

LENNAR MULTIFAMILY COMMUNITIES SPRING STREET NORTH BLOCK PUBLIC BENEFITS



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SECTION 01

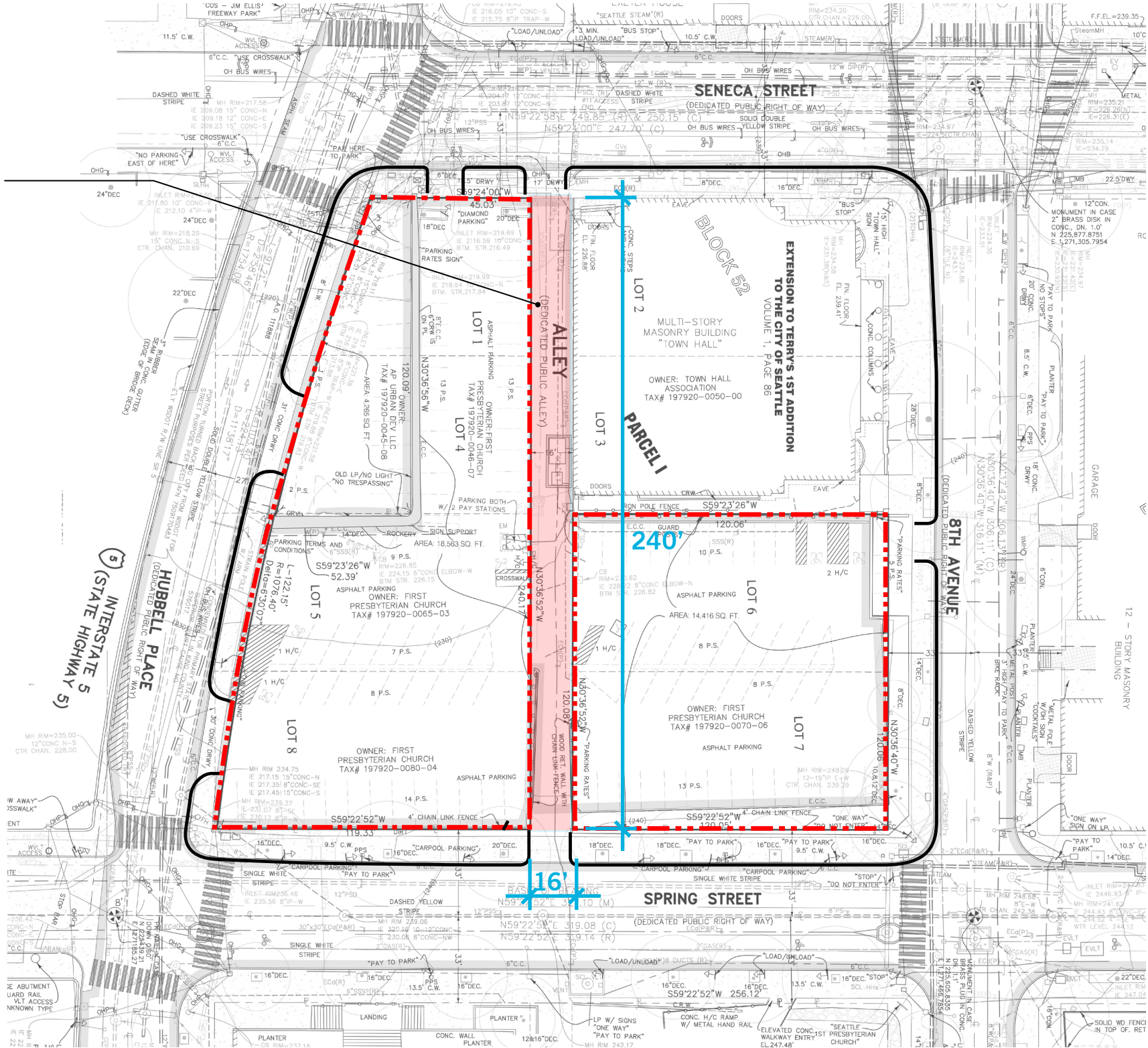
PROJECT OVERVIEW

DEVELOPMENT PROPOSAL



- Two residential towers
- High quality development
- 500+ residential units
- Variety of unit types
- Seven levels of below-grade parking
- Ground level retail
- Open space
- Alley vacation



EXISTING ALLEY
3,842 SF



LANDSCAPE PLAN



- 1 Town Hall Plaza
- 2 Woonerf
- 3 Pedestrian Mews with Seating
- 4 Accessible Entrances
- 5 Accessible Ramp
- 6 Town Hall Entrances
- 7 Restaurant Entry
- 8 Office Share Entrances
- 9 Retail Entry
- 10 Residential Lobby Entrances
- 11 Residential Units
- 12 Parking Entry
- 13 Preserved Existing Trees
- 14 Specimen Trees
- 15 Concrete/Corten Planters
- 16 Terraced Concrete planters with Seating
- 17 Bioretention Planters
- 18 Stair Connections to Plaza
- 19 Sloped Open Lawn
- 20 Restaurant Patio
- 21 Cascading Water Feature
- 22 Columnar Aspen Grove
- 23 Wood Seating Platform
- 24 Removable Bollards
- 25 Town Hall Queuing with Bollards
- 26 Bike Racks (19)

-  Pedestrian Entry
-  Vehicle Entry

SECTION 02

SDC COMMENTS AND RESPONSES

ACTION ITEM COMMENTS

1. Provide additional information about the public outreach process.
2. Provide clarity as to what open spaces are being considered for public benefit.
3. Provide information explaining why special paving should be considered a public benefit.
4. Provide information explaining why enhanced seating should be considered a public benefit.
5. Consider specifying trees with a high caliper.
6. Consider replacing the proposed dogwood trees with a higher limbed tree.
7. Consider inclusion of necessary utilities to allow for future lighting possibilities near the west façade of Town Hall.

COMMENT 01

Provide additional information about the public outreach process.

OUTREACH PROCESS

OUTREACH / CITY PROCESS

- Town Hall Seattle
- First Hill Improvement Association
- Freeway Park Association
- Early Design Guidance
- Design Review Approval
- MUP under review
- Seattle City Light (UMP / Power)
- SDOT 30% SIP approval
- SDOT EDG Review Meeting
- 20+ Letters of support

DESIGN RESPONSES

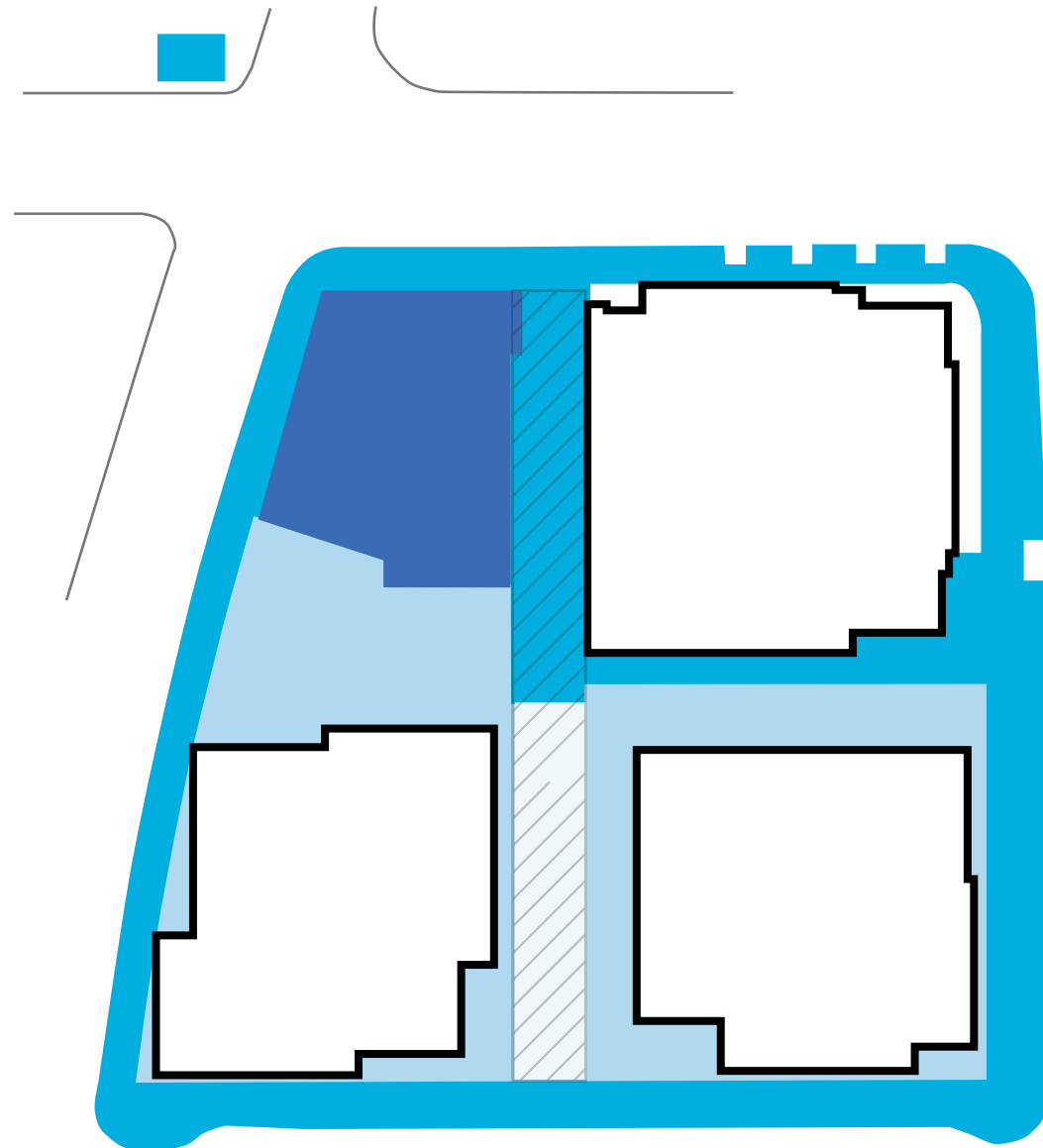
- 1 Retail located on 8th Avenue
- 2 Restaurant fronting Plaza
- 3 Residential entries and units front Spring Street
- 4 Canopies along 8th Avenue
- 5 PRAP Pedestrian lighting on 8th Avenue
- 6 Accessible route from Hubbell to 8th Avenue
- 7 Improved Curb Ramp at Seneca and Hubbell
- 8 Plaza Design
- 9 Increased setback next to Town Hall
- 10 Town Hall Sidewalk Improvements
- 11 Enhanced experience along Hubbell and 8th Ave
- 12 Bike racks on Seneca, Spring, and 8th Ave
- 13 Queuing zone in front of Town Hall



COMMENT 02

Provide clarity as to what open spaces are being considered for public benefit.

