AGENDA

Public Benefits Update
  • Public Benefits Overview & Vision
  • SDC Feedback & Responses

WSCC Addition Artworks
  • WSCC Addition Art Vision
  • Public Benefits Artworks
  • Urban Design Merit Artworks

Public Benefits Review
  • Proposed Street Vacations Review
  • Co-Development Update
  • On-Site vs. Off-Site Public Benefits
  • Overview of Code/Mitigation/Costs
  • Project Vision & Components
WSCC ADDITION
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.
**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**
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
SDC FEEDBACK
SDC #10 - November 2, 2017

Public Open Spaces & R.O.W. Improvements

Off-site planting maintenance: Clarify long-term maintenance strategy for planting improvements
Terry Ave Green Street Plaza: Consider relocation or reorientation of retail entry door
Denny Triangle Corner Plaza: Consider acknowledging John T. Williams in this location
Boren Ave Garden: Clarify tree locations; elaborate on how plant selections will tolerate weather/light
Pine St Sun Garden: Consider alternate fixed seating; consider boosting platform-to-planting ratio

Funding Neighborhood Improvements

Pike Pine Renaissance - Act 1: Clarify how funds would be reallocated in the event of unsuccessful LID funding
Lid I-5 feasibility study: Clarify physical scope boundaries of the study
Freeway Park: Clarify how funds are allocated between SPR and non-SPR property
OFF-SITE PLANTING MAINTENANCE

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

SDC 11/2/17 Feedback
Clarify long-term maintenance strategy for planting improvements

Project Commitment to Long-term Maintenance
The WSCC will be responsible for maintaining all public benefit improvements. The public benefit improvements in the Olive Triangle and other ROW locations will be included in the Property Use and Development Agreement (PUDA) that gets executed and recorded. The PUDA will include a section on maintenance.
TERRY AVE PLAZA: DOOR CONFIGURATION

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
SDC 11/2/17 Feedback
Consider relocation or reorientation of retail entry door

Current Plan & Design Response:
Retail entry door swings into building to improve plaza circulation

Voluntary setback area proposed as Public Benefit
DENNY TRIANGLE CORNER PLAZA

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

SDC 11/2/17 Feedback
Consider acknowledging John T. Williams in this location
BOREN AVE GARDEN - TREES & PLANTING

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
**SDC 11/2/17 Feedback**
Clarify Boren Ave tree locations

**BOREN AVENUE GARDEN - TREE LOCATIONS**

- **London Plane tree**
  Platanus acerifolia x ‘Columbia’
- **Paper birch**
  Betula papyrifera

- Sidewalk on bridge structure (cannot support trees in R.O.W.)

Voluntary setback area proposed as Public Benefit
BOREN AVENUE GARDEN - PLANTING

SDC 11/2/17 Feedback
Elaborate on how Boren Avenue Garden plant selections will tolerate weather/light

- **Salal**
  Gaultheria shallon

- **Dwarf Oregon grape**
  Mahonia nervosa

- **Western swordfern**
  Polystichum munitum

- **Blonde Ambition blue grama grass**
  Bouteloua gracilis 'Blonde Ambition'

- **Gold dew tufted hair grass**
  Deschampsia cespitosa 'Goldtau'

- **Sonoma Coast Yarrow**
  Achillea millefolium 'Sonoma Coast'

- **Smooth beggartick**
  Bidens laevis

- **Wayne Roderick daisy**
  Erigeron glaucus

- **Purple Cedros Island verbena**
  Verbena lilacina 'De la Mina'
PINE ST SUN GARDEN - SEATING PLATFORM

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 ST SUN GARDEN - SEATING PLATFORM

11/2/17 SDC Feedback & Design
Consider alternate fixed seating; consider boosting platform-to-planting ratio
PINE ST SUN GARDEN - SEATING PLATFORM

Current Plan & Design Response:
Extended the platform 8' to the west, resulting in an additional 64 SF of platform space, room for one additional table, and an additional 8' of bench height (14" to 24") seating along the edge of the platform.
PIKE PINE RENAISSANCE: ACT 1 FUNDING
Presented to the Seattle Design Commission on October 19, 2017

SDC 11/2/17 Feedback
Clarify how funds would be reallocated in the event of unsuccessful Waterfront LID funding

Project Commitment to Pike Pine Funding
If Waterfront LID funding unsuccessful, WSCC to maintain funding to Office of the Waterfront to proceed with improvements between 9th Avenue and Melrose Avenue.
**LID I-5 STUDY FUNDING**

**SDC 11/2/17 Feedback**
Clarify physical scope boundaries of the study

**Lid I-5 Study Scope**
The core study area adjacent to the WSCC Addition development site is defined by Olive Way to the north, Pike Street to the south, Yale and Minor Avenues to the east, and Boren and Ninth Avenues to the west. The study shall also include segments within the WSCC’s area of influence between Denny Way and Madison Street.
FREEWAY PARK IMPROVEMENTS FUNDING
Presented to the Seattle Design Commission on October 5, 2017

SDC 11/2/17 Feedback
Clarify how funds are allocated between SPR and non-SPR property

Seattle Parks & Recreation Funding
For most users of the park, there is no delineation for what is owned by SPR. The Freeway Park Proposal developed by the Freeway Park Association (FPA) and SPR creates a vision for the entire Freeway Park experience.

