

**1305 Stewart Street Vacation
Pre-Petition Meetings and
Communication**

From: [Barnett, Beverly](#)
To: [Steel, Angela](#); [Gray, Moira](#); [Gray, Amy](#)
Subject: Fw: proposed vacation - 1305-1331 Stewart
Date: Wednesday, August 14, 2019 9:37:57 AM
Attachments: [1305-1331 Stewart Pre-App Packet.pdf](#)

Hi. I am meeting w/ Michael and Jack today on this project at the Fun House site we talked about earlier. I thought today was more of an early conversation. But looks like it is the early design commission consultation.

Just FYI for Angela and Amy. Moira, please start a prepetition file w/ this info.

From: Jenkins, Michael <Michael.Jenkins@seattle.gov>
Sent: Wednesday, August 14, 2019 8:45 AM
To: Leighton, Amalia <amalialeighton@gmail.com>; Elaine <elainew@senecagroup.com>; Vinita <vinitas@siteworkshop.net>
Cc: Kinast, Valerie <Valerie.Kinast@seattle.gov>; Hursey, Aaron <Aaron.Hursey@seattle.gov>; Barnett, Beverly <Beverly.Barnett@seattle.gov>; Friedman, Danielle <Danielle.Friedman@seattle.gov>
Subject: proposed vacation - 1305-1331 Stewart

Good morning:

Sorry for the delay in getting these materials to you. They were developed by the proponent who is seeking to vacate an alley bounded by Stewart, Denny and Eastlake Ave.

As you can see in the packet, the proposal assumes the vacation of an alley segment between Stewart and Denny streets. If the vacation is approved, it would allow the construction of an office building. The proposal assumes the building would be sited on the east portion of the parcel, assuming access on Eastlake. The western portion of the site would include a significant open space. The no vacation alternative assumes the development of a residential tower.

It should be noted that the applicants do not have control of the entire block. One building would be retained near the Eastlake and Stewart corner.

It appears that there is a related MUP – possibly under the same developers control – on the triangular parcel to the north across Stewart Street with a residential tower. Its unclear to me how this relates to the vacation, other than for context of future development.

The outcome of today's meeting will be to provide direction to the applicant and to the Design Review Board on key issues relative to their upcoming early design guidance meeting. The direction to the design review board will be provided in a memo following this meeting.

It would be helpful for you to provide input and direction on the following issues:

1. The location of access
2. What discussions have occurred relative to improving ped connections up to Captiol Hill
3. What is any improvements are proposed to address the Stewart/Denny intersection including safer pedestrian crossing and improved transit/ped connections
4. What effects the proposal has on the at-grade segment of Denny (not the portion that is on the bridge going to Captiol Hill)
5. Street level uses along Eastlake and any similar uses facing the proposed open space
6. Early thinking about the open space (programming, access, relationship to the new building, etc.)
7. Any proposed improvements along Eastlake Ave E for bike/ped/transit
8. What is the relationship to the residential tower to the north, other than context
9. Status of negotiations with the property owner to the north

This site is the home to El Corazon, a live music venue. While not saddled with the same issues as Showbox, there may be some ongoing issues with the loss of this use. However, the developer has indicated that their proposal assumes relocation of the venue in the basement of the office building.

Aaron will be staffing this meeting. The presentation will be made by Jack McCullough for the developer and architects from Perkins and Will.

M

From: [Barnett, Beverly](#)
To: [Gray, Moira](#)
Subject: Fw: SDOT EDG Memo - MUP #3034882-EDG – 1305 Stewart St
Date: Wednesday, December 4, 2019 4:14:34 PM
Attachments: [image002.jpg](#)

for the file

From: Sugerman, Faith <Faith.Sugerman@seattle.gov> on behalf of SPU_SolidWastePlanReview <SPU_SolidWastePlanReview@seattle.gov>
Sent: Wednesday, December 4, 2019 8:37 AM
To: Williams, Jonathan - DOT <Jonathan.Williams@seattle.gov>; Hurley, Joseph <Joseph.Hurley@seattle.gov>
Cc: Barnett, Beverly <Beverly.Barnett@seattle.gov>; Miller, Louisa <louisa.miller@seattle.gov>; SPU_SolidWastePlanReview <SPU_SolidWastePlanReview@seattle.gov>; JODI@PERMITCNW.COM <JODI@PERMITCNW.COM>; bill.xu@perkinswill.com <bill.xu@perkinswill.com>
Subject: RE: SDOT EDG Memo - MUP #3034882-EDG – 1305 Stewart St

