

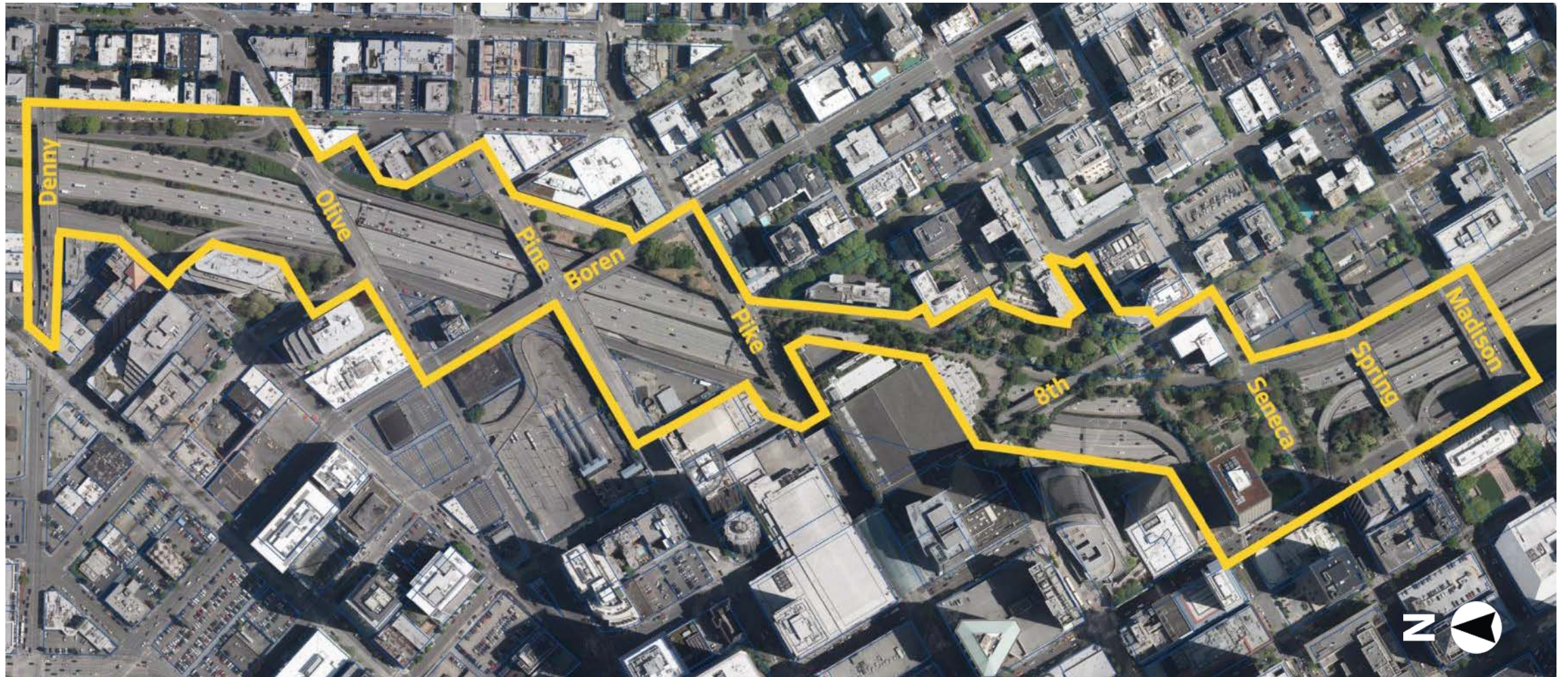


I-5 Lid Feasibility Study

Seattle Planning Commission Briefing

September 26, 2019

Background



I-5 LFS Consulting Team



*BergerABAM
EnviroIssues
Framework*

*HR&A Advisors
Rule Seven
Shiels Obletz Johnsen*

