



2018 WORKPLAN

OFFICE OF THE WATERFRONT

February 7, 2018

CIVIC DEVELOPMENT, PUBLIC ASSETS AND NATIVE
COMMUNITIES COMMITTEE



WATERFRONT SEATTLE PROGRAM

SEAWALL PROJECT

SR 99 TUNNEL PROJECT

SEATTLE MULTIMODAL TERMINAL AT COLMAN DOCK PROJECT

PARTNER PROJECTS

Project construction dates are tentative and subject to change

ELLIOTT BAY

OLYMPIC SCULPTURE PARK

Waterfront Seattle (2019+)

Pier 62/63 Rebuild (2017-2019)

BELLTOWN

Seattle Multimodal Terminal at Colman Dock Project (2017-2023)

PIKE PLACE MARKET

Seawall Project (2013-2017)

WEST EDGE

RETAIL CORE

STADIUMS

PIONEER SQUARE

SR 99 Tunnel Project (2011-early 2019)

WATERFRONT SEATTLE PROGRAM



RAILROAD WAY	PIONEER SQUARE	TRANSIT HUB	HISTORIC PIERS	CENTRAL PUBLIC SPACE	BELLTOWN
<ul style="list-style-type: none"> 1 WATERFRONT 2 PIONEER SQUARE 3 STADIUMS 	<ul style="list-style-type: none"> 1 ALASKAN WAY 2 WATERFRONT PROMENADE 3 WASHINGTON ST. BOAT LANDING 4 S. KING ST. 5 S. MAIN ST. 6 S. WASHINGTON ST. 7 HABITAT INTERTIDAL ZONE 	<ul style="list-style-type: none"> 1 ALASKAN WAY 2 WATERFRONT PROMENADE 3 COLUMBIA ST. 4 MARION ST. PEDESTRIAN BRIDGE 5 COLMAN DOCK TERMINAL REPLACEMENT 6 YESLER WAY 	<ul style="list-style-type: none"> 1 ALASKAN WAY 2 WATERFRONT PROMENADE 3 SENECA ST. 	<ul style="list-style-type: none"> 1 ELLIOTT WAY 2 WATERFRONT PROMENADE 3 UNION ST. 4 WATERFRONT PARK REBUILD 5 OCEAN PAVILION 6 PIERS 62/63 PHASE 1 REBUILD 7 OVERLOOK WALK 8 PIKE/PINE STS. 	<ul style="list-style-type: none"> 1 ELLIOTT WAY 2 LENORA ST. PED BRIDGE RETROFIT 3 BELL ST. 4 PORTAL PARK



PROGRESS IN 2017



- 90% design completed for Main Corridor; 100% design for SCL and SPU utility relocations
- Achieved 17.7% WMBE subcontractor involvement (17.5% goal)
- Executed Final Funding Commitment with WSDOT: funds final design phase and construction (including risk)
- Contract award and construction start for Pier 62 Rebuild; contract award for early utility relocations (proceeding viaduct demolition)
- Concept design completed for Pike/Pine Streetscape; successful partnership with DSA, Capitol Hill, WSCC expansion
- Legislation completed to advance LID and philanthropic funding; advance operating partnerships with Friends
- New small business incubator initiative, creating business opportunities on the new waterfront for low-income and communities of color

