



1305 STEWART PUBLIC BENEFITS REVIEW

presentation agenda

01. Public Trust Summary +

02. Community Outreach & Outcomes

03. Public Benefit Review

Public Trust Summary +

01.

public trust comments - 05/05/2023 meeting

- Revise the public outreach strategy to include **more substantial engagement** with nearby developments including YouthCare, Melrose Promenade groups, Mirabella (seniors), Cascadia childcare, Immanuel Lutheran, and Cascade neighborhood, including options to enhance safety measures for children and seniors.
- **Coordinate with DSA** (Downtown Seattle Association) and ranger staff.
- Consider including funding and **support for active programming** to encourage and ensure the activation of the proposed open spaces.
- Continue to **prioritize lighting** considerations for the project.
- **Activate the facade along Eastlake** to enhance the streetscape.
- **Review truck circulation** and make necessary adjustments.
- Reduce the height and width of the **parking/loading access to the minimum** needed for access.
- Ensure that the **public realm maintains a distinct and inclusive identity**, separate from the private open space.
- Explore opportunities to **lighten the massing of the buildings** to create a more open and inviting atmosphere.
- Collaborate with SDOT on the design of the **south crossing of Stewart**.
- Incorporate **equity considerations** into the design of public space.
- Address **fire department access requirements** to ensure safety and compliance.

SDOT Public Space Mngt & DSA - 05/31/2023 meeting

SDC Comment:

Coordinate with [Downtown Seattle Association](#) and ranger staff.

- For the foundation of a good public space the most consistent thing is a [space for daily life](#), like eating lunch outside, non-mandatory meetings, passive activities. This doesn't require a dedicated staff. Of primary importance is the foundational quality of the space and that it is [comfortable and proximate, predictable and routine](#) making it a reliable amenity.
- Need [realistic site programming](#) for this location to attract people on a regular basis.
- [Consider site slopes for programming](#). Need a flat(ish) site for pickleball and flat enough for movable seating. Scrabble, chess could work. Foodtrucks require electricity and water.
- [Consider sound mitigation](#) due to the proximity to the overpass and freeway b/c people don't linger as long next to arterials.
- Other ideas: [charging needs for micro-mobility, weather protection, welcoming lights, furniture](#)

EDG 3 Guidance - 07/19/2023 meeting

- Received unanimous approval.
- Noted particular support for the generously scaled plaza areas and significant number of built-in seating areas.
- Eastlake: Agreed that Eastlake was the appropriate location for building services and their associated blank walls.
 - Suggested facade lighting at pedestrian level along Eastlake
 - Suggested non-deciduous conifer tree along Eastlake
- Do more with Lower Denny Way's surfacing and planting to make it feel less utilitarian and more pedestrian.
 - Action: working with Seattle Fire Department to determine access requirements
 - Action: working with SDOT to determine if street light poles are required in addition to pedestrian lights.

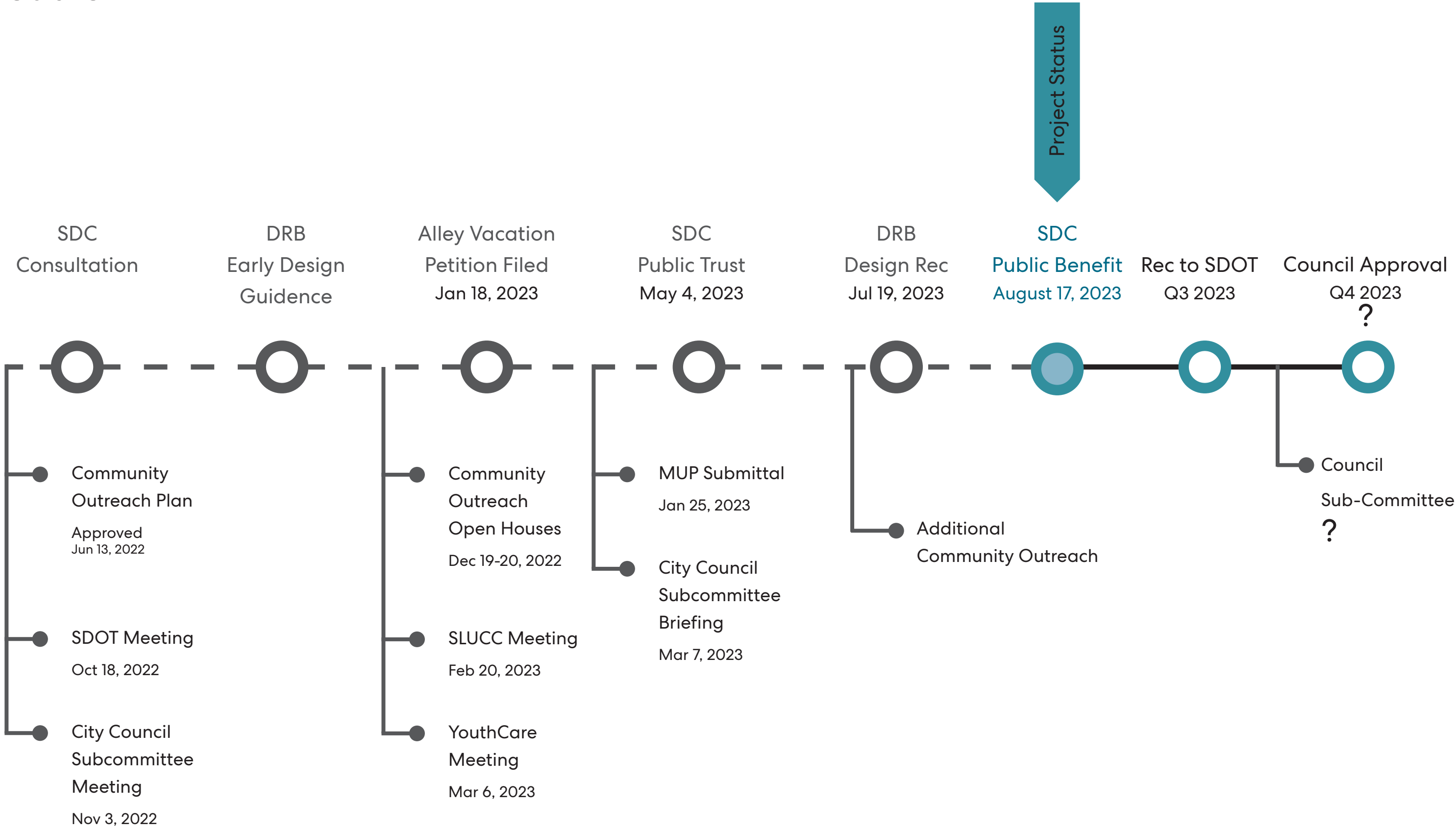
60% SIP Design Guidance - 08/03/2023 meeting

SDC Comment:

Collaborate with SDOT on the design of the south crossing of Stewart.

- Work with SPU and Traffic Operations on feasibility of trench drain in the Stewart Street ROW
- Ensure required clearances between utilities, light poles, pedestrian poles, furnishing, and trees are dimensioned on plans.
- Review grading and drainage of Lower Denny Way given the curbless street design. Graded like an alley but functioning as a sidewalk.
- Ensure maintenance access to pedestrian poles along Eastlake by shifting them closer to the curb. (Additional sidewalk lighting to be provided from downlights mounted on the building facade).
- 4' wide paths every 20' on Eastlake in planter for parking
- Coordinate channelization of Eastlake with King County Metro Bike Lane project to the north.
- Maintain firetruck access to Lower Denny Way with removable bollard protection. 20' clear with 3' clear of structures on either side of access aisle.
- Replace companion ramps if not up to code at improved intersections
- Add new streetlight and traffic signal conduit and handholes for the entire length of Stewart St. Add pedestrian push button at Stewart/Denny to align with new ADA ramps.

schedule

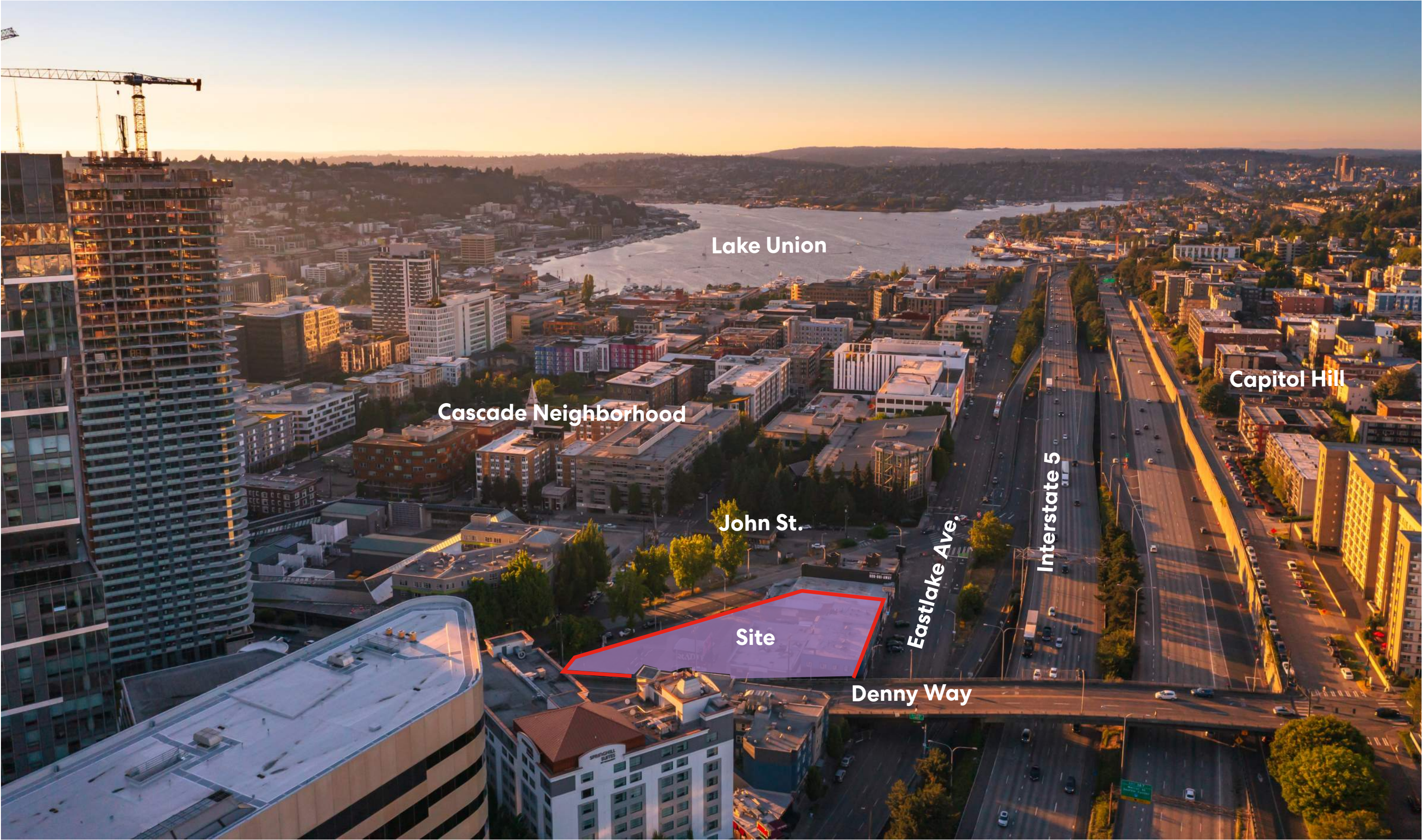




site context

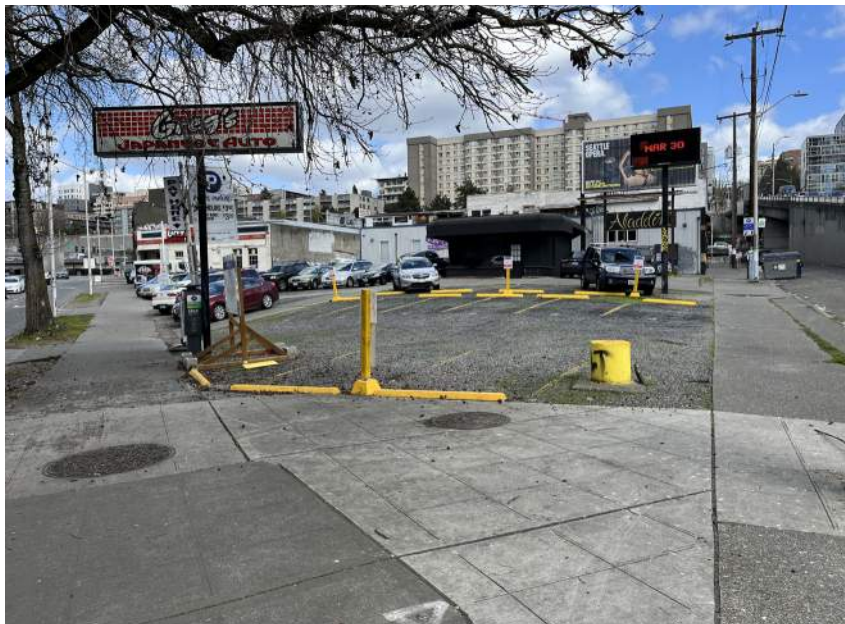


site context



parcels within the property line

existing conditions



① **1305 Stewart Street**
Parcel #: 684970-0305
Present Use: parking lot with retail store



② **101 Eastlake Avenue East**
Parcel #: 684970-0325
Present Use: music venue and offices

