1 Town Hall Plaza
2 Town Hall Entrances
3 Woonerf (With Fire Truck Access)
4 Stairs Connection to Plaza
5 Landscape Terraces
6 Sloped Lawn
7 Splash Pad
8 Cascading Water Feature
9 Wood Seating Platform
10 Restaurant Seating
11 Existing Trees to Remain
12 Columnar Aspen Grove
13 Town Hall Queuing with Removable Bollards
14 Seating on Hubbell
15 Bike Racks (6)
PUBLIC BENEFITS
PLAZA SECTION
Pedestrian - Passerby
Pedestrian - Lunch Break
Pedestrian - Water Play
Accessible Drop-Off
Loading Truck

PLAZA PROGRAM
DAILY USE
PLAZA PROGRAM
OUTDOOR CONCERT/LECTURE

- Performance Area
- Seating
- Pedestrian
- 5-Piece Band Stage
- 109 Seated Audience and
- 60 Standing Audience
PLAZA PROGRAM
OUTDOOR FILM

Screen

Seating

Pedestrian

96 Seated Audience and
30 Standing Audience
PLAZA PROGRAM
USED BOOKS MARKET

9 Market Stalls
6’x12’ Standard Stall
80 Standing People
1. Planted Terraces
2. Columnar Aspen Grove
3. Terraced Planter with Columnar Aspen Trees
4. Stair Connection to Plaza
5. Improved Boulevard Planting with New Street Trees
6. Bench Seating at Sidewalk
7. Garage Entrance
1. Wood Seating Platform at Sidewalk
2. Preserved Existing Trees with enhanced planting
3. Bike Racks (6)
4. Improved Boulevard Planting with New Street Trees
1. Woonerf Entrance
2. Special Stone Paving at Residential Lobby Entrances and Extended to Sidewalk
3. Water Feature with Wood Top Bench Seating
4. Specimen Trees
5. Preserved Existing Trees with Boulevard Planting
6. New Street Tree
7. Bench Seating at Sidewalk
8. Bike Racks (5)
1. Stairs Connection to Mews
2. Special Stone Paving at Extended to Sidewalk
3. Seating in Mews accessible from 8th Ave
4. Specimen Tree in Mews Visible from 8th Ave
5. Preserved Existing Trees with Boulevard Planting
6. New Street Tree
7. Bench Seating at Sidewalk
8. Bike Racks (8)
9. Town Hall Sidewalk Agreement
PUBLIC BENEFITS
SUSTAINABLE STRATEGIES

1. ENHANCED TREE CANOPY
2. WATER EFFICIENT IRRIGATION
3. BIO-FILTRATION
4. PRESERVED EXISTING TREES
5. GREEN ROOF
PUBLIC BENEFITS DIAGRAM

SPECIAL PAVING

- concrete unit paving (650 sqft)
- natural stone paving (785 sqft)
- stamped concrete (230 sqft)
- mixed stone and concrete unit paving (2465 sqft)
- CIP concrete sidewalk
  Total special paving (4130 sqft)

OUTSIDE PUBLIC BENEFIT AREA
- concrete unit paving (2125 sqft)
- natural stone paving (2100 sqft)
- stamped concrete (1650 sqft)
- mixed stone and concrete unit paving (2850 sqft)
- CIP concrete (3000 sqft)
  Town Hall sidewalk agreement
  Total special paving (8525 sqft)
PUBLIC BENEFIT AREA

- proposed trees (12)
- existing trees to remain (10)
- shrub & groundcover (4750 sqft)

OUTSIDE PUBLIC BENEFIT AREA

- proposed trees (33)
- shrub & groundcover (2885 sqft)
  (regular planters)
- shrub & groundcover (3665 sqft)
  (bio-filtration planters)
PUBLIC BENEFITS DIAGRAM

HUBBELL PLACE

SENeca STREET

SPRING STREET

TOWN HALL

PUBLIC BENEFIT AREA
- IPE wood top bench (35 ft)
- IPE wood seating platform (175 sqft)

