



# 1305 STEWART PUBLIC BENEFITS REVIEW

# agenda

**01. SDC Comments**

**02. Public Benefits**

**03. Lower Denny**

**04. Public Benefit Matrix**

# SDC Comments

Public Benefits

Lower Denny

Public Benefit Matrix

01.

# public benefit comments - 08/17/2023 meeting

## Lower Denny Way ROW Improvements

- Be clear in the proposal that **vehicular access** along Lower Denny Way will remain.
- Be explicit with future restaurant tenants that **food trucks** will be allowed in Lower Denny Way.
- Confirm where **food trucks** are allowed in Lower Denny Way
- Refine landscape design along Lower Denny Way to make sure that the **long-term visual and physical public access** to the wall structures supporting Denny Way is maintained

## Mural

- **Memorialize the history or other aspects of the site and surrounding neighborhood** in the perforated panels along Eastlake Ave E or in the walls intended for artistic expressions on Lower Denny Way.
- Need to determine process related issues with getting **approval of offsite artistic endeavor**.
- **Coordinate with Office of Arts and Culture** on development of concept for artist-created elements, recruitment and selection of artists, approval of artist concept, design, and installation
- Consider **three-dimensional approach** to artistic features
- Consider **relationship of artistic endeavor** to public realm along Eastlake
- Ensure that any artwork, including murals or other elements, has dedicated funding and a written process for **maintenance and repairs** for the life of the project

## Drainage

- Pull the **stormwater** issue out of the public benefit package, as it doesn't appear to be related.

## Eastlake Ave E

- Ensure that the relationship between planting areas and needed infrastructure (lighting, drainage, etc.) along Eastlake are studied and refined to address **long-term viability of the spaces**

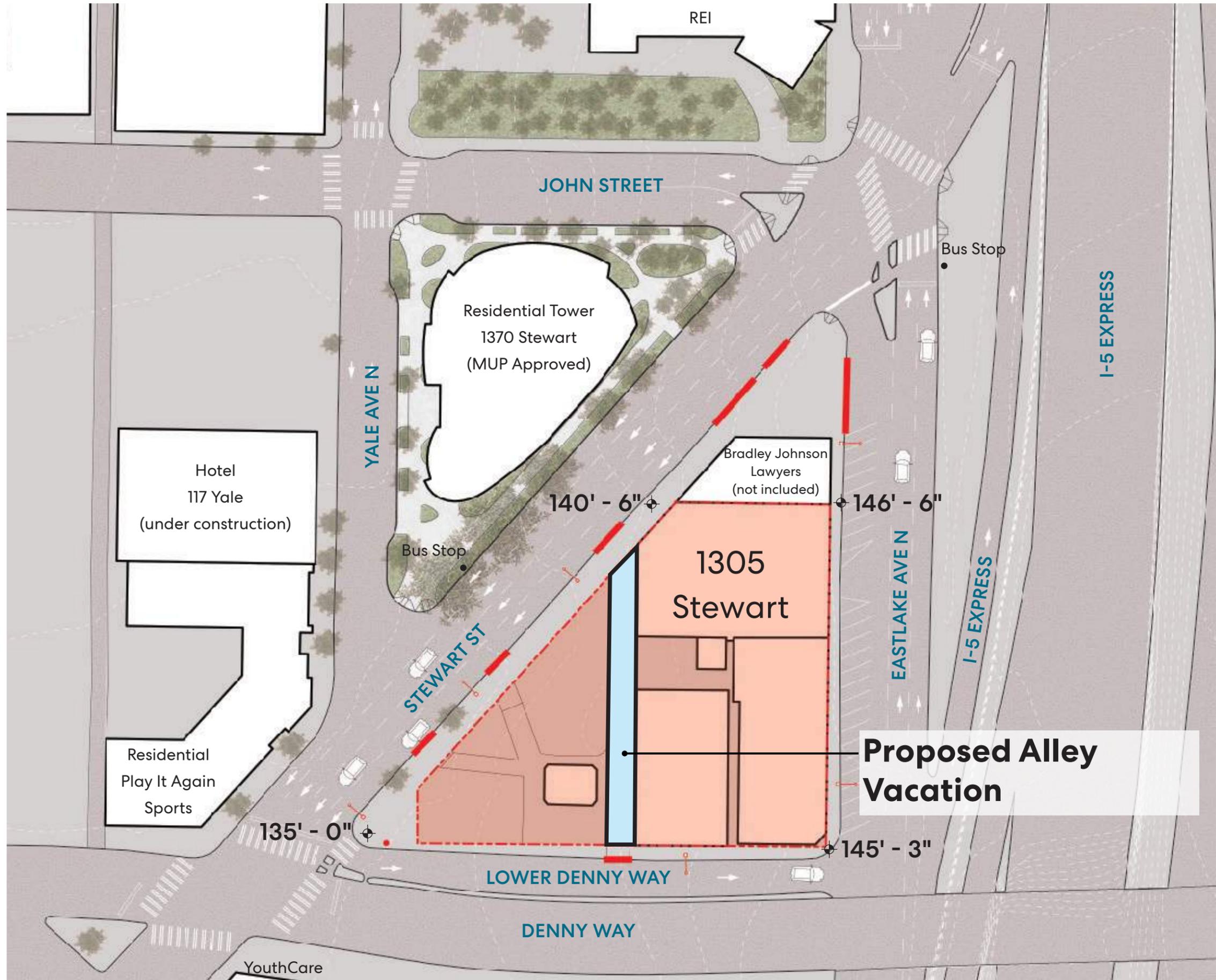
## SDC approval conditions

1. All the proposed PB elements shall be constructed and substantially completed prior to Certificate of Approval
2. In addition to any requirements established by Code or Director's Rule, any artistic elements applied to structural walls that support Denny Way at or near Lower Denny Way must meet Council vacation policy VI.A, requiring any public benefit to be long-term or permanent.
3. If there are any proposed changes or substantial modifications to any of the public benefit features, the Commission shall review and approve any changes prior to approval by any City permitting agency.
4. A member of the Seattle Design Commission shall be on any panel or committee convened to select individuals or groups that will design or implement any of the artistic elements applied to the structural walls that support Denny Way.

# site context



# existing context & alley



## LEGEND

- - - Property line
- Existing curb cut

# site plan

## LEGEND

- - - Property line
- ① Retail terrace
- ② Lobby entry
- ③ Community Storage Room
- ④ Pedestrian street
- ⑤ Bridge artistic endeavor
- ⑥ New curb ramps and crosswalk
- ⑦ Stewart St planting and site furnishings
- ⑧ Eastlake Ave plantings, site furnishings, and protected bike lane
- ⑨ Driveway for parking / loading / waste
- ⑩ Driveway bollards
- ⑪ Stormwater rain garden



# site plan



SDC Comments

# Public Benefits

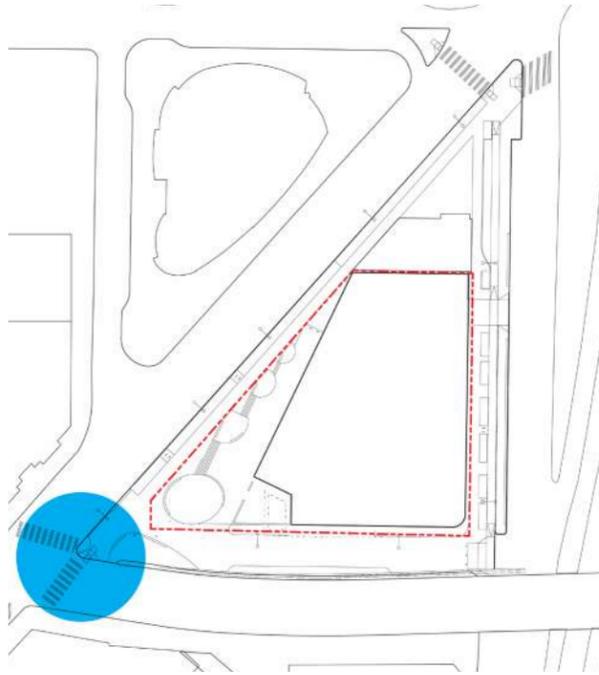
Lower Denny

Public Benefit Matrix

02.

# public benefits

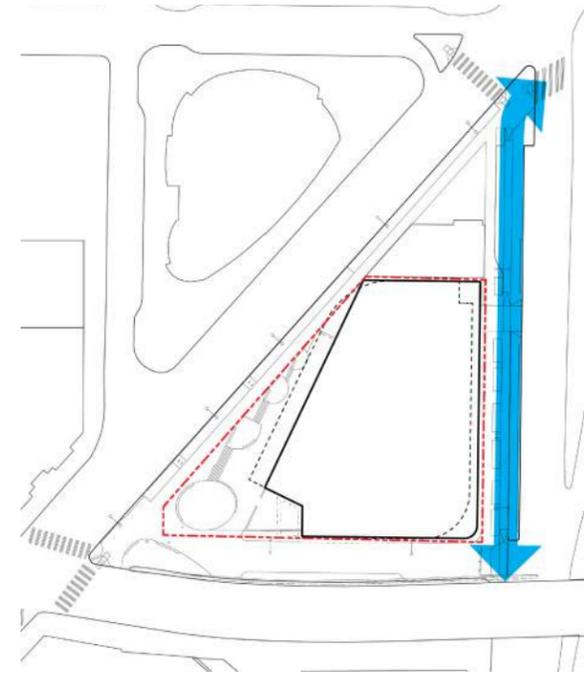
## overview



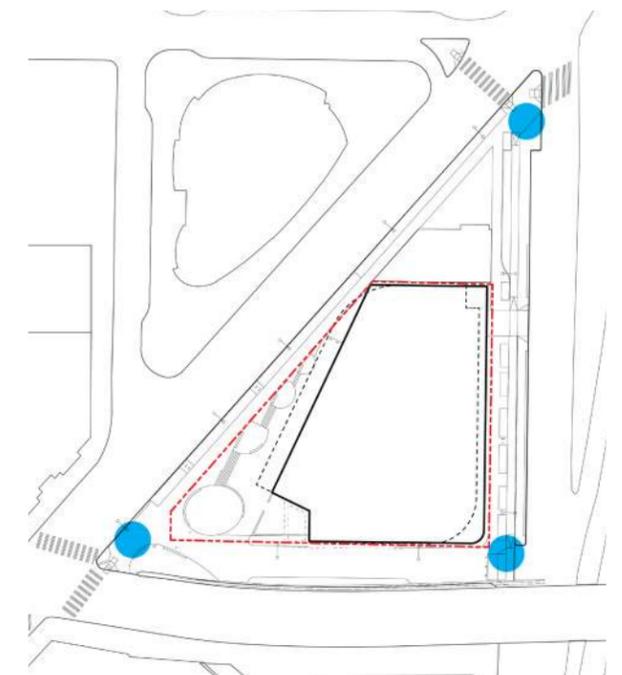
① Pedestrian Crossing at Stewart/Denny



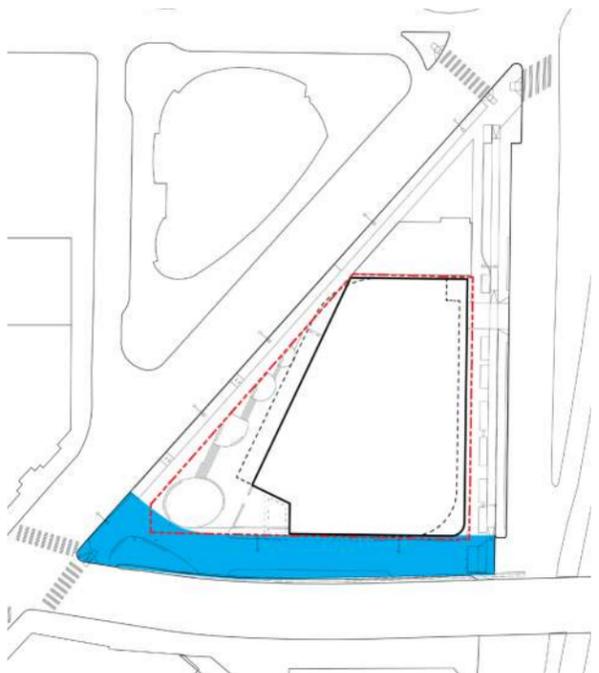
② Pedestrian Crossing at Stewart/Eastlake