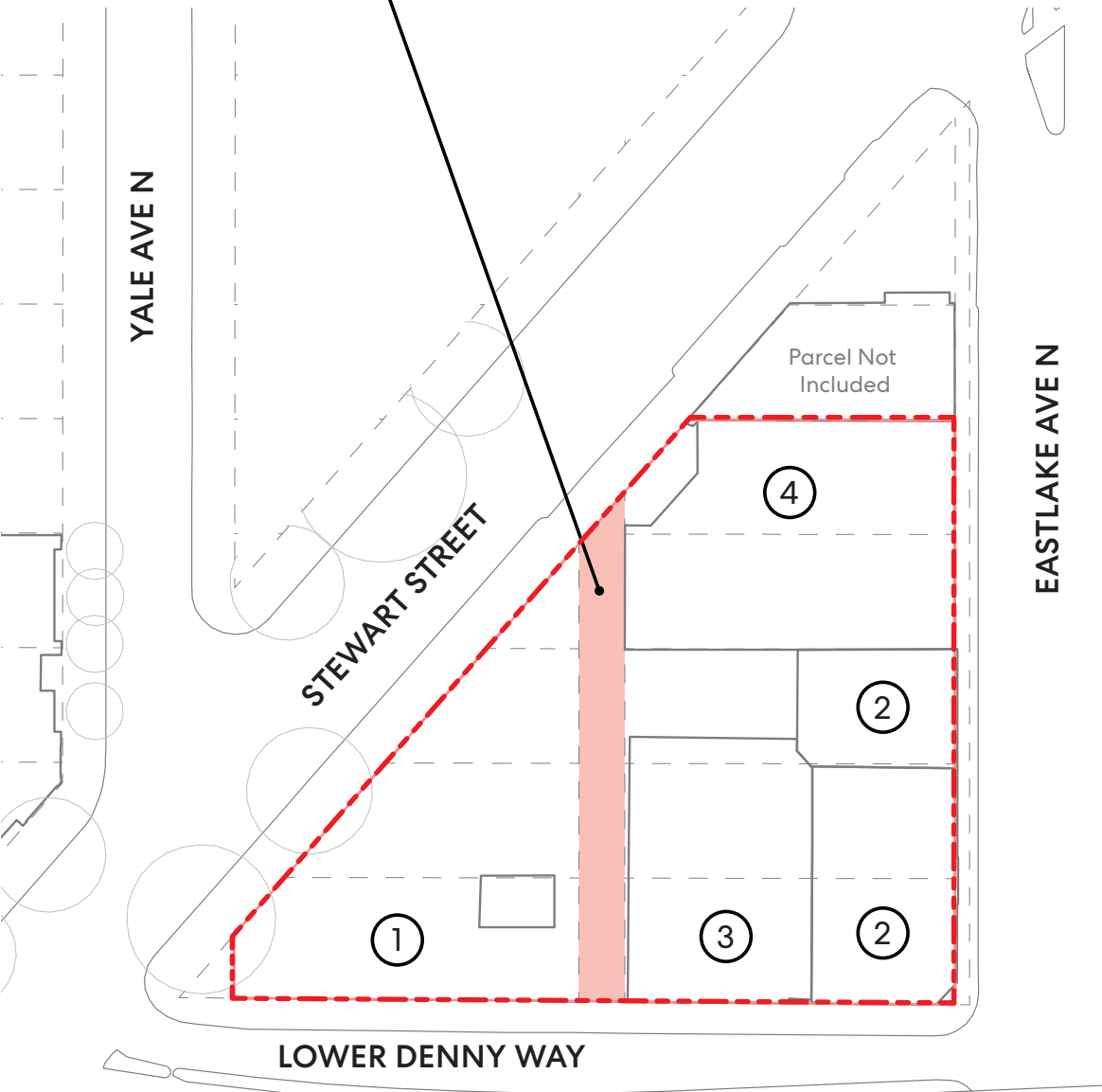


③ **1314 Denny Way**
Parcel #: 684970-0326
Present Use: office building



④ **1331 Stewart Street**
Parcel #: 684970-0340
Present Use: automobile service

proposed alley vacation
2,698 sf



Lower Denny Way

existing conditions

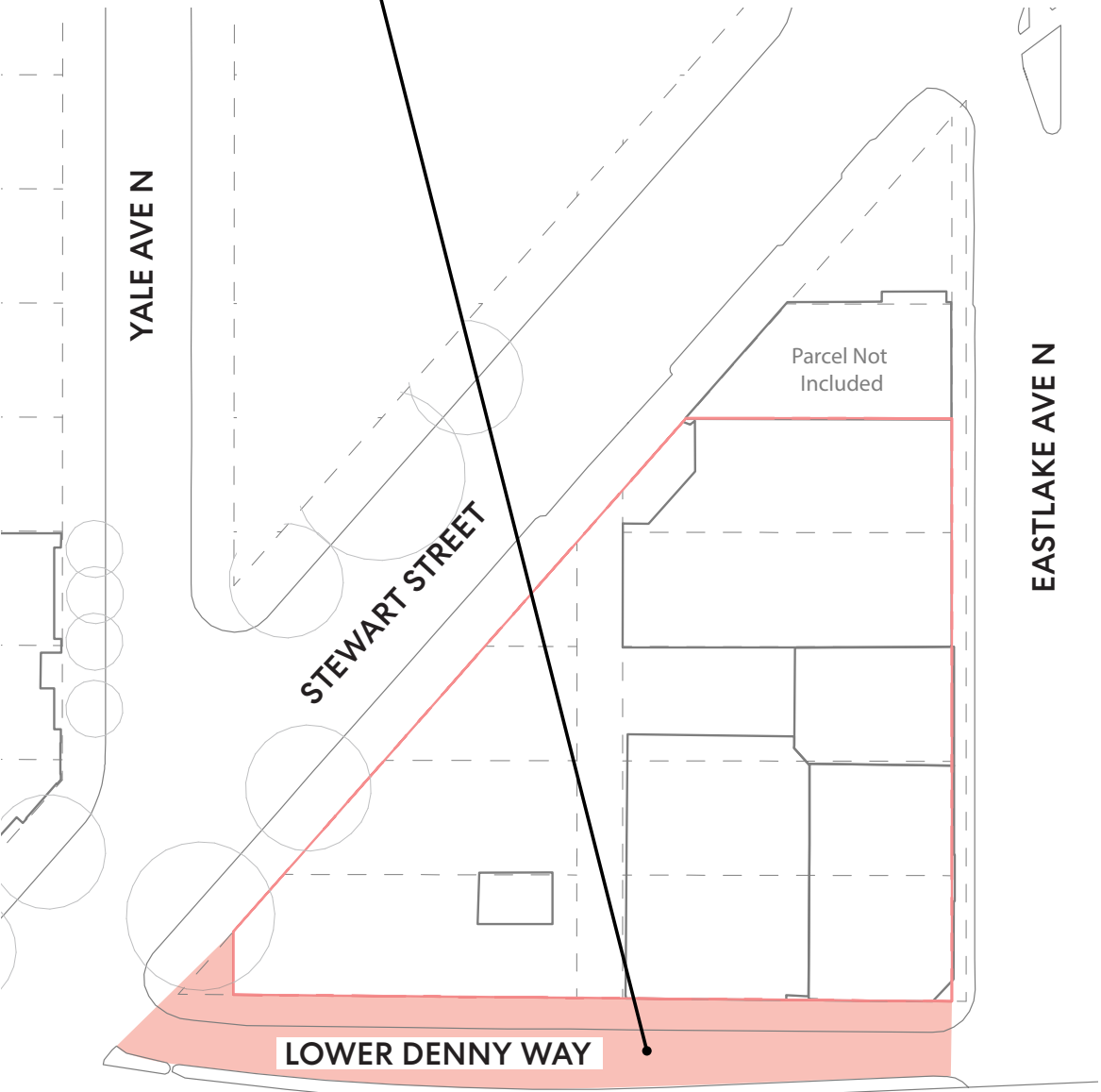


view east



view west

Lower Denny Way (existing ROW to remain)
8,940 sf

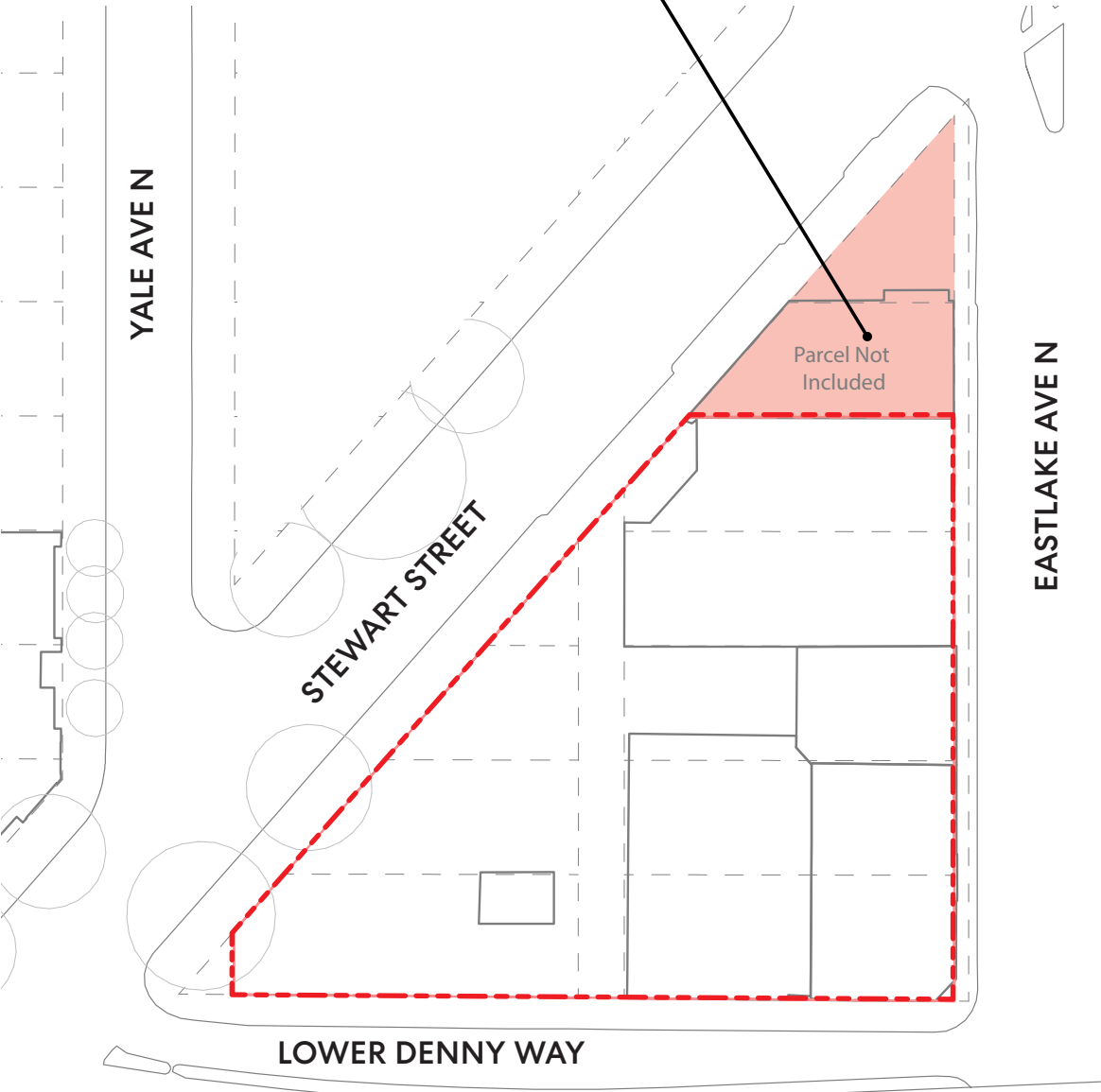


1333 Stewart St

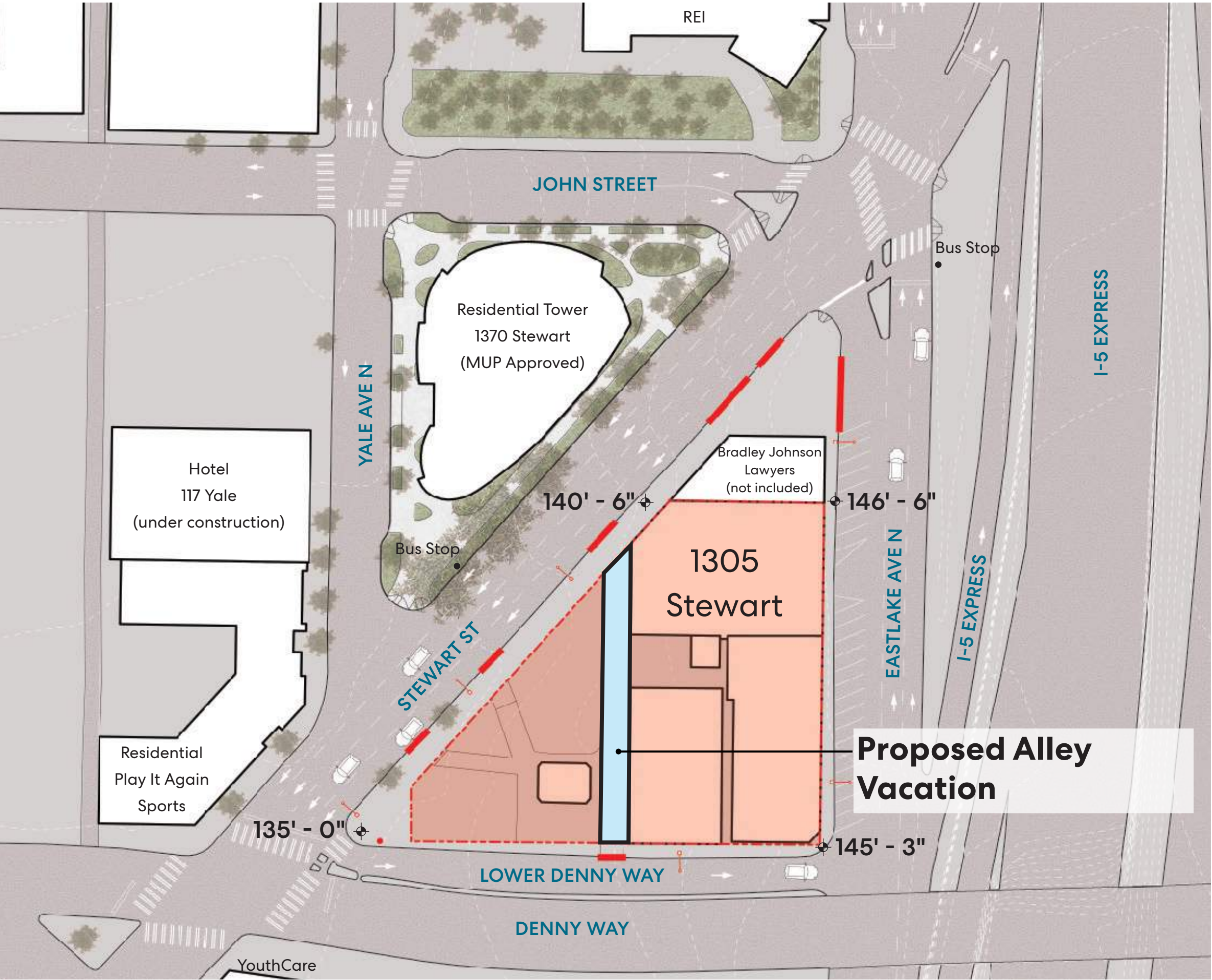
existing conditions



1333 Stewart St



existing context & alley



LEGEND

- Property line
- Existing curb cut

site plan

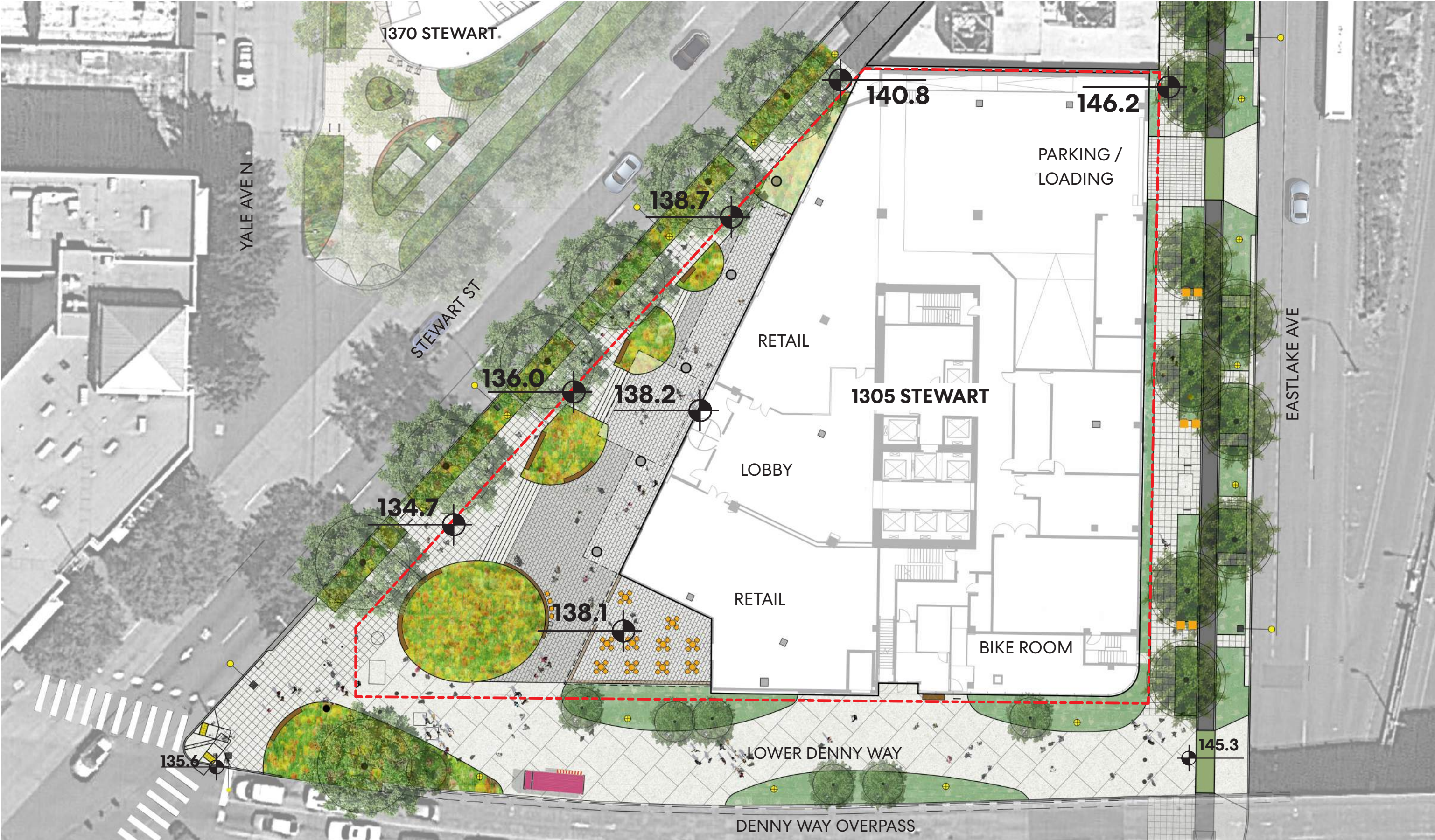
SDC Comment:
Ensure that the **public realm maintains a distinct and inclusive identity**, separate from the private open space

LEGEND

- Property line
- ① Retail terrace
- ② Lobby entry
- ③ Community Storage Room
- ④ Pedestrian street
- ⑤ Bridge mural
- ⑥ New curb ramps and crosswalk
- ⑦ Stewart St planting and site furnishings
- ⑧ Eastlake Ave plantings, site furnishings, and protected bike lane
- ⑨ Driveway for parking / loading / waste
- ⑩ Driveway bollards
- ⑪ Stormwater rain garden

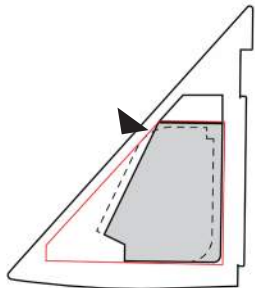


site plan



street edges

Stewart St - existing (facing southwest)

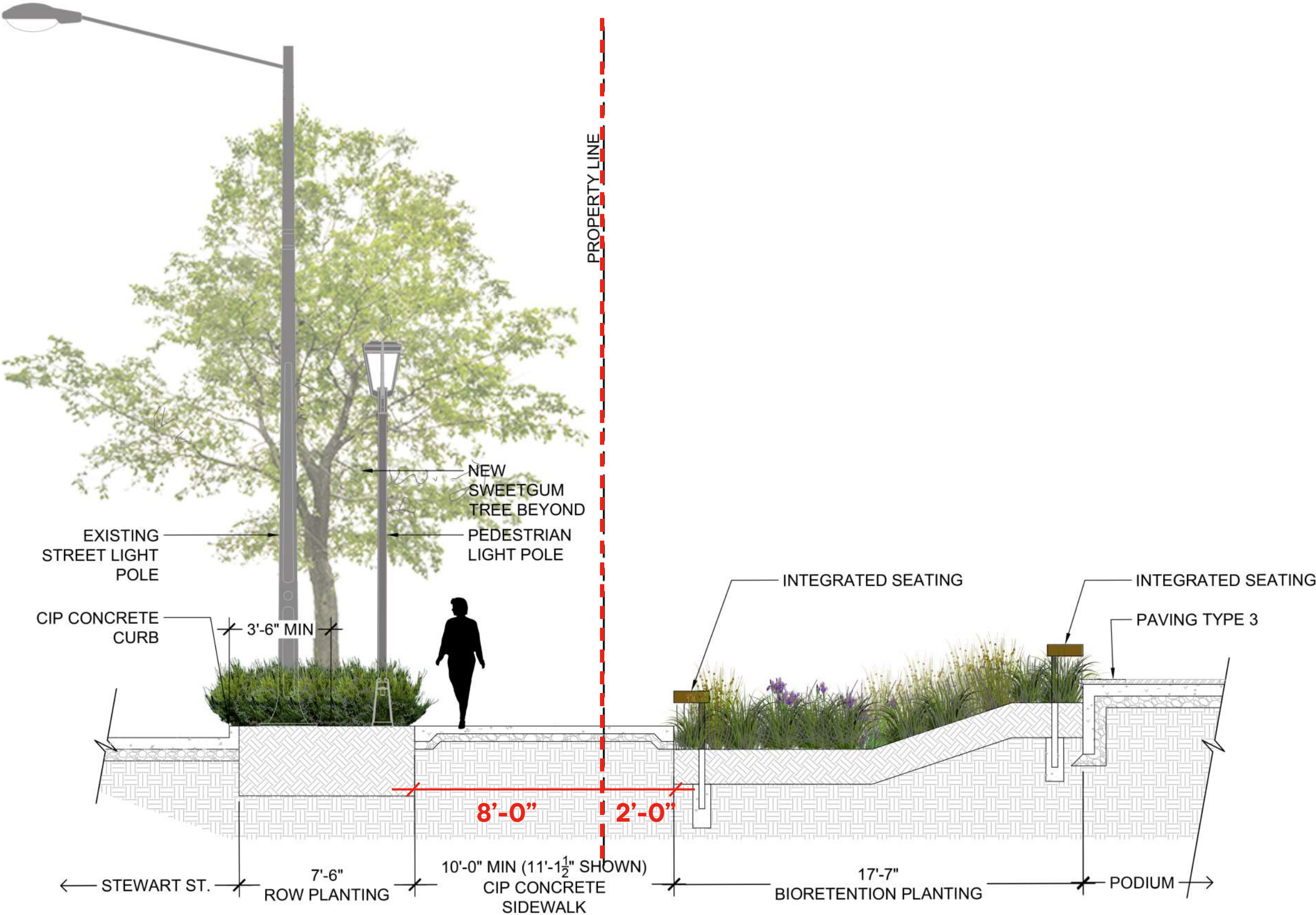
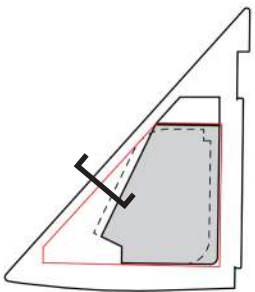


Stewart St - proposed (facing southwest)

SDC Comment:
Public realm maintains a **distinct and inclusive identity**, separate from the private open space.



Stewart St - section



Stewart St - proposed (facing southwest)



Stewart St - proposed



Stewart St - proposed



hardscape & furniture palette



Sidewalks: SDOT Standard ROW



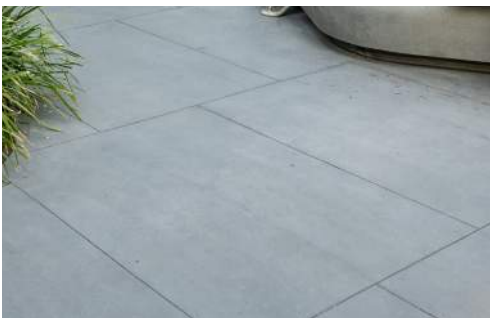
Stairs: Precast Concrete Stair Treads



Podium Paving: 2' x 1' Concrete Unit



Bike Lane: Asphalt with 6" Flush



Lower Denny Way: Concrete Paving, Integral Color, Saw-cut Joints,



Fixed Linear Benches: Precast Concrete Seat, Painted Steel Supports w/



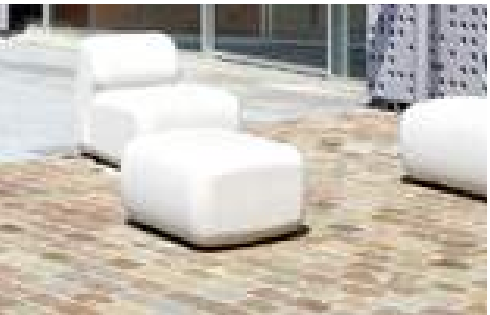
Fixed Linear Drink Rails: Precast Concrete Top Rail, Painted Steel Supports w/



Painted Steel Handrail with Integrated Lighting



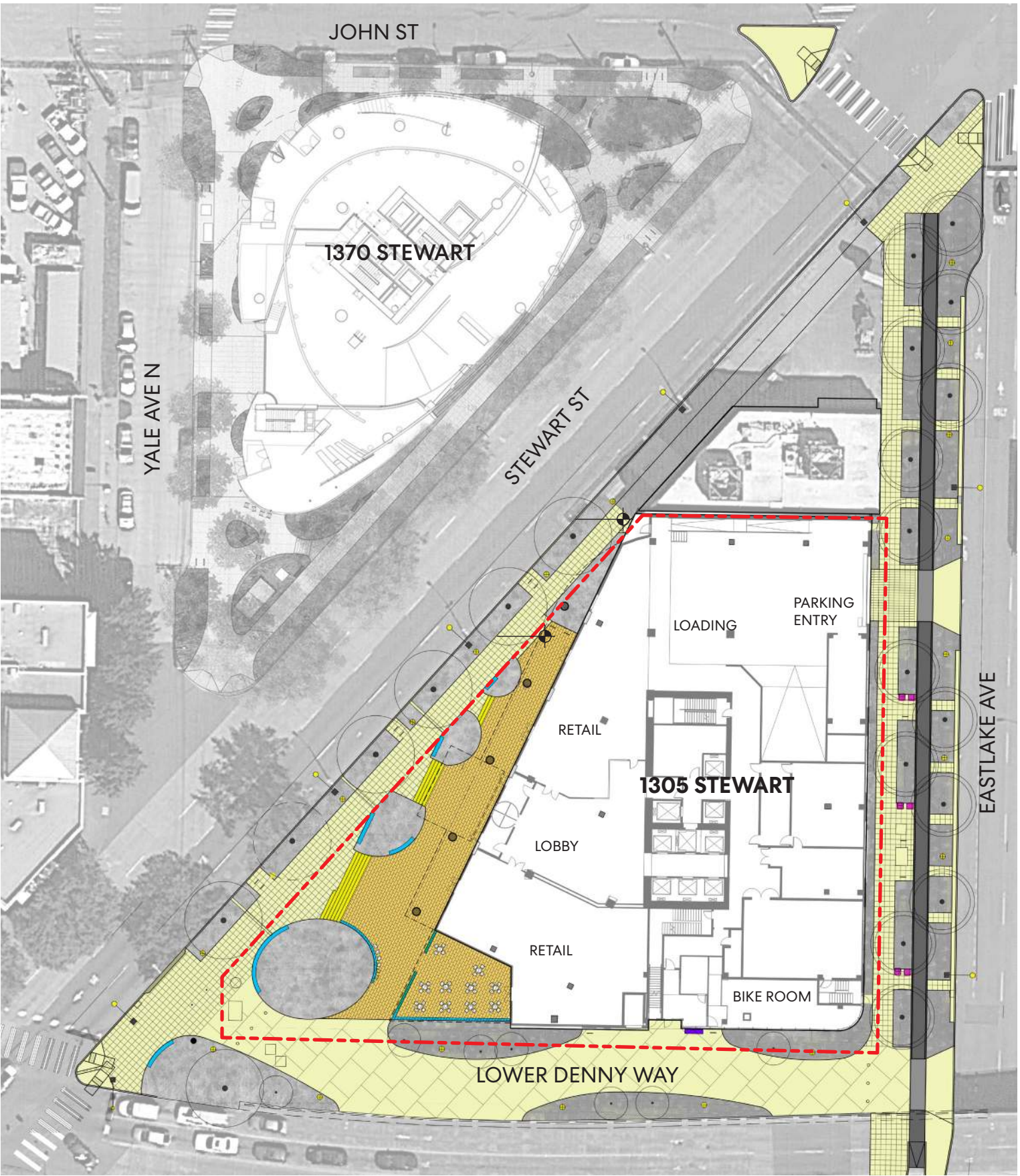
Fixed Bench: Strata Beam Bench by Landscape Forms, 31" length