Klyde Warren Park



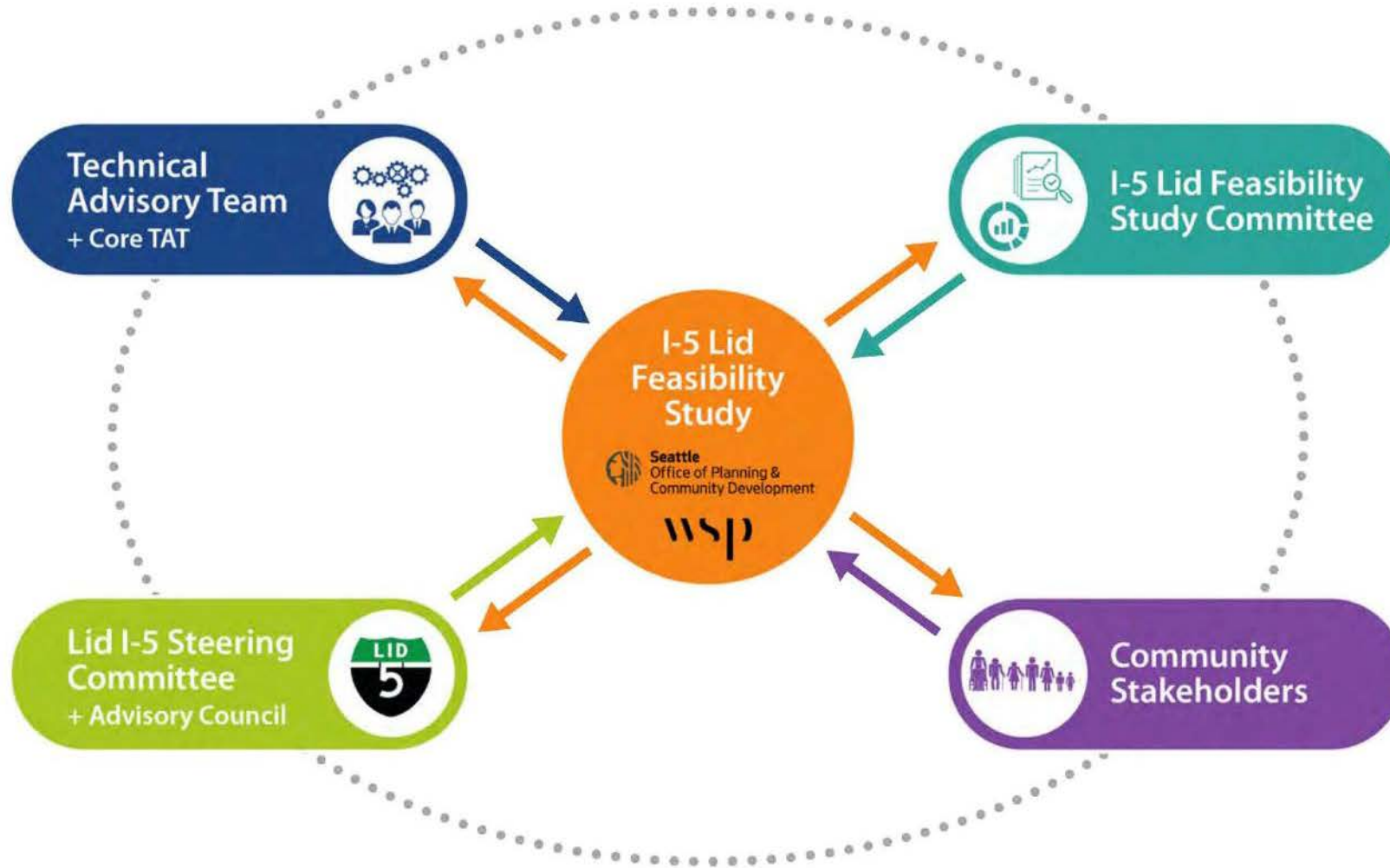
Back Bay Station



SR 520 Freeway Park

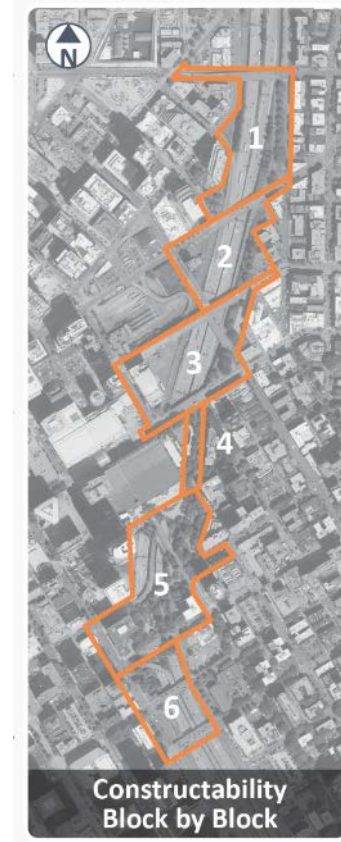


Study Community and Coordination



Study Purpose

- Two overarching goals:
 1. Explore the range of **feasibility**—technically and financially
