

An aerial photograph of a city skyline, likely Seattle, featuring a prominent white skyscraper with a dark top section. The sky is blue with scattered white clouds. The foreground shows a paved area, possibly a plaza or street intersection.

Onni Boren Ave Seattle LLC Pedestrian & Utility Tunnels

**Council Transportation Committee
Amy Gray, Senior Planning & Development Specialist
December 17, 2024**



Presentation overview

- Onni Boren Ave Seattle LLC conceptual approval for a pedestrian and a utility tunnel under Boren Ave N, north of Denny Way
- The pedestrian tunnel will connect the buildings located at 1120 Denny Way and 121 Boren Ave N (District 7)
- The utility tunnel will allow waste heat to be captured and distributed between the two buildings, reducing energy usage and carbon emissions
- SDOT recommends conceptual approval for the two term permits

Term permit process – new permits

Step 1: Resolution for Conceptual Approval

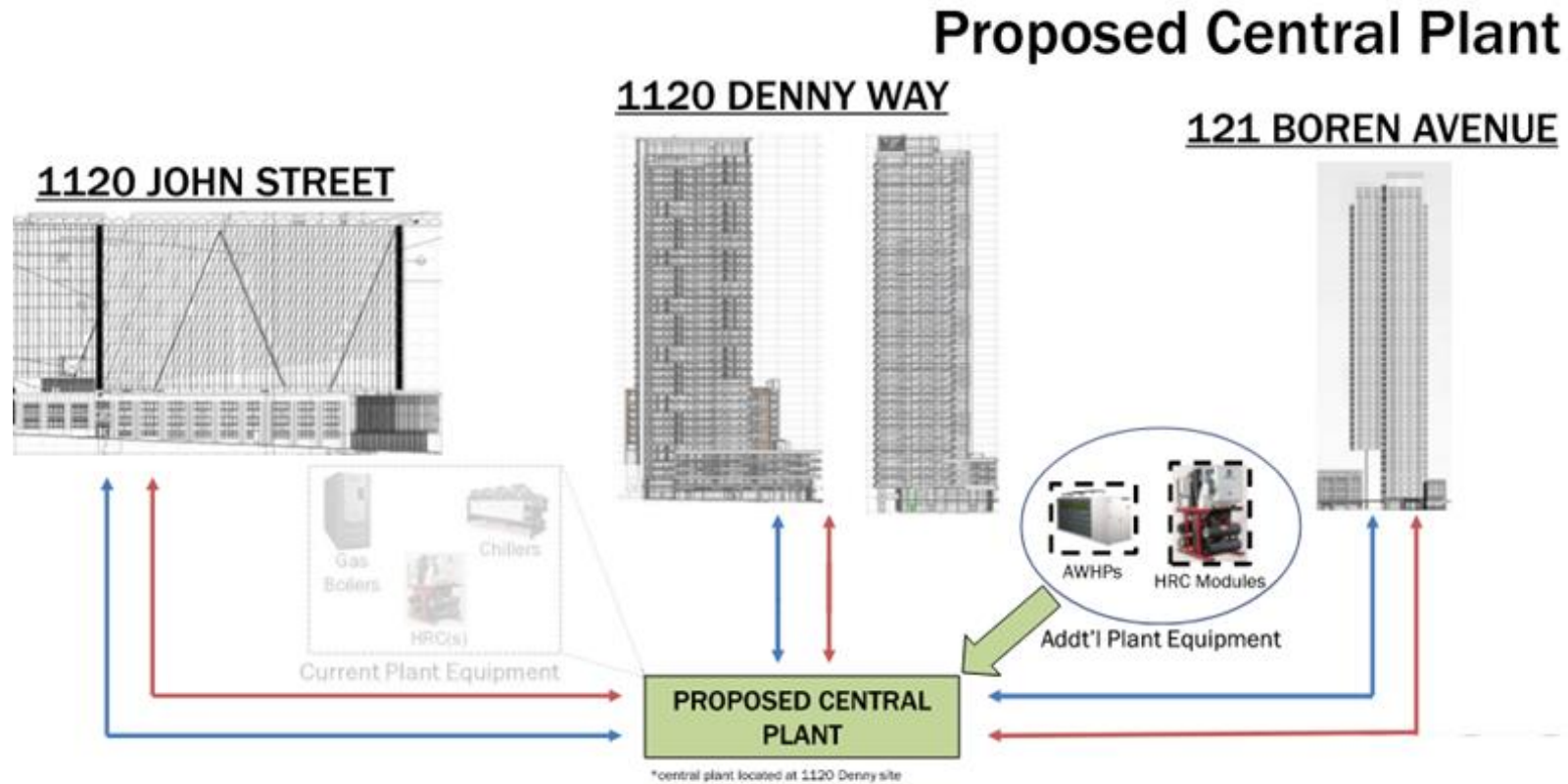
- At 60% design, identifies conditions to be met prior to final approval

