I-5 Lid Feasibility Study Committee
Guiding Principles and Key Study Assumptions Workshop
June 11, 2019
Seattle City Hall, Bertha Knight Landes Room
Workshop Purpose and Goals

• Agenda review
• Introductions
• Goals:
  o Share, confirm and test guiding principles and key study assumptions
  o Build a shared understanding of study work plan, purpose of future meetings and site complexity
  o Create an engaging workshop format that encourages committee dialogue and participation
Committee Ground Rules

• Listen to understand one another’s perspectives
• Make space to listen to all the voices in the room
• Minimize interruptions and side conversations
• Follow facilitator’s lead
• Stick to agenda and allotted timeframes
Icebreaker

In small groups, discuss this question:

• If your ideal I-5 lid were built today, how would you describe its personality?
Project Update
Project Update

• Work done to date
• Proposed study work plan
• Study Committee meeting look ahead
Structural Assessment Boundary
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
Study Committee Meeting Look-Ahead

6/11 2-5 pm

**Study outcome:** Key study assumptions and guiding principles

**Question answered:** What are the important key study assumptions?

**Meeting purpose:** Share, confirm and test key study assumptions and guiding principles

8/22 2-5 pm

**Study outcome:** Preliminary technical feasibility

**Question answered:** Where can a lid be built?

**Meeting purpose:** Examine feasible lid geometrical layouts, structural assessment and cost ranges

10/17 9 am-1 pm

**Study outcome:** Technical assessment, load capacity, and site context analysis

**Question answered:** What can a lid support?

**Meeting purpose:** Examine what a lid can support and potential development program test cases

1/23 9 am-1 pm

**Study outcome:** Economic and financial feasibility assessment

**Question answered:** How might development programs perform?

**Meeting purpose:** Examine economic benefit cost analysis, financing opportunities and governance options

April TBD

**Study outcome:** Final I-5 Lid Feasibility Study report

**Question answered:** What are the next steps?

**Meeting purpose:** Learn about the final study results and a blueprint for next steps

*Dates and times shown are proposed and to be confirmed.*
Guiding Principles and Key Study Assumptions
Guiding Principles and Key Study Assumptions

- Framing the feasibility analysis
- Relationship between guiding principles and key study assumptions
- Guiding principles informed by current City plans
Guiding Principles and Key Study Assumptions

- Framing the feasibility analysis
- Relationship between guiding principles and key study assumptions
- Guiding principles informed by current City plans

Guiding Principles
- Comprehensive Plan
- Imagine Greater Downtown
- Lid Feasibility Study Guiding Principles

Key Study Assumptions
- Technical
- Urban
- Economic

Requirements
- Policies
- Statutes
- Standards
- Design criteria

I-5 Lid Feasibility Study
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
Key Study Assumptions

Key study assumptions are important because:

• They fill in the gaps that existing plans do not address
• They identify existing policies that may prohibit lid feasibility
• We are seeking early concurrence with the asset owner(s) on how we assess the feasibility
• We are identifying areas of mutual benefit

Note: Other highly technical assumptions are in progress and in development with the Technical Advisory Team
Key Study Assumptions

- The feasibility study will not make any decisions about the future of the I-5 corridor
- Projects constructed by April 2019 are included in the feasibility assessment, projects in planning are not considered to be built
- Existing structures are not being assessed for deficiencies; PSRC 2018 State Facilities Action Plan is the basis for the I-5 asset analysis
- Existing bridges, ramps, or other structures within the structural assessment boundary can be removed, modified or replaced, for the purpose of the analysis
  - Removal of ramps would require additional analysis, beyond this study, to address potential implications
Key Study Assumptions

- The study will not assess structural modifications to the existing lids at Freeway Park and the Convention Center beyond potential edge integration with a future lid.
- The lid will be a conduit for economic growth in the region; ownership, funding, and maintenance may be shared by more than one public or private entity.
- Economic analysis will be conducted for a 2035 buildout with full completion of major investments by Sound Transit, WSDOT, SDOT, and King County and informed by the PSRC Transportation Plan.
- The economic and financial feasibility will be informed by the analysis of development program test cases.
Key Study Assumptions

- The analysis will consider private sector revenue generating uses on the lid; current state or federal policies that may prohibit such use will be identified as barriers to implementation.
- Development program test cases allow us to monetize potential benefits aligned with the guiding principles; these are not definitive proposed programs for the lid for they are not defined under a comprehensive planning process with significant public input.
- Geospatial boundaries for the LFS urban context analysis will consider census tracts included within a 15 minute walkshed from the structural assessment boundary.
Geospatial Boundaries of Analysis
Geospatial Boundaries of Analysis
10 Minute Break
Application Analysis and Small Group Discussion
Application: Madison to Seneca Lid Segment
Existing Freeway Constraints

- Construction considerations (overhangs and ramps)
- Vertical clearance
The Lid ‘Edges’

- Freeway Park; possible historic landmark
- Integration of lid edges to street level
- Lid use considerations
- Ramp connections, reconstruction, or re-location of access
Constructability

- Intermediate piers
- Wall abutment support through driven piles or drilled shafts (load on existing walls along 6th Avenue and Hubbell Place)
- Temporary impacts
Small Group Discussion

- Work in 3-4 groups of 5 people
- Use the discussion questions and materials at your table
- Each table will have a facilitator
- Urban, economic and technical resource staff will float between groups
- 45 minutes for discussion and 15 minutes for group report out
Public Comment
Meeting Close

• Closing remarks
• Next steps and action items