

SEATTLE CITY COUNCIL

Council Briefing

November 8, 2021 - 9:30 AM

Meeting Location:

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

Committee Website:

<http://www.seattle.gov/council/>

Pursuant to Washington State Governor's Proclamation No. 20-28.15 and Senate Concurrent Resolution 8402, this public meeting will be held remotely. Meeting participation is limited to access by the telephone number provided on the meeting agenda, and the meeting is accessible via telephone and Seattle Channel online.

Please Note: Times listed are estimated and public comment is not accepted during this meeting.

1. Approval of the Minutes

Council Briefing Minutes (2021)

[November 1, 2021](#)

2. President's Report

9:30 a.m. - 9:35 a.m.

3. Briefing on Clerk File 314459 - Grand Street Alley Vacation**Briefing and Discussion**

Presenters: Lish Whitson, Council Central Staff; Beverly Barnett, Seattle Department of Transportation; Michael Jenkins, Executive Director, Seattle Design Commission; Mathew Richter, Seattle Office of Arts and Culture; David Tan, Executive Director, Mt. Baker Housing; Pat Foley, Lake Union Partners

9:35 a.m. - 10:05 a.m.

[Clerk File 314459](#)

[Presentation](#)

4. Preview of Today's City Council Actions, Council and Regional Committees

(All Councilmembers)

10:05 a.m. - 10:45 a.m.

City Council Agenda (2021)

[November 8, 2021](#)

5. Executive Session on Pending, Potential, or Actual Litigation*

(All Councilmembers)

10:45 a.m. - 11:45 a.m.

**Executive Sessions are closed to the public*



Legislation Text

File #: Inf 1735, **Version:** 1

Council Briefing Minutes (2021)



Seattle Council Committee Report Council Briefing

Remote Meeting. Call
253-215-8782; Meeting ID:
586 416 9164; or Seattle
Channel online.

Monday, November 1, 2021, 9:30 AM

Pursuant to Washington State Governor's Proclamation No. 20-28.15 and Senate Concurrent Resolution 8402, this public meeting will be held remotely. Meeting participation is limited to access by the telephone number provided on the meeting agenda, and the meeting is accessible via telephone and Seattle Channel online.

Please Note: Times listed are estimated and public comment is not accepted during this meeting.

Meeting Start Time: 9:32 a.m.

Presiding Officer: Council President González

The following Councilmembers were present and participating electronically:

Present: 9 - M. Lorena González , Teresa Mosqueda, Lisa Herbold, Debora Juarez, Andrew Lewis, Tammy Morales, Alex Pedersen, Kshama Sawant, Dan Strauss

1. Approval of the Minutes

Inf 1735 Council Briefing Minutes (2021)

The Council Briefing Minutes of October 25, 2021 were approved.

2. President's Report

3. Preview of Today's City Council Actions, Council and Regional Committees

Inf 1736 City Council Agenda (2021)

The Information Item (Inf) was heard in Committee.

Meeting Adjournment Time: 10:41 a.m.

Prepared by: Emilia M. Sanchez, Deputy City Clerk



Legislation Text

File #: Inf 1945, **Version:** 1

Briefing on Clerk File 314459 - Grand Street Alley Vacation

GRAND STREET COMMONS - ALLEY VACATION REQUEST

2201 S Grand Street
SDCI Project # 3035070
FALL 2021



A JOINT VENTURE DEVELOPMENT



PROJECT INFORMATION | SITE LOCATION

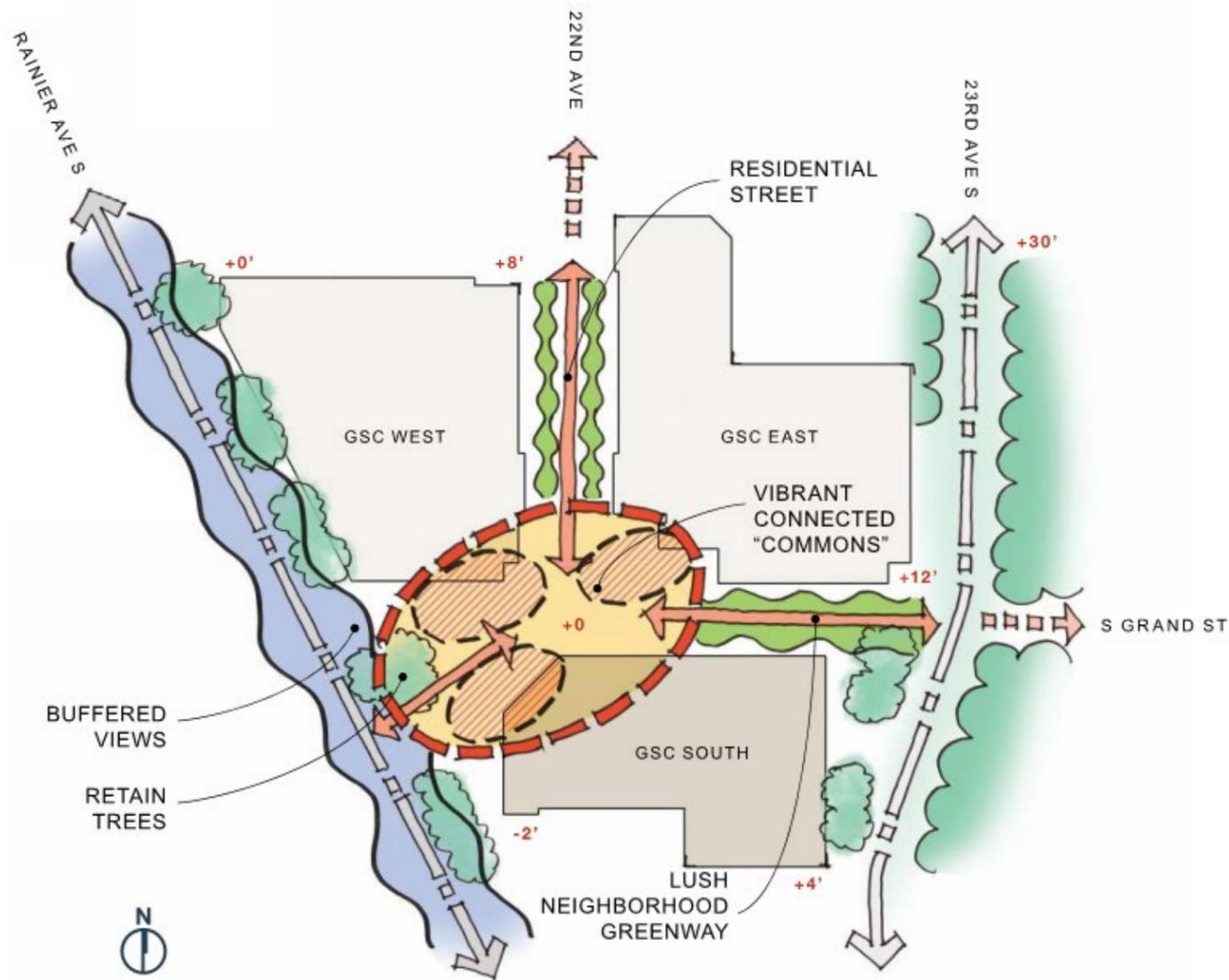


PROJECT INFORMATION | SITE LOCATION



PROJECT INFORMATION | GRAND STREET COMMONS VISION

Grand Street Commons will transform three brownfield sites into a true mixed-use, **mixed-income, transit-oriented neighborhood center** with nearly 50% affordable units, including more than 40 three-bedroom and eight two-bedroom apartment homes.



GRAND STREET COMMONS AFFORDABLE HOUSING SUMMARY

	# OF RESIDENTIAL UNITS	# OF AFFORDABLE UNITS
GSC WEST	282	78 (28%)
GSC EAST	287	80 (28%)
GSC SOUTH	206	206 (100%)
TOTAL	775	364 (47%)

PROJECT INFORMATION



VIEW OF THE NORTH EAST CORNER OF THE SOUTH BLOCK FROM 23RD AVE S



VIEW OF THE SOUTH BLOCK LOOKING EAST ACROSS GRAND STREET COMMONS PLAZA

PROPOSAL SUMMARY

- Total Gross Floor Area: 200,422 SF
- Residential Floor Area: 140,943 SF
- Office/Retail Floor Area: 4,546 SF
- Building Height: 76'-8"
- Number of Residential Units: 206
- Number of Parking Stalls: 30
- Number of Bike Stalls: 80
- Uses: Affordable Multifamily Apartments, Retail

AFFORDABLE HOUSING

- High percentage of family-sized apartments (2 and 3 bedrooms)
- Income limited to 60% Area Median Income

