



Washington State Convention Center Addition Project

Seattle Design Commission
Meeting #8 - Public Benefits

05-18-2017

AGENDA

UDM CONDITION: ART PROGRAM

INTRODUCTION TO PUBLIC BENEFITS

- VISION
- PUBLIC BENEFITS PROCESS
- PUBLIC PROJECT
- ANALYSIS OF PUBLIC BENEFITS

NEIGHBORHOOD CONNECTIONS

- ON-SITE IMPROVEMENTS BEYOND CODE
- PUBLIC BENEFIT ART
- NEIGHBORHOOD CONNECTIVITY
- AFFORDABLE HOUSING
- NIGHT WATCH

UDM CONDITION: ART PROGRAM

ART PROGRAM

APPROACH

- **GOALS**

- ENHANCE PEDESTRIAN AND CONVENTION EXPERIENCE WITH ARTWORKS THAT RESONATE WITH PEOPLE OF DIVERSE BACKGROUNDS
- CONTRIBUTE TO ART AND CULTURE OF THE PACIFIC NORTHWEST
- ENRICH PROJECT DESIGN

- **PARAMETERS**

- WORK WITH CONSULTING ARTIST AND ART ADVISOR TO CREATE THE “NORTHWEST STORY” – NATURAL BEAUTY, UNIQUE URBAN QUALITIES, NORTHWEST SIGNATURES
- PREFERENCE FOR NORTHWEST ARTISTS
- DIVERSITY OF MEDIA AND TYPES OF ARTWORKS

ART PROGRAM

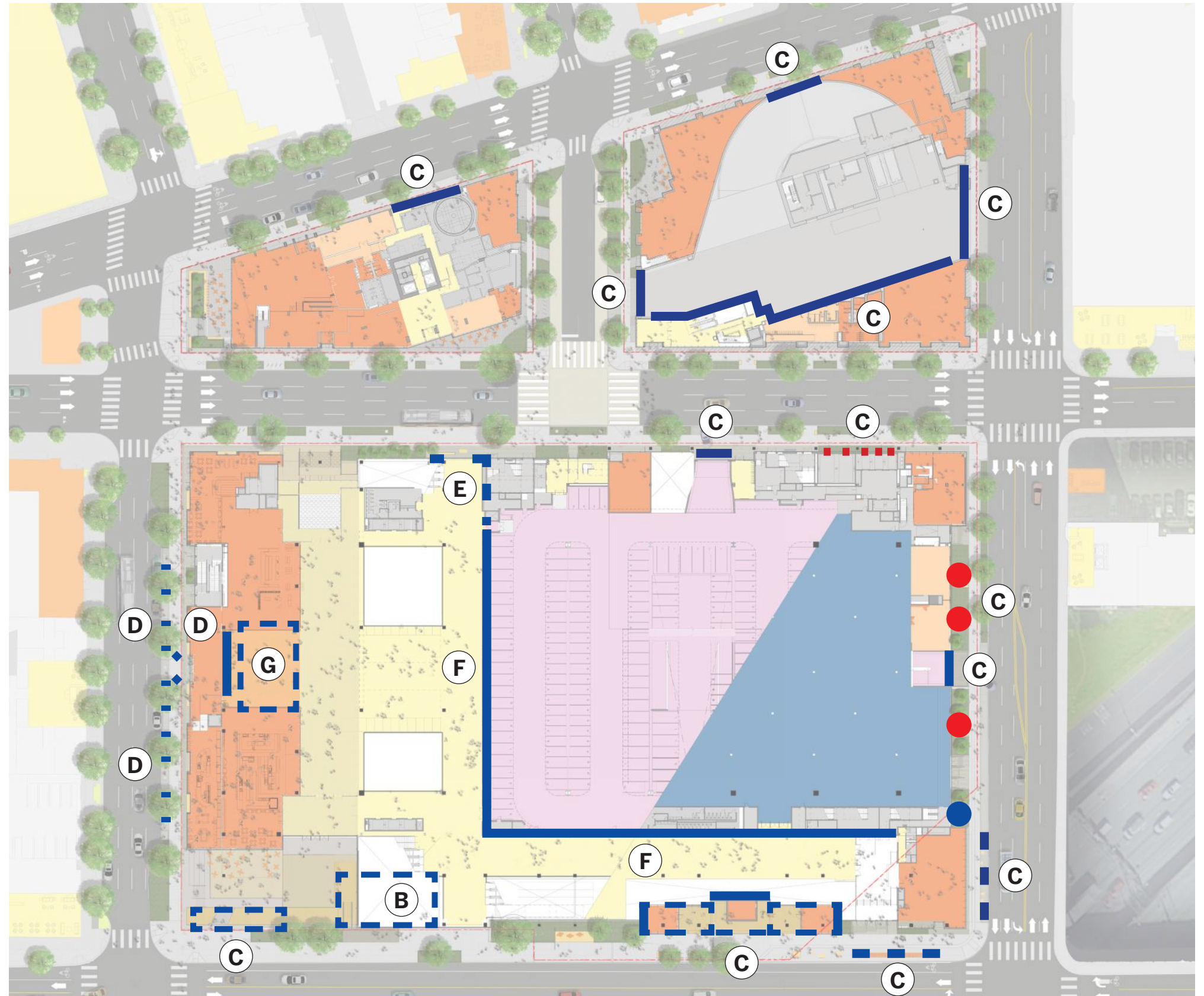
PROJECT / POTENTIAL LOCATIONS		DESCRIPTION	TYPE	TIMING	PROCESS	ESTIM. BUDGET
A	Design Team, Art Advisor, Collaborating Artist engaged for Overall Project	Collaborate on design to include art concepts and elements	PROJECT, URBAN DESIGN MERIT, AND PUBLIC BENEFIT ART	ONGOING - COMPLETION	LIMITED INVITATIONAL	*
		Further develop artwork sites and opportunities with the team				
		Consult and provide interface through construction as needed				
		One to three major artworks, 50-100 other artworks, temporary/seasonal works				
B	Significant Artwork	Large scale significant works in highly visible locations				
		Artist of international or national stature – focus on Pacific NW artists				
		<ul style="list-style-type: none">On site work integrated with building	PROJECT ART	CD - COMPLETION	LIMITED INVITATIONAL	*
		<ul style="list-style-type: none">Offsite landmark artwork on Pike Street at 9th Avenue	PUBLIC BENEFIT	BY OPENING	OPEN CALL	\$1MM
C	Integrated Permanent Works	Strengthen connection to site, pedestrian experience, neighborhood connections				
		<ul style="list-style-type: none">Boren Avenue Sculptures	PUBLIC BENEFIT	BY OPENING	OPEN CALL	\$600,000
		<ul style="list-style-type: none">Pine Street Walk-up illustrations	PROJECT ART	CD - COMPLETION	PROJECT TEAM INTEGRATED INVITATIONAL	*
		<ul style="list-style-type: none">Site elements, wayfinding, placemaking	PROJECT ART	CD - COMPLETION	PROJECT TEAM INTEGRATED INVITATIONAL	*
		<ul style="list-style-type: none">Garage Doors, Howell St. truck ramp window, loading dock graphic wall	URBAN DESIGN MERIT	CD - COMPLETION	PROJECT TEAM INTEGRATED INVITATIONAL	*
		<ul style="list-style-type: none">Olive Way Gallery Spaces	PUBLIC BENEFIT	BY OPENING	OPEN CALL	\$250,000
D	Exhibit of Deaccessioned Public Art	Public display within the project describing the existing CPS artwork that is deaccessioned by King County per King County agreement with 4Culture	PROJECT ART	CD - COMPLETION	CURATORIAL	*
		<ul style="list-style-type: none">“Traveling Stories” profiles and “Tree Grate Museum” grates installed in public areas along 9th Avenue; “Tree Grate Museum” plaques installed within interior public display	PROJECT ART	CD - COMPLETION	CURATORIAL	*
E	Display of Other Artworks Including Community Groups	Promote ties to local culture and art resources within the community Examples could include Cornish, SAM, and WSCC Collection	PROJECT ART	AFTER OPENING	CURATORIAL, OPEN CALL AND/OR INVITATIONAL	*
F	Changeable Interior Display or Projections	Create activity and visual interest in-between events when viewed from the interior and exterior public spaces Highly visible entry level walls facing west and south surrounding the garage on the interior of the building lobbies	PROJECT ART	AFTER OPENING	CURATORIAL, OPEN CALL AND/OR INVITATIONAL	*
G	Temporary/Seasonal Artworks	Create programming to activate site on an on-going basis Displays/performances/special events/seasonal works in Community Programmable Space	PROJECT ART	AFTER OPENING	CURATORIAL, OPEN CALL AND/OR INVITATIONAL	*

* Estimated budget to be delineated as a part of the \$4.6 Million project art budget

ART PROGRAM

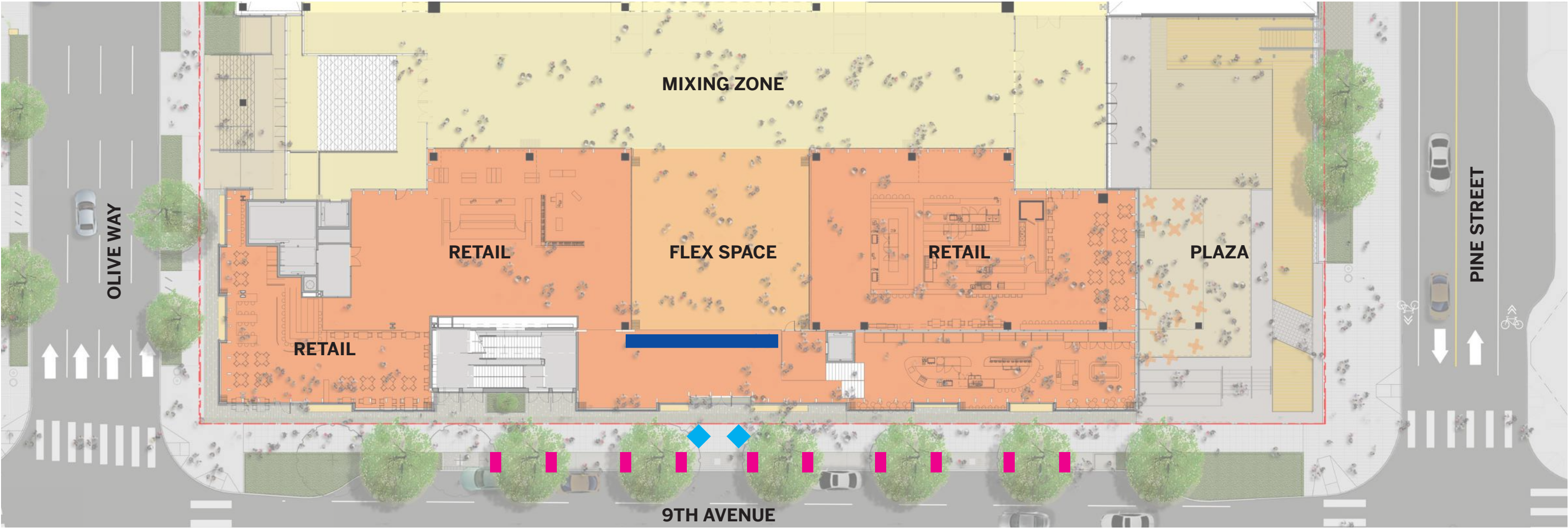
- Ⓐ Design Team, Art Advisor, Collaborating Artist engaged for Overall Project
- Ⓑ Significant Artwork
- Ⓒ Integrated Permanent Works
- Ⓓ Exhibit of Deaccessioned Public Art
- Ⓔ Display of Other Artworks and Community Groups
- Ⓕ Changeable Interior Display or Projections
- Ⓖ Temporary/Seasonal Artworks

PROJECT ART
 PUBLIC BENEFIT ART



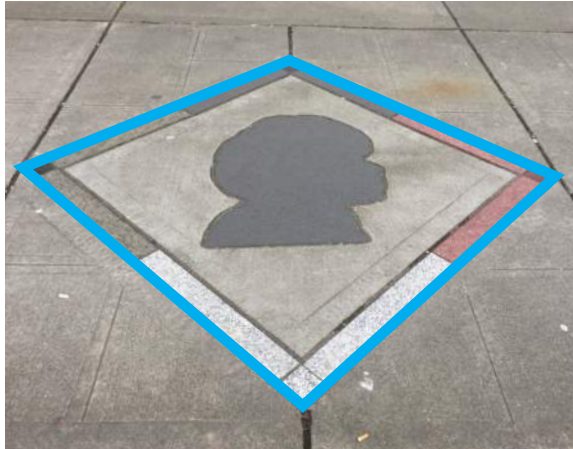
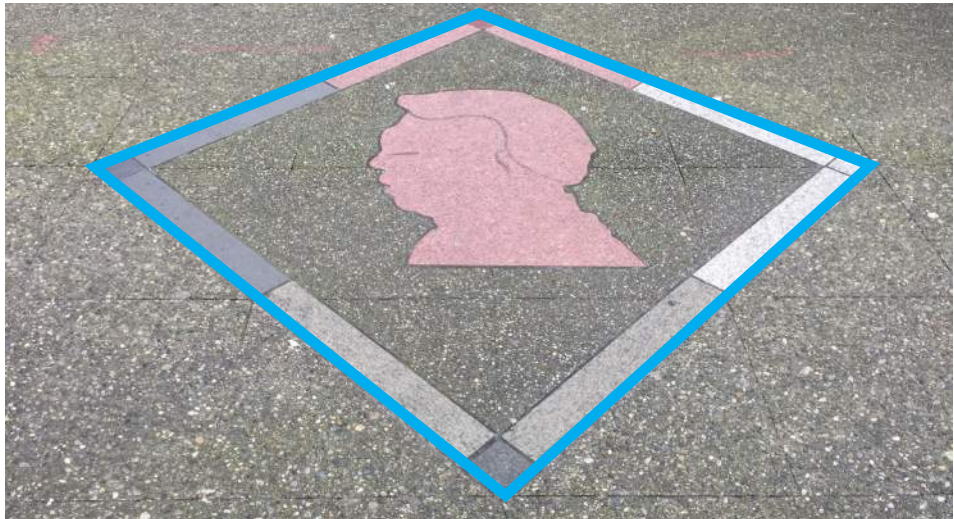
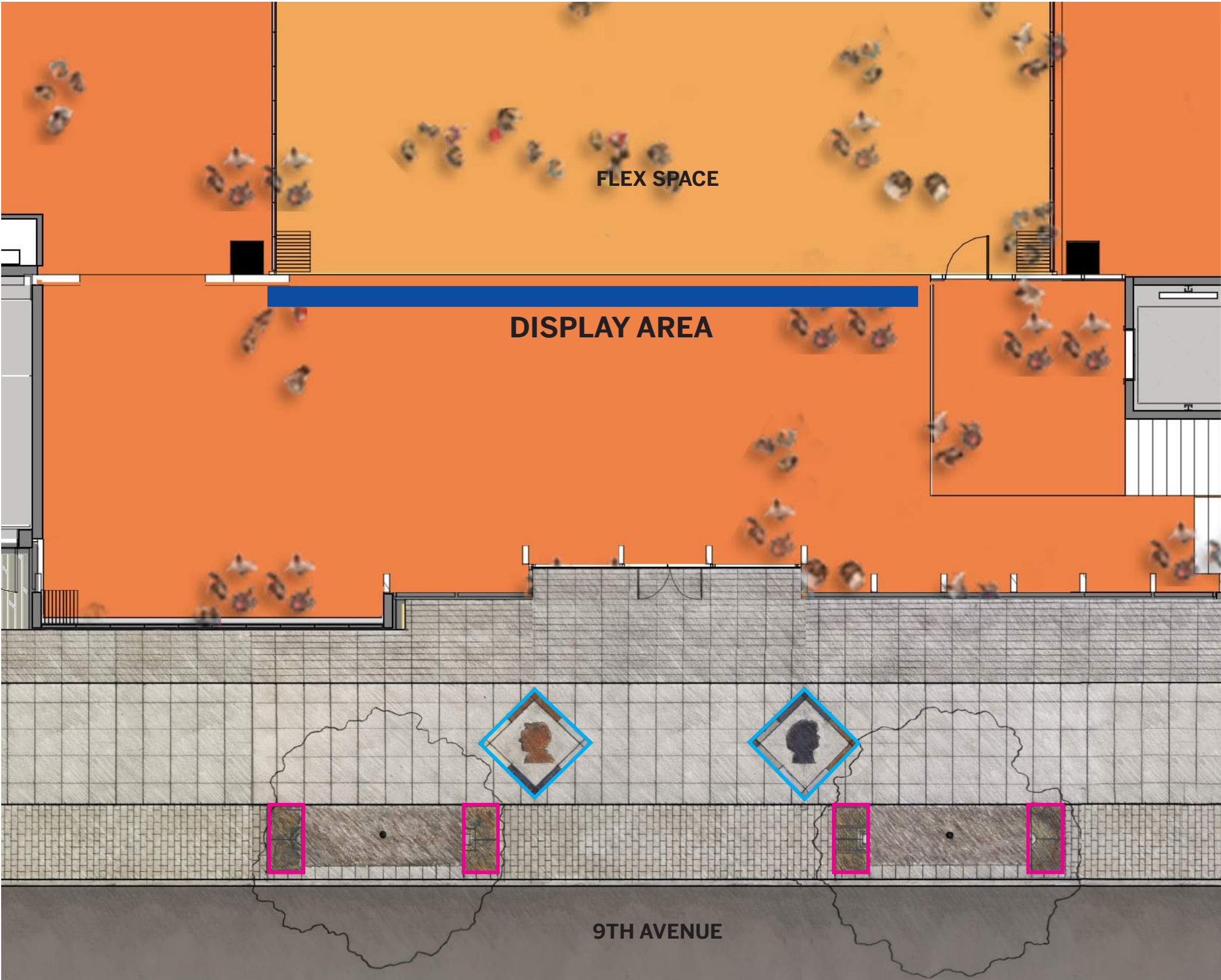
ART PROGRAM

DEACCESSIONED CPS ART GALLERY



ART PROGRAM

9TH AVE - DEACCESSIONED CPS ART INCORPORATION



Existing CPS art to be incorporated in 9th Avenue streetscape:

The Tree Grate Museum, Garth Edwards, Maren Hassinger, Virginia Paquette, Susan Point and Dyan Rey, (plaque design by Jack Mackie), cast iron, 5 total

Traveling Stories, Kate Ericson and Mel Ziegler, cut and sand-blasted granite

ART PROGRAM

DEACCESSIONED CPS ART GALLERY (ILLUMINATED TO BE SEEN FROM STREET AT NIGHT)



FLAT GRAPHICS



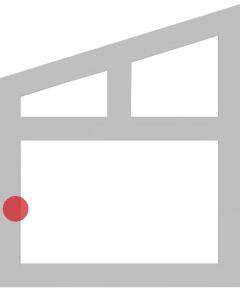
FLAT WITH DIMENSIONAL OR LIGHT BOX STRUCTURE



OBJECTS / ARTIFACTS INCLUDED

ART PROGRAM

DEACCESSIONED CPS ART GALLERY



INTRODUCTION TO PUBLIC BENEFITS

VISION: NEIGHBORHOOD CONNECTIONS

PUBLIC BENEFITS PROCESS

- **PRESENTATIONS TO 60+ DIVERSE ASSOCIATIONS, GROUPS, NEIGHBORS**
- **PUBLIC AND ON-LINE OPEN HOUSES DRAWING 500 PARTICIPANTS AND ELICITING 6,000 COMMENTS**
- **A DOZEN PUBLIC MEETINGS**
- **OUTREACH TO DIVERSE AUDIENCES AND CONTRACTING POPULATIONS VIA ROBUST DATABASE, EARNED MEDIA, PAID ADVERTISING, ETC.**

PUBLIC PRIORITIES

FEEDBACK FROM PUBLIC BENEFITS OPEN HOUSE DECEMBER 7, 2016

- **LID I-5 STUDY**
- **PINE / BOREN LID PARK**
- **AFFORDABLE HOUSING**
- **FREEWAY PARK IMPROVEMENTS**
- **PINE STREET GAP**
- **OLIVE WAY IMPROVEMENTS**
- **MELROSE PROMENADE SAFETY IMPROVEMENTS**
- **BICYCLE FACILITIES**
- **OVERPASS IMPROVEMENTS**
- **TERRY AVENUE IMPROVEMENTS**
- **GREEN STREET DESTINATION**
- **OLIVE SQUARE**
- **VIRGINIA WOONERF**
- **“ENTRY MARQUEES” RELOCATION**

*RED INITIATIVES INTERSECT WITH WSCC PUBLIC BENEFITS PACKAGE

COMMUNITY PACKAGE COMPONENTS

- **IMPROVEMENTS TO FREEWAY PARK**
- **INTERSTATE 5 LID FEASIBILITY STUDY**
- **MELROSE PROMENADE**
- **PINE-BOREN LID PARK**
- **TERRY AVENUE WOONERF**
- **VIRGINIA STREET WOONERF**
- **8TH AVENUE BICYCLING IMPROVEMENTS**
- **INTERSTATE 5 OVERPASSES**
- **OLIVE WAY OVERPASS**
- **PIKE/PINE CORRIDOR BICYCLING IMPROVEMENTS**
- **BUILD MORE HOMES**

*RED INITIATIVES INTERSECT WITH WSCC PUBLIC BENEFITS PACKAGE

PUBLIC PROJECT

- **WSCC IS A PUBLIC FACILITIES DISTRICT (PFD)**
- **ESTABLISHED BY THE COUNTY IN 2010**
- **INDEPENDENT UNIT OF LOCAL GOVERNMENT**
- **PRIMARILY FUNDED BY A BOND ISSUANCE SUPPORTED BY THE EXISTING TAX ON HOTEL ROOMS**
- **WSCC DOESN'T REQUIRE OPERATING SUBSIDIES FROM ANY GOVERNMENTAL AGENCY**
- **ADDITION IS EXPECTED TO GENERATE \$230 MILLION TO \$240 MILLION IN ANNUAL VISITOR SPENDING, AS WELL AS THOUSANDS OF JOBS AND MILLIONS OF DOLLARS IN TAXES**

ANALYSIS OF PUBLIC BENEFITS

- **POLICY 5.C**

- “THE PUBLIC BENEFIT SHOULD BALANCE WHAT THE PUBLIC LOSES THROUGH THE VACATION WITH WHAT THE PUBLIC WILL GAIN FROM THE PROJECT...”