 2. Create a framework to maximize benefits for all



Study Approach

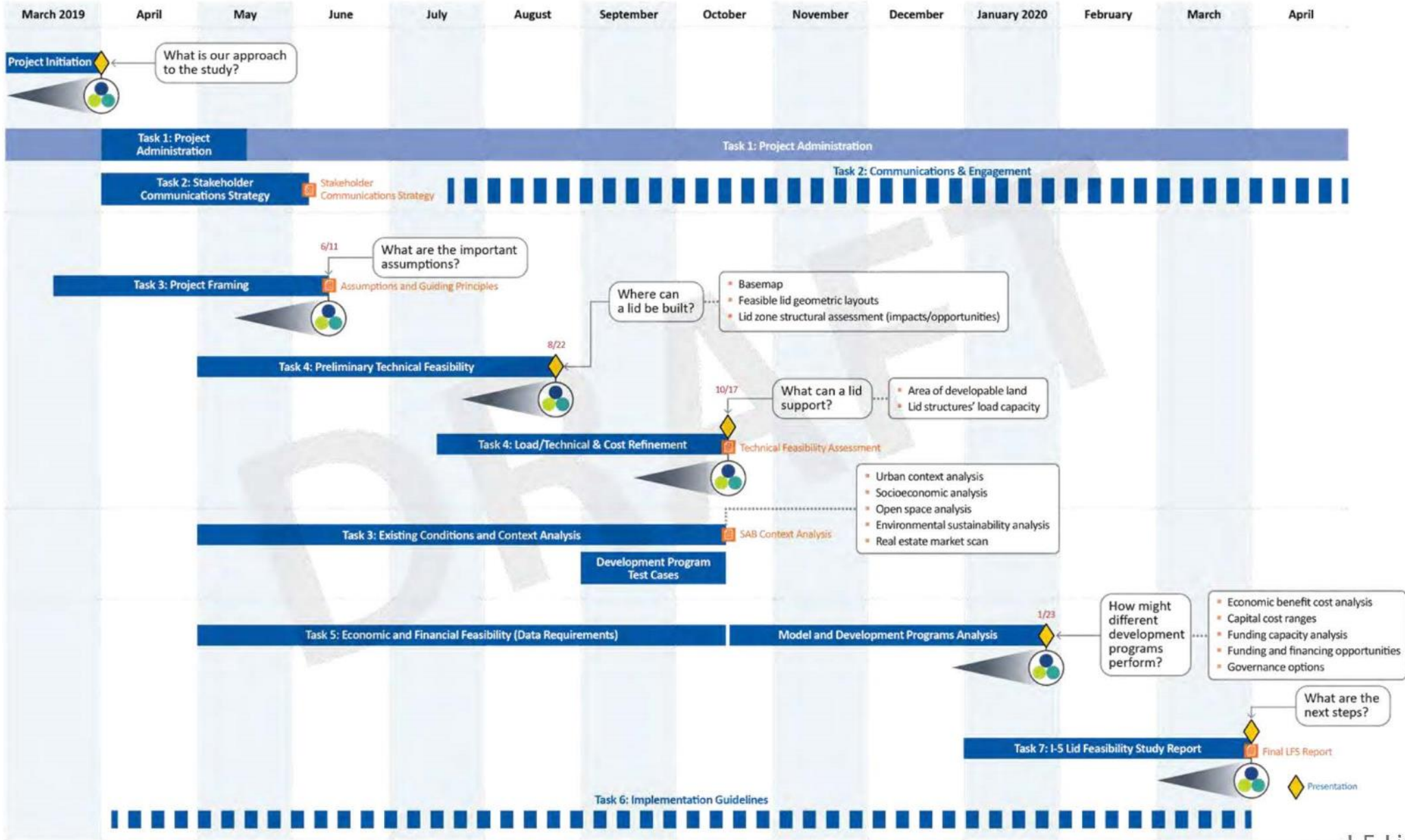
The study will answer:

- Where can a lid be built?
- What can a lid support?
- How might test cases perform?
- What are the next steps?