③ Eastlake Ave ROW Improvements



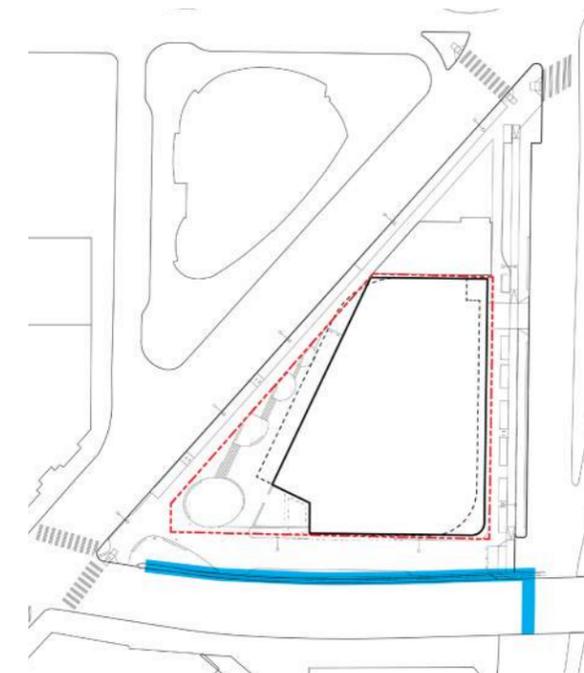
④ Wayfinding Signage



⑤ Lower Denny ROW Improvements



⑥ Private Infrastructure for Public Use

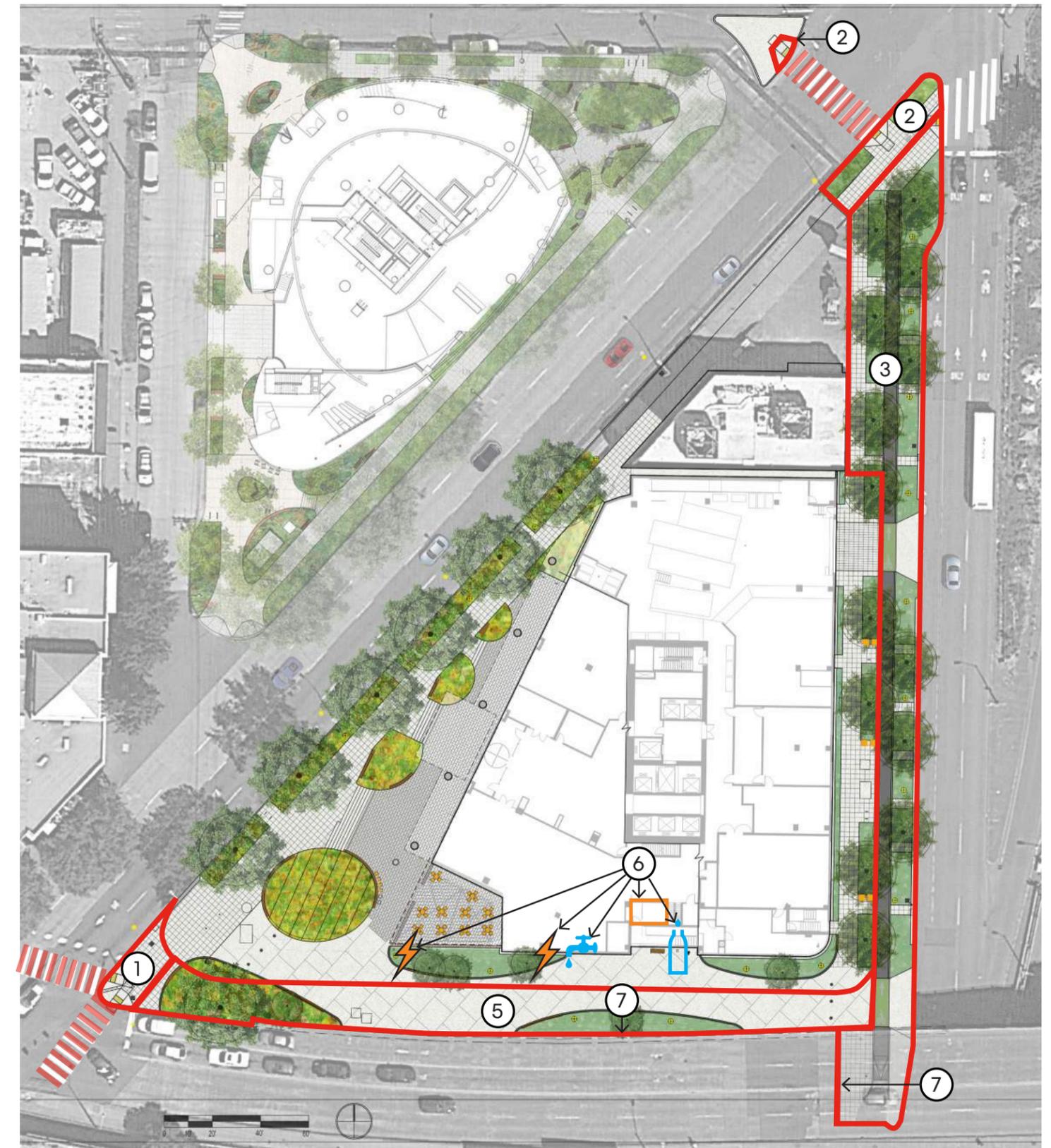
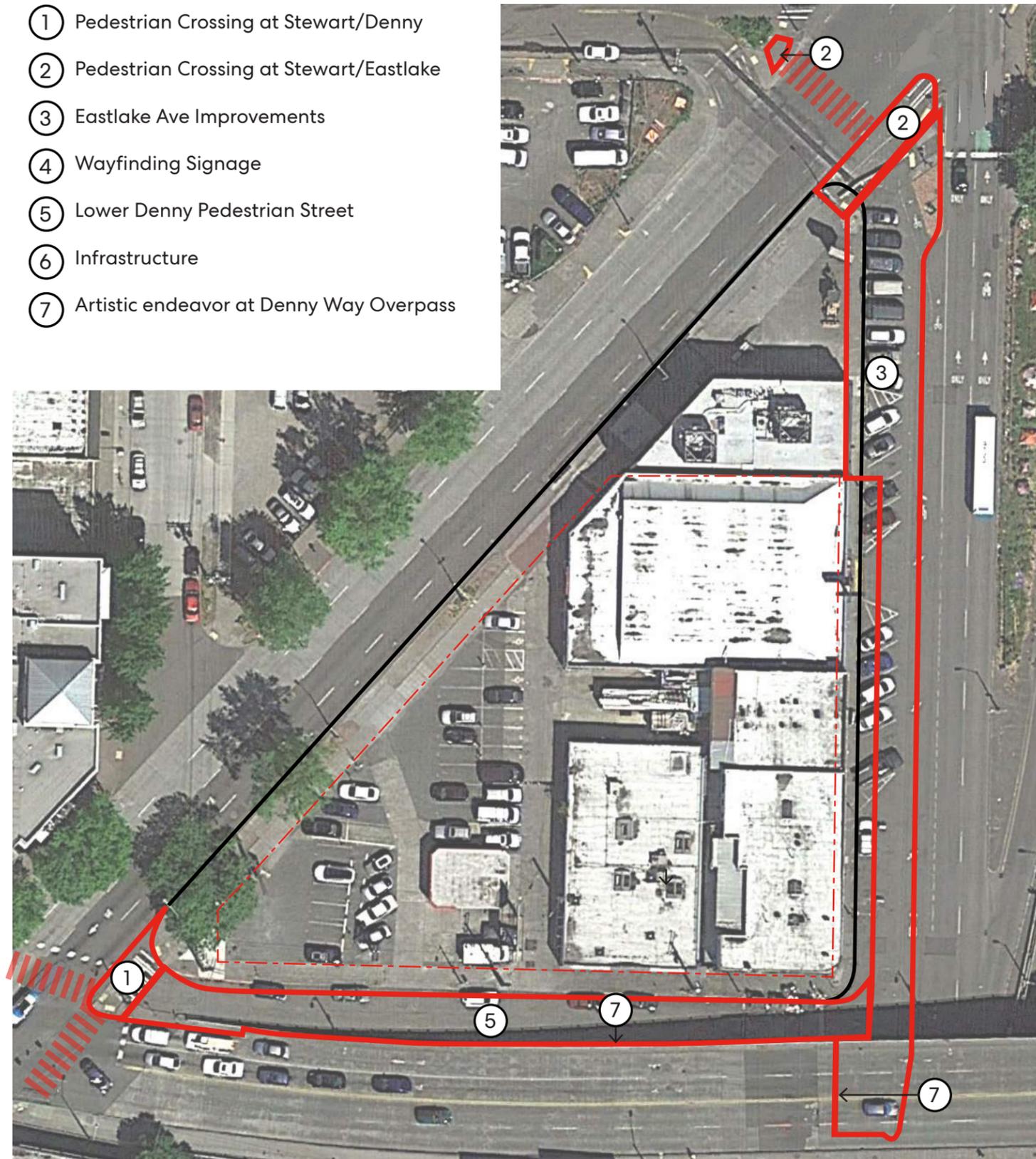


⑦ Artistic Endeavor at Denny Way Overpass

# public benefits

## overview

- ① Pedestrian Crossing at Stewart/Denny
- ② Pedestrian Crossing at Stewart/Eastlake
- ③ Eastlake Ave Improvements
- ④ Wayfinding Signage
- ⑤ Lower Denny Pedestrian Street
- ⑥ Infrastructure
- ⑦ Artistic endeavor at Denny Way Overpass

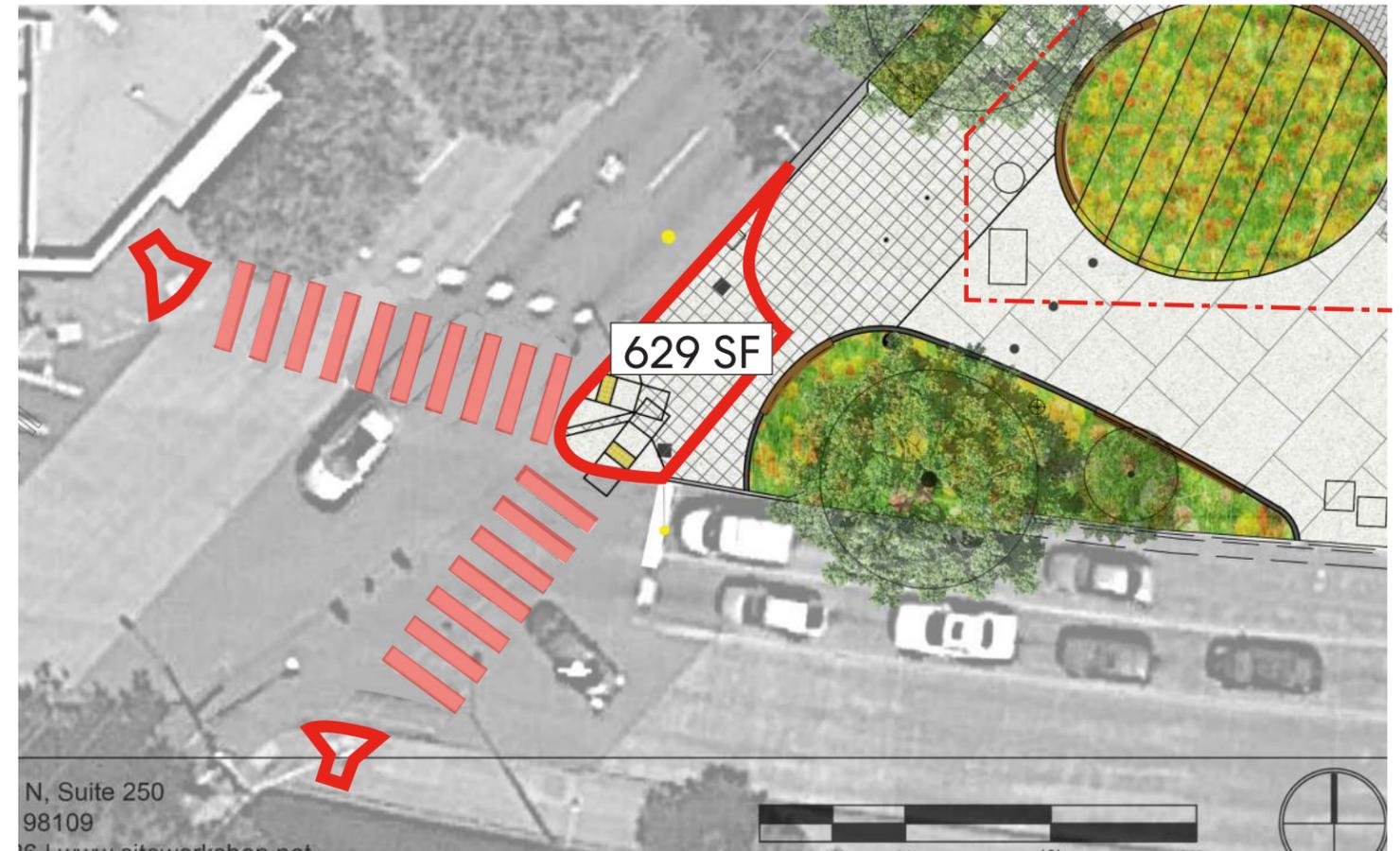
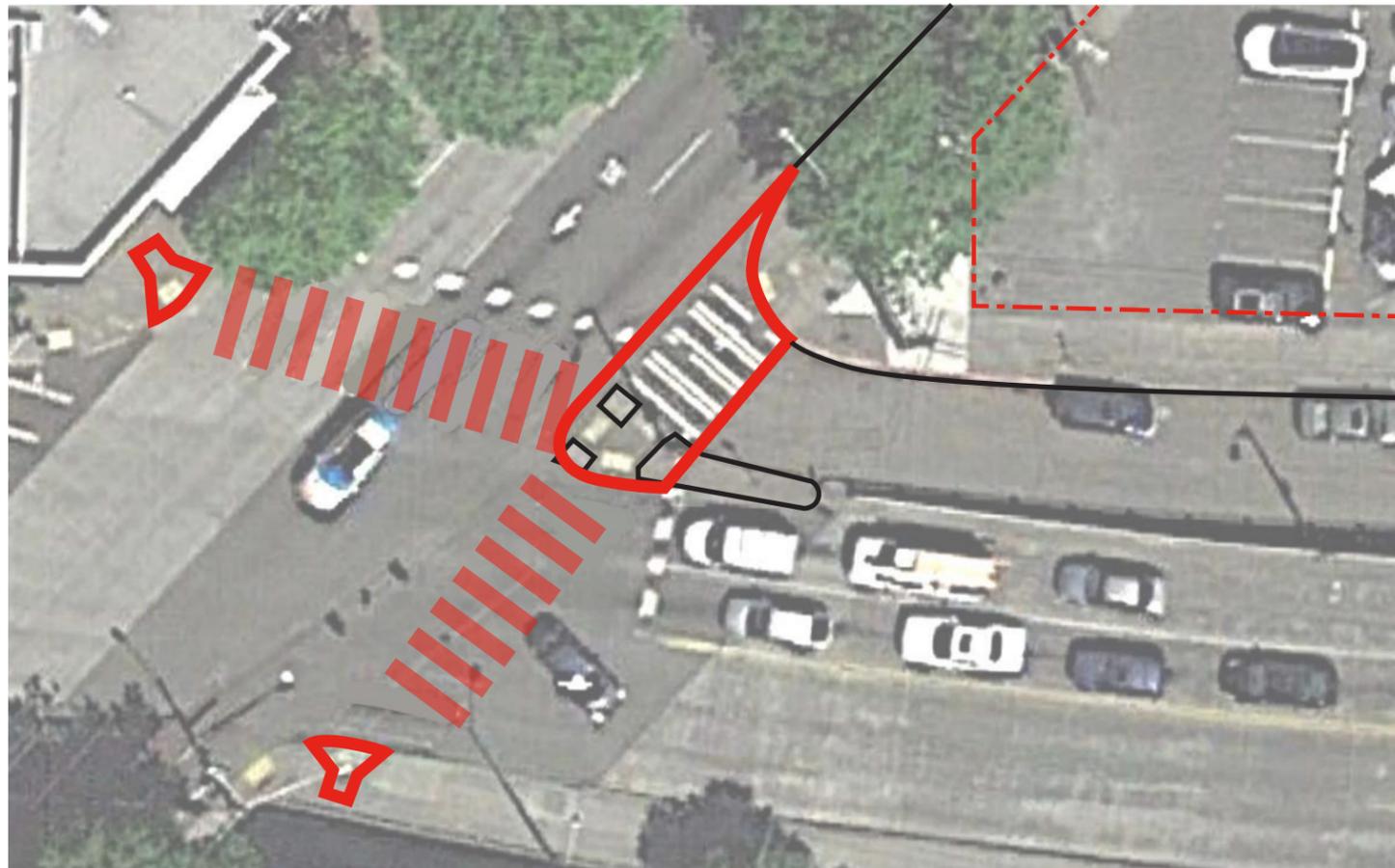


# ① pedestrian crossing at Stewart & Denny

**Description:** Conversion of existing roadway into sidewalk, planting and curb ramps to create area for pedestrians to safely cross Stewart Street and Denny Way.

**Who we are working with + approvals:** SDOT traffic operations (60% SIP).

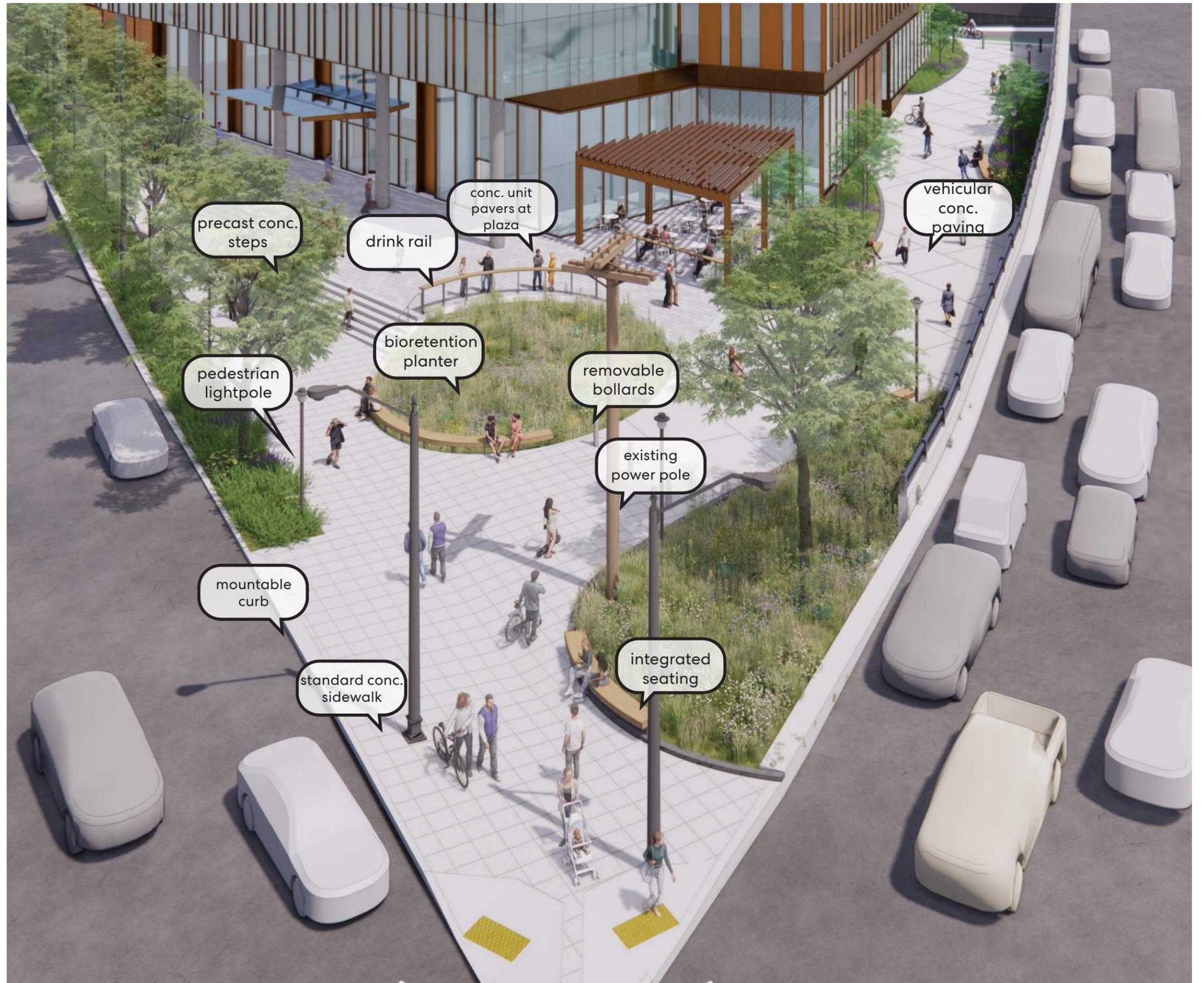
**Metrics:** 629sf of new sidewalk and planting, 2 curb ramps, 2 companion curb ramps, new crosswalk striping.