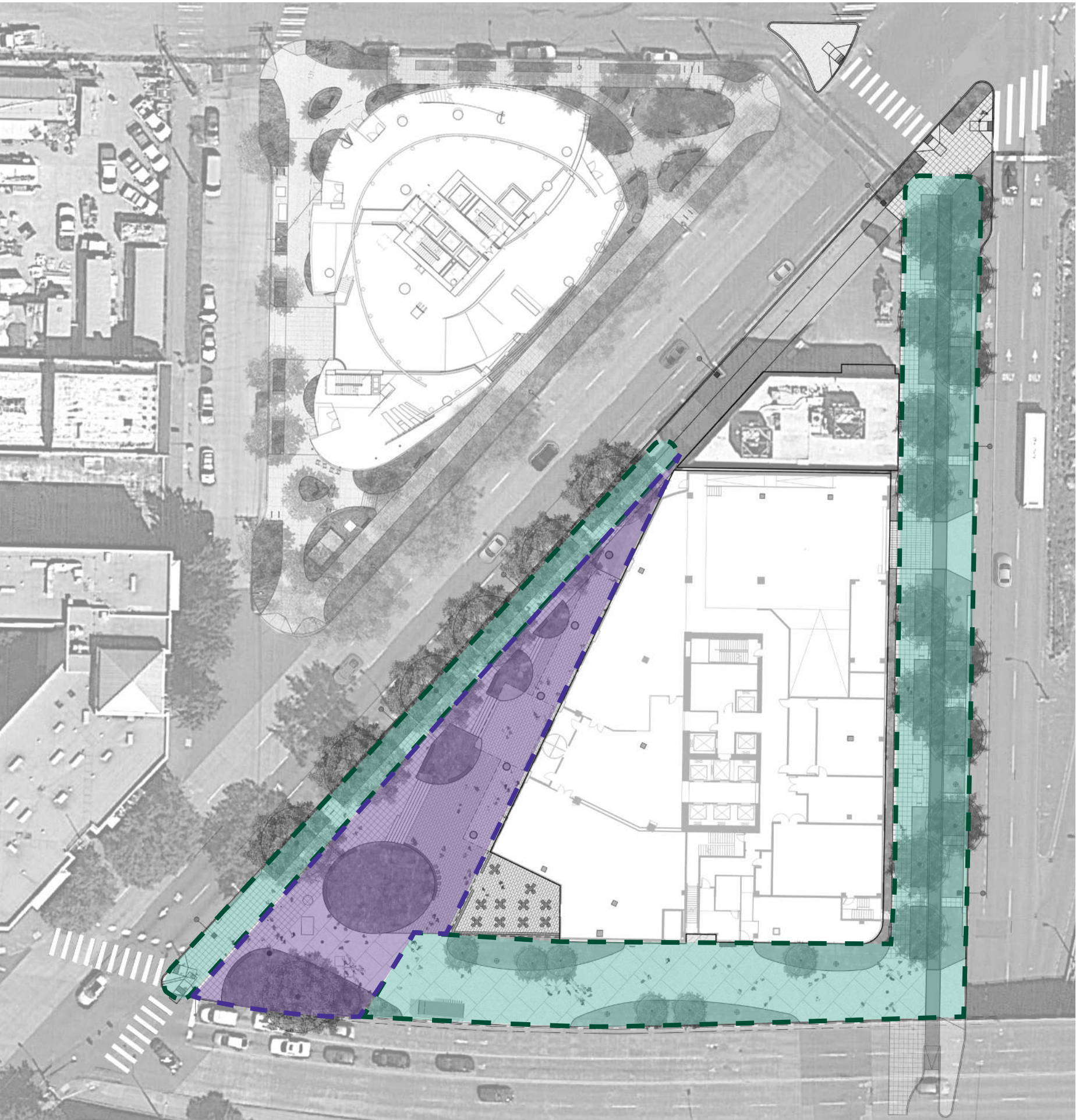
Fixed Bench: Fortunato by Landscape Forms, 30" length





Bike Racks: Tofino by Sportworks



lighting design



LEGEND

-  SCL pedestrian post-top for added illumination to sidewalk and bike path
-  Feature self-lit handrails at stairs leading to linear canopy lighting and highlighted columns and pilasters under-bench and drink rail lighting with marker light edging


lighting design

SDC Comment:
Continue to **prioritize lighting** considerations for the project.


LEGEND

- ①

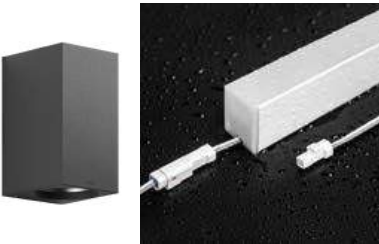
SCL STANDARD POST-TOP 'URBANSCAPE MARINA' TO PROVIDE BASE LEVEL OF PEDESTRIAN AND BIKE PATH ILLUMINATION


- ②


WALL-MOUNT DOWN FIXTURES TO ILLUMINATE THE SIDEWALK AND FACADE AT EYE LEVEL


- ③


WALL-MOUNT UP/DOWN FIXTURES ON COLUMNS AND MATCHING PILASTERS TO CREATE PATTERN AND RHYTHM; LINEAR DOWNLIGHT INTEGRATED INTO GLASS CANOPY STRUCTURE TO CREATE 'WELCOME MAT' AT MAIN ENTRY

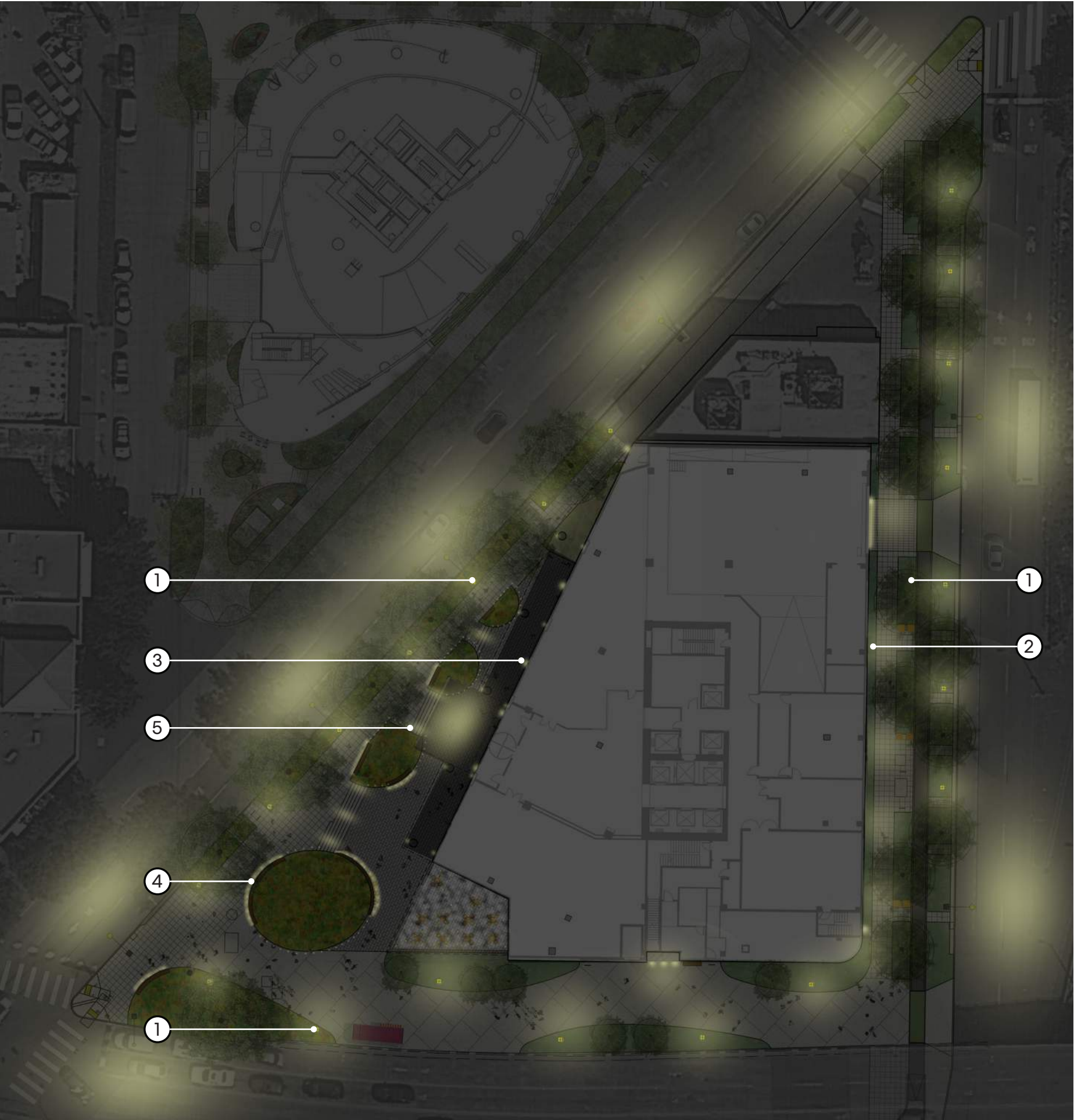

- ④

OUTDOOR RATED LED TAPE LIGHT USED TO CREATE HALO BENEATH BENCHES AND DRINK RAIL


- ⑤

SELF-ILLUMINATED HANDRAILS AT STEPS UP TO PLAZA LEVEL ENSURE WELL-LIT ACCESS





building massing

SDC Comment:
Explore opportunities to **lighten the massing of the buildings** to create a more open and inviting atmosphere.



building massing



Community Outreach & Outcomes

02.

door to door outreach

SDC Comment:
Revise the public outreach strategy to include more substantial engagement with nearby developments

Who we contacted:

- 24 Hour Fitness
- Alley South Lake Union
- Amazon Mayday
- Arion Court
- Balfour Place
- Bloom
- Clear Hearing & Audiology
- David Colwell Building
- DESC 1811 Eastlake
- Espresso Vivace
- Feathered Friends
- Fresh Deli & Mart
- GolfTec
- GoPT Physical Therapy
- Kinects Tower
- Kremwork
- MetPark East
- MetPark North
- Nexus Seattle
- Paramount Dental Center
- Play It Again Sports
- Razzi’s Pizzeria
- Seattle’s Best Karaoke
- Seven-Eleven
- Shred 4|15

Design related comments:

- Safety & Security. One community member noted that it’s important to have lighting and security measures in the public space, as the area around the freeway can be dangerous.
- Usage. One community member inquired about using the vacated space when they have larger than normal gatherings by the community pea patch.

Non-design-related comments:

- Location. Community members inquired where the building is located, where the alley that’s being vacated is located, what the building will be used for, when it will be constructed, and what the building height will be. One community member expressed concern that the building will block light for neighbors to the south.
- Retail. One community member inquired what kind of retail will be in the new building.
- Existing Tenants. One community member expressed support for the existing tenants to be relocating.

Miscellaneous comments:

- Support. One community member expressed support for making improvements in the neighborhood. Another community member expressed appreciation for future use of the public space.
- Outreach. One community member thanked the outreach team for providing the opportunity to provide feedback.
- Other. One community member inquired whether they can leave their cards in the lobby.

community outreach + outcomes

South Lake Union Community Council (February 21, 2023, virtual meeting)

- Highly supportive of improving a major gateway into the city and improving pedestrian and bike safety and connections
- Confirmed all loading/trash/recycle is happening at a single access point off Eastlake inside the building
- **Outcome:** Confirmed project design and direction.

Seattle Neighborhood Greenways (Gordon Padelford and Mark Ostrow)

- Advocated for supporting Thomas Street improvements
- Do not think improvement to lower Denny Way will be utilized
- **Outcome:** Continue to focus on improving public safety and developing connections to adjacent facilities and corridors.

Transportation Choices Coalition (April 20, 2023, virtual meeting with Alex Hudson in her personal capacity)

- Curbless streets have not been done well to date, supports a more pedestrian focused type of street.
- Lighting is very important to transit users in the neighborhood (Alex Hudson uses the bus stop fronting 1370 Stewart). Better lighting along Eastlake, Lower Denny and under bridge.
- Supportive of safety improvements for pedestrians
- **Outcome:** Focus on transit riders needs to include well-lit sidewalks and safe crossings of arterial streets.

Mirabella (June 16, 2023, virtual meeting with Travis Duncan, Ruth Benfield, and John Pehrson)

Highly supportive of the project.

- YouthCare is very important to them, as they are a top partner in the neighborhood.
- **Outcome:** Continue to work with YouthCare.

community outreach + outcomes

YouthCare (February 6, and June 29, 2023, virtual meeting with staff and board members)

- Lighting is important, as many of their clients use nearby transit and Eastlake feels unsafe at night
- YouthCare is expanding in Capitol Hill at Broadway and Pine, they are currently working with Urban Artworks on this project
- Good potential for seasonal use of Lower Denny Way with access to power and storage room.
- **Outcome:** Design team to serve lunch at Orion Center followed by a community meeting with young adult clients on 9/11/23. Plan to review design and integrate feedback. Urban Artworks kick-off meeting on 8/10/23 to engage YouthCare clients in development of murals at Lower Denny Way.

Immanuel Lutheran Church (June 15, 2023, virtual meeting with Pastor Priscilla Paris-Austin and Candi Olson)

- Asked for developer's support for Cascade neighborhood initiative for Tiny Houses on vacant property at John Street and Yale Ave.
- Highly supportive of programming Lower Denny Way with food trucks, noting lack of food trucks west of Fairview.
- Advised that programming be child-friendly, but not child-focused; lean more towards young adult / adult community building.
- Noted that Lower Denny offers a paved, flexible space with power and water that does not exist elsewhere in the neighborhood; potential to be used occasionally in summer for outdoor worship.
- **Outcome:** Project to support Immanuel Lutheran's Food Bank with periodic food drives from tenants. Immanuel Lutheran to share deck with council members for additional feedback and follow-up with project team for an ongoing relationship.

Cascade Neighborhood Council (June 21, 2023, in person meeting at the CNC monthly meeting hosted by co-chairs Kim Johnson and Candi Wilvang)

- CNC lacks consistent space for outdoor seasonal events.
- Offered ideas such as an Art Walk, Ping Pong, Mini Golf, Concerts, Solar Power Cell Phone Charger, Methane Dog Poo Light at the new proposed site.
- Offered CNC sustainable guidelines developed in 1997 for consideration.
- **Outcome:** Agreed to meet again late summer and before SDC Public Benefits meeting.

YMCA Bold & Gold (June 27, 2023, Geoff Eseltine, Director of Outdoor Research and Corin Eckley, Program Director)

- Potential use of Lower Denny Way for larger than normal or different gatherings that in the Cascade Park
- **Outcome:** YMCA to discuss potential uses of the site.

equity considerations - Racial Equity Toolkit

SDC Comment:

Incorporate **equity considerations** into the design of public space.

Step 1: Set Outcomes

- Racial equity opportunity areas: Community Development and Environment

Step 2: Involve Stakeholders + Analyze Data

- **Stakeholder concerns:** loss of housing in Cascade neighborhood, lack of food support for non-youth, pedestrian safety and lighting, desire for flexible outdoor paved space for specific community events.

Step 3: Determine Benefit and/or Burden

- Acknowledge a potential unintended consequence of development is an increase in neighborhood gentrification
 - **Design team prioritized community outreach** to anchor project's design in the expressed desires and experiences of the existing community surrounding our site.
 - Client **supports any nearby Tiny Housing initiatives** & host **periodic food drives** for Immanuel Lutheran's food bank.
 - **Pedestrian safety improvements** at intersections, Lower Denny Way **public space, protected bike lane, public art and community storage room.**
 - Project will improve lighting and provide significant planting areas which improve safety and the environment.

Step 4: Advance Opportunity or Minimize Harm

- Program Strategies: Stakeholders have expressed interest in **using Lower Denny Way for seasonal outdoor worship and an art walk.**
- Partnership Strategies: **Long term project partnerships** with key neighborhood stakeholders: CNC, Immanuel Lutheran, and YouthCare.

Step 5: Evaluate. Raise Racial Awareness. Be Accountable

- Retain stakeholder participation through continued use of Lower Denny Way and storage space.

Step 6: Report Back

equity considerations - public use

Safe crossing



Passage of bikes & people



Retail and seating



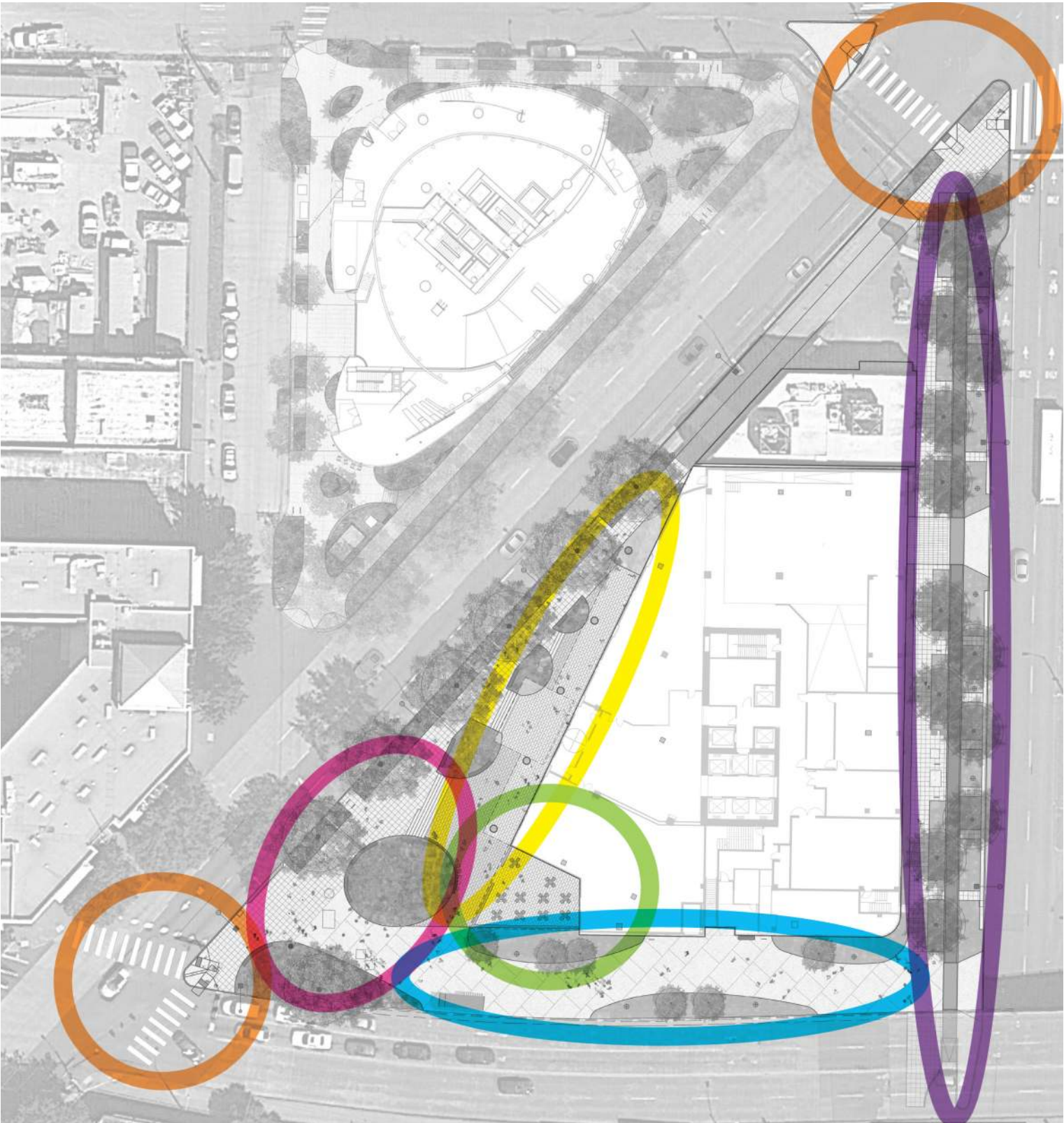
Food & beverage seating



Public seating & gathering



Soft programming, art

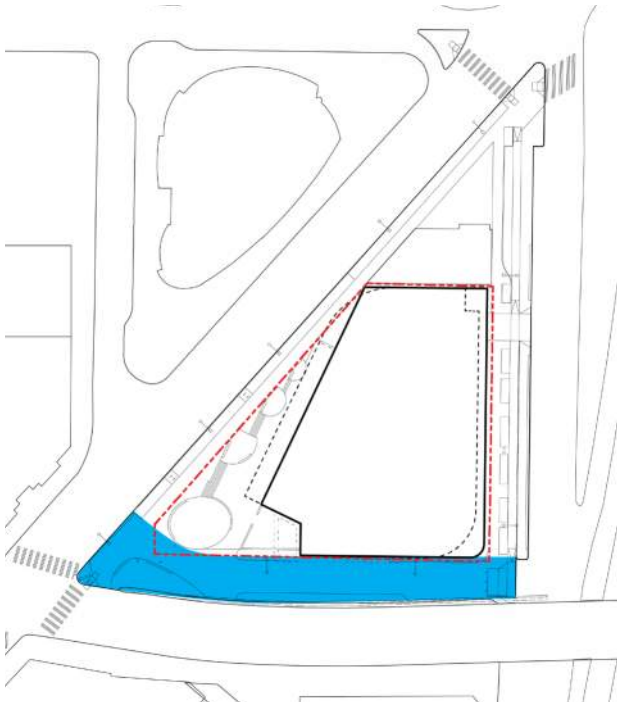


Public Benefit Review

03.