PUBLIC BENEFITS DIAGRAM



- Open Space for Public Benefits
- Improvements for Public Benefits
- Open Space for Residential Amenity, Restaurant
- Woonerf



- Plaza
- Town Hall Improvements
- ROW Improvements
- Freeway Park Intersection Improvements

1 - Public Plaza



2 - Town Hall Improvements



3 - ROW Improvements



4 - Freeway Park Connection



PUBLIC BENEFIT MATRIX

PUBLIC BENEFIT	DESCRIPTION				APPROX. VALUE	CODE REQ'D
1 - Public Plaza	5,500 SF Public Plaza Open Space, includes: 2,500 SF special paving 1,015 SF terraced planting 2 existing trees preserved 3 new trees 845 SF seating lawn 25 LF wood benches 200 SF wood platform Lighting - tree lights, pedestrian poles, bollard lights, bench lights, handrail lights				\$4,800,000	None
2 - Town Hall Improvements	Contribution for 3,000 SF of sidewalk improvements along Seneca Street + 8th Avenue				\$ 50,000	None
	1,140 SF of new landscaping at south side of site				\$ 97,000	
	3,000 SF of Woonerf, includes special paving + bollards				\$204,000	
3 - ROW Improvements	Hubbell Place 30 LF of underlit seating pedestrian lights	Seneca Street 100 SF of special paving 6 bike racks	Spring Street 145 SF of planting 840 SF of special paving 15 LF of underlit seating 5 bike racks pedestrian lights	8th Avenue 320 SF of planting 500 SF of special paving 16 LF of underlit seating 8 bike racks pedestrian lights	\$135,000	None
4 - Freeway Park Connection	Design contribution to intersection improvements				\$ 25,000	None
	Accessible curb ramp at northwest corner of Seneca and Hubbell				\$ 10,000	
	Total Value				\$5,321,000	

COMMENT 03

Provide information explaining why special paving should be considered a public benefit.

COMMENT 04

Provide information explaining why enhanced seating should be considered a public benefit.

COMMENT 05

Consider specifying trees with a high caliper.

COMMENT 06

Consider replacing the proposed dogwood trees with a higher limbed tree.



COMMENT 07

Consider inclusion of necessary utilities to allow for future lighting possibilities near the west façade of Town Hall.

LANDSCAPE PLAN



- 1 Town Hall Plaza
- 2 Woonerf
- 3 Pedestrian Mews with Seating
- 4 Accessible Entrances
- 5 Accessible Ramp
- 6 Town Hall Entrances
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- 23 Wood Seating Platform
- 24 Removable Bollards
- 25 Town Hall Queuing with Bollards
- 26 Bike Racks (19)

-  Pedestrian Entry
-  Vehicle Entry

PUBLIC BENEFITS DIAGRAM

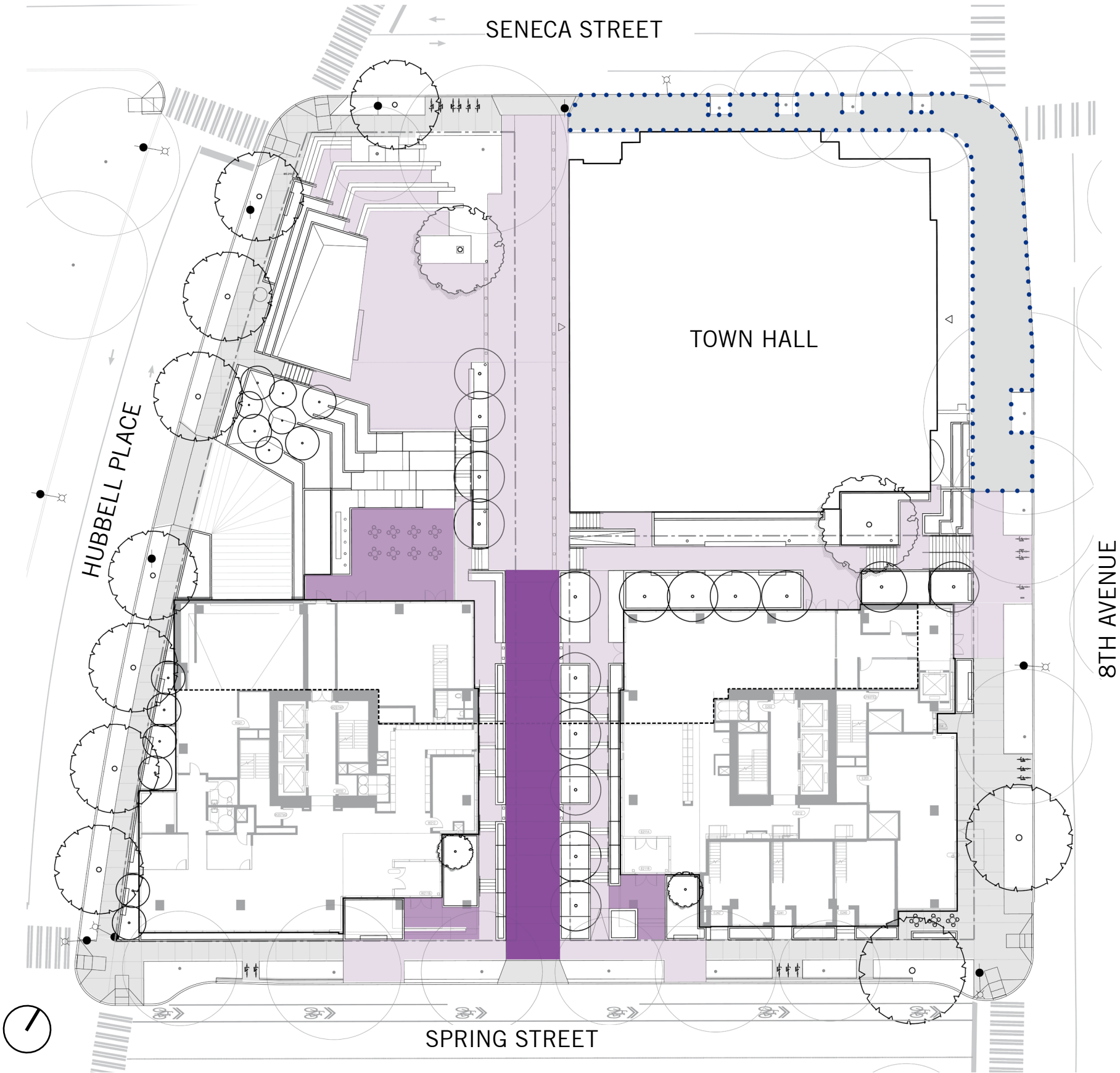
SPECIAL PAVING



- concrete unit paving (7000 sqft)
- stamped concrete (100 sqft)
- CIP concrete sidewalk (2860 sqft)
- Total special paving (7100 sqft)

OUTSIDE PUBLIC BENEFIT AREA

- concrete unit paving (1800 sqft)
- natural stone paving (1650 sqft)
- stamped concrete (1760 sqft)
- CIP concrete (3010 sqft)
townhall sidewalk agreement
- Total special paving (5210 sqft)



PUBLIC BENEFITS DIAGRAM

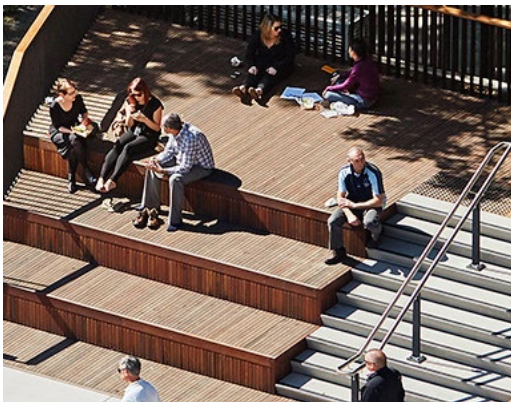
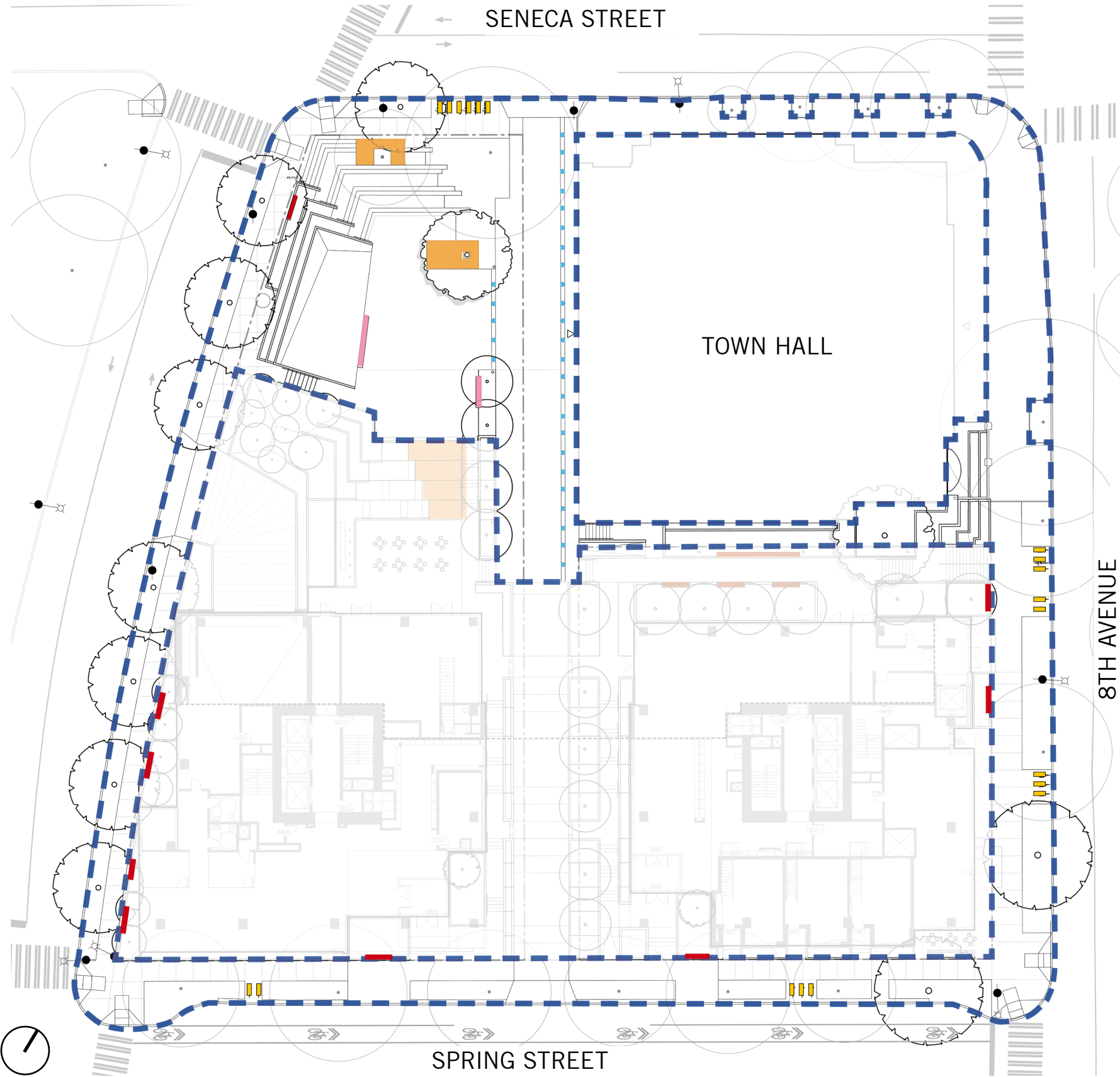
SITE FURNISHING