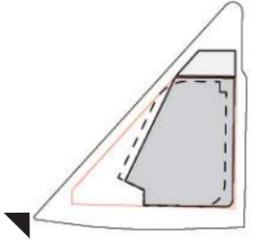
# Stewart & Denny - existing



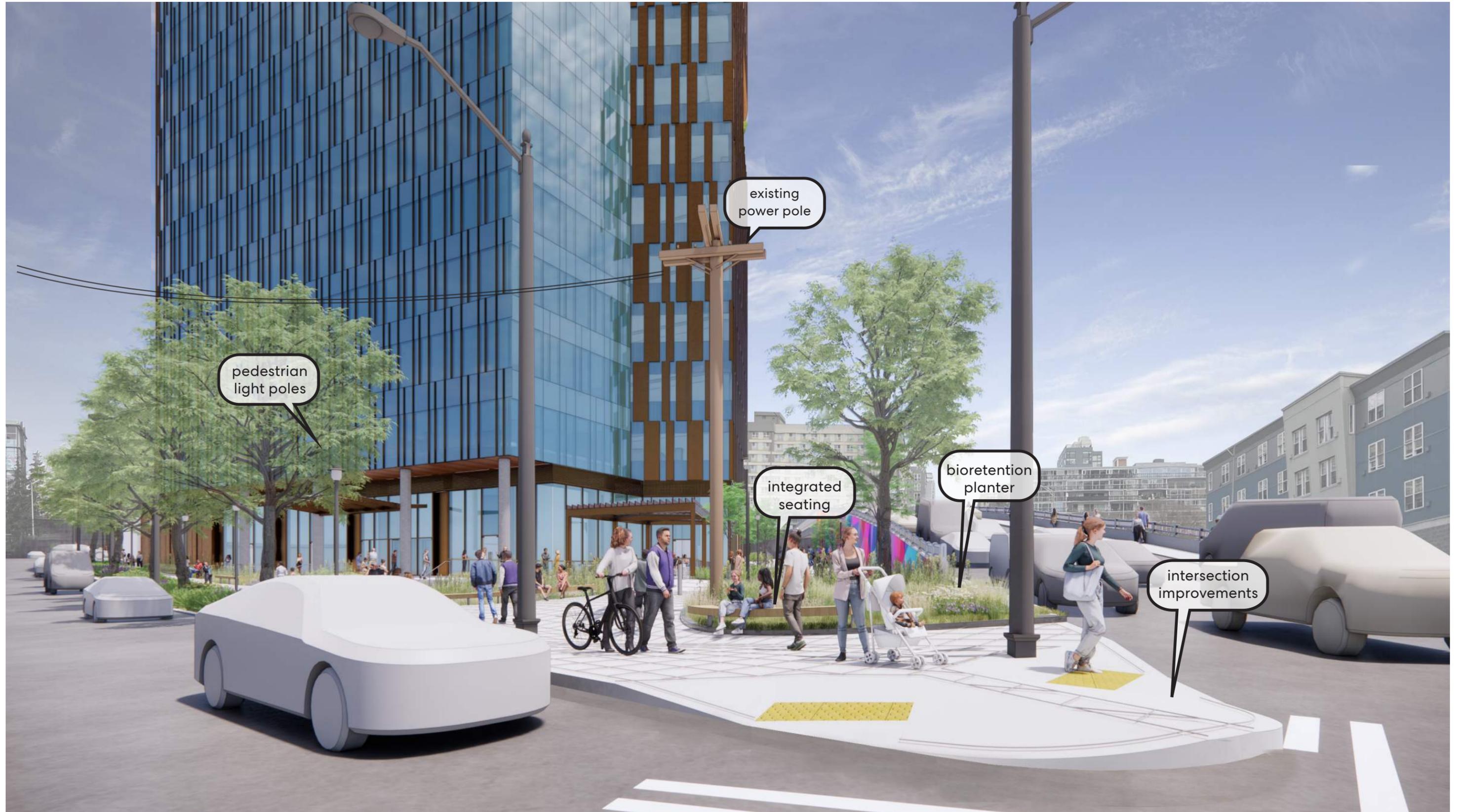
# Stewart & Denny - proposed



# Stewart & Denny - existing



# Stewart & Denny - proposed

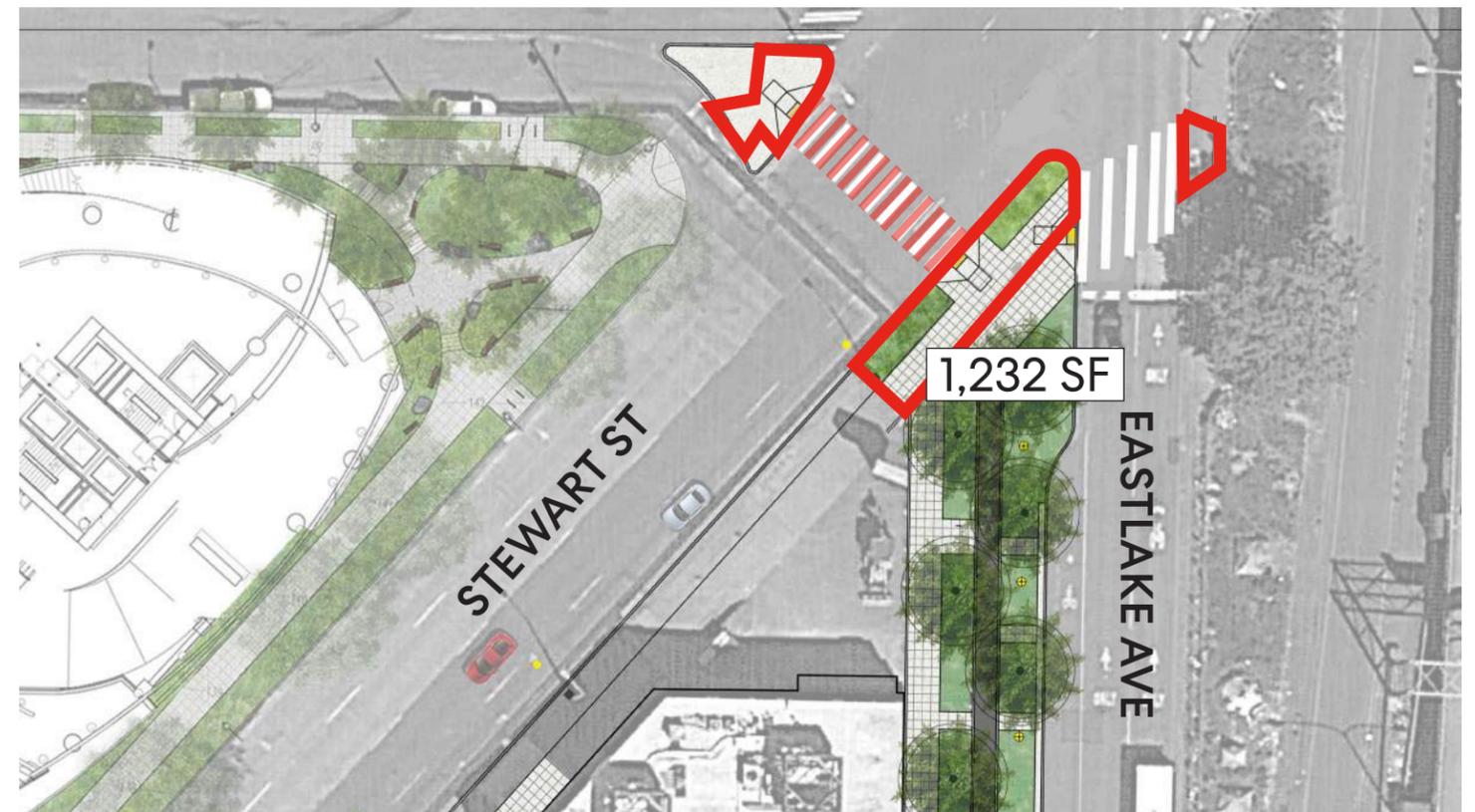
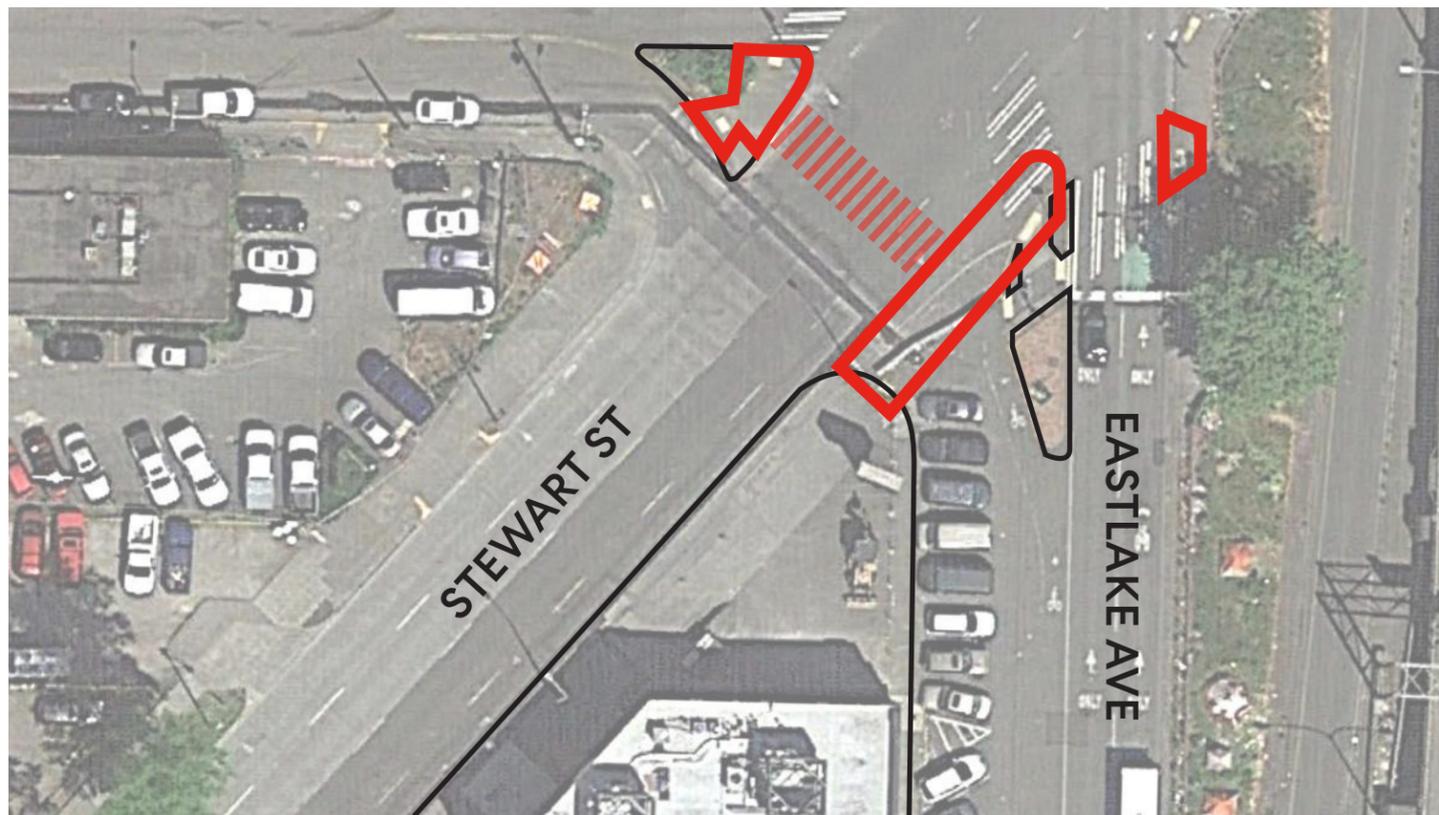


## ② pedestrian crossing at Stewart & Eastlake

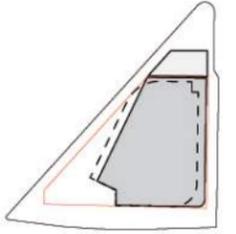
**Description:** Conversion of existing roadway into sidewalk and curb ramps to create area for pedestrians waiting to safely cross Stewart or Eastlake.

**Who we are working with + approvals:** SDOT traffic operations (60% SIP).

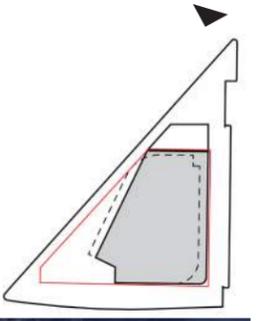
**Metrics:** 1,232sf of new sidewalk and planting, 2 curb ramps, 4 companion curb ramps, new crosswalk striping.



# Stewart and Eastlake - existing



# Stewart and Eastlake - existing



# Stewart and Eastlake - proposed



### ③ Eastlake Avenue ROW enhancements

**Description:** Conversion of existing roadway into additional sidewalk, planting and protected bike lane.

**Who we are working with + approvals:** SDOT traffic operations, urban forestry and bike master plan team (60% SIP).

**Metrics:** 8,509sf of sidewalk, plantings and bike lane, (4,080sf offsite), double allee of conifer trees, furnishings, and pedestrian light poles.



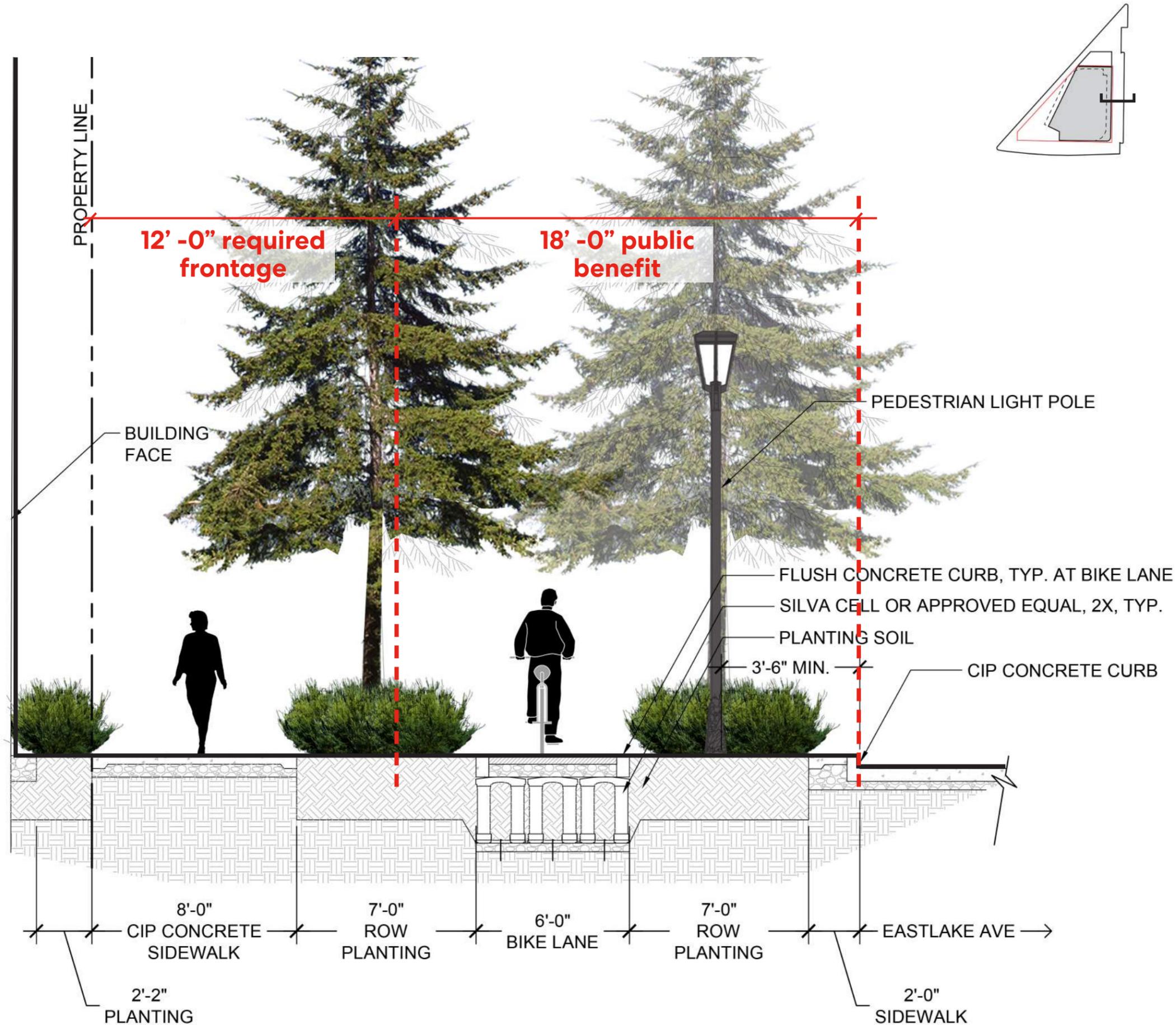
# Eastlake Avenue - section

**SDC Comment:**

Ensure that the relationship between planting areas and needed infrastructure (lighting, drainage, etc.) along Eastlake are studied and refined to address long-term viability of the spaces

**Response:**

The proposed improvements along Eastlake Ave have been approved by the SDOT SIP team including tree spacing and type, lighting, and furnishings and their relations to the curbs, facade and building access and driveways.