public benefits

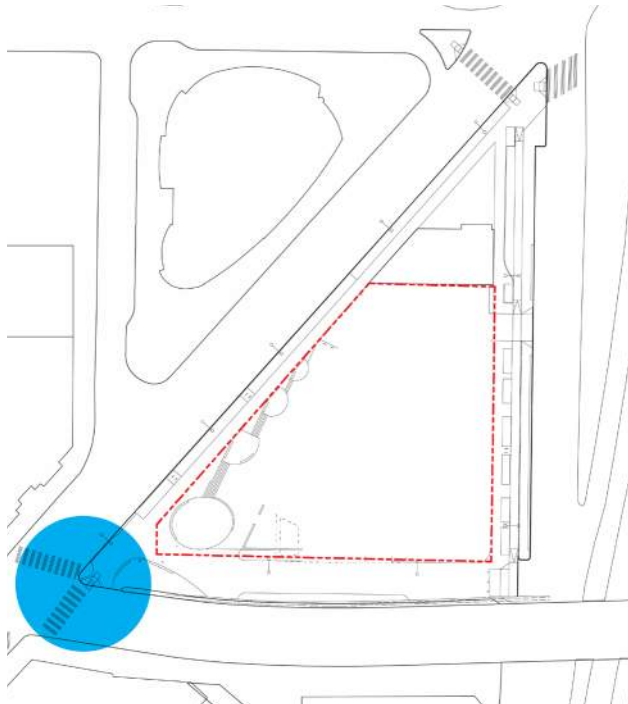
overview



① Lower Denny Pedestrian Street



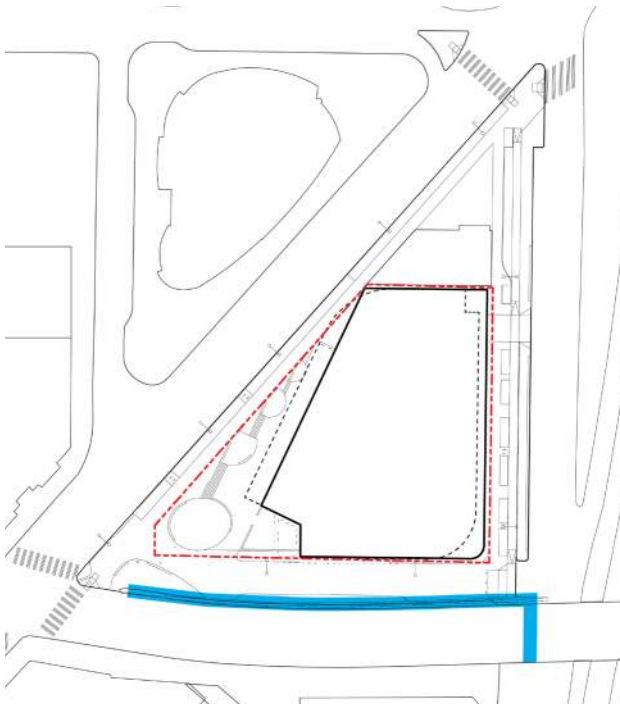
② Property Dedication



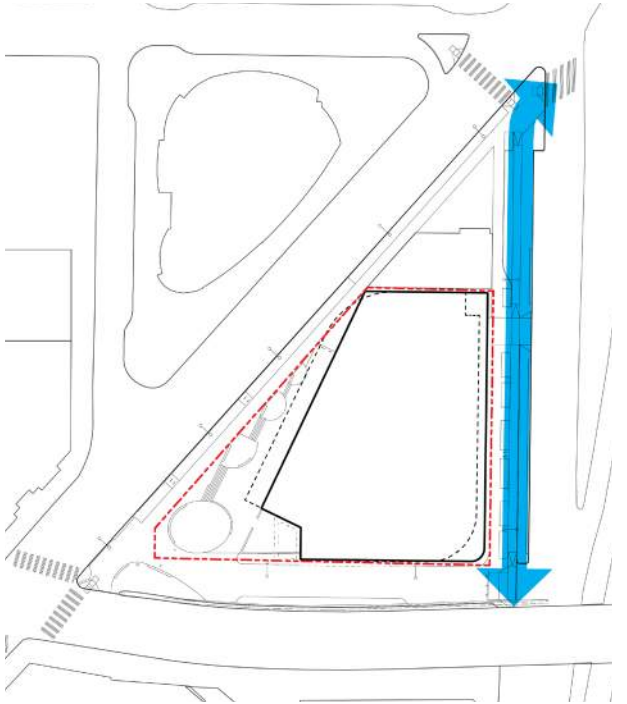
③ Pedestrian Crossing at Stewart/Denny



④ Storage Room



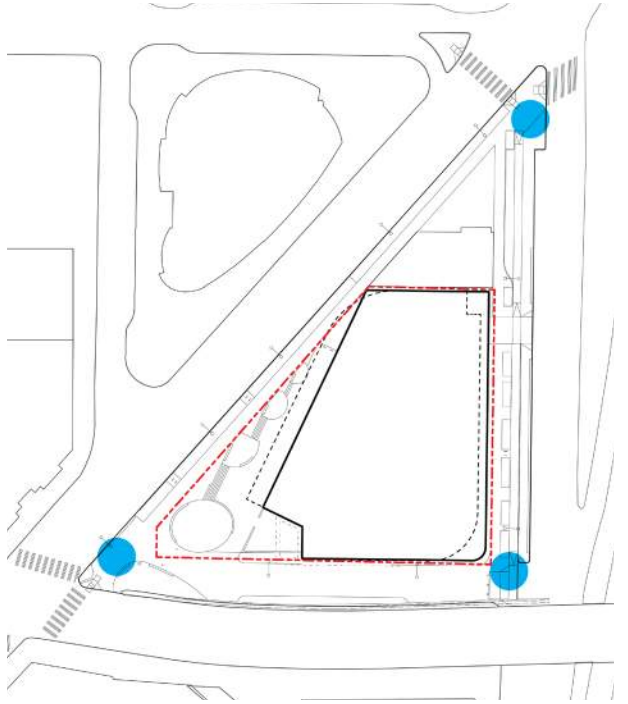
⑤ Mural at Denny Way Overpass



⑥ Eastlake Ave Improvements



⑦ Pedestrian Crossing at Stewart/Eastlake

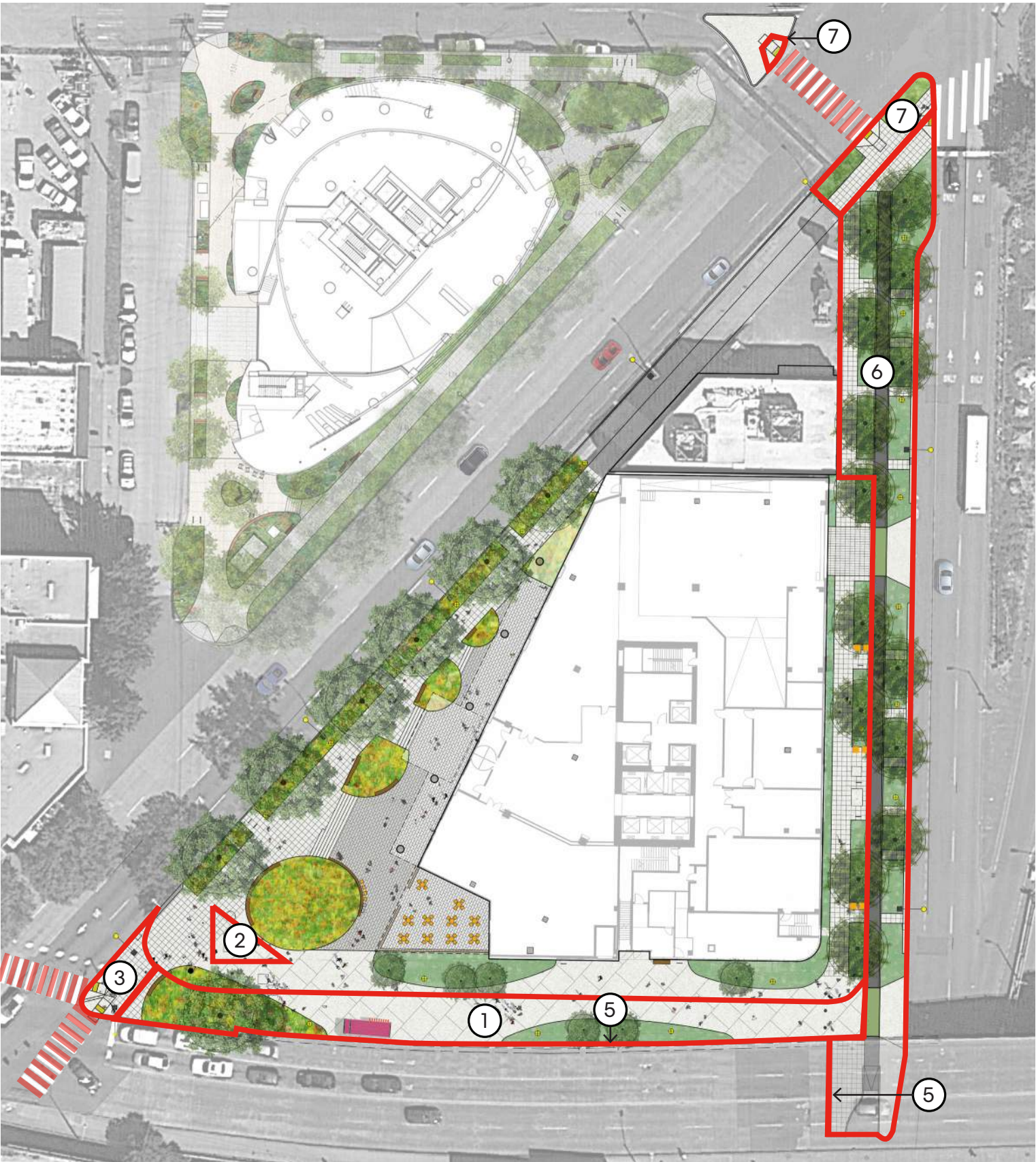
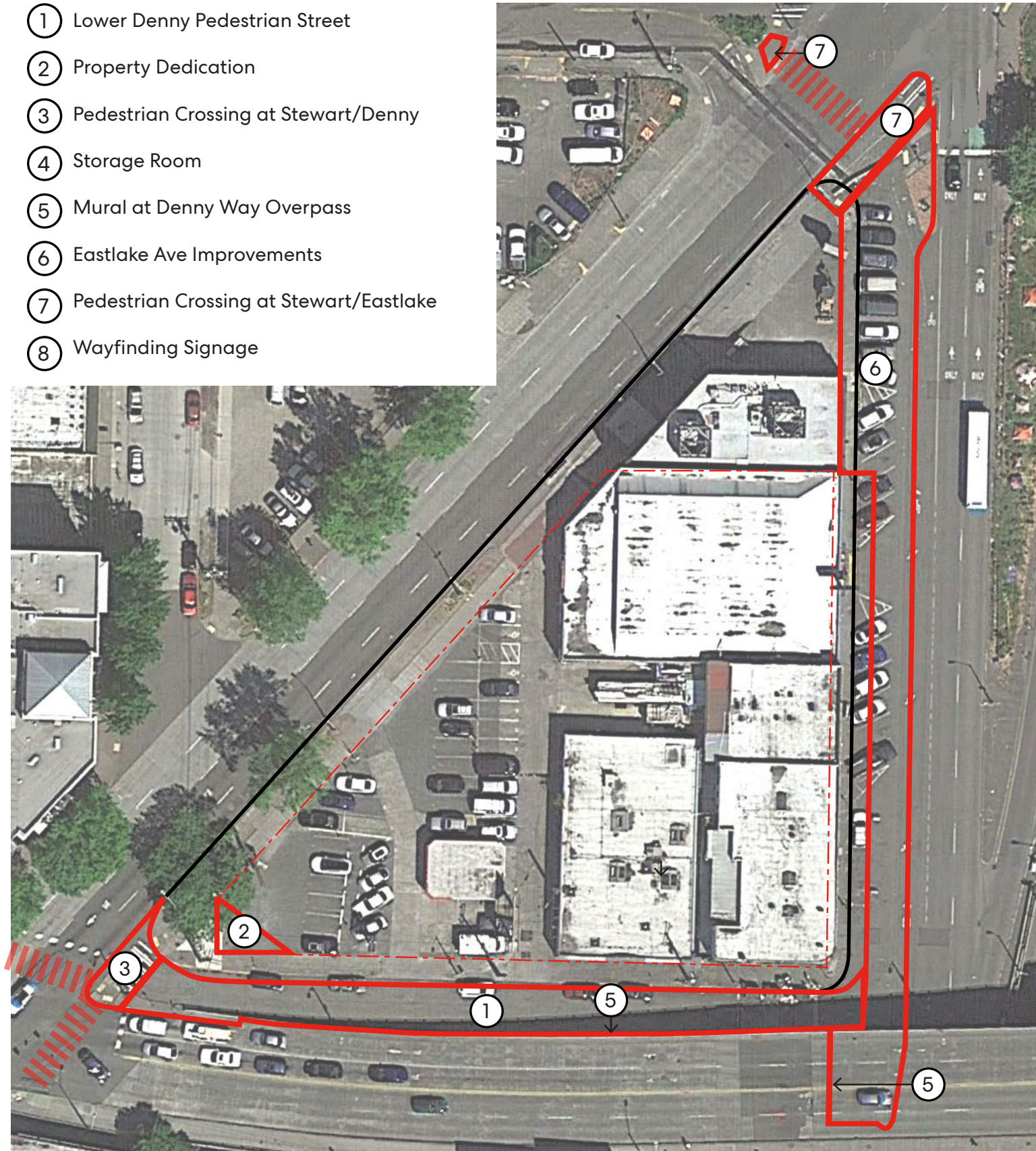


⑧ Wayfinding Signage

public benefits

overview

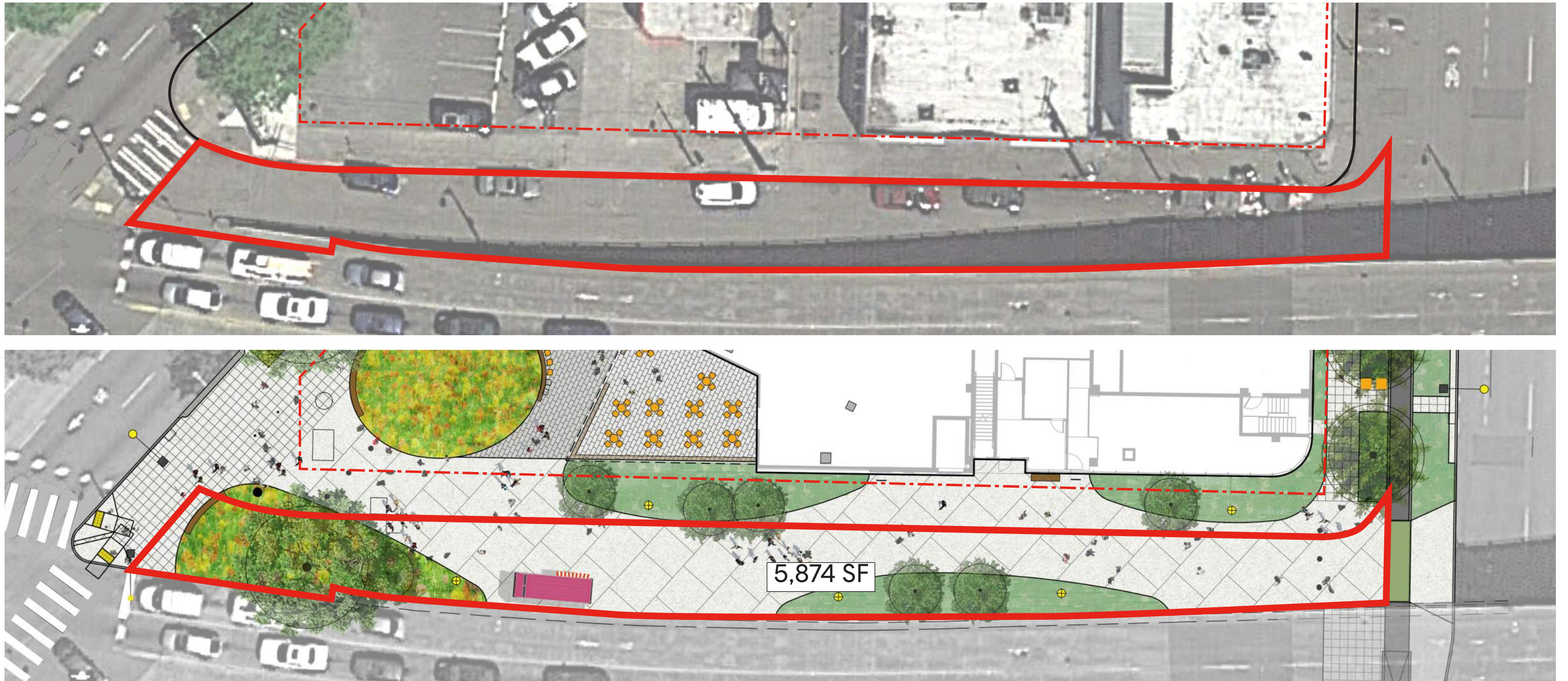
- ① Lower Denny Pedestrian Street
- ② Property Dedication
- ③ Pedestrian Crossing at Stewart/Denny
- ④ Storage Room
- ⑤ Mural at Denny Way Overpass
- ⑥ Eastlake Ave Improvements
- ⑦ Pedestrian Crossing at Stewart/Eastlake
- ⑧ Wayfinding Signage



① Lower Denny Way pedestrian street

SDC Comment:

Consider including funding and **support for active programming** to encourage and ensure the activation of the proposed open spaces.



Lower Denny Way pedestrian street

Description:

- Conversion of Lower Denny Way right-of-way into a pedestrian street with restricted access to emergency and maintenance vehicles only.

Who we are working with + approvals:

- SDOT and Seattle Fire Department regarding access and design.
- YouthCare, Cascade Neighborhood Council, Immanuel Lutheran Church, YMCA at Cascade Park (Bold & Gold program) strong potential for seasonal use.

Metrics:

- 5,874 sf of new sidewalk and planting area
- 8 pedestrian scale light fixtures
- Power outlets for event use
- 18 lf seating
- Removable bollards at each end of street

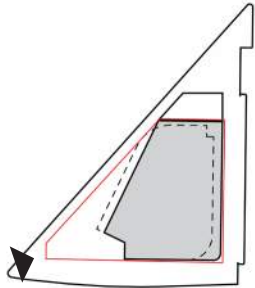
Lower Denny Way - proposed (looking west)



community
access point

glazing at
bike room

Lower Denny Way - existing (looking east)



Lower Denny Way - proposed



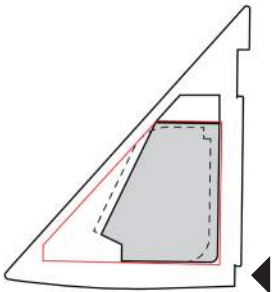
Lower Denny Way - proposed



Lower Denny Way - proposed



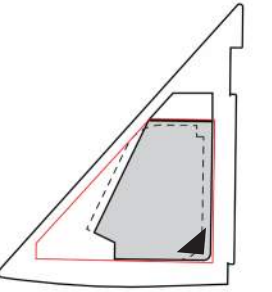
Lower Denny Way - existing (looking west)



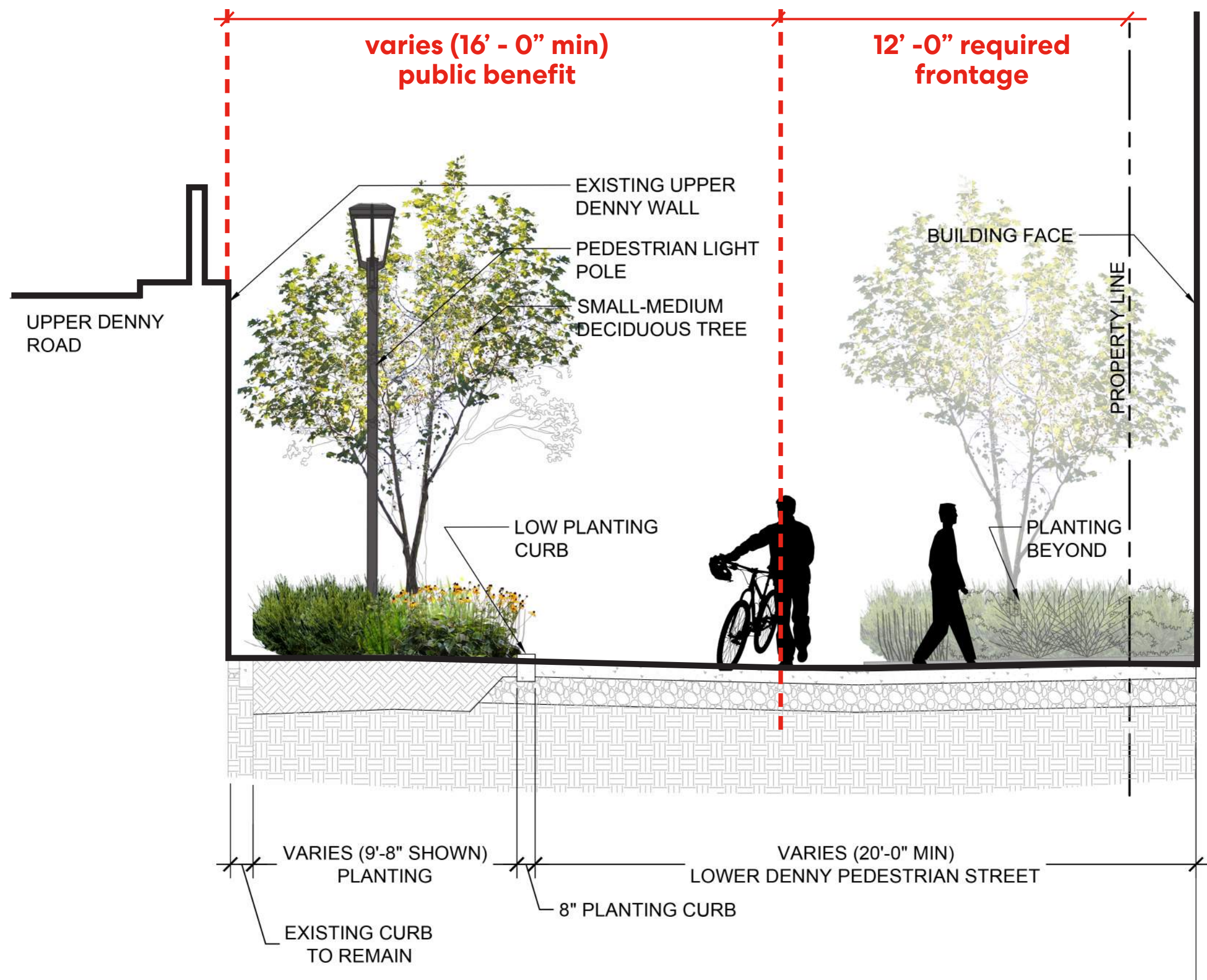
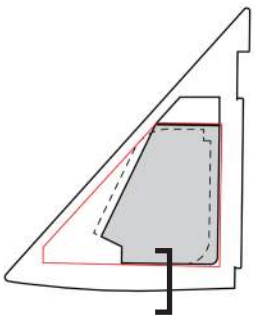
Lower Denny Way - proposed