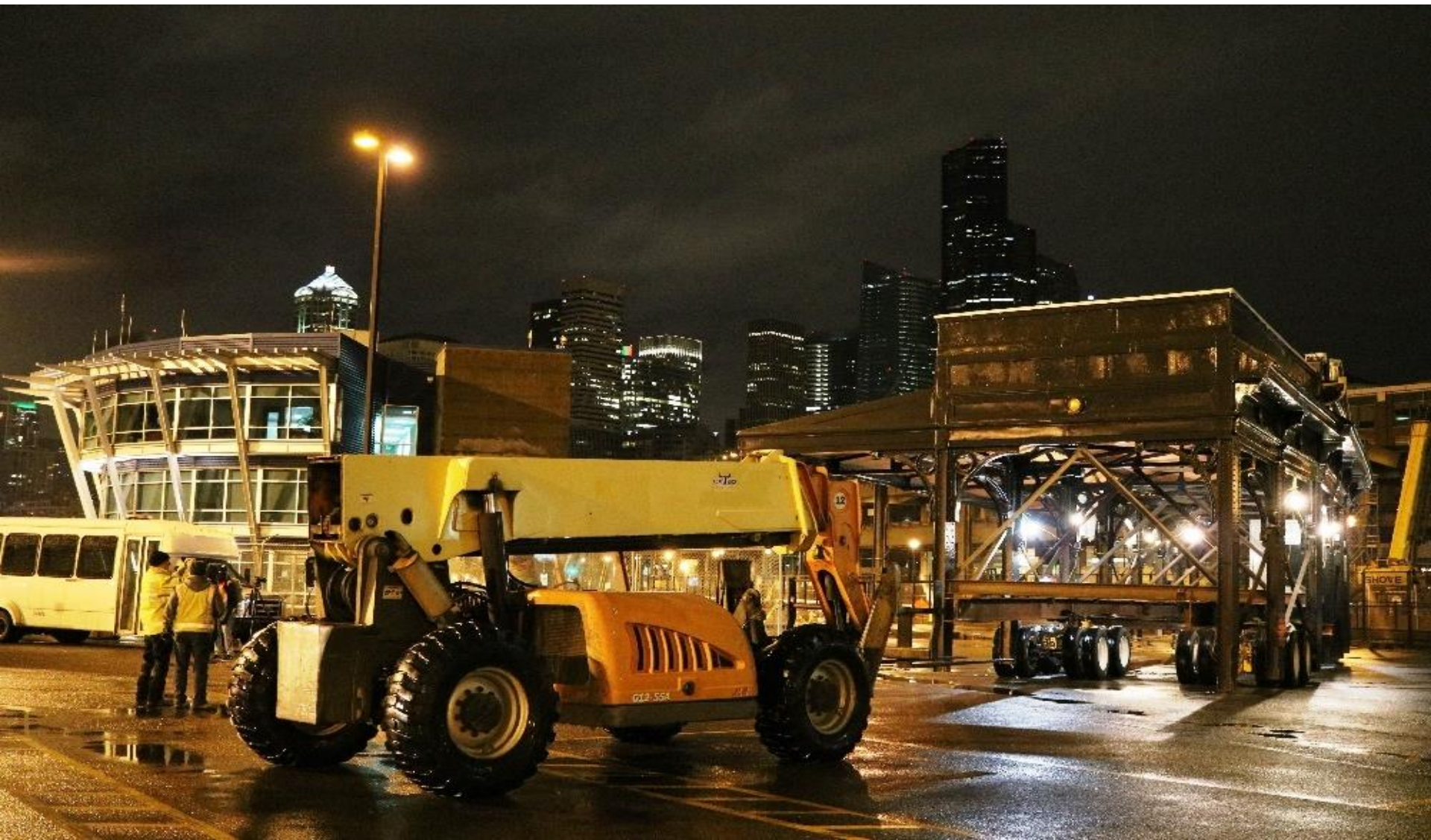
MARKETFRONT



PIER 62 REBUILD



HISTORIC PERGOLA RE-INSTALL



FRIENDS OF WATERFRONT SEATTLE



2018 LOOK AHEAD

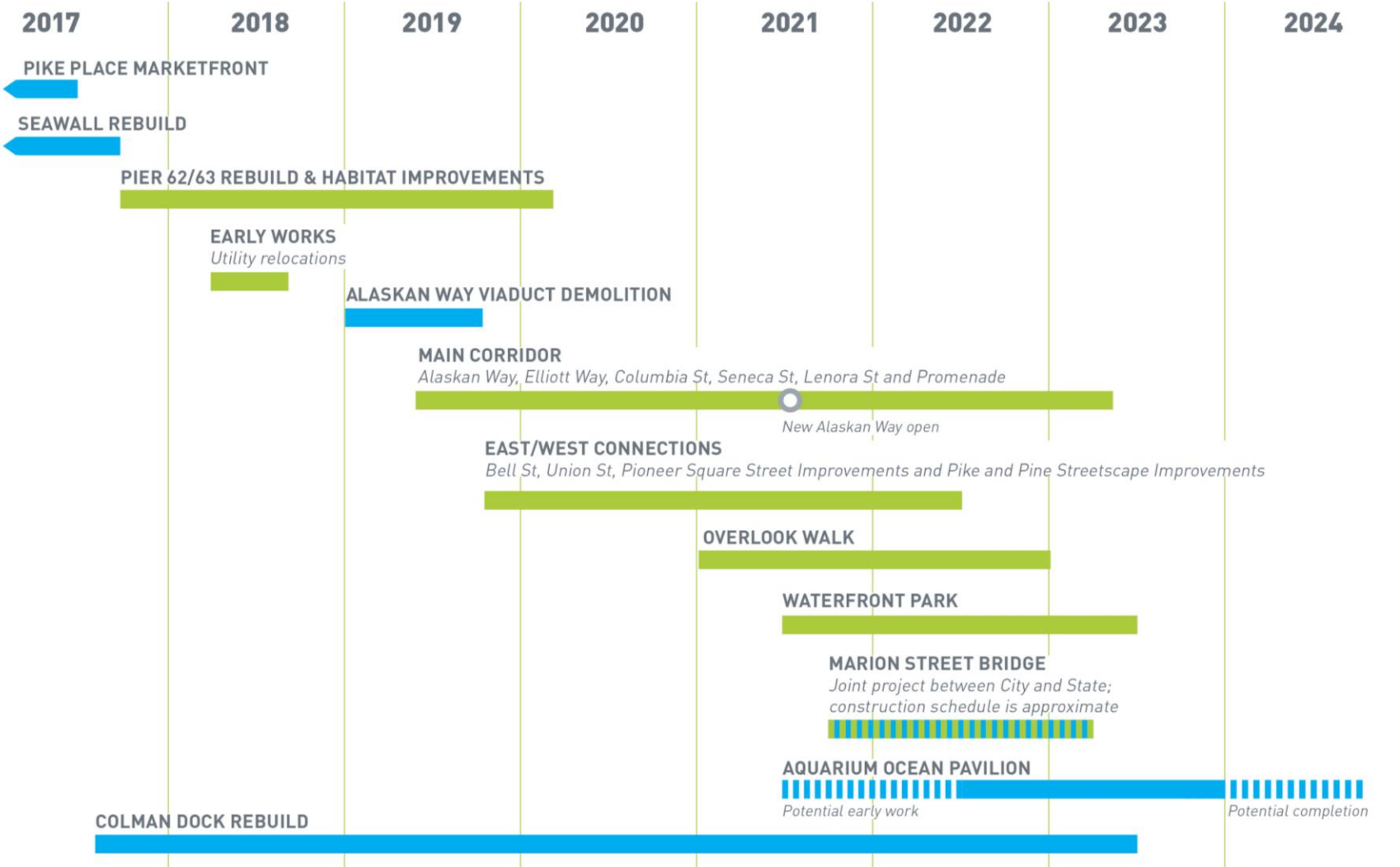


- LID Formation Process at Council
 - Resolution of Intent to Form (May)
 - LID Formation Ordinance (October)
 - Final Assessment Roll (early 2019)
- Begin “early works” utility construction (March)
- Complete a MOU with Aquarium Society to advance design of Ocean Pavilion (April)
- Start concept designs for Pioneer Square Streets, Bell Street (May)
- Finish design and ROW acquisitions, prepare bid for “Main Corridor”
- Continue engagement with property owners on LID – special benefit study (late March), hearings around LID (May – August)
- Operating Partnership Agreement with Friends, legislation to Council (August)

