



SEATTLE CITY COUNCIL

Transportation, Waterfront, and Seattle Center Committee

Agenda

Thursday, August 6, 2026

9:30 AM

Council Chamber, City Hall

600 4th Avenue

Seattle, WA 98104

Rob Saka, Chair

Alexis Mercedes Rinck, Vice-Chair

Dionne Foster, Member

Robert Kettle, Member

Eddie Lin, Member

Chair Info: 206-684-8801; Rob.Saka@seattle.gov

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Council Chamber Listen Line: 206-684-8566

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SEATTLE CITY COUNCIL
Transportation, Waterfront, and Seattle Center
Committee
Agenda
August 6, 2026 - 9:30 AM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://seattle.gov/council/transportation-waterfront-and-seattle-center>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Please register in advance in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <https://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

Members of the public may address items on the agenda and matters within the purview of the committee. Please register in advance to be recognized by the Chair.

D. Items of Business

1. [Appt 03570](#) **Appointment of Benjamin Cohen as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

Attachments: [Appointment Packet](#)

Supporting

Documents: [Presentation for items 1 and 2](#)

Briefing, Discussion, and Possible Vote

Presenter: Tiffani Melake, Waterfront Operations Manager, Seattle Center

2. [Appt 03571](#) **Appointment of Efrem Fesaha as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Tiffani Melake, Waterfront Operations Manager, Seattle Center

3. [Appt 03572](#) **Appointment of Michael Johnson as member, Seattle Center Advisory Commission, for a term to September 28, 2029.**

Attachments: [Appointment Packet](#)

Supporting Documents: [Presentation for items 3 through 7](#)

Briefing, Discussion, and Possible Vote

Presenter: Randy Engstrom, Interim Director, Seattle Center

4. [Appt 03573](#) **Appointment of Ashley McClaran as member, Seattle Center Advisory Commission, for a term to September 28, 2029.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Randy Engstrom, Interim Director, Seattle Center

5. [Appt 03574](#) **Reappointment of Eric Berlinberg as member, Seattle Center Advisory Commission, for a term to September 28, 2029.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Randy Engstrom, Interim Director, Seattle Center

6. [Appt 03575](#) **Reappointment of John Olensky as member, Seattle Center Advisory Commission, for a term to September 28, 2029.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Randy Engstrom, Interim Director, Seattle Center

7. [Appt 03576](#) **Reappointment of Sarah C. Rich as member, Seattle Center Advisory Commission, for a term to September 28, 2029.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Randy Engstrom, Interim Director, Seattle Center

8. **Overview of Waterfront Park**

Attachments: [Presentation](#)

Briefing and Discussion

Presenter: Tiffani Melake, Waterfront Operations Manager, Seattle Center

9. [CF 314550](#) **Request for modification of conditional approval of a petition of Swedish Health Services to vacate the alley in Block 95, Terry's Second Addition to the City of Seattle (CF 314304 and CF 314477).**

Attachments: [Alley Vacation Modification Request](#)
[Unexecuted Council Conditions](#)
[Draft Council Conditions](#)
[Seattle Department of Transportation \(SDOT\) Recommendation](#)

Supporting Documents: [Central Staff Memo](#)

Briefing, Discussion, and Possible Vote

Presenter: Rebecca Maskin, Council Central Staff

E. Adjournment



Legislation Text

File #: Appt 03570, **Version:** 1

Appointment of Benjamin Cohen as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Benjamin Cohen</i>		
Board/Commission Name: <i>Central Waterfront Oversight Committee</i>		Position Title: <i>Owner of a Hotel Property</i>
☒ Appointment OR ☐ Reappointment		City Council Confirmation required? ☒ Yes ☐ No
Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: <i>Fill in appointing authority</i>		Term of Position: * 1/1/2026 to 12/31/2027 ☒ <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Queen Anne</i>	Zip Code: <i>98121</i>	Contact Phone No.: [REDACTED]
Background: <i>Benjamin Cohen brings over 20 years of experience in high-profile, high-demand leisure and business markets, with a strong track record of driving top-line revenue through innovative, multi-channel strategies. He is a creative and strategic thinker, skilled in developing multi-year plans that enhance market positioning, increase share, and optimize operational performance. Throughout his career, he has navigated complex and sensitive labor markets, building and leading high-performing teams while mentoring high-potential talent to achieve measurable results.</i> <i>Currently serving as General Manager and Director of Operations at the Seattle Marriott Waterfront, he oversees Rooms, Food & Beverage, Event Management, and Banquets teams for one of Seattle's premier hospitality properties. Under his leadership, the property achieved its highest Guest Satisfaction Survey (GSS) ITR score since 2015, reflecting his focus on curated and personalized experiences for cruise and leisure guests. He has successfully repositioned food and beverage outlets, including reopening the dinner restaurant to restore revenue to pre-pandemic levels, while implementing operational efficiencies that drove a 57.3% flow-through for 2023.</i> <i>His energetic leadership style and commitment to excellence continue to deliver exceptional financial performance and elevated guest experiences. Both guest satisfaction and associate engagement are ahead of year-end targets, and 2024 results are on track to meet budgeted revenue and profit goals.</i>		
Authorizing Signature (original signature): <i>Katie B. Wilson</i> Date Signed (appointed): 05/01/2026		Appointing Signatory: <i>Katie B. Wilson</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Benjamin Cohen

Strategic Operations and Revenue Leader

20+ years of experience in high-profile, high-demand leisure and business markets. Creative and strategic thinker skilled in driving top-line revenue through multiple channels. Success crafting multi-year strategies for hotel positioning and market share growth. Dynamic leader with strong track record in challenging and sensitive labor markets. Energetic leadership style that develops strong teams while mentoring high-potential talent. Driving exceptional financial results through process optimization and efficiencies.

Professional Experience

General Manager/Director of Operations— Seattle Marriott Waterfront • Aug 2022 - Present

- Managing Rooms, Food & Beverage, Event Management and Banquets teams for the rate-leader in the Seattle market.
- As rate-leader in the market, developed curated and personalized experiences for cruise and leisure guests to drive guest scores and market share. Led property team to highest GSS ITR property score since 2015.
- Led repositioning of F&B outlets, including reopening dinner restaurant to return outlet revenue to 2019 levels.
- Implemented strategies and efficiencies that led to a flow-through of 57.3% for 2023.
- 2024 results on pace to achieve budgeted revenue and profit margin. Guest satisfaction and Associate satisfaction scores are ahead of their year-end goals.

Director of Operations— Courtyard King Kamehameha Kona Beach Hotel, Kailua-Kona, HI • Aug 2021 – July 2022

- Led resort operations of the largest Courtyard in the world with 455 rooms and 20K sq ft of meeting space.
- Led operations team through periods of high occupancy and low staffing to above brand GSS scores with ADR increase of \$70 over 2019.
- Through driving F&B and ancillary revenues helped to lead property to highest total revenue in history.
- Grew GOP margin to over 50% implementing improvements in technologies and operations: mobile dining, mobile key, ipoolside; redeployed line staff for efficiencies, and reconfigured DAF/Resort Fee to increase capture.

Resort Manager— Sheraton Kona Resort and Spa at Keauhou Bay, Kailua-Kona, HI • March 2020 – Aug 2021

- Beginning in March 2020 assumed additional responsibilities as Resort Manager.
- Strategically added and implemented new and creative revenue streams for the hotel throughout 2020 and 2021 to position hotel to increase miscellaneous revenues by over 10% to previous years as travel recovered.
- Operations leader for only Big Island resort to stay open throughout entire pandemic. Wrote, communicated, and rolled out various LSOP's to all departments for operating safely while still delivering expected levels of customer service with minimal staff.

Benjamin Cohen



- Implemented plan to drive maintenance, staffing and operational improvements that drove hotel to highest customer service scores in the history of the resort all while downsizing management staff by over 50%.
- Tapped to work with Marriott Corporate for in an Area level position with Marriott Global Finance to coordinate installation and usage of Atlas Enhanced labor tool to Hawaii Marriott Managed hotels.

Director of Revenue Management– Sheraton Kona Resort and Spa at Keauhou Bay, Kailua-Kona, HI ▪ July 2013 – March 2020

- Led property sales strategy through Covid recovery, leading to ADR gains of 30% over 2019.
- Led revenue team to best year ever 2015, 2016, 2017. Was positioned for another record year before volcanic eruption in 2018.
- Sheraton Kona recognized as Starwood Hawaii Hotel of the Year in 2015 for achieving highest RevPAR and RPIPC in the region.
- With no DOSM on property, led Sales, Revenue, Events team through the building and implementation of all Marriott systems.

Director of Revenue Management– Westin Jersey City Newport, Jersey City, NJ ▪ July 2011 – July 2013

- Award for 2012 New York City Metro Market DORM of the Year.
- Was able to increase market share in 2012 by growing business in new market segments to replace lost air crew business from 2011.
- As DORM of property during integration into NYC Sales Metro Market, was responsible for cultivating hotel relationship with the metro market sales team as well as educating sales force of 50 sellers on hotel needs and trends.

Director of Revenue Management/Revenue Manager– Sheraton Kona Resort, Kailua-Kona, HI ▪ November 2009 – July 2011

- 2010 Starwood Hawaii Regional Award for Best YOY Market Share Improvement.
- Served as Lead Six Sigma Green Belt for the property.
- 2010 Revpar Achievements – reversed three year trend of negative revpar and market share growth with Big Island market still in recession.

Education

Bachelor of Arts in Chemistry – Duke University, Durham, NC 2003
2002 Atlantic Coast Conference Scholar Athlete Award Recipient
4-time Varsity letterman for Duke University Fencing Team
2001 All American Award Recipient
2001 Most Valuable Player – Duke University Fencing Team

Central Waterfront Oversight Committee

20 Members: Pursuant to Ordinance 125761 and Section 5 amended by Ordinance 126983, 14 members subject to City Council confirmation, all positions shall be 2-years except positions 15 through 20 which shall be permanent.

- 7 Mayor- appointed
- 7 City Council- appointed
- 6 Other Appointing Authority: Chief Executive Officer, Executive Director or designee

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	At-Large (Environmental)	Donny Stevenson	1/1/26	12/31/27	3	Mayor
			2.	At-Large (Labor)	Katie Garrow	1/1/26	12/31/27	3	Council
6	M	7	3.	At-Large	Gerry Johnson	1/1/26	12/31/27	3	Mayor
			4.	At-Large	Pamela Quadros	1/1/26	12/31/27	2	Council
			5.	At-Large	Eric R. Howard	1/1/26	12/31/27	2	Mayor
3	F	2	6.	At-Large	Michelle A. Rusk	1/1/26	12/31/27	2	Council
			7.	LID Residential Tenant	Leslie Veloz	1/1/26	12/31/27	2	Mayor
6	M	6	8.	LID Commercial Tenant	Jim Rowe	1/1/26	12/31/27	3	Council
			9.	LID Hotel Property Owner	Benjamin Cohen	1/1/26	12/31/27	1	Mayor
6	F	7	10.	LID Condominium Owner	Emily Hooper George	1/1/26	12/31/27	3	Council
6	M	7	11.	LID Residential Apartment Property Owner	Edward M. Leigh	1/1/26	12/31/27	3	Mayor
			12.	LID Office Property Owner	Ryan Smith	1/1/26	12/31/27	2	Council
			13.	LID property on or within one block of Pike/Pine St. owner	Shawn Jackson	1/1/26	12/31/27	3	Mayor
			14.	LID Commercial/Retail Property Owner	Efrem Fesaha	1/1/26	12/31/27	1	Council
6	F	3	15.	Pike Place Market PDA	Rachel Ligtenberg	9/1/25			Executive Director (or designee)
			16.	Seattle Aquarium Society	Meg McCann	1/1/26			Chief Executive Officer (or designee)
6	M	4	17.	Downtown Seattle Association/MID	Jon Scholes	12/31/19			Chief Executive Officer (or designee)

6	M	NA	18.	Seattle Historic Waterfront Association	Bob C. Donegan	12/31/19			Executive Director (or designee)
6	F	2	19.	Alliance for Pioneer Square	Lisa Dixon Howard	12/31/19			Executive Director (or designee)
			20.	Port of Seattle	Geri Poor	1/1/24			Executive Director (or designee)

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2									2			
Council	1	2					1			2			
Other	2	2								4			
Total	5	4					1			8			

Key

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M**= Male, **F**= Female, **T**= Transgender, **NB**= Non-Binary, **O**= Other, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



CENTRAL WATERFRONT OVERSIGHT COMMITTEE (CWOC)

STEPS COMMITTEE

August 6th, 2026

Presented by: Tiffani Melake, Waterfront Park Operations Manager

CENTRAL WATERFRONT OVERSIGHT COMMITTEE (CWOC)



OVERSIGHT COMMITTEE ROLE

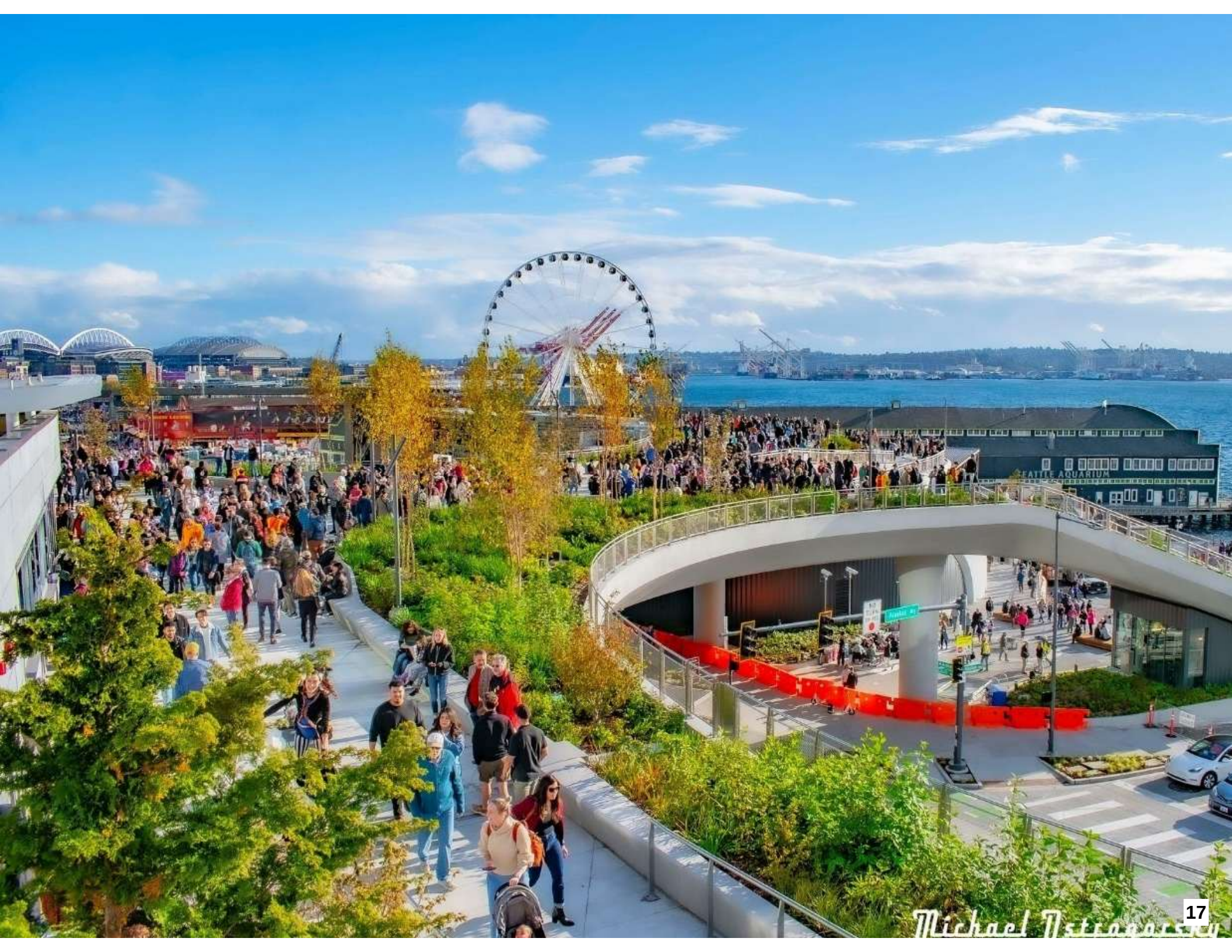
- Mayor/Council appointed. 20 members, including:
 - At-Large (6)
 - LID Tenant/Owner (8)
 - Non-Profit (5)
 - Port (1)
- Developed the Waterfront Park Performance Standard in 2021
- Advises on central waterfront operations, maintenance, safety, cultural and recreational programming
- Provides annual report to Mayor and Council