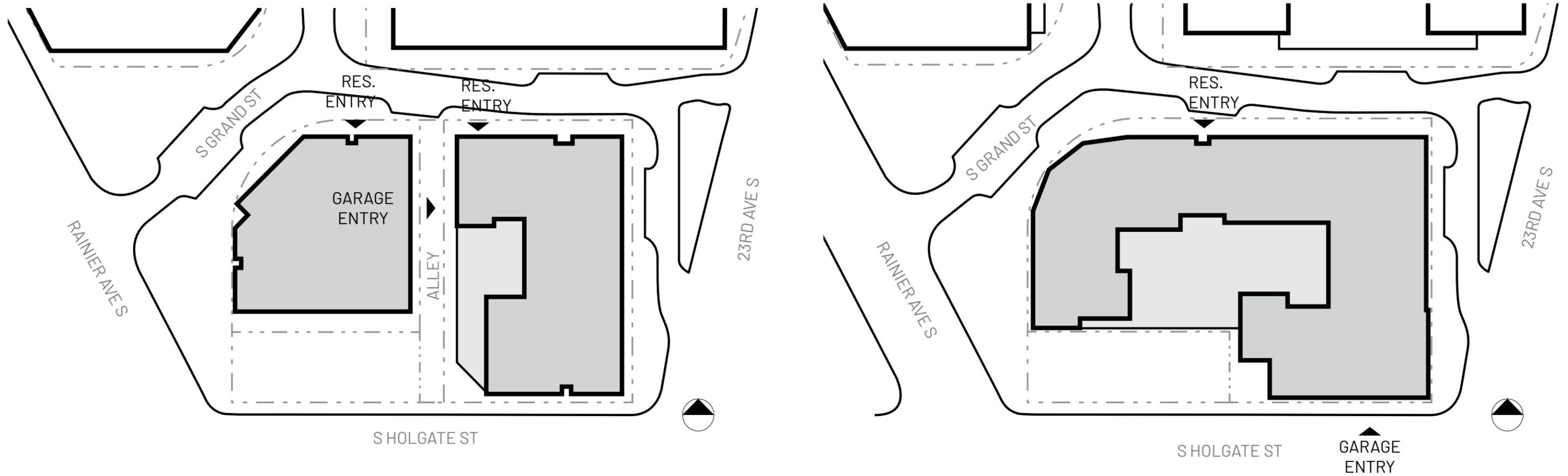
SUSTAINABLE FEATURES

The project is designed to meet the **Evergreen Sustainable Development Standard**.

Highlights:

- Heat Pump Water Heating
- Solar Panels on Roof
- High performing windows
- Reduced power lighting controls
- Improved envelope performance
- Onsite bioretention at grade and on the podium deck

PROJECT INFORMATION | ALLEY VACATION IMPACT



	WITHOUT ALLEY VACATION	WITH ALLEY VACATION
# OF BUILDINGS	2	1
COST OF CONSTRUCTION	\$77,198,455	
# OF APARTMENTS	157	206
OH / COST PER UNIT	\$137,345	\$83,309

COMMUNITY ENGAGEMENT PLAN

With DON's guidance, Mt. Baker Housing (MBH) and LUP conducted outreach throughout 2020 by mailing translated letters and flyers to residents and businesses within 500 feet of the site.

More than 3,273 website visitors and more than 340 comments.

Outreached to more than 50 neighborhood organizations and held more than 20 individual meetings.

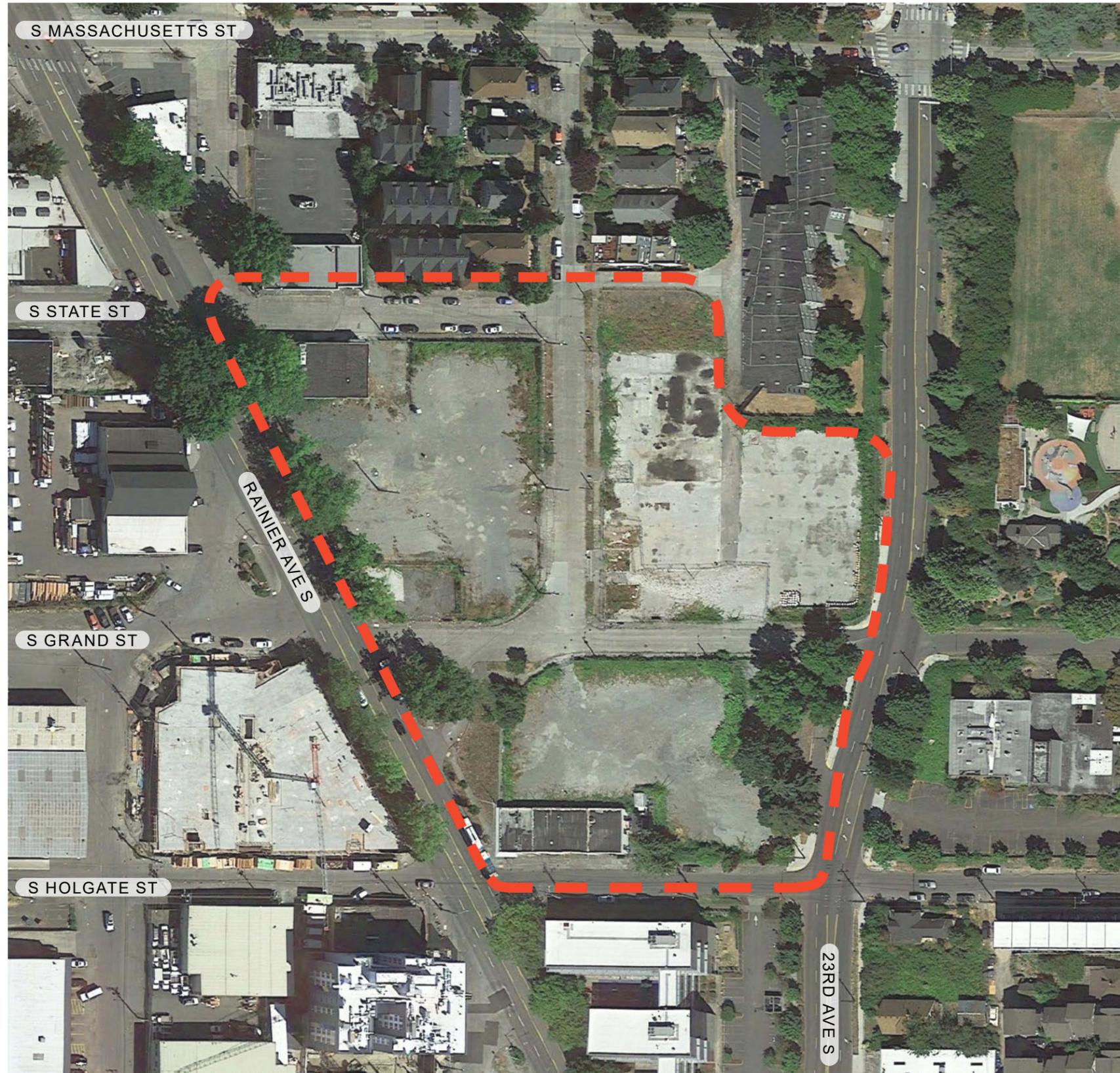


REQUESTED FEEDBACK	
KEY QUESTIONS:	FEED BACK
DO YOU SUPPORT USING THE ALLEY TO PROVIDE ADDITIONAL AFFORDABLE HOUSING?	YES UNDERUTILIZED
WHAT TYPES OF SHOPS OR BUSINESSES WOULD BENEFIT THIS NEIGHBORHOOD?	CLIMBING GYM COFFEE SHOP GYM GROCERY STORE BAKERY RESTAURANT BARS DAYCARE
WHAT SORT OF PUBLIC SPACES ARE NEEDED IN THE NEIGHBORHOOD?	WALKABLE STREETS NO SLEEPING SPACES
WHAT USES (HOUSING, SHOPS, OPEN SPACE) WILL BRING YOU TO THIS PROJECT WHEN IT IS COMPLETE?	SHOPS
HOW MUCH INFLUENCE SHOULD BIKES AND CARS HAVE ON THE DESIGN OF THE OPEN SPACE? IS PARKING IMPORTANT TO THIS NEIGHBORHOOD?	BETTER STREET NAVIGATION CONTROLLED PARKING
WHAT WILL MAKE THIS A SUCCESSFUL PROJECT FOR YOUR NEIGHBORHOOD?	