CONSTRUCTION SCHEDULE

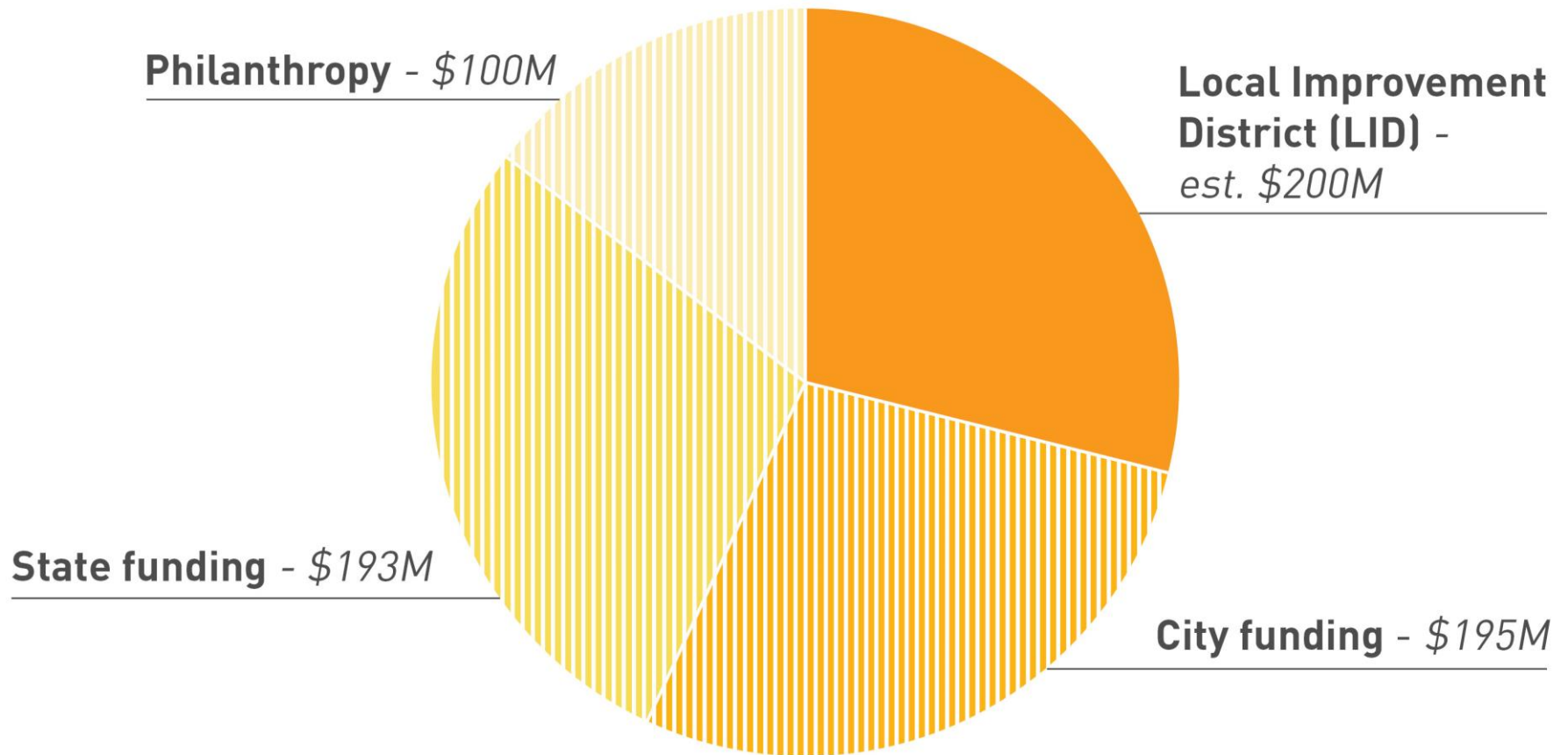


Waterfront Seattle Related projects



NOTE: Construction dates subject to change pending: A. completion dates of new SR-99 tunnel and demolition of the Alaskan Way Viaduct; B. ongoing construction sequencing evaluation and assumptions for all projects

