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**John Savo**, Vice Chair

**Lee Copeland**

**Ben de Rubertis**

**Thaddeus Egging**

**Rachel Gleeson**

**Laura Haddad**

**Brianna Holan**

**Rick Krochalis**

**Jescelle Major**

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Director

**Aaron Hursey**  
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### Commissioners Present

Ross Tilghman, Chair  
John Savo, Vice Chair  
Lee Copeland  
Ben de Rubertis  
Thaddeus Egging  
Rachel Gleeson  
Laura Haddad  
Rick Krochalis

### Commissioners Excused

Brianna Holan  
Jescelle Major

### Project Description

The WSCC is proposing to vacate three alleys and two streets below grade on three blocks bounded by Pine St, 9th Ave, Howell St, and Boren Ave. The petitioner is requesting the full vacation of the following three mid-block alleys:

- Block 33 (Site B) - bounded by 9th Ave, Howell St, Terry Ave, and Olive way
- Block 43 (Site C) - bounded by Terry Ave, Howell St, Boren Ave, and Olive Way
- Block 44 (Site A) - bounded by 9th Ave, Olive Way, Boren Ave, and Pine St

The petitioner has also modified their initial vacation petition to change the vacation of Terry between Olive and Howell to a subterranean-only vacation. The request for a subterranean vacation for Olive Way, between 9th Ave and Boren Ave, has not been modified.

The preferred scheme includes approximately 2.385 million square feet (sf) of development on three sites. The WSCC expansion would occur above grade on Site A only, and extend to a below grade loading dock on Sites B and C. These remaining two sites will include co-developments above grade. The preferred proposal includes 1,165,000 square feet dedicated to the convention center expansion, 385 residential units, 575,000 square feet of office space, 42,000 square feet dedicated to street-level uses, below-grade parking for 700-800 vehicles, and below-grade loading services.

### Meeting Summary

The Seattle Design Commission (SDC) reviewed the WSCC proposal to address conditions on the Art program as reflected in the commissions March 16, 2017 review and the overall proposed public benefit package. The SDC did not take an action on either item at today's meeting. The SDC requested further information that should be presented during the next review of the public benefit package.

### Recusals and Disclosures

**Brianna Holan** recused herself as her employer, LMN Architects, is working on the project.

**May 18, 2017****9:00 am – 12:00 pm****Type**

Street and Alley Vacation

**Phase**

Briefing – Public Benefit

**Previous Reviews**[3/16/17, 2/16/17, 1/19/17,](#)  
[9/15/16, 4/21/16, 2/4/16](#)**Presenters****Jessica Miller** LMN Architects**Shannon Nichol** GGN**Matt Griffin** Pine Street Group**Cathy McClure** Artist**Attendees****Bob Anderson** Freeway Park Association**Margery Aronson** Art Advisor**Sara Baker** HDC**Beverly Barnett** SDOT**Andy Bench** PSG**Lyle Bicknell** OPCD**Jeff Blosser** WSCC**Scott Bonjukian** PPUNC**Mark Brands** SiteWorkshop**Betsy Braun** FHIA**Mary Jo Burns** Lid I-5**Patrick Burns** Lid I-5**Evan Carlile** Unite Here Local 8**Linnea Cook** LMN Architects**Leonardo Da Costa** LMN Architects**McCaela Daffern** Capitol Hill Housing**Chris DeGracia** ACT Theatre**Ryan Durkan** HCMP**Jim Erickson** FHIA**Tammy Frederick** SDOT**Lizz Giordano** Capitol Hill Times**Holly Golden** HCMP**Kiersten Grove** Seattle City Council Staff**Brie Gyncild** Central Seattle Greenways**Henryk Hiller** Citizen**Doug Holtom** Community**Summary of Presentation**

Jessica Miller of LMN Architects, Shannon Nichol of GGN, Matt Griffin of Pine Street Group, and artist Cathy McClure presented the public benefit briefing and details of the public art program condition related to commissions review of urban design merit of the vacations. Cathy McClure provided an overview of the art program, which will give preference to Pacific Northwest artists. Most of the art contributes to the general design of the expansion, with some works along Boren Ave and Olive Way contributing to public benefit. The art program as part of the project design includes a display of artwork from Convention Place Station (CPS) along 9th Ave, which is visible from the street and will be illuminated at night.