Hi Joe,

Thank you for copying us Jonathan. I was mistaken, the development team has responded to SPU's solid waste review inquiry. Bill had reached out to us last week and confirmed that their team will fill out the checklist and set-up a meeting with SPU solid waste to discuss 1305 Stewart and 1370 Stewart, the project across the street.

I apologize for the miscommunication but, hope this clears up any confusion.

As the applicant knows, when available please send the SPU Solid Waste plan review materials to SPU_SolidWastePlanReview@seattle.gov.

Best,

Faith Sugerman
Planning & Development Specialist I
Seattle Public Utilities
700 5th Avenue, Ste 5900 | Seattle, WA 98124
206-684-3241 | www.seattle.gov/util

For architects & developers: [Solid Waste Guidelines](#) | [Solid Waste Storage](#)
For food service & packaging: [Food Packaging Requirements](#)

From: Williams, Jonathan - DOT <Jonathan.Williams@seattle.gov>
Sent: Tuesday, December 03, 2019 8:44 PM
To: Hurley, Joseph <Joseph.Hurley@seattle.gov>
Cc: Barnett, Beverly <Beverly.Barnett@seattle.gov>; Miller, Louisa <louisa.miller@seattle.gov>; SPU_SolidWastePlanReview <SPU_SolidWastePlanReview@seattle.gov>; JODI@PERMITCNW.COM;

bill.xu@perkinswill.com

Subject: SDOT EDG Memo - MUP #3034882-EDG – 1305 Stewart St

Joe,

SDOT has reviewed the EDG packet for this development. I've organized our comments in the attached memorandum which I've also uploaded to the project portal on Accela.

As part of my review I've spoken with SDOT team members from Operations and our bike master plan implementation team. SDOT staff I spoke with have not heard directly from this development team. As developers continue to refine concepts ahead of a SIP application, we would like to meet and further discuss some of the concepts they are exploring. Separate from that, staff from SPU indicate that they have also not heard back from this development team and we encourage the development team to contact SPU (cc'ed) to further discuss solid waste planning.

Brief highlights from attached memorandum:

- If the alley vacation moves forward, the service functions of the alley will need to be accommodated inside the development.
- At this time SDOT does not support the departure request for vehicle access on Eastlake Ave E, and wants to see all access consolidated to Denny Lower Roadway.
- SDOT does not support the combined vehicle/ped shared road on Denny Lower Roadway as proposed. We want to see a delineated pedestrian space maintained on the north side of the roadway.
- SDOT conceptually supports the curb extension on Eastlake Ave E, which could implement a portion of Seattle's Bicycle Master Plan and provide a linkage between current planned connections to the north and south. SDOT needs to further evaluate the potential connections through this area.

Please let me know if you have any questions.



Jonathan A. Williams, AICP
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From: [Barnett, Beverly](#)
To: [Katie Kendall](#)
Cc: [Smith, Gavin](#); [Jessica Roe](#); [Gray, Moira](#); [Gray, Amy](#); [Jenkins, Michael](#); [Hursey, Aaron](#); [Williams, Jonathan - DOT](#)
Subject: Re: 1305 Stewart Street Alley and Street Vacation
Date: Wednesday, February 12, 2020 12:26:52 PM

thanks! Please let us know when the 2nd EDG is scheduled so we can take a look at the material. I have cc'd a couple of others just so we can attempt to stay coordinated.

So for the prepetition activity:

1. feasibility mtg w/ SDOT: completed
2. Preapp & early SIP guidance: early mtgs completed, work ongoing
3. DON Community Engagement Plan: work about to begin
4. Early Design Com review (prior to EDG): completed
5. EDG: 2nd EDG mtg to be scheduled by SDCI

We would anticipate a vacation petition in March or so based on the work remaining. We can anticipate that the vacation will include both the alley and the section of lower Denny. Thanks for the update.

