

Seattle design Commission

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Ray Gastil

Ben Gist

Brian Markham

Shirin Masoudi

Zubin Rao

Molly Spetalnick, Vice Chair

Caitlin Truong

Michael Jenkins
Director

Valerie Kinast
Strategic Advisor

Windy Bandekar
Planner

Robin Magonegil
Administrative Staff

August 7, 2025

Convened – 8:30 am

Adjourned – Noon

Projects Reviewed

Commission Business

Pre-petition review – 410 Harrison Street partial alley
vacation

Commissioners Present

Ray Gastil

Brian Markham

Shirin Masoudi

Kevin O'Neill

Zubin Rao

Molly Spetalnick (virtual until 11:00 am)

Caitlin Truong

Commissioners Excused

Phoebe Bogert

Kate Clark

Ben Gist

Staff Present

Michael Jenkins

Valerie Kinast

Windy Bandekar

Robin Magonegil

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Commission Business (8:30 – 9:30 am; 11:00 – 12:00 noon)

The Commission discussed the items on the agenda, had a follow up discussion about workplan items identified in the Commissions February 2025 retreat, and had a project briefing. This is the last meeting for Caitlin Truong.

410 W Harrison Street – pre-petition review – partially alley vacation (9:30 – 11:00 am)

The Commission received a presentation on a proposed partial alley vacation at 410 W Harrison Street, at the intersections of 4th Avenue W, W Harrison Street, and Elliott Way W. The partial alley vacation will allow the development of a 250-unit apartment building. The alley is divided into two segments due to a significant slope; only the unimproved alley segment that is accessible from Harrison would be vacated.

This meeting was to review the pre-petition request. A pre-petition review of a street or alley vacation provides the Commission with an opportunity to provide input on the proposal prior to the submittal of a petition to vacate a street or alley to Seattle Department of Transportation.

The following people presented:

- Christian Gunter, Alexandria Real Estate
- Steffenie Evans, Washington Holdings
- Brian Runberg and Jess Seung Yun Yu, Runberg Architects
- Jake Woland, Hewitt
- Kris Snider, Landscape Architect

The following people attended:

- Beverly Barnett, SDOT
- Amy Gray, SDOT
- Ciara Ortiz, SDOT
- Jason Tran, Runberg Architects
- Jeremy Febus, KPFF
- Ginger Hutton, Alexandria Real Estate
- Natalie Quick, Natalie Quick Consulting
- Katie Kendall, McCullough Hill

The Commission voted to approve 7-0. The Commission made the following recommendations:

Streetscape and Public Realm

- Enhanced 4th Avenue W Frontage: Provide additional sidewalk width and deeper planting areas along 4th Avenue W
- 4th Avenue W Courtyard Integration: Explore how the courtyard can establish a stronger relationship with the neighborhood and provide a more prominent entrance that enhances 4th Avenue's identity

- 5th Avenue W Public Benefit Clarity: If 5th Avenue W improvements are included as public benefits, in addition to any required access improvements, provide clearer definition of how these will be achieved and their community value
- Building Entrance Design: Ensure adequate space and design consideration for both formal and informal building entrances
- Stormwater Management: Integrate comprehensive stormwater management solutions

Connectivity and Wayfinding

- Comprehensive Wayfinding Strategy: Develop a wayfinding system that includes bicycle corridor connections (coordinated with Cascade Bike Club and Queen Anne Greenways) and broader neighborhood orientation
- Neighborhood Connections: Create physical and programmatic connections along 4th Avenue W to avoid creating a "back side" condition

Safety and Traffic

- Traffic Calming Measures: Implement traffic calming at the intersection of 4th Avenue W and W Harrison, as well as along 4th Avenue W due to proximity to Elliott Avenue for increased pedestrian safety
- Intersection Safety Design: Design for increased safety at both the Harrison/Elliott and 4th Avenue W intersections

District Integration

- Uptown Arts District Coordination: Coordinate design and programming with the broader Uptown Arts District initiative

Transit Connectivity

- Address any coordination needs with the planned Light Rail station at Republican and 1st Avenue