

1305 Stewart Street Vacation Seattle Design Commission Review

*for full SDC presentations, please refer to their website for this project:
<https://www.seattle.gov/designcommission/project-reviews/current-projects/1305-stewart-alley-vacation>

From: [Barnett, Beverly](#)
To: [DuBois, Jeanette](#)
Subject: FW: SDC comments - pre-vacation petition review - 1305 Stewart Street - MUP 3034882
Date: Tuesday, November 15, 2022 9:59:35 AM
Attachments: [image001.jpg](#)
[image003.jpg](#)

For the file. thanks

From: Hurley, Joseph <Joseph.Hurley@seattle.gov>
Sent: Tuesday, November 15, 2022 9:58 AM
To: Jenkins, Michael <Michael.Jenkins@seattle.gov>; Mark Brands <markb@siteworkshop.net>; Katie Kendall <kkendall@mhseattle.com>; Bussard, Ryan <ryan.bussard@perkinswill.com>
Cc: Barnett, Beverly <Beverly.Barnett@seattle.gov>; Bandekar, Windy <Windy.Bandekar@seattle.gov>
Subject: RE: SDC comments - pre-vacation petition review - 1305 Stewart Street - MUP 3034882

Thank you, Michael, Windy, Beverly, and development team!
- Joe

Joe Hurley

Pronouns: He/him/his
Senior Land Use Planner
Seattle Department of Construction and Inspections
(206)561-3432 | Joseph.Hurley@seattle.gov

From: Jenkins, Michael <Michael.Jenkins@seattle.gov>
Sent: Monday, November 14, 2022 1:27 PM
To: Hurley, Joseph <Joseph.Hurley@seattle.gov>; Mark Brands <markb@siteworkshop.net>; Katie Kendall <kkendall@mhseattle.com>; Bussard, Ryan <ryan.bussard@perkinswill.com>
Cc: Barnett, Beverly <Beverly.Barnett@seattle.gov>; Bandekar, Windy <Windy.Bandekar@seattle.gov>
Subject: SDC comments - pre-vacation petition review - 1305 Stewart Street - MUP 3034882

Good afternoon:

The following is a summary of the key issues identified by the Seattle Design Commission in its November 3 review of the proposed alley vacation for the 1305 Stewart Street development. The Commission conducted this pre-vacation petition review as required under the Council's 2018 street and alley vacation policies, in advance on the upcoming EDG meeting for this project. We understand that the presentation the Commission received closely aligns to the key project components that will be presented to the Design Review Board at its upcoming meeting; the Commission's presentation was focused on the implications of the alley vacation on the public realm. The issues identified by the Commission includes:

1. The pedestrian environment at Lower Denny and Eastlake under the Denny Way flyover

should be activated through light, color, uses, or other means that respond to this unique portion of the right of way near and abutting the project site.

2. A better understanding is needed about the role that Lower Denny will play in circulation, access, and neighborhood identity independent of its role to support and enhance the building use and identity
3. A strong pedestrian network should be created along Stewart Street due to its location as a gateway off of I-5 and as a result of the opportunities created through vacating the alley. Any solutions should also consider the context created by the residential development on the north side of Stewart Street (MUP 3033060), also being designed by the same architecture and landscape architecture team on this vacation project.
4. Understanding the role of the proposed open space at and near the Stewart/Denny/Lower Denny intersection as a place independent of the building identity and function.
5. All of the approaches to minimize the visual and functional impacts of automobile and truck access to the building along Eastlake, as the vacation moves to the required access from the street to the alley.
6. How the location and massing of the building along Stewart adds or detracts from the creation of a significant pedestrian route, in support of item #3 above

As the project progresses to include the petition to vacate the alley, we look forward to continuing to review the implication of this alley vacation on the remaining portions of the rights of way near the site, and the public benefit package to enhance the remaining rights of way.

Michael

Michael Jenkins, Executive Director
Seattle Design Commission
Office of Planning and Community Development
600 – 4th Avenue, 5th Floor
P.O. Box 94788
Seattle, WA 98124-4788
(206) 386-4024 (O)
(206) 491-9123 (cell)

Bruce A. Harrell
Mayor

Rico Quirindongo
Director, OPCD

Jill Crary, Chair

Adam Amrhein, Vice Chair

Matt Aalfs

Erica Bush

Elizabeth Conner

Puja Shaw

Molly Spetalnick

Phoebe Bogert

Kevin O'Neill

Ben Gist

Michael Jenkins
Director

Valerie Kinast
Strategic Advisor

Windy Bandekar
Planner

Juliet Acevedo
Administrative Staff

**Office of Planning and Community
Development**

600 4th Avenue, Floor 5
PO Box 94788
Seattle, WA 98124-4019

TEL 206-615-1349

FAX 206-233-7883

seattle.gov/opcd

MEETING MINUTES

1305 Stewart Alley Vacation

May 4, 2023

Convened 1:30pm

Adjourned 3:30pm

Projects Reviewed

1305 Stewart Street Alley Vacation

WSBLE Update

Commissioners Present

Matt Aalfs

Adam Amrhein

Elizabeth Conner

Jill Crary

Puja Shaw

Erica Bush

Molly Spetalnick

Phoebe Bogert

Kevin O'Neill

Ben Gist

Commissioners Excused

Staff Present

Michael Jenkins

Valerie Kinast

Windy Bandekar

Juliet Acevedo



May 4, 2023
1:30 pm – 3:00 pm

Project: 1305 Stewart
Type: Alley Vacation
Phase: Public Trust Review
Previous Reviews: Pre-petition review – 11/03/2022
Presenters: Rebecca Fuchs, Site Workshop; Jennifer Whelan, Perkins and Will
Attendees: Katie Kendall, McCullough Hill PLLC; Ashley Smith, Perkins and Will; Mark Brands, Site Workshop; Ben Rosenfeld, PMB

