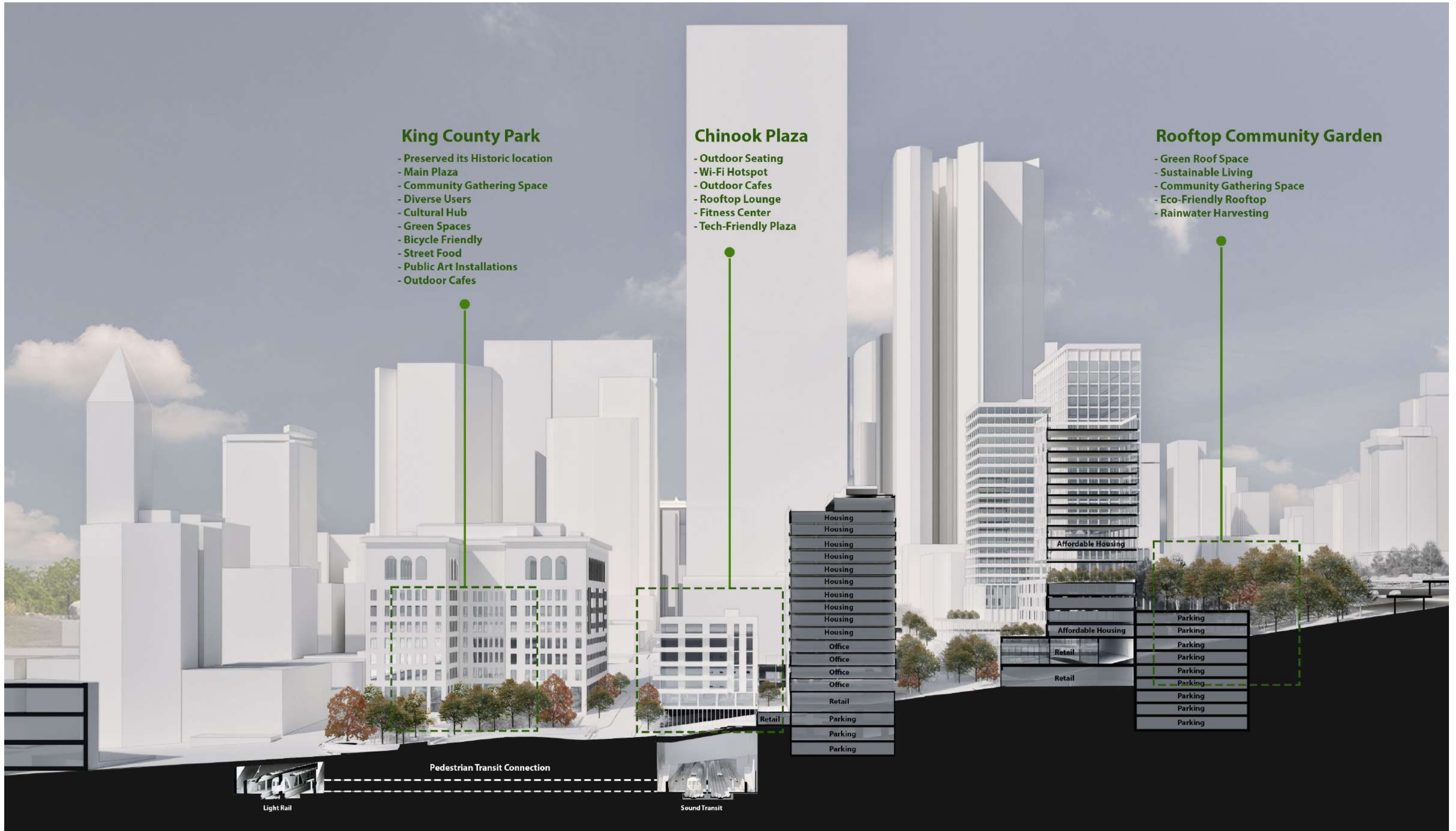
<p>COMMUTE</p> <p>CAR</p>	<p>JOB</p> <p>CHEF</p>	<p>RESIDENCE</p> <p>GOAT HILL</p>	<p>ACTIVITY</p> <p>YOGA</p>
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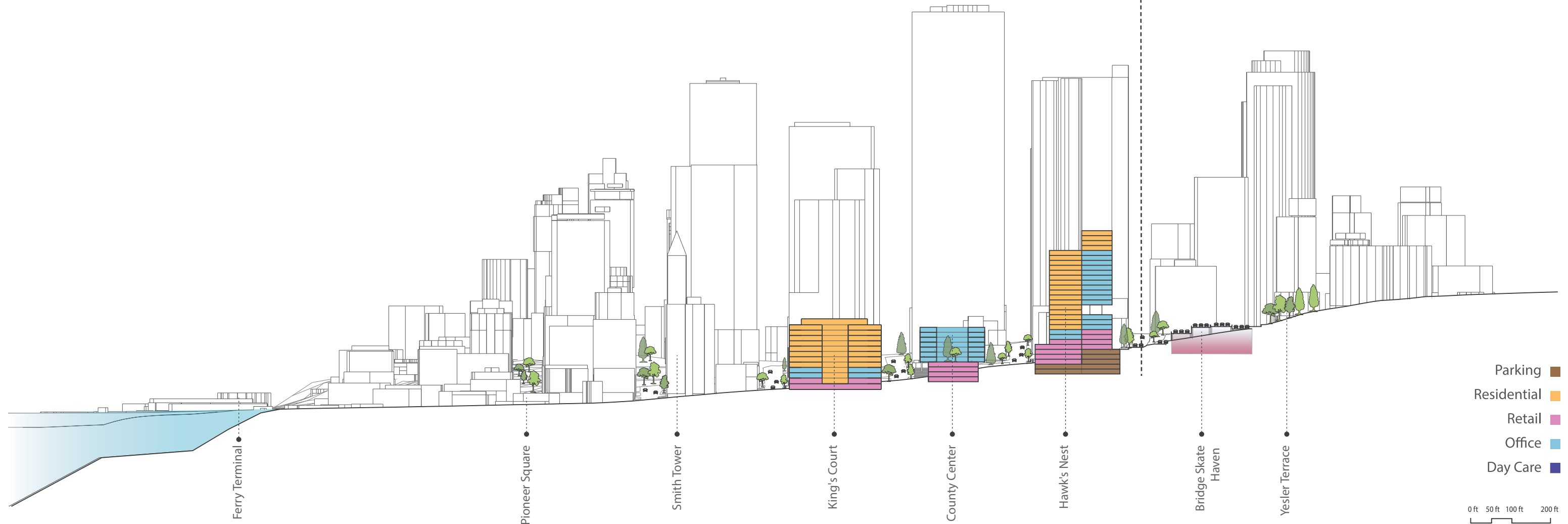
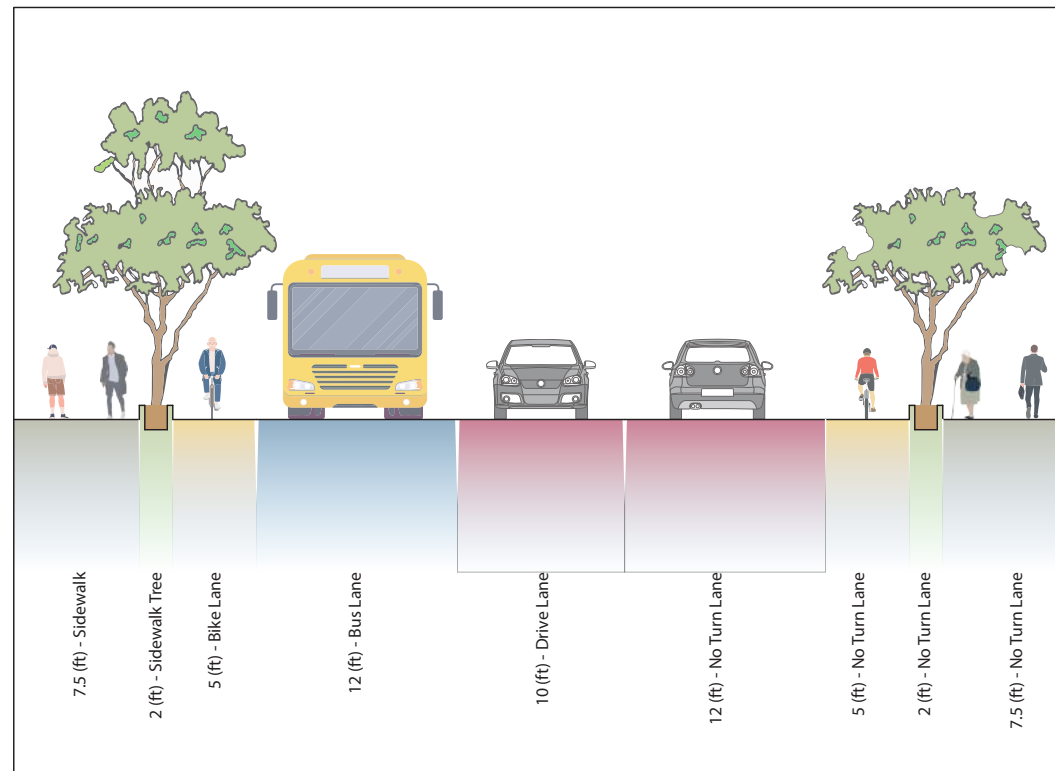
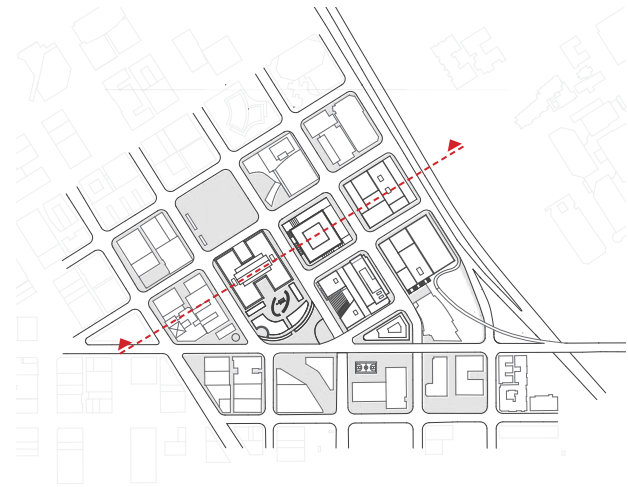
"Living here all on my own can be lonely sometimes and its no help that its in a big city. The new Si'ahl Community Center gives new opportunities for us elderly to get together in the afternoons and socialize"