PUBLIC BENEFIT AREA

- IPE wood top bench (85 lft)
- IPE wood seating platform (200 sqft)
- Floating Bench (2)
- Bike Racks (19)
- Bollards (29)

OUTSIDE PUBLIC BENEFIT AREA

- IPE wood top bench (49 lft)
- IPE wood seating platform (290 sqft)







PUBLIC BENEFITS DIAGRAM




PLANTING

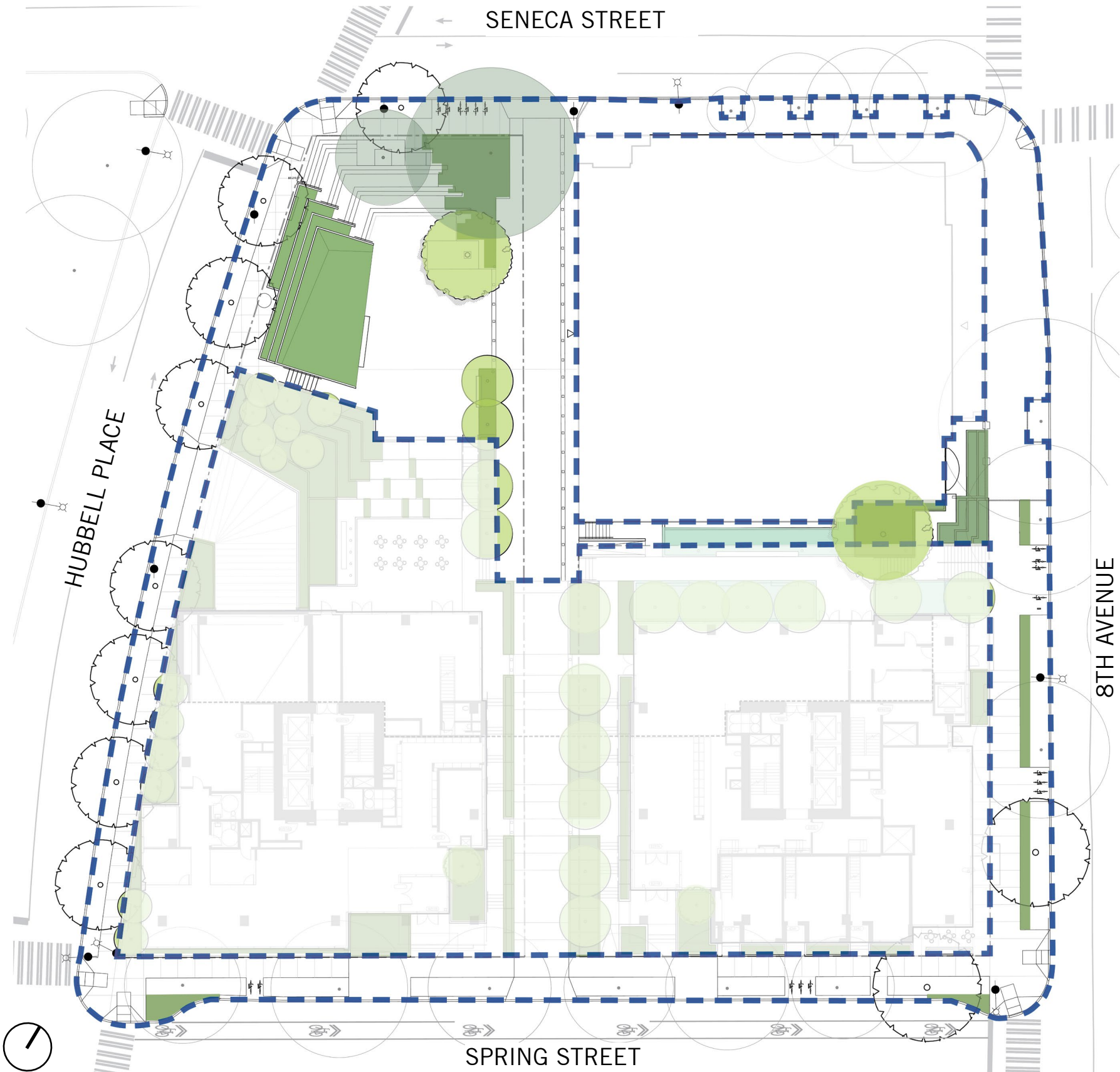


PUBLIC BENEFIT AREA

-  proposed trees (4)
-  existing trees to remain (2)
-  shrub & groundcover (2850 sqft)
-  shrub & groundcover (425 sqft)
(bio-filtration planters)

OUTSIDE PUBLIC BENEFIT AREA

-  proposed trees (30)
-  shrub & groundcover (4200 sqft)
(regular planters)
-  shrub & groundcover (1000 sqft)
(bio-filtration planters)



SECTION 03

PUBLIC BENEFITS

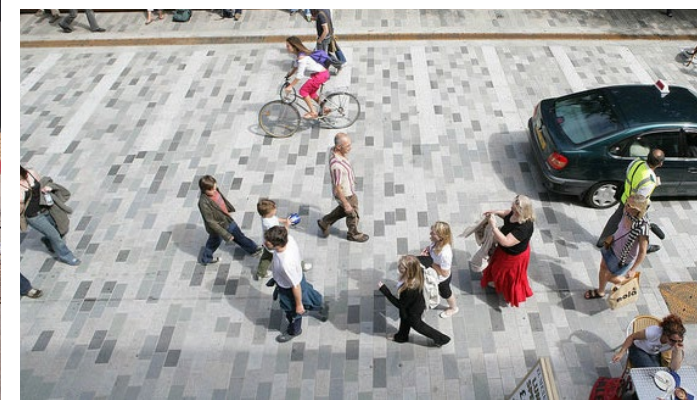
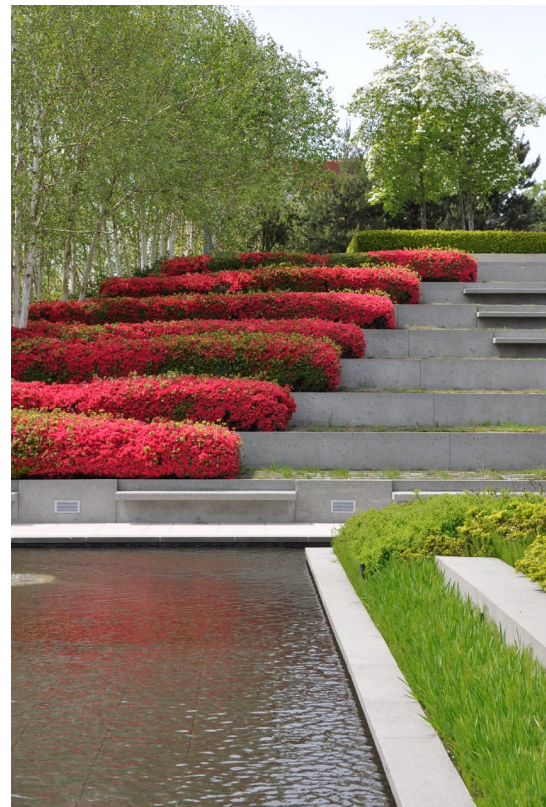
PUBLIC PLAZA

PUBLIC BENEFITS PLAZA



- 1 Town Hall Plaza
- 2 Stairs Connection to Plaza
- 3 Pixelated Concrete Pavers
- 4 Landscape Terraces
- 5 Sloped Lawn
- 6 Underlit Wood Seating Platform
- 7 Underlit Floating Bench
- 8 Uplit Existing Trees to Remain
- 9 Uplit Flowering Speciman Tree
- 10 Uplit Flowering Dogwood
- 11 Removable Bollards
- 12 Seating on Hubbell