Recusals and Disclosures

none

Project Description

PMB is requesting an alley vacation on a triangular block located in the Denny Triangle neighborhood. The north/south alley opens onto Stewart Street to the north and Lower Denny Way to the south. Eastlake Avenue is the eastern side of the block. The prow of the triangle terminates at the intersections of Denny and Stewart.

The block is located at the intersection of two city grids, which is why the site is triangular. Lower Denny Way is a one block long right of way that is distinct from Denny Way, a major east/west arterial. Lower Denny Way abuts the portion of Denny Way that includes the western abutments for the bridge that crosses I-5.

The vacated alley would allow the construction of a life science research tower with fifteen stories above grade and four parking levels below grade. Access to the site would be provided at Eastlake Ave. The development would cover most of the block. A two-story building with surface parking located near the intersection of Eastlake Ave and Stewart Street will be retained. That site does not use the alley and is owned separately.

The existing alley is one block long. The abutments and bridge for Denny Way does not allow the alley to connect to the south. The north terminus of the alley ends at Stewart Street. There is no connecting alley north of Stewart.



- LEGEND
- ① site
 - ② retail terrace
 - ③ lobby entry
 - ④ pedestrian street
 - ⑤ bridge mural
 - ⑥ new streetscape planting with amenities
 - ⑦ new curb ramps and crosswalk
 - ⑧ protected bike lane and tree alley
 - ⑨ parking / loading / trash access
 - ⑩ driveway bollards

retail terrace



Agency Comments

Beverly Barnett from SDOT provided comments regarding the needs for drop-offs and streetscapes after the vacation of the alley.

Public Comments

None

SUMMARY OF COMMISSION DISCUSSION

Presentation Highlights

- The proposal suggests reorienting the site to prioritize pedestrians, bikes, and stormwater management.
- Natalie Quick provided an update on public outreach efforts, noting difficulties in attendance by people that work or live near the project site.
- The community council expressed a preference for trash and loading activities on Eastlake.
- A letter of concern was received from the Cascade Neighborhood Council regarding existing housing in one of the buildings to be demolished – it was clarified by the owner’s representatives that there is no housing in any of the buildings being demolished.
- The surrounding area has one-way arterials on all sides with numerous curb cuts, posing challenges for residential programs.
- The site to the west has 25% landscaping.
- The 2013 Denny Way streetscape concept plan was mentioned.
- The question of engagement with Youth Care, located to the south, was raised, particularly regarding the mural and potential future collaborations through the urban artwork program.
- Pedestrian traffic was observed primarily crossing Stewart along Denny, with limited use of the north crosswalks to access residential areas. Several collisions have occurred in this area.
- The site is part of the SLU/Ship Canal watershed.
- The proposed project includes considerations for protected bike lanes (PBL) on Stewart, improved circulation patterns, reduced conflicts, and shared vehicular spaces.
- Concerns were raised about the wood power poles at the corner and the role of the open space at the Denny intersection, which could provide refuge and lunch areas.
- It was suggested to clean up the random islands and extend frontage up Eastlake to create a mixing zone and change the crossing to 90 degrees.
- A 14-foot curb lane extension along Eastlake was proposed, featuring conifers in the streetscape.
- A minimum setback of 10 feet on Stewart would provide better views to SLU.
- Soft and flexible programming was proposed for the lower Denny area.
- Stormwater treatment was discussed, including the possibility of using a swale on Pontius Street.

Commissioners Questions and Discussion Items

- Puja's questions regarding Lower Denny as a public right-of-way and coordination with SFD and SDOT were highlighted.
- Erica raised questions about access and engagement with 1811 Eastlake, a permanent supportive housing facility to the south.
- Concerns were expressed about the potential loss of an active edge to the south and the need to address issues on Denny and Eastlake.
- The idea of expanding the buffer on the east side of Eastlake to address sound and air quality issues was mentioned, with further exploration of the WSDOT property.
- Ben raised questions about the power pole at Stewart and Lower Denny, which will need to remain, requiring the team to work around it.