CENTRAL WATERFRONT OVERSIGHT COMMITTEE

- Committee work started Jan 2020, and COVID-19 impacted committee work
- 2023 Legislation reset original terms to 4 years and added:
 - Port of Seattle (Permanent)
 - Friends of Waterfront Park (Ex-Officio)
 - Seattle Center (Ex-Officio)
- 2026-2028 next appointment cycle (2-year cycle)
- Quarterly meetings

APPOINTMENTS

POS #	Position Title	Name	REAPPOINTMENT OR APPOINTMENT	Appointed By
9	LID Hotel Property Owner	Ben Cohen	APPOINTMENT	Mayor
14	LID Commercial/Retail property Owner	Efrem Fesaha	APPOINTMENT	Council





Legislation Text

File #: Appt 03571, **Version:** 1

Appointment of Efrem Fesaha as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Efrem Fesaha</i>		
Board/Commission Name: <i>Central Waterfront Oversight Committee</i>		Position Title: <i>Owner of a Commercial/Retail Property</i>
☒ Appointment OR ☐ Reappointment		City Council Confirmation required? ☒ Yes ☐ No
Appointing Authority: ☒ City Council ☐ Mayor ☐ Other:		Term of Position: * 1/1/2026 to 12/31/2027 ☒ <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Downtown Seattle</i>	Zip Code: <i>98101</i>	Contact Phone No.: [REDACTED]
Background: <i>Efrem Fesaha is a seasoned executive with a robust career spanning over a decade as a Chief Executive Officer and 14 years as a financial analyst. As the Founder and CEO of Boon Boona Coffee, Efrem has leveraged his extensive financial expertise to grow the company into a thriving business with four owner-operated cafes, ten branded cafes in corporate offices, over 70 grocery store locations, and a strong presence in e-commerce and wholesale.</i> <i>Inspired by the vibrant café culture of Asmara during a transformative trip to Eritrea in 2011, Efrem returned to Seattle with a vision to enter the coffee industry. His entrepreneurial spirit and strategic acumen have since driven Boon Boona Coffee's success.</i> <i>Efrem is dedicated to supporting organizations with a focus on environmental sustainability and social consciousness. His blend of executive leadership, financial expertise, and entrepreneurial drive positions him to contribute meaningfully to mission-driven, community-focused organizations. Efrem is eager to apply his skills and experience to furthering impactful, growth-oriented initiatives.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 04/14/2026		Appointing Signatory: <i>Rob Saka</i> <i>Seattle City Councilmember</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Efrem Fesaha

Board Member Bio



Boon Boona Coffee - Since 2012, Boon Boona has been all about coffee and community. Our specialty grade coffee is ethically sourced from Africa exclusively, with a focus on supporting woman-owned growers. The incredible coffee we receive from Africa is roasted locally for the freshest and fastest turnaround, all while producing a high quality coffee experience. We are focused on providing a welcoming cafe that builds community, honoring and incorporating elements of traditional East African coffee ceremony, while fostering an inclusive, community space that serves as a place for gathering. We are proud to provide pop-up opportunities for artists, non-profits, and local small businesses.



Efrem Fesaha
CEO & Founder

Mailing Address:

Efrem Fesaha is a seasoned executive with a robust career spanning over a decade as a Chief Executive Officer and 14 years as a financial analyst. As the Founder and CEO of Boon Boona Coffee, Efrem has leveraged his extensive financial expertise to grow the company into a thriving business with four owner-operated cafes, ten branded cafes in corporate offices, over 70 grocery store locations, and a strong presence in e-commerce and wholesale.

Before establishing Boon Boona Coffee, Efrem made significant contributions to major Fortune 500 companies such as Holland America Cruise Line, Nordstrom, and Amazon. At Amazon, he developed financial models and advised on key financial decisions, managing \$300 million in inbound freight and identifying \$200 million in receivables opportunities. At Nordstrom, he oversaw budgets and financial forecasts for over 600 employees and \$45 million in labor expenses. His expertise also includes negotiating \$5-\$10 million renovations and managing substantial expenses in the cruise industry, particularly fuel and freight logistics.

Inspired by the vibrant café culture of Asmara during a transformative trip to Eritrea in 2011, Efrem returned to Seattle with a vision to enter the coffee industry. His entrepreneurial spirit and strategic acumen have since driven Boon Boona Coffee's success.

Efrem is dedicated to supporting organizations with a focus on environmental sustainability and social consciousness. His blend of executive leadership, financial expertise, and entrepreneurial drive positions him to contribute meaningfully to mission-driven, community-focused organizations. Efrem is eager to apply his skills and experience to furthering impactful, growth-oriented initiatives.

CERTIFICATIONS

- B.A. Sociology, Washington State University 2004
- Minority Business Executive Program, Certificate, University of Washington 2019
- University of Washington, Ascend Program, Certificate 2019

AWARDS

- U.S. Small Business Administration (SBA) Washington Small Business Person of the Year award for 2022
- U.S. Small Business Administration (SBA) Pacific Northwest Small Business Person of the Year award for 2022
- 2022 Urban League's Community Coalition
- 2023 Tabor 100, Community Service Crystal Eagle Award

RECOGNITION

- Ranked as Imbibe's "75 Places to Watch"
- Featured in Time Magazine, Economist, Eater, and Puget Sound Business Journal - topics on Small Business Entrepreneurship and Coffee Industry Expertise

Central Waterfront Oversight Committee

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Legislation Text

File #: Appt 03572, **Version:** 1

Appointment of Michael Johnson as member, Seattle Center Advisory Commission, for a term to September 28, 2029.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Michael Johnson*

Board or Commission Name: *Seattle Center Advisory Commission*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** *9/29/2026 to 9/28/2029*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Council District 7*

Appointee brief overview: *Growing up in South Seattle, Michael Johnson developed a deep appreciation for the role public spaces play in shaping community identity and opportunity. That foundation continues to drive his commitment to serving others, including his volunteer work with St. Vincent de Paul, where he gives back to the communities that shaped him. For Michael, joining the Seattle Center Advisory Commission is an opportunity to help ensure that one of Seattle's most beloved civic institutions remains a welcoming, world-class destination for every corner of the city.*

Michael is a civic impact leader and urban placemaking executive with a passion for building public spaces that are vibrant, inclusive, and financially sustainable. As Director of Park Experience at Friends of Waterfront Park, Michael helped launch Seattle's new waterfront destination, delivering an award-winning grand-opening season and establishing the park as a cornerstone of Seattle's public realm.

With deep roots in Seattle's civic landscape, Michael has spent his career bridging community programming, equitable access, and operational excellence. His prior work as Director of Public Realm Operations at the Downtown Seattle Association gave him firsthand experience collaborating with Seattle Center's neighboring institutions, city agencies, and community partners to activate public spaces and drive meaningful impact for residents and visitors alike. Michael's background in both public and private sector operations brings a balanced perspective to advisory leadership that values bold programming, responsible stewardship, and Seattle's unique role as a gathering place for all communities. A proud graduate of Washington State University's Carson College of Business, he brings both academic grounding and real-world expertise to every table he sits at.

Appointing Authority Signature:

Date Signed: *6/16/26*

Appointing Authority Printed Name and Title:

Katie B. Wilson
Mayor of Seattle

MICHAEL JOHNSON

Civic Placemaking Leader | Community Steward | Urban Operations Executive

EXECUTIVE SUMMARY

Seattle-rooted civic leader with a proven record of building vibrant, inclusive public spaces that serve entire communities. Expert in public realm operations, earned revenue strategy, equitable programming, and cross-sector partnership, with direct experience collaborating with Seattle Center, city agencies, and community organizations to shape Seattle's most ambitious public projects. Brings board-level strategic thinking grounded in a deep commitment to access, belonging, and long-term sustainability.

ACCOLADES & RECOGNITION

- Public Realm Operation (2023): Recognized for implementing an updated deployment strategy that encompassed four downtown Seattle urban parks with updated programming and placemaking activations.
- Rising Star Award (2020): Recognized by ClubCorp for retention and profitability strategies during COVID.
- Top F&B Director (2019): Named one of the top three Food & Beverage Directors nationwide; completed training at CIA Copia, Napa Valley.

LEADERSHIP EXPERIENCE

Director of Park Experience | Friends of Waterfront Park - Seattle, WA *2024 – Present*

Played a pivotal role in launching Seattle's new waterfront destination. Developed the organization's first earned revenue strategy, built a scalable staffing model for year-round operations, and collaborated with city agencies — including Seattle Center, SDOT, and SDCI — to prioritize public safety and inclusive programming.

- Spearheaded strategic planning and infrastructure for Seattle's new 20-acre waterfront park, integrating public programming with earned revenue models.
- Delivered award-winning grand opening season, including the Oodalalee Concert Series and Waterfront Park Market.
- Designed a 'Social Impact Layer' with capacity set-asides and fee-reduction tiers, creating a sustainable incubator pipeline for underrepresented entrepreneurs.
- Project Manager for brick-and-mortar buildouts on park property, coordinating with SDOT, Office of Waterfront Civic Project, Seattle Center, and SDCI.
- Reports directly to the Board on the intersection of fiscal health, equity, and community impact.

Director of Public Realm Operations | Downtown Seattle Association - Seattle, WA *2021 – 2024*

Orchestrated strategic revitalization and operational management of Seattle's central metropolitan core. Exercised full P&L stewardship over a multi-site portfolio of high-traffic urban parks, forging public-private partnerships that stabilized the downtown economy and prioritized engagement with underserved communities.

- Managed large-scale public realm operations across Seattle's urban core, including multi-site integration of four downtown parks with Seattle Parks and Recreation.
- Launched a transformative public-private initiative delivering 20+ murals and lighting installations along 3rd Avenue, enhancing safety and community pride.
- Developed a public asset tracking app integrated with city systems for real-time accountability.
- Built a strategic hiring and retention plan for ambassador teams, reducing turnover and establishing a culture of accountability.

Director of Operations | Columbia Tower Club - Seattle, WA*2019 – 2021*

Directed all operations for a premier private club, with full P&L responsibility. Served as strategic liaison to the Board of Directors.

- Secured Board approval for capital improvements through data-driven presentations on facility modernization and member retention.
- Delivered significant annual savings through lean labor modeling and inventory optimization.
- Achieved an 11.5% year-over-year increase in member satisfaction scores.

Regional Director of Operations | Blue C Sushi - WA/OR/CA*2013 – 2019*

Directed multi-state operations across a growing restaurant group, leading expansion, culture-building, and fiscal performance.

- Directed a team of 400+ across three states; opened flagship locations in Hollywood, Newport Beach, and San Francisco.
- Created a new retail revenue division and redefined forecasting systems to improve enterprise-wide financial visibility.

EDUCATION

B.A. Hospitality Management - Carson College of Business, Washington State University | Pullman, WA

Proud Cougar and committed advocate for education, community, and civic engagement.

COMMUNITY ENGAGEMENT

- St. Vincent de Paul, Federal Way - Volunteer, giving back to the South Seattle community that shaped him.
- Junior High Basketball Coach - Mentored youth ages 10-14, developing fundamentals, discipline, and teamwork.

Seattle Center Advisory Commission

15 Members: Pursuant to Ordinances 91885 and 108936, 3-year terms; 1 Member pursuant to Ordinance 121568, 1-year term; all members subject to City Council confirmation:

- 16 Mayor- appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M	7	1.	Member	Matthew Howard Roewe	9/29/25	9/28/28	1	Mayor
6	F	7	2.	Member	Adriane Musuneggi	9/29/25	9/28/28	1	Mayor
6	M	7	3.	Member	Michael George	9/29/25	9/28/28	3	Mayor
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6	F	7	5.	Member	Sally Bagshaw	9/29/25	9/28/28	2	Mayor
6	M	7	6.	Member	John Olensky	9/29/26	9/28/29	3	Mayor
6	F	6	7.	Member	Sarah C. Rich	9/29/26	9/28/29	5	Mayor
6	F	1	8.	Member	Ashley McClaran	9/29/26	9/28/29	1	Mayor
6	M	1	9.	Member	Eric Berlinberg	9/29/26	9/28/29	3	Mayor
6	F	7	10.	Member	Michael Johnson	9/29/26	9/28/29	1	Mayor
2	M	4	11.	Member	Matthew Mead	9/29/24	9/28/27	2	Mayor
2	M	N/A	12.	Member	Eric Pettigrew	9/29/24	9/28/27	1	Mayor
7	F	2	13.	Member	Lara Mae D. Chollette	9/29/24	9/28/27	2	Mayor
6	M	N/A	14.	Vice Chair	Will Ludlam	9/29/24	9/28/27	5	Mayor
3	F	2	15.	Member	Gloria Alvarez Connors	9/29/24	9/28/27	5	Mayor
2	F	7	16.	Get Engaged Member	Lauren Campbell	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	8				3	1			11	1		
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Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

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RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.