# Eastlake Avenue - context

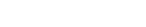
## SDC Comment:

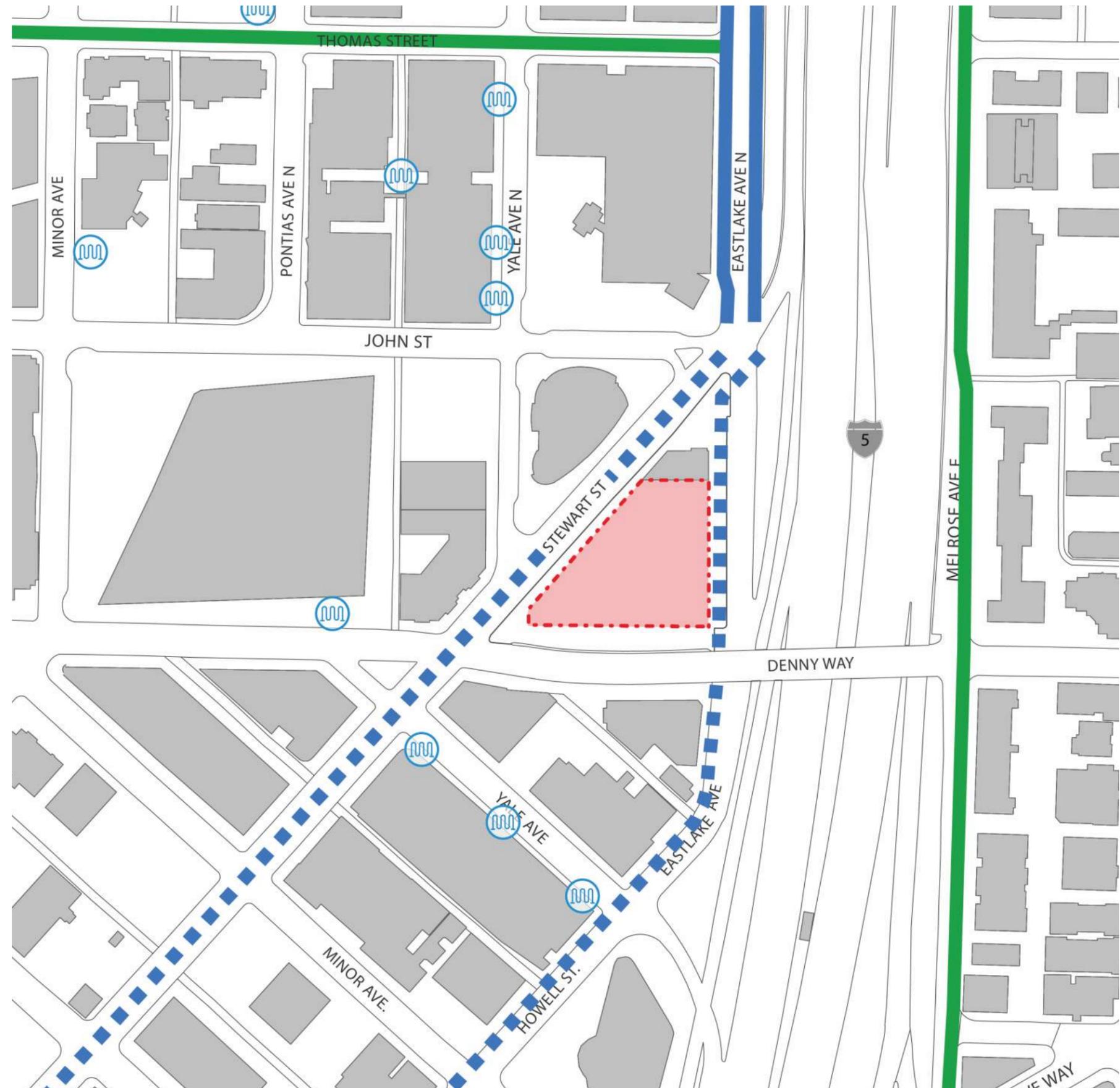
Whether the proposed Eastlake Ave E bike lane is one or two way and its relationship to the Seattle Bike Master Plan

## Response:

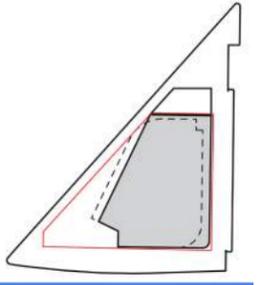
Proposed protected bike lane is 1-way north and forms a future couplet with Stewart St South, shown below. Project coordinated with Seattle Bike Master Plan and planned King County bike facility to the north on Eastlake.

## LEGEND

-  site
-  King County bike facility (planned)
-  City of Seattle bike facility (planned)
-  Greenway
-  existing bike rack



# Eastlake Avenue - existing (looking north)



# Eastlake Avenue - proposed (looking north)



# Eastlake Avenue frontages



# Eastlake Avenue Frontages

## SDC Comment:

Memorialize the history of cultural facilities at the site in the perforated panels along Eastlake Ave E or in the walls intended for artistic expressions on lower Denny Way

## Response:

Perforated panel imagery is related to but not part of the Eastlake ROW public benefit. The perforated panel imagery will not duplicate what the artistic endeavor is already doing – we are still looking at the tree motif as a way to reinforce the treed pedestrian and cyclist experience, which is the public benefit.



# Eastlake Avenue Frontages

## SDC Comment:

The size and scale of the proposed Eastlake Ave E building screening and its relationship to passing pedestrians

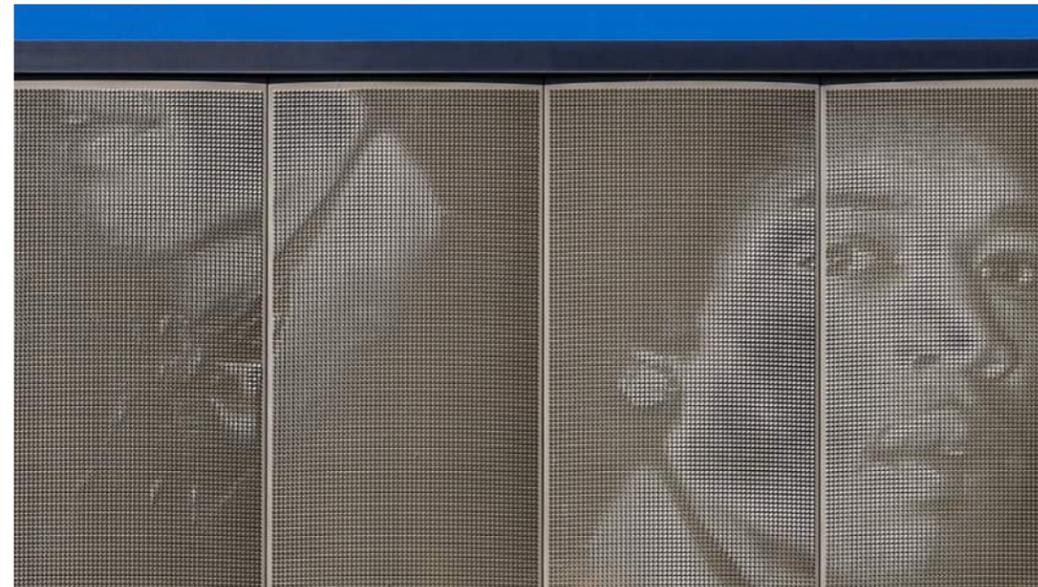
## Response:

The product projects an image using partial circular perforations at different angles. Two precedents – one in Seattle and one across the border in Vancouver, Canada; shown from close up and from a distance to help illustrate the legibility of the final product.

Ombrae Product Diameter  
0.5" or 1"



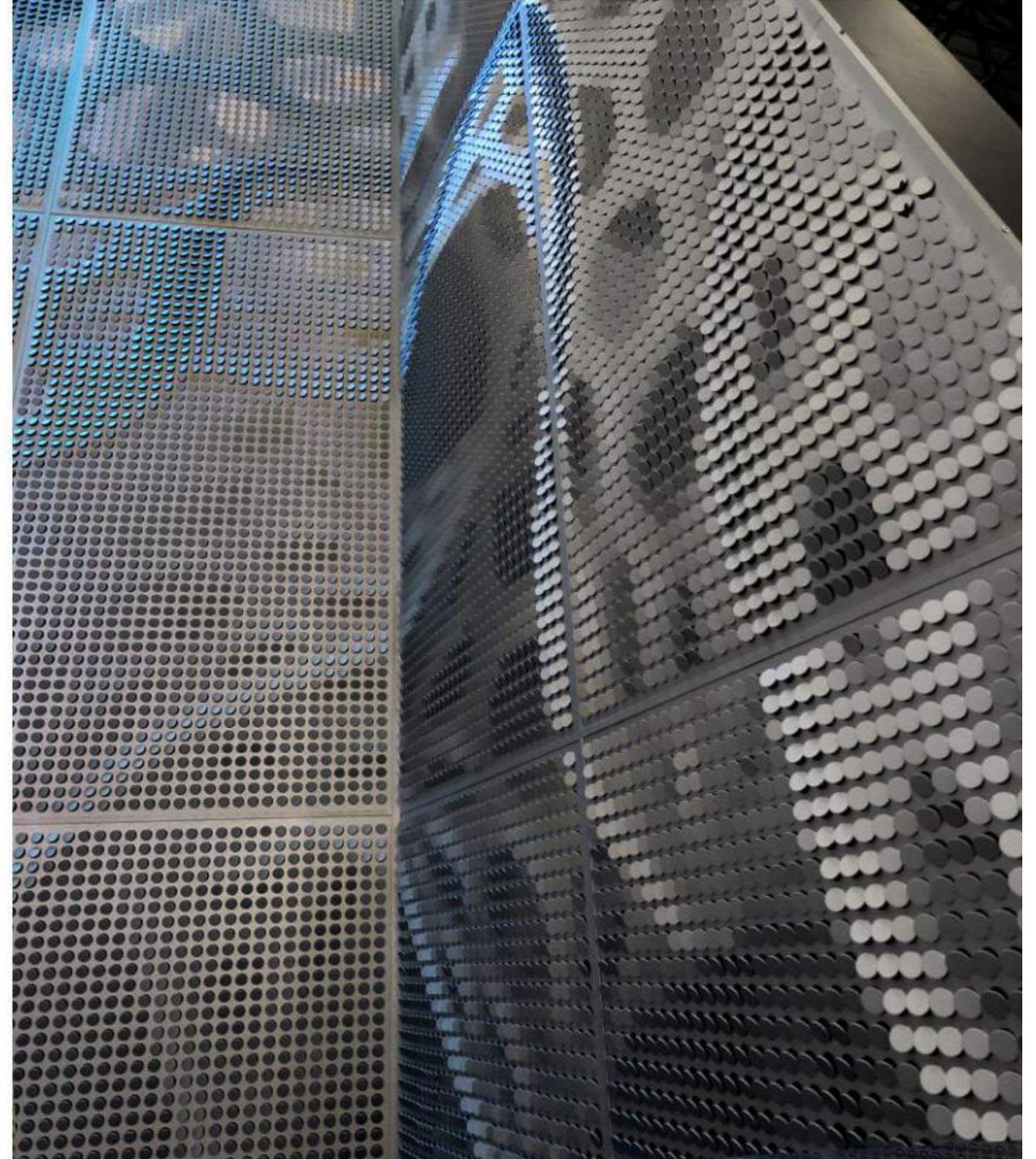
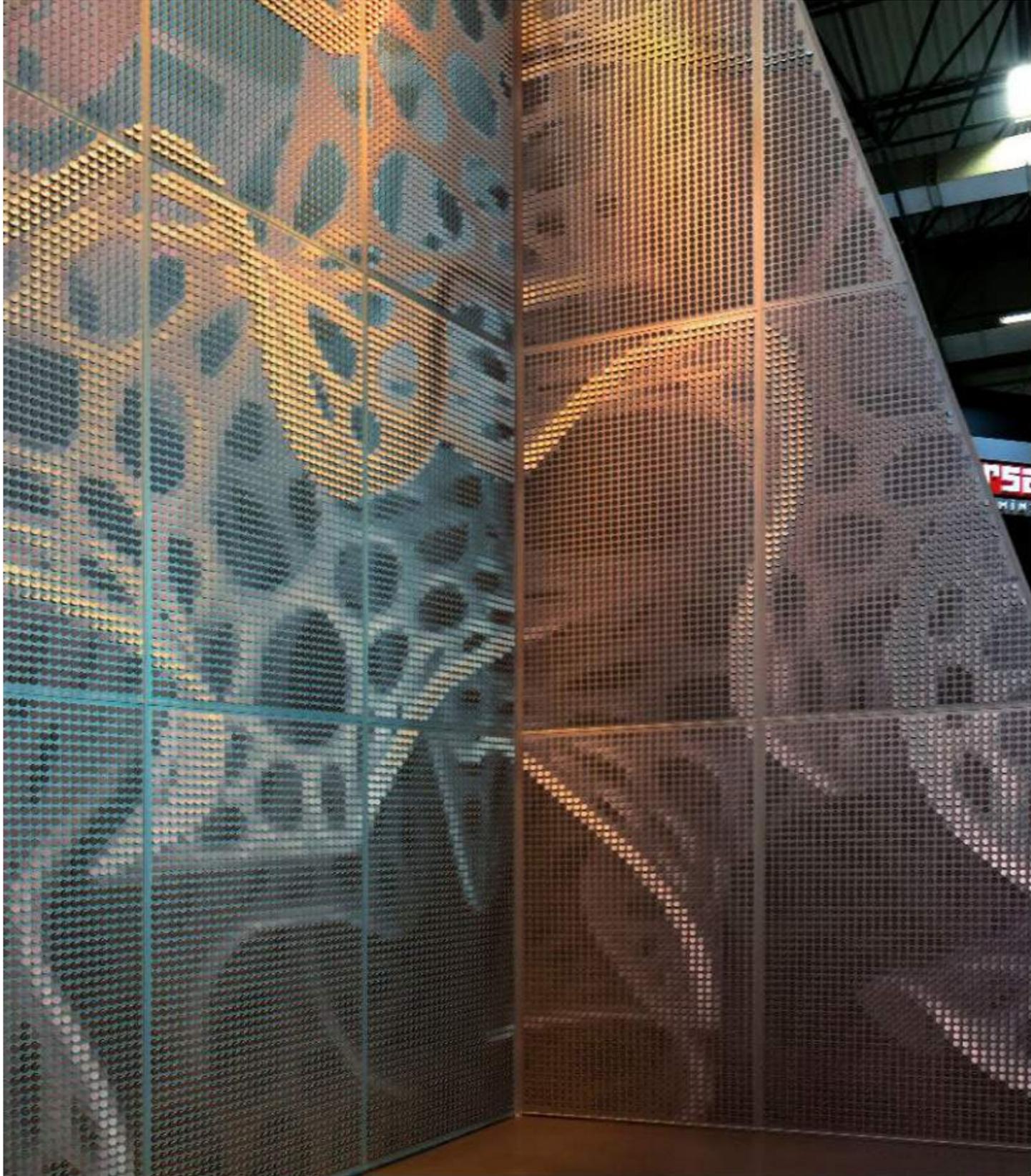
Judkins Park Station  
Seattle, WA



Mountain Equipment Co-op  
Vancouver, BC



# Eastlake Avenue Frontages



## ④ wayfinding signage

**Description:** Contribution to the Seamless Seattle Wayfinding for new signage near project site as determined by SDOT.