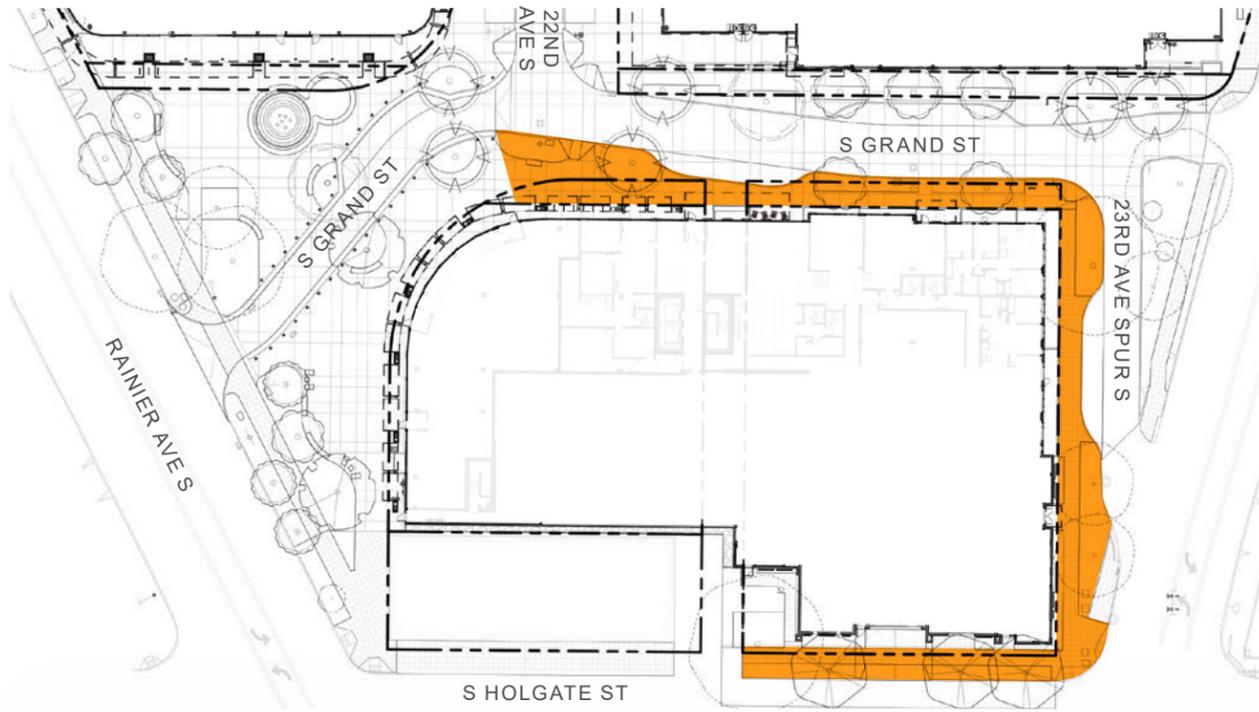
PUBLIC BENEFIT PROPOSAL

PUBLIC BENEFIT	DESCRIPTION	CODE REQUIRED	APPROXIMATE VALUE	RESPONSIBLE PARTY (IMPLEMENTATION AND COST)
ROW ENHANCEMENTS	<p>Added 12,124 SF of new ROW, for a total of 33,800 SF</p> <ul style="list-style-type: none"> 2 new street lights Pre-construction work (surveying, clearing, fencing, staking, erosion control) 	NONE	\$391,000	Mt. Baker Housing
ONSITE ART & CULTURAL OPPORTUNITIES	<p>Hired local BIPOC art consultant to oversee, manage and implement opportunities for onsite Cultural and Artistic Expression (\$50,000)</p> <p>Budget for hiring local artists (BIPOC priority) and materials to create art (\$190,000)</p> <p>Cultural and Artistic Expression elements in the public plaza that are part of the artists' scope of work:</p> <ul style="list-style-type: none"> 150 SF water feature (\$250,000) 29 artistic plaza pole lights, 12 seats / benches (\$205,000) 	NONE	\$695,000	<p>\$240,000 (Mt. Baker Housing)</p> <p>\$455,000 (Lake Union Partners)</p>
ARTS & CULTURE COMMUNITY SPACE FRONTING THE PLAZA	Contract executed with the Office of Arts and Culture's Cultural Space Agency (CSA) as year-round programming for the plaza, as well as community-focused opportunities and events	NONE	N/A	Mt. Baker Housing
ARTS & CULTURE IMPLEMENTATION	Dedicating 1,500 SF of commercial space fronting the public plaza to the CSA for the life of the use	NONE	\$250,000	Mt. Baker Housing
SOUTH PUBLIC PLAZA, WOONERF & LANDSCAPING	<p>11,601 SF of New Plaza and 10,075 SF of woonerf. (\$250,000)</p> <p>14 new trees, 412 new plants and groundcover plantings (\$47,000)</p>	NONE	\$297,000	Mt. Baker Housing
NORTH PUBLIC PLAZA	Additional 9,100 SF of extended plaza and special paving within the plaza	NONE	\$307,000	Lake Union Partners
TOTAL COST FOR PUBLIC BENEFITS:			\$1,940,000	