PLAZA LANDSCAPE CONCEPT



PUBLIC BENEFITS PLAZA AERIAL VIEW



PUBLIC BENEFITS VIEW OF WOONERF

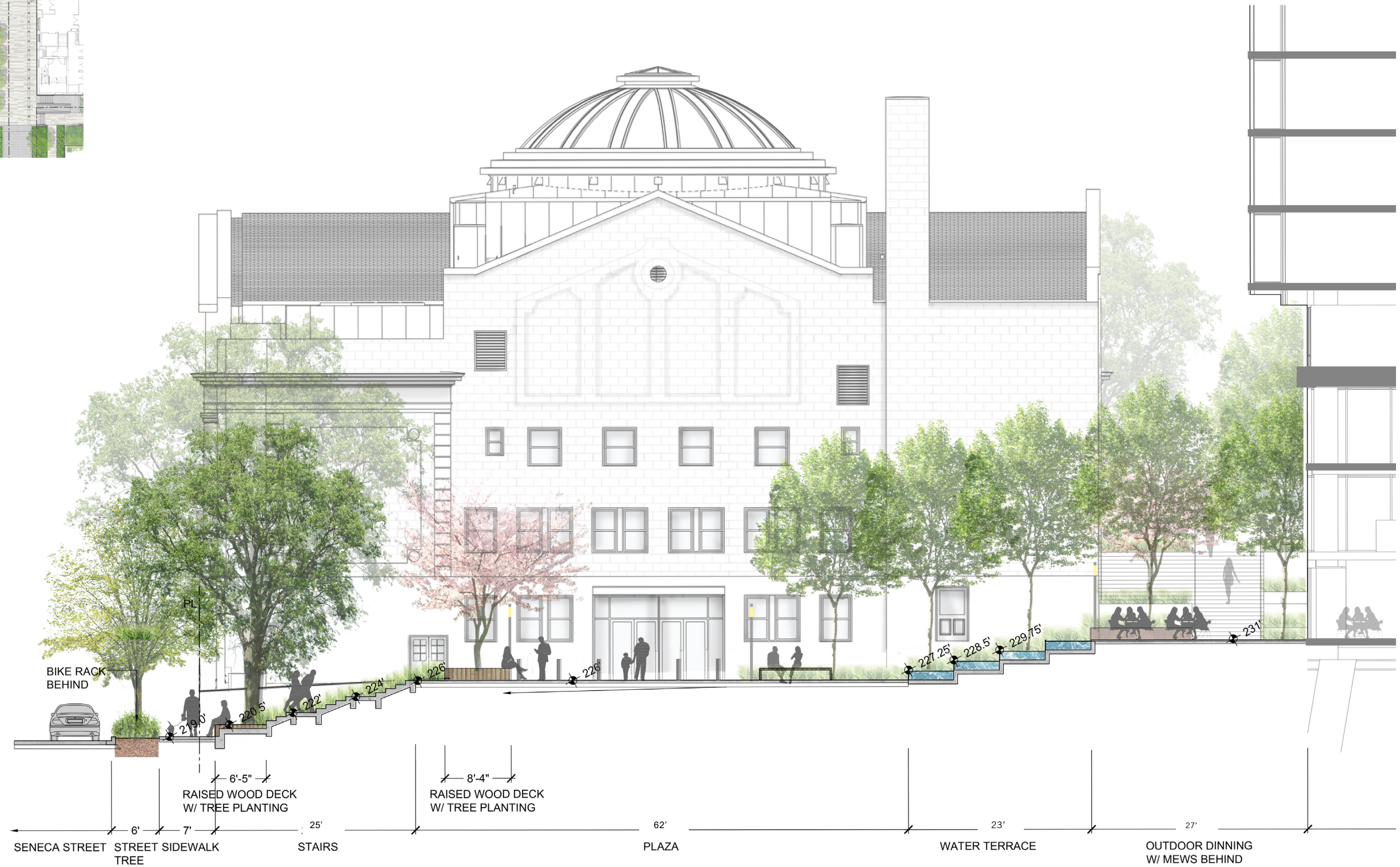
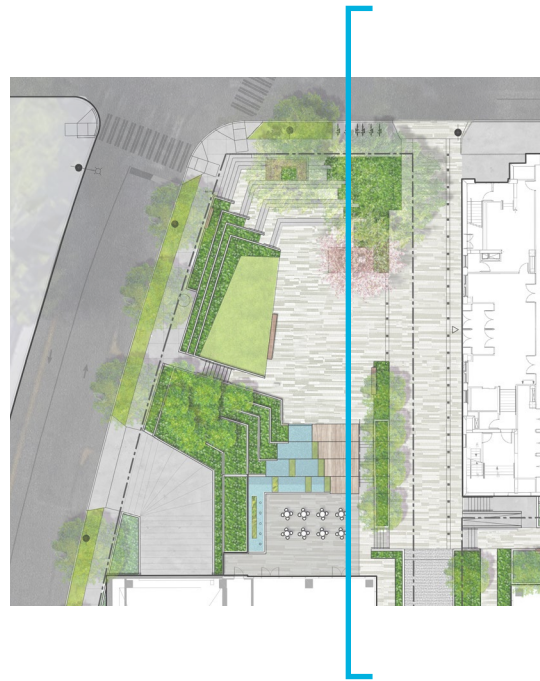


PUBLIC BENEFITS

VIEW OF WOONERF AND MEWS FROM TERRACE

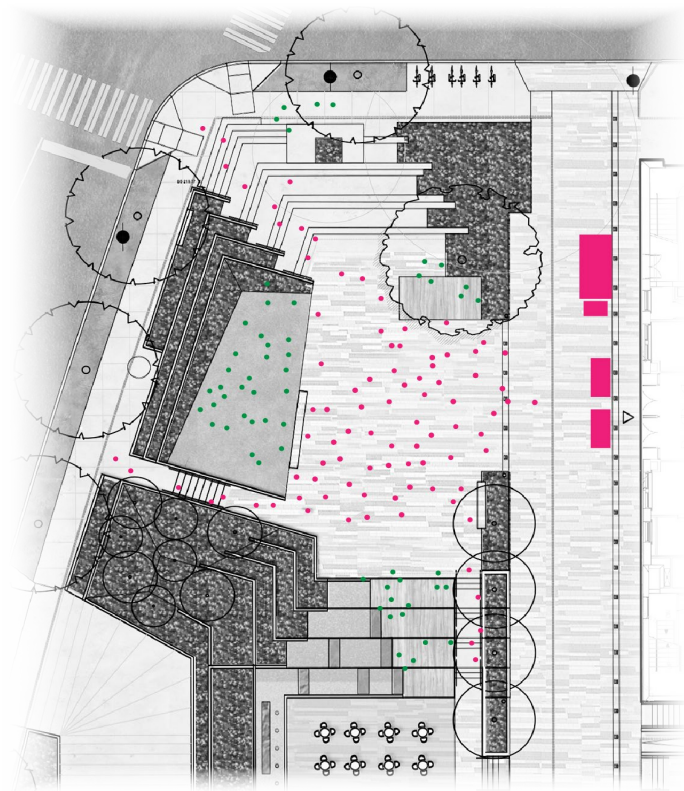






PUBLIC BENEFITS PLAZA SECTION



POTENTIAL PLAZA PROGRAM OPPORTUNITIES

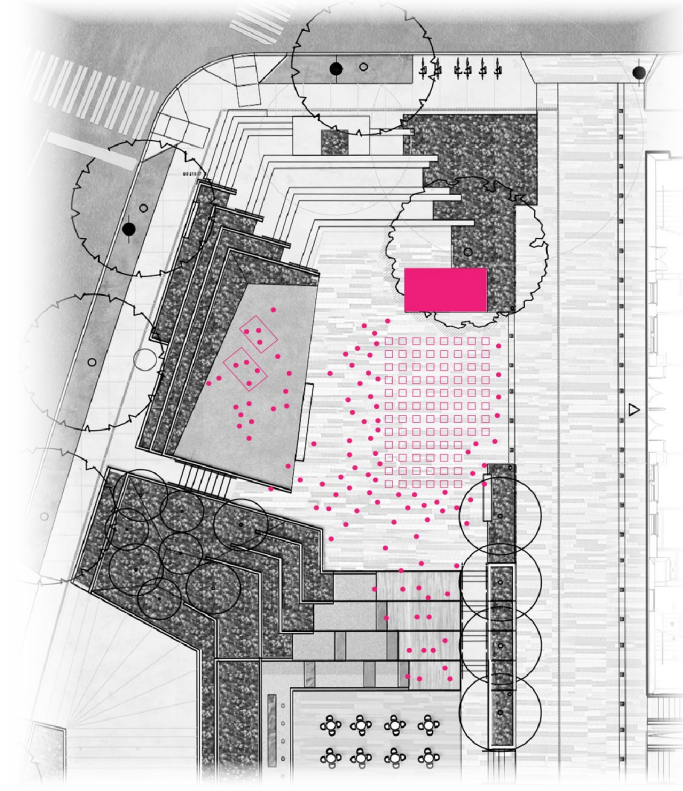
DAILY USE






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



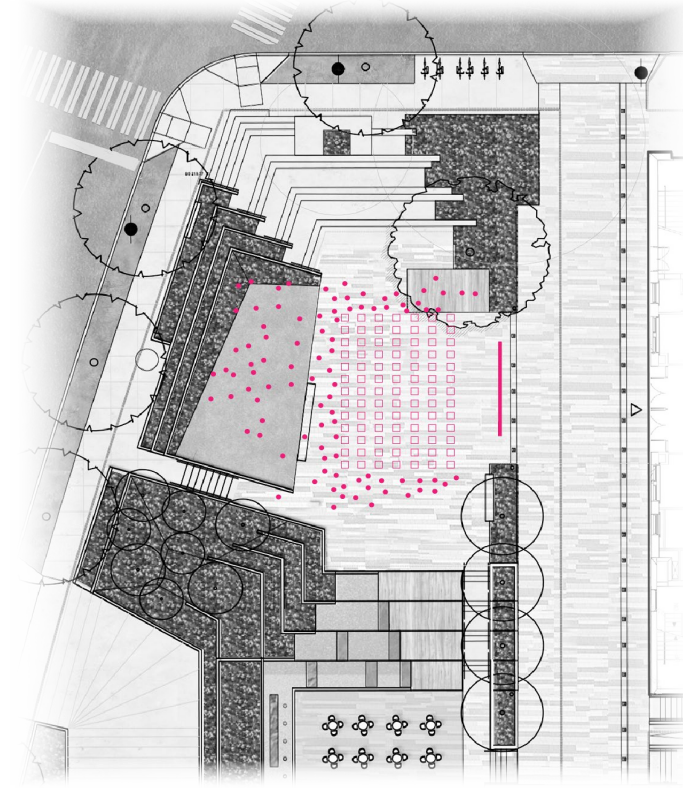
OUTDOOR CONCERT/LECTURE






-  Performance Area
-  Seating
-  Pedestrian
- 5-Piece Band Stage
- 109 Seated Audience and
- 60 Standing Audience



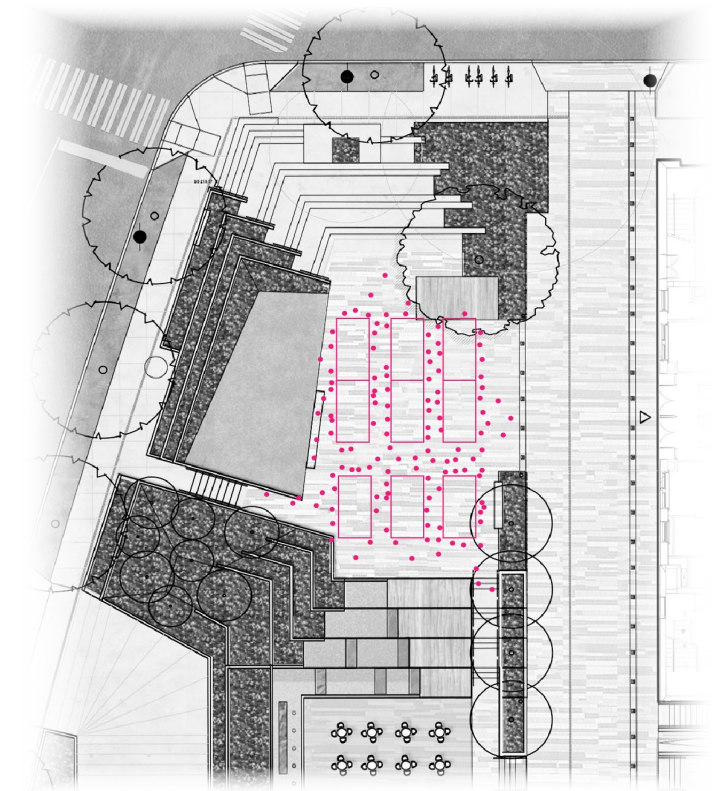
OUTDOOR FILM





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



USED BOOKS MARKET



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



SECTION 03

PUBLIC BENEFITS

TOWN HALL IMPROVEMENTS

PUBLIC BENEFITS TOWN HALL IMPROVEMENTS



- 1 Landscape Terraces
- 2 Maintenance Gate
- 3 Landscape Planting
- 4 Uplit Flowering Specimen Tree
- 5 Pixelated Concrete Unit Paving at Sidewalk
- 6 Town Hall Sidewalk Improvement
- 7 Improved Boulevard Planting
- 8 Pedestrian Light Pole (PRAP)
- 9 Town Hall Queuing with lit Bollards
- 10 Pixelated Concrete Unit Paving at Woonerf