**ART PROGRAM**

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

- PROJECT ART
- PUBLIC BENEFIT ART



Figure 1: Art program for the WSCC expansion

Matt Griffin introduced the public benefit package and the public participation process used to develop the package that included presentations to neighborhood associations, public and online open houses, public meetings, media outreach, and paid advertising. The WSCC team assigned a value of \$30 million to the proposed public benefit package. The project team arrived at this value by comparing the public benefit cost of the expansion to the public benefit costs of the Amazon Rufus development and the Arena.

The public benefit package is split among the following categories:

- On-site improvements that go beyond code requirements
- Public art
- Neighborhood connectivity
- Affordable housing
- Operation Nightwatch

*On-site improvements that go beyond code requirements*

These benefits include plazas, public spaces, and voluntary setbacks. The WSCC team believes that these spaces are meant to enhance and respond to the public realm. There will be a green street plaza at the corner of 9th Ave and Pine St that emphasizes circulation through an open plaza using fixed seating, steps, and sidewalk plantings. Additional on-site improvements include a green street plaza along 9th Ave between Howell St and Olive Way, a garden plaza at the corner of Howell St and Boren Ave, a setback for a sculpture garden along Boren Ave, and a setback for a sun garden along Pine St. These improvements aim to create open sight lines, provide gathering

Package Coalition

Alex Hudson FHIA

Attendees Continued

Eunice How Unite Here Local 8

Natalie Kelly Unite Here Local 8

Lindsay King SDCI

Marty Koenigs Citizen

Abby Lawlor Unite Here Local 8

Jane Lewis Pine Street Group

Zack Lubarsky Capitol Hill Renters Initiative

Jack Mackie Citizen

Katherine Mackinnon NYHUS

Chris McLain Local 86 Ironworkers Union

Kelsey Mesher Cascade Bicycle Group

Stefan Moritz Unite Here Local 8

Michael Murphy WSSC

Chip Nevins SPR

Andrew Orlebeke HDC

Gordon Padelford Seattle Neighborhood Greenways

Dylan Paul Local 86 Ironworkers Union

Steve Pearce Office of the Waterfront

Paige Premselar SOJ

Cindy Richardson Unite Here Local 8

Michele Sarlitto EA Engineering

Martin Sicotte LMN Architects

Ellen Sollod Sollod Studio

Bryan Stevens SDCI

Amy Taylor Citizen

Blake Trask Cascade Bicycle Club

Sarah Warren Unite Here Local 8

Ashwin Warrior Community Package Coalition

Sedi Watanabe LMN Architects

Lish Whitson Seattle City Council Staff

Mariah Widman Lid I-5

Linda Willanger WSSC

spaces, and upgrade the pedestrian experience with native plants. The project team is coordinating with Seattle Department of Transportation (SDOT) to understand which improvements exceed either code or mitigation requirements.