SEATTLE CENTER ADVISORY COMMISSION APPOINTMENT HEARING



STEPS Committee | August 6, 2026 | Presented by Randy Engstrom, Seattle Center Acting Director

Seattle Center Advisory Commission Overview

The Seattle Center Advisory Commission's mission is to protect, preserve, and enhance Seattle Center as a civic gathering space, hub of culture and celebration, and public green space in the heart of the city - ensuring the long-term sustainability of Seattle Center for future generations. The Commission works in partnership with Seattle Center Leadership to help ensure equal access to all communities, especially those historically underrepresented, to advocate for the changing values and needs of the community, and pioneer ways to deliver public good. The Commission provides a long-view perspective and continuity through electoral political and leadership changes.

Number of Members: 15 Commissioners + 1 Get Engaged Member

Length of Term: 3 Years (1 Year for Get Engaged Member)

Meeting Schedule: First Thursday of each month, 12:00 to 1:30 p.m.

New Appointments

- **Michael Johnson** – Director of Park
Experience at Friends of Waterfront Park
- **Ashley McClaran** – Capital Program
Advisor

Reappointments

- **Eric Berlinberg** – Vice President of Program
Management at Torc Robotics
- **John Olensky** – Licensed architect and
building envelope consultant
- **Sarah Rich** – Community Volunteer



Legislation Text

File #: Appt 03573, **Version:** 1

Appointment of Ashley McClaran as member, Seattle Center Advisory Commission, for a term to September 28, 2029.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Ashley McClaran*

Board or Commission Name: *Seattle Center Advisory Commission*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** 9/29/2026 to 9/28/2029

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Council District 6*

Appointee brief overview:

Ashley McClaran is a Seattle-based project executive and community engagement leader with more than 25 years of experience guiding public-sector capital programs throughout Washington State and 1 other states across the country. Her work with local governments, school districts, and public institutions has focused on helping communities make thoughtful decisions about the spaces and investments that shape civic life. She has seen how welcoming, active, and accessible public spaces foster participation, create a sense of belonging, and encourage shared ownership of community assets. These connections strengthen civic life, support public safety, and help people feel invested in the future of the places they share. As a Seattle resident, she is honored at the potential to bring that perspective to the Seattle Center Advisory Commission and support Seattle Center's role as one of our most important civic and cultural gathering places.

Appointing Authority Signature:

Date Signed: 6/16/26

Appointing Authority Printed Name and Title:

Katie B. Wilson
Mayor of Seattle



ASHLEY McCLARAN

CIVIC & CULTURAL STRATEGIST | COMMUNITY ENGAGEMENT LEADER | PUBLIC-SECTOR ADVISOR

Community-focused leader with 25 years of experience guiding complex civic, cultural, educational, and public-space initiatives through planning, engagement, and implementation. Brings a rare combination of architectural training, public-sector advisory experience, cultural-institution leadership, and large-scale community facilitation. Known for building trust across diverse stakeholder groups, translating complex issues into accessible conversations, and helping organizations align public priorities with long-term vision.

RELATED EXPERIENCE

2024 - PRESENT

STV | PROJECT EXECUTIVE | SEATTLE, WA | 2024-PRESENT

Leads public-sector advisory and capital planning efforts across Washington, supporting school districts, municipalities, and public agencies with strategic planning, stakeholder engagement, governance frameworks, and community-centered decision making. Advises organizations navigating complex public processes involving funding, accessibility, growth, and civic investment.

2018 - 2024

OAC SVCS | SR DIRECTOR / PROGRAM MANAGER | SEATTLE, WA | 2018-2024

Led long-range planning, bond planning, and public engagement initiatives for school districts and public agencies across Washington. Facilitated community task forces, board workshops, and public-facing planning efforts involving thousands of stakeholders across diverse communities. Selected experience included:

- Leading community-centered capital planning processes for districts across Washington
- Facilitating large public workshops and stakeholder advisory groups
- Developing accessible communication tools to explain funding, planning, and infrastructure decisions
- Supporting historically significant renovations, performing arts facilities, and inclusive educational environments

2014 - 2018

AUDUBON NATURE INSTITUTE | VP OF CONSTRUCTION & EXHIBITS | NEW ORLEANS, LA

Directed strategic planning and capital improvements across 13 public-facing cultural and environmental institutions, including the Audubon Aquarium of the Americas, Audubon Zoo, riverfront developments, parks, museums, and public gathering spaces.

Worked closely with executive leadership, city agencies, community organizations, donors, and public officials to support long-range planning and public engagement tied to the Mississippi Riverfront and major civic destinations. Oversaw public-private partnership initiatives focused on education, tourism, accessibility, guest experience, and stewardship of public space.

2011 - 2014

JACOBS | OWNER'S REPRESENTATIVE | NEW ORLEANS, LA

Supported the post-Katrina rebuilding effort for Orleans Parish schools through a \$2.1B FEMA-funded reconstruction program. Worked in highly visible public environments balancing community priorities, historic preservation, education goals, and long-term neighborhood investment.

Seattle Center Advisory Commission

15 Members: Pursuant to Ordinances 91885 and 108936, 3-year terms; 1 Member pursuant to Ordinance 121568, 1-year term; all members subject to City Council confirmation:

- 16 Mayor- appointed

Roster:

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7	F	2	13.	Member	Lara Mae D. Chollette	9/29/24	9/28/27	2	Mayor
6	M	N/A	14.	Vice Chair	Will Ludlam	9/29/24	9/28/27	5	Mayor
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SELF-IDENTIFIED DIVERSITY CHART

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RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03574, **Version:** 1

Reappointment of Eric Berlinberg as member, Seattle Center Advisory Commission, for a term to September 28, 2029.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Eric Berlinberg*

Board or Commission Name: *Seattle Center Advisory Commission*

Position Title: *Member*

☐ Appointment ☒ Reappointment ***Term of Position:** 9/29/2026 to 9/28/2029

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Council District 1*

Appointee brief overview:

Eric Berlinberg is a more than 14-year Seattle resident who has extensive experience serving on community and commerce-related boards. Berlinberg serves as Vice President of Program Management at Torc Robotics, which is developing self-driving semi-trucks. Berlinberg previously served as a member of the leadership team that scaled Amazon Prime Air - the drone delivery program at Amazon for over a decade. He was the founder & scaled the largest employee engagement group at Amazon called Connect@Amazon, bringing together hundreds of thousands of employees across 74 Amazon offices globally. Berlinberg previously served as Chief Operating Officer of Manhattan Creative Group, an Emmy award-winning entertainment management firm focused on live entertainment in regional theme parks across the US, live concert series, and commercials. Outside of work, Berlinberg has served on several boards and committees to continue to build Seattle as an equitable and inclusive community. Berlinberg has served on the Seattle Chamber of Commerce Board of Directors, the Seattle CityClub Board of Directors, the Seattle Symphony, the SLU Chamber of Commerce Board of Directors, and the Seattle Chamber of Commerce Young Professionals Network Board of Directors, among others. Berlinberg was a member of the Leadership Tomorrow class of 2020 and continues to volunteer for the organization today. Finally, Berlinberg spends time volunteering with local organizations including FareStart and NW Harvest. Berlinberg resides in West Seattle.

Appointing Authority Signature:

Date Signed: 6/16/26

Appointing Authority Printed Name and Title:

Katie B. Wilson
Mayor of Seattle

STRATEGIC PROGRAM EXECUTIVE | AUTONOMOUS SYSTEMS COMMERCIALIZATION

Executive leader who builds autonomous vehicle programs from zero to commercialization. Created the investment thesis and roadmap that launched Amazon's drone delivery service ("Prime Air"). Now driving the Torc-Daimler partnership through the cultural and technical challenges of bringing autonomous trucking to market. Trusted partner to founders and C-suite in safety-critical, highly-regulated, globally-diverse environments.

SELECT PROFESSIONAL EXPERIENCE

TORC ROBOTICS – *autonomous semi-truck development & commercialization program*

Vice President, Program Management & Business Operations

2024-Present

Lead company-wide program management activities across engineering, safety, operations, regulatory, and enabling functions. Member of the Executive Leadership Team (report to CEO) driving program strategy & managing a diversified portfolio spanning incubation, growth, and optimization phases to bring autonomous trucking technology to customers. Direct a 27-person organization including a dedicated strategy & planning function driving long-range roadmap development, business case analysis, and cross-functional operational execution. Operate as strategic partner to CEO, driving company-wide transformation from R&D to product development organization. Serve as the executive bridge between Torc and Daimler Truck—two organizations with fundamentally different cultures and operating models—shaping joint strategy and resolving cross-company challenges.

- Designed and implemented company-wide Management Operating System aligning 1,000+ employees. Established Weekly Program Reviews, monthly Program Deep Dives, quarterly Executive QBRs, and annual planning cycles, the operating cadence the company now runs on, driving faster alignment and informed decision-making across leadership.
- Drive complex partnership with OEM (Daimler Truck), bridging fundamental cultural and operational gaps between agile software development and traditional automotive processes. Designed collaborative frameworks that aligned two multinational companies with conflicting operating models on joint program strategy, integrated schedule, and operating cadences. Reduced joint milestone slippage from 6+ months to on-schedule within 13 months.
- Launched Torc's first integrated master schedule spanning all functions (engineering, operations, safety, product, real estate, IT, regulatory, and talent acquisition), comprising 9 program-level milestones and 14 engineering sub-milestones. Replaced ad-hoc execution with structured visibility into performance-to-plan, enabling proactive risk identification where none existed previously.
- Led annual planning for \$400M budget across >1,000 employees. Defined executive-level OKRs, cascading goal structure, and incentive scorecard. Drove cross-divisional prioritization and trade-off decisions, including strategic recommendations on program scope and investment allocation, ultimately presenting final funding recommendations to CFO and CEO for approval.
- Established enterprise metrics and KPI framework, tracking performance across talent acquisition, HR, IT, cybersecurity, safety, regulatory compliance, sales pipeline, requirements execution, system performance vs. targets, algorithm reliability, and schedule performance indicators. Metrics consumed weekly by Management Team and Executive Leadership Team to drive accountability and accelerate decision-making, up to and including the C-suite.
- Orchestrated safety case workplan and Driver Out (fully autonomous operation) program strategy definition, leading cross-functional teams to define the program-level plan, key integration milestones, and integrated schedule. Drove alignment across engineering, safety, and operations on program scope, securing executive approval for commercial deployment path.
- Implemented risk and opportunity management framework, enterprise change control board, and corrective action processes with regular inspection, giving leadership early warning on risks before they become problems.
- Launched Voice of Employee program with bi-weekly pulse data and action tracking, giving leadership real-time signal on organizational health during rapid scaling and company transformation, ultimately building high-performing teams while simultaneously increasing employee satisfaction and engagement.
- Developed cross-company safety alignment committee to jointly address long-lead regulatory and safety efforts with FMCSA and NHTSA, enabling the joint Torc-Daimler program to anticipate potential regulatory blockers & considerations prior to launch.

AMAZON PRIME AIR – *autonomous drone commercialization program for package delivery*

Head of Tech Program Management, Strategy, and Business Operations

2018-2024

Joined as 20th employee and sole program manager; grew to lead 30-person organization spanning technical program management, project management, business operations, data engineering, and business intelligence. Directed work of 50+ PMs, TPMs, system engineers, and operations staff across 7 concurrent products from concept through launch. Member of senior leadership team for Amazon's autonomous drone delivery program.

- Drove the strategy that created Amazon's drone delivery program. Built the investment thesis, secured >\$5B from CEO and Board, and defined the 10-year product roadmap that took Prime Air from concept validation through commercial launch. Led the program through the hard part (technology development and FAA certification) before transitioning at scale-up.
- Led cross-functional teams (product, systems engineering, safety, science, hardware) to define 8,700+ product requirements; the technical foundation for FAA certification and commercial launch.
- Led customer, product, and operations teams to launch Amazon's first US commercial drone delivery service to customers in College Station, TX and Lockeford, CA. Directed teams to secure US Federal Aviation Administration approval to operate despite no defined regulatory path. Led teams to achieve >10,000 packages delivered to customers in first year of commercial operations.
- Established a weekly business review mechanism and led the creation of >800 KPIs across operations, expansion, product development, and safety metrics that are leveraged by 500 employees weekly, up to and including C-Suite.
- Drove hardware, software, and systems engineering teams in developing design of the innovative new drone design ("Mark30"). Directed 500+ engineers to deliver 350 engineering and product design documents for key engineering gate review to validate designs and ensure cost and reliability targets were achieved. The Mark30 drone entered service in 2024 and is positioned to scale operations to customers in the US, UK, EU beginning in 2026.
- Led the launch of 12 drone operations centers in 3 countries and 9 drone development labs in 4 countries, navigating through complex trade restrictions to enable global development across time zones.
- Delivered and presented 45 program update, operational planning, and program strategy narratives to Amazon C-Suite and CEO.
- Advised VP and executive team on streamlined org design by identifying non-critical functions, eliminating non-value add activities, and simplifying structure based on team interfaces, leading to an optimization from 1,200 to 780.
- Amazon Bar Raiser (<1% of employees); led 325+ interview loops resulting in 200+ hires across the company

Chief of Staff & Head of Program Management

2014-2018

Served as Chief of Staff to Vice President/General Manager of Prime Air, leading Technical PMO, Strategy, and Business Intelligence Teams to deliver engineering validation of early-stage drone delivery concepts to prove out business case.

- Led technical teams to deliver three components of business case validation: (1) drone design achieving target reliability, (2) autonomy features eliminating human operators to reduce variable costs, and (3) regulatory foundation enabling progressively complex flight operations. Delivered weekly status updates to CEO and C-Suite.
- Selected & delivered a product requirements management system to track thousands of business, customer, and product requirements to ensure unified cross-org product development direction across hardware and software.
- Created requirements definition for new, innovative hex-wing drone design ("Mark27"), including leading engineering and science teams through engineering trade studies to ensure design met customer and business case requirements.
- Managed product, operations, regulatory, safety, and real estate teams to launch first drone delivery trial program in Cambridge, UK, with no regulatory framework. This launch enabled 100 customers to receive drone delivery of >1,000 products.

Professional experience prior to 2014 available upon request.