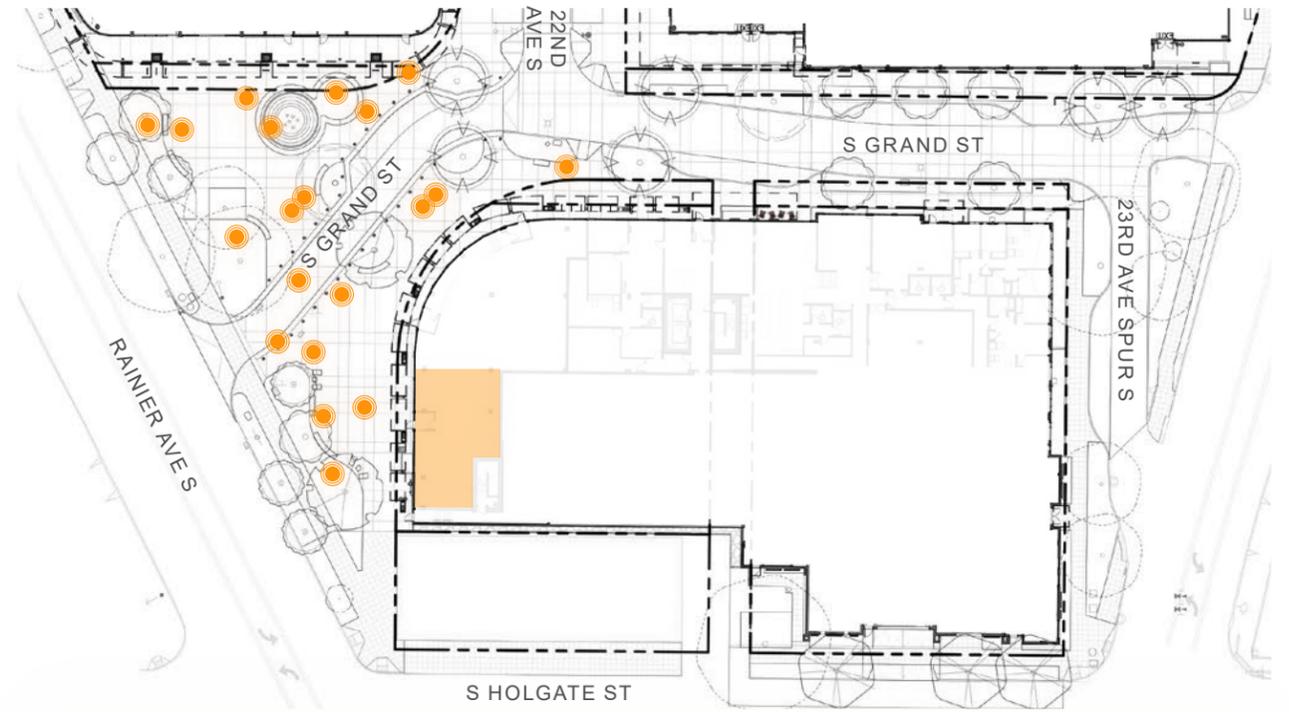
PROJECT INFORMATION | SITE LOCATION



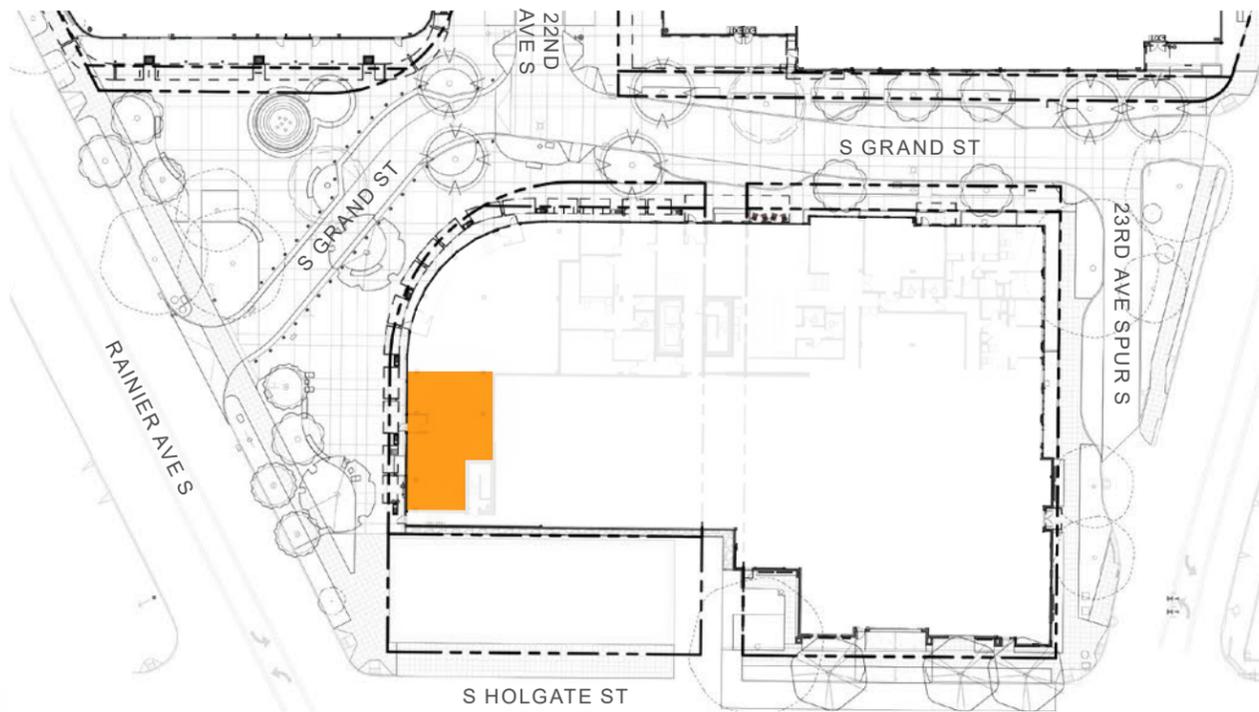
PUBLIC BENEFIT SUMMARY



ROW ENHANCEMENTS



ONSITE ART & CULTURAL OPPORTUNITIES



ARTS & CULTURE COMMUNITY SPACE FRONTING THE PLAZA

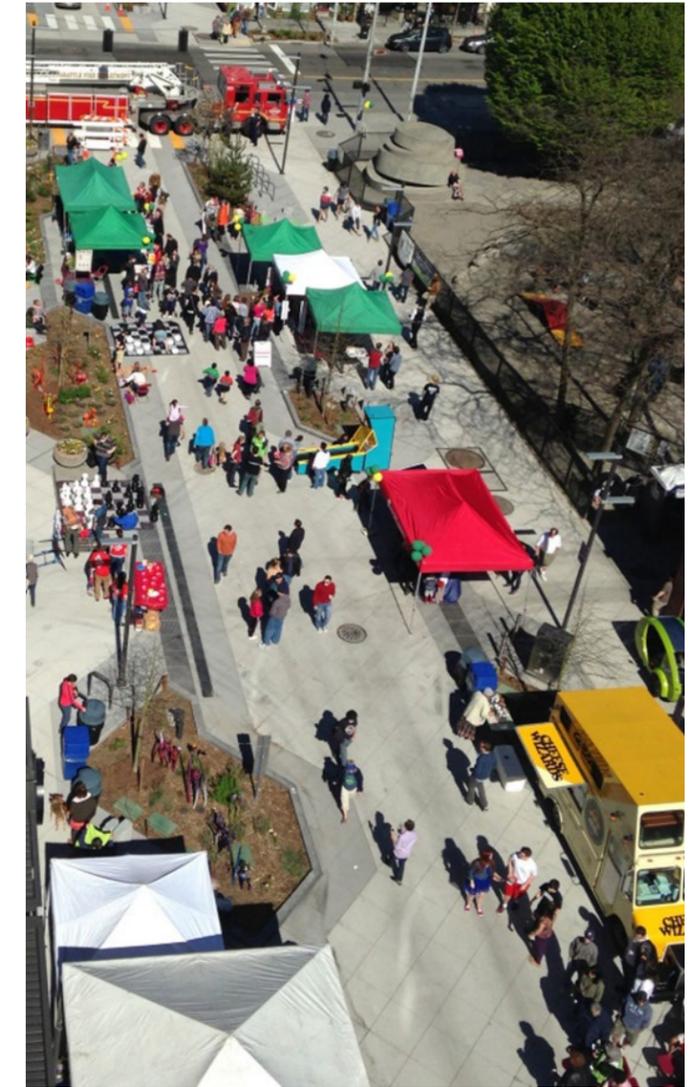
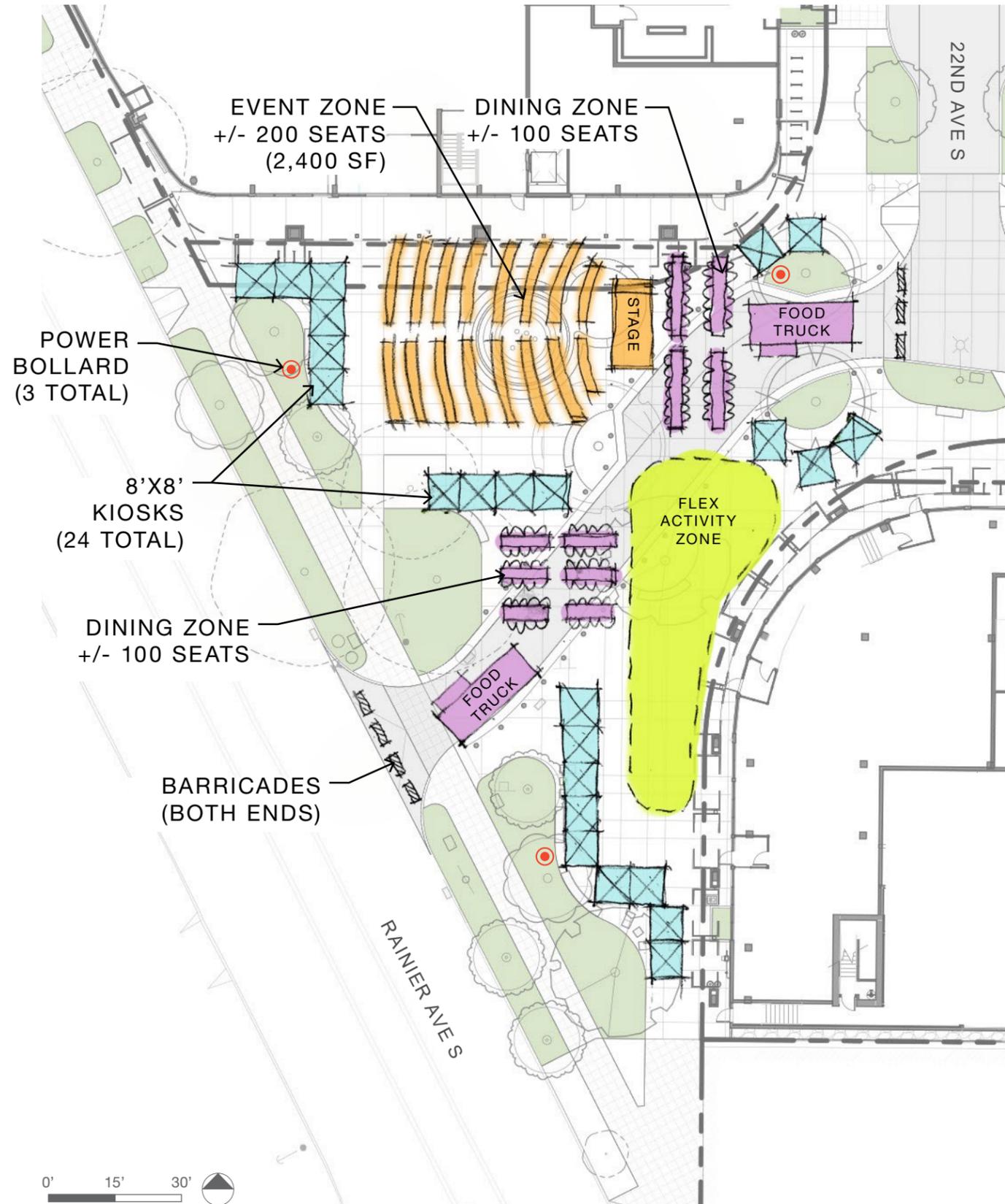