With that in mind, Seattle Parks & Recreation will receive all Freeway Park public benefits funding ($10MM) to implement the consistent vision of the project without regard of property ownership.
<table>
<thead>
<tr>
<th>PROJECT</th>
<th>AGENCY</th>
<th>AMOUNT</th>
<th>TIMING</th>
<th>IMPLEMENTATION</th>
<th>SDC REVIEW</th>
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<tr>
<td>AFFORDABLE HOUSING</td>
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<td>$15MM</td>
<td>Structural building permit</td>
<td>By Office of Housing</td>
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<td>PIKE PINE RENAISSANCE: ACT 1</td>
<td>Office of the Waterfront</td>
<td>$10MM</td>
<td>Increments: from shoring building permit to June 2019 or Certificate of Occupancy</td>
<td>By Office of the Waterfront</td>
<td>Yes</td>
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<td>BICYCLE MASTER PLAN</td>
<td>Seattle Department of Transportation</td>
<td>$10MM</td>
<td>Increments: from shoring building permit to June 2019 or Certificate of Occupancy</td>
<td>By Seattle Department of Transportation</td>
<td>Yes</td>
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<td>LID I-5 STUDY</td>
<td>Office of Planning and Community Development</td>
<td>$1.5MM</td>
<td>Structural building permit</td>
<td>By Office of Planning and Community Development</td>
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<td>FREEWAY PARK IMPROVEMENTS</td>
<td>Seattle Parks &amp; Recreation</td>
<td>$10MM</td>
<td>Increments: from structural building permit to June 2019 or Certificate of Occupancy</td>
<td>By Seattle Parks &amp; Recreation</td>
<td>Yes</td>
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WSCC ADDITION
ART FRAMEWORK
WSCC ART ADVISORS

Today
- Art Advisors have provided input into the vision and processes but don’t feel sufficiently engaged in/knowledgeable about the project.
- Participation in the WSCC Addition Art Plan is a more significant time commitment than the Art Advisor role to date.

Winter 2017
- Reconstitute Art Advisor group with new charter, new members to provide public art experience, diversity and additional resources.
- Existing Art Advisors invited to join Addition team.

Winter 2018
- Art Advisor group reconstituted and engaged in Addition project
- Art Vision and processes confirmed

Spring 2018
- Public art calls/Urban Design Merit processes begin
- UDM artist selected; artworks begin development

Summer 2018
- Public Benefit Art concepts and artists selected; artworks are developed

Fall 2018
- Artworks finalized for approval
SDC ENGAGEMENT IN UPCOMING PROCESS

- SDC commissioner invited to join Art Advisors
- SDC commissioner(s) invited to join Public Benefit Artwork selection panels
- Review by SDC of public benefit and UDM artists and art concepts
- Second review by SDC of public benefit and UDM artworks prior to WSCC final approvals
OUTREACH & KEY TAKEAWAYS

WSCC Art Advisors (Meetings July 27, November 7, ongoing communications)
- Input into art vision
- Detailed input into processes for public benefits artworks call – composition of selection panels; continuity between panels; geography of call; assistance with outreach
- Relationships between UDM and public benefits artworks
- Specific comments/coaching regarding public benefits artworks – siting, maintenance, lighting
- Use of community resources

WSCC Board Art Committee (Meetings July 24, October 12, plus other communications)
- Input into and enthusiastic support for art vision
- Input into and support of processes for artist selections
- Specific comments/coaching regarding public benefits artworks

4Culture PAAC (Meeting July 20)
- Process for creating CPS artworks presentation, content generation, location
- Public call for creation of content

Public Call Partner (Proposal in process)
- Discussions under way with 4Culture regarding managing the Public Benefit Artwork processes. Additional discussions with Artist Trust.
WSCC Addition Art Vision

Drawing inspiration from the Pacific Northwest’s diverse cultures and communities, the WSCC Addition art program will play a crucial role in creating a connective core in Seattle’s downtown landscape.

