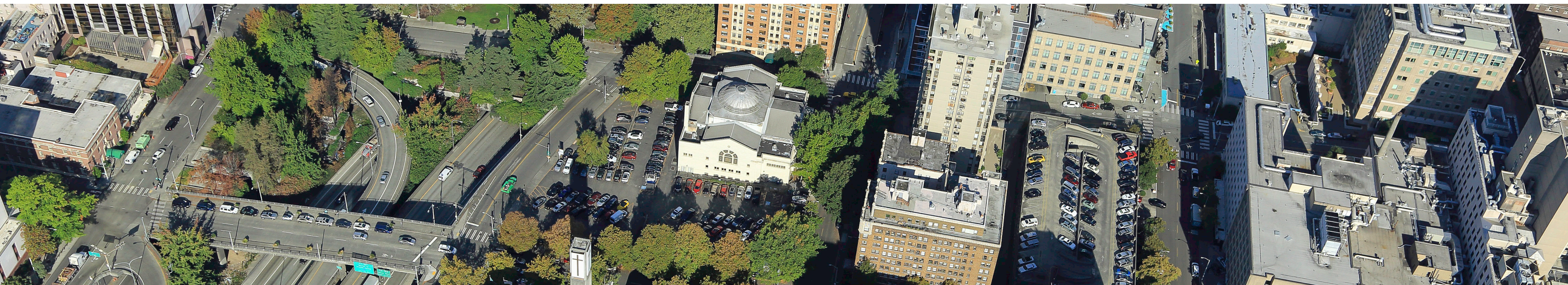
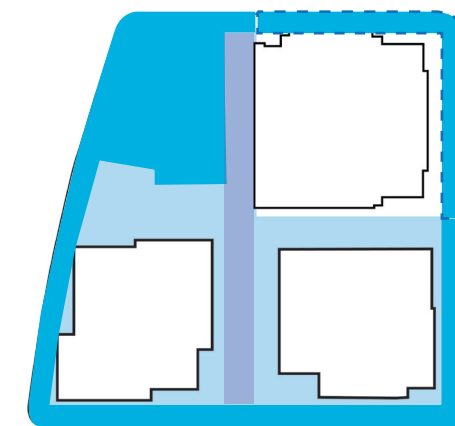


# LENNAR MULTIFAMILY COMMUNITIES SPRING STREET NORTH BLOCK PUBLIC BENEFITS





# PUBLIC BENEFITS LANDSCAPE PLAN



- Open Space for Public Benefits
- Open Space for Residential Amenity, Restaurant
- Woonerf
- Funding for Town Hall Sidewalk

- Pedestrian Entry
- Vehicle Entry



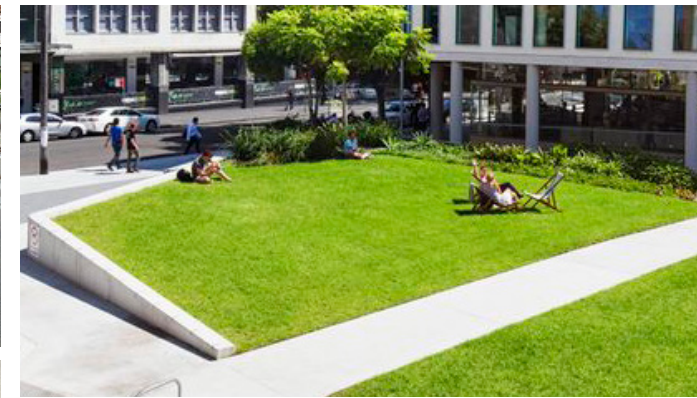
# PUBLIC BENEFITS PLAZA PLAN



- 1 Town Hall Plaza
- 2 Town Hall Entrances
- 3 Woonerf (With Fire Truck Access)
- 4 Stairs Connection to Plaza
- 5 Landscape Terraces
- 6 Sloped Lawn
- 7 Splash Pad
- 8 Cascading Water Feature
- 9 Wood Seating Platform
- 10 Restaurant Seating
- 11 Existing Trees to Remain
- 12 Columnar Aspen Grove
- 13 Town Hall Queuing with Removable Bollards
- 14 Seating on Hubbell
- 15 Bike Racks (6)

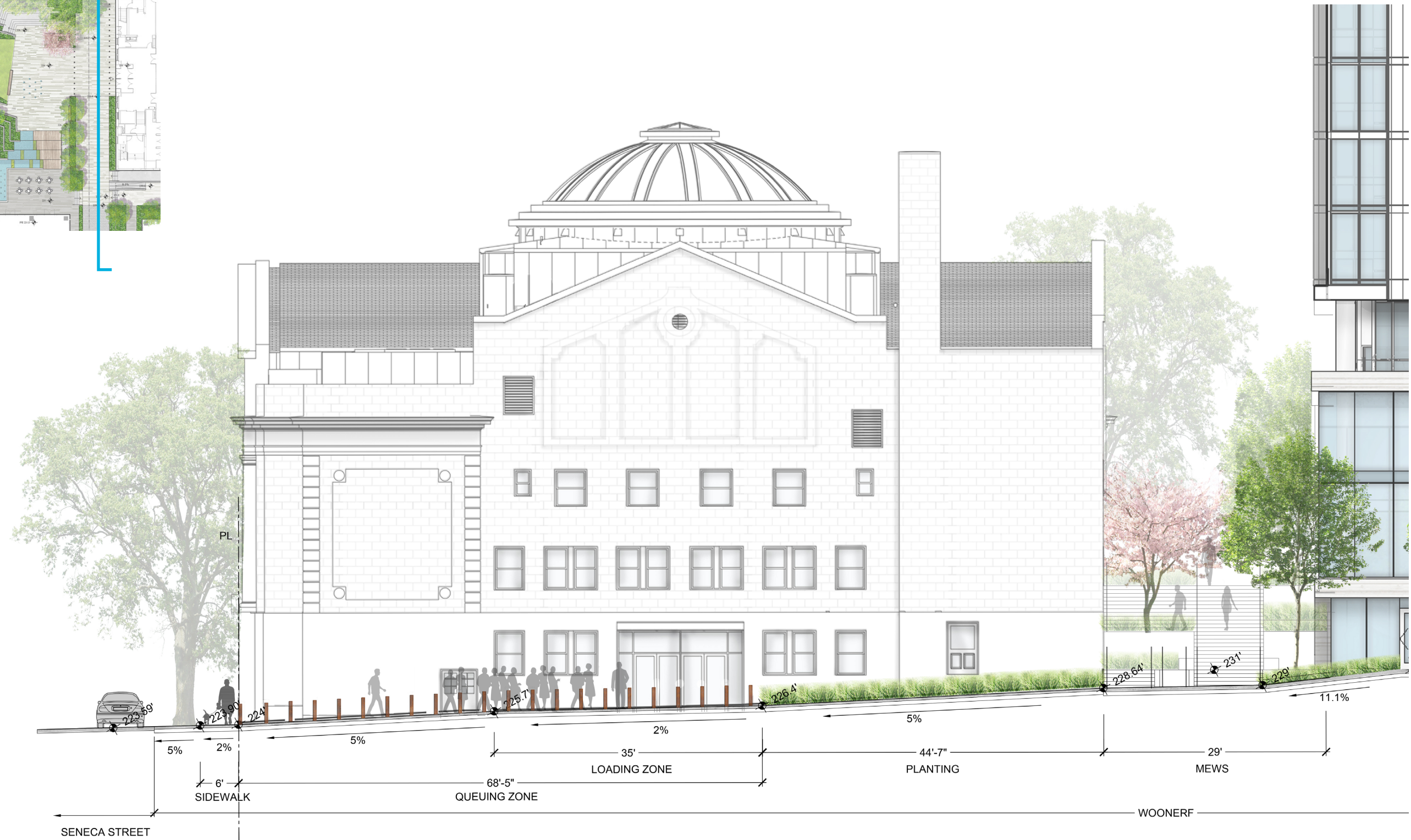
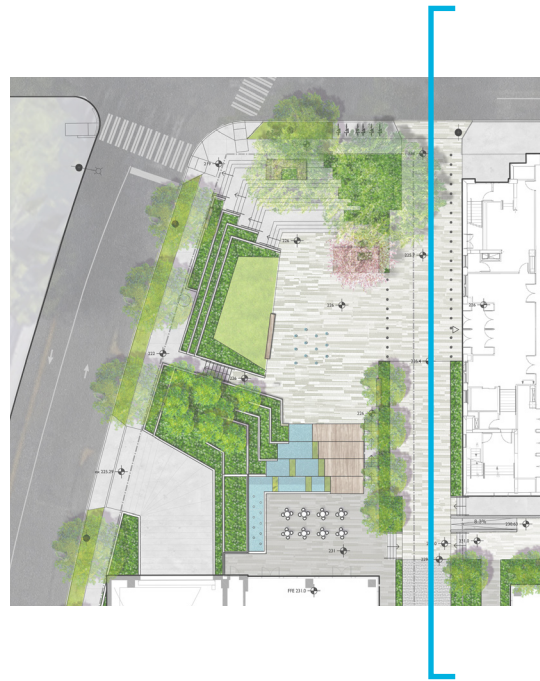


# PLAZA LANDSCAPE CONCEPT



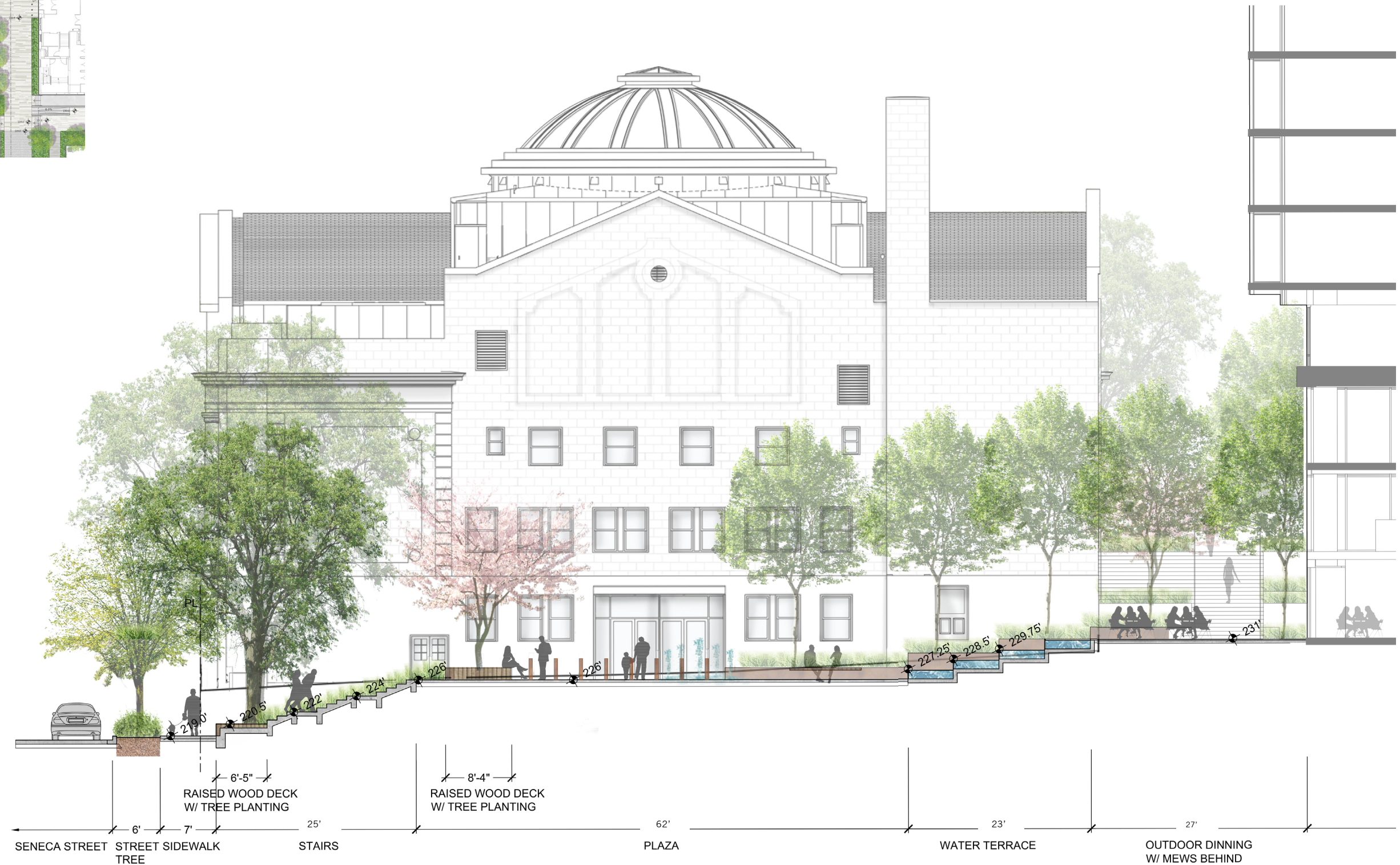
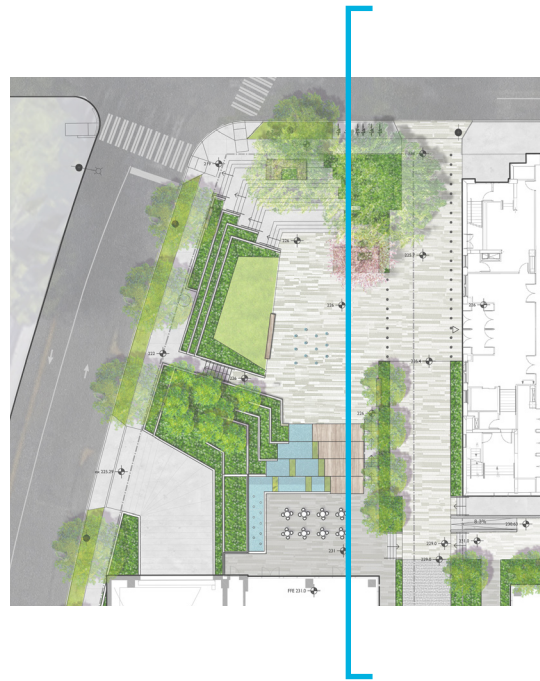


