SECTION 01
PROJECT OVERVIEW
DEVELOPMENT PROPOSAL

- Two residential towers
- High quality development
- 500+ residential units
- Variety of unit types
- Seven levels of below-grade parking
- Ground level retail
- Open space
- Alley vacation
EXISTING ALLEY
3,842 SF
1. Town Hall Plaza
2. Woonerf
3. Pedestrian Mews with Seating
4. Accessible Entrances
5. Accessible Ramp
6. Town Hall Entrances
7. Restaurant Entry
8. Office Share Entrances
9. Retail Entry
10. Residential Lobby Entrances
11. Residential Units
12. Parking Entry
13. Preserved Existing Trees
14. Specimen Trees
15. Concrete/Corten Planters
16. Terraced Concrete planters with Seating
17. Bioretention Planters
18. Stair Connections to Plaza
19. Sloped Open Lawn
20. Restaurant Patio
21. Cascading Water Feature
22. Columnar Aspen Grove
23. Wood Seating Platform
24. Removable Bollards
25. Town Hall Queuing with Bollards
26. Bike Racks (19)

- Pedestrian Entry
- Vehicle Entry
ACTION ITEM COMMENTS

1. Provide additional information about the public outreach process.

2. Provide clarity as to what open spaces are being considered for public benefit.

3. Provide information explaining why special paving should be considered a public benefit.

4. Provide information explaining why enhanced seating should be considered a public benefit.

5. Consider specifying trees with a high caliper.

6. Consider replacing the proposed dogwood trees with a higher limbed tree.

7. Consider inclusion of necessary utilities to allow for future lighting possibilities near the west façade of Town Hall.
COMMENT 01

Provide additional information about the public outreach process.
OUTREACH PROCESS

OUTREACH / CITY PROCESS
Town Hall Seattle
First Hill Improvement Association
Freeway Park Association
Early Design Guidance
Design Review Approval
MUP under review
Seattle City Light (UMP / Power)
SDOT 30% SIP approval
SDOT EDG Review Meeting
20+ Letters of support

DESIGN RESPONSES
1  Retail located on 8th Avenue
2  Restaurant fronting Plaza
3  Residential entries and units front Spring Street
4  Canopies along 8th Avenue
5  PRAP Pedestrian lighting on 8th Avenue
6  Accessible route from Hubbell to 8th Avenue
7  Improved Curb Ramp at Seneca and Hubbell
8  Plaza Design
9  Increased setback next to Town Hall
10  Town Hall Sidewalk Improvements
11  Enhanced experience along Hubbell and 8th Ave
12  Bike racks on Seneca, Spring, and 8th Ave
13  Queuing zone in front of Town Hall
COMMENT 02

Provide clarity as to what open spaces are being considered for public benefit.
PUBLIC BENEFITS DIAGRAM

Open Space for Public Benefits
Improvements for Public Benefits
Open Space for Residential Amenity, Restaurant
Woonerf

Plaza
Town Hall Improvements
ROW Improvements
Freeway Park Intersection Improvements
<table>
<thead>
<tr>
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<td>Seneca Street 100 SF of special paving 6 bike racks</td>
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<td>Spring Street 145 SF of planting 840 SF of special paving 15 LF of underlit seating 5 bike racks pedestrian lights</td>
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COMMENT 03
Provide information explaining why special paving should be considered a public benefit.

COMMENT 04
Provide information explaining why enhanced seating should be considered a public benefit.

COMMENT 05
Consider specifying trees with a high caliper.

COMMENT 06
Consider replacing the proposed dogwood trees with a higher limbed tree.

COMMENT 07
Consider inclusion of necessary utilities to allow for future lighting possibilities near the west façade of Town Hall.
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2 Woonerf
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4 Accessible Entrances
5 Accessible Ramp
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25 Town Hall Queuing with Bollards
26 Bike Racks (19)

Pedestrian Entry
Vehicle Entry
PUBLIC BENEFITS DIAGRAM

SPECIAL PAVING

OUTSIDE PUBLIC BENEFIT AREA
- concrete unit paving (1800 sqft)
- natural stone paving (1650 sqft)
- stamped concrete (1760 sqft)
- CIP concrete (3010 sqft)

Total special paving (6210 sqft)

- concrete unit paving (7000 sqft)
- stamped concrete (100 sqft)
- CIP concrete sidewalk (2860 sqft)

Total special paving (7100 sqft)
PUBLIC BENEFIT AREA
- proposed trees (4)
- existing trees to remain (2)
- shrub & groundcover (2850 sqft)
- shrub & groundcover (425 sqft) (biofiltration planters)

