

1305 Stewart Street Vacation Review and Evaluation



SDOT Street Use Street Vacation Comments Tracking

1305 Stewart St. SUVAC000005. Circulation Date: 2/8/2023

Item	Subject (Dept/Division)	Reviewer	Page	Document Type	Comments	Date
1	SDOT Real Property	Mary Jung	-	-	No Comment	2/13/23
2	Comcast	Ryan Farmer	-	-	We are only utilizing the poles on Denny way, south of the proposed lots. We do not have any infrastructure in the alley.	2/28/23
3	SCL Street Lighting	David Dean	7 (24)	Exhibits - Site Plan	Existing light poles are not shown, new trees need 20' clearance from street light poles, 15' from pedestrian light poles	2/21/23
4	PSE	Emily Twigg	-	Exhibits / Bluebeam Session	Review comments for PSE gas facilities are included below: Contact MapRequest@pse.com for all as-built drawings regarding utility locations in the project area. Please add notes for the following: Maintain a minimum 1' vertical separation when crossing gas mains or services. Maintain a minimum 3' horizontal separation when running parallel to gas mains or services. If HP or > 4" Pipe is encountered, please add a note to contact PSE PI Inspector before working near HP or > 4" gas mains: Glenn Huden (206)-396-4159 Glenn.Huden@pse.com) Glenn covers downtown. Troy Peterson (206-396-0730 troy.peterson@pse.com) covers S Seattle Mitch Balzer (253-377-9539 mitchell.balzer@pse.com) covers N Seattle. Coordinate with PSE Customer Construction Services at 1-888-321-7779 and a PSE project manager for relocation of gas mains and services as needed. Locate and protect all gas facilities in the field.	2/10/23



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5	SDOT DevRev	Jackson Keenan-Koch	-	-	<p>This vacation proposal meets or exceeds the street improvement requirements for the current development. In addition, the applicant team has demonstrated that all required loading facilities and solid waste collection can occur from below-grade on the project site, without impacts to the public ROW.</p> <p>The applicant proposes several features of public benefit. I have comments on two of these items: First, SDOT is open to the applicant's proposal to convert the lower Denny Roadway to a curbless treatment and provide pedestrian amenities with restricted access to emergency vehicles only. However, as there are limited pedestrian draws to the location beyond access to the site itself, the value of the improvement to the general public may be limited. Second, SDOT supports the proposal for a protected bicycle lane along the project frontage on Eastlake Ave. We encourage the project team to study opportunities to make this improvement more generous, including by removing parking on Eastlake, freeing up space to widen the sidewalk and expand a landscaped buffer out to the existing edge of the roadway. If the protected bicycle lane concept and curbless treatment of the lower Denny Roadway do advance as a part of the public benefit package, the Development Review team will provide planning for 0-30% civil design of these improvements under a major Street Improvement Permit.</p>	



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6	SDOT Parking Ops	Kelly Hall	2	Boundary and Topo Survey	With the vacation of the alley, the project should ensure that all code requirements for loading berths are met on site and understand that vacating the alley removes a location for commercial vehicle loading. This may require additional loading to be designated in the adjacent curb lane on Eastlake Ave E where curbspace remains. The project should take this into consideration when designing the landscape area along Eastlake Ave E. Additionally, the removal of the alley also removes the ability to stage waste containers in the ROW in a way that does not interfere with vehicle or curbspace operations on a street right-of-way. With vacating the alley, SDOT recommends that the project coordinate with SPU solid waste to provide waste staging and collection from the private parcel.	3/16/23
7	SDOT SIP Review	Mick Dawn	2	Boundary and Topo Survey	Coordinate to have all utilities relocated out of existing alley	2/13/23
8	SDOT Urban Forestry	Ben Roberts	-	-	No Action required/no comments	2/10/23
9	SPU Water Sewer Drainage	Steve Resnick	-	-	No Action Required	2/17/23
10	SDCI Land Use Review	Joseph Hurley	-	-	As the SDCI Land Use Planner for the associated MUP (3034759-LU) I support the petition, as it allows for a design that better meets the intent of the Design Guidelines.	3/29/23



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11	Cascade Neighborhood Council	Executive Board	-	-	<p>Summarized: It is not conducive to our Neighborhood Sustainable Guidelines to replace long time, low income housing, and historic music venue, with offices. We are curious if Historic Seattle has given a look at this location as possible nomination for preservation? And also has there been any news articles we missed about this proposal? None of our members received a mailer mentioned, 750 foot radius? I guess CNC address was not included?</p> <p>After the loss of such important life necessities like affordable housing, and historic live music venue for Seattle community, the public benefits proposed for Alley Vacation seem minimal.</p> <p>Cascade Neighborhood Council would recommend that the public benefits proposed in the Alley Vacation, should at the very least include an outdoor space for music and live performance in addition to the public art installations proposed. And because of the housing loss, the public benefits should be something our neighborhood needs, like live/work artist space, incorporated into the unwanted office building.</p> <p>CNC would support vacation if public benefits were substantially increased for such a huge loss to Seattle</p> <p>(full response included in comments package sent to petitioner)</p>	4/14/23