# PUBLIC BENEFITS PLAZA SECTION



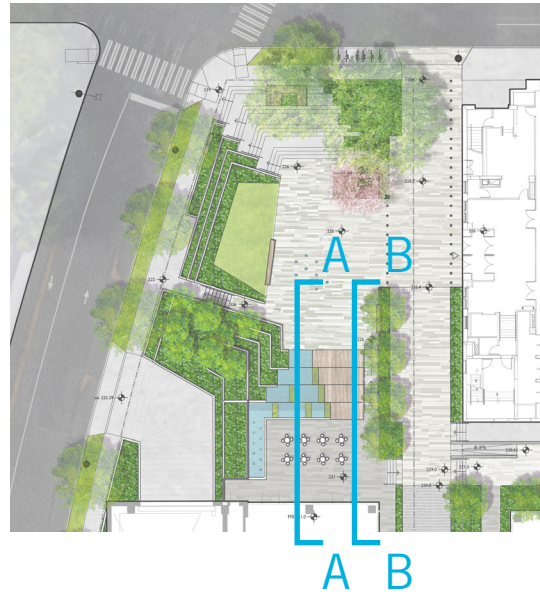


# PUBLIC BENEFITS PLAZA SECTION



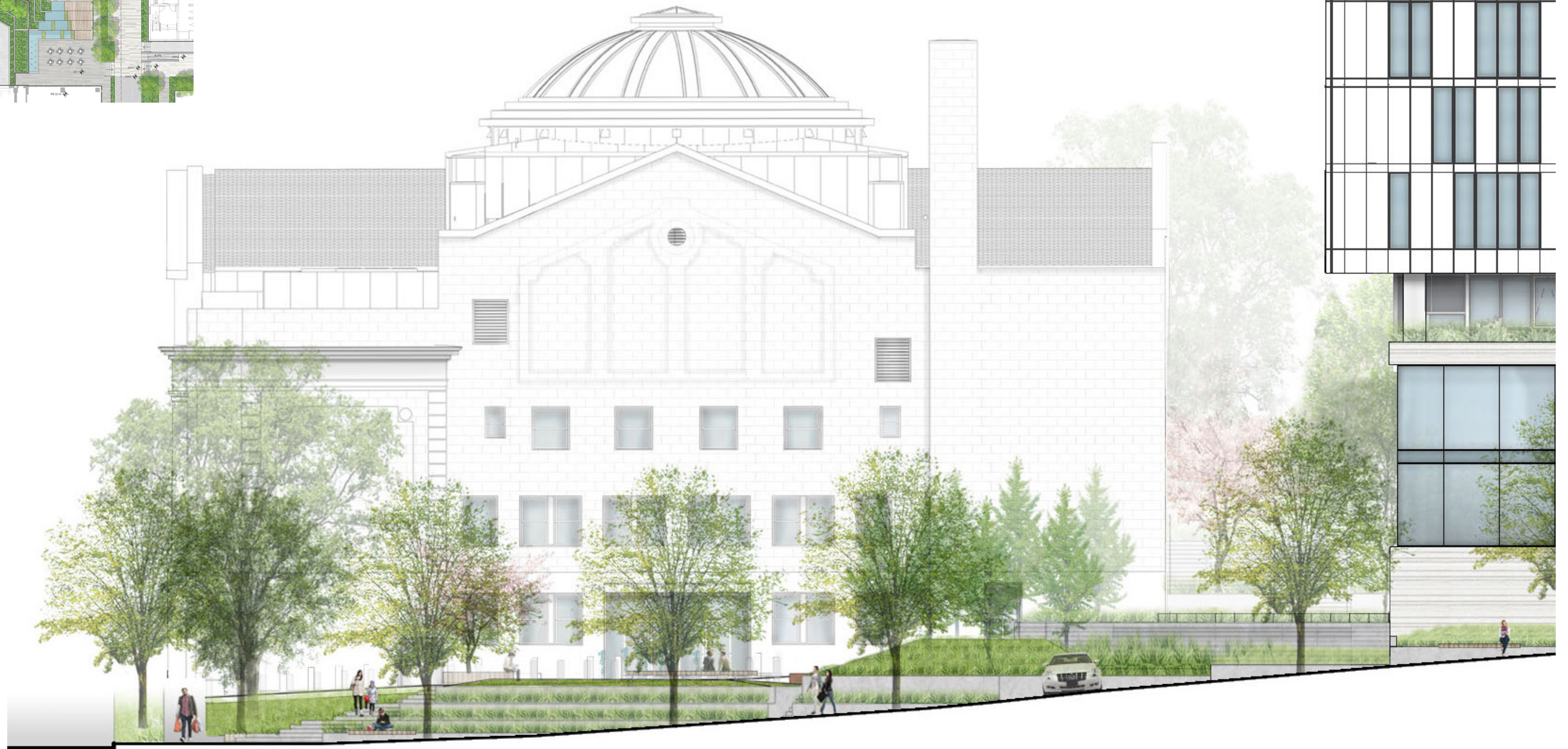


# PUBLIC BENEFITS PLAZA SECTIONS



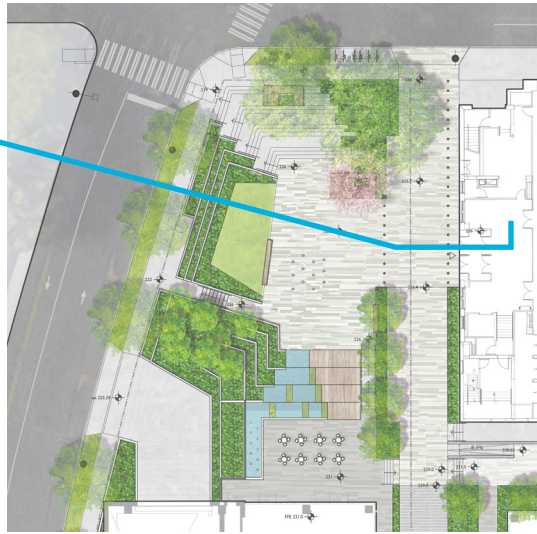


# PUBLIC BENEFITS HUBBELL ELEVATION





# PUBLIC BENEFITS PLAZA SECTION

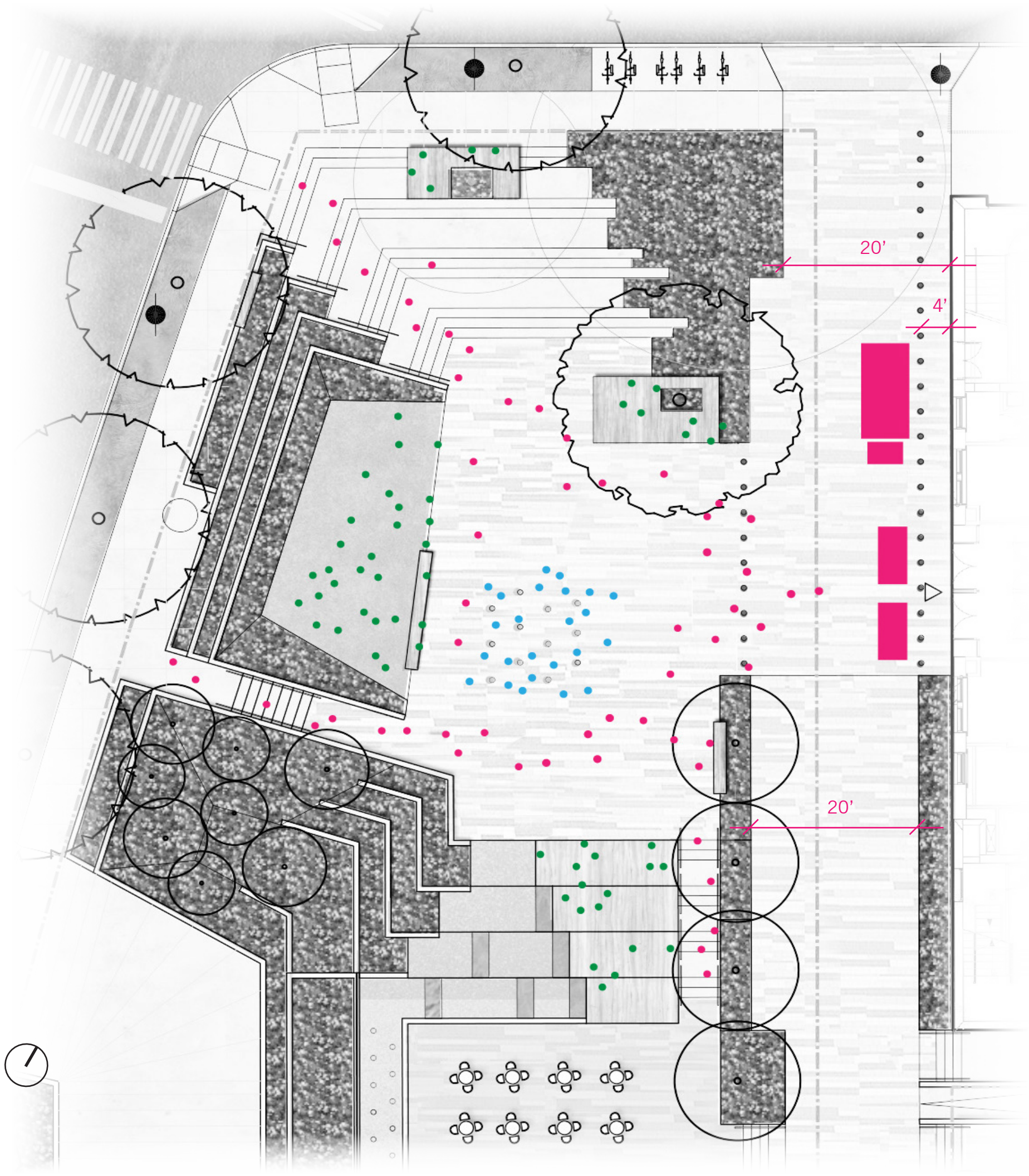




PLAZA PROGRAM  
DAILY USE



- Loading Truck
- Accessible Drop-Off
- Pedestrian - Water Play
- Pedestrian - Lunch Break
- Pedestrian - Passerby