- **POLICY 5.D**

- “...PETITIONER TO DEMONSTRATE THAT THE PUBLIC BENEFIT PROPOSED BE PROPORTIONAL TO THE BENEFITS GAINED BY THE PETITIONER AND TO THE SCALE AND IMPACTS OF THE PROJECT...”

ANALYSIS OF PUBLIC BENEFITS

	RUFUS / AMAZON	WSCC ADDITION		ARENA
OWNERSHIP	PRIVATE	PUBLIC FACILITIES DISTRICT		PRIVATE
SF ALLEY / STREET	17,280	7,666		48,811
SF BELOW GRADE	-	47,983		-
PROPERTY VACATED VALUE (\$MM)	14	16		15
PUBLIC BENEFIT VALUE (\$MM)	20	30		22
PROJECT SF (MM SF)	4.5	2.4		0.8
PROJECT VALUE (\$MM)	2,000	2,000		600
PB VALUE / PROPERTY VACATED VALUE	1.4	1.9		1.5
PB VALUE / FAR GAINED	83	391		150
NEIGHBORHOOD	SUPPORTIVE	SUPPORTIVE		CONTESTED

In ratio of value, WSCC Public Benefits are proportional to what public loses and/or what Petitioner gains, compared to vacations that have been granted on a similar size project.

PUBLIC BENEFITS COMPONENTS

1	ON-SITE IMPROVEMENTS BEYOND CODE <ul style="list-style-type: none">• (Allowance for items under discussion)	\$9,100,000 (\$2,100,000)
2	PUBLIC BENEFIT ART	\$1,850,000
3	NEIGHBORHOOD CONNECTIONS <ul style="list-style-type: none">• <u>Funding Improvements</u><ul style="list-style-type: none">• Pike/Pine Pedestrian Improvements Funding• Pike/Pine Bicycle Facilities Funding• Lid I-5 Study Funding• Freeway Park Association / Seattle Parks and Recreation Funding• <u>Implementation Improvements</u><ul style="list-style-type: none">• Olive Way Improvements• Pike/Pine 9th Avenue Improvements• Historic Building Lighting	\$15,010,000 \$10,000,000 \$2,000,000 \$250,000 \$1,000,000 \$200,000 \$560,000 \$1,000,000
4	AFFORDABLE HOUSING	\$5,000,000
5	NIGHT WATCH	\$2,000,000
APPROXIMATE TOTAL		\$31,000,000

NEIGHBORHOOD CONNECTIONS

ON-SITE IMPROVEMENTS BEYOND CODE

PUBLIC BENEFITS

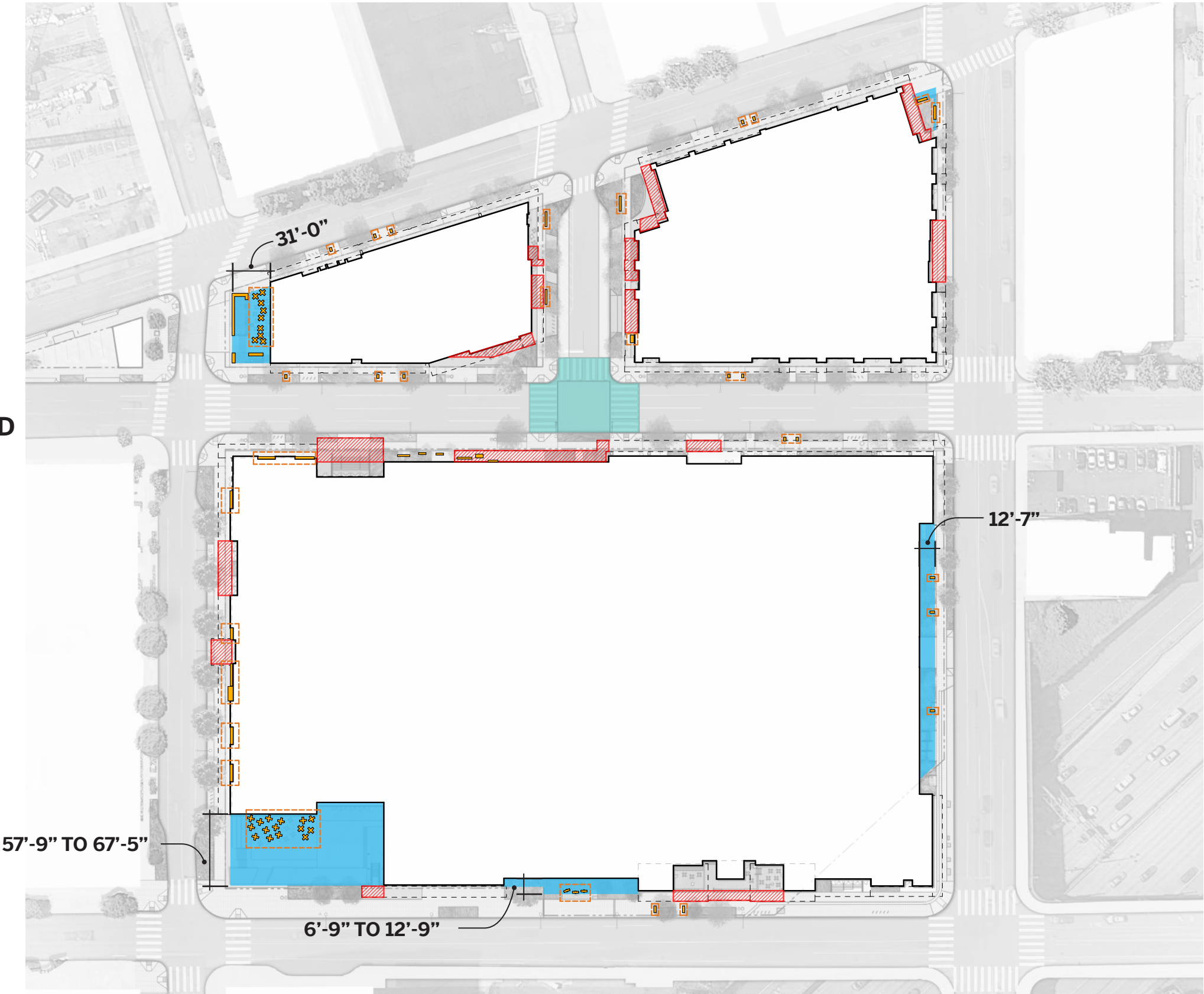
PLAZAS, PUBLIC SPACES, & VOLUNTARY SETBACKS
TOTAL: 13,432 SF MORE THAN REQUIRED

CANOPY COVERAGE
TOTAL: 802 LF (39%) ABOVE CODE

SEATING
(COMBINED VOLUNTARY SETBACKS AND ADDITIONAL)
FIXED: 345 LF MORE THAN REQUIRED
FLEXIBLE: 2,255 SF MORE THAN REQUIRED

ENHANCED PAVING
AT OLIVE & TERRY
TOTAL: 4,437 SF ENHANCED PAVING

PLANTING
(COMBINED VOLUNTARY SETBACKS AND ADDITIONAL)
TOTAL: 8,719 SF (207%) ABOVE CODE



PLAZAS, PUBLIC SPACES, AND VOLUNTARY SETBACKS

PUBLIC SPACES - INCLUSION AND OPENNESS

- **THE PLAZAS AND EXTERIOR SPACES ARE DESIGNED TO BE WELCOMING AND OPEN TO THE GENERAL PUBLIC; PURCHASES ARE NOT NECESSARY TO ENJOY THE SPACES**
- **THEY ARE NOT ASSOCIATED WITH SPECIFIC PROGRAMS / FUNCTIONS OF THE BUILDINGS, BUT ENLIVENED BY ADJACENT ACTIVITY**
 - NO FENCING REQUIRED TO ACCOMMODATE ALCOHOL SALES
- **THEY ARE DESIGNED TO ALLOW AND ENCOURAGE FLEXIBLE USES**
 - MOVABLE AND FIXED SEATING
 - FOCAL POINTS (ARTWORKS, PLANTING)
 - 'OPEN ROOMS' ALLOW SMALLER GROUPS WITHIN A LARGER
 - GATHERING SPACE

PUBLIC SPACES - INCLUSION AND OPENNESS

- **THEY ARE DESIGNED TO SUPPORT THE SURROUNDING NEIGHBORHOODS**
- **PROGRAMMING AND MANAGEMENT PLAN TO PROVIDE YEAR-ROUND PUBLIC ACTIVITIES FOR A BROAD AUDIENCE, BASED ON 2+U MODEL**
- **PARTNERSHIPS WITH A WIDE VARIETY OF ARTS AND CULTURAL ORGANIZATIONS AND THE DOWNTOWN SEATTLE ASSOCIATION WILL HELP CREATE PROGRAM DIVERSITY.**

ACTIVE URBAN PUBLIC SPACES

A RANGE OF SCALES AND PROGRAMS



WESTLAKE PARK

Managed by the Downtown Seattle Association and MID through the Urban Parks Partnership



UNIVERSITY OF WASHINGTON HOUSING

Fixed benches along sidewalk + planters



UW SCHOOL OF MEDICINE, SLU

Fixed bench + moveable seating + planter



OCCIDENTAL SQUARE

Managed by the Downtown Seattle Association and MID through the Urban Parks Partnership



CHROMER PARKLET

Wood parklet platform + moveable seating

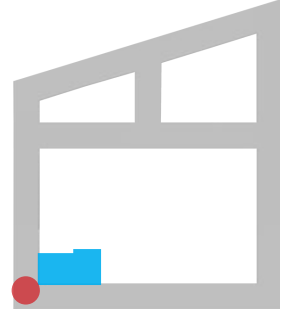


CITY CENTER DC

Fixed seat wall + moveable seating

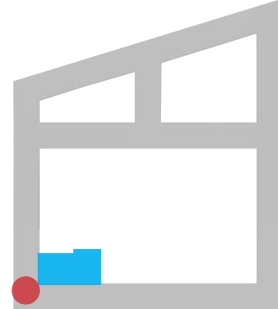
9TH AVENUE / PINE STREET

GREEN STREET PLAZA



9TH AVENUE / PINE STREET

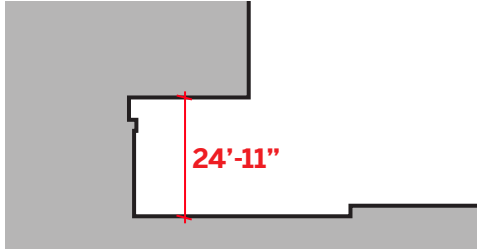
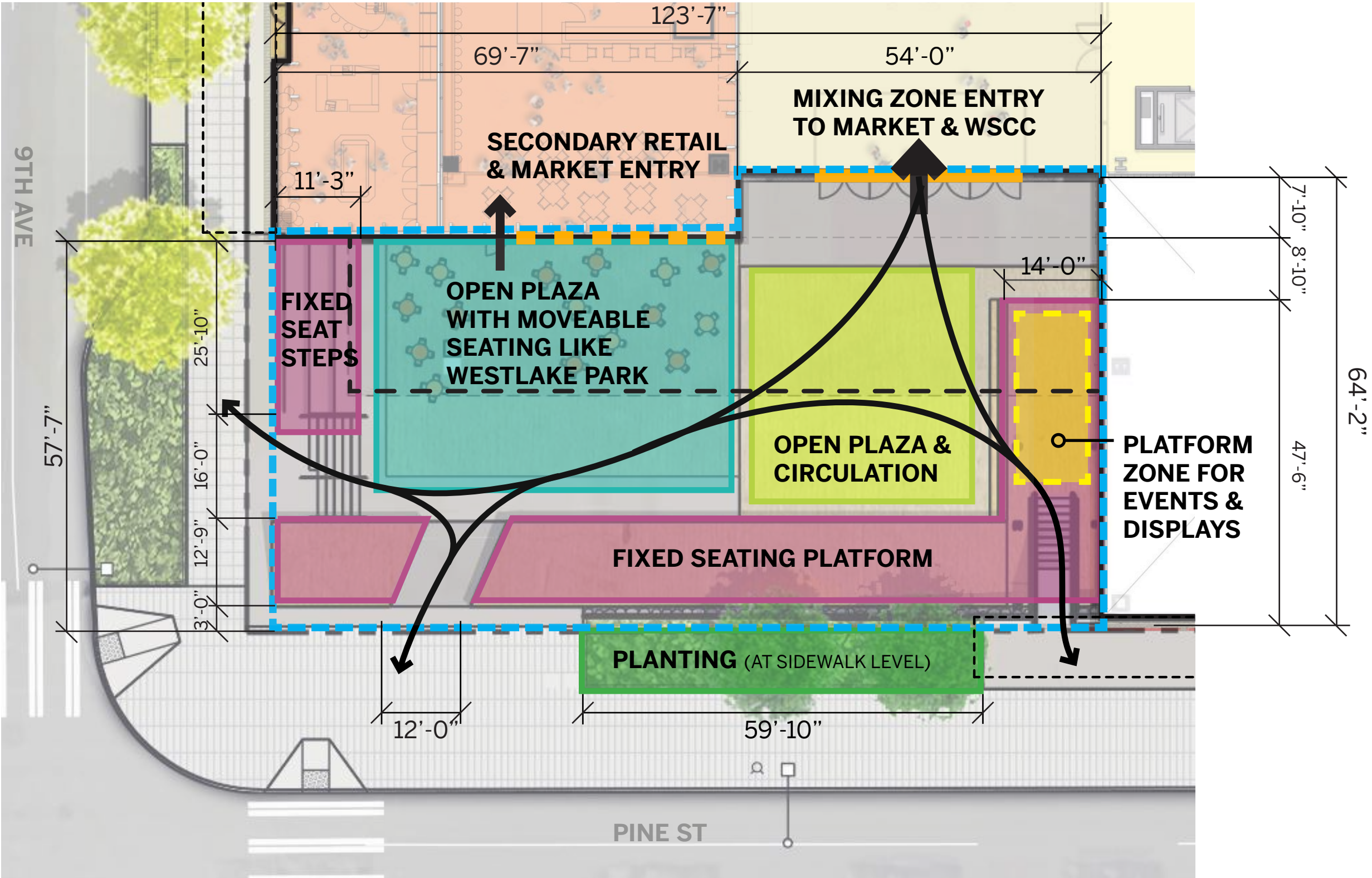
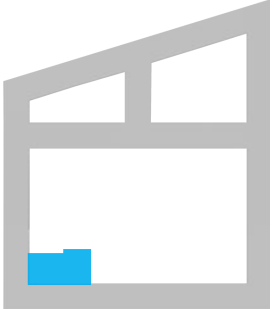
GREEN STREET PLAZA