SECTION 03

PUBLIC BENEFITS

ROW IMPROVEMENTS

PUBLIC BENEFITS ROW IMPROVEMENTS - HUBBELL PLACE



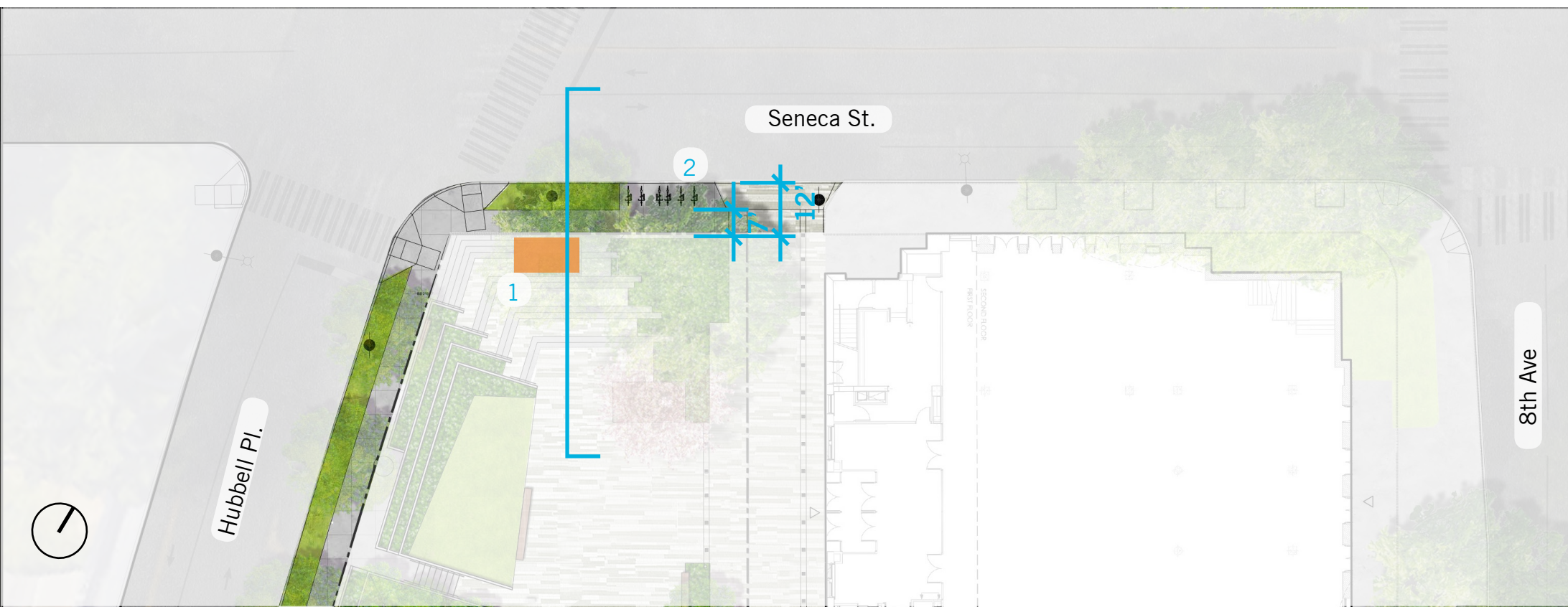
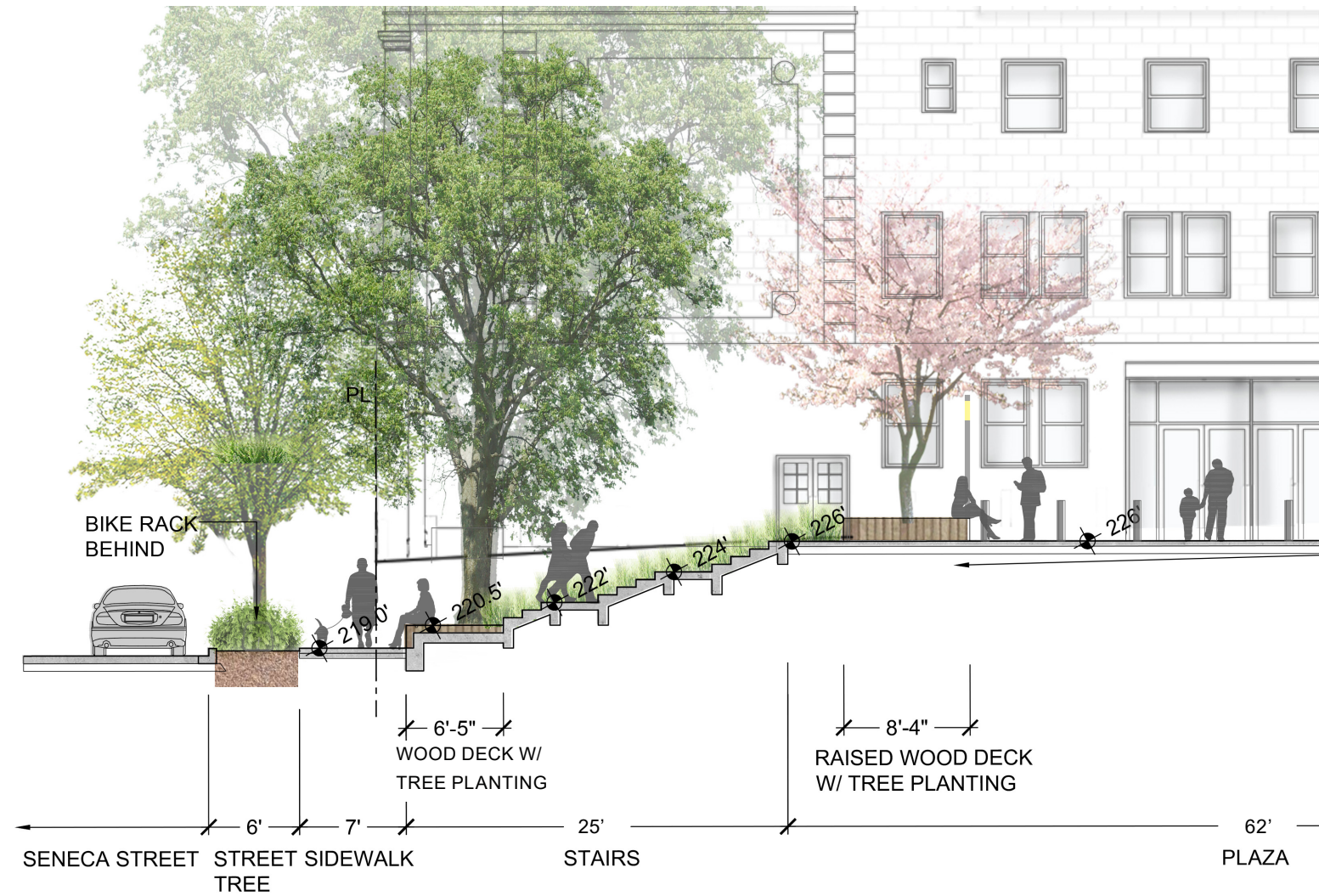
- 1 Underlit Bench Seating at Sidewalk (Inside PL)
- 2 Pedestrian Light Pole (PRAP)