# PLAZA PROGRAM

## OUTDOOR CONCERT/LECTURE



Performance Area

Seating

Pedestrian

5-Piece Band Stage

109 Seated Audience and

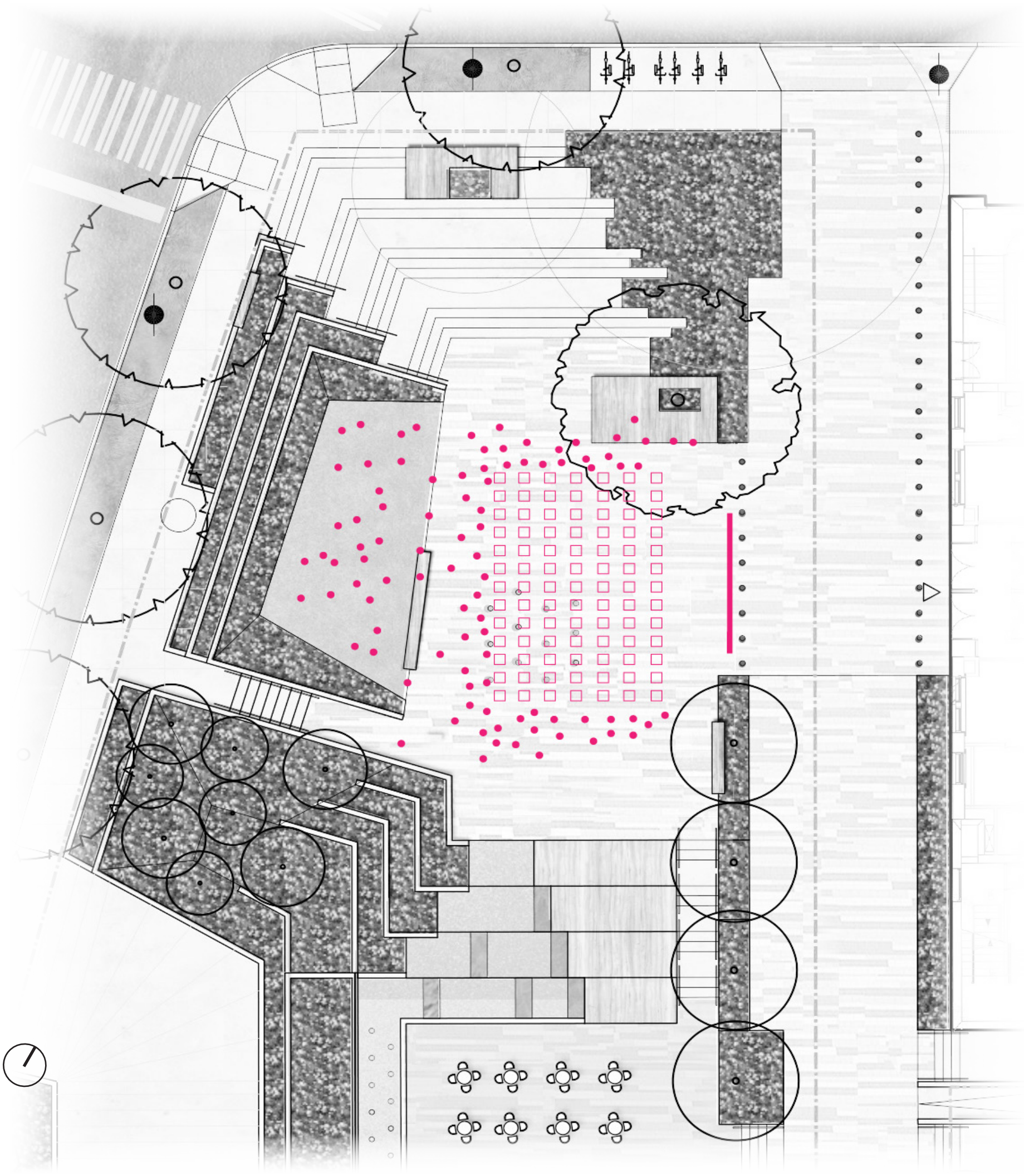
60 Standing Audience



PLAZA PROGRAM  
OUTDOOR FILM



- Screen
  - Seating
  - Pedestrian
- 96 Seated Audience and  
30 Standing Audience

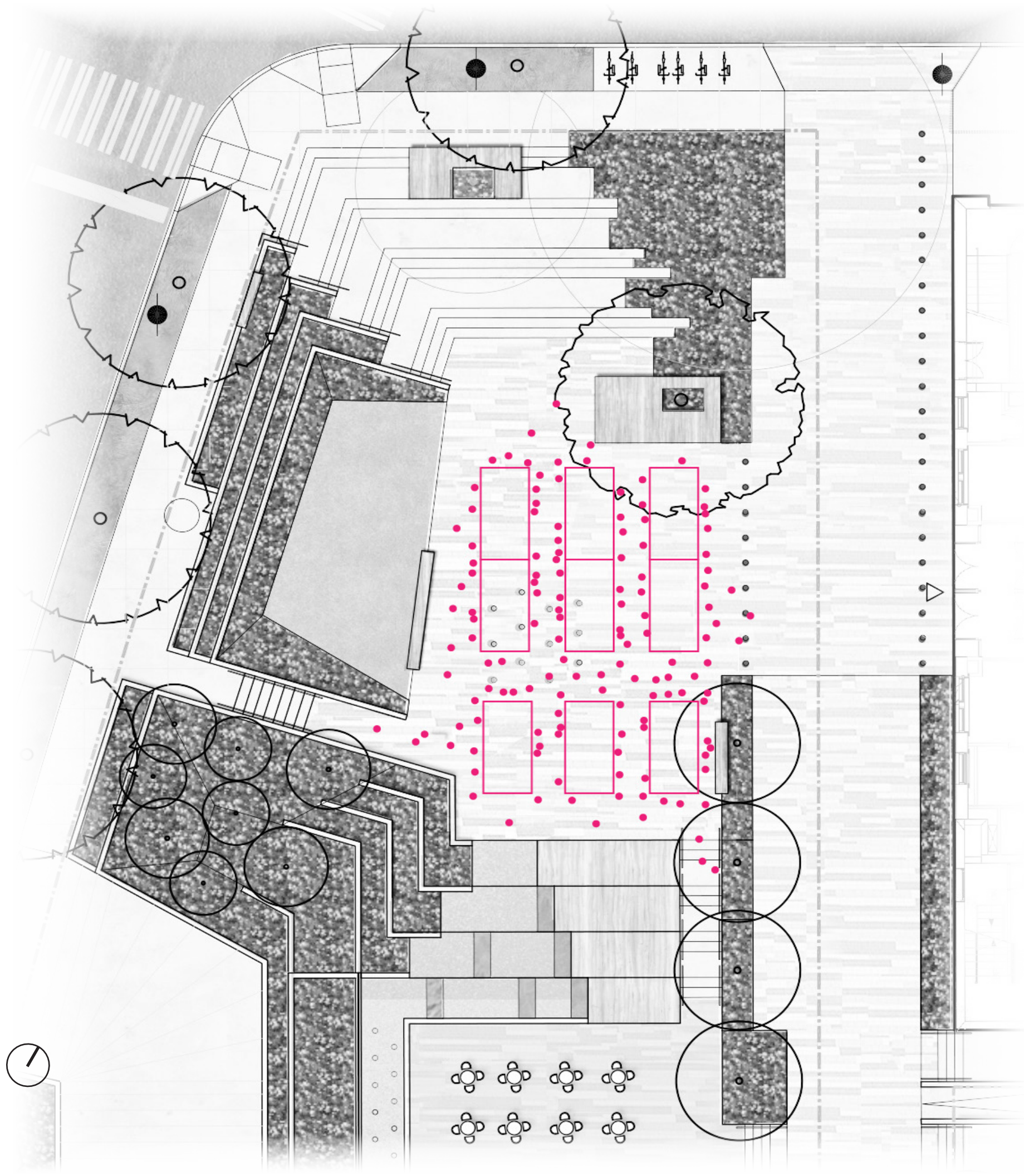




# PLAZA PROGRAM USED BOOKS MARKET



- Market Stall
- Pedestrian
- 9 Market Stalls
- 6'x12' Standard Stall
- 80 Standing People





# PLAZA VIEW FROM FREEWAY PARK





# PLAZA VIEW FROM FREEWAY PARK





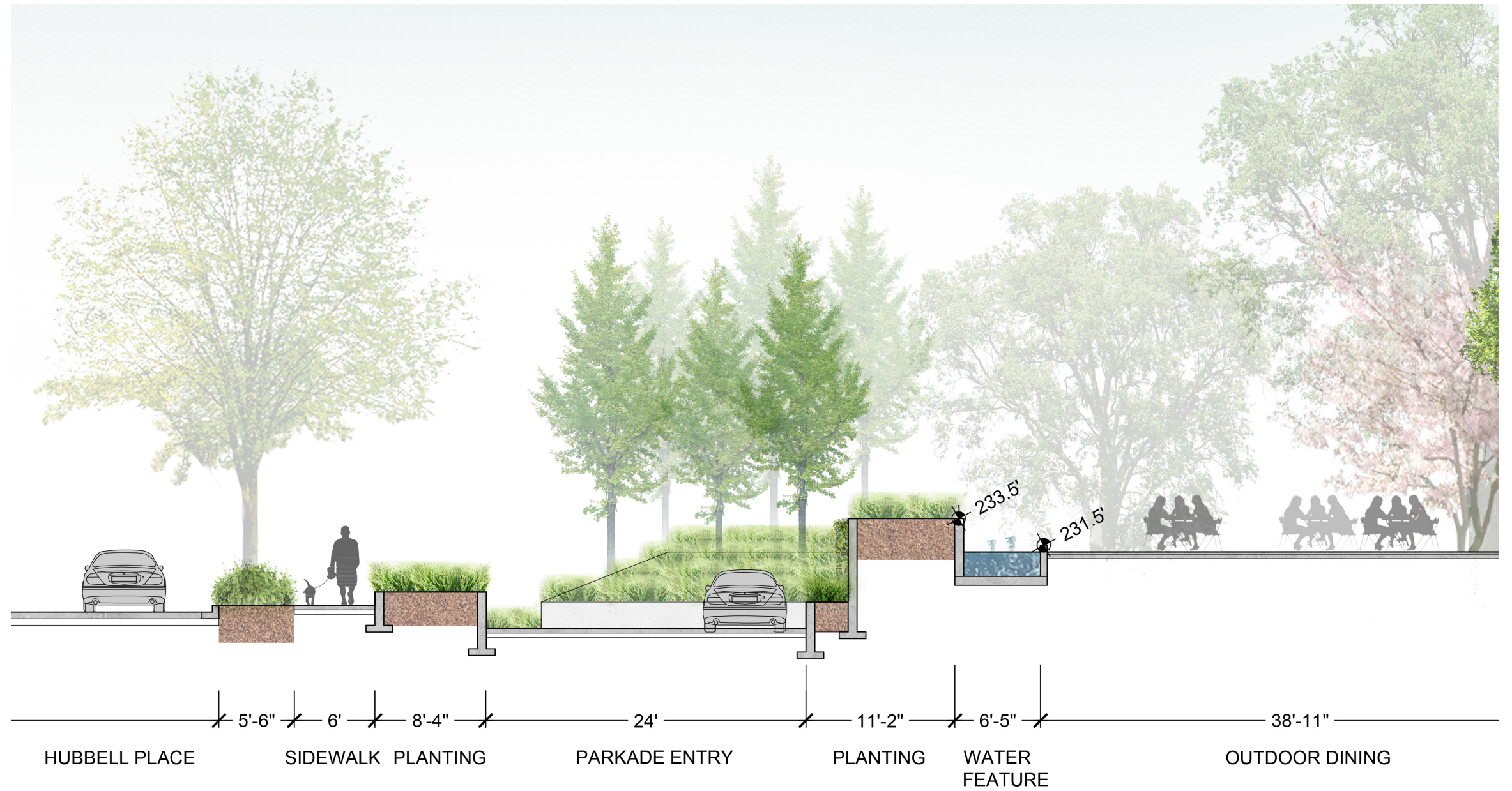
# PUBLIC BENEFITS HUBBELL PLACE



- 1 Planted Terraces
- 2 Columnar Aspen Grove
- 3 Terraced Planter with Columnar Aspen Trees
- 4 Stair Connection to Plaza
- 5 Improved Boulevard Planting with New Street Trees
- 6 Bench Seating at Sidewalk
- 7 Garage Entrance