OUTSIDE PUBLIC BENEFIT AREA
- IPE wood top bench (148 ft)
- IPE wood seating platform (325 sqft)
PUBLIC BENEFIT AREA

- under bench LED strip light (184 ft)
- handrail lighting (60 ft)
- tree uplighting (4)
- bollard lighting (5)
- submersible lighting for water feature (12)

OUTSIDE PUBLIC BENEFIT AREA

- under bench LED strip light (125 ft)
- handrail lighting (290 ft)
- pedestrian lighting (3)
- recessed wall lighting (3)
- tree uplighting (33)
- bollard lighting (11)
- submersible lighting for water feature (24)
<table>
<thead>
<tr>
<th>#</th>
<th>Public Benefit Component</th>
<th>Description of Design</th>
<th>City Requirements</th>
<th>Estimated Area</th>
<th>Estimated Value ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>OPEN SPACE</td>
<td>Open space at the north corner of the site is designed as a public plaza that connects to Freeway Park, acts as a gateway to the First Hill neighbourhood and foregrounds the facade and mew entrance of Town Hall. It is highly connected via Woonerf, mews and terraced stairs to Hubbell Place, Seneca Street, 8th Avenue and Spring Street.</td>
<td>not required</td>
<td>5,500 sf</td>
<td>$1,650,000</td>
</tr>
<tr>
<td>2</td>
<td>SPECIAL PAVING</td>
<td>Stone paving, Concrete unit pavers, Mixed stone and concrete pavers. Adjacent to the Public Benefit Zone are stone paving at restaurant terrace, stone and concrete unit paving extended to sidewalks from residential lobby entrances, concrete unit paving at stair terraces and stamped concrete in the alley.</td>
<td>not required</td>
<td>4,130 sf</td>
<td>$250,000</td>
</tr>
<tr>
<td>3</td>
<td>PLANTING</td>
<td>Planted terraces and berms of lush and native adapted West Coast plants, new proposed street trees, perserved existing trees and expanded boulevard planting. Adjacent to the Public Benefit Zone are bio-filtration planters, specimen trees, an aspen grove and other trees and groundcover.</td>
<td>not required</td>
<td>4,750 sf planting 12 new street trees 10 preserved existing trees</td>
<td>$200,000</td>
</tr>
<tr>
<td>4</td>
<td>WATER FEATURE</td>
<td>Splash pad in central plaza. Water feature directly adjacent to Public Benefit Zone include cascading water terraces, water feature with bubblers at restaurant terrace and residential lobby entrances, and bio-filtration planters.</td>
<td>not required</td>
<td>200 sf</td>
<td>$300,000</td>
</tr>
<tr>
<td>5</td>
<td>ENHANCED SEATING</td>
<td>Wood seating platforms/stage, wood top benches, and movable tables and chairs. Adjacent to the Public Benefit Zone are terraced wood seating and several wood top benches.</td>
<td>not required</td>
<td>35 lf bench seating 175 sf seating platform</td>
<td>$100,000</td>
</tr>
<tr>
<td>6</td>
<td>LIGHTING</td>
<td>Under-lighting for benches and seating platforms, illuminated handrails, recessed wall lighting at stairs, lit bollards, feature lighting at splash pad, tree uplighting and power for seasonal lighting. Adjacent to the Public Benefit Zone is pedestrian lighting at the mews, illuminated cascading water feature and other lighting strategies.</td>
<td>not required</td>
<td>184 lf LED lighting strip 12 submersible lights 5 lit bollards 4 tree uplights</td>
<td>$100,000</td>
</tr>
<tr>
<td>7</td>
<td>FUNDING FOR TOWN HALL SIDEWALK</td>
<td>Funding for City of Seattle standard C.I.P concrete sidewalk at Town Hall.</td>
<td>not required</td>
<td>3,000 sf</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

**TOTAL PUBLIC BENEFIT VALUE ($)**

$2,650,000