**Who we are working with + approvals:** SDOT urban design and signage lead.

**Metrics:** Three signs, type and final location to be determined by SDOT who will implement the signs.

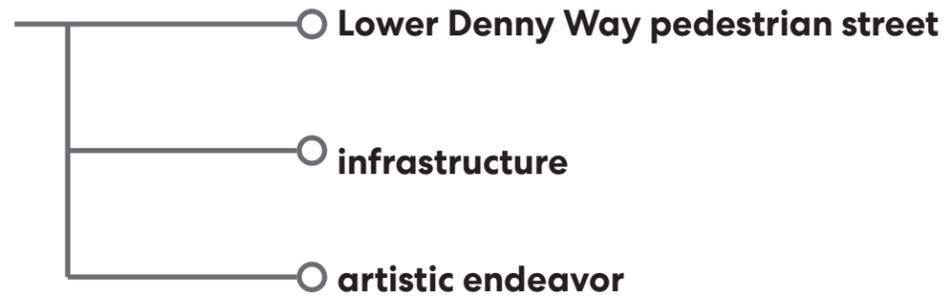


**SDC Comments**

**Public Benefits**

# Lower Denny

**Public Benefit Matrix**



# 03.

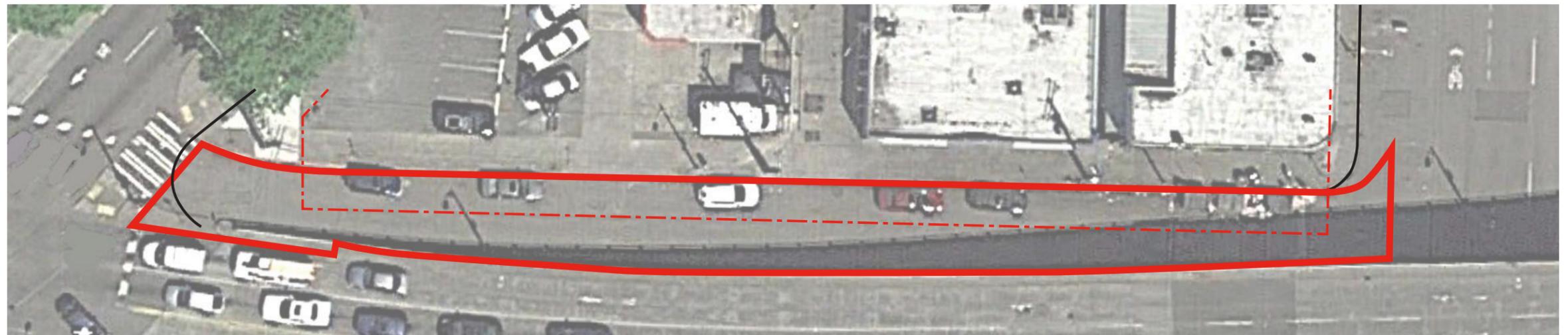
## ⑤ ⑥ Lower Denny Way pedestrian street

**Description:** Conversion of Lower Denny Way right-of-way into a pedestrian street with restricted access to emergency and maintenance vehicles only.

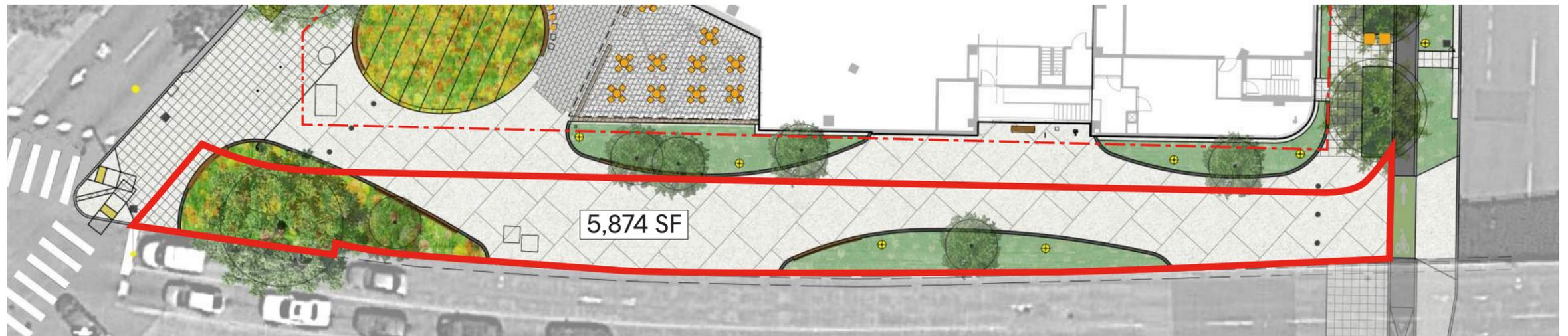
**Who we are working with + approvals:** 60% SIP approval moving to 90% SIP.

**Metrics:** 5,874sf of new sidewalk and planting area, 7 pedestrian scale light fixtures, power outlets for event use, 18lf seating, removable bollards at each end of street.

Existing conditions



60% SIP  
Revised Design



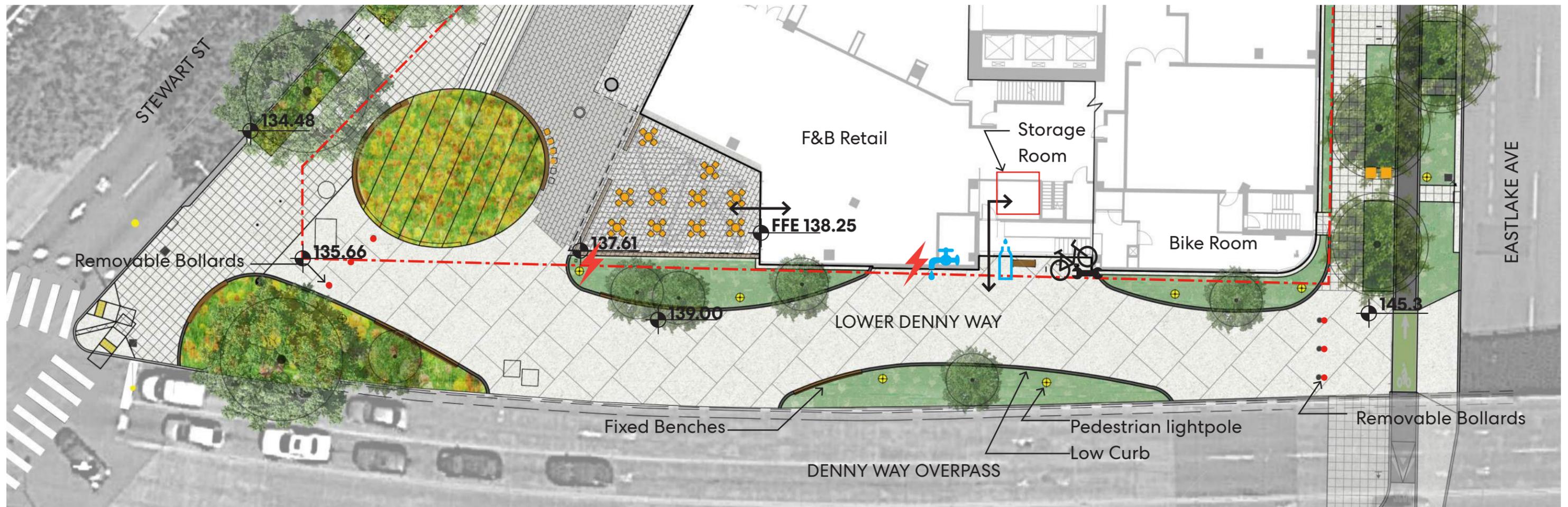
# Lower Denny Concept Plan

## SDC Comments:

- Be clear in the proposal that vehicular access along Lower Denny Way will remain.
- Be explicit with future restaurant tenants that food trucks will be allowed in Lower Denny Way.
- Confirm where food trucks are allowed in Lower Denny Way

## Response:

- Lower Denny Way will be closed to daily vehicular access. Temporary access is anticipated for: SDOT maintenance vehicles, emergency vehicles, building facade maintenance equipment and permitted street use events including food trucks.
- Food trucks will be coordinated with project retail tenants.



## What we are providing:

### ROW improvements

- Lighting: pedestrian lightpoles
- Hardscape: CIP concrete paving, sandblast with sawcut joints; CIP concrete curbs at planting
- Planting: evergreen & perennial shrubs & trees
- Fixed furnishings: benches and bike racks
- Removable bollards

### Private Infrastructure for Public Use

- Potable water hook up (1 location)
- Power hook up (2 locations)
- Storage room access
- Maintenance of hardscape and planting
- Trash removal and cleaning

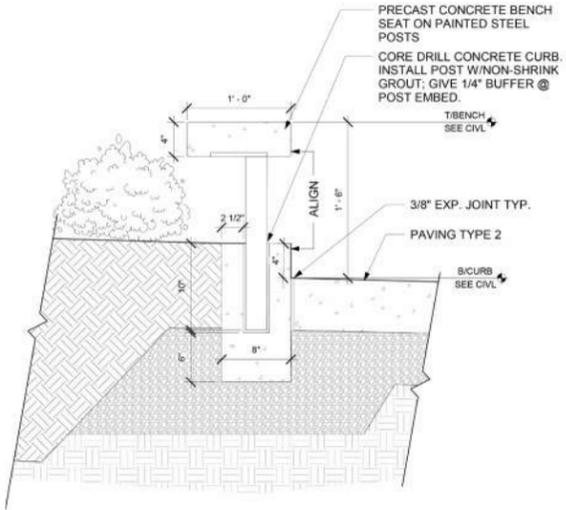
## What we are not providing:

- Programming
- Permitting (responsibility of the user)
- Lighting maintenance (provided by SDOT)
- Movable furnishings

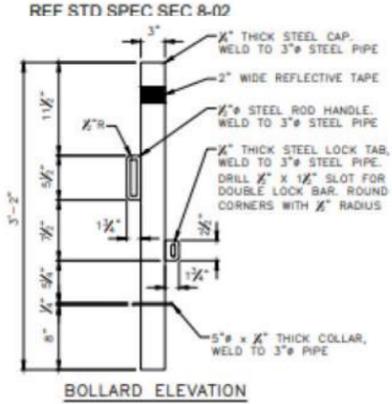
# ROW Improvements: removable bollards, light poles, bike rack, bike fix-it, benches



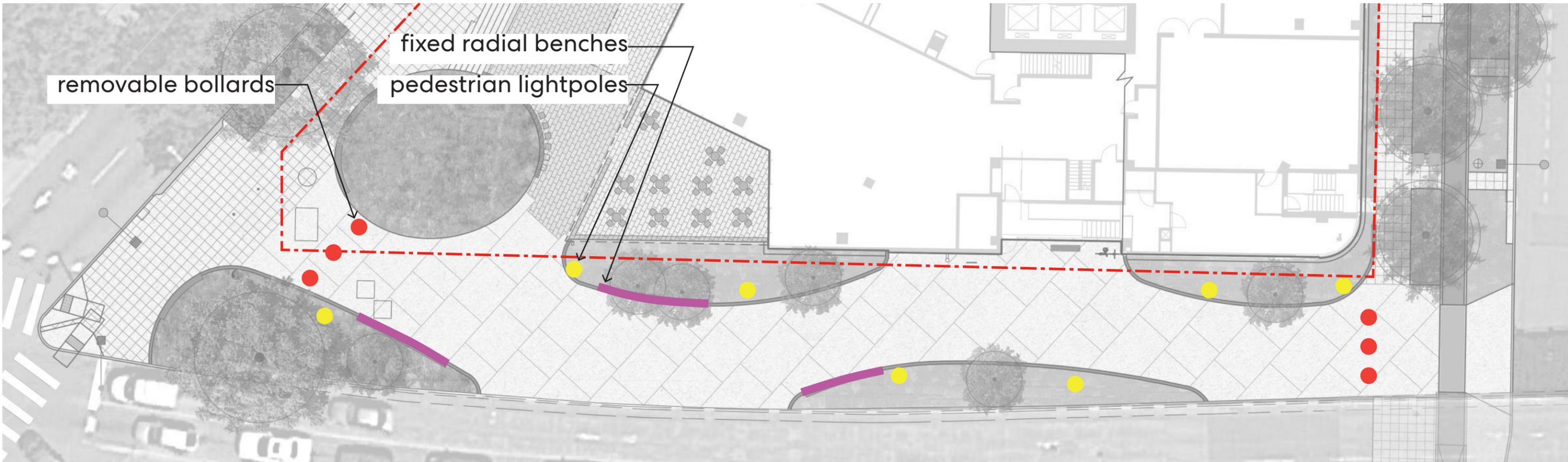
Fixed Radial Bench: custom



Pedestrian Pole Lighting



Removable Bollard



# Private Amenities for Public Use: bike rack, bike fix-it, benches



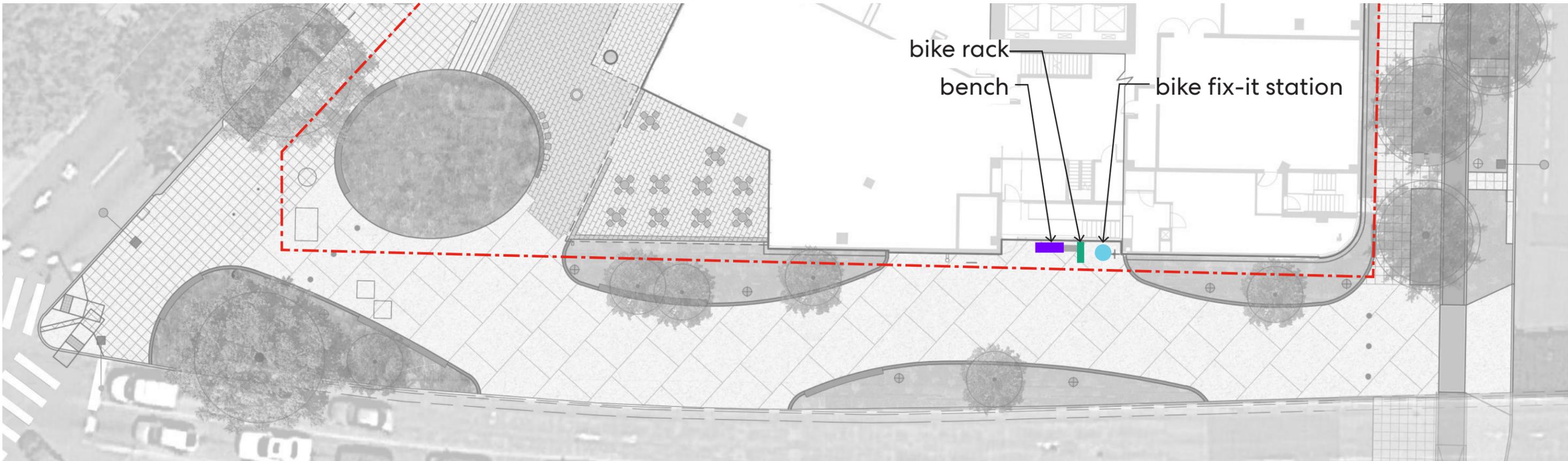
Fixed Bench: Strata Beam Bench by Landscape Forms, 79" length