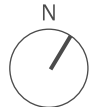
9TH AVENUE / PINE STREET

GREEN STREET PLAZA

PUBLIC BENEFIT AREA: 7,678 SF

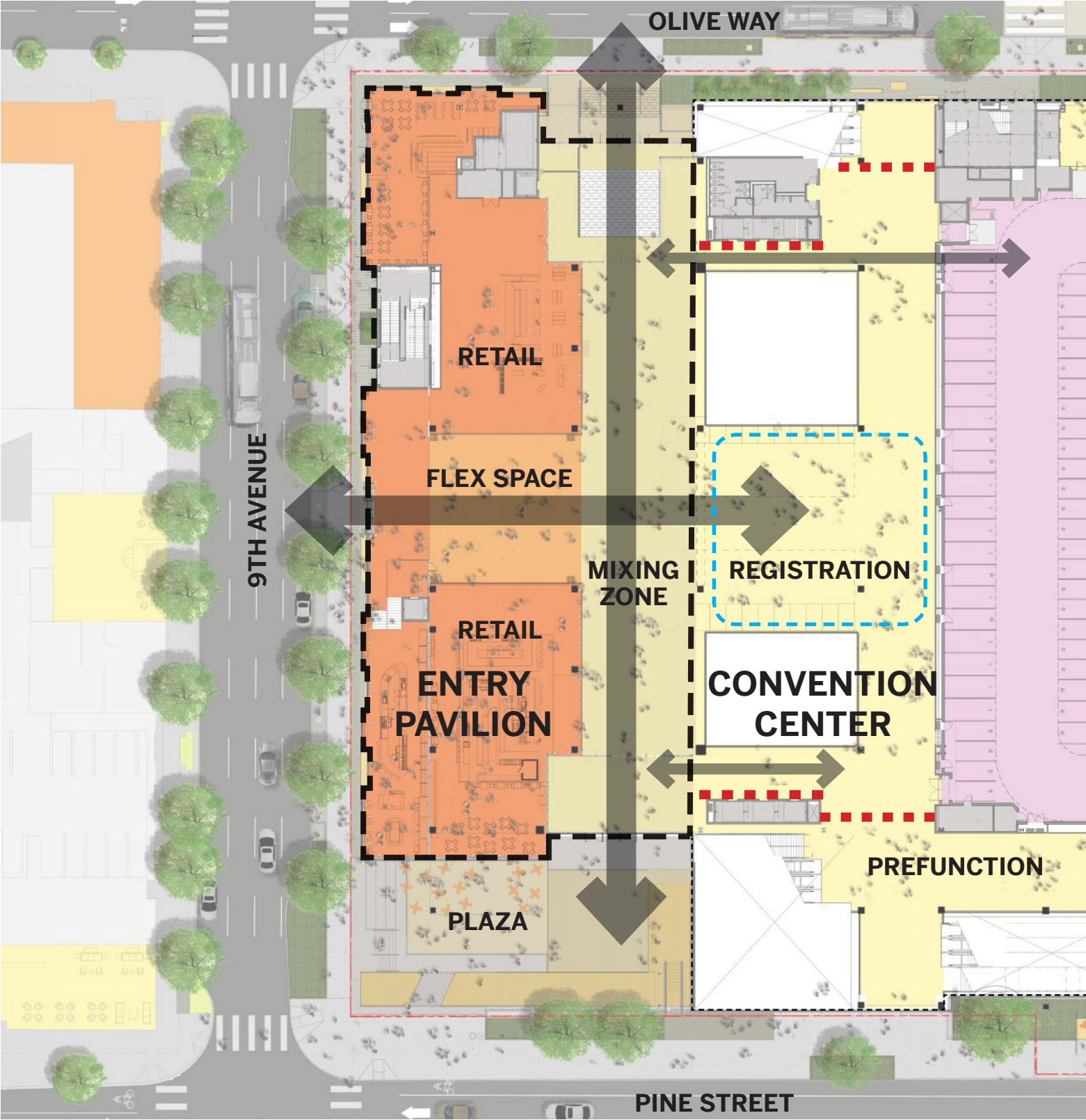


 PLAZA / SETBACK
PUBLIC BENEFIT
AREA



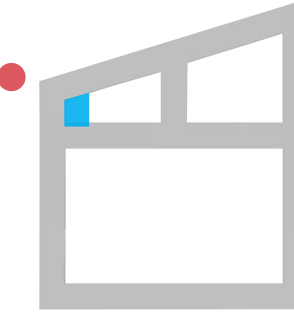
9TH AVENUE / PINE STREET

GREEN STREET PLAZA CONNECTION TO MIXING ZONE



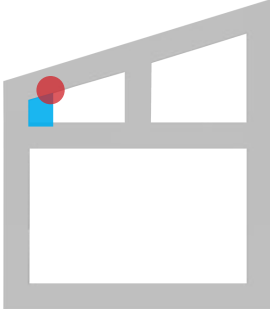
9TH AVENUE

RESIDENTIAL BUILDING GREEN STREET PLAZA, AS MODIFIED BY
DRB TO QUALIFY FOR PUBLIC PLAZA



9TH AVENUE

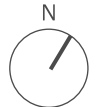
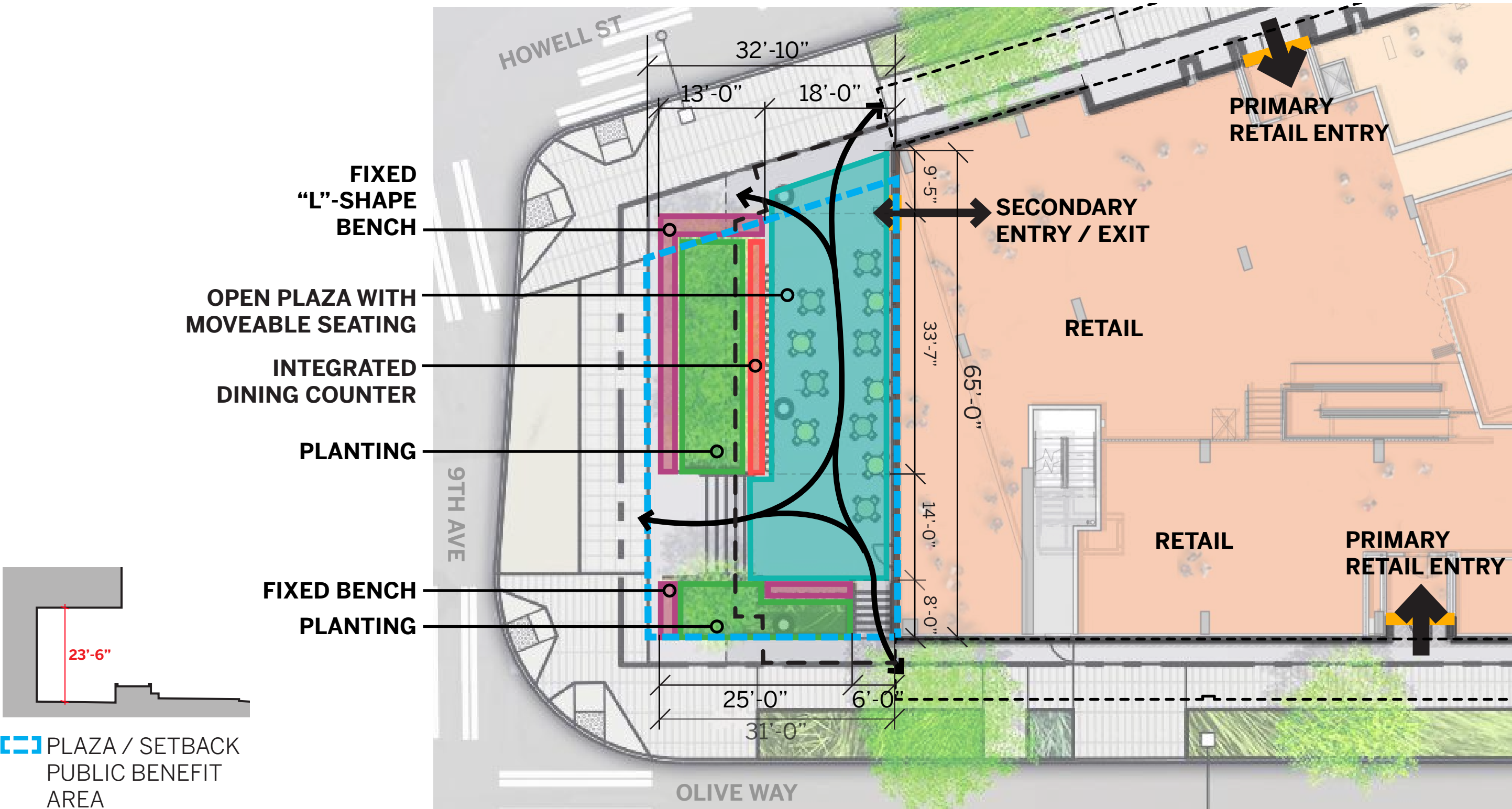
RESIDENTIAL BUILDING GREEN STREET PLAZA, AS MODIFIED BY
DRB TO QUALIFY FOR PUBLIC PLAZA



9TH AVENUE

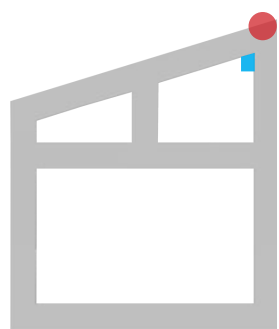
RESIDENTIAL BUILDING GREEN STREET PLAZA, AS MODIFIED BY
DRB TO QUALIFY FOR PUBLIC PLAZA

TOTAL AREA: 2,190 SF; PUBLIC BENEFIT AREA: 1,789 SF



BOREN AVENUE / HOWELL STREET

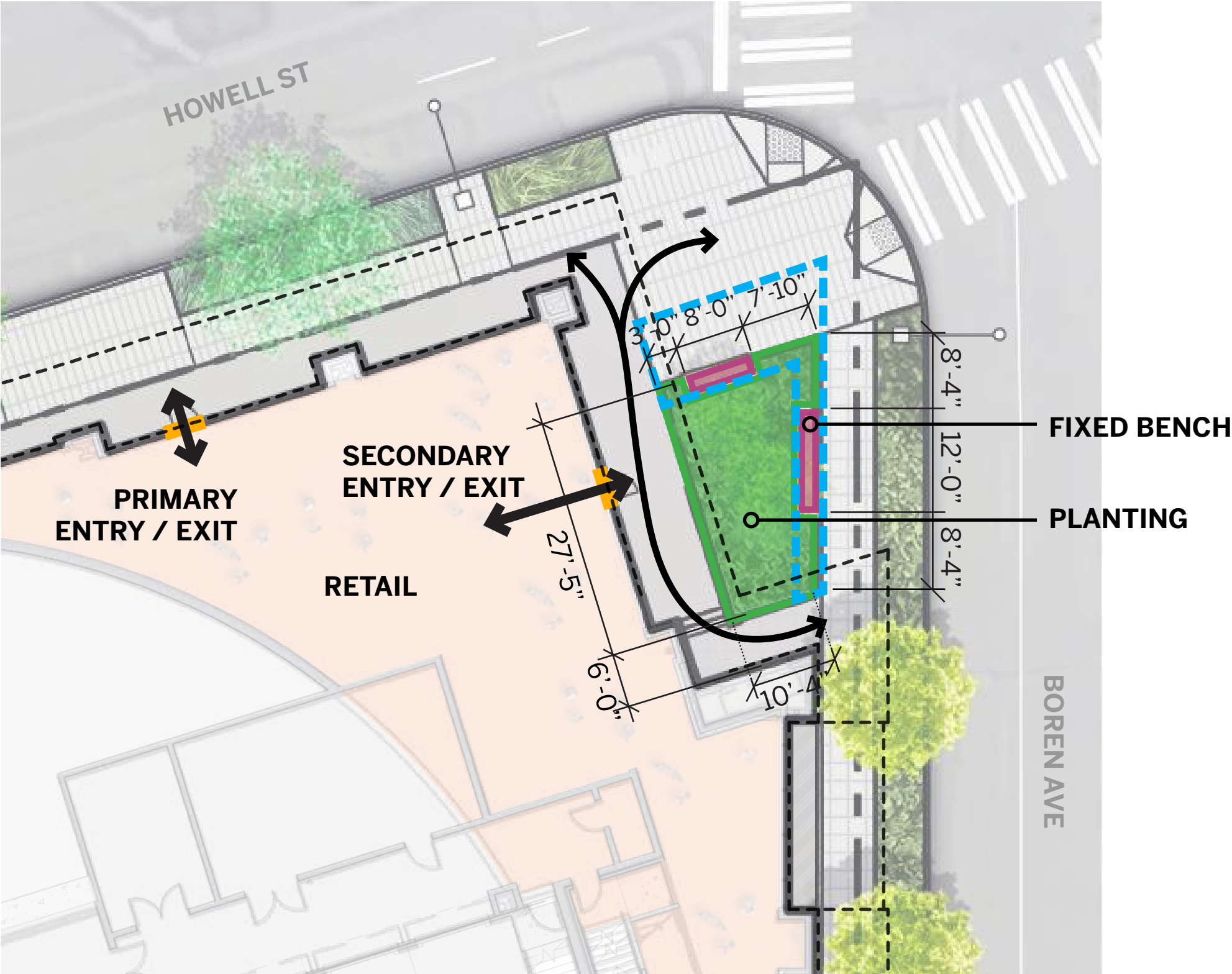
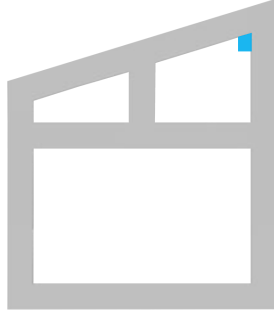
OFFICE BUILDING GARDEN PLAZA



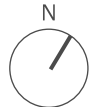
BOREN AVENUE / HOWELL STREET

OFFICE BUILDING GARDEN PLAZA

PUBLIC BENEFIT AREA: 195 SF

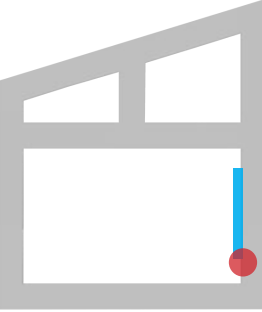


PLAZA / SETBACK
PUBLIC BENEFIT
AREA



BOREN AVENUE SETBACK

SCULPTURE GARDEN

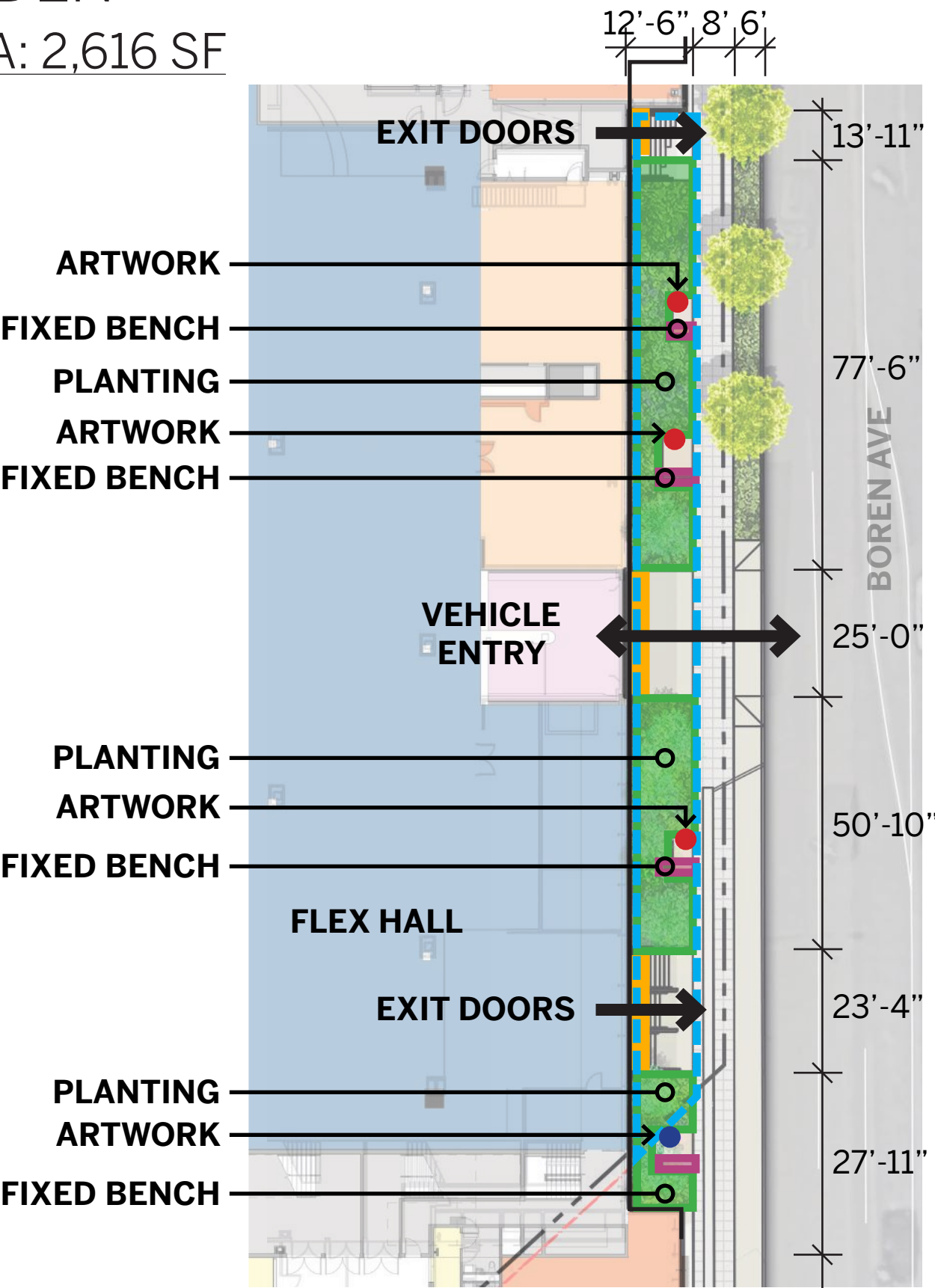


BOREN AVENUE SETBACK

SCULPTURE GARDEN

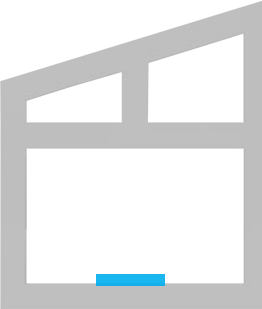
PUBLIC BENEFIT AREA: 2,616 SF

PLAZA / SETBACK
PUBLIC BENEFIT
AREA



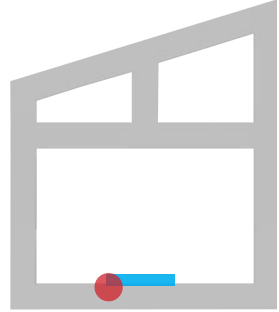
PINE STREET SETBACK

SUN GARDEN



PINE STREET SETBACK

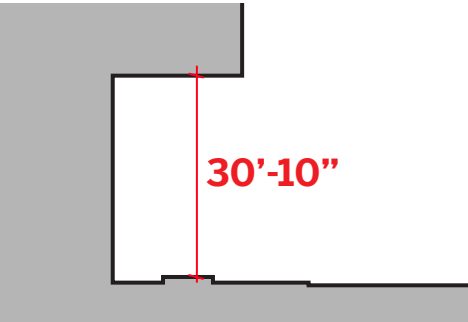
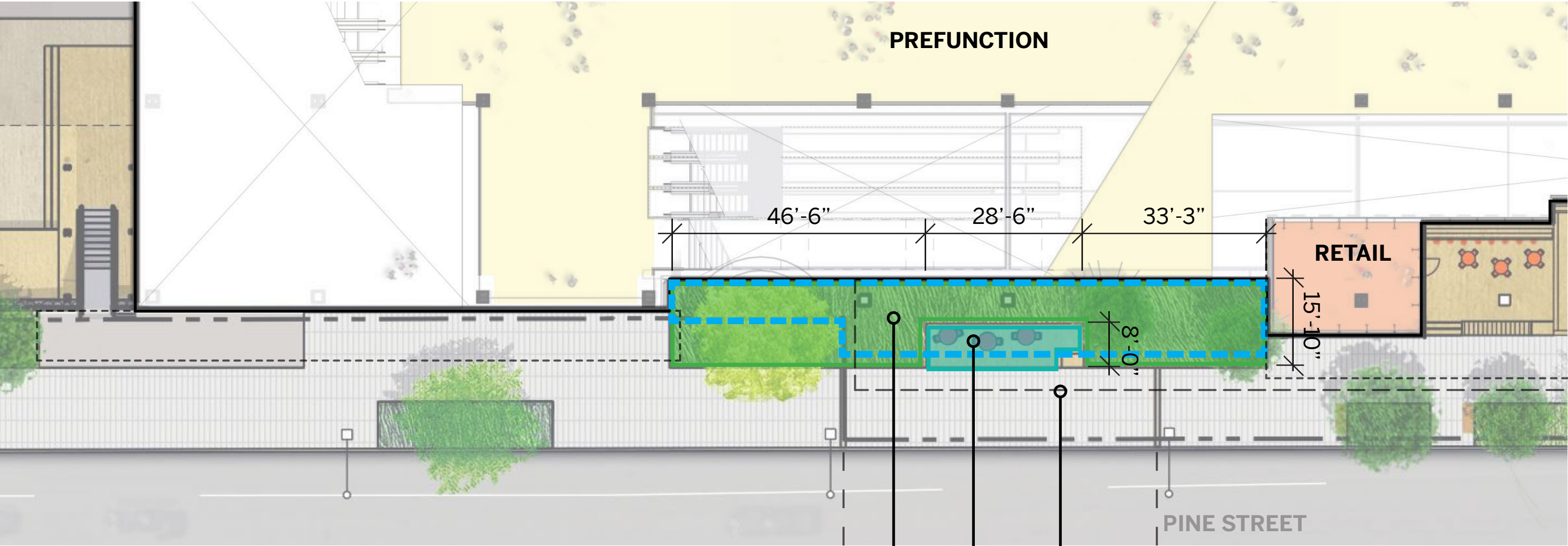
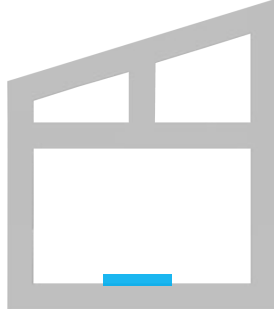
SUN GARDEN