- Maudy (61)

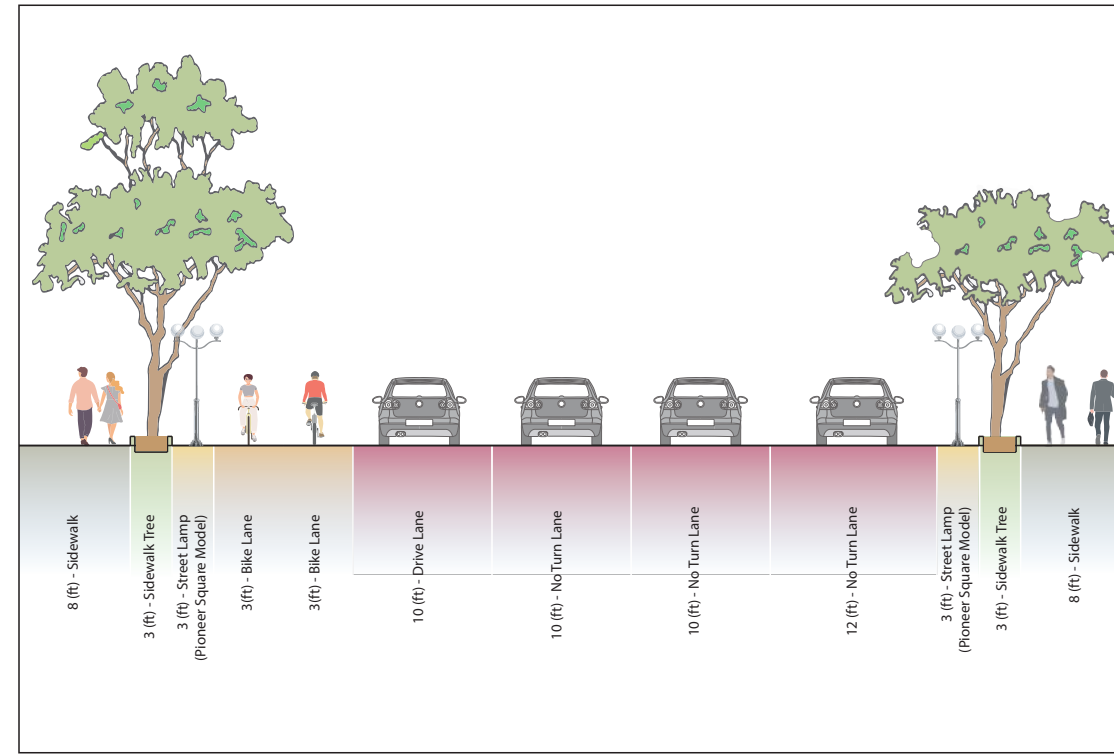
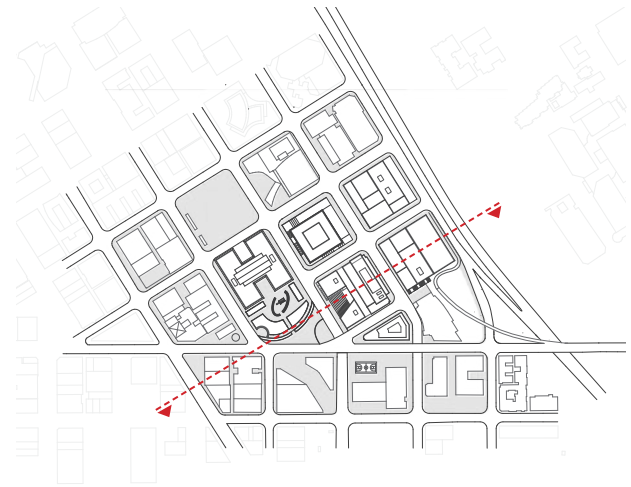
<p>COMMUTE</p> <p>BUS</p>	<p>JOB</p> <p>RECEPTIONIST</p>	<p>RESIDENCE</p> <p>KING'S COURT</p>	<p>ACTIVITY</p> <p>GARDENING</p>
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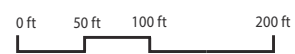
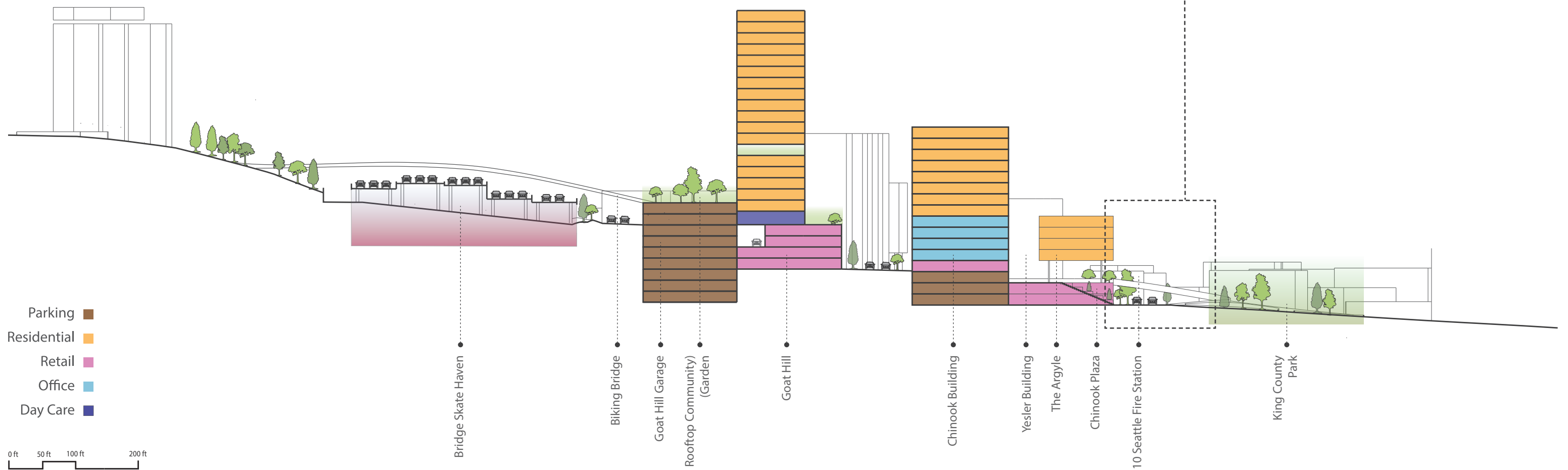
# SECTION A