Artists from the Pacific Northwest will share their interpretations of the character and essence of the region, from its natural beauty and innovative spirit to its shifting urban environments. Instead of a place where people pass through on their way to somewhere else, the Addition will be a dynamic hub where locals and visitors can pause, experience the best of the Northwest, exchange ideas and engage in conversations. The Addition art program will connect communities and neighborhoods and highlight the artistic vitality of this region.
SDC ART WORKSHOPS RESULTS

• Clarified WSCC Addition Art Vision, working with WSCC Art Advisors
• Explain proposal to meet SDC policy on public art for vacations with a Framework Plan
• Engaged WSCC Art Advisors, WSCC Board Art Committee, 4Culture on proposed art plans
• Engaging WSCC Art Advisors on an ongoing basis
• Outlined a clear process, timeline, and budget for Public Benefit Art, Urban Design Merit, and WSCC Addition Artworks
• Revised goals and scope of all three Public Benefit Artworks
• Expanded the timeline of the Urban Design Merit artworks collaborations
• Provided insight to WSCC Addition Artworks plans, opportunities and progress
• Clarified CPS Artworks Relocation and CPS Artworks Presentation scope
WSCC ADDITION ART FRAMEWORK

PUBLIC BENEFIT ARTWORKS
- Budget
- Process
- Timeline

ART VISION

URBAN DESIGN MERIT
- Budget
- Process
- Timeline

WSCC ADDITION ARTWORKS
- Budget
- Process
- Timeline
### WSCC Addition Art Framework Budgets

*All three categories of artworks fall under the umbrella of the WSCC Addition Art Vision*

<table>
<thead>
<tr>
<th>Public Benefit Artworks</th>
<th>Urban Design Merit</th>
<th>WSCC Addition Artworks</th>
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</thead>
<tbody>
<tr>
<td>Artwork Budget: $1,850,000</td>
<td>Artwork Budget: Included in building construction budget</td>
<td>Artwork Budget: $4,600,000</td>
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<tr>
<td>$600,000 Boren Avenue Sculptures</td>
<td>Sites A, B, + C Garage Doors</td>
<td>$4,500,000 WSCC Addition Artworks</td>
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<tr>
<td>$1,000,000 9th Avenue + Pike Street Artwork</td>
<td>Site C Garage Wall Graphics</td>
<td>$100,000 CPS Art Presentation</td>
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<tr>
<td>$250,000 Olive Way Artworks</td>
<td>Site C Glass Wall at Truck Ramp</td>
<td>Budget includes artist fees, design, fabrication, materials, labor, transportation, insurance, installation, casework, and lighting</td>
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<tr>
<td><strong>Budget includes artist fees, design, fabrication, materials, labor, transportation, insurance, installation, and lighting</strong></td>
<td><strong>Budget includes artist and graphic design fees, design, fabrication, materials, labor, transportation, insurance, installation, and lighting</strong></td>
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<tr>
<td><strong>Other Budgets:</strong> Honoraria, Dedicated Maintenance</td>
<td><strong>Other Budgets:</strong> Dedicated Maintenance</td>
<td><strong>Other Budgets:</strong> Dedicated Maintenance Operations</td>
</tr>
</tbody>
</table>
PUBLIC BENEFIT ARTWORKS
LOCATIONS - Public Benefit Artworks

1. Boren Avenue Sculptures
2. Olive Way Artwork
3. 9th Avenue + Pike Street Artwork
Request for SDC to Accept Public Benefit Art Framework in Lieu of Completed Artworks

Rationale:
• Desire to execute a robust open call process targeting emerging, mid-career, established and culturally diverse artists to apply

Consistency with SDC policies and desires:
• SDC art policies included in artist calls
• Artist proposals evaluated against SDC policies, among other guiding principles
• Scope, criteria, opportunities related to each artwork revised through SDC Art Workshops feedback
• Processes refined through SDC Art Workshops feedback

Integrating SDC in key processes/decision points:
• SDC commissioner invited to join Art Advisors
• SDC commissioner(s) invited to join public benefit artwork selection panels
• Review by SDC of public benefit and UDM artists and art concepts
• Second review by SDC of public benefit and UDM artworks prior to WSCC final approvals

SDC Policy Modification
• SDC can modify the art policy guidelines
• Framework approach used for Arena and 2+U projects
TIMELINE - Satisfying SDC Policies for Public Benefit Art

- Scaled site plan showing proposed location(s) of artwork
  - Provided in RFQ

- Artist’s resume/background with visual examples of previously completed work
  - Required in RFQ submission

- Minimum 1/4” scale drawings of the art concept and art components
  - Required in RFP submission

- Narrative describing the conceptual approach and how the art enhances the public realm
  - Proposed in RFP submission