Action

The SDC voted 10 to 0 to approve the Public Trust phase of the vacation, with the following recommendations:

- Revise the public outreach strategy to include more substantial engagement with nearby developments including YouthCare, Melrose Promenade groups, Mirabella (seniors), Cascadia childcare, Manuel Lutheran, and Cascade neighborhood, including options to enhance safety measures for children and seniors.
- Coordinate with DSA (Downtown Seattle Association) and ranger staff.
- Consider including funding and support for active programming to encourage and ensure the activation of the proposed open spaces.
- Continue to prioritize lighting considerations for the project.
- Activate the facade along Eastlake to enhance the streetscape.
- Review truck circulation and make necessary adjustments.
- Reduce the height and width of the parking/loading access to the minimum needed for access.
- Ensure that the public realm maintains a distinct and inclusive identity, separate from the private open space.
- Explore opportunities to lighten the massing of the buildings to create a more open and inviting atmosphere.
- Collaborate with SDOT on the design of the south crossing of Stewart.
- Incorporate equity considerations into the design of public space.
- Address fire department access requirements to ensure safety and compliance.

DRAFT

Public Trust Summary +

01.

public trust comments - 05/05/2023 meeting

- Revise the public outreach strategy to include **more substantial engagement** with nearby developments including YouthCare, Melrose Promenade groups, Mirabella (seniors), Cascadia childcare, Immanuel Lutheran, and Cascade neighborhood, including options to enhance safety measures for children and seniors.
- **Coordinate with DSA** (Downtown Seattle Association) and ranger staff.
- Consider including funding and **support for active programming** to encourage and ensure the activation of the proposed open spaces.
- Continue to **prioritize lighting** considerations for the project.
- **Activate the facade along Eastlake** to enhance the streetscape.
- **Review truck circulation** and make necessary adjustments.
- Reduce the height and width of the **parking/loading access to the minimum** needed for access.
- Ensure that the **public realm maintains a distinct and inclusive identity**, separate from the private open space.
- Explore opportunities to **lighten the massing of the buildings** to create a more open and inviting atmosphere.
- Collaborate with SDOT on the design of the **south crossing of Stewart**.
- Incorporate **equity considerations** into the design of public space.
- Address **fire department access requirements** to ensure safety and compliance.

SDOT Public Space Mngt & DSA - 05/31/2023 meeting

SDC Comment:

Coordinate with [Downtown Seattle Association](#) and ranger staff.

- For the foundation of a good public space the most consistent thing is a **space for daily life**, like eating lunch outside, non-mandatory meetings, passive activities. This doesn't require a dedicated staff. Of primary importance is the foundational quality of the space and that it is **comfortable and proximate, predictable and routine** making it a reliable amenity.
- Need **realistic site programming** for this location to attract people on a regular basis.
- **Consider site slopes for programming**. Need a flat(ish) site for pickleball and flat enough for movable seating. Scrabble, chess could work. Foodtrucks require electricity and water.
- **Consider sound mitigation** due to the proximity to the overpass and freeway b/c people don't linger as long next to arterials.
- Other ideas: **charging needs for micro-mobility, weather protection, welcoming lights, furniture**

60% SIP Design Guidance - 08/03/2023 meeting

SDC Comment:

Collaborate with SDOT on the design of the **south crossing of Stewart**.

- Work with SPU and Traffic Operations on **feasibility of trench drain** in the Stewart Street ROW
- **Ensure required clearances** between utilities, light poles, pedestrian poles, furnishing, and trees are dimensioned on plans.
- **Review grading and drainage of Lower Denny Way** given the curbless street design. Graded like an alley but functioning as a sidewalk.
- Ensure **maintenance access to pedestrian poles** along Eastlake by shifting them closer to the curb. (Additional sidewalk lighting to be provided from downlights mounted on the building facade).
- 4' wide paths every 20' on Eastlake in planter for parking
- **Coordinate channelization of Eastlake** with King County Metro Bike Lane project to the north.
- **Maintain firetruck access to Lower Denny Way** with removable bollard protection. 20' clear with 3' clear of structures on either side of access aisle.
- **Replace companion ramps** if not up to code at improved intersections
- Add new streetlight and traffic signal conduit and handholes for the entire length of Stewart St. Add pedestrian push button at Stewart/Denny to align with new ADA ramps.

From: [Barnett, Beverly](#)
To: [Mark Brands](#); [Katie Kendall](#)
Cc: [Jenkins, Michael](#); [Bandeekar, Windy](#); [DuBois, Jeanette](#)
Subject: 1305 Stewart
Date: Monday, September 25, 2023 3:08:31 PM

Thank you for meeting with us last week. As we discussed in the meeting there are some very good things in this proposal. But---a couple of things. First, I was very surprised to hear in the meeting that the mural was expected to have last for 6 to 10 years. In all of our meetings and discussions there was never a mention of such a short duration. We anticipate that the public benefit will last for the life of the project. There needs to be a way to add significant length to any proposed mural if it is to be a part of the public benefit proposal.

In addition, I am concerned as to how the use of lower Denny has been portrayed to the community. If you wish to control lower Denny you need to add it to the vacation petition. In the absence of vacation the street it remains as public ROW as a pedestrian street with additional enhancements. While you would remain obligated to maintain the public benefit features and nonstandard improvements, the permitting and management of the ROW remains with Street Use. It is concerning when there is talk about what would be "allowed" in the street or the number or location of food trucks or other elements. Do the community organizations you have spoken with understand there may be permits required? We received a letter today in support of the project and it was unclear what representations were made about use. We do not want misunderstandings with community groups.