EXECUTIVE BOARD & ACADEMIC EXPERIENCE

- Founder, Connect@Amazon. Launched & scaled Amazon's largest employee resource group to 72 chapters and 120,000+ members globally. Secured \$2M in funding from Amazon Chief HR Officer, led 750 volunteers, and launched enterprise software platform with 100,000+ MAU. Recognized by Jeff Bezos with 2 "Just Do It Awards".
- Commissioner, Seattle Center Commission. Appointed May 2023.
- Board Member, South Lake Union Chamber of Commerce. Launched \$500k COVID relief fund; grew membership to 100+ businesses.
- Board Member, Seattle CityClub. Led strategy for statewide debate events; supported \$3M fundraising over 4 years.
- Participant, Young American Leadership Program, Harvard Business School, 2023.
- **Bachelor of Science in Business Administration** | Colorado State University, Fort Collins | Awarded "Graduate of the Decade"

Seattle Center Advisory Commission

15 Members: Pursuant to Ordinances 91885 and 108936, 3-year terms; 1 Member pursuant to Ordinance 121568, 1-year term; all members subject to City Council confirmation:

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Roster:

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RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03575, **Version:** 1

Reappointment of John Olensky as member, Seattle Center Advisory Commission, for a term to September 28, 2029.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *John Olensky*

Board or Commission Name: *Seattle Center Advisory Commission*

Position Title: *Member*

☐ Appointment ☒ Reappointment ***Term of Position:** *9/29/2026 to 9/28/2029*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Council District 7*

Appointee brief overview:

John Olensky is a licensed Architect and Building Envelope Consultant in Seattle. Olensky has a Master's degree in the Conservation of Historic Towns and Buildings from Catholic University in Leuven, Belgium. Olensky's focus is on the rehabilitation of existing and historic buildings throughout the Puget Sound. Originally from Western Canada, Olensky has practiced for more than 25 years in the US in several states, most recently California and Hawaii. Olensky has lived in the Magnolia neighborhood for the last 8 years with his wife and 3 sons. Most of all, Olensky really appreciates learning and collaborating with a team of people, contributing to the success of the Seattle Center while representing the community and advising the Seattle Center staff as well as the Mayor and City Council.

Appointing Authority Signature:

Date Signed: *6/16/26*

Appointing Authority Printed Name and Title:

Katie B. Wilson
Mayor of Seattle

For multiple years I have designed repairs for building exteriors (building envelope repair) and done new building envelope design. Prior to building envelope design, I practiced Architecture and historic preservation. I was educated in Europe and Canada. I am humble, respectful and collaborative. Much of what I do is technical, but requires creative solutions, borne from collaboration, communication, and importantly, listening to clients and stakeholders.

WORK EXPERIENCE

Architect, Senior Consultant

OAC Consortus, Seattle, Washington - 2025

Architect focused on building envelope design and forensic consulting on new and existing building envelope design within Consortus, a capital program management and advisory firm leveraging digital innovation to redefine how the world gets built.

Principal Architect, Senior Consultant, Architectural Building Envelope Repair

Evolution Architecture, Seattle, Washington – 2020 (Current)

Lead principal Architect responsible for signing and stamping drawings with a youthful company focusing on design for exterior building envelope repair and rehabilitation of existing commercial and multi-family buildings, with an outstanding team that combines practical know-how, state of the art technology, professional expertise, and forward-thinking marketing.

Senior Project Manager: Building Envelope Design, New Construction

Cross 2 Design, Seattle, Washington - 2015 to 2019

Rewarding and challenging opportunity in a high-volume, very profitable and fast-paced work environment, serving clients in the climatically challenging (and booming) Pacific Northwest and for the robust Northern California construction boom.

Design Building Envelope plans and details corresponding to Architectural designs for multifamily housing for multiple clients in the Pacific Northwest, San Francisco Bay Area, Silicon Valley, and Southern California markets. Exterior systems encompass everything but the kitchen sink, including concrete courtyard amenity spaces, roof top amenity spaces, multiple below grade conditions, as well as multiple claddings and window and storefront systems.

Senior Project Manager: Building Envelope Repair and Forensic Architecture

Allana Buick & Bers, Honolulu, Hawaii - 2010 to 2014

Had the great fortune to enjoy working in one of the friendliest and unique cultures in America! Investigated, developed and made building envelope designs and drawing packages for projects throughout the Hawaiian Islands on Oahu, Maui, and Hawaii, for a variety of clients, from the largest landowners in the state to small businessmen and individual owners. Gained new and enriching technical perspectives from the unique technical challenges of a Pacific Island environment, while working within a closely knit business community with strongly held community values.

Projects included hotel and resort exterior facade restorations, shopping mall facade restorations, resort and condominium recreation deck restorations, hospital and institutional restorations, and elderly housing.

Project Manager: Building Envelope Repair and Forensic Architecture Litigation

Posard Broek + Associates, San Francisco Bay Area, California - 2008 to 2010

Rewarding position within a profitable small business environment, reporting to the firm Principles, with responsibilities for developing, producing, and implementing stand-alone design packages for remedial repairs at projects throughout the San Francisco Bay area.

Implemented system for field documenting existing conditions at buildings, and researching products and repair techniques, leading to the production of remedial designs for deteriorated and defective building exteriors. Developed techniques and strategies to communicate using detailed hand-drawn sketches and photos to clearly guide overseas drafting personnel. Flexibly assisted with the firm's core business in forensic consulting and field investigations as plaintiff experts representing clients locally and nationally.

John Olensky

Project Manager: Building Envelope Design, New Construction

Olympic Associates, Seattle, Washington - 2007 to 2008

Designed Building Envelope details, drawings and specifications corresponding to Architectural designs for clients in the Pacific Northwest. Collaborated with Architectural design firms focusing on new condominium construction in Seattle and Eastern Washington. Collaborated with senior managers while managing personnel producing CAD drawings. Gained eye opening exposure to stringent technical requirements and unique products required in a challenging climactic region, requiring understanding, study, and implementation of critical building science concepts and state-of-the art building components.

Building Envelope Designer: Historic Architecture

Page and Turnbull, San Francisco, California - 2006 to 2007

Provided in-house technical consulting for producing building envelope design details and specifications for adaptive re-use, re-development, and re-modeling of historic buildings for residential and commercial use. Mentored and collaborated with junior and senior colleagues on exterior building envelope details within a medium-sized historic preservation firm, at the longest practicing and one of the top preservation firms in the Western United States.

Projects included redevelopment of historic officers' barracks into the Disney Family Museum in the Presidio, San Francisco; redevelopment of the historic residences in the Presidio; redevelopment of historic multi-unit university housing at Stanford University; and remodeling of historic craftsman style homes in San Francisco.

Consultant, Building Envelope Repair and Forensic Architecture Litigation

Aquatech Consultancy, San Francisco Bay Area, California - 2004 to 2006

Managed and assisted with forensic field investigations and water testing of building envelope components, producing remedial repairs, representing building owners, contractors, and clients in litigation cases.

Served as an in-house Architectural designer producing architectural CAD designs and drawings for a variety of buildings ranging from wood frame to curtain wall assemblies, for residential, commercial and public-sector clients. Performed small scale investigations and water testing of difficult, head-scratching building defects, leading to production of short form specification repair reports featuring hand sketches, annotated photos, and manufacturers' product data.

Project Manager, Building Envelope Repair and Forensic Architecture Litigation

McGinnis Chen Associates, San Francisco, California - 2000 to 2004

Began initial Forensic Architectural career for a recognized and respected San Francisco Forensic Architecture firm, producing exterior remedial repair designs, managing production of construction drawings, and performing construction observation. Projects included existing contemporary and historic buildings varying from multi-story office towers to low rise residential and commercial structures, ranging from wood frame to storefront construction, clad in stucco, siding, stone veneer, and EIFS.

Developed valuable skills for performing forensic field investigations for repair projects, including documenting existing buildings, using detailed measured hand-sketches and digital photography, translating the field information into accurate base drawings that formed the basis for remedial repair CAD drawings and specifications.

Projects varied widely and included remedial repair at Wells Fargo World Headquarters in the San Francisco Financial District; investigation and preparation of exterior envelope conditions assessments of high and low rise historic buildings in the San Francisco Financial District; investigations and remedial repairs to Bank of America buildings in the San Francisco Bay Area, commercial office buildings in Sacramento, hotels on the Coastal Sonoma County, California, and an assisted living complex on the Bay Area Peninsula

EDUCATION

Master Conservation Historic Towns and Buildings

Catholic University Leuven
Leuven, 1999

Bachelor of Environmental Studies in Architecture

University of Manitoba
1986 to 1992

SKILLS

Computer Graphics and Architectural CAD drafting with AutoCad and Revit; training and experience in hand drafting; PDF red line markup and illustration using Bluebeam Revu; Digital photo editing using Photoshop and other photo software; Report writing including developing graphic and photographic content using MS Word and Publisher; Estimating A&E services and construction budgets using MS Excel; Layout of digital photos, illustrations, sketches, and drawings using MS Publisher and Adobe Acrobat; Extensive digital photographic experience in field documenting architectural conditions; Production of precise, measured hand drawn field sketches for documenting existing conditions; Operation of various field testing apparatus including Elcometer, moisture meters, thermal imaging camera, and water testing with spray racks and standardized nozzles

Seattle Center Advisory Commission

15 Members: Pursuant to Ordinances 91885 and 108936, 3-year terms; 1 Member pursuant to Ordinance 121568, 1-year term; all members subject to City Council confirmation:

- 16 Mayor- appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M	7	1.	Member	Matthew Howard Roewe	9/29/25	9/28/28	1	Mayor
6	F	7	2.	Member	Adriane Musuneggi	9/29/25	9/28/28	1	Mayor
6	M	7	3.	Member	Michael George	9/29/25	9/28/28	3	Mayor
6	M	7	4.	Chair	Mark F. Dederer	9/29/25	9/28/28	6	Mayor
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6	M	7	6.	Member	John Olensky	9/29/26	9/28/29	3	Mayor
6	F	6	7.	Member	Sarah C. Rich	9/29/26	9/28/29	5	Mayor
6	F	1	8.	Member	Ashley McClaran	9/29/26	9/28/29	1	Mayor
6	M	1	9.	Member	Eric Berlinberg	9/29/26	9/28/29	3	Mayor
6	F	7	10.	Member	Michael Johnson	9/29/26	9/28/29	1	Mayor
2	M	4	11.	Member	Matthew Mead	9/29/24	9/28/27	2	Mayor
2	M	N/A	12.	Member	Eric Pettigrew	9/29/24	9/28/27	1	Mayor
7	F	2	13.	Member	Lara Mae D. Chollette	9/29/24	9/28/27	2	Mayor
6	M	N/A	14.	Vice Chair	Will Ludlam	9/29/24	9/28/27	5	Mayor
3	F	2	15.	Member	Gloria Alvarez Connors	9/29/24	9/28/27	5	Mayor
2	F	7	16.	Get Engaged Member	Lauren Campbell	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	8	8				3	1			11	1		
Council													
Other													
Total	8	8				3	1			11	1		

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RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03576, **Version:** 1

Reappointment of Sarah C. Rich as member, Seattle Center Advisory Commission, for a term to September 28, 2029.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Sarah C. Rich*

Board or Commission Name: *Seattle Center Advisory Commission*

Position Title: *Member*

☐ Appointment ☒ Reappointment

***Term of Position:** *9/29/2026 to 9/28/2029*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Council District 6*

Appointee brief overview:

Sarah Rich is currently a full-time mother and volunteers for her children's schools. Rich previously worked as the Digital Marketing Manager at Ritani where she worked on their email and affiliate marketing programs. Before that, she was the Marketing and Retention Manager at The Seattle Times where she drove the subscription retention and direct marketing strategies.

Rich served as a Get Engaged Member of the Seattle Center Advisory Commission prior to serving as a Commissioner. She was part of the Imagine Curriculum Team that won the AKCHO Heritage Education Award in 2012 for curriculum it developed about Seattle Center and the 1962 World's Fair. In 2010, she received a Newspaper Association of America award for curriculum development.

Rich is a graduate of Oberlin College with a concentration in geology. She also holds a Master's in Teaching from Pace University and completed the Teach For America program, teaching high school earth science in the Bronx.

Appointing Authority Signature:

Date Signed: *6/16/26*

Appointing Authority Printed Name and Title:

Katie B. Wilson
Mayor of Seattle

Sarah C. Rich

Marketing Manager – Consumer Products

Energetic, digitally-savvy marketing professional with nine years of experience helping acquire customers, develop sales leads, and drive revenues within a highly competitive B2C industry niche

Areas of Expertise

Marketing Plan Development Campaign Management	Direct Mail / Direct Response	Marketing Project Management
Advertising, Promotions & Special Offers	Telemarketing / Inside Sales	
Customer Loyalty/Retention Management	Recurring Revenue/Subscriptions	Vendor Selection/Management
Collateral, Branding and Messaging	Branding & Positioning	Digital & Social Media Channels

Employment History & Accomplishments

MOTHER

Seattle, WA: 2015-present

- Currently a stay-at-home mom to two children, the role for which I am most proud

CONSULTANT

Seattle, WA: 2016-2019

- Working as a part-time consultant, advising multiple clients and developing their marketing and business strategies

RITANI

Seattle, WA: 2014-2016

- Was responsible for the email and affiliate marketing channels for Ritani.com, which generated over
- \$3MM in annual net revenue
- Managed Ritani's inbound/outbound email programs, developing strategy & content for 200K consumers
- Increased traffic and revenue from the email channel by over 100% by implementing a comprehensive strategy, including promotional, automated and personalized email campaigns
- Directed an end-to-end effort to select a new email service provider for Ritani - researching, negotiating terms and integrating the new solution
- Led the affiliate program, managing over 100 existing partnerships and forging new relationships to drive sales for Ritani.com
- Spearheaded all promotional holiday efforts, working closely with development and content teams to execute promotions for Ritani.com
- Created marketing dashboards to analyze ROI and campaign performance metrics

THE SEATTLE TIMES

Seattle, WA: 2008-present

Marketing & Customer Retention Manager (2013-Present)

- Designed and managed marketing initiatives aimed at improving subscriber retention through various targeted marketing methods including email, direct mail, inserts and display advertising (print/digital)
- Administered budget of \$500k and managed key relationships with vendors and advertising agencies
- Coordinated a weekly rewards/loyalty email campaign with offers from over 50 local partners
- Work closely with Business Intelligence team to analyze ROI and campaign performance metrics
- Participate on (and occasionally lead) larger cross-functional marketing projects for the organization, collaborating with key personnel in the branding, circulation, sales, finance, and advertising departments

Marketing & Promotions Specialist (2011-2013)

- Managed the Seattle Restaurant Week promotion from end-to-end, coordinating partnerships with more than 165 restaurants, attracting over 20,000 customers, and generating more than \$750,000 in revenue
- Coordinated dozens of promotions and sponsorships with major clients including Seattle Theatre Group, 5th Avenue Theatre, Live Nation, Seattle Foundation, Pacific Northwest Ballet and Pacific Science Center
- Designed and ran targeted marketing campaigns to drive incremental revenue and audience engagement
- Received the Seattle Times Sales and Marketing Award for Revenue in 3rd Quarter, 2012
- Worked closely with advertising sales directors to conceptualize and launch creative promotional efforts that generated over \$500k in new revenue and led over \$3.5M in client sales

Outreach Specialist, Newspapers In Education (NIE) Program (2008-2011)

- Led strategic marketing and recruitment plan that grew NIE circulation rates by more than 150%
- Managed a team of contractors in the development of appropriate program curriculum and web content
- Prior experience as **Teach For America Corps Member**, Frederick Douglass Academy III, Bronx, NY.

Education & Affiliations

M.S. Teaching, Pace University, New York, NY (4.0 G.P.A.)

B.A. Geology, Oberlin College, Oberlin, OH (3.62 G.P.A.)