PUBLIC BENEFITS
HUBBELL PLACE ELEVATION



PUBLIC BENEFITS

ROW IMPROVEMENTS - SENECA STREET

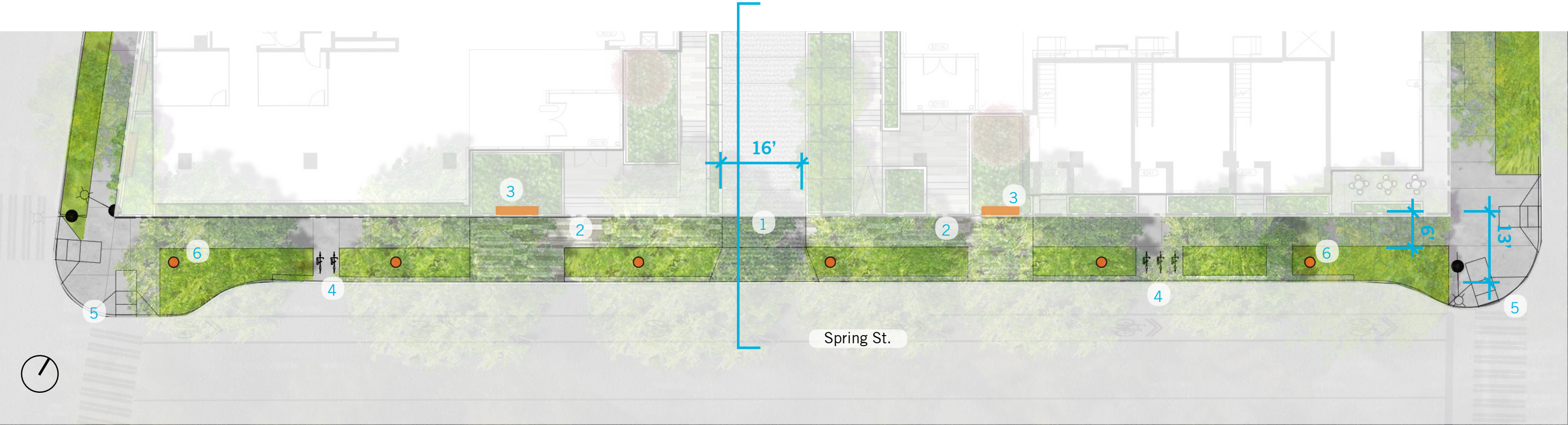
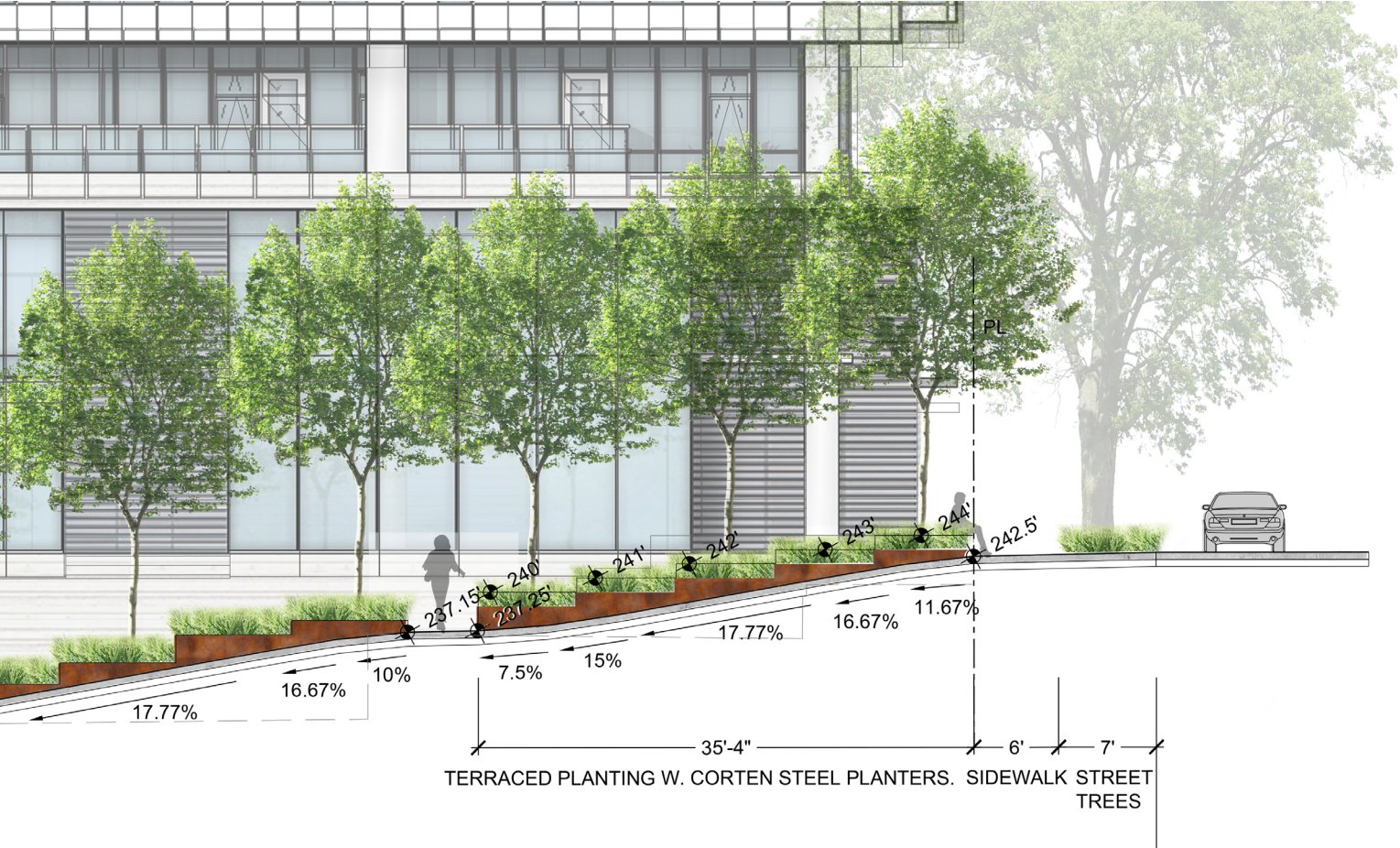


- 1 Wood Seating Platform at Sidewalk (Inside PL)
- 2 Bike Racks (6)
- 3 Pixelated Concrete Pavers at Sidewalk

PUBLIC BENEFITS

ROW IMPROVEMENTS - SPRING STREET

- 1 Stamped Concrete Paving at Woonerf Entrance
- 2 Pixelated Concrete Unit Paving at Sidewalk
- 3 Underlit Bench Seating at Sidewalk (Inside PL)
- 4 Bike Racks (5)
- 5 Implemented BRT Curb Bulbs and Extended Planting
- 6 Pedestrian Light Pole (PRAP)



PUBLIC BENEFITS SPRING STREET VIEW

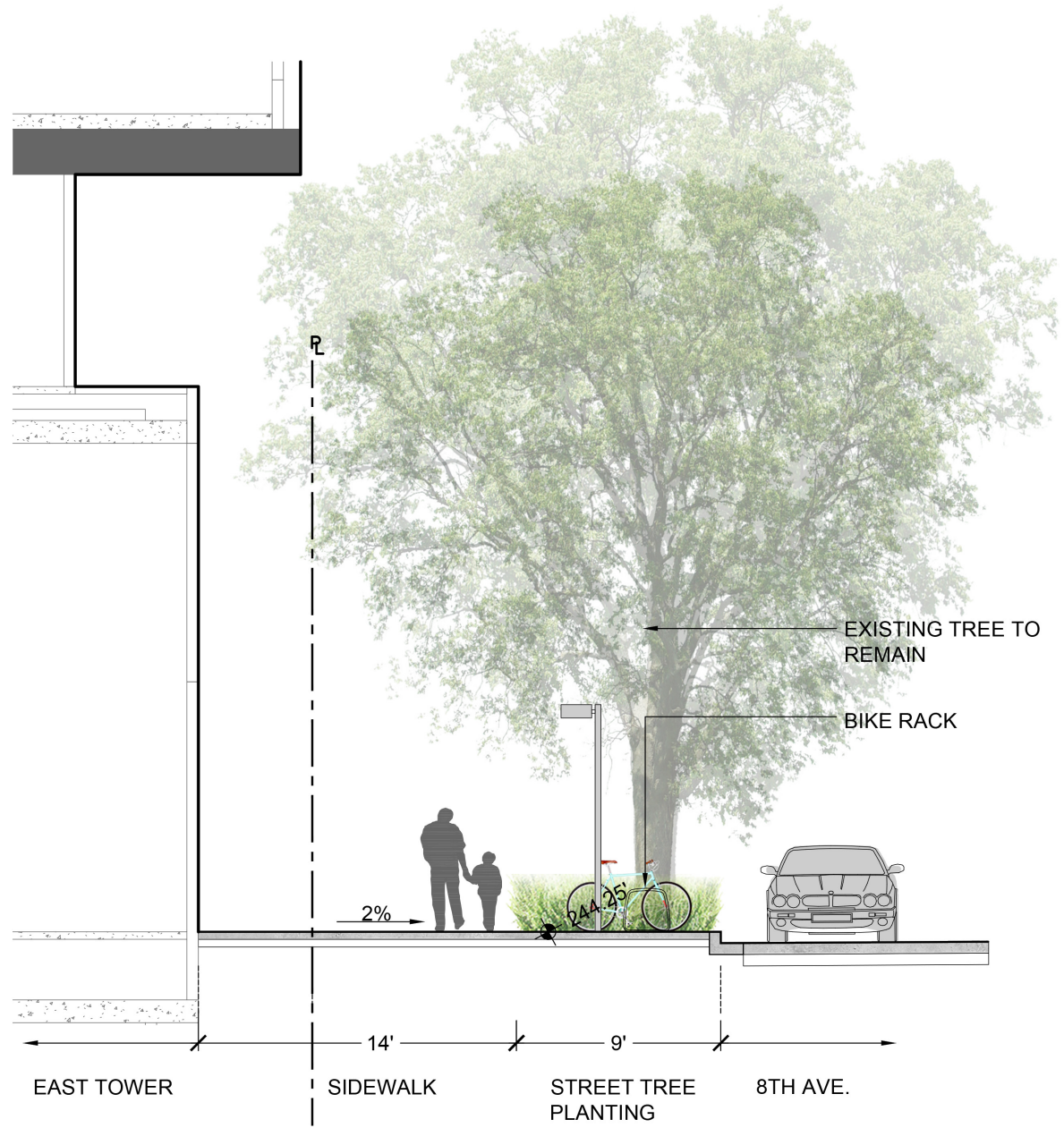


PUBLIC BENEFITS

SPRING STREET ELEVATION



PUBLIC BENEFITS ROW IMPROVEMENTS - 8TH AVE SOUTH



- 1 Pixelated Concrete Unit Pavers at Sidewalk
- 2 Enhanced Boulevard Planting
- 3 Underlit Bench Seating at Sidewalk
- 4 Bike Racks (8)
- 5 Pedestrian Light Pole (PRAP)

PUBLIC BENEFITS

8TH AVE VIEW



PUBLIC BENEFITS
8TH AVE ELEVATION



SECTION 03

PUBLIC BENEFITS

FREEWAY PARK CONNECTION

PUBLIC BENEFITS FREEWAY PARK INTERSECTION



- 1 New curb ramp at Freeway Park
- 2 Design contribution to intersection improvement