PUBLIC PLAZA & ROW

PUBLIC BENEFIT #3 PLAZA | ALLEY VACATION PLAZA DESIGN



PUBLIC BENEFIT #3 PLAZA | CONTIGUOUS AND SEPARATE OPEN SPACES - WITH ROAD CLOSURE



ART PLAN | OPPORTUNITIES FOR ARTISTIC & CULTURAL EXPRESSION

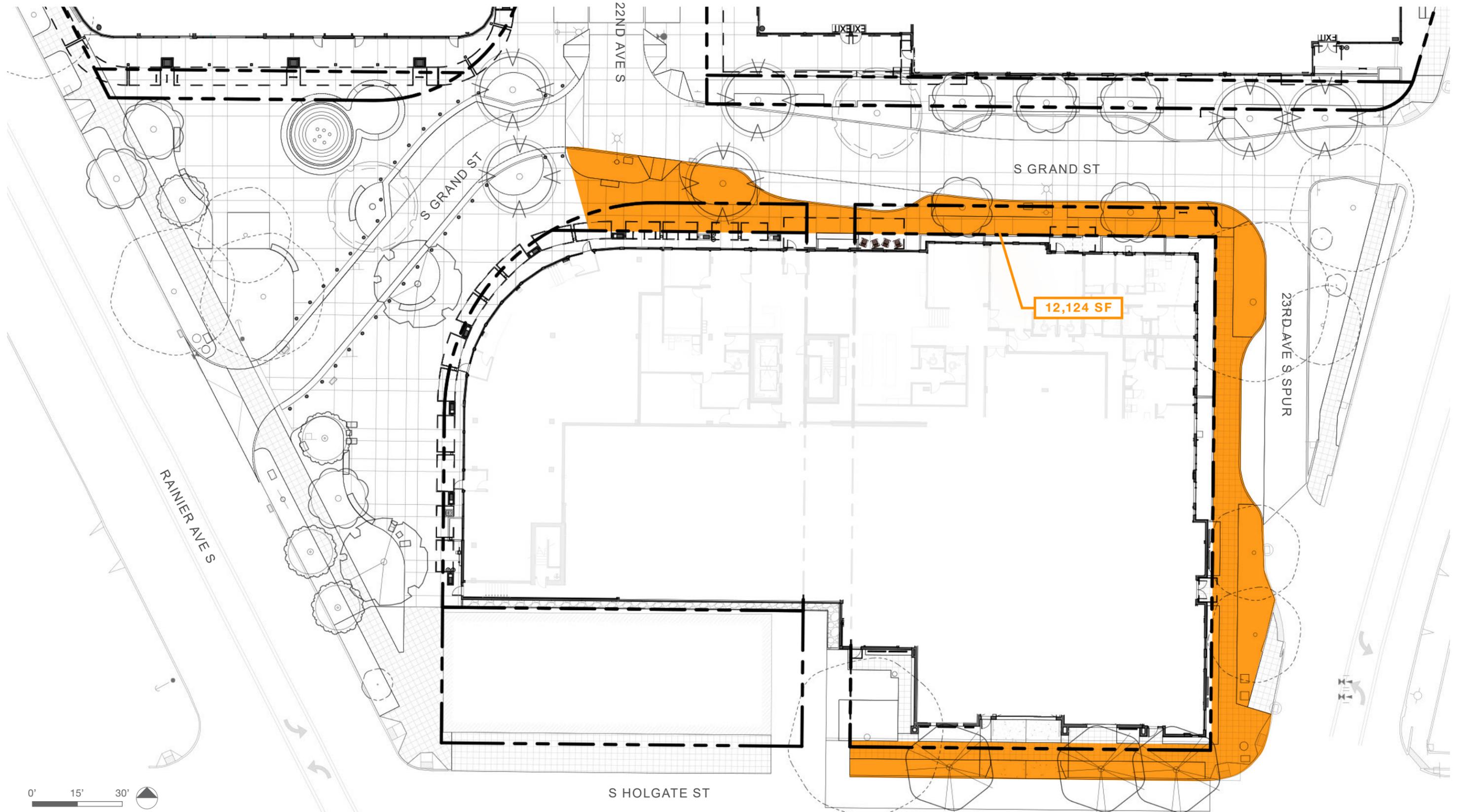


THANK YOU!

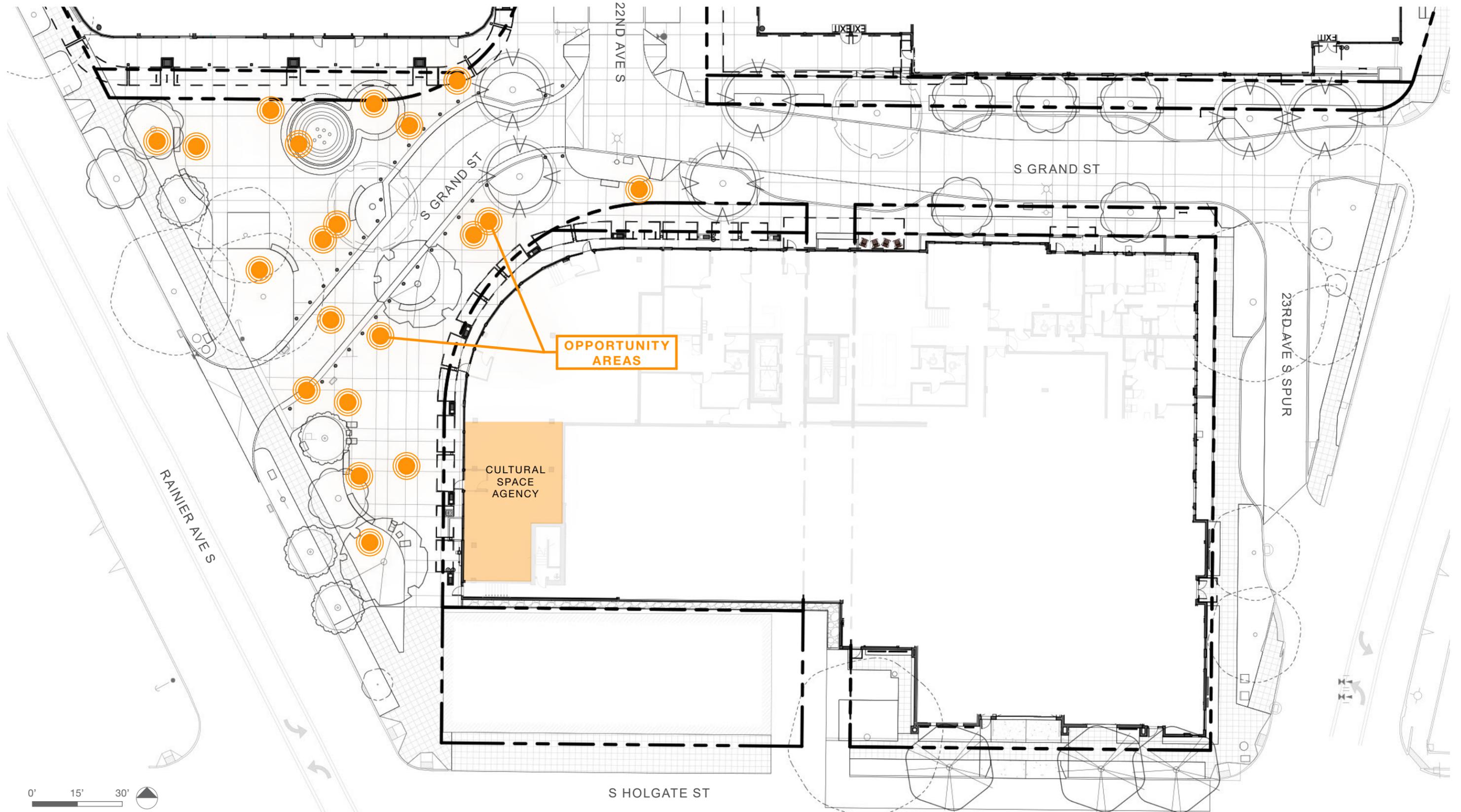
QUESTIONS?

