

GRAND STREET COMMONS - AFFORDABLE HOUSING ALLEY VACATION

SEATTLE DESIGN COMMISSION PUBLIC BENEFIT REVIEW #2

2201 S Grand Street
SDCI Project # 3035070

May 6, 2021



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PROJECT OVERVIEW

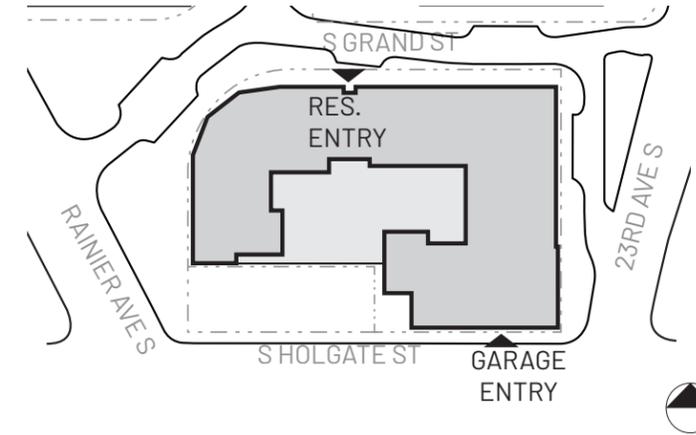
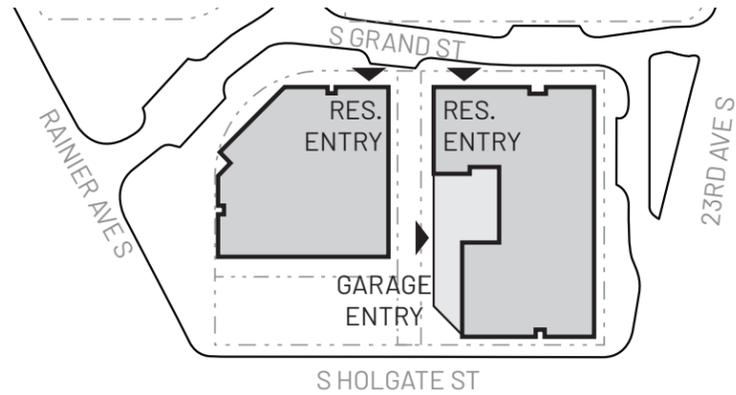
ALLEY VACATION YIELDS:

- 202 New Affordable Housing Units
- 45 more units than a no-vacation scheme
- Zero existing housing units displaced
- ~\$4.7 million savings to Office of Housing
- Affordability fixed at 60% AMI or below.
- Over 20% Family Sized Units
 - (54) Studios
 - (102) 1-Bedrooms
 - (5) 2-Bedrooms
 - (41) 3-bedrooms

The alley vacation will support an **affordable housing project funded by the Office of Housing** in the heart of the Mt Baker Hub Urban Village.



The Alley Vacation reduces the Office of Housing cost per unit by 40%, **generating 45 additional units of affordable housing** while simultaneously **saving \$4.7 million in Office of Housing costs.**



	WITHOUT ALLEY VACATION	WITH ALLEY VACATION	RESULT OF ALLEY VACATION
# OF BUILDINGS	2	1	One less building eliminates redundancy in building services, consolidates parking and loading access points, reduces operation costs and improves security.
COST OF CONSTRUCTION	\$77,198,455	\$85,377,966	More efficient construction and elimination of redundant services such as vertical circulation, lobbies and trash space reduces the total cost of construction by approximately \$70,000/unit.
# OF APARTMENTS	157	202	Provides 45 additional units of affordable housing. In addition, the percentage of family sized units increases from 21% to 29% in the single building configuration.
OH / COST PER UNIT	\$137,345	\$83,309	40% reduction in cost per unit for the Office of Housing funding. This generates 45 additional housing units while simultaneously saving over \$4.7 million in Office of Housing costs.

FUTURE JUDKINS PARK LIGHT RAIL STATION



LOCATION

2201 S GRAND ST, SEATTLE, WA 98144

LOT SIZE:

39,268 SF (0.90 acres)

ZONING:

NC3-75(M)

DESIGN GUIDELINES:

Central Area Neighborhood Design Guidelines

CITY COUNCIL DISTRICT:

City Council District 3

District Councilmember: Kshama Sawant

PROJECT URBAN BOUNDARY:

Mount Baker HUB Urban Village

NEIGHBORING URBAN BOUNDARIES:

Downtown Urban Center

- Chinatown / ID Urban Center Village

Town Center

- Mount Baker Town Center

Residential Urban Village

- 23rd and Jackson Residential Urban Village

- North Beacon Hill Residential Urban Village

Opportunity to vacate an unused alley to make way for much needed affordable housing, at a lower cost to the Office of Housing.



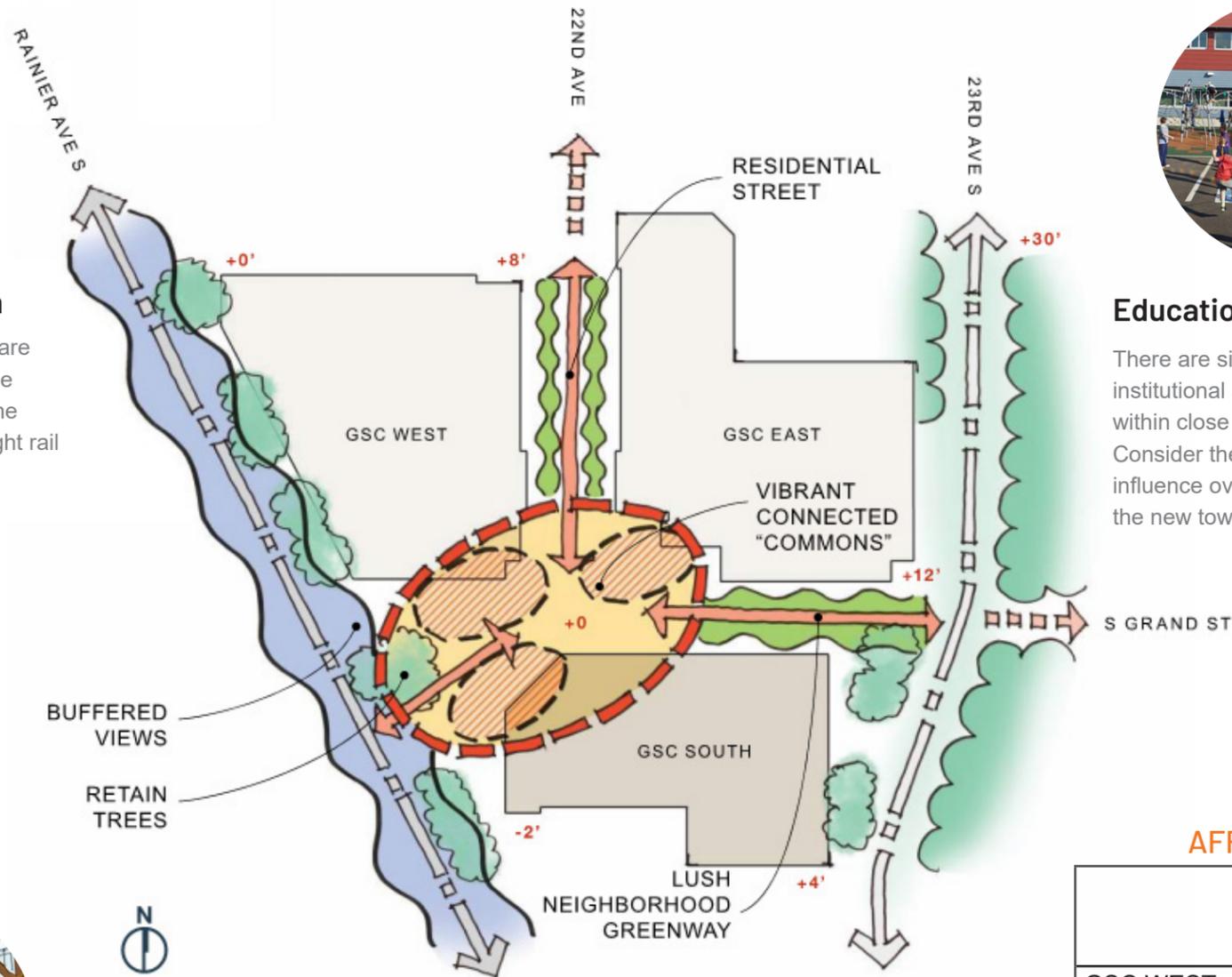
Transportation

Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



Environment

Brownfield sites provide great opportunity for regeneration and rebirth, turning blight into a restorative and productive environment.



Education and Culture

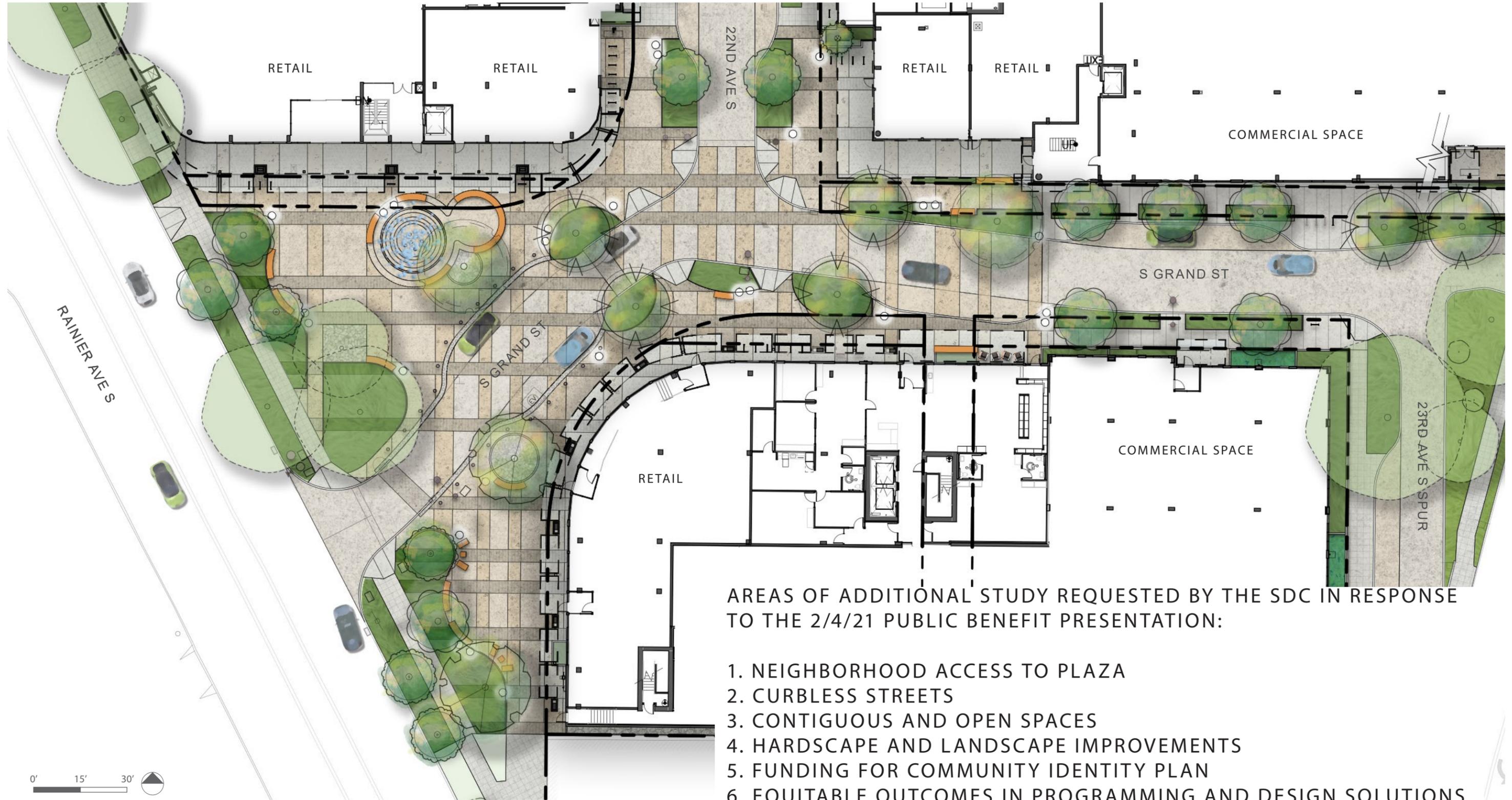
There are significant cultural, institutional and educational centers within close proximity of the site. Consider their programming as influence over the development of the new town center.