Lower Denny Way - view from bike room



Lower Denny Way section



Lower Denny Way programming



Immanuel Lutheran outdoor worship



CNC Artwalk & Community Mixer



Urban Artworks community paint project



Food Trucks

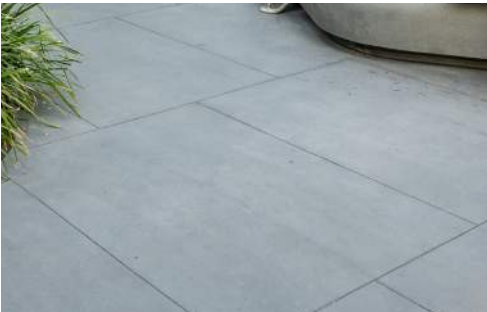


Scrabble



Cornhole

Lower Denny Way material and plant palette



Lower Denny Way: Concrete Paving, Integral Color, Saw-cut Joints,



Fixed Linear Benches: Precast Concrete Seat, Painted Steel Supports w/



Fixed Bench: Strata Beam Bench by Landscape Forms, 31" length



Pedestrian Pole Lighting



Bike Racks: Tofino by Sportworks



Stewart Street Tree
Liquidambar styraciflua 'Happidaze'

Eastlake Ave & Denny Way Mix



Polystichum munitum



Vaccinium ovatum



Mahonia nervosa



Geum 'Totally Tangerine'



Epimedium 'Thunderbolt'



Lonicera pilieata

Bioretention Planting Mix (partial list)



Deschampsia cespitosa



Myrica gale



Artemisia douglasiana



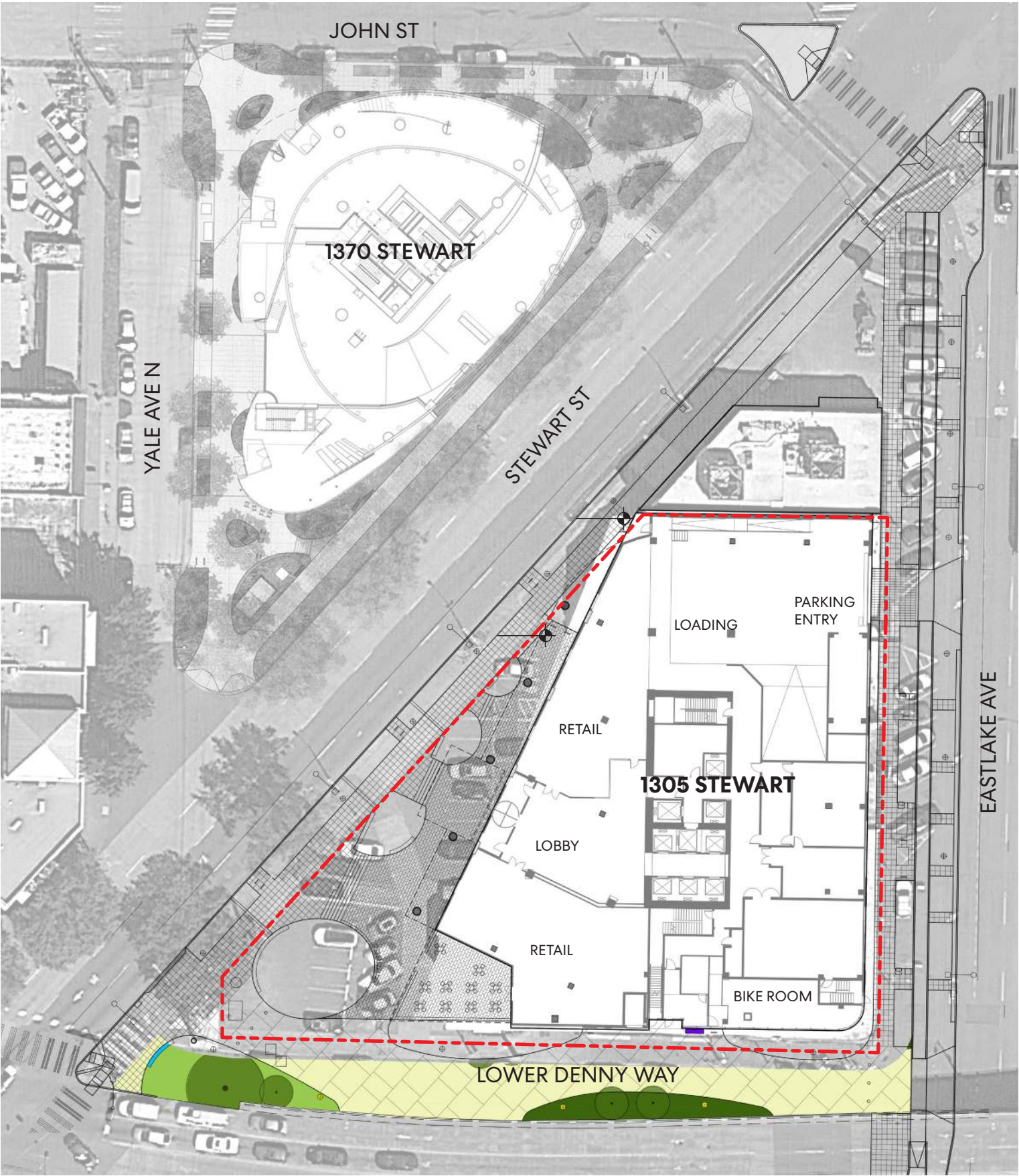
Eriophyllum lanatum



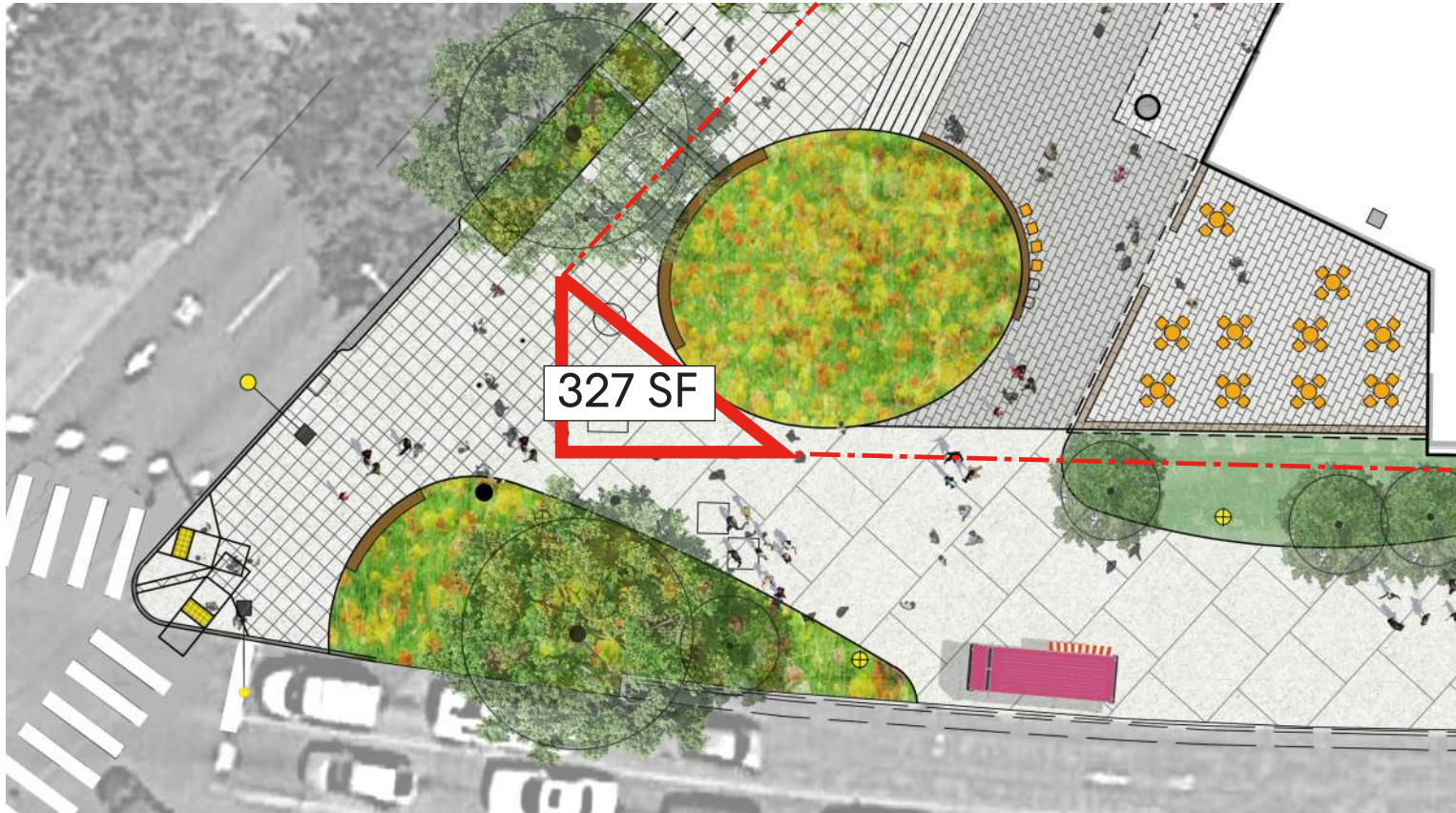
Zauschneria 'Bowman's Hybrid'



Anaphalis margaritacea



② property dedication



property dedication

Description:

- Dedication of private property to city right-of-way.

Who we are working with + approvals:

- SDOT traffic operations and real property group.

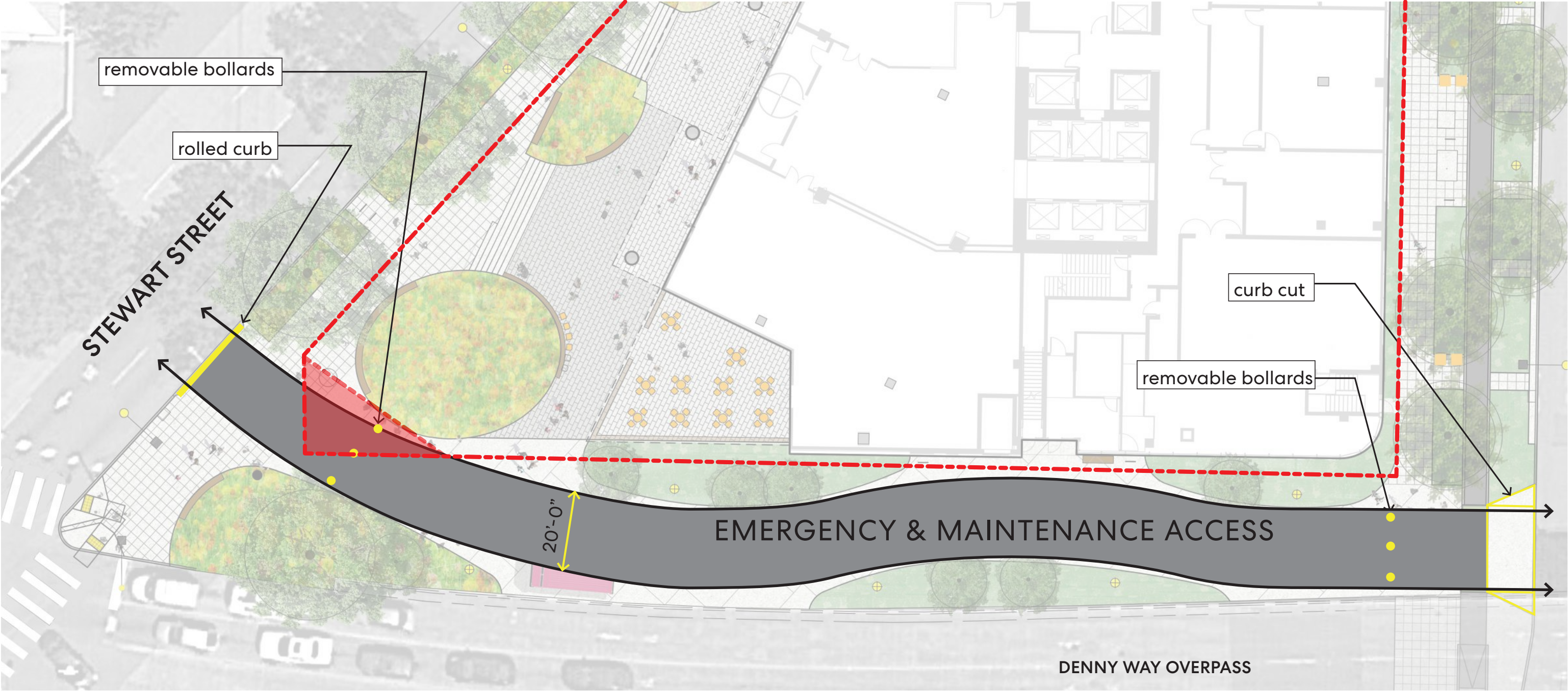
Metrics:

- 327 sf of property

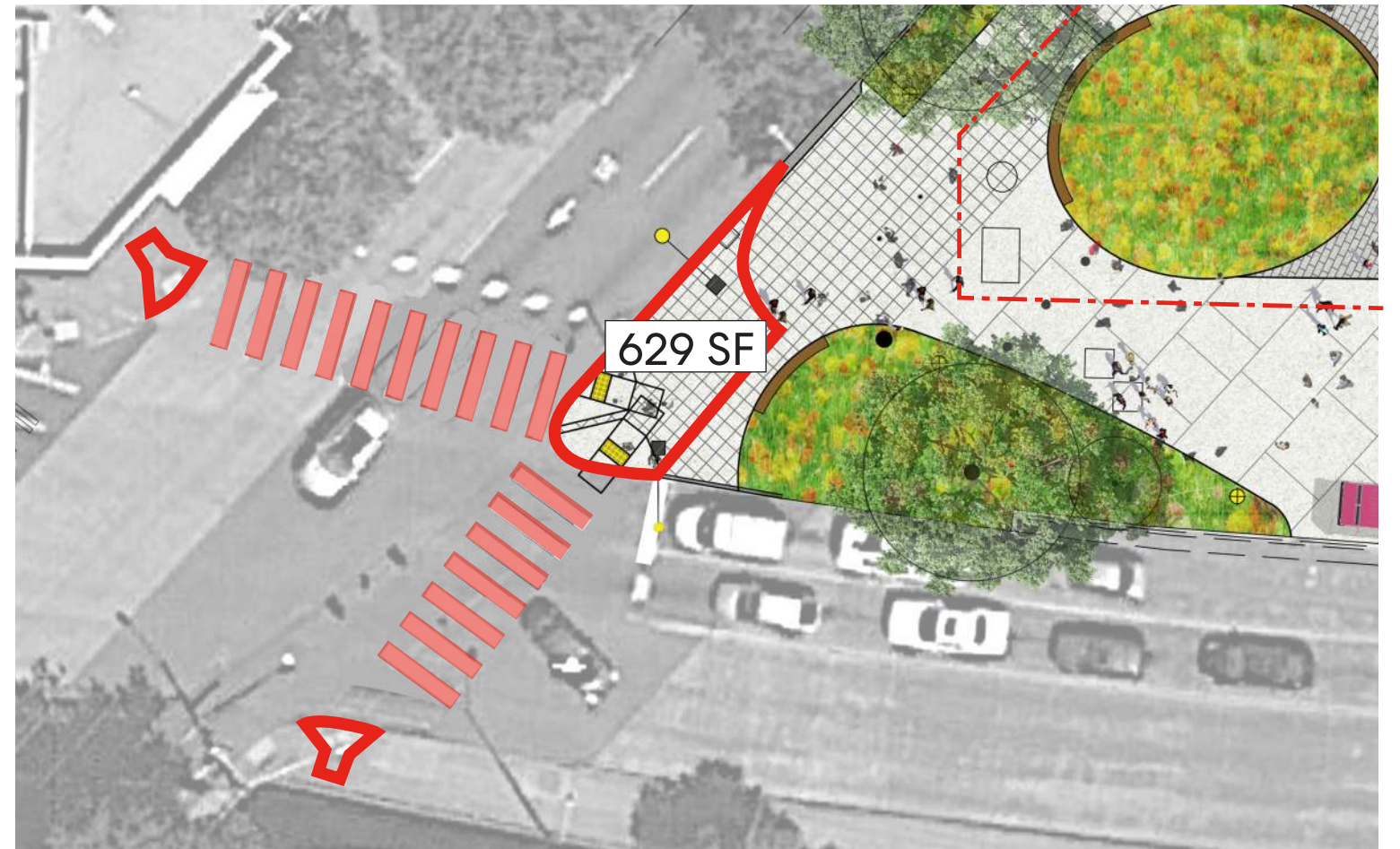
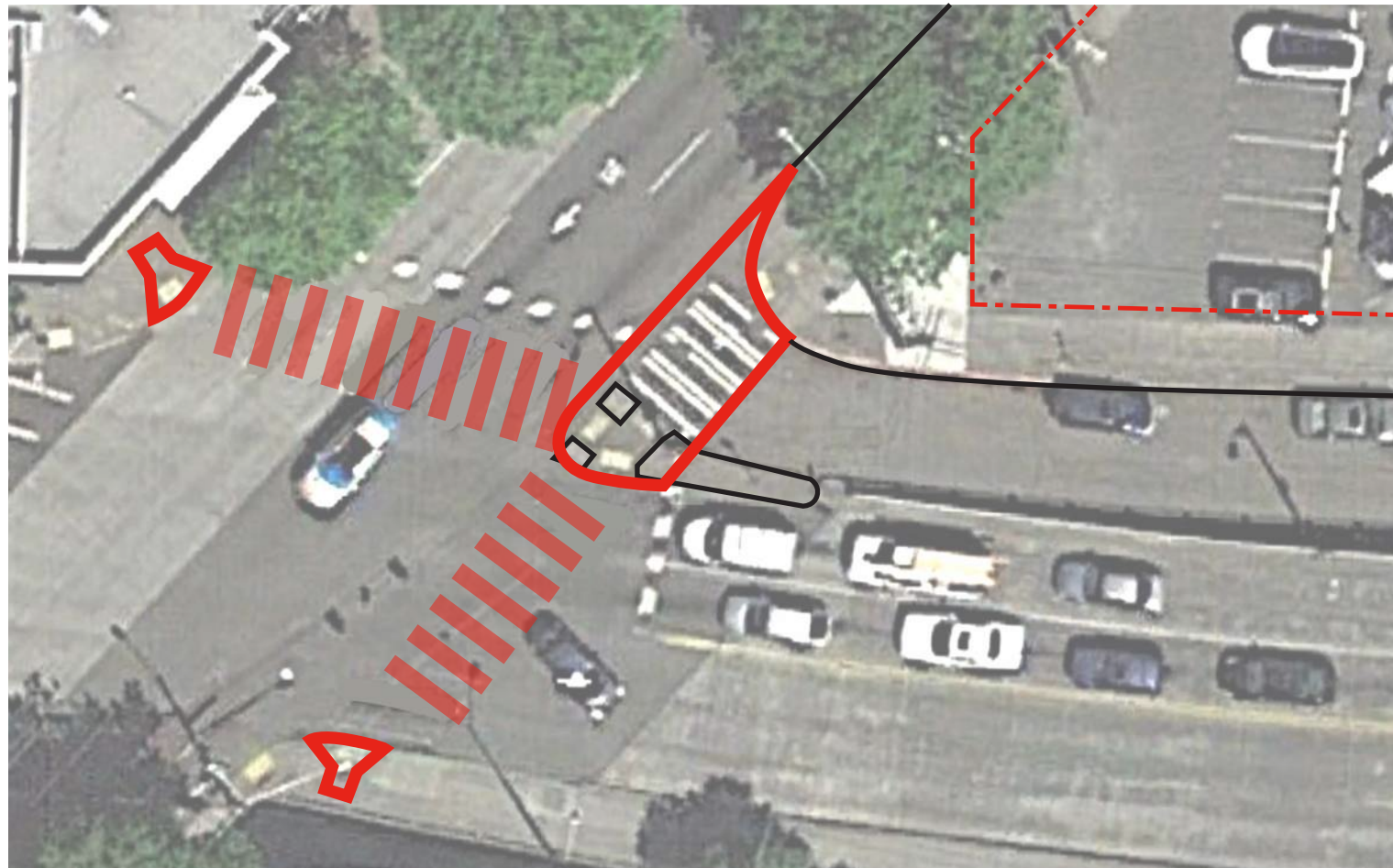
property dedication

SDC Comment:
Address **fire department access requirements** to ensure safety and compliance.