In terms of the south side of the building and the north edge of lower Denny, it still feels like there could be more opportunities to relate to the street. We had asked about lighting on the building and I don't believe that was addressed but we were told there will be no additional street lighting. If you are adding water for events it seems an available water fountain (with water for dogs) would be a small add.

Was the potential of a sidewalk café or streetery explored to support the restaurant on the corner?

So, the big issue is mural but as I reviewed things more questions arose for me. thanks

8/17/2023 SDC Meeting #2: Public Benefit Proposal

Beverly's comments:

- Site plan - Stewart and Denny - good model for emphasizing ped character
- Lower Denny - as a pedestrian street it makes sense... ideas on programming still not flushed out/needs refinement
- Mural looks great, will be a part of the SIP and have already looked at for permitting.
- Storage facility - potentially a good idea, not certain this can be a valuable public benefit component
 - Will be used by the CNC for storing stuff for art walk, etc
- Corner dedication - working with the real property group, need to keep SV Team in the loop

Commission Discussion/comments:

- Bike facility on Eastlake is just a one-way path
- Programming of the space - property management company? Will be additive and important. Trying to not "over program" it.
- Community space - similar process to 2&U community space that was part of public benefit package
- Streetscape enhancement on Eastlake - consistency with other streetscape connection?
- Will the OAC be involved with the accepting of public art for the mural? They have not yet been engaged.
- Ongoing maintenance fund for mural
- GSI stormwater management - proposing to manage and treat additional stormwater (beyond parcel stormwater) on Stewart St
- Publicly accessible water or bathrooms on site? No drinking fountain. Have discussed that the larger gatherings would need a bathroom and would get a portable for these
- Shadows - most of the time the open space corner will get direct sunlight.
- For a pedestrian street - permits still needed for events on this street (but do not believe that they do...)
- Lower Denny - providing that space. They should ensure that it is well publicized and managed.
- If they aren't hinging public benefit on the programming of the space would need to really clarify the amenities of the space (wifi? Plugs? Water?)
- Questions about functionality, programming, mural on Lower Denny - doesn't feel "council ready" per Kevin
- CNC's comment for desire to use and program the space is the "strongest" comment
- Mural - they need to talk to the OAC about their process and what they are putting in there.
- Wants to see more thought given to the concept of the space and how it interacts with other spaces around there - mural and façade. How is the physical experience of being on the sidewalk in that area helping with feelings of safety and security.
- Need to formalize agreements with the groups they have been talking with - can work with Beverly and Michael on this
- DID NOT PASS AT COMMISSION

8/30/2023 SDC Comment Review

Attendees: Mark Brands, Ashley Smith, Rebecca Fuchs, Ben Rosenfeld, Katie Kendall, Jennifer Whelan, Michael Jenkins, Beverly Barnett

Agenda

1. Review SDC comments and priority items.

2. Identify follow up process needed to confirm PB proposals.
3. Identify next check (if needed) in prior Oct 19 Public Benefit mtg #2.

Notes

- Michael is waiting on final edits from the commissioners on summary of minutes
- In terms of lower Denny, what are they really committing to in terms of public benefit?
 - Programming Plan?
 - Lights and Water? Who pays for this?
 - Interior space – how does this get accessed?
 - Wanted to commit to the infrastructure to set this up and were pushed towards looking at programming...
 - Looking at making the street a festival street - SDC recommended this
- What are they going to do to support programming - this needs to be further articulated
- From consultant: Public benefit is only the physical access, water and electricity, and setting up the space for programming
- Ideas for public benefit if they took the programming piece away: benches, art,
- Michael:
 - Pedestrian streets have certain characteristics - Lower Denny is being designed as a pedestrian oriented street
 - "at the end of the day the lower Denny Way needs to be of value on its own. The programming plan is important addition but it can't make the space functional on its own."
 - If they do designation of the festival street and add water, electricity, etc
 - What I heard: "set the stage as a community resource" rather than commit to programming it
- Set up meeting again for the week of Sept 18
- Current construction timeline 12/24-12/26, mural painting window May through September
- Mural kick off meeting with Urban Artworks has occurred (Amada Hashagan)

9/21/2023 Public Benefit Proposal Check-in/Preview with SDC

Attendees: Mark Brands (Site Workshop), Rebecca Fuchs (Site Workshop), Ben Rosenfeld (PMB), Ashley Smith (Perkins & Will), Jeanette DuBois (SDOT), Michael Jenkins (SDC), Beverly Barnett (SDOT), Katie Kendall (McCullough Hill)

- Public Benefit package reorganized
 - Working directly with SPU - stormwater not part of PB package
 - Not including programming, just infrastructure - storage room, water and power.
 - Pedestrian crossings at Stewart/Denny and Stewart/Eastlake
 - Wayfinding signage - contribution to program
 - Eastlake ROW enhancements at 90% SIP
- Eastlake comments:
 - Had to change tree type
 - Metal panels - keeping with same details (punched metal with shows the conifers)

What we are doing:

ROW improvements

- Lighting: pedestrian lightpoles
- Hardscape: CIP concrete paving, sandblast with sawcut joints; CIP concrete curbs at planting
- Planting: evergreen & perennial shrubs & trees
- Fixed furnishings: benches and bike racks
- Removable bollards

Private Infrastructure for Public Use

- Potable water hook up (1 location)
- Power hook up (2 locations)
- Storage room access
- Maintenance of hardscape and planting
- Trash removal and cleaning

What we are not doing:

- Lighting maintenance (provided by SDOT)
- Movable furnishings
- Event furnishings
- Programming

- Comment from SDC: Federal rules governing artist rights - absent a clear contract they could be getting into legal issues if the work is damaged or changed over time.
 - The Urban Artworks team has extensive waivers and contracts to handle this

11/1/2023 Meeting on Public Benefit Components

Attendees: Mark Brands, Beverly Barnett, Jeanette DuBois

Meeting notes summary:

1. Mural / Artistic Endeavor

- 50-year term, need to define what happens at end of term, Katie to suggest language
- Mural have been reduced to south face only, concern that mural under bridge will be too difficult to maintain.
- Mural Shield and Anti-Graffiti coating will significantly reduce maintenance for mural (both graffiti and fading)
- Owner to commit to maintenance agreement with Urban Artworks or other company with this experience.
- Graffiti to be taken care of immediately. Major mural maintenance expected to occur every +/- 10 years.

2. Lower Denny Way

- Additional amenities include drinking fountain (bottle fills station) and bike fix-it station.
- Also including two power outlets and potable water for events, benches, and bike racks.
- Further activation of the lower Denny with use of vision glass at retail and bike room.
- Blank walls kept to a minimum.
- Good sightlines and higher light levels further support a secure and safe space.
- Access limited to emergency, maintenance vehicles and event access (by permit)

3. Stormwater

- Look and feel of two stormwater planters has not changed.
- Project team working directly with SPU and water quality program.
- Removed as public benefit per SDC comment and avoid "double-dipping."

4. Meetings

- Final review with Beverly and Michael week of Nov 6 (Michael to schedule)
- SIP meeting with Mick Dawn (Mick to schedule)
- Meeting with Lish Whitson (schedule permitting) to preview public benefit package and get feedback (Beverly to schedule)

11/8/2023 SIP Meeting

SIP #: SUSIP0000693

- Create a bullet point, high-level process list for them on how they get the permit for the mural/art
 - What is the permit process that we go through?
 - High-level bullet point list of what they do so that they can present this to SDC

Bruce A. Harrell
Mayor

Rico Quirindongo
Director, OPCD

Jill Crary, Chair

Adam Amrhein, Vice Chair

Matt Aalfs

Jay Backman

Elizabeth Conner

Puja Shaw

Molly Spetalnick

Phoebe Bogert

Kevin O'Neill

Ben Gist

Michael Jenkins
Director

Valerie Kinast
Strategic Advisor

Windy Bandekar
Planner

Juliet Acevedo
Administrative Staff

**Office of Planning and Community
Development**

600 4th Avenue, Floor 5
PO Box 94788
Seattle, WA 98124-4019

TEL 206-615-1349

FAX 206-233-7883

seattle.gov/opcd

MEETING MINUTES

1305 Stewart Alley Vacation

November 16, 2023

Convened 9:30am

Adjourned 3:00pm

Projects Reviewed

1305 Stewart Street Alley Vacation

Bitter Lake Reservoir Covering Project

Commissioners Present

Matt Aalfs

Elizabeth Conner

Jill Crary

Puja Shaw

Molly Spetalnick

Phoebe Bogert

Kevin O'Neill

Ben Gist

Jay Backman

Commissioners Excused

Adam Amrhein

Staff Present

Michael Jenkins

Valerie Kinast

Windy Bandekar

Juliet Acevedo



November 16, 2023
1:00 pm – 3:00 pm

Project: 1305 Stewart
Type: Alley Vacation
Phase: Public Benefit Review

Previous Reviews: Public Trust Review – 05/04/2023; Public Benefit 08/17/2023

Presenters: Mark Brands, Site Workshop; Rebecca Fuchs, Site Workshop; Jennifer Whelan, Perkins and Will; Alex Mason, Urban Artworks

Attendees: Katie Kendall, McCullough Hill PLLC; Ashley Smith, Perkins and Will; Mark Brands, Site Workshop; Ben Rosenfeld, PMB, Lish Whitson, Bill Jencks, PMB; Beverly Barnett, SDOT; Mertiss Thompson, Cascade Community Council

Recusals and Disclosures: none

Project Description

PMB is requesting an alley vacation on a triangular block located in the Denny Triangle neighborhood. The north/south alley opens onto Stewart Street to the north and Lower Denny Way to the south. Eastlake Avenue is the eastern side of the block. The prow of the triangle terminates at the intersections of Denny and Stewart.

The block is located at the intersection of two city grids, which is why the site is triangular. Lower Denny Way is a one block long right of way that is distinct from Denny Way, a major east/west arterial. Lower Denny Way abuts the portion of Denny Way that includes the western abutments for the bridge that crosses I-5.