GRAND STREET COMMONS AFFORDABLE HOUSING SUMMARY

	# OF RESIDENTIAL UNITS	# OF AFFORDABLE UNITS
GSC WEST	282	78 (28%)
GSC EAST	287	80 (28%)
GSC SOUTH	202	202 (100%)
TOTAL	775	360 (47%)

Grand Street Commons will transform three brownfield sites into a true mixed-use, mixed-income, transit-oriented neighborhood center.

SDC COMMENTS ON PUBLIC BENEFIT



AREAS OF ADDITIONAL STUDY REQUESTED BY THE SDC IN RESPONSE TO THE 2/4/21 PUBLIC BENEFIT PRESENTATION:

1. NEIGHBORHOOD ACCESS TO PLAZA
2. CURBLESS STREETS
3. CONTIGUOUS AND OPEN SPACES
4. HARDSCAPE AND LANDSCAPE IMPROVEMENTS
5. FUNDING FOR COMMUNITY IDENTITY PLAN
6. EQUITABLE OUTCOMES IN PROGRAMMING AND DESIGN SOLUTIONS
7. COST OF PUBLIC BENEFIT

Since the last Public Benefit presentation on February 4, 2021, the project team has:



1. **Met with SDOT** to acquire additional guidance on items as requested by the Seattle Design Commission.



2. Hired Natalie Quick to work with community stakeholders and develop the **Cultural Expression and Art Program**.

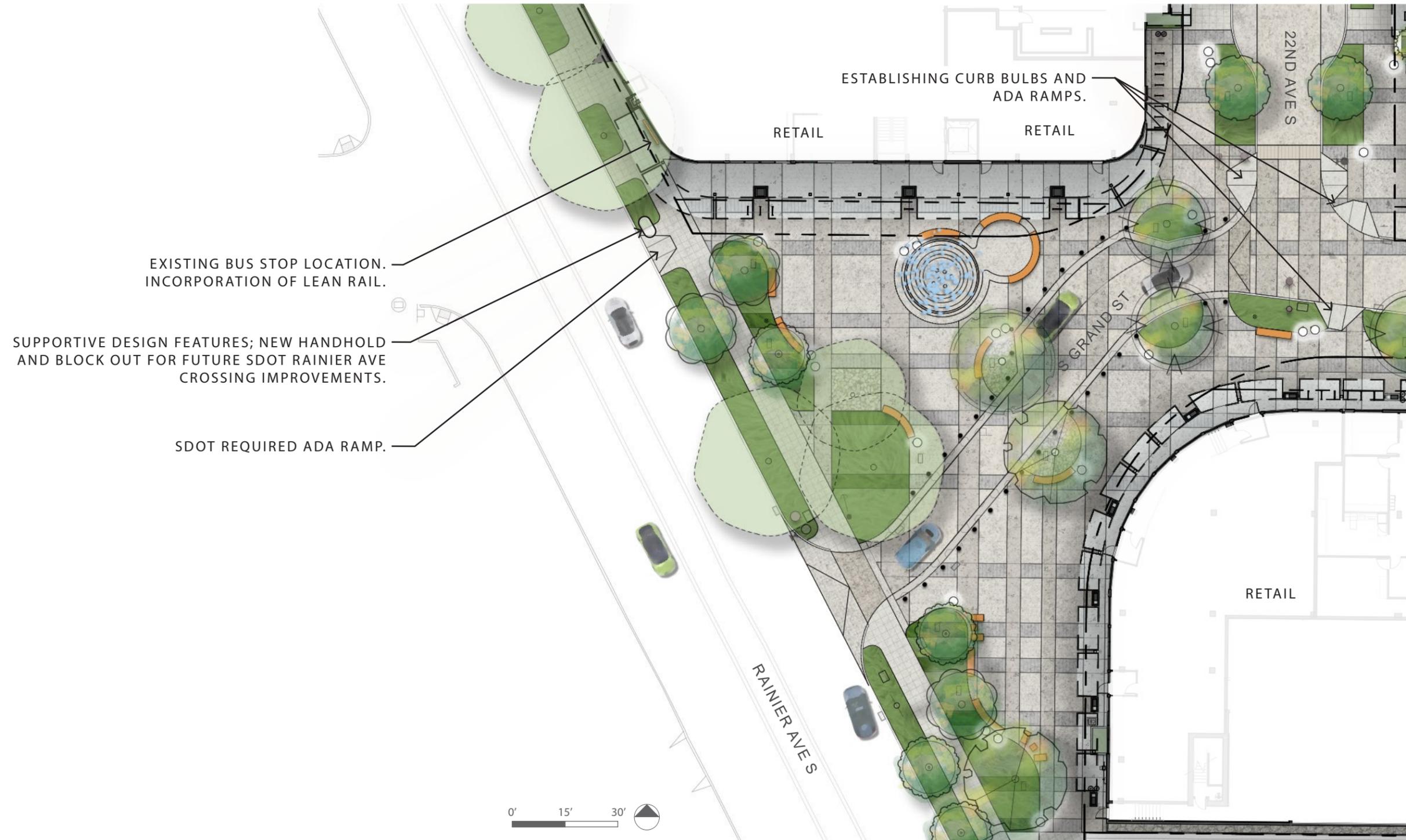
3. Issued a **Request for Proposals for Art Program Support and Curation**.



OFFICE OF ARTS & CULTURE

4. Engaged with the **Cultural Space Agency** to develop a permanent location for their organization within the South building that features direct access to the public plaza.

1	NEIGHBORHOOD ACCESS TO PLAZA	RESPONSE
a	<p>Work with SDOT on opportunities to provide east-west pedestrian crossings of Rainier and 23rd Avenue S to S. Grand Street including supportive design features that can be implemented concurrent with this development or in future actions. The goal of this is to improve connections to and from the adjacent community.</p>	<p>On February 16 the team met with SDOT (John Marek and Jonathan Williams) to coordinate our response. We came to agreement on the following:</p> <ol style="list-style-type: none"> 1. The project does not need to provide a pedestrian crossing of Rainier to the public plaza. SDOT has requested the flexibility to add a crossing if future pedestrian movements warrant such a crossing. SDOT provided comments (from Tom Le) for the project to prepare the site for expansion. These include additional conduits, handholes and knockouts for a future signal pole. These items have been incorporated into the project. 2. SDOT indicated that special pedestrian crossings at 23rd are not necessary and are not planned for. As such, no project changes have been proposed. 3. The team proposed deleting the curb ramp that directs pedestrians across Rainier. SDOT indicated that this ramp is required per their standards and must remain. As such, no project changes have been proposed 4. The team coordinated with Metro, and SDOT confirmed, that the bus stop location as shown is preferred. No project changes have been proposed



2	CURBLESS STREET	RESPONSE
a	Evaluate design attributes for curbless streets against traffic volumes forecast for both the proposed alignment and existing conditions.	The Team commissioned TenW traffic engineers to take additional traffic counts to respond to this request from the SDC (these counts were not required for permit or SEPA review). Diagrams of this work are included on the following pages.
b	Consult with SDOT on the shared/festival street concept and Vision Zero improvements on Rainier.	Confirmed. Urban Design at SDOT confirmed support for the plaza in two sections divided by S Grand Street configuration as shown, agreeing the smaller spaces will be more comfortable and still be used as a combined space when the street is shut down. There are no Vision Zero improvement planned for this section of Rainier Ave S to coordinate with at this time; Vision Zero plans apply two miles south and along other important rights-of-way in the City. The Design team has submitted the woonerf to the SDOT Deviation Committee for review and approval and had a follow up meeting with SDOT on Monday, 5/3/21 to review.
c	Explore moving the west transition strip closer to Rainier.	Confirmed, the west transition strip was updated to be closer to Rainier Ave S as reviewed and directed by Jonathan Williams / SDOT. See new site plan.
d	Explore extending the east transition strip through the Grand Street/22nd Ave S intersection	SDOT reviewed this suggestion and SDOT directed the team to move the east transition closer to the intersection with 22nd Ave S, but not through it. See updated site plan.
e	Create a mix of landscape barriers and bollards.	See updated site plan for location of simple, unobtrusive metal bollards.
f	Explore reducing space devoted to auto/truck parking.	Previous plan provided 50' of load/unload/short term parking on both sides of S Grand Street. The design progression has reduced this to one 40' load zone along the north side of the curbless street. The load zone along the south has been eliminated to increase the size of the south plaza and increase safety.
g	Consider long-term maintenance issues of expected traffic volumes on hardscape features.	Confirmed. The plaza paving and concrete street will be designed and installed to withstand the projected traffic volumes, similar to other right-of-ways in the City that are utilized by vehicles. SDOT will have final review and approval of these materials via the SIP review process.



