

WASHINGTON STATE CONVENTION CENTER ADDITION Temporary Easement to Reroute Olive Way

Council Sustainability and Transportation
Committee



Presentation Overview

- Purpose of reroute and map
- Project overview
- Approved vacations
- Vacation public benefit summary & additional commitments
- Anticipated short-term milestones
- Initial public benefit contributions



Temporary Right of Way Easement Purpose

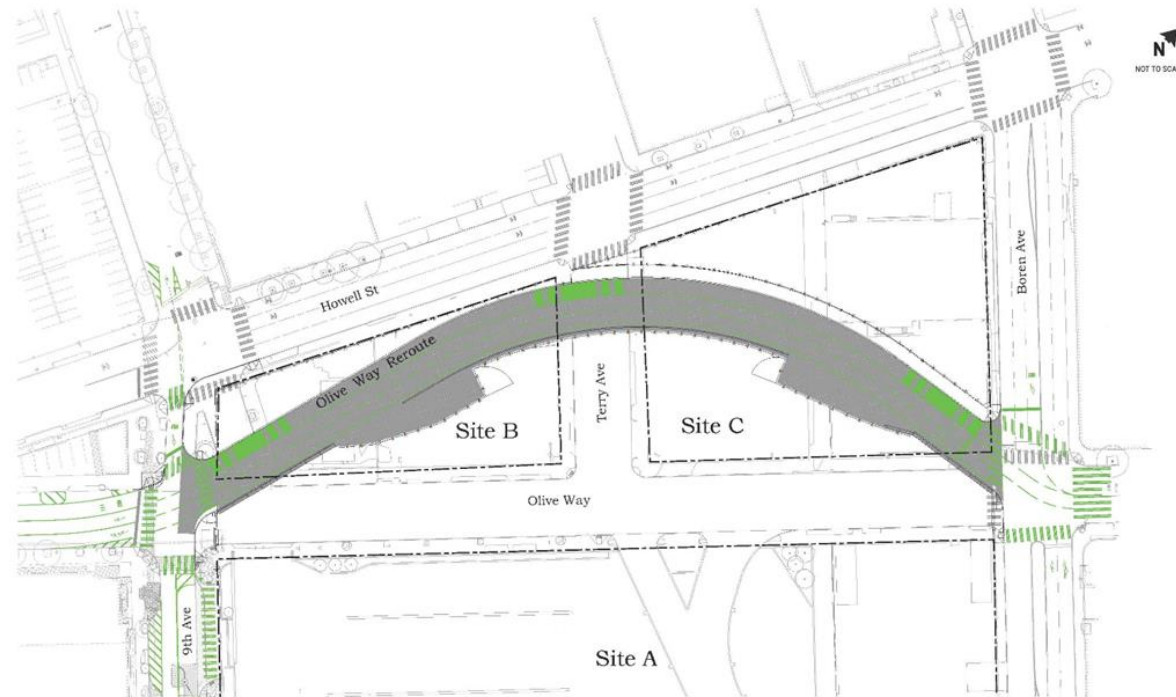
- Exhibit hall & loading dock portions of the WSCC Addition extend below grade beneath Olive Way and Terry Avenue
- Construction of these elements of the Addition require temporary removal of Olive Way and a reroute on WSCC property
- WSCC will reestablish Olive Way following construction



Location Map



Temporary Olive Way Reroute



WSSC - CMP Stage 2 - Olive Way Reroute

Washington State Convention Center Addition

P:\11\101827 - WSSC - CMP Stage 2 - Olive Way Reroute - Chm P13 for P52.dwg(50 to 600) - 6/2/2018 3:17 PM