- Show potential for integration with the architecture, landscape
  - Include material and color samples, lighting strategy

- Describe durability and constructibility

- Meets goals and requirements for the artwork outlined in the RFP
  - Evaluated with SDC criteria

- Engagement with WSCC Addition Art Vision
  - Potential for integration of artwork, architecture, landscape design

- Location of proposed art in context with any other existing artwork

- Further integrate artwork, architecture, landscape

- Development of artworks

- Develop maintenance and conservation plan

- Code and safety review, confirm plan for siting and/or affixing works permanent artworks

- Seattle Design Commission Check-In

- Seattle Design Commission Review
PROCESS FLOW CHART - Public Benefit Artworks

1. RFQ
2. Informational Meeting
3. 3 finalists per artwork selected
4. RFP
5. Interviews

Selected Artists Notified

Seattle Design Commission Check-In

Art Team works with artists to integrate with Art Vision and other artworks

Artists/artist teams develop artwork integrated with the building design, context, and art vision

Project Design Team works with artists to integrate art, building, and landscape design

WSCC Board Art Committee Approval

Seattle Design Commission Review

WSCC Board of Directors Approval
PROCESS TIMELINE - Public Benefit Artworks

- **2018 SPRING**
  - RFQ Released
  - Artist Informational Meeting
  - RFQ Submission
  - Selection Panel reviews RFQs; selects three finalists for each project
  - RFP released and honoraria awarded to three finalists for each project
  - Review proposals and interview three finalists for each project
  - Selected artists notified

- **2018 SUMMER**
  - Proposals presented to Seattle Design Commission for check-in review
  - Artists, Art Team, and Project Design Team begin collaboration to further develop artworks and strategy to integrate with building, landscape, art vision

- **2018 FALL**
  - Artworks presented to WSCC Board Art Committee for approval
  - Artworks presented to Seattle Design Commission for final review

- **2021**
  - Artworks completed and installed prior to building opening in 2021
SELECTION PANELS - Public Benefit Artworks

Selection Panels for each artwork will include:

- Project Art Advisor
- Collaborating Artist
- WSCC Art Advisors
- 1 WSCC Board Art Committee member
- 1 Project Architect
- Art professionals from the community
- SDC Member

Project Art Advisor
Margery Aronson, Independent Curator / Professional Art Advisor

Collaborating Artist
Cathy McClure, Visual Artist

WSCC Art Advisors (Current)
Greg Bell, Senior Curator, Vulcan Inc.
Heather Dwyer, Program Manager, 4Culture
Vicki Halper, Independent Curator
Blake Haygood, Acting Curator & Collections Manager, OAC
Janae Huber, Collections Manager, Arts in Public Spaces, ArtsWA
Jim McDonald, Independent Consultant
Tim Purtill, Owner, Atomic Art Services Inc.
Tracey Wickersham, Director of Cultural Tourism, Visit Seattle

WSCC Board Art Committee
Susana Gonzalez-Murillo, Chair
Nicole Grant
Denise Moriguchi
Seating design and lighting elements to be incorporated into the garden in coordination with the selected artist and artwork(s).
Opportunities

• Artist/artist team will collaborate with project designers and landscape architects to integrate artworks, seating and lighting elements within the garden.

• Artworks to be located within a 12’6” by 158’ setback along Boren Avenue.

Goals

• Change the dynamic of Boren Avenue between Olive Way and Pine Street by integrating an art experience into a vehicular-heavy and steep pedestrian corridor. Invite the public to both seek and discover art integrated into landscaped spaces that spatially mark a unique urban art experience while offering respite within the city.

• Embrace the WSCC Addition Art Vision.

Details

• Artworks should be made of long lasting, low-maintenance materials suitable for the outdoors.

• Artworks may be abstract or representational.

• The scale of the artworks should appeal to those seated by the sculptures, to pedestrians walking by and to drivers on Boren Avenue.

• The selected artist/artist team will work with project managers to ensure that the artworks are engineered in accordance with all relevant regulations and/or codes.
WASHINGTON STATE CONVENTION CENTER ADDITION  |  SEATTLE DESIGN COMMISSION  |  MEETING #11 - PUBLIC BENEFITS  |  11.16.2017

BOREN AVENUE SCULPTURES SITE

BOREN AVENUE ELEVATION

BOREN AVENUE SITE PLAN

Washington State Convention Center Addition  |  Seattle Design Commission  |  Meeting #11 - Public Benefits  |  11.16.2017

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**Opportunities**

- At the east end of Olive Way, five glass vitrines project from the building façade, each aligned with an interior elevator shaft. The motion of the elevators will be visible running behind these vitrines, and in windows high above, throughout the day and night. Special lighting will be integrated to each elevator cab to express its position and vertical movement within the building.