# SECTION B



4th Ave

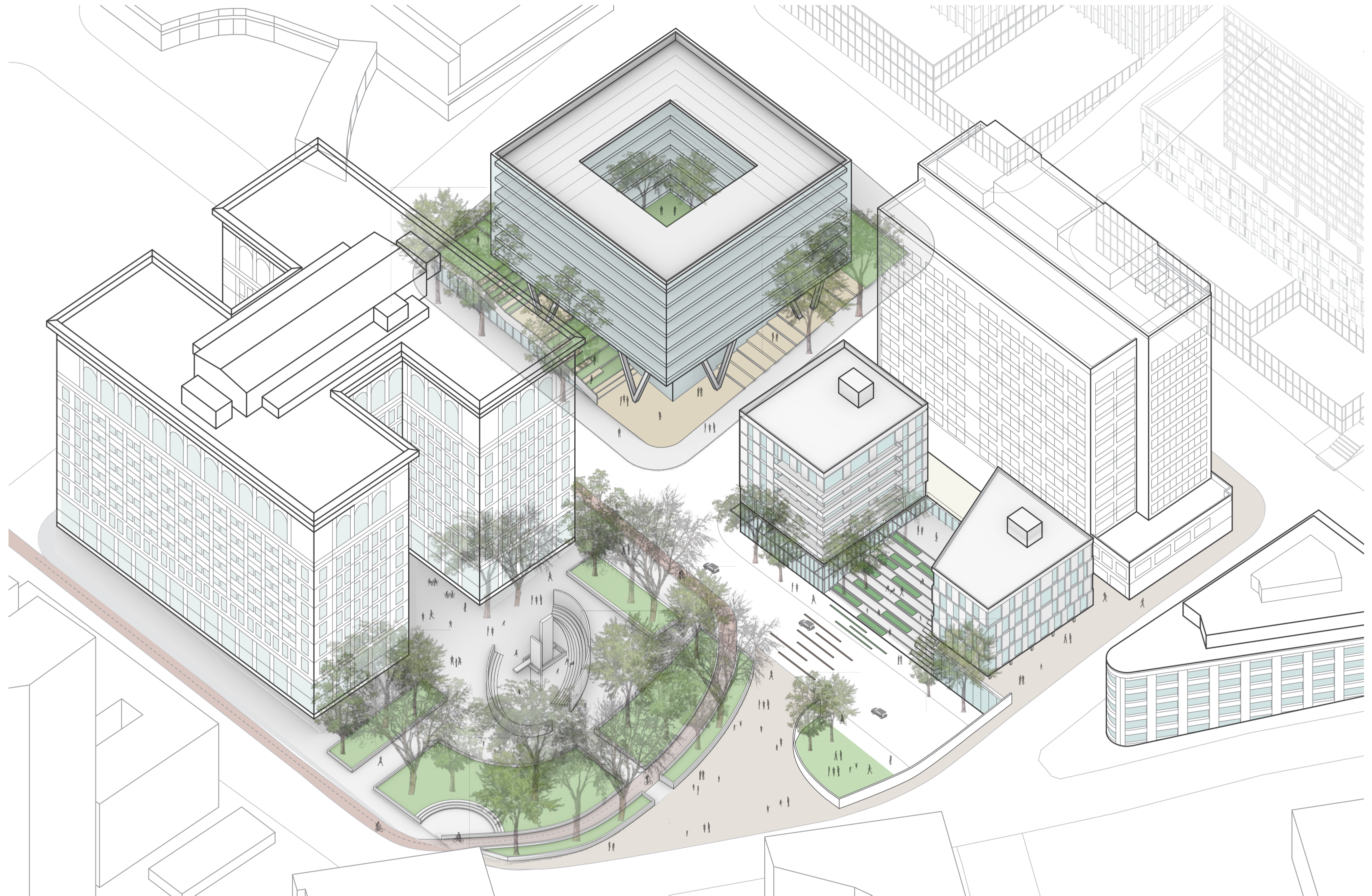














# BRIDGE SKATE HAVEN

TEAM CODE : 2024 - 14202



Children Park



Green Corridor



Side walk



Bike Lane



Skate Park



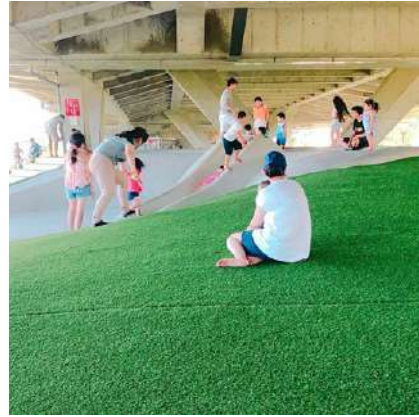
Rock climbing



Art Installation



Electric-car charge station



Under the bridge of Dongshankou station - Taiwan



Under Coronado Bridge at Chicago Skatepark - San Diego

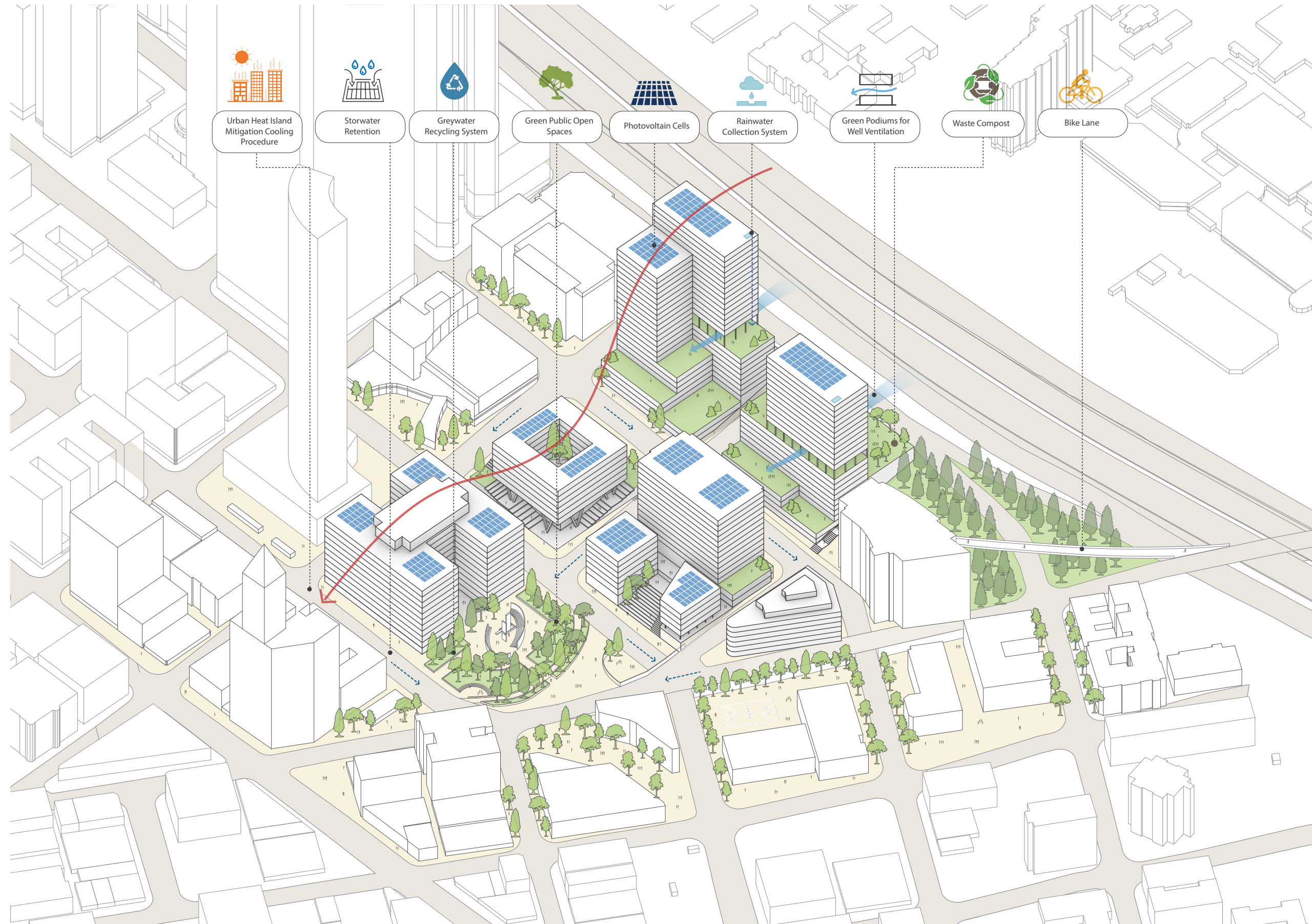


Burnley Bouldering Wall - Melbourne



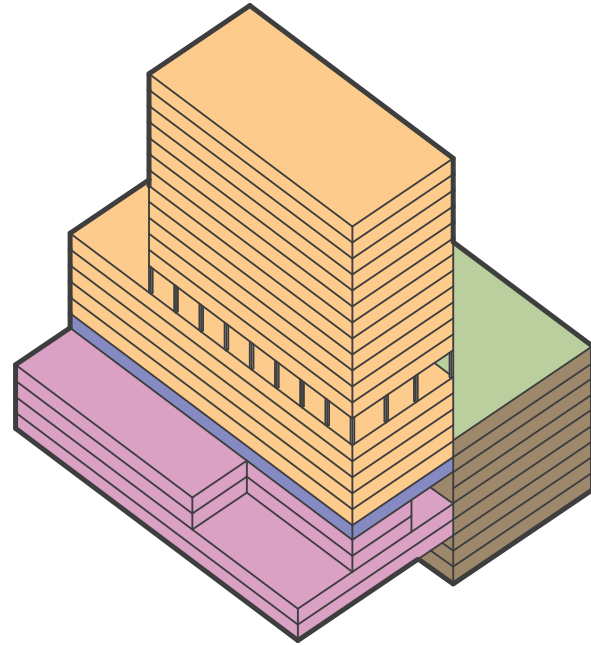
# SUSTAINABLE DIAGRAM

TEAM CODE : 2024 - 14202



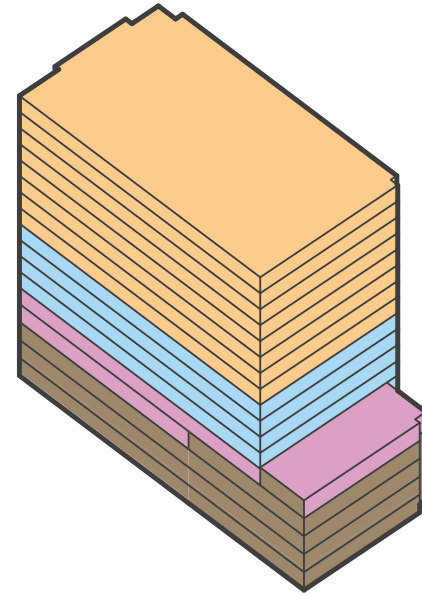
