

Washington State Convention Center Addition Project

Seattle Design Commission
Meeting #10 - Public Benefits
11-02-2017



AGENDA

Public Benefits Introduction

- SDC Feedback
- Public Benefits Vision
- SDC Policy on Equity
- Public Outreach

Physical Public Benefits

- Public Open Spaces & R.O.W. Improvements
- Historic Building Lighting
- Improvements Beyond Code

Funding Neighborhood Improvements

- Pike Pine Renaissance: Act 1 Funding
- Bicycle Master Plan Funding
- Lid I-5 Study Funding
- Freeway Park Association / Seattle Parks and Recreation Funding

Affordable Housing Funding

SDC FEEDBACK

SDC #8 - May 18, 2017

5. Provide an overall vision for the public benefit package, including a clearer understanding of how that vision is reflected in each proposed element and how each provide a long-term benefit to the public
7. Provide opportunities to increase the amount of onsite public benefits at each development, including expanded open space.
8. Open spaces should be designed in a manner that are accessible to the public and function separately from the identity and function of each of the proposed buildings.

SDC #9 - July 6, 2017

1. Engage with community organizations to establish tangible, feasible public benefits
2. Open space elements to be considered as public benefit should be welcoming and accessible to the public
12. Further refine the Terry Ave and Denny Triangle corner plazas to encourage public use
13. Provide information about the sustainability strategy for the entire project.

PUBLIC BENEFITS VISION

Community Connections

The Addition will be a hub, connecting diverse neighborhoods.

Our vision for the public benefits is to improve the pedestrian experience and create community connections to and from this hub for the people who live and work here, as well as visitors who come to experience Seattle.

SDC POLICY ON EQUITY

Public Outreach

- The design should reflect an awareness of and response to the needs and desires of all individuals, regardless of race, gender, or cultural identity
- Proposals should be based on wide-ranging and diverse public outreach efforts
- Public projects should be clearly influenced by outreach feedback
- Ongoing operations and maintenance should show an understanding of community impacts



PUBLIC OUTREACH PROCESS

Nearly three-year public outreach process involving numerous opportunities for public awareness, involvement and comment

15+ public meetings

Nearly 100 community/neighborhood meetings

- Pike/Pine Urban Neighborhood Council, Denny Triangle Neighborhood Association, North American Minority Contractors, Tabor 100, University Rotary, South Lake Union Community Council, Feet First, NAIOP, AIA, Ethnic Chambers of Commerce Coalition, etc.

Public Benefits open house

- December 2016 event and complementary on-line survey; more than 300 participants and 6,000 comments

Concentrated outreach to small businesses and minority, women and veteran-owned businesses regarding contracting opportunities

Consultation with local Tribes

Outreach through print & digital media and advertising

- web site; social media; Addition newsletter; earned media; direct mail; paid advertising in publications such as The Urbanist, Seattle Transit Blog, Seattle Medium, NW Asian Weekly, Capitol Hill Times, Seattle Times

SUMMER 2017 FOCUSED OUTREACH

Expanded outreach focused on public open spaces

Meetings with groups/associations

- SLU Community Council, SLU Chamber, Denny Triangle Association, Community Package Coalition, Families for a Better Downtown

On-line survey

- Supported by on-line advertising (Times, Transit Blog, NW Asian Weekly, Seattle Medium, Urbanist, S. Seattle Emerald, Seattle China Daily), postcard drop to all residences within four blocks of the project (totaling more than 8,100 households), social media.

Survey emailed to a 1,400-person newsletter list

Survey shared directly with membership of neighboring groups

- Denny Triangle Association, Pioneer Square Alliance, SLU Chamber, Downtown Residents Council, Capitol Hill Chamber, etc.

300 on-line participants offering nearly 3,000 responses / comments

COMMUNITY PACKAGE COALITION

CPC Agreement in various documents

- \$61 MM (\$33.5 - 36.5 MM Public Benefits)

CPC + other WSCC Public Benefits

- \$82 MM (+\$21.8 MM Public Benefits)

+ King County and incentive zoning housing

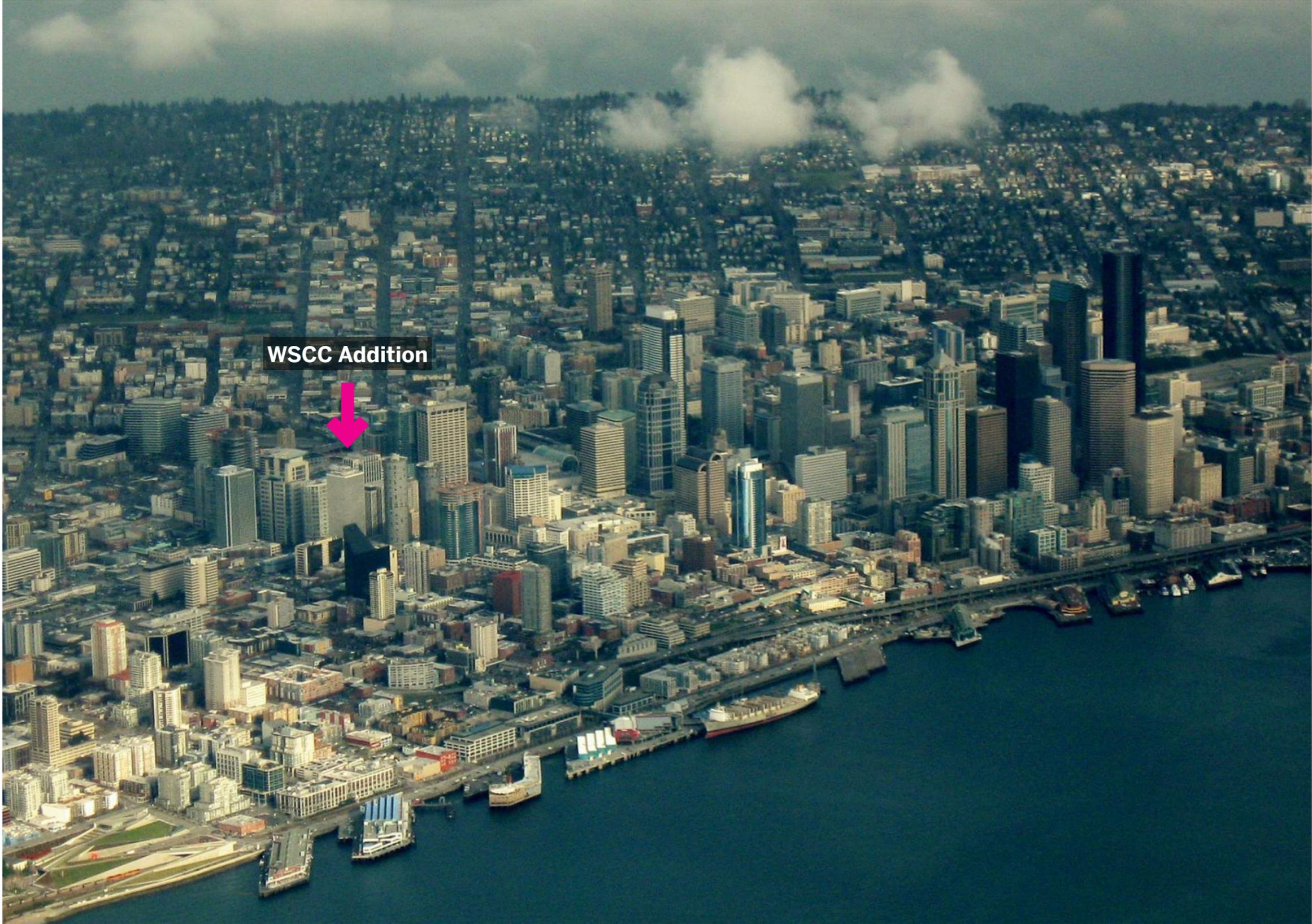
- \$90+ MM

Anticipated to qualify for WSCC street vacation public benefits

- \$55.3 - 58.3 MM



COMMUNITY CONNECTIONS



Community Connections

Physical Public Benefits

Filling the void, enhancing connections

Augmenting the city's public space network

Public Benefit Art

Engaging artists as translators of place

Funding Neighborhood Improvements

Supporting community priorities for neighborhood visions

Affordable Housing Funding

Responding to the community's housing crisis

PUBLIC BENEFITS COMPONENTS

Community Connections

Physical Public Benefits

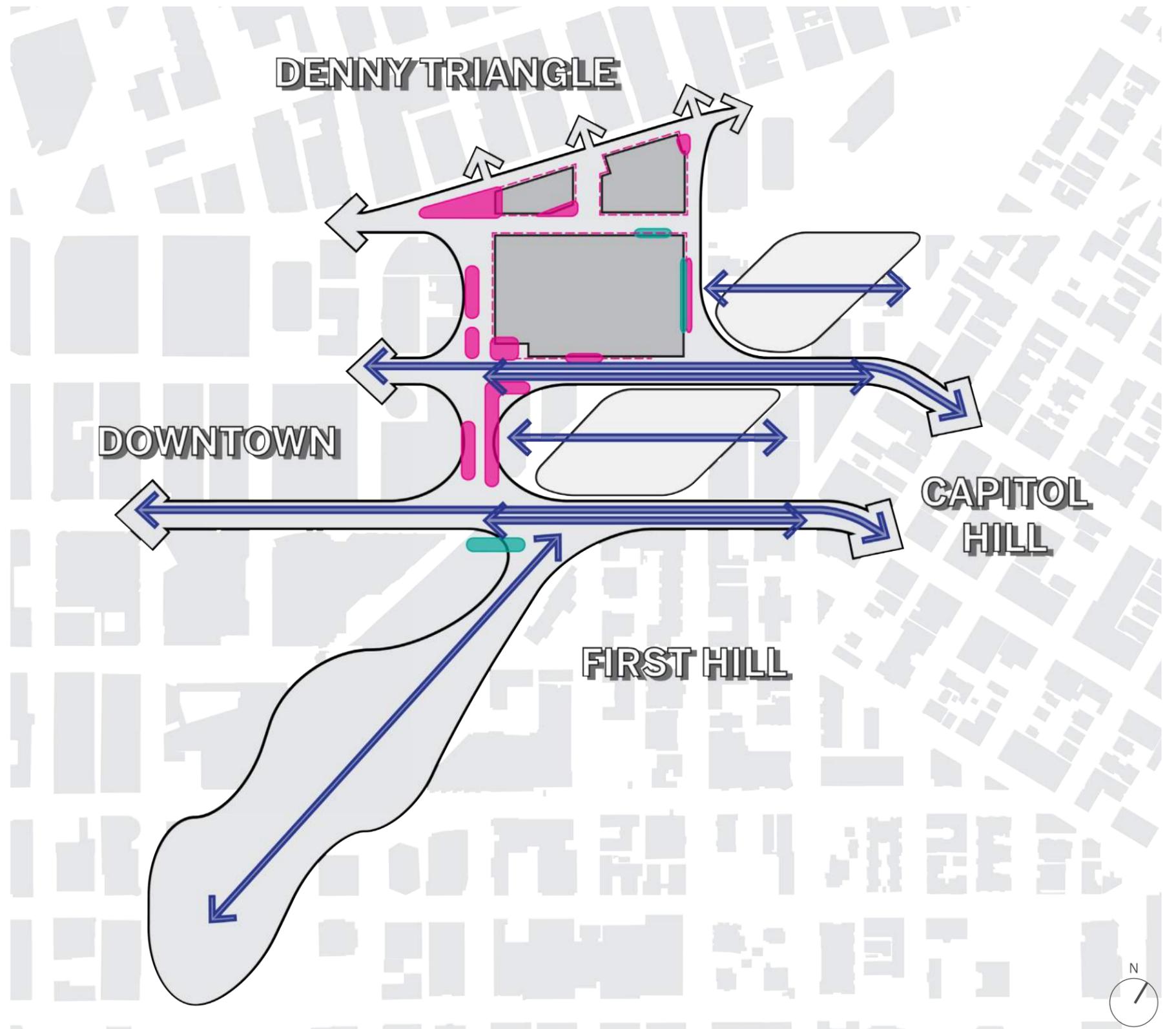
- Public Open Spaces & R.O.W. Improvements
- Historic Building Lighting
- Additional Improvements Beyond Code

Public Benefit Art

Funding Neighborhood Improvements

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Affordable Housing Funding



**FILLING THE VOID,
ENHANCING CONNECTIONS**

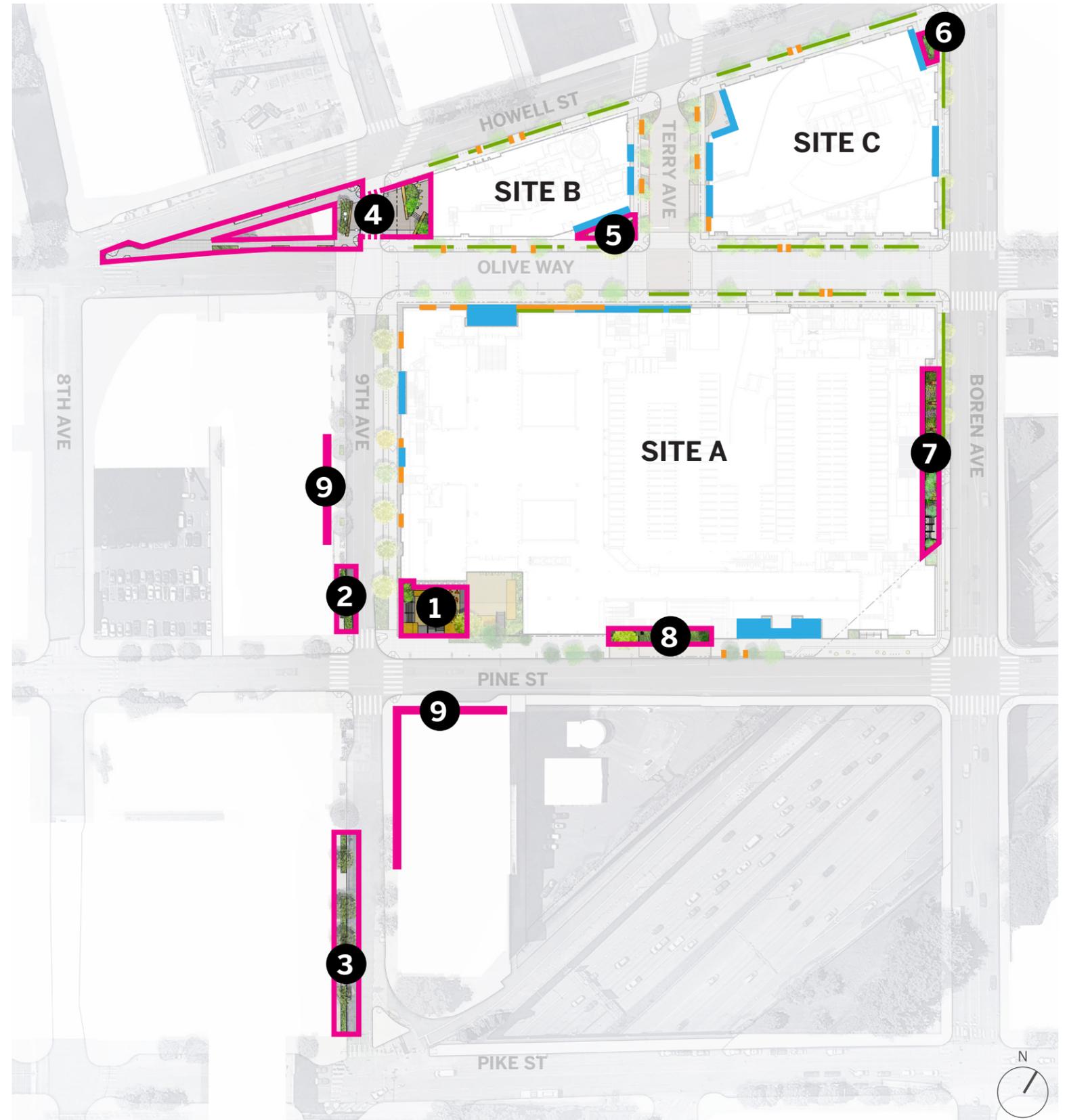
**AUGMENTING THE CITY'S
PUBLIC SPACE NETWORK**

PHYSICAL PUBLIC BENEFITS

- 1 9th & Pine Plaza
- 2 9th Ave R.O.W. at Pine St
- 3 9th Ave R.O.W. at Pike St
- 4 Flatiron Plaza and Olive Triangle R.O.W.
- 5 Terry Ave Green Street Plaza
- 6 Denny Triangle Corner Plaza
- 7 Boren Ave Garden
- 8 Pine St Sun Garden
- 9 Historic Building Lighting

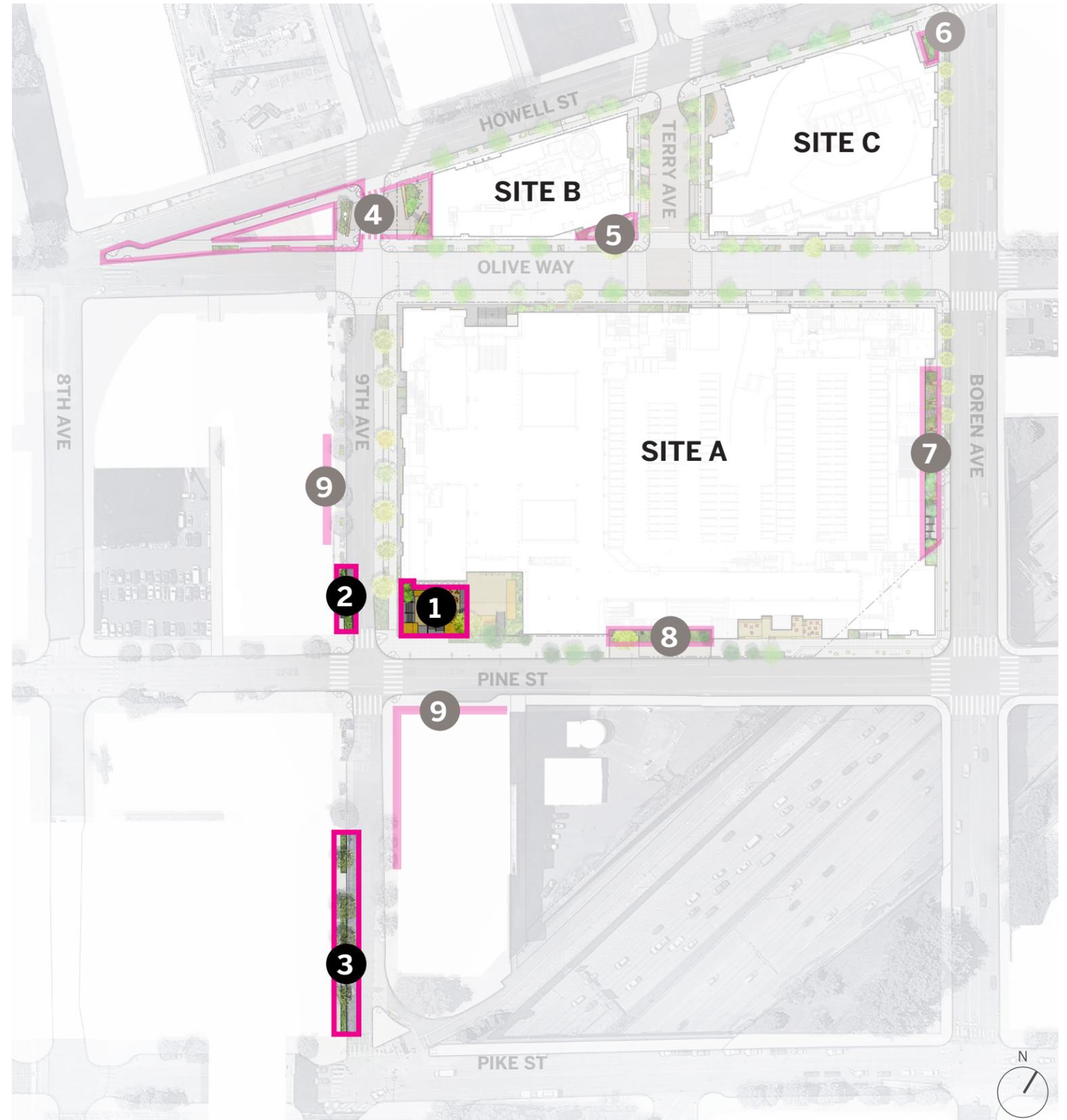
Additional Improvements Beyond Code

-  Overhead Weather Protection
-  Seating
-  Planting

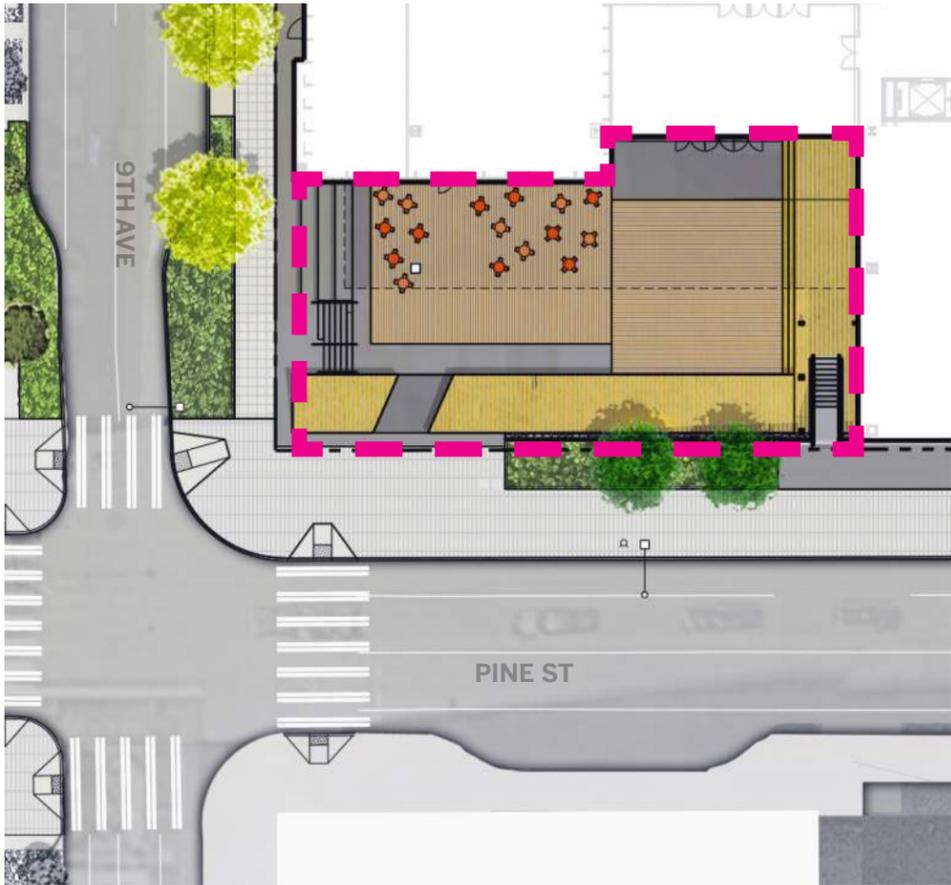


OPEN SPACE & PEDESTRIAN IMPROVEMENTS

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9TH & PINE PLAZA PLAN COMPARISON