The study will not include:

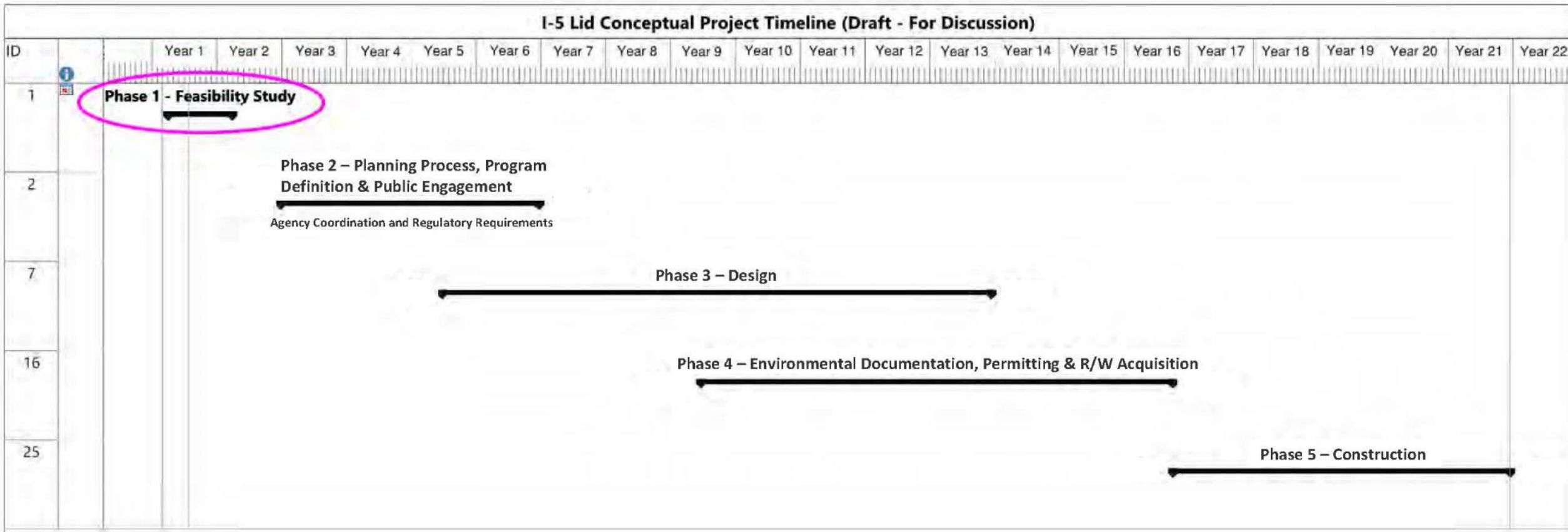
- Specific uses/program
- Planning/design
- Preferred alternative with specific costs

I-5 Lid Feasibility Study Work Plan Diagram



Conceptual Project Schedule (Future)

General schedule for work being conducted in later (future) phases



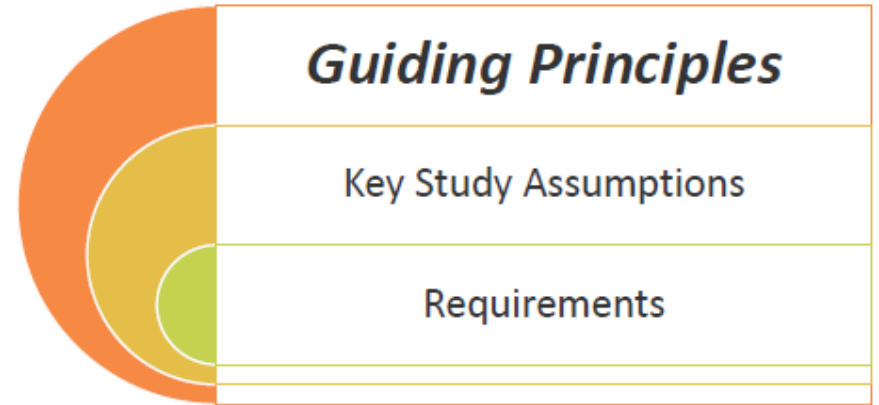
I-5 Lid Feasibility Study Major Milestones