# 9TH AVENUE / PINE STREET

## GREEN STREET PLAZA

PUBLIC BENEFIT AREA: 7,678 SF

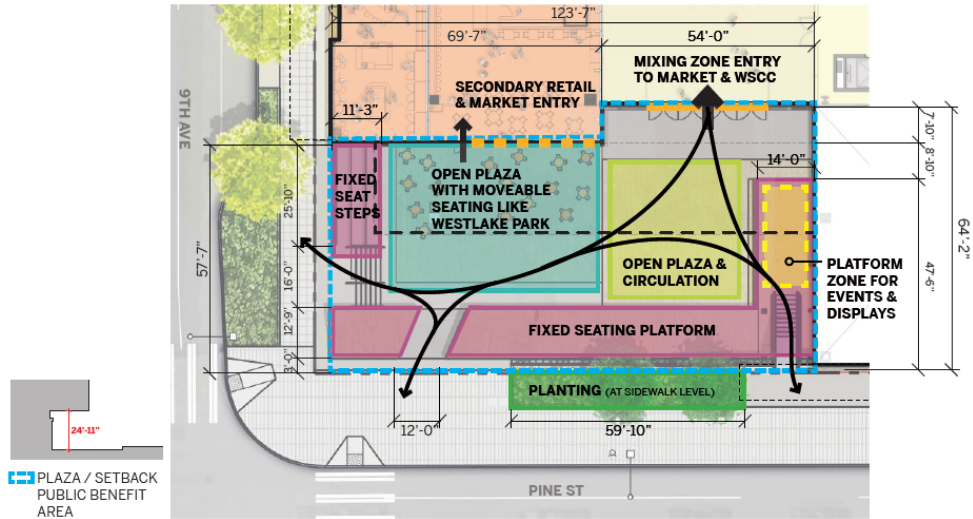


Figure 2: Green street plaza at 9th and Pine

### Public art

The WSSC team has proposed a public art plan similar to what was proposed by the Seattle Arena street vacation proposal. Washington artists will be selected to articulate their version of the “northwest story” featuring natural and urban landscapes. The public art program includes sculptures along Boren Ave, artworks within the gallery spaces along Olive Way, and a landmark artwork on the exterior of the current convention center at Pike St and 9th Ave. The landmark artwork would emphasize the urban “room” on 9th between Pike and Pine, which is a potential location for community events.

# PUBLIC BENEFIT ART

## BOREN AVENUE SCULPTURES



Figure 3: Public benefit art in the Boren Ave setback

Neighborhood connectivity

The project team emphasized the need to make connections between the Downtown and Capitol Hill neighborhoods in terms of walkability. Public benefits to enhance neighborhood connectivity include funding for the Pike/Pine Renaissance Planto create pedestrian improvements and bicycle facilities, sidewalk improvements along Olive Way and 9th Ave, exterior lighting of the Paramount Theatre and Camlin historic buildings, funding for a study executed by the City to lid I-5, and funding for renovations to Freeway Park. Sidewalk improvements consist of new plantings, expanded curb bulbs, new overhead weather protection, new custom garage door treatments, and replacing the concrete with textured paving at driveway aprons.

# NEIGHBORHOOD CONNECTIVITY

## PUBLIC BENEFITS PHYSICAL IMPROVEMENTS AND FUNDING

### 3 NEIGHBORHOOD CONNECTIVITY

- A. PIKE/PINE PEDESTRIAN IMPROVEMENTS FUNDING
- B. PIKE/PINE BICYCLE FACILITIES FUNDING
- C. OLIVE WAY IMPROVEMENTS
- D. PIKE/PINE 9TH AVENUE IMPROVEMENTS
- E. HISTORIC BUILDING LIGHTING
- F. LID I-5 STUDY FUNDING
- G. FREEWAY PARK ASSOCIATION / SEATTLE PARKS AND RECREATIONS FUNDING