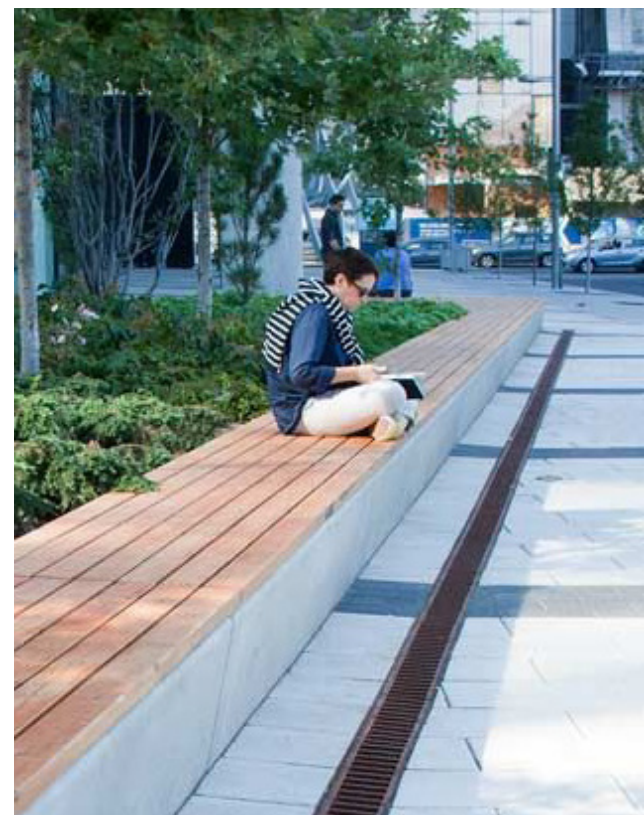


# PUBLIC BENEFITS HUBBELL PLACE





# HUBBELL PLACE LANDSCAPE CONCEPT





**PUBLIC BENEFITS**  
**HUBBELL PLACE ELEVATION**





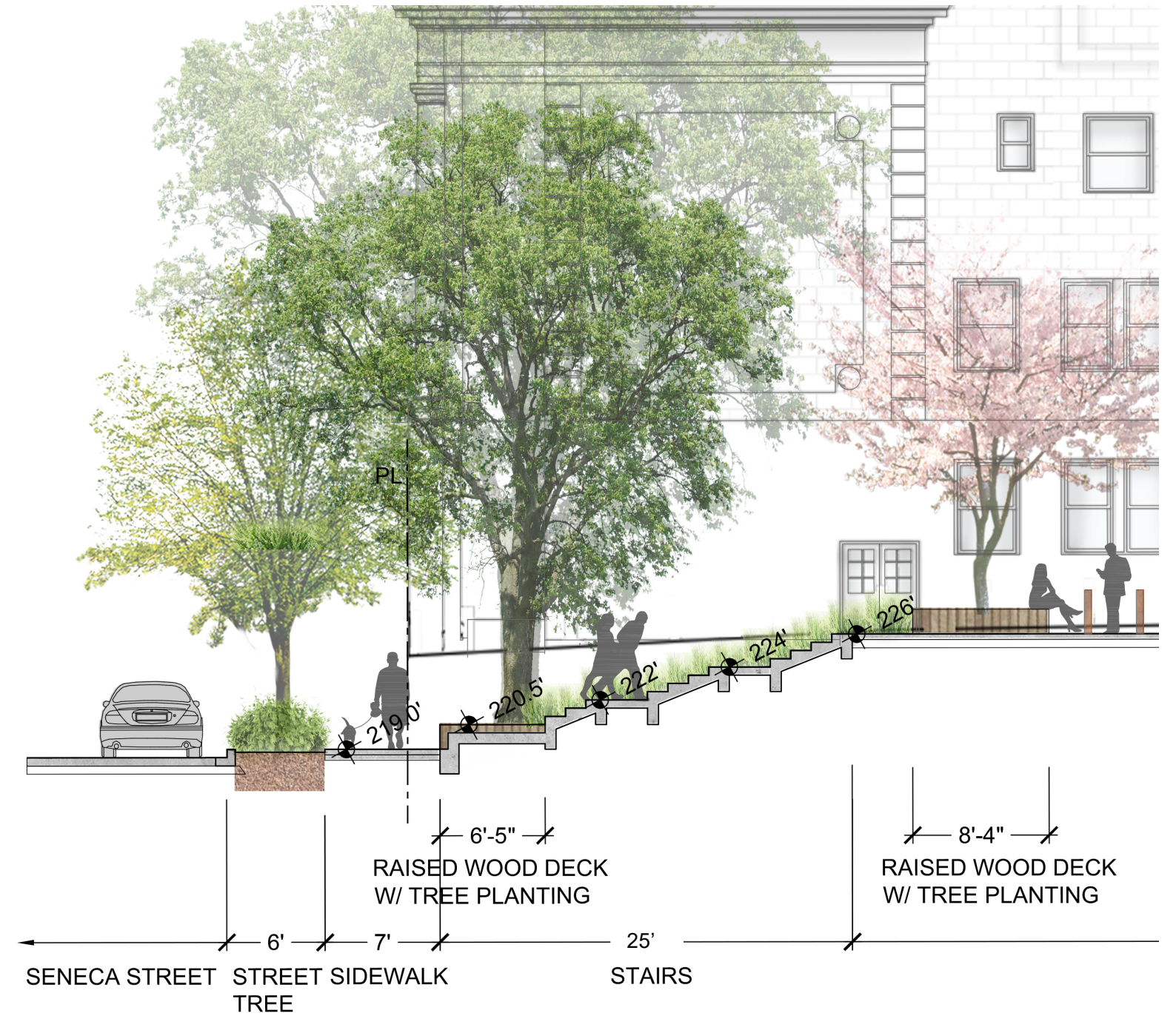
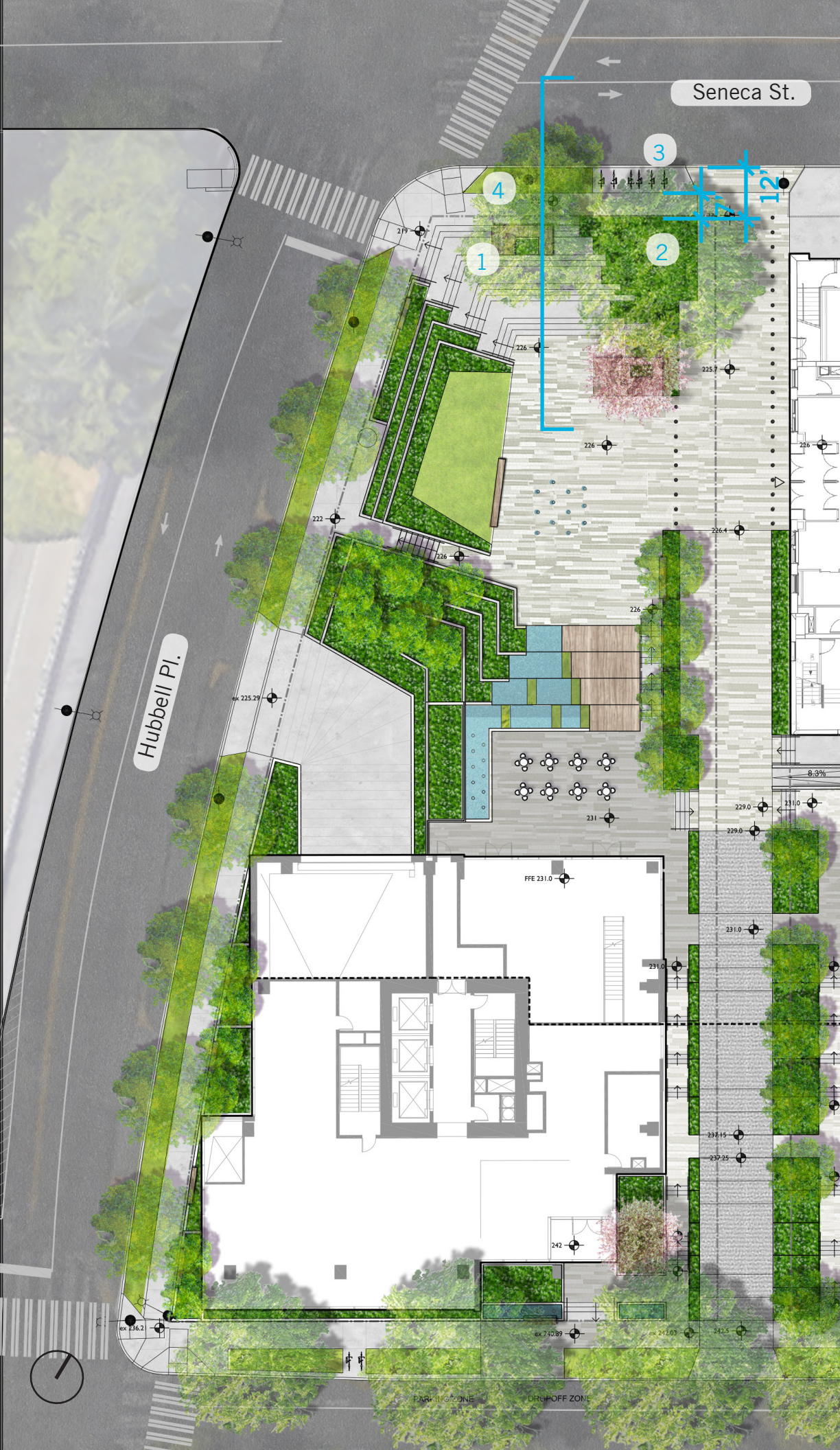
# PUBLIC BENEFITS

## HUBBELL PLACE GARAGE ENTRANCE





# PUBLIC BENEFITS SENECA STREET



- 1 Wood Seating Platform at Sidewalk
- 2 Preserved Existing Trees with enhanced planting
- 3 Bike Racks (6)
- 4 Improved Boulevard Planting with New Street Trees



