



SEATTLE CITY COUNCIL  
CENTRAL STAFF

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# Washington State Convention Center Addition Street and Alley Vacation Conditions

Sustainability and Transportation Committee | May 1, 2018

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# Street Vacation Conditions

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*If the Council grants a vacation, ... [t]he Council would grant the vacation subject to conditions to assure that the project is built as proposed, to mitigate any impacts, to assure the provision of the public benefit, and to assure the payment of required fees.*

*Street Vacation Policies – Policy 6.A.*

## Standard Conditions (Permits & Construction)

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- Project must be built in conformity with presentations to the Council
- Project subject to additional conditions through City codes, including SEPA
- Expected construction start within 5 years and completion within 10 years

# Project-specific Conditions (Permits & Construction)

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## Councilmember O'Brien additions

- Council considers project in conformity with presentation if buildings become larger through voluntary participation in the Mandatory Housing Affordability program
- Request WSCC report on WMBE and Priority Hire

## Standard Conditions (Transportation & Utilities)

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- Streets designed and constructed to City standards, except as presented
- Resolve utility issues

## Project-Specific Conditions (Transportation & Utilities)

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- Utility indemnification agreement for subterranean vacations
- Limits on vehicle access
- Transportation Management Plans:  
(1 for Convention Centers and 1 for Office building)
- Dock management plan for loading

## Project-Specific Conditions (Transportation & Utilities)

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### Councilmember O'Brien addition

- Washington State Convention Center may not take any actions that would result in the closure of the Downtown Seattle Transit Tunnel prior to September 2019

## Standard Conditions (Free speech)

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- Free speech activities protected in open spaces



## Project-Specific Conditions (Public Benefits)

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Petitioner commits to provide:

- Public open spaces, and off-site ROW improvements
- Overhead weather protection and public seating
- Planting and public art
- Historic building lighting

## Project-Specific Conditions (Public Benefits)

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Petitioner commits to provide:

- \$10 million to Office of the Waterfront for Pike/Pine Renaissance Act:1
- \$10 million to Seattle Parks for Freeway Park improvements
- \$1.5 million to OPCD for Lid I-5 study

## Project-Specific Conditions (Public Benefits)

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Petitioner commits to provide:

- \$15 million to Seattle Office of Housing for affordable housing construction
- \$10 million to SDOT for Bicycle Master Plan implementation

## Project-Specific Conditions (Public Benefits)

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### Proposed amendment (Councilmember Mosqueda)

Petitioner commits to provide:

- \$~~15~~30 million to Seattle Office of Housing for affordable housing construction
- \$~~10~~16 million to SDOT for Bicycle Master Plan implementation
- Increased funds available at time of first structural building permit

## Project-Specific Conditions (Public Benefits)

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- Timeline for implementing improvements included
- All public benefit features must be completed by Certificate of Occupancy
- All funding must be provided by Certificate of Occupancy
- Interim conditions identified for office and residential blocks if projects are delayed