Step 2: Ordinance Passage:

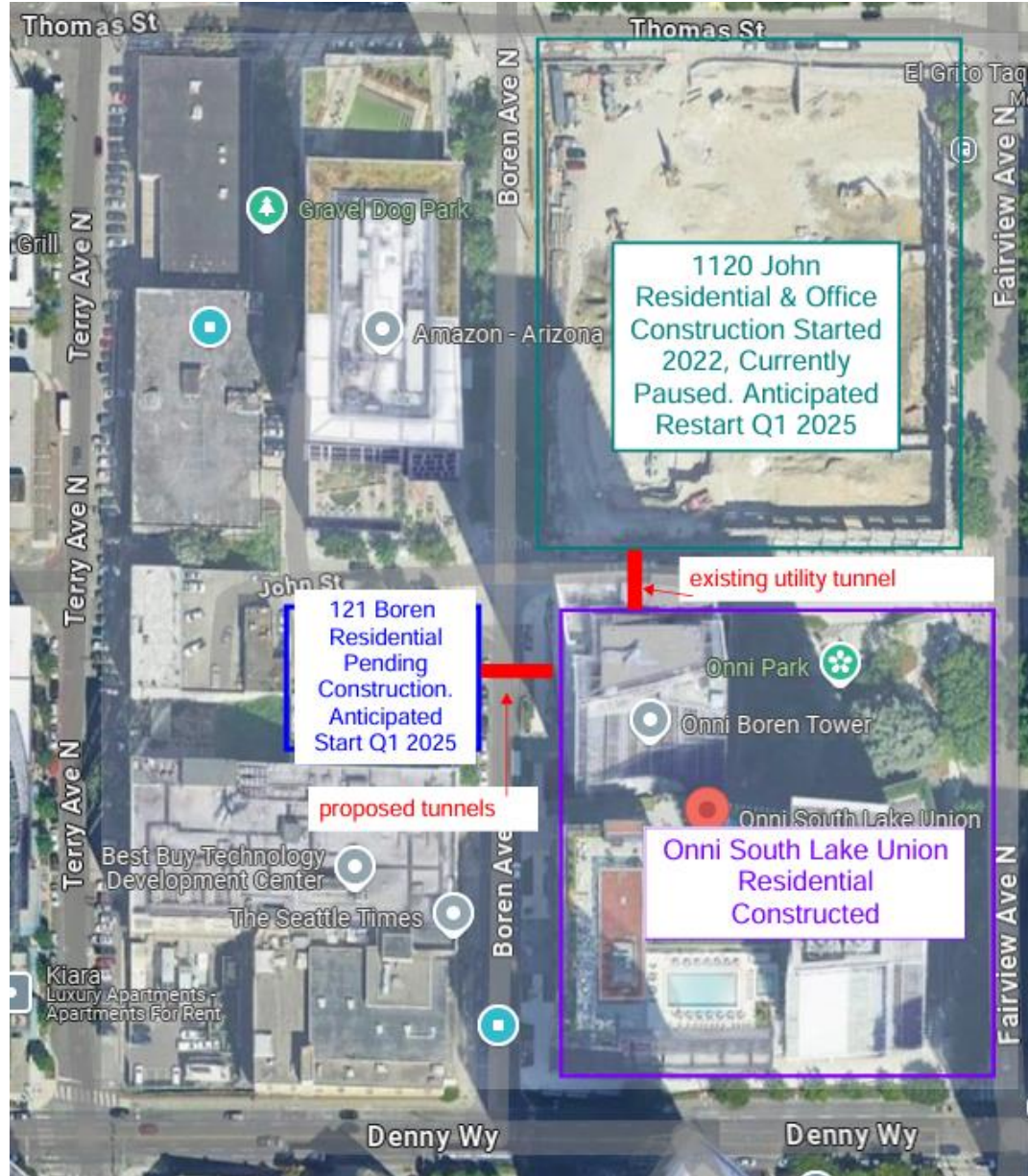
- At 100% design and after all conditions in the resolution are met
- Grants the permit for 15 years, with one renewable 15-year term
- Details the terms and conditions of the permit, including:
 - a) Annual fee & bond
 - b) Maintenance obligations
 - c) Indemnification, insurance, inspection, and maintenance requirements.



