

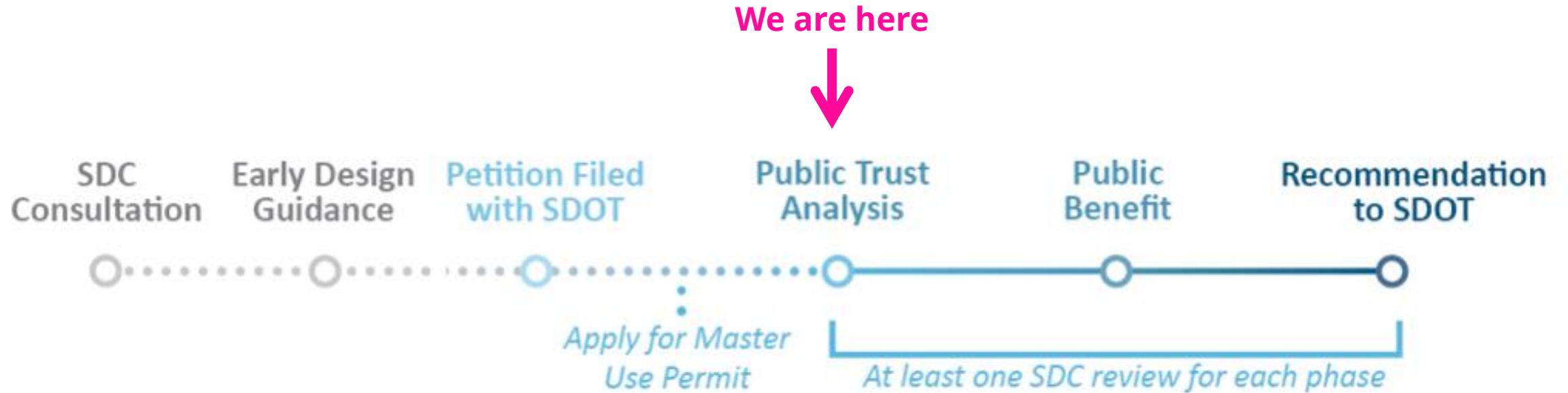
Seattle Design Commission

Update on Grand St Commons Street Vacation

Seattle City Council
December 16, 2020



Review Timeline for projects subject to Design Review



November 2019 – pre-petition review

Issues raised by Commission:

1. Need for vacation

- Evaluate how building design allowed by the alley vacation provides transitions to nearby lower density residential areas
- How the proposed realignment of S Grand will affect transportation and circulation around and through site

2. Public trust considerations

- How the proposed development interacts with public realm
- Pay attention to building facades not facing Grand Street

3. General comments

- Concern that the location of public space on Rainier will appear as an extension of commercial and retail space and not a public space
- Create a public space that is an amenity for neighborhood
- Community engagement should be broadened to reflect the diversity of larger community
- How project is implementing City's community preference policies
- Can retail spaces can be made available to locally owned and minority owned business