- This artwork has the opportunity to engage with both the elevator motion within the building, and the activity of the busy Olive Way streetscape.

**Goals**

- Integrate art with building function and architecture in a harmonious way to create visual interest in a busy streetscape, activating an area horizontally and vertically, enhancing the pedestrian experience.

- Embrace the WSCC Addition Art Vision.

**Details**

- The site includes 5 glass vitrines, each of which measures 35’ x 4’ x 2’ 6”.

- While the primary artwork location is within the glass vitrines, extension of the artwork expression to the adjacent areas within the highlighted boundary will be considered. Detailing modifications to the canopy will also be considered to accommodate artwork visibility.

- Artworks may be abstract or representational.

- The artworks must be made of any material with high standards of durability suitable for this location and designed to address safety issues.

- The selected artist/artist team will work with project managers to ensure that the artworks are engineered in accordance with all relevant regulations and/or codes.
9TH AVENUE + PIKE STREET ARTWORK EXISTING CONDITION

A VIEW FROM NINTH AVENUE

B VIEW FROM PIKE STREET AND NINTH AVENUE

C VIEW FROM PIKE STREET AND NINTH AVENUE
Artwork to be coordinated with ongoing design and planning efforts adjacent to site, including: Selected Artist, Collaborating Artist, Project Design Team, Seattle Parks & Recreation and the Office of the Waterfront.
### Opportunities

- At the intersection of Pike Street and Ninth Avenue, the artwork site is a 70’ tall x 140’ wide wall of the existing Washington State Convention Center.

- An opportunity exists to create a high-impact artwork that will improve the existing site.

- Artwork may be three-dimensional within the property lines.

- If an artist chooses to design inside or outside of the specified dimensions, concepts will be considered.

### Goals

- Mark and celebrate the beginning of the Ninth Avenue Green Street with an exciting art experience. Potential to visually connect with Freeway Park and park entry.

- Spatially create an urban “room” with a significant art statement, enhancing the pedestrian experience, and meeting the objective of Pike Pine Renaissance: Act 1.

- Embrace the WSCC Addition Art Vision.

### Details

- The site for the artwork is approximately 70’ tall x 140’ wide. If an artist chooses to design inside or outside of these dimensions, concepts will be considered.

- Artwork may be abstract or representational.

- Artwork may be three-dimensional within the property lines and designed to cast shadows.

- Artwork must include an integrated lighting concept.

- Artwork must be made of long-lasting, low-maintenance materials suitable for the outdoors.

- Artwork will be coordinated with adjacent Public Benefit projects and designers--with ZGF on the Pike Pine Renaissance: Act 1 plan, and with Site Workshop on Freeway Park planning.

- The selected artist/artist team will work with project managers to ensure that artworks are engineered in accordance with relevant regulations and/or codes.
9TH AVENUE + PIKE STREET  ARTWORK SITE

1. WSCC NORTH ELEVATION

2. SITE PLAN

EXISTING WSCC

PIKE ST

WSCC CONFERENCE CENTER
URBAN DESIGN MERIT
Three artists/artist teams will be invited to collaborate on perforated garage door designs and loading dock wall.

- Olive Way WSCC Garage, Vertical lift door
- Boren Avenue WSCC Garage, Vertical lift door
- Howell Street Residential Loading Dock, Four-panel folding door
- Boren Avenue Loading Dock Entry, Three-panel sliding door
- Terry Avenue Loading Dock Exit, Vertical bi-folding door
- Site C Loading Dock interior wall
- Howell Street WSCC Loading Dock Glass Wall, Custom painted or etched glass

Glass wall to be completed with a fourth artist/artist team + project team collaboration.
PROCESS FLOW CHART - Urban Design Merit

Umbrella Concept and Shortlist Developed → WSCC Art Advisors review Shortlist and Concept → Artists/artist teams selected by: Art Team + Project Design Team → Artists/artist teams engaged →

Seattle Design Commission Check-In

Art Team:
Aids integration of Art Vision + Coordinates with adjacent artworks

Artworks created

Project Design Team + Artists/artist teams:
Artworks translated to custom surfaces

Project Design Team:
Aids integration with building and landscape design; provides technical assistance

Seattle Design Commission Final Review

Washington State Convention Center Addition | Seattle Design Commission | Meeting #11 - Public Benefits | 11.16.2017
PROCESS TIMELINE - Urban Design Merit

2017
- **SPRING**: Conditioned approval of Urban Design Merit with review of 5 garage doors, loading dock return wall and truck ramp glass wall design
- **WINTER**: Art Team finalizes Art Vision and umbrella concept for door design