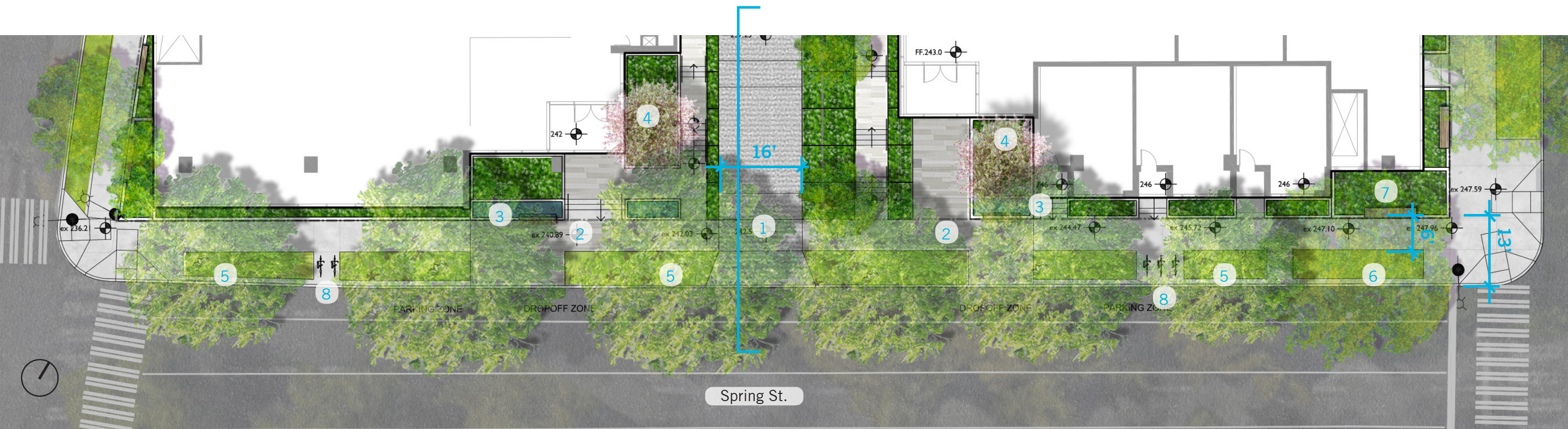
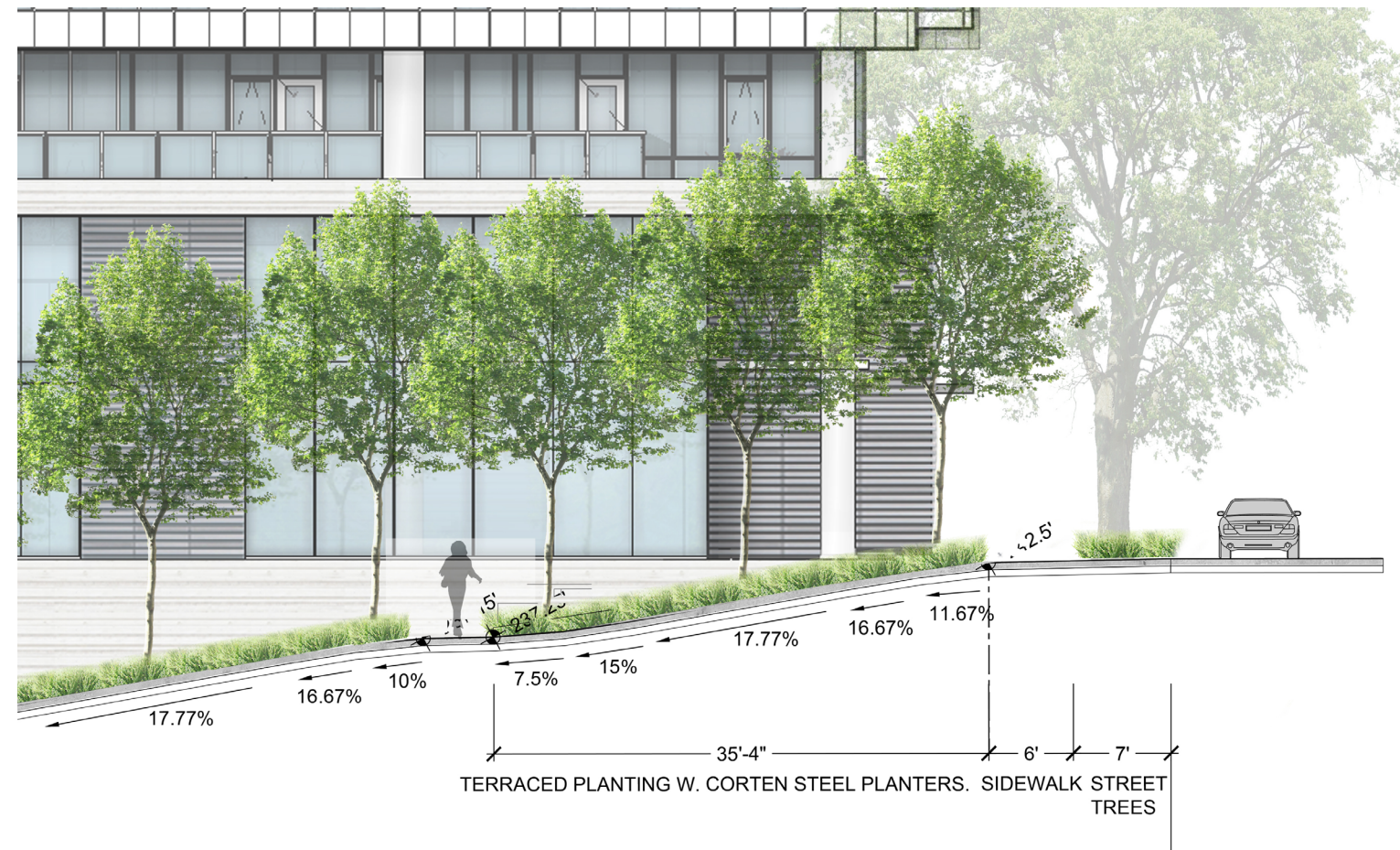
# SENECA STREET LANDSCAPE CONCEPT





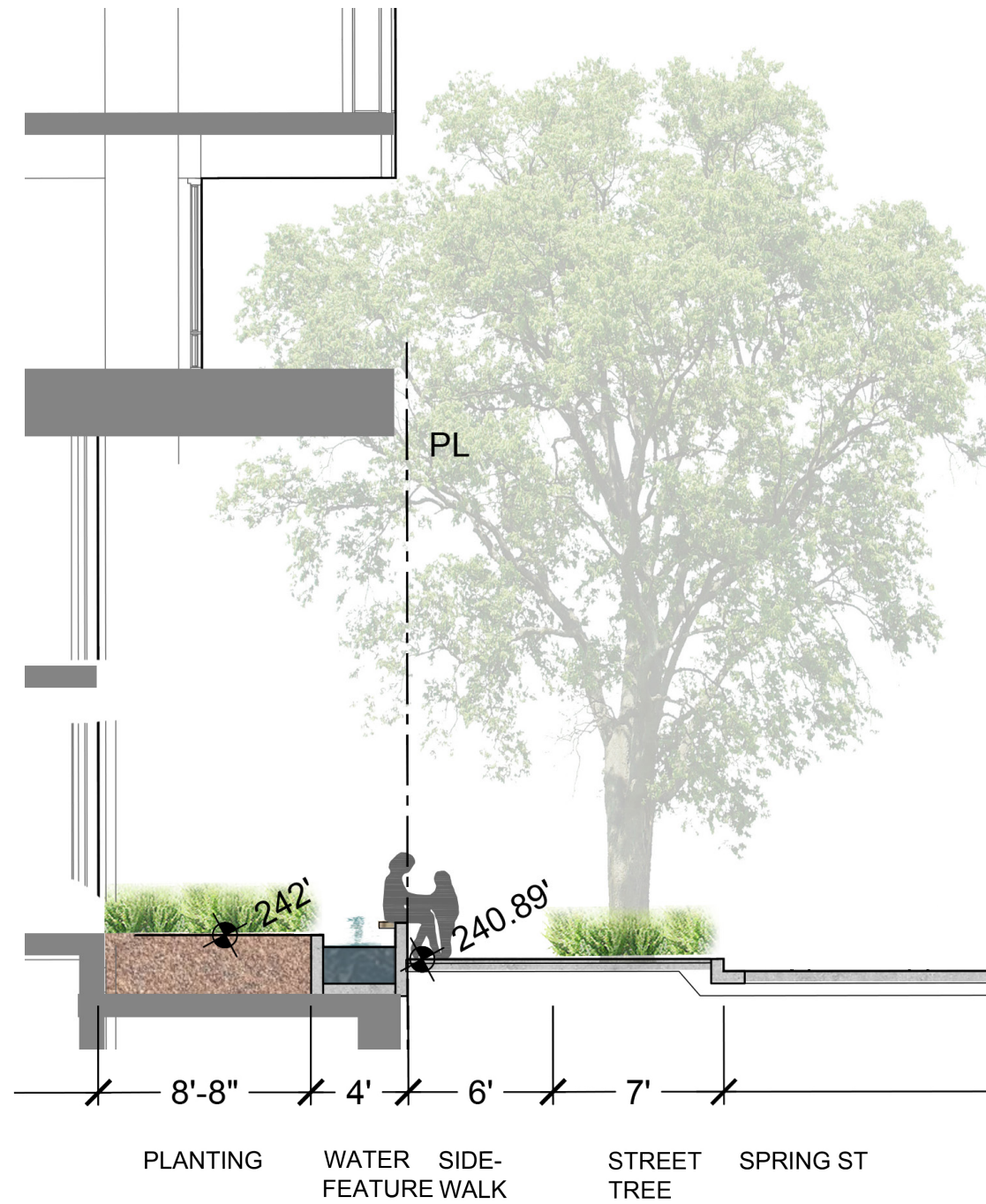
# PUBLIC BENEFITS SPRING STREET

- 1 Woonerf Entrance
- 2 Special Stone Paving at Residential Lobby Entrances and Extended to Sidewalk
- 3 Water Feature with Wood Top Bench Seating
- 4 Specimen Trees
- 5 Preserved Existing Trees with Boulevard Planting
- 6 New Street Tree
- 7 Bench Seating at Sidewalk
- 8 Bike Racks (5)