The vacated alley would allow the construction of a life science research tower with fifteen stories above grade and four parking levels below grade. Access to the site would be provided at Eastlake Ave. The development would cover most of the block. A two-story building with surface parking located near the intersection of Eastlake Ave and Stewart Street will be retained. That site does not use the alley and is owned separately.

The existing alley is one block long. The abutments and bridge for Denny Way does not allow the alley to connect to the south. The north terminus of the alley ends at Stewart Street. There is no connecting alley north of Stewart.



- LEGEND**
- site
 - retail service
 - lobby entry
 - pedestrian street
 - bridge mural
 - new streetscape planting with amenities
 - new curb ramps and crosswalk
 - protected bike lane and tree alleys
 - parking / loading / trash access
 - driveway cutback

retail service



Agency Comments

Beverly Barnett, representing SDOT and leading the street and alley vacations, provided an overview of her ongoing work with the design team to advance the project, based on City department staff and Commission review. Overall, Beverly expressed her support for the project including the advancement in project designs related to Eastlake Ave East, Lower Denny Way, the proposed artistic interventions on the Denny Way structural supports abutting Lower Denny Way, and the overall public benefit package. Beverly will continue to work with the project team as they advance to Council review and approval.

Public Comments:

The Cascade Neighborhood Community Council (CNC) and their representatives summarized their support for the project, including the proposed public benefit package and the specific improvements proposed for Lower Denny Way. CNC representatives indicated that they will continue to work with the PMB on goals for community activities and events to activate Lower Denny Way. In addition, Degale Cooper, CEO and Becca LaNasa, Sr. Director of Engagement and Workforce Services from Youth Care submitted a letter of support for the project.

Discussion Summary:

The design team presented a comprehensive overview of the proposed public benefit package on how designs have been advanced since the August 17, 2023 Commission meeting and a September 21, 2023 subcommittee meeting.

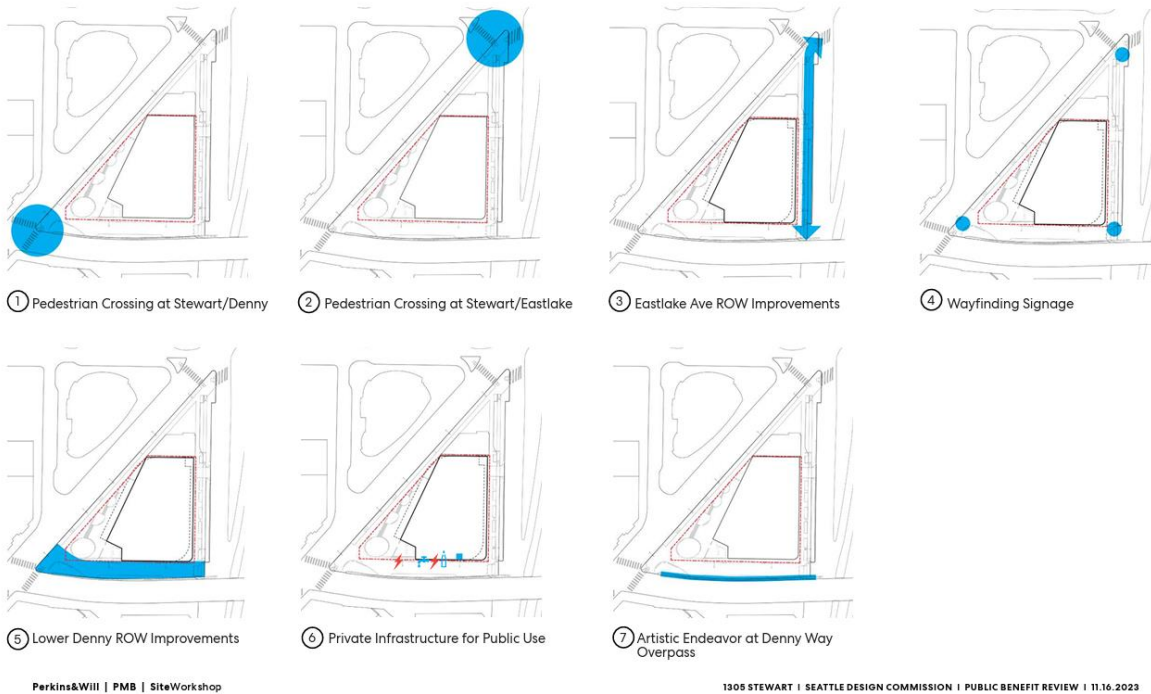
The design team highlighted substantive changes to the project designs including:

1. Refinements to the Eastlake Ave East landscape plan concerning tree species and location
2. Confirmation of the fire/emergency access route within the Lower Denny Way right of way improvements including lighting and removable bollards
3. Inclusion of a bike fix-it station and drinking/water bottle refilling station by the Eastlake protected bike lanes.
4. Refinement of the location of water and power hookups for temporary/intermittent uses, and the location of a storage space for events
5. Confirming that any mural or other artistic work will be confined to the portion of the Denny Way structure abutting Lower Denny Way only, along with updates on the artist selection process.
6. Confirmation that any artistic work applied to the wall abutting Lower Denny Way will have a 50-year term, along with the initial plans for maintenance.

