




City of Seattle

Edward B. Murray, Mayor

Seattle Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM

TO: LMN Architects, for Pine Street Group
FROM: Diane M. Sugimura, Director 
DATE: October 1, 2015
RE: PCD Priorities Report for the Washington State Convention Center Addition located at 920 Olive Way, 1600 9th Avenue, 1711 Boren Avenue (Project Numbers: 3018096, 3020176, 3020177)

Project Description

The proposal includes a Planned Community Development (PCD) component to design and construct the Washington State Convention Center addition, office tower and residential tower on three separate sites. The proposed development on Site A (1600 9th Avenue/3020176) is a five level, approximately 200 foot tall structure containing approximately 1.4 million square feet of exhibition space, meeting rooms, and service and support areas. Parking for 600-800 vehicles and truck loading will be located below grade. On Site B (920 Olive Way/3018096), a 30 story residential tower is proposed and will include ground level retail and a loading/service bay. On Site C (1711 Boren Avenue/3020177), a 16 story office tower is proposed and will include retail and a truck loading zone and ramp at ground level. A spiral ramp located on Site C will serve the underground loading docks for the convention center facility, located on Site A. It is anticipated that Site B and C will be developed as future phases under the PCD.

Planned Community Development

The Planned Community Development (PCD) is a zoning process that may be applied in downtown zones to promote comprehensive development of large tracts of land. By coordinating the development of large sites through the PCD process, the public benefits that can be achieved are greater than those that would otherwise occur if the area was developed in a more standard, site-by-site fashion.

A PCD allows portions of a project to exceed the floor area ratio permitted in the zone(s) as long as the PCD as a whole does not exceed the allowable floor area ratio. This project as currently



City of Seattle, Department of Planning and Development
700 Fifth Avenue, Suite 2000

P.O. Box 34019, Seattle, WA 98124-4019

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proposed will exceed the floor area ratio permitted in the zone(s), but the maximum floor area allowed for the PCD as a whole will meet the requirements of the zone(s) in which it is located.

An additional benefit of the PCD process is the recognition of the longer time frame often needed for developing complex, large site, multi-phased projects. Thus, the PCD process allows for an extended life of the Master Use Permit.

From a list of potential public benefits identified in the Code, the Director is to select at least three priorities to be addressed through the PCD process. Among the public benefits listed are: low-income housing, townhouse development, historic preservation, public open space, implementation of adopted neighborhood plans, improvements in pedestrian circulation, improvements in urban form, improvements in transit facilities, and/or other elements that further an adopted City policy and provide a demonstrable public benefit.

Summary of Open House Comments

Per SMC 23.49.036.B, a public meeting was held by the Director on September 2, 2015 to identify concerns about the site and to receive public input into the priorities for public benefits identified in adopted neighborhood plans and from the list described above. Public comments focused on the following issues:

- Supports expansion
- Better public benefit process – integrated discussion
- Numerous comments supporting I-5 lid – to Capitol Hill
- Coordination of public benefits
- Design should not preclude future lid
- Design should anticipate future needs such as a transit HUB
- Pedestrian experience
- Olive and Pine are important pedestrian corridors
- Need transit HUB at this location
- Provide downtown school
- Robust public art component
- What will happen to art in the tunnel? – must be addressed
- Connection between existing and expanding CC
- 9th and Pike very dangerous for pedestrians
- Consider Capitol, First and Denny Triangle neighborhoods
- Hire separate Urban Design Consultant to take a high level view - integrate neighborhoods
- CC will spur future development – need to develop urban design framework
- Affordable Housing – use experienced developer in this project type
- Attention has been given to 9th Avenue – same attention to Pine, Boren and Olive
- Loss of bus tunnel and transit connection is unfortunate - contribution to develop a transit center
- Terry Avenue Greenstreet – implement from South Lake Union to the Convention Center
- Pike Street 7th to 9th – improve street
- Retail presence is critical
- Concern about transit – what will happen when bus tunnel goes away?
- Improve entrance