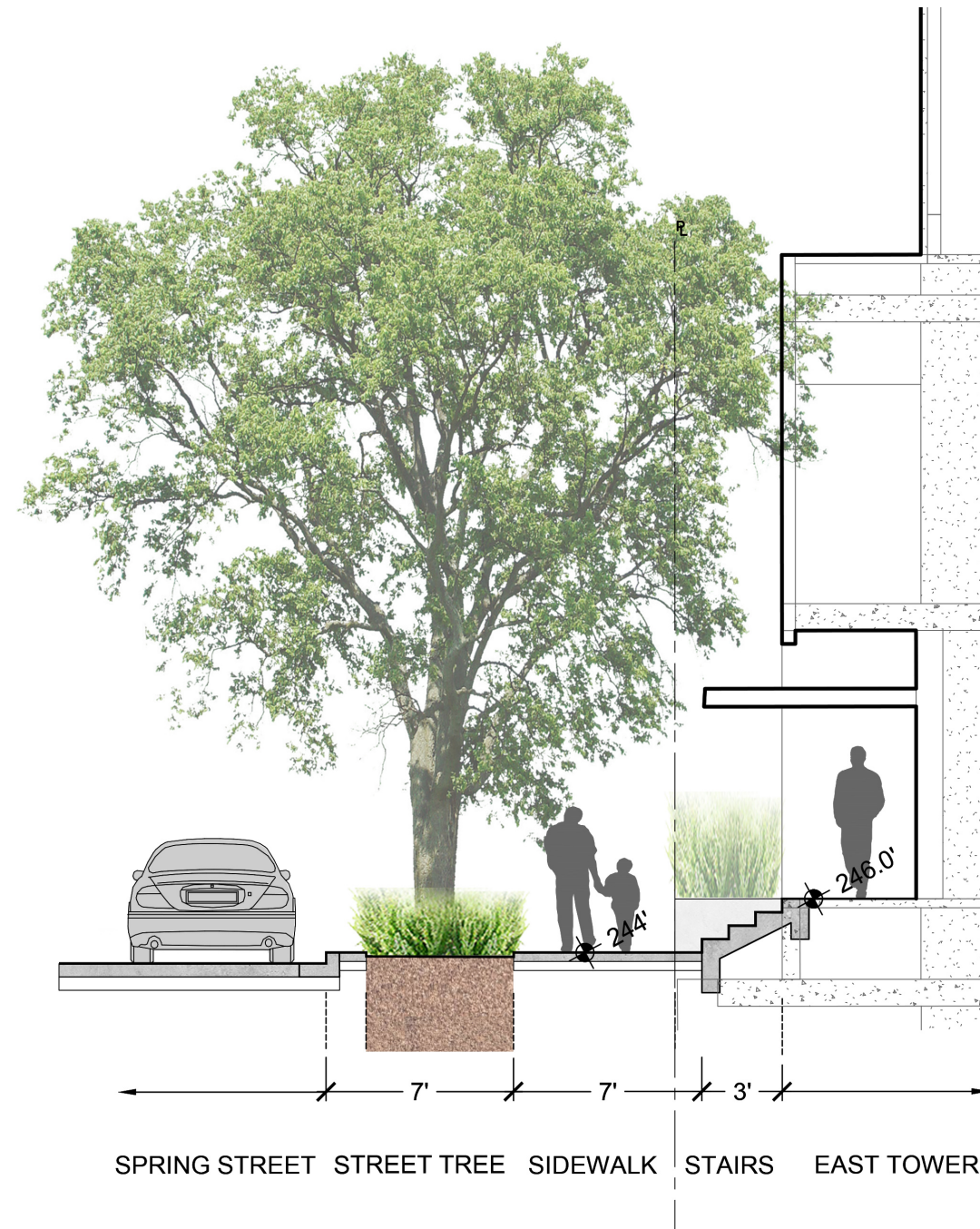




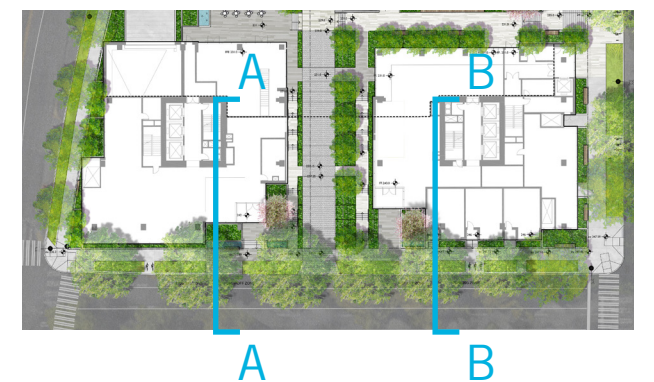
# PUBLIC BENEFITS SPRING STREET



SECTION A

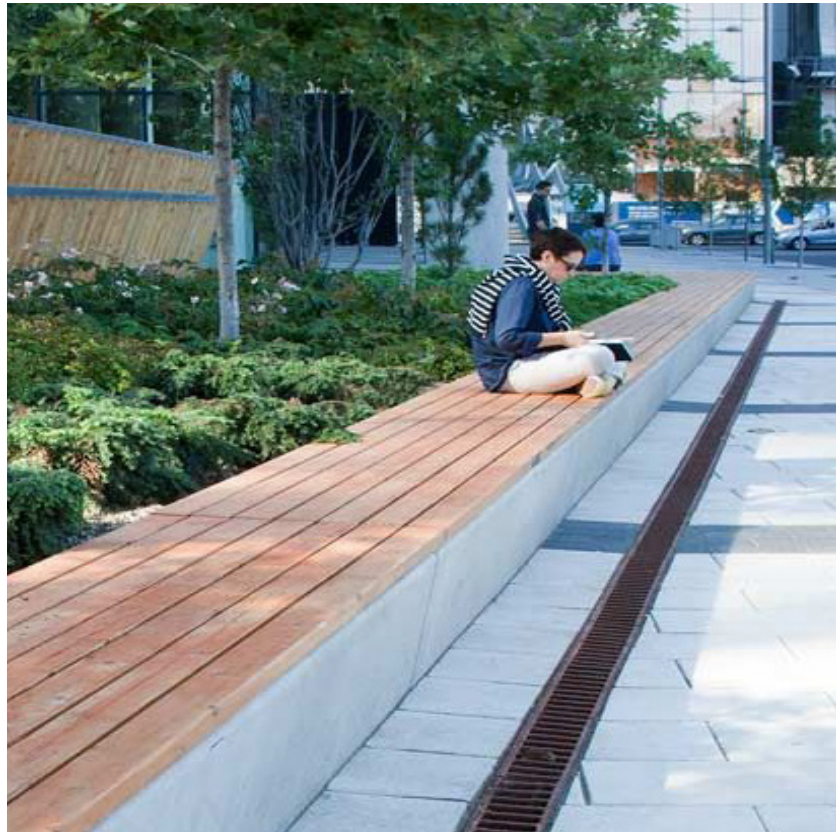


SECTION B





# SPRING STREET LANDSCAPE CONCEPT





# PUBLIC BENEFITS

## SPRING STREET ELEVATION



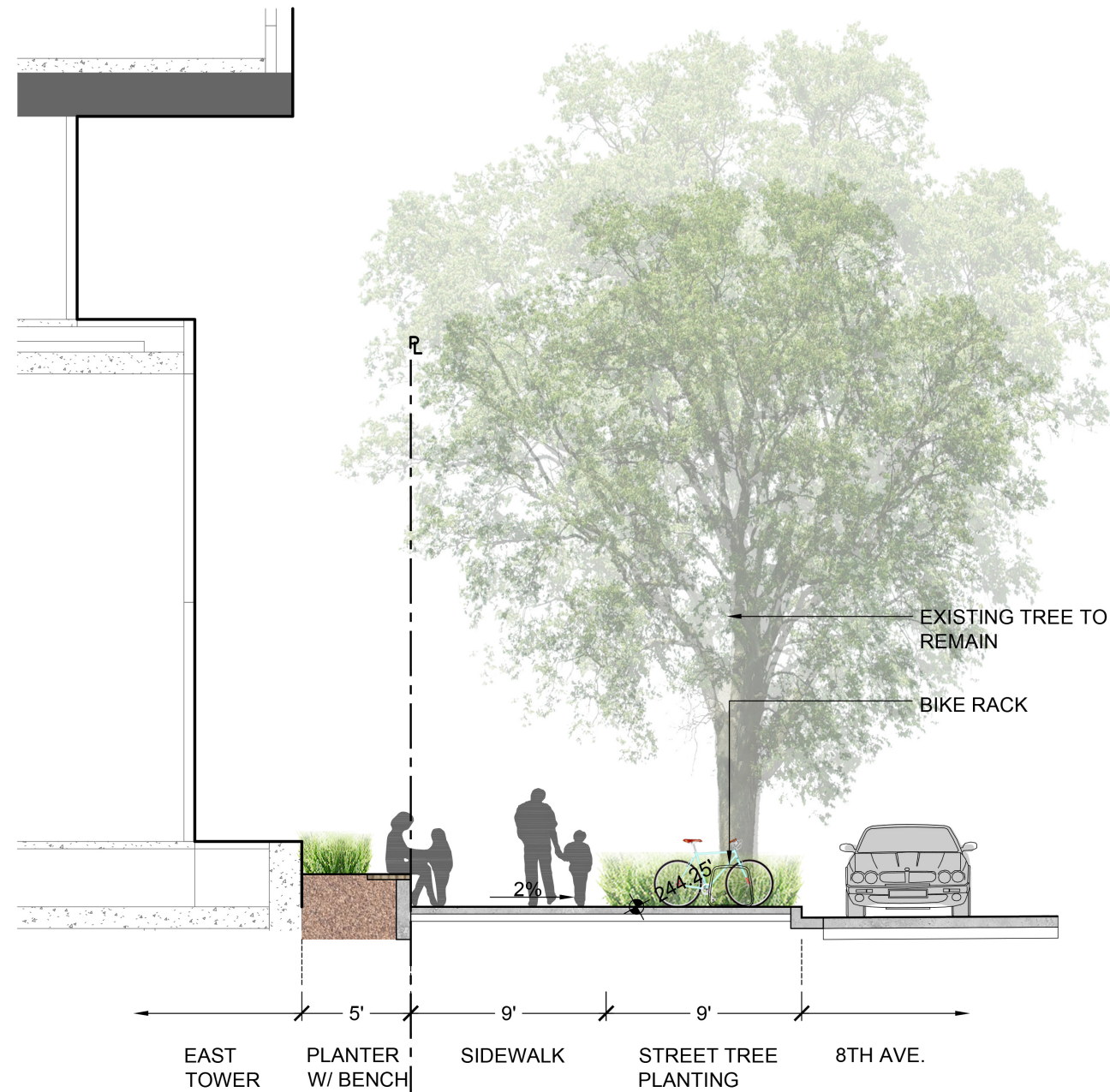


# PUBLIC BENEFITS SPRING STREET VIEW





# PUBLIC BENEFIT 8TH AVE SOUTH



- 1 Stairs Connection to Mews
- 2 Special Stone Paving at Extended to Sidewalk
- 3 Seating in Mews accessible from 8th Ave
- 4 Specimen Tree in Mews Visible from 8th Ave
- 5 Preserved Existing Trees with Boulevard Planting
- 6 New Street Tree
- 7 Bench Seating at Sidewalk
- 8 Bike Racks (8)
- 9 Town Hall Sidewalk Agreement



