AGENDA

Public Benefits Introduction
• SDC Feedback
• Public Benefits Vision
• SDC Policy on Equity
• Public Outreach

Physical Public Benefits
• Public Open Spaces & R.O.W. Improvements
• Historic Building Lighting
• Improvements Beyond Code

Funding Neighborhood Improvements
• Pike Pine Renaissance: Act 1 Funding
• Bicycle Master Plan Funding
• Lid I-5 Study Funding
• Freeway Park Association / Seattle Parks and Recreation Funding

Affordable Housing Funding
SDC FEEDBACK

SDC #8 - May 18, 2017
5. Provide an overall vision for the public benefit package, including a clearer understanding of how that vision is reflected in each proposed element and how each provide a long-term benefit to the public.
7. Provide opportunities to increase the amount of onsite public benefits at each development, including expanded open space.
8. Open spaces should be designed in a manner that are accessible to the public and function separately from the identity and function of each of the proposed buildings.

SDC #9 - July 6, 2017
1. Engage with community organizations to establish tangible, feasible public benefits
2. Open space elements to be considered as public benefit should be welcoming and accessible to the public
12. Further refine the Terry Ave and Denny Triangle corner plazas to encourage public use
13. Provide information about the sustainability strategy for the entire project.
PUBLIC BENEFITS VISION
Community Connections

The Addition will be a hub, connecting diverse neighborhoods.

Our vision for the public benefits is to improve the pedestrian experience and create community connections to and from this hub for the people who live and work here, as well as visitors who come to experience Seattle.
SDC POLICY ON EQUITY

Public Outreach

• The design should reflect an awareness of and response to the needs and desires of all individuals, regardless of race, gender, or cultural identity

• Proposals should be based on wide-ranging and diverse public outreach efforts

• Public projects should be clearly influenced by outreach feedback

• Ongoing operations and maintenance should show an understanding of community impacts
PUBLIC OUTREACH PROCESS

Nearly three-year public outreach process involving numerous opportunities for public awareness, involvement and comment

15+ public meetings

Nearly 100 community/neighborhood meetings
• Pike/Pine Urban Neighborhood Council, Denny Triangle Neighborhood Association, North American Minority Contractors, Tabor 100, University Rotary, South Lake Union Community Council, Feet First, NAIOP, AIA, Ethnic Chambers of Commerce Coalition, etc.

Public Benefits open house
• December 2016 event and complementary on-line survey; more than 300 participants and 6,000 comments

Concentrated outreach to small businesses and minority, women and veteran-owned businesses regarding contracting opportunities

Consultation with local Tribes

Outreach through print & digital media and advertising
• web site; social media; Addition newsletter; earned media; direct mail; paid advertising in publications such as The Urbanist, Seattle Transit Blog, Seattle Medium, NW Asian Weekly, Capitol Hill Times, Seattle Times
SUMMER 2017 FOCUSED OUTREACH

Expanded outreach focused on public open spaces

Meetings with groups/associations
  • SLU Community Council, SLU Chamber, Denny Triangle Association, Community Package Coalition, Families for a Better Downtown

On-line survey
  • Supported by on-line advertising (Times, Transit Blog, NW Asian Weekly, Seattle Medium, Urbanist, S. Seattle Emerald, Seattle China Daily), postcard drop to all residences within four blocks of the project (totaling more than 8,100 households), social media.

Survey emailed to a 1,400-person newsletter list

Survey shared directly with membership of neighboring groups
  • Denny Triangle Association, Pioneer Square Alliance, SLU Chamber, Downtown Residents Council, Capitol Hill Chamber, etc.