Existing Freeway Park Curb Condition

SECTION 04

PUBLIC BENEFIT SUMMARY

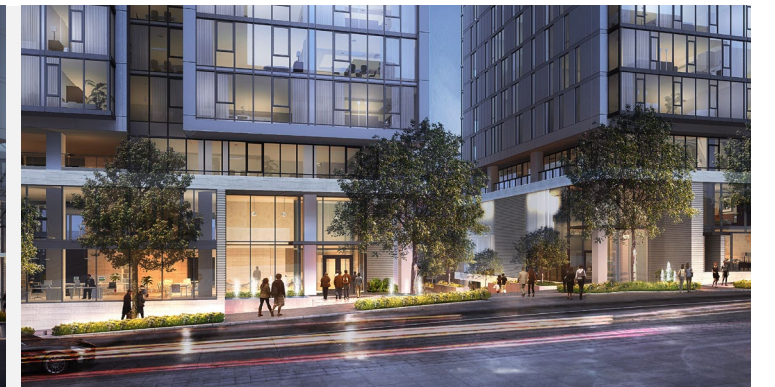
1 - Public Plaza



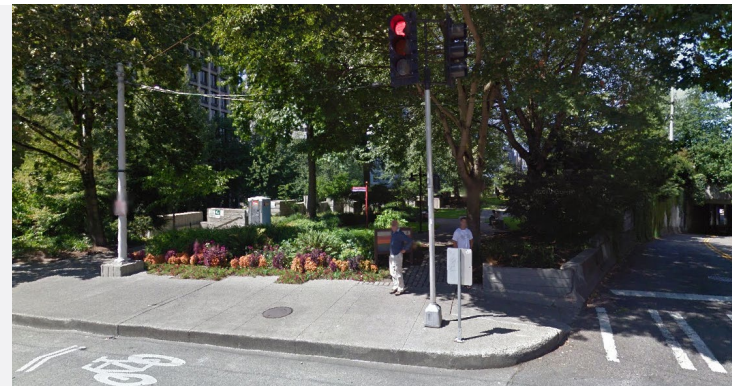
2 - Town Hall Improvements



3 - ROW Improvements



4 - Freeway Park Connection



PUBLIC BENEFITS DIAGRAM

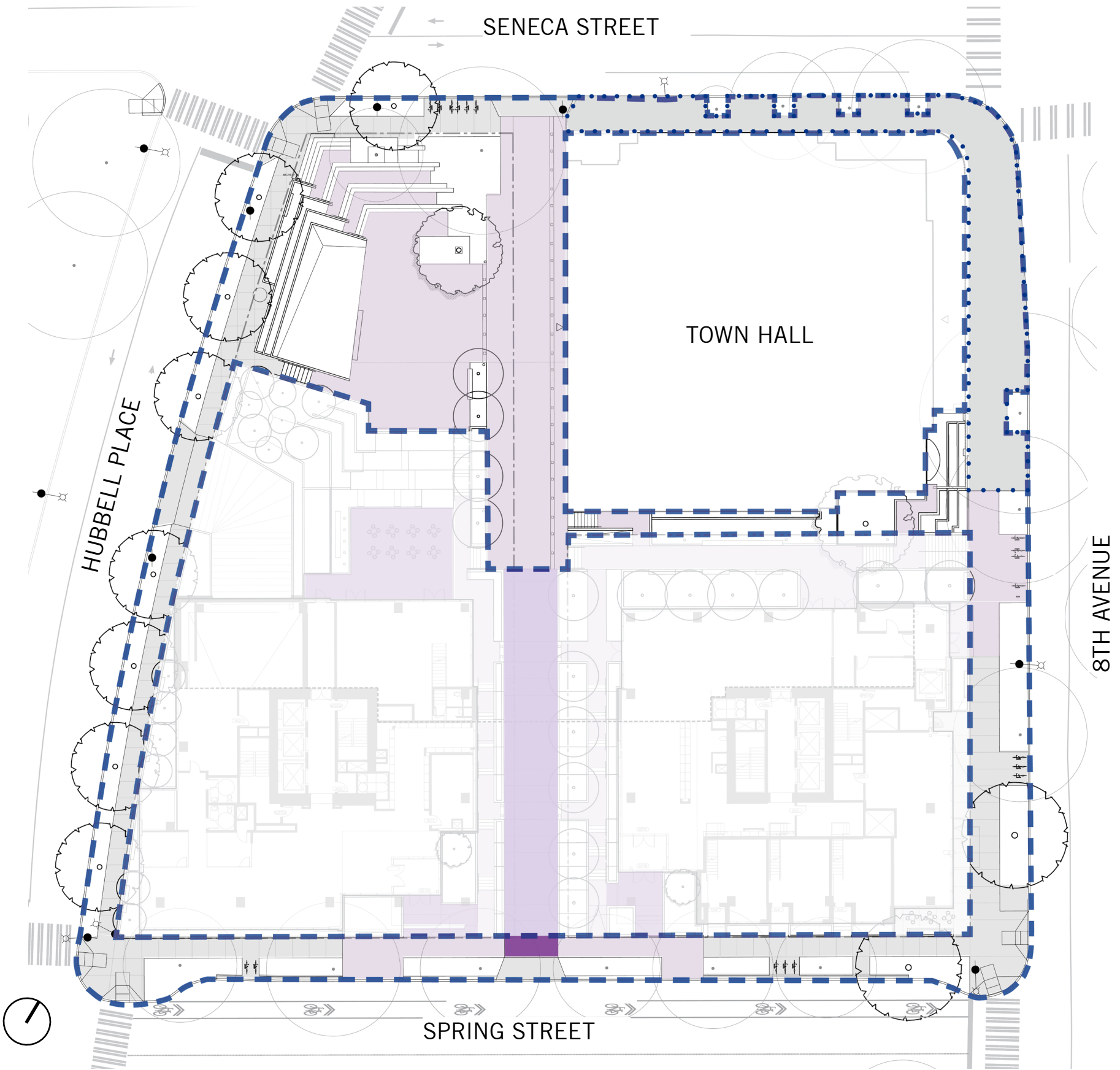
SPECIAL PAVING



- concrete unit paving (7000 sqft)
- stamped concrete (100 sqft)
- CIP concrete sidewalk (2860 sqft)
- Total special paving (7100 sqft)

OUTSIDE PUBLIC BENEFIT AREA

- concrete unit paving (1800 sqft)
- natural stone paving (1650 sqft)
- stamped concrete (1760 sqft)
- CIP concrete (3010 sqft)
townhall sidewalk agreement
- Total special paving (5210 sqft)



PUBLIC BENEFITS DIAGRAM

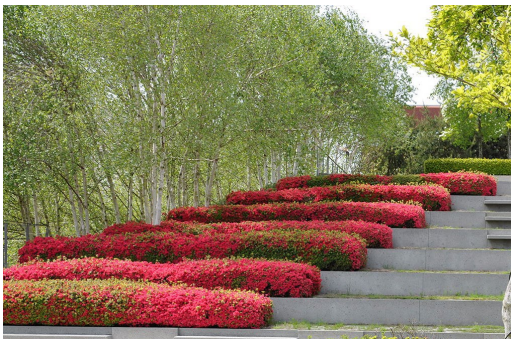
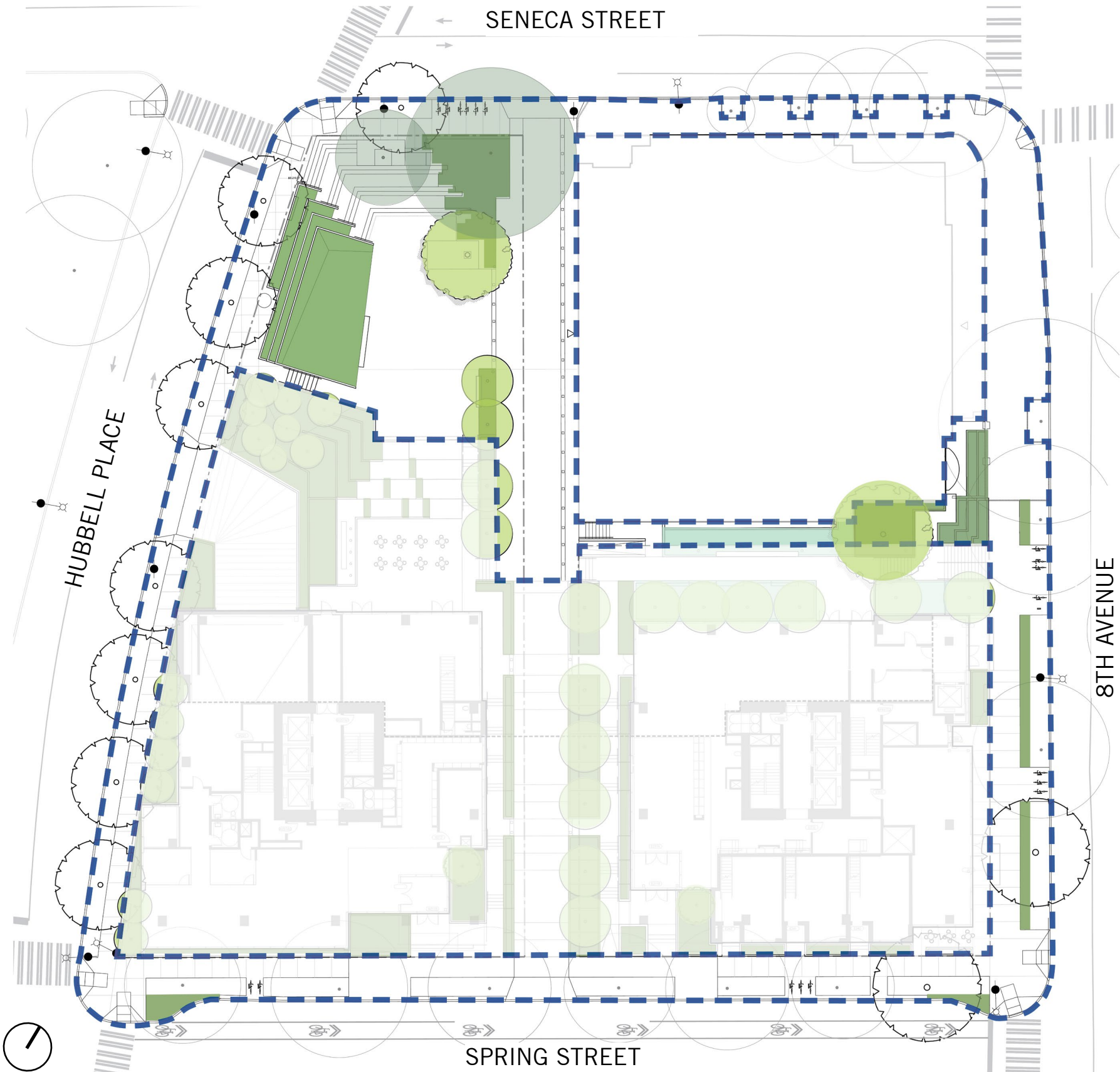
PLANTING

PUBLIC BENEFIT AREA

- proposed trees (4)
- existing trees to remain (2)
- shrub & groundcover (2850 sqft)
- shrub & groundcover (425 sqft)
(bio-filtration planters)

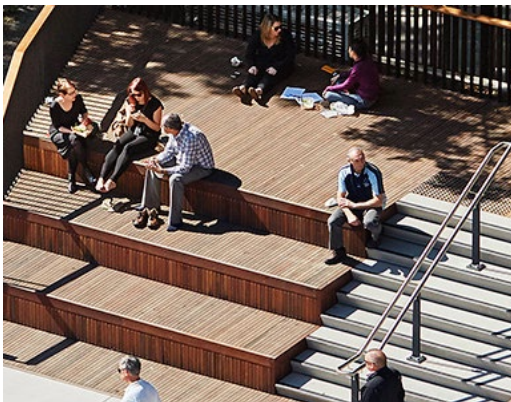
OUTSIDE PUBLIC BENEFIT AREA

- proposed trees (30)
- shrub & groundcover (4200 sqft)
(regular planters)
- shrub & groundcover (1000 sqft)
(bio-filtration planters)