# BUILDING TYPOLOGIES

TEAM CODE : 2024 - 14202



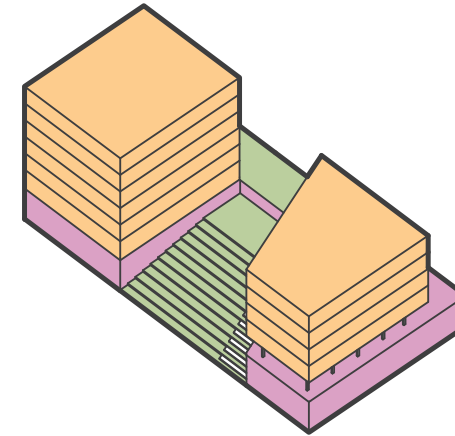
**Goat Hill**  
Residential 204,000 SF  
Commercial 95,410 SF

290 For rent residential units  
10 Retail Units



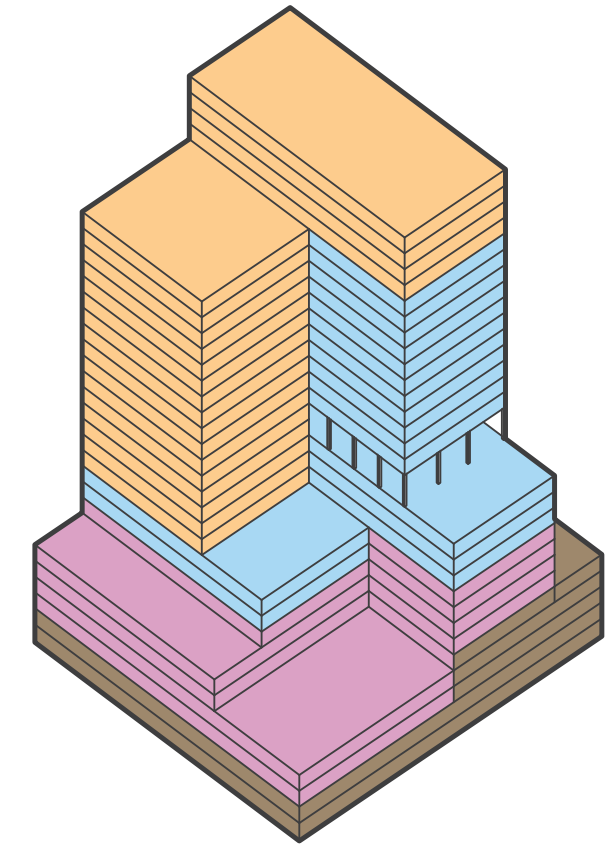
**Chinook**  
Residential 140,200 SF  
Commercial 97,131 SF

188 For Lease Residential units  
48 For Rent Residential units  
6 Retail units  
6 Office units



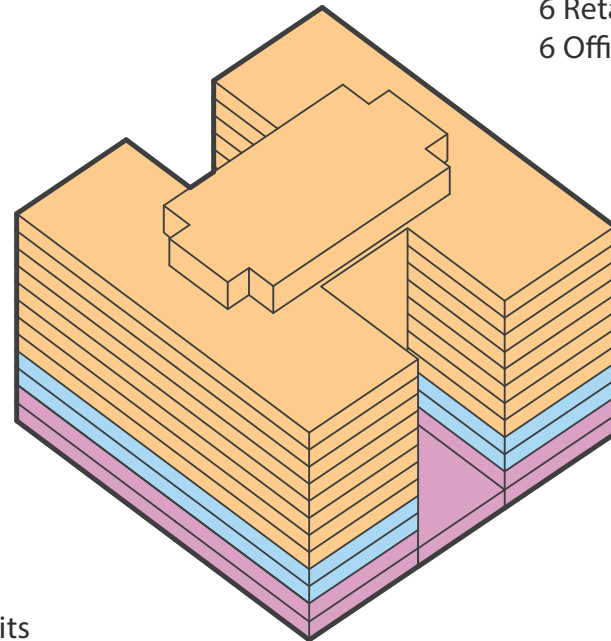
**The Argyle**  
Residential 77,000 SF  
Commercial 14,577 SF

120 For rent residential units  
4 Retail Unit



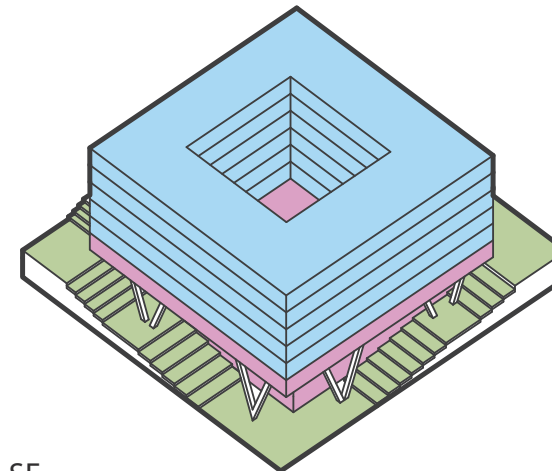
**Hawk's Nest**  
Residential 166,000 SF  
Commercial 373,337 SF