Secretary, Cascadia Elementary PTA (2025-Present)

Member, Green Lake Elementary PTA (2025-Present)

Coach and Volunteer, NCLL (2025-Present)

Leader, Girl Scout Troop #42566 (2024-Present)

Volunteer, Seattle Public Schools (2022-Present)

Commissioner, Seattle Center Advisory Commission (2012-Present)

Member, Get Engaged Program (2012-2013)

Member, Community of Thinkers, Seattle Art Museum (2009-2011)

United Way Giving Campaign Coordinator, The Seattle Times (2011)

Seattle Center Advisory Commission

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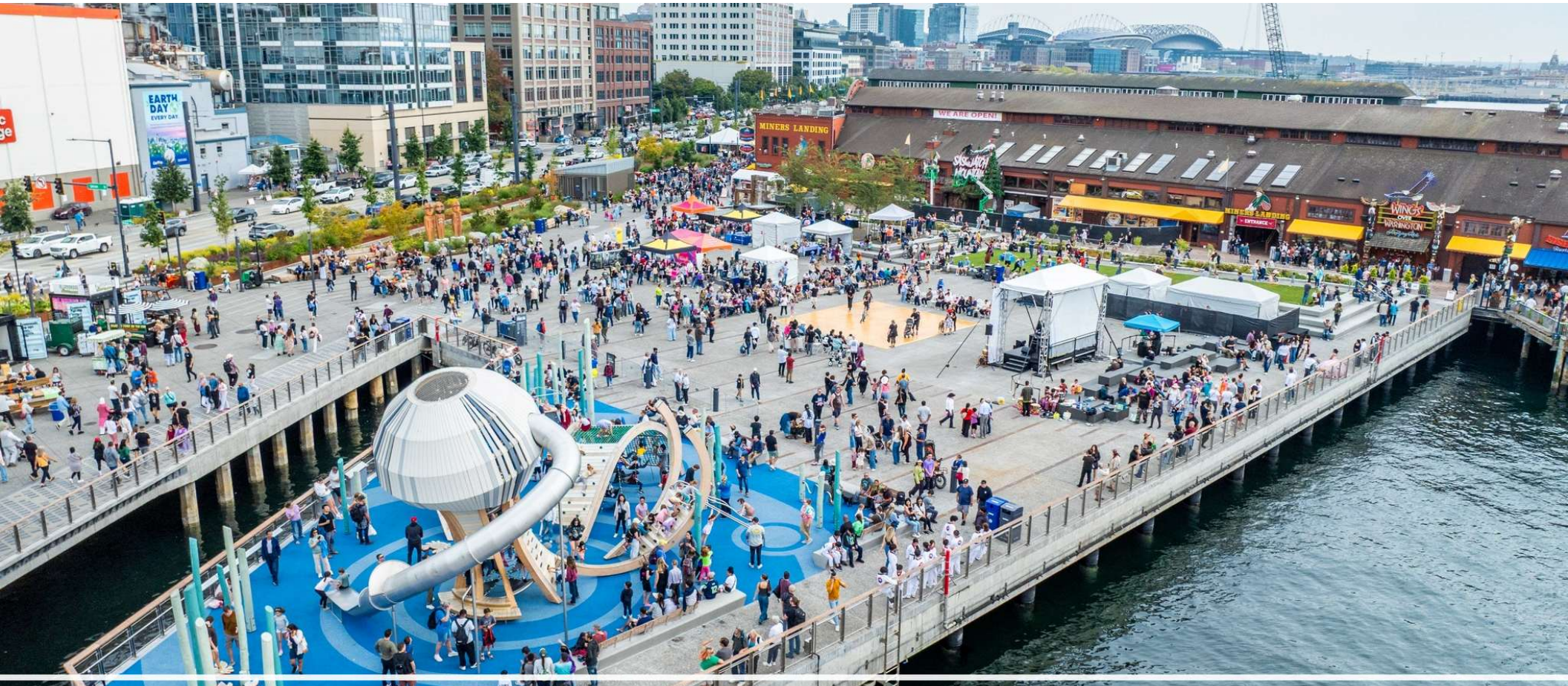
Diversity information is self-identified and is voluntary.



Legislation Text

File #: Inf 2936, **Version:** 1

Overview of Waterfront Park



WATERFRONT PARK OPERATIONS



PARK OPERATIONS

- Partnership with non-profit Friends of Waterfront Park
- Dedicated, specialized City **maintenance** team from Seattle Center
- **Free public programming and activation** year-round through Friends
- **Public safety** and outreach services jointly provided
- Oversight Committee to ensure accountability and Mayor/Council reporting

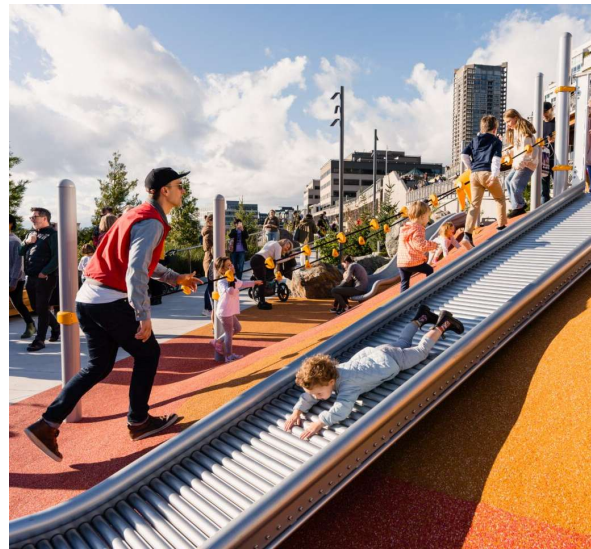




WATERFRONT OPS TEAM

WATERFRONT OPERATIONS TEAM

- Dedicated team that provides daily maintenance of the park
- Dedicated landscaping team
- Over 600 graffiti tags removed in 2025
- In 2025, over 450 Work Orders issued, outside of daily trash removal and litter picking



PUBLIC SAFETY TEAM (ESU)



WATERFRONT PUBLIC SAFETY TIERED RESPONSE

Tier 1	Social Services	Outreach to assist visitors in need of support resources. This is currently provided by REACH, under contract to Friends.
Tier 2	Park Ambassadors	Customer-focused staff wearing Friends' branded clothing/uniform. Provides information, directions, verbal reminders re: rules. Friends' front-line team to ensure a positive visitor experience. Reports issues to enforcement and maintenance teams as needed.
Tier 3	Basic Park Rules Enforcement	City staff that can enforce Waterfront Park Rules
Tier 4	Criminal Enforcement	SPD response to criminal activity or life-threatening situations.

TIER 1 Social Services



REACH's work begins by forging trust between clients and their team members. These relationships are the key to REACH'S work.

REACH meets people where they are and work with them to meet the goals that they define.

Friends contracts with REACH to provide services along the waterfront.

TIER 2 Park Ambassadors



Park Ambassadors are Friends staff that are uniformed and approachable to assist with park operations.

They can remind the public of park rules but do not enforce.

TIER 3 ESU Basic Park Rule Enforcement



Seattle Center is committed to creating and maintaining a safe and welcoming environment for all. They have a team of public safety personnel with a 24/7 presence.

The waterfront hired a dedicated public safety team as an extension of Seattle Center's team to enforce park rules, as needed.

ESU AUTHORITY

- Authority to enforce Waterfront Park Rules
- Anything criminal or life-threatening goes to SPD/SFD
- Waterfront Park Rules established in 2023
 - Vast majority of rules already in existence between SPR and CEN
 - New rules related to water and promenade safety



WHEELED
DEVICES



VEHICLE
ACCESS



WATERCRAFT



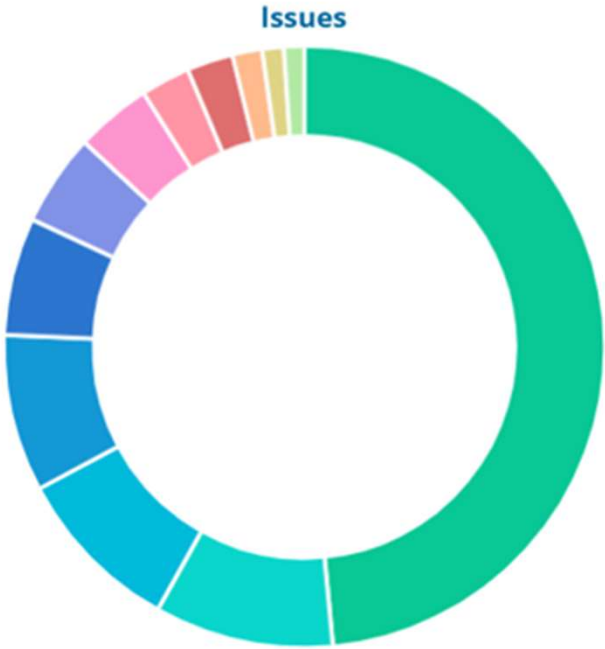
FISHING



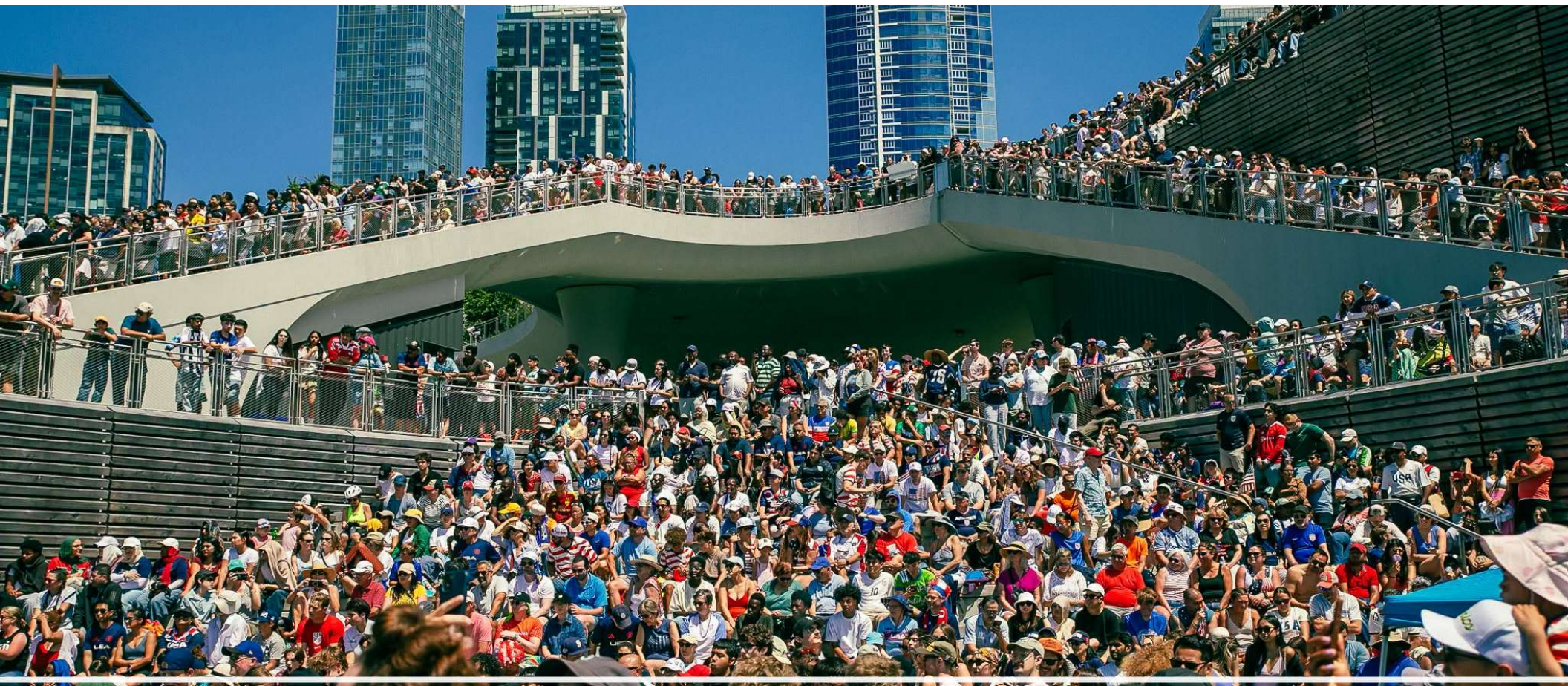
DIVING/SWIMMING

2025 PUBLIC SAFETY DATA

- Over 43,000 public interactions
- Less than 1% in relation to park rule violations
- 0 established encampments since 2023



Trespass	1057
Camping Attempt	210
Disturbance	198
Drug Use	184
Smoking	138
Welfare Check	108
Alcohol	89
Exclusion	58
Unauthorized Vehicles	54
Medical Assistance	35
Amplified Sound	25
Other	321
Total	2477