June 5, 2018

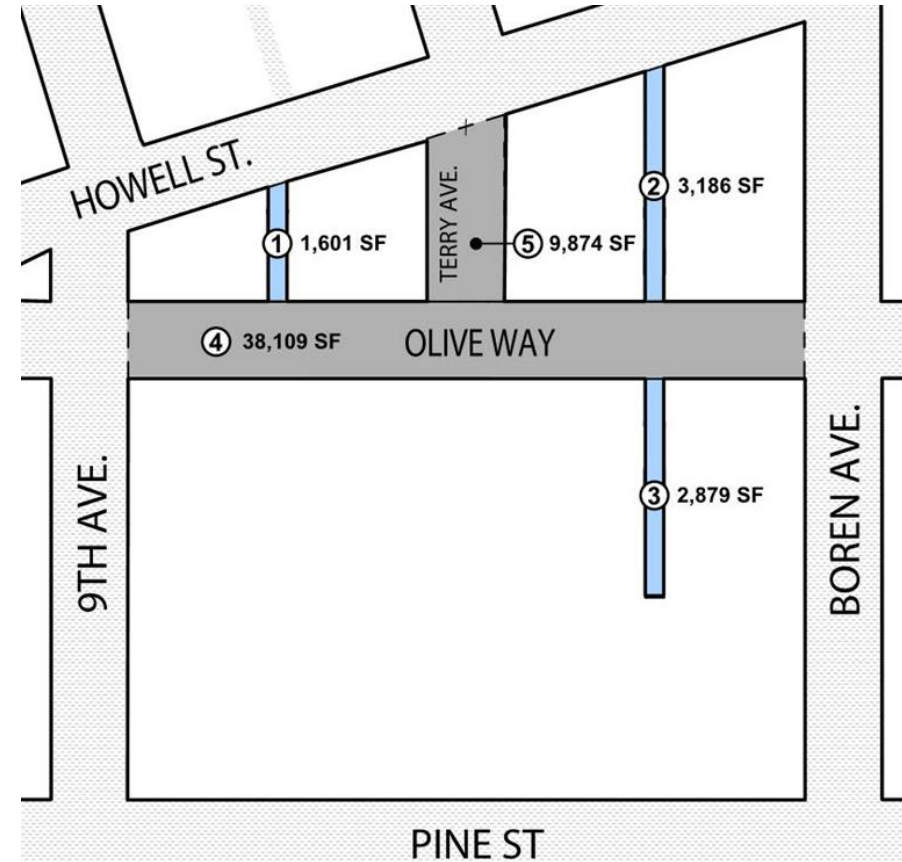


Site Plan

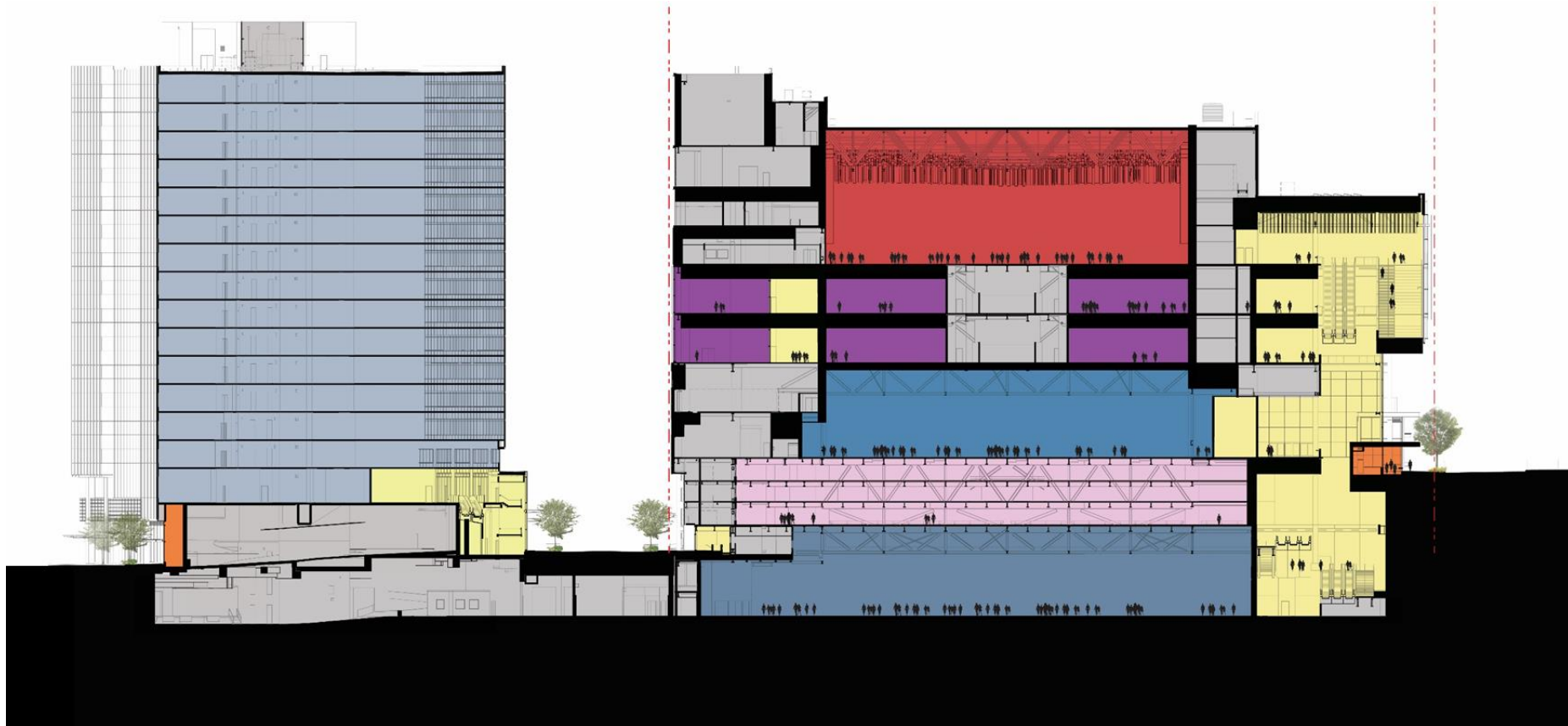


Street & Alley Vacations Approved by City Council

1. Alley in Block 33
2. Alley in Block 44
3. Alley in Block 44
4. Subterranean portion of Olive Way
5. Subterranean portion of Terry Avenue



Below-grade loading, Exhibit Hall



Vacation Public Benefit Summary

Affordable housing funding	\$15 million
Community priorities funding	\$31.5 million
Pike/Pine Renaissance Act 1	
Pike/Pine Bicycle Master Plan implementation	
Freeway Park improvements	
Funding for comprehensive lid I-5 study	
Physical improvements off-site	\$1.8 million
Street improvements at Olive Way	
Street improvements at 9 th Ave	
Historic lighting on Camlin, Paramount facades	
Public art	\$1.85 million
Open space and on-site improvements beyond code	\$8.1 million
	Total: \$58,250,000



Additional Commitments & Benefits beyond Vacation Public Benefits

- Community Package Coalition agreement project funding beyond public benefits:
 - \$14 million in affordable housing
 - \$6 million for Bicycle Master Plan implementation on 8th Avenue from Pike to Bell
 - \$4 million for Terry Avenue promenade
 - \$500,000 for Olive Way safety improvements
- Additional affordable housing: \$5 million to King County and \$4.3 million in incentive zoning
- Hospitality Training Program through agreement with UNITE HERE
- Project Labor Agreement including goal of 900 apprenticeships
- Voluntary goal of \$65 million to \$70 million in subcontracting to minority, veteran, disadvantaged, small and women-owned businesses



Anticipated Short-term Milestones

- WSCC Addition anticipated milestones:
 - Notice of MUP Decision: June 11, 2018
 - Construction start: Mid-July 2018
 - Metro layover loop use begins: Mid-July 2018
 - Shoring/excavation begins: August 2018
 - Olive Way reroute use begins: October 2018



Initial Public Benefit Contributions

- Tied to WSCC shoring & excavation permit (August 2018):
 - Pike Pine Renaissance: Act 1; \$3 million, first payment
 - Bicycle Master Plan: \$1 million, first payment
- Tied to first structural building permit (August/September 2018)
 - Affordable housing: \$30 million
 - Lid I-5 Study: \$1.5 million
 - Freeway Park: \$750,000, first payment



Questions?

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