May 2017 plan



July 2017 plan



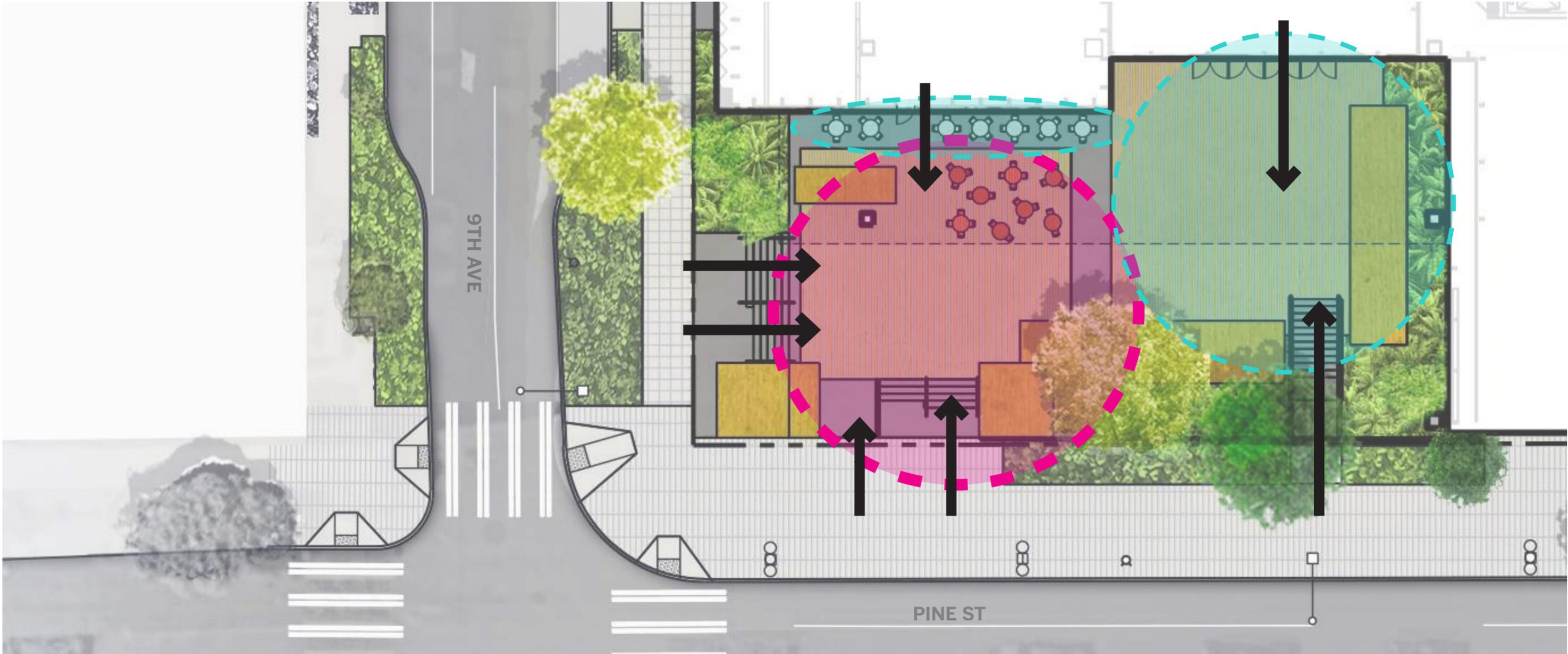
Current plan

 Voluntary setback area proposed as Public Benefit



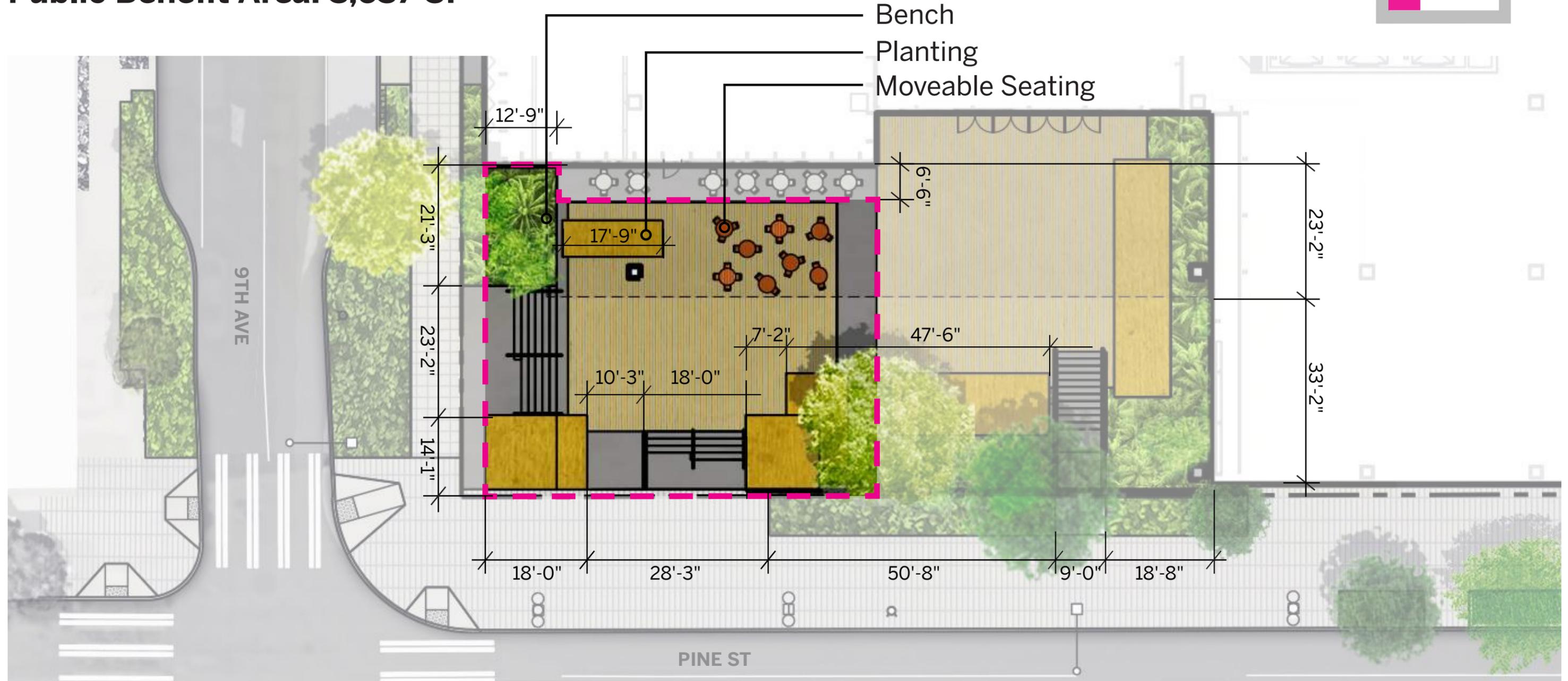
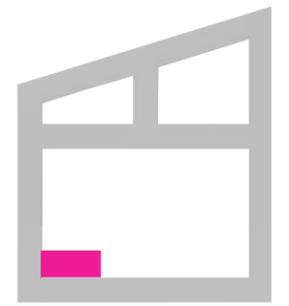
9TH & PINE PLAZA CONCEPT

Lushly planted plaza with open corner character, multiple access points, fixed and flexible seating

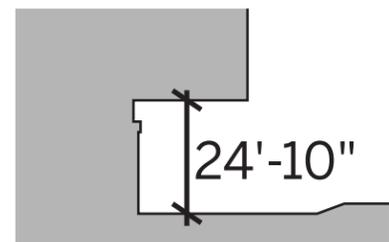


9TH & PINE PLAZA

Public Benefit Area: 3,637 SF



 Voluntary setback area proposed as Public Benefit



9TH & PINE PLAZA CHARACTER



INTEGRATED ENVIRONMENTAL GRAPHICS

Connecting to the city with poetry inspired by Seattle



Text Integrated Into Decking



Weathered Wood



Seattle Poetic Grid: <https://seattlepoeticgrid.com>

APPROACHING PLAZA FROM PINE ST



VIEW FROM 9TH & PINE INTERSECTION

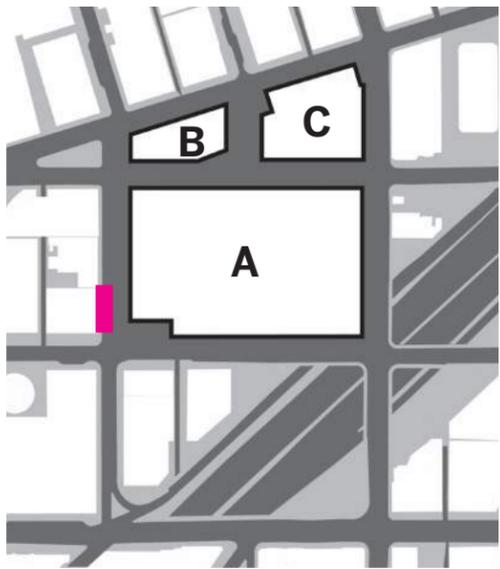


9TH AVE R.O.W. IMPROVEMENTS AT PINE ST

Framing 9th Ave with complementary planting, enhancing Green Street design



Added curb bulb with consolidated & enhanced planting
625 SF



9TH AVE R.O.W. IMPROVEMENTS AT PINE ST

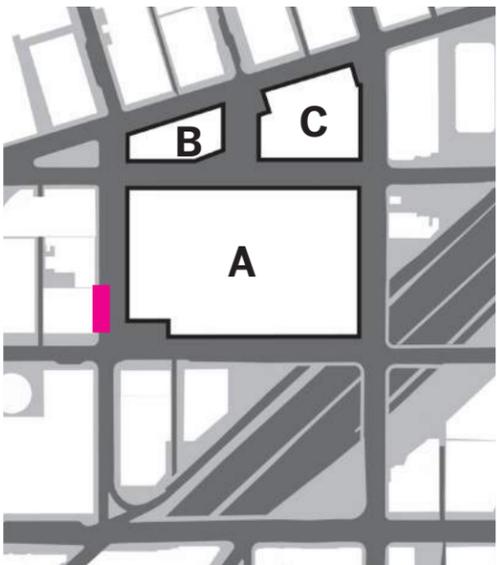
Framing 9th Ave with complementary planting, enhancing Green Street design



Before

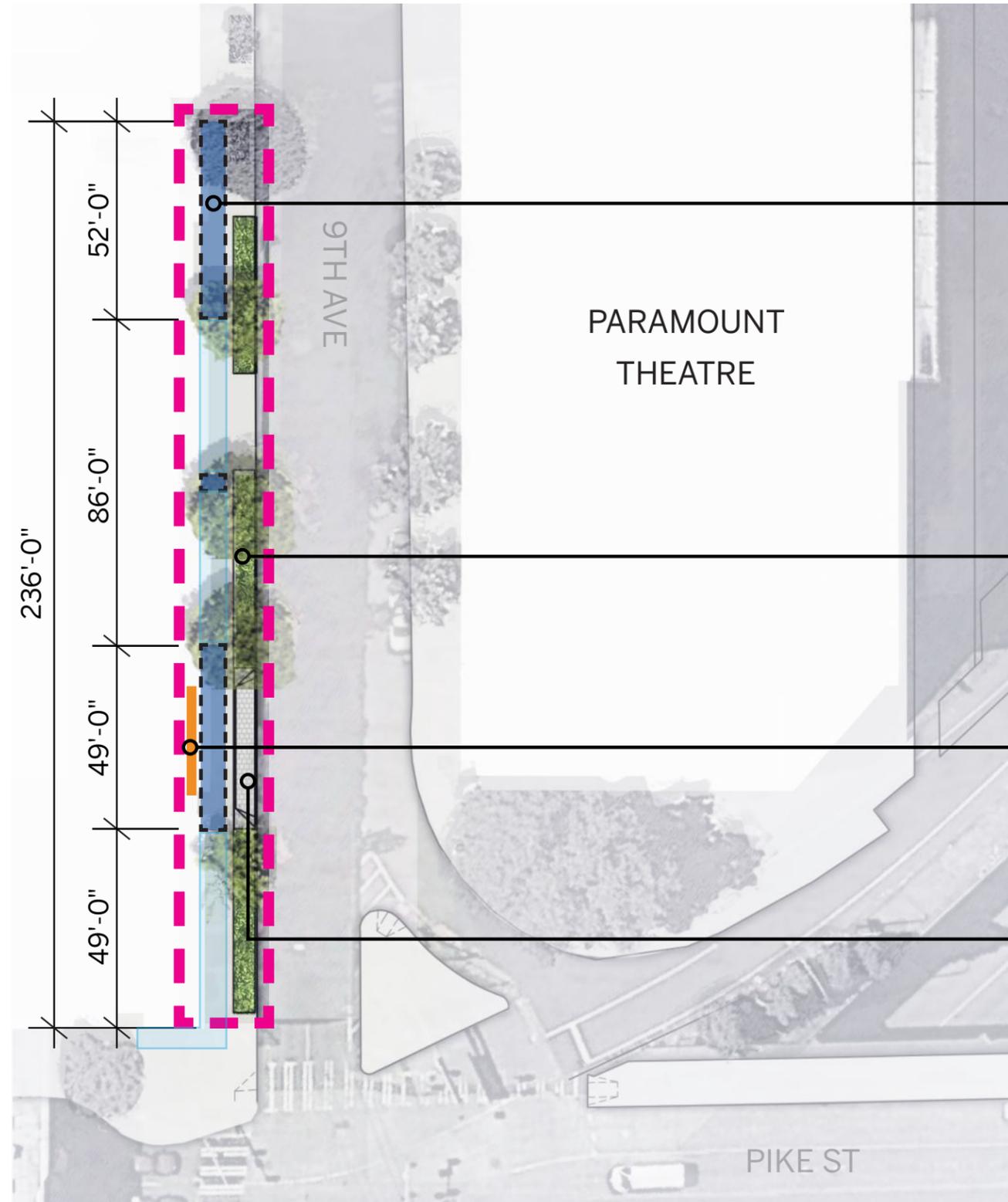


After



9TH AVENUE IMPROVEMENTS AT PIKE ST

Enhancing pedestrian experience with high-quality materials and significant planting

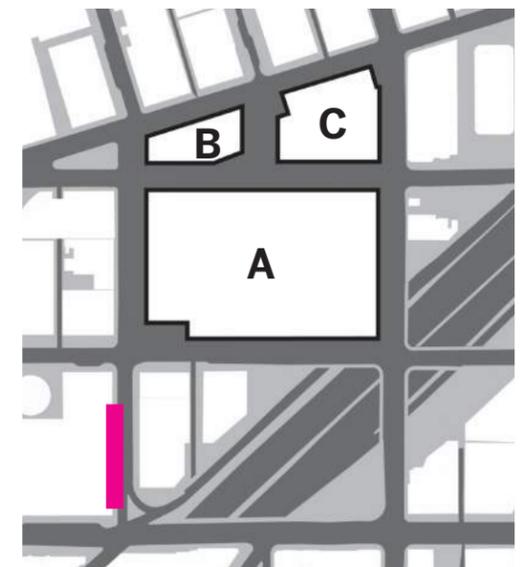


Additional canopies to fill gaps in existing canopy coverage
840 SF TOTAL

Additional & consolidated planting, preserve existing trees
797 SF TOTAL

New decorative vehicle entry door at existing garage entry
470 SF

Replace concrete with textured paving at curb cut for pedestrian safety
242 SF



9TH AVENUE IMPROVEMENTS AT PIKE ST

Enhancing pedestrian experience with high-quality materials and significant planting



Before



After



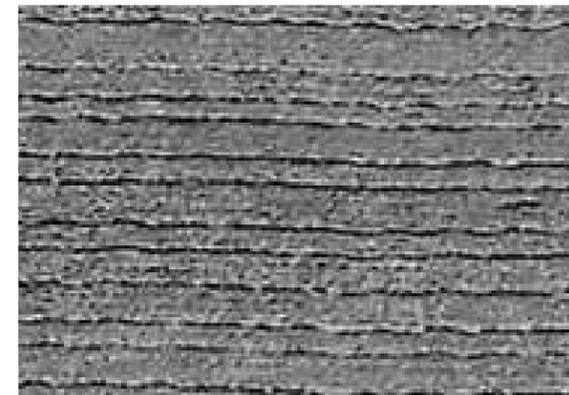
Canopy coverage



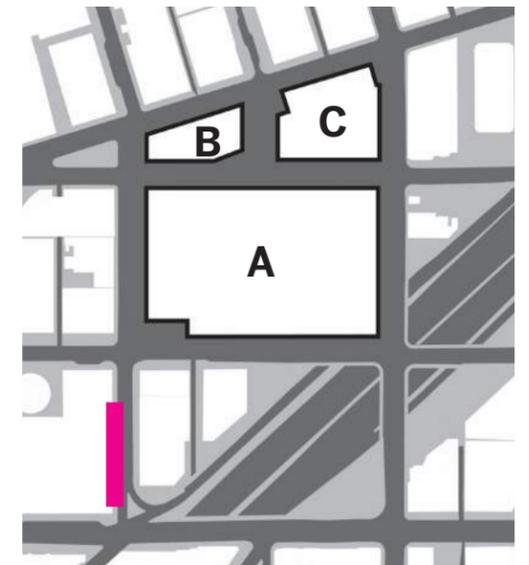
Door concept



Native planting palette

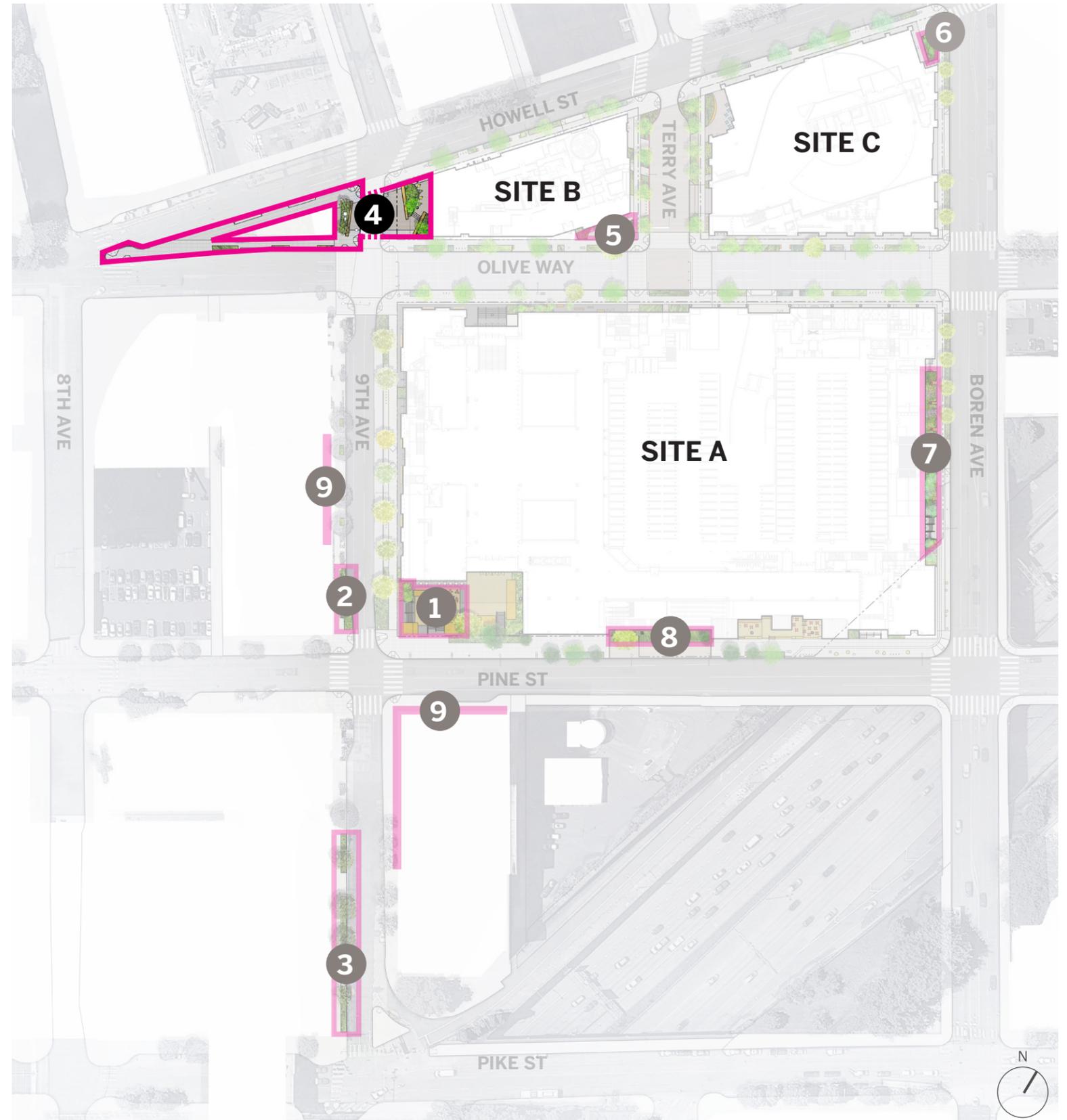


Textured curb cut paving



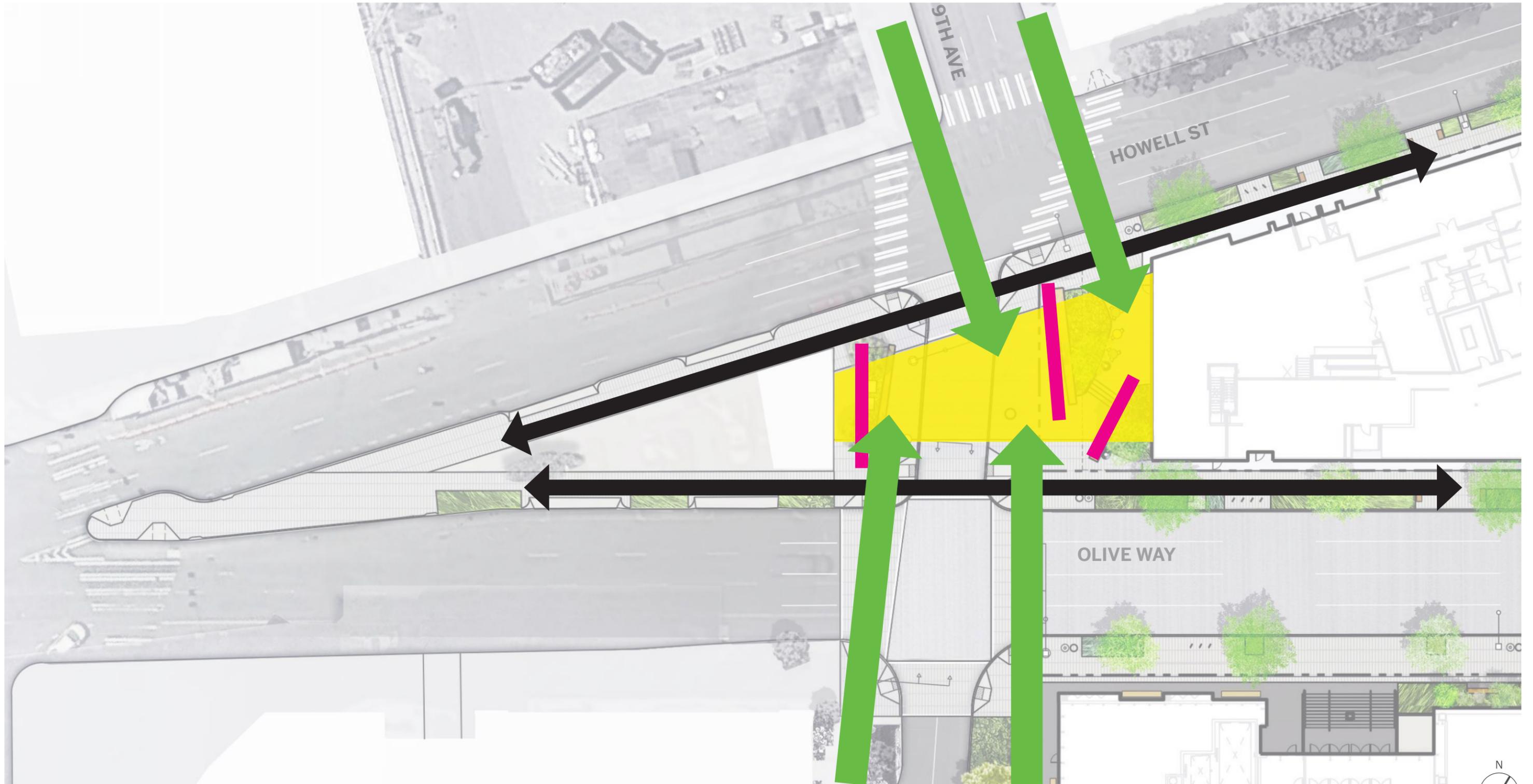
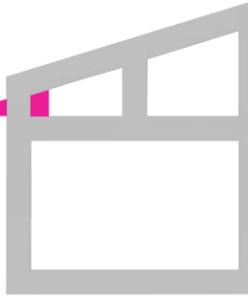
OPEN SPACE & PEDESTRIAN IMPROVEMENTS

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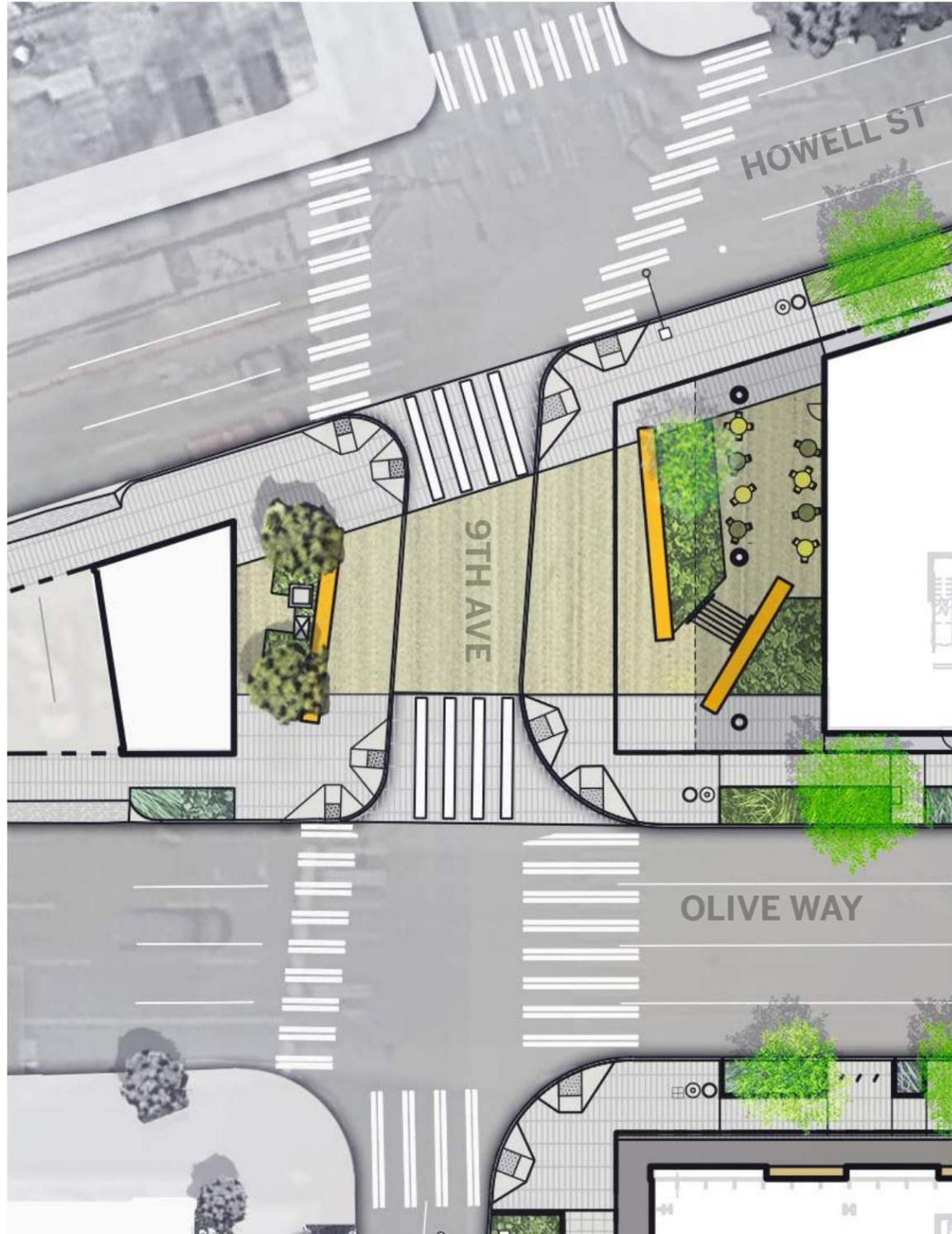
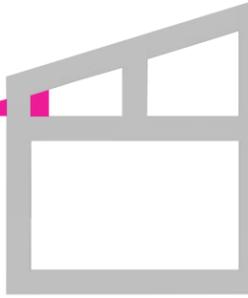