Figure 1: Existing Average Daily Traffic Volumes and Future Daily Project Trips

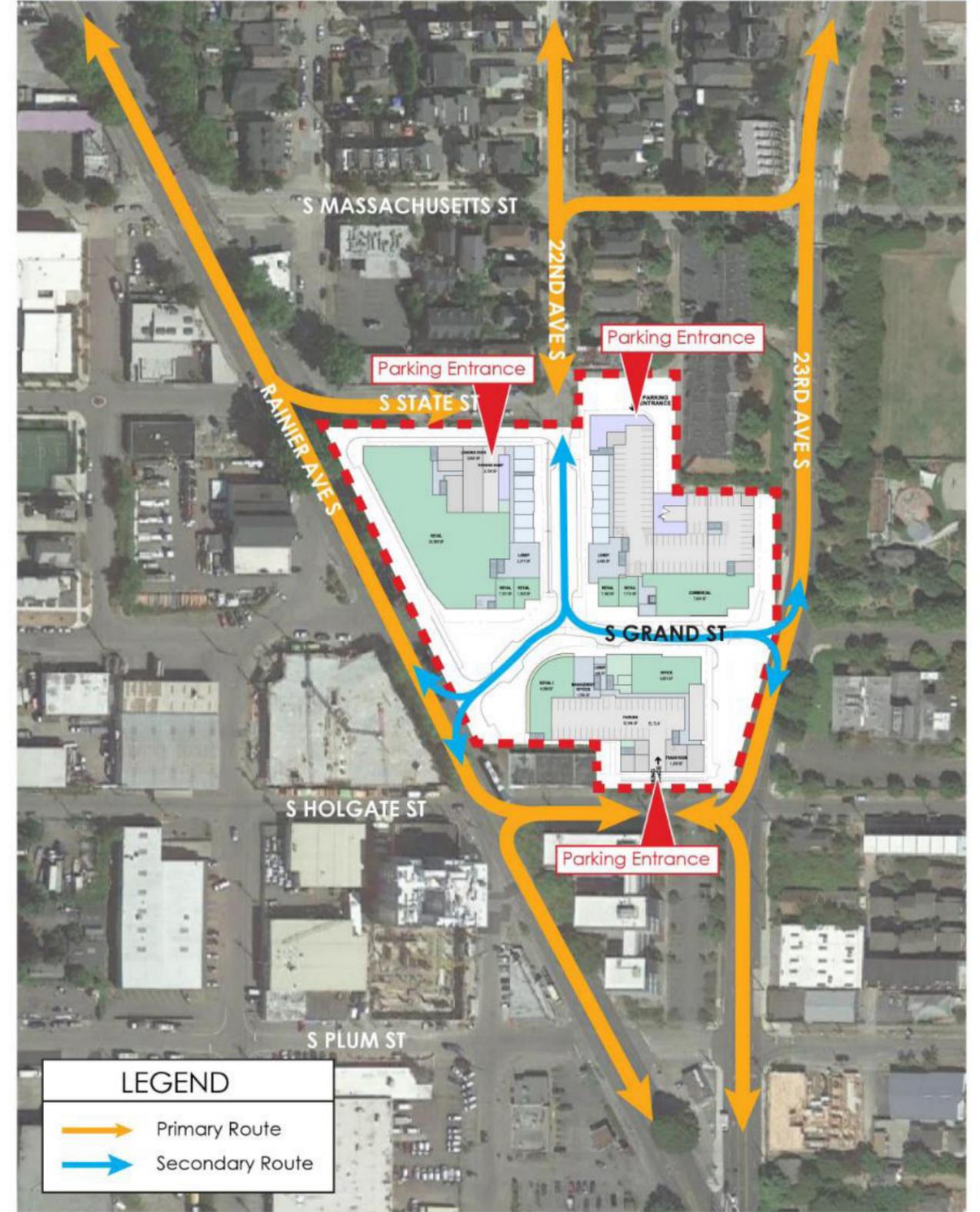
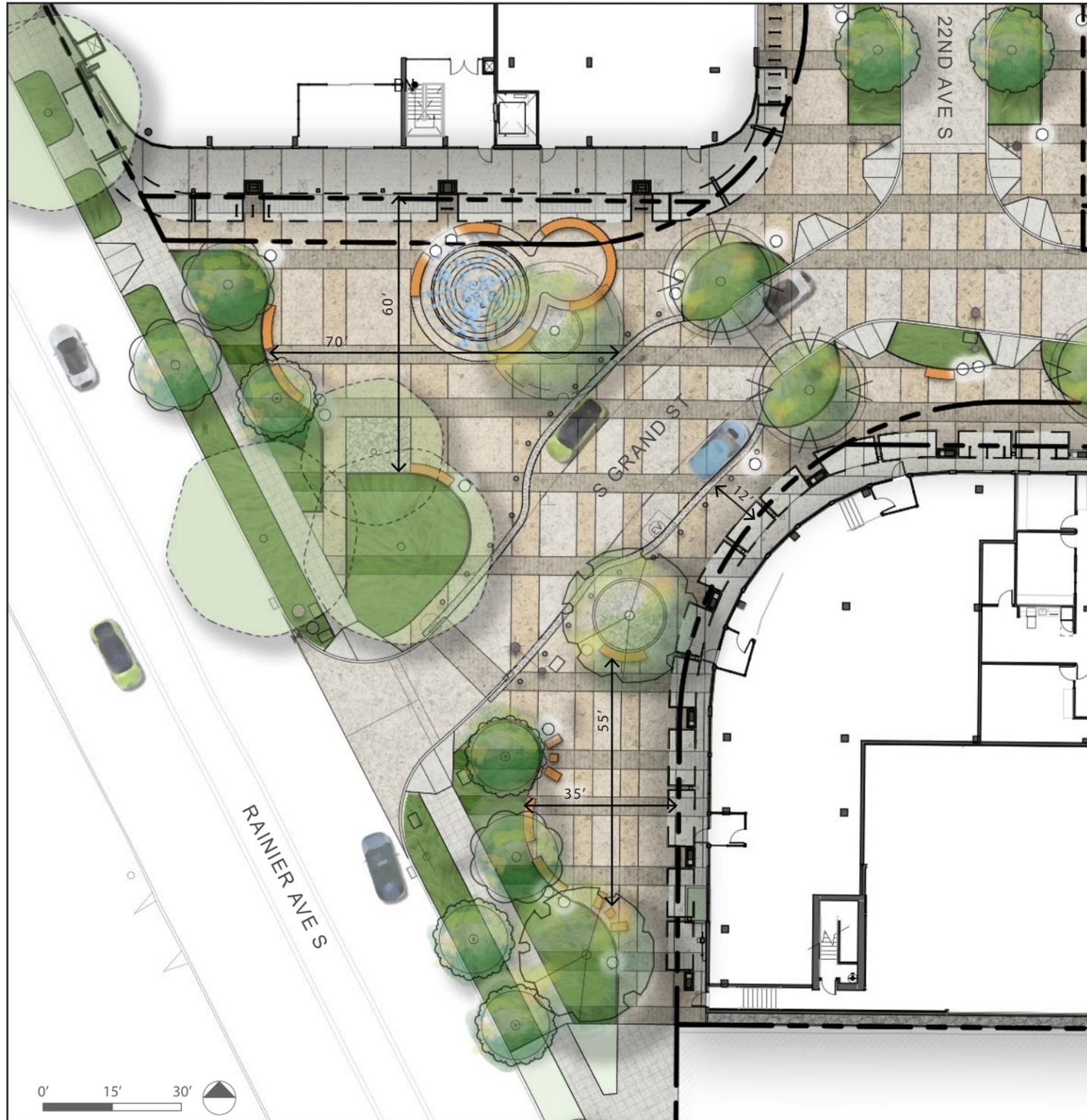
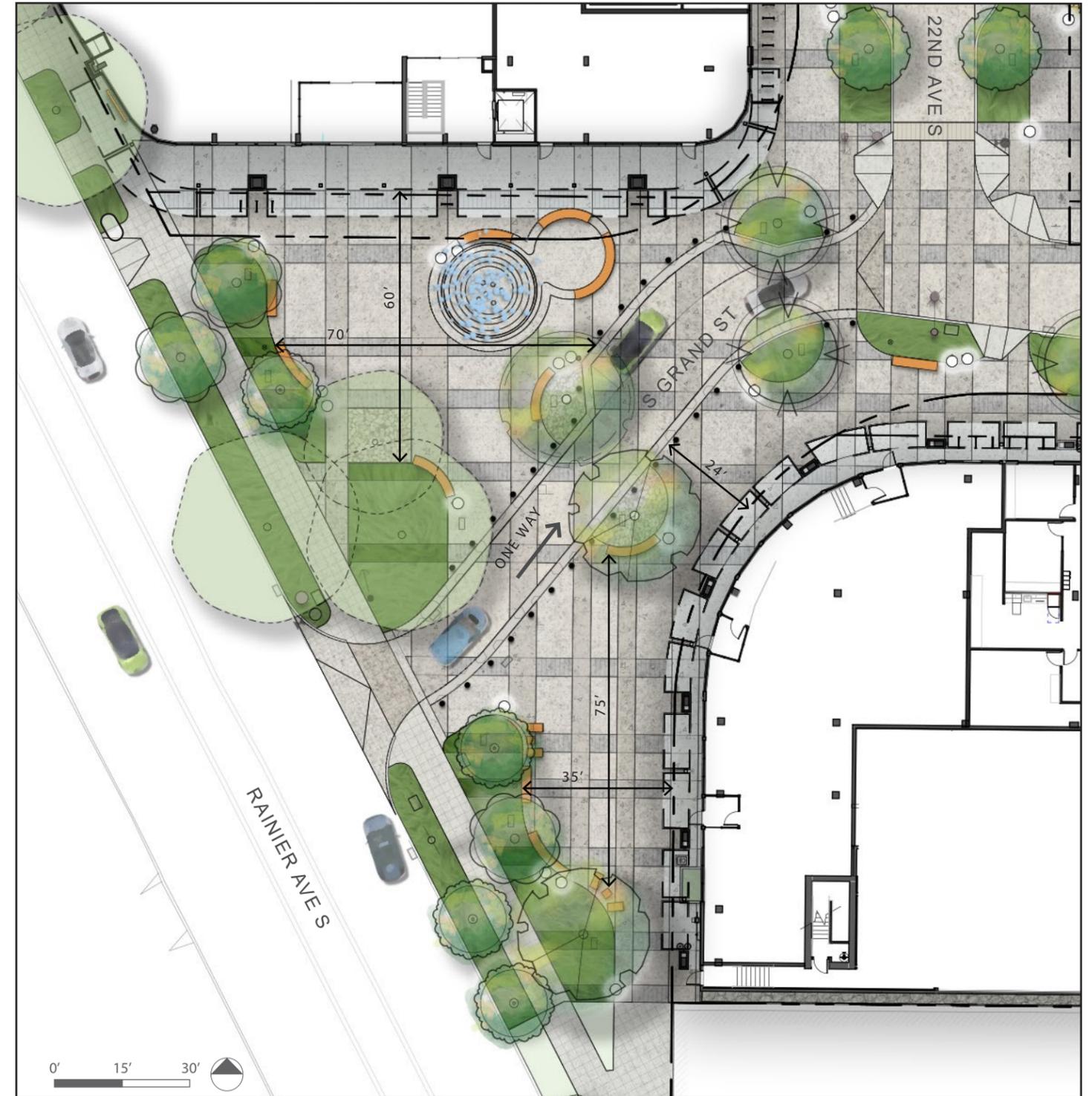