From: Katie Kendall <kkendall@mhseattle.com>
Sent: Tuesday, February 11, 2020 4:35 PM
To: Barnett, Beverly <Beverly.Barnett@seattle.gov>
Cc: Smith, Gavin <Gavin.Smith@perkinswill.com>; Jessica Roe <jroe@mhseattle.com>
Subject: 1305 Stewart Street Alley and Street Vacation

CAUTION: External Email

Beverly,

Thanks for discussing the amended scope of the 1305 Stewart project's vacation petition. As we discussed, it is likely that the petition will both seek to vacate the alley on the block as well as Lower Denny.

I understand that a pre-application meeting has already occurred, and SDOT would not require an additional pre-application meeting is required for this expanded scope. We are, as always, happy to meet with you to discuss the project status, and we'll keep you apprised of when we plan to sit down with Michael Jenkins as well.

Thanks!

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Seattle, Washington 98104

Direct: 206.812.6964

Fax: 206.812.3389

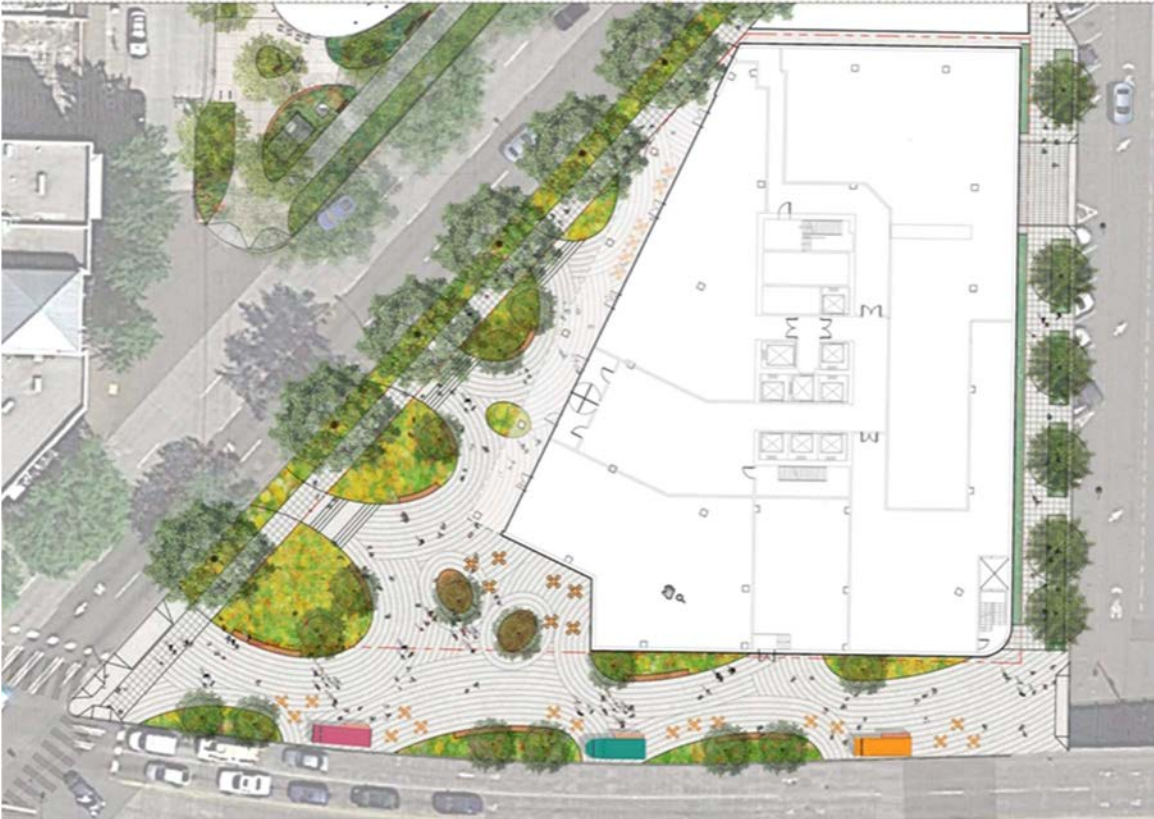
kkendall@mhseattle.com

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10/18/2022 Meeting with Design Team (Pre-petition)

