

Burgess, González and Herbold Amendment 1 to Council Conditions in Clerk File 314278

Petition of Acorn Development LLC for the vacation of the alley in Block 21, Heirs of Sarah A. Bell's 2nd Addition, which is the block between Bell Street, 7th Avenue, Blanchard Street, and 8th Avenue in the Denny Triangle neighborhood of Seattle

This amendment would amend the Transportation Committee's recommended conditional approval of the vacation of the alley on the block bounded by Bell Street, 7th Avenue, Blanchard Street and 8th Avenue. Amazon has requested vacation of the alley in order to facilitate the development of two office towers on the block. In exchange, Amazon will pay the City for the value of the alley and provide a number of public benefits outlined in the Council's conditions. The Transportation Committee voted 4 to 1 to support the vacation with conditions on December 8, 2015. The Transportation Committee's proposed conditions are contained in Clerk File 314278. On December 14, 2015, the Full Council voted to hold the Clerk File for a vote on January 11, 2016.

This amendment to the Transportation Committee's proposed conditions would require that free speech activities, such as hand billing, signature gathering and holding signs be allowed within the areas provided as public benefits. In addition, the conditions would be amended to clarify that publicly visible signage specify that these free speech activities are permitted in the publicly accessible open space on site.

The amendment would amend condition 7 to state:

7. The Petitioner shall develop and maintain the public benefit elements as defined by the City Council. A Property Use and Development Agreement (PUDA) or other binding mechanism shall be required to ensure that the public benefit elements remain open and accessible to the public 24 hours a day with temporary closures permitted for reasons such as maintenance, safety or private functions, and to outline future maintenance obligations of the improvements. Free speech activities such as hand billing, signature gathering, and holding signs, all without obstructing access to the space, the building, or other adjacent amenity features, and without unreasonably interfering with the enjoyment of the space by others, shall be allowed within these public benefit features. While engaged in allowed activities, members of the public may not be asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment of the space by others. Signage clearly identifying public access and allowed free speech activities is required at the public open space elements and shall require the review and approval of SDOT Street Vacations. Signage shall be consistent with signage provided for public amenity space on the site. Any violation of these

conditions will be enforced through Chapter 15.90 of the Seattle Municipal Code. The final design of the public benefit elements shall require the review and approval of SDOT Street Vacations. SDOT may request additional review by the Design Commission of the implementation of the public benefit elements or the pedestrian enhancements, as necessary. Public benefit elements in the right-of-way require additional street use permits and indemnification, public and private areas must be distinguished and markers in the sidewalk shall be required. The public benefit requirements include the following features as well as corresponding development standards, including approximate square footage dimensions, which shall be outlined in the PUDA:

Public Benefit		Description
On Site		
1	8 th Ave Hillclimb	<ul style="list-style-type: none"> • 12,000 sf publically accessible open space including: <ul style="list-style-type: none"> ○ Accessible ramp from corner of 8th & Bell to mid-block plaza ○ 2854 sf of planting ○ 10 trees ○ 132 lf seating elements ○ Overhead soffit element
2	Blanchard Street Setback	<ul style="list-style-type: none"> • 1,100 sf setback along the Blanchard Green Street including: <ul style="list-style-type: none"> ○ 935 sf of planting ○ 5 trees ○ 59 lf seating elements
3	Bell Street Setback	<ul style="list-style-type: none"> • 1,000 sf setback along the Bell Green Street including: <ul style="list-style-type: none"> ○ 877 sf of planting ○ 4 trees ○ 20 lf seating elements
Adjacent Public R.O.W.		
4	7 th Ave Improvements and Cycle Track	<ul style="list-style-type: none"> • 4,700 sf expanded pedestrian streetscape including: <ul style="list-style-type: none"> ○ 1,366 sf of planting ○ 7' wide elevated cycle track running the length of the block ○ 6 street trees (11 total new trees) ○ Bus stop ○ 5 pedestrian light fixtures ○ Enhanced curb bulbs at each corner
5	8 th Ave Improvements	<ul style="list-style-type: none"> • 3,300 sf expanded pedestrian streetscape including: <ul style="list-style-type: none"> ○ 663 sf of planting ○ 5 street trees (7 total new trees) ○ 4 pedestrian light fixtures

		<ul style="list-style-type: none"> ○ 74 lf seating elements ○ Enhanced curb bulbs at each corner
6	Blanchard Street Improvements	<ul style="list-style-type: none"> ● 750 sf expanded pedestrian streetscape including: <ul style="list-style-type: none"> ○ 258 sf of planting ○ 4 Street Trees (7 total new trees) ○ 4 pedestrian light fixtures ○ 74 lf seating elements ○ Enhanced curb bulbs at each corner
7	Bell Street Improvements	<ul style="list-style-type: none"> ● 1,800 sf expanded pedestrian streetscape including: <ul style="list-style-type: none"> ○ 441 sf of planting ○ 4 Street Trees (5 total new trees) ○ 4 pedestrian light fixtures ○ 10 lf seating elements ○ Enhanced curb bulbs at each corner
Off-Site Benefits		
8	8 th & Bell Intersection	<ul style="list-style-type: none"> ● 5,350 sf raised intersection and sidewalk to enhance pedestrian safety
9	Bell Street Cycle Track	<ul style="list-style-type: none"> ● 4,500 sf buffered bike lane on the north side of Bell Street from Denny to 7th consistent with the Center City Bike Network including: <ul style="list-style-type: none"> ○ Buffered element to be planter or similar element approved by SDOT
10	Bell Street Concept Plan	<ul style="list-style-type: none"> ● Development of conceptual street plan from 5th Ave to Denny Way to be adopted by Joint Director's Rule by SDOT and DPD. ● Purpose of this Street Concept Plan is to inform future development to reinforce the Bell Street Park design character