Bike Racks: Tofino by Sportworks



Bike Fix-it Station



# Private Infrastructure for Public Use: water, power, storage room

**SDC Comment:**  
Consider utility infrastructure (lighting, electrical service, water services, etc.) in Lower Denny way programming plan and how it supports planned or potential

**Response:**  
Electrical service, water services, a bottle filling station and storage room are provided to support programming of the space.



power pedestal



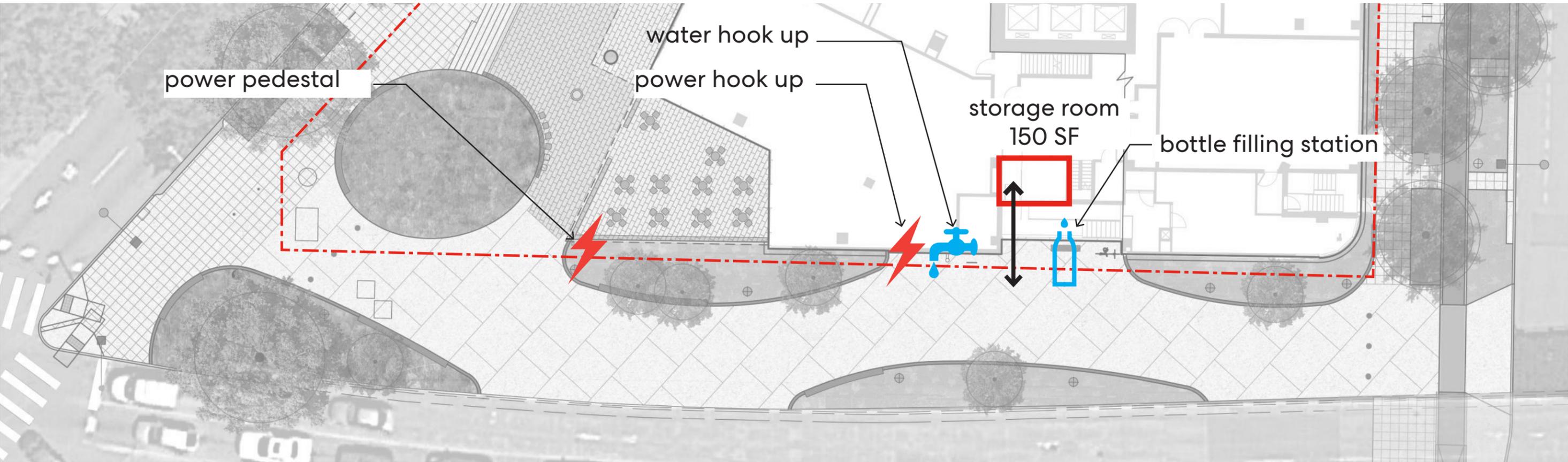
lockable water hook up



lockable power hook up



bottle filling station



# Material Palette: planting and hardscape



Concrete Paving, Integral Color, Saw-cut Joints, Sandblast Finish



Concrete Curb, integral color, 4" height x 8" width



Lower Denny Way Street Sign



Stewart Street Tree  
*Liquidambar styraciflua* 'Happidaze'

## Eastlake Ave & Denny Way Mix

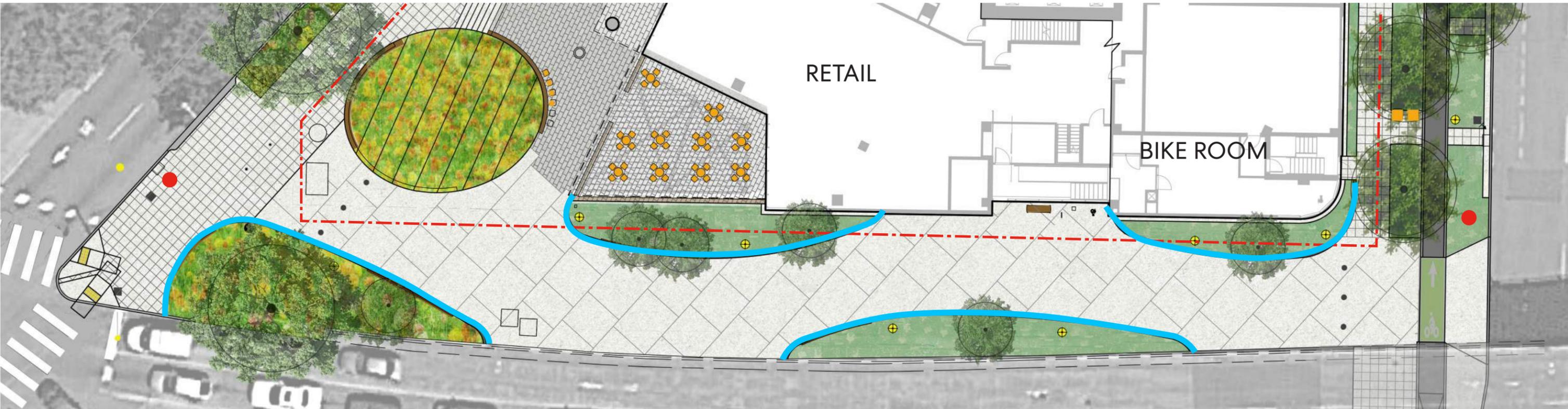


*Polystichum munitum*   *Vaccinium ovatum*   *Mahonia nervosa*   *Geum* 'Totally Tangerine'   *Epimedium* 'Thunderbolt'   *Lonicera pileata*

## Bioretention Planting Mix (partial list)



*Deschampsia cespitosa*   *Myrica gale*   *Artemisia douglasiana*   *Eriophyllum lanatum*   *Zauschneria* 'Bowman's Hybrid'   *Anaphalis margaritacea* Hybrid



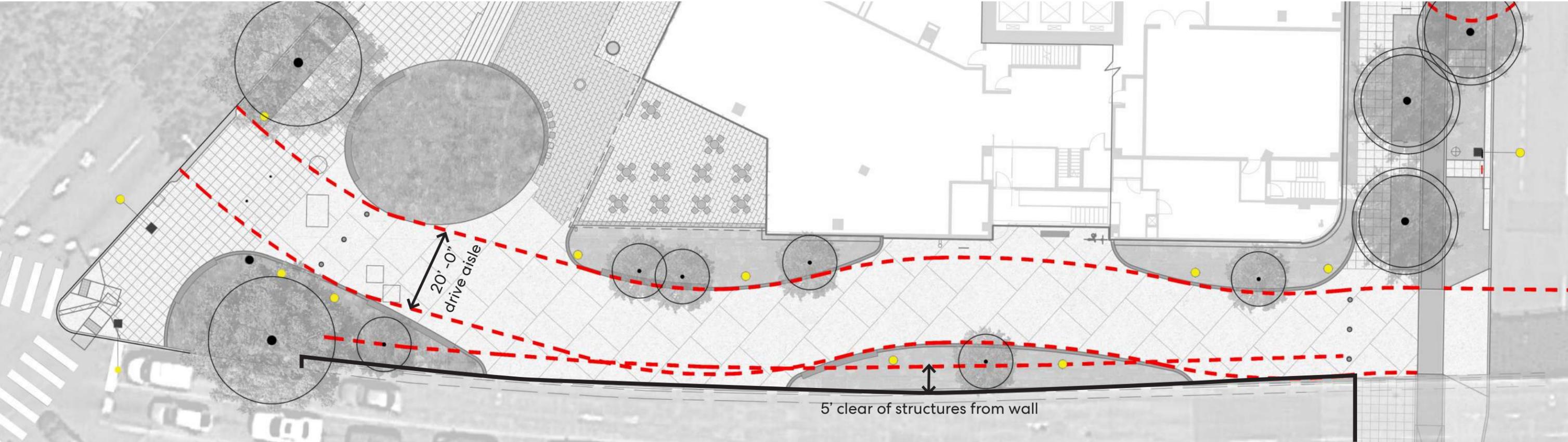
# Visual & Physical Access to Bridge Wall Structure

**SDC Comments:**

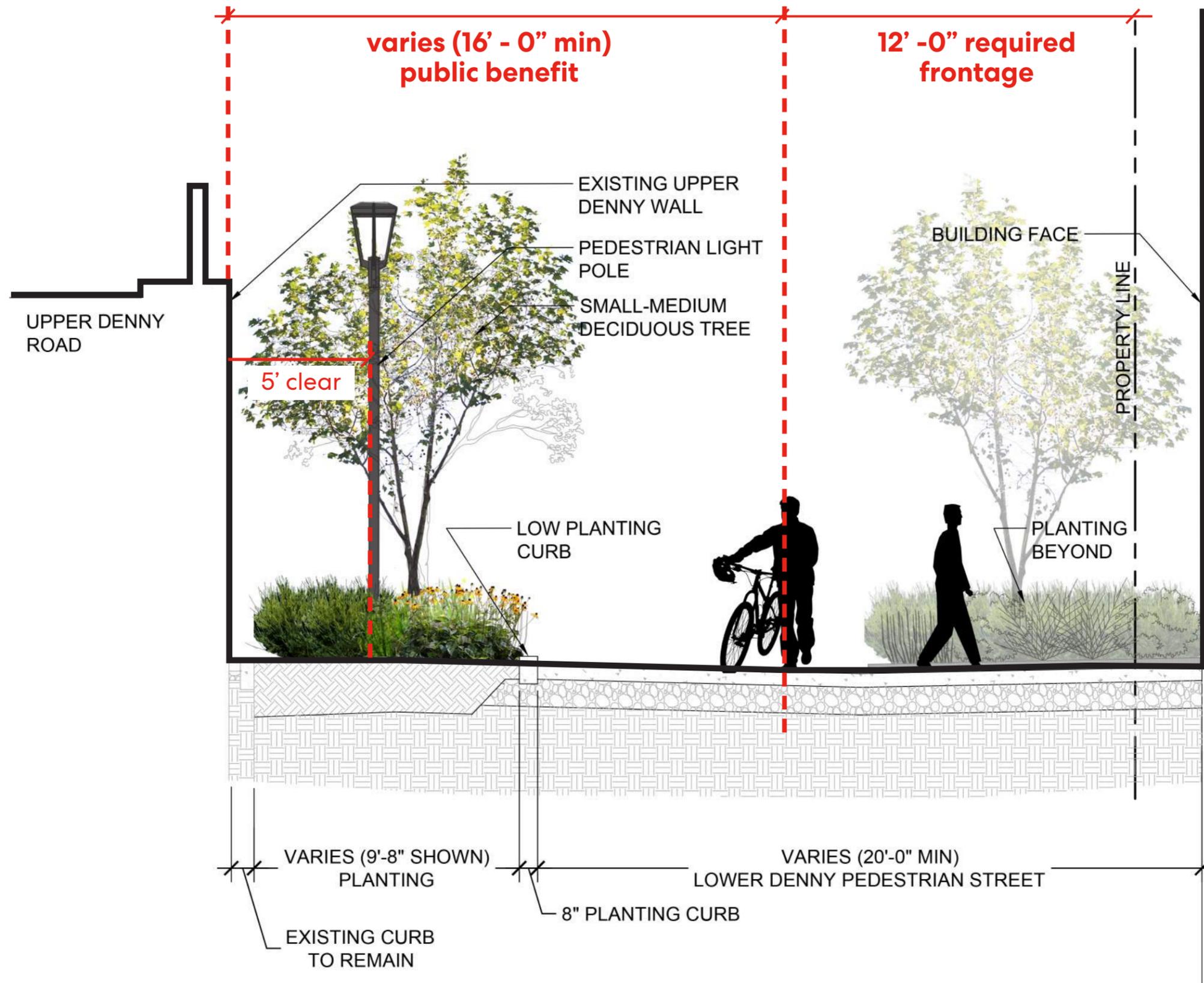
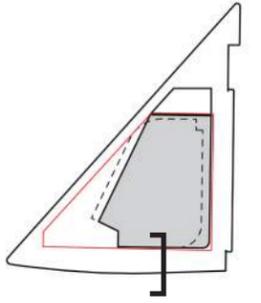
Refine landscape design along Lower Denny Way to make sure that the long-term visual and physical public access to the wall structures supporting Denny Way is maintained

**Response:**

Visual and physical access have been coordinated with SDOT through the SIP process. Visual access has also been considered with placement of trees and tall plantings.



# Lower Denny Way section



# Operations & Management Guidelines

The operations and maintenance guidelines pertain to the private infrastructure available for public use and maintenance of the lower Denny Way right-of-way (ROW) frontage. The area consists of planting, hardscape, water, power and a storage room. Installation is anticipated to be completed in Q4 2025. It is assumed that SDOT will maintain lighting in the ROW.

## Public Access to Private Infrastructure

A **Dedicated Employee will be accessible to public enquiries and use of infrastructure**. Contact information for the dedicated employee (phone and email) will be shared via a sign placed on site at a publicly visible location and through a website by the owner. A physical plan will be prepared showing the location of the R/W improvements, power, water, storage room. License and Indemnity Agreement – document describing terms of use, access and

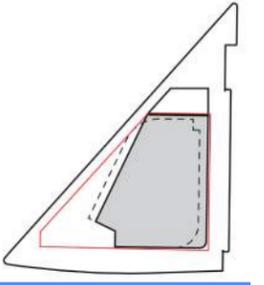
- **Storage room:** accessible from lower Denny through exterior door. The dedicated employee will provide temporary access key to the user to access the room. The room is approximately 150sf. Equipment may be stored in the room per the License and Indemnity Agreement.
- **Potable Water:** Accessible from lower Denny at one location. A key will be provided to the user per the License and Indemnity Agreement.
- **Power:** Accessible from lower Denny at two locations. A key will be provided to the user per the License and Indemnity Agreement.
- **Removable Bollards:** removable bollards are located at each end of the street. A key will be provided to the user per the License and Indemnity Agreement.

# Operations & Management

## Maintenance

- **Storage Room:** the storage room will be kept clean and orderly. Upon agreement with the owner, equipment and supplies may be stored in the room for an approved length of time.
- **Power and Water:** assessed annually to confirm they are functioning properly and if mechanical maintenance is required.
- **Hardscape:** The hardscape elements within the ROW will be maintained by the owner. Elements and features include CIP concrete paving, curbs, drainage, trash and recycling receptacles, and site furnishings such as benches.
- **Planting and Irrigation:** health, soil moisture and damage to plants and property will be monitored on each visit and take proactive action to correct any observed issues. Irrigation systems will be maintained in good operable condition and part replacement as needed to maintain the system.
- **Furnishings:** Site furnishings are made with high-quality materials and are designed to weather naturally. Furnishings will be maintained and kept in working order as required to serve their intent and function. If damage occurs, parts or units will be replaced as required with in-kind products. General wear will occur from normal use and aging. This wear will be monitored to determine when replacement of parts or units is needed.
- **Trash Removal and Cleaning:** Regular maintenance will include removal of trash and recycling bags from receptacles and replacement with new bags at a frequency required to prevent trash overflow or spillage. Litter will be picked up as required. If furnishings or surfaces become soiled, cleaning will occur on an as-needed basis.