APPENDIX

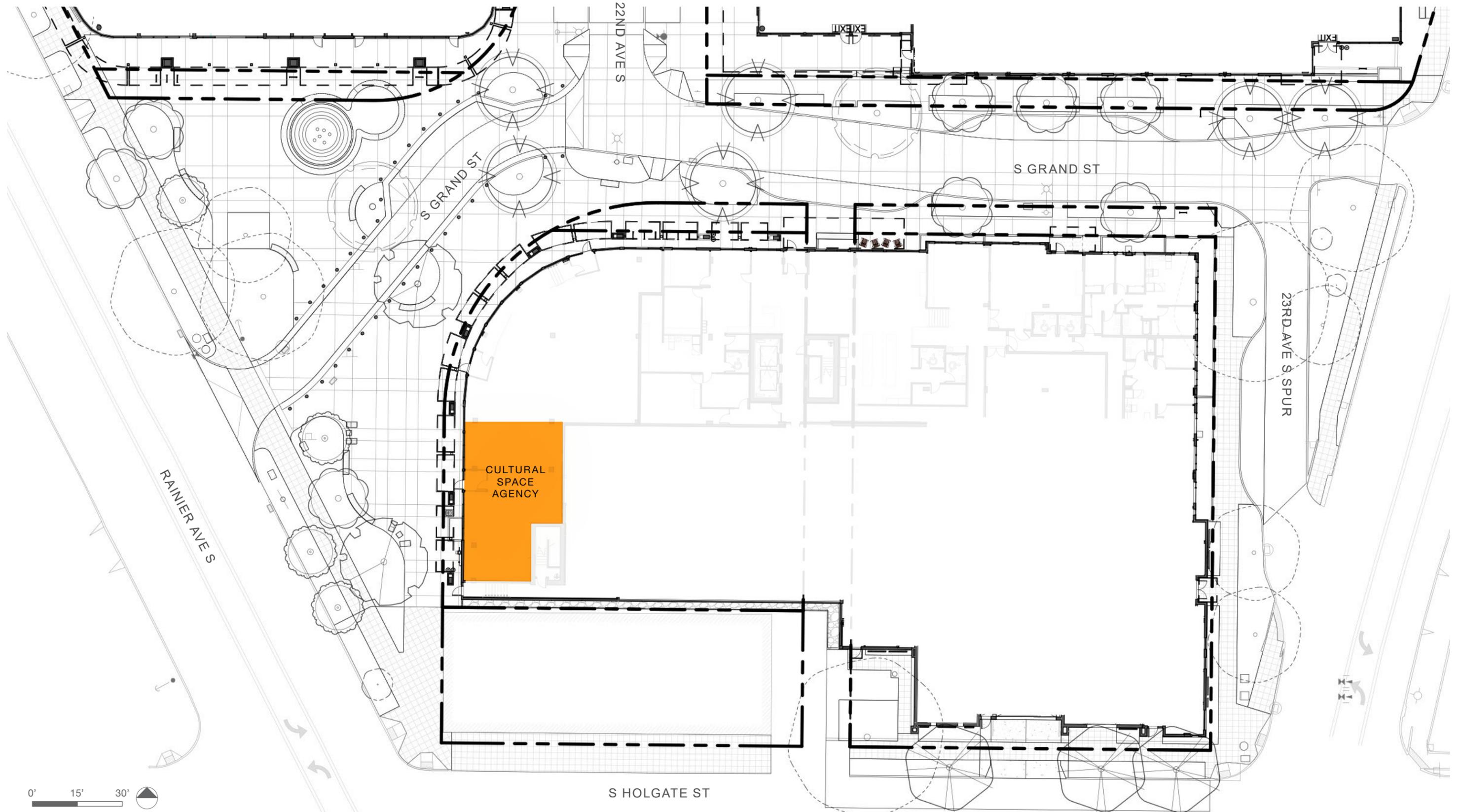
PUBLIC BENEFIT SUMMARY | ROW EXPANSION



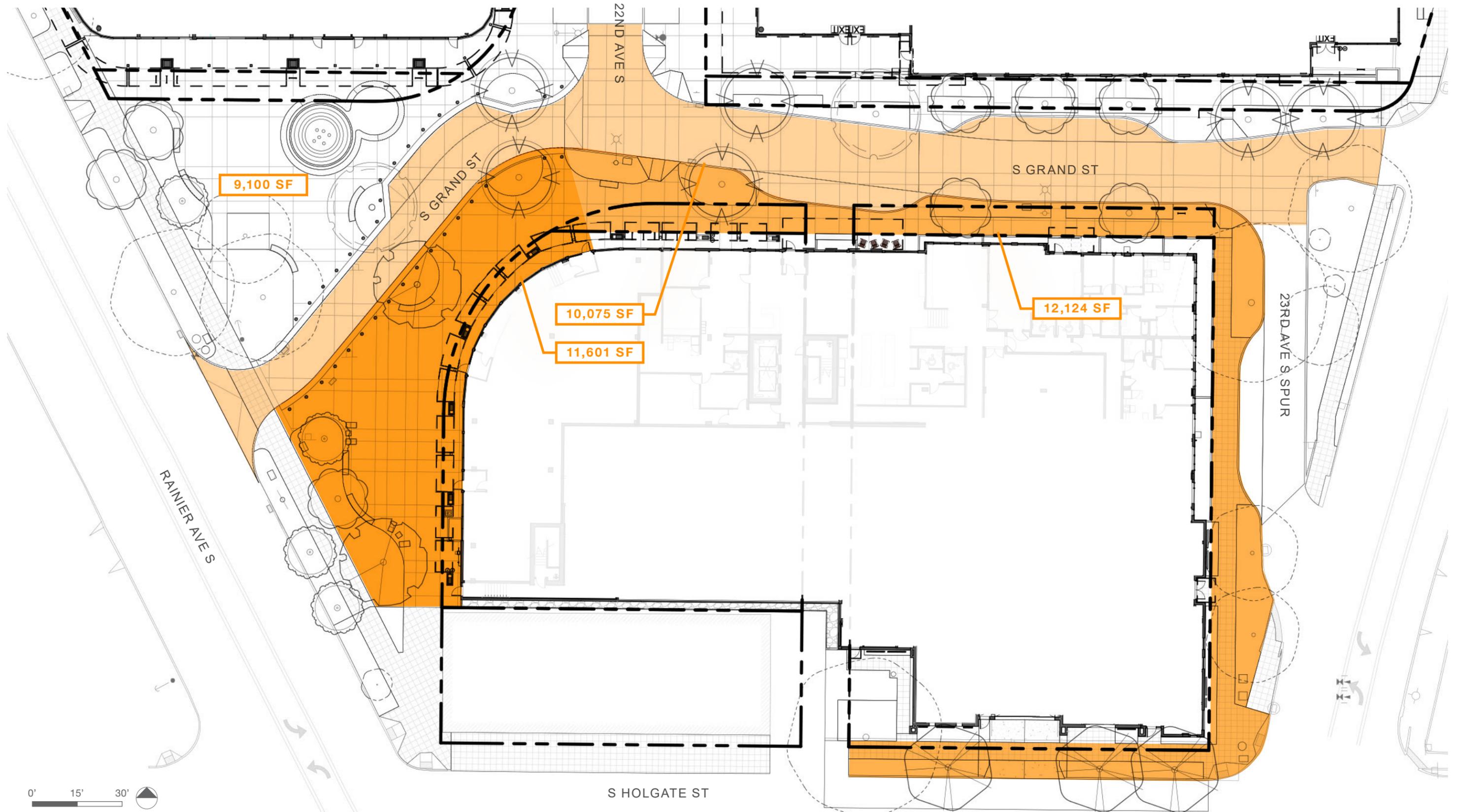
PUBLIC BENEFIT SUMMARY | ONSITE CULTURAL AND ARTISTIC EXPRESSION



PUBLIC BENEFIT SUMMARY | CULTURAL SPACE AGENCY LOCATION



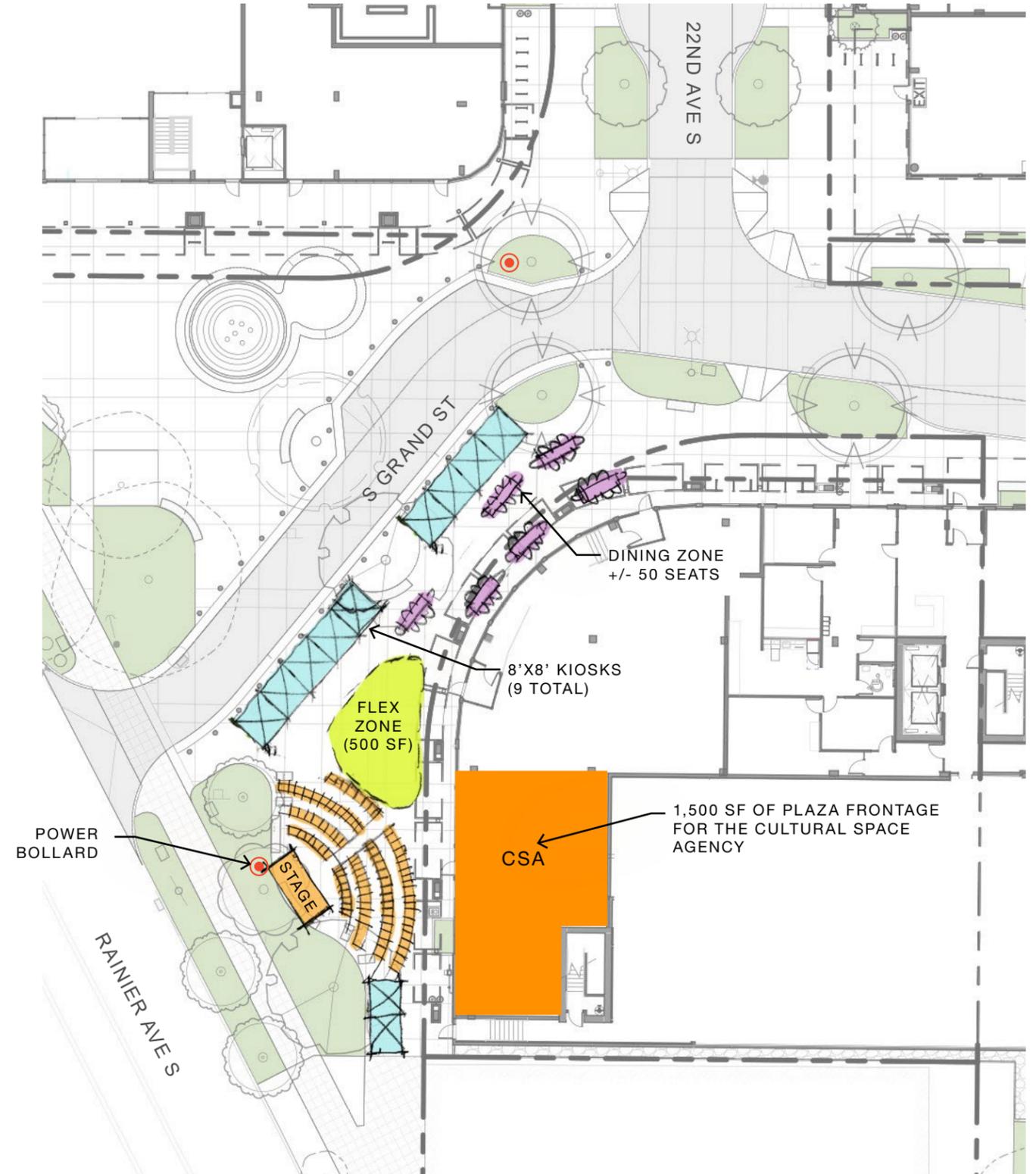
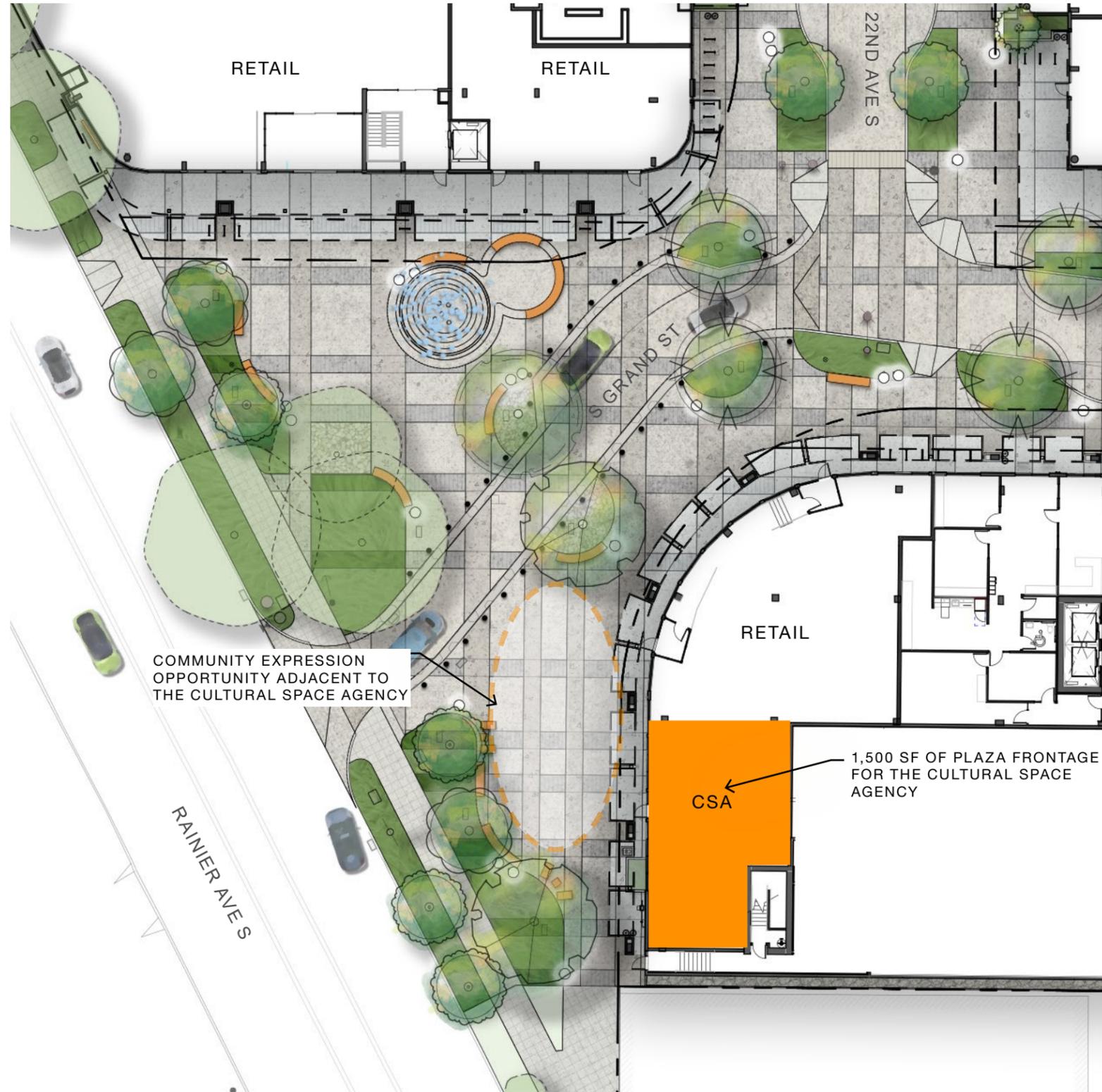
PUBLIC BENEFIT SUMMARY | PUBLIC PLAZA