Figure 2: Travel Routes for Grand Street Commons





PLAZA PLAN PRESENTED ON FEBRUARY 4, 2021



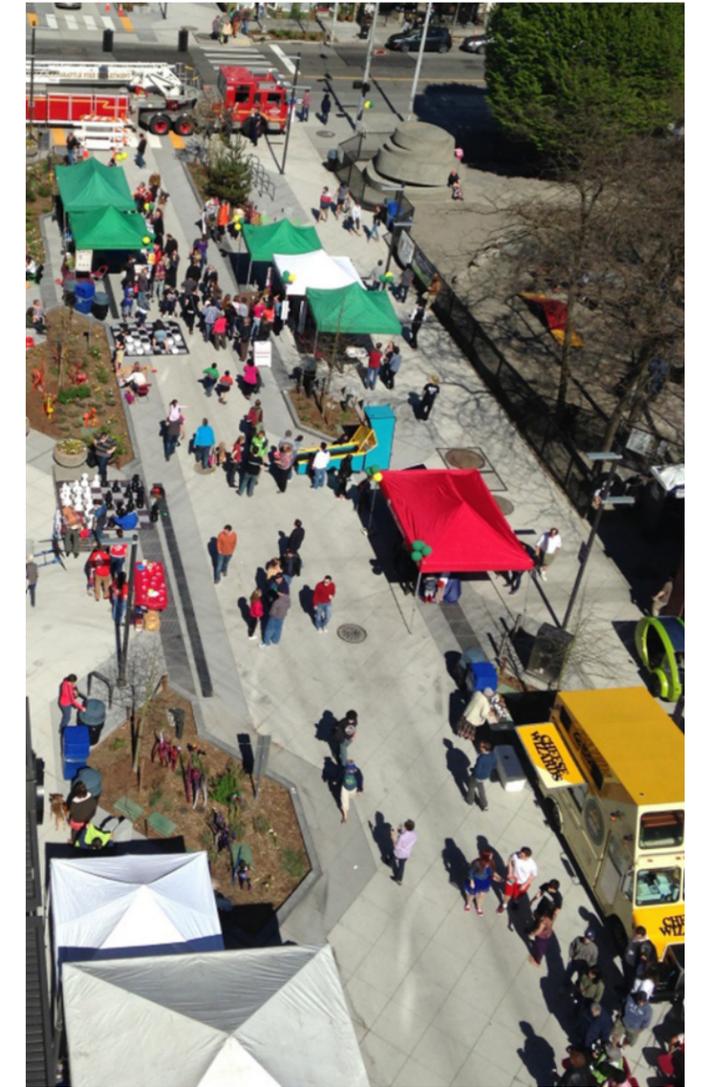
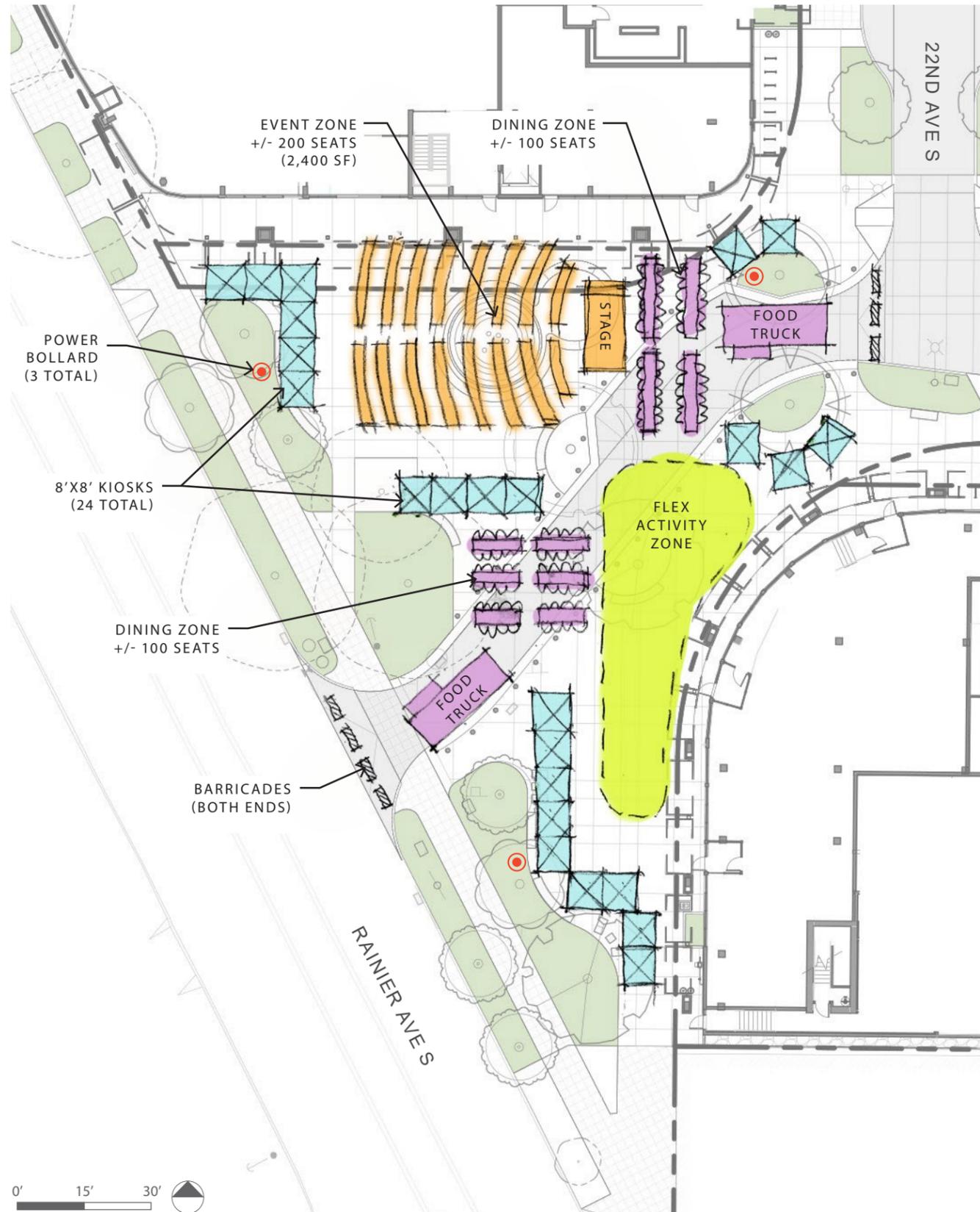
REVISED PLAZA PLAN

1. MOVE WEST TRANSITION STRIP CLOSER TO RAINIER AVE S
2. EXTEND EAST TRANSITION STRIP THROUGH INTERSECTION WITH 22ND AVE
3. CREATE A MIX OF LANDSCAPE BARRIERS AND BOLLARDS
4. REDUCE VEHICLE PARKING SPACE
5. CONSIDER LONG TERM MAINTENANCE ON HARDSCAPE

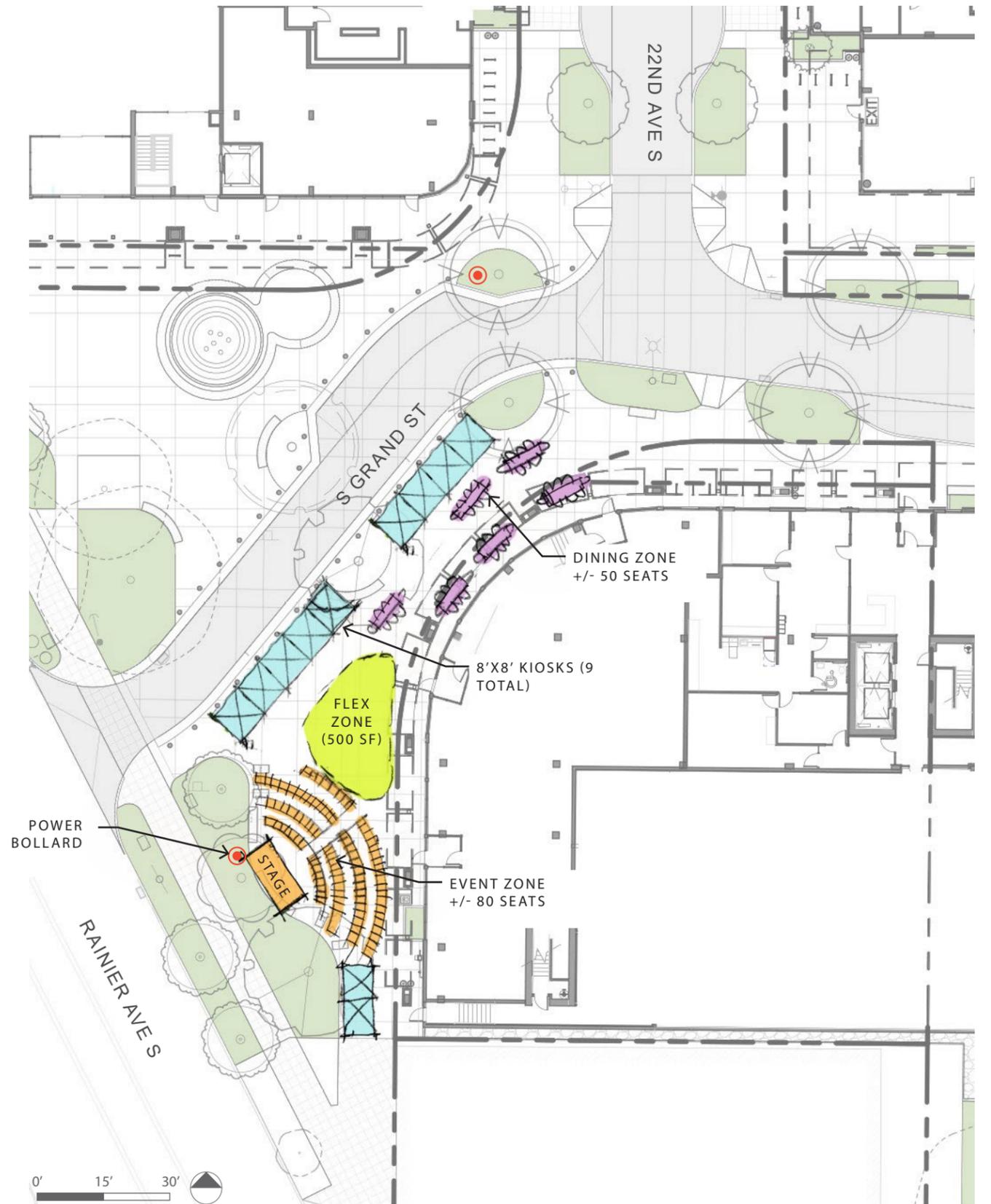
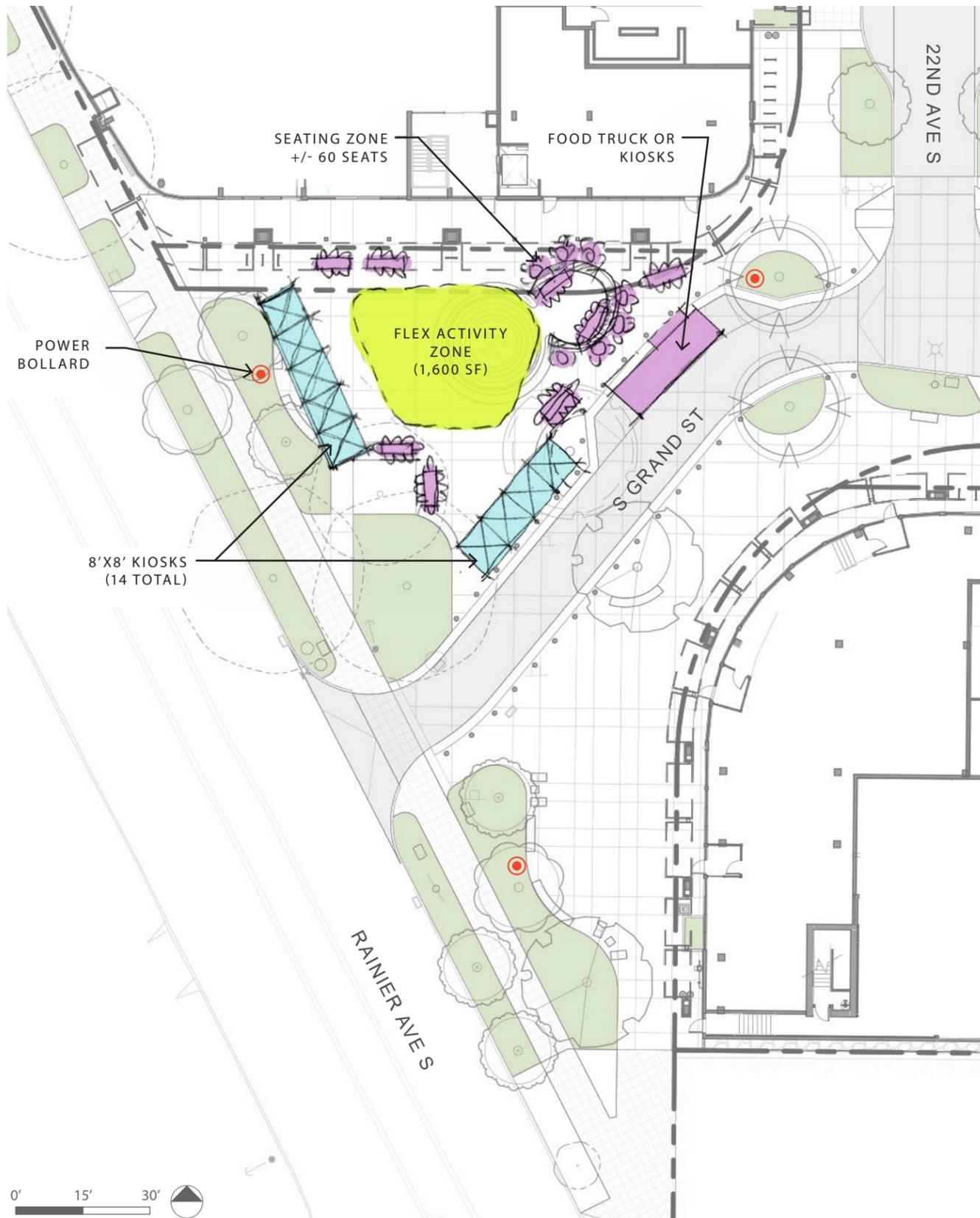