# Lower Denny Way - existing (looking east)



# Lower Denny Way - proposed



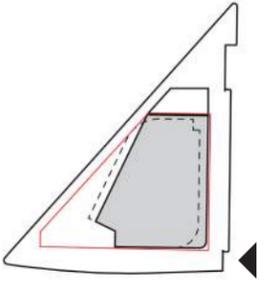
# Lower Denny Way - proposed



# Lower Denny Way - proposed



# Lower Denny Way - existing (looking west)



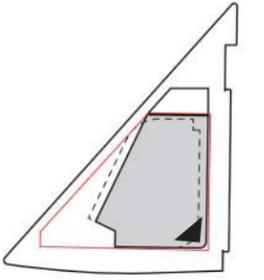
# Lower Denny Way - proposed



# artistic endeavor at Lower Denny Way - proposed (looking west)



# Lower Denny Way - view from bike room



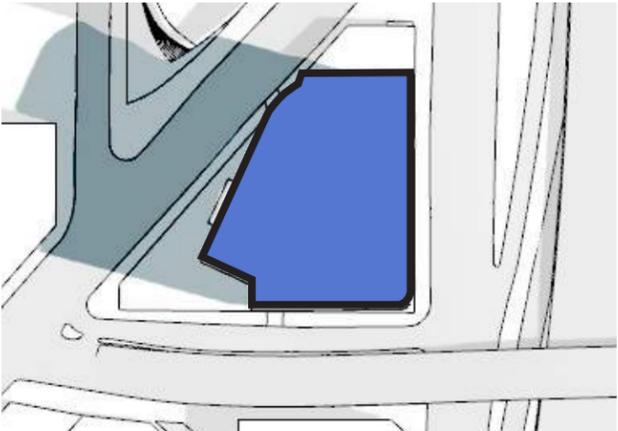
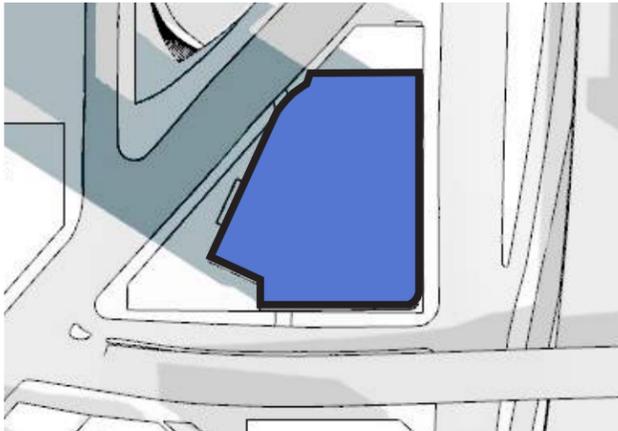
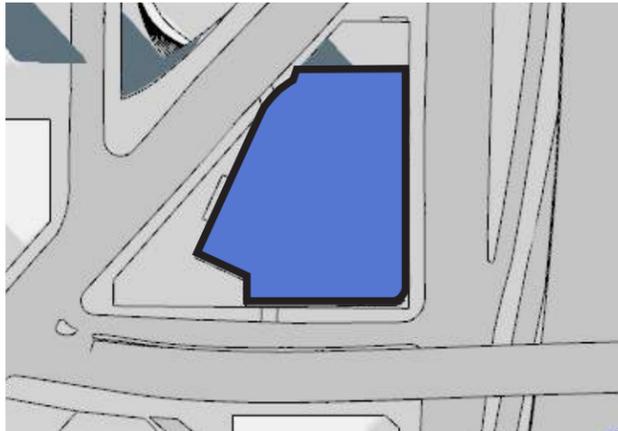
# Lower Denny Way potential uses

Winter Solstice

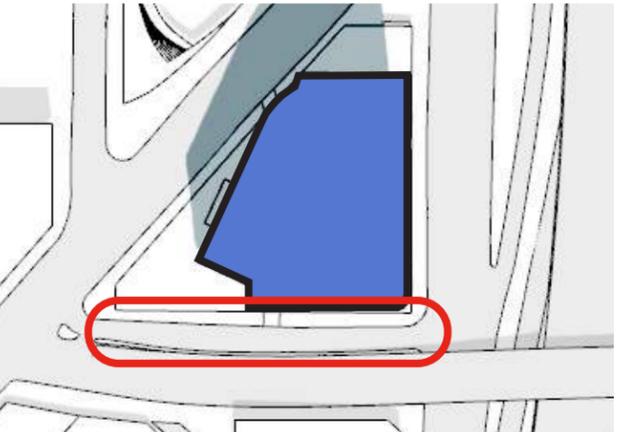
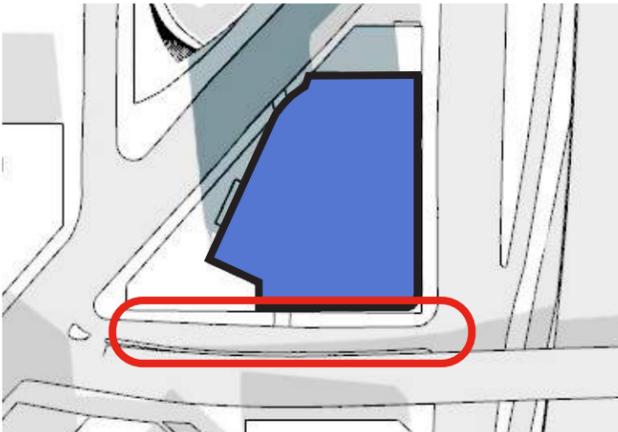
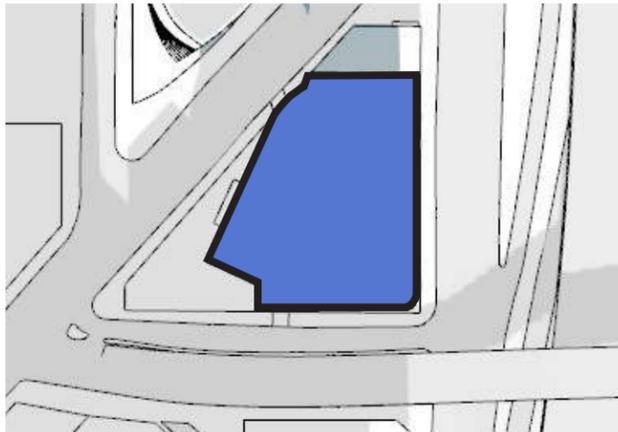
Autumn / Spring Equinox

Summer Solstice

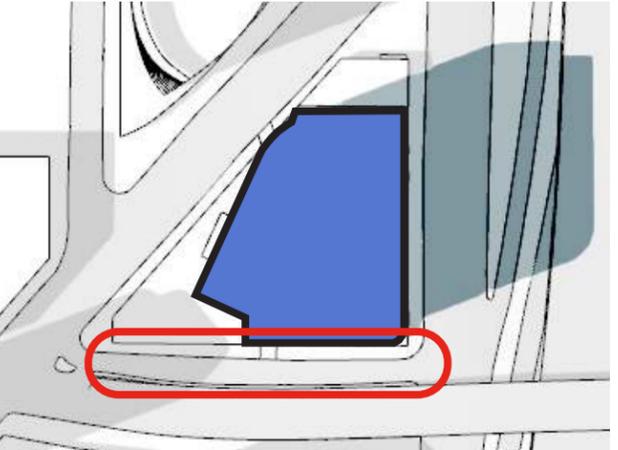
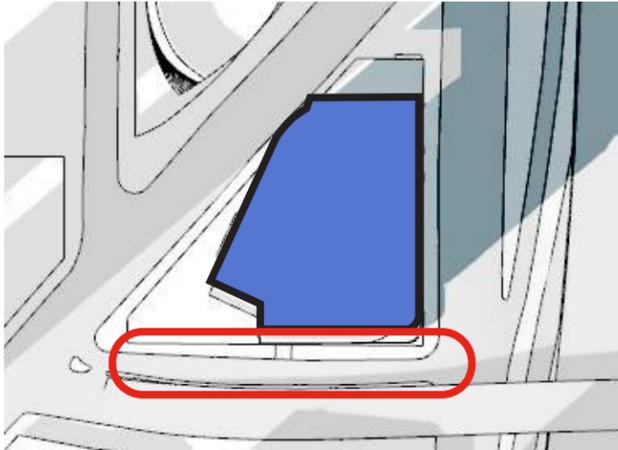
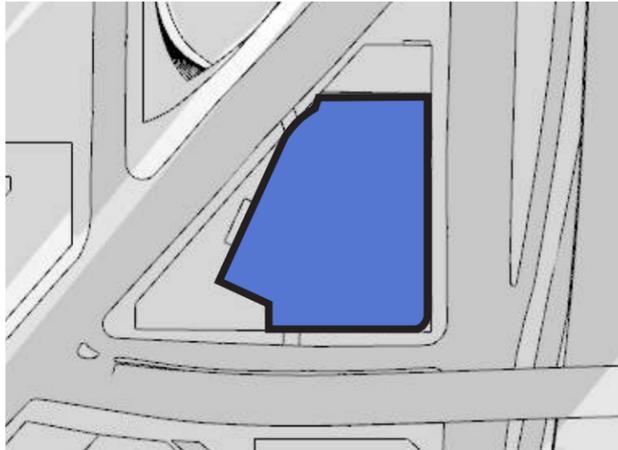
9am



Noon

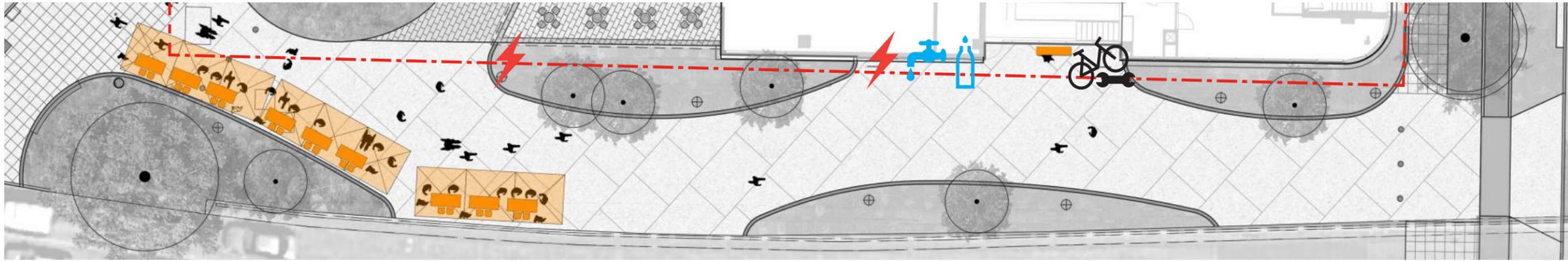


3pm

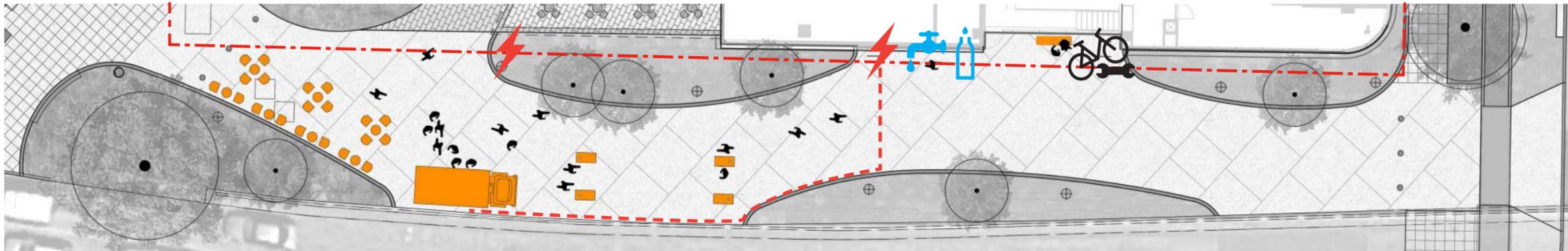


# Lower Denny Way potential uses

CNC Artwalk

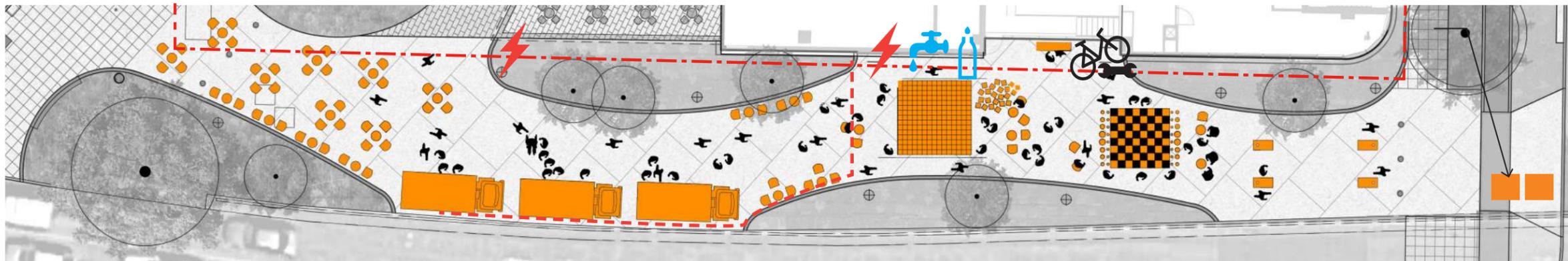


Foodtruck



port-o-potty

Festival



# Potential use: Artwalk



# Potential use: Foodtruck



# Potential use: Festival



## ⑦ artistic endeavor at Denny Way overpass

**Description:** Urban Artworks led artist-designed artistic endeavor as a community paint project to create a unique artistic endeavor on south side of Denny Way overpass. Urban Artworks is a paid consultant to the project team.

**Who we are working with + approvals:** SDOT SIP Team, Bridge Structures and Public Space Management for permitting.

**Metrics:** ~3,200sff of bridge area facing north



# artistic endeavor permitting process

## Public Space Management Permitting Process

- A mural or art graphics in the right of way would require a long-term public amenity use permit with Public Space Management.
- The application should include:
  - + Site plan, including elevation, detail, and manufacturer's specifications, as necessary.
  - + Photo, design, or conceptual image
- As part of this application review Public Space Management will be routing materials to others within SDOT for operational review, and additional coordination with the Seattle Office of Arts and Culture.
- Separate construction staging permits for the impact to the right of way during the installation of any mural may be required.

# Arts & Culture

## SDC Comments:

- Coordinate with Office of Arts and Culture on development of concept for artist-created elements, recruitment and selection of artists, approval of artist concept, design, and installation.

## Response:

Office of Arts & Culture has confirmed that they will not have a role in a privately funded artistic endeavor and not a 1% for ARTS proram.

## RE: 1305 Stewart Bridge Mural



Rockwell, Susanne <Susanne.Rockwell2@seattle.gov>

To Mark Brands

You replied to this message on 10/2/2023 4:49 PM.

Reply Reply All Forward

Mon 10/2/2023 3:25 PM



Hi Mark,  
ARTS has no authority here and does not need to review since this is not funded through the 1% for ARTS program.  
Long-term maintenance is going to be on ongoing issue. ARTS can recommend anti-graffiti coating that that has been marginally successful, but SDOT may already know that. We also hire out to a graffiti removal company for some work.

**Much appreciated,**



**Susanne Rockwell** (*she/her*)  
Public Art Manager | Seattle Office of Arts & Culture  
206.305.6382  
[seattle.gov/arts](http://seattle.gov/arts) | *Making Art Work*



# URBAN ARTWORKS

**Urban ArtWorks is a Seattle-based 501(c)(3) nonprofit organization and our mission is to engage youth, artists, and communities in the creation of public art that inspires connections and honors their voices.**

Since 1995 we have collaborated with thousands of young people and hundreds of artists to bring art to public spaces throughout the Puget Sound Region. Our vision is a world where all people have access to the transformative power of creating public art.