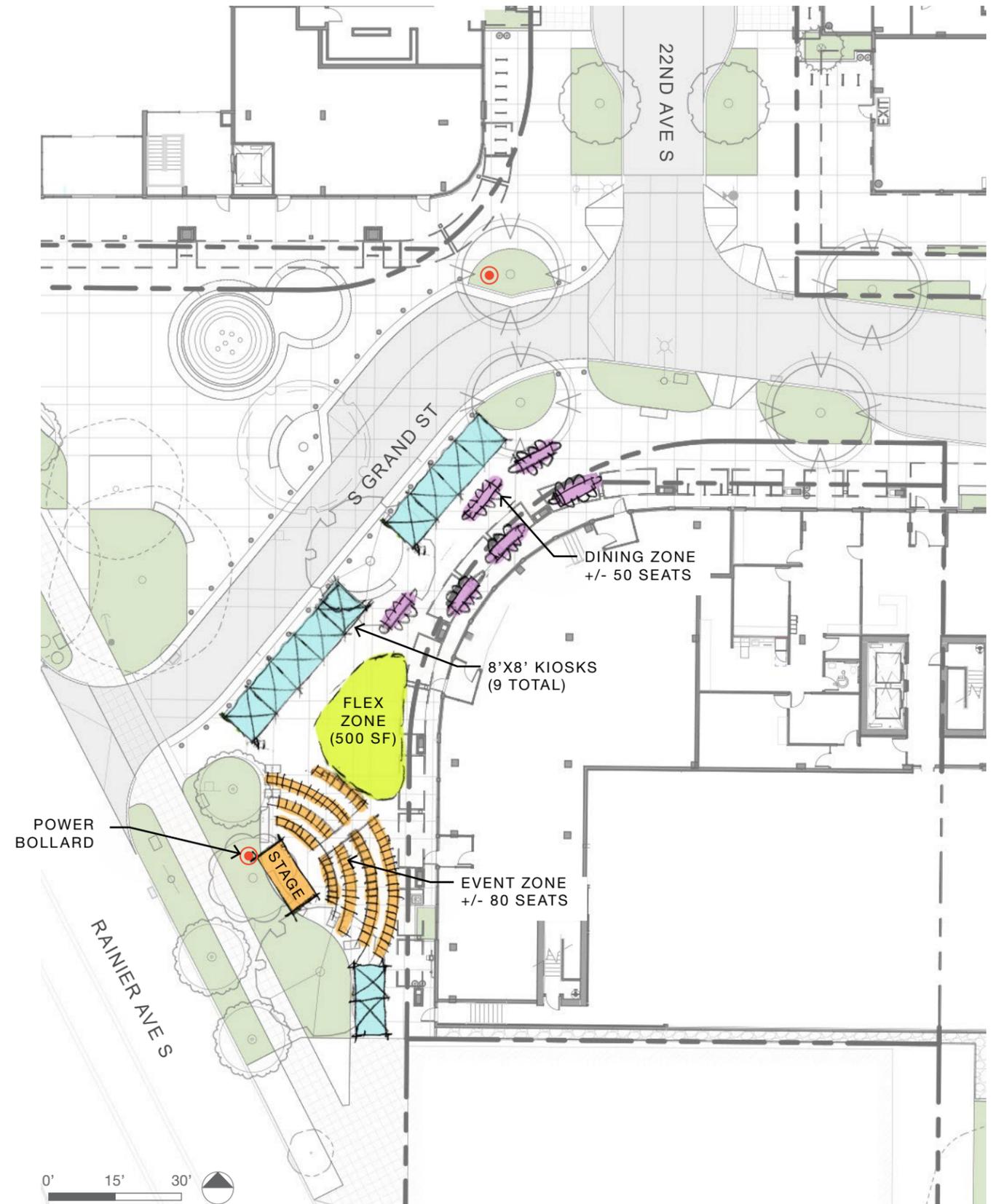
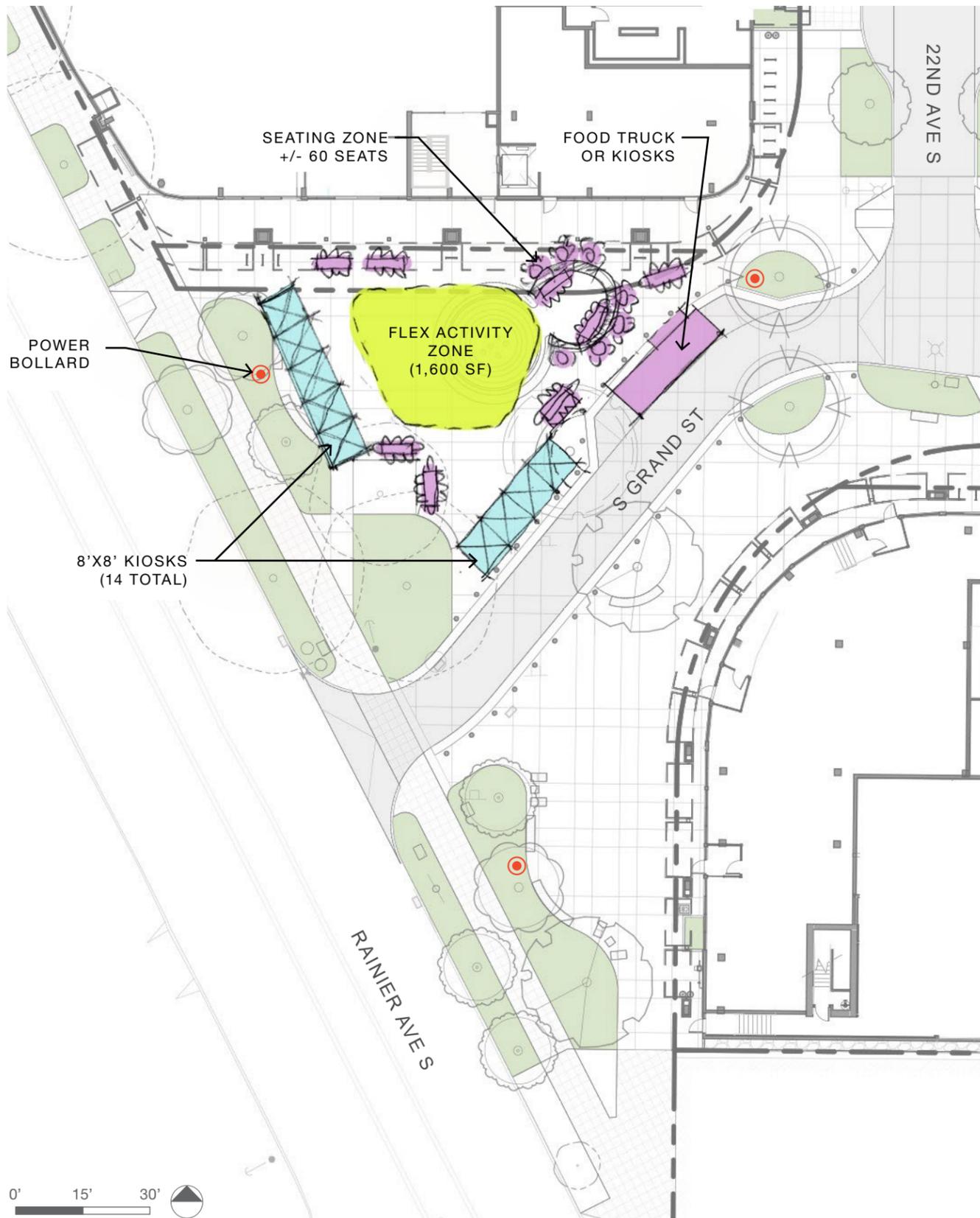
PUBLIC BENEFIT SUMMARY | TOTAL PUBLIC PLAZA SQUARE FOOTAGES