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12	Seattle Neighborhoods, Historic Preservation	Sarah Sodt	-	-	While it is unlikely that the property meets the standards for designation as an individual city landmark, you might consider recommending honoring the site's social and cultural history, including the site's association with the LGBTQ community, through the public benefit requirements for street vacations. It would be worth considering a dedicated community and/or performance space – this would be a meaningful way to honor the cultural history of the site and activate the development in a way that continues to be supportive of arts and culture in the future.	4/14/23

No comments/response received or waiting on response:

- AT&T – rec'd out of office from Gregory Roberts
- Century Link – rec'd undeliverable to contact Michael Eldred (do not have a different contact listed in our secondary review list)
- Enwave – no response
- SFD – no response
- KC Metro – no response
- SCL Plan Review (Ray Ramos) – no response
- SCL Real Properties – no response
- SDCI Zoning – responded that they were not familiar with how to do this review and would research with other LU managers (2/9/2023). No response since.
- SDOT HUB - no response
- SDOT ADA Review – no response
- SDOT Light/Signals Design – no response
- SDOT Pavement Management – no response



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- SDOT Policy and Planning – No response
- SDOT Roadway Structures – no response
- SDOT Street Maintenance – no response
- SDOT Transportation Ops – no response
- SPU Real Estate Svs – no response
- SPU Solid Waste – no response
- Verizon – no response
- Wave – no response
- WSDOT – no response
- Zayo – no response
- SLU Chamber – no response

2/15/2023 Public Benefit Components Discussion (Internal Meeting)

Attendees: Jackson Keenan-Koch (SDOT DevRev), Hallie O'Brien (SDOT, bike program manager), Taneum Luciani (SDOT, Bike Trails Design); Christiana Farrell (SDOT Project Development), Jeanette DuBois (SDOT Street Vacations)

- Feedback from the team on proposal is that they are more interested in seeing a bike lane on Eastlake then the plaza improvements along Denny Way
- Operations wants to see a rolled curb at Stewart St (closed to all except emergency vehicles)
- Design of PBL on Eastlake
 - Project team doesn't want to change the law office curb cut (corner lot) - does not want to tie in the development project to taking away the curb cut at the curb cut, which restricts the opportunity for a PBL along entire street.
 - Looking at an increased landscape zone, a paint and post bike lane (requesting 6 feet wide)
 - Requesting to study the signal/intersection for bike improvements
 - Need someone from TOD do get a phasing diagram of the intersection (Dodd Pharis)

To: Mickelson, Brian <Brian.Mickelson@seattle.gov>
Cc: Chau, Lan <Lan.Chau@seattle.gov>
Subject: FW: 1305 Stewart - Right-of-Way Drainage Strategy Meeting

Hi Brian,

This inquiry came in regarding a possible voluntary GSI project, see below and attached.
Not sure if this something you've already heard about, but if not, should I direct them to contact you?

Thanks,
Steve

From: Bailey Cook <baileyc@cplinc.com>
Sent: Thursday, June 8, 2023 11:27 AM
To: Chau, Lan <Lan.Chau@seattle.gov>; Resnick, Steve <Steve.Resnick@seattle.gov>; Keenan-Koch, Jackson <Jackson.Keenan-Koch@seattle.gov>
Cc: Rebecca Fuchs <rebeccaf@siteworkshop.net>; Mark Brands <markb@siteworkshop.net>; Ashley Smith <Ashley.Smith@perkinswill.com>; Jennifer Whelan <Jennifer.Whelan@perkinswill.com>; Kyle Malaspino <KyleM@cplinc.com>; Priyanka Jeevaretanam <priyankaj@cplinc.com>
Subject: 1305 Stewart - Right-of-Way Drainage Strategy Meeting

CAUTION: External Email

Hi Lan and Steve – We are working on a project located at 1305 Stewart St that is pursuing an alley vacation. As part of our public benefits, we are looking at opportunities to treat stormwater on both Stewart St and Denny Way adjacent to the site. Our current proposal includes collecting runoff from the curb line of Stewart St, bringing it to a bioretention planter on-site and discharging to the existing 48" PSD in Yale Ave N/Stewart St. See attached for preliminary plans for Stewart St. On Denny Way, we are looking at either locating a bioretention planter in the ROW or bringing it on-site similar to Stewart St. Would you be available to meet with us to discuss how we can achieve this goal? I've listed some potential meeting times below. Please let me know if any work for you. If not, please propose an alternative.