FLATIRON PLAZA CONCEPT

Minimize visual impact of roadway and celebrate unique street grid shift



FLATIRON PLAZA PLAN COMPARISON



July 2017 plan

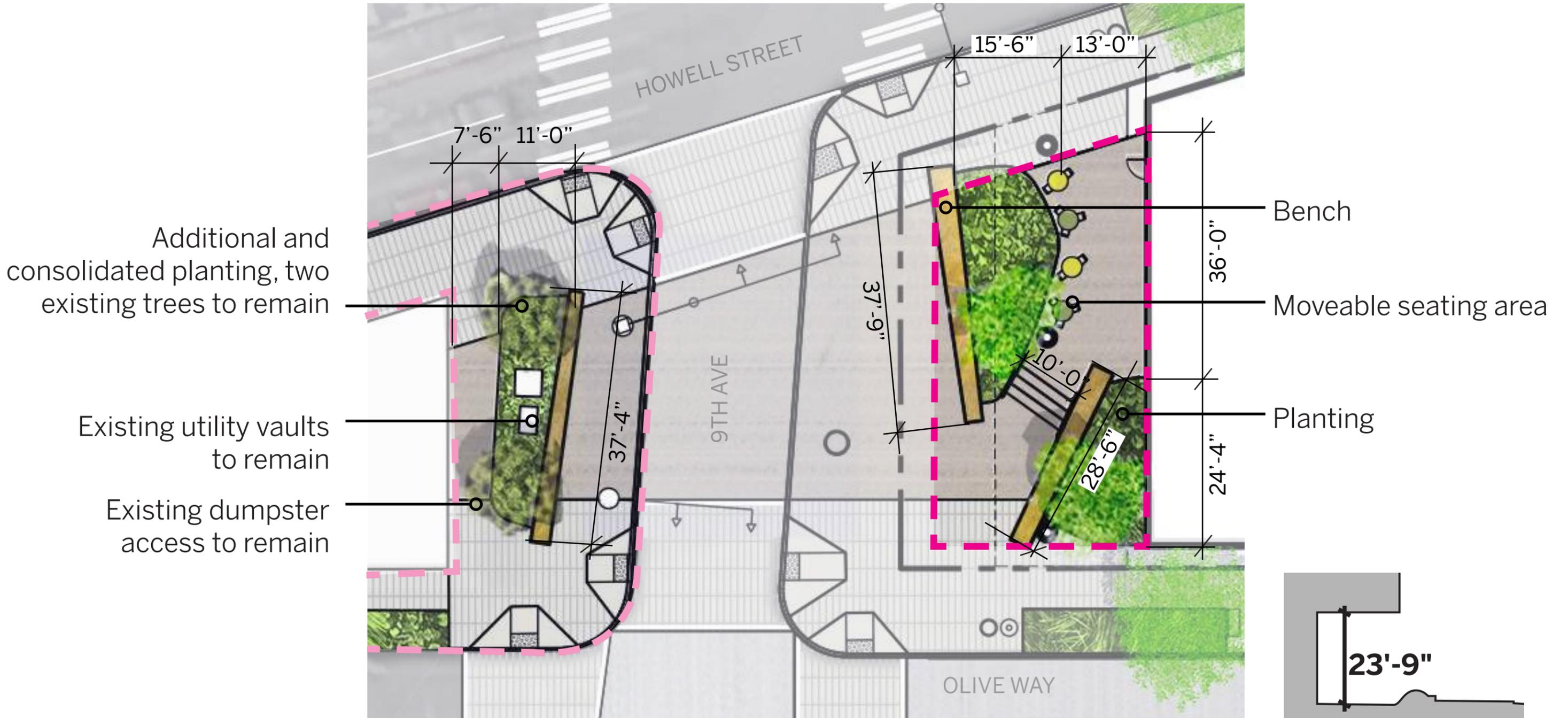
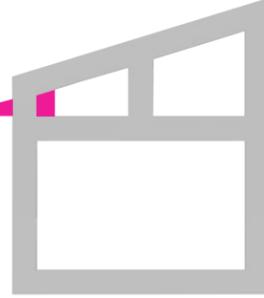


Current plan



FLATIRON PLAZA

Site B - Public Benefit Area: 1,789



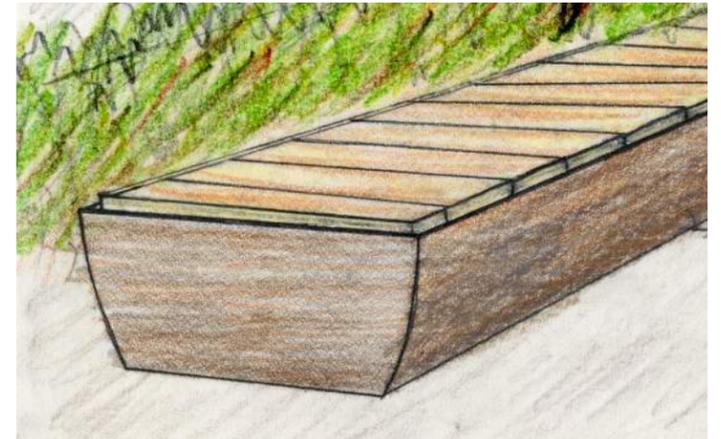
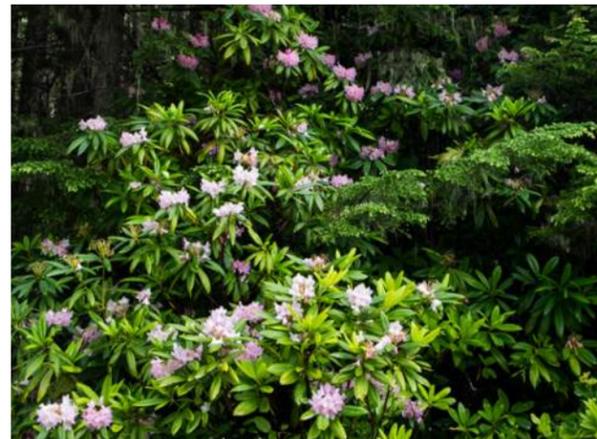
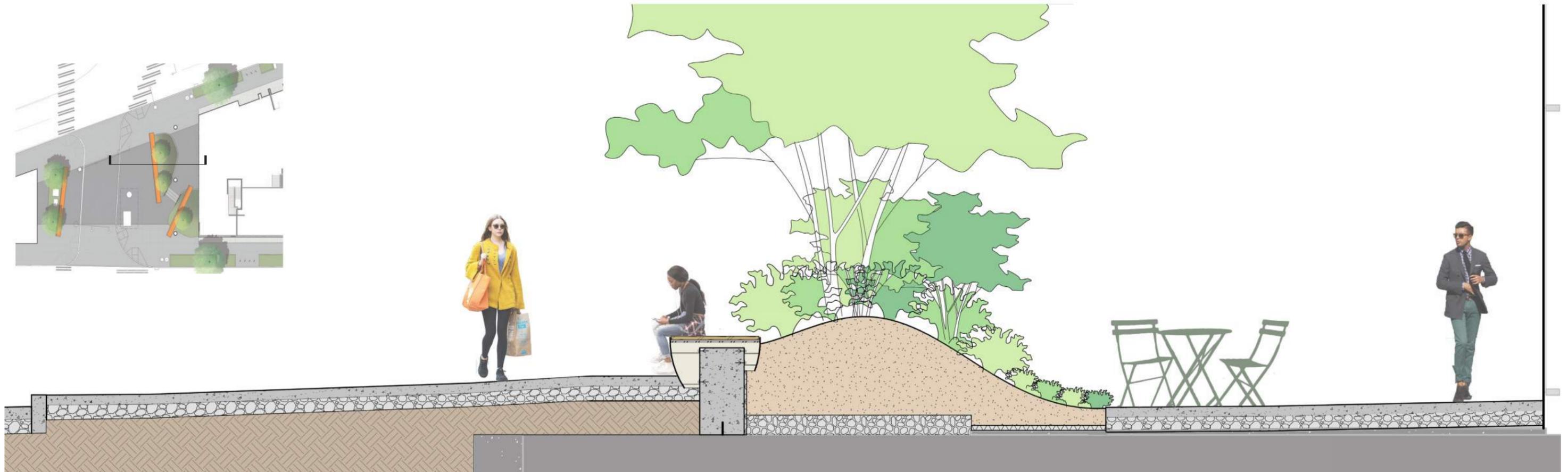
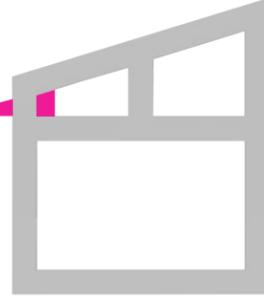
Proposed Public Benefit area outside of Site B Property Line

Voluntary setback area proposed as Public Benefit



FLATIRON PLAZA

Large sculptural benches and moveable seating, with a strong connection across 9th Ave



Acer circinatum
Vine Maple

Rhododendron macrophyllum
Pacific Rhododendron

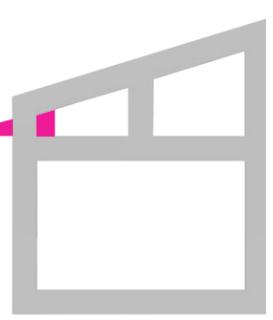
Ilex crenata 'Helleri'
Japanese Holly

Mahonia nervosa
Cascade Oregon Grape

Bench materiality
Wood seat with metal base

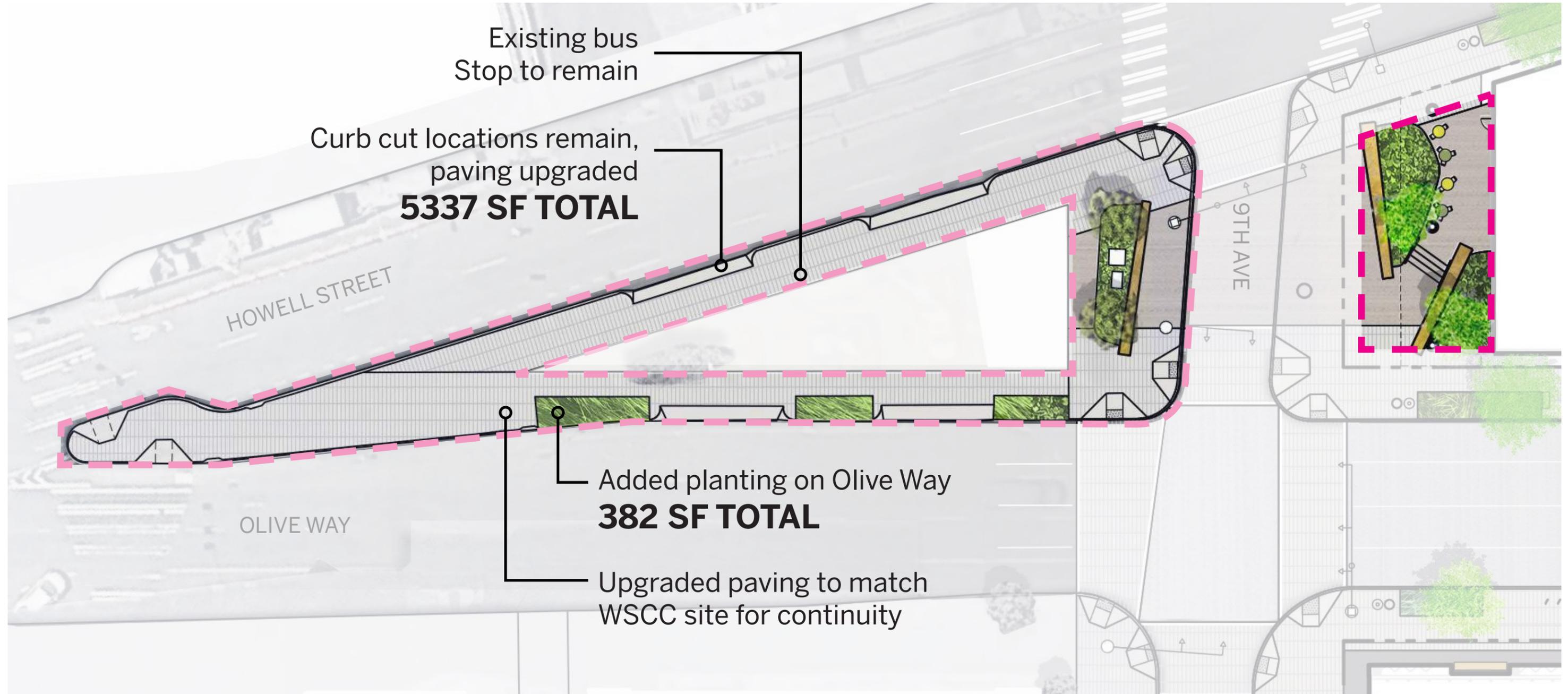
FLATIRON PLAZA

Large sculptural benches and moveable seating, with a strong connection across 9th Ave



OLIVE TRIANGLE & FLATIRON PLAZA

High-quality sidewalks at the Olive/Howell Triangle supporting the Flatiron Plaza



 Proposed Public Benefit area outside of Site B Property Line

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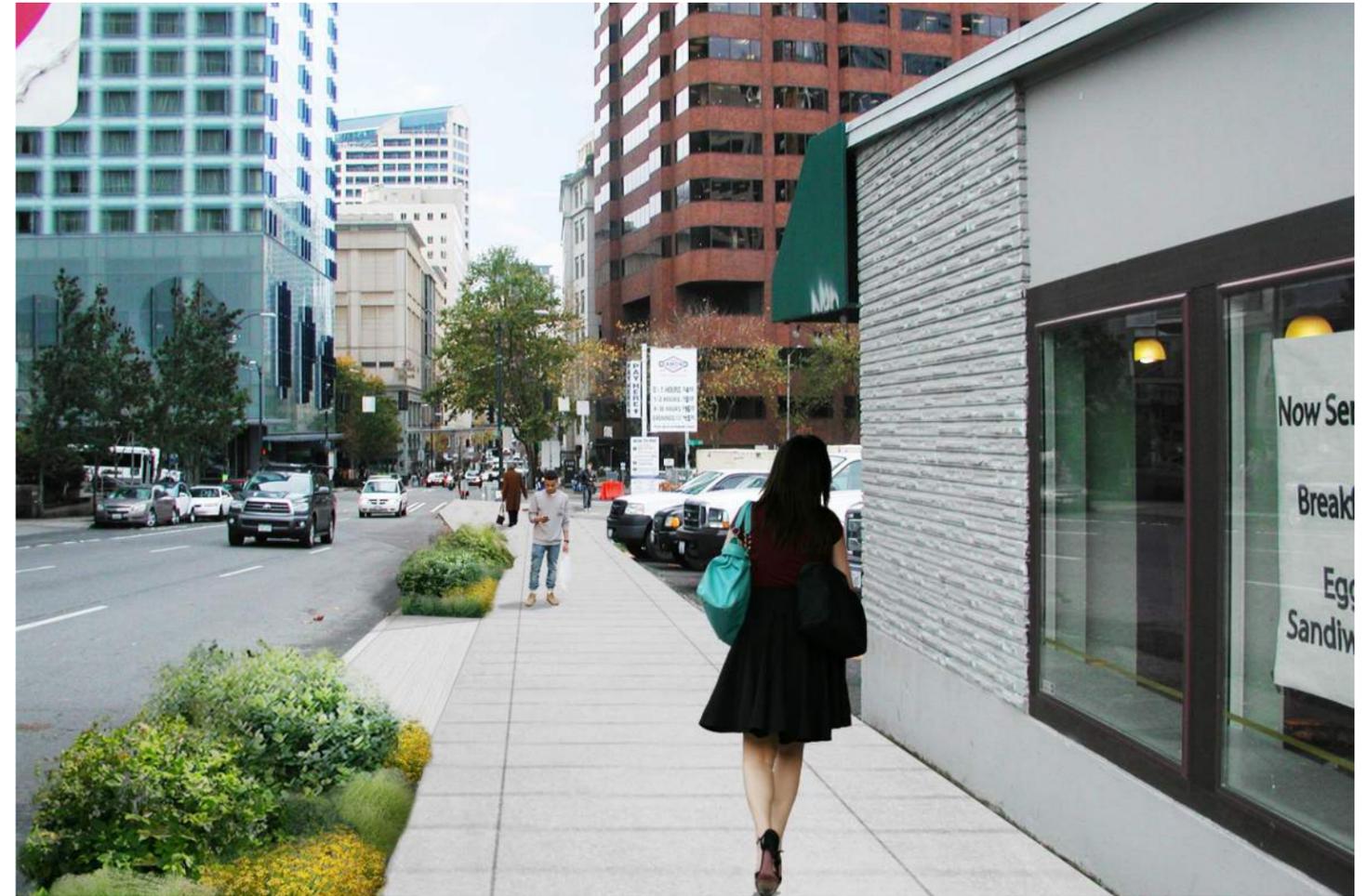


OLIVE TRIANGLE R.O.W. IMPROVEMENTS

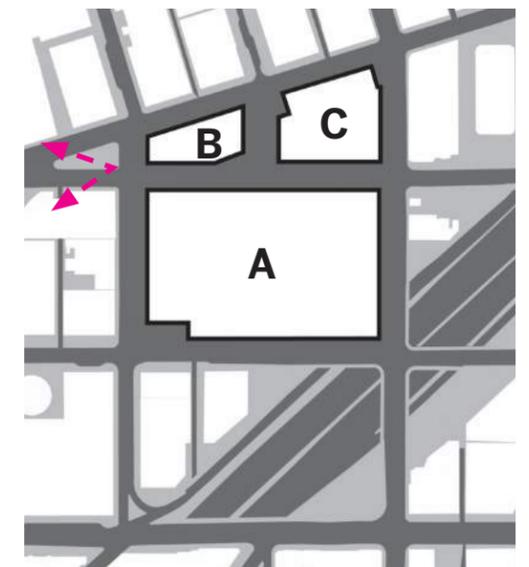
High-quality sidewalks at the Olive/Howell Triangle supporting the Flatiron Plaza



Before



After

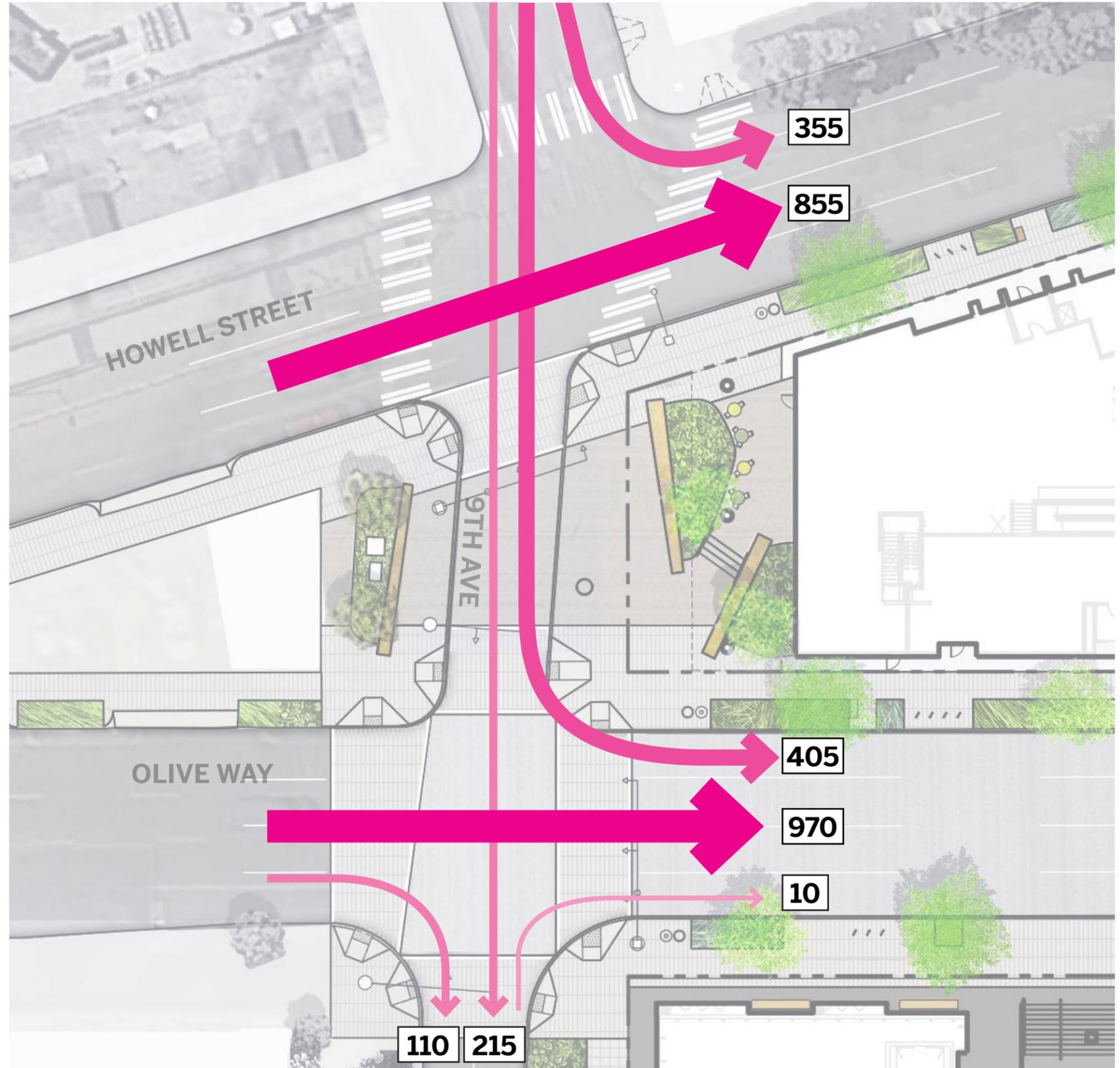


9TH/OLIVE/HOWELL TRAFFIC ANALYSIS

Timed signals

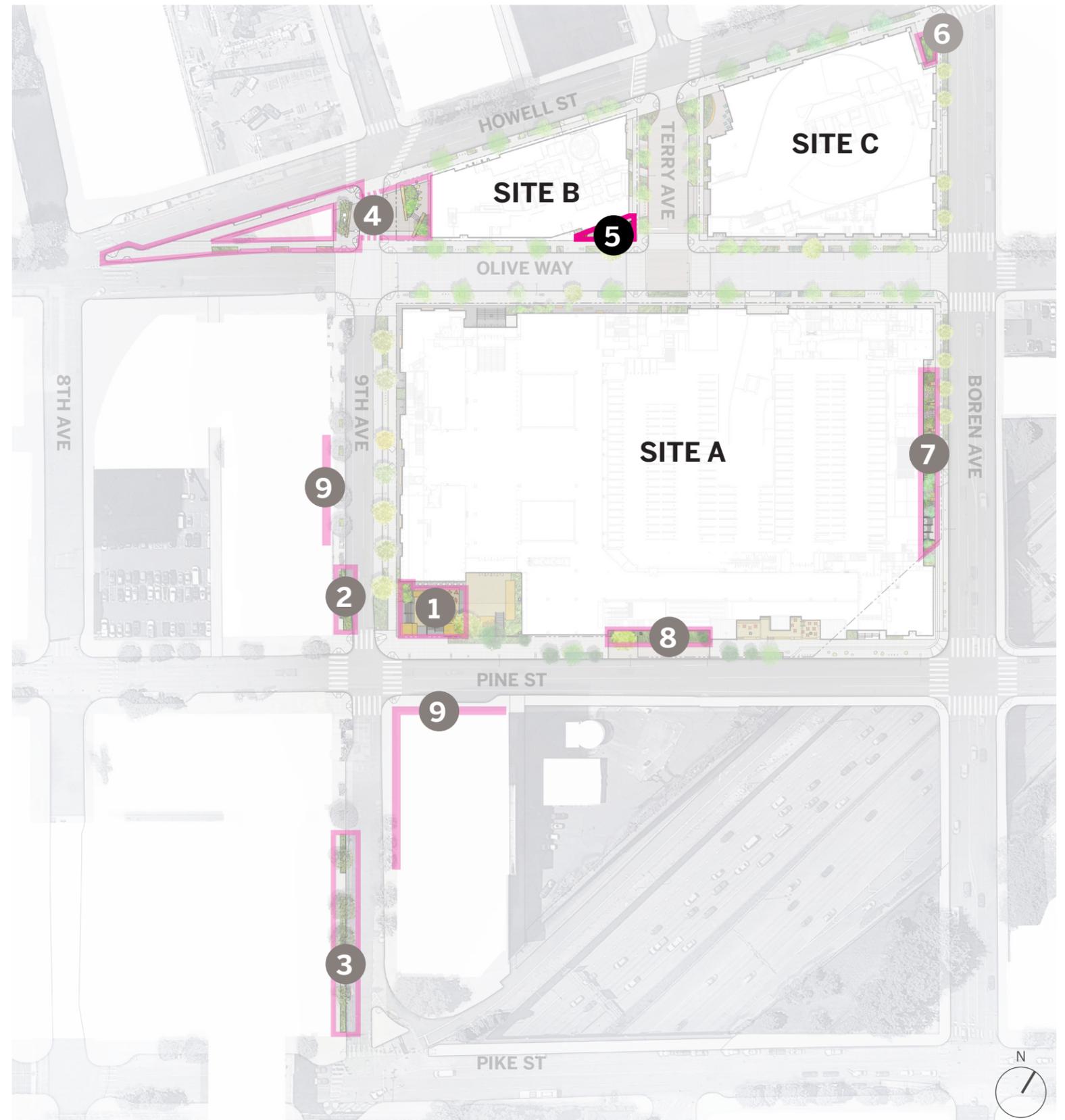
Traffic signals at the intersections of Howell St & 9th Ave and Olive Way & 9th Ave will be linked to eliminate southbound vehicles stopped between Howell St and Olive Way on 9th Ave,