PINE STREET SETBACK

SUN GARDEN

PUBLIC BENEFIT AREA: 1,202 SF



- PLANTING
- MOVEABLE SEATING AREA
- HILLCLIMB ABOVE

PLAZA / SETBACK
PUBLIC BENEFIT
AREA



PUBLIC BENEFIT ART

LOCATIONS AND CONCEPTS



2 PUBLIC BENEFIT ART

A. BOREN AVENUE ART

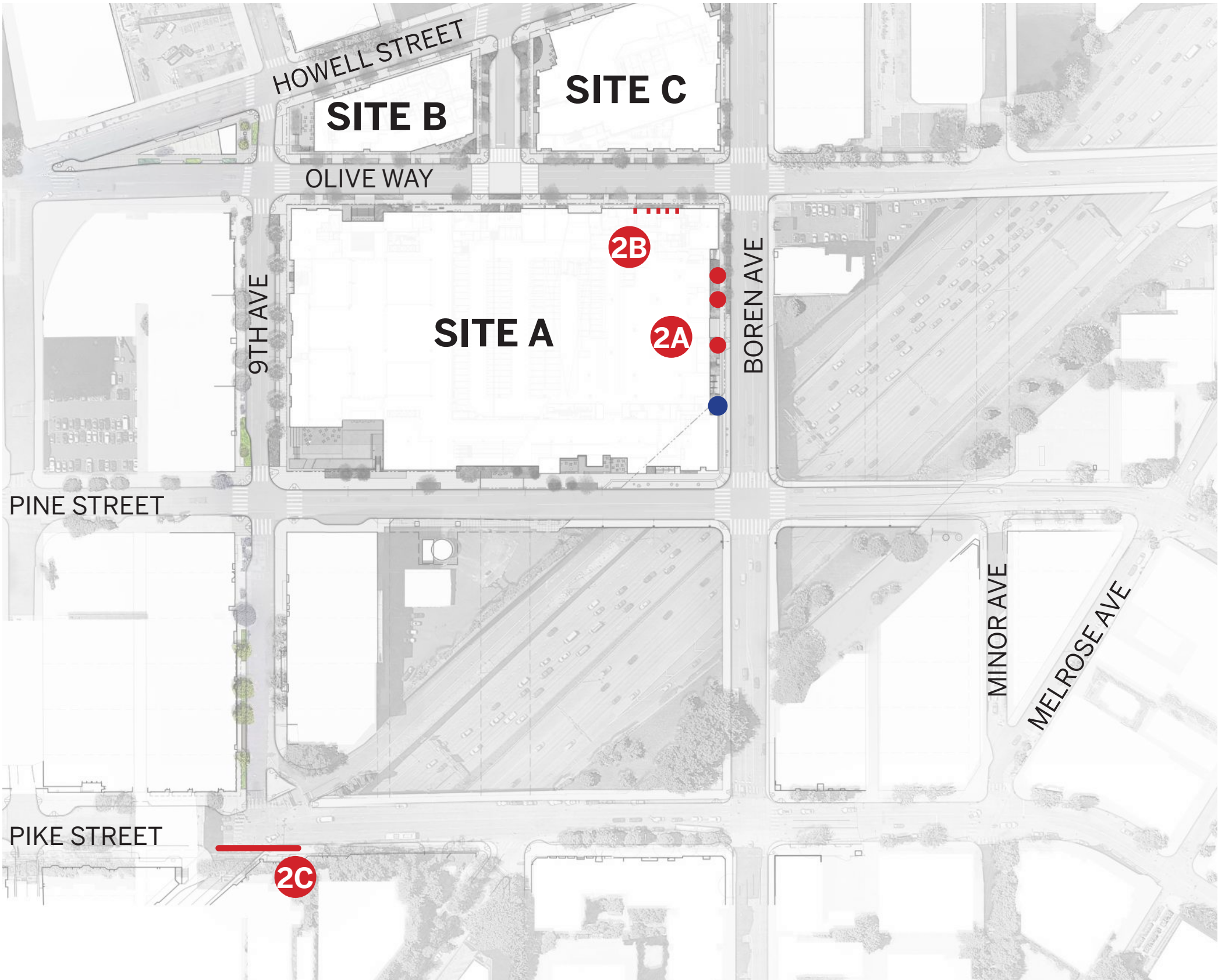
SCULPTURES

B. ARTWORKS WITHIN OLIVE

WAY GALLERY SPACES

C. LANDMARK ARTWORK ON

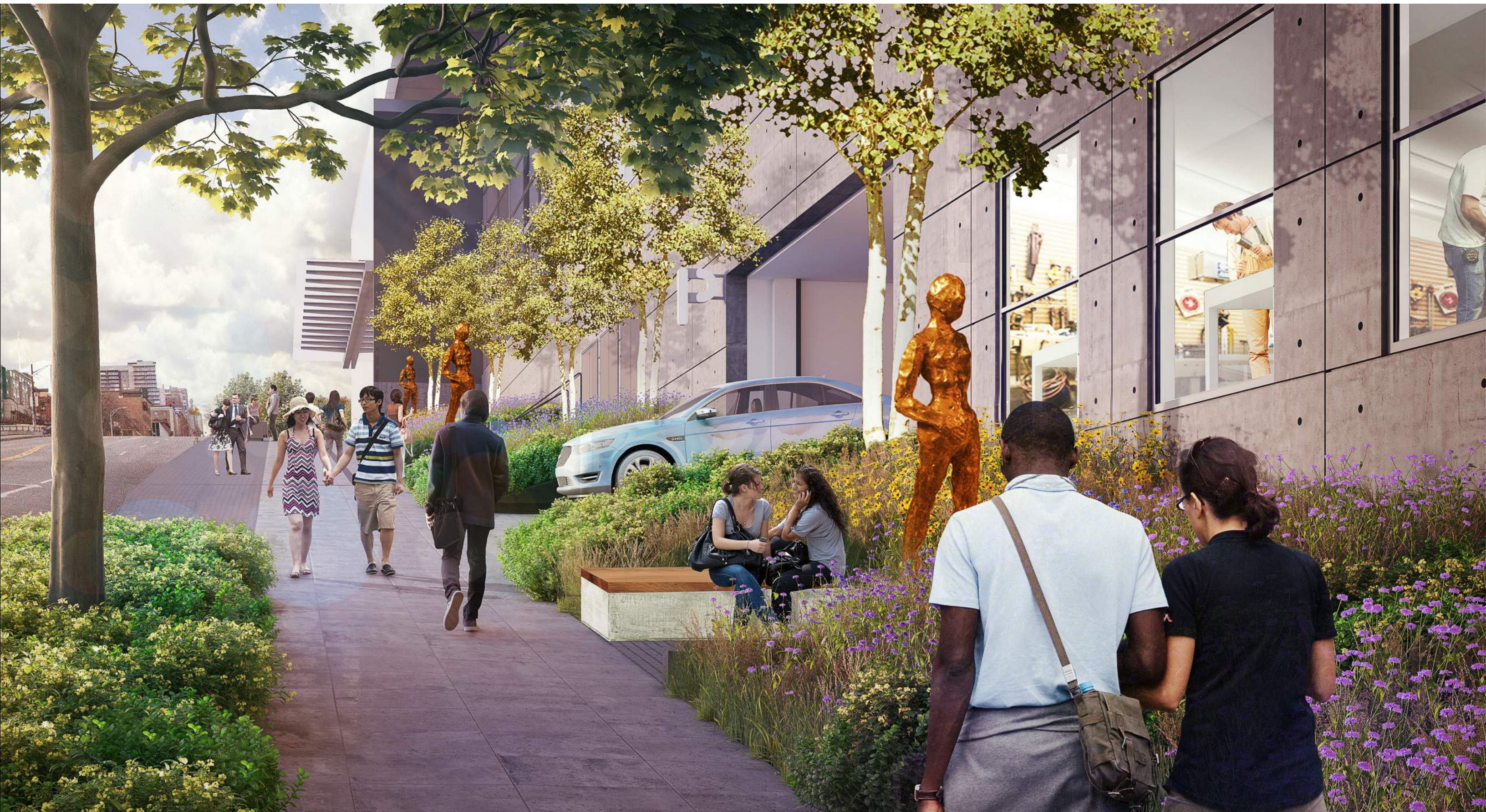
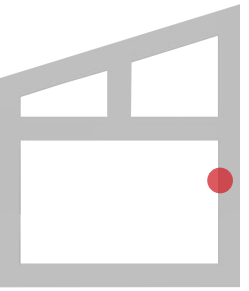
PIKE STREET AT 9TH AVENUE



● NOT INCLUDED IN PUBLIC BENEFIT SCOPE

PUBLIC BENEFIT ART

BOREN AVENUE SCULPTURES



PUBLIC BENEFIT ART

BOREN AVENUE SCULPTURES

TYOLOGY C:

Integrated Permanent Works

GOALS:

- Create artistic calming influence
- Engage passersby in a provocative way
- Heighten quality of pedestrian/driver experience

THEME:

- Reflect innovation/values of people who built region
- Potential perspectives: farming, lumber, mining, other underrepresented voices

DETAILS/PROCESS:

- Four artworks (three for Public Benefit) integrated with seating, landscaping, lighting
- Scale to appeal to those seated/walking
- Open call for artists/artist teams
- Formed of material suitable for long-term outdoor display



PIANO MAN, ROBERT E. GIGLIOTTI



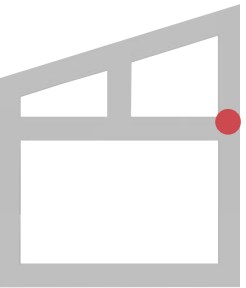
RED FIGURE #2, RICK GREGG



SCULPTURE, ANTONY GORMLEY

PUBLIC BENEFIT ART

ARTWORKS WITHIN OLIVE WAY GALLERY SPACES



PUBLIC BENEFIT ART

ARTWORKS WITHIN OLIVE WAY GALLERY SPACES

T TYPOLOGY C:

Integrated Permanent Works

GOALS:

- Develop dynamic visuals complementary to the visible motion of elevators within
- Inject surprising, playful and/or commemorative artworks into a busy pedestrian route

THEME:

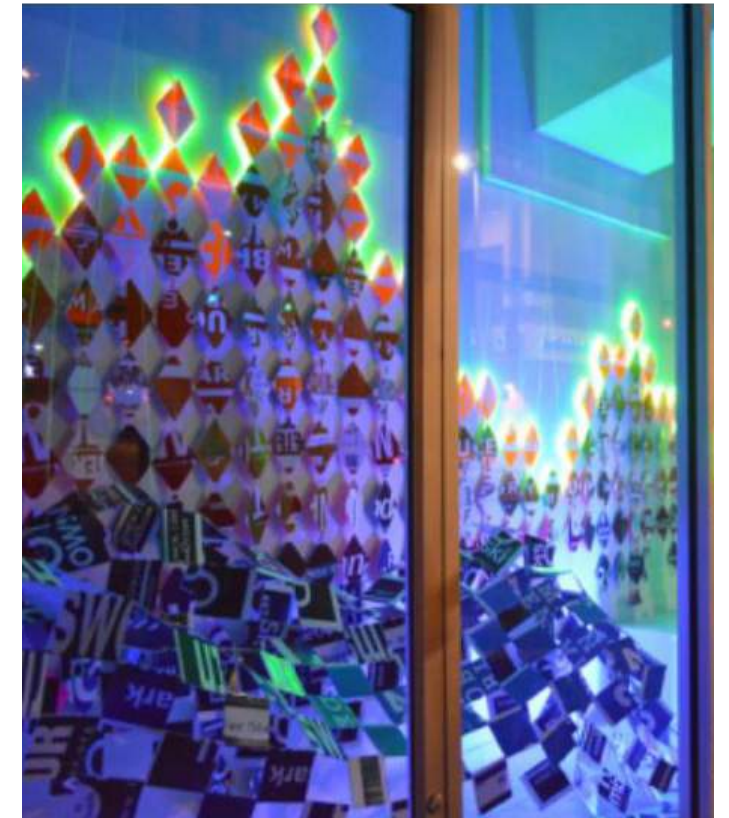
- Left intentionally broad to leave space for artists/artistic teams distinctive, individual expression

DETAILS/PROCESS:

- Five abstract or representational artworks encased in display boxes
- Scale to appeal to pedestrians
- Open call for artists/artist teams



BARNEY'S WINDOW NEW YORK, ANTHONY HOWE



COLORED WAVE, ELIZABETH R GAHAN



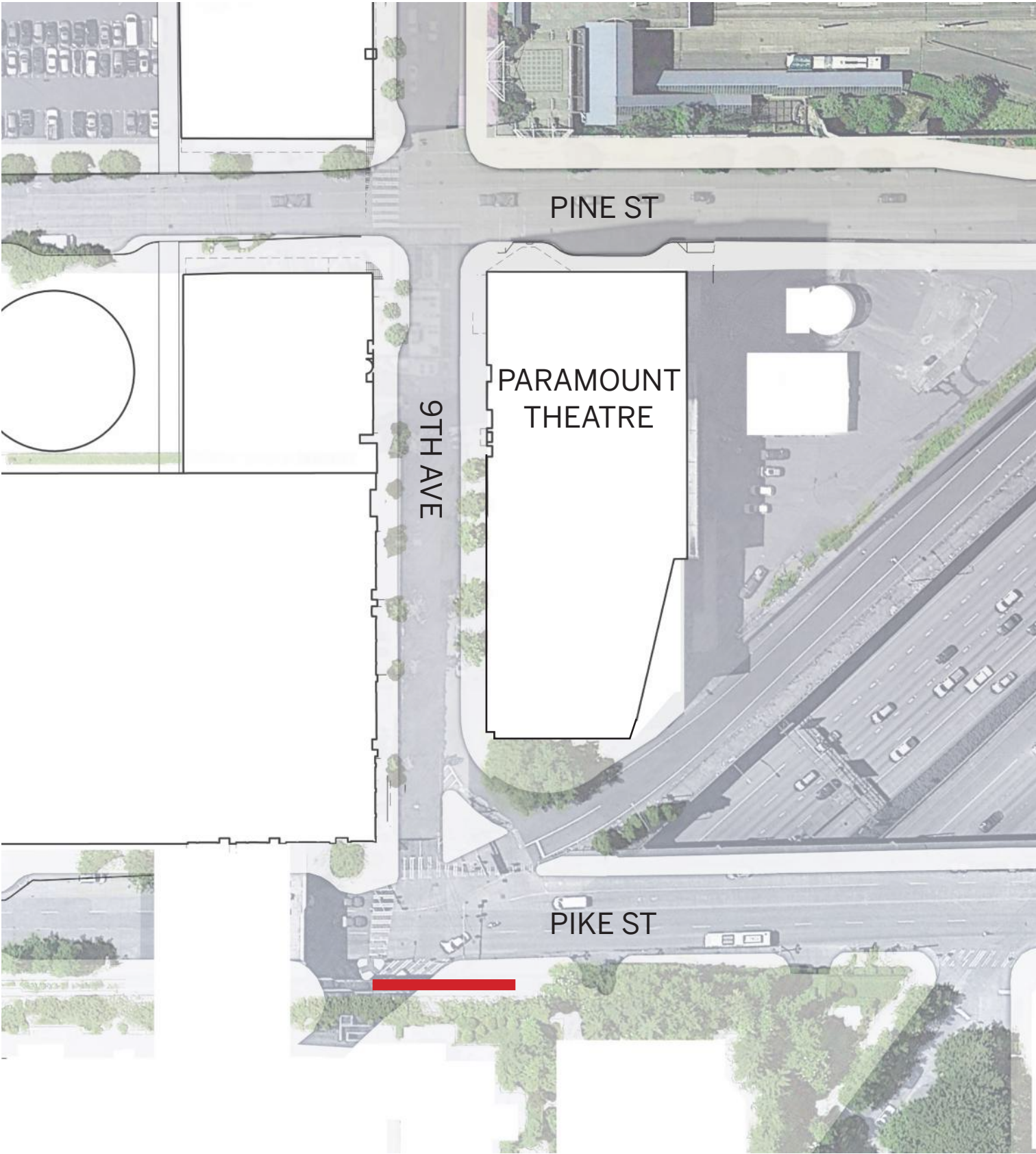
MADARTS WINDOWS, JULIA FREEMAN



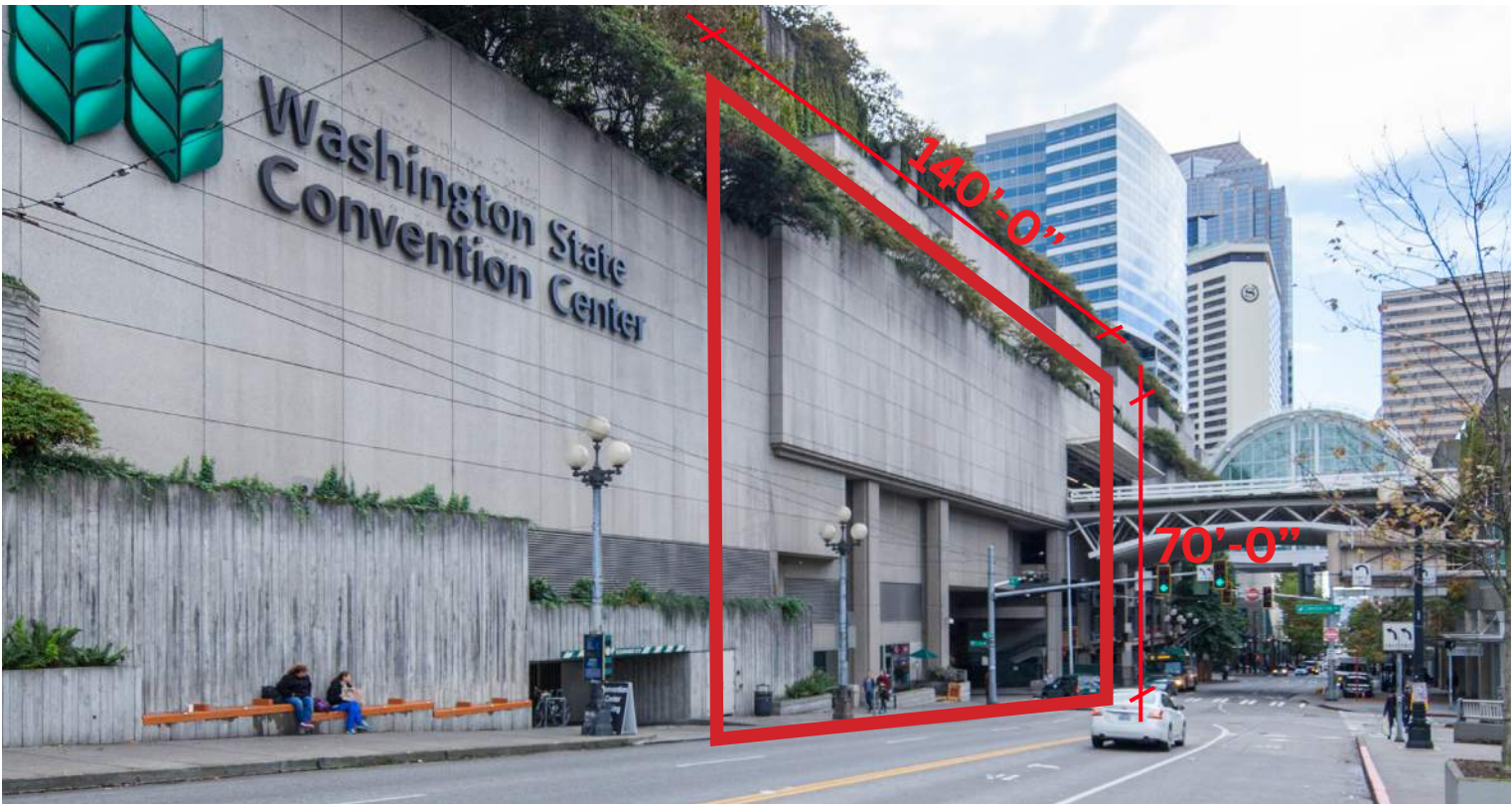
MADARTS WINDOWS, JULIA FREEMAN

PUBLIC BENEFIT ART

LANDMARK ARTWORK ON PIKE STREET AT 9TH AVENUE



VIEW FROM 9TH AVE NEAR WORLDMARK CAMLIN



VIEW FROM PIKE STREET

PUBLIC BENEFIT ART

LANDMARK ARTWORK ON PIKE STREET AT 9TH AVENUE

T TYPOLOGY B:

Significant Artwork

GOALS:

- Spatially mark an urban community gathering area
- Develop a memorable, imaginative visual reference
- Neighborhood illumination

THEME:

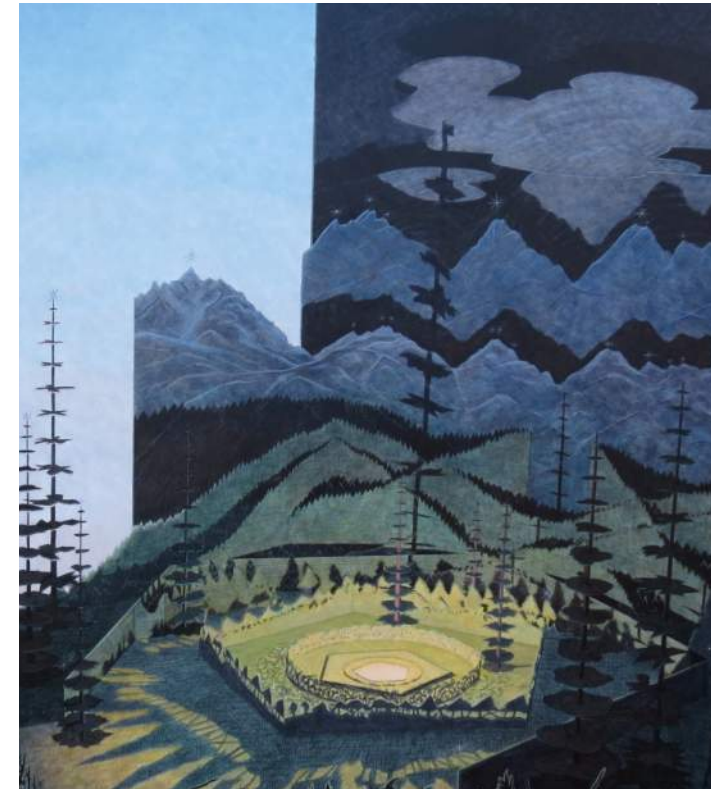
- Broad range of local and regional performance arts
- Natural Washington outdoor experience
- Urbanity of this unique city

DETAILS/PROCESS:

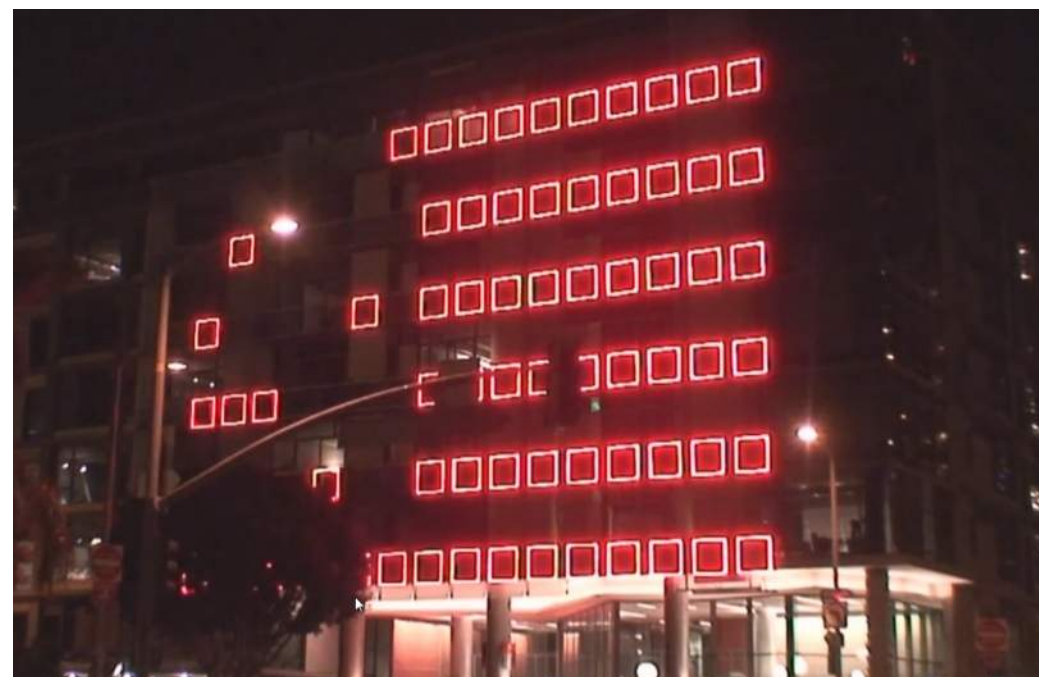
- Abstract or representational; incorporate lighting
- May include street-level references/ installations on 9th Avenue
- May be three-dimensional and cast shadows
- Open call for artist / artist team
- Formed of material suitable for long-term outdoor display



WILLOW'S REFLECTION, KATY STONE



FOREST CLEARING CONSTRUCTION, NATHAN DIPIETRO



INTERACTIVE, ELECTROLAND



NON-SIGN II, LEAD PENCIL STUDIO

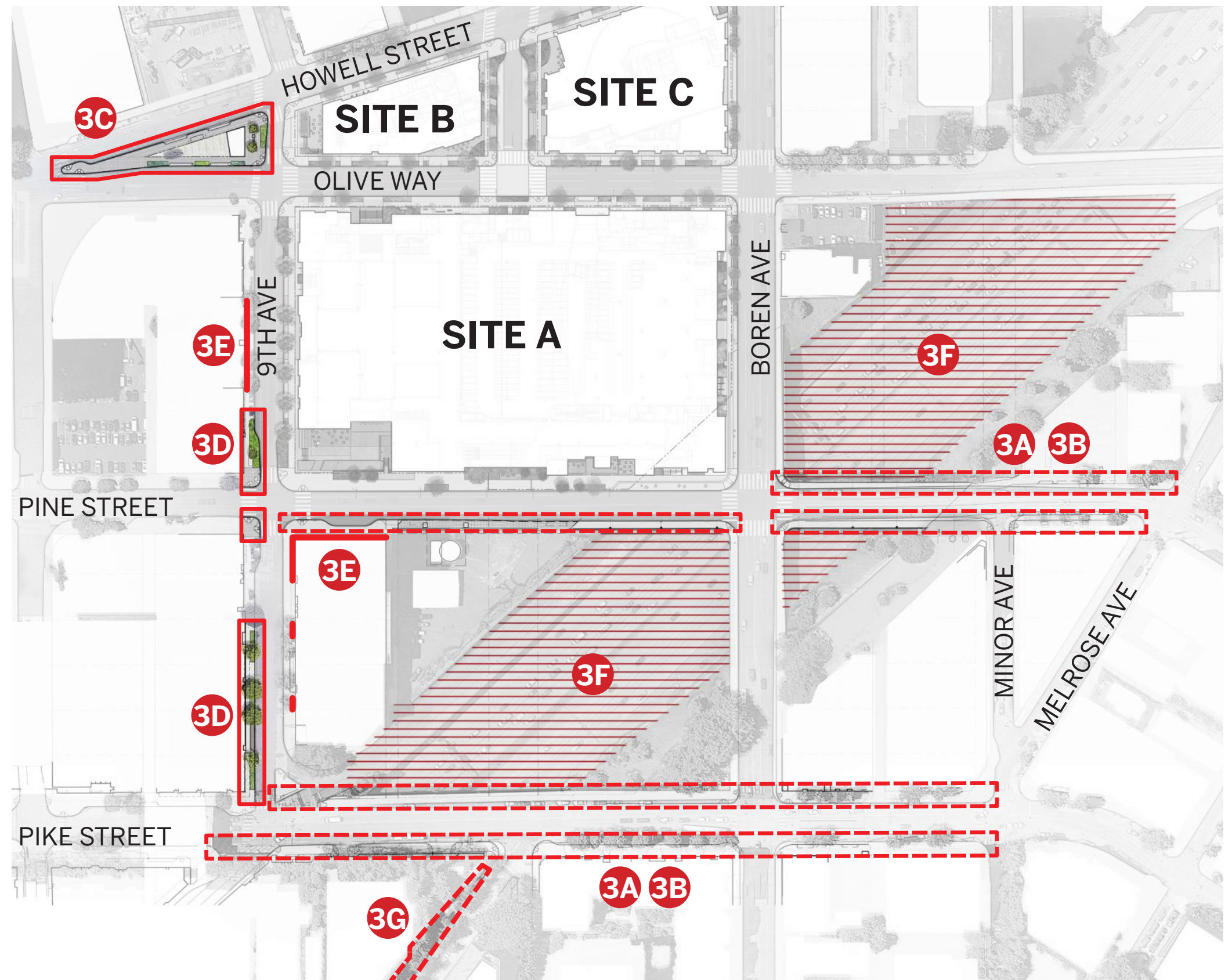
NEIGHBORHOOD CONNECTIVITY

PUBLIC BENEFITS PHYSICAL IMPROVEMENTS AND FUNDING



3 NEIGHBORHOOD CONNECTIVITY

- A. PIKE/PINE PEDESTRIAN IMPROVEMENTS FUNDING
- B. PIKE/PINE BICYCLE FACILITIES FUNDING
- C. OLIVE WAY IMPROVEMENTS
- D. PIKE/PINE 9TH AVENUE IMPROVEMENTS
- E. HISTORIC BUILDING LIGHTING
- F. LID I-5 STUDY FUNDING
- G. FREEWAY PARK ASSOCIATION / SEATTLE PARKS AND RECREATIONS FUNDING



PIKE/PINE PEDESTRIAN IMPROVEMENTS AND BICYCLE FACILITIES FUNDING

PIKE/PINE RENAISSANCE ACT ONE

- **PARAMETERS OF PROPOSED FUNDING**

- WSCC funding to extend the Pike/Pine Renaissance Act One to Capitol Hill
- But for this funding, Pike/Pine Renaissance could not complete improvements in this portion of the corridor because of limitations of its funding sources, including on the I-5 structures.
- Project to be owned and executed by the Office of the Waterfront. City leadership of the project allows a much more comprehensive design approach that brings the public realm and mobility projects together, with potential for much greater public benefits
- WSCC as flexible as possible to allow for future curb line concepts
- If P/P efforts don't proceed for any reason, WSCC will complete design and return to Design Commission for approval prior to WSCC execution

PIKE/PINE PEDESTRIAN IMPROVEMENTS AND BICYCLE FACILITIES FUNDING

PIKE/PINE RENAISSANCE ACT ONE

- **NATURE OF PEDESTRIAN IMPROVEMENTS**

- Nature of improvements to be determined through Pike/Pine Renaissance design strategies and be approved by Design Commission
- Anticipated to potentially include: curb relocation, sidewalk widening and replacement, curb bulbs, crosswalks, landscaping and street trees, art elements, noise barriers /mitigation, lighting, etc.

- **GEOGRAPHY / NATURE OF BICYCLE IMPROVEMENTS**

- To be determined with One Center City decisions on potential corridor re-channelization
- Quality level of PBL is not determined yet. Combination of bike and pedestrian funding allows more options for PBL quality in this area.

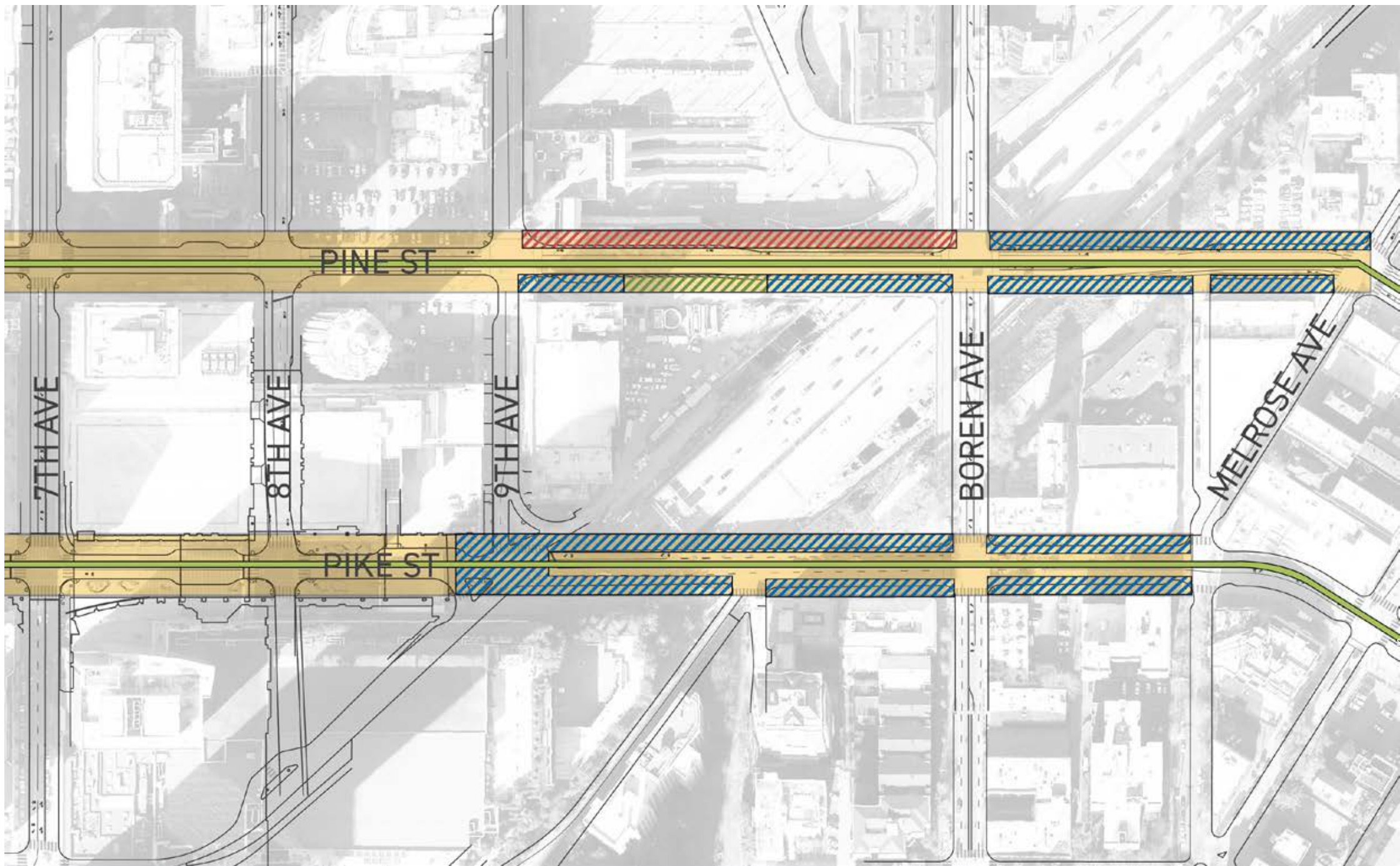
PIKE/PINE PEDESTRIAN IMPROVEMENTS AND BICYCLE FACILITIES FUNDING

PIKE/PINE RENAISSANCE ACT ONE

- **TIMING**

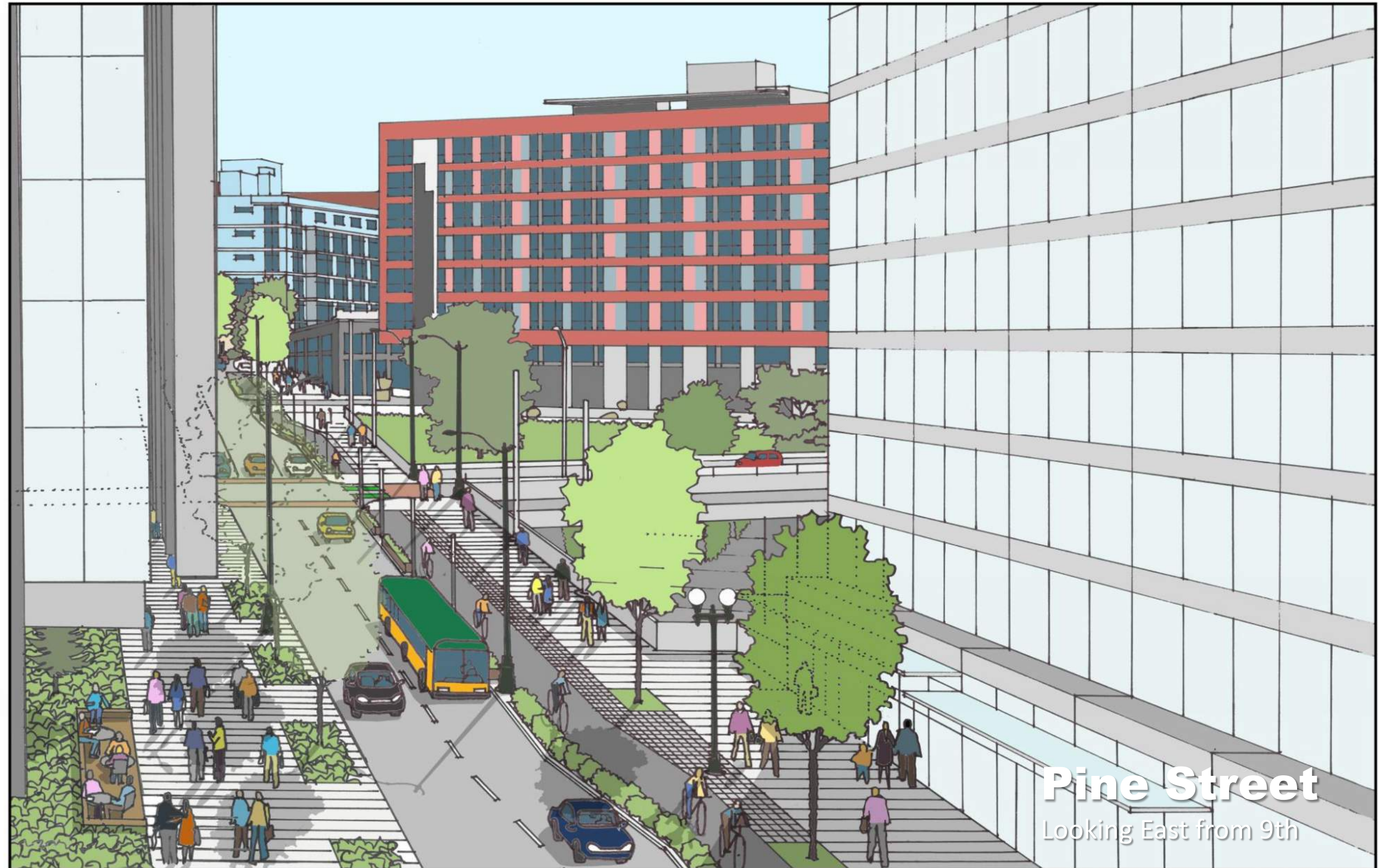
- Implementation timeline for both projects projected to be between
- 2019 and 2022
- Pedestrian improvements funding timing: \$4 million to be paid prior to issuance of first structural Building Permit for the project; the remainder to be funded in 2020
- Bicycle funding to be paid prior to issuance of the first structural Building Permit for the project

PIKE/PINE PEDESTRIAN IMPROVEMENTS AND BICYCLE FACILITIES FUNDING



- PIKE PINE RENAISSANCE ACT ONE PROJECT LIMITS
- WSCC SITE IMPROVEMENT
- WSCC PUBLIC BENEFIT IMPROVEMENT
- POTENTIAL DEVELOPMENT FUNDED
- PIKE-PINE PROTECTED BIKE LANES