Table: Public Benefit Proposal

public benefits

overview



Deliberation Summary:

- **Additional Public Benefit:** The commissioner asked if all items in the left-hand column of a slide represented additional public benefits beyond what is required by code. The response indicated that everything outside a specific box area was additional public benefit.
- **Building Materials:** A commissioner was curious about the orange-ish material on the building, speculating if it was weathered steel or just a finish. The response clarified that the entire building would have metal panels with a bronze-like finish that is painted, not rusted.
- **Power Access:** This question focused on power access for food trucks and maintenance, with a request for detailed explanations of the locations and methods. Concerns were raised regarding the management of power cords that would run from the power source to the food trucks. The project team mentioned using rubber speed bumps to safely house these power cords. This approach aims to minimize tripping hazards and maintain accessibility, especially for pedestrians and individuals with mobility impairments. The commissioner asked whether there was a possibility of having power cables run underground as a more permanent and aesthetically pleasing solution. The project team acknowledged this idea but also highlighted potential complexities and costs associated

with implementing such a solution. They agreed to explore the feasibility of this option further.

- **Bike Lane Connection:** A commissioner sought clarification on how the bike lane would connect to King County's work. The explanation provided details about the approach to the intersection, the use of bike signals, and the coordination with King County's existing traffic signalization.
- **Oversized Crosswalks:** Addressing the pedestrian and bicycle activity, a commissioner suggested making crosswalks bigger and more accessible. The response acknowledged the idea, indicating it would be considered in consultation with the transportation department.
- **Underground Power Cables:** This question focused on the feasibility of coordinating with Seattle City Light to get power cables underground. The response highlighted the complexity and substantial scope of such an endeavor, which was beyond the project's reach.
- **Pedestrian Level Illumination Analysis:** A commissioner inquired if an analysis for pedestrian-level illumination had been completed. The response confirmed that an analysis was provided, focusing on the placement of lights in relation to the bike lane and trees for optimal sidewalk illumination.
- **Art and Mural Committee:** Questions were raised about the process and planning for the mural, including the selection of artists and the narrative development. The response detailed the planned approach to engaging community members, the artist selection process, and the development of a narrative for the mural.
- **Public and Private Space Clarity:** A commissioner raised concerns about the clarity of what is public versus private in terms of activities, maintenance, and access. The response addressed the need for clear demarcation and understanding of these spaces, emphasizing the importance of clearly defining and understanding the boundaries and functions of public versus private areas.
- **Security Measures:** A question was raised about security measures, especially concerning 24/7 access areas. Security personnel and cameras will be included in the project, but project developer will not take responsibility for security within the public space.

- Perforated Metal Wall: A commissioner asked about the decision to incorporate a perforated metal wall and its relationship to the neighborhood's history. The team explained that the perforated metal wall was not an opportunity for expression of any relationship to the neighborhood's history. The avenue for collaboration with the neighborhood is only through the development of the mural.

Actions:

The SDC voted 9 to 0 to approve the Public Benefit phase of the vacation, with the following recommendations:

1. Safe and Clear Connections: Enhance the safety and clarity of connections to and from the site. This involves ensuring that pathways and access points are well-defined and secure, providing a straightforward and safe experience for all site users.
2. Clarity on Public and Private Spaces: Clearly delineate public and private areas within the site. This clarity is crucial to ensure that visitors can easily distinguish between spaces they are free to access and those that are restricted, enhancing the overall usability and experience of the site.
3. Conservation and Mural Lifecycle: Engage a professional conservator to oversee the maintenance and longevity of the mural. This will involve regular assessments and appropriate interventions to ensure the mural remains in good condition over its intended lifecycle.
4. Electrical Reconnection Opportunities: Work with SDOT to determine if they can provide stubbed up electrical access for food trucks on the south side of Lower Denny Way. This would prevent electrical access from needing to be run across the surface of the street and therefore would eliminate the ADA impediment that surface electrical presents. This would require that they run electrical under the pavers within the ROW.



1305 Stewart Mural Opportunity in Seattle: Call For WA Artists!



We are excited to invite Washington-based artists to submit existing samples of work to be considered for the opportunity to design a new mural in downtown Seattle!

About the Project



Now create your own Jotform - It's free!

Create your own Jotform



Now create your own Jotform - It's free!

Create your own Jotform

1305 Stewart is a new, 15-story life sciences building located in the Cascade neighborhood on the edge of The Denny Triangle. One component of the project is a large-scale mural running alongside the north wall of Upper Denny Way, the bridge overpass over I-5.

We're seeking WA-based visual artists and/or creative teams that have a connection to the Cascade neighborhood or otherwise feel like they can represent it well. Emerging, BIPOC, and LGBTQ+ artists are strongly encouraged to apply. You must be interested in making public artwork with some involvement from the community. You don't necessarily have to have prior mural-making experience to be considered (see Selection Criteria below).