PM peak hour vehicle flow analysis

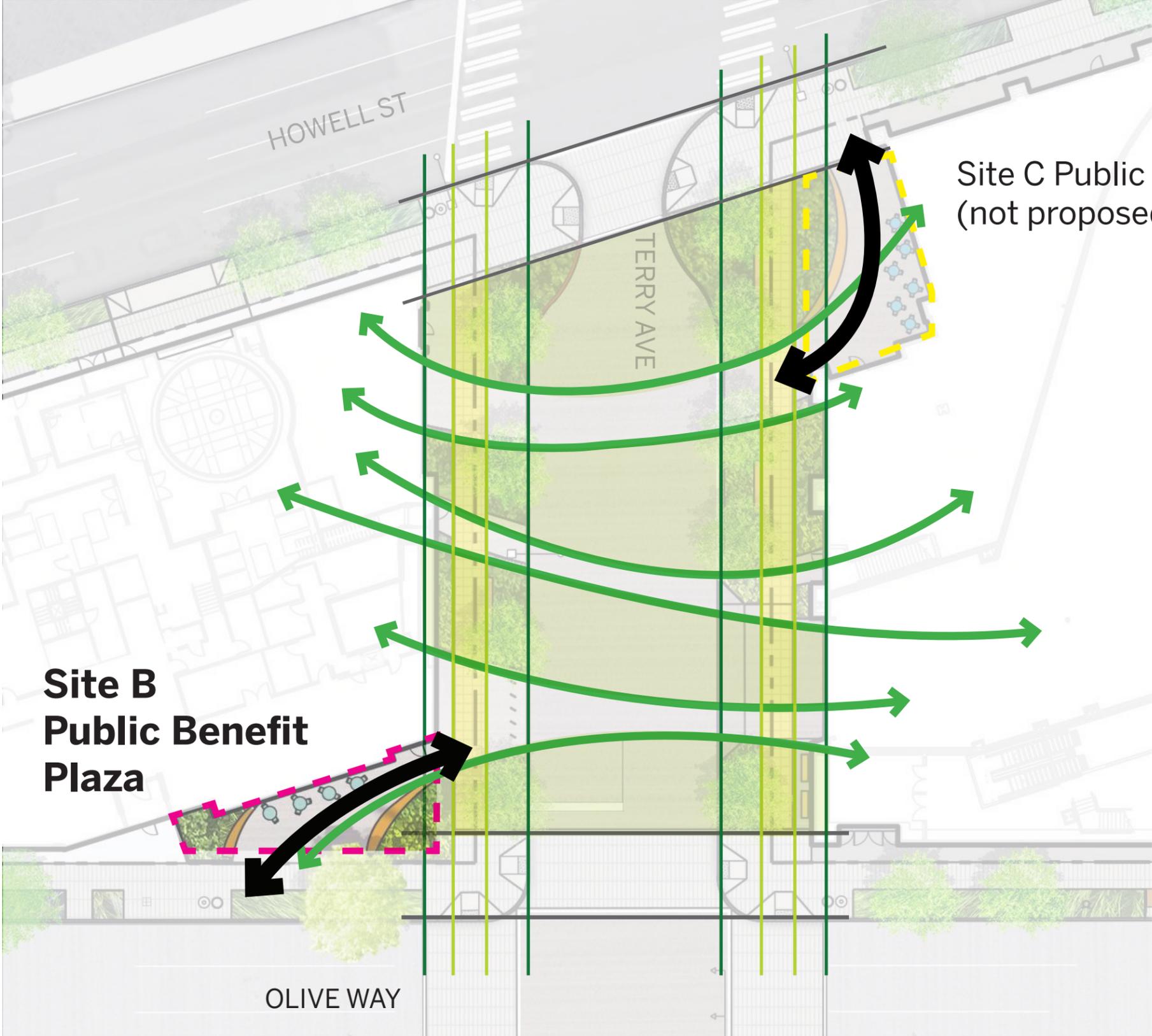
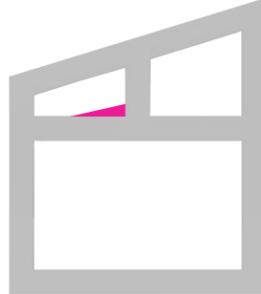


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TERRY GREEN STREET CONCEPT



Site C Public Plaza
(not proposed as Public Benefit)

Site B
Public Benefit
Plaza

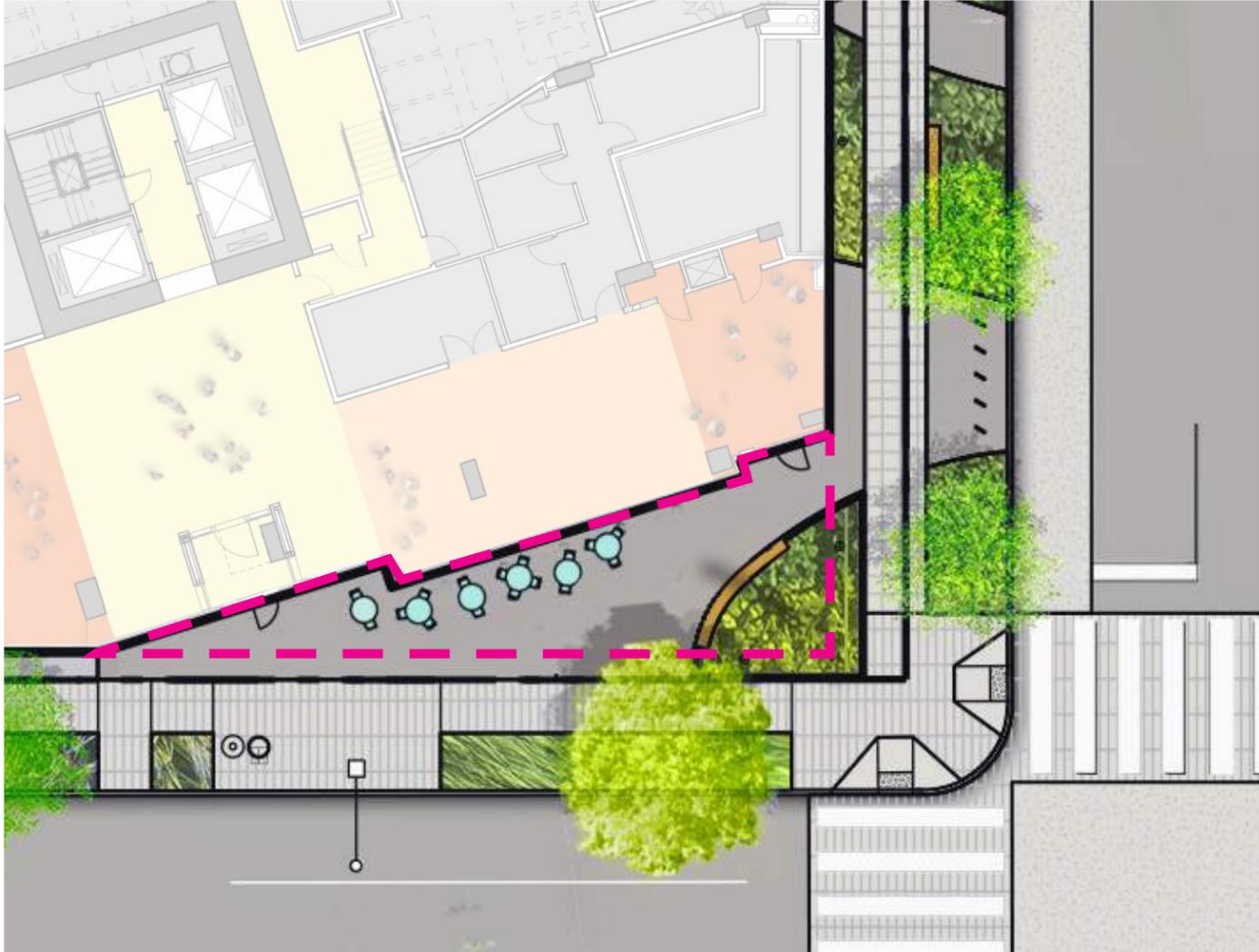
OLIVE WAY

HOWELL ST

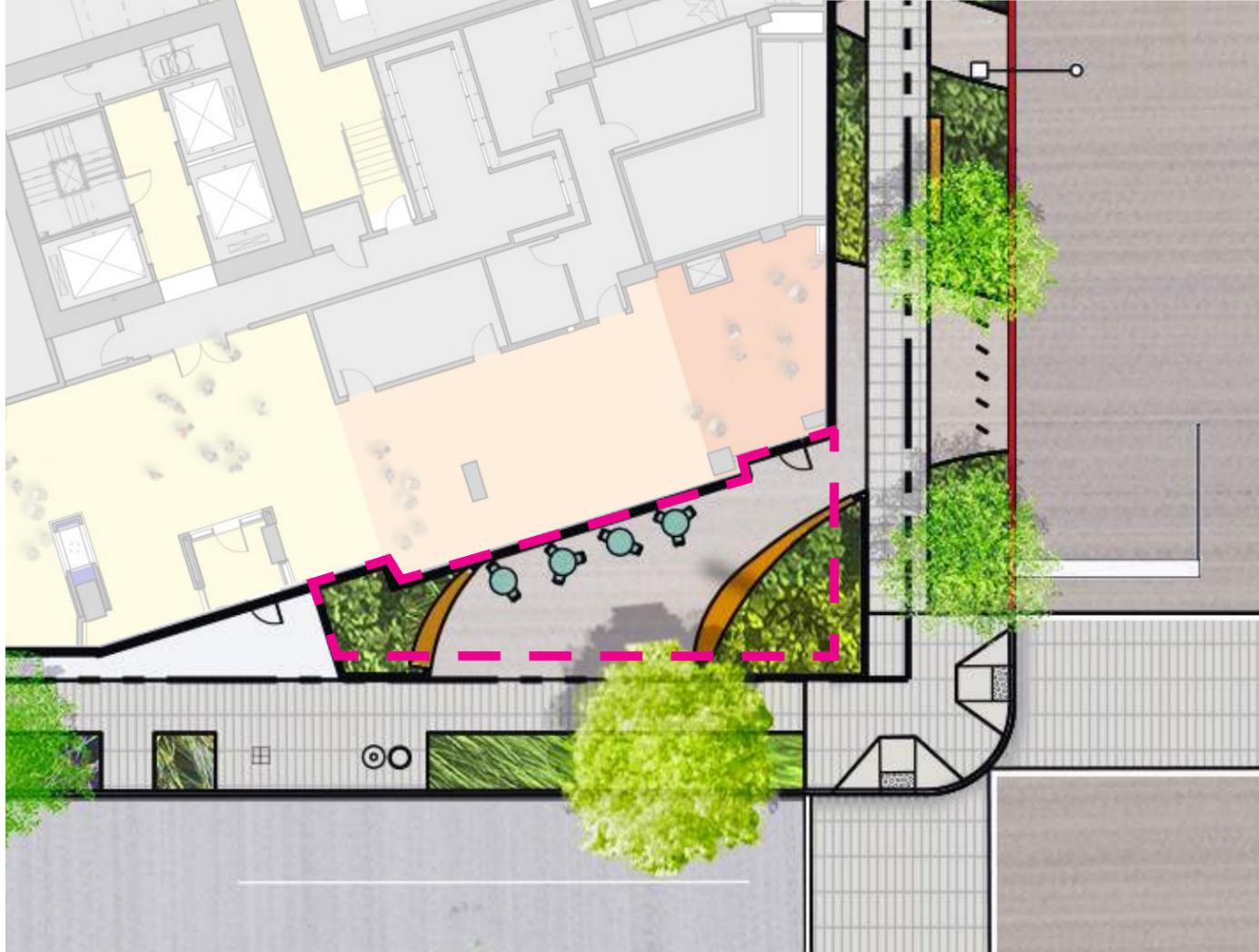
TERRY AVE



TERRY PLAZA PLAN COMPARISON



July 2017 plan



Current plan



TERRY GREEN STREET PLAZA - SITE B

Public Benefit Area: 831 SF



Moveable seating zone



Raised planter with PNW native planting and integrated wood bench seating

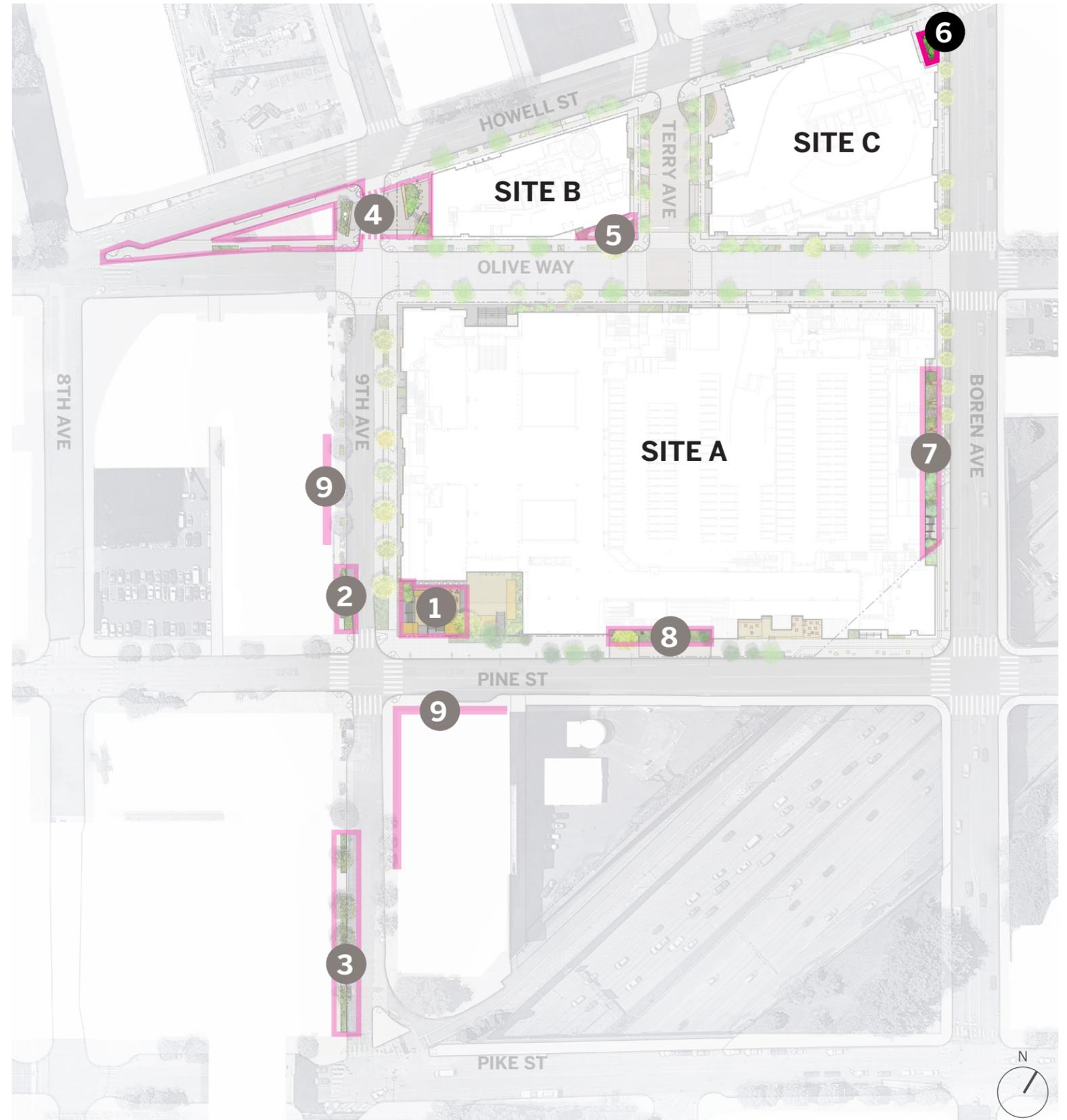


 Voluntary setback area proposed as Public Benefit

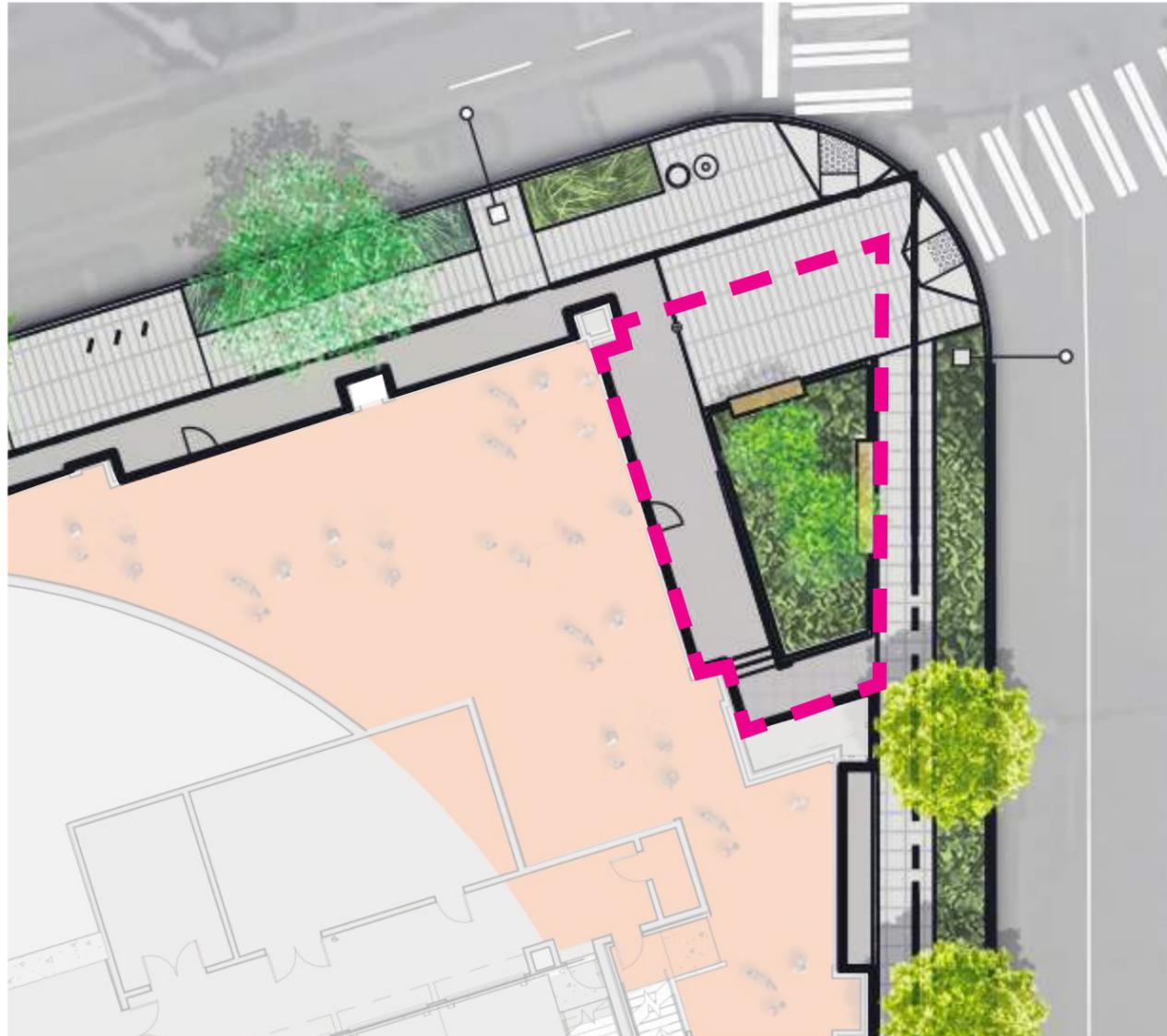
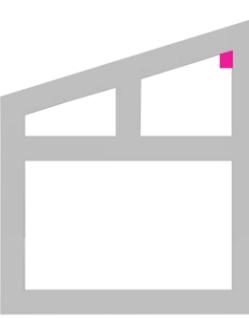


OPEN SPACE & PEDESTRIAN IMPROVEMENTS

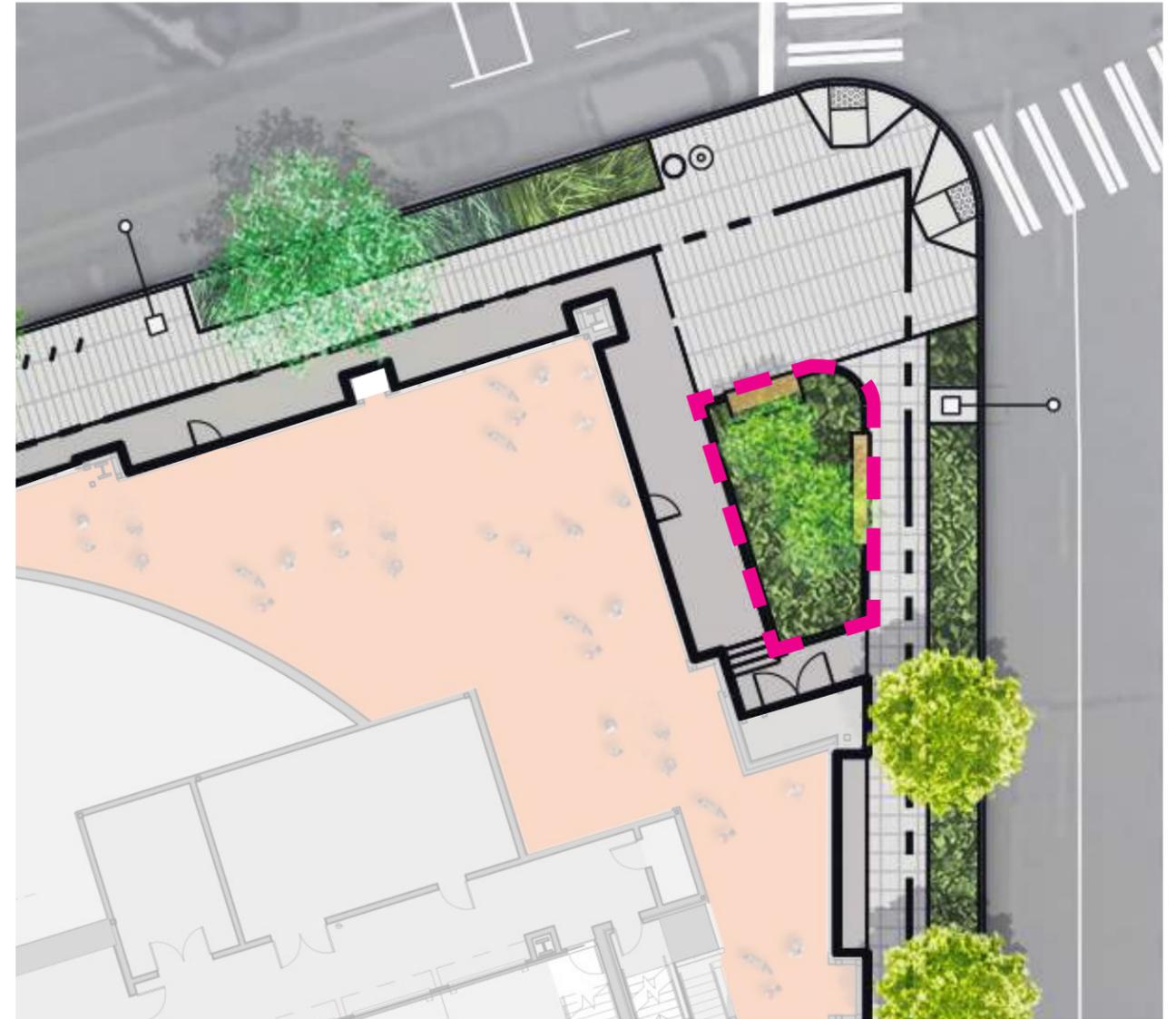
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DENNY TRIANGLE CORNER PLAZA