- site
- 20' wide emergency and maintenance access route
- right of way dedication



③ pedestrian crossing at Stewart & Denny



pedestrian crossing at Stewart & Denny

Description:

- Conversion of existing roadway into sidewalk and curb ramps to create area for pedestrians waiting to safely cross Stewart or Denny.

Who we are working with + approvals:

- SDOT traffic operations.

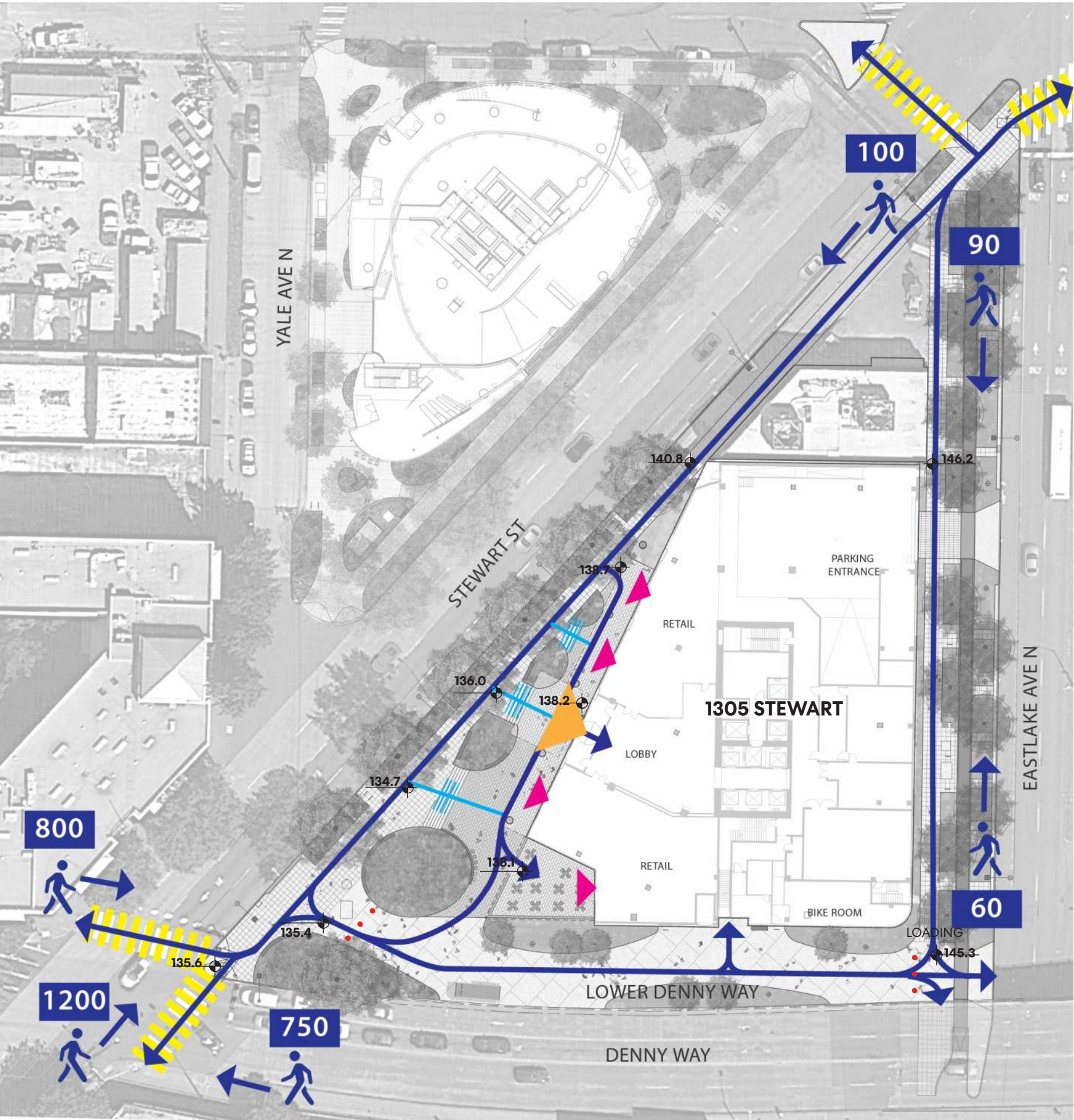
Metrics:

- 629 sf of new sidewalk
- 2 curb ramps
- 2 companion ramps
- New crosswalk striping

pedestrian crossing at Stewart & Denny

LEGEND

- Property line
- Lobby entry
- Entry
- Pedestrian route
- Non-accessible pedestrian route
- Improved crossing
- # # of transit and pedestrian trips per day



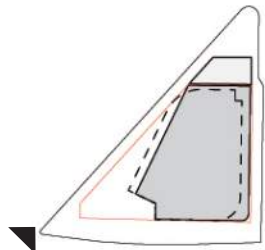
Stewart & Denny -
existing



Stewart & Denny - proposed



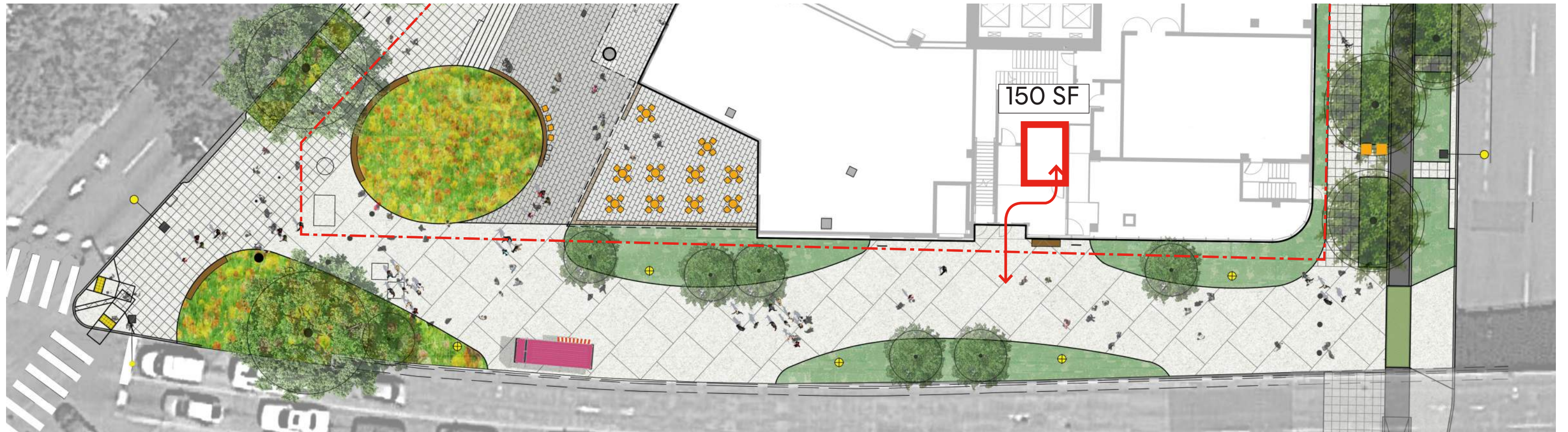
Stewart & Denny - existing



Stewart & Denny - proposed



④ storage room



storage room

Description:

- Dedication of storage room for community use to support programming of Lower Denny Way.

Who we are working with + approvals:

- Community organizations such as YouthCare, Cascade Neighborhood Council, Immanuel Lutheran Church to coordinate use and access.

Metrics:

- 150 sf of area dedicated to access from Lower Denny Way.

⑤ mural at Denny Way overpass



mural at Denny Way overpass

Description:

- Collaboration with Urban Artworks as a community paint project to create a unique mural on south side of Denny Way overpass.

Who we are working with + approvals:

- SDOT Public Space Management & SDOT Roadway Structures
- Urban Artworks (Amanda Hashagen) to identify artist and facilitate and manage development of mural with community members.
- Local stakeholder support: YouthCare, Cascade Neighborhood Council, and Immanuel Lutheran Church interested in supporting the effort and spreading the word.

Metrics:

- ~3,300 sff of bridge area facing south.
- Potential to include ~700 sff area under bridge.

mural at Denny Way overpass

Process

- SDOT support of mural at 60% SIP Design Guidance (8/3/2023)
- Urban Artworks kick-off meeting with Amada Hashagen (8/10/2023)
- Next Steps:
 - + Design team to continue to shepherd mural approval through SIP process.
 - + Urban Artworks will pitch 3-5 artists to the client for selection.
 - + Mural will be a community paint project (local community or wider community, etc). All ages.
 - + Current construction timeline is 12/24-12/26, mural painting window is May through September.
 - + Long term maintenance by Client. Power-washing graffiti and re-application of anti-graffiti coating if needed.

neighborhood public art



① Transforest by Lead Pencil

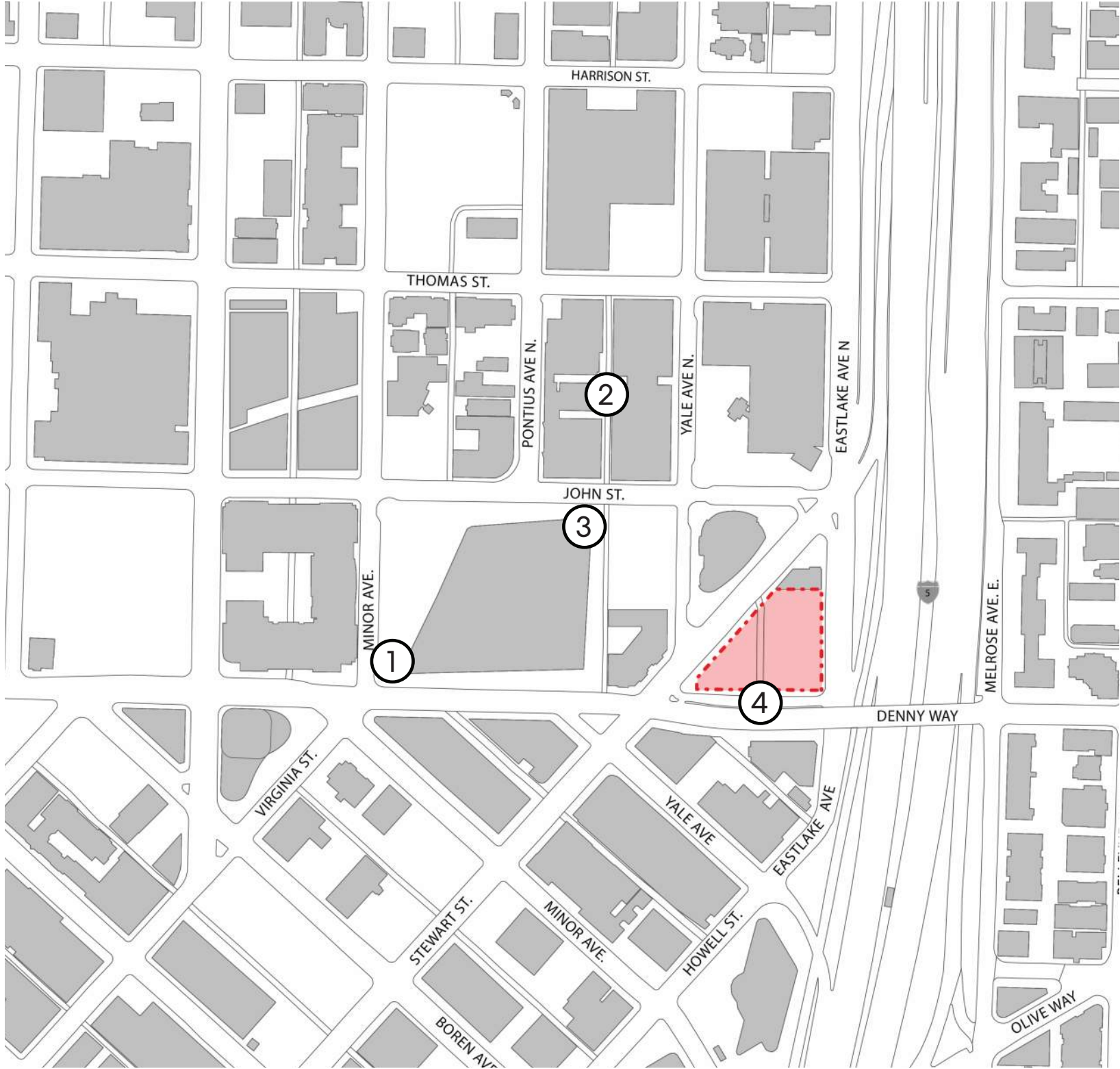


② Baladeuse by James Harrison



③ Switchwall by Ned Kahn

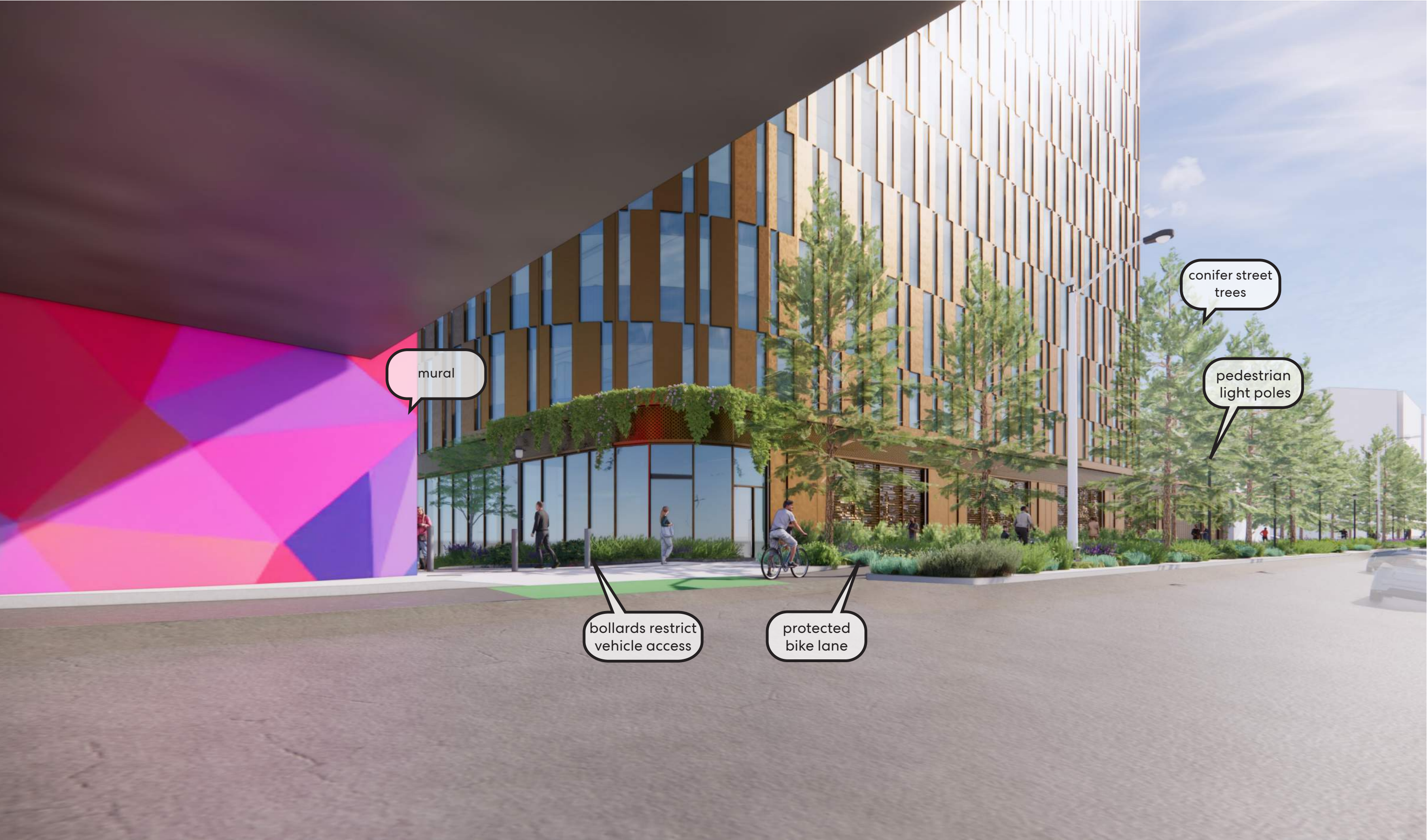
④ proposed mural



mural at Lower Denny Way - proposed (looking west)



mural at Eastlake Underpass - proposed (looking northwest)



mural from Stewart Street - proposed (looking east)



mural - Urban Artworks community collaboration



images from Urban Artworks program

⑥ Eastlake Avenue ROW enhancements



Eastlake Avenue ROW enhancements

Description:

- Conversion of existing roadway into additional sidewalk, planting and protected bike lane.

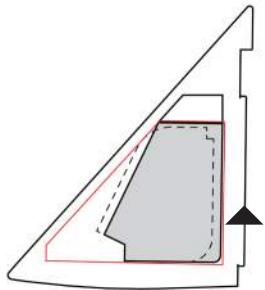
Who we are working with + approvals:

- SDOT traffic operations and bike facility staff.
- Coordinating with King County bike lane project team to the north

Metrics:

- 8,509 sf of sidewalk, plantings and bike lane
- Approximately 4,080 sf is offsite, north of project site.
- Double allee of conifer trees
- Furnishings
- Pedestrian light poles.

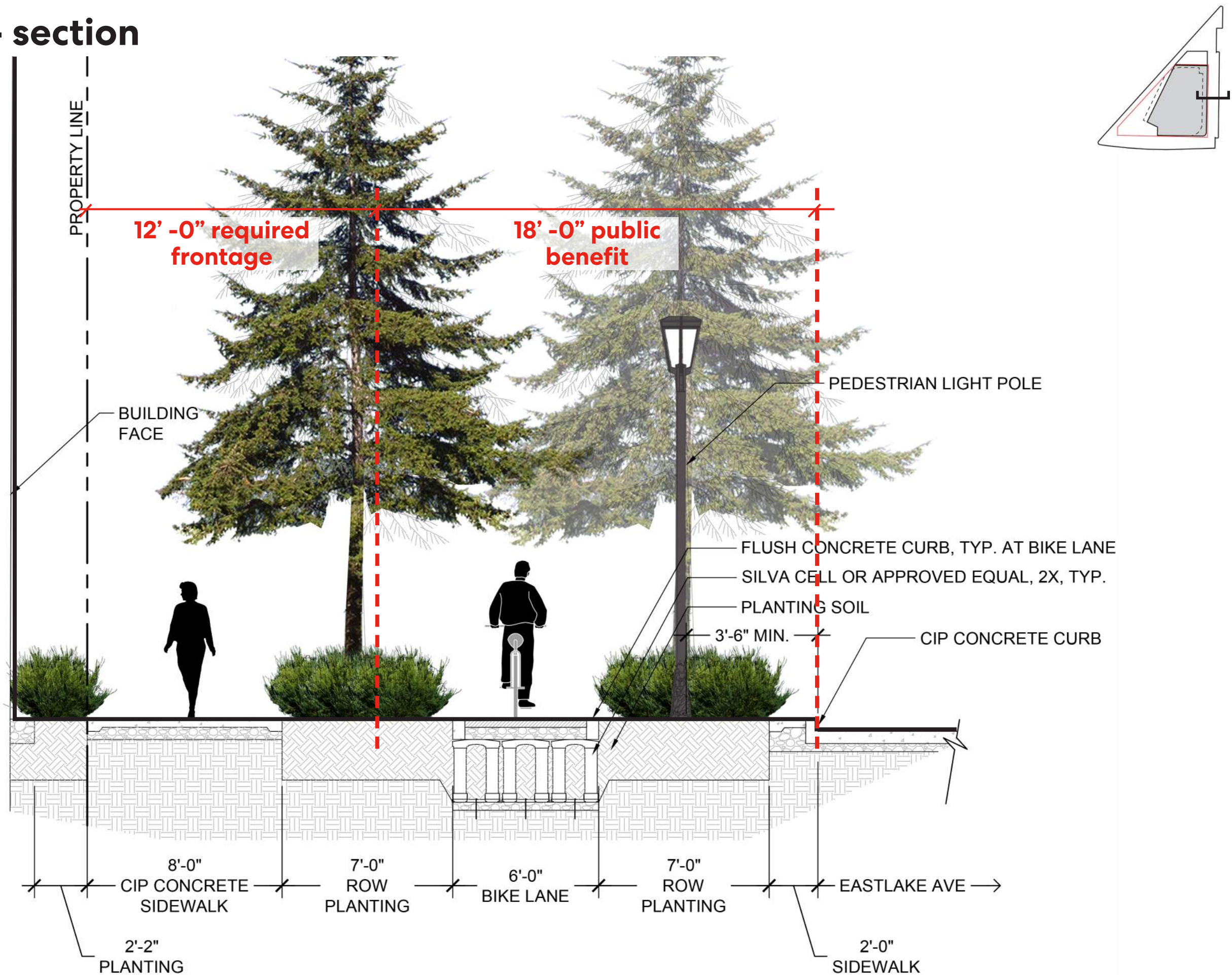
Eastlake Avenue - existing (looking north)