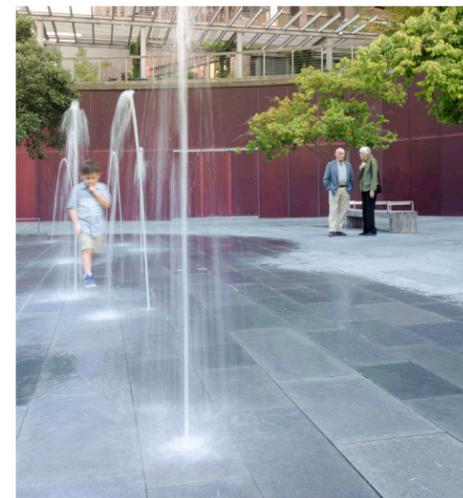
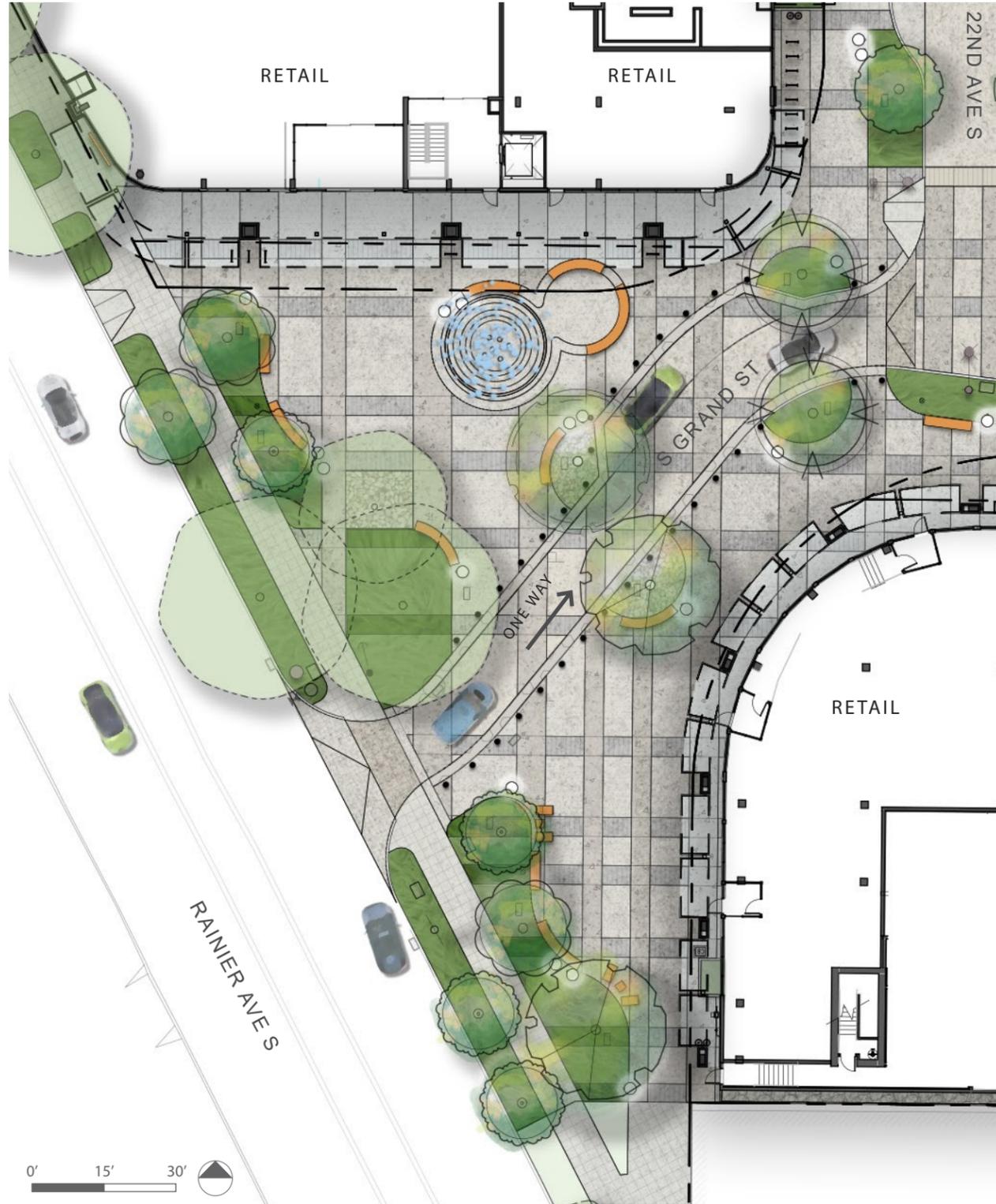
3	CONTIGUOUS AND SEPARATE OPEN SPACES	RESPONSE
a	Provide event set up studies for separate small plazas and one contiguous plaza including: <ul style="list-style-type: none"> • Farmers markets • Performances • Community events 	Confirmed. The team has developed studies of plaza as requested, see the following pages.
b	Solicit event permitting requirements, such as how frequently the street can be shut down, at what times, and the extent of traffic management.	Confirmed. Mt Baker Housing has researched permitting requirements with SDOT and confirmed the street may be shut down as needed to support community events. <ul style="list-style-type: none"> • Events may be held between 9am - 10pm • Up to 500 people may attend and the event must be open to the general public. • The permit is free. • The event host must notify the neighborhood at least two days before the event. The City prefers the notification goes out prior to applying for the permit. • Permit application must be made 7 days in advance of the event through the SDCI portal.
c	Align landscape areas to support use of space for events.	Confirmed, see illustrations diagraming use of the plaza for events. Landscaping is located to provide a buffer between the gathering spaces and Rainier Ave S. to facilitate use of the plaza, not inhibit it.
d	Reconsider the location and extent of water element.	Confirmed. Team has refined design of the water feature extent, materials and location. Updated drawings are included herein for your review.
e	Identify locations of storage spaces to support events.	The team is evaluating service requirements to support events that will be held in the plaza. It is clear that electrical connections will be required to support the variety of events envisioned for the space ; proposed locations for power connections are shown on the following diagrams. Typically, street vendors, markets, and performance events bring all materials to site for set up and remove when done, making permanent on site storage unnecessary. Dedicated storage space within the adjacent building would impact the area available for lease to activating uses, such as the Cultural Space Agency.

SDC COMMENTS 3 | CONTIGUOUS AND SEPARATE OPEN SPACES - WITH ROAD CLOSURE



SDC COMMENTS 3 | CONTIGUOUS AND SEPARATE OPEN SPACES (NO ROAD CLOSURE)





FLEXIBLE PUBLIC SPACE: WATER FEATURE / PLAZA SPACE
CITY HALL, SEATTLE

4	HARDSCAPE AND LANDSCAPE IMPROVEMENTS	RESPONSE
a	Design the public realm to reflect the cultural identity of the place. (See equity below.)	<p>A Cultural Expression & Public Art proposal has been drafted and sent to potential partners who can join the team to direct and implement art and cultural integration into elements of the public realm. Potential Public realm elements could include:</p> <ul style="list-style-type: none"> o Seating. Spaces to sit, relax and converse will be spaced throughout the public plaza. This could be imagined in several creative ways, including traditional bench seating. o Fountain / Water feature. The water feature will be in the northwest area of the public plaza (see page 33) and the design will need to be integrated carefully with the project architect team to ensure it works alongside broader plaza programming. o Lighting. Opportunities to add cultural identity and artistic expression to the lighting fixtures throughout the plaza. o Bollards. Opportunities to add cultural identity and artistic expression to the traffic calming bollards that will separate the curbside Grand St. and public plaza. o Landscaping. Opportunities to integrate cultural expression into landscape plan for project and plaza. o Plaza Furnishings. Art could be incorporated into regular plaza furnishings such as wayfinding signage or recycling and garbage receptacles.
b	Engage with community or individuals so that they have an active role in designs intended to reflect community identity or demographics and receive compensation for their time where appropriate.	The Cultural Expression and Public Art Consultant will engage potential artists and contributors to incorporate art into the public realm throughout the project in ways that reflects the neighborhood cultural identity, as well as creates whimsical, playful and interactive, components that balance cultural expression with the ability for visitors to easily engage.
c	Extend designs for hardscape improvements to 23rd Ave S to the east and 22nd Ave S to the north.	Extension of design vocabulary along S Grand Street has been incorporated into the design. These include: Hardscape scoring pattern within the roadway as well as within the sidewalk zones, additional pedestrian light fixtures and planting typologies have been extended east to foster a better sense of a connection from Rainier Ave S to 23rd Ave. Extending the plaza north along 22nd Ave S is not desirable as that street is flanked by ground related housing and is intended to carry the quiet residential street quality found north of its intersection with S State Street.
d	Reconsider/reimagine role and placement of lighting, including designs that reflect broader neighborhood demographics.	Visitors will experience a visually interesting way to define the plaza and increase safety, both of which reflect the neighborhood’s stated desire for a safe, well-designed space for neighbors to gather and interact. The additional community engagement that will occur through the Art Program Support & Curation will help define additional design features to represent the neighborhood’s current demographics, including potentially adding further artistic expression to the lighting fixtures.