- SDOT; Design Commission; SDCI; Perkins & Will; PMB; Site Workshop; Westlake Consulting; JTM Construction; Coughlin Porter Lundeen
- What are they proposing and why? Is there a cool public benefit that the neighborhood wants to see?
- Original proposal was pre-pandemic. Main difference in proposal is they are not seeking a vacation of lower Denny.
- At first EDG meeting there were good notes from the Seattle Design Commission
- Will likely need a new Design Commission review because of the change in vacation (not vacating Denny) > a question for Beverly and Michael
- Major Changes to design:
 - Changed lower Denny to a neighborhood curbless to discourage vehicular traffic, created only 1 curb cut access to property on Eastlake
 - Set Lower Denny up on design for activation and programming (food trucks, etc)





- Question about where people would be dropped off for ride share - this hasn't been discussed yet
- Stewart and Denny have been really programmed to put eyes on the public space and to activate the public realm
- Waiting for the city to give guidance on bike infrastructure and wayfinding
- Feedback from Beverly: If the plaza on private property is not meant to be a public benefit, they need to use a different material to differentiate the public realm from private property - clear signals to public as to what is public and private
- Feedback from Michael:
 - Pre-petition requirement: Present the vacation to the Seattle Design Commission before **any** Early Design Guidance (EDG) meeting, so that the Seattle Design Commission can provide input to the Design Review Board;
 - Circulation
 - Access
 - Utilities
 - Open Space
 - Light and Air
 - Views
 - Land Use and Urban Form
 - Free Speech
 - Public Assembly
 - Feels like they are ready to get them into a design commission meeting without going into a subcommittee meeting based on this current meeting.
 - Positive impact on water reclamation and sustainability along Denny

- Concerns from Design Team about having to go into a subcommittee meeting: interest rates are going through the roof, there is a lot of uncertainty, if the project keeps getting pushed out they are worried that the project may not happen at all. Feel they are being stymied by the city in their process.
 - Very difficult to move things along so getting held up on the process if they have to go back to subcommittee
- Can schedule an EDG meeting for November 16 or December 2
- Design Commission are currently scheduled out through December
 - Michael Jenkins can decide whether a subcommittee meeting can be held on a different date (first and third thursdays) if committee members are willing to meet - reality of scheduling
 - Michael will work with Design Team to review plan prior to committee
- 11/3/2022 - Design Commission sub-meeting scheduled

1/12/2023 Petition Application Meeting

Attendees: Katie Kendall (McCullough Hill), Beverly Barnett (SDOT Street Vacations), Jeanette DuBois (SDOT Street Vacations), Mark Brands (Perkins Will), Jenifer Whelan (Perkins Will), Brad Hinthorne (Perkins Will), Ashley Smith (Perkins Will), Windy Bandekar (SDC), Michael Jenkins (SDC)

- When will they be in for public trust?
 - Public trust maybe March/April
- Important Dates:
 - MUP 25th
 - Petition in next week
 - Early committee briefing in March
 - Design commission and analysis in March/April
- We get it in for public trust before the "hefty" review pieces come in.
- Signatures were sent to us - we just need to ensure that the legal description and signatures match
- Submittal size:
 - File size has been too large in the past
 - Jeanette will connect with mark brands at Perkins and Will about using Teams site to upload their plans (did not bring this up in meeting, but should email about this)
- They would like comments on their presentation next week
- Presentation:
 - Simplified the plan.
 - Eastlake frontage is still in conversations with SDOT
 - Outreach: South Lake Union Community Council meeting scheduled in a few weeks; will connect with Cascade Bicycle Club and some others after the petition is submitted.
 - Michael wants them to add more detail about their outreach efforts before going to the commission.
 - Policy:
 - Beverly suggests that they need to include signage and visual queues for 'Free Speech and Public Assembly' requirement - can look at Town Hall for an example
 - Beverly's question:
 - Better demarcate that the lawyers office parcel isn't part of the project
 - Artwork:
 - Maybe bring in Youth Care through Urban Artworks to paint bridge abutment
 - Eastlake Ave ROW enhancements - upcoming meetings for public benefit