Tuesday 6/13 12:00-1:00 or 2:00-3:00

Wednesday 6/14 10:30-12:00

Thursday 6/15 10:30-3:00

Thank you,

Bailey Cook, PE
Civil Project Manager
COUGHLINPORTERLUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING
801 SECOND AVE / SUITE 900 / SEATTLE WA 98104

From: [Barnett, Beverly](#)
To: [DuBois, Jeanette](#)
Cc: [Gray, Amy](#)
Subject: FW: 1305 Stewart - Right-of-Way Drainage Strategy Meeting
Date: Tuesday, June 13, 2023 2:30:02 PM
Attachments: [2023-06-08 1305 Stewart St Drainage Strategy.pdf](#)
[23_0525_1305_Sidewalk_Trench_Drain.pdf](#)
[2023-05-25 1305 Stewart St Drainage Sections.pdf](#)
[image001.png](#)
[image003.png](#)

fyi

From: Mickelson, Brian <Brian.Mickelson@seattle.gov>
Sent: Tuesday, June 13, 2023 2:00 PM
To: Barnett, Beverly <Beverly.Barnett@seattle.gov>; Nelson, Alyse <Alyse.Nelson@seattle.gov>
Subject: FW: 1305 Stewart - Right-of-Way Drainage Strategy Meeting

Hi Beverly, Alyse,

We recently received a proposal from the development project at 1305 Stewart St to construct GSI to manage road runoff from Stewart St. Per the note below, they are considering the GSI as part of the public benefit agreement associated with the alley vacation.

Since this project is located within our green stormwater infrastructure incentive eligibility area (we're building a program to incentivize developers to go "beyond code" to help with drainage and wastewater system capacity and/or water quality treatment), I wanted to check with you about how SDOT defines ROW improvements as part of the public benefit criteria and see if you have any other information about how "public benefit" is determined when there are street or alley vacations. I think the process is generally stewarded by the Seattle Design Commission, but otherwise I haven't had a lot of experience with how public benefits are defined in these instances. The issue for us is whether we can justify paying for "beyond code" improvements if the same improvements are already considered "public benefit."

Happy to schedule a time for us to chat if you're amenable. Thanks in advance for any info you're able to provide.

Brian

Brian Mickelson (he/him/his)
Strategic Advisor, Drainage & Wastewater Line of Business
Seattle Public Utilities
M: 206-681-5745 | O: 206-233-7279 | brian.mickelson@seattle.gov

From: Resnick, Steve <Steve.Resnick@seattle.gov>
Sent: Friday, June 9, 2023 1:58 PM

6/28/2023 Meeting on GSI Private-Public Partnerships Program (Internal Meeting)

Attendees: Beverly Barnett (SDOT), Jeanette DuBois (SDOT), Brian Mickelson (SPU)

- Leverage investment they are already making in stormwater runoff and justify paying for that and adding to stormwater/GSI infrastructure at the city
- GSI team is matrix's from a lot of other teams in policy and program development
- They have a map of the city that they have known system issues/problems
- This area is in the mapped area
- Trying to figure out where they may run into "gift of public funds" vs their public benefit requirement
- Council has looked at infrastructure and utility things in the regulatory side of things rather than in public benefit
 - The GSI sounds like it falls in a grey area.
 - Public Benefit has been more in the amenity line rather than the climate mitigation
- What might the developer NOT offer if we took this as public benefit
- If the city already has money for this it would be better for the developer to spend their money on tangible public benefits that the public can see and use (such as bike connections and community connections and enhancements)
- The developer approached SPU with this idea for green infrastructure
 - The proposal, in this drainage risk area, at a low cost to the city or for free...they are proposing to install green infrastructure (bioswales, etc) if they can have enough space in the frontage. They can then manage runoff from coming off of Stewart and entering into the system.
 - The city would pay them on a dollar per square foot managed for flow control. They will give them bonus for vegetation, open space, and other factors.
 - The most they have given to a project in 500k, but assuming this project would at most get 100k to 200k
 - Maintenance: who will maintain? SPU would probably maintain - donated asset.
- The developer could do public enhancements around the site - with landscaping, benches, public education component.
- Maintenance with developer partnerships - if there is hardscape or underdrain, the city would maintain and they would split the maintenance through an MOA - the building management does watering, plant maintenance, etc... The city would do vac-out, etc
 - This would ultimately be the city's liability