2017 - 2018
- **WINTER**: Art Team and Project Design Team generate artist shortlist according to conceptual and technical design criteria
- **SPRING**: WSCC Art Advisors review shortlist and umbrella concept
- **SPRING**: Art Team and Project Design Team select preferred artists/artist teams from shortlist and invite to collaborate on designs
- **SPRING**: Seattle Design Commission check-in
- **SUMMER**: Artists/artist teams begin collaboration with Art Team and Project Design Team to create artworks and translate to integrated design

2018
- **SUMMER**: Designs presented to Seattle Design Commission for review

2021
- **SUMMER**: Artworks completed and installed prior to building opening
### BOREN AVENUE / OLIVE WAY / TERRY AVENUE / HOWELL STREET GARAGE DOORS

| Scale: 5 doors, 1 graphic wall, 1 glass wall | Time Range: Permanent |
| Medium: Perforated metal panels, painted wall, painted or etched glass | Public Access: Visible at sidewalks and streets |

#### Opportunities

- Potential to create a meaningful series of artworks responding to the site, city, and the region.
- Artists/artist teams’ designs will respond to and artistically interpret Seattle’s diverse neighborhoods.
- Artwork may include interpretive text

#### Goals

- Improve the pedestrian experience by creating textural and graphic surfaces that can be interpreted at various distances.
- At loading dock interior wall, create a graphic with visual interest integrated with the adjacent garage doors, but does not encourage the public to enter the dock.
- Embrace the WSCC Addition Art Vision.

#### Details

- Four models of metal panel doors have been specified to achieve operational and mechanical building requirements at each entry. Each door allows for a custom perforation while achieving all security, airflow and performance requirements.
- Artworks will have constraints related to fabrication and technical requirements. Each artwork will be translated to a custom perforation pattern with the Project Design Team.
- Glass wall treatment may utilize paint, applied graphic, texture, or etching on the glass surface.
- Artists/artist teams must engage in a collaborative process with members of the Project Design Team to produce works that satisfy and conform with the Art Vision.
- Artist/artist teams must respond to adjacent artworks.
- Scales of artwork must integrate with the architecture.
- The Project Design Team will ensure that artworks are engineered in accordance with relevant regulations and codes.
Parking Access on Olive Way
A2 Parking Access on Boren Avenue
Residential Loading Dock on Howell Street

*Garage door is most frequently in closed position*
**C1** Truck Ingress Door on Boren Avenue
**BOREN AVENUE  LOADING DOCK DOOR**

**C1** 3 Door Opening Positions

- 3-panel sliding door
- Panels stack and overlap, providing opportunity for a secondary overlay effect to be explored by artist/artist team
- Panels operated according to scale of traffic--3 panels will not open when just one is sufficient
- Door perforation and interior wall graphic will be developed in tandem, by a single artist/artist team and should complement one another
C2 Truck Egress Door on Terry Avenue
SITE C  LOADING DOCK GRAPHIC WALL

Scale: 235 linear feet  
Medium: 2D Graphic, Paint  
Time Range: Permanent  
Public Access: Visible at sidewalks and street

Loading Dock Wall between Boren Avenue and Terry Avenue
**HOWELL STREET TRUCK RAMP GLASS WALL**

Scale: **Approximately 550 sf**

Medium: **Silkscreen or etching on glass**

Time Range: **Permanent**

Public Access: **Visible at sidewalks and street**

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**Urban Design Merit Scope**

**Potential Expanded Artist Scope**

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**C4** Glass Wall at Truck Ramp on Howell Street
WSCC ADDITION ARTWORKS

[These artworks are separate from the Public Benefit Package]
Scale: Located throughout 9 building levels and site
Medium: 2D, 3D artworks and programming
Time Range: Permanent and Rotating
Public Access: Varied visibility from exterior and interior public spaces

WSCC Addition Artworks Shared

Confirmed
- Relocated CPS Artworks
- CPS Artworks Presentation

Potential
- 2D and 3D Artworks throughout Addition
- Artist-in-Residence Studio Space
- Signature Artworks
- Artworks at Pine Street and Olive Way entrances
- Pine Street Sun Garden Artwork
- Artist Collaborative Ceiling
- Rotating Art Exhibitions
- Gifted Artworks
- Loaned Artworks

POTENTIAL LOCATIONS THROUGHOUT BUILDING - WSCC Addition Artworks

Level 10: Ballroom
Level 9: Meeting
Level 8: Meeting
Level 6: Flex Hall
Level 2: Lobby, Market, Mixing Zone, Registration.
Level B2: Ex Hall
PUBLIC BENEFIT REVIEW
PROPOSED STREET VACATIONS REVIEW
From Previous SDC Meetings