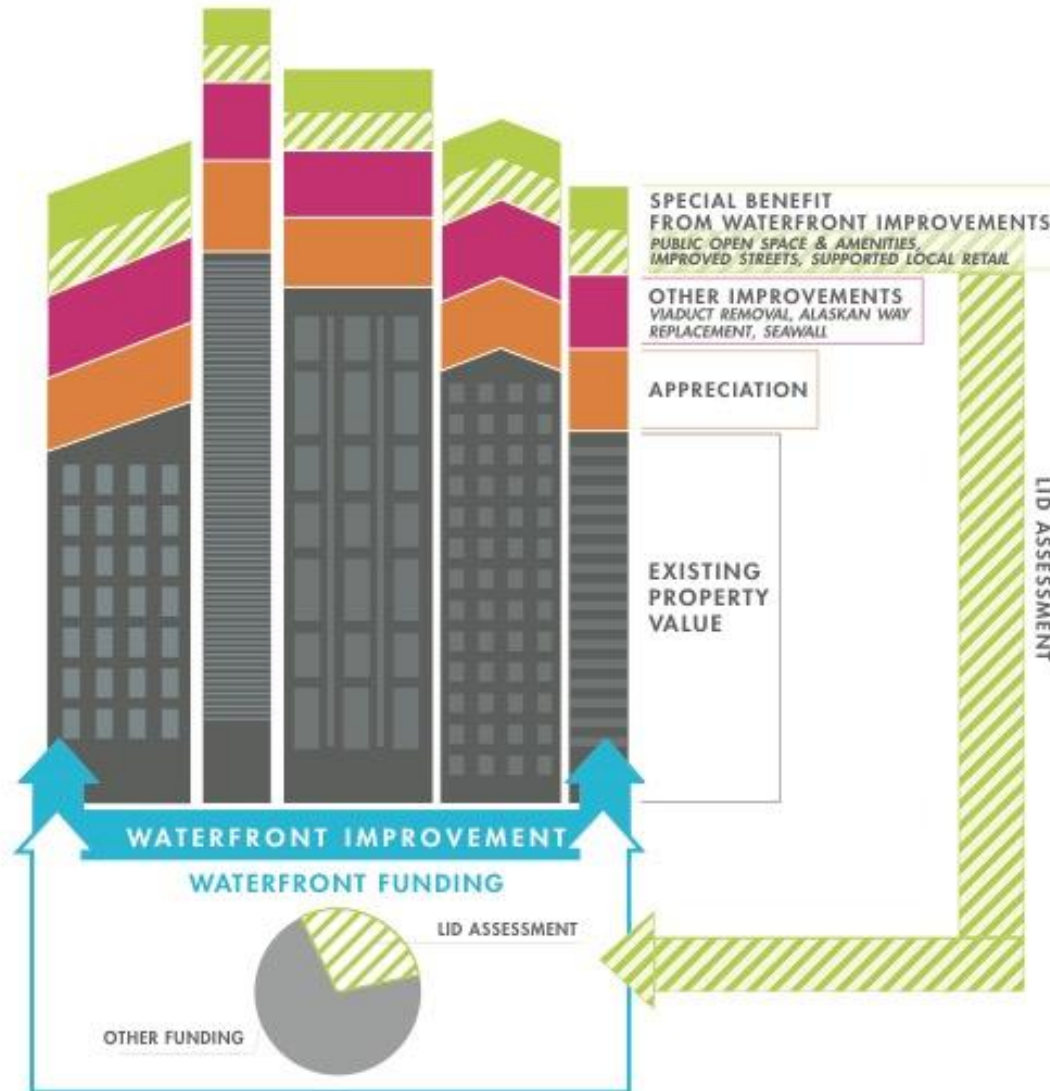
WATERFRONT SEATTLE FUNDING



TOTAL= \$688M

*Does not include WSDOT-funded Marion Street Pedestrian Bridge over Alaskan Way (pending future agreement)

LID "SPECIAL BENEFIT"