PIKE/PINE PEDESTRIAN IMPROVEMENTS AND BICYCLE FACILITIES FUNDING



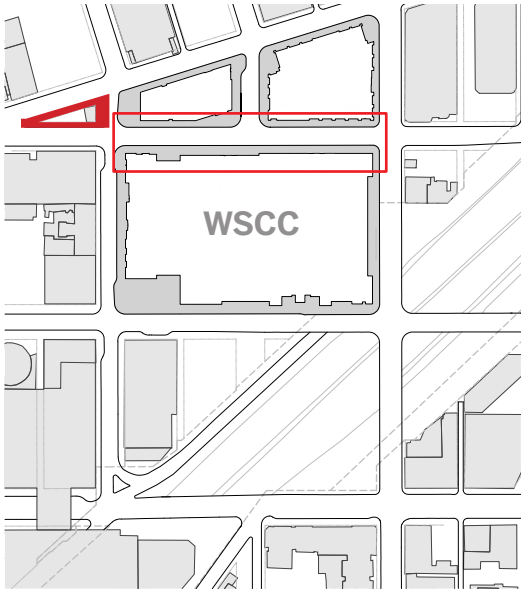
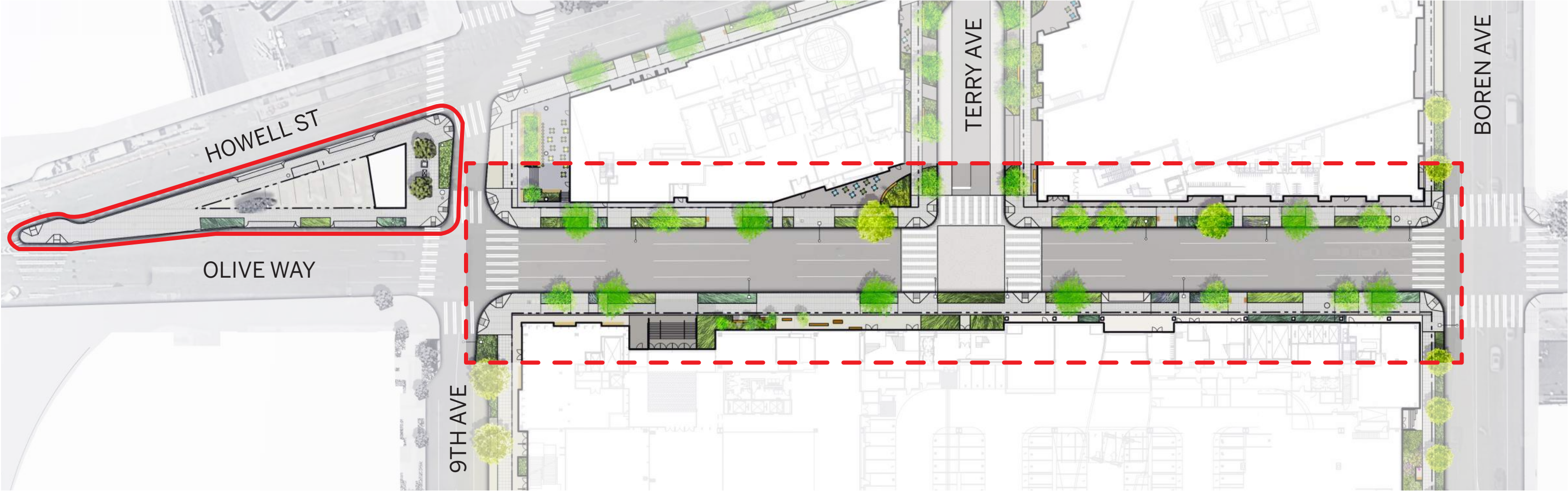
PIKE/PINE PEDESTRIAN IMPROVEMENTS AND BICYCLE FACILITIES FUNDING



OLIVE WAY & PIKE/PINE 9TH AVENUE IMPROVEMENTS

- **WSCC WILL EXECUTE ON WORK**
- **PLANS INCLUDED IN THE PUBLIC BENEFITS SIP ADDENDUM**
- **SUBJECT TO DESIGN DEVELOPMENT AND REVIEW BY SDOT**
- **TIMING: THE WORK WILL BE ACCOMPLISHED BY OPENING
OF THE ADDITION**

OLIVE WAY IMPROVEMENTS



OLIVE WAY IMPROVEMENTS

OLIVE AT 9TH AVENUE AND HOWELL STREET

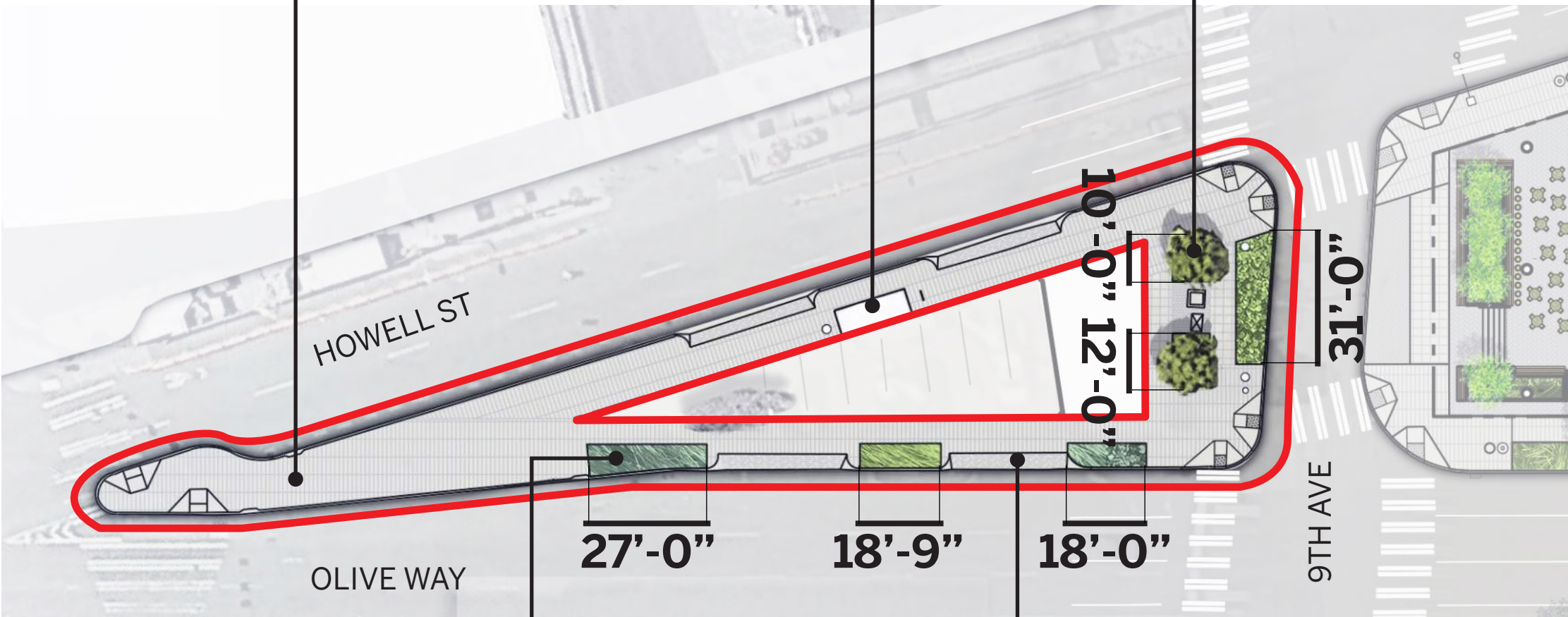


Replace all concrete sidewalk paving, score pattern and finishes to be consistent with adjacent WSCC design

5,255 SF

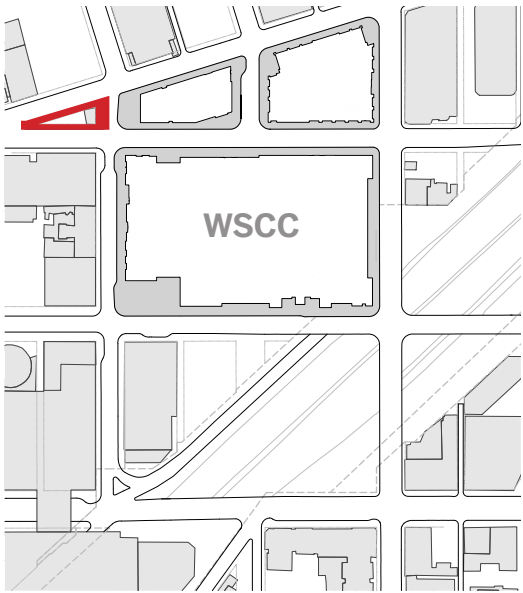
Existing bus stop to remain

Two existing trees to remain in place, incorporated into enlarged and enhanced planters



Additional and enhanced planting
790 SF TOTAL

Replace concrete with textured paving at curb cut for pedestrian safety

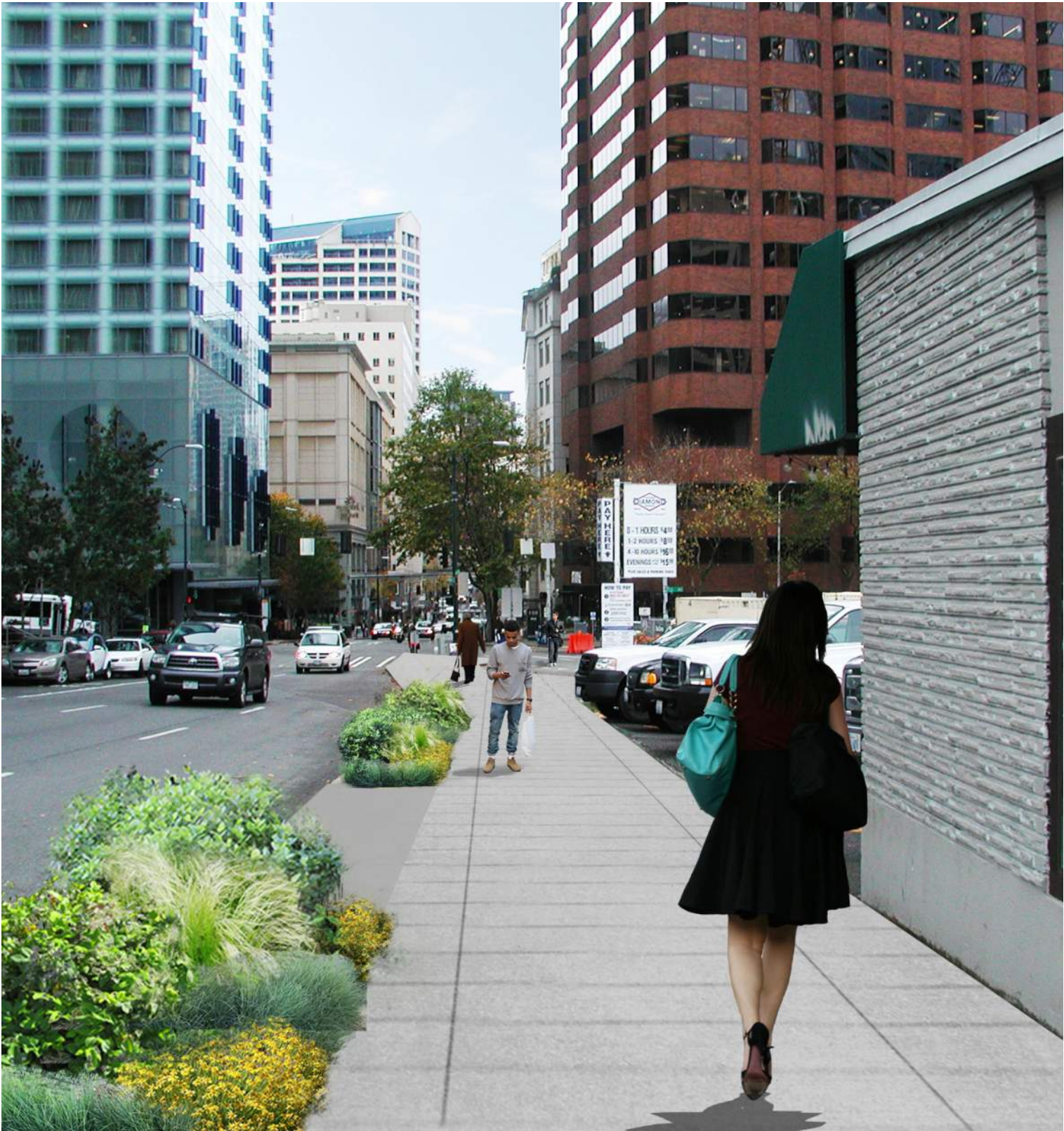


OLIVE WAY IMPROVEMENTS

OLIVE AT 9TH AVENUE AND HOWELL STREET



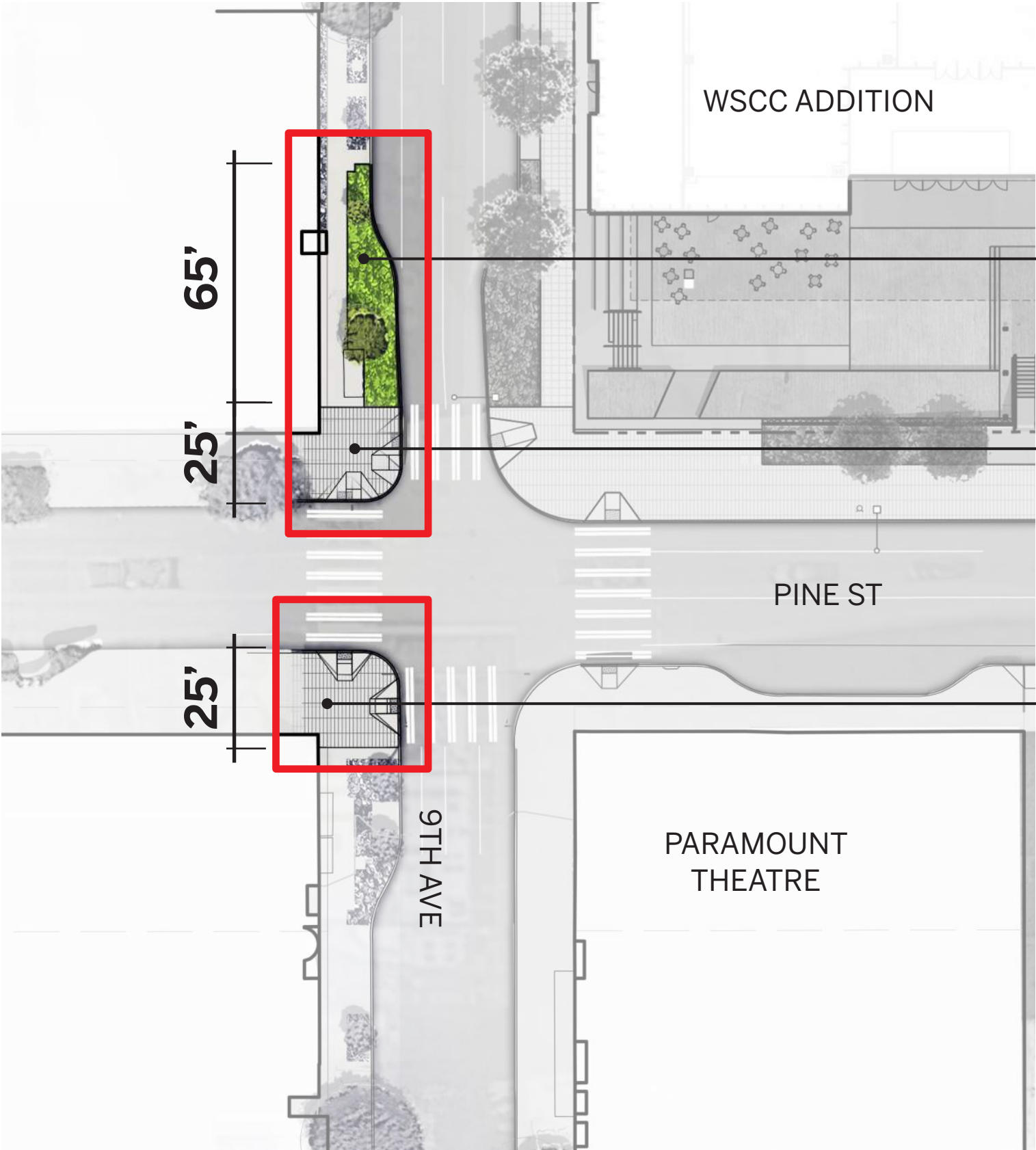
BEFORE



AFTER

PIKE/PINE 9TH AVENUE IMPROVEMENTS

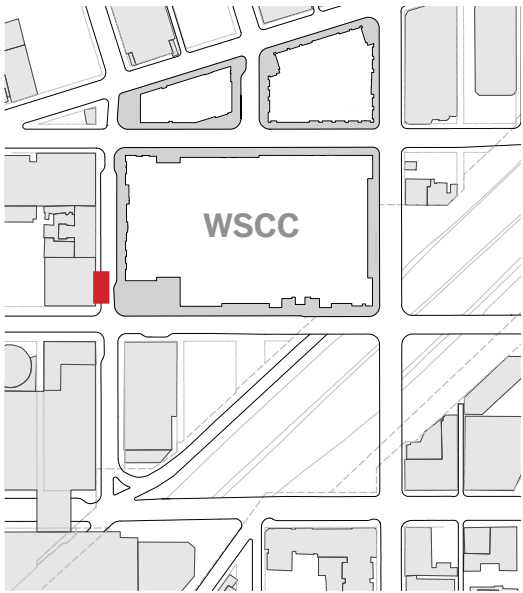
9TH AVENUE AT PINE STREET



Added curb bulb with consolidated & enhanced planting
625 SF

Tightened curb radii where possible (10' proposed radius) and enhanced paving
456 SF

Tightened curb radii where possible (10' proposed radius) and enhanced paving
474 SF



PIKE/PINE 9TH AVENUE IMPROVEMENTS

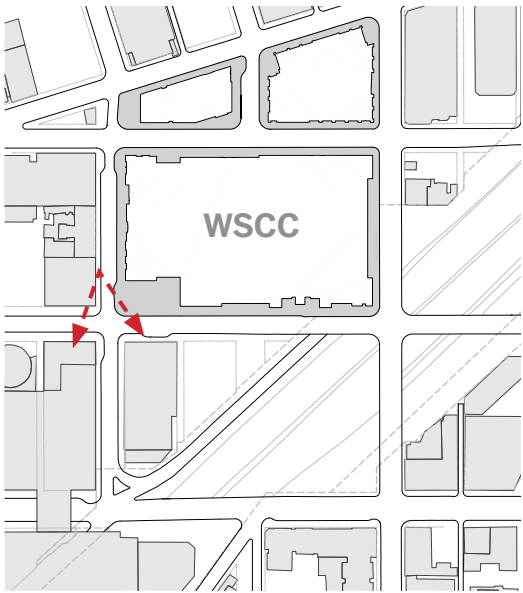
9TH AVENUE AT PINE STREET



BEFORE

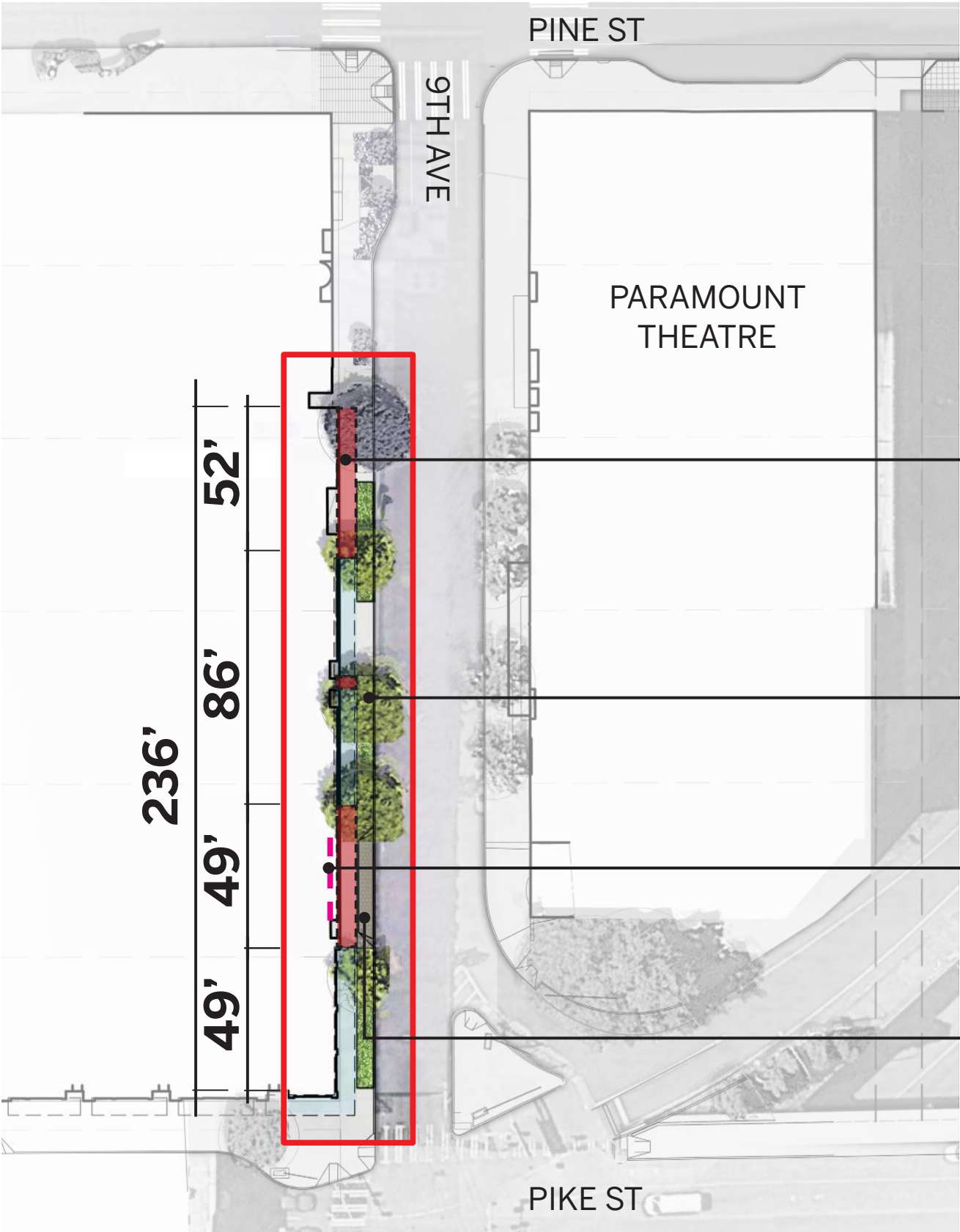
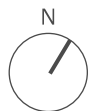