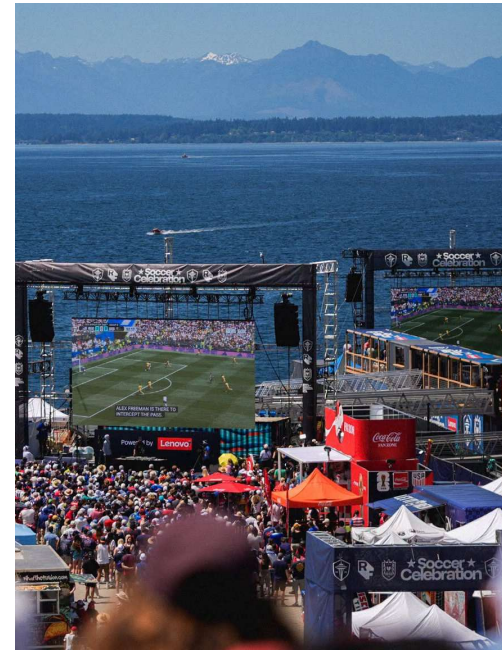


SEATTLE SOCCER CELEBRATION – WORLD CUP



10

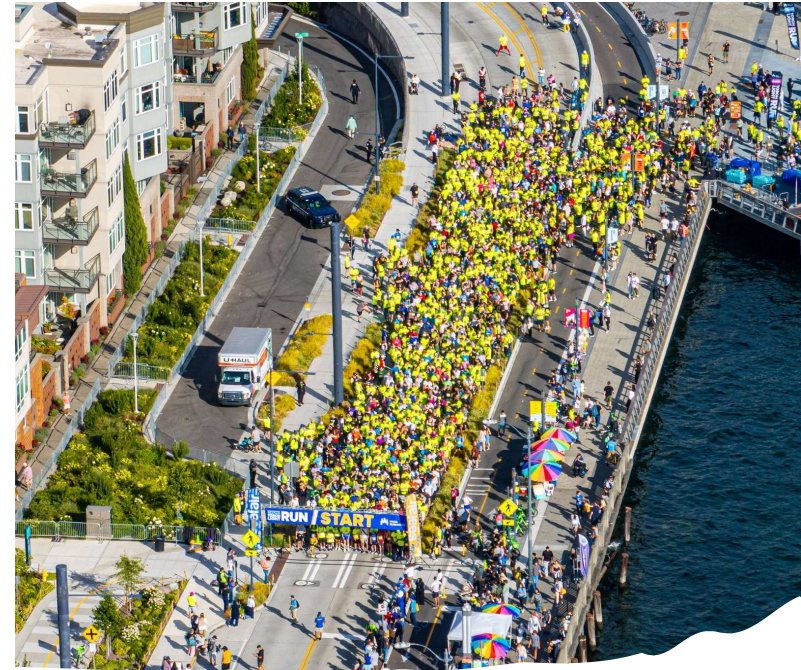
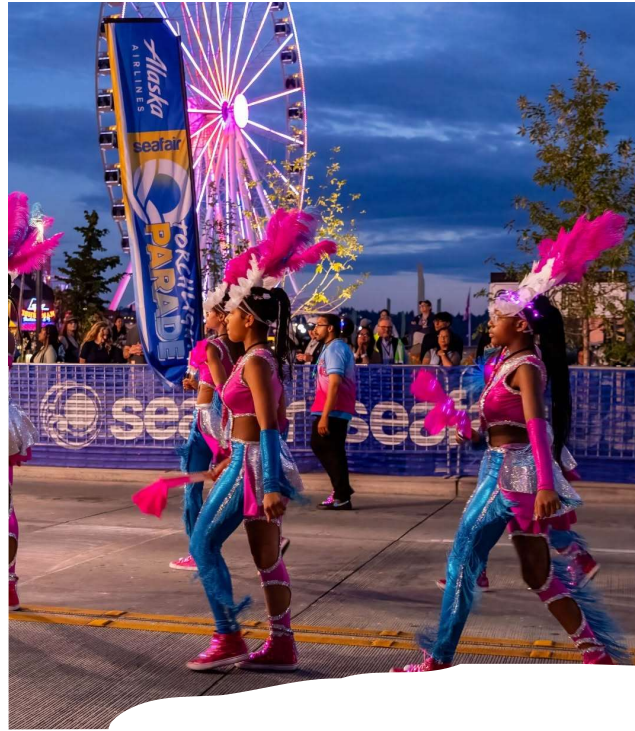
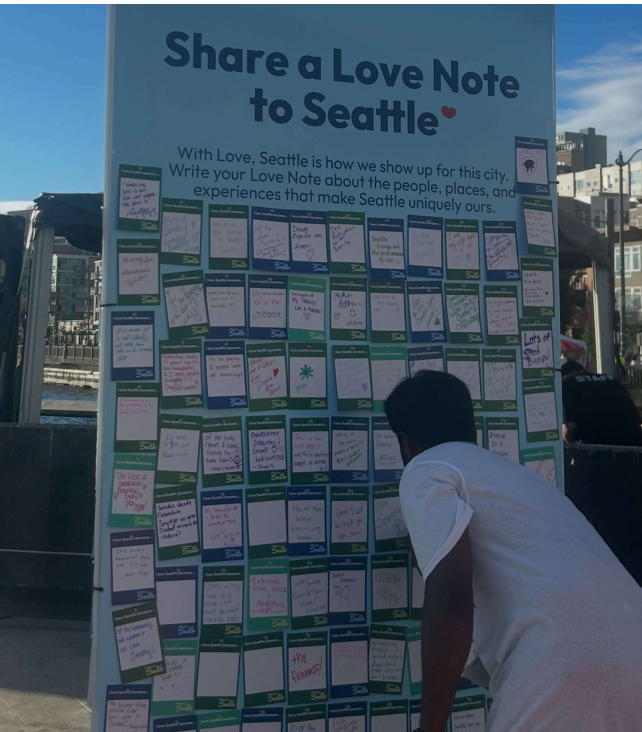
SEATTLE SOCCER CELEBRATION



SEATTLE SOCCER CELEBRATION

- Pier 62 activated on 10 days
- Floating barge activated
- Pier 58 activated on June 19th and July 6th
- March to the Match





2026 TORCHLIGHT RUN AND PARADE



***FREE**

What's on this summer.

so much actually....

**Tuesday, July 28 -
Saturday, August 15**

SUMMER PROGRAMMING

- Spotlight Series
 - Yoga
 - Zumba
 - Basketball
 - Waterfront Block Party
 - Salmon Homecoming
 - Rentals like Parkchata

Swipe through for the full lineup and check out the details
here: <https://waterfrontparkseattle.org/events/>



WATERFRONT BLOCK PARTY

Save the Date

Saturday, August 29
1-8 p.m.

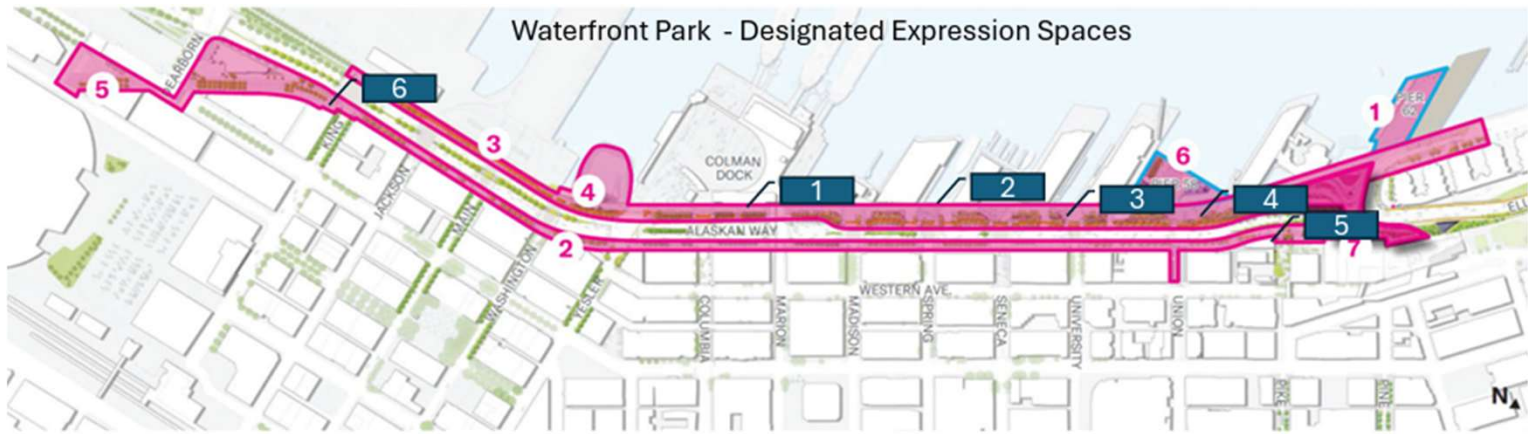
**WATER
FRONT
BLOCK
PARTY**



QUESTIONS?



DESIGNATED EXPRESSION SPACES



1 Pier 62 and Floating Dock
Rebuilt to once again to support free public concerts and events.

2 Alaskan Way East and Union Street
Widened sidewalk, landscaping and green storm-water features. A new pedestrian bridge and elevator at Union Street will connect Western Avenue to the Waterfront Promenade.

3 Waterfront Promenade
A few linear park with walkways, lighting, landscaping, seating and green storm-water features. In Elliott Bay, new underwater habitat improvements will help restore the native inter-tidal habitat.

4 Habitat Bench and Washington Street Boat Landing
Restored landmark pergola structure that will serve the public through small concessions and a new public beach that supports the ecosystem, including the salmon corridor.

5 Railroad Way
A pedestrian gateway linking the waterfront to Pioneer Square and the stadiums. Railroad Way will encourage new circulation and activities throughout the year and on game days at Lumen Field and T-Mobile Park.

6 Pier 58
Rebuilt park with an urban plaza and children's playground.

7 Overlook Walk and Ocean Pavilion Roof
A new, accessible connection between the Aquarium, Pike Place Market and the Waterfront. It will take pedestrians over the new Alaskan Way without crossing the street and will include seating, informal play areas and views.



Designated Expression Spaces in Waterfront Park

The following outlines the rules and locations for designated expression spaces in Waterfront Park. The goal of these rules is to ensure people can express themselves openly in Waterfront Park while also maintaining the safety of other park users. Designated Expression Spaces are based on the size of the group, the equipment size and whether or not amplified sound is permitted.

All locations are first come, first use.

- An individual or small group with no amplification, table, equipment, or structures: Location 1, 2,3,4,5
- An individual or small group where a table, equipment or battery-operated amplification may be used: Location 1,2,3,4,5
- For groups of up to 75 with or without a table, equipment or battery-operated amplification: location based on activities in the park
- Groups exceeding 75 people require a permit. Please contact the Special Events office at OED_SpecialEventsoffice@seattle.gov

Guidelines

Small groups are defined as up to 6 people.

Tables, equipment, etc may not exceed 3'x3' in size for all items. Cannot be left unattended or impede passersby or other park uses.

All battery powered amplification must be operated at such volume that is cannot be clearly heard by a person of a distance of 50 feet and 75dB.

Only voluntary donations can be accepted.

A schedule of Waterfront Park activities and events is located at Waterfrontpark.org

All activities shall follow the Waterfront Park rules, which are available at www.seattlecenter.com/explore/waterfront-park





Legislation Text

File #: CF 314550, **Version:** 1

Request for modification of conditional approval of a petition of Swedish Health Services to vacate the alley in Block 95, Terry's Second Addition to the City of Seattle (CF 314304 and CF 314477).

The Clerk File is provided as an attachment.

June 18, 2026

Via Email (Rob.Saka@seattle.gov)

Councilmember Rob Saka
Seattle City Council
600 4th Ave. 2nd Floor
Seattle, Washington 98104

Re: *Modifying Grant of Approval for Alley Vacation in Block 95 for Swedish Health Services (CF 314304, CF 314477)*

Dear Councilmember Saka:

Swedish Health Services (“Swedish”) manages the Swedish First Hill campus in Seattle. Swedish seeks to modify the City’s grant of approval for the petition to vacate the alley in Block 95, Terry’s Second Addition, within City Council District 3, in the block bounded by Boren Avenue, Cherry Street, Minor Avenue, and Columbia Street (“Block 95”). The alley vacation approval was originally approved in Clerk File 314304, and then extended in Clerk File 314477.

Swedish is constructing a \$1.4 billion new hospital across the street from Block 95. The original Medical Office Building and loading facility planned for the Block 95 site has been deferred. However, the First Hill community and Swedish desire to build the public improvements tied to the alley vacation in Block 95. The proposed modifications to the City’s grant of conceptual approval to vacate the alley in Block 95 will allow Swedish to construct those public improvements and to obtain title to the Block 95 alley land, before completing the now deferred Block 95 project. To achieve those goals, we enclose a proposed revised grant of conceptual approval for your review.

Please let us know if any additional information would be helpful in pursuing this modification. Thank you for your attention to this matter.

Very truly yours,

Nancy Bainbridge Rogers

Nicole E. De Leon

cc: Joy Hollingsworth (Joy.Hollingsworth@seattle.gov)

Lish Whitson (Lish.Whitson@seattle.gov)

Rebecca Masking (Rebecca.Masking@seattle.gov)

ND: 25373.003 4917-8001-5528v3

**IN THE MATTER OF THE REQUEST OF SWEDISH HEALTH SERVICES TO
FURTHER MODIFY THE GRANT OF APPROVAL FOR THE PETITION OF THE
VACATION OF THE ALLEY IN BLOCK 95, TERRY'S SECOND ADDITION, WITHIN
CITY COUNCIL DISTRICT 3, IN THE BLOCK BOUNDED BY COLUMBIA STREET,
MINOR AVENUE, CHERRY STREET, AND BOREN AVENUE**

**CLERK FILE 314304
CLERK FILE 314477
CLERK FILE 314550**

The City Council modifies its grant of approval of the Swedish Health Services petition contained in Clerk File 314304 approved August 8, 2016, and the extended approval as described in Clerk File 314477, so as to authorize vacation of:

**The alley lying within Block 95, Terry's Second Addition to the
City of Seattle, according to the Plat thereof recorded in Volume
1 of Plats, Page 87, Records of King County, Washington;
Containing an area of 3,841 square feet or 0.0882 Acres, more or
less; Situate in the City of Seattle, King County, Washington**

Clerk File 314550 is granted subject to the following:

The vacation is granted to allow the Petitioner to redevelop Block 95 substantially in conformance with the medical and support uses identified for the site in the Major Institution Master Plan for Swedish Medical Center First Hill Campus adopted by Ordinance 121965, such as the project presented to the City Council in August of 2016, and for no other purpose.

The vacation is granted upon the Petitioner meeting the following conditions, which are modified versions of the conditions contained in Clerk Files 314304 and 314477. The Petitioner shall demonstrate that all conditions imposed on the vacation by the City Council have been satisfied: all utility work relating to the vacation including easements or other agreements is completed; all public benefit elements have been provided; any other agreements or easements have been completed and recorded as necessary; the appraised value of the alley lands and all fees are paid, prior to the passage of the street vacation ordinance.

1. All street improvements shall be designed to City standards, as modified by these conditions to implement the Public Benefit requirements, and be reviewed and approved by the Seattle Department of Transportation; elements of the street improvement plan and required street improvements to be reviewed include:

Street improvement plan showing sidewalks, street trees, bike racks, street furniture, lighting, art or artist-made elements, and landscaping around the site and the off-site public benefit features, including but not limited to these specific elements:

- Marion to Madison sidewalk and plantings;
- Minor & Seneca curb bulbs, sidewalks, furnishings & plantings;
- University & Summit traffic circle;
- Boylston & Seneca curbs bulbs, sidewalk, furnishings, & plantings;
- Boylston & Marion curb bulbs & sidewalk;
- Broadway Avenue plantings;
- Wayfinding signs and street tree replacement;
- Public art in the ROW along the First Hill Mile;
- Columbia & Cherry expanded and enhanced pedestrian streetscape;
- Pedestrian controlled signal at Boren & Cherry; and
- Pedestrian controlled signal at Minor & James.

It is expected that construction of the street improvements listed in this section will occur pursuant to an SDOT-approved Street Improvement Permit and be completed in two years.

2. Any remaining utility issues shall be resolved to the full satisfaction of the affected utility prior to the approval of the final vacation ordinance. This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner. Utilities impacted may include:

- Seattle City Light;
- Seattle Public Utilities;
- Puget Sound Energy; and
- CenturyLink Communications.

Prior to the commencement of any development activity on the site, the Petitioner shall work with the affected utilities and provide for the protection of the utility facilities.

3. It is expected that development of the improvements listed in Condition 1 will commence within approximately 2 years after this approval and will be completed before the expiration of this conditional approval in 2029. The petitioner shall provide SDOT with quarterly reports, following Council approval of the vacation, providing updates on the redevelopment within the

Major Institution Master Plan, schedule, and progress on meeting the conditions of approval.