OUTSIDE PUBLIC BENEFIT AREA
- proposed trees (30)
- shrub & groundcover (4200 sqft) (regular planters)
- shrub & groundcover (1000 sqft) (biofiltration planters)
SECTION 03
PUBLIC BENEFITS
PUBLIC PLAZA
1 Town Hall Plaza
2 Stairs Connection to Plaza
3 Pixelated Concrete Pavers
4 Landscape Terraces
5 Sloped Lawn
6 Underlit Wood Seating Platform
7 Underlit Floating Bench
8 Uplit Existing Trees to Remain
9 Uplit Flowering Speciman Tree
10 Uplit Flowering Dogwood
11 Removable Bollards
12 Seating on Hubbell
POTENTIAL PLAZA PROGRAM OPPORTUNITIES

**DAILY USE**
- Loading Truck
- Accessible Drop-Off
- Pedestrian - Lunch Break
- Pedestrian - Passerby

**OUTDOOR CONCERT/LECTURE**
- Performance Area
- Seating
- Pedestrian
  - 5-Piece Band Stage
  - 109 Seated Audience and
  - 60 Standing Audience

**OUTDOOR FILM**
- Screen
- Seating
- Pedestrian
  - 96 Seated Audience and
  - 30 Standing Audience

**USED BOOKS MARKET**
- Market Stall
- Pedestrian
  - 9 Market Stalls
  - 6’x12’ Standard Stall
  - 80 Standing People

DAILY USE OUTDOOR CONCERT/LECTURE OUTDOOR FILM USED BOOKS MARKET
SECTION 03
PUBLIC BENEFITS
TOWN HALL IMPROVEMENTS
PUBLIC BENEFITS
TOWN HALL IMPROVEMENTS

1. Landscape Terraces
2. Maintenance Gate
3. Landscape Planting
4. Uplit Flowering Specimen Tree
5. Pixelated Concrete Unit Paving at Sidewalk
6. Town Hall Sidewalk Improvement
7. Improved Boulevard Planting
8. Pedestrian Light Pole (PRAP)
9. Town Hall Queuing with Lit Bollards
10. Pixelated Concrete Unit Paving at Woonerf
PUBLIC BENEFITS
ROW IMPROVEMENTS - HUBBELL PLACE

1 Underlit Bench Seating at Sidewalk (Inside PL)
2 Pedestrian Light Pole (PRAP)
PUBLIC BENEFITS

ROW IMPROVEMENTS - SENECA STREET

1 Wood Seating Platform at Sidewalk (Inside PL)
2 Bike Racks (6)
3 Pixelated Concrete Pavers at Sidewalk
1. Stamped Concrete Paving at Woonerf Entrance
2. Pixelated Concrete Unit Paving at Sidewalk
3. Underlit Bench Seating at Sidewalk (Inside PL)
4. Bike Racks (5)
5. Implemented BRT Curb Bulbs and Extended Planting
6. Pedestrian Light Pole (PRAP)
PUBLIC BENEFITS
ROW IMPROVEMENTS - 8TH AVE SOUTH

1. Pixelated Concrete Unit Pavers at Sidewalk
2. Enhanced Boulevard Planting
3. Underlit Bench Seating at Sidewalk
4. Bike Racks (8)
5. Pedestrian Light Pole (PRAP)
New curb ramp at Freeway Park
Design contribution to intersection improvement

Existing Freeway Park Curb Condition
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**PUBLIC BENEFITS DIAGRAM**

**SPECIAL PAVING**

- concrete unit paving (7000 sqft)
- stamped concrete (100 sqft)
- CIP concrete sidewalk (2860 sqft)
- Total special paving (7100 sqft)

**OUTSIDE PUBLIC BENEFIT AREA**

- concrete unit paving (1800 sqft)
- natural stone paving (1650 sqft)
- stamped concrete (1760 sqft)
- CIP concrete (3010 sqft)
- toothed sidewalk agreement
- Total special paving (5210 sqft)
PUBLIC BENEFIT AREA
- proposed trees (4)
- existing trees to remain (2)
- shrub & groundcover (2850 sqft)
- shrub & groundcover (425 sqft)
  (bio-filtration planters)

OUTSIDE PUBLIC BENEFIT AREA
- proposed trees (30)
- shrub & groundcover (4200 sqft)
  (regular planters)
- shrub & groundcover (1000 sqft)
  (bio-filtration planters)
PUBLIC BENEFIT AREA

- under bench LED strip light (160 ft)
- handrail lighting (48 ft)
- tree uplighting (6)
- bollard lighting (15)
- pedestrian lighting-PRAP (14)
- pedestrian lighting (2)

OUTSIDE PUBLIC BENEFIT AREA

- under bench LED strip light (49 ft)
- handrail lighting (269 ft)
- pedestrian lighting (3)
- recessed wall lighting (3)
- tree uplighting (27)
- submersible lighting for water feature (10)
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