AFTER



PIKE/PINE 9TH AVENUE IMPROVEMENTS

9TH AVENUE

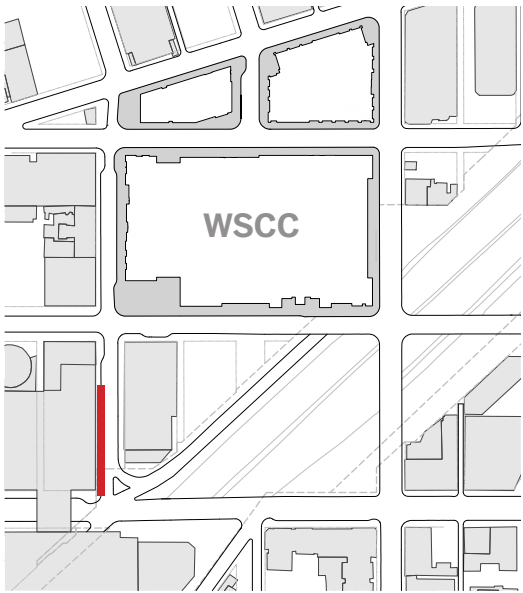


Additional canopies to fill gaps in existing canopy coverage
840 SF TOTAL

Additional & consolidated planting, preserve existing trees
797 SF TOTAL

New decorative vehicle entry door at existing garage entry
470 SF

Replace concrete with textured paving at curb cut for pedestrian safety
242 SF



PIKE/PINE 9TH AVENUE IMPROVEMENTS

9TH AVENUE



BEFORE



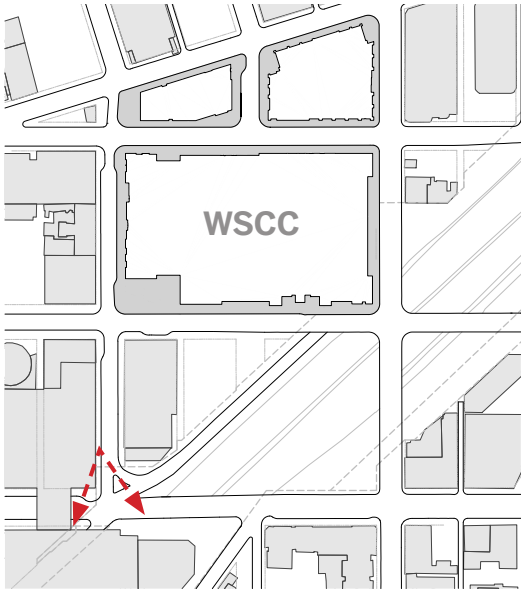
AFTER



CANOPY COVERAGE



DOOR CONCEPT



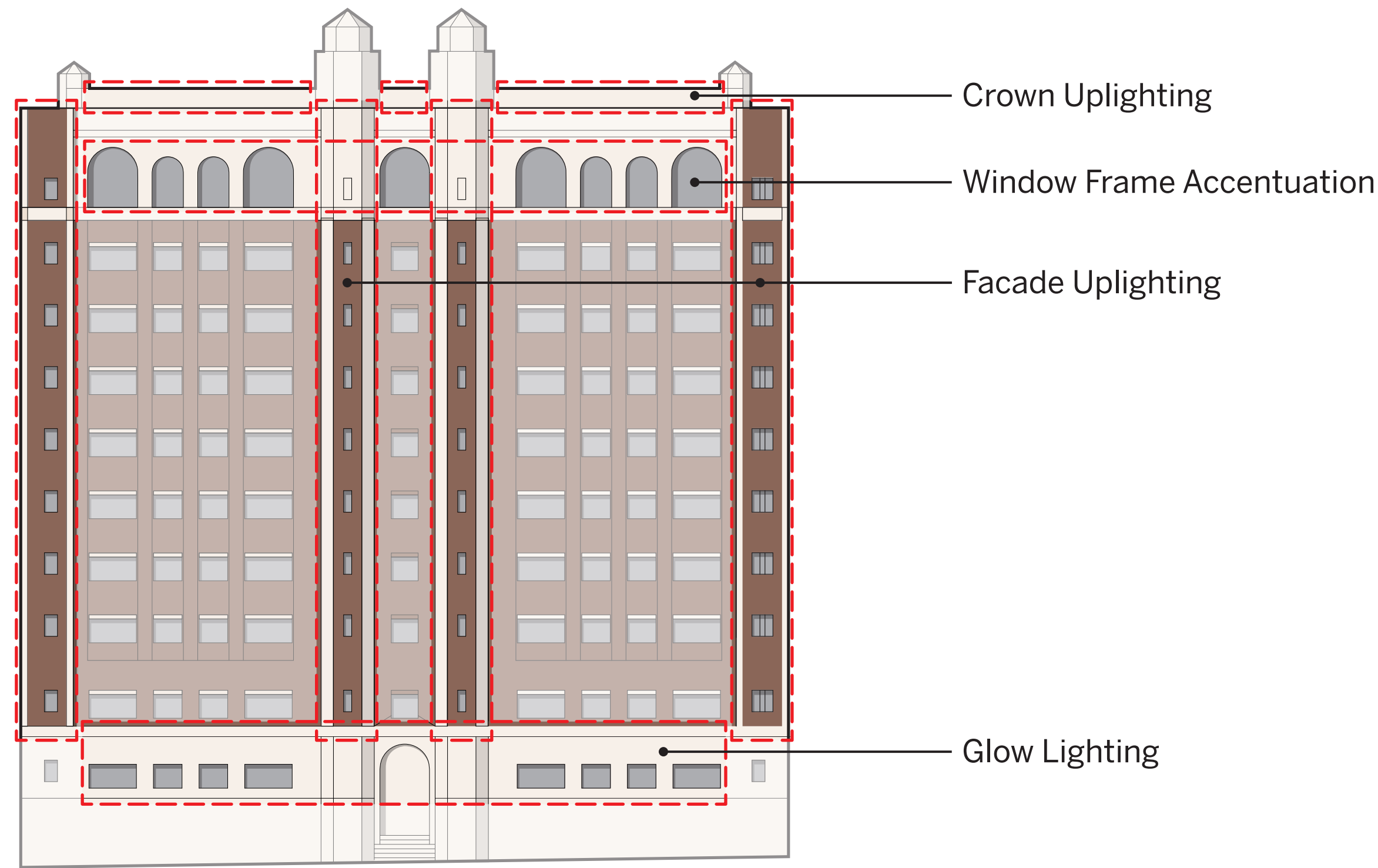
HISTORIC BUILDING LIGHTING

- **SCHEDULE**

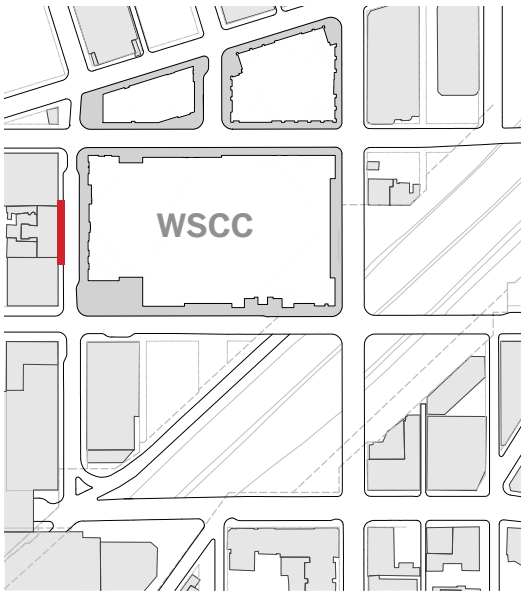
- APRIL 28: GUIDANCE MEETING WITH ARCHITECTURAL REVIEW COMMITTEE (ARC). SUPPORTIVE RESPONSE WITH A FEW SUGGESTIONS.
- JUNE 2: TENTATIVE RETURN TO ARC FOR FINAL REVIEW.
- JUNE 7: TARGET FOR PRESENTATION TO FULL LANDMARKS PRESERVATION BOARD (LPB) AND VOTE.