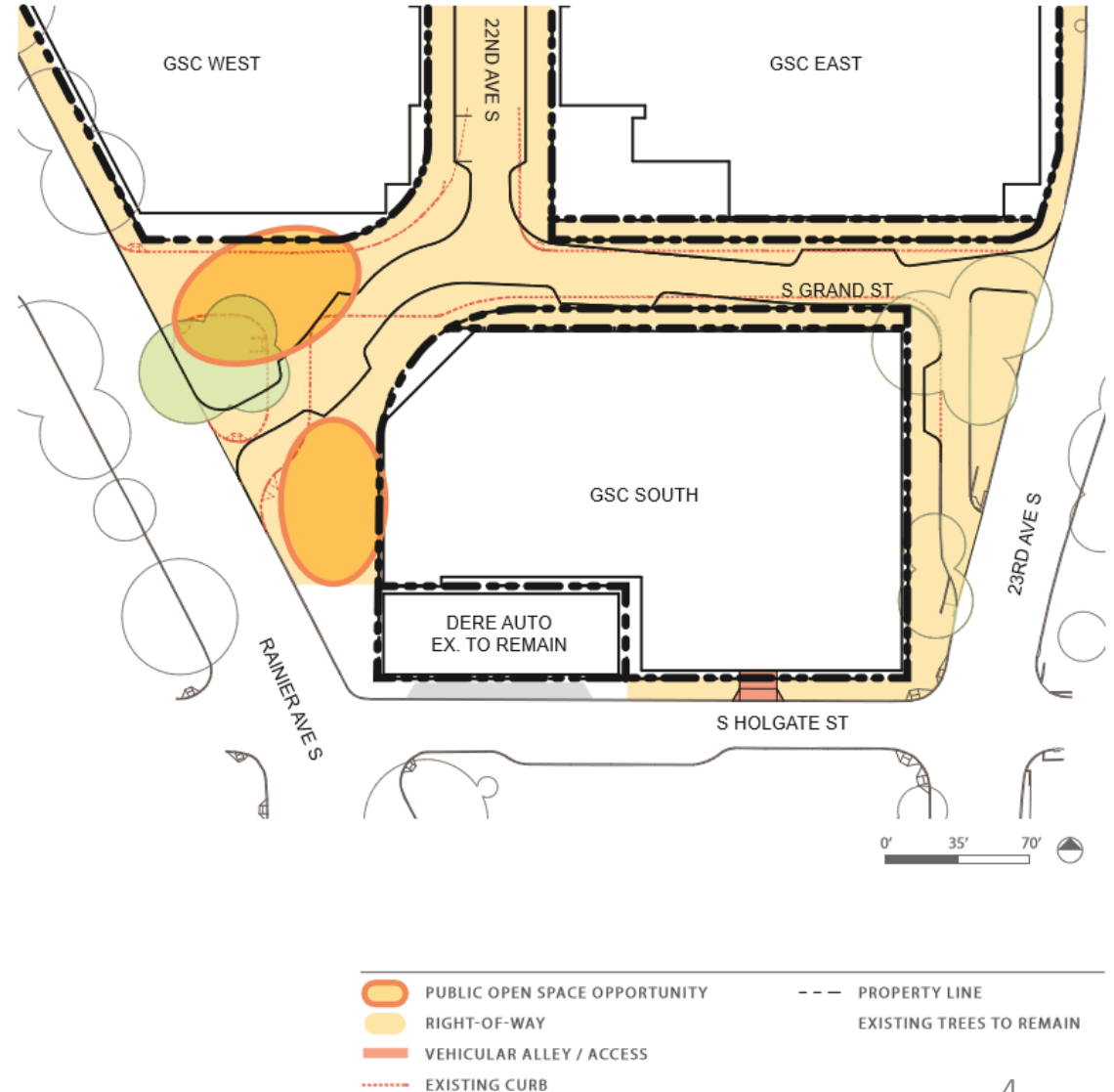


ALLEY VACATION
GRAND ST. REALIGNMENT

November 2020 – Public Trust

Unanimous vote to approve alley vacation, with recommendations:

- In partnership with SDOT, implement options for safe pedestrian crossings of Rainier and 23rd Ave S
- Better integrate open space to affordable housing development
- Reconsider open space location and a configuration that is currently closely connected to retail spaces
- Consider changes to the design of affordable housing building to reinforce the residential nature of development
- Consider options (change in mass, materials, setback, etc.) that reduce bulk and scale of affordable housing building created by the vacation



November 2020 Initial Recommendations – Public Benefit

Commission comments on Public Benefit concepts:

- Concern about the relative value of the proposed open space as a public benefit - current design and location appears to be more of a building amenity than a benefit to the larger community
- Refine the proposed S Grand Street alignment to enhance pedestrian connections between open space and proposed development
- Engage with community to broaden depth and amount of public benefits to reflect demographics of nearby neighborhoods



November 2020 Initial Recommendations – Public Benefit

Commission comments on Public Benefit concepts (Cont.):

- Identify elements that provide long-term public benefits to the community, consistent with Council policies, with an eye towards addressing gentrification and displacement through:
 - Public art reflecting nearby minority populations
 - Commitments to WMBE
 - Retail spaces dedicated to minority and disadvantaged businesses
 - Partnerships with City agencies (OCR, OH, OPCD) to implement community preference policies
 - Programming of internal public spaces to reflect community needs