Grand Street Commons | Art Program Support & Curation

Consultant Scope of Work – April 2021

The following Scope of Work should direct Cultural Expression & Public Art proposals related to the Grand Street Commons mixed-use residential project at 2201 S. Grand St. in Southeast Seattle.

Accepted proposals will then work with the project team on a Cultural Expression & Public Art Plan that will include concepts for each component, potential artists and costs.

Cultural Expression & Public Art | Components

Components of the Cultural Expression & Public Art package for the Grand Street Commons project will include the following. (Note page numbers refer to the Public Benefit Package PDF sent previously). Hard costs for these components will be provided to the selected consultant.

- **Seating.** Spaces to sit, relax and converse will be spaced throughout the public plaza. As seen on page 33 and 34, this could be imagined in several creative ways, including traditional bench seating.
- **Fountain / Water feature.** The water feature will be in the northwest area of the public plaza (see page 33) and the design will need to be integrated carefully with the project architect team to ensure it works alongside broader plaza programming.
- **Public Art.** Whimsical, playful and interactive, the public art component of the plaza should be the most engaging, balancing cultural expression with the ability for visitors to easily engage.
- **Lighting.** Opportunities to add cultural identity and artistic expression to the lighting fixtures throughout the plaza.
- **Bollards.** Opportunities to add cultural identity and artistic expression to the traffic calming bollards that will separate the curbside Grand St. and public plaza.
- **Landscaping.** Opportunities to integrate cultural expression into landscape plan for project and plaza.
- **Plaza Furnishings.** Art could be incorporated into regular plaza furnishings such as wayfinding signage or recycling and garbage receptacles.

Scope of Work

Cultural Expression & Public Art Plan

- Conduct research into possible artists that will bring to life a high-quality public benefit package for the project. For each recommendation, provide examples of the artist's past work and their vision / approach for the new installation / composition. All 'call for artists' should be equitably promoted and selected artists should reflect the neighborhood demographics.
- Ensure art and artists selected as part of the project's Cultural Expression & Public Art Plan reflect neighborhood demographics as well as demographics of target resident populations for the project (affordable and market rate).
- Identify how each artist and their work will reflect the neighborhood's cultural background and history.
- Include recommendations on art location and the proposed cost/budget (including any installation costs).

Hard Cost Budget

- Manage the project's hard cost budget for art and plaza materials as part of the Cultural Expression & Public Art Plan and its implementation with artists. The consultant should facilitate budget constraint information to all artists and manage their adherence to the costs (materials cost and artist payment).

Project Management

The consultant will work with the project team to execute the Cultural Expression & Public Art plan, which includes the following over a 2-3 month timeframe*:

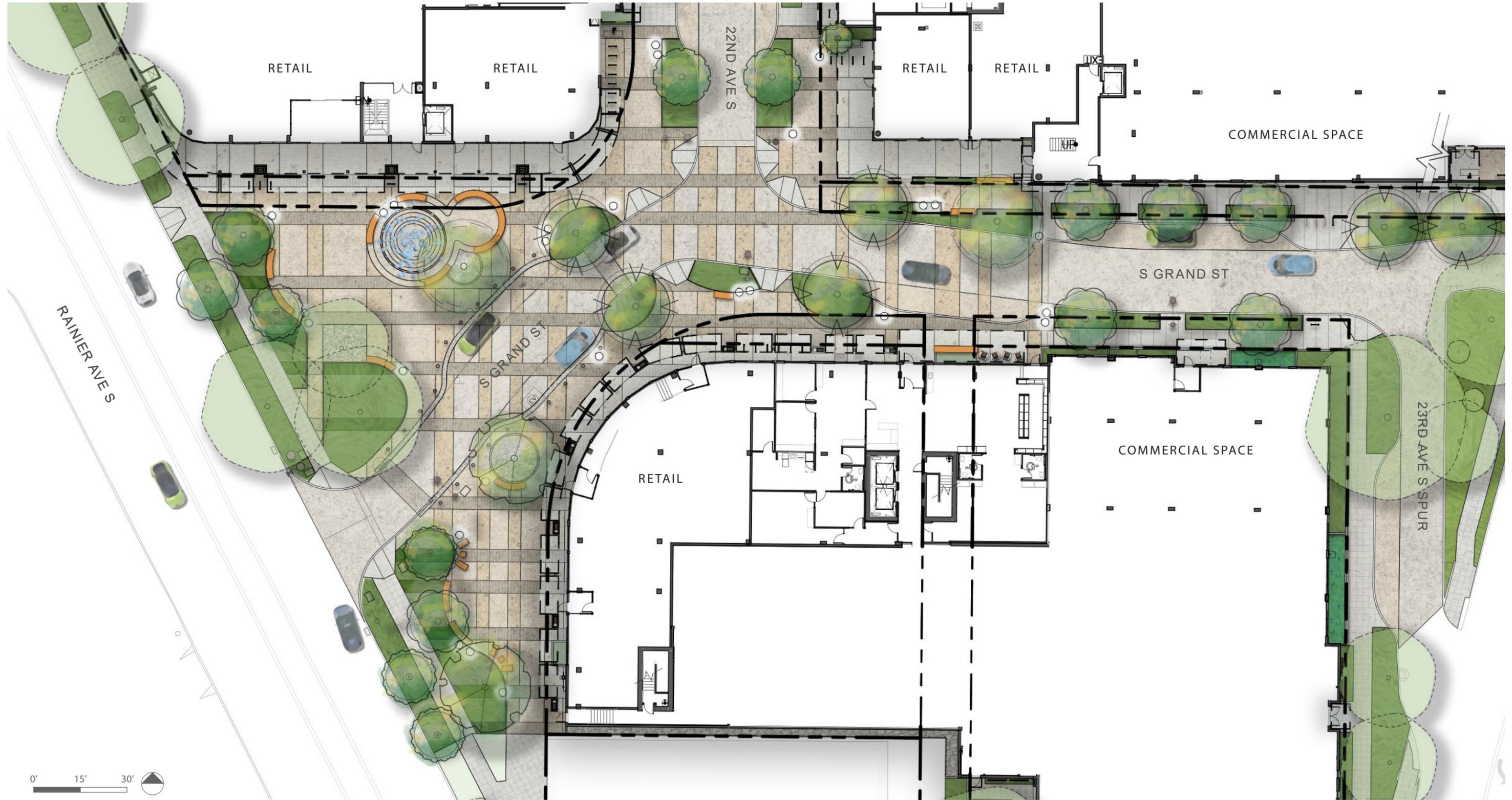
- Review project background materials and prior Design Commission meeting minutes.
- Participating in team phone calls to coordinate project execution.
- Liaising regularly with selected artists to direct their work.
- Interfacing as part of the project team as needed with the City, including SDOT, the Design Commission and City Council / staff.

*It is possible additional consultant time may be needed later as the art is complete and installation occurs.

Proposed Budget

Please provide a proposed budget for the Scope of Work. Reminder that the hard cost budget associated with the 'Components' section of this Scope will be provided once a consultant is selected.