Eastlake Avenue - proposed (looking north)



Eastlake Avenue - section



Eastlake material and plant palette



Sidewalks: SDOT Standard ROW



Bike Lane: Asphalt with 6" Flush



Fixed Bench: Fortunato by Landscape Forms, 30" length



Bike Racks: Tofino by Sportworks



SCL Standard Post-top 'Urbanscape Marina'



Eastlake Street Tree

Evergreen conifer:
Pinus jeffreyi

or

Deciduous conifer:
Metasequoia glyptostroboides



Eastlake Ave & Denny Way Mix



Polystichum munitum



Vaccinium ovatum



Mahonia nervosa



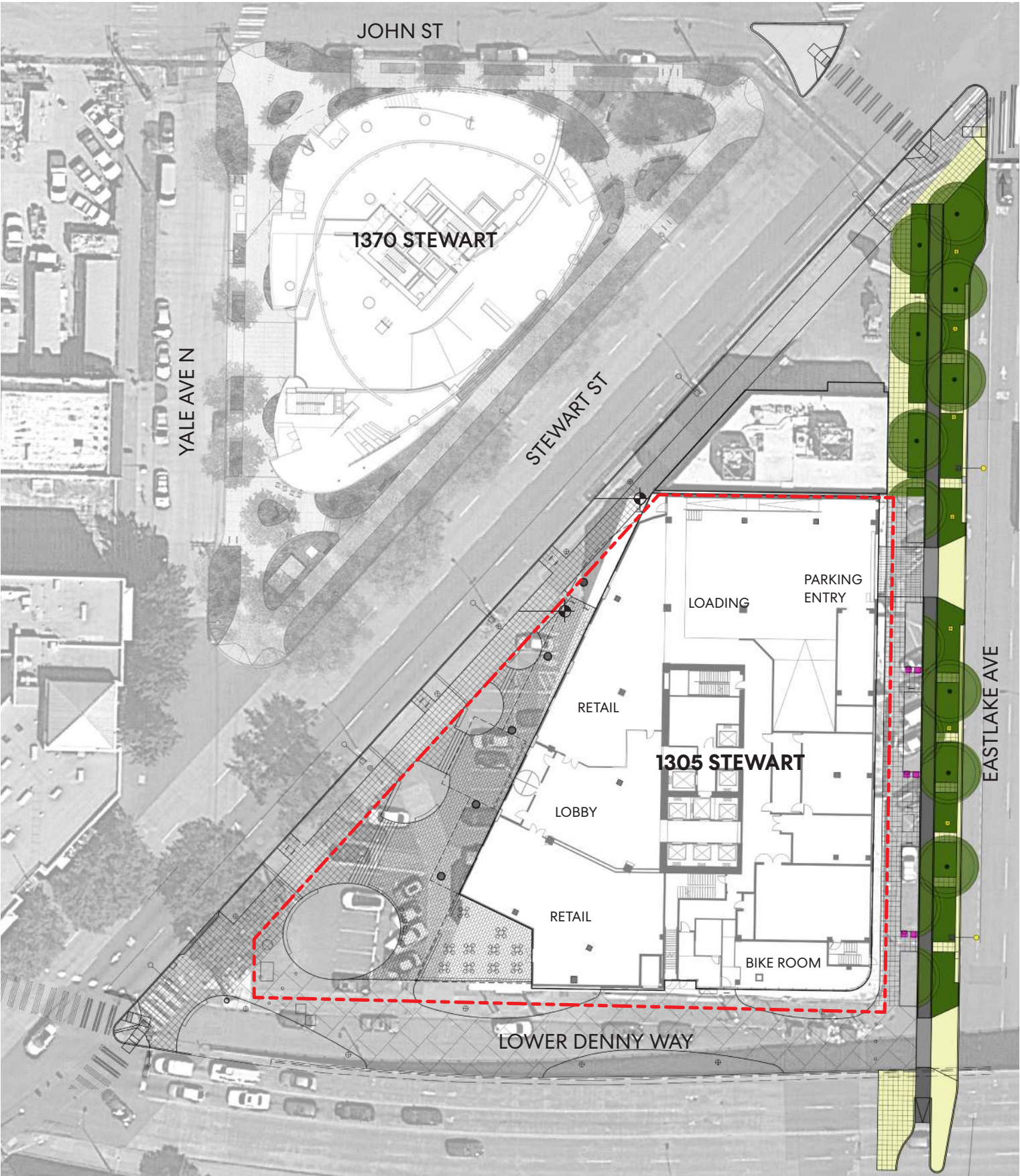
Geum 'Totally Tangerine'



Epimedium 'Thunderbolt'



Lonicera piliata



Eastlake Avenue frontages

SDC Comment:

Activate the facade along Eastlake to enhance the streetscape.

DRB Comment:

Suggested facade lighting at pedestrian level along Eastlake.



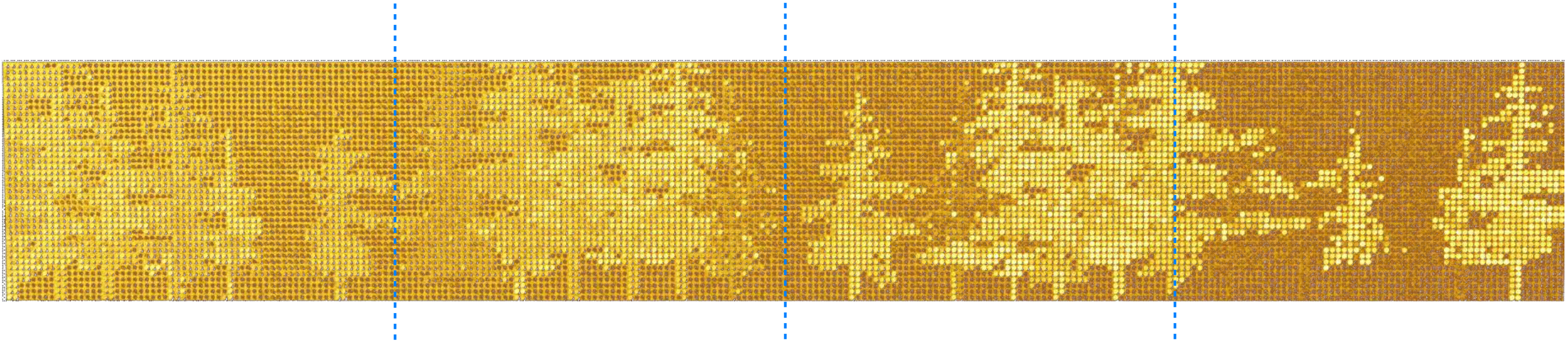
Eastlake Avenue frontages



Eastlake Avenue frontages

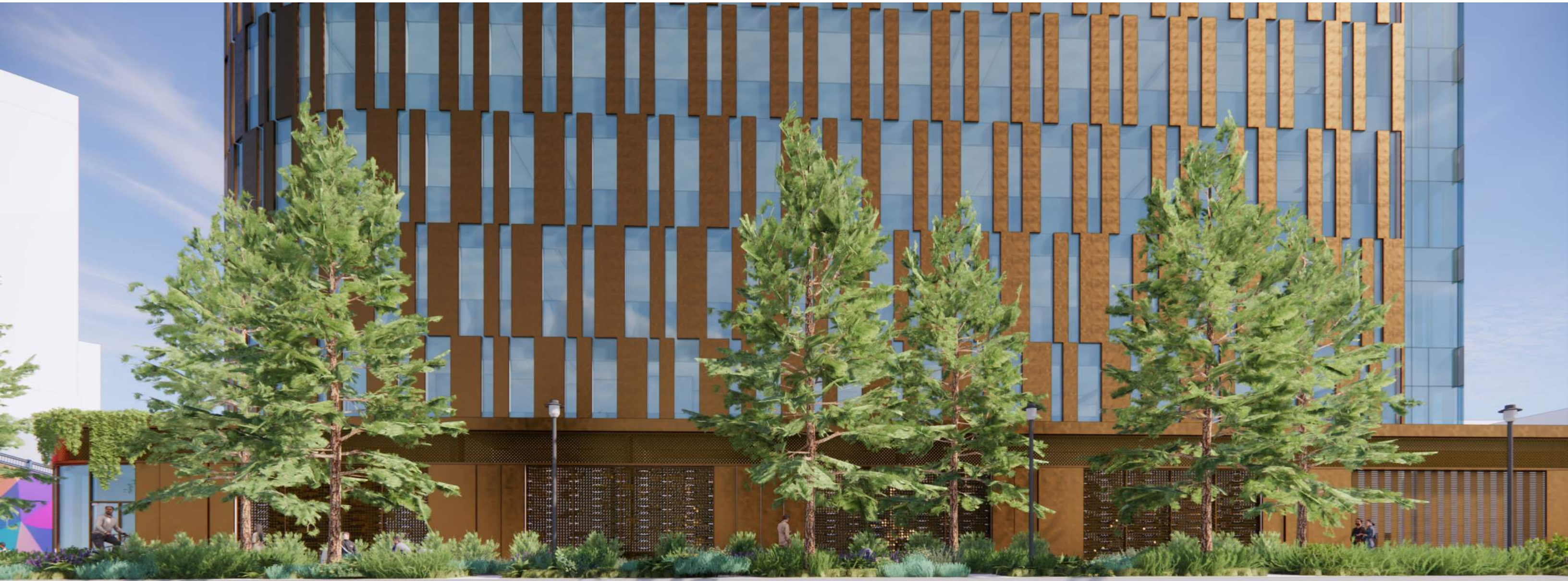
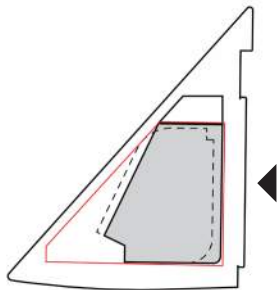


Eastlake Avenue frontages



Eastlake Avenue frontages

EAST ELEVATION



parking/loading/trash entrance off Eastlake

SDC Comment:
Review truck circulation and make necessary adjustments.

Reduce the height and width of the parking/loading access to the minimum needed for access.



July 17th, 2023

Aidan Bird
Perkins&Will

Dear Aidan,

Thank you for submitting to SPU the solid waste service plans for the proposed project at 1305 Stewart St., subject to review by the Seattle Department of Construction and Inspections (SDCI) as Permit # 3034759-LU.

SPU has reviewed your solid waste plans and approves the following conditions:

272,076 ft² office + 5,313 ft² retail

- On-site collection for food waste/compost.
- 12 cubic yard roll-off compactors for garbage and recycling.
- Trucks will enter the loading dock area off Eastlake Ave E. and turn around on-site.
- Developer/owner agrees to establish one billing entity for SPU solid waste billing.

Commercial Services

- Garbage: 1 – 12 cubic yard roll-off compactor – 1x per week
- Recycle: 1 – 12 cubic yard roll-off compactor – 1x per week
- Food+yard: 3 – 2-yard dumpster – 2x per week

Please work with the assigned SDCI zoning reviewer to adopt this plan. If the attached drawings differ from the MUP drawings, you will need to update your application to consistently reflect the proposal and resubmit to SPU and SDCI for approval.

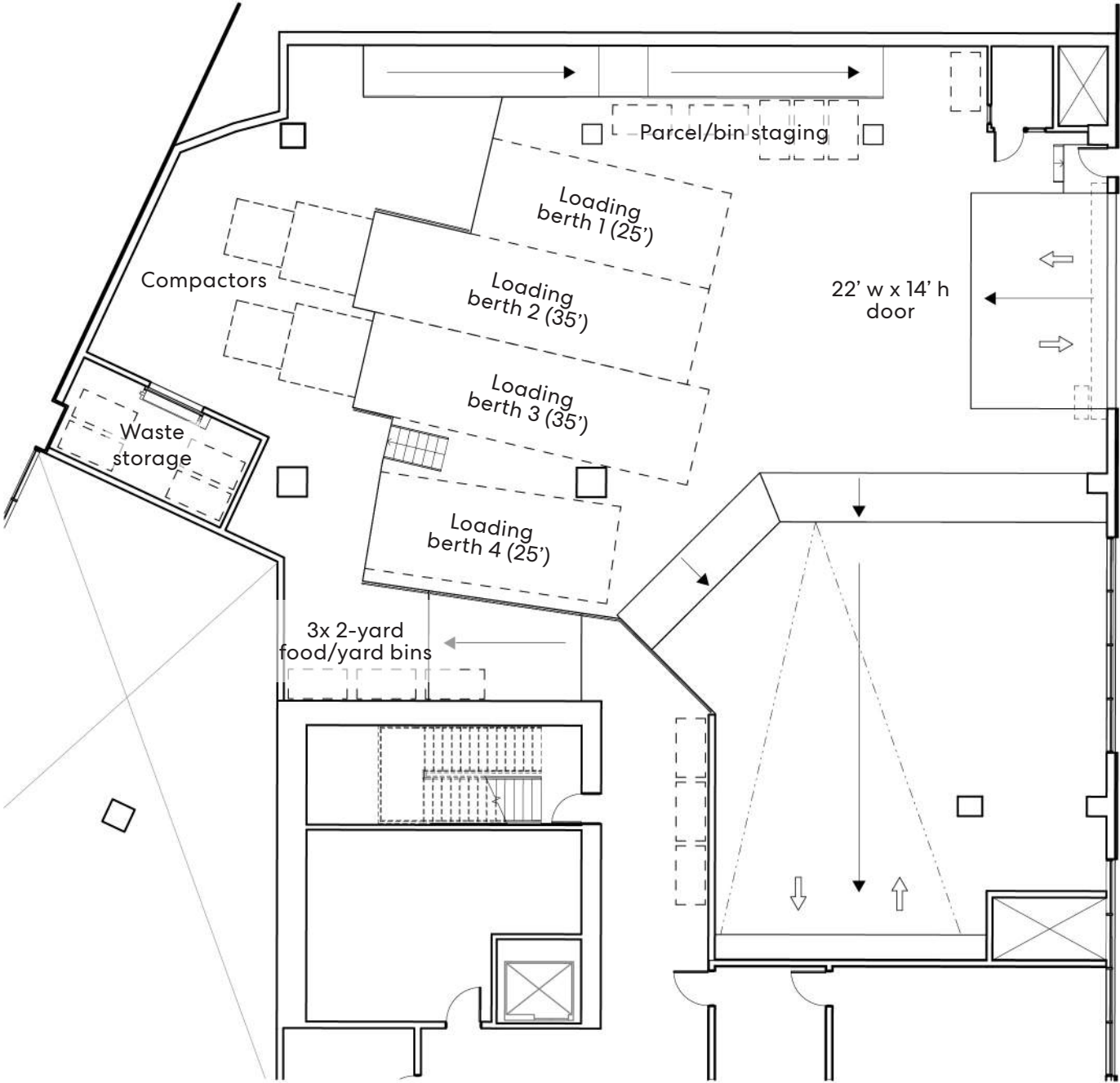
Call Recology at 206.250.7500 one month prior to occupancy to request commercial solid waste services.

Sincerely,

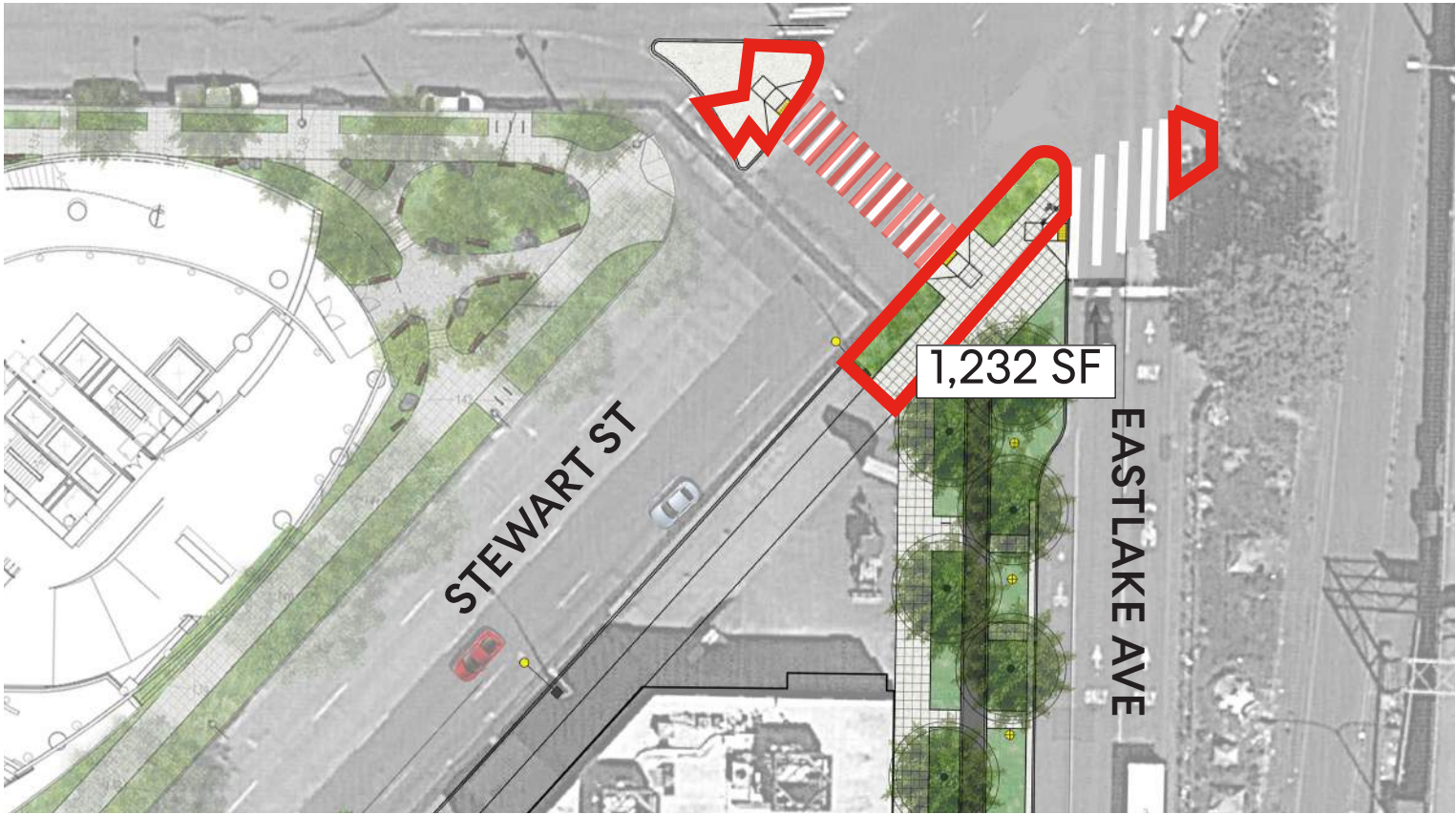
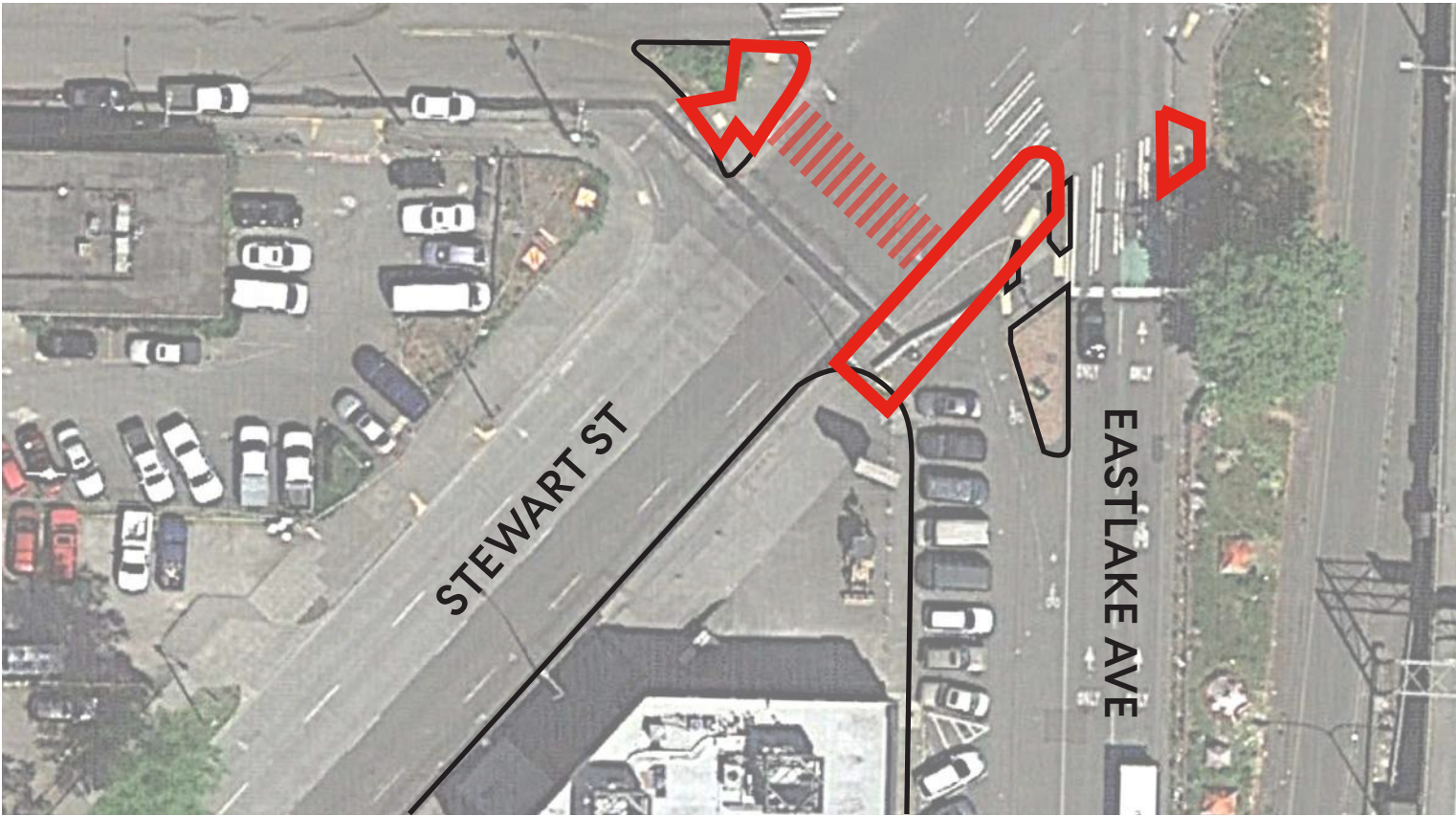
Adam Maurer
Seattle Public Utilities - Solid Waste
adam.maurer@seattle.gov
206.300.9613

DOOR WIDTH MINIMUM
SMC 23.54.030.D.2.2) The minimum width of driveways for two way traffic shall be 22 feet and the maximum width shall be 24 feet.

