

**MEETING MINUTES**

**Bruce A. Harrell**  
Mayor

**Rico Quirindongo**  
Director, OPCD

**Jill Crary**, Chair

**Kevin O'Neill**, Vice Chair

**Adam Amrhein**

**Jay Backman**

**Phoebe Bogert**

**Kate Clark**

**Ben Gist**

**Brian Markham**

**Zubin Rao**

**Molly Spetalnick**

**Michael Jenkins**  
Director

**Valerie Kinast**  
Strategic Advisor

**Windy Bandekar**  
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**April 4, 2024**

Convened 8:30 am

Adjourned 12:40 pm

**Projects Reviewed**

Commission Business

Yew alley vacation – public trust review

Presentation on proposed digital kiosk program –

Downtown Seattle Association

**Commissioners Present**

Adam Amrhein

Jay Backman

Phoebe Bogert

Kate Clark

Jill Crary

Ben Gist

Brian Markham (attended virtually)

Zubin Rao

Molly Spetalnick (8:30 am to 11:15 am)

**Commissioners Excused**

Kevin O'Neill

**Staff Present**

Michael Jenkins

Valerie Kinast

Windy Gay

Juliet Acevedo



## **Commission Business (8:30 – 9:00 am)**

The following items were discussed:

1. Briefing on projects to be reviewed today.
2. Approval of meeting minutes – Garfield Superblock

## **Project review – Yew Alley vacation (9:00 – 10:30 am)**

### **Project Description**

The proposed development plans to vacate the remaining segment of an alley between 1<sup>st</sup> Avenue NW to the west, NW 87<sup>th</sup> Street to the north, and Palatine Ave N to the east. The alley terminates in the middle of the block on NW 87<sup>th</sup>. The vacation will allow the construction of a seven-story building offering 70 market-rate residential units. The building's base will feature a residential lobby, leasing offices, residential amenities such as a gym and bike storage, as well as vehicular parking and trash loading areas at the ground level. The project includes preservation of an existing Pacific Yew tree near the corner of NW 87<sup>th</sup> Street and Palatine Ave N; the tree and surrounding space is envisioned as a community amenity.

The Commission received a presentation on the public trust phase of the alley vacation.

The following people were presenters:

1. Shilpa Karve, Bayliss Architects
2. Kevin Cleary, Bayliss Architects
3. Kristen Lundquist, Brumbaugh Associates

The following people were present:

1. Beverly Barnett, SDOT (provided comment)
2. Jeanette DuBois, SDOT
3. Molly Lawrance, Van Ness Feldman LLP
4. Amy Gray, SDOT
5. Emily Burns, Office of the Waterfront and Civic Projects

Following the presentation, the Commission provided the following recommendations and conditions:

1. Provide additional site analysis that better illustrates the context of your site with the entire block and adjacent neighborhoods, including the relationship between your site and nearby public assets include Sandel Park at NW 90<sup>th</sup> Street, and the 1<sup>st</sup> Avenue NW Healthy Street.
2. The scope of your public benefit proposal needs to be expanded to better reflect the gains that the project receives due to the alley vacation. You should expand your public benefit proposal to include additional on and offsite public benefits that are commensurate with the gains that the project receives because of the vacation.
3. Consider offsite improvements that better connect the site to the surrounding neighborhood.
4. The area at the Yew Tree should be further refined as part of your public realm and public benefit strategy. The goal should be to maximize opportunities for the public to use this feature, through site

improvements, increasing planting areas, use of materials, sidewalk edge treatments, refinements to seating areas that encourage use, etc.

5. Provide an update on how your public engagement work has shaped your proposals for public realm enhancements for both the project and your public benefit strategy. This work should account for the nearby residential neighborhoods to the north, due to its designation by the city as a high priority equity area.
6. Work with SPU to develop solutions that enhance the drainage conservation area as an amenity to both your development and the immediate neighborhood. Potential solutions here include:
  - a. Upgrading the fence with artistic solutions from local artists, in conjunction the Office of Arts and Culture.
  - b. Advance proposals for interpretive signage.
  - c. Updating and enhancing vegetation to enhance views into the site from the right of way and from nearby and abutting properties.
  - d. Upgrades or changes to the site and its plantings to improve the function of the stormwater facility.
7. Develop a curbside management plan along NW 87<sup>th</sup> Street that shows access, circulation, and parking and loading facilities that include places for solid waste pickup.
8. Develop strategies that better activate the blank facades along NW 87<sup>th</sup> Street, to include introduction of residential uses, use of building materials, changing or reconfiguring uses within the building, redesigning the garage entry, etc.