4. Completion of a development project on Block 95 is not a precondition to granting the Alley Vacation. The petitioner may seek a final ordinance granting the vacation after a Property Use Development Agreement, as described in condition 8, has been negotiated.
5. The Petitioner shall work with the City to develop an appropriate interim condition at the site, (e.g., graded, erosion controlled, and secured), and the Petitioner will install those interim improvements on the same timeframe as the construction of the street improvements listed in Condition 1. This interim condition shall be maintained by the Petitioner until redevelopment of the property occurs.
6. Access to the Block 95 property may include three access points, unless otherwise approved by SDCI or SDOT: two driveways on Cherry Street and one exit-only driveway on Columbia Street. Curb cuts associated with these access points will be constructed together with any development activity on the site, and their presence described in the Property Use and Development Agreement required by condition 8.
7. The Petitioner is a health care facility, for which maintaining a healing environment is paramount. In the context of maintaining the healing environment, free speech activities such as hand billing, signature gathering, and holding signs, all without obstructing access to the space, the building, or other adjacent amenity features, and without unreasonably interfering with the enjoyment of the space by others, shall be allowed within the vacation public benefit features; however, the Petitioner shall retain the right to preclude any such activities in the event they interfere with the provision of healthcare services in a healing environment. Members of the public may be asked to leave for conduct that unreasonably interferes with the enjoyment of the space by others or unreasonably interferes with the provision of healthcare services in a healing environment that includes but is not limited to, activities that create noise that interferes with patients' rest and recovery, and interfere with access to care including emergency care and physician services. Signage clearly identifying public access and allowed free speech activities is required at the public open space elements and shall require the review and approval of SDOT Street Vacations. Signage shall be consistent with signage provided for public amenity space, if any, on the site. Any violation of these conditions will be enforced through Chapter 15.90 of the Seattle Municipal Code.
8. The Petitioner shall develop and maintain the public benefit elements as defined by the City Council. A Property Use and Development Agreement (PUDA) shall be required to ensure that the public benefit elements remain open and accessible to the public 24 hours per day, with temporary closures permitted for reasons such as maintenance, safety, or private functions and to outline future maintenance obligations of the improvements. Signage shall be

provided as described in Condition 7. The final design of the public benefit elements shall require the review and approval of SDOT Street Vacations. SDOT may request additional review by the Design Commission of the implementation of the public benefit elements or the pedestrian enhancements, as necessary. Public benefit elements in the right-of-way require additional SIP review, street use permits and indemnification; public and private areas must be clearly distinguished and markers in the sidewalk shall be required. The public benefit requirements include the following features as well as corresponding development standards, including approximate square footage dimensions:

Block 95 Alley Vacation Proposal

Public Benefit Component	Description	Quantity	Estimated Cost¹
1 First Hill Mile	Sidewalk & pedestrian crossing improvements		\$1,300,000
	• Marion to Madison sidewalk and plantings	4,800 SF	
	• Minor & Seneca curb bulbs, sidewalk furnishings and plantings	2,650 SF	
	• University & Summit traffic circle	925 SF	
	• Boylston & Seneca curb bulbs,	3,870 SF	
	• Sidewalk, furnishings and plantings • Boylston & Spring traffic circle • Boylston & Marion curb bulbs and sidewalk • Broadway Avenue plantings • Wayfinding signs • Street tree replacements	1,130 SF 2,715 SF 830 SF 11 39	
2 First Hill Park Contribution	Contribution toward improvements to First Hill Park	\$500,000	
3 Public Art	Public art in the ROW along the First Hill Mile	\$300,000	
4 Minor Avenue Voluntary Setback	Setback along Minor Avenue	1,700 SF	\$125,000
5 Boren Avenue Voluntary Setback	Setback along Boren Avenue	1,200 SF	\$90,000
6 Columbia St. Row Improvements	Expanded and enhanced pedestrian streetscape	980 SF	\$40,000
7 Cherry St. Row Improvements	Expanded and enhanced pedestrian streetscape	560 SF	\$70,000
8 Pedestrian Controlled Signal	Pedestrian controlled signal at Boren & Cherry	1	\$200,000

¹ In 2016 dollars.

9 Pedestrian Controlled Signal	Pedestrian controlled signal at Minor & James	1	\$200,000
TOTAL			\$2,825,000

Granted by the City Council the _____ day of _____, 2026,
and signed by me in open session in authentication of its passage this _____ day of
_____, 2026.

President _____ of the City Council

**IN THE MATTER OF THE REQUEST OF SWEDISH HEALTH SERVICES TO FURTHER MODIFY THE
GRANT OF APPROVAL FOR THE PETITION OF THE VACATION OF THE ALLEY IN BLOCK 95,
TERRY'S SECOND ADDITION, WITHIN CITY COUNCIL DISTRICT 3, IN THE BLOCK BOUNDED BY
COLUMBIA STREET, MINOR AVENUE, CHERRY STREET, AND BOREN AVENUE**

**CLERK FILE 314304
CLERK FILE 314477
CLERK FILE [XXXXXX]**

The City Council modifies its grant of approval of the Swedish Health Services petition contained in Clerk File 314304 approved August 8, 2016, and the extended approval as described in Clerk File 314477, so as to authorize vacation of:

The alley lying within Block 95, Terry's Second Addition to the City of Seattle, according to the Plat thereof recorded in Volume 1 of Plats, Page 87, Records of King County, Washington; Containing an area of 3,841 square feet or 0.0882 Acres, more or less; Situate in the City of Seattle, King County, Washington

Clerk File [XXXXXX] is granted subject to the following:

The vacation is granted upon the Petitioner meeting the following conditions, which conditions are modified versions of the conditions contained in Clerk Files 314304 and 314477. The Petitioner shall demonstrate that all conditions imposed on the vacation by the City Council have been satisfied: all utility work relating to the vacation including easements or other agreements is completed; all public benefit elements have been provided; any other agreements or easements have been completed and recorded as necessary; the appraised value of the alley lands and all fees are paid, prior to the passage of the street vacation ordinance.

1. All street improvements shall be designed to City standards, as modified by these conditions to implement the Public Benefit requirements, and be reviewed and approved by the Seattle Department of Transportation; elements of the street improvement plan and required street improvements to be reviewed include:

Street improvement plan showing sidewalks, street trees, bike racks, street furniture, lighting, art or artist-made elements, and landscaping around the site and the off-site public benefit features, including but not limited to these specific elements:

- Marion to Madison sidewalk and plantings;
- Minor & Seneca curb bulbs, sidewalks, furnishings & plantings;
- University & Summit traffic circle;
- Boylston & Seneca curbs bulbs, sidewalk, furnishings, & plantings;
- Boylston & Marion curb bulbs & sidewalk;
- Broadway Avenue plantings;
- Wayfinding signs and street tree replacement;
- Public art in the ROW along the First Hill Mile;
- Columbia & Cherry expanded and enhanced pedestrian streetscape;
- Pedestrian controlled signal at Boren & Cherry; and
- Pedestrian controlled signal at Minor & James.

It is expected that construction of the street improvements listed in this section will occur pursuant to an SDOT-approved Street Improvement Permit and be completed in two years.

2. Any remaining utility issues shall be resolved to the full satisfaction of the affected utility prior to the approval of the final vacation ordinance. This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner. Utilities impacted may include:

- Seattle City Light;
- Seattle Public Utilities;
- Puget Sound Energy; and
- CenturyLink Communications.

Prior to the commencement of any development activity on the site, the Petitioner shall work with the affected utilities and provide for the protection of the utility facilities.

3. The Petitioner shall work with the City to develop an appropriate interim condition at the site, (e.g., graded, erosion controlled, and secured), and the Petitioner will install those interim improvements on the same timeframe as the construction of the street improvements listed in section 1. This interim condition shall be maintained by the Petitioner until development occurs.

4. Access to the Block 95 property may include three access points: two driveways on Cherry Street and one exit-only driveway on Columbia Street. Curb cuts associated with these access points will be constructed together with any development activity on the site, and their presence described in the Property Use and Development Agreement required by section 6.
5. The Petitioner is a health care facility, for which maintaining a healing environment is paramount. In the context of maintaining the healing environment, free speech activities such as hand billing, signature gathering, and holding signs, all without obstructing access to the space, the building, or other adjacent amenity features, and without unreasonably interfering with the enjoyment of the space by others, shall be allowed within the vacation public benefit features; however, the Petitioner shall retain the right to preclude any such activities in the event they interfere with the provision of healthcare services in a healing environment. Members of the public may be asked to leave for conduct that unreasonably interferes with the enjoyment of the space by others or unreasonably interferes with the provision of healthcare services in a healing environment that includes but is not limited to, activities that create noise that interferes with patients' rest and recovery, and interfere with access to care including emergency care and physician services. Signage clearly identifying public access and allowed free speech activities is required at the public open space elements and shall require the review and approval of SDOT Street Vacations. Signage shall be consistent with signage provided for public amenity space, if any, on the site. Any violation of these conditions will be enforced through Chapter 15.90 of the Seattle Municipal Code.
6. The Petitioner shall develop and maintain the public benefit elements as defined by the City Council. A Property Use and Development Agreement (PUDA) shall be required to ensure that the public benefit elements remain open and accessible to the public 24 hours per day, with temporary closures permitted for reasons such as maintenance, safety, or private functions and to outline future maintenance obligations of the improvements. Signage shall be provided as described in Condition 4. The final design of the public benefit elements shall require the review and approval of SDOT Street Vacations. SDOT may request additional review by the Design Commission of the implementation of the public benefit elements or the pedestrian enhancements, as necessary. Public benefit elements in the right-of-way require additional SIP review, street use permits and indemnification; public and private areas must be clearly distinguished and markers in the sidewalk shall be required. The public benefit requirements include the following features as well as corresponding development standards, including approximate square footage dimensions:

Block 95 Alley Vacation Proposal

	PUBLIC BENEFIT	DESCRIPTION	QUANTITY	ESTIMATED COST ¹
1	First Hill Mile	Sidewalk & pedestrian crossing improvements		\$1,300,000
		Marion to Madison sidewalk and plantings	4,800 SF	
		Minor & Seneca curb bulbs, sidewalk, furnishings and plantings	2,650 SF	
		University & Summit traffic circle	925 SF	
		Boylston & Seneca curb bulbs,	3,870 SF	
		- Sidewalk, furnishings and plantings - Boylston & Spring traffic circle - Boylston & Marion curb bulbs and sidewalk - Broadway Avenue plantings - Wayfinding signs - Street tree replacements	1,130 SF 2,715 SF 830 SF 11 39	
2	First Hill Park Contribution	Contribution toward improvements to First Hill Park	\$500,000	
3	Public Art	Public art in the ROW along the First Hill Mile	\$300,000	
4	Minor Avenue Voluntary Setback	Setback along Minor Avenue	1,700 SF	\$125,000
5	Boren Avenue Voluntary Setback	Setback along Boren Avenue	1,200 SF	\$90,000
6	Columbia St. Row Improvements	Expanded and enhanced pedestrian streetscape	980 SF	\$40,000
7	Cherry St. Row Improvements	Expanded and enhanced pedestrian streetscape	560 SF	\$70,000
8	Pedestrian Controlled Signal	Pedestrian controlled signal at Boren & Cherry	1	\$200,000

¹ In 2016 dollars.

Block 95 Alley Vacation Conditions for Swedish
CF [XXXXXX]

9 Pedestrian Controlled Signal	Pedestrian controlled signal at Minor & James	1	\$200,000
TOTAL			\$2,825,000

[DATE AND COUNCIL SIGNATURE BLOCK]

DRAFT



August 3, 2026

Honorable Rob Saka, Chair
Transportation, Waterfront, and Seattle Center Committee
Seattle City Council
600 Fourth Avenue
Seattle, Washington 98104

Subject: Modification of City Council conditions for Swedish Health Services for the Block 95 alley vacation in Clerk File 314304 and 314477.

Dear Council Member Saka and Honorable Members of the Committee:

We are forwarding Swedish Health Services (“Swedish” or “Petitioner”) request to modify the conditions imposed by the City Council in Clerk Files 314304 and 314477. Swedish is requesting these conditions be modified to remove the obligation to complete the construction of the medical office building and loading facility at Block 95, while maintaining that Block 95 be developed in accordance with the Swedish First Hill Major Institution Master Plan. Swedish will complete the public benefits and other conditions the City Council imposed in Clerk Files 314304 and 314477.

SDOT supports the modification to the City Council conditions and recommends approval.

CITY COUNCIL DISTRICT

The proposed development is within the boundaries of City Council District 3.

PREVIOUS COUNCIL REVIEW

In 2016, the Sustainability and Transportation Committee reviewed the proposed expansion of the Swedish First Hill Campus. A public hearing was held on the proposal, and the Committee considered the alley vacation. The Committee and the full Council granted the vacation subject to conditions (Clerk File 314304).

In 2021, the Transportation and Utilities Committee heard Swedish’s request to extend the timeline for completion to 2029. The Committee and the full Council granted this request (Clerk File 314477).

REQUEST FOR MODIFICATION OF COUNCIL CONDITIONS

Swedish has been constructing a new hospital across the street from Block 95. The planned medical office building and loading facility on Block 95 has been deferred due to current economic conditions. Swedish is proposing completing the public benefits and remaining conditions tied to the Block 95 alley vacation in Clerk File 314477, but removing the obligation to complete the specific medical office building and loading facility as a condition to fulfill its obligations, while maintaining that the site be developed for the uses identified in terms Major Institution Master Plan. Once Swedish completes the remaining City Council conditions associated with the Block 95 alley vacation, SDOT would prepare a final vacation ordinance to be considered by City Council.

COMPLETED COUNCIL CONDITIONS

Swedish has contributed \$491,000 funding to Parks for improvements to First Hill in 2020.

REMAINING COUNCIL CONDITIONS

1. Street improvement plan showing sidewalks, street trees, bike racks, street furniture, lighting, art or artist-made elements, and landscaping around the site and the off-site public benefit features. The off-site public benefit features include:
 - a. Sidewalk and pedestrian crossing improvements, including:
 - i. Marion Street to Madison Street sidewalk and plantings;
 - ii. Minor Avenue and Seneca Street curb bulbs, sidewalks, furnishings and plantings;
 - iii. University Street and Summit Avenue traffic circle;
 - iv. Boylston Avenue and Seneca Street curb bulbs, sidewalk, furnishings and plantings
 - v. Boylston Avenue and Marion Street curb bulbs and sidewalk;
 - vi. Broadway Avenue plantings; and
 - vii. Wayfinding signs and street tree replacement.
 - b. Public art in the right-of-way along the First Hill Mile.
 - c. Minor Avenue voluntary setback.
 - d. Columbia Street and Cherry Street expanded and enhanced pedestrian streetscapes;
 - e. Pedestrian controlled signal at Boren Avenue and Cherry Street; and
 - f. Pedestrian controlled signal at Minor Avenue and James Street.
2. Develop the public benefit elements as defined by City Council. A Property Use and Development Agreement (PUDA) or other binding mechanism shall be required to ensure that the public benefit elements are maintained by the Petitioner and that these elements remain open and accessible to the public 24 hours per day, with signage informing the public that these spaces are accessible to the public.
3. The utility issues resolved to the full satisfaction of the utility (Seattle City Light, Seattle Public Utilities, Puget Sound Energy, CenturyLink Communications, etc.). This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner.