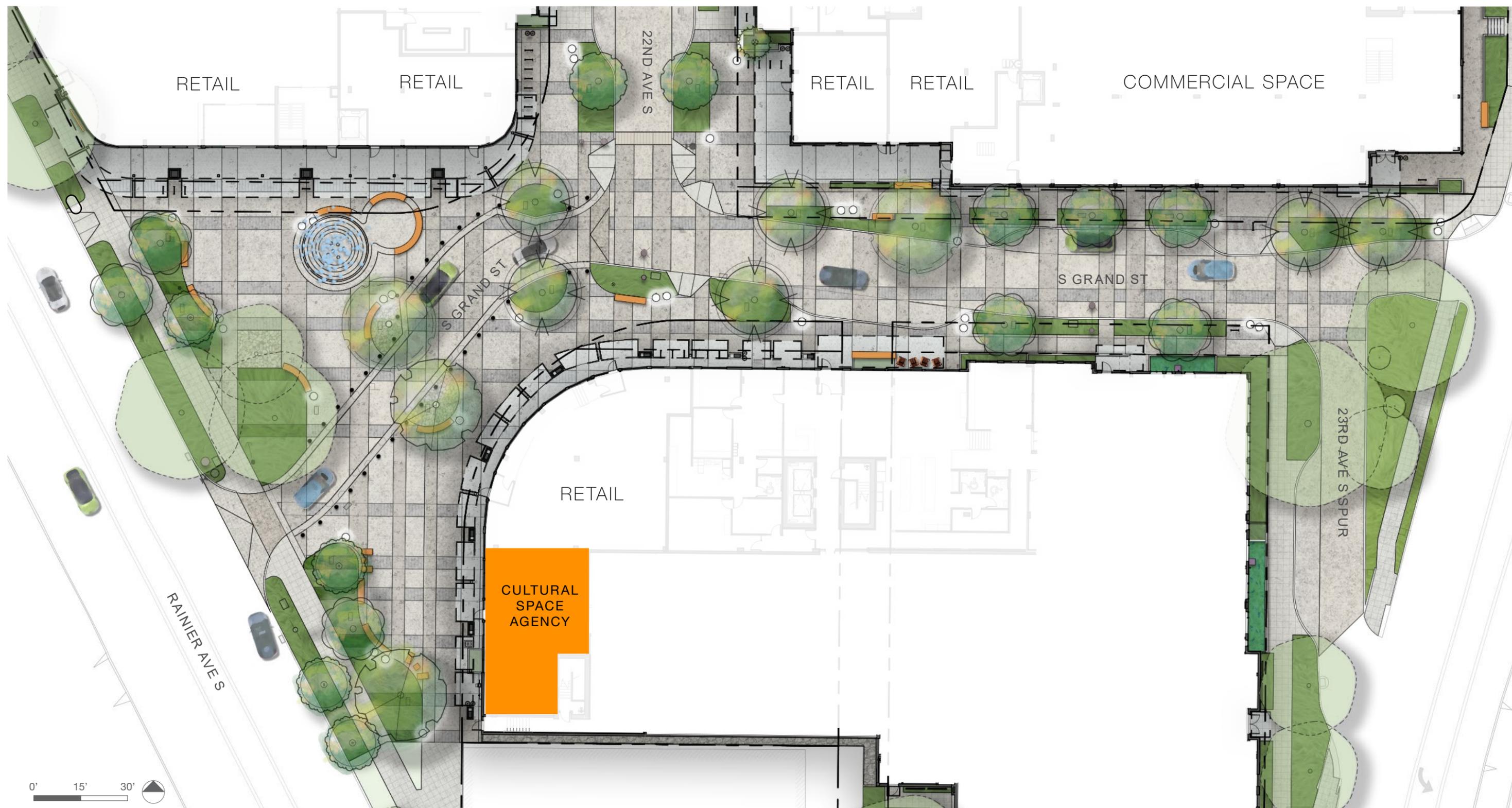
AREA	DESCRIPTION	LOCATION
12,124 SF	New ROW Improvement	Orange area surrounding the MBHA building on p. 16
11,601 SF	Plaza & ROW	Orange area at NW of MBHA building (between the MBHA building & the woonerf the the north) on p. 16
10,075 SF	Woonerf Area	Light orange area on p. 16
33,800 SF	Total Plaza area developed by MBHA. (Excludes the NE plaza area being built by Lake Union Partners)	
9,100 SF	Additional Plaza area developed by Lake Union Partners	
42,900 SF	Total New Plaza Area	

PUBLIC BENEFIT #5 CSA | CULTURAL SPACE AGENCY FACING PLAZA



PUBLIC BENEFIT #3 PLAZA | CONTIGUOUS AND SEPARATE OPEN SPACES (NO ROAD CLOSURE)





SDC COMMENT 2 | CURBLESS STREET



Figure 1: Existing Average Daily Traffic Volumes and Future Daily Project Trips



LEGEND

- Orange Arrow: Primary Route
- Blue Arrow: Secondary Route

Figure 2: Travel Routes for Grand Street Commons





Legislation Text

File #: Inf 1736, **Version:** 1

City Council Agenda (2021)



CITY OF SEATTLE

City Council

Agenda

Public Hearing

Monday, November 8, 2021

2:00 PM

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or
Seattle Channel online.

M. Lorena González, President

Lisa Herbold, Member

Debora Juarez, Member

Andrew J. Lewis, Member

Tammy J. Morales, Member

Teresa Mosqueda, Member

Alex Pedersen, Member

Kshama Sawant, Member

Dan Strauss, Member

Chair Info: 206-684-8809; Lorena.González@seattle.gov

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For accessibility information and for accommodation requests, please call
206-684-8888 (TTY Relay 7-1-1), email CouncilAgenda@Seattle.gov, or visit
<http://seattle.gov/cityclerk/accommodations>.



CITY OF SEATTLE
City Council
Agenda
Public Hearing
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Register online to speak during the Public Comment period and the Public Hearing on Clerk File 314459 at the 2:00 p.m. City Council meeting at

<http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment period or the Public Hearing during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to all Councilmembers at

Council@seattle.gov

Sign-up to provide Public Comment or to speak during the Public Hearing at the meeting at

<http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at

<http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

A. CALL TO ORDER

B. ROLL CALL**C. PRESENTATIONS****D. APPROVAL OF THE JOURNAL**

[Min 352](#) October 18, 2021

Attachments: [Minutes](#)

[Min 353](#) November 1, 2021

Attachments: [Minutes](#)

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

[IRC 324](#) November 8, 2021

Attachments: [Introduction and Referral Calendar](#)

F. APPROVAL OF THE AGENDA**G. PUBLIC COMMENT**

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at <http://www.seattle.gov/council/committees/public-comment>.

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H. PUBLIC HEARING

1. [CF 314459](#) Petition of Grand Street Commons LLC, for the vacation of the alley in Block 14, Jos C. Kinnear's Addition to the City of Seattle, being the block bounded by South Grand Street, 22rd Avenue South, South Holgate Street and 23rd Avenue South.

The Clerk File (CF) was discussed in Committee.

Attachments: [Vacation Petition Application](#)

Supporting Documents: [Central Staff Memo \(11/8/21\)](#)
[SDOT Recommendation](#)

Public Hearing

Register online to speak during this Public Hearing at <http://www.seattle.gov/council/committees/public-comment>.

Sign-up registration will begin two hours before the 2:00 p.m. meeting start time and registration will end at the conclusion of the Public Hearing during the meeting. Speakers must be registered in order to be recognized by the Chair.

If you are unable to participate remotely, please submit written comments to all Councilmembers at Council@seattle.gov.

I. PAYMENT OF BILLS

These are the only Bills which the City Charter allows to be introduced and passed at the same meeting.

- [CB 120217](#) AN ORDINANCE appropriating money to pay certain audited claims for the week of October 25, 2021 through October 29, 2021 and ordering the payment thereof.

J. COMMITTEE REPORTS

Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).

Committee Reports will not be presented at this meeting.

K. ADOPTION OF OTHER RESOLUTIONS

L. OTHER BUSINESS

M. ADJOURNMENT