300 on-line participants offering nearly 3,000 responses / comments
COMMUNITY PACKAGE COALITION

CPC Agreement in various documents
• $61 MM ($33.5 - 36.5 MM Public Benefits)

CPC + other WSCC Public Benefits
• $82 MM (+$21.8 MM Public Benefits)

+ King County and incentive zoning housing
• $90+ MM

Anticipated to qualify for WSCC street vacation public benefits
• $55.3 - 58.3 MM
COMMUNITY CONNECTIONS
Community Connections

Physical Public Benefits
  Filling the void, enhancing connections
  Augmenting the city’s public space network

Public Benefit Art
  Engaging artists as translators of place

Funding Neighborhood Improvements
  Supporting community priorities for neighborhood visions

Affordable Housing Funding
  Responding to the community’s housing crisis
Physical Public Benefits
- Public Open Spaces & R.O.W. Improvements
- Historic Building Lighting
- Additional Improvements Beyond Code

Public Benefit Art

Funding Neighborhood Improvements
- Pike Pine Renaissance: Act 1 Funding
- Bicycle Master Plan Funding
- Lid I-5 Study Funding
- Freeway Park Association / Seattle Parks and Recreation Funding

Affordable Housing Funding
FILLING THE VOID,
ENHANCING CONNECTIONS

AUGMENTING THE CITY’S PUBLIC SPACE NETWORK
PHYSICAL PUBLIC BENEFITS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Boren Ave Garden
8. Pine St Sun Garden
9. Historic Building Lighting

Additional Improvements Beyond Code

- Overhead Weather Protection
- Seating
- Planting
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Boren Ave Garden
8. Pine St Sun Garden
9. Historic Building Lighting
9TH & PINE PLAZA PLAN COMPARISON

May 2017 plan

July 2017 plan

Current plan

Voluntary setback area
proposed as Public Benefit
9TH & PINE PLAZA CONCEPT
Lushly planted plaza with open corner character, multiple access points, fixed and flexible seating
9TH & PINE PLAZA
Public Benefit Area: 3,637 SF

Bench
Planting
Moveable Seating

Voluntary setback area proposed as Public Benefit

Washington State Convention Center Addition | Seattle Design Commission | Meeting #10 - Public Benefits | 11.02.2017
9TH & PINE PLAZA CHARACTER
INTEGRATED ENVIRONMENTAL GRAPHICS
Connecting to the city with poetry inspired by Seattle

They say there’s a giant squid in the reservoir that if you could climb the fence you could stick your hand into the Bright Water and feel his slimy body swimming by yours.

And there’s a giant bone in the park that kids say is the squid’s skeleton. But if you were to brush away the wood chips you’d see a placard and commemoration.

Text Integrated Into Decking

Weathered Wood

Seattle Poetic Grid: https://seattlepoeticgrid.com
APPROACHING PLAZA FROM PINE ST
VIEW FROM 9TH & PINE INTERSECTION
9TH AVE R.O.W. IMPROVEMENTS AT PINE ST

Framing 9th Ave with complementary planting, enhancing Green Street design

-added curb bulb with consolidated & enhanced planting

625 SF
9TH AVE R.O.W. IMPROVEMENTS AT PINE ST

Framing 9th Ave with complementary planting, enhancing Green Street design

Before

After
9TH AVENUE IMPROVEMENTS AT PIKE ST

Enhancing pedestrian experience with high-quality materials and significant planting

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
9TH AVENUE IMPROVEMENTS AT PIKE ST

Enhancing pedestrian experience with high-quality materials and significant planting

Before

After

Canopy coverage
Door concept
Native planting palette
Textured curb cut paving
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Boren Ave Garden
8. Pine St Sun Garden
9. Historic Building Lighting
FLATIRON PLAZA CONCEPT
Minimize visual impact of roadway and celebrate unique street grid shift
FLATIRON PLAZA PLAN COMPARISON

July 2017 plan

Current plan
**FLATIRON PLAZA**

Site B - Public Benefit Area: 1,789

- Additional and consolidated planting, two existing trees to remain
- Existing utility vaults to remain
- Existing dumpster access to remain

**Site B - Public Benefit Area: 1,789**

- Proposed Public Benefit area outside of Site B Property Line
- Voluntary setback area proposed as Public Benefit

- Bench
- Moveable seating area
- Planting

**Dimensions:**
- 7'-6" 11'-0"
- 15'-6" 13'-0"
- 37'-9" 37'-4"
- 9TH AVE
- OLIVE WAY
- HOWELL STREET
- 24'-4" 10'-0" 28'-6"
- 23'-9"
FLATIRON PLAZA

Large sculptural benches and moveable seating, with a strong connection across 9th Ave

Acer circinatum
Vine Maple

Rhododendron macrophyllum
Pacific Rhododendron

Ilex crenata ‘Helleri’
Japanese Holly

Mahonia nervosa
Cascade Oregon Grape

Bench materiality
Wood seat with metal base
FLATIRON PLAZA
Large sculptural benches and moveable seating, with a strong connection across 9th Ave
OLIVE TRIANGLE & FLATIRON PLAZA
High-quality sidewalks at the Olive/Howell Triangle supporting the Flatiron Plaza

- Existing bus Stop to remain
- Curb cut locations remain, paving upgraded

**5337 SF TOTAL**

- Added planting on Olive Way
**382 SF TOTAL**

- Upgraded paving to match WSCC site for continuity

---

Washington State Convention Center Addition | Seattle Design Commission | Meeting #10 - Public Benefits | 11.02.2017
OLIVE TRIANGLE R.O.W. IMPROVEMENTS

High-quality sidewalks at the Olive/Howell Triangle supporting the Flatiron Plaza

Before

After
**Timed signals**
Traffic signals at the intersections of Howell St & 9th Ave and Olive Way & 9th Ave will be linked to eliminate southbound vehicles stopped between Howell St and Olive Way on 9th Ave.

**PM peak hour vehicle flow analysis**
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Boren Ave Garden
8. Pine St Sun Garden
9. Historic Building Lighting
TERRY GREEN STREET CONCEPT

Site B Public Benefit Plaza

Site C Public Plaza
(not proposed as Public Benefit)
TERRY PLAZA PLAN COMPARISON

July 2017 plan

Current plan
TERRY GREEN STREET PLAZA - SITE B

Public Benefit Area: 831 SF

Voluntary setback area proposed as Public Benefit

Moveable seating zone

Raised planter with PNW native planting and integrated wood bench seating
TERRY GREEN STREET PLAZA - SITE B
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Boren Ave Garden
8. Pine St Sun Garden
9. Historic Building Lighting
DENNY TRIANGLE CORNER PLAZA

July 2017 plan

Current plan

[Voluntary setback area proposed as Public Benefit]
DENNY TRIANGLE CORNER PLAZA
Public Benefit Area: 396 SF

Voluntary setback area proposed as Public Benefit

Raised planter with PNW native planting and integrated wood bench seating
DENNY TRIANGLE CORNER PLAZA
Warm wood seating that participates in streetlife activity, backed by generous planting
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Boren Ave Garden
8. Pine St Sun Garden
9. Historic Building Lighting
BOREN AVENUE GARDEN
Public Benefit Area: 1,708 SF

Lush planting with grasses, colorful flowers, and subtle landform
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Boren Ave Garden
8. Pine St Sun Garden
9. Historic Building Lighting
PINE STREET SUN GARDEN

Public Benefit Area: 1,154 SF

30'-10"

Voluntary setback area proposed as Public Benefit

Planting

Wood Platform with Moveable Seating

Hillclimb Above
PINE STREET SUN GARDEN
Carrying Terry Green Street spirit to Pine St, breaking down scale of two-block sidewalk
**Pike Pine Renaissance Act 1: Guiding Principles**

- Reinforce their role as *primary east-west pedestrian streets*
- Offer a *generous, safe and continuous pedestrian experience*
- Provide *places to linger* and enjoy city life
- Foster *stewardship and activation* by adjacent property owners and tenants

**Pike Pine Renaissance Act 1: Elements of Continuity**

- Consistent quality of sidewalk paving (1'x4' plank pattern from 9th Ave and Boren Ave on Pike St & Pine St)
- Signature crosswalk design
- Protected bike lane and vegetated buffer
- Two-globe pedestrian lighting
- Enhanced tree canopy
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Boren Ave Garden
8. Pine St Sun Garden
9. Historic Building Lighting
HISTORIC BUILDING LIGHTING
Worldmark Camlin & Paramount Theatre

August 7: Certificate of Approval from full Landmarks Preservation Board (LPB)

Enhanced lighting will create a more activate, engaging, and safe pedestrian experience. These improvements will highlight historic landmarks in our city while contributing to the goals and principles of the Pike Pine Renaissance and the Denny Triangle Neighborhood Plan.

The Denny Triangle Neighborhood Plan supports strategies to improve and enhance night lighting:
• Implement Pine Street Improvements: Commitments and Actions identified by the 1995 Pine Street Advisory Task Force Report should be extended through the Denny Triangle, including: ....enhanced night lighting.

The Council’s adopted policies support neighborhood planning goals as public benefits
• Policy 5.F. The city will also consider Compliance with city policies and goals, including neighborhood planning goals.
HISTORIC BUILDING LIGHTING

Worldmark Camlin Lighting Concept

Crown Uplighting
Window Frame Accentuation
Facade Uplighting
Facade Base Wallwashing

Worldmark Camlin - East Elevation
HISTORIC BUILDING LIGHTING

Worldmark Camlin Lighting Concept

Proposed Improvements

Facade Uplighting

Window Frame Accentuation

SIGNATURE PROJECTS
- Cooper Union, New York, NY | Morphosis
- The National World War II Memorial, Washington, DC,  Friedrich St. Florian | Leo A. Daly
- Vancouver Convention Centre Expansion, Vancouver, BC | LMN Architects, MCM Partnership
- Verizon Innovation Center, Waltham, MA | Nelson
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

Proposed Improvements

Crown Uplighting

Window Frame Accentuation
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

1. 9th & Pine Plaza
2. 9th Ave R.O.W. at Pine St
3. 9th Ave R.O.W. at Pike St
4. Flatiron Plaza and Olive Triangle R.O.W.
5. Terry Ave Green Street Plaza
6. Denny Triangle Corner Plaza
7. Sculpture Garden
8. Sun Garden
9. Historic Building Lighting

Additional Improvements Beyond Code

- Overhead Weather Protection
- Seating
- Planting
VOLUNTARY SETBACKS
Improvements Beyond Code

- Site A = 6,487 SF
- Site B = 2,620 SF
- Site C = 396 SF

*Total Above Code = 9,502 SF counted as Public Benefit*

These voluntary setbacks distributed throughout the project sites bring texture and a variety of urban experiences with unique public spaces for the community to linger and enjoy.

*None required by code*
OVERHEAD WEATHER PROTECTION

Improvements Beyond Code

- Required = 2,056 LF
- Provided = 2,803 LF

**Above Code = 747 LF (36%) counted as Public Benefit**

These beyond code elements help to provide continuity of the canopy network in the neighborhood, increasing pedestrian mobility and comfort during Seattle’s rainy seasons.

*Elements in locations not required by code*
SEATING
Improvements Beyond Code

• Fixed Seating in the Streetscape (outside of Voluntary Setbacks counted as Public Benefit)
  • Required = 0 LF
  • Provided = 243 LF

Above Code = 243 LF counted as Public Benefit*

Additional seating throughout the site allows opportunity for the public to pause, gather, and rest while engaging with the surrounding neighborhood.

*None required by code
PLANTING
Improvements Beyond Code

- Planting Above Code
  - Required = 4,217 SF
  - Provided = 10,893 SF

**Above Code = 6,676 SF (158%) counted as Public Benefit***

Additional planting depth and areas provide a natural buffer to soften the urban environment and increase the quality of streetlife.

***In excess of code planting requirements
PHYSICAL PUBLIC BENEFITS
Open Spaces, R.O.W. Improvements and Improvements Beyond Code

1. 9th & Pine Plaza
2. 9th Ave at Pine
3. 9th Ave at Pike
4. Flatiron/Olive
5. Terry Green St Plaza
6. Denny Triangle Plaza
7. Sculpture Garden
8. Sun Garden
9. Historic Lighting
Overhead Weather Protection
Seating
Planting
SUPPORTING COMMUNITY PRIORITIES FOR NEIGHBORHOOD VISIONS
Funding contribution to the City of Seattle for use by the Seattle Office of the Waterfront in carrying out the Pike Pine Renaissance: Act 1 project.

- Improvements could potentially include sidewalk widening, curb bulbs, crosswalks, landscaping and street trees, art elements, wayfinding, noise barriers/mitigation and lighting.
BICYCLE MASTER PLAN FUNDING

Presented to the Seattle Design Commission on October 19, 2017

Funding contribution to the City of Seattle for use by the Seattle Department of Transportation to aid implementation of its adopted Bicycle Master Plan.
LID I-5 STUDY FUNDING

Funding contribution to the City of Seattle for use by the Office of Planning and Community Development to study the potential lidding of portions of I-5.

OPCD will determine the scope of the study.
FREEWAY PARK IMPROVEMENTS FUNDING
Presented to the Seattle Design Commission on October 5, 2017

Funding contribution to the City of Seattle for use by the Seattle Parks and Recreation Department, in concert with the nonprofit Freeway Park Association.

The proposed concept is aimed to repair and restore the park.

- Improvements include repairs to electrical, utilities, and storm water infrastructure. The concept also includes possible enhancements to park entrances, comfort stations, site furnishings, and wayfinding.
RESPONDING TO THE COMMUNITY’S HOUSING CRISIS
Funding contribution to the City of Seattle’s affordable housing fund that is administered by the Seattle Office of Housing.
PUBLIC BENEFITS COMPONENTS

Community Connections

Physical Public Benefits
- Public Open Spaces & R.O.W. Improvements
- Historic Building Lighting
- Additional Improvements Beyond Code

Public Benefit Art

Funding Neighborhood Improvements
- Pike Pine Renaissance: Act 1 Funding
- Bicycle Master Plan Funding
- Lid I-5 Study Funding
- Freeway Park Association / Seattle Parks and Recreation Funding

Affordable Housing Funding
**Voluntary Setbacks - Details**

**Code Requirements and Key**

- **Setback Areas Not Being Counted as Public Benefit**
- **WSDOT Lease Area Not Being Counted as Public Benefit**
- **Continuous Pedestrian Zone Per EIS Analysis**
- **Voluntary Setback Area Counted as Public Benefit**

Setback areas are above code per SMC 23.49.056.B.2. SMC 23.49.056.B.2.C measures setback areas above code per SMC 23.49.056.B.2. SMC 23.49.056.B.2.C measures voluntary setback area counted as public benefit per EIS analysis. Continuous pedestrian zone setback areas not being counted as public benefit.

**Voluntary Setback Area**

<table>
<thead>
<tr>
<th>Area Category</th>
<th>Comments</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site A</td>
<td>Boren Avenue</td>
<td>627 SF</td>
</tr>
<tr>
<td>Site A</td>
<td>Boren Avenue</td>
<td>942 SF</td>
</tr>
<tr>
<td>Site A</td>
<td>Boren Avenue</td>
<td>127 SF</td>
</tr>
<tr>
<td>Site A</td>
<td>Pine Street</td>
<td>1154 SF</td>
</tr>
<tr>
<td>Site A</td>
<td>Pine Street</td>
<td>3637 SF</td>
</tr>
<tr>
<td>Site B</td>
<td>9th Avenue</td>
<td>1789 SF</td>
</tr>
<tr>
<td>Site B</td>
<td>Olive Way</td>
<td>631 SF</td>
</tr>
<tr>
<td>Site C</td>
<td>Boren Avenue</td>
<td>396 SF</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>9502 SF</td>
</tr>
</tbody>
</table>

**Minimum Sidewalk Width Per SMC 23.49.022.A**

**Sidewalk Provided for EIS Analysis**

---

**Site C**

<table>
<thead>
<tr>
<th>Site C</th>
<th>Boren Avenue</th>
<th>396 SF</th>
</tr>
</thead>
</table>

**Site B**

<table>
<thead>
<tr>
<th>Site B</th>
<th>9th Avenue</th>
<th>1789 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site B</td>
<td>Olive Way</td>
<td>631 SF</td>
</tr>
</tbody>
</table>

**Site A**

<table>
<thead>
<tr>
<th>Site A</th>
<th>Boren Avenue</th>
<th>627 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site A</td>
<td>Boren Avenue</td>
<td>942 SF</td>
</tr>
<tr>
<td>Site A</td>
<td>Boren Avenue</td>
<td>127 SF</td>
</tr>
<tr>
<td>Site A</td>
<td>Pine Street</td>
<td>1154 SF</td>
</tr>
<tr>
<td>Site A</td>
<td>Pine Street</td>
<td>3637 SF</td>
</tr>
</tbody>
</table>

**Site Data**

- Site A: 1154 SF
- Site B: 831 SF
- Site C: 396 SF
OVERHEAD WEATHER PROTECTION - DETAILS

CODE REQUIREMENTS

OVERHEAD WEATHER PROTECTION (SMC 23.49.018)*

CONTINUOUS OVERHEAD WEATHER PROTECTION SHALL BE REQUIRED FOR NEW DEVELOPMENT ALONG THE ENTIRE STREET FRONTAGE OF A LOT EXCEPT ALONG THOSE PORTIONS OF THE STRUCTURE FACADE THAT:

1. ARE LOCATED FARTHER THAN FIVE (5) FEET FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK ON PRIVATE PROPERTY; OR
2. ABUT A BONUSED OPEN SPACE AMENITY FEATURE; OR
3. ARE SEPARATED FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK ON PRIVATE PROPERTY BY A LANDSCAPED AREA AT LEAST TWO (2) FEET IN WIDTH; OR
4. ARE DRIVEWAYS INTO STRUCTURES OR LOADING DOCKS.

* OVERHEAD WEATHER PROTECTION AT LOCATIONS DETERMINED TO BE ABOVE CODE AND COUNTED AS PUBLIC BENEFIT MEETS ONE OF THE ABOVE EXEMPTIONS.

KEY

- ABOVE CODE OVERHEAD WEATHER PROTECTION NOT COUNTED AS PUBLIC BENEFIT (WITHIN WSDOT LEASE AREA = 102 LF)
- WSDOT LEASE AREA NOT BEING COUNTED AS PUBLIC BENEFIT
- ABOVE CODE OVERHEAD WEATHER PROTECTION AT LOCATIONS COUNTED AS PUBLIC BENEFIT
  REQUIRED = 7,056 LF (PER SMC 23.49.018.A, SEE PLAN NOTES)
  PROVIDED = 7,053 LF
  ABOVE CODE = 7,056 - 7,053 = 3 LF
- REQUIRED SIDEWALK WIDTH AND 5' OFFSET (USED TO DETERMINE ABOVE CODE ALLOCATION PER SMC 23.49.018.A.1)
- PROVIDED OVERHEAD WEATHER PROTECTION
  A. STRUCTURE FACADE LOCATED FARTHER THAN FIVE (5) FEET FROM THE WIDENED SIDEWALK ON PRIVATE PROPERTY (SMC 23.49.018.A1)
  B. STRUCTURE FACADE SEPARATED FROM THE WIDENED SIDEWALK ON PRIVATE PROPERTY BY A LANDSCAPED AREA AT LEAST TWO (2) FEET IN WIDTH (SMC 23.49.018.A3)
  C. DRIVEWAY INTO STRUCTURE (SMC 23.49.018.A4)
SEATING - DETAILS