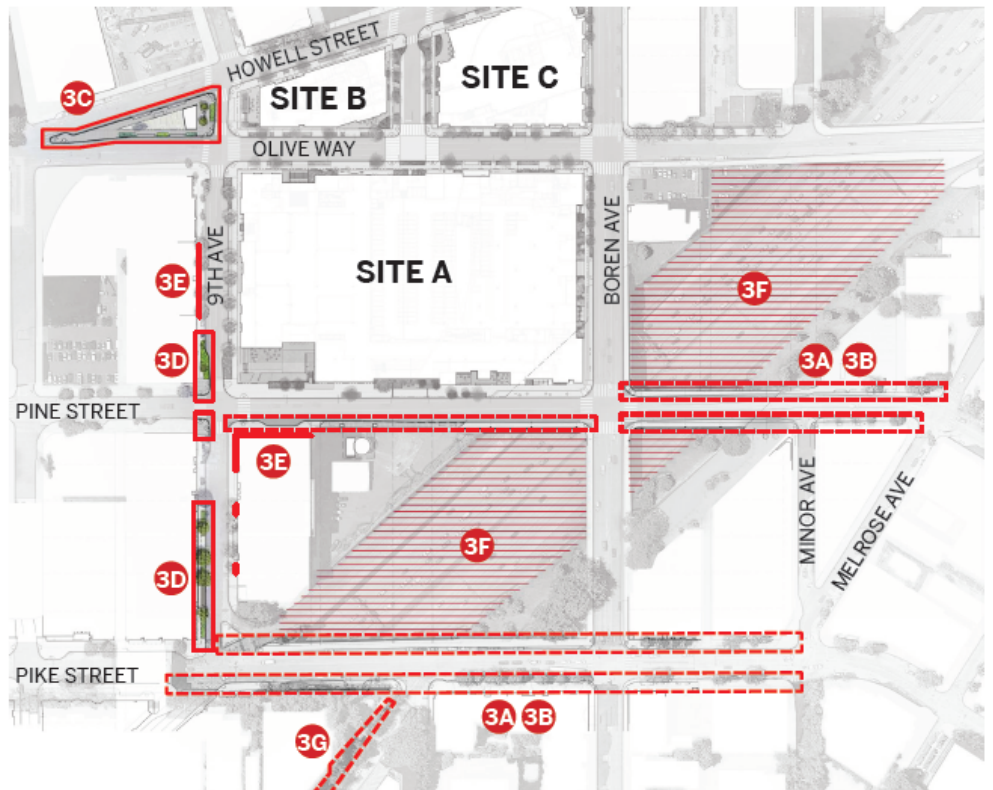


Figure 4: Public benefit related to neighborhood connectivity

#### Affordable housing

The project team proposed a \$5 million payment to the Office of Housing (SOH) for the creation of affordable housing, which would yield 40 to 60 units.

#### Operation Nightwatch

The Convention Center has purchased an 11,000 sf warehouse on a 2.76 acre site at 150 S Horton St that could be renovated to house an Operation Nightwatch facility for a 5-year lease as part of the public benefit package. The projected cost would be \$2 million, which would go back towards the affordable housing payment if this project does not go through.

#### Agency Comments

**Lyle Bicknell**, OPCD, stated that he is currently working with SDOT to establish a scope for the Lid I-5 feasibility study, but that a scope nor project budget have yet to be established. Mr. Bicknell then said that the feasibility study will be led by OPCD with close collaboration with other city departments.

**Chip Nevins**, SPR, stated that he is advocating for the public benefit package to include funding for improvements to Freeway Park. Mr. Nevins said that because acquiring new open space in the First Hill neighborhood is normally cost prohibitive and very challenging, the city should provide greater capacity and access to existing open space. Mr.

Nevins advocated that proposed funding should be provided to the Seattle Parks and Recreation Department. SPR will then use the allocated funding to go through community outreach, planning, and design process.

**Marshall Foster**, Office of the Waterfront, stated that it is important to recognize the urban design potential of the Pike/Pine corridor. Mr. Foster then stated that it is important to leverage a contribution in order to extend the Pike Pine Renaissance project into the Capitol Hill neighborhood, which will not be accomplished without partnering with the WSCC team. Mr. Foster commented that short term design improvements along the identified corridor done solely by the project team would be inferior to what could be implemented through the Pike/Pine Renaissance Plan.

**Steve Walker**, Office of Housing, stated that the Office of Housing has had early discussions with the project team, but that there have been no formal agreements. Mr. Walker said any payments they would receive would come in while acquiring building permits and would be consistent with incentive zoning. Payments would be used to prioritize housing for low-wage workers, citing housing near transit opportunities. Mr. Walker said they are in a position to leverage their dollars with other public dollars and that payments from this project would create 40-60 affordable units, which could become available within 12 months after payments are made.

**Chris Potter**, FAS, stated that providing a homeless shelter at an existing warehouse facility in the South Downtown (SODO) neighborhood is a great opportunity. Mr. Potter said that it is typically very difficult to site a shelter within the city. He then stated that the existing facility would need several improvements prior to opening the shelter, but that it is possible to make necessary improvements at a reasonable cost. Mr. Potter then stated that they still needed to work on several details, but this proposal provides a good opportunity.

**Lindsay King**, SDCI, stated that SDCI is currently reviewing the Environmental Impact Statement in order to understand what mitigations will be required by code. Ms. King then said that SDCI and SDOT are working together to review the level of surface on adjacent sidewalks. She then commented that although proposed sidewalk widths are a sufficient in meeting code requirements, she is concerned with proposed sidewalk widths on Olive Way, which are the minimum required by code, as it will provide limited space for proposed programming. Ms. King stated that SDCI is still uncertain what mitigation is required along 9th Ave between the existing convention center and the proposed expansion site. Ms. King commented that SDCI is reviewing the design of the plaza at the corner of 9th Ave and Pine St. She stated that there are concerns with the proposed design and suggested that changes to the proposed design might be necessary in order to make it feel publicly accessible.

**Beverly Barnett**, SDOT, commented that the project team needs to find a way to stitch together all the proposed elements that were discussed today. Ms. Barnett stated that SDOT is still determining what is required to meet code. She then commented that most of the street improvements presented today are required by code. Ms. Barnett said that the proposed street improvements are piecemeal and disjointed and recommended the elements form a cohesive design. Ms. Barnett commented that there should be on-site amenities for the public moving on and around the site. She then stated that City Council is concerned about how the project team is addressing community priorities. She questioned the work that has been done to address community needs and is concerned with the limited amount of on-site public benefits.