July 2017 plan



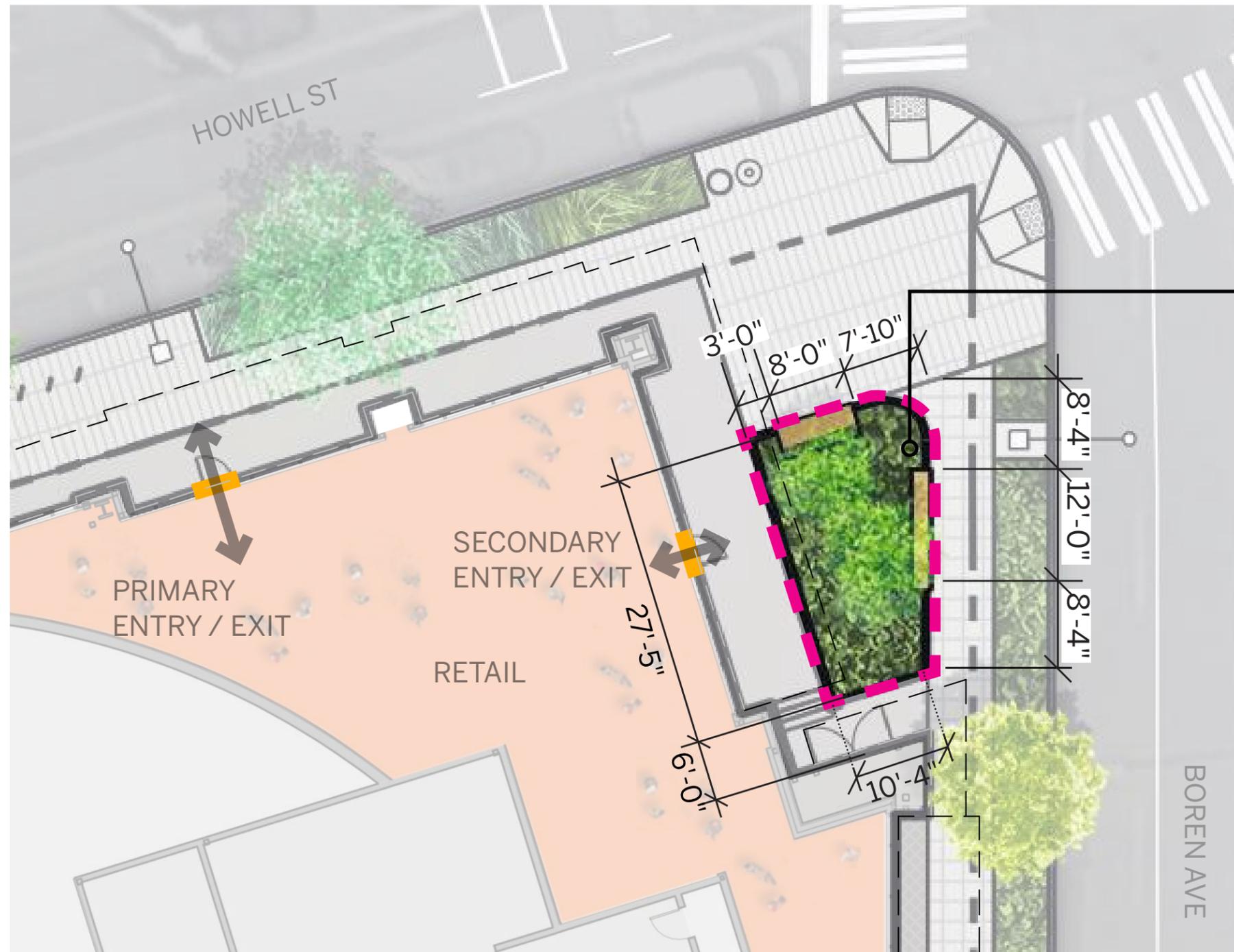
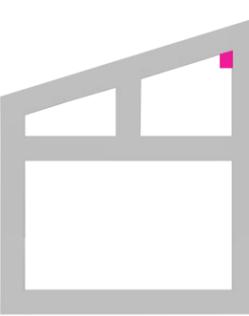
Current plan

 Voluntary setback area
proposed as Public Benefit

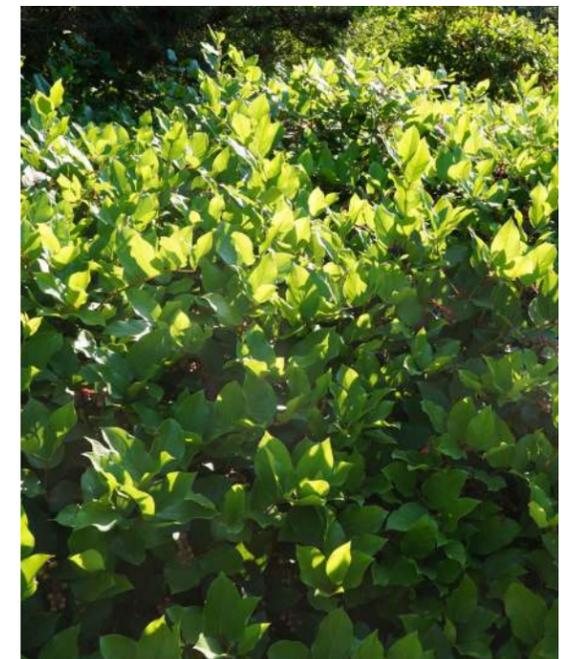


DENNY TRIANGLE CORNER PLAZA

Public Benefit Area: 396 SF



Raised planter with PNW native planting and integrated wood bench seating

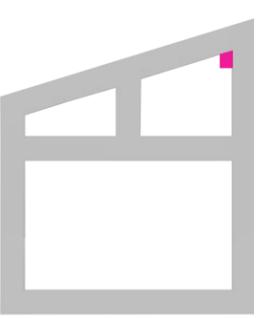


 Voluntary setback area proposed as Public Benefit



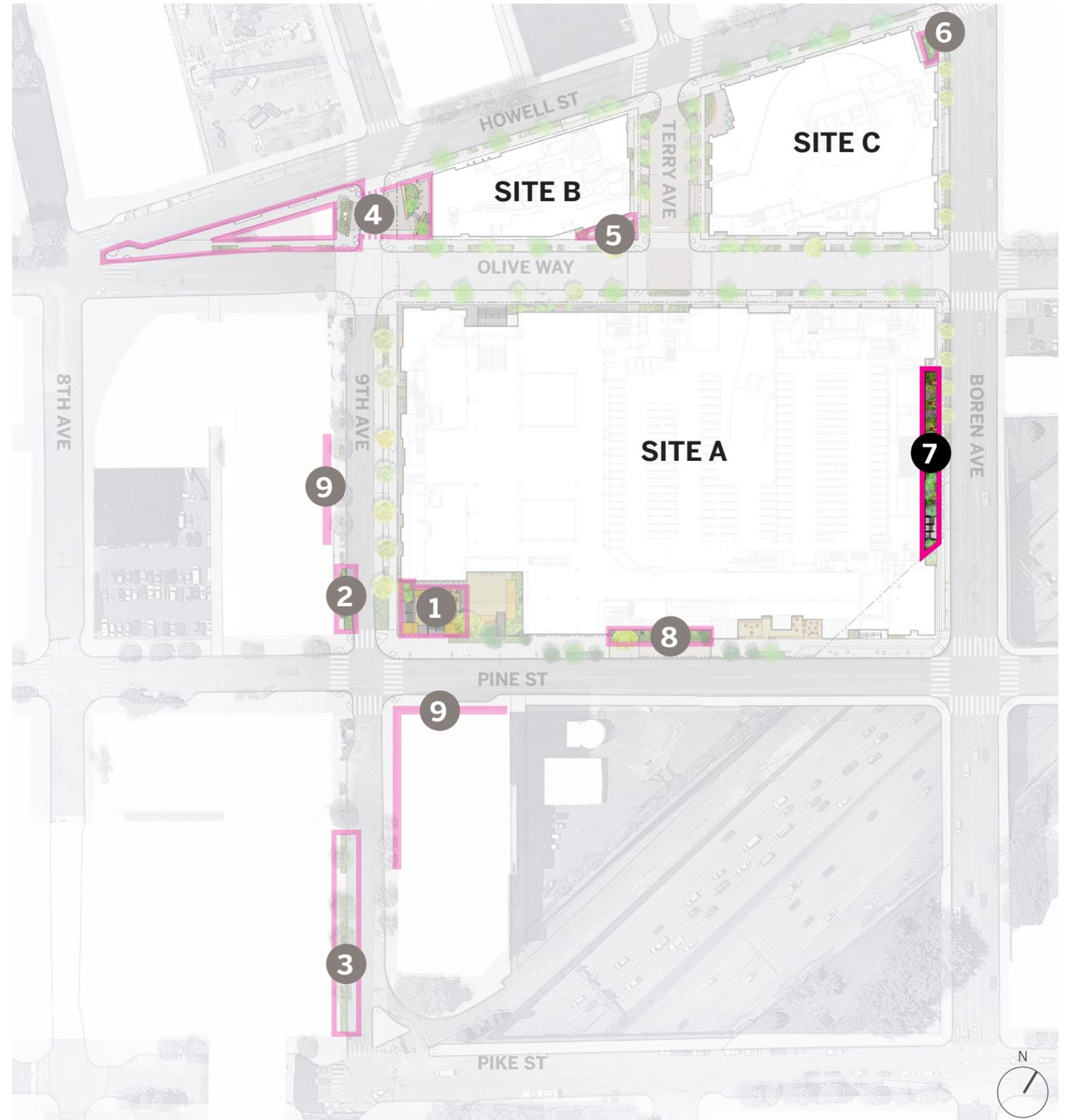
DENNY TRIANGLE CORNER PLAZA

Warm wood seating that participates in streetlife activity, backed by generous planting



OPEN SPACE & PEDESTRIAN IMPROVEMENTS

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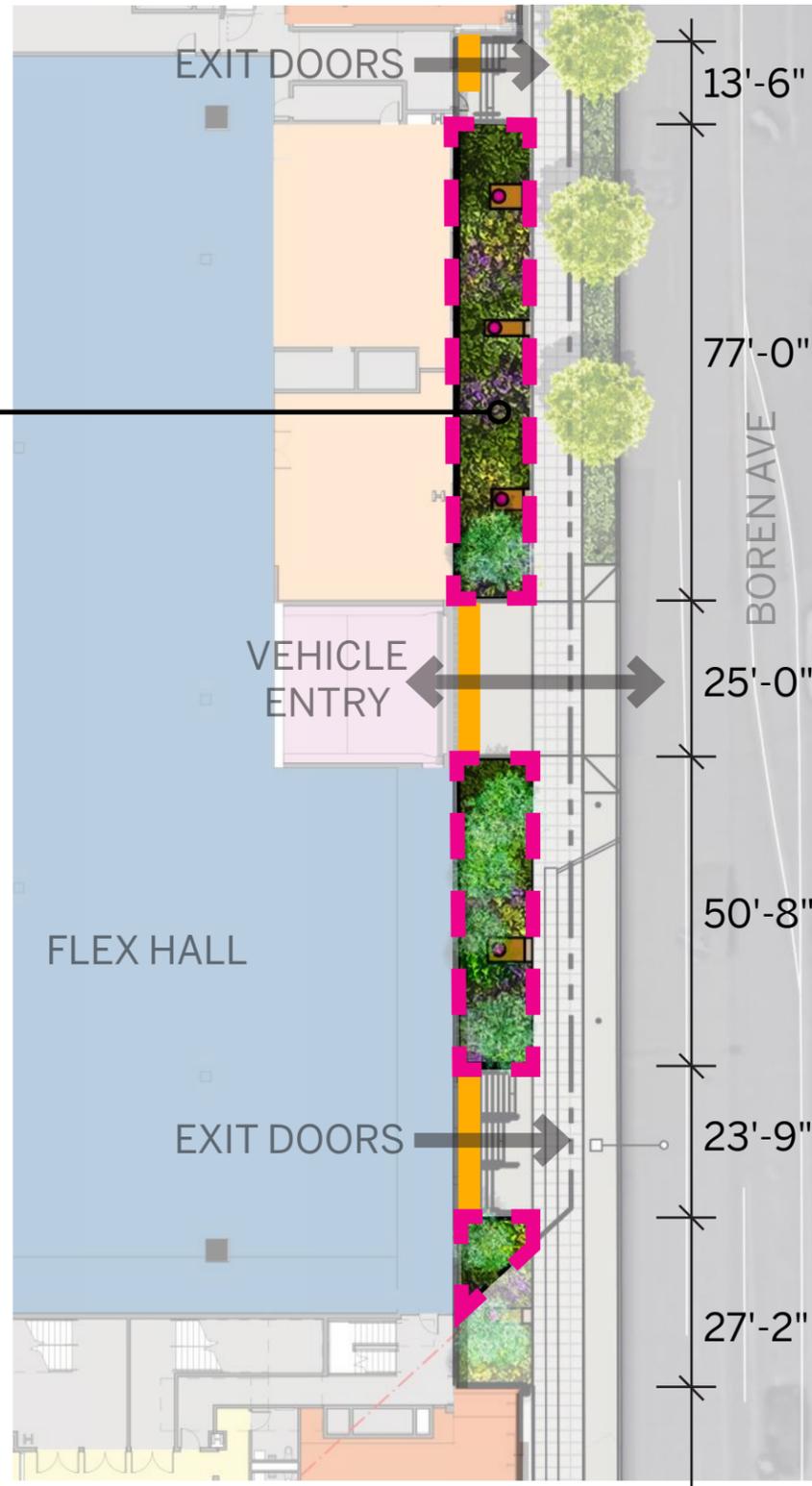
BOREN AVENUE GARDEN

Public Benefit Area: 1,708 SF



12'-6" 8' 6"

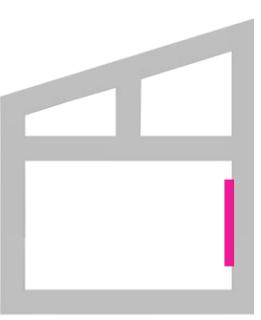
Lush planting with grasses, colorful flowers, and subtle landform



 Voluntary setback area proposed as Public Benefit

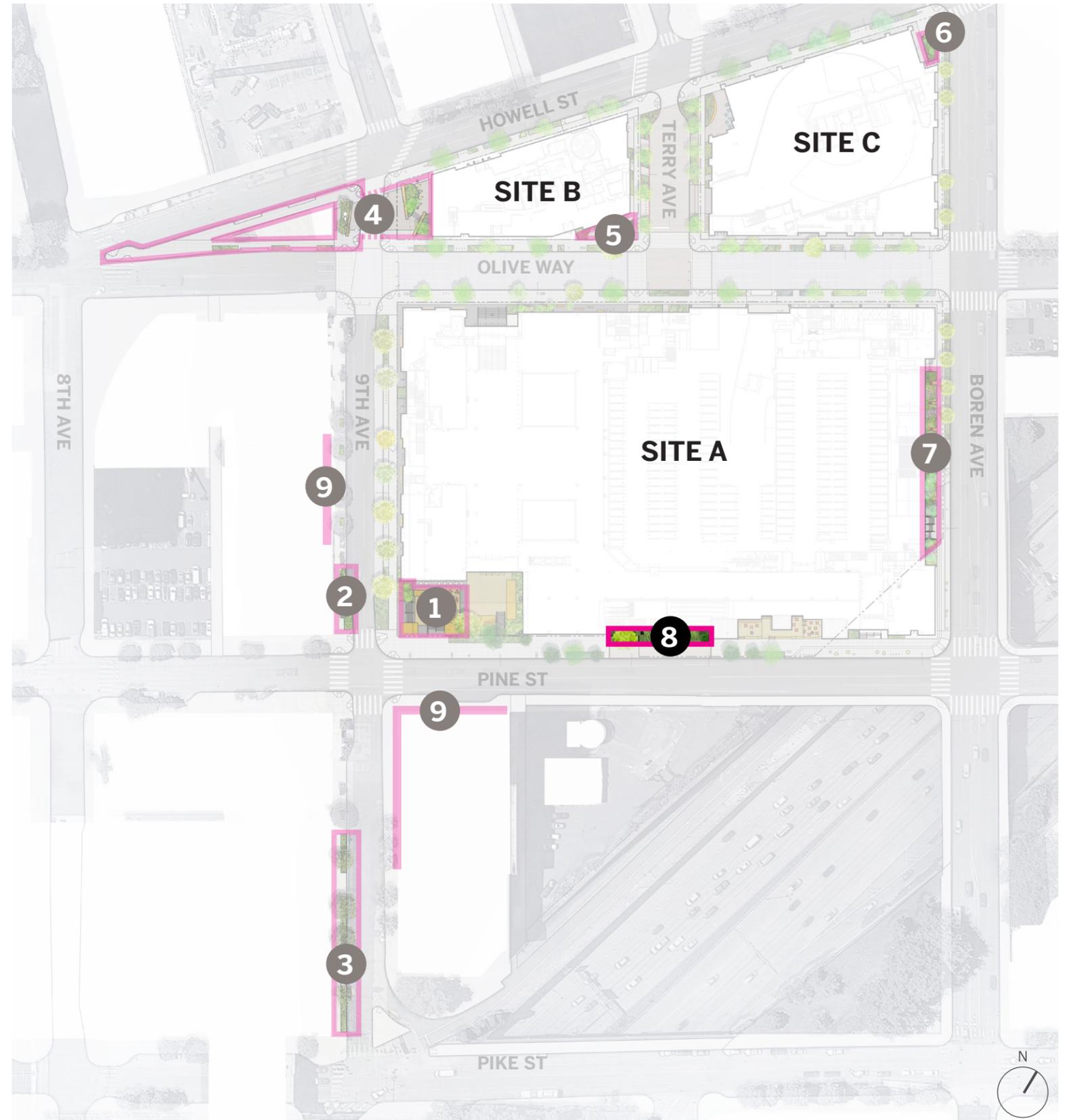


BOREN AVENUE GARDEN



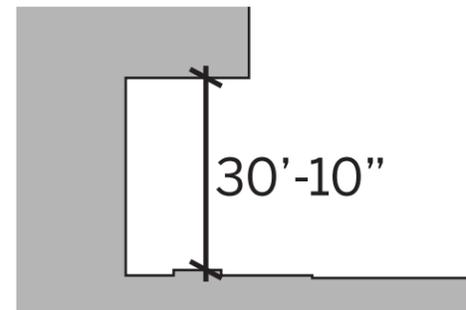
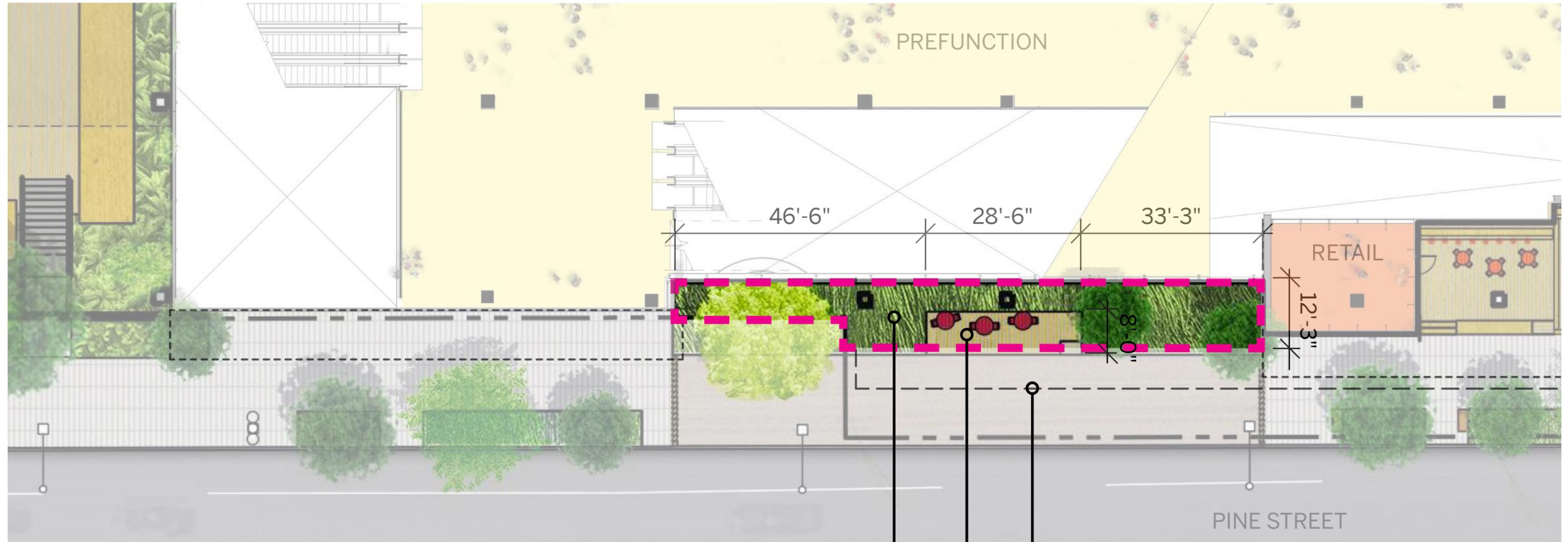
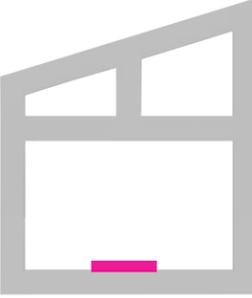
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PINE STREET SUN GARDEN

Public Benefit Area: 1,154 SF



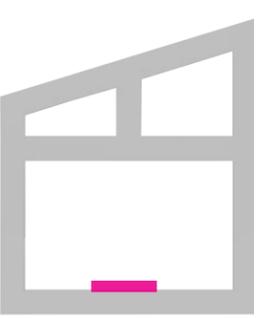
- Planting
- Wood Platform with Moveable Seating
- Hillclimb Above

 Voluntary setback area proposed as Public Benefit



PINE STREET SUN GARDEN

Carrying Terry Green Street spirit to Pine St, breaking down scale of two-block sidewalk



CONNECTION TO PIKE PINE RENAISSANCE

Reinforcing Pike Pine Renaissance: Act 1 concepts to create a vibrant and continuous corridor



Imagery Courtesy Pike Pine Renaissance Act 1

Pike Pine Renaissance Act 1: Guiding Principles

- Reinforce their role as primary east-west pedestrian streets
- Offer a generous, safe and continuous pedestrian experience
- Provide places to linger and enjoy city life
- Foster stewardship and activation by adjacent property owners and tenants

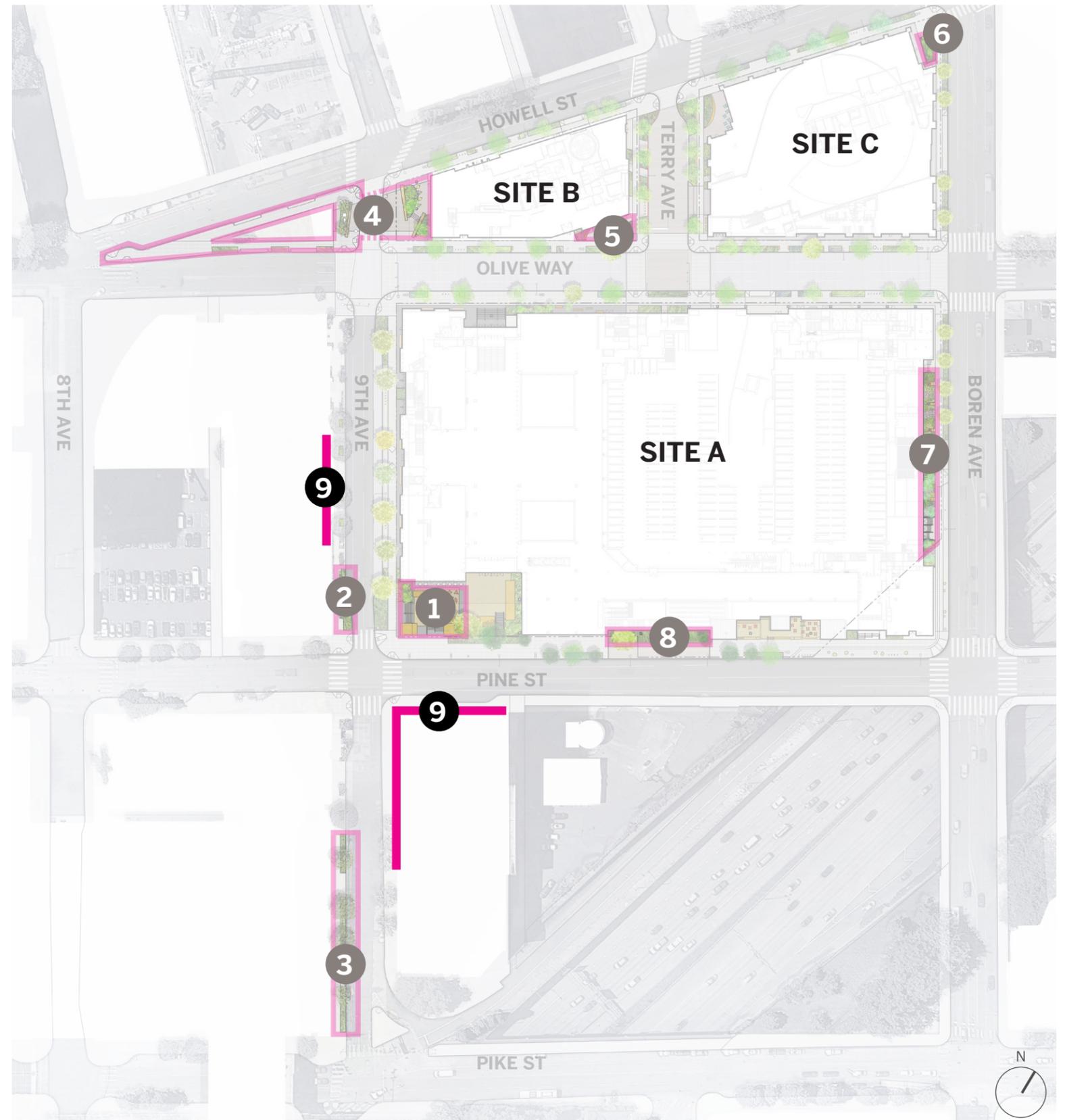
Pike Pine Renaissance Act 1: Elements of Continuity

- Consistent quality of sidewalk paving (1'x4' plank pattern from 9th Ave and Boren Ave on Pike St & Pine St)
- Signature crosswalk design
- Protected bike lane and vegetated buffer
- Two-globe pedestrian lighting
- Enhanced tree canopy



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HISTORIC BUILDING LIGHTING

Worldmark Camlin & Paramount Theatre

August 7: Certificate of Approval from full Landmarks Preservation Board (LPB)

Enhanced lighting will create a more activate, engaging, and safe pedestrian experience. These improvements will highlight historic landmarks in our city while contributing to the goals and principles of the Pike Pine Renaissance and the Denny Triangle Neighborhood Plan.