- Assumptions and guiding principles (Spring)
- Preliminary technical feasibility (end of summer)
- Test case analysis (now-early 2020)
 - Real estate market scan
 - Displacement analysis
- Report and next steps (April 2020)

Guiding Principles

Guiding Principles are important because they:

- Help define the opportunity to create public value (maximize benefits for all)
- Help articulate how we envision the Seattle community of 2035
- Help shape our key study assumptions
- Inform development program test cases and benefit cost analysis (compass)
- Align values articulated in the 2035 Comprehensive Plan, Imagine Greater Downtown and this study's guiding principles



Guiding Principles

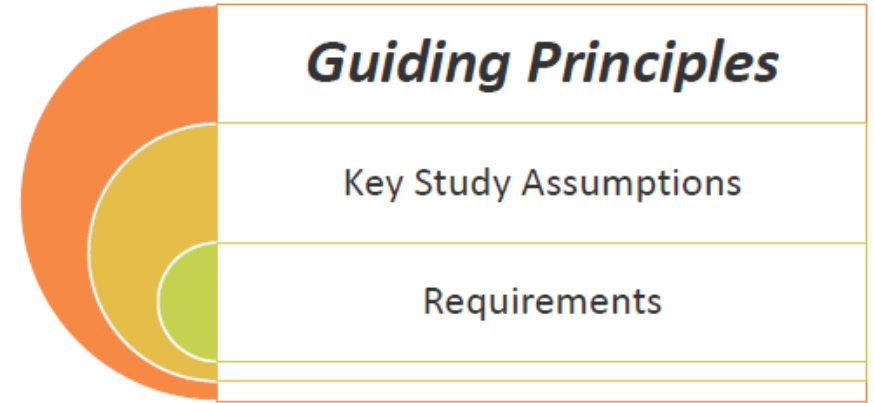
Seattle 2035 Comprehensive Plan

- Community
- Environmental Stewardship
- Economic Opportunity and Security
- Race and Social Equity