LID ANALYSIS AREAS



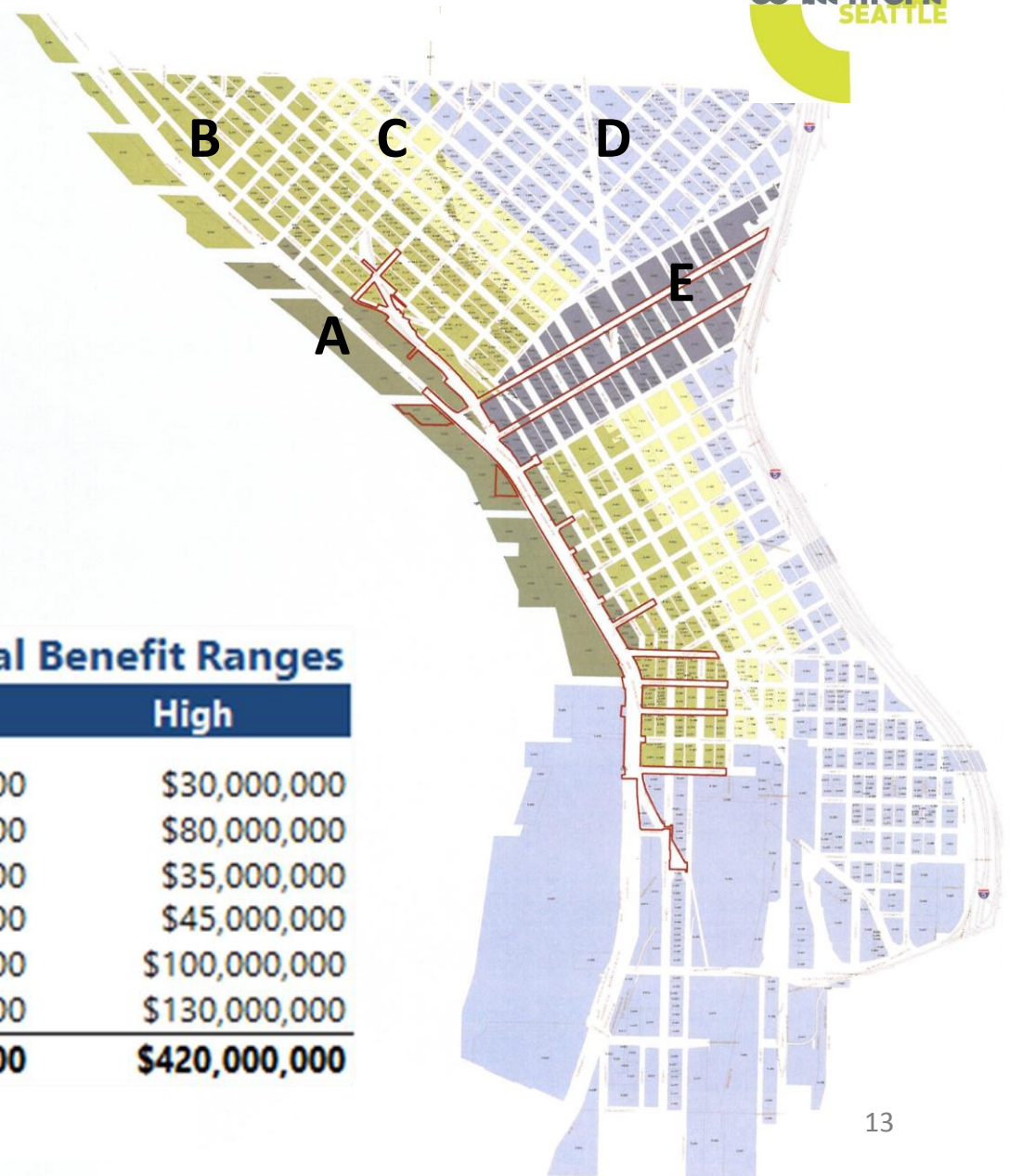
LID Analysis Areas

- Area A
- Area B
- Area C
- Area D
- Area E
- Waterfront Seattle Project Area

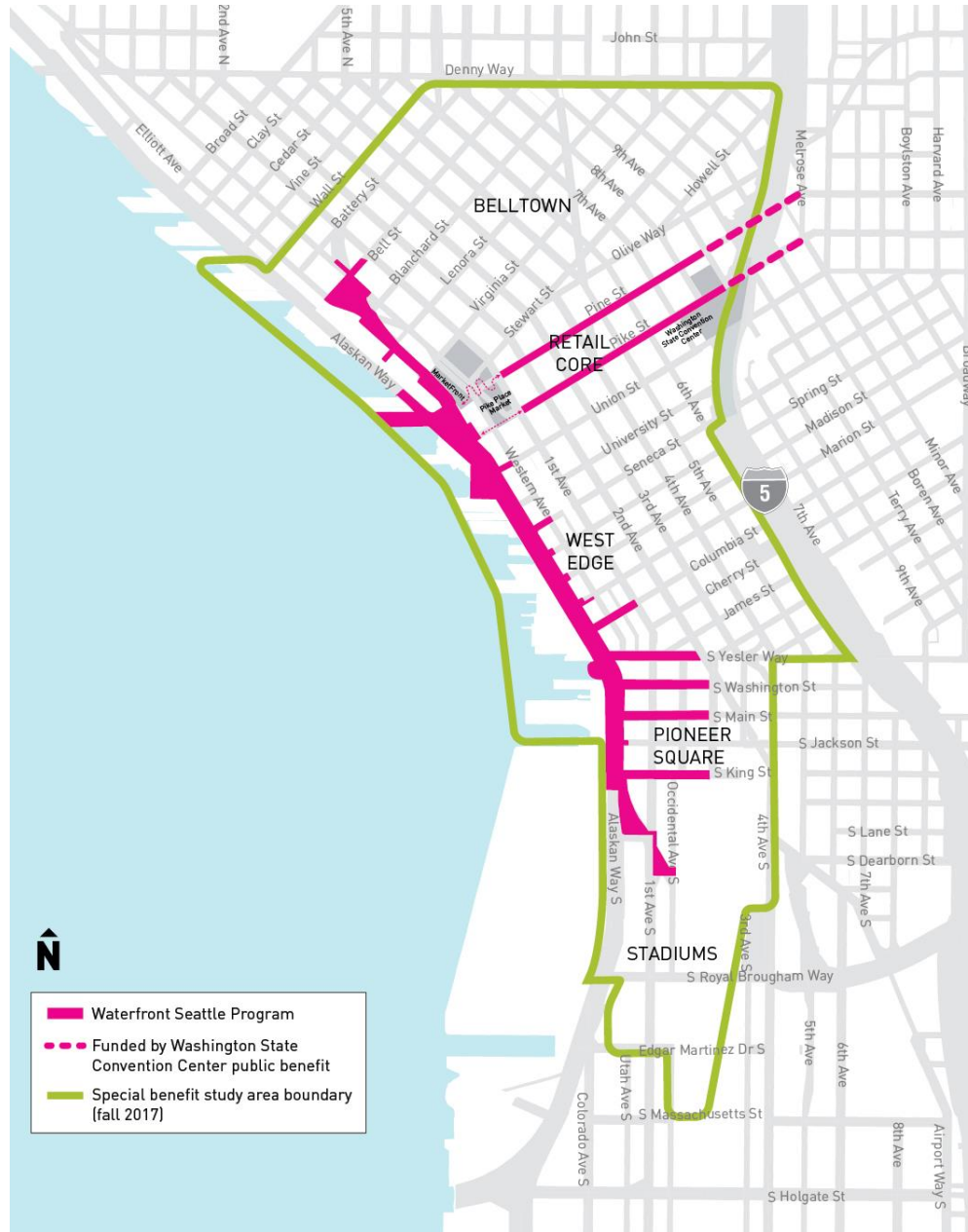


Feasibility Study - Estimated Special Benefit Ranges

Sector	Low	High
Study Area A	\$20,000,000	\$30,000,000
Study Area B	\$70,000,000	\$80,000,000
Study Area C	\$25,000,000	\$35,000,000
Study Area D	\$25,000,000	\$45,000,000
Study Area E	\$90,000,000	\$100,000,000
Residential Condominiums	\$70,000,000	\$130,000,000
Total Estimated Range:	\$300,000,000	\$420,000,000



SPECIAL BENEFIT STUDY AREA



- Waterfront Seattle Program
- Funded by Washington State Convention Center public benefit
- Special benefit study area boundary (fall 2017)



QUESTIONS?