PUBLIC BENEFIT  
8TH AVE SOUTH





# 8TH AVENUE LANDSCAPE CONCEPT





# PUBLIC BENEFITS

## 8TH AVE ELEVATION





# PUBLIC BENEFITS

## 8TH AVE VIEW





# PUBLIC BENEFITS SUSTAINABLE STRATEGIES



1. ENHANCED TREE CANOPY



2. WATER EFFICIENT IRRIGATION



3. BIO-FILTRATION



4. PRESERVED EXISTING TREES



5. GREEN ROOF



# PUBLIC BENEFITS DIAGRAM

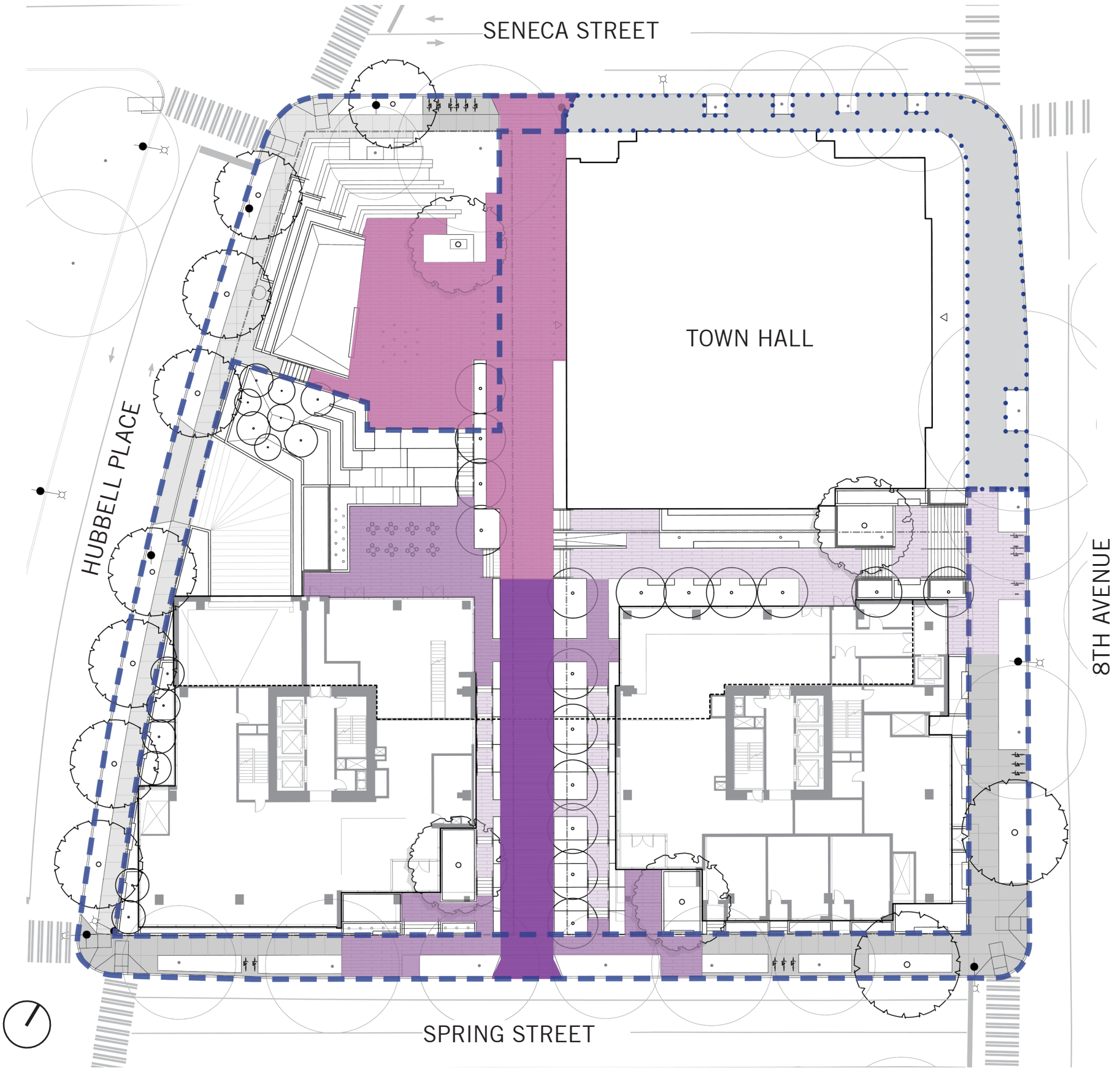
## SPECIAL PAVING



- concrete unit paving (650 sqft)
- natural stone paving(785 sqft)
- stamped concrete (230 sqft)
- mixed stone and concrete unit paving (2465 sqft)
- CIP concrete sidewalk
- Total special paving (4130sqft)

### OUTSIDE PUBLIC BENEFIT AREA

- concrete unit paving (2125 sqft)
- natural stone paving(2100 sqft)
- stamped concrete (1650 sqft)
- mixed stone and concrete unit paving (2650 sqft)
- CIP concrete (3000 sqft)  
*townhall sidewalk agreement*
- Total special paving (8525 sqft)





# PUBLIC BENEFITS DIAGRAM

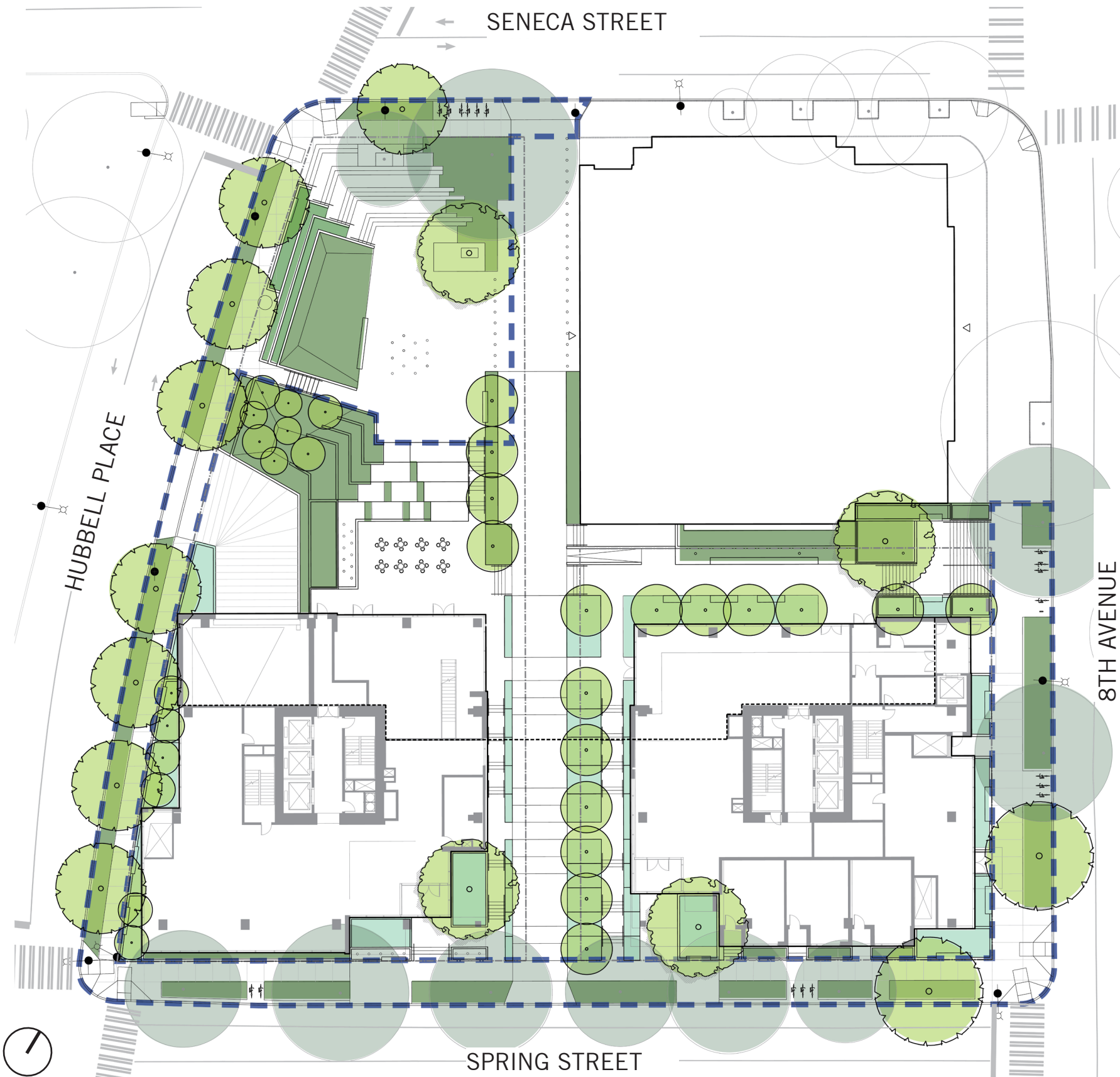
## PLANTING

### PUBLIC BENEFIT AREA

- proposed trees (12)
- existing trees to remain (10)
- shrub & groundcover (4750 sqft)

### OUTSIDE PUBLIC BENEFIT AREA

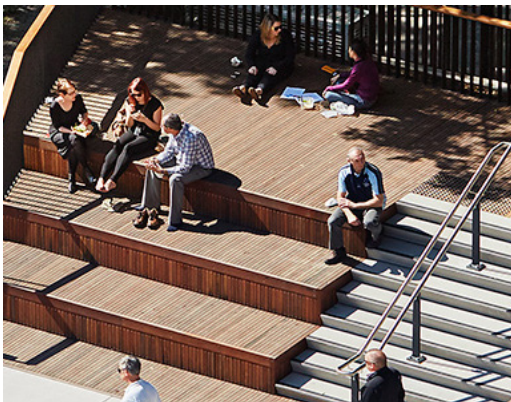
- proposed trees (33)
- shrub & groundcover (2885 sqft)  
*(regular planters)*
- shrub & groundcover (3565 sqft)  
*(bio-filtration planters)*







# PUBLIC BENEFITS DIAGRAM



## ENHANCED SEATING

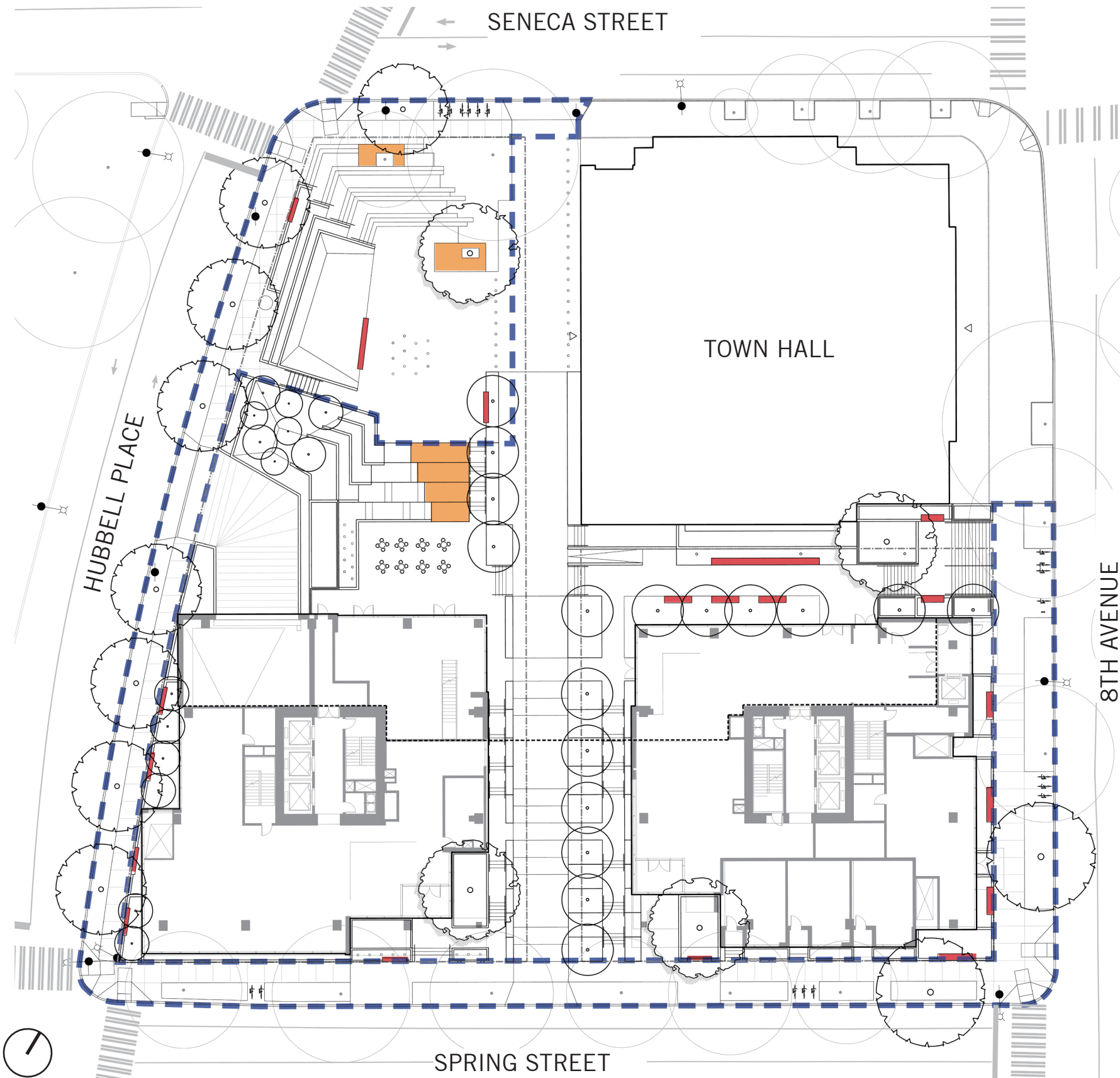


### PUBLIC BENEFIT AREA

-  IPE wood top bench (35 lft)
-  IPE wood seating platform (175 sqft)

### OUTSIDE PUBLIC BENEFIT AREA

-  IPE wood top bench (148 lft)
-  IPE wood seating platform (325 sqft)