HISTORIC BUILDING LIGHTING

WORLDMARK CAMLIN - LIGHTING CONCEPT



WORLDMARK CAMLIN - EAST ELEVATION

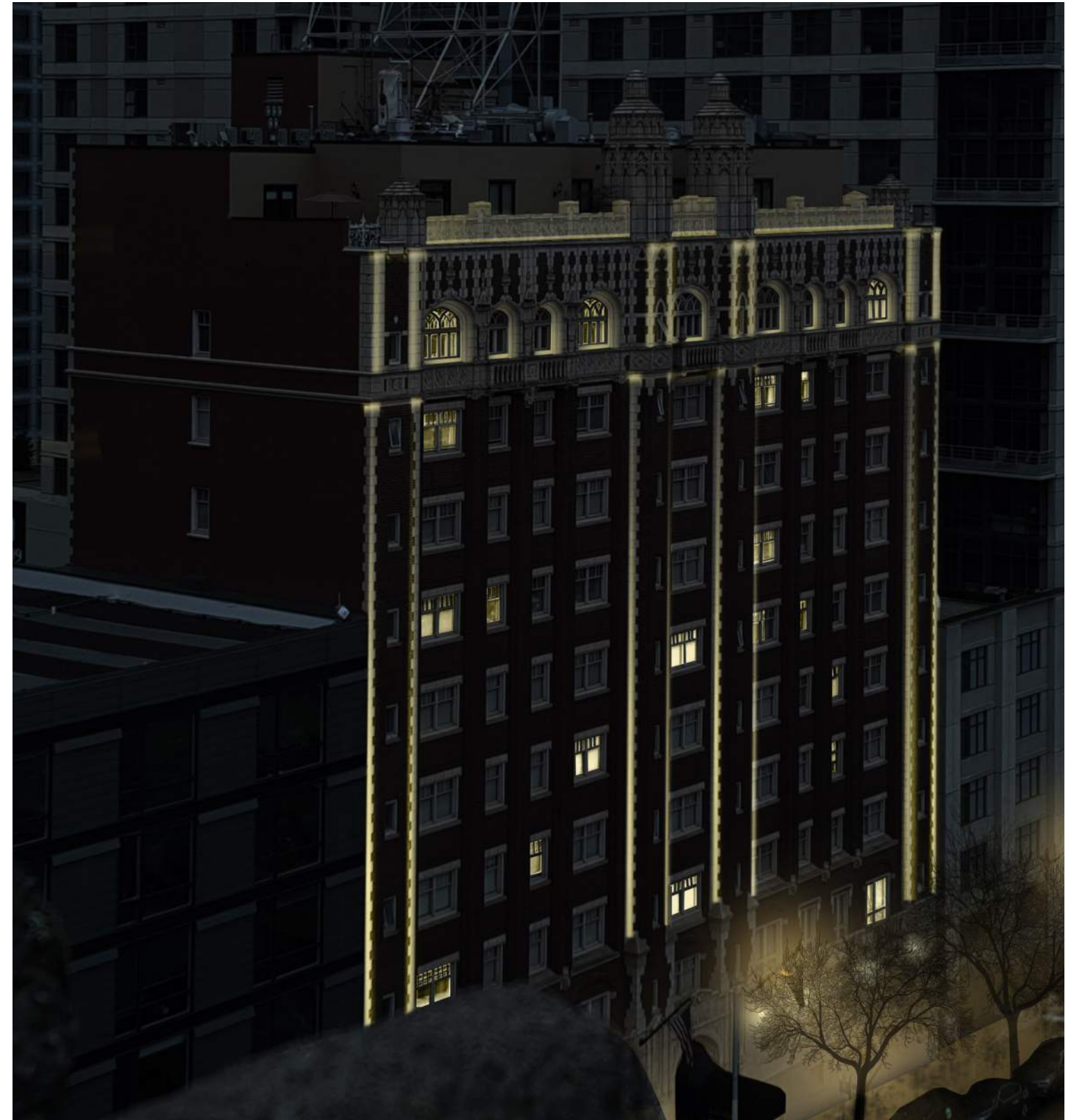


HISTORIC BUILDING LIGHTING

WORLDMARK CAMLIN - LIGHTING CONCEPT



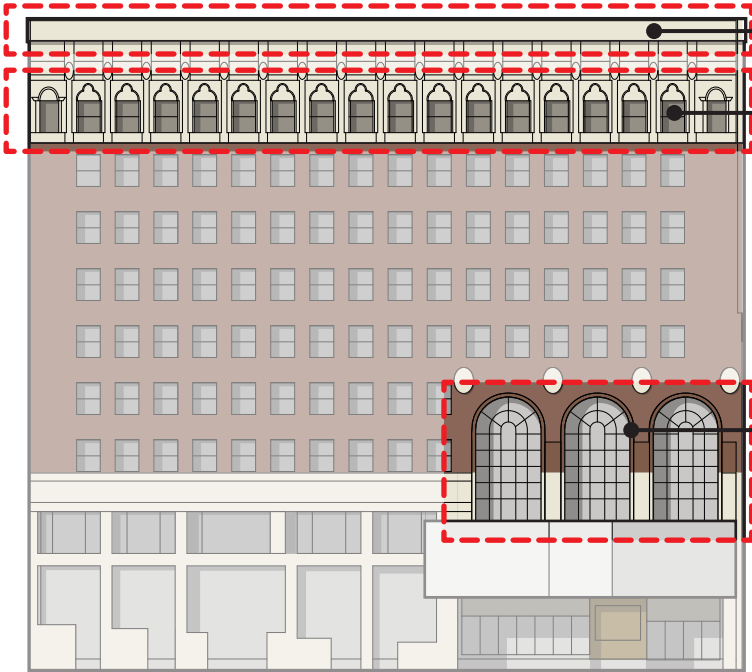
BEFORE



AFTER

HISTORIC BUILDING LIGHTING

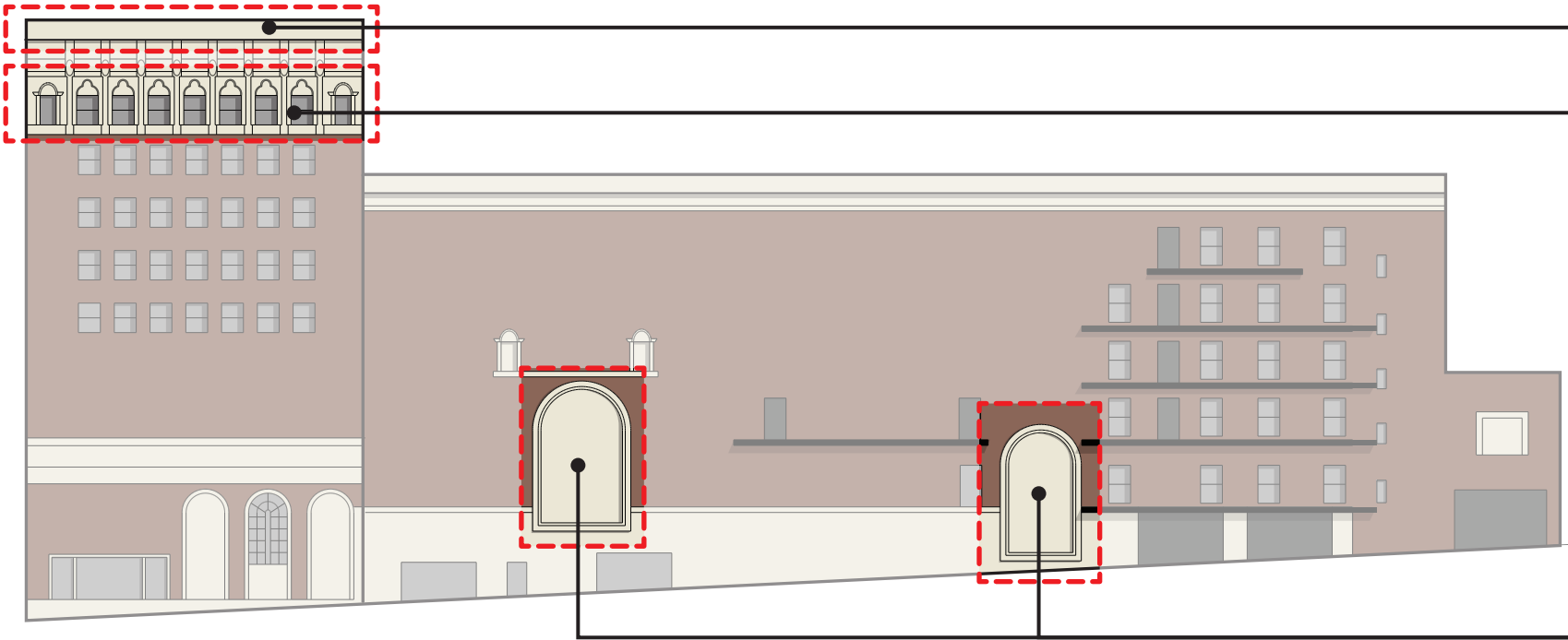
PARAMOUNT THEATRE - LIGHTING CONCEPT



Crown Uplighting
Window Frame Accentuation

Backlighting of Window
Drape

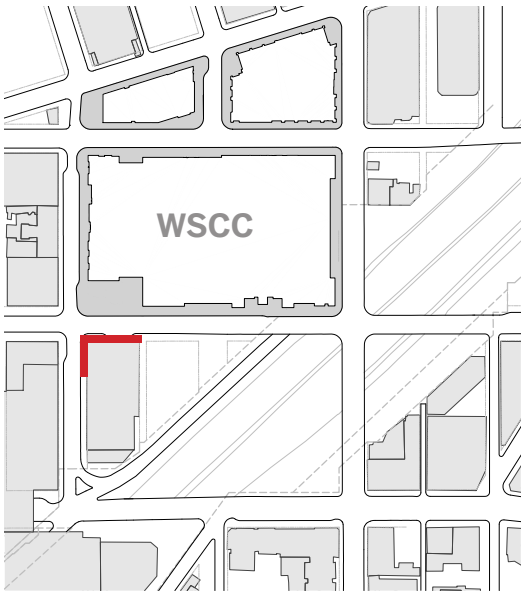
PARAMOUNT THEATRE - NORTH ELEVATION



Crown Uplighting
Window Frame Accentuation

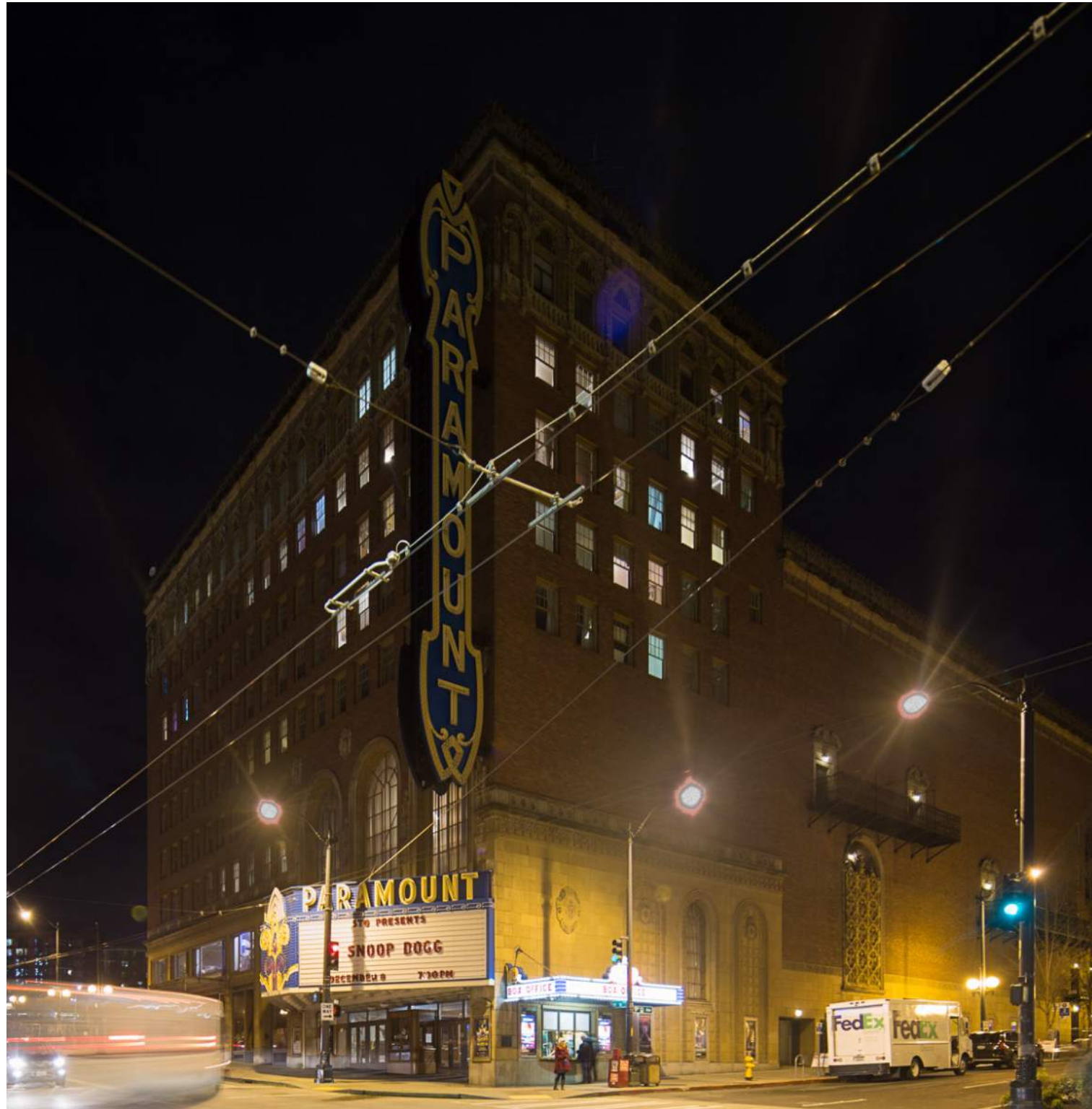
Backlighting of Stone
Carving

PARAMOUNT THEATRE - WEST ELEVATION

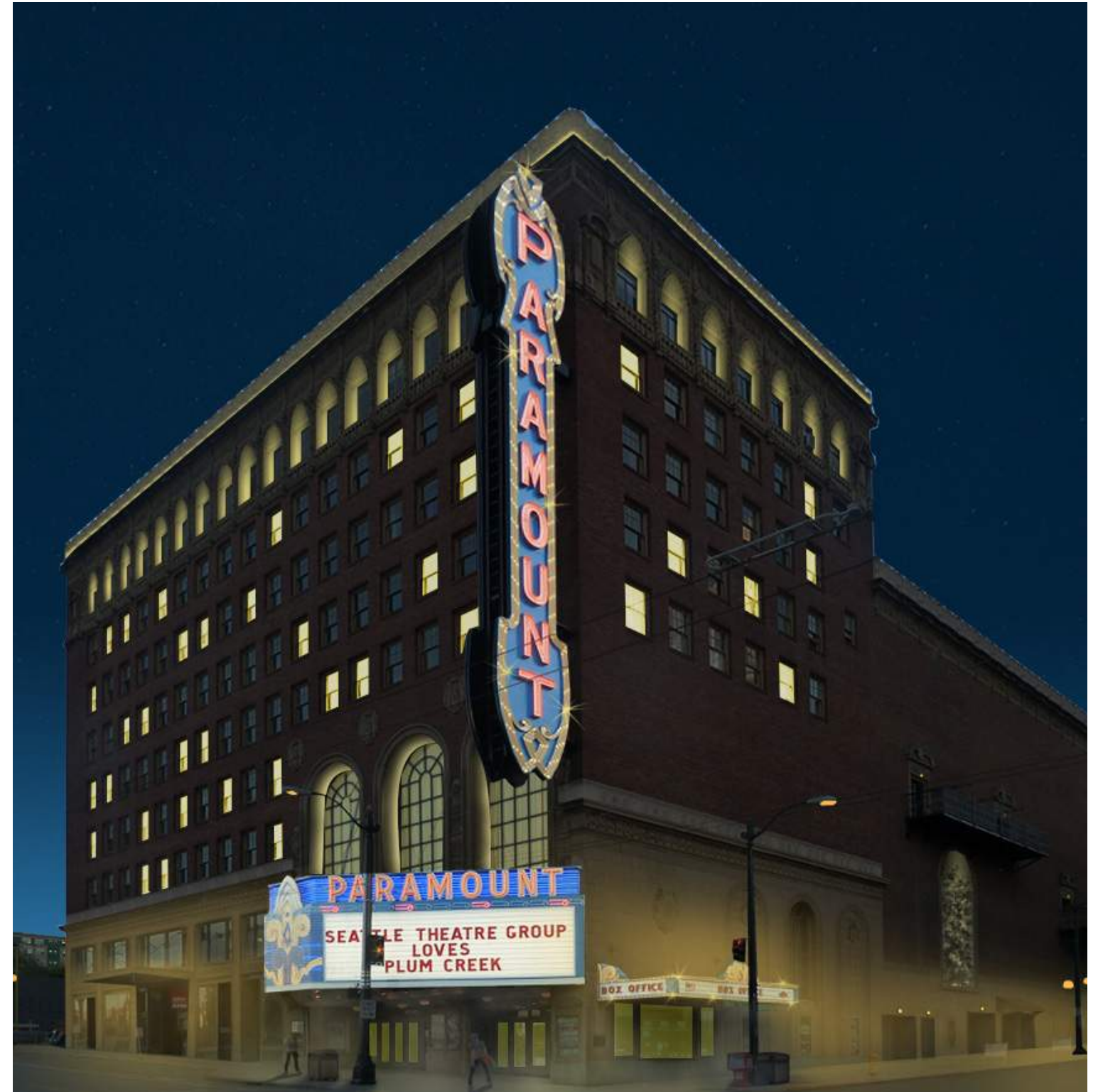


HISTORIC BUILDING LIGHTING

PARAMOUNT THEATRE - LIGHTING CONCEPT



BEFORE



AFTER

LID I-5 STUDY

- **SDOT AND OPCD INTERESTED IN PARTICIPATING IN LID STUDY; ONE DEPARTMENT WILL ACCEPT THE FUNDS**
- **DEPARTMENTS ARE REFINING A SCOPE OF WORK AND EXPECT THE STRUCTURAL ANALYSIS TO COME FIRST, WHICH WILL BE FUNDED BY WSCC**
- **PHASE 1 MAY ALSO INCLUDE OTHER ELEMENTS**
- **CITY COORDINATING WITH SDOT**

FREEWAY PARK ASSOCIATION / SEATTLE PARKS AND RECREATION



- Freeway Park/Seattle Parks Department requesting funds to support renovation plan to potentially include lighting/electrical, park entrances, comfort station, utilities and stormwater, hardscape, planting and irrigation, site furnishings, wayfinding
- Requested that the project not specify a specific set of improvements and instead provide funds to be used in manner they determine as plans are developed by Site Workshop.
- Parks Department owns and will execute on this project, including regulatory responsibilities
- Design Commission will approve Freeway Park plan
- Funding timing: Paid prior to issuance of the structural Building Permit for the project



AFFORDABLE HOUSING

- **\$5 MILLION PAYMENT TO THE SEATTLE OFFICE OF HOUSING (SOH) FOR ITS OPTIMUM ALLOCATION PER CITY POLICY**
 - FUNDS PAID PRIOR TO ISSUANCE OF THE WSCC STRUCTURAL BUILDING PERMIT
- **LEVERAGED PAYMENT CREATES 40 TO 60 UNITS OF AFFORDABLE HOUSING**
- **PER SOH POLICY, FUNDS USED TO LEVERAGE OTHER CAPITAL (OFTEN 3:1) FOR AFFORDABLE HOUSING AT OR BELOW 60% AMI**
- **PER SOH POLICY, INVESTMENTS TARGETED THROUGHOUT THE CITY WITH SPECIAL ATTENTION TO:**
 - NEAR JOBS, TRANSPORTATION
 - NEAR OTHER AMENITIES SPECIFIC TO TARGET POPULATIONS (SCHOOLS, SERVICES FOR SENIORS, ETC.)

AFFORDABLE HOUSING

- **PROJECT CONTRIBUTIONS TO AFFORDABLE HOUSING**
 - \$5 MILLION KING COUNTY PURCHASE AND SALE AGREEMENT
 - \$4.3 MILLION FOR INCENTIVE ZONING
 - \$5 MILLION PUBLIC BENEFIT
- **THE FEIS DETERMINED THAT THE PROJECT WOULD HAVE NO ADVERSE IMPACT ON HOUSING AND NO MITIGATION IS REQUIRED**
- **NO EXISTING HOUSING IS DISPLACED BY THE PROJECT**
- **THERE ARE NO REQUIREMENTS TO PROVIDE ANY AFFORDABLE HOUSING OTHER THAN LISTED ABOVE**

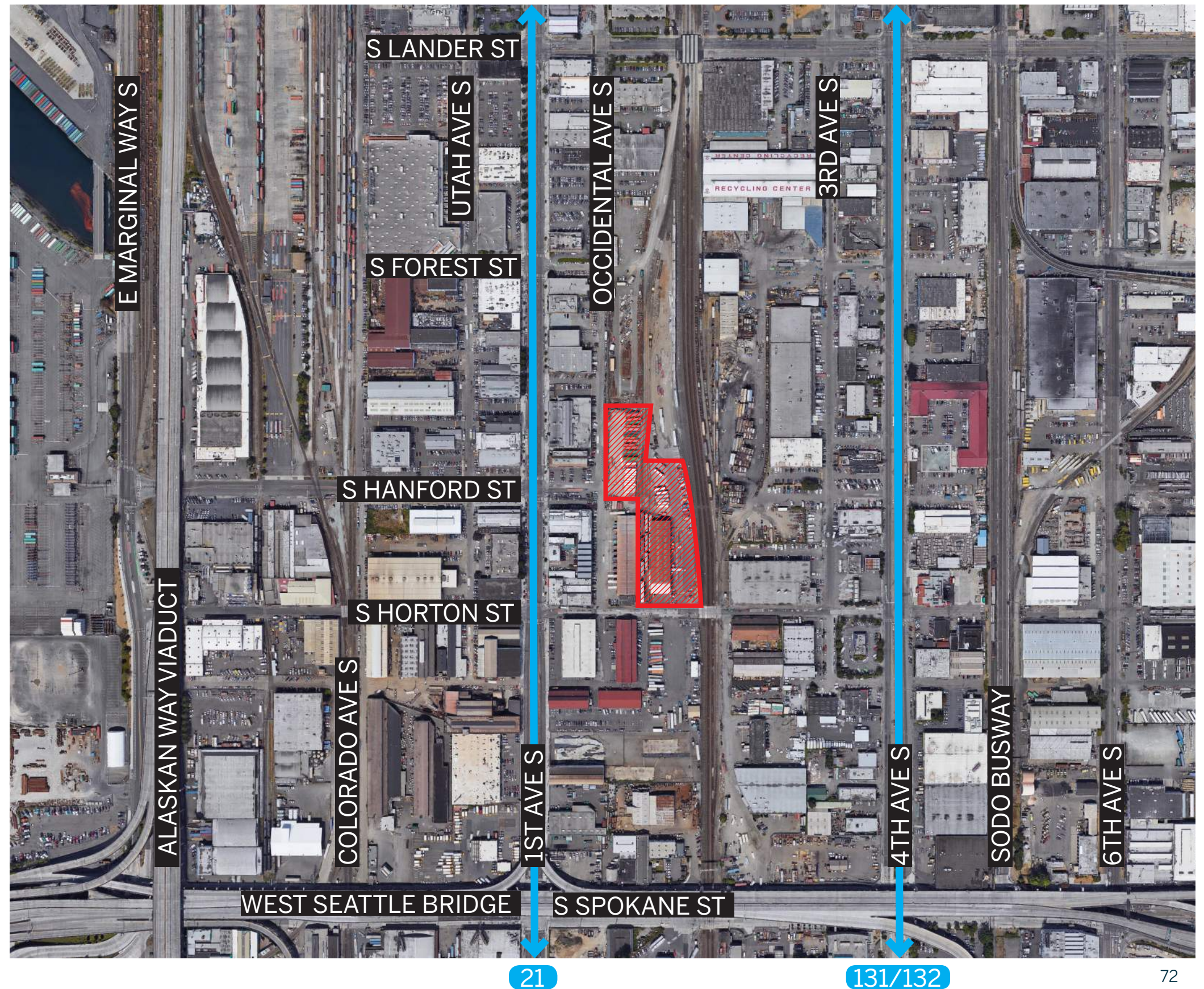
NIGHT WATCH

- **EMERGENCY SHELTER BEDS PROVIDED BY CITY OF SEATTLE**
- **WSCC TO HOUSE NIGHT WATCH AT MARSHALLING YARD FACILITY (150 S. HORTON ST.)**
- **WSCC TO PROVIDE FIVE-YEAR LEASE AT NO CHARGE AND NECESSARY TENANT IMPROVEMENTS FOR APPROXIMATELY 8,500 SQUARE FEET, INCLUDING FIRE SPRINKLERS, FIRE ALARM SYSTEM, VENTILATION, HEATING, BATHROOMS, ADA ACCESS, SUFFICIENT EXITING, ETC.**
- **NIGHT WATCH ABLE TO PROVIDE APPROXIMATELY 99 BEDS EVERY NIGHT**

NIGHT WATCH FACILITY DETAILS



- Location at 150 S. Horton St. - 2.76 acres with an 11,000 SF warehouse facility
- Good bus service for the population Night Watch serves - people who muster downtown and then get a voucher and bus ticket to get to the shelter. This includes the Metro 131 and 132 routes on 4th Avenue and Metro 21 route on 1st Avenue.
- Diverse neighboring businesses - industrial uses, warehousing, manufacturing, restaurants



SUMMARY

PROPOSED PUBLIC BENEFITS

MATRIX

PUBLIC BENEFIT		DESCRIPTION	PROPOSED BENEFIT	CODE / OTHER	EIS MITIGATION	VALUE
1	ONSITE IMPROVEMENTS BEYOND CODE	PLAZAS, PUBLIC SPACES, & VOLUNTARY SETBACKS	13,432 SF ABOVE CODE	SEE BELOW	NONE	\$7,000,000
		9TH AVENUE / PINE STREET PLAZA	7,678 SF ABOVE CODE	DESIGNED TO DOWNTOWN AMENITY STANDARDS		
		SEASONAL PROGRAMMING	PROGRAMMING DOCUMENT	NONE		
		PUBLIC SEATING	1282 SF / 0 LF	266 LF REQUIRED		
		9TH AVENUE / OLIVE WAY PLAZA	1,789 SF ABOVE CODE	NONE		
		SEASONAL PROGRAMMING	PROGRAMMING DOCUMENT	NONE		
		PUBLIC SEATING	852 SF / 67 LF	NONE		
		BOREN AVENUE / HOWELL GARDEN PLAZA	195 SF ABOVE CODE	842 SF		
		PUBLIC SEATING	20 LF	NONE		
		PLANTING	129 SF ABOVE CODE	NONE		
		BOREN AVENUE SETBACK	2,616 SF ABOVE CODE	NONE		
		PUBLIC SEATING	12 LF	NONE		
		PLANTING	1,563 SF	NONE		
		PINE STREET SETBACK	1,154 SF ABOVE CODE	NONE		
		PUBLIC SEATING	121 SF	NONE		
		PLANTING	1,012 SF	NONE		
		CANOPY COVERAGE	802 LF ABOVE CODE	2,043 LF REQUIRED	NONE	
		ENHANCED PAVING AT OLIVE & TERRY	4,437 SF	NONE	NONE	
		FIXED SEATING (ADDITIONAL, NOT IN VOLUNTARY SETBACK)	246 LF TOTAL ABOVE CODE	NONE	NONE	
		FLEXIBLE SEATING (ADDITIONAL, NOT IN VOLUNTARY SETBACK)	NONE	NONE	NONE	
		PLANTING (ADDITIONAL, NOT IN VOLUNTARY SETBACK)	6,016 SF ABOVE CODE	4,217 SF	NONE	
2	PUBLIC BENEFIT ART	BOREN AVENUE ART SCULPTURES	3 GROUPS OF SCULPTURES, SEATING, LIGHTING	NONE	NONE	\$600,000
		ARTWORKS WITHIN OLIVE WAY GALLERY SPACES	\$250,000	NONE	NONE	\$250,000
		LANDMARK ARTWORK ON PIKE STREET AT 9TH AVENUE	\$1,000,000	NONE	NONE	\$1,000,000
3A	PIKE/PINE PEDESTRIAN IMPROVEMENTS FUNDING	FUNDING FOR IMPROVEMENTS BETWEEN 9TH AVENUE AND ACROSS I-5	\$10,000,000	NONE	NONE	\$10,000,000

PROPOSED PUBLIC BENEFITS

MATRIX

PUBLIC BENEFIT		DESCRIPTION	PROPOSED BENEFIT	CODE / OTHER	EIS MITIGATION	VALUE
3B	PIKE/PINE BICYCLE FACILITIES FUNDING	FUNDING NEW BIKE LANES BETWEEN 9TH AVENUE AND ACROSS I-5	\$2,000,000	NONE	NONE	\$2,000,000
3C	OLIVE WAY IMPROVEMENTS	SIDEWALK SURFACING (CONCRETE PAVING)	5,255 SF	NONE	NONE	\$200,000
		NEW / CONSOLIDATED PLANTERS	790 SF			
3D	PIKE/PINE 9TH AVENUE IMPROVEMENTS	NEW / CONSOLIDATED PLANTERS	1,422 SF	NONE	NONE	\$560,000
		TIGHTENED CURB RADII AND ENHANCED PAVING	930 SF			
		ADDITIONAL CANOPY COVERAGE	840 SF			
		DRIVE-APRON SURFACING (TEXTURED PAVING)	242 SF			
		DECORATIVE VEHICLE ENTRY DOOR	470 SF			
3E	HISTORIC BUILDING LIGHTING	WORLDMARK CAMLIN LIGHTING	\$500,000	NONE	NONE	\$500,000
		PARAMOUNT THEATRE LIGHTING	\$500,000			\$500,000
3F	LID-I5 STUDY FUNDING	FUNDING TO CITY FOR PHASE 1 STUDY	\$250,000	NONE	NONE	\$250,000
3G	FREEWAY PARK ASSOCIATION / SEATTLE PARKS AND RECREATION FUNDING	FUNDING FREEWAY PARK IMPROVEMENTS	\$1,000,000	NONE	NONE	\$1,000,000
4	AFFORDABLE HOUSING	FUNDING TO CITY OF SEATTLE OFFICE OF HOUSING	\$5,000,000 ADDITIONAL	\$5 MILLION KING COUNTY PSA \$4.3 MILLION FOR INCENTIVE ZONING	NONE	\$5,000,000
5	NIGHT WATCH	FUNDING AND ACCOMMODATIONS FOR CITY OF SEATTLE EMERGENCY SHELTER	\$2,000,000	NONE	NONE	\$2,000,000
APPROXIMATE TOTAL						\$31,000,000

*NEPA approval not required for any WSCC Public Benefits



Family

ARTS CENTER