About the Site

The site is on the eastern border of the Cascade neighborhood, which has historically been a municipal crossroads and is a critical point of intersection within the city, both in regards to transit as well as cultural, social and economic diversity. This project is intended to welcome visitors by shining light on the area's rich history as well as celebrating current initiatives to revitalize the community. The site is across from [YouthCare](#), an organization which provides services to at-risk youth, and will sit atop the current footprint of [El Corazón](#), home to over 100 years of local music and industrial history. It is also located near the bustling technology and innovation hub of South Lake Union.

Photos of the area where the mural will be installed are shown above.

About the Process

The mural will be produced by [Urban ArtWorks](#), a Seattle-based 501(c)3 nonprofit organization who builds community through public artwork and whose mission is to engage youth, artists and communities in the creation of public artwork that inspires connections and honors their voices.

As part of the production process we will host Community Paint Days, during which we invite members of the community to participate in the production of the artwork. Typically, Community Paint Days of this scale can include anywhere between 50-100

A Mural Committee including key stakeholders from the neighborhood, project team, and Seattle Design Commission has been established to create a narrative and direction for the mural's vision, as well as provide input and feedback on local artist portfolios and proposals.

For this phase of the submission process, we ask that Artists submit 5-10 completed samples of work for Committee review---**we are not asking for new ideas or proposals at this time**. Please submit photos in JPG or PNG format as single images; do not collage multiple images into one file.

Narrative and Vision

From the portfolio submissions received, (2) finalists will be selected to submit site-specific concept designs based on the project vision and narrative. Below are some guiding themes and inspiration to keep in mind as you select work from your portfolio for Committee review. Ultimately, these ideas will help guide how you might craft a proposal, if selected as a finalist:

- Social justice, including housing stability and affordability
- Environmental sustainability
- Represent the multicultural nature of the whole community
- Include bright colors that are cheerful, hopeful, and welcoming
- Honor the area's tie to music and nod to the iconic El Corazon music venue, where notable musicians such as Jimi Hendrix, Sonny & Cher, and the Fabulous Wailers have played in the past
- Looks toward innovation, progress, and a sustainable future in an upbeat manner that invites more life and vitality to the area
- Evoke a spirit of place that simultaneously captures the hope and grit of this area

Finalists are strongly encouraged to do site-specific research and spend some time immersing themselves in the area.

Timeline and Compensation:

Jan 26-Feb12: RFQ (Request for Qualifications) Submissions window open

Feb 12-20: Submissions received, organized, presented to/reviewed by committee

Feb 21-23: Finalist selection

Feb 26/7: Finalists notified and RFP (Request for Proposal) issued

March 13-15: RFPs review by committee and muralist selected

Spring 2024: Final mural design developed

Spring/Summer 2025: Mural installed

Each of the (2) finalists will be compensated \$1,000 each for their concepts in the RFP phase. After review of the submissions from both finalists, one artist (or artist team) will be selected to proceed with designing the mural.

The selected Artist will be compensated a minimum \$12,000 for designing and helping to produce the mural. This amount is separate and in addition to the \$1,000 proposal fee. The final amount will depend on artist experience, involvement with the community events, and production labor needed to complete the mural once the paint day is over. The Artist's specific scope of work and responsibilities will be developed and clearly defined as part of contracting with Urban ArtWorks prior to the start of the mural.

All supplies and equipment will be provided by Urban ArtWorks, as well as skilled production support.

Selection Criteria

Submissions will be evaluated with the following criteria in mind:

- Ability to complete the project given scope, budget and timeline
- Ability to create a design that can be painted by the community
- Quality of work and attention to detail
- Interest in the project's narrative and connection to the area
- Experience (emerging artists are encouraged to apply! It is OK if you do not have prior mural-making experience; Urban ArtWorks will help produce the art on large scale with help from the community).

How to Submit

To express your interest in this project, use the form below (if you have any issues opening the form, please try another browser). **Submissions are due by end of the day February 12th.**

to Alex Nason (alex@urbanartworks.org) and CM Ruiz (cm@urbanartworks.org) with images of your work samples as attachments.

Digital submissions are strongly preferred if possible, although we are also accepting hard-copy submissions. If mailing your submission, please post-mark your submission no later than **February 12th** and address it to:

Urban ArtWorks

815 Seattle Blvd S
Ste B7, Seattle, WA
98134

Please email Alex Nason and CM Ruiz with any questions, issues, etc.

Thank you and we look forward to seeing your work!

Name *

First Name

Last Name

Nickname / Artist Alias (if any)

Preferred Pronouns

Email *

example@example.com

Are you able to complete concepts by March 12th if selected as a finalist? *

Yes

No

Social media, if any (please specify which platform; e.g. Instagram, Tik Tok, etc)

Website or online portfolio

Statement of interest: please provide a brief statement 350 words max about your interest in the project and your connection to the area, if any, as well as your approach to developing concepts for the project. *

Resume or CV



Browse Files

Drag and drop files here

Artist Bio *

Upload images of your work samples *



Browse Files

Drag and drop files here

In what area of WA do you reside? *

Puget Sound

Central

Northern

Eastern

Western

Southern

Peninsula/Islands

Other

Because this public artwork will be made for and by the community, we'd love to know a little about the community you represent. Please share a sentence or two about your community below and/or your feelings about working with the community to produce the mural. *