**Tammy Frederick**, SDOT, commented that SDOT is in the process of completing Street Improvement Permit (SIP) approval, but that the project proposal is ahead of their review timeline.

**Steve Pearce**, Office of the Waterfront, commented on the Pike/Pine Renaissance project, which will primarily focus on creating a safe, comfortable, and welcoming connection between Downtown and Capitol Hill, Mr. Pearce said that they are just starting the design phase and have allocated \$20 million for the project. Mr. Pearce stated that the primary funding source for the waterfront development would not cover the Pike/Pine Renaissance project west of 9th Ave and that he looks forward to working with the project team on the public benefit element.

## Public Comments

**Bob Anderson**, Freeway Park Association, responded to comments made by Chip Nevins about the timeline for the planning and design of improvements to Freeway Park. Mr. Anderson said they will have valuable input from the community by the end of the summer. Mr. Anderson then said they have a list of improvements that currently total \$10 million. He said the list and associated value might continue to change until the conclusion of community outreach. Mr. Anderson then commented on the need for improvements to Freeway Park. He stated that this is largest

open space within the downtown core and it is currently underutilized. Mr. Anderson then stated that they city needs to optimize the space it already has and requested there be a meaningful investment in the park.

**Lynn Beck**, Plymouth Housing Group, stated that Plymouth Housing Group provides permanent housing for formerly homeless. Ms. Beck wants the city to apply as many resources as possible to address the issue of homelessness. Ms. Beck encouraged the SDC to approve the affordable housing element of the public benefit package.

**Scott Bonjukian**, Lid I-5, appreciated the offer for funding of the I-5 feasibility study. Mr. Bonjukian claimed that this is a good initial step, but that the proposed funding of \$250,000 is far below what they've estimated to be sufficient.

**Alex Hudson**, Community Package Coalition, stated that public benefit elements such as public open space, safe transportation, affordable housing should be commensurate with scale of project and the long-term impacts it will have on the surrounding environment. Ms. Hudson then said that because this project is being built using public financing, the project team should be held to a very high standard for public benefit. She estimated that \$60-75 million dollars should be dedicated for a robust public benefit package. Ms. Hudson then stated that the Coalition disagrees with the value the project assigns to below-grade versus full vacations. Ms. Hudson said that the current public benefit proposal is commensurate with the vacation request. She concluded by saying that the city must seize this opportunity to provide a fair and commensurate package.

**Abby Lawlor**, Unite Here Local 8, stated that this project is leaving hotel workers behind while hotel owners will benefit massively. Ms. Lawlor then said that the project proposals do little to address issues experienced by hotel workers and other workers throughout the city. She stated that \$30 million is not commensurate for the vacation of several public rights-of-way. Ms. Lawlor then stated that city residents deserves good jobs and affordable housing that is commensurate. Ms. Lawlor said that if the project team is unwilling to incorporate jobs and affordable housing on a scale that is commensurate then the SDC should not recommend the vacation.

**Chris McLain**, Local 86 Ironworkers Union, stressed the importance of starting construction on the WSCC expansion. Mr. McLain stated that although the city has sponsored a pre-apprenticeship program for ironworkers, being a part of a union does not guarantee an income. Mr. McLain said that income and associated benefits are paid with each hour of work and that most workers within the pre-apprenticeship program are from the most under represented areas of the city. He asked the commission to help get careers started by expediting the construction of the convention center.

**Dylan Paul**, Local 86 Ironworkers Union, Stressed the importance of immediately starting construction on the WSCC expansion. Mr. Paul said his cohort came up through the apprenticeship program and explained that the Local 86 Ironworkers union provides benefits for all members. Mr. Paul then explained that members must continue to work in order to receive benefits and advocated for construction to begin.

**Angela Shen**, Savor Seattle Food Tours, stated that she supports the WSCC expansion for business, which relies on the convention center visitors. Ms. Shen then stressed the importance of having a segment of tourism that supports small businesses. She then asked for the SDC's support for the WSCC expansion.