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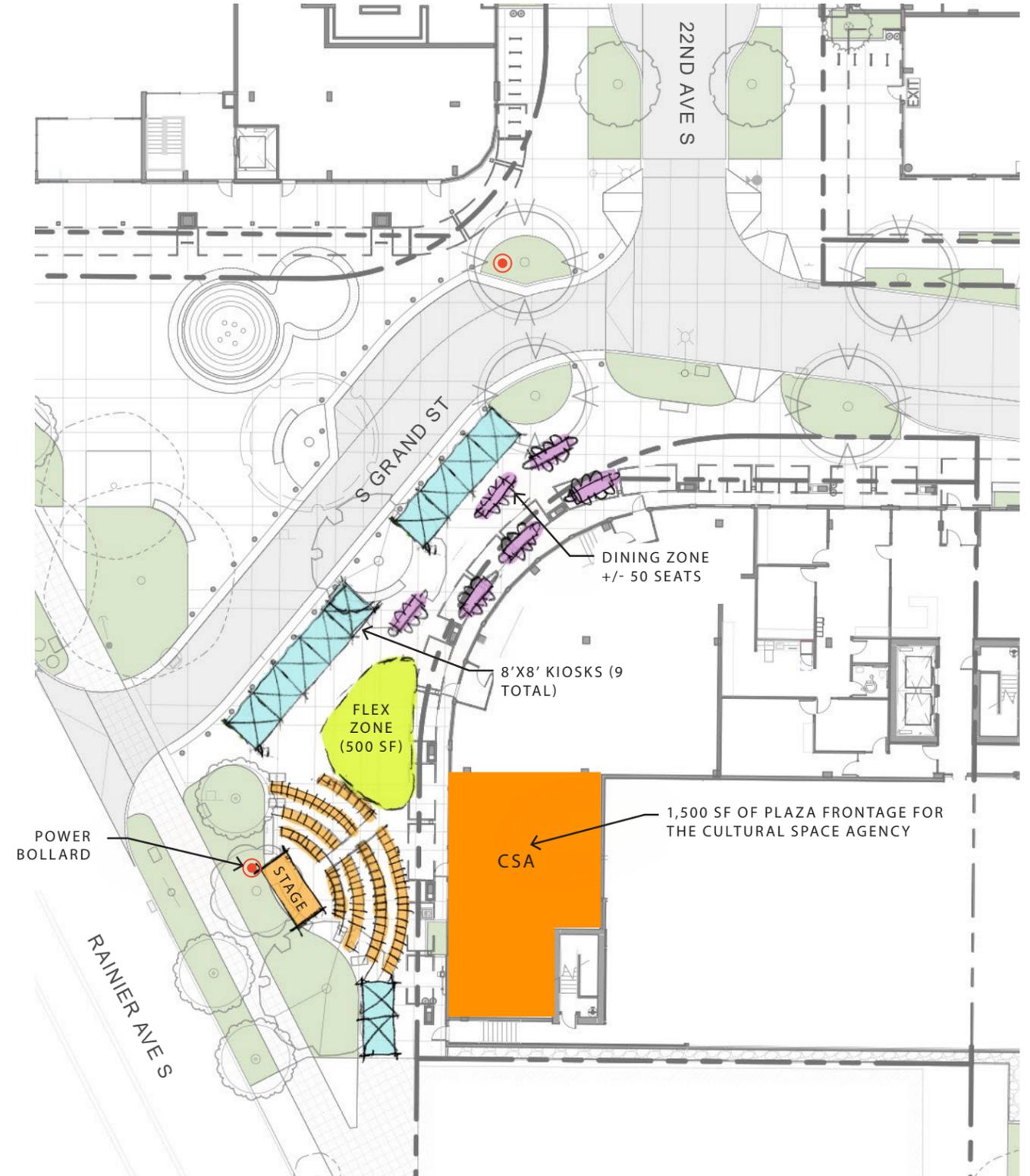
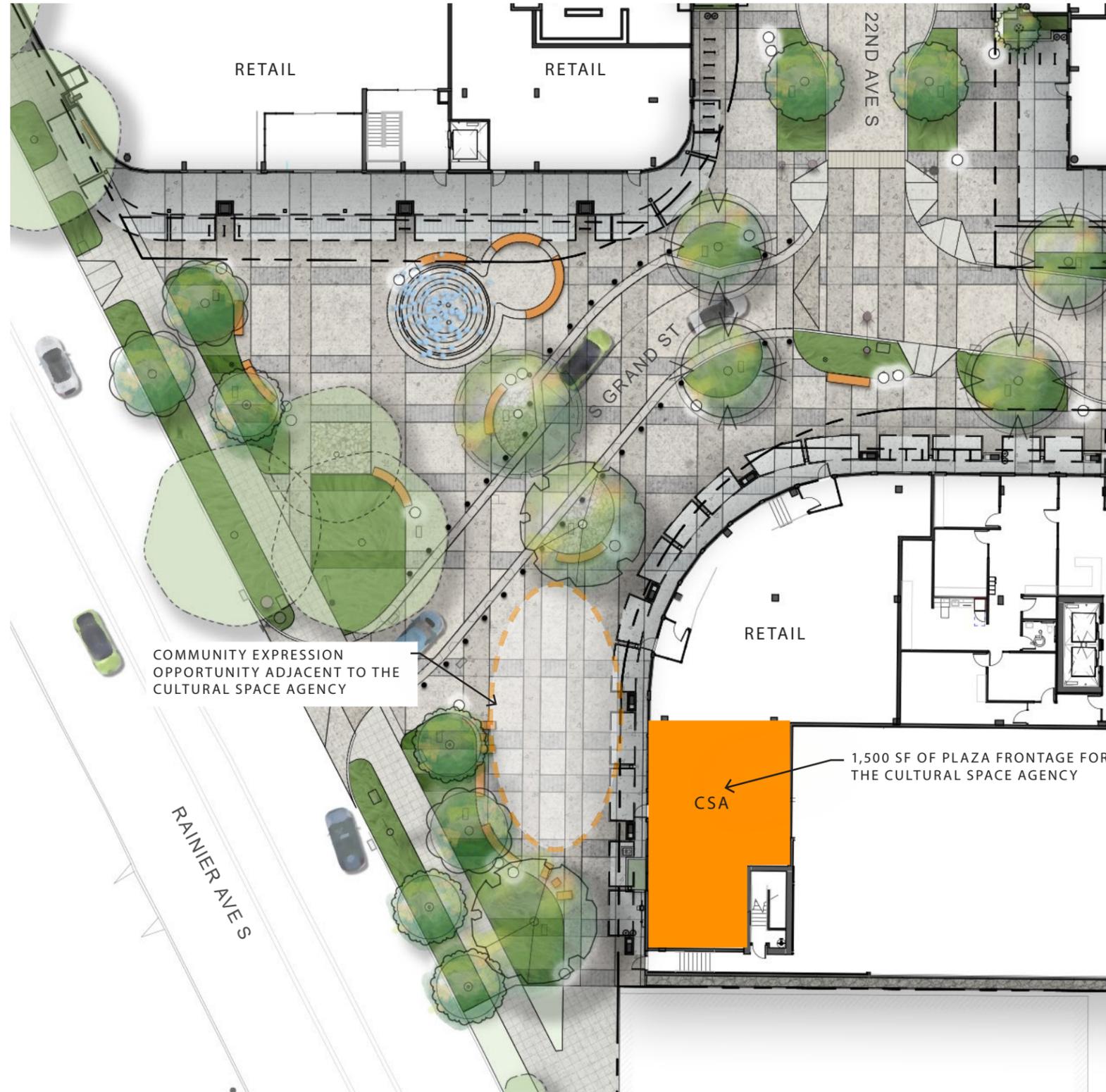
5	FUNDING FOR COMMUNITY IDENTITY PLAN	RESPONSE
a	<p>Extend area through the whole plaza; consider areas to the north and within the larger development.</p>	<ul style="list-style-type: none"> The proposed Cultural Expression & Public Art Program will include opportunities that expand throughout the site, with most energy expressed in the public plaza. The Cultural Expression & Public Art program scope includes considering artistic expression for the project seating, lighting, furnishings, landscaping, bollards and fountain.
b	<p>Develop framework for community engagement that includes targeted populations based on neighborhood demographics.</p> <ul style="list-style-type: none"> Identify potential partner organizations, agencies, and individuals. Methods of engagement Identify elements to be influenced (ground plane, art, furnishings, plantings, event programming, building facades, retail spaces, etc.) Strategies and timing of agreed on interventions. Long-term stewardship, partnership, and programming framework 	<ul style="list-style-type: none"> As part of the Cultural Expression & Public Art program, the consultant will produce an implementation plan that will detail how the program will be implemented and guide its implementation prior to City Council ordinance. The team is engaging the Office of Arts and Culture Space Agency PDA to condominimize roughly 1,500 sq. ft of retail in the heart of the public plaza for community-based ownership in the retail portion of the site, as well as year-round community-based programming. We envision the PDA to be a key partner as we move through the Alley Vacation process through to City Council ordinance and beyond.

Grand Street Commons | Cultural Expression & Art Program

*Framework for Completion: April 2021 - 2023**

2021					2022				2023			
April	May	Late Spring	Summer	Fall / Winter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Finalize consultant scope and budget	Present to Design Commission; Announce project team	45-day Public hearing	Work on vision / framework with consultant team	Develop project plan with consultant team	Continue outreach to artists; Begin work with project team on art location	Finalize artist outreach and selection of art/artists. One representative of SDC to sit on artist selection committee	Advance integrated design plan of art/plaza	Artists begin design	Artists continue design	Installation begins as available	Installation continues	Installation finalized
Advance contract with consultants	Finalized consultant contract		Present to Transportation and Utilities Committee and then present to City Council at public hearing	Consultant team to begin outreach to possible artist partners	Present update on project plan and possible artist concepts to City team and SDC for concept approval	Update final project budget based on final artist / art selection	Present update on project plan and possible artist concepts to City team and SDC for final approval	Final City team update prior to Council approval of final alley vacation ordinance				City Council approval of final alley vacation ordinance
	Seattle Design Commission approval (with conditions)		Conditional Public Benefit Package Approval from City Council	Master Use Permit and Building Permits Likely Issued	Project Construction				Project Construction		Project COI anticipated	