245 For rent residential units  
16 Retail units  
16 Office units



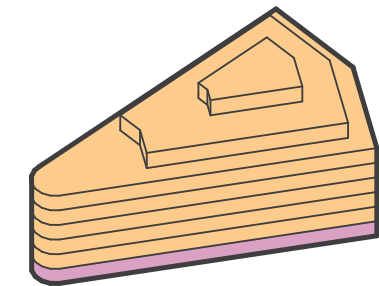
**King's Court**  
Residential 174,000 SF  
Commercial 184,565 SF

268 For sale residential units  
62 For rent residential units  
12 Retail units  
5 Office units



**County Center**  
Residential 0 SF  
Commercial 152,646 SF

10 Retail units  
6 Office units

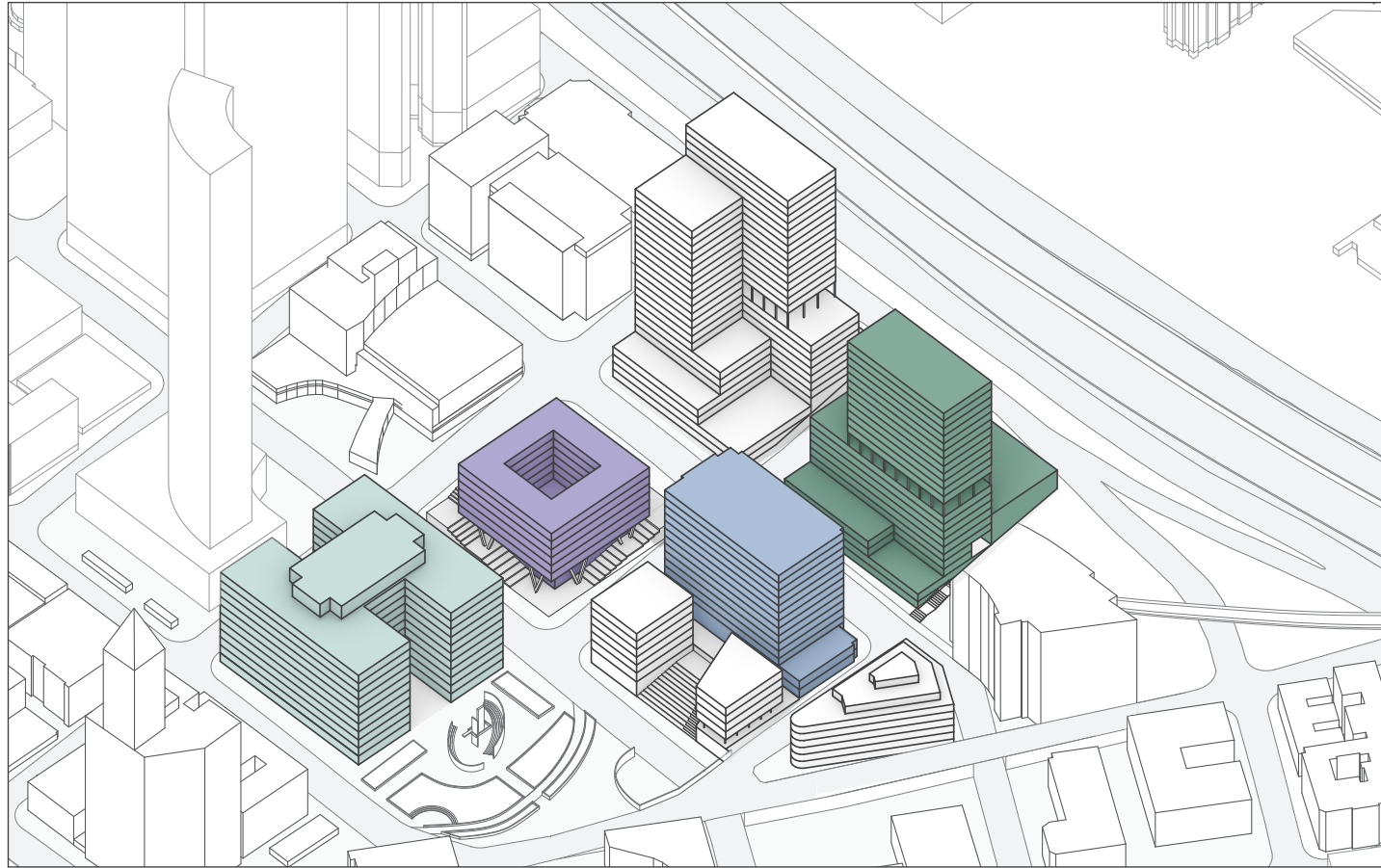


**The Yesler**  
Residential 68,250 SF  
Commercial 27,037 SF

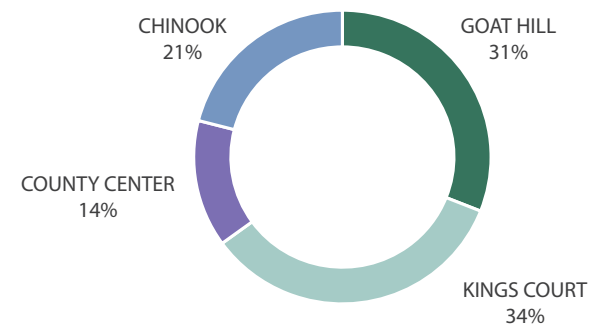
105 For rent residential units  
6 Retail units