The Denny Triangle Neighborhood Plan supports strategies to improve and enhance night lighting:

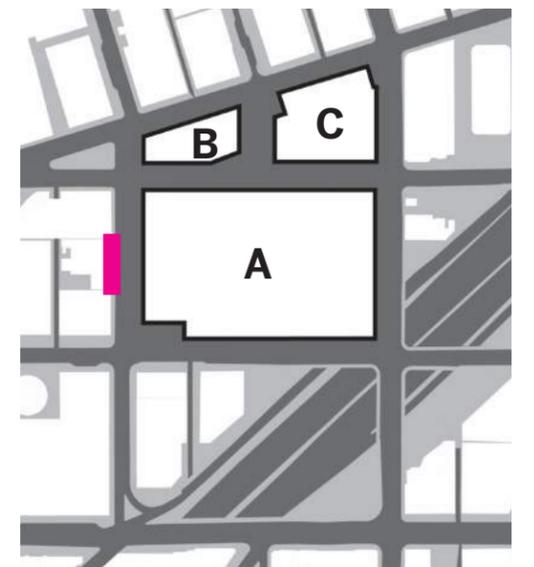
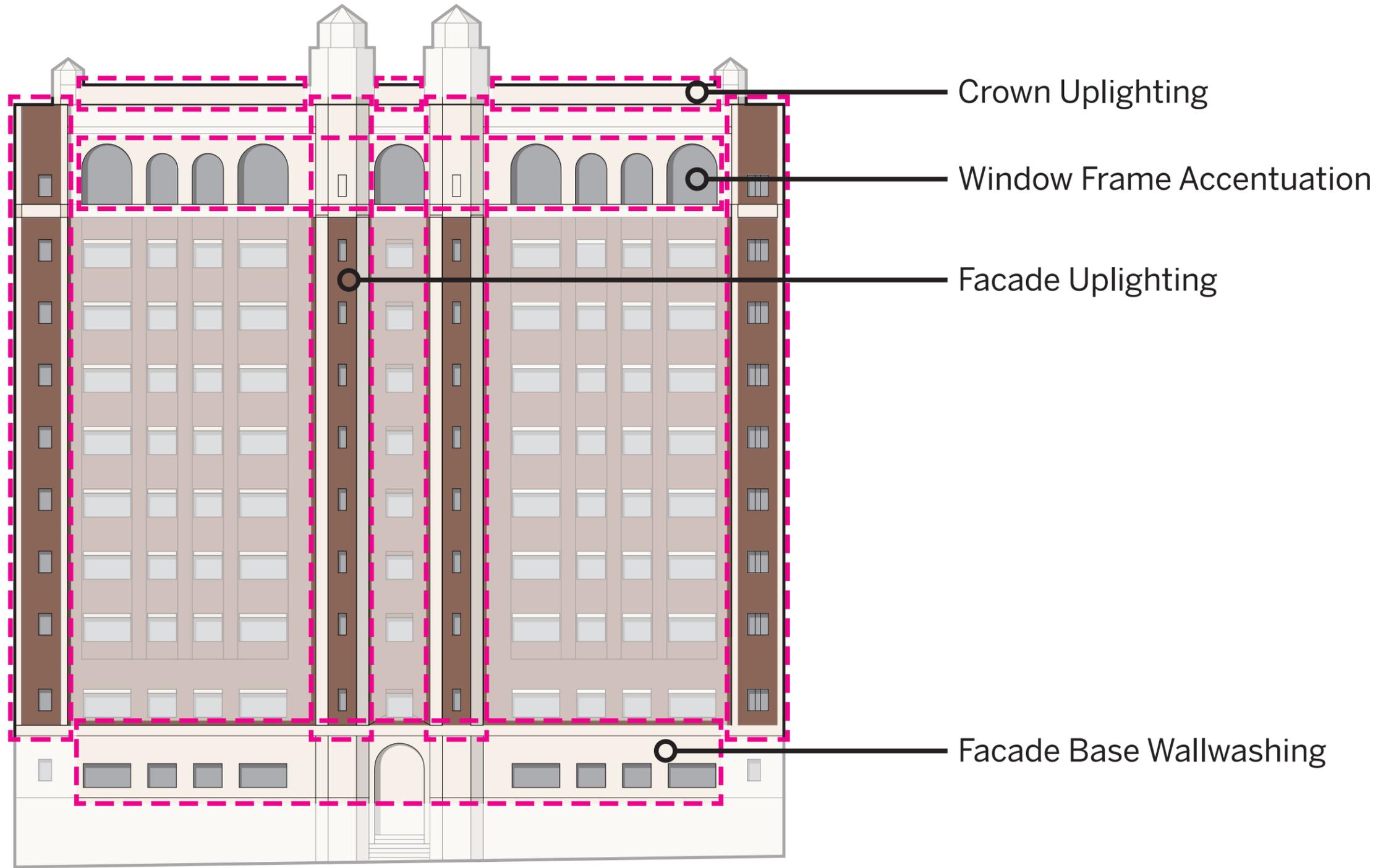
- Implement Pine Street Improvements: Commitments and Actions identified by the 1995 Pine Street Advisory Task Force Report should be extended through the Denny Triangle, including:enhanced night lighting.

The Council's adopted policies support neighborhood planning goals as public benefits

- Policy 5.F. The city will also consider Compliance with city policies and goals, including neighborhood planning goals.

HISTORIC BUILDING LIGHTING

Worldmark Camlin Lighting Concept



Worldmark Camlin - East Elevation

HISTORIC BUILDING LIGHTING

Worldmark Camlin Lighting Concept



Proposed Improvements



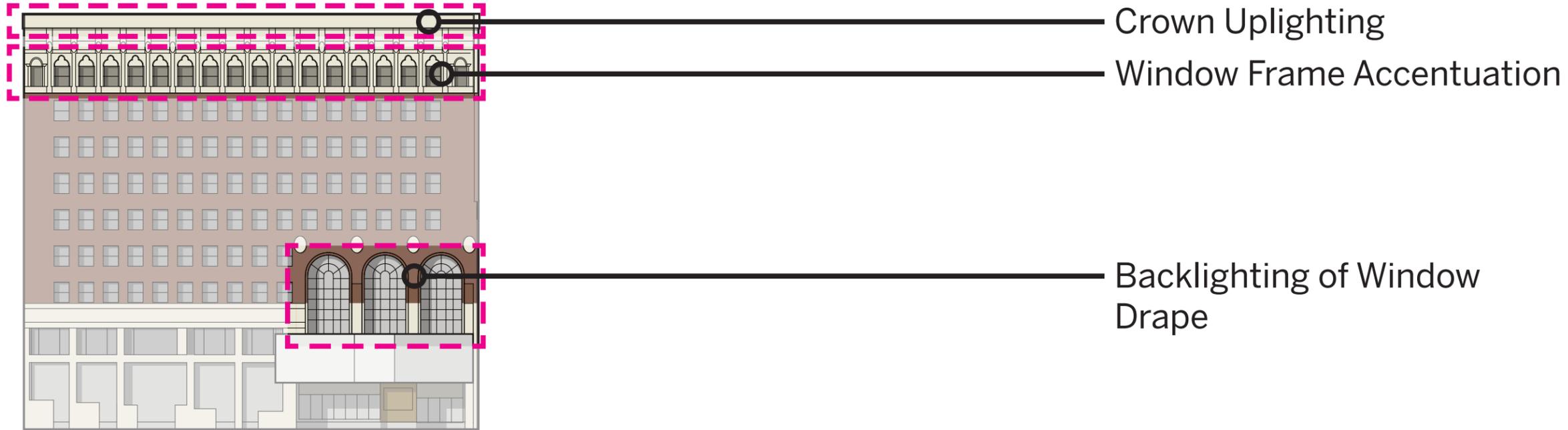
Facade Uplighting



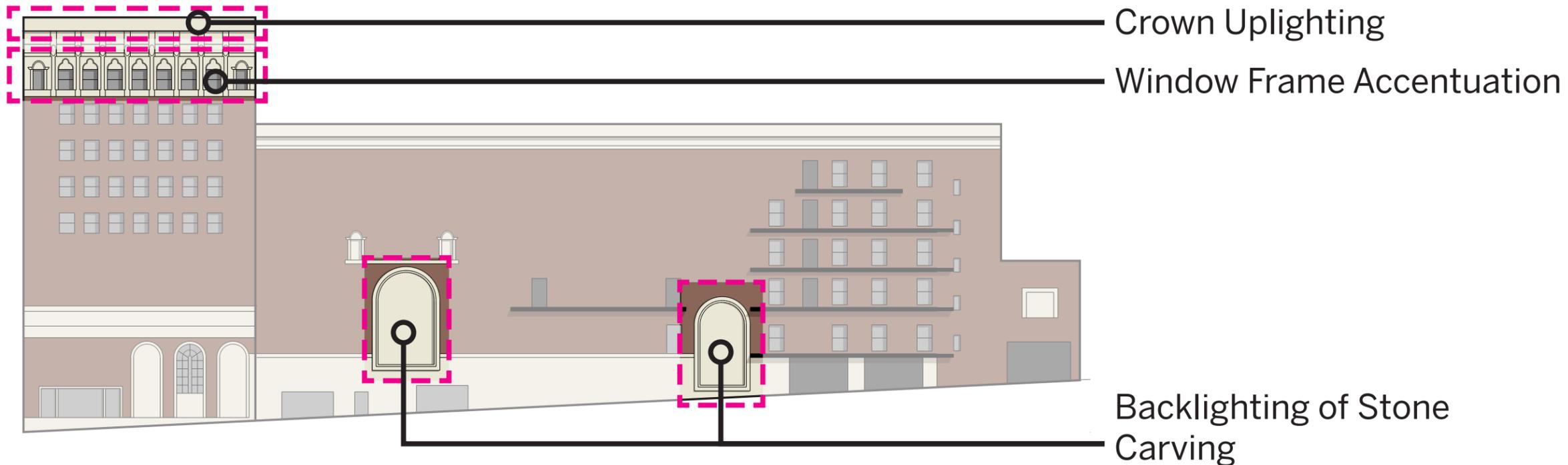
Window Frame Accentuation

HISTORIC BUILDING LIGHTING

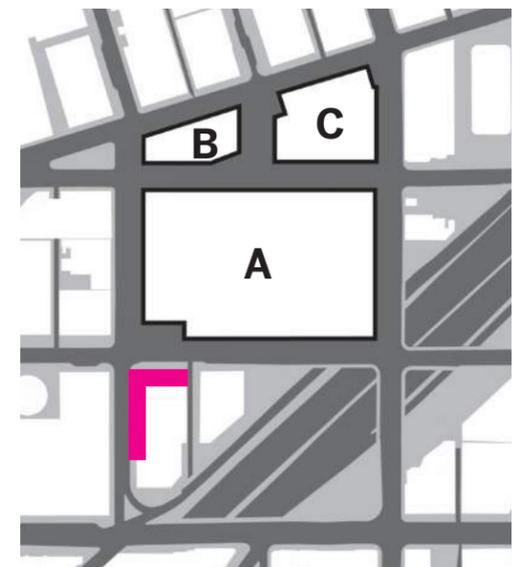
Paramount Theatre Lighting Concept



Paramount Theatre - North Elevation

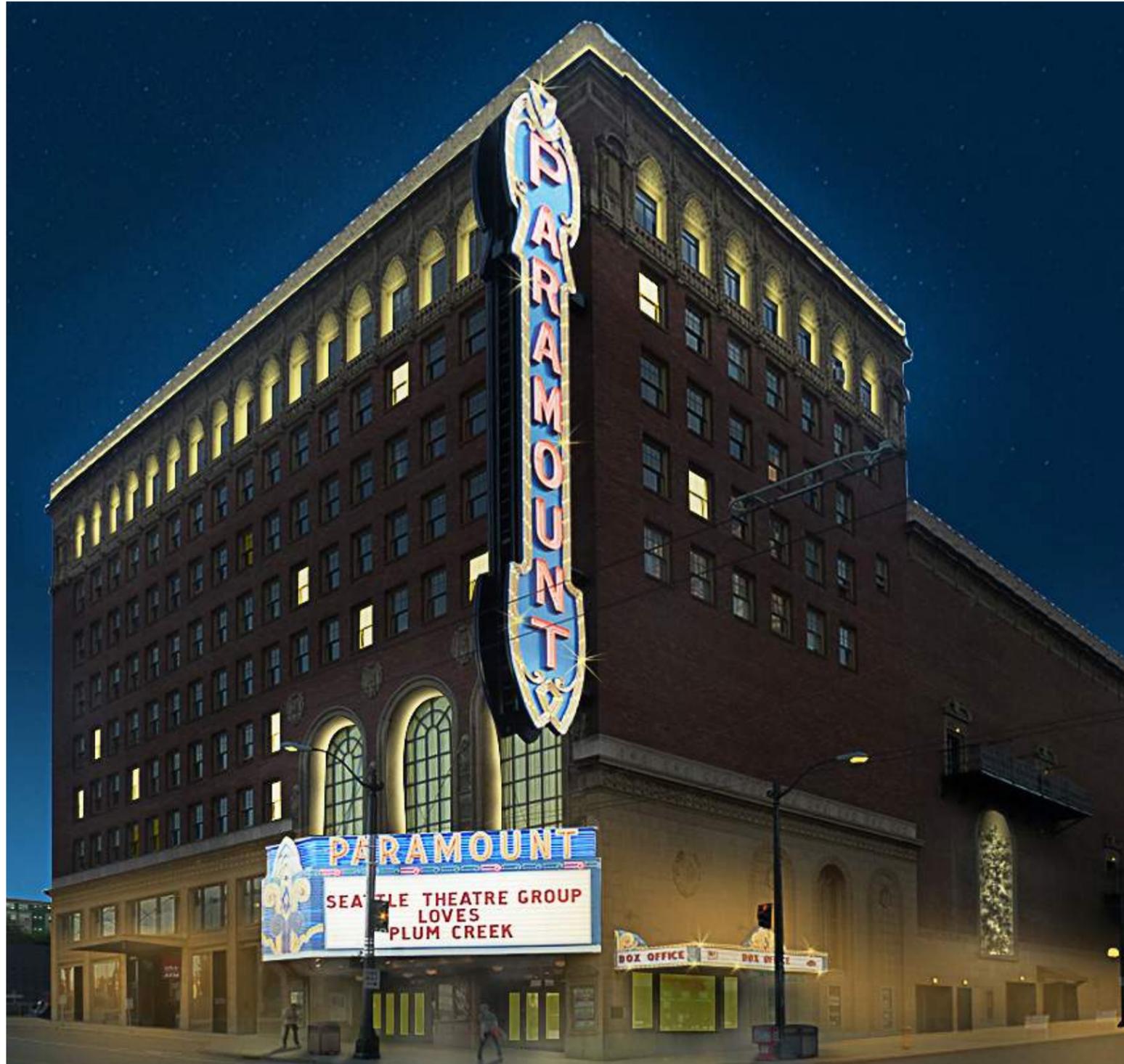


Paramount Theatre - West Elevation



HISTORIC BUILDING LIGHTING

Paramount Theatre Lighting Concept



Proposed Improvements



Crown Uplighting



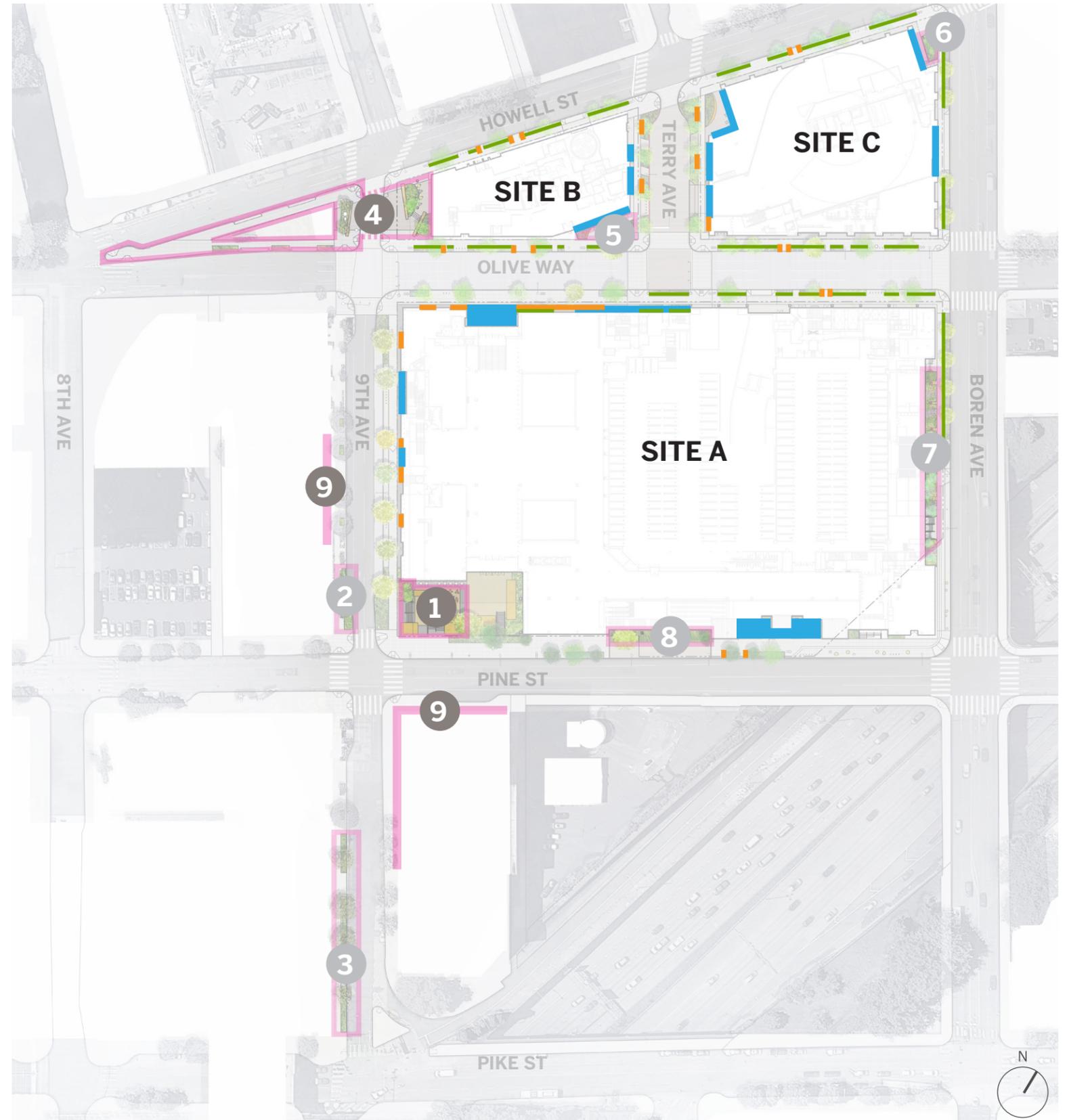
Window Frame Accentuation

OPEN SPACE & PEDESTRIAN IMPROVEMENTS

- 1 9th & Pine Plaza
- 2 9th Ave R.O.W. at Pine St
- 3 9th Ave R.O.W. at Pike St
- 4 Flatiron Plaza and Olive Triangle R.O.W.
- 5 Terry Ave Green Street Plaza
- 6 Denny Triangle Corner Plaza
- 7 Sculpture Garden
- 8 Sun Garden
- 9 Historic Building Lighting

Additional Improvements Beyond Code

-  Overhead Weather Protection
-  Seating
-  Planting



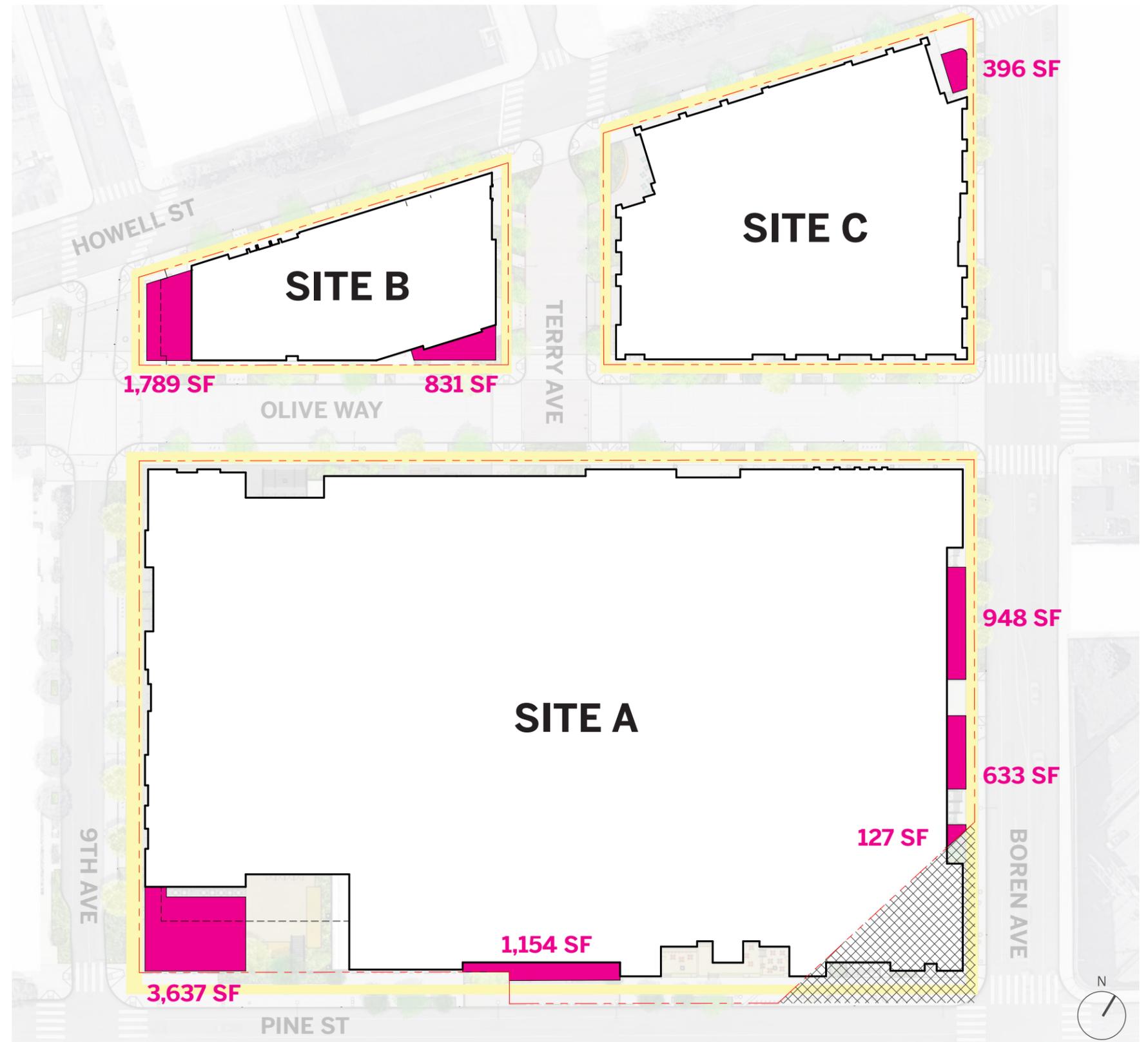
VOLUNTARY SETBACKS

Improvements Beyond Code

- Site A = 6,487 SF
- Site B = 2,620 SF
- Site C = 396 SF

■ **Total Above Code = 9,502 SF counted as Public Benefit***

These voluntary setbacks distributed throughout the project sites bring texture and a variety of urban experiences with unique public spaces for the community to linger and enjoy.



*None required by code

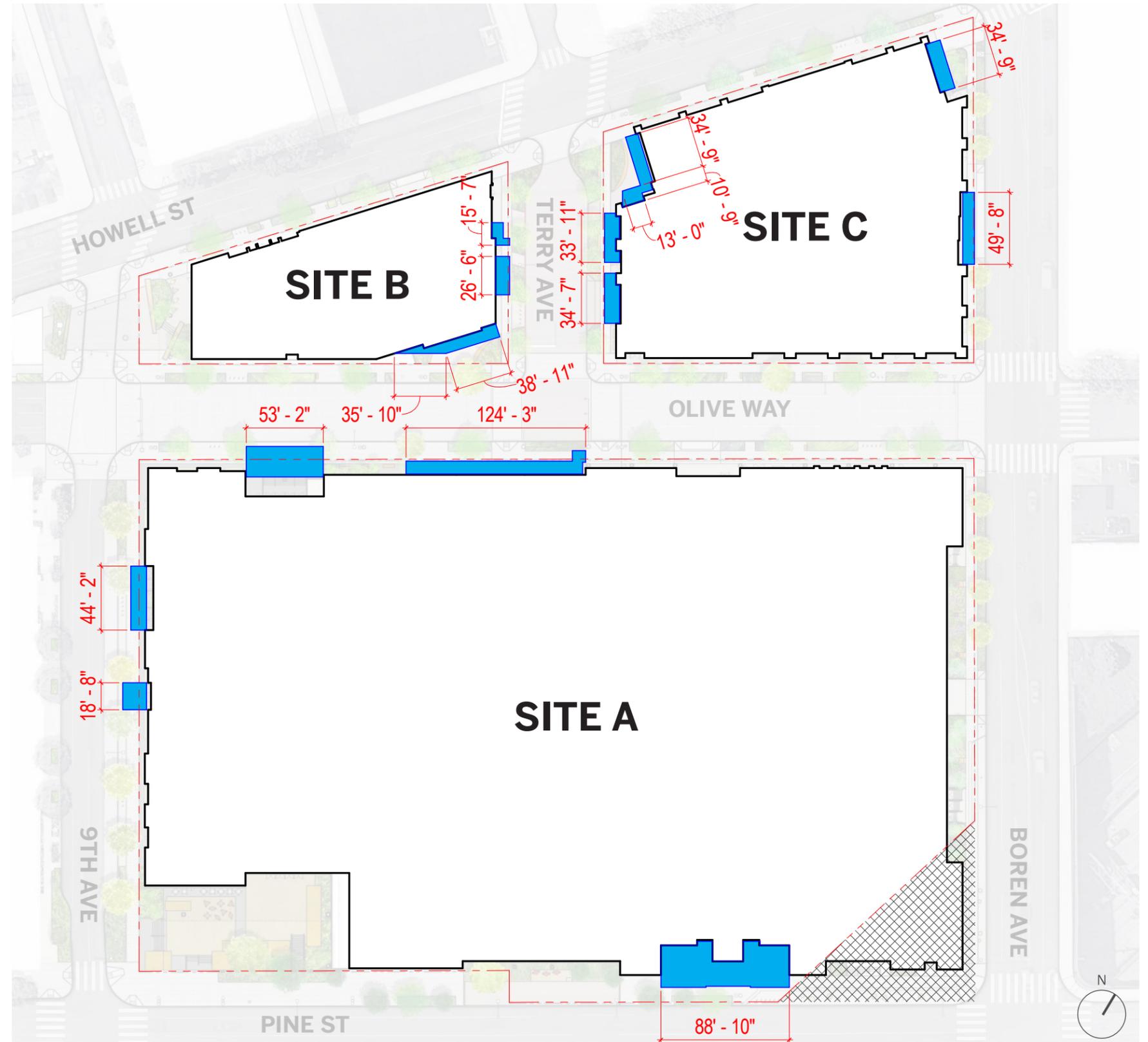
OVERHEAD WEATHER PROTECTION

Improvements Beyond Code

- Required = 2,056 LF
- Provided = 2,803 LF

**■ Above Code = 747 LF (36%)
counted as Public Benefit***

These beyond code elements help to provide continuity of the canopy network in the neighborhood, increasing pedestrian mobility and comfort during Seattle's rainy seasons.