**Ellen Sollod**, Artist, encouraged the project team to rethink the proposed public art program, which she described as a surface treatment that does not incorporate the integral role the artist plays in creating meaning and metaphor in place. Ms. Sollod stated that It is very unclear who is making choices, who has the final say, and how the program will be managed in the future. Ms. Sollod then stated that there is no articulated process for the selection and review of open calls, no administrative mechanism for how the program will be managed, and no role described for the WSCC art advisory committee, which should be a part of the process. Ms. Sollod encouraged the SDC to withhold approval until a meaningful public art program established.

## Summary of Discussion

The commission organized its discussion around the following issues:

- Onsite physical improvements
- Offsite physical improvements
- Art program
- Affordable housing & Nightwatch program
- Sufficiency of public benefit package

*Onsite physical improvements*

The SDC is concerned with the limited scale of proposed on-site improvements. The commission strongly recommended that all of the proposed elements appear and function as accessible for public use. Commissioners are very concerned that the plaza at the intersection of 9th Ave and Pine St, the largest of the proposed elements, does not appear accessible to the public. The commission commented that the plaza is separated from the public realm and functions as an extension of the facility rather than as a public open space. Commissioners recommended the design team create a space that is accessible to the public and functions separately from the identity or function of the WSCC entrance.

The commission commented on the width of 9th Ave between Pine St. and Olive Way, which appears to be narrow. Commissioners questioned whether this would meet the minimum code requirement and suggested a greater width in order to accommodate the programmed elements proposed along 9th Ave. Several commissioners also questioned the proposal to include benches along Boren Ave.

*Offsite physical improvements*

Although the SDC appreciated the project team's commitment to offsite improvements, commissioners questioned how the proposed elements would work together in order to enhance neighborhood connectivity. The commission then discussed how allocated funding could be spent in order to maximize connectivity around the project site. Several commissioners recommended reallocating funding to increase Freeway Park improvements and affordable housing opportunities.

The SDC then recommended the project team create a cohesive design vision that would address offsite improvements. Several commissioners recommended applying design elements proposed for Pike and Pine Streets on other surrounding streets in order to create a cohesive design package.

*Art program*

The SDC is very concerned with the lack of vision for the art program. Commissioners requested further clarification of the overall vision as well as information on how specific art projects will tie into the stated vision. The Commission recommended the project team include a greater amount of open calls for artists rather than having a project coordinated invitation. Commissioners also strongly recommended the project team use art to accomplish other goals stated in the public benefit package.<sup>1</sup>

The SDC requested information about the scale and materials proposed for sculptures along Boren Ave. Commissioners also requested information detailing how specific art pieces will tell the "Northwest story".

*Affordable housing & Nightwatch program*

The SDC, in recognizing the city's current housing crisis, questioned the proposed 5-year timeline for the Nightwatch program. Commissioners highly encouraged the project team to include elements that extended beyond the 5-year timeline.

*Sufficiency of public benefit package*

The SDC stated the need for the project team to better articulate an overall vision for the public benefit package. The commission requested further information as to how individual elements are compatible with SDC policies regarding public benefit. Commissioners expressed concern over differences from community groups, city agencies, and the SDC in understanding what public benefit elements are sufficient.

The Commission highly recommended the project team provide public benefit elements that are tangible, support the overall vision, and provide a long-term benefit for the public. Commissioners also stressed the importance of providing a balance between onsite and offsite public benefit elements. The SDC recognized the importance of investing in affordable housing and the Pike/Pine Renaissance plan as public benefit elements.

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<sup>1</sup> The Seattle Design Commission adopted a policy in 2016 concerning public art as part of a public benefit package. The current proposal does not follow that policy. The commission will ultimately determine if they will waive or modify that policy based on the strength of the WSCC proposal.

**Action**

The SDC did not take an action during today's meeting. The commission provided the following recommendations that should be addressed prior to its next review of the public benefit package:

1. Provide an overall vision for the artwork program as well as information about how specific art projects will tie into the stated vision.
2. Include a greater amount of open calls for artists rather than having a project coordinated invitation.
3. Use art to accomplish other goals stated in the public benefit package.
4. Extend the Nightwatch program beyond the 5-year timeline.
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.
6. Provide information as to how individual public benefit elements are compatible with SDC policies regarding public benefit, including the proposed 5-year term for the Nightwatch facility and how lighting of a landmark is consistent with Council vacation policies that allow for 'protecting' a landmark as a public benefit.
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.