# PROJECT PHASING & FINANCES

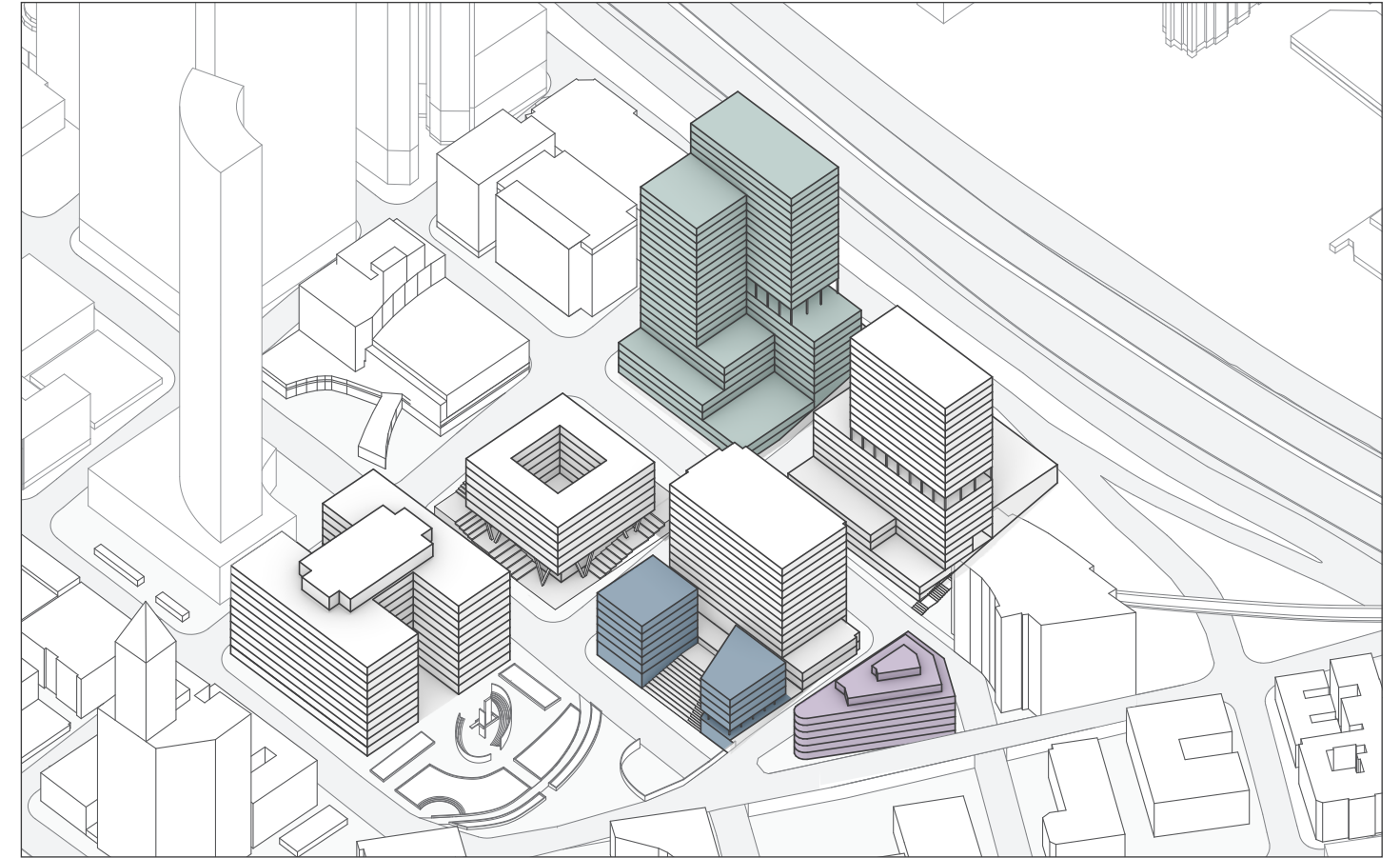
TEAM CODE : 2024 - 14202



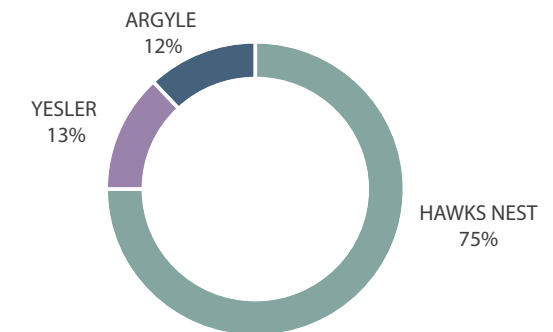
PROGRAM	SQUARE FOOTAGE	UNITS
MARKETING RESIDENTIAL	314,200	456
AFFORDABLE RESIDENTIAL	280,750	400
OFFICE	207,873	17
RETAIL	312,879	38
PARKING SPACES	326,821	495
<b>TOTAL PROJECT BUILDOUT</b>	<b>1,200,752</b>	<b>1,406</b>



TOTAL PROJECT COST: \$704,311,781



PROGRAM	SQUARE FOOTAGE	UNITS
MARKETING RESIDENTIAL	0	0
AFFORDABLE RESIDENTIAL	311,250	470
OFFICE	203,062	16
RETAIL	211,889	26
PARKING SPACES	142,429	440
<b>TOTAL PROJECT BUILDOUT</b>	<b>787,171</b>	<b>952</b>