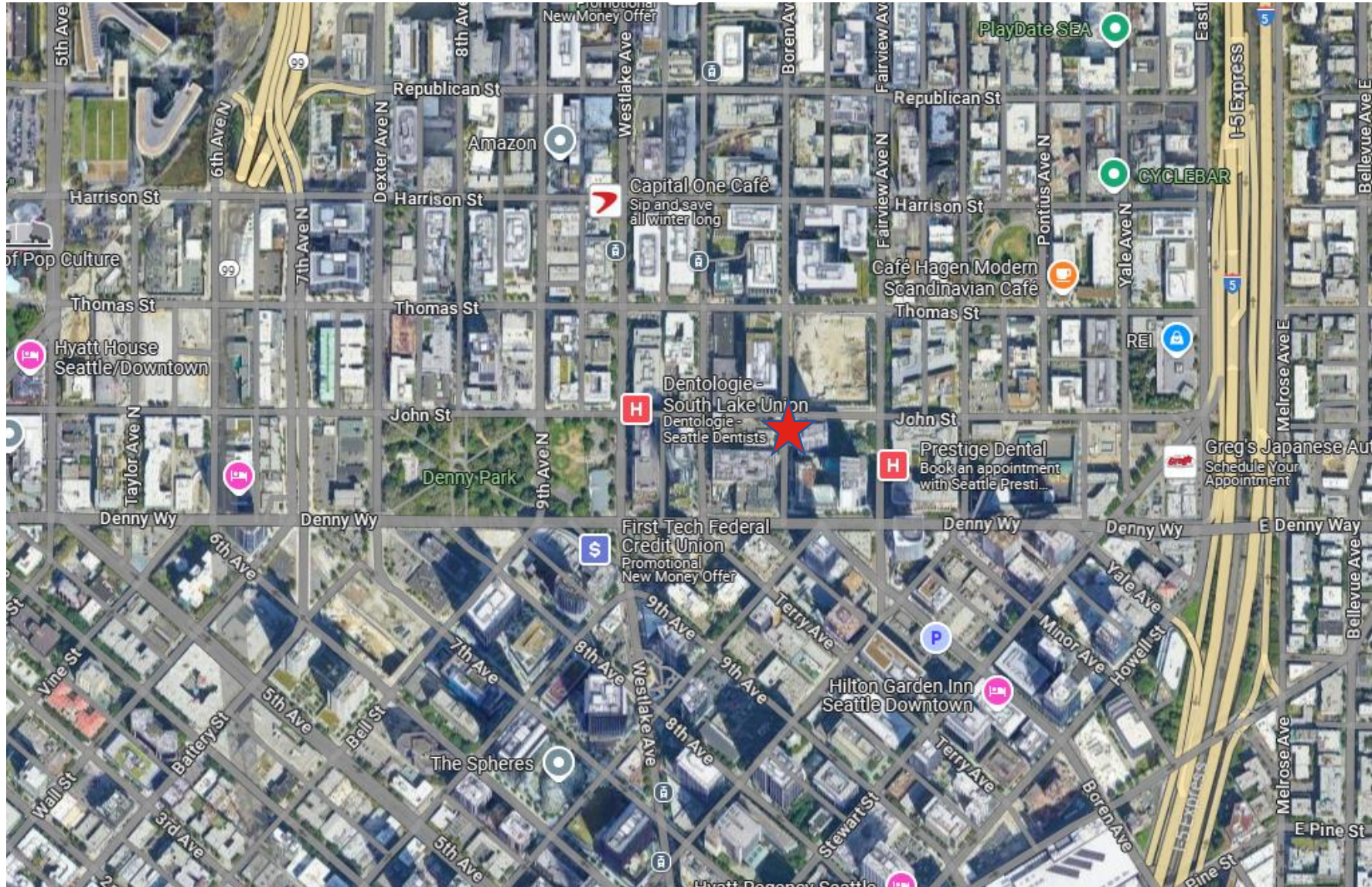
Thermal Heat Exchange



Area Map



Project neighborhood –



Requested action

SDOT recommends Council conceptually approve the proposed pedestrian and utility tunnels

If the resolutions are adopted, SDOT will prepare two term permit ordinances for Council consideration in 2025



amy.gray@seattle.gov | (206) 386-4638
www.seattle.gov/transportation