2018 WORKPLAN
OFFICE OF THE WATERFRONT
February 7, 2018

CIVIC DEVELOPMENT, PUBLIC ASSETS AND NATIVE COMMUNITIES COMMITTEE
WATERFRONT SEATTLE PROGRAM
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

Source: Barbie Hull, courtesy of Pike Place Market PDA
HISTORIC PERGOLA RE-INSTALL
2018 LOOK AHEAD

• LID Formation Process at Council
  o Resolution of Intent to Form (May)
  o LID Formation Ordinance (October)
  o 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

- **PIKE PLACE MARKETFRONT**
- **SEAWALL REBUILD**
- **PIER 62/63 REBUILD & HABITAT IMPROVEMENTS**
  - **EARLY WORKS**
    - Utility relocations
  - **ALASKAN WAY VIADUCT DEMOLITION**
  - **MAIN CORRIDOR**
    - Alaskan Way, Elliott Way, Columbia St, Seneca St, Lenora St and Promenade
  - **EAST/WEST CONNECTIONS**
    - Bell St, Union St, Pioneer Square Street Improvements and Pike and Pine Streetscape Improvements
  - **OVERLOOK WALK**
  - **WATERFRONT PARK**
  - **MARION STREET BRIDGE**
    - Joint project between City and State; construction schedule is approximate
  - **AQUARIUM OCEAN PAVILION**
    - Potential early work
    - Potential completion

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

- **Philotropy** - $100M
- **Local Improvement District (LID)** - est. $200M
- **State funding** - $193M
- **City funding** - $195M

**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

<table>
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<tr>
<th>Sector</th>
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<th>High</th>
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<td>Study Area A</td>
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<td>Residential Condominiums</td>
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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?