*Elements in locations not required by code

PLANTING

Improvements Beyond Code

- Planting Above Code
 - Required = 4,217 SF
 - Provided = 10,893 SF

■ Above Code = 6,676 SF (158%)
counted as Public Benefit*

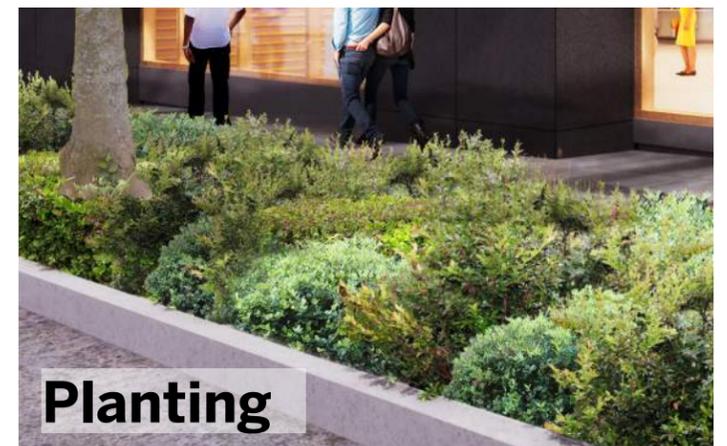
Additional planting depth and areas provide a natural buffer to soften the urban environment and increase the quality of streetlife.



*In excess of code planting requirements

PHYSICAL PUBLIC BENEFITS

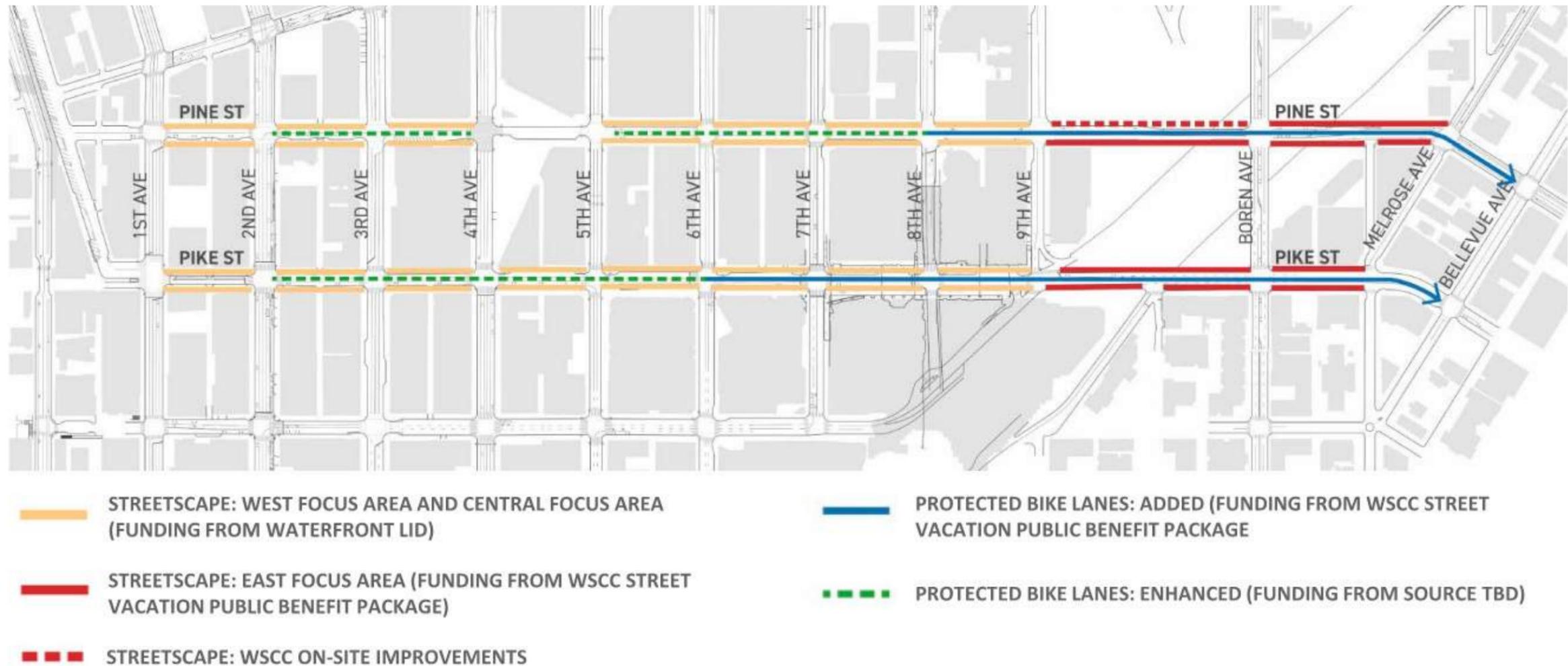
Open Spaces, R.O.W. Improvements and Improvements Beyond Code



**SUPPORTING COMMUNITY PRIORITIES
FOR NEIGHBORHOOD VISIONS**

PIKE PINE RENAISSANCE: ACT 1 FUNDING

Presented to the Seattle Design Commission on October 19, 2017



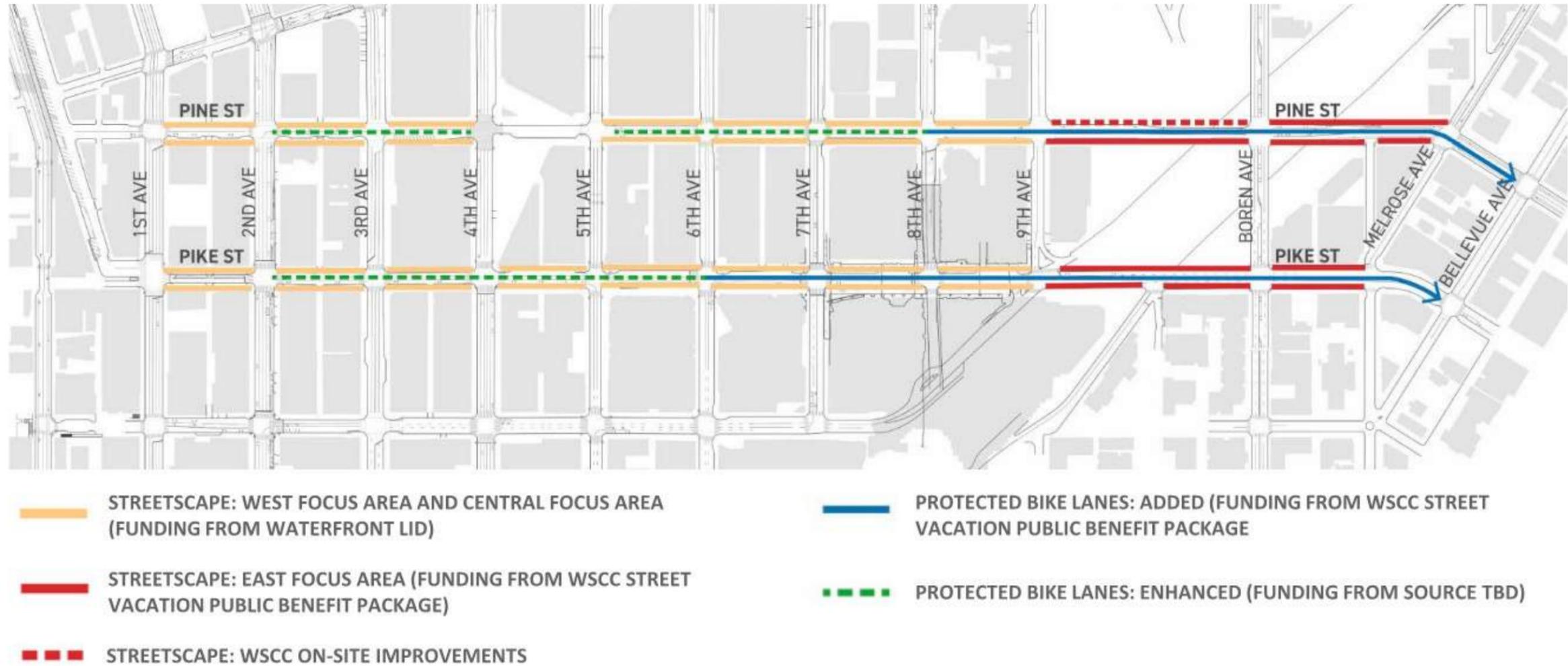
Imagery Courtesy Pike Pine Renaissance Act 1

Funding contribution to the City of Seattle for use by the Seattle Office of the Waterfront in carrying out the Pike Pine Renaissance: Act 1 project.

- Improvements could potentially include sidewalk widening, curb bulbs, crosswalks, landscaping and street trees, art elements, wayfinding, noise barriers/mitigation and lighting.

BICYCLE MASTER PLAN FUNDING

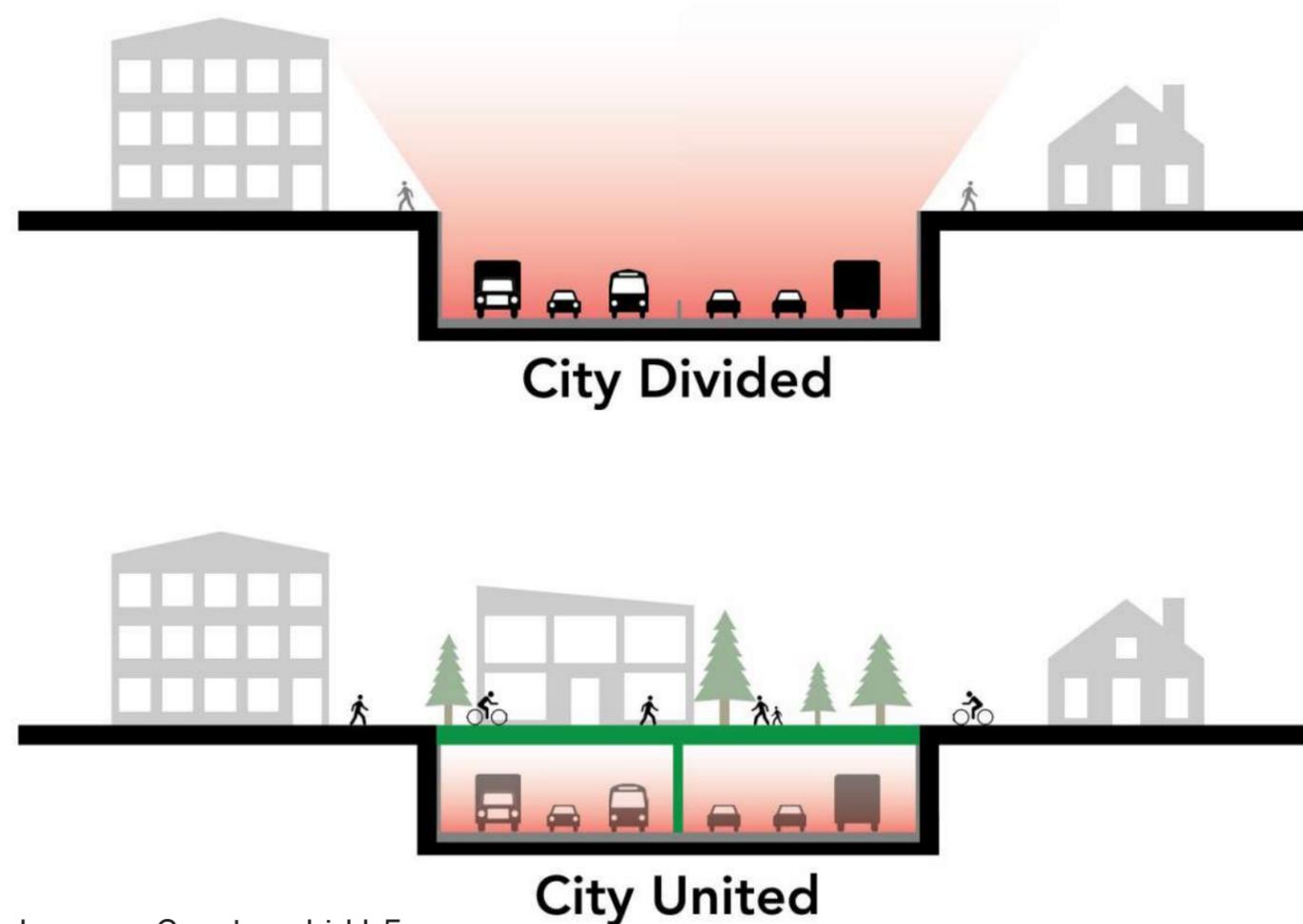
Presented to the Seattle Design Commission on October 19, 2017



Imagery Courtesy Pike Pine Renaissance Act 1

Funding contribution to the City of Seattle for use by the Seattle Department of Transportation to aid implementation of its adopted Bicycle Master Plan.

LID I-5 STUDY FUNDING



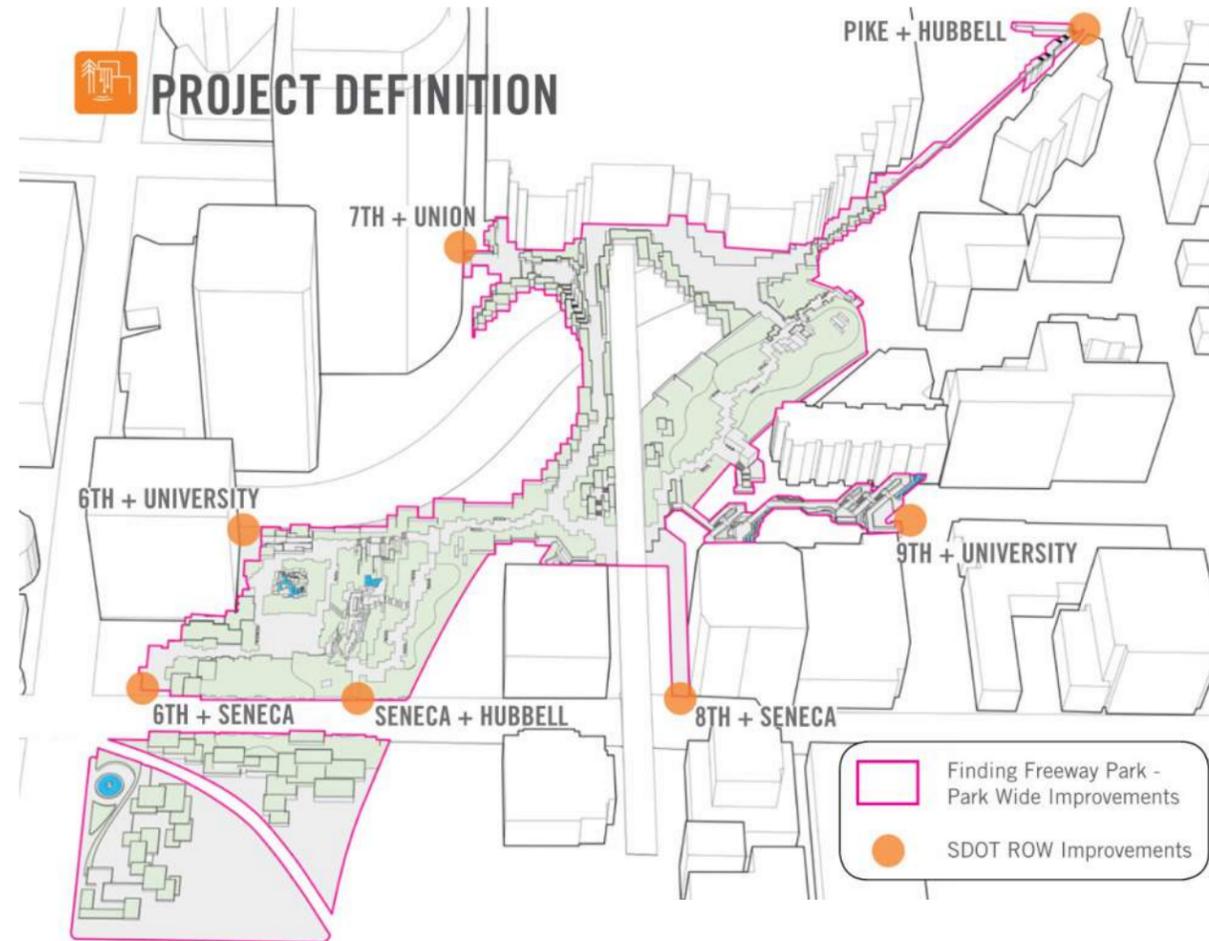
Imagery Courtesy Lid I-5

Funding contribution to the City of Seattle for use by the Office of Planning and Community Development to study the potential lidding of portions of I-5.

OPCD will determine the scope of the study.

FREEWAY PARK IMPROVEMENTS FUNDING

Presented to the Seattle Design Commission on October 5, 2017



Imagery Courtesy Freeway Park Association / SiteWorkshop

Funding contribution to the City of Seattle for use by the Seattle Parks and Recreation Department, in concert with the nonprofit Freeway Park Association.

The proposed concept is aimed to repair and restore the park.

- Improvements include repairs to electrical, utilities, and storm water infrastructure. The concept also includes possible enhancements to park entrances, comfort stations, site furnishings, and wayfinding.

**RESPONDING TO THE COMMUNITY'S
HOUSING CRISIS**

AFFORDABLE HOUSING FUNDING



Photo Courtesy City of Seattle / Homelessness Response Blog

Funding contribution to the City of Seattle's affordable housing fund that is administered by the Seattle Office of Housing.

PUBLIC BENEFITS COMPONENTS

Community Connections

Physical Public Benefits

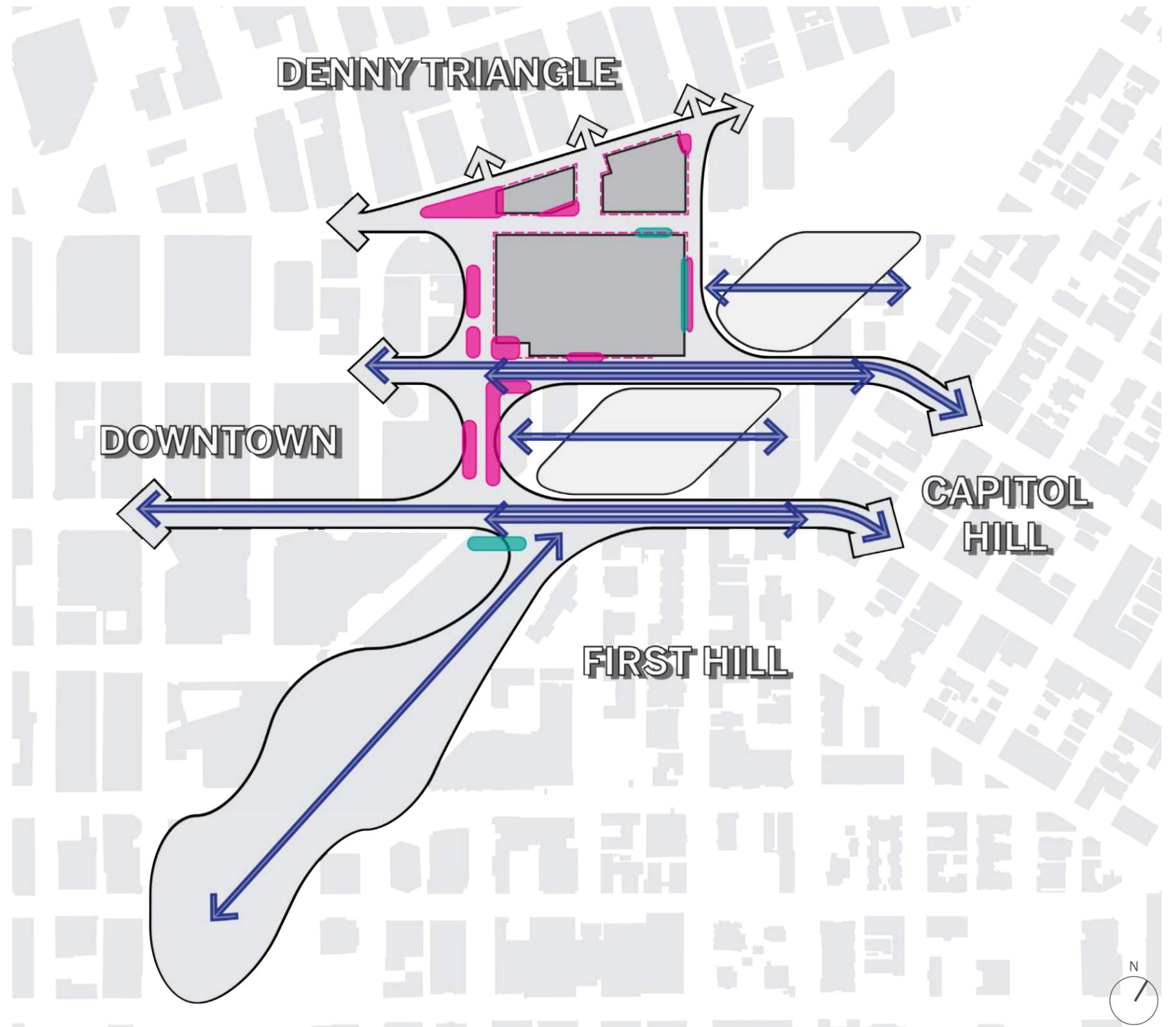
- Public Open Spaces & R.O.W. Improvements
- Historic Building Lighting
- Additional Improvements Beyond Code

Public Benefit Art

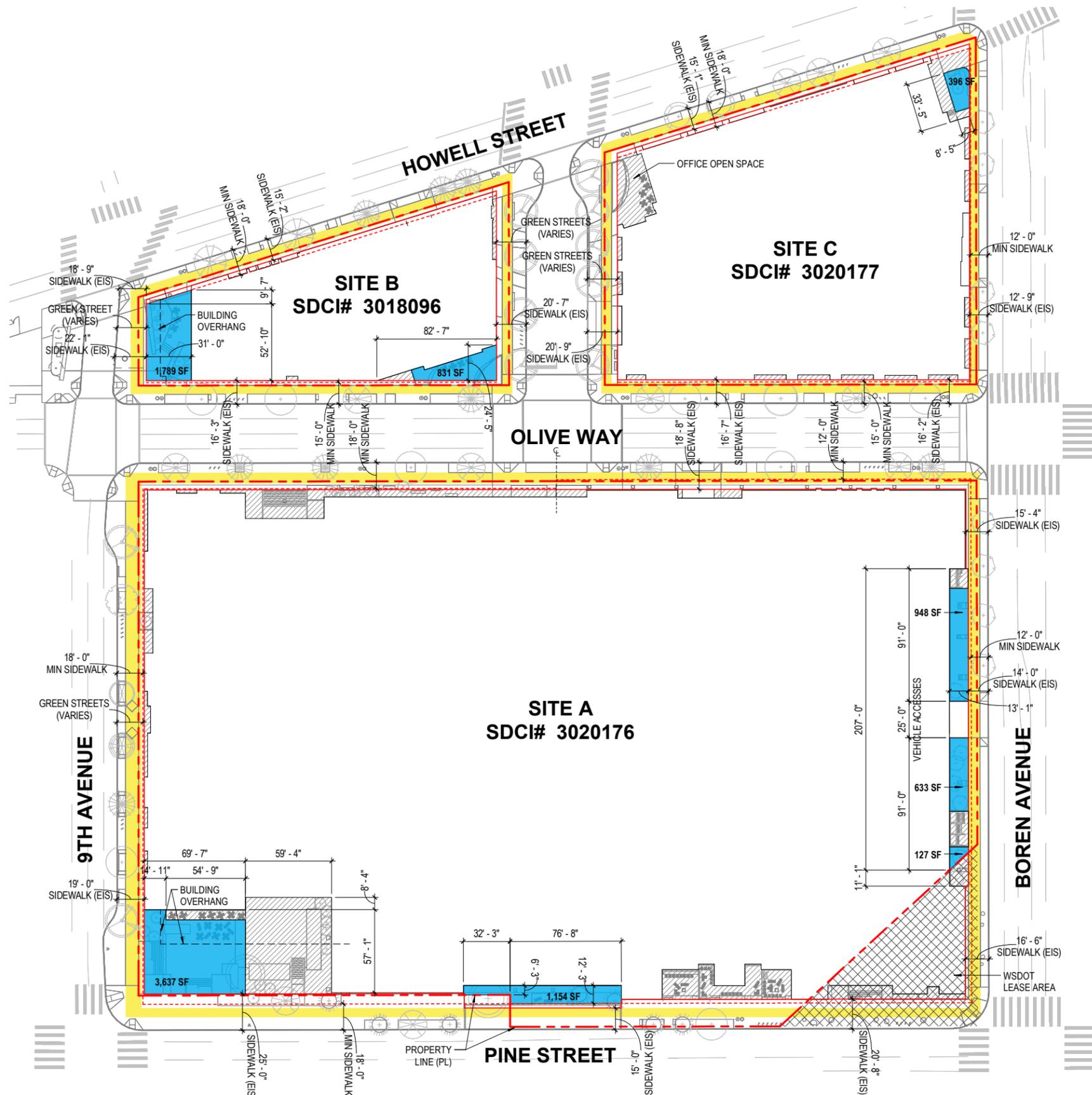
Funding Neighborhood Improvements

- Pike Pine Renaissance: Act 1 Funding
- Bicycle Master Plan Funding
- Lid I-5 Study Funding
- Freeway Park Association / Seattle Parks and Recreation Funding

