

Photo Release

July 17, 2019

Skanska Shares New Design Images for Multi-family Development on 4th Avenue

SEATTLE –Skanska shared new details for its planned multi-family development in Belltown, which the company submitted to the City on July 15, 2019 for its upcoming Design Review Board meeting on July 23, 2019.



Photo 1 – As viewed from Bell Street Park, the proposed design demonstrates massing and thoughtful material selection that equally complements surrounding low-rise historic structures and newly built towers. Multiple points of ground-level connection to the alley include the storefront for the double-height retail space, which will further activate Bell Street Park and the alley, a stated priority of the Belltown community.



Photo 2 - Skanska's proposed design for its newest multi-family development refines the concepts presented in the Early Design Guidance phase last summer. The podium is scaled to relate to adjacent character structures like 2200 4th Avenue, while the setback and materials at the double-height ground floor create a transparent and human-scaled environment for the community. The podium façade along 4th Avenue is comprised of glazed brick and precast concrete to compliment the existing neighborhood architecture. The glazed storefront system is modulated by a landscaped mezzanine and entry vestibule clad in terrazzo.



Photo 3 – Based on guidance from the City, Skanska proposed a 30-story residential tower design that retains its simplified massing, but adds texture and depth through a combination of fully glazed projecting bays and scaled curtain wall projections. The ‘interlock’ of the tower and podium is enhanced by the massing and materiality of the terraces on the 5th floor. The south façade of the podium, highly visible to pedestrians and vehicles traveling along 4th Avenue, is clad in brick that wraps into the south courtyard as well as the alley façade.



Photo 4 – Along 4th Avenue, the ground-floor program will accommodate a wide range of neighborhood-serving retail and food and beverage tenants. A projected single-story retail

element will create interest and facilitate public engagement with the northern double-height retail space, which connects through to the alley.

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This and previous releases can also be found at www.usa.skanska.com.

About Skanska

Skanska is one of the world's leading construction and development companies. In the U.S., Skanska's core operations include building construction, civil infrastructure and developing self-financed commercial properties, which together generated \$8 billion in revenue in 2018. As a developer in the U.S., Skanska has invested a total of \$2.3 billion in commercial and multi-family projects. With U.S. headquarters in New York City, Skanska has offices in 28 metro areas with 9,000 employees nationwide. Skanska is an industry-leading innovator in both safety and project execution, and offers competitive solutions for both traditional and complex assignments to help build a more sustainable future for our customers and communities. Global revenue of parent company Skanska AB, headquartered in Stockholm and listed on the Stockholm Stock Exchange, totaled approximately \$20 billion in 2018.

About the Project

In October 2017, Skanska announced their purchase of a 19,440 square foot land parcel comprised of three properties at 2208, 2212 and 2218 4th Avenue in the Belltown neighborhood. Skanska intends to develop a 30-story multifamily tower with ground-floor retail at the site. The proposed project is a 30-story residential tower, including 307 apartment units, 7,000 square feet of ground level retail, and 154 below-grade parking stalls. The project's conceptual design encompasses a generous ground plane with double-height retail and connection to the alley. The design also proposes a lower podium that is more in keeping with the scale of the neighborhood and adjacent character buildings. The tower is massed and located with the views from the public realm and the quality of the outdoor spaces in mind. A key priority for the project is to connect the energy of this building to the street and neighborhood. The vibrant, community-connected ground floor concept is designed to create a space that invites the public in and engages people from the street to the alley. The architecture team for the project is Grzywinski + Pons of New York City, as well as architectural and urban planning firm VIA Architecture of Seattle.

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