- Need a light rail stop at corner
- Ensure hospitality industry grows sustainably
- Bring employees out of poverty
- Employers that benefit from CC invest in supporting families - affordable housing in city, live in city
- Boren side of CC not look like backdoor - need street level uses, pedestrian, retail
- Emphasize connection between Capitol Hill and DT
- Active part and bridge between DT and Capitol Hill
- Pedestrian circulation path
- Affordable housing
- No blank walls
- Urban context –will influence city – Pike Pine Boren Olive and University
- Establish overlay district
- Look beyond three neighborhoods
- Pine and Olive pedestrian experience is critical
- Immense pedestrian use – Pike between 5th and 6th
- Pedestrian impact
- How CC work civically
- Not the edge of DT, is part of a vital commercial core
- Low income housing – co-develop tower
- Civic presence – public space – true public space
- Open space/Park

Public Benefit Priorities

In consideration of the various Code requirements, possible Design Review Early Design Guidance, potential mitigation, and possible alley and street vacation public benefits opportunities, which will be determined following Design Commission review and City Council approval, and the City Comprehensive Plan Policy (LU178) which states in part that applications of a Master Planned Community zone should result in development that provides a higher level of environmental sustainability, affordable housing and publicly accessible open space - the Director has identified the following five elements as priorities from the list of PCD public benefits outlined in the Land Use Code:

1) Low – income housing (SMC 23.49.036F1.a)

- The County requirement cannot be used to fulfill a PCD public benefit. What is required by the City must be beyond what is required under any agreement developed by King County, and is expected to be at least equal to the affordability requirements under the Mandatory Housing Affordability programs.
- All housing units required under the PCD shall be rent and income restricted for 50 years, for populations with incomes less than 60% of median; alternatively, deliver a comparable level of public benefit, based on agreement with the Office of Housing.
- Number of units will be specified and include family-sized / family-oriented units
- Preference is to incorporate low income units into proposed residential development on Site B; may be allowed as mixed use on Site C
- Onsite performance within the PCD tract is preferred. Performance should correlate with completion of the proposed office tower.

- If the construction of the office tower does not proceed then the requirement may be performed by paying the City's Office of Housing
- If other options are not feasible in a timely manner, off-site performance within the urban village would be required.

2) Public Open Space (SMC 23.49.036.F1.d)

- Locate public open space or plaza on Site B – develop open space or plaza, which can be used by the general public, including employees and residents in the surrounding neighborhood.

3) Improvements to Pedestrian Circulation (SMC 23.49.036.F1.f)

- Right-of-way enhancements between the existing and the proposed convention center addition, to improve pedestrian circulation such as widened sidewalks, tree plantings, improved lighting, and where feasible, elements of the Denny Triangle Green Street Plan; 9th Avenue is a particularly important connection.

4) Improvements in Transit Facilities (SMC 23.49.036.F1.h)

- Transit facilities located at or near the development site shall include enhancements to encourage the use of alternative transportation modes, such as real-time transit information, integration of transit stops into the building and pedestrian area design, improved pedestrian connections, etc.

5) Other Demonstrable Public Benefits (SMC 23.49.036.F1.i)

- Environmental stewardship and sustainable development is a well-established priority for the City of Seattle and the broader region. In keeping with these values, a priority for the proposed development will be to meet the standards established for City-owned facilities according to Resolution 31326, a minimum LEED Gold rating plus the City's performance requirements for energy (15% better than code), water (30% better than code), construction waste (75% diversion rate, and transportation (bicycle parking and changing/shower facilities). The water goal shall be achieved to the extent feasible using rainwater harvesting, to help further the City's goal to utilize GSI to manage 700 million gallons of stormwater annually, per the City's GSI implementation strategy.

Thank you for your diligence and willingness to work with the City to achieve the best possible development for your client and the city. We look forward to continued collaboration and discussion of public benefits. Please do not hesitate to contact me with further questions or clarification.