

Characteristics that work and don't work for spaces:

Pike Place Market works

Westlake and City Hall Plaza don't work. City Hall plaza needs more programming

Plaza is an extension of Cal Anderson Park

Park has CAPA - Cal Anderson Park Alliance – a steward

Park doesn't have too many safety problems – it works ok

The Negative elements do not dominate the park

The station plaza will need programming – programming at Westlake has improved it

The Pike Place Market works – it is a vibrant mix of many activities and people. Congestion is good in this case. People like it there.

Sound Transit will have to contract with someone to maintain the plaza – they won't want it to cost too much

Whoever builds adjacent to the plaza will have a big stake in what happens on the plaza and how it functions- it will affect the adjacent businesses,

Whoever is programming the plaza needs to be integrally connected to the neighborhood – ex CHiP, CAPA,

If possible, work with existing organizations to manage and program the space

The plaza could be too small to warrant the creation of another entity to manage and program

Identify the revenue generators

BIA model can collect money – could the existing BIA take on the programming?

An entity on site should have a management/programming relationship to the site

Covenant space – among the people /businesses on site – they are the stakeholders with the most at stake. Shared expenses on site

Everybody has to complement each other because the space will be sought after.

What about public rallies?

BIA – maybe does not have enough capacity - would need to create more capacity

Until we know who will be in the development, it is difficult to know how best to manage the space

Master developer – someone needs to look at the sites as a whole. Hire a project team. Could help from a financial point of view

Existing BIA could be a good fit – don't create a new agency

PDA – use an existing one, don't create a new one

CAPA could help coordinate, but not a good fit to take it all on.

Sound Transit – would have criteria for letting events/people use space. Sound Transit will clean and maintain plaza. The space must be managed on a daily basis.

The managing entity would need to have an overarching agreement with ST

A separate entity (from ST) could oversee E Denny Way - if it is closed – as well as the plaza.

Need to look at some precedents

Plaza should not be designed before tenants/developers are selected

Summary

1. More questions than answers right now
2. Look to and learn from examples around the city – Westlake, Pike Place Market, City Hall Plaza
3. Think about Free Speech and how it will be protected/provided for/limited on this site
4. Don't form new entities – look to existing – to manage and program space
5. A Master developer is preferable – we don't want a mall here.