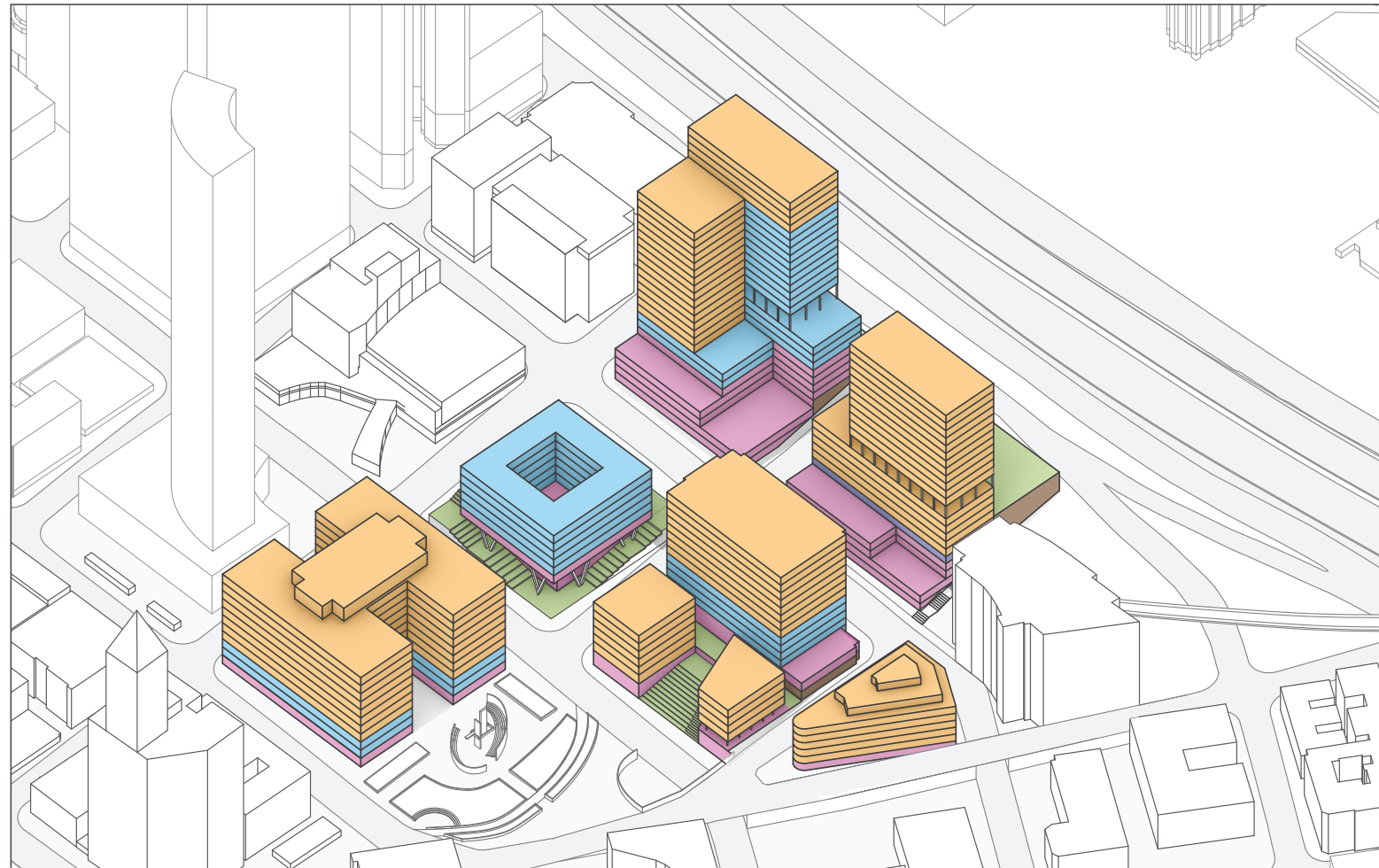
TOTAL PROJECT COST: \$459,606,454



# PROJECT PHASING & FINANCES

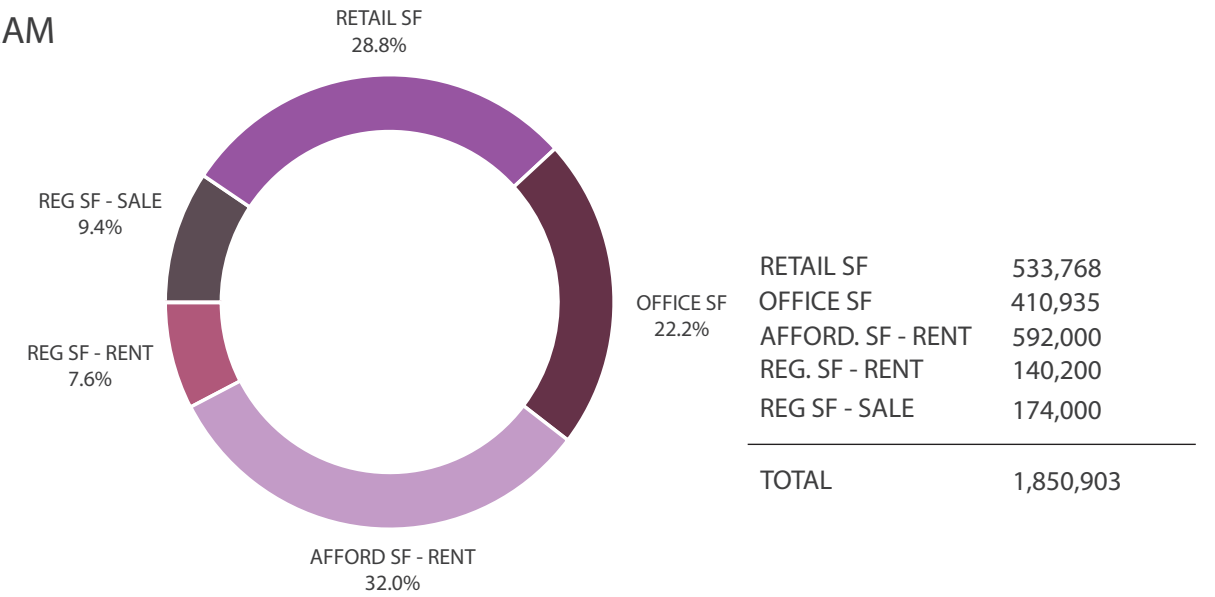
TEAM CODE : 2024 - 14202

## FINALIZING THE STITCH

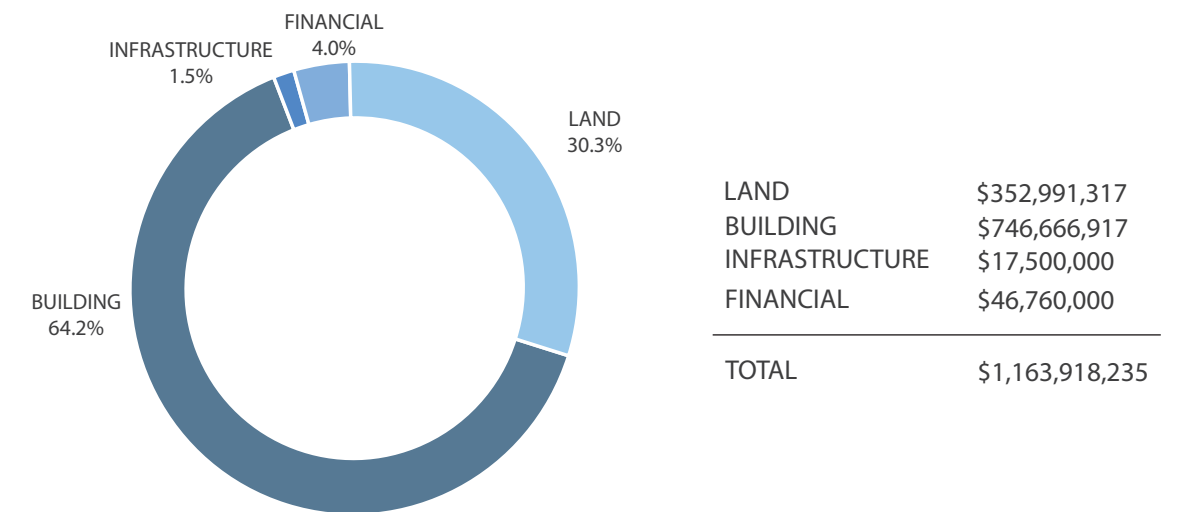


LEVERED IRR: 45.13%  
UNLEVERED IRR: 21.40%

## TOTAL PROGRAM



## OVERALL LAND USAGE



## SOURCES