PUBLIC BENEFITS DIAGRAM

SITE FURNISHING

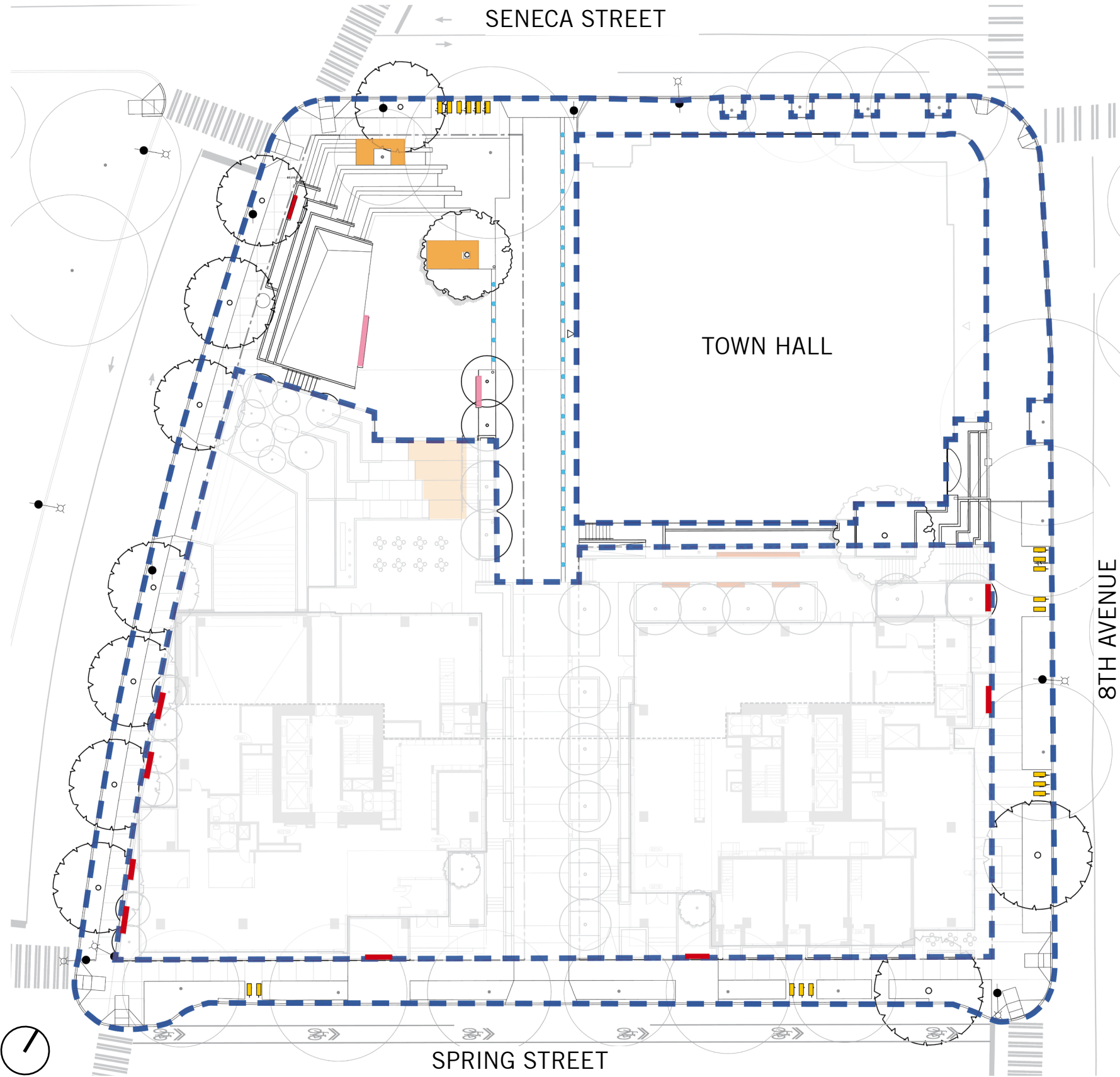


PUBLIC BENEFIT AREA

- IPE wood top bench (85 lft)
- IPE wood seating platform (200 sqft)
- Floating Bench (2)
- Bike Racks (19)
- Bollards (29)

OUTSIDE PUBLIC BENEFIT AREA

- IPE wood top bench (49 lft)
- IPE wood seating platform (290 sqft)
- Floating Bench (0)
- Bike Racks (0)



PUBLIC BENEFITS DIAGRAM

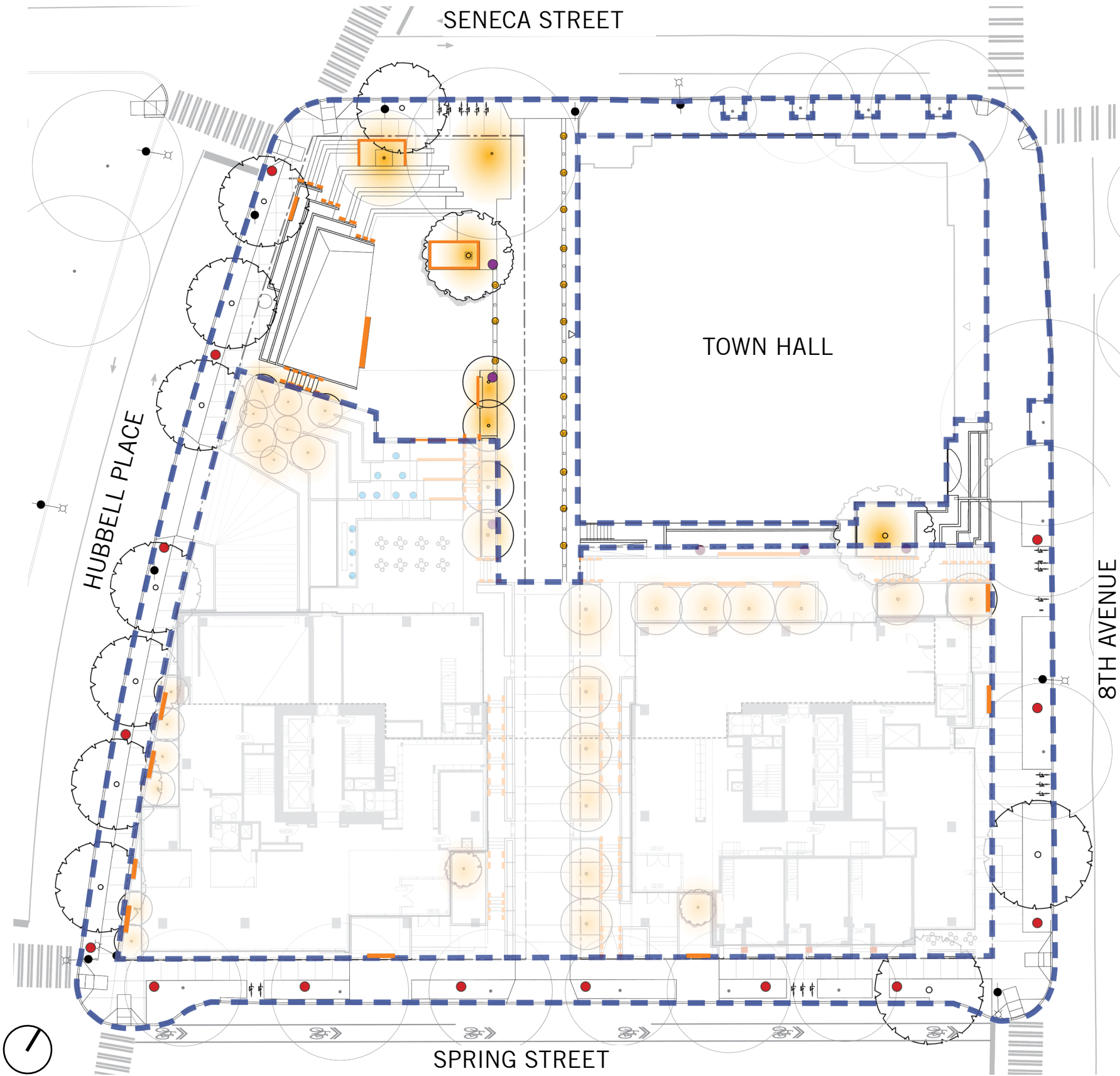
LIGHTING

PUBLIC BENEFIT AREA

- under bench LED strip light (160 lft)
- handrail lighting (48 lft)
- tree uplighting (6)
- bollard lighting (15)
- pedestrian lighting-PRAP (14)
- pedestrian lighting (2)

OUTSIDE PUBLIC BENEFIT AREA

- under bench LED strip light (49 lft)
- handrail lighting (269 lft)
- pedestrian lighting (3)
- recessed wall lighting (3)
- tree uplighting (27)
- submersible lighting for water feature (10)



PUBLIC BENEFIT MATRIX

PUBLIC BENEFIT	DESCRIPTION				APPROX. VALUE	CODE REQ'D
1 - Public Plaza	5,500 SF Public Plaza Open Space, includes: 2,500 SF special paving 1,015 SF terraced planting 2 existing trees preserved 3 new trees 845 SF seating lawn 25 LF wood benches 200 SF wood platform Lighting - tree lights, pedestrian poles, bollard lights, bench lights, handrail lights				\$4,800,000	None
2 - Town Hall Improvements	Contribution for 3,000 SF of sidewalk improvements along Seneca Street + 8th Avenue				\$ 50,000	None
	1,140 SF of new landscaping at south side of site				\$ 97,000	
	3,000 SF of Woonerf, includes special paving + bollards				\$204,000	
3 - ROW Improvements	Hubbell Place 30 LF of underlit seating pedestrian lights	Seneca Street 100 SF of special paving 6 bike racks	Spring Street 145 SF of planting 840 SF of special paving 15 LF of underlit seating 5 bike racks pedestrian lights	8th Avenue 320 SF of planting 500 SF of special paving 16 LF of underlit seating 8 bike racks pedestrian lights	\$135,000	None
4 - Freeway Park Connection	Design contribution to intersection improvements				\$ 25,000	None
	Accessible curb ramp at northwest corner of Seneca and Hubbell				\$ 10,000	
	Total Value				\$5,321,000	



DETAILED PUBLIC BENEFITS MATRIX

PUBLIC BENEFIT	DESCRIPTION		APPROX. VALUE	CODE REQ'D
1 - Public Plaza	5,500 SF Public Plaza Open Space, includes: 2,500 SF special paving (\$250,000) 1,015 SF terraced planting (\$255,000) 2 existing trees preserved (\$5,000) 3 new trees (\$9,000) 845 SF seating lawn (\$50,000) 25 LF wood benches (\$2,000) 200 SF wood platform (\$10,000) Lighting - tree lights, pedestrian poles, bollard lights, bench lights, handrail lights (\$110,000)		\$4,800,000	None
2 - Town Hall Improvements	Contribution for 3,000 SF of sidewalk improvements along Seneca Street + 8th Avenue		\$ 50,000	None
	1,140 SF of new landscaping at south side of site		\$ 97,000	
	3,000 SF of Woonerf, includes special paving + bollards		\$204,000	
3 - ROW Improvements	Hubbell Place 30 LF of underlit seating (\$3,000) pedestrian lights	Seneca Street 100 SF of special paving (\$6,000) 6 bike racks (\$6,000)	\$135,000	None
	Spring Street 145 SF of planting (\$3,000) 840 SF of special paving (\$50,000) 15 LF of underlit seating (\$1,500) 5 bike racks (\$5,000) pedestrian lights	8th Avenue 320 SF of planting (\$6,000) 500 SF of special paving (\$30,000) 16 LF of underlit seating (\$1,600) 8 bike racks (\$8,000) pedestrian lights		
4 - Freeway Park Connection	Design contribution to intersection improvements		\$ 25,000	None
	Accessible curb ramp at northwest corner of Seneca and Hubbell		\$ 10,000	
	Total Value		\$5,321,000	