**Timeline is an estimate and will be updated regularly as project evolves.*

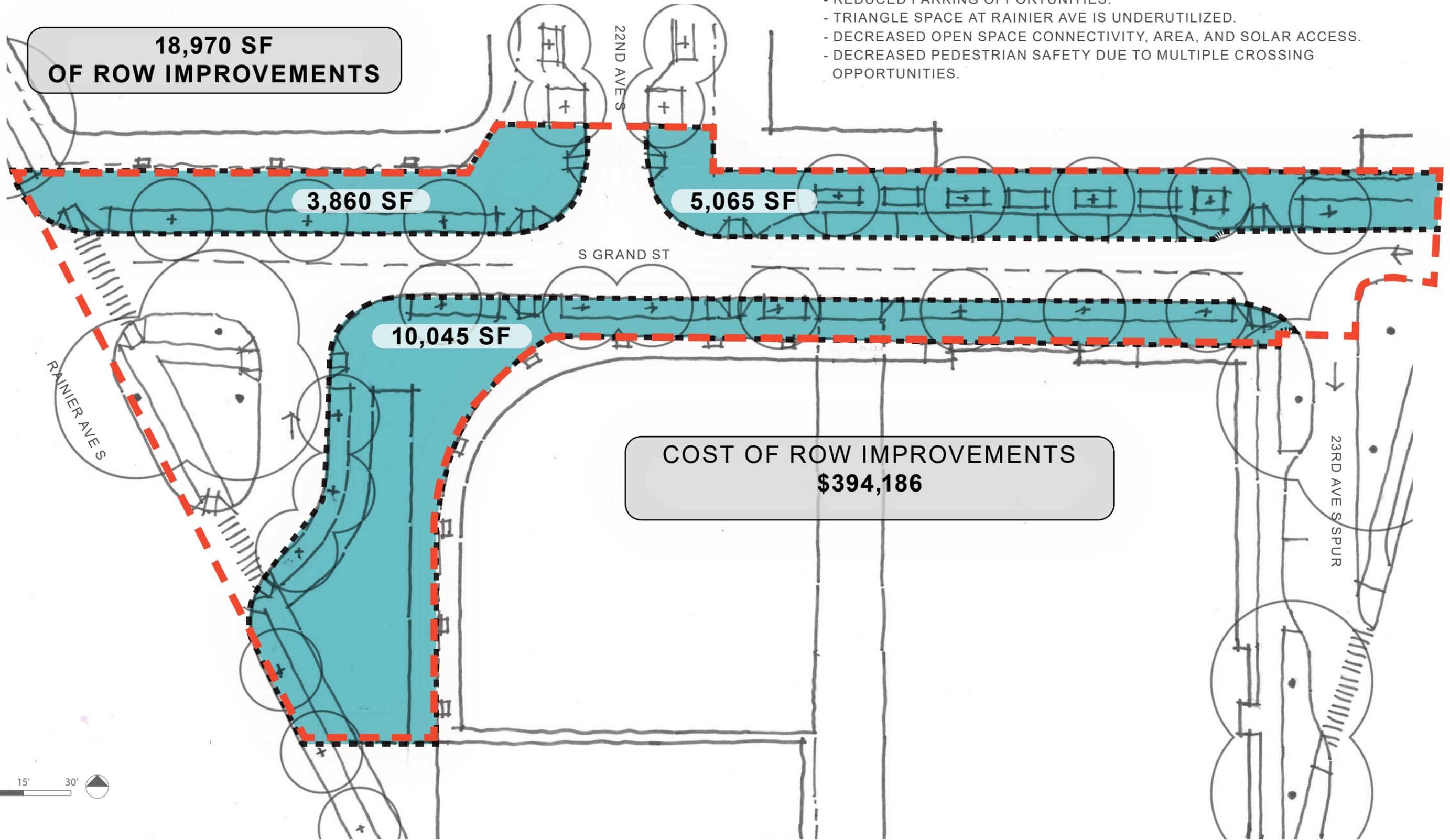


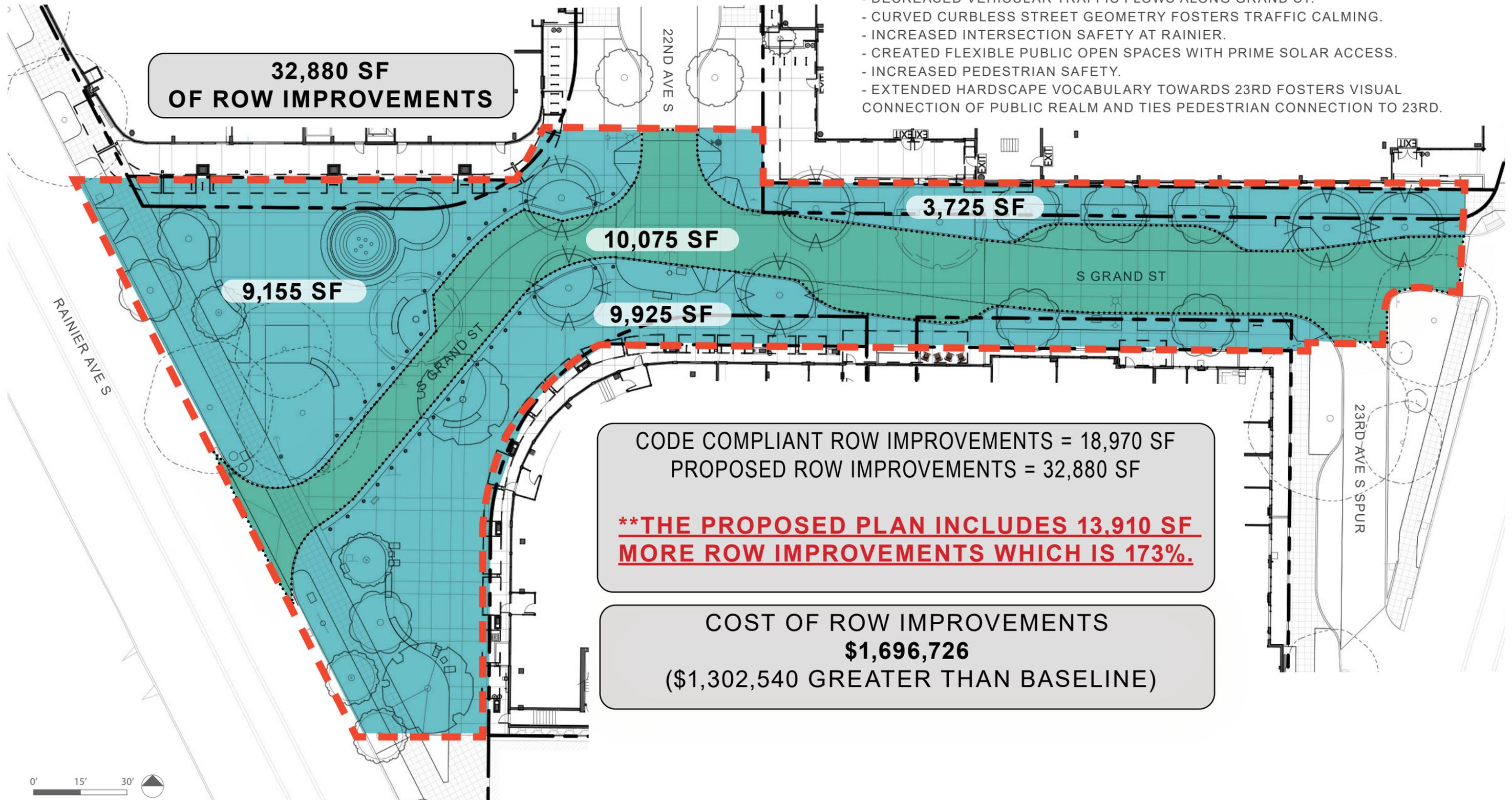
6	EQUITABLE OUTCOMES IN PROGRAMMING AND DESIGN SOLUTIONS	RESPONSE
a	Provide more definition and clarity on the proposed \$150,000 budget for partnering with underserved communities that will use the plaza space.	<ul style="list-style-type: none"> The \$150,000 budget will be managed by the Cultural Expression & Public Art program consultant as they research, select and partner with local artists for the public art component of the site. A priority will be placed on securing artists that represent the neighborhood’s demographic and BIPOC communities.
b	Expand design interventions across the whole plaza that accurately reflect community demographics, including the local history of BIPOC communities. Create welcoming community expression with choices in the planting palette, furnishings, paving materials, and other elements, not just applied as art or in the form of programming.	See response to comment 5, above.
c	Work with community groups and agency partners to identify spaces for long-term community-based organizations.	See response to comment 5, above.
d	Work with the Cultural Space Agency PDA for partnerships to provide community based programming and activated cultural spaces within overall development.	<ul style="list-style-type: none"> The team is engaging the Office of Arts and Culture Space Agency PDA to condominimize roughly 1,500 sq. ft of retail in the heart of the public plaza for community-based ownership in the retail portion of the site, as well as year-round community-based programming. We envision the PDA to be a key partner as we move through the Alley Vacation process through to City Council ordinance and beyond.
e	While commercial space allocation and contracting is not eligible to be part of the public benefit package, it can be a consideration of the project’s overall public benefit offering, as it provides a long-term commitment to the local marginalized communities. Consider a set aside of a portion of retail and commercial space to minority and disadvantaged-owned businesses, partnering with the Cultural Space Agency PDA and other organizations that have the partnerships with these businesses and can also support in the financial feasibility of leasing these spaces.	<ul style="list-style-type: none"> Based on Lake Union Partner’s successful community-based retail leasing approach at 23rd and Union, the team feels confident that they can lease up to 75% of the non-grocery retail space as smaller, community-based BIPOC small businesses. This is an addition to the PDA partnership for condominimizing roughly 1,500 sq. ft of retail space facing the public plaza for community-based ownership and long-term programming / use.

7	COST OF PUBLIC BENEFIT	RESPONSE
a	<p>Refine the dollar amount represented as public benefit. The cost of the street realignment proposal appears to be a project related costs and not one directly related to the public benefit package. The construction costs should also be accurately reflected as costs independent of the public benefit package. The costs of retaining any existing sidewalk or roadway conditions should also be considered in accurately reporting the true public benefit value.</p>	<p>The team has re-evaluated the cost of baseline, code-required Street Improvements vs. the proposed right-of-way improvements necessary to support the plaza, see illustrations that follow. Actual estimated cost of the improvements is just over \$1.3 million.</p>

COMMENTS:

- LIMITED TRAFFIC CALMING WITH STRAIGHT ROADWAY.
- REDUCED PARKING OPPORTUNITIES.
- TRIANGLE SPACE AT RAINIER AVE IS UNDERUTILIZED.
- DECREASED OPEN SPACE CONNECTIVITY, AREA, AND SOLAR ACCESS.
- DECREASED PEDESTRIAN SAFETY DUE TO MULTIPLE CROSSING OPPORTUNITIES.





COMMENTS:

- DECREASED VEHICULAR TRAFFIC FLOWS ALONG GRAND ST.
- CURVED CURBLESS STREET GEOMETRY FOSTERS TRAFFIC CALMING.
- INCREASED INTERSECTION SAFETY AT RAINIER.
- CREATED FLEXIBLE PUBLIC OPEN SPACES WITH PRIME SOLAR ACCESS.
- INCREASED PEDESTRIAN SAFETY.
- EXTENDED HARDSCAPE VOCABULARY TOWARDS 23RD FOSTERS VISUAL CONNECTION OF PUBLIC REALM AND TIES PEDESTRIAN CONNECTION TO 23RD.

**32,880 SF
OF ROW IMPROVEMENTS**

9,155 SF

10,075 SF

9,925 SF

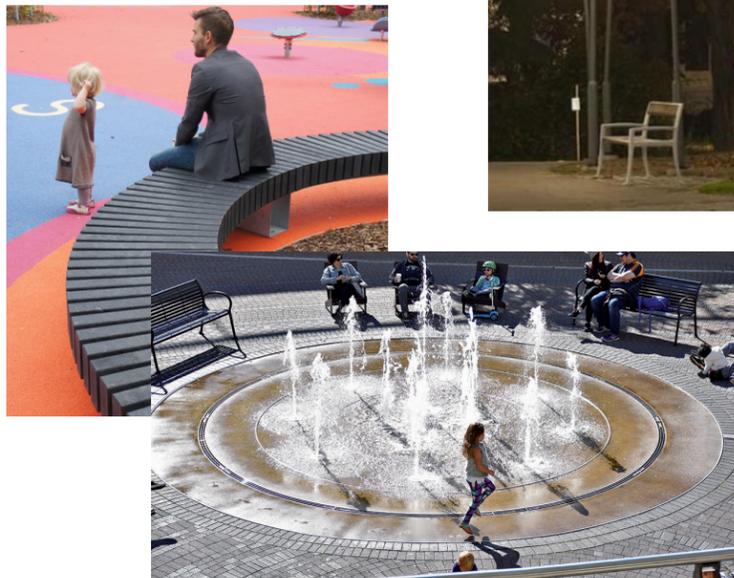
3,725 SF

CODE COMPLIANT ROW IMPROVEMENTS = 18,970 SF
 PROPOSED ROW IMPROVEMENTS = 32,880 SF

****THE PROPOSED PLAN INCLUDES 13,910 SF MORE ROW IMPROVEMENTS WHICH IS 173%.**

**COST OF ROW IMPROVEMENTS
 \$1,696,726
 (\$1,302,540 GREATER THAN BASELINE)**





ITEM	PREVIOUS PROPOSAL	CURRENT PROPOSAL	HOW IT BENEFITS THE NEIGHBORHOOD
ENHANCED RIGHT OF WAY IMPROVEMENTS	\$1 million	\$1.3 million (enhanced to extend improvements to 23rd Ave S)	The current design proposes to improve 173% the amount of right-of-way required of the project. The improvements reduce the area dedicated to cars and create a large public plaza to enhance the pedestrian environment, providing twice as much pedestrian space as would otherwise be required. This budget does not include the water feature, seating, or lighting proposed; those elements are listed separately below. Area of improvement has been extended east to 23rd Ave S as requested by SDC.
OPEN SPACE FEATURES	\$250,000	\$250,000	In response to community feedback, several amenities are proposed to help activate the public plaza spaces, including a water feature and varied seating options. These amenities encourage use of the plaza and provide a place for neighborhood residents to gather. The water feature can be shut off to expand usable open space for larger gatherings and events.
COMMUNITY EXPRESSION	\$150,000 Budget	\$150,000 Budget	Budget allocated to work with community groups to incorporate culturally relevant elements into the plaza design. This budget covers the cost of the artist / facilitator and the fabrication and installation of expression elements.
SUPPLEMENTAL LIGHTING	\$125,000	\$150,000	Adding pedestrian level lighting enhances the safety and security of the neighborhood and makes the plaza space usable for a longer period of the day. The overhead elements are sculptural and help create a sense of place during daylight hours. Budget increased to reflect the extension of plaza elements, including lighting.
CULTURAL SPACE AGENCY - COMMERCIAL SPACE	N/A	\$250,000	Mt Baker Housing is partnering with Cultural Space Agency to provide them with commercial space directly fronting the plaza at cost, saving them approximately \$250,000 of market value.
PEDESTRIAN SIGNAL INFRASTRUCTURE	N/A	\$25,000	SDOT's direction for future ped signal infrastructure was provided in response to the public plaza proposal. This requirement was not indicated in any previous SIP review as pedestrian crossings at Rainier Ave S had not been previously considered by SDOT.
TOTAL	\$1.5 million	\$2.125 million	Total proposed Public Benefit value.



THANK YOU!