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

<table>
<thead>
<tr>
<th>PROJECT / POTENTIAL LOCATIONS</th>
<th>DESCRIPTION</th>
<th>TYPE</th>
<th>TIMING</th>
<th>PROCESS</th>
<th>ESTIM. BUDGET</th>
</tr>
</thead>
</table>
| **A** Design Team, Art Advisor, Collaborating Artist engaged for Overall Project | Collaborate on design to include art concepts and elements  
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 | PROJECT, URBAN DESIGN MERIT, AND PUBLIC BENEFIT ART | ONGOING - COMPLETION | LIMITED INVITATIONAL | * |
| **B** Significant Artwork | Large scale significant works in highly visible locations  
Artist of international or national stature – focus on Pacific NW artists  
• On site work integrated with building  
• Offsite landmark artwork on Pike Street at 9th Avenue | PROJECT ART | CD - COMPLETION | LIMITED INVITATIONAL | * |
| **C** Integrated Permanent Works | Strengthen connection to site, pedestrian experience, neighborhood connections  
• Boren Avenue Sculptures  
• Pine Street Walk-up illustrations  
• Site elements, wayfinding, placemaking  
• Garage Doors, Howell St. truck ramp window, loading dock graphic wall  
• Olive Way Gallery Spaces | PUBLIC BENEFIT | BY OPENING | OPEN CALL | OPEN CALL | $600,000 |
| **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  
• “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

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

PROJECT ART
PUBLIC BENEFIT ART
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 Zagler, 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**

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Rufus / Amazon</th>
<th>WSCC Addition</th>
<th>Arena</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF Alley / Street</td>
<td>17,280</td>
<td>7,666</td>
<td>48,811</td>
</tr>
<tr>
<td>SF Below Grade</td>
<td>-</td>
<td>47,983</td>
<td>-</td>
</tr>
<tr>
<td>Property Vacated Value ($MM)</td>
<td>14</td>
<td>16</td>
<td>15</td>
</tr>
<tr>
<td>Public Benefit Value ($MM)</td>
<td>20</td>
<td>30</td>
<td>22</td>
</tr>
<tr>
<td>Project SF (MM SF)</td>
<td>4.5</td>
<td>2.4</td>
<td>0.8</td>
</tr>
<tr>
<td>Project Value ($MM)</td>
<td>2,000</td>
<td>2,000</td>
<td>600</td>
</tr>
</tbody>
</table>

| PB Value / Property Vacated Value | 1.4 | 1.9 | 1.5 |
| PB Value / FAR Gained          | 83  | 391 | 150 |

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**
   - (Allowance for items under discussion)
   - $9,100,000
   - ($2,100,000)

2. **Public Benefit Art**
   - $1,850,000

3. **Neighborhood Connections**
   - $15,010,000
   - Funding Improvements
     - Pike/Pine Pedestrian Improvements Funding: $10,000,000
     - Pike/Pine Bicycle Facilities Funding: $2,000,000
     - Lid I-5 Study Funding: $250,000
     - Freeway Park Association / Seattle Parks and Recreation Funding: $1,000,000
   - Implementation Improvements
     - Olive Way Improvements: $200,000
     - Pike/Pine 9th Avenue Improvements: $560,000
     - Historic Building Lighting: $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
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
PUBLIC BENEFIT AREA: 7,678 SF
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

PLAZA / SETBACK PUBLIC BENEFIT AREA

FIXED "L"-SHAPE BENCH

OPEN PLAZA WITH MOVEABLE SEATING

INTEGRATED DINING COUNTER

PLANTING

FIXED BENCH PLANTING

TOTAL AREA: 2,190 SF; PUBLIC BENEFIT AREA: 1,789 SF
BOREN AVENUE / HOWELL STREET
OFFICE BUILDING GARDEN PLAZA
PUBLIC BENEFIT AREA: 195 SF
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
PUBLIC BENEFIT AREA: 1,202 SF

PLANTING
MOVEABLE SEATING AREA
HILLCLIMB ABOVE
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
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
PUBLIC BENEFIT ART
ARTWORKS WITHIN OLIVE WAY GALLERY SPACES
PUBLIC BENEFIT ART
ARTWORKS WITHIN OLIVE WAY GALLERY SPACES

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 PIKE STREET

VIEW FROM 9TH AVE NEAR WORLDMARK CAMLIN

9TH AVE

PINE ST

PARAMOUNT THEATRE

PIKE ST

WASHINGTON STATE CONVENTION CENTER
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
• Urbane 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
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
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 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

BETORE

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

Crown Uplighting
Window Frame Accentuation
Facade Uplighting
Glow Lighting

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

Crown Uplighting
Window Frame Accentuation

Backlighting of Stone
Carving
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/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

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

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

**APPROXIMATE TOTAL** | $31,000,000

*NEPA approval not required for any WSCC Public Benefits*