# Artistic Endeavor Budget & Timeline

## Budget

**Phase 1** = \$10,000.00 total + Tax

**Includes:**

- Artist fee: (2) x \$1000.00
- Admin and project management

**Phase 2** = \$190,000 total + Tax

**Includes:**

- Artist fee
- Materials, Supplies, Equipment
- Admin and project management
- Image Transfer/Prep
- Community Engagement & Paint Day
- Production, Touch-ups, & Clean-up

Initial Conservation & Anti-Graffiti  
Coating = \$7,500 + Tax (2023 cost for 4000 sq  
ft- product cost could increase by 2025)

\*Based on standard \$50/sqft pricing

## Timeline

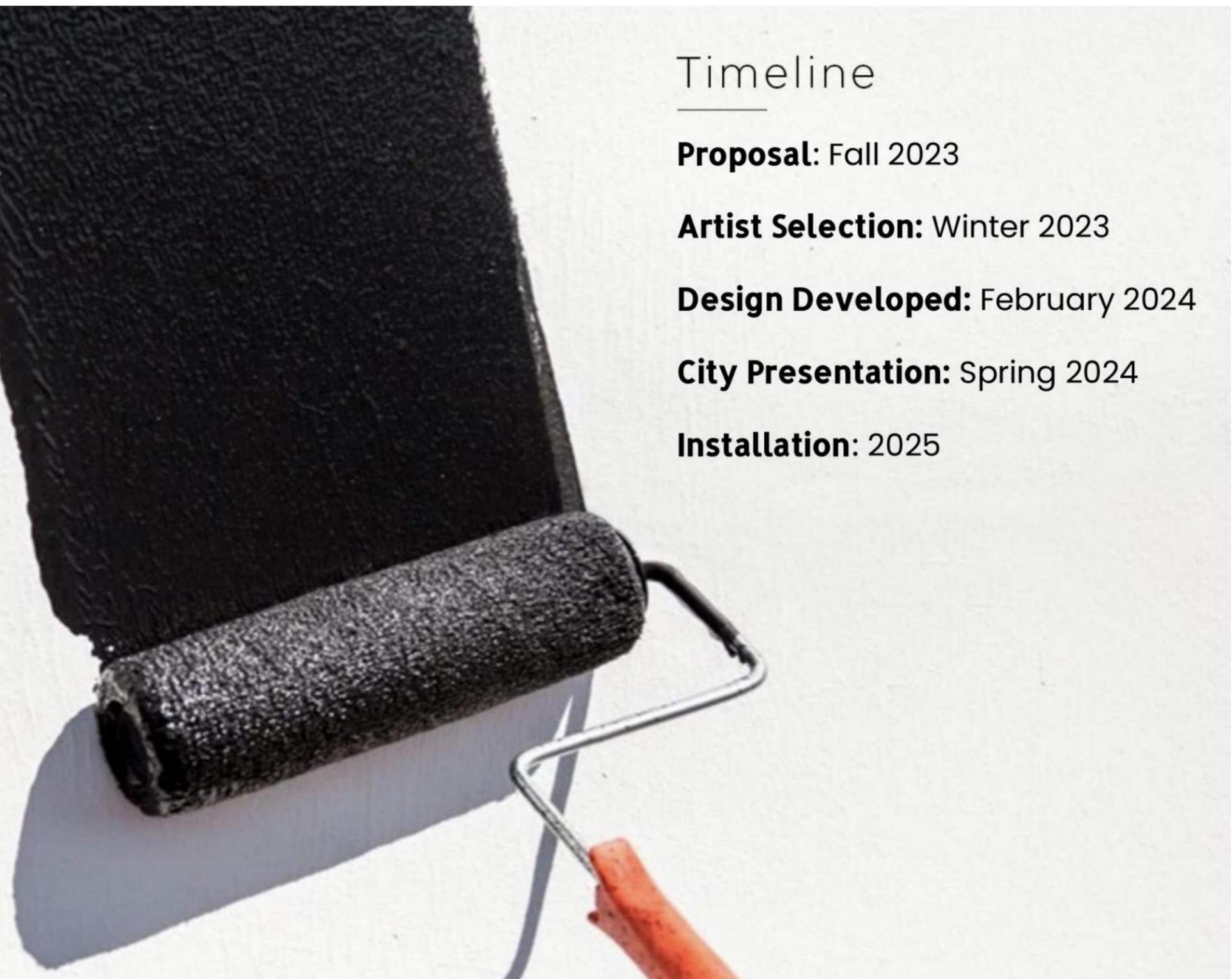
**Proposal:** Fall 2023

**Artist Selection:** Winter 2023

**Design Developed:** February 2024

**City Presentation:** Spring 2024

**Installation:** 2025



# Phase 1: RFQ / RFP & Concept Design

1. **Artistic Endeavor Committee Established:** membership to be (1) Cascade Neighborhood Council; (1) Lutheran Immanuel, (1) YouthCare, (1) Seattle Design Commission, (1) Perkins+Will, (1) PMB, (1) Site Workshop, and (1) Urban Artworks.
3. **Artistic Direction:** UA will guide the Committee through the RFQ and RFP development process, including facilitating discussions to devise site-specific creative direction.
4. **RFQ Draft:** Once the Committee has identified the narrative and vision, UA will craft an RFQ for local artist submissions. The RFQ will request existing examples of the artists' work only. Here is a link to an example of a previous RFQ for reference.
5. **RFQ Review/Approval:** RFQ to be reviewed and approved by the Committee, and distributed by UA among local artist/community networks via channels such as social media and email.
6. **RFQ Responses:** Urban ArtWorks to consolidate and present RFQ responses to the Committee for review.
7. **RFQ Review:** Committee to select (2) artists to participate in next round RFP by developing initial concept proposals
8. **RFP Draft/Distribution:** UA to draft RFP language for Committee review; UA to handle artist outreach, communication and compensation for RFP participation (each artist to receive \$1,000 each)
9. **Artist Selection:** Committee to determine which proposal will be presented for City approval
10. **Presentation:** UA to work with SiteWorkshop to prepare and present artist proposal to the city
11. **Artist Meeting:** UA to facilitate meeting with Selected Artist and Committee to discuss the initial concept and provide direction and feedback to finalize the design.
12. **Design Development:** UA to work with Artist by providing support and guidance throughout the feedback and revision process, which typically includes about two rounds.

## SDC Comments:

Consider three-dimensional approach to artistic features  
Consider relationship of artistic endeavor to public realm

## Response:

RFQ will take SDC concept comments into consideration.

**URBAN  
ARTWORKS**

## Phase 2: Community Engagement and Implementation

1. **Production Planning:** Once the design has been finalized, UA will support Artist in making sure that all necessary materials and supplies are procured, including but not limited to, paint, brushes, tarps, buckets, rollers, roller-trays, ladders, rags, gloves, etc.
2. **Wall Prep:** Wall to be cleaned/power-washed prior to production (outside UA's scope); once surface is clean and ready for painting, UA to assist with transferring the design onto the wall in preparation for painting it.
3. **Community Engagement:** UA to create a sign-up sheet that explains the project and allows volunteers and community members to sign-up to participate in the painting of the artistic endeavor. Here is an example of a sign-up link. Artistic Endeavor Committee to review/approve sign-up link and UA to work with SiteWorkshop help distribute the sign-up among their selected community of Stakeholders.
4. **Community Paint Days:** UA to plan, organize and lead up to (2) Community Paint Day Events during which UA Staff will be present to greet participants, share about the project, demonstrate painting techniques, and provide overall support for both the success of the event and the painting of the artistic endeavor.
5. **Touch-ups and Completion:** after the Paint Days, UA will oversee the remainder of production, including final touch-ups and clean-up, and ensure that the artistic endeavor is painted to both the Artist's and Committee's expectations.

# Project Example: Museum of Flight



Photo of finished mural



Community participants during a Community Paint Event

Urban ArtWorks was commissioned by The Museum of Flight to create a community-based mural as part of their Art + Flight exhibit. UA lead design, development, project management, production and volunteer engagement for a community event in July, 2023. The mural is designed by local artist Esmeralda Vasquez and produced by approximately 200 participants.

# Project Example: Windermere



Photo of finished mural



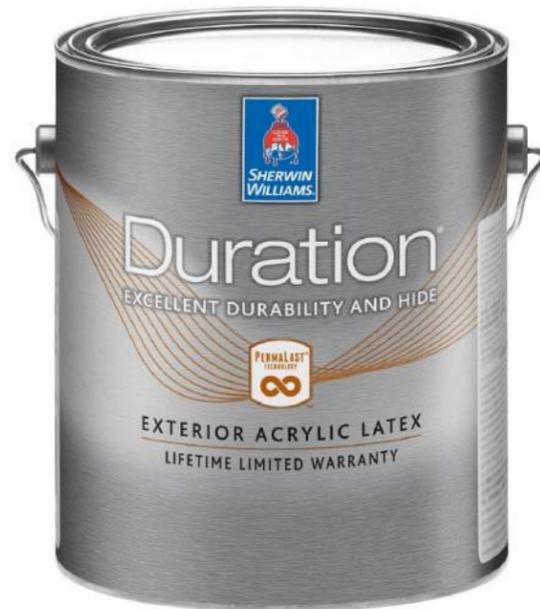
Artist, Gretchen Leggitt, painting alongside community volunteers

Urban ArtWorks was commissioned by Windermere Real Estate in partnership with PB& Marketing to lead design, production and volunteer engagement for a community driven mural to support Windermere's More Than Just a Home campaign. The mural was designed by Gretchen Leggitt and produced by over 60 volunteer during Community Paint Day, July, 2022.



# Paint

*The artwork at 1305 Stewart is intended to be a permanent installation, lasting at least 50 years. It will be painted with Sherwin Williams' Duration, which is their highest quality exterior acrylic latex paint. It can be applied to multiple surfaces and typically lasts for 8-10 years on its own.*



**Duration** is Sherwin Williams' premier paint.

It is formulated with PermaLast® technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration is a self-priming exterior acrylic latex and provides a mildew-resistance coating.

It requires just one coat for repaints and two coats for new work so exterior jobs get done fast.

- Excellent durability and hide.
- Excellent protection from cracking, peeling and blistering
- Self-priming – use one coat for repaints and two coats for unpainted surfaces.
- Low temperature application down to 35° F.
- Available in flat, satin, gloss, and Low Lustre
- Backed by a lifetime limited warranty.

# Maintenance



For graffiti protection, a sacrificial\* layer of **World's Best Graffiti Coating (WBGC)** will be applied over the MuralShield which allows for the non-damaging removal of graffiti vandalism. WBGC can be applied with a tight roller or brush.

**MuralShield™** is a conservation grade coating that works as a consolidating protective barrier strengthening paint binders and adhesion. It protects against environmental damage caused by weather, UV sunlight, cleaning chemicals, pollutants, and water damage. Mural Shield is applied with a sprayer.



To provide **50-year plus lifespan** of the mural and to facilitate **regular maintenance**, two additional **biodegradable, conservation-grade products**—[MuralShield™](#) and [World's Best Graffiti Coating \(WBGC\)](#)—will be applied on top of the Latex Paint coat.

This method of using both coatings together is designed to comply with conservation standards to preserve and protect public art vulnerable to vandalism and environmental wear and to ultimately ensure there will not be a need to repaint the mural.



*\*Sacrificial means the layer can be washed off or removed (sacrificed) and re-applied.*

*\*Non-sacrificial means the layer is permanent, e.g. it cannot be "sacrificed" by power-washing or standard cleaning*

# Maintenance

## SDC Comments:

Ensure that any artwork, including murals or other elements, has dedicated funding and a written process for maintenance and repairs for the life of the project

### Day-to-day maintenance

If the mural is vandalized with large tags, the graffiti can be removed with a hot power wash, or the product [Heritage Graffiti Remover](#) can be applied, the area scrubbed, and then removed with a cold power wash. Smaller tags can be removed with Heritage Graffiti Remover and a brush and bucket of water. Once the graffiti is removed, another layer of WBGC should be applied with a roller or brush.

### Costs

*One gallon of WBGC costs \$70 and provides 260 sq ft of coverage. (For example, one gallon would allow reapplication over a 5 sq ft tag 50 times).*

*One Gallon of Heritage Graffiti Remover costs \$69 and will cover approximately 200 sq ft.*

### Long-term 50-year maintenance

Every 10 – 15 years, all WBGC should be power washed off and a new layer of Mural Shield applied, followed by a new layer of WBGC.

#### Coverage

15 gallons of Mural Shield are needed to cover the 4000 sq ft mural and costs ~ \$1500 for product and ~\$2400 for labor = ~\$3,900 total

12.5 gallons of World's Best Graffiti coating are needed to cover the 4000 sq ft mural and costs approximately \$850 for product and approximately \$2400 for labor = \$3,250

\$350 to cover admin, equipment rental, other supplies

**Total cost of initial application = approximately \$7,500 +tax**

(2023 cost - product cost could increase by 2025)

# Maintenance

If there is ever a desire to remove or change the mural, all World's Best Graffiti Coating should be power washed off. A new mural or plain paint layer could then be added directly on top of the Mural Shield. A new layer of World's Best Graffiti Coating would then need to be added over the new paint layer.

Urban ArtWorks will include maintenance for the first year of the mural. During this period, UA will train the building maintenance staff how to maintain mural when it is tagged. UA will create a long-term maintenance packet that can live with the building owners/maintenance team that will include:

- Original Digital Design
- List of exact paint colors and brand used
- Mural Shield product specs, application, where to purchase
- World's Best Graffiti Coating specs, application, removal, where to purchase
- Heritage Graffiti Remover specs, application, where to purchase

# VARA Waiver



Seattle  
Department of  
Transportation

## VISUAL ARTISTS RIGHTS ACT WAIVER

**Uptown Beautification Initiative, SUPSM0007960**

This Visual Artists Rights Act Waiver (“Waiver”) is given by \_\_\_\_\_ (the “Artist/Author”) for the benefit of the City of Seattle (the “City”). The Artist/Author is the creator of the work of visual art described as [insert here a title and description of the artwork], which is to be installed or located on City-owned property located at [insert description of where it will be installed/placed].

In consideration of the City’s consent to placing the work of visual art on the City’s property, the Artist/Author waives all rights regarding that work of visual art under the Visual Artists Rights Act of 1990, 17 USC Section 106A, as limited by Section 113(d). The Artist/Author acknowledges and agrees that the City cannot be held accountable for any negligent or intentional destruction, distortion, mutilation, or other modification of that work of visual art. In addition, the City may need to remove the artwork for maintenance or construction, or paint out portions of the artwork that are tagged by graffiti.

The City shall not own the copyright of any copyrighted material used for this project. However, the City shall be granted a non-exclusive, irrevocable, unlimited, royalty-free license to use, reproduce, have access to, distribute, or otherwise use for public purpose any creative work produced by the artist or author, notwithstanding the existence of any copyright or trademark designation.

All finished or unfinished documents and material prepared by Recipients with funds provided under this Agreement shall be available for inspection and copying by the City and the public.

Example of SDOT VARA waiver.

VARA waivers protect the City and property owner from any liability associated with future mural removal or destruction.

VARA waivers also provide a royalty-free license to use the artwork for public purpose.

# artistic endeavor from Stewart Street - proposed (looking east)



**SDC Comments**

**Public Benefits**

**Lower Denny**

# **Public Benefit Matrix**

**04.**

# public benefit matrix

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE	ESTIMATED
1 Pedestrian Crossing - Stewart and Denny	New sidewalk areas, curb ramps, crosswalk striping, planting and seating areas to facilitate safe crossing of arterial streets.		Not required	\$89,000
	COS standard sidewalk surfacing	629 SF		
	COS standard curb ramp	4		
	COS standard crosswalk striping	Allowance		
2 Pedestrian Crossing - Stewart and Eastlake	New sidewalk areas, planting, curb ramps, crosswalk striping to facilitate safe crossing of arterial streets.		Not required	\$148,000
	COS standard sidewalk surfacing and planting	1,232 SF		
	COS standard curb ramp	6		
	COS standard crosswalk striping	Allowance		
3 Eastlake Avenue ROW Enhancements	Extension of existing curb to create new space for pedestrian and bikes beyond SIP requirements. Improvements include bike facilities, on-street parking, planting and street trees, street and bike channelization, and pedestrian lighting.		Not required	\$1,579,000
	COS vehicular concrete and sidewalk surfacing, planting, soil, and irrigation	8,509 SF		
	Street trees	9		
	Bike racks	4		
	Pedestrian light poles	8		
	Benches	6		
4 Wayfinding Signage	Monetary contribution to the city's Seamless Seattle Wayfinding program for new signage near project site implemented by SDOT.		Not required	\$75,000
	COS Standard signs and foundations implemented by SDOT	3 signs		

Public benefits will be quantified during the Seattle Design Commission review process. Proposed elements will also be coordinated with code required improvements per MUP and Street Improvement Plan reviews.

# public benefit matrix

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE	ESTIMATED
5 Lower Denny Way Pedestrian Street	Conversion of lower Denny Way to Urban Curbless with restricted access for service and emergency vehicles. Improvements will include new surfacing, drainage, planting and irrigation, lighting, power and site furnishings.		Not Required	\$953,000
	COS vehicular concrete surfacing with specialty scoring, finish and color, planting, soil, and irrigation	5,874 SF		
	Street Trees	8		
	Pedestrian light poles	7		
	Benches	18 LF		
	Removable bollards	6		
6 Private Infrastructure for Public Use	Publicly accessible infrastructure for public use including a storage room, potable water and power for event use and a bottle filling fountain.		Not required	\$80,000
	Storage room - dedicated storage room with direct access to Lower Denny	150 SF		
	Power - wall mounted and pylon sources	2		
	Potable water- wall mounted hydrant	1		
	Bottle filling fountain	1		
7 Artistic Endeavor at Denny Way Overpass	Urban Artworks led project to create artistic endeavor on the northern and eastern faces of Denny Way bridge structure.		Not required	\$225,000
	Painted artistic endeavor surface	3,200 SFF		



thank you!