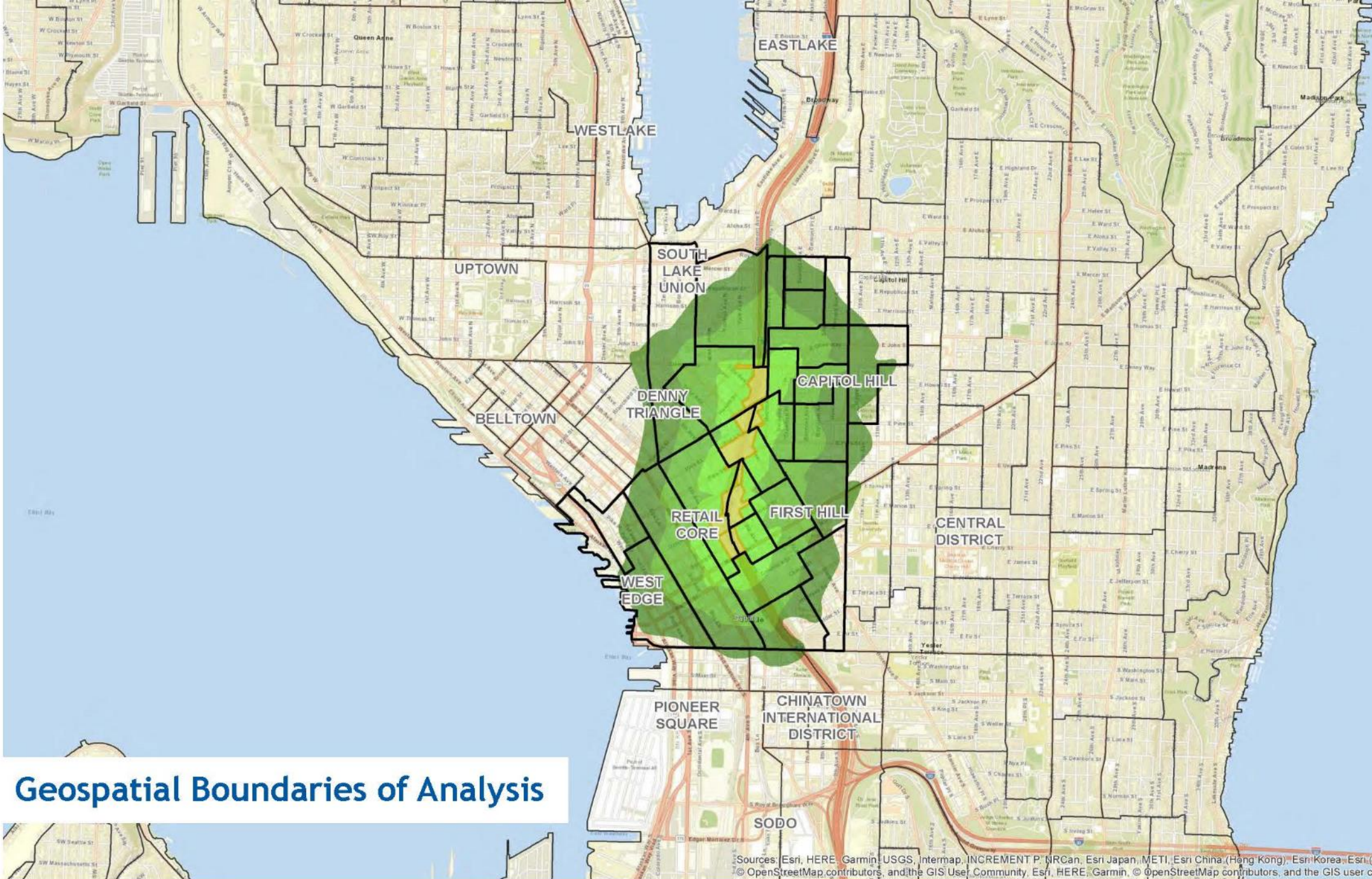
Imagine Greater Downtown

- People First
- Racial, Economic and Social Justice
- Access to Opportunity For All
- Environmental Stewardship
- Cultural Diversity
- Collaboration