# PUBLIC BENEFITS DIAGRAM

## WATER FEATURE



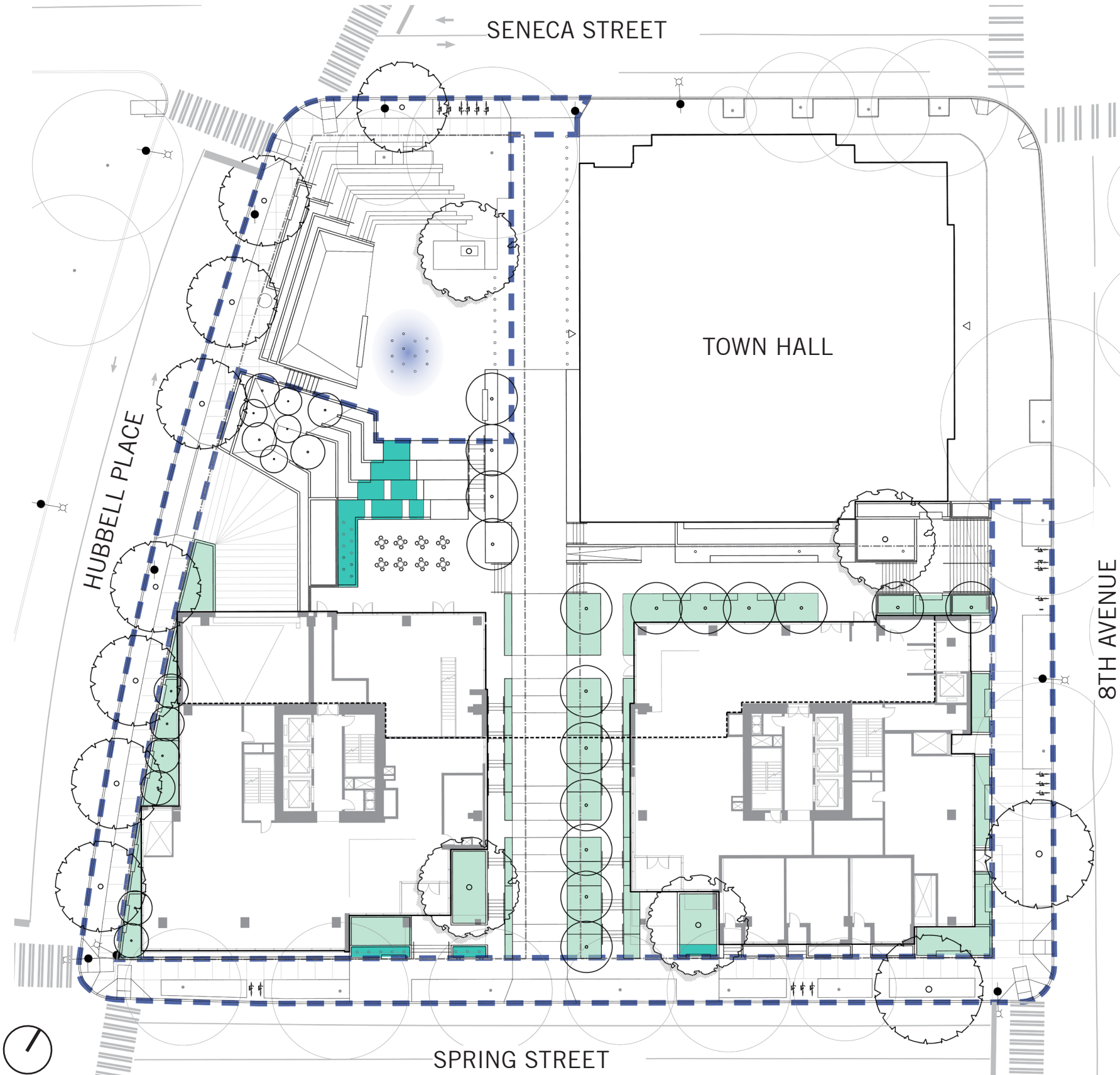
**PUBLIC BENEFIT AREA**

 inground water jets (200 sqft)

**OUTSIDE PUBLIC BENEFIT AREA**

 water fountain (550 sqft)

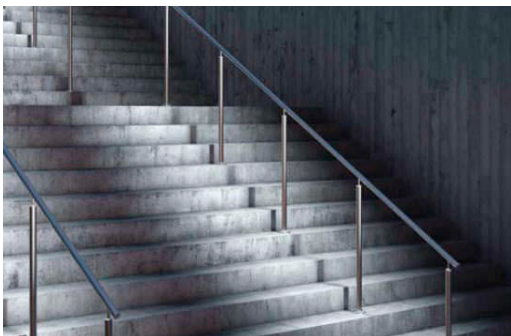
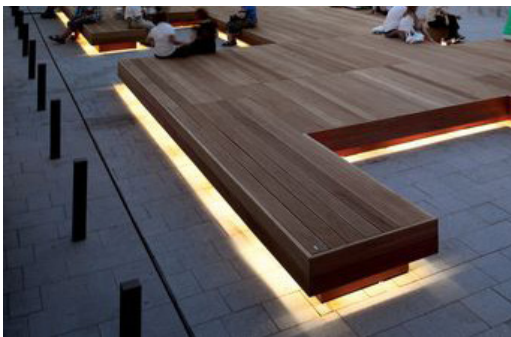
 bio-filtration planters (3565 sqft)





# PUBLIC BENEFITS DIAGRAM

## LIGHTING

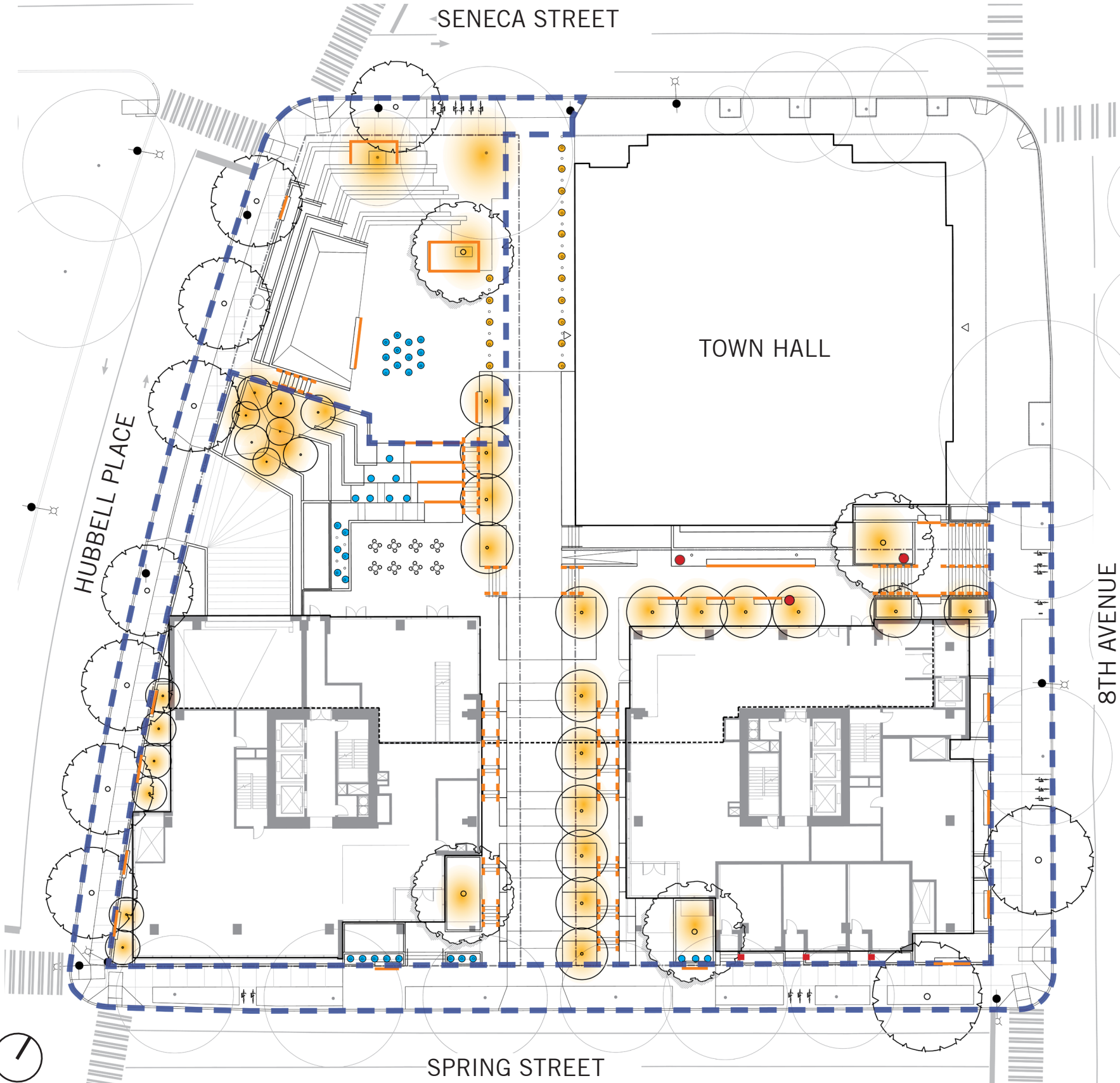


### PUBLIC BENEFIT AREA

- under bench LED strip light (184 lft)
- handrail lighting (50 lft)
- tree uplighting (4)
- bollard lighting (5)
- submersible lighting for water feature (12)

### OUTSIDE PUBLIC BENEFIT AREA

- under bench LED strip light (125 lft)
- handrail lighting (290 lft)
- pedestrian lighting (3)
- recessed wall lighting (3)
- tree uplighting (33)
- bollard lighting (11)
- submersible lighting for water feature (24)





# PUBLIC BENEFITS MATRIX

Summary					
#	Public Benefit Component	Description of Design	City Requirements	Estimated Area	Estimated Value (\$)
1	OPEN SPACE	Open space at the north corner of the site is designed as a public plaza that connects to Freeway Park, acts as a gateway to the First Hill neighbourhood and foregrounds the facade and mew entrance of Town Hall. It is highly connected via Woonerf, mews and terraced stairs to Hubbell Place, Seneca Street, 8th Avenue and Spring Street.	not required	5,500 sf	\$1,650,000
2	SPECIAL PAVING	Stone paving, Concrete unit pavers, Mixed stone and concrete pavers. Adjacent to the Public Benefit Zone are stone paving at restaurant terrace, stone and concrete unit paving extended to sidewalks from residential lobby entrances, concrete unit paving at stair terraces and stamped concrete in the alley.	not required	4,130 sf	\$250,000
3	PLANTING	Planted terraces and berms of lush and native adapted West Coast plants, new proposed street trees, preserved existing trees and expanded boulevard planting. Adjacent to the Public Benefit Zone are bio-filtration planters, specimen trees, an aspen grove and other trees and groundcover.	not required	4,750 sf planting 12 new street trees 10 preserved existing trees	\$200,000
4	WATER FEATURE	Splash pad in central plaza. Water feature directly adjacent to Public Benefit Zone include cascading water terraces, water feature with bubblers at restaurant terrace and residential lobby entrances, and bio-filtration planters.	not required	200 sf	\$300,000
5	ENHANCED SEATING	Wood seating platforms/stage, wood top benches, and movable tables and chairs. Adjacent to the Public Benefit Zone are terraced wood seating and several wood top benches.	not required	35 lf bench seating 175 sf seating platform	\$100,000
6	LIGHTING	Under-lighting for benches and seating platforms, illuminated handrails, recessed wall lighting at stairs, lit bollards, feature lighting at splash pad, tree uplighting and power for seasonal lighting. Adjacent to the Public Benefit Zone is pedestrian lighting at the mews, illuminated cascading water feature and other lighting strategies.	not required	184 lf LED lighting strip 12 submersible lights 5 lit bollards 4 tree uplights	\$100,000
7	FUNDING FOR TOWN HALL SIDEWALK	Funding for City of Seattle standard C.I.P concrete sidewalk at Town Hall.	not required	3,000 sf	\$50,000
TOTAL PUBLIC BENEFIT VALUE (\$)					\$2,650,000