DOOR HEIGHT MINIMUM
SMC 23.54.035.C.1. Each loading berth shall... provide not less than fourteen (14) feet vertical clearance.



⑦ pedestrian crossing at Stewart & Eastlake



pedestrian crossing at Stewart St & Eastlake Ave

Description:

- Conversion of exsiting roadway into sidewalk and curb ramps to create area for pedestrians waiting to safely cross Stewart or Eastlake.

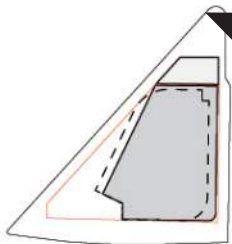
Who we are working with + approvals:

- SDOT traffic operations.

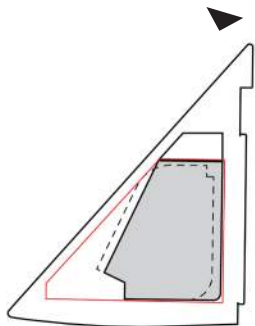
Metrics:

- 1,232 sf of new sidewalk and planting
- 2 curb ramps
- 4 companion curb ramps
- New crosswalk striping

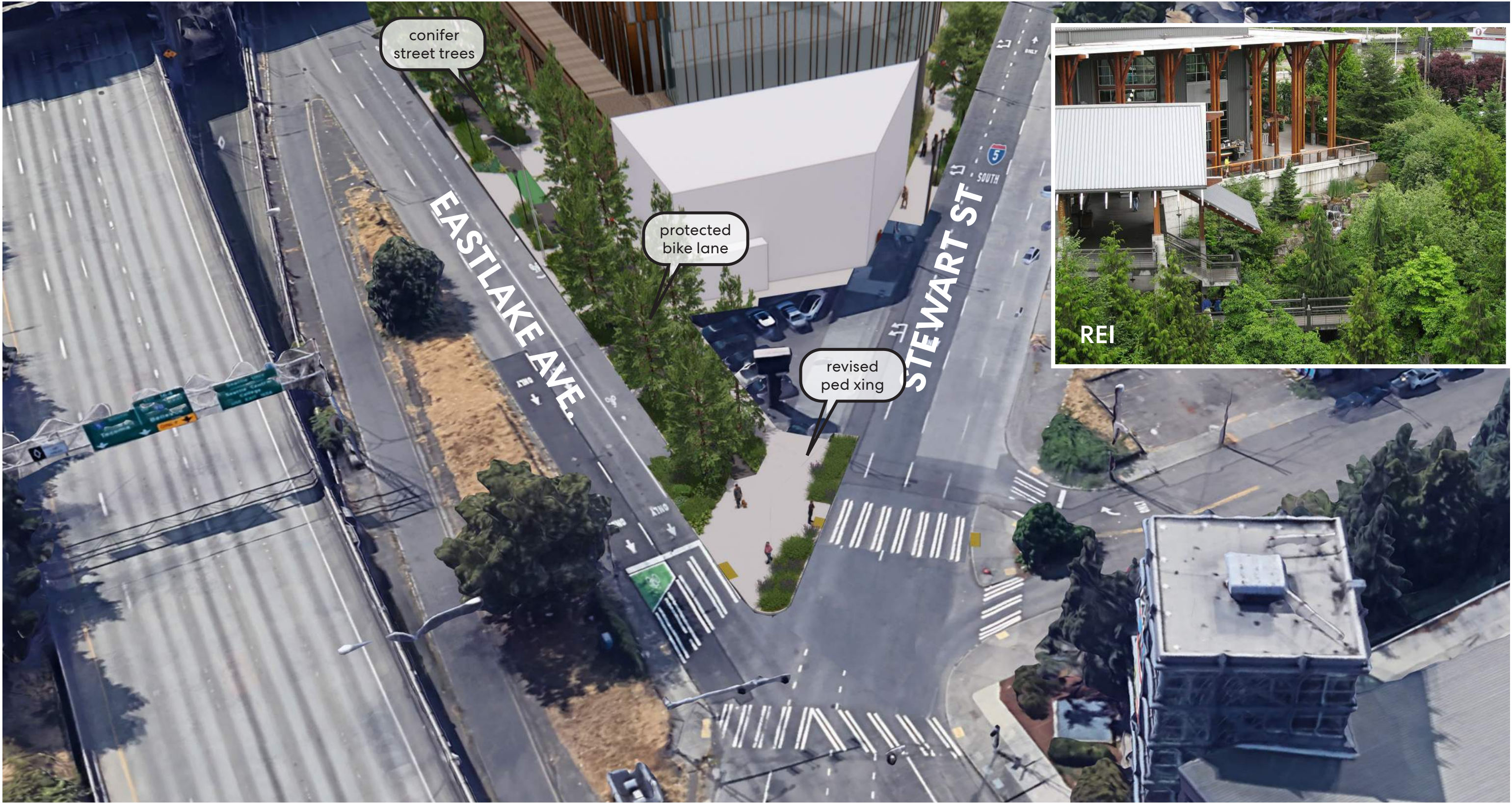
Stewart and Eastlake - existing



Stewart and Eastlake - existing



Stewart and Eastlake - proposed



⑧ wayfinding signage



wayfinding signage

Description:

- Contribution to the city's Seamless Seattle Wayfinding program for new signage near project site as determined by SDOT.

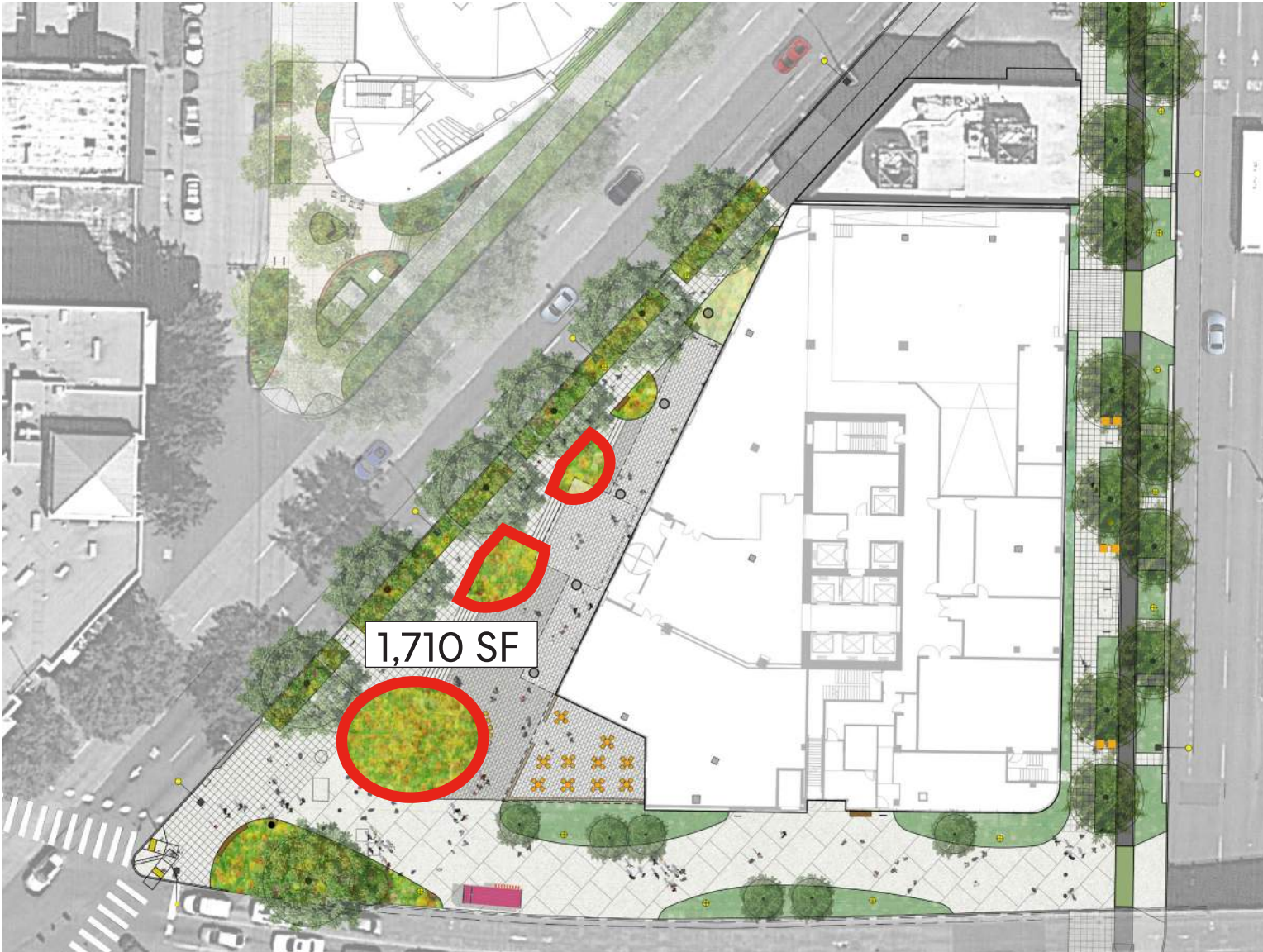
Who we are working with + approvals:

- SDOT urban design and signage lead

Metrics:

- 3 signs, locations TBD

stormwater treatment



stormwater treatment

Description:

- Water quality treatment of Stewart Street.

Who we are working with + approvals:





- SPU GSI group (Brian Mickelson, 8/8/23 meeting)
- GSI Funding Partnership program (SPU partners with private developers to install GSI)
- SDOT Traffic Operations

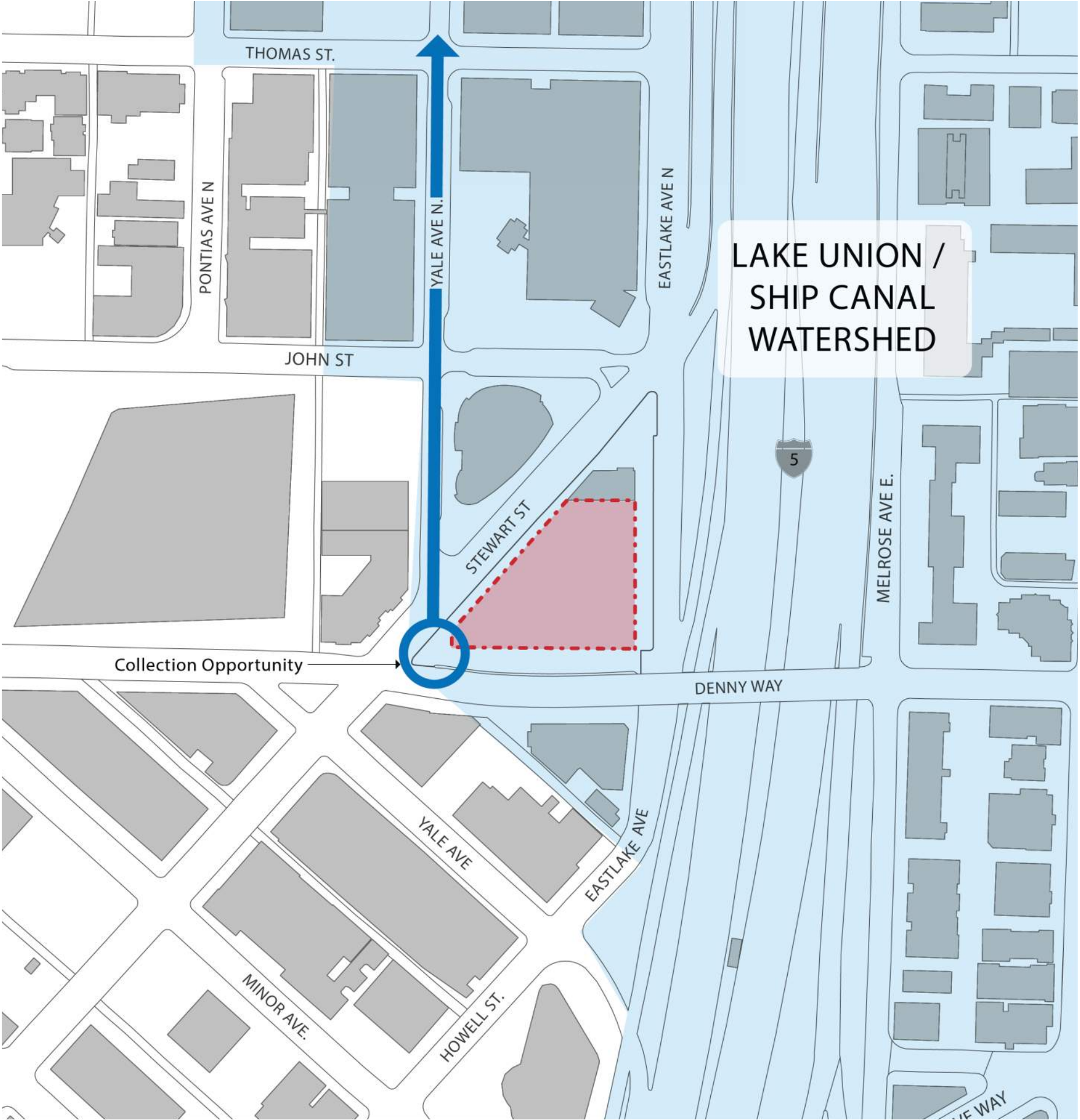
Metrics:

- 1,710 sf of bioretention area dedicated to additional (non-required) treatment of off-site stormwater from Stewart St.
- Project site identified as a critical risk area in SPU's 50-year planning effort
- No-cost easement for SPU to maintain GSI

stormwater treatment

LEGEND

-  Property line
-  Lake Union / Ship Canal Watershed
-  48" storm mainline
-  Opportunity for collection and treatment

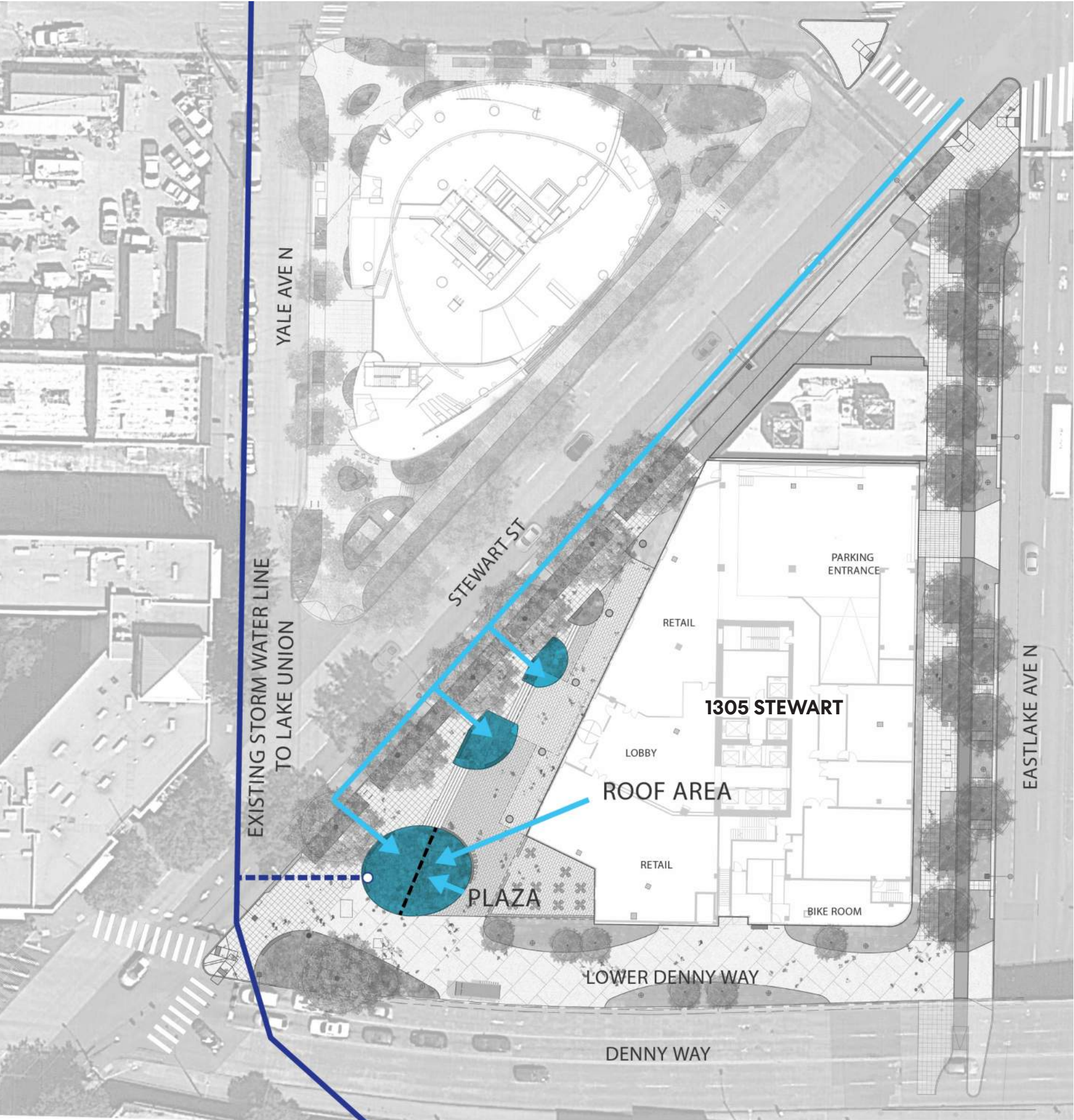


stormwater treatment

SWALE ON YALE



REFERENCE IMAGE FOR PROPOSED DESIGN



public benefit matrix

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE REQUIRED	ESTIMATED COST
1 Lower Denny Way Pedestrian Street	Conversion of lower Denny Way to Urban Curbless with restricted access for service and emergency vehicles. Improvements will include new surfacing, drainage, planting and irrigation, lighting, power and site furnishings.	5,874 SF	Not required	\$764,000
	COS vehicular concrete surfacing with specialty scoring, finish and color	3,786 SF		
	Planting, soil & irrigation	1,846 SF		
	Street Trees	8 EA		
	Pedestrian Lightpoles	8 EA		
	Benches	2 EA		
	Bollards	6 EA		
	Power Outlets	2 EA		
2 Property Dedication Property	Dedication of private property to allow for relocation of driveway to access lower Denny from Stewart Street		Not required	\$409,000
	Real property	327 SF		
3 Pedestrian Crossing - Denny and Stewart	New sidewalk areas, curb ramps, crosswalk striping, planting and seating areas to facilitate safe crossing of arterial streets.	524 SF	Not required	\$75,000
	COS standard sidewalk surfacing	524 SF		
	COS standard curb ramp	4 EA		
	COS standard crosswalk striping			
4 Storage Room	Dedicated storage room with direct access to lower Denny to facilitate programming and use.		Not required	\$151,000
	Conditioned interior space	150 SF		
5 Mural at Denny Way Overpass	Engage Urban Artworks to create mural on the northern face of Denny Way bridge abutment.	3,300 -4,000 SFF	Not required	\$200,000
	Painted mural surface			

Public benefits will be quantified during the Seattle Design Commission review process. Proposed elements will also be coordinated with code required improvements per MUP and Street Improvement Plan reviews.

public benefit matrix

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE REQUIRED	ESTIMATED COST
6 Eastlake Avenue ROW Enhancements	Extension of existing curb to create new space for pedestrian and bikes beyond SIP requirements. Improvements include bike facilities, on-street parking, planting and street trees, street and bike channelization, and pedestrian lighting.	8,509 SF	Not required	\$1,379,000
	COS vehicular concrete surfacing with specialty scoring, finish and color	3,664 SF		
	Planting, soil & irrigation	3,408 SF		
	Street Trees	9 EA		
	Soil cells	2,096 SF		
	Pedestrian light poles	8 EA		
	Benches	6 EA		
7 Pedestrian Crossing - Stewart and Eastlake	New sidewalk areas, curb ramps, crosswalk striping, planting and seating areas to facilitate safe crossing of arterial streets.	1,232 SF	Not required	\$127,000
	COS standard sidewalk surfacing	888 SF		
	Planting, soil & irrigation	344 SF		
	Curb ramp	6 EA		
	COS standard crosswalk striping			
8 Wayfinding Signage	Contribution to the city's Seamless Seattle Wayfinding program for new signage near project site as determined by SDOT.		Not required	\$75,000
	COS standard signs and foundations	3 signs		