Affordable Housing Funding



VOLUNTARY SETBACKS - DETAILS



CODE REQUIREMENTS AND KEY

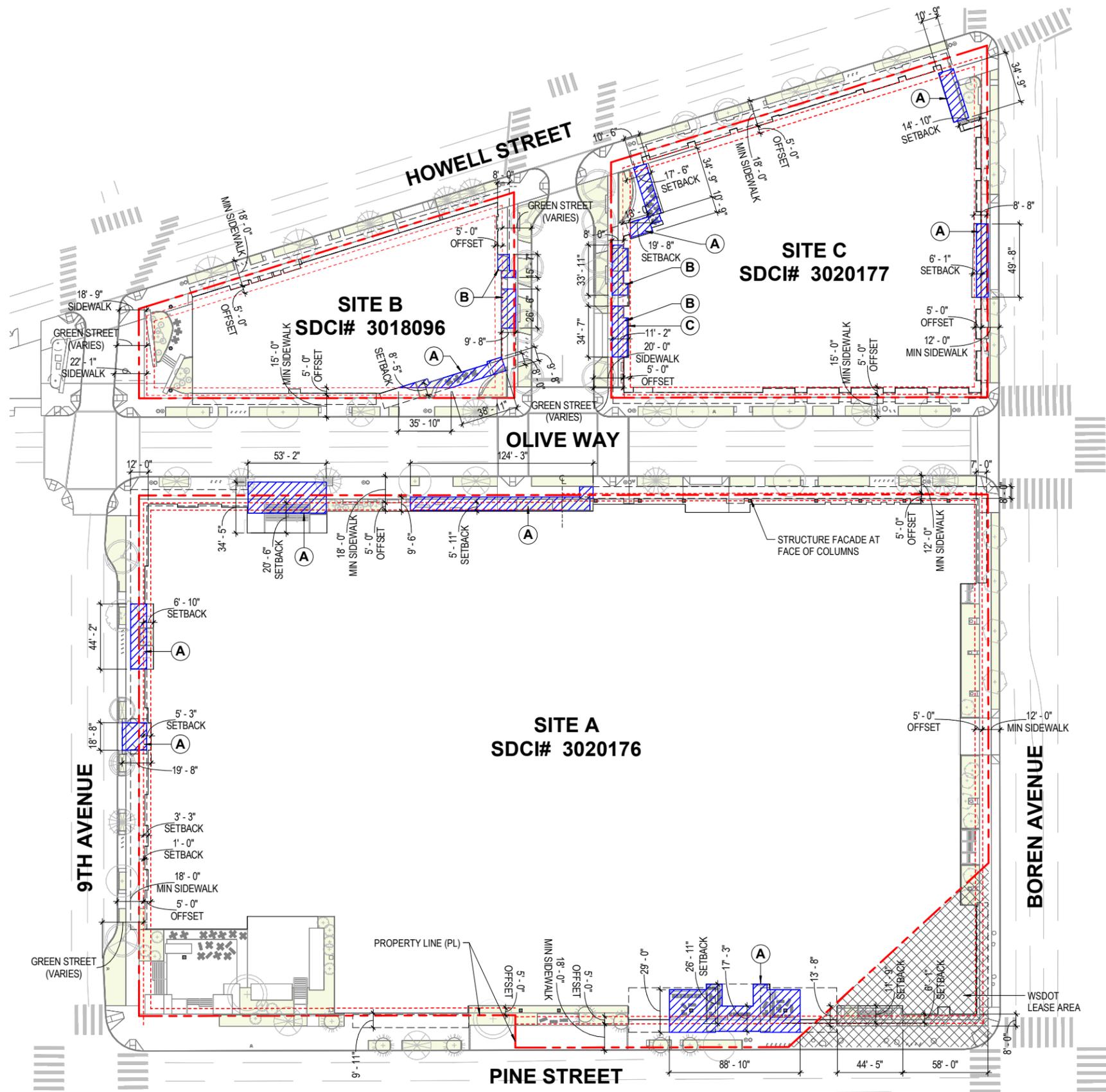
-  **SETBACK AREAS NOT BEING COUNTED AS PUBLIC BENEFIT**
-  **WSDOT LEASE AREA NOT BEING COUNTED AS PUBLIC BENEFIT**
-  **CONTINUOUS PEDESTRIAN ZONE PER EIS ANALYSIS**
-  **VOLUNTARY SETBACK AREA COUNTED AS PUBLIC BENEFIT**

SETBACK AREAS ARE ABOVE CODE PER SMC 23.49.056.B.2. SMC 23.49.056.B.2.C MEASURES SETBACKS FROM THE LINE ESTABLISHED BY THE NEW SIDEWALK WIDTH (PER SMC 23.49.022.A). A MORE RESTRICTIVE SIDEWALK WIDTH ESTABLISHED BY THE EIS LOS ANALYSIS IS USED TO DETERMINE THE AREA OF SETBACK FOR PUBLIC BENEFIT.

ABOVE CODE = 10,333 SF (COUNTED AS PUBLIC BENEFIT, SEE AREA CALCULATIONS BELOW)

VOLUNTARY SETBACK AREA		
AREA CATEGORY	COMMENTS	AREA
SITE A		
SITE A	BOREN AVENUE	627 SF
SITE A	BOREN AVENUE	942 SF
SITE A	BOREN AVENUE	127 SF
SITE A	PINE STREET	1154 SF
SITE A	PINE STREET	3637 SF
		6487 SF
SITE B		
SITE B	9TH AVENUE	1789 SF
SITE B	OLIVE WAY	831 SF
		2620 SF
SITE C		
SITE C	BOREN AVENUE	396 SF
		396 SF
TOTAL		9502 SF
	MINIMUM SIDEWALK WIDTH PER SMC 23.49.022.A	
	SIDEWALK PROVIDED FOR EIS ANALYSIS	

OVERHEAD WEATHER PROTECTION - DETAILS



CODE REQUIREMENTS

OVERHEAD WEATHER PROTECTION (SMC 23.49.018)*

CONTINUOUS OVERHEAD WEATHER PROTECTION SHALL BE REQUIRED FOR NEW DEVELOPMENT ALONG THE ENTIRE STREET FRONTAGE OF A LOT EXCEPT ALONG THOSE PORTIONS OF THE STRUCTURE FACADE THAT:

1. ARE LOCATED FARTHER THAN FIVE (5) FEET FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK ON PRIVATE PROPERTY; OR
2. ABUT A BONUSED OPEN SPACE AMENITY FEATURE; OR
3. ARE SEPARATED FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK ON PRIVATE PROPERTY BY A LANDSCAPED AREA AT LEAST TWO (2) FEET IN WIDTH; OR
4. ARE DRIVEWAYS INTO STRUCTURES OR LOADING DOCKS.

* OVERHEAD WEATHER PROTECTION AT LOCATIONS DETERMINED TO BE ABOVE CODE AND COUNTED AS PUBLIC BENEFIT MEETS ONE OF THE ABOVE EXEMPTIONS.

KEY

ABOVE CODE OVERHEAD WEATHER PROTECTION NOT COUNTED AS PUBLIC BENEFIT (WITHIN WSDOT LEASE AREA = 102 LF)

WSDOT LEASE AREA NOT BEING COUNTED AS PUBLIC BENEFIT

ABOVE CODE OVERHEAD WEATHER PROTECTION AT LOCATIONS COUNTED AS PUBLIC BENEFIT

REQUIRED = 2,056 LF (PER SMC 23.49.018.A, SEE PLAN NOTES)

PROVIDED = 2,803 LF

ABOVE CODE = 2,803 - 2,056 = 747 LF (36%) [COUNTED AS PUBLIC BENEFIT]

REQUIRED SIDEWALK WIDTH AND 5' OFFSET (USED TO DETERMINE ABOVE CODE ALLOCATION PER SMC 23.49.018.A.1)

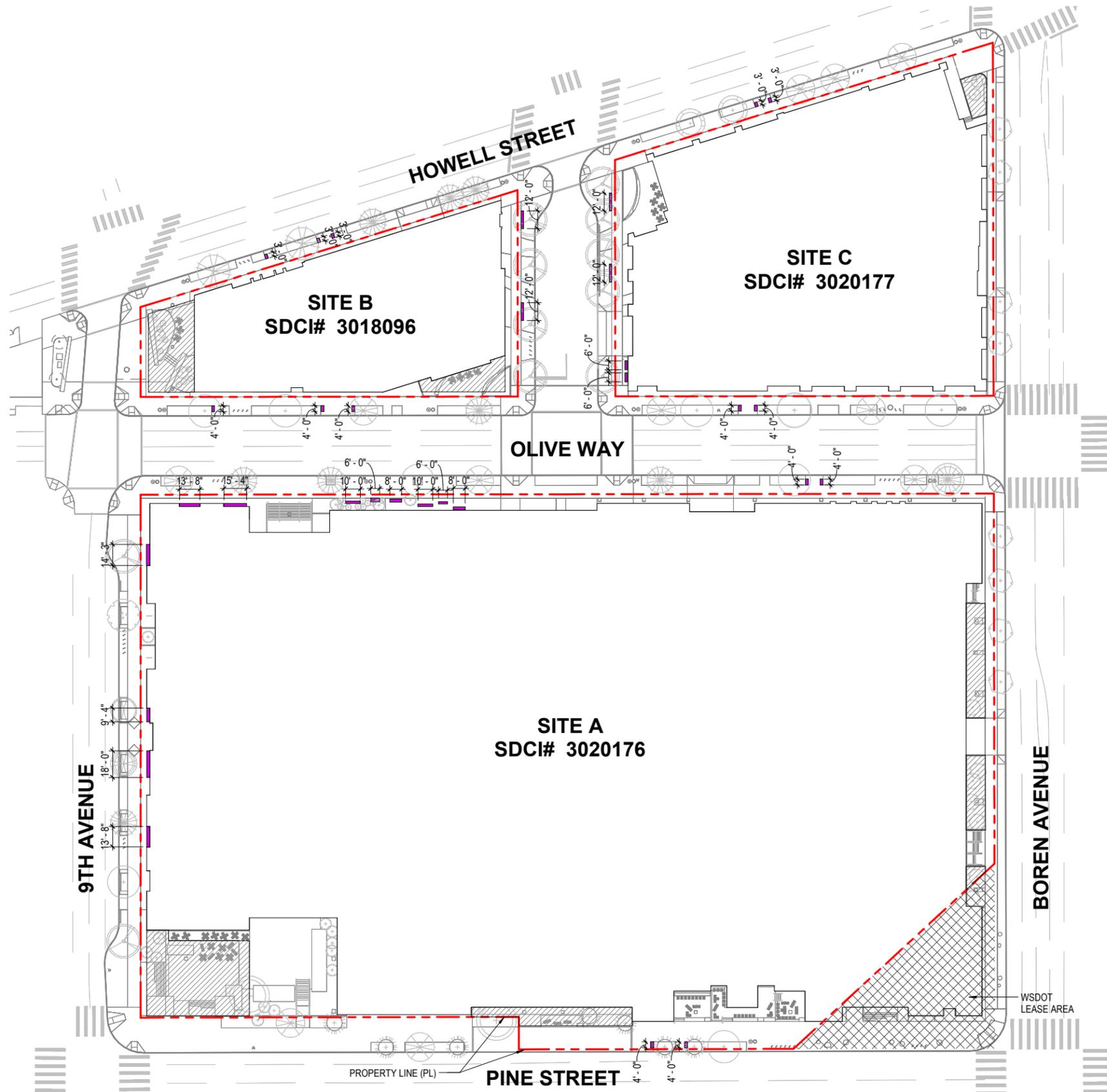
PROVIDED OVERHEAD WEATHER PROTECTION

STRUCTURE FACADE LOCATED FARTHER THAN FIVE (5) FEET FROM THE WIDENED SIDEWALK ON PRIVATE PROPERTY (SMC 23.49.018.A1)

STRUCTURE FACADE SEPARATED FROM THE WIDENED SIDEWALK ON PRIVATE PROPERTY BY A LANDSCAPE AREA AT LEAST TWO (2) FEET IN WIDTH (SMC 23.49.018.A3)

DRIVEWAY INTO STRUCTURE (SMC 23.49.018.A4)

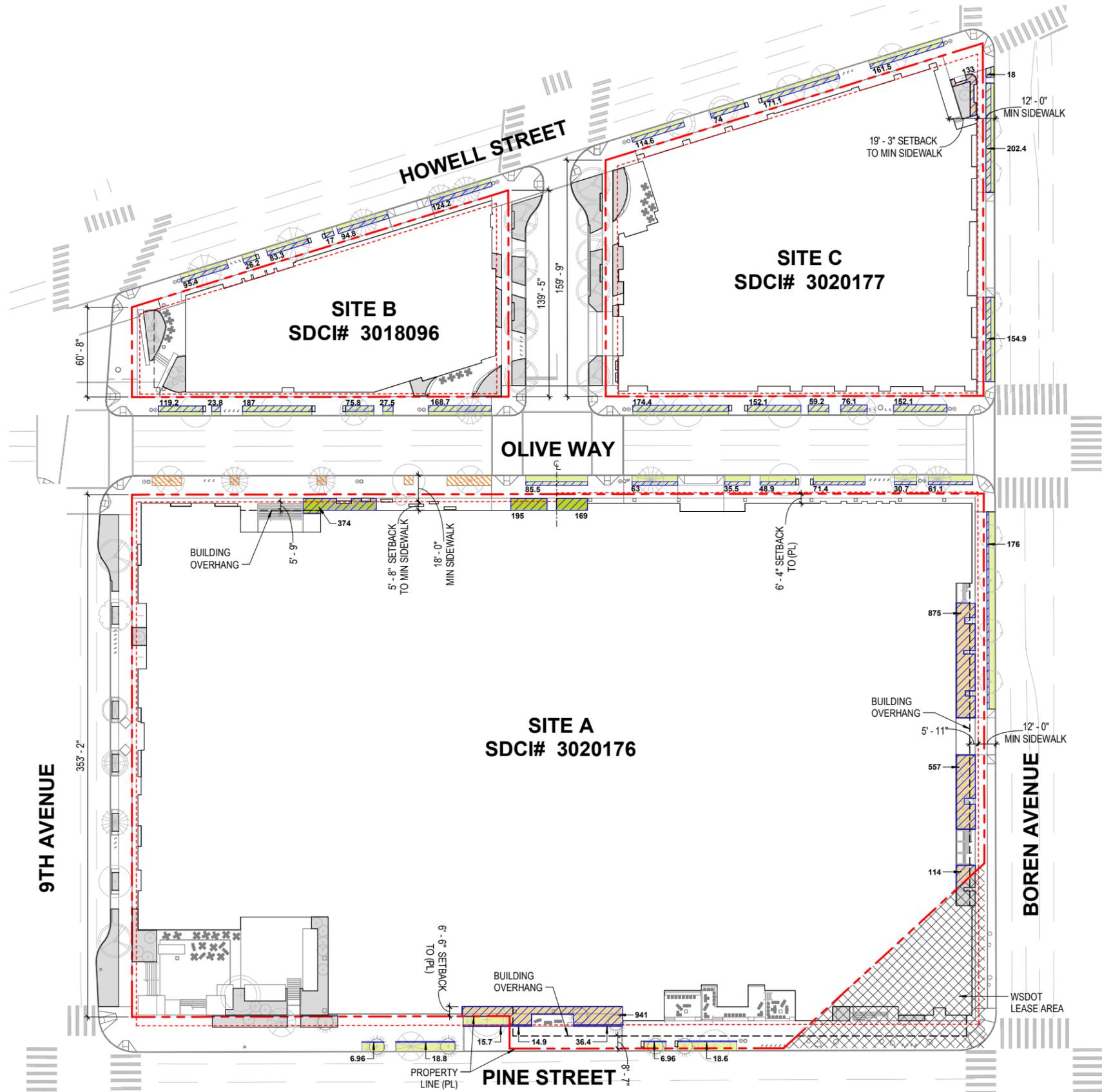
SEATING - DETAILS



STREETSCAPE SEATING CALCULATIONS

	SETBACK AREAS SEATING NOT BEING COUNTED AS PUBLIC BENEFIT
	WSDOT LEASE AREA NOT BEING COUNTED AS PUBLIC BENEFIT
	FIXED SEATING IN THE STREETSCAPE REQUIRED = 0 LF (NO APPLICABLE CODES) PROVIDED = 243 LF ABOVE CODE = 243 LF (COUNTED AS PUBLIC BENEFIT)

PLANTING - DETAILS



PLANTING EXCLUDED FROM PUBLIC BENEFIT CALCULATIONS

PLANTING EXCLUDED FROM PUBLIC BENEFIT CALCULATIONS

GREEN STREETS (9TH AVENUE AND TERRY):
 DENNY TRIANGLE LANDSCAPE IN THE STREET RIGHT OF WAY
 REQUIRED = $(353'-2" \times 1.5) + (60'-8" \times 1.5) + (139'-5" \times 1.5) + (159'-9" \times 1.5) = 1,069$ SF (PER SMC.23.49.056.F1)
 PROVIDED = 3,472 SF
 ABOVE CODE = $3,472 - 1,069 = 2,403$ SF (**NOT** COUNTED AS PUBLIC BENEFIT)

DENNY TRIANGLE LANDSCAPE REQUIRED IN SETBACKS GREATER THAN 10 FT AND LARGER THAN 300 SF (20% OF THE SETBACK AREA NOT COVERED BY A STRUCTURE SHALL BE LANDSCAPED)
 REQUIRED = 497 SF (PER SMC.23.49.056.F3)
 PROVIDED = 1742 SF
 ABOVE CODE = $1742 - 497 = 1245$ SF (**NOT** COUNTED AS PUBLIC BENEFIT)

DENNY TRIANGLE GREEN STREET AND REQUIRED LANDSCAPING (GREEN STREET SETBACK (2 FOOT SETBACK) 50% OF THE SETBACK SHALL BE LANDSCAPED)
 REQUIRED = 713 SF (PER SMC.23.49.056.F4)
 PROVIDED = 663 SF
 ABOVE CODE = $663 - 713 = -50$ SF * (**NOT** COUNTED AS PUBLIC BENEFIT)

* SEE DEPARTURE #3, SHEET G123, TO LOCATE PLANTING AT CURB IN LIEU OF GREEN STREET SETBACK

TOTAL GREEN STREET PLANTING (9TH AVENUE AND TERRY):
 REQUIRED = 2,279 SF
 PROVIDED = 5,877 SF
 ABOVE CODE = $5,877 - 2,279 = 3,598$ SF (158%) (**NOT** COUNTED AS PUBLIC BENEFIT)

WSDOT LEASE AREA NOT BEING COUNTED AS PUBLIC BENEFIT
 PLANTING IN WSDOT LEASE AREA: 377

PLANTING USED TO MEET DOWNTOWN AMENITY STANDARD (PINE ST):
 1438 SF (**NOT** COUNTED AS PUBLIC BENEFIT)

PLANTING AREA CURRENTLY IN COORDINATION WITH KING COUNTY METRO
 (**NOT** COUNTED AS PUBLIC BENEFIT)

REQUIRED SETBACK PLANTING AREAS (EXCLUDING GREEN STREETS):
 DENNY TRIANGLE LANDSCAPE REQUIRED IN SETBACKS GREATER THAN 10 FT* AND LARGER THAN 300 SF (20% OF THE SETBACK AREA NOT COVERED BY A STRUCTURE SHALL BE LANDSCAPED)
 REQUIRED = 208 SF (PER SMC.23.49.056.F3)
 PROVIDED = 208 SF
 CODE MET = $208 - 208 = 0$ SF (0%) (**NOT** COUNTED AS PUBLIC BENEFIT)

VOLUNTARY SETBACK PLANTING INCLUDED IN PUBLIC BENEFIT CALCULATIONS (ON HOWELL STREET, OLIVE WAY, PINE STREET, & BOREN AVENUE)

ADDITIONAL PLANTING WITHIN VOLUNTARY SETBACKS (NOT REQUIRED) [ON THESE STREETS]
 REQUIRED = 0 SF (NO APPLICABLE CODES)
 PROVIDED = 2,620 SF
 ABOVE CODE = $2,620 - 0 = 2,620$ SF (COUNTED AS PUBLIC BENEFIT WITHIN VOLUNTARY SETBACKS)

STREETSCAPE PLANTING AREAS INCLUDED IN PUBLIC BENEFIT CALCULATIONS (ON HOWELL STREET, OLIVE WAY, PINE STREET, & BOREN AVENUE)

DENNY TRIANGLE LANDSCAPE IN THE STREETSCAPE [ON THESE STREETS]
 REQUIRED = 4,217 SF (PER SMC.23.49.056.F1)
 PROVIDED = 7,490 SF
 ABOVE CODE = $7,490 - 4,217 = 3,273$ SF (COUNTED AS PUBLIC BENEFIT)

ADDITIONAL PLANTING (NOT REQUIRED) [ON THESE STREETS]
 REQUIRED = 0 SF (NO APPLICABLE CODES)
 PROVIDED = 783 SF
 ABOVE CODE = $783 - 0 = 783$ SF (COUNTED AS PUBLIC BENEFIT)

TOTAL STREETSCAPE PLANTING (LANDSCAPE IN STREET R.O.W. & ADDITIONAL PLANTING) [ON THESE STREETS]
 REQUIRED = 4,217 SF
 PROVIDED = 8,273 SF
 ABOVE CODE = $8,273 - 4,217 = 4,056$ (96%) [COUNTED AS PUBLIC BENEFIT]

TOTAL PUBLIC BENEFIT PLANTING (ON HOWELL STREET, OLIVE WAY, PINE STREET, & BOREN AVENUE)

ADDITIONAL PLANTING WITHIN VOLUNTARY SETBACKS (NOT REQUIRED) [ON THESE STREETS]
 ABOVE CODE = 2,620 (PROVIDED) - 0 (REQUIRED) = 2,620 SF (COUNTED AS PUBLIC BENEFIT WITHIN VOLUNTARY SETBACKS)

STREETSCAPE PLANTING (LANDSCAPE IN THE STREET R.O.W. AND ADDITIONAL PLANTING) [ON THESE STREETS]
 ABOVE CODE = 8,273 (PROVIDED) - 4,217 (REQUIRED) = 4,056 (96%) [COUNTED AS PUBLIC BENEFIT]

PLANTING ABOVE CODE (COMBINED VOLUNTARY SETBACK AND STREETSCAPE PLANTING) [ON THESE STREETS]
 ABOVE CODE = 10,893 (PROVIDED) - 4,217 (REQUIRED) = 6,676 (158%) [COUNTED AS PUBLIC BENEFIT, SEE ALLOCATIONS ABOVE]

PROPOSED WSCC CONTRIBUTIONS

		TOTAL VALUE	PUBLIC BENEFIT VALUE
CPC AGREEMENT (IN VARIOUS DOCUMENTS)	Affordable Housing Funding	\$29,000,000	\$15,000,000
	Freeway Park Association Funding	\$10,000,000	\$7,000,000*
	Bicycle Master Plan Funding	\$10,000,000	\$10,000,000
	8th Avenue Protected Bike Lane Funding	\$6,000,000	-
	Terry Avenue Promenade Funding	\$4,000,000	-
	Lid I-5 Study Funding	\$1,500,000	\$1,500,000
	Olive Way Safety Improvements Funding	\$500,000	-
		\$61,000,000	\$33,500,000*

*If Freeway Park Funding is \$10,000,000, total is \$36,500,000

ADDITIONAL WSCC PUBLIC BENEFITS	Pike-Pine Renaissance: Act 1 Funding	\$10,000,000	\$10,000,000
	Public Open Spaces & Improvements Beyond Code	\$8,100,000	\$8,100,000
	Public Benefit Art	\$1,900,000	\$1,900,000
	Historic Building Lighting	\$1,000,000	\$1,000,000
	9th Avenue R.O.W. Improvements	\$600,000	\$600,000
	Olive Way R.O.W. Improvements	\$200,000	\$200,000
		\$21,800,000	\$21,800,000

KING COUNTY & INCENTIVE ZONING HOUSING	Affordable Housing Funding from KC Land Sale	\$5,000,000	-
	Affordable Housing Funding from Incentive Zoning	\$4,300,000	-
		\$9,300,000	-

		\$92,100,000	\$55,300,000*
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*If Freeway Park Funding is \$10,000,000, total is \$58,300,000