1. BLOCK 33 - MID BLOCK ALLEY (MUP PROJECT # 3018096)
   1,601 SQ. FT.

2. BLOCK 43 - MID BLOCK ALLEY (MUP PROJECT # 3020177)
   3,186 SQ. FT.

3. BLOCK 44 - MID BLOCK ALLEY SEGMENT (MUP PROJECT 3020177)
   2,879 SQ. FT.

4. OLIVE WAY (MUP PROJECT # 3020176, 3018096, AND 3020177)
   38,109 SQ. FT.

5. TERRY AVE (MUP PROJECT # 3020176 AND 3018096)
   9,874 SQ. FT.
BELOW GRADE LOADING DOCK
Section through Loading Dock

CO-DEVELOPMENT

WSCC ADDITION

LOADING DOCK

EXHIBIT HALL

PINE STREET

HOWELL STREET

OLIVE WAY

WASHINGTON STATE CONVENTION CENTER ADDITION  |  SEATTLE DESIGN COMMISSION  |  MEETING #11 - PUBLIC BENEFITS  |  11.16.2017
CO-DEVELOPMENT
STREET & ALLEY VACATIONS

What does the project gain?
• Large subterranean contiguous footprint to allow Exhibit hall and truck services below grade
• Limited FAR is gained from alley vacation

What does the public lose?
• 3 alleys above and below grade
• 2 subterranean below grade streets (replaced with improved utility infrastructure and streetscape)
• Light and air afforded by alleys (offset by building massing and setbacks)

What does the public gain?
• Improved urban form, creating a hub, connecting diverse neighborhoods
• Greater setbacks for pedestrian and landscaping at grade
• Safer streetscape with reduced vehicle access and curb cuts
• Improved pedestrian experience with enhanced program at grade
• Fair market value for land purchase (Estimated $15-20MM)
• $90+MM in community improvements ($58MM Public Benefit)
ON-SITE VS. OFF-SITE PUBLIC BENEFITS

Street Vacation Policies state that off-site public benefits can be provided when it is not practicable to provide more than a portion of the public benefit on-site

Unique site challenges
• Uniquely large program spaces, irregular sites, and the desire to reduce bulk and scale and visibility of service areas above grade resulted in the location of the largest areas and loading dock/access below grade and at lower floors.
• This made it not practical to provide most of the public benefit on-site – yet the project found ways to provide many at grade open spaces throughout all three sites.

Public outreach demonstrated a great deal of community interest in funding off-site community initiatives.
## PROPOSED WSCC CONTRIBUTIONS

<table>
<thead>
<tr>
<th>CPC AGREEMENT (IN VARIOUS DOCUMENTS)</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>$10,000,000</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>
<tr>
<td><strong>TOTAL VALUE</strong></td>
<td><strong>$61,000,000</strong></td>
<td><strong>$36,500,000</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITIONAL WSCC PUBLIC BENEFITS</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>$1,850,000</td>
<td>$1,850,000</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>
<tr>
<td><strong>TOTAL VALUE</strong></td>
<td><strong>$21,750,000</strong></td>
<td><strong>$21,750,000</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>KING COUNTY &amp; INCENTIVE ZONING HOUSING</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>
<tr>
<td><strong>TOTAL VALUE</strong></td>
<td><strong>$9,300,000</strong></td>
<td><strong>$9,300,000</strong></td>
</tr>
</tbody>
</table>

| **TOTAL VALUE**                                        | **$92,050,000** | **$58,250,000**      |
# PROPOSED PUBLIC BENEFITS

## PHYSICAL PUBLIC BENEFITS

<table>
<thead>
<tr>
<th>PUBLIC BENEFIT</th>
<th>DESCRIPTION</th>
<th>PROPOSED BENEFIT</th>
<th>CODE / OTHER</th>
<th>EIS MITIGATION</th>
<th>PB VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Spaces And Plazas</strong></td>
<td>9,502 SF Above Code</td>
<td>Designed To Downtown Amenity Standards; Setback in excess of code required setback</td>
<td>None</td>
<td>$8,100,000</td>
<td></td>
</tr>
<tr>
<td>Pine Street / 9th Avenue Plaza</td>
<td>3,637 SF Above Code</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flatiron Plaza</td>
<td>1,789 SF Above Code</td>
<td>Setback in excess of code required setback</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Terry Avenue Green Street Plaza</td>
<td>831 SF Above Code</td>
<td>Setback in excess of code required setback</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Denny Triangle Corner Plaza</td>
<td>396 SF Above Code</td>
<td>Setback in excess of code required setback</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boren Avenue Garden</td>
<td>1,708 SF Above Code</td>
<td>Setback in excess of code required setback</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pine Street Sun Garden</td>
<td>1,154 SF Above Code</td>
<td>Setback in excess of code required setback</td>
<td>None</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Additional Improvements Beyond Code