I-5 Lid Feasibility Study

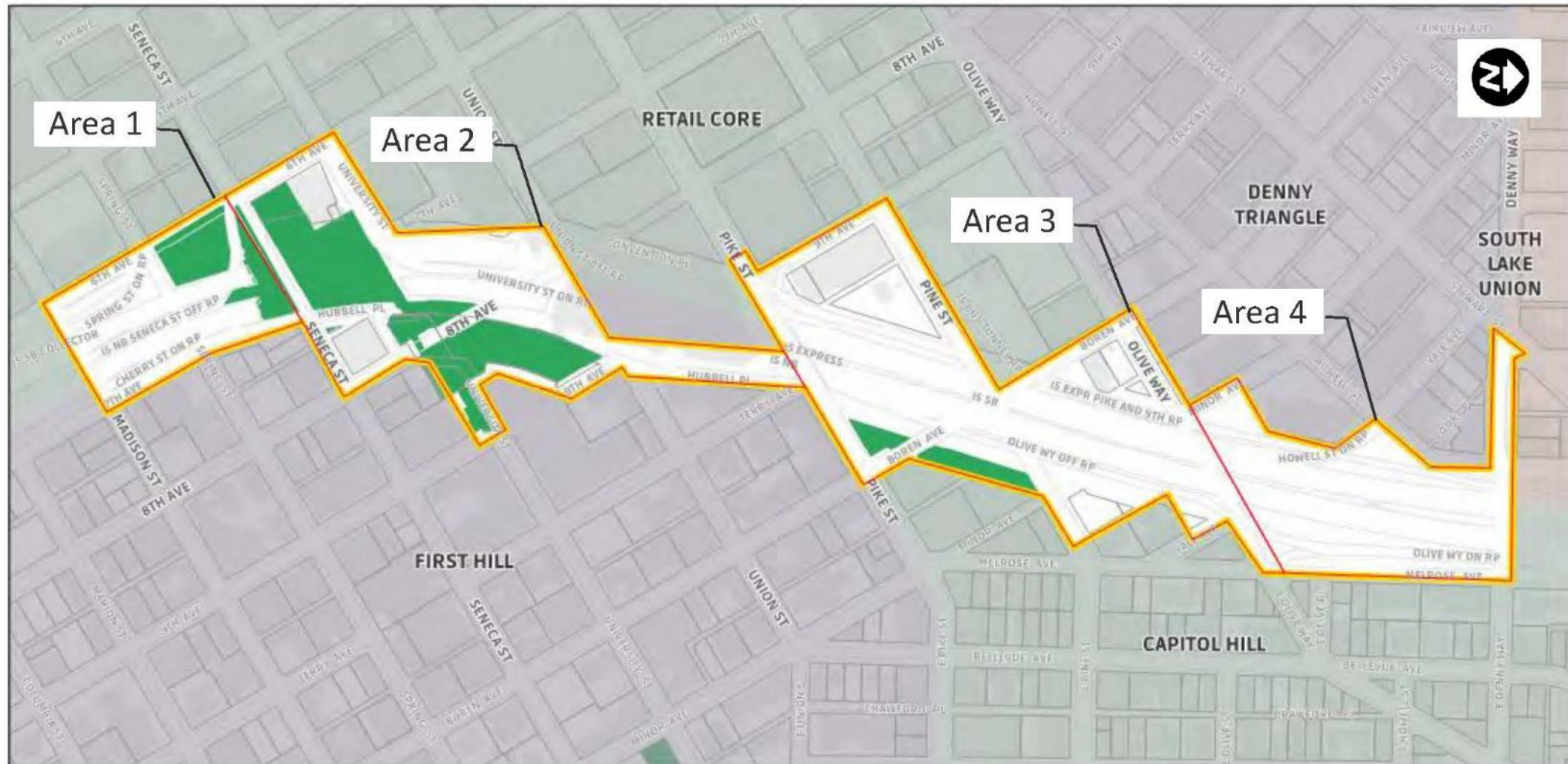
- Connectivity
- Complete Community
- Equity
- Health
- Identity
- Affordability
- Sustainability and Resilience



Geospatial Boundaries of Analysis

Site Overview

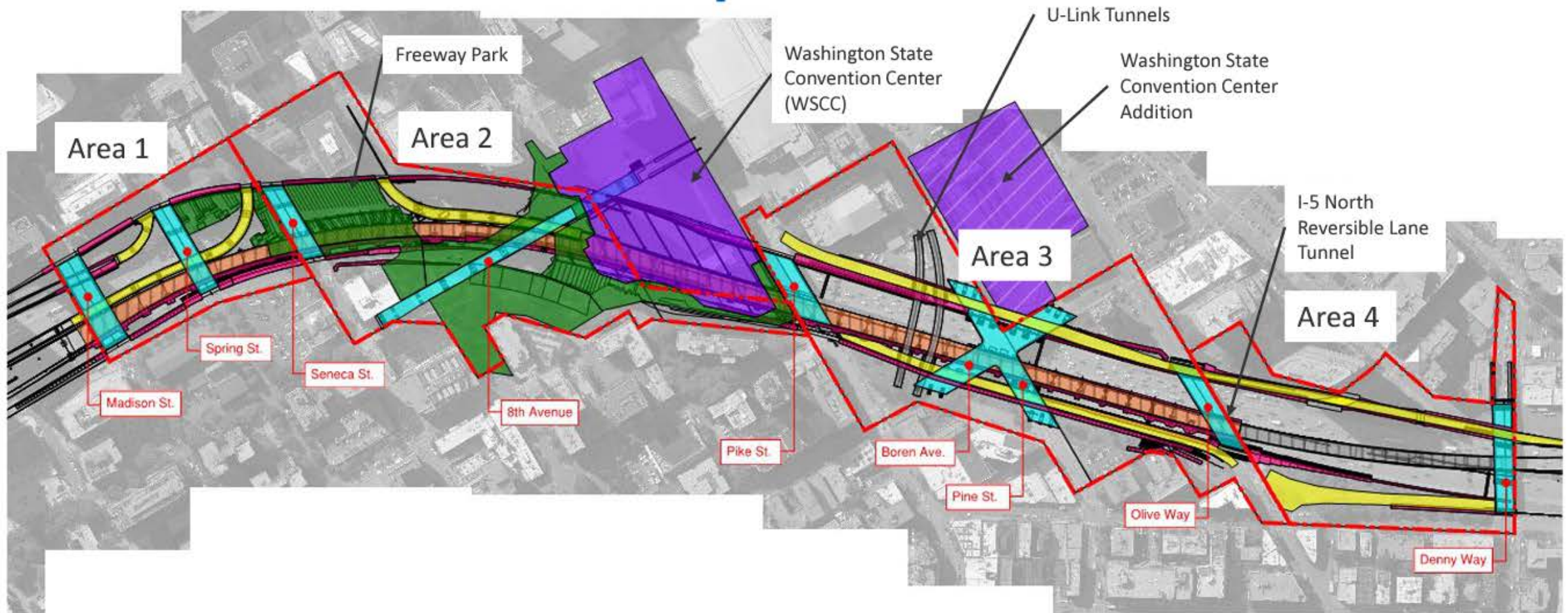
Structural Assessment Boundary (SAB) & Sub-areas