SDOT recommends that the request from Swedish to modify the conditions of Clerk File 314477 be granted.

Sincerely,



Angela Brady, P.E.
SDOT Acting Director

AB:ag

August 3, 2026

MEMORANDUM

To: Transportation, Waterfront, and Seattle Center Committee
From: Rebecca Maskin, Analyst
Subject: Clerk File 314550 – Swedish First Hill alley vacation conditions modification and approval

Introduction and Overview

On August 6, 2026, the Transportation, Waterfront, and Seattle Center Committee (the Committee) will discuss and possibly vote to approve Clerk File (CF) 314550, modifying conditions of approval for an alley vacation conditionally approved in [CF 314304](#) in 2016, and extended under [CF 314477](#) in 2021, that would facilitate the development of a new medical office and support service building pursuant to Swedish's [2005 Major Institution Master Plan](#). Swedish First Hill (Swedish) submitted [a request to modify the approved conditions](#) to accommodate further construction delays in the project, while still delivering approved public benefits.

Swedish First Hill and the Block 95 Development

The Swedish First Hill Major Institution Master Plan was adopted in 2005. The plan authorized the development of a building that would combine medical support and offices on “Block 95.” Block 95 is the block bounded by Boren Avenue on the west, Columbia Street on the north, Minor Avenue on the east and Cherry Street on the South. Previous buildings on this block have been demolished in advance of the proposed development.

The Master Plan supports the vacation of the alley on Block 95 and provides for its redevelopment with a combination of central support, medical offices, research, and parking and loading uses. This project, identified as “Building E” in the Master Plan, would be connected to the rest of the Swedish campus across Minor Avenue through a skybridge to be used by patients and a tunnel to be used by employees to support the rest of the hospital campus. The tunnel and skybridge were conceptually approved by [Ordinance 126413](#) and [Ordinance 125142](#) (extended by [Ordinance 126414](#)), respectively.

Public benefit conditions of the alley vacation

On August 8, 2016, the Council provided conceptual approval to Swedish for the vacation of the alley on Block 95 to facilitate the project described in the previous section.

Conditions placed on the vacation included provision of the following public benefits:

- Street improvements on several First Hill streets and intersections to implement the “First Hill Mile” – a string of pedestrian improvements to create a one-mile pedestrian walking route, with a design that prioritizes and enhances the pedestrian experience. Swedish will provide widened sidewalks, extended curb bulbs, landscaping, art, and wayfinding that identifies the route.
- Funding for improvements to First Hill Park.
- Additional streetscape improvements at and near the site.

The Council’s conditional approval was limited to five years, which was extended for an additional eight years, ending in August of 2029, with the Council’s approval of CF 314477. Swedish is not proposing to modify any of the public benefits in their request to modify the vacation conditions of approval.

Modified conditions of approval

The proposed modifications to the conditions of approval granted in CF 314303 and CF 314477 address further construction delays on the Block 95 project while Swedish constructs other projects in the Major Institution Master Plan. The draft condition modifications:

- Approve the alley vacation for uses and purposes identified in the Swedish First Hill Major Institution Master Plan for Block 95, in place of the development proposed in 2016.
- Add a condition that seeks to ensure maintenance and upkeep of the Block 95 construction site while it is under development.
- Stipulate that the public benefits offered in exchange for the alley vacation should be completed before the conditional approval expires in 2029.

Next Steps

If the committee supports the revised conditions in CF 314550, it should take the following steps:

1. Vote to add the draft conditions of approval included as attachment 1 to this memorandum to CF 314550. The conditions as drafted would indicate the Council's approval of the project as conditioned and would allow development of Block 95 street improvements to occur as soon as construction permits are granted by the Seattle Department of Construction and Inspections. The conditions indicate those steps the Petitioners would need to complete prior to the Council granting final approval and transferring ownership of the alley to the Petitioners. The conditions also indicate that the Council will grant final approval if the conditions have been met.
2. Move to recommend conditional approval of the vacation petition contained in Clerk File 314550.

Attachments

1. Block 95 Alley Vacation Conditional Approval, Clerk File 314550
2. Summary of Seattle's Street Vacation Policies

cc: Lish Whitson, Director
Calvin Chow, Deputy Director

**IN THE MATTER OF THE REQUEST OF SWEDISH HEALTH SERVICES TO
FURTHER MODIFY THE GRANT OF APPROVAL FOR THE PETITION OF THE
VACATION OF THE ALLEY IN BLOCK 95, TERRY'S SECOND ADDITION, WITHIN
CITY COUNCIL DISTRICT 3, IN THE BLOCK BOUNDED BY COLUMBIA STREET,
MINOR AVENUE, CHERRY STREET, AND BOREN AVENUE**

**CLERK FILE 314304
CLERK FILE 314477
CLERK FILE 314550**

The City Council modifies its grant of approval of the Swedish Health Services petition contained in Clerk File 314304 approved August 8, 2016, and the extended approval as described in Clerk File 314477, so as to authorize vacation of:

**The alley lying within Block 95, Terry's Second Addition to the
City of Seattle, according to the Plat thereof recorded in Volume
1 of Plats, Page 87, Records of King County, Washington;
Containing an area of 3,841 square feet or 0.0882 Acres, more or
less; Situate in the City of Seattle, King County, Washington**

Clerk File 314550 is granted subject to the following:

The vacation is granted to allow the Petitioner to redevelop Block 95 substantially in conformance with the medical and support uses identified for the site in the Major Institution Master Plan for Swedish Medical Center First Hill Campus adopted by Ordinance 121965, such as the project presented to the City Council in August of 2016, and for no other purpose.

The vacation is granted upon the Petitioner meeting the following conditions, which are modified versions of the conditions contained in Clerk Files 314304 and 314477. The Petitioner shall demonstrate that all conditions imposed on the vacation by the City Council have been satisfied: all utility work relating to the vacation including easements or other agreements is completed; all public benefit elements have been provided; any other agreements or easements have been completed and recorded as necessary; the appraised value of the alley lands and all fees are paid, prior to the passage of the street vacation ordinance.

1. All street improvements shall be designed to City standards, as modified by these conditions to implement the Public Benefit requirements, and be reviewed and approved by the Seattle Department of Transportation; elements of the street improvement plan and required street improvements to be reviewed include:

Street improvement plan showing sidewalks, street trees, bike racks, street furniture, lighting, art or artist-made elements, and landscaping around the site and the off-site public benefit features, including but not limited to these specific elements:

- Marion to Madison sidewalk and plantings;
- Minor & Seneca curb bulbs, sidewalks, furnishings & plantings;
- University & Summit traffic circle;
- Boylston & Seneca curbs bulbs, sidewalk, furnishings, & plantings;
- Boylston & Marion curb bulbs & sidewalk;
- Broadway Avenue plantings;
- Wayfinding signs and street tree replacement;
- Public art in the ROW along the First Hill Mile;
- Columbia & Cherry expanded and enhanced pedestrian streetscape;
- Pedestrian controlled signal at Boren & Cherry; and
- Pedestrian controlled signal at Minor & James.

It is expected that construction of the street improvements listed in this section will occur pursuant to an SDOT-approved Street Improvement Permit and be completed in two years.

2. Any remaining utility issues shall be resolved to the full satisfaction of the affected utility prior to the approval of the final vacation ordinance. This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner. Utilities impacted may include:

- Seattle City Light;
- Seattle Public Utilities;
- Puget Sound Energy; and
- CenturyLink Communications.

Prior to the commencement of any development activity on the site, the Petitioner shall work with the affected utilities and provide for the protection of the utility facilities.

3. It is expected that development of the improvements listed in Condition 1 will commence within approximately 2 years after this approval and will be completed before the expiration of this conditional approval in 2029. The petitioner shall provide SDOT with quarterly reports, following Council approval of the vacation, providing updates on the redevelopment within the

Major Institution Master Plan, schedule, and progress on meeting the conditions of approval.

4. Completion of a development project on Block 95 is not a precondition to granting the Alley Vacation. The petitioner may seek a final ordinance granting the vacation after a Property Use Development Agreement, as described in condition 8, has been negotiated.
5. The Petitioner shall work with the City to develop an appropriate interim condition at the site, (e.g., graded, erosion controlled, and secured), and the Petitioner will install those interim improvements on the same timeframe as the construction of the street improvements listed in Condition 1. This interim condition shall be maintained by the Petitioner until redevelopment of the property occurs.
6. Access to the Block 95 property may include three access points, unless otherwise approved by SDCI or SDOT: two driveways on Cherry Street and one exit-only driveway on Columbia Street. Curb cuts associated with these access points will be constructed together with any development activity on the site, and their presence described in the Property Use and Development Agreement required by condition 8.
7. The Petitioner is a health care facility, for which maintaining a healing environment is paramount. In the context of maintaining the healing environment, free speech activities such as hand billing, signature gathering, and holding signs, all without obstructing access to the space, the building, or other adjacent amenity features, and without unreasonably interfering with the enjoyment of the space by others, shall be allowed within the vacation public benefit features; however, the Petitioner shall retain the right to preclude any such activities in the event they interfere with the provision of healthcare services in a healing environment. Members of the public may be asked to leave for conduct that unreasonably interferes with the enjoyment of the space by others or unreasonably interferes with the provision of healthcare services in a healing environment that includes but is not limited to, activities that create noise that interferes with patients' rest and recovery, and interfere with access to care including emergency care and physician services. Signage clearly identifying public access and allowed free speech activities is required at the public open space elements and shall require the review and approval of SDOT Street Vacations. Signage shall be consistent with signage provided for public amenity space, if any, on the site. Any violation of these conditions will be enforced through Chapter 15.90 of the Seattle Municipal Code.
8. The Petitioner shall develop and maintain the public benefit elements as defined by the City Council. A Property Use and Development Agreement (PUDA) shall be required to ensure that the public benefit elements remain open and accessible to the public 24 hours per day, with temporary closures permitted for reasons such as maintenance, safety, or private functions and to outline future maintenance obligations of the improvements. Signage shall be

provided as described in Condition 7. The final design of the public benefit elements shall require the review and approval of SDOT Street Vacations. SDOT may request additional review by the Design Commission of the implementation of the public benefit elements or the pedestrian enhancements, as necessary. Public benefit elements in the right-of-way require additional SIP review, street use permits and indemnification; public and private areas must be clearly distinguished and markers in the sidewalk shall be required. The public benefit requirements include the following features as well as corresponding development standards, including approximate square footage dimensions:

Block 95 Alley Vacation Proposal

Public Benefit Component	Description	Quantity	Estimated Cost¹
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	• Minor & Seneca curb bulbs, sidewalk furnishings and plantings	2,650 SF	
	• University & Summit traffic circle	925 SF	
	• Boylston & Seneca curb bulbs,	3,870 SF	
	• Sidewalk, furnishings and plantings • Boylston & Spring traffic circle • Boylston & Marion curb bulbs and sidewalk • Broadway Avenue plantings • Wayfinding signs • Street tree replacements	1,130 SF 2,715 SF 830 SF 11 39	
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8 Pedestrian Controlled Signal	Pedestrian controlled signal at Boren & Cherry	1	\$200,000

¹ In 2016 dollars.

9 Pedestrian Controlled Signal	Pedestrian controlled signal at Minor & James	1	\$200,000
TOTAL			\$2,825,000

Granted by the City Council the _____ day of _____, 2026,
and signed by me in open session in authentication of its passage this _____ day of
_____, 2026.

President _____ of the City Council

Street Vacation Policies

From time to time, property owners seek to permanently acquire the street or alley next to their property from the City, typically to facilitate a proposed development. The process to do so is laid out in the [Revised Code of Washington \(RCW\) Chapter 35.79](#), [Seattle Municipal Code \(SMC\) Chapter 15.62](#), and the [City Council's Street Vacation Policies](#). In 2018, the City Council updated its street vacation policies to provide greater clarity for petitioners, members of the public and decision-makers in proposing and reviewing street vacation petitions. The policies identify two related but independent questions that the Council must consider in reviewing a street vacation petition:

- are the “public trust functions” of the right-of-way maintained? and
- will the public receive a benefit from the vacation?

Public trust functions are the uses of right-of-way. The policies describe the public trust functions as follows:

Streets are dedicated in perpetuity for use by the public for travel, transportation of goods, and locating utilities. The dedication carries with it public rights to circulation, access, utilities, light, air, open space, views, free speech, and assembly, and contributes significantly to the form and function of the city. The primary concern of the City in vacation decisions is to safeguard the public's present and future needs and to act in the public's best interest. (p. 7)

Public benefits are a required component of street vacations to offset loss of public space. The policies describe public benefits as follows:

The City acts as a trustee for the public in its administration of rights-of-way. Courts have required that in each vacation there shall be an element of public use or benefit, and a vacation cannot be granted solely for a private use or benefit. Therefore, before this public asset can be vacated to a private party, there shall be a permanent or long-term benefit to the public.

The fact that these benefits are provided equally to all members of the public may be most important to those who have the least. To best address the needs of the community, a strong focus on race and social equity is important in assessing the public benefits included as part of a street vacation petition.

Proposed vacations may be approved only when they provide a permanent or long-term public benefit. Because the public permanently loses the street, short-term public

benefits or public benefits that solely benefit individuals will not be considered. The following are not considered public benefits:

- Mitigating the vacation's adverse effects;
- Meeting code requirements for development;
- Paying the required vacation fee;
- Facilitating economic activity; or
- Providing a public, governmental, or educational service.

While the nature of the project is a factor in deciding the adequacy of a public benefit proposal, it is not itself a public benefit. (p. 22)

After a petitioner files a complete vacation petition with the City Council, it is sent to the Seattle Department of Transportation (SDOT), the Seattle Design Commission per [SMC Chapter 3.58](#), and other agencies for review. SDOT collects comments from City departments, private utilities, transit agencies, and others with an interest in the City's rights-of-way. After review and recommendation by these parties, SDOT returns the petition, and the City Council considers the petition. The Council is required to hold a public hearing on the petition, and then must act on the petition. State law states that approval of vacations is solely a legislative act.

If the Council decides it is appropriate to vacate the right-of-way, it will typically grant conditional approval. That approval is placed in the Clerk File alongside the vacation petition. That conditional approval allows the petitioner to begin developing in the right-of-way.

After the petitioner meets all the conditions and pays all fees, SDOT drafts an ordinance for Council consideration that transfers ownership of the right-of-way to the petitioner. Council's review of that final ordinance is generally limited to confirmation that the conditions set in the Street Vacation conditional approval have been met. If all conditions have been met, the Council should pass the ordinance granting the vacation.