Commissioners voted 8 to 1 to support the public trust portion of the vacation request. Brian Markham voted against the project, stating that there was not enough information on how parking and loading within the right of way would occur. This was of importance due to the use of the abutting street for solid waste services.

The approval of the public trust portion of this vacation request is conditioned on returning to a subcommittee to present your required of way requirements in the Street Improvement Permit and how those requirements relate to your public benefit proposal. Public benefit features must exceed code requirements.

#### **Briefing - Downtown Seattle Association proposal for digital kiosks (10:30 – 12:40 pm)**

The Downtown Seattle Association (DSA), in conjunction with IKE Smart Cities and Orange Barrel Media (IKE/OBM), have developed a pilot project to install up to 50 digital kiosks in downtown Seattle and various business improvement areas in Seattle. The project requires the approval of a Substantial Structure Term Permit (SMC 15.65), which is approved by the City Council. The Commission received an initial briefing on the project, which included interacting with an operable kiosk that was installed at City Hall.

The following people were presenters:

1. Mark Brands, Site Workshop
2. Jon Scholes, DSA
3. Jack McCullough, representing DSA
4. Clay Collett, OBM
5. Dan Eder, Director of Policy, Mayor's office

The following individuals were present:

1. Ryan Durkan, HCMP
2. Jessica Burton, OBM
3. Jack Wanner, OBM
4. Alyse Nelson, SDOT
5. Amy Gray, SDOT
6. Beverly Barnett, SDOT
7. Tom Bender (provided public comment)
8. Emily Burns, Office of the Waterfront
9. Hyeok Kim, INSA Consulting
10. Sung Yang, Pacific Public Affairs
11. Jeanette DuBois, SDOT
12. Genna Nashem, DON
13. Paula Rees, Keep WA Beautiful
14. Erin Goodman (virtual)
15. Kevin Van Meter (virtual)
16. Michael Burton (virtual)
17. Natalie Quick, Natalie Quick Consulting (virtual)
18. Noah An, Commute Seattle (virtual)
19. Lish Whitson, Council Central Staff (virtual)
20. Jasmine Marwah, Council Central Staff (virtual)

Following the presentation, the Commission provided the following recommendations:

1. Provide an update on how this program integrates into the hierarchy of other City-sponsored wayfinding programs, including Seamless Seattle and the Office of the Waterfront program.
2. Provide an overview of the lessons learned from other cities, related to overall program implementation.
3. Provide information on your business plan that includes:
  - a. When does it start paying revenue?
  - b. When will DSA receive profits from advertising?
  - c. How long is time to recoup estimated installation costs?
  - d. How the agreement anticipates future technology changes
4. Provide an overview, through the aesthetics study or other similar work, to understand how the program relates to the other elements of the right of way, as well as how the screens relate to each other as a system. This should be provided both on the block level and at a subarea level.
5. As part of the aesthetics study, or any other analysis you develop, please provide information on how the digital display or related effects, impacts the public realm.
6. An update and overview of your public engagement program and how it is shaping outcomes. In this update, you should also provide information on how you have expanded or refined engagement strategies to include one on one interactions with the public to gauge their opinions and expectations about the value of the kiosks.
7. Provide more information on how your program will highlight art and artists – artist recruitment, availability of space, curatorial program, etc.

8. Provide an overview of your approach to repair or maintenance of the program, including information on how high touch surfaces are maintained.
9. Provide information or a plan on how you will remove or modify any existing items in the right of way to accommodate your kiosks.
10. Clarify how this program benefits local needs, as compared to the tourist/visitor experience.
11. Provide information on what would motivate people to use the kiosks as opposed to their own smart phone.
12. Provide information on when/if installation on private property is a desired or appropriate outcome.
13. Provide architectural/engineering details on how they will be sited. This should include information on when footings are used and their implication on other items (above, at, or below grade) in a right of way.