I-5 Lid Feasibility Study

Concepts and materials shown are draft ideas for discussion purposes only.

Structural inventory



Selected Case Studies



Margarat T. Hance Park,
Phoenix, AZ



Klyde Warren Park,
Dallas, TX
Park



WA State Convention Center,
Seattle, WA



Lytle Park,
Cincinnati, OH
Civic



Municipal Tower,
Seattle, WA



Copley Place,
Boston, MA



Capitol Crossing,
Washington, D.C.
Private





Comparison

Park

Margarat T. Hance, Phoenix, AZ	Klyde Warren, Dallas, TX
1987 [open year]	2012 [open year]
32 Acres	5.2 Acres
\$105 M [capital cost]	\$110 M [capital cost]
\$1.0 M [annual O&M park]	\$5.2 M [annual O&M]
City of Phoenix	City of Dallas
Air Rights Lease to City	Air Rights Lease to City/Woodall
50 year lease	40 year lease

Civic

WSCC Seattle, WA	Lytle Park, Cincinnati, OH
1988/2001 [open year]	1970 [open year]
5 Acres	2.31 Acres
\$391 M [capital cost]	\$n/a M [capital cost]
n/a [annual O&M]	\$0.1 M [annual O&M]
King County PFD	ODOT
Air Rights Lease to WSCC	Air Rights Lease to City
66 year lease	Ownership Rights

Private

SMT, Seattle, WA	Copley Place, Boston, MA	Cap. Crossing, D.C.
1990 [open year]	1983 [open year]	2019 [open year]
2.2 Acres	11 Acres	6.5 Acres
\$124 M [sales price]	\$n/a M [capital cost]	\$200 M [capital cost]
n/a [annual O&M]	n/a [annual O&M]	n/a [annual O&M]
WSDOT/City	Simon Properties	Property Group
Air Rights Lease to City	Air Rights Lease to City	Property Rights to City- Developer
77 year lease	n/a	

Closing Remarks

- **Indication** that it is **technically feasible** to construct a lid over Interstate-5 through downtown Seattle.
 - Additional in-depth technical studies, beyond the scope of this feasibility analysis will be necessary
- **Work-to-date is preliminary.**
 - Iterative process with refinements/updates through the course of the study
 - Other considerations required to address overall feasibility, informed by:
 - Urban context
 - Economic & financial feasibility
 - Governance assessment
 - Agency alignment
- Costs (capital, O&M) will be developed and shared by the 1/23 committee meeting

Future Additional Technical Studies

Below is a list of future studies to be conducted under potential future phases of work...

- Traffic Network (transportation) Study
- Fire & Life Safety/Ventilation Study
- Construction Staging & Phasing Study
- Field Explorations (Geotechnical, surveying, etc.)
- Etc...

Questions?