STREETSCEAPE SEATING CALCULATIONS

- SETBACK AREAS SEATING NOT BEING COUNTED AS PUBLIC BENEFIT
- WSDOT LEASE AREA NOT BEING COUNTED AS PUBLIC BENEFIT
- FIXED SEATING IN THE STREETSCEAPE
  REQUIRED = 0 LF (NO APPLICABLE CODES)
  PROVIDED = 243 LF
  ABOVE CODE = 243 LF (COUNTED AS PUBLIC BENEFIT)

WSCC PROPOSED PUBLIC BENEFITS
SEATING
11/01/17
WASHINGTON STATE CONVENTION CENTER ADDITION
PB-03

SITE A
SDCI# 3020176

SITE B
SDCI# 3018096

SITE C
SDCI# 3020177

HOWELL STREET

OLIVE WAY

9TH AVENUE

BOREN AVENUE

PINE STREET
# ProposedWSCC Contributions

## CPC Agreement (In Various Documents)

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Total Value</th>
<th>Public Benefit Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Funding</td>
<td>$29,000,000</td>
<td>$15,000,000</td>
</tr>
<tr>
<td>Freeway Park Association Funding</td>
<td>$10,000,000</td>
<td>$7,000,000*</td>
</tr>
<tr>
<td>Bicycle Master Plan Funding</td>
<td>$10,000,000</td>
<td>$10,000,000</td>
</tr>
<tr>
<td>8th Avenue Protected Bike Lane Funding</td>
<td>$6,000,000</td>
<td>-</td>
</tr>
<tr>
<td>Terry Avenue Promenade Funding</td>
<td>$4,000,000</td>
<td>-</td>
</tr>
<tr>
<td>Lid I-5 Study Funding</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Olive Way Safety Improvements Funding</td>
<td>$500,000</td>
<td>-</td>
</tr>
</tbody>
</table>

**Total Value:** $61,000,000  
**Public Benefit Value:** $33,500,000*  
*If Freeway Park Funding is $10,000,000, total is $36,500,000

## Additional WSCC Public Benefits

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Total Value</th>
<th>Public Benefit Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pike-Pine Renaissance: Act 1 Funding</td>
<td>$10,000,000</td>
<td>$10,000,000</td>
</tr>
<tr>
<td>Public Open Spaces &amp; Improvements Beyond Code</td>
<td>$8,100,000</td>
<td>$8,100,000</td>
</tr>
<tr>
<td>Public Benefit Art</td>
<td>$1,900,000</td>
<td>$1,900,000</td>
</tr>
<tr>
<td>Historic Building Lighting</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>9th Avenue R.O.W. Improvements</td>
<td>$600,000</td>
<td>$600,000</td>
</tr>
<tr>
<td>Olive Way R.O.W. Improvements</td>
<td>$200,000</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

**Total Value:** $21,800,000  
**Public Benefit Value:** $21,800,000

## King County & Incentive Zoning Housing

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Total Value</th>
<th>Public Benefit Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Funding from KC Land Sale</td>
<td>$5,000,000</td>
<td>-</td>
</tr>
<tr>
<td>Affordable Housing Funding from Incentive Zoning</td>
<td>$4,300,000</td>
<td>-</td>
</tr>
</tbody>
</table>

**Total Value:** $9,300,000  
**Public Benefit Value:** $4,300,000*  
*If Freeway Park Funding is $10,000,000, total is $58,300,000

---

Washington State Convention Center Addition | Seattle Design Commission | Meeting #10 - Public Benefits | 11.02.2017