<table>
<thead>
<tr>
<th>PUBLIC BENEFIT</th>
<th>DESCRIPTION</th>
<th>PROPOSED BENEFIT</th>
<th>CODE / OTHER</th>
<th>EIS MITIGATION</th>
<th>PB VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Benefit Overhead Weather Protection</td>
<td>747 LF Above Code</td>
<td>2,056 LF Required; 2,803 LF Provided</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Benefit Seating in the R.O.W.</td>
<td>243 LF Above Code</td>
<td>None</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Benefit Planting (On Howell St, Olive Way, Pine St, &amp; Boren Ave)</td>
<td>6,661 SF Above Code</td>
<td>4,217 SF Required; 10,878 SF Provided</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Off-site R.O.W. Improvements (9th Avenue)</strong></td>
<td>Curb bulbs, enhanced planting, upgraded paving, overhead weather protection, decorative vehicle door</td>
<td>None</td>
<td>None</td>
<td>$600,000</td>
<td></td>
</tr>
<tr>
<td><strong>Off-site R.O.W. Improvements (Olive Way)</strong></td>
<td>Upgraded paving, enhanced planting</td>
<td>None</td>
<td>None</td>
<td>$200,000</td>
<td></td>
</tr>
<tr>
<td><strong>Historic Building Lighting</strong></td>
<td>Lighting of historic features to enhance the pedestrian experience</td>
<td>None</td>
<td>None</td>
<td>$1,000,000</td>
<td></td>
</tr>
</tbody>
</table>

**Total PB Value:** $9,900,000
# PROPOSED PUBLIC BENEFITS

<table>
<thead>
<tr>
<th>PUBLIC BENEFIT</th>
<th>DESCRIPTION</th>
<th>PROPOSED BENEFIT</th>
<th>CODE / OTHER</th>
<th>EIS MITIGATION</th>
<th>PB VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PUBLIC BENEFIT ART</strong></td>
<td>Boren Avenue Sculptures</td>
<td>Artworks with integrated seating, lighting, landscaping</td>
<td>None</td>
<td>None</td>
<td>$600,000</td>
</tr>
<tr>
<td></td>
<td>9th Avenue + Pike Street Artwork</td>
<td>Large-scale artwork on a wall of the existing WSCC building</td>
<td>None</td>
<td>None</td>
<td>$1,000,000</td>
</tr>
<tr>
<td></td>
<td>Olive Way Artworks</td>
<td>Artworks at the (5) glass vitrines, potential extension to adjacent canopy</td>
<td>None</td>
<td>None</td>
<td>$250,000</td>
</tr>
<tr>
<td><strong>FUNDING NEIGHBORHOOD IMPROVEMENTS</strong></td>
<td>Pike Pine Renaissance Act: 1 Funding</td>
<td>Funding to the Office of the Waterfront for Seattle’s Pike Pine Renaissance: Act 1 project</td>
<td>None</td>
<td>None</td>
<td>$10,000,000</td>
</tr>
<tr>
<td></td>
<td>Bicycle Master plan Funding</td>
<td>Funding to SDOT for implementation of Seattle’s Bicycle Master Plan</td>
<td>None</td>
<td>None</td>
<td>$10,000,000</td>
</tr>
<tr>
<td></td>
<td>Lid I-5 Study Funding</td>
<td>Funding to Seattle Office of Planning and Community Development for I-5 Lid Study</td>
<td>None</td>
<td>None</td>
<td>$1,500,000</td>
</tr>
<tr>
<td></td>
<td>Freeway Park Association / Seattle Parks And Recreation Funding</td>
<td>Funding to Seattle Parks Department to support efforts to repair, restore, and possibly enhance Freeway Park</td>
<td>None</td>
<td>None</td>
<td>$10,000,000</td>
</tr>
<tr>
<td><strong>AFFORDABLE HOUSING FUNDING</strong></td>
<td>Funding To Seattle Office of Housing</td>
<td>The Office of Housing will allocate funds for optimum benefit within the city proximate to jobs, transit, amenities and services for specific populations</td>
<td>$5MM Funding for KC Land Sale; $4.3MM Funding for Incentive Zoning; $14MM additional funding from CPC Agreement</td>
<td>None</td>
<td>$15,000,000</td>
</tr>
</tbody>
</table>

**Total PB Value:** $58,250,000
Project Vision

To create a new urban convention center that enriches Seattle’s urban core